

**CITY OF PLYMOUTH
AGENDA
Regular Planning Commission
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
July 16, 2025, 7:00 PM**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. PUBLIC FORUM - Individuals may address the committee about any item not contained on the regular agenda. A maximum of three minutes is allotted per individual with a total of 15 minutes for the forum. If the full 15 minutes are not needed for the forum, the committee will continue with the agenda. The committee will take no official action on items discussed at the forum, with the exception of referral to staff for future report.

3. APPROVE AGENDA - Planning Commission members may add items to the agenda for discussion purposes or staff direction only. The commission will not normally take official action on items added to the agenda.

4. CONSENT AGENDA - These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a council member or individual so requests, in which event the item will be removed from the consent agenda and placed elsewhere on the agenda.

4.1 Adopt proposed minutes

1. Planning Commission Minutes 6-18-2025

5. PUBLIC HEARINGS

5.1 Preliminary plat, final plat, and site plan request to allow the construction of a nine-unit townhouse development, to be known as Shorewood Enclave, and related improvements at 10900 South Shore Drive (Plateau Properties - 2025009)

1. Planning Report
2. Location Map
3. Right of Way Acquisition Exhibit
4. Applicant's Narrative
5. Architectural Site Plans
6. Tree Preservation Plan
7. Civil Plans
8. Preliminary Plat
9. Final Plat
10. Resolution

6. NEW BUSINESS

6.1 Site plan and variance request to allow the construction of an assisted

living facility development, and related improvements, to be known as Solbakken Assisted Living, at 18035 Old Rockford Road (Solbakken 2025030)

1. Planning Report
2. Location Map
3. Solbakken Narrative
4. Architectural Plans
5. Civil Plans
6. Resolution

7. ADJOURNMENT



To: Planning Commission

Prepared by: Lori Sommers, Planning Manager

Reviewed by: Grant Fernelius, CED Director

Item: **Adopt proposed minutes**

1. Action Requested:

Adopt the June 18, 2025, Planning Commission minutes.

2. Background:

Planning Commission met on June 18, 2025.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Commission Minutes 6-18-2025

Proposed Minutes Planning Commission Meeting June 18, 2025

Chair Boo called a Meeting of the Plymouth Planning Commission to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on June 18, 2025.

COMMISSIONERS PRESENT: Chair Michael Boo, Marc Anderson, Julie Olson, Bill Wixon, Josh Fowler, Neha Markanda, and Jim Willis

COMMISSIONERS ABSENT: None

STAFF PRESENT: Planning Manager Lori Sommers, Senior Planner Shawn Drill, Associate Planner Sophia Kucera, and City Council Liaison Julie Pointner

Chair Boo led the Pledge of Allegiance.

Call to Order

Public Forum

Approval of Agenda

Motion was made by Commissioner Fowler and seconded by Commissioner Anderson to approve the agenda. With all Commissioners voting in favor, the motion carried.

Consent Agenda

(4.1) Planning Commission minutes from meeting held on June 4, 2025.

(4.2) Planning Commission minutes from special meeting held on June 4, 2025.

Motion was made by Commissioner Olson and seconded by Commissioner Anderson to approve the consent agenda. With all Commissioners voting in favor, the motion carried.

Public Hearing

(5.1) Conditional use permit for an attached garage that would exceed 1,000 square feet in floor area, for property located at 2730 Sycamore Lane (Philip Tryke – 2025034)

Senior Planner Drill presented the staff report.

Chair Boo introduced the applicant, Philip Tryke, who stated that he was available to answer any questions the commission may have.

Chair Boo opened the public hearing.

No comments.

Chair Boo closed the public hearing.

Commissioner Anderson stated that this is a large lot with plenty of room for this and believed it would be a great addition.

Motion was made by Markanda, and seconded by Commissioner Wixon, to recommend approval of a conditional use permit for an attached garage that would exceed 1,000 square feet in floor area, for property located at 2730 Sycamore Lane, subject to the conditions within the draft resolution. With all Commissioners voting in favor, the motion carried.

It was noted that this item will move forward to the City Council for review at the June 24, 2025, meeting.

(5.2) Variances for an oversized detached garage in the front yard for property located at 13522 Sunset Trail (Homeward Bound – 2025035)

Associate Planner Kucera presented the staff report.

Commissioner Anderson asked if the garage door would face Sunset Trail.

Associate Planner Kucera confirmed that to be true and confirmed that the same curb cut access would be used.

Chair Boo introduced the Brent Burg, general contractor for the applicant, who stated that he was present to address any questions the commission may have.

Commissioner Wixon asked what the business does.

Mr. Burg replied that Homeward Bound is a group home, and this location houses six residents. He explained that the garage would allow the ADA van to be parked in the structure. He explained that the attached garage is currently being used for the storage for the residents.

Chair Boo opened the public hearing.

No comments.

Chair Boo closed the public hearing.

Motion was made by Willis, and seconded by Commissioner Olson, to recommend approval of variances for an oversized detached garage in the front yard for the property located at 15522 Sunset Trail. With all Commissioners voting in favor, the motion carried.

It was noted that this item is scheduled to be reviewed by the City Council at the June 24, 2025, meeting.

New Business

Adjournment

Chair Boo adjourned the meeting at 7:20 p.m.

To: Planning Commission

Prepared by: Kip Berglund, Senior Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Preliminary plat, final plat, and site plan request to allow the construction of a nine-unit townhouse development, to be known as Shorewood Enclave, and related improvements at 10900 South Shore Drive (Plateau Properties - 2025009)**

1. Action Requested:

Hold public hearing for request by Plateau Properties for a preliminary plat, final plat, and site plan to allow the construction of a nine-unit townhouse development and related improvements at 10900 South Shore Drive.

2. Background:

See attached planning report.

3. Budget Impact:

Not applicable.

4. Attachments:

1. Planning Report
2. Location Map
3. Right of Way Acquisition Exhibit
4. Applicant's Narrative
5. Architectural Site Plans
6. Tree Preservation Plan
7. Civil Plans
8. Preliminary Plat
9. Final Plat
10. Resolution

To: Plymouth Planning Commission

From: Kip Berglund, Senior Planner (763-509-5453)
Community and Economic Development Department

Subject: Plateau Properties, LLC
Preliminary plat, final plat, and site plan request to allow the construction of a nine-unit townhouse development, to be known as Shorewood Enclave, and related improvements (2025009)

Deadline: September 10, 2025

Summary

1. Site plan for a nine-unit townhouse development
2. Preliminary plat for the creation of 9 lots and one common lot
3. Final plat for phase one

Under the plan, the development would be constructed in two phases. A five-unit building on the western side of the property would be constructed under phase one, and a four-unit building on the eastern side of the property would be constructed under phase two.

An aerial view of the site is included to the right for reference on the site context.

Recommended Action

Community and Economic Development Department Staff recommend approval of the preliminary & final plat, and site plan for the construction of a nine-unit townhouse development, and related improvements.



Site Information

Zoning and Land Use

The vacant 0.90-acre property is zoned RMF-4 (multiple family dwelling district 4) and guided LA-4 (living area 4).

	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property	RMF-4	LA-4
North	RMF-4	LA-4
East (across South Shore Drive)	RMF-2	P-I (public-institutional)
South	C-3 (highway commercial)	C (commercial)
West	RMF-4	LA-4

School District

The site is in the Wayzata school district (#284).

Natural Characteristics of Site

The site lies in the Bassett Creek Watershed District. The site does not contain any wetland or flood plain and is not located within a shoreland overlay district.

Previous Actions Affecting Site

A single-family home was constructed on the property as part of the registered land survey 694 subdivision in 1966. The home was demolished in 2014, and the site is currently vacant.

In August 2024, the Council approved a site plan for a 16-unit assisted living and memory care facility and related improvements. That building was never constructed.

In December 2024, 1,416 square feet of the subject property was acquired for the right of way for the Station 73 Transit and Regional Improvement Project that includes replacing the intersection of South Shore Drive and 10th Avenue with a proposed roundabout.

Analysis of Request

The applicant requests to construct a nine-unit townhouse development, and related improvements, at 10900 South Shore Drive. Under the plan, the development would be constructed in two phases. A five-unit building on the western side of the property would be

constructed under phase one, and a four-unit building on the eastern side of the property would be constructed under phase two.

Site Plan

The zoning ordinance contains specific standards for approval of a site plan in the RMF-4 zoning district. Staff used these standards to review the proposed townhouse development.

Standards for the RMF-4 District			
	<i>Specified</i>	<i>Proposed</i>	<i>Complies?</i>
Building Setbacks:			
--Front (from east lot line South Shore Drive)	25 ft. (min.)	25 ft.	Yes
--Side (from north lot line)	25 ft. (min.)	25 ft.	Yes
--Side (from south lot line)	25 ft. (min.)	45 ft.	Yes
--Rear (from west lot line)	25 ft. (min.)	25 ft.	Yes
--Side (between residential structures)	25 ft. (min)	40 ft	Yes
Lot Arrangement			
--Base lot	15,000 sq ft	26,185 sq ft.	Yes
--Lot width	130 ft. (min.)	130 ft.	Yes
Driveway Length	22 ft. (min.)	22 ft	Yes
Number of Parking Spaces:	2.5/unit (min.) – 2 enclosed/unit 3 guest parking	4/unit – 2 enclosed and 3 guest parking	Yes
Building Height:	45 ft. (max.)	28 ft.	Yes
Structural Coverage:	40% (max.)	26.7%	Yes
Landscaping:	18 new overstory trees (min.)	21 total trees, 20 overstory and 1 equivalent	Yes

*Discussed below

Building

The proposed project consists of nine townhouse units. One five-unit building on the western side of the property and one four-unit building on the east.

The proposed exterior building materials would be consistent with current residential construction including a mixture LP Smart Side siding and manufactured stone using a variety of textures and colors. The roof would be finished with shake look architectural asphalt shingles. A

condition is included in the resolution requiring that the exterior architecture of the building is designed pursuant to section 21115.07 of the zoning ordinance.

**Preliminary Plat**

The applicant is requesting approval of a preliminary plat to subdivide the property into nine lots and one common lot. The proposed lots meet the minimum lot size requirements in the RMF-4 zoning district.

Comprehensive Plan

The site is guided LA-4 on the city's land use guide plan. The land use chapter of the comprehensive plan lists RMF-4 zoning as appropriate zoning district for areas guided LA-4. The RMF-4 zoning district lists townhouses and manor homes with up to 14 units per building as a permitted use.

The LA-4 designation specifies a minimum density goal of 12 dwelling units per acre and a maximum density of 20 dwelling units per acre for residential developments. Density is based on net acreage (excludes wetlands and their related natural buffer strips, and rights-of-way to be dedicated for arterial roadways), consistent with the procedures established by the Metropolitan Council. Based on roughly 0.90 net acres, this site should accommodate 11 to 18 dwelling units. The proposal would include 9 units, for a density of 10 dwelling units per acre. Consequently, the proposal would be less than the density goal identified in the comprehensive plan. The comprehensive plan states that all new developments will be required to meet the minimum density guidelines unless the developer can demonstrate that site characteristics make it infeasible to reach this goal.

The narrow shape of the lot, the adjacent public improvement project, and the need to meet fire code turnaround requirements, make it difficult to create any additional lots that would meet

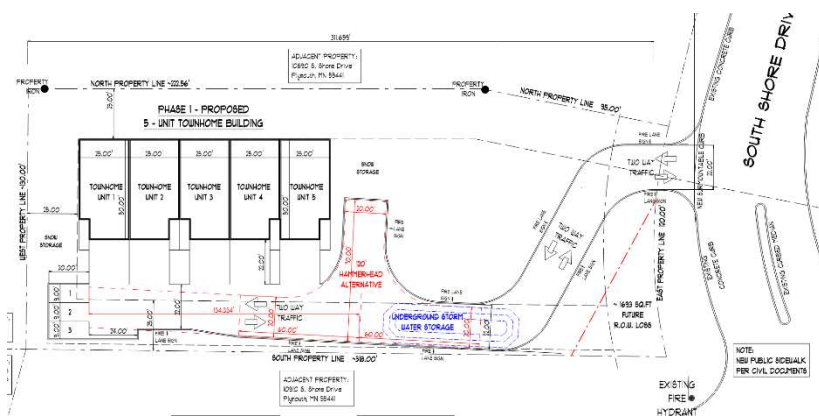
the RMF-4 standards without variances. Access to the property will come from a driveway in the northeast corner of the property, that will then need to be relocated further south to accommodate the design of the new roundabout. Therefore, staff would support a subdivision request of the subject property that does not meet the minimum density requirement of 12 units per acre.

Site Access

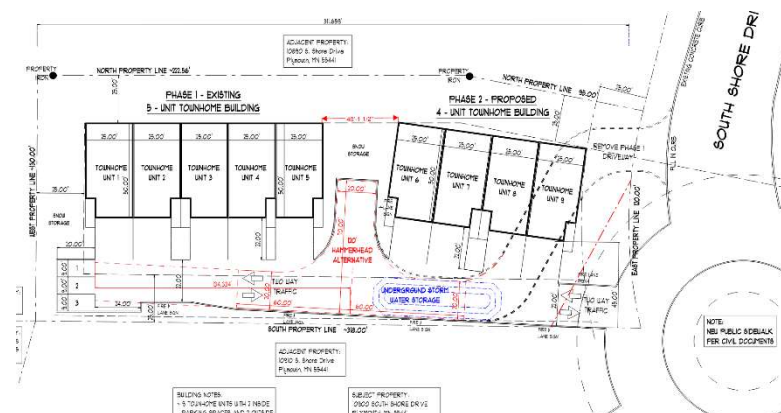
Access to this site would initially be provided from the east via a new driveway connection from South Shore Drive. The subject property is adjacent to the Station 73 Transit and Regional Improvement Program. A roundabout will be constructed at the intersection of South Shore Drive and 10th Avenue as part of that public improvement project. As a result, once the roundabout is constructed, future access would be gained from a new driveway from the roundabout.

The purpose of the two phases would allow the applicant to construct the five-unit westernmost building with access to the property from the driveway from the existing street during the first phase. The second phase, consisting of a four-unit building on the eastern side of the property, would be completed when the new access point is created from the new roundabout. Once phase two is completed, all units will be accessed from a private drive along the southern boundary of the property. A hammerhead turnaround would be constructed between the two buildings to meet fire department turnaround requirements.

PHASE 1



PHASE 2



Sidewalks/Trails

Any sidewalks/trails or pedestrian crossings along South Shore Drive would be constructed as part of the public improvement project.

Tree Preservation

This development is subject to the City's tree regulations. The regulations require preservation of 50 percent of the caliper inches of significant trees for residential development sites, or reforestation and/or monetary restitution for any removal over 50 percent. The tree survey indicates a total of 168-caliper inches of eligible significant trees on the site. The applicant submitted a tree plan indicating that 134-caliper inches, roughly 80 percent, would be removed from the total site. The proposed development would exceed the City's tree preservation regulations and would be required to pay restitution or do reforestation. The applicant is proposing a combination of replanting trees and a payment of \$1,250 in restitution fee. The resolution includes a condition that addresses this matter.

Park Dedication

The comprehensive plan does not identify the need for additional park land acquisition on the subject site. As a result, the applicant is not required to dedicate park land to the city. The applicant is required to pay an equivalent cash fee in lieu of land dedication prior to recording the final plat. The city is authorized by statute to collect park dedication fees to support any additional demand for parks created by new development. The city has studied this demand and concluded that new projects generally create additional park demand of approximately \$8,000 per unit. For this project, that would be a total of \$72,000. Staff has reviewed this individual project and believes this project will generate similar types and quantities of new demand as assumed in the city's study. Staff does not believe there needs to be any adjustment made to the amount of park dedication fees. The resolution includes a condition that addresses this matter

Drainage/Treatment of Runoff

The city requires that storm drainage systems be designed so the post-development rate of runoff from a site does not exceed the pre-development rate. Additionally, the city requires treatment of storm water runoff before it enters the drainage system. The proposed development would include an underground chamber infiltration basin in the southeastern portion of the site. A condition is included in the resolution that requires the proposed plans be revised to indicate compliance with city regulations regarding drainage and water quality.

Final Plat

The applicant is proposing to plat phase one that would consist of the base lot, five unit lots on the west side of the property, and an Outlot that would become the additional four unit lots under phase two. The final plat layout is consistent with the proposed preliminary plat.

Level of Discretion in Decision-Making

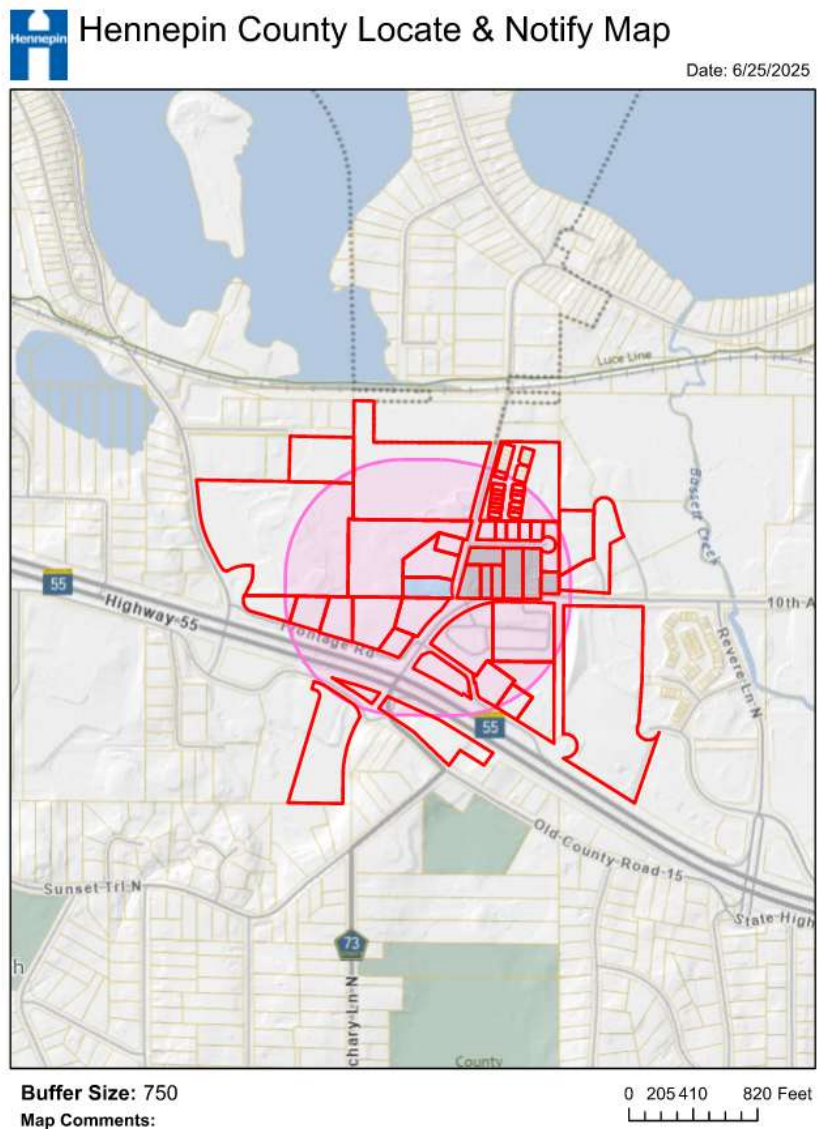
The city's discretion in approving or denying a preliminary plat is limited to whether or not the proposed plat meets the standards outlined in the subdivision regulations and zoning ordinance. This is because preliminary plat review is a "quasi-judicial" action (enforcement of established policy). If a preliminary plat application meets the standards, the city must approve the preliminary plat.

To approve a final plat, it must be consistent with the approved preliminary plat.

The City's discretion in approving or denying a site plan is limited to whether or not the proposal complies with the comprehensive plan and zoning ordinance requirements. If it meets these standards, the city must approve the site plan.

Public Notice

Notice of the public hearing was published in the city's official newspaper and mailed to all property owners within 750 feet of the site. Development signage has also been placed on the property which includes notice of the application. A notification area map is included to the right for reference.





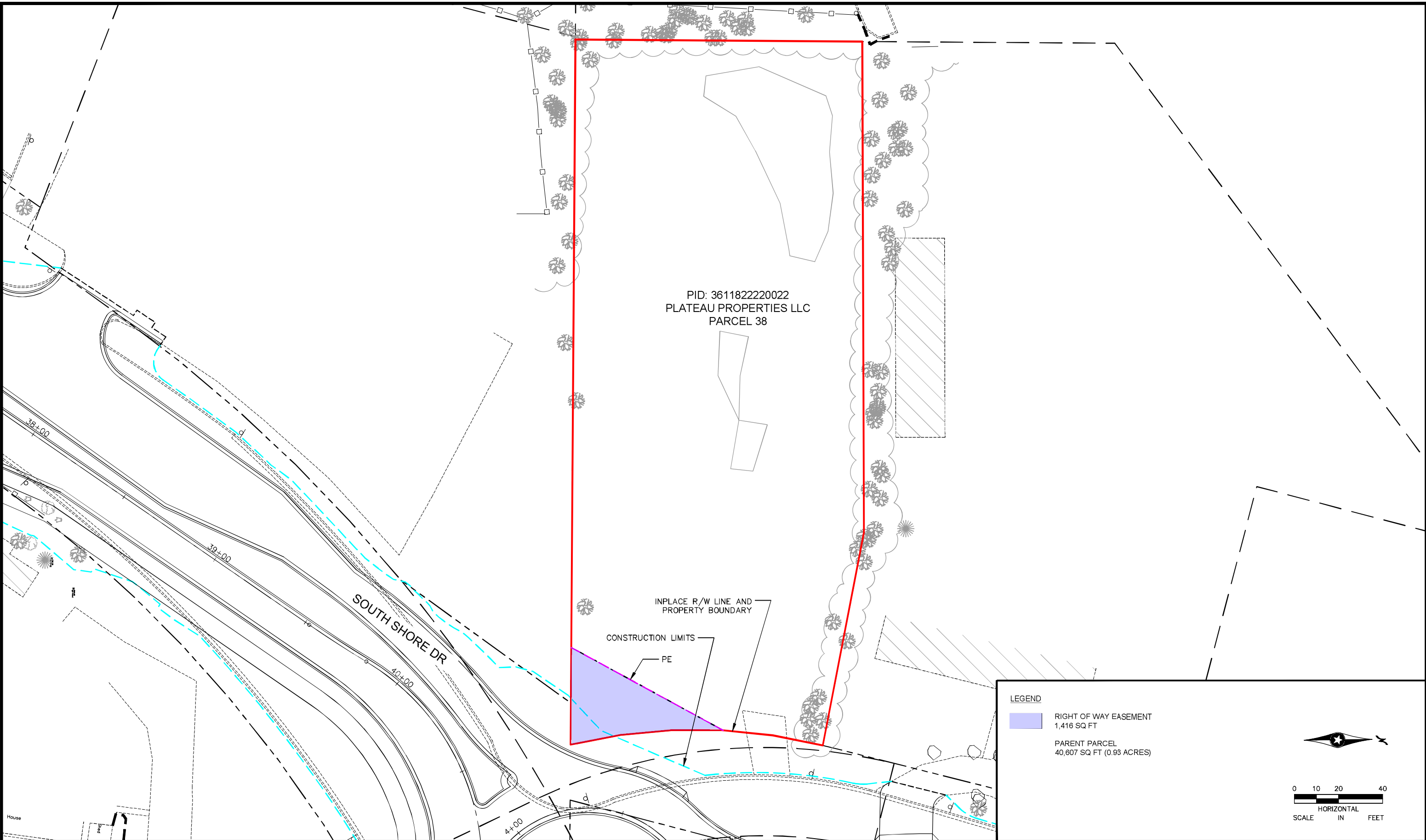
2025009
Plateau Properties, LLC
Shorewood Enclave
10900 South Shore Drive
Request for a Preliminary and Final Plat,
and Site Plan



Legend

- C, Commercial
- CC, City Center
- CO, Commercial Office
- IND
- LA-1, Living Area 1
- LA-2, Living Area 2
- LA-3, Living Area 3
- LA-4, Living Area 4
- LA-5
- MXD
- MXD-R
- P-I, Public/Semi-Public/Institutional

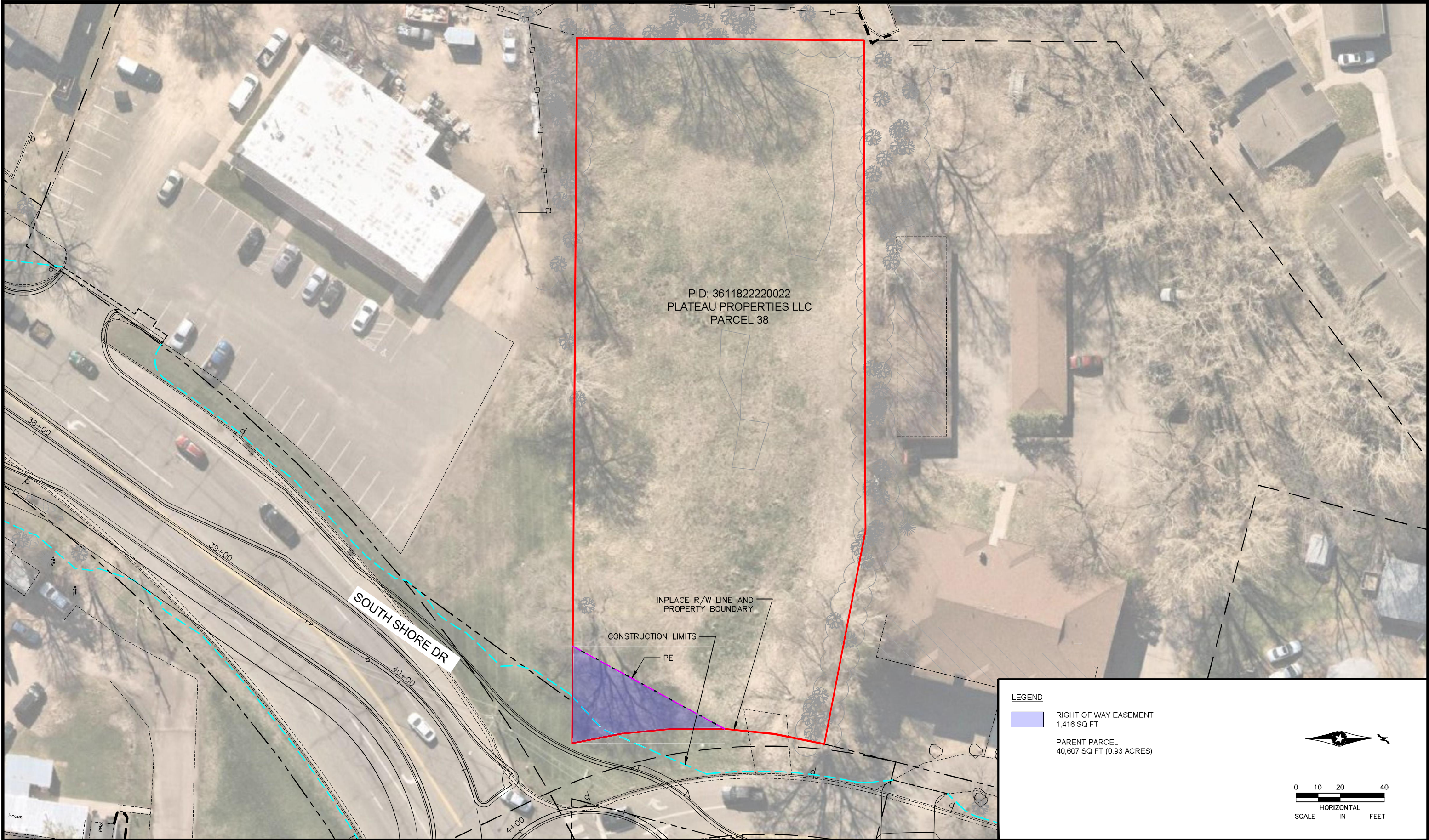
K:\TWC_Civil\City\PLYMOUTH\STATION 73 TRIP\CAD\Plan Sheets\ROW Exhibits\TH55-Parcel 31-45.dwg 7/10/2024 8:25 AM Noah Miller



DRAWN BY: <u>ASK</u>				
SURVEYED BY: <u>XXX</u>				
NO.	BY	DATE	REVISIONS	

	PARCEL 38 PLATEAU PROPERTIES LLC PID 3611822220022 10900 SOUTH SHORE DR PLYMOUTH, MN 55441	PARCEL EXHIBIT PLYMOUTH, MN	FILE NO. 160662025 TH 55
			REVISION DATE 07/10/2024
			SHEET 1 OF 2

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DRAWN BY: ASK				
SURVEYED BY: XXX				
NO.	BY	DATE	REVISIONS	



PARCEL 38
PLATEAU PROPERTIES LLC
PID 3611822220022
10900 SOUTH SHORE DR
PLYMOUTH, MN 55441

PARCEL EXHIBIT
PLYMOUTH, MN

FILE NO. 160662025 TH 55
REVISION DATE 07/10/2024
SHEET 2 OF 2

TCO Design

3305 Highway 169 N, Plymouth, MN 55441
952-994-8276
todd@tcodesign.net

March 10, 2025

Shorewood Enclave

10900 South Shore Drive (PID 36-118-22-22-0022)
Plymouth, MN 55441

Shorewood Enclave.
8848 Zealand Avenue North
Brooklyn Park, MN 55445

Project Narrative:

Project Background

The proposed site is currently owned by Plateau Properties, LLC. Plateau Properties, LLC will be transferring ownership to Southern Shore Drive, LLC, DBA Shorewood Enclave. Southern Shore Drive, LLC, DBA Shorewood Enclave (Applicant) is proposing to construct two townhome buildings on this site. It will be done in two phases. The first phase will be a 5-unit townhome building and phase two will be a 4-unit townhome building.

The purpose of developing this site in two phases is to accommodate the City's plan for a future roundabout. The first phase will use access from South Shore Drive after the intersection with 10th Avenue North. The second phase will use access from the future round about.

The property will be managed through an association organization.

Building and exterior maintenance will be outsourced and maintained to the highest standards. There is plenty of on-site snow storage space.

Zoning and Land Use

Zoning

The current zoning for the site is RMF-4, Multiple Family Dwelling District 4. The proposed use for the buildings is townhouses. According to City Code, Section 21390.03 – Permitted Uses, Subd. 9, townhouses are considered permitted use.

Building

The proposed buildings will be two-story townhouse units. The total footprint area is approximately 10,800 square feet. They will be built in two phases. Phase 1 will be a 6,000 square foot 5-Unit building and phase 2 will be a 4,800 square foot 4-Unit building.

The proposed buildings will use exterior materials consistent with current residential construction. It will utilize a nice balance of manufactured stone and 'LP SmartSide'. The siding will be varied by using a combination of textures and colors. The roof will be finished with 'shake look' architectural asphalt shingles.

Commercial Drafting and Home Design
Dedication to excellence

Site

The overall site is approximately 0.96 acres. Setbacks for the property and proposed building are listed in the table below.

	Building Setback		Pavement Setback	
	Required	Proposed	Required	Proposed
Front / S. Shore Drive ROW	25 Feet	25 Feet	25 Feet	35 Feet
Rear Yard West	25 Feet	25 Feet	5 Feet	10 Feet
Side Yard South	25 Feet	25 Feet	5 Feet	5 Feet
Side Yard North	25 Feet	25 Feet		

Access and Parking

Phase 1 - A new driveway will enter the site from South Shore Drive just North of 10th Avenue N. There will be a new 22-foot-wide curb cut to allow access for personal vehicles and emergency vehicles.

Phase 2 – A new driveway will enter the site from the West side of the new South Shore Drive and 10th Avenue North roundabout. There will be a new 22-foot-wide curb cut to allow access for personal vehicles and emergency vehicles.

Parking has been provided to serve the proposed buildings exceeding City code with 3 guest parking stalls, 4 parking spaces per unit including 2 enclosed parking spaces per unit. Based on City code Section 21135.11 – Number of Off-Street Parking Spaces Required, Subd. 2, City code requires 3 guest parking spaces and 2.5 parking spaces per unit, of which 2 must be enclosed. This is based on the Townhouse use. The guest parking stalls are 9'x18' and the drive aisle is 22 feet in width.

Landscaping and Tree Preservation

A Landscape Plan is provided to show new trees and new shrub screening. The types (species) of new trees and minimum size are provided on the Landscaping Plan.

Grading, Drainage, Utilities and Stormwater Treatment

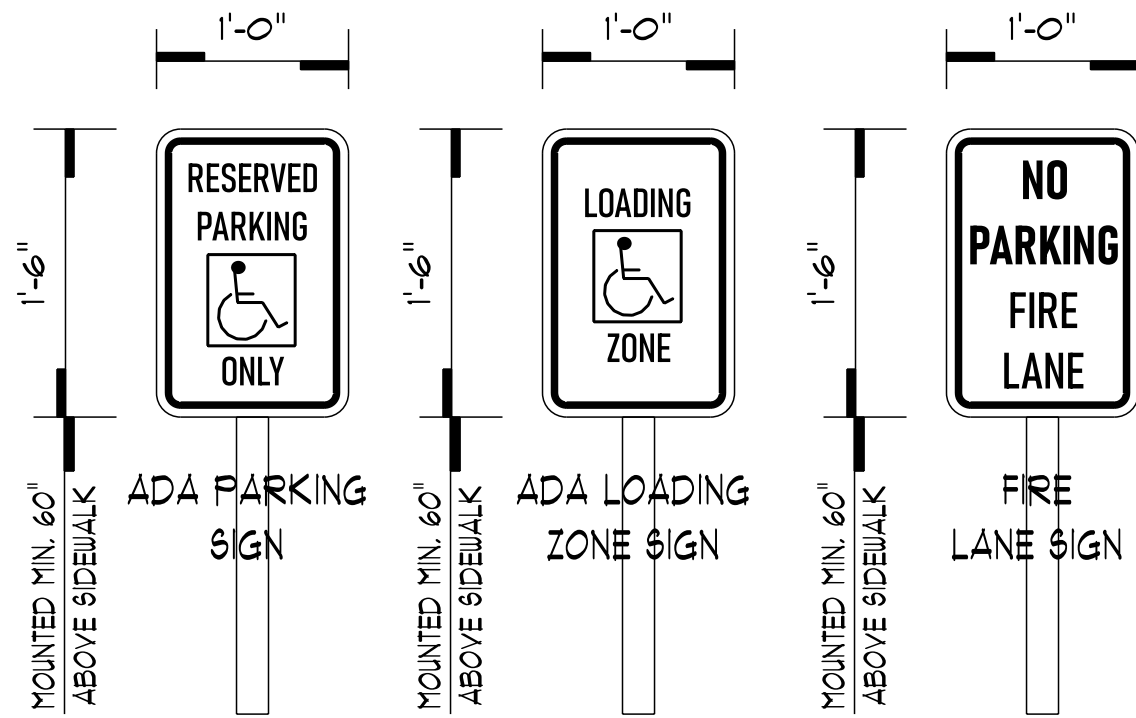
Proposed preliminary site grades, drive aisles, parking areas, utilities and stormwater treatment have been provided by our civil Engineer for the Site Plan Review application process and final documents will be provided for building permitting.

Shorewood Enclave Development Schedule

Winter, 2025 – Site Plan Review Application to the City of Plymouth

Spring, 2025 – Building Permit Application

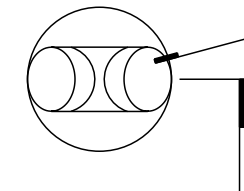
Summer, 2025 – Begin Construction



SIGNAGE DETAILS
SCALE 1" = 1'-0"



WALL MOUNTED METAL SIGN. LETTERS TO BE A MINIMUM 1" IN SIZE. INCLUDE DIRECTIONAL ARROW.



WALL MOUNTED FIRE DEPARTMENT CONNECTION COMPLYING WITH IBC SECTION 912

FIRE DEPARTMENT CONNECTION

FINISH GRADE

CIVIL ENGINEERING NOTES:

1. A WATERSHED REVIEW BY BA665T CREEK WATERSHED DISTRICT TO BE REQUIRED PRIOR TO AN ISSUANCE BUILDING PERMIT.
2. PROVIDE STANDARD DRAINAGE AND UTILITY EASEMENTS, SIX FEET ALONG SIDE AND REAR LOT LINES AND TEN FEET PARALLEL TO RIGHT-OF-WAY (ALONG FRONT PROPERTY LINE). ADDITIONAL DRAINAGE AND UTILITY EASEMENTS REQUIRED ON BOTH SIDES OF UTILITIES PRIOR TO ISSUANCE OF BUILDING PERMIT.
3. PROVIDE DOUBLE ROW OF SILT FENCES TO PROTECT STEEP SLOPES.
4. PROVIDE UNDERGROUND SYSTEM DETAILS CLEARLY ON PLANS PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. IDENTIFY DISCHARGING LOCATION PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. STORMWATER DRAINAGE PLAN TO BE REVIEWED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.

NOTES TO GENERAL CONTRACTOR:

1. GENERAL CONTRACTOR TO OBTAIN A SAC DETERMINATION LETTER PRIOR TO A BUILDING PERMIT BEING ISSUED. CONTACT METROPOLITAN COUNCIL FOR SUBMITTAL REQUIREMENTS AT sacprogram@metc.state.mn.us
2. GENERAL CONTRACTOR TO OBTAIN A HEALTH DEPARTMENT LETTER OF APPROVAL FOR ANY COMMERCIAL KITCHEN AND FOOD SERVICE. CONTACT HENNEPIN COUNTY HUMAN SERVICES DEPARTMENT, PUBLIC HEALTH PROTECTION, EPIDEMIOLOGY AND ENVIRONMENTAL HEALTH, 612-543-5200.
3. FIRE LANES TO BE CONSTRUCTED PER CITY ENGINEERING REQUIRED DETAILS.
4. BUILDING TO BE FIRE SPRINKLED WITH A CITY APPROVED NFPA 13 FIRE SPRINKLER SYSTEM PER 2020 MINNESOTA BUILDING CODE.

CODE SUMMARY

SCOPE OF WORK:	NEW 4-UNIT THREE STORY TOWNHOME BUILDING
APPLICABLE CODES:	2020 MINNESOTA RESIDENTIAL BUILDING CODE MN RULES, CHAPTER 1346, MINNESOTA MECHANICAL CODE MN RULES, CHAPTER 4714, MINNESOTA PLUMBING CODE 2020 MINNESOTA ELECTRIC CODE
OCCUPANCY TYPE:	IRC-3 (2020 MN RESIDENTIAL BUILDING CODE SECTION R300)
FIRE SEPARATION:	TOWNHOUSE DOUBLE WALL BETWEEN UNITS PER 2020 MINNESOTA RESIDENTIAL BUILDING CODE SECTION R302.1 AND IN ACCORDANCE WITH ILL 263 FIRE WALL ASSEMBLY. POURED CONCRETE WALL BETWEEN UNITS ON FIRST FLOOR.
SMOKE AND CO2 PROTECTION:	SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO BE INSTALLED AND COMPLY WITH SECTIONS 314 AND 315 OF THE 2020 MINNESOTA BUILDING CODE
NUMBER OF EXITS REQUIRED:	1 PER UNIT PER MN RESIDENTIAL BUILDING CODE SECTION R311
PLUMBING FIXTURES: (2020 MN RESIDENTIAL PLUMBING CODE)	REQUIRED PLUMBING FIXTURES PER UNIT: 1 WATER CLOSET 1 LAV 1 KITCHEN SINK 1 BATHTUB OR 1 SHOWER PLUMBING FIXTURES PROVIDED: 3 WATER CLOSETS 3 LAVS 3 KITCHEN SINKS 1 BATHTUB AND 2 SHOWERS 1 LAUNDRY SINK AND WASHER HOOK-UP
AUTOMATIC SPRINKLER:	NEW INSTALLED THROUGHOUT PER NFPA 13D AND 2020 MN RESIDENTIAL BUILDING CODE SECTION 2904

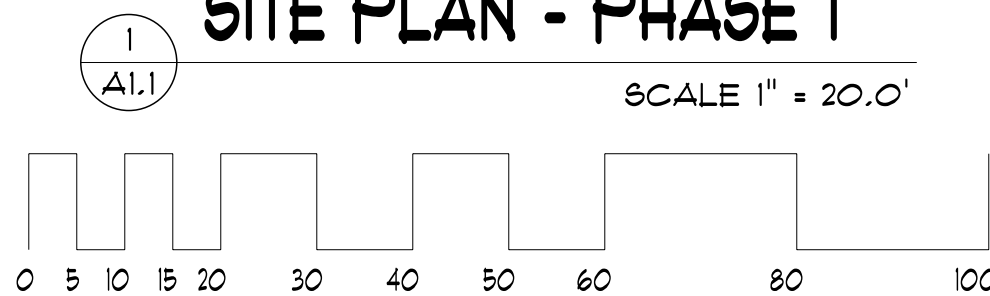
FIRE PROTECTION NOTES:
1. WATER SUPPLY LINE TO BE SHOWN ON CIVIL ENGINEER DOCUMENTS.
2. A SOLENOID VALVE TO BE LOCATED ON WATER SUPPLY LINE AND SHOWN ON CIVIL ENGINEER DOCUMENTS.
3. CIVIL ENGINEER TO SUPPLY FIRE WATER FLOW CALCULATIONS.

GENERAL NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND EXISTING BUILDING CONDITIONS.
2. SIMILAR MATERIALS INDICATED ON DIFFERENT PLANS, SECTIONS, AND DETAILS, AND ANNOTATED ON ONE OR MORE PLAN, SECTION OR DETAIL SHALL BE CONSIDERED ANNOTATED, NOTED OR LABELED COMPLETELY ON ALL PLANS, SECTION AND DETAILS.
3. IN THE CASE OF AMBIGUITIES, DISCREPANCIES OR IRREGULARITIES IN THE DRAWINGS, SPECIFICATIONS, MANUFACTURING INSTRUCTIONS, SITE CONDITIONS OR APPLICABLE CODES AND STANDARDS, REQUEST CLARIFICATION FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. THE COST OF CORRECTING WORK DONE AS A RESULT OF PROCEEDING WITHOUT OBTAINING CLARIFICATION WILL BE BORNE SOLELY BY THE CONTRACTOR.
4. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, FLOOR PLANS, ELEVATIONS, SECTIONS AND DETAILS AND NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO THE START OF CONSTRUCTION.
5. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES AND ORDINANCES. CONTRACTOR TO VERIFY CODES AND BE RESPONSIBLE FOR SAME.
6. SEE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.
7. MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS TO BE PROVIDED BY THE CONTRACTORS PROVIDING THOSE SERVICES. THESE CONTRACTORS AND THE GENERAL CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THEIR REQUIREMENTS WORK WITH THE ARCHITECTURAL AND STRUCTURAL PLANS.

INSPECTION OF FABRICATORS NOTE:
CONTRACTOR TO BE RESPONSIBLE TO VERIFY FLOOR AND ROOF TRUSS MANUFACTURER IF A FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. IF NOT, THE CONTRACTOR IS RESPONSIBLE TO HIRE A SPECIAL INSPECTOR TO VERIFY THE FABRICATION OF ALL STRUCTURAL MEMBERS IN ACCORDANCE WITH IBC 1704.5.

SITE PLAN - PHASE I



ZONING INFORMATION:
CURRENT ZONING: RMF-4, MULTIPLE FAMILY 4
2040 COMPREHENSIVE PLAN: LIVING AREA 4, LA-4 (12-20)
PROPOSED USE:
21990.03. - PERMITTED USES.
SUBD. 9. Townhouses and minor homes with up to 14 units per building.
MAXIMUM BUILDING COVERAGE = 40%

SITE AREA CALCULATIONS:
GROSS LOT AREA = ~40,601 S.F. (~0.93 ACRES)

BUILDING COVER:
PRINCIPLE BUILDING = 6,030 S.F.
TOTAL BUILDING COVER = 14.85%

IMPERVIOUS SURFACE COVER:
TOTAL BUILDING AREA = 6,030 S.F.
IMPERVIOUS CONCRETE SIDEWALKS = 375 S.F.
IMPERVIOUS ASPHALT PARKING = 12,321 S.F.
TOTAL IMPERVIOUS AREA = 18,726 S.F.
TOTAL IMPERVIOUS COVER = 46.1%

NOTE:
NEW PUBLIC SIDEWALK PER CIVIL DOCUMENTS

SOUTH SHORE DRIVE

10TH AVE N

SHEET INDEX:

- A1.1 TITLE SHEET and PHASE I SITE PLAN
- A1.2 PHASE 2 SITE PLAN
- A1.3 PHASE I and PHASE 2 LANDSCAPE and LIGHTING PLAN
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A3.3 EXTERIOR RENDERINGS

JIM MACKAY ARCHITECT

JIM MACKAY ARCHITECT

1723 LaFond Avenue
St. Paul, MN 55104

Jim Mackay
Office 651-644-0869

registration # 23018

Drafting by
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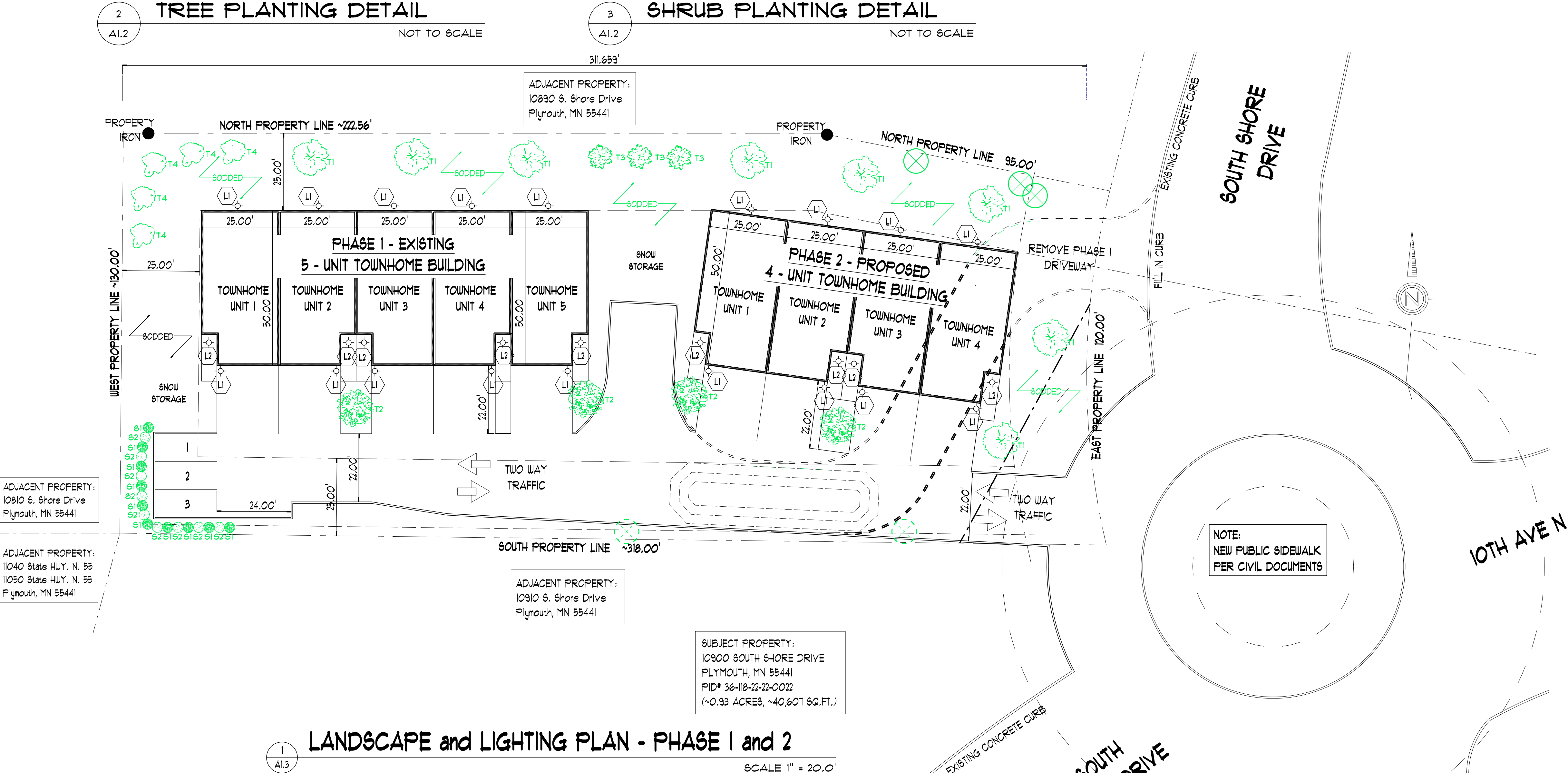
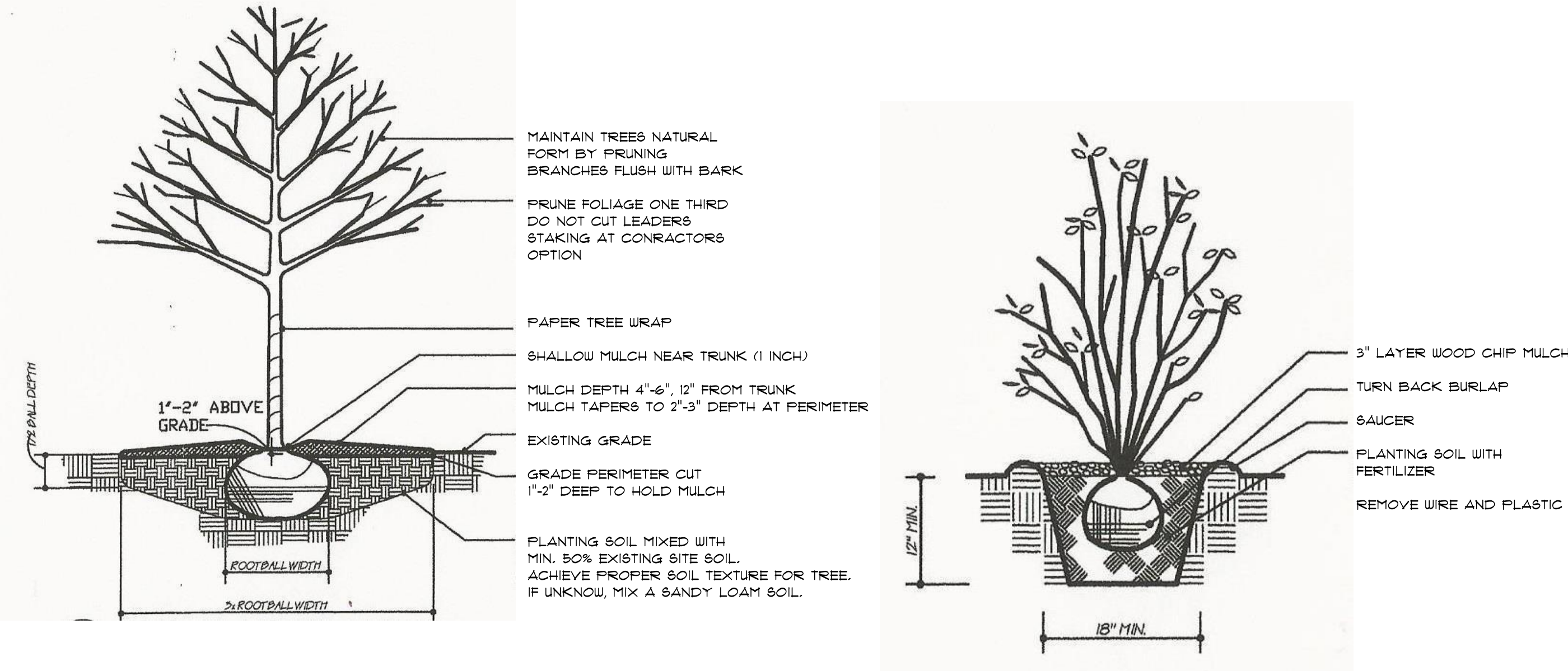
Plan Date

APPLICATION 3-12-25

APPLICATION 5-12-25

APPLICATION 5-13-25

PLANTING SCHEDULE			
SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE/TYPE	QTY.
T1	SWAMP WHITE OAK (QUERCUS BICOLOR)	2.5" DIA. B/B	8
T2	SILVER MAPLE (ACER SACCHARINUM)	2.5" DIA. B/B	4
T3	WHITE SPRUCE (PICEA GLAUCA)	6'X FEET TALL	3
T4	NORTHERN WHITE CEDAR (THUJA OCCIDENTALIS)	6'X FEET TALL	5
S1	GOLDFLAME SPIREA (SPIRAEA X BULMULDA 'GOLDFLAME')	12" POT	10
S2	PINK REBLOOMING WEIGALA (FLORIDA 'BOKRASOPIN')	12" POT	9
	EXISTING TREE TO REMAIN	8" AND ABOVE	3
	EXISTING TREE TO BE REMOVED	8" AND ABOVE	2
NOTE: LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES AND LOCATIONS IN FIELD.			



LIGHTING SCHEDULE										
DES.	QTY.	MANUF.	CATALOG DES.	TYPE	LIGHT RATING			LUMENS	MOUNTING INSTRUCTIONS	DESCRIPTION
					B	U	G			
L1	18	LITHONIA LIGHTING	WSTM LED 24 30K 120 DIP8	WSTM LED WALL SCONCE	B1	U0	G0	1290.3	WALL MOUNTED - 8'-0" ABOVE FINISHED FLOOR	WSTM LED WITH 2 BOARD8, 3000K CCT, 120 VOLT, DIFFUSE GLASS LENS
L2	9	'CONTRACTOR BRAND'	'CONTRACTOR BRAND'	'CONTRACTOR BRAND'	N/A	N/A	N/A	800	CEILING SOFFIT RECESSED CEILING MOUNT	'CONTRACTOR BRAND' RECESSED CAN DOWN LIGHT
NOTE: SEE LIGHTING PLAN FOR DISTANCE TO PROPERTY LINE. NOTE: CONTRACTOR TO VERIFY FIXTURES PRIOR TO CONSTRUCTION.										
TOTAL LUMENS: 18 x 1290.3 + 9 x 800.0 = 30,425.4 / 23,925 SQ.FT. OF HARDSCAPE = 1.27 LUMENS PER SQ.FT. OF HARDSCAPE										

**JIM
MACKEY
ARCHITECT**

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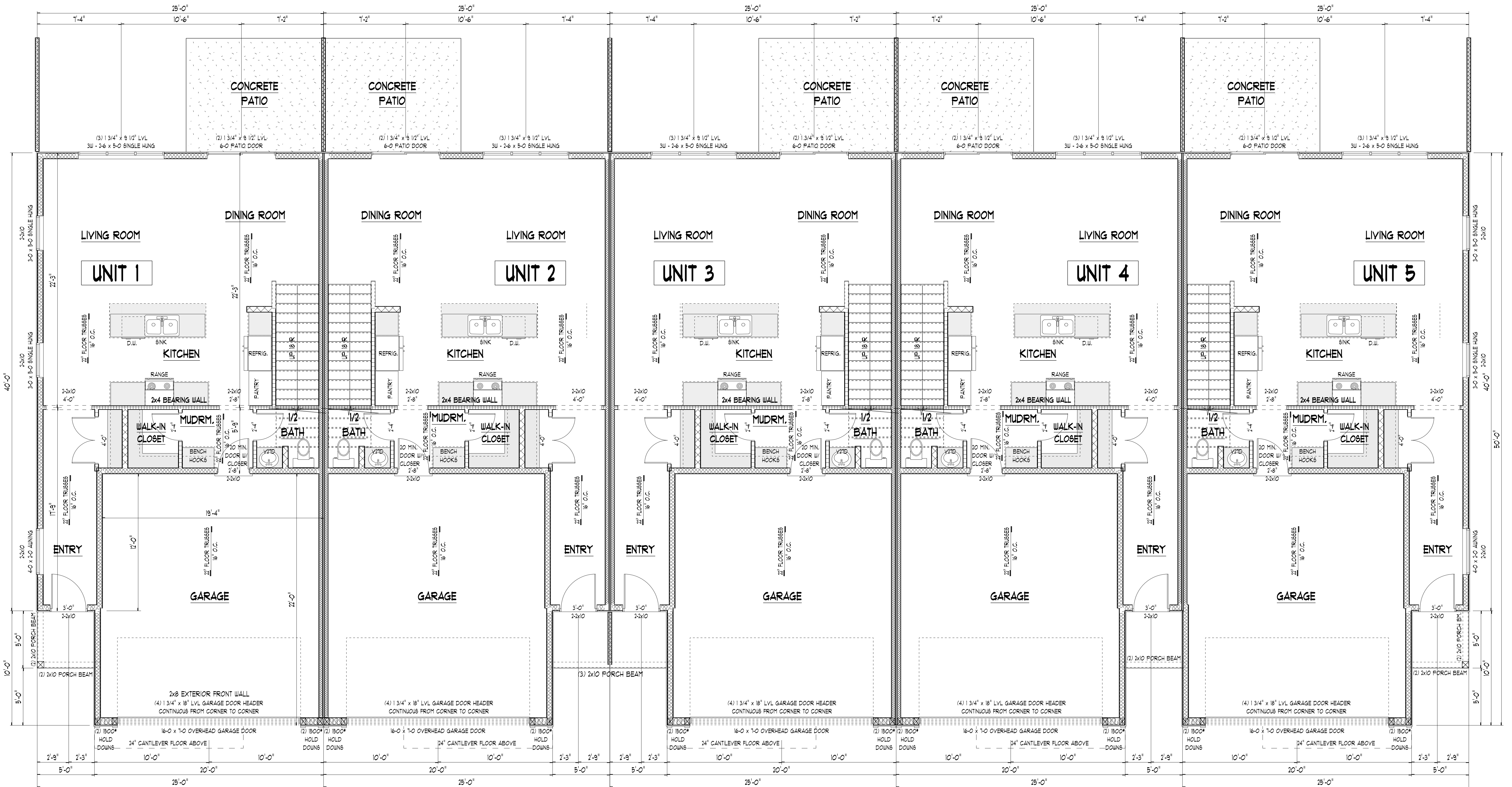
Plan Date
APPLICATION 3-12-25
APPLICATION 5-12-25
APPLICATION 5-13-25

SHOREWOOD ENCLAVE TOWNHOMES
SOUTHERN SHORE DRIVE, LLC
10900 South Shore Drive Plymouth

TCO DESIGN
drafting and home design
3309 Highway 169 N, Suite 222
Plymouth, MN 55441
dedication to excellence
Prepared by:
Todd Ofethun
Office 763-424-3676
Cell 953-934-8376
todd@tco-design.net

Design #
tco202481

A1.3



FIRST FLOOR PLAN ~ 168 SQ.FT. PER UNIT
SCALE 1/4" = 1'-0"

5 - UNIT TOWNHOME
FIRST FLOOR PLAN

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ARCHITECT

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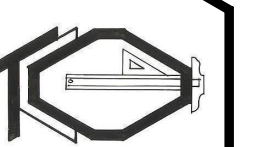
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Plan Date
APPLICATION 3-12-25

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SOUTHERN SHORE DRIVE, LLC
10900 South Shore Drive Plymouth



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A2.1



SECOND FLOOR PLAN ~ 1231 SQ.FT. PER UNIT

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

5 - UNIT TOWNHOME
EXTERIOR ELEVATIONS



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

5 - UNIT TOWNHOME
EXTERIOR ELEVATIONS

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Plan Date
APPLICATION 3-12-25

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tco202481

A3.2



5 - UNIT TOWNHOME EXTERIOR RENDERINGS



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Jim Mackey
Office 651-444-0869

registration # 22018

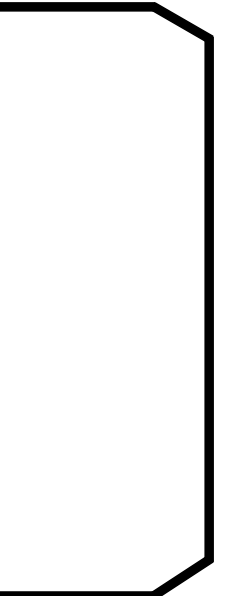
Drafting by
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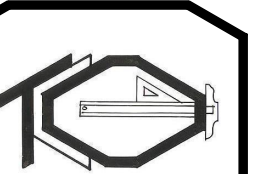
todd@tcoDesign.net

Plan Date

APPLICATION 3-12-25



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SOUTHERN SHORE DRIVE, LLC
10900 South Shore Drive Plymouth



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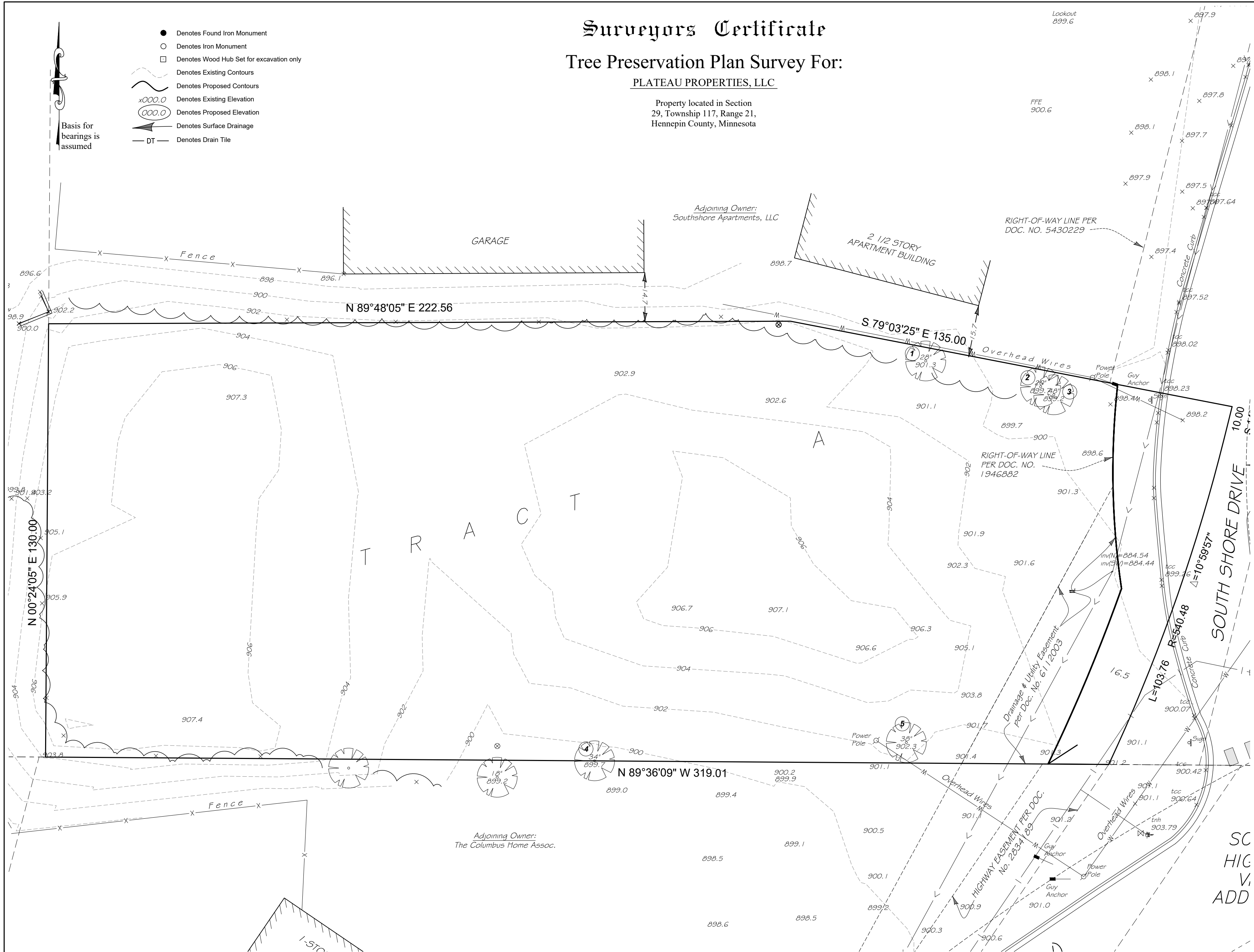
tco202481

A3.3

Property located in Section
29, Township 117, Range 21,
Hennepin County, Minnesota

 Denotes Found Iron Monument
 Denotes Iron Monument
 Denotes Wood Hub Set for excavation only
 Denotes Existing Contours
 Denotes Proposed Contours
 Denotes Existing Elevation
 Denotes Proposed Elevation
 Denotes Surface Drainage
 Denotes Drain Tile

Basis for bearings is assumed



NOTE: The only easements shown are from plats of record or information provided by client.

Property Zoned RMF-4, Multiple Family 4
Building Setback Requirements
Front - 50 feet
Interior Side - 10 feet
Rear - 25 feet
Refer to City Code for additional restrictions or allowances.

Tree #	Species	DBH	Removed
1	Poppler	28"	X
2	Elm	20"	X
3	Cottonwood	48"	X
4	Poppler	34"	
5	Maple	38"	X

Legal Description

SHOREWOOD ENCLAVE
Hennepin County, Minnesota

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 DemarcInc.com

Project No. 89930

F.B.No. -

Address: 10900 South Shore Drive
Plymouth, MN 55441

Rev.	
------	--

Scale: 1" = 20'

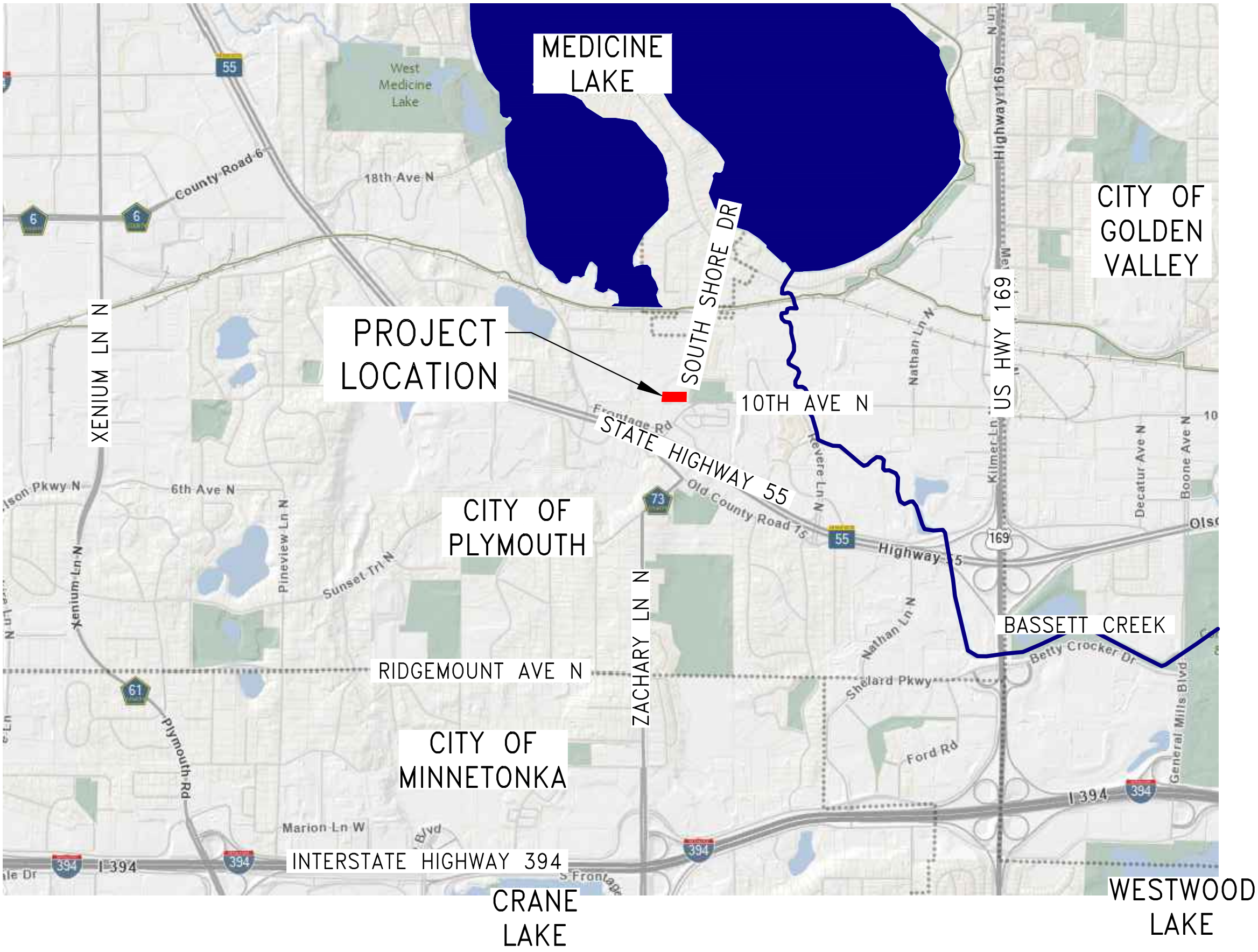
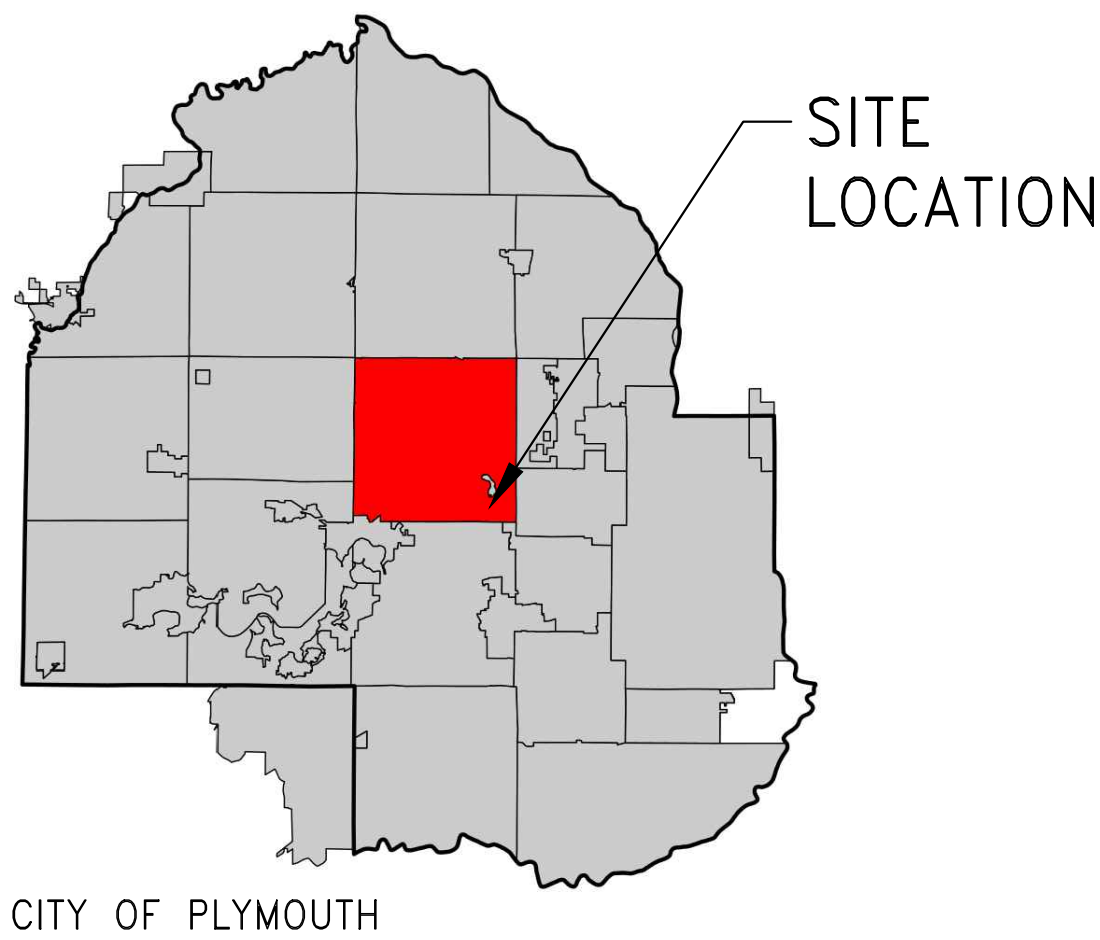
Drawn By	J.J.
----------	------

I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
 Surveyed this 25th day of February 2022.

Signed

Gregory R. Prash, Minn. Reg. No. 24992

SITE DEVELOPMENT PLANS
FOR
SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

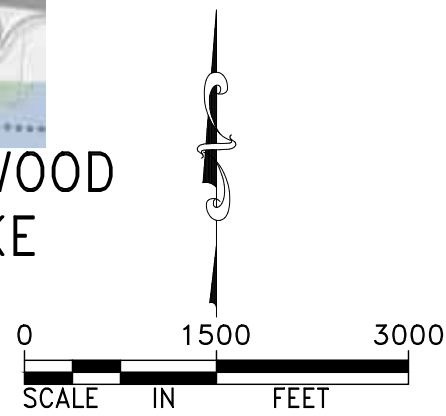


SHEET INDEX
THIS PLAN CONTAINS 13 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	DETAILS AND CONSTRUCTION NOTES
C3-C4	DETAILS
C5	EXISTING CONDITIONS & REMOVALS PLAN
C6	MASTER - SITE PLAN
C7	MASTER - GRADING & DRAINAGE PLAN
C8	MASTER - UTILITY PLAN
C9	PHASE 1 - SITE PLAN
C10	PHASE 1 - GRADING & DRAINAGE PLAN
C11	PHASE 1 - UTILITY PLAN
C12	STORMWATER POLLUTION PREVENTION PLAN
C13	STORMWATER POLLUTION PREVENTION PLAN NOTES

CALL BEFORE YOU DIG!
Gopher State One Call
Twin City Area: 651-454-0002
Toll Free: 1-800-252-1166

THE SUBSURFACE UTILITY INFORMATION
DEPICTED IN THESE PLANS ARE SHOWN
ACCORDING TO CI/ASCE 38-02, "STANDARD
GUIDELINES FOR THE COLLECTION AND
DEPICTION OF EXISTING SUBSURFACE UTILITY
DATA," LEVEL D STANDARDS.



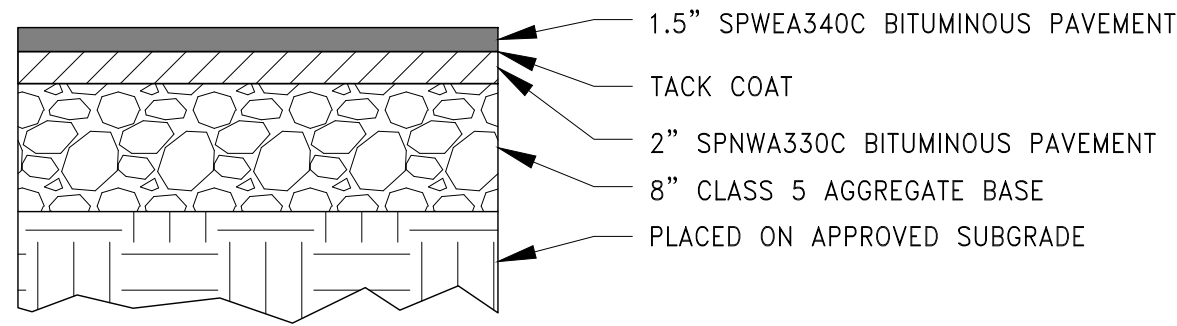
LEGEND

IMPAIRED WATERS WITHIN ONE (1) MILE OF SITE

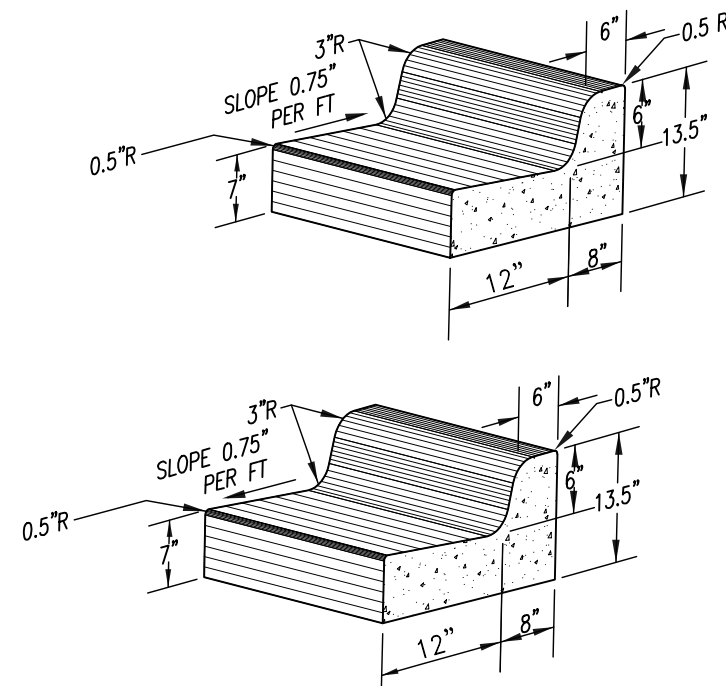
I:\survey\registered land survey - hennepin\694-A\02 engineering - 89930A\01 CAD\05 Sheet Files\01 Title Sheet.dwg

DESIGNED BY: JAP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 03.12.25 LIC. NO.: 52706	REVISIONS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.DemarcInc.com	TCI HOMES, LLC 8848 ZEALAND AVENUE NORTH, SUITE B BROOKLYN PARK, MINNESOTA 55445	SHOREWOOD ENCLAVE 10900 SOUTH SHORE DRIVE PLYMOUTH, MINNESOTA	TITLE SHEET	PROJECT: 89930A
DRAWN BY: ABL							SHEET NO.
CHECKED BY:							C1 of C13
GRP							

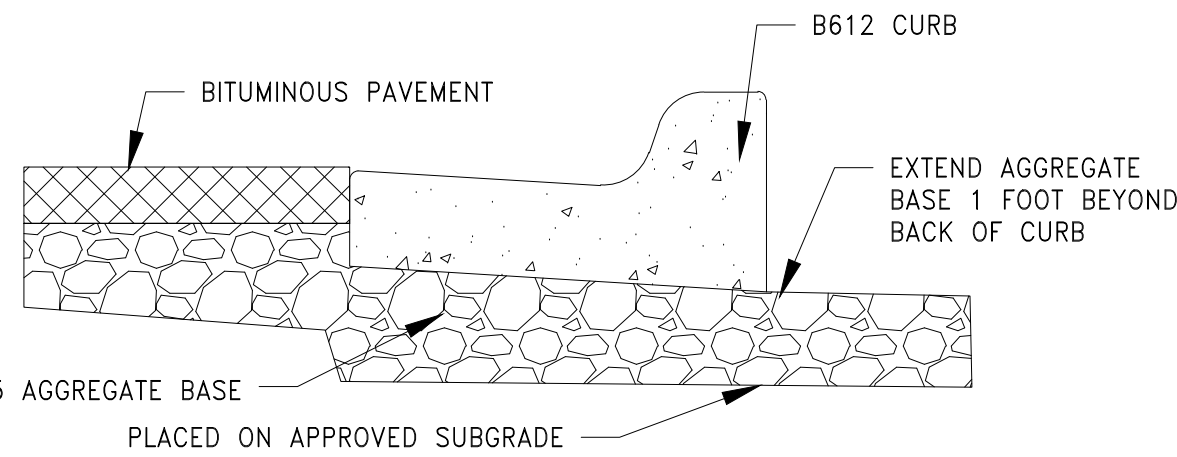
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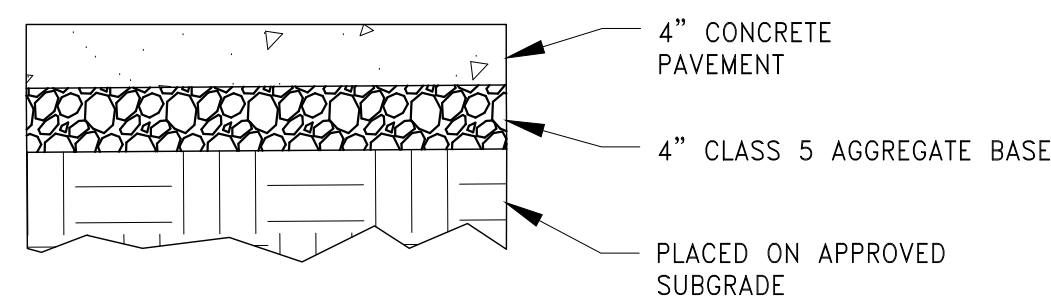
1
C2 BITUMINOUS PAVEMENT
NOT TO SCALE



2
C2 B612 CURB AND GUTTER
NOT TO SCALE

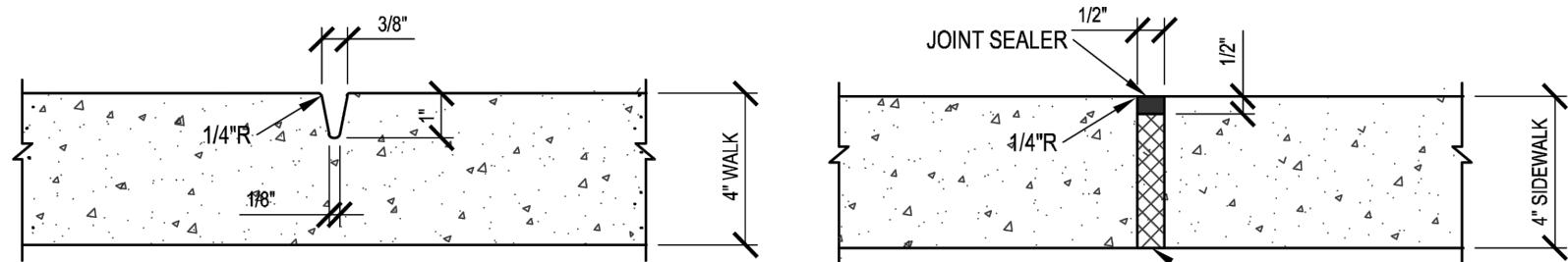


3
C2 BITUMINOUS / CURB TRANSITION
NOT TO SCALE



NOTE: SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. ANY SIDEWALK EXCEEDING 2% CROSS SLOPE SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

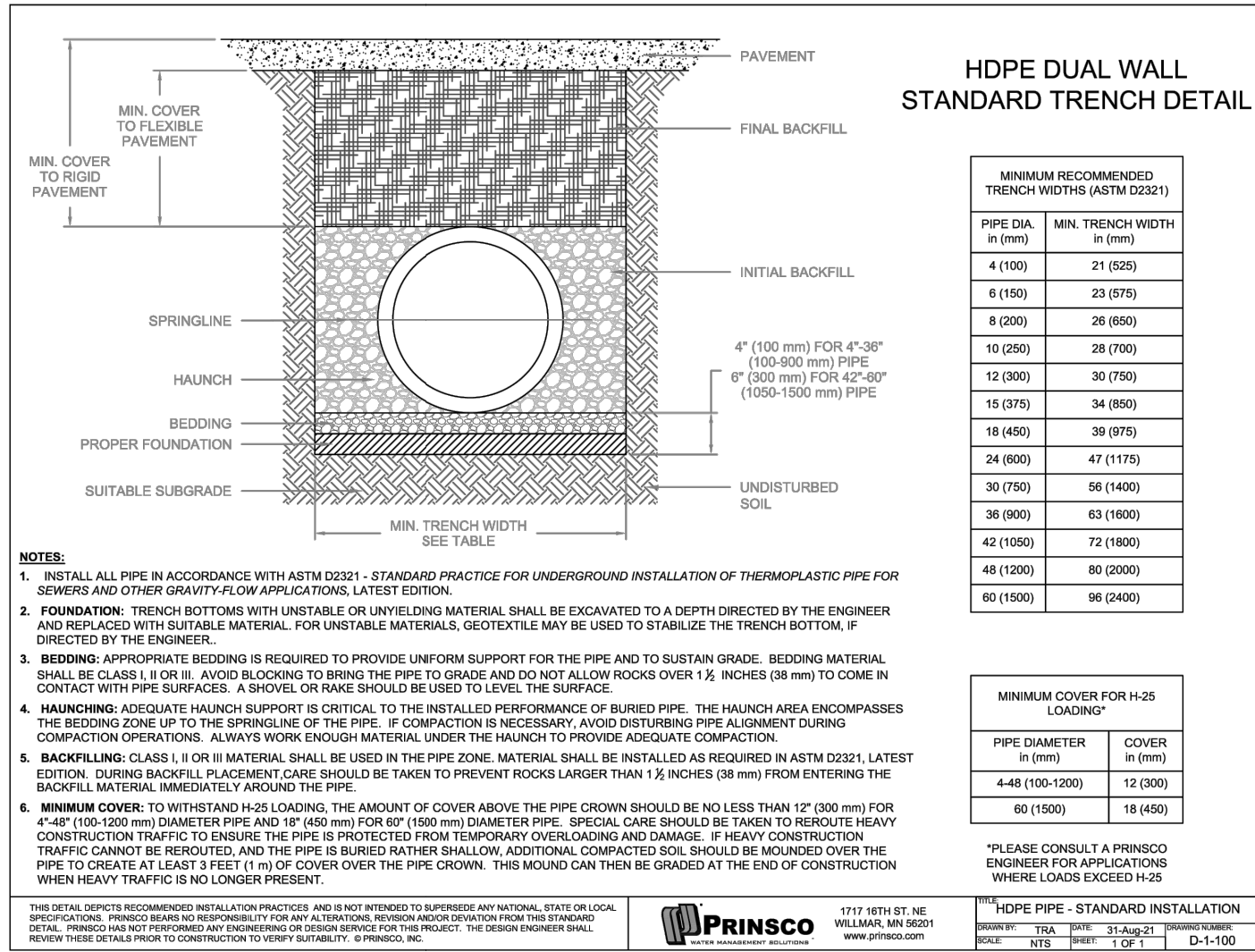
4
C2 CONCRETE SIDEWALK
NOT TO SCALE



TOOLED CONTROL JOINT
SPACING: 5' WALK - 5' C/C
6' WALK - 6' C/C

EXPANSION JOINT
NON-BITUMINOUS JOINT FILLER
MAXIMUM SPACING 100'. ALSO USE WHEN ABUTTING BUILDINGS.

5
C2 CONCRETE SIDEWALK JOINT DETAILS
NOT TO SCALE



- NOTES:
- INSTALL ALL PIPE IN ACCORDANCE WITH ASTM D2221 - STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST EDITION.
 - FOUNDATION: TRENCH BOTTOMS WITH UNSTABLE OR UNLEVELING 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 BOTTOMS IF DIRECTED BY THE ENGINEER.
 - BEDDING: APPROPRIATE BEDDING IS REQUIRED TO PROVIDE UNIFORM SUPPORT FOR THE PIPE AND TO SUSTAIN GRADE. BEDDING MATERIAL SHALL BE CLASS 1, 2, OR 3. AVOID BLOCKING TO BRING THE PIPE TO GRADE AND DO NOT ALLOW ROCKS OVER 1 1/2 INCHES (38 mm) TO COME IN CONTACT WITH PIPE SURFACES. A SHOULDER OR HAUNCH SHOULD BE USED TO LEVEL THE SURFACE.
 - HAUNCHING: ADEQUATE HAUNCH SUPPORT IS CRITICAL TO THE INSTALLED PERFORMANCE OF BURIED PIPE. THE HAUNCH AREA ENCOMPASSES THE BEDDING ZONE UP TO THE SPRINGLINE OF THE PIPE. IF COMPACTION IS NECESSARY, AVOID DISTURBING PIPE ALIGNMENT DURING COMPACTION OPERATIONS. ALWAYS WORK ENOUGH MATERIAL UNDER THE HAUNCH TO PROVIDE ADEQUATE COMPACTION.
 - BACKFILLING: CLASS 1, 2, OR 3 MATERIAL SHALL BE USED IN THE PIPE ZONE. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2221, LATEST EDITION. DURING BACKFILL, PLACEMENT CARE SHOULD BE TAKEN TO PREVENT ROCKS LARGER THAN 1 1/2 INCHES (38 mm) FROM ENTERING THE BACKFILL MATERIAL IMMEDIATELY AROUND THE PIPE.
 - MINIMUM COVER: TO WITHSTAND H-25 LOADING, THE AMOUNT OF COVER ABOVE THE PIPE CROWN SHOULD BE NO LESS THAN 12" (305 mm) FOR 4"-48" (100-1200 mm) DIAMETER PIPE AND 18" (450 mm) FOR 60" (1524 mm) DIAMETER PIPE. SPECIAL CARE SHOULD BE TAKEN TO REROUTED HEAVY CONSTRUCTION TRAFFIC TO ENSURE THE PIPE IS PROTECTED FROM TEMPORARY OVERLOADING AND DAMAGE. IF HEAVY CONSTRUCTION TRAFFIC CANNOT BE REROUTED, AND THE PIPE IS BURIED RATHER SHALLOW, ADDITIONAL COMPACTED SOIL SHOULD BE MOUNDING OVER THE PIPE TO OBSERVE AT LEAST 3 FEET (1 m) OF COVER OVER THE PIPE CROWN. THIS MOUND CAN THEN BE GRADED AT THE END OF CONSTRUCTION WHEN HEAVY TRAFFIC IS NO LONGER PRESENT.

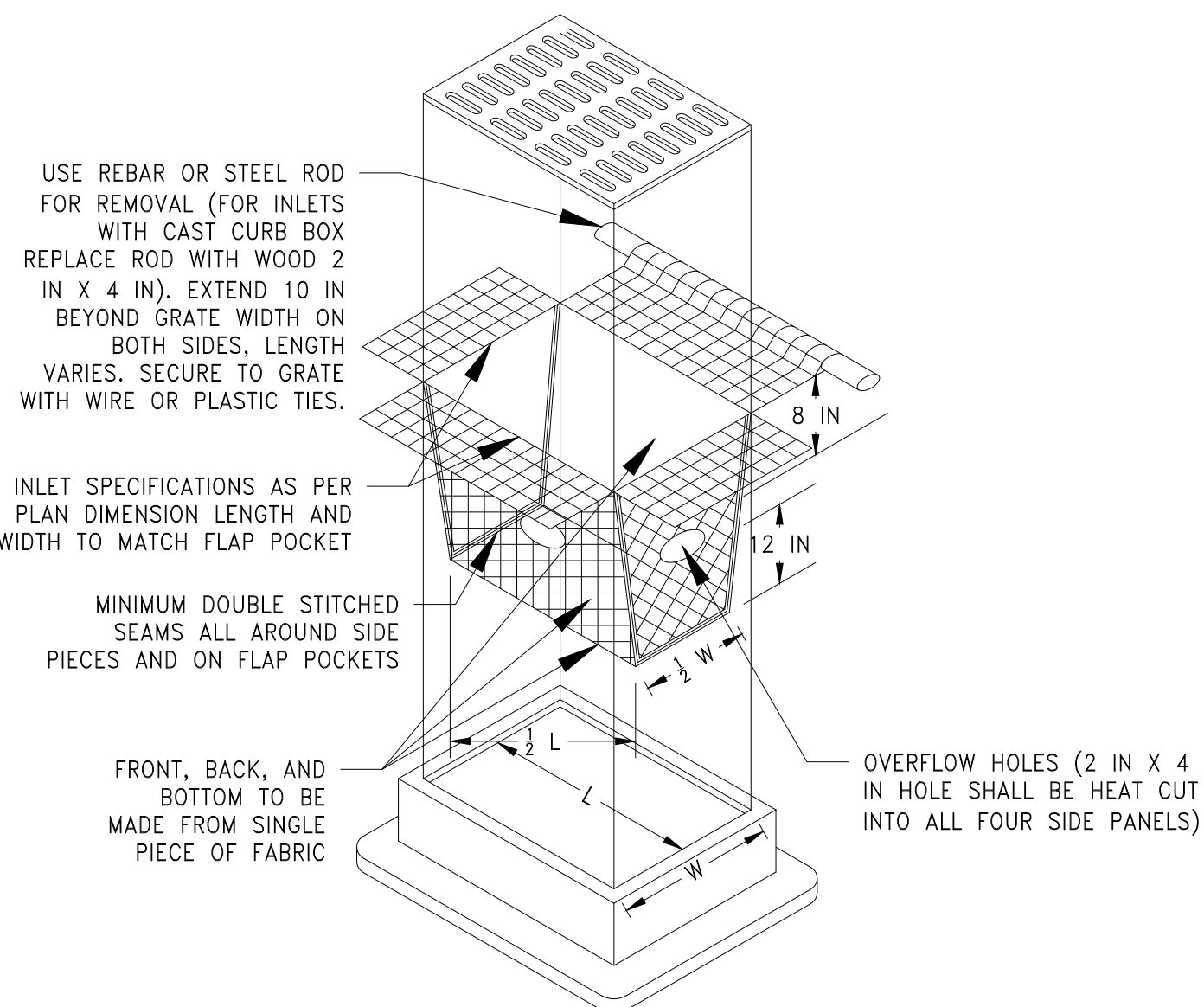
MINIMUM RECOMMENDED TRENCH WIDTHS (ASTM D2221)	
PIPE DIA. (in (mm))	MIN. TRENCH WIDTH (in (mm))
4 (100)	21 (530)
6 (150)	23 (575)
8 (200)	25 (635)
10 (250)	28 (700)
12 (300)	30 (760)
15 (375)	34 (860)
18 (450)	38 (975)
24 (600)	47 (1175)
30 (750)	56 (1400)
36 (900)	63 (1600)
42 (1050)	72 (1800)
48 (1200)	80 (2000)
60 (1500)	96 (2400)

MINIMUM COVER FOR H-25 LOADING*	
PIPE DIAMETER (in (mm))	COVER (in (mm))
4-48 (100-1200)	12 (300)
60 (1500)	18 (450)

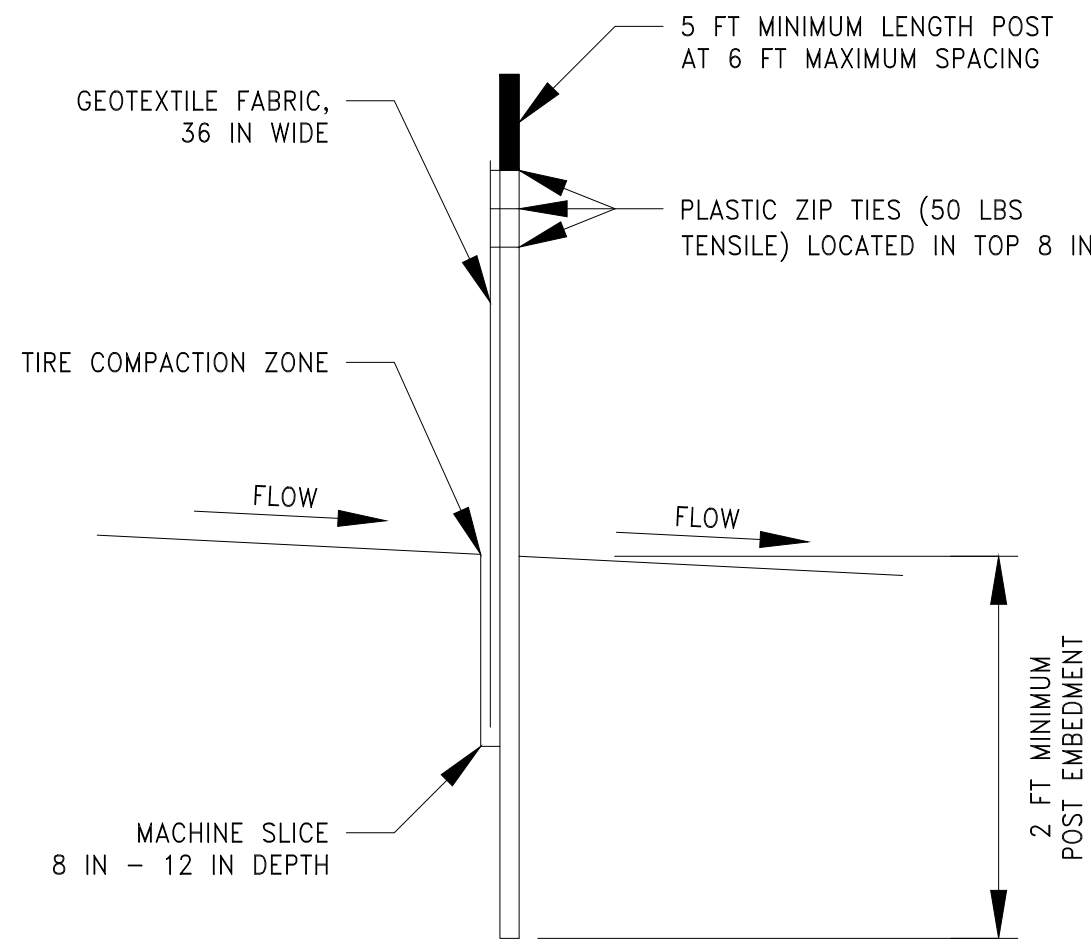
*PLEASE CONSULT A PRINSCO ENGINEER FOR APPLICATIONS WHERE LOADS EXCEED H-25

HDPE PIPE - STANDARD INSTALLATION	
PIPE DIA. (in (mm))	COVER (in (mm))
4-48 (100-1200)	12 (300)
60 (1500)	18 (450)

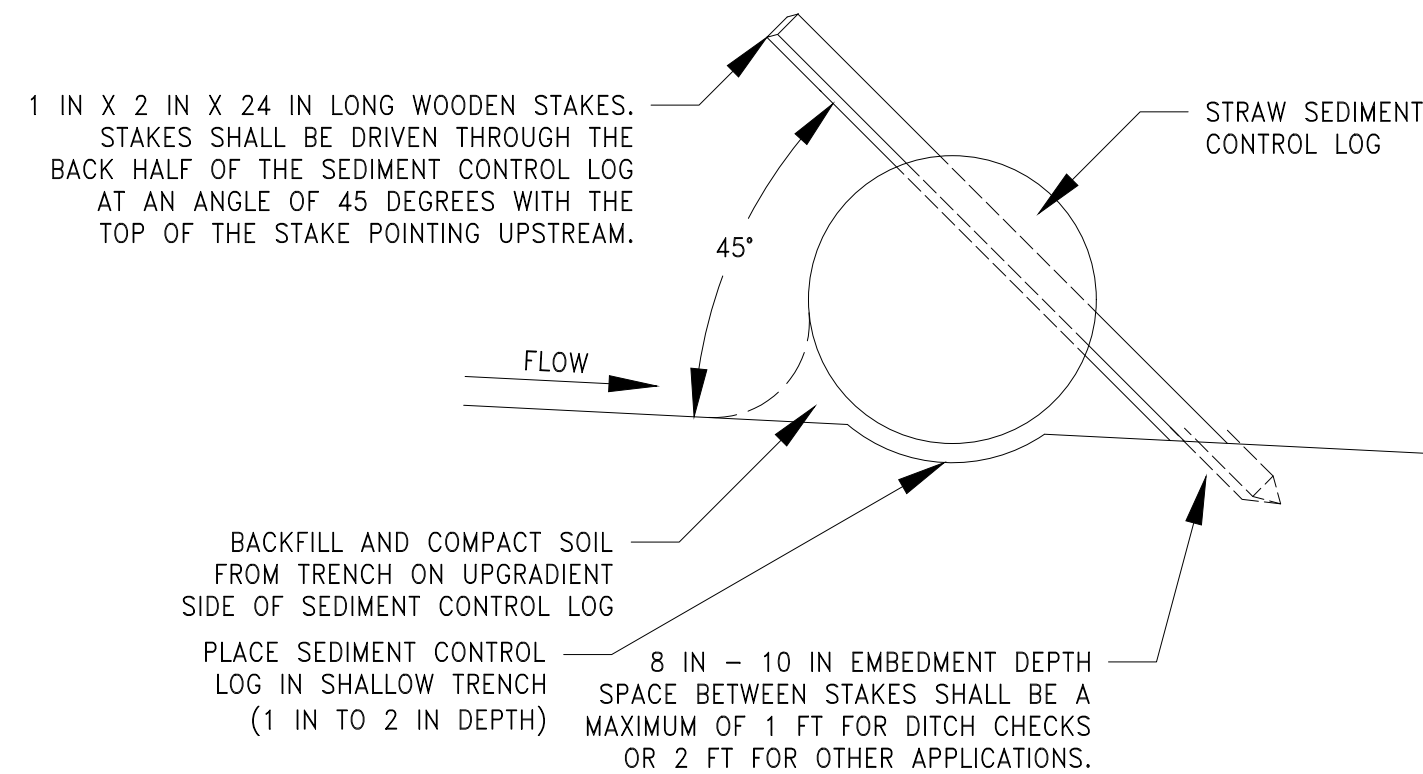
6
C2 STANDARD TRENCH DETAIL
NOT TO SCALE



7
C2 INLET PROTECTION
NOT TO SCALE



8
C2 SILT FENCE (MACHINE SLICED)
NOT TO SCALE



9
C2 BIOROLLS
NOT TO SCALE

GENERAL CONSTRUCTION AND SOILS NOTES:

- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES, LAWS AND ORDINANCES.
- THE CITY OF PLYMOUTH'S ENGINEERING GUIDELINES AND STANDARD DETAIL SPECIFICATIONS FOR SANITARY SEWER, WATERMAIN, STORM SEWER, AND STREET CONSTRUCTION SHALL APPLY.
- THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL APPLY.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE OSHA STANDARDS.
- IF UTILITY RELOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES.
- MATERIAL UNSUITABLE FOR CONSTRUCTION (E.G. TOPSOIL, SILTS, ORGANIC MATERIALS, PEATS, DEBRIS, ETC.) ENCOUNTERED DURING EXCAVATION WITHIN THE PARKING LOT AND BUILDING PAD AREAS SHALL BE REMOVED AND PROPERLY DISCARDED.
- GRADING SHALL BE CONSTRUCTED WITH SUITABLE MATERIAL AND IN LOOSE LIFTS NO THICKER THAN TWELVE (12) INCHES. COMPACTION WITHIN THE PARKING LOT AND BUILDING PAD SHALL BE COMPACTED TO 100% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
- TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS TOPSOIL IN GREEN SPACES DISTURBED DUE TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF BITUMINOUS AND CONCRETE MATERIALS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH MNDOT SPEC 2104.3.
- ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE IN A MANNER ACCEPTABLE TO THE OWNER AND ALL GOVERNING REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND CALL GOPHER STATE ONE CALL 48 HOURS PRIOR TO CONSTRUCTION WORK. EXISTING UTILITIES SHOWN ON THESE PLANS ARE ONLY APPROXIMATE AND MAY NOT BE RELIED UPON AS EXACT OR COMPLETE.

DESIGNED BY:	JAP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 03.12.25 LIC. NO.: 52706	REVISIONS
DRAWN BY:	ABL		
CHECKED BY:	GRP		

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

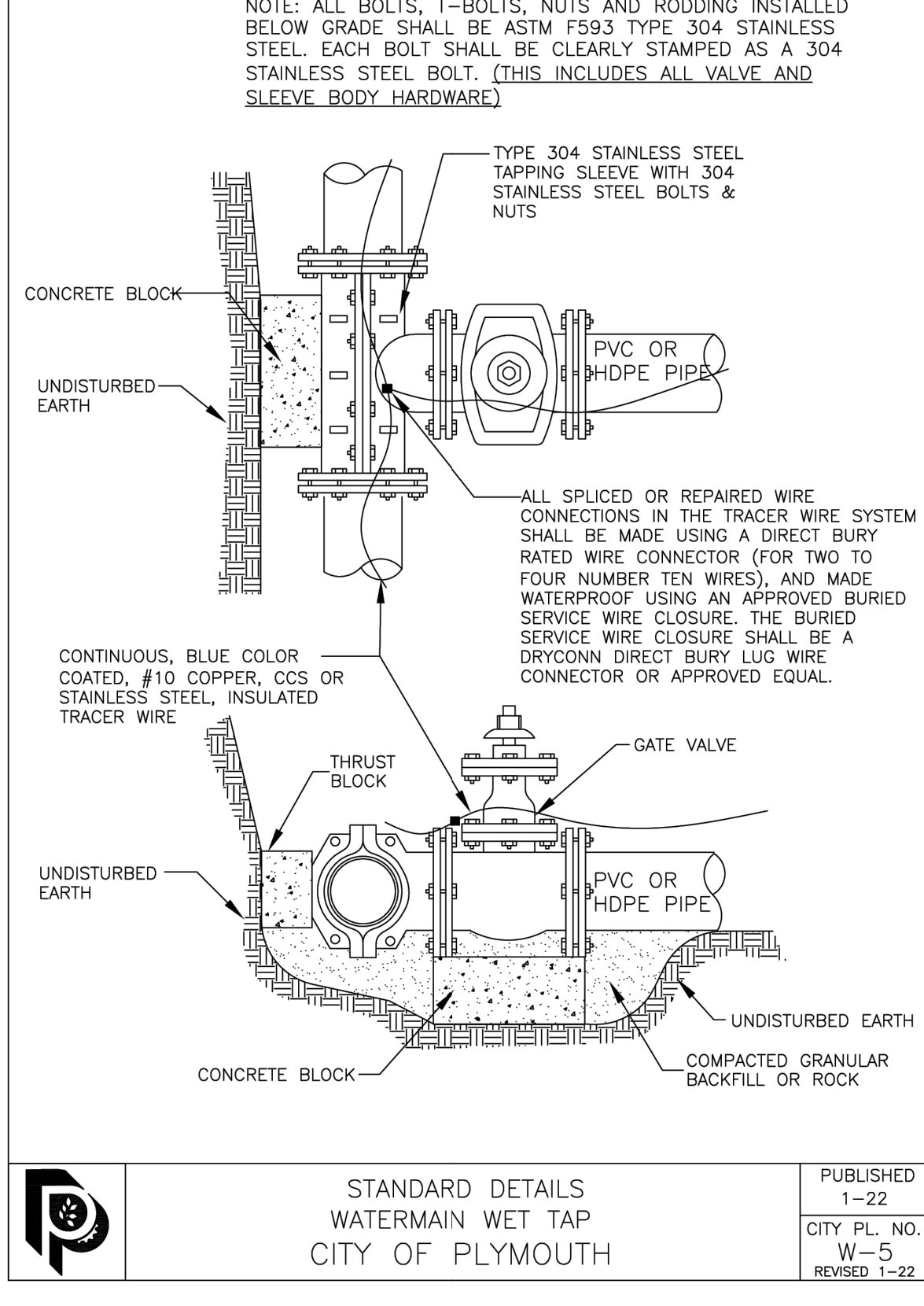
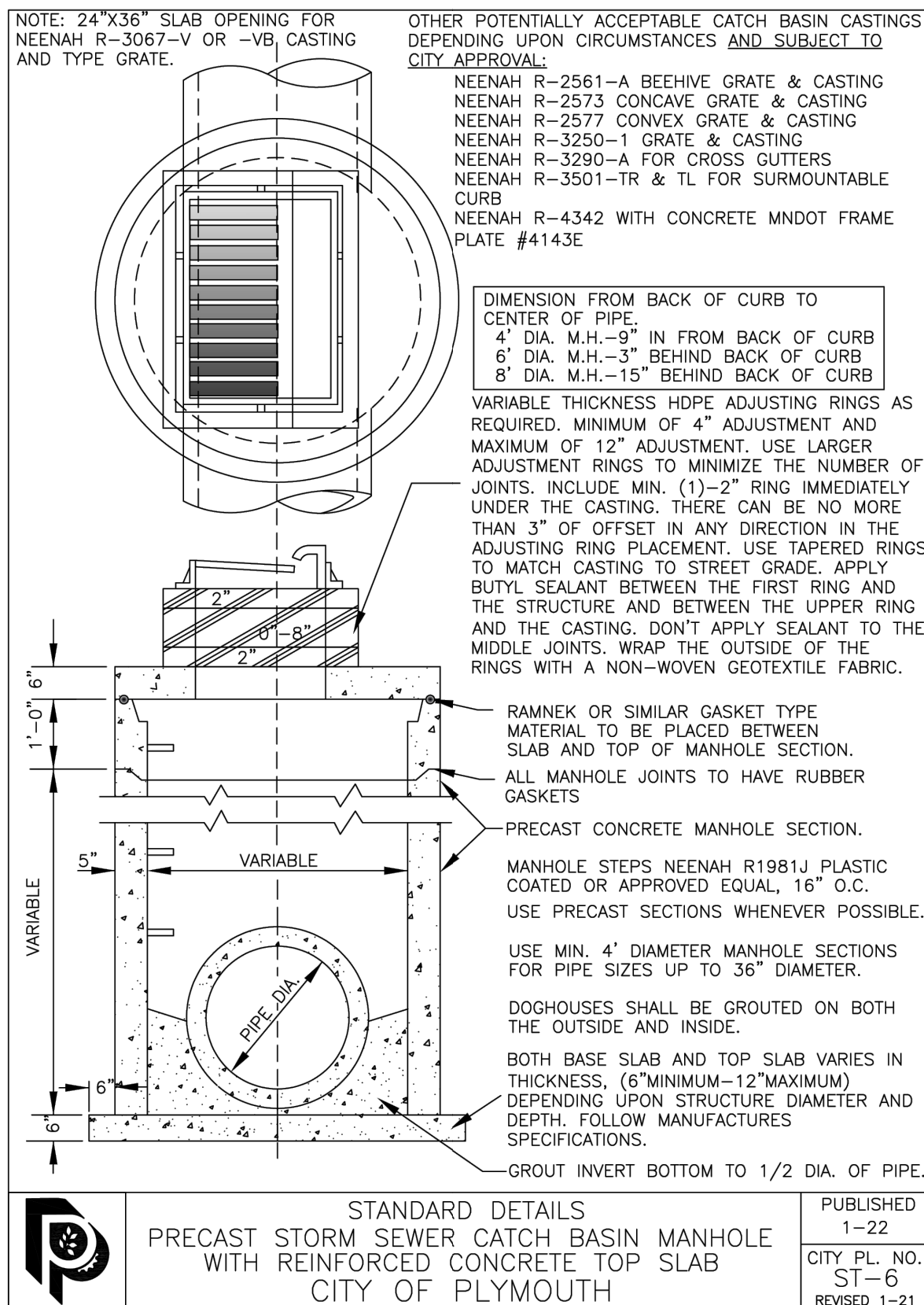
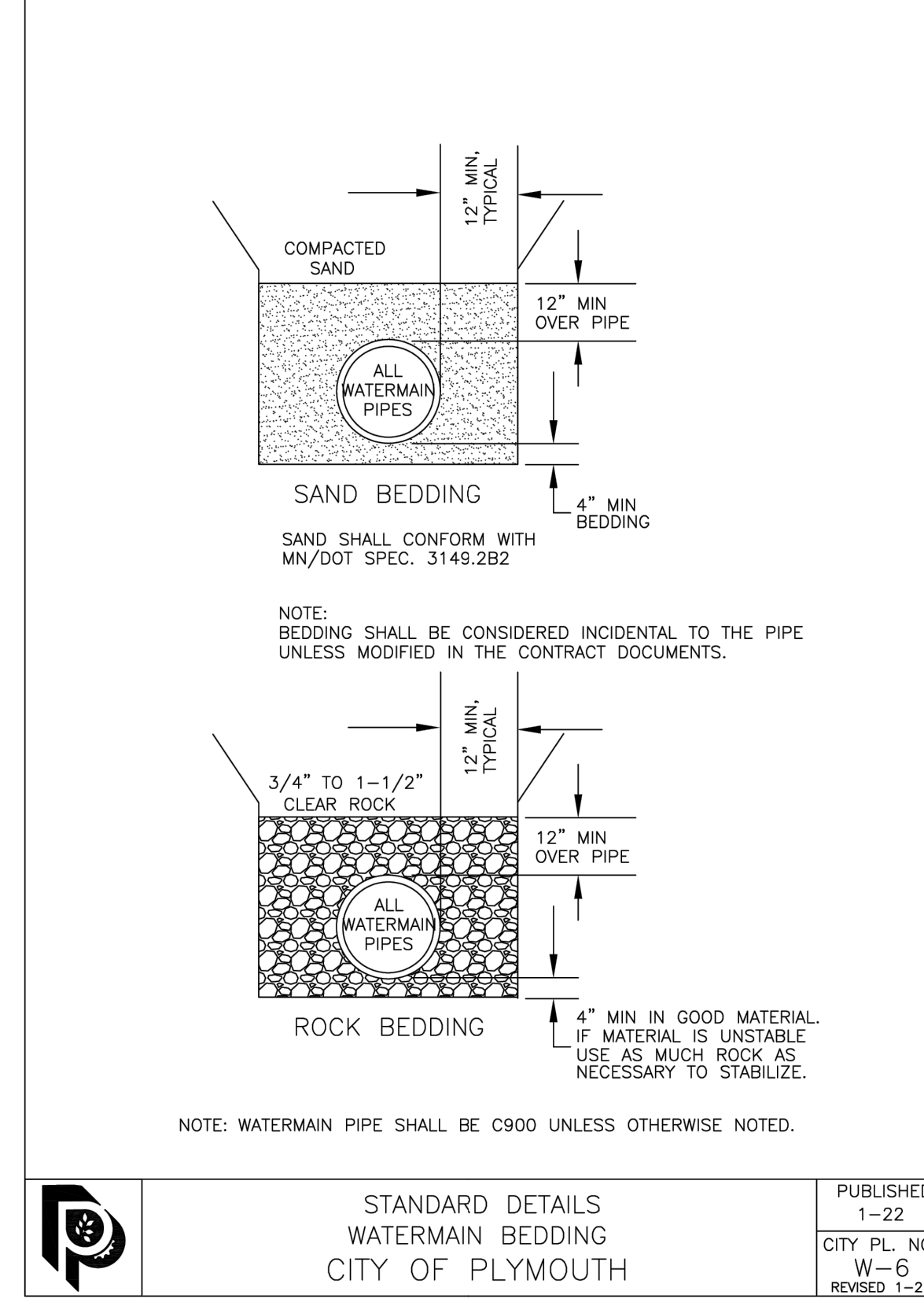
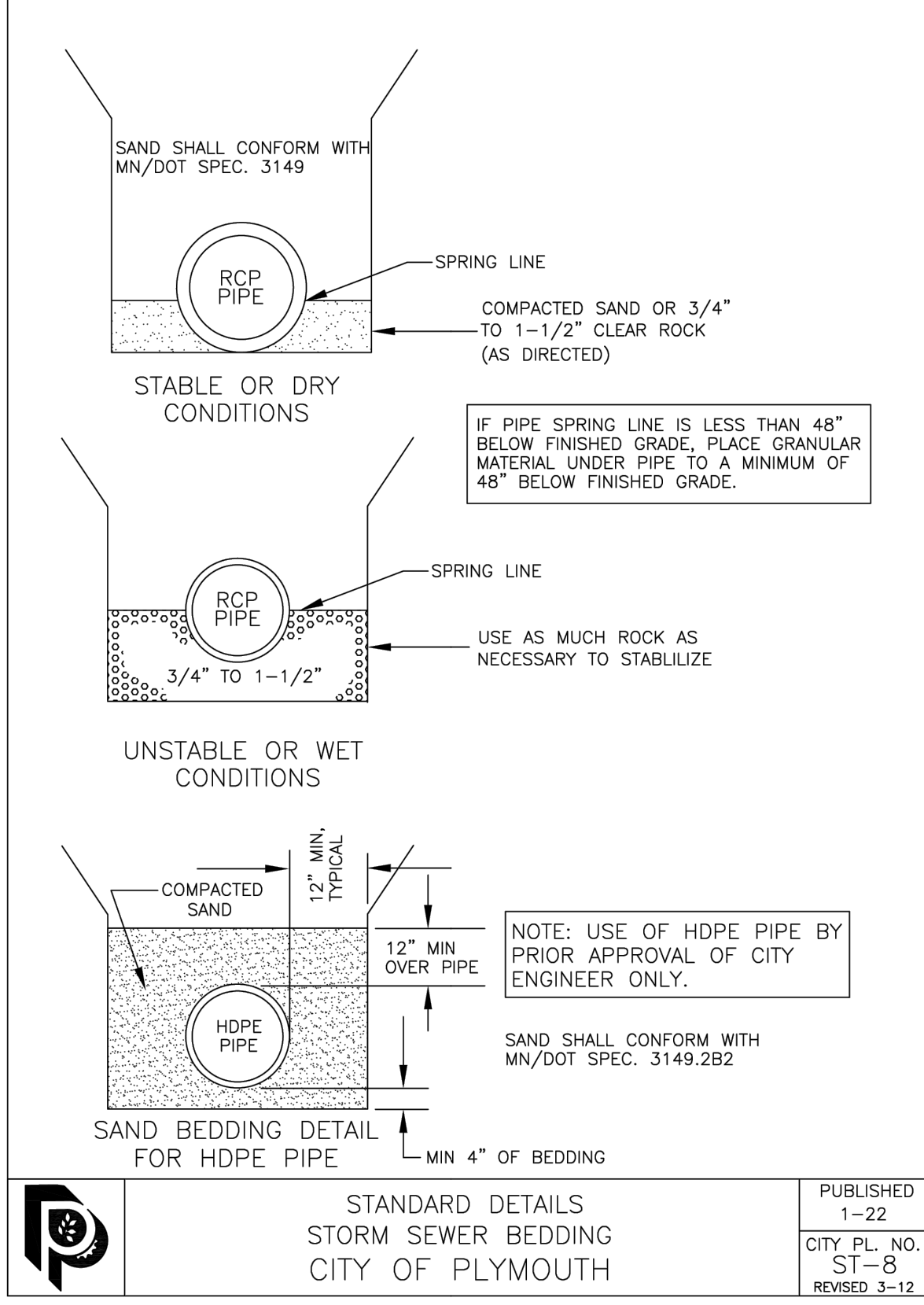
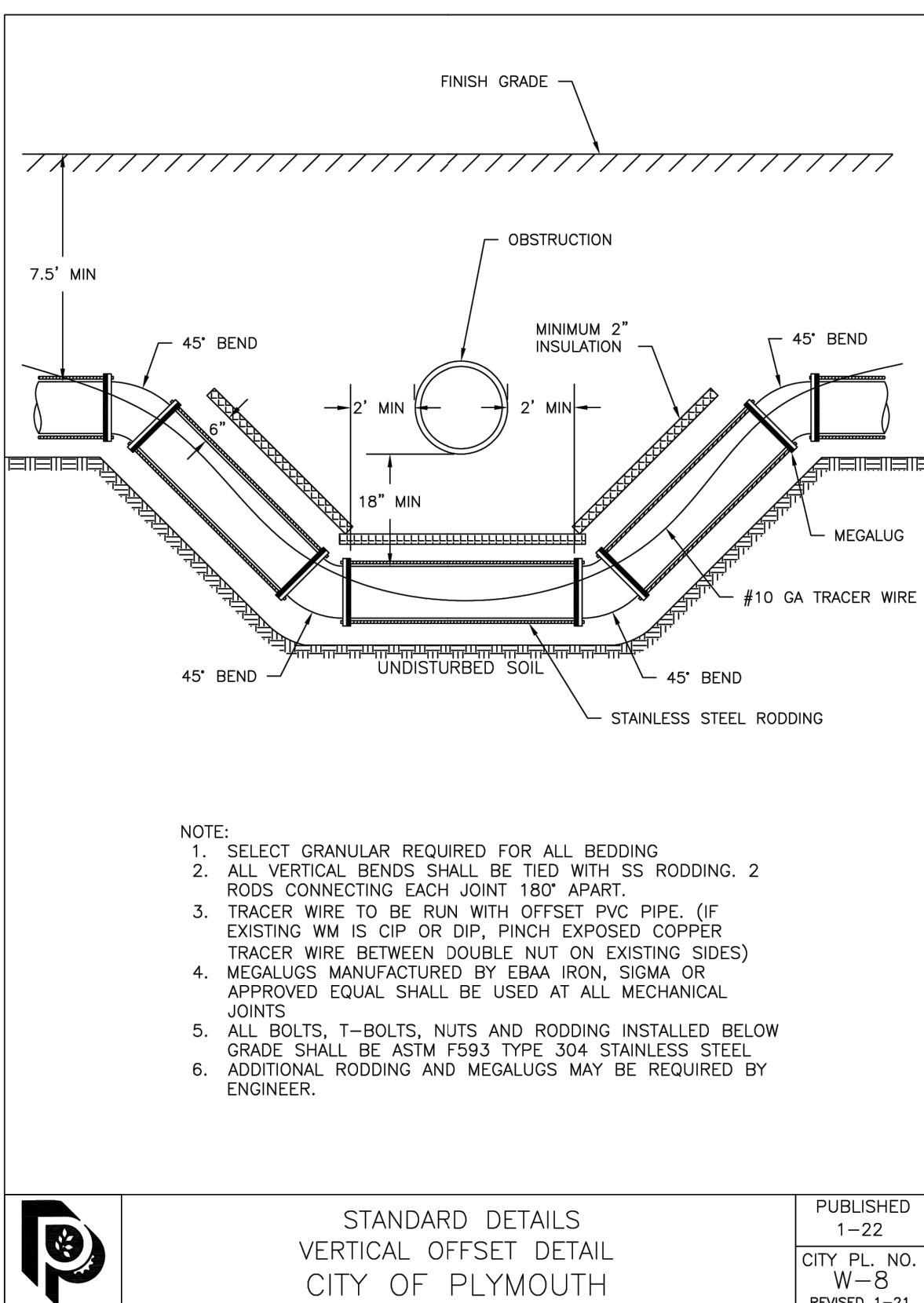
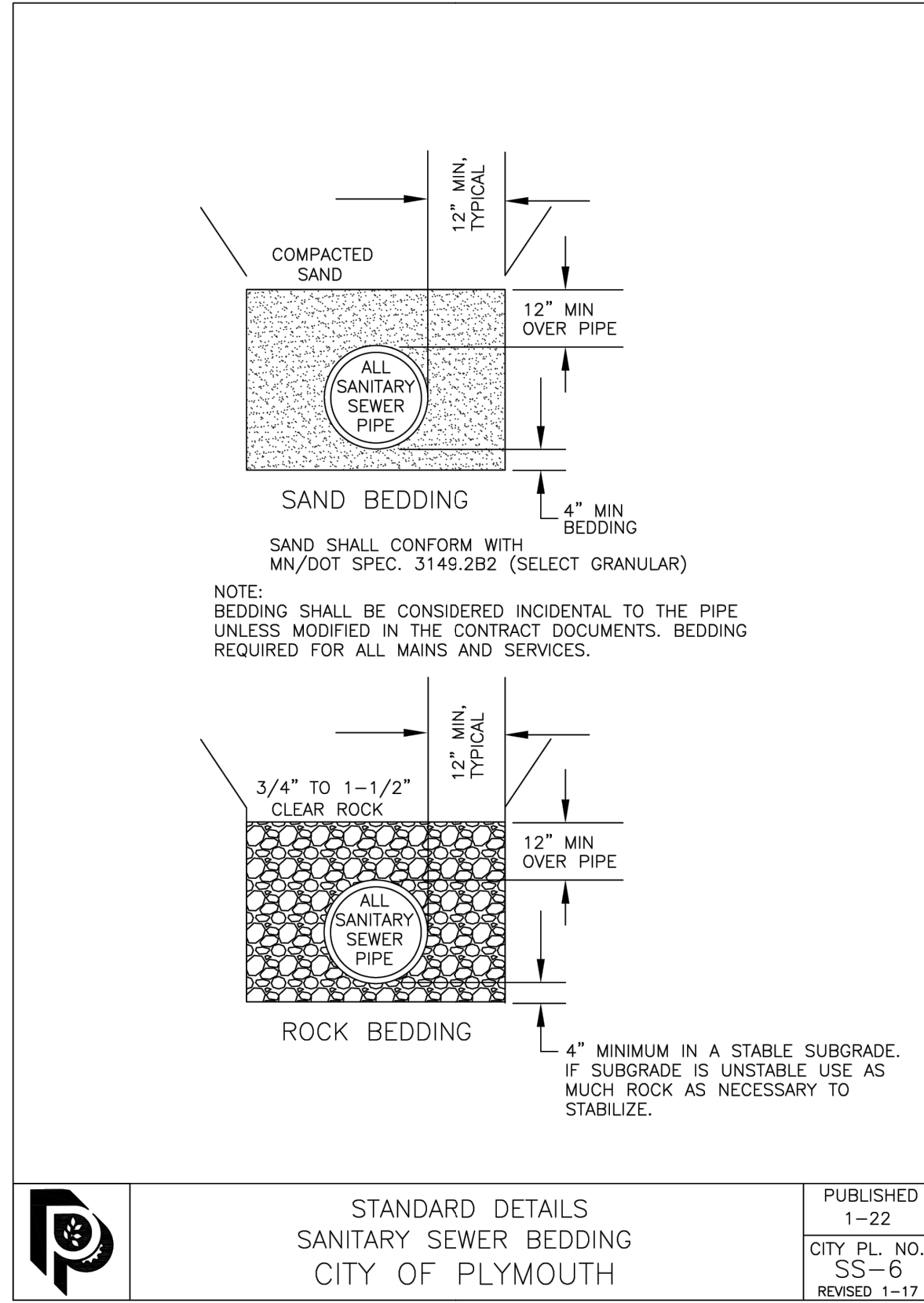
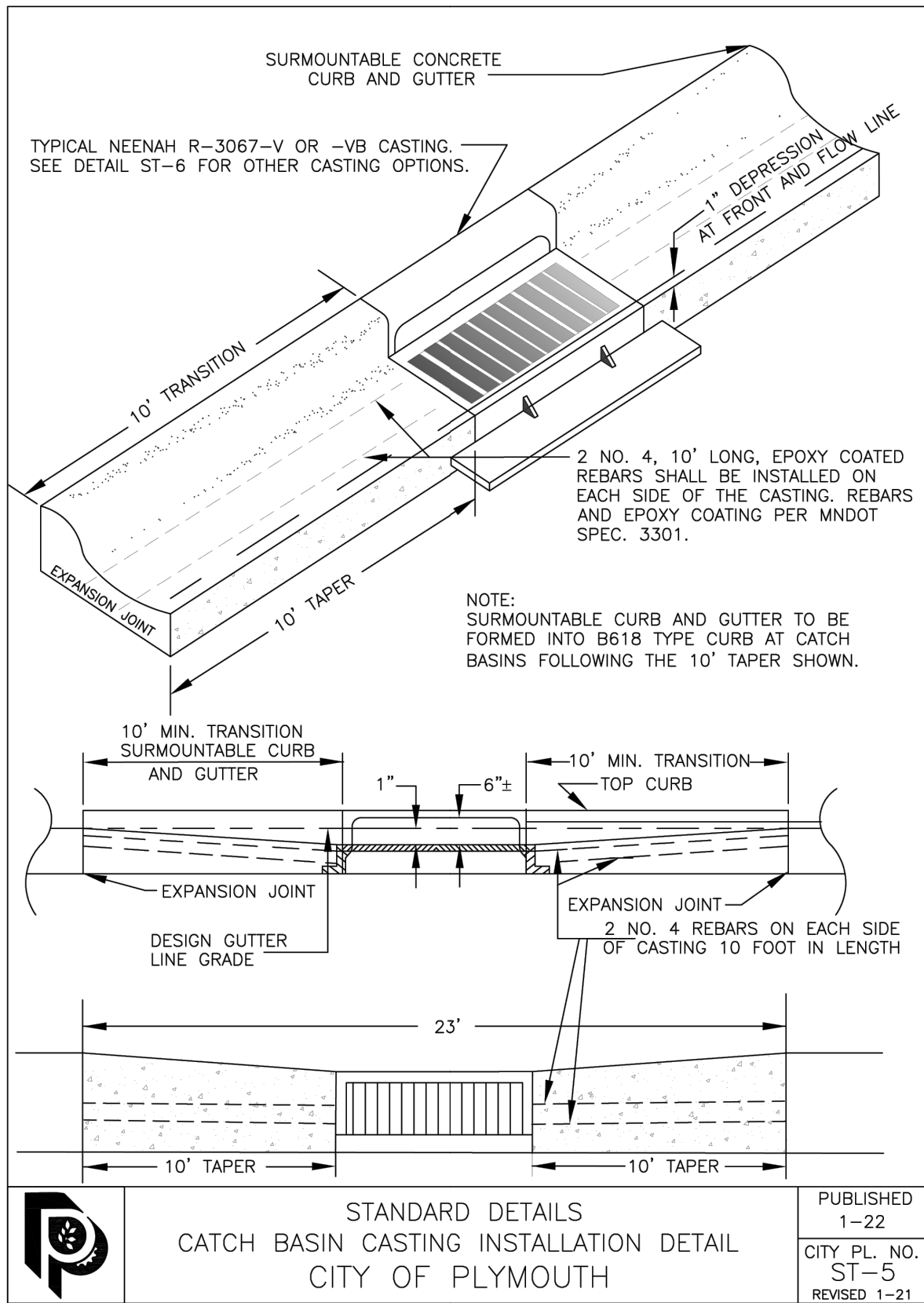
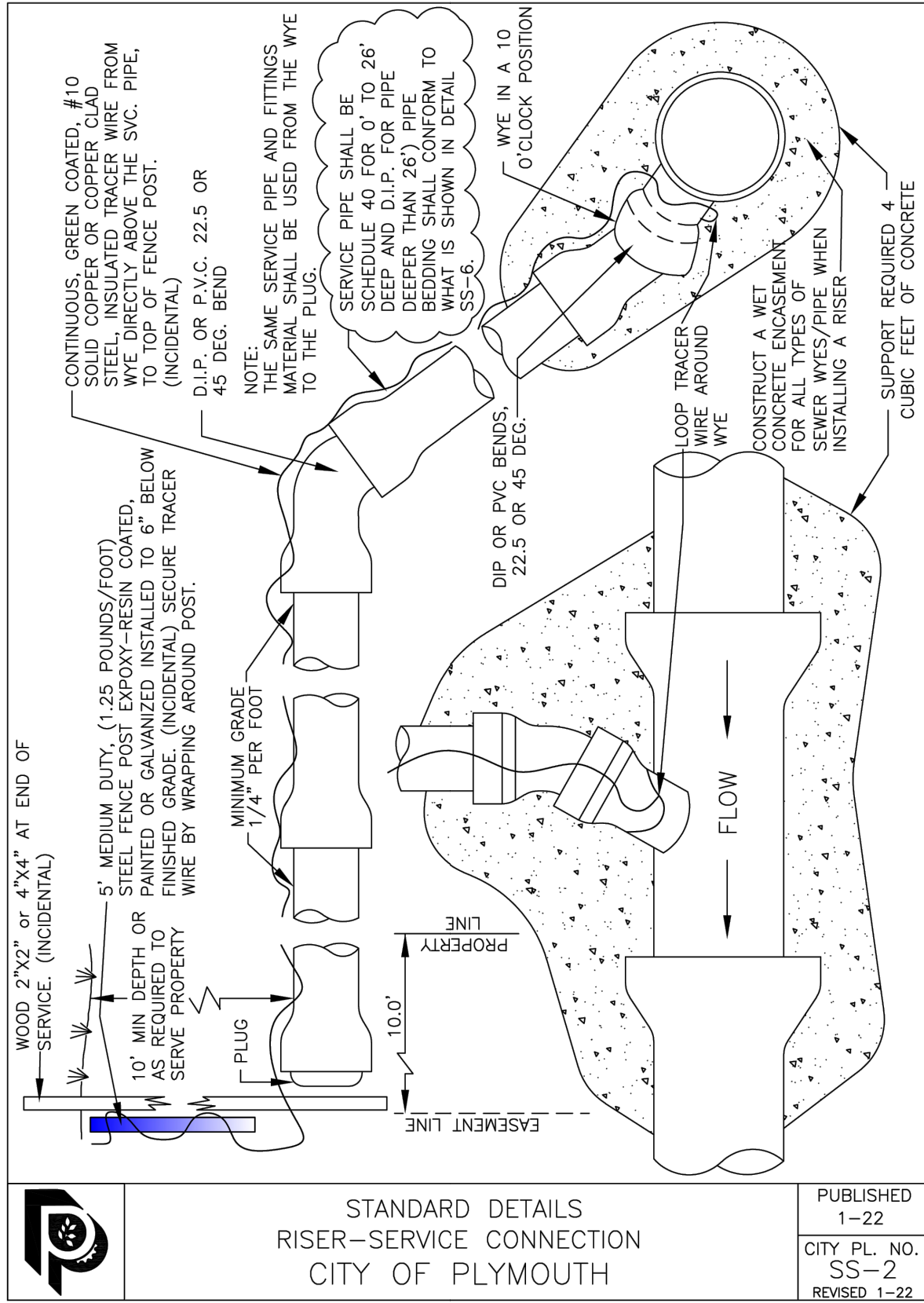
TCI HOMES, LLC
8848 ZEALAND AVENUE NORTH, SUITE B
BROOKLYN PARK, MINNESOTA 55445

SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

DETAILS AND CONSTRUCTION
NOTES

PROJECT: 89930A
SHEET NO.
C2 of C13

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CHECKED BY:	GRP
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NOT FOR CONSTRUCTION	
JEFFREY A. PRASCH, P.E.	
DATE: 03.12.25	LIC. NO.: 52706

REVISIONS	

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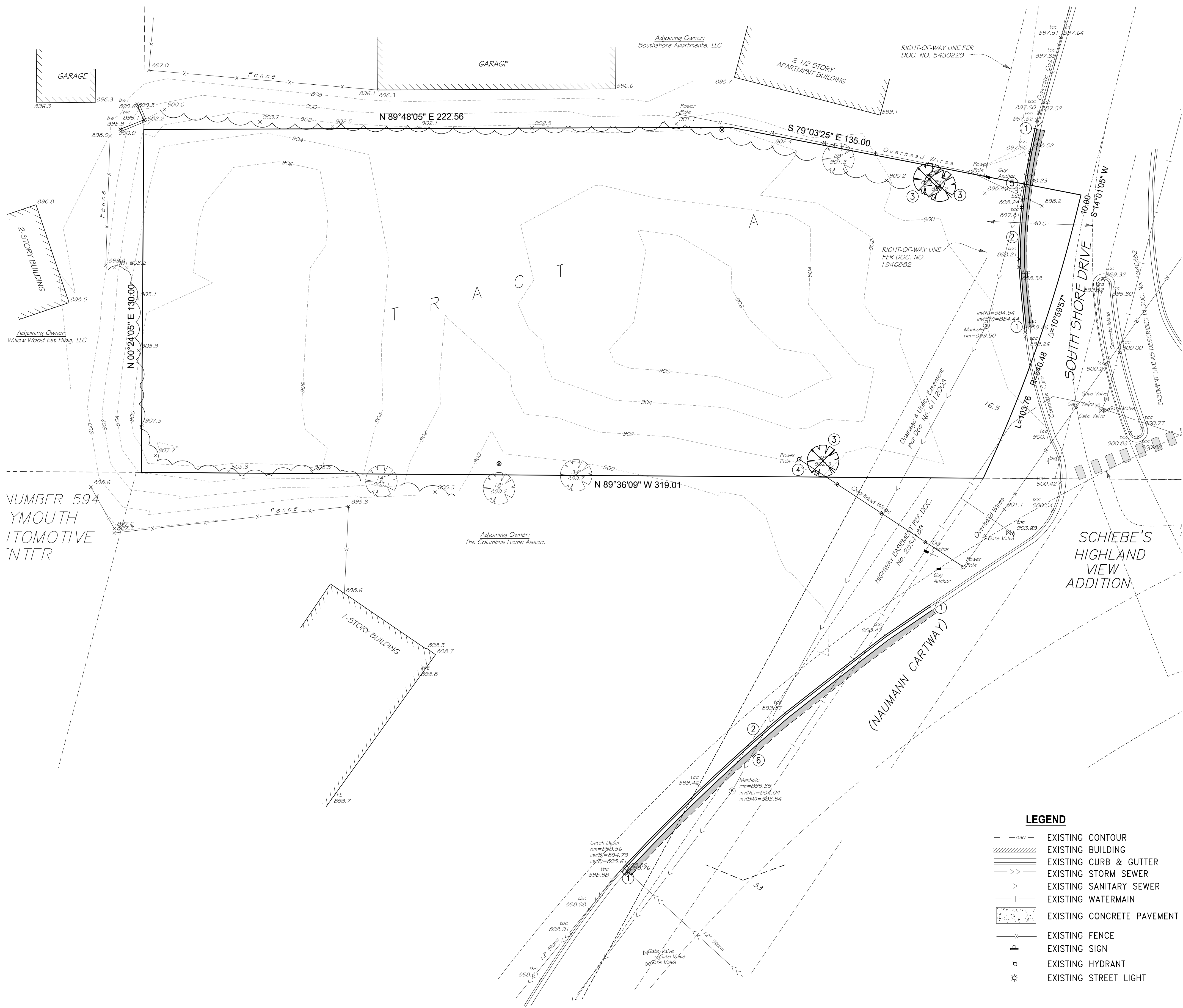
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DETAILS

PROJECT: 89930A
SHEET NO.
C3 of C13

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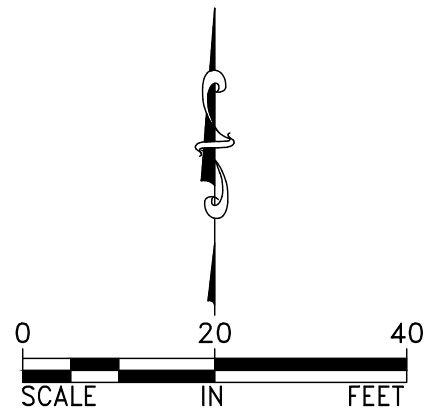
REFERENCE NOTES:

- 1 SAWCUT CONCRETE CURB AND GUTTER
- 2 REMOVE 76 & 17LF CONCRETE CURB AND GUTTER
- 3 CLEAR AND GRUB TREE
- 4 REMOVE POWER POLE AND OVERHEAD WIRE (CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY)
- 5 SALVAGE AND REINSTALL SIGN
- 6 REMOVE AND PATCH FULL DEPTH BITUMINOUS PAVEMENT

LEGEND

- 830 — EXISTING CONTOUR
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- >> EXISTING STORM SEWER
- > EXISTING SANITARY SEWER
- |— EXISTING WATERMAIN
- EXISTING CONCRETE PAVEMENT
- x— EXISTING FENCE
- EXISTING SIGN
- EXISTING HYDRANT
- EXISTING STREET LIGHT

- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FES
- EXISTING CATCH BASIN
- REMOVE CURB & GUTTER
- REMOVE BITUMINOUS PAVEMENT
- REMOVE TREE
- SAWCUT PAVEMENT



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10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

EXISTING CONDITIONS &
REMOVALS PLAN

PROJECT: 89930A
SHEET NO.
C5 of C13

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	DRAWN BY:				
	CHECKED BY:	NOT FOR CONSTRUCTION			
	GRP	JEFFREY A. PRASCH, P.E.			
		DATE:	03.12.25	LIC. NO.:	52706

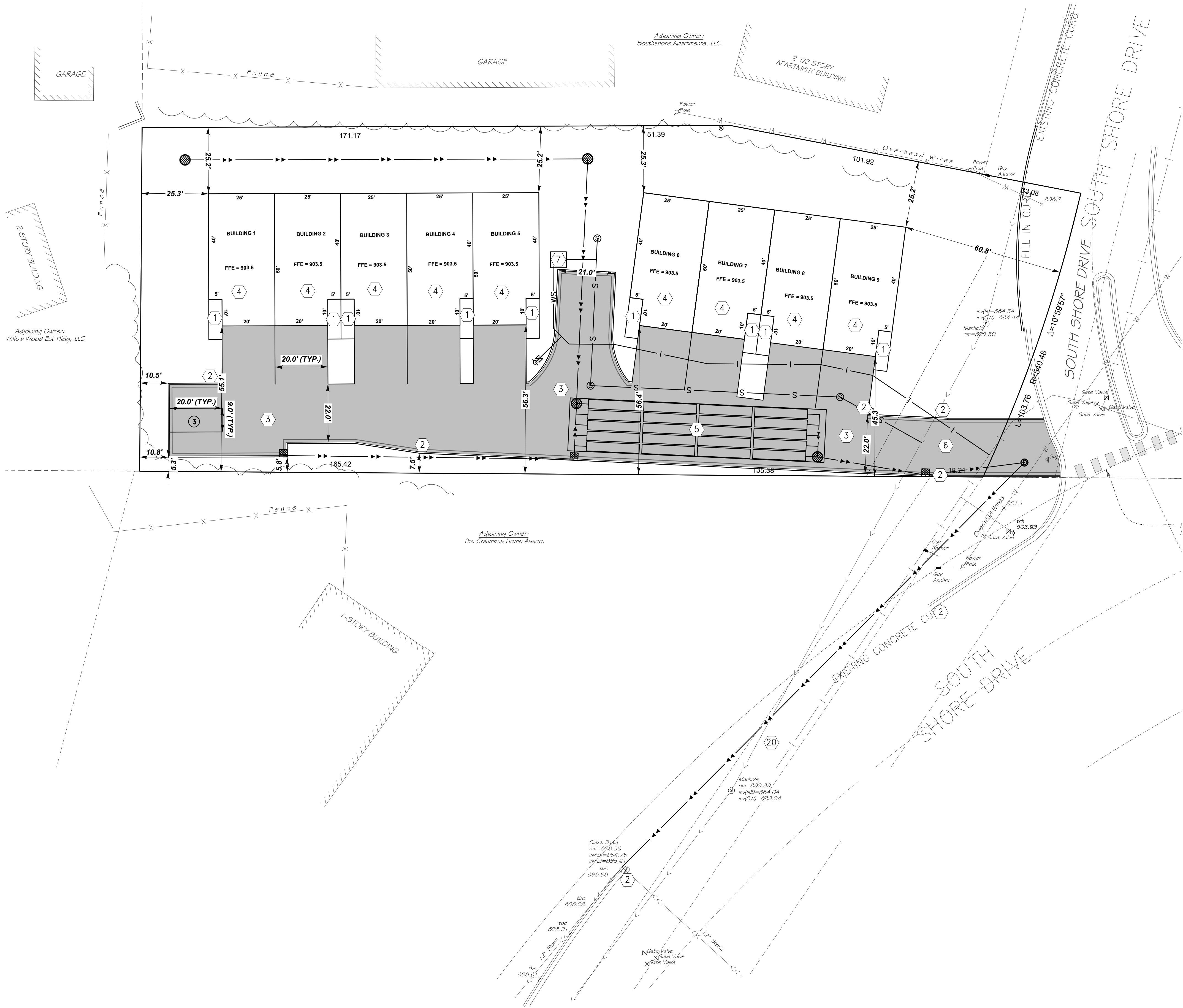
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SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

MASTER – SITE PLAN

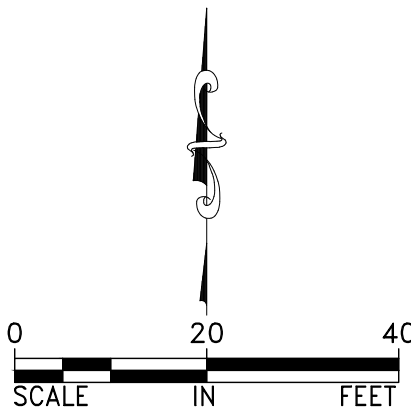
PROJECT: 89930A
SHEET NO.
C6 OF C13



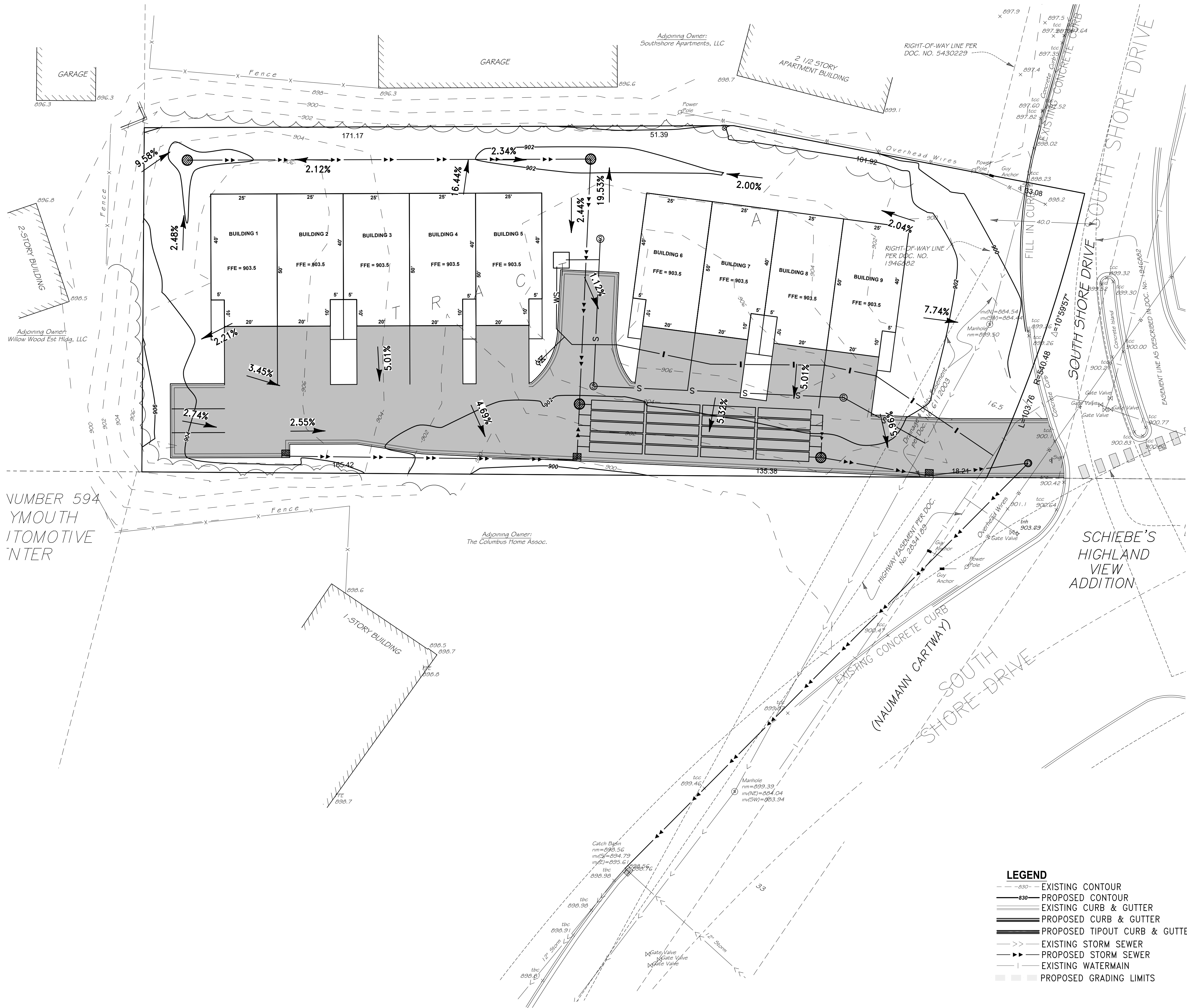
- REFERENCE NOTES:
- ① CONCRETE SIDEWALK PER 4/C2 AND 5/C2
 - ② B612 CURB & GUTTER PER 2/C2
 - ③ BITUMINOUS PAVEMENT PER 1/C2
 - ④ PROPOSED BUILDING (VERIFY WITH ARCHITECTURAL PLANS)
 - ⑤ UNDERGROUND INFILTRATION BASIN
 - ⑥ PATCH BITUMINOUS PAVEMENT, MATCH EXISTING
 - ⑦ PROPOSED UTILITY DOGHOUSE

SITE DATA:
LOT AREA = 0.95 ACRES
DISTURBED AREA = 1.11 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
PROPOSED IMPERVIOUS AREA = 0.56 ACRES
PROPOSED PARKING STALLS = 3

- LEGEND**
- EXISTING BUILDING
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - PROPOSED TIPOUT CURB & GUTTER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - PROPOSED BITUMINOUS PAVEMENT
 - EXISTING SIGN
 - PROPOSED PARKING STRIPE
 - ⑩ NUMBER OF PARKING STALLS



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CHECKED BY: GRP		
DATE: <u>03.12.25</u> LIC. NO.: <u>52706</u>		

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SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

MASTER - GRADING &
DRAINAGE PLAN

PROJECT: 89930A
SHEET NO.
C7 of C13

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- REFERENCE NOTES:
- 45° BEND
 - 22.5° BEND
 - 11.25° BEND
 - 6" TEE

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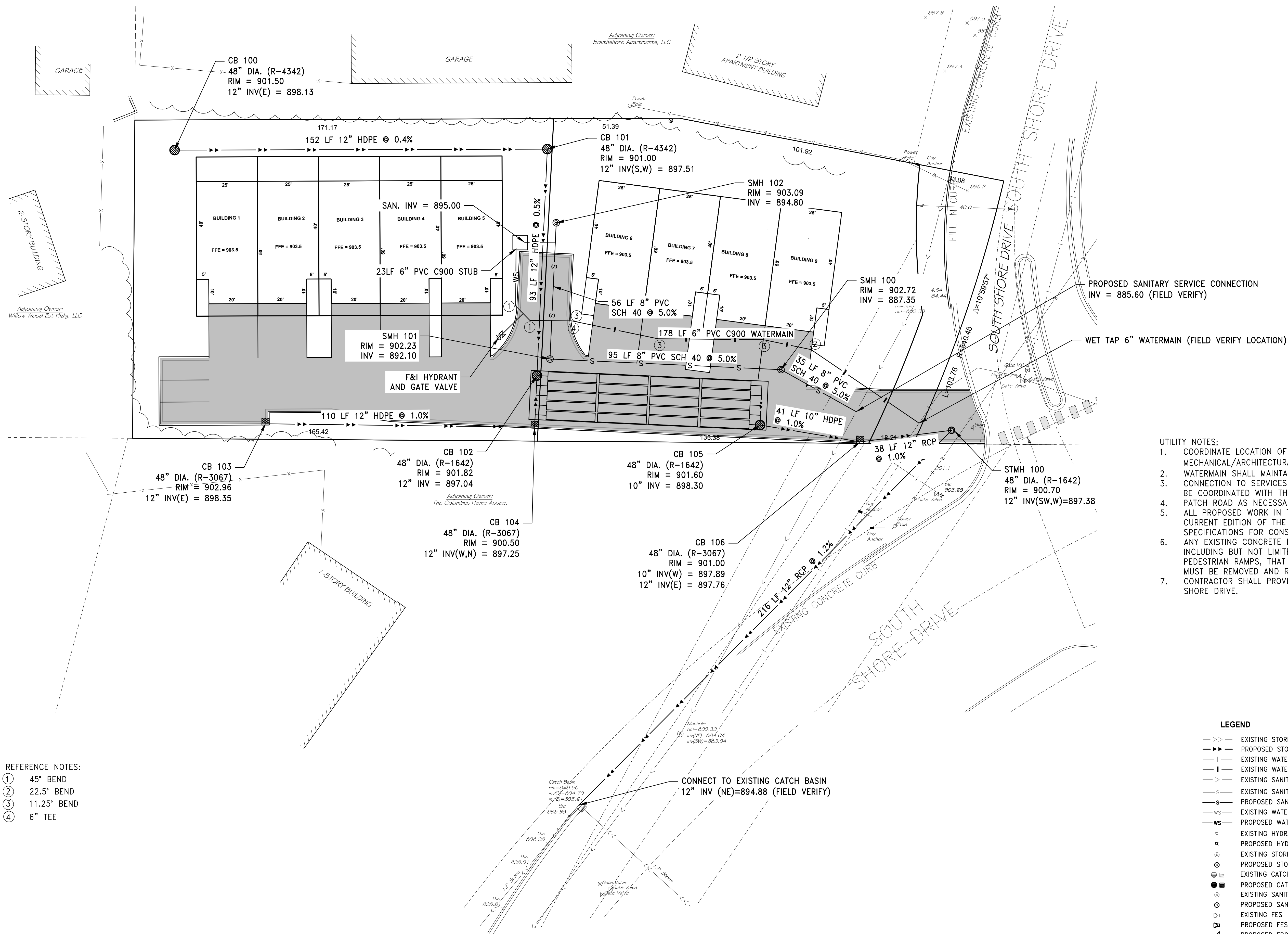
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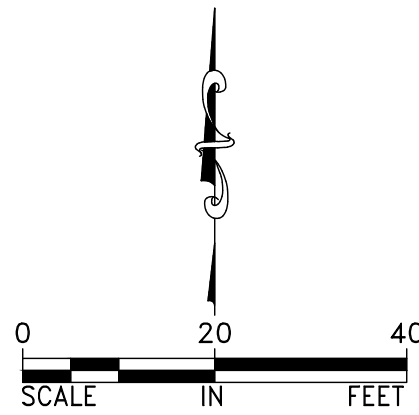
MASTER — UTILITY PLAN

PROJECT: 89930A
SHEET NO.
C8 of C13



- UTILITY NOTES:
- COORDINATE LOCATION OF WATER AND SEWER SERVICES WITH MECHANICAL/ARCHITECTURAL PLANS.
 - WATERMAIN SHALL MAINTAIN A MINIMUM OF 7.5' OF COVER.
 - CONNECTION TO SERVICES OR MAINS SHALL BE PER CITY STANDARDS AND SHALL BE COORDINATED WITH THE CITY.
 - PATCH ROAD AS NECESSARY. MATCH EXISTING ROAD SECTIONS.
 - ALL PROPOSED WORK IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE CURRENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - ANY EXISTING CONCRETE INFRASTRUCTURE IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO PUBLIC SIDEWALKS, CURB AND GUTTER, AND ADA PEDESTRIAN RAMPS, THAT IS DAMAGED DURING THE TIME OF SITE DEVELOPMENT MUST BE REMOVED AND REPLACED AT THE TIME OF SITE DEVELOPMENT.
 - CONTRACTOR SHALL PROVIDE NECESSARY TRAFFIC CONTROL FOR WORK IN SOUTH SHORE DRIVE.

- LEGEND
- EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATERMAIN
 - PROPOSED WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY SERVICE
 - PROPOSED SANITARY SERVICE
 - EXISTING WATER SERVICE
 - PROPOSED WATER SERVICE
 - EXISTING HYDRANT
 - PROPOSED HYDRANT
 - EXISTING STORM MANHOLE
 - PROPOSED STORM MANHOLE
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING FES
 - PROPOSED FES
 - PROPOSED FDC



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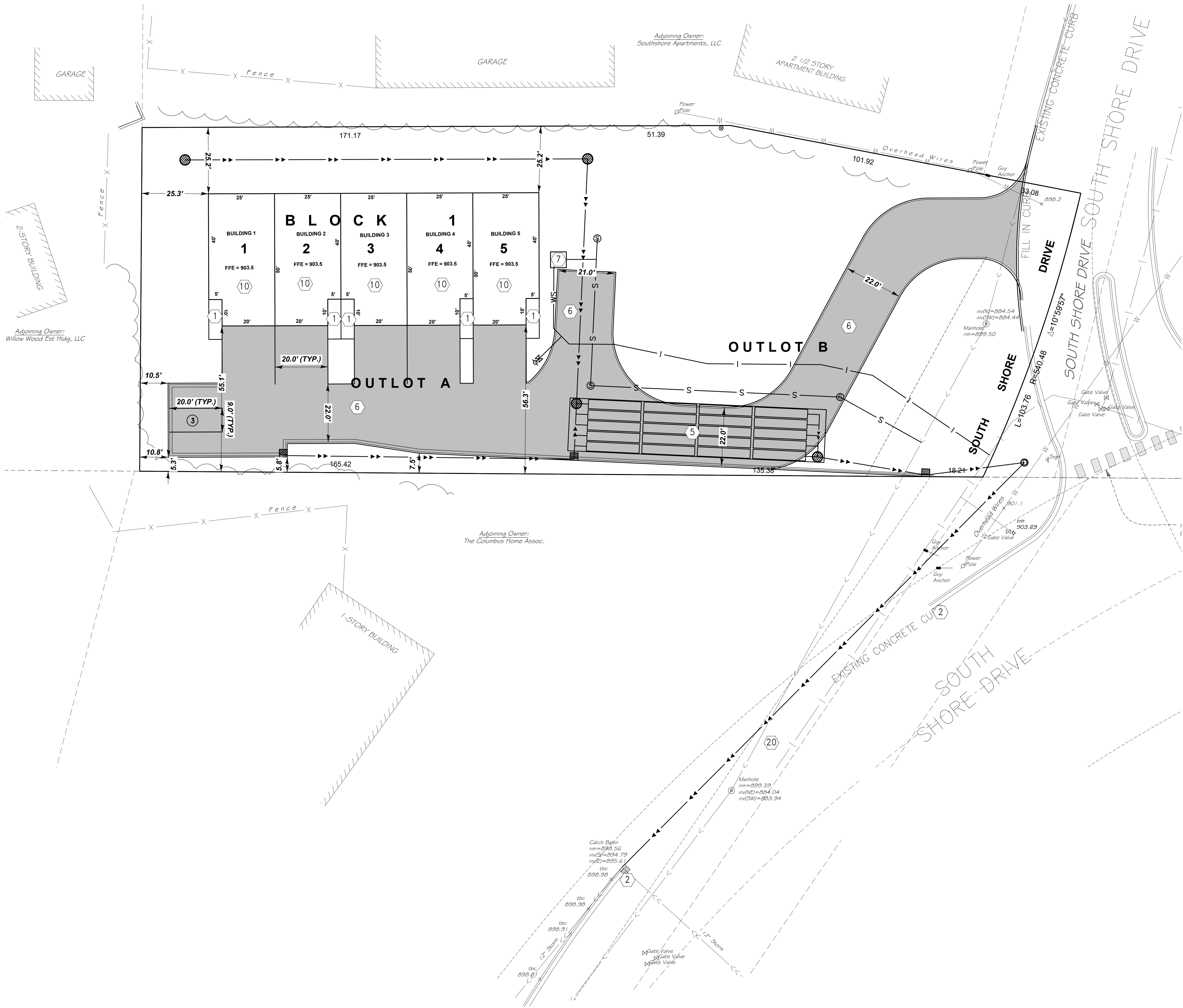
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SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

PHASE 1 - SITE PLAN

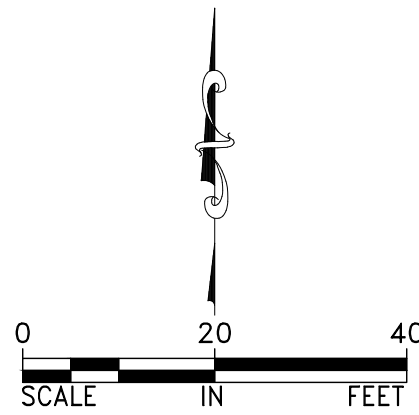
PROJECT: 89930A
SHEET NO.
C9 of C13



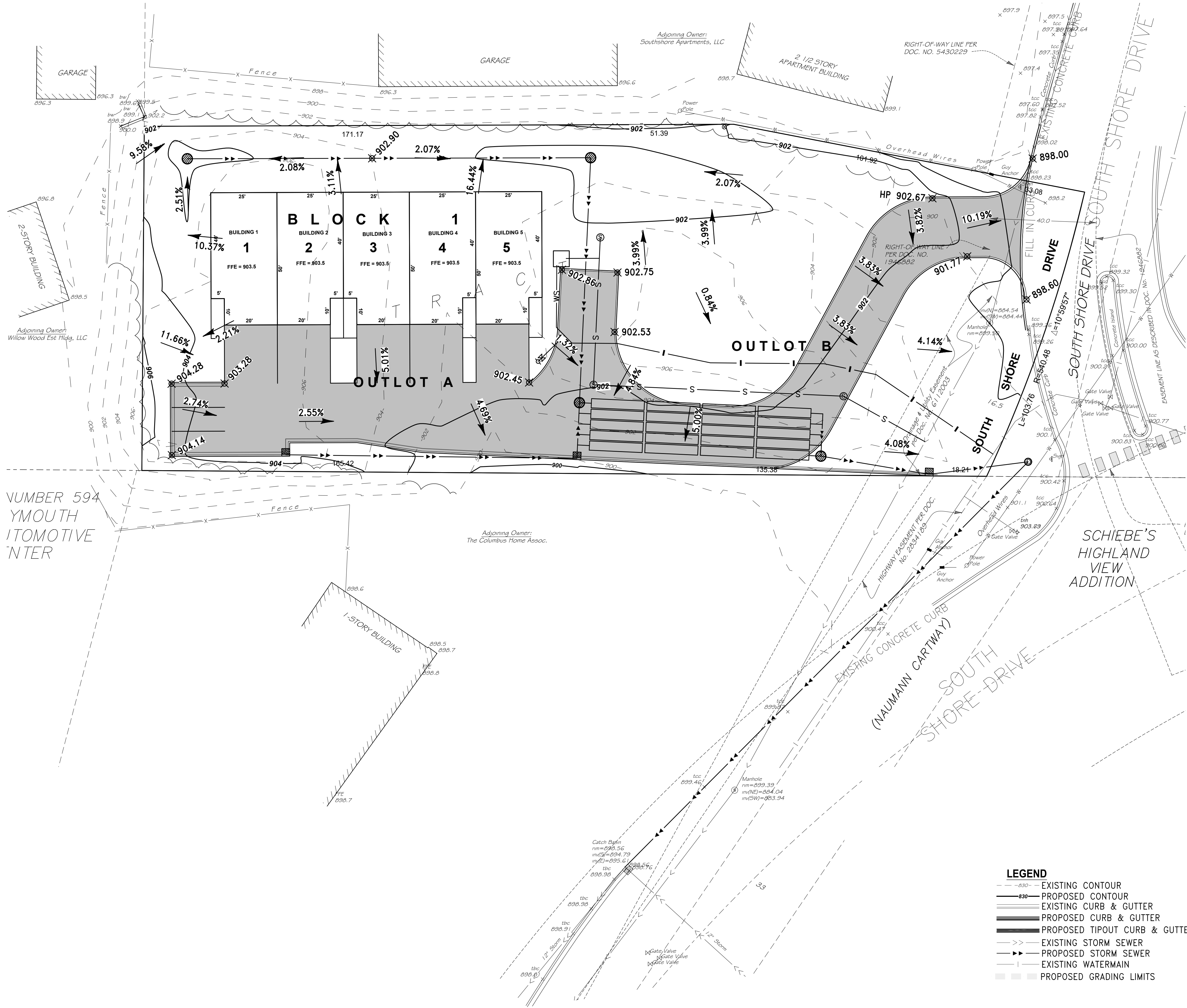
- REFERENCE NOTES:
- 1 CONCRETE SIDEWALK PER 4/C2 AND 5/C2
 - 2 B612 CURB & GUTTER PER 2/C2
 - 3 BITUMINOUS PAVEMENT PER 1/C2
 - 4 PROPOSED BUILDING (VERIFY WITH ARCHITECTURAL PLANS)
 - 5 UNDERGROUND INFILTRATION BASIN
 - 6 PATCH BITUMINOUS PAVEMENT, MATCH EXISTING
 - 7 PROPOSED UTILITY DOGHOUSE

SITE DATA:
LOT AREA = 0.95 ACRES
DISTURBED AREA = 1.11 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
PROPOSED IMPERVIOUS AREA = 0.44 ACRES
PROPOSED PARKING STALLS = 3

- LEGEND**
- EXISTING BUILDING
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - PROPOSED TIPOUT CURB & GUTTER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - PROPOSED BITUMINOUS PAVEMENT
 - EXISTING SIGN
 - PROPOSED PARKING STRIPE
 - NUMBER OF PARKING STALLS



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CHECKED BY:	GRP	

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SHOREWOOD ENCLAVE 10900 SOUTH SHORE DRIVE PLYMOUTH, MINNESOTA	PHASE 1 – GRADING & DRAINAGE PLAN	PROJECT: 89930A SHEET NO. C10 of C13
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- REFERENCE NOTES:
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 - 22.5° BEND
 - 11.25° BEND
 - 6" TEE

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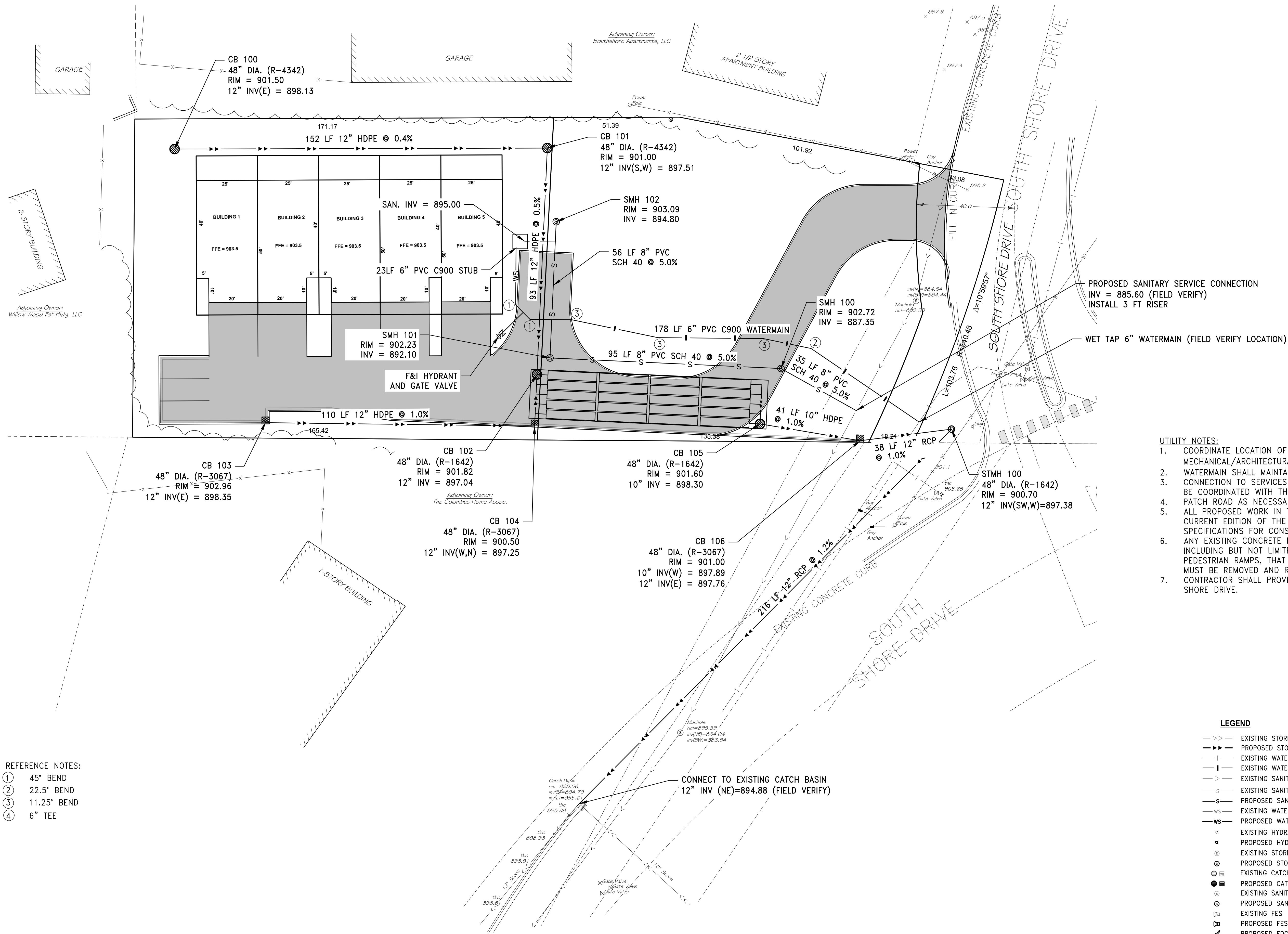
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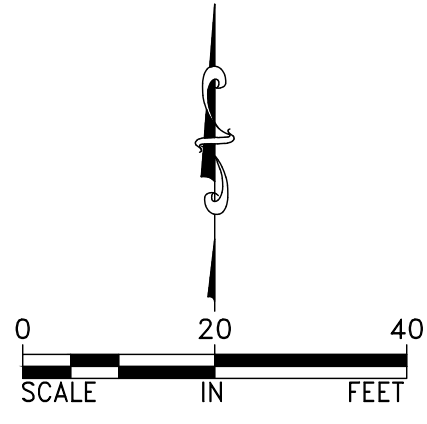
PHASE 1 - UTILITY PLAN

PROJECT: 89930A
SHEET NO.
C11 of C13

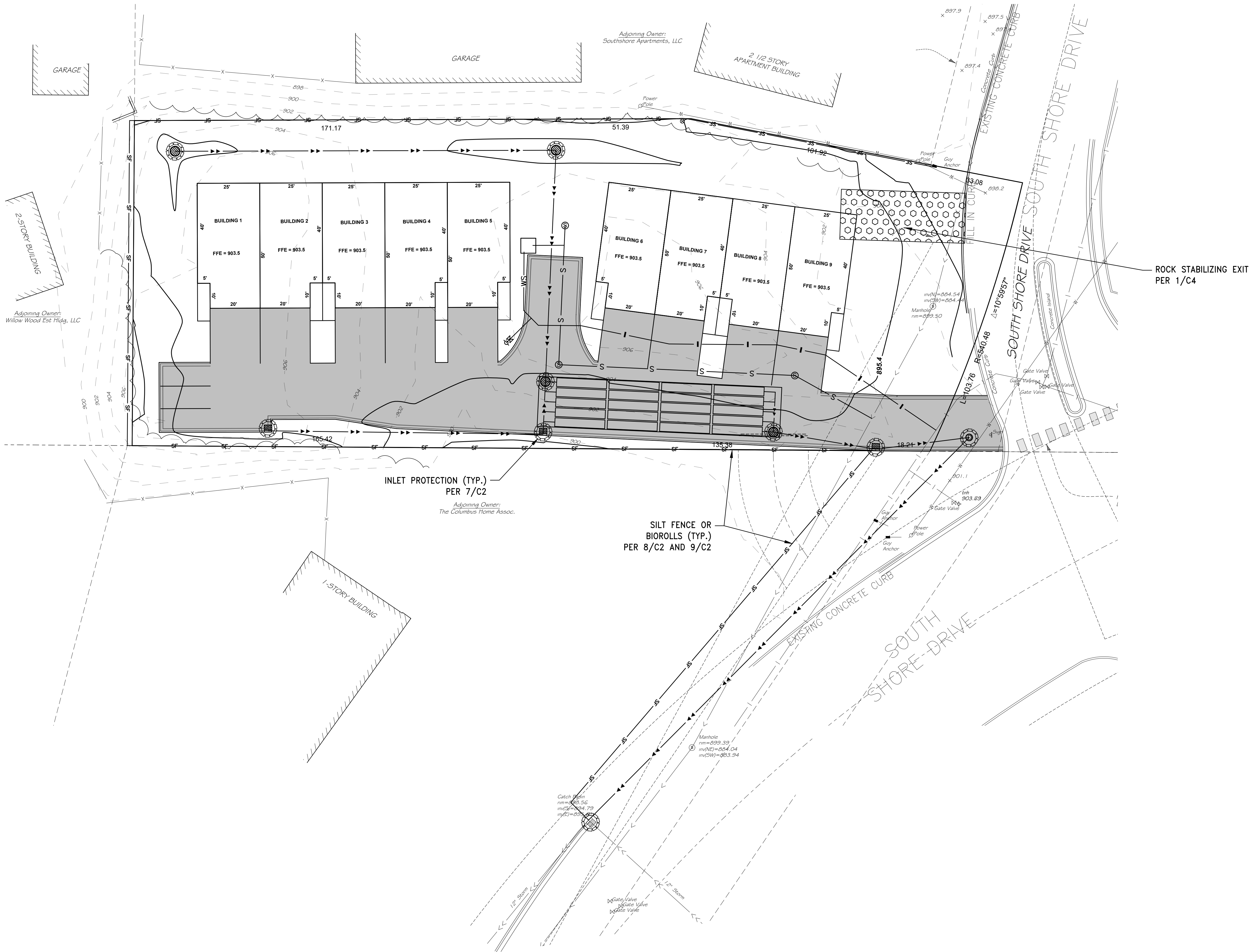


- UTILITY NOTES:
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 - CONTRACTOR SHALL PROVIDE NECESSARY TRAFFIC CONTROL FOR WORK IN SOUTH SHORE DRIVE.

- LEGEND
- EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATERMAIN
 - PROPOSED WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY SERVICE
 - PROPOSED SANITARY SERVICE
 - EXISTING WATER SERVICE
 - PROPOSED WATER SERVICE
 - EXISTING HYDRANT
 - PROPOSED HYDRANT
 - EXISTING STORM MANHOLE
 - PROPOSED STORM MANHOLE
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING FES
 - PROPOSED FES
 - PROPOSED FDC

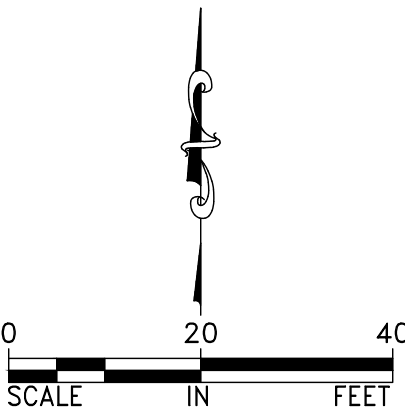


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LEGEND

- GRADING LIMITS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SILT FENCE OR BIOROLLS
- PROPOSED ROCK STABILIZING EXIT
- PROPOSED INLET CONTROL
- DRAINAGE ARROW
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED RIPRAP
- PROPOSED ROLLED EROSION PREVENTION CATEGORY 20



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CHECKED BY: GRP	

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SHOREWOOD ENCLAVE 10900 SOUTH SHORE DRIVE PLYMOUTH, MINNESOTA	PROJECT: 89930A
	SHEET NO. C12 of C13

STORMWATER POLLUTION PREVENTION PLAN

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PROJECT INFORMATION:

DISTURBED AREA: 1.11 ACRES
EXISTING IMPERVIOUS AREA: 0.00 ACRES
PROPOSED IMPERVIOUS AREA: 0.56 ACRES

IMPAIRED WATERS WITHIN ONE (1) MILE THAT SITE DRAINS TO: MEDICINE LAKE (TMDL APPROVED FOR HG-F AND NUTRIENTS)
BASSETT CREEK (TMDL APPROVED FOR CL- AND FC)

SITE WITHIN THE DWSMA: MODERATE VULNERABILITY
ENTITY RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER TREATMENT SYSTEMS: TBD

NINE TOWNHOMES WITH ASSOCIATED DRIVEWAYS AND PARKING IS PROPOSED AT 10900 SOUTH SHORE DRIVE IN PLYMOUTH, MINNESOTA. THE EXISTING LOT IS VACANT. THE MAJORITY OF THE SITE SURFACE FLOWS TO THE PROPERTY TO THE SOUTH AND THEN DRAINS TO STORM SEWER ALONG SOUTH SHORE DRIVE. THE REST OF THE SITE EITHER SURFACE FLOWS DIRECTLY TO SOUTH SHORE DRIVE OR TO THE PROPERTIES TO THE WEST OR NORTH. THERE IS NO EXISTING STORM SEWER ON-SITE.

THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE A BUILDING, PATIO, GAZEBO, AND ASSOCIATED PARKING LOT. THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE 24,394 SQUARE FEET OF IMPERVIOUS AREA. THE SOILS ARE SANDY (USCS SP-SM CLASSIFICATION) AND ALLOW INFILTRATION. TO MEET THE WATERSHED AND CITY REQUIREMENTS, WE ARE PROPOSING AN UNDERGROUND INFILTRATION BASIN. THE OUTLET FROM THE UNDERGROUND INFILTRATION BASIN WILL BE CONVEYED VIA NEW STORM SEWER CONNECTED TO AN EXISTING CATCH BASIN ON SOUTH SHORE DRIVE APPROXIMATELY 200 FEET SOUTHWEST OF THE SITE. THE REST OF THE STORMWATER WILL CONTINUE TO SURFACE FLOW DIRECTLY TO SOUTH SHORE DRIVE OR TO THE PROPERTIES TO THE SOUTH, WEST, OR NORTH. THE SITE RESIDES IN A MODERATE VULNERABILITY DRINKING WATER SUPPLY MANAGEMENT AREA (DWSMA).

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY

THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, INCLUDING: INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs. THE GENERAL CONTRACTOR SHALL ATTACH CONTACT INFORMATION TO THE SWPPP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL ESTABLISH A CHAIN OF RESPONSIBILITY FOR ALL CONTRACTORS AND SUB-CONTRACTORS ON SITE TO ENSURE THE SWPPP IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL PROVIDE THE CHAIN OF RESPONSIBILITY TO THE OWNER AND ATTACH TO THE SWPPP PRIOR TO ANY CONSTRUCTION ACTIVITY.

STORMWATER POLLUTION PREVENTION PLAN NOTES:

- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES CONSTRUCTION STORM WATER PERMIT.
- ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. BMP'S SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES FOR THE PROJECT.
- EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.
- THE CONTRACTOR SHALL KEEP THE SWPPP, INCLUDING ALL AMENDMENTS AND INSPECTION AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.
- THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITHIN THIRTY (30) DAYS OF ACHIEVING PERMANENT STABILIZATION.
- THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
- THE INFILTRATION AREAS SHALL BE PROTECTED AND HAVE RIGOROUS EROSION AND SEDIMENT CONTROLS IF GRADED WITHIN 3 FEET OF THE FINAL GRADES. THE CONTROLS SHALL KEEP RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS UNTIL FINAL STABILIZATION IS COMPLETE.
- STABILIZE AREAS THAT ARE WITHIN 200 FEET OF AND DRAIN TO PUBLIC WATER WITHIN 24 HOURS DURING FISH SPAWNING TIMES.
- WATER SHALL BE USED, IF NECESSARY, FOR DUST CONTROL.
- ALL EROSION CONTROL SHALL CONFORM TO THE MNDOT EROSION CONTROL HANDBOOK.
- INLET PROTECTION SHALL BE INSTALLED AT ANY INLET THAT MAY RECEIVE RUNOFF FROM THE DISTURBED AREAS OF THE PROJECT. IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED, WRITTEN AUTHORIZATION MUST BE RECEIVED BY THE CITY ENGINEER IN ORDER TO REMOVE THAT PARTICULAR INLET CONTROL.
- ALL EXPOSED SOILS, INCLUDING STOCKPILES, SHALL BE TEMPORARILY STABILIZED PER MNDOT SPECIFICATION 2575 WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. STABILIZATION OF ALL EXPOSED AREAS MUST BE INITIATED IMMEDIATELY.
- STOCKPILES SHALL NOT BE PLACED ON ROADS, DRIVEWAYS, SURFACE WATERS OR SWALES. EFFECTIVE SEDIMENT CONTROL SHALL BE INSTALLED IMMEDIATELY AROUND ALL SOIL STOCKPILES.
- REMOVE ALL SOILS AND SEDIMENT TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC ROADS OR PRIVATE DRIVEWAYS ON A DAILY BASIS OR AS NEEDED.
- THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF ANY PROJECT DISCHARGE LOCATION SHALL BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO THE DISCHARGE LOCATION.
- IF DEWATERING IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS. THE APPROPRIATE PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCING DEWATERING ACTIVITIES.
- TURBID AND SEDIMENT-LADEN WATERS SHALL BE DIRECTED TO A TEMPORARY SEDIMENT POND PRIOR TO DISCHARGING. A VISUAL CHECK SHALL BE CONDUCTED PRIOR TO DISCHARGING TREATED WATER FROM THE SEDIMENT POND TO ENSURE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED FROM THE SITE WITHIN THIRTY (30) DAYS AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.
- THE CORRECTIVE ACTION MUST BE COMPLETED BY THE NEXT BUSINESS DAY AFTER DISCOVERY WHEN PERIMETER CONTROL DEVICES BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF (1/2) THE HEIGHT OF THE DEVICE.
- PERMITEE MUST MINIMIZE SOIL COMPACTION. METHODS OF MINIMIZING SOIL COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT AND STAYING OFF AREAS TO BE LEFT UNCOMPACTED. AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENED VIA TILLING TO A DEPTH OF NO LESS THAN 18 INCHES.
- SECTIONS 5.11-5.16, 5.18, & 5.22 OF THE 2023 CONSTRUCTION STORMWATER GENERAL PERMIT DO NOT APPLY.

TRAINING DOCUMENTATION:

SWPPP DESIGNER: JEFF PRASCH (DEMARC LAND SURVEYING & ENGINEERING) - "DESIGN OF CONSTRUCTION SWPPP" TRAINING EXPIRES MAY 31, 2023.

- THE CONTRACTOR (OPERATOR) SHALL ADD TO THE SWPPP TRAINING RECORDS FOR THE FOLLOWING PERSONNEL:
- INDIVIDUALS OVERSEEING THE IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP
 - INDIVIDUALS PERFORMING INSPECTIONS
 - INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPs

EXPECTED SEQUENCE OF CONSTRUCTION

- INSTALL ROCK STABILIZING EXIT(S), PERIMETER CONTROL, POND SEDIMENT CONTROL, INLET CONTROL AND STABILIZE DOWN GRADIENT BOUNDARIES.
- CLEAR AND GRUB TREES.
- COMPLETE SITE GRADING.
- EXCAVATE INFILTRATION BASIN AFTER DRAINAGE AREAS HAVE BEEN STABILIZED.
- CONSTRUCT BUILDING FOUNDATION.
- INSTALL UTILITIES INCLUDING PRIVATE UTILITIES.
- APPLY EARLY APPLICATION OF BASE COURSE ON PARKING SECTION.
- INSTALL CURB AND GUTTER, AND PAVING.
- COMPLETE FINAL GRADING AND PERMANENT STABILIZATION.
- REMOVE EROSION AND SEDIMENT CONTROL BMPs AFTER PERMANENT STABILIZATION IS ACHIEVED.

TEMPORARY SEDIMENT BASINS

- THE CONTRACTOR SHALL INSTALL SEDIMENT BASIN(S) REQUIRED BY THE NPDES CONSTRUCTION PERMIT IF FIVE (5) OR MORE DISTURBED ACRES DISCHARGE TO A COMMON LOCATION.
- TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED TO PREVENT SHORT-CIRCUITING AND PREVENT THE DISCHARGE OF FLOATING DEBRIS.
- BASINS MUST HAVE THE ABILITY TO ALLOW COMPLETE DRAWDOWN, INCLUDE A STABILIZED EMERGENCY OVERFLOW, WITHDRAW WATER FROM THE SURFACE, AND PROVIDE ENERGY DISSIPATION AT THE OUTLET.
- TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED WITH ENERGY DISSIPATION AT ANY BASIN OUTLET TO PREVENT SOIL EROSION.
- SEDIMENT BASINS MUST BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES, AND MUST BE DESIGNED TO AVOID THE DRAINING WATER FROM WETLANDS.
- BASINS SHALL BE SIZED ACCORDING TO THE CONSTRUCTION STORMWATER GENERAL PERMIT REQUIREMENTS. CALCULATIONS SHALL BE PROVIDED WITH THE SWPPP.
- SEDIMENT BASINS SHALL NOT BE PLACED IN FUTURE INFILTRATION AREAS.
- SEDIMENT BASINS SHALL BE DRAINED AND SEDIMENT REMOVED WHEN IT REACHES ½ THE STORAGE VOLUME WITHIN 72 HOURS.

INSPECTIONS AND MAINTENANCE

- ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS AND REMOVAL OF BMPs SHALL BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.
- THE CONTRACTOR SHALL COMPLETE SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE A TRAINED PERSON TO INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING WITHIN 24 HOURS OF CONDUCTING THE INSPECTIONS AND THE RECORDS MUST BE RETAINED WITH THE SWPPP. IF ANY DISCHARGE FROM THE SITE IS OBSERVED THE DISCHARGE MUST BE DESCRIBED AND PHOTOGRAPHED.
- TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.
- IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANOR AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

POLLUTION PREVENTION MANAGEMENT MEASURES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES.
- ALL POLLUTION PREVENTION MEASURES ARE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL VISITORS AND/OR PERSONNEL ON-SITE OF THE POLLUTION PREVENTION MANAGEMENT MEASURES. POLLUTION PREVENTION MANAGEMENT MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - SOLID WASTE SUCH AS COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, CEMENT PRODUCT WASTE, FLOATING DEBRIS, PAPER, PLASTIC, CONSTRUCTION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY OFF SITE.
 - HAZARDOUS WASTES SUCH AS OILS, GASOLINE, PAINT, CEMENT BASED PRODUCTS, ETC. SHALL BE PROPERLY STORED WITH SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. IF STORED ON THE PROJECT SITE, THEY SHALL BE STORED IN RESTRICTED ACCESS AREAS TO PROTECT AGAINST VANDALISM. STORAGE AND DISPOSAL SHALL BE IN COMPLIANCE WITH THE MPCA.
 - CEMENT BASED PRODUCT WASHOUTS ARE NOT PERMITTED ON SITE.
 - THE CONTRACTOR SHALL INCLUDE SPILL KITS WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL ENSURE SPILLS ARE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORMWATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MINNESOTA DUTY OFFICER AT 1.800.422.0798.

FINAL STABILIZATION

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING FINAL STABILIZATION OF THE ENTIRE SITE. FINAL STABILIZATION SHALL BE COMPLETED PER THE LANDSCAPE PLAN:
 - COMPLETION OF ALL CONSTRUCTION ACTIVITY.
 - INSTALLATION OF PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOTICE OF TERMINATION. PERMANENT COVER SHALL CONSIST OF 12 INCHES TOPSOIL, AND SOD, UNLESS OTHERWISE SPECIFIED.
 - VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR LANDSCAPED AREAS. SEE LANDSCAPE PLAN FOR PERMANENT VEGETATION SCHEDULE.
 - CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEMS OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS AND IS OPERATING AS DESIGNED. POST CONSTRUCTION TESTING OF THE INFILTRATION RATE AND DRAWDOWN PERIOD WILL BE REQUIRED IN EACH INFILTRATION BASIN.
 - REMOVAL OF ALL SEDIMENT FROM CONVEYANCE SYSTEMS.
 - REMOVAL OF ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
 - FINAL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2018 SPECIFICATION 2575.

ESTIMATED EROSION CONTROL QUANTITIES	
SILT FENCE	950 LF
STABILIZED ROCK EXIT	1 EACH
STORM DRAIN INLET PROTECTION	9 EACH

DESIGNED BY: JAP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 03.12.25 LIC. NO.: 52706		
DRAWN BY: ABL			
CHECKED BY:			
GRP			

REVISIONS	

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

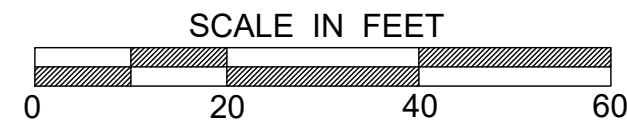
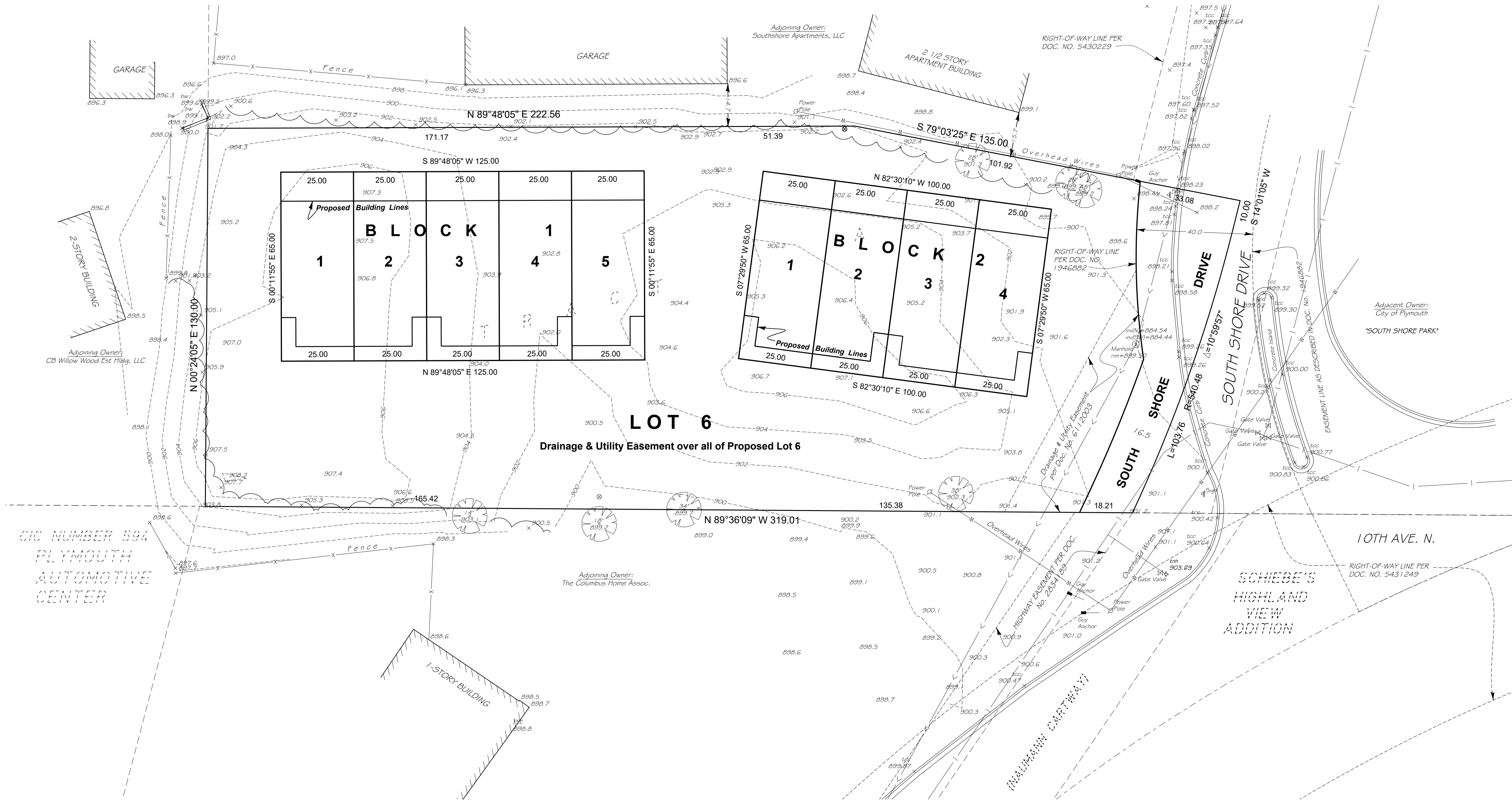
TCI HOMES, LLC
8848 ZEALAND AVENUE NORTH, SUITE B
BROOKLYN PARK, MINNESOTA 55445

SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

STORMWATER POLLUTION
PREVENTION PLAN NOTES

PROJECT: 89930A
SHEET NO. C13 of C13

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F:\survey\Registered Land Survey - hennepin\694-AOI - Surveying - hennepin\694-AOI - Surveying - 8993001 CAD\01 Source\01 Survey Base.dwg



Legend

- Denotes Found Iron Monument
- Denotes Iron Monument Set
- ⊗ Bollard
- ★ Light
- ⌵ Power Pole
- ⌵ Hydrant
- ⊗ Sanitary Manhole
- ⊗ Storm Manhole
- ⊗ Water Manhole
- ⊗ Catch Basin
- ⌵ Telephone Pedestal Riser
- ⌵ Cable Pedestal Riser
- ⌵ Electric Box or Transformer
- X— Denotes Fence line
- W— Denotes Overhead Wires

Zoning Information

Property Currently Zoned: RMF-4, Multiple Family Dwelling District 4

Zoning Ordinance Requirements:

Building Setbacks

Front - 25 feet for residential uses

Side Yard - 10 feet for two family dwellings (multi-units not specified)

Rear Yard - 25 feet for residential uses

Maximum Building Height - 45 feet for principal structure

Maximum Structural Coverage - 40% for residential uses

Refer to City code for additional requirements, exceptions and modifications.

Development Information

Proposed Number of Lots = 10

Area of proposed:

Block 1

Lot 1, Block 1 = 1,625 sq. ft.

Lot 2, Block 1 = 1,625 sq. ft.

Lot 3, Block 1 = 1,625 sq. ft.

Lot 4, Block 1 = 1,625 sq. ft.

Lot 5, Block 1 = 1,625 sq. ft.

Lot 6, Block 1 = 26,185 sq. ft.

Block 2

Lot 1, Block 2 = 1,625 sq. ft.

Lot 2, Block 2 = 1,625 sq. ft.

Lot 3, Block 2 = 1,625 sq. ft.

Lot 4, Block 2 = 1,625 sq. ft.

Lot 5, Block 2 = 1,625 sq. ft.

Lot 6, Block 2 = 26,185 sq. ft.

Block 3

Lot 1, Block 3 = 1,625 sq. ft.

Lot 2, Block 3 = 1,625 sq. ft.

Lot 3, Block 3 = 1,625 sq. ft.

Lot 4, Block 3 = 1,625 sq. ft.

Lot 5, Block 3 = 1,625 sq. ft.

Lot 6, Block 3 = 26,185 sq. ft.

Block 4

Lot 1, Block 4 = 1,625 sq. ft.

Lot 2, Block 4 = 1,625 sq. ft.

Lot 3, Block 4 = 1,625 sq. ft.

Lot 4, Block 4 = 1,625 sq. ft.

Lot 5, Block 4 = 1,625 sq. ft.

Lot 6, Block 4 = 26,185 sq. ft.

Block 5

Lot 1, Block 5 = 1,625 sq. ft.

Lot 2, Block 5 = 1,625 sq. ft.

Lot 3, Block 5 = 1,625 sq. ft.

Lot 4, Block 5 = 1,625 sq. ft.

Lot 5, Block 5 = 1,625 sq. ft.

Lot 6, Block 5 = 26,185 sq. ft.

Block 6

Lot 1, Block 6 = 1,625 sq. ft.

Lot 2, Block 6 = 1,625 sq. ft.

Lot 3, Block 6 = 1,625 sq. ft.

Lot 4, Block 6 = 1,625 sq. ft.

Lot 5, Block 6 = 1,625 sq. ft.

Lot 6, Block 6 = 26,185 sq. ft.

Block 7

Lot 1, Block 7 = 1,625 sq. ft.

Lot 2, Block 7 = 1,625 sq. ft.

Lot 3, Block 7 = 1,625 sq. ft.

Lot 4, Block 7 = 1,625 sq. ft.

Lot 5, Block 7 = 1,625 sq. ft.

Lot 6, Block 7 = 26,185 sq. ft.

Block 8

Lot 1, Block 8 = 1,625 sq. ft.

Lot 2, Block 8 = 1,625 sq. ft.

Lot 3, Block 8 = 1,625 sq. ft.

Lot 4, Block 8 = 1,625 sq. ft.

Lot 5, Block 8 = 1,625 sq. ft.

Lot 6, Block 8 = 26,185 sq. ft.

Block 9

Lot 1, Block 9 = 1,625 sq. ft.

Lot 2, Block 9 = 1,625 sq. ft.

Lot 3, Block 9 = 1,625 sq. ft.

Lot 4, Block 9 = 1,625 sq. ft.

Lot 5, Block 9 = 1,625 sq. ft.

Lot 6, Block 9 = 26,185 sq. ft.

Block 10

Lot 1, Block 10 = 1,625 sq. ft.

Lot 2, Block 10 = 1,625 sq. ft.

Lot 3, Block 10 = 1,625 sq. ft.

Lot 4, Block 10 = 1,625 sq. ft.

Lot 5, Block 10 = 1,625 sq. ft.

Lot 6, Block 10 = 26,185 sq. ft.

Block 11

Lot 1, Block 11 = 1,625 sq. ft.

Lot 2, Block 11 = 1,625 sq. ft.

Lot 3, Block 11 = 1,625 sq. ft.

Lot 4, Block 11 = 1,625 sq. ft.

Lot 5, Block 11 = 1,625 sq. ft.

Lot 6, Block 11 = 26,185 sq. ft.

Block 12

Lot 1, Block 12 = 1,625 sq. ft.

Lot 2, Block 12 = 1,625 sq. ft.

Lot 3, Block 12 = 1,625 sq. ft.

Lot 4, Block 12 = 1,625 sq. ft.

Lot 5, Block 12 = 1,625 sq. ft.

Lot 6, Block 12 = 26,185 sq. ft.

Block 13

Lot 1, Block 13 = 1,625 sq. ft.

Lot 2, Block 13 = 1,625 sq. ft.

Lot 3, Block 13 = 1,625 sq. ft.

Lot 4, Block 13 = 1,625 sq. ft.

Lot 5, Block 13 = 1,625 sq. ft.

Lot 6, Block 13 = 26,185 sq. ft.

Block 14

Lot 1, Block 14 = 1,625 sq. ft.

Lot 2, Block 14 = 1,625 sq. ft.

Lot 3, Block 14 = 1,625 sq. ft.

Lot 4, Block 14 = 1,625 sq. ft.

Lot 5, Block 14 = 1,625 sq. ft.

Lot 6, Block 14 = 26,185 sq. ft.

Block 15

Lot 1, Block 15 = 1,625 sq. ft.

Lot 2, Block 15 = 1,625 sq. ft.

Lot 3, Block 15 = 1,625 sq. ft.

Lot 4, Block 15 = 1,625 sq. ft.

Lot 5, Block 15 = 1,625 sq. ft.

Lot 6, Block 15 = 26,185 sq. ft.

Block 16

Lot 1, Block 16 = 1,625 sq. ft.

Lot 2, Block 16 = 1,625 sq. ft.

Lot 3, Block 16 = 1,625 sq. ft.

Lot 4, Block 16 = 1,625 sq. ft.

Lot 5, Block 16 = 1,625 sq. ft.

Lot 6, Block 16 = 26,185 sq. ft.

Block 17

Lot 1, Block 17 = 1,625 sq. ft.

Lot 2, Block 17 = 1,625 sq. ft.

Lot 3, Block 17 = 1,625 sq. ft.

Lot 4, Block 17 = 1,625 sq. ft.

Lot 5, Block 17 = 1,625 sq. ft.

Lot 6, Block 17 = 26,185 sq. ft.

Block 18

Lot 1, Block 18 = 1,625 sq. ft.

Lot 2, Block 18 = 1,625 sq. ft.

Lot 3, Block 18 = 1,625 sq. ft.

Lot 4, Block 18 = 1,625 sq. ft.

Lot 5, Block 18 = 1,625 sq. ft.

Lot 6, Block 18 = 26,185 sq. ft.

Block 19

Lot 1, Block 19 = 1,625 sq. ft.

Lot 2, Block 19 = 1,625 sq. ft.

Lot 3, Block 19 = 1,625 sq. ft.

Lot 4, Block 19 = 1,625 sq. ft.

Lot 5, Block 19 = 1,625 sq. ft.

Lot 6, Block 19 = 26,185 sq. ft.

Block 20

Lot 1, Block 20 = 1,625 sq. ft.

Lot 2, Block 20 = 1,625 sq. ft.

Lot 3, Block 20 = 1,625 sq. ft.

Lot 4, Block 20 = 1,625 sq. ft.

Lot 5, Block 20 = 1,625 sq. ft.

Lot 6, Block 20 = 26,185 sq. ft.

Block 21

Lot 1, Block 21 = 1,625 sq. ft.

Lot 2, Block 21 = 1,625 sq. ft.

Lot 3, Block 21 = 1,625 sq. ft.

Lot 4, Block 21 = 1,625 sq. ft.

Lot 5, Block 21 = 1,625 sq. ft.

Lot 6, Block 21 = 26,185 sq. ft.

Block 22

Lot 1, Block 22 = 1,625 sq. ft.

Lot 2, Block 22 = 1,625 sq. ft.

Lot 3, Block 22 = 1,625 sq. ft.

Lot 4, Block 22 = 1,625 sq. ft.

Lot 5, Block 22 = 1,625 sq. ft.

Lot 6, Block 22 = 26,185 sq. ft.

Block 23

Lot 1, Block 23 = 1,625 sq. ft.

Lot 2, Block 23 = 1,625 sq. ft.

Lot 3, Block 23 = 1,625 sq. ft.

Lot 4, Block 23 = 1,625 sq. ft.

Lot 5, Block 23 = 1,625 sq. ft.

Lot 6, Block 23 = 26,185 sq. ft.

Block 24

Lot 1, Block 24 = 1,625 sq. ft.

Lot 2, Block 24 = 1,625 sq. ft.

Lot 3, Block 24 = 1,625 sq. ft.

Lot 4, Block 24 = 1,625 sq. ft.

Lot 5, Block 24 = 1,625 sq. ft.

Lot 6, Block 24 = 26,185 sq. ft.

Block 25

Lot 1, Block 25 = 1,625 sq. ft.

Lot 2, Block 25 = 1,625 sq. ft.

Lot 3, Block 25 = 1,625 sq. ft.

Lot 4, Block 25 = 1,625 sq. ft.

Lot 5, Block 25 = 1,625 sq. ft.

Lot 6, Block 25 = 26,185 sq. ft.

Block 26

Lot 1, Block 26 = 1,625 sq. ft.

Lot 2, Block 26 = 1,625 sq. ft.

Lot 3, Block 26 = 1,625 sq. ft.

Lot 4, Block 26 = 1,625 sq. ft.

Lot 5, Block 26 = 1,625 sq. ft.

Lot 6, Block 26 = 26,185 sq. ft.

Block 27

Lot 1, Block 27 = 1,625 sq. ft.

Lot 2, Block 27 = 1,625 sq. ft.

Lot 3, Block 27 = 1,625 sq. ft.

Lot 4, Block 27 = 1,625 sq. ft.

Lot 5, Block 27 = 1,625 sq. ft.

Lot 6, Block 27 = 26,185 sq. ft.

Block 28

Lot 1, Block 28 = 1,625 sq. ft.

Lot 2, Block 28 = 1,625 sq. ft.

Lot 3, Block 28 = 1,625 sq. ft.

Lot 4, Block 28 = 1,625 sq. ft.

Lot 5, Block 28 = 1,625 sq. ft.

Lot 6, Block 28 = 26,185 sq. ft.

Block 29

Lot 1, Block 29 = 1,625 sq. ft.

Lot 2, Block 29 = 1,625 sq. ft.

Lot 3, Block 29 = 1,625 sq. ft.

Lot 4, Block 29 = 1,625 sq. ft.

Lot 5, Block 29 = 1,625 sq. ft.

Lot 6, Block 29 = 26,185 sq. ft.

Block 30

Lot 1, Block 30 = 1,625 sq. ft.

Lot 2, Block 30 = 1,625 sq. ft.

Lot 3, Block 30 = 1,625 sq. ft.

Lot 4, Block 30 = 1,625 sq. ft.

Lot 5, Block 30 = 1,625 sq. ft.

Lot 6, Block 30 = 26,185 sq. ft.

Block 31

Lot 1, Block 31 = 1,625 sq. ft.

Lot 2, Block 31 = 1,625 sq. ft.

Lot 3, Block 31 = 1,625 sq. ft.

Lot 4, Block 31 = 1,625 sq. ft.

Lot 5, Block 31 = 1,625 sq. ft.

Lot 6, Block 31 = 26,185 sq. ft.

Block 32

Lot 1, Block 32 = 1,625 sq. ft.

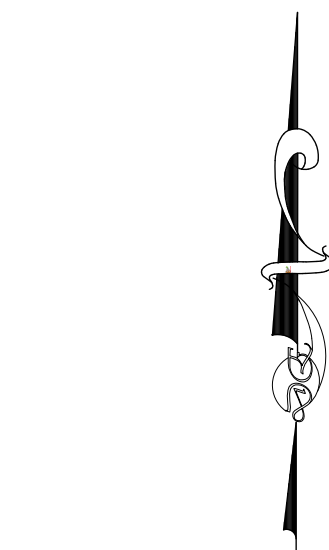
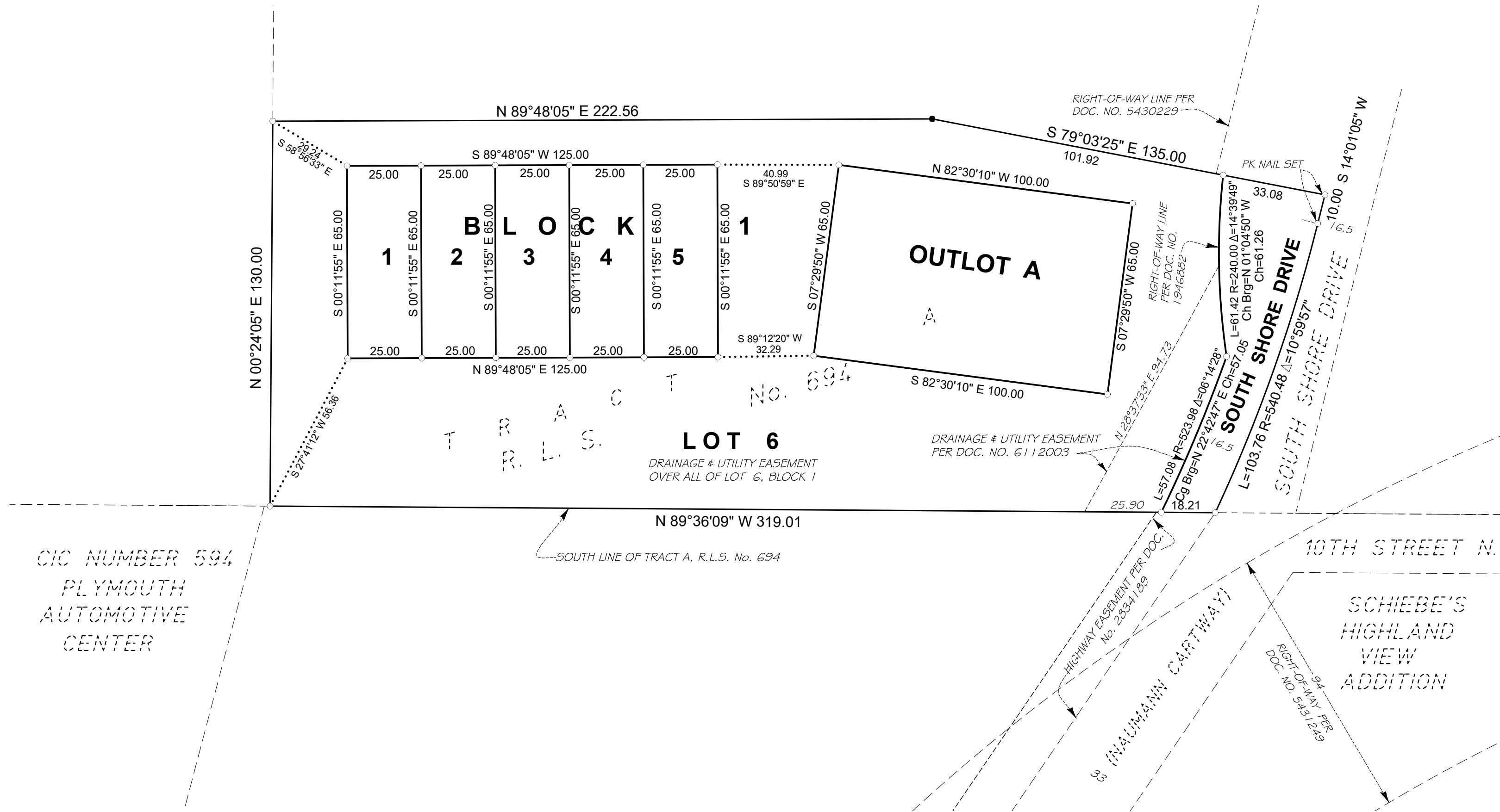
Lot 2, Block 32 = 1,625 sq. ft.

Lot 3, Block 32 = 1,625 sq. ft.

Lot 4, Block 32 = 1

SHOREWOOD ENCLAVE

R. T. DOC. NO. _____



BEARING REFERENCE:
FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE
OF TRACT A, R.L.S. No. 694 IS ASSUMED TO BEAR
NORTH 89°36'09" WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 24992, UNLESS OTHERWISE NOTED.
- DENOTES FOUND OPEN END 1/2 INCH IRON PIPE MONUMENT.

KNOW ALL PERSONS BY THESE PRESENTS: That Plateau Properties LLC, a Minnesota limited liability company, owner of the following described property:

Tract A, Registered Land Survey No. 694.

Has caused the same to be surveyed and platted as SHOREWOOD ENCLAVE and does hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat.

In witness whereof said Plateau Properties LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of ____, 20__.

Plateau Properties LLC,

_____, its
Falsale Boukari

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this ____ day of ____, 20__, by _____ its _____ of Plateau Properties LLC, a Minnesota limited liability company

Signature of Notary _____ (Notary's Printed Name) _____

Notary Public, _____ County, Minnesota My commission expires _____

I Gregory R. Prasch do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of ____, 20__.

Gregory R. Prasch, Licensed Land Surveyor
Minnesota License No. 24992

STATE OF MINNESOTA

COUNTY OF HENNEPIN

This instrument was acknowledged before me on this ____ day of ____, 20__ by Gregory R. Prasch.

Signature of Notary _____ (Notary's Printed Name) _____

Notary Public, _____ County, Minnesota My commission expires _____

CITY COUNCIL, CITY OF PLYMOUTH, MINNESOTA

This plat of SHOREWOOD ENCLAVE was approved and accepted by the City Council of the City of Plymouth, Minnesota at a regular meeting thereof held this ____ day of ____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Shorewood, Minnesota

By _____, Mayor By _____, Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in ____ and prior years have been paid for land described on this plat, dated this ____ day of ____, 20__.

Daniel Rogan, Hennepin County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 383B.565 (1969), this plat has been approved this ____ day of ____, 20__.

Chris F. Mavis, Hennepin County Surveyor By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of SHOREWOOD ENCLAVE was filed in this office this ____ day of ____, 20__, at ____ o'clock ____ M.

Amber Bougie, Registrar of Titles By _____ Deputy

CITY OF PLYMOUTH

RESOLUTION No. 2025-

RESOLUTION APPROVING PRELIMINARY PLAT, FINAL PLAT, AND SITE PLAN FOR PLATEAU PROPERTIES, LLC, FOR “SHOREWOOD ENCLAVE” FOR PROPERTY LOCATED AT 10900 SOUTH SHORE DRIVE (2025009)

WHEREAS, Plateau Properties, LLC has requested approval of a site plan, preliminary plat, and final plat, for a nine-unit townhouse development for the property at 10900 South Shore Drive for roughly 0.90 acres of land presently legally described as follows:

Tract A, Registered Land Survey (RLS) Number 694, Hennepin County, Minnesota

WHEREAS, the Planning Commission has reviewed said request at a public hearing and recommends approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the site request by Plateau Properties, LLC, for Shorewood Enclave, for the property at 10900 South Shore Drive, subject to the following findings and conditions:

1. A preliminary plat is approved for nine unit lots, and one base lot, in accordance with the plans received by the city on March 14, 2025, and May 13, 2025, except as may be amended by this resolution.
2. A final plat is approved for Lots 1-6, Block 1, and Outlot A, in accordance with the plans received by the city on March 14, 2025, and May 13, 2025, except as may be amended by this resolution.
3. A site plan is approved to allow construction of a nine-unit townhouse development, and related improvements, in accordance with the plans received by the city on March 14, 2025, and May 13, 2025, except as may be amended by this resolution.
4. A final plat is approved for Lots 1-6, Block 1, and Outlot A, in accordance with the plans received by the city on March 14, 2025, and May 13, 2025, except as may be amended by this resolution.
5. In 2025 and 2026, possibly extending into 2027, the city will reconstruct South Shore Drive and 10th Avenue adjacent to the subject property. As part of the reconstruction project design, a roundabout is proposed to replace the existing tee intersection. Pending City Council approval, as a result of the roundabout, the driveway to the new parking lot would likely be moved from the northern portion of the property, as shown in the approved

development plans, to the southern portion of the property connecting directly to the roundabout as the westerly leg, thus severing the northern connection.

6. The developer shall work with the city to finalize a plan with functional driveways on the north, or the south, pending timing. The plan shall also include any drainage and stormwater provisions, fire truck access lanes and turnarounds, and general site circulation.
7. Any sidewalks/trails or pedestrian crossings along South Shore Drive shall be constructed as part of the Station 73 public improvement project.
8. **Prior to commencement of grading operations**, the developer shall obtain required city permits and install and request inspection of the required tree preservation fencing and silt/erosion control measures and fencing.
9. **Prior to the recording of the final plat**, the developer shall:
 - a. Receive approval of final construction plans including compliance with city and watershed regulations regarding drainage and water quality.
 - b. Revise the landscaping plan to meet both the reforestation requirements and landscaping requirements pursuant to section 21130.03 of the zoning ordinance.
 - c. Provide a separate recordable easement granting the city a 20-foot drainage and utility easement, centered over the existing sanitary sewer pipe that is located on the southeast portion of the parcel.
 - d. Execute a site improvement performance agreement and submit a financial guarantee pursuant to section 21045.10 of the zoning ordinance.
 - e. Pay the required park dedication and tree restitution fees.
10. **Prior to issuance of the building permit**, the applicant shall fulfill the requirements, submit the required information, and revise the plans as indicated below, consistent with the applicable city code, zoning ordinance, and engineering guidelines:
 - a. File and record the final plat with Hennepin County.
 - b. Install and request inspection of tree protection fencing and silt fencing and erosion control measures.
 - c. Complete grading operations and provide a grading certificate as certified by the licensed project engineer.
 - d. Obtain sewer area charges (SAC) determination letter from the Metropolitan Council.
 - e. Obtain any required permits from other agencies including, but not limited to the Bassett Creek Watershed, Metropolitan Council Environmental Services, Minnesota Pollution Control Agency, Minnesota Department of Health, Hennepin County, as well as the NPDES permit.
 - f. Exterior lighting shall be approved by the city and comply with the city's lighting regulations within the LZ-2 District.
 - g. The building shall be designed to meet the architectural standards pursuant to section 21115.07 of the zoning ordinance.

11. Upon submission of the final plat application, the developer shall submit homeowner's association documents for city review. The homeowner's association documents shall address: responsibilities for maintenance and repair of the private drive, developer-installed retaining walls, sidewalks, any subdivision signage, or any other common-owned improvement.
12. All construction parking must take place onsite.
13. Standard Conditions:
 - a. Any mechanical equipment shall be screened or painted to match the building, pursuant to zoning ordinance regulations.
 - b. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
 - c. Any retaining wall over four feet in height is required to receive a building permit.
 - d. The applicant shall remove any diseased or hazardous trees.
 - e. The site shall remain in conformance with section 2025 of the city code regarding noise regulations.
 - f. Separate building permits are required for retaining walls 48 inches in height or higher. Additionally, a minimum 42-inch-high fence shall be installed at the top of retaining walls that exceed four feet in height.
 - g. Compliance with the City's lighting regulations.
 - h. Compliance with City's landscaping regulations.
 - i. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
 - j. The site plan and preliminary plat shall expire one year after the date of approval, and the final plat shall expire two years after the date of approval, unless the property owner or applicant has started the project, or unless the applicant, with the consent of the property owner, has received prior approval from the city to extend the expiration date for up to one additional year, as regulated under sections, 21045.09 of the zoning ordinance and sections 510 and 512 of the city code.

APPROVED by the City Council on this *****.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on *****, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the city this _____ day of _____, _____.

Jodi M. Gallup, City Clerk

To: Planning Commission

Prepared by: Kip Berglund, Senior Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Site plan and variance request to allow the construction of an assisted living facility development, and related improvements, to be known as Solbakken Assisted Living, at 18035 Old Rockford Road (Solbakken 2025030)**

1. Action Requested:

Review site plan and variance request to allow the construction of an assisted living facility development, and related improvements, to be known as Solbakken Assisted Living, at 18035 Old Rockford Road.

2. Background:

See attached staff report.

3. Budget Impact:

Not applicable.

4. Attachments:

1. Planning Report
2. Location Map
3. Solbakken Narrative
4. Architectural Plans
5. Civil Plans
6. Resolution

To: Plymouth Planning Commission

From: Kip Berglund, Senior Planner (763-509-5453)
Community and Economic Development Department

Subject: Solbakken – site plan and variance request to allow the construction of an assisted living facility development, to be known as Solbakken Assisted Living, at 18035 Old Rockford Road (2025030)

Deadline: September 25, 2025

Summary

Request for a site plan and variance to allow the construction of an assisted living facility development on a 1.26-acre site at 18035 Old Rockford Road. Under the plan, a 19,882 square-foot, 28-unit, single-story building, and associated improvements, would be constructed.

The variance would be to allow a 25-foot front yard setback where 50 feet is required.

An aerial view of the site is included to the right for reference on the site context.

Recommended Action

Community and Economic Development Department Staff recommend approval of the site plan and variance for the construction of an assisted living facility development.



Site Information

Zoning and Land Use

The property is zoned O (office) and guided CO (commercial office).

	Use	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property	Single-family home	O	CO
North (<i>across Old Rockford Road</i>)	Single-family residential in the Plum Tree 4 th Subdivision	RSF-2	LA-2
East	Vacant	C-3	C
South	Commercial (Culver's)	C-3	C
West	Office condominiums	O	CO

Natural Characteristics of Site

The site is located in the Bassett Creek watershed district. A medium quality wetland is located south and along the eastern portion of the property. The site is not located in a shoreland overlay district.

Previous City Actions Affecting Site

In October 2023, the Council approved a rezoning, site plan, and variance for a 3-story, 21-unit, senior condominium building, with underground parking, an outdoor pickleball court, and related improvements. The building was never constructed.

Analysis of Request

The applicant is requesting approval of a site plan and front yard setback variance to allow the construction of an assisted living facility development. Under the plan, a 19,882 square-foot, 28-unit, single-story building, and related improvements, would be constructed. Solbakken describes its facility as one that would care for adults with traumatic brain injuries and others requiring complex care. Residential care facilities such as nursing homes, assisted living facilities, and similar facilities are a listed permitted use in the office zoning district.

Site Plan

The zoning ordinance contains specific standards for approval of a site plan in the O (Office) zoning district. Staff used these standards to review the proposed assisted living development.

Standards for the O (Office) District			
	<i>Specified</i>	<i>Proposed</i>	<i>Complies?</i>
Building Setbacks:			
--Front (from north lot line abutting Old Rockford Road)	50 ft. (min.)	25 ft.	*No
--Side (from west lot line)	15 ft. (min.)	25 ft.	Yes
--Side (from east lot line)	15 ft. (min.)	31.5 ft.	Yes
--Rear (from north lot line)	15 ft. (min.)	28.5 ft.	Yes
Parking Setbacks to lot line:			
--Front (from north lot line abutting Old Rockford Road)	20 ft. (min.)	20 ft.	Yes
--Side (from west lot line)	20 ft. (min.)	100 ft.	Yes
--Side (from east lot line)	20 ft. (min.)	105 ft.	Yes
Drive aisle setback to front lot line	10 ft. (min.)	10 ft.	Yes
Parking Setback to Building:	10 ft. (min.)	10 ft.	Yes
Drive Aisle Width:	26 ft. (min.)	26 ft.	Yes
Parking Stall Size:	9' x 18.5'	9' x 18.5'	Yes
Number of Parking Spaces:	17 (min.)	17	Yes
Building Height:	35 ft. (max.)	23 ft.	Yes
Structural Coverage:	50% (max.)	36.8%	Yes
Landscaping:	20 new overstory trees (min.)	36 total trees	Yes
Lighting:			
--Lumens/sq. ft. of Hardscape	2.5 (max.) - 24,940 lumens	2.2 22,013 lumens	Yes
--Fixture Height	30 ft. (max.)	25 feet	Yes
--Shielding and Lighting Controls	Shielded fixtures within 300 ft. of residential	Shielding would be provided & fixtures have controls	Yes
--Correlated Color Temperature of Lighting	4100 Kelvin (max.)	4000K	Yes
-Color Rendering Index	Minimum 70	70	Yes

*Discussed below

Access/Sidewalk

Access to the building would come from Old Rockford Road, where one access is shown on the proposed plans. The applicant will dedicate a street, utility and drainage easement along the northern property boundary to align with the right of way of the properties east and west of the

subject property. In addition, the applicant will provide a 10-foot trail easement along the northern property boundary and construct a 10-foot-wide bituminous trail along Old Rockford Road.

Parking

The ordinance requires 1 stall per 3 beds plus one per employee on the major shift. Using this formula, 17 parking spaces would be required. The proposed plan includes 17 surface parking spaces. The proposed number of spaces meets the zoning ordinance requirements for parking. However, staff has suggested that the applicant attempt to obtain a parking agreement with the office condo property owner to the west for the possibility of a higher parking demand on weekends or holidays.

Building

The proposed single-story, 19,882 square-foot building would contain 24 single occupancy units, in addition to 4 double occupancy units for a total of 28 units. Multiple seating room, a lounge space, a dining room, and office space.

A gable-style roof design with asphalt shingles is shown. Proposed exterior materials used on the building would consist of multiple materials including fiber cement panels and lap siding, shake siding, storefront style windows, and manufactured stone veneer.

Variance

The applicant is requesting a variance for the front yard setback requirement. The request is for a 25-foot setback where 50 feet is required for non-residential uses in the office district.

The site contains numerous environmental challenges that limit the buildable area in the southern and eastern portions of the property. Wetland is located along the eastern and southern areas of the property, a localized floodplain identified by the watershed district, and a high-water table is present. The applicant is proposing to locate the building further toward Old Rockford Road to address the environmental constraints. Staff notes that the front yard setback requirement for residential dwellings abutting a non-arterial street is 25 feet. Old Rockford Road is classified as a major collector.

The applicant states that the one-level design of the building is needed for daily operations. The design decreases the height but increases the footprint from the previously approved senior condominium building layout. Wetland buffering is shown in the southern portion of the property, and a stormwater pond is proposed in the southeast corner and eastern side of the property to meet stormwater treatment requirements.

Findings

In review of the request, staff finds that all the applicable variance standards would be met, as follows:

1. Would the variance, and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance, and be consistent with the comprehensive plan?

Finding: Staff finds that the request is in harmony with the general purpose of the zoning ordinance and comprehensive plan. Assisted living facilities are a permitted use in the office district, and the 25-foot setback would meet the requirement for a residential dwelling such as the previously approved senior condominium building.

2. The variance applicant has satisfactorily established that there are practical difficulties in complying with this Chapter. "Practical difficulties" means that:

- a. Does the applicant propose to use the property in a reasonable manner permitted by this Chapter?

Finding: Staff finds that the request is reasonable. The property will be used in a reasonable manner, as permitted by the zoning ordinance. Upon the granting of the variance, the project will comply with the zoning ordinance.

- b. Is the plight of the landowner due to circumstances unique to the property that were not created by the landowner?

Finding: Staff finds that the variance request is due to the unique environmental characteristics of the property with wetland, localized floodplain, and high-water table, and that the property characteristics were not caused by the applicant.

- c. The variance, if granted, would not alter the essential character of the locality?

Finding: Staff finds that the request would not alter the essential character of the locality as assisted living facilities are a permitted use in the office district and the building would be set back 25 feet from the front property line.

3. Is the variance request based exclusively upon economic considerations?

Finding: Staff finds that the request is not solely based on economic considerations but based upon the need for a building design layout to make the daily operations of the business function.

4. Would the variance, and its resulting construction or project, be detrimental to the public welfare, or would it be injurious to other land or improvements in the neighborhood?

Finding: Staff finds that the request would not be detrimental to the public welfare and would not be injurious to other land/improvements in the neighborhood as the building would meet the setback for a residential dwelling like the previously approved senior condominium building.

5. Would variance, and its resulting construction or project, impair an adequate supply of light and air to adjacent properties? Or would it substantially increase traffic congestion

in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood?

Finding: Staff finds that the request would not impair light and air, nor increase traffic, risk of fire, nor endanger the public safety, nor diminish property values in the neighborhood as the proposed building is lower in height than permitted and would meet all other setback requirements.

6. Is the variance requested the minimum action required to address or alleviate the practical difficulties?

Finding: Staff finds that the variance is the minimum action required to address the unique environmental site characteristics. All other requirements would be met.

The Planning Commission must review the variance request for compliance with the standards outlined in the zoning ordinance. A copy of the variance standards is attached.

Level of Discretion in Decision-Making

The City's discretion in approving or denying a variance is limited to whether or not the proposal meets the standards for a variance. The City has a relatively high level of discretion with a variance because the burden of proof is on the applicant to show that they meet the standards for a variance.

The City's discretion in approving or denying a site plan is limited to whether or not the proposal complies with the comprehensive plan and zoning ordinance requirements. If it meets these standards, the city must approve the site plan.

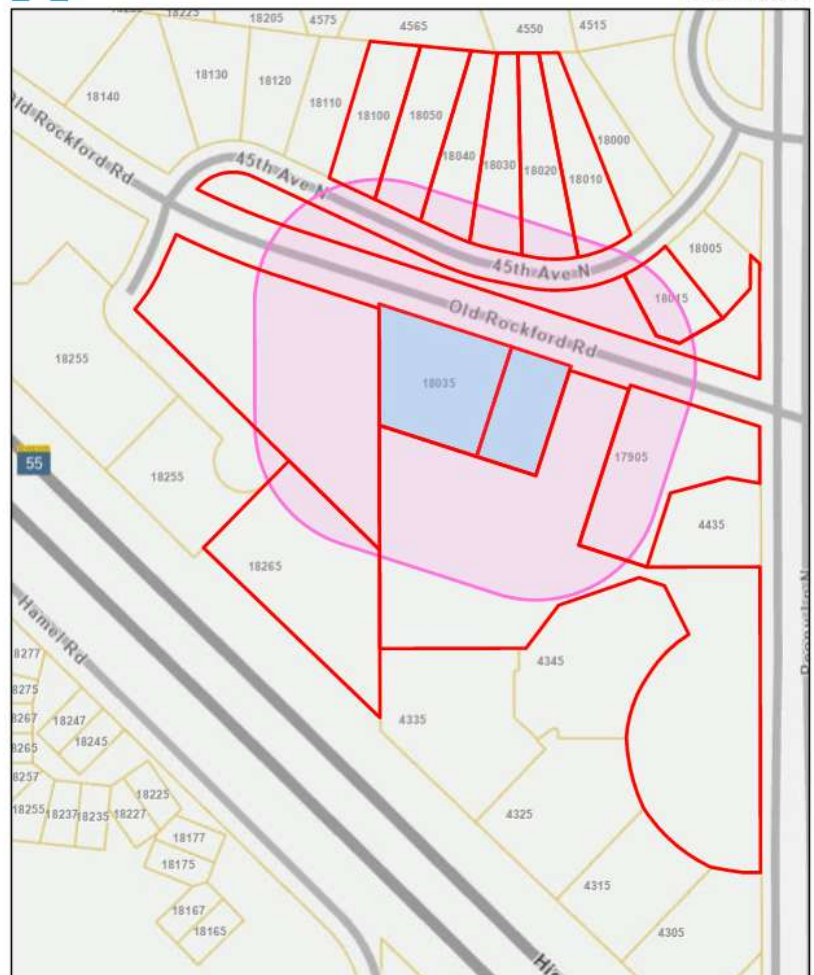
Public Notice

Notice of the public meeting was mailed to all property owners within 200 feet of the site. Development signage has also been placed on the property which includes notice of the application.



Hennepin County Locate & Notify Map

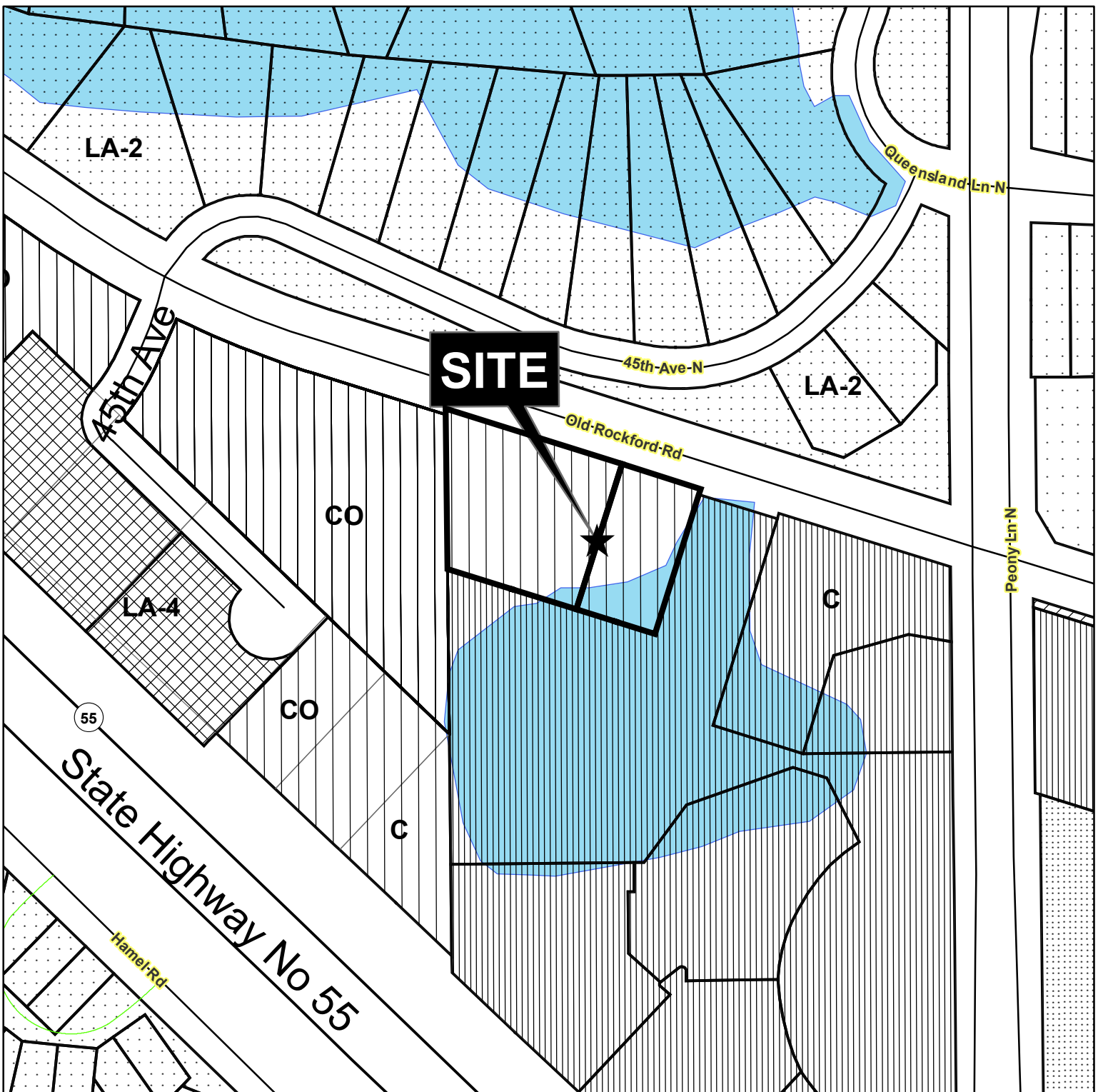
Date: 6/25/2025



Buffer Size: 200

Map Comments:

0 50 100 200 Feet



2025030
Solbakken
18035 Old Rockford Road
Request for a Site Plan
and Variance



Legend

- C, Commercial
- CC, City Center
- CO, Commercial Office
- IND
- LA-1, Living Area 1
- LA-2, Living Area 2
- LA-3, Living Area 3
- LA-4, Living Area 4
- LA-5
- MXD
- MXD-R
- P-I, Public/Semi-Public/Institutional

City of Plymouth
C/O Lori Sommers, AICP
3400 Plymouth Blvd
Plymouth, MN 55447

RE: Solbakken Care Facility Site Plan Narrative

Ms. Sommers,

Solbakken is pleased to present an application for a Final Plat, Site Plan Review and Variance request for a property located at 18035 Old Rockford Road.

This memorandum and attachments provide supporting information, consistent with the published checklists.

We look forward to working with the City of Plymouth through this process.

Regards,

Darla Thao
Owner
Solbakken Minnesota

Nature of Request:

Solbakken Minnesota seeks to construct a 28-unit facility for adults with traumatic brain injuries and others requiring complex care located on the 1.28 acre site. The site is currently two parcels, which require a Final Plat to be combined per City ordinance.

This facility will be a licensed by the State of Minnesota and will require additional review by the Minnesota Department of Health in addition to the City of Plymouth approvals.

Operations:

The facility will contain 24 single occupancy units, as well as 4 double units. Multiple seating rooms, a lounge space, and a dining room allow for residents to interact outside of their individual rooms. Ample staff and office space will allow for efficient operations of the building.

Deliveries, move ins, and trash collection will occur on the North side of the building. A generator to facilitate critical systems will be located in that same area. Screening will be provided for these systems.

Site Constraints & Variance Explanation:

This site faces numerous challenges for development. A large wetland complex impacts the site on the east and southern sides. High groundwater is also present. Finally, a localized floodplain identified by the watershed district impacts portions of this site as well.

To facilitate development, compensatory storage needs to be provided to preserve the floodplain volume.

Due to these difficulties, the project is requesting a variance for the required setback from Old Rockford Road from 50' to 25' to the existing ROW line.

Would the variance, and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance, and consistent with the comprehensive plan? Explain.

We believe the intent of the ordinance with regards to setbacks is intended to avoid having a building near critical infrastructure which may hinder the ability for ongoing maintenance in the future. This variance would not impact critical infrastructure.

Our understanding is that another goal of setbacks in this district and comprehensive plan is to prevent a building from looming over the adjacent ROW, and providing a more presentable scale from the street. Our project is a single story building with a pitched roof, which we feel is a reasonable transition in intensity to the adjacent residential neighborhood.

Would the variance, and its resulting construction or project, be detrimental to the public welfare, or injurious to other land or improvements in the neighborhood? Explain.

In short, this variance allows for the building to serve an important and often overlooked need within our community while also preserving the volume of the localized floodplain within the property boundary.

Would the variance, and resulting project, impair an adequate supply of light and air to adjacent properties, substantially increase traffic congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood? Explain.

The proposed structure is shorter than the adjacent commercial building. No impacts to light or air availability are anticipated.

The project is anticipated to have minimal impact on traffic in the area. Given the project use, the residents themselves will likely not be driving. Visitors and employees of the facility would be the main drivers to the site.

In both cases, the proposed building is significantly less impactful than a previously reviewed project which was considered for this site. That project received positive feedback from planning commission and City Council.

**Explain the “practical difficulties” present by answering the following questions:
Is the variance the minimum action required to address or alleviate the practical difficulties? Explain.**

The practical difficulties include wetlands, wetland buffers, high ground water, localized floodplain, and floodplain mitigation requirements.

We believe a variance is the minimum action needed to alleviate the practical difficulties. Our other options would be a PUD, which we believe is not necessary for the scope of the request, or a zoning text amendment request to modify the setback for all areas with the same zoning designation. That option has far-reaching implications outside of the project area.

Is the variance request based exclusively upon economic considerations? Explain.

No. There are significant practical difficulties which cannot be accommodated without a variance while still being able to construct a care facility.

Is the difficulty due to circumstances unique to the property and was the issue created by the property owner? Explain.

The difficulty was not created by the property owner. The localized floodplain was likely caused by a trapped water condition created by development of adjacent roadways over time. It is unique to this property and other adjacent properties within the immediate area.

Solbakken Assisted Living

18035 Old Rockford Road, Plymouth MN

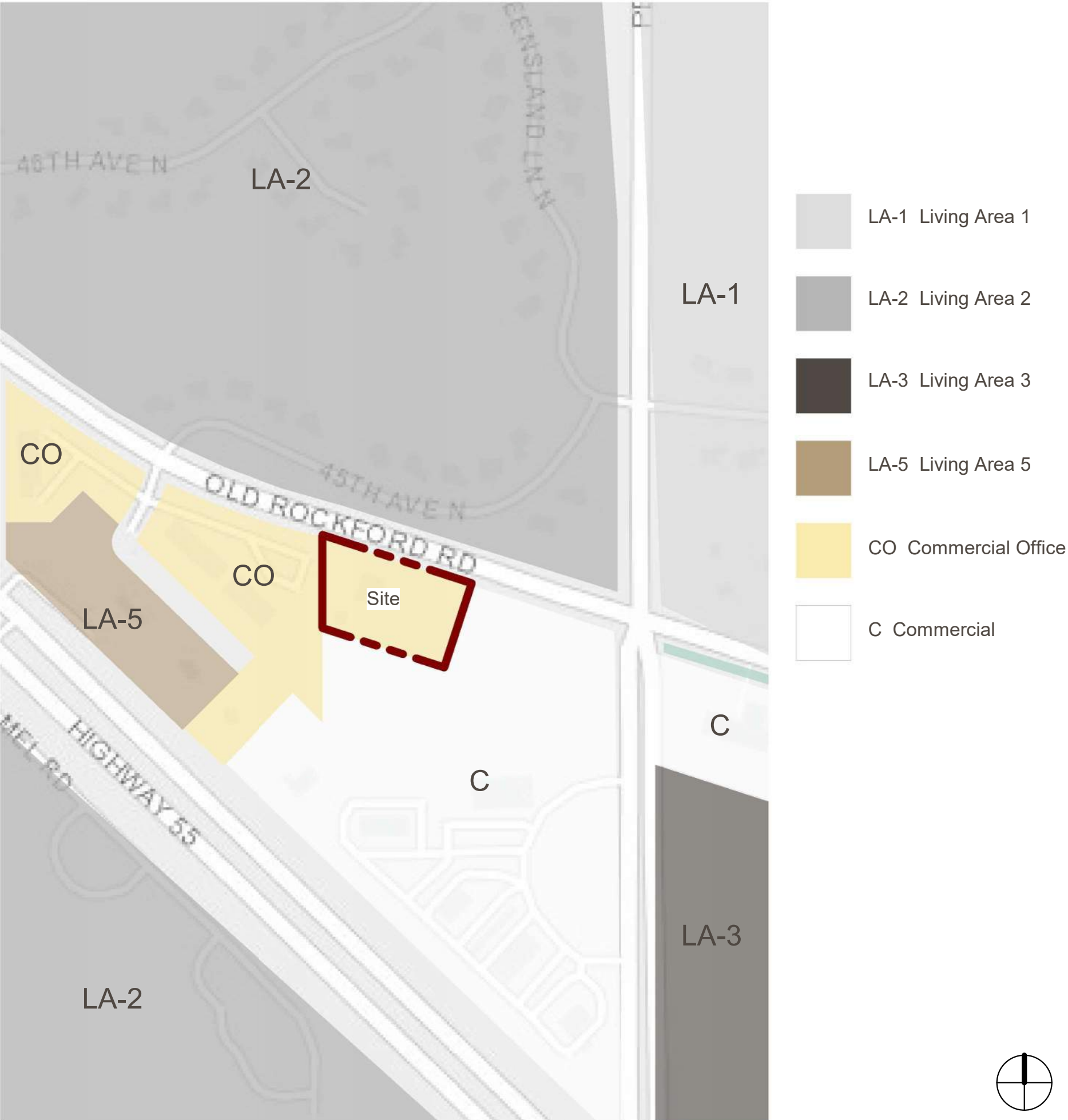


Site Analysis



Current Zoning:
Office (O)

The project is located in the zoning district of Office (O), immediately surrounded by Single Family Detached 2 (RSF-2), Highway Commercial (C-3), Multiple Family 4 (RMF-4), and Business Campus (B-C) zones. The Office district can include uses including administrative or commercial offices, medical clinics, residential care facilities, banks, and convenience stores.



Future Land Use:
Commercial Office (CO)

The project's site is anticipated to continue as an office use in the Plymouth 2040 Land Use Plan. The surrounding areas will include Living Areas (LA-1, LA-2, LA-3, and LA-5) as well as a Commercial district. The Commercial Office (CO) zone is intended for uses such as professional offices, research facilities, showrooms, nursing homes, and businesses with low public interaction. This includes residential care facilities like the proposed Solbakken assisted living facility.

Site Information

Address: 18035 Old Rockford Road
Plymouth MN 55446

Site Area: 54,622 Square Feet (1.26 Acres)

Development Summary:

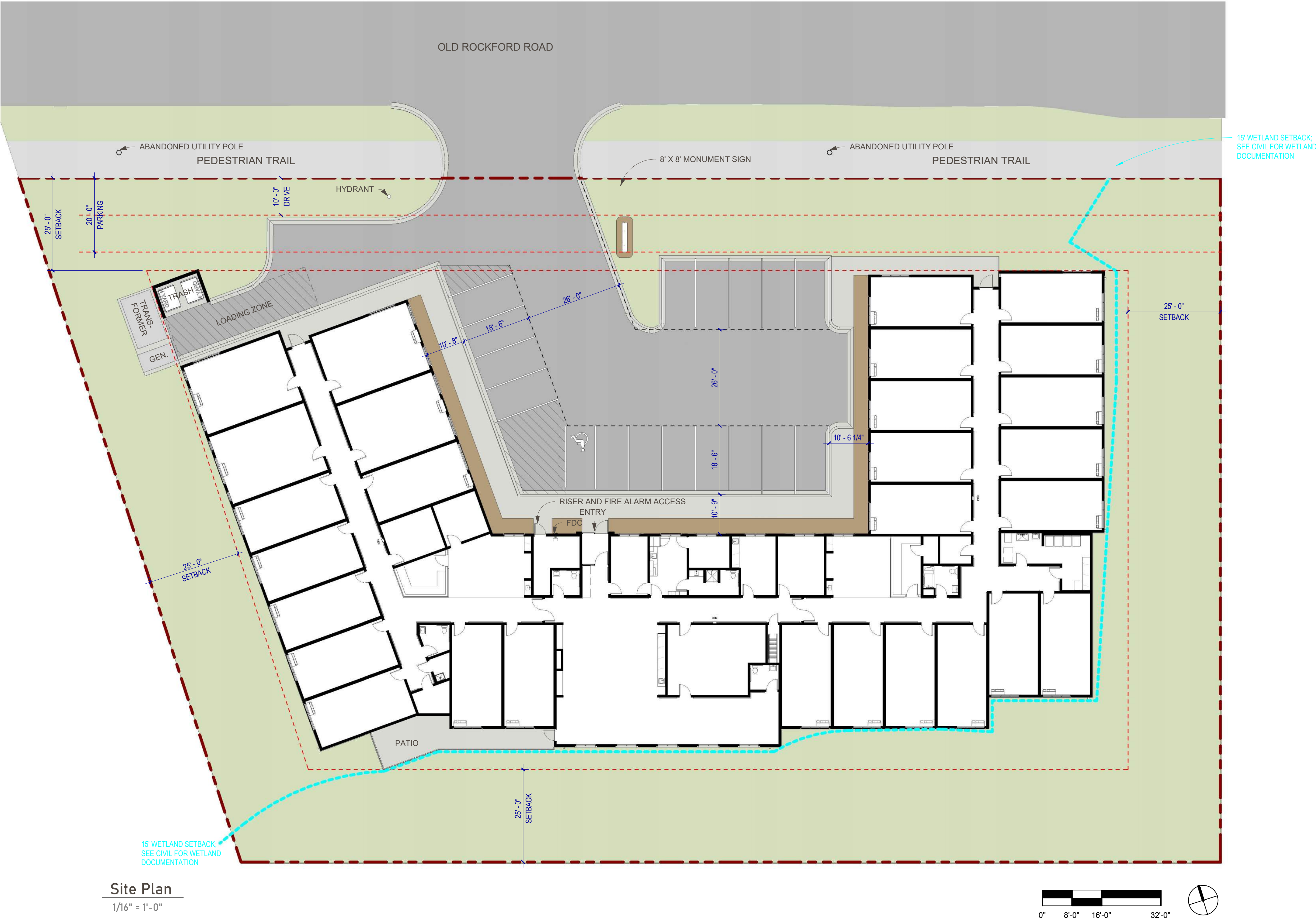
	Current
Zoning District:	O - Office
Wetland Designation:	Medium
<u>Building</u>	
Building Occupancy:	I-1 Occupancy, Condition 2
Min. Front Yard Setback:	25 Feet
Min. Side Yard Setback:	25 Feet
Min. Rear Yard Setback:	25 Feet
Max. Height:	35 Feet
<u>Parking</u>	
Min. Front Yard Setback:	20 Feet
Min. Side Yard Setback:	20 Feet
Min. Rear Yard Setback:	20 Feet
Three (3) dwelling units per stall + 1 stall per employee on major shift (8)	28 Units/ 3 = 9.33 stalls 9.33 + 8 employees = 17.33 stalls

Parking	
STALL TYPE	COUNT
ACCESSIBLE	1
STANDARD	16
Total	17

Gross Building Area By Floor	
Level	Area
1st Floor	19806 SF
Total	19806 SF



Site Plan



Floor Plan



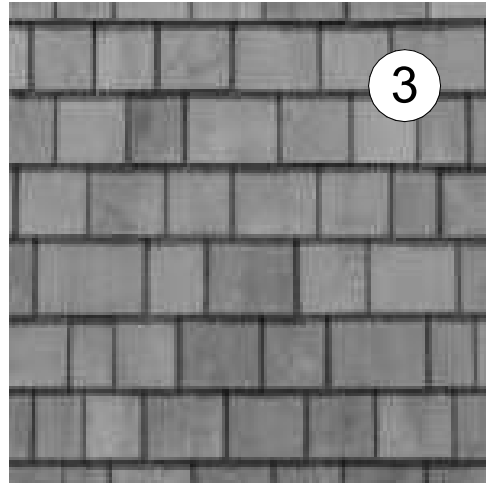
Exterior Materials



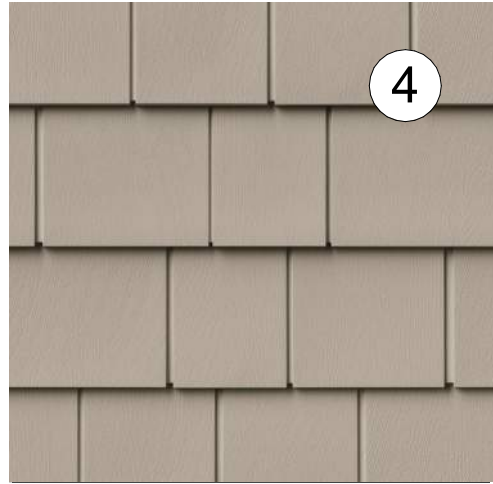
Manufactured Stone Veneer



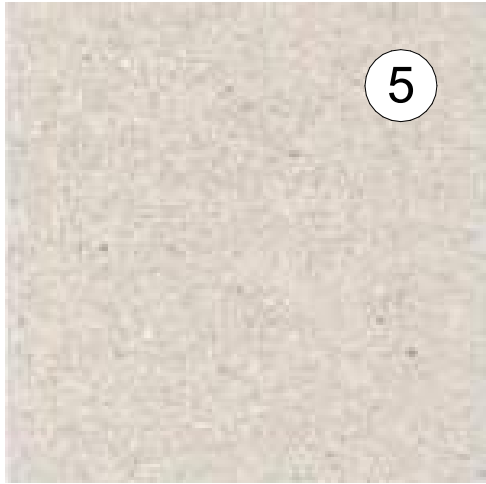
Storefront



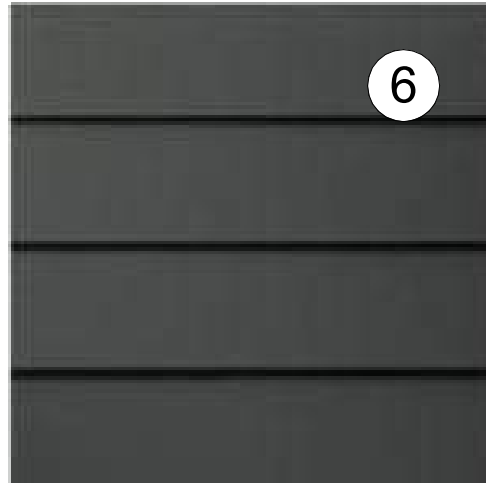
Shingles



Shake Siding

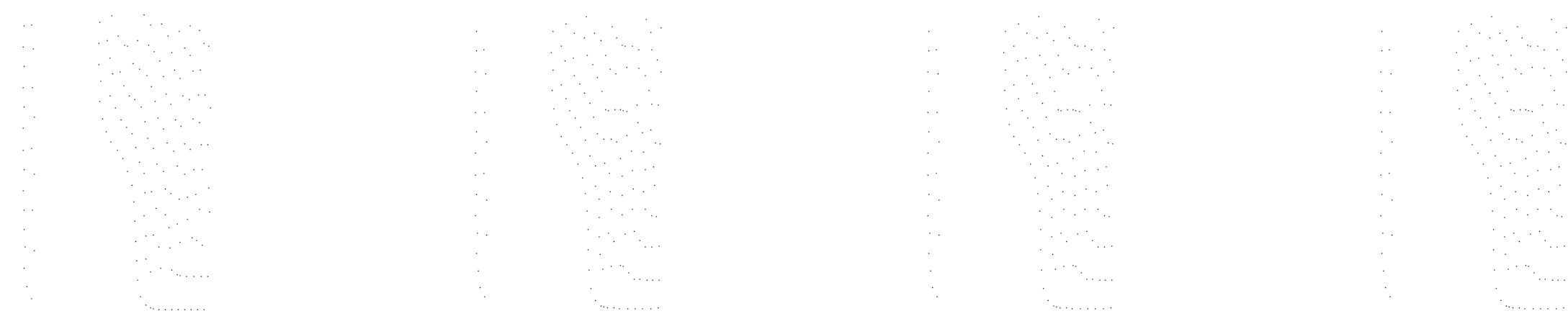


Fiber Cement Panels



Fiber Cement Lap Siding

Elevations



North 1
1" = 10'-0"



North 2
1" = 10'-0"



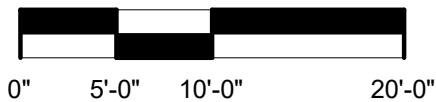
North 3
1" = 10'-0"



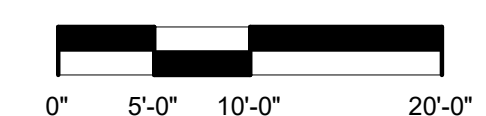
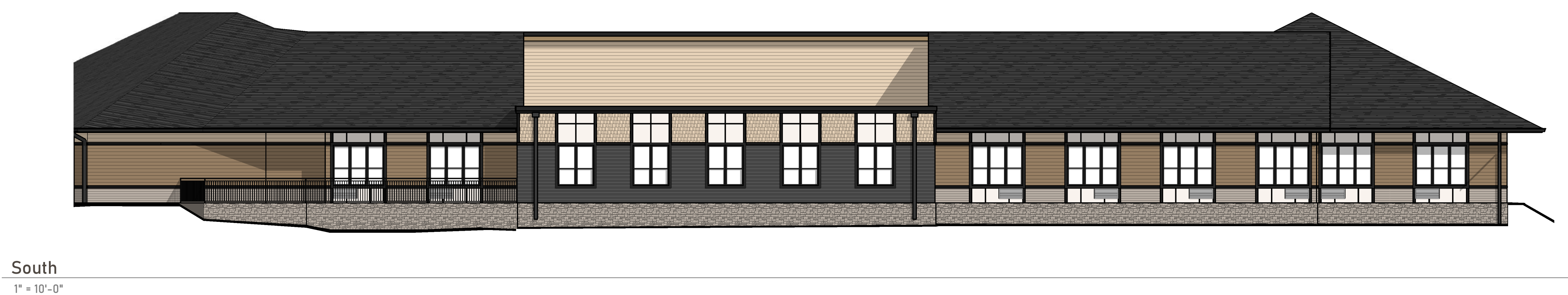
Court East
1" = 10'-0"



Court West
1" = 10'-0"



Elevations



Perspectives



Entrance



Back Patio



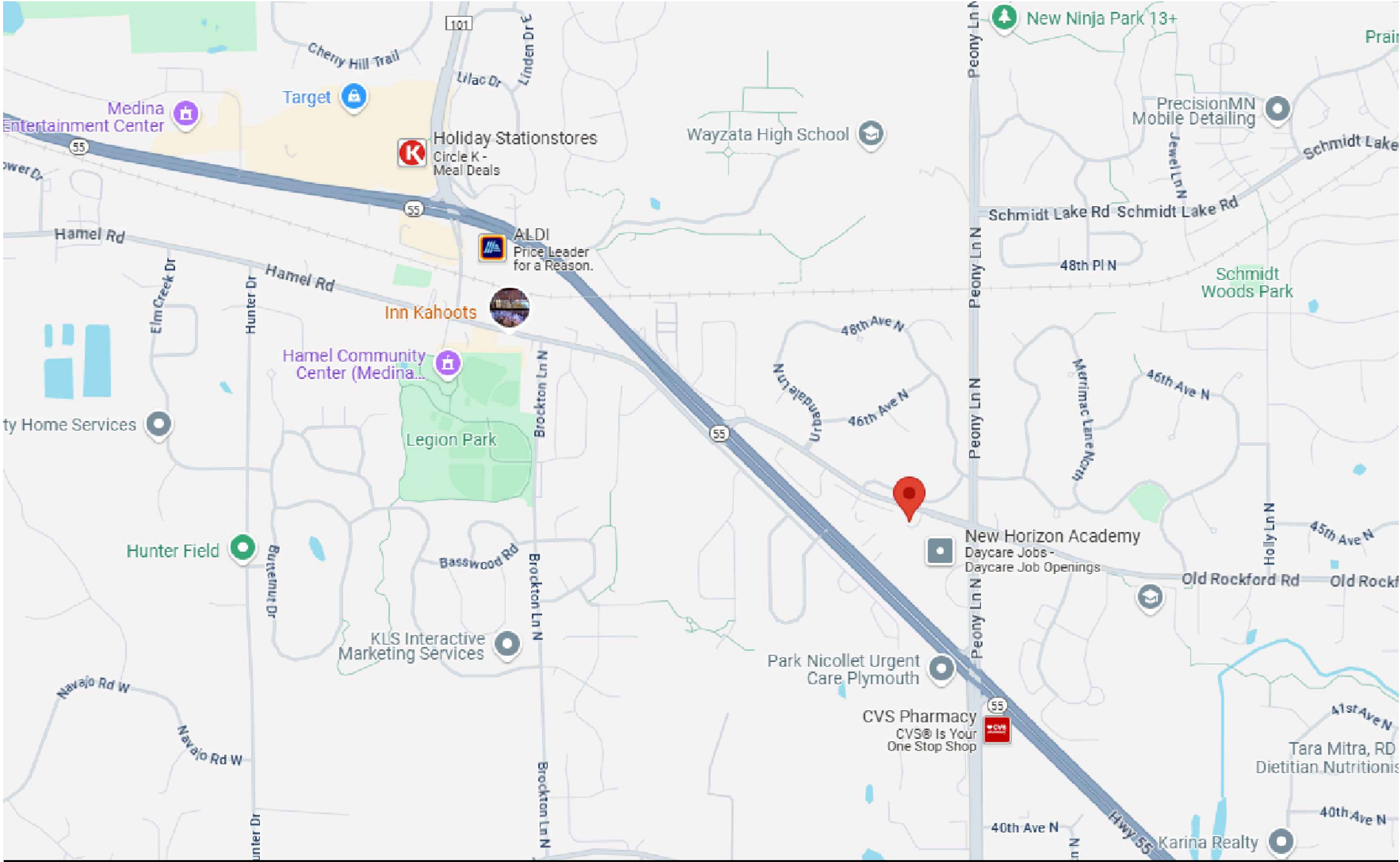
From Street

SOLBAKKEN

ASSISTED LIVING

PLYMOUTH, MINNESOTA

CIVIL & LA SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0-1	COVER SHEET
C1-1	EXISTING CONDITIONS PLAN
C1-2	DEMOLITION PLAN
C2-1	SITE PLAN
C2-2	TURNING MOVEMENTS
C2-3	TURNING MOVEMENTS
C3-1	GRADING PLAN
C3-2	SWPP PLAN
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
C5-1	WETLAND BUFFER AVERAGING PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C8-3	CIVIL DETAILS
L0-1	TREE PRESERVATION PLAN
L1-1	PLANTING PLAN
L5-1	PLANTING DETAILS



CONTACTS

DEVELOPER - BAUER DESIGN BUILD
14030 21ST AVENUE N.
PLYMOUTH, MN 55447

PETE VANASSE
TEL: 651-248-3247
EMAIL: PETE.V@BAUERDB.COM

ENGINEER - LOUCKS
12755 HIGHWAY 55
PLYMOUTH, MN 55441

TREVOR GRUYS, PE
TEL:763-496-6706
EMAIL: TGRUYS@LOUCKSINC.COM

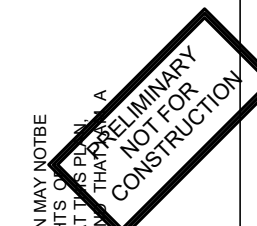
ARCHITECT - MOMENTUM DESIGN GROUP
2550 UNIVERSITY AVENUE WEST,
SUITE 160-S
ST. PAUL, MN 55114

JESSE HAMER
TEL: 612-859-5833
EMAIL: JESSE@MDGARCHITECTS.COM



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

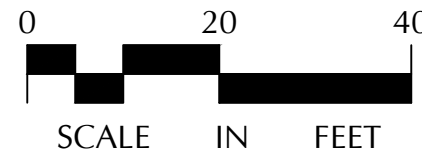
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DESIGNER HAS REVIEWED AND APPROVED THE DRAWINGS FOR CONSTRUCTION.
PRINT NAME: TREVOR D. GRUYS - PE LICENSE #: 53706
DATE: XX/XX/XX SIGNATURE: _____

Date: 05/08/2025
Project Number: 24505

COVER SHEET



LEGEND

- ## TREE DETAIL

-
- A diagram of a tree tag with four callouts explaining its components:
- 050.28 DENOTES ELEVATION
 - 0AK20-2 DENOTES TREE QUANTITY
 - 0AK20-2 DENOTES TREE SIZE IN INCHES
 - 0AK20-2 DENOTES TREE TYPE



Solbakken Assisted Living
Plymouth, Minnesota

[illegible]

Date:	05/08/2025
Project Number:	24505

C1-1



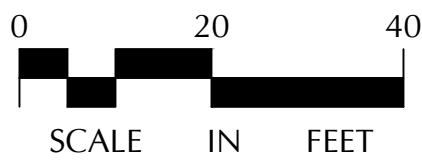
Gopher State One Call

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TOLL FREE: 1-800-252-1166

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Solbaken Assisted Living

Plymouth, Minnesota

City Project Number: PZ2025030

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PRINT NAME: TREVOR D. GRUYS - PE LICENSE #: 53706

DATE: XX/XX/XX SIGNATURE: _____

Date: 05/08/2025
Project Number: 24505

DEMOLITION
PLAN

C1-2

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Page 69 of

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
2. CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL, VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING. STRIP TOP SOIL AND STOCKPILE ON-SITE. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING; AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) / GRADING & EROSION CONTROL PLAN.
3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
4. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
5. REFER TO TREE INVENTORY, TREE PRESERVATION, AND TREE REPLACEMENT PLAN FOR REMOVAL AND REPLACEMENT OF ON SITE TREES.
6. CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELD(S) & WELL(S) ON SITE. COORDINATE REMOVALS AND/OR ABANDONMENT WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
7. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
8. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
9. ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
11. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
12. CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
13. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
14. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.

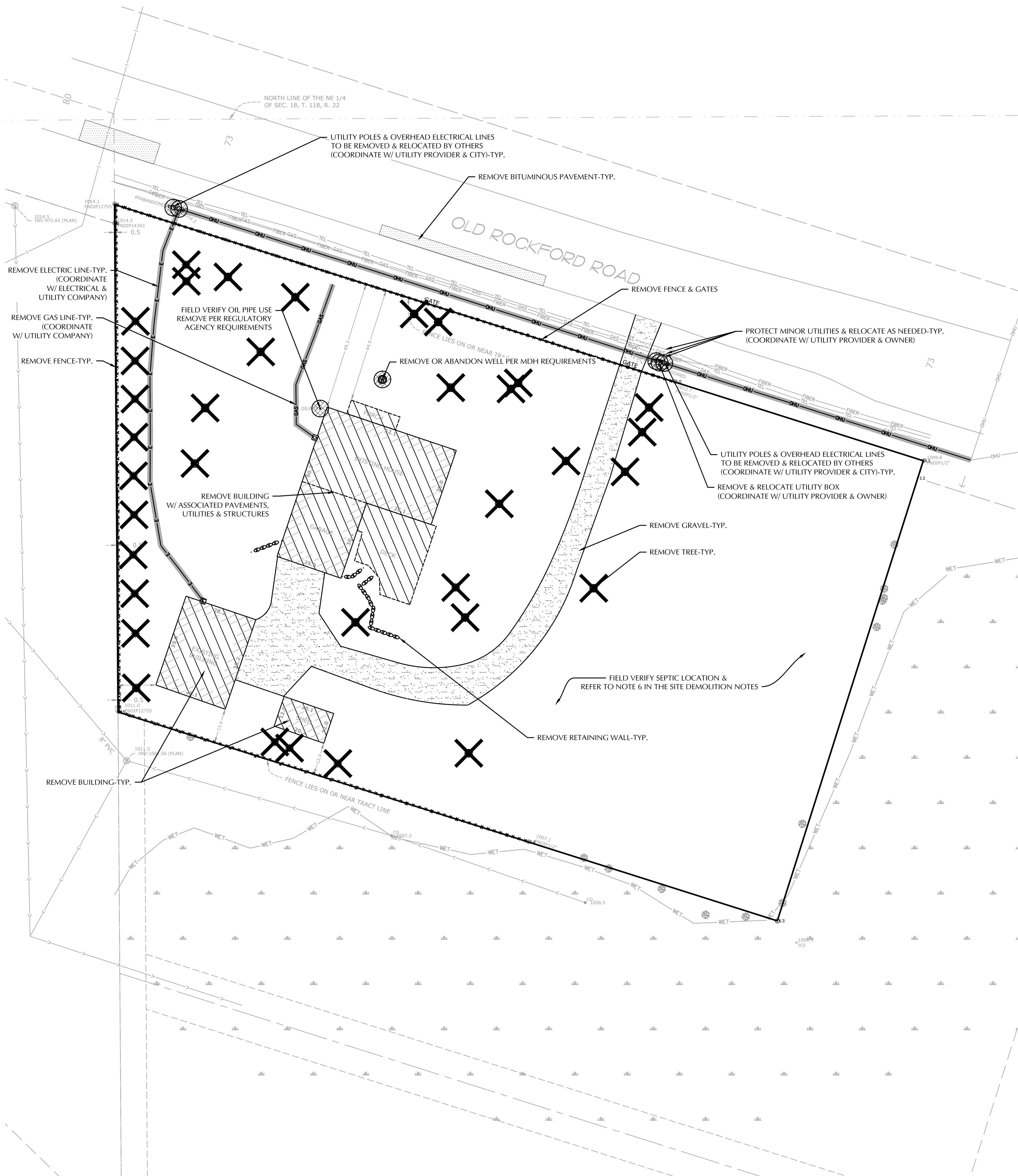
LEGEND

- | | |
|-----------|--|
| ● | DENOTES IRON MONUMENT FOUND AS LABELED |
| ○ | DENOTES IRON MONUMENT SET, MARKED RLS# 41578 |
| • CO | DENOTES CLEAN OUT |
| X 952.36 | DENOTES EXISTING SPOT ELEVATION |
| ⊠ | DENOTES GAS METER |
| ↙ | DENOTES GUY WIRE |
| ⌚ | DENOTES POWER POLE |
| ⊙ | DENOTES SANITARY SEWER MANHOLE |
| ⊗ | DENOTES SOIL BORING. (BY OTHERS) |
| ⊠ | DENOTES TELEPHONE PEDESTAL |
| — X — X — | DENOTES FENCE |
| — ○ — ○ — | DENOTES RETAINING WALL |
| — > — | DENOTES EXISTING SANITARY SEWER |
| — I — | DENOTES EXISTING WATER MAIN |
| — E — | DENOTES UNDERGROUND ELECTRIC LINE |
| — GAS — | DENOTES UNDERGROUND GAS LINE |
| — TEL — | DENOTES UNDERGROUND TELEPHONE LINE |
| — FIBER — | DENOTES UNDERGROUND FIBER OPTIC LINE |
| — WET — | DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL |
| ~~~~~ | DENOTES EXISTING CONTOURS |
| ~~~~~ | DENOTES BITUMINOUS SURFACE |
| ~~~~~ | DENOTES GRAVEL SURFACE |

 950.28
 OAK20-2

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

	REMOVE EXISTING BUILDING
	REMOVE EXISTING BITUMINOUS PAVING
	REMOVE EXISTING GRAVEL
*****	REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
	REMOVE EXISTING UTILITIES
	REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
	REMOVE EXISTING TREES



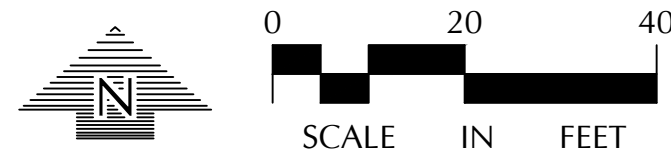
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Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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NOTE:
EXISTING CONDITIONS INFORMATION
SHOWN IS FROM A CERTIFICATE OF
SURVEY, DATED 03/28/2023 PREPARED
BY E.G. RUD & SONS, INC.

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAIN TILE	
	SANITARY SEWER	
	FORCE MAIN	
	WATER MAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

PAVEMENT TYPES

	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT
	BITUMINOUS PAVEMENT (CITY STREET SECTION)
	FIRE LANE PAVEMENT
	BITUMINOUS TRAIL

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8-1 TO C8-3 FOR TYPE AND
DEPTH INFORMATION.

CURB TYPES

	B612 CURB & GUTTER (STANDARD)
	B612 CURB & GUTTER (TIP OUT)
	FLAT CURB & GUTTER (STANDARD)
	FLAT CURB & GUTTER (TIP OUT)
	SURMOUNTABLE CURB & GUTTER (STANDARD)
	SURMOUNTABLE CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEET C8-1 & C8-2.



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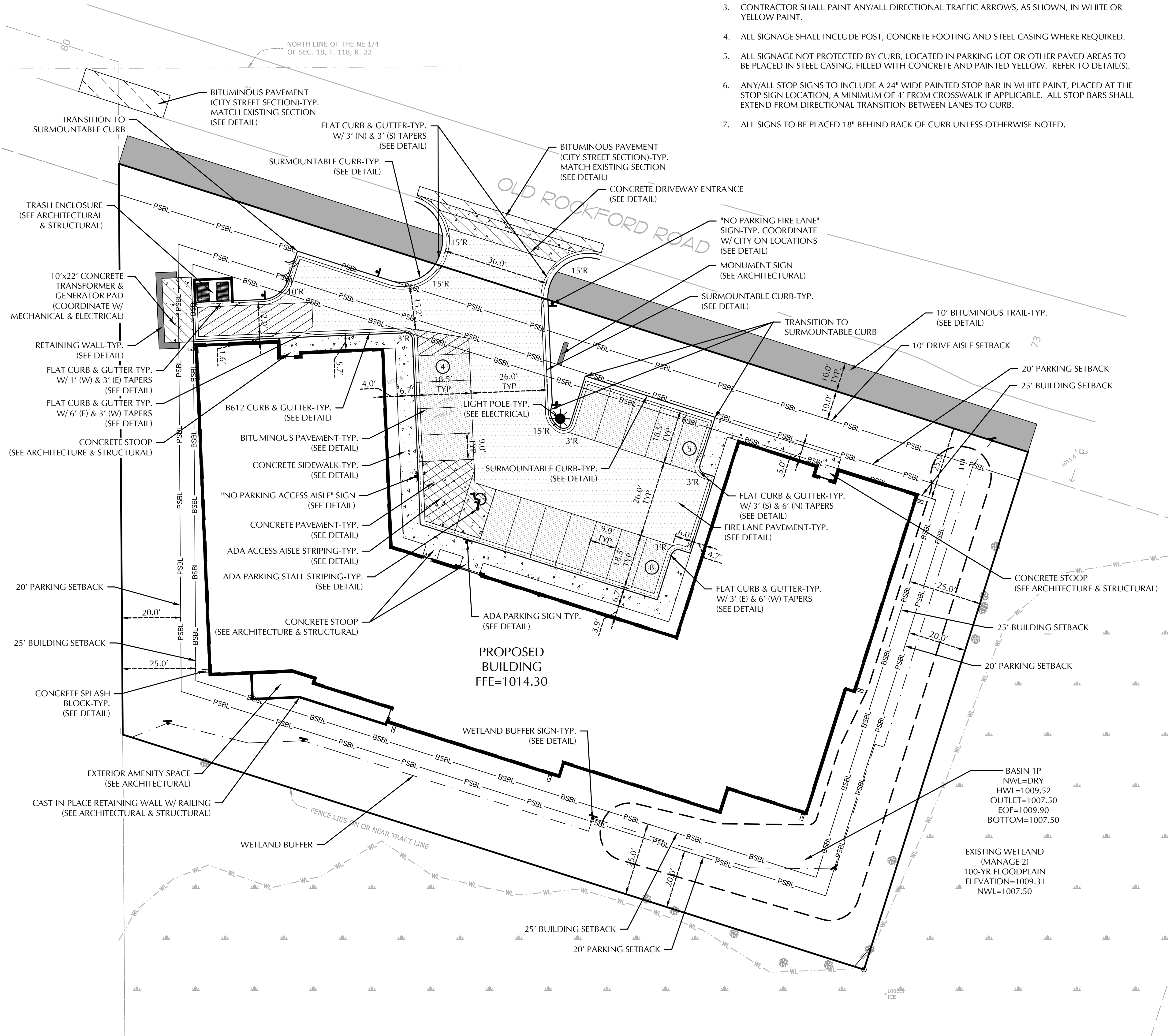
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SITE NOTES

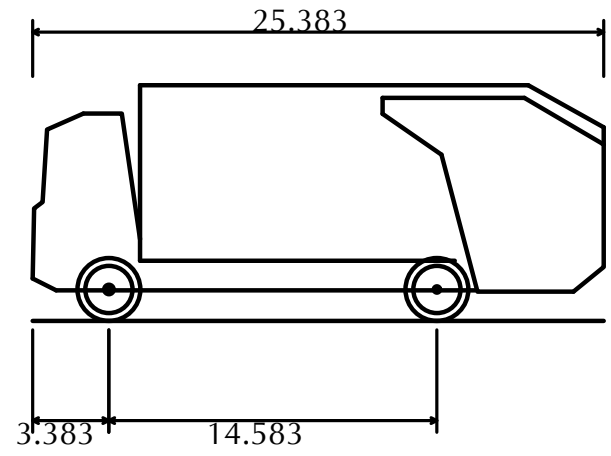
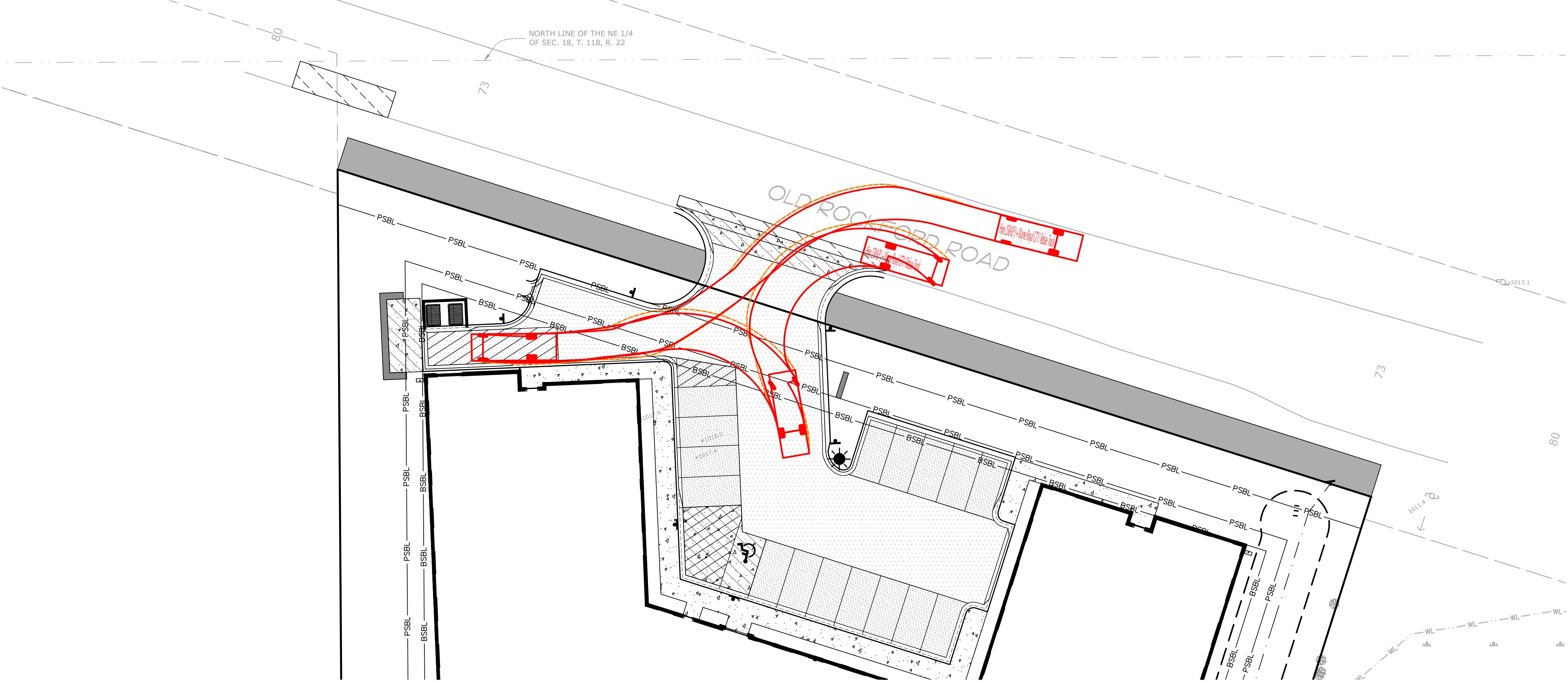
- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN
ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING
AGENCY REQUIREMENTS.
- ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA
STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT
TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
- REFER TO THE GEOTECHNICAL REPORT PREPARED BY HGTS, DATED MARCH 13, 2023 FOR AN
EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS
INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

SIGNAGE AND STRIPING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS
PLAN.
- CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES
WITH WHITE OR YELLOW PAVEMENT MARKING PAINT, 4" IN WIDTH.
- CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE OR
YELLOW PAINT.
- ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
- ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO
BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL(S).
- ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE
STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL
EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
- ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

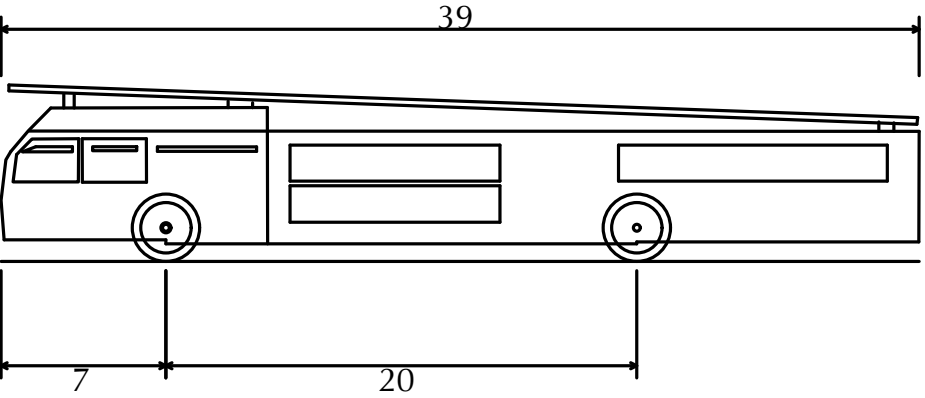
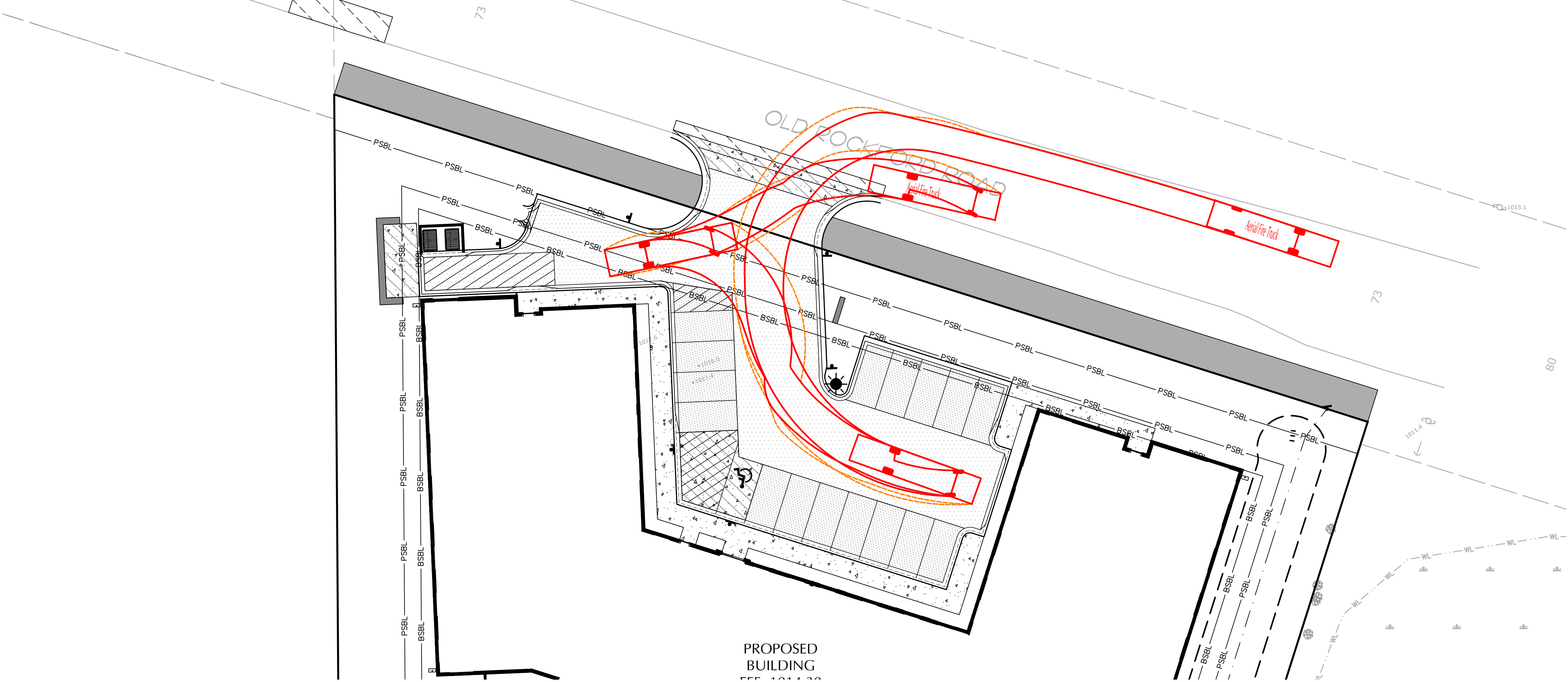


GARBAGE TRUCK - SOLBAKKEN

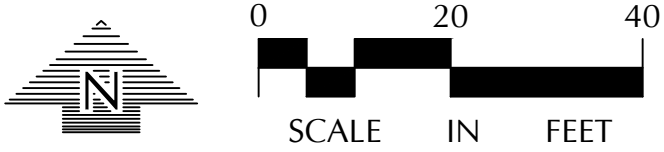


Hino 258ALP J + Wayne Royal GT11 Refuse Truck
Overall Length 25.383ft
Overall Width 7.975ft
Overall Body Height 10.476ft
Min Body Ground Clearance 1.306ft
Track Width 7.975ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 23.950ft

FIRE TRUCK - SOLBAKKEN



Aerial Fire Truck
Overall Length 39.000ft
Overall Width 8.167ft
Overall Body Height 7.500ft
Min Body Ground Clearance 0.750ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°



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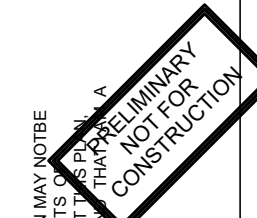
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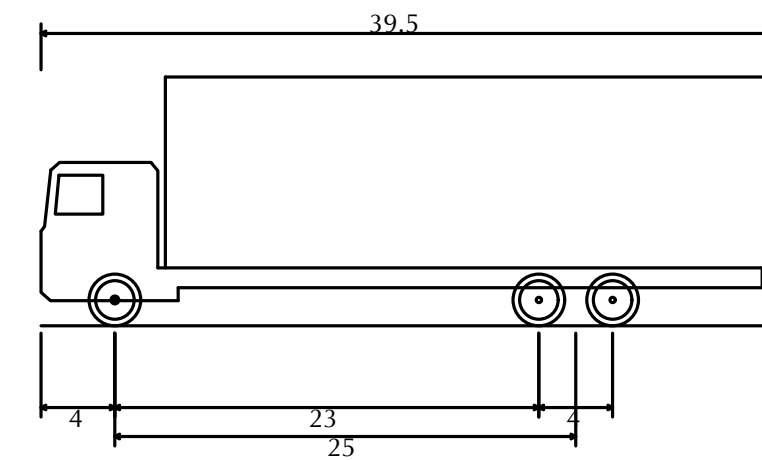
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PRINT NAME: TREVOR D. GRUYS - PE LICENSE #: 53706
DATE: 05/08/2025
SIGNATURE: XXXXXX

Date: 05/08/2025
Project Number: 24505



 **LOUCKS**

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

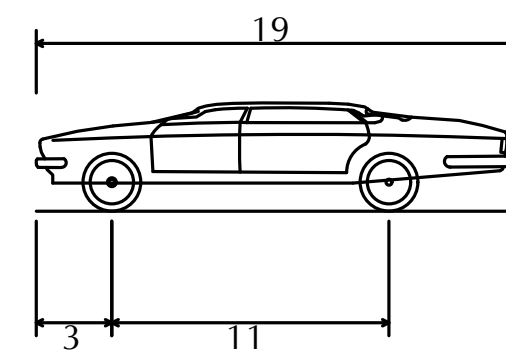
12755 Hwy 55, Suite R100
Plymouth, MN 55441
763.424.5505
www.loucksinc.com

Plymouth, Minnesota

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Date:	05/08/2025
Project Number:	24505

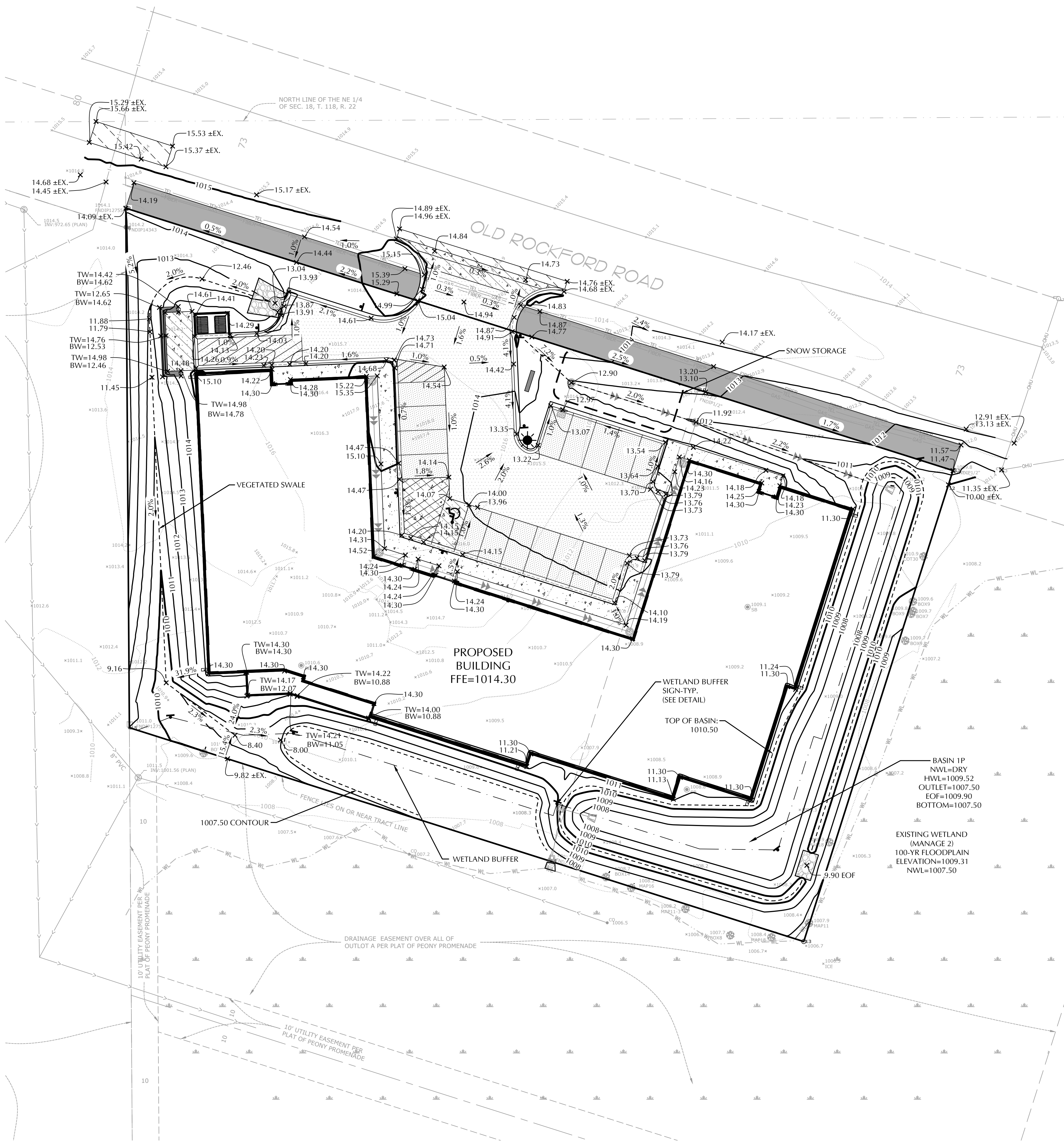
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WARNING:

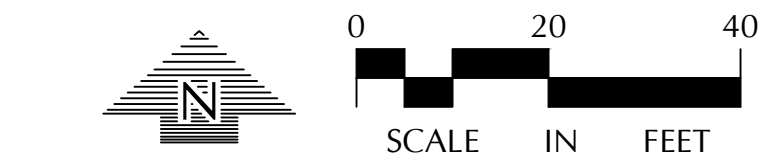
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GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
- ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT 23-0059), DATED MARCH 13, 2023 AS PREPARED BY HGTS, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - REUSE OF ON-SITE SOILS
 - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - SITE GRADING AND SUBGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- EXISTING SOILS ARE ASSUMED TO BE COARSE-GRAINED SOILS (CL, SC, SC-SM) PER THE UNIFIED SOIL CLASSIFICATION. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS DIFFER FROM ASSUMED SOIL CONDITIONS.
- CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPs.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- FOR SITE RETAINING WALLS "TV" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GV" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BV" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.



NOTE:
EXISTING CONDITIONS INFORMATION
SHOWN IS FROM A CERTIFICATE OF
SURVEY, DATED 03/28/2023 PREPARED
BY E.G. RUD & SONS, INC.

LEGEND

EXISTING	PROPOSED

Solbaken Assisted Living
Plymouth, Minnesota

City Project Number:	P22025030
1 SITE PLAN APPLICATION	05/08/2025
2 CITY RESUBMITTAL	05/08/2025

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PRINT NAME: TREVOR D. GRUYS - PE LICENSE #: 53706
DATE: 05/08/2025
SIGNATURE: XXXXXX



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

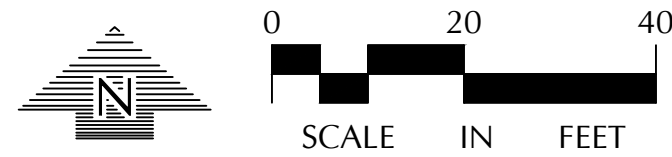
WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

GRADING PLAN

C3-1



NOTE:
EXISTING CONDITIONS INFORMATION
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SURVEY, DATED 03/28/2023 PREPARED
BY E.G. RUD & SONS, INC.

EXISTING	PROPOSED

SWPPP LEGEND

	SILT FENCE
	BIO ROLLS
	INLET PROTECTION
	EXISTING DRAINAGE PATTERN
	PROPOSED DRAINAGE PATTERN
	EROSION CONTROL BLANKET
	TREE PROTECTION FENCE

ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
PREFABRICATED CONCRETE WASHOUT	EA	N/A
SILT FENCE (STANDARD)	LF	±965
EROSION CONTROL BLANKET	SY	±2,210
INLET PROTECTION	EA	7
BIO ROLLS	LF	±300



CALL BEFORE YOU DIG!
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Solbaken Assisted Living

Plymouth, Minnesota

City Project Number:
P22025030

05/08/2025	05/08/2025
1 SITE PLAN APPLICATION	
2 CITY RESUBMITTAL	

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PRINT NAME: TREVOR D. GRUYS - PE LICENSE #: 53706
DATE: XX/XX/XX SIGNATURE:

Date: 05/08/2025
Project Number: 24505

SWPP PLAN

C3-2

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A PROPOSED BUILDING, SURFACE PAVEMENTS, UTILITIES, AND STORMWATER MANAGEMENT SYSTEMS.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

A. INSTALL VEHICLE TRACKING BMP (DATE)

B. INSTALL INLET PROTECTION (DATE)

C. INSTALL SILT FENCE AROUND SITE (DATE)

D. CLEAR AND GRUB SITE (DATE)

E. STRIP AND STOCKPILE TOPSOIL (DATE)

F. REMOVE PAVEMENTS AND UTILITIES (DATE)

G. ROUGH GRADE SITE (DATE)

H. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE (DATE)

I. INSTALL UTILITIES (DATE)

J. INSTALL BUILDING FOUNDATIONS (DATE)

K. INSTALL CURB AND GUTTER (DATE)

L. INSTALL PAVEMENTS AND WALKS (DATE)

M. FINAL GRADE SITE (DATE)

N. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS (DATE)

O. SEED AND MULCH (DATE)

P. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE, INLET PROTECTION, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:

DISTURBED AREA:

PRE-CONSTRUCTION IMPERVIOUS AREA:

POST-CONSTRUCTION IMPERVIOUS AREA:

1,419 AC

0.179 AC

0.714 AC

GENERAL SOIL TYPE:

HYDROLOGY INFORMATION:

SEE GEOTECHNICAL EVALUATION REPORT BY HGTS

SEE HYDROLOGY REPORT PREPARED BY LOUCKS

4. EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.

5. HENNEPIN COUNTY RECEIVES AN AVERAGE OF 31.6 INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA:

2-YR

2.86 INCHES

10-YR

4.26 INCHES

100-YR

7.32 INCHES

6. SEE "EXHIBIT: PROPOSED DRAINAGE AREAS" FOR SITE MAP WITH DRAINAGE AREA BOUNDARIES.

7. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

8. CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.

9. GROUNDWATER & DEWATERING

A. REFER TO THE GEOTECHNICAL REPORT PREPARED BY HGTS DATED MARCH 13, 2023 FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.

B. FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS.

C. DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.

D. BMPS SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.

E. DEWATERING SHALL NOT CAUSE NUISANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.

10. REFER TO THE GEOTECHNICAL REPORT PREPARED BY HGTS DATED MARCH 13,2023 FOR INFORMATION AND RECOMMENDATIONS RELATED TO SOIL CONTAMINATION.

11. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

12. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

13. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

14. SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.

15. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

16. SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF

SITE VICINITY MAP

ANY BUFFER ZONES.

17. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

18. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

19. NO VEHICLE WASHING ALLOWED ON SITE.

20. NO ENGINE DEGREASING IS ALLOWED ON SITE.

21. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.

22. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:

A. PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.

A.A. PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.

A.B. THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.

A.C. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S MUST BE REMOVED.

A.D. CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).

23. INSPECTIONS

A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.

B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.

C. STABILIZED AREAS: ONCE EVERY 30 DAYS

D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.

E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION, AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.

F. OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.

24. MINIMUM MAINTENANCE

A. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.

B. REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ½ THE HEIGHT OF THE DEVICE.

C. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.

D. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN CALENDAR DAYS OF DISCOVERY.

E. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN (1)ONE CALENDAR DAY.

F. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN ½" IN 24 HOURS.

25. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.

26. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

27. SWPPP MUST BE AMENDED WHEN:

A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE

B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.

C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

28. CONCRETE WASHOUT AREA

A. THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.

B. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.

29. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

30. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

31. FINAL STABILIZATION

FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

32. RESPONSIBILITIES

A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:

CONTACT: TBD

COMPANY: BAUER DESIGN BUILD

PHONE: (763) 972-0000

B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

CONTACT: DARLA THAO

COMPANY: SOLBAKKEN

PHONE: (612) 271-2551

33. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

34. EROSION CONTROL DEVICES CANNOT BE REMOVED UNTIL THE WATERSHED DISTRICT HAS DETERMINED THE SITE HAS BEEN PERMANENTLY RESTABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP

NOTES:
1. PLACE BOTTOM EDGE OF WIRE FENCE INTO 6 IN DEEP TRENCH.
2. POSTS SHALL BE:
 - 6 FT MAX. SPACING.
 - STANDARD STEEL T-TYPE POSTS.
 - 5" MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.- 3. ATTACH WIRE FENCE TO STEEL POSTS WITH NO. 9 GAL. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS.
- 4. ATTACH FABRIC TO WIRE FENCE WITH WIRE OR ZIP TIES. A MIN. OF 3 ZIP TIES PER POST. EXTEND BOTTOM OF FABRIC INTO TRENCH.
- 5. BACKFILL TRENCH TO COMPACT.
- 6. STRAW, WOOD CHIP, COMPOST OR ROCK LOGS PER MNDOT SPECS 3890, 3897.

STRAW OR WOOD FIBER 9" OR 12" DIA. SEDIMENT LOG, ROLL ENCLOSED IN POLYPROPYLENE NETTING

2" X 2" X 18" LONG WOODEN STAKES AT 2' 0" SPACING. DRIVE THROUGH NETTING, NOT PENETRATING FIBER LOG.

TRENCH IF LOOSE SOILS

ENDS SECURELY CLOSED TO PREVENT LOSS OF OPEN GRADED AGGREGATE FILL. SECURED WITH 50-PSI, ZIP TIE

NOTES:
SEE SPECS. 2573, 3137, 3890 & 3897.
MANUFACTURED ALTERNATIVES LISTED ON MnDOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED.
1. GEOTEXTILE SOAK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC WASH BACKING OR PROVIDE A HEAT BONDED SEAM OR APPROVED EQUIVALENT. FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1, CA-3 GRADATION.

ANCHOR TRENCH (SEE DETAIL AND NOTES BELOW)

STAPLE PATTERN DENSITY SHALL FOLLOW MANUFACTURERS SPECIFICATIONS

OVERLAP END JOINTS MINIMUM OF 6" AND STAPLE OVERLAP AT 1.5' INTERVALS.

OVERLAP LONGITUDINAL JOINTS MINIMUM OF 6"

ANCHOR TRENCH:
1. DIG 6"x6" TRENCH
2. LAY BLANKETS IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT.
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH

NOTE:
SCOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRINTS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

1

BIO-ROLL OR ROCK LOG

LOUCKS PLATE NO. 3002

DRAWN 11/2016

2

EROSION CONTROL BLANKET

LOUCKS PLATE NO. 3016

DRAWN 2/2016

3

INLET PROTECTION - EXISTING STORM STRUCTURES

LOUCKS PLATE NO. 3011

DRAWN 2/2016

4

SILT FENCE

LOUCKS PLATE NO. 3000

DRAWN 2/2016

5

ROCK ENTRANCE TO CONSTRUCTION SITE

LOUCKS PLATE NO. 3004

DRAWN 2/2016

Momentum Design Group

155 Prior Avenue North, 801A
St. Paul, Minnesota 55104
952.583.9788

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
12755 Hwy 55, Suite 8100
Plymouth, MN 55441
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www.loucksinc.com

City Project Number:
P22025030

1. BUREAU APPLICATION
2. CITY RESUBMITTAL

05/08/2025
07/07/2025

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PRINT NAME: TREVOR D. GRUYS - PE

LICENSE #: 53706

SIGNATURE: _____

DATE: XX/XX/XX

Date: 05/08/2025

Project Number: 24505

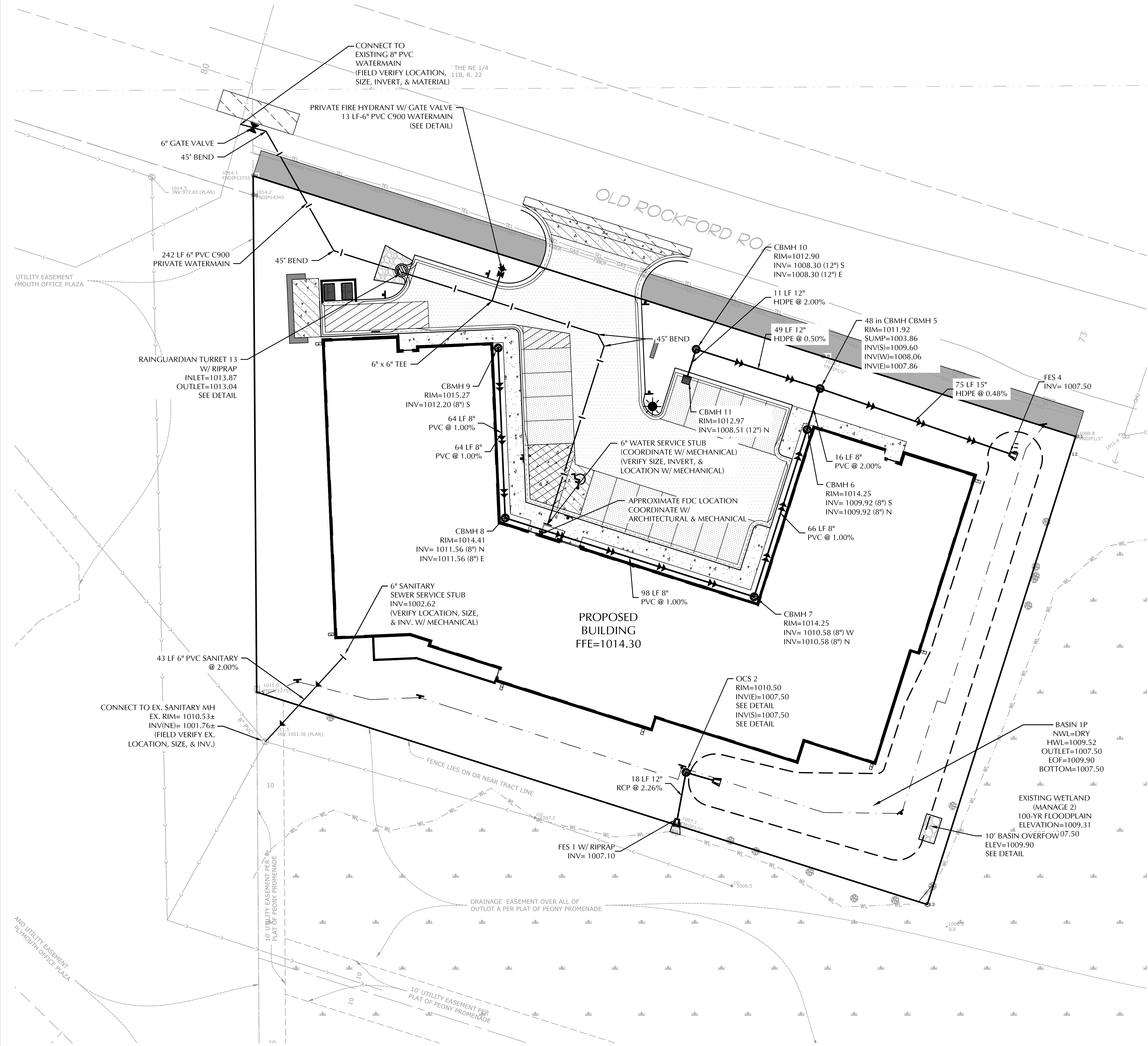
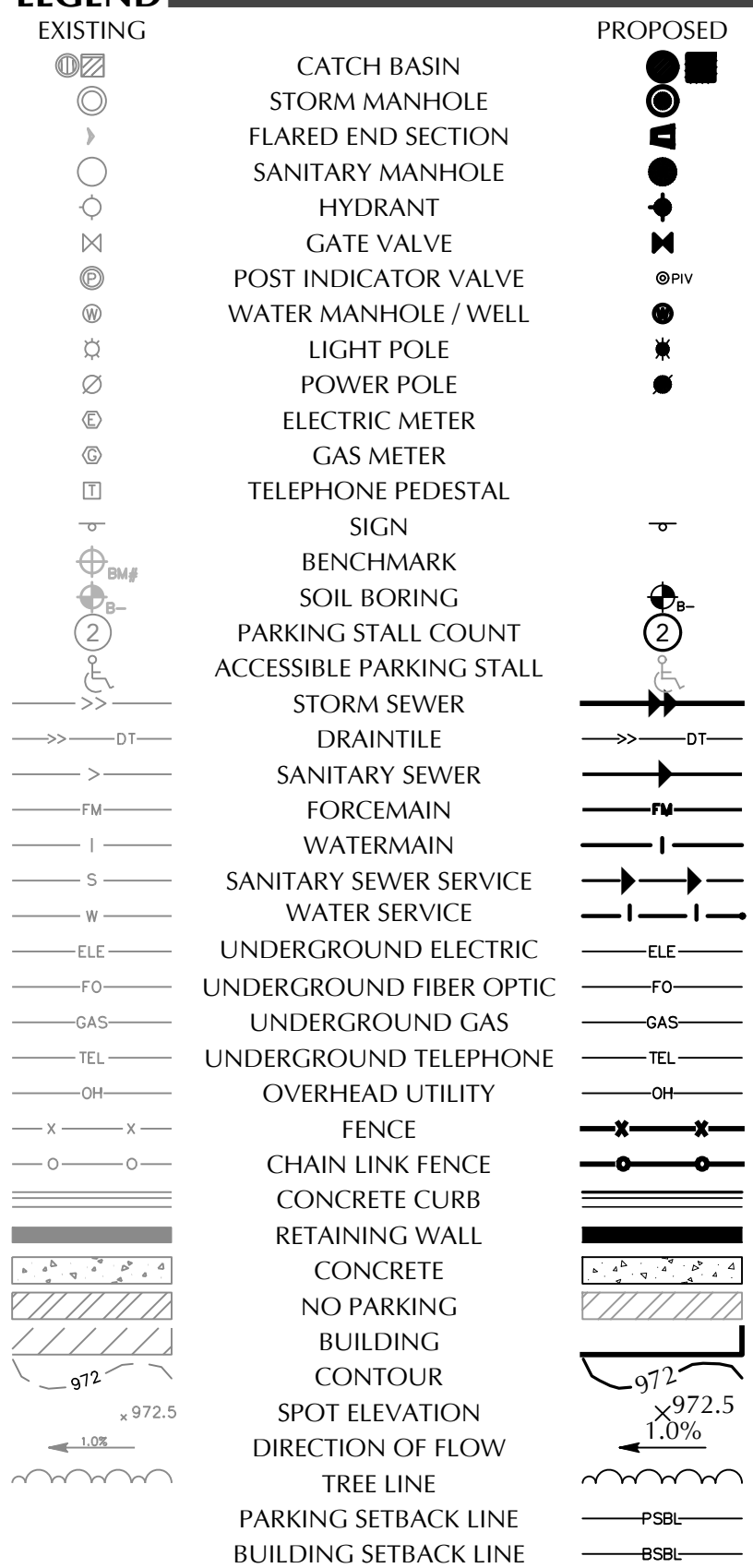
SWPPP NOTES

C3-3

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1. ALL STORM SEWER, SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.

- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS, THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
5. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
6. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
7. ALL STORM SEWER DOWNSPOUT COLLECTION PIPES AND WYES SHALL BE PVC (SCHEDULE 40).
8. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY & STORM STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
9. CONTRACTOR TO VERIFY UNDERLYING SOILS BENEATH ALL STORMWATER FACILITIES, AND PROVIDE DOCUMENTATION TO THE ENGINEER, PRIOR TO CONSTRUCTION OF THE FACILITIES.
10. ALL PORTIONS OF THE SANITARY & STORM SEWER SYSTEMS, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4714.
11. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
12. HYDRANT USE: CONTRACTOR IS RESPONSIBLE TO NOTIFY PLYMOUTH PUBLIC WORKS WHEN THEY NEED TO USE A HYDRANT; ONLY PRE-AUTHORIZED HYDRANTS WILL BE USED. HYDRANTS TO BE OPERATED ONLY WITH PROPER EQUIPMENT SUCH AS A HYDRANT NUT WRENCH, NOT A PIPE WRENCH. HYDRANT METER IS AVAILABLE FROM PLYMOUTH PUBLIC WORKS. ANY TRUCK, ETC. FILLED FROM A HYDRANT MUST BE METERED, MUST HAVE PHYSICAL BREAK OR BACK-FLOW PREVENTER APPROVED BY PLYMOUTH PUBLIC WORKS. ALSO APPLIES TO SUBCONTRACTORS.
13. OPERATING VALVES FOR TURNING WATER MAIN ON/OFF: PLYMOUTH PUBLIC WORKS WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS (PUBLIC AND PRIVATE). CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER SHUT OFF AND SHALL NOTIFY IN WRITING, ALL AFFECTED CUSTOMERS AT LEAST 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
14. TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY ST PAUL REGIONAL WATER SERVICES AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO ST PAUL REGIONAL WATER SERVICES SHUTTING OFF ANY WATER MAINS.
15. REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT 23-0059), DATED MARCH 13, 2023 AS PREPARED BY HGTS, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - A. REUSE OF ON-SITE SOILS
 - B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - C. SITE GRADING AND SUBGRADE PREPARATION.
 - D. PAVEMENTS AND EXTERIOR SLABS.
 - E. TRENCH EXCAVATION AND BACKFILL.
 - F. EXTERIOR UTILITY SUPPORTS.
 - G. FROST PROTECTION.
13. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
14. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.
16. CONTACT CITY INSPECTOR TONY MOENING, 612/490-4874 AT LEAST 24 HOURS BEFORE STARTING UTILITY WORK



Gopher State One Call

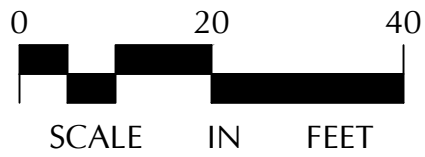
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

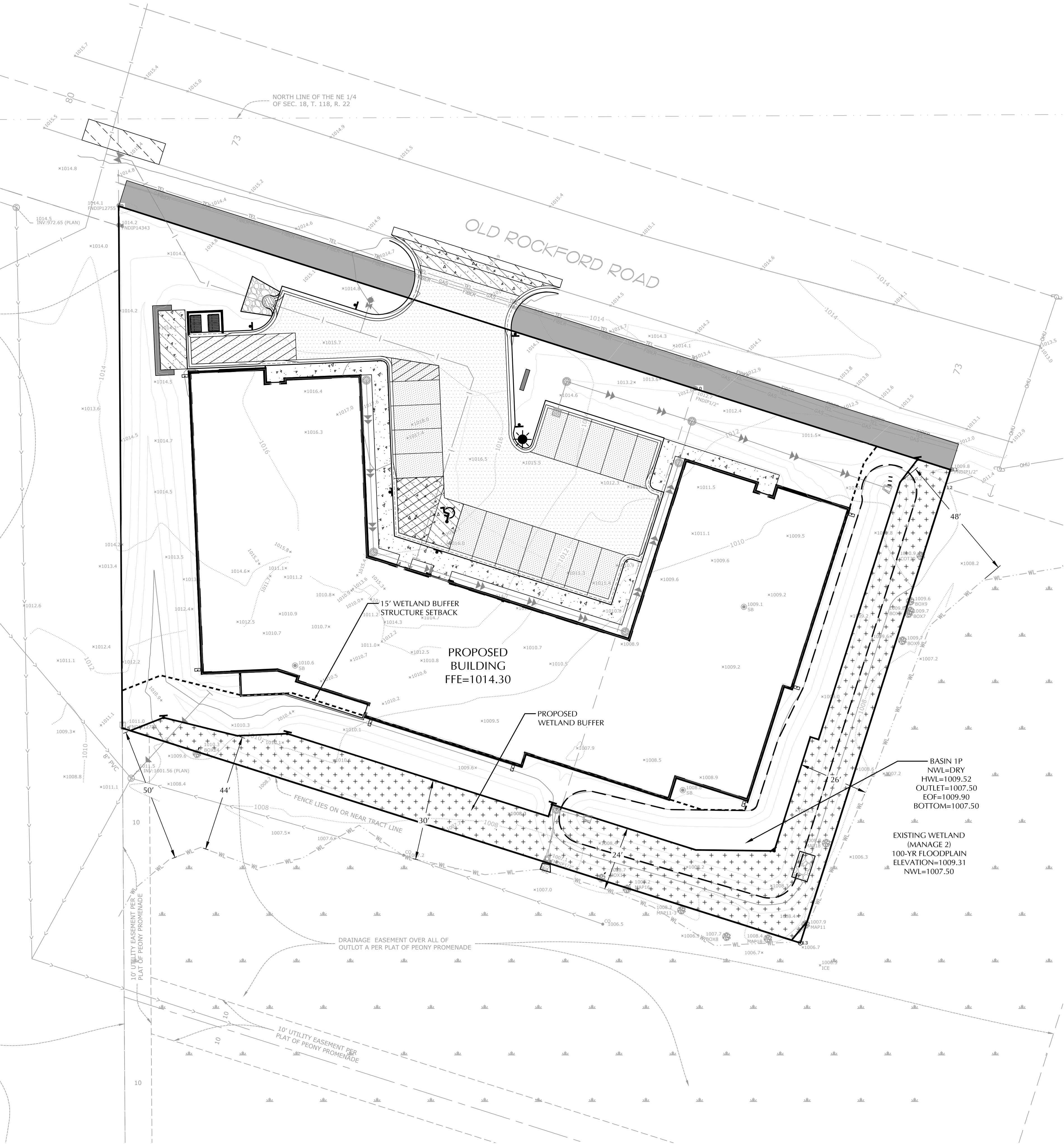
PROPOSED WETLAND BUFFER WITH AVERAGING



NOTE:
EXISTING CONDITIONS INFORMATION
SHOWN IS FROM A CERTIFICATE OF
SURVEY, DATED 03/28/2023 PREPARED
BY E.G. RUD & SONS, INC.

WETLAND BUFFER NOTES

1. 30' AVERAGE BUFFER WIDTH SHOWN WHERE CONTAINED WITHIN PROPERTY BOUNDARY
2. 24' MINIMUM BUFFER WIDTH
3. 15' STRUCTURE SETBACK (FROM BUFFER WIDTH)
4. 50' MAXIMUM BUFFER WIDTH
5. MONUMENTS PLACED EVERY 200' OR AT CRITICAL LOCATIONS
6. TOTAL BUFFER AREA REQUIRED = 7,368 SF
7. TOTAL BUFFER AREA PROPOSED = 7,370 SF



CALL BEFORE YOU DIG!

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Solbaken Assisted Living
Plymouth, Minnesota

City Project Number:
P22025030

1	1 SITE PLAN APPLICATION	05/08/2025
2	2 CITY RESUBMITTAL	07/07/2025

ALL ARCHITECTURAL AND ENGINEERING DRAWINGS ARE IN CONFERENCE AND DISSEMINATION MAY VIOLATE COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. HEREBY CERTIFY THAT THE DESIGNER IS A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.



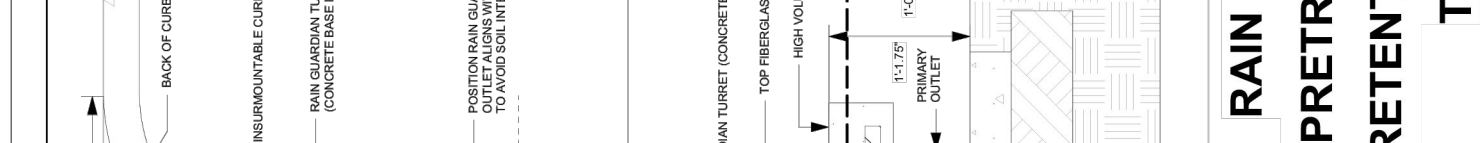
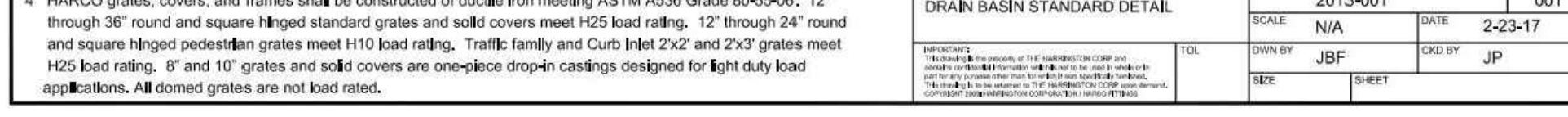
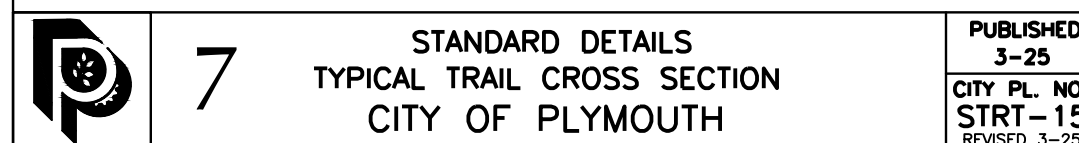
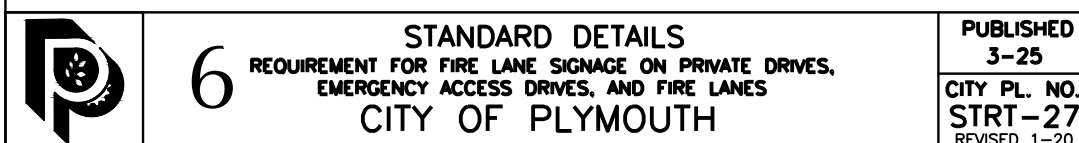
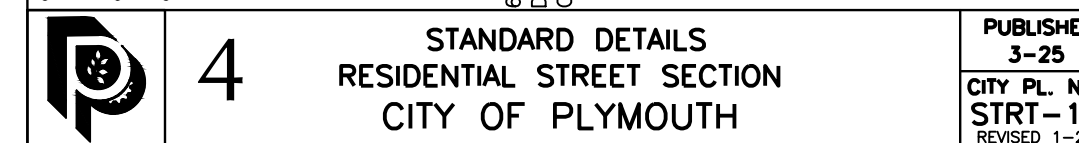
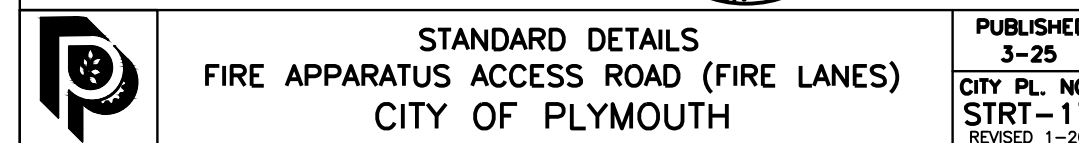
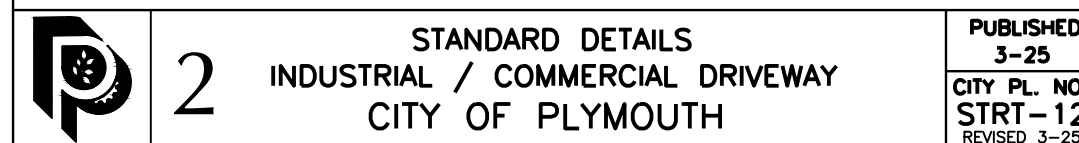
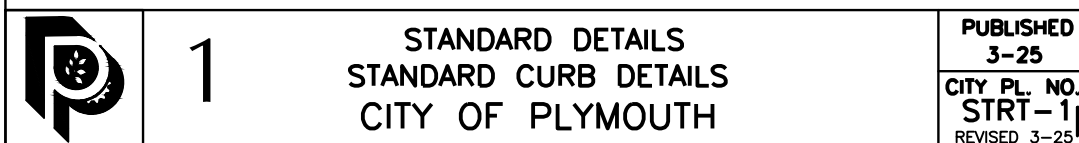
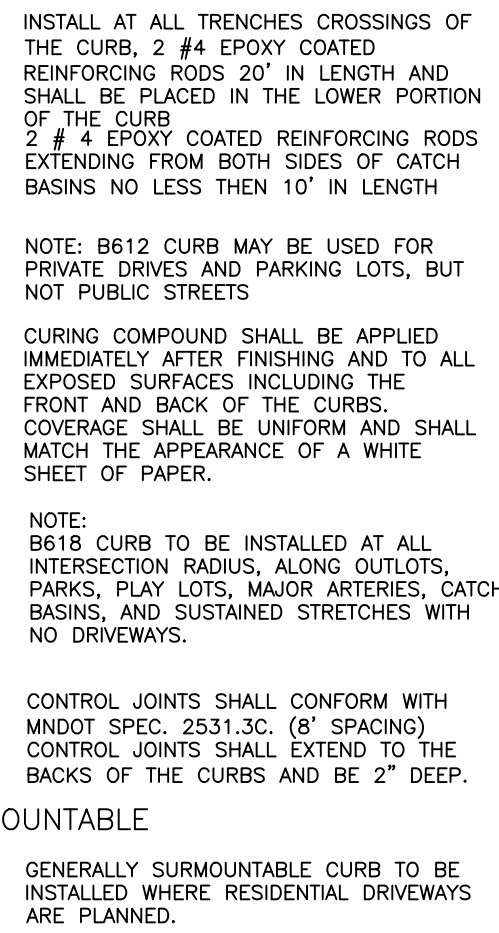
PRINT NAME: TREVOR D. GRULYS - PE LICENSE #: 53706
DATE: XX/XX/XX SIGNATURE:

Date: 05/08/2025

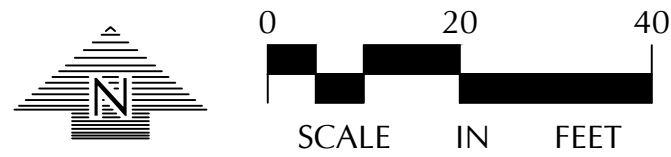
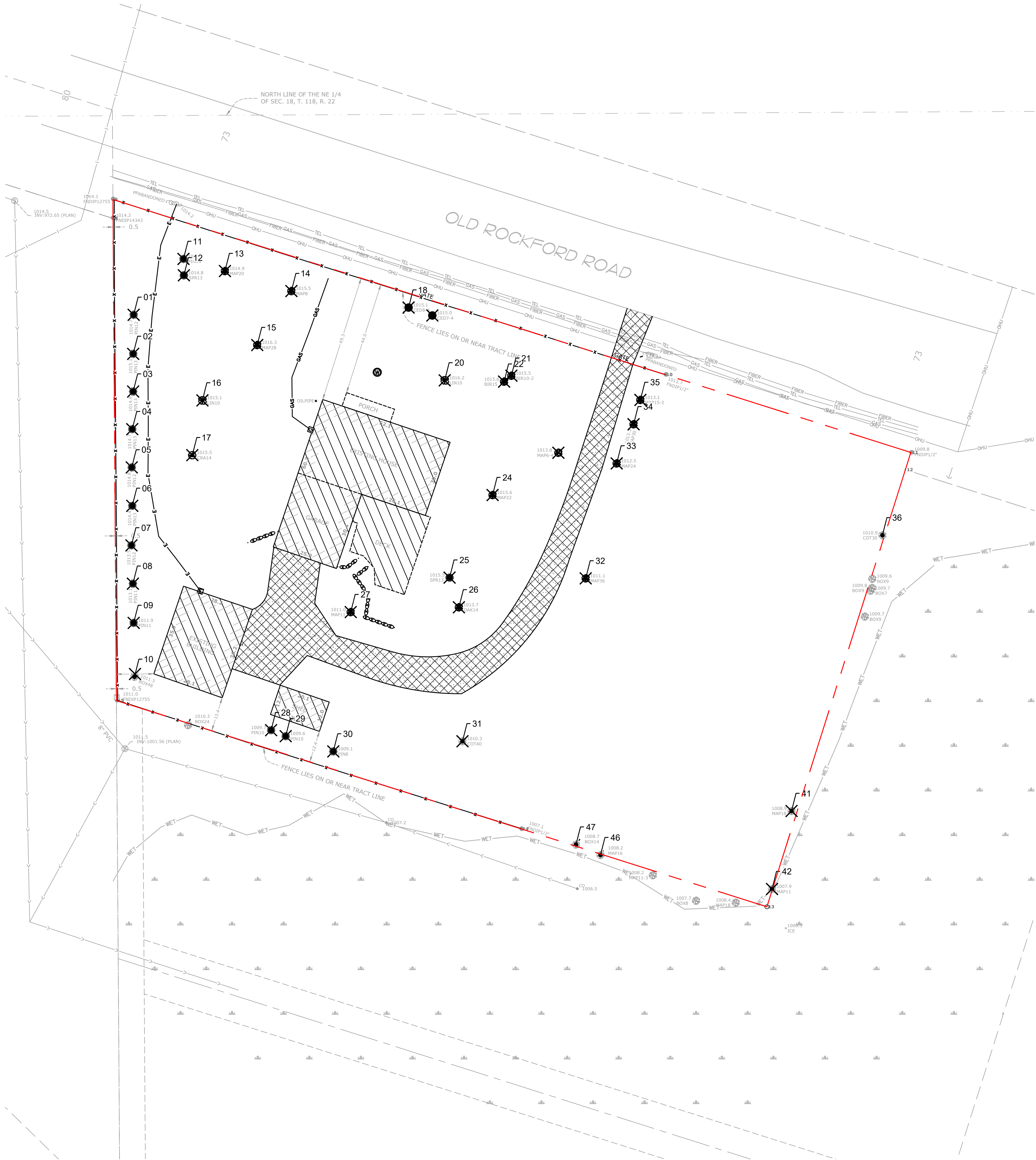
Project Number: 24505

WETLAND
BUFFER
AVERAGING
PLAN

C5-1



SPECIFICATION NOTES: - UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754. - EXPANSION JOINTS AT MAX. SPACING OF 20'. - CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.						PAVEMENT SECTION BASED ON GEOTECHNICAL REPORT BY XXX, DATED XXXXX			NOTES: - CONCRETE SHALL BE REINFORCED WITH ONE OF THE FOLLOWING: 6#x W2.9 X W2.9 EPOXY COATED WELDED WIRE FABRIC AT MIDPOINT OF SLAB - SYNTHETIC MACRO FIBERS - OR APPROVED EQUAL - CONTRACTION JOINTS SHALL BE SAWED TO A DEPTH OF 1/4 TO 1/3 OF SLAB THICKNESS - PROVIDE EXPANSION JOINTS IN ACCORDANCE WITH MNDOT 3702 AND 2301. - SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL AND DOWELS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.					
1 FLAT CURB AND GUTTER (12")			2 CONCRETE SPLASH BOX			3 STANDARD BITUMINOUS PAVEMENT SECTION			4 CONCRETE PAVEMENT SECTION			5 CONCRETE SIDEWALK SECTION		
LOUCKS PLATE NO. 2012 DRAWN 2/2016			LOUCKS PLATE NO. 2023 DRAWN 2/2016			LOUCKS PLATE NO. 2031 DRAWN 12/2016			LOUCKS PLATE NO. 2033 DRAWN 12/2016			LOUCKS PLATE NO. 2034 DRAWN 12/2016		
NOT TO SCALE			NOTES: - BOLLARDS TO BE PLACED 12" BEHIND BACK OF CURB OR SIDEWALK (REFER TO SITE PLAN). - MAINTAIN PLUMB UNTIL CONCRETE IS SUFFICIENTLY CURED. - HOLD CONCRETE FOOTING BELOW GRADE OF FINISHED CONCRETE TO CREATE FINAL PAVING PATTERN AS SHOWN ON PLANS. - SIGN CENTERED AT HEAD OF PARKING SPACE - MAXIMUM OF 96" FROM HEAD OF PARKING SPACE. - PROVIDE (1) SIGN PER STALL. - HC SIGNAGE PER MINNESOTA RULES 1341.0502			NOTES: - BOLLARDS TO BE PLACED 12" BEHIND BACK OF CURB. - MAINTAIN PLUMB UNTIL CONCRETE IS SUFFICIENTLY CURED. - HOLD CONCRETE FOOTING BELOW GRADE OF FINISHED CONCRETE TO CREATE FINAL PAVING PATTERN AS SHOWN ON PLANS.						NOT TO SCALE		
6 TYPICAL ADA PARKING STALL STRIPING			7 TYPICAL ADA PARKING SIGN / BOLLARD COMBO			8 TYPICAL ACCESS AISLE SIGN / BOLLARD COMBO			9 BASIN OVERFLOW			10 BASIN 1P OUTLET CONTROL STRUCTURE - ORIFICE		
LOUCKS PLATE NO. 2037 DRAWN 03/2017			LOUCKS PLATE NO. 2038A DRAWN 03/2017			LOUCKS PLATE NO. 2038B DRAWN 10/2018			LOUCKS PLATE NO. 3010 DRAWN 2/2016			LOUCKS PLATE NO. CUSTOM DRAWN 07/2025		



NOTE:
EXISTING CONDITIONS INFORMATION
SHOWN IS FROM A CERTIFICATE OF
SURVEY, DATED 03/28/2023 PREPARED
BY E.G. RUD & SONS, INC.

NUMBER	SPECIES	INCH	CLASSIFICATION	REMOVED	REMAIN
1	PINE	12	SIGNIFICANT	x	
2	PINE	13	SIGNIFICANT	x	
3	PINE	13	SIGNIFICANT	x	
4	PINE	13	SIGNIFICANT	x	
5	PINE	12	SIGNIFICANT	x	
6	PINE	13	SIGNIFICANT	x	
7	PINE	12	SIGNIFICANT	x	
8	PINE	11	SIGNIFICANT	x	
9	PINE	11	SIGNIFICANT	x	
10	BOXELDER	48	INSIGNIFICANT	x	
11	PINE	14	SIGNIFICANT	x	
12	SPRUCE	13	SIGNIFICANT	x	
13	MAPLE	20	SIGNIFICANT	x	
14	MAPLE	8	SIGNIFICANT	x	
15	MAPLE	28	SIGNIFICANT	x	
16	LINDEN	10	SIGNIFICANT	x	
17	CRABAPPLE	14	SIGNIFICANT	x	
18	CEDAR	8	SIGNIFICANT	x	
20	LINDEN	10	SIGNIFICANT	x	
21	BIRCH	10	SIGNIFICANT	x	
22	BIRCH	15	SIGNIFICANT	x	
24	MAPLE	22	SIGNIFICANT	x	
25	SPRUCE	13	SIGNIFICANT	x	
26	OAK	14	SIGNIFICANT	x	
27	MAPLE	11	SIGNIFICANT	x	
28	PINE	10	SIGNIFICANT	x	
29	PINE	10	SIGNIFICANT	x	
30	PINE	8	SIGNIFICANT	x	
31	COTTONWOOD	40	SIGNIFICANT	x	
32	MAPLE	36	SIGNIFICANT	x	
33	MAPLE	24	SIGNIFICANT	x	
34	MAPLE	30	SIGNIFICANT	x	
35	MAPLE	15	SIGNIFICANT	x	
36	COTTONWOOD	30	SIGNIFICANT		x
41	MAPLE	18	SIGNIFICANT	x	
42	MAPLE	11	SIGNIFICANT	x	
46	MAPLE	16	SIGNIFICANT		x
47	BOXELDER	14	INSIGNIFICANT		x
Total Caliper Inches:				630	
Total Significant Caliper Inches:				568	
Allowed Significant Removals (75% of the above)				426	
Total Significant Caliper Inches Removed:				522	
Total Caliper Inches Surpassing 75% Removal Threshold:				96	
Total Additional Inches Proposed On Planting Plan (18 Additional 2.5" Trees):				45	
Remainder:				51	
Restitution Requirement: 96" * 1.25 = 120"; 120" - 45" = 75"				\$7,500.00	



CALL BEFORE YOU DIG!
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WARNING:

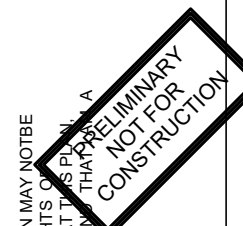
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Solbaken Assisted Living
Plymouth, Minnesota

City Project Number:
PZ2025030

1	10/30/2025	10/30/2025
2	10/30/2025	10/30/2025



PRINT NAME: NATHAN W. EKHOF - LA
DATE: XX/XX/XX
SIGNATURE: _____
LICENSE #: 52050

Date: 05/08/2025
Project Number: 24505

TREE
PRESERVATION
PLAN

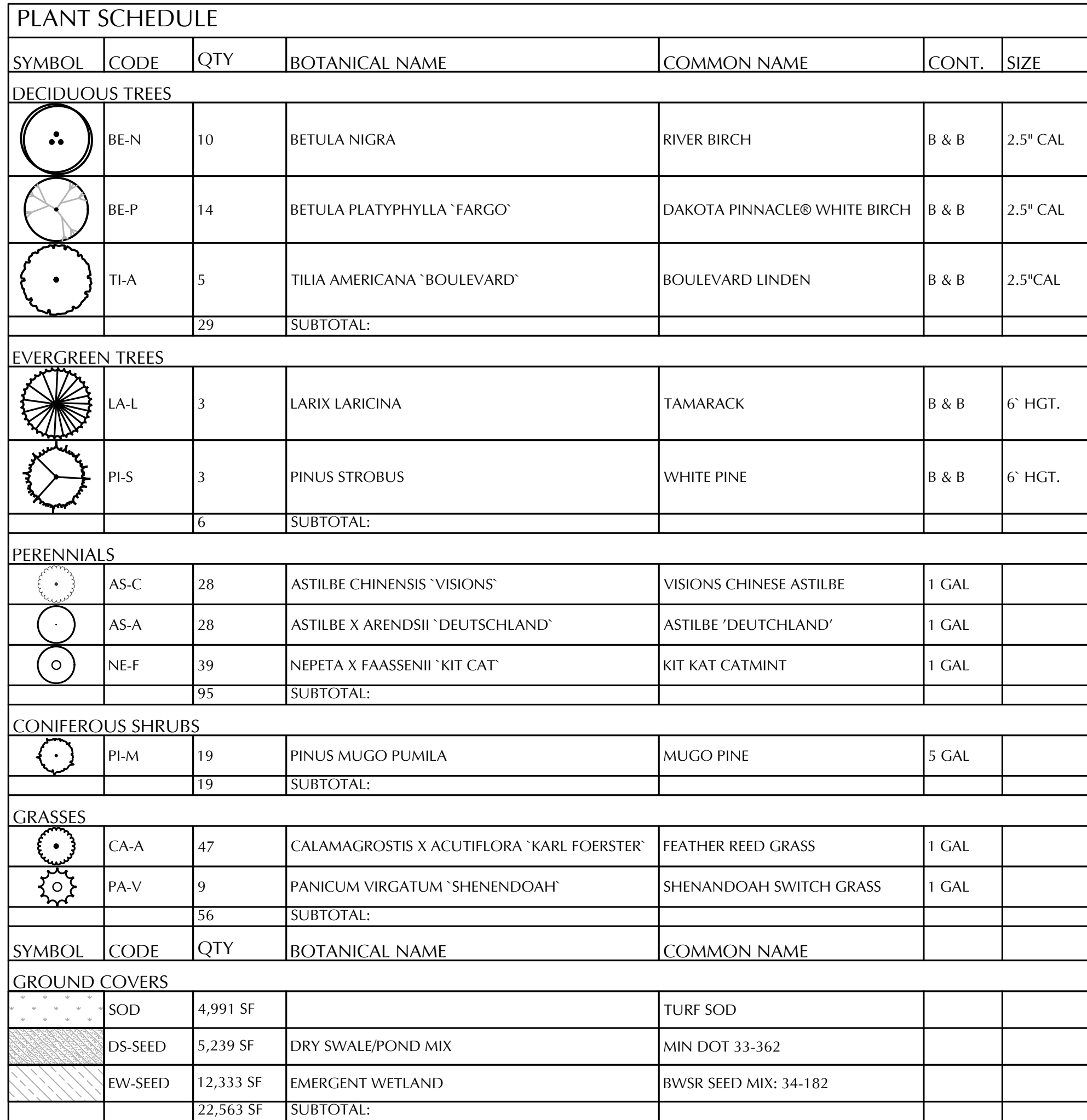
L0-1



A circular prohibition sign with a diagonal slash. Inside the circle are icons for a shovel, a pile of dirt, and a person digging, indicating that digging or excavation is prohibited.

: \$51,1*

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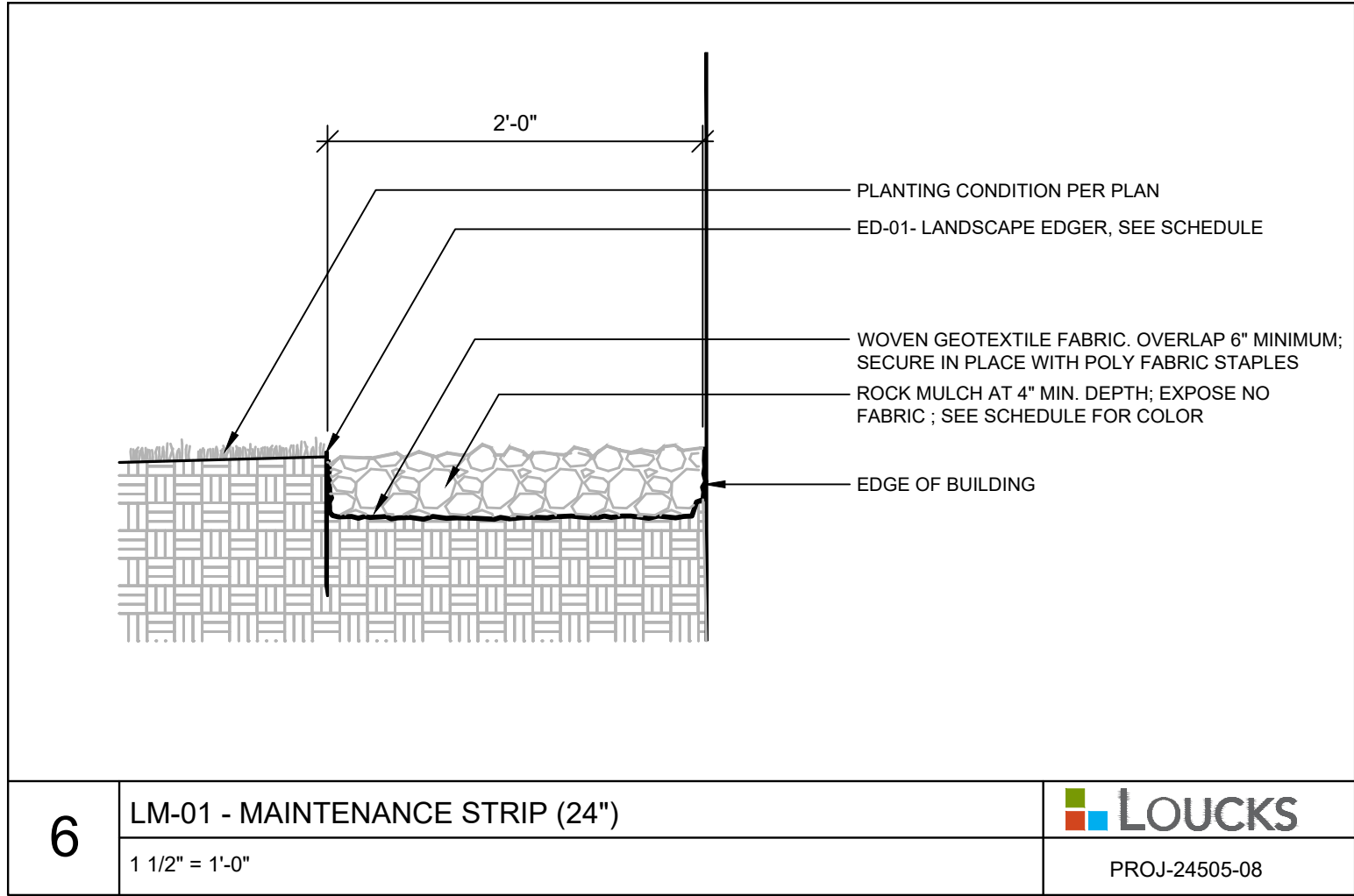
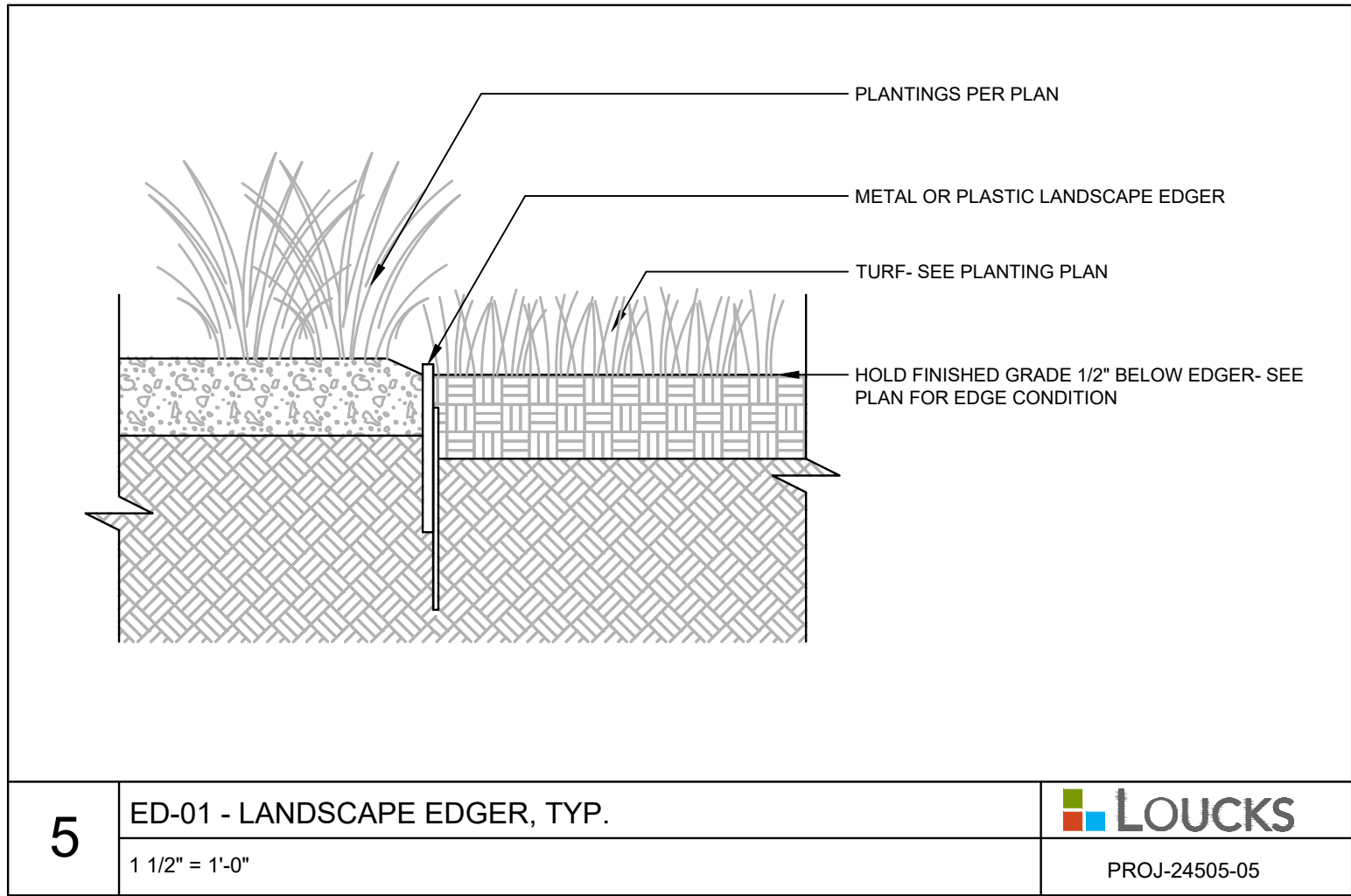
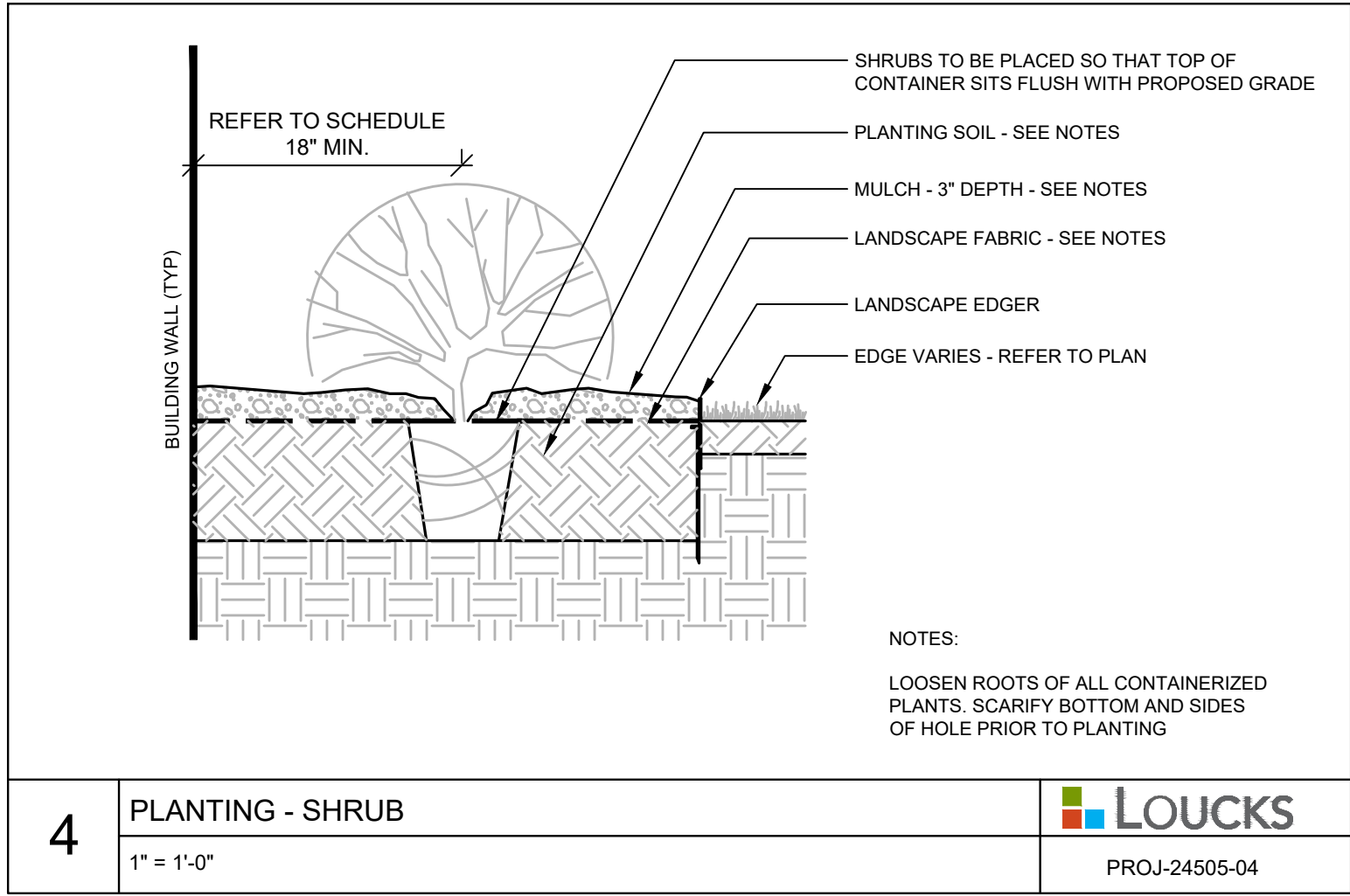
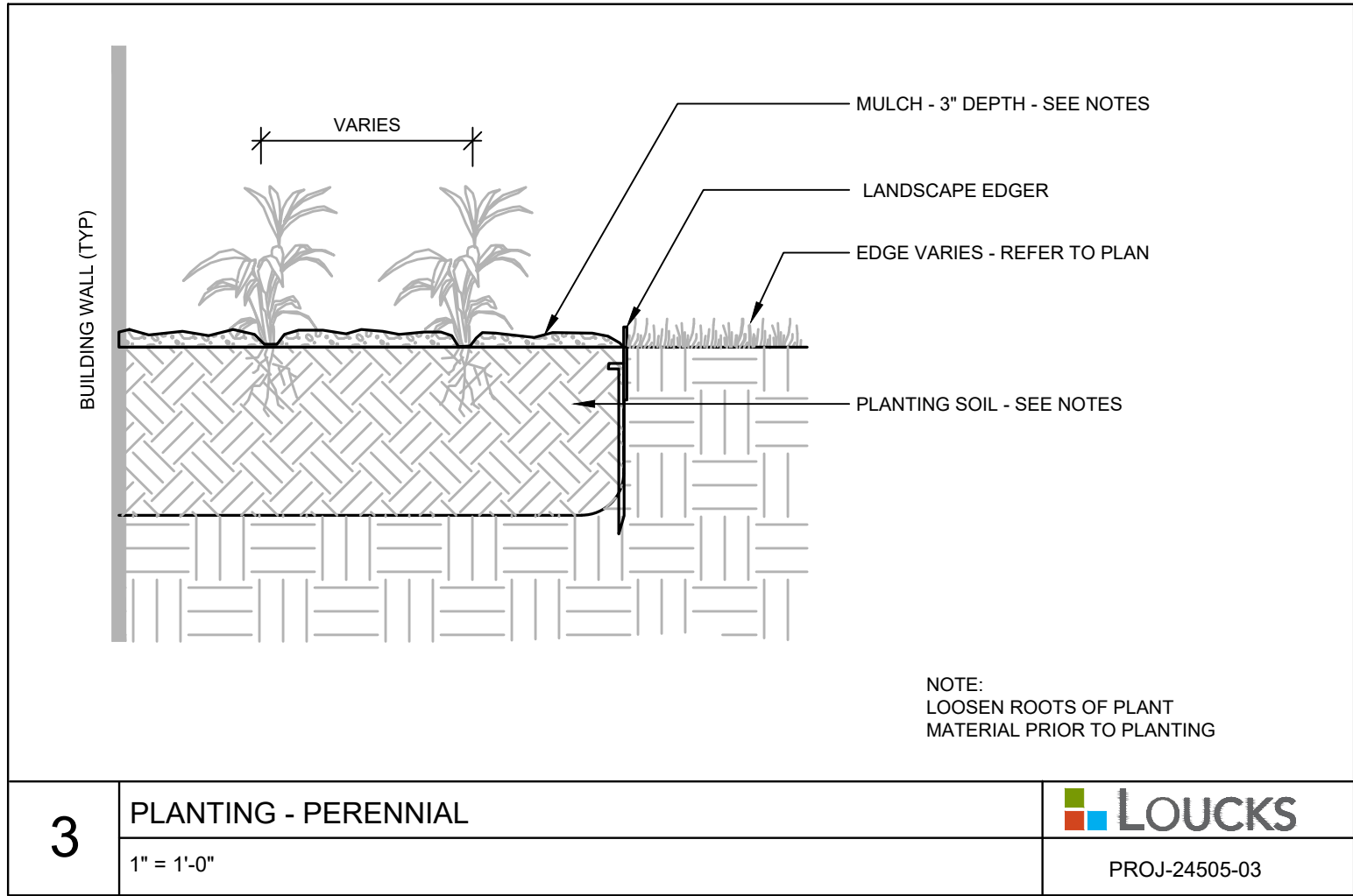
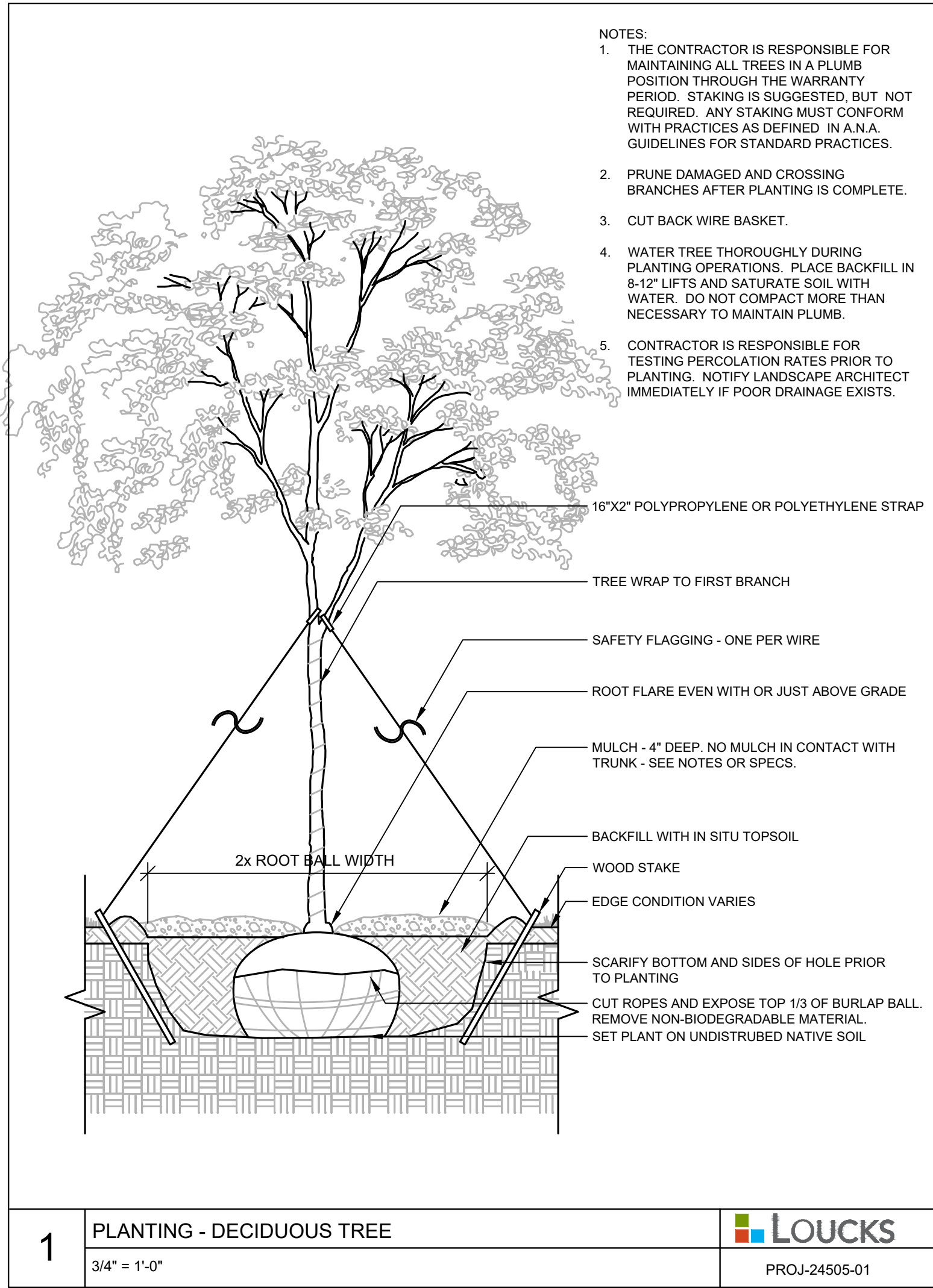
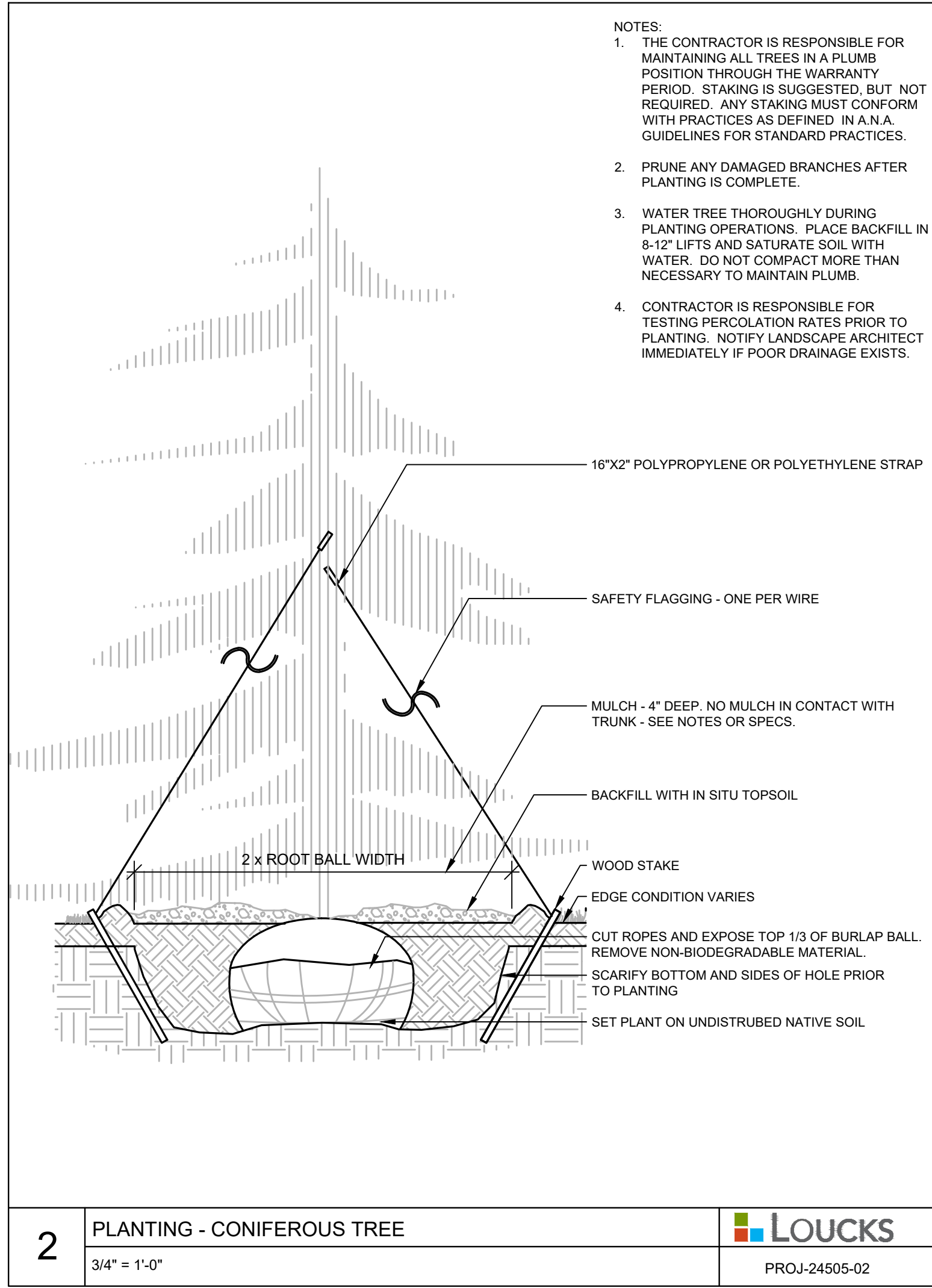


MATERIAL SCHEDULE					
CODE	DESCRIPTION	DETAIL	MATERIAL	COLOR	COMMENTS
EDGING					
ED-01	LANDSCAPE EDGER	5/L5-1	STEEL OR PLASTIC	BLACK	3/16" X 4"
LANDSCAPE MATERIALS					
LM-01	ROCK MULCH	6/L5-1	STONE	RED	3/4" RED LIMESTONE
LM-02	WOOD MULCH	4/L5-1	WOOD	RED	

[illegible]

Date:	05/08/2025
Project Number:	24505

PLANTING PLAN



CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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LANDSCAPE INSTALLATION:

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, THE CONTRACTOR MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUND COVER

ALL PLANTING AREAS RECEIVING PLANTED GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 24" DEPTH OF PLANTING SOIL (MNDOT 3877 - 2B OR EQUAL).

WHERE SOD / SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD / SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR / ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR / ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR / ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

BLACK METAL OR POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD / SEED UNLESS NOTED OTHERWISE.

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD OR ROCK MULCH (SEE PLAN) MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD OR ROCK MULCH (SEE PLAN) MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED / INDICATED ON DRAWING OR IN SPECIFICATION.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE (1) FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

NATIVE SEED PLANTING REQUIREMENTS:

- ENGAGEMENT OF AN EXPERIENCED INSTALLER WHO SPECIALIZES IN THE ESTABLISHMENT AND RESTORATION OF NATIVE PRAIRIE PLANT COMMUNITIES IS REQUIRED FOR THIS PROJECT. CONTRACTOR INSTALLING THE NATIVE SEEDING TO PROVIDE THE FOLLOWING:

- DOCUMENTATION OF SIMILAR PROJECT EXPERIENCE INCLUDING LOCATION, PROJECT SIZE, SEED TYPES, DATES OF INSTALLATION, AND INSTALLATION METHODS.

- SEEDING SCHEDULE INCLUDING DATES AND METHOD OF SEEDING FOR APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF ANY SEEDING.

IRRIGATION NOTES:

VERIFY EXISTING / PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND / OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

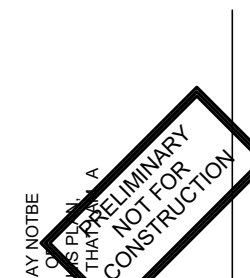
THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING / SOD / SEED HAS BEEN ESTABLISHED.

1	SITE PLAN APPLICATION	05/08/2025
2	CITY PERMITTING	05/21/2025
3	CONTRACT SIGNATURE	
4	CONTRACT SIGNATURE	
5	CONTRACT SIGNATURE	
6	CONTRACT SIGNATURE	
7	CONTRACT SIGNATURE	
8	CONTRACT SIGNATURE	
9	CONTRACT SIGNATURE	
10	CONTRACT SIGNATURE	
11	CONTRACT SIGNATURE	
12	CONTRACT SIGNATURE	



PRINT NAME: NATHAN W. EKHOF - LA
LICENSE #: 52050
DATE: 05/08/2025
SIGNATURE: XXXXXX

DATE: 05/08/2025
PROJECT NUMBER: 24505

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CITY OF PLYMOUTH

RESOLUTION No. 2025-

RESOLUTION APPROVING A SITE PLAN AND VARIANCE FOR SOLBAKKEN FOR PROPERTY LOCATED AT 18035 OLD ROCKFORD ROAD (2025030)

WHEREAS, Solbakken has requested approval of a site plan and setback variance to allow the construction of an assisted living facility development, and related improvements; and

WHEREAS, the variance would allow the front yard setback to be 25 feet where the code requires 50 feet; and

WHEREAS, the subject site is presently legally described as Tracts A and B, Registered Land Survey No. 187, Hennepin County, Minnesota; and

WHEREAS, the Planning Commission has reviewed said request at a duly called public meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request by Solbakken for a site plan and variance to allow the construction of an assisted living facility development, and related improvements, at 18035 Old Rockford Road, subject to the following conditions:

1. The requested site plan amendment is hereby approved to allow the construction of an assisted living facility development, consisting of a 19,882 square-foot, 28-unit, single-story building, and related improvements, in accordance with the application and plans received by the city on May 9, 2025, with additional information on May 28, 2025, and July 8, 2025, except as may be amended by this resolution.
2. The requested variance is hereby approved to allow a front yard setback of 25 feet, where the code requires a 50-foot setback from the front property line, in accordance with the application and plans received by the city on May 9, 2025, with additional information on May 28, 2025, and July 8, 2025, except as may be amended by this resolution.
3. The requested variance is approved, based on the finding that all applicable variance standards have been met. Specifically,
 - a. The variance, and its resulting construction or project, would be in harmony with the general purposes of the zoning ordinance and comprehensive plan. Assisted living facilities are a permitted use in the office district, and the 25-foot setback would meet the requirement for a residential dwelling such as the previously approved senior condominium building.
 - b. The applicant has demonstrated that there are practical difficulties in complying with the ordinance regulations, because:
 1. the request is reasonable, the property will be used in a reasonable manner, as permitted by the zoning ordinance. Upon the granting of the variance, the project will comply with the zoning ordinance.; and

2. the request is due to the unique environmental characteristics of the property with wetland, localized floodplain, and high-water table, and that the property characteristics were not caused by the applicant; and
 3. the variance would not alter the essential character of the locality as assisted living facilities are a permitted use in the office district and the building would be set back 25 feet from the front property line.
 - c. The requested variance is not based upon economic considerations, but rather based upon the need for a building design layout to make the daily operations of the business function.
 - d. The variance, and its resulting construction or project, would not be detrimental to the public welfare, or injurious to other land or improvements in the neighborhood as the building would meet the setback requirement for a residential dwelling like the previously approved senior condominium building.
 - e. The variance, and its resulting construction or project, would not impair an adequate supply of light and air to adjacent properties, nor would it substantially increase traffic congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood as the proposed building is lower in height than permitted and would meet all other setback requirements.
 - f. The variance requested is the minimum action required to address the unique environmental characteristics. All other requirements would be met.
4. A separate demolition permit is required prior to the removal of the existing buildings on the site. Removal of any existing septic systems would need a separate permit from Hennepin County.
 5. The applicant shall construct a 10-foot-wide bituminous trail along the northern property line boundary adjacent to Old Rockford Road. The trail shall be maintained by the applicant until trail connections can be made to the east and west.
 6. **A separate building permit is required prior to commencement of the project.** Prior to issuance of a building permit, the applicant shall submit the following:
 - a. Execute a site improvement performance agreement and submit a financial guarantee pursuant to section 21045.10 of the zoning ordinance.
 - b. Obtain any required permits from other agencies including, but not limited to the Bassett Creek watershed district, Metropolitan Council Environmental Services, Minnesota Pollution Control Agency, Minnesota Department of Health, as well as the NPDES permit.
 - c. Complete a storm sewer maintenance agreement
 - d. Provide street and trail easements, special utility easements shown in the wetlands, rear yard detention area, ditches and detention basins.
 - e. Obtain city approval of final construction plans.
 - f. Obtain Sac determination letter from the Metropolitan Council.
 - g. Obtain Minnesota Department of Health license.
 - h. Project needs Planning Approval prior to building permit.
 - i. Lots required to be consolidated through Hennepin County.
 - j. Minimum floor elevation requirements shall be two feet above the 100-year flood elevation or three feet above the OHWL of public waters.

k. Silt fence shall be installed prior to any grading or construction on the site.

7. Standard Conditions:

- a. No trees may be planted in the public right-of-way.
- b. Any rooftop/ground-mounted equipment shall be screened consistent with the requirements of section 21130.05 of the zoning ordinance to match the building.
- c. Any signage shall comply with section 21155 of the zoning ordinance and shall receive separate sign permits if required.
- d. The applicant shall remove any diseased or hazardous trees.
- e. The site shall remain in conformance with section 2025 of the City code regarding noise regulations.
- f. Retaining walls over 48-inches requires a separate building permit and minimum 42-inch high fence on top of the wall.
- g. Compliance with the City's lighting regulations.
- h. Compliance with City's landscaping regulations.
- i. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.

8. The site plan and variance shall expire one year after the date of approval, unless the property owner or applicants have commenced the authorized improvement or use, or unless the applicants, with the consent of the property owner, have received prior approval from the city to extend the expiration date for up to one additional year, as regulated under section 21030.06 of the Zoning Ordinance.

APPROVED by the City Council on this *****

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on *****, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the city this _____ day of _____, _____.

City Clerk