



PLANNING COMMISSION MEETING

ISD #15 District Office Building 4115 Ambassador Blvd.

Wednesday, March 16, 2022 at 7:00 PM

AGENDA

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. ADOPT AGENDA**
- 4. APPOINT CHAIR AND VICE CHAIR**
- 5. APPROVE MINUTES**
[A.](#) Minutes - December 15, 2021
- 6. PUBLIC COMMENT**
- 7. PUBLIC HEARINGS**
[A.](#) Vista Prairie Senior Living - Rezoning, Preliminary Plat, & Site Plan
- 8. REGULAR BUSINESS ITEMS**
- 9. DISCUSSION BY PLANNING COMMISSIONERS**
- 10. ADJOURNMENT**

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
December 15, 2021**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chair Women Fairbanks.
2. **Roll Call:** Present were Todd Gardner, Deborah Humann, Liz Fairbanks, Dustin Pavel, Tara Kelly. Absent: Alan Lauermann and Colleen Sievert.

Others in attendance: Kate Thunstrom- Community Development Director, Kevin Robinson - City Council, Beth Richmond – City Planner

3. **Adopt Agenda:** Motion by Gardner, second by Pavel, to approve the agenda. Motion carried 4-0.
4. **Approve Minutes:** Motion by Kelly, second by Pavel to approve the October 20, 2021 minutes. Motion carried 5-0.
5. **Public Comment:** None received
6. **Regular Business Items:**

A. **Platinum Land – Concept Plan**

Richmond reviewed the Staff packet including natural features, proposed concept, density and land use guide. Property includes B2 and R3 zoning, scenic river requirements and they are requesting a rezoning to PUD. Project is a mix of public and private street, proposed 241st requires additional ROW from neighboring property to the north. MnDOT requiring traffic study and intersection to go in 500' from Hwy. This area is guided for high density and the concept plan would require a rezoning to less density.

Commission discussed the need for extra parking for the townhomes. If able to keep the park space open with a street access. They favored the idea of trails and keeping space open. Discussed river rules, easement and setbacks from the river. Group was in favor of the apartment as long as it is a quality housing option. Overall would like to see less units with additional parking for guests. Parking is important and needed.

B. **City Acquisition of Real Property**

Thunstrom reviewed staff packet and identified reason for City to acquire the property for uses related to a road expansion/connection.

Commission discussed the future use concepts and its understanding and value of the road connection. No additional comments were received and it was found that the site meets current land use.

7. Public Hearing:

A. East Shop Site Rezoning

Richmond reviewed the staff packet and identified the reason for rezoning and the need to bring the property zoning into alignment with the guided land use.

Commission discussed what is a new development comes in under old zoning but it was explained that the change brings it into what the property was guided for and the zoning was to accommodate the proposed senior housing. If a project comes in Council has ability to review.

Public Hearing Open: 7:47 p.m.

Public Hearing Closed: 7:48 p.m. with no comment

Motion by Kelly recommend approval of the rezoning of the East Shop Site from R-3 to B-1 as presented by Staff. Second by Humann. Motion passed 5-0

B. 2021 Code Revisions

Richmond reviewed staff packing outlining the need for code revisions as a housekeeping step. With the updated Code there have been items identified that required clarification. This includes updates as it relates to definitions, site plan review, principal and accessory uses and short-term vacation rentals.

Public Haring Opened: 8:03 p.m.

- Andrew Nelson – 24105 St. Francis Blvd – suggested that consideration be made to commercial property in the rural areas that may heat with wood and require firewood storage.

Richmond and Thunstrom clarified that the code is a default and if a business was to be built that needed wood storage that would be considered as part of the site plan. Also property owners could apply for a variance.

Motion by Fairbanks to recommend approval of the revisions to the City Code as presented by staff with consideration about businesses using firewood for heat. Second by Humann. Motion passed 5-0

8. Planning Commission Discussion –

A. Further discussion of Chicken codes

B. Discussion on need to additional planning commission members for vacancies.

9. Adjournment: Motion by Fairbanks, second by Gardner to adjourn. Motion carried 5-0. Meeting adjourned at 8:10 p.m.

Website Link to Packets and Minutes for the Planning Commission:

<https://www.stfrancismn.org/meetings>

Recorded by: Kate Thunstrom

DATE APPROVED:

PLANNING REPORT

TO: City of St. Francis Planning Commission
FROM: Beth Richmond, Consulting Planner
DATE: March 9, 2022
APPLICANT: Scott Black (EDI)
SUBJECT: Rezoning Request; Preliminary Plat; Site Plan
LOCATION: Between Hwy 47 and Ambassador Blvd NW (PIN: 32-34-24-23-0001)
MEETING DATE: March 16, 2022
COMP PLAN: Medium/High Density Residential
ZONING: R-2 Medium Density Detached and Attached Residential; BPK Business Park

OVERVIEW

The City has received land use and subdivision applications from Scott Black on behalf of EDI for the property located at 23465 St. Francis Blvd NW. These applications are the next step for a development project that has been working through the process for the last year. A concept plan for this development was reviewed in March of 2021 and found to be generally acceptable by Staff, the Planning Commission, and the City Council. In August 2021, lot split and Comprehensive Plan amendment requests were approved for this property. These approvals created a new lot located between Ambassador Blvd NW and St. Francis Blvd NW (Hwy 47) and reguired the lot to the Medium/High Density Residential land use category.

The requests currently before the Planning Commission include a rezoning to PUD, preliminary plat, and site plan review. The applicant is proposing a senior housing facility on the site that provides a range of care from independent living to care suites. The proposed facility includes 65 units of independent senior living, 42 units of assisted living, and 32 units of memory care/care suites for a total of 139 units. This site would be used as a senior living campus of sorts and would have access to Aztec St on the south, Ambassador Blvd on the east, and Stark Dr/Zea St on the north. Additional opportunities for future expansion of the senior living campus are shown on the site plan.



REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. The deadline for the land use request is April 16, 2022.

120-Day Subdivision Review Process

Pursuant to Minnesota State Statutes Section 462.358, local government agencies are required to approve or deny subdivision requests, such as the preliminary plat, within 120 days. The 120-day timeline for the review of the preliminary plat expires on June 15, 2022.

Public Hearing

City Code requires that a public hearing for review of the land use and subdivision requests be held by the Planning Commission. The public hearing notice was published in the Anoka County Union Herald on _____, 2022 and posted on the City Hall bulletin board on _____, 2022. The public hearing notice was mailed to all affected property owners located within 350 feet of the subject property on _____, 2022.

ANALYSIS

Comprehensive Plan

When this project was reviewed at a concept level, Staff identified the need for a Comprehensive Plan amendment to reguide this site to a higher density residential land use category based on the number of units proposed and the size of the site. In August 2021, the entire site was reguided from Business

Park/Light Industrial and Medium Density Residential to the Medium/High Density Residential (MHDR) category. The MHDR category allows a density of 7-12 units per net acre. This amounts to 125-215 residential units permitted on the 17.9-acre site. The applicant is proposing a senior living structure with 139 units ranging from independent living to memory care. An additional 60 units are shown as potential future additions. This is consistent with the MHDR land use designation.

Zoning

The site is currently zoned BPK Business Park along Hwy 47 and R-2 Medium Density Detached and Attached Residential on the eastern portion of the site. To bring the zoning into conformance with the Comprehensive Plan’s guidance, the applicant is requesting to rezone the site. The applicant reviewed two options with rezoning:

- 1. Rezone to R-3 High Density Residential District.

The R-3 district is the base zoning district that is the most compatible with the proposal. Apartments, continuing care facilities, and assisted living facilities are permitted within the R-3 district. The proposed building meets the dimensional requirements for the R-3 district. However, the applicant is considering placing additional residential structures on the west side of the site in the future. The R-3 district only allows one principal structure per lot. A PUD would allow for multiple structures on one lot. If zoned R-2, a public street would need to be extended north from Aztec Street through the site to serve future structures.

Reviewing the site from purely a transportation planning/engineering perspective in the context of the larger area, continuing the road network from Aztec Street northward to Stark Drive/Zea Street provides greater connectivity and access to parcels fronting on Highway 47. Long term plans for State Highway 47 are to remove existing private drives and this road extension would provide alternative access for this parcel as well as adjacent parcels. Alternatives do exist to achieve access for these parcels. Additional information will be provided at the Planning Commission meeting.

- 2. Rezone to PUD R-3.

Some flexibility for the development, primarily focused on the access road and the future standalone structures could be requested through the PUD process. Specifically, PUDs are allowed to have more than one structure on a single lot, and private access roads are allowed.

Reviewing the site from a planning and community development perspective, it is clear that senior housing is a gap within the City’s existing housing stock and is a use supported by the Comprehensive Plan. The City has entertained proposals on numerous occasions to bring senior housing facilities into the City but these have never come to fruition.

Ultimately, the applicant chose to request a rezoning to PUD R-3 to allow additional flexibility for future phases of development on the property. The applicant is not interested in creating a public street through the center of the property as doing so would be costly and could impact the character of the site’s development as an area for senior living.

A majority of Staff support the requested PUD. Staff feels that the need for senior housing facilities in the City and the benefit that would be provided with this development outweighs the need for a public street to be constructed through the site. Staff has reviewed the potential need for access for the

properties north of the site that abut Hwy 47 and feels confident that this access could be supplied in other ways in the future.

Dimensional Requirements

The proposed development will meet all of the lot dimensions and setbacks as listed in the R-3 district, as shown in the table below:

Standard	Required R-3	Proposed PUD R-3
Min. lot area	2,000 SF per unit	5,600 SF per unit
Min. lot width	100 ft.	775 ft.
Min. front setback	30 ft.	60 ft. building 30 ft. parking
Min. interior side setback	10 ft. living 5 ft. garage 15 ft. separation between buildings	25 ft.
Min. corner side setback	20 ft.	20 ft.
Min. rear setback	25 ft.	25 ft.
Min. setback adjacent to R-1 and R-2 districts	50 ft.	50 ft.
Max. Impervious surface	50%	Applicant to provide

A 50’ setback is required from all property lines abutting the R-1 or R-2 districts. An R-1 residential neighborhood abuts the southern property line of the proposed development. In this area, the proposed building is located more than 150’ from the south property line which exceeds the required 50’ setback.

The applicant has not calculated the amount of impervious surface provided on the site. However, ample open space is provided in the site plans. The applicant should provide this calculation to Staff prior to the City Council’s review.

Preliminary Plat

In August 2021, an administrative subdivision was completed to separate the portion of land between Hwy 47 and Ambassador Blvd from the land east of Ambassador Blvd. Because the site in question is not less than 20 acres, and for the ease of all in accurately describing the property, the applicants are proposing to plat the land. A preliminary plat application has been submitted which identifies the entire 17.9-acre site as Lot 1, Block 1.

Site Plan

New construction of any multiple unit residential structure requires a site plan review completed by the Planning Commission and City Council. No public hearing is required. The following sections will review the site plan against City Code requirements.

Use-Specific Standards

Long-term and transitional care facilities are a use that is permitted with standards. These standards apply to the portion of the building used for memory care and care suites. The additional standards required for this type of use include:

- A. A minimum of 600 square feet of lot area shall be provided for each person to be housed on the site.
- B. All structures shall meet the setback standards established for multi-unit dwellings in the same zoning district.
- C. At least 12 percent of the lot area shall be developed as designed outdoor recreation area.
- D. The structure housing the use shall comply with the requirements of the state law and the building code regulating the construction of licensed care facilities.
- E. Approval must be obtained from the proper agencies concerning health and safety conditions and the home must be licensed by the agencies.

The proposed structure meets the lot area and setback requirements listed above. The applicant is proposing to provide open space amenities including sidewalks and trails, an outdoor gathering area, courtyard, and open green space. An exact calculation of the amount of open space to be provided will be required. Compliance with state law and the building code and proper licensing will be required.

Architectural Requirements

The exterior façade of the structure is proposed to consist primarily of vinyl siding and manufactured stone, with cedar beams for accents. This meets the requirements for exterior building finishes for residential structures.

Multi-unit structures are required to have pitched roofs made of shingles, metal standing seam, or better. The residential portions of the structure are proposed to be covered with an asphalt-shingle roof. The central portion of the building is proposed to be covered with a sheet metal roof. Staff requests that the applicant provide additional information about the proposed roof to ensure it meets Code requirements.

Building Height

The residential structure proposed is multi-level. The northeast wing with the memory/care suites is a single-story. The northwest wing housing the assisted living units is two stories. The southern portion of the building dedicated to independent living is three stories tall. Structure height is measured as “the vertical distance from the average elevation of the finished grade at the front of the building to the ... mean height between eaves and ridge for gable, hip, and gambrel roofs.” By Staff’s estimation, the proposed building height is 47.5’ tall. Prior to the City Council meeting, the applicant should provide detailed calculations showing the building height at all elevations.

Streets

This site is surrounded by streets on all sides. To the north, the intersection of Stark Dr and Zea St is located at the property line. Ambassador Blvd and Hwy 47 bound the property on the east and west sides, respectively. On the south side, Aztec St and Yucca St terminate along the property boundary.

The applicant is proposing 4 access points for this project. Two access points are proposed along the north end of the property. A service and delivery drive will continue south from Stark Dr NW. A driveway just to the east of that will be used for the parking area serving the memory care suites. On the southern end of the site, a drive extending north and east from Aztec St will lead to the site’s underground parking which serves residents living in the independent living portion of the building. This drive continues to the east where it connects with the main entrance off of Ambassador Blvd.

The main entrance for the building is proposed off of Ambassador Blvd. As a County road, final approval for this access lies with Anoka County. The applicant is proposing a southbound right turn lane and a northbound bypass lane which is in line with the comments provided by the County during their review of the concept plan last year. Any feedback received from the County will be shared at the Planning Commission meeting.

Currently, the City maintains and plows Aztec St up to the southern property line of the site. Because the applicant is not proposing to extend a public road, the City would not be responsible for the maintenance of the private drive. Staff will coordinate with Public Works staff prior to the Planning Commission meeting to determine if any additional easements are necessary in this area.

Parking

The applicant is proposing a mix of underground and surface parking to accommodate each use within the care facility. There are 63 underground spaces below the independent living portion of the building. Surface spaces are available on the east side of the structure outside of the main entrance and on the north side near the memory care suites. The table below shows the parking requirements for the proposed structure.

Use	Required Spaces	Proposed Spaces
Independent Living	0.5 space per bedroom = 67	63 underground spaces 78 surface spaces
Assisted Living	0.5 space per unit = 21	
Memory Care/Care Suites	1 space per 6 beds plus 1 space per employee on largest work shift = 6+	
Total	94+	141

The applicant has provided adequate parking for the uses proposed. The applicant should provide final numbers for the number of units and bedrooms within the project, as well as the number of employees on the largest shift for the care suites. Prior to the Council meeting, Staff will double check this final number to ensure there is adequate parking for the site.

Lighting

Lighting will be provided around the perimeter of the building along the entryways, driveways, and parking areas. This lighting meets Code requirements and has been designed to deflect light away from adjoining residential properties and public streets. In addition to this lighting, Staff recommends pedestrian lighting placed along the fitness path.

Landscaping

The applicant has provided a landscaping plan demonstrating the proposed planting and seeding on the site. The amount of caliper inches of trees required to be planted on the site is equal to the total gross square footage of all floors of the proposed building divided by 320. The total gross square footage of all floors of the proposed building (excluding underground parking) is 182,913 SF. This means that 571 caliper inches must be planted on the site. 545.5 caliper inches are proposed to be planted with the submitted landscape plan. These trees include an acceptable diversity of species types located in all areas of the site.

Overall, the landscaping proposed on the site appears sufficient and consistent with the Code with minor modifications. The applicant should revise the landscaping plan as follows:

1. Identify the proposed landscaping on the far west side of the site, including if there are existing trees to be preserved.
2. Adjust proposed planting list and landscaping plan to provide the required caliper inches of 571. Staff recommends that any additional trees to be added be located on the south and north ends of the building to soften the impact of the building on the neighboring properties.
3. Trees must be located outside of all utility easements.

Trails/Sidewalks

Sidewalks are located around the perimeter of the entire building to form an off-street walking loop and provide access to each building entryway. In areas where these sidewalks are adjacent to parking stalls, the sidewalks are 7.7' wide. In all other areas, the sidewalks are proposed to be 5' wide which meets ADA requirements for sidewalks.

A fitness path is proposed along the west side of the structure connecting from Aztec St on the south side of the site up to the north driveway entrance. This trail is intended to be used by residents of the facility. It also serves as a fire lane. The path is 20' wide in total, with 8' of pavement in the center and 6' of grass pavers on each side. The Fire Department has reviewed the proposed fire lane and found it acceptable.

In addition to the internal paths, a sidewalk is proposed to extend from the southern portion of the site to the existing trail along Hwy 47. This connection was mentioned as a desirable element during the concept plan by both City Staff and MnDOT.

Waste & Mechanical Equipment

All waste containers and mechanical equipment must be screened from public view. The applicant has shown trash enclosures located at the north and south ends of the building. A retaining wall and vegetation would be placed around these areas to screen them from view. The applicant should provide detailed plans for each trash enclosure as well as for any outdoor mechanical equipment for Staff to review to ensure the proposed screening is adequate.

Future Development

The site plan shows opportunities for future expansion for the project. A future expansion of the western, assisted living wing of the care facility is shown on the plans. Two independent living buildings are also shown as potential future expansion opportunities located on the west side of the site adjacent to Hwy 47. These buildings could house 30 units each and would have access off of the current fire lane path. In order to serve these buildings, the fire lane path would need to be expanded and modified. An additional site plan review would be required in order to construct future phases. Any substantial changes to the site plan provided with this application may need a future PUD amendment.

Utilities/Stormwater

The site is proposed to be served by City utilities. The City has adequate capacity to serve a development of this size. Four infiltration basins are proposed on the site to accommodate the additional stormwater runoff generated by the development of the site. The applicant has submitted utility and stormwater plans which are under review by the City Engineer.

RECOMMENDATIONS

Staff recommends the following:

- 1) Planning Commission recommendation of approval of the rezoning of the subject site from PUD R-3.
- 2) Planning Commission recommendation of approval of the preliminary plat for Vista Prairie Senior Living with conditions and findings of fact.
- 3) Planning Commission recommendation of approval of site plan for Vista Prairie Senior Living with conditions and findings of fact.

Proposed Conditions – Preliminary Plat

- 1. Approval is subject to the concurrent approval of the related land use requests pertaining to the Vista Prairie Senior Living project.
- 2. Any expansion of this PUD shall require a PUD amendment as specified by Code Section 10-37-05 Amendment of a PUD.
- 3. Prior to the City Council meeting, the applicant shall provide a certified preliminary plat and final plat for Staff’s review with the correct name and address of the project.
- 4. Applicant shall work with the Engineer to address any Engineering concerns or revisions listed in the Engineering Review Memo dated March 9, 2022.
- 5. Park dedication shall be satisfied at the time of final plat.
- 6. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Proposed Findings of Fact – Preliminary Plat

- 1. The proposed rezoning is consistent with the City’s 2040 Comprehensive Plan and compatible with present and future land uses of the area.

Planning Report – Vista Prairie Senior Housing – March 16, 2022

2. Excluding the exceptions granted by the PUD, the development is consistent with the City's Zoning Ordinance.
3. City services have adequate capacity to serve the proposed development.
4. Traffic generated by this development is within the capabilities of streets serving the property.

Proposed Conditions – Site Plan

1. Approval is subject to the concurrent approval of the other related land use and subdivision requests pertaining to the Vista Prairie Senior Living project.
2. Prior to the City Council meeting, the applicant shall:
 - a. Calculate the amount of impervious surface proposed.
 - b. Calculate the amount of the site proposed as open space and provide this number to Staff.
 - c. Provide detailed calculations showing the building height at all elevations.
 - d. Provide final number of units and bedrooms within the project proposed for each type of housing unit.
 - e. Update the parking requirements based on the number of units and number of bedrooms proposed, as well as the number of employees on the largest shift for the care suites.
 - f. Provide additional details about the proposed sheet metal roof to ensure it meets Code requirements (manufacturer, etc.).
 - g. Provide detailed plans for each trash enclosure as well as for any outdoor mechanical equipment to ensure the proposed screening is adequate.
3. Applicant shall comply with all comments from Anoka County Transportation Division regarding roadways and access onto Ambassador Blvd NW.
4. Applicant shall comply with all comments from MnDOT regarding roadways.
5. Pedestrian lighting shall be provided along the proposed fitness path.
6. Applicant shall revise the landscaping plan:
 - a. Identify the proposed landscaping on the far west side of the site, including if there are existing trees to be preserved.
 - b. Adjust proposed planting list and landscaping plan to provide the required caliper inches of 571. Staff recommends that any additional trees to be added be located on the south and north ends of the building to soften the impact of the building on the neighboring properties.
 - c. Trees must be located outside of all utility easements.
7. Applicant shall revise site plan:
 - a. Update the proposed zoning to PUD R-3
 - b. Update the required parking based on the proposed number of units and bedrooms.

Planning Report – Vista Prairie Senior Housing – March 16, 2022

8. A geotechnical evaluation shall be provided following the City Engineer’s direction.
9. Applicant shall comply with all comments from the City Engineer in the review memo dated March 9, 2022.
10. The fire hydrant on Ambassador shall remain in that area when the turn lane goes in. It shall not be capped or removed as part of this development.
11. The property shall be provided two separate addresses for the building entrances. This will provide more clarity for emergency calls based on the level of care provided in the area of the property of the call.
12. In the event that additional principal structures are built on the lot in the future, these structures must remain under the same ownership as the original care structure.
13. All fees and financial obligations shall be received by the City prior to the releasing of the approval document for recording.
14. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Proposed Findings of Fact – Site Plan

1. The proposed development is consistent with the City’s 2040 Comprehensive Plan.
2. The proposed development meets all use-specific standards identified for long-term/memory care facilities.
3. Excluding those exceptions granted by the PUD, the proposed development is consistent with the City’s Zoning Ordinance and the development standards identified therein.

PLANNING COMMISSION ACTIONS

After the public hearing and discussion, the Planning Commission could take one of the following actions:

- 1) Recommend approval with the conditions and findings of fact as presented by Staff.

Proposed Motions:

- A) Move to recommend approval of the rezoning of the subject site from BPK Business Park and R-2 Medium Density Detached and Attached Residential to PUD R-3.
- B) Move to recommend approval of the preliminary plat for Vista Prairie Senior Living with conditions and findings of fact as recommended by Staff.
- C) Move to recommend approval of the site plan for the Vista Prairie Senior Living development with conditions and findings of fact as recommended by Staff.
- 2) Recommend denial with Planning Commissioners’ findings of fact.
- 3) Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

Planning Report – Vista Prairie Senior Housing – March 16, 2022

ATTACHMENTS

- Applicant Submittals

DESCRIPTION

Panel 1

That part of the following described property

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 89 degrees 12 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 125.00 feet to the point of beginning; thence continuing South 89 degrees 12 minutes 18 seconds East, along said west line, a distance of 791.37 feet to the intersection of said west line with the south line of Outlot 17, VILLAGE OF ST. FRANCIS AUDITOR'S PLAT, according to a recorded plat thereof, said north line also being the north line of the south 593.40 feet west said Northwest Quarter; thence North 89 degrees 48 minutes 25 seconds East, north along said north line, a distance of 3727.21 feet more or less to the west bank of the Rum River, thence northeasterly along said west bank to the intersection of said west bank with a line bearing North 89 degrees 56 minutes 37 seconds East, parallel with said north line, a distance of 141.87 feet from the point of beginning; thence South 89 degrees 56 minutes 37 seconds West, a distance of 141.87 feet more or less to the point of beginning.

EXCEPTING

That part of the above described property lying within the following described parcel:

That part of the Northwest Quarter of Section 32, Township 34, Range 24, in Anoka County, Minnesota, described as follows: Commencing at a point on the West line of said Northwest Quarter, distant 893 feet South of the Northwest corner of said Northwest Quarter; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet to the point of beginning of the line to be described; thence continuing on said description line a distance of 111 feet; thence South parallel with the West line of said Northwest Quarter a distance of 395.5 feet; thence Westerly and parallel with the North line of said Northwest Quarter a distance of 411 feet to the West line of said Northwest Quarter; thence North on the West line of said Northwest Quarter a distance of 207.1 feet; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet; thence North and parallel with the West line of said Northwest Quarter a distance of 188.4 feet to the point of beginning, Anoka County, Minnesota.

ALSO EXCEPTING

The west 344.00 feet of the north 150.00 feet of the south 743.40 feet of said Northwest Quarter of Section 32.

ALSO EXCEPTING

That part of the above described property lying within a distance of 50.00 feet easterly and 50.00 feet westerly of the line described in Parcel No. 14 of the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota.

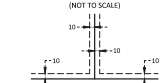
ALSO EXCEPTING

That part of the above described property lying within Minnesota Department of Transportation Right of Way Plat Nos. 02-28 and 02-29, filed as Dec. Nos. 1670395 & 1670396 in the office of the County Recorder, Anoka County, Minnesota.

Lying westerly of the following described line:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 36S, Range 24N, Anoka County, Minnesota, there is an assumed bearing of South 00 degrees 32 minutes 18 seconds East; along the west line of said Northwest Quarter, a distance of 2045.17 feet to the intersection of said west line with the north line of Dubut St.; VILLAGE OF ST. FRANCIS AUDITORS' PLAT, according to the recorded plat thereof; said north line also being the north line of lots 59-61 east of said Northwest Quarter; thence North 89 degrees 15 minutes 15 seconds West, a distance of 150.00 feet to the intersection of said line with the north line of the County of Ramsey; westerly right of way line of Ambassador Boulevard NW per the Final Certificate filed do No. 393734 in the office of the County Recorder, Anoka County, Minnesota and the point of beginning of the line to be described; thence 129.04 feet along said westerly right of way line to the intersection of said line with the north line of the County of Ramsey; thence North 89 degrees 15 minutes 15 seconds and a chord bearing of North 10 degrees 13 minutes 55 seconds West; thence continuing along said westerly right of way line; North 13 degrees 16 minutes 18 seconds West, tangent to the last described curve, a distance of 681.16 feet to the north line of the above

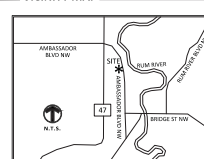
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS



BEING TEN FEET IN WIDTH AND ADJOINING
LOT LINES AND BEING 10 FEET IN WIDTH AND
ADJOINING PUBLIC WAYS, UNLESS OTHERWISE
INDICATED ON THIS PLAT



VICINITY MAP



— SURVEY NOTES

1. This survey was prepared utilizing the Stewart Title Guaranty Company Title Commitment No. 624835, bearing an effective date of 10/16/2020.
2. The bearing system is based on the Anoka County coordinate system, NAD83 (1996 Adjust). With an assumed bearing of South 00 degrees 32 minutes 18 seconds West for the west line of the Northwest Quarter, Section 32, Township 34, Range 24.
3. The property address is 23465 Stewart Title Boulevard NW, its property identification number is 32-34-24-23-0001.
4. The gross land area of the surveyed acres is 17.9322 acres.

SURVEY NOTES

1. The bearing system for this survey is based on the Dakota County corner system, NAD83 (1986 Adjust).
2. This survey was prepared utilizing Title Commitment No. 12204-23106, bearing an effective date of 12/22/2019, prepared by Stewart Title Company.
3. A Gopher State One Call (GSOC) request was placed on 11/29/2020, under Ticket Number 19197086 to verify underground utilities on this site. The underground utility locations, shown herein, if any, are based upon locations from those utility providers that actually performed a locate as a result of the request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and/or information that may be inconsistent with the actual location of the underground utilities. The information shown herein, if any, is based on the information in the area, either in service or abandoned. Utility information shown herein, if any, is a compilation of this map information and this information is not a warranty of the utility locations based on the survey field notes. The surveyor further warrants that the information shown underground utilities shown herein, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible under the circumstances. The surveyor does not warrant that the utility locations shown herein will not physically locate the underground utilities. Pursuant to M 756.2 contact Gopher State One Call at (651-454-0002) prior to any excavation.
4. Field work was completed on 01/10/2020.

— PROPOSED LOT SIZE

Lot 1, Block 1:	17,932 Acres	781,099 Square Feet
-----------------	--------------	---------------------

[illegible]

Print Name: _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY	LCC
DESIGNED BY	
CHECKED BY	IJH
PROJECT NO.	33373



PRELIMINARY PLAT
OPPIDAN
CHASKA CLUB WEST INDUSTRIAL
PRELIMINARY PLAT
CHASKA, MINNESOTA

SHEET
1
15

Vista Prairie St. Francis
Senior Living



George D. Abernathy
Registration No. 43505 Date: XX/XX/2022
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambucus, Minnesota, MN office.

Presented by:
Vista Prairie

DEVELOPER/OWNER
VISTA PRAIRIE
7100 NORTHLAND CIRCLE NORTH, SUITE 200
BROOKLYN PARK, MN 55428
952-837-0540
JIMBETTENDORF@VISTAPRAIRIE.COM
CONTACT: JIM BETTENDORF

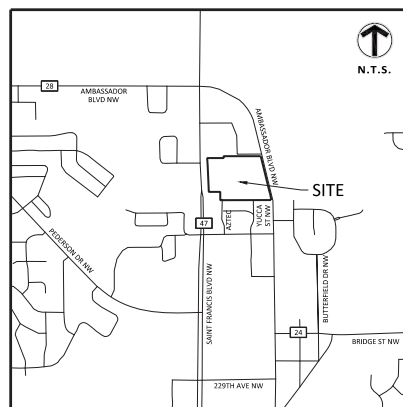
CIVIL ENGINEER
SAMBATEK
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MINNETONKA, MN 55343
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GEOTECHNICAL
BRAUN INTERTEC CORPORATION
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MINNEAPOLIS, MN 55438
952-995-2000
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12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
JWORKMAN@SAMBATEK.COM
CONTACT: JOHN WORKMAN



VICINITY MAP
NO SCALE

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C3.01	SITE PLAN
C4.01	GRADING PLAN
C4.02	GRADING NOTES
C5.01	PHASE I EROSION CONTROL PLAN
C5.02	PHASE II EROSION CONTROL PLAN
C5.03	EROSION CONTROL NOTES & DETAILS
C6.01	UTILITY PLAN
C9.01	DETAILS
C9.02	DETAILS
C9.03	DETAILS
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE DETAILS & NOTES

PRIVATE DEVELOPMENT STANDARDS FOR CITY OF ST. FRANCIS (2013)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018 EDITION)

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

OVERALL LEVEL
ONE PLAN

[illegible]

Commission No: 83771-2013/
Drawn by: AS/JMW
Checked by: MLL/GDA

SHEET

C1.01

Client
Vista Prairie
Communities

Project
St. Francis
Senior Housing

Location
23405 St.
Francis Blvd.
NW
St. Francis, MN

Certification

Summary

Designed: Drawn: JCC
Approved: CEJ Book / Page:
Phase: Initial Issued: 12/08/09

Revision History

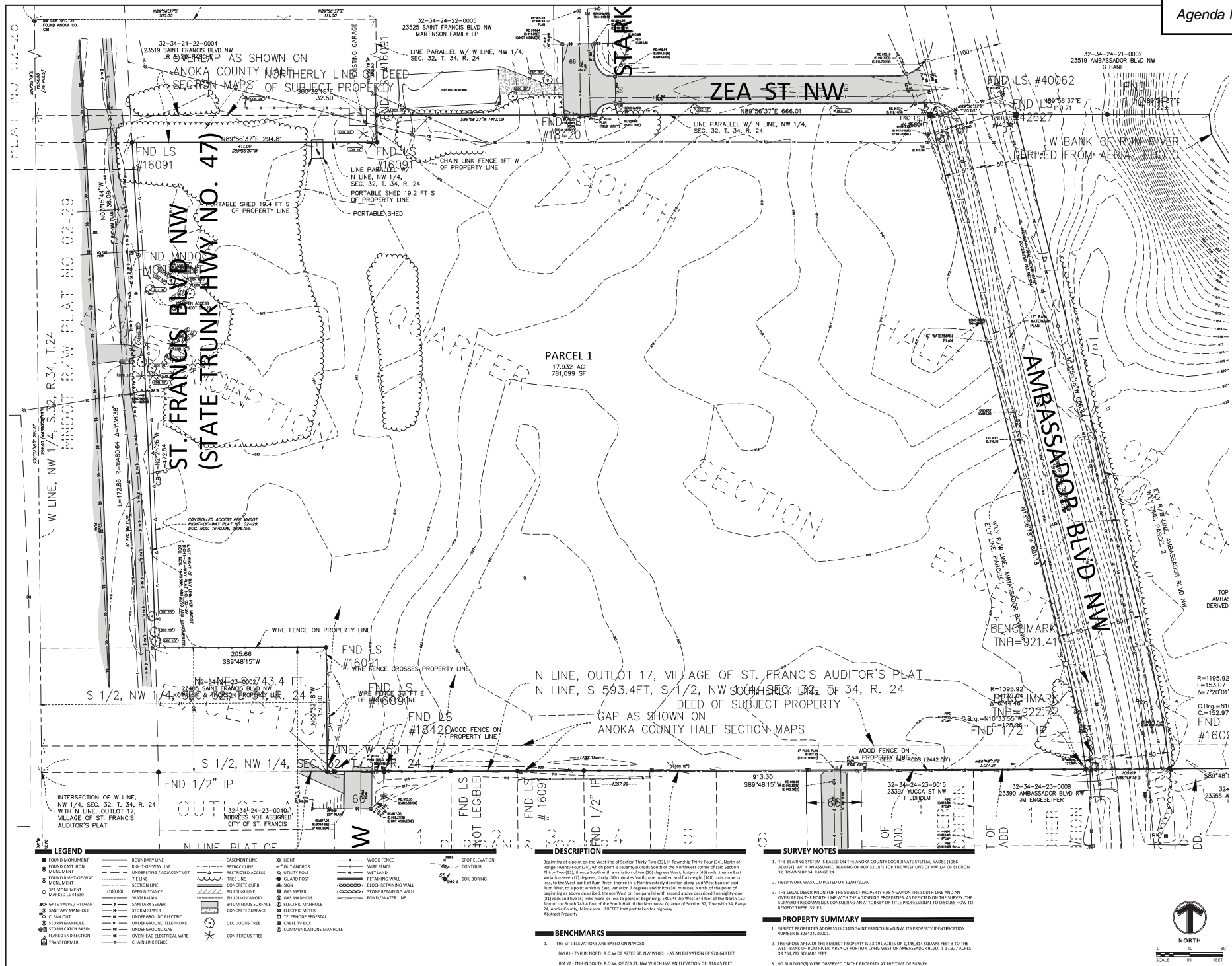
No. Date By Submittal / Revision

Sheet Title
EXISTING
CONDITIONS

Sheet No. Revision

1/1

Project 17 22377





POPE ARCHITECTS, INC.
1295 RANDALL BLVD. SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 FAX (651) 642-1101
www.popearch.com

Vista Prairie St. Francis
Senior Living



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.

George D. Albermarly
Registration No. 43365 License No. 007067022
I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

OVERALL LEVEL ONE PLAN

Revised: 02/15/2022 Development Application

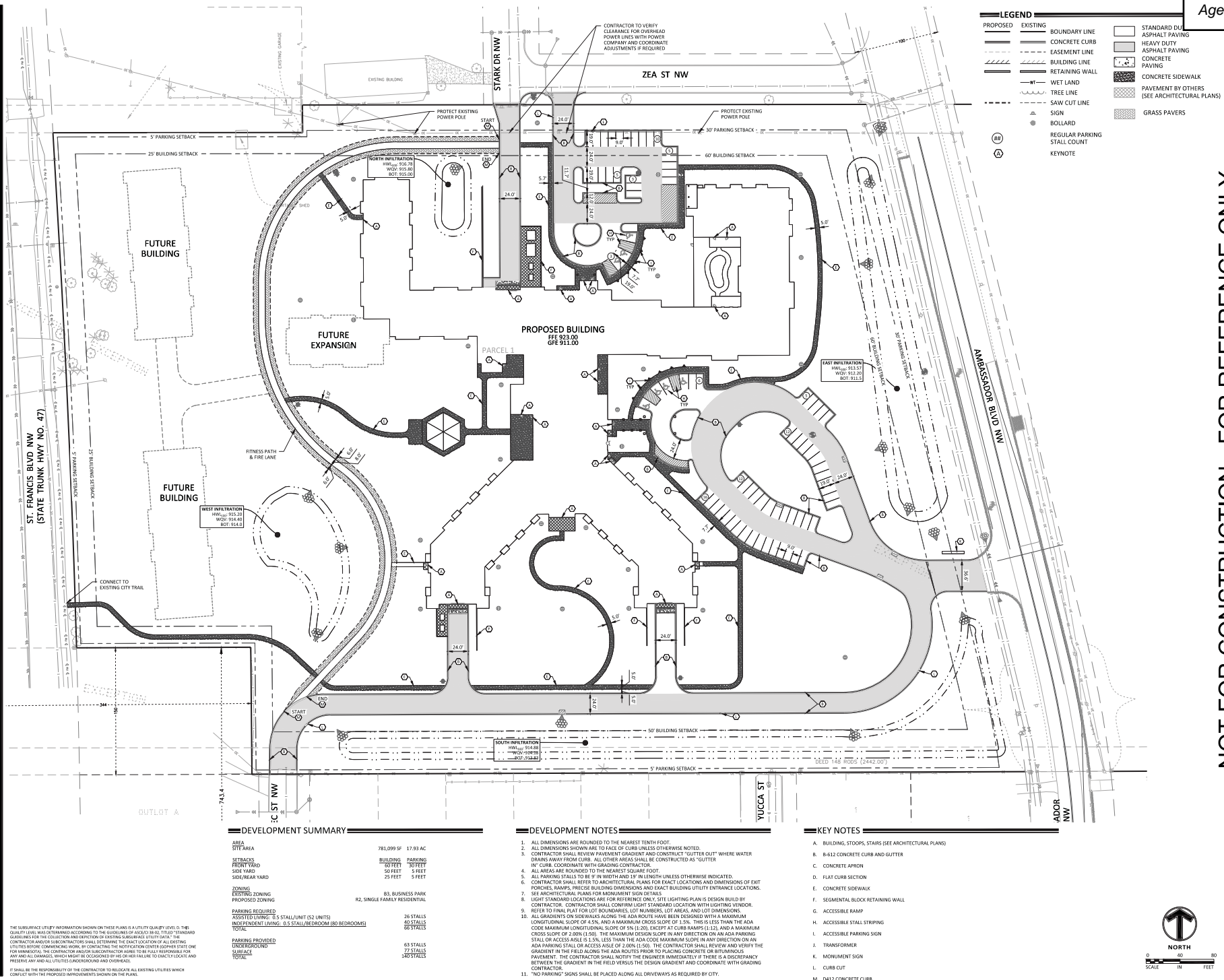
SITE PLAN

Commission No: 83771-20130
Drawn by: ASU/JMW
Checked by: MLL/GDA

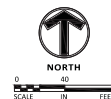
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C3.01

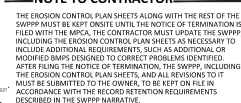
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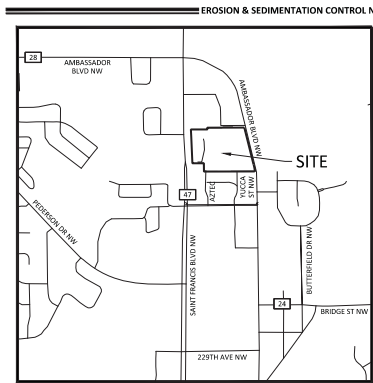
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Feb 25, 2022 - 1:51pm - User:gary.oufrs.com/PS1ShowProject/PROJECTS/22377/CAD/Dwgs/Sheet-Std/22377-C4-GRAND.dwg



NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

* REFER TO SHEET CS.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS



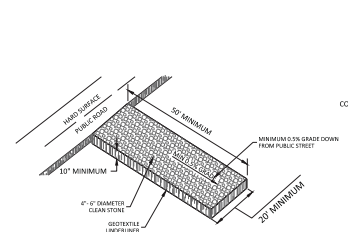
SITE LOCATION MAP
NOT TO SCALE



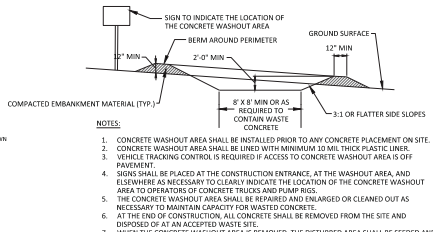
USGS MAP
NOT TO SCALE

AREA SUMMARY IN ACRES

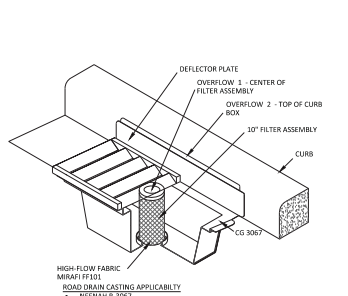
PAVEMENT AREA	7.95 AC.
BUILDING AREA	2.13 AC.
SEEDER AREA	10.41 AC.
TOTAL DISTURBED	15.49 AC.
PRE - CONSTRUCTION IMPERVIOUS	0.01 AC.
POST - CONSTRUCTION IMPERVIOUS	5.08 AC.



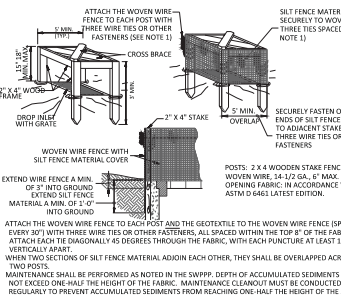
TEMPORARY STONE CONSTRUCTION EXIT
N.T.S.



CONCRETE WASHOUT AREA
NOT TO SCALE



ROAD DRAIN INLET PROTECTION (IP-2)
NOT TO SCALE



SILT FENCE INLET PROTECTION (IP-1)
NOT TO SCALE

GENERAL EROSION NOTES:

GENERAL EROSION NOTES

- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND NATIONAL STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN, ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT), ISSUED AUGUST 1, 2008, AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION. (NOTE TO THE PREPARE: EDIT APPLICATION PROCESS FOR PROJECT REQUIREMENTS).
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOTI) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR THE CONTRACTOR. APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION. (NOTE TO THE PREPARE: REVISE INSPECTION RESPONSIBILITY PER OPTIONS IN SWPPP NARRATIVE (SECTION 02.07.01)).
- CONTRACTOR SHALL COMPLY WITH FERRING REQUIREMENTS IN PART 2.1.1.1 OF THE GENERAL PERMIT.
- BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
- GENERAL CONTRACTOR SHALL DEVELOP OR PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
- 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 IS NOT ACCEPTABLE. 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. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OILS OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & 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 & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPLORE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBERS 22-21.1 OR 21.2 DEPENDING ON THE SEASON OF PLANTING. MN/DOT SPECIFICATION SECTION 257.3 SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 257.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 257.3.1 AND 257.3.6. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 257.3.1 MAY BE USED IN PLACE OF TEMPORARY MULCH.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER. (NOTE TO THE PREPARE: WHERE PERMANENT SEEDING IS NOT CALLED OUT IN THE GRADING AND/OR LANDSCAPE PLAN, REPLACE THE LAST SENTENCE IN THIS ITEM WITH THE FOLLOWING: SEED MIXTURE WITH MN/DOT SEED MIXTURE 310 "NATIVE WET TALL" BELOW THE INFL. SEED ALL OTHER AREAS WITH SEED MIXTURE 260 "COMMERCIAL TURF". SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 257.3.1).
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
- ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUO TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES:

MAINTENANCE NOTES

- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY REPORT THE CONSTRUCTION OR 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 EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
 - TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 3.1.1.5.5 OF THE GENERAL PERMIT).
 - SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECEDDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ACCESS TO ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
 - CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKING SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 3.1.1.1.2 OF THE GENERAL PERMIT.
 - CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S, AS WELL AS ALL EROSION PREVENTION AND SEDIMENTATION CONTROL BMP'S, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1.1.3 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FULLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION AND A FINAL PLAN HAS BEEN SUBMITTED TO THE MPCA.
 - 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 (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
 - ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

SEQUENCE OF CONSTRUCTION

PHASE I:

- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
- PREPARE TEMPORARY PARKING AND STORAGE AREA.
- CONSTRUCT THE SILT FENCES ON THE SITE.
- INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
- CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
- CLEAR AND GRUB THE SITE.
- BEGIN GRADING THE SITE.
- START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

- TEMPORARY SEED DENUDED AREAS.
- INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
- INSTALL RIP RAP AROUND OUTLET STRUCTURES.
- INSTALL INLET PROTECTION AROUND ALL STORM SEWERS STRUCTURES.
- PREPARE SITE FOR PAVING.
- PAVE SITE.
- INSTALL INLET PROTECTION DEVICES.
- COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY

OVERALL LEVEL ONE PLAN

Rev	Rev	Description
1	01/15/2022	Development Application
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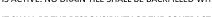
EROSION CONTROL NOTES & DETAILS

Revision No: 83771-20130
Drawn by: AS/JMW
Checked by: MLL/GDA

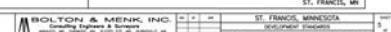
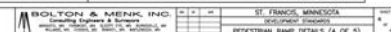
SHEET

C5.03
23

24







11/11/2019

Agenda Item # 7A.

[illegible]

UNIT MIX						
UNIT TYPE	UNIT TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
ASSISTED LIVING:						
UNIT A3	1TU2DQ	626 SF	4	2	0	6
UNIT B1	ONE BEDROOM	619 SF	4	4	0	8
UNIT C1	ONE BEDROOM	716 SF	12	10	0	22
UNIT B3	ONE BEDROOM	716 SF	2	0	0	2
UNIT C3	TWO BEDROOM W/ DEN	2,020 SF	2	0	0	2
ASSISTED LIVING: 42			24	18	0	42
ASSISTED LIVING: GARD SUITE						
UNIT A2	1TU2DQ	380 SF	8	0	0	8
ASSISTED LIVING: GARD SUITE: 8			8	0	0	8
ASSISTED LIVING: MEMORY CARE						
UNIT A1	1TU2DQ	374 SF	24	0	0	24
ASSISTED LIVING: MEMORY CARE: 24			24	0	0	24
INDEPENDENT LIVING						
UNIT B3	ONE BEDROOM	760 SF	6	0	0	18
UNIT B4	ONE BEDROOM	859 SF	2	0	0	4
UNIT B5	ONE BEDROOM	870 SF	2	2	2	6
UNIT B6	ONE BEDROOM	910 SF	4	4	2	12
UNIT B7	ONE BEDROOM W/ DEN	1,010 SF	2	2	2	6
UNIT C4			1,040 SF	2	0	2
UNIT D1	TWO BEDROOM W/ SUN ROOM	1,260 SF	8	2	2	12
INDEPENDENT LIVING: 68			25	19	37	119

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POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
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VISTA PRAIRIE
SENIOR LIVING
ST. FRANCIS, MN



SCHEMATIC DESIGN
2-15-2022

Commission No: 83771-20130
 Drawn by: Author
 Checked by: Checker

SHEET

A01

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ARCHITECTS

VISTA PRAIRIE
SENIOR LIVING
ST. FRANCIS, MN



VISTAPRAIRIE
COMMUNITIES

SCHEMATIC DESIGN
2-14-2022

Answer and feedback

SHEET

A11

3.

The following notes should be added to the Site Data sheet for all projects.

Notes A & B should be added if a survey is included in the documents, with the survey information and the date of the document.

A) SITE INFORMATION HAS BEEN TAKEN FROM A SITE SURVEY PREPARED BY SURVEYOR'S NAME DATED DATE. GENERAL CONTRACTOR IS TO VERIFY ALL SITE INFORMATION BEFORE STARTING CONSTRUCTION, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

B) REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.

AND NOTE C & D instead of the notes above if a current survey is not available and site information has been ascertained by other means.

A) THE LOCATION AND SIZE OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION FOR INFORMATION. VERIFY ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES. OTHER APPLICABLE AGENCIES AND EXISTING SITE CONDITIONS.

B) EXISTING SITE CONDITIONS AND TOPOGRAPHY SHOWN ON EXISTING SITE DRAWINGS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE STARTING CONSTRUCTION.

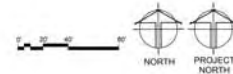
C) REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.

FIRE LANE ROAD
W/ ADJACENT
COMPACTED
SUBBASE



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1 OVERALL MASTER SITE PLAN
A1.1 1" = 40'-0"





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2-15-2022

OVERALL LOWER
LEVEL PLAN

Issues and Revisions

Commission No. 83771-20130
Drawn by: Author
Checked by: Checker

SHEET

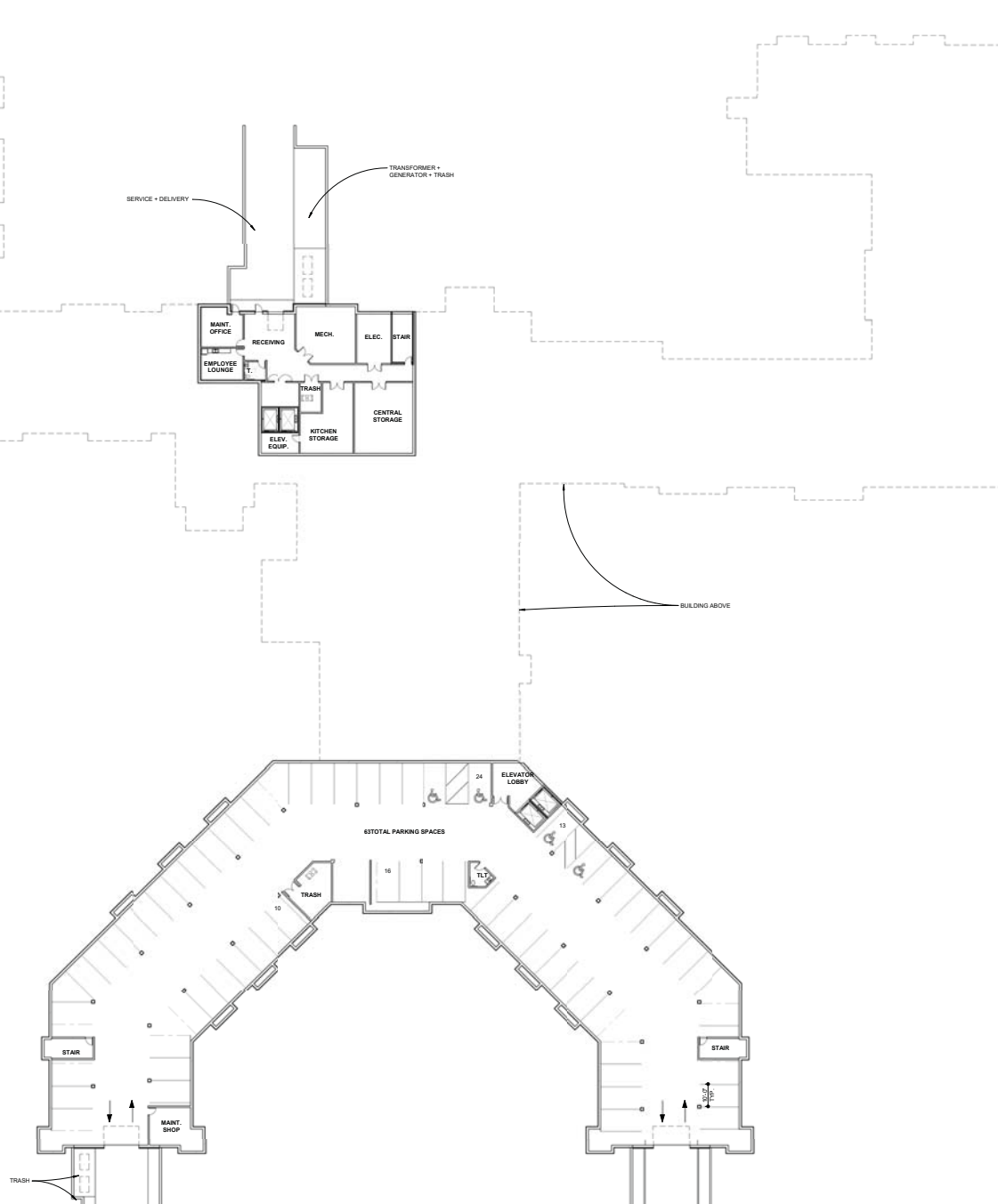
A2.01

32

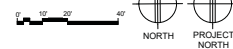
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	LOWER LEVEL	LEVEL ONE	LEVEL TWO	LEVEL THREE	
ASSISTED LIVING	5,648 SF	27,387 SF	27,387 SF	0 SF	60,442 SF
INDEPENDENT LIVING	0 SF	28,606 SF	28,606 SF	28,606 SF	85,818 SF
MEMORY CARE	0 SF	24,770 SF	0 SF	0 SF	24,770 SF
TOWN CENTER	0 SF	11,835 SF	0 SF	0 SF	11,835 SF
UNDERGROUND PARKING	28,000 SF	0 SF	0 SF	0 SF	28,000 SF
	33,694 SF	92,669 SF	56,000 SF	28,606 SF	210,919 SF

UNIT MIX						
UNIT NAME	UNIT TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
ASSISTED LIVING						
UNIT A3	STUDIO	525 SF	4	2	0	6
UNIT B1	ONE BEDROOM	615 SF	4	4	0	8
UNIT B2	ONE BEDROOM	715 SF	12	10	0	22
UNIT B3	ONE BEDROOM	715 SF	2	0	0	2
UNIT C1	TWO BEDROOM W/ DEN	1,015 SF	2	2	0	4
ASSISTED LIVING CARE SUITE			24	18	0	42
ASSISTED LIVING - CARE SUITE						
UNIT A2	STUDIO	380 SF	8	0	0	8
ASSISTED LIVING - MEMORY CARE						
UNIT A1	STUDIO	371 SF	24	0	0	24
ASSISTED LIVING - MEMORY CARE 24			24	14	0	38
INDEPENDENT LIVING						
UNIT B5	ONE BEDROOM	780 SF	0	0	0	0
UNIT B4	ONE BEDROOM	855 SF	2	2	2	6
UNIT B6	ONE BEDROOM	870 SF	2	2	2	6
UNIT B8	ONE BEDROOM	910 SF	4	4	4	12
UNIT B7	ONE BEDROOM W/ DEN	1,030 SF	2	2	2	6
UNIT C2	TWO BEDROOM	1,145 SF	1	1	1	3
UNIT D1	TWO BEDROOM W/ SUN ROOM	1,280 SF	8	2	2	12
INDEPENDENT LIVING 65			25	19	21	65
			81	37	21	139



1 OVERALL LOWER LEVEL FLOOR PLAN
A2.01 1" = 20'-0"



VISTA PRAIRIE
SENIOR LIVING
ST. FRANCIS, MN

OVERALL LEVEL
ONE PLAN

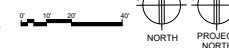
Issues and Revisions

Commission No:	83771-20130
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SHEET

A2 02

33



VISTA PRAIRIE
SENIOR LIVING
ST. FRANCIS, MN



SCHEMATIC DESIGN
2-15-2022

OVERALL LEVEL
TWO PLAN

Issues and Revisions:

Commission No: 83771-20130

Commission No.	03777-20150
Drawn by	Author

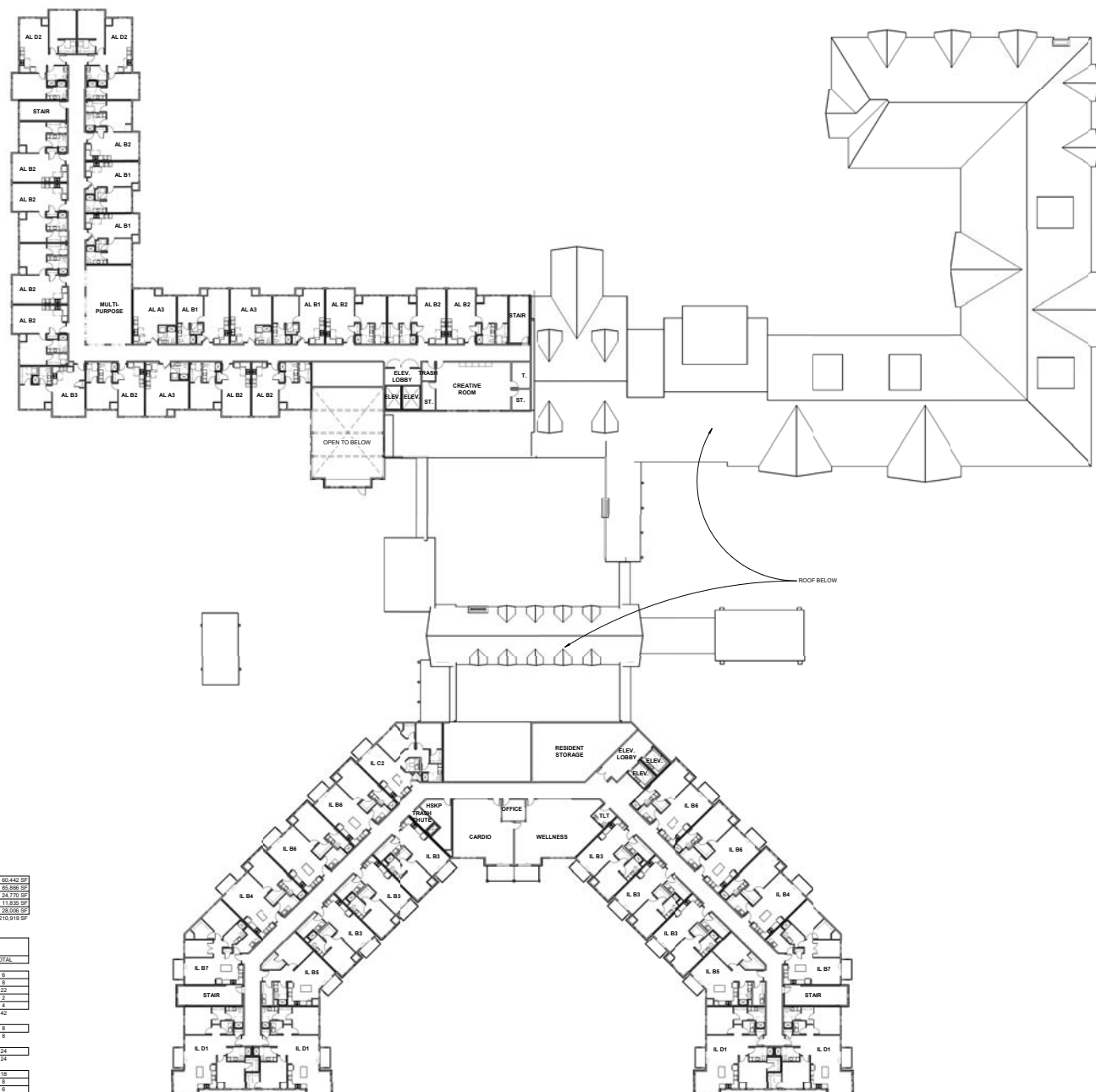
Drawn by:	Author:
Checked by:	Checker:

SHEET

A2 03

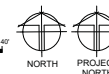
2

UNIT MIX						
UNIT NAME	UNIT TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
ASSIGNED LIVING						
UNIT A1	STUDIO	525	4	2	0	6
UNIT B1	ONE BEDROOM	615	2	1	0	3
UNIT B2	ONE BEDROOM	719	12	10	0	22
UNIT B3	ONE BEDROOM	719	2	0	0	2
UNIT C1	TWO BEDROOM W/ DEN	1,000	1	0	0	1
ASSIGNED LIVING 42	CASE BUTTE	24	18	0	0	42
ASSIGNED LIVING - CARE BUTTE						
UNIT A1	STUDIO	380	0	0	0	0
ASSIGNED LIVING - CARE BUTTE 8		8	0	0	0	8
ASSIGNED LIVING - MEMORY CARE						
UNIT A1	STUDIO	373	0	0	0	0
ASSIGNED LIVING - MEMORY CARE 24		24	0	0	0	24
INDEPENDENT LIVING						
UNIT B3	ONE BEDROOM	760	0	0	0	18
UNIT B4	ONE BEDROOM	856	2	1	0	3
UNIT B5	ONE BEDROOM	870	2	2	0	2
UNIT B6	ONE BEDROOM	910	2	0	0	2
UNIT B7	ONE BEDROOM W/ DEN	1,030	2	2	2	6
UNIT C2	TWO BEDROOM	1,045	1	1	1	3
UNIT C3	TWO BEDROOM W/ SUN ROOM	1,363	1	0	0	2
INDEPENDENT LIVING 65		25	19	21	31	65



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1 OVERALL LEVEL TWO FLOOR PLAN
A2.03 1" = 20'-0"



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2-15-2022

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OVERALL LEVEL
THREE PLAN

Issues and Revisions

Commission No. 83771-20130

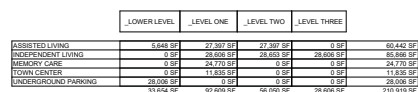
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Drawn by:	Author

Checked by: _____

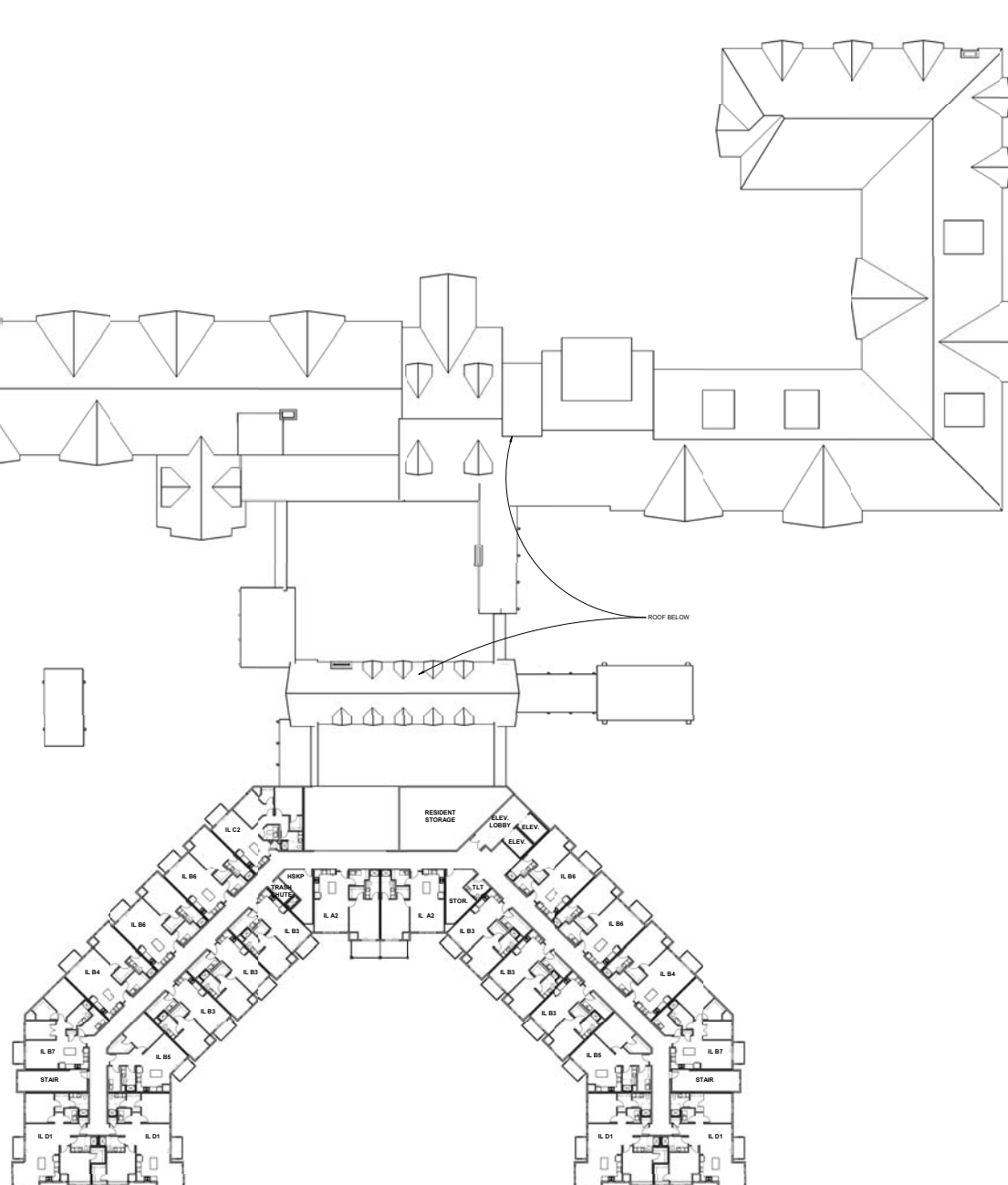
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A204

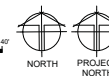
34



UNIT MIX							
UNIT NAME	UNIT TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL	
ASSIGNED LIVING							
UNIT A3	2 BED ROOM	525 SF	4	2	0	6	
UNIT B1	ONE BEDROOM	515 SF	4	4	0	8	
UNIT B2	ONE BEDROOM	715 SF	12	10	0	22	
UNIT B3	ONE BEDROOM	715 SF	2	0	0	2	
UNIT C1	TWO BEDROOM W/ DEN	1,070 SF	2	0	0	2	
ASSIGN LIVING: 42			24	18	0	42	
ASSIGNED LIVING: CAR BUITE							
UNIT A2	STUDIO	380 SF	8	0	0	8	
ASSIGNED LIVING: CAR BUITE: 8			8	0	0	8	
ASSIGNED LIVING - MEMORY CARE: 24							
UNIT A1	STUDIO	373 SF	24	0	0	24	
ASSIGNED LIVING - MEMORY CARE: 24			24	0	0	24	
INDEPENDENT LIVING							
UNIT B3	ONE BEDROOM	760 SF	0	6	8	18	
UNIT B4	ONE BEDROOM	856 SF	2	2	4	8	
UNIT B5	ONE BEDROOM	870 SF	2	2	2	6	
UNIT B6	ONE BEDROOM	1,020 SF	4	4	0	8	
UNIT B7	ONE BEDROOM W/ DEN	1,030 SF	2	2	2	6	
UNIT C2	TWO BEDROOM	1,465 SF	1	1	1	3	
UNIT C3	TWO BEDROOM W/ SUN ROOM	1,360 SF	1	1	1	3	
INDEPENDENT LIVING: 65			25	19	21	65	



1 OVERAL LEVEL THREE FLOOR PLAN
A2.04 1" = 20'-0"



EXTERIOR ELEVATION KEYNOTES	
1	ASPHALT SHINGLES - CLASS 'W'
2	SMULT - ROCKFACED
14	VINYL SIDING - PT. (DARFORD BLUE)
15	VINYL SIDING - PT. (DAVANA WICKER)
16	VINYL SIDING - PT. (HEARTHSTONE)
44	MANUFACTURED STONE - CULTURED STONE
45	COUNTRY LEDGE STONE (COLOR BLOCK COUNTY)
46	ALUMINUM STONEFRONT SYSTEM
52	SHEET METAL ROOF
53	CEDAR COLUMN WRAP
54	CEILING BEAM AND FASCIA



20 AL NORTH ELEVATION
A3.1 1/8" = 1'-0"



15 AL EAST ELEVATION
A3.1 1/8" = 1'-0"



11 AL NORTH END ELEVATION
A3.1 1/8" = 1'-0"



10 AL WEST ELEVATION
A3.1 1/8" = 1'-0"



1 AL SOUTH ELEVATION
A3.1 1/8" = 1'-0"

Agenda Item # 7A.

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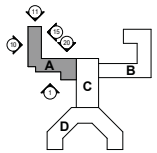
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ST. FRANCIS, MN

EDI

VISTA PRAIRIE
COMMUNITIES

SCHEMATIC DESIGN
2-15-2022



Key Plan

EXTERIOR
ELEVATIONS - A

Issues and Revisions	

Commission No. 83771-20130
Drawn by: Author
Checked by: Checker

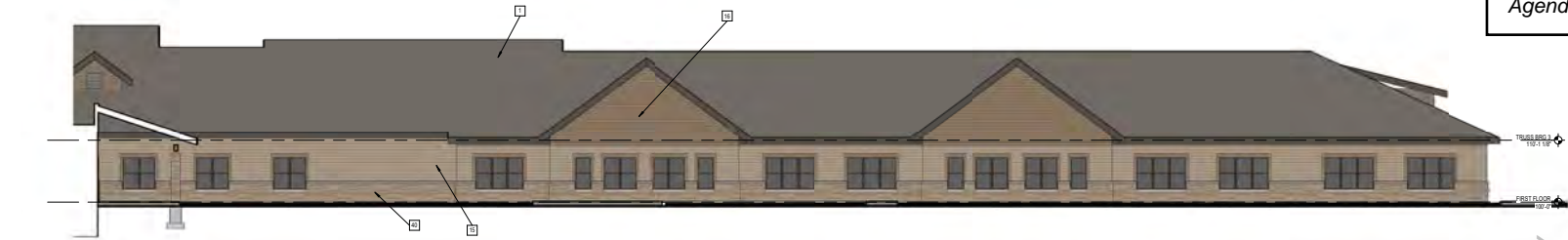
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A3.1

36

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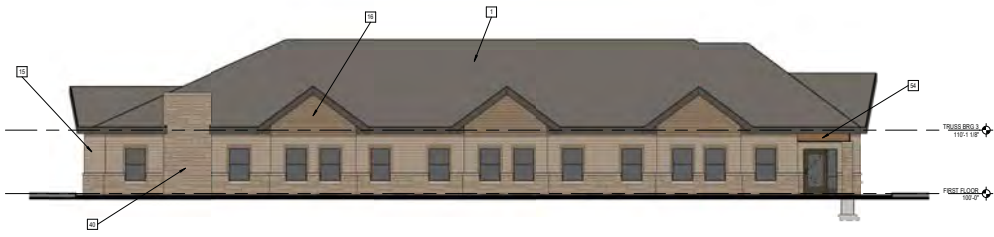
EXTERIOR ELEVATION KEYNOTES	
1	ASPHALT SHINGLES - CLASS 'A'
2	CMU - ROCKFACE
14	VINYL SIDING - PF (OXFORD BLUE)
15	VINYL SIDING - PF (SAVANNAH WICKER)
16	VINYL SIDING - PF (SEASIDE STONE)
40	MANUFACTURED STONE - CULTURED STONE
1	COUNTRY LEADS STONE (COLOR: BUCKS COUNTY)
44	ALUMINUM STOREFRONT SYSTEM
52	SHEET METAL ROOF
53	CEDAR COLUMN WRAP
54	CEDAR BEAM AND FASCIA



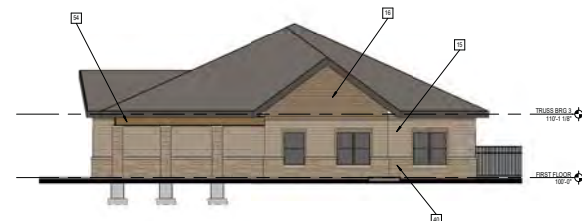
25 MC SOUTH ELEVATION
A3.2 1/8" = 1'-0"



20 MC EAST ELEVATION
A3.2 1/8" = 1'-0"



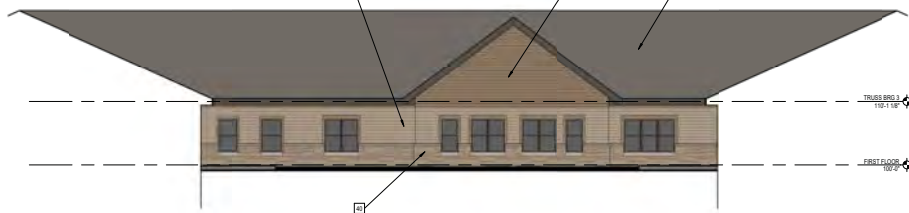
15 MC NORTH ELEVATION
A3.2 1/8" = 1'-0"



11 MC WEST ELEVATION
A3.2 1/8" = 1'-0"



10 MC SOUTH ELEVATION 2
A3.2 1/8" = 1'-0"



6 MC WEST ELEVATION 2
A3.2 1/8" = 1'-0"



1 MC NORTH ELEVATION 2
A3.2 1/8" = 1'-0"

Agenda Item # 7A.

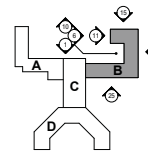


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SCHEMATIC DESIGN
2-15-2022



Key Plan

EXTERIOR
ELEVATION - B

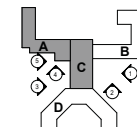
Issues and Revisions	

Commission No. 83771-20130
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A3.2

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Key Plan

EXTERIOR
ELEVATION - C

Issues and Revisions

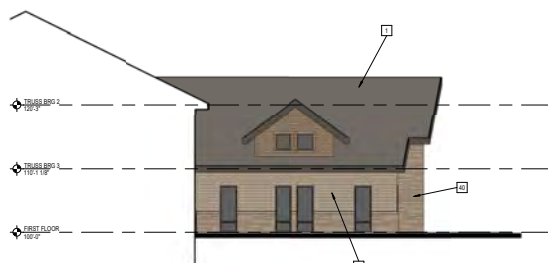
Commission No. 83771-20130
Drawn by: Author
Checked by: Checker

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A3.3

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EXTERIOR ELEVATION KEY	
1	ASPHALT SHINGLES - CLASS 'B'
2	CML-2 - ROCKFACE
14	VINYL SIDING - PT. (OXFORD BLUE)
15	VINYL SIDING - PT. (SAVANNAH WICKERS)
16	VINYL SIDING - PT. (HEARTHSTONE)
17	MANUFACTURED STONE - (OLD TOWN STONE)
18	COUNTRY LEDGE STONE (COLORBUCKS COUNTY)
24	ALUMINUM STOREFRONT SYSTEM
52	SHEET METAL ROOF
53	SCENE COLUMN WRAP
54	SCENE BEAM AND FASCIA



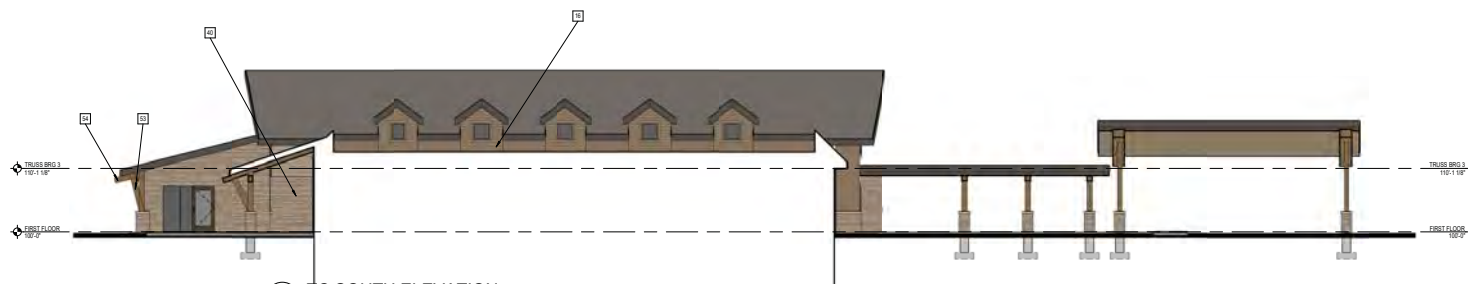
5 AL DINING WEST ELEVATION
A3.3 1/8" = 1'-0"



4 AL DINING SOUTH ELEVATION
A3.3 1/8" = 1'-0"



3 TC WEST ELEVATION
A3.3 1/8" = 1'-0"



2 TC SOUTH ELEVATION
A3.3 1/8" = 1'-0"



1 TC EAST ELEVATION
A3.3 1/8" = 1'-0"

1 IL SOUTH ELEVATION 2
A3.4 1/8" = 1'-0"

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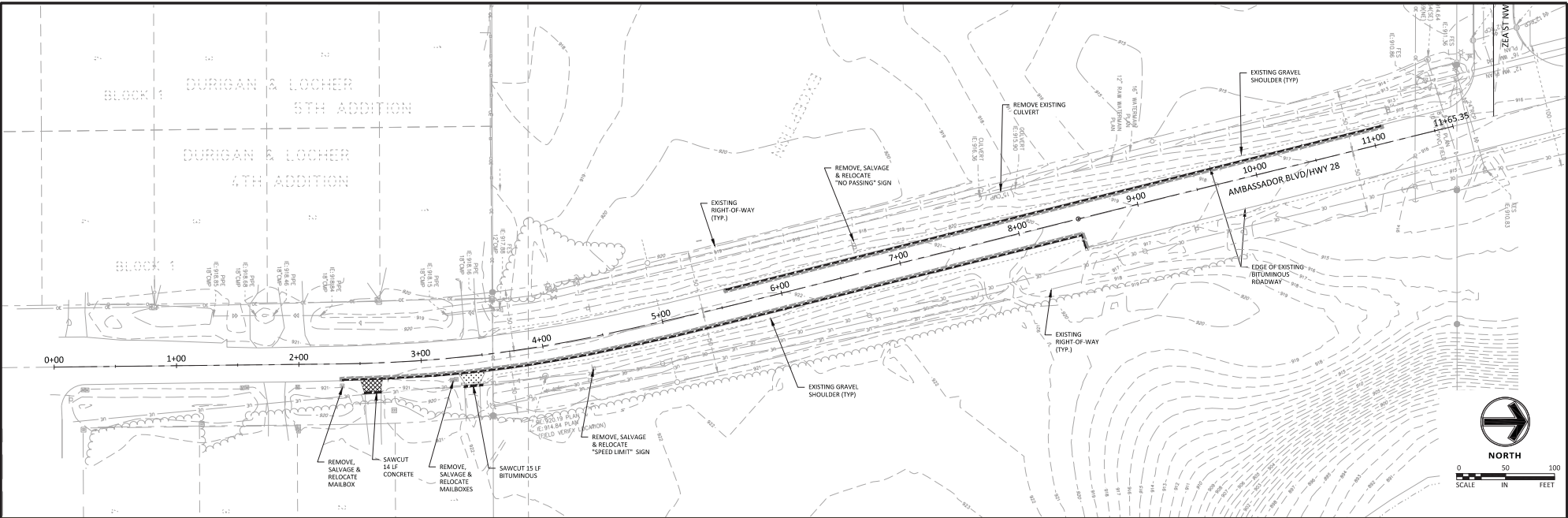
Architectural elevation drawing of the front facade of a three-story house. The drawing shows a symmetrical design with a central gable and two side gables. The roof is dark gray. The walls are light brown with horizontal siding. The windows are dark brown with white frames. The house has a large garage door on the ground floor. The drawing is labeled with callouts for various levels and features:

- 1. Roof
- 2. Second Floor
- 3. Third Floor
- 4. First Floor
- 5. Lower Level
- 6. Third Floor (10' 0" - 10' 6" 1/2)
- 7. Third Floor (10' 6" 1/2 - 11' 0")
- 8. Second Floor (11' 0" - 11' 6")
- 9. First Floor (11' 6" - 12' 0")
- 10. Lower Level (12' 0" - 12' 6")

This architectural elevation drawing shows a three-story residential building with a gabled roof. The facade is composed of light-colored horizontal siding and tan-colored brickwork. The building features a series of windows and balconies. Callout lines point to various features: the roofline, the gable end, the balcony railings, the brickwork, the siding, and the entrance area on the right side of the building.

40

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- LEGEND**
- FOUND MONUMENT
 - SET MONUMENT
 - XXXX MARKED
 - ⊗ ELECTRIC METER
 - ⊗ LIGHT
 - ⊗ AIR CONDITIONER
 - ⊗ GLY ANCHOR
 - ⊗ HANDICAP STALL
 - ⊗ UTILITY POLE
 - POST
 - △ SIGN
 - ⊗ MAILBOX
 - ◇— WATERMAIN
 - SANITARY SEWER
 - STORM SEWER
 - FLARED END SECTION
 - UTILITY TELEPHONE PEDESTAL
 - ⊗ ELECTRIC TRANSFORMER
 - UG— GAS METER
 - OW— OVERHEAD WIRE
 - CHAIN LINK FENCE
 - IRON FENCE
 - WIRE FENCE
 - WOOD FENCE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - RESTRICTED ACCESS
 - CONCRETE CURB
 - BUILDING LINE
 - BUILDING CANOPY
 - BIT
 - ▨ CONC

- DEMOLITION LEGEND**
- 2" MILL BITUMINOUS SURFACE
 - SAW CUT EXISTING PAVEMENT
 - ▨ REMOVE EXISTING CONCRETE DRIVE
 - ▨ REMOVE EXISTING BITUMINOUS DRIVE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CES 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CHK	APPR	COMMENT

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.

Print Name: Michael Nielson

Date: License # 23623

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY DJD

DESIGNED BY JIG

CHECKED BY MJN

PROJECT NO. 22377



EXISTING CONDITIONS & REMOVAL PLAN

Anoka County, MN

Ambassador Blvd. Right Turn & By-Pass Lanes

Preliminary

St. Francis, MN

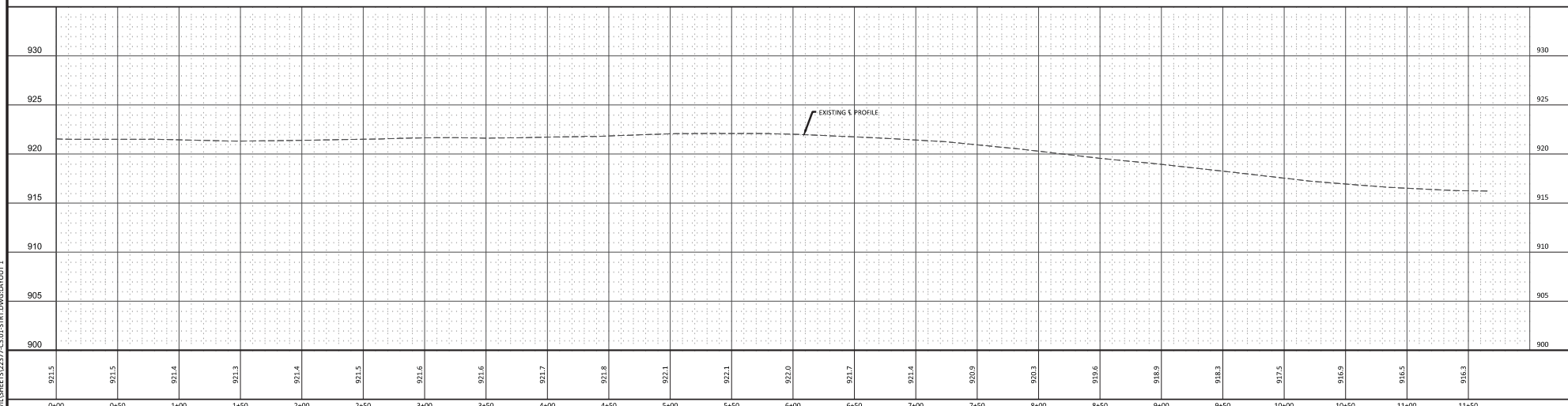
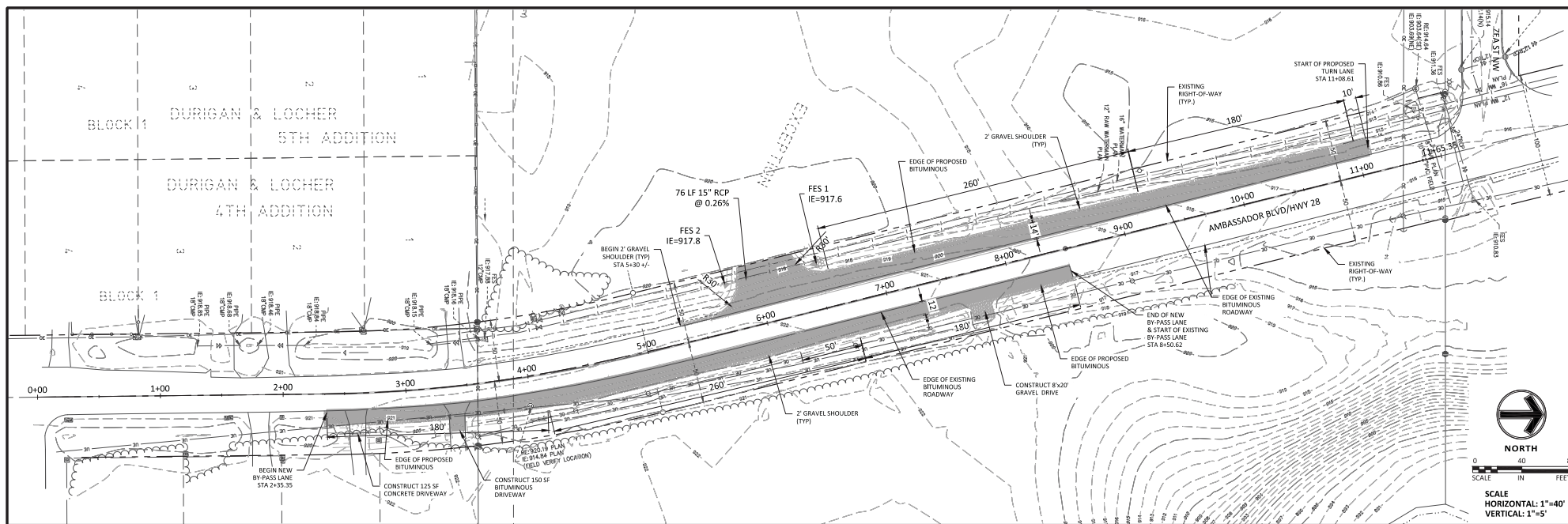
SHEET

C4.01

4 OF 12

REV.

22.05 (LMS TECH) | DAVID DANZL | 2/15/2022 3:00:11 PM
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