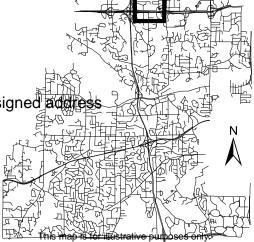




#### **Location Map**

Project: Sears Imported Autos Address: 13580 Wayzata Blvd & unassigned address





July 24<sup>th</sup>, 2024

Bria Raines Planner City of Minnetonka 14600 Minnetonka Blvd Minnetonka, MN 55345

Dear Ms. Raines,

Sears Imported Autos is proposing to expand on an existing retail building directly to the West of their main dealership building. The proposed renovations involve raising a portion of the roof and expanding the footprint of the building by approximately 3,700 square feet. The existing building has an area of 42,665 square feet, and the proposed expansion brings the total area to 46,357 square feet. The facility would be for a Showroom and maintenance/service area for the Mercedes Sprinter Van product. The additional building height, of about 8'-0" in height, is necessary to allow for the required height to get a Sprinter Van raised on a vehicle lift. This height will match the additional height that was added in 2017 to the building.

The exterior of the building will be improved by bringing aluminum composite panels and generous amounts of glazing on the South and East faces of the building with the greatest visibility from the interstate. To the North of the proposed building modifications, the existing building area of approximately 25,000 SF will remain as the detail area and vehicle storage for Sears Imported Autos. Nearly all of the disturbed area is currently impervious surface, and at the end of the project there will be a net increase of pervious surface area on the site.

Should you have any questions or require additional information, please contact me at (952) 426-7400.

Sincerely,

#### **MOHAGEN HANSEN**

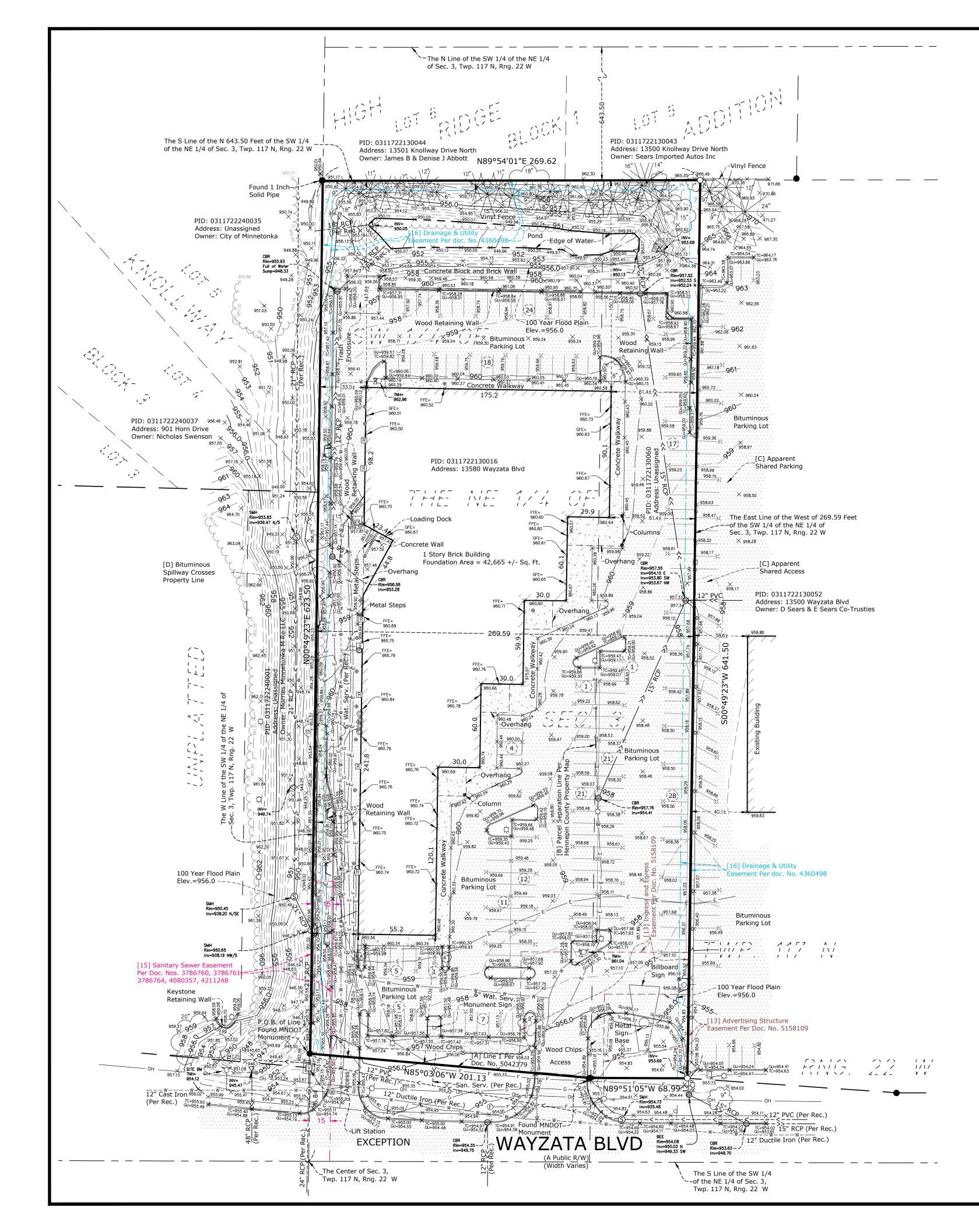
Architecture | Interiors

AL MS:

Neil Missling, AIA, NCARB

Associate

1000 Twelve Oaks Center Drive Suite 200 Wayzata, MN 55391 952.426.7400 | mohagenhansen.com



#### **DESCRIPTION OF PROPERTY SURVEYED**

The West 269.59 feet of that part of the Southwest Quarter of the Northeast Quarter of Section 3, Township 117 North, Range 22 West of the 5th Principal

Hennepin County, Minnesota Abstract Property

#### **GENERAL SURVEY NOTES**

- 1. Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- approximately 61 Feet southwest of the southwest corner of the subject property, as shown hereon. Elevation = 954.12. 3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans
- please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. City of Minnetonka dated April 29, 2024.

#### ALTA/NSPS LAND TITLE SURVEY NOTES

(numbered per Table A)

- 1. Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- 2. Site Address: 13580 Wayzata Boulevard, Minnetonka Minnesota 55305.
- 27053C0327F, effective date of November 4, 2016. Please note, referenced flood map is not printed per the FEMA web site. 4. The Gross land area is 171,095 +/- square feet or 3.928 +/- acres.
- 7. (a) Exterior dimensions of buildings at ground level as shown hereon.
- visibly observed all site features located on the subject property.
- 9. The number of striped parking stalls on this site are as follows: 173 Regular + 3 Handicap = 176 Total Parking Stalls.

#### SURVEY REPORT

Map

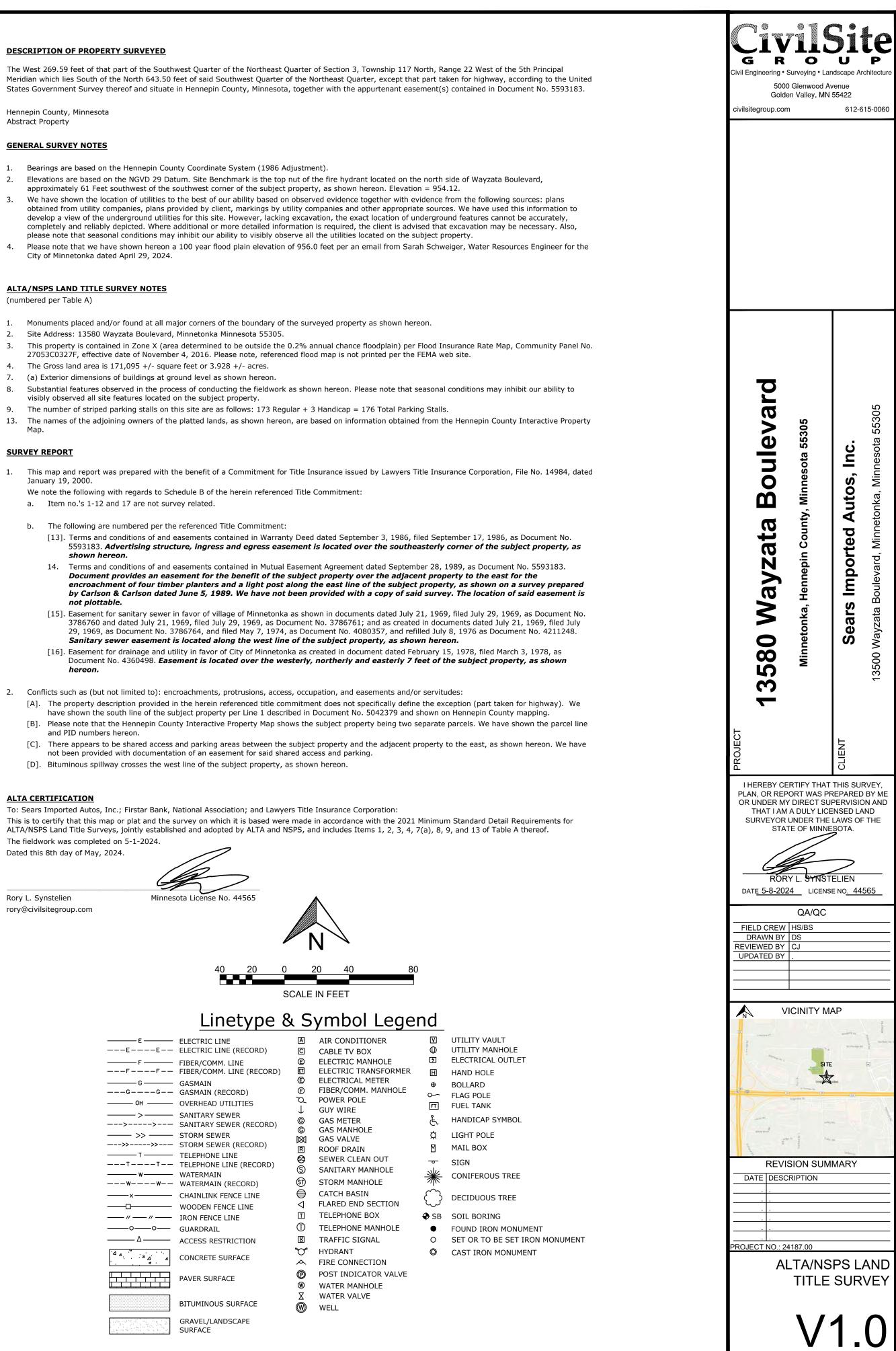
- January 19, 2000.
- We note the following with regards to Schedule B of the herein referenced Title Commitment: a. Item no.'s 1-12 and 17 are not survey related.
- b. The following are numbered per the referenced Title Commitment:
  - shown hereon.
  - not plottable.
- Sanitary sewer easement is located along the west line of the subject property, as shown hereon
- hereon.
- 2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
- and PID numbers hereon.
- not been provided with documentation of an easement for said shared access and parking. [D]. Bituminous spillway crosses the west line of the subject property, as shown hereon.

#### **ALTA CERTIFICATION**

Rory L. Synstelien rory@civilsitegroup.com

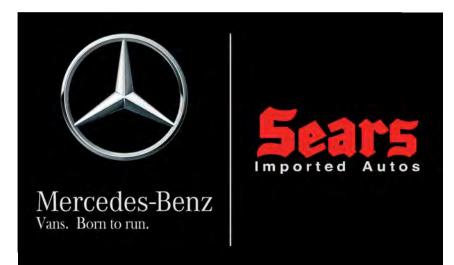
To: Sears Imported Autos, Inc.; Firstar Bank, National Association; and Lawyers Title Insurance Corporation: ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The fieldwork was completed on 5-1-2024. Dated this 8th day of May, 2024.

Minnesota License No. 44565



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COPYRIGHT 2024 CIVIL SITE GROUP



# **SPRINTER REMODEL SEARS AUTO SPRINTER FACILITY** 13500 WAYZATA BLVD. PROJ. NO. 23425 MINNETONKA, MN 55305

#### **PROJECT GENERAL NOTES - ARCHITECTURAL**

- 1. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, (AIA DOCUMENT A201, CURRENT EDITION) IN ITS ENTIRETY, ARE PART OF THESE DOCUMENTS. ADDITIONAL NOTES WITHIN THESE DOCUMENTS ARE NOT MEANT TO OVERRIDE ANY PART OF A201. CONTACT ARCHITECT FOR A COPY OF A201, IF REQUIRED.
- 2. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED PROJECT. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF
- CONSTRUCTION. 3. THE CONTRACTOR SHALL OBTAIN SUFFICIENT LIABILITY INSURANCE TO COVER WORKMAN'S COMPENSATION, GENERAL LIABILITY AND CONTRACTUAL LIABILITY. A COPY SHALL BE FILED WITH THE OWNER
- 4. THE CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND IN FULL ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- 5. THE CONTRACTOR WILL MAINTAIN BUILDER'S RISK INSURANCE ON THE FORM KNOWN AS "ALL RISK" OR "MULTIPLE PERIL". THE CONTRACTOR, ALL SUBCONTRACTORS, ARCHITECTS AND ENGINEERS SHALL BE INCLUDED IN EACH CAPACITY AS INSURED JOINTLY WITH THE OWNER IN ALL POLICIES.
- 6. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND FIELD CONDITIONS PRIOR TO ANY DEMOLITION, FABRICATION, CONSTRUCTION OR INSTALLATION & NOTIFY ARCHITECT IF CONDITIONS, MATERIALS, SIZES AND DIMENSIONS ARE DIFFERENT FROM THOSE SHOWN.
- 7. CROSS REFERENCE ALL DIMENSIONS AND DETAILS WITH STRUCTURAL, CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING ANY FABRICATION AND/OR CONSTRUCTION.
- 8. CONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT WHERE THE SPECIFICATIONS HEREIN, ARE MORE STRINGENT, AND SHALL BE COMPLIED WITH.
- 9. MATERIALS WHICH ARE SHOWN ON THE DRAWINGS AND WHICH MAY NOT BE SPECIFICALLY DESCRIBED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE SUITABLE FOR THE INTENDED USE. MATERIALS SHALL BE IN HARMONY WITH ADJACENT MATERIALS, AND SHALL BE SUBJECT TO REVIEW FOR CONFORMANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. WHERE INSTALLATION TECHNIQUES ARE NOT SPECIFIED, THEY SHALL BE IN ACCORDANCE WITH MANUFACTURER'S CURRENT INSTRUCTION AND INDUSTRY STANDARDS.
- 10. SHOP DRAWINGS PREPARED BY SUPPLIERS, SUBCONTRACTORS, ETC. SHALL BE REVIEWED, COORDINATED AND SIGNED AND STAMPED BY GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT/ENGINEER.
- 11. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, LICENSES AND CERTIFICATES AND PAY ALL FEES CONNECTED THEREWITH THE ABOVE REFERENCED PROJECT.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE ALL SURFACES FOR PROPER
- INSTALLATION OF FINISHES. THIS IS TO INCLUDE, BUT IS NOT LIMITED TO: PATCHING, SANDING, FLOOR LEVELING, PRIMING, SEALING, SKIM COATING, ETC. 13. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM WASTE MATERIAL OR
- RUBBISH CAUSED BY THE WORK. 14. THE CONTRACTOR SHALL MINIMIZE ANY DAMAGE TO EXISTING CONSTRUCTION AND AREAS
- ON THE SITE OUTSIDE OF THE CONSTRUCTION LIMITS. CONTRACTOR TO CONSTRUCT TEMPORARY WALLS AND BARRIERS AS REQUIRED TO CONTAIN DUST AND DEBRIS AND TO PROVIDE SAFE PUBLIC ACCESS AND PASSAGE.
- 15. THE GENERAL CONTRACTOR SHALL LOCATE ALL NEW MECHANICAL UNITS OR RELOCATE ANY EXISTING UNITS OR ITEMS THAT CONFLICT WITH NEW OR EXISTING FRAMING AND FULL HEIGHT WALLS. THIS INCLUDES ACCESS FOR ALL CONTROLS, FILTERS, ETC. THIS WORK MUST BE COORDINATED AND VERIFIED PRIOR TO BIDDING.
- 16. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE RESPECTIVE TRADES THE SIZES AND LOCATIONS OF MECHANICAL AND/OR ELECTRICAL PENETRATIONS, LOCATIONS OF FIRE TREATED BACKING/BLOCKING REQUIRED FOR MOUNTING ELECTRICAL AND/OR MECHANICAL EQUIPMENT, AS WELL AS CUTTING AND PATCHING FOR WORK REQUIRED BY MECHANICAL/ELECTRICAL.
- 17. WHEN WORK IS COMPLETED IN AN AREA, THOROUGHLY CLEAN THE SPACES, ITEMS & SURFACES OF SOIL, WASTE MATERIAL, SMUDGES, SPATTERS, MISAPPLIED MATERIAL, SPOTS, STAINS, AND THE LIKE, WITHOUT DAMAGING THE MATERIALS AND SURFACES INVOLVED. 18. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY APPLICABLE CODES AND ORDINANCES UNLESS
- NOTED OTHERWISE.
- 19. PROVIDE FIRE DEPARTMENT KEY LOCK BOX ON BUILDING EXTERIOR IN LOCATION INDICATED AND/OR AS REQUIRED BY THE LOCAL AUTHORITIES HAVING JURISDICTION. KEY BOX SHALL BE OF THE BRAND AND TYPE DICTATED BY THE FIRE MARSHAL AND SHALL BE IN A FINISH COMPLIMENTARY TO THE EXTERIOR BUILDING MATERIALS. THE LOCK BOX SHALL BE A RECESSED UNIT FULLY INTEGRATED INTO THE EXTERIOR CLADDING.
- 20. ALL DOORS, FRAMES, HARDWARE, LIGHTING AND CEILING MATERIALS ARE TO FOLLOW BUILDING STANDARDS UNLESS OTHERWISE NOTED.
- 21. PROVIDE FIRE TREATED BLOCKING IN WALLS AS REQUIRED FOR INSTALLATION OF MILLWORK, FURNITURE AND ACCESSORIES.
- 22. THE GENERAL CONTRACTOR IS TO VERIFY BUILDING STANDARDS WITH BUILDING MANAGER.
- ALL HARDWARE SETS AND KEYING TO BE COORDINATED WITH BUILDING MANAGERS. 23. ALL INTERIOR GLASS MUST COMPLY W/ APPLICABLE CODES FOR DESIGN LOADS & SAFETY GLA7ING.
- 24. ALL MATERIALS USED IN PLENUM AREAS MUST BE NON-COMBUSTIBLE AND / OR LISTED FOR PLENUM USE AS DEFINED BY THE STATE & LOCAL CODES. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO ADHERE TO THESE REQUIREMENTS.
- 25. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO FIRE CAULK ALL NEW AND EXISTING PENETRATIONS WITHIN WALL PARTITIONS, ABOVE THE CEILING, AS INDICATED BY THE APPLICABLE CODES.
- 26. DEFERRED SUBMITTALS: DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD AND WILL BE REVIEWED FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. SUBMITTALS FOUND TO BE IN CONFORMANCE WITH THE DESIGN INTENT WILL BE STAMPED AS REVIEWED AND FORWARDED TO THE AUTHORITY HAVING JURISDICTION IN KEEPING WITH MN CODE SECTION 1300.013 SUBSECTION 9B. SUBMITTALS NOT FOUND IN CONFORMANCE WITH THE DESIGN INTENT WILL BE RETURNED TO THE CONTRACTOR FOR REVISION AND RESUBMITTAL. REVISED DOCUMENTATION WILL BE REVIEWED BY THE ARCHITECT OF RECORD PRIOR TO ACCEPTANCE AND SUBMISSION TO THE AUTHORITY HAVING JURISDICTION.

DEFERRED SUBMITTALS INCLUDE THE FOLLOWING:

- A. MECHANICAL DRAWINGS (PREPARED BY DESIGN-BUILD CONTRACTOR)
- B. PLUMBING DRAWINGS (PREPARED BY DESIGN-BUILD CONTRACTOR) C. ELECTRICAL DRAWINGS (PREPARED BY DESIGN-BUILD CONTRACTOR)
- D. FIRE SUPPRESSION DRAWINGS (PREPARED BY DESIGN-BUILD CONTRACTOR)
- E. STRUCTURAL STEEL
- F. STEEL JOIST AND DECKING
- G. MISCELLANEOUS METALS STEEL STAIRS AND LANDINGS H. COLD FORMED METAL FRAMING

#### **PROJECT GENERAL NOTES - FINISHES**

- 1. THE CONTRACTOR SHALL PATCH AND REPAIR ANY AND ALL FLOORS, WALLS, CEILINGS, ETC. IN A WORKMANSHIP-LIKE MANNER TO MATCH THE SURROUNDING SURFACE AREAS. SURFACES OR MATERIALS DAMAGED BY DEMOLITION OR CONSTRUCTION SHALL BE REPAIRE AND REFINISHED TO MATCH THE EXISTING, UNLESS NOTED OR SPECIFIED OTHERW ADDITION THOSE EXISTING SURFACES OR MATERIALS (SERVING AS A SUBSTRATE I MATERIALS OR FINISHES) WHICH HAVE BEEN DAMAGED FROM ANY CAUSE, SHALL REPAIRED, RESTORED, PROPERLY PREPARED AND CLEANED TO RECEIVE THE NEW AND FINISH WORK. ALL NEW MATERIALS & FINISH WORK TO BE FREE FROM FLAW DEFECTS.
- 2. PATCH AND REPAIR EXISTING FLOOR SLAB AS REQUIRED FOR A SMOOTH AND LEVE FREE OF DEFECTS. FILL ALL CRACKS AND HOLES AND LEVEL DEPRESSIONS WITH M COMPATIBLE WITH THE FLOOR AND SLAB AS RECOMMENDED BY THE FLOORING MANUFACTURER.
- 3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING LEAD TIMES OF ALL N SUCH THAT MATERIALS ARE ON SITE WHEN REQUIRED FOR INSTALLATION. 4. ALL PREPARATION, STORING, INSTALLATION AND CLEANUP OF FINISHES TO CONF
- MANUFACTURER'S SPECIFICATIONS. 5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TESTING THE CONCRETE SUBFL MOISTURE PRIOR TO THE FLOORING INSTALLATION. IN ADDITION, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROVING AND VERIFYING THAT THE TESTS I PERFORMED PER ASTM STANDARDS. SHOULD THE FLOORING SUBCONTRACTOR I TO TEST THE CONCRETE SUBFLOOR, THEY WILL NEED TO PROVIDE TO THE GENER. CONTRACTOR ALL REQUIRED INFORMATION PERTAINING TO THESE TESTS, INCLU NOT LIMITED TO:
- A. NUMBER OF TESTS
- B. DIAGRAM OF TEST LOCATIONS
- C. ACCLIMATION PERIOD BEFORE RESULTS ARE RECORDED D. TEST RESULTS, AND THE AMBIENT CONDITIONS THE TESTS WERE PERFORMED

AFTER CONFIRMATION THAT THE TESTED CONDITIONS MEET BOTH THE REFEREN MANUFACTURER'S STANDARDS, THE SUBCONTRACTOR MAY PROCEED WITH THE INSTALLATION OF THE FLOORING PER MANUFACTURER'S SPECIFICATIONS.

#### **PROJECT GENERAL NOTES - MECHANICAL**

- 1. THE MECHANICAL CONTRACTOR IS TO DESIGN ALL MECHANICAL SYSTEMS AND O NECESSARY PERMITS. MECHANICAL DOCUMENTS ARE TO BE PROVIDED BY THE N CONTRACTOR AND SIGNED BY A PROFESSIONAL ENGINEER AS REQUIRED BY CODE MECHANICAL DESIGN IS TO BE COORDINATED WITH THE ATTACHED ARCHITECTU CONSTRUCTION DOCUMENTS. THE DESIGN IS TO BE REVIEWED BY THE OWNER A TENANT, AS APPLICABLE, PRIOR TO IMPLEMENTATION.
- 2. THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY ME EQUIPMENT AND CONTROLS TO COMPLETE THE JOB. THE MECHANICAL CONTRA COORDINATE W/ THE ELECTRICAL CONTRACTOR ALL THE NECESSARY WIRING TO
- THE JOB. THE WIRING IS TO BE COMPLETED BY THE ELECTRICAL CONTRACTOR. 3. PROVIDE WHITE SEMI RECESSED SPRINKLER HEADS W/ WHITE TRIM RING @ ALL A AND FULLY RECESSED SPRINKLER HEADS W/ WHITE ESCUTCHEON PLATES @ ALL G AS REQUIRED BY APPLICABLE CODES AND ORDINANCES.
- 4. VERIFY LOCATION AND SIZES OF ALL OPENINGS WITH GENERAL CONTRACTOR PRIC COMMENCING WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CUT & PAT STRUCTURAL REINFORCING AS REQ'D FOR THE INSTALLATION OF MECHANICAL ROO EQUIPMENT.
- 5. ALL SINKS SHALL HAVE HOT AND COLD WATER. PROVIDE BELOW COUNTER PIPE IN WRAP ON EXPOSED PIPING PER ADA GUIDELINES.
- 6. PROVIDE AND INSTALL AN APPROPRIATE SIZED WATER HEATER AS REQUIRED. 7. THE PLUMBING CONTRACTOR MUST PROVIDE A CLEAN-OUT PLAN FOR REVIEW AN APPROVAL BY THE ARCHITECT BEFORE PLUMBING LINES ARE INSTALLED.
- 8. WHERE DUCTWORK, PIPING, AND RELATED SYSTEMS ARE INTENDED TO BE EXPOSE MATERIALS SHALL NOT BE MARKED WITH PERMANENT MARKER IN VISIBLE AREAS. LABELS APPLIED TO VISIBLE AREAS SHALL BE COMPLETELY REMOVED PRIOR TO INS AND/OR PAINTING, AS MAY OCCUR.

#### **PROJECT GENERAL NOTES - ELECTRICAL**

- 1. THE ELECTRICAL CONTRACTOR IS TO DESIGN ALL ELECTRICAL SYSTEMS AND OBTAI NECESSARY PERMITS. THE ELECTRICAL DESIGN IS TO BE COORDINATED WITH THE ARCHITECTURAL CONSTRUCTION DOCUMENTS. THE ELECTRICAL DESIGN IS TO BE BY THE ARCHITECT OF RECORD AND OWNER AND/OR TENANT, AS APPLICABLE, PRIC IMPLEMENTATION. 2. THE ELECTRICAL CONTRACTOR IS TO COORDINATE THE INSTALLATION OF ALL MECH
- EQUIPMENT AND TO PROVIDE DISCONNECT AND POWER WIRING FOR ALL MECHA EQUIPMENT.
- 3. THE ELECTRICAL CONTRACTOR IS TO PROVIDE EXIT AND EMERGENCY LIGHTS AS RE APPLICABLE CODES AND ORDINANCES.
- 4. THE ELECTRICAL CONTRACTOR IS TO PROVIDE SMOKE DETECTION AND ALARM DEV WIRING OF THE SPACE AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR INTERIOR BUILD-OUT SPACE.
- 5. THE ELECTRICAL CONTRACTOR SHALL INSTALL JUNCTION BOXES W/ PULL STRING VOICE / DATA AND PHONE LOCATIONS. THE TENANT IS TO COORDINATE & PROVI VOLTAGE CABLING AND COVER PLATES AS REQUIRED.
- 6. NEW ELECTRICAL OUTLETS ARE SHOWN AT APPROXIMATE LOCATIONS. NO OUTLE BE BACK TO BACK.
- 7. ALL UNDER CABINET LIGHTING IS TO BE CONTROLLED BY A WALL SWITCH. 8. THE REFLECTED CEILING PLAN IS FOR REFERENCE ONLY REGARDING LOCATION, QU AND TYPES OF LIGHT FIXTURES. THE REFLECTED CEILING PLAN REFERENCES LIGHT HOWEVER THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO VERIFY THE FIXTURE APPROPRIATE FOOTCANDLES AND VOLTAGE REQUIREMENTS OF ALL SPECIFIED LIG FIXTURES IN ASSOCIATION W/ THE SPECIFIC SITE CONDITIONS AND PROVIDE SHOP FOR REVIEW & APPROVAL PRIOR TO THE ORDERING OR INSTALLATION OF ANY FIXT
- 9. SECURITY SYSTEMS SHALL BE PROVIDED BY THE OWNER'S VENDOR. COORDINATE S INSTALL WITH THE BALANCE OF THE WORK.
- 10. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT ELEVATOR LANDING ON EACH A FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISC COORDINATE THE LOCATION OF THE SYSTEM WITH THE ELEVATOR CALL BUTTONS RELATED ELEVATOR SIGNAGE AND WITH THE ARCHITECTURAL ELEMENTS IN THE S

# **ISSUE DATE** Issue Date

2020

# **PROJECT PHASE** SCHEMATIC DESIGN

. SURFACES D, RESTORED		BUILDING CODE (IBC) ITS IN MSBC: CHAPTER 1305	2018 2020
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**APPLICABLE CODES** 

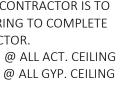
MN STATE BUILDING CODE (MSBC)

SHEET #	SHEET DESCRIPTION
CIVIL	
C0.0	TITLE SHEET
C1.1	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETIALS
SW1.3	SWPPP - NARATIVE
ARCHITE	ECTURAL

A201 FLOOR PLAN - FIRST LEVEL

A301 EXTERIOR BUILDING ELEVATIONS

A300 EXISTING EXTERIOR BUILDING ELEVATIONS





ARE TO BE

CLOUD TAG **MATERIAL** EIGHT

ME & NUMBER MBER







1000 Twelve Oaks Center Drive Suite 200, Wayzata, MN 55391 T: 952-426-7400 F: 952-426-7440

# MohagenHansen.com



THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND **OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF** SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, **INCLUDING COPYRIGHTS OF THE ATTACHED** DOCUMENTS.

#### **PROJECT TEAM** CLIENT

SEARS AUTO 13500 WAYZATA BLVD, MINNETONKA, MN 55305 PHONE: XXX.XXX.XXXX

> CONTACT NAME Email: \_\_\_\_

#### CONTRACTOR

CONTRACTOR NAME CONTRACTOR ADDRESS CONTRACTOR CITY. STATE ZIP PHONE: XXX.XXX.XXXX

CONTACT NAME Email:

#### ARCHITECT

MOHAGEN HANSEN ARCHITECTS 1000 TWELVE OAKS CENTER DRIVE, SUITE 200 WAYZATA, MN 55391 PHONE: 952-426-7400

(MH PROJECT MANAGER) Email: name@mohagenhansen.com

#### STRUCTURAL ENGINEER

CONSULTANT NAME CONSULTANT ADDRESS CONSULTANT CITY, STATE ZIP PHONE: XXX.XXX.XXXX

CONTACT NAME

#### LANDSCAPE ARCHITECT

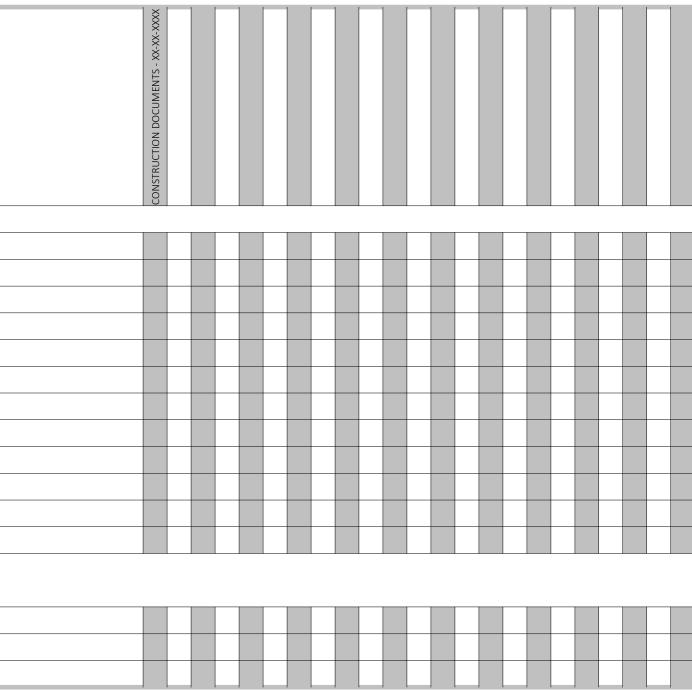
CONSULTANT NAME CONSULTANT ADDRESS CONSULTANT CITY, STATE ZIP PHONE: XXX.XXX.XXXX

CONTACT NAME Email:

#### **MECH/ELEC ENGINEER**

CONSULTANT NAME CONSULTANT ADDRESS CONSULTANT CITY, STATE ZIP PHONE: XXX.XXX.XXXX

CONTACT NAME Email:

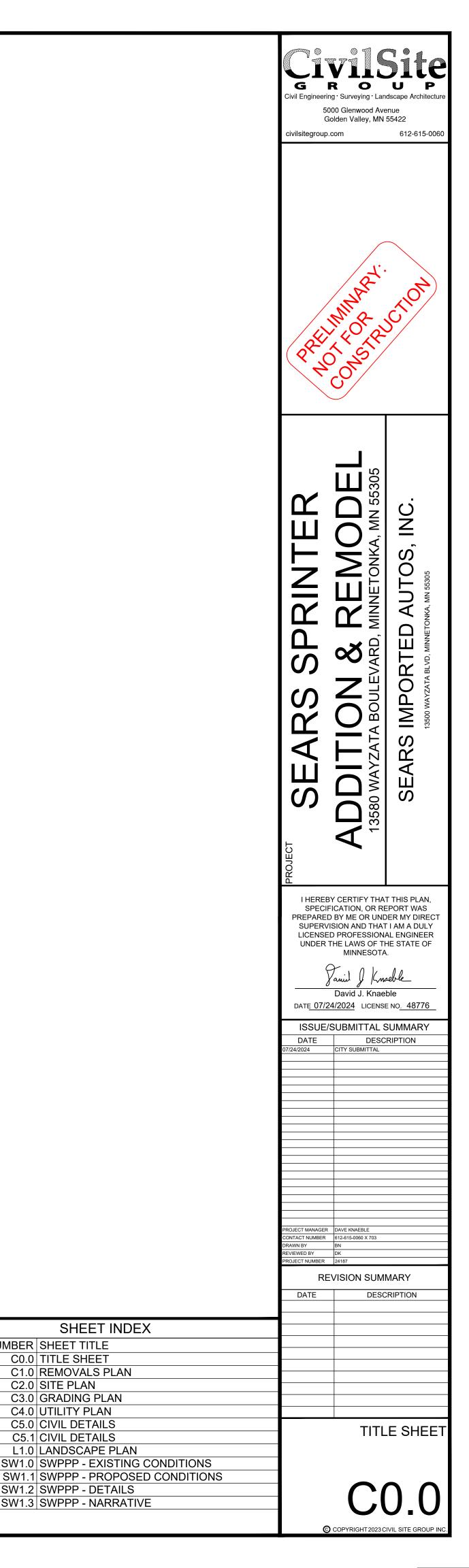


# **SEARS SPRINTER ADDITION & REMODEL** MINNETONKA, MINNESOTA **ISSUED FOR: CITY SUBMITTAL**



PROJECT CONTACTS					
	NAME & ADDRESS	CONTACT			
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	DAVID KNAEBLE 612-615-0060 DKNAEBLE@CIVILSITEGROUP.COM			
IDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	PATRICK SARVER 612-615-0060 PSARVER@CIVILSITEGROUP.COM			
DEVELOPER	SEARS IMPORTED AUTOS, INC. 13580 WAYZATA BLVD. MINNETONKA, MN 55305	MICHAEL ROEDER 952-546-5301 MIKE.ROEDER@SEARSIMPORTS.COM			
ROPERTY OWNER	SEARS IMPORTED AUTOS, INC. 13580 WAYZATA BLVD. MINNETONKA, MN 55305	MICHAEL ROEDER 952-546-5301 MIKE.ROEDER@SEARSIMPORTS.COM			
ARCHITECT	MOHAGEN HANSEN ARCHITECTURE 1000 12TH OAKS CENTER DR, SUITE 200 WAYZATA, MN 55391	NEIL MISSLING 952-428-7400 NMISSLING@MOHAGENHANSEN.COM			
SURVEYOR	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	RORY SYNSTELIEN 612-615-0060 RORY@CIVILSITEGROUP.COM			
GEOTECHNICAL ENGINEER	твр	твр			

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.





SHEET INDEX

SW1.0 SWPPP - EXISTING CONDITIONS

SHEET NUMBER SHEET TITLE

C0.0 TITLE SHEET C1.0 REMOVALS PLAN

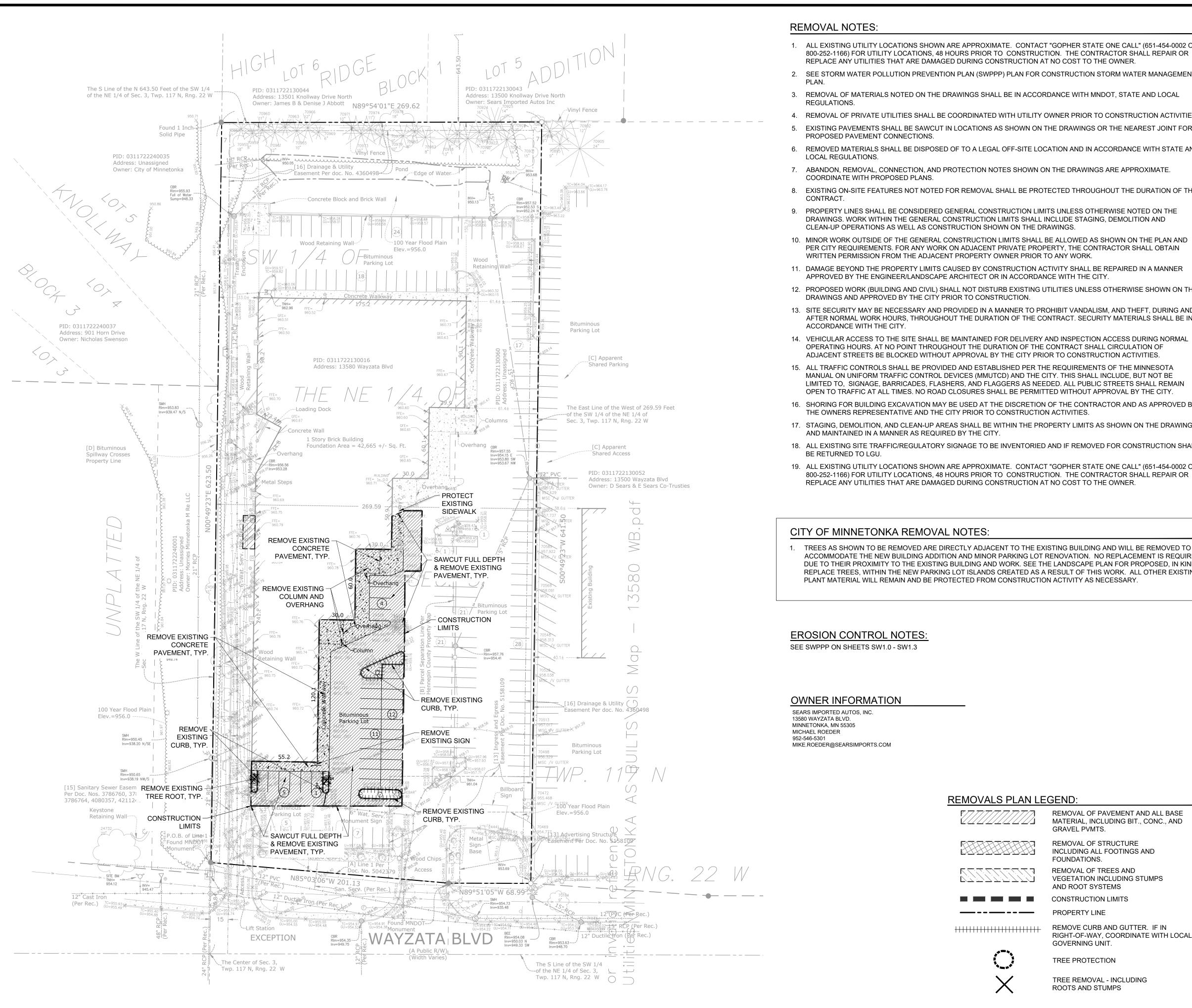
C2.0 SITE PLAN C3.0 GRADING PLAN C4.0 UTILITY PLAN C5.0 CIVIL DETAILS

C5.1 CIVIL DETAILS

L1.0 LANDSCAPE PLAN

SW1.2 SWPPP - DETAILS

SW1.3 SWPPP - NARRATIVE



1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 C 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL

4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES 5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.

6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AN

7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.

8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF TH

9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.

10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.

11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.

12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON TH DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.

13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.

14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.

15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.

16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED B THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.

17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWING AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHA

19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 C 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

#### CITY OF MINNETONKA REMOVAL NOTES:

1. TREES AS SHOWN TO BE REMOVED ARE DIRECTLY ADJACENT TO THE EXISTING BUILDING AND WILL BE REMOVED TO ACCOMMODATE THE NEW BUILDING ADDITION AND MINOR PARKING LOT RENOVATION. NO REPLACEMENT IS REQUIR DUE TO THEIR PROXIMITY TO THE EXISTING BUILDING AND WORK. SEE THE LANDSCAPE PLAN FOR PROPOSED, IN KIN REPLACE TREES, WITHIN THE NEW PARKING LOT ISLANDS CREATED AS A RESULT OF THIS WORK. ALL OTHER EXISTIN PLANT MATERIAL WILL REMAIN AND BE PROTECTED FROM CONSTRUCTION ACTIVITY AS NECESSARY.

**REMOVALS PLAN LEGEND:** 

KKKKKKK

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EROSION CONTROL NOTES:

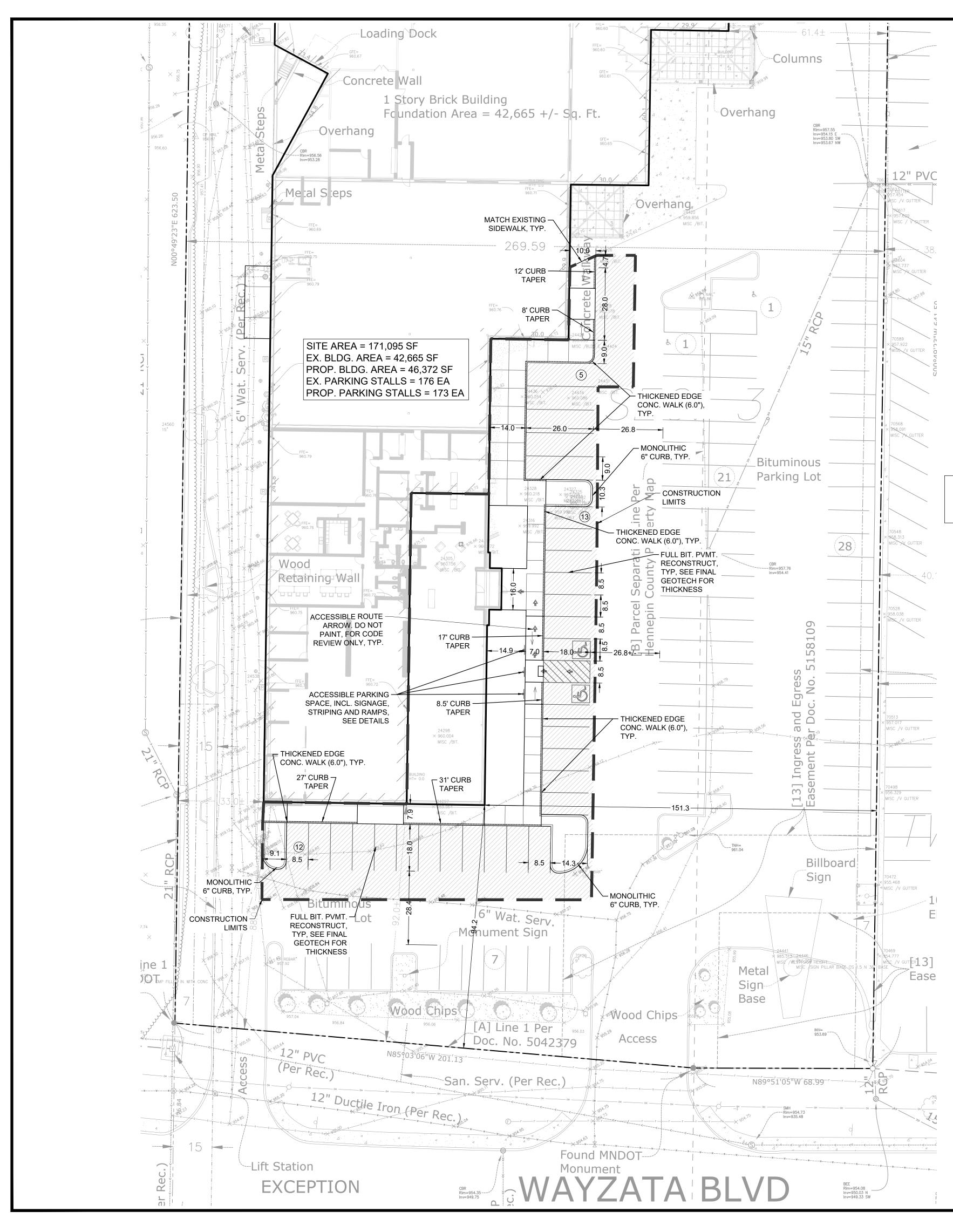
SEE SWPPP ON SHEETS SW1.0 - SW1.3

GOPHER STATE ONE CALL" (651-454-0002 OR ON. THE CONTRACTOR SHALL REPAIR OR NO COST TO THE OWNER. NSTRUCTION STORM WATER MANAGEMENT ANCE WITH MNDOT, STATE AND LOCAL	Civil Engineering · Surveying · Landscape Architecture So00 Glenwood Avenue Golden Valley, MN 55422 civilsitegroup.com 612-615-0060			
ANER PRIOR TO CONSTRUCTION ACTIVITIES. HE DRAWINGS OR THE NEAREST JOINT FOR ATION AND IN ACCORDANCE WITH STATE AND THE DRAWINGS ARE APPROXIMATE. THE DRAWINGS ARE APPROXIMATE. CTED THROUGHOUT THE DURATION OF THE S UNLESS OTHERWISE NOTED ON THE CLUDE STAGING, DEMOLITION AND WINGS. E ALLOWED AS SHOWN ON THE PLAN AND RTY, THE CONTRACTOR SHALL OBTAIN O ANY WORK. IVITY SHALL BE REPAIRED IN A MANNER HE WITH THE CITY.	PRINT PROPRIOTION			
ILITIES UNLESS OTHERWISE SHOWN ON THE HIBIT VANDALISM, AND THEFT, DURING AND ITRACT. SECURITY MATERIALS SHALL BE IN ND INSPECTION ACCESS DURING NORMAL ONTRACT SHALL CIRCULATION OF R TO CONSTRUCTION ACTIVITIES. REQUIREMENTS OF THE MINNESOTA 'Y. THIS SHALL INCLUDE, BUT NOT BE ED. ALL PUBLIC STREETS SHALL REMAIN 20 WITHOUT APPROVAL BY THE CITY. OF THE CONTRACTOR AND AS APPROVED BY ACTIVITIES. 'PERTY LIMITS AS SHOWN ON THE DRAWINGS AND IF REMOVED FOR CONSTRUCTION SHALL 'GOPHER STATE ONE CALL'' (651-454-0002 OR ON. THE CONTRACTOR SHALL REPAIR OR NO COST TO THE OWNER.	PROJECT <b>SEARS SPRINTER</b> <b>ADDITION &amp; REMODEL</b> 13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305 13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305 SEARS IMPORTED AUTOS, INC. 13500 WAYZATA BOULEVARD, MINNETONKA, MN 55305 SEARS IMPORTED AUTOS, INC.			
SEND: REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS. REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS. REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS CONSTRUCTION LIMITS PROPERTY LINE REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT. TREE PROTECTION TREE REMOVAL - INCLUDING ROOTS AND STUMPS	IHEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.			
Know what's below.     1" = 40'-0"	C1.0			

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Know what's below. Call before you dig.

CONSTRUCTION LIMITS



#### SITE LAYOUT NOTES:

- CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT
- 5 REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- AS SHOWN ON THE DRAWINGS
- FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL. 10.
- 11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL
- 12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- 13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- 14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- 15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE
- 16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- 17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS
- 18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- 19 CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.

CITY OF MINNETONKA SITE SPECIFIC NOTES: 1. RESERVED FOR CITY SPECIFIC SITE NOTES.

		<b>EXISTING CO</b>	<b>NDITION</b>		PROPOSED CC	NDITION
IMPERVIOUS SURFACES						
BUILDING COVERAGE		42,665 SF	24.9%		46,372 SF	27.1%
PAVEMENT		93,611 SF	54.7%		88,903 SF	52.0%
Т	OTAL	136,276 SF	79.6%	3.1 AC	135,275 SF	79.1%
PERVIOUS SURFACES						
Т	OTAL	34,819 SF	20.4%	0.8 AC	35,820 SF	20.9%
TOTAL SITE	AREA	171,095 SF	100.0%	3.9 AC	171,095 SF	100.0%
		1000000				
DIFFERENCE (EX. VS PROP.	)	-1,001 SF	-0.6%			
DISTURBED AREA		16,882 SF	0.4	AC		

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE.

THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.

CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS

LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION.

CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE

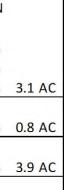
THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS

CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES

CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES.

> OWNER INFORMATION SEARS IMPORTED AUTOS, INC. 13580 WAYZATA BLVD. MINNETONKA, MN 55305 MICHAEL ROEDER

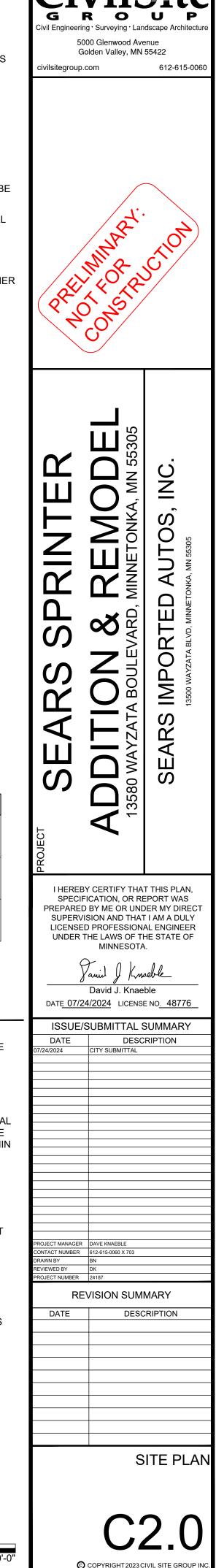
952-546-5301 MIKE.ROEDER@SEARSIMPORTS.COM



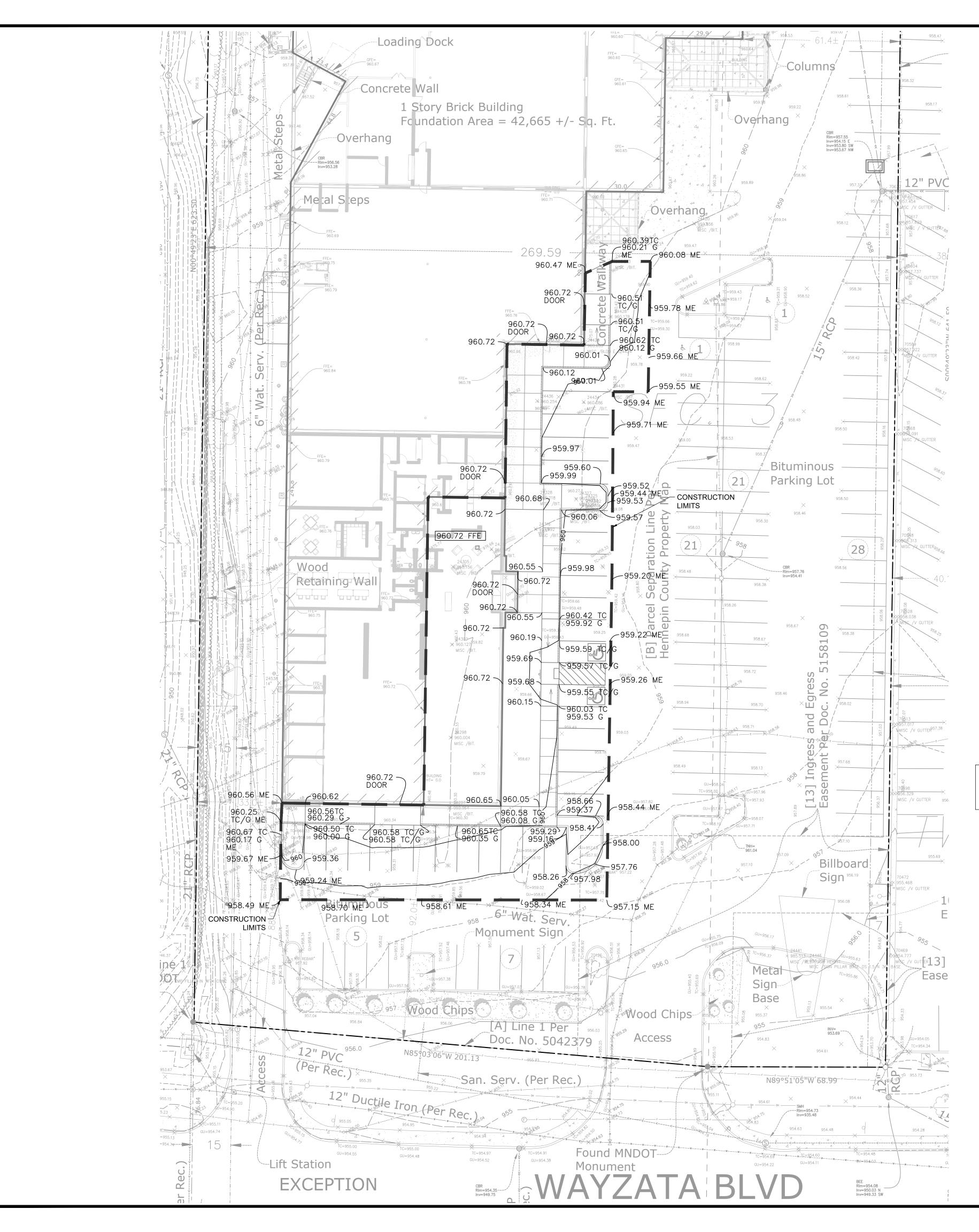
OPERATIONAL NOTES				
IOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.			
ASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.			
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD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

#### SITE PLAN LEGEND:

		ISSUE/	SUBI
	BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.	DATE 07/24/2024	CITY
	CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL		
	PROPERTY LINE		
	CONSTRUCTION LIMITS		
ТО	CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN	PROJECT MANAGER	DAVE 1
↑ ↑	TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS	DRAWN BY REVIEWED BY PROJECT NUMBER RE	BN DK 24187
þ	SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY	DATE	
	ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.		



Know what's **DelOW**. Call before you dig.



#### GENERAL GRADING NOTES:

- 3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- PERMIT". CONTRACTOR IS RESPONSIBLE FOR AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
- REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- 8. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.

- AND SODDING ACTIVITIES.
- CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.

17. TOLERANCES

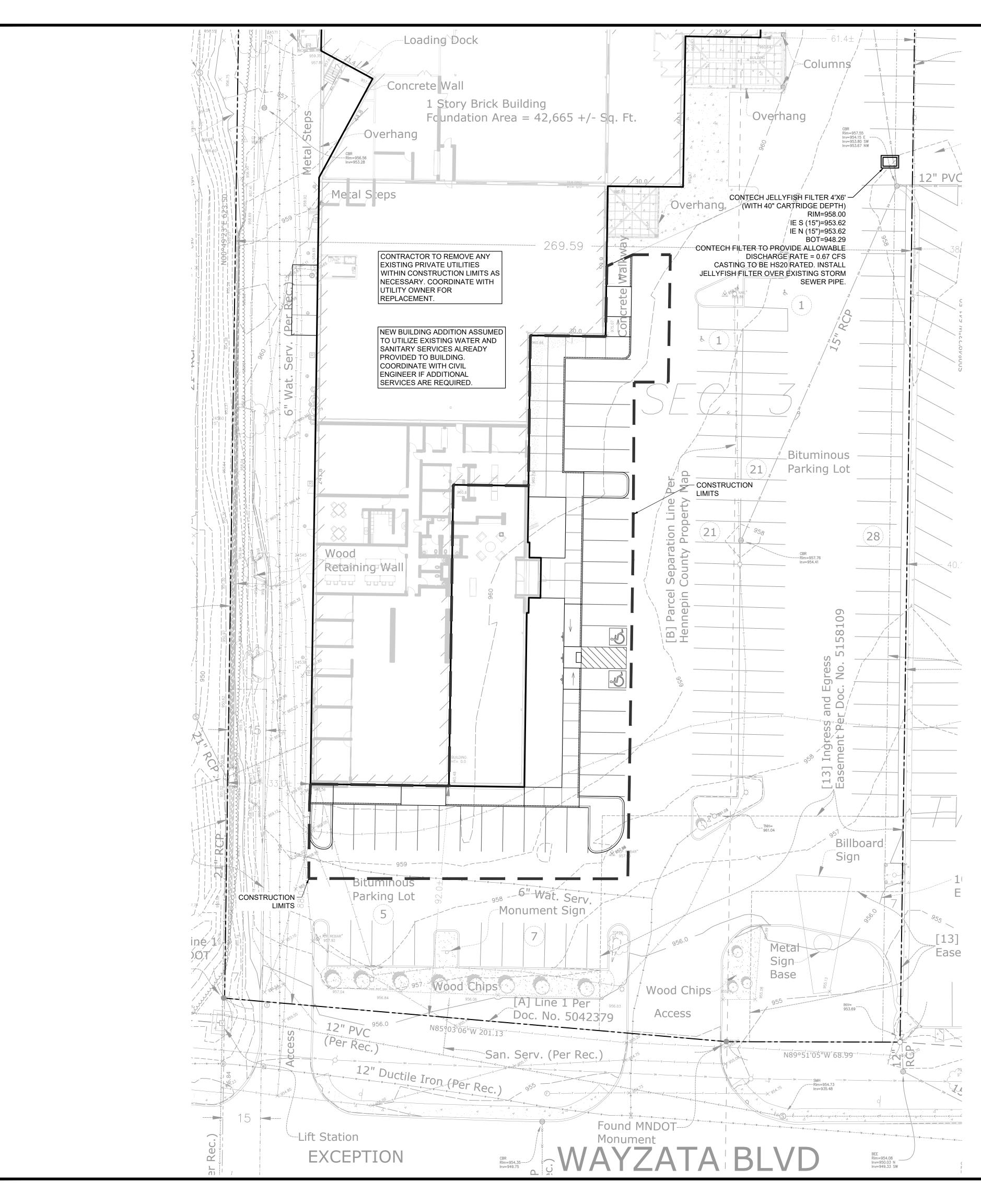
- POINT WHERE MEASUREMENT IS MADE.
- ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
- ENGINEER. 17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- 18. MAINTENANCE
- SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

# CITY OF MINNETONKA GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS GROU COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION. Civil Engineering · Surveying · Landscape Archite 5000 Glenwood Avenue 2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS Golden Valley, MN 55422 PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. ivilsitegroup.com 612-615-00 4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER. 5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION 6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. FLMMART 7. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 9. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED. 10. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1. 11. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL 13. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE 14. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF  $\bigcirc$ 15. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED 7 BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION  $\cap$ OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY  $\infty$ **(**) 17.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY 17.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED 17.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE 18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS 18.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF < REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED. 18.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIREC SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. proveble **EROSION CONTROL NOTES:** David J. Knaeble SEE SWPPP ON SHEETS SW1.0 - SW1.3 DATE 07/24/2024 LICENSE NO. 48776 ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION CITY SUBMITTAL **GRADING PLAN LEGEND:** EX. 1' CONTOUR ELEVATION INTERVAL ---- 1125 -----1.0' CONTOUR ELEVATION INTERVAL -1137-CT MANAGER DAVE KNAEBL SPOT GRADE ELEVATION (GUTTER/FLOW 41.26 CT NUMBER 612-615-0060 X 7 LINE UNLESS OTHERWISE NOTED) SPOT GRADE ELEVATION GUTTER 891.00 G SPOT GRADE ELEVATION TOP OF CURB **REVISION SUMMARY** 891.00 TC SPOT GRADE ELEVATION BOTTOM OF 891.00 BS/TS DESCRIPTION DATE STAIRS/TOP OF STAIRS SPOT GRADE ELEVATION MATCH EXISTING 891.00 ME \_\_\_\_\_ **GRADE BREAK - HIGH POINTS** (GB) CURB AND GUTTER (T.O = TIP OUT) \_\_\_\_\_ EMERGENCY OVERFLOW EOF=1135.52 CONSTRUCTION LIMITS **GRADING PLAN** (N) C3Know what's below. Call before you dig. 

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# GENERAL UTILITY NOTES:

- CONSTRUCTION AT NO COST TO THE OWNER.
- 2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.

- 6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- OTHERWISE NOTED.

- OTHERWISE NOTED.
- CONSTRUCTION.

- BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- 22. 2CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- WORK.
- ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.

# CITY OF MINNETONKA UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING

3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.

4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.

5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.

7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS

8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.

9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.

10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.

11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.

12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL. 14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.

15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS

16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO

17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.

18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.

19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF. 20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL

21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.

23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES

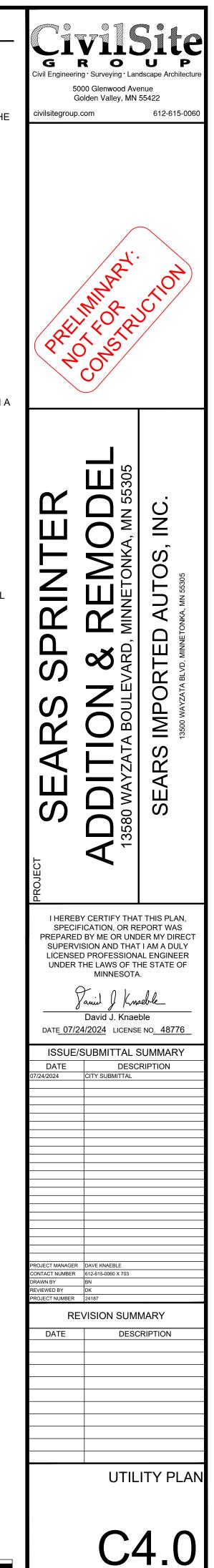
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF

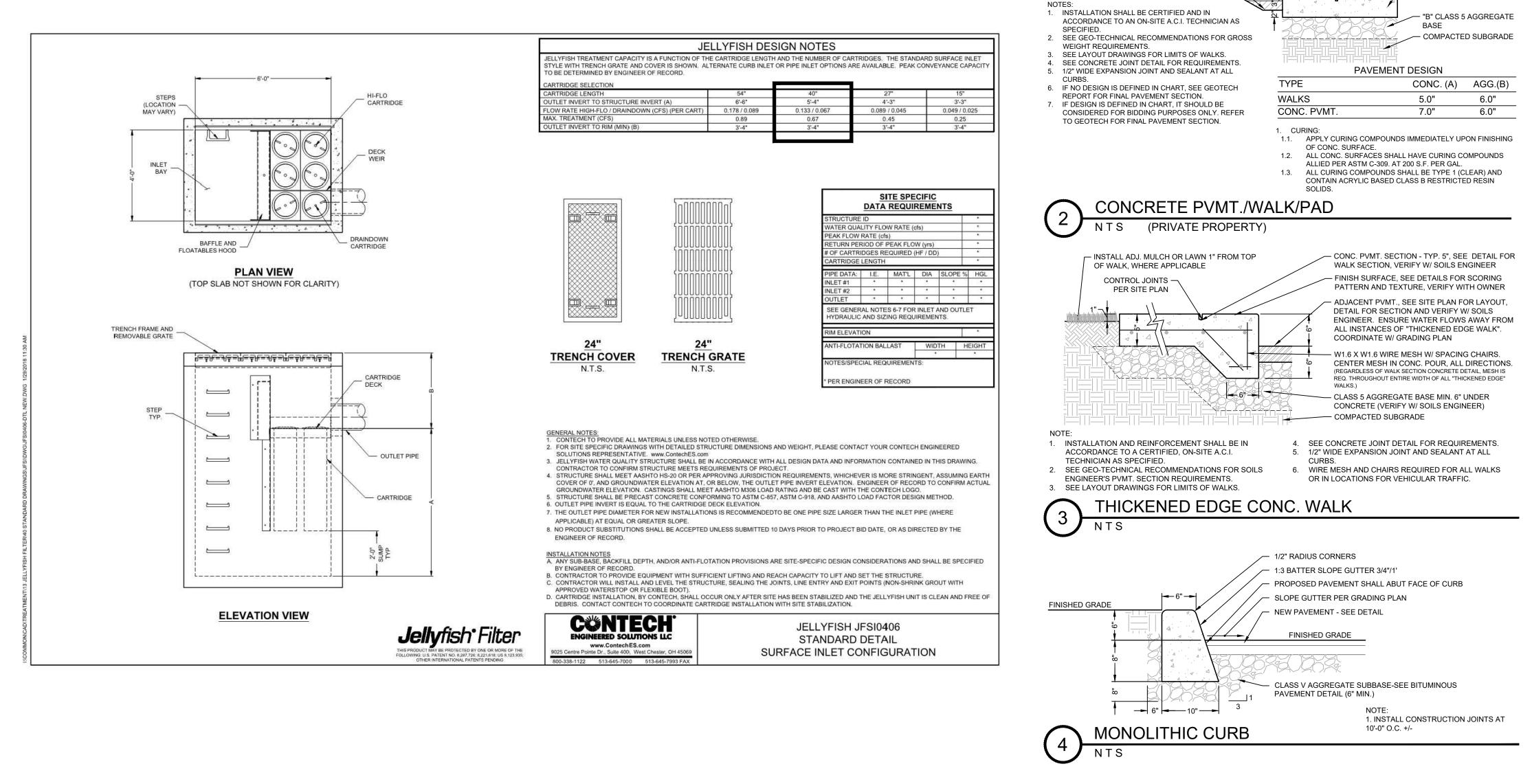
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.

26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN

27. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

			-
			-
			+
UTILITY PLAN LEGE	IND:		
	CATCH BASIN		
	MANHOLE		-
	GATE VALVE AND VALVE BOX		
1			
	PROPOSED FIRE HYDRANT	PROJECT MANAGER CONTACT NUMBER	DAVE KNAEBLE
<b>NT NT</b>	DRAINTILE	DRAWN BY	612-615-0060 X 703 BN
— DT — DT —	DRAINTILE	REVIEWED BY	DK
I		PROJECT NUMBER	24187
	WATER MAIN		
>	SANITARY SEWER		VISION SUMMARY
		DATE	DESCRIPTION
>>	STORM SEWER		
<b>A39</b>			
	FES AND RIP RAP		
	TRENCH DRAIN		
	CONSTRUCTION LIMITS		
			UTILITY PLAN
((0)5 [5 ]]			
((O)L   <b> </b>			
	<u> </u>		
			C4.0
Know what's be	2 <b>I</b> OW. 1" = 20'-0"		
Call befor	e you dig. <u>10'-0" 0</u> 20'-0"		_
		<u> </u>	COPYRIGHT 2023 CIVIL SITE GROUP INC





# 1 BITUMINOUS PAVEMENT - ALL TYPES

WALK

EDGE OF WALK

LEAVE TOP OF MULCH DOWN 1" FROM TOP OF -

THIS OCCURS ONLY WHERE MULCH MEETS —

2360 - SPWEA340B) TACK COAT (MNDOT 2357) "B" BASE COURSE (MNDOT 2360 - SPNWB330B) "C" CLASS 5 AGGREGATE SUBBASE (MNDOT 3138) COMPACTED SUBGRADE (100% OF STANDARD PROCTOR MAX. DRY DENSITY) CONSIDER

"A" WEAR COURSE (MNDOT

NOTE: IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION. IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

- TOOLED CONTROL JOINT AT MINIMUM

- LIGHT BROOM FINISH

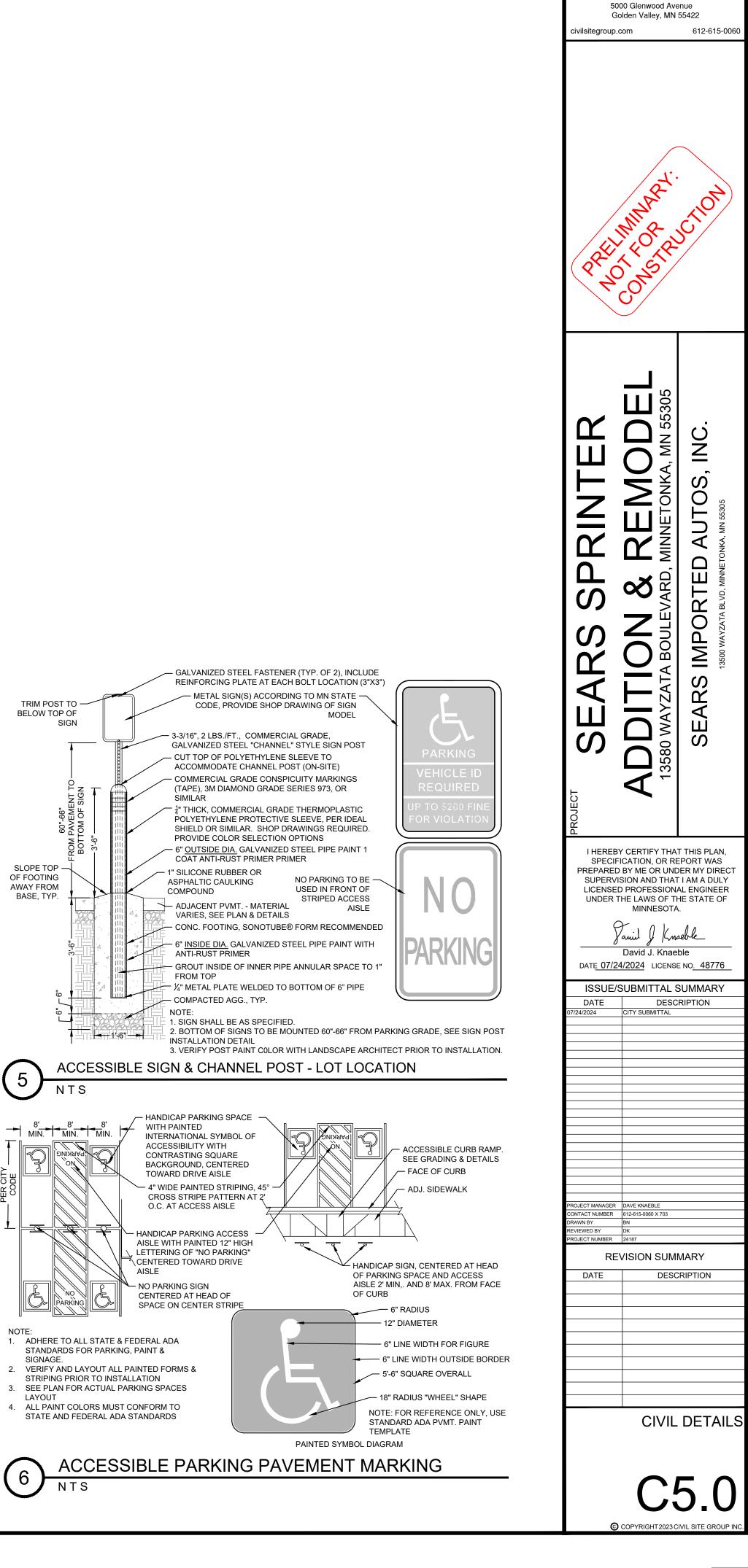
PERPENDICULAR TO

- "A" CONCRETE AS SPECIFIED

OR SAWCUT JOINT, (TYP.)

TRAFFIC

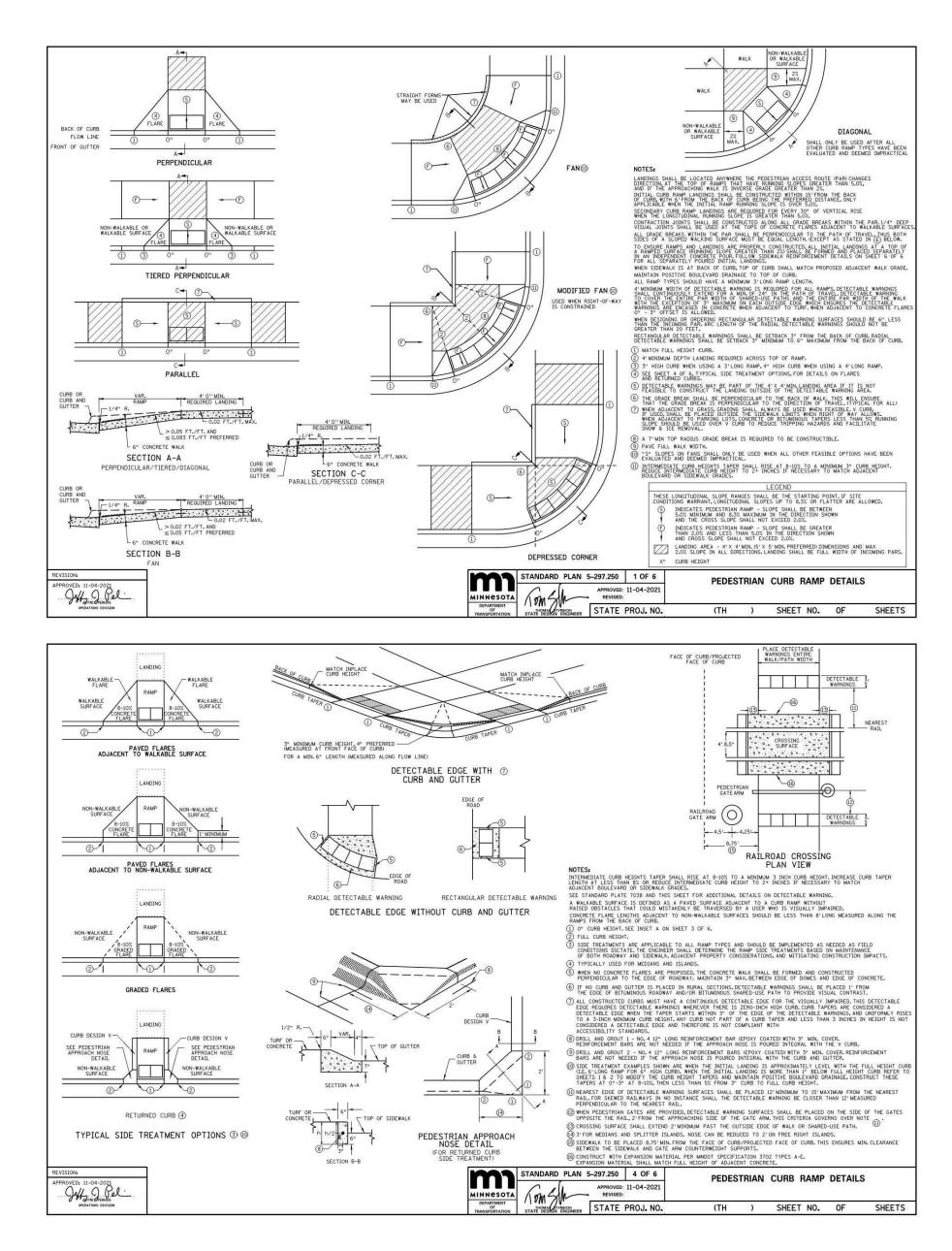
PAVEMENT DESIGNTYPEWEAR (A)BASE (B)AGG.(C)NORMAL2.0"2.0"8.0"

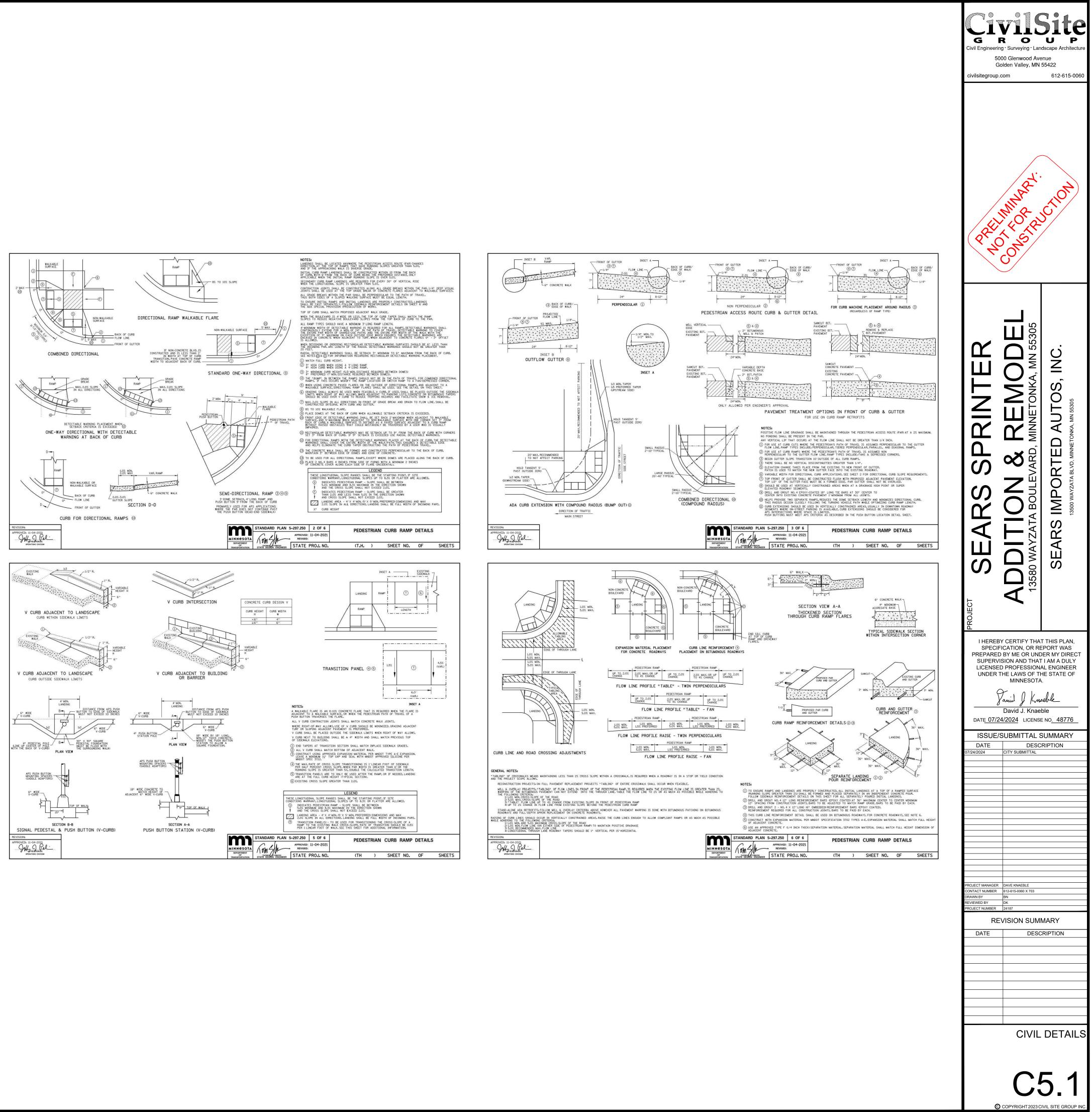


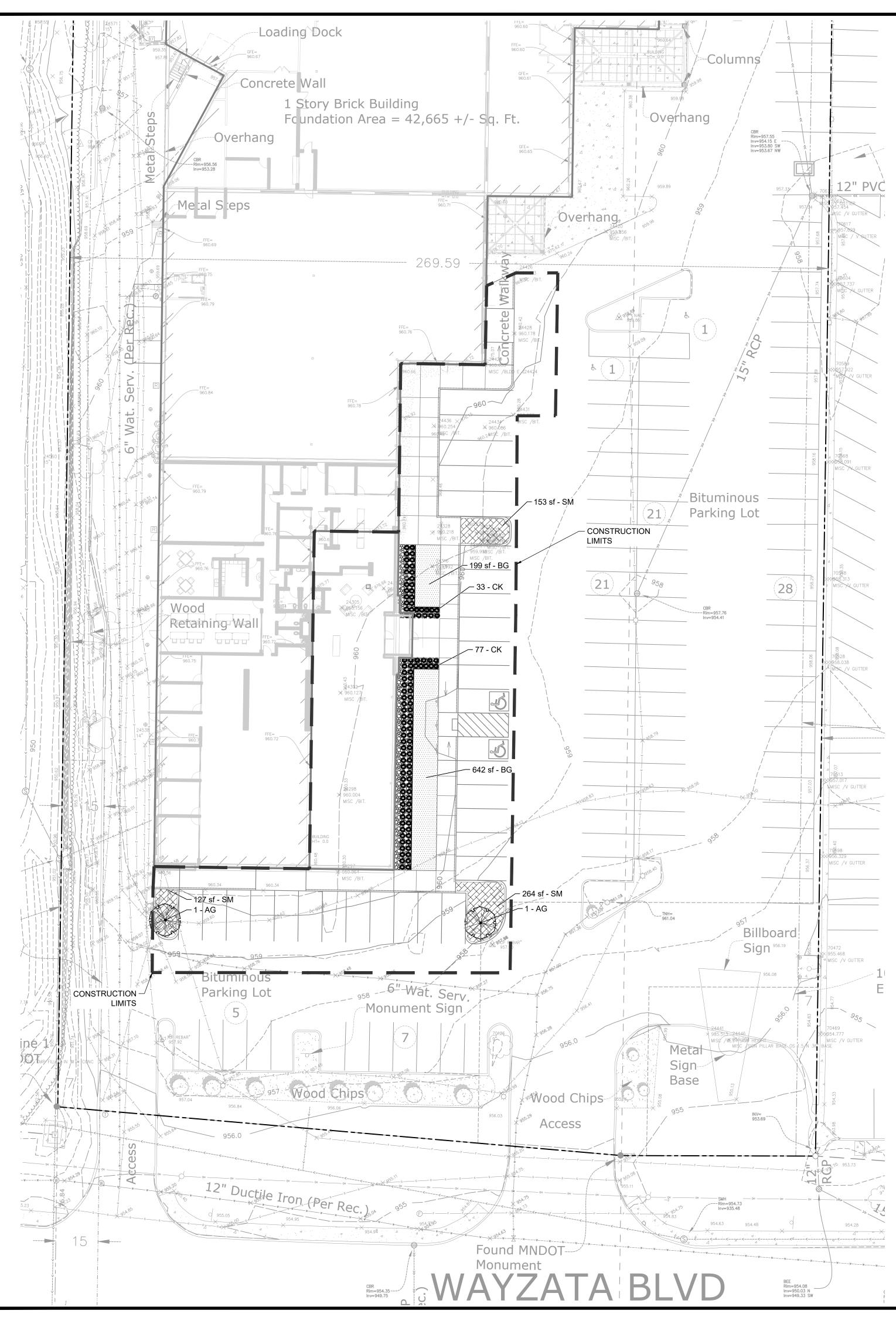
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#### LANDSCAPE NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- 2. REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- 10. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- 11. MODIFY EXISTING ON-SITE IRRIGATION SYSTEM AND PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- 12. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

#### **IRRIGATION NOTES:**

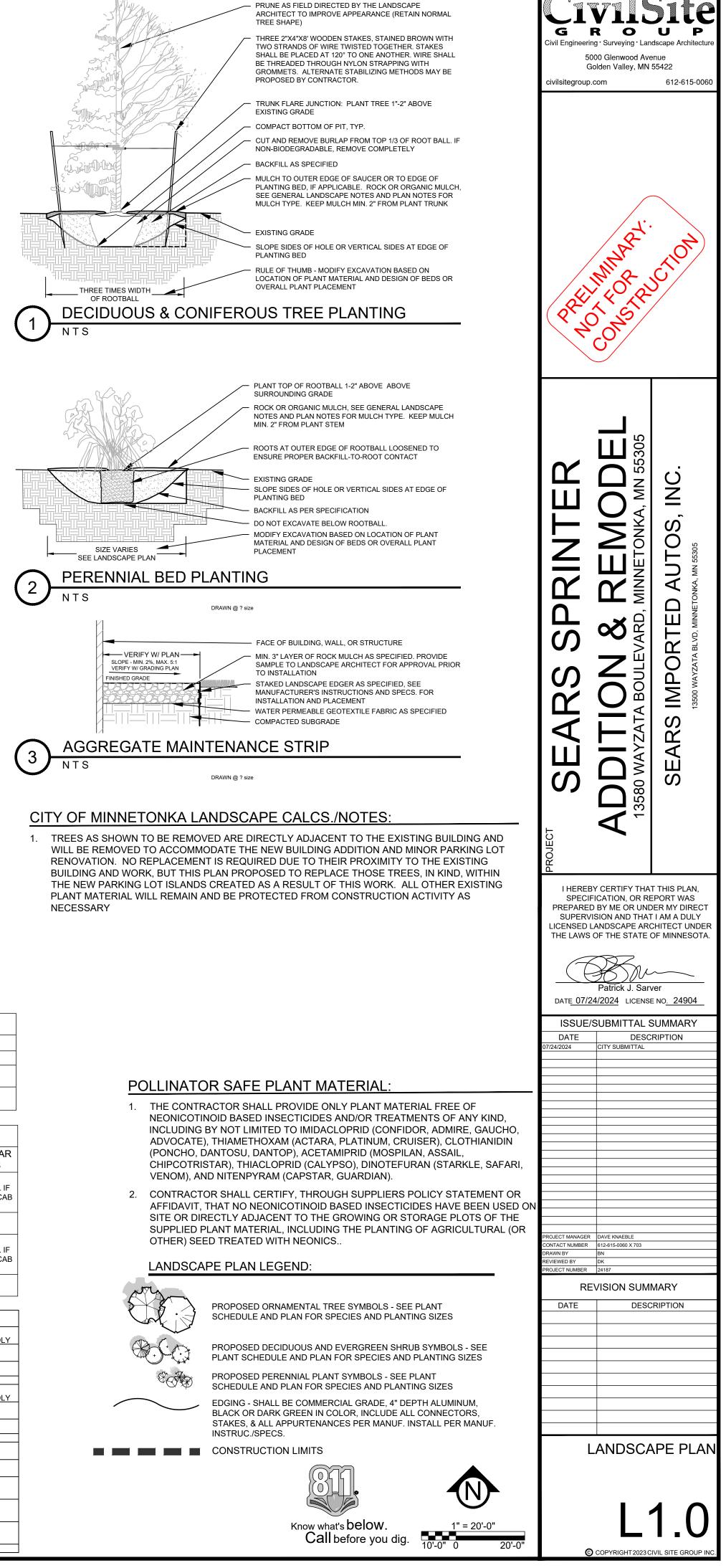
- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- 8. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- 10. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- 11. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.

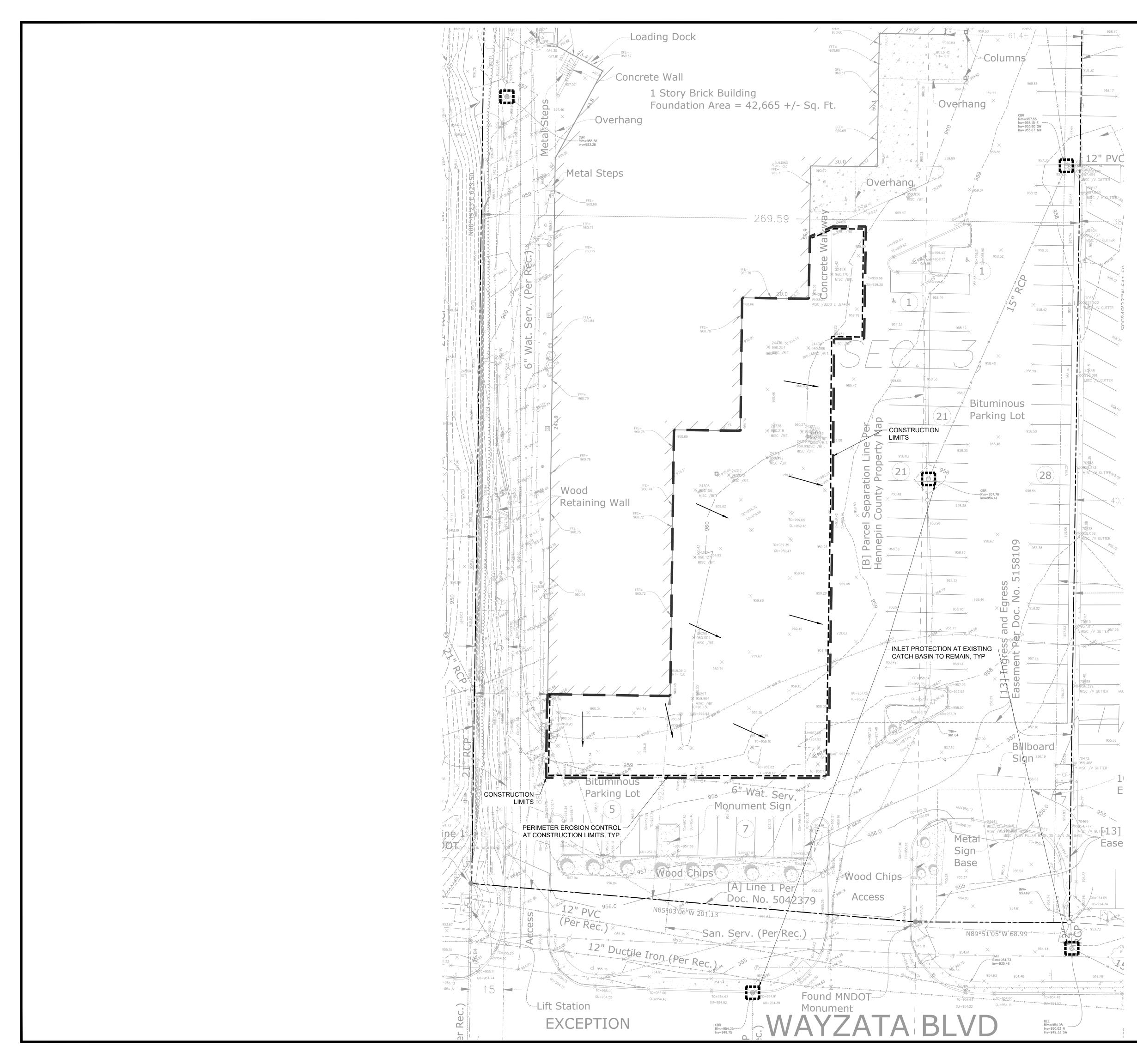
PLANTING SEASON SCHEDULE					
SEASON	CONIFEROUS	DECIDUOUS	REMARKS		
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15			
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15			
NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.					

	MULCH SCHEDULE			
AREA	MULCH TYPE	EDGING	FABRIC	REMA KS
TREE RINGS	NA	YES	NO	SEE DETAIL APPLIC LE
PARKING LOT ISLANDS	4" DEPTH, SHREDDED CEDAR TO MATCH EXIST.	NO	NO	
MAINT. STRIP AT BUILDING FOUNDATION	1" CRUSHED TRAP ROCK (DK. GRAY)	YES	NO	SEE DETAIL APPLIC LE

DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS

PLANT	SCHE	DULE			
CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDL
ORNAMEN	ITAI TREF	-8			
AG	2	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	1.5" Cal. B&B	NATIVE	Y
	2	SUBTOTAL:			
CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDL
GRASSES					
CK	110	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	#1 CONT	NOT NATIVE	N
	110	SUBTOTAL:			
SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE		
GROUND	COVERS				
	370 sf	1" Dia. Rock Mulch / Rock Mulch Rock Mulch Over Filter Fabric, Samples Required. Provide Edging As Shown On Plan	Mulch		
	544 sf	Shredded Cedar Mulch / Shredded Hardwood Mulch	Mulch		
	841 sf	Blue Grass Based / Sod Commercial grade, locally grown, "Big Roll" preferred	Sod		
	1,755 sf	SUBTOTAL:			





### SWPPP NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- THIS PROJECT IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
- SEE SHEETS SW1.0 SW1.3 FOR ALL EROSION CONTROL 3 NOTES, DESCRIPTIONS, AND PRACTICES.
- SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION 4. CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP 5 IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF MINNETONKA EROSION CONTROL NOTES: 1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.



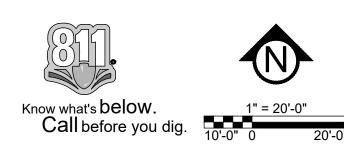
1125 -SILT FENCE / BIOROLL - GRADING LIMIT 

EX. 1' CONTOUR ELEVATION INTERVAL DRAINAGE ARROW

INLET PROTECTION

STABILIZED CONSTRUCTION ENTRANCE

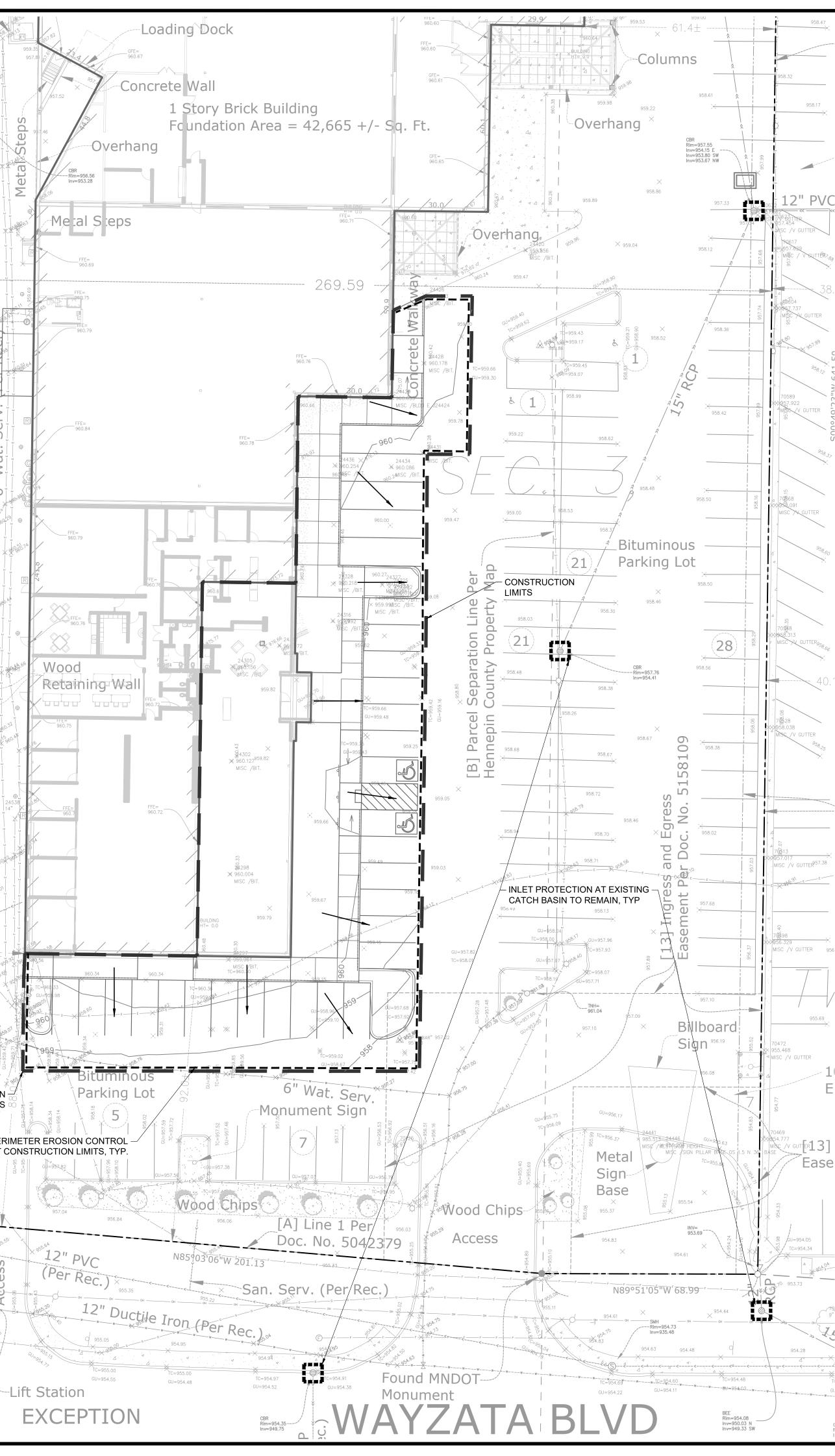




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## SWPPP NOTES:

958.17

12" PVC

- 1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- 2. THIS PROJECT IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
- 3. SEE SHEETS SW1.0 SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
- 4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH 5. NPDES PERMIT.

#### CITY OF MINNETONKA EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

#### SWPPP LEGEND:

955.69

GUTER13]

TC=954.34

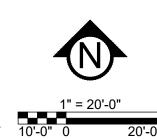
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5.468

1125 	EX. 1' CONTOUR ELEVATION INTERVAL 1.0' CONTOUR ELEVATION INTERVAL DRAINAGE ARROW
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())	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET



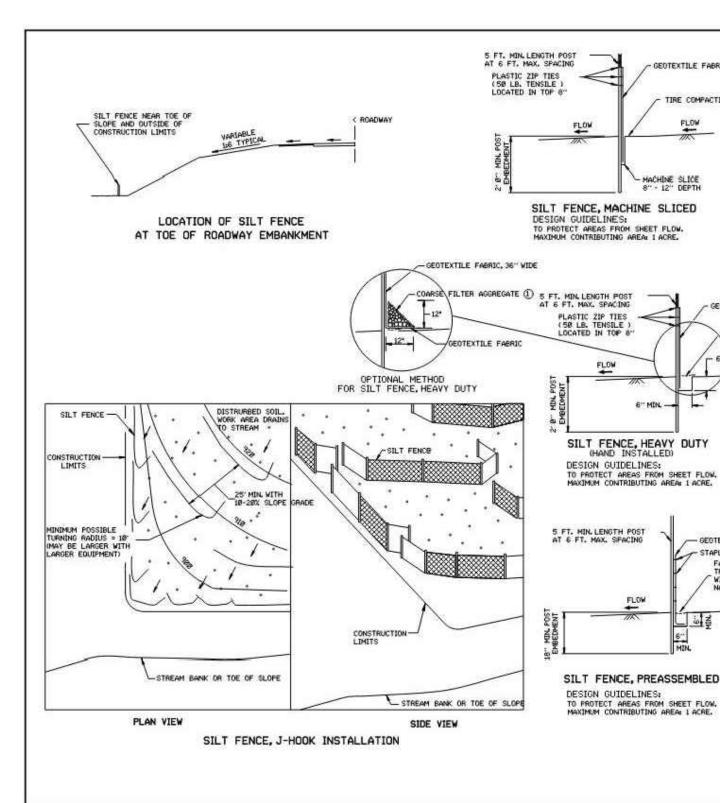


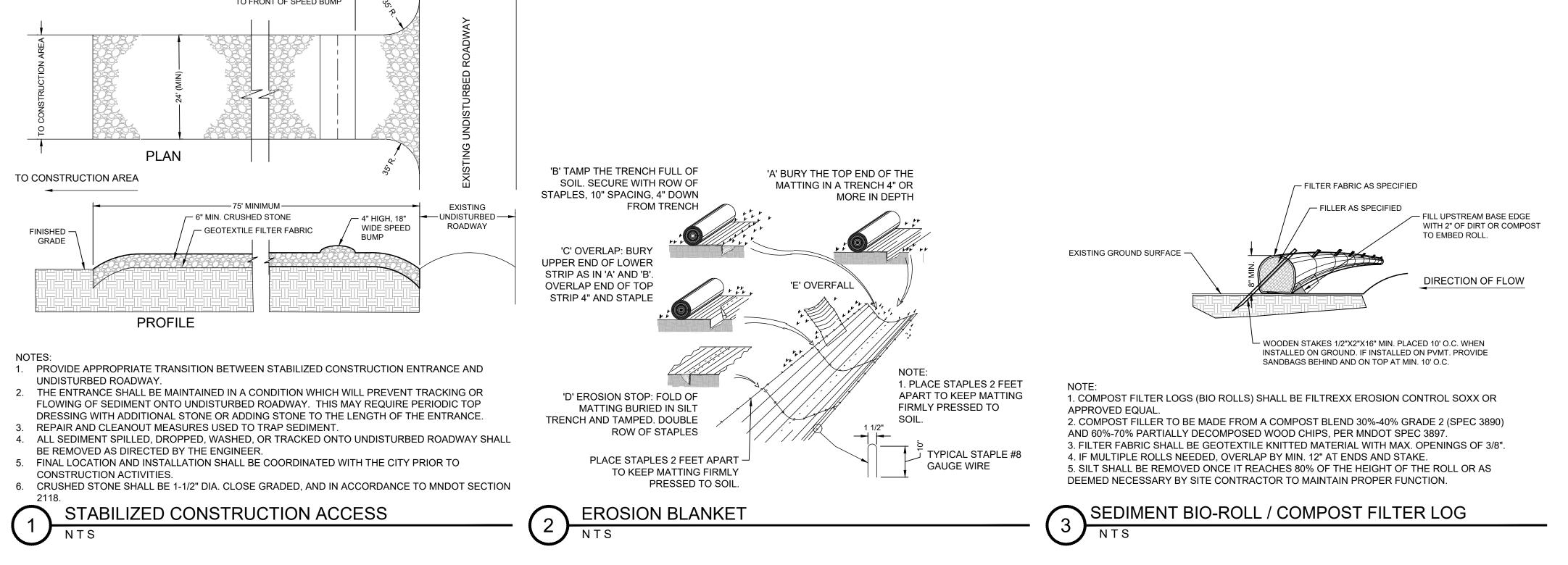
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GROUP Civil Engineering · Surveying · Landscape Architec 5000 Glenwood Avenue Golden Valley, MN 55422 612-615-0060 civilsitegroup.com ELIMINAR'  $\sim$  $\square$ IN NO Ш  $\bigcirc$  $\geq$ S Ο RN N AU  $\sim$  $\cap$ Ш  $\infty$ S \_\_\_\_ N  $\cap$ S ШМР  $\bigcirc$ S N Ш S S  $\bigcap$ A I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIREC SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. 9 Jamiel J Knaeble David J. Knaeble DATE 07/24/2024 LICENSE NO. 48776 ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION 24/2024 CITY SUBMITTAL JECT MANAGER DAVE KNAEBLE ONTACT NUMBER 612-615-0060 X 703 EWED B **REVISION SUMMARY** DESCRIPTION DATE SWPPP - PROPOSED

CONDITIONS

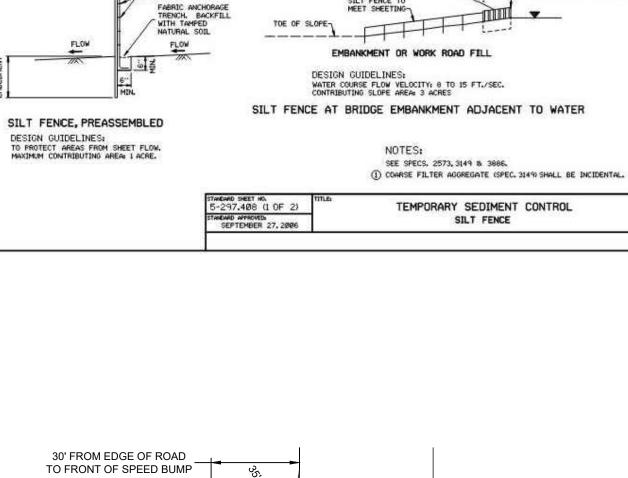
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- FUTURE BRIDGE

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BRIDGE END SLOPE

FUTURE BRIDGE

- FUTURE BRIDGE

BRIDGE END SLOPE SAND BAG BARRIER 3 FT.

EMBANKMENT OR WORK ROAD END SLOPE

TEMPORARY SHEETING ADJACENT TO WATER COURSE.EXTEND 10 FT BACK FROM TOE OF END SLOPE.

P ROADWAY SHOULDER

--- EMBANKMENT

- ROADWAY SHOULDER

---- EMBANKMENT

TOE OF SLOPEN

-----

" ROADWAY SHOULDER

- EMBANKMENT

\*\*\*\*\*\*\*\*\*

SILT FENCE TO MEET

DESIGN GUIDELINES:

TOE OF SLOPE

SILT FENCE WRAPPED AROUND THE OF EMBANKMENT

DESIGN GUIDELINES:

BRIDGE FILL

WATER COURSE FLOW VELOCITY: STAGNANT CONTRIBUTING SLOPE AREA: 1/2 ACRE

BRIDGE FILL

WATER COURSE FLOW VELOCITY: 1 TO 7 FT./SEC. CONTRIBUTING SLOPE AREA: 1 ACRE

-----

- GEOTEXTILE FABRIC, 36" WIDE

- TIRE COMPACTION ZONE

GEOTEXTILE FABRIC, 36" WIDE

FLOW

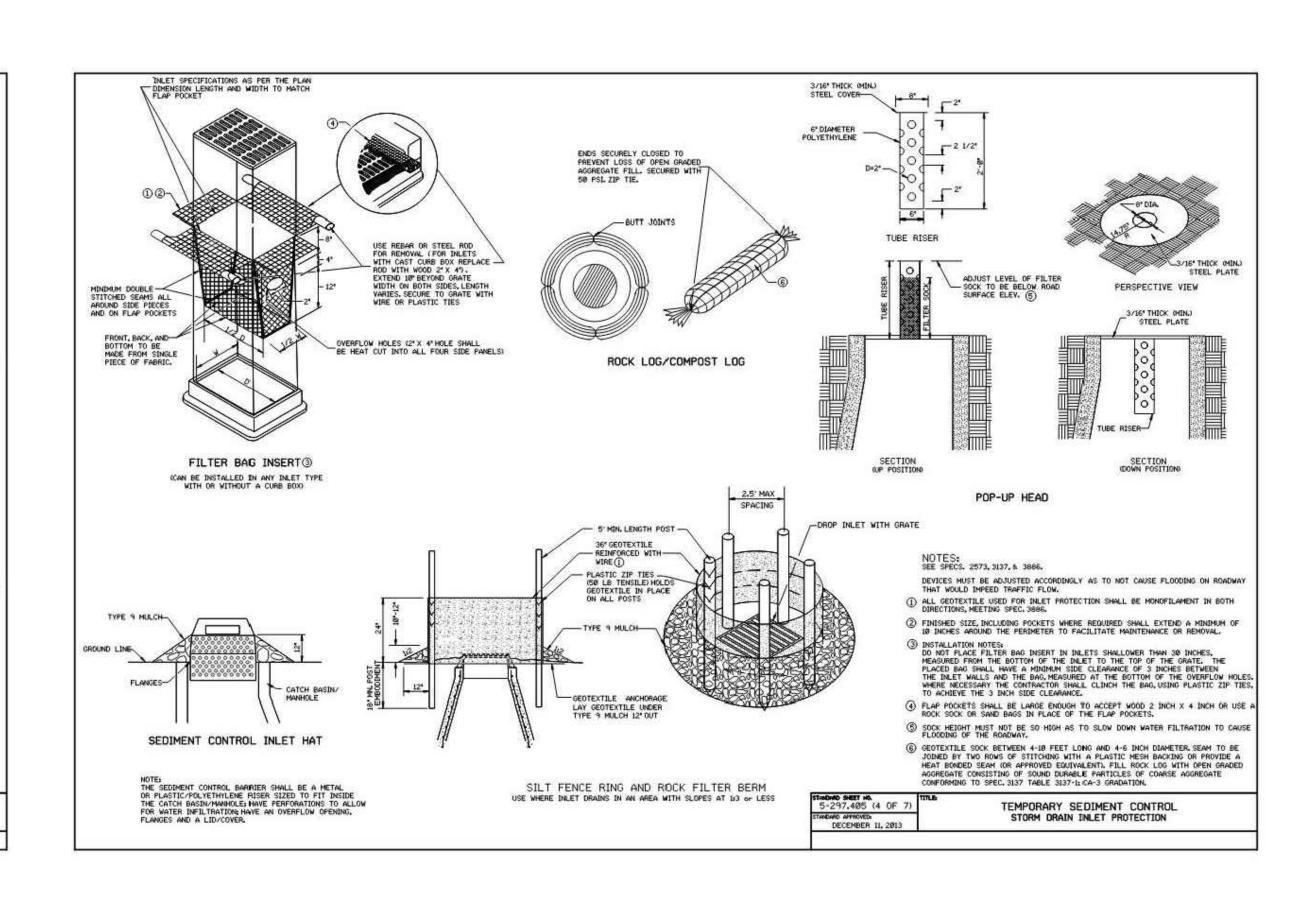
- GEOTEXTILE FABRIC, 36" WIDE

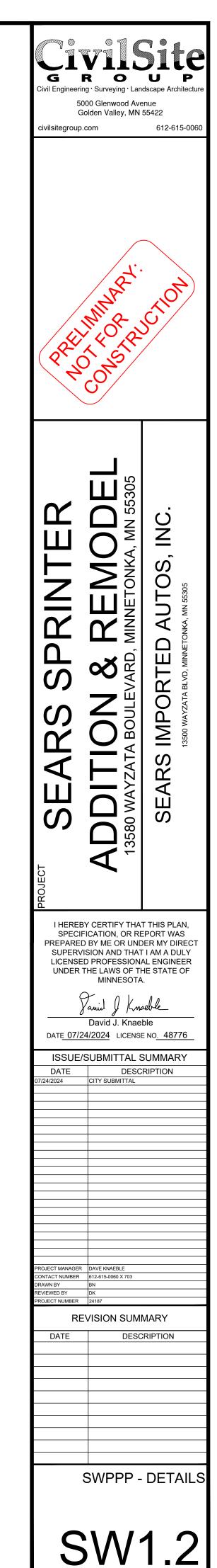
- STAPLES

FABRIC ANCHORAGE TRENCH. — BACKFILL WITH TAMPED NATURAL SOIL, SEE OPTIONAL METHOD IN INSET, TOE

MACHINE SLICE
8" - 12" DEPTH

6" MINL





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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL

#### STORMWATER DISCHARGE DESIGN REQUIREMENTS

#### SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

- THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
- 1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE 2. INSTALLATION OF SILT FENCE AROUND SITE
- 3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
- 4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS 5. CI FAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
- 6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
- 7. CLEAR AND GRUB REMAINDER OF SITE 8. STRIP AND STOCKPILE TOPSOIL
- 9. ROUGH GRADING OF SITE 10. STABILIZE DENUDED AREAS AND STOCKPILES
- 11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
- 12. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S 13. INSTALL STREET SECTION
- 14. INSTALL CURB AND GUTTER
- 15. BITUMINOUS ON STREETS
- 16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH 17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
- 18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.) 19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING. REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

#### **RECORDS RETENTION:**

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

- 1. THE FINAL SWPPF
- 2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT; 3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11,
- INSPECTIONS AND MAINTENANCE) 4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL
- MAINTENANCE: AND 5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

- 1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
- 3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP
- 4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE: 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER
- SECTION 21 OF THE PERMIT 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING. 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
- 5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

#### CONSTRUCTION ACTIVITY REQUIREMENTS

#### SWPPP AMENDMENTS (SECTION 6):

- 1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A
- JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS. 2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN,
- CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER. 3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY
- THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

#### BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

#### **EROSION PREVENTION (SECTION 8):**

- 1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED. 2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING
- AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING). 3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST
- PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE. 4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS
- DURING THE RESTRICTION PERIOD 5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN
- THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES. 6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES
- 7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR
- PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT
- 8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.

#### 9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

#### SEDIMENT CONTROL (SECTION 9):

- ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
- THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
- ONLY AS APPROPRIATE FOR SITE CONDITIONS. EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM
- DRAIN TO A SURFACE WATER.
- 5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO COMPLETE.
- DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP. 8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
- STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER
- CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE. 11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT
- SEDIMENT TRACKING ONTO THE STREET. 12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14. 13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST
- RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION. 14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE. 15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE
- ALL STORMWATER.
- PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

- 1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES. 2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER
- DISCHARGE
- INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
- INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

# INSPECTIONS AND MAINTENANCE (SECTION 11):

- HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
- 2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
- AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND
- SURFACE WATERS
- USERS OF PUBLIC STREETS. BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.

- a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
- MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
- OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. a. DATE AND TIME OF INSPECTIONS; AND
- b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS
- ARE NEEDED; AND
- ACTIVITIES); AND

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER

2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED. BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY 3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT

CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES 4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2

CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL

ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT

6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET. 7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST

9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING

10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE

16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES. JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS

17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC

SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO

3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR

4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B. WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24

3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA. 4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES

SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL. REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF

FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN 5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE

(1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO 6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY 7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT

WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. 8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B. 9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:

b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12

c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING,

10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:

d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE

e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE. A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION. OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES;

- f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS
- REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS. POLLUTION PREVENTION MANAGEMENT (SECTION 12):
- 1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
- 2. PERMITTEES MUST PLACE PESTICIDES. FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. 3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL,
- GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE. 4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH.
- 5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED
- OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041. 6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
- 7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
- 8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

- 1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE. 2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING
- THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
- 3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
- 4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
- 5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT. 6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPS DESIGNED TO DECOMPOSE ON-SITE IN PLACE
- 7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
- 8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT

#### SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

#### GENERAL RECOMMENDATIONS

THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SFFD

 TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH

 IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES 3:1 (HORIZ/VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH

SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.

SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

# TRAINING SECTION 21

# AREAS AND QUANTITIES:

SITE AREA CA

MPERVIOUS BUILDING PAVEMEN

PERVIOUS SU

DIFFERENCE DISTURBED A

EROSION CO DISTURBED A SILT FENCE/B

CONTRACTOR:

N/A

SUBMITTED TO THE MPCA.

PROJECT IS A REMODEL AND ADDITION OF AN EXISTING OFFICE RETAIL BUILDING. SITE, GRADING, UTILITY AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50 FOOT NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION IS NOT PROVIDED AS PART OF THIS PROJECT BECAUSE PERMANENT STORM WATER MANAGEMENT IS NOT REQUIRED.

DESIGN ENGINEER: DAVID J. KNAEBLE P.E. TRAINING COURSE: DESIGN OF SWPPP TRAINING ENTITY: UNIVERSITY OF MINNESOTA INSTRUCTOR: JOHN CHAPMAN DATES OF TRAINING COURSE: 8/22/2012- 8/23/2012 TOTAL TRAINING HOURS: 12 DATE OF RECERTIFICATION: 4/22/22 EXPIRATION: 5/31/2025

#### OWNER INFORMATION

SFARS IMPORTED AUTOS, INC. 13580 WAYZATA BLVD. MINNETONKA, MN 55305 MICHAEL ROEDER 952-546-5301 MIKE.ROEDER@SEARSIMPORTS.COM

ALCULATIONS						_
	EXISTING CO	NDITION		PROPOSED CO	NDITION	6 m 1
S SURFACES						
COVERAGE	42,665 SF	24.9%		46,372 SF	27.1%	
T	93,611 SF	54.7%		88,903 SF	52.0%	
TOTAL	136,276 SF	79.6%	3.1 AC	135,275 SF	79.1%	3.1 AC
URFACES						
TOTAL	34,819 SF	20.4%	0.8 AC	35,820 SF	20.9%	0.8 AC
	171 005 65	100.00/	20.40	171 005 65	100.00/	20.40
TOTAL SITE AREA	1/1,095 SF	100.0%	3.9 AC	171,095 SF	100.0%	3.9 AC
(EX. VS PROP.)	-1,001 SF	-0.6%				
AREA	16,882 SF	0.4	AC			
ONTROL QUANTITIES						_
AREA	16,882 SF					
BIO-ROLL	±420 LF					

EROSION CONTROL BLANKET 0 SF INLET PROTECTION DEVICES ±5 EA

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

#### SWPPP CONTACT PERSON

SWPPP INSPECTOR TRAINING: ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT. TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

#### PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER)

#### SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES: THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS LESS THAN 1.0 ACRES SO AN NPDES PERMIT IS NOT REQUIRED AND DOES NOT NEED TO BE

#### PROJECT NARRATIVE:

#### INFILTRATION NARRATIVE:

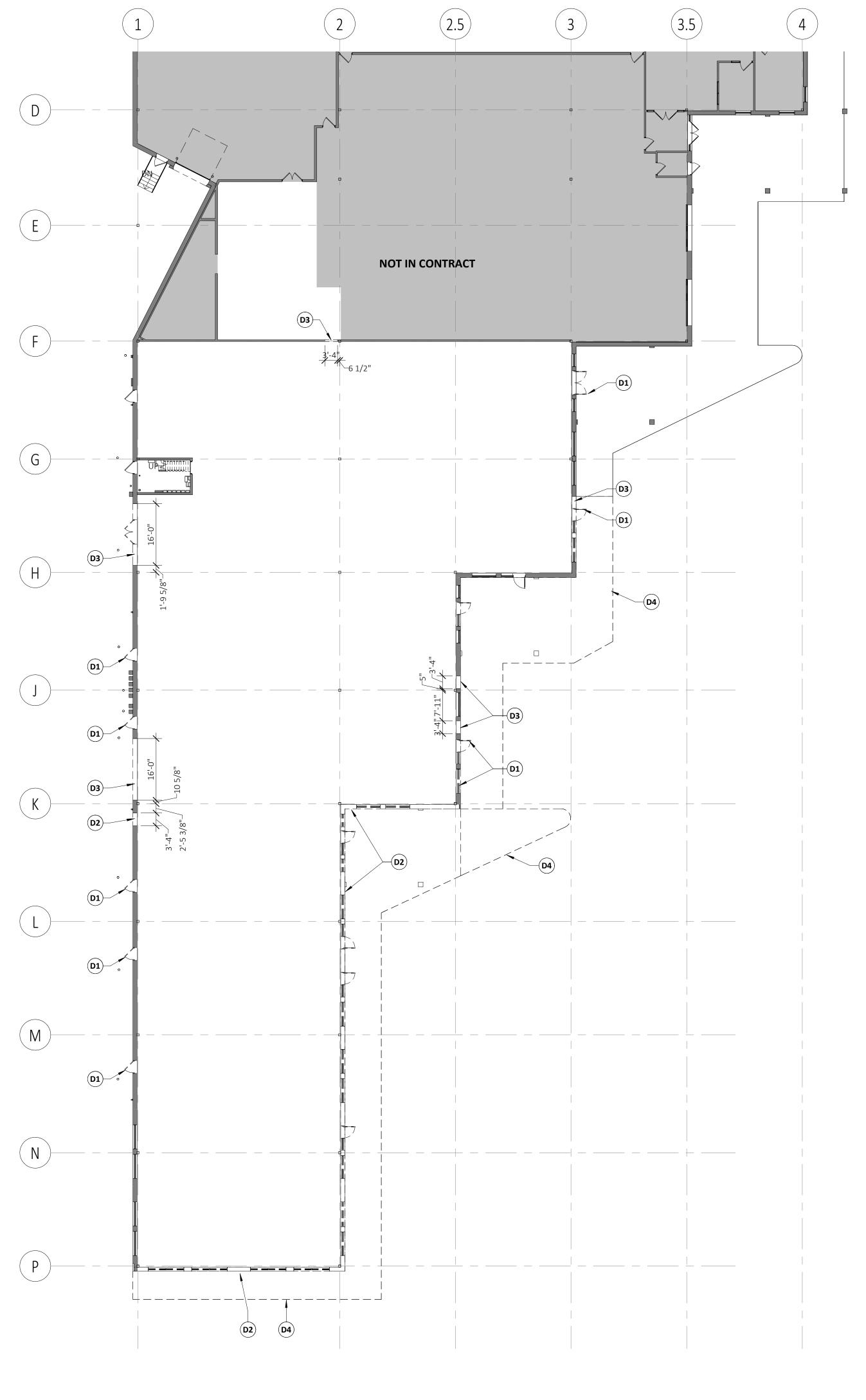
#### SOIL CONTAMINATION NARRATIVE:

SOILS ONSITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED.

#### SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS NOT LOCATED WITHIN ONE MILE OR DISCHARGING TO AN IDENTIFIED IMPAIRED WATER BODY PER THE MPCA'S 303(D) IMPAIRED WATERS LIST. NO SPECIAL REQUIREMENTS.

5	NIII C R OU C ing · Surveying · Land 000 Glenwood Ave Golden Valley, MN S o.com	nue
PRE	MMART.	SCTION
PROJECT SEARS SPRINTER	ADDITION & REMODEL 13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305	SEARS IMPORTED AUTOS, INC. 13500 WAYZATA BLVD, MINNETONKA, MN 55305
LICENSE UNDER	BY CERTIFY THA FICATION, OR RE D BY ME OR UND /ISION AND THAT ED PROFESSION/ THE LAWS OF TH MINNESOTA David J. Knael 24/2024 LICENSE /SUBMITTAL S DESC CITY SUBMITTAL	PORT WAS ER MY DIRECT I AM A DULY AL ENGINEER IE STATE OF 
PROJECT MANAGEF CONTACT NUMBER DRAWN BY REVIEWED BY PROJECT NUMBER REVIEWED BY PROJECT NUMBER REVIEWED BY PROJECT NUMBER	612-615-0060 X 703 BN DK 24187 EVISION SUMI	MARY



**1 1ST LEVEL - DEMO PLAN** 1/16" = 1'-0"

# **GENERAL DEMOLITION NOTES**

- 1. REMOVE ALL EXISTING FINISHES THAT CONFLICT WITH FINISHES INDICATED ON THE FINISH PLAN(S). PREPARE SURFACES AS REQUIRED FOR NEW MATERIALS.
- 2. REMOVE EXISTING WALLS, PARTITIONS, DOORS, FRAMES, MILLWORK, FIXTURES, ETC. SHOWN ON THE PLAN WITH DASHED LINES. TURN ALL SALVAGEABLE ITEMS OVER TO THE OWNER. SAVE AND STORE ITEMS INDICATED ON DRAWINGS FOR LATER INSTALLATION IN NEW CONSTRUCTION.
- 3. REMOVE ALL OR ANY GENERAL, MECHANICAL, AND ELECTRICAL MATERIALS NOT NECESSARILY SHOWN, BUT REQUIRED TO BE REMOVED TO COMPLETE THE WORK. TURN ALL SALVAGEABLE ITEMS OVER TO THE OWNER.
- 4. REMOVE ALL OR ANY GENERAL ELECTRICAL AND MECHANICAL OUTLETS AS REQUIRED. PATCH EXISTING WALL.
- 5. IT IS UNDERSTOOD THAT THE EXISTING BUILDING MAY CONTAIN ASBESTOS OR PRODUCTS CONTAINING ASBESTOS, A SUBSTANCE KNOWN TO PRESENT HEALTH HAZARDS. THE CLIENT ACKNOWLEDGES THAT THE DESIGN PROFESSIONAL'S SCOPE OF SERVICES FOR THIS PROJECT DOES NOT INCLUDE ANY SERVICES RELATED IN ANY WAY TO ASBESTOS. SHOULD THE DESIGN PROFESSIONAL OR ANY OTHER PARTY ENCOUNTER SUCH MATERIALS ON THE JOB SITE, OR SHOULD IT IN ANY WAY BECOME KNOWN THAT SUCH MATERIALS ARE PRESENT OR MAY BE PRESENT ON THE JOB SITE, OR ANY ADJACENT AREAS, WHICH MAY AFFECT THE DESIGN PROFESSIONAL'S SERVICES, THE DESIGN PROFESSIONAL MAY, AT HIS OR HER OPTION, AND WITHOUT LIABILITY FOR CONSEQUENTIAL OR ANY OTHER DAMAGES, SUSPEND PERFORMANCE OF SERVICES ON THE PROJECT UNTIL THE CLIENT RETAINS A QUALIFIED SPECIALIST CONTRACTOR TO ABATE, ENCAPSULATE, AND/OR REMOVE THE ASBESTOS OR ASBESTOS-CONTAINING MATERIALS AND WARRANT THAT THE JOB SITE IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. THE CLIENT AGREES TO WAIVE ALL CLAIMS AGAINST THE DESIGN PROFESSIONAL AND HIS OR HER OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS ARISING FROM OR IN ANY WAY CONNECTED WITH THE EXISTENCE OF ASBESTOS OR ASBESTOS-CONTAINING MATERIALS ON OR ABOUT THE SITE.
- 6. THE CLIENT FURTHER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE DESIGN PROFESSIONAL FOR ANY AND ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING IN ANY WAY FROM THE EXISTENCE OF ASBESTOS OR ASBESTOS-CONTAINING MATERIALS ON OR ABOUT THE SITE, EXCEPT FOR THOSE DAMAGES, LIABILITIES OR COSTS ATTRIBUTABLE TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE DESIGN PROFESSIONAL. DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ANY SAFETY PRECAUTIONS, INCLUDING MEASURES FOR THE PROTECTION OF THE CONTRACTOR OR ANY SUBCONTRACTOR NOR FOR THE PROTECTION OF THE PUBLIC. SUCH RESPONSIBILITY FOR SAFETY PRECAUTIONS IS AND SHALL REMAIN THAT OF THE CLIENT AND THE CONTRACTOR.
- 7. THE CONTRACTOR MUST MAINTAIN NEGATIVE AIR FROM THE CONSTRUCTION ENTRANCE INTO THE CONSTRUCTION WORK SITE. THIS AIR FLOW MUST BE MAINTAINED THROUGH THE DURATION OF THE PROJECT.
- 8. THE CONTRACTOR WILL BE REQUIRED TO SAW CUT THE EXISTING CONCRETE SLAB & REMOVE THE EXISTING CONCRETE SLAB FOR INSTALLATION OF THE NEW PLUMBING PER THE MECHANICAL DRAWINGS. FOLLOWING INSTALLATION OF PLUMBING THE CONTRACTOR WILL REPAIR THE CONCRETE SLAB TO MATCH & BE LEVEL WITH THE EXISTING CONCRETE.

# **DEMOLITION PLAN KEYNOTES**

# TAG KEYNOTE

D1	REMOVE DOOR / GLAZING, PREPARE FOR INFILL OR NEW OPENING, AS OCCURS
D2	REMOVE WALL IN ITS ENTIRETY AND ANY ASSOCIATED DOORS / WINDOWS / OPENING HARDWARE, AS OCCURS
D3	REMOVE WALL, AND ASSOCIATED OPENING HARDWARE, AS OCCURS, IN PREPARATION FOR NEW OPENING
D4	REMOVE SITE CONCRETE, PREPARE FOR CIVIL IMPROVEMENTS



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# SPRINTER REMODEL

SEARS AUTO SPRINTER FACILITY 13500 WAYZATA BLVD. MINNETONKA, MN 55305

# DRAWN BY:

CHECKED BY:

DATE:

Issue Date

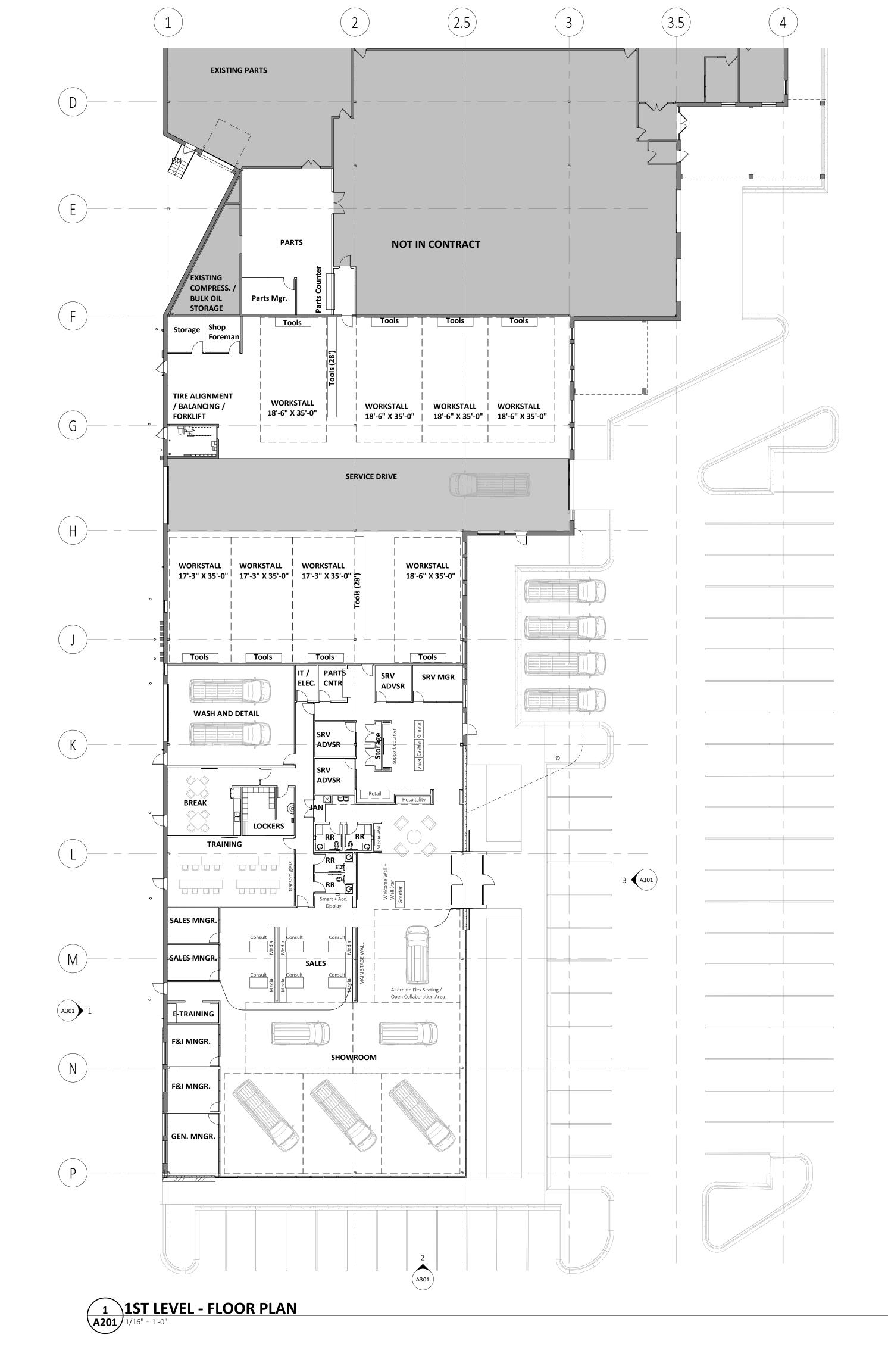
J. VLIET

N. MISSLING

COMPUTER DIRECTORY: Sears Auto\Sprinter\_Facility\_23453

# **DEMOLITION PLAN**







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# SPRINTER REMODEL

SEARS AUTO SPRINTER FACILITY 13500 WAYZATA BLVD. MINNETONKA, MN 55305

NO.	DESCRIPTION	

#### PROJECT NUMBER: 23425

DRAWN BY: CHECKED BY:

DATE:

N. MISSLING

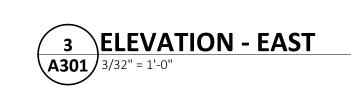
Issue Date

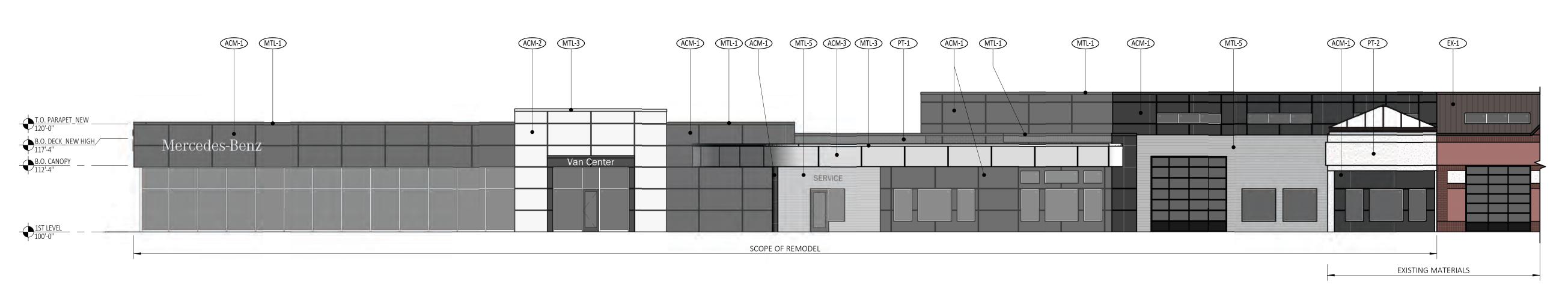
J. VLIET

COMPUTER DIRECTORY: Sears Auto\Sprinter\_Facility\_23453

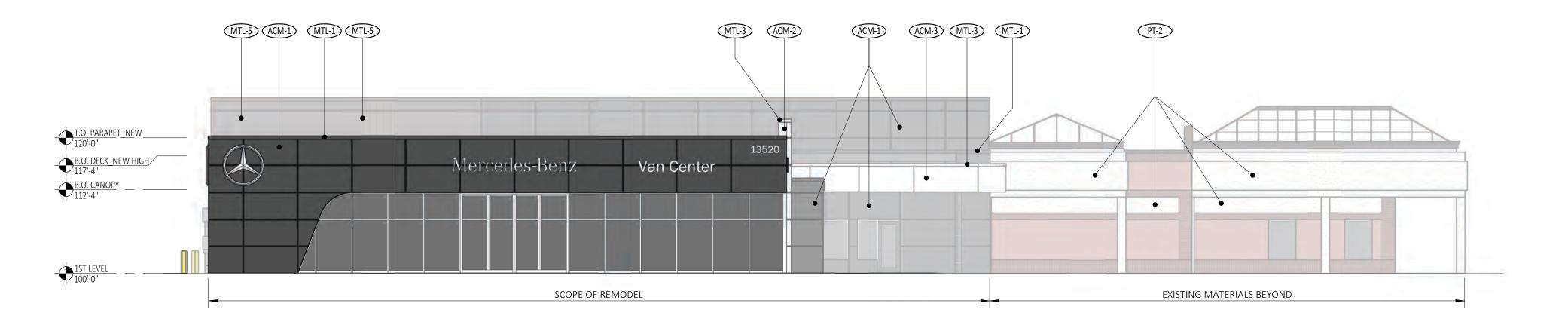
FLOOR PLAN -FIRST LEVEL

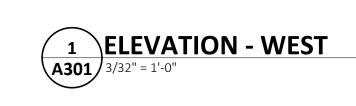


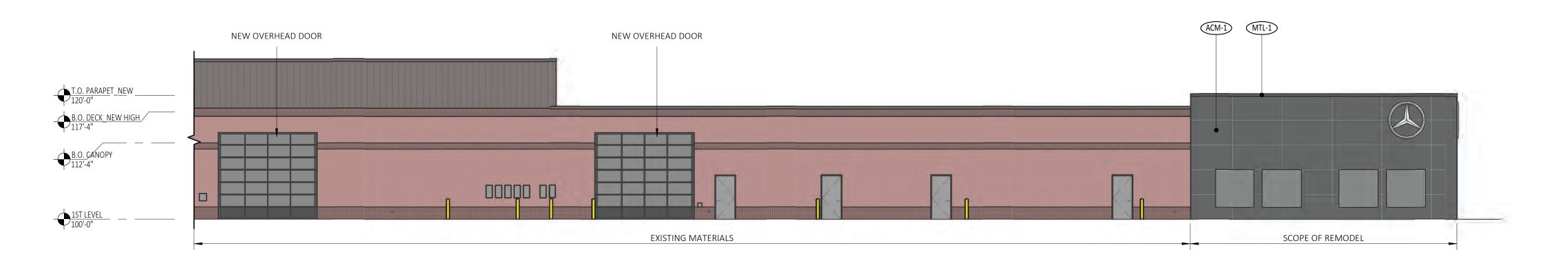












# **EXTERIOR MATERIALS LEGEND**

ACM-1	ALUMINUM COMPOSITE PANEL COLOR: ALUCOBOND FOCUS BLACK
ACM-2	ALUMINUM COMPOSITE PANEL COLOR: ALUCOBOND PURE WHITE (RVW)
ACM-3	ALUMINUM COMPOSITE PANEL COLOR: ALUCOBOND PLATINUM MICA
MTL-1	PREFINISHED METAL FLASHING COLOR: TO MATCH ACM-1
MTL-2	PREFINISHED METAL FLASHING COLOR: TO MATCH ACM-2
MTL-3	PREFINISHED METAL FLASHING COLOR: TO MATCH ACM-3
MTL-4	CENTTRIA 20 GA COATED GALVANIZED CS-260 COLOR: 9989 PLATINUM
MTL-5	STANDING SEAM METAL TO MATCH EX-1
MTL-6	PREFINISHED METAL FLASHING COLOR: TO MATCH MTL-5

- PT-1 PAINT COLOR TO MATCH ACM-1; SEND SAMPLE TO ARCHITECT FOR APPROVAL
- PT-2 PAINT COLOR TO MATCH ACM-2; SEND SAMPLE TO ARCHITECT FOR APPROVAL
- EX-1 EXISTING STANDING SEAM METAL TO REMAIN



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# EXTERIOR BUILDING ELEVATIONS

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