

BRAINERD PLANNING COMMISSION

Wednesday, November 18, 2020
6:00 p.m.

In accordance with the requirements of Minn. Stat. Section 13D.021, Jennifer Bergman, the City Administrator, has determined that an in-person meeting is not practical or prudent because of a health pandemic declared under Chapter 12 of the Minnesota Statutes.

Members of the public may monitor the meeting via phone.
Meeting Number: 1-844-992-4726
Access Code: 146 391 6838

1. Call to Order
2. Roll Call
3. Approval/Change of Agenda
4. Approval of minutes of the meeting held on October 21, 2020.
5. NEW BUSINESS
 - 5.a Conditional Use Permit - Scott Whittemore has submitted a request on behalf of Independent School District #181 for a Conditional Use Permit for the Lincoln Education Level IV Special Education Facility at 400 Quince St., Brainerd, MN 56401.
 - 5.b Discussion – Commissioner Terms
6. PUBLIC FORUM – Time allocated for citizens to bring matters not on the agenda to the attention of the Planning Commission – time limits may be imposed.
7. OLD BUSINESS
 - 7a. Discussion Cont. – Future Land Use Map
8. Commissioners' Questions/Comments
9. Community Development Director's Report
10. Adjourn

Any individual needing special accommodations or that desires more information about the above items, please call 218/828-2307.

PLANNING COMMISSION
Wednesday, October 21, 2020

#1 Call to Order

Planning Commission Chair Gorham called the meeting of the Brainerd Planning Commission to order at 6:00 p.m. in the City Hall Council Chambers.

#2 Roll Call

Noted present were Commissioners Yeager, Duval, Woodward, Foley, Lambert, and Gorham. Commissioner Kallroos was noted as absent. Community Development Director Chanski was also noted as present. Also in attendance were Ashley Kaisershot, planner from Region 5, and Swanson Haskamp Consultants Michael Lamb and Jennifer Haskamp.

#3 Approval/Amendment of Agenda

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND DUVAL, DULY CARRIED, TO APPROVE THE AGENDA.

#4 Approval of Minutes

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND WOODWARD, DULY CARRIED, TO APPROVE THE MINUTES OF THE SPECIAL MEETING HELD ON SEPTEMBER 9, 2020 AND TO AMEND THE MINUTES OF THE REGULAR MEETING HELD ON SEPTEMBER 16, 2020 TO CORRECT THE TERM EXPIRATION OF COMMISSIONER FOLEY TO 12/31/21.

#5 New Business

5a. Zoning Code Update – Swanson Haskamp Consulting

The Chair welcomed Ms. Jennifer Haskamp and Mr. Michael Lamb from Swanson Haskamp Consulting. Ms. Haskamp stated they came to the meeting tonight to kick-off the project and thank the Commission for choosing them to complete the zoning code update. They said they had the opportunity to be a part of a walking and driving tour of the community on October 7th with Community Development Director Chanski and two Planning Commission members. They gave a brief review of their thoughts on the buildings and the neighborhoods.

Ms. Haskamp explained they are asking the Commission to complete a preliminary Issue Identification Questionnaire, which will be provided electronically and as a hard copy.

#6 Public Forum

The Chair opened the public forum at 6:18 p.m.

No one came forward.

The Chair closed the public forum at 6:19 p.m.

#7 Old Business

7a. Discussion – Future Land Use Map

The Chair welcomed Ms. Ashley Kaisershot, who explained the four goals of tonight's meeting: 1) discuss future growth boundaries citywide 2) work on each focus area 3) discuss future land use beyond city limits 4) work through the next steps with a schedule.

The following sections were discussed individually

- 01. NW Residential – mixed residential low to medium density
- 02. West Brainerd
- 03. HWY 210 Corridor
- 04. Kingwood Street
- 05. Downtown District
- 06. Mississippi Corridor
- 07. NP Center/Brainerd Exchange
- 08. Oak and 13th Street
- 09. Highway Commercial
- 10. East Brainerd
- 11. Business 371

Community Development Director Chanski

#8 Commissioner's Questions/Comments

#9 Community Development Director's Report

Community Development Director Chanski

#10 Adjourn

The Chair adjourned at 9:05 p.m.

DRAFT

MEMO



TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: November 18, 2020

RE: CUP – Lincoln Education Level IV Special Education Facility

Scott Whittemore has submitted a request on behalf of Independent School District #181 for a Conditional Use Permit for the Lincoln Education Level IV Special Education Facility at 400 Quince St., Brainerd, MN 56401.

This project will entail demolishing approximately 41,000 sq. ft. of the existing building and remodeling the remaining 71,900 sq. ft. to be utilized by the Lincoln Education Center, STARS, and Paul Bunyan Transition Plus programs. The project will utilize the existing building at 400 Quince Street, which is currently being utilized as the Brainerd High School South Campus

Findings of Fact

1. 400 Quince St. is in a R-1 (Single-Family Residential) District.
2. Per [Section 515-54-5.F](#) of the Code of Ordinances, public schools are permitted as a conditional use in R-1 Districts provided that:
 - a. The site accesses a major collector.
 - i. 400 Quince St. is located at the intersection of S. 5th St. and Quince St.
 - b. The site is landscaped in accordance with [Section 20](#) of this Ordinance.
 - i. The applicant has submitted a landscaping plan.
 1. Plan can be found on page L1.01 of their submitted documents.
 - c. Off-street parking is provided in accordance with [Section 22](#) of this Ordinance.
 - i. K-12 schools are exempt from minimum off-street parking requirements.
 - ii. All other aspects of the applicant's parking plan seem to conform with Section 515-22.
 - d. Off-street loading and service entrances are provided as regulated by [Section 23](#) of this Ordinance.
 - i. All aspects of the applicant's off-street loading and service entrances seem to conform with the Section 515-23.
 - e. Emergency vehicle access is provided to and within the site.
 - i. Emergency vehicle access has been approved by both the Police Chief and Fire Chief.

3. The proposed light pole height of 23 feet was approved by the City Council on [June 3, 2019](#).
 - a. The motion adopted by the City Council reads as “An understanding between ISD #181 and the City that the lights for the south and lower parking lots for the High School are approved at 23-feet going forward.”
 - b. Photometric plans can be found on the final two pages of the applicant’s submitted documents.
4. The City Engineer has provided the following comments regarding the applicant’s stormwater and ESC plan.
 - a. Project applicant indicates an existing impervious coverage of 25.5 acres and a proposed impervious coverage of 26 acres. Applicant has provided for a stormwater infiltration basin sized to the maximum extent practicable that is calculated to treat 3.81" of runoff from the contributing area. Analysis shows that there may be a net decrease in stormwater runoff from the site, which in turn, will help the City's stormwater system in the long term.
 - b. Project will require an NPDES permit. The permit will require the applicant meet water quality and erosion control standards as outlined in Section 725 of Brainerd City Code.
 - c. For purposes of the CUP, the stormwater and ESC plan is approved. The City should receive a copy of NPDES permit coverage as part of the building permit process to ensure the applicant has met the requirements of the National Pollutant Discharge Elimination System.
 - d. The City concurs with the analysis performed by the applicant in regards to temporary stormwater basin, as the ultimate development exceeds 5-acres of disturbed area, there are multiple runoff points in which preclude the need for a temporary basin.

As of this writing, no parties have contacted the Community Development Department with questions about this CUP application.

Staff Opinion

Staff recommends approval of the CUP application.



City Planning Department

City Hall – 501 Laurel Street
Brainerd, MN 56401
218-828-2309/Fax 218-828-2316
www.ci.brainerd.mn.us

Receipt # _____

Check # _____

Date Paid: _____

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

RESIDENTIAL

CONDITIONAL USE PERMIT

☐

(\$250.00)

REZONING

☐

(\$300.00)

VARIANCE

☐

(\$250.00)

COMMERCIAL

☒

(\$400.00 + \$500.00 escrow deposit)

☐

(\$500.00)

☐

(\$400.00 + \$500.00 escrow deposit)

PROPERTY ADDRESS: 400 Quince Street, Brainerd MN 56401

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: See attached.
(attach description if lengthy)

Property Owner Name: Independent School District 181, Brainerd Public Schools

Street Address: 804 Oak Street **City:** Brainerd **State:** MN **Zip Code:** 56401

Phone Number: 218-454-6900 **Fax:** _____ **E-mail:** _____

Applicant Name: (If different than Property Owner) Scott Whittemore

Street Address: 110 NW 3rd Street **City:** Brainerd **State:** MN **Zip Code:** 56401

Phone Number: 320-293-6137 **Fax:** _____ **E-mail:** scott.whittemore@ics-builds.com

Description of Request: Conditional use application for the Lincoln Education Level IV Special Education Facility.

This project will entail demolishing approximately 41,000 sqft of the existing building and remodeling the remaining 71,900 sqft to be utilized by the Lincoln Education Center, STARS, and Paul Bunyan Transition Plus programs. The project will utilize the existing building at 400 Quince Street, which is currently being utilized as the Brainerd High School South Campus.

DocuSigned by:

R. Thiesse

11/4/2020

Property Owner Signature

Date

F6DB4FE37D4C412... Reid Thiesse

(Please print name)

Scott Whittemore

Digitally signed by Scott Whittemore
DN: cn=US, E=scott.whittemore@ics-consult.com, O=ICS Consulting Inc., OU=Solutions, CN=Scott Whittemore
Reason: I am approving this document
Created: 11/04/2020 16:45:42
Date: 2020.11.04 16:45:42 06107

11/04/2020

Applicant Signature

Date

Scott Whittemore

(Please print name)

(OVER)

SURVEY MONUMENTS	
	BENCH MARK
	FOUND CIM
	FOUND CPNT.
	FOUND JLM
	FOUND LATH
	FOUND PIPE
	FOUND READING
	STAKED CIM
	STAKED CPNT.
	STAKED JLM
	STAKED PIPE

EXISTING TOPO SYMBOLS	
	AC UNIT
	FENCE POST
	FLAG POLE
	GUARD POST
	GUY ANCHOR
	GUY POLE
	HANDICAP SYMBOL
	MAILBOX
	SHRUB
	SIGN DOUBLE POST
	SIGN SINGLE POST
	TREE CONIFER
	TREE DECIDUOUS
	TREE STUMP
	TV DISH
	WETLAND SYMBOL
	YARD LIGHT

EXISTING UTILITY MUNICIPAL SYMBOLS	
	APRON
	LIFT STATION
	SANITARY CLEANOUT
	SANITARY MANHOLE
	STORM CATCH BASIN
	STORM INLET

EXISTING UTILITY MUNICIPAL SYMBOLS (cont.)	
	STORM MANHOLE
	WATER CURB STOP
	WATER HANDHOLE
	WATER HYDRANT
	WATER MANHOLE
	WATER METER
	WATER VALVE
	WATER WELL
UTILITY	UTILITY SIZE & TYPE

EXISTING UTILITY PRIVATE SYMBOLS	
	ELEC GROUND LIGHT
	ELEC HANDHOLE
	ELEC LIGHT POLE
	ELEC MANHOLE
	ELEC METER
	ELEC PEDESTAL
	ELEC POLE
	ELEC SIGNAL
	ELEC TRANSFORMER BOX
	GAS METER
	GAS VALVE
	LP TANK
	TELE HANDHOLE
	TELE MANHOLE
	TELE PEDESTAL
	TELE POLE
	TV HANDHOLE
	TV PEDESTAL

SOIL BORING SYMBOLS	
	LASER-INDUCED FLUORESCENCE BORING
	LYSIMETER
	MONITOR WELL
	PERC TEST
	PIEZOMETER
	RECOVERY WELL
	SOIL BORING
	SOIL VAPOR POINT
	VAPOR SURVEY POINT

PROPOSED UTILITY MUNICIPAL SYMBOLS	
	APRON PROPOSED
	SANITARY CLEANOUT PROPOSED
	SANITARY LIFT STATION PROPOSED
	SANITARY LIFT STATION VALVE MANHOLE PROPOSED
	SANITARY MANHOLE PROPOSED
	SANITARY PLUG PROPOSED
	STORM CATCH BASIN PROPOSED
	STORM MANHOLE PROPOSED
	WATER 11 1/4" BEND PROPOSED
	WATER 22 1/2" BEND PROPOSED
	WATER 45° BEND PROPOSED
	WATER 90° BEND PROPOSED
	WATER CAP PROPOSED
	WATER CROSS PROPOSED
	WATER CURB STOP PROPOSED
	WATER HYDRANT PROPOSED
	WATER REDUCER PROPOSED
	WATER SLEEVE PROPOSED
	WATER TEE PROPOSED
	WATER VALVE PROPOSED

PROPOSED UTILITY PRIVATE SYMBOLS	
	ELEC LIGHT POLE PROPOSED

EROSION CONTROL SYMBOLS	
	SURFACE DRAINAGE ARROW
	STORM DRAIN INLET PROTECTION

TRAFFIC CONTROL DEVICES & SYMBOLS	
	TRAFFIC CONTROL SIGN (1 POST)
	TRAFFIC CONTROL SIGN (2 POST)
	TYPE III BARRICADE
	DRUM CHANNELIZER
	FLASHING ARROW OR MESSAGE BOARD

EXISTING TOPOGRAPHIC LINES	
	CENTER LINE
	EDGE OF WOODS
	FENCE BARB WIRE
	FENCE CHAIN LINK
	FENCE WOOD
	FORCEMAIN
	OVERHEAD CABLE TV
	OVERHEAD ELECTRIC
	OVERHEAD TELE
	RAILROAD
	RETAINING WALL
	SANITARY SEWER
	SANITARY SEWER SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	UNDERGROUND CABLE TV
	UNDERGROUND ELECTRIC
	UNDERGROUND FIBER OPTIC
	UNDERGROUND GAS
	UNDERGROUND TELE
	WATERMAIN
	WATERMAIN SERVICE
	WETLAND EDGE

R/W, LOT & EASEMENTS LINES	
	BUILDING SETBACK LINE
	LOT LINE PROPOSED
	EASEMENT LINE
	EASEMENT LINE PROPOSED
	LOT LINE
	MNDOT CONTROLLED ACCESS LINE
	RIGHT OF WAY EXISTING
	RIGHT OF WAY PROPOSED

PROPOSED CONSTRUCTION LINES	
	FENCE CHAIN LINK PROPOSED
	FENCE WOOD PROPOSED
	FENCE BARB WIRE PROPOSED
	FORCEMAIN PROPOSED
	SANITARY SEWER PROPOSED
	SANITARY SERVICE PROPOSED
	STORM SEWER PROPOSED
	STORM SEWER DRAIN TILE PROPOSED
	WATERMAIN PROPOSED
	WATERMAIN SERVICE PROPOSED

EROSION CONTROL LINES	
	BALE CHECK
	BIO ROLL
	SILT FENCE
	SILT FENCE TYPE HEAVY DUTY
	SILT FENCE TYPE MACHINE SLICED
	SILT FENCE TYPE PREASSEMBLED
	FLOTATION SILT CURTAIN

HATCH PATTERN AND SHADING LEGEND	
	RANDOM RIPRAP
	SOD
	SEED
	HYDRAULIC STABILIZER
	EROSION CONTROL BLANKET
	TEMP. ROCK CONSTRUCTION ENTRANCE
	BUILDING WALL HATCH
	BITUMINOUS SURFACE
	CONCRETE SURFACE
	GRAVEL SURFACE
	EASEMENT PATTERN

DOCUMENTATION SYMBOLS	
	SECTION ARROW - SECTION NUMBER TOP; PAGE OF SECTION BOTTOM



WIDSETH



www.woldae.com | 651.227.7773

Project Name:



BRAINERD HIGH
SCHOOL SOUTH
CAMPUS
REMODEL

Project Location:
400 QUINCE STREET
BRAINERD, MN

©2019 ICS Consulting
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT ONLY. THEY
ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT
THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF ICS Consulting.

I hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision, and that I am a duly
Licensed Architect under the laws of the
State of Minnesota.

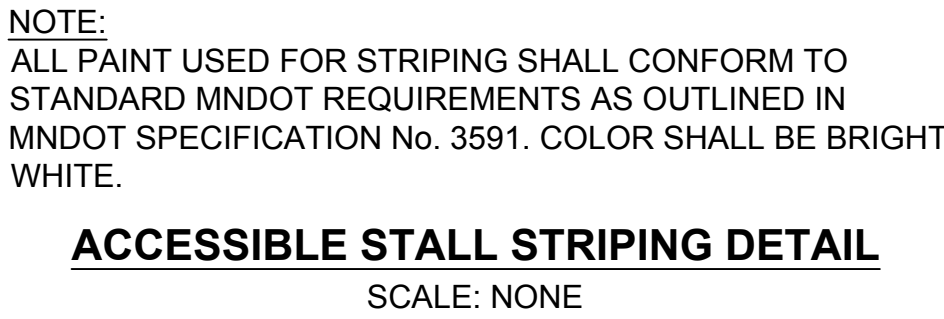
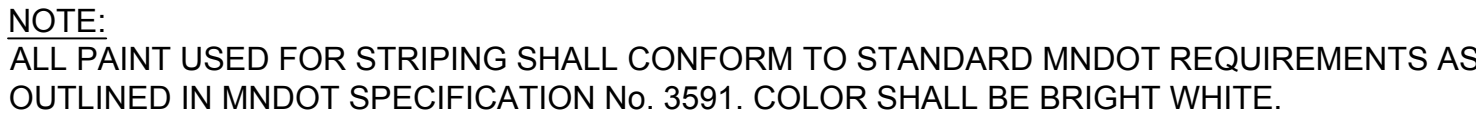
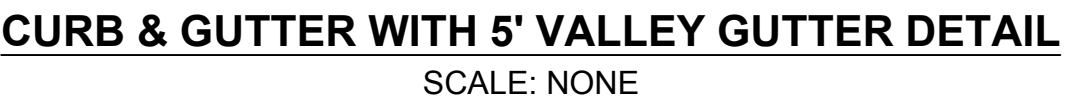
Signature: _____
Printed Name: TIMOTHY T. RAMERTH
Date: MM/DD/YYYY Reg. No.:41966

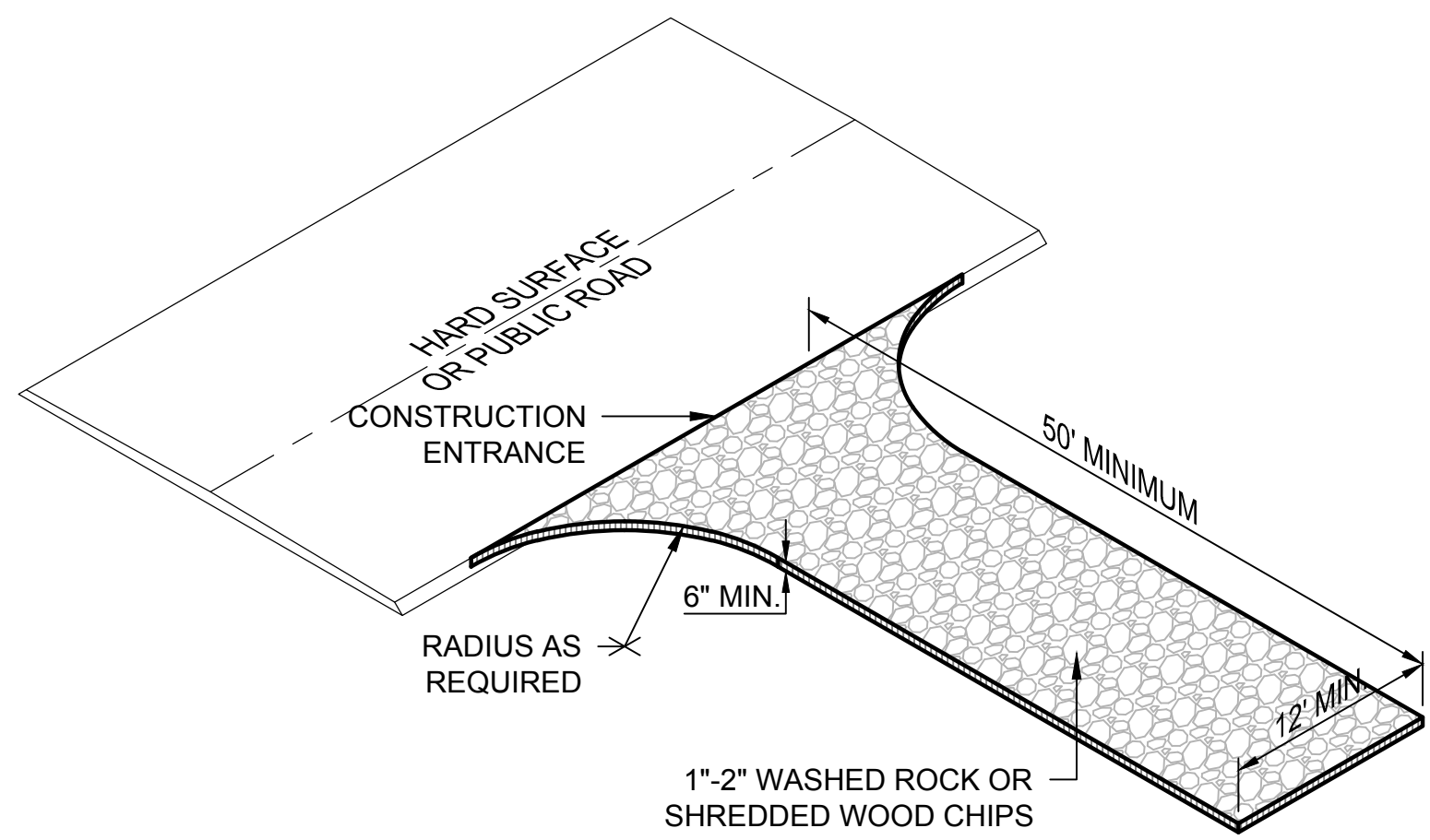
Project Information:
Project No. : 028180083.030
Drawn By : JWR
Checked By : TTR
Date : NOVEMBER
2020
File Name:

Sheet Title:
CIVIL LEGEND

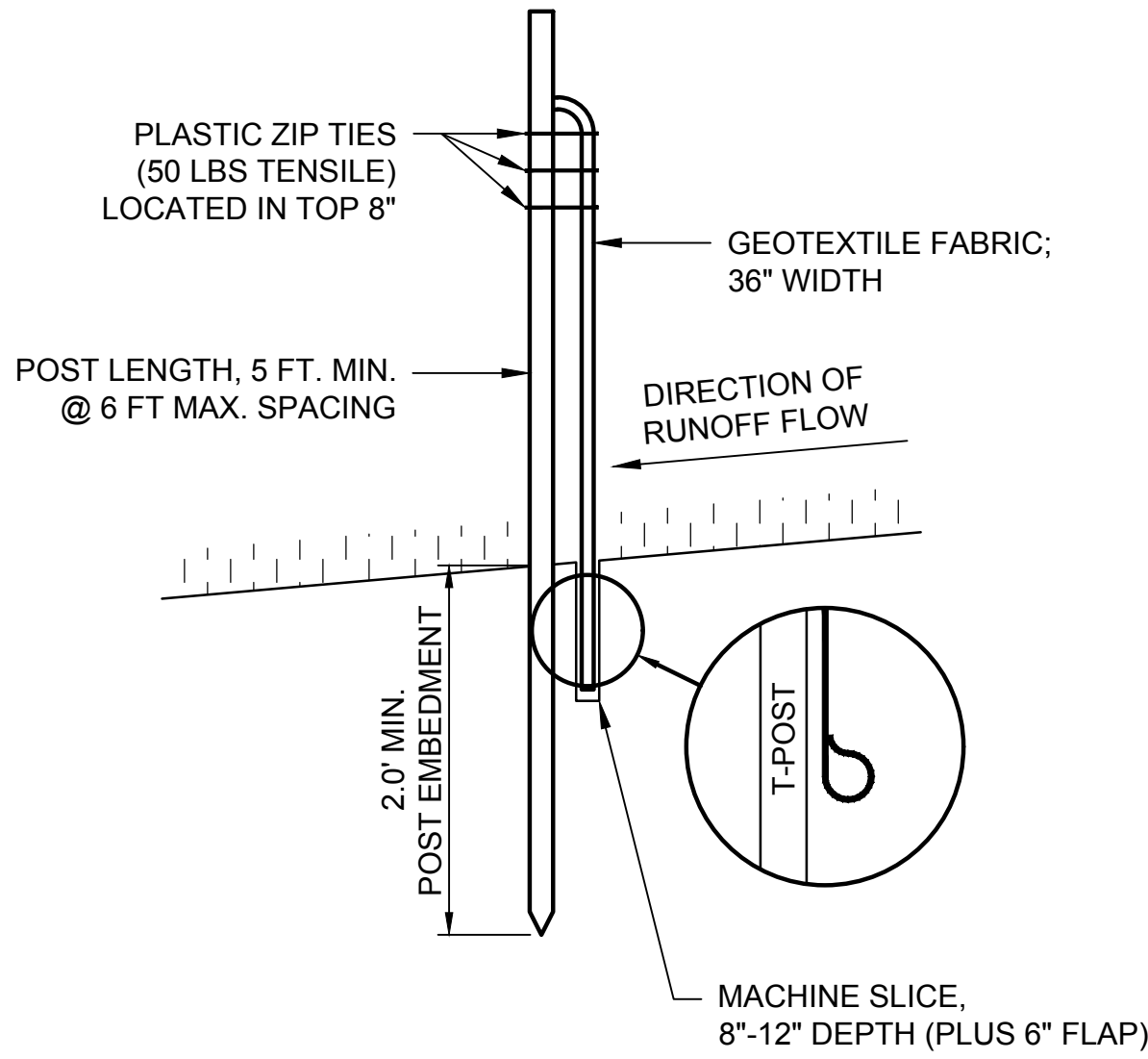
Sheet Number:
C1.01

CUP SUBMITTAL - 11/04/20

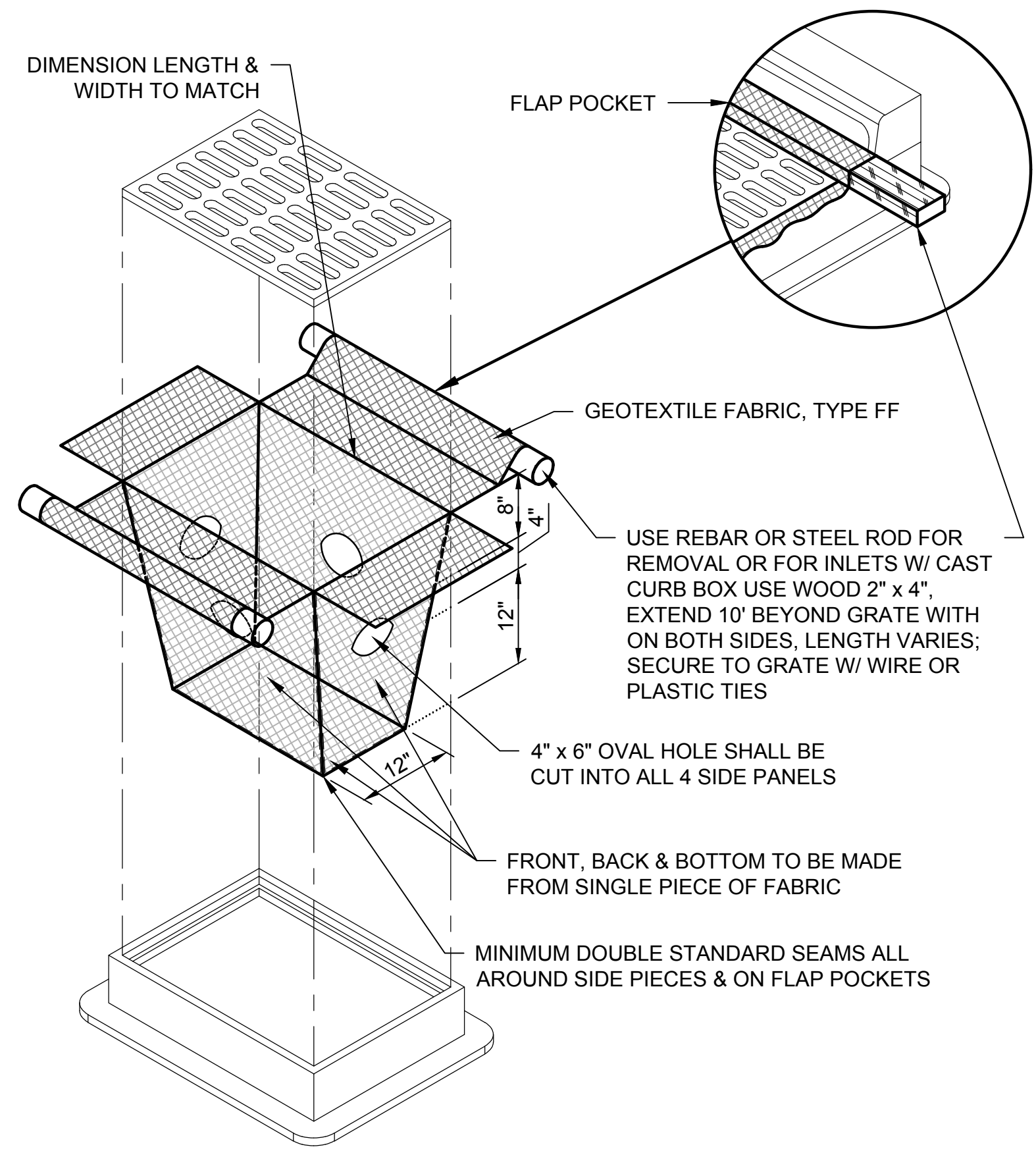




TEMPORARY ROCK CONSTRUCTION ENTRANCE
SCALE: NONE

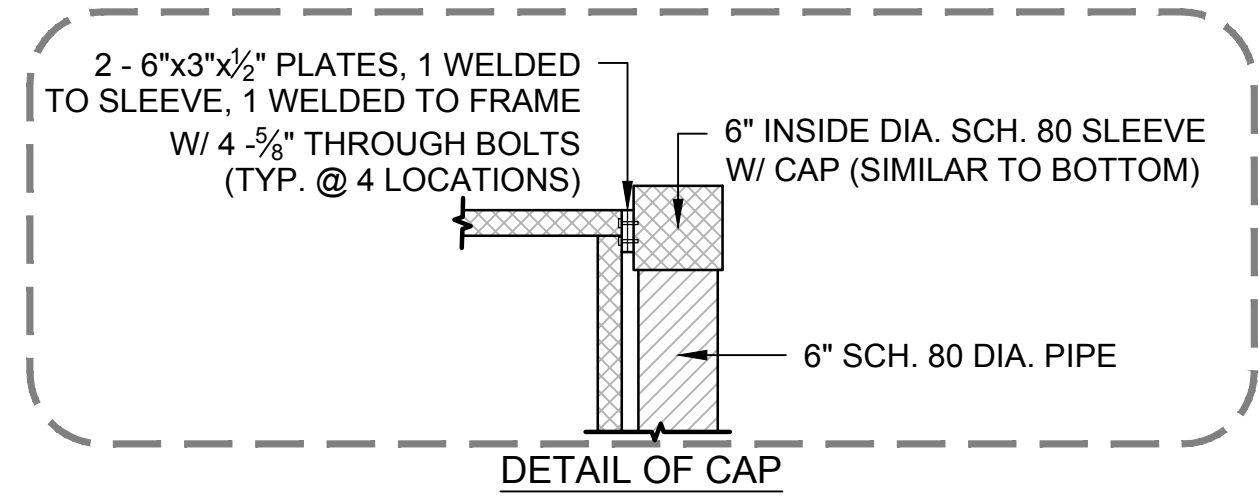


SILT FENCE DETAIL - MACHINE SLICED
SCALE: NONE

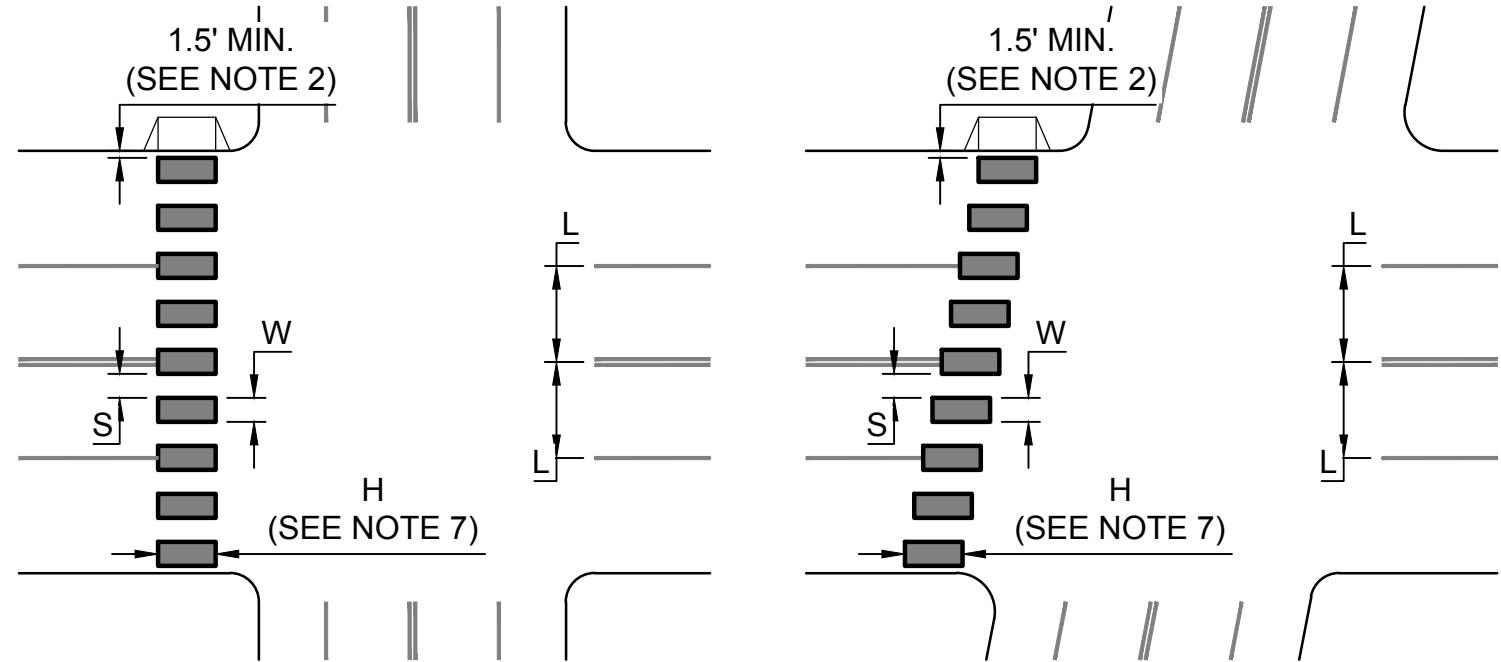


INLET PROTECTION DETAIL - FABRIC
SCALE: NONE

CROSSWALK MARKING DIMENSIONS TABLE				
(L) WIDTH OF INSIDE LANE	(W) WIDTH OF PAINTED AREA	(S) WIDTH OF SPACE	ALTERNATE (W) WIDTH OF PAINTED AREA	ALTERNATE (S) WIDTH OF SPACE
9'	2.0'	2.5'	--	--
10'	2.5'	2.5'	2.0'	3.0'
11'	2.5'	3.0'	2.0'	3.5'
12'	3.0'	3.0'	2.5'	3.5'
13'	3.0'	3.5'	--	--

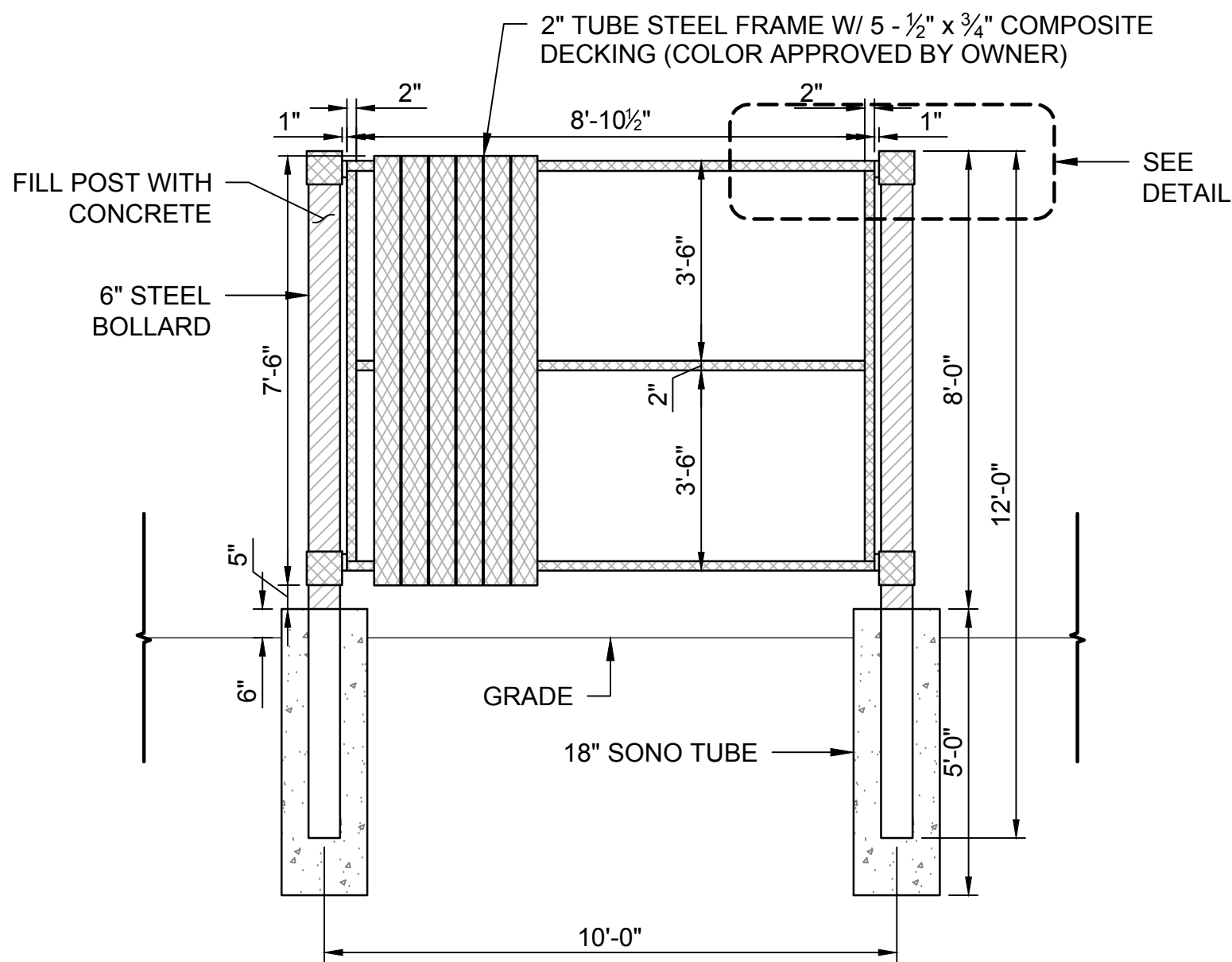


DETAIL OF CAP

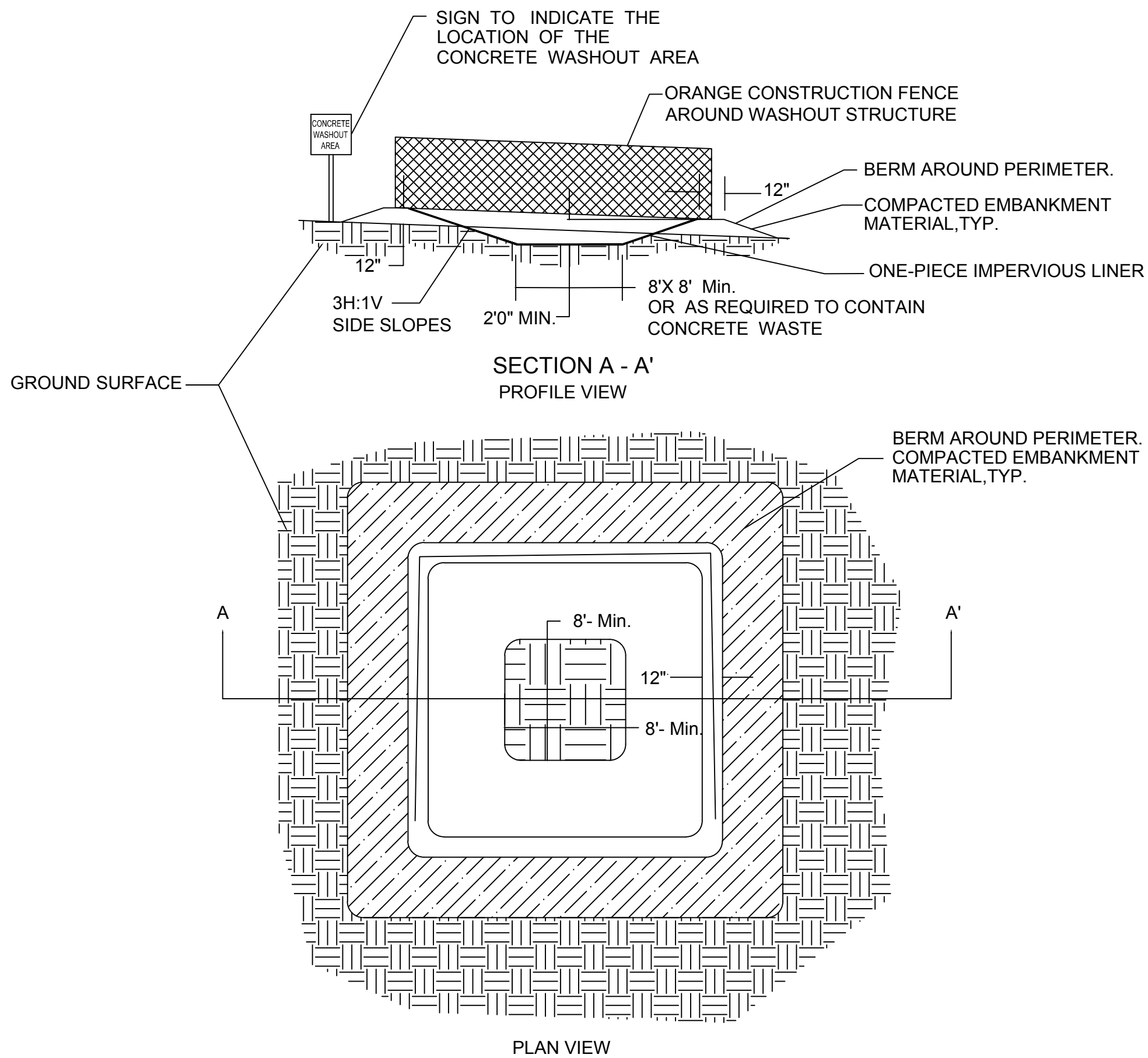


- NOTES:
1. PAINTED AREAS TO BE CENTERED ON CENTERLINE AND LANE LINES.
 2. A MINIMUM OF 1.5 FT. CLEAR DISTANCE SHALL BE LEFT ADJACENT TO THE CURB FACE. IF LAST PAINTED AREA FALLS INTO THIS DISTANCE IT MUST BE OMITTED.
 3. ON TWO LANE TWO WAY STREETS, USE SPACING SHOWN FOR AN 11 FT. INSIDE LANE.
 4. FOR DIVIDED ROADWAYS, ADJUSTMENTS IN SPACING OF THE BLOCKS SHOULD BE MADE IN THE MEDIAN SO THAT THE BLOCKS ARE MAINTAINED IN THEIR PROPER LOCATION ACROSS THE TRAVELED PORTION OF THE ROADWAY.
 5. AT SKEWED CROSSWALKS, THE BLOCKS ARE TO REMAIN PARALLEL TO THE LANE LINES AS SHOWN.
 6. THE BLOCKS SHALL BE PLACED SO THAT THEY ARE NOT LOCATED IN THE WHEEL PATH OF THE VEHICLES.
 7. THE BLOCKS SHALL BE A MINIMUM OF 6' LONG AND AT LEAST AS LONG AS THE TRUNCATED DOMES, FOR FANNED TRUNCATED DOMES THE BLOCKS SHALL BE AT LEAST AS LONG AS THE APPROACHING SIDEWALK OR SHARED USE PATH.
 8. THE ALTERNATE (W) AND (S) MAY BE USED WHEN BLOCKS LONGER THAN 6' (H) ARE USED.

PEDESTRIAN CROSSWALK MARKINGS DETAIL
SCALE: NONE



POLY FENCE DETAIL
SCALE: NONE



- NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 2. VEHICLE TRACKING CONTROL IS REQUIRED AT CONCRETE WASHOUT ENTRANCE IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT
 3. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE.
 4. WASTE MATERIAL FROM CONCRETE WASHOUT OPERATIONS MUST BE REMOVED AND LEGALLY DISPOSED OF WHEN IT HAS ACCUMULATED TWO-THIRDS OF THE WET STORAGE CAPACITY OF THE STRUCTURE.
 5. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT AN APPROVED SITE.
 6. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE ENGINEER.

CONCRETE WASHOUT AREA
NO SCALE



WIDSETH



www.woldae.com | 651 227 7773

Project Name:



**BRAINERD HIGH
SCHOOL SOUTH
CAMPUS
REMODEL**

Project Location:
400 QUINCE STREET
BRAINERD, MN

©2019 ICS Consulting
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT ONLY. THEY
ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT
THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF ICS CONSULTING.

I hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision, and that I am a duly
Licensed Architect under the laws of the
State of Minnesota.

Signature: _____
Printed Name: **TIMOTHY T. RAMERTH**
Date: MM/DD/YYYY Reg. No. 41966

Project Information:
Project No. : 028180083.030
Drawn By : JWR
Checked By : TTR
Date : NOVEMBER 2020
File Name:

Sheet Title:
CIVIL DETAILS

Sheet Number:

C2.02

CUP SUBMITTAL - 11/04/20



WIDSETH



www.woldae.com | 651.227.7773

Project Name:



BRAINERD HIGH
SCHOOL SOUTH
CAMPUS
REMODEL

Project Location:
400 QUINCE STREET
BRAINERD, MN

©2019 ICS Consulting
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT ONLY. THEY
ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT
THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF ICS Consulting.

I hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision, and that I am a duly
Licensed Architect under the laws of the
State of Minnesota.

Signature: _____
Printed Name: TIMOTHY T. RAMERTH
Date: MM/DD/YYYY Reg. No. 41966

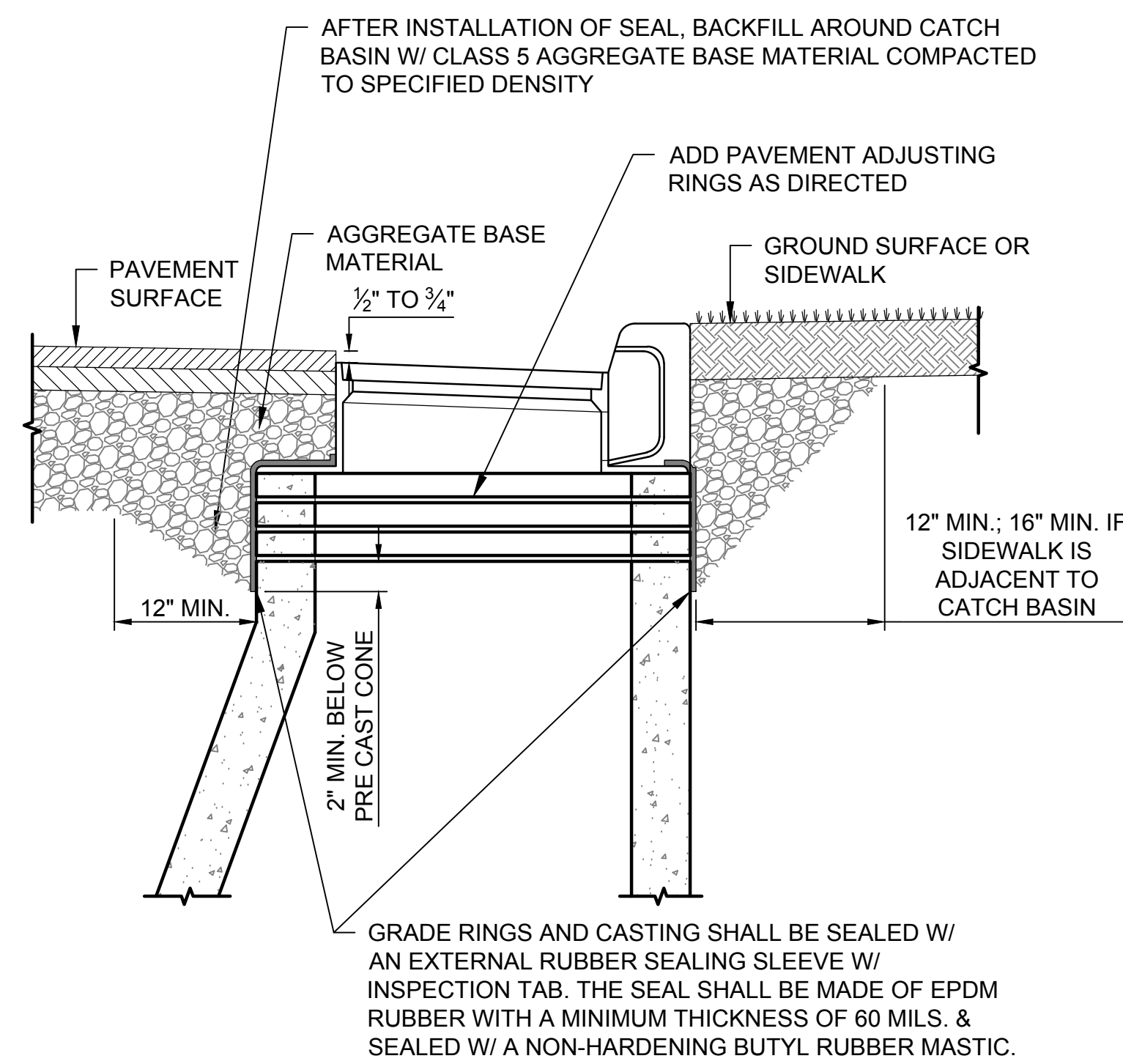
Project Information:
Project No. : 028180083.030
Drawn By : JWR
Checked By : TTR
Date : NOVEMBER
2020
File Name:

Sheet Title:
CIVIL DETAILS

Sheet Number:

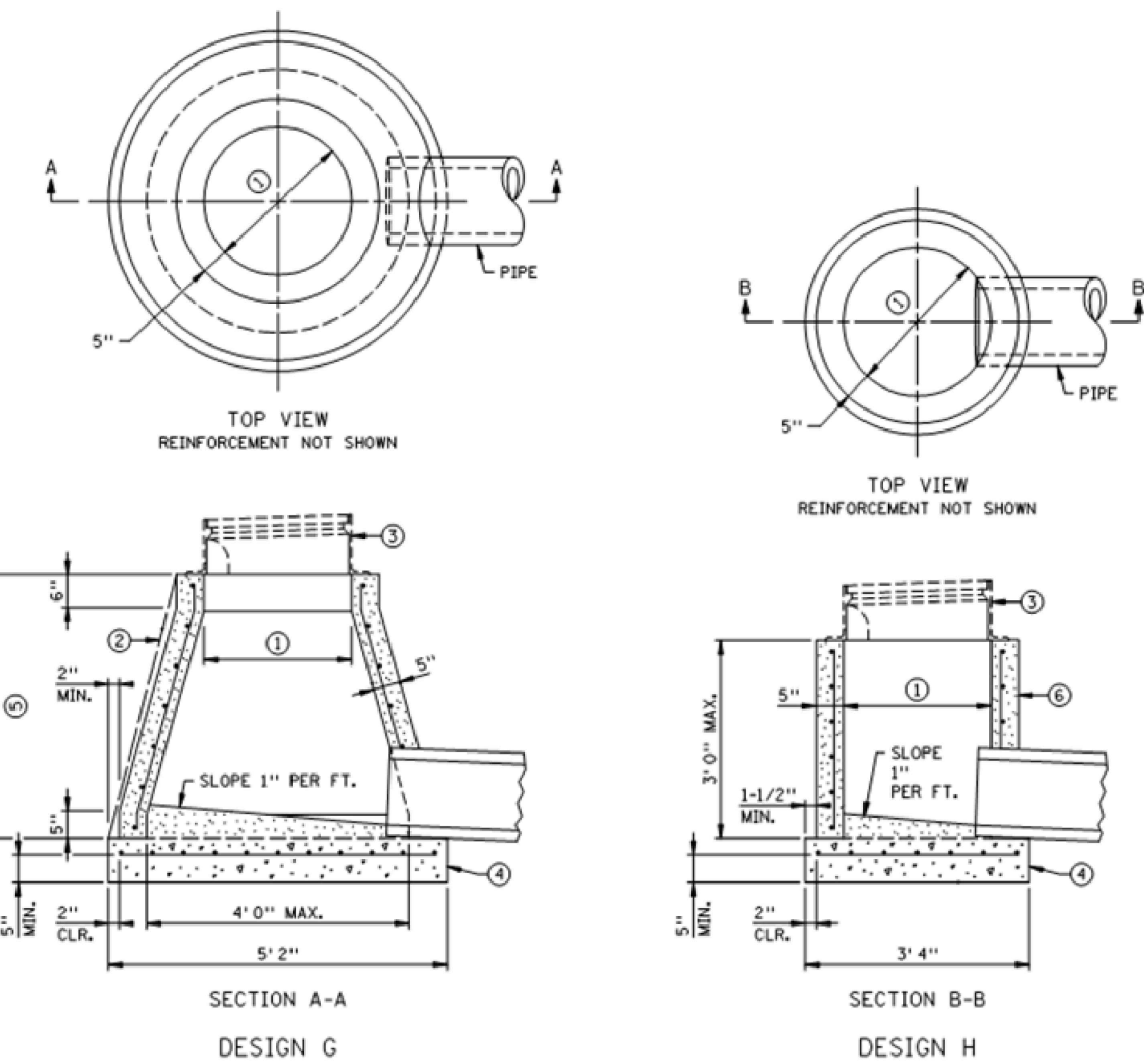
C2.03

CUP SUBMITTAL - 11/04/20



ADJUSTING RING & SEAL DETAIL - STORM SEWER CATCH BASIN AT CURB

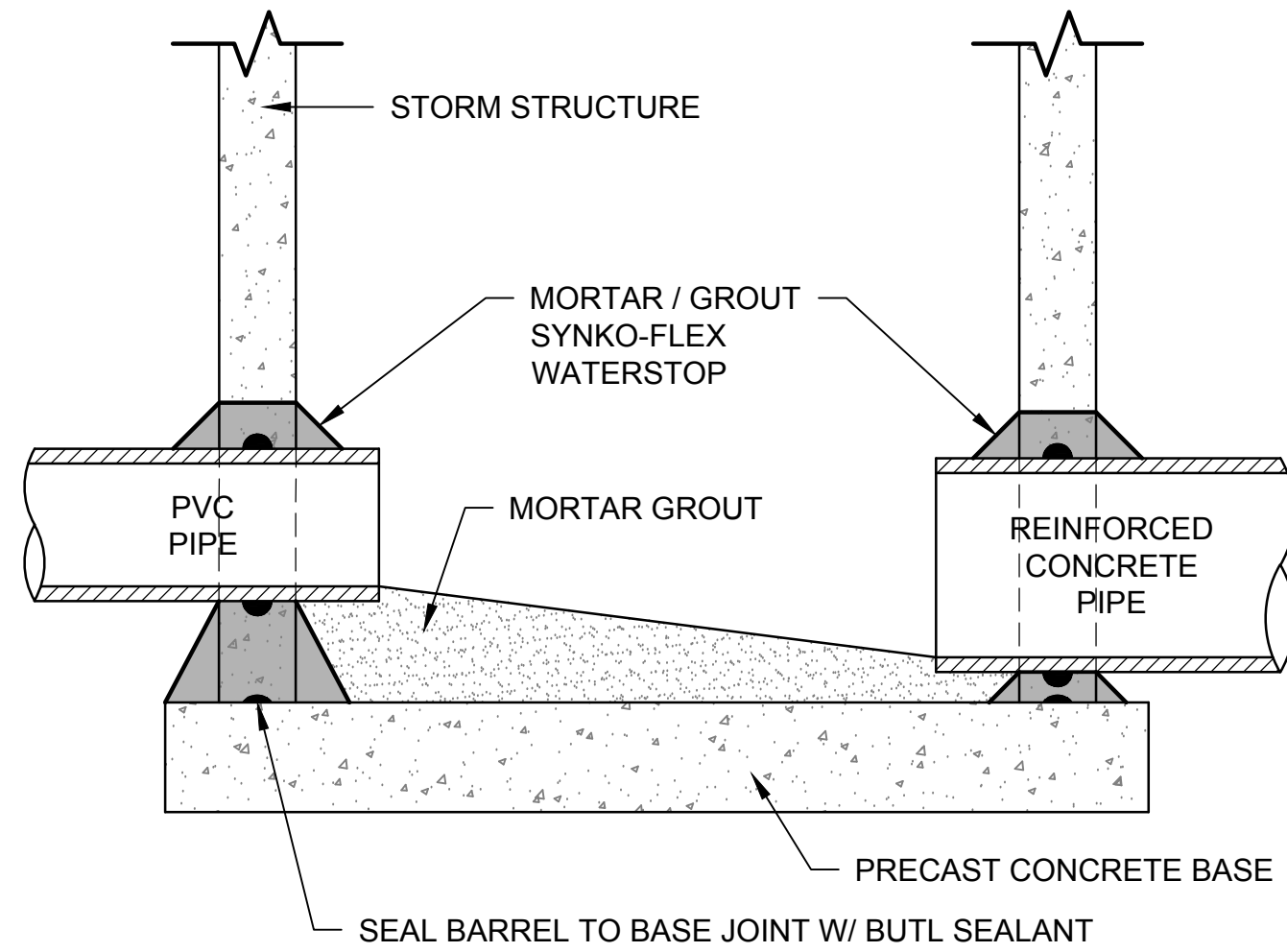
SCALE: NONE



NOTES:
REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN
AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.
① 2\"/>

⑤ HEIGHT OF STRUCTURE MAY BE INCREASED UP TO 1 FT. BY
THE USE OF A PRECAST SECTION OR CONCRETE BLOCK
CONSTRUCTION ABOVE THE CONE SECTION. SEE STANDARD
PLATE 4002 FOR BLOCK CONSTRUCTION.
⑥ AS AN ALTERNATE, BRICK OR CONCRETE BLOCK MASONRY
MAY BE USED. FOR MATERIALS & CONSTRUCTION METHODS,
SEE STANDARD PLATE 4002. CONE SECTION DETAILS OF
4002 DO NOT APPLY.

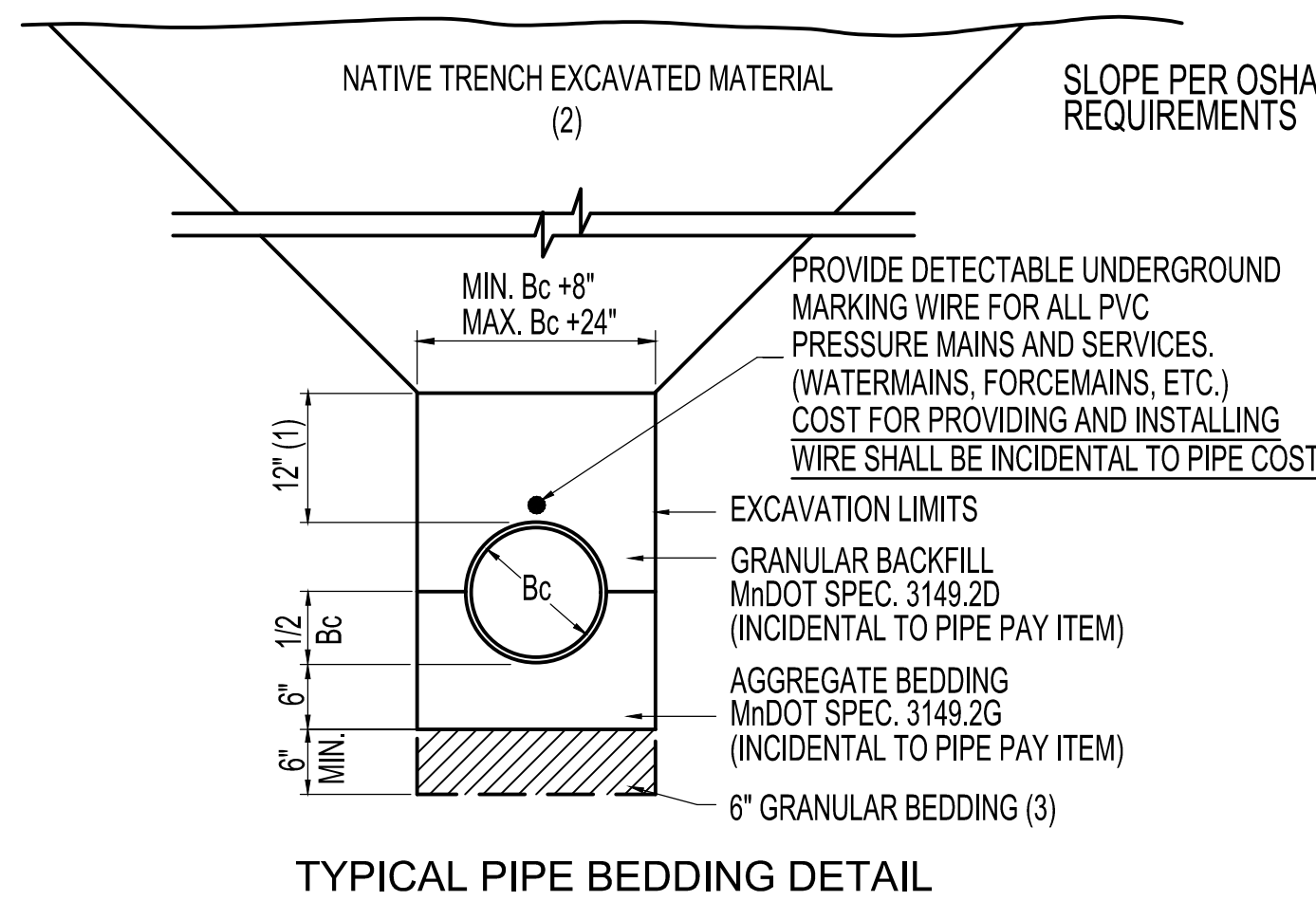
DESIGN G
DESIGN H



PIPE SEALING DETAIL

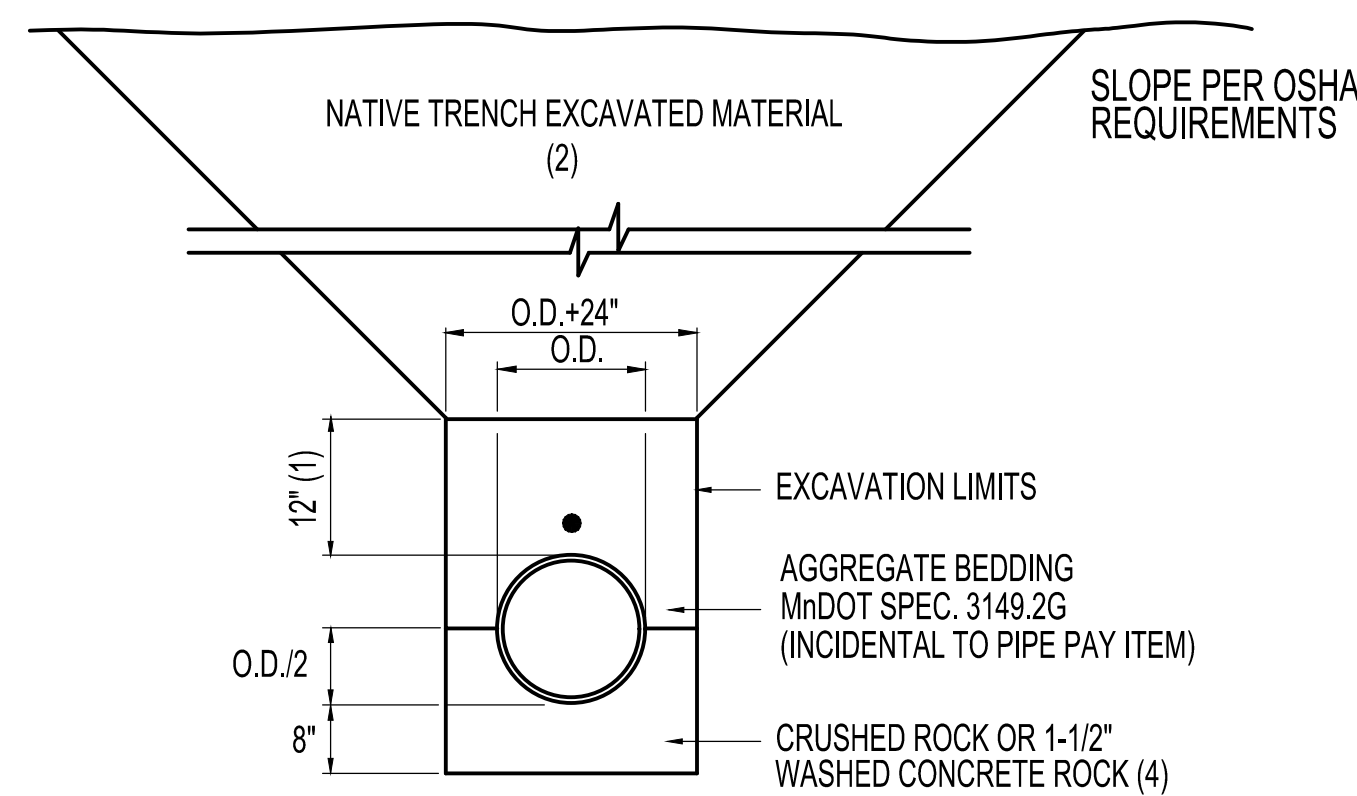
SCALE: NONE

NOTES:
(1) IF THIS DIMENSION DECREASES THE BEDDING CONDITIONS WILL CHANGE. A
HIGHER LEVEL BEDDING CONDITION SHALL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
(2) GRANULAR MATERIAL WILL BE CONSIDERED AS AN INCIDENTAL ITEM.
(3) FOR ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHOULD BE OVER
EXCAVATED A MINIMUM OF 6\"/>



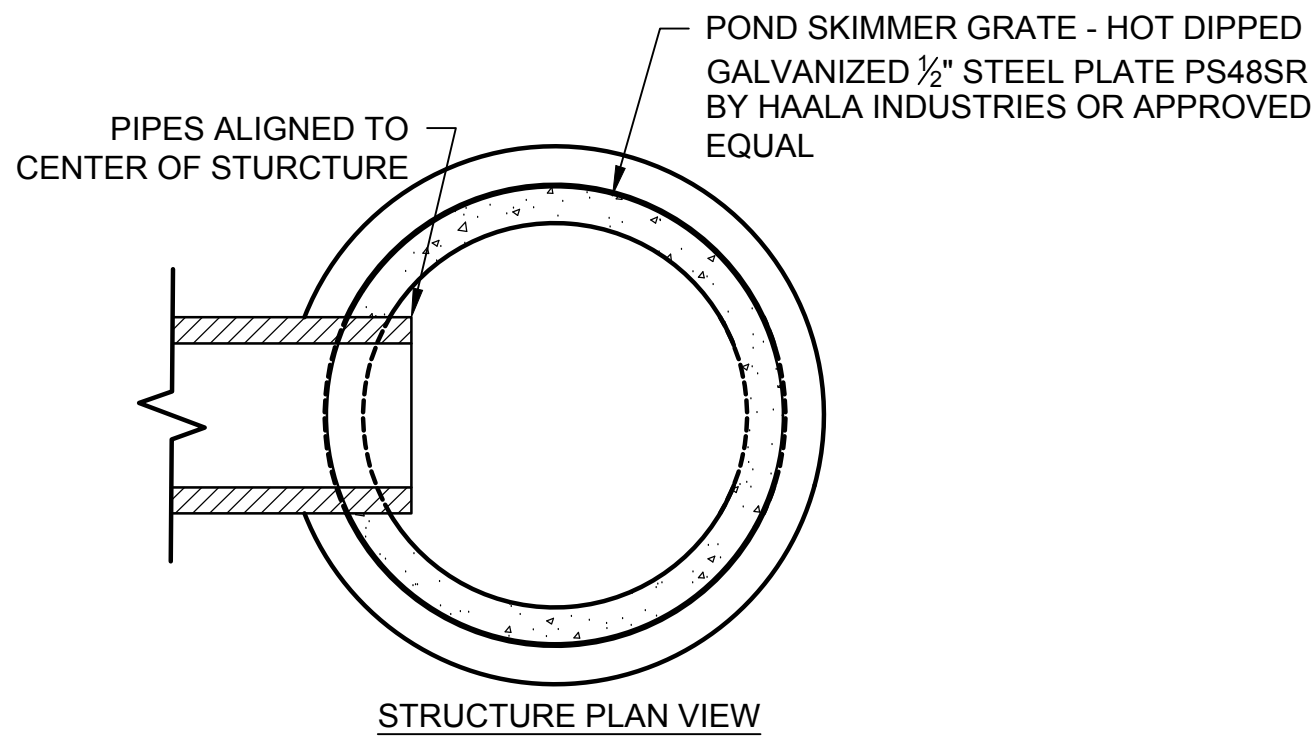
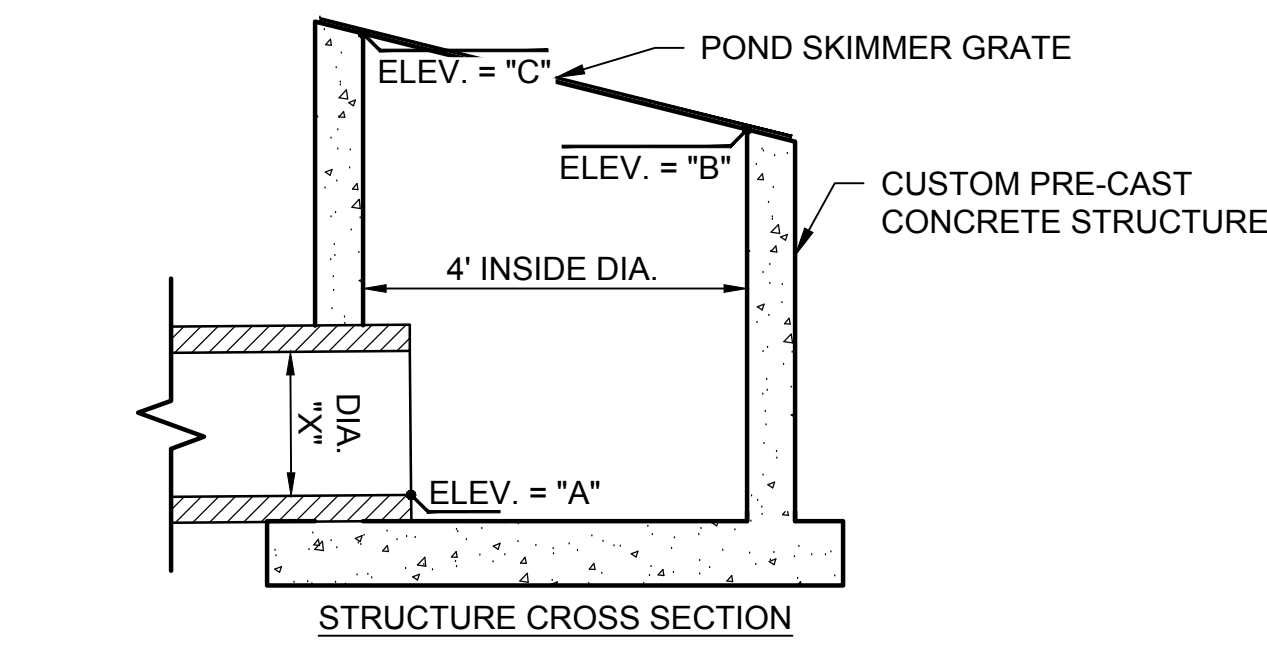
TYPICAL PIPE BEDDING DETAIL

NO SCALE



SPECIAL PIPE BEDDING DETAIL FOR
TRENCH STABILIZATION WHERE REQUIRED

NO SCALE

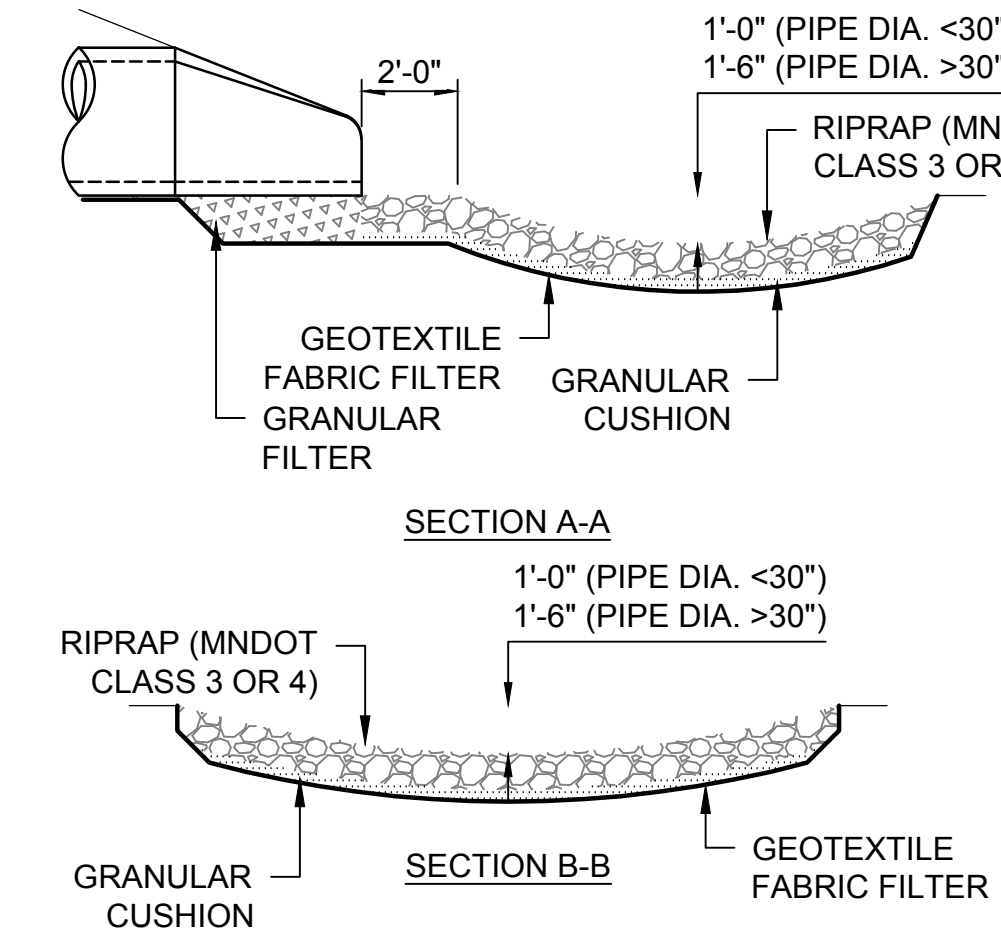
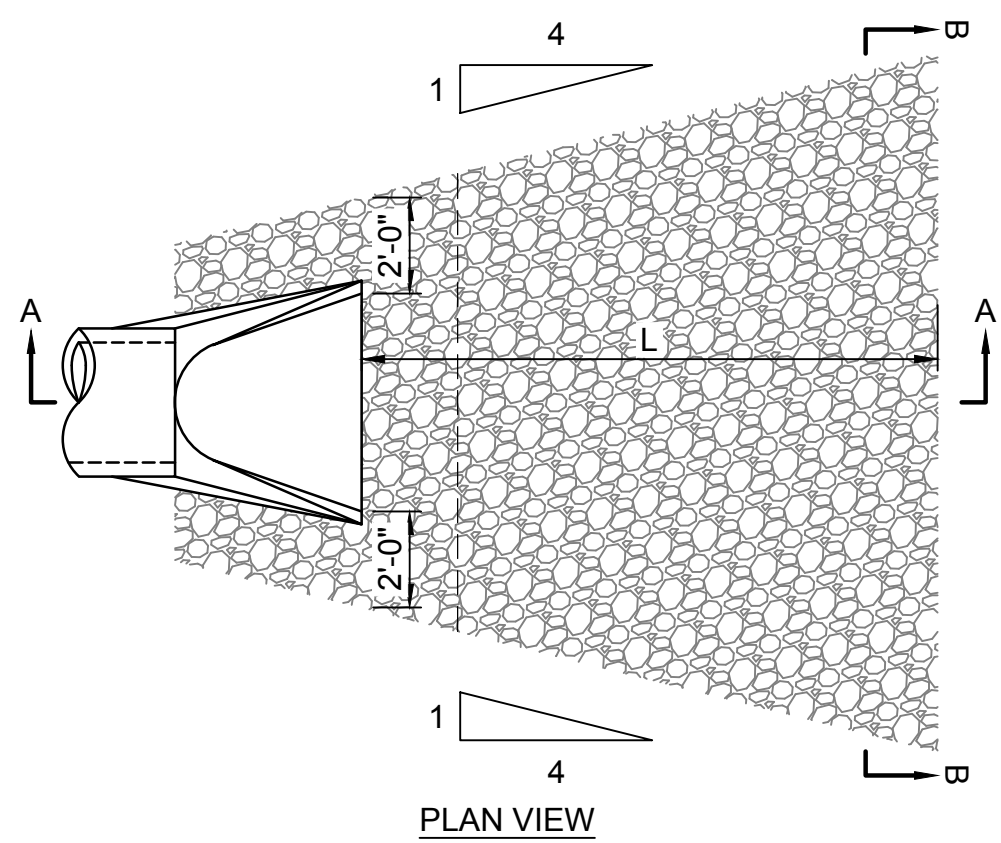


INVERT ELEVATION & SIZE TABLE

ITEM	SIZE OR ELEVATION	DESCRIPTION
A	1205.94	OUTLET PIPE INVERT ELEVATION
B	1209.00	OVERFLOW STRUCTURE ELEVATION LOWER
C	1210.00	OVERFLOW STRUCTURE ELEVATION UPPER
X	12"	OUTLET PIPE DIAMETER

POND OUTLET CONTROL STRUCTURE DETAIL

SCALE: NONE



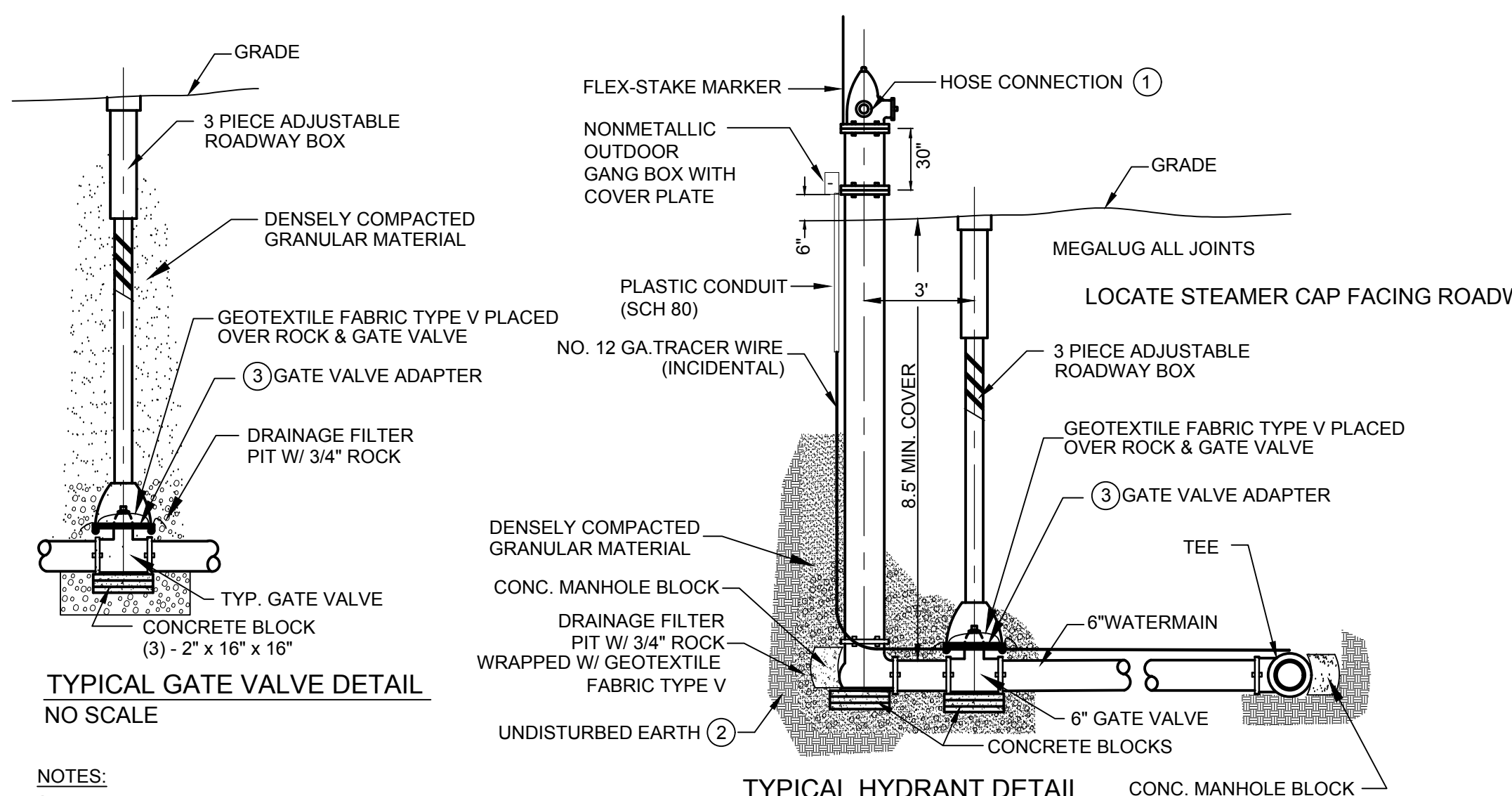
RIPRAP AT RCP OUTLETS DETAIL

SCALE: NONE

RIPRAP LENGTHS	
DIA. OF PIPE (IN.)	LENGTH OF RIPRAP (FT.)
12	8
15	8
18	10
21	10
24	12
27	12
30	14
36	16
42	18
48	20

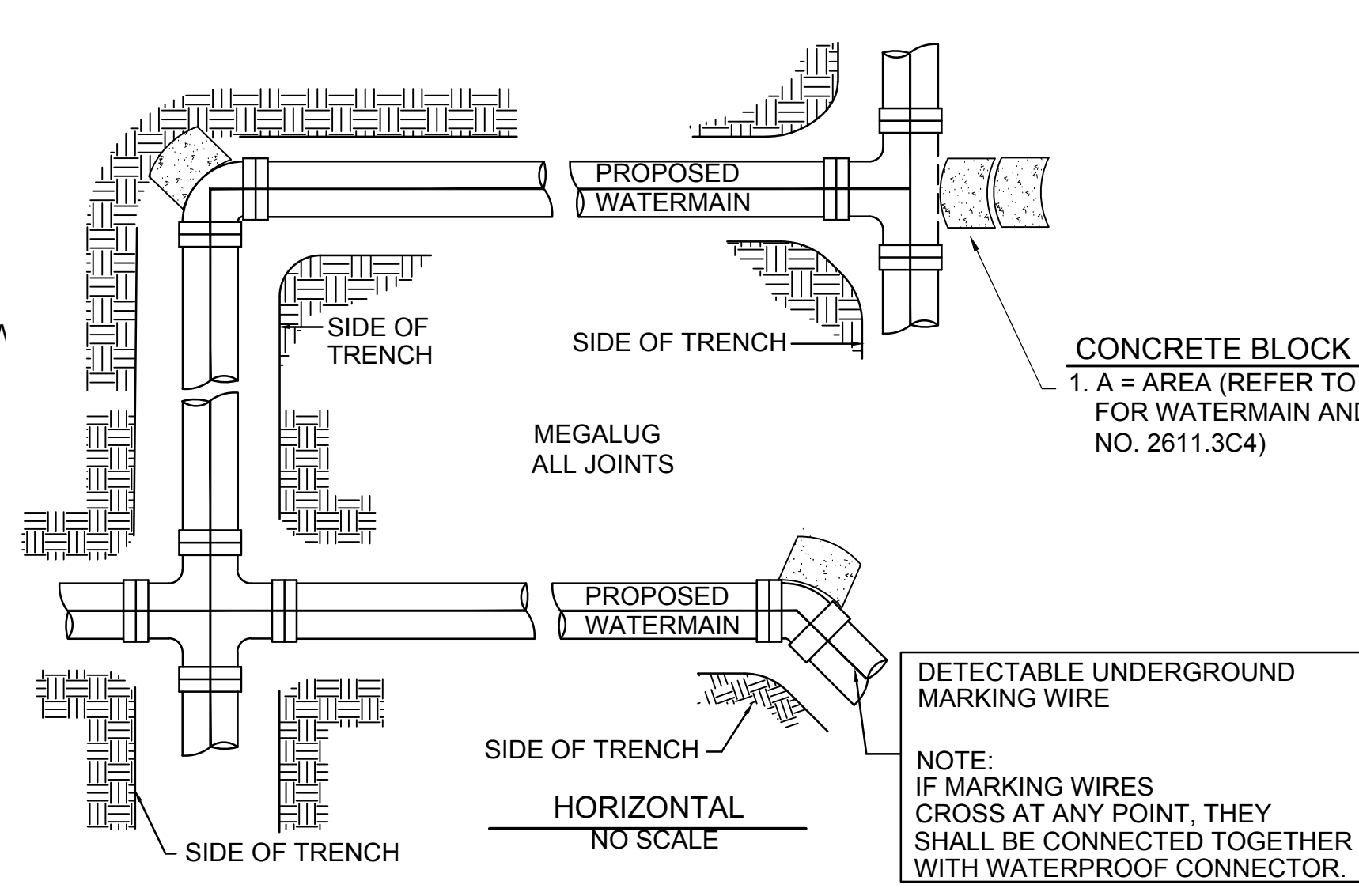
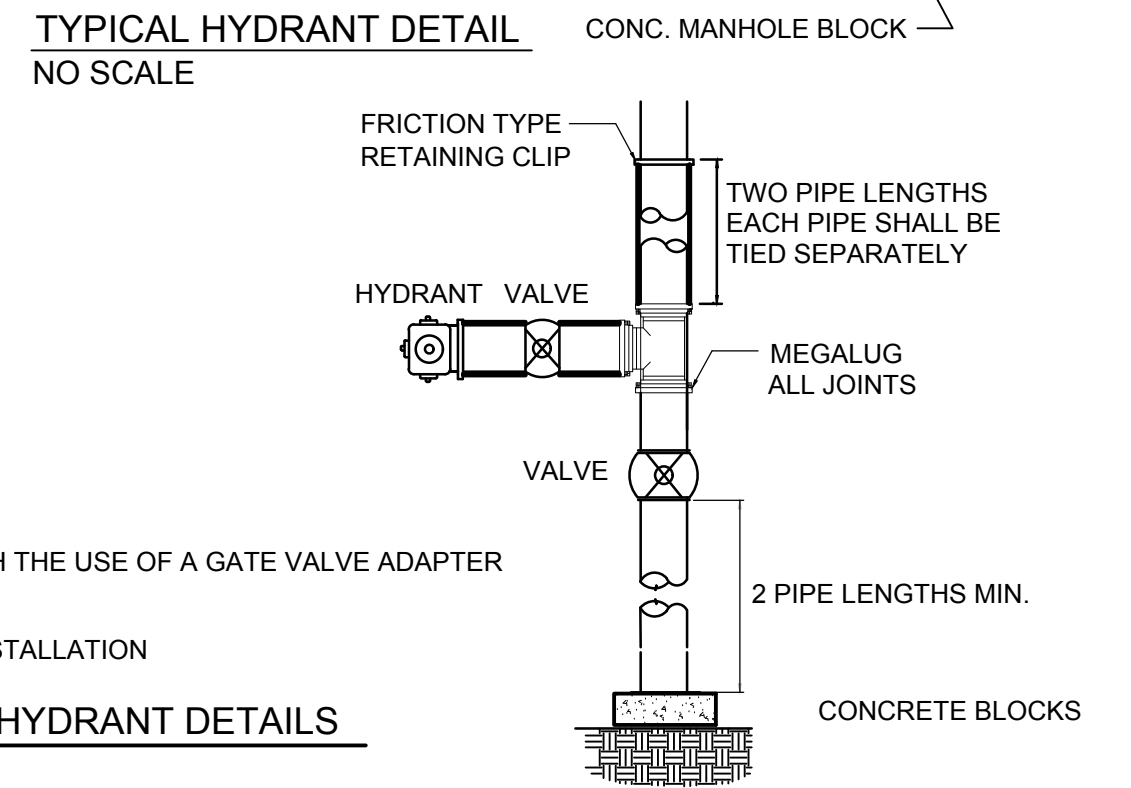
RIPRAP LENGTHS	
SPAN OF PIPE ARCH (IN.)	LENGTH OF RIPRAP (FT.)
22	10
28	12
36	14
43	16
51	18
58	20

NOTES:
1. GEOTEXTILE FILTER, MNDOT SPEC. 3733, SHALL COVER THE BOTTOM & SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.
2. GRANULAR FILTER, MNDOT SPEC. 3601, MAY BE USED AS A CUSHION LAYER, GRANULAR FILTER OR RIPRAP, MNDOT SPSC. 3601, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH.



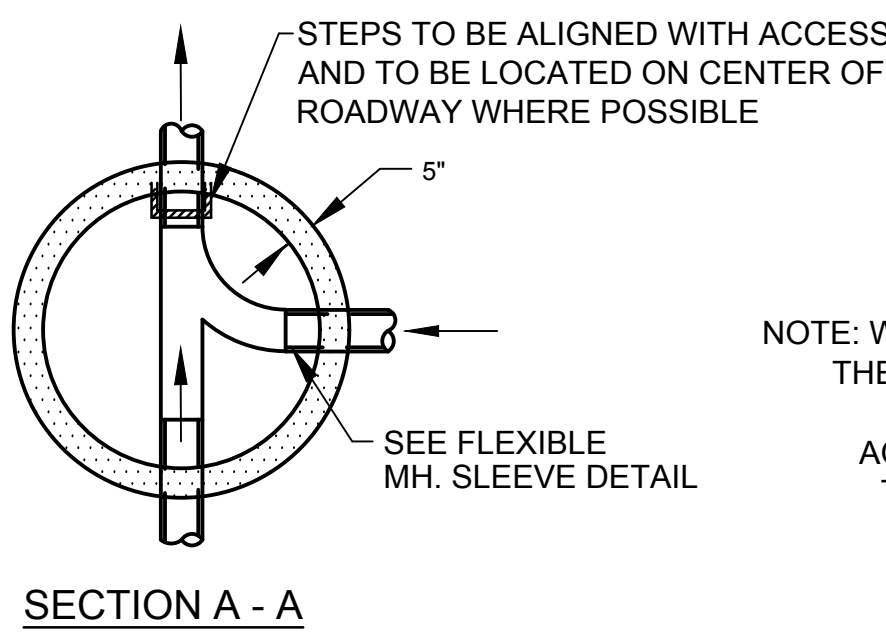
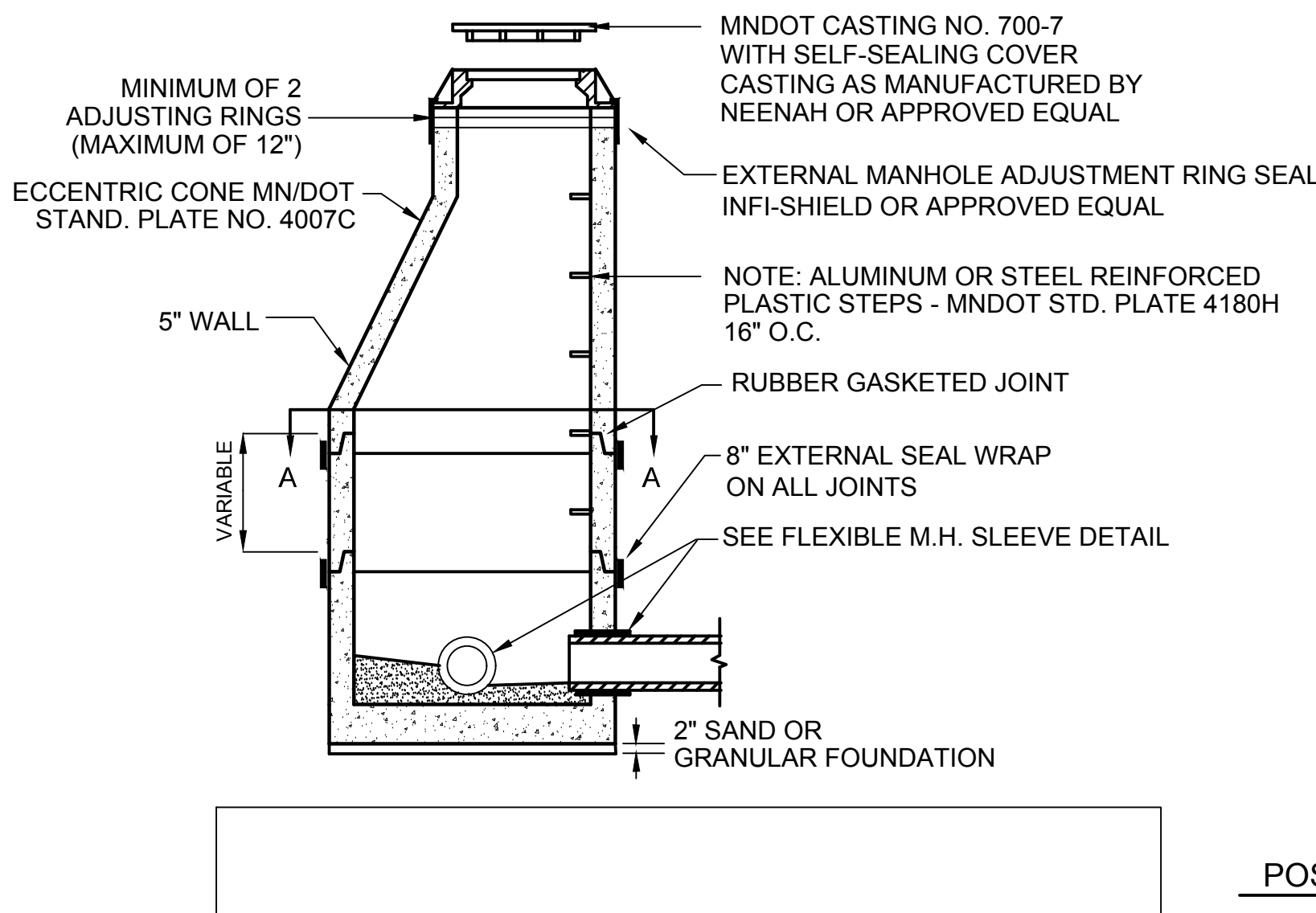
- NOTES:
- 1) VERIFY DIAMETER OF HOSE CONNECTIONS, PUMPER CONNECTION, OPERATING NUT SIZE AND SHAPE, AND CONNECTION THREADING WITH OWNER, FURNISH KEEPER CHAINS.
 - 2) IN IMPERVIOUS SOIL, SUCH AS CLAY, EXCAVATE A DRAINAGE PIT 2' IN DIAMETER, 3' IN DEPTH BELOW HYD BASE & FILL WITH FILTER AGGREGATE. COMPACT UNDER & AROUND HYD. BASE UP TO 6\"/>
 - 3) ALL VALVE BOXES SHALL BE INSTALLED UPON THE GATE VALVE WITH THE USE OF A GATE VALVE ADAPTER AS MANUFACTURED BY ADAPTER INC. OR APPROVED EQUAL. THE GATE VALVE ADAPTER SHALL BE INCIDENTAL TO VALVE AND BOX INSTALLATION

TYPICAL HYDRANT & DEAD END HYDRANT DETAILS
NO SCALE

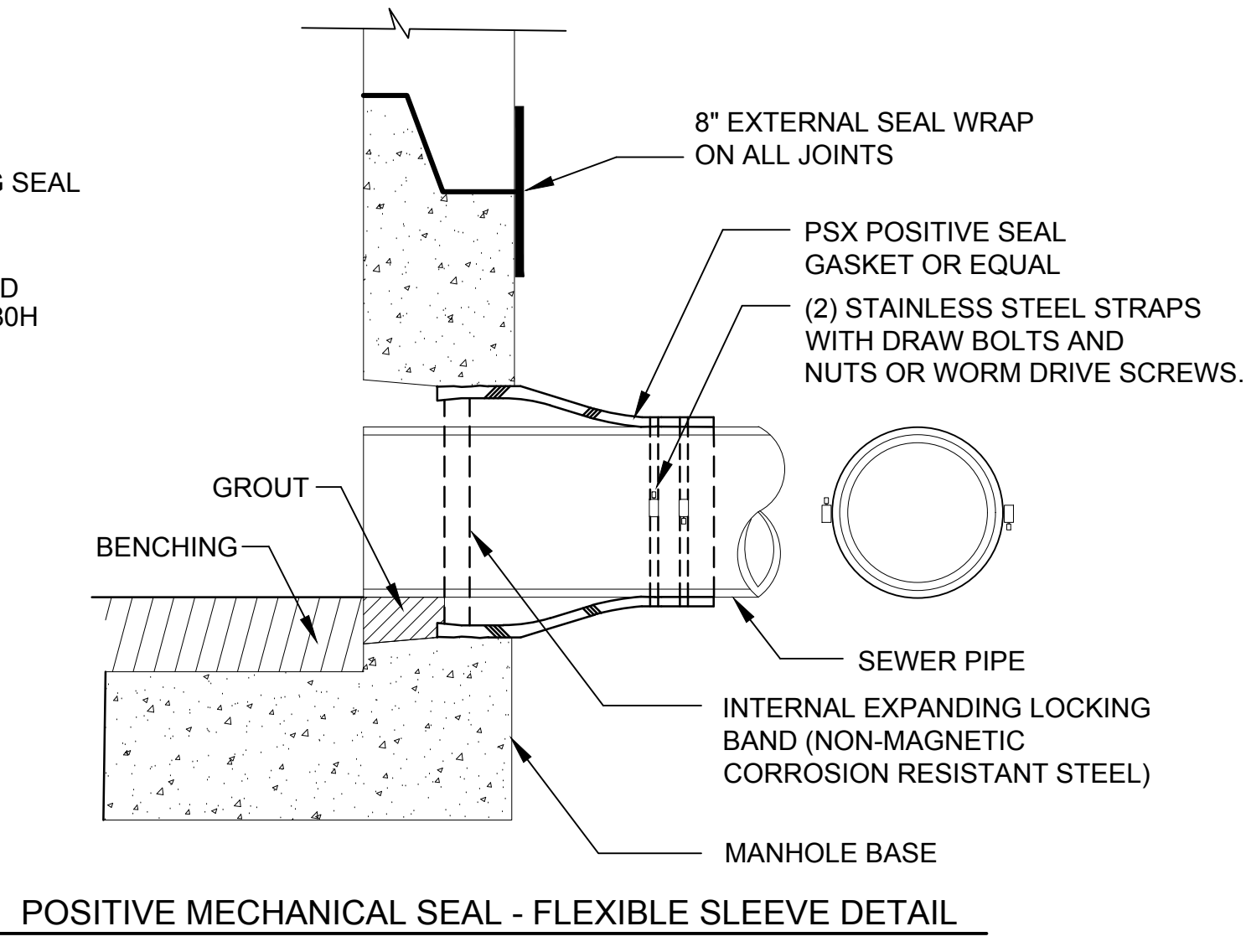


CONCRETE BLOCK NOTES:
1. A = AREA (REFER TO STANDARD SPECIFICATIONS FOR WATERMAIN AND SERVICE LINE INSTALLATION NO. 2611.3C4)

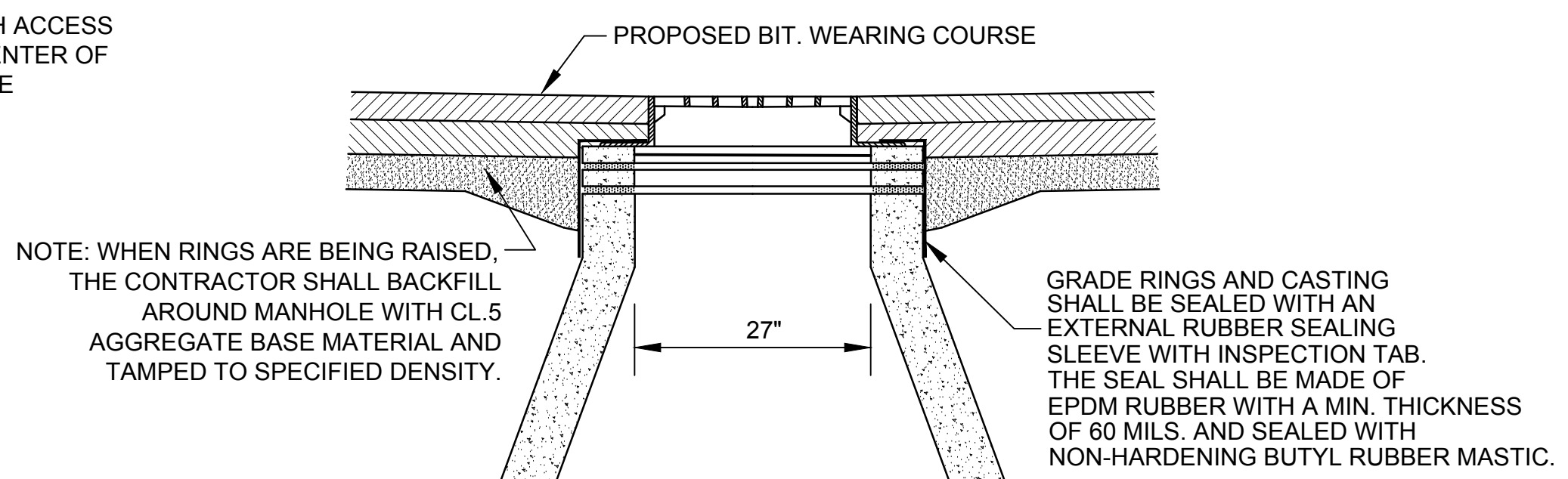
NOTE:
IF MARKING WIRES CROSS AT ANY POINT, THEY SHALL BE CONNECTED TOGETHER WITH WATERPROOF CONNECTOR.



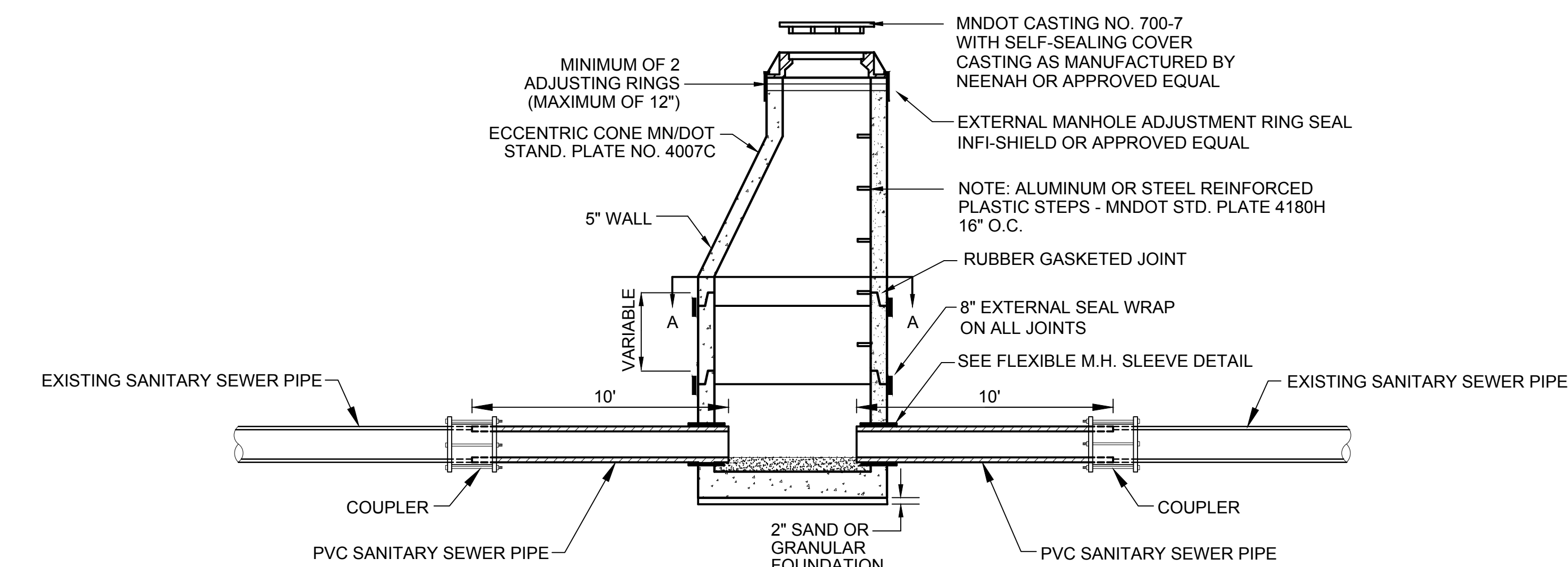
STANDARD PRECAST MANHOLE DETAIL
NO SCALE



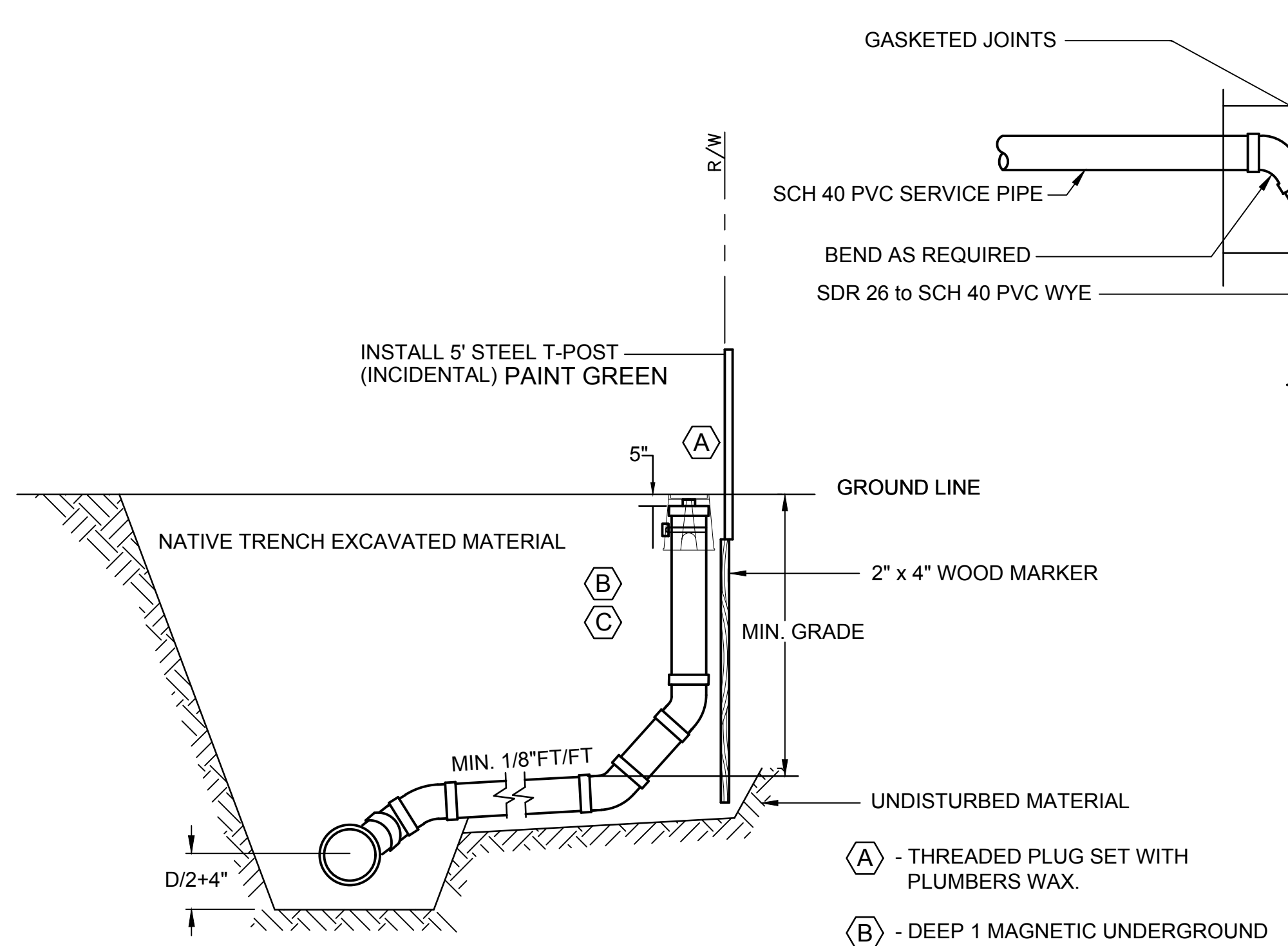
POSITIVE MECHANICAL SEAL - FLEXIBLE SLEEVE DETAIL



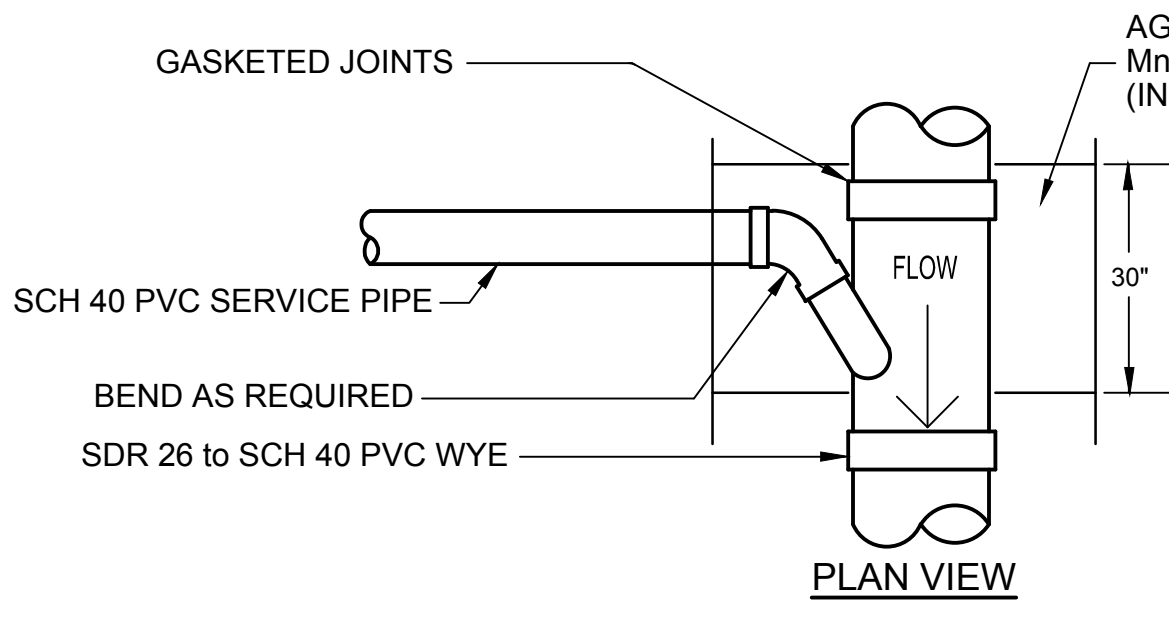
SEALANT DETAIL
SANITARY SEWER MANHOLES - ROADWAYS



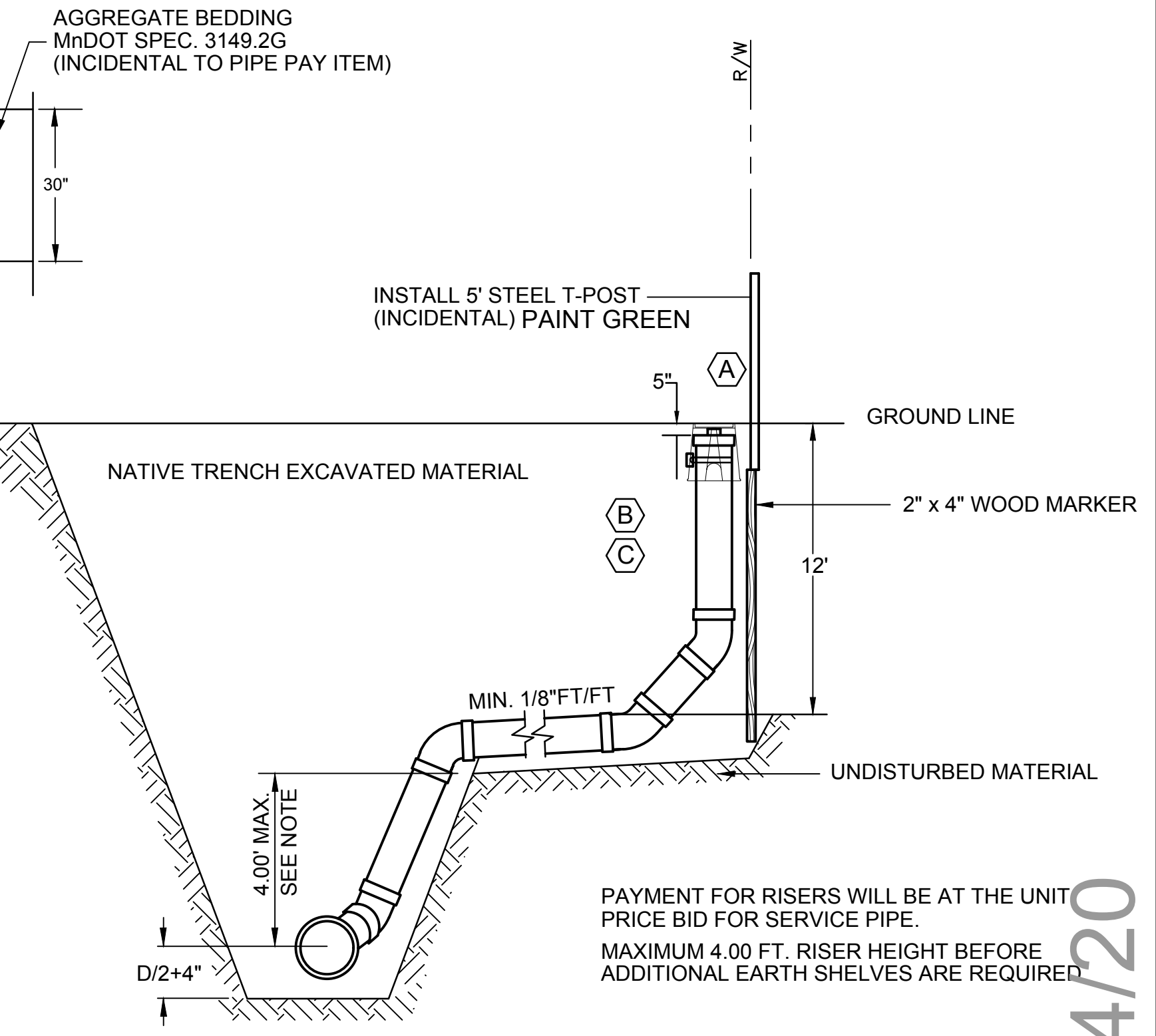
STANDARD PRECAST MANHOLE DETAIL - CONNECT TO EXISTING PIPES
NO SCALE



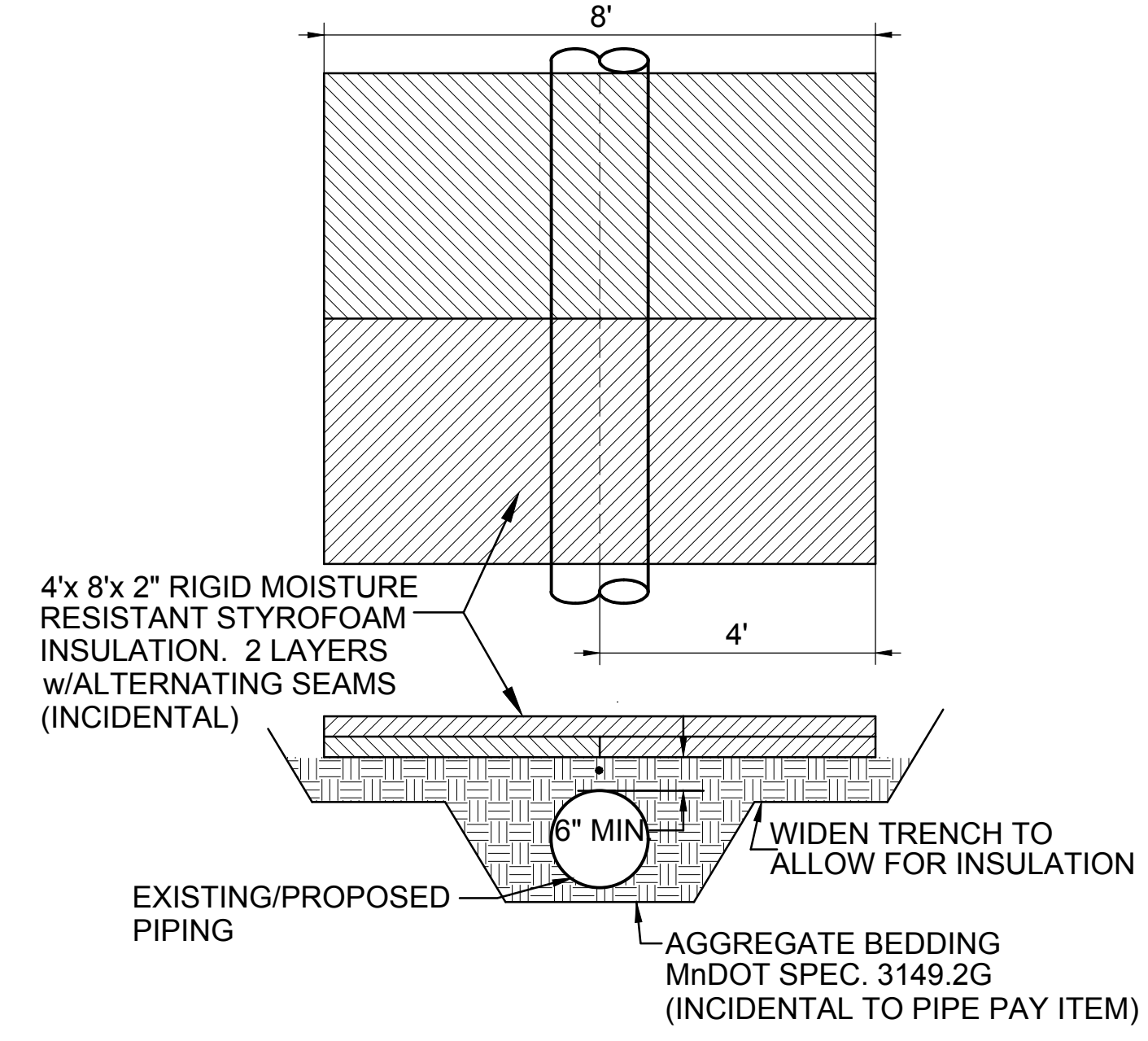
TYPICAL SERVICE CONNECTION
WHERE COVER OVER PIPE IS 12.00 FEET OR LESS.



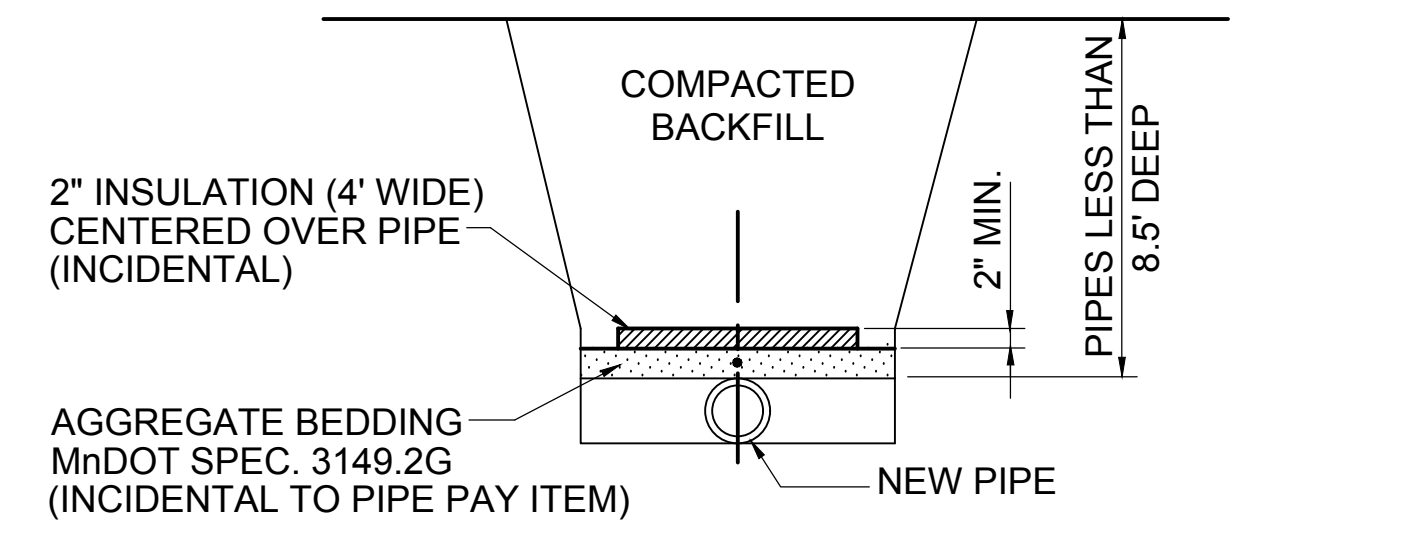
- (A) - THREADED PLUG SET WITH PLUMBERS WAX.
- (B) - DEEP 1 MAGNETIC UNDERGROUND MARKER OR EQUAL, ATTACHED WITH STAINLESS STEEL BAND CLAMP
- (C) - 6\"/>



TYPICAL SERVICE CONNECTION
WHERE COVER OVER PIPE IS GREATER THAN 12.00 FEET



NOTE: INSULATE ANY PIPING WITH LESS THEN 8.5' COVER
PIPE WITH LESS THAN 6' COVER.



NOTE: INSULATE ANY PIPING WITH LESS THEN 8.5' COVER
PIPE WITH MORE THAN 6' COVER AND LESS THAN 8.5 COVER

PIPE INSULATION DETAIL
NO SCALE

Project Name:



BRAINERD HIGH SCHOOL SOUTH CAMPUS REMODEL

Project Location:
400 QUINCE STREET
BRAINERD, MN

©2019 ICS Consulting
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT ONLY. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PERMISSION OF ICS Consulting.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

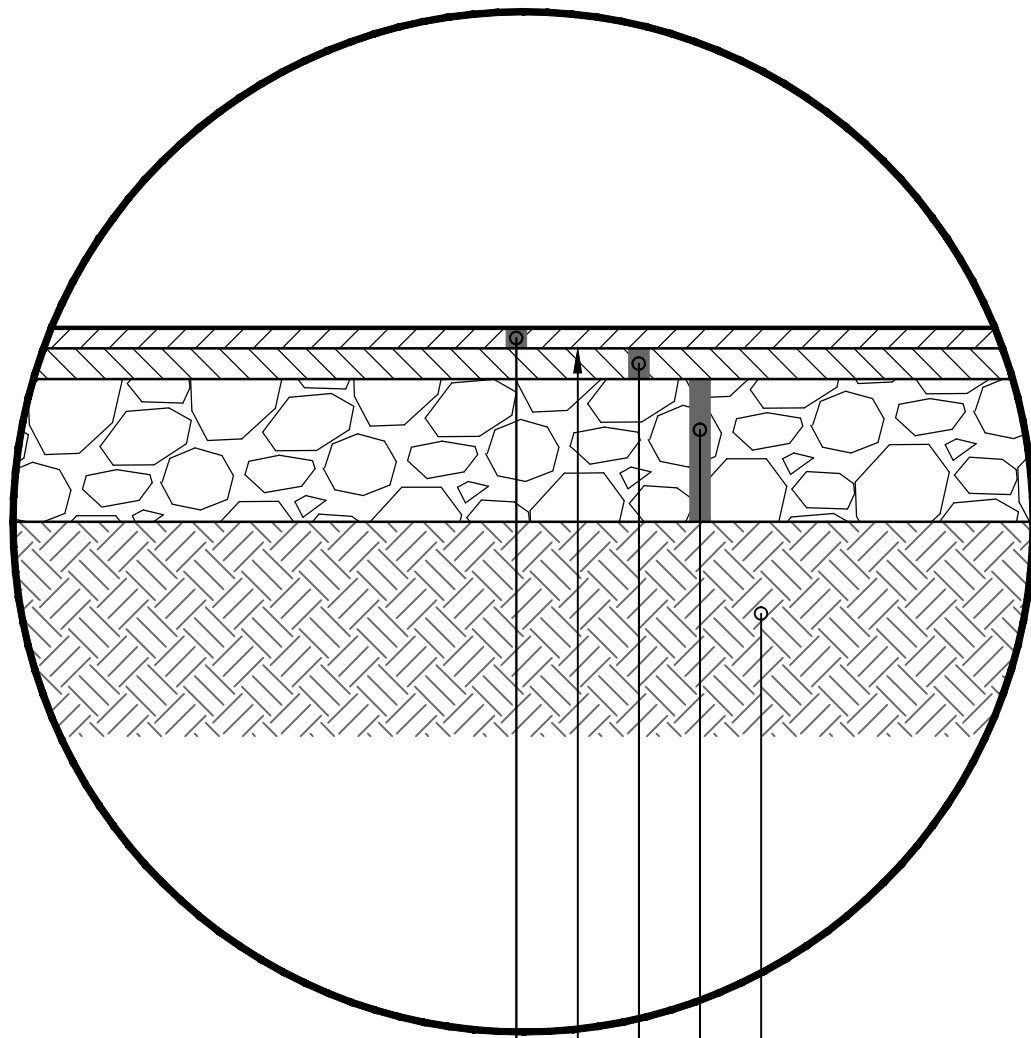
Signature:
Printed Name: **TIMOTHY T. RAMERTH**
Date: **MM/DD/YYYY** Reg. No. **41966**

Project Information:
Project No. : **028180083.030**
Drawn By : **JWR**
Checked By : **TTR**
Date : **NOVEMBER 2020**
File Name:

Sheet Title:
CIVIL DETAILS

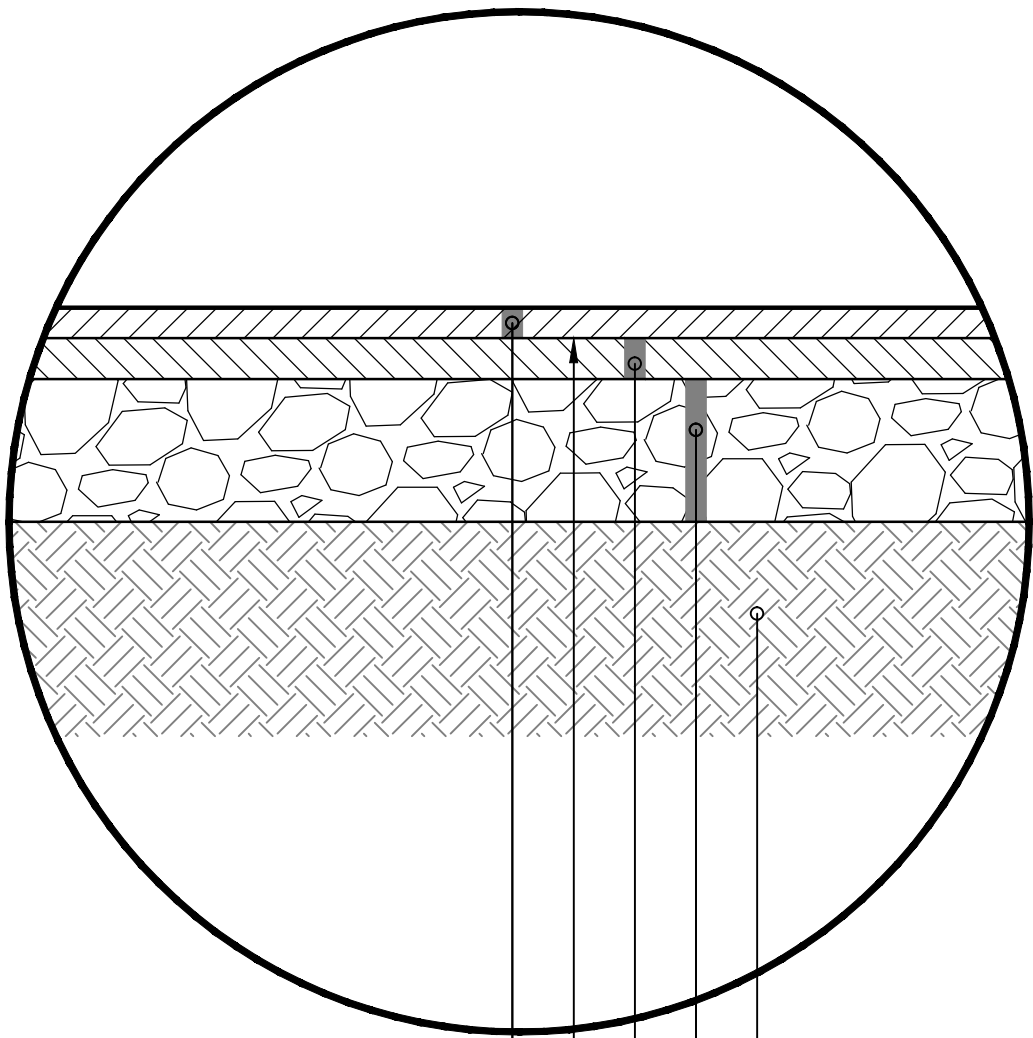
Sheet Number:
C2.04

CUP SUBMITTAL - 11/04/20



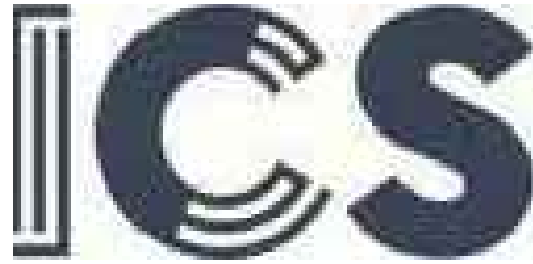
1 1/2" BITUMINOUS WEARING
COURSE SPWEA 340C
BITUMINOUS MATERIAL FOR TACK COAT
1 1/2" BITUMINOUS NON-WEARING COURSE SPWEA 340C
6"AGGREGATE CLASS 5
SCARIFY & COMPACT SUBGRADE

LIGHT DUTY BITUMINOUS PAVING SECTION
SCALE: NONE



2" BITUMINOUS WEARING
COURSE SPWEA 340C
BITUMINOUS MATERIAL FOR TACK COAT
2" BITUMINOUS NON-WEARING COURSE SPWEC 340C
8"AGGREGATE CLASS 5
SCARIFY & COMPACT SUBGRADE

HEAVY DUTY BITUMINOUS PAVING SECTION
SCALE: NONE



WIDSETH



www.woldae.com | 651.227.7773

Project Name:



BRAINERD HIGH
SCHOOL SOUTH
CAMPUS
REMODEL

Project Location:
400 QUINCE STREET
BRAINERD, MN

©2019 ICS Consulting
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT ONLY. THEY
ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT
THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF ICS Consulting.

I hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision, and that I am a duly
Licensed Architect under the laws of the
State of Minnesota.

Signature: _____
Printed Name: TIMOTHY T. RAMERTH
Date: MM/DD/YYYY Reg. No.:41966

Project Information:
Project No. : 028180083.030
Drawn By : JWR
Checked By : TTR
Date : NOVEMBER
2020
File Name:

Sheet Title:
CIVIL DETAILS

Sheet Number:
C2.05

CUP SUBMITTAL - 11/04/20

STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

Project Location:

Brainerd High School is an existing school facility located North West of the intersection of South 5th St and Quince St in Brainerd, Minnesota. A site location map has been provided detailing the location of the proposed improvements

Existing Site Description:

The site consists of a school, bituminous parking surface, concrete walks, sports fields and surfacing, and grass. The school property is accessed by South 5th St and Quince St. The site currently drains in all directions into City storm sewer system and a stormwater basin located near the sports fields.

Proposed Site Description:

The proposed improvements consist of multiple additions to the main building, new sidewalks, additional parking for students and staff and a stormwater basin. The property is approximately 67.4 acres in size and maintains approximately 25.5 acres of that in impervious surface coverage. There will be residential houses removed along with the Lincoln Education Center. Under the proposed conditions, the site will maintain approximately 26 acres of impervious surface coverage. The total area of impervious surface will increase but will be less than one acre of new impervious surface coverage. Stormwater treatment is required not required from an NPDES standpoint, however, the City of Brainerd has stormwater regulations that require stormwater treatment for the proposed improvements. An infiltration basin will be constructed as part of the proposed improvements on the south side of the proposed parking on the east side of South 5th Street to reduce the peak runoff rates to the existing stormwater infrastructure in South 5th Street. The infiltration basin has been maximized to the extent possible and will retain a runoff volume equivalent to 3.81" of runoff from the contributing drainage area or 1" of runoff from 0.5 acres of impervious surfaces. The runoff estimates are based on Atlas 14 rainfall data. A stormwater management plan has been developed and is available upon request and shall be considered part of this SWPPP. The total land disturbance will be approximately 17.0 acres.

The project will be disturbing more than 5 acres; however, disturbed areas will not be draining to a single discharge point to exceed 5 acres; therefore, temporary sediment control basins are not needed.

The proposed site consists of Grayalm Loamy Sand, Lougee-Barber-Guida Complex, and Zimmerman-Urban Land Complex. The existing and proposed drainage areas will be altered by the proposed development and onsite stormwater infiltration will be utilized to offset the increased impervious surface, based on City stormwater regulations. Only small modifications will be incorporated to the interior drainage area boundaries to maximize the amount of runoff that will be directed to the infiltration basin constructed.

Runoff will not be pretreated prior to entering the infiltration basin, as there will be inadequate room to facilitate such measures.

Receiving Waters:

Water Body ID	Water Body Name	Type	Special Water	Impaired Water
N/A	Mississippi River	River	Y	Y

Dates of Construction:

The project will be started Summer 2019, with construction being completed in Fall 2022.

Contact Information:

Owner:

ISD 181
Contact: Laine Larson
Address: 804 Oak Street
Brainerd, MN 56401
Email: laine.larson@isd181.org
Phone: (218) 454-6900

Contractor:

[Company] TBD
[Contact]
[Address]
[City, State Zip]
[Email]
[Phone]

Estimated Erosion Prevention and Sediment Control Quantities

Item	Estimated Quantity
Stabilized Construction Entrances	5 EA
Seeding	2 AC
Category 3 Erosion Control Blanket	1870 SQ.FT.
Silt Fence	2650 LIN. FT.
Riprap	20 CU.YD

Dewatering:

It is anticipated that dewatering will be required during portions of the utility installation. The discharge for dewatering can be directed to the city storm sewer system, but measures shall be taken so that erosion does not occur at the discharge of the dewater pipe.

Total disturbed area within project areas are as follows:

Project Disturbed Area =	14 AC
Existing Impervious =	8.2 AC
Proposed Impervious Area =	9.6 AC
Temporary Seeding =	14 AC

Unique Storm Water Management Features

The Mississippi River is within one mile of the project site and will receive stormwater runoff from the site. The Mississippi River has been identified as a special water and has an impairment in this section. Sections 23.98, 23.10 and 23.11 apply to this permit and have been incorporated herein.

TMDL Implementation Plans Containing Storm Water Requirements

No TMDL Implementation Plans currently exist for the receiving waters on this project.

Long Term Maintenance

Brainerd ISD 181 will be responsible for the long-term maintenance of the infiltration basin practices. The infiltration basin shall be inspected annually. The infiltration basin shall be cleaned and restored to design grade after one half of the storage volume has been filled with sediment. The outlet shall be monitored and repaired for any erosion or defects that may develop.

Erosion Control Supervisor Requirements

The Contractor must identify an Erosion Control Supervisor (ECS) who is knowledgeable and experienced in the application of erosion and sediment control Best Management Practices (BMP's). The ECS must work with the Contractor to oversee and implement the SWPPP, and the installation, inspection, and maintenance of erosion and sediment control BMP's before, during and after construction. The Contractor/ECS is required to comply with the training requirements in Part III.A of the NPDES Permit. The permittee(s) shall ensure that employees are properly trained in the following areas with certification proof provided at the pre-construction conference.

SWPPP Preparation:

Name: Timothy T. Ramerth
Dates of Training: January 29, 2018
Instructors Name providing Training: John Chapman, Rebecca Forman
Content of Training (incl. hours): Erosion and Stormwater Management Certification - 6 hours
Certification Expires: 5/31/2021

Site Manager:

Name: _____
Dates of Training: _____
Instructors Name providing Training: _____
Content of Training (incl. hours): _____

BMP Installer:

Name: _____
Dates of Training: _____
Instructors Name providing Training: _____
Content of Training (incl. hours): _____

The Contractor/ECS shall develop a chain of responsibility with all operators on the site to ensure that the SWPPP will be implemented and stay in effect until the project site has undergone Final Stabilization in accordance with Part IV.G of the NPDES Permit and a Notice of Termination (NOT) has been submitted to the MPCA in accordance with Part I.I.C of the NPDES Permit. The Contractor/ECS must routinely inspect the entire construction site at least once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inch in 24 hours. The Contractor shall take action to eliminate any deficiencies found during these inspections and contact the MPCA if contaminated stormwater has reached any surface water. The Contractor must provide 2 rain gauges to be installed on the construction site. Inspections, maintenance and documentation must be in accordance with the NPDES Permit Part I.V.E. See Part II.D of the NPDES Permit for record retention requirements. Copies of the inspection records are to be submitted to the Engineer.

The Contractor/ECS must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMP's, designed to correct problems or address situations in accordance with Part III.A.5 of the NPDES Permit.

Individual Site Plans will be required by the E.C. Supervisor as deemed necessary. Refer to MnDOT 1717.

A daily inspection log will be required by the E.C. Supervisor of all sediment, erosion and materials on site (ie: chemicals, etc.). This log shall be presented daily to the observer on site and kept current.

The E.C. Supervisor shall provide an inlet staging schedule and protection plan for the entire project. This plan and schedule shall be presented to the engineer at the pre-construction conference. Minimum requirements of the plan and schedule shall include:

- date of proposed inlet protection device installation
- protection device utilized
- estimated duration of device in operation
- schedule of subsequent devices that will be utilized for inlet protection

The contractor shall have a petroleum release plan and shall have all necessary materials on hand to implement the plan. All employees shall be trained in implementation of the plan. The MPCA shall be informed of any petroleum spills.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

Construction Practices to Minimize Storm Water Contamination

- Stockpiles should be constructed away from slopes and natural drainage ways.
- Collected solid waste, sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- No construction materials can be buried on site.
- Licensed sanitary waste management handler must dispose of sanitary waste.
- Fertilizers must be stored in covered locations.
- Restricted access to chemical storage areas must be provided to prevent vandalism.
- All chemicals must be stored in locked containers when not in use.
- Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge
- Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- Vehicles must be monitored for leaks and preventative maintenance scheduled.
- Spill kits must be available during equipment fueling and maintenance operations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.
- Asphalt substances must be applied according to manufactures recommendations.
- Spray guns must be cleaned on removable surfaces such as tarpaulins.
- Contractor/Erosion Control Supervisor must make a spill response plan before the application of any chemical that may be harmful to the environment.
- All spills must be reported immediately. Spill cleanup materials must be available on site. Material shall include but not limited to brooms, mops, rags, gloves, absorbent material, sand plastic and metal containers. Spills that reach storm water conveyance systems connected to a Water of the State must be immediately reported to the MPCA State Duty Officer.
- Contractor must control weeds on the entire project site.
- Form release oil must be applied over a pallet covered with absorbent material to collect excess fluid. The absorbent material shall be replaced when saturated.
- Dust control must be provided as conditions warrant.
- If this project is not stabilized before winter conditions stop construction activities, it shall be the contractor's responsibility to ensure sediment does not reach a water of the state. A written plan of this activity shall be presented to the engineer 1 month before expected project shut down for the season occurs. This plan shall include but not be limited to:
 - date of proposed bmp employment
 - duration of bmp's employed
 - schedule of subsequent bmp's employed

Temporary and Permanent Erosion Control Practices

BMP's proposed for temporary and permanent erosion control are shown on the erosion control plan sheets and are further identified as follows:

Temporary Erosion Control Methods

All disturbed soil areas shall be temporarily mulched with Type 1 mulch within 7 days if the area is not being actively worked. Temporary seed mix 22-111 at a rate of 31 lbs/ac of Pure Live Seed will be used only in cases where disturbed soil areas are anticipated to remain unworked in excess of 7 days prior to placement of Type 1 mulch at 2 tons per acre.

Permanent Erosion Control Methods

Permanent erosion control will be achieved by using Seed Mixture 25-131 at a rate of 220 lbs/ac of Pure Live Seed, Type 1 Commerical Grade Fertilizer with a composition of 10-10-10 at a rate of 300 lbs/ac, and Hydraulic Soil Stabilizer, Type 5 at a rate of 2100 lbs/ac on all disturbed construction areas.

Temporary Sediment Control Methods

Silt fence or windrowed topsoil will be used as the primary control. Biorolls will be used as secondary control along each side of roadway at all low points and areas of high velocity drainage to prevent sediment from draining off roadway.

Rock construction entrances shall be placed at all locations construction vehicles will be exiting the project area.

Unique Environmental Concerns

There are wetlands that are adjacent to the project. Special care shall be taken to minimize impacts to the surrounding wetlands.

Timing of BMP Installation

Erosion and sediment control BMP's must be installed as necessary to minimize erosion from disturbed surfaces and capture sediment onsite. All BMP's must conform to 2018 Permit Reference 8 and 9 of the NPDES Permit.

Erosion Prevention Practices

The Contractor/ECS is responsible for the Erosion Prevention Practices contained in Part IV.B of the NPDES Permit. The Contractor/ECS must plan for and implement appropriate construction phasing, vegetative buffer strips, horizontal slope grading and other construction practices that minimize erosion. The location of areas not to be disturbed must be delineated (marked) on the development site before work begins.

All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.

The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the construction site, must be stabilized within 200 lineal feet from the property edge, or from the discharge into any surface water. Stabilization must be complete within 24 hours after connecting to surface water.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

Sediment Control Practices

The Contractor/ECS is responsible for the Sediment Control Practices contained in Part IV.C of the NPDES Permit. Sediment Control Practices must be installed on all down gradient perimeters before any upgradient land disturbing activities begin. There shall be no unbroken slope length greater than 75 feet for slopes with a grade of 3:1 or steeper. These practices must remain in place until Final Stabilization has been established in accordance with Part IV.G of the NPDES Permit.

The timing of installation of Sediment Control Practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Short-term activities must be completed as quickly as possible and the practices must be installed immediately after the activity is completed. However, the Sediment Control Practices must be installed before the next precipitation event even if the activity is not complete.

All storm drain inlets must be protected by appropriate BMP's during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be removed if a specific safety concern has been identified and the procedure in Part IV.C.4 of the NPDES Permit is followed.

Temporary soil stockpiles must have super duty silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduit and ditches unless there is a bypass for stormwater.

Vehicle tracking of sediment from the construction site must be minimized by BMP's such as stone or wood chip pads, concrete or steel wash racks, or equivalent systems. Street sweeping with collection must be used if such BMP's are not adequate to prevent sediment from being tracked onto the street (see Part IV.E.4.d of the NPDES Permit).

Dewatering related to the construction activity must comply with Part IV.D of the NPDES Permit. Dewatering discharge that may have turbid or sediment laden discharge must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible and BMP's must be

implemented to prevent water containing sediment or other pollutants from being discharged to a Water of the State.

Contractor may construct temporary sedimentation basins in accordance with Part III.B of the NPDES Permit.

Pollution Prevention:

Each contractor on site is individually responsible for maintaining a clean and safe work site. The person responsible shall dispose of all solid waste properly and in compliance with the MPCA disposal requirements. Solid waste includes but is not limited to: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris. The person responsible shall be responsible for all hazardous materials during construction. Oil, gasoline, grease, paint and other hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks and unwanted discharges. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in accordance with the MPCA regulations. External washing of trucks and other construction equipment is prohibited on this project site.

Concrete washout site: all liquid and solid wastes generated by concrete washout operations must be contained in a leak proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter the ground water is considered an impermeable liner. Another option to provide an impermeable basin in sandy soils is to construct a basin 18 inches deep with a minimum size of 12 feet by 14 feet. The basin should then be lined with a 10-mil poly liner that is secured on the perimeter. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with the MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

The following telephone numbers are provided for assistance to the contractors and are not necessarily comprehensive; it is the responsibility of the individual contractor to make sure of proper notification.

Poison Control (800) 222-1222
24 Hour Spill Emergency (800) 422-0798

Payment

Cost for permanent and temporary erosion and sediment control measures shown on the plans will be included in lump sum bid prices. The costs to maintain and remove these devices shall be incidental to the bid. The cost for temporary seeding, soil stabilization, or any additional temporary erosion and sediment control devices shall be paid according to MN/DOT Spec. 2573.4 or 2575.5 as applicable. All costs for documentation required by the Permit shall be incidental to other items unless a specific bid item is established.

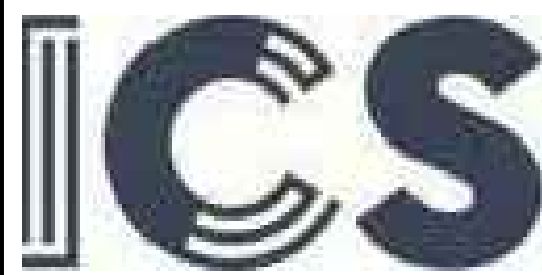
Contacts

Agency	Permit	Name	Phone Number
MPCA	NPDES	Jeremy Sanoski	(218) 316-3888
Brainerd	City	Paul Sandy	(218) 828-2307
SWPPP Design	WSN	Tim Ramerth	(218) 316-3653
EC Supervisor			

Amendments to the SWPPP:

Date:

- 1.
- 2.
- 3.
- 4.
- 5.



WIDSETH



www.woldae.com | 651.227.7773

Project Name:



BRAINERD HIGH SCHOOL SOUTH CAMPUS REMODEL

Project Location:
400 QUINCE STREET
BRAINERD, MN

©2019 ICS Consulting
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT ONLY. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF ICS Consulting.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

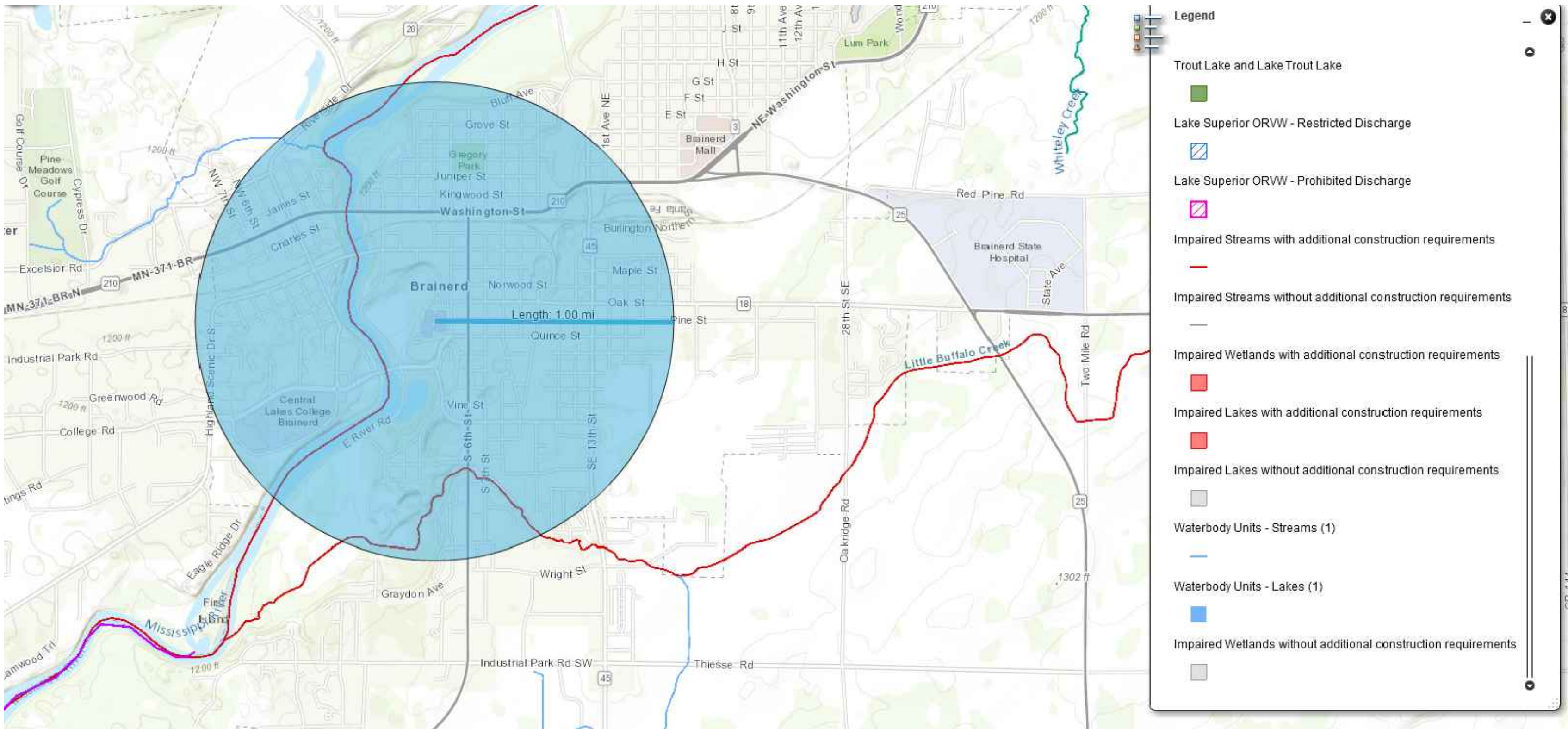
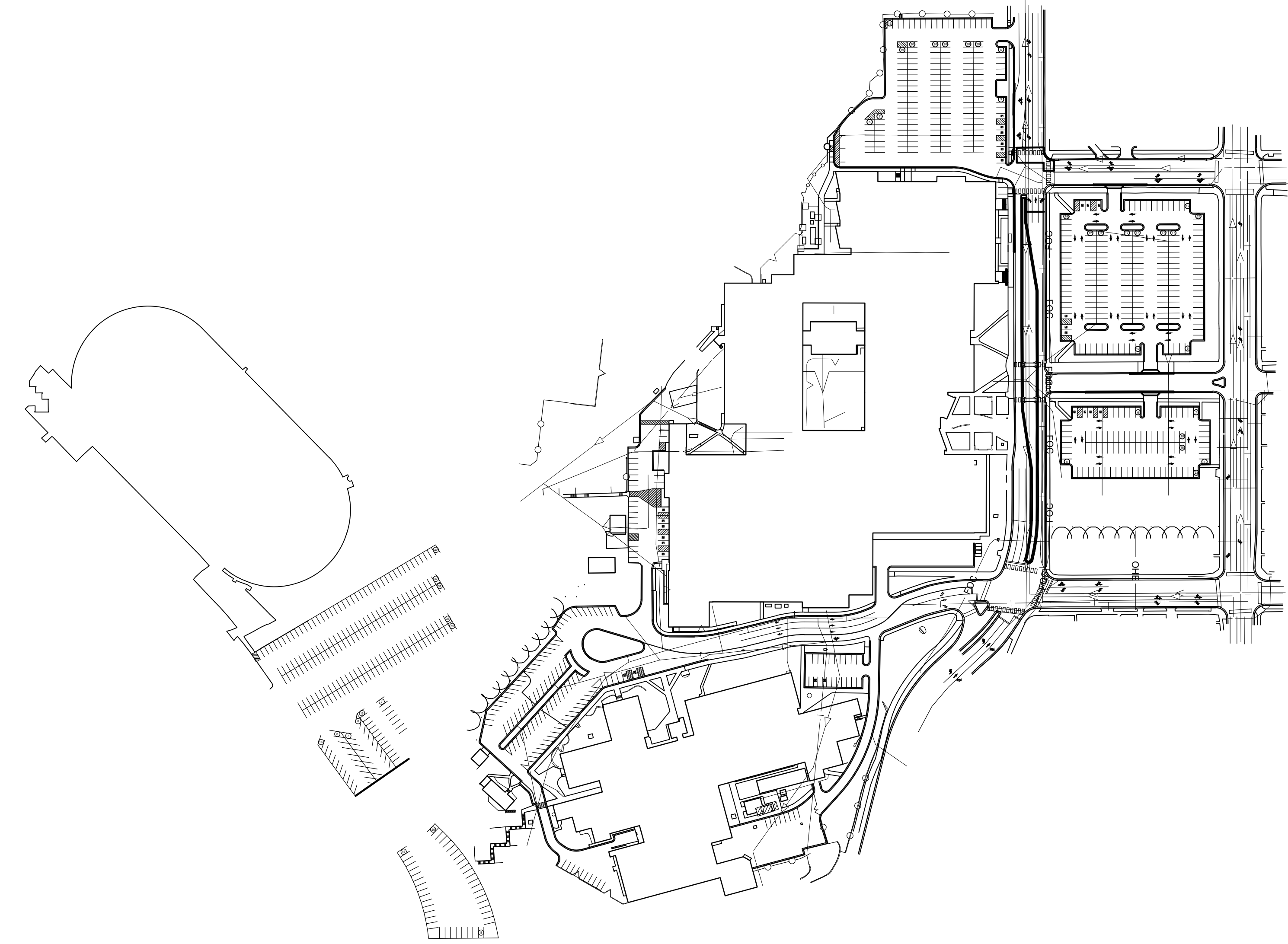
Signature: _____
Printed Name: TIMOTHY T. RAMERTH
Date: MM/DD/YYYY Reg. No: 41966

Project Information:
Project No. : 028180083.030
Drawn By : JWR
Checked By : TTR
Date : NOVEMBER 2020
File Name:

Sheet Title:
SWPPP NARRATIVE

Sheet Number:
C3.01

CUP SUBMITTAL - 11/04/20



Soil Map—Crow Wing County, Minnesota

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
D49D	Graycalm loamy sand, 12 to 25 percent slopes	11.5	28.7%
D53B	Lougee-Barber-Guida complex, 0 to 6 percent slopes	5.2	12.9%
D69B	Zimmerman-Urban land complex, 0 to 6 percent slopes	23.5	58.5%
Totals for Area of Interest		40.1	100.0%



WIDSETH



www.widseth.com | 651.227.7773

Project Name:



BRAINERD HIGH SCHOOL SOUTH CAMPUS REMODEL

Project Location:
400 QUINCE STREET
BRainerd, MN

©2019 ICS Consulting
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT ONLY. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF ICS Consulting.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature: _____
Printed Name: TIMOTHY T. RAMERTH
Date: MM/DD/YYYY Reg. No.:41966

Project Information:
Project No. : 028180083.030
Drawn By : JWR
Checked By : TTR
Date : NOVEMBER 2020
File Name:

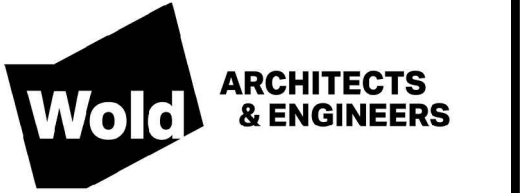
Sheet Title:
SWPPP MAPS

Sheet Number:
C3.02

CUP SUBMITTAL - 11/04/20



WIDSETH



www.woldae.com | 651.227.7773

Project Name:



BRAINERD HIGH
SCHOOL SOUTH
CAMPUS
REMODEL

Project Location:
400 QUINCE STREET
BRAINERD, MN

©2019 ICS Consulting
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT ONLY. THEY
ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECTS OR IN ANY MANNER WITHOUT
THE EXPRESS WRITTEN APPROVAL AND PERMISSION OF ICS Consulting.

I hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision, and that I am a duly
Licensed Architect under the laws of the
State of Minnesota.

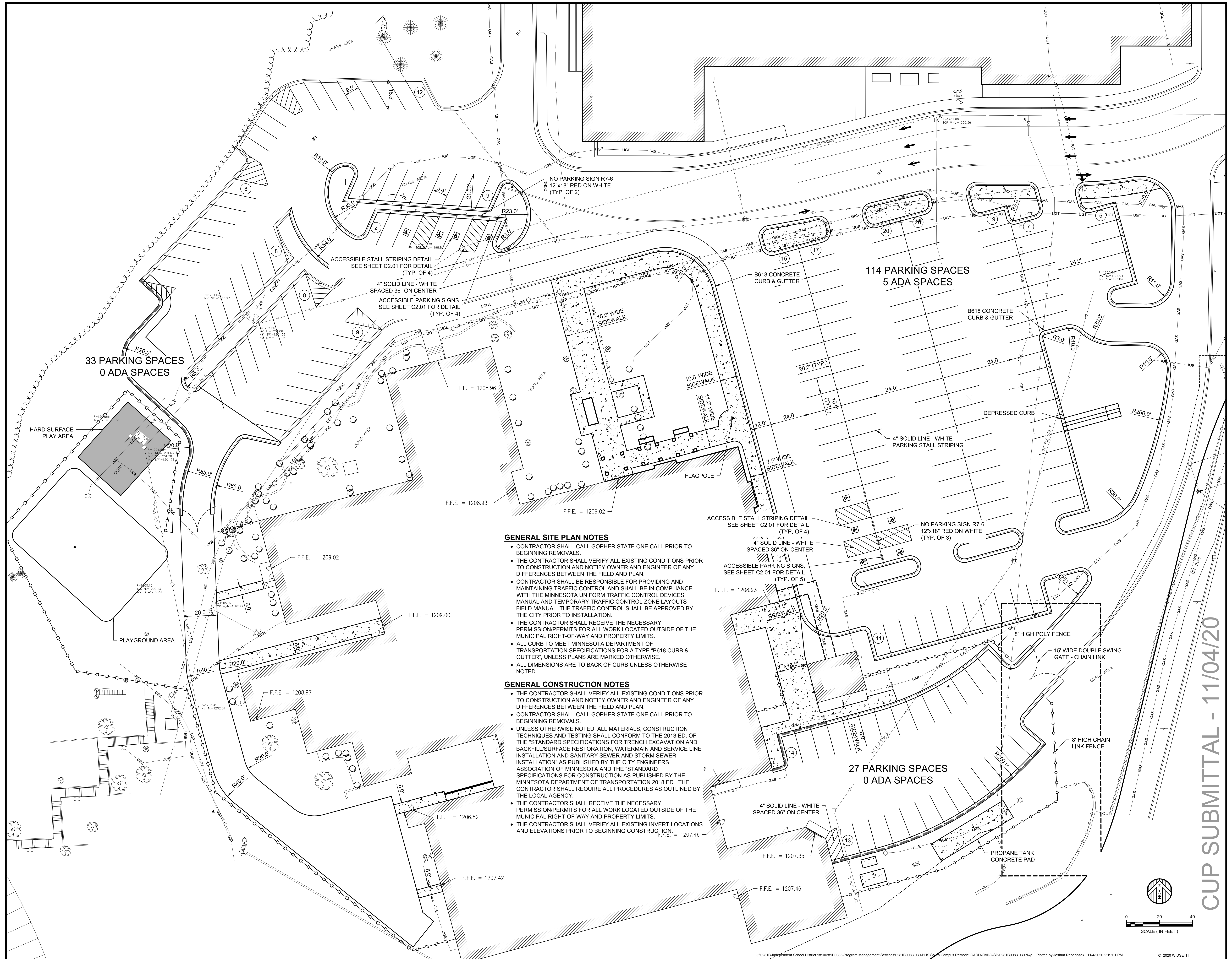
Signature:
Printed Name: TIMOTHY T. RAMERTH
Date: MM/DD/YYYY Reg. No. 41966

Project Information:
Project No. : 028180083.030
Drawn By : JWR
Checked By : TTR
Date : NOVEMBER 2020
File Name:

Sheet Title:
SITE PLAN

Sheet Number:

C5.01

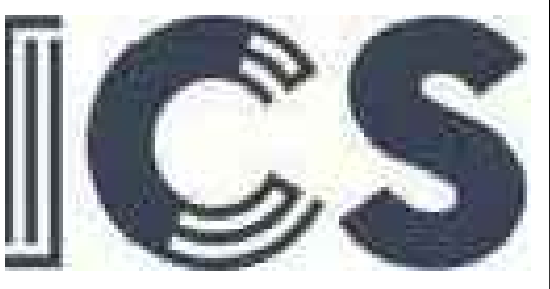


GENERAL SITE PLAN NOTES

- CONTRACTOR SHALL CALL GOPHER STATE ONE CALL PRIOR TO BEGINNING REMOVALS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER AND ENGINEER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL AND SHALL BE IN COMPLIANCE WITH THE MINNESOTA UNIFORM TRAFFIC CONTROL DEVICES MANUAL AND TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL. THE TRAFFIC CONTROL SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
- ALL CURB TO MEET MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR A TYPE "B618 CURB & GUTTER", UNLESS PLANS ARE MARKED OTHERWISE.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER AND ENGINEER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.
- CONTRACTOR SHALL CALL GOPHER STATE ONE CALL PRIOR TO BEGINNING REMOVALS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION, WATERMAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION 2018 ED. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.



WIDSETH



www.woldae.com | 651.227.7773

Project Name:



BRAINERD HIGH
SCHOOL SOUTH
CAMPUS
REMODEL

Project Location:
400 QUINCE STREET
BRAINERD, MN

©2019 ICS Consulting
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT ONLY. THEY
ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT
THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF ICS Consulting.

I hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision, and that I am a duly
Licensed Architect under the laws of the
State of Minnesota.

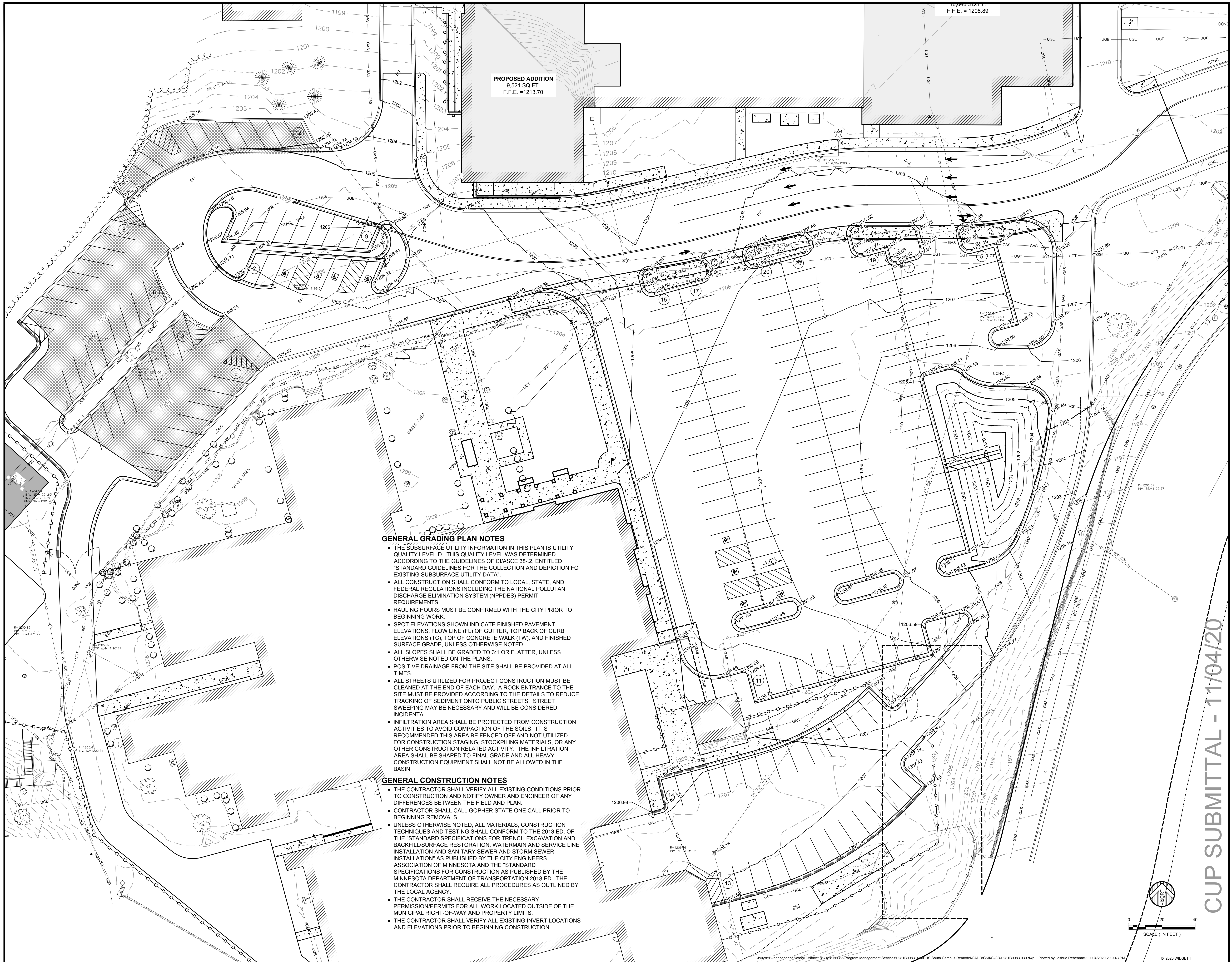
Signature:
Printed Name: TIMOTHY T. RAMERTH
Date: MM/DD/YYYY Reg. No: 41966

Project Information:
Project No. : 028180083.030
Drawn By : JWR
Checked By : TTR
Date : NOVEMBER 2020
File Name:

Sheet Title:
GRADING PLAN

Sheet Number:

C6.01

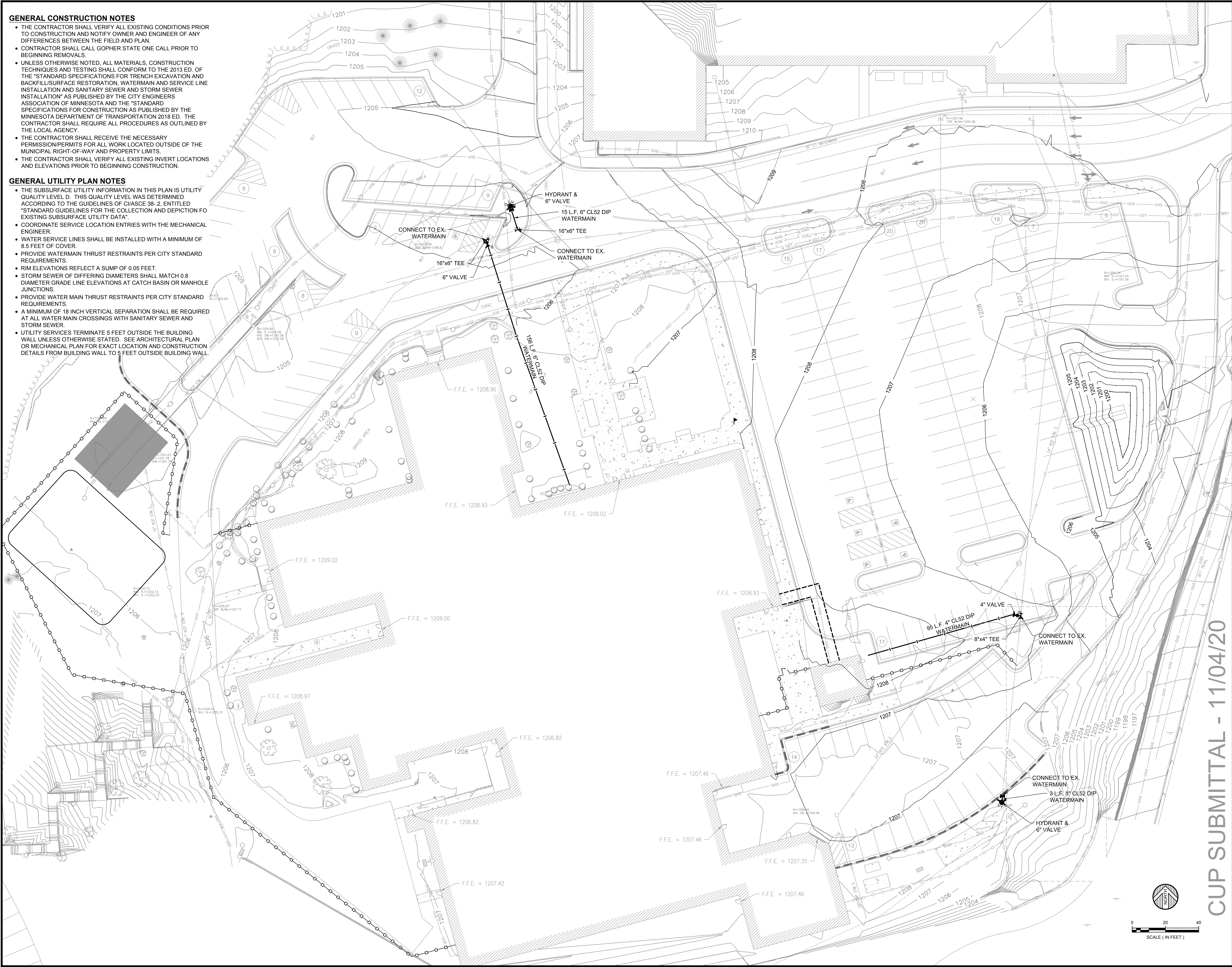


GENERAL CONSTRUCTION NOTES

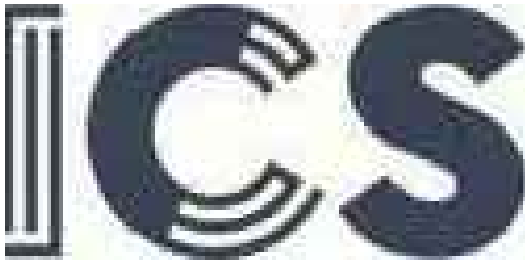
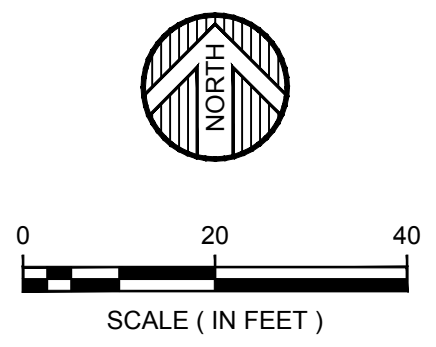
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER AND ENGINEER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.
- CONTRACTOR SHALL CALL GOPHER STATE ONE CALL PRIOR TO BEGINNING REMOVALS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION, WATERMAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION 2018 ED. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

GENERAL UTILITY PLAN NOTES

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF GIASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION FO EXISTING SUBSURFACE UTILITY DATA".
- COORDINATE SERVICE LOCATION ENTRIES WITH THE MECHANICAL ENGINEER.
- WATER SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM OF 8.5 FEET OF COVER.
- PROVIDE WATERMAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- RIM ELEVATIONS REFLECT A SUMP OF 0.05 FEET.
- STORM SEWER OF DIFFERING DIAMETERS SHALL MATCH 0.8 DIAMETER GRADE LINE ELEVATIONS AT CATCH BASIN OR MANHOLE JUNCTIONS.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM OF 18 INCH VERTICAL SEPARATION SHALL BE REQUIRED AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER AND STORM SEWER.
- UTILITY SERVICES TERMINATE 5 FEET OUTSIDE THE BUILDING WALL, UNLESS OTHERWISE STATED. SEE ARCHITECTURAL PLAN OR MECHANICAL PLAN FOR EXACT LOCATION AND CONSTRUCTION DETAILS FROM BUILDING WALL TO 5 FEET OUTSIDE BUILDING WALL.



CUP SUBMITTAL - 11/04/20



WIDSETH



www.woldae.com | 651.227.7773

Project Name:



BRAINERD HIGH
SCHOOL SOUTH
CAMPUS
REMODEL

Project Location:
400 QUINCE STREET
BRAINERD, MN

©2019 ICS Consulting
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT ONLY. THEY
ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT
THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF ICS Consulting.

I hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision, and that I am a duly
Licensed Architect under the laws of the
State of Minnesota.

Signature: _____
Printed Name: TIMOTHY T. RAMERTH
Date: MM/DD/YYYY Reg. No. 41966

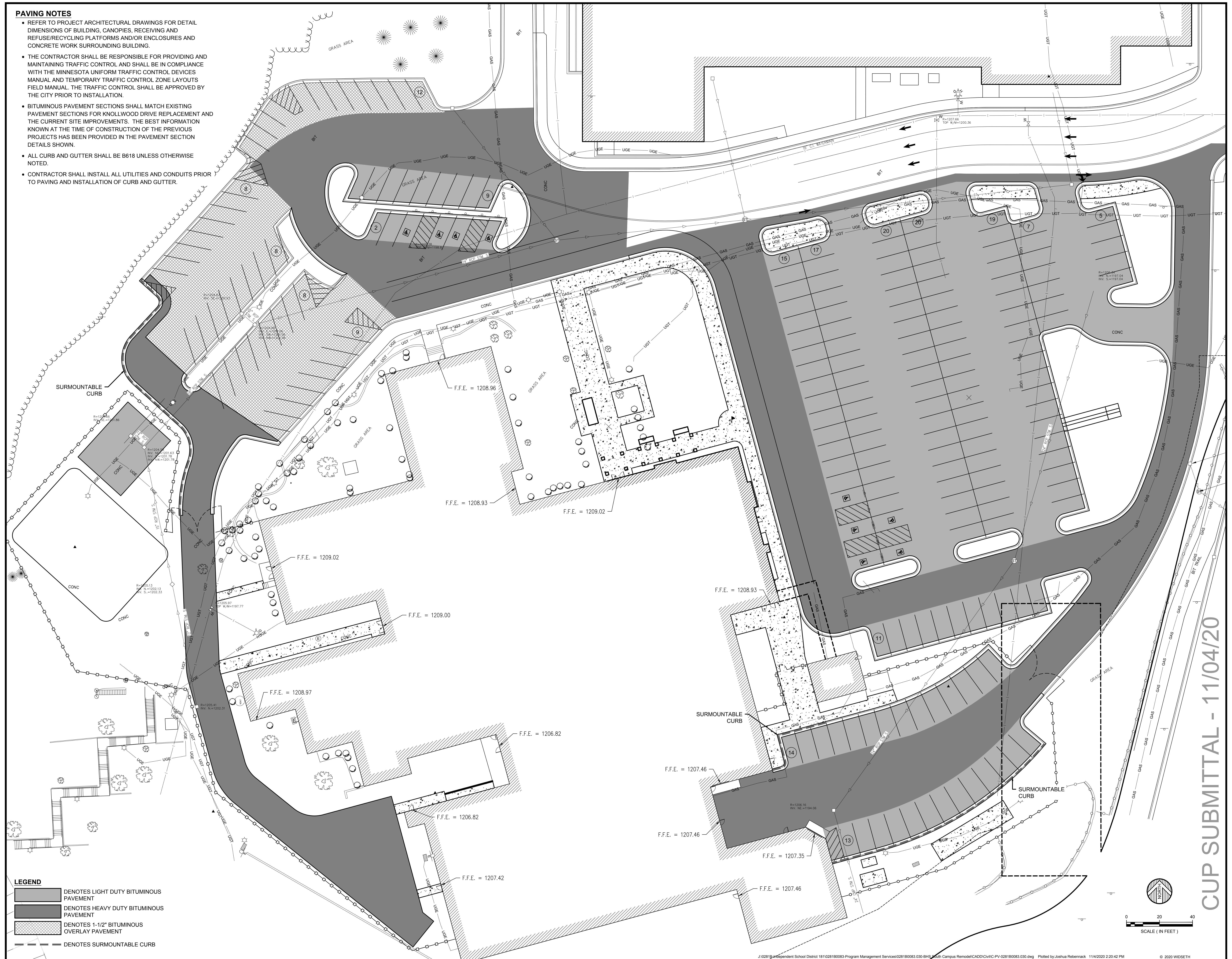
Project Information:
Project No. : 028180083.030
Drawn By : JWR
Checked By : TTR
Date : NOVEMBER 2020
File Name:

Sheet Title:
UTILITY PLAN

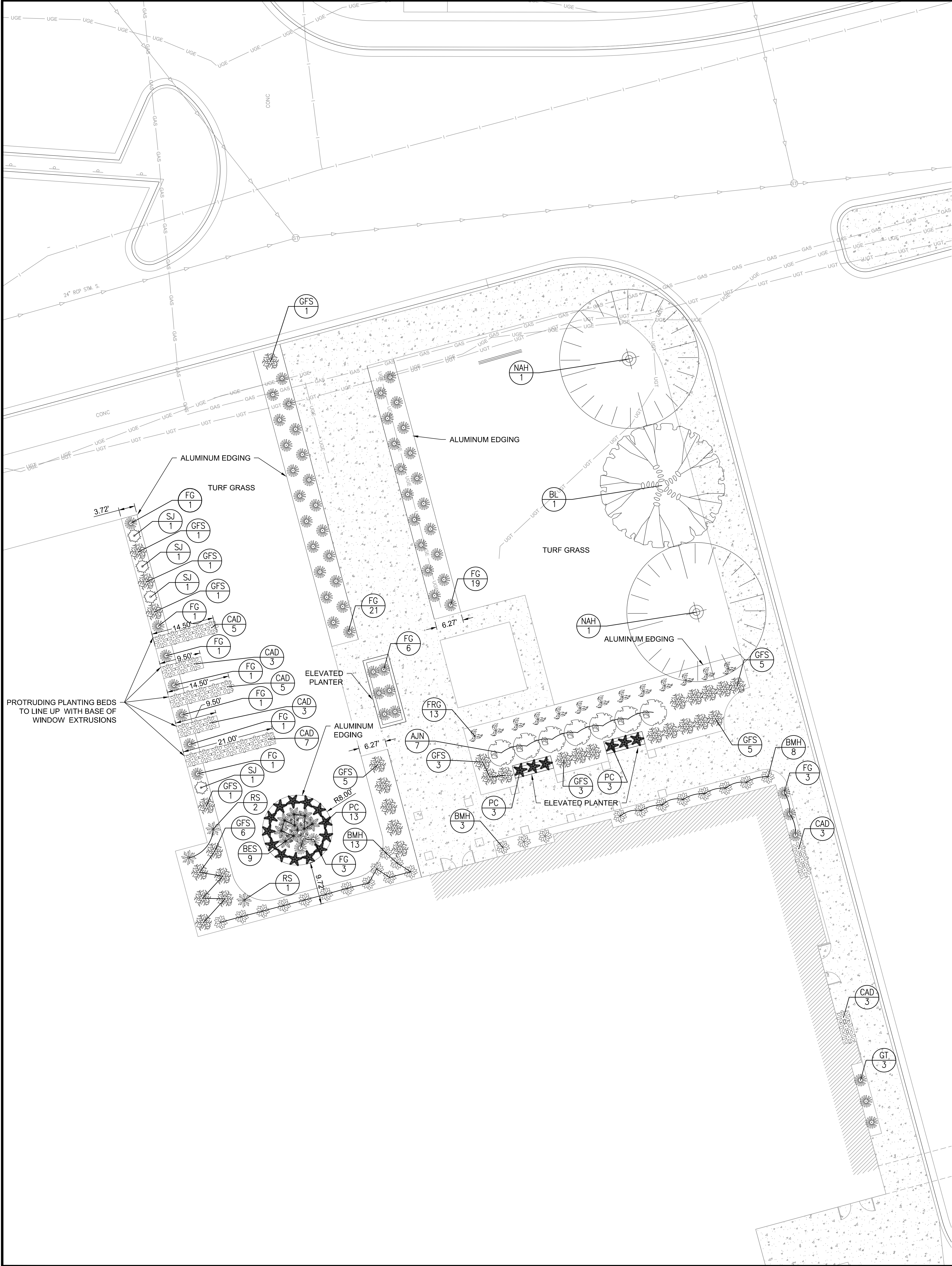
Sheet Number:
C8.01

- REFER TO PROJECT ARCHITECTURAL DRAWINGS FOR DETAIL DIMENSIONS OF BUILDING, CANOPIES, RECEIVING AND REFUSE/RECYCLING PLATFORMS AND/OR ENCLOSURES AND CONCRETE WORK SURROUNDING BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL AND SHALL BE IN COMPLIANCE WITH THE MINNESOTA UNIFORM TRAFFIC CONTROL DEVICES MANUAL AND TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL. THE TRAFFIC CONTROL SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
- BITUMINOUS PAVEMENT SECTIONS SHALL MATCH EXISTING PAVEMENT SECTIONS FOR KNOLLWOOD DRIVE REPLACEMENT AND THE CURRENT SITE IMPROVEMENTS. THE BEST INFORMATION KNOWN AT THE TIME OF CONSTRUCTION OF THE PREVIOUS PROJECTS HAS BEEN PROVIDED IN THE PAVEMENT SECTION DETAILS SHOWN.
- ALL CURB AND GUTTER SHALL BE B618 UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL INSTALL ALL UTILITIES AND CONDUITS PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER.

 DENOTES LIGHT DUTY BITUMINOUS PAVEMENT
 DENOTES HEAVY DUTY BITUMINOUS PAVEMENT
 DENOTES 1-1/2" BITUMINOUS OVERLAY PAVEMENT
 DENOTES SURMOUNTABLE CURB



CUP SUBMITTAL - 11/04/20



PROPOSED FEATURES LEGEND

	DENOTES PROPOSED SHADE TREE NORTHERN ACCLAIM HONEYLOCUST		DENOTES PROPOSED PERENNIAL CHICAGO APACHE DAYLILY
	DENOTES PROPOSED SHADE TREE BOULEVARD LINDEN		DENOTES PROPOSED PERENNIAL BLUE MAMMOTH HOSTA
	DENOTES PROPOSED EVERGREEN TREE SKY HIGH JUNIPER		DENOTES PROPOSED PERENNIAL RUSSIAN SAGE
	DENOTES PROPOSED SHRUB AMBER JUBILEE NINEBARK		DENOTES PROPOSED PERENNIAL BLACK EYED SUSAN
	DENOTES PROPOSED SHRUB GRO-LOW FRAGRANT SUMAC		DENOTES PROPOSED PERENNIAL FEATHER REED GRASS
	DENOTES PROPOSED PERENNIAL PURPLE CONEFLOWER		DENOTES PROPOSED PERENNIAL FLAME GRASS

PLANT SCHEDULE							
ITEM	SYM.	COMMON NAME	BOTANICAL NAME	QTY	MIN SIZE	MAX SIZE	ROOT
SHADE TREE	NAH	Northern Acclaim Honeylocust	Gleditsia triacanthos var. inermis 'Hare'	2	2" Cal.	H: 35-45' W: 30-35'	Root
	BL	Boulevard Linden	Tilia americana 'Boulevar'	1	2" Cal.	H: 60' W: 30'	Root
CONIFEROUS TREE	SJ	Sky High Juniper	Juniperus scopulorum 'Bailligh'	4	6' Height	H: 12-15' W: 3-5'	Root
	AJN	Amber Jubilee Ninebark	Physocarpus opulifolius 'Jefam'	7	3 Gal.	H: 5-7' W: 4-6'	Cont.
SHRUB	GFS	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	32	3 Gal.	H: 30" W: 6-8"	Cont.
	PC	Purple Coneflower	Echinacea purpurea	19	1 Gal.	H: 24-30" W: 18-24"	Cont.
PERENNIAL	CAD	Chicago Apache Daylily	Hemerocallis 'Chicago Apache'	29	1 Gal.	H: 30" W: 18-24"	Cont.
	BMH	Blue Mammoth Hosta	Hosta 'Blue Mammoth'	24	1 Gal.	H: 34" W: 48"	Cont.
ORNAMENTAL GRASS	RS	Russian Sage	Perovskia atriplicifolia	3	1 Gal.	H: 3-5' W: 3-5'	Cont.
	BES	Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	9	2 Gal.	H: 24-30" W: 24-30"	Cont.
ORNAMENTAL GRASS	FRG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Forester'	13	3 Gal.	H: 4-5' W: 2-3'	Cont.
	FG	Flame Grass	Miscanthus sinensis 'Purpurascens'	56	2 Gal.	H: 4' W: 3-4'	Cont.

GENERAL NOTES

- REMOVE ALL BURLAP FROM THE TOP OF ROOT BALL. REMOVE ALL GREEN TREATED BURLAP. REMOVE ALL PLANT IDENTIFICATION TAGS FROM ALL PLANT MATERIALS.
- KEEP ALL PLANT MATERIALS MOIST AND SHADED UNTIL PLANTED.
- FOR CONTAINER PLANTS: MAKE 4 TO 5 VERTICAL CUTS IN ROOT BALL AFTER PLANT HAS BEEN REMOVED. MAKE CUTS 1/2" DEEP. PLANT IMMEDIATELY.
- SPREAD MULCH SO THAT IT IS NOT IN CONTACT WITH WOODY BASE OF PLANT.
- MULCH AT BASE OF TREES 5'-0" DIAMETER RING WHERE TREES ARE LOCATED IN OPEN GRASS AREAS.
- THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE. FINE GRADING AND EDGING SHALL BE APPROVED PRIOR TO PLANTING OPERATIONS.
- PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES. NOTIFY THE ARCHITECT SHOULD CONFLICTS ARISE.
- UNLESS OTHERWISE NOTED, FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 3" DEPTH MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1 1/2" DEPTH) WITHIN 2" OF PAVING.
- ALL EXISTING TREES, SHRUBS, VINES AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURB AND GUTTER, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO THESE ITEM SHALL BE REPAIRED AT NO COST TO OWNER.
- UNDERGROUND SERVICES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIALS ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY HAVE OCCURRED PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- EXISTING TREES OR SIGNIFICANT SHRUB MASSING FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO REMOVAL.
- EXISTING TREES TO REMAIN, UPON DIRECTION OF ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
- SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. DETAILS TAKE PRECEDENCE OVER NOTES.
- IT IS CONTRACTOR'S RESPONSIBILITY TO SALVAGE TREES INDICATED ON PLAN, VERIFY EXACT PLANT TYPE, KEEP MOIST AND IN GOOD CONDITION DURING CONSTRUCTION, AND REPLANT ACCORDING TO PLANTING PLAN.

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM ARCHITECT PRIOR TO INSTALLATION.
- PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE ARCHITECT'S REQUEST PRIOR TO INSTALLATION. OBTAIN APPROVAL OF PLANT LAYOUT FROM ARCHITECT PRIOR TO PLANTING.
- ALL LANDSCAPE BEDS ARE TO RECEIVE 4" OF HARDWOOD MULCH.
- ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
- THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY.
- LANDSCAPE CONTRACTOR SHALL THOROUGHLY LOOSEN ANY COMPACTED SUBGRADES PRIOR TO PLACING TOPSOIL. TO A MINIMUM DEPTH OF 10". ROLL SUBGRADES TO PREVENT SETTLING.
- CONTRACTOR WITH RE-USE EXISTING TOPSOIL FROM SITE AND BRING TO FINISH GRADE WITH 4" OF TOPSOIL IN ALL LAWN AREAS, AND 12" OF TOPSOIL IN ALL PLANTING BED NOT ADJACENT TO BUILDING.
- LANDSCAPE CONTRACTOR SHALL REMOVE SOD, CONTAMINATED SOILS, MISCELLANEOUS WASTE MATERIALS FROM AREAS TO BE PLANTED AND SEEDED. CONTRACTOR SHALL LOOSEN COMPACTED SUBSOILS BY TILLING AND IMPORT NEW TOPSOIL AS REQUIRED TO RESTORE GRADES AND MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING. VERIFY FINAL LIMITS OF AREAS WITH ARCHITECT PRIOR TO COMMENCING OPERATIONS.
- KEEP ALL PLANT MATERIALS MOIST AND SHADED UNTIL PLANTED.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS GRANTED BY THE ARCHITECT TO THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID.
- PLANT MATERIALS TO BE INSTALLED PER PLANT DETAILS.
- PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OR OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 10 OZ. PER 2.0" CALIPER TREE AND 6 OZ. PER SHRUB.
- PLANTING AREAS RECEIVING ANNUALS SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST AND 10 PARTS SAND.
- PERENNIAL AND SHRUB BEDS ARE TO RECEIVE APPLICATION OF PRE - EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) FOLLOWED BY 4" DEEP MULCH.
- LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL HAVE SUFFICIENT WATERING EQUIPMENT AND/OR FORCES AVAILABLE TO COMPLETELY WATER ALL PLANT MATERIALS ONCE EACH WEEK THROUGH THE WARRANTY PERIOD. WATERING INTERVALS SHALL BE VARIED AND BASED ON PREVAILING MOISTURE AND WEATHER CONDITIONS.
- NO SOIL IS TO BE PLACED ON TOP OF WEED BARRIER FABRIC.



WIDSETH



www.woldae.com | 651.227.7773

Project Name:



BRAINERD HIGH SCHOOL SOUTH CAMPUS REMODEL

Project Location:
400 QUINCE STREET
BRAINERD, MN

©2019 ICS Consulting
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT ONLY. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF ICS Consulting.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

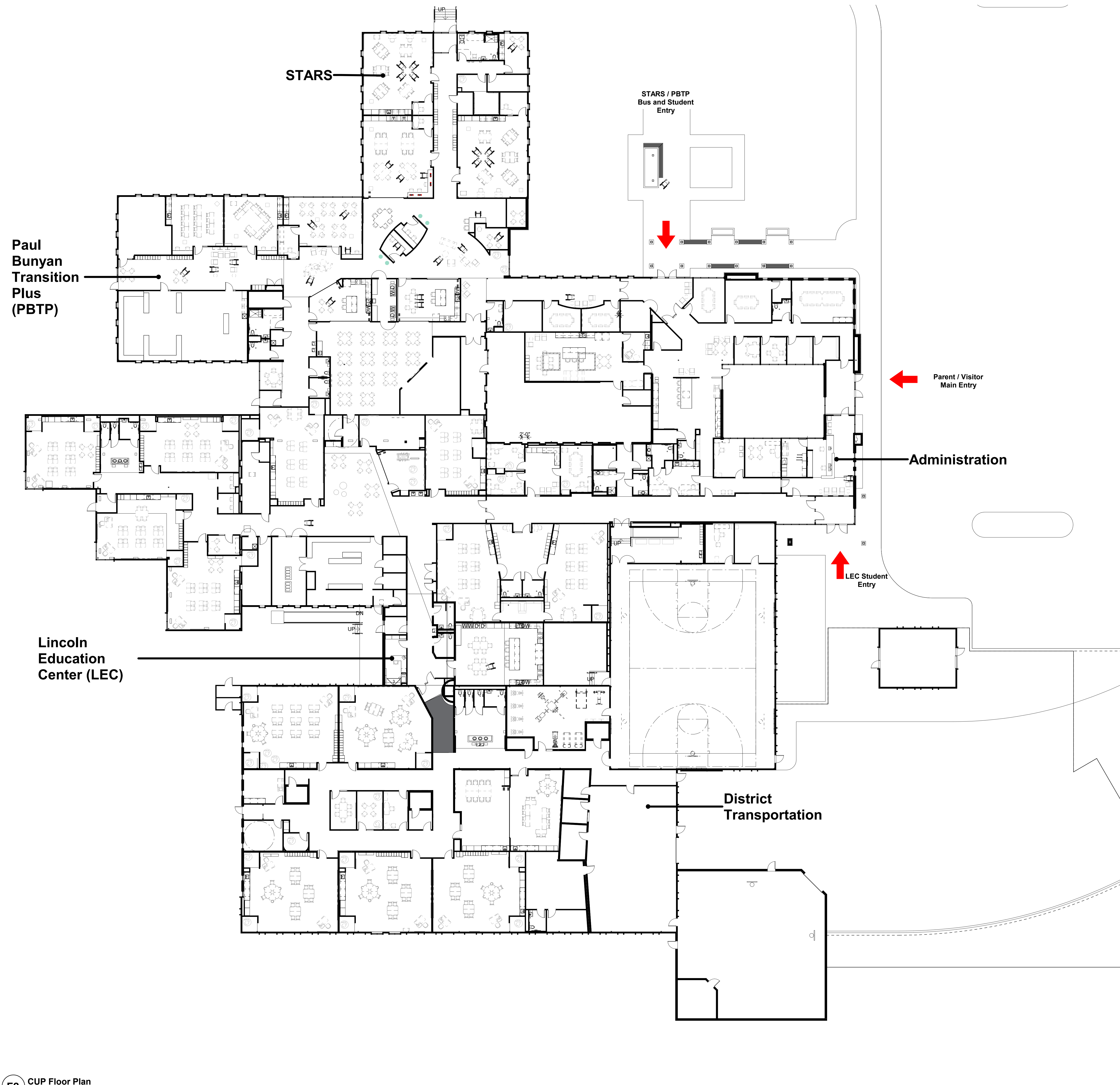
Signature: _____
Printed Name: TIMOTHY T. RAMERTH
Date: MM/DD/YYYY Reg. No.:41966

Project Information:
Project No. : 028180083.030
Drawn By : JWR
Checked By : TTR
Date : NOVEMBER 2020
File Name:

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L1.01

CUP SUBMITTAL - 11/04/20



F2 CUP Floor Plan
1/16" = 1'-0"

NOT FOR CONSTRUCTION



Blaine, MN | Duluth, MN | Sault Rapids, MN
Park Rapids, MN | Fargo, ND | Sioux Falls, SD | Monticello, PA



www.woldae.com | 651.227.7773



Project Name:



ISD 181 - LEVEL
IV, SOUTH
CAMPUS
RENOVATION

Project Location:
702 S 5th Street
Brainerd, MN 56401

©2020 ICS Consulting
THIS DOCUMENT HAS BEEN PREPARED SPECIFICALLY FOR THIS PROJECT ONLY. IT
IS NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT
THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF ICS Consulting.

Revisions		
Description	Date	Num

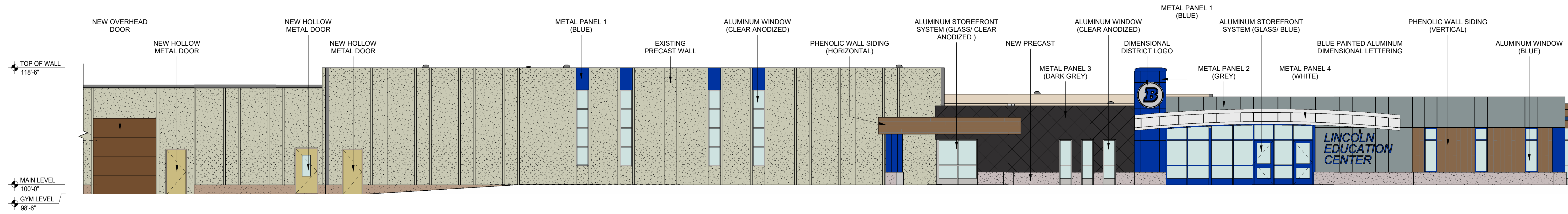
I hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision, and that I am a duly
Licensed Architect under the laws of the
State of Minnesota.

Signature:
Printed Name: Arch Name
Date: 11/04/20 Reg. No.: Arch Num

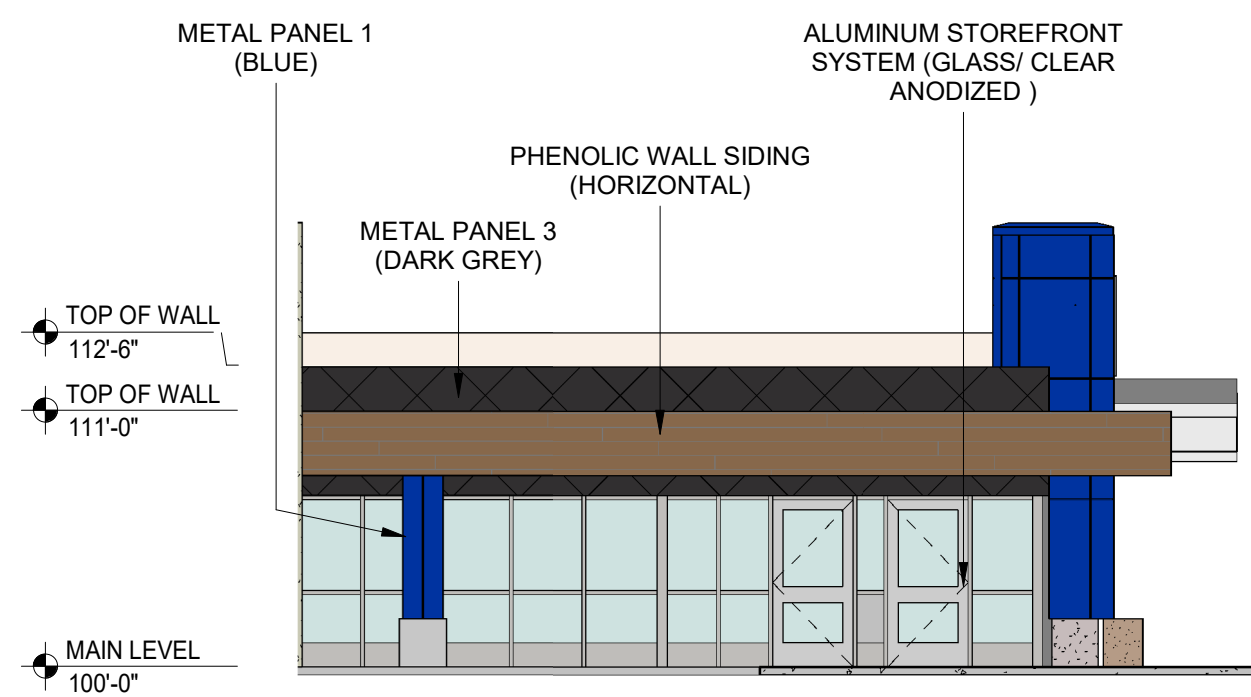
Project Information:
Project No. : 202062
Drawn By :
Checked By :
Date : 11/04/20

Sheet Title:
CUP - Floor Plan

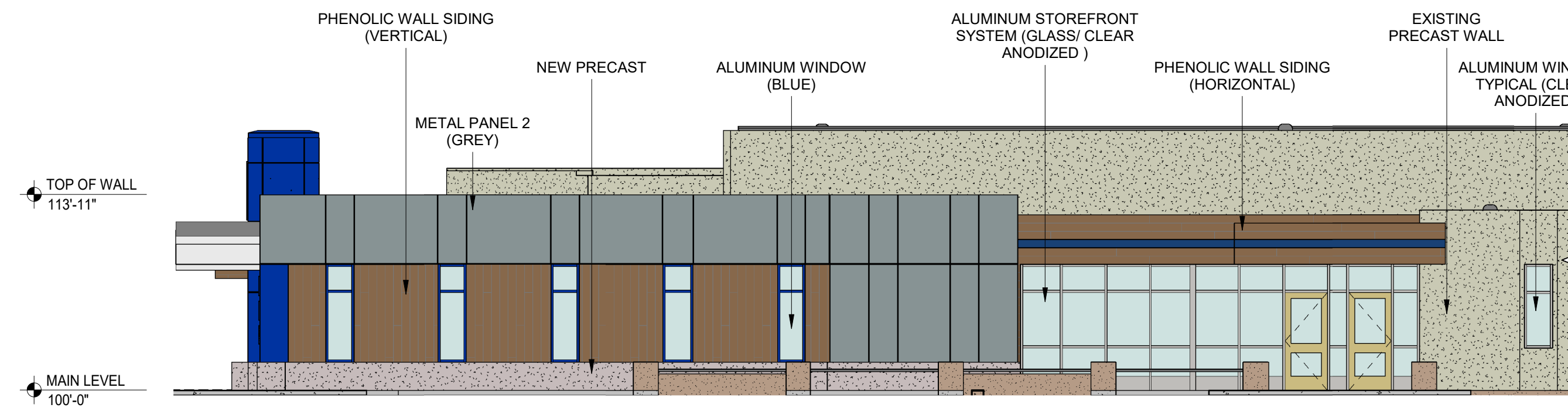
Sheet Number:
CUP 1



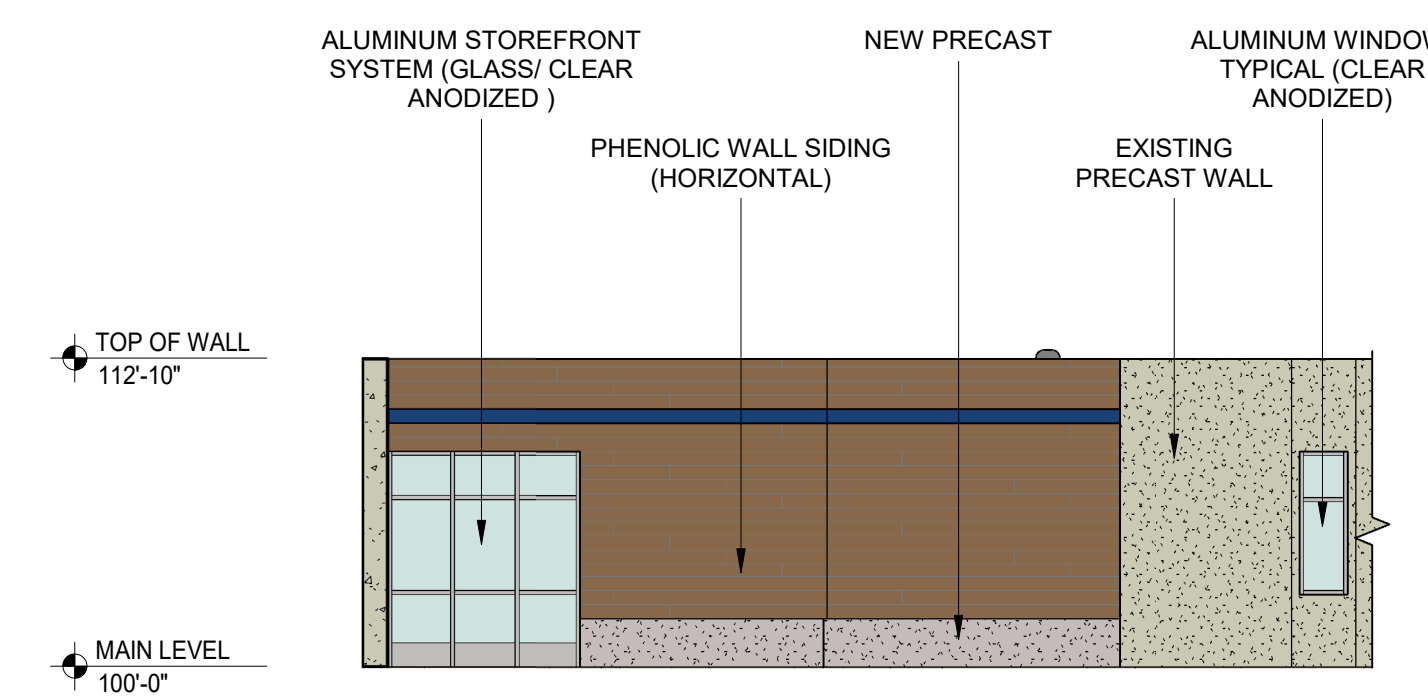
B1 WEST/ MAIN ENTRY ELEVATION
1/8" = 1'-0"



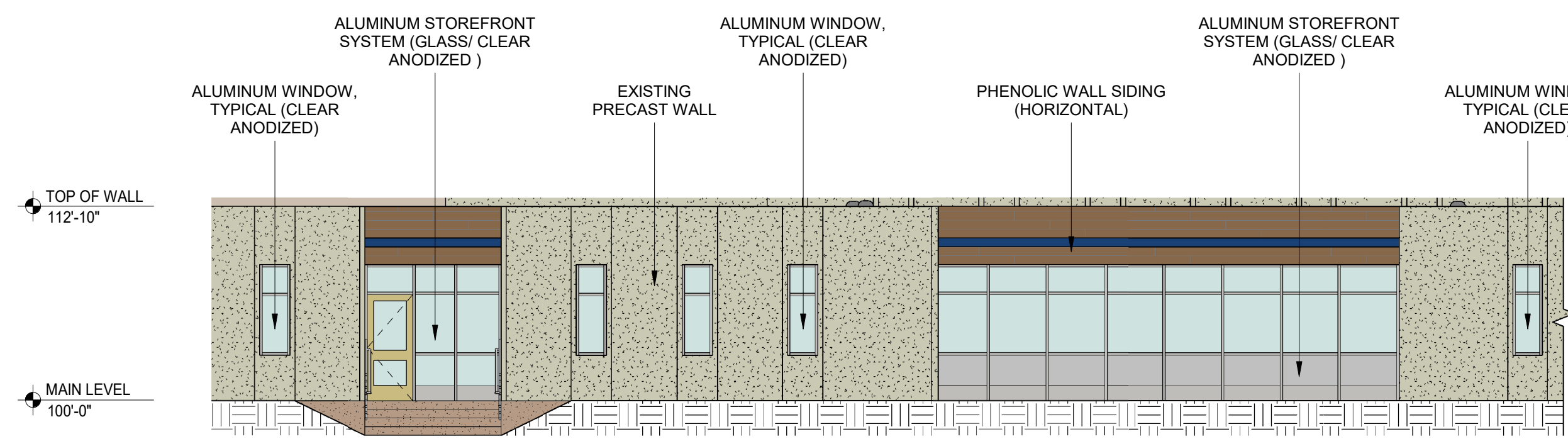
C1a LEC ENTRY ELEVATION
1/8" = 1'-0"



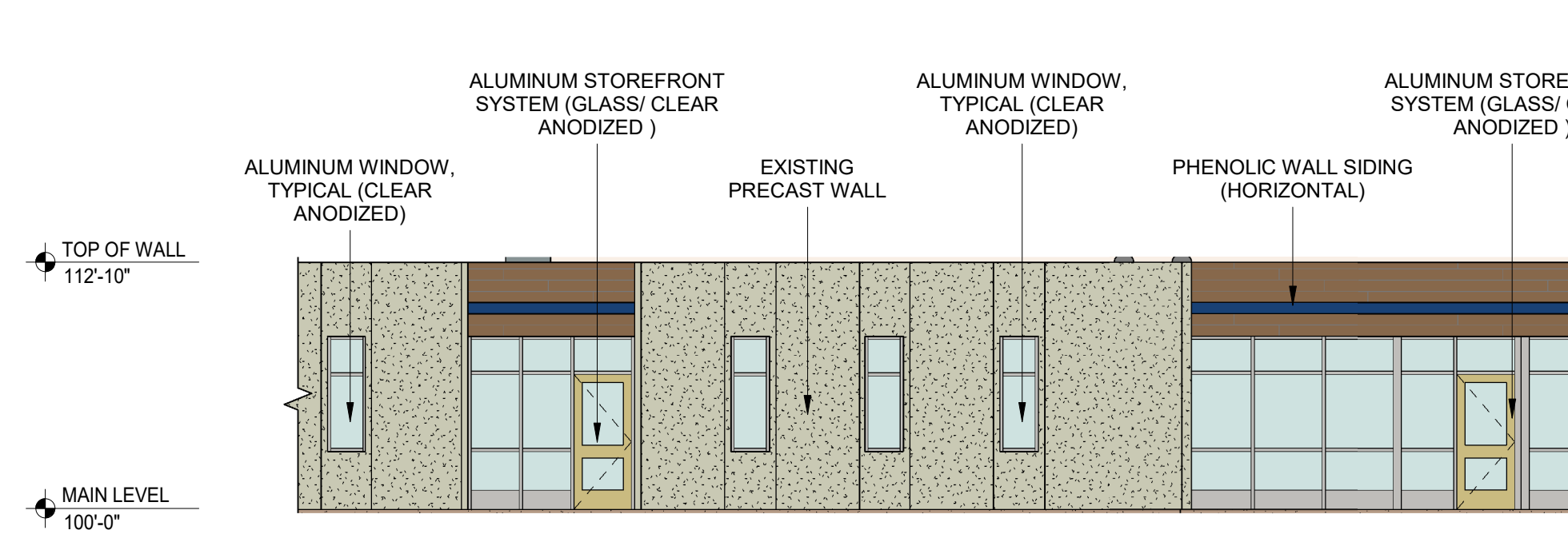
C3 STARS/ PAUL BUNYAN MAIN ENTRANCE
1/8" = 1'-0"



C7 PAUL BUNYAN - WEST
1/8" = 1'-0"



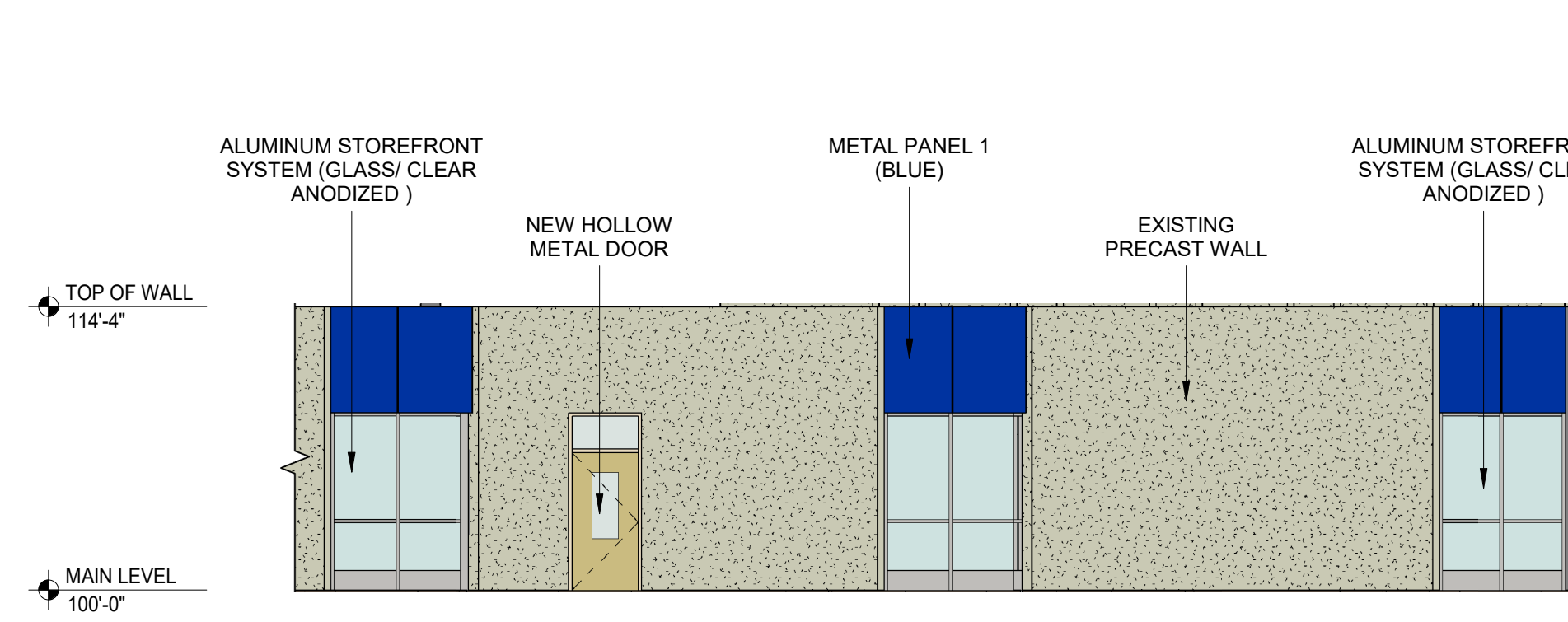
D1 PAUL BUNYAN - NORTH
1/8" = 1'-0"



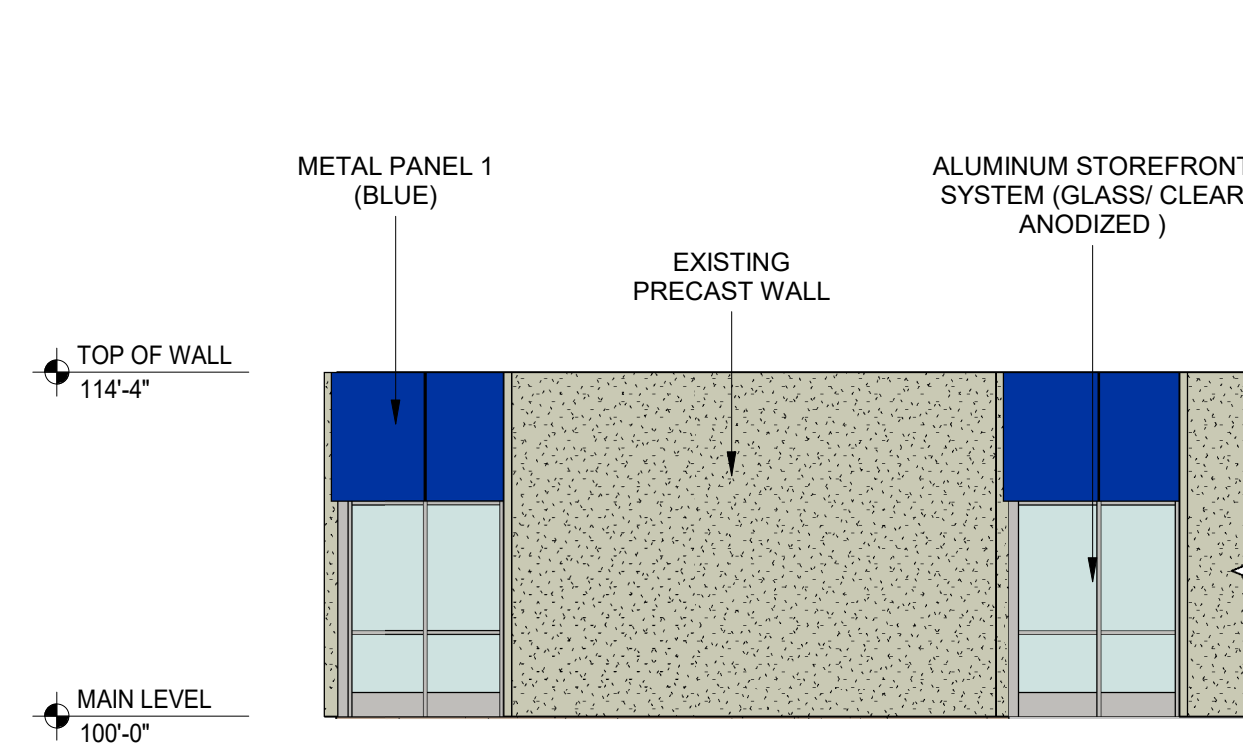
D4 PAUL BUNYAN - EAST
1/8" = 1'-0"



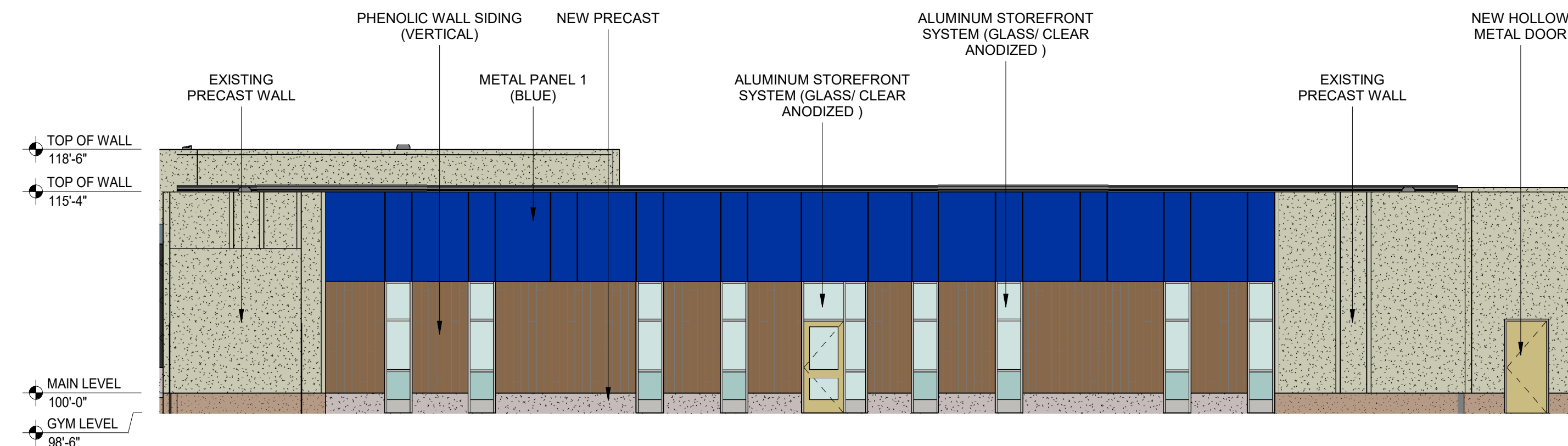
D7 HIGH SCHOOL EXIT - EAST
1/8" = 1'-0"



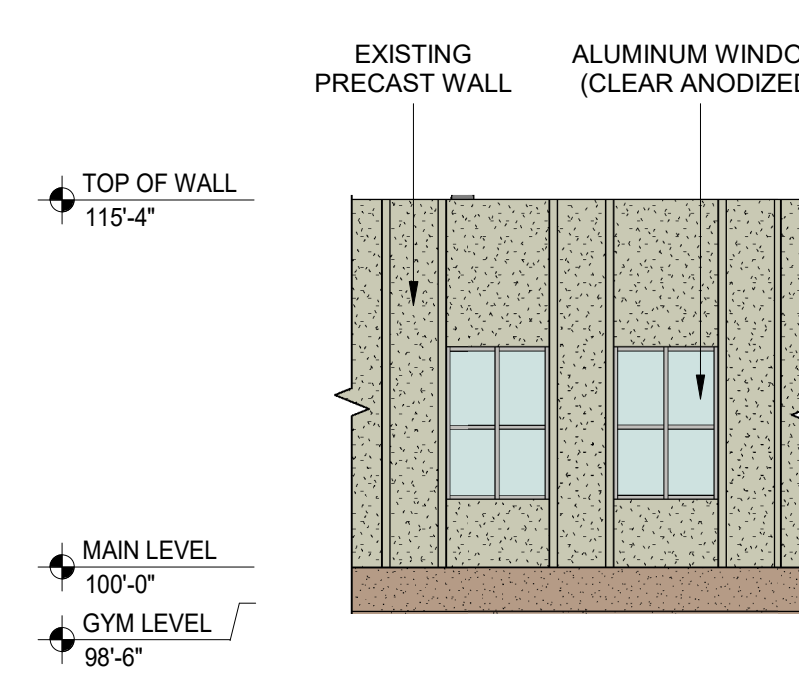
E1 HIGH SCHOOL CLASSROOMS - EAST
1/8" = 1'-0"



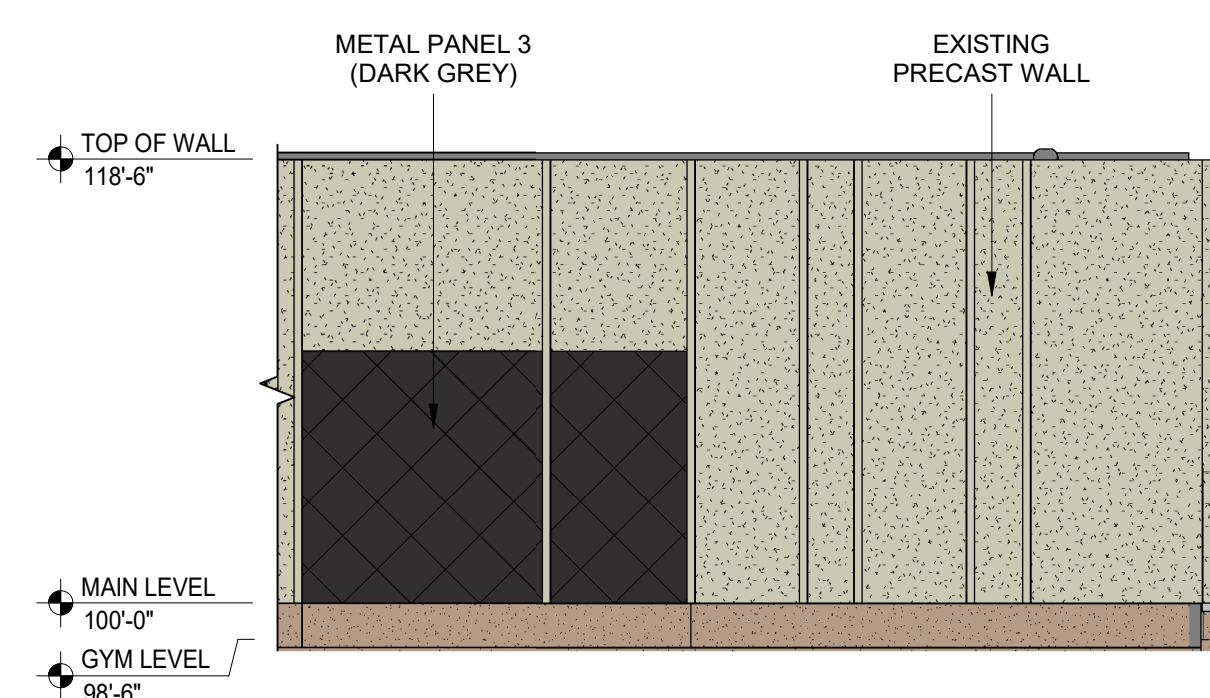
E3 HIGH SCHOOL CLASSROOMS - SOUTH
1/8" = 1'-0"



E5 MIDDLE SCHOOL - EAST
1/8" = 1'-0"



F5 MIDDLE SCHOOL - SOUTH
1/8" = 1'-0"



F7 GYM - SOUTH
1/8" = 1'-0"

NOT FOR CONSTRUCTION

Project Name:



ISD 181 - LEVEL
IV, SOUTH
CAMPUS
RENOVATION

Project Location:
702 S 5th Street
Brainerd, MN 56401

©2020 ICS Consulting
THIS DOCUMENT HAS BEEN PREPARED SPECIFICALLY FOR THIS PROJECT ONLY. IT
IS NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT
THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF ICS Consulting.

Revisions		
Description	Date	Num

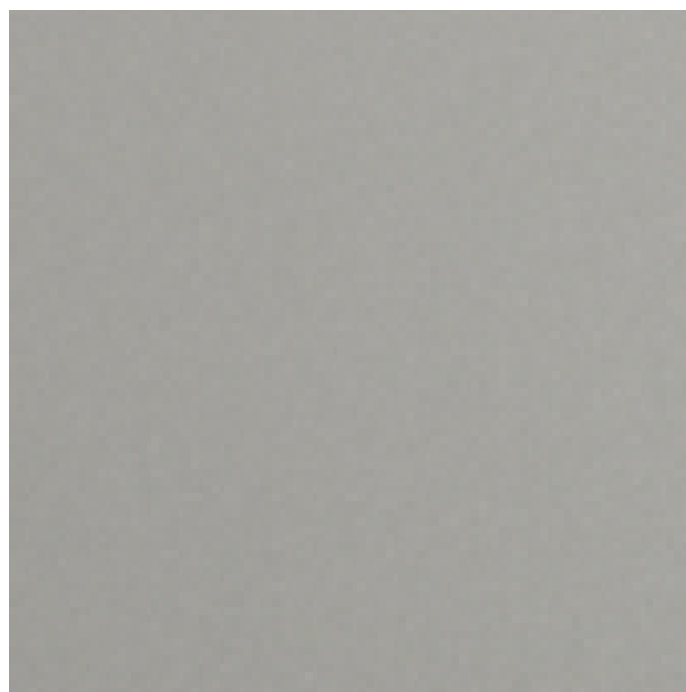
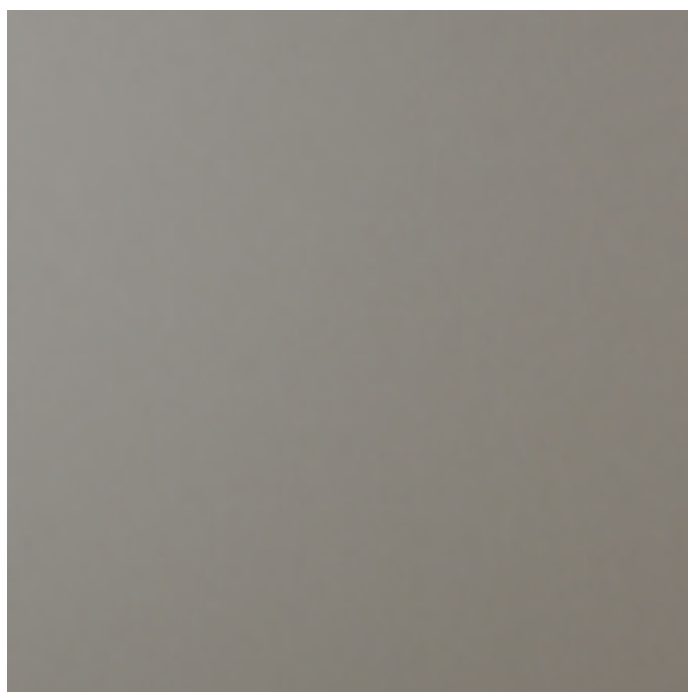
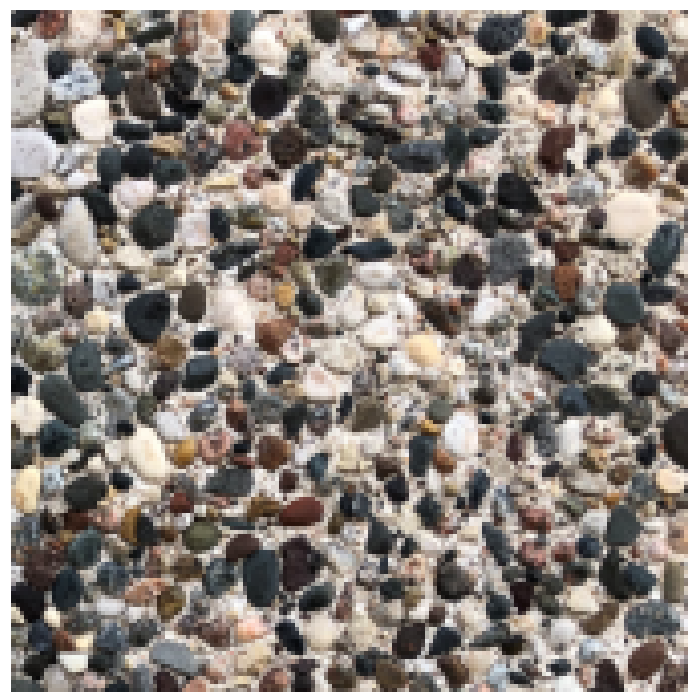
I hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision, and that I am a duly
Licensed Architect under the laws of the
State of Minnesota.

Signature:
Printed Name: Arch Name
Date: 9/11/2020 Reg. No.: Arch Num

Project Information:
Project No.: 202062
Drawn By:
Checked By:
Date: 9/11/2020

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
CUP 2



Exterior Finishes

NOT FOR CONSTRUCTION



ICS-BUILDS.COM
Blaine, MN | Duluth, MN | Sauk Rapids, MN
Park Rapids, MN | Fargo, ND | Sioux Falls, SD | Mead, IA



www.woldae.com | 651.227.7773



obernel.com | 877.380.0501

Project Name:



ISD 181 - LEVEL
IV, SOUTH
CAMPUS
RENOVATION

Project Location:
702 S 5th Street
Brainerd, MN 56401

©2020 ICS Consulting
THIS DOCUMENT HAS BEEN PREPARED SPECIFICALLY FOR THIS PROJECT ONLY. IT
IS NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT
THE EXPRESSED WRITTEN APPROVAL AND PARTICIPATION OF ICS Consulting.

Revisions		
Description	Date	Num

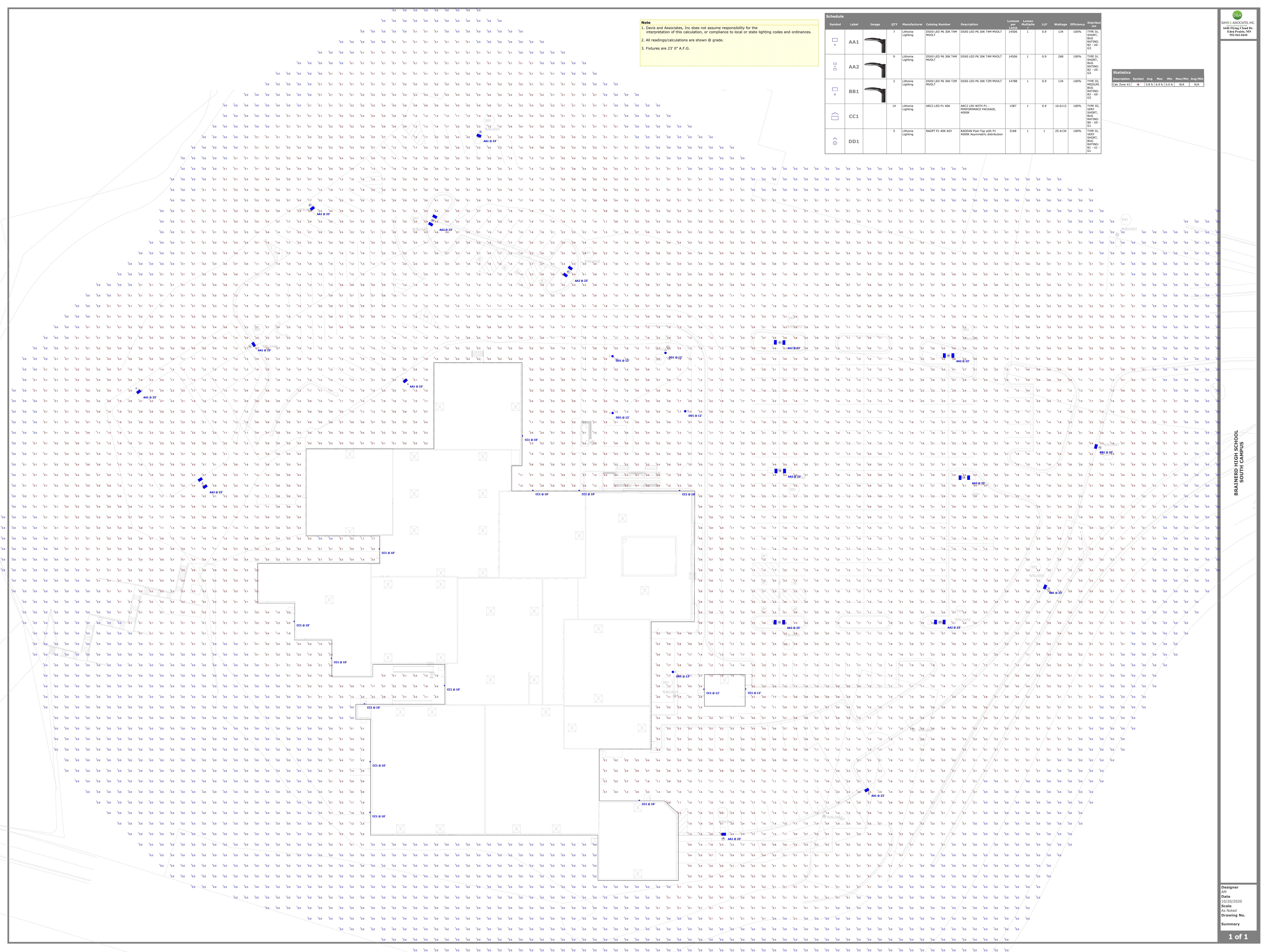
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature: _____
Printed Name: Arch Name
Date: 11/04/20 Reg. No.: Arch Num

Project Information:
Project No. : 202062
Drawn By :
Checked By :
Date : 11/04/20

Sheet Title:
Exterior Finishes

Sheet Number:
CUP 3



Note:
1. Davis and Associates, Inc. does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
2. All readings/calculations are shown @ grade.
3. Fixtures are 23° 0" A.F.G.

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distribution
	AA1		7	Lithonia Lighting	DSX0 LED P6 30K T4M VWOLT	DSX0 LED P6 30K T4M VWOLT	14506	1	0.9	134	100%	TYPE IV, SHORT, BUC RATING: B2 - U0 - G1
	AA2		9	Lithonia Lighting	DSX0 LED P6 30K T4M VWOLT	DSX0 LED P6 30K T4M VWOLT	14506	1	0.9	268	100%	TYPE IV, SHORT, BUC RATING: B2 - U0 - G1
	BB1		2	Lithonia Lighting	DSX0 LED P6 30K T2M VWOLT	DSX0 LED P6 30K T2M VWOLT	14788	1	0.9	134	100%	TYPE III, MEDIUM, BUC RATING: B3 - U0 - G1
	CC1		14	Lithonia Lighting	ARC2 LED P1 40K	ARC2 LED WITH P1 - PERFORMANCE PACKAGE, 400K	1587	1	0.9	18.6112	100%	TYPE III, VERT. SHORT, BUC RATING: B0 - U0 - G1
	DD1		5	Lithonia Lighting	RADPT P1 40K ASY	RADEAN Post-Top with P1 400K Asymmetric distribution	3168	1	1	25.4134	100%	TYPE IV, VERT. SHORT, BUC RATING: B1 - U1 - G1

Statistics	Footcandle	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+		0.8 E	0.9 E	0.0 E	N/A	N/A

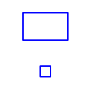
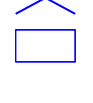
Davis & Associates, Inc.
4445 River Chalk Dr.
Eden Prairie, MN
55344-4411

BRAINARD HIGH SCHOOL
SOUTH CAMPUS

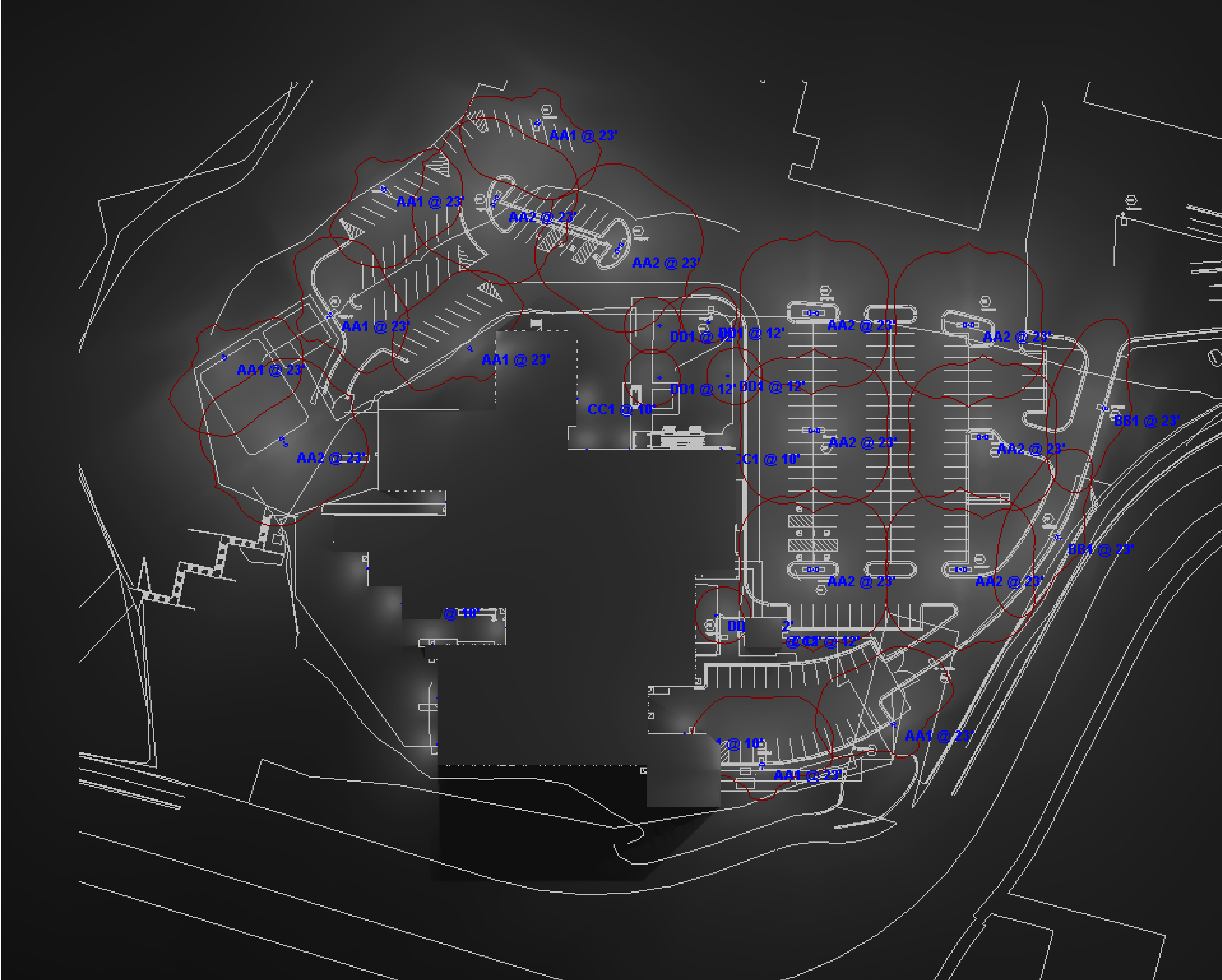
Designer
AM
Date
10/20/2020
Scale
As Noted
Drawing No.

Summary

Note
1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
2. All readings/calculations are shown @ grade.
3. Fixtures are 23' 0" A.F.G.

Schedule										Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distribu- tion
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description									
	AA1		7	Lithonia Lighting	DSX0 LED P6 30K T4M MVOLT	DSX0 LED P6 30K T4M MVOLT				14506	1	0.9	134	100%	TYPE IV, SHORT, BAC, RATING: B3 - U0 - G3
	AA2		9	Lithonia Lighting	DSX0 LED P6 30K T4M MVOLT	DSX0 LED P6 30K T4M MVOLT				14506	1	0.9	268	100%	TYPE IV, SHORT, BAC, RATING: B3 - U0 - G3
	BB1		2	Lithonia Lighting	DSX0 LED P6 30K T2M MVOLT	DSX0 LED P6 30K T2M MVOLT				14788	1	0.9	134	100%	TYPE III, MEDIUM, BAC, RATING: B3 - U0 - G3
	CC1		14	Lithonia Lighting	ARC2 LED P1 40K	ARC2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K				1587	1	0.9	18.6112	100%	TYPE III, VERT, SHORT, BAC, RATING: B0 - U0 - G1
	DD1		5	Lithonia Lighting	RADPT P1 40K ASY	RADEAN Post-Top with P1 4000K Asymmetric distribution				3168	1	1	25.4134	100%	TYPE IV, VERT, SHORT,

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Cak Zone #2	+	0.8 f.c.	5.9 f.c.	0.0 f.c.	N/A	N/A



View #1

MEMO



TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: November 18, 2020

RE: Discussion – Commissioner Terms

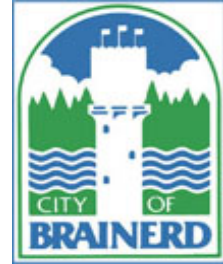
Commissioner Duval has requested that staff reserve an agenda item for the Planning Commission to have a discussion regarding the terms of service for Commissioners.

Commissioner Duval's concern is that 3 members of the Commission have their terms expire at the end of 2021 and a further 3 at the end of 2022 (the council appointee is appointed by the Council President every two years). Should there be turnover as terms expired (5/6 commissioners, excluding the council liaison, have changed since 2018), Commissioner Duval believes that such turnover over a short period of time could be very disruptive to the continuity of the Planning Commission.

Here are commissioner terms as they currently stand (excluding the council liaison):

Mike Duval – expires 12/31/2021
Chris Foley – expires 12/31/2021
Theresa Woodward – expires 12/31/2021
Matt Kallroos – expires 12/31/2022
Don Gorham – expires 12/31/2022
Kevin Yeager – expires 12/31/2022

MEMO



TO: Planning Commission

FROM: David Chanski, Community Development Director

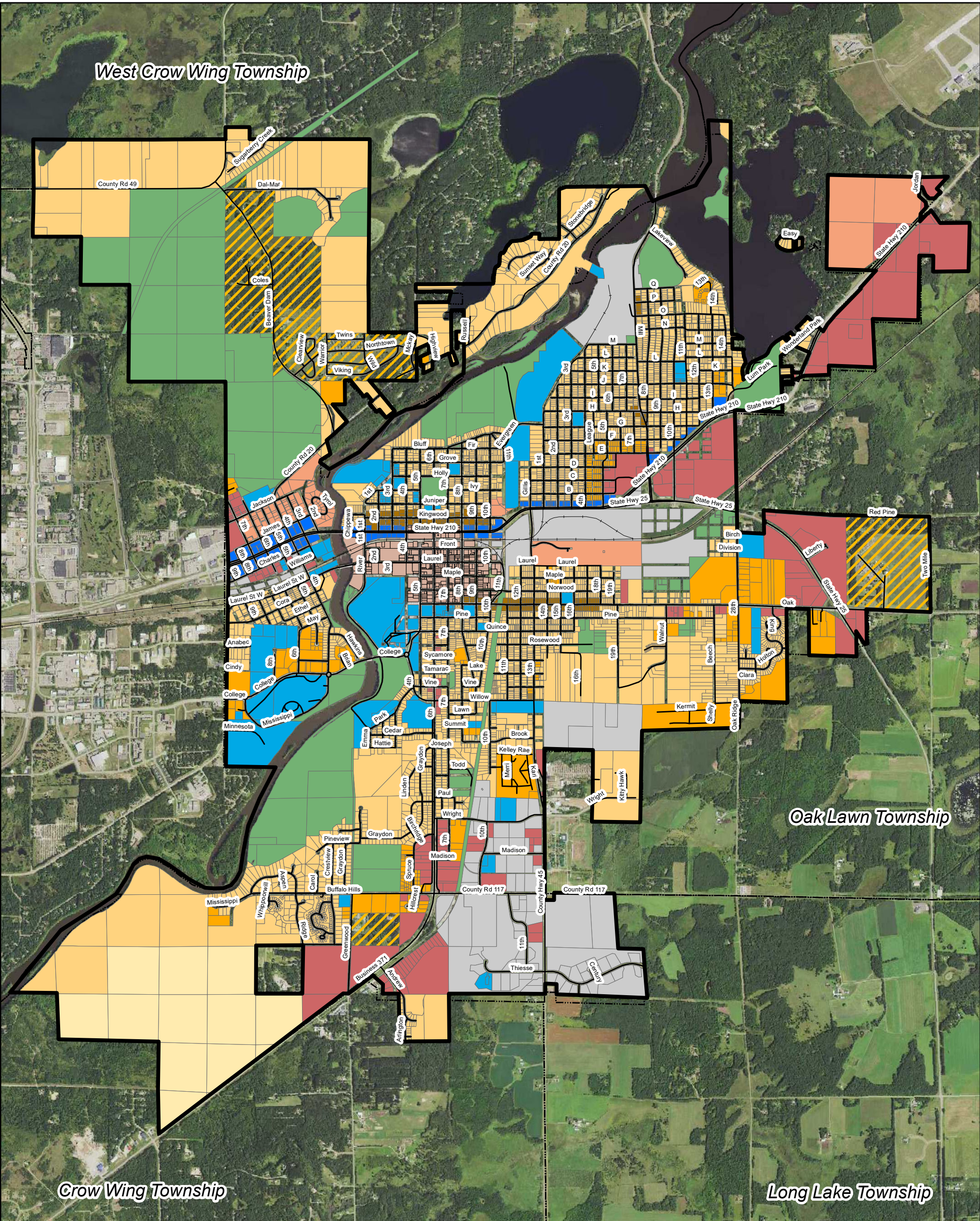
DATE: November 18, 2020

RE: Discussion Cont. – Future Land Use Map Development

Ashley (Kaisershot) Zidon will be present to continue to guide the Planning Commission through the development of the Future Land Use (FLU) Map.

Attached are updated copies of the FLU, FLU with expansion areas as well as FLU classifications, future land use classifications and growth area descriptions. Additionally, possible timelines for adoption are also included for discussion.

Please thoroughly review these documents prior to the meeting on November 18 and come prepared to discuss.



FUTURE LAND USE MAP

Legend

Rail

Road Network

Township Boundary

City Limits

TPCLS1

Development Reserve

Low-Medium Density

Medium-High Density

Mixed Residential

Public, Semi-public, Institution

Park and Open Space

Parcels

Parcel boundary

Gateway District

Mixed Commercial-Residential

Neighborhood Mix

Downtown

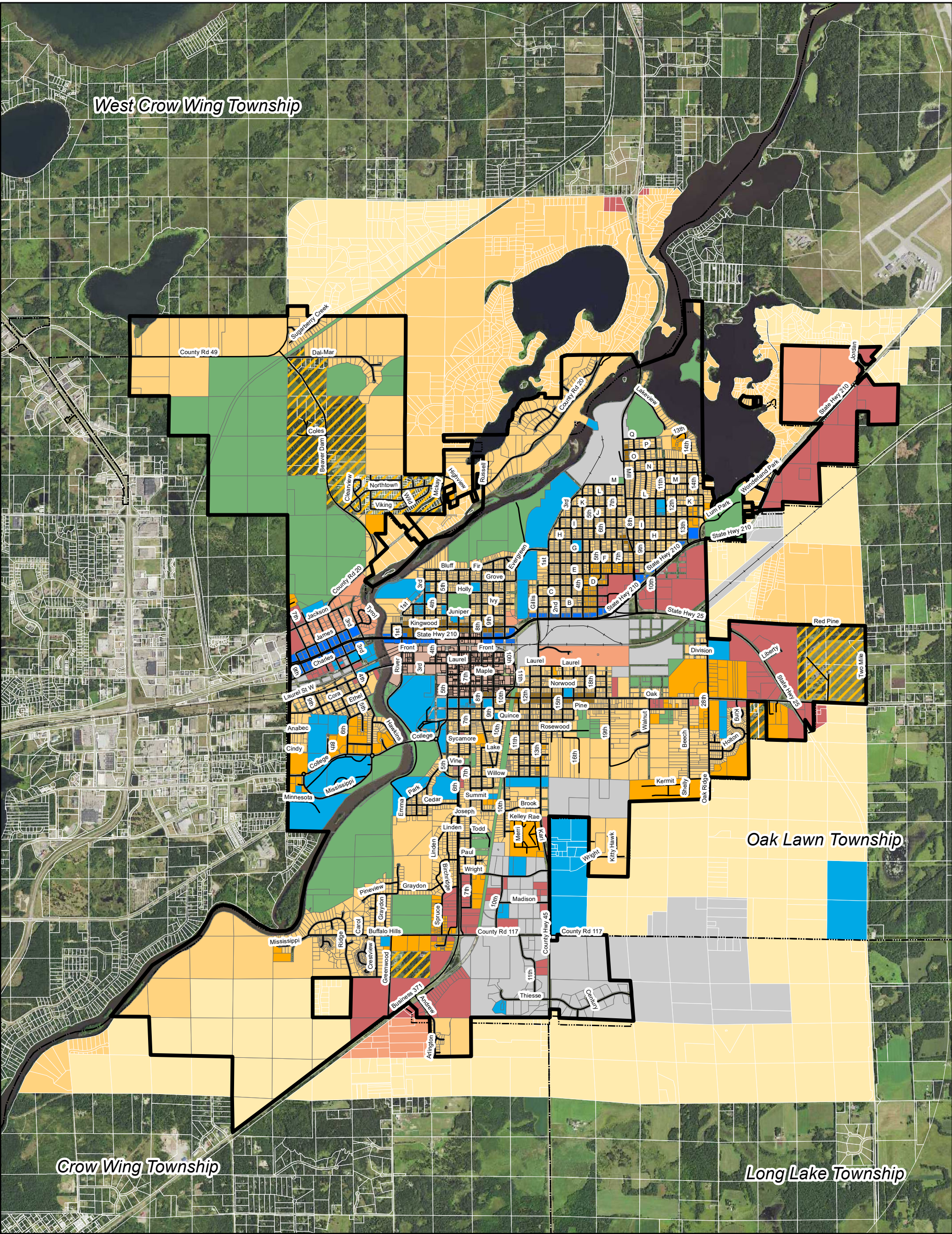
Commercial

Industrial

DRAFT

0.9

Miles



FUTURE LAND USE MAP

DRAFT

Legend

—+— Rail

— Road Network

▬ City Limits

▬ Township Boundary

Parcels

▬ Parcel boundary

FLU CATEGORIES

Development Reserve

Low-Medium Density

Medium-High Density

Mixed Residential

Public, Semi-public, Institution

Park and Open Space

Gateway District

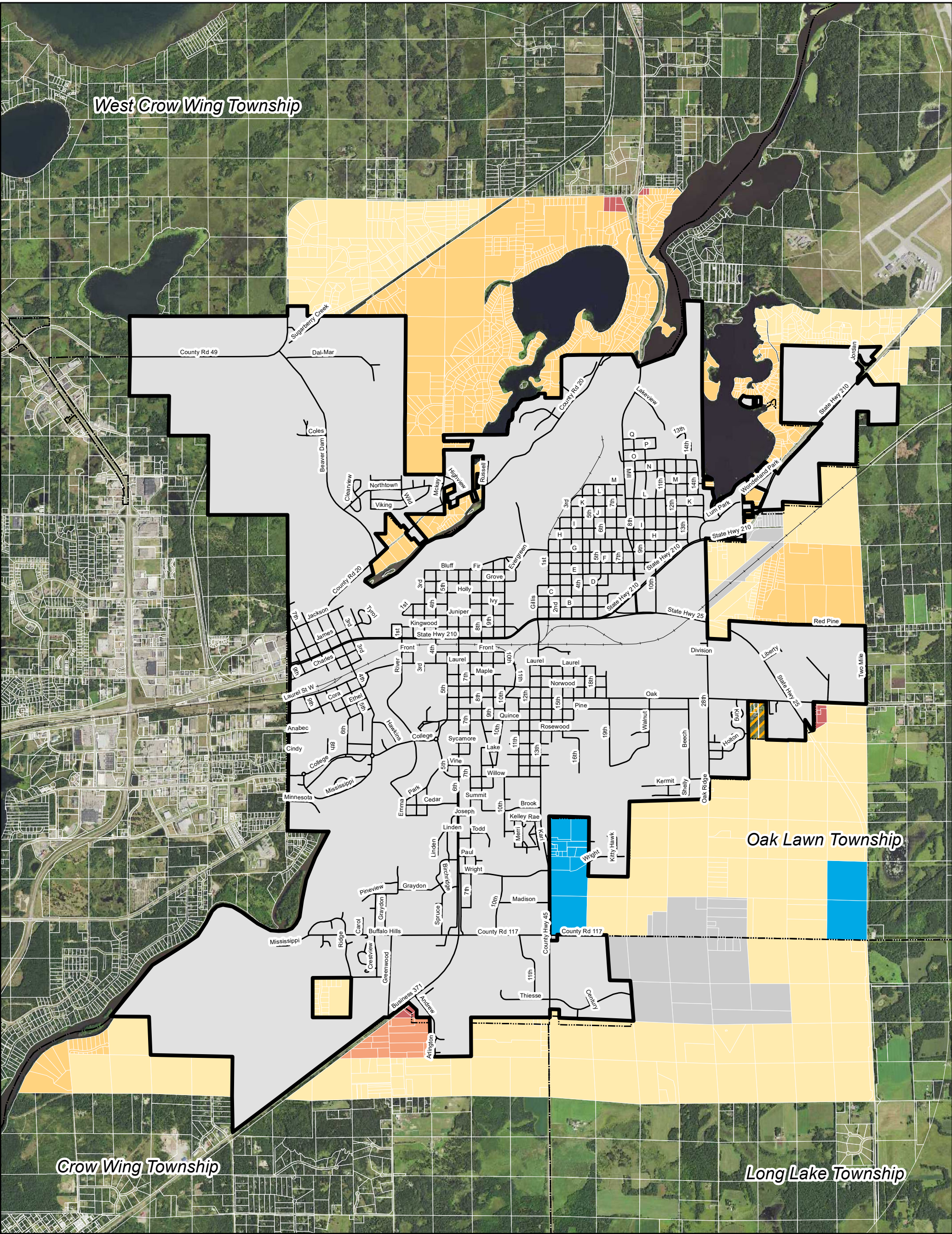
Mixed Commercial-Residential

Neighborhood Mix

Downtown

Commercial

Industrial



FUTURE LAND USE MAP

DRAFT

Legend

Rail

Road Network

City Limits

Township Boundary

County Parcels

FLU CATEGORIES

Development Reserve

Industrial

Low-Medium Density

Mix Residential

Public, Semi-public, Institution

Park and Open Space

Mixed Commercial-Residential

Commercial

Industrial

FUTURE LAND USE CLASSIFICATIONS (DRAFT)

2018 Comprehensive Plan / 2021 Plan Update

GENERAL LAND USE TYPE	CATEGORY	SUMMARIZED DESCRIPTION	FEATURES & CRITERIA	DENSITY
RESIDENTIAL	Low to medium density residential	Contains a blend of low- to medium-density with a mixture of larger to smaller lots to facilitate a variety of housing needs and development.	Type: One and two-family dwelling options such as duplexes (stacked and side-by-side), twin homes, town home, attached and detached single-family dwellings. ADU's would also be included in the overall density.	2-5 units per acre
	Medium to high density residential	Contains a mixture of medium to high-density residential that are meant to accommodate a variety of housing types and create walkable neighborhoods.	Type: Twin homes, duplex (side-by-side and stacked), triplex, fourplex, row house, town home, cottage court, courtyard building, multiplex, apartments, condos, senior housing options, manufactured home parks, and other multi-family developments.	8-20+ units per acre
	Mixed residential	To promote neighborhoods with a variety of housing types and densities within a single development; not dominated by any singular type.	Type: Single-family, twin homes, duplex (side-by-side and stacked), triplex, fourplex, row houses, town houses, cottage court, courtyard building, multiplex, apartments, condos, and other housing typologies that align with the intent of the development.	2-20+ units per acre
COMMERCIAL	Mixed commercial-residential	A mixed of commercial and residential uses to meet the daily needs of people, focusing on both the neighborhood and district level.	Type: Light, general, and commercial mixes in addition to medium and high density residential. Residential density encourages a wide range of housing typologies.	Exceeds 8 units per acre
	Neighborhood Mix	This category includes a mix of low intensity business uses and a range of residential densities.	Type: Office, limited commercial, professional services, daily trip needs. Twin homes, town homes, row houses, duplexes, triplex, fourplex, and single-family homes.	n/a
	Downtown Commercial	Pedestrian-oriented businesses and uses that support a walkable environment, welcoming and positive experiences, and the social and civic hub of the city.	Type: Mix of uses, commercial, office, upper-level residential, live/work, high-density retail, service, office, governmental, and public uses.	n/a
	Commercial	General retail uses adjacent to the arterial highway network and highway-oriented businesses.	Type: Auto-oriented commercial development; mix of uses, office use, large-scale retail, service-oriented.	n/a
	Gateway District	Provide higher quality design elements for new commercial and residential construction along main thoroughfares in the community, establishing an aesthetic travel corridor that supports walkability and establishes identity.	Type: Auto-oriented commercial development, low- to medium-density residential, medium- to high-density residential, mix of uses, medical, professional, retail, and public uses.	n/a
INDUSTRIAL	Industrial	Intended to provide a series of industrial uses, separated from other businesses and concentrated in a location.	Type: Manufacturing, warehousing, assembly, truck terminals, other businesses that provide good and services, but not directly to the public; separate from other businesses.	n/a
PUBLIC, SEMI-PUBLIC, INSTITUTION	Public, Semi-public, Institution	Contains publicly owned uses that benefit the community.	Type: City and county buildings, government-related institutions, public utilities, private institutions, schools, publicly owned buildings, parks, and churches.	n/a
PARK AND OPEN SPACE	Park and Open Space	Parks and open spaces meant for recreation and identifies particular environmental features that should be preserved.	Type: Parks, wildlife areas, outdoor recreational facilities, greenways, golf courses, campgrounds.	n/a
DEVELOPMENT RESERVE	Development Reserve	Protect currently undeveloped land from inappropriate urbanization at this time.	Type: Agricultural, very low-density housing; largely undeveloped land	n/a

Future Land Use Categories (DRAFT)

UPDATED 11-07-2020

RESIDENTIAL

Low-medium density residential: This category provides for housing options that include one and two-family dwelling options such as duplexes (stacked and side-by-side), twin homes, town houses, attached and detached single family dwellings. Low- to medium-density residential could include both older neighborhoods with smaller lots found within the city as well as large, new subdivisions within the city and planned growth areas.

Medium-high density residential: This category provides a mix of housing options at a higher density such as twin homes, duplex (side-by-side and stacked), triplex, fourplex, row houses, town houses, cottage court, courtyard building, multiplex, apartments, condos, senior housing options, manufactured home parks, and other multi-family developments. This also includes lesser intensity residential density types.

Mixed residential: This category is intended to promote neighborhoods with a variety of housing types and densities within a single development. A wide range of housing types are appropriate within this category: single-family, twin homes, duplex (side-by-side and stacked), triplex, fourplex, row houses, town houses, cottage court, courtyard building, multiplex, apartments, condos, and other housing typologies that align with the intent of the development. No single type should dominate any given area. This land use type would benefit from sub-area and master planning efforts.

COMMERCIAL

Mixed commercial-residential: This category supports the development of a mix of light, general, and commercial mixes in addition to medium and high density residential. Residential types include a wide range of housing typologies; single-family, twin homes, duplex (side-by-side and stacked), triplex, fourplex, row houses, town houses, cottage court, courtyard building, multiplex, apartments, condos, and other housing typologies that align with the intent of the development. Commercial uses include those meant to serve the daily needs of people, office, professional services, medical, public, retail, and similar business types. This category focuses on an appropriate blend of these uses, seeking a balance of commercial and percent residential uses; where no single type dominates any given area.

Neighborhood mix: This category includes a mix of low intensity business uses such as office and limited commercial, that serve the everyday needs of residents and are located within or adjacent to neighborhoods, providing neighborhood amenities. This category also includes low, medium, and high-density residential uses such and single-family homes (attached and detached), twin homes, town

homes, row houses, duplex (stacked and side-by-side), triplex, fourplex, bungalow course, cottage courts, courtyard buildings, multiplexes, and apartments. This future land use category aligns with form base code principles.

Downtown commercial: This category applies to the larger downtown Brainerd district, encouraging businesses that facilitate a pedestrian-oriented environment. This category encourages retail and commercial services, higher density residential, live/work, service, office, governmental, and public uses.

Commercial: This category applies to commercial development outside of the central business district, providing services and retail and serving the adjacent neighborhoods, community, and regional needs.

OTHER

Industrial: This category is intended to provide a series of industrial uses, separated from other businesses and concentrated in a specific location. Uses include manufacturing, warehousing, assembly, and other similar businesses that provide goods and services.

Public, semi-public, institution: This category identifies portions of the city that should contain uses that benefit the public. This includes all publicly owned uses (schools, city buildings, etc.) and private institutions (hospitals, churches, etc.).

Park and open space: This category identifies portions of the city that contain parks and open spaces. This category also looks to preserving sensitive environmental resources such as river corridors, habitats, trails, and other natural resources that are important to the image of the city and neighborhoods.

Gateway district: This category identifies portions of the city that are located at major entrances to the city and require higher-quality design elements and building construction for new commercial development.

Development reserve: The purpose of this category is to protect currently undeveloped land from inappropriate urbanization patterns prior to the availability of urban services. This category should include very low-density residential development and agricultural uses until services are available.

Brainerd Growth and Development Areas

Northwest: Support a blend of residential uses from low density to medium-high density development. This would include single family homes, attached dwellings, townhomes, and other housing types. No one housing type should dominate, but rather, a variety of typologies to foster walkable and interconnected neighborhoods.

West Brainerd: This development area should focus on a mix of commercial, medium and higher density residential. This district aims to provide a blend of commercial uses to meet the daily needs of people. This development area will serve as a buffer between residential neighborhoods and the Highway 210 corridor.

Kingwood Street Corridor: The corridor will include a mix of low intensity business uses and a variety of residential densities and typologies. Through strategic infill development, the corridor will be transformed into a walkable streetscape; designed to serve the everyday needs of residents and connect them to neighborhood amenities.

210 Corridor: Serving as a key gateway within the city, redevelopment opportunities should be targeted towards vacant properties. This development area supports a variety of infill commercial and redevelopment opportunities to transform this corridor into a vibrant thoroughfare; one that supports the needs of motorists, provides a variety of housing types, and a mix of commercial land uses. This corridor would benefit from new and improved development and design standards. Strategic redevelopment will support a pedestrian and bicycle-friendly corridor and ensuring that all modes of transportation can utilize the corridor safely.

Mississippi River Greenway Corridor: Focus on preserving green space, conservation efforts, and providing access to the variety of parks and open spaces.

Downtown: This development area covers the historic area of Brainerd and the larger limits of the downtown district. Guide infill development within the general district, specifically live/work, retail, professional offices, and high density residential. Strive to keep government buildings downtown as they create a cohesive district. Focus on placemaking and the importance that art and culture have in building a social center for the community.

Oak Street Corridor: This development area will create a neighborhood node, supporting residents with services to meet their daily needs. Development should include a mix of housing densities and neighborhood commercial uses. Underutilized sites and parcels should be targeted for redevelopment and appropriate parcels should be combined to support a mix of residential uses and densities. This corridor will be transformed into a walkable thoroughfare, supporting all modes of transportation and needs.

Northern Pacific Center: Support the development of mixed-use, commercial development within the Northern Pacific Center Campus.

Highway 210/25: This development area serves as a gateway location where targeted commercial development should occur. This redevelopment site should remain a strong commercial node in the future; supported by aesthetic parking, access improvements, and improved site circulation.

East Brainerd: This site should provide a mix of housing densities to support the development of walkable neighborhoods. This would include single family homes, attached dwellings, townhomes, and other housing types. No one housing type should dominate.

Business 371: This development area will continue to develop as a health-care district, with office and office-service uses. Infill development and redevelopment opportunities should support smaller-scale retail that can serve the industrial employment based that is close-by. The corridor can support the development of a mix of uses and serve as a neighborhood district.

DRAFT