City of Hopkins ~ Planning & Zoning
1010 1st Street South, Hopkins, MN 55343
952-935-8474 | 952-935-1834 (fax) | www.hopkinsmn.com

Application Number _____

Zoning Application

Summary Form

Applicant Name *(Last, First)* Fischer, Cody (501 Mainstreet LLC)

Daytime Phone 612-567-3990 Other Phone _____

Email Address cody@footprintdev.com

Mailing Address 1017 Ashland Avenue City Saint Paul State MN ZIP 55104

Property Address 501 MAINSTREET AND 15 6TH AVE N. City _____ State ____ ZIP _____

Owner (if other than applicant) _____

Applicable Current Zoning Districts:

☐ MX-TOD	☒ RX-D	☐ IX-S	☐ N3-B
☐ MX-D	☐ RX-N	☐ I1	☐ NX1
☐ MX-N	☐ IX-TOD	☐ N1	☐ NX2
☐ MX-S	☐ IX-TOD	☐ N2	☐ P1
☐ RX-TOD	☐ I-TOD	☐ N3-A	☐ P2

Type of Zoning Request:

☐ Concept Review	☐ Zoning District Change
☐ Conditional Use Permit	☐ Subdivision Approval
☐ Variance	☐ Ordinance Amendment
☒ Planned Unit Development	☐ Other

I hereby certify that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

X Applicant Signature _____ **Date** 9/11/2025

X Owner Signature _____ **Date** 9/25/2025

Administrative Data Summary *(Office Use Only)*

Planning Commission Action Date _____

❒ Approved

❒ Denied

Council Action Date _____

❒ Approved

❒ Denied

Resolution Number _____

Date of Public Hearing Notice _____

Date of Public Hearing _____

Application Received _____

Fee Paid _____

Referred to City Engineer _____

Referred to City Attorney _____

Referred to Watershed District _____

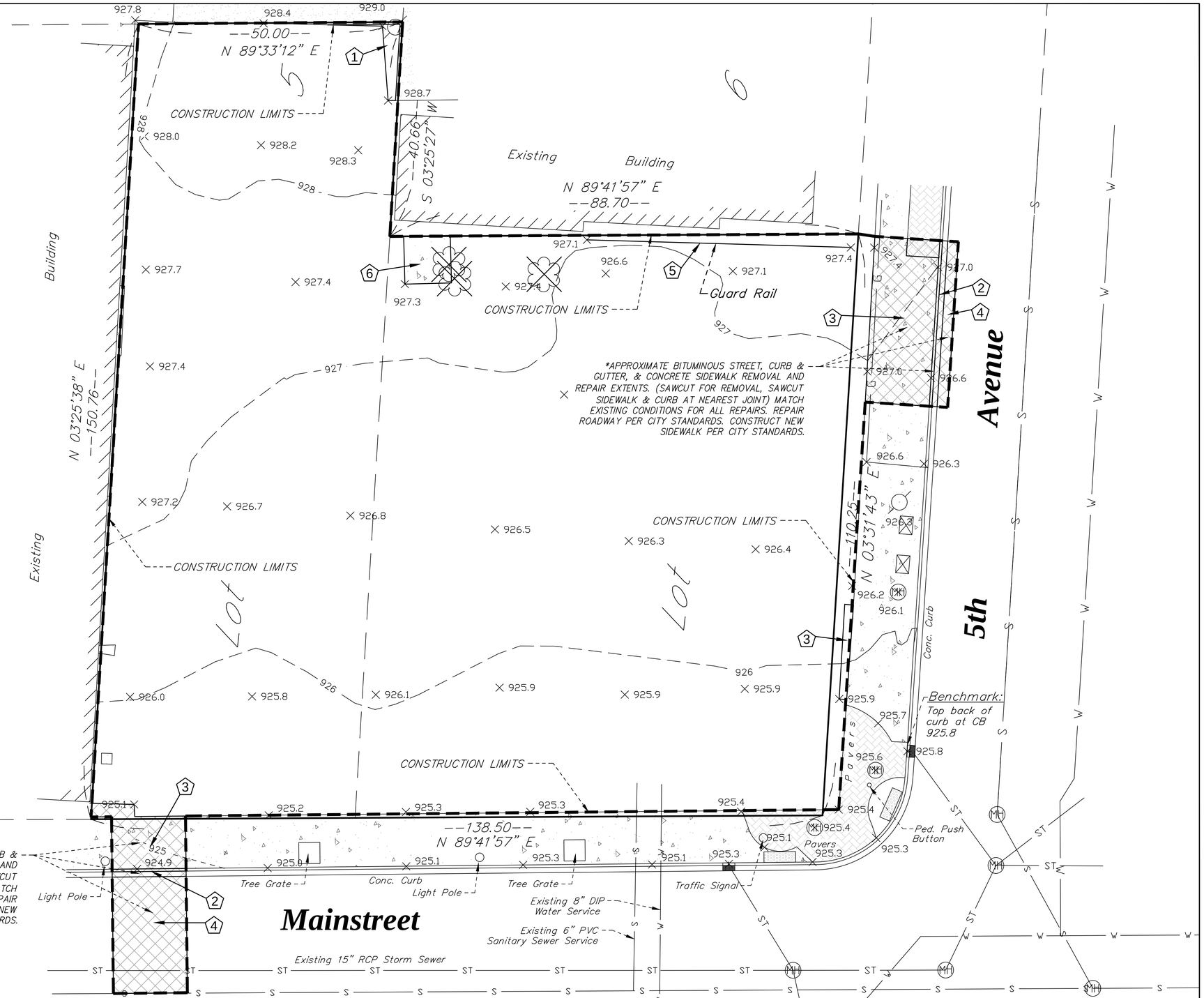
LEGAL DESCRIPTION:
All of Lot 5, and the South 110 feet of Lot 6, AUDITOR'S SUBDIVISION NO. 242, Hennepin County, Minnesota.

NOTES

1. EXISTING SURVEY COMPLETED BY ADVANCE SURVEYING AND ENGINEERING, INC.
2. LOCATE EXISTING UTILITIES IN STREET, ROW AND ON PROPERTY PRIOR TO START DEMOLITION PHASE. COORDINATE WITH EACH CORRESPONDING UTILITY COMPANY FOR REMOVALS AND RELOCATIONS. CALL GOPHER STATE ONE CALL 811.
3. PROTECT EXISTING STRUCTURES, PAVEMENTS AND VEGETATION TO REMAIN. DAMAGE TO EXISTING STRUCTURES, PAVEMENTS OR VEGETATION SHALL BE REPAIRED OR REPLACED AT NO COST TO OWNER.
4. SAWCUT PAVEMENT TO BE REMOVED WHERE ADJACENT TO PAVEMENT TO REMAIN & PROTECT.
5. A DRIVEWAY, PARKING LOT, PUBLIC SIDEWALK, CURB PERMIT APPLICATION IS REQUIRED BY THE CITY. THIS PERMIT APPLICATION SHALL BE COMPLETED AND SUBMITTED TO THE CITY BY CONTRACTOR.
6. A RIGHT-OF-WAY PERMIT APPLICATION (UTILITY AND EXCAVATION) IS REQUIRED BY THE CITY. THIS PERMIT APPLICATION SHALL BE COMPLETED AND SUBMITTED TO THE CITY BY CONTRACTOR.

KEYED NOTES

1. REMOVE EXISTING CONCRETE AND AGGREGATE BASE MATERIAL. SAW CUT REMOVAL AREA.
2. REMOVE EXISTING CONCRETE CURB & GUTTER.
3. REMOVE EXISTING CONCRETE SIDEWALK.
4. PROPOSED BITUMINOUS PAVEMENT.
5. REMOVE & DISPOSE OF EXISTING GUARD RAIL IN ITS ENTIRETY.
6. REMOVE EXISTING CONCRETE PAD.



LEGEND

- EXISTING BITUMINOUS PAVEMENT, CONCRETE CURB & GUTTER AND SIDEWALK REMOVAL AREAS
- PROPOSED CONSTRUCTION LIMITS BOUNDARY LINE
- REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP & ROOT SYSTEM

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE
N
1 INCH = 10 FEET
0 10' 20'

CLIENT NAME / JOB ADDRESS
501 MAINSTREET LLC
501 MAINSTREET NORTH
HOPKINS, MN

Advance
Surveying & Engineering, Co.
18202 Minnetonka Boulevard, Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Joshua S. Rinke
LICENSE NO. # 52716
DATE SEPTEMBER 25, 2025

DATE SURVEYED: JULY 31, 2025
SURVEYED BY:
THOMAS M. BLOOM, PLS. #42379
ADVANCE SURVEYING. & ENG., CO.

DATE DRAFTED: SEPTEMBER 25, 2025

SHEET TITLE
(CITY PLAN REVIEW)
PROPOSED DEMO PLAN

DRAWING NUMBER
251467 JR

SHEET SIZE 22 X 34
SHEET NO.
C1
SHEET 1 OF 4

NOTES

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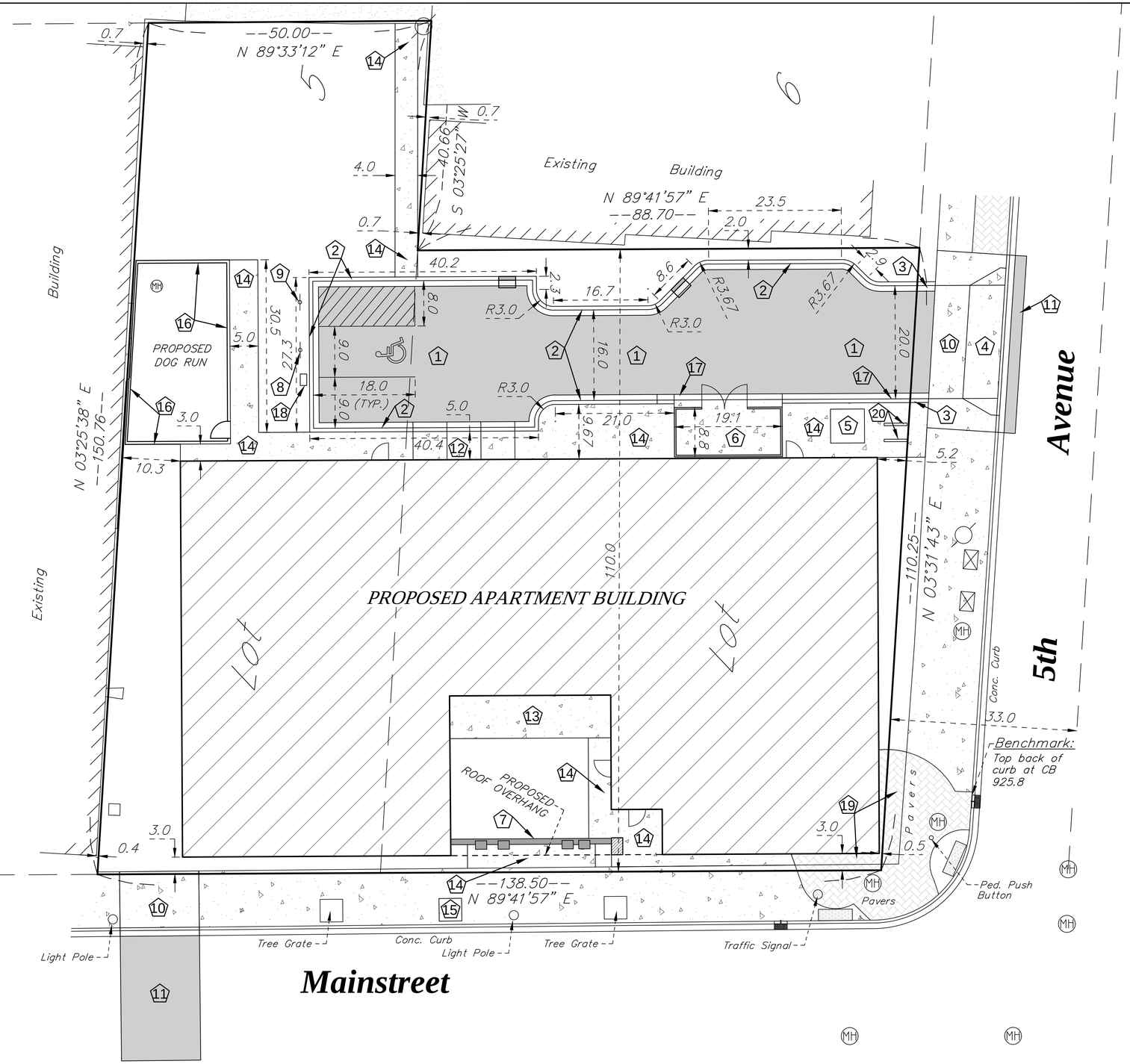
5. ALL RADII MEASURED TO BACK OF CURB.
6. PAVEMENT STRIPING TO BE 4" WIDE WHITE PAINTED STRIPE. ACCESSIBLE ACCESS AISLE STRIPING SHALL BE 4" WIDE WHITE PAINTED STRIPE 18" ON CENTER AND AT 45 DEGREE ANGLES TO STALL.
7. ALL WORK MUST BE IN ACCORDANCE WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED IN THE TILE III REGULATIONS (28 CFR PART 36) PUBLISHED SEPTEMBER 15, 2010 ISSUED BY THE DEPARTMENT OF JUSTICE.

KEYED NOTES

1. PROPOSED BITUMINOUS PAVEMENT.
2. PROPOSED B612 CONCRETE CURB & GUTTER.
3. TAPER PROPOSED CURB DOWN AT SIDEWALK INTERSECTION.
4. PROPOSED CONCRETE DRIVEWAY APRON. INSTALL PER CITY STANDARDS.
5. PROPOSED TRANSFORMER PAD.
6. PROPOSED TRASH ENCLOSURE. (SEE ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS)
7. PROPOSED BLOCK WALL. SEE ARCHITECTURAL PLAN FOR DETAILS.
8. INSTALL NEW ADA PARKING SIGN (R7-8mn) & VAN ACCESSIBLE SIGN (R7-8B).
9. INSTALL NEW "NO PARKING" SIGN.
10. REPAIR CONCRETE SIDEWALK PER CITY STANDARDS.
11. REPAIR BITUMINOUS STREET PER CITY STANDARDS.
12. INSTALL PARALLEL CURB RAMP
13. PROPOSED CONCRETE PATIO
14. PROPOSED CONCRETE WALK
15. PROPOSED TREE GRATE. INSTALL PER CITY STANDARDS.
16. PROPOSED FENCE AROUND DOG RUN AREA. SEE ARCHITECTURAL PLAN FOR DETAILS.
17. PROPOSED SURMOUNTABLE CURB & GUTTER.
18. PROPOSED EV CHARGING STATION.
19. INSTALL PAVER WALK. MATCH EXISTING PAVER WALK MATERIALS.
20. INSTALL BICYCLE PARKING LOOPS.

PROPOSED HARDCOVER (ON SITE)

BUILDING (WITH OVERHANG)	8,618 Sq. Ft.
BITUMINOUS PAVEMENT	2,140 Sq. Ft.
CONCRETE CURB & GUTTER	428 Sq. Ft.
TRASH ENCLOSURE	168 Sq. Ft.
TRANSFORMER PAD	36 Sq. Ft.
CONCRETE WALKS	1,434 Sq. Ft.
PAVER WALKS	51 Sq. Ft.
TOTAL PROPOSED HARDCOVER	12,875 Sq. Ft.
AREA OF LOT	17,271 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	74.5%



DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE

N

1 INCH = 10 FEET

0 10' 20'

CLIENT NAME / JOB ADDRESS

501 MAINSTREET LLC

501 MAINSTREET NORTH
HOPKINS, MN

Advance
Surveying & Engineering, Co.

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Joshua S. Rinke

Joshua S. Rinke

LICENSE NO. # 52716

DATE SEPTEMBER 25, 2025

DATE SURVEYED: JULY 31, 2025

SURVEYED BY:
THOMAS M. BLOOM, PLS. #42379
ADVANCE SURVEYING. & ENG., CO.

DATE DRAFTED: SEPTEMBER 25, 2025

SHEET TITLE
(CITY PLAN REVIEW)
PROPOSED SITE PLAN

DRAWING NUMBER
251467 JR

SHEET SIZE 22 X 34

SHEET NO.
C2

LEGAL DESCRIPTION:
All of Lot 5, and the South 110 feet of Lot 6, AUDITOR'S SUBDIVISION NO. 242, Hennepin County, Minnesota.

NOTES

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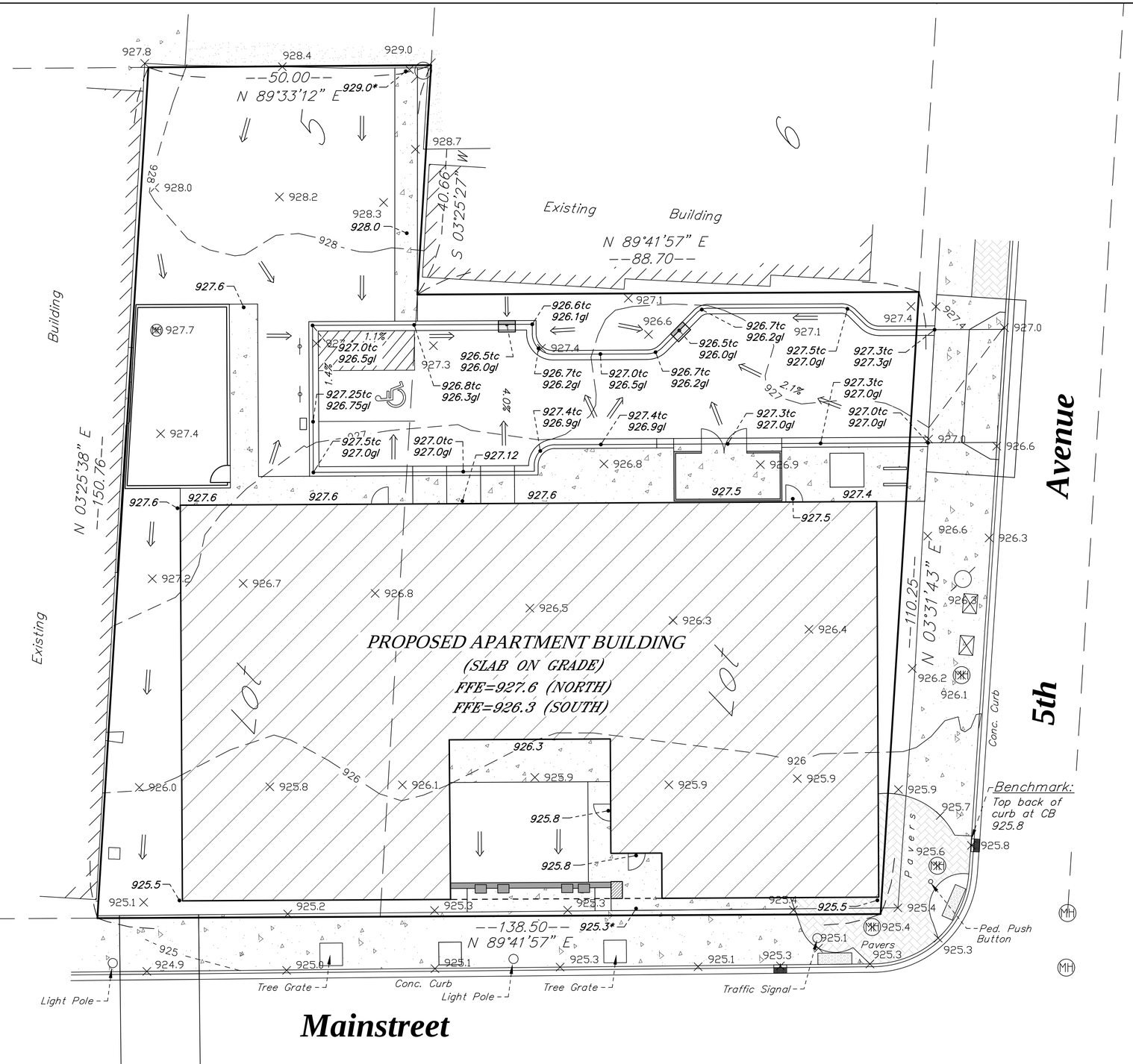

LEGEND

EXISTING CONTOUR	835
EXISTING SPOT ELEVATION	X 835.5
PROPOSED SPOT ELEVATION	927.12
PROPOSED TOP OF CURB & GUTTER LINE ELEVATION	927.0tc 927.0gl
DRAINAGE ARROW – FLOW	⟹

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE

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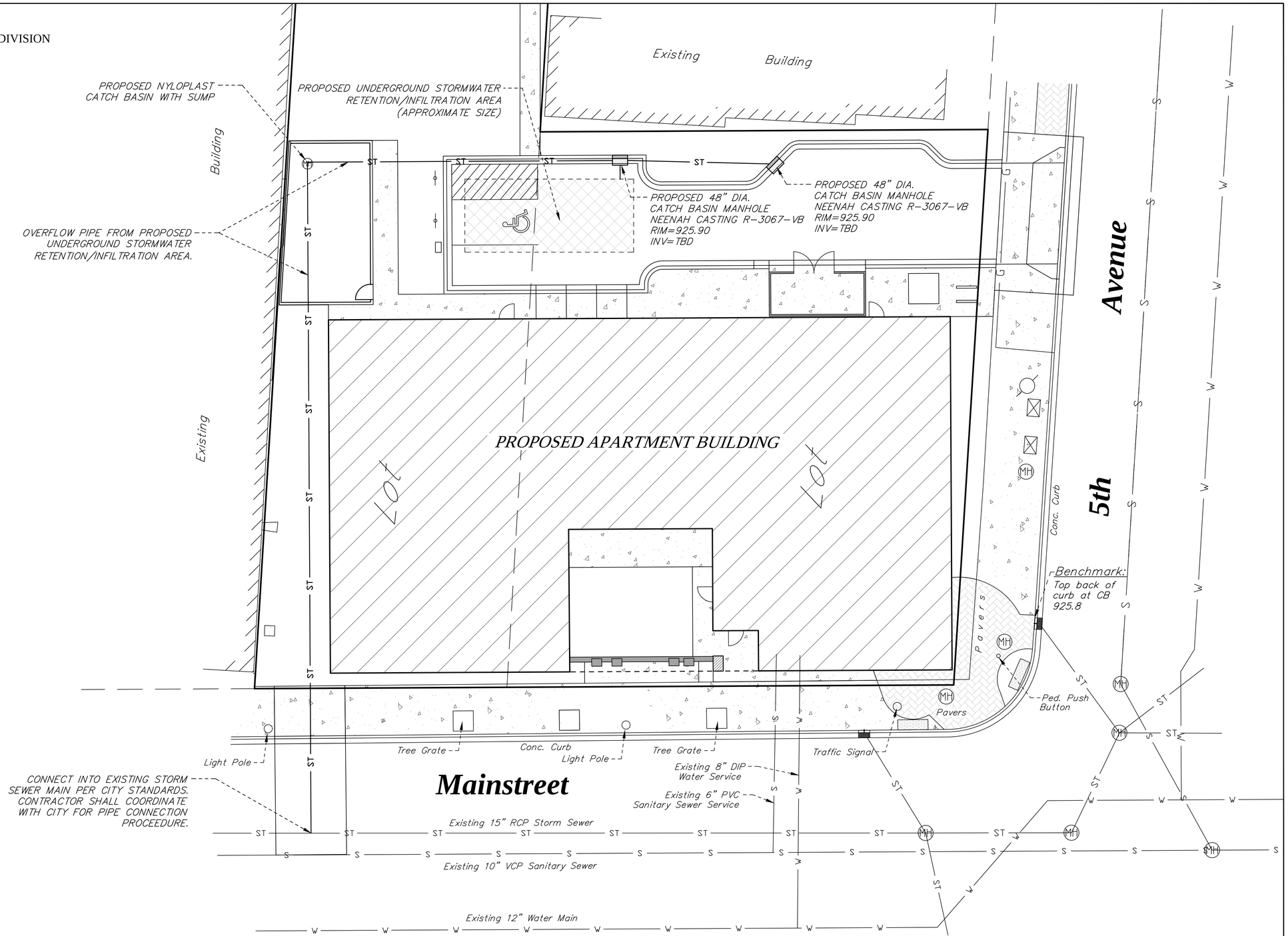
SHEET TITLE
(CITY PLAN REVIEW)
PROPOSED GRADING PLAN

DRAWING NUMBER
251467 JR

SHEET SIZE 22 X 34
SHEET NO.
C3
SHEET 3 OF 4

LEGAL DESCRIPTION:
All of Lot 5, and the South 110 feet of Lot 6, AUDITOR'S SUBDIVISION NO. 242, Hennepin County, Minnesota.



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SHEET TITLE
(CITY PLAN REVIEW)
PROPOSED UTILITY PLAN

DRAWING NUMBER
251467 JR

SHEET SIZE 22 X 34

SHEET NO.
C4

SHEET 4 OF 4

LEGAL DESCRIPTION:
Lot 6, Block 4, WEST MINNEAPOLIS SECOND DIVISION, and the South 50 feet of the North 162.2 feet of Lot 3, AUDITOR'S SUBDIVISION NO 242, Hennepin County, Minnesota.

KEYED NOTES

1. REMOVE EXISTING BITUMINOUS PAVEMENT AND AGGREGATE BASE MATERIAL. SAWCUT WHERE REMOVAL IS ADJACENT TO AREAS OF PAVEMENT TO REMAIN & PROTECT.
2. REMOVE EXISTING CONCRETE CURB & GUTTER.
3. REMOVE EXISTING CONCRETE SIDEWALK.
4. REMOVE & DISPOSE OF EXISTING FENCE IN ITS ENTIRETY.

NOTES

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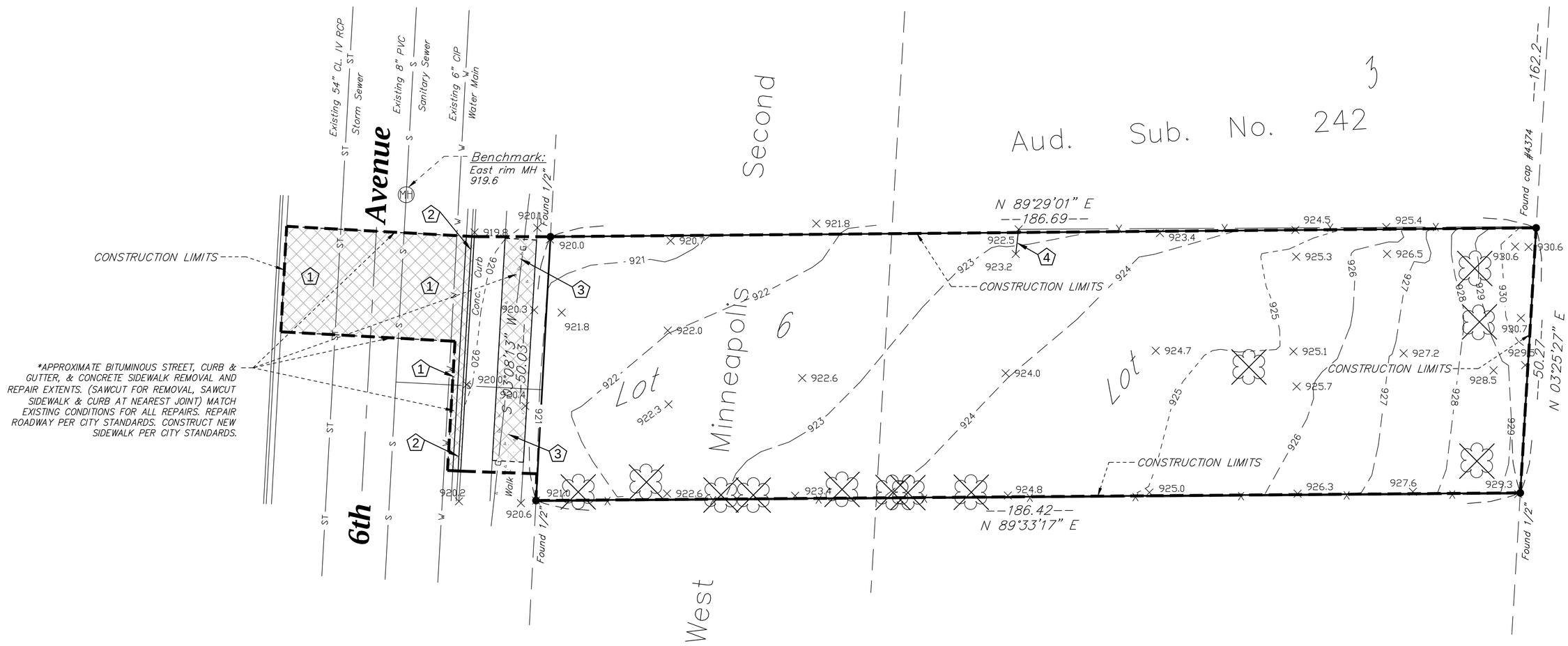
LEGEND

EXISTING BITUMINOUS PAVEMENT, CONCRETE CURB & GUTTER AND SIDEWALK REMOVAL AREAS

PROPOSED CONSTRUCTION LIMITS BOUNDARY LINE

REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP & ROOT SYSTEM



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PROPOSED DEMO PLAN

DRAWING NUMBER
251467 JR

SHEET SIZE 22 X 34

SHEET NO.
C1

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KEYED NOTES

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2. PROPOSED B612 CONCRETE CURB & GUTTER.
3. TAPER PROPSOED CURB DOWN AT SIDEWALK INTERSECTION.
4. INSTALL CONCRETE BLOCK RETAINING WALL. RETAINING WALLS ARE LESS THAN 4' TALL.
5. PROPOSED CONCRETE DRIVEWAY APRON. INSTALL PER CITY STANDARDS.
6. PROPOSED CONCRETE SIDEWALK. INSTALL PER CITY STANDARDS.
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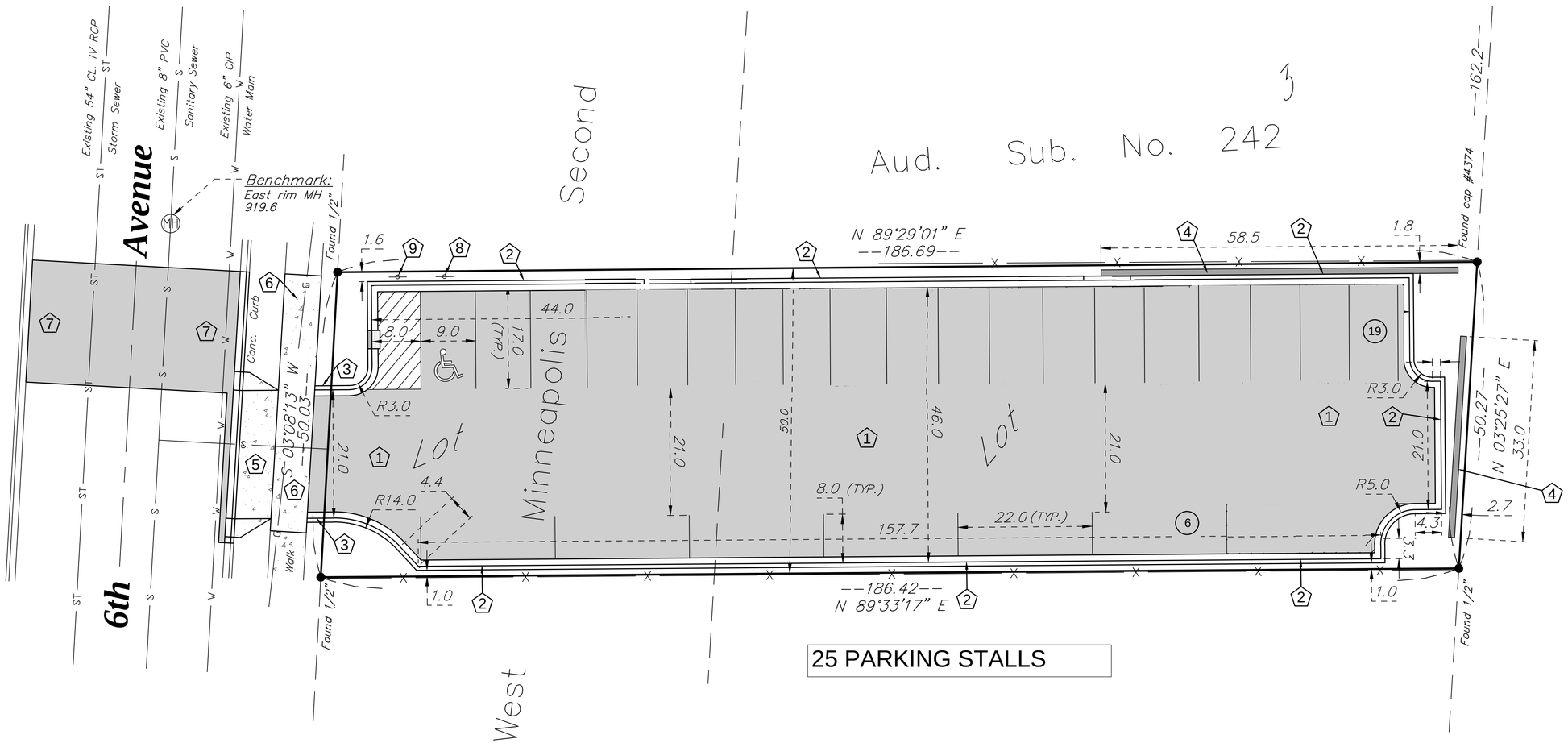
PROPOSED HARDCOVER

BITUMINOUS PAVEMENT	7,413 Sq. Ft.
CONCRETE CURB & GUTTER	812 Sq. Ft.
RETAINING WALLS	91 Sq. Ft.
TOTAL PROPOSED HARDCOVER	8,316 Sq. Ft.
AREA OF LOT	9,337 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	89%



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PROPOSED SITE PLAN
DRAWING NUMBER
251467 JR

SHEET SIZE 22 X 34
SHEET NO.
C2
SHEET 2 OF 4

LEGAL DESCRIPTION:
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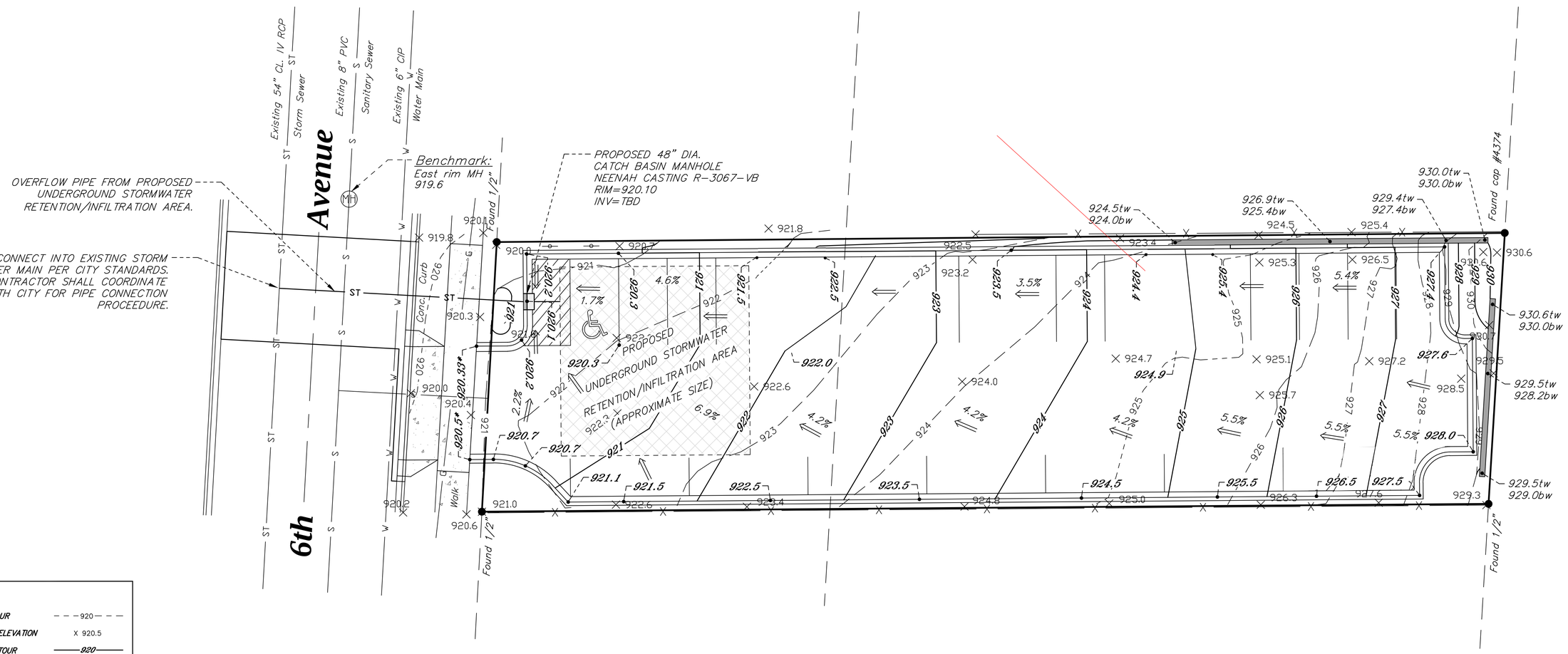

LEGEND

EXISTING CONTOUR	920
EXISTING SPOT ELEVATION	X 920.5
PROPOSED CONTOUR	920
PROPOSED SPOT ELEVATION	920.5
DRAINAGE ARROW – FLOW	⟹

DATE	REVISION DESCRIPTION

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DRAWING NUMBER

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SHEET SIZE 22 X 34

SHEET NO.

C3

SHEET 3 OF 4

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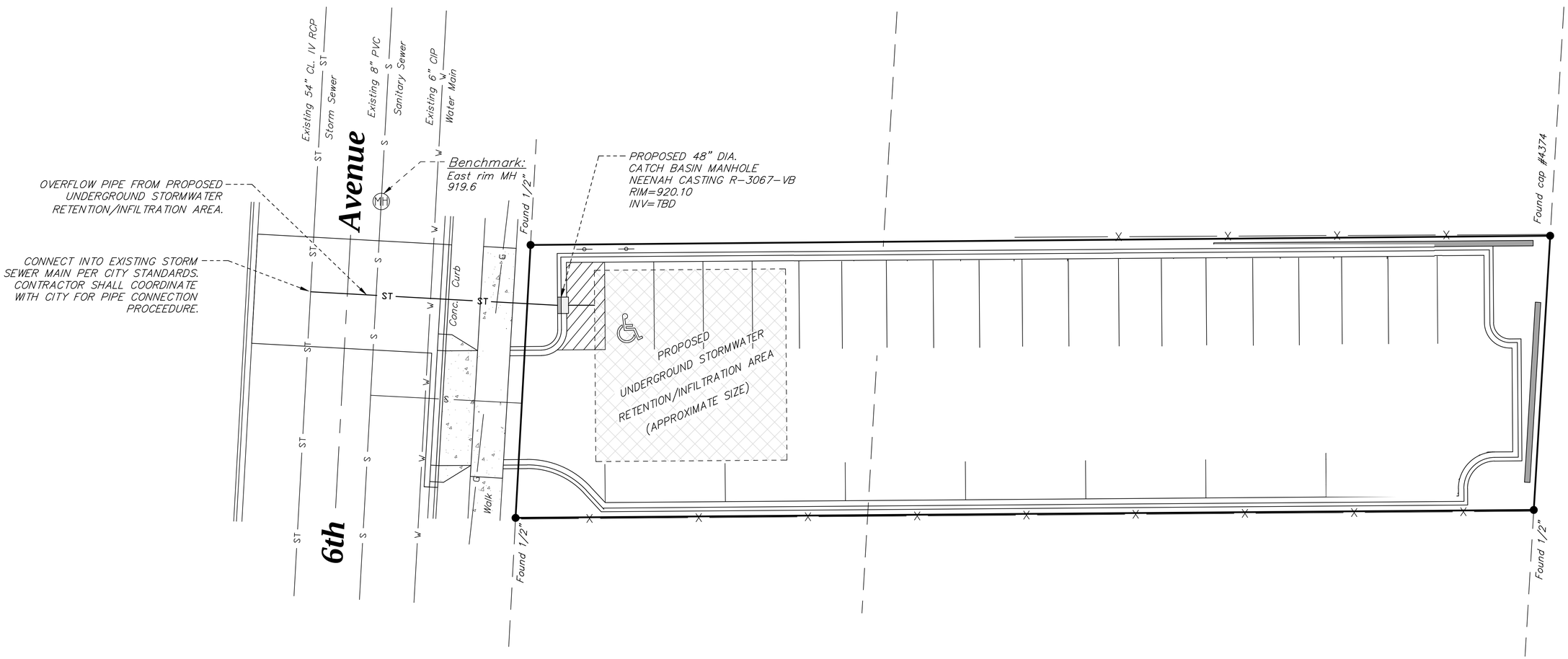

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SHEET SIZE 22 X 34

SHEET NO.
C4

SHEET 4 OF 4

SITE TWO

FOOTPRINT DEVELOPMENT

CONCEPT PLAN REVIEW | SITE PLAN

Collage | architects

FOOTPRINT | Hopkins, MN

SEP.2025

STATISTICS

41 Units

8 STUDIOS
25 ONE BR. UNITS
8 TWO BR. UNITS

4 STORIES
3 PARKING STALLS

BUILDING FOOTPRINT
= 8,017 GSF = 46.4%

FOOTPRINT DEVELOPMENT

SITE ONE | CONCEPT PLAN REVIEW | LANDSCAPE PLAN

Collage | architects

FOOTPRINT | Hopkins, MN

SEP.2025

STATISTICS

41 Units

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25 ONE BR. UNITS
8 TWO BR. UNITS

4 STORIES
3 PARKING STALLS

BUILDING FOOTPRINT
= 8,017 GSF = 46.4%

41 INTERIOR BIKE RACKS
2 EXTERIOR BIKE LOOPS

FOOTPRINT DEVELOPMENT

CONCEPT PLAN REVIEW | FIRST FLOOR PLAN

Collage | architects

FOOTPRINT | Hopkins, MN

SEP.2025

STATISTICS

41 Units

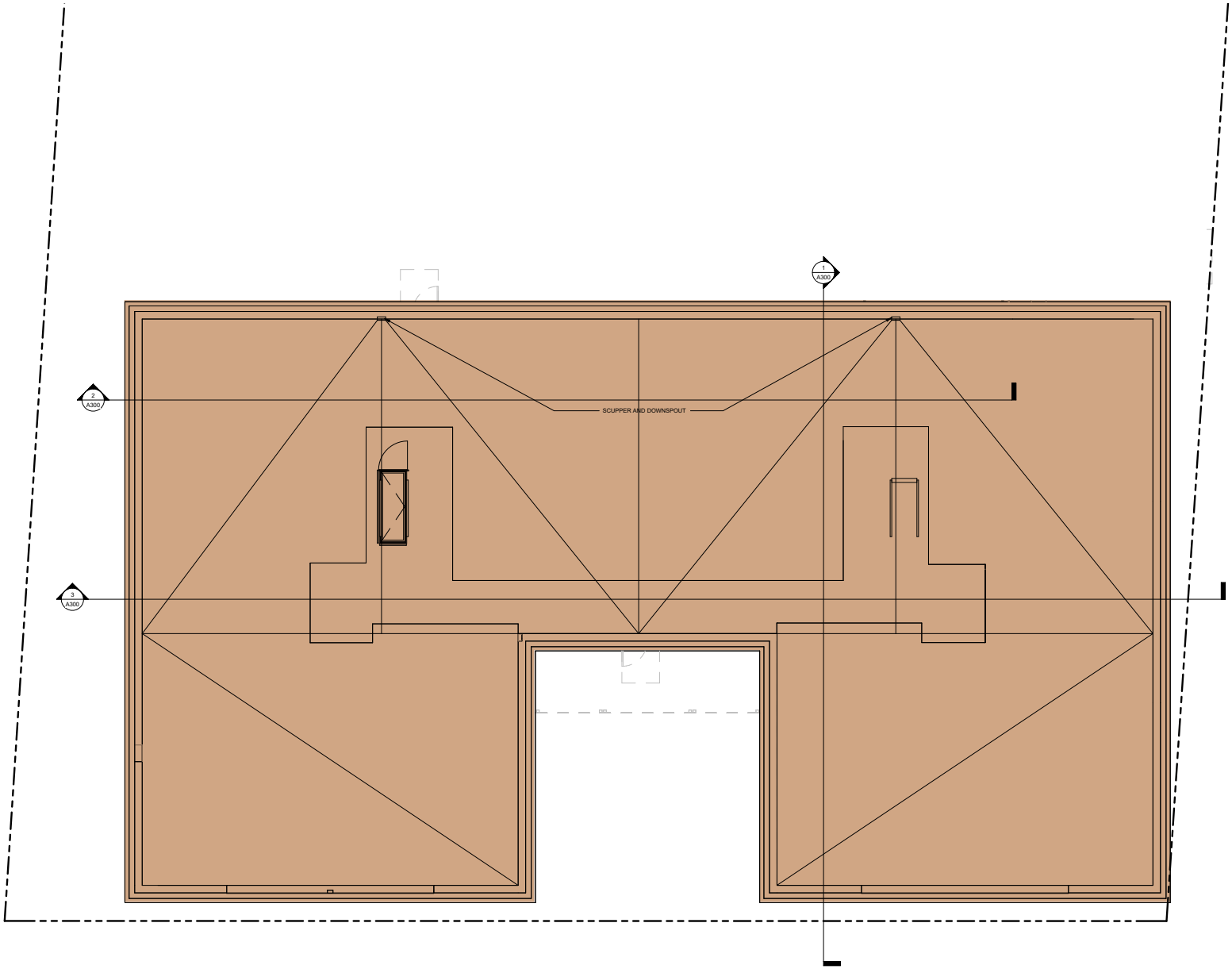
8 STUDIOS
25 ONE BR. UNITS
8 TWO BR. UNITS

4 STORIES
3 PARKING STALLS

BUILDING FOOTPRINT
= 8,017 GSF = 46.4%

FOOTPRINT DEVELOPMENT

CONCEPT PLAN REVIEW | SECOND FLOOR PLAN (3rd/4th, SIM)



STATISTICS

41 Units

8 STUDIOS
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4 STORIES
3 PARKING STALLS

BUILDING FOOTPRINT
= 8,017 GSF = 46.4%

FOOTPRINT DEVELOPMENT

CONCEPT PLAN REVIEW | ROOF PLAN

Collage | architects

FOOTPRINT | Hopkins, MN

SEP.2025

FOOTPRINT DEVELOPMENT

CONCEPT PLAN REVIEW | PERSPECTIVE VIEW

FOOTPRINT
DEVELOPMENT

CONCEPT PLAN REVIEW | PERSPECTIVE VIEW

FOOTPRINT DEVELOPMENT

CONCEPT PLAN REVIEW | PERSPECTIVE VIEW

FOOTPRINT
DEVELOPMENT

CONCEPT PLAN REVIEW | PERSPECTIVE VIEW

FOOTPRINT
DEVELOPMENT

CONCEPT PLAN REVIEW | PERSPECTIVE VIEW

FOOTPRINT
DEVELOPMENT

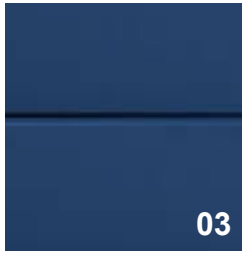
CONCEPT PLAN REVIEW | PERSPECTIVE VIEW

FOOTPRINT
DEVELOPMENT

CONCEPT PLAN REVIEW | PERSPECTIVE VIEW

FOOTPRINT
DEVELOPMENT

CONCEPT PLAN REVIEW | PERSPECTIVE VIEW



MATERIALS LIST

01- 4” LAP SIDING

02- PANEL SIDING

03- 4” LAP SIDING

04- BRICK (COLOR 1)

05- BRICK (COLOR 2)

06- BRICK (COLOR 3)

07- PREFINISHED METAL

08- HIGH EFFICIENCY COMPOSITE WINDOW

09- PREFINISHED ALUMINUM DECK AND RAILINGS

10- STONE SILL

FOOTPRINT DEVELOPMENT

EAST ELEVATION | WALL AREA = 3,147 SF, GLASS AREA= 565 SF (18%) WALL AREA LESS GLASS = 2,586 SF, BRICK AREA = 1,324 SF = 51%

SOUTH ELEVATION | WALL AREA = 5,530 SF, GLASS AREA= 1,215 SF (22%) WALL AREA LESS GLASS = 4,315 SF, BRICK AREA = 2,852 SF = 66%

MATERIALS LIST

01- 4" LAP SIDING

02- PANEL SIDING

03- 4" LAP SIDING

04- BRICK (COLOR 1)

05- BRICK (COLOR 2)

06- BRICK (COLOR 3)

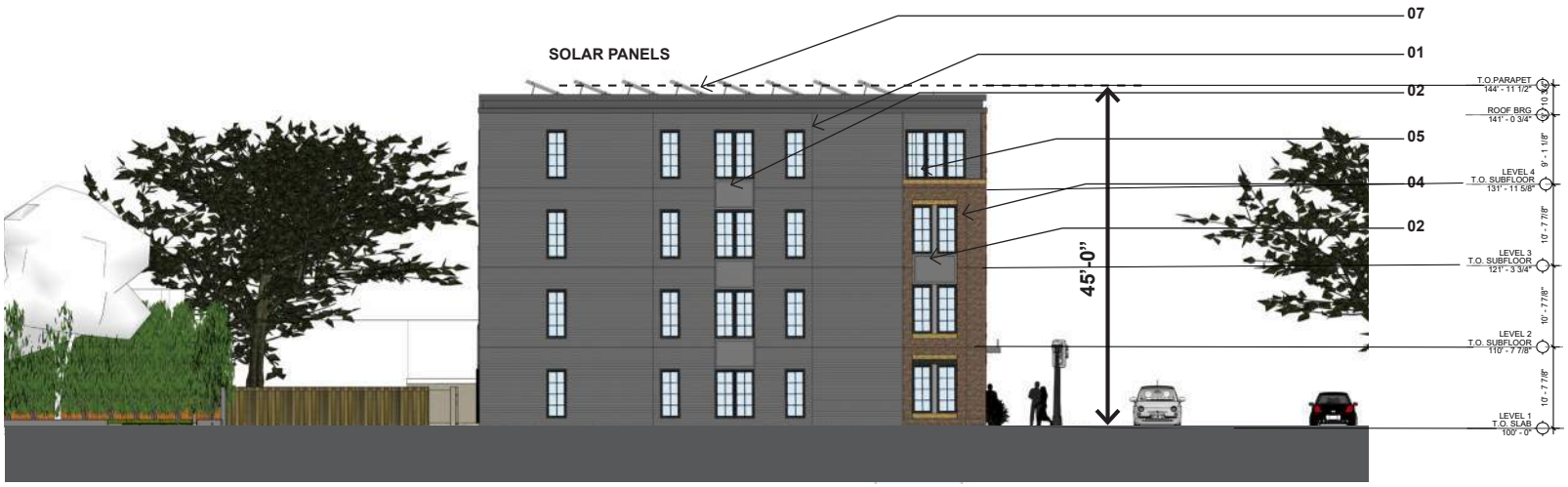
07- PREFINISHED METAL

08- HIGH EFFICIENCY COMPOSITE WINDOW

09- PREFINISHED ALUMINUM DECK AND RAILINGS

10- STONE SILL

FOOTPRINT DEVELOPMENT



WEST ELEVATION | WALL AREA = 3,130 SF, GLASS AREA= 376 SF (12%) WALL AREA LESS GLASS = 2,754 SF, BRICK AREA = 522 SF = 19%

NORTH ELEVATION | WALL AREA = 5,513 SF, GLASS AREA= 662 SF (12%) WALL AREA LESS GLASS = 4,851 SF, BRICK AREA = 0 SF

MATERIALS LIST

01- 4" LAP SIDING

02- PANEL SIDING

03- 4" LAP SIDING

04- BRICK (COLOR 1)

05- BRICK (COLOR 2)

06- BRICK (COLOR 3)

07- PREFINISHED METAL

08- HIGH EFFICIENCY COMPOSITE WINDOW

09- PREFINISHED ALUMINUM DECK AND RAILINGS

10- STONE SILL

FOOTPRINT DEVELOPMENT

WEST PATIO ELEVATION

WALL AREA = 1,365 SF, GLASS AREA= 179 SF (13%) WALL AREA LESS GLASS = 1186 SF, BRICK AREA = 896 (75%)

EAST PATIO ELEVATION

WALL AREA = 1,365 SF, GLASS AREA= 179 SF (13%) WALL AREA LESS GLASS = 1186 SF, BRICK AREA = 896 (75%)

MATERIALS LIST

01- 4" LAP SIDING

02- PANEL SIDING

03- 4" LAP SIDING

04- BRICK (COLOR 1)

05- BRICK (COLOR 2)

06- BRICK (COLOR 3)

07- PREFINISHED METAL

08- HIGH EFFICIENCY COMPOSITE WINDOW

09- PREFINISHED ALUMINUM DECK AND RAILINGS

10- STONE SILL

FOOTPRINT DEVELOPMENT

MAR 21 9:00AM

MAR 21 12:00PM

MAR 21 4:00PM

SEP 21 9:00AM

SEP 21 12:00PM

SEP 21 4:00PM

FOOTPRINT DEVELOPMENT

CONCEPT PLAN REVIEW | SUN STUDIES

DEC 21 10:00AM

DEC 21 12:00PM

DEC 21 3:00PM

JUN 21 9:00AM

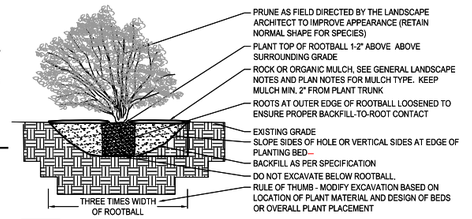
JUN 21 12:00PM

JUN 21 4:00PM

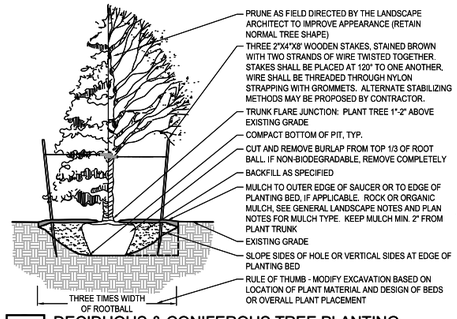
FOOTPRINT DEVELOPMENT

CONCEPT PLAN REVIEW | SUN STUDIES

1 AGGREGATE MAINTANENCE STRIP
NTS



2 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS



3 DECIDUOUS & CONIFEROUS TREE PLANTING
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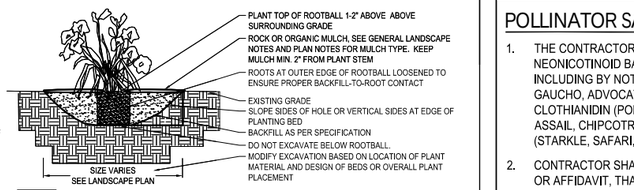
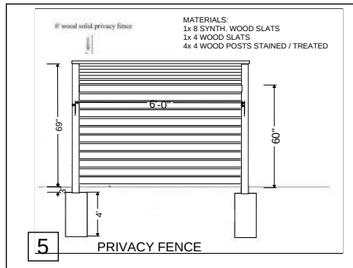


4 PERENNIAL BED PLANTING
NTS



5 PRIVACY FENCE

POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

SITE SURFACE LEGEND

NATIVE RAIN GARDEN, POLLINATOR SEED MIX, GROUND COVER, OR TURF GRASS	~ 3,658 SF	ROCK MULCH 1 1/2"	
CONCRETE STOOPS, WALK, AND PATIOS	~ 955 SF	WOOD MULCH 1"	
		6' PRIVACY FENCE	

LANDSCAPING & SCREENING — TOTAL VALUE OF LANDSCAPING +/- $25,000

	LOT AREA	BUILDING FOOTPRINT	BITUMINOUS PARKING	REMAINING LOT AREA	LANDSCAPE AREA
501 MAIN STEET ZONING RXD -RXD NO BUFFER REQUIRED	17,271 S.F.	8,041 SF	2,502 SF	6,728 SF	4,197 SF

REQUIRED TREES 9,230 3,000 = 3 TREES, 4 TREES PROVIDED

CANOPY TREES	SIZE	SHRUBS
(3) SKLINE HONEY LOCUST	2"	(32) EMERALD GREEN ARBORVITAE
(1) HACKBERRY	2 1/2"	(4) TAXUS MEDIA 'H.M.EDDIE' YEW
		(9) CORNUS ALBA 'NEON BURST' DOGWOOD
		(28) LITTLE BLUESTEM (CAROUSEL)
		(4) ARONIA MELANOCARPA 'GLOSSY BLACK' CHOKEBERRY

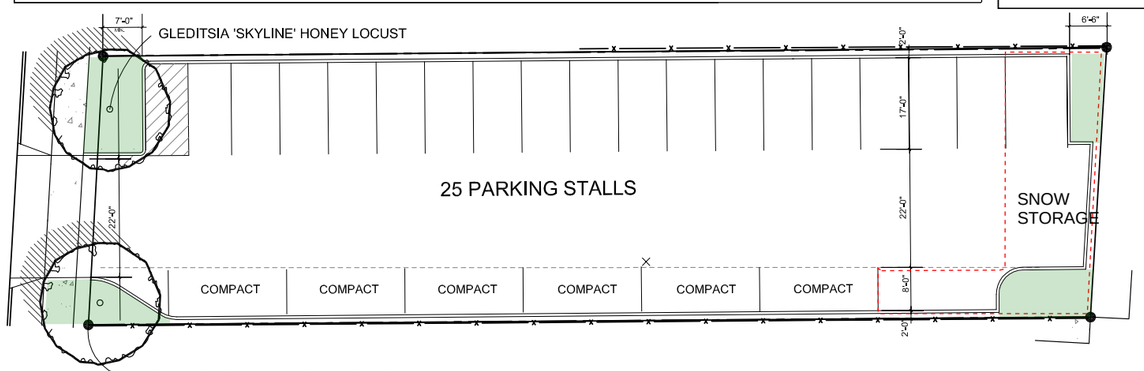
	LOT AREA	BUILDING FOOTPRINT	BITUMINOUS PARKING	REMAINING LOT AREA	LANDSCAPE AREA
15 6TH AVENUE NORTH	9,337 S.F	0	8,341 SF	996 SF	503 SF

REQUIRED TREES : ALL PARKING STALLS WITHIN 50' OF A TREE TREES PROVIDED
ZONING RXD -RXD NO BUFFER REQUIRED

CANOPY TREES	SIZE	SHRUBS
(1) HACKBERRY	2 "	(4) LITTLE BLUESTEM (CAROUSEL)
		(5) ARONIA MELANOCARPA 'GLOSSY BLACK' CHOKEBERRY

EXTERIOR LIGHT -
TYPE A: WALL SCONCE
MOUNT AT 9'-0" MAX TO LIGHT SOURCE
HINKLEY LIGHTING #10194BK-LL
4.75"x 18" 1000 LUMENS 2)6.5W GU10
TYPE B: LED SURFACE MOUNT AT SOFFIT 6W 900 LUMEN
TYPE C: WALL-PAK
MOUNT AT 9'-0" MAX TO LIGHT SOURCE
HUBBEL SG1-20-5K7 BL
8" X 6" x 4" 20W. 1500 LUMENS

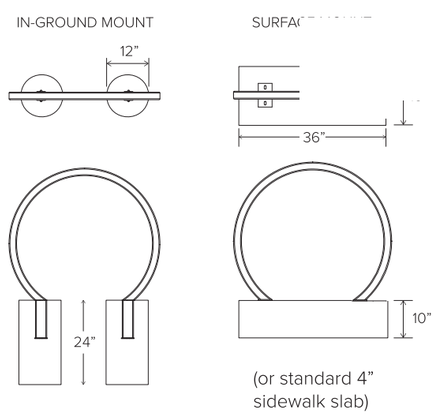
TYPE C TYPE A

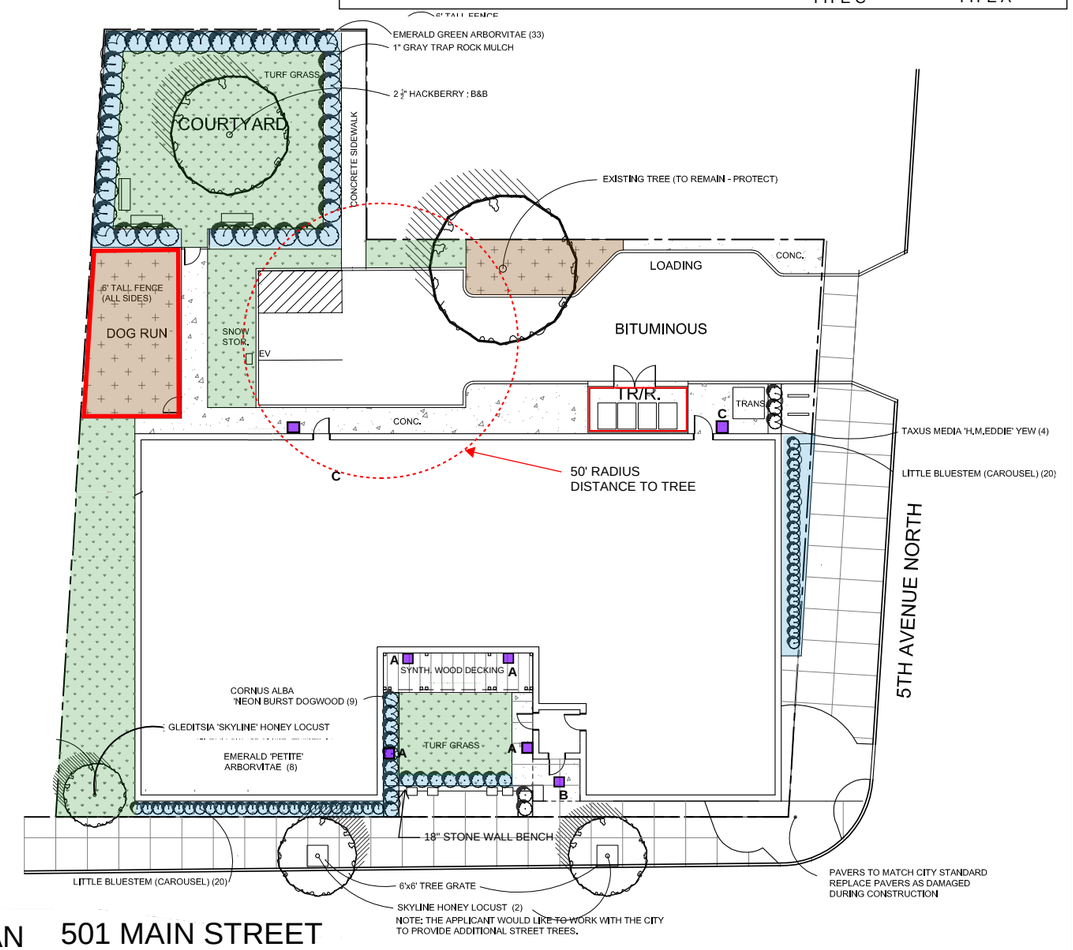


1 / L1 LANDSCAPE PLAN 15 6TH AVENUE NORTH

LANDSCAPE NOTES:

1. 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.
2. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CEDAR MULCH.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
14. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
15. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.





1 / L1 LANDSCAPE PLAN 501 MAIN STREET

Collage architects

www.collagearchitects.com

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HOPKINS, MN

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Advance Surveying & Engineering
EOR
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Minnetonka, MN 55345

DATE: SEPTEMBER 19, 2025

SITE PLAN APPLICATION

REVISIONS:

No.	Date	Description

PROJECT NO:	11701.01
DRAWN BY:	Author
CHK'D BY:	Checker

SHEET TITLE

LANDSCAPE PLAN

L1