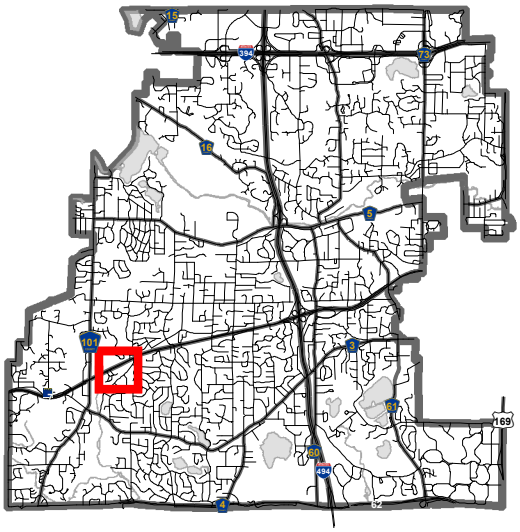
CITY OF MINNETONKA

Location Map

Project:Lake Mtka Care Center
Address: 16913 Hwy 7



Lake Minnetonka Care Center
Site Plan Review & Conditional Use Permit
Written Statement

The Lake Minnetonka Care Center is an existing 21 resident Skilled Nursing Facility (SNF) currently located at 20395 Summerville Rd in Deephaven, Minnesota. It is the smallest nursing home in the state of Minnesota. The owner of the facility since 1987 is Jeff Sprinkel. The facility has operated as a nursing home since about 1960 and is housed in a formerly residential house built in the early 1900s. The building is woefully inadequate to meet the needs required of today's nursing homes.

As a result, Jeff made the decision to relocate and build a new building. Because of the age of his current building, an addition and/or remodel of the existing facility was not deemed feasible nor cost effective. Jeff began searching for sites, first within Deephaven, but quickly determined there was limited site availability to meet the needs of a new facility.

Jeff then found an ideal site located at 16913 State Highway 7 in Minnetonka. The site is ideal for several reasons: First, the site is zoned R-1 which under Minnetonka statutes allows for the construction of a nursing home with the approval of a conditional use permit. Second, the site had direct access from State Highway 7 almost eliminating any traffic disturbance to neighbors from the site. The site's direct access to Highway 7 discourages most single family home owners, thereby greatly reducing the site's appeal to anyone else for a single family home. Third, the relatively small size of the lot minimizes any chance of most other types of developments. Lastly, the site has a very old, dilapidated house which has been unsuitable for habitation for many years and must be torn down, before it falls down. These four factors alone make it a prime site for a redevelopment such as this.

The proposed new building consists of a two story structure with a partial basement. The building footprint is 7,348 square feet with a total gross building square footage of 17,983, of which 15, 200 feet is above ground. The building site is 1.71 acres or 74,488 square feet. The site also contains an existing garage that was approved with a conditional use permit over a year ago. The footprint of the existing garage is 1,160 square feet.

The building exterior is designed to look like a large residence to fit within any residential area. It is a "shingle" style building consistent with the shingle style homes prevalent in upper Connecticut. It consists of a beautiful combination of cedar shake horizontal siding, with scallop siding in all gable ends. There are an abundance of windows and include window boxes for flower plantings. The exterior is highlighted with a curved covered canopy above the main entrance with stone and composite columns. There are cultured stone highlights around the building and the roof consists of a residential style asphalt shingle.

As part of the proposed development being allowed through a conditional use permit, it needs to meet both the general standards of the city of Minnetonka, and the specific standards for a nursing home.

In regards to general standards, the proposed development is consistent in the intent of the ordinance as it is a 21 resident nursing home. 21 residents will be living at the facility. This is consistent with the residential nature of the zoning, in addition to the residential nature of the single-family residences and townhomes that are in close proximity.

The nursing home development is consistent with the goals, policies and objectives of the comprehensive plan as it shows the area being residential. Again, 21 residents living at the facility is very residential.

The proposed use does NOT have an undo adverse impact on government facilities, utilities, services or existing or proposed improvements. A 21 bed nursing home is very small in regards to nursing homes typically developed. As a result, it would not be taxing of the city's utilities or services. The proposed improvements are a positive for the city in that it gets rid of an ugly, run down house in place of a beautiful new residential looking building. There are a number of trees that will be removed from the site as part of the development, but many of the trees being removed are not ideal, and will be replaced with more desirable trees and vegetation. Of all the trees in the affected area of development, we are saving 65% of them.

The proposed use does NOT have an undue adverse impact on the public health, safety & welfare of the city. It is a small nursing home so there will not be an abundance of traffic onto state highway 7. A typical day would be 4-6 staff personnel arriving at approximately 7 AM and leaving at 3 PM. A second shift of 3 staff would be on site from 3 PM to 11 PM. There would be 1-2 overnight staff personnel that arrives at 11 PM that remains at the facility until 7AM. There would be a weekly & bi-weekly deliveries for garbage, food, oxygen and linen that would service the facility. The remaining traffic would just be an occasional family member visiting a loved one, or the shuttle bus from Lake Minnetonka Care Center going in and out a few times per week to take residents to appointments or outings. The total traffic would average about 13 trips per day which the national average of a single-family residence is 11.6. Please see the attached traffic analysis for more details.

In regards to the specific standards for a nursing home, the site does have direct access to state highway 7 so it will NOT be conducting ANY traffic on local residential streets.

The new building will be set back at least 50' from all property lines.

The total impervious surface on the property would be 23,725 square feet. The total site area is 74,488 square feet. This would be a total impervious surface percentage of 31.85% which is well below the maximum percentage allowed of 70%. We are also trying to be sensitive in minimizing the disturbance of the site so we are proposing under-ground holding for water retention.

All of our plans submitted are subject to review pursuant to section 300.27 of the city of Minnetonka zoning ordinance.

There will be one unique request in our conditional use permit in that we would need to raise the finished floor elevation of the existing garage by 2' in order to make the overall grading on the site work for the development. This request is not asking for a bigger garage, does not change the location of the garage, nor does it change the overall height of the garage sidewalls. It simple requires the garage to be lifted up, add 2' of additional foundation wall, and then set the building back onto the foundation.

We feel the proposed development would be an excellent addition to the city of Minnetonka especially since the city recently lost its only other nursing home. The nursing home would be a good buffer from the noise of State Highway 7 to the residential lots behind. It will be a beautiful structure with a very low impact use with only 21 residents. The residential nature of the building will also tie in very nicely with the single-family residences and townhomes in this area.

Lake Minnetonka Care Center
Site Plan Review & Conditional Use Permit
Traffic Analysis

The proposed new Lake Minnetonka Care Center would be a 21 resident Skilled Nursing Facility that would generate the following traffic.

Staff Traffic:

Nurse – 1 nurse 7am – 3pm; 1 nurse 3pm to 11pm; 1 nurse 11pm to 7am
Nursing Assistant – 1 NA 7am – 3pm; 1 NA 3pm to 11pm
Activity Director – 1 person 7am – 3 pm (Monday – Friday)
Cook – 1 cook 6am – 2pm
PM Cook – 1 cook 4pm – 7pm
Housekeeper – 1 housekeeper 10am – 2pm
Administrator – 1 administrator 9am – 5pm (Monday – Friday)
Assistant Administrator – 1 assistant 9am – 5pm (Thursday & Friday)

Staff Traffic = Maximum of 11 trips per day (24 hour period)

Deliveries/Activities:
Food Van – 1 delivery per week
Garbage Truck – 1 delivery per week
Linen Van – 1 delivery per week
Oxygen Van – 1 delivery every other week
Resident Van – 2 activity trips with residents per week
Appointments Van – an average of 3 appointment trips for residents per week
Ambulance – approximately 1 visit per month

Deliveries/Activities Traffic = Approximately 1 trip per day

Visitors: (Average Numbers)
8 residents – No visitors
8 Residents – 2-3 visitors per year (mothers/fathers day, Christmas, Easter)
5 Residents – 1 visitor every other week

Visitors Traffic = approximately 1 trip per day

TOTAL TRAFFIC = Approximately 13 trips per day*

*** An average single family residence typically generates 11.6 trips per day. Based on a 2017 National Household Travel Survey by the US Department of Transportion Federal Highway Administration**

Existing Conditions

LEGAL DESCRIPTION

(Per Client)
Tract A, REGISTERED LAND SURVEY NO. 164, according to the recorded plat thereof, Hennepin County, Minnesota.

-The utilities shown hereon were located using the Gopher State One-Call system and verified in the field where possible. Private utility locations, such as underground sprinklers, underground service lines,ect may not have been located. O'Malley & Kron cannot guarantee that all utility companies responded or the accuracy or completeness of the locates. Prior to digging, contact Gopher One at 1-800-252-1166 and refer to ticket number 200700122.

For the tree inventory, numbers 40-259 were previously tagged in the field. Numbers 300 and up are not tagged in the field and are just for reference purposes.

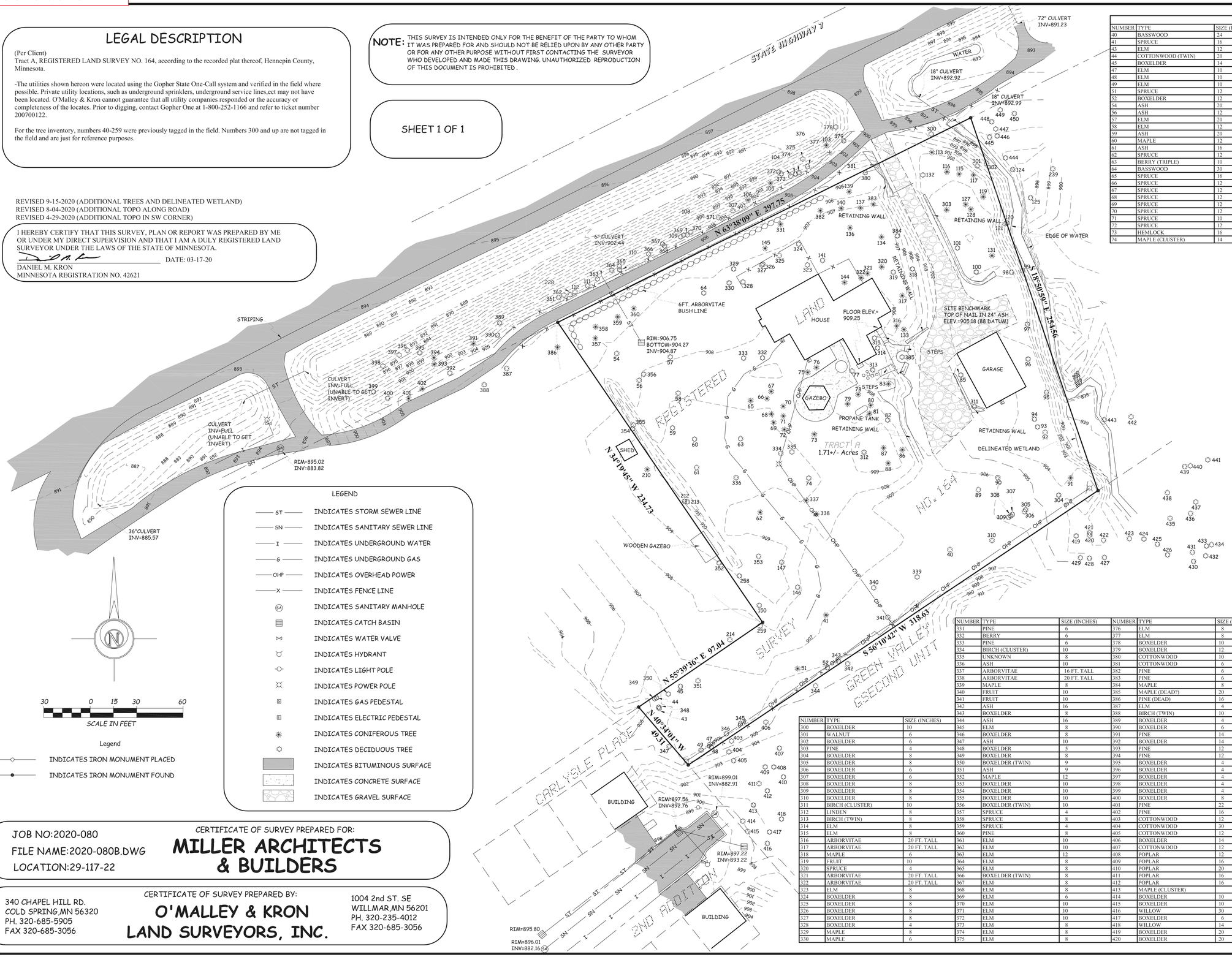
SHEET 1 OF 1

REVISED 9-15-2020 (ADDITIONAL TREES AND DELINEATED WETLAND)
REVISED 8-04-2020 (ADDITIONAL TOPO ALONG ROAD)
REVISED 4-29-2020 (ADDITIONAL TOPO IN SW CORNER)

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

DATE: 03-17-20

DANIEL M. KRON
MINNESOTA REGISTRATION NO. 42621



LEGEND

ST	INDICATES STORM SEWER LINE
SN	INDICATES SANITARY SEWER LINE
I	INDICATES UNDERGROUND WATER
G	INDICATES UNDERGROUND GAS
OHP	INDICATES OVERHEAD POWER
X	INDICATES FENCE LINE
SA	INDICATES SANITARY MANHOLE
	INDICATES CATCH BASIN
	INDICATES WATER VALVE
	INDICATES HYDRANT
	INDICATES LIGHT POLE
	INDICATES POWER POLE
	INDICATES GAS PEDESTAL
	INDICATES ELECTRIC PEDESTAL
	INDICATES CONIFEROUS TREE
	INDICATES DECIDUOUS TREE
	INDICATES BITUMINOUS SURFACE
	INDICATES CONCRETE SURFACE
	INDICATES GRAVEL SURFACE

30 0 15 30 60
SCALE IN FEET

Legend

INDICATES IRON MONUMENT PLACED
INDICATES IRON MONUMENT FOUND

TREE INVENTORY

NUMBER	TYPE	SIZE (INCHES)	NUMBER	TYPE	SIZE (INCHES)
40	BASSWOOD	24	75	SPRUCE	12
41	SPRUCE	16	76	SPRUCE	12
43	ELM	12	77	BIRCH	12
44	COTTONWOOD (TWIN)	20	78	SPRUCE	10
45	BOXELDER	14	79	SPRUCE	12
47	ELM	10	80	SPRUCE	10
48	ELM	10	81	SPRUCE	10
49	ELM	10	82	LINDEN	12
51	SPRUCE	12	83	SPRUCE	12
52	BOXELDER	12	85	ASH	24
54	ASH	20	86	SPRUCE	10
56	ASH	12	87	SPRUCE	10
57	ELM	20	88	SPRUCE	12
58	ELM	12	89	ASH	20
59	ASH	20	90	ASH	24
60	MAPLE	12	91	SPRUCE	10
61	ASH	16	92	BOXELDER	12
62	SPRUCE	12	93	BOXELDER	12
63	BERRY (TRIPLE)	10	94	BOXELDER	12
64	BASSWOOD	30	95	BOXELDER	12
65	SPRUCE	16	96	ASH	22
66	SPRUCE	12	97	BOXELDER (CLUSTER)	14
67	SPRUCE	12	98	BOXELDER (TWIN)	12
68	SPRUCE	12	99	BOXELDER	16
69	SPRUCE	12	100	MAPLE	24
70	SPRUCE	12	101	ASH	24
71	SPRUCE	10	103	SPRUCE	20
72	SPRUCE	12	104	COTTONWOOD	20
73	HEMLOCK	16	105	SPRUCE	20
74	MAPLE (CLUSTER)	14	106	SPRUCE	16
			107	COTTONWOOD	16
			108	ELM	12
			109	ELM (CLUSTER)	12
			110	ELM	10
			111	ELM	16
			112	ELM	24
			113	SPRUCE	10
			115	SPRUCE	10
			116	SPRUCE	10
			117	SPRUCE	8
			119	SPRUCE	10
			120	COTTONWOOD	
			121	BOXELDER (TWIN)	10
			124	ASH	18
			125	ELM	20
			127	SPRUCE	8
			128	SPRUCE	6
			131	SPRUCE	6
			132	ASH	24
			133	PINE	20
			134	SPRUCE	10
			136	SPRUCE	12
			137	SPRUCE	12
			139	SPRUCE	8
			140	SPRUCE	8
			141	MAPLE	12
			144	SPRUCE	24
			145	SPRUCE	6
			146	BASSWOOD (CLUSTER)	16
			147	BASSWOOD	30
			150	BASSWOOD (CLUSTER)	16
			210	CEDAR	12
			212	ASH	16
			213	ASH	16
			214	MAPLE	12
			228	ELM	12
			239	POPLAR	24
			258	MAPLE	22
			259	ASH	32

NUMBER	TYPE	SIZE (INCHES)
300	BOXELDER	10
301	WALNUT	6
302	BOXELDER	6
303	PINE	4
304	BOXELDER	8
305	BOXELDER	8
306	BOXELDER	6
307	BOXELDER	6
308	BOXELDER	8
309	BOXELDER	8
310	BOXELDER	8
311	BIRCH (CLUSTER)	10
312	LINDEN	8
313	BIRCH (TWIN)	8
314	ELM	8
315	ELM	8
316	ARBORVITAE	20 FT. TALL
317	ARBORVITAE	20 FT. TALL
318	MAPLE	6
319	FRUIT	10
320	SPRUCE	4
321	ARBORVITAE	20 FT. TALL
322	ARBORVITAE	20 FT. TALL
323	ELM	8
324	BOXELDER	8
325	BOXELDER	8
326	BOXELDER	8
327	BOXELDER	8
328	BOXELDER	4
329	MAPLE	8
330	MAPLE	6

NUMBER	TYPE	SIZE (INCHES)
331	PINE	6
332	BERRY	6
333	PINE	6
334	BIRCH (CLUSTER)	10
335	UNKNOWN	8
336	ASH	10
337	ARBORVITAE	16 FT. TALL
338	ARBORVITAE	20 FT. TALL
339	MAPLE	8
340	FRUIT	10
341	FRUIT	10
342	ASH	16
343	BOXELDER	8
344	ASH	16
345	ELM	8
346	BOXELDER	8
347	ASH	10
348	BOXELDER	5
349	BOXELDER	8
350	BOXELDER (TWIN)	9
351	ASH	9
352	MAPLE	12
353	BOXELDER	10
354	BOXELDER	8
355	BOXELDER	10
356	BOXELDER (TWIN)	10
357	SPRUCE	4
358	SPRUCE	8
359	SPRUCE	4
360	PINE	8
361	ELM	10
362	ELM	10
363	ELM	12
364	ELM	8
365	ELM	8
366	BOXELDER (TWIN)	8
367	ELM	8
368	ELM	8
369	ELM	8
370	ELM	10
371	ELM	10
372	ELM	10
373	ELM	8
374	ELM	8
375	ELM	8

NUMBER	TYPE	SIZE (INCHES)
376	ELM	8
377	ELM	8
378	BOXELDER	10
379	BOXELDER	12
380	COTTONWOOD	10
381	COTTONWOOD	6
382	PINE	6
383	PINE	6
384	MAPLE	8
385	MAPLE (DEAD?)	20
386	PINE (DEAD)	16
387	ELM	4
388	BIRCH (TWIN)	10
389	BOXELDER	4
390	BOXELDER	6
391	PINE	14
392	BOXELDER	14
393	PINE	12
394	PINE	12
395	BOXELDER	4
396	BOXELDER	4
397	BOXELDER	4
398	BOXELDER	4
399	BOXELDER	4
400	BOXELDER	8
401	PINE	22
402	PINE	16
403	COTTONWOOD	12
404	COTTONWOOD	30
405	COTTONWOOD	12
406	BOXELDER	14
407	COTTONWOOD	12
408	POPLAR	12
409	POPLAR	16
410	POPLAR	20
411	POPLAR	16
412	POPLAR	16
413	MAPLE (CLUSTER)	
414	BOXELDER	10
415	BOXELDER	10
416	WILLOW	30
417	BOXELDER	6
418	WILLOW	14
419	BOXELDER	20
420	BOXELDER	20

NUMBER	TYPE	SIZE (INCHES)
421	BOXELDER	6
422	BOXELDER	8
423	BOXELDER	18
424	WILLOW	26
425	BOXELDER	14
426	BOXELDER	24
427	BOXELDER	8
428	BOXELDER	14
429	BOXELDER	20
430	BOXELDER	6
431	BOXELDER	4
432	BOXELDER	8
433	BOXELDER	14
434	BOXELDER	14
435	COTTONWOOD	30
436	BOXELDER	10
437	ELM	20
438	BOXELDER	18
439	BOXELDER	22
440	BOXELDER	22
441	UNKNOWN	16
442	WILLOW	48
443	ASH	8
444	BASSWOOD	6
445	BASSWOOD	32
446	BASSWOOD	6
447	BASSWOOD	32
448	BOXELDER	8
449	BOXELDER (TRIPLET)	10
450	BOXELDER (TWIN)	6

JOB NO:2020-080
FILE NAME:2020-080B.DWG
LOCATION:29-117-22

CERTIFICATE OF SURVEY PREPARED FOR:
MILLER ARCHITECTS & BUILDERS

CERTIFICATE OF SURVEY PREPARED BY:
O'MALLEY & KRON LAND SURVEYORS, INC.

340 CHAPEL HILL RD.
COLD SPRING,MN 56320
PH. 320-685-5905
FAX 320-685-3056

1004 2nd ST. SE
WILLMAR,MN 56201
PH. 320-235-4012
FAX 320-685-3056

Proposed site plan

SITE/BUILDING STATISTICS

LAKE MINNETONKA CARE CENTER
16913 STATE HWY NO. 7
MINNETONKA, MN 55345

SITE

AREA: 74,488 SQ. FT. / 1.71 ACRES

DISTRICT: R-1

USE: NURSING HOME - SKILLED CARE
(CONDITIONAL USE)

PROPOSED BUILDING AREA:

BASEMENT	3,029 SQ. FT.
1st FLOOR	7,384 SQ. FT.
2nd FLOOR	7,570 SQ. FT.
TOTAL	17,983 SQ. FT.
CANOPY ROOF	357 SQ. FT.

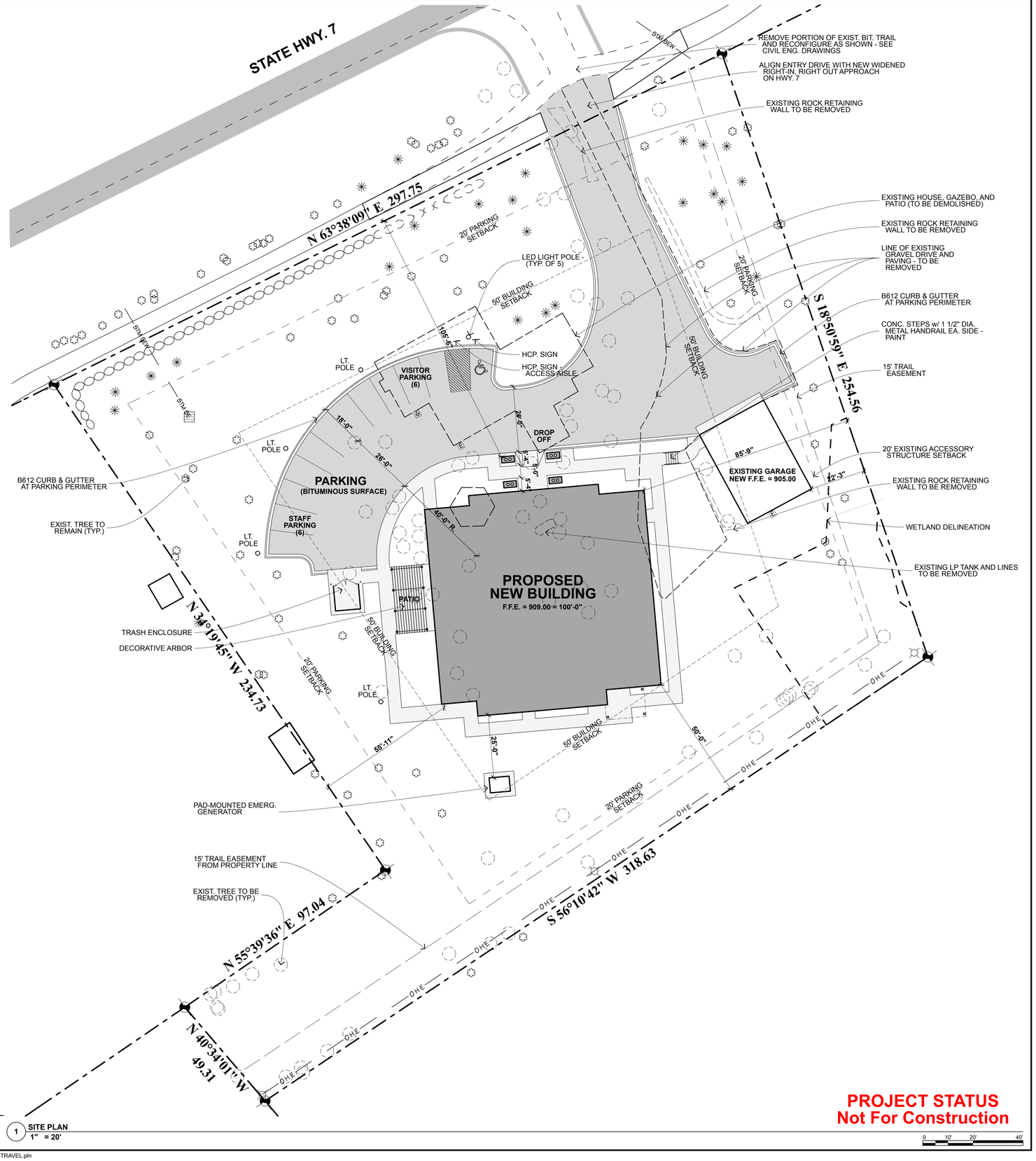
BUILDING SETBACKS:

FRONT YARD:
ALLOWED: 50'-0"
ACTUAL: 105'-6"
SIDE YARD:
EAST: 50'-0"
ACTUAL: 85'-9"
WEST: 50'-0"
ACTUAL: 55'-11"
REAR YARD:
ALLOWED: 50'-0"
ACTUAL: 50'-0"

BUILDING HEIGHT:
ALLOWED: 35'-0" TO CENTER LINE OF ROOF
ACTUAL: 27'-9"

ROOF OVERHANGS:
2'-0" TYPICAL AT 2nd STORY

IMPERVIOUS SURFACE CALCULATION:
PROPOSED SITE AND BUILDINGS: 23,725 SF of 74,488 SF or 31.85%



PROJECT STATUS
Not For Construction

Miller
ARCHITECTS & BUILDERS
320.251.4109 | 320.251.4693 fx
3335 West St Germain Street
PO Box 1228
St Cloud, MN 56302

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 Architect under the laws of the State of MINNESOTA.

Signature : STUART BAILEY

Reg. No. : 17978 Date : 9-30-20

LAKE MINNETONKA CARE CENTER
NEW CARE CENTER
16913 STATE HWY. 7
MINNETONKA, MINNESOTA 55345

REVISIONS

Issue ID	Issue Name	Issue Date

SHEET TITLE
SITE PLAN

DRAWN BY:	DATE:	PROJ. NO.
MAP	10/1/20	39175

SHEET NO.
P-001

Demo Plan

SYMBOL LEGEND

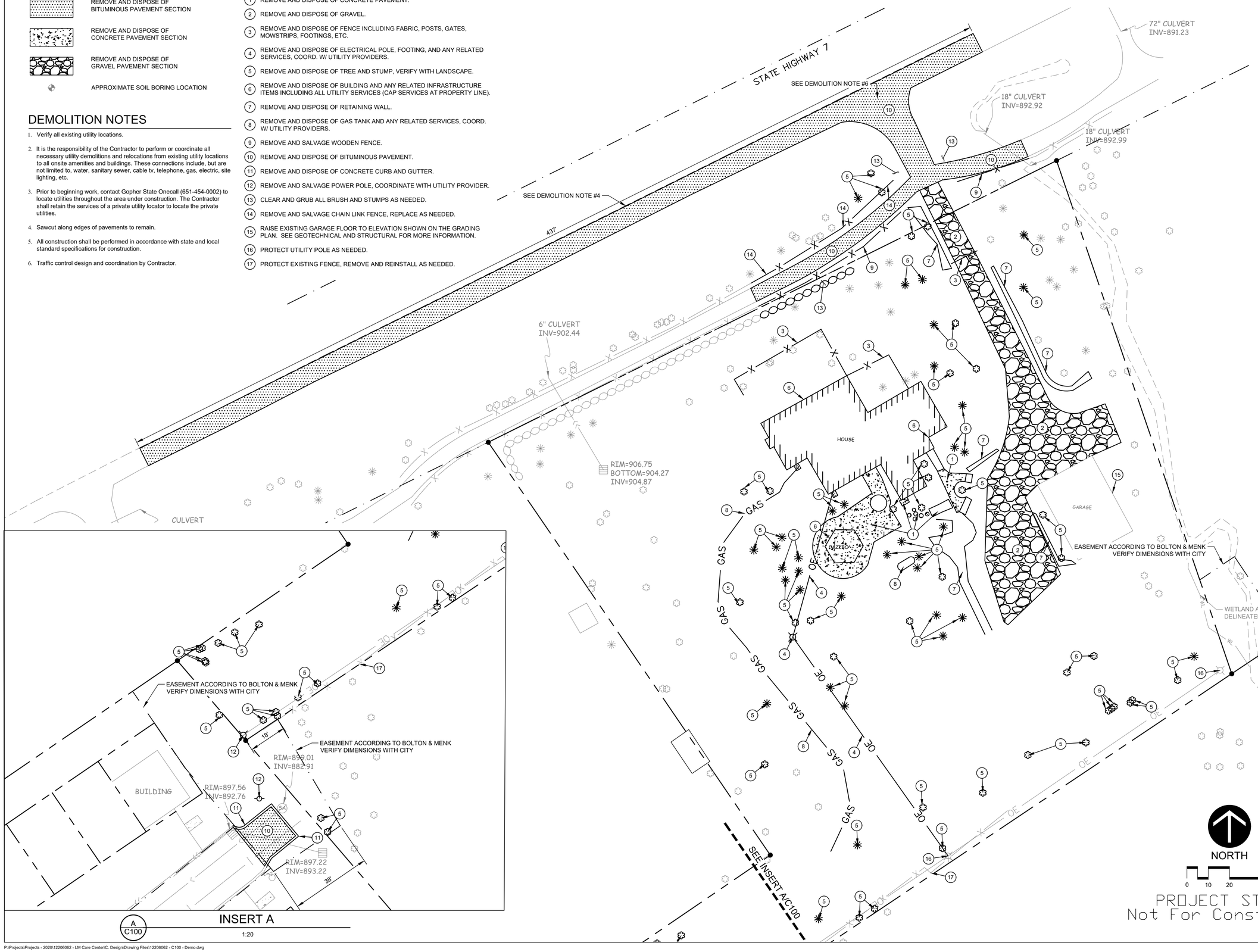
- REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT SECTION
- REMOVE AND DISPOSE OF CONCRETE PAVEMENT SECTION
- REMOVE AND DISPOSE OF GRAVEL PAVEMENT SECTION
- APPROXIMATE SOIL BORING LOCATION

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State Onecall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. Traffic control design and coordination by Contractor.

KEY NOTES

1. REMOVE AND DISPOSE OF CONCRETE PAVEMENT.
2. REMOVE AND DISPOSE OF GRAVEL.
3. REMOVE AND DISPOSE OF FENCE INCLUDING FABRIC, POSTS, GATES, MOWSTRIPS, FOOTINGS, ETC.
4. REMOVE AND DISPOSE OF ELECTRICAL POLE, FOOTING, AND ANY RELATED SERVICES, COORD. W/ UTILITY PROVIDERS.
5. REMOVE AND DISPOSE OF TREE AND STUMP, VERIFY WITH LANDSCAPE.
6. REMOVE AND DISPOSE OF BUILDING AND ANY RELATED INFRASTRUCTURE ITEMS INCLUDING ALL UTILITY SERVICES (CAP SERVICES AT PROPERTY LINE).
7. REMOVE AND DISPOSE OF RETAINING WALL.
8. REMOVE AND DISPOSE OF GAS TANK AND ANY RELATED SERVICES, COORD. W/ UTILITY PROVIDERS.
9. REMOVE AND SALVAGE WOODEN FENCE.
10. REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT.
11. REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER.
12. REMOVE AND SALVAGE POWER POLE, COORDINATE WITH UTILITY PROVIDER.
13. CLEAR AND GRUB ALL BRUSH AND STUMPS AS NEEDED.
14. REMOVE AND SALVAGE CHAIN LINK FENCE, REPLACE AS NEEDED.
15. RAISE EXISTING GARAGE FLOOR TO ELEVATION SHOWN ON THE GRADING PLAN. SEE GEOTECHNICAL AND STRUCTURAL FOR MORE INFORMATION.
16. PROTECT UTILITY POLE AS NEEDED.
17. PROTECT EXISTING FENCE, REMOVE AND REINSTALL AS NEEDED.



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1:20

NORTH

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PROJECT STATUS
Not For Construction

Miller
ARCHITECTS & BUILDERS
320.251.4109 | 320.251.4693 fx
3335 West St Germain Street
PO Box 1228
St Cloud, MN 56302

I hereby certify that this plan, specifications 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.

Signature : Thomas J. Herkenhoff, P.E.

Reg. No. : 25520 Date : 09/30/20

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

LAKE MINNETONKA CARE CENTER
NEW CARE CENTER
16913 STATE HWY. 7
MINNETONKA, MINNESOTA 55345

REVISIONS

Issue ID	Issue Name	Issue Date

SHEET TITLE
DEMOLITION PLAN

DRAWN BY:	DATE:	PROJ. NO.
NJN	09/30/20	12206062.000

SHEET NO.
C100

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Paving plan

SYMBOL LEGEND

- NEW BITUMINOUS PAVEMENT SEE DETAIL 1/C500
- MATCH EXISTING PAVEMENT SECTION
- NEW 7" BITUMINOUS PAVEMENT OVER NEW 11" CRUSHED AGGREGATE BASE (CLASS 6) AND 12" SELECT GRANULAR SEE DETAIL 11/C500
- NEW LIGHT-DUTY CONCRETE PAVEMENT SEE DETAIL 2/C500
- NEW HEAVY-DUTY CONCRETE PAVEMENT SEE DETAIL 3/C500
- NEW STOOP SEE STRUCTURAL

WETLAND BUFFER NOTES

- PROPOSED WETLAND BUFFER AREA
- WL — DELINEATED WETLAND (SEPT. 2020)
- WETLAND BUFFER SIGN

REQUIRED BUFFER AREA (40' WIDTH) = 4,009 SF

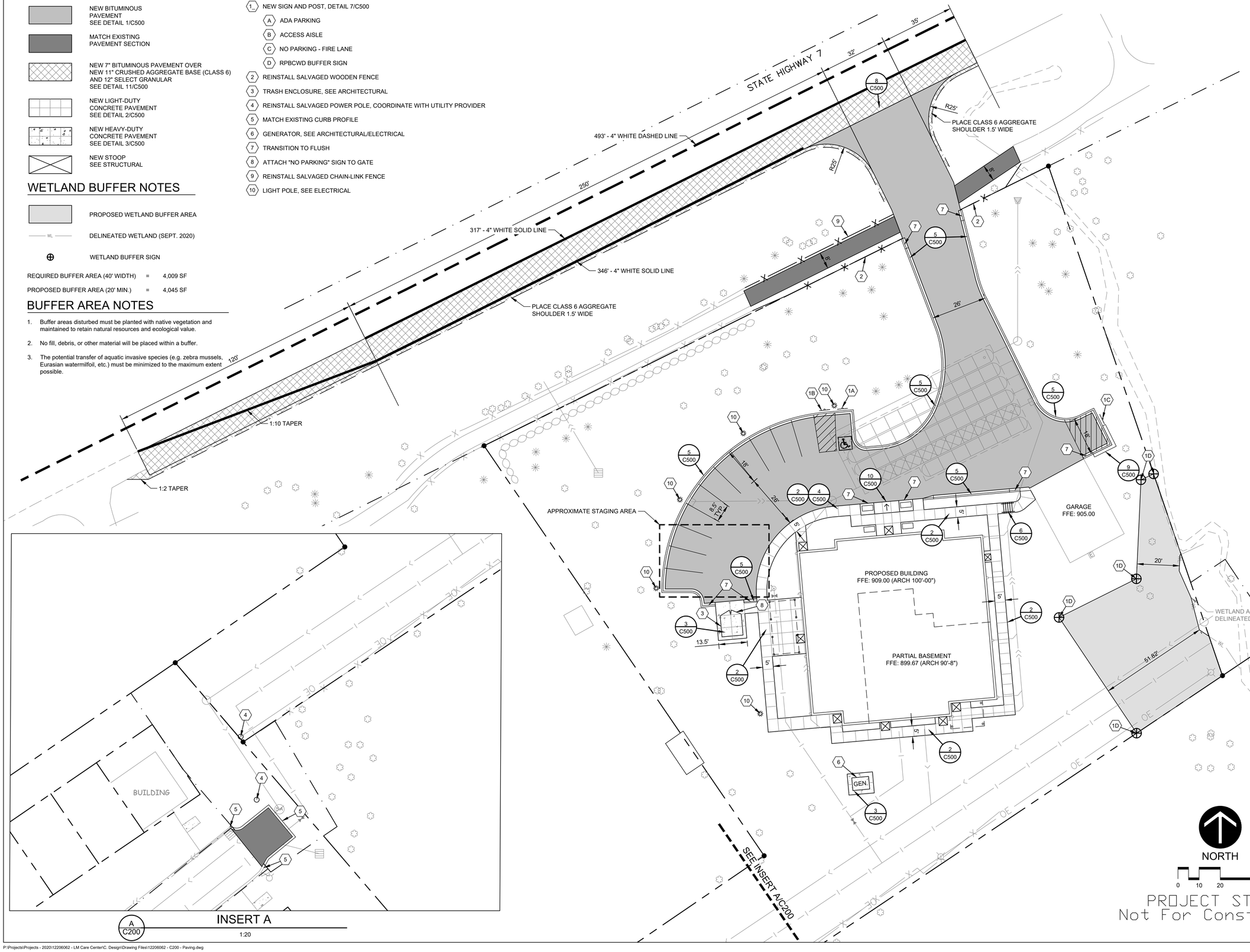
PROPOSED BUFFER AREA (20' MIN.) = 4,045 SF

BUFFER AREA NOTES

1. Buffer areas disturbed must be planted with native vegetation and maintained to retain natural resources and ecological value.
2. No fill, debris, or other material will be placed within a buffer.
3. The potential transfer of aquatic invasive species (e.g. zebra mussels, Eurasian watermilfoil, etc.) must be minimized to the maximum extent possible.

KEY NOTES

1. NEW SIGN AND POST, DETAIL 7/C500
   - A ADA PARKING
   - B ACCESS AISLE
   - C NO PARKING - FIRE LANE
   - D RPBCWD BUFFER SIGN
2. REINSTALL SALVAGED WOODEN FENCE
3. TRASH ENCLOSURE, SEE ARCHITECTURAL
4. REINSTALL SALVAGED POWER POLE, COORDINATE WITH UTILITY PROVIDER
5. MATCH EXISTING CURB PROFILE
6. GENERATOR, SEE ARCHITECTURAL/ELECTRICAL
7. TRANSITION TO FLUSH
8. ATTACH "NO PARKING" SIGN TO GATE
9. REINSTALL SALVAGED CHAIN-LINK FENCE
10. LIGHT POLE, SEE ELECTRICAL



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St Cloud, MN 56302

I hereby certify that this plan, specifications 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.

Signature : Thomas J. Herkenhoff, P.E.

Reg. No. : 25520 Date : 09/30/20

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

LAKE MINNETONKA CARE CENTER
NEW CARE CENTER
16913 STATE HWY. 7
MINNETONKA, MINNESOTA 55345

REVISIONS

Issue ID	Issue Name	Issue Date

SHEET TITLE
PAVING PLAN

DRAWN BY:	DATE:	PROJ. NO.
NJN	09/30/20	12206062.000

SHEET NO.
C200

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Grading Plan

SYMBOL LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- CONCRETE WASHOUT STATION (LOCATE DURING CONSTRUCTION)

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:

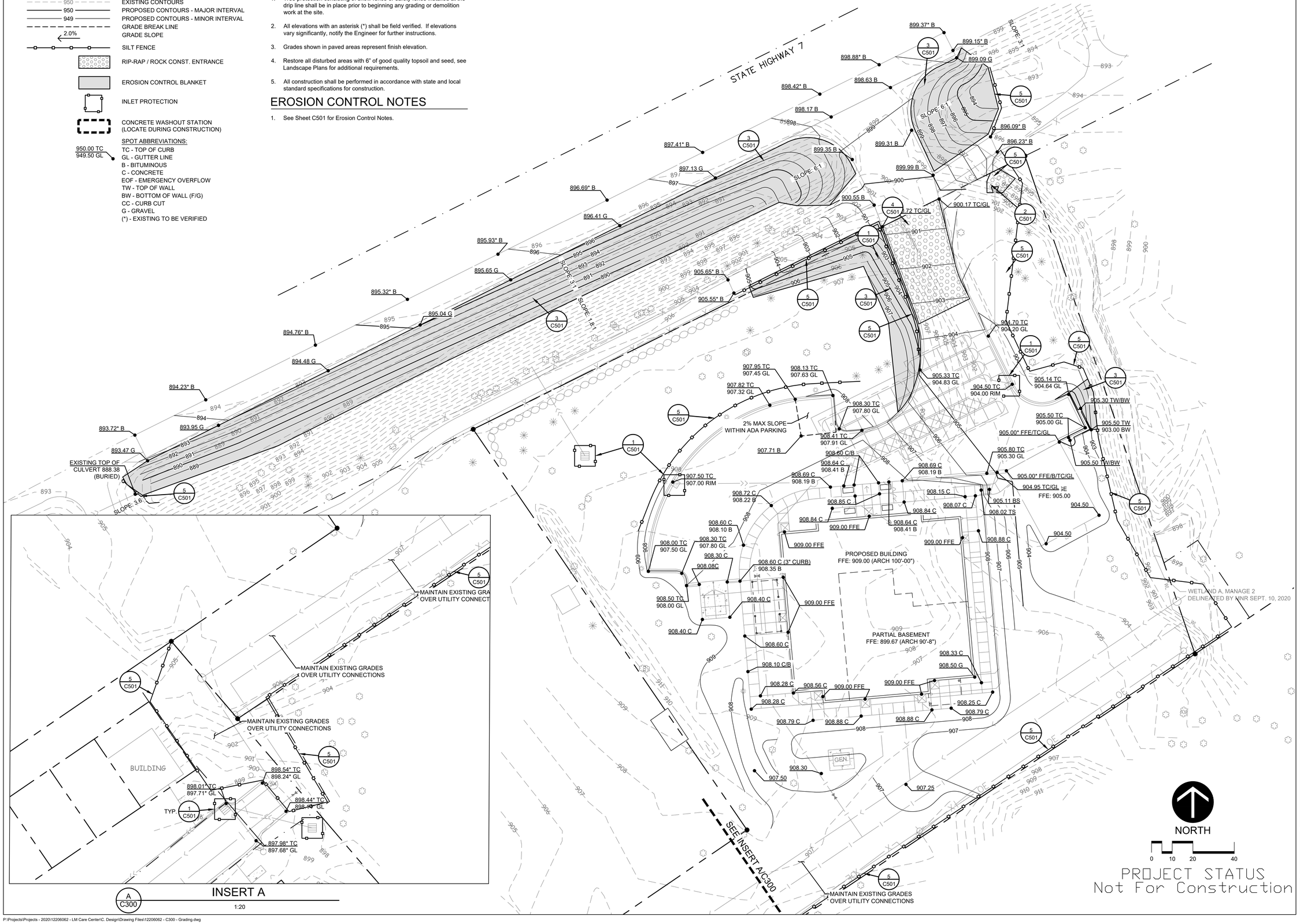
TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMINOUS
C - CONCRETE
EOF - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
CC - CURB CUT
G - GRAVEL
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 6" of good quality topsoil and seed, see Landscape Plans for additional requirements.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

EROSION CONTROL NOTES

1. See Sheet C501 for Erosion Control Notes.



A C300

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NORTH

0 10 20 40

PROJECT STATUS
Not For Construction

Miller
ARCHITECTS & BUILDERS
320.251.4109 | 320.251.4693 fx
3335 West St Germain Street
PO Box 1228
St Cloud, MN 56302

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Issue ID	Issue Name	Issue Date

SHEET TITLE
GRADING AND EROSION CONTROL PLAN

DRAWN BY:	DATE:	PROJ. NO.
NJN	09/30/20	12206062.000

SHEET NO.
C300

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Utility Plan

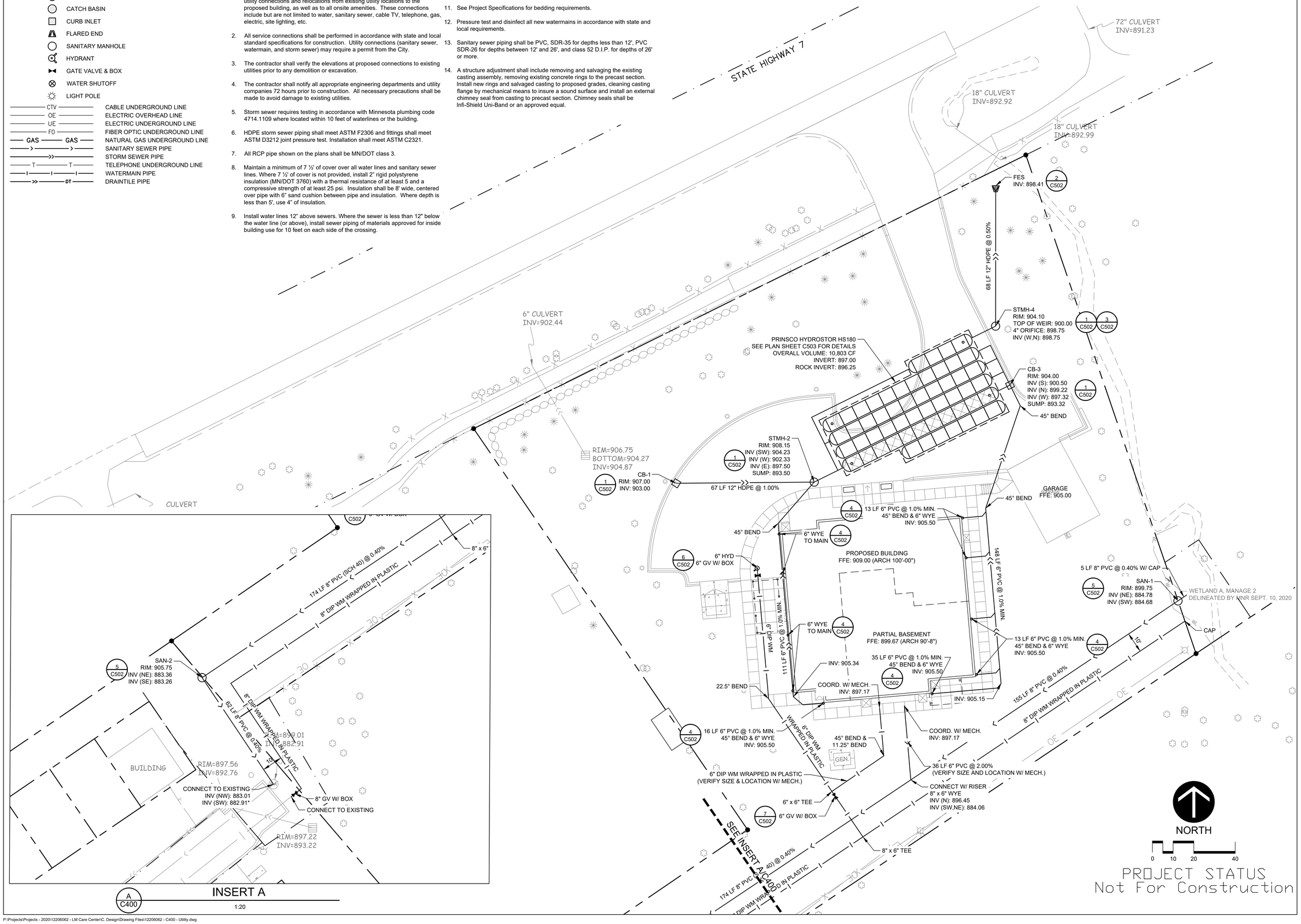
SYMBOL LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- FLARED END
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE & BOX
- WATER SHUTOFF
- LIGHT POLE

- CTV — CABLE UNDERGROUND LINE
- OE — ELECTRIC OVERHEAD LINE
- UE — ELECTRIC UNDERGROUND LINE
- FO — FIBER OPTIC UNDERGROUND LINE
- GAS — GAS — NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- T — T — TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DT — DRAINTILE PIPE

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. All RCP pipe shown on the plans shall be MN/DOT class 3.
8. Maintain a minimum of 7 ½' of cover over all water lines and sanitary sewer lines. Where 7 ½' of cover is not provided, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
9. Install water lines 12" above sewers. Where the sewer is less than 12" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
10. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
11. See Project Specifications for bedding requirements.
12. Pressure test and disinfect all new watermains in accordance with state and local requirements.
13. Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
14. A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.



A C400 — INSERT A
1:20

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UTILITY PLAN

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C400

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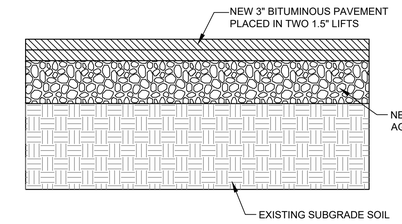

BITUMINOUS PAVEMENT SECTION

1 C500

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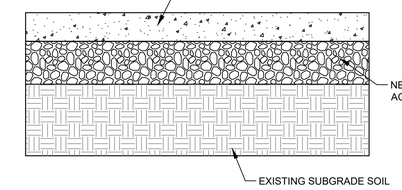
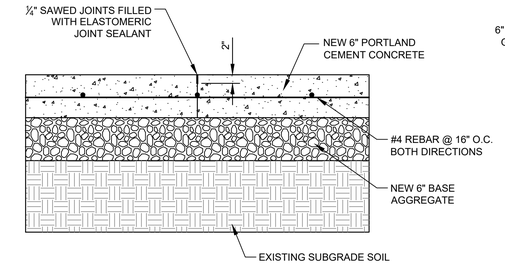


NOTE: VERIFY CONCRETE SECTION WITH GEOTECHNICAL

LIGHT-DUTY CONCRETE CONSTRUCTION DETAIL

2 C500

NOT TO SCALE



NOTE: VERIFY CONCRETE SECTION WITH GEOTECHNICAL

HEAVY-DUTY CONCRETE CONSTRUCTION DETAIL

3 C500

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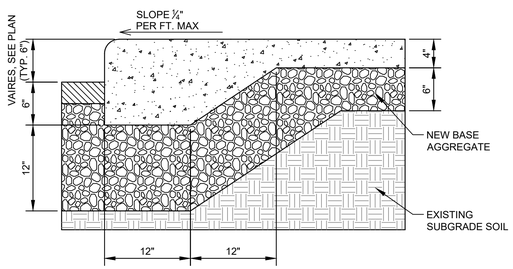
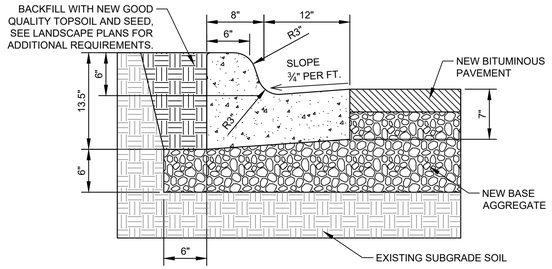


NOTE: VERIFY CONCRETE SECTION WITH GEOTECHNICAL

INTEGRAL CURB AND SIDEWALK DETAIL

4 C500

NOT TO SCALE

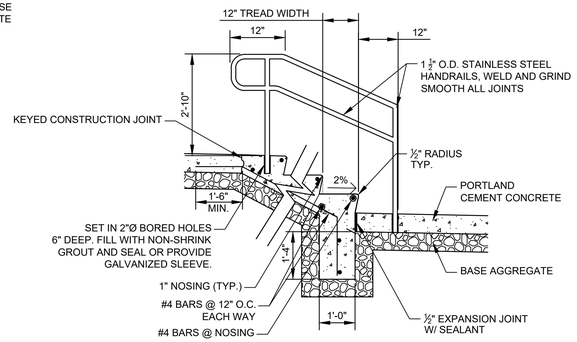


NOTE: TIP OUT GUTTER AS NEEDED TO ENSURE POSITIVE DRAINAGE.

B612 CONCRETE CURB & GUTTER DETAIL

5 C500

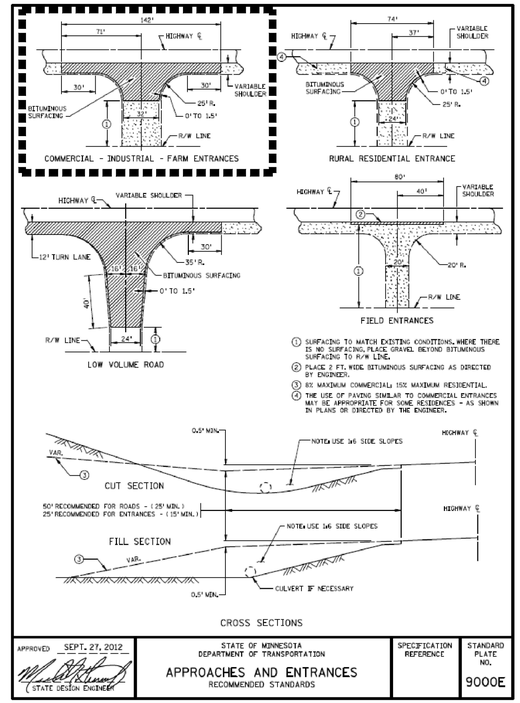
NOT TO SCALE



CONCRETE STAIR SECTION AND RAILING DETAIL

6 C500

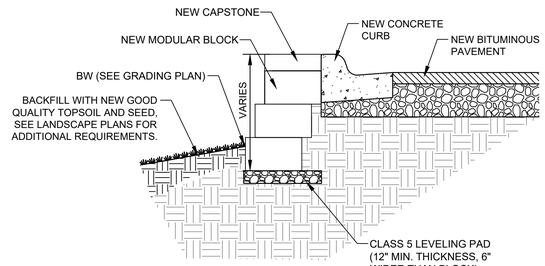
NOT TO SCALE



MNDOT APPROACHES AND ENTRANCES

8 C500

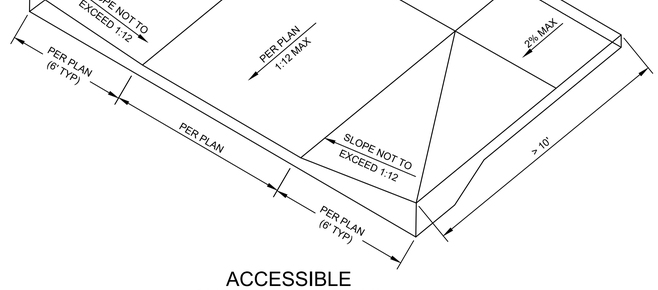
NOT TO SCALE



RETAINING WALL DETAIL

9 C500

NOT TO SCALE



ACCESSIBLE CURB RAMP DETAIL

10 C500

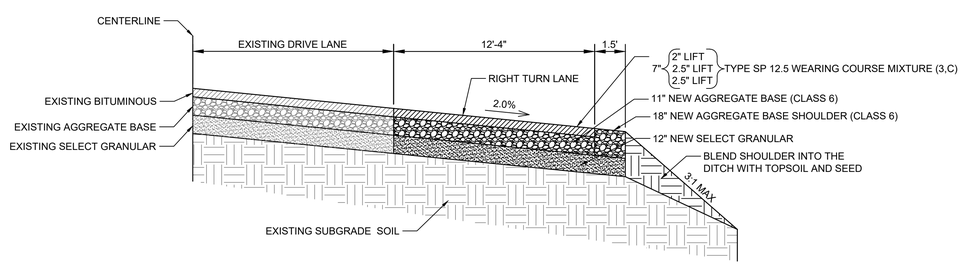
NOT TO SCALE

NOTES:
1. SIGN POSTS TO BE 18" BEHIND THE BACK OF CURB, UNLESS OTHERWISE DIRECTED.
2. ALL SIGNS TO BE INSTALLED IN ACCORDANCE WITH MMUTCD AND MNDOT 2017 SIGNS MANUAL.
3. ALL SIGNS SHALL BE REVIEWED AND APPROVED BY OWNER/ENGINEER PRIOR TO CONSTRUCTION.
4. SHARE POST WHERE APPLICABLE.

PARKING SIGN AND POST DETAIL

7 C500

NOT TO SCALE



NOTE: PAVEMENT SECTION VERIFIED WITH MnDOT (IZAAK PETERSON)

RIGHT TURN LANE

11 C500

NOT TO SCALE

PROJECT STATUS
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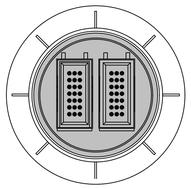
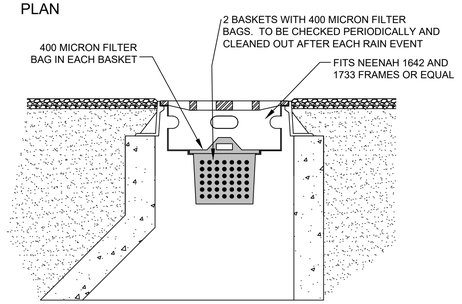


PLAN

FILTER AREA	5.65 FT²
OVERFLOW AREA	0.42 FT²
MAXIMUM OVERFLOW RATE (@ 7" HEAD)	1.99 CFS
MAXIMUM OVERFLOW RATE (@ 13" HEAD)	2.79 CFS
BASKET WEIGHT (EMPTY)	1 LB
BASKET WEIGHT (FULL-APPROX.)	45 LBS



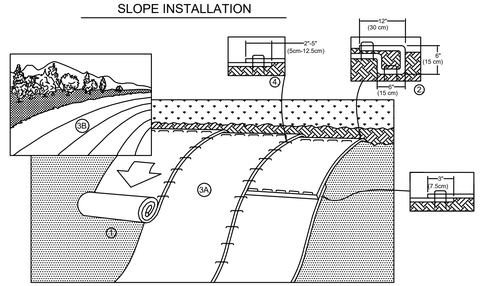
PROFILE

INFRASAFE INLET PROTECTION DEVICE (OR APPROVED EQ.)

1 / C501

NOT TO SCALE

SLOPE INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE

*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

NORTH AMERICAN GREEN
EROSION CONTROL Products Guaranteed SOLUTIONS
14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.nagreen.com

Category 4 Erosion Control Blanket:
North American Green S150 erosion control blanket or approved equal.

Top Net
Polypropylene
1.5 lbs/1,000 ft2
(0.73 kg/100 m2) approx. wt.

Bottom Net
Polypropylene
1.5 lbs/1,000 ft2
(0.73 kg/100 m2) approx. wt.

Straw Fiber
0.50 LBS/YD2
(0.27 KG/M2)

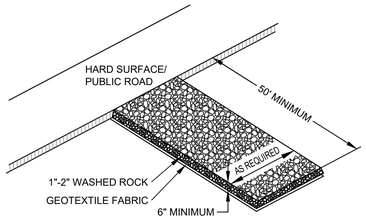
Thread
Photodegradable

Staples/Anchors:
The type of anchors used to secure the blanket to the ground shall be Steel wire11 Gauge 1" wide x 8" long.

EROSION CONTROL BLANKET

3 / C501

NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE

4 / C501

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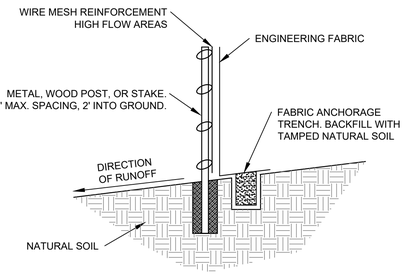
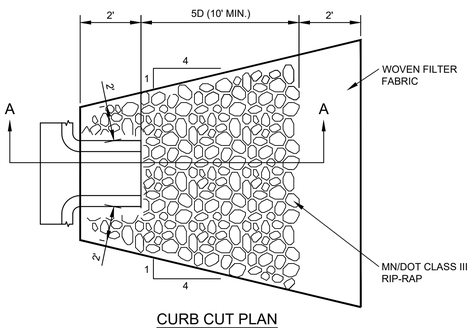


NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

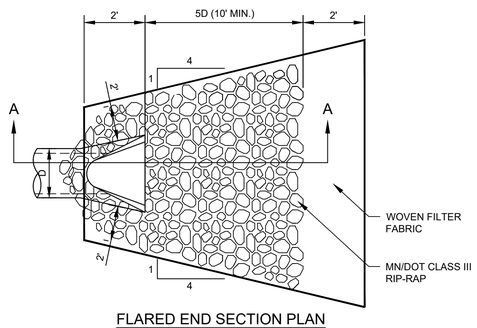
SILT FENCE INSTALLATION DETAIL

5 / C501

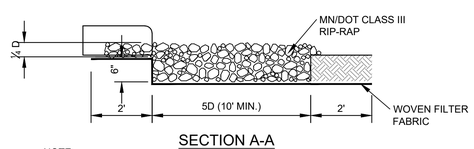
NOT TO SCALE



CURB CUT PLAN



FLARED END SECTION PLAN



SECTION A-A

NOTE:
500X MIRAFI FABRIC OR EQUAL

RIP-RAP DETAIL

2 / C501

NOT TO SCALE

EROSION CONTROL NOTES

1. Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
13. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All BMPs must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the capacity of the BMP. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All soils tracked onto pavement shall be removed daily.
18. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
19. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
20. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
21. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
23. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
26. Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.
27. Natural topography and soil conditions must be protected, including retention onsite of native topsoil to the greatest extent possible.
28. Construction should include minimization of the disturbance intensity and duration, including phasing of disturbance to minimize quantity of disturbed area at any one time.
29. Hydraulic mulching or other practices must be installed on slopes of 3:1 (H:V) or steeper to provide adequate stabilization.
30. Infiltration facilities must not be excavated to within 3 feet final grade until the contributing drainage area has been constructed and fully stabilized. Any accumulated sediment in an infiltration facility must be removed in manner that prevents compaction of the facility bottom. To provide a well-aerated, highly porous surface, the soils below an infiltration practice must be loosened to a minimum depth of 18 inches prior to installation or planting.
31. Final site stabilization shall specify that at least six inches of topsoil or organic matter be spread and incorporated into underlying soil during final site treatment wherever topsoil has been removed.
32. All temporary erosion prevention and sediment control BMPs must be removed upon final site stabilization.
33. The permittee must inspect all erosion prevention and sediment control facilities and soil stabilization measures to ensure integrity and effectiveness. The permittee must repair, replace or supplement all nonfunctional BMPs with functional BMPs within 48 hours of discovery and prior to the next precipitation event unless adverse conditions preclude access to the relevant area of the site, in which case the repair must be completed as soon as conditions allow. When active land-disturbing activities are not under way, the permittee must perform these responsibilities at least weekly until vegetative cover is established. The permittee will maintain a log of activities under this section for inspection by the District on request.

PROJECT STATUS
Not For Construction

Miller ARCHITECTS & BUILDERS
320.251.4109 | 320.251.4693 fx
3335 West St Germain Street
PO Box 1228
St Cloud, MN 56302

I hereby certify that this plan, specifications 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.

Signature : Thomas J. Herkenhoff, P.E.

Reg. No. : 25520 Date : 09/30/20

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
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LAKE MINNETONKA CARE CENTER
NEW CARE CENTER
16913 STATE HWY. 7
MINNETONKA, MINNESOTA 55345

REVISIONS

Issue ID	Issue Name	Issue Date

SHEET TITLE
DETAILS

DRAWN BY:	DATE:	PROJ. NO.
NJN	09/30/20	12206062.000

SHEET NO.
C501

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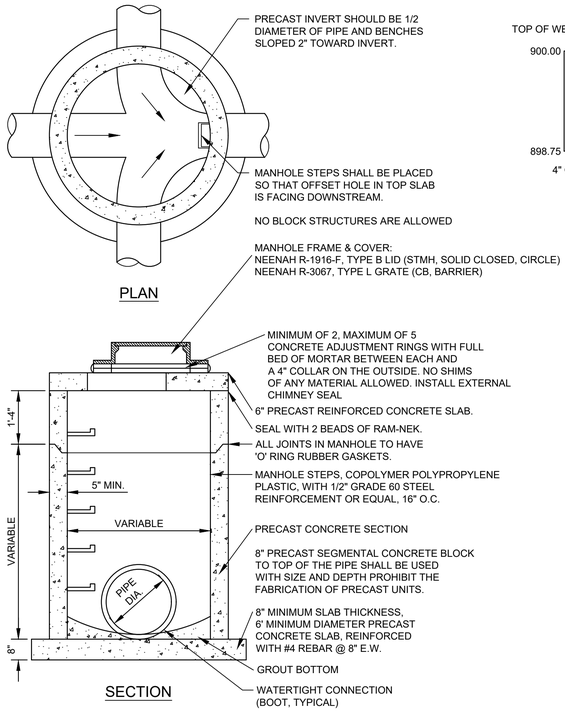
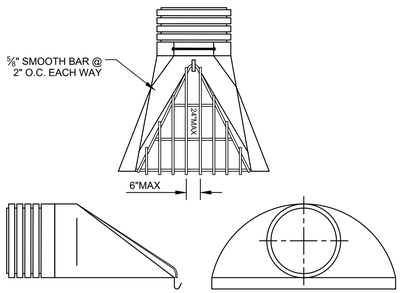


CATCH BASIN MANHOLE DETAIL

1 C502

NOT TO SCALE



FLARED END SECTION DETAIL

2 C502

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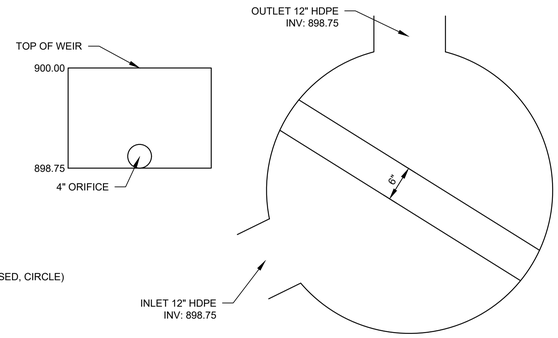
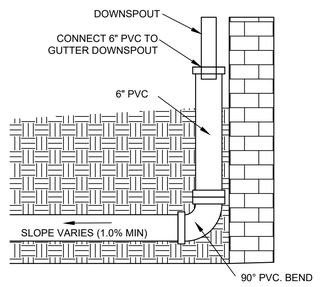


STMH-4 WEIR DETAILS

3 C502

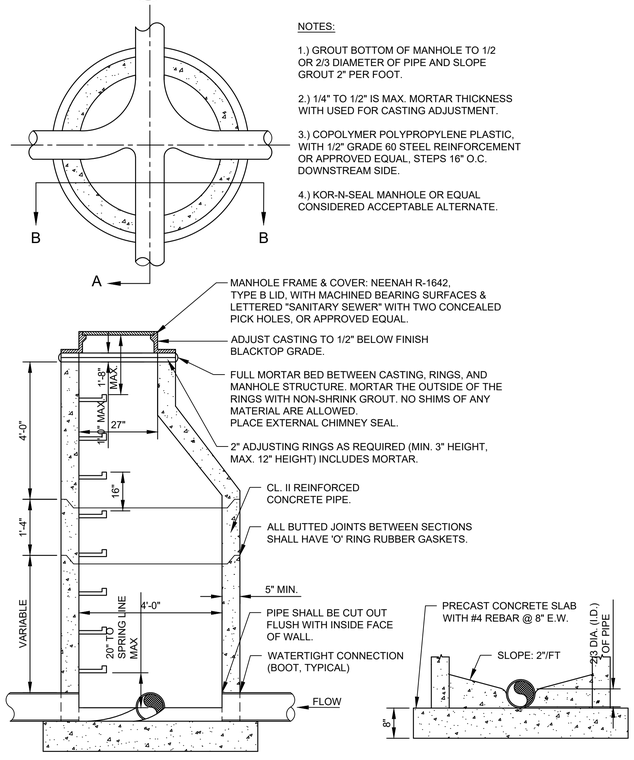
NOT TO SCALE



INLINE DRAIN DETAIL

4 C502

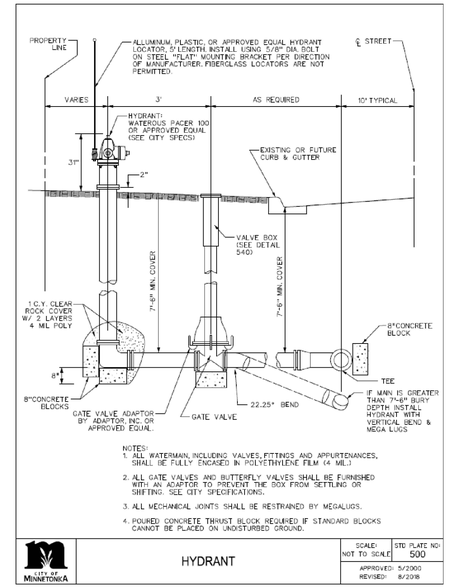
NOT TO SCALE



SANITARY SEWER JUNCTION MANHOLE DETAIL

5 C502

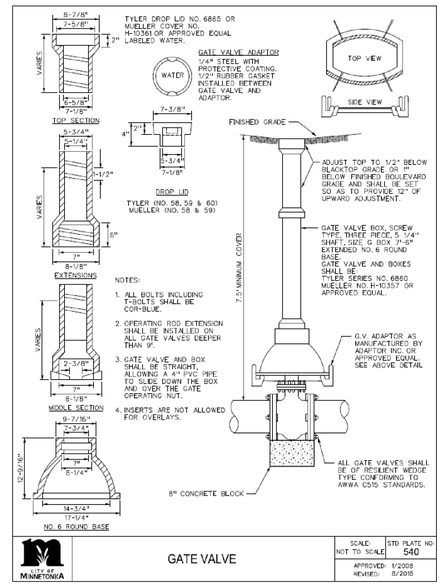
NOT TO SCALE



HYDRANT & GATE VALVE INSTALLATION DETAIL

6 C502

NOT TO SCALE



GATE VALVE DETAIL

7 C502

NOT TO SCALE

PROJECT STATUS
Not For Construction

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REVISIONS

Issue ID	Issue Name	Issue Date

SHEET TITLE: DETAILS

DRAWN BY:	DATE:	PROJ. NO.
NJN	09/30/20	12206062.000

SHEET NO. C502

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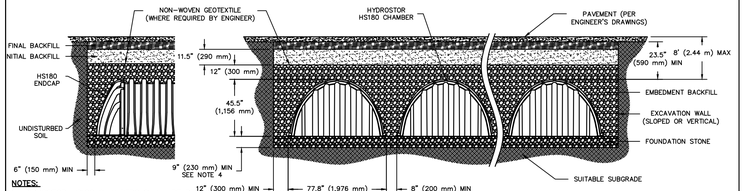

NOTES:

1. HYDROSTOR HS180 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418. HS180 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. SUBGRADE: TRENCH BOTTOMS WITH UNSTABLE OR UNYIELDING MATERIAL SHALL BE EXCAVATED TO A DEPTH DIRECTED BY THE ENGINEER AND REPLACED WITH SUITABLE MATERIAL. FOR UNSTABLE MATERIALS, GEOTEXTILE MAY BE USED TO STABILIZE THE TRENCH BOTTOM, IF DIRECTED BY THE ENGINEER. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING SUBGRADE SUITABILITY.
3. GEOTEXTILE: A 4 oz/yd² (136 g/m²) OR HEAVIER NON-WOVEN GEOTEXTILE FILTER FABRIC SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL SIZED 3/4 – 1 1/2 INCH (19 – 38 mm). A 6 oz/yd² (203 g/m²) NON-WOVEN GEOTEXTILE FILTER FABRIC SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL SIZED 1 1/2 – 2 INCH (38 – 51 mm). GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
4. FOUNDATION STONE: SUITABLE MATERIAL SHALL BE A 3/4 – 2 INCH (19 – 51 mm), WASHED, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH WASHED, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., WASHED, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. MINIMUM FOUNDATION STONE THICKNESS TO BE DETERMINED BY DESIGN ENGINEER. MINIMUM OF 9" (230 mm) RECOMMENDED. REFER TO PRINSCO DESIGN MANUAL FOR ADDITIONAL GUIDANCE. COMPACTION SHOULD BE DONE IN LIFTS OF NO MORE THAN 9 INCHES (230 mm) TO A DENSITY OF 95% STANDARD PROCTOR DENSITY.
5. EMBEDMENT BACKFILL: SUITABLE MATERIAL SHALL BE A 3/4 – 2 INCH (19 – 51 mm), WASHED, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH WASHED, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., WASHED, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. EMBEDMENT BACKFILL SHALL EXTEND FROM TOP OF BEDDING TO NOT LESS THAN 12 INCHES (300 mm) ABOVE THE TOP OF THE CHAMBER. NO COMPACTION IS REQUIRED BUT AN EFFORT SHOULD BE MADE TO HAND KNIFE STONE IN BETWEEN ALL CORRUGATIONS.
6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE A GRANULAR, WELL GRADED SOIL WITH LESS THAN 35% FINES OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10). MOST PAVEMENT SUBBASE MATERIALS FALL WITHIN THIS GRADING CRITERIA. INITIAL BACKFILL SHALL EXTEND FROM TOP OF EMBEDMENT BACKFILL TO NOT LESS THAN 23.5 INCHES (590 mm) ABOVE THE TOP OF THE CHAMBER. COMPACT TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
7. FINAL BACKFILL: SUITABLE MATERIALS SHALL BE ANY SOIL DIRECTED BY THE ENGINEER. FINAL BACKFILL SHALL EXTEND FROM TOP OF INITIAL BACKFILL TO NO MORE THAN 8 FEET (2.44 m) ABOVE THE TOP OF THE CHAMBER. COMPACTION LEVELS SHOULD FOLLOW ENGINEERS RECOMMENDATIONS.
8. MINIMUM COVER: FOR TRAFFIC APPLICATIONS A MINIMUM COVER OF 23.5 INCHES (590 mm) IS REQUIRED, MEASURED FROM THE TOP OF THE CHAMBER TO THE BOTTOM OF THE FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING MAY OCCUR, INCREASE COVER TO 30 INCHES (750 mm) FOR H–20 LOADING. ADDITIONAL COVER MAY BE REQUIRED FOR CONSTRUCTION LOADS.
9. MAXIMUM COVER: A COVER HEIGHT OF OVER 8 FEET (2.44 m) IS NOT RECOMMENDED. COVER HEIGHT IS MEASURED FROM THE TOP OF THE CHAMBER TO THE TOP OF THE PAVEMENT.
10. LOAD RATING: HS180 CHAMBERS ARE TRAFFIC RATED FOR H–20 VEHICLES WITH ADDITIONAL CONSIDERATION FOR LANE LOADING, COMMONLY REFERRED TO AS HL–93 LOAD RATING (AASHTO DESIGN TRUCK).

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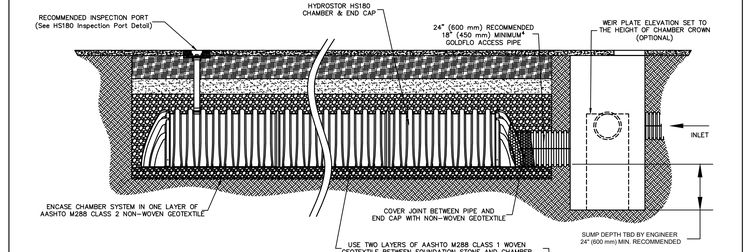
TITLE: HYDROSTOR HS180 – CROSS SECTION			REV
DRAWN BY: ARB	DATE: 02–Jun–17	DRAWING NUMBER:	
SCALE: NTS	SHEET: 1 OF 1	D–7–200A	



NOTES:

1. HYDROSTOR HS180 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418. HS180 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. GEOTEXTILE: TWO DIFFERENT GEOTEXTILES WILL BE USED IN CREATING A FUNCTIONING SEDIMENT ROW. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
   - A NON–WOVEN GEOTEXTILE FILTER FABRIC 4 oz/yd² (136 g/m²) OR HEAVIER SHOULD BE USED AROUND THE PERIMETER OF THE CHAMBER SYSTEM FOR EMBEDMENT BACKFILL MATERIAL SIZED 3/4 – 1 1/2 INCH (19–38 mm). A 6 oz/yd² (203 g/m²) NON–WOVEN GEOTEXTILE FILTER FABRIC SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL SIZED 1 1/2 – 2 INCH (38–51 mm). GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL.
   - TWO LAYERS OF 6 oz/yd² (203 g/m²) WOVEN FABRIC IS PLACED BETWEEN THE FOUNDATION AND THE CHAMBER FOR THE CREATION OF THE SEDIMENT ROW. THE TWO LAYERS PROVIDE A PROTECTIVE BARRIER FOR THE EMBEDMENT BACKFILL BUT STILL ALLOW WATER TO INFILTRATE INTO THE SYSTEM. THE WOVEN GEOTEXTILE IS DURABLE ENOUGH TO ALLOW JETTING TO CLEAN THE SEDIMENT ROW.
3. INSPECTION AND MAINTENANCE: INSPECTION OF THE SYSTEM SHOULD OCCUR BIANNUALLY TO ENSURE LARGE AMOUNTS OF SEDIMENT OR DEBRIS HAVE NOT BEEN DEPOSITED IN THE SEDIMENT ROW. DURING THE FIRST YEAR INSPECTION SHOULD OCCUR MORE FREQUENTLY DUE TO CONSTRUCTION SEDIMENT LOADING. TO CLEAN THE SYSTEM, A JET/VAC PROCESS CAN BE USED TO REMOVE SEDIMENT AND DEBRIS FROM THE SEDIMENT ROW. FOR MORE INFORMATION, REFER TO PRINSCO'S "RETENTION/DETENTION CLEANING AND MAINTENANCE" TECHNICAL NOTE.
4. ACCESS PIPE: PRINSCO RECOMMENDS A 24 INCH (600 mm) DIAMETER ACCESS PIPE TO THE SEDIMENT ROW. CONTACT YOUR LOCAL SALES REPRESENTATIVE WITH ANY QUESTIONS.

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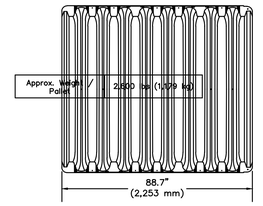
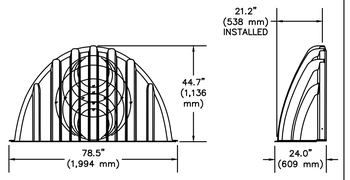
TITLE: HYDROSTOR HS180 – SEDIMENT ROW			REV
DRAWN BY: ARB	DATE: 02–Jun–17	DRAWING NUMBER:	
SCALE: NTS	SHEET: 1 OF 1	D–7–202	

HydroStor™ | HS180

Chamber Specifications	
Chamber Size (L x W x H)	88.7" x 77.8" x 45.5" (2,253 x 1,976 x 1,156 mm)
Installed Length	85.3" (2,167 mm)
Chamber Storage	113.6 ft³ (3.22 m³)
Min. Installed Storage*	180.0 ft³ (5.10 m³)
Weight	127 lbs (57.6 kg)
Chambers / Pallet	19



End Cap Specifications	
End Cap Size (L x W x H)	24.0" x 78.5" x 44.7" (609 x 1,994 x 1,136 mm)
Installed Length	21.2" (538 mm)
End Cap Storage	15.3 ft³ (0.43 m³)
Min. Installed Storage*	44.9 ft³ (1.27 m³)
Weight	52 lbs (23.6 kg)



*ASSUMES 12" (300 mm) STONE ABOVE CHAMBERS/END CAPS, 9" (230 mm) OF STONE FOR FOUNDATION STONE, 8" (200 mm) OF STONE BETWEEN CHAMBERS/END CAPS, 6" (150 mm) OF STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

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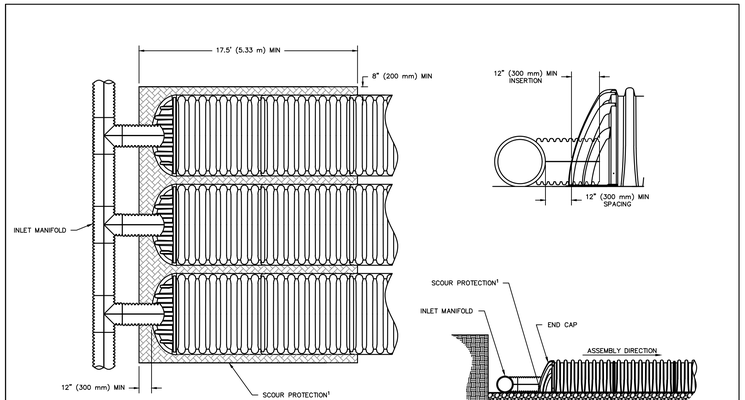
TITLE: HYDROSTOR HS180 – SPECIFICATION			REV
DRAWN BY: ARB	DATE: 02–Jun–17	DRAWING NUMBER:	
SCALE: NTS	SHEET: 1 OF 1	D–7–201	



NOTES:

1. SCOUR PROTECTION SHOULD USE A MIN 6 oz/yd² (203 g/m²) WOVEN GEOTEXTILE. GEOTEXTILE SHOULD MEET AASHTO M288 CLASS 1 SPECIFICATION.
2. SCOUR PROTECTION IS ONLY NEEDED WITH CHAMBER ROWS CONNECTED TO THE INLET MANIFOLD.

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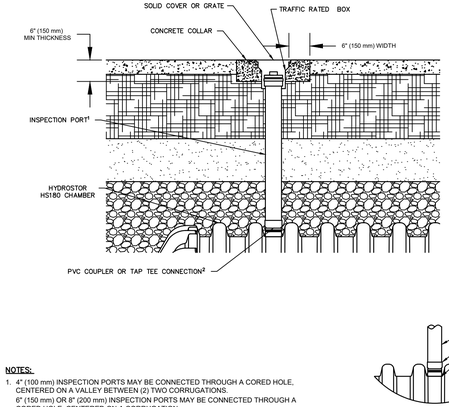
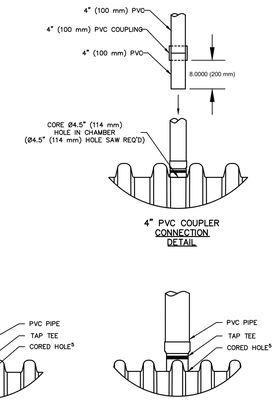
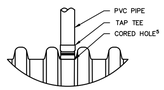
TITLE: HYDROSTOR HS180 – SCOUR PROTECTION			REV
DRAWN BY: ARB	DATE: 02–Jun–17	DRAWING NUMBER:	
SCALE: NTS	SHEET: 1 OF 1	D–7–207	







4" (100 mm) TAP TEE CONNECTION DETAIL (SEE NOTE 1)

6" (150 mm) & 8" (200 mm) TAP TEE CONNECTION DETAIL (SEE NOTE 1)

NOTES:

1. 4" (100 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A VALLEY BETWEEN (2) TWO CORRUGATIONS. 6" (150 mm) OR 8" (200 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A CORRUGATION.
2. TAP TEE CONNECTION CAN CONSIST OF QWICKSEAL, INSERTA TEE OR APPROVED ENGINEERING EQUIVALENT.
3. ALL PVC FITTINGS TO BE SOLVENT CEMENTED.
4. PVC MAY BE EITHER SDR 35 OR SCH 40
5. CORED HOLE SIZES AS FOLLOWS: 4" (100 mm) CUT TO 5" (125 mm); 6" (150 mm) CUT TO 7" (180 mm); 8" (200 mm) CUT TO 9" (230 mm)

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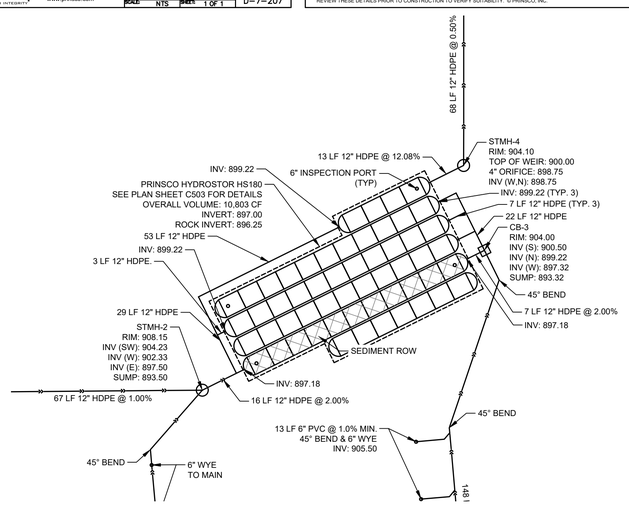
TITLE: HYDROSTOR HS180 – INSPECTION PORT			REV
DRAWN BY: ARB	DATE: 02–Jun–17	DRAWING NUMBER:	
SCALE: NTS	SHEET: 1 OF 1	D–7–203	



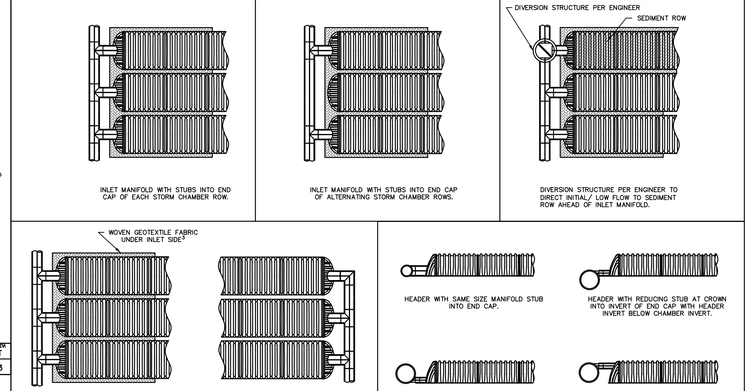


FIGURE 4. INLET MANIFOLD ON THE LEFT SIDE AND OUTLET MANIFOLD ON THE RIGHT SIDE.

NOTES:

1. THERE ARE MANY INLET HEADER AND OUTLET HEADER POSSIBILITIES. THE CONFIGURATIONS SHOWN ON THIS DRAWING ARE JUST A FEW OF THE OPTIONS.
2. INLET AND OUTLET MANIFOLDS SHALL BE INSERTED AT LEAST 12" (300 mm) INTO CHAMBER END CAPS. MANIFOLD HEADERS SHALL BE AT LEAST 12" (300 mm) FROM THE BASE OF THE END CAPS.
3. PRINSCO RECOMMENDS A SCOUR CONTROL MEASURE AT INLETS SUCH AS A WOVEN GEOTEXTILE FABRIC TO PROTECT FOUNDATION STONE. REFER TO PRINSCO'S SCOUR PROTECTION DETAIL.

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TITLE: HYDROSTOR CHAMBER – HEADER CONFIGURATIONS			REV
DRAWN BY: ARB	DATE: 02–Jun–17	DRAWING NUMBER:	
SCALE: NTS	SHEET: 1 OF 1	D–7–100	

PROJECT STATUS
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Reg. No. : 25520 Date : 09/30/20

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SHEET TITLE: DETAILS

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NJN	09/30/20	12206062.000

SHEET NO.: C503

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STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

PROJECT DESCRIPTION / LOCATION

THE PROJECT CONSISTS OF A NEW BUILDING, PARKING LOT, UTILITY CONSTRUCTION, STORMWATER INFILTRATION BASIN, AND ALL ASSOCIATED GRADING AND EROSION CONTROL MEASURES. THE PROJECT SITE IS LOCATED AT 16913 STATE HWY 7, MINNETONKA, MN 55345. STORMWATER RUNOFF FROM THE EXISTING SITE DRAINS TO THE HWY 7 DITCH, THE EAST WETLAND, AND OFF SITE TO THE SOUTH.

THE PROJECT INCLUDES:
*GRADING
*UTILITIES
*STORM SEWER
*TURF ESTABLISHMENT

PLANS

THE PLANS SHOW THE PROJECT LIMITS.

ENVIRONMENTALLY SENSITIVE AREAS

PUBLIC WATERS LOCATED WITHIN 1 MILE OF THE PROJECT BOUNDARY AREA IDENTIFIED IN THE TABLE BELOW.

RECEIVING WATERS

PURGATORY CREEK

IMPAIRMENT

NONE

OUTSTANDING RESOURCE VALUE WATERS (ORVWs)

NONE

CALCAREOUS FENS

THERE ARE NO CALCAREOUS FENS WITHIN 1 MILE OF THE PROJECT BOUNDARY.

ARCHAEOLOGICAL, HISTORICAL, AND ARCHITECTURAL RESOURCES

THERE ARE NO ARCHAEOLOGICAL, HISHORICAL, OR ARCHITECTURAL RESOURCES WITHIN THE PROJECT BOUNDARY.

ENDANGERED AND THREATENED SPECIES REVIEW

THERE ARE NO ENDANGERED OR THREATENED SPECIES IDENTIFIED WITHIN THE PROJECT BOUNDARY.

TOTAL MAXIMUM DAILY LOAD (TMDL) WATERS

NA

LAND FEATURE CHANGES

TOTAL PROJECT AREA DISTURBED:	1.77 ACRES±
TOTAL EXISTING IMPERVIOUS SURFACE AREA:	1.28 ACRES
TOTAL EXISTING PERVIOUS SURFACE AREA:	5.48 ACRES
TOTAL PROPOSED IMPERVIOUS SURFACE AREA:	1.67 ACRES
TOTAL PROPOSED PERVIOUS SURFACE AREA:	5.09 ACRES

TIMING OF BMP INSTALLATION

THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS SHALLL BE INSTALLED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY DEMOLITION AND/OR CONSTRUCTION.

DRAINAGE COMPUTATIONS

STORMWATER RUNOFF FROM THE SITE IS DIRECTED TO THE NEW INFILTRATION BASIN TO MEET WATER QUALITY REQUIREMENTS, THEN TO THE EXISTING HIGHWAY DITCH AND WETLAND.

PROJECT CONTACTS

PROJECT ENGINEER:
LARSON ENGINEERING
816 WEST ST. GERMAIN, SUITE 38
ST. CLOUD, MN 56301
320-774-1944

OWNER:
JEFF SPRINKLE
20395 SUMMERVILLE ROAD
DEEPHAVEN, MN 55331
612-202-1554

CONTRACTOR:
MILLER ARCHITECTS AND BUILDERS
3335 WEST ST. GERMAIN
PO BOX 1228
ST. CLOUD, MN 56301
320-251-4109

MPCA 24 HOUR EMERGENCY NOTIFICATION:

651-649-5451
800-422-0798

SWPPP DESIGN, INSTALLATION & MANAGEMENT

DESIGN: TOM HERKENHOFF (LARSON ENGINEERING) 320.428.5824

INSTALLER: TBD

MANAGEMENT: TBD

CONSTRUCTION NOTES

CONSTRUCTION SHALL BE GOVERNED BY THE PROJECT MANUAL. THE CONTRACTOR SHALL KEEP AND MAINTAIN THE INSPECTION AND MAINTENANCE RECORDS.

PERMANENT STORMWATER MANAGEMENT

PERMANENT STORM WATER IS BEING TREATED BY THE INFILTRATION BASIN LOCATED ON SITE. THE OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE INFILTRATION BASIN, RAIN GUARDIAN, AND UPSTREAM CATCH BASIN SUMPS AFTER PROJECT COMPLETION AND ACCEPTANCE.

SEQUENCE OF CONSTRUCTION ACTIVITIES

1. INSTALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLANS.
2. COMPLETE THE REMOVALS AS NOTED ON THE PLANS.
3. CONSTRUCT ALL TEMPORARY SEDIMENT TRAPS.
4. CONSTRUCT DOWNSTREAM STORM SEWER.
5. CONDUCT SITE GRADING.
6. TEMPORARILY SEED DENUDED AREAS PER NPDES REQUIRMENTS.
7. CONTINUALLY STABILIZE THE NORMAL WETTER PERIMETER OF ALL AREAS WITHIN THE 200 LINEAL FEET OF THE SURFACE WATER OR THE PROPERTY EDGE.
8. COMPLETE PERMANENT STABILIZATION.

BMP PROJECT QUANTITY ESTIMATE

(QUANTITIES ARE AN ESTIMATE ONLY AND MAY VARY)

SILT FENCE:	1,175 LF
INLET PROTECTION:	5 EA
TEMPORARY TURF ESTABLISHMENT:	0.50 AC±
PERMANENT TURF ESTABLISHMENT:	1.04 AC±
EROSION CONTROL BLANKET:	1,350 SY±
ROCK CONSTRUCTION ENTRANCE:	1 EA

STORM WATER POLLUTION PREVENTION PLAN (CONSTRUCTION ACTIVITY REQUIREMENTS)

1. THE CONTRACTOR WILL NEED TO IDENTIFY AN EROSION CONTROL SUPERVISOR IN GOOD STANDING WHO WILL BE KNOWLEDGEABLE AND HAS THE APPROPRIATE MPCA LICENSURE IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL, BEST MANAGEMENT PRACTICES.
2. EROSION CONTROL MEASURES SHOWN THE EROSION CONTROL PLAN ARE THE ABSOLUTE MINIMUM. THE CONTRACTOR SHALL INSTALL TEMPORARY EARTH DIKES, SEDIMENT TRAPS OR BASINS, ADDITIONAL SILTATION FENCING, AND/OR DISK THE SOIL PARALLEL TO THE CONTOURS AS DEEMED NECESSARY TO FURTHER CONTROL EROSION. ALL CHANGES SHALL BE RECORDED IN THE SWPPP.
3. THE EROSION CONTROL SUPERVISOR WILL WORK WITH THE PROJECT ENGINEER TO OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS BEFORE, DURING AND AFTER CONSTRUCTION AS REQUIRED. THE BMP MEASURES SHALL REFERENCE CITY BMP DETAILS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COMPLY WITH THE CONSTRUCTION STORMWATER PERMIT.
5. THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE, THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.
6. THE CONTRACTOR WILL PREPARE A WRITTEN WEEKLY SCHEDULE OF PROPOSED EROSION CONTROL ACTIVITIES FOR THE PROJECT ENGINEERS APPROVAL.
7. THE CONTRACTOR WILL PREPARE AND SUBMIT A SITE PLAN FOR THE FOR THE PROJECT ENGINEERS APPROVAL FOR WORK IN CRITICAL AREAS AS IDENTIFIED ON THE PLANS OR AS REQUESTED BY THE PROJECT ENGINEER.
8. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY REMOVAL WORK AND/OR DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED.
9. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 7 DAYS OR AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE THAT HAS TEMPORARY OR PERMANENT CONSTRUCTION ACTIVITY COMPLETION.
10. WORK IN DRAINAGE SWALES OR THE NORMAL WETTED PERIMETER OF ANY SURFACE WATER WILL REQUIRE STABILIZATION WITHIN 24 HOURS OF CONNECTION. THESE AREAS WILL INCLUDE ALL AREAS THAT DRAIN WATER WITHIN 200 FEET FROM THE PROPERTY EDGE OR POINT OF DISCHARGE TO ANY SURFACE WATER. RAPID STABILIZATION WILL BE USED IN THESE AREAS.
11. DITCHES AND EXPOSED SOILS MUST BE KEPT IN A SMOOTH ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES AND BLANKETS.
12. ALL EXPOSED SOIL AREAS WILL BE STABILIZED PRIOR TO THE ONSET OF WINTER. ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED, SEEDED, OR BLANKETED.
13. SEDIMENT CONTROL DEVICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. THE TIMING OF THE INSTALLATION OF THE SEDIMENT CONTROL DEVICES CAN BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING AND GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL DEVICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED IN ACCORDANCE WITH THE NPDES PERMIT.
    A. SILT FENCE SHALL BE INSTALLED SO THAT IT FOLLOWS AS CLOSE AS POSSIBLE TO A SINGLE CONTOUR TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOWS DOWN GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS WITH THE SILT FENCE J-HOODED AT A MAXIMUM OF 100 FOOT INTERVALS AND SHALL CONTAIN NO MORE THAN 1/4 ACRE OF DRAINAGE AREA.
    B. DITCH CHECKS WILL BE INSTALLED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
        * TEMPORARY DITCH CHECKS WILL CONSIST OF USING ROCK DITCH CHECKS AND ROCK WEEPERS IN FRONT OF CULVERT INLETS.
    C. SEDIMENT DAMAGE FROM STOCKPILES WILL BE MINIMIZED BY PLACING A ROW OF SILT FENCE 6 FEET FROM THE TOE.
    D. ALL EXPOSED STOCKPILES LEFT FOR A PERIOD OF TIME SHALL BE TEMPORARILY STABILIZED ACCORDING TO THE NPDES PERMIT REQUIREMENTS BUT IN NO CASE LATER THAN 7 DAYS.
14. STREET SURFACES SHALL BE SWEPT WITHIN 24 HOURS OF DISCOVERY OF SEDIMENT OR TRACKING WITH A VACUUM OPERATED BROOM SWEEPER. NO OPEN-BROOM SWEEPERS WILL BE ALLOWED.
15. STORM SEWER INLETS WILL BE PROTECTED WITH THE APPROPRIATE BMPS FOR EACH SPECIFIC PHASE OF CONSTRUCTION.
16. THE CONTRACTOR WILL COMPLY WITH THE REQUIREMENTS REGARDING POLLUTION PREVENTION MANAGEMENT DURING CONSTRUCTION, WHICH WILL INCLUDE PROVIDING:
    A. CONCRETE WASHOUT FACILITIES/PROCESSES ACCORDING TO THE NDPES PERMIT REQUIREMENTS
    B. SOLID WASTE COLLECTION AND REMOVAL
    C. SECONDARY CONTAINMENT
    D. HAZARDOUS WASTE STORAGE CONTAINERS AND SPILL KITS

** INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. RAINFALL SHALL BE MEASURED USING AN ONSITE RAIN GAUGE.

17. BUILDING PRODUCTS WITH POLLUTANT POTENTIAL SHALL BE STORED UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS) OR IN SECURE CABINETS TO MINIMIZE CONTACT WITH STORMWATER.
18. CHEMICALS (PESTICIDES HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC.) SHALL BE STORED UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS) OR IN SECURE CABINETS TO MINIMIZE CONTACT WITH STORMWATER.
19. HAZARDOUS MATERIALS AND TOXIC WASTE (OIL, GAS, PAINT, ETC.) SHALL BE STORED IN SEALED CONTAINERS IN A STORAGE AREA WITH RESTRICTED ACCESS. STORAGE AREAS SHALL BE PROVIDED WITH SECONDARY CONTAINMENT PER MINNESOTA CHAPTER 7045. ALL DISPOSAL SHALL BE IN ACCORDANCE WITH STATE REGULATIONS.
20. COLLECTION, STORAGE, AND DISPOSAL OF SOLID WASTE SHALL COMPLY WITH MINNESOTA ADMINISTRATIVE RULES 7035.0300 TO 7035.2915. STORAGE OF GARBAGE, REFUSE, AND OVERSIZE WASTE SHALL COMPLY WITH 7035.0700. RENOVATION AND DEMOLITION OPERATIONS SHALL COMPLY WITH 7035.0805.
21. PORTABLE TOILETS SHALL BE MANAGED IN ACCORDANCE WITH MINNESOTA ADMINISTRATIVE RULES CHAPTER 7041.
22. FUELING OF VEHICLES AND EQUIPMENT WILL BE PERFORMED IN A DESIGNATED, CONTAINED AREA. SPILL KITS SHALL BE READILY AVAILABLE AND DISPOSAL SHALL BE IN ACCORDANCE WITH STATE REGULATIONS. SPILLS WILL BE REPORTED IN ACCORDANCE WITH MINNESOTA STATUTE 115.061.
23. WASHING OF VEHICLES AND EQUIPMENT WILL BE PERFORMED IN A DESIGNATED, CONTAINED AREA. RUNOFF FROM THE WASHING AREA SHALL BE CONTAINED IN A SEDIMENT BASIN AND WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE REGULATIONS.
24. CONCRETE AND WASHOUT WASTES (STUCCO, PAINT, RELEASE OILS, CURING COMPOUNDS, ETC.) SHALL BE PERFORMED IN A DESIGNATED, CONTAINED AREA, SO THAT WASTES DON NOT CONTACT THE GROUND. LIQUID AND SOLID WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE REGULATIONS. A SIGN SHALL BE POSTED AT THE WASHOUT AREA FOR IDENTIFICATION AND INSTRUCTIONS.
25. DEWATERING OR BASIN DRAINING ACTIVITIES OF TURBID OR SEDIMENT LADEN WATER WILL BE DISCHARGED TO TEMPORARY SEDIMENT BASINS WHENEVER POSSIBLE. IN THE EVENT THAT IT IS NOT POSSIBLE TO DISCHARGE THE SEDIMENT LADEN WATER TO A TEMPORARY SEDIMENT BASIN THE WATER MUST BE TREATED SO THAT IT DOES NOT ADVERSELY AFFECT RECEIVING WATERS OR DOWNSTREAM LANDOWNERS.
26. THE CONTRACTOR WILL NEED TO PROVIDE A LICENSED EROSION CONTROL SUPERVISOR WHO CAN INSPECT THE SITE FOR NDPES PERMIT COMPLIANCE. MAINTENANCE OF ALL BEST MANAGEMENT PRACTICES (BMPS) WILL BE REQUIRED AS SET FORTH IN THE PREVIOUSLY NAMED SECTIONS.
    A. THE EROSION CONTROL SUPERVISOR WILL NEED TO CONDUCT ROUTINE INDPECTIONS OF THE ENTIRE CONSTRUCTION SITE AS REQUIRED BY THE NPDES PERMIT
    B. DATE AND TIME OF INSPECTION
    C. NAME OF PERSONS CONDUCTING INSPECTIONS
    D. CORRECTIVE ACTIONS TAKEN
    E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS
    F. DOCUMENTS AND CHANGES MADE TO THE SWPPP
    G. MAINTANENCE ACTIVITIES
27. MAINTENANCE WILL BE PERFORMED WITHIN A PERIOD PER PERMIT REQUIREMENTS.
    A. SILT FENCE REPAIRS SHOULD BE MADE WHEN IT BECOMES NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT OF THE FENCE
    B. INLET PROTECTION DEVICES SHOULD BE REPAIRED WHEN THEY BECOME NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT AND/OR DEPTH OF THE DEVICE
    C. TEMPORARY SEDIMENT BASIN MUST HAVE THE SEDIMENT REMOVED ONCE THE SEDIMENT HAS REACHED 1/2 THE STORAGE VOLUME
    D. TRACKED SEDIMENT MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OF OFF SITE TRACKING ONTO PAVED SURFACES
    E. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL BMPS UNTIL WORK HAS BEEN COMPLETED, SITE HAS GONE UNDER FINAL STABILIZATION, AND THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MPCA IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT
28. BURNING OF TREES, BRUSH, OR OTHER VEGETATED MATERIAL IS NOT ALLOWED WITHIN THE PROJECT BOUNDARIES.
29. THE CONTRACTOR MAY SKIP TEMPORARY OR RAPID STABILIZATION METHODS IF THEY CHOOSE TO STABILIZE AN AREA WITH PERMANENT STABILIZATION WITHIN THE APPROPRIATE TIME FRAMES OUTLINED IN THE PERMIT FOR THE DIFFERENT ACTIVITIES.
30. IF TEMPORARY OR PERMANENT COVER WILL NOT BE ESTABLISHED BY NOVEMBER 15, PROVIDE ADEQUATE MEASURES TO CONTROL SPRING EROSION AND SEDIMENTATION.
31. ALL SEDIMENT DEPOSITED INTO A WATER OF THE STATE MUST BE REMOVED IMMEDIATELY OR AS REQUIRED BY THE NPDES PERMIT.
32. OUTLETS INTO SURFACE WATERS SHALL BE STABILIZED WITH ENERGY DISSIPATION WITHIN 24 HOURS. ALL RIP RAP SHALL BE INSTALLED WITH A FILTER MATERIAL OR SOIL SEPARATION AND COMPLY WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
33. A 50 FOOT NATURAL BUFFER SHALL BE PRESERVED ADJACENT TO SURFACE WATERS. IF WORK ENCROACHES THE SURFACE WATER AS A COMPONENT OF THE WORK, REDUNDANT SEDIMENT CONTROLS SHALL BE INSTALLED.
34. ALL FILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE FILTRATION AREA AND THESE AREAS ARE TO BE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE FILTRATION AREA. ONLY LOW IMPACT EQUIPMENT SHALL BE ALLOWED IN THE FILTRATION AREAS WHICH SHALL BE STAKED AND MARKED OFF.

PROJECT STATUS
Not For Construction

Miller ARCHITECTS & BUILDERS
320.251.4109 | 320.251.4693 fx
3335 West St Germain Street
PO Box 1228
St Cloud, MN 56302

I hereby certify that this plan, specifications 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.

Signature : Thomas J. Herkenhoff, P.E.

Reg. No. : 25520 Date : 09/30/20

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

LAKE MINNETONKA CARE CENTER
NEW CARE CENTER
16913 STATE HWY. 7
MINNETONKA, MINNESOTA 55345

REVISIONS

Issue ID	Issue Name	Issue Date

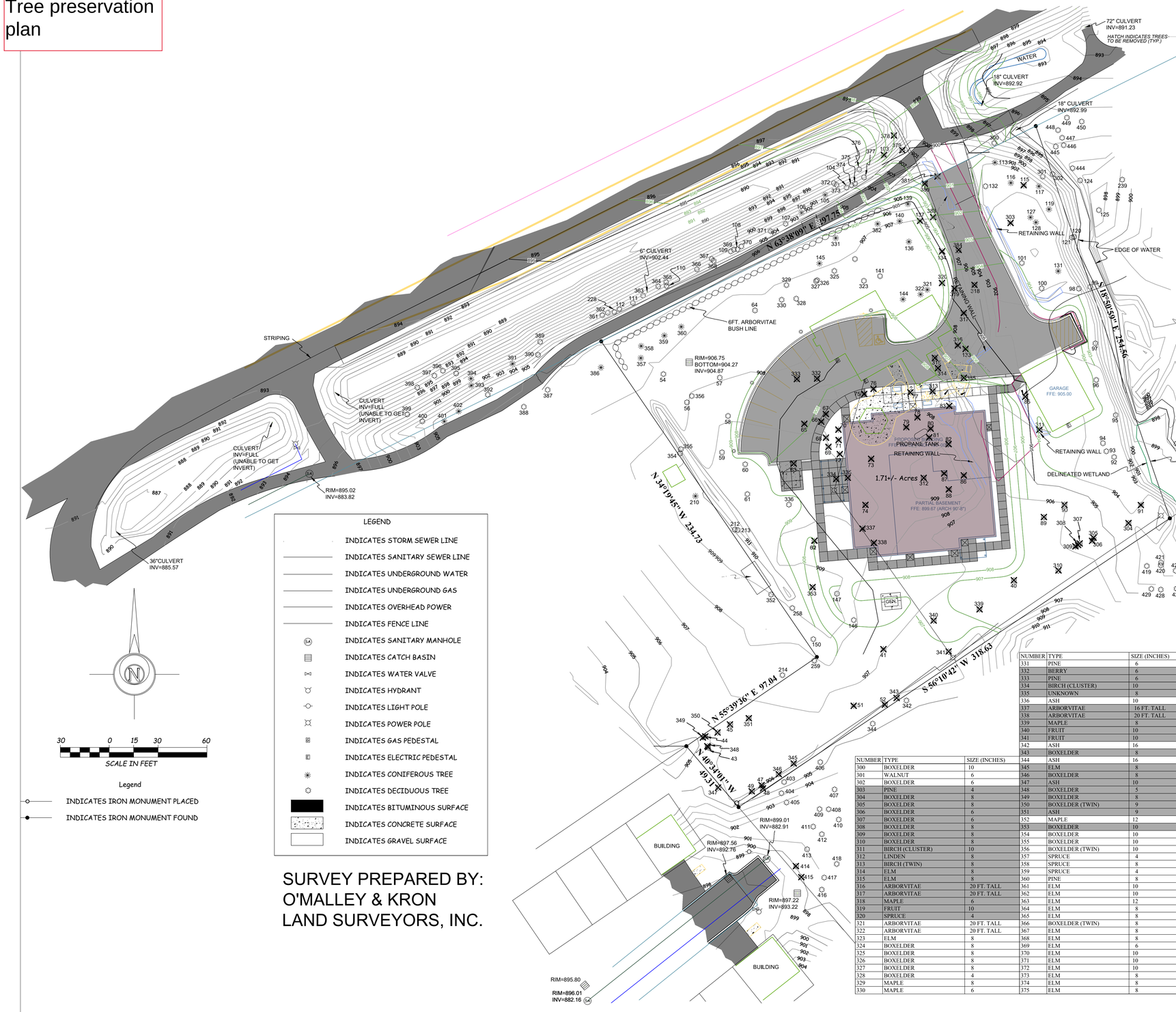
SHEET TITLE
SWPPP

DRAWN BY:	DATE:	PROJ. NO.
NJN	09/30/20	12206062.000

SHEET NO.
C600

P:\Projects\Projects - 2020\12206062 - LM Care Center\C. Design\Drawing Files\12206062 - C600 - SWPPP.dwg

Tree preservation plan



LEGEND

- INDICATES STORM SEWER LINE
- INDICATES SANITARY SEWER LINE
- INDICATES UNDERGROUND WATER
- INDICATES UNDERGROUND GAS
- INDICATES OVERHEAD POWER
- INDICATES FENCE LINE
- INDICATES SANITARY MANHOLE
- INDICATES CATCH BASIN
- INDICATES WATER VALVE
- INDICATES HYDRANT
- INDICATES LIGHT POLE
- INDICATES POWER POLE
- INDICATES GAS PEDESTAL
- INDICATES ELECTRIC PEDESTAL
- INDICATES CONIFEROUS TREE
- INDICATES DECIDUOUS TREE
- INDICATES BITUMINOUS SURFACE
- INDICATES CONCRETE SURFACE
- INDICATES GRAVEL SURFACE

30 0 15 30 60

SCALE IN FEET

Legend

- INDICATES IRON MONUMENT PLACED
- INDICATES IRON MONUMENT FOUND

SURVEY PREPARED BY:
O'MALLEY & KRON
LAND SURVEYORS, INC.

NUMBER	TYPE	SIZE (INCHES)
40	BASSWOOD	24
41	SPRUCE	16
43	ELM	12
44	COTTONWOOD (TWIN)	20
45	BOXELDER	14
47	ELM	10
48	ELM	10
49	ELM	10
51	SPRUCE	12
52	BOXELDER	12
54	ASH	20
56	ASH	12
57	ELM	20
58	ELM	12
59	ASH	20
60	MAPLE	12
61	ASH	16
62	SPRUCE	12
63	BERRY (TRIPLE)	10
64	BASSWOOD	30
65	SPRUCE	16
66	SPRUCE	12
67	SPRUCE	12
68	SPRUCE	12
69	SPRUCE	12
70	SPRUCE	12
71	SPRUCE	10
72	SPRUCE	12
73	HEMLOCK	16
74	MAPLE (CLUSTER)	14
75	SPRUCE	12
76	SPRUCE	12
77	BIRCH	12
78	SPRUCE	10
79	SPRUCE	12
80	SPRUCE	10
81	SPRUCE	10
82	LINDEN	12
83	SPRUCE	12
85	ASH	24
86	SPRUCE	10
87	SPRUCE	10
88	SPRUCE	12
89	ASH	20
90	ASH	24
91	SPRUCE	10
92	BOXELDER	12
93	BOXELDER	12
94	BOXELDER	12
95	BOXELDER	12
96	ASH	22
97	BOXELDER (CLUSTER)	14
98	BOXELDER (TWIN)	12
99	BOXELDER	16
100	MAPLE	24
101	ASH	24
103	SPRUCE	20
104	COTTONWOOD	20
105	SPRUCE	20
106	SPRUCE	16
107	COTTONWOOD	16
108	ELM	12
109	ELM (CLUSTER)	12
110	ELM	10
111	ELM	16
112	ELM	24
113	SPRUCE	10
115	SPRUCE	10
116	SPRUCE	10
117	SPRUCE	8
119	SPRUCE	10
120	COTTONWOOD	
121	BOXELDER (TWIN)	10
124	ASH	18
125	ELM	20
127	SPRUCE	8
128	SPRUCE	6
131	SPRUCE	6
132	ASH	24
133	PINE	20
134	SPRUCE	10
136	SPRUCE	12
137	SPRUCE	12
139	SPRUCE	8
140	SPRUCE	8
141	MAPLE	12
144	SPRUCE	24
145	SPRUCE	6
146	BASSWOOD (CLUSTER)	16
147	BASSWOOD	30
150	BASSWOOD (CLUSTER)	16
210	CEDAR	12
212	ASH	16
213	ASH	16
214	MAPLE	12
228	ELM	12
239	POPLAR	24
258	MAPLE	22
259	ASH	32

NUMBER	TYPE	SIZE (INCHES)
300	BOXELDER	10
301	WALNUT	6
302	BOXELDER	6
303	PINE	4
304	BOXELDER	8
305	BOXELDER	8
306	BOXELDER	6
307	BOXELDER	6
308	BOXELDER	8
309	BOXELDER	8
310	BOXELDER	8
311	BIRCH (CLUSTER)	10
312	LINDEN	8
313	BIRCH (TWIN)	8
314	ELM	8
315	ELM	8
316	ARBORVITAE	20 FT. TALL
317	ARBORVITAE	20 FT. TALL
318	MAPLE	6
319	FRUIT	10
320	SPRUCE	4
321	ARBORVITAE	20 FT. TALL
322	ARBORVITAE	20 FT. TALL
323	ELM	8
324	BOXELDER	8
325	BOXELDER	8
326	BOXELDER	8
327	BOXELDER	8
328	BOXELDER	4
329	MAPLE	8
330	MAPLE	6
331	PINE	6
332	BERRY	6
333	PINE	6
334	BIRCH (CLUSTER)	10
335	UNKNOWN	8
336	ASH	10
337	ARBORVITAE	16 FT. TALL
338	ARBORVITAE	20 FT. TALL
339	MAPLE	8
340	FRUIT	10
341	FRUIT	10
342	ASH	16
343	BOXELDER	8
344	ASH	16
345	ELM	8
346	BOXELDER	8
347	ASH	10
348	BOXELDER	5
349	BOXELDER	8
350	BOXELDER (TWIN)	9
351	ASH	9
352	MAPLE	12
353	BOXELDER	8
354	BOXELDER	10
355	BOXELDER	10
356	BOXELDER (TWIN)	10
357	SPRUCE	4
358	SPRUCE	8
359	SPRUCE	4
360	PINE	8
361	ELM	10
362	ELM	10
363	ELM	12
364	ELM	8
365	ELM	8
366	BOXELDER (TWIN)	8
367	ELM	8
368	ELM	8
369	ELM	6
370	ELM	10
371	ELM	10
372	ELM	10
373	ELM	8
374	ELM	8
375	ELM	8
376	ELM	8
377	ELM	8
378	BOXELDER	10
379	BOXELDER	12
380	COTTONWOOD	10
381	COTTONWOOD	6
382	PINE	6
383	PINE	6
384	MAPLE	8
385	MAPLE (DEAD?)	20
386	PINE (DEAD)	16
387	ELM	4
388	BIRCH (TWIN)	10
389	BOXELDER	4
390	BOXELDER	6
391	PINE	14
392	BOXELDER	14
393	PINE	12
394	PINE	12
395	BOXELDER	4
396	BOXELDER	4
397	BOXELDER	4
398	BOXELDER	4
399	BOXELDER	4
400	BOXELDER	8
401	PINE	22
402	PINE	16
403	COTTONWOOD	12
404	COTTONWOOD	30
405	COTTONWOOD	12
406	BOXELDER	14
407	COTTONWOOD	12
408	POPLAR	12
409	POPLAR	16
410	POPLAR	20
411	POPLAR	16
412	POPLAR	16
413	MAPLE (CLUSTER)	
414	BOXELDER	10
415	BOXELDER	10
416	WILLOW	30
417	BOXELDER	6
418	WILLOW	14
419	BOXELDER	20
420	BOXELDER	20
421	BOXELDER	8
422	BOXELDER	8
423	BOXELDER	18
424	WILLOW	26
425	BOXELDER	14
426	BOXELDER	24
427	BOXELDER	8
428	BOXELDER	14
429	BOXELDER	20
430	BOXELDER	6
431	BOXELDER	4
432	BOXELDER	8
433	BOXELDER	14
434	BOXELDER	14
435	COTTONWOOD	30
436	BOXELDER	10
437	ELM	20
438	BOXELDER	18
439	BOXELDER	22
440	UNKNOWN	16
441	WILLOW	48
442	ASH	8
443	BASSWOOD	6
444	BASSWOOD	32
445	BASSWOOD	6
446	BASSWOOD	32
447	BOXELDER	8
448	BOXELDER (TRIPLET)	10
449	BOXELDER (TWIN)	6
450		

TREES TO PRESERVE 162 TREES TOTAL
TREES TO REMOVE 88 TREES TOTAL
250 TREES TOTAL

TREE PRESERVATION - 65%

PROJECT STATUS
Not For Construction

SALZMAN LANDSCAPE ARCHITECT
2266 SARGENT AVE
SAINT PAUL, MN 55105
(952) 412-6210

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.

Signature : Mark Salzman

Reg. No. : 19480 Date : ISSUED

LAKE MINNETONKA CARE CENTER

NEW CARE CENTER

16913 STATE HWY. 7

MINNETONKA, MINNESOTA 55345

REVISIONS

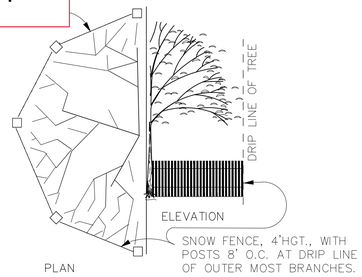
Issue ID	Issue Name	Issue Date

SHEET TITLE
TREE PRESERVATION & REMOVAL PLAN

DRAWN BY:	DATE:	PROJ. NO.
MLS	10/03/20	39175

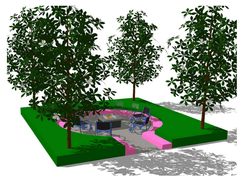
SHEET NO.
L-1

Landscape plan

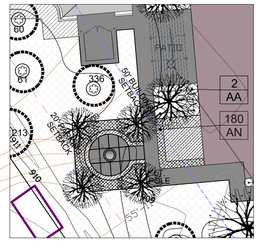


A 1 TREE PROTECTION

N.T.S.



C 1 FIRE PIT GARDEN VISUALIZATION



B 1 ADD ALTERNATE FIRE PIT GARDEN

N.T.S.

NUMBER	TYPE	SIZE (INCHES)	NUMBER	TYPE	SIZE (INCHES)
43	ELM	12	147	BASSWOOD	30
44	COTTONWOOD (TWIN)	20	150	BASSWOOD (CLUSTER)	16
45	BOXELDER	14	210	CEDAR	12
47	ELM	10	212	ASH	16
48	ELM	10	213	ASH	16
49	ELM	10	214	MAPLE	12
54	ASH	20	258	MAPLE	22
56	ASH	12	259	ASH	32
57	ELM	20	300	BOXELDER	10
58	ELM	12	301	WALNUT	6
59	ASH	20	321	ARBORVITAE	20 FT. TALL
60	MAPLE	12	322	ARBORVITAE	20 FT. TALL
61	ASH	16	323	ELM	8
64	BASSWOOD	30	324	BOXELDER	8
92	BOXELDER	12	325	BOXELDER	8
93	BOXELDER	12	326	BOXELDER	8
94	BOXELDER	12	327	BOXELDER	8
95	BOXELDER	12	328	BOXELDER	4
96	ASH	22	329	MAPLE	8
97	BOXELDER (CLUSTER)	14	330	MAPLE	6
98	BOXELDER (TWIN)	12	331	PINE	6
99	BOXELDER	16	336	ASH	10
100	MAPLE	24	345	ELM	8
101	ASH	24	346	BOXELDER	8
113	SPRUCE	10	347	ASH	10
116	SPRUCE	10	348	BOXELDER	5
117	SPRUCE	8	349	BOXELDER	8
119	SPRUCE	10	350	BOXELDER (TWIN)	9
121	BOXELDER (TWIN)	10	351	ASH	9
127	SPRUCE	8	352	MAPLE	12
128	SPRUCE	6	354	BOXELDER	10
131	SPRUCE	6	355	BOXELDER	10
132	ASH	24	356	BOXELDER (TWIN)	10
136	SPRUCE	12	357	SPRUCE	4
139	SPRUCE	8	358	SPRUCE	8
140	SPRUCE	8	359	SPRUCE	4
141	MAPLE	12	360	PINE	8
144	SPRUCE	24	382	PINE	6
145	SPRUCE	6	385	MAPLE (DEAD?)	20
146	BASSWOOD (CLUSTER)	16			

LEGEND

- ST — INDICATES STORM SEWER LINE
- SN — INDICATES SANITARY SEWER LINE
- I — INDICATES UNDERGROUND WATER
- G — INDICATES UNDERGROUND GAS
- OHP — INDICATES OVERHEAD POWER
- X — INDICATES FENCE LINE
- SA — INDICATES SANITARY MANHOLE
- INDICATES CATCH BASIN
- INDICATES WATER VALVE
- INDICATES HYDRANT
- INDICATES LIGHT POLE
- INDICATES POWER POLE
- INDICATES GAS PEDESTAL
- INDICATES ELECTRIC PEDESTAL
- INDICATES CONIFEROUS TREE
- INDICATES DECIDUOUS TREE
- INDICATES BITUMINOUS SURFACE
- INDICATES CONCRETE SURFACE
- INDICATES SOD
- INDICATES SEED MIX
- INDICATES MNDOT ROADSIDE MIX
- INDICATES WETLAND MIX
- INDICATES TREE PROTECTION

GENERAL NOTES

1. ALL PERENNIAL, GRASS AND SHRUB BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH. TREES ALSO TO RECEIVE INDIVIDUAL MULCH CIRCLES.

2. ALL PERENNIAL, GRASS AND SHRUB BEDS TO RECEIVE 4" OF TOPSOIL.

3. CONTRACTOR TO LAY OUT LANDSCAPE PLAN BASED ON SCALED DIMENSIONS TAKEN FROM THE LANDCAPE PLAN.

4. ENTIRE SITE SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. DESIGN WILL BE SUBMITTED WITH FINAL DESIGN PLANS.

5. PRIOR TO BEGINNING WORK, CONTACT GOPHER STATE ONECALL (651-454-0002) TO LOCATE UTILITIES THROUGHOUT THE AREA UNDER CONSTRUCTION. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PRIVATE UTILITY LOCATOR TO LOCATE THE PRIVATE UTILTIES.

6. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION.

LANDSCAPE LEGEND

SYMBOL	TREES BOTANICAL NAME COMMON NAME	TOTAL QTY.	SIZE/COND.	REMARKS
QA	QUERCUS ALBA WHITE OAK	5	2.5" CAL./B&B	SINGLE LEADER, STAKE
QB	QUERCUS BICOLOR SWAMP WHITE OAK	5	2.5" CAL./B&B	SINGLE LEADER, STAKE
QR	QUERCUS RUBRA RED OAK	2	2.5" CAL./B&B	SINGLE LEADER, STAKE
TA	TILIA AMERICANA AMERICAN LINDEN	2	2.5" CAL./B&B	SINGLE LEADER, STAKE
AR	ACER RUBRUM RED MAPLE	4	2.5" CAL./B&B	SINGLE LEADER, STAKE
AS	ACER SACCHARUM SUGAR MAPLE	1	2.5" CAL./B&B	SINGLE LEADER, STAKE
AA	AMELANCHIER ARBOREA SERVICEBERRY	3	7' CLUMP/B&B	MULTI-STEM,STAKE
CC	CERCIS CANADENSIS REDBUD NORTHERN CLUMP	1	7' CLUMP/B&B	SINGLE LEADER, STAKE
PS	PINUS STROBUS WHITE PINE	6	6 FT. HT./B&B	FULL FORM TO GRADE, STAKE
PSY	PINUS SYLVESTRIS SCOTCH PINE	6	6 FT. HT./B&B	FULL FORM TO GRADE, STAKE
HYD	"ENDLESS SUMMER" TWIST AND SHOUT HYDRANGEA MACROPHYLLA "PIIHM"	27	#3 CONT.	SPACE PER PLAN
RA	RHUS AROMATICA 'GROW LOW' GROW LOW SUMAC	22	#3 CONT.	SPACE PER PLAN
TM	TAXUS X MEDIA TAUNTON YEW	12	30"/B&B	SPACE PER PLAN
SS	SCHIZACHYRIUM SCOPARIUM 'MINNIBLUE A' BLUE HEAVEN LITTLE BLUESTEM	34	#1 CONT.	SPACE PER PLAN
HO	HOSTA "TOUCH OF CLASS" "TOUCH OF CLASS" HOSTA	257	#1 CONT.	SPACE PER PLAN
LA	LAVENDULA ANGUSTIFOLIA "MUNSTEAD" MUNSTEAD LAVENDER	75	#1 CONT.	SPACE PER PLAN
PAE	SARAH BERNHARDT PAEONIA 'SARAH BERNHARDT'	13	#2 CONT.	SPACE PER PLAN
AN	ANNUALS ANNUALS	606	PACS	SPACE 8" O.C.

SURVEY PREPARED BY:
O'MALLEY & KRON
LAND SURVEYORS, INC.

Legend

- INDICATES IRON MONUMENT PLACED
- INDICATES IRON MONUMENT FOUND

PROJECT STATUS
Not For Construction

SALZMAN LANDSCAPE ARCHITECT
2266 SARGENT AVE
SAINT PAUL, MN 55105
952 412-6210

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.

Signature : Mark Salzman

Reg. No. : 19480 Date : ISSUED

LAKE MINNETONKA CARE CENTER
NEW CARE CENTER
16913 STATE HWY. 7
MINNETONKA, MINNESOTA 55345

REVISIONS

Issue ID	Issue Name	Issue Date

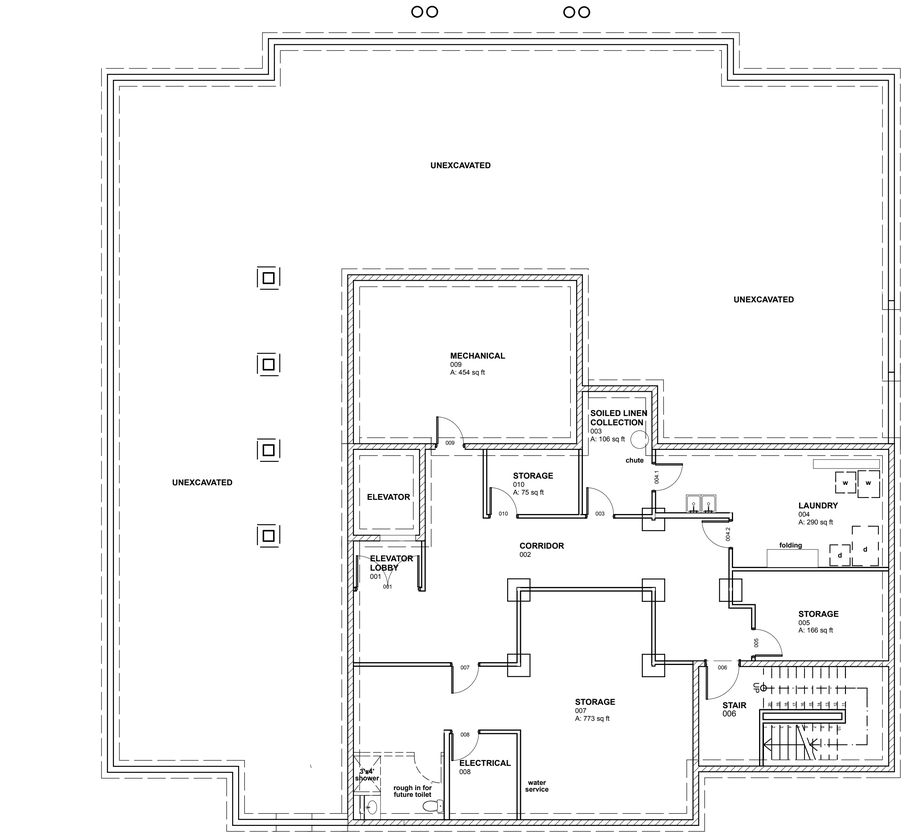
SHEET TITLE
#Layout Name

DRAWN BY:	DATE:	PROJ. NO.
MLS	10/03/20	39175

SHEET NO.

L-2

Floor plans



PLAN NORTH

1 **FOUNDATION/BASEMENT PLAN** — 2,875 sf
1/8" = 1'-0"

PROJECT STATUS
Not For Construction

Miller ARCHITECTS & BUILDERS
320.251.4109 | 320.251.4693 fx
3335 West St Germain Street
PO Box 1228
St Cloud, MN 56302

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 Architect under the laws of the State of MINNESOTA.

Signature : STUART BAILEY

Reg. No. : 17978 Date : 9-30-20

LAKE MINNETONKA CARE CENTER
NEW CARE CENTER
16913 STATE HWY. 7
MINNETONKA, MINNESOTA 55345

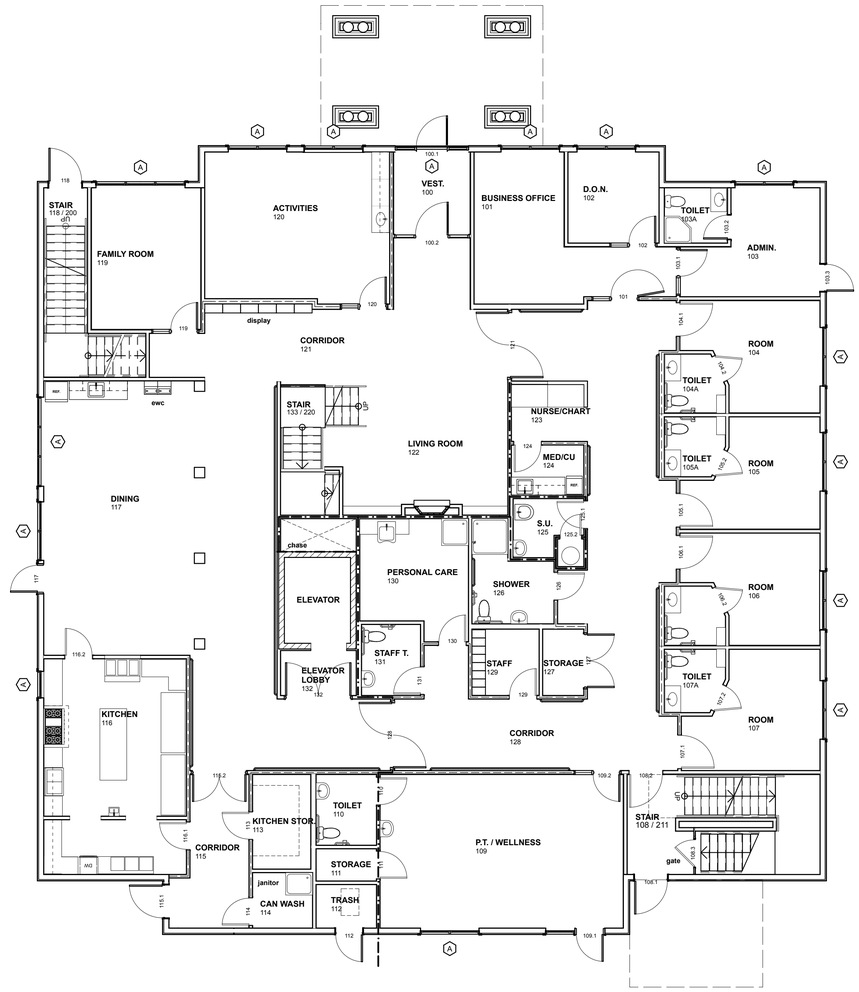
REVISIONS

Issue ID	Issue Name	Issue Date

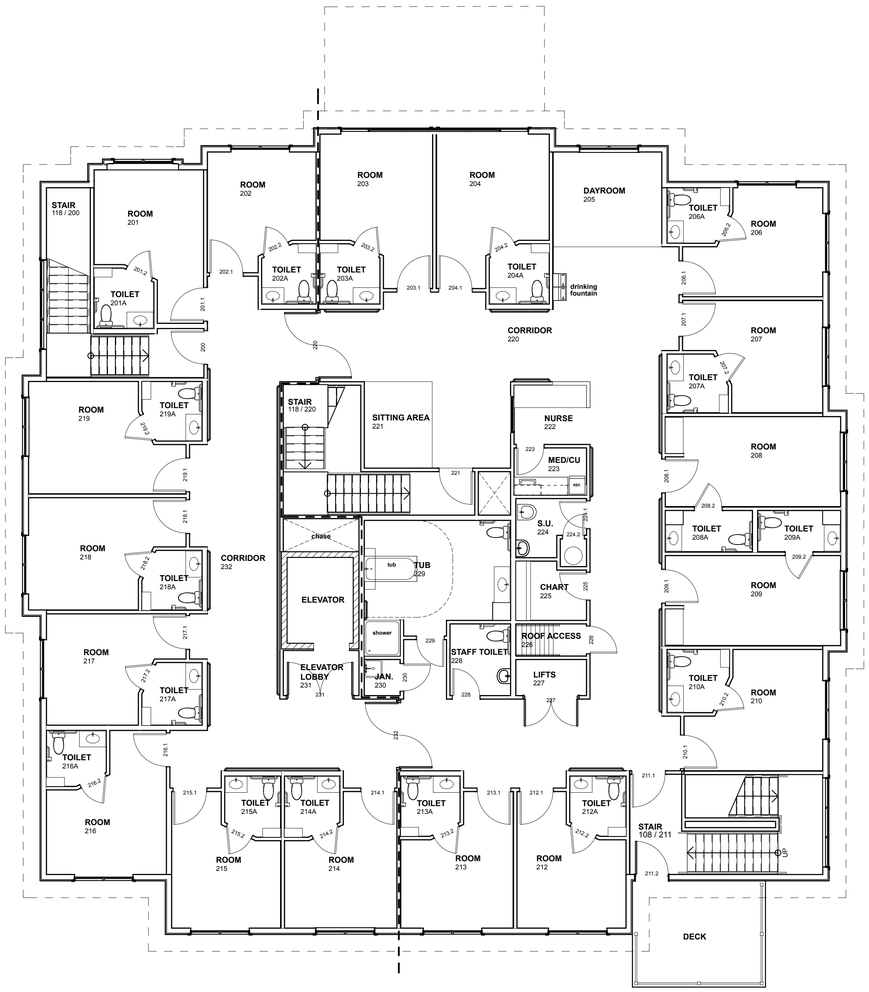
SHEET TITLE
BASEMENT / FOUNDATION PLAN

DRAWN BY:	DATE:	PROJ. NO.
MAP	9/30/20	39175

SHEET NO.
P-003



1 FLOOR PLAN - FIRST FLOOR — 7,384 sf
1/8" = 1'-0"



2 FLOOR PLAN - SECOND FLOOR — 7,570 sf
1/8" = 1'-0"

PLAN NORTH

PROJECT STATUS
Not For Construction

Miller ARCHITECTS & BUILDERS
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St Cloud, MN 56302

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Signature : STUART BAILEY

Reg. No. : 17978 Date : 9-30-20

LAKE MINNETONKA CARE CENTER
NEW CARE CENTER
16913 STATE HWY. 7
MINNETONKA, MINNESOTA 55345

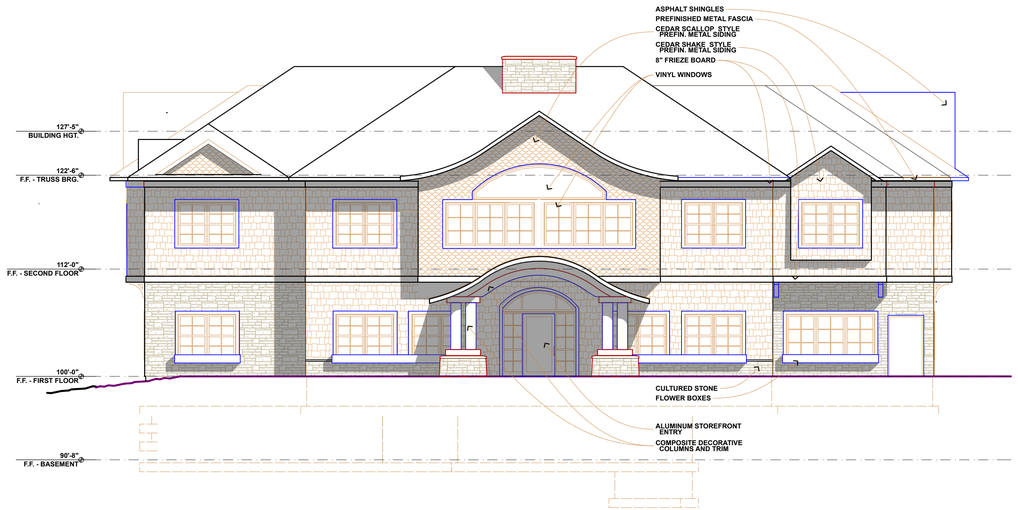
REVISIONS

Issue ID	Issue Name	Issue Date

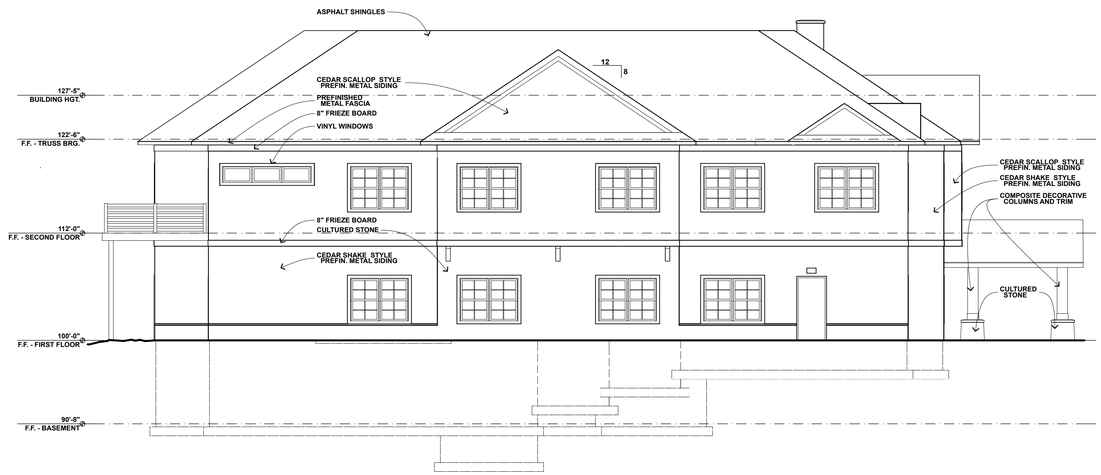
SHEET TITLE
FLOOR PLAN

DRAWN BY:	DATE:	PROJ. NO.
MAP	9/30/20	39175

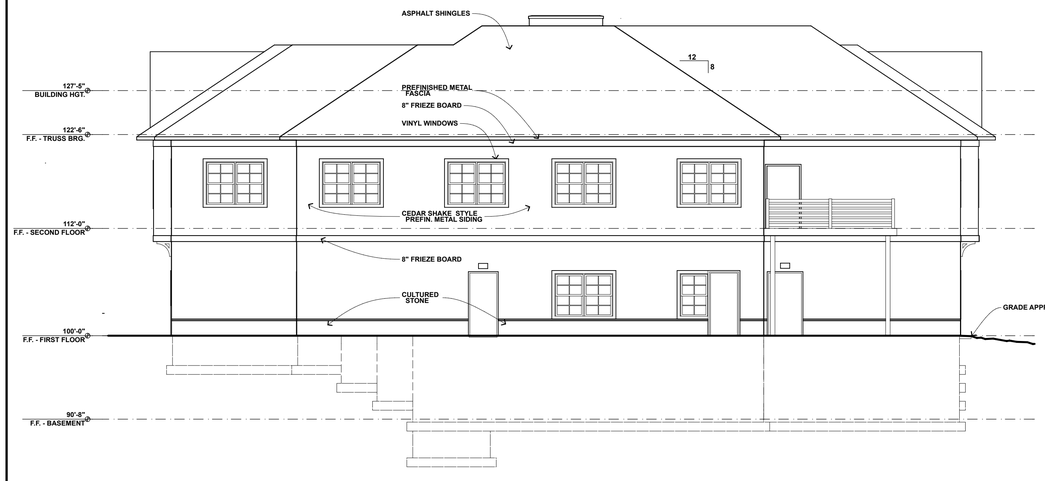
SHEET NO.
P-002



1 **NORTH ELEVATION**
1/8" = 1'-0"



2 **EAST ELEVATION**
1/8" = 1'-0"



3 **SOUTH ELEVATION**
1/8" = 1'-0"

4 **WEST ELEVATION**
1/8" = 1'-0"

PROJECT STATUS
Not For Construction

Miller
ARCHITECTS & BUILDERS
320.251.4109 | 320.251.4693 fx
3335 West St Germain Street
PO Box 1228
St Cloud, MN 56302

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Signature : STUART BAILEY

Reg. No. : 17978 Date : 9-30-20

LAKE MINNETONKA CARE CENTER
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MINNETONKA, MINNESOTA 55345

REVISIONS

Issue ID	Issue Name	Issue Date

SHEET TITLE
ELEVATIONS

DRAWN BY:	*DATE:*	*PROJ. NO.*
MAP	9/30/20	39175

SHEET NO.
P-004