

2C. Public Hearing - Consideration of a request for a Conditional Use Permit for a proposed Auto Repair-Minor Facility in a B-4 (Regional Business) District and Conditional Use Permit for Cross Access and Parking.

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| Prepared by: Grittmann Consulting, Stephen Grittmann, City Planner | Meeting Date: 03/04/2025 | Council Date (pending Commission action): 03/24/2025 |
| Additional Analysis by: Community Development Director, Community and Economic Development Coordinator, Chief Building Official | | |

ALTERNATIVE ACTIONS

Decision 1: Conditional Use Permit for a proposed Auto Repair-Minor facility in a B-4 (Regional Business) district

1. Motion to adopt Resolution No. PC-2025-11 recommending approval of conditional use permit for a proposed auto repair-minor facility in a B-4 (Regional Business) district subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to deny the adoption of Resolution No. PC-2025-11 recommending approval of conditional use permit for a proposed auto repair-minor facility in a B-4 (Regional Business) district, based on findings to be made by the Planning Commission.
3. Motion to table action on Resolution No. PC-2025-11.

Decision 2: Conditional Use Permit for Cross-Access and Parking

1. Motion to adopt Resolution No. PC-2025-12 recommending approval of conditional use permit for Cross Access and Parking subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to deny the adoption of Resolution No. PC-2025-12 recommending approval of conditional use permit for Cross Access and Parking, based on findings to be made by the Planning Commission.
3. Motion to table action on Resolution No. PC-2025-12.

REFERENCE AND BACKGROUND

Property: Legal Description: Lot 1, Block 2, Church of St. Henry 1st Addition
PID #: 155-215-002010

Planning Case Number: 2025-06

Request(s): 1. Conditional Use Permit for a proposed Auto Repair-Minor Facility in an B-4 (Regional Business) District
2. Conditional Use Permit for Cross Access and Parking.

Deadline for Decision: April, 12, 2025 (60-day deadline)
June, 11, 2025 (120-day deadline)

Land Use Designation: Regional Commercial

Zoning Designation: B-4 Regional Business

Overlays/Environmental Regulations Applicable: Freeway Bonus District

Current Site Uses: Vacant

Surrounding Land Uses:
North: Institutional (zoned R-1)
East: Commercial – (zoned B-4)
South: I-94
West: 7th Street

Project Description: The project proposal is for a Conditional Use Permit in a B-4, Regional Business District to construct and operate a minor auto repair facility consisting of a tire retail service center and a Conditional Use Permit for cross-access and parking. The applicants indicates that the use exclusively sells and installs tires. No other auto services are provided as a part of the facility.

ANALYSIS:

The project itself is proposed as a Discount Tire facility, consisting of a 7,020 square foot building with a series of service bay doors facing south (facing the I-94 frontage), and a primary customer entrance to the east. Circulation around the building is all designed for two-way traffic.

Zoning. As noted above, the subject site is zoned B-4 (Regional Business). In the B-4 District, Auto Repair-Minor services facilities require a Conditional Use Permit. The review of this parcel will rely on the conditions listed for facilities of this type as required by the B-4 zoning.

The proposed auto service consists exclusively of tire sales and installation – services that are customarily appointment-based and/or provided to customers while they wait on site. Any vehicles that are on-site overnight can occupy parking spaces without raising concerns over

outdoor storage or unrepaired vehicles. No overnight parking or storage of unrepaired vehicles is a condition of approval.

Site Design. The building plan includes a sales and lobby area within the easterly quarter of the building, with the remainder dedicated to service and storage. Service bays are accessed from the south side of the building, and vehicles exit through those same doors. A trash enclosure is located to the west side of the parcel. Used tires are stored inside until pickup – no outside storage is proposed.

The proposed project is served by 7th Street which serves as the primary commercial access road between Fallon and Fenning Avenues. The subject property is to the south of 7th Street and will gain its access via a shared driveway from the adjoining property to the east. That parcel is part of the Union Crossings plat and included a cross-access requirement for this site as part of their CUP. The applicants propose a second access directly from 7th Street near the west end of the subject parcel.

Circulation. Traffic will enter the site via one of two driveways from either a shared access to the east, or a direct access from 7th Street on the west. Traffic can circulate to either the parking bays along the north or east sides of the parcel to access the primary customer entrance on the east side of the building. Regarding pedestrian access, the applicant is required to construct a 6' concrete sidewalk from the northeasterly parking bay across the northern edge of their property to their easterly property line. This is in support of the City's goal of pedestrian walks on both sides of collector routes.

Cross-Access. The City's code requires a Conditional Use Permit for commercial properties that propose to share access. The proposed CUP incorporates that requirement. For this site, cross access was a requirement of the approvals granted to the underlying plat including this lot and built into the design for 7th Street at the time of its design and construction. The proposed Discount Tire site proposes to share access with the adjacent clinic to the east, which was a requirement of the CUP required for the clinic as noted above.

Parking. The site plan includes 41 parking spaces arrayed around the building, including 2 accessible spaces along the south edge of the site. The parking breakdown for the use, based on the City's requirements at 8 spaces, plus 1 space/800 square feet of building area, results in a total requirement of 17 spaces. One of the aspects of auto service (auto minor repair) is a limitation on the outdoor storage of unrepaired vehicles and repaired vehicles awaiting pickup by customers.

A portion of the parking and circulation area for the site lies within the City's drainage and utility easement. An encroachment agreement will be required for these improvements to be located within the easement.

Building Materials. The submissions illustrate the building elevations for all four sides. The building drawings show a perimeter comprised of decorative concrete block, with two primary colors around the building, in addition to extensive glass entry along the south and southeast exposures. These materials meet City code requirements.

Staff notes that the building wall along 7th Street incorporates the two colors of block, but no glass or other materials, resulting in the appearance of this exposure as the “back” of the building. The plans show a wall sign in the west corner of the building wall. Staff would recommend that additional architectural features be considered for this exposure to avoid the impression given by the current design. Possible considerations would be additional glass to create false window features, or other design alternatives to this primary street exposure.

The plans show a trash enclosure consisting of concrete block similar to that of the building materials. The location is near the west boundary of the site, proposed to be 6 feet in overall height. Any waste/trash materials in this area should be no higher than the 6 foot tall wall. The proposed landscaping (a row of evergreen shrubs and perennial ornamental grasses) should help screen this area from view, which is the primary exposure to the public street.

Landscaping. The site is well landscaped and is consistent with the planting totals required of B-4 commercial uses and parcels. The code requires 10 ACI of canopy tree planting per acre, and 2 shrubs per each 10 feet of building perimeter. The subject property is approximately 2 acres in area, and the building has approximately 354 feet of perimeter wall. This results in a minimum requirement of 20 ACI of canopy tree planting and 70 shrubs.

For the proposed site, the plan shows 15 new canopy and/or evergreen trees internal to the site, for a total of 35 ACI. The plans also show 70 shrubs on the site, along with significant levels of perennial planting. Although not regulated, the plans estimate green space (non-impervious) at slightly more than 50% of the property, a higher level than many commercial properties. Site circulation requirements likely influence this percentage.

Signage. The applicants have provided information related to on-site signage including both free-standing and wall signage. The site has two frontages and is located within the Freeway Bonus District. As such, the site is eligible for two free-standing signs, one of which must be a monument sign.

The applicant is proposing both a monument and free-standing pylon sign. The monument sign located along 7th Street meets ordinance standards for both height and area at less than 14' in height and less than 100 square feet in area. The second free-standing sign is a pylon sign located along the I-94 frontage. The sign meets the Freeway Bonus District height of 32' and the area maximum of 200 square feet. The pole structure for the sign is required to be wrapped in materials consistent with the code.

The applicant is required to execute an encroachment agreement for the location of the pylon sign within the City’s existing drainage and utility easement. It is also recommended that the applicant shift the sign per the City Engineer’s recommendations to avoid proximity to the utilities within the easement, to a location approximately 15’ from the property line.

The applicant also proposes to display a wall sign on three of the building’s four sides. The allowable wall sign area for this building, counting two frontages, would be approximately 690 square feet.

Lighting. The applicants have included a lighting plan with the CUP package. There is limited light spread onto adjoining property lines, but no violation of commercial lighting requirements. The plan must show pole lighting to be no higher than 25 feet, per maximum code allowance. All such lighting is required to be downcast and hooded to avoid direct glare and view of the light source.

General Review Criteria. As noted above, while the CUP incorporates the consideration of the specific provisions that would normally be required. Specific conditional use permit standards are listed below, with a staff comment for each element.

(i) *The use will not substantially diminish or impair property values within the immediate vicinity of the subject property.*

Staff Comment: As an allowed use in the district, and with the conditions identified, there is no reason to believe that there will be any negative impacts on neighboring property values.

(ii) *The use will not be detrimental to the health, safety, morals, or welfare of persons residing or working near the use.*

Staff Comment: The site is contained and meets the general standards of the zoning ordinance. No detrimental impacts are foreseen.

(iii) *The proposed use will not impede the normal and orderly development of surrounding property for permitted uses predominant in the area.*

Staff Comment: The site plans show consistency with the district requirements, and with the cross-access aspects of the adjoining project site.

(iv) *The use will not pose an undue burden on public utilities or roads, and adequate sanitary facilities are provided.*

Staff Comment: The site is an allowed use and its utility impacts are included in the City’s planning for the Regional Commercial district. Moreover, the site relies on the existing access plan both for shared and public access. The project has been designed to fit into the transportation planning requirements of the City.

- (v) *The use can provide adequate parking and loading spaces, and all storage on the site can be done in conformance with City Code requirements.*

Staff Comment: Adequate parking is provided per code, and the site plan accommodates the more than common requirements for this type of use.

- (vi) *The use will not result in any nuisance including but not limited to odor, noise, or sight pollution.*

Staff Comment: The project complies with the requirements of the code and should not create nuisances. The waste storage area is enclosed with landscaping.

- (vii) *The use will not unnecessarily impact natural features such as woodlands, wetlands, and shorelines; and all erosion will be properly controlled.*

Staff Comment: No impacts to any natural features are expected with this project.

- (viii) *The use will adhere to any applicable additional criteria outlined in the Zoning Ordinance for the proposed use.*

Staff Comment: The applicants have designed the site to illustrate compliance with the requirements and intent of the zoning ordinance. As noted, the building materials, landscaping plan, and trash enclosure – are consistent with, or exceed, the City’s requirements. However, the building design and orientation results in a view of the building from 7th Street, the primary commercial access roadway, to what looks like the back of the building. Additional architectural elements on this wall would benefit the site and help make it more consistent with the development of the commercial area along 7th Street. With the remaining notes found in Exhibit Z of the staff report, the project is consistent with zoning standards.

STAFF RECOMMENDED ACTION

Staff recommends approval of the Discount Tire Center Conditional Use Permits for the Auto Repair-Minor use and the cross access and parking. The plans are consistent with the B-4 Zoning District, and the land use plans for the area. This recommendation is supported with the comments and conditions identified in Exhibit Z.

SUPPORTING DATA

- A. Resolution PC-2025-11
- B. Resolution PC-2025-12
- C. Aerial Site Image
- D. Applicant Narrative
- E. Certificate of Survey
- F. Plans, Including:

- a. Site Plan
 - b. Grading Plan
 - c. Utility Plan
 - d. Site Landscaping Plan
 - e. Location Map
- G. Building Elevations
 - H. Sign Plans
 - I. City Engineer’s Letter, dated February 26, 2025
 - J. Chief Building Official’s Letter, dated February 25, 2025
 - Z. Conditions of Approval

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2025-11**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTICELLO
RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT FOR A MINOR
AUTOMOBILE REPAIR FACILITY
IN A B-4, REGIONAL BUSINESS DISTRICT**

WHEREAS, the applicant has submitted a request for a Conditional Use Permit for a minor automobile vehicle sales/rental facility; and

WHEREAS, the proposed facility would occupy an undeveloped parcel in the neighborhood of other commercial, institutional, and residential property; and

WHEREAS, the site is zoned Regional Business (B-4), which allows such use as an accessory use by Conditional Use Permit; and

WHEREAS, the proposed use comply with the various requirements and standards of the applicable Zoning regulations; and

WHEREAS, the general land use would be consistent with the long term land use plan for the City and the location, including the designation of the site for “Regional Commercial” uses; and

WHEREAS, the applicants have provided materials documenting that the proposed use facilitates long term use of the site for uses in the B-4 zoning district; and

WHEREAS, the applicants have provided materials documenting that the proposed use will comply with the terms and standards of the zoning ordinance with the recommendations approved by the Planning Commission; and

WHEREAS, the Planning Commission held a public hearing on March 4th, 2025 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

WHEREAS, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

WHEREAS, the Planning Commission of the City of Monticello makes the following Findings of Fact in relation to the recommendation of approval:

1. The applicant has provided plans demonstrating that the proposed facility will be in compliance with the standards for minor automobile repair facilities found in the zoning ordinance.

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2025-11**

2. The applicant has provided plans demonstrating that the use will improve long-term use of the site for uses in the subject zoning district and Comprehensive Plan land use category.
3. The parcel is intended for commercial uses, which is the proposed use of the property.
4. The operation of the business will not create noise, odors, visual impacts, or other noticeable impacts on the property or the neighborhood beyond those expected for allowed uses in the zoning district, subject to the additional site improvements as required by City approval.
5. The use will improve convenience to customers and to the public, consistent with the City's economic development objectives for commercial property.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission hereby recommends that the Monticello City Council approve the Conditional Use Permit for Auto Repair-Minor, subject to the conditions identified in Exhibit Z of the Staff report, as listed below:

1. The applicant provide architectural treatment and detail to the 7th Street exposure of the building as noted in this report, such as glass or other façade detail.
2. The project, including site landscaping, is constructed and maintained in substantial conformance with the Final approved plans and other applicable code requirements, as may be amended.
3. The applicant executes and record the required cross-access and other shared-use agreements with the neighboring property.
4. No open or outdoor storage of unrepaired vehicles is permitted on site.
5. The applicant verifies that all rooftop mechanical equipment will be screened from adjoining property or travelled streets.
6. No accumulations of trash or waste shall be permitted to extend higher than the screening fence surrounding the trash facilities.
7. The pole structure for the pylon sign is required to be wrapped in materials consistent with the code and relocated consistent with the City Engineer's recommendations.

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2025-11**

8. A 6' concrete public sidewalk is required to be constructed on the northeasterly portion of the site per the City Engineer's recommendation.
9. A stormwater maintenance agreement for the sign and parking areas within the City drainage and utility easement is required to be executed and recorded.
10. An encroachment agreement for the sign and parking areas within the City drainage and utility easement is required to be executed and recorded.
11. Compliance with the terms of the City's Engineering Staff letter and plan comments dated February 26, 2025.
12. Compliance with the terms of the City Building Official's letter dated February 25, 2025.
13. Comments and recommendations of other Staff and Planning Commission.

ADOPTED this 4th day of March, 2025 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____
Andrew Tapper, Chair

ATTEST:

Angela Schumann, Community Development Director

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2025-12**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTICELLO
RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT
FOR A CROSS-ACCESS AND PARKING
IN A B-4, REGIONAL BUSINESS DISTRICT**

WHEREAS, the applicant has submitted a request for a Conditional Use Permit for a minor automobile vehicle sales/rental facility, including site design for cross-access and parking; and

WHEREAS, the proposed facility would occupy an undeveloped parcel in the neighborhood of other commercial, institutional, and residential property; and

WHEREAS, the site is zoned Regional Business (B-4), which allows such use as an accessory use by Conditional Use Permit; and

WHEREAS, the proposed use comply with the various requirements and standards of the applicable Zoning regulations; and

WHEREAS, the general land use would be consistent with the long term land use plan for the City and the location, including the designation of the site for “Regional Commercial” uses; and

WHEREAS, the applicants have provided materials documenting that the proposed use will comply with the terms and standards of the zoning ordinance with the recommendations approved by the Planning Commission; and

WHEREAS, the Planning Commission held a public hearing on March 4th, 2025 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

WHEREAS, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

WHEREAS, the Planning Commission of the City of Monticello makes the following Findings of Fact in relation to the recommendation of approval:

1. The applicant has provided plans demonstrating that the proposed facility will be in compliance with the standards for minor automobile repair facilities found in the zoning ordinance.
2. The applicant has provided plans demonstrating that the use will improve long-term use of the site for uses in the subject zoning district and Comprehensive Plan land use category.
3. The parcel is intended for commercial uses, which is the proposed use of the property.

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2025-12**

4. The operation of the business will not create noise, odors, visual impacts, or other noticeable impacts on the property or the neighborhood beyond those expected for allowed uses in the zoning district, subject to the additional site improvements as required by City approval.
5. The use will improve convenience to customers and to the public, consistent with the City's economic development objectives for commercial property.
6. The cross-access design will support the City's transportation objectives for safety and circulation.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission hereby recommends that the Monticello City Council approve the Conditional Use Permit for cross-access and parking, subject to the conditions identified in Exhibit Z of the Staff report, as listed below:

1. The applicant provide architectural treatment and detail to the 7th Street exposure of the building as noted in this report, such as glass or other façade detail.
2. The project, including site landscaping, is constructed and maintained in substantial conformance with the Final approved plans and other applicable code requirements, as may be amended.
3. The applicant executes and record the required cross-access and other shared-use agreements with the neighboring property.
4. No open outdoor storage of unrepaired vehicles is permitted on site.
5. The applicant verifies that all rooftop mechanical equipment will be screened from adjoining property or travelled streets.
6. No accumulations of trash or waste shall be permitted to extend higher than the screening fence surrounding the trash facilities.
7. The pole structure for the pylon sign is required to be wrapped in materials consistent with the code and relocated consistent with the City Engineer's recommendations.
8. A 6' concrete public sidewalk is required to be constructed on the northeasterly portion of the site per the City Engineer's recommendation.

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2025-12**

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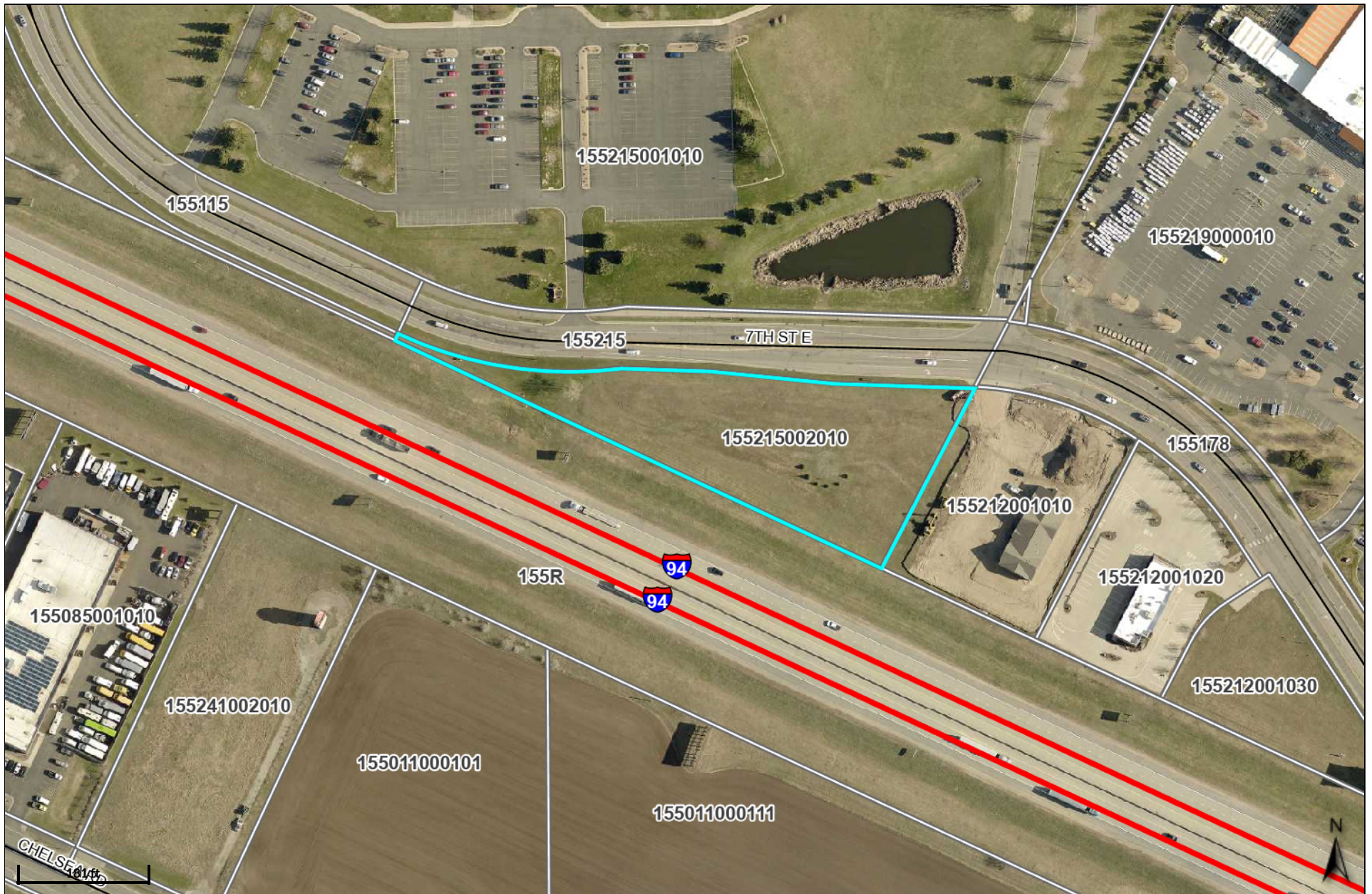
ATTEST:

Angela Schumann, Community Development Director

Consideration CUP Proposed Auto Repair-Minor in B-4 District & CUP for Cross Access and Parking

PID: 155215002010 Address: 1300 7th St E Legal: L1, Blk 2

Created by: City of Monticello



January 31, 2025

On behalf of Halle Properties, L.L.C., R.A. Smith, Inc. is pleased to present the attached material for Discount Tire store to be located at 1300 7th Street East.

Physically the proposed building will be 7,020 square feet in size, 26' in height with a showroom facing southeast, with three overhead doors facing southwest, behind which will be six service bays. New tire storage is indoors via a racking system adjacent to the service bays and in a mezzanine above the bays. Used tire storage is segregated in its own storage area and no tires are stored outside. Generally new tires are delivered twice a week via a tractor trailer, and used tires are removed twice a week by a local recycling contractor using a box truck.

Discount Tire only sells, installs and services tires and wheels. No automotive repair, oil changes or body work is ever done at a Discount Tire location. The focus is solely on tires, wheels and world class customer service. As a benefit to the general public, this store will provide complimentary air checks for any driver who pulls in and requests the service.

The location on 7th Street that Halle Properties has selected meets their internal site selection criteria and will be complimentary to nearby commercial developments. With limited business hours and low traffic volumes, open Monday to Friday from 8 AM to 6 PM and Saturday from 8 AM to 5 PM, it's anticipated that the proposed store will not have a negative impact on traffic.

Staffing for this store is typically 6-8 sales/managerial and 8-12 technicians, with the busiest shifts being on Friday and Saturday. The site is designed to accommodate employee vehicles as well as those of customers dropping their vehicles off for service and those who elect to wait to have their tires installed.

At your convenience, R.A. Smith will be more than happy to answer any questions or comments.

Respectfully,



Steven McCleary
Site Development Specialist



Discount Tire
MNM 13072 – Monticello, MN
Page 2 / January 31,20225

Conditional Use Permit Approval Criteria

If granted the conditional use to allow for the operation of the proposed Discount Tire store will not substantially diminish or impair property values within the immediate vicinity of the property.

If granted the conditional use to allow for the operation of the proposed Discount Tire store will not be detrimental to the health, safety, morals, or welfare of persons residing or working near the property.

If granted the conditional use to allow for the operation of the proposed Discount Tire store will not impede the normal and orderly development of surrounding property for permitted uses predominant in the area.

If granted the conditional use to allow for the operation of the proposed Discount Tire store will not pose an undue burden on public utilities or roads, and adequate sanitary facilities are provided.

If granted the conditional use to allow for the operation of the proposed Discount Tire store will provide adequate parking and loading spaces, and all storage on the site can be done in conformance with municipal code requirements.

If granted the conditional use to allow for the operation of the proposed Discount Tire store will not result in any nuisance including but not limited to odor, noise, or sight pollution.

If granted the conditional use to allow for the operation of the proposed Discount Tire store will not unnecessarily impact natural features such as woodlands, wetlands, and shorelines; and all erosion will be properly controlled.

If granted the conditional use to allow for the operation of the proposed Discount Tire store will adhere to any applicable additional criteria outlined in Sections 153.091 and 153.092 of the Monticello Zoning Ordinance for the proposed use.

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Physically the proposed building will be 7,020 square feet in size, 26' in height with a showroom facing southeast, with three overhead doors facing southwest, behind which will be six service bays. New tire storage is indoors via a racking system adjacent to the service bays and in a mezzanine above the bays. Used tire storage is segregated in its own storage area and no tires are stored outside. Generally new tires are delivered twice a week via a tractor trailer, and used tires are removed twice a week by a local recycling contractor using a box truck.

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Discount Tire
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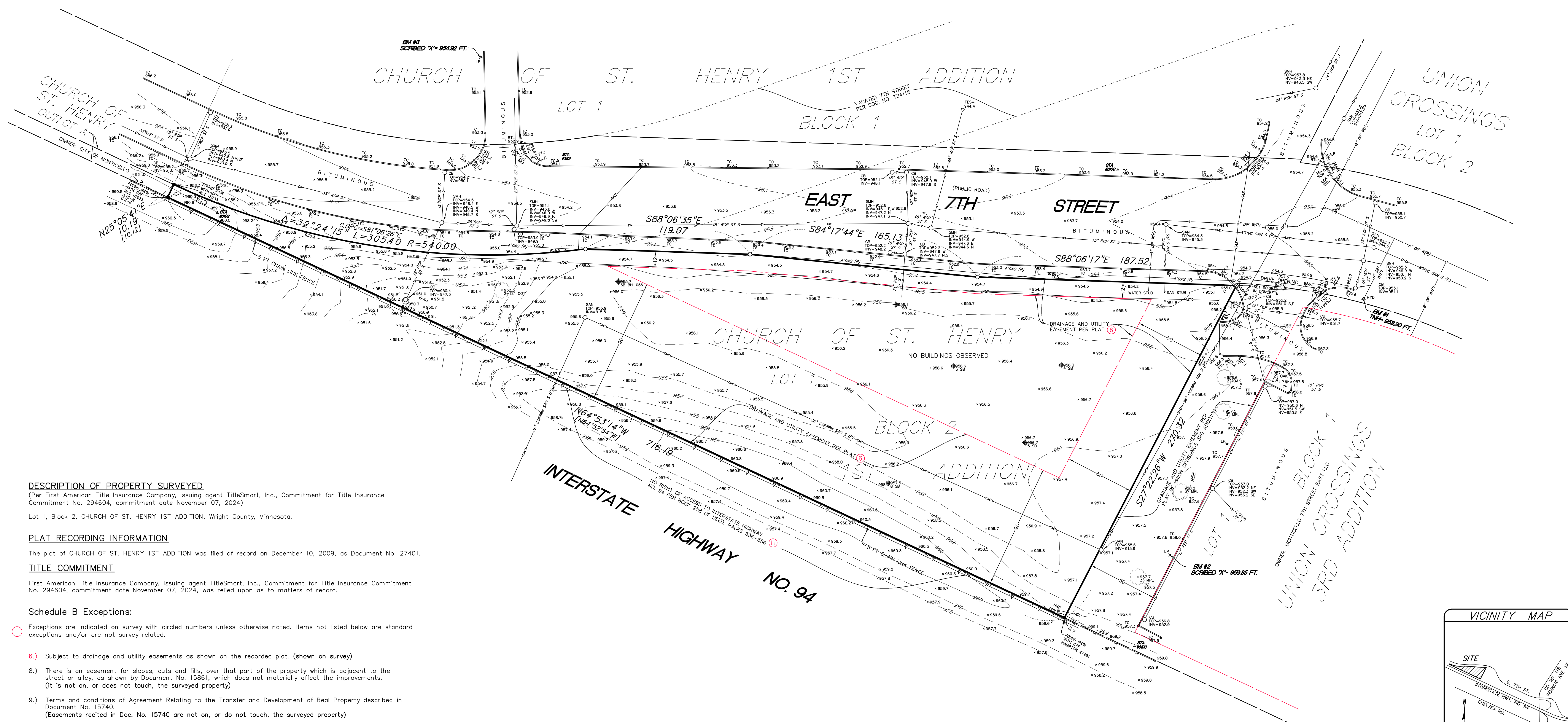
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If granted the conditional use to allow for the operation of the proposed Discount Tire store will adhere to any applicable additional criteria outlined in Sections 153.091 and 153.092 of the Monticello Zoning Ordinance for the proposed use.



DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company, Issuing agent TitleSmart, Inc., Commitment for Title Insurance Commitment No. 294604, commitment date November 07, 2024)

Lot 1, Block 2, CHURCH OF ST. HENRY 1ST ADDITION, Wright County, Minnesota.

PLAT RECORDING INFORMATION

The plat of CHURCH OF ST. HENRY 1ST ADDITION was filed of record on December 10, 2009, as Document No. 27401.

TITLE COMMITMENT

First American Title Insurance Company, Issuing agent TitleSmart, Inc., Commitment for Title Insurance Commitment No. 294604, commitment date November 07, 2024, was relied upon as to matters of record.

Schedule B Exceptions:

Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

- 6.) Subject to drainage and utility easements as shown on the recorded plat. (shown on survey)
- 8.) There is an easement for slopes, cuts and fills, over that part of the property which is adjacent to the street or alley, as shown by Document No. 15861, which does not materially affect the improvements. (It is not on, or does not touch, the surveyed property)
- 9.) Terms and conditions of Agreement Relating to the Transfer and Development of Real Property described in Document No. 15740. (Easements recited in Doc. No. 15740 are not on, or do not touch, the surveyed property)
- 10.) Terms and conditions of Certification of Resolution No. 2005-105 vacating drainage and utility easement within Outlot B as stated in Document No. 26625. (The Drainage and Utility easement across all of Outlot B has been vacated)
- 11.) Subject to a limitation of right of Access to Highway 94 as set forth in Book 258 of Deeds, Page 536-556. (shown on survey)

GENERAL NOTES

- 1.) Survey coordinate basis: Wright County System NAD83 (1986 adjustment)
- 2.) "No Buildings Observed" on the surveyed property in the process of conducting the fieldwork.
- 3.) Adjoining ownership information shown hereon was obtained from the Wright County Property Tax Information web site.
- 4.) [] Bearings and/or dimensions listed within brackets are per plat or record documents.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 243371065, 243371342 and 243371683.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

- 1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27171C0170D, dated June 20, 2024, Community No. 270534. This information was obtained from the FEMA Map Service Center web site.

PARKING

No designated parking spaces were observed on site.

AREA

88,715 square feet or 2.037 acres

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- [A] Possible encroachments are indicated on survey with boxed letters as listed below.

None Observed

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CBX Denotes communication box
- CCFRPM Denotes centrifugally-cast, fiberglass-reinforced, polymer mortar pipe
- DIP Denotes ductile iron pipe
- FES Denotes fire end section
- HCR Denotes disabled ramp
- HHC Denotes handhole
- HHF Denotes fiber optic handhole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LA Denotes landscaping
- LP Denotes light pole
- PEP Denotes polyethylene pipe
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SB Denotes soil boring
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- STA Denotes survey control station
- TAD Denotes truncated domes plate
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- UGC Denotes underground communication line
- W Denotes water line
- WV Denotes water valve
- COT Denotes Cottonwood tree
- MPL Denotes Maple tree

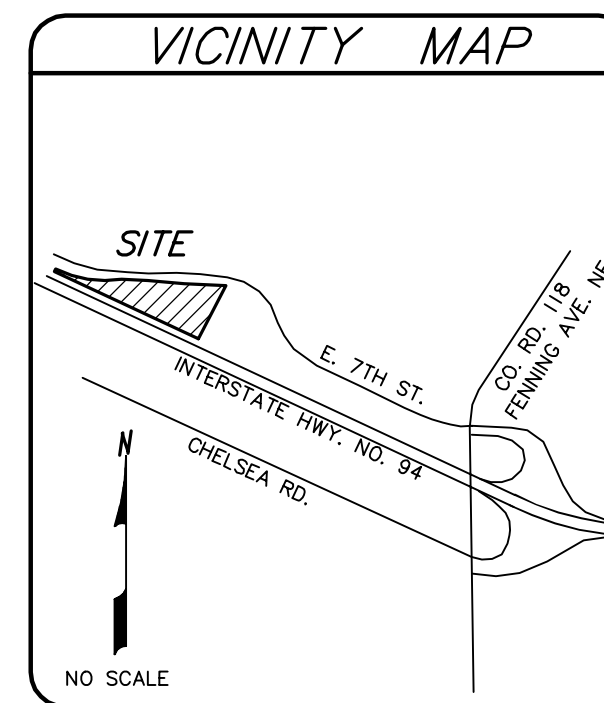
BENCHMARKS (BM)

(NAVD 88)

- 1.) Top of top nut of fire hydrant 93% feet east of the northeast corner of subject property on the south side of East 7th Street. Elevation = 958.30 feet
- 2.) Top of light pole base with scribed "X", 88% feet northeast of the southeast corner of subject property on the west side of the parking lot to the east. Elevation = 959.85 feet
- 3.) Top of light pole base with scribed "X" on the first light pole north of East 7th Street on the west side of the east entrance to St. Henry's Church. Elevation = 954.92 feet

SURVEY CONTROL STATIONS

| POINT NO. | NORTHING | EASTING | ELEVATION |
|-----------|------------|------------|-----------|
| 3100 | 215777.988 | 526855.316 | 954.20 |
| 3101 | 215784.791 | 526450.318 | 954.38 |
| 3102 | 215747.192 | 526204.099 | 960.11 |
| 3103 | 215433.802 | 526867.455 | 959.21 |



SURVEYOR'S CERTIFICATION

To Hiale Properties, LLC, First American Title Insurance Company and TitleSmart, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11(a) and 13 of Table A thereof. The fieldwork was completed on December 17, 2024.

Date of Plat or Map: 31st day of December, 2024.

SUNDE LAND SURVEYING, LLC.

By: *Arlene J. Carlson*
Arlene J. Carlson, P.L.S. - Minn. Lic. No. 44900



| Revision | By | Date |
|----------|-----|------|
| | JAD | |

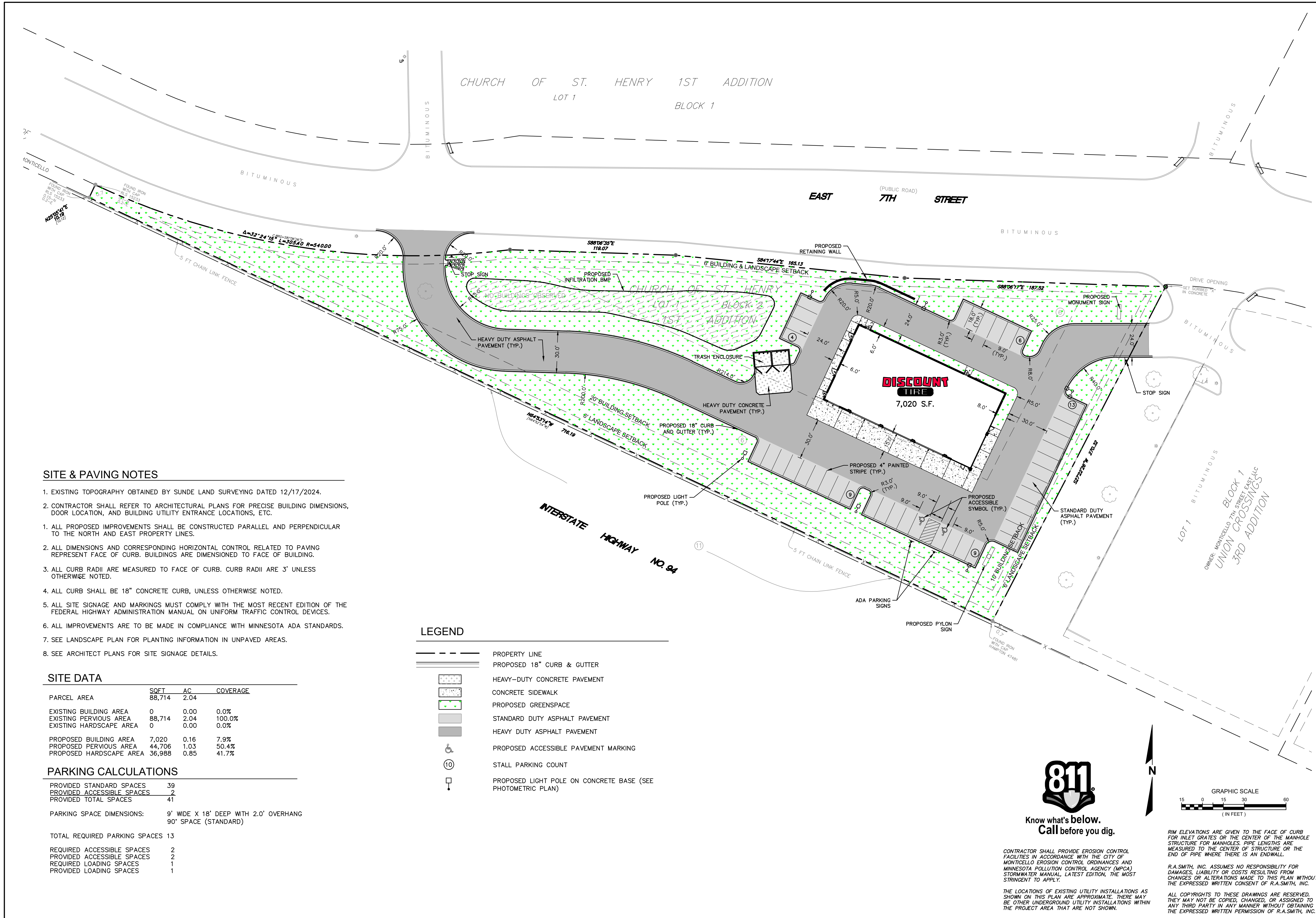
Drawing Title:
**ALTA/NSPS LAND TITLE SURVEY FOR:
raSmith, Inc.**

Of: **Future Discount Tire, Monticello, MN**

SUNDE LAND SURVEYING
www.sunde.com
Main Office: 900 East Bloomington Freeway (35th) - Suite 118
Bloomington, Minnesota 55425-3435
952-881-2455 (Fax: 952-888-9526)

Project: 2024-146 Blk./Pg: 1059/22 Date: 12/31/2024
Township: 121 Range: 25 Section: 13
File: 2024146001.dwg Sheet: 1 of 1





SITE & PAVING NOTES

- EXISTING TOPOGRAPHY OBTAINED BY SUNDE LAND SURVEYING DATED 12/17/2024.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, DOOR LOCATION, AND BUILDING UTILITY ENTRANCE LOCATIONS, ETC.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED PARALLEL AND PERPENDICULAR TO THE NORTH AND EAST PROPERTY LINES.
- ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
- ALL CURB RADII ARE MEASURED TO FACE OF CURB. CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
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- ALL SITE SIGNAGE AND MARKINGS MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH MINNESOTA ADA STANDARDS.
- SEE LANDSCAPE PLAN FOR PLANTING INFORMATION IN UNPAVED AREAS.
- SEE ARCHITECT PLANS FOR SITE SIGNAGE DETAILS.

SITE DATA

| PARCEL AREA | SQFT | AC | COVERAGE |
|-------------------------|--------|------|----------|
| EXISTING BUILDING AREA | 0 | 0.00 | 0.0% |
| EXISTING PAVEMENT AREA | 88,714 | 2.04 | 100.0% |
| EXISTING HARDSCAPE AREA | 0 | 0.00 | 0.0% |
| PROPOSED BUILDING AREA | 7,020 | 0.16 | 7.9% |
| PROPOSED PAVEMENT AREA | 44,706 | 1.03 | 50.4% |
| PROPOSED HARDSCAPE AREA | 36,988 | 0.85 | 41.7% |

PARKING CALCULATIONS

| | |
|---------------------------------------|----|
| PROVIDED STANDARD SPACES | 39 |
| PROVIDED ACCESSIBLE SPACES | 2 |
| PROVIDED TOTAL SPACES | 41 |
| PARKING SPACE DIMENSIONS: | |
| 9' WIDE X 18' DEEP WITH 2.0' OVERHANG | |
| 90' SPACE (STANDARD) | |
| TOTAL REQUIRED PARKING SPACES 13 | |
| REQUIRED ACCESSIBLE SPACES | 2 |
| PROVIDED ACCESSIBLE SPACES | 2 |
| REQUIRED LOADING SPACES | 1 |
| PROVIDED LOADING SPACES | 1 |

LEGEND

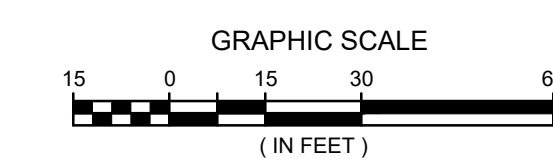
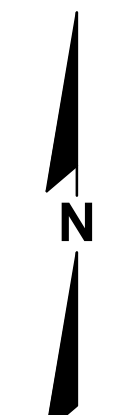
- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED GREENSPACE
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED ACCESSIBLE PAVEMENT MARKING
- STALL PARKING COUNT
- PROPOSED LIGHT POLE ON CONCRETE BASE (SEE PHOTOMETRIC PLAN)



Know what's below.
Call before you dig.

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| DATE | DESCRIPTION |
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(262) 781-1000
rasmith.com

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Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

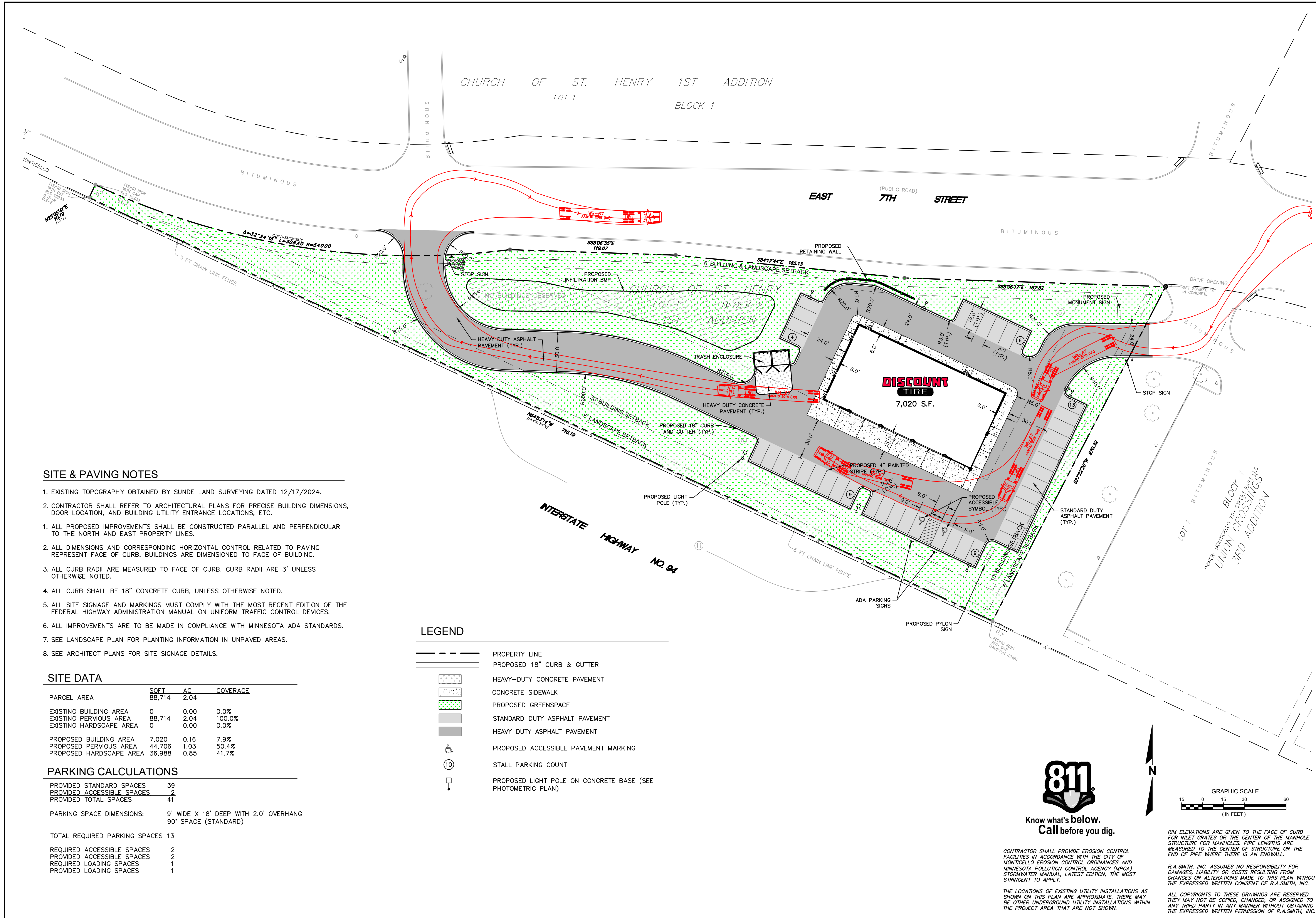
DISCOUNT TIRE - MNM 13072
MONTICELLO, MN

SITE PLAN

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NOT FOR
CONSTRUCTION

© COPYRIGHT 2025
R.A. Smith, Inc.
DATE: 01/31/2025
SCALE: 1" = 30'
JOB NO. 3240268
PROJECT MANAGER:
ROBERT PONTO, P.E.
DESIGNED BY: TJR
CHECKED BY: RTP

SHEET NUMBER
C300



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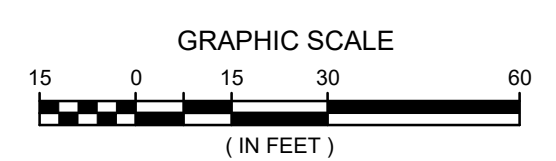
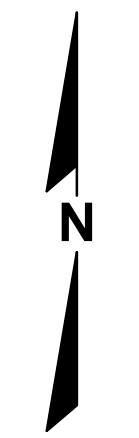
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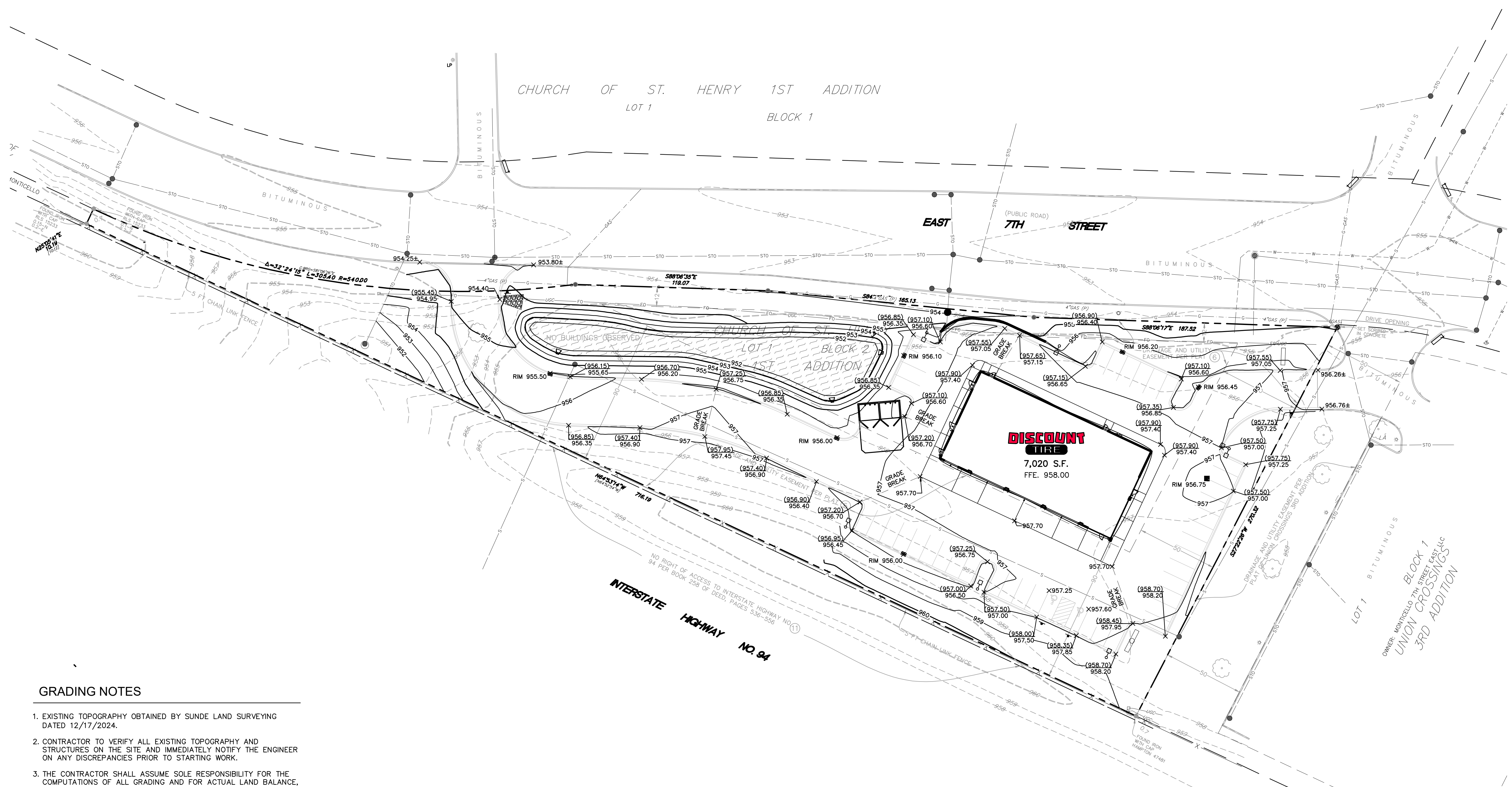
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DISCOUNT TIRE - MNM 13072
MONTICELLO, MN

SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

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|--|
| © COPYRIGHT 2025 R.A. Smith, Inc. |
| DATE: 01/31/2025 |
| SCALE: 1" = 30' |
| JOB NO. 3240268 |
| PROJECT MANAGER: ROBERT PONTO, P.E. |
| DESIGNED BY: TJR |
| CHECKED BY: RTP |
| SHEET NUMBER |
| C300 |



GRADING NOTES

- EXISTING TOPOGRAPHY OBTAINED BY SUNDE LAND SURVEYING DATED 12/17/2024.
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER ON ANY DISCREPANCIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT INCLUDED IN THE BID DOCUMENTS FOR STRUCTURAL FILL AND COMPACTION REQUIREMENTS.
- FILL AND MATERIAL COMPACTION SHALL BE INSPECTED BY THE OWNERS TESTING AGENCY PRIOR TO PAVING.
- NO FILL SHALL BE PLACED ON WET, FROZEN, OR SOFT SUBGRADE.
- ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM 2.00% CROSS SLOPE AND A RUNNING SLOPE NO GREATER THAN 5.00%.
- ADA STALLS SHOULD BE NO MORE THAN 2.00% IN ALL DIRECTIONS.
- ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED PER THE LANDSCAPE PLANS.
- MAXIMUM SLOPE IN LANDSCAPE AREAS SHALL BE 4:1 UNLESS OTHERWISE NOTED.
- WHEN GRADE FLOWS AWAY FROM PROPOSED CURB, REJECT CURB SHALL BE INSTALLED.
- MATCH EXISTING ELEVATION AT LIMITS OF CONSTRUCTION.
- ADJUST ALL EXISTING MANHOLES, VALVES, INLETS, ETC. TO FINISHED GRADE, AS NECESSARY.

LEGEND

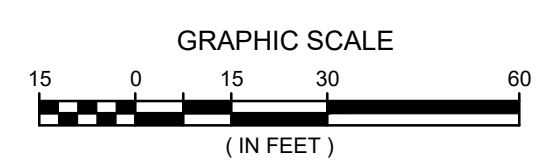
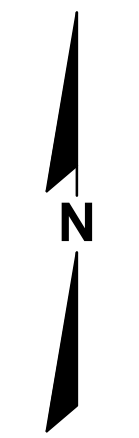
| | |
|--|---|
| | PROPERTY LINE |
| | 870 EXISTING MINOR CONTOUR |
| | 870 EXISTING MAJOR CONTOUR |
| | 870 PROPOSED MINOR CONTOUR |
| | 870 PROPOSED MAJOR CONTOUR |
| | 834.50 PROPOSED SPOT GRADE AT GUTTER OR SPOT GRADE ON PAVEMENT (IF NO GUTTER) |
| | (834.50) PROPOSED SPOT GRADE AT TOP OF CURB |
| | 834.50± MATCHING GRADES INTO EXISTING |
| | RIM 834.50 PROPOSED RIM GRADE |
| | PROPOSED DIRECTIONAL SLOPE ARROW |
| | PROPOSED EMERGENCY OVERLAND FLOW ROUTE |
| | PROPOSED SWALE |



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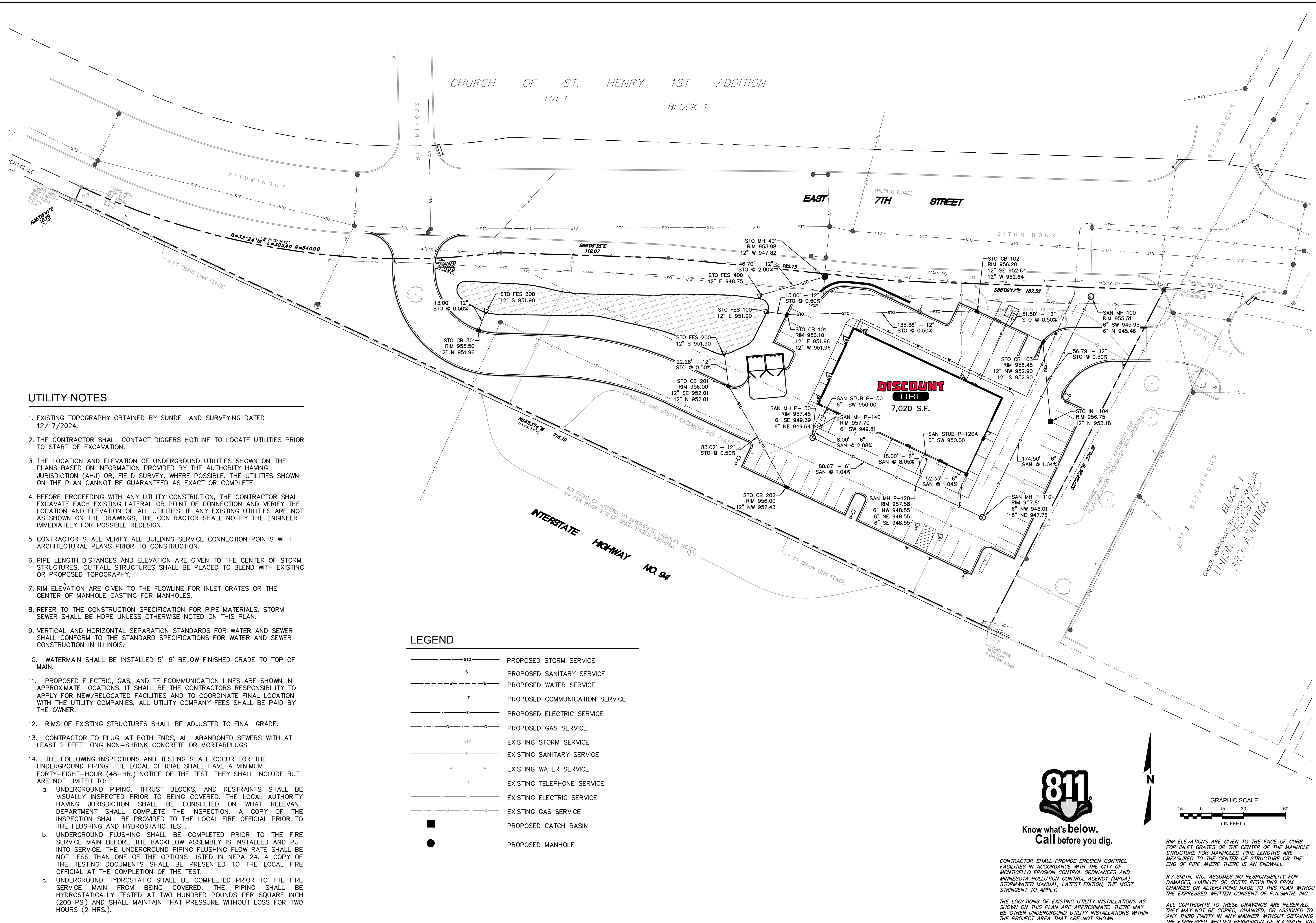
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
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DISCOUNT TIRE - MNM 13072
MONTICELLO, MN

GRADING PLAN

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| DATE: 01/31/2025 |
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| DESIGNED BY: TJR |
| CHECKED BY: RTP |
| SHEET NUMBER |
| C400 |



UTILITY NOTES

- EXISTING TOPOGRAPHY OBTAINED BY SUNDE LAND SURVEYING DATED 12/17/2024.
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE TO LOCATE UTILITIES PRIOR TO START OF EXCAVATION.
- THE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS BASED ON INFORMATION PROVIDED BY THE AUTHORITY HAVING JURISDICTION (AHJ) OR, FIELD SURVEY, WHERE POSSIBLE. THE UTILITIES SHOWN ON THE PLAN CANNOT BE GUARANTEED AS EXACT OR COMPLETE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE CONNECTION POINTS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- PIPE LENGTH DISTANCES AND ELEVATION ARE GIVEN TO THE CENTER OF STORM STRUCTURES. OUTFALL STRUCTURES SHALL BE PLACED TO BLEND WITH EXISTING OR PROPOSED TOPOGRAPHY.
- RIM ELEVATION ARE GIVEN TO THE FLOWLINE FOR INLET GRATES OR THE CENTER OF MANHOLE CASTING FOR MANHOLES.
- REFER TO THE CONSTRUCTION SPECIFICATION FOR PIPE MATERIALS. STORM SEWER SHALL BE HDPE UNLESS OTHERWISE NOTED ON THIS PLAN.
- VERTICAL AND HORIZONTAL SEPARATION STANDARDS FOR WATER AND SEWER SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
- WATERMAIN SHALL BE INSTALLED 5'-6' BELOW FINISHED GRADE TO TOP OF MAIN.
- PROPOSED ELECTRIC, GAS, AND TELECOMMUNICATION LINES ARE SHOWN IN APPROXIMATE LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR NEW/RELOCATED FACILITIES AND TO COORDINATE FINAL LOCATION WITH THE UTILITY COMPANIES. ALL UTILITY COMPANY FEES SHALL BE PAID BY THE OWNER.
- RIMS OF EXISTING STRUCTURES SHALL BE ADJUSTED TO FINAL GRADE.
- CONTRACTOR TO PLUG, AT BOTH ENDS, ALL ABANDONED SEWERS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTARPLUGS.
- THE FOLLOWING INSPECTIONS AND TESTING SHALL OCCUR FOR THE UNDERGROUND PIPING. THE LOCAL OFFICIAL SHALL HAVE A MINIMUM FORTY-EIGHT-HOUR (48-HR.) NOTICE OF THE TEST. THEY SHALL INCLUDE BUT ARE NOT LIMITED TO:
 - UNDERGROUND PIPING, THRUST BLOCKS, AND RESTRAINTS SHALL BE VISUALLY INSPECTED PRIOR TO BEING COVERED. THE LOCAL AUTHORITY HAVING JURISDICTION SHALL BE CONSULTED ON WHAT RELEVANT DEPARTMENT SHALL COMPLETE THE INSPECTION. A COPY OF THE INSPECTION SHALL BE PROVIDED TO THE LOCAL FIRE OFFICIAL PRIOR TO THE FLUSHING AND HYDROSTATIC TEST.
 - UNDERGROUND FLUSHING SHALL BE COMPLETED PRIOR TO THE FIRE SERVICE MAIN BEFORE THE BACKFLOW ASSEMBLY IS INSTALLED AND PUT INTO SERVICE. THE UNDERGROUND PIPING FLUSHING FLOW RATE SHALL BE NOT LESS THAN ONE OF THE OPTIONS LISTED IN NFPA 24. A COPY OF THE TESTING DOCUMENTS SHALL BE PRESENTED TO THE LOCAL FIRE OFFICIAL AT THE COMPLETION OF THE TEST.
 - UNDERGROUND HYDROSTATIC SHALL BE COMPLETED PRIOR TO THE FIRE SERVICE MAIN FROM BEING COVERED. THE PIPING SHALL BE HYDROSTATICALLY TESTED AT TWO HUNDRED POUNDS PER SQUARE INCH (200 PSI) AND SHALL MAINTAIN THAT PRESSURE WITHOUT LOSS FOR TWO HOURS (2 HRS.).

LEGEND

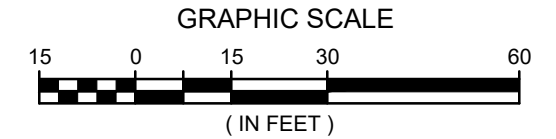
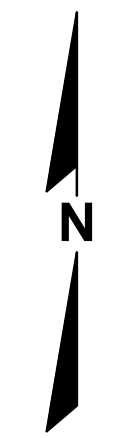
| | |
|---------|----------------------------|
| —STO— | PROPOSED STORM SERVICE |
| —S— | PROPOSED SANITARY SERVICE |
| —W—W—W— | PROPOSED WATER SERVICE |
| —T— | PROPOSED TELEPHONE SERVICE |
| —E— | PROPOSED ELECTRIC SERVICE |
| —G—G—G— | PROPOSED GAS SERVICE |
| —STO— | EXISTING STORM SERVICE |
| —S— | EXISTING SANITARY SERVICE |
| —W—W—W— | EXISTING WATER SERVICE |
| —T— | EXISTING TELEPHONE SERVICE |
| —E— | EXISTING ELECTRIC SERVICE |
| —G—G—G— | EXISTING GAS SERVICE |
| ■ | PROPOSED CATCH BASIN |
| ● | PROPOSED MANHOLE |



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| DATE | DESCRIPTION |
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raSmith
CREATIVITY BEYOND ENGINEERING

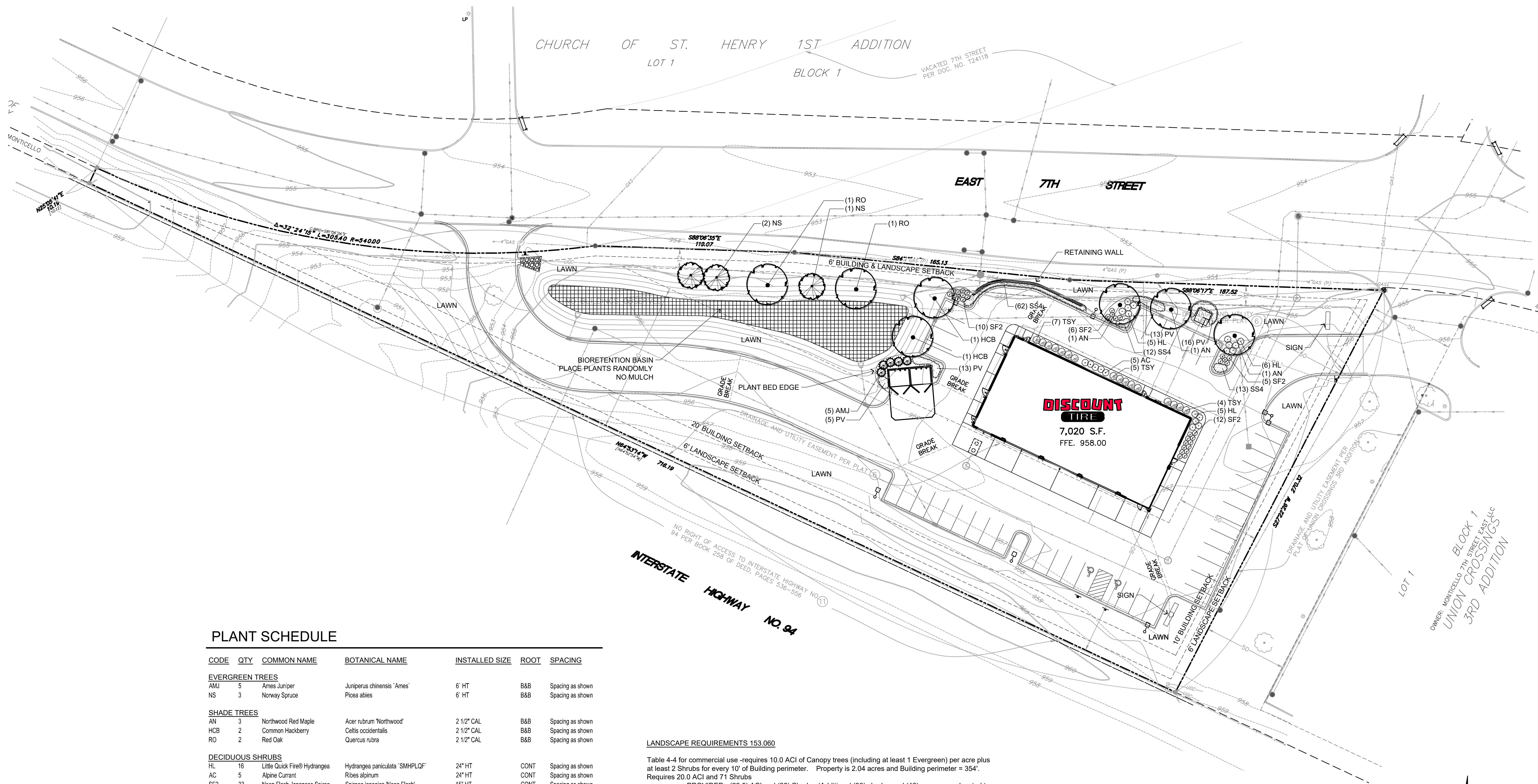
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Cedarburg, WI | Naperville, IL | Irvine, CA

DISCOUNT TIRE - MNM 13072
MONTICELLO, MN

UTILITY PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

| |
|--|
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| DATE: 01/31/2025 |
| SCALE: 1" = 30' |
| JOB NO. 3240268 |
| PROJECT MANAGER: ROBERT PONTO, P.E. |
| DESIGNED BY: TJR |
| CHECKED BY: RTP |
| SHEET NUMBER |
| C500 |



PLANT SCHEDULE

| CODE | QTY | COMMON NAME | BOTANICAL NAME | INSTALLED SIZE | ROOT | SPACING |
|---------------------------|-----|---------------------------------|---|----------------|------|------------------|
| EVERGREEN TREES | | | | | | |
| AMJ | 5 | Ames Juniper | Juniperus chinensis 'Ames' | 6' HT | B&B | Spacing as shown |
| NS | 3 | Norway Spruce | Picea abies | 6' HT | B&B | Spacing as shown |
| SHADE TREES | | | | | | |
| AN | 3 | Northwood Red Maple | Acer rubrum 'Northwood' | 2 1/2" CAL | B&B | Spacing as shown |
| HCB | 2 | Common Hackberry | Celtis occidentalis | 2 1/2" CAL | B&B | Spacing as shown |
| RO | 2 | Red Oak | Quercus rubra | 2 1/2" CAL | B&B | Spacing as shown |
| DECIDUOUS SHRUBS | | | | | | |
| HL | 16 | Little Quick Fire® Hydrangea | Hydrangea paniculata 'SMHPLQF' | 24" HT | CONT | Spacing as shown |
| AC | 5 | Alpine Currant | Ribes alpinum | 24" HT | CONT | Spacing as shown |
| SF2 | 33 | Neon Flash Japanese Spirea | Spiraea japonica 'Neon Flash' | 15' HT | CONT | Spacing as shown |
| EVERGREEN SHRUBS | | | | | | |
| TSY | 16 | Taunton Yew | Taxus x media 'Tauntoni' | 24" HT | B&B | Spacing as shown |
| ORNAMENTAL GRASSES | | | | | | |
| PV | 47 | Ruby Ribbons® Switch Grass | Panicum virgatum 'RR1' | 1 GAL | CONT | 30" Spacing |
| SS4 | 87 | Standing Ovalon Little Bluestem | Schizachyrium scoparium 'Standing Ovalon' | 1 GAL | CONT | 18" Spacing |

| BIO-RETENTION BASIN | | 3,847 sf |
|--|-----|-----------------------------|
| Echinacea pallida / Pale Purple Coneflower | 142 | 2 1/2", PLUG 8% @ 18" o.c. |
| Monarda fistulosa / Bergamot | 142 | 2 1/2", PLUG 8% @ 18" o.c. |
| Solidago rigida / Stiff Goldenrod | 142 | 2 1/2", PLUG 8% @ 18" o.c. |
| Asclepias incarnata / Swamp Milkweed | 142 | 2 1/2", PLUG 8% @ 18" o.c. |
| Aster novae-angliae / New England Aster | 142 | 2 1/2", PLUG 8% @ 18" o.c. |
| Carex vulpinoidea / Brown Fox Sedge | 266 | 2 1/2", PLUG 15% @ 18" o.c. |
| Panicum virgatum / Switch Grass | 170 | 2 1/2", PLUG 17% @ 24" o.c. |
| Rudbeckia speciosa / Showy Coneflower | 178 | 2 1/2", PLUG 10% @ 18" o.c. |
| Tradescantia ohiensis / Ohio Spiderwort | 80 | 2 1/2", PLUG 8% @ 24" o.c. |
| Verbena stricta / Hoary Vervain | 100 | 2 1/2", PLUG 10% @ 24" o.c. |

LANDSCAPE REQUIREMENTS 153.060

Table 4-4 for commercial use -requires 10.0 ACI of Canopy trees (including at least 1 Evergreen) per acre plus at least 2 Shrubs for every 10' of Building perimeter. Property is 2.04 acres and Building perimeter = 354'. Requires 20.0 ACI and 71 Shrubs
 PROVIDED - (23.5) ACI and (38) Shrubs (Additional (30) shrubs and (46) grasses are located to screen parking and building from E. 7th Street).

Interior Vehicle Use Landscape Areas- for commercial use, maximum parking stalls in a bay is 24 before an island is required. Proposed development does not exceed this amount.

Perimeter Vehicle Use- requires landscape strips where vehicle use area abuts a ROW. A minimum 6' landscape strip is required when within 50' of the ROW. Requires 8.0 ACI per 100' of landscape strip. Parking is 55' length - requires 5.0 ACI.
 PROVIDED - 5.0 ACI

(9) Interior Parking Lot Landscaping - Required for lots with 50 or more stalls - proposed development has 35 stalls, so not required.

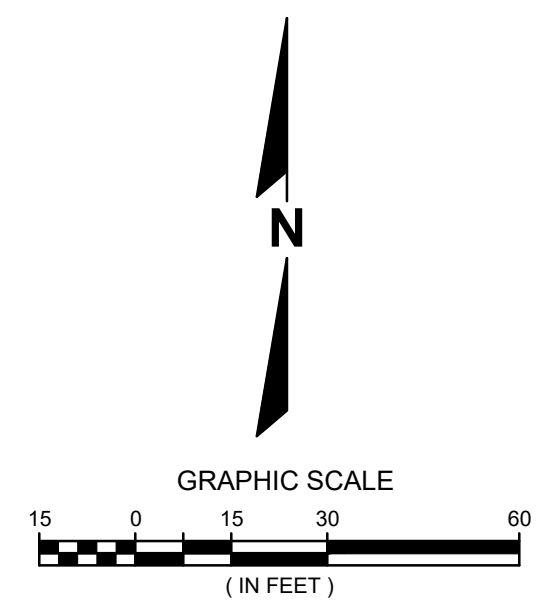
(10) Buffer Yards - Required for adjacent south property of RMH Zoning. Requires 20' landscape width with 6' screening fence and (2) Shade Trees and (3) Ornamental Trees and (2) Upright Coniferous Trees per 100'. 222' Requires (5) Shade Trees, (7) Ornamental Trees and (5) Upright Coniferous Trees.
 PROVIDED - (x) Shade Trees, (x) Ornamental Trees and (x) Upright Coniferous Trees.



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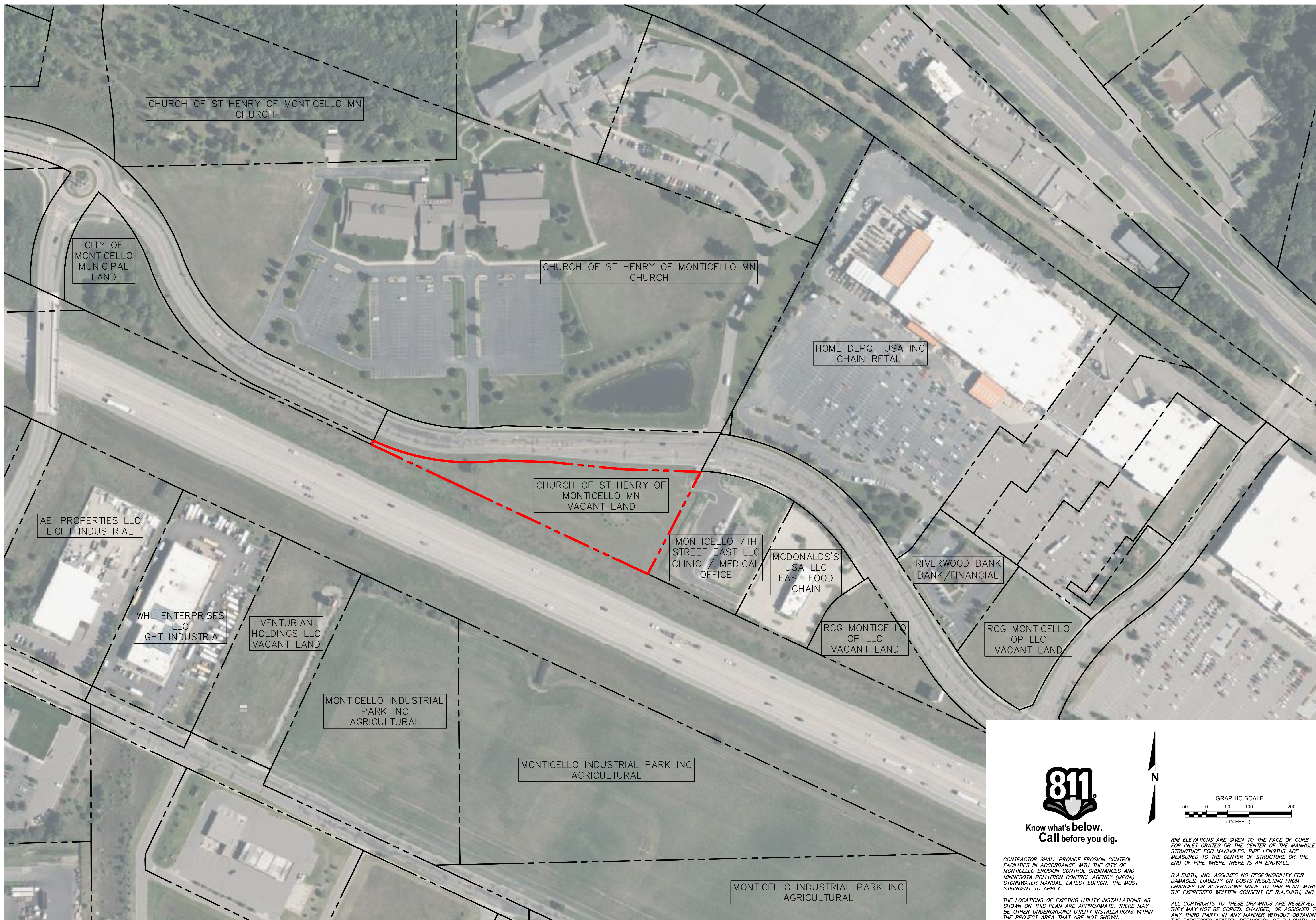
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 Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
 Cedarburg, WI | Naperville, IL | Irvine, CA

DISCOUNT TIRE - MNM 13072
 MONTICELLO, MN

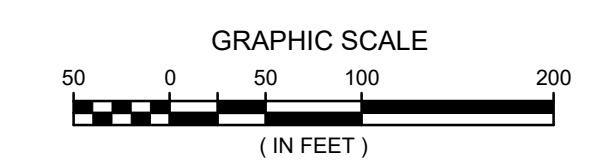
SITE LANDSCAPE PLAN

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| DATE: 01/31/2025 |
| SCALE: 1" = 30' |
| JOB NO. 3240268 |
| PROJECT MANAGER: ROBERT PONTO, P.E. |
| DESIGNED BY: REW |
| CHECKED BY: REW |
| SHEET NUMBER |
| L100 |



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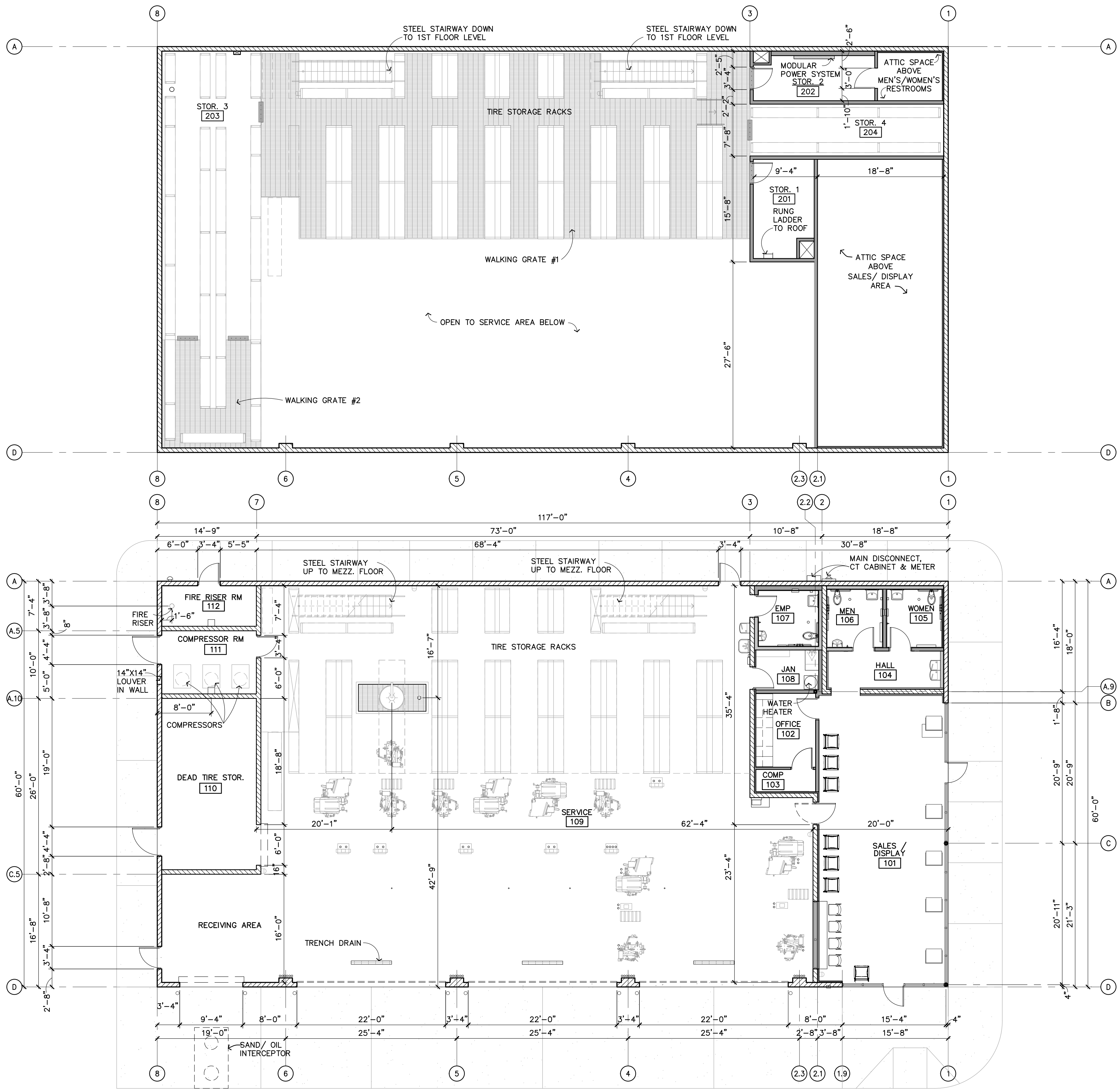
DISCOUNT TIRE - MNM 13072
MONTICELLO, MN

LOCATION MAP

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| DATE: 01/31/2025 |
| SCALE: 1" = 100' |
| JOB NO. 3240268 |
| PROJECT MANAGER: ROBERT PONTO, P.E. |
| DESIGNED BY: TJR |
| CHECKED BY: RTP |
| SHEET NUMBER |
| EX 001 |

N:\3240268\Draw\Exhibits\3240268-Location Map.dwg, Site Plan, 1/29/2025 4:58:27 PM, tjr

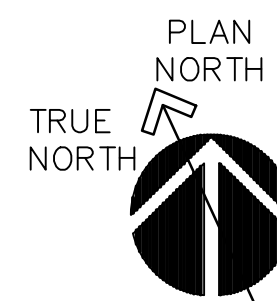


| Building Area Breakdown | |
|--|--------------|
| TOTAL GROUND FLOOR AREA: 7,020.00 S.F. | |
| GROUND FLOOR AREA | |
| *M* OCCUPANCY: | |
| SALES / DISPLAY | 791.42 S.F. |
| OFFICE | 97.16 S.F. |
| COMPUTER | 29.08 S.F. |
| HALL | 89.77 S.F. |
| MEN | 89.26 S.F. |
| WOMEN | 68.69 S.F. |
| EMPLOYEE | 71.80 S.F. |
| JANITOR ROOM: | 55.75 S.F. |
| *S-1* OCCUPANCY: | |
| SERVICE | 4728.00 S.F. |
| DEAD TIRE STORAGE | 354.79 S.F. |
| COMPRESSOR ROOM | 130.67 S.F. |
| FIRE RISER ROOM | 83.88 S.F. |
| (NET AREA/USABLE) 6,570.27 S.F. | |
| MEZZANINE LEVEL AREA: | |
| *S-1* OCCUPANCY: | |
| STORAGE # 1: | 124.21 S.F. |
| STORAGE # 2: | 116.04 S.F. |
| STORAGE # 3: | 625.28 S.F. |
| STORAGE # 4: | 219.81 S.F. |
| WALKING GRATE 1: | 1146.49 S.F. |
| WALKING GRATE 2: | 125.62 S.F. |
| (NET AREA/USABLE) 2,357.45 S.F. | |



CONCEPTUAL MEZZ. FLOOR PLAN

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



CONCEPTUAL 1ST FLOOR PLAN

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

ALT - 1R

REV:
DATE: 01.16.2025
JOB # A.2411057



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CONCEPTUAL FLOOR PLANS

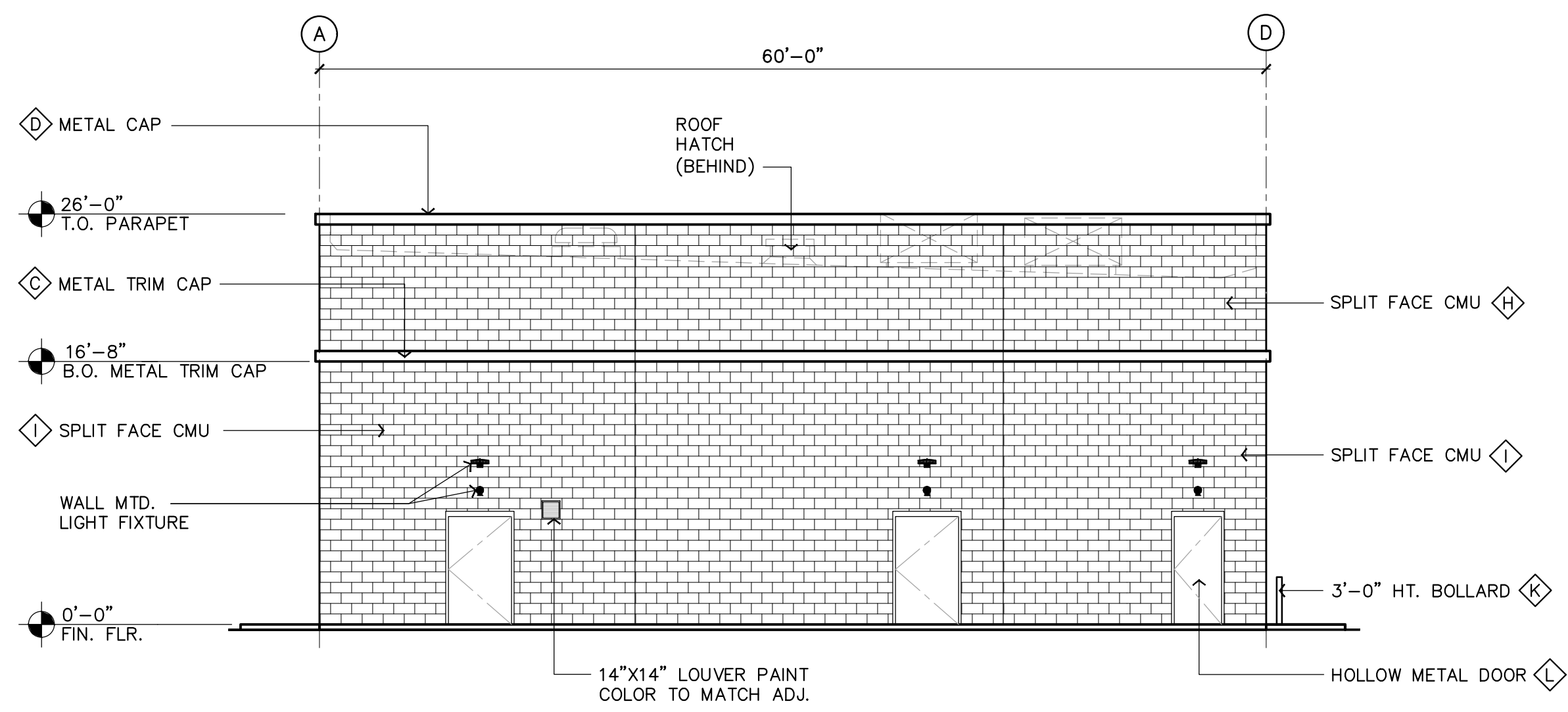
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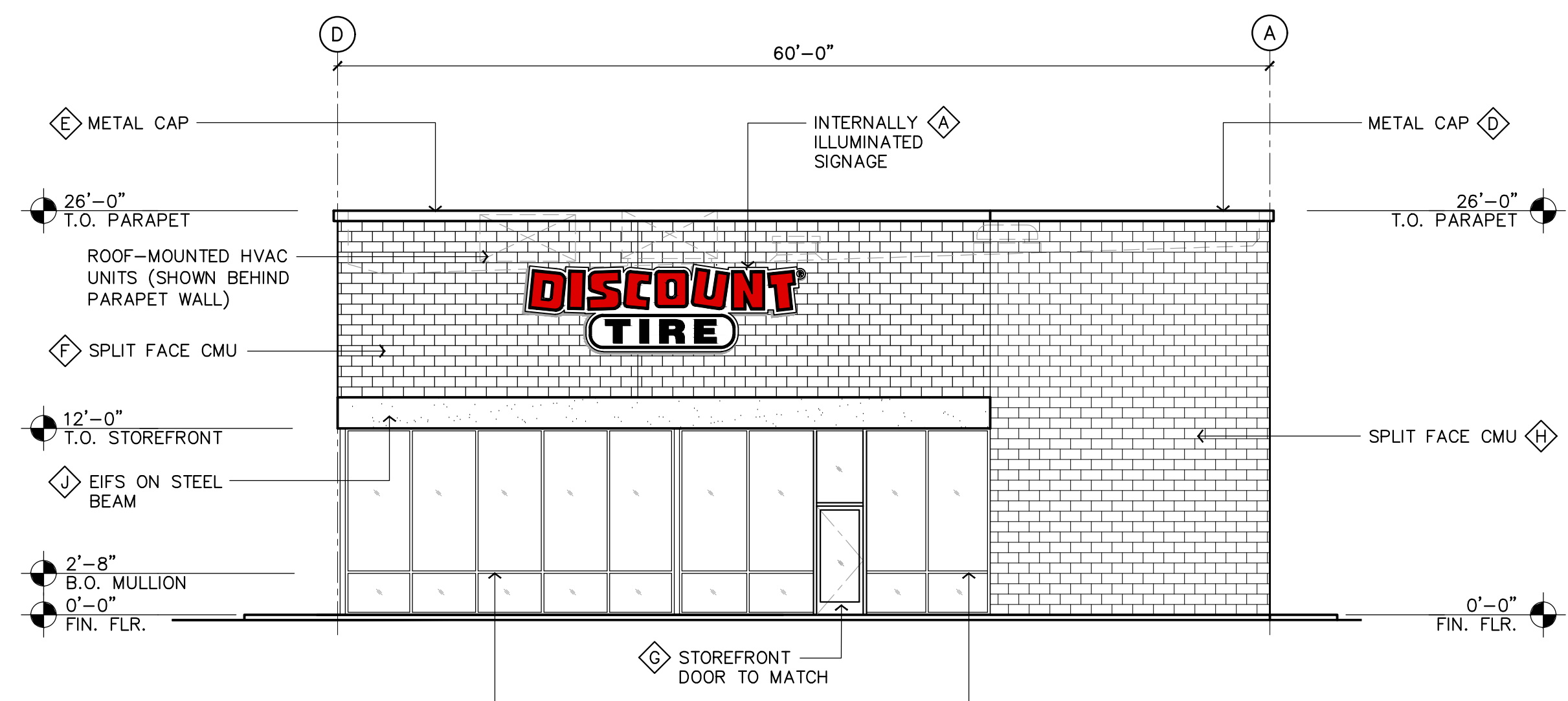
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Sheet No.

A.1

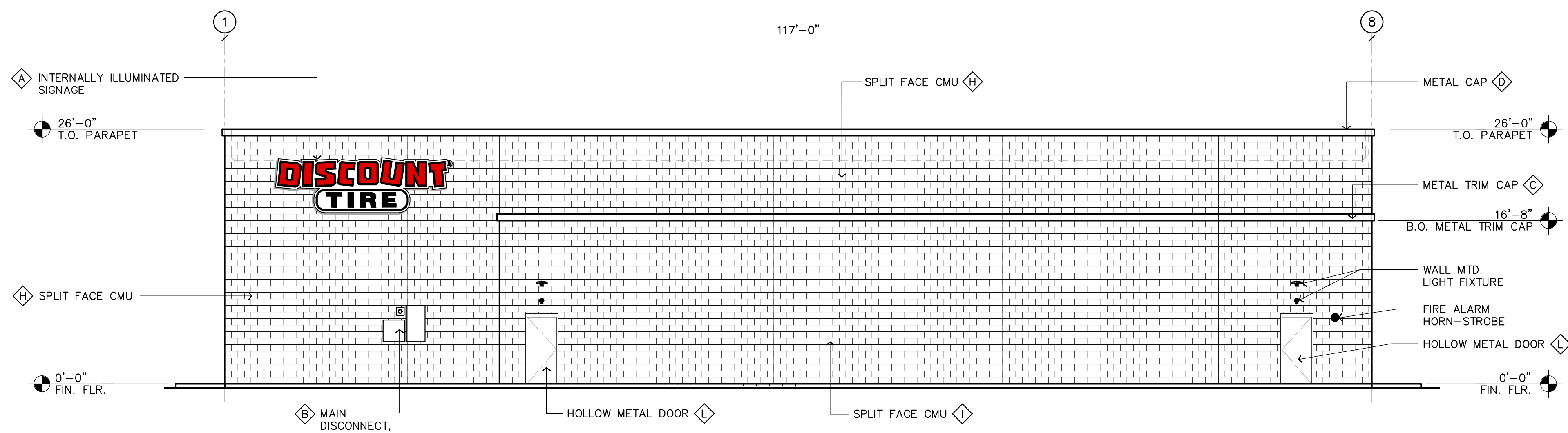


WEST ELEVATION
SCALE: 1/8" = 1'-0"

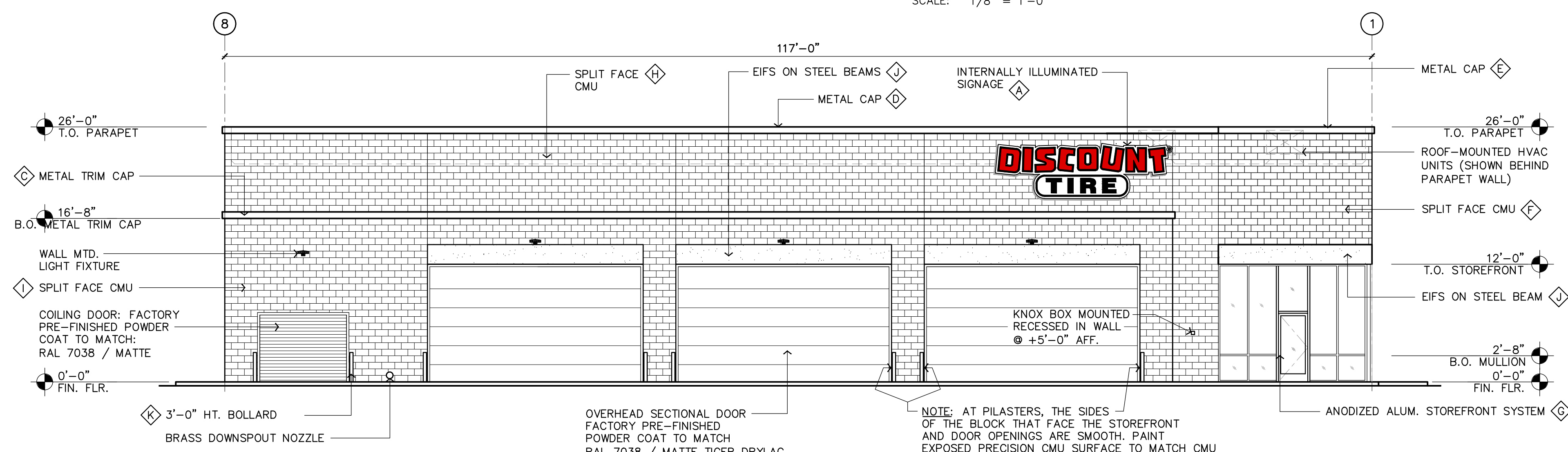


EAST ELEVATION
SCALE: 1/8" = 1'-0"

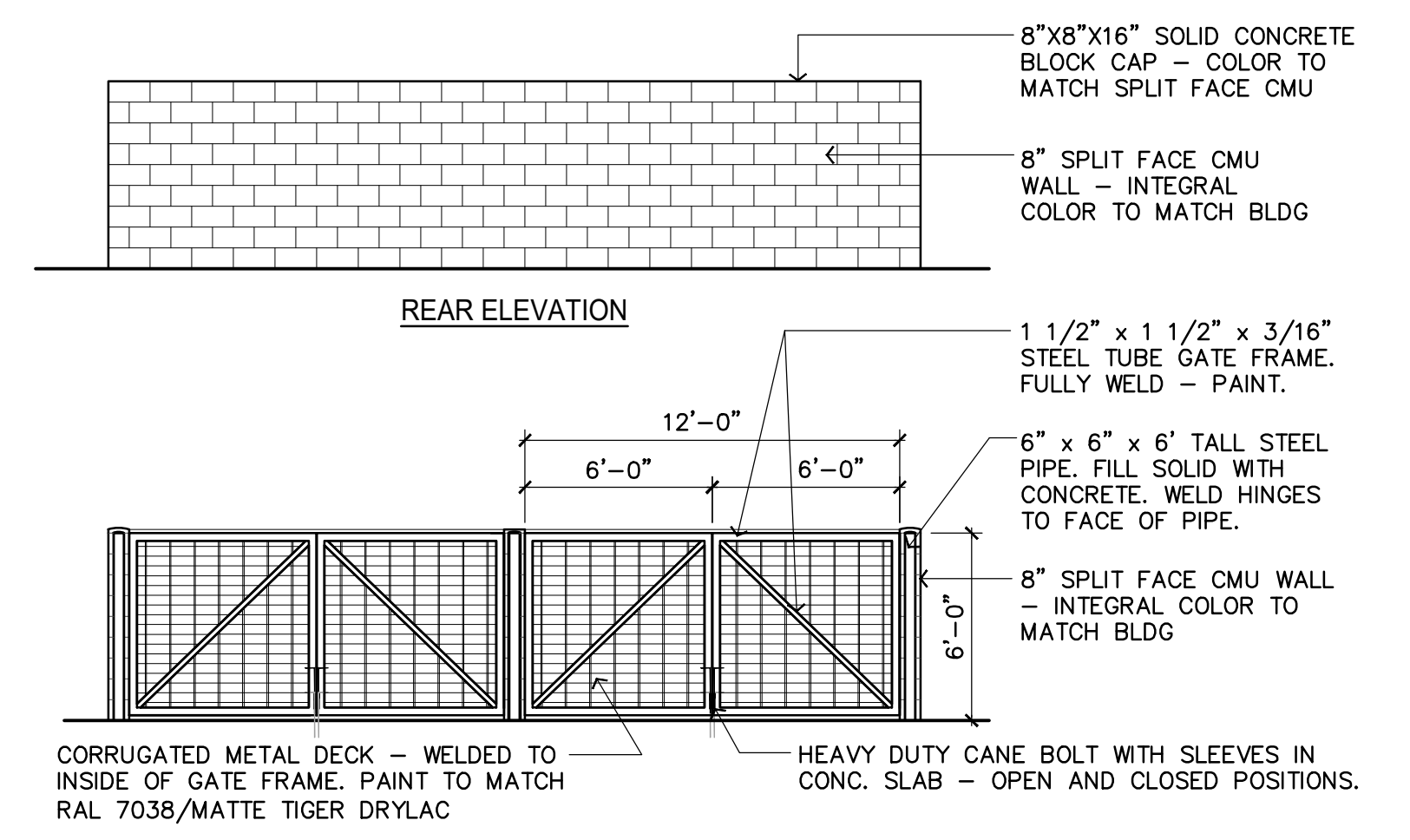
| FINISH LEGEND | |
|---------------|--|
| Ⓐ | 3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT) |
| Ⓑ | PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE" |
| Ⓒ | METAL TRIM CAP - 8" LINK & LOCK BY LONGBOARD - LONGBOARD COLOR "SLATE GREY". CONTACT: MICHAEL CAREY AT MCAREY@LONGBOARDPRODUCTS.COM AND (720) 813-3383 |
| Ⓓ | METAL CAP - COLOR TO MATCH SW 7104 "COTTON WHITE" |
| Ⓔ | METAL CAP - COLOR TO MATCH SW 6258 "TRICORN BLACK" |
| Ⓕ | NATURAL GRAY SPLIT-FACE CMU BLOCK PAINTED TO MATCH SW 6258 "TRICORN BLACK" |
| Ⓖ | ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED - SERIES 451T BY KAWNEER |
| Ⓗ | INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7104 "COTTON WHITE" |
| Ⓙ | INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7650 "ELLIE GRAY" |
| Ⓚ | EIFS ON STEEL BEAMS - COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC |
| Ⓛ | STEEL BOLLARDS - POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC |
| Ⓛ | HOLLOW METAL DOORS - PAINTED SHERWIN WILLIAMS SW 7650 "ELLIE GRAY" |



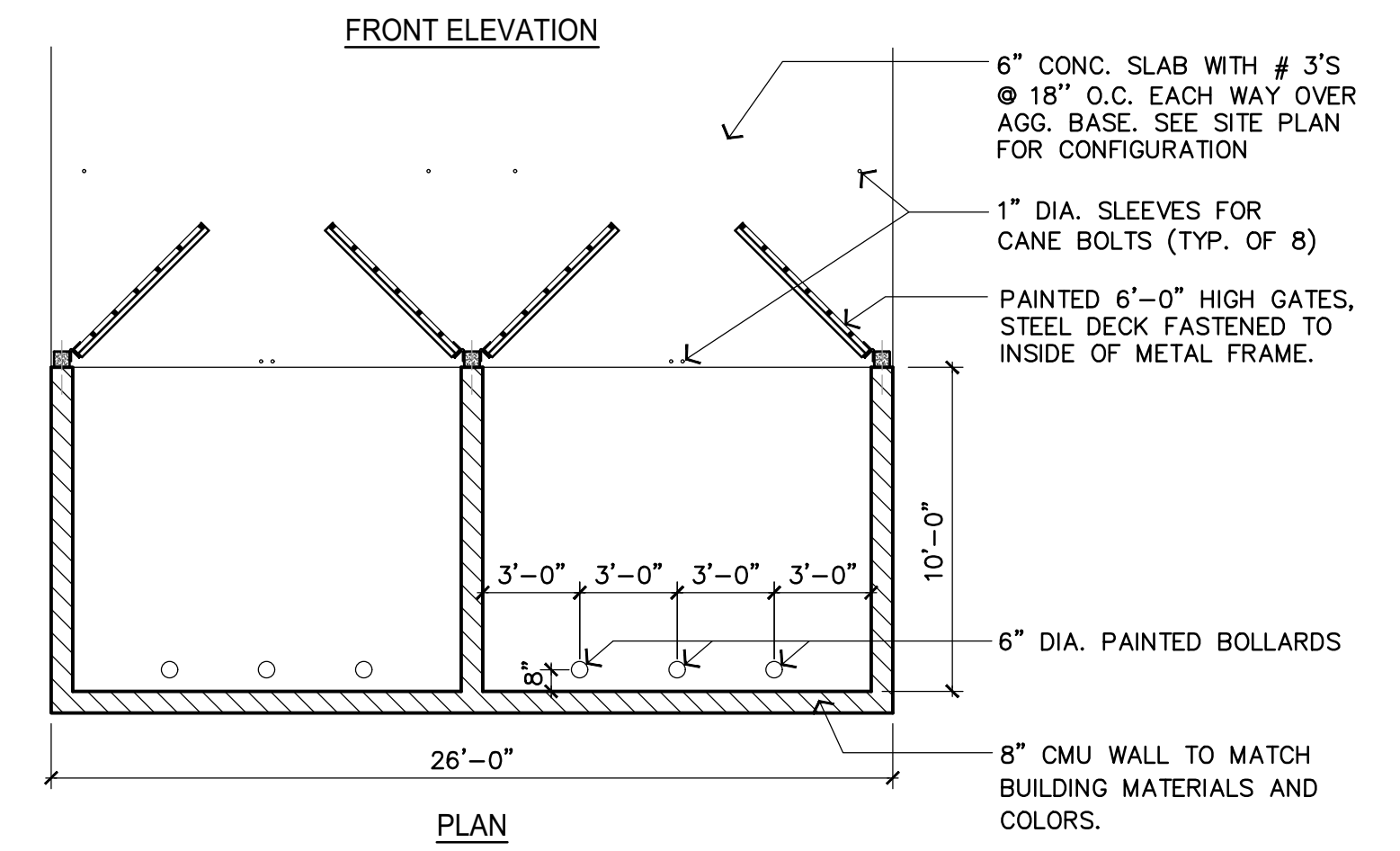
NORTH ELEVATION (E. 7TH ST.)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (INTERSTATE HWY NO. 94)
SCALE: 1/8" = 1'-0"



REAR ELEVATION



FRONT ELEVATION

TRASH ENCLOSURE PLAN / ELEVATIONS
SCALE: 3/16" = 1'-0"

REV:
DATE: 01.16.2025
JOB # A.2411057

ALT - 1R



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CONCEPTUAL ELEVATIONS
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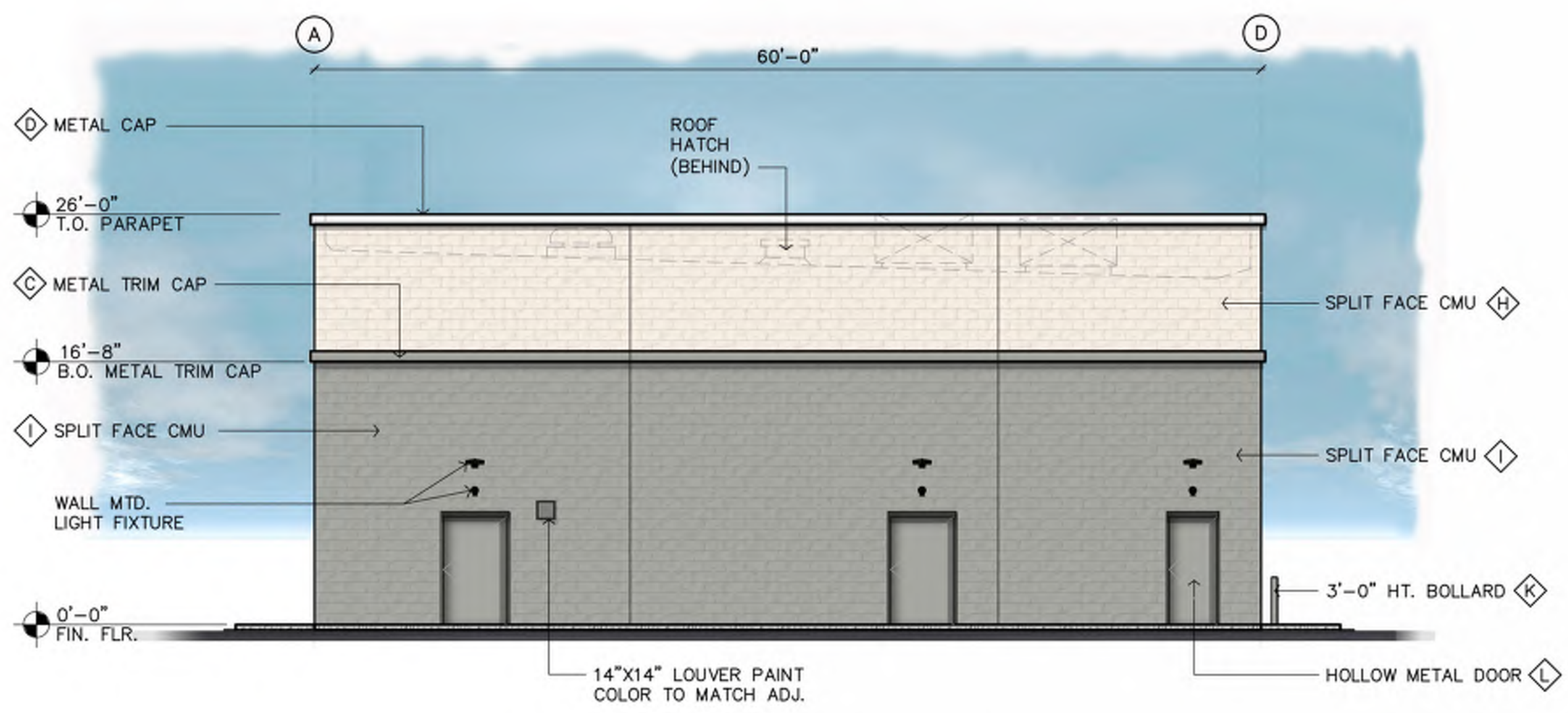


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Sheet No.

A.2

| FINISH LEGEND | |
|---------------|---|
| Ⓐ | 3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT) |
| Ⓑ | PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE" |
| Ⓒ | METAL TRIM CAP - 8" LINK & LOCK BY LONGBOARD - LONGBOARD COLOR "SLATE GREY". CONTACT: MICHAEL CAREY AT MCAREY@LONGBOARDPRODUCTS.COM, AND (720) 813-3383 |
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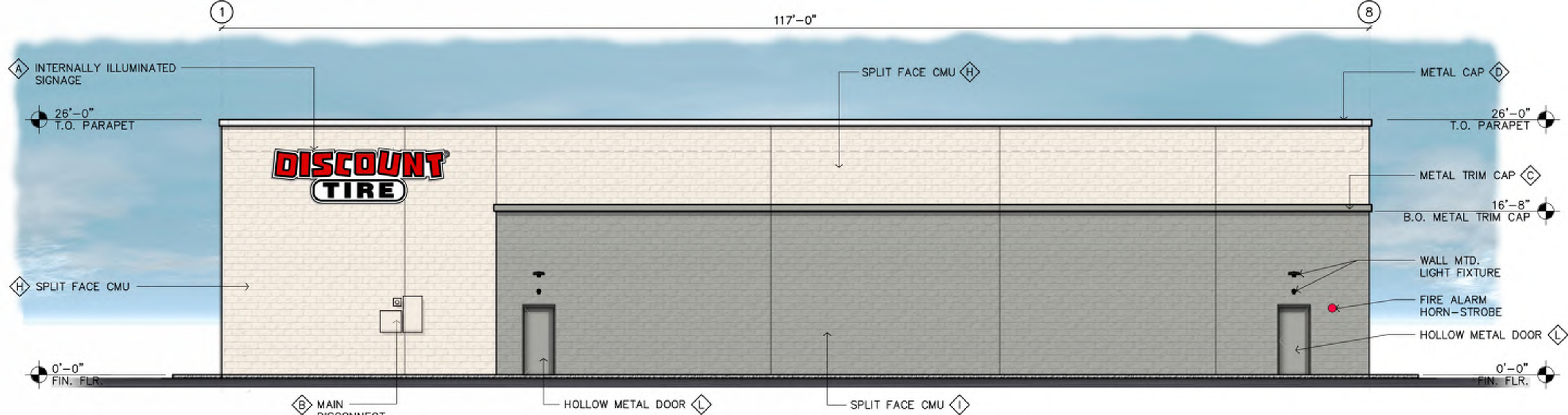
WEST ELEVATION

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



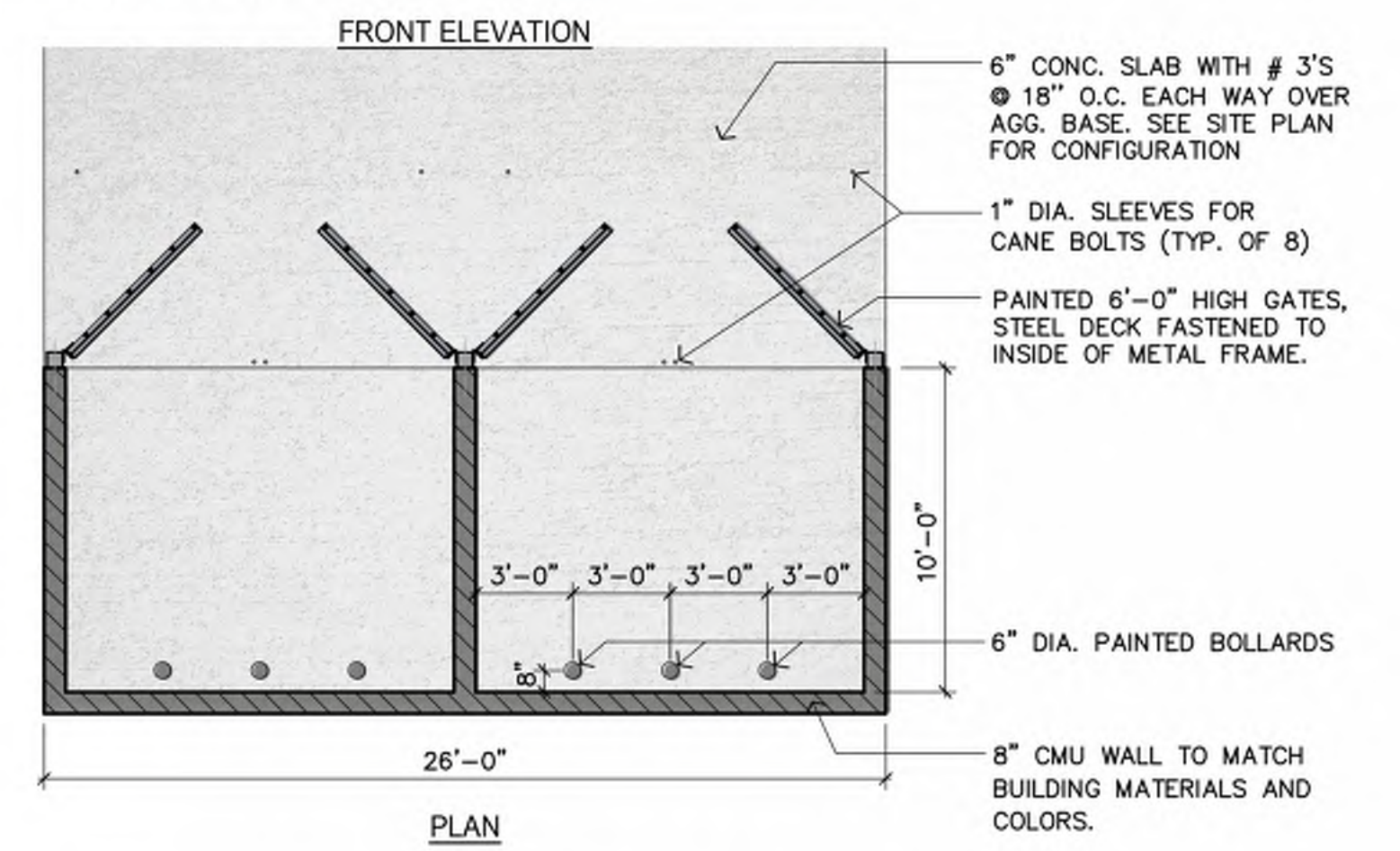
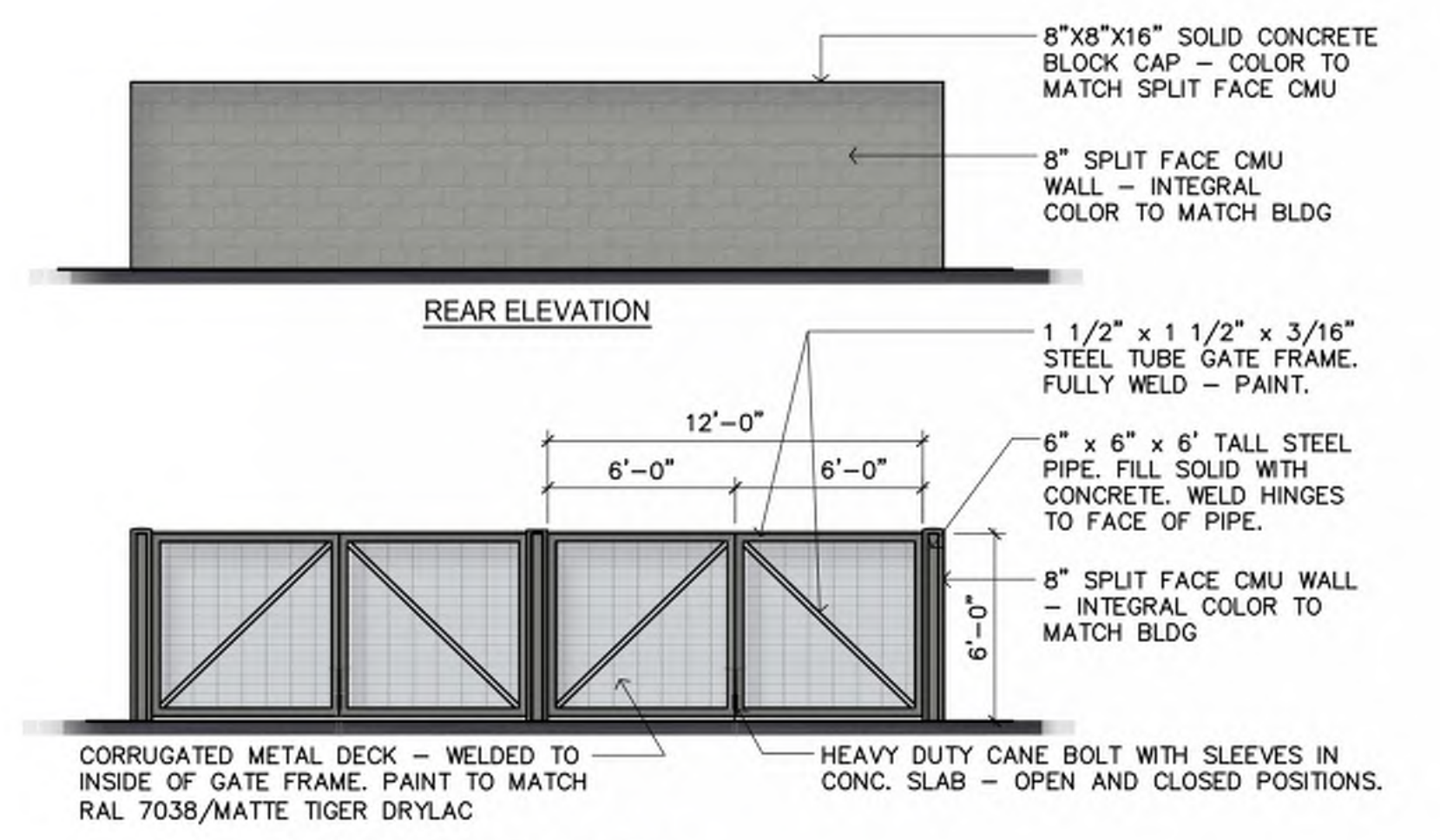
EAST ELEVATION

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



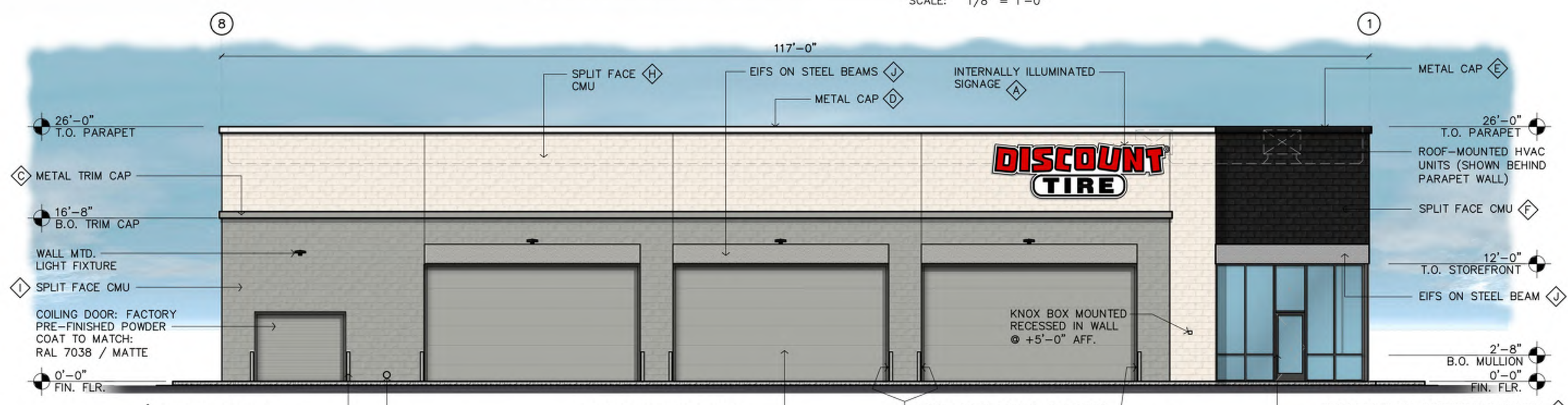
NORTH ELEVATION (E. 7TH ST.)

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



TRASH ENCLOSURE PLAN / ELEVATIONS

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION (INTERSTATE HWY NO. 94)

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

REV:
DATE: 01.16.2025
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CONCEPTUAL COLOR ELEVATIONS

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Sheet No.

A.3

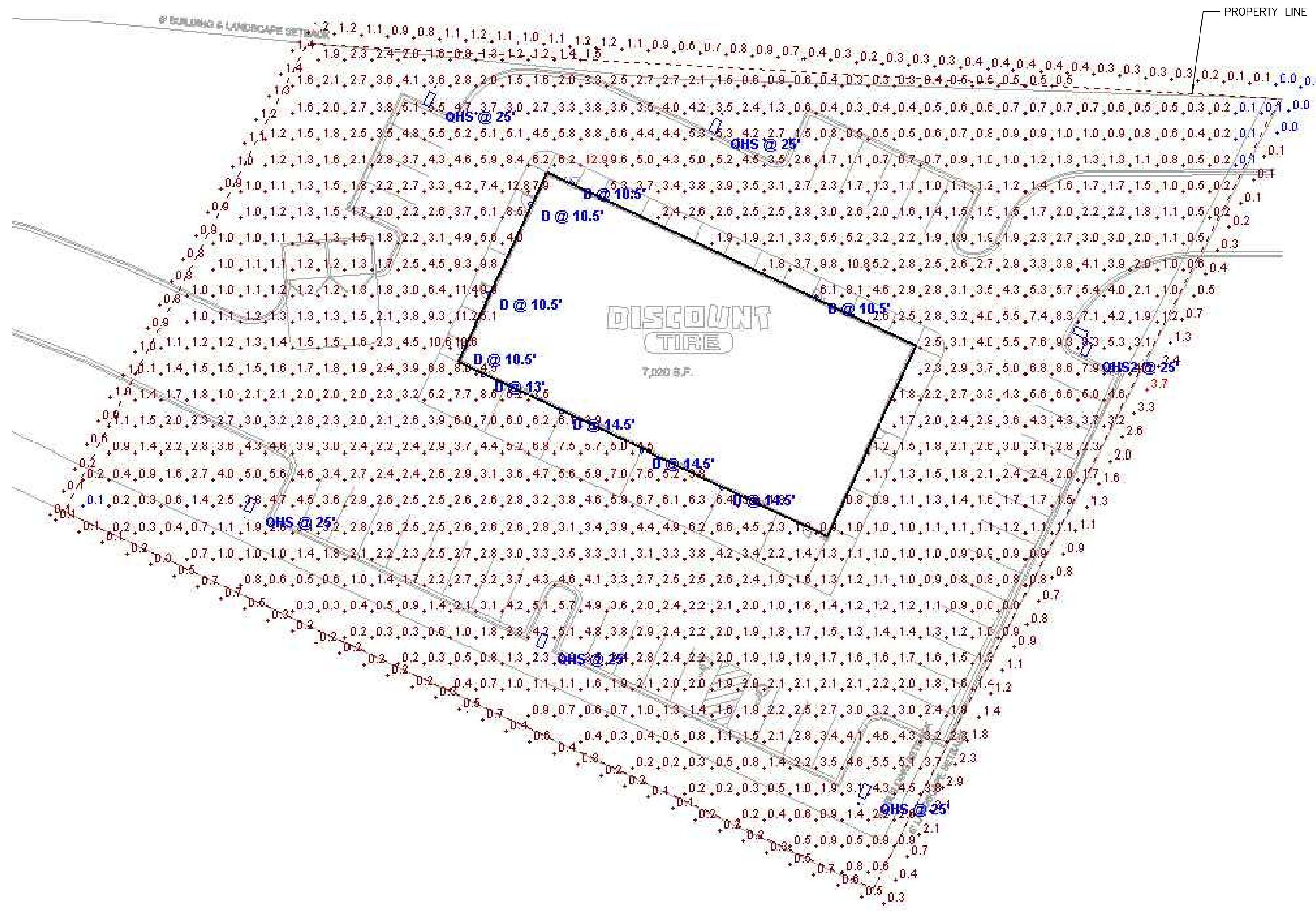
| Symbol | Label | QTY | Manufacturer | Catalog | Description | Number Lamps | Lamp Output | Input Power |
|--------|-------|-----|-------------------|--------------------|---|--------------|-------------|-------------|
| ○ | D | 9 | Lithonia Lighting | ARC2 LED P4 30K | ARC2 LED WITH P4 - PERFORMANCE PACKAGE, 3000K | 1 | 3903 | 29.4252 |
| □ | QHS | 5 | Lithonia Lighting | RSX1 LED P4 40K R4 | RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution | 1 | 16573 | 133.14 |
| □ | QHS 2 | 1 | Lithonia Lighting | RSX1 LED P4 40K R4 | RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution | 1 | 16573 | 266.28 |

TOTAL: 134,565 LUMENS
POLES ARE 22'-0" ON 3'-0" BASES

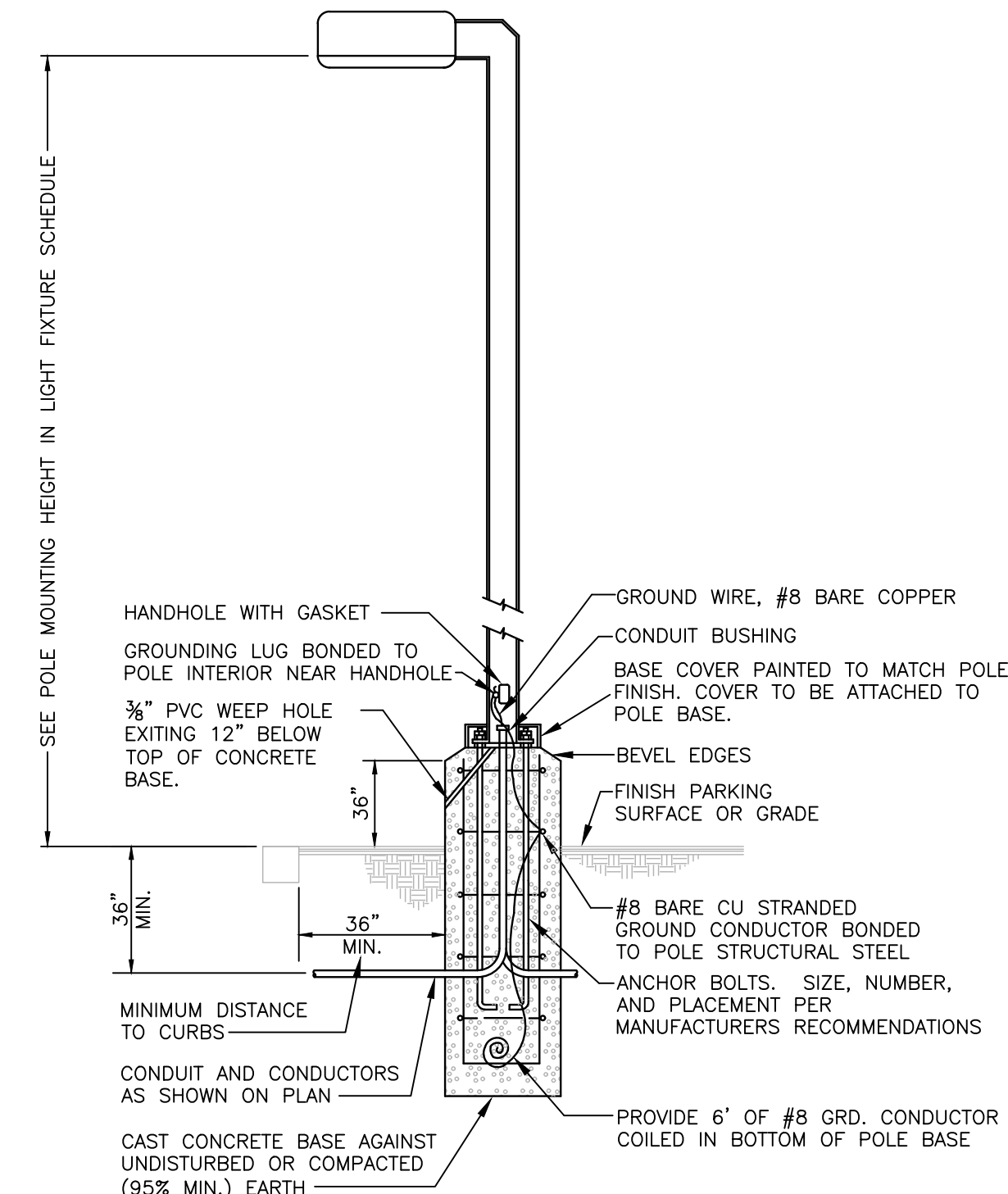
| Statistics | | | | | | |
|---------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| SITE | + | 2.6 fc | 12.9 fc | 0.1 fc | 129.0:1 | 26.0:1 |
| PROPERTY LINE | + | 0.7 fc | 3.7 fc | 0.0 fc | N/A | N/A |

ALL LEVELS ARE IN FOOTCANDLES

ALL POLE MOUNTED FIXTURES AND POLES TO BE MANUFACTURER'S "NATURAL ALUMINUM" FINISH.



01 SITE PHOTOMETRIC PLAN
SCALE: NTS



NOTE:
DIAMETER & DEPTH OF CONCRETE BASE TO BE DETERMINED ON A REGIONAL BASIS. STRUCTURAL ENGINEER SHALL SIZE REBAR AND CONCRETE BASED ON REGIONAL WEATHER AND SOILS CONDITIONS.

NOTE:
CONTRACTOR TO INSTALL NON-SHRINK MORTAR GROUT BETWEEN POLE BASE PLATE AND CONCRETE FOUNDATION AS REQUIRED AND SPECIFIED BY POLE MANUFACTURER.

02 POLE BASE DETAIL
NOT TO SCALE

REV:
DATE: 01.16.2025
JOB # A.2411057

ALT - 1R



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MONTICELLO, MN 55362



PLUMP ENGINEERING INC.
CONSULTING ENGINEERS
STRUCTURAL, MECHANICAL, PLUMBING,
ELECTRICAL, CIVIL, SURVEYING,
ARCHITECTURAL
914 E. KATELLA AVENUE, ANAHEIM, CA 92805
P (714) 385-1835 F (714) 385-1834
www.plumpgroup.com

Sheet No.

ES1.0



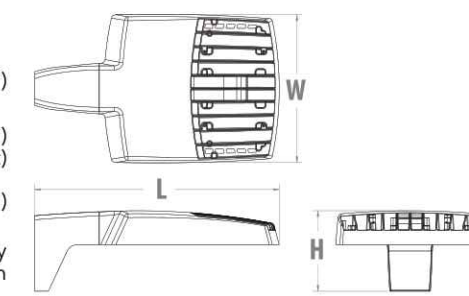
RSX1 LED Area Luminaire



| | |
|---------------|-----|
| Rating Number | |
| Notes | |
| Type | QHS |

Specifications

| | |
|---------------------------------------|---|
| EPA (H ² O ²): | 0.57 ft ² (0.05 m ²) |
| Length: | 21.8" (55.4 cm) (SPA mount) |
| Width: | 13.3" (33.8 cm) |
| Height: | 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm |
| Weight (SPA mount): | 22.0 lbs (10.0 kg) |



Introduction

The new RSX1 LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfilter and other mounting configurations are available.

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details.

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

| Series | Performance Package | Color Temperature | Distribution | Voltage | Mounting |
|----------|---------------------|-------------------|--|--------------------------------|---|
| RSX1 LED | P1 | 30K 3000K | R2 Type 2 Wide | MVOLT (120V-277V) ¹ | SPA Square pole mounting (1.0" min. SQ pole for 1 at 90°, 1.3" min. SQ pole for 1, 2, 4, & 90°) |
| | P2 | 40K 4000K | R3 Type 3 Wide | MVOLT (120V-480V) ¹ | RPA Round pole mounting (1.2" min. dia. R90 pole for 1 at 90°, 2 at 180°, 3 at 120°) |
| | P3 | 50K 5000K | R3S Type 3 Short | XVOLT (277V-480V) ¹ | MA Mast arm adaptor (to 3.38" OD horizontal sensor) |
| | P4 | | R4 Type 4 Wide | | IS Adjustable slipfilter (to 2.318" OD sensor) ¹ |
| | | | R5 Type 4 Short | | WBA Wall bracket ¹ |
| | | | R5S Type 5 Short ¹ | | WBASC Wall bracket with surface conduit box |
| | | | AFR Automotive Front Row | | AASP Adjustable-fit arm square pole mounting ¹ |
| | | | AFR90 Automotive Front Row Right Rotated | | AAMP Adjustable-fit arm round pole mounting ¹ |
| | | | AFRL90 Automotive Front Row Left Rotated | | AANW Adjustable-fit arm with wall bracket ¹ |
| | | | | | AANWC Adjustable-fit arm wall bracket and surface conduit box ¹ |

| Options | Finish |
|---|---------------------------------|
| Shipped Installed | DDBXD Dark Bronze |
| HS ¹ Haze-silver shield ¹ | DBLD Black |
| PE Photocast, button style ¹ | EDND Natural Aluminum |
| PER2 Seven-wire twist-lock receptacle only (no controls) ^{1, 1, 1} | DNDW White |
| SF Single face (120, 277, 347) ¹ | DDBD Textured Dark Bronze |
| DF Double face (208, 240, 480) ¹ | DBLD Textured Black |
| SPE20KV 20KV Surge pack (10KV standard) | DNDND Textured Natural Aluminum |
| FAO Field adjustable output ¹ | DNDWD Textured White |
| DMS 0-10V dimming extend out back of housing for external control (control ordered separately) ¹ | |

Shipped Installed
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)
NDR2/PBRN ¹ Night All generation 2, with Networked, Bi-Level motion sensor^{1, 1, 1, 1, 1}
BAA Buy America(s) Act and/or Build America Buy America Qualified
CEE Coastal Construction¹
*Note: NDR2/PBRN with Night All can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaires is tilted.
Shipped Separately (requires some field assembly)
EGS External glare shield¹
EGFV External glare full visor (360° around light aperture)¹
BS Blind spikes^{1, 1}

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX1 Area LED
Rev. 10/09/24
Page 1 of 9



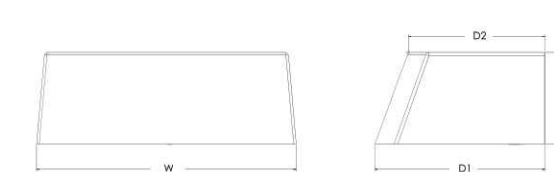
ARC2 LED Architectural Wall Luminaire



| | |
|---------------|---|
| Rating Number | |
| Notes | |
| Type | D |

Specifications

| | |
|---------------------------|--------|
| Depth (D1): | 9.25" |
| Depth (D2): | 7.5" |
| Height: | 5" |
| Width: | 14" |
| Weight (without options): | 11 lbs |



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

| Luminaire | Standard EM, 4°C | Cold EM, -20°C | Approximate Lumens (4000K) | | | | |
|-----------|------------------|----------------|----------------------------|-------|-------|-------|-------|
| | | | P1 | P2 | P3 | P4 | P5 |
| ARC1 LED | 4W | — | 1,500 | 2,000 | 3,000 | — | — |
| ARC2 LED | 4W | 8W | 1,500 | 2,000 | 3,000 | 4,000 | 6,500 |

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

| Series | Package | Color Temperature | Voltage | Options | Finish |
|----------|---------|-------------------|------------------|---|---------------------------|
| ARC2 LED | P1 | 30K 3000K | MVOLT | E4WH Emergency battery backup, EEC compliant (4W, 0°C min) ¹ | DDBXD Dark Bronze |
| | P2 | 40K 4000K | 347 ¹ | E4WC Emergency battery backup, EEC compliant (4W, -20°C min) ¹ | DBLD Black |
| | P3 | 50K 5000K | | PE Button type photocast for dusk-to-dawn operation | EDND Natural Aluminum |
| | P4 | 6,500 Lumens | | DMS 0-10V dimming, wires pulled outside fixture (for use with an external control, ordered separately) ¹ | DNDW White |
| | P5 | 6,500 Lumens | | SPOKRY 6KV surge protection ¹ | DDBD Textured Dark Bronze |

Accessories

| | | |
|--------------|---|---|
| W588 DDBXD U | Surface-mounted back box (specify finish) | NOTES 1. 347V not available with E4WH, E4WC, and SPOKRY. 2. FAO not available with DMS. |
|--------------|---|---|



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Sheet No.

ES1.1

ALT - 1R

**REV:
DATE: 01.16.2025
JOB # A.2411057**

DISCOUNT[®] TIRE

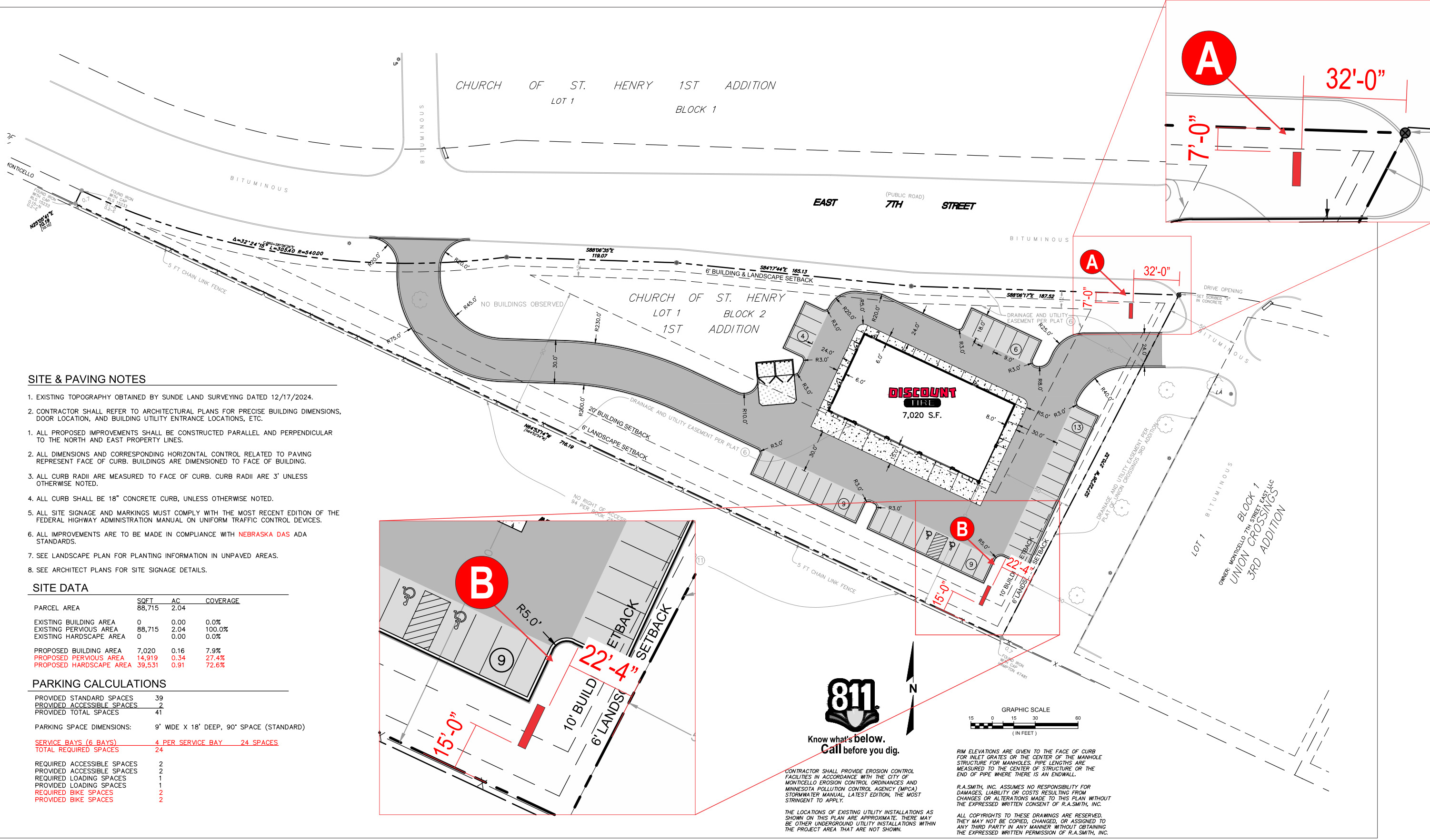
PROJECT SITE:

DISCOUNT TIRE MNM 13072
1344 EAST 7TH STREET
MONTICELLO, MN 55362

SIGN PACKAGE

Revision Notes

- R1) 02/26/25 - Add full pole cove at sign "B" - RH
- R2)
- R3)
- R4)
- R5)
- R6)



SITE & PAVING NOTES

- EXISTING TOPOGRAPHY OBTAINED BY SUNDE LAND SURVEYING DATED 12/17/2024.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, DOOR LOCATION, AND BUILDING UTILITY ENTRANCE LOCATIONS, ETC.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED PARALLEL AND PERPENDICULAR TO THE NORTH AND EAST PROPERTY LINES.
- ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
- ALL CURB RADII ARE MEASURED TO FACE OF CURB. CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
- ALL CURB SHALL BE 18" CONCRETE CURB, UNLESS OTHERWISE NOTED.
- ALL SITE SIGNAGE AND MARKINGS MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH NEBRASKA DAS ADA STANDARDS.
- SEE LANDSCAPE PLAN FOR PLANTING INFORMATION IN UNPAVED AREAS.
- SEE ARCHITECT PLANS FOR SITE SIGNAGE DETAILS.

SITE DATA

| PARCEL AREA | SQFT | AC | COVERAGE |
|-------------------------|--------|------|----------|
| EXISTING BUILDING AREA | 0 | 0.00 | 0.0% |
| EXISTING PAVEMENT AREA | 88,715 | 2.04 | 100.0% |
| EXISTING HARDSCAPE AREA | 0 | 0.00 | 0.0% |
| PROPOSED BUILDING AREA | 7,020 | 0.16 | 7.9% |
| PROPOSED PAVEMENT AREA | 14,919 | 0.34 | 27.4% |
| PROPOSED HARDSCAPE AREA | 39,531 | 0.91 | 72.6% |

PARKING CALCULATIONS

| | |
|----------------------------|--|
| PROVIDED STANDARD SPACES | 39 |
| PROVIDED ACCESSIBLE SPACES | 2 |
| PROVIDED TOTAL SPACES | 41 |
| PARKING SPACE DIMENSIONS: | 9' WIDE X 18' DEEP, 90° SPACE (STANDARD) |
| SERVICE BAYS (6 BAYS) | 4 PER SERVICE BAY = 24 SPACES |
| TOTAL REQUIRED SPACES | 24 |
| REQUIRED ACCESSIBLE SPACES | 2 |
| PROVIDED ACCESSIBLE SPACES | 2 |
| REQUIRED LOADING SPACES | 1 |
| PROVIDED LOADING SPACES | 1 |
| REQUIRED BIKE SPACES | 2 |
| PROVIDED BIKE SPACES | 2 |

SITE PLAN
Scale: 1/64" = 1'-0"



Client: DISCOUNT TIRE MNM 13072
 Address: 1344 EAST 7TH STREET
 Address: _____
 City/State: MONTICELLO, MN 55362
 Sales: HOUSE Designer: IP
 Date: 01/24/25 PM: TG

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Revision Notes

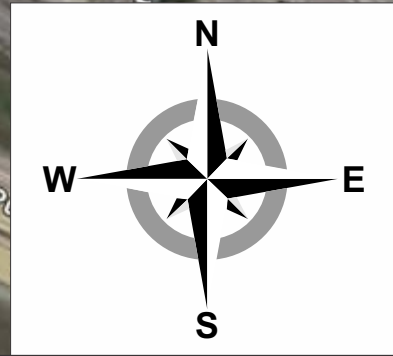
- R1) 02/26/25 - Add full pole cove at sign "B" - RH
- R2)
- R3)
- R4)
- R5)
- R6)

Z:\Customers\Discount Tire\Locations\MN\MN Monticello MNM 13072\344778 Bldg Signage\DESIGNS

Signs will be manufactured with 120 Volts A/C. Signs will be manufactured by UL Guidelines. All Primary electrical service to the sign is the responsibility of the buyer. If primary electrical service is existing and within 6 feet of sign area, Walton to make final connections unless restricted by municipality.
 All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
 The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code

CID344778 GND



AERIAL VIEW
Scale: Not to Scale



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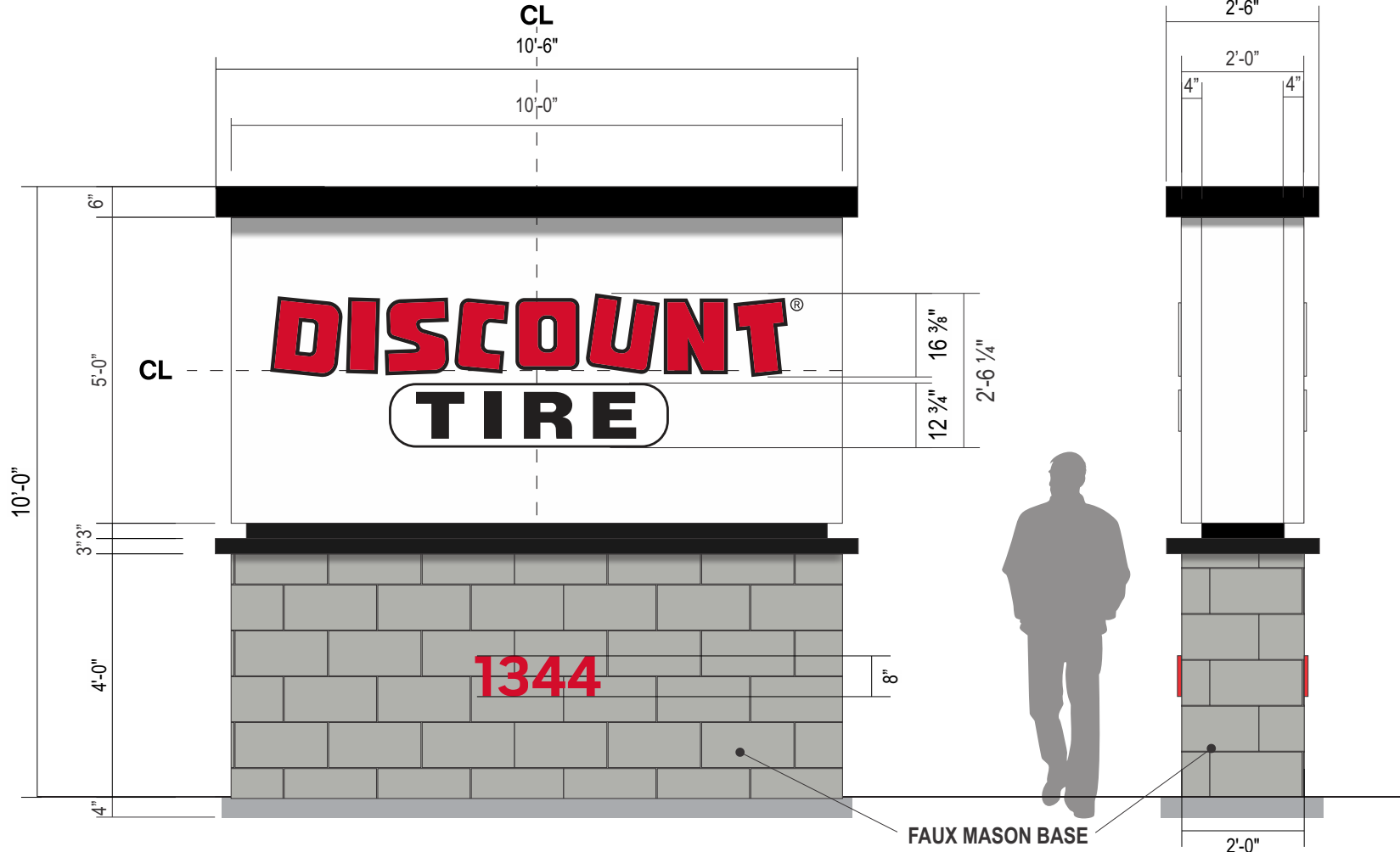
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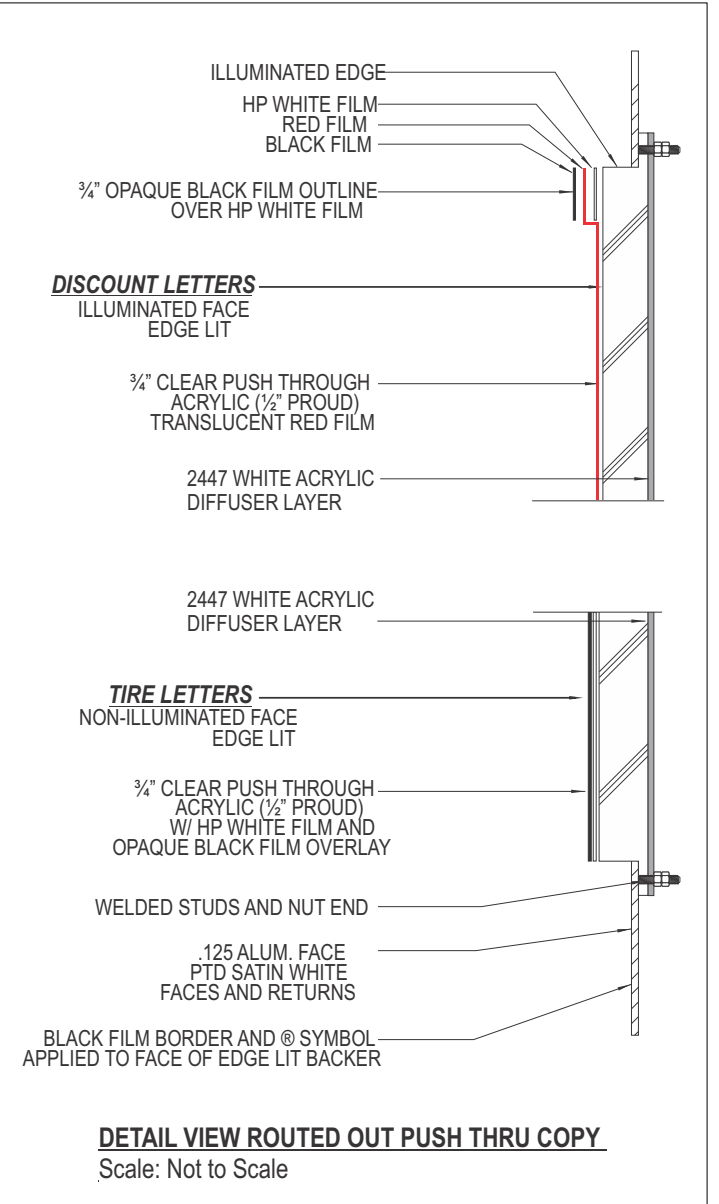
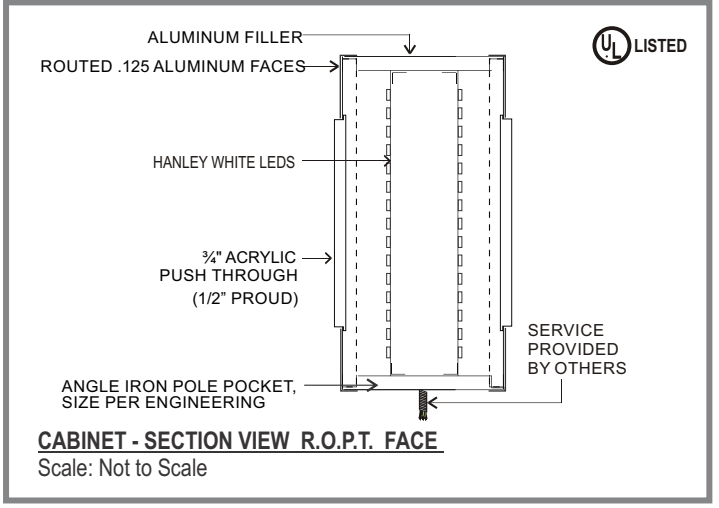
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PAGE SIZE: 11x17

Sheet: 3



NIGHT VIEW
Scale: NTS



A D/F EXTERIOR MONUMENT SIGN (50 SQ FT) FACE OF SIGN
Scale: 3/8" = 1'-0"

FOOTING, SUPPORT PIPE & BASE,
SUPPORT PIPE : STEEL SUPPORT PIPE, FOUNDATION PER ENGINEERING

MAIN CABINET : 2" x 2" x .125 ALUM TUBE FRAME WITH ROUTED FACES FOR PUSH THRU GRAPHICS. SIDES AND TOP TO BE .125" ALUM. REMOVABLE FOR INSTALLATION & SERVICE ACCESS.
2" x 2" x 3/16" ANGLE IRON POLE POCKET WITH 1" X 1" X 1/8" ANGLE IRON POLE GUIDES SIZED PER ENGINEERING
PAINT : WHITE , SATIN FINISH
ILLUMINATION : LED LIGHTING SYSTEM AS REQUIRED FOR PROPER ILLUMINATION

DISCOUNT LETTERS,
PUSH THRU ACRYLIC : 3/4" CLEAR ACRYLIC PUSHED THRU FACE 1/2", ACRYLIC TO HAVE 1ST SURFACE VINYL
VINYL : 3M 3630-33 RED VINYL / 3M #3630-22 BLACK VINYL
ACRYLIC BACK UP : .177" #2447 DIFFUSER PLEX

TIRE,
PUSH THRU ACRYLIC : 3/4" CLEAR ACRYLIC PUSHED THRU FACE 1/2", ACRYLIC TO HAVE 1ST SURFACE VINYL
VINYL : 3M #3630-22 BLACK VINYL
ACRYLIC BACK UP : .177" #2447 DIFFUSER PLEX

OUTLINE,
VINYL : 3M #3630-22 BLACK VINYL

REVEAL & CAP STRUCTURE,
TOP CAP : 6" x 4" x .063" CUSTOM BREAK FORMED ALUMINUM C CHANNEL
REVEAL: 3" x 1" x .125" ALUMINUM REC. TUBE
MIDDLE CAP : 3"H .080" BREAK FORMED ALUMINUM WITH 3" x 1" x .125" ALUMINUM REC. TUBING INNER STRUCTURE
PAINT: BLACK, SATIN FINISH WITH LIGHT TEXTURE
BASE: ANGLE IRON FRAME WITH CEMENT BOARD/PLYOOD SURFACE
MASONRY: FAUX MASON BASE, PAINTED TO MATCH SW SW 7066 GRAY MATTERS, SATIN FINISH ALUM. BASE WITH HEAVY TEXTURE FINISH AND GROOVES TO MIMIC CMU BLOCK
ADDRESS NUMERALS: 2 SETS OF RED PLASTIC FORMED ADDRESS NUMBERS



ELECTRICAL NOTE: IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE WITH DEDICATED CIRCUIT(S). INCLUDING GROUND WIRING DIRECTLY FROM PANEL BOX WITHIN SIX (6) FEET OF SIGNAGE. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

MOUNTING NOTE: INSTALLER IS REQUIRED TO VERIFY ACTUAL FIELD CONDITIONS & PROVIDE NECESSARY MOUNTING HARDWARE & METHOD OF ATTACHMENT TO ENSURE SAFE INSTALLATION. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES



Client: DISCOUNT TIRE MNM 13072
Address: 1344 EAST 7TH STREET
Address: _____
City/State: MONTICELLO, MN 55362
Sales: HOUSE Designer: IP
Date: 01/24/25 PM: TG

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Revision Notes

- R1) 02/26/25 - Add full pole cove at sign "B" - RH
- R2)
- R3)
- R4)
- R5)
- R6)

Z:\Customers\Discount Tire\Locations\MN\MN Monticello MNM 13072\344778 Bldg Signage\DESIGNS

Signs will be manufactured with 120 Volts A/C. Signs will be manufactured by UL Guidelines. All Primary electrical service to the sign is the responsibility of the buyer. If primary electrical service is existing and within 6 feet of sign area, Walton to make final connections unless restricted by municipality.
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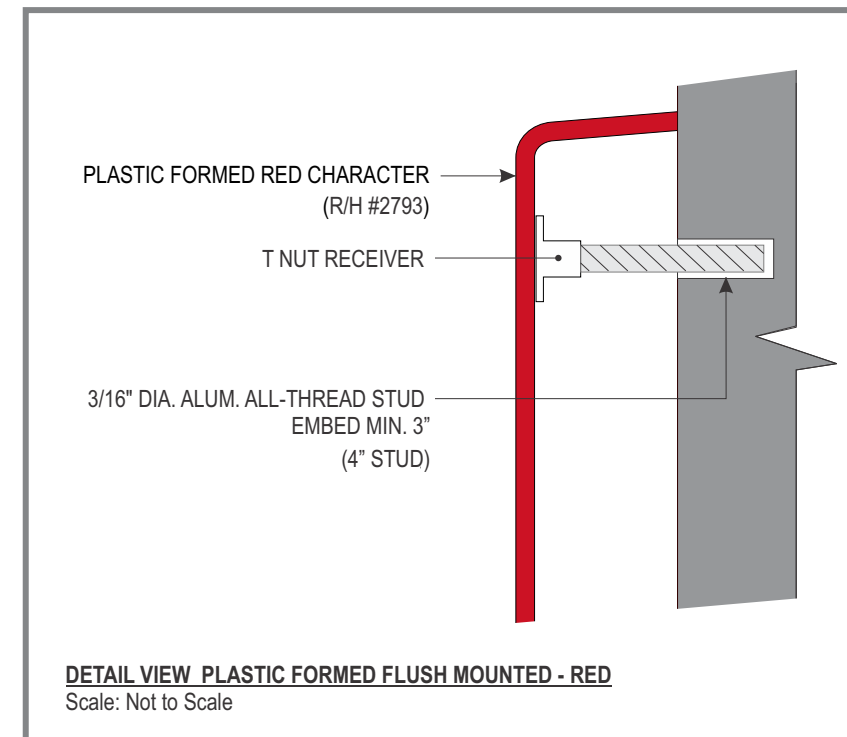
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CID344778 GND

8" **1344**

A.1 NON-ILLUMINATED MONUMENT BASE NUMBERS - RED
Scale: 1 1/2" = 1' -0"

- PROVIDE AND INSTALL TWO (2) SETS OF PLASTIC FORMED ADDRESS NUMBERS
- RED R/H #2793
- PILL GOTHIC FONT
- STUD MOUNTED FLUSH ON BASE OF D/F MONUMENT



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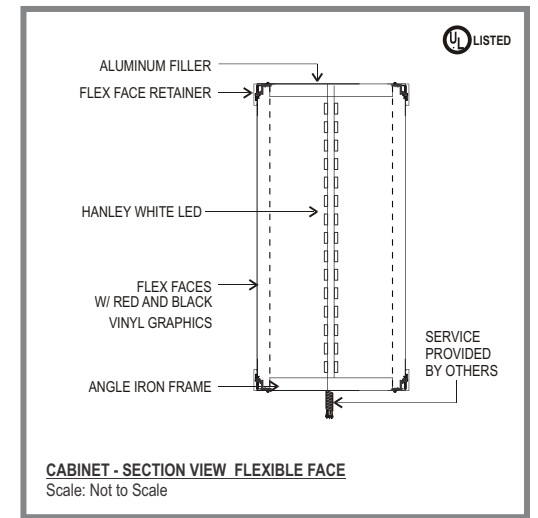
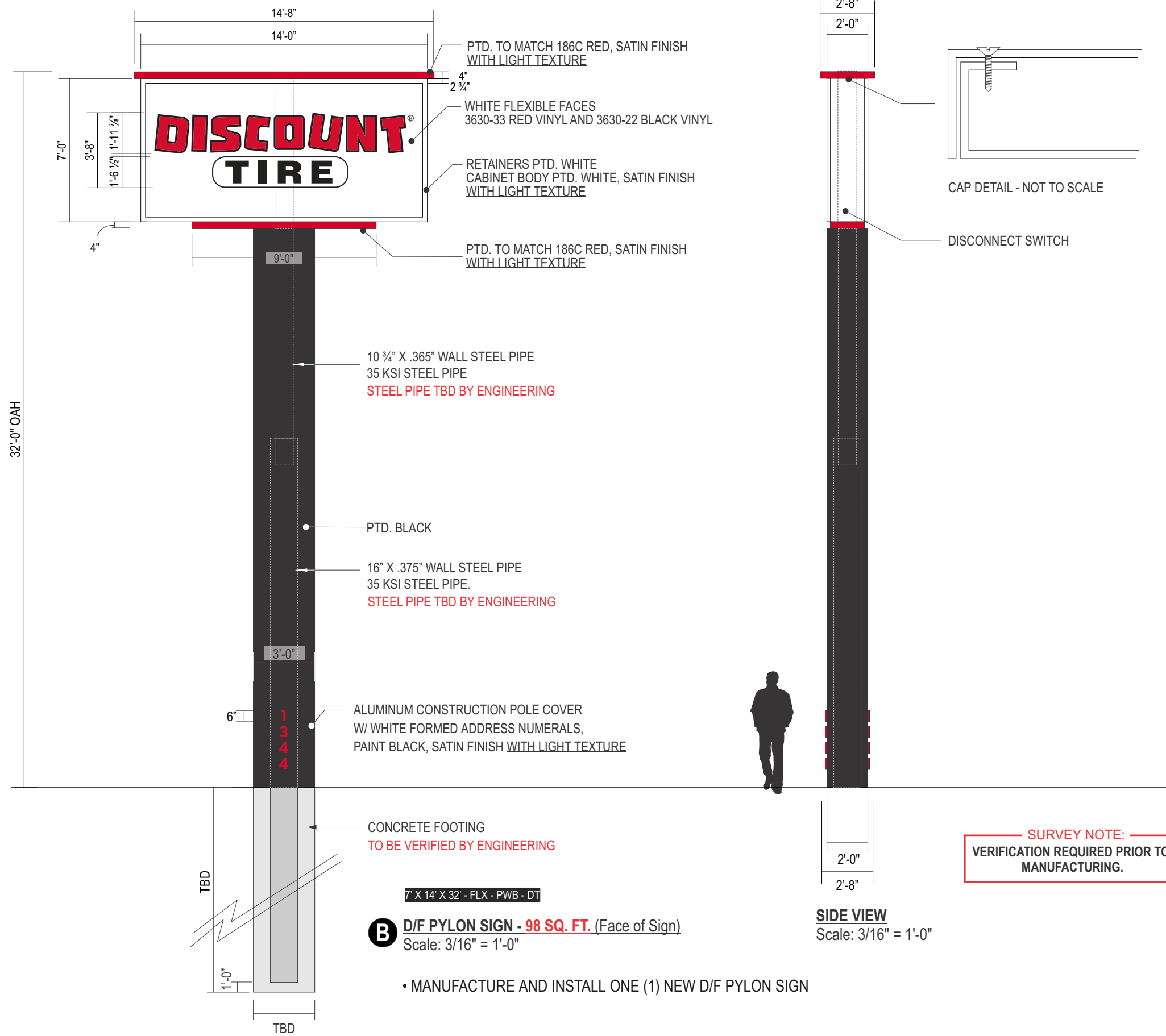
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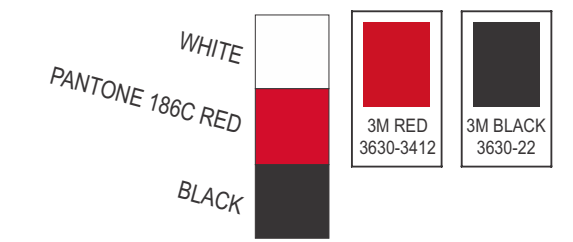
CID344778 GND



SURVEY NOTE:
 VERIFICATION REQUIRED PRIOR TO MANUFACTURING.

B D/F PYLON SIGN - 98 SQ. FT. (Face of Sign)
 Scale: 3/16" = 1'-0"

• MANUFACTURE AND INSTALL ONE (1) NEW D/F PYLON SIGN



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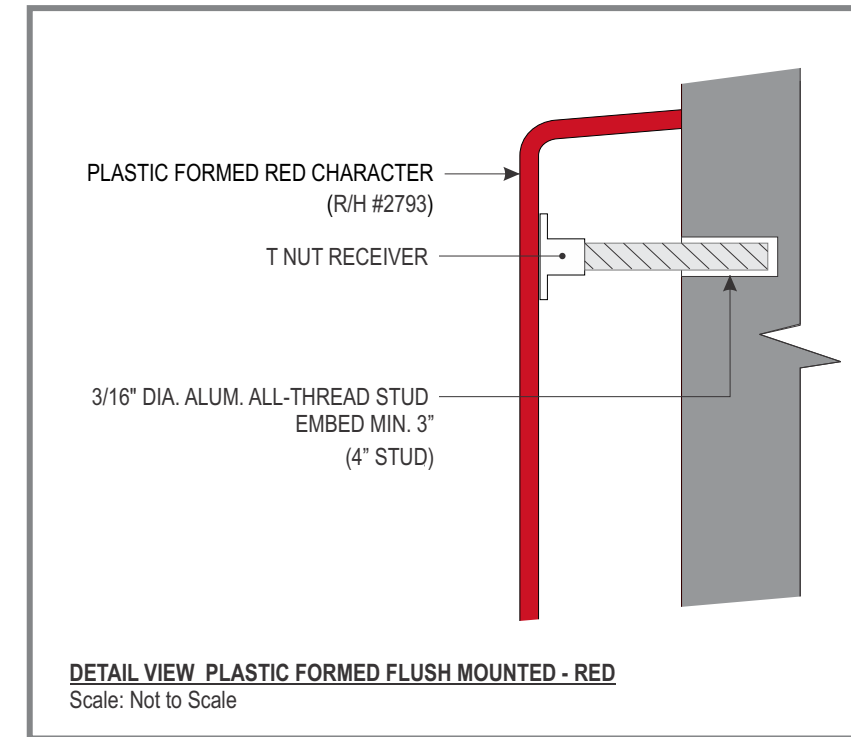
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B.1 NON-ILLUMINATED MONUMENT/PYLON BASE NUMBERS - RED
 Scale: 1 1/2" = 1' -0"

- PROVIDE AND INSTALL TWO (2) SETS OF PLASTIC FORMED ADDRESS NUMBERS
- RED R/H #2793
- PILL GOTHIC FONT
- STUD MOUNTED FLUSH ON BASE OF D/F MONUMENT/PYLON

Revision Notes

- R1) 02/26/25 - Add full pole cove at sign "B" - RH
- R2)
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DISCOUNT[®] TIRE

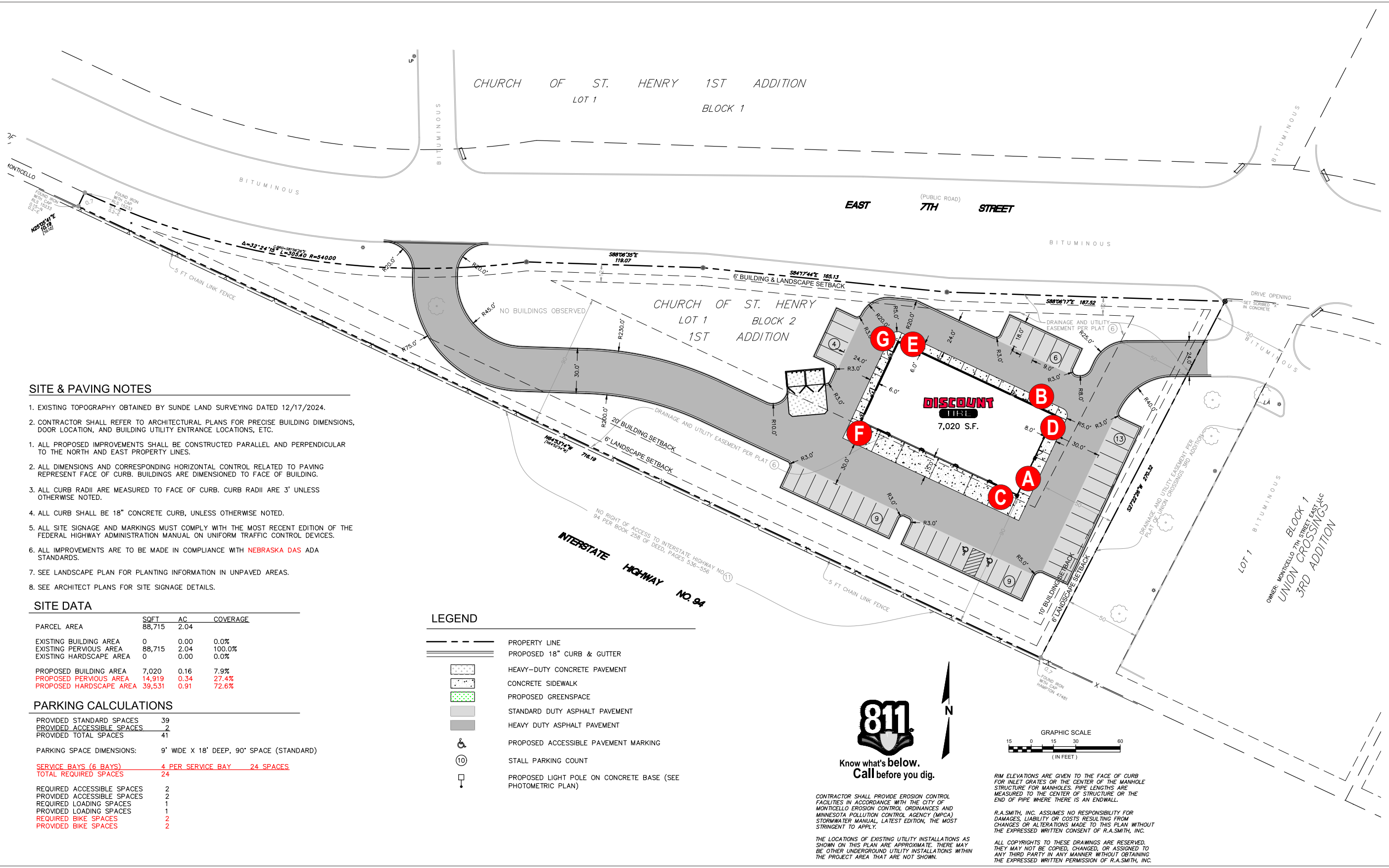
PROJECT SITE:

DISCOUNT TIRE MNM 13072
1344 EAST 7TH STREET
MONTICELLO, MN 55362

SIGN PACKAGE

Revision Notes

- R1)
- R2)
- R3)
- R4)
- R5)
- R6)



SITE & PAVING NOTES

- EXISTING TOPOGRAPHY OBTAINED BY SUNDE LAND SURVEYING DATED 12/17/2024.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, DOOR LOCATION, AND BUILDING UTILITY ENTRANCE LOCATIONS, ETC.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED PARALLEL AND PERPENDICULAR TO THE NORTH AND EAST PROPERTY LINES.
- ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
- ALL CURB RADII ARE MEASURED TO FACE OF CURB. CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
- ALL CURB SHALL BE 18" CONCRETE CURB, UNLESS OTHERWISE NOTED.
- ALL SITE SIGNAGE AND MARKINGS MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH NEBRASKA DAS ADA STANDARDS.
- SEE LANDSCAPE PLAN FOR PLANTING INFORMATION IN UNPAVED AREAS.
- SEE ARCHITECT PLANS FOR SITE SIGNAGE DETAILS.

SITE DATA

| PARCEL AREA | SQFT | AC | COVERAGE |
|-------------------------|--------|------|----------|
| EXISTING BUILDING AREA | 0 | 0.00 | 0.0% |
| EXISTING PAVEMENT AREA | 88,715 | 2.04 | 100.0% |
| EXISTING HARDSCAPE AREA | 0 | 0.00 | 0.0% |
| PROPOSED BUILDING AREA | 7,020 | 0.16 | 7.9% |
| PROPOSED PAVEMENT AREA | 14,919 | 0.34 | 27.4% |
| PROPOSED HARDSCAPE AREA | 39,531 | 0.91 | 72.6% |

PARKING CALCULATIONS

| | |
|--|-------------------|
| PROVIDED STANDARD SPACES | 39 |
| PROVIDED ACCESSIBLE SPACES | 2 |
| PROVIDED TOTAL SPACES | 41 |
| PARKING SPACE DIMENSIONS: 9' WIDE X 18' DEEP, 90° SPACE (STANDARD) | |
| SERVICE BAYS (6 BAYS) | 4 PER SERVICE BAY |
| TOTAL REQUIRED SPACES | 24 SPACES |
| REQUIRED ACCESSIBLE SPACES | 2 |
| PROVIDED ACCESSIBLE SPACES | 2 |
| REQUIRED LOADING SPACES | 1 |
| PROVIDED LOADING SPACES | 1 |
| REQUIRED BIKE SPACES | 2 |
| PROVIDED BIKE SPACES | 2 |

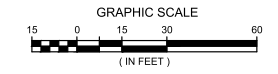
LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED GREENSPACE
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED ACCESSIBLE PAVEMENT MARKING
- STALL PARKING COUNT
- PROPOSED LIGHT POLE ON CONCRETE BASE (SEE PHOTOMETRIC PLAN)



CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MONTICELLO EROSION CONTROL ORDINANCES AND MINNESOTA POLLUTION CONTROL AGENCY (MPCA) STORMWATER MANUAL, LATEST EDITION, THE MOST STRINGENT TO APPLY.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



RIM ELEVATIONS ARE GIVEN TO THE FACE OF CURB FOR INLET GRATES OR THE CENTER OF THE MANHOLE STRUCTURE FOR MANHOLES. PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURE OR THE END OF PIPE WHERE THERE IS AN ENDWALL.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

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SITE PLAN

Scale: 1/64" = 1'-0"

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Suite 200
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
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Client: DISCOUNT TIRE MNM 13072
Address: 1344 EAST 7TH STREET
Address: _____
City/State: MONTICELLO, MN 55362
Sales: HOUSE Designer: IP
Date: 01/24/25 PM: TG

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Revision Notes

- R1)
- R2)
- R3)
- R4)
- R5)
- R6)

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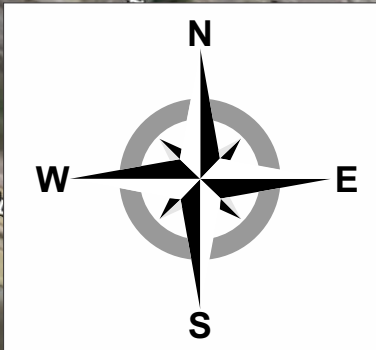
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The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code

CID344778 BDG

PAGE SIZE: 11x17

Sheet: 2



AERIAL VIEW
Scale: Not to Scale



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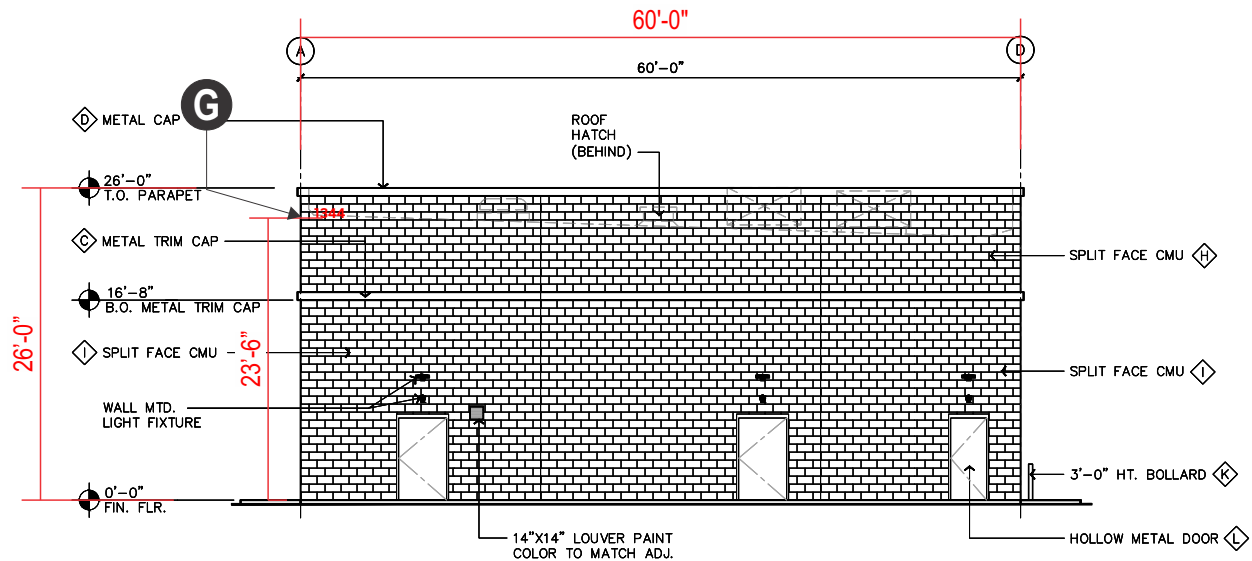
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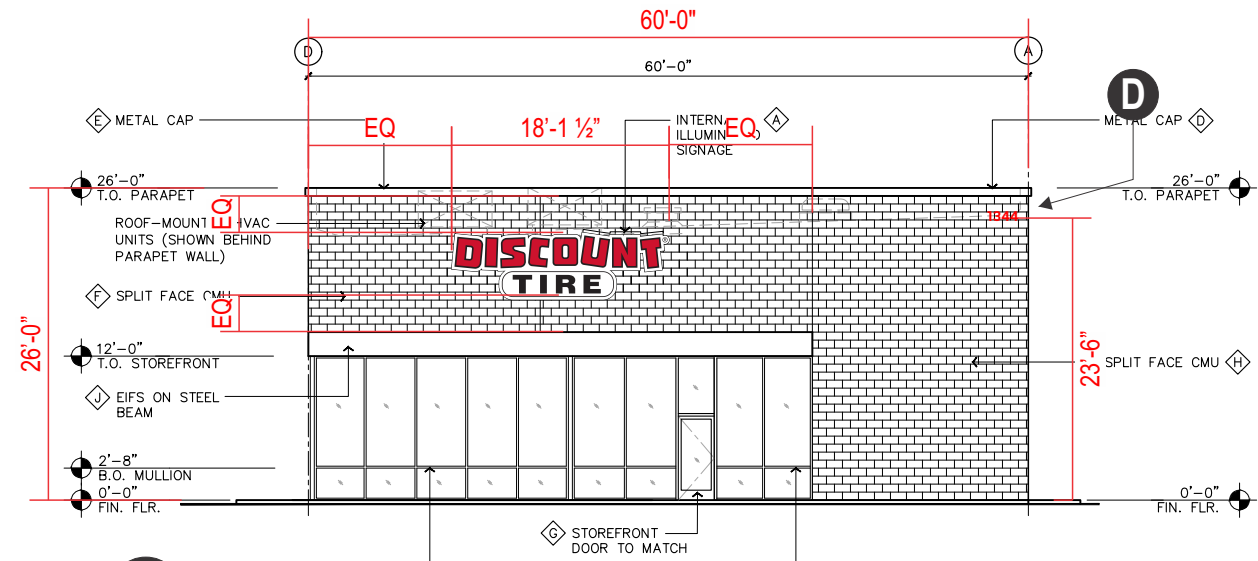
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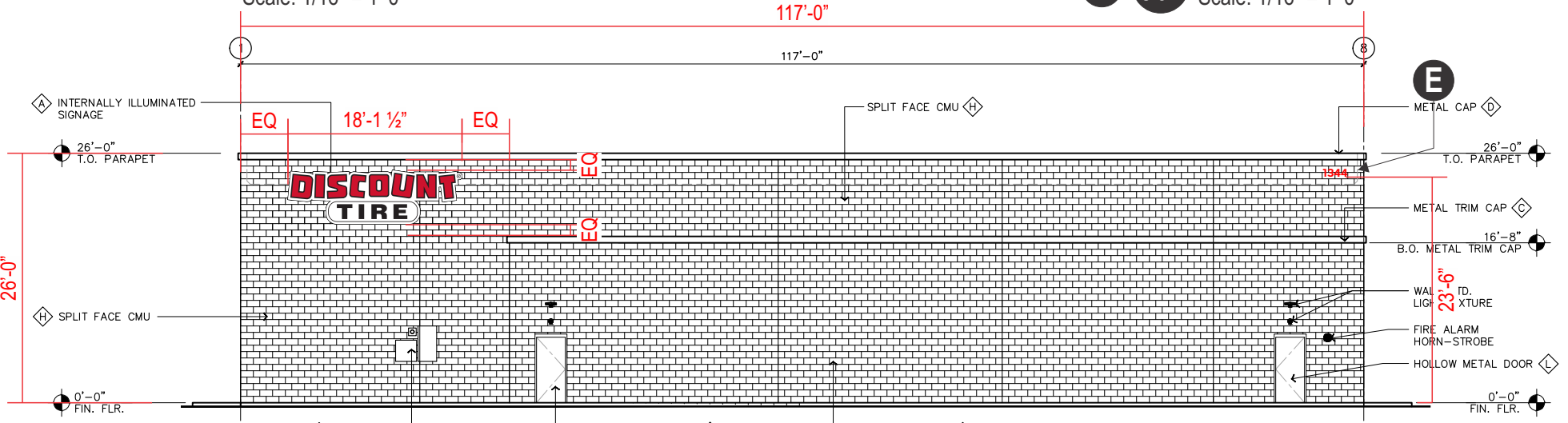
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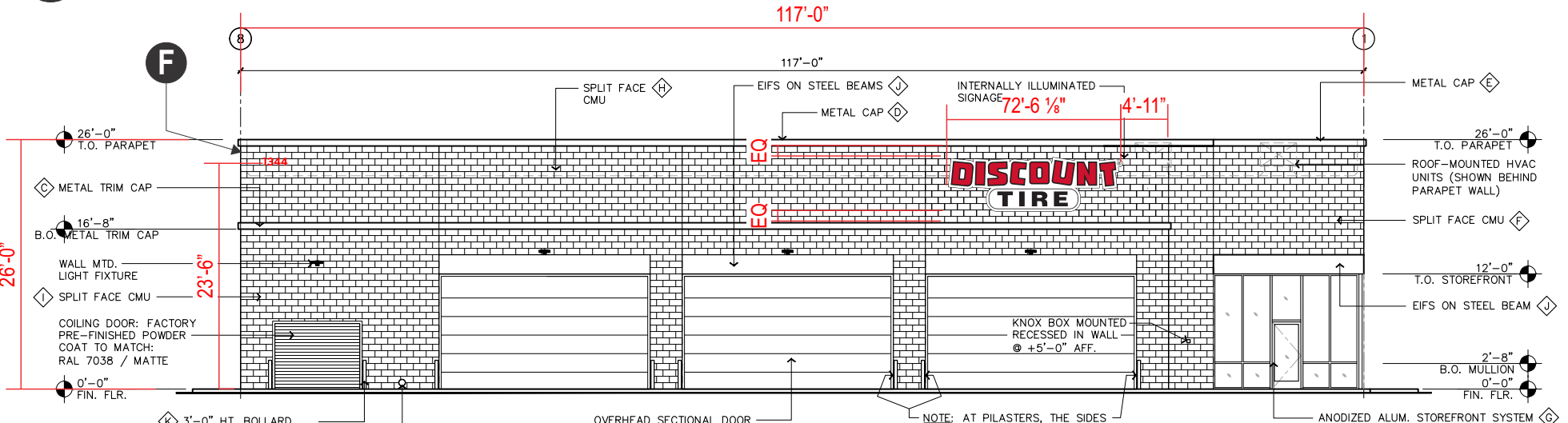
WEST ELEVATION
Scale: 1/16" = 1'-0"



A 30" EAST ELEVATION
Scale: 1/16" = 1'-0"



B 30" NORTH ELEVATION
Scale: 1/16" = 1'-0"



C 30" SOUTH ELEVATION
Scale: 1/16" = 1'-0"

- SW 6258 TRICORN BLACK
- SW 7650 ELLIE GRAY
- SW 7104 COTTON WHITE



FINISH LEGEND

- Ⓐ 3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
- Ⓑ PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE"
- Ⓒ METAL TRIM CAP - 8" LINK & LOCK BY LONGBOARD - LONGBOARD COLOR "SLATE GREY". CONTACT: MICHAEL CAREY AT MCAREY@LONGBOARDPRODUCTS.COM. AND (720) 813-3383
- Ⓓ METAL CAP - COLOR TO MATCH SW 7104 "COTTON WHITE"
- Ⓔ METAL CAP - COLOR TO MATCH SW 6258 "TRICORN BLACK"
- Ⓕ NATURAL GRAY SPLIT-FACE CMU BLOCK PAINTED TO MATCH SW 6258 "TRICORN BLACK"
- Ⓖ ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED - SERIES 451T BY KAWNEER
- Ⓗ INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7104 "COTTON WHITE"
- Ⓘ INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7650 "ELLIE GRAY"
- Ⓝ EIFS ON STEEL BEAMS - COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC
- Ⓞ STEEL BOLLARDS - POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC
- Ⓛ HOLLOW METAL DOORS - PAINTED SHERWIN WILLIAMS SW 7650 "ELLIE GRAY"

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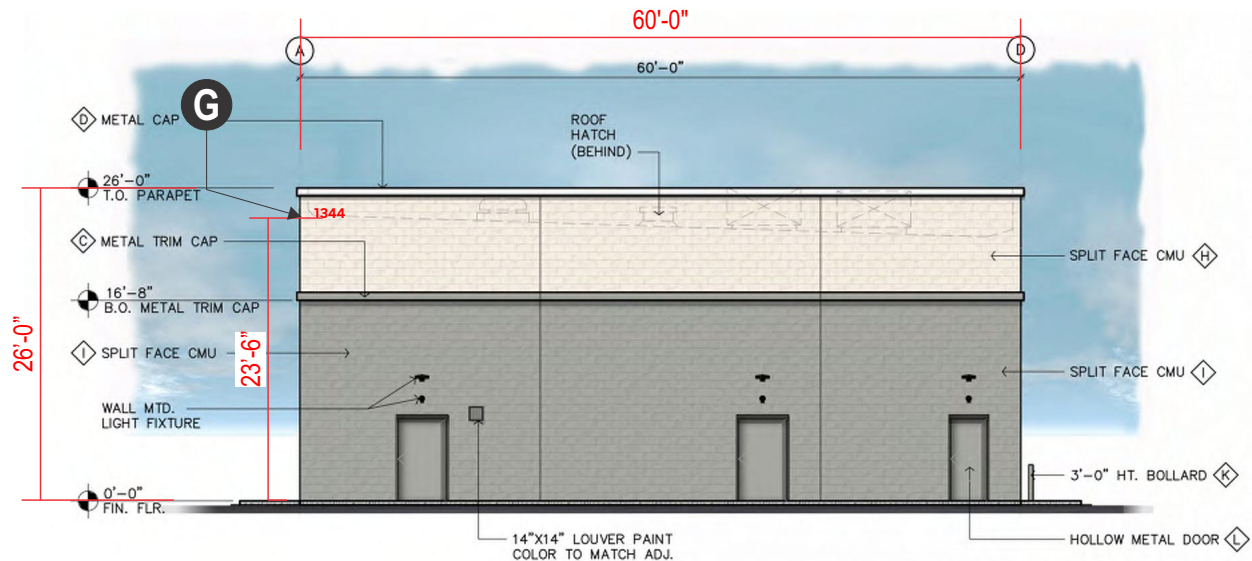
- R1)
- R2)
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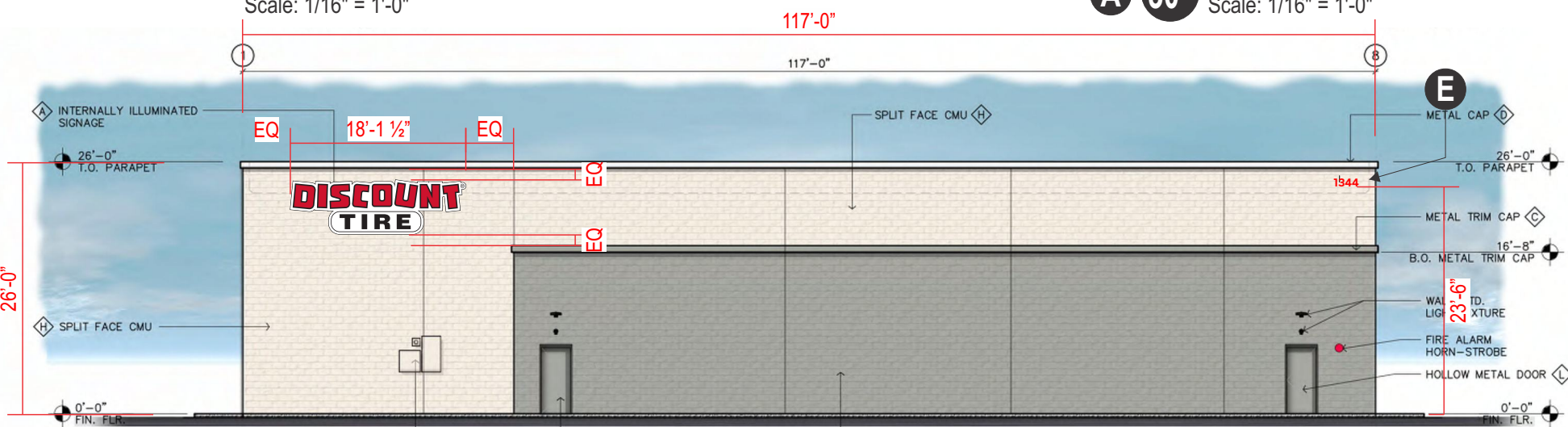
CID344778 BDG



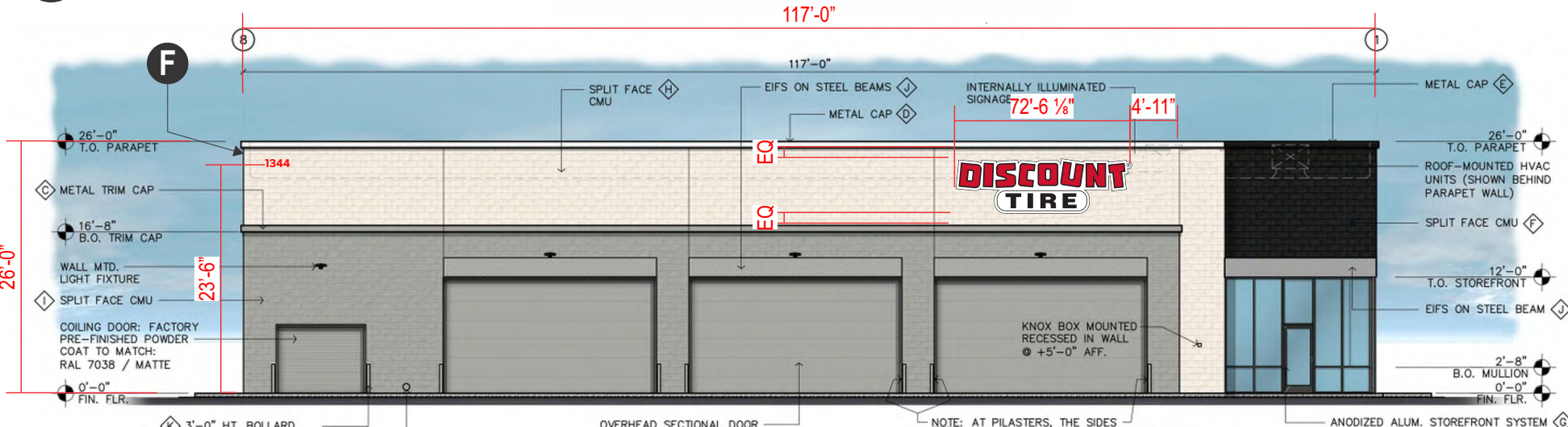
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Scale: 1/16" = 1'-0"



A 30" EAST ELEVATION
Scale: 1/16" = 1'-0"



B 30" NORTH ELEVATION
Scale: 1/16" = 1'-0"



C 30" SOUTH ELEVATION
Scale: 1/16" = 1'-0"

- SW 6258 TRICORN BLACK
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| FINISH LEGEND | |
|---------------|---|
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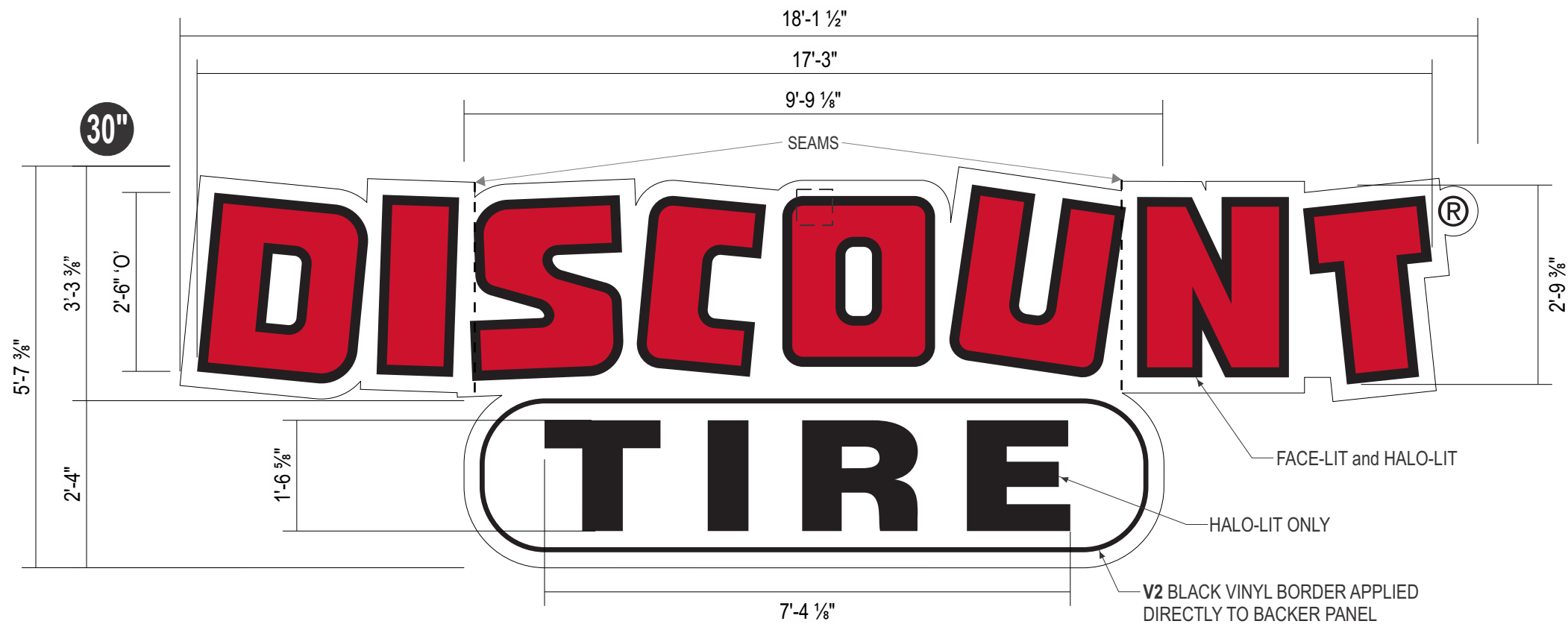
- R1)
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CID344778 BDG



NIGHT VIEW

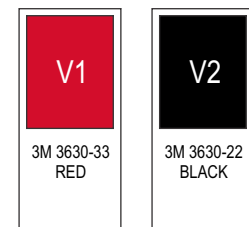
J-BOX PROVIDED BY GC
CENTER ON LETTERS INSIDE WALL

A B C CUSTOM FABRICATED "DISCOUNT TIRE" FACE-LIT / HALO ILLUMINATED CHANNEL LETTERS W/BACKER PANEL - EXTERIOR
Scale: 1/2" = 1'-0"

QTY. (3) REQ'D

| | |
|-----------------|--|
| "DISCOUNT" AREA | 47.97 SQ. FT. |
| "TIRE" AREA | 11.40 SQ. FT. |
| BACKER SIZE | 5'-7 3/8" x 18'-1 1/2" |
| ILLUMINATION | HANLEY 7000k WHITE L.E.D.s |
| ELECTRICAL | 5 amps ea. / 120V- (1) 20 amp circuit (provided by GC) |
| FACE COLOR | DISCOUNT: V1 / V2 • TIRE and border outline: V2 |
| TRIMCAP COLOR | P.F. Black |
| RETURN COLOR | P.F. Black |

VINYL



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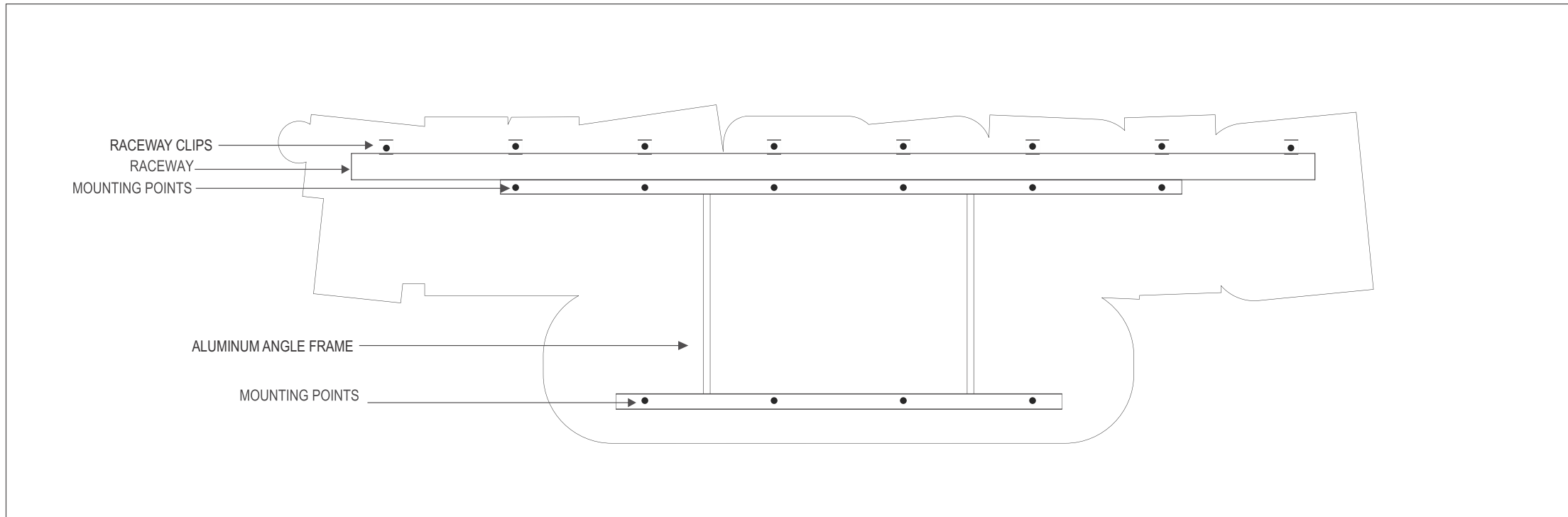
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CID344778 BDG



MOUNTING PATTERN

Scale: NTS

| WALL FASTENER SCHEDULE: SIGN INSTALLER TO DETERMINE APPROPRIATE MOUNTING METHOD BELOW BASED ON EXISTING WALL CONDITIONS FOLLOWING A WALL INSPECTION. (INSTALLATION HARDWARE USED TO BE THE ULTIMATE RESPONSIBILITY OF INSTALLER) | | |
|---|--|--|
| | 3/8" Ø THREADED ROD WITH BLOCKING BEHIND WALL (Min. 2"x2"x3/16" ANGLE) | FOR ALL WALL TYPES. TO BE USED WITH PENETRATIONS BELOW ROOF LINE. |
| | 3/8" Ø GRADE 36 THREADED ROD WITH BEARING PLATES | FOR WOOD, CMU BLOCK OR CONCRETE WALL SYSTEMS. TO BE USED WITH PENETRATIONS BELOW ROOF LINE. |
| | 3/8" Ø THREADED ROD WITH UNISTRUT BLOCKING BEHIND WALL | FOR ALL WALL TYPES. TO BE USED WITH PENETRATIONS BELOW ROOF LINE. |
| | 3/8" Ø SNAP TOGGLE | FOR HOLLOW CMU OR WALL SYSTEMS w/ MIN. 1/2" PLYWOOD SUBSTRATE. &/or METAL STUD BLOCKING. |
| | 3/8" Ø LIBERTY T-ANCHOR w/ GRADE 36 THREADED ROD | FOR USE WITH HOLLOW CMU WALLS OR STUD WALLS WITH 1/2" MIN. THICK PLYWOOD SUBSTRATE &/OR METAL STUD BLOCKING. |
| | 3/8" Ø MASONRY SCREW (LARGE DIAMETER TAPCON) | FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, 3" EMBEDMENT MIN. |
| | 3/8" Ø SLEEVE ANCHOR | FOR CONCRETE, MASONRY & BRICK 3-3/8" EMBEDMENT MIN. |
| ALL FASTENERS TO BE NON-CORROSIVE | | |

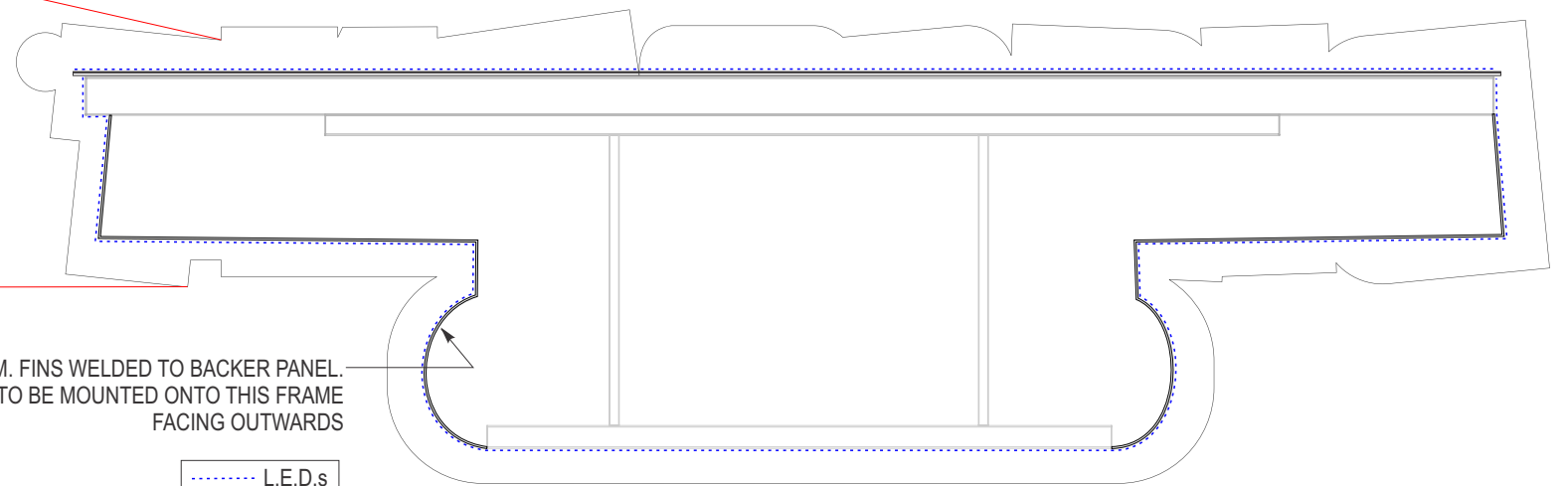


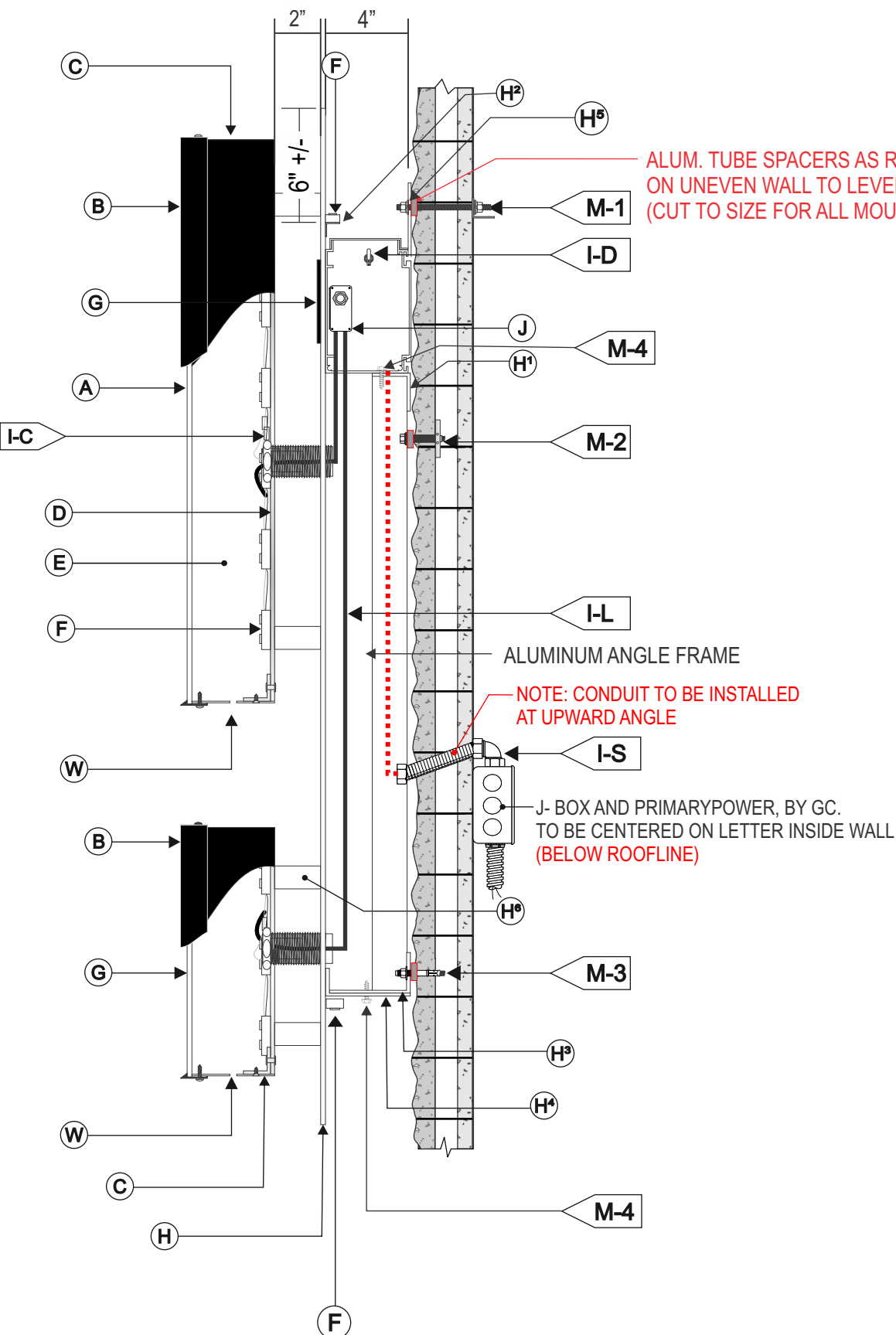
ILLUSTRATION OF L.E.D. PLACEMENT FOR HALO LIGHTING



Revision Notes

- R1)
- R2)
- R3)
- R4)
- R5)
- R6)

CMU (UNEVEN) WALL
(ELECTRICAL BELOW ROOFLINE)



FACE LIT / HALO ILLUMINATED CHANNEL LETTERS W / HALO ILLUMINATED BACKER PANEL SCALE: N.T.S.

| | |
|------------------------------------|------------------------------------|
| (A) FACE | |
| MATERIAL: | .177 2447 WHITE ACRYLIC |
| VINYL: | 3M 3630-33 RED |
| | 3M 3630-22 BLACK |
| (B) TRIMCAPS | |
| SIZE/FINISH | 1" BLACK JEWELITE |
| (C) RETURNS | |
| DEPTH: | 5" |
| MATERIAL: | ALUM. .040 |
| COLOR: | PRE-PAINT BLACK |
| (D) BACKS: | |
| MATERIAL: | .188 WHITE POLYCARBONATE |
| (E) INSIDE OF CAN | |
| COLOR: | WHITE |
| (F) ILLUMINATION: | |
| LED: | HANLEY WHITE .80w |
| (G) "TIRE" & REG. MARK: | |
| TIRE VINYL: | 1ST SURFACE 3M 3630-22 BLACK VINYL |
| REG. MARK: | 1ST SURFACE 3M 3630-22 BLACK VINYL |

| | |
|--|---|
| (H) BACKER PANEL | |
| MATERIAL: | .125 ALUMINUM |
| H1 | 3" x 3" x .125 ALUMINUM ANGLE |
| H2 | 1" x 1" x .063 ALUMINUM ANGLE |
| H3 | 2" x 4 1/2" x .125 ALUMINUM ANGLE (PRESS BROKE) |
| H4 | 3" x 3" x .125 ALUMINUM ANGLE |
| H5 | RACEWAY MOUNTING CLIP |
| H6 | 2" SPACER |
| COLOR: | WHITE |
| (I) WIRING | |
| I-S | 1/2" FLEX PER CODE |
| I-C | 1/2" CONNECTOR PER CODE |
| I-L | 12v JACKETED CABLE |
| I-D | UL LISTED DISCONNECT SWITCH |
| (J) POWER SUPPLY | |
| TYPE: | 12V POWER SUPPLY |
| | HOUSE IN 4" X 4" RACEWAY, TOP ACCESS |
| VOLTAGE: | 120V PRIMARY / 12V SECONDARY |
| | GC BRINGING PRIMARY POWER TO SIGN |
| (M) MOUNTING | |
| M-1 | (SEE FASTENER SCHEDULE) |
| M-2 | (SEE FASTENER SCHEDULE) |
| M-3 | (SEE FASTENER SCHEDULE) |
| M-4 | MOUNTING FASTENER SCREWS |
| (W) WEEPHOLES: 1/4" DIA. WITH COVER | |

WALL FASTENER SCHEDULE:
SIGN INSTALLER TO DETERMINE APPROPRIATE MOUNTING METHOD BELOW BASED ON EXISTING WALL CONDITIONS FOLLOWING A WALL INSPECTION.
(INSTALLATION HARDWARE USED TO BE THE ULTIMATE RESPONSIBILITY OF INSTALLER)

| | | |
|--|--|--|
| | 3/8" Ø THREADED ROD WITH BLOCKING BEHIND WALL (Min. 2"x2"x3/16" ANGLE) | FOR ALL WALL TYPES. TO BE USED WITH PENETRATIONS BELOW ROOF LINE. |
| | 3/8" Ø GRADE 36 THREADED ROD WITH BEARING PLATES | FOR WOOD, CMU BLOCK OR CONCRETE WALL SYSTEMS. TO BE USED WITH PENETRATIONS BELOW ROOF LINE. |
| | 3/8" Ø THREADED ROD WITH UNISTRUT BLOCKING BEHIND WALL | FOR ALL WALL TYPES. TO BE USED WITH PENETRATIONS BELOW ROOF LINE. |
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| | 3/8" Ø SLEEVE ANCHOR | FOR CONCRETE, MASONRY & BRICK 3-3/8" EMBEDMENT MIN. |

ALL FASTENERS TO BE NON-CORROSIVE

NOTE: SEAL ALL PENETRATIONS WATER TIGHT CONDITIONS
NOTE: ALL SIGNS TO BE CAULKED AND SEALED. ANY ELECTRICAL REQUIRED PLEASE TUCK IT TO THE SIGN AND NOT VISIBLE ON THE FACE OF THE ELEVATION.

- NOTES:**
1. ALL SEAMS PLACED AT TOP FOR MINIMUM VISIBILITY.
 2. INSTALLATION TO CONFORM WITH SECTION 600 OF NEC.
 3. LETTERS FABRICATED TO UL STANDARDS.
 4. LETTERS TO BE CONSTRUCTED TO PREVENT LIGHT LEAKS.
 5. WEEP HOLES ARE FOR EXTERIOR LOCATIONS ONLY.

ELECTRICAL NOTE: IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE WITH DEDICATED CIRCUIT(S). INCLUDING GROUND WIRING DIRECTLY FROM PANEL BOX WITHIN SIX (6) FEET OF SIGNAGE. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

MOUNTING NOTE: INSTALLER IS REQUIRED TO VERIFY ACTUAL FIELD CONDITIONS & PROVIDE NECESSARY MOUNTING HARDWARE & METHOD OF ATTACHMENT TO ENSURE SAFE INSTALLATION. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES.



Client: DISCOUNT TIRE MNM 13072
Address: 1344 EAST 7TH STREET
Address: _____
City/State: MONTICELLO, MN 55362
Sales: HOUSE Designer: IP
Date: 01/24/25 PM: TG

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

Revision Notes

| |
|-----|
| R1) |
| R2) |
| R3) |
| R4) |
| R5) |
| R6) |

Z:\Customers\Discount Tire_Locations\MN\MN Monticello MNM 13072\344778 Bldg Signage\DESIGNS

Signs will be manufactured with 120 Volts A/C. Signs will be manufactured by UL Guidelines. All Primary electrical service to the sign is the responsibility of the buyer. If primary electrical service is existing and within 6 feet of sign area, Walton to make final connections unless restricted by municipality. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code

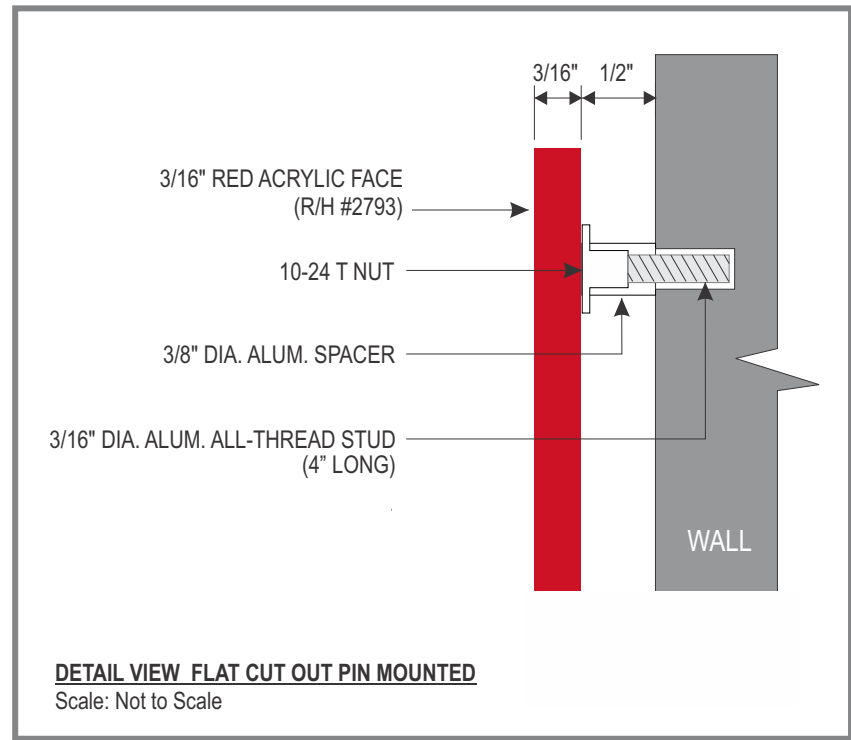


12" **1344**

DEFG NON-ILLUMINATED BUILDING ADDRESS NUMBERS - RED
 Scale: 1 1/2" = 1' -0"

- FABRICATE AND INSTALL FOUR (4) SETS OF FLAT LASER CUT ACRYLIC ADDRESS NUMBERS
- RED R/H #2793
- PILL GOTHIC
- PIN MOUNT TO CMU

NOTE:
 FIELD VERIFY THERE
 ARE NO OBSTRUCTIONS
 PRIOR TO INSTALLATION





February 26, 2025

Matt Leonard
City Engineer/Public Works Director
City of Monticello
505 Walnut Street, Suite 1
Monticello, MN 55362

Re: Discount Tire Commercial Site Development – Site & Civil Engineering Plan Review
City Project No. 2025-08
WSB Project No. 028216-000

Dear Mr. Leonard:

We have reviewed the Discount Tire commercial site development and civil plans dated January 31, 2025. The applicant proposes to construct a 7,000 square foot retail tire building with approximately 30,000 square feet of adjacent parking and access on a 2.04 acre parcel.

The documents were reviewed for general conformance with the City of Monticello's general engineering and stormwater treatment standards. We offer the following comments regarding these matters.

General

1. The City Planner will provide comments pertaining to the proposed landscaping, sidewalk/trail connectivity/easements, and tree preservation plan under separate cover.
2. Provide soil borings and full geotechnical evaluation to verify soil conditions, groundwater elevations within the site, and the proposed pavement section meeting City design requirements.
3. Show drainage and utility easements on all plan sheets.
4. An encroachment agreement will be required for the parking lot and other improvements within the utility easement.
5. Confirm whether or not there is any work occurring within MnDOT ROW. Any work within MnDOT ROW will require a permit.
6. With future submittals provide the following plans:
 - o Standard details sheet. Utilize City standard details where applicable.
 - o Erosion/sediment control plan and related details.
 - o Existing/demolition plan. Label existing utility information including pipe sizes and material types.
7. Additional comments have been provided directly on the plan sheets. Not all comments on the plans have been summarized in this review letter.

Site Plan (C300)

8. Site access roads, parking lots, and utilities shall be designed in accordance with the applicable City Subdivision Ordinances and the City's General Specifications and Standard Details Plates for Street and Utility Construction.
9. Install a 6' wide sidewalk along 7th Street connecting to the existing sidewalk on the adjacent property.
10. The Fire Marshall and/or building department will review required fire hydrant location(s) and emergency vehicle access/circulation. Fire truck circulation will need to accommodate the City's ladder truck. Provide a turning movement exhibit to show that a fire truck can access all building structures, cul-de-sacs, roundabout areas, and parking lots as applicable. *In-progress, plan provided and under review.*

Grading Plan (C400)

11. The proposed project will disturb more than one acre. Develop and include a SWPPP consistent with the MPCA CSWGP with future plan submittals. Provide calculations showing disturbed area, proposed impervious, and future impervious for the site.
12. An NPDES/SDS Construction Storm Water General Permit (CSWGP) shall be provided with the grading permit or with the building permit application for review, prior to construction commencing.
13. With final plan submittal provide the following
 - o In general maintain all surface grades within the minimum of 2% and maximum 33% slopes. Vegetated swale grades shall also be a minimum of 2.0%.
 - o Drainage arrows on plans showing direction of runoff. Note specifically high points between each side-yard swale.
 - o Include percent slope in all other swale locations and verify that it meets the City requirement of 2%.
 - o Add rip-rap quantities and class notes at each flared end section and pond overflows (if applicable).
 - o Note the size of proposed storm sewer structures.

Utility Plan (C500)

14. Hydrant locations shall be reviewed and approved of by the City Fire Marshal; typically, a maximum of 250' overlapping influence radius (maximum 400' spacing) is required along roadway (hose length). It appears that this spacing is not achieved with the plans submitted.
15. The watermain connections to the building(s) shall be reviewed and approved by the City Fire Marshall.
16. With future submittals show the existing/proposed watermain system, hydrants, and valve locations. Label the pipe size, pipe material, and proposed percent grade for gravity mains.
17. An overall utility plan was provided with the plan submittal, below are initial comments:
 - a. Watermain looping may be required through the site to provide adequate fire flow supply.
 - b. Use a different linetype for storm sewer and sanitary sewer that includes arrows so that it is clear the direction of flow.

- c. See initial comments on concept plan markups.
 - d. Provide dimension notes from watermain to parallel sewer mains (storm and sanitary sewer); the minimum horizontal separation between mains is 10 feet. Where watermain crosses storm or sanitary sewer, add a note at each location to the effect of “Maintain 18” Minimum Separation, 4” Rigid Insulation” on both the plan view and profile view locations (both utility and storm sewer sheets).
18. Add general notes to the utility plans to the effect of:
- a. The City shall not be responsible for any additional costs incurred that are associated with variations in the utility as-built elevations. All utility connections shall be verified in the field.
 - b. The City, or agents of the City, are not responsible for errors and omissions on the submitted plans. The Owner and Engineer of Record are fully responsible for changes or modifications required during construction to meet the City’s standards.
 - c. All watermain and sanitary sewer testing shall be conducted in accordance with the City standards and specifications. Copies of all test results shall be submitted to the City (Public Works Director, City Engineer), the Owner, and the Engineer of Record.
 - d. Watermain shall have a minimum cover of 7.5’.
 - e. Tracer wire installation shall be in accordance with the latest edition of the MN Rural Water Association Standards. See these standards for further details.
 - f. The City will require televising for sanitary and storm sewer pipe installations prior to acceptance of the utility system; provide report and video files to the City for review.

Stormwater Management

19. Below are General Stormwater Requirements for the Site:
- e. Provide storm sewer calculations with final plan to verify it meets City requirements and has enough capacity to handle the runoff.
 - f. The site will be greater than 1 acre (0.16 acres proposed building and 0.91 acres proposed hardscape), therefore applicant will be required to submit a stormwater management plan for the proposed development in accordance with the requirements in the City’s Design Manual.
 - g. Infiltration is required for new developments. If infiltration is not feasible provide documentation on the rational before moving to additional BMP’s.
 - h. The new site will need to provide onsite volume control for runoff of 1.1” over the new impervious area, Pre-treatment measures are required prior to discharging to the volume control BMPs.
 - i. Water quality requirements will be considered met if volume control is achieved for the site. If volume control cannot be met then the development will need to show a no net increase of TSS and TP.
 - j. Rate control is met via regional ponding system due to the proposed impervious area being less than 72% of the site. Please maintain existing drainage patterns to the extent possible and ensure proposed runoff rates are less than or equal to existing rates. Indicate on the plans where the proposed infiltration basin will outlet to maintain existing drainage patterns and meet rate control requirements.
 - k. An operation and maintenance plan for all stormwater BMPs is required and should be submitted with the stormwater report for review. A formal stormwater maintenance agreement will be required for the infiltration basin.

20. Two feet of freeboard is required for the HWL of a basin to the low opening of a structure. Two feet of vertical separation is also required from an area's EOF elevation to the low opening.
21. Include storm sewer sizing calculations with future plans. Refer to the City design guidelines for Storm sewer requirements.
22. The last structure prior to discharge to a stormwater BMP is required to be a 4' minimum sump structure.
23. A detailed review of erosion control BMP's will take place with future submittals. Provide redundant perimeter control around all wetlands onsite if applicable.

Traffic & Access

24. The applicant is proposing two access points, both on East 7th Street. One will be located across from the St. Henry Catholic Church access and the other will utilize an existing shared access located approximately 500 feet to the east. Street access spacing, grades, and sight lines will be reviewed with future submittals.
25. The site would generate approximately 194 daily trips, 19 AM peak hour trips and 28 PM peak hour trips. The existing Average Daily Traffic on E 7th Street is 8,365 vehicles. The addition of the proposed traffic would have negligible impact on roadway capacity and operations.
26. Parking space requirement is met per City Code. Accessible parking spot requirement is also met.
27. A photometric plan has been provided. Verify that maximum illumination levels are met per the City Code.

Wetlands & Environmental

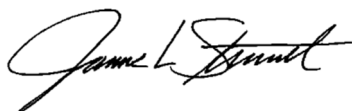
28. Any permanent or temporary wetland impacts proposed with a project will require authorization through the Wetland Conservation Act. Provide documentation that the site has been reviewed for the presence of wetlands

A more detailed review of the development plans will be completed when the applicant submits complete civil plans and a stormwater management report.

Please have the applicant provide a written response addressing the comments above. Feel free to contact me at 612-419-1549 if you have any questions or comments regarding the engineering review.

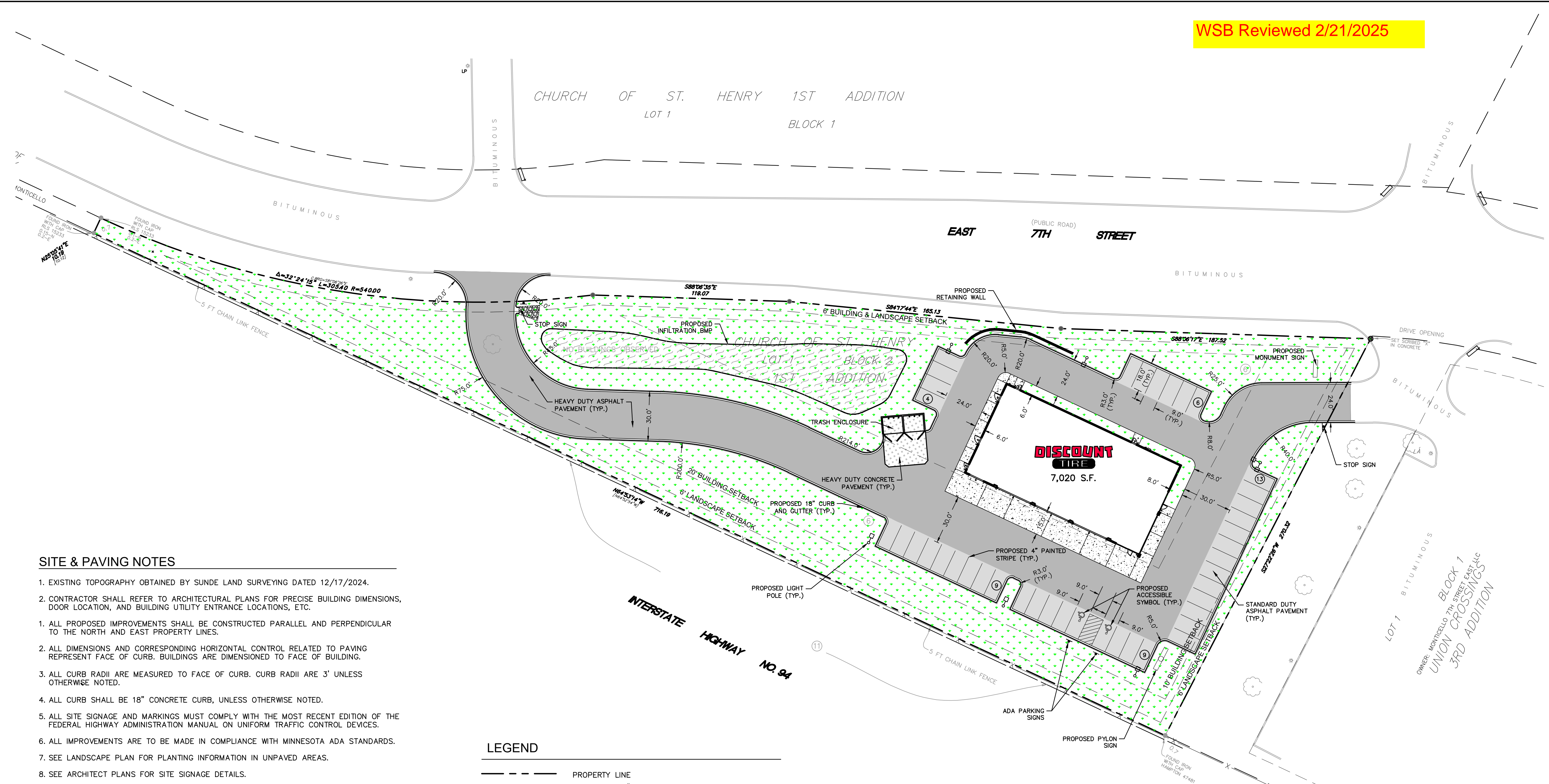
Sincerely,

WSB



James L. Stremel, P.E.
Senior Project Manager

WSB Reviewed 2/21/2025



SITE & PAVING NOTES

- EXISTING TOPOGRAPHY OBTAINED BY SUNDE LAND SURVEYING DATED 12/17/2024.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, DOOR LOCATION, AND BUILDING UTILITY ENTRANCE LOCATIONS, ETC.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED PARALLEL AND PERPENDICULAR TO THE NORTH AND EAST PROPERTY LINES.
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- ALL CURB SHALL BE 18" CONCRETE CURB, UNLESS OTHERWISE NOTED.
- ALL SITE SIGNAGE AND MARKINGS MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH MINNESOTA ADA STANDARDS.
- SEE LANDSCAPE PLAN FOR PLANTING INFORMATION IN UNPAVED AREAS.
- SEE ARCHITECT PLANS FOR SITE SIGNAGE DETAILS.

SITE DATA

| PARCEL AREA | SQFT | AC | COVERAGE |
|-------------------------|--------|------|----------|
| EXISTING BUILDING AREA | 0 | 0.00 | 0.0% |
| EXISTING PAVEMENT AREA | 88,714 | 2.04 | 100.0% |
| EXISTING HARDSCAPE AREA | 0 | 0.00 | 0.0% |
| PROPOSED BUILDING AREA | 7,020 | 0.16 | 7.9% |
| PROPOSED PAVEMENT AREA | 44,706 | 1.03 | 50.4% |
| PROPOSED HARDSCAPE AREA | 36,988 | 0.85 | 41.7% |

PARKING CALCULATIONS

| | |
|---------------------------------------|----|
| PROVIDED STANDARD SPACES | 39 |
| PROVIDED ACCESSIBLE SPACES | 2 |
| PROVIDED TOTAL SPACES | 41 |
| PARKING SPACE DIMENSIONS: | |
| 9' WIDE X 18' DEEP WITH 2.0' OVERHANG | |
| 90' SPACE (STANDARD) | |
| TOTAL REQUIRED PARKING SPACES 13 | |
| REQUIRED ACCESSIBLE SPACES | 2 |
| PROVIDED ACCESSIBLE SPACES | 2 |
| REQUIRED LOADING SPACES | 1 |
| PROVIDED LOADING SPACES | 1 |

LEGEND

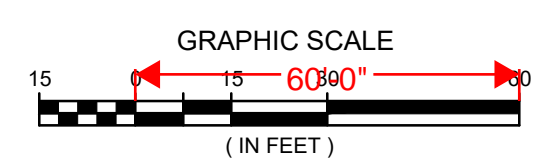
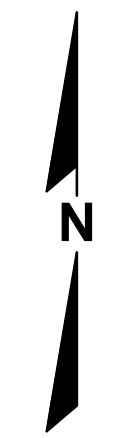
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- PROPOSED ACCESSIBLE PAVEMENT MARKING
- STALL PARKING COUNT
- PROPOSED LIGHT POLE ON CONCRETE BASE (SEE PHOTOMETRIC PLAN)



Know what's below. Call before you dig.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MONTICELLO EROSION CONTROL ORDINANCES AND MINNESOTA POLLUTION CONTROL AGENCY (MPCA) STORMWATER MANUAL, LATEST EDITION, THE MOST STRINGENT TO APPLY.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



RIM ELEVATIONS ARE GIVEN TO THE FACE OF CURB FOR INLET GRATES OR THE CENTER OF THE MANHOLE STRUCTURE FOR MANHOLES. PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURE OR THE END OF PIPE WHERE THERE IS AN ENDWALL.

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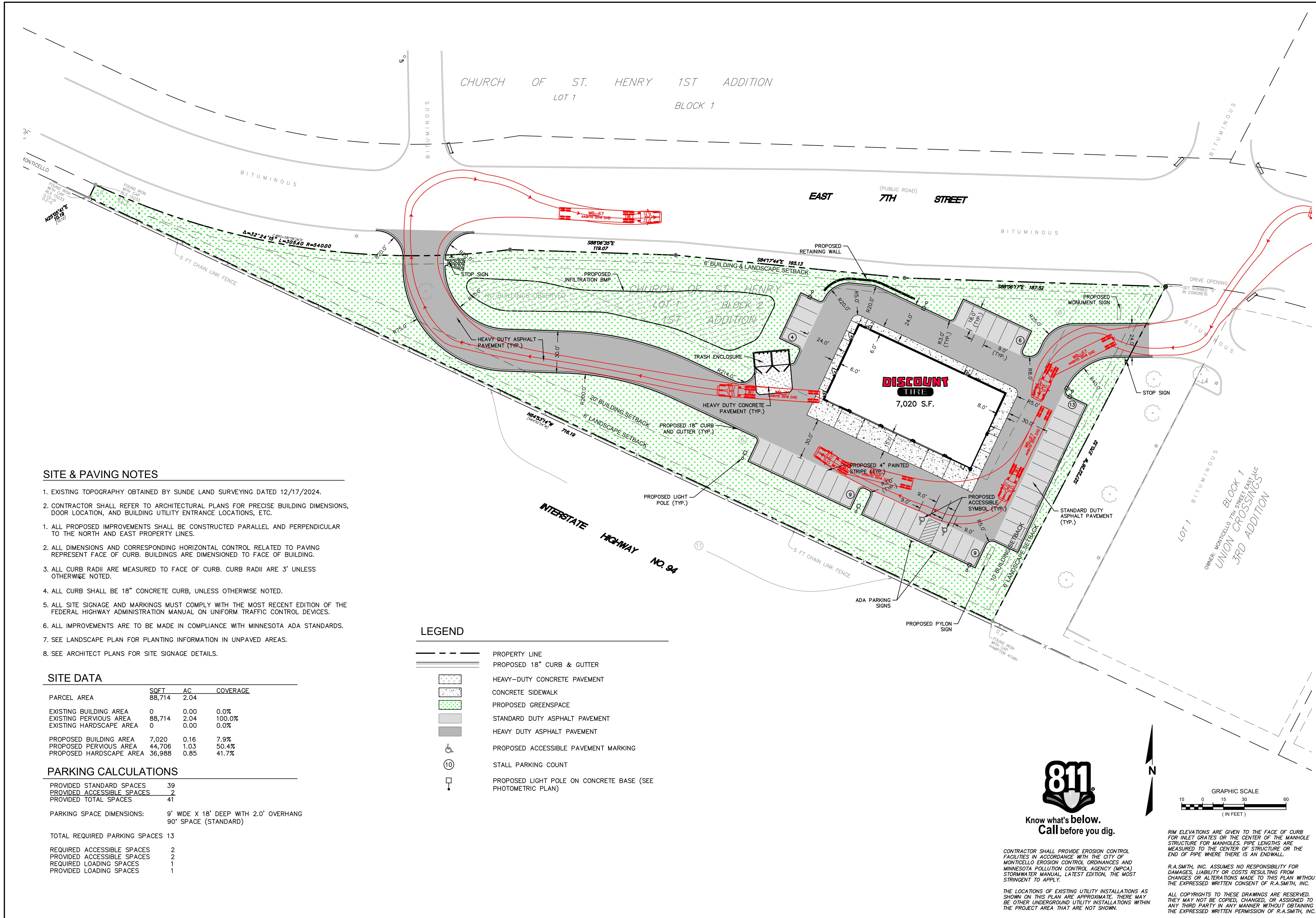
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DISCOUNT TIRE - MNM 13072
MONTICELLO, MN

SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

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| © COPYRIGHT 2025 R.A. Smith, Inc. |
| DATE: 01/31/2025 |
| SCALE: 1" = 30' |
| JOB NO. 3240268 |
| PROJECT MANAGER: ROBERT PONTO, P.E. |
| DESIGNED BY: TJR |
| CHECKED BY: RTP |
| SHEET NUMBER |
| C300 |



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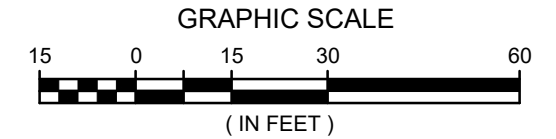
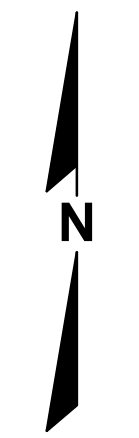
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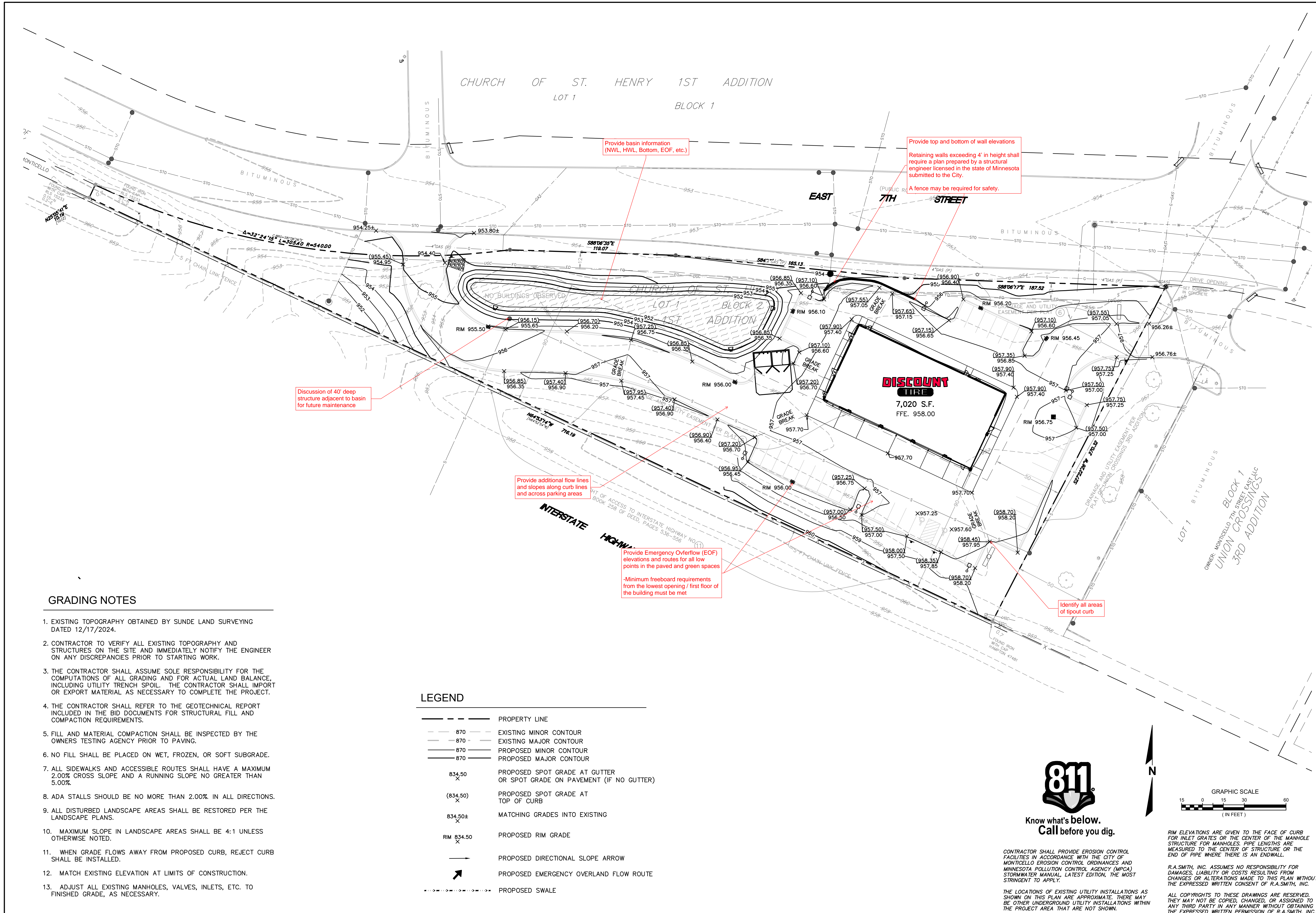
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
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DISCOUNT TIRE - MNN 13072
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| C300 |



GRADING NOTES

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- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER ON ANY DISCREPANCIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT INCLUDED IN THE BID DOCUMENTS FOR STRUCTURAL FILL AND COMPACTION REQUIREMENTS.
- FILL AND MATERIAL COMPACTION SHALL BE INSPECTED BY THE OWNERS TESTING AGENCY PRIOR TO PAVING.
- NO FILL SHALL BE PLACED ON WET, FROZEN, OR SOFT SUBGRADE.
- ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM 2.00% GROSS SLOPE AND A RUNNING SLOPE NO GREATER THAN 5.00%.
- ADA STALLS SHOULD BE NO MORE THAN 2.00% IN ALL DIRECTIONS.
- ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED PER THE LANDSCAPE PLANS.
- MAXIMUM SLOPE IN LANDSCAPE AREAS SHALL BE 4:1 UNLESS OTHERWISE NOTED.
- WHEN GRADE FLOWS AWAY FROM PROPOSED CURB, REJECT CURB SHALL BE INSTALLED.
- MATCH EXISTING ELEVATION AT LIMITS OF CONSTRUCTION.
- ADJUST ALL EXISTING MANHOLES, VALVES, INLETS, ETC. TO FINISHED GRADE, AS NECESSARY.

LEGEND

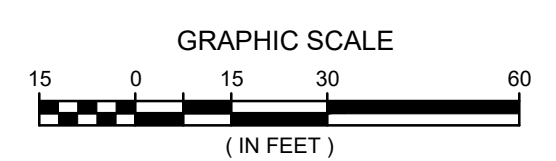
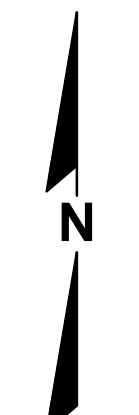
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| --- | PROPERTY LINE |
| - - - | EXISTING MINOR CONTOUR |
| - - - | EXISTING MAJOR CONTOUR |
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| - - - | PROPOSED MAJOR CONTOUR |
| 834.50 | PROPOSED SPOT GRADE AT GUTTER OR SPOT GRADE ON PAVEMENT (IF NO GUTTER) |
| (834.50) | PROPOSED SPOT GRADE AT TOP OF CURB |
| 834.50± | MATCHING GRADES INTO EXISTING |
| RIM 834.50 | PROPOSED RIM GRADE |
| → | PROPOSED DIRECTIONAL SLOPE ARROW |
| ↗ | PROPOSED EMERGENCY OVERLAND FLOW ROUTE |
| --- | PROPOSED SWALE |



Know what's below. Call before you dig.

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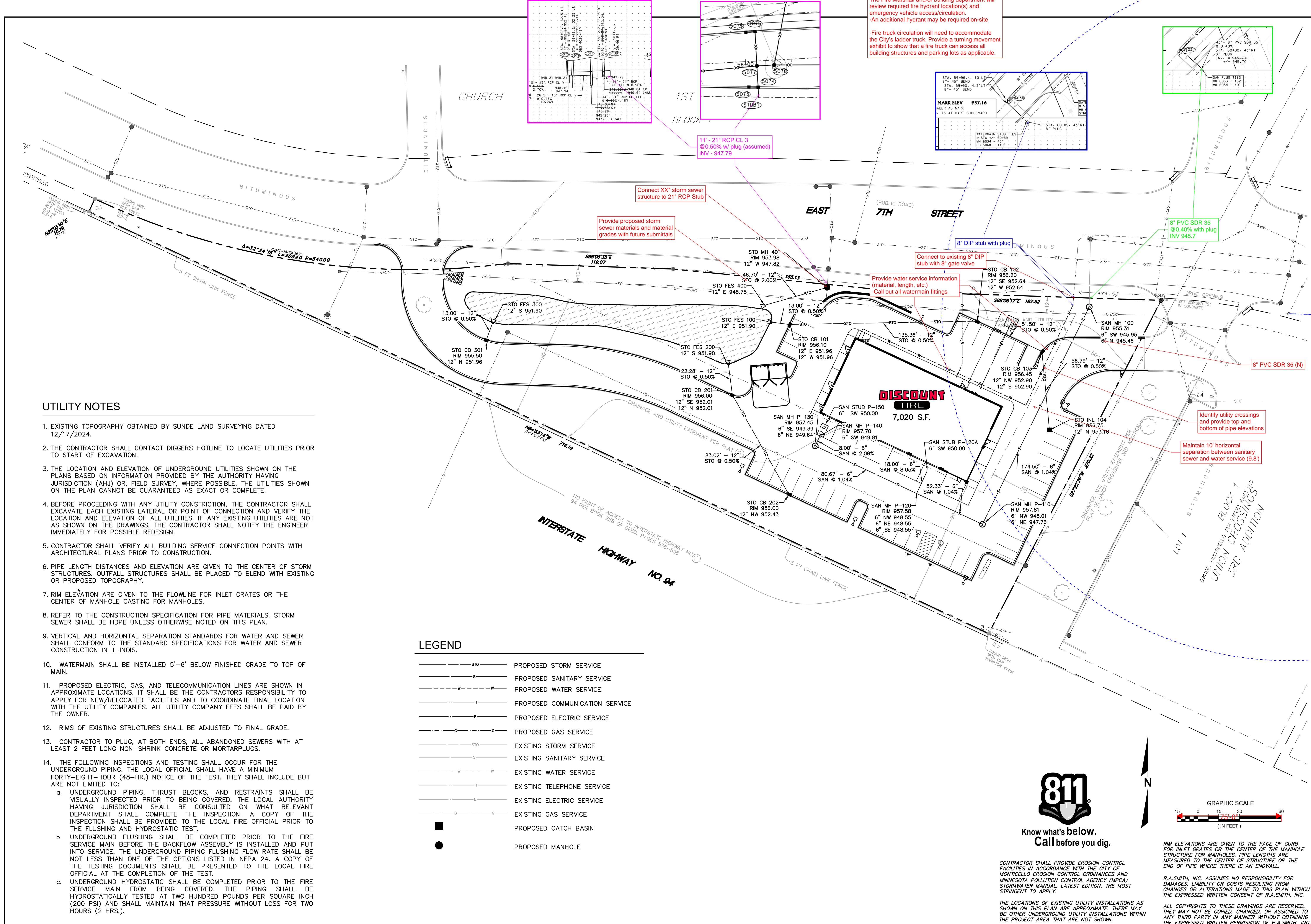
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DISCOUNT TIRE - MNN 13072
MONTICELLO, MN

GRADING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

| |
|--|
| © COPYRIGHT 2025 R.A. Smith, Inc. |
| DATE: 01/31/2025 |
| SCALE: 1" = 30' |
| JOB NO. 3240268 |
| PROJECT MANAGER: ROBERT PONTO, P.E. |
| DESIGNED BY: TJR |
| CHECKED BY: RTP |
| SHEET NUMBER |
| C400 |



UTILITY NOTES

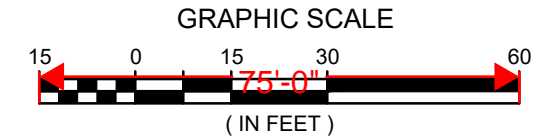
- EXISTING TOPOGRAPHY OBTAINED BY SUNDE LAND SURVEYING DATED 12/17/2024.
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE TO LOCATE UTILITIES PRIOR TO START OF EXCAVATION.
- THE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS BASED ON INFORMATION PROVIDED BY THE AUTHORITY HAVING JURISDICTION (AHJ) OR, FIELD SURVEY, WHERE POSSIBLE. THE UTILITIES SHOWN ON THE PLAN CANNOT BE GUARANTEED AS EXACT OR COMPLETE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE CONNECTION POINTS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- PIPE LENGTH DISTANCES AND ELEVATION ARE GIVEN TO THE CENTER OF STORM STRUCTURES. OUTFALL STRUCTURES SHALL BE PLACED TO BLEND WITH EXISTING OR PROPOSED TOPOGRAPHY.
- RIM ELEVATION ARE GIVEN TO THE FLOWLINE FOR INLET GRATES OR THE CENTER OF MANHOLE CASTING FOR MANHOLES.
- REFER TO THE CONSTRUCTION SPECIFICATION FOR PIPE MATERIALS. STORM SEWER SHALL BE HDPE UNLESS OTHERWISE NOTED ON THIS PLAN.
- VERTICAL AND HORIZONTAL SEPARATION STANDARDS FOR WATER AND SEWER SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
- WATERMAIN SHALL BE INSTALLED 5'-6" BELOW FINISHED GRADE TO TOP OF MAIN.
- PROPOSED ELECTRIC, GAS, AND TELECOMMUNICATION LINES ARE SHOWN IN APPROXIMATE LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR NEW/RELOCATED FACILITIES AND TO COORDINATE FINAL LOCATION WITH THE UTILITY COMPANIES. ALL UTILITY COMPANY FEES SHALL BE PAID BY THE OWNER.
- RIMS OF EXISTING STRUCTURES SHALL BE ADJUSTED TO FINAL GRADE.
- CONTRACTOR TO PLUG, AT BOTH ENDS, ALL ABANDONED SEWERS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTARPLUGS.
- THE FOLLOWING INSPECTIONS AND TESTING SHALL OCCUR FOR THE UNDERGROUND PIPING. THE LOCAL OFFICIAL SHALL HAVE A MINIMUM FORTY-EIGHT-HOUR (48-HR.) NOTICE OF THE TEST. THEY SHALL INCLUDE BUT ARE NOT LIMITED TO:
 - UNDERGROUND PIPING, THRUST BLOCKS, AND RESTRAINTS SHALL BE VISUALLY INSPECTED PRIOR TO BEING COVERED. THE LOCAL AUTHORITY HAVING JURISDICTION SHALL BE CONSULTED ON WHAT RELEVANT DEPARTMENT SHALL COMPLETE THE INSPECTION. A COPY OF THE INSPECTION SHALL BE PROVIDED TO THE LOCAL FIRE OFFICIAL PRIOR TO THE FLUSHING AND HYDROSTATIC TEST.
 - UNDERGROUND FLUSHING SHALL BE COMPLETED PRIOR TO THE FIRE SERVICE MAIN BEFORE THE BACKFLOW ASSEMBLY IS INSTALLED AND PUT INTO SERVICE. THE UNDERGROUND PIPING FLUSHING FLOW RATE SHALL BE NOT LESS THAN ONE OF THE OPTIONS LISTED IN NFPA 24. A COPY OF THE TESTING DOCUMENTS SHALL BE PRESENTED TO THE LOCAL FIRE OFFICIAL AT THE COMPLETION OF THE TEST.
 - UNDERGROUND HYDROSTATIC SHALL BE COMPLETED PRIOR TO THE FIRE SERVICE MAIN FROM BEING COVERED. THE PIPING SHALL BE HYDROSTATICALLY TESTED AT TWO HUNDRED POUNDS PER SQUARE INCH (200 PSI) AND SHALL MAINTAIN THAT PRESSURE WITHOUT LOSS FOR TWO HOURS (2 HRS.).

LEGEND

| | |
|-------|----------------------------|
| —STO— | PROPOSED STORM SERVICE |
| —S— | PROPOSED SANITARY SERVICE |
| —W— | PROPOSED WATER SERVICE |
| —T— | PROPOSED TELEPHONE SERVICE |
| —E— | PROPOSED ELECTRIC SERVICE |
| —G— | PROPOSED GAS SERVICE |
| —STO— | EXISTING STORM SERVICE |
| —S— | EXISTING SANITARY SERVICE |
| —W— | EXISTING WATER SERVICE |
| —T— | EXISTING TELEPHONE SERVICE |
| —E— | EXISTING ELECTRIC SERVICE |
| —G— | EXISTING GAS SERVICE |
| ■ | PROPOSED CATCH BASIN |
| ● | PROPOSED MANHOLE |



Know what's below.
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CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MONTICELLO EROSION CONTROL ORDINANCES AND MINNESOTA POLLUTION CONTROL AGENCY (MPCA) STORMWATER MANUAL, LATEST EDITION, THE MOST STRINGENT TO APPLY.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

RIM ELEVATIONS ARE GIVEN TO THE FACE OF CURB FOR INLET GRATES OR THE CENTER OF THE MANHOLE STRUCTURE FOR MANHOLES. PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURE OR THE END OF PIPE WHERE THERE IS AN ENDWALL.

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| DATE | DESCRIPTION |
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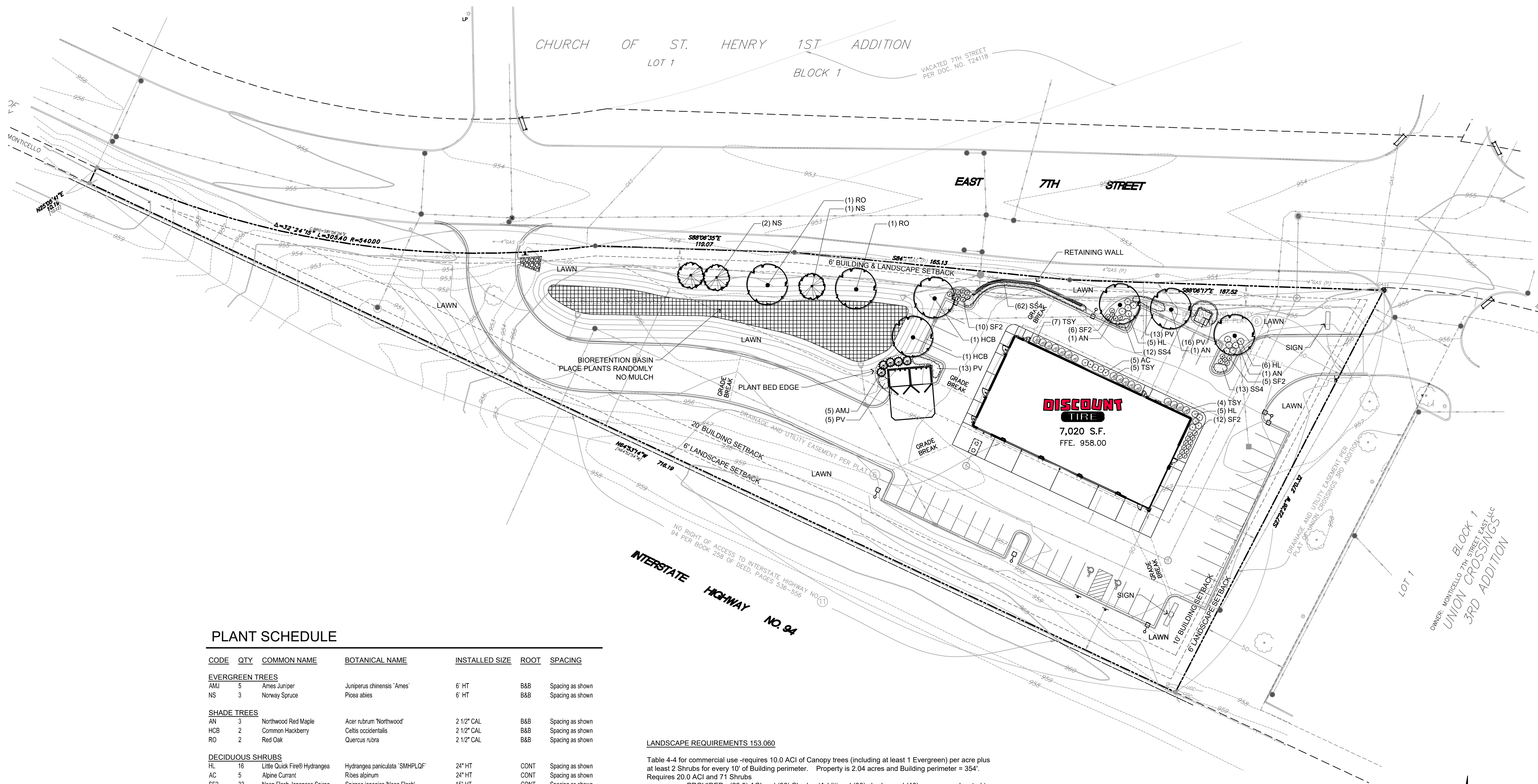
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



DISCOUNT TIRE - MNM 13072
MONTICELLO, MN
UTILITY PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

| |
|--|
| © COPYRIGHT 2025 R.A. Smith, Inc. |
| DATE: 01/31/2025 |
| SCALE: 1" = 30' |
| JOB NO. 3240268 |
| PROJECT MANAGER: ROBERT PONTO, P.E. |
| DESIGNED BY: TJR |
| CHECKED BY: RTP |
| SHEET NUMBER C500 |



PLANT SCHEDULE

| CODE | QTY | COMMON NAME | BOTANICAL NAME | INSTALLED SIZE | ROOT | SPACING |
|---------------------------|-----|---------------------------------|---|----------------|------|------------------|
| EVERGREEN TREES | | | | | | |
| AMJ | 5 | Ames Juniper | Juniperus chinensis 'Ames' | 6' HT | B&B | Spacing as shown |
| NS | 3 | Norway Spruce | Picea abies | 6' HT | B&B | Spacing as shown |
| SHADE TREES | | | | | | |
| AN | 3 | Northwood Red Maple | Acer rubrum 'Northwood' | 2 1/2" CAL | B&B | Spacing as shown |
| HCB | 2 | Common Hackberry | Celtis occidentalis | 2 1/2" CAL | B&B | Spacing as shown |
| RO | 2 | Red Oak | Quercus rubra | 2 1/2" CAL | B&B | Spacing as shown |
| DECIDUOUS SHRUBS | | | | | | |
| HL | 16 | Little Quick Fire® Hydrangea | Hydrangea paniculata 'SMHPLQF' | 24" HT | CONT | Spacing as shown |
| AC | 5 | Alpine Currant | Ribes alpinum | 24" HT | CONT | Spacing as shown |
| SF2 | 33 | Neon Flash Japanese Spirea | Spiraea japonica 'Neon Flash' | 15' HT | CONT | Spacing as shown |
| EVERGREEN SHRUBS | | | | | | |
| TSY | 16 | Taunton Yew | Taxus x media 'Tauntoni' | 24" HT | B&B | Spacing as shown |
| ORNAMENTAL GRASSES | | | | | | |
| PV | 47 | Ruby Ribbons® Switch Grass | Panicum virgatum 'RR1' | 1 GAL | CONT | 30" Spacing |
| SS4 | 87 | Standing Ovalon Little Bluestem | Schizachyrium scoparium 'Standing Ovalon' | 1 GAL | CONT | 18" Spacing |

| BIO-RETENTION BASIN | | 3,847 sf |
|--|-----|-----------------------------|
| Echinacea pallida / Pale Purple Coneflower | 142 | 2 1/2", PLUG 8% @ 18" o.c. |
| Monarda fistulosa / Bergamot | 142 | 2 1/2", PLUG 8% @ 18" o.c. |
| Solidago rigida / Stiff Goldenrod | 142 | 2 1/2", PLUG 8% @ 18" o.c. |
| Asclepias incarnata / Swamp Milkweed | 142 | 2 1/2", PLUG 8% @ 18" o.c. |
| Aster novae-angliae / New England Aster | 142 | 2 1/2", PLUG 8% @ 18" o.c. |
| Carex vulpinoidea / Brown Fox Sedge | 266 | 2 1/2", PLUG 15% @ 18" o.c. |
| Panicum virgatum / Switch Grass | 170 | 2 1/2", PLUG 17% @ 24" o.c. |
| Rudbeckia speciosa / Showy Coneflower | 178 | 2 1/2", PLUG 10% @ 18" o.c. |
| Tradescantia ohiensis / Ohio Spiderwort | 80 | 2 1/2", PLUG 8% @ 24" o.c. |
| Verbena stricta / Hoary Vervain | 100 | 2 1/2", PLUG 10% @ 24" o.c. |

LANDSCAPE REQUIREMENTS 153.060

Table 4-4 for commercial use -requires 10.0 ACI of Canopy trees (including at least 1 Evergreen) per acre plus at least 2 Shrubs for every 10' of Building perimeter. Property is 2.04 acres and Building perimeter = 354'. Requires 20.0 ACI and 71 Shrubs
 PROVIDED - (23.5) ACI and (38) Shrubs (Additional (30) shrubs and (46) grasses are located to screen parking and building from E. 7th Street).

Interior Vehicle Use Landscape Areas- for commercial use, maximum parking stalls in a bay is 24 before an island is required. Proposed development does not exceed this amount.

Perimeter Vehicle Use- requires landscape strips where vehicle use area abuts a ROW. A minimum 6' landscape strip is required when within 50' of the ROW. Requires 8.0 ACI per 100' of landscape strip. Parking is 55' length - requires 5.0 ACI.
 PROVIDED - 5.0 ACI

(9) Interior Parking Lot Landscaping - Required for lots with 50 or more stalls - proposed development has 35 stalls, so not required.

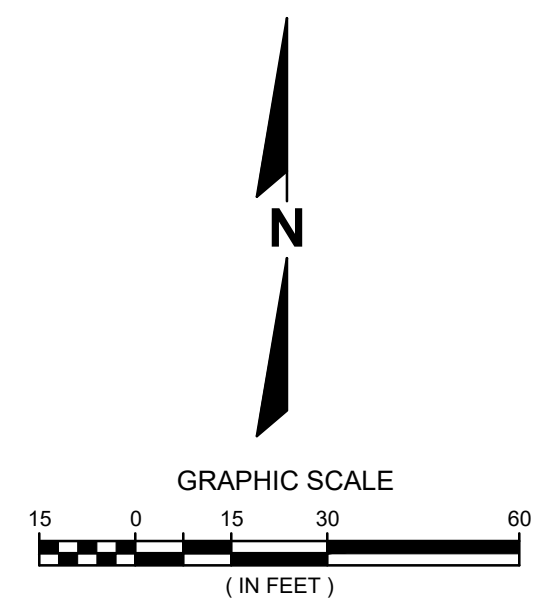
(10) Buffer Yards - Required for adjacent south property of RMH Zoning. Requires 20' landscape width with 6' screening fence and (2) Shade Trees and (3) Ornamental Trees and (2) Upright Coniferous Trees per 100'. 222' Requires (5) Shade Trees, (7) Ornamental Trees and (5) Upright Coniferous Trees.
 PROVIDED - (x) Shade Trees, (x) Ornamental Trees and (x) Upright Coniferous Trees.



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CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF MONTICELLO EROSION CONTROL ORDINANCES AND MINNESOTA POLLUTION CONTROL AGENCY (MPCA) STORMWATER MANUAL, LATEST EDITION, THE MOST STRINGENT TO APPLY.

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| DATE | DESCRIPTION |
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16745 W. Bluemound Road
 Brookfield, WI 53005-5938
 (262) 781-1000
 rasmith.com



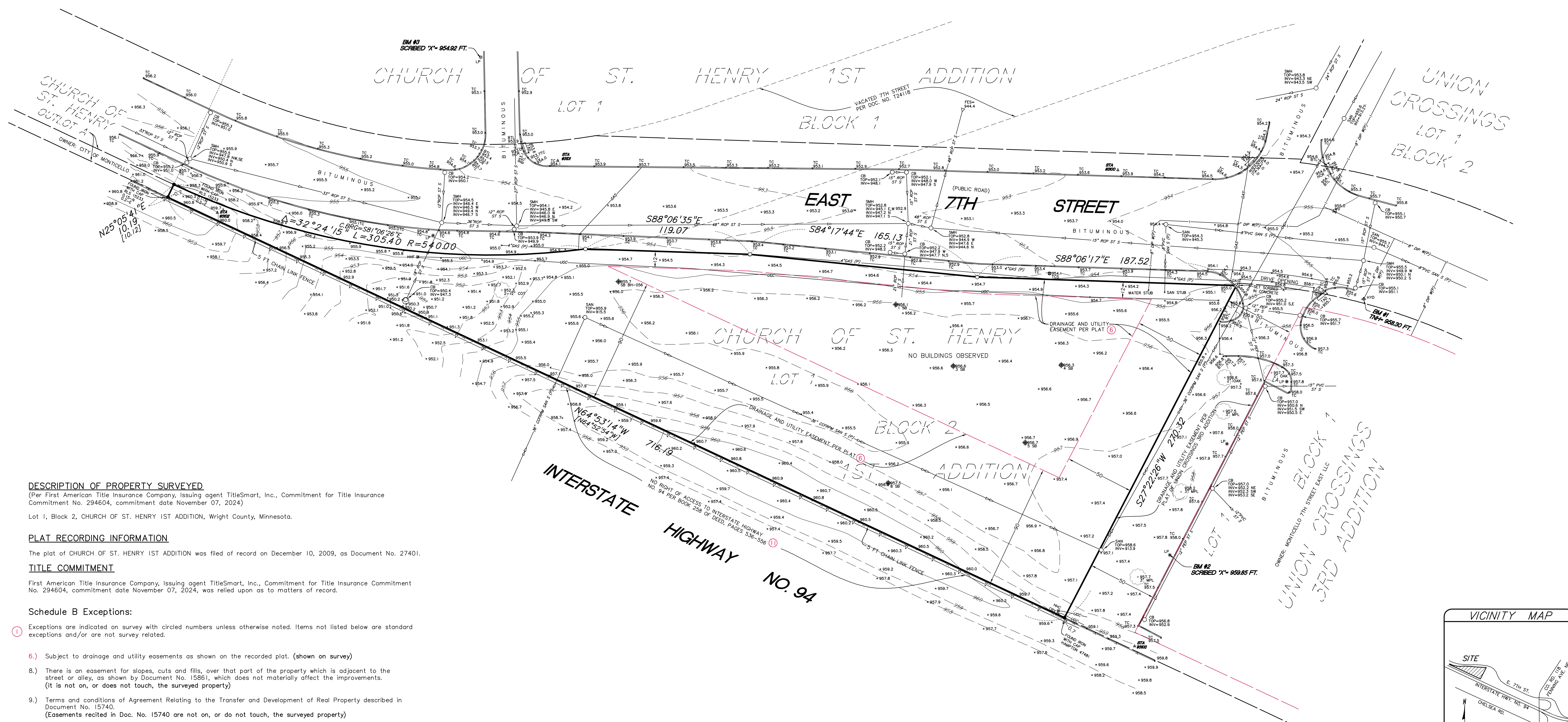
CREATIVITY BEYOND ENGINEERING
 Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
 Cedarburg, WI | Naperville, IL | Irvine, CA

DISCOUNT TIRE - MNN 13072
 MONTICELLO, MN

SITE LANDSCAPE PLAN

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

| |
|--|
| © COPYRIGHT 2025 R.A. Smith, Inc. |
| DATE: 01/31/2025 |
| SCALE: 1" = 30' |
| JOB NO. 3240268 |
| PROJECT MANAGER: ROBERT PONTO, P.E. |
| DESIGNED BY: REW |
| CHECKED BY: REW |
| SHEET NUMBER |
| L100 |



DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company, Issuing agent TitleSmart, Inc., Commitment for Title Insurance Commitment No. 294604, commitment date November 07, 2024)

Lot 1, Block 2, CHURCH OF ST. HENRY 1ST ADDITION, Wright County, Minnesota.

PLAT RECORDING INFORMATION

The plat of CHURCH OF ST. HENRY 1ST ADDITION was filed of record on December 10, 2009, as Document No. 27401.

TITLE COMMITMENT

First American Title Insurance Company, Issuing agent TitleSmart, Inc., Commitment for Title Insurance Commitment No. 294604, commitment date November 07, 2024, was relied upon as to matters of record.

Schedule B Exceptions:

Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

- 6.) Subject to drainage and utility easements as shown on the recorded plat. (shown on survey)
- 8.) There is an easement for slopes, cuts and fills, over that part of the property which is adjacent to the street or alley, as shown by Document No. 15861, which does not materially affect the improvements. (It is not on, or does not touch, the surveyed property)
- 9.) Terms and conditions of Agreement Relating to the Transfer and Development of Real Property described in Document No. 15740. (Easements recited in Doc. No. 15740 are not on, or do not touch, the surveyed property)
- 10.) Terms and conditions of Certification of Resolution No. 2005-105 vacating drainage and utility easement within Outlot B as stated in Document No. 26625. (The Drainage and Utility easement across all of Outlot B has been vacated)
- 11.) Subject to a limitation of right of Access to Highway 94 as set forth in Book 258 of Deeds, Page 536-556. (shown on survey)

GENERAL NOTES

- 1.) Survey coordinate basis: Wright County System NAD83 (1986 adjustment)
- 2.) "No Buildings Observed" on the surveyed property in the process of conducting the fieldwork.
- 3.) Adjoining ownership information shown hereon was obtained from the Wright County Property Tax Information web site.
- 4.) [] Bearings and/or dimensions listed within brackets are per plat or record documents.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 243371065, 243371342 and 243371683.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

- 1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27171C0170D, dated June 20, 2024, Community No. 270534. This information was obtained from the FEMA Map Service Center web site.

PARKING

No designated parking spaces were observed on site.

AREA

88,715 square feet or 2.037 acres

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- [A] Possible encroachments are indicated on survey with boxed letters as listed below.

None Observed

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CBX Denotes communication box
- CCFRPM Denotes centrifugally-cast, fiberglass-reinforced, polymer mortar pipe
- DIP Denotes ductile iron pipe
- FES Denotes fire end section
- HCR Denotes disabled ramp
- HHC Denotes handhole
- HHF Denotes handhole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LA Denotes landscaping
- LP Denotes light pole
- PEP Denotes polyethylene pipe
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary sewer
- SAN S Denotes sanitary sewer
- SB Denotes soil boring
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- STA Denotes survey control station
- TAD Denotes truncated domes plate
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- UGC Denotes underground communication line
- W Denotes water line
- WV Denotes water valve
- COT Denotes Cottonwood tree
- MPL Denotes Maple tree

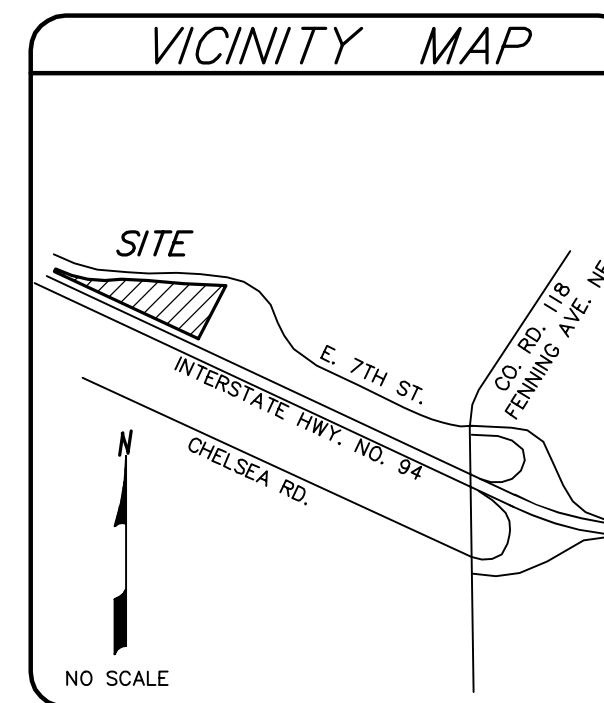
BENCHMARKS (BM)

(NAVD 88)

- 1.) Top of top nut of fire hydrant 93.7 feet east of the northeast corner of subject property on the south side of East 7th Street. Elevation = 958.30 feet
- 2.) Top of light pole base with scribed "X", 88.7 feet northeast of the southeast corner of subject property on the west side of the parking lot to the east. Elevation = 959.85 feet
- 3.) Top of light pole base with scribed "X" on the first light pole north of East 7th Street on the west side of the east entrance to St. Henry's Church. Elevation = 954.92 feet

SURVEY CONTROL STATIONS

| POINT NO. | NORTHING | EASTING | ELEVATION |
|-----------|------------|------------|-----------|
| 3100 | 215777.988 | 526855.316 | 954.20 |
| 3101 | 215784.791 | 526450.318 | 954.38 |
| 3102 | 215747.192 | 526204.099 | 960.11 |
| 3103 | 215433.802 | 526867.455 | 959.21 |



SURVEYOR'S CERTIFICATION

To Hale Properties, LLC, First American Title Insurance Company and TitleSmart, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11(a) and 13 of Table A thereof. The fieldwork was completed on December 17, 2024.

Date of Plat or Map: 31st day of December, 2024.

SUNDE LAND SURVEYING, LLC.

By: *Arlene J. Carlson*
Arlene J. Carlson, P.L.S. - Minn. Lic. No. 44900



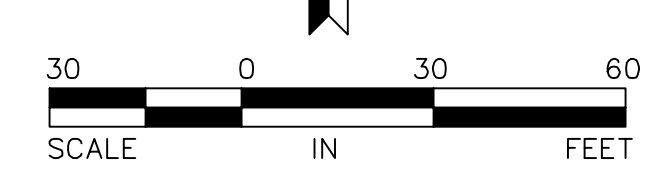
| Revision | By | Date |
|----------|-----|------|
| | JAD | |

Drawing Title:
**ALTA/NSPS LAND TITLE SURVEY FOR:
raSmith, Inc.**

Of: **Future Discount Tire, Monticello, MN**

SUNDE
LAND SURVEYING
www.sunde.com

Project: 2024-146 Main Office: 900 East Bloomington Freeway (35th) - Suite 118
Township: 121 Range: 25 Section: 13 Bloomington, Minnesota 55425-3435
Date: 12/31/2024
1/26/2024/146001.dwg Scale: 1" = 40.00' Sheet: 1 of 1





PHONE: 763-295-2711 FAX: 763-295-4404

505 Walnut Street | Suite 1 | Monticello, MN 55362

February 25, 2025

Re: Discount Tire

General Comments

The City is not responsible for errors and omissions on the submitted plans. The Owner/ Developer, and Engineer of record are fully responsible for changes or modifications required during construction to meet the City Standards and the applicable Minnesota codes.

1. The City requires you install a fire key box on the outside of your building. Please contact the Department of Building Safety/Fire Inspector for these requirements.
2. Fire suppression system is required; work with the Fire Inspector/Fire Chief on locating your Fire Department Connection for the sprinkler system. The Fire Inspector must approve the location prior to installation.
3. Fire suppression system is required; consult your design professional to verify fire hydrant spacing. The Fire Inspector must approve location prior to installation.
4. Prior to excavation and construction, the permittee shall submit to the City of Monticello through certificate of survey that the proposed construction follows all land use, zoning, conditional use, or planned use as part of the building permit application. The certificate of survey shall be signed by a registered Minnesota land surveyor.

These items are subject to approval of the Monticello Department of Building Safety. This is a preliminary list of items that need to be addressed.

Sincerely,

Bob Ferguson

Chief Building Official/Zoning Administrator

EXHIBIT Z
Conditions of Approval
Conditional Use Permit – Discount Tire
Lot 1, Block 2, Church of St. Henry 1st Addition, 155-215-002010

1. The applicant provide architectural treatment and detail to the 7th Street exposure of the building as noted in this report, such as glass or other façade detail.
2. The project, including site landscaping, is constructed and maintained in substantial conformance with the Final approved plans and other applicable code requirements, as may be amended.
3. The applicant executes and record the required cross-access and other shared-use agreements with the neighboring property.
4. No open or outdoor storage of unrepaired vehicles is permitted on site.
5. The applicant verifies that all rooftop mechanical equipment will be screened from adjoining property or travelled streets.
6. No accumulations of trash or waste shall be permitted to extend higher than the screening fence surrounding the trash facilities.
7. The pole structure for the pylon sign is required to be wrapped in materials consistent with the code and relocated consistent with the City Engineer’s recommendations.
8. A 6’ concrete public sidewalk is required to be constructed on the northeasterly portion of the site per the City Engineer’s recommendation.
9. A stormwater maintenance agreement for the sign and parking areas within the City drainage and utility easement is required to be executed and recorded.
10. An encroachment agreement for the sign and parking areas within the City drainage and utility easement is required to be executed and recorded.
11. Compliance with the terms of the City’s Engineering Staff letter and plan comments dated February 26, 2025.
12. Compliance with the terms of the City Building Official’s letter dated February 25, 2025.
13. Comments and recommendations of other Staff and Planning Commission.