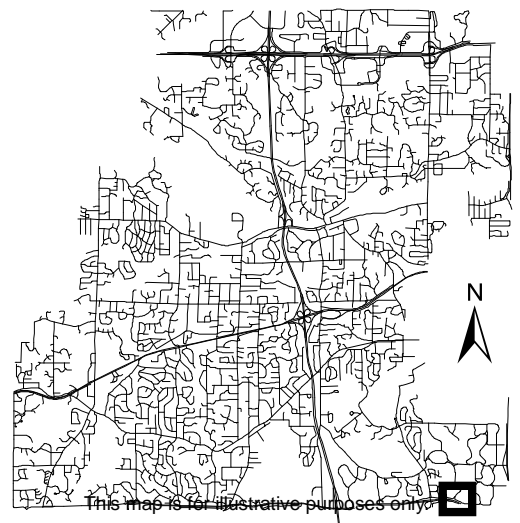




Location Map

Project: Guidepost Montessori
Address: 10297 Yellow Circle Drive



This map is for illustrative purposes only.



4/9/24

City of Minnetonka
Planning & Zoning

RE: 10297 Yellow Circle Drive, Minnetonka, MN

Dear Planning & Zoning Commission,

Thank you for taking the time to review this application related to our Conditional Use Permit for a daycare/childcare use for the property located at 10297 Yellow Circle Drive, Minnetonka, MN. As a developer for the daycare operator Guidepost Montessori, we believe this site is a great use for daycare and believe our plan works well within the site. As the City of Minnetonka continues to grow and the major employers nearby do as well, we believe that the city and its constituents would benefit from a high-quality daycare facility nearby a main thoroughfare. Guidepost would be signing a 20-year lease assuming we get approval, showing their commitment to Minnetonka and being a good long-term neighbor.

The site under contract is currently an existing 11,329SF building which we plan to renovate. The building elevations would remain the same aside from signage being added, height (two stories), and lot coverage (~5,686 SF vs a site area of 56,366SF). While there would be traffic with the parents picking up and dropping off, this traffic would be occurring during peak pick up and drop off time periods in the morning and afternoon and would not interfere with the daytime or evening hours. Furthermore, the location would be closed on the weekends, except for an occasional special event, again further lessening the impact on the surrounding neighbors. Therefore, I would ask that the Plan Commission consider approving the action requested.

With 42 parking spaces on site, this is more than enough to handle the pick-up and drop off periods, which are typically from 7-9 am in the morning and from 3-6 in the evening.

Some useful statistics and metrics about the proposed development are as follows:

Site Size – 56,366 SF

Building Size – 11,329 SF

Daycare Operator – Guidepost Montessori

Parking Spaces – 42

Number of Employees – Only 18 on site at one time

Number of Students – 160

Kids per class – Approx 10-20 depending on age (10 per toddler, and 20 per 3-6 child)

Hours of Operation – 7-6

% of students that are half-day vs. full-day – 100% full time

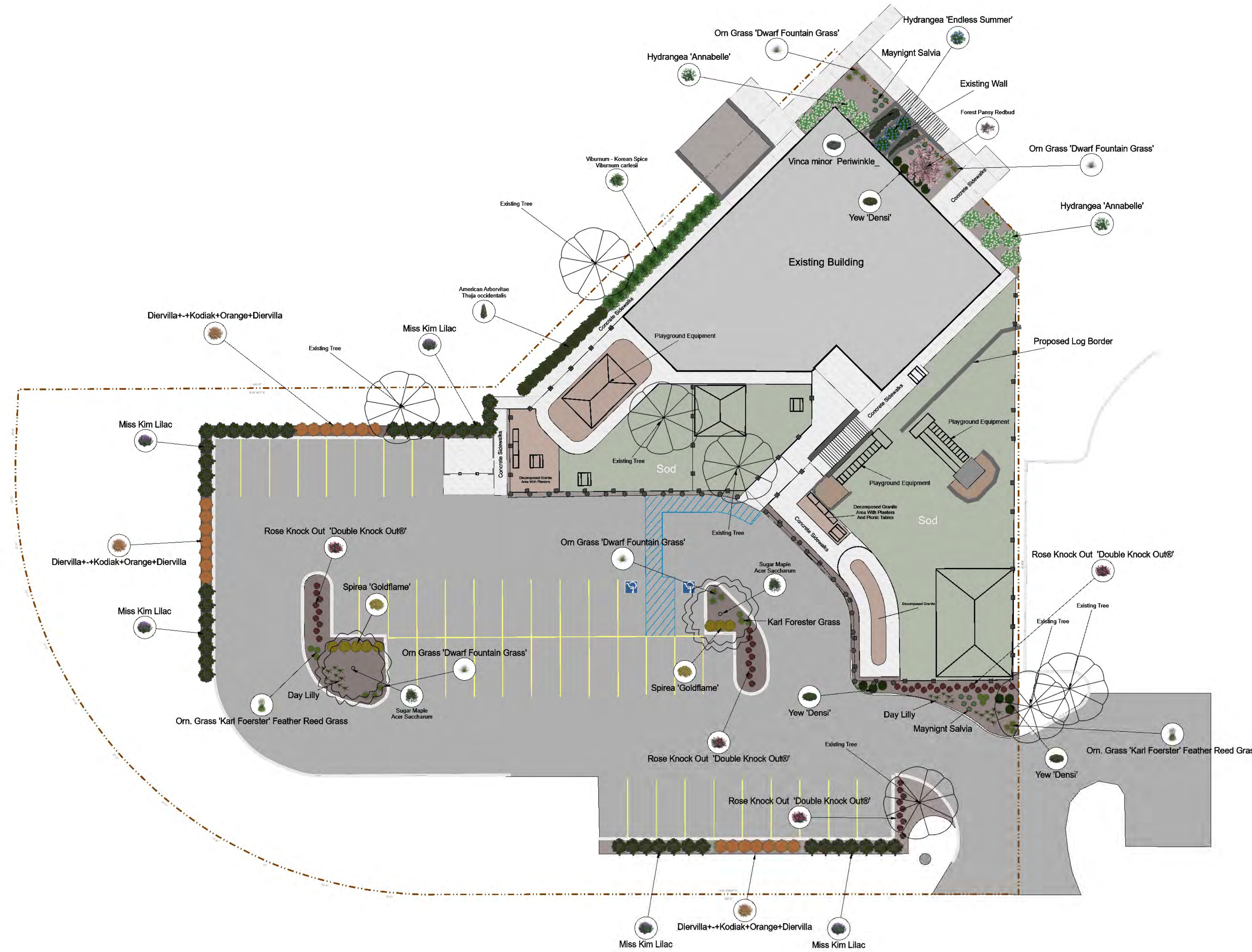
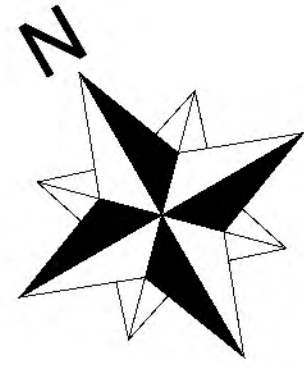
I look forward to having a conversation about the development in the near future and addressing any concerns the Commission may have about the project at that time.

Sincerely,

Ben Udell



227 W Monroe | Suite 5200 | Chicago, IL, 60606
D: (312) 625-1382 **C:** (847) 345-2827

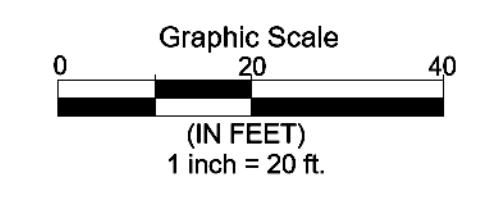


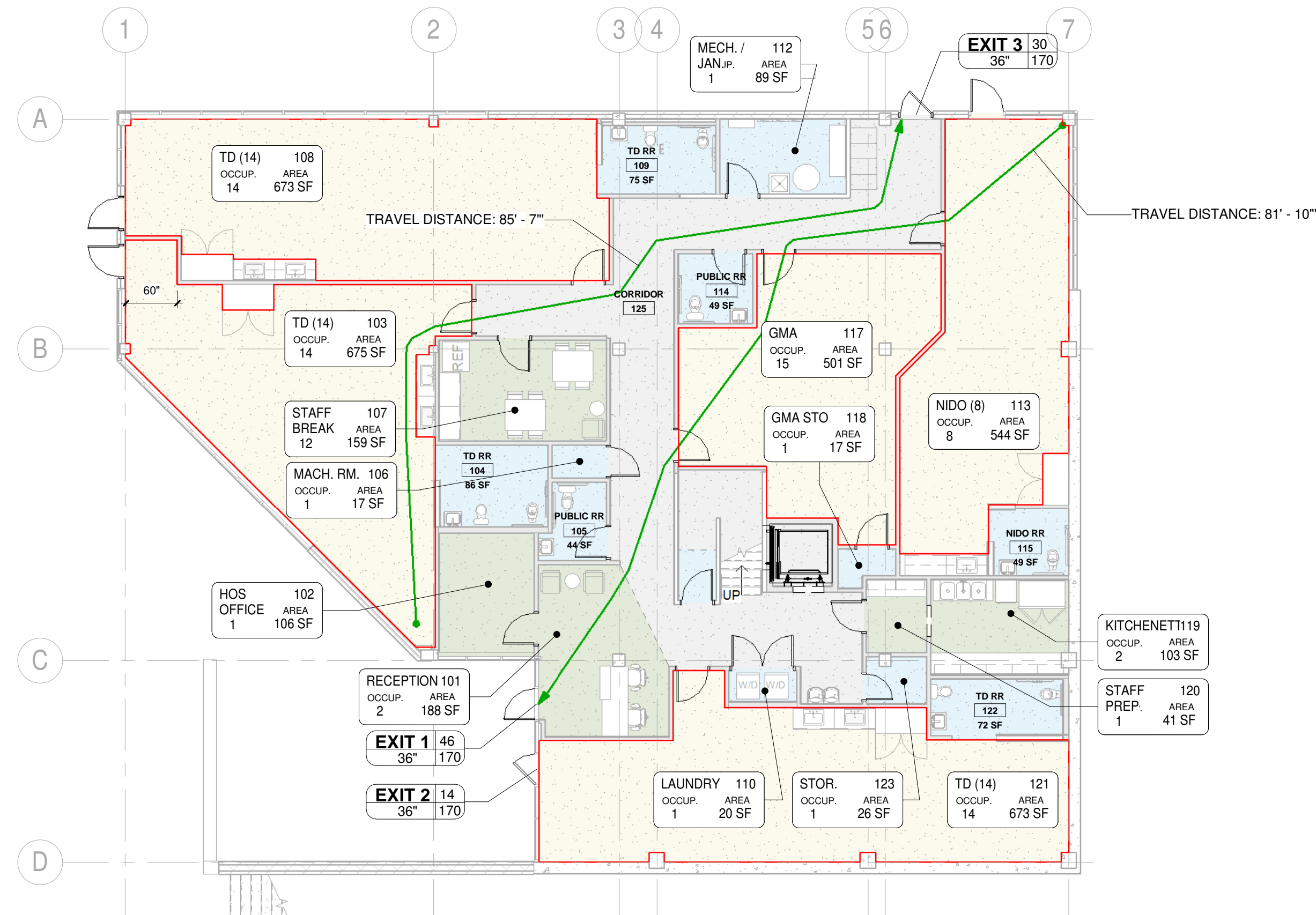
Plant Schedule				
Symbol	Qty	Size	Common	Botanical
	12	1 gal.	Day Lily	
	7		Existing Tree	Existing Tree
	1	2"	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'
	21	5 gal.	Honeysuckle 'Kodiak Orange'	Diervilla x 'Kodiak Orange'
	3	5 gal.	Hydrangea 'Endless Summer'	Hydrangea 'Endless Summer'
	10	5 gal.	Hydrangea 'Incredible'	Hydrangea 'Incredible'
	16	1 gal.	May Night Salvia	
	1	1 gal.	May Night Salvia	
	42	5 gal.	Miss Kim Lilac	
	12	1 gal.	Orn Grass 'Dwarf Fountain Grass'	
	12	1 gal.	Orn Grass 'Karl Foerster' Feather Reed Grass	
	45	5 gal.	Rose Knock Out 'Double Knock Out'	Rosa 'Double Knock Out'
	8	5 gal.	Spiraea 'Goldflame'	
	2	2.5"	Sugar Maple	Acer Saccharum
	12	4"	Teichry Arborvitae	Thuja Occidentalis
	13	5 gal.	Viburnum - Korean Spice	Viburnum carlesii
	7	Flats	Vinca minor Periwinkle	
	11	5 gal.	Yew 'Densi'	

Key Notes

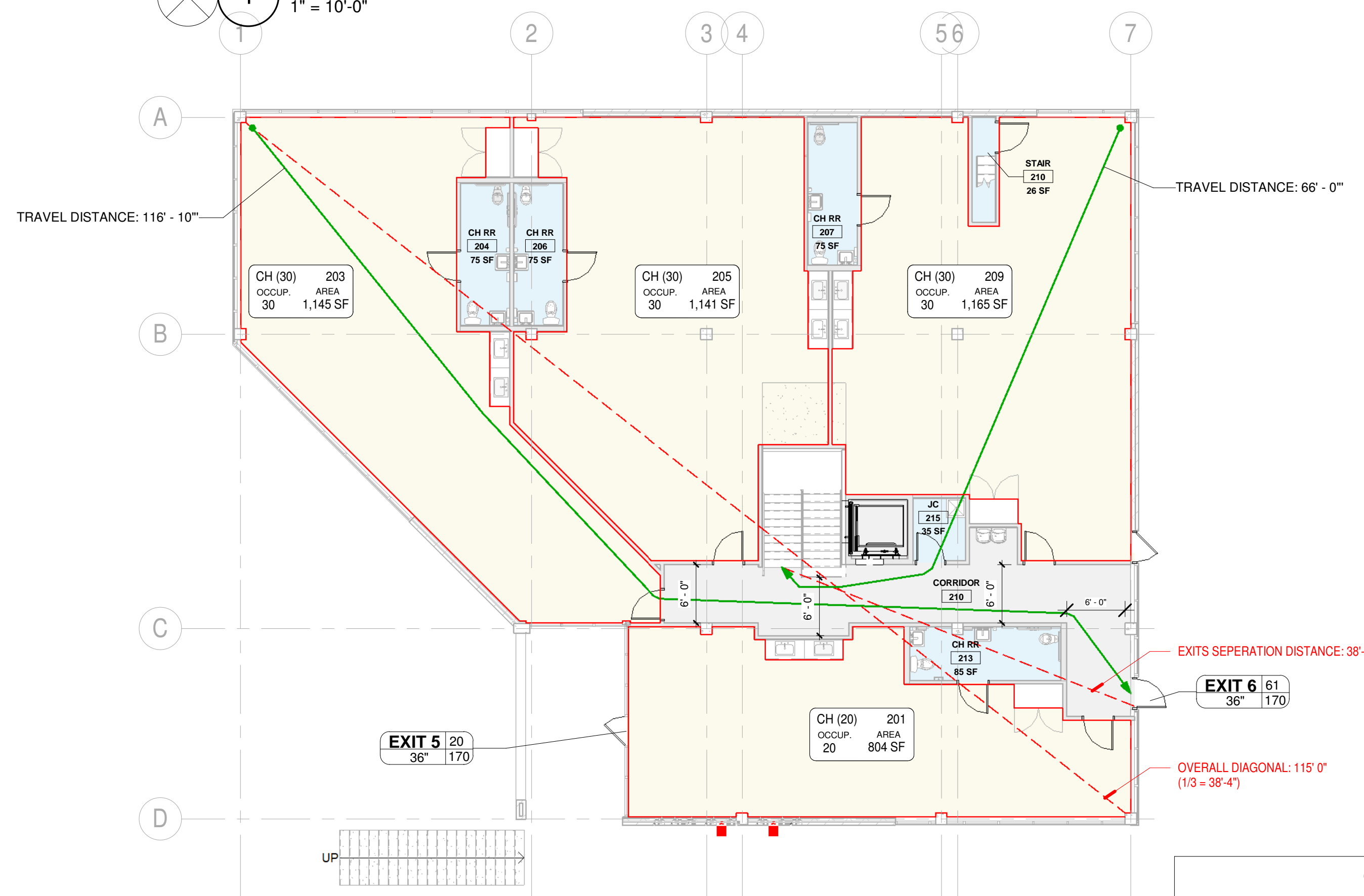
- 1 Sod = 6,670 sq/ft
- 2 Seed and Blanket Disturbed Areas
- 3 4" depth Shredded Hardwood Mulch = 3,750 sq/ft
- 4 Decomposed Granite = 1,388 sq/ft

- LANDSCAPING NOTES:**
- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
 - GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
 - ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
 - PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF THE HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
 - TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL.
 - EXISTING GRASS IN THE PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
 - SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SODDED.
 - SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
 - ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
 - ALL PARKING ISLANDS TO BE BERMED UP 5"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
 - ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF AMERICANHORT.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANALISM.
 - ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID PROPOSAL PRICE.
 - WATER THOUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.





1 FIRST FLOOR - EGRESS PLAN
1" = 10'-0"



2 SECOND FLOOR EGRESS PLAN
1" = 10'-0"

ENERGY CODE REQUIREMENTS		
IECC 2018 TABLE C301.1, C402.1.3 AND C402.4, R402.1		
CLIMATE ZONE (C301.1):	6A (Hennepin County)	COMMERCIAL
ROOFS	INSULATION ENTIRELY ABOVE ROOF	R-30 ci (continuous insulation)
	METAL BUILDINGS (b)	R-25 + R-11 LS (Liner System)
	ATTIC AND OTHER	R-49
WALLS ABOVE GRADE	MASS (g)	R-13.3ci
	METAL BUILDING	R-13+R-13ci
	METAL FRAMED	R-13+R-7.5ci
WALLS BELOW GRADE	WOOD FRAMED AND OTHER	R-13+R-7.5ci OR R-20+R-3.8ci
	BELOW-GRADE WALL (d)	R-7.5ci
FLOORS	MASS (e)	R-12.5ci
	JOIST/FRAMING	R-30
SLAB ON-GRADE FLOORS	UNHEATED SLABS	R-10 FOR 24" BELOW
	HEATED SLABS (h)	R-15 FOR 36" BELOW + R-5 FULL SLAB
OPAQUE DOORS	NON-SWINGING	R-4.75
	SWINGING DOOR (C402.1.4)	U-0.37
	GARAGE DOOR (<14% GLAZING)	U-0.31
FENESTRATION (C402.4 SHGC- SEE CHART FOR ORIENTATION)	FIXED FENESTRATION:	U-0.36, SHGC- 0.40
	OPERABLE FENESTRATION:	U-0.43, SHGC- 0.40
	ENTRANCE DOORS:	U-0.77, SHGC- 0.40
	SKYLIGHTS:	U-0.50, SHGC- 0.40

(b) Where using R-value compliance method, a thermal spacer block shall be provided, otherwise use the U-factor compliance method in Table C402.1.4
 (c) Where heated slabs are below grade, below-grade walls shall comply with exterior insulation requirements for heated slabs.
 (d) "Mass floors" shall be in accordance with Section C402.2.3
 (e) "Mass walls" shall be in accordance with Section C402.2.2
 (f) The first value is for perimeter insulation and the second value is for slab insulation. Perimeter insulation is not required to extend below the bottom of the slab.

BUILDING INFORMATION		
SUMMARY OF WORK: 1. SITE WORK - PLAYGROUND, PARKING LOT, ETC. - SEE CIVIL 2. DEMO EXISTING INTERIOR OFFICE PARTITIONS, BATHROOMS, ETC. 3. EXTERIOR WALLS TO REMAIN AS IS 4. NEW CLASSROOMS, RESTROOMS, AND STAFF SPACES 5. NEW INTERIOR FINISHES 6. NEW/REVISED HVAC, NEW DISTRIBUTION 7. NEW BATHROOM, PLUMBING FIXTURES, STORAGE ROOM 8. NEW LIGHTING AND RECEPTACLE LOCATIONS, NEW ELEC SERVICE & DISTRIBUTION 9. NEW DATA WIRING		
APPLICABLE CODES **ALL CODES MAY BE SUBJECT TO MUNICIPAL AMENDMENTS		
2020 MINNESOTA BUILDING CODE (2018 IBC) 2020 MINNESOTA ENERGY CODE (2018 IECC) 2020 MINNESOTA ACCESSIBILITY CODE (2018 IBC CH. 11 & AMENDED TEXT OF ANSI A-117.1 2009) 2020 MINNESOTA MECHANICAL & FUEL GAS CODE (2018 IMC & IFGC) 2020 MINNESOTA PLUMBING CODE 2020 MINNESOTA CONSERVATION CODE FOR EXIST. BUILDINGS (2018 IEBC) 2020 MINNESOTA FIRE CODE (2018 IFC) 2020 MINNESOTA ELEVATOR & RELATED DEVICES CODE 2020 MINNESOTA ELECTRICAL CODE (2020 NEC)		
GENERAL BUILDING INFORMATION		
ZONING CLASSIFICATION:	I-1 (INDUSTRIAL DISTRICT) CONDITIONAL USE AS DAYCARE LIMITED HEIGHT 35'	
*trash enclosures or accessory buildings not to exceed 600 square feet in size shall be located behind the front building line of the principal building.		
PROPOSED OCCUPANCY:	FIRST FLOOR: SECOND FLOOR: 25 UNPROTECTED SPRINKLERED	I-4 (DAYCARE) E (EDUCATION)
TYPE OF CONSTRUCTION:	R-5 FULL SLAB R-5 FULL SLAB	
S.F. ANALYSIS: (APPROXIMATIONS +/- 20 S.F.)	1. FIRST FLOOR: 5,440 SF (INTERIOR REMODEL ONLY) 2. SECOND FLOOR: 5,440 SF (INTERIOR REMODEL ONLY) TOTAL AREA: 10,880 SF	
ALLOWABLE AREA:	52,000 SF PER FLOOR (I-4), ALLOWABLE HEIGHT: 3 STORIES; 75' MAX HEIGHT	
NOTE: INTERIOR CONSTRUCTION ONLY, NO CHANGE IN AREA		
MEANS OF EGRESS (CH. 10)		
DEAD END LIMIT (1020.4):	20' (GROUP I-4); 50' (GROUP E w/ SPRINKLER)	
NUMBER OF EXITS REQUIRED (1006.3.2):	2 PER FLOOR	
CORRIDOR WIDTH (1020.2):	44" MINIMUM (GROUP I-4); 72" (GROUP E SERVING-100)	
CLEAR EXIT WIDTH (1022.2):	32" (36" NOMINAL)	
STAIR WIDTH (1011.2):	44" MINIMUM / 36" MIN. IF SERVING <50	
LANDING WIDTH (1011.5):	44" MINIMUM / 36" MIN. IF SERVING <50	
STAIR HANDRAIL HEIGHT (1014.2):	34" - 38"	
STAIR GUARDRAIL HEIGHT (1015.3):	42" MIN.	
PANIC HARDWARE (1010.1.10):	50 OR MORE	
DOOR SERVING OCCUPANT LOADS (1006.2.1):	2 FOR OCCUPANCY W/ 50 OR MORE	
MINIMUM WIDTH AT DOORS:	32" MIN.	
TYPICAL EGRESS WIDTHS, SPRINKLED BUILDING (1005.3):		
STAIRWAYS:	.3" PER OCCUPANT	
OTHER AREAS:	.2" PER OCCUPANT	
TRAVEL DISTANCE (1017.2):	GROUP I-4	200' W/ SPRINKLER
	GROUP E	250' W/ SPRINKLER
FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601)		
STRUCTURAL FRAME:	0-HRS	
ROOF:	0-HR SUPPORTING ROOF ONLY BEARING WALLS	
BEARING WALLS:	EXTERIOR	0-HRS
	INTERIOR	0-HRS
NON-BEARING WALLS:	EXTERIOR:	0 HRS
	INTERIOR:	0 HRS
ROOF CONSTRUCTION:	0 HRS	
COORIDOR (1020.1):	0 HRS	
FIRE RESISTANCE OF THE EXTERIOR WALL AND OPENINGS		
PER TABLE 602 AND 705.8:		
0 HR	IF STRUCTURE IS OVER 30 FT AWAY FROM THE FACE OF THE BUILDING	
0 HR	IF DISTANCE FROM FAÇADE TO ADJACENT PROPERTY LINE IS BETWEEN 10' AND 30'	
NO LIMIT	IF THE BUILDING IS GREATER THAN 20' - 25' AWAY	
FLAME SPREAD PER CHAPTER 8 (TABLE 803.13):		
ALL NEW INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8 IBC:		
GROUP I-4:	B	B ROOMS & ENC. SPACES
GROUP E:	B	C
ASTM E84 / FLAME SPREAD (FS) AND SMOKE DEVELOPMENT (SD) INDEX:		
CLASS	FLAME SPREAD	SMOKE DEVELOPED
A	FRS: 0-25	0-450
B	FOS: 26-75	0-450
C	FOS: 76-200	0-450
ADA REQUIREMENTS		
SEE SHEET G1-2	AREA OF REFUGE LOCATIONS AT STAIRS AS SHOWN COMMUNICATION DEVICES NOT REQUIRED IF SPRINKLED BUILDING	
DESIGN LOADS		
DESIGN LOADS: SEE STRUCTURAL DRAWING		
PLUMBING CODE REQUIREMENTS		
FIRST FLOOR - GROUP I-4 CHILD DAYCARE: TOTAL OCCUPANTS = 72 (50 STUDENTS + 16 STAFFS)		
	REQUIRED	PROVIDED
WATER CLOSET (1 PER 15):	5	9
LAVATORY (1 PER 15):	5	6
BATH/SHOWER:	1	-
DRINKING FOUNTAIN (1 PER 100):	1	2 (SHARED)
OTHER (1 SERVICE SINK):	1	1 (SHARED)
SECOND FLOOR - GROUP E EDUCATIONAL: TOTAL OCCUPANTS = 126 (110 STUDENTS + 16 STAFFS)		
	REQUIRED	PROVIDED
WATER CLOSET (1 PER 50):	2	8
LAVATORY (1 PER 50):	2	4
DRINKING FOUNTAIN (1 PER 100):	2	2 (SHARED)
OTHER (1 SERVICE SINK):	1	1 (SHARED)

OCCUPANCY STUDY - HIGHER GROUND EDUCATION STANDARD										
NAME	NO.	IBC- OCCUPANT LOAD FACTOR	ACTUAL		IBC- ALLOWABLE OCCUPANT LOAD	IBC- REQUIRED AREA FOR ACTUAL STUDENT	HG- REQ'D LOAD SF/STUDENT	HG- REQ'D AREA	HG- CLASSROOM DESCRIPTION	AGE ABOVE 2.5
			AREA	# STUDENTS (ENROLLMENT)						
CH (20)	201		Not Placed							
NIDO (8)	113	35	544 SF	8	15.5	280 SF	68	544 SF	8 INFANTS (2 WK. - 24 MO.)	
TD (14)	108	35	673 SF	14	19.2	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)	
TD (14)	121	35	673 SF	14	19.2	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)	
TD (14)	103	35	675 SF	14	19.3	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)	
CH (20)	201	35	804 SF	20	23.0	700 SF	38	760 SF	20 CHILDREN (3-6 YRS.)	
CH (30)	203	35	1,145 SF	30	32.7	1,050 SF	38	800 SF	30 CHILDREN (3-6 YRS.)	Yes
CH (30)	205	35	1,141 SF	30	32.6	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)	Yes
CH (30)	209	35	1,165 SF	30	33.3	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)	Yes
TOTAL			6,821 SF	160						



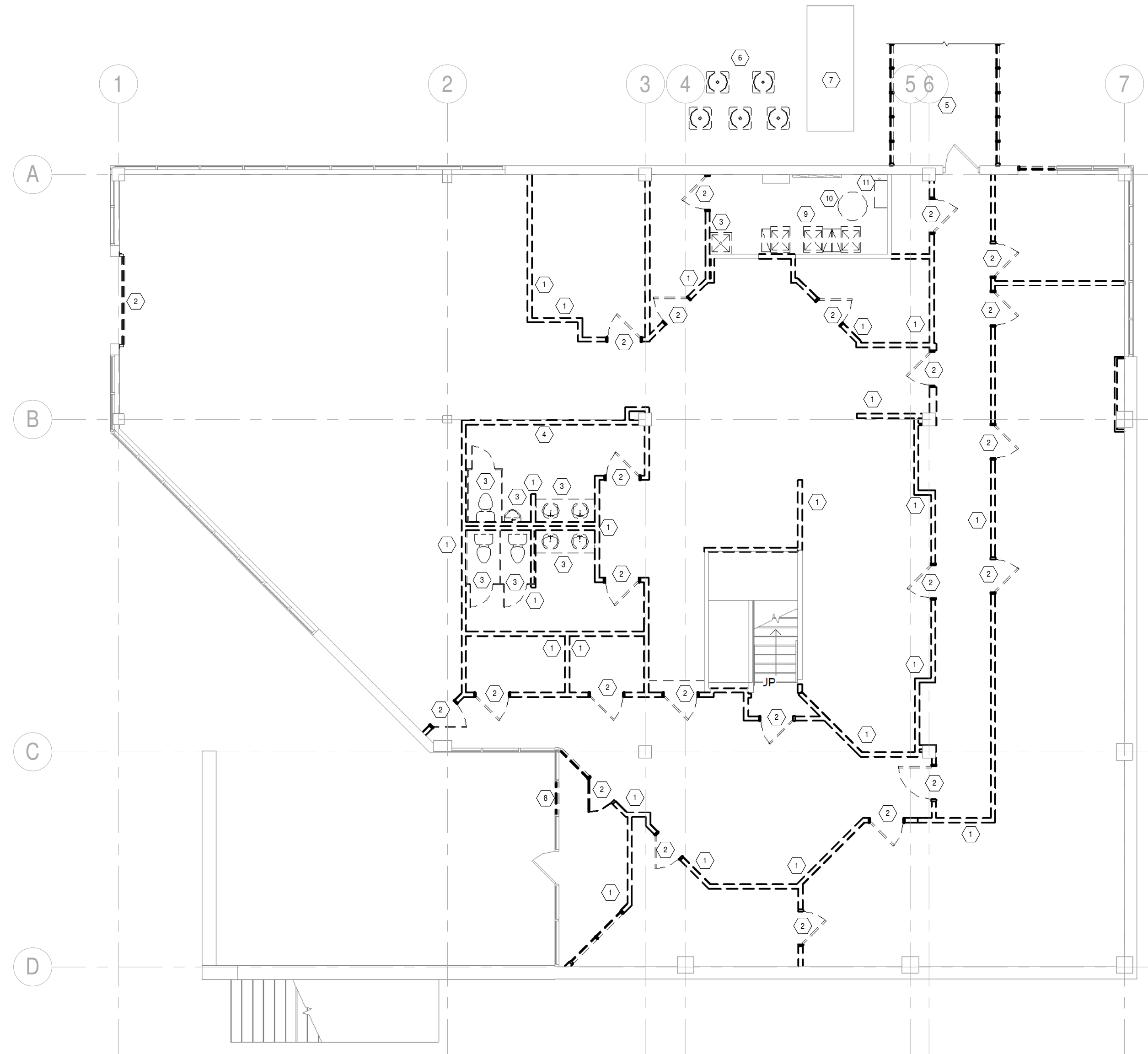
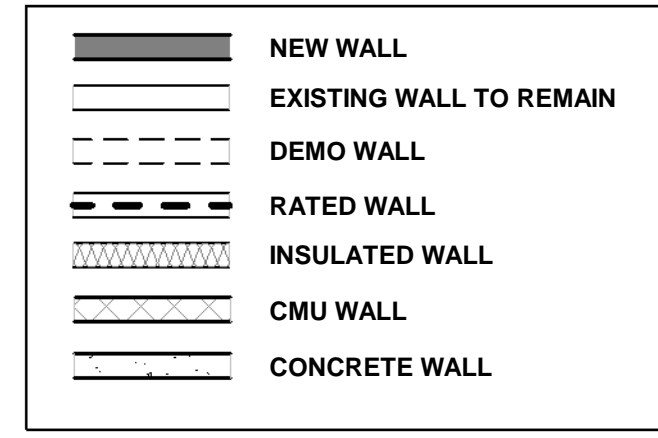
SD 2-23-24 (NFC)

C:\Users\Dhyav\Documents\24-002 HG Minnetonka - Central - V23_ylluY34V.GVT

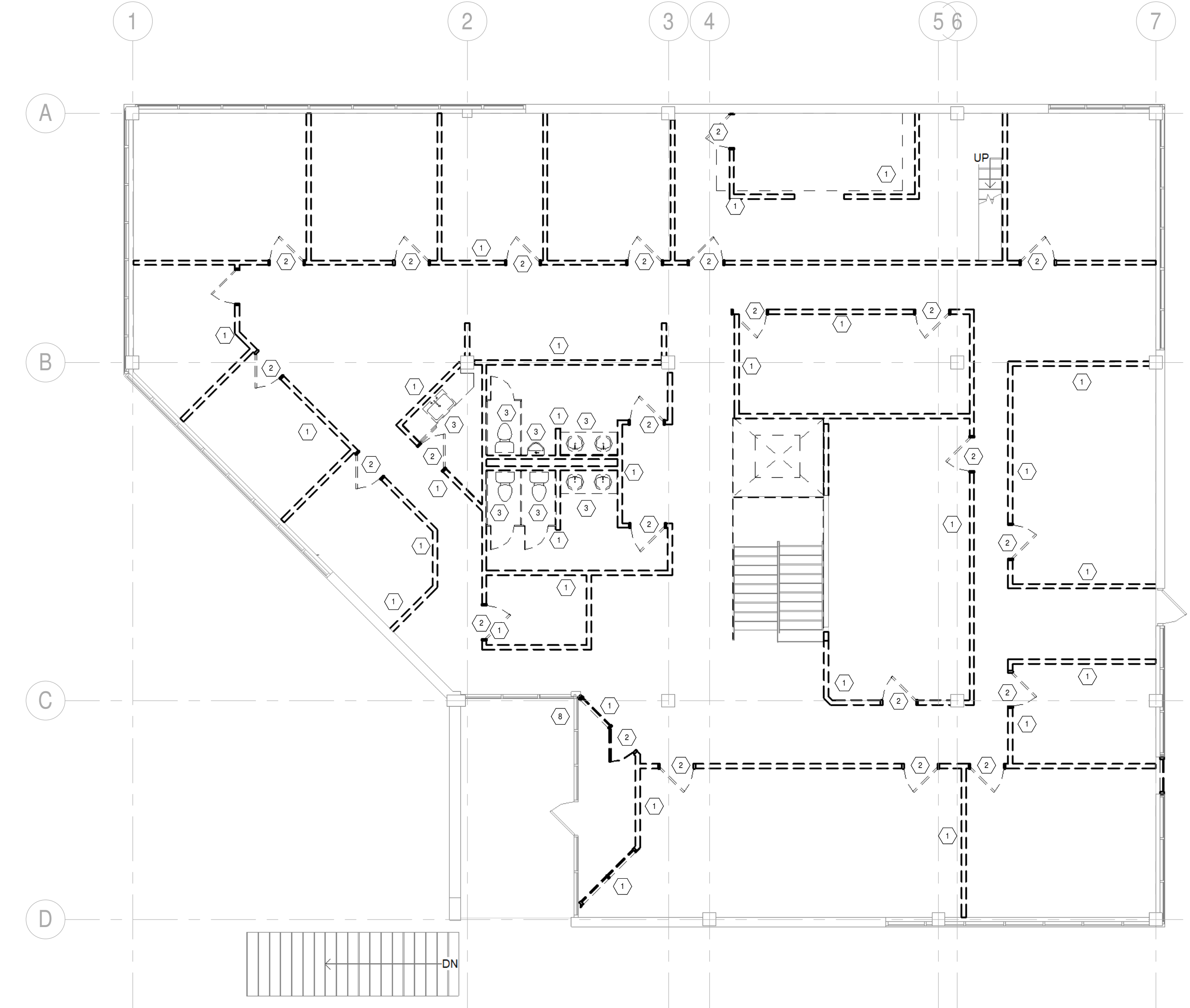
DEMOLITION GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL VISUALLY INSPECT ALL EXISTING CONDITIONS AND SHALL COORDINATE ANY OUTSTANDING DEMO ISSUES WITH THE ARCHITECT PRIOR TO BEGINNING WORK. ALL BASE BUILDING FRAMES, WINDOW SILLS, AND CORE PARTITIONS TO BE FREE FROM MASTIC OR OTHER BUILDING RESIDUE AND READY TO RECEIVE FINISH.
- PROVIDE PROTECTION OF ALL EXISTING FINISHES TO REMAIN.
- MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION. PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS.
- PROVIDE AND MAINTAIN SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE BUILDING STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE.
- PROTECT BUILDING STRUCTURE AND INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.
- PROTECT WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES THAT ARE TO REMAIN. ERECT AND MAINTAIN DUSTPROOF PARTITIONS BETWEEN AREA OF WORK AND NON-WORK AREAS INCLUDING DUCTS & AREA ABOVE CEILING. COVER AND PROTECT FIXTURES, FURNISHINGS, AND EQUIPMENT THAT ARE TO REMAIN.
- NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
- PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION.
- PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
- TO THE BEST OF THE OWNER'S AND ARCHITECT'S KNOWLEDGE, THERE ARE NO HAZARDOUS MATERIALS PRESENT IN THE EXISTING AREA OF WORK. IF MATERIAL IS FOUND WHICH MAY BE SUSPECTED TO BE HAZARDOUS, CONTRACTOR SHALL NOTIFY ARCHITECT AND BUILDING OWNER IMMEDIATELY. IF IT IS DETERMINED TO BE HAZARDOUS, THE MATERIAL SHALL BE FULLY ABATED ACCORDING TO APPLICABLE LAWS.
- PROVIDE DUMPSTER FOR DEBRIS REMOVAL. COORDINATE LOCATION WITH BUILDING OWNER. REMOVE DEMOLITION MATERIALS EACH DAY AND VACUUM PUBLIC/COMMON AREAS BEFORE LEAVING SITE.

01 - Keynotes - DEMO PLAN		
NOTE	DESCRIPTION	Schedule Type
1	DEMO WALL AS SHOWN	DEMO
2	DEMO DOOR OR OPENING AS SHOWN	DEMO
3	DEMO CABINETS, COUNTERS, PARTITIONS, & PLUMBING AS SHOWN	DEMO
4	DEMO PORTION OF WALL FOR NEW DOOR OR OPENING	DEMO
5	DEMO WALKWAY AREA AS SHOWN	DEMO
6	DEMO EXIST. CONDENSER	DEMO
7	EXIST. GENERATOR TO REMAIN	DEMO
8	<varies>	DEMO
9	DEMO EXIST. FURNACES AS SHOWN	DEMO
10	DEMO EXIST. WATER HEATER	DEMO
11	DEMO EXIST. WATER SERVICE	DEMO



1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



2 EXIST. SECOND FLOOR PLAN
1/8" = 1'-0"

C:\Users\Divya\Documents\24-002 HG Minnetonka - Central - V23_yllu\24\VG.rvt

ALLEN PEPA
ARCHITECTS
INFO@ALLENPEPA.COM
TEL: (630) 576-1105
215 FULTON ST., GENEVA, IL 60134

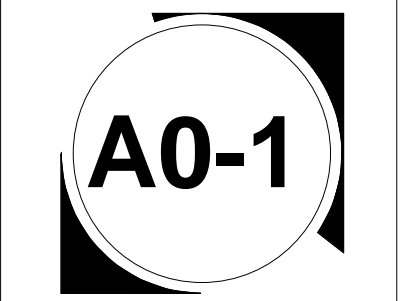
ENGINEERS

HIGHER GROUND - MINNETONKA
10297 YELLOW CIR DR, MINNETONKA MN 55343

Schematic Design:		
Design Development:		
Bidding:		
Permit:		
ISSUE DATE:	02/19/24	
POST BID/PERMIT REVISIONS:		
No.	Date	Description

PROJECT NO.	24-002
DRAWN BY	OS / YL
CHECKED BY	EP
SHEET	1 OF 3

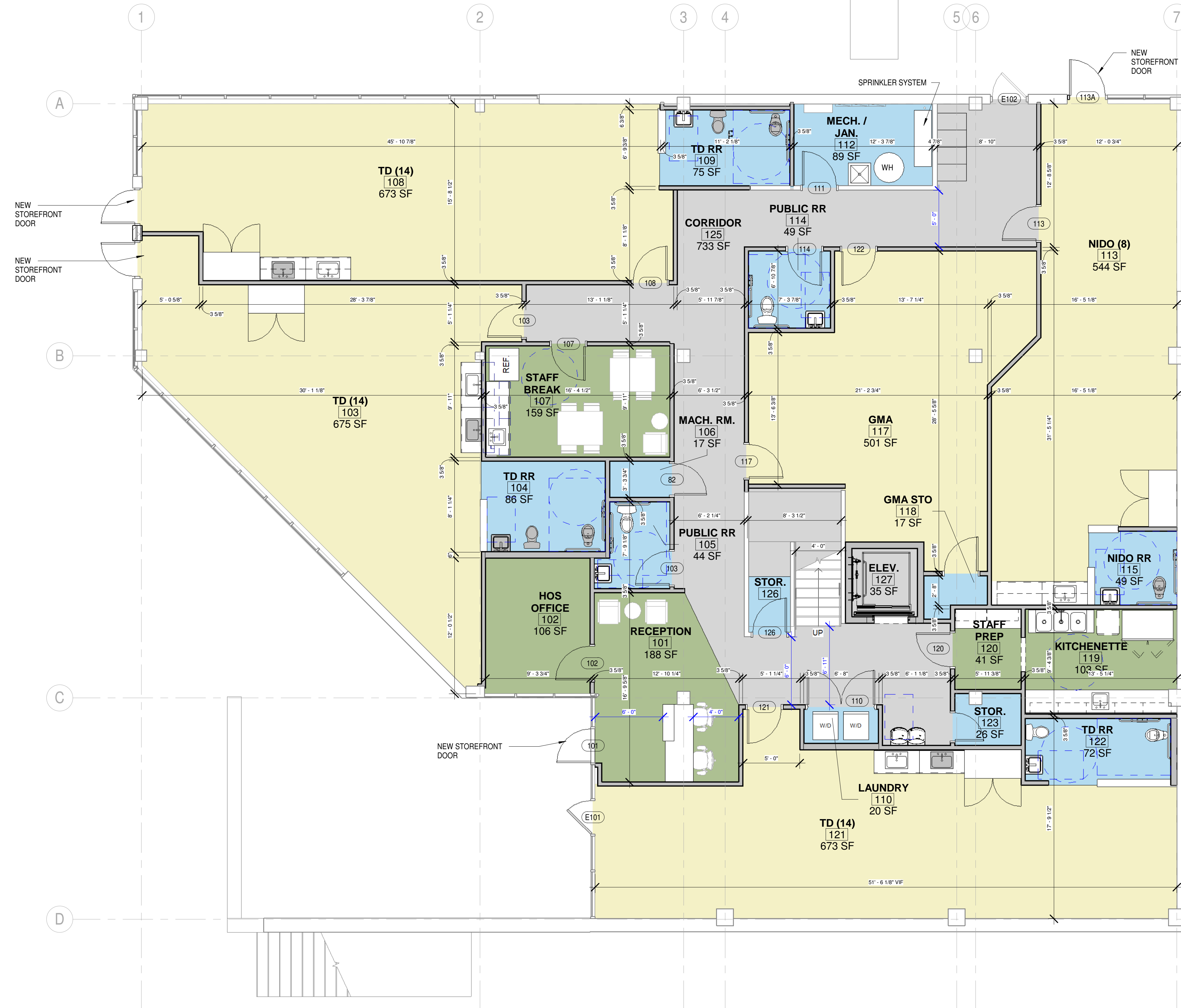
DEMOLITION PLAN



SD 2-23-24 (NFC)

01 - CLASSROOM OCCUPANCY1										
NAME	NO.	OCCUPANT LOAD FACTOR	ACTUAL AREA	# STUDENTS (ENROLLMENT)	ALLOWABLE OCCUPANT	REQUIRED AREA	HG MIN SF	HG REQ'D AREA	Comments	Level
TD (14)	103	35	675 SF	14	19.3	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)	FIRST FLOOR
TD (14)	108	35	674 SF	14	19.3	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)	FIRST FLOOR
NIDO (8)	113	35	544 SF	8	15.5	280 SF	68	544 SF	8 INFANTS (2 WK. - 24 MO.)	FIRST FLOOR
TD (14)	121	35	674 SF	14	19.2	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)	FIRST FLOOR
CH (20)	201	35	804 SF	20	23.0	700 SF	38	760 SF	20 CHILDREN (3-6 YRS.)	SECOND FLOOR
CH (30)	203	35	1,145 SF	30	32.7	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)	SECOND FLOOR
CH (30)	205	35	1,141 SF	30	32.6	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)	SECOND FLOOR
CH (30)	209	35	1,165 SF	30	33.3	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)	SECOND FLOOR
TOTAL			6,822 SF	160						

LEVEL	AREA
LEVEL 1	5,686 SF
LEVEL 2	5,643 SF
TOTAL:	11,329 SF

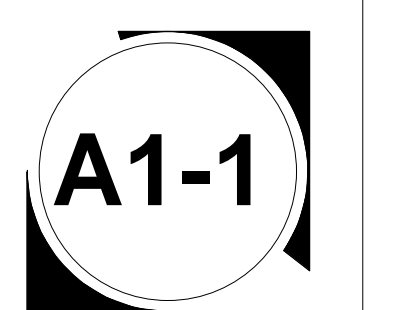


1 FIRST FLOOR PLAN
3/16" = 1'-0"

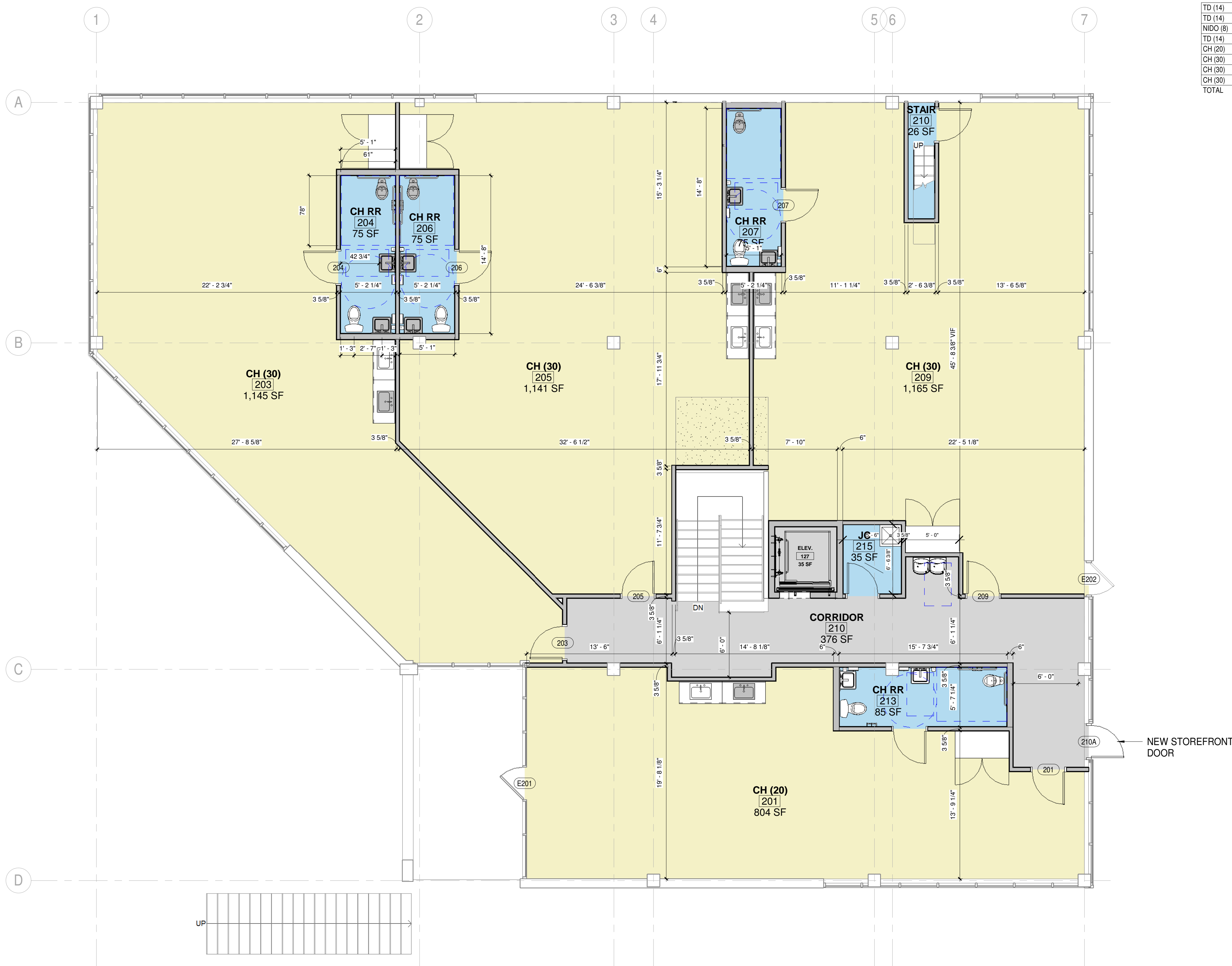
Schematic Design:		
Design Development:		
Bidding:		
Permit:		
ISSUE DATE:	02/19/24	
POST BID/PERMIT REVISIONS:		
No.	Date	Description

PROJECT NO.	24-002
DRAWN BY	OS / YL
CHECKED BY	EP
SHEET	2 OF 3

FIRST FLOOR PLAN



C:\Users\Divya\Documents\24-002 HG Minnetonka - Central - Y23_flluY24VG.rvt



1 SECOND FLOOR PLAN
3/16" = 1'-0"

01 - CLASSROOM OCCUPANCY1										
NAME	NO.	OCCUPANT LOAD FACTOR	ACTUAL		ALLOWABLE OCCUPANT	REQUIRED AREA	HG MIN SF	HG REQ'D AREA	Comments	Level
			AREA	# STUDENTS (ENROLLMENT)						
TD (14)	103	35	675 SF	14	19.3	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)	FIRST FLOOR
TD (14)	108	35	674 SF	14	19.3	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)	FIRST FLOOR
NIDO (8)	113	35	544 SF	8	15.5	280 SF	68	544 SF	8 INFANTS (2 WK. - 24 MO.)	FIRST FLOOR
TD (14)	121	35	674 SF	14	19.2	490 SF	48	672 SF	14 TODDLERS (24-36 MO.)	FIRST FLOOR
CH (20)	201	35	804 SF	20	23.0	700 SF	38	760 SF	20 CHILDREN (3-6 YRS.)	SECOND FLOOR
CH (30)	203	35	1,145 SF	30	32.7	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)	SECOND FLOOR
CH (30)	205	35	1,141 SF	30	32.6	1,050 SF	38	1,140 SF	20 CHILDREN (3-6 YRS.)	SECOND FLOOR
CH (30)	209	35	1,165 SF	30	33.3	1,050 SF	38	1,140 SF	30 CHILDREN (3-6 YRS.)	SECOND FLOOR
TOTAL			6,822 SF	160						

LEVEL	AREA
LEVEL 1	5,686 SF
LEVEL 2	5,643 SF
TOTAL:	11,329 SF

ALLEN PEPA
ARCHITECTS
INFO@ALLENPEPA.COM
TEL. (630) 576-1105
215 FULTON ST., GENEVA, IL 60134

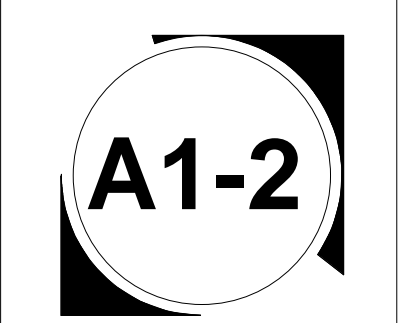
ENGINEERS

HIGHER GROUND - MINNETONKA
10297 YELLOW CIR DR, MINNETONKA MN 55343

Schematic Design:		
Design Development:		
Bidding:		
Permit:		
ISSUE DATE:	02/19/24	
POST BID/PERMIT REVISIONS:		
No.	Date	Description

PROJECT NO.	24-002
DRAWN BY	OS / YL
CHECKED BY	EP
SHEET	3 OF 3

SECOND FLOOR PLAN



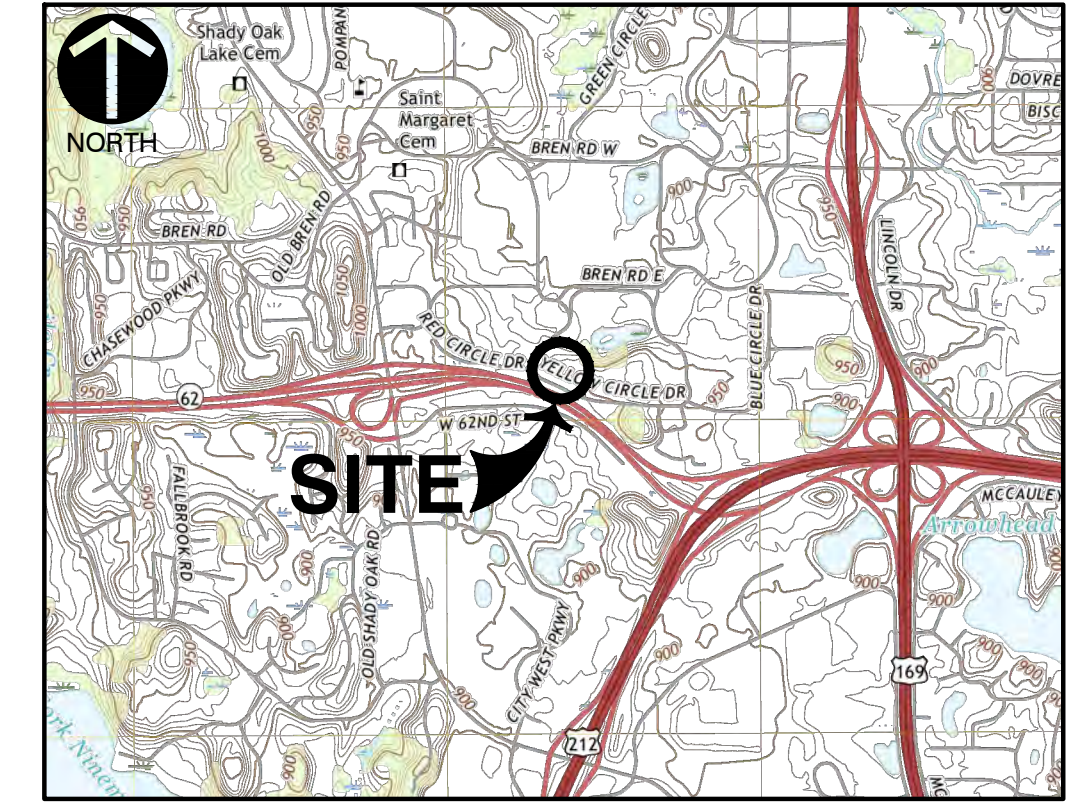
SD 2-23-24 (NFC)



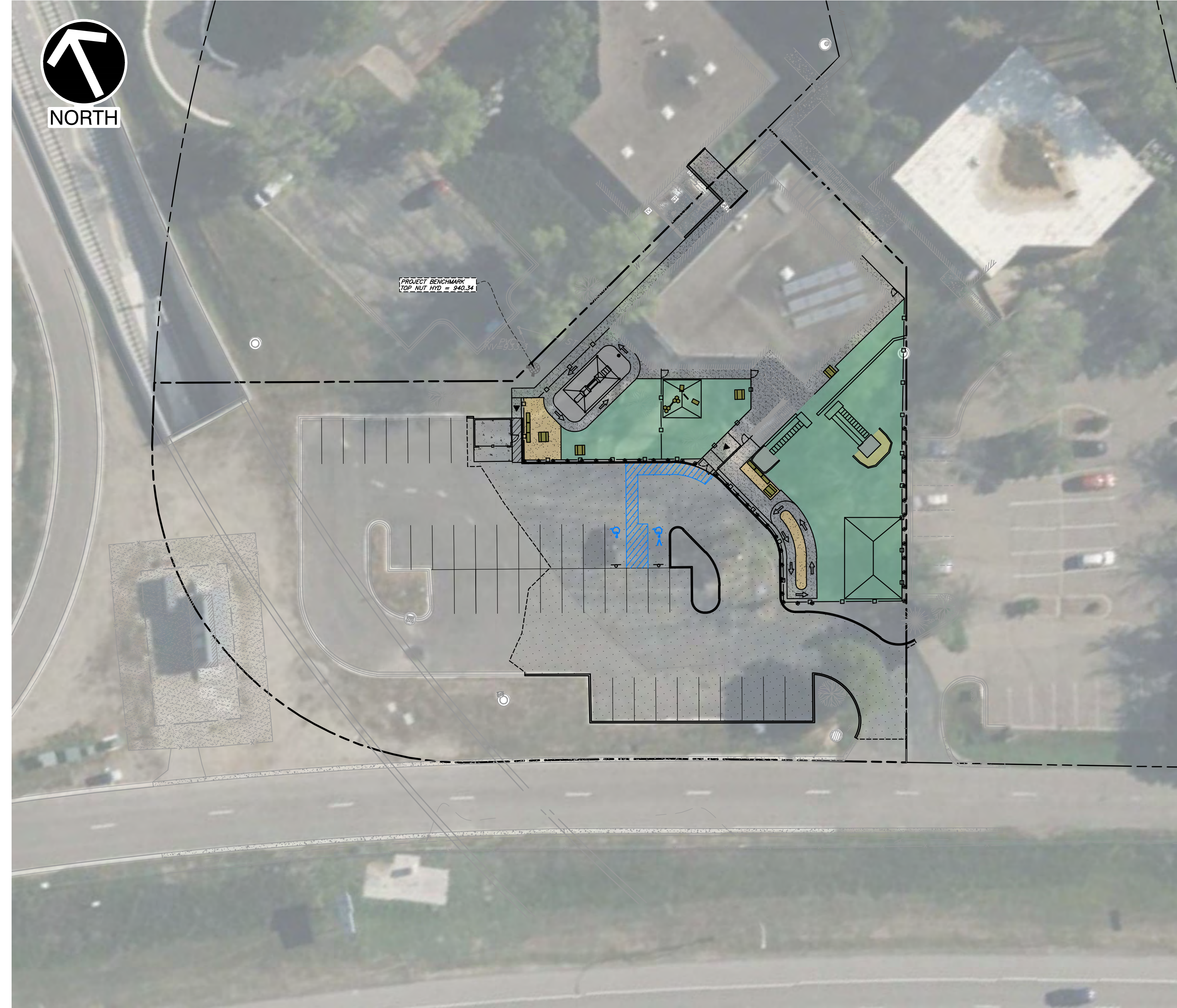
Exit & Entrance
→

SITE PLANS FOR HIGHER GROUND EDUCATION

A TRACT OF LAND BEING LOT 2, BLOCK 1, OPUS 2 SIXTH ADDITION,
HENNEPIN COUNTY, MINNESOTA



LOCATION MAP
U.S.G.S., 7.5 TOPOGRAPHIC MAP, HOPKINS QUADRANGLE, MN DATED 2022.
SCALE 1" = 2000'



DEVELOPMENT NOTES:

- LOCATOR NUMBER: 36-117-22-34-0016
- SITE ADDRESS: 10297 YELLOW CIRCLE DRIVE, HOPKINS MN, 55343
- AREA OF TRACT: 1.29 ACRES (56,366± SQ.FT.)
- ZONING: I-1 INDUSTRIAL DISTRICT
OPUS OVERLAY DISTRICT
- SITE USE:
EXISTING = OFFICE
PROPOSED = CHILD CARE FACILITY
- COMPREHENSIVE PLAN
EXISTING LAND USE = OFFICE
FUTURE LAND USE = MIXED USE
- PARKING SETBACKS: 30FT (INSTITUTIONAL USE)
- BUILDING SETBACKS:
FRONT 35 FEET
SIDE/REAR 30 FEET
- MAX. BUILDING HEIGHT 35FT
- FLOOD PLAIN INFORMATION:
AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27053C0343F DATED NOVEMBER 4, 2016, THIS PROPERTY LIES WITHIN THE UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PARKING REQUIREMENTS:

	CODE REQUIREMENT	FLOOR AREA (SQ.FT.)	PARKING REQUIRED
EDUCATIONAL FACILITY	2.5 per 1,000 sq.ft. of gross floor area	10,880	28
PARKING PROVIDED INCLUDING 2 ADA SPACES			42

APPLICABLE VOLUME RETENTION AREA		
IMPROVEMENT AREA		
TOTAL SITE AREA	AREA (SF)	AREA (AC)
PROJECT AREA	23,053	0.53
DISTURBED AREA*	4,231	0.10
DISTURBANCE AREA BREAKDOWN		
	AREA (SF)	AREA (AC)
MILL & OVERLAY	12,114	0.28 (not included in disturbance)*
REPLACED CONCRETE	1,915	0.04 (not included in disturbance)*
SIDEWALKS / TRAILS	918	0.02 (not included in disturbance)*
IMPERVIOUS TO GRASS (SUBGRADE TO REMAIN)	3,248	0.07
GRASS TO REMAIN	3,875	0.09 (not included in disturbance)
IMPERVIOUS	983	0.02
TOTAL DISTURBED AREA	4,231	0.10

Per City of Minnetonka and Nine Mile Creek Watershed District stormwater management requirements, no permit is required for disturbances under 5,000 sq.ft.

- *Per MNWSD, Disturbance does not include:
- Rehabilitation, including mill and overlay, of paved surfaces.
 - Trails, sidewalks and retaining walls that do not exceed 10 feet in width and are bordered downgradient by a pervious area extending at least half the width of the trail, sidewalk or retaining wall.

BENCHMARK
ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK HEART WITH AN ELEVATION OF 962.10 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88).

PROJECT BENCHMARK SHOWN GRAPHICALLY.

REFERENCE

- TOPOGRAPHIC INFORMATION BASED UPON THE SURVEY CONDUCTED BY CORNERSTONE LAND SURVEYING, INC. DATED FEBRUARY 2024.



NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

SURVEYOR
CORNERSTONE LAND SURVEYING, INC
1970 NORTHWESTERN AVE
STILLWATER, MN 55082
PHONE: (651) 275-8969

DEVELOPER
NVS PROPERTIES 39, INC.
227 W. MONROE, STE 5040
CHICAGO, IL 60606

CIVIL ENGINEER
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3000 LITTLE HILLS EXPRESSWAY
SUITE 102
ST. CHARLES, MO 63301
PH: (314) 656-4566
FX: (314) 656-4595
CONTACTS: PATRICK BENNETT

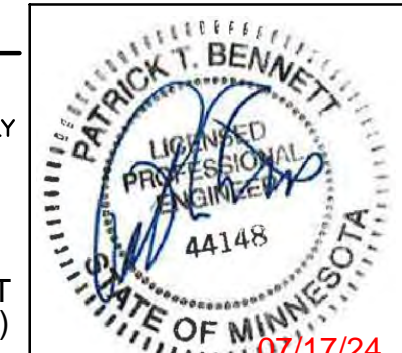
ARCHITECT
ALLEN + PEPA ARCHITECTS
215 FULTON STREET
GENEVA, IL 60134
PH: (630) 578-1105
CONTACTS: ERIC PEPA
EPEPA@ALLENPEPA.COM

Sheet Description

Sheet Number	Sheet Title	Sheet Description
01	C000	COVER SHEET
02	C100	EXISTING CONDITIONS / DEMO PLAN
03	C200	SITE & UTILITY PLAN
04	C300	GRADING PLAN
05	C301	GRADING PLAN
06	HYD	DRAINAGE AREA MAPS

NOTES:

- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



PATRICK T. BENNETT
(MN PE# 44148)
*HAND SIGNATURE ON FILE

3000 Little Hills Expressway
Suite 102
St. Charles, MO 63301
Ph: 314.656.4566
www.cecinco.com
CERTIFICATION LICENSE NO. 2002013942



GLOBAL POWER AND CONSTRUCTION, INC.
HIGHER GROUND EDUCATION
10297 YELLOW CIRCLE DRIVE
MINNETONKA, MN 55343

COVER SHEET

DATE:	APRIL 9, 2024	DRAWN BY:	JGM
DWG SCALE:	1"=20'	CHECKED BY:	DRAFT
PROJECT NO.:	340-837	APPROVED BY:	DRAFT

DRAWING NO.: **C000**
SHEET 01 OF 06

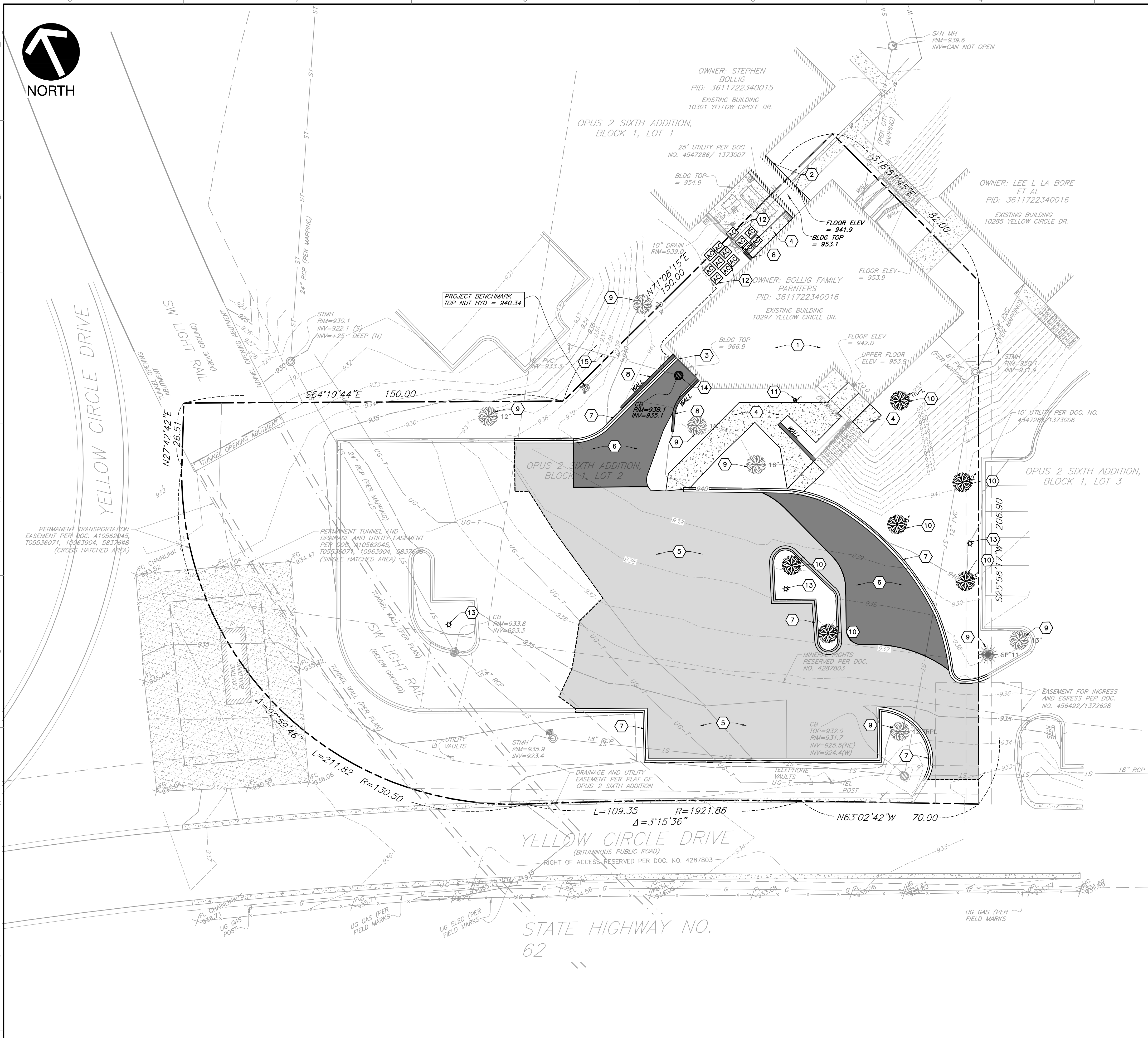
I:\m-w-2024\m-w-2024-140-5271-CADD\DWG\0171_1402024-0171-0000.dwg (10/16/2024 11:05 AM) - LP: 7/16/2024 11:05 AM



LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING STRUCTURE
	EXISTING OVERHANG
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING EDGE OF LANDSCAPING
	EXISTING FENCE
	EXISTING CURB & GUTTER
	PROPOSED SAW CUT
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING TREES
	EXISTING FLAG
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING AIR CONDITIONER
	EXISTING CABLE TV PEDESTAL
	EXISTING ELECTRIC TRANSFORMER
	EXISTING CATCH BASIN
	EXISTING STORM DRAIN
	EXISTING CLEANOUT
	EXISTING STORM MANHOLE
	EXISTING HYDRANT
	EXISTING SANITARY MANHOLE

- KEY NOTES**
- 1 EXISTING BUILDING TO REMAIN.
 - 2 EXISTING BUILDING TO BE REMOVED.
 - 3 EXISTING LOADING DOCK TO BE REMOVED.
 - 4 EXISTING CONCRETE SIDEWALK TO BE REMOVED.
 - 5 EXISTING ASPHALT TO BE RESURFACED.
 - 6 EXISTING ASPHALT TO BE REMOVED.
 - 7 EXISTING CURB TO BE REMOVED.
 - 8 EXISTING WALL TO BE REMOVED.
 - 9 EXISTING TREE TO REMAIN. REFER TO LANDSCAPING PLAN.
 - 10 EXISTING TREE TO BE REMOVED. REFER TO LANDSCAPING PLAN.
 - 11 EXISTING FLAG POLE TO BE REMOVED.
 - 12 EXISTING HVAC SYSTEM TO BE REMOVED
 - 13 EXISTING LOT LIGHTS TO BE REPLACED. REFER TO PHOTOMETRIC PLAN.
 - 14 EXISTING STORM DRAIN TO BE REMOVED.
 - 15 EXISTING STORM SEWER TO REMAIN.



REFERENCE

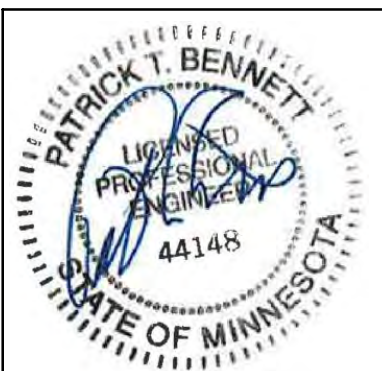
1. TOPOGRAPHIC INFORMATION BASED UPON THE SURVEY CONDUCTED BY CORNERSTONE LAND SURVEYING, INC. DATED FEBRUARY 2024.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

NOTES:

1. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

SCALE IN FEET
0 20 40
PATRICK T. BENNETT
(MN PE# 44148)
*HAND SIGNATURE ON FILE



SUBMITTAL RECORD

NO.	DATE	DESCRIPTION
1	07/20/2024	LAYOUT REVISIONS

3000 Little Hills Expressway
Suite 102
St. Charles, MO 63301
Ph: 314.656.4566
www.cecinc.com
CERTIFICATION LICENSE NO. 2002013942

Civil & Environmental Consultants, Inc.

GLOBAL POWER AND CONSTRUCTION, INC.
HIGHER GROUND EDUCATION
10297 YELLOW CIRCLE DRIVE
MINNETONKA, MN 55343

EXISTING CONDITIONS / DEMO PLAN

DATE: APRIL 9, 2024
DRAWN BY: JGM
DWG SCALE: 1"=20'
PROJECT NO: 340-537
APPROVED BY: DRAFT

DRAWING NO: **C100**
SHEET 02 OF 06

I:\18-19-20\1800\1800-140-537-CAD\DWG\1800-140-537-C100.dwg (PLOT) 15/09/2024 - 11:58 AM



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING STRUCTURE
	EXISTING OVERHANG
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING EDGE OF LANDSCAPING
	EXISTING FENCE
	EXISTING CURB & GUTTER
	EXISTING TREES
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING AIR CONDITIONER
	EXISTING CABLE TV PEDESTAL
	EXISTING ELECTRIC TRANSFORMER
	EXISTING CATCH BASIN
	EXISTING STORM DRAIN
	EXISTING CLEANOUT
	EXISTING STORM MANHOLE
	EXISTING HYDRANT
	EXISTING SANITARY MANHOLE
	PROPOSED BUILDING SETBACK
	PROPOSED CURB
	PROPOSED SAWCUT EDGE
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED SIDEWALK
	PROPOSED STABILIZED, 3/4" MINUS DECOMPOSED GRANITE
	PROPOSED GRASS / SOD AREA
	PROPOSED STRIPING
	PROPOSED 4' FENCE
	PROPOSED UNDER DRAIN
	DENOTES PROPOSED ADA ACCESSIBLE RAMP, SHOWN FOR REFERENCE ONLY (MAX 12:1)
	PROPOSED ADA ACCESSIBLE PARKING SPACE
	*YENOTES VAN ACCESSIBLE (SHOWN FOR REFERENCE ONLY)
	PROPOSED SIGN

- KEY NOTES**
- 1 EXISTING BUILDING TO REMAIN.
 - 2 PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 - 3 PROPOSED MILL AND OVERLAY ASPHALT PAVEMENT.
 - 4 PROPOSED CONCRETE PAD.
 - 5 PROPOSED CONCRETE ADA COMPLIANT SIDEWALK.
 - 6 PROPOSED 6" CONCRETE CURB.
 - 7 PROPOSED 18" CONCRETE CURB.
 - 8 PROPOSED TRANSITION FROM 6" TO 18" CONCRETE CURB.
 - 9 PROPOSED ADA RAMP.
 - 10 PROPOSED ADA ACCESSIBLE PARKING SIGNAGE.
 - 11 PROPOSED ADA PAVEMENT MARKINGS.
 - 12 PROPOSED PAVEMENT MARKING.
 - 13 PROPOSED CAP AND HAND RAILS AT STAIRS. REFER TO ARCHITECT PLANS.
 - 14 PROPOSED 6' TALL FENCE. REFER TO ARCHITECT PLANS.
 - 15 PROPOSED 4' TALL FENCE. REFER TO ARCHITECT PLANS.
 - 16 PROPOSED LOG BOARDER. REFER TO ARCHITECT AND PLAYGROUND PLANS.
 - 17 PROPOSED PLAYGROUND EQUIPMENT. REFER TO ARCHITECT AND PLAYGROUND PLANS.
 - 18 PROPOSED TRIKE LOOP DIRECTIONAL ARROWS.
 - 19 PROPOSED DECOMPOSED GRANITE AREA OR SIMILAR SURFACE, INCLUDING PICNIC TABLES AND PLANTERS.
 - 20 PROPOSED BOLLARD(S) AT 6" ON CENTER (TYPICAL).
 - 21 EXISTING STORM SEWER TO REMAIN.
 - 22 EXISTING TELEPHONE LINE TO REMAIN.
 - 23 EXISTING WATERLINE LINE TO REMAIN.
 - 24 EXISTING HYDRANT TO REMAIN.
 - 25 EXISTING SANITARY LATERAL & BUILDING CONNECTION TO REMAIN.
 - 26 EXISTING GAS METER & SERVICE LINE TO REMAIN.

SUBMITTAL RECORD		
NO	DATE	DESCRIPTION

3000 Little Hills Expressway
Suite 102
St. Charles, MO 63301
Ph: 314.656.4566
www.cccinc.com

Civil & Environmental Consultants, Inc.

CERTIFICATION LICENSE NO. 2002013942

GLOBAL POWER AND CONSTRUCTION, INC.
HIGHER GROUND EDUCATION
10297 YELLOW CIRCLE DRIVE
MINNETONKA, MN 55343

SITE & UTILITY PLAN	
DATE:	APRIL 9, 2024
DWG SCALE:	1"=20'
PROJECT NO.:	340-537
DRAWN BY:	JGM
CHECKED BY:	PAT
DATE:	APRIL 9, 2024
DWG SCALE:	1"=20'
PROJECT NO.:	340-537
DRAWN BY:	JGM
CHECKED BY:	PAT
DATE:	APRIL 9, 2024
DWG SCALE:	1"=20'
PROJECT NO.:	340-537
DRAWN BY:	JGM
CHECKED BY:	PAT

REFERENCE

1. TOPOGRAPHIC INFORMATION BASED UPON THE SURVEY CONDUCTED BY CORNERSTONE LAND SURVEYING, INC. DATED FEBRUARY 2024.

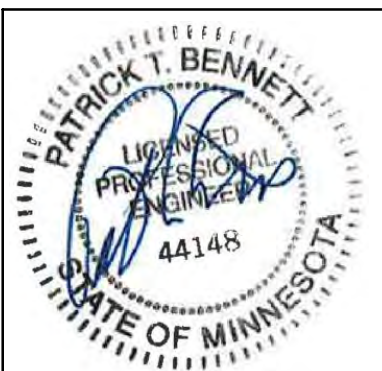
NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

NOTES:

1. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

SCALE IN FEET
0 20 40

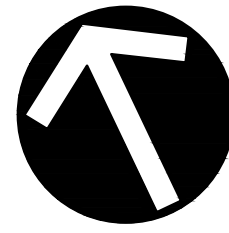
PATRICK T. BENNETT
(MN PE# 44148)
*HAND SIGNATURE ON FILE



DRAWING NO.: **C200**

SHEET 03 OF 06

11:08 AM 4/9/2024 LP: 7/16/2024 11:08 AM



NORTH

OPUS 2 SIXTH ADDITION,
BLOCK 1, LOT 1

BLDG TOP
= 954.9

OWNER: LEE L LA
ET AL
PID: 361172234

EXISTING BUILDING
10285 YELLOW CIRCL

OWNER: BOLLIG FAMILY
PARTNERS
PID: 3611722340016

EXISTING BUILDING
10297 YELLOW CIRCLE DR.

PROJECT BENCHMARK
TOP NUT HYD = 940.34

STMH
RIM=930.1
INV=922.1 (S)
INV=+25 DEEP (N)

FLOOR ELEV
= 953.9

BLDG TOP
= 966.9

FLOOR ELEV
= 942.0

UPPER FLOOR
ELEV = 953.9

STMH
RIM=950.1
INV=957.9

64'19"44"E 150.00

12"

TC=938.11
BC=937.61

TC=938.65
BC=938.15

TC=938.49
BC=937.99

TC=940.03
BC=939.53

TC=940.95
BC=940.45

TC=941.08
BC=940.56

TC=941.20
BC=940.70

TC=941.16
BC=940.62

TC=941.18
BC=940.62

TC=941.18
BC=940.62

TC=941.18
BC=940.62

TC=941.18
BC=940.62

TC=941.18
BC=940.62

TC=941.18
BC=940.62

TC=941.18
BC=940.62

PERMANENT TUNNEL AND
DRAINAGE AND UTILITY EASEMENT
PER DDC #105620X5,
105530071, 10963004, 5837648
(SINGLE HATCHED AREA)

12

1.00%

3.72%

3.59%

3.18%

3.03%

3.64%

3.89%

525'58"17"W

MATCH LINE

REFERENCE

1. TOPOGRAPHIC INFORMATION BASED UPON THE SURVEY CONDUCTED BY CORNERSTONE LAND SURVEYING, INC. DATED FEBRUARY 2024.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

NOTES:

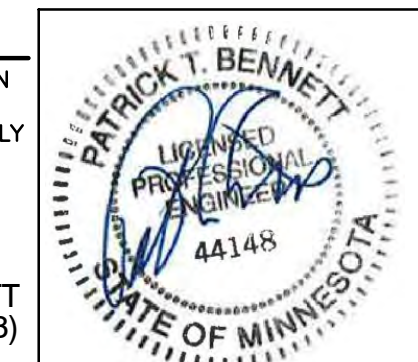
1. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



811 or 1-800-252-1166
https://www.gopherstateonecall.org/



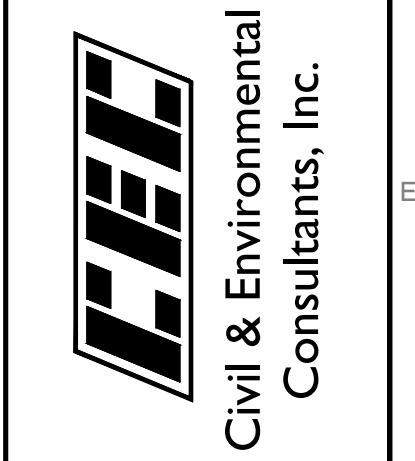
PATRICK T. BENNETT
(MN PE# 44148)
*HAND SIGNATURE ON FILE



GRADING PLAN

DATE: APRIL 9, 2024
DRAWN BY: JGM
DWG SCALE: 1"=10'
PROJECT NO: 340-537
APPROVED BY: DRAFT

GLOBAL POWER AND
CONSTRUCTION, INC.
HIGHER GROUND EDUCATION
10297 YELLOW CIRCLE DRIVE
MINNETONKA, MN 55343

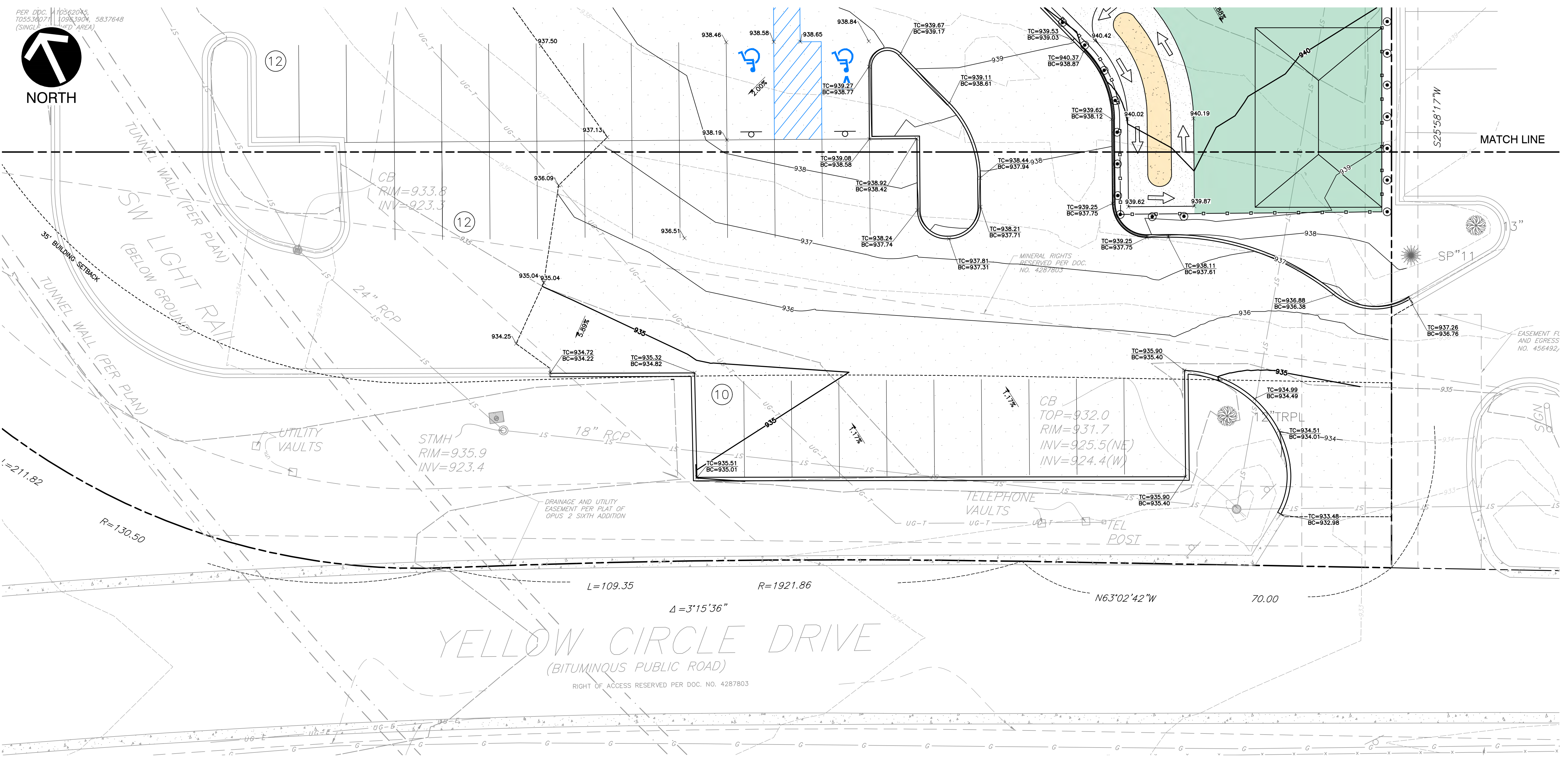


3000 Little Hills Expressway
Suite 102
St. Charles, MO 63301
Ph: 314.656.4566
www.cecinco.com

NO	DATE	DESCRIPTION
1	07/20/24	LAYOUT REVISIONS

DRAWING NO: C300
SHEET 04 OF 06

11:06 AM 7/16/2024 LP: 7/16/2024 11:06 AM



MATCH LINE

YELLOW CIRCLE DRIVE
(BITUMINOUS PUBLIC ROAD)
RIGHT OF ACCESS RESERVED PER DOC. NO. 4287803

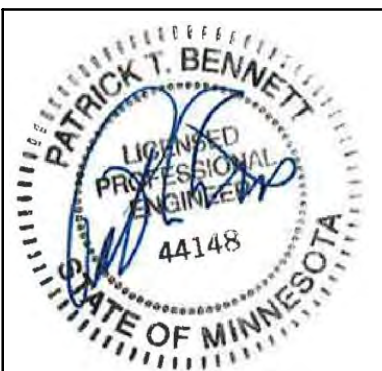


REFERENCE
1. TOPOGRAPHIC INFORMATION BASED UPON THE SURVEY CONDUCTED BY CORNERSTONE LAND SURVEYING, INC. DATED FEBRUARY 2024.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES

NOTES:
1. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

SCALE IN FEET
0 10 20
PATRICK T. BENNETT
(MN PE# 44148)
*HAND SIGNATURE ON FILE



SUBMITTAL RECORD	
NO.	DATE

3000 Little Hills Expressway
Suite 102
St. Charles, MO 63301
Ph: 314.656.4566
www.cecinc.com

Civil & Environmental Consultants, Inc.
CERTIFICATION LICENSE NO. 2002013942

GLOBAL POWER AND CONSTRUCTION, INC.
HIGHER GROUND EDUCATION
10297 YELLOW CIRCLE DRIVE
MINNETONKA, MN 55343

GRADING PLAN	
DATE:	APRIL 9, 2024
DRAWN BY:	JGM
DWG SCALE:	1" = 10'
CHECKED BY:	PATRICK T. BENNETT
PROJECT NO.:	340-537
APPROVED BY:	PATRICK T. BENNETT
DRAWING NO.:	C301
SHEET:	05 OF 06

I:\m\p\2024\100-340-537-C301.dwg (C:\Users\jgm\OneDrive - Gopher State One Call\Documents\100-340-537-C301.dwg) - LP: 7/16/2024 11:08 AM



EXISTING DRAINAGE AREA MAP



EXISTING TOTAL DRAINAGE AREAS				2YR		10YR		100YR	
DRAINAGE AREA	Description	Subareas	Area (SF)	Area (AC)	C	I (in)	Q (cfs)	I	Q (cfs)
XDA#1	WEST RUNOFF	IMPERVIOUS	1,523	0.03	0.86		0.09		0.13
		PERVIOUS	8,631	0.20	0.17		0.10		0.14
		TOTALS	10,154	0.23		2.87	0.18	4.28	0.27
XDA#2	RUNOFF TO EX. CURB INLET	IMPERVIOUS	24,931	0.57	0.86		1.41		2.11
		PERVIOUS	4,500	0.10	0.17		0.05		0.08
		TOTALS	29,431	0.68		2.87	1.46	4.28	2.18
XDA#3	RUNOFF TO EX. GRATE INLET	IMPERVIOUS	192	0.00	0.86		0.01		0.02
		PERVIOUS	3,816	0.09	0.17		0.04		0.06
		TOTALS	4,008	0.09		2.87	0.05	4.28	0.08
XDA#4	EAST RUNOFF	IMPERVIOUS	6,537	0.15	0.86		0.37		0.55
		PERVIOUS	6,236	0.14	0.17		0.07		0.10
		TOTALS	12,773	0.29		2.87	0.44	4.28	0.66
TOTALS			56,366	1.29			2.14		3.19

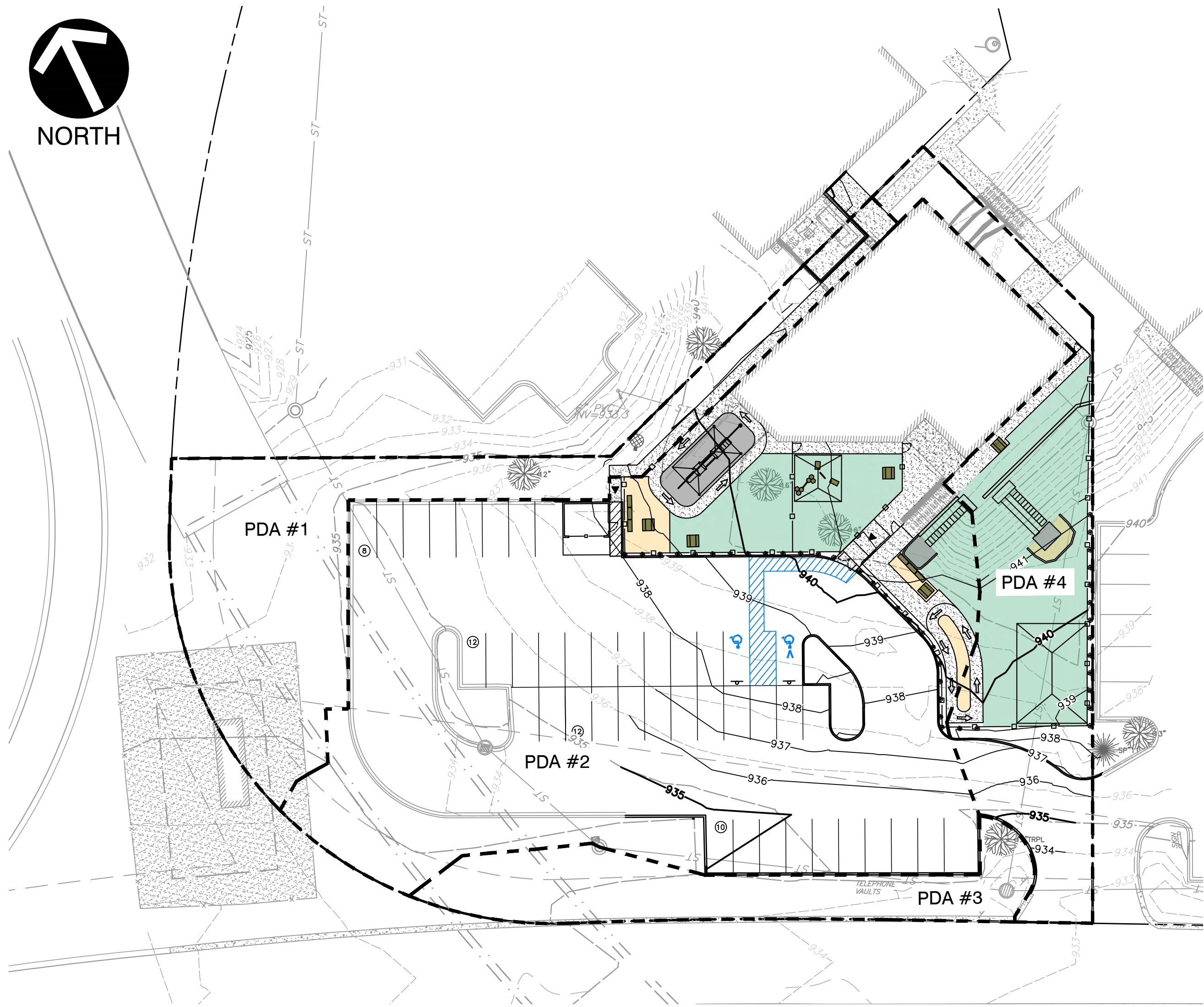
REFERENCE

1. TOPOGRAPHIC INFORMATION BASED UPON THE SURVEY CONDUCTED BY CORNERSTONE LAND SURVEYING, INC. DATED FEBRUARY 2024.



811 or 1-800-252-1166
<https://www.gopherstateonecall.org/>

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES



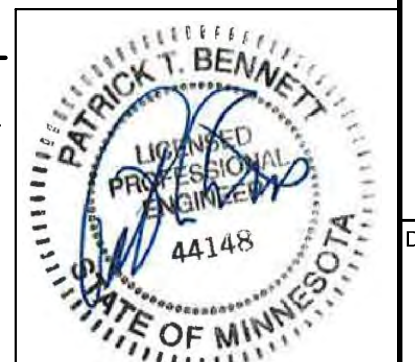
PROPOSED DRAINAGE AREA MAP



PROPOSED TOTAL DRAINAGE AREAS				2YR		10YR		100YR	
DRAINAGE AREA	Description	Subareas	Area (SF)	Area (AC)	C	I (in)	Q (cfs)	I	Q (cfs)
PDA#1	WEST RUNOFF	IMPERVIOUS	803	0.02	0.86		0.05		0.07
		PERVIOUS	7,931	0.18	0.17		0.09		0.13
		TOTALS	8,734	0.20		2.87	0.13	4.28	0.20
PDA#2A	RONOFF TO EX. CURB INLET	IMPERVIOUS	28,274	0.65	0.86		1.60		2.39
		PERVIOUS	7,105	0.16	0.17		0.08		0.12
		TOTALS	35,379	0.81		2.87	1.68	4.28	2.51
PDA#3	RUNOFF TO EX. GRATE INLET	IMPERVIOUS	192	0.00	0.86		0.01		0.02
		PERVIOUS	3,828	0.09	0.17		0.04		0.06
		TOTALS	4,020	0.09		2.87	0.05	4.28	0.08
PDA#4	EAST RUNOFF	IMPERVIOUS	2,666	0.06	0.86		0.15		0.23
		PERVIOUS	5,566	0.13	0.17		0.06		0.09
		TOTALS	8,232	0.19		2.87	0.21	4.28	0.32
TOTALS			56,365	1.29			2.08		3.11

NOTES:

1. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



PATRICK T. BENNETT
(MN PE# 44148)
*HAND SIGNATURE ON FILE

NO	DATE	DESCRIPTION
1	07/16/2024	LAYOUT REVISIONS

3000 Little Hills Expressway
Suite 102
St. Charles, MO 63301
Ph: 314.656.4566
www.cecinco.com
CERTIFICATION LICENSE NO. 2002013942



GLOBAL POWER AND CONSTRUCTION, INC.
HIGHER GROUND EDUCATION
10297 YELLOW CIRCLE DRIVE
MINNETONKA, MN 55343

DATE:	APRIL 9, 2024	DRAWN BY:	JGM
DWG SCALE:	1"=10'	CHECKED BY:	DRAFT
PROJECT NO.:	340-537	APPROVED BY:	DRAFT