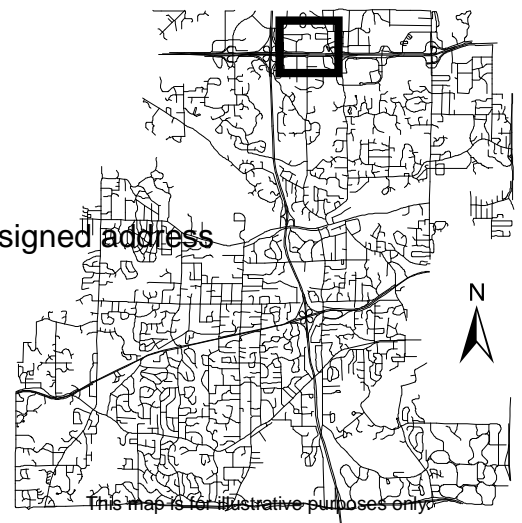




Location Map

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



This map is for illustrative purposes only.



July 24th, 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,

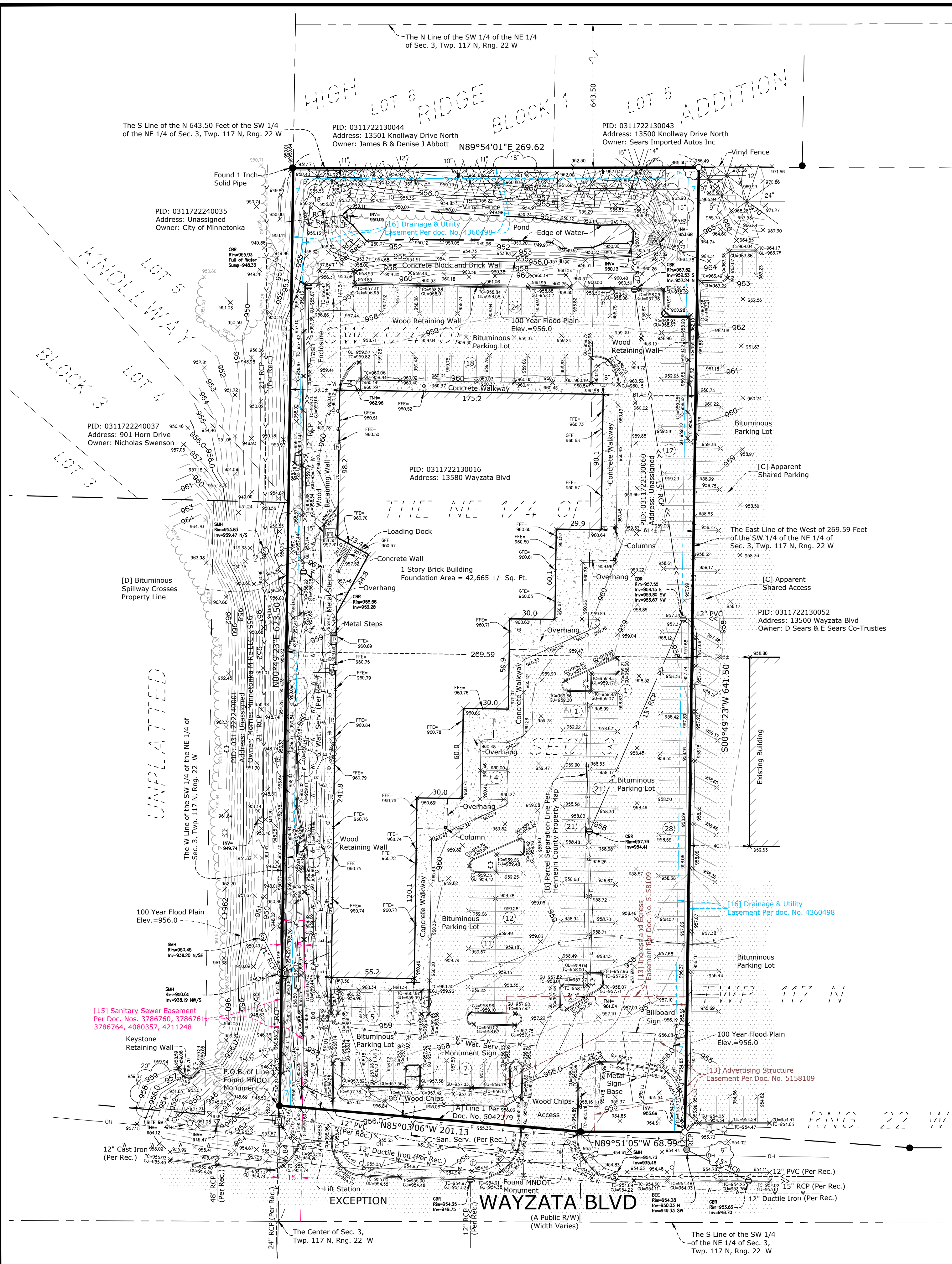
MOHAGEN HANSEN

Architecture | Interiors

A handwritten signature in black ink, appearing to read 'Neil Missling'.

Neil Missling, AIA, NCARB

Associate



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 Meridian which lies South of the North 643.50 feet of said Southwest Quarter of the Northeast Quarter, except that part taken for highway, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota, together with the appurtenant easement(s) contained in Document No. 5593183.

Hennepin County, Minnesota
Abstract Property

GENERAL SURVEY NOTES

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located on the north side of Wayzata Boulevard, approximately 61 Feet southwest of the southwest corner of the subject property, as shown hereon. Elevation = 954.12.
- 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 obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
- Please note that we have shown hereon a 100 year flood plain elevation of 956.0 feet per an email from Sarah Schweiger, Water Resources Engineer for the City of Minnetonka dated April 29, 2024.

ALTA/NSPS LAND TITLE SURVEY NOTES

(numbered per Table A)

- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- Site Address: 13580 Wayzata Boulevard, Minnetonka Minnesota 55305.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0327F, effective date of November 4, 2016. Please note, referenced flood map is not printed per the FEMA web site.
- The Gross land area is 171,095 +/- square feet or 3.928 +/- acres.
- (a) Exterior dimensions of buildings at ground level as shown hereon.
- Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
- The number of striped parking stalls on this site are as follows: 173 Regular + 3 Handicap = 176 Total Parking Stalls.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Hennepin County Interactive Property Map.

SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Lawyers Title Insurance Corporation, File No. 14984, dated January 19, 2000.

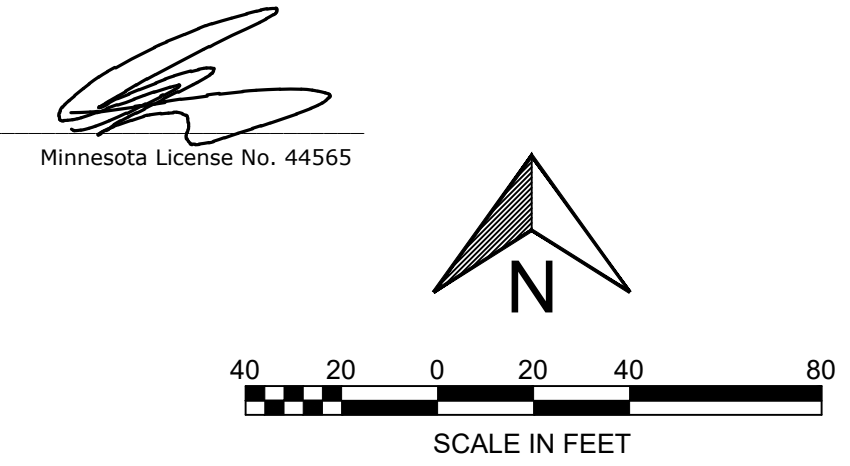
We note the following with regards to Schedule B of the herein referenced Title Commitment:

- Item no.'s 1-12 and 17 are not survey related.
 - The following are numbered per the referenced Title Commitment:
 - Terms and conditions of and easements contained in Warranty Deed dated September 3, 1986, filed September 17, 1986, as Document No. 5593183. **Advertising structure, ingress and egress easement is located over the southeasterly corner of the subject property, as shown hereon.**
 - Terms and conditions of and easements contained in Mutual Easement Agreement dated September 28, 1989, as Document No. 5593183. **Document provides an easement for the benefit of the subject property over the adjacent property to the east for the encroachment of four timber planters and a light post along the east line of the subject property, as shown on a survey prepared by Carlson & Carlson dated June 5, 1989. We have not been provided with a copy of said survey. The location of said easement is not plottable.**
 - Easement for sanitary sewer in favor of village of Minnetonka as shown in documents dated July 21, 1969, filed July 29, 1969, as Document No. 3786760 and dated July 21, 1969, filed July 29, 1969, as Document No. 3786761; and as created in documents dated July 21, 1969, filed July 29, 1969, as Document No. 3786764, and filed May 7, 1974, as Document No. 4080357, and refilled July 8, 1976 as Document No. 4211248. **Sanitary sewer easement is located along the west line of the subject property, as shown hereon.**
 - Easement for drainage and utility in favor of City of Minnetonka as created in document dated February 15, 1978, filed March 3, 1978, as Document No. 4360498. **Easement is located over the westerly, northerly and easterly 7 feet of the subject property, as shown hereon.**
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - The property description provided in the herein referenced title commitment does not specifically define the exception (part taken for highway). We have shown the south line of the subject property per Line 1 described in Document No. 5042379 and shown on Hennepin County mapping.
 - Please note that the Hennepin County Interactive Property Map shows the subject property being two separate parcels. We have shown the parcel line and PID numbers hereon.
 - There appears to be shared access and parking areas between the subject property and the adjacent property to the east, as shown hereon. We have not been provided with documentation of an easement for said shared access and parking.
 - Bituminous spillway crosses the west line of the subject property, as shown hereon.

ALTA CERTIFICATION

To: Sears Imported Autos, Inc.; Firstar Bank, National Association; and Lawyers Title Insurance Corporation:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 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.

Rory L. Synsteliën
rory@civilsitegroup.com
Minnesota License No. 44565



Linetype & Symbol Legend

—E—E—E—	ELECTRIC LINE (RECORD)	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
---	GASMAIN	⊠	GASMAIN (RECORD)	⊠	ELECTRICAL METER
---	GASMAIN (RECORD)	⊠	OVERHEAD UTILITIES	⊠	BOLLARD
---	SANITARY SEWER	⊠	GUY WIRE	⊠	FLAG POLE
---	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	FUEL TANK
---	STORM SEWER	⊠	GAS MANHOLE	⊠	HANDICAP SYMBOL
---	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	LIGHT POLE
---	TELEPHONE LINE	⊠	ROOF DRAIN	⊠	MAIL BOX
---	TELEPHONE LINE (RECORD)	⊠	SEWER CLEAN OUT	⊠	SIGN
---	WATERMAIN	⊠	SANITARY MANHOLE	⊠	CONIFEROUS TREE
---	WATERMAIN (RECORD)	⊠	STORM MANHOLE	⊠	DECIDUOUS TREE
---	CHAINLINK FENCE LINE	⊠	CATCH BASIN	⊠	SOIL BORING
---	WOODEN FENCE LINE	⊠	FLARED END SECTION	⊠	FOUND IRON MONUMENT
---	IRON FENCE LINE	⊠	TELEPHONE BOX	⊠	SET OR TO BE SET IRON MONUMENT
---	GUARDRAIL	⊠	TELEPHONE MANHOLE	⊠	CAST IRON MONUMENT
---	ACCESS RESTRICTION	⊠	TRAFFIC SIGNAL	⊠	
---	CONCRETE SURFACE	⊠	HYDRANT	⊠	
---	PAVER SURFACE	⊠	FIRE CONNECTION	⊠	
---	BITUMINOUS SURFACE	⊠	POST INDICATOR VALVE	⊠	
---	GRAVEL/LANDSCAPE SURFACE	⊠	WATER MANHOLE	⊠	
		⊠	WATER VALVE	⊠	
		⊠	WELL	⊠	

13580 Wayzata Boulevard
Minnetonka, Hennepin County, Minnesota 55305

Sears Imported Autos, Inc.
13500 Wayzata Boulevard, Minnetonka, Minnesota 55305

PROJECT: 24187.00
CLIENT: SEARS IMPORTED AUTOS, INC.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIËN
DATE 5-8-2024 LICENSE NO. 44565

QA/QC	HS/BS
DRAWN BY DS	
REVIEWED BY CJ	
UPDATED BY	

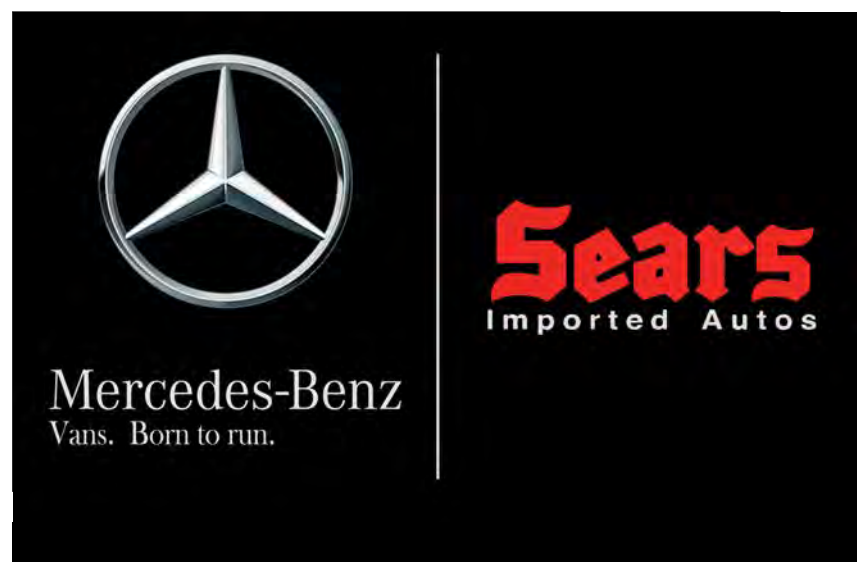
VICINITY MAP



REVISION SUMMARY	
DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

V1.0



SPRINTER REMODEL

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

PROJ. NO.
23425

ISSUE DATE
Issue Date

PROJECT PHASE
SCHEMATIC DESIGN



PROJECT GENERAL NOTES - ARCHITECTURAL

- 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.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED PROJECT. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND IN FULL ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- 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.
- 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.
- CROSS REFERENCE ALL DIMENSIONS AND DETAILS WITH STRUCTURAL, CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING ANY FABRICATION AND/OR CONSTRUCTION.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, LICENSES AND CERTIFICATES AND PAY ALL FEES CONNECTED THEREWITH THE ABOVE REFERENCED PROJECT.
- 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.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM WASTE MATERIAL OR RUBBISH CAUSED BY THE WORK.
- 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.
- 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.
- 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.
- 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.
- PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY APPLICABLE CODES AND ORDINANCES UNLESS NOTED OTHERWISE.
- 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.
- ALL DOORS, FRAMES, HARDWARE, LIGHTING AND CEILING MATERIALS ARE TO FOLLOW BUILDING STANDARDS UNLESS OTHERWISE NOTED.
- PROVIDE FIRE TREATED BLOCKING IN WALLS AS REQUIRED FOR INSTALLATION OF MILLWORK, FURNITURE AND ACCESSORIES.
- THE GENERAL CONTRACTOR IS TO VERIFY BUILDING STANDARDS WITH BUILDING MANAGER. ALL HARDWARE SETS AND KEYING TO BE COORDINATED WITH BUILDING MANAGERS.
- ALL INTERIOR GLASS MUST COMPLY W/ APPLICABLE CODES FOR DESIGN LOADS & SAFETY GLAZING.
- 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.
- 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.
- 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:
- MECHANICAL DRAWINGS (PREPARED BY DESIGN-BUILD CONTRACTOR)
 - PLUMBING DRAWINGS (PREPARED BY DESIGN-BUILD CONTRACTOR)
 - ELECTRICAL DRAWINGS (PREPARED BY DESIGN-BUILD CONTRACTOR)
 - FIRE SUPPRESSION DRAWINGS (PREPARED BY DESIGN-BUILD CONTRACTOR)
 - STRUCTURAL STEEL
 - STEEL JOIST AND DECKING
 - MISCELLANEOUS METALS STEEL STAIRS AND LANDINGS
 - COLD FORMED METAL FRAMING

PROJECT GENERAL NOTES - FINISHES

- 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 REPAIRED, RESTORED AND REFINISHED TO MATCH THE EXISTING, UNLESS NOTED OR SPECIFIED OTHERWISE. IN ADDITION THOSE EXISTING SURFACES OR MATERIALS (SERVING AS A SUBSTRATE FOR NEW MATERIALS OR FINISHES) WHICH HAVE BEEN DAMAGED FROM ANY CAUSE, SHALL BE REPAIRED, RESTORED, PROPERLY PREPARED AND CLEANED TO RECEIVE THE NEW MATERIALS AND FINISH WORK. ALL NEW MATERIALS & FINISH WORK TO BE FREE FROM FLAWS & DEFECTS.
- PATCH AND REPAIR EXISTING FLOOR SLAB AS REQUIRED FOR A SMOOTH AND LEVEL SURFACE FREE OF DEFECTS. FILL ALL CRACKS AND HOLES AND LEVEL DEPRESSIONS WITH MATERIALS COMPATIBLE WITH THE FLOOR AND SLAB AS RECOMMENDED BY THE FLOORING MANUFACTURER.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING LEAD TIMES OF ALL MATERIALS SUCH THAT MATERIALS ARE ON SITE WHEN REQUIRED FOR INSTALLATION.
- ALL PREPARATION, STORING, INSTALLATION AND CLEANUP OF FINISHES TO CONFORM TO MANUFACTURER'S SPECIFICATIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TESTING THE CONCRETE SUBFLOOR FOR MOISTURE PRIOR TO THE FLOORING INSTALLATION. IN ADDITION, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROVING AND VERIFYING THAT THE TESTS HAVE BEEN PERFORMED PER ASTM STANDARDS. SHOULD THE FLOORING SUBCONTRACTOR BE ASSIGNED TO TEST THE CONCRETE SUBFLOOR, THEY WILL NEED TO PROVIDE TO THE GENERAL CONTRACTOR ALL REQUIRED INFORMATION PERTAINING TO THESE TESTS, INCLUDING BUT NOT LIMITED TO:
 - NUMBER OF TESTS
 - DIAGRAM OF TEST LOCATIONS
 - ACCLIMATION PERIOD BEFORE RESULTS ARE RECORDED
 - TEST RESULTS, AND THE AMBIENT CONDITIONS THE TESTS WERE PERFORMED IN
 AFTER CONFIRMATION THAT THE TESTED CONDITIONS MEET BOTH THE REFERENCED AND MANUFACTURER'S STANDARDS, THE SUBCONTRACTOR MAY PROCEED WITH THE INSTALLATION OF THE FLOORING PER MANUFACTURER'S SPECIFICATIONS.

PROJECT GENERAL NOTES - MECHANICAL

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

PROJECT GENERAL NOTES - ELECTRICAL

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

APPLICABLE CODES

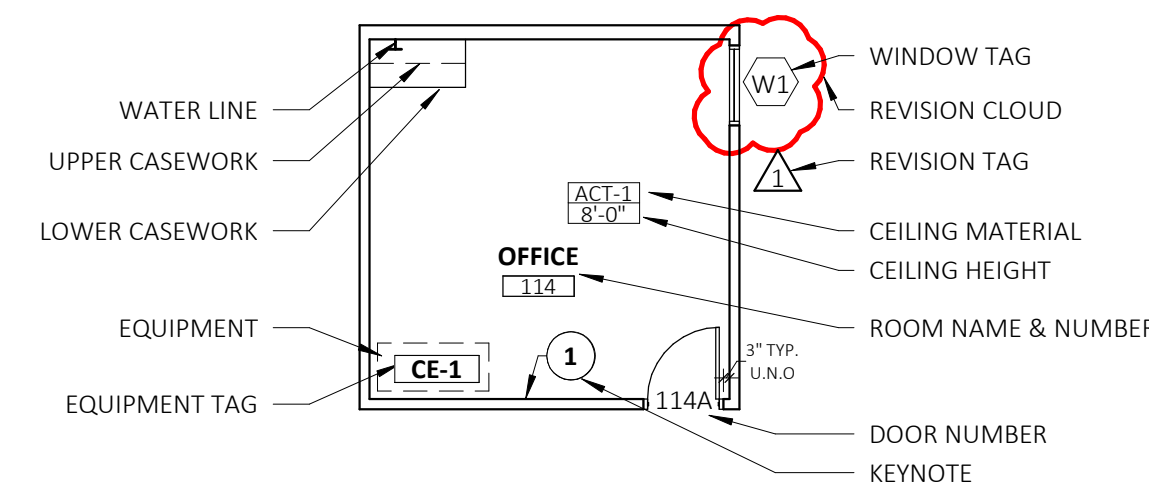
MN STATE BUILDING CODE (MSBC)	2020
INTERNATIONAL BUILDING CODE (IBC)	2018
AMENDMENTS IN MSBC: CHAPTER 1305	2020
AMENDMENTS IN MSBC: CHAPTER 1341	2020
AMENDMENTS IN MSBC: CHAPTER 1307	2020
MN STATE FIRE CODE	2020
INTERNATIONAL FIRE CODE (IFC)	2018
AMENDMENTS IN MSFC: CHAPTER 7511	2020
MN ENERGY CODE	2020
INTERNATIONAL ENERGY CONSERVATION CODE	2018
ASHRAE 90.1-2016 COMPLIANCE PATH	2020
AMENDMENTS IN MNBC CHAPTER 1323	2020
MINNESOTA MECHANICAL AND FUEL GAS CODE	2020
INTERNATIONAL MECHANICAL AND FUEL GAS CODE	2018
AMENDMENTS IN MSBC: CHAPTER 1346	2020
MINNESOTA PLUMBING CODE, CHAPTER 4714	2020
MINNESOTA ELECTRICAL CODE (NEC)	2023

OCCUPANCY REQUIREMENTS

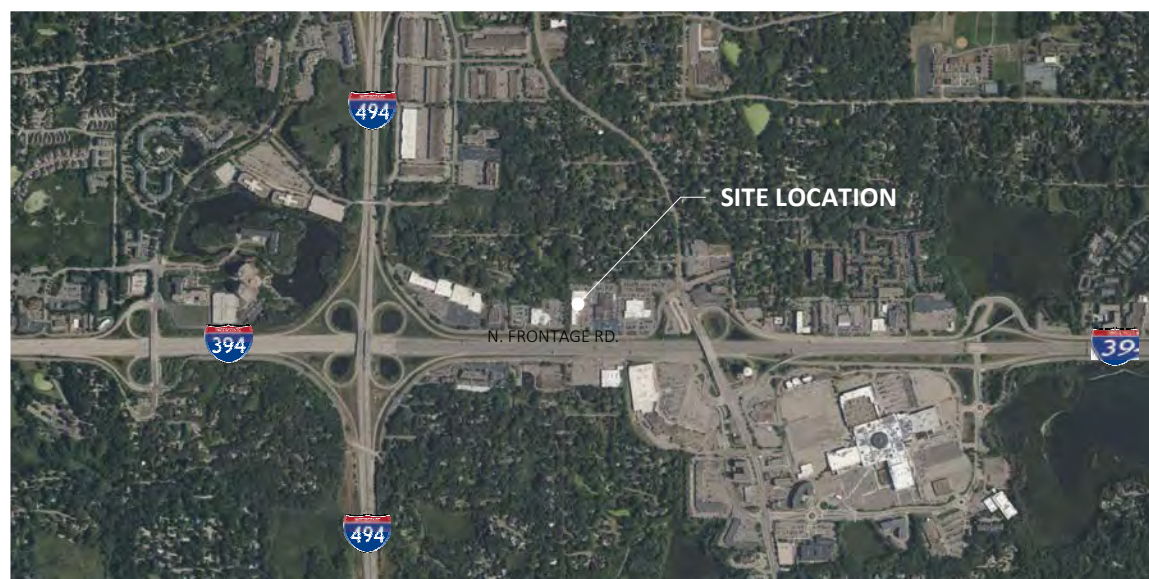
FIRE SPRINKLER PROTECTION:	FULLY SPRINKLED
TYPE OF CONSTRUCTION:	II-B
BUILDING OCCUPANCY:	B, M, S-1
FIRE RESISTIVE CONSTRUCTION:	
CONSTRUCTION REQUIREMENTS:	
EXTERIOR BEARING WALLS	0
INTERIOR BEARING WALLS	0
EXTERIOR NON-BEARING WALLS	0
STRUCTURAL FRAME	0
PARTITIONS- PERMANENT	0
SHAFT ENCLOSURES	0
FLOOR- CEILINGS/FLOORS	0
ROOFS- CEILING/ROOFS	0
EXTERIOR DOORS & WINDOWS	N.A.

DRAWING SYMBOLS

	CENTERLINE INDICATOR
	DETAIL / SECTION INDICATOR
	ELEVATION SYMBOL INDICATING DIRECTION OF VIEW
	ELEVATION INDICATOR
	GRID BUBBLE INDICATING EXISTING GRID LINES
	GRID BUBBLE INDICATING NEW GRID LINES
	SCREENED ARROW INDICATES EXISTING FLOORING SOLID ARROW INDICATES NEW FLOORING
	SCREENED LINES INDICATE EXISTING WALLS TO REMAIN
	EXISTING DOOR/ FRAME TO REMAIN
	DASHED LINE INDICATES EXISTING PARTITIONS, CASEWORK, EQUIPMENT AND FIXTURES TO BE REMOVED
	DASHED LINE INDICATES EXISTING DOOR, FRAME, & HARDWARE TO BE REMOVED
	NEW CONSTRUCTION
	NEW DOOR/ FRAME IN NEW OR EXISTING WALL
	PARTIAL HEIGHT PARTITION



AREA PLAN



SHEET #	SHEET DESCRIPTION
CIVIL	
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
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
ARCHITECTURAL	
A201	FLOOR PLAN - FIRST LEVEL
A300	EXISTING EXTERIOR BUILDING ELEVATIONS
A301	EXTERIOR BUILDING ELEVATIONS



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

MohagenHansen.com

**NOT FOR
CONSTRUCTION**

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
Email: _____

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: _____

A000

SEARS SPRINTER ADDITION & REMODEL

MINNETONKA, MINNESOTA
ISSUED FOR: CITY SUBMITTAL



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
SEARS SPRINTER
ADDITION & REMODEL
13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305
SEARS IMPORTED AUTOS, INC.
13500 WAYZATA BLVD, MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
David J. Knaeble

DATE: 07/24/2024 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/24/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DN
REVIEWED BY	DK
PROJECT NUMBER	13412

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

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
LANDSCAPE 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
PROPERTY 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	TBD	TBD

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	
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
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE

TITLE SHEET

C0.0

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

**SEARS SPRINTER
ADDITION & REMODEL**
13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305
SEARS IMPORTED AUTOS, INC.
13500 WAYZATA BLVD. MINNETONKA, MN 55305

PROJECT
HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
David J. Knaeble
DATE: 07/24/2024 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/24/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	13417

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

REMOVALS PLAN

C1.0
© COPYRIGHT 2023 CIVIL SITE GROUP INC.

REMOVAL 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.
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- 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.
- 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.
- 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.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
- ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
- 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.

CITY OF MINNETONKA REMOVAL NOTES:

- 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 REQUIRED DUE TO THEIR PROXIMITY TO THE EXISTING BUILDING AND WORK. SEE THE LANDSCAPE PLAN FOR PROPOSED, IN KIND, REPLACE TREES. WITHIN THE NEW PARKING LOT ISLANDS CREATED AS A RESULT OF THIS WORK. ALL OTHER EXISTING PLANT MATERIAL WILL REMAIN AND BE PROTECTED FROM CONSTRUCTION ACTIVITY AS NECESSARY.

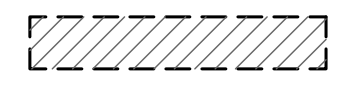
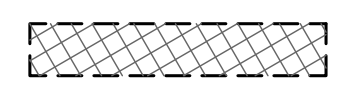
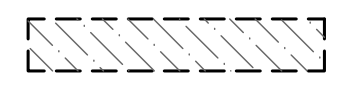





EROSION CONTROL NOTES:

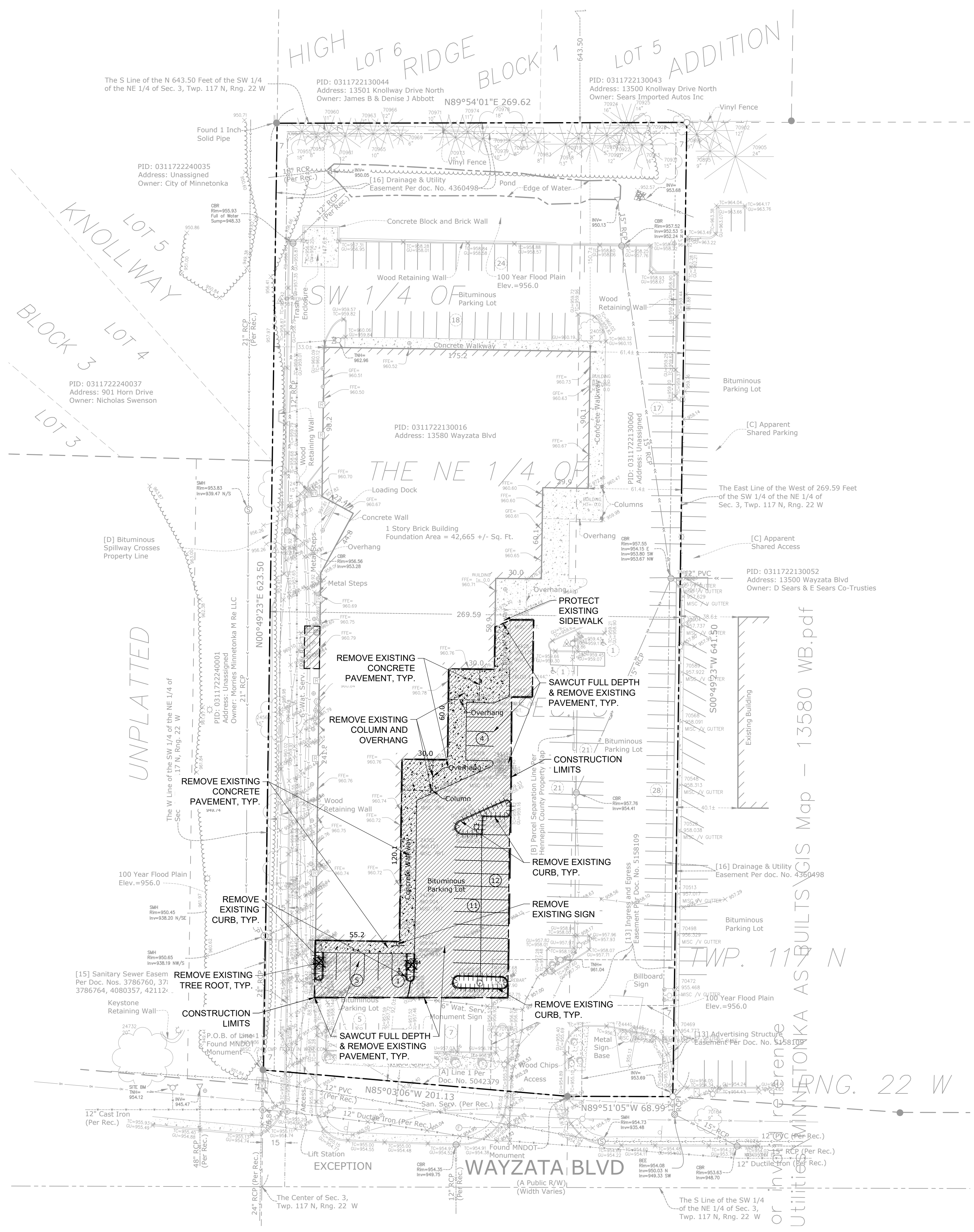
SEE SWPPP ON SHEETS SW1.0 - SW1.3

OWNER INFORMATION

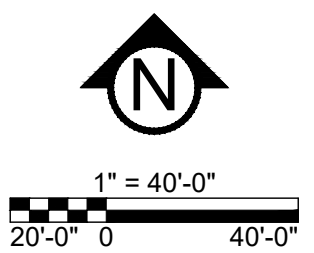
SEARS IMPORTED AUTOS, INC.
13580 WAYZATA BLVD.
MINNETONKA, MN 55305
MICHAEL ROEDER
952-548-5301
MIKE.ROEDER@SEARSIMPORTS.COM

REMOVALS PLAN LEGEND:

-  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



Know what's below.
Call before you dig.



C1.0

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

**SEARS SPRINTER
 ADDITION & REMODEL**
 13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305
SEARS IMPORTED AUTOS, INC.
 13500 WAYZATA BLVD. MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 David J. Knaeble
 David J. Knaeble
 DATE: 07/24/2024 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/24/2024	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

SITE PLAN

C2.0
 © COPYRIGHT 2023 CIVIL SITE GROUP INC.

SITE LAYOUT 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.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS AND LOCATION DIMENSIONS AND ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- 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 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.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.

CITY OF MINNETONKA SITE SPECIFIC NOTES:

- RESERVED FOR CITY SPECIFIC SITE NOTES.

OWNER INFORMATION

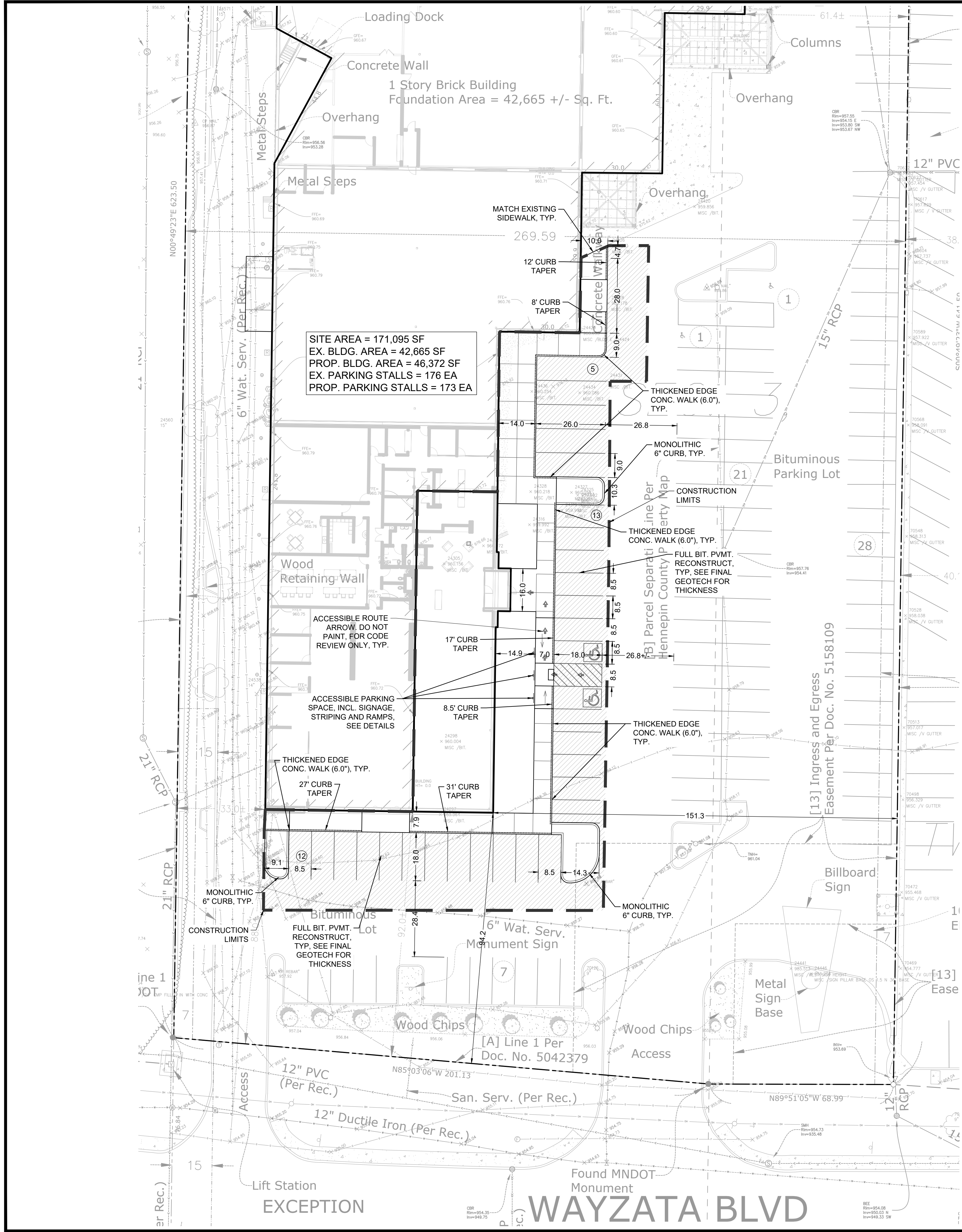
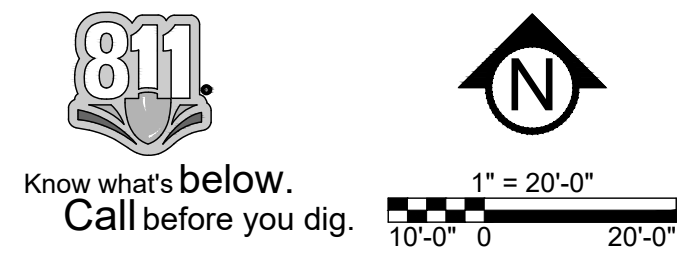
SEARS IMPORTED AUTOS, INC.
 13580 WAYZATA BLVD.
 MINNETONKA, MN 55305
 MICHAEL ROEDER
 952-546-5301
 MIKE.ROEDER@SEARSIMPORTS.COM

SITE AREA CALCULATIONS					
	EXISTING CONDITION		PROPOSED CONDITION		
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%	
TOTAL	136,276 SF	79.6%	135,275 SF	79.1%	3.1 AC
PERVIOUS SURFACES					
TOTAL	34,819 SF	20.4%	35,820 SF	20.9%	0.8 AC
TOTAL SITE AREA	171,095 SF	100.0%	171,095 SF	100.0%	3.9 AC
DIFFERENCE (EX. VS PROP.)	-1,001 SF	-0.6%			
DISTURBED AREA	16,882 SF	0.4 AC			

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

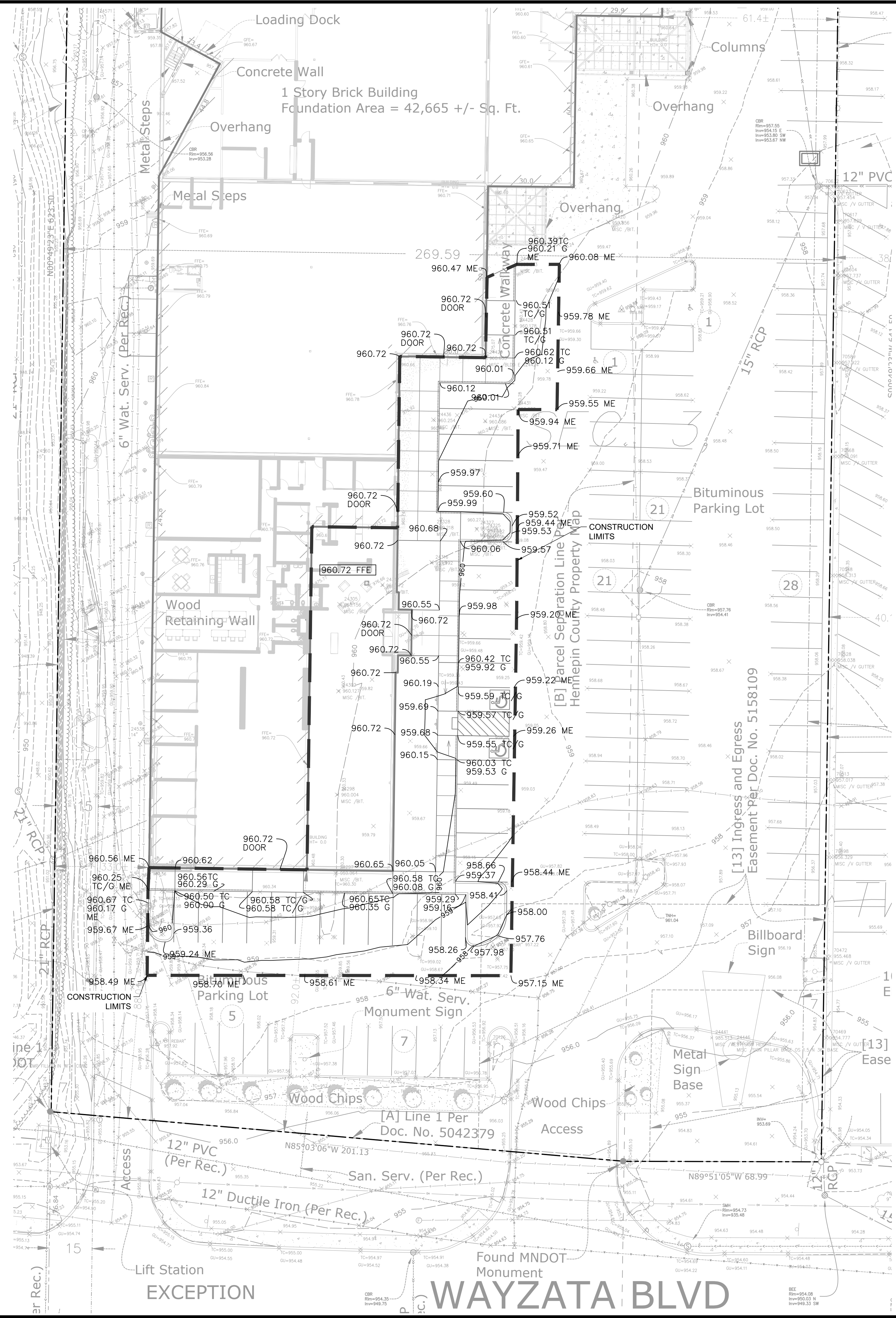
SITE PLAN LEGEND:

- BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- 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
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
 HC = ACCESSIBLE SIGN
 NP = NO PARKING FIRE LANE
 ST = STOP
 CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.



SITE AREA = 171,095 SF
 EX. BLDG. AREA = 42,665 SF
 PROP. BLDG. AREA = 46,372 SF
 EX. PARKING STALLS = 176 EA
 PROP. PARKING STALLS = 173 EA

811
 Know what's below.
 Call before you dig.



GENERAL 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 COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
- 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.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- 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.
- 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 PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
- 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.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- 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.
- 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 AND SODDING ACTIVITIES.
- 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 CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- 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 IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- 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 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 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 UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
 - 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 POINT WHERE MEASUREMENT IS MADE.
 - 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 ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - 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 ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - 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 RESEEDING AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF MINNETONKA GRADING NOTES:

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3

GRADING PLAN LEGEND:

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 --- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G --- SPOT GRADE ELEVATION GUTTER
- 891.00 TC --- SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS --- SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- 891.00 ME --- SPOT GRADE ELEVATION MATCH EXISTING
- ⊕ --- GRADE BREAK - HIGH POINTS
- CURB AND GUTTER (T.O = TIP OUT)
- EOP=1135.52 --- EMERGENCY OVERFLOW
- CONSTRUCTION LIMITS

811 Know what's below. Call before you dig. 1" = 20'-0" 10'-0" 20'-0"

PRELIMINARY:
NOT FOR
CONSTRUCTION

**SEARS SPRINTER
ADDITION & REMODEL**
13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305
SEARS IMPORTED AUTOS, INC.
13500 WAYZATA BLVD, MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
DATE 07/24/2024 LICENSE NO. 48776

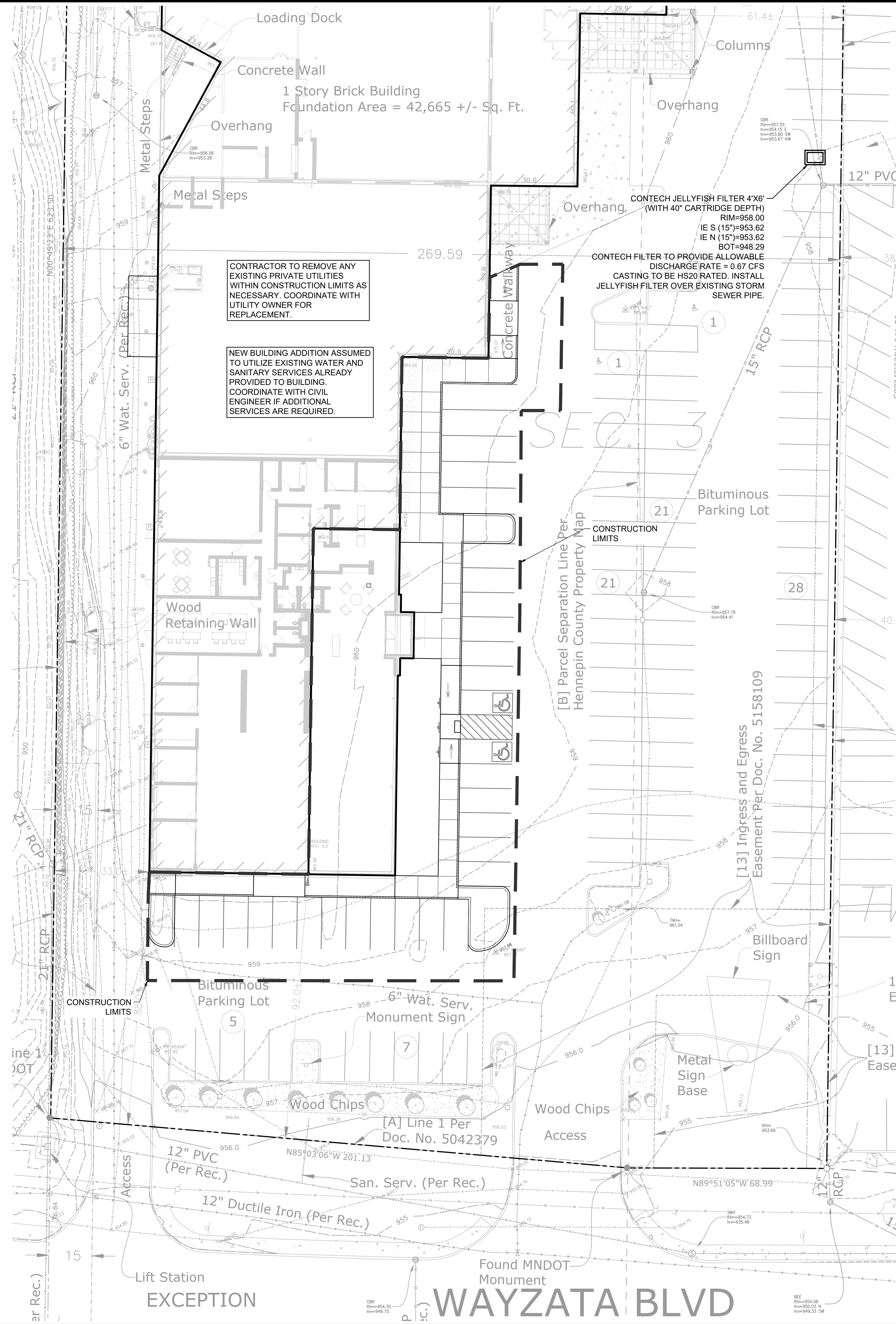
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/24/2024	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT INFORMATION	
PROJECT MANAGER	CONTACT NUMBER
DAVE KNAEBLE	612-615-0060 X 708
DRAWN BY	REVIEWED BY
DK	DK
PROJECT NUMBER	13412

GRADING PLAN

C3.0
© COPYRIGHT 2023 CIVIL SITE GROUP INC.



CONTRACTOR TO REMOVE ANY EXISTING PRIVATE UTILITIES WITHIN CONSTRUCTION LIMITS AS NECESSARY. COORDINATE WITH UTILITY OWNER FOR REPLACEMENT.

NEW BUILDING ADDITION ASSUMED TO UTILIZE EXISTING WATER AND SANITARY SERVICES ALREADY PROVIDED TO BUILDING. COORDINATE WITH CIVIL ENGINEER IF ADDITIONAL SERVICES ARE REQUIRED.

CONTECH JELLYFISH FILTER 4'X6' (WITH 40\"/>

CONTECH FILTER TO PROVIDE ALLOWABLE DISCHARGE RATE = 0.67 CFS. CASTING TO BE HS20 RATED. INSTALL JELLYFISH FILTER OVER EXISTING STORM SEWER PIPE.

GENERAL 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 CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- 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.
- 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.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- 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.
- 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.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- 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.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- 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 BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- 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.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- 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.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
- 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.

CITY OF MINNETONKA UTILITY NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS

PRELIMINARY:
NOT FOR CONSTRUCTION

**SEARS SPRINTER
 ADDITION & REMODEL**
 13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305
SEARS IMPORTED AUTOS, INC.
 13500 WAYZATA BLVD, MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
 David J. Knaeble
 DATE: 07/24/2024 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/24/2024	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

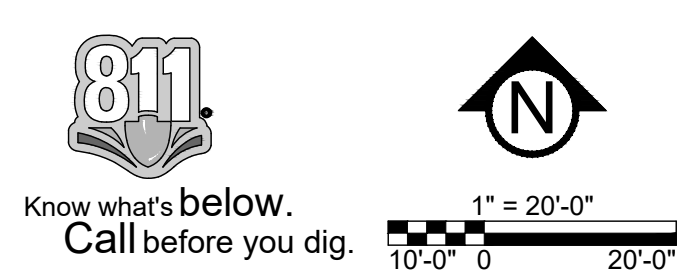
PROJECT INFORMATION	
PROJECT NUMBER	PROJECT NAME
13580	SEARS SPRINTER ADDITION & REMODEL

PROJECT TEAM	
ROLE	NAME
PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	13580

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

UTILITY PLAN



C4.0
 © COPYRIGHT 2023 CIVIL SITE GROUP INC.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

**SEARS SPRINTER
ADDITION & REMODEL**
13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305
SEARS IMPORTED AUTOS, INC.
13500 WAYZATA BLVD. MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
DATE 07/24/2024 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/24/2024	CITY SUBMITTAL

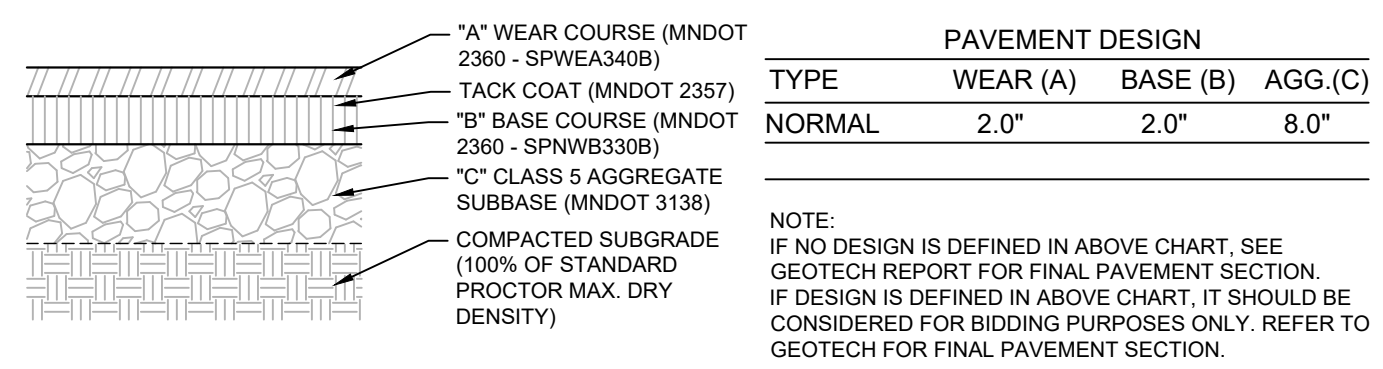
PROJECT MANAGER: DAVID KNAEBLE
CONTACT NUMBER: 612-615-0060 X703
DRAWN BY: JIN
REVIEWED BY: DK
PROJECT NUMBER: 2442

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

CIVIL DETAILS

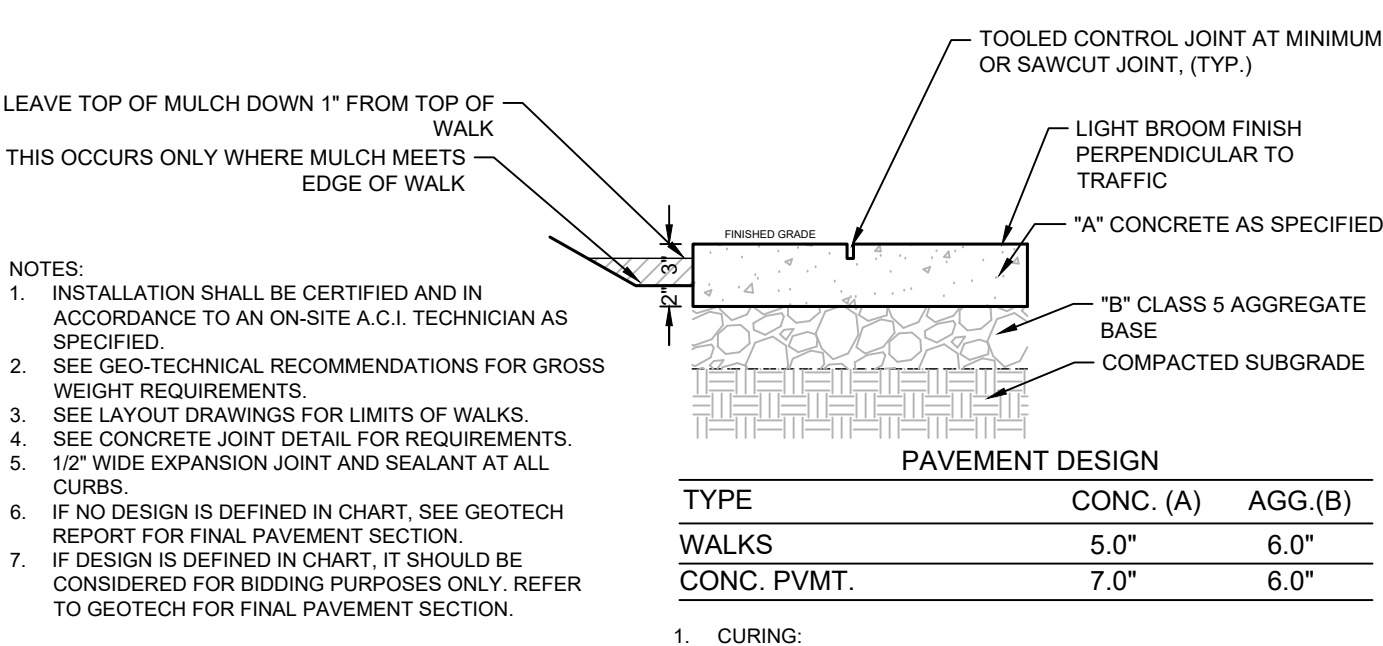
C5.0
© COPYRIGHT 2023 CIVIL SITE GROUP INC.



TYPE	WEAR (A)	BASE (B)	AGG. (C)
NORMAL	2.0"	2.0"	8.0"

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.

1 BITUMINOUS PAVEMENT - ALL TYPES
N T S

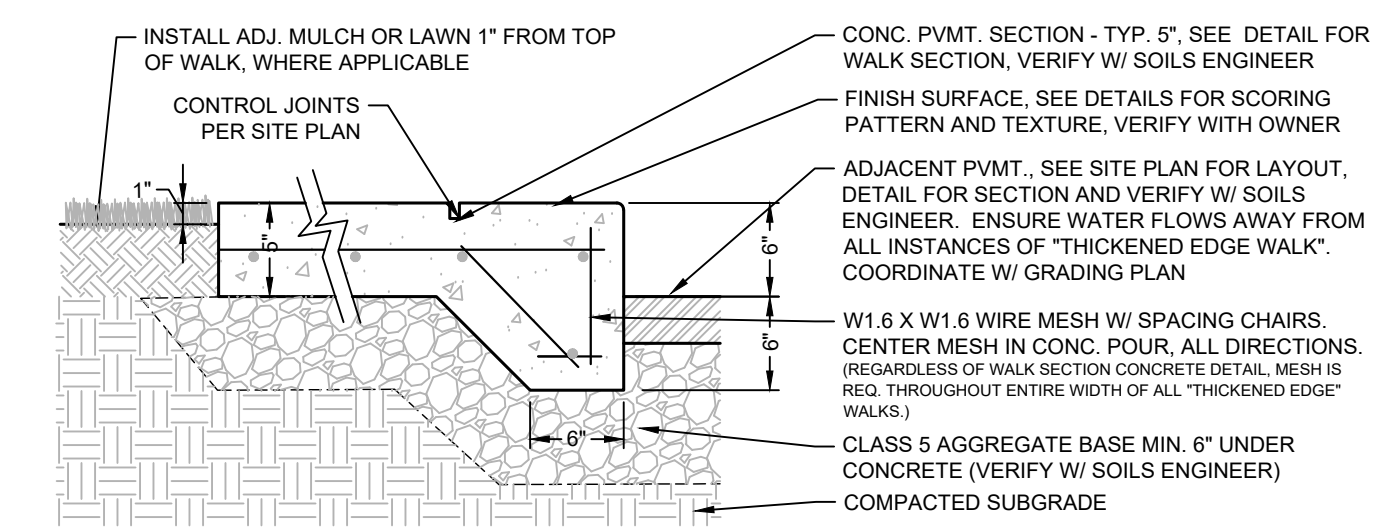


- NOTES:
- INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
 - SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
 - SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
 - SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
 - 1/2" WIDE EXPANSION JOINT AND SEALANT AT ALL CURBS.
 - IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
 - IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

TYPE	CONC. (A)	AGG. (B)
WALKS	5.0"	6.0"
CONC. PVMT.	7.0"	6.0"

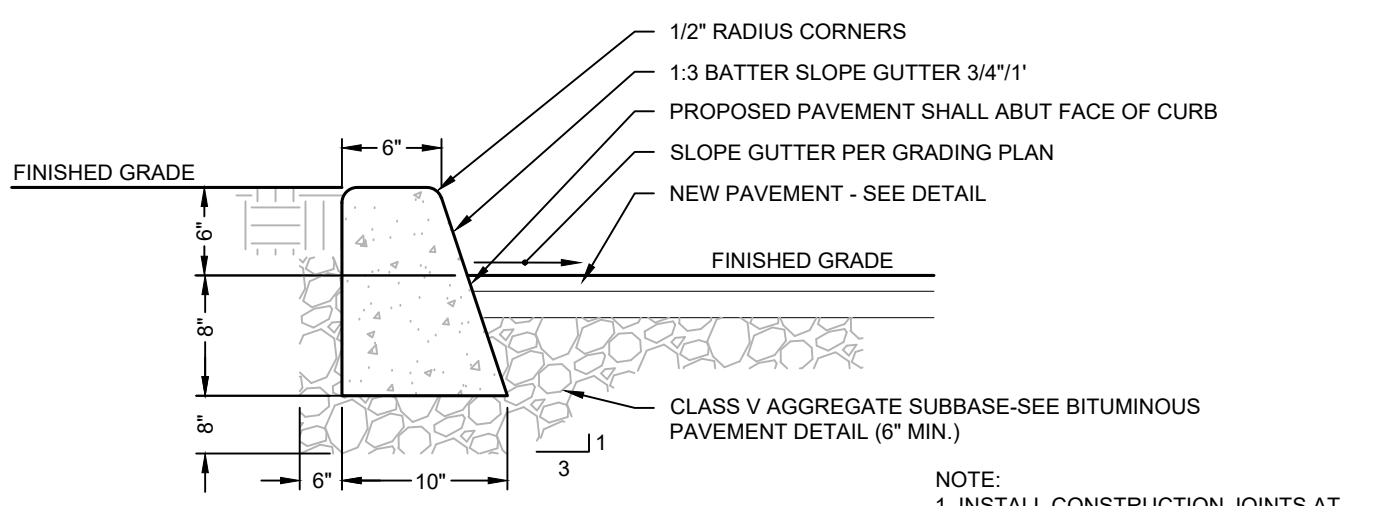
1. CURING:
- APPLY CURING COMPOUNDS IMMEDIATELY UPON FINISHING OF CONC. SURFACE.
 - ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-309 AT 200 S.F. PER GAL.
 - ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

2 CONCRETE PVMT./WALK/PAD
N T S (PRIVATE PROPERTY)

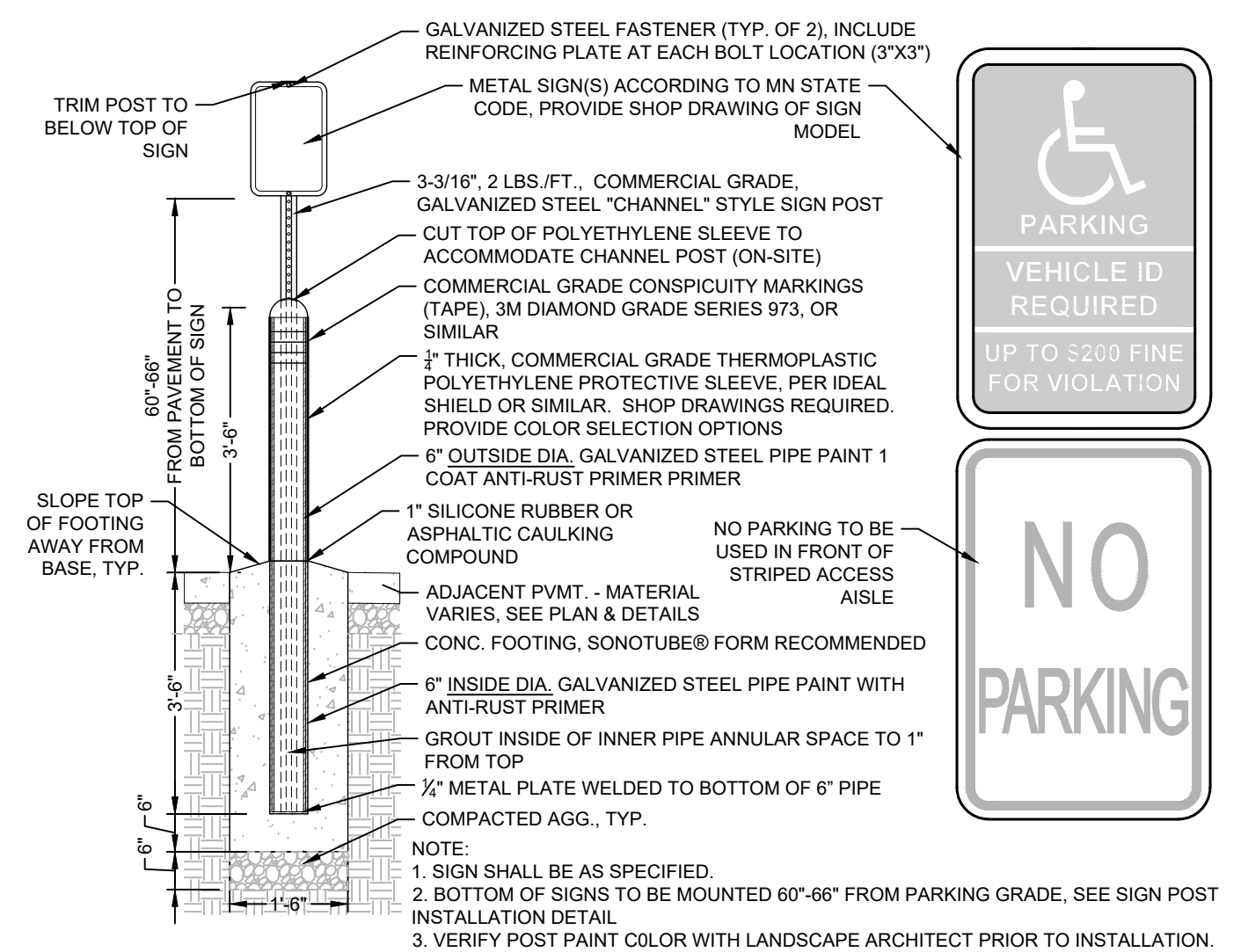


- NOTE:
- INSTALLATION AND REINFORCEMENT SHALL BE IN ACCORDANCE TO A CERTIFIED, ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
 - SEE GEO-TECHNICAL RECOMMENDATIONS FOR SOILS ENGINEER'S PVMT. SECTION REQUIREMENTS.
 - SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
 - SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
 - 1/2" WIDE EXPANSION JOINT AND SEALANT AT ALL CURBS.
 - WIRE MESH AND CHAIRS REQUIRED FOR ALL WALKS OR IN LOCATIONS FOR VEHICULAR TRAFFIC.

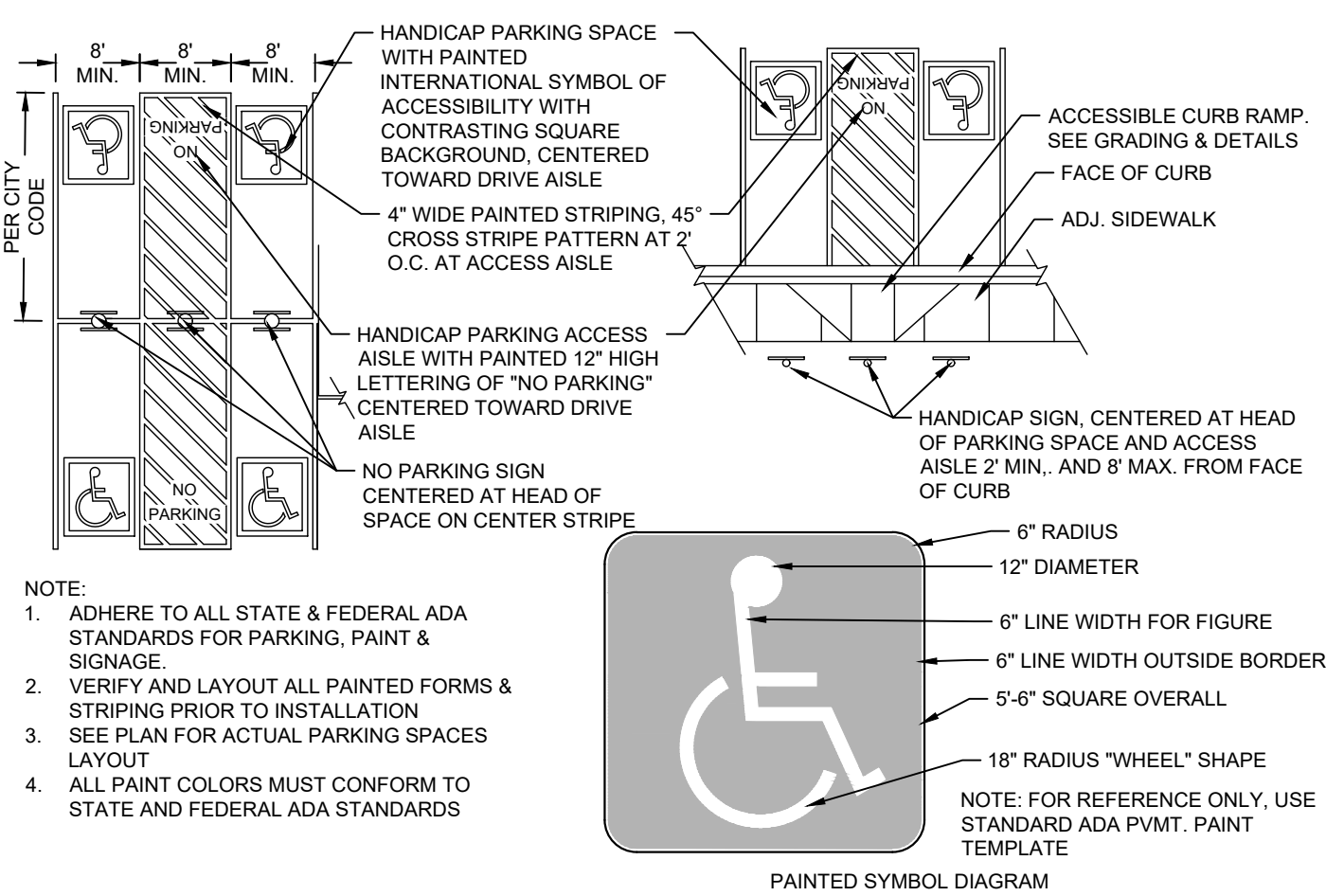
3 THICKENED EDGE CONC. WALK
N T S



4 MONOLITHIC CURB
N T S



5 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
N T S



- NOTE:
- ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
 - VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION.
 - SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT.
 - ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS.

JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD SURFACE INLET STYLE WITH TRENCH GRATE AND COVER IS SHOWN. ALTERNATE CURB INLET OR PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION	54"	42"	27"	15"
CARTRIDGE LENGTH	54"	42"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (ft)	6.42"	5.4"	4.3"	3.3"
FLOW RATE HIGH FLOW (DRAINDOWN) (CFS) (PER CART)	0.176 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	0.89	0.67	0.45	0.25
OUTLET INVERT TO RIM (MIN) (ft)	3.4"	3.4"	3.4"	3.4"

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (cfs)	PEAK FLOW RATE (cfs)	RETURN PERIOD OF PEAK FLOW (yrs)	# OF CARTRIDGES REQUIRED (H/F / D/D)	CARTRIDGE LENGTH
PIPE DATA	IN	MATL	DA	SLOPE <td>PSL</td>	PSL
INLET #1	-	-	-	-	-
INLET #2	-	-	-	-	-
OUTLET	-	-	-	-	-

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
-	-	-	-

NOTES/SPECIAL REQUIREMENTS:
* PER ENGINEER OF RECORD

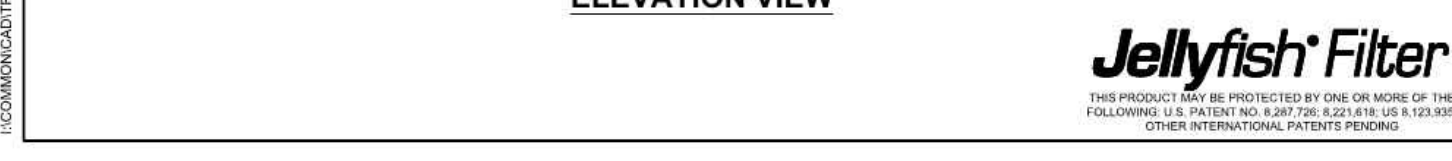
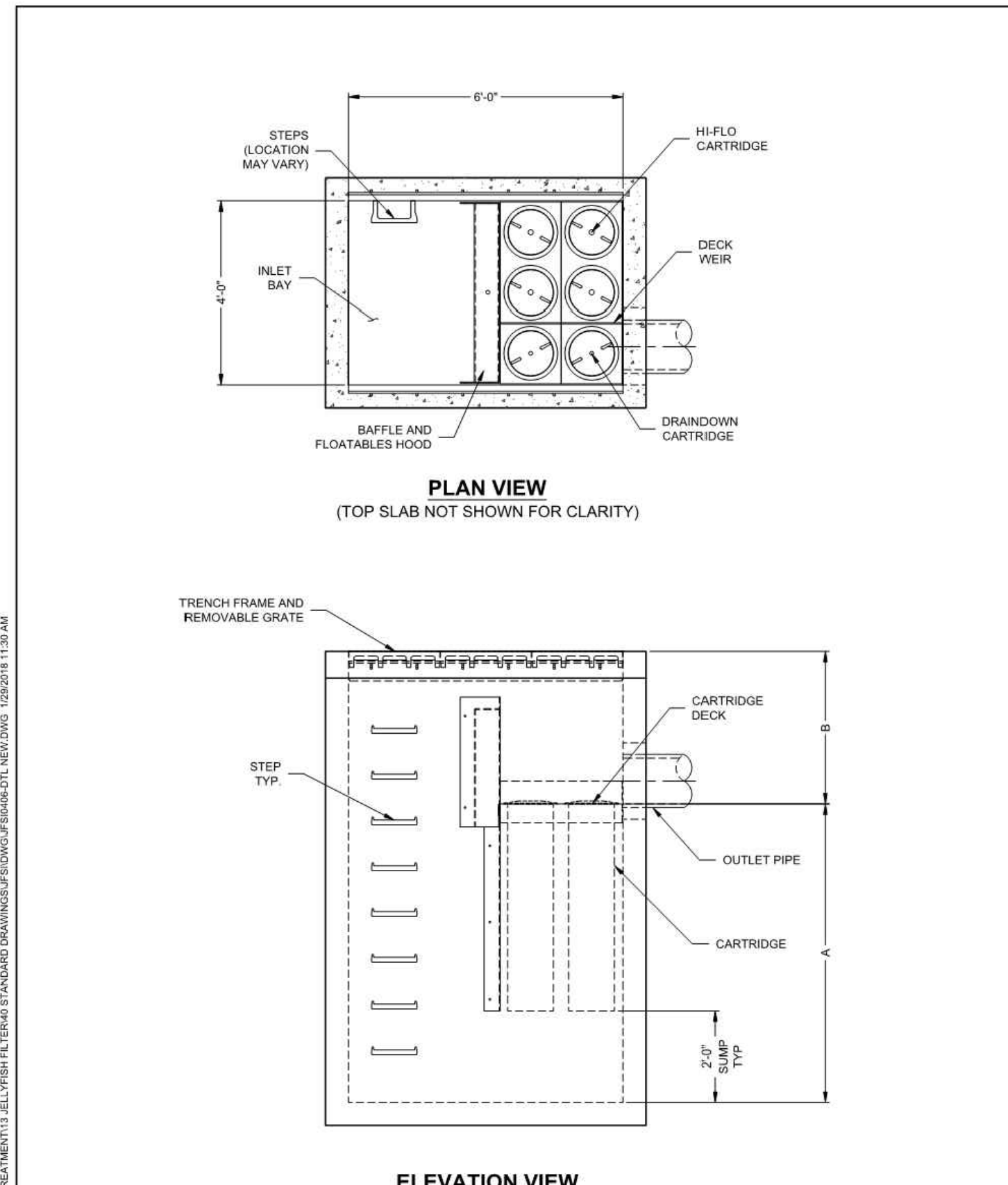
- GENERAL NOTES:
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.contech-es.com
 - JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M318 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
 - STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
 - OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
 - THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
 - NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

- INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
 - CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS WITH IRON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT.
 - CARTRIDGE INSTALLATION BY CONTECH SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish Filter
www.contech-es.com
9035 Centre Pointe Dr., Suite 400, West Chatham, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH ENGINEERED SOLUTIONS LLC

JELLYFISH JFS10406
STANDARD DETAIL
SURFACE INLET CONFIGURATION



CONTECH ENGINEERED SOLUTIONS LLC, JELLYFISH FILTER AND STANDARD DRAWINGS ARE TRADEMARKS OF CONTECH ENGINEERED SOLUTIONS, INC. (CENES). © 2023 CIVIL SITE GROUP, INC. ALL RIGHTS RESERVED.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

**SEARS SPRINTER
ADDITION & REMODEL**
13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305
SEARS IMPORTED AUTOS, INC.
13500 WAYZATA BLVD, MINNETONKA, MN 55305

PROJECT
HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
DATE 07/24/2024 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

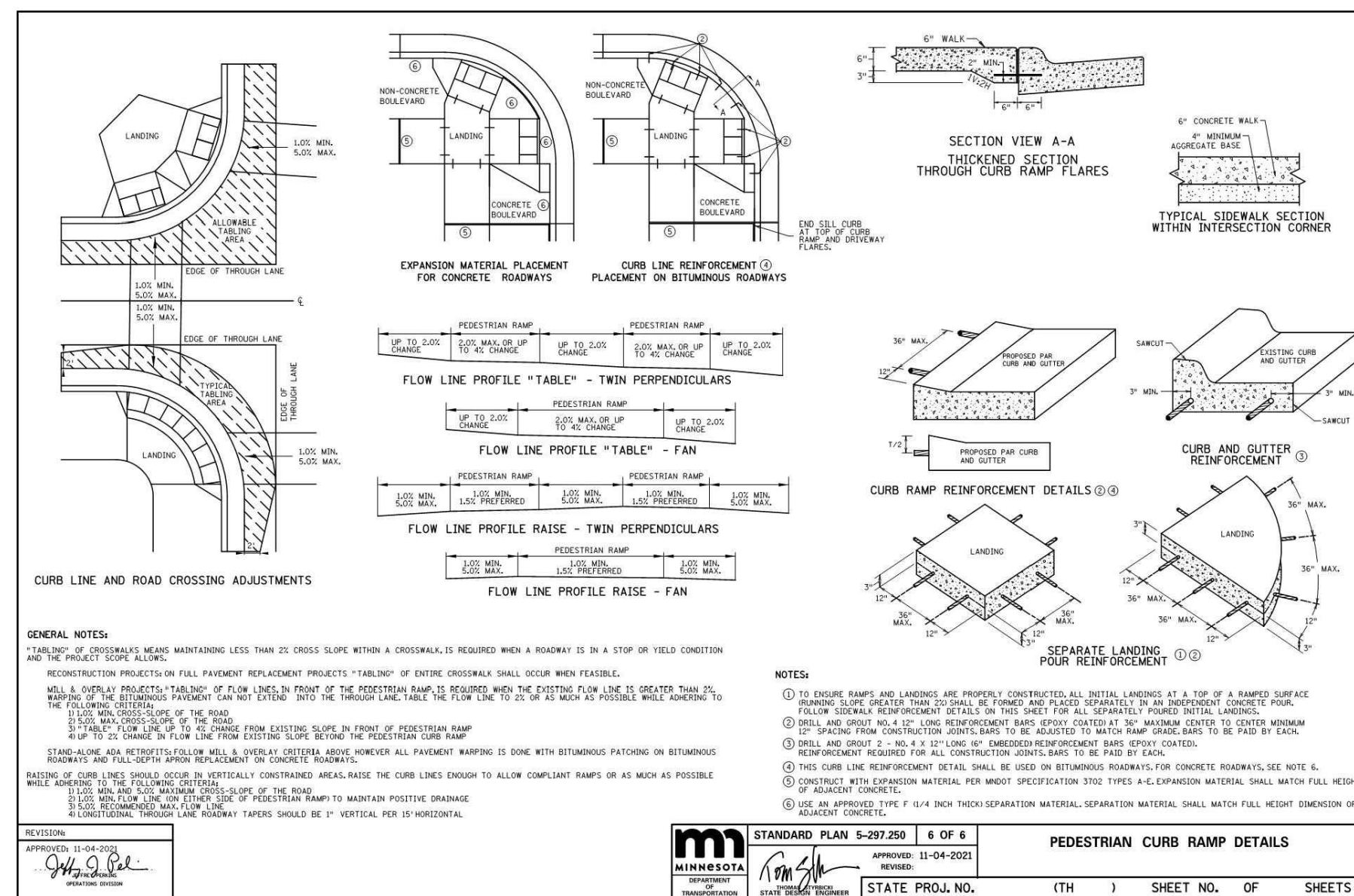
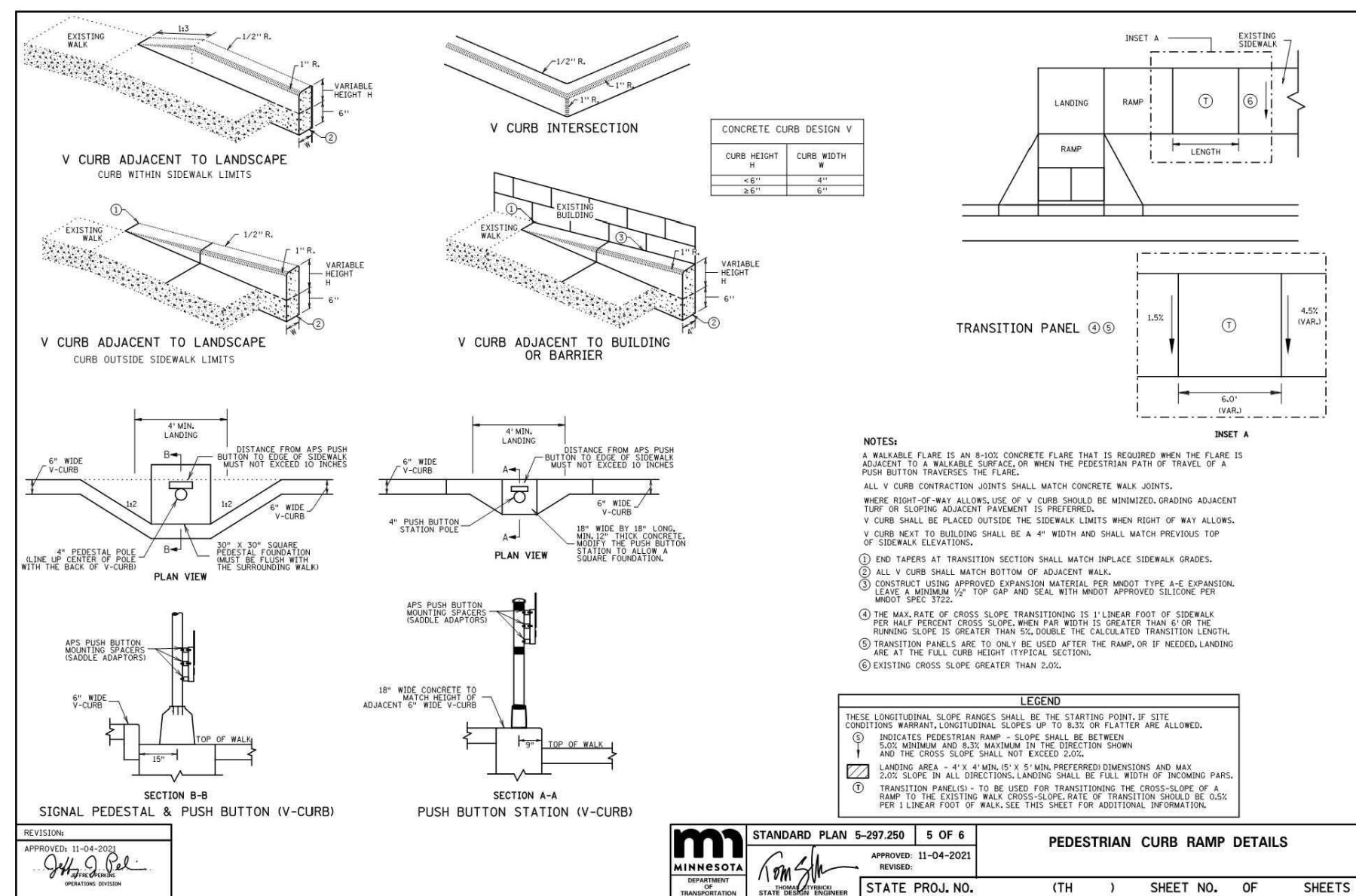
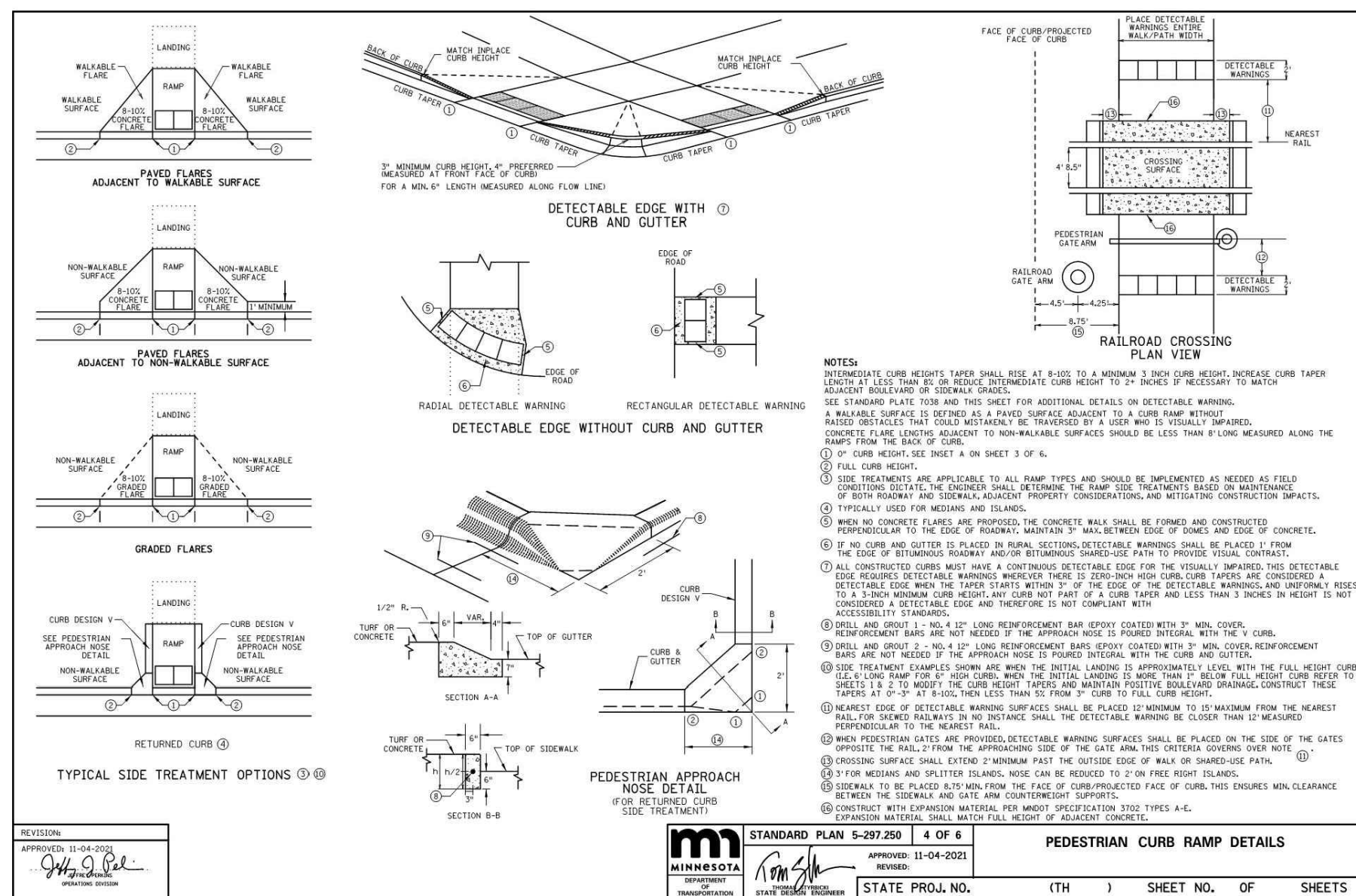
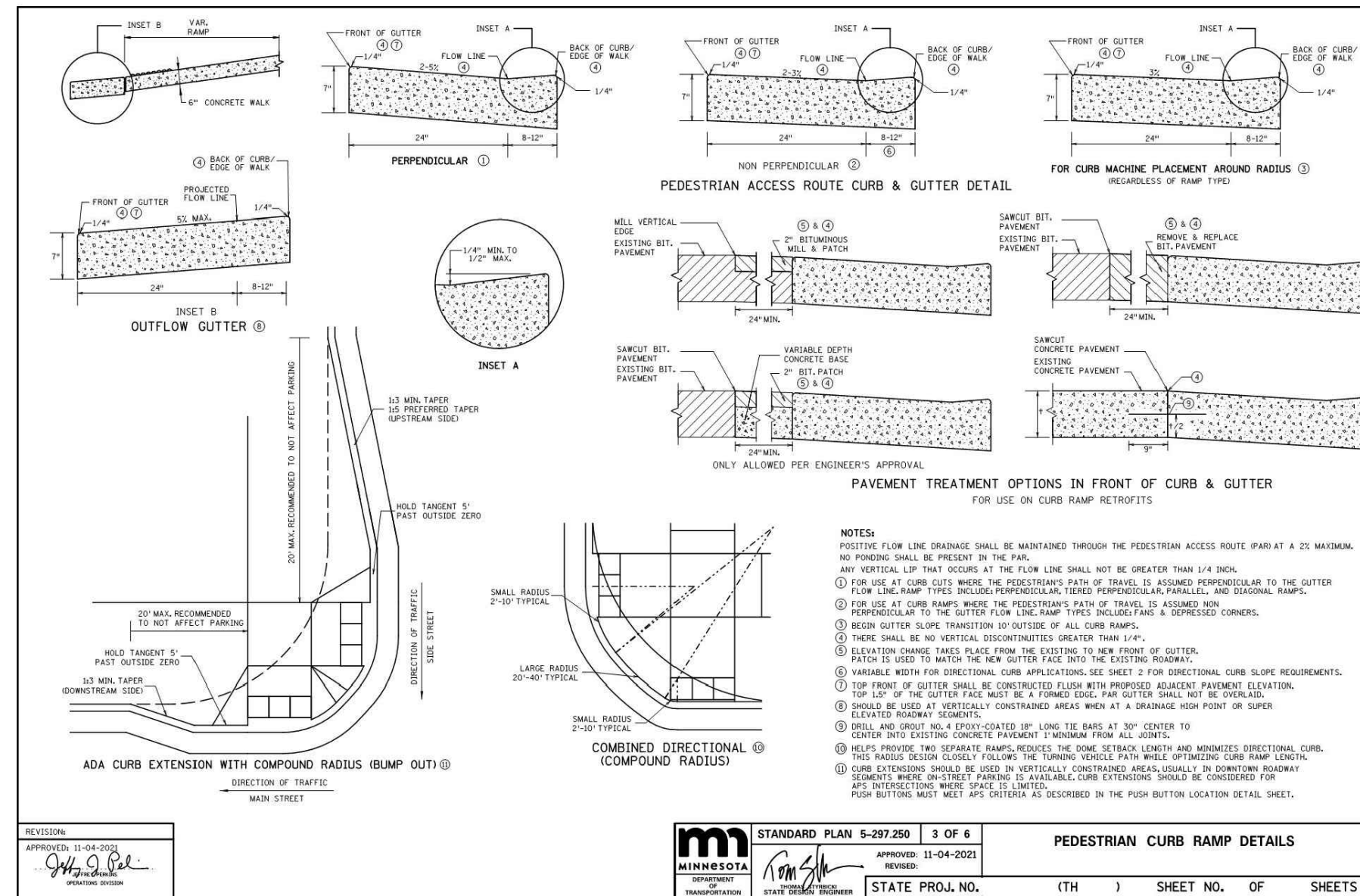
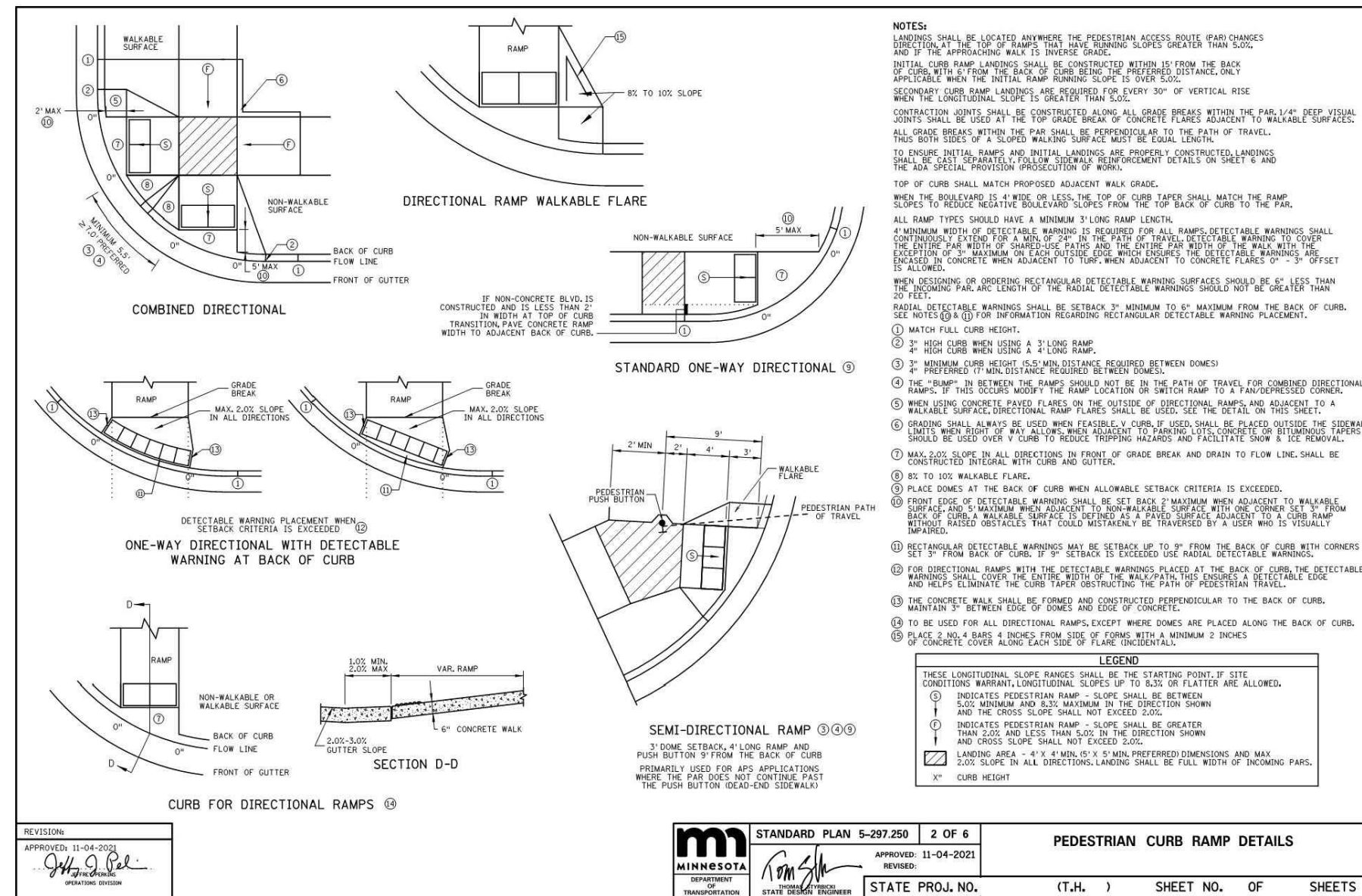
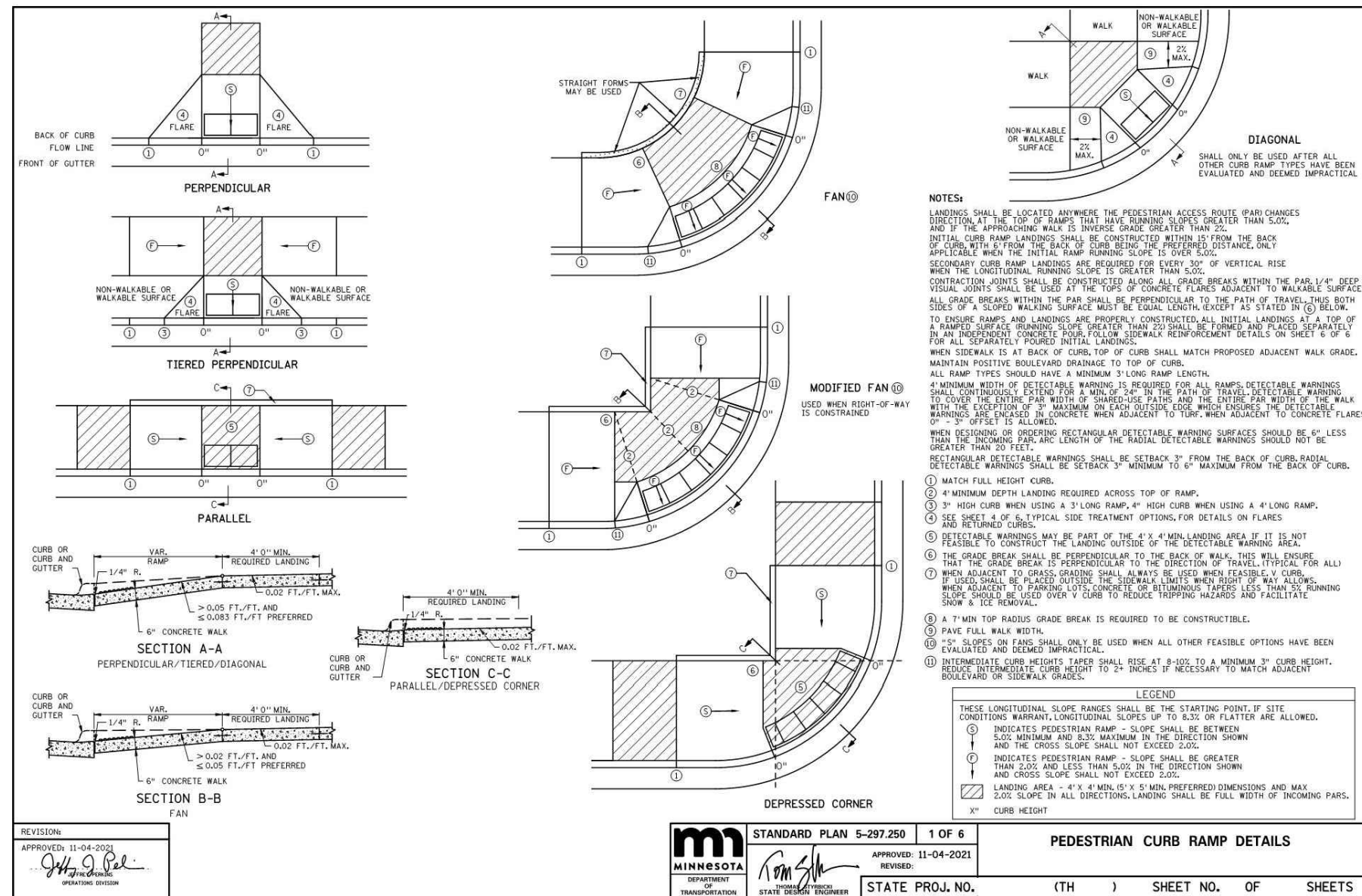
DATE	DESCRIPTION
07/24/2024	CITY SUBMITTAL

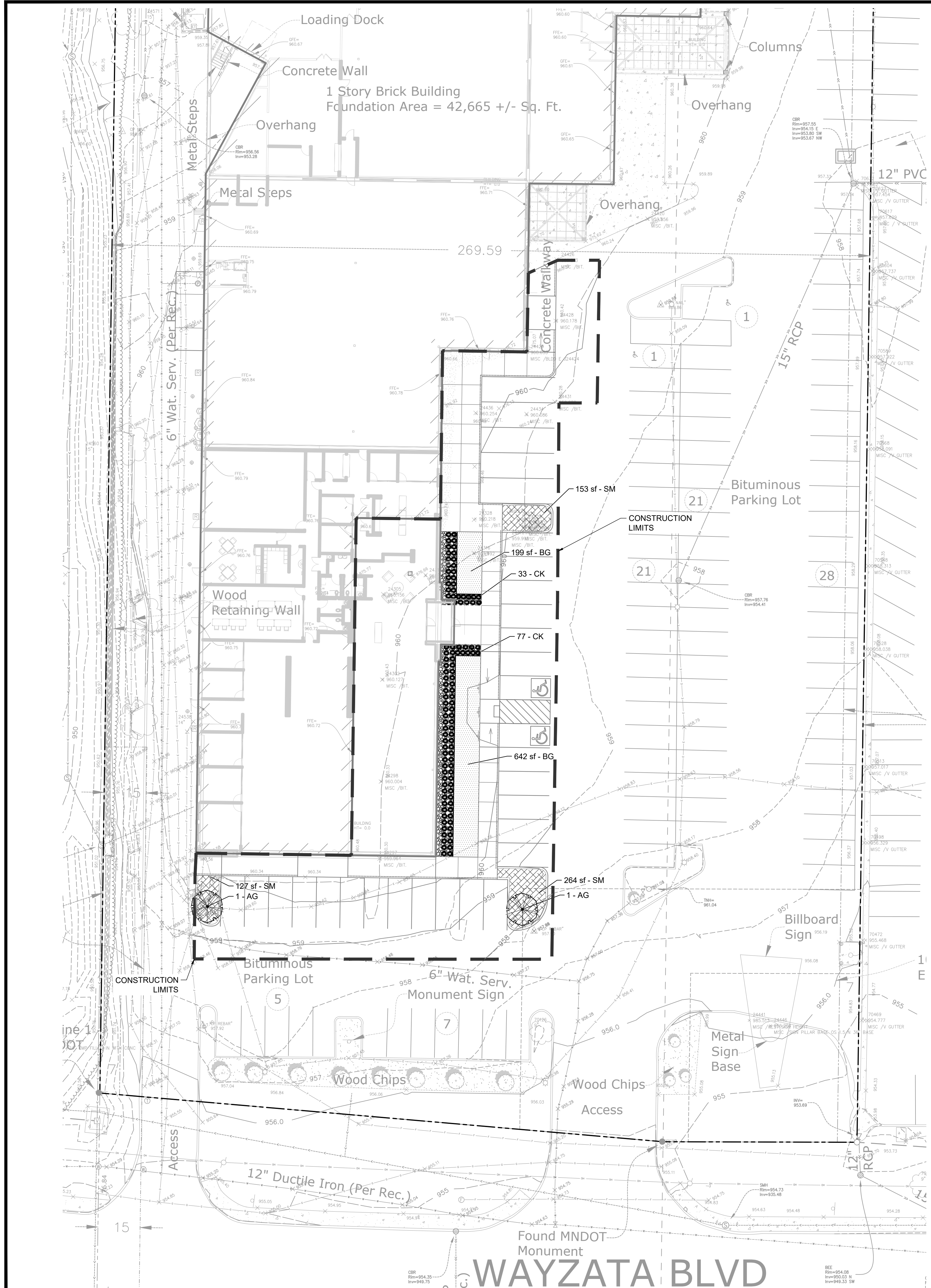
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.1
© COPYRIGHT 2023 CIVIL SITE GROUP INC.



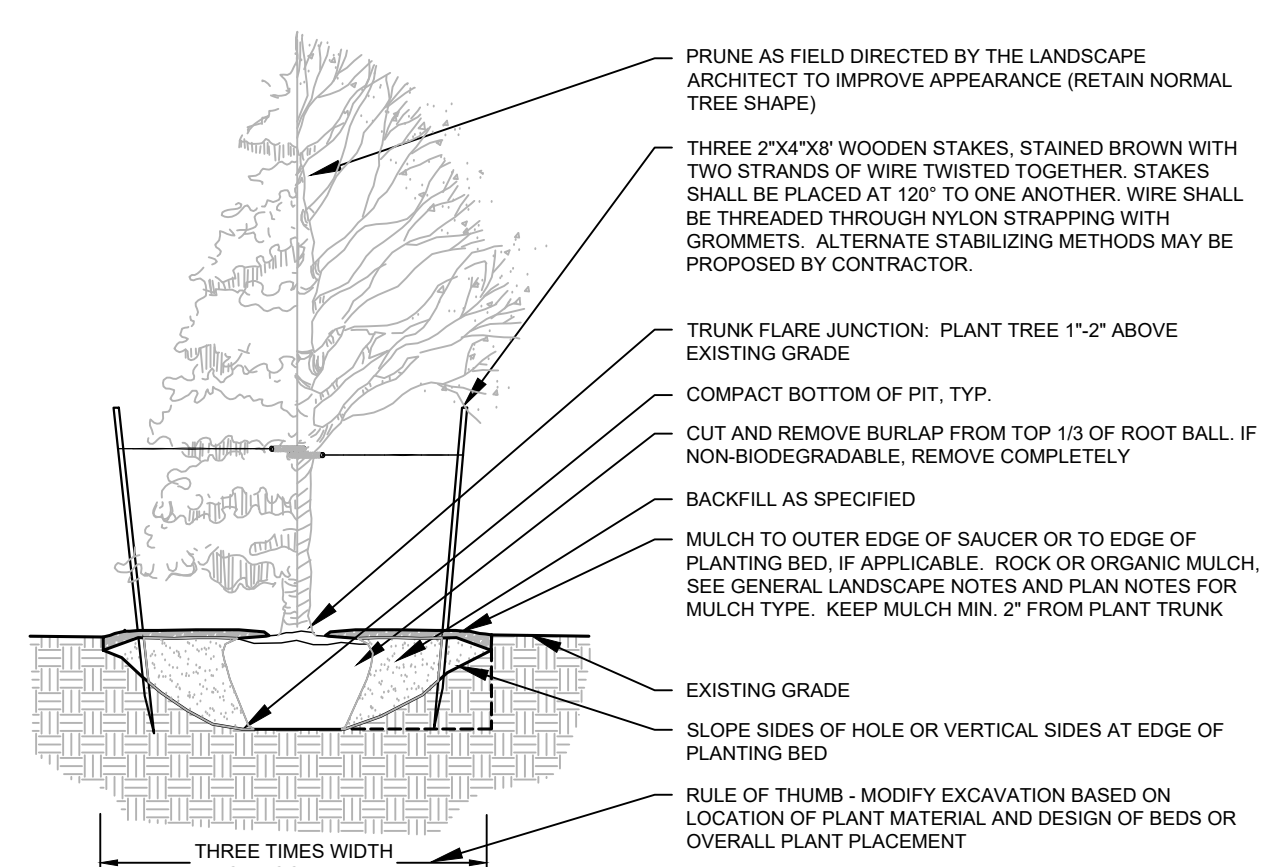


LANDSCAPE NOTES:

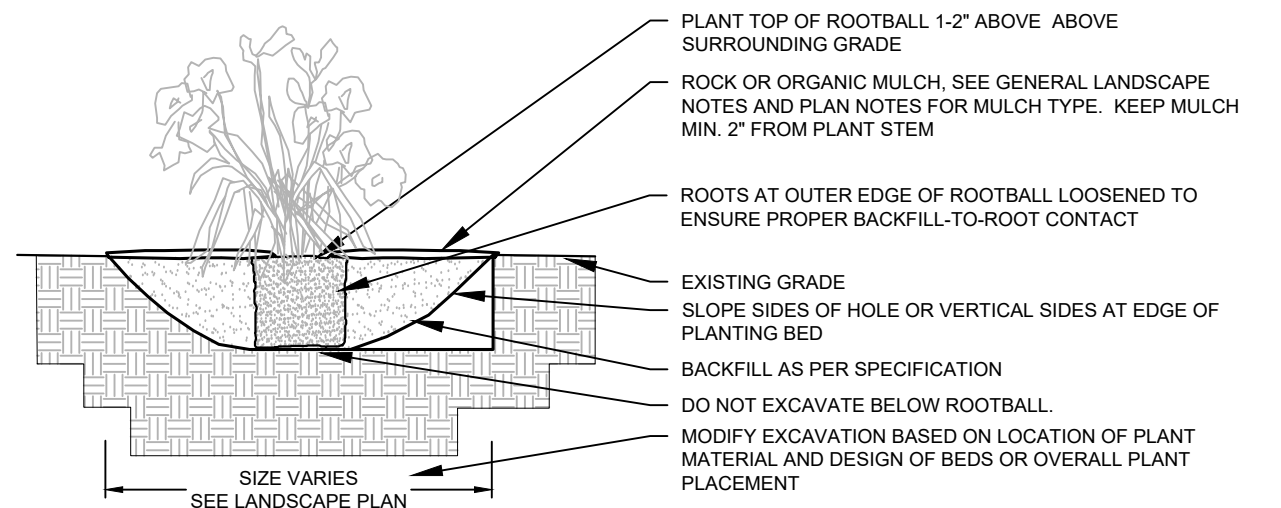
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- REFERENCE 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.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- 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.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

IRRIGATION NOTES:

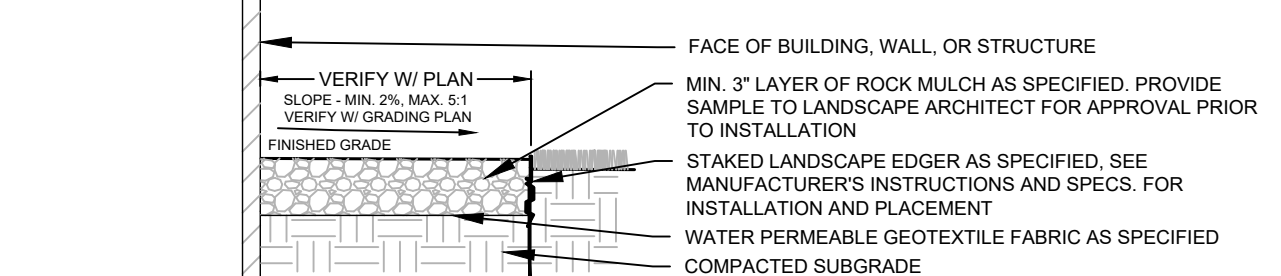
- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. 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.
- 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.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX.



1 DECIDUOUS & CONIFEROUS TREE PLANTING
N T S



2 PERENNIAL BED PLANTING
N T S



3 AGGREGATE MAINTENANCE STRIP
N T S

CITY OF MINNETONKA LANDSCAPE CALCS./NOTES:

- 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 REQUIRED DUE TO THEIR PROXIMITY TO THE EXISTING BUILDING AND WORK, BUT THIS PLAN PROPOSED TO REPLACE THOSE TREES, IN KIND, WITHIN THE NEW PARKING LOT ISLANDS CREATED AS A RESULT OF THIS WORK. ALL OTHER EXISTING PLANT MATERIAL WILL REMAIN AND BE PROTECTED FROM CONSTRUCTION ACTIVITY AS NECESSARY.

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	REMARKS
TREE RINGS	NA	YES	NO	SEE DETAIL IF APPLICABLE
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 IF APPLICABLE

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION. PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS

PLANT SCHEDULE					
CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
ORNAMENTAL TREES					
AG	2	Autumn Brilliance Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	1.5' Cal. B&B	NATIVE	Y
	2	SUBTOTAL			
GRASSES					
CK	150	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT	NOT NATIVE	N
	150	SUBTOTAL			
GROUND COVERS					
	370	1" Dia. Rock Mulch / Rock Mulch / Rock Mulch Over Filter Fabric, Samples Required. Provide Edging As Shown On Plan	Mulch		
	544	Shredded Cedar Mulch / Shredded Hardwood Mulch	Mulch		
	841	Blue Grass Based / Sod Commercial grade, locally grown, "Big Roll" preferred	Sod		
	1,755	SUBTOTAL			

POLLINATOR SAFE PLANT MATERIAL:

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

LANDSCAPE PLAN LEGEND:

- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR. INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.
- CONSTRUCTION LIMITS

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

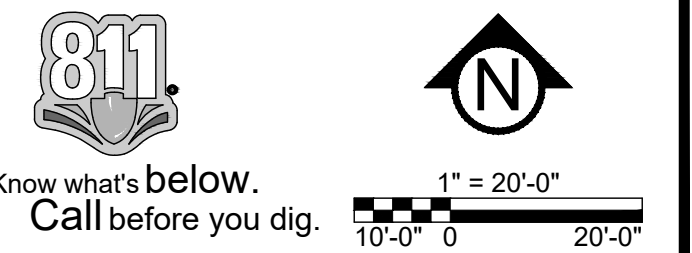
**SEARS SPRINTER
ADDITION & REMODEL**
13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305
SEARS IMPORTED AUTOS, INC.
13500 WAYZATA BLVD, MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE: 07/24/2024 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/24/2024	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

**SEARS SPRINTER
ADDITION & REMODEL**
13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305
SEARS IMPORTED AUTOS, INC.
13500 WAYZATA BLVD, MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

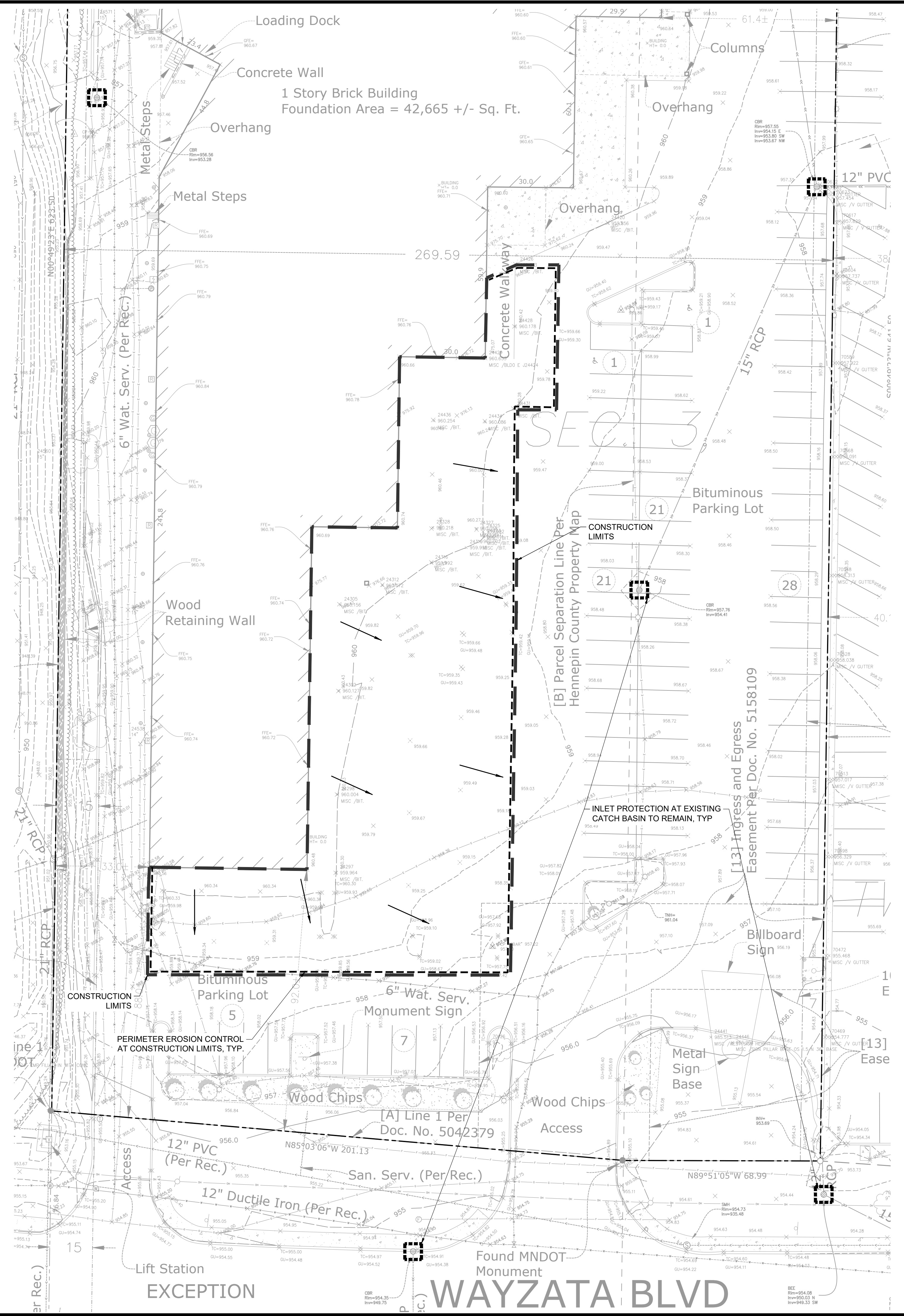
David J. Knaeble
DATE: 07/24/2024 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/24/2024	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS
SW1.0
© COPYRIGHT 2023 CIVIL SITE GROUP INC.



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 NOTES, DESCRIPTIONS, AND PRACTICES.
- SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF MINNETONKA EROSION CONTROL NOTES:

- RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

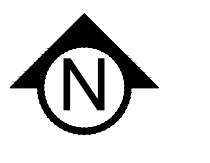
ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP LEGEND:

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- - - - - SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- ▨ STABILIZED CONSTRUCTION ENTRANCE



Know what's below.
Call before you dig.



1" = 20'-0"
10'-0" 20'-0"

WAYZATA BLVD

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

**SEARS SPRINTER
ADDITION & REMODEL**
13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305
SEARS IMPORTED AUTOS, INC.
13500 WAYZATA BLVD, MINNETONKA, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
David J. Knaeble
DATE: 07/24/2024 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/24/2024	CITY SUBMITTAL

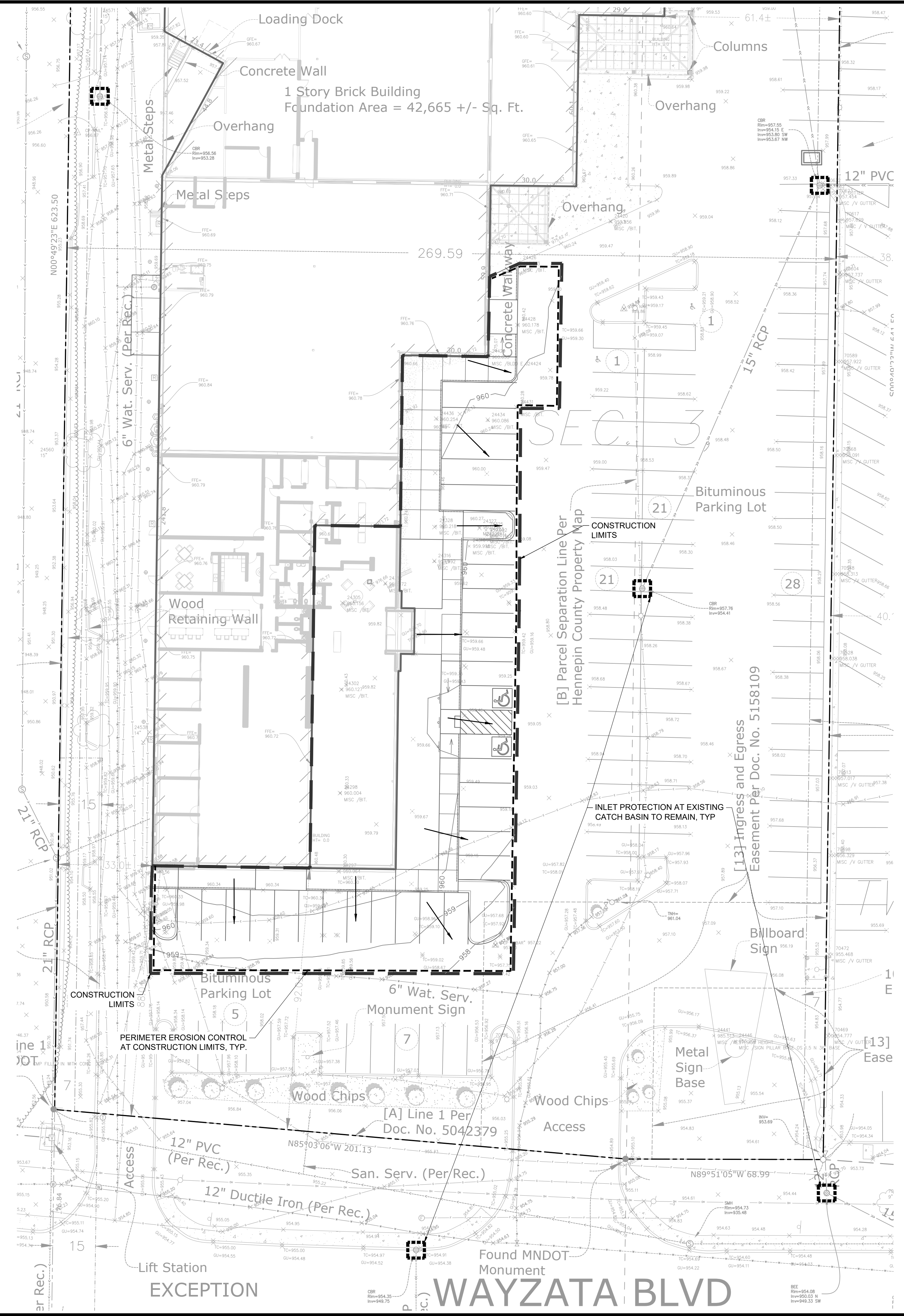
REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT MANAGER: DAVID KNAEBLE
CONTACT NUMBER: 612-615-0060 X 703
DRAWN BY: JN
REVIEWED BY: DK
PROJECT NUMBER: 13417

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1
© COPYRIGHT 2023 CIVIL SITE GROUP INC.



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 NOTES, DESCRIPTIONS, AND PRACTICES.
- SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

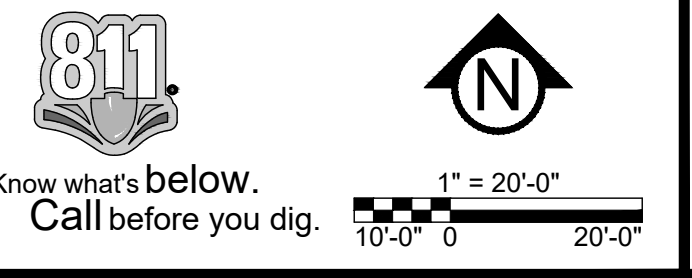
CITY OF MINNETONKA EROSION CONTROL NOTES:

- 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.

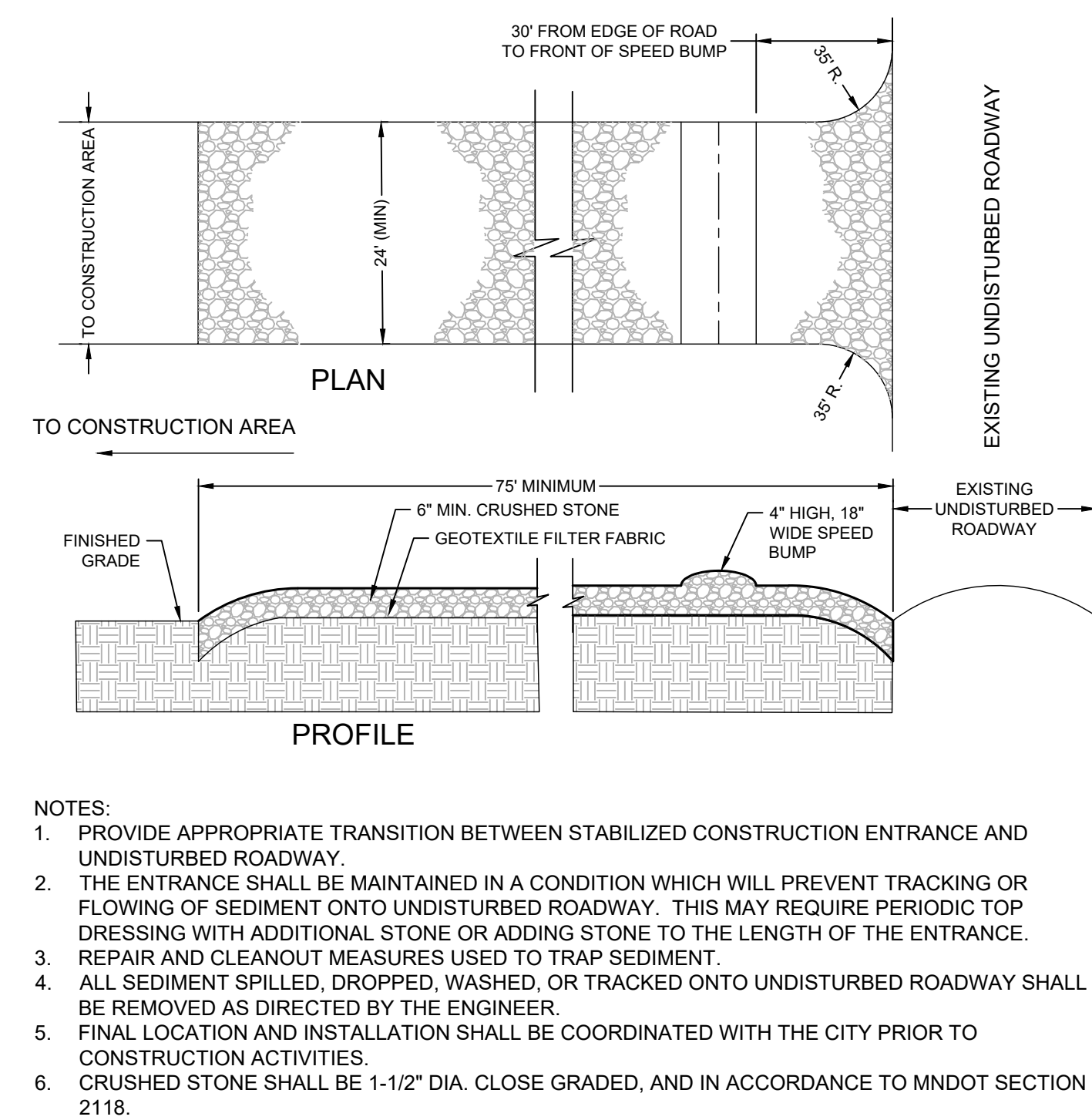
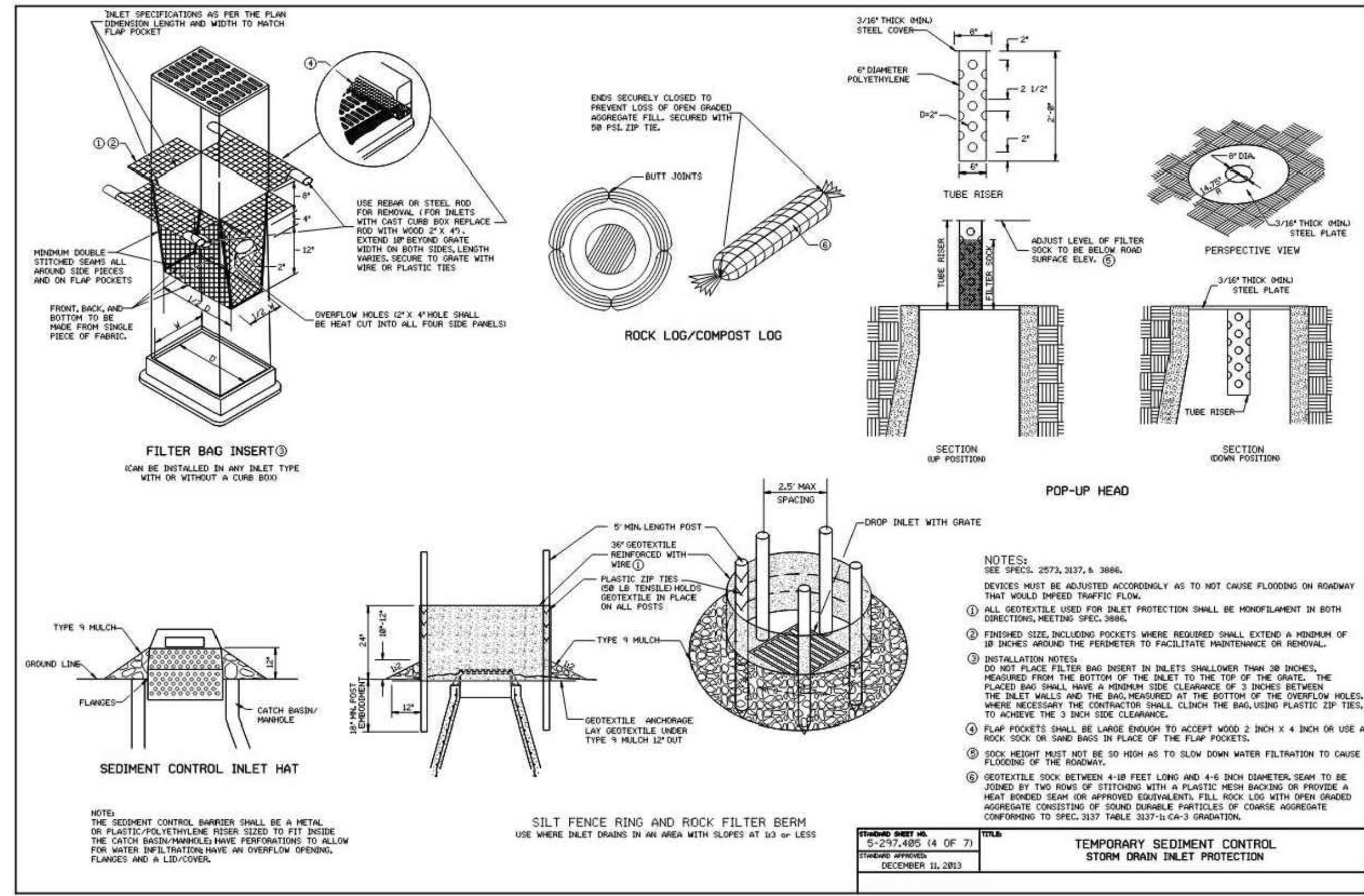
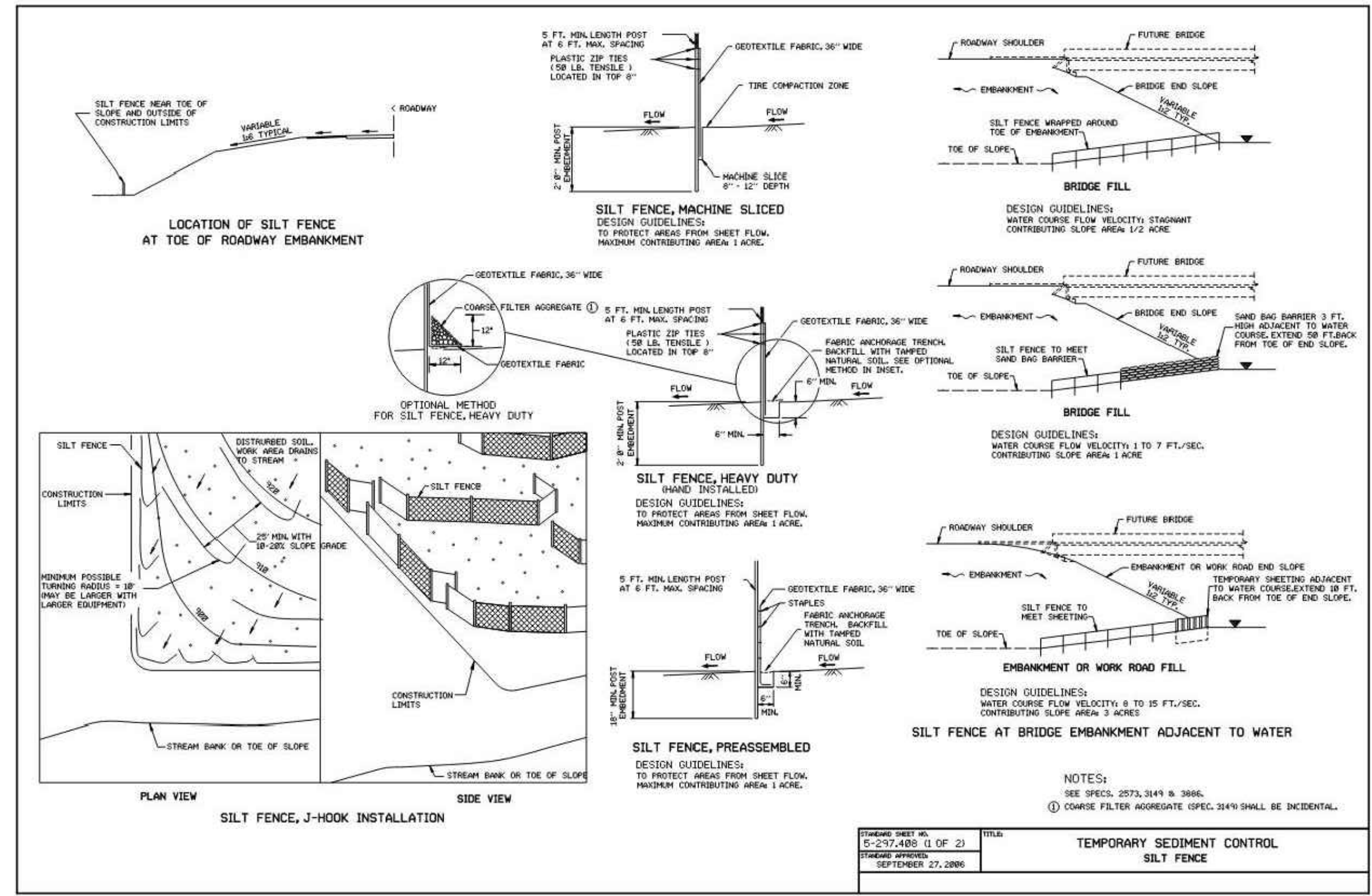
SWPPP LEGEND:

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- - - - - SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- ▩ EROSION CONTROL BLANKET

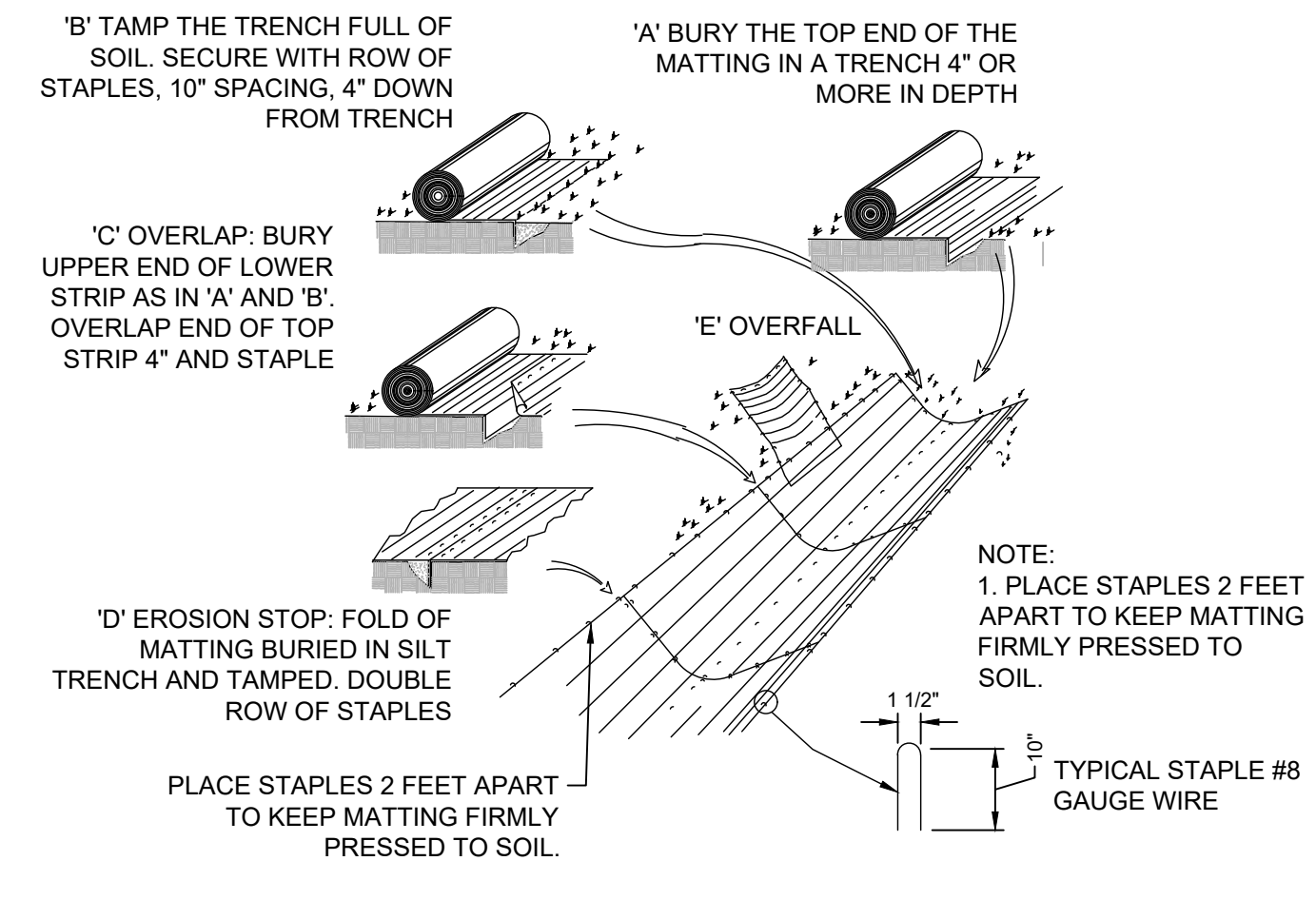


**PRELIMINARY:
NOT FOR
CONSTRUCTION**

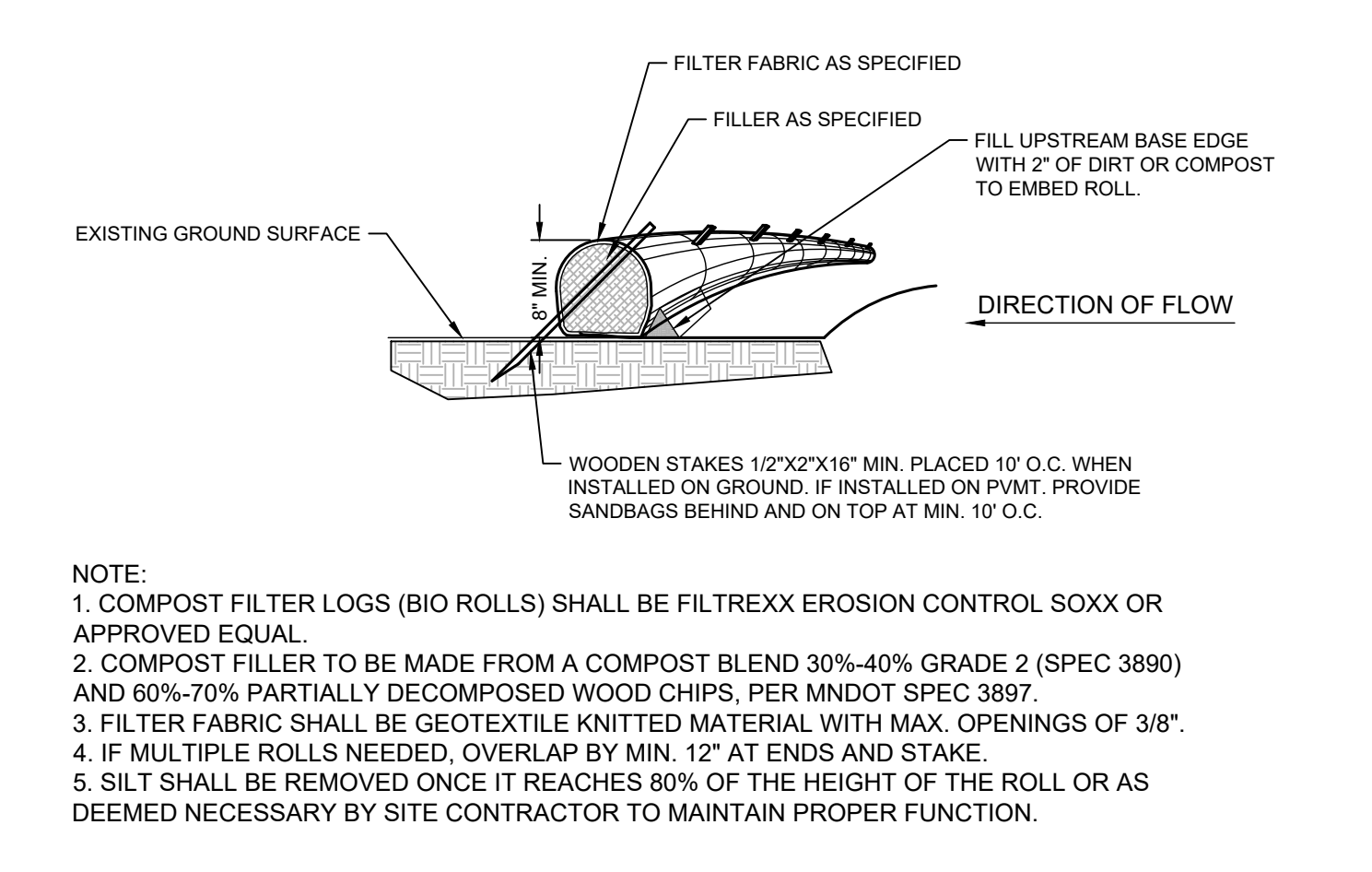
**SEARS SPRINTER
ADDITION & REMODEL**
13580 WAYZATA BOULEVARD, MINNETONKA, MN 55305
SEARS IMPORTED AUTOS, INC.
13500 WAYZATA BLVD, MINNETONKA, MN 55305



**1 STABILIZED CONSTRUCTION ACCESS
N T S**



**2 EROSION BLANKET
N T S**



**3 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
N T S**

PROJECT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
David J. Knaeble
DATE: 07/24/2024 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/24/2024	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

PROJECT MANAGER: DAVID KNAEBLE
CONTACT NUMBER: 612-615-0060 X 703
DRAWN BY: [Name]
REVIEWED BY: [Name]
PROJECT NUMBER: 0419

SWPPP - DETAILS

SW1.2
© COPYRIGHT 2023 CIVIL SITE GROUP INC.

