

BRAINERD PLANNING COMMISSION
Special Meeting

Wednesday, May 26, 2021
7:00 p.m.
City Council Chambers
501 Laurel St.

Members of the public may attend the meeting in-person or monitor the meeting via phone.

Meeting Number: 1-844-992-4726

Access Code: 187 965 2080

1. Call To Order
2. Roll Call
3. Pledge Of Allegiance
4. Approval/Amendment Of Agenda
5. Consideration For Country Manor Rezoning And Planned Unit Development

Documents:

[2021-05-26 SPECIAL MEETING PACKET - AMENDED.PDF](#)

6. Adjourn

MEMO



TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: May 26, 2021

RE: Consideration for Country Manor Rezoning and Planned Unit Development

The Foundation for Health Care Continuums has submitted applications for rezoning and Planned Unit Development (PUD). The applicant requests rezoning three parcels along Beaver Dam Road from R-A (Rural Agricultural) District to Planned Unit Development (PUD) District. The purposed of these requests is to construct a senior living facility comprised of 92 apartments and 18 memory care units as well as a childcare facility for 8 infants, 14 toddlers, 40 preschoolers and 30 school aged children.

The properties (the Site) on which this development will take place are not addressed but are legally described as:

N. 874.74 FT OF NE1/4 OF SW1/4, EXCEPT S. 12 ACRES OF N. 874.74 FT. SUBJECT TO EASEMENTS, RESERVATIONS, OR RESTRICTIONS OF RECORD.

NW1/4 OF SE1/4 SECTION 33, EXCEPT THE S. 26.1 ACRES THEREOF

S 26.10 ACRES OF NWSE. TOGETHER WITH AN ESMNT OF RECORD.

P.I.N. 41330755, 41330745, 41330744

Section 33, Township 134, Range 28

Findings of Fact

1. The Site is currently zoned R-A (Rural Agricultural) District.
 - a. Neither multi-family, high density residential uses nor commercial day care facilities are allowed within R-A Districts.
2. [Section 515-75](#) of the City Code states that the purpose of the Planned Unit Development (PUD) District is to “provide for the integration and coordination of land parcels as well as the combination of various types of residential, commercial and industrial uses.”
3. Per Section 515-76-2, all permitted, permitted accessory, or conditional uses contained in Sections 51 through 71 of the Code shall be treated as potentially permitted uses within a PUD District.
 - a. Commercial day care facilities are considered a conditional use in B-2, B-3, and B-4 districts.
 - b. Multi-family dwellings are considered a permitted use in R-3 districts.

- c. Senior housing is considered a conditional use in R-2 and R-3 districts.
 - d. Residential care facilities serving 6 or more persons are considered a permitted use in R-2 districts.
 - e. Residential care facilities service 6 or fewer persons are considered a permitted use in R-3 districts.
- 4. There is no lot width, length, area, setback, impervious surface, or building use and design regulations within PUD districts.
 - a. Such regulations are determined through negotiation with a developer as part of the PUD review and approval process.
- 5. When considering a PUD proposal, [Section 515-11-3](#) states “The City may approve the Planned Unit Development (PUD) only if it is found that the development satisfies all of the following standards.”
 - a. The proposed Planned Unit Development (PUD) is in conformance with the Comprehensive Plan for Brainerd. At a minimum, the City shall find that the Planned Unit Development (PUD) does not conflict with the Comprehensive Plan with regard to the following:
 - 1. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities and utilities, which serve or are proposed to serve the area.
 - 2. The residential elements of the development will solely serve seniors.
 - 3. The development includes its own open space areas.
 - 4. The development includes on site stormwater management.
 - 5. The development will connect to the City’s sewer, water, and electrical system.
 - a. The City Engineer and Brainerd Public Utilities have no concerns that this development will create an excessive burden on these utilities.
 - ii. The use is reasonably related to the overall needs of the City and is compatible with the surrounding land use.
 - 1. The City and Crow Wing County as a whole are in the need of diverse housing options.
 - 2. The surrounding areas are also residential in use.
 - 3. The City and Crow Wing County as a whole are in need of further childcare options.
 - iii. The Planned Unit Development (PUD) is an effective and unified treatment of the development possibilities on the project site and the development plans provide for the preservation of unique natural amenities such as streams, stream banks, wooded cover, rough terrain, and similar areas.
 - 1. The development intends to use the rural setting of the site as an integral element of the development, providing as much natural areas to its future residents as possible.
 - iv. The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property, and will not be detrimental to surrounding uses.

1. This property will be well separated from surrounding uses through natural screening and buffers.
- b. The Planned Unit Development (PUD) meets or exceeds the following development criteria:
 - i. A minimum of two (2) or more principal structures is proposed.
 1. More than 2 principal structures are proposed.
 - ii. The tract is at least 2 acres in size.
 1. The Site is approximately 54 acres in size.
- c. The use is consistent with the requirements of the Zoning Ordinance.
 - i. The use will be consistent with the requirements of the Zoning Ordinance if rezoned from R-A (Rural Agricultural) District to PUD District.
- d. The Planned Unit Development (PUD) can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site.
 - i. Natural buffers shall be maintained between existing developments and the Site.
 - ii. The surrounding developments are comprised of residential properties and a care facility.
- e. Each phase of the proposed development is of sufficient size, composition, and arrangement so that it's construction, marketing, and operation are feasible as a complete unit, and that provision for and construction of dwelling units and common open space are balanced and coordinated. In addition, the total development is designed in such a manner as to form a desirable and unified environment within its own boundaries.
 - i. The proposed development will be complete development that will occur all in one stage.
 - ii. Any potential future development on the Site will serve to further support the initial development's use and character.
- f. Financing is available to the applicant on conditions and in an amount which is sufficient to assure completion of the Planned Unit Development (PUD). To evidence this finding, a written statement of financial feasibility, which is accepted by the City, shall be submitted by the applicant.
 - i. The applicant has the ability to acquire the necessary financing to complete the proposed development in full.
 - ii. The applicant will be required to provide proof of financing with approval of the Final Plan.
- g. One (1) individual has been designated by the property owner(s) to be in control of the development.
 - i. While the property owner has and shall continue to work in conjunction with multiple entities throughout the development process, the property owner maintains all rights, authority, and management of the development.
- h. The Planned Unit Development (PUD) provides for architectural diversity by way of varied building types and exterior building design.

- i. The development is a contiguous development comprised of similar yet separate designs.
- i. Underground Utilities. In any Planned Unit Development (PUD), all utilities, including, but not limited to, telephone, electricity, gas and cable television shall be installed underground.
 - i. All utilities in the development are planned to be placed underground.
- j. Utility Connections.
 - i. Water Connections. Where more than one property is served from the same service line, a shut off valve must be located in such a way that each unit's service may be shut off and secured by the City, in addition to the normally supplied shut off at the street.
 - 1. Individual shutoffs will be located throughout the development.
 - ii. Sewer Connections. Where more than one (1) unit is served by a sanitary sewer lateral which exceeds three hundred (300) feet in length, provision must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owners association or owner.
 - 1. Manholes will be located throughout the development.
- k. Roadways, Private.
 - i. Design. Private roadways within the project shall have an improved surface to twenty-eight (28) feet or more in width and shall be so designed as to permit the City fire trucks to provide protection to each building.
 - 1. Proposed private roadways have been reviewed by the City Engineer and Fire Chief and have been deemed adequate.
 - ii. Parking. No portion of the required private road system may be used in calculating required off-street parking space or be used for parking.
 - 1. There is no listed off-street parking requirement within PUD districts within the Code.
 - 2. Staff believes the proposed dedicated parking areas will sufficiently serve the development.
- l. Landscaping. In any Planned Unit Development (PUD), landscaping shall be provided according to a plan approved by the City Council, which shall include a detailed planting list with sizes and species indicated as part of the final plan. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structures and the overall scheme of the Planned Unit Development plan.
 - i. A detailed landscape plan has been submitted.
 - ii. Significant natural buffers will be maintained that will more than adequately screen the development from surrounding areas and roadways.
- m. Public services. The proposed project shall be served by the City water and sewer system and fire hydrants shall be installed at such locations as necessary to provide fire protection.

- i. The development will be served by City sewer and water and the location of fire hydrants has been reviewed by the Fire Department.
 - n. Refuse. Provision for trash pick-up shall be provided according to a plan approved by the City Council.
 - i. Per City Code, refuse must be collected at a minimum of a weekly basis.
 - o. Best Management Practices. All Planned Unit Developments shall incorporate Best Management Practices for stormwater management as defined by Section 515-2-2 of this Ordinance, subject to review and approval of City staff, Planning Commission and City Council.
 - i. [Section 515-2-2](#) of the City Code defines Best management Practices as “Schedules of activities, prohibitions of practices, general good house keeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.”
 - ii. Three stormwater retention areas are proposed.
 - iii. The City Engineer has reviewed the proposed development for stormwater impacts and has expressed no concerns.
 - p. Sidewalks and Trails. Except as otherwise determined by the City Council, concrete sidewalks not less than five (5) feet in width and/or bituminous trails not less than eight (8) feet in width shall be provided.
 - i. The proposed development is exempt from this restriction as all proposed roadways are private.
 - q. Development Agreement. Prior to a rezoning or the issuance of a building permit as part of a Planned Unit Development (PUD), the developer shall execute a development agreement with the City. The agreement shall detail all use restrictions and required improvements conditional to the Planned Unit Development (PUD) rezoning or Conditional Use Permit approval. The agreement shall provide for the installation within one (1) year of the off-site and on-site improvements as approved by the City Council, secured by a cash escrow or security in an amount and with conditions satisfactory to the City, to insure the City that such improvements will be actually constructed and installed according to specifications and plans approved by the City as expressed in such agreement. The amount of the financial guarantee shall be one and one-half (1½) times the estimated cost of the improvements as determined by the City of Brainerd.
 - i. The City Attorney shall draft a development agreement that shall be executed between the City and the Foundation for Health Care Continuums upon approval of the Development Stage Plan by the City Council and prior to review of the Final Stage Plan.
6. Northern sections of the Site are within the Gilbert Lake shoreland district.

- a. Per [Section 530.09](#) Subd. 5 Paragraph B of the City Code, impervious surface coverage of lots must not exceed 25% of the lot area.
 - b. Approximately 650,312 square feet (14.93 acres) of the Site, exclude the proposed Lot 1, Block 2, are within the shoreland district.
 - c. Per the recommendation of consultants with Swanson Haskamp Consulting, the overall impervious surface allowed on the Site should be calculated by combining the 25% impervious surface restriction of the areas within the shoreland district to the allowed impervious surface of the non-shoreland areas.
 - d. The City Code does not list an impervious surface restriction in PUD districts.
 - e. Staff has calculated the total allowable impervious surface 2 ways:
 - i. Total impervious surface percentage allowed using the residential 60% restriction in non-shoreland areas: 49%
 - ii. Total impervious surface percentage allowed with no restrictions in the non-shoreland areas as allowed in commercially and industrial zoned areas: 75.75%
 - f. As this development has both commercial and residential uses, staff recommends allowing a maximum of 60% total impervious surface.
 - i. 60% impervious for this site (excluding the proposed Lot 1, Block 2) would be approximately 1,206,653 sq. ft. (27.7 acres).
7. Planned Unit Developments are generally reviewed and approved in 3 phases: Concept Plan review, Development Plan review, and Final Plan review.
- a. This application is a Development Stage Plan review, skipping the Concept Plan review step.
 - i. Per Section 515-11-11.D, "In cases of single stage Planned Unit Development (PUD) or where the applicant wishes to begin the first stage of a multiple stage Planned Unit Development (PUD) immediately, they may, at their option, submit Development Stage Plans for the proposed Planned Unit Development (PUD) simultaneously with the submission of the General Concept Plan. In such case, the applicant shall comply with all the provisions of this Ordinance applicable to submission of the Development Stage Plan. The Planning Commission and City Council shall consider such plans simultaneously and shall grant or deny Development Stage Plan approval in accordance with the provisions of this section."

Review Process

The review process for this PUD request shall be as follows:

1. The Planning Commission shall review the Development Stage Plan and make a recommendation to the City Council whether to approve the Plan with recommended amendments and/or conditions to the Plan. A public hearing shall be held.
2. Upon receipt of the Planning Commission's recommendations, the City Council shall consider the recommendations.

3. Upon approval of the City Council, the City Attorney shall prepare a Development Agreement which stipulates the specific terms and conditions approved by the City Council and accepted by the applicant.
4. A Final Stage Plan covering the area designated in the Development Stage Plan as the first stage of the PUD shall be filed for review by the Planning Commission within 6 months from the date the City Council grants Development Stage Plan approval. Upon application by the applicant, the City Council may at its discretion extend for not more than 6 months, the filing deadline for any Final Plan when, for good cause shown, such extension is necessary.

Staff Opinion

Staff makes two recommendations:

- 1) Motion to approve the requested rezoning of the Site from R-A (Rural Agricultural) District to Planned Unit Development (PUD) District.
- 2) Motion to approval of the Development Stage Plan conditional on the approved rezoning of the property.

**City Planning Department**

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

RECEIVED**MAY 13 2021****CITY OF BRAINERD
ADMINISTRATION**

Receipt # _____
Check # _____
Date Paid: _____

LAND USE APPLICATION

	RESIDENTIAL	COMMERCIAL
CONDITIONAL USE PERMIT	☐ (\$250.00)	☐ (\$400.00 + \$500.00 escrow deposit)
REZONING	☐ (\$300.00)	☒ (\$500.00)
VARIANCE	☐ (\$250.00)	☐ (\$400.00 + \$500.00 escrow deposit)
ZONING TEXT AMENDMENT	☐ (\$250.00)	☐ (\$400.00)
PLANNED UNIT DEVELOPMENT	☐ (\$250.00 + \$1,000.00 escrow deposit)	☐ (\$400.00 + \$1,000.00 escrow deposit)

PROPERTY ADDRESS: PIDs 41330745, 41330755, and 41330744

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

Property Owner Name: Foundation for Health Care Continuums

Street Address: 520 1st St. NE **City:** Sartell **State:** MN **Zip Code:** 56377

Phone Number: 320-253-1920 **Fax:** 320-656-5922 **E-mail:** bkelm@countrymanor.org

Applicant Name: (If different than Property Owner) _____

Street Address: _____ **City:** _____ **State:** _____ **Zip Code:** _____

Phone Number: _____ **Fax:** _____ **E-mail:** khargurth@countrymanor.org

Description of Request: Rezone parcels to Planned Unit Development District to allow for the development of the properties to construct a senior living complex with child day care services available to the general public.

Property Owner Signature

Foundation for Health Care Continuums

(Please print name)

Applicant Signature

Brian Kelm

(Please print name)

Date

5-11-2021

Date

(OVER)



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: _____

LAND USE APPLICATION

RESIDENTIAL

CONDITIONAL USE PERMIT ☐ (\$250.00)
REZONING ☐ (\$300.00)
VARIANCE ☐ (\$250.00)
ZONING TEXT AMENDMENT ☐ (\$250.00)
PLANNED UNIT DEVELOPMENT ☐ (\$250.00 +
\$1,000.00 escrow deposit)

COMMERCIAL

☐ (\$400.00 + \$500.00 escrow deposit)
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Applicant Name: (If different than Property Owner) _____

Street Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax: _____ E-mail: khargurth@countrymanor.org

Description of Request: A Planned Unit Development for the development of a senior living facility comprised of 92 apartments and 18 memory care units as well as a child care facility for 8 infants, 14 toddlers, 40 preschoolers and 30 school aged children.

Property Owner Signature

Date

Foundation for Health Care Continuums

(Please print name)

Brian C. Kelm

Applicant Signature

5-11-2021

Date

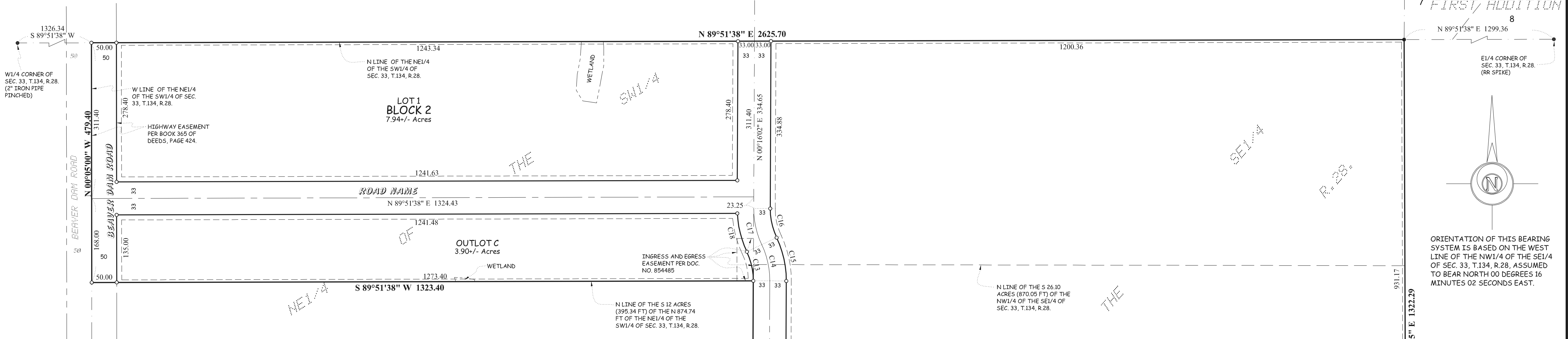
Brian C. Kelm

(Please print name)

(OVER)

O'MALLEY & KRON LAND SURVEYORS, INC.
340 CHAPEL HILL RD.
COLD SPRING, MN 56320
PH. 320-685-5905

COUNTRY MANOR SENIOR LIVING CAMPUS OF BRAINERD



KNOW ALL PERSONS BY THESE PRESENTS: That CM Brainerd LLC, a Minnesota limited liability company, owner of the following described property, situated in the City of Brainerd, County of Crow Wing, State of Minnesota, described as follows, to-wit:

The South 26.10 Acres of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4), Section Thirty-three (33), Township One Hundred Thirty-four (134) North, Range Twenty-eight (28) West, Crow Wing County, Minnesota.
AND
Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4), Section Thirty-three (33), Township One Hundred Thirty-four (134), Range Twenty-eight (28), except the South 26.10 acres thereof, Crow Wing County, Minnesota.
AND
The North 874.74 feet of NE1/4 of SW1/4, Except the South 12 acres of the North 874.74 feet, Crow Wing County, Minnesota.

have caused the same to be surveyed and platted as COUNTRY MANOR SENIOR LIVING CAMPUS OF BRAINERD and do hereby donate and dedicate to the public for public use forever the public ways and drainage and utility easements as created by this plat.

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

NAME, TITLE
STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by NAME, TITLE of CM Brainerd, LLC, a Minnesota limited liability company.

(Notary Signature) (Notary Printed Name)
NOTARY PUBLIC, _____ COUNTY, STATE OF _____
MY COMMISSION EXPIRES: _____

I, Daniel M. Kron, hereby certify that I have surveyed and platted the property described on this plat as COUNTRY MANOR SENIOR LIVING CAMPUS OF BRAINERD, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands (as defined in MN Statute 505.01 subd.3) or public ways to be designated other than shown.

Daniel M. Kron, Professional Land Surveyor
Minnesota Registration No. 42621

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Daniel M. Kron, Professional Land Surveyor, Minnesota Registration No. 42621.

(Notary Signature) (Notary Printed Name)
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

This plat of COUNTRY MANOR SENIOR LIVING CAMPUS OF BRAINERD was approved by the Planning Commission of the City of Brainerd, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____.

Chairman
Secretary

This plat of COUNTRY MANOR SENIOR LIVING CAMPUS OF BRAINERD was approved by the City Council of the of Brainerd, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____.

Mayor
City Administrator

County Auditor/Treasurer, Crow Wing County, Minnesota

Pursuant to Minnesota Statutes, Chapter 272.12, that there are no delinquent taxes on the land hereinbefore described on this plat and transfer and pursuant to Chapter 505.021, Subd. 9, taxes payable for the year 20____ on the land hereinbefore described have been paid this _____ day of _____, 20____.

Auditor/Treasurer
Crow Wing County, Minnesota

County Recorder, Crow Wing County, Minnesota

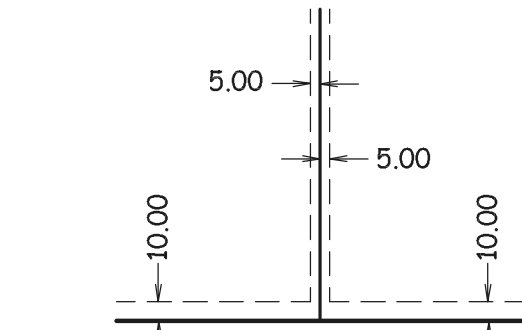
I hereby certify that the within instrument was filed in the office for record on the _____ day of _____, 20____, A.D. _____ at _____ o'clock _____ M.

County Recorder
Crow Wing County, Minnesota

Deputy County Recorder
Crow Wing County, Minnesota

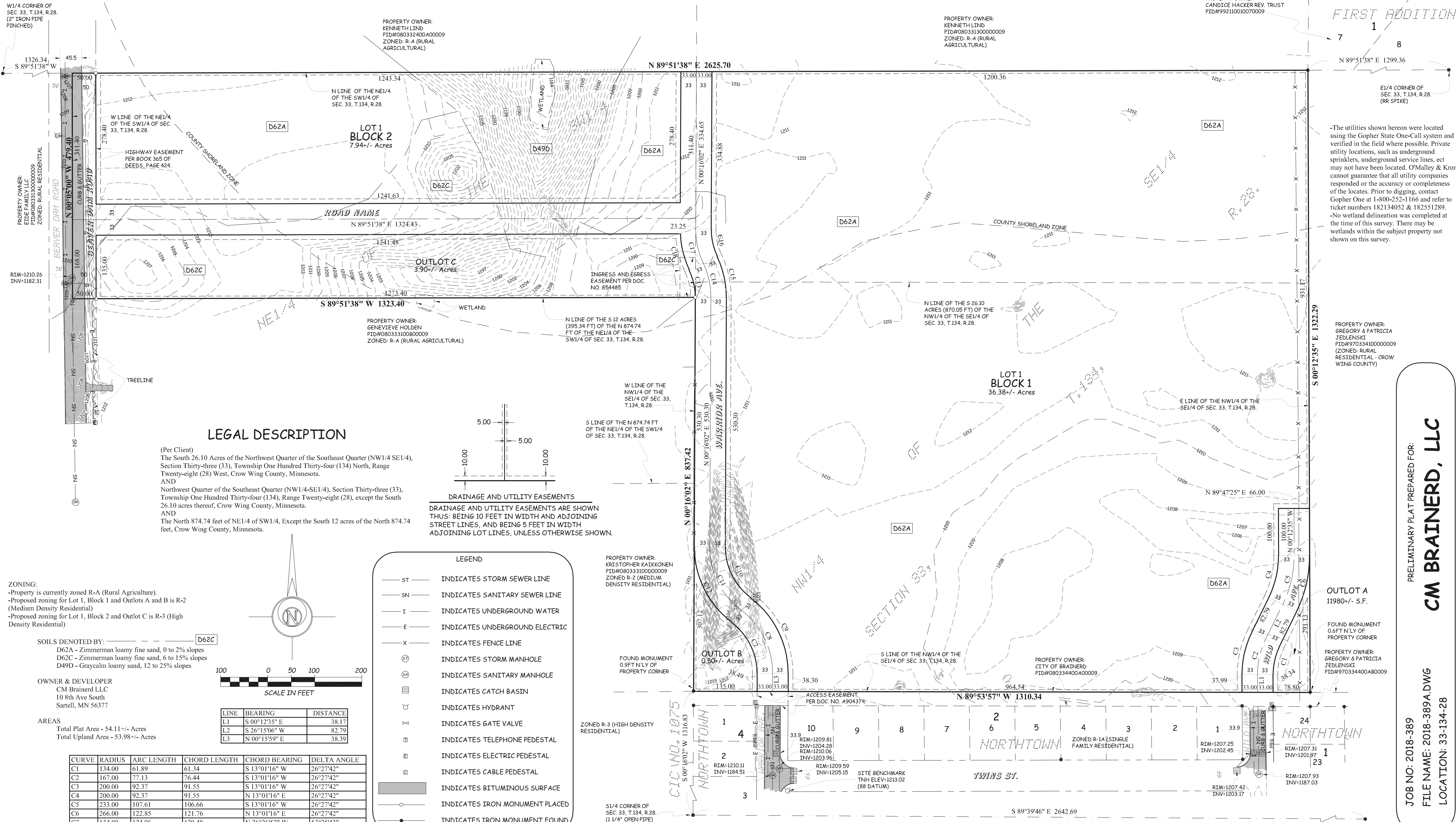
LINE	BEARING	DISTANCE
L1	S 00°12'35" E	38.17
L2	S 26°15'06" W	82.79
L3	N 00°15'59" E	38.39

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	134.00	61.89	61.34	S 13°01'16" W	26°27'42"	C10	134.00	124.96	120.48	S 26°26'51" E	53°25'46"
C2	167.00	77.13	76.44	S 13°01'16" W	26°27'42"	C11	167.00	155.73	150.15	S 26°26'51" E	53°25'46"
C3	200.00	92.37	91.55	S 13°01'16" W	26°27'42"	C12	200.00	186.50	179.82	S 26°26'51" E	53°25'46"
C4	200.00	92.37	91.55	N 13°01'16" E	26°27'42"	C13	134.00	60.07	59.57	N 12°34'30" W	25°41'03"
C5	233.00	107.61	106.66	S 13°01'16" W	26°27'42"	C14	167.00	74.86	74.24	N 12°34'30" W	25°41'03"
C6	266.00	122.85	121.76	N 13°01'16" E	26°27'42"	C15	200.00	89.65	88.91	N 12°34'30" W	25°41'03"
C7	134.00	124.96	120.48	N 26°26'52" W	53°25'43"	C16	134.00	60.07	59.57	S 12°34'30" E	25°41'03"
C8	167.00	155.73	150.15	N 26°26'52" W	53°25'43"	C17	167.00	74.86	74.24	S 12°34'30" E	25°41'03"
C9	200.00	186.50	179.82	N 26°26'52" W	53°25'43"	C18	200.00	79.66	79.14	S 14°00'22" E	22°49'18"



DRAINAGE AND UTILITY EASEMENTS
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN
THUS: BEING 10 FEET IN WIDTH AND ADJOINING
STREET LINES, AND BEING 5 FEET IN WIDTH
ADJOINING LOT LINES, UNLESS OTHERWISE SHOWN.

PRELIMINARY PLAT OF: COUNTRY MANOR SENIOR LIVING CAMPUS OF BRAINERD



LEGAL DESCRIPTION

(Per Client)
The South 26.10 Acres of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4), Section Thirty-three (33), Township One Hundred Thirty-four (134) North, Range Twenty-eight (28) West, Crow Wing County, Minnesota.
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AND
The North 874.74 feet of NE1/4 of SW1/4, Except the South 12 acres of the North 874.74 feet, Crow Wing County, Minnesota.

ZONING:
-Property is currently zoned R-A (Rural Agriculture).
-Proposed zoning for Lot 1, Block 1 and Outlots A and B is R-2 (Medium Density Residential)
-Proposed zoning for Lot 1, Block 2 and Outlot C is R-3 (High Density Residential)

SOILS DENOTED BY:
D62A - Zimmerman loamy fine sand, 0 to 2% slopes
D62C - Zimmerman loamy fine sand, 6 to 15% slopes
D49D - Graycalm loamy sand, 12 to 25% slopes

OWNER & DEVELOPER
CM Brainerd LLC
10 8th Ave South
Sartell, MN 56377

AREAS
Total Plat Area - 54.11 +/- Acres
Total Upland Area - 53.98 +/- Acres

LINE	BEARING	DISTANCE
L1	S 00°12'35" E	38.17
L2	S 26°15'06" W	82.79
L3	N 00°15'59" E	38.39

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C18	200.00	79.66	79.14	S 14°00'22" E	22°49'18"

LEGEND	
— ST —	INDICATES STORM SEWER LINE
— SN —	INDICATES SANITARY SEWER LINE
— I —	INDICATES UNDERGROUND WATER
— E —	INDICATES UNDERGROUND ELECTRIC
— X —	INDICATES FENCE LINE
⊙	INDICATES STORM MANHOLE
⊙	INDICATES SANITARY MANHOLE
⊙	INDICATES CATCH BASIN
⊙	INDICATES HYDRANT
⊙	INDICATES GATE VALVE
⊙	INDICATES TELEPHONE PEDESTAL
⊙	INDICATES ELECTRIC PEDESTAL
⊙	INDICATES CABLE PEDESTAL
—	INDICATES BITUMINOUS SURFACE
○	INDICATES IRON MONUMENT PLACED
●	INDICATES IRON MONUMENT FOUND

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

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

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

REVISED 04-21-20 (REVISED WILD AVE., ADDED SHORELAND ZONE)
REVISED 09-01-20 (ADDED TOPOGRAPHY TO BEAVER DAM ROAD)
REVISED 11-01-19 (CHANGED LOCATION OF WARRIOR AVE)

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DANIEL M. KRON
MINNESOTA REGISTRATION NO. 42621

DATE: 12-06-18

SHEET 1 OF 1

PRELIMINARY PLAT PREPARED FOR:
CM BRAINERD, LLC

JOB NO: 2018-389
FILE NAME: 2018-389A.DWG
LOCATION: 33-134-28

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PRELIMINARY PLANS

FOR

SITE, GRADING, EROSION CONTROL, SANITARY SEWER, WATERMAIN AND STORM SEWER

FOR

COUNTRY MANOR OF BRAINERD

BRAINERD, MN

PREPARED FOR:

GLT ARCHITECTS

808 COURTHOUSE SQUARE

ST. CLOUD, MN 56303

CONTACT: EVAN LARSON

PHONE: 320-252-3740

EMAIL: ELARSON@GLTARCHITECTS.COM

PREPARED BY:

Westwood

Phone (320) 253-9495 3701 12th Street North, Suite 206
Fax (320) 358-2001 St. Cloud, MN 56303
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0024151.00

CONTACT: BRAD C. WILKENING

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C6.1	DETAILS

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PRELIMINARY PLANS

FOR

SITE, GRADING, EROSION CONTROL, SANITARY SEWER, WATERMAIN AND STORM SEWER

FOR

COUNTRY MANOR OF BRAINERD

BRAINERD, MN

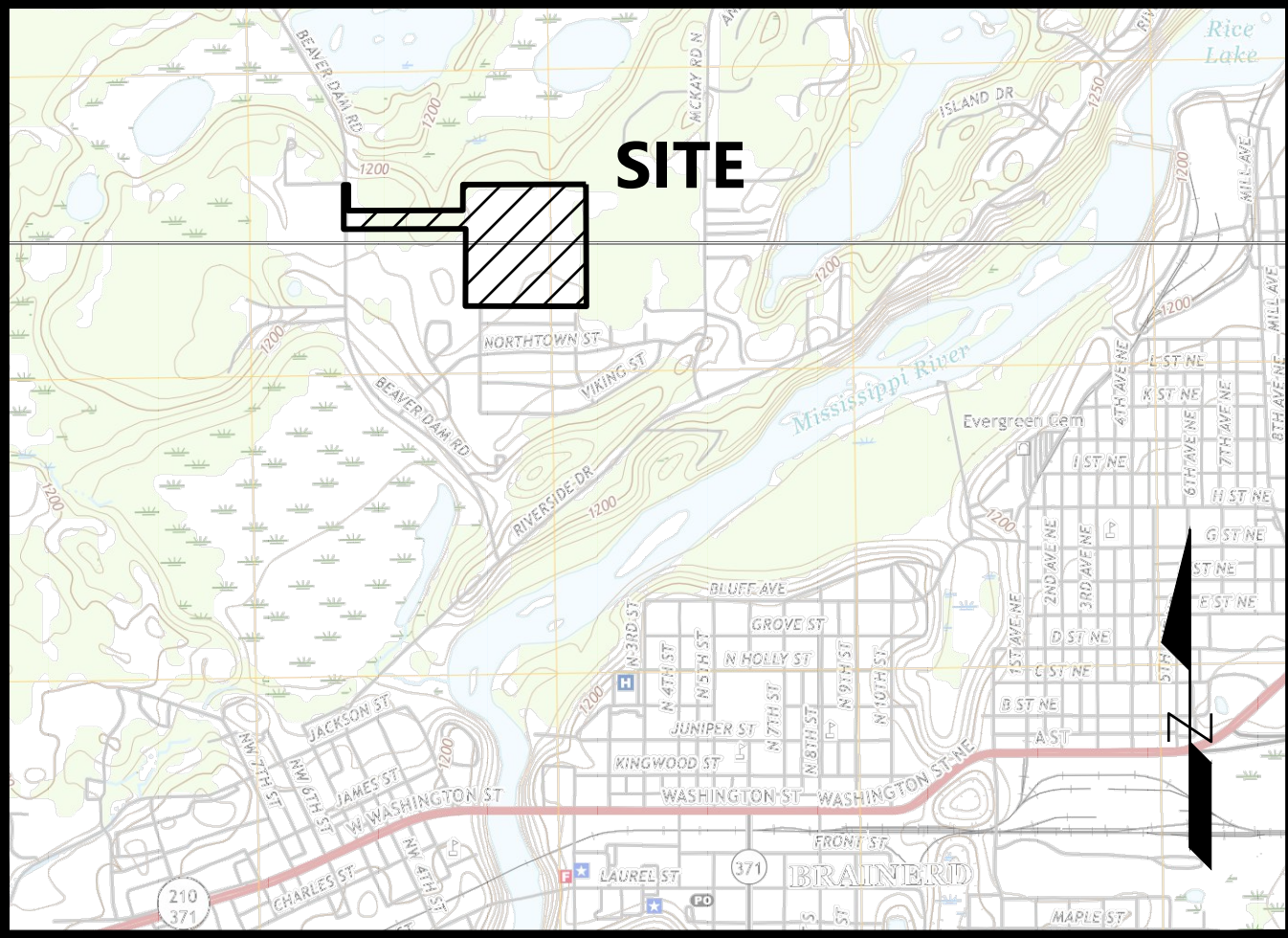
BRAINERD, MINNESOTA

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C1.0

COVER

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KEY PLAN

COUNTRY MANOR

NEW FACILITY

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COUNTRY MANOR OF BRAINERD

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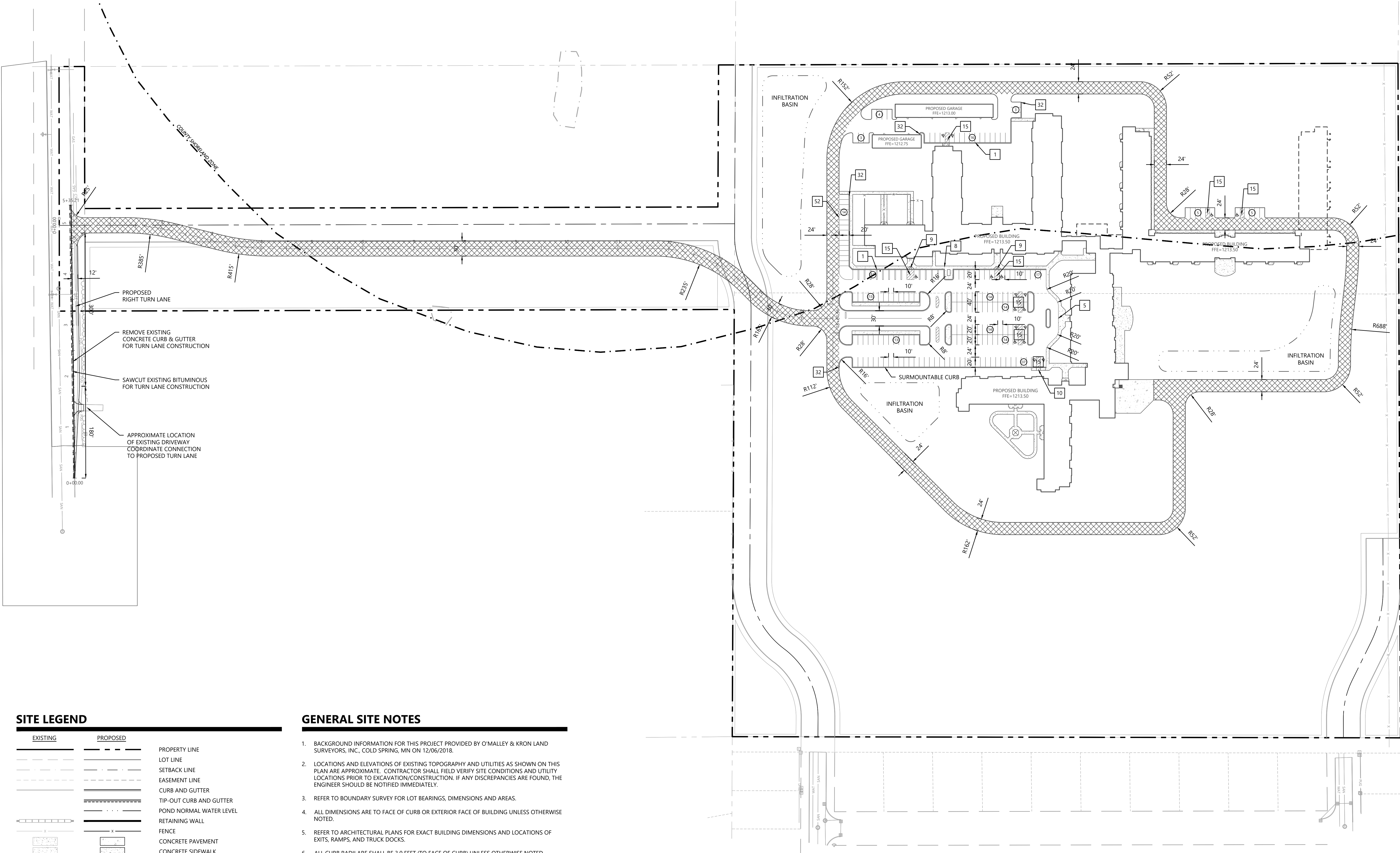
COUNTRY MANOR

NEW FACILITY

BRainerd, MINNESOTA

DATE	04/30/21
PROJECT	0024151.00

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SITE LEGEND

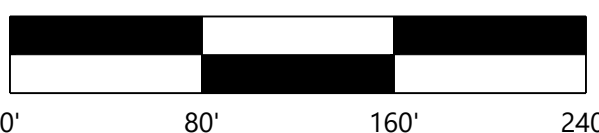
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		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

1 SITE DETAILS (SI-0XX)

- 1 B612 CURB AND GUTTER
- 5 INTEGRAL CURB AND WALK
- 8 PRIVATE CONCRETE SIDEWALK
- 9 PRIVATE PEDESTRIAN CURB RAMP
- 10 PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 32 BEAVER TAIL CURB
- 52 CONCRETE VALLEY GUTTER

GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY O'MALLEY & KRON LAND SURVEYORS, INC., COLD SPRING, MN ON 12/06/2018.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE **B612** UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.



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SITE PLAN

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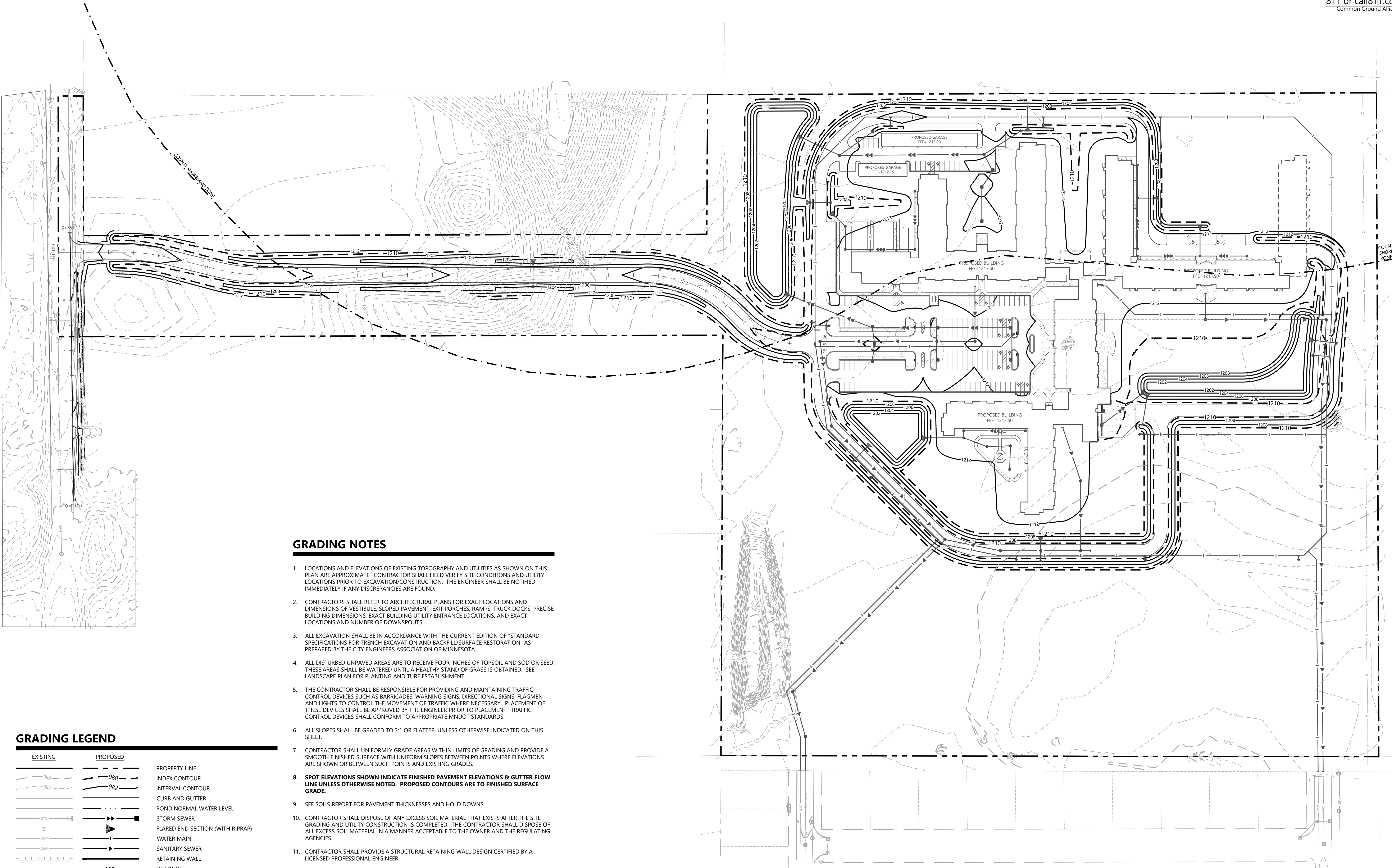
COUNTRY MANOR

NEW FACILITY

BRainerd, MINNESOTA

DATE 04/30/21
PROJECT 0024151.00

C3.0

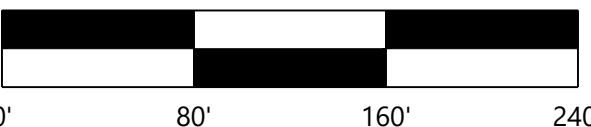


GRADING NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TW=XXXXXX BW=XXXXXX
		TOP AND BOTTOM OF RETAINING WALL
		E.O.F.=
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION

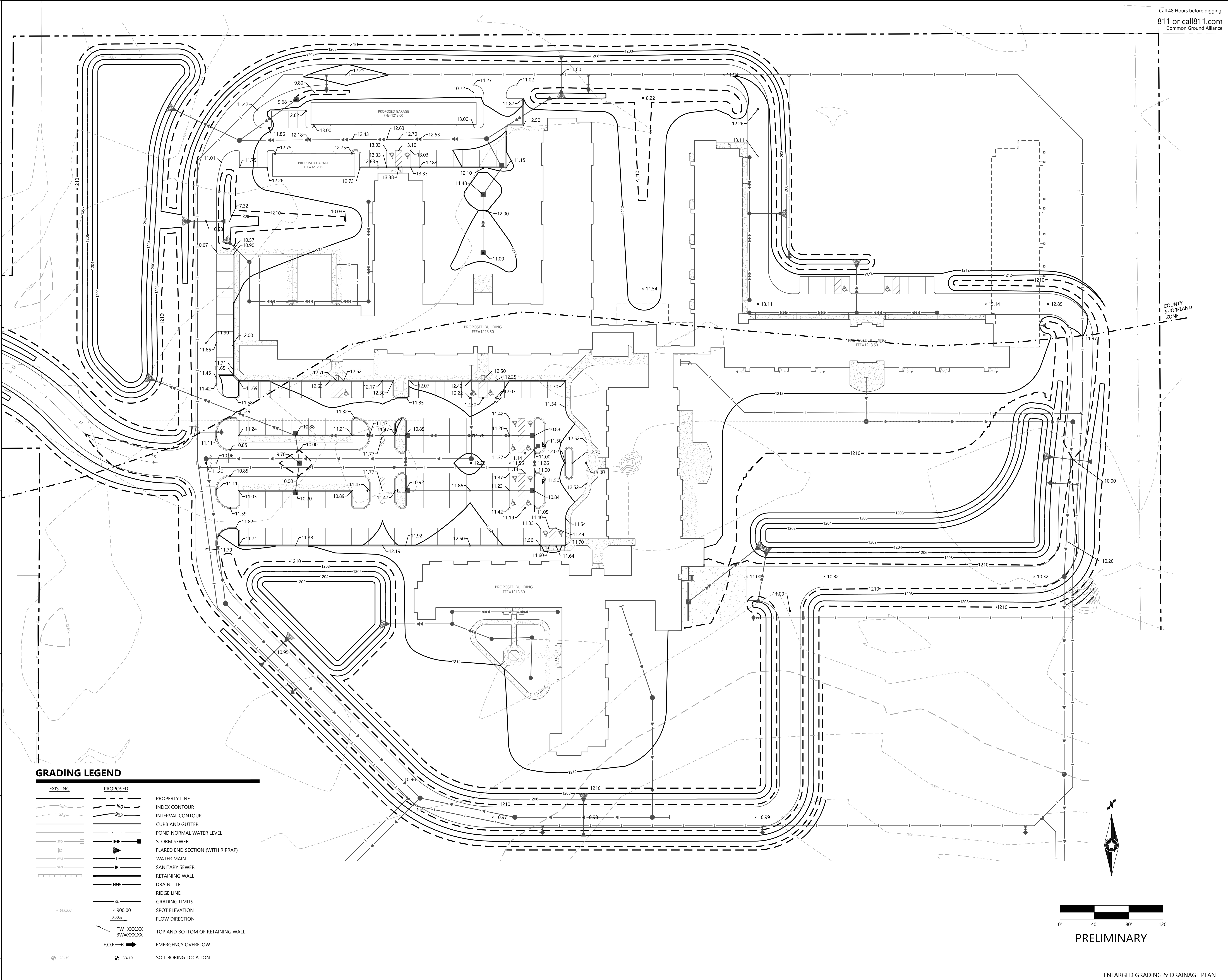


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OVERALL GRADING & DRAINAGE PLAN

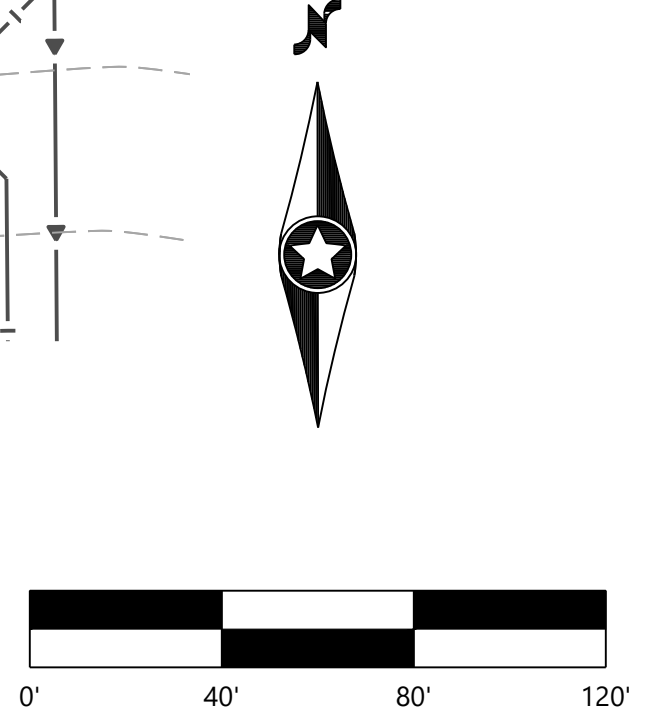
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GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TW=XXXXXX
		BW=XXXXXX
		E.O.F.
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION



ENLARGED GRADING & DRAINAGE PLAN

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BRAD C. WILKENING
DATE: 04/30/21 LICENSE NO. 26908

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KEY PLAN

COUNTRY MANOR

NEW FACILITY

BRainerd, MINNESOTA

DATE 04/30/21
PROJECT 0024151.00
C3.1

COUNTRY MANOR OF BRAINERD

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KEY PLAN

COUNTRY MANOR

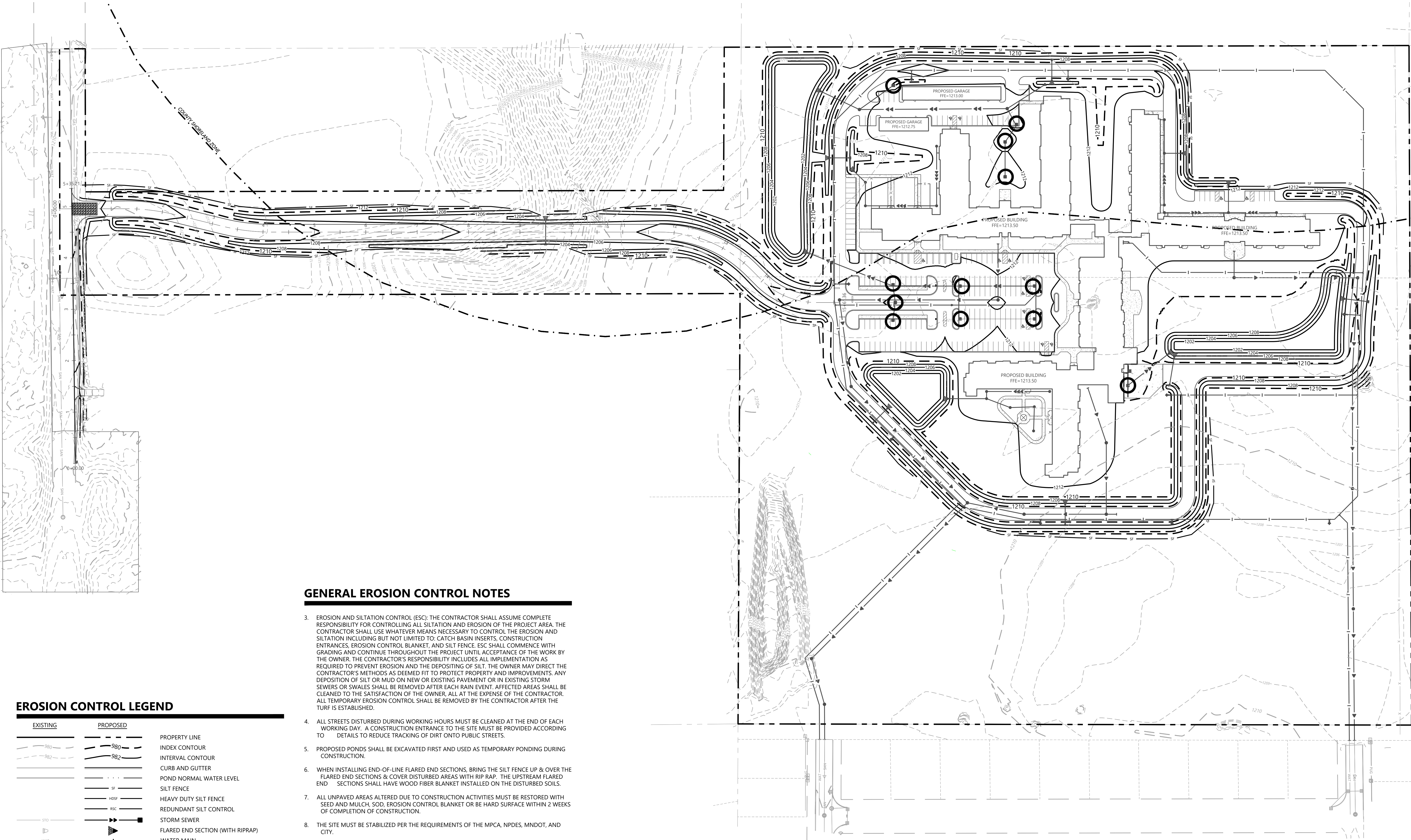
NEW FACILITY

BRAINERD, MINNESOTA

DATE	04/30/21
PROJECT	0024151.00

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COUNTRY MANOR OF BRAINERD

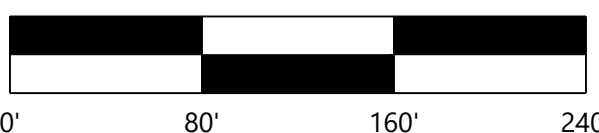


EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		HEAVY DUTY SILT FENCE
		REDUNDANT SILT CONTROL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		E.O.F. ->
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		INLET PROTECTION

GENERAL EROSION CONTROL NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
- WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
- ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
- THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
 - TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
 - TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
 - INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
 - POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
 - GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
- FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
- ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
- ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
- PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.



PRELIMINARY

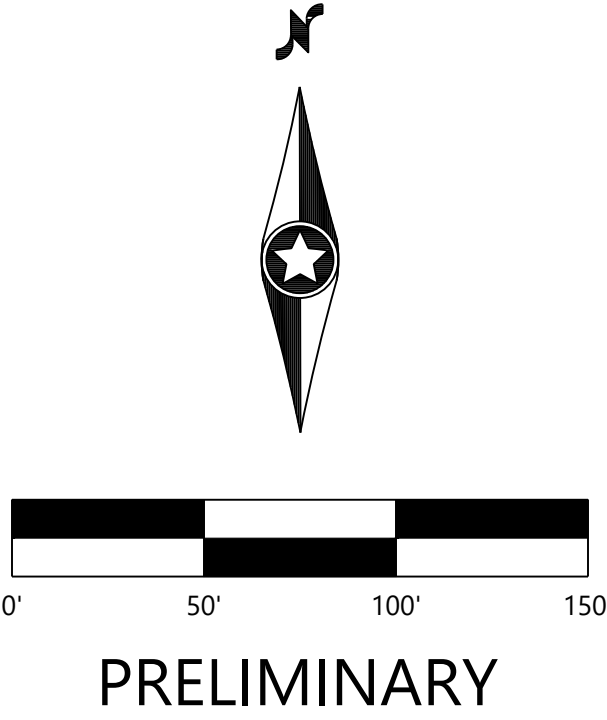
EROSION CONTROL PLAN

SANITARY SEWER AND WATERMAIN LEGEND

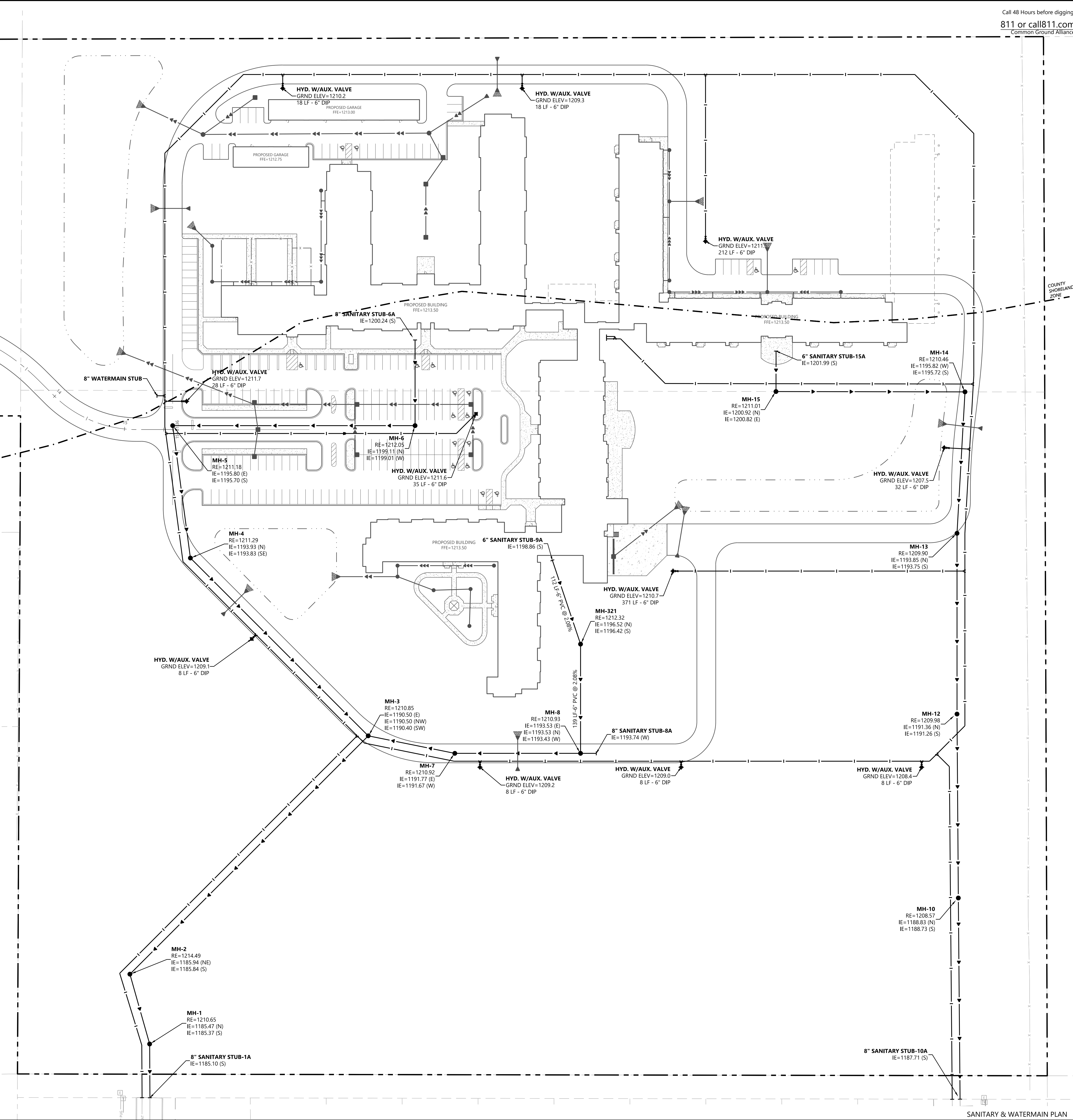
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		CURB AND GUTTER
		SANITARY SEWER
		SANITARY SEWER FORCE MAIN
		STORM SEWER
		WATER MAIN
		HYDRANT
		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

GENERAL WATERMAIN & SANITARY SEWER NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C300 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE 8" MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8" OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
14. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE, PART 604.9.
15. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
16. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
17. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.



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BRAD C. WILKENING
DATE: 04/30/21 LICENSE NO. 26908

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Westwood Professional Services, Inc.

Revision Schedule		
Revision Number	Revision Description	Revision Date

construction
document
-100% status

KEY PLAN

COUNTRY MANOR

NEW FACILITY

BRainerd, MINNESOTA

DATE 04/30/21
PROJECT 0024151.00

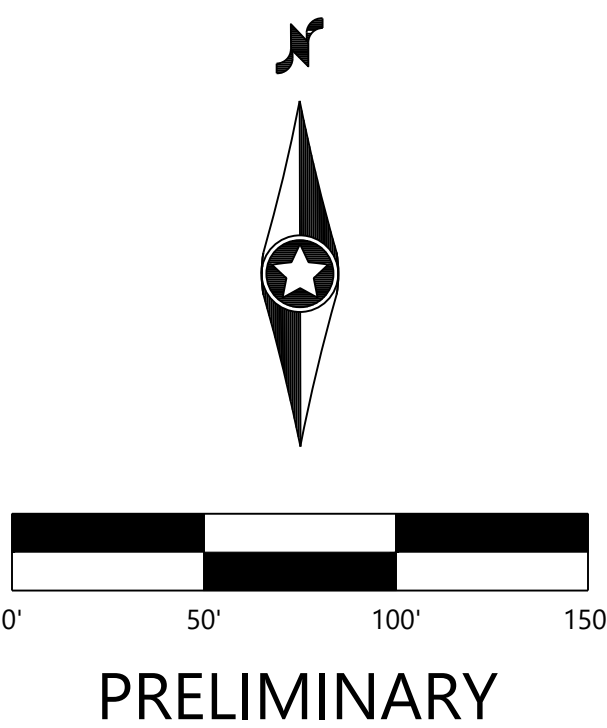
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STORM SEWER LEGEND

EXISTING	PROPOSED	PROPERTY LINE
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
		SANITARY SEWER FORCE MAIN
		STORM SEWER
		WATER MAIN
		HYDRANT
		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

GENERAL STORM SEWER NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL STORM SEWER MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- STORM SEWER PIPE:
 - RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
 - REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
 - HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
 - PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
 - CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A796. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
 - ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
- ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE, PART 604.9.
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.



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BRAD C. WILKENING
DATE: 04/30/21 LICENSE NO. 26908

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Revision Schedule

Revision Number	Revision Description	Revision Date
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KEY PLAN

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

DATE 04/30/21
PROJECT 0024151.00

C5.1

STORM SEWER PLAN

GENERAL SITE PLAN NOTES

- CONTRACTOR SHALL PLOT AND STAKE OUT ENTIRE NEW BUILDING PRIOR TO THE START OF EXCAVATION. NOTIFY ARCHITECT OF ANY DISCREPANCY BETWEEN SITE PLAN AND IN-FIELD WORK.
- ALL EXCAVATED SOIL, NOT SUITABLE FOR ENGINEERED FILL, MAY BE SAVED FOR USE AS SITE GRADING MATERIAL.
- CONTRACTOR SHALL USE CONTIGUOUS AS A GUIDE. EXACT DRAINAGE SHALL BE DETERMINED IN-FIELD WITH ARCHITECT. ALL DRAINAGE SHALL BE AWAY FROM BUILDING TO NATURAL FLOW.
- VERIFY FENCING REQUIREMENTS WITH GENERAL CONTRACTOR.
- LOCATE EXISTING UTILITIES PRIOR TO ANY WORK.
- COORDINATE EXISTING UTILITIES WITH MECHANICAL AND ELECTRICAL.
- REINFORCE ALL EXISTING CONCRETE WITHOUT CHANGING WEIGHTS PERMISSIBLE.
- PATCH BACK IN BITUMINOUS TO MATCH EXISTING AS REQUIRED.
- FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALED MEASUREMENTS. DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJACENT ELEMENTS.
- MINIMUM SLOPE FOR PAVING BETWEEN 1" = 8". CONCRETE PAVES AND CONCRETE = 1/4". MINIMUM CROSS SLOPE OF SIDEWAYS = 1/4". MINIMUM GRADE FOR SLOPED OR SLOPED AREAS: 1:8.

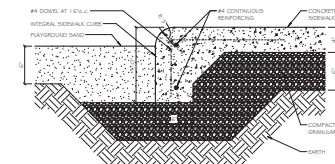
PLAN NOTES

- CONCRETE STOOD, SEE STRUCTURAL.
- CONCRETE SIDEWALK.
- CONCRETE PAVES.
- CONCRETE CURB AND GUTTER, SEE CIVIL.
- CONCRETE ROLL OVER ACCESSIBLE CURB, SEE CIVIL.
- BITUMINOUS SURFACE, SEE CIVIL.
- ACCESSIBLE PARKING SIGN, SEE DETAIL 31(A).1.
- NO PARKING SIGN AT HEAD OF ACCESS AISLE.
- ACCESSIBLE PARKING STALL, SEE DETAIL 33(A).1 FOR PAINT MARKINGS.
- ACCESSIBLE PARKING ACCESS AISLE, PAINT STRIPING AT 48" O.C.
- PAINT STRIPING, 4" WIDE WHITE LINE AT PARKING SPACES, TYPICAL.
- 48" HIGH CHAIN LINK FENCING AT PERIMETER OF PLAYGROUND.
- NO USE PRE-MANUFACTURED FENCE GATE.
- 1/2" DEEP PLAYGROUND SAND.
- POLE LIGHT, SEE ELECTRICAL.
- CONCRETE APRON.
- 12" HIGH CONCRETE CURB FORMED INTO SIDEWALK AT PERIMETER OF PLANTING BED, SEE 30(A).1.
- 30" HIGH CHAIN LINK PLAYGROUND DIVIDER FENCING.
- PROVIDE INTEGRAL CURB WHERE SIDEWALK ADJUTS PLAYGROUND, SEE 24(A).1.

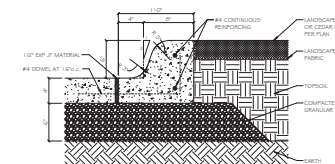
Revision Schedule

Revision	Revision Description	Revision Date
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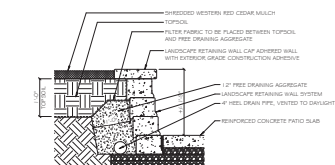
review set



25 ENLARGED SITE PLAN - NORTH
1" = 20'-0"



26 PLAYGROUND CURB DETAIL
1/2" = 1'-0"



27 PLANTER CURB DETAIL
1/2" = 1'-0"

28 LANDSCAPE PLANTER
1/2" = 1'-0"

ENLARGED SITE - NORTH, SITE DETAILS

COUNTRY MANOR

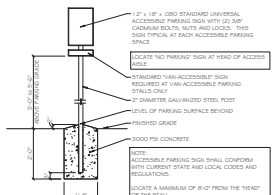
NEW FACILITY

BRAINERD, MINNESOTA

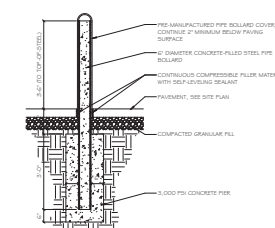
NORTH	DATE	10 MAY 2021
	PROJECT	1839

A1.1

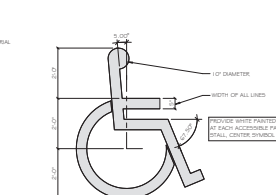
25 ENLARGED SITE PLAN - NORTH
1" = 20'-0"



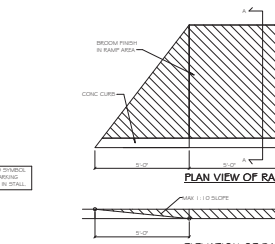
31 ACCESSIBLE PARKING SIGN
1/2" = 1'-0"



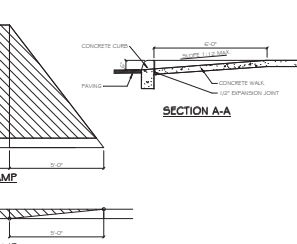
32 PIPE BOLLARD DETAIL
1/2" = 1'-0"



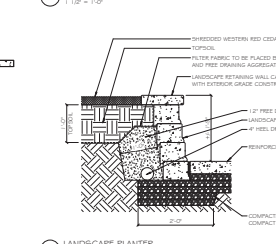
33 ACCESSIBLE PARKING
1/2" = 1'-0"



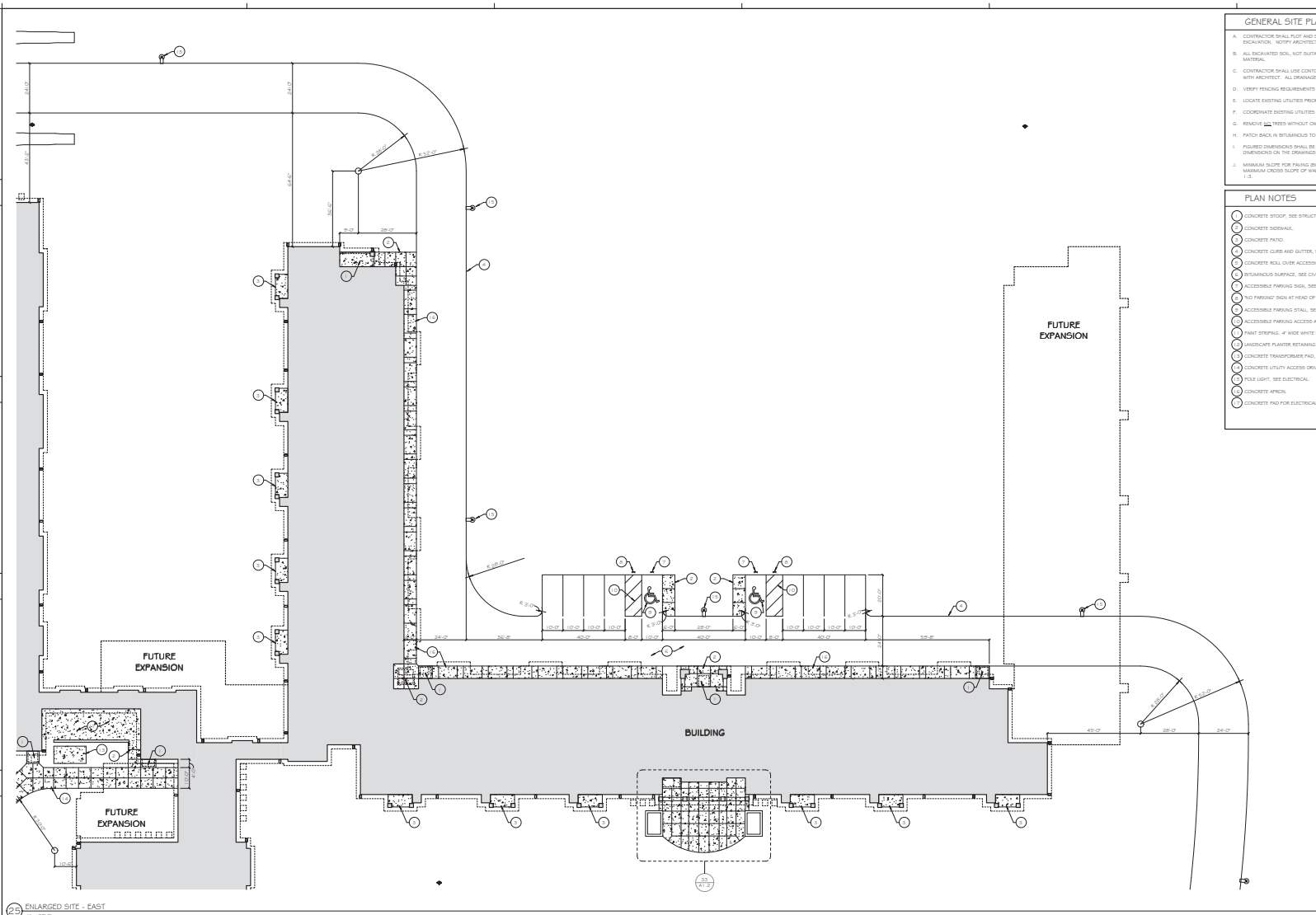
34 PEDESTRIAN CURB CUT DETAIL
1/2" = 1'-0"



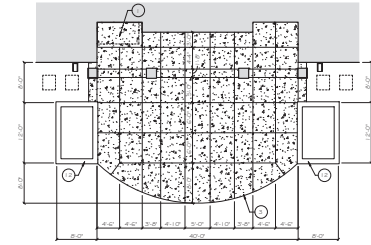
35 PLAN VIEW OF RAMP
1/2" = 1'-0"



36 ELEVATION OF RAMP
1/2" = 1'-0"



25 ENLARGED SITE - EAST
1" = 20'-0"



33 ENLARGED PATIO PLAN
1" = 10'-0"

GENERAL SITE PLAN NOTES	
A.	CONTRACTOR SHALL PLOT AND STAKE OUT BEFORE NEW BUILDING PRIOR TO THE START OF EXCAVATION. NOTIFY ARCHITECT OF ANY DISCREPANCY BETWEEN SITE PLAN AND IN-FIELD WORK.
B.	ALL EXCAVATED SOIL, NOT SUITABLE FOR ENGINEERED FILL, MAY BE SAVED FOR USE AS SITE GRADING MATERIAL.
C.	CONTRACTOR SHALL MAINTAIN AS A GUIDE. EXACT DRAINAGE SHALL BE DETERMINED IN FIELD WITH ARCHITECT. ALL DRAINAGE SHALL BE AWAY FROM BUILDING TO NATURAL FLOW.
D.	VERIFY FENCING REQUIREMENTS WITH GENERAL CONTRACTOR.
E.	LOCATE EXISTING UTILITIES PRIOR TO ANY WORK.
F.	COORDINATE BORING UTILITIES WITH MECHANICAL AND ELECTRICAL.
G.	REMOVE ALL TREES WITHOUT OBTAINING WRITTEN PERMISSION.
H.	PATCH BACK IN BITUMINOUS TO MATCH EXISTING AS REQUIRED.
I.	FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALED MEASUREMENTS. DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO ADJACENT ELEMENTS.
J.	MINIMUM SLOPE FOR PAVING (BITUMINOUS) = 1%. CONCRETE PAVEMENT AND CONCRETE = 2%.
K.	MINIMUM CROSS SLOPE OF SIDEWALKS = 2%. MINIMUM GRADE FOR SOODED OR SEEDED AREAS 1.0%.

PLAN NOTES	
1.	CONCRETE DRIVEWAY, SEE STRUCTURAL.
2.	CONCRETE SIDEWALK.
3.	CONCRETE PATIO.
4.	CONCRETE CURBS AND GUTTERS, SEE CIVIL.
5.	CONCRETE ROLL OVER ACCESSIBLE CURBS, SEE CIVIL.
6.	BITUMINOUS SURFACE, SEE CIVIL.
7.	ACCESSIBLE PARKING SPOTS, SEE DETAIL 31 (A) 1.
8.	NO PARKING SIGN AT HEAD OF ACCESS DRIVE.
9.	ACCESSIBLE PARKING SPOT, SEE DETAIL 33 (A) 1 FOR PAINT MARKINGS.
10.	ACCESSIBLE PARKING ACCESS DRIVE, PAINT STRIPING AT 40' O.C.
11.	PAINT STRIPING, 4" WIDE WHITE LINES AT PARKING SPACES, TYPICAL.
12.	LANDSCAPE PLANTER RETAINING WALL SYSTEM, SEE 30 (A) 1.
13.	CONCRETE TRANSFORMER PAD, SEE ELECTRICAL.
14.	CONCRETE UTILITY ACCESS DRIVE, SEE CIVIL.
15.	POLE LIGHT, SEE ELECTRICAL.
16.	CONCRETE ASPHEN.
17.	CONCRETE PAD FOR ELECTRICAL GENERATOR, SEE CIVIL.

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EVAN LARSON
DATE 30 APRIL 2021 REG. NO. 42552

Revision Schedule		
Revision	Revision Description	Revision Date
review set		

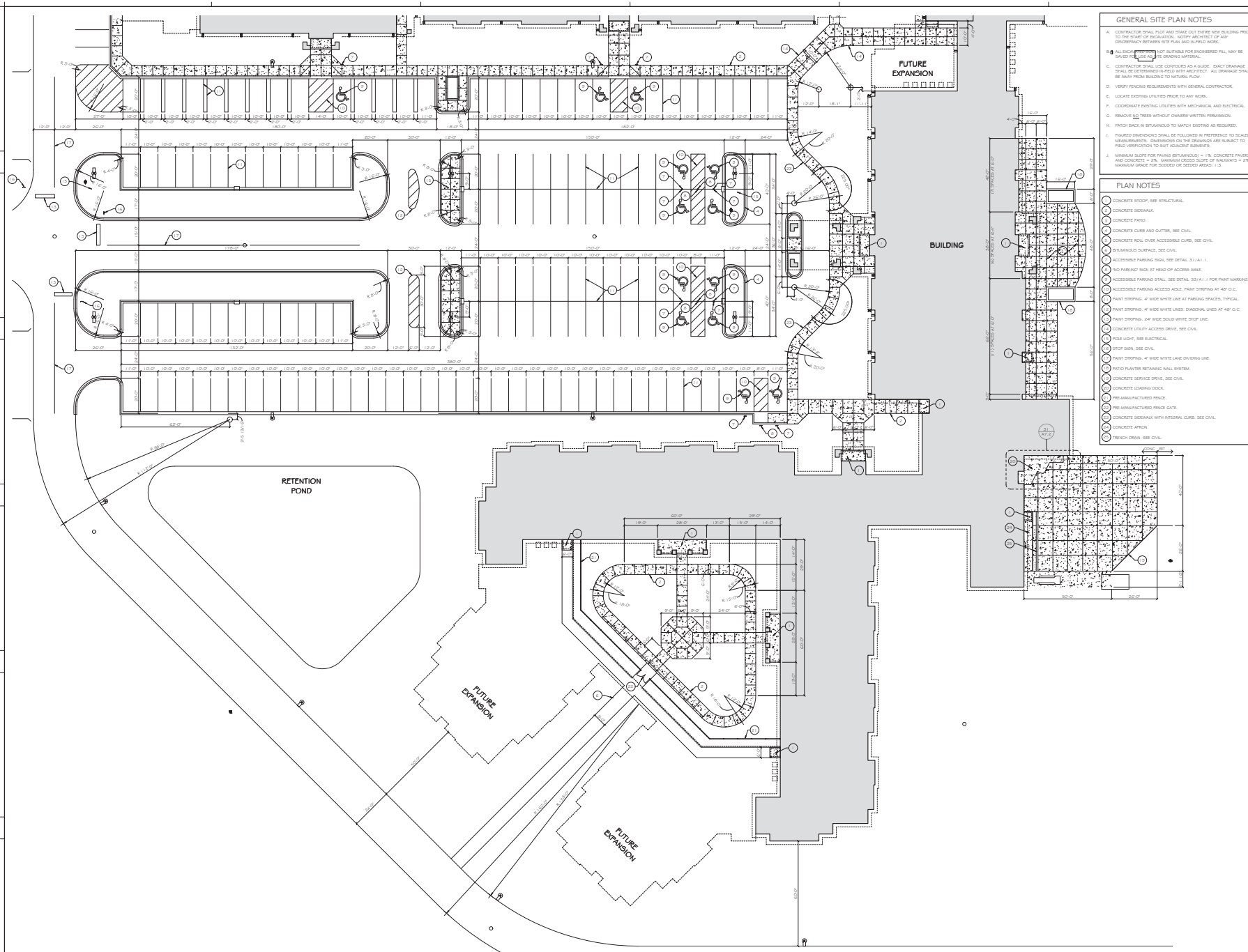
COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

NORTH	DATE 10 MAY 2021
	PROJECT 1839

A1.2



GENERAL SITE PLAN NOTES

- CONTRACTOR SHALL PLOT AND STAKE OUT ENTIRE NEW BUILDING PRIOR TO THE START OF CONSTRUCTION. VERIFY ACCURACY OF ANY DISCREPANCY BETWEEN SITE PLAN AND IN-FIELD WORK.
- ALL EXISTING UTILITIES SHALL NOT BE SUITABLE FOR ENGINEERING PLOT. MAY BE SUITABLE FOR CONSTRUCTION OF THE GRADING MATERIAL.
- CONTRACTOR SHALL USE CONTOURS AS A GUIDE. EXACT DRAINAGE SHALL BE DETERMINED IN-FIELD WITH A HYDROTEST. ALL DRAINAGE SHALL BE AWAY FROM BUILDING TO NATURAL FLOW.
- VERIFY FENCING REQUIREMENTS WITH GENERAL CONTRACTOR.
- LOCATE EXISTING UTILITIES PRIOR TO ANY WORK.
- COORDINATE EXISTING UTILITIES WITH MECHANICAL AND ELECTRICAL.
- ADJUST ALL TIEED VERTICAL CURVES WITHIN PERMANENT.
- PAVED BACK IN BETTERMAN TO MATCH EXISTING AS REQUIRED.
- PAVED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALES MEASUREMENTS. DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJACENT SURFACES.
- MINIMUM SLOPE FOR PAVING (BETTERMAN) = 1%. CONCRETE PAVES AND CONCRETE = 2%. MINIMUM GRADE FOR SLOPED OR BEDED AREAS = 1.5%.

PLAN NOTES

- CONCRETE STOODY, SEE STRUCTURAL.
- CONCRETE SIDEWALK.
- CONCRETE PAVES.
- CONCRETE CURBS AND GUTTER, SEE CIVIL.
- CONCRETE ROLL OVER ACCESSIBLE CURBS, SEE CIVIL.
- BETTERMAN SURFACE, SEE CIVIL.
- ACCESSIBLE PARKING SIGN, SEE DETAIL 3.1(A) 1.
- NO PARKING SIGN AT HEAD OF ACCESS DRIVE.
- ACCESSIBLE PARKING STALL, SEE DETAIL 3.1(A) 1 FOR PAINT MARKINGS.
- ACCESSIBLE PARKING ACCESS DRIVE, PAINT STRIPING AT 4' 0" O.C.
- PAINT STRIPING, 4" WIDE WHITE LINE AT PARKING SPACES, TYPICAL.
- PAINT STRIPING, 4" WIDE WHITE LINE, DIAGONAL LINES AT 4' 0" O.C.
- PAINT STRIPING, 2" WIDE WHITE STOP LINE.
- CONCRETE PAVES ACCESS DRIVE, SEE CIVIL.
- PAVING LIGHT, SEE ELECTRICAL.
- STOP SIGN, SEE CIVIL.
- PAINT STRIPING, 4" WIDE WHITE LINE DRIVING LINE.
- PAINT PLASTER RETAINING WALL SYSTEM.
- CONCRETE SERVICE DRIVE, SEE CIVIL.
- CONCRETE LOADING DOCK.
- PRE-MANUFACTURED FENCE.
- PRE-MANUFACTURED FENCE GATE.
- CONCRETE SIDEWALK WITH INTERIOR CURBS, SEE CIVIL.
- CONCRETE ASPHALT.
- TRENCH DRAIN, SEE CIVIL.

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EYAN LARSON
DATE 30 APRIL 2021
PROJECT NO. 42552

Revision Schedule		
Revision	Revision Description	Revision Date
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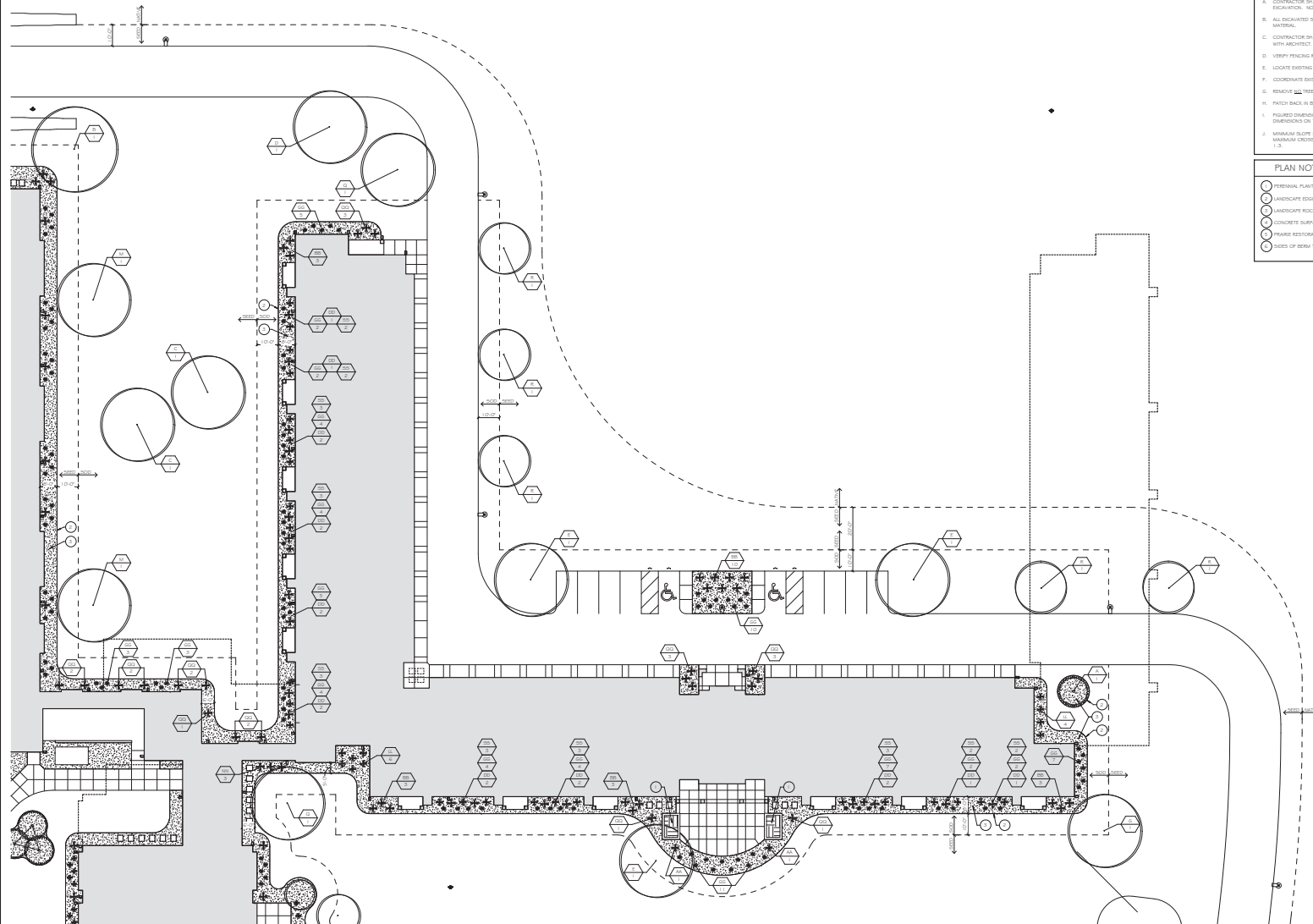
COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

DATE 10 MAY 2021
PROJECT 1839

A1.3



GENERAL SITE PLAN NOTES

- CONTRACTOR SHALL PLOT AND STAKE OUT BEFORE NEW BUILDING PRIOR TO THE START OF EXCAVATION. NOTIFY ARCHITECT OF ANY DISCREPANCY BETWEEN SITE PLAN AND IN-FIELD WORK.
- ALL EXCAVATED SOIL, NOT SUITABLE FOR ENGINEERED FILL, MAY BE SAVED FOR USE AS SITE GRADING MATERIAL.
- CONTRACTOR SHALL USE CONTOURS AS A GUIDE. EXACT DRAINAGE SHALL BE DETERMINED IN-FIELD WITH ARCHITECT. ALL DRAINAGE SHALL BE AWAY FROM BUILDING TO NATURAL FLOW.
- VERIFY FENCING REQUIREMENTS WITH GENERAL CONTRACTOR.
- LOCATE EXISTING UTILITIES PRIOR TO ANY WORK.
- COORDINATE EXISTING UTILITIES WITH MECHANICAL AND ELECTRICAL.
- REMOVING TREES WITHOUT OBTAINING WRITTEN PERMISSION.
- PATCH GRADE IN DISCREPANCY TO MATCH EXISTING AS REQUIRED.
- FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALED MEASUREMENTS. DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO ADJACENT ELEMENTS.
- MINIMUM SLOPE FOR PAVING SUBSURFACES = 1%. CONCRETE PAVED AND CONCRETE = 2%. MINIMUM CROSS SLOPE OF SIDEWALKS = 2%. MINIMUM GRADE FOR SLOTTED OR SEEDED AREAS: 1:5.

PLAN NOTES

- PERMANENT PLANTING (SEE 201(A) 1.)
- LANDSCAPE BEDDING
- LANDSCAPE ROCK ON LANDSCAPE FABRIC
- CONCRETE SURFACE. SEE SITE PLAN.
- PAVING RESTORATION
- SIDES OF DRIVE TO BE SODD

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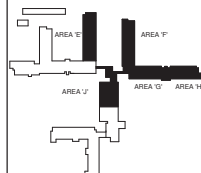
EVAN LARSON
DATE 30 APRIL 2021 PROJECT NO. 42552

Revision Schedule

Revision	Revision Description	Revision Date
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review set

KEY PLAN



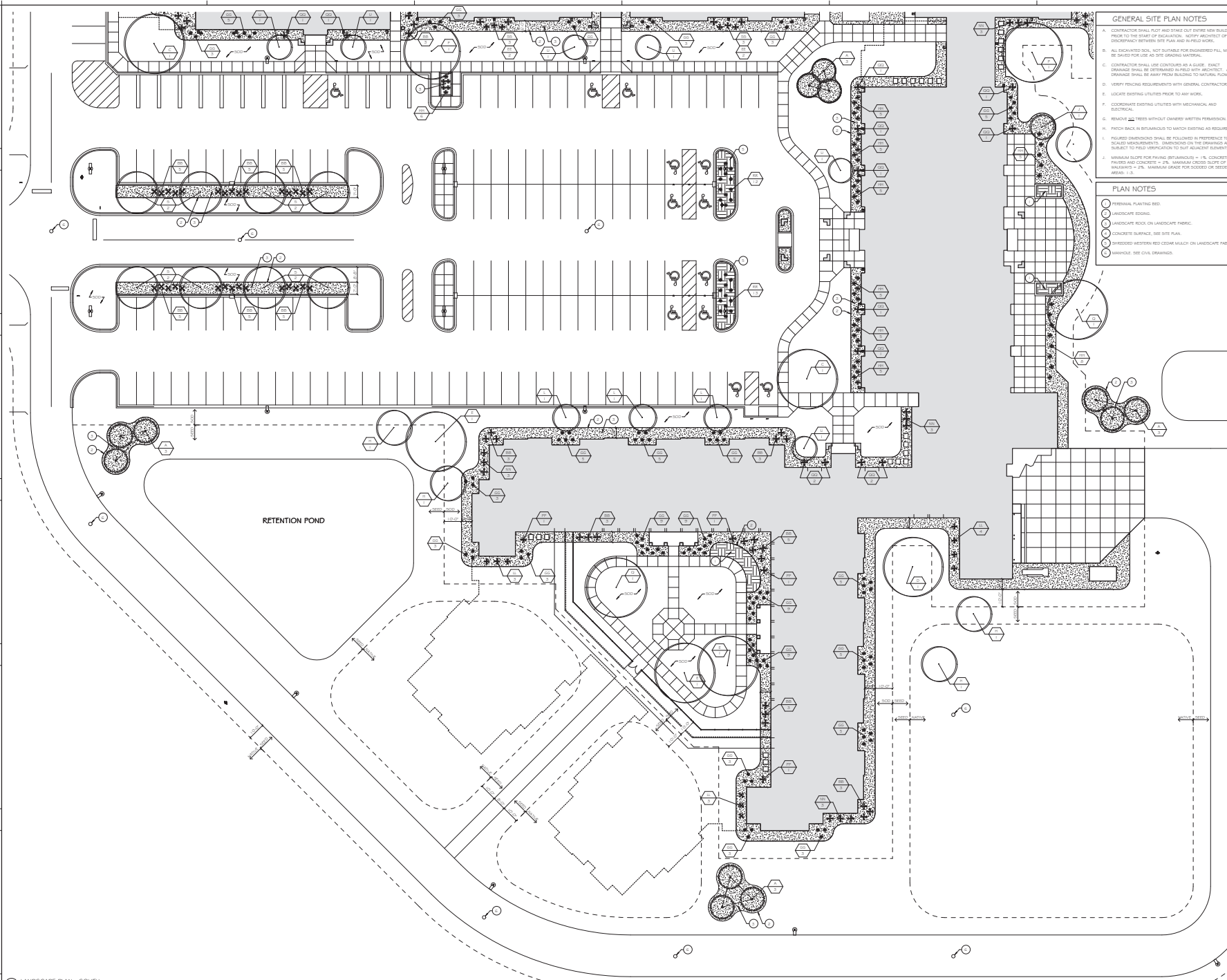
COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

NORTH	DATE	10 MAY 2021
	PROJECT	1839
		A1.5

LANDSCAPE PLAN - EAST



GENERAL SITE PLAN NOTES

- CONTRACTOR SHALL PLOT AND STAKE OUT ENTIRE NEW BUILDING FROM THE START OF EXCAVATION. NOTIFY ARCHITECT OF ANY DISCREPANCY BETWEEN SITE PLAN AND IN FIELD WORK.
- ALL EXCAVATED SOIL, NOT SUITABLE FOR ENGINEERED FILL, MAY BE SHAVED FOR USE AS SITE GRADING MATERIAL.
- CONTRACTOR SHALL USE CONTIGUOUS AS A GUIDE. EXACT DRAINAGE SHALL BE DETERMINED IN FIELD WITH ARCHITECT. ALL DRAINAGE SHALL BE AWAY FROM BUILDING TO NATURAL FLOW.
- VERIFY FENCING REQUIREMENTS WITH GENERAL CONTRACTOR.
- LOCATE EXISTING UTILITIES PRIOR TO ANY WORK.
- COORDINATE EXISTING UTILITIES WITH MECHANICAL AND ELECTRICAL.
- REMOVE ALL TREES WITHOUT OWNER'S WRITTEN PERMISSION.
- PATCH BACK IN RETAINMENT TO MATCH EXISTING AS REQUIRED.
- POURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO BULKHEAD DIMENSIONS. DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJUSTED CONDITIONS.
- MINIMUM SLOPE FOR PAVING RETAINMENT: 1% CONCRETE, PAVED AND CONCRETE 1% MIN. MAXIMUM CROSS SLOPE OF SIDEWALKS 1% MIN. MAXIMUM GRADE FOR SLOPED OR BESEED AREAS 1.5%.

PLAN NOTES

- PERMANENT PLANTING BED.
- LANDSCAPE GRASS.
- LANDSCAPE ROCK ON LANDSCAPE FABRIC.
- CONCRETE SURFACE. SEE SITE PLAN.
- SHADESCREEN WESTERN RED CEDAR MULCH ON LANDSCAPE FABRIC.
- MANHOLE. SEE CIVIL DRAWINGS.

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EVAN LARSON
 DATE 30 APRIL 2021 REG. NO. 42552

Revision Schedule		
Revision	Revision Description	Revised Date
review set		

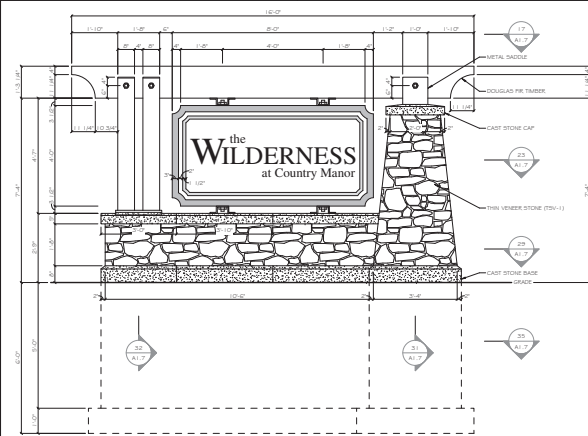
KEY PLAN

COUNTRY MANOR
 NEW FACILITY

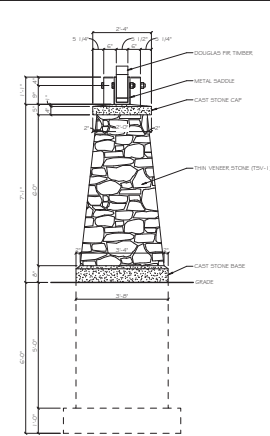
BRAINERD, MINNESOTA

NORTH	DATE	PROJECT
	10 MAY 2021	1839

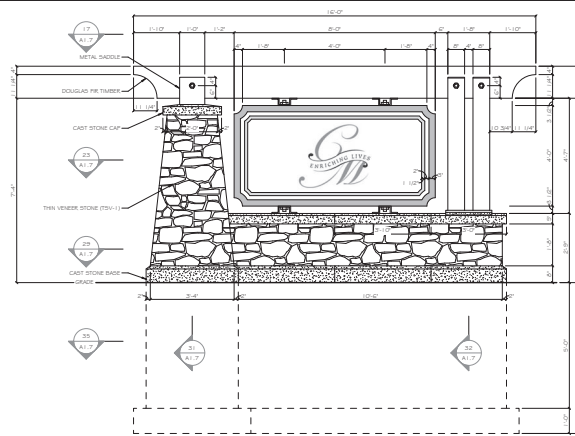
A1.6



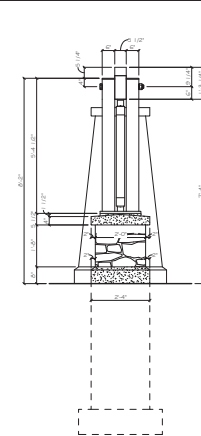
7 MONUMENT SIGN - FRONT ELEVATION
1/2" = 1'-0"



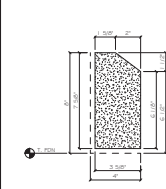
9 MONUMENT SIGN - SIDE ELEVATION
1/2" = 1'-0"



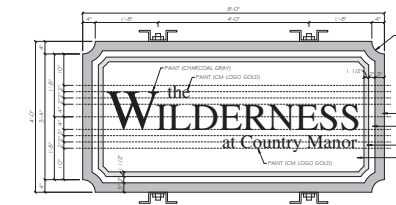
10 MONUMENT SIGN - BACK ELEVATION
1/2" = 1'-0"



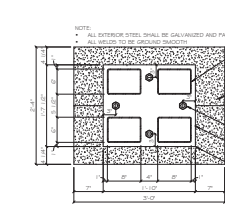
12 MONUMENT SIGN - SIDE ELEVATION
1/2" = 1'-0"



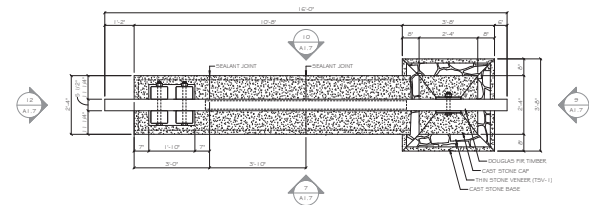
13 CAST STONE BASE PROFILE
3/4" = 1'-0"



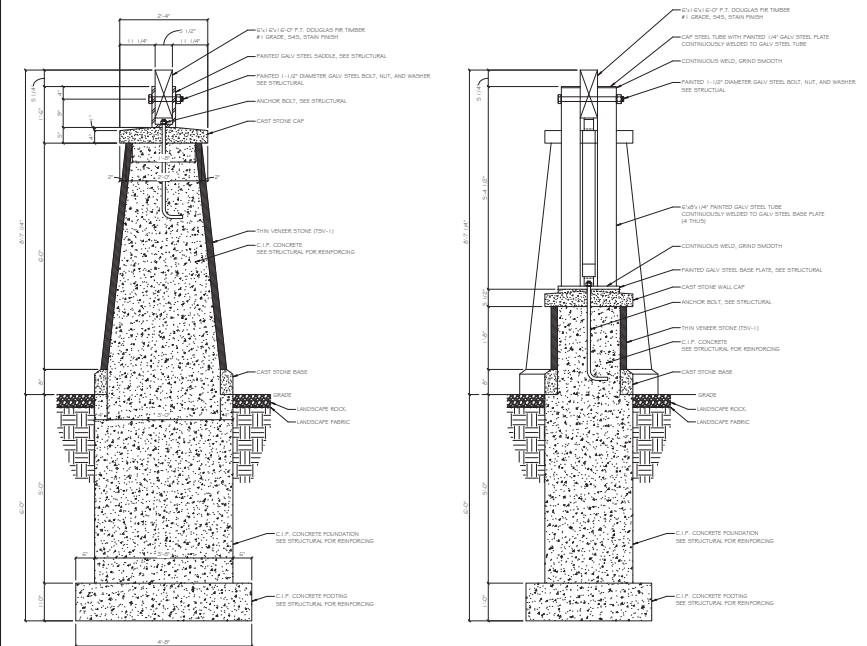
14 MONUMENT SIGN - SIGNAGE PANEL
3/4" = 1'-0"



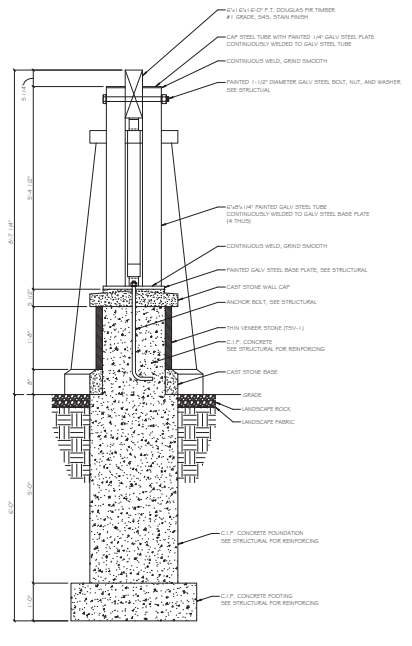
15 MONUMENT SIGN - PLAN DETAIL
1" = 1'-0"



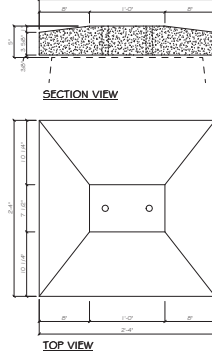
17 MONUMENT SIGN - PLAN (ABOVE)
1/2" = 1'-0"



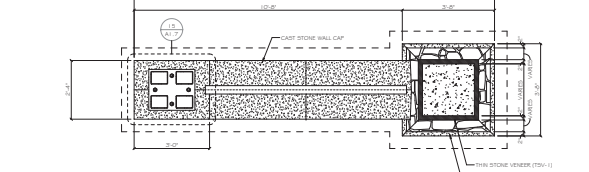
21 SECTION
3/4" = 1'-0"



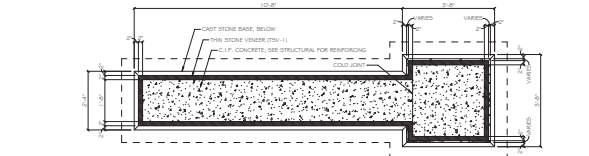
23 SECTION
3/4" = 1'-0"



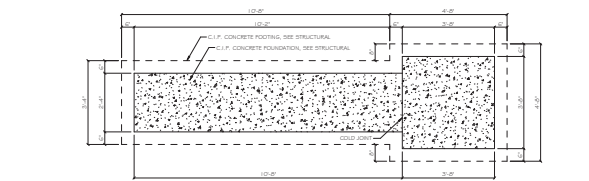
25 CAST STONE CAP DETAIL
1/2" = 1'-0"



19 MONUMENT SIGN - PLAN
1/2" = 1'-0"



22 MONUMENT SIGN - BASE PLAN
1/2" = 1'-0"



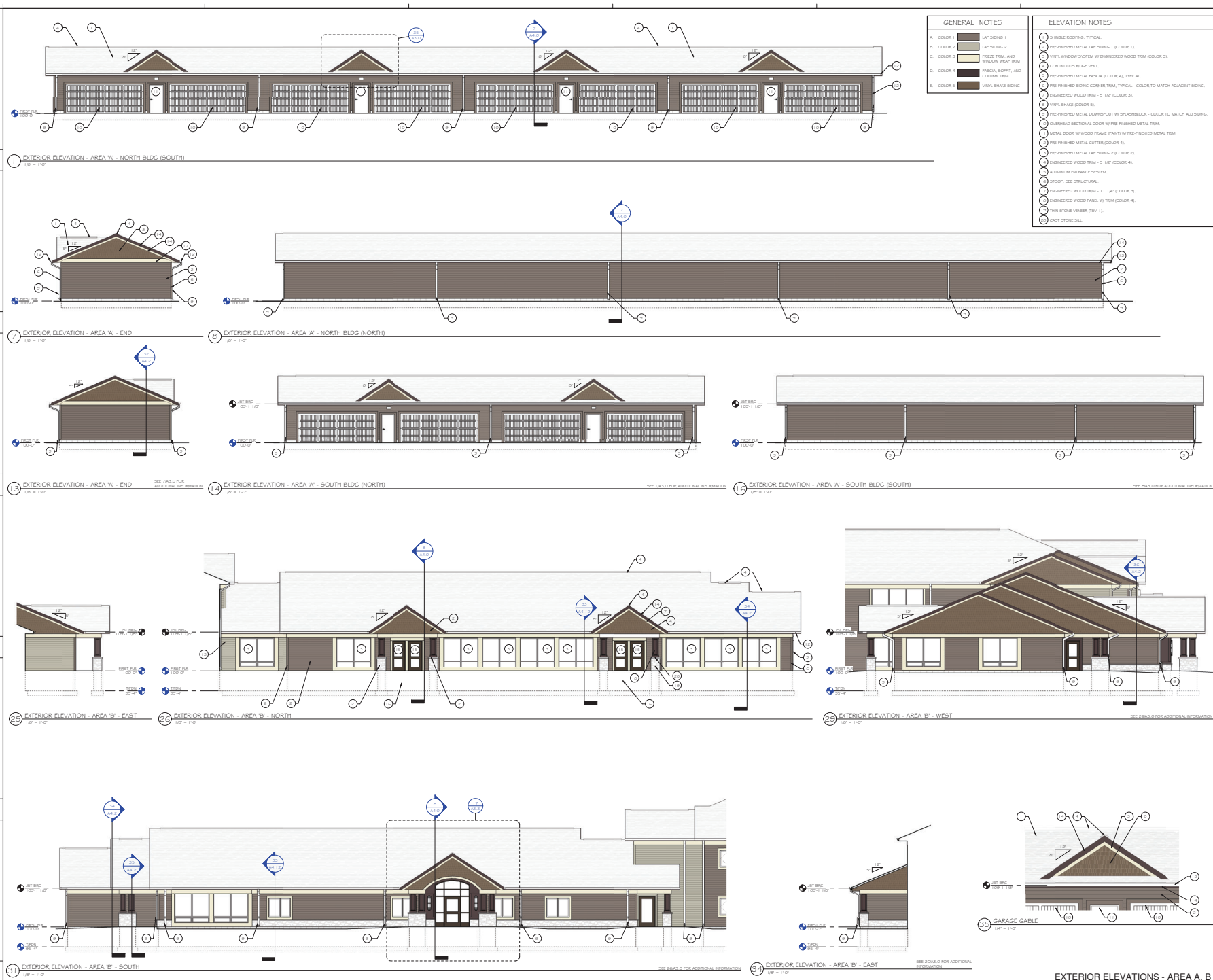
24 MONUMENT SIGN - FOUNDATION PLAN
1/2" = 1'-0"

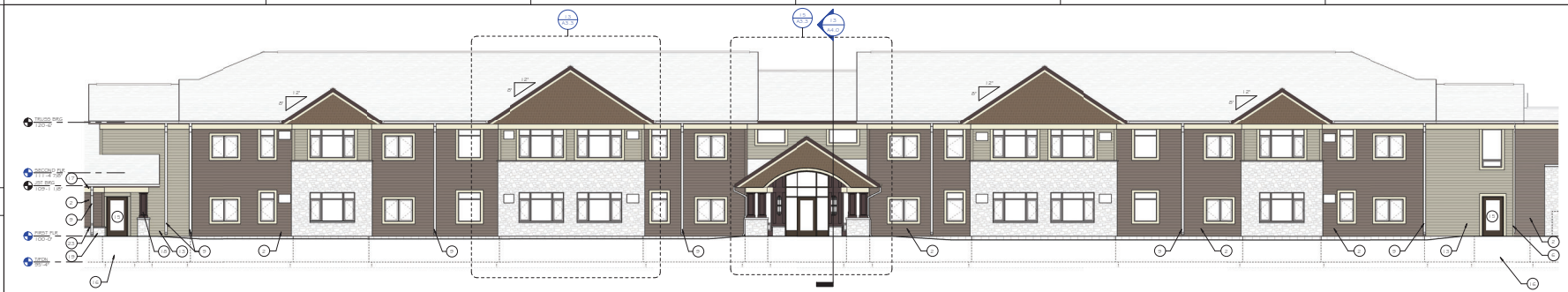
Revision Schedule
Revision Description
review set

COUNTRY MANOR
NEW FACILITY

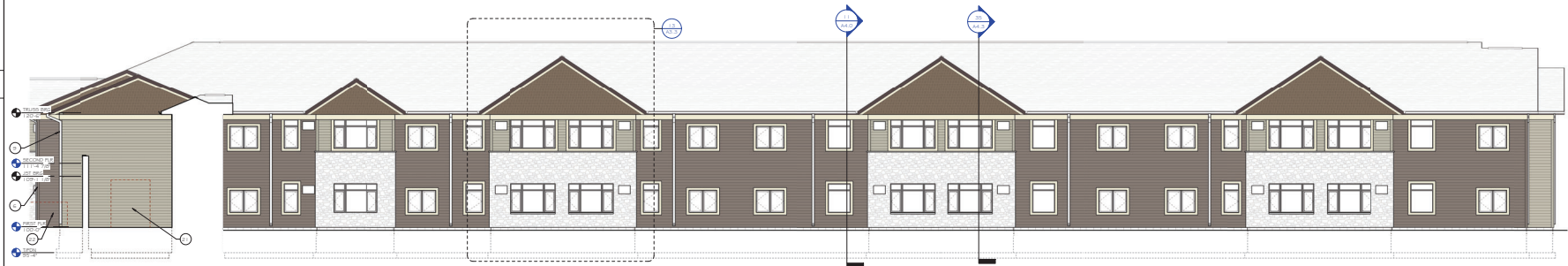
BRAINERD, MINNESOTA
DATE 10 MAY 2021
PROJECT 1839
A1.7

SITE MONUMENT SIGN

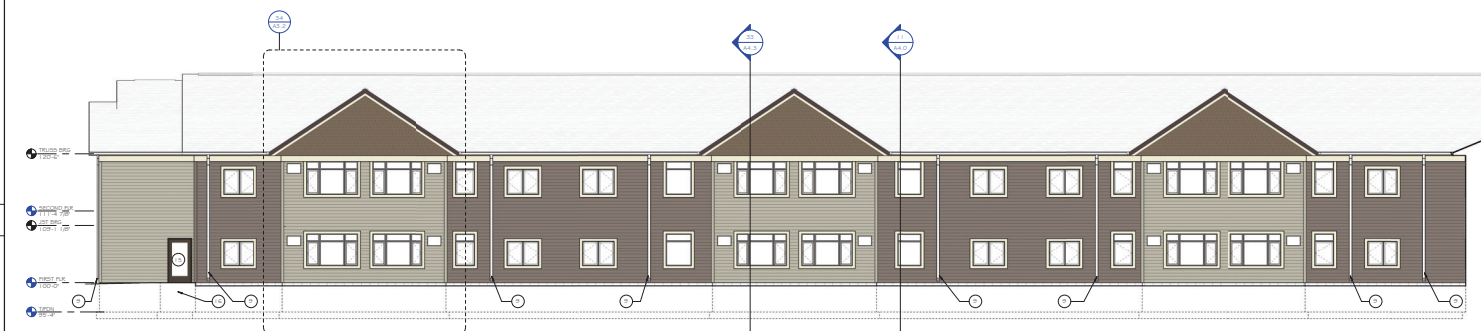




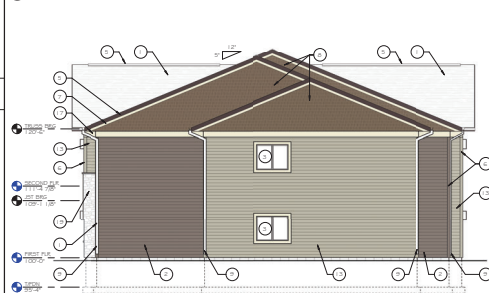
7 EXTERIOR ELEVATION - AREA D - SOUTH
 1/8" = 1'-0"



13 EXTERIOR ELEVATION - AREA E - EAST
 1/8" = 1'-0"



25 EXTERIOR ELEVATION - AREA D - NORTH
 1/8" = 1'-0"



31 EXTERIOR ELEVATION - AREA E - NORTH
 1/8" = 1'-0"



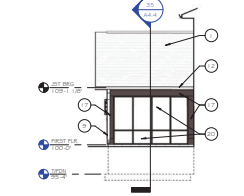
37 EXTERIOR ELEVATION - AREA D - WEST
 1/8" = 1'-0"

GENERAL NOTES

A. COLOR 1	LAP SIDING 1
B. COLOR 2	LAP SIDING 2
C. COLOR 3	TRIM
D. COLOR 4	PASCO, SHOFF, TRIM
E. COLOR 5	VINYL SHAKE SIDING

ELEVATION NOTES

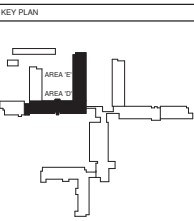
- SHINGLE ROOFING, TYPICAL.
- PRE-FINISHED METAL LAP SIDING 1 (COLOR 1).
- VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM (COLOR 3).
- CONTINUOUS EDGE VENT.
- PRE-FINISHED METAL PASCO (COLOR 4), TYPICAL.
- PRE-FINISHED SIDING CORNER TRIM, TYPICAL - COLOR TO MATCH ADJACENT SIDING.
- ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3).
- VINYL SHAKE SIDING (COLOR 5).
- PRE-FINISHED METAL DOWNPOUT W/ SPRAWSHEDS - COLOR TO MATCH ADJACENT SIDING.
- A/C UNIT, SEE MECHANICAL.
- VINYL WINDOW SYSTEM W/ MANUFACTURED TRIM STONE VENER (STV-1).
- PRE-FINISHED METAL SLITTER (COLOR 4).
- ENGINEERED WOOD TRIM - 5 1/2" (COLOR 4).
- ALUMINUM ENTRANCE SYSTEM.
- ROOF, SEE STRUCTURAL.
- ENGINEERED WOOD TRIM - 1 1/4" (COLOR 3).
- ENGINEERED WOOD PANEL W/ TRIM (COLOR 4).
- TRIM STONE VENER (STV-1).
- SCREEN SYSTEM W/ ALUMINUM FRAME AND SCREEN DOOR.
- GENERATOR, SEE ELECTRICAL.
- PAVING, SEE ELECTRICAL.
- LAZY STONE WALL.



36 EXTERIOR ELEVATION - AREA D - WEST
 1/8" = 1'-0"
 EXTERIOR ELEVATIONS - AREA D, E

Revision Schedule

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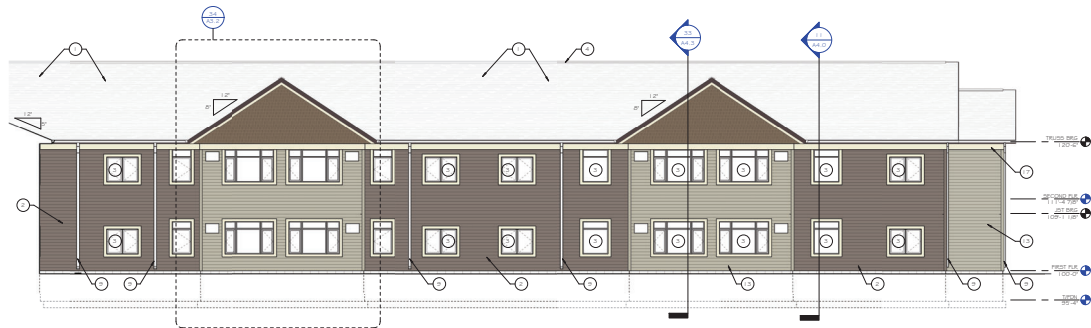


COUNTRY MANOR

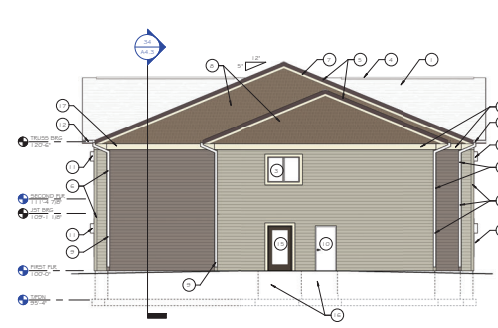
NEW FACILITY

BRainerd, MINNESOTA

DATE	10 MAY 2021
PROJECT	1839
A3.1	



7 EXTERIOR ELEVATION - AREA C - EAST
(1/8\"/>



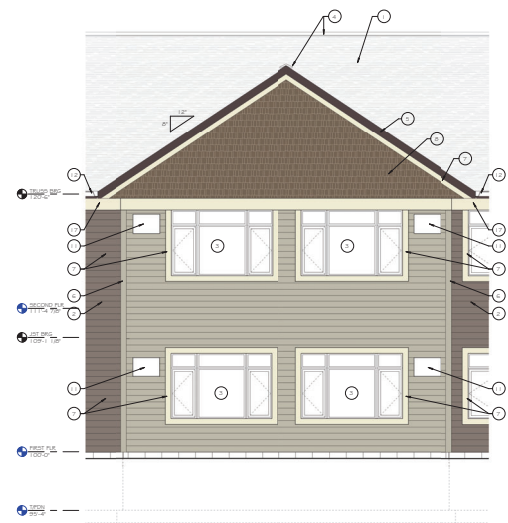
11 EXTERIOR ELEVATION - AREA C - NORTH
(1/8\"/>



13 EXTERIOR ELEVATION - AREA C - WEST
(1/8\"/>

GENERAL NOTES	
A. COLOR 1	LAP SIDING 1
B. COLOR 2	LAP SIDING 2
C. COLOR 3	FRAMA TRIM AND WINDOW SHUTTER TRIM
D. COLOR 4	FRAMA, SHUTTER, AND COLUMN TRIM
E. COLOR 5	VINYL SHINGLE SIDING

ELEVATION NOTES	
1	SHINGLE ROOFING, TYPICAL.
2	PRE-FINISHED METAL LAP SIDING 1 (COLOR 1).
3	VINYL WINDOW SHUTTER AND ENGINEERED WOOD TRIM (COLOR 3).
4	CORNER TRIM, TYPICAL.
5	PRE-FINISHED METAL FRAMA (COLOR 4), TYPICAL.
6	PRE-FINISHED METAL CORNER TRIM, TYPICAL. - COLOR TO MATCH ADJACENT SIDING.
7	ENGINEERED WOOD TRIM - 5 (1/2\"/>



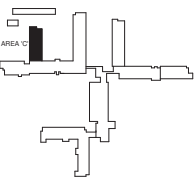
9.4 ENLARGED ELEVATION
(1/8\"/>

EXTERIOR ELEVATIONS - AREA C

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Revision Number	Revision Description	Revision Date

review set

KEY PLAN

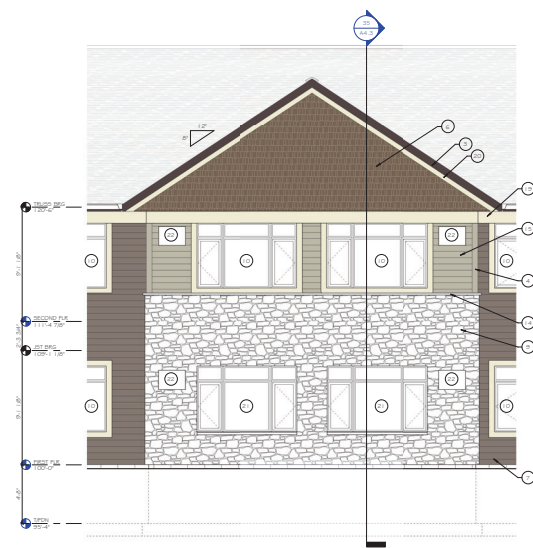


COUNTRY MANOR

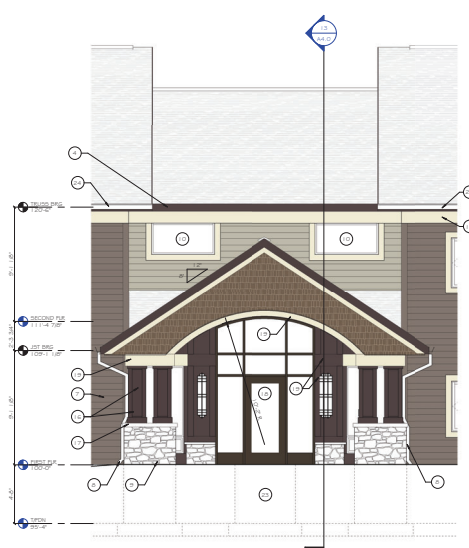
NEW FACILITY

BRAINERD, MINNESOTA

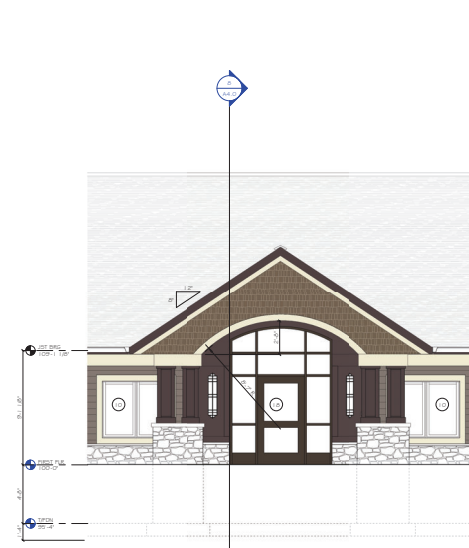
NORTH	DATE 10 MAY 2021
	PROJECT 1839
A3.2	



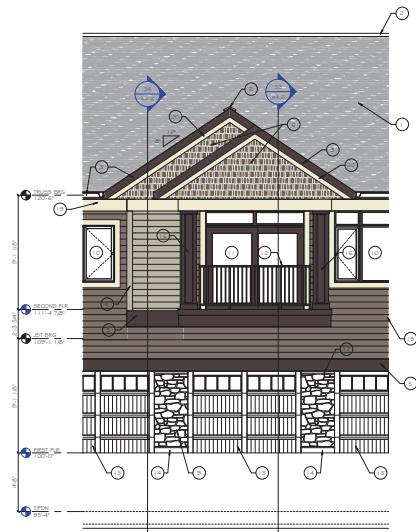
15 ENLARGED ELEVATION
 1/8" = 1'-0"



16 ENLARGED ELEVATION
 1/8" = 1'-0"



17 ENLARGED ELEVATION
 1/8" = 1'-0"



20 ENLARGED ELEVATION
 1/8" = 1'-0"



20 ENLARGED ELEVATION
 1/8" = 1'-0"

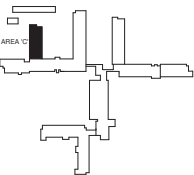
GENERAL NOTES	
A. COLOR 1	LAP SIDING 1
B. COLOR 2	LAP SIDING 2
C. COLOR 3	PIECED TRIM AND WINDOW WRAP TRIM
D. COLOR 4	PANICIA, SCOTT, AND COLUMN TRIM
E. COLOR 5	SHED SHAKE SIDING

ELEVATION NOTES	
○	STRIPES ROOFING, TYPICAL
○	CONTRASTING ROOF VENT
○	PREFINISHED METAL PANICIA (COLOR 4)
○	PREFINISHED SIDING CORNER TRIM - 5 1/2" (COLOR 2), TYPICAL - COLOR TO MATCH ADJACENT SIDING
○	PREFINISHED WOOD TRIM - 1 1/2" LAP (COLOR 4)
○	SHED SHAKE SIDING (COLOR 5)
○	PREFINISHED METAL LAP SIDING 1 (COLOR 1)
○	PREFINISHED METAL SCUPPER AND DOWNSPOUT
○	TRIM STONE VENEER (TSV-1)
○	SHED WINDOW SYSTEM W/ ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3)
○	TRIM PANELED DOOR W/ PANICIA AND ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3)
○	MANHATTAN PAULING SYSTEM - SEE TOSH-2
○	SHEDWARD SECTIONAL DOOR, SEE DOOR SCHEDULE
○	CAST STONE WALL BASE
○	PREFINISHED METAL LAP SIDING 2 (COLOR 2)
○	COLUMN COLUMNS, SEE DETAILS 3414-B AND 3114-A-4, ENGINEERED WOOD TRIM AT BASE AND CAP TO BE PREFINISHED COLOR - PAINT ENGINEERED WOOD TRIM WHITE AND CORNER TRIM (COLOR 4)
○	CAST STONE SILL
○	MANHATTAN ENTRANCE SYSTEM
○	PREFINISHED WOOD TRIM - 1 1/2" LAP (COLOR 3)
○	PREFINISHED WOOD TRIM - 5 1/2" (COLOR 3)
○	SHED WINDOW SYSTEM W/ MANUFACTURED TRIM STONE VENEER (TSV-1) AND CAST STONE SILL
○	ALL UNIT, SEE MECHANICAL
○	SCUPPER, SEE STRUCTURAL
○	PREFINISHED METAL GUTTER (COLOR 4)

Revision Schedule		
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review set

KEY PLAN



COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

DATE	10 MAY 2021
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A3.3	



- GENERAL NOTES**
- A. COLOR 1: LIFT BEING 1
 - B. COLOR 2: LIFT BEING 2
 - C. COLOR 3: LIFT BEING 3
 - D. COLOR 4: LIFT BEING 4
 - E. COLOR 5: LIFT BEING 5
- ELEVATION NOTES**
- 1. SHINGLE ROOFING, TYPICAL.
 - 2. PRE-FINISHED METAL LAP SIDING (COLOR 1).
 - 3. VINYL WINDOW SYSTEM.
 - 4. CONTINUOUS RIDGE VENT.
 - 5. PRE-FINISHED METAL SIDING (COLOR 4), TYPICAL.
 - 6. PRE-FINISHED METAL CORNER TRIM, TYPICAL - COLOR TO MATCH ADJACENT SIDING.
 - 7. ENGINEERED WOOD TRIM - 5" (LIFT COLOR 3).
 - 8. VINYL SHAZZ SIDING (COLOR 5).
 - 9. PRE-FINISHED METAL SKYLINE/SPOTLIGHT BY SPLASHBLOCK - COLOR TO MATCH ADJ. SIDING.
 - 10. INSULATED HW DOOR AND FRAME - PAINT.
 - 11. METAL DOOR W/ WOOD PRIME (PAINT) W/ PRE-FINISHED METAL TRIM.
 - 12. PRE-FINISHED METAL SIDING (COLOR 4).
 - 13. PRE-FINISHED METAL LAP SIDING (COLOR 2).
 - 14. METAL DOOR W/ WOOD PRIME (PAINT) W/ PRE-FINISHED METAL TRIM.
 - 15. ALUMINUM ENTRANCE SYSTEM.
 - 16. STUCCO, SEE STRUCTURAL.
 - 17. ENGINEERED WOOD TRIM - 1" (LIFT COLOR 3).
 - 18. ENGINEERED WOOD PANEL W/ TRIM (COLOR 4).
 - 19. TRIM STONE GRABER (TRIM 1).
 - 20. CAST STONE WALL BASE.
 - 21. CAST STONE SILL.
 - 22. ENGINEERED WOOD TRIM - 1" (LIFT COLOR 4).

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EYAN LARSON
DATE 30 APRIL 2021 REG. NO. 42532

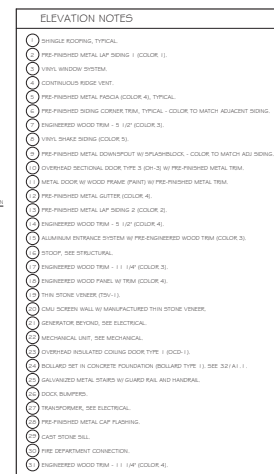
Revision Schedule		
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review set		

KEY PLAN

COUNTRY MANOR
NEW FACILITY

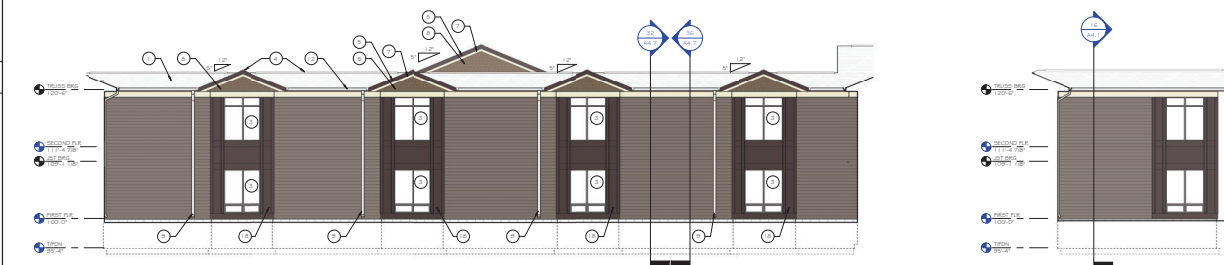
BRAINERD, MINNESOTA

DATE	10 MAY 2021
PROJECT	1839
A3.4	



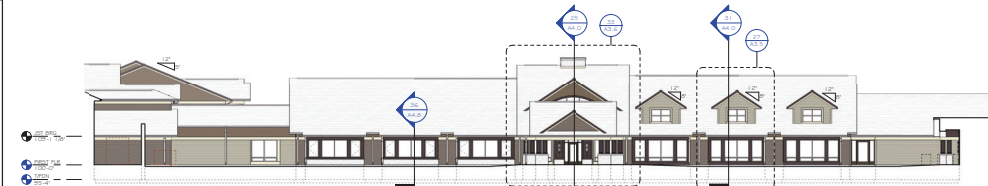
7 EXTERIOR ELEVATION - AREA D, G, J - SOUTH
1/8" = 1'-0"

11 EXTERIOR ELEVATION - AREA G - EAST
1/8" = 1'-0"



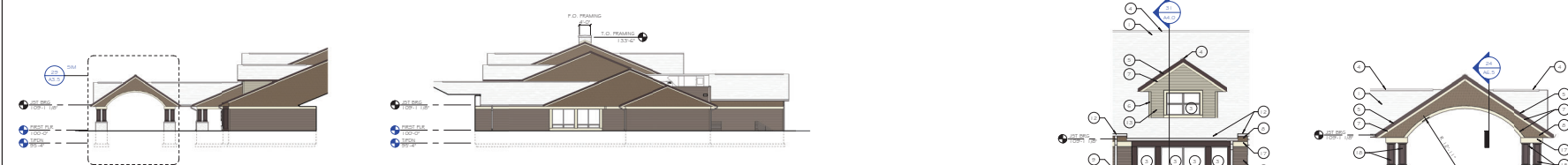
13 EXTERIOR ELEVATION - AREA J - NORTH
1/8" = 1'-0"

16 EXTERIOR ELEVATION - AREA J - EAST
1/8" = 1'-0"



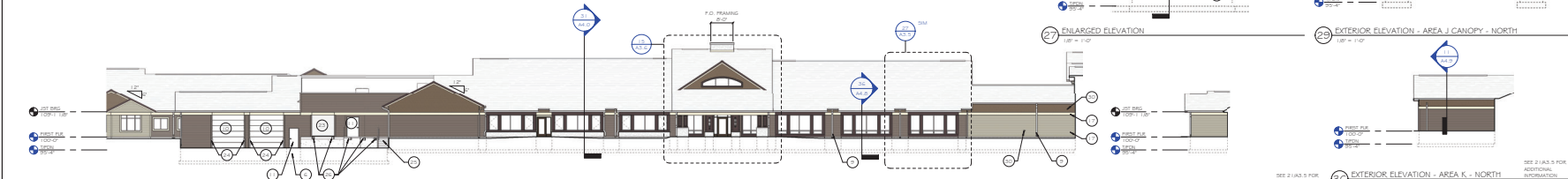
21 EXTERIOR ELEVATION - AREA J, K - WEST
1/16" = 1'-0"

19 EXTERIOR ELEVATION - AREA J - NORTH
1/16" = 1'-0"



25 EXTERIOR ELEVATION - AREA K - SOUTH
1/16" = 1'-0"

26 EXTERIOR ELEVATION - AREA K - SOUTH
1/16" = 1'-0"



31 EXTERIOR ELEVATION - AREA J, K - EAST
1/16" = 1'-0"

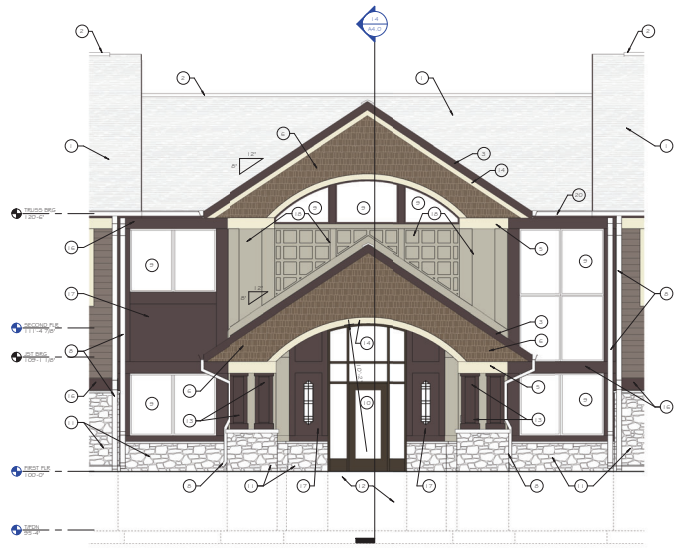
35 EXTERIOR ELEVATION - AREA 'K' - EAST
1/16" = 1'-0"

EXTERIOR ELEVATIONS

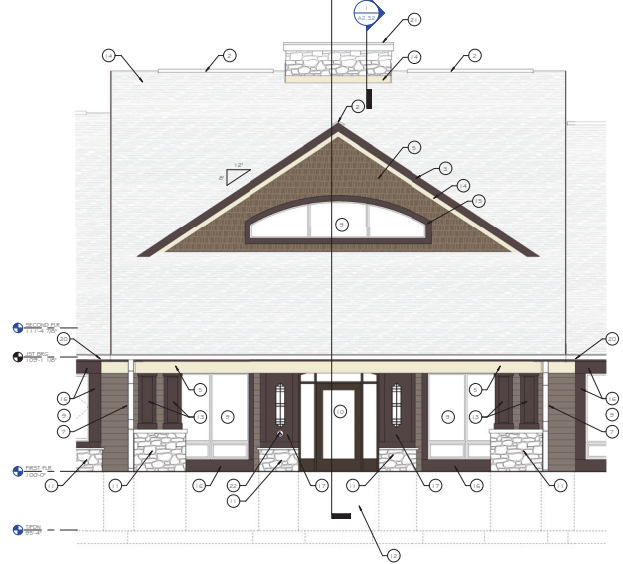
EXTERIOR ELEVATIONS - AREAS J, K

GENERAL NOTES	
A. COLOR 1	LAP SIDING 1
B. COLOR 2	LAP SIDING 2
C. COLOR 3	PIECE TRIM, AND WINDOW WRAP TRIM
D. COLOR 4	PHOENIX, DOOR, AND COLUMN TRIM
E. COLOR 5	VINYL SHAKE SIDING

ELEVATION NOTES	
1	SHINGLE ROOFING, TYPICAL.
2	CONTINUOUS RIDGE VENT.
3	PRE-FABRICATED METAL FLASHING (COLOR 4), TYPICAL.
4	PRE-FABRICATED SIDING CORNER TRIM, TYPICAL. - COLOR TO MATCH ADJACENT SIDING.
5	ENGINEERED WOOD TRIM - 1" LAP (COLOR 3).
6	VINYL SHAKE SIDING (COLOR 5).
7	PRE-FABRICATED METAL LAP SIDING 1 (COLOR 1).
8	PRE-FABRICATED METAL DOWNPOUT AND SPLASHBLOCK - COLOR TO MATCH ADJ SIDING.
9	VINYL WINDOW SYSTEM W/ENGINEERED WOOD TRIM (COLOR 3). - SEE WINDOW SCHEDULE FOR SIZE.
10	VINYL WINDOW SYSTEM W/ENGINEERED WOOD TRIM (COLOR 3). - SEE WINDOW SCHEDULE FOR SIZE.
11	ALUMINUM ENTRANCE SYSTEM.
12	THIN STONE VENEER (25% - 1) W/ CAST STONE CAP.
13	STOOP, SEE STRUCTURAL.
14	SQUARE COLUMN - ENGINEERED WOOD TRIM W/ WOOD PANEL (COLOR 4).
15	ENGINEERED WOOD TRIM - 5" (1/2" COLOR 3).
16	ENGINEERED WOOD TRIM - 5" (1/2" COLOR 4).
17	ENGINEERED WOOD TRIM - 1" LAP (COLOR 4).
18	ENGINEERED WOOD PANEL W/ TRIM (COLOR 4).
19	ENGINEERED WOOD PANEL W/ TRIM (COLOR 2).
20	PRE-FABRICATED METAL GUTTER (COLOR 4).
21	PRE-FABRICATED METAL FLASHING.
22	ACCESSIBLE DOOR BUTTON, SEE ELECTRICAL.
23	CORRUGATED ROOF VENT AT VERTICAL AND ROOF.

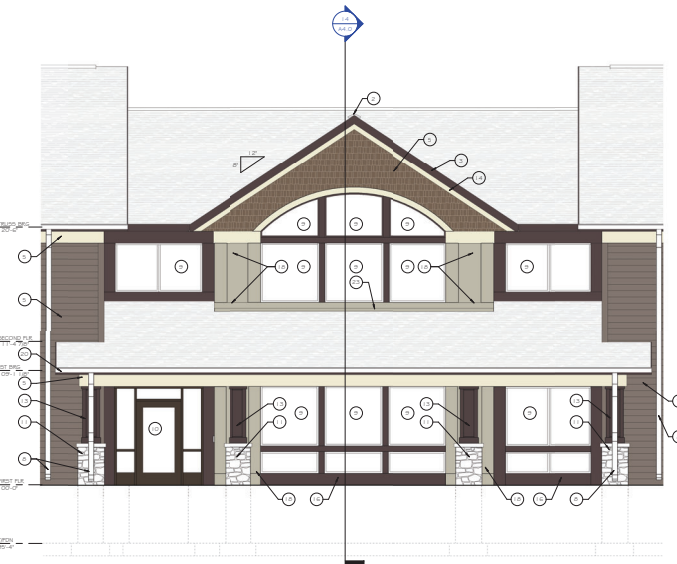


1.9 ENLARGED ELEVATION AREA G - NORTH
(1/4" = 1'-0")

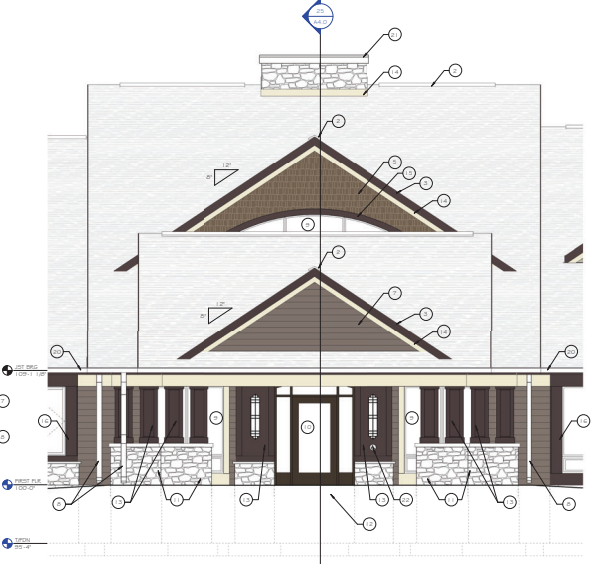


1.9 ENLARGED ELEVATION AREA J - EAST
(1/4" = 1'-0")

SEE 3.3A.3.6 FOR ADDITIONAL INFORMATION

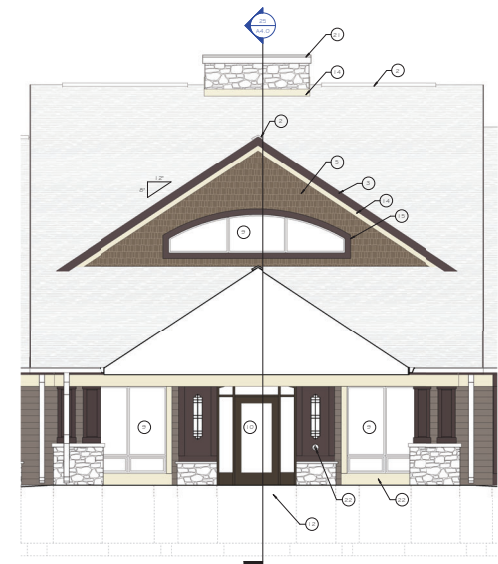


3.3 ENLARGED ELEVATION AREA G - SOUTH
(1/4" = 1'-0")



3.3 ENLARGED ELEVATION AREA J - WEST
(1/4" = 1'-0")

SEE 3.3A.3.6 FOR ADDITIONAL INFORMATION



3.3 ENLARGED ELEVATION AREA J - WEST
(1/4" = 1'-0")

SEE 3.3A.3.6 FOR ADDITIONAL INFORMATION

EXTERIOR ELEVATIONS - ENLARGED ELEVATIONS

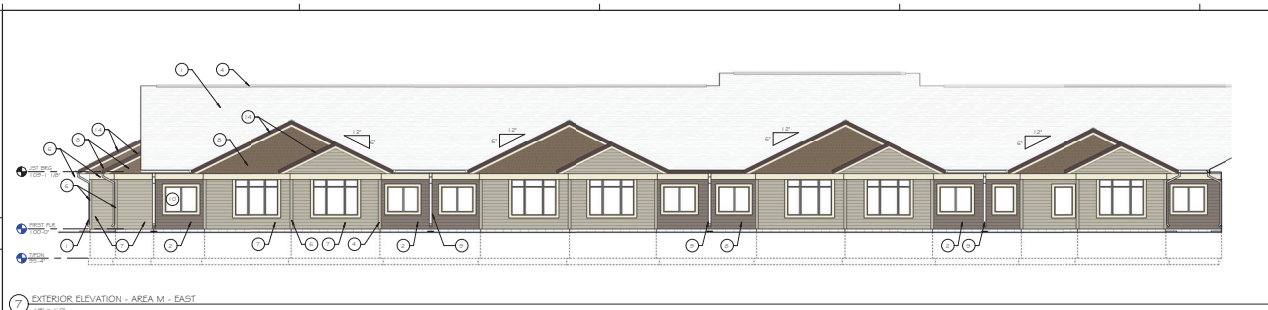
Revision Schedule		
Revision Number	Revision Description	Revision Date

review set

COUNTRY MANOR
NEW FACILITY

BRAINERD, MINNESOTA

DATE	10 MAY 2021
PROJECT	1839
A3.6	



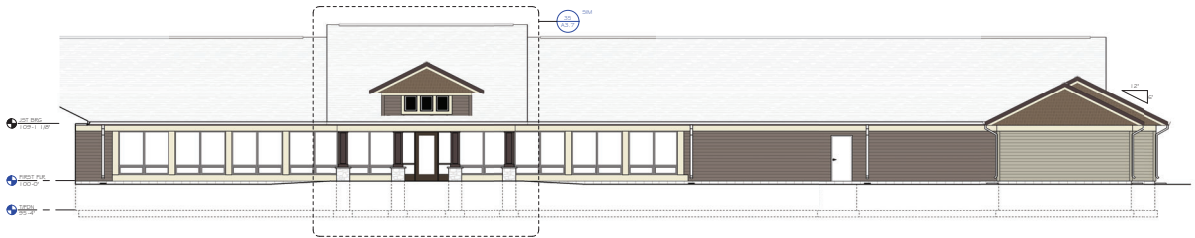
7 EXTERIOR ELEVATION - AREA M - EAST
1/8" = 1'-0"

GENERAL NOTES	
A. COLOR 1	LAP SIDING 1
B. COLOR 2	LAP SIDING 2
C. COLOR 3	RESIDUAL, SORT, AND WINDOW WRAP TRIM
D. COLOR 4	PAVING, SORT, AND COLUMN TRIM
E. COLOR 5	VINYL SHED SIDING

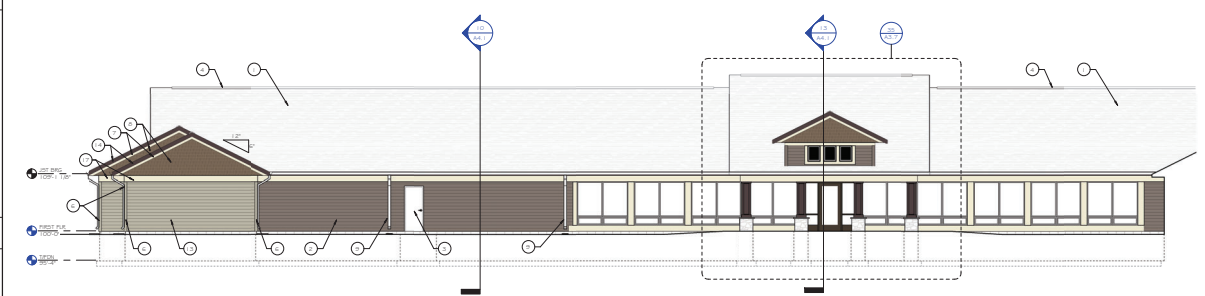
ELEVATION NOTES	
1	SHINGLE ROOFING, TYPICAL
2	PRE-FINISHED METAL LAP SIDING 1 (COLOR 1)
3	VINYL WINDOW SYSTEM
4	CONTINUOUS EDGE VENT
5	PRE-FINISHED METAL PAVING (COLOR 4), TYPICAL
6	PRE-FINISHED SIDING CORNER TRIM, TYPICAL - COLOR TO MATCH ADJACENT SIDING
7	ENGINEERED WOOD TRIM - 5" (1/2" COLOR 3)
8	VINYL SHED SIDING (COLOR 5)
9	PRE-FINISHED METAL DOWNSPOUT BY SPLASHBLOCK - COLOR TO MATCH ADJACENT SIDING
10	NOT USED
11	PRE-FINISHED METAL PAVING (COLOR 4)
12	PRE-FINISHED METAL LAP SIDING (COLOR 2)
13	ENGINEERED WOOD TRIM - 5" (1/2" COLOR 4)
14	ALUMINUM ENTRANCE SYSTEM
15	STOOP, SEE STRUCTURAL
16	ENGINEERED WOOD TRIM - 1" (1/4" COLOR 3)
17	ENGINEERED WOOD PAVING 1/4" TRIM (COLOR 4)
18	TRIM STONE UNDER (STN-1)
19	CHART STONE CAP
20	NOT USED
21	PRE-MANUFACTURED CABLE RAIL LOUVER, 24" x 30"



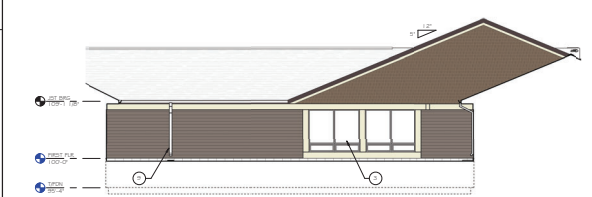
17 EXTERIOR ELEVATION - AREA M - SOUTH
1/8" = 1'-0"



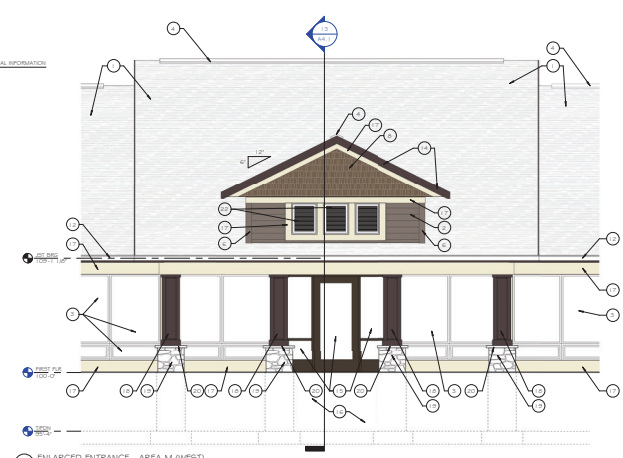
13 EXTERIOR ELEVATION - AREA M - WEST
1/8" = 1'-0"



25 EXTERIOR ELEVATION - AREA L - SOUTH
1/8" = 1'-0"



9 EXTERIOR ELEVATION - AREA K - SOUTH
1/8" = 1'-0"



35 ENLARGED ENTRANCE - AREA M (WEST)
1/4" = 1'-0"

EXTERIOR ELEVATIONS - AREAS L, M

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EVAN LARSON
DATE 30 APRIL 2021 REG. NO. 42552

Revision Schedule		
Revision Number	Revision Description	Revision Date
review set		

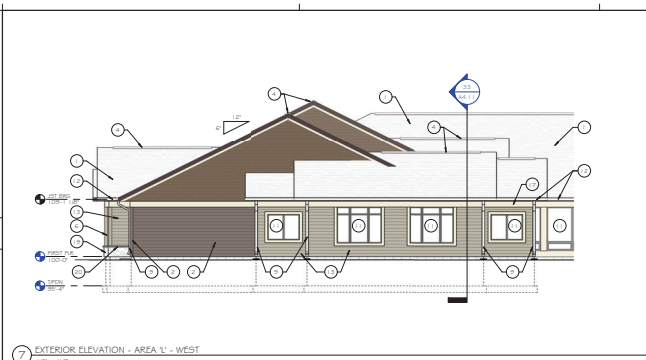
KEY PLAN

AREA 16'

COUNTRY MANOR
NEW FACILITY

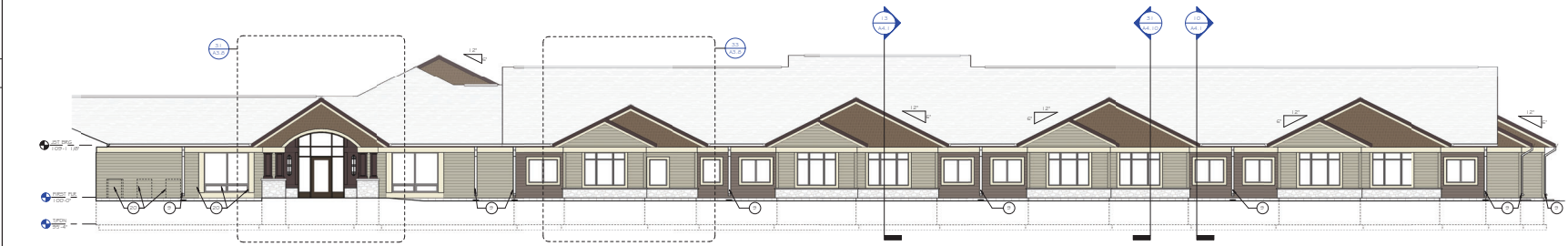
BRainerd, MINNESOTA

DATE	10 MAY 2021
PROJECT	1839
A3.7	

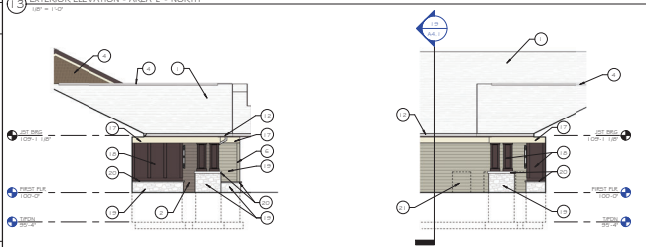


GENERAL NOTES	
A. COLOR 1	LAP SIDING 1
B. COLOR 2	LAP SIDING 2
C. COLOR 3	FREEZE TRIM, AND WINDOW WRAP TRIM
D. COLOR 4	PANCA, DOOR, AND COLUMN TRIM
E. COLOR 5	VINYL SHAKE SIDING

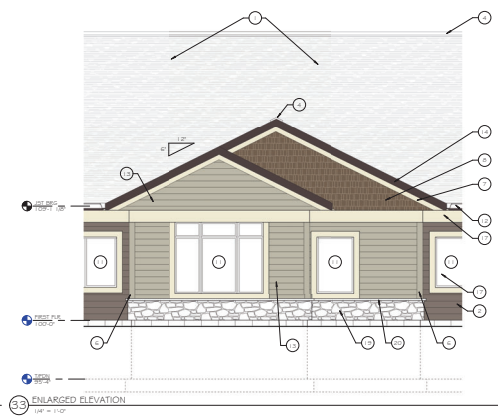
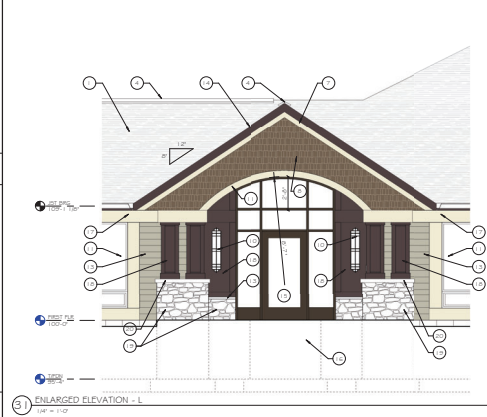
ELEVATION NOTES	
1	TRIANGLE ROOFING, TYPICAL.
2	PRE-FINISHED METAL LAP SIDING 1 (COLOR 1).
3	VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM - 5 1/2" (COLOR 5).
4	CONTINUOUS RIDGE VENT.
5	PRE-FINISHED METAL PANCA (COLOR 4), TYPICAL.
6	PRE-FINISHED SIDING CORNER TRIM, TYPICAL - COLOR TO MATCH ADJACENT SIDING.
7	ENGINEERED WOOD TRIM - 5 1/2" (COLOR 5).
8	VINYL SHAKE SIDING (COLOR 5).
9	PRE-FINISHED METAL DOWNSPOUT W/ SPLASHBLOCK - COLOR TO MATCH ADJ. SIDING.
10	LIGHT FIXTURE, SEE ELECTRICAL.
11	VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM - 5 1/2" (COLOR 5).
12	PRE-FINISHED METAL GUTTER (COLOR 4).
13	PRE-FINISHED METAL LAP SIDING (COLOR 2).
14	ENGINEERED WOOD TRIM - 5 1/2" (COLOR 4).
15	ALUMINUM ENTRANCE SYSTEM.
16	STOOP, SEE STRUCTURAL.
17	ENGINEERED WOOD TRIM - 1 1/4" (COLOR 5).
18	ENGINEERED WOOD PANEL W/ TRIM (COLOR 4).
19	TRIM STONE (VENDOR: JEN-1)
20	CHART STONE DALL.
21	UNIT, SEE MECHANICAL.
22	VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM - 1 1/4" (COLOR 5).



SEE TAB. 8 FOR ADDITIONAL INFORMATION.



SEE TAB. 8 FOR ADDITIONAL INFORMATION.



EXTERIOR ELEVATIONS - AREA L

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DATE 30 APRIL 2021 REG. NO. 42552

Revision Schedule		
Revision Number	Revision Description	Revision Date
1	review set	

KEY PLAN

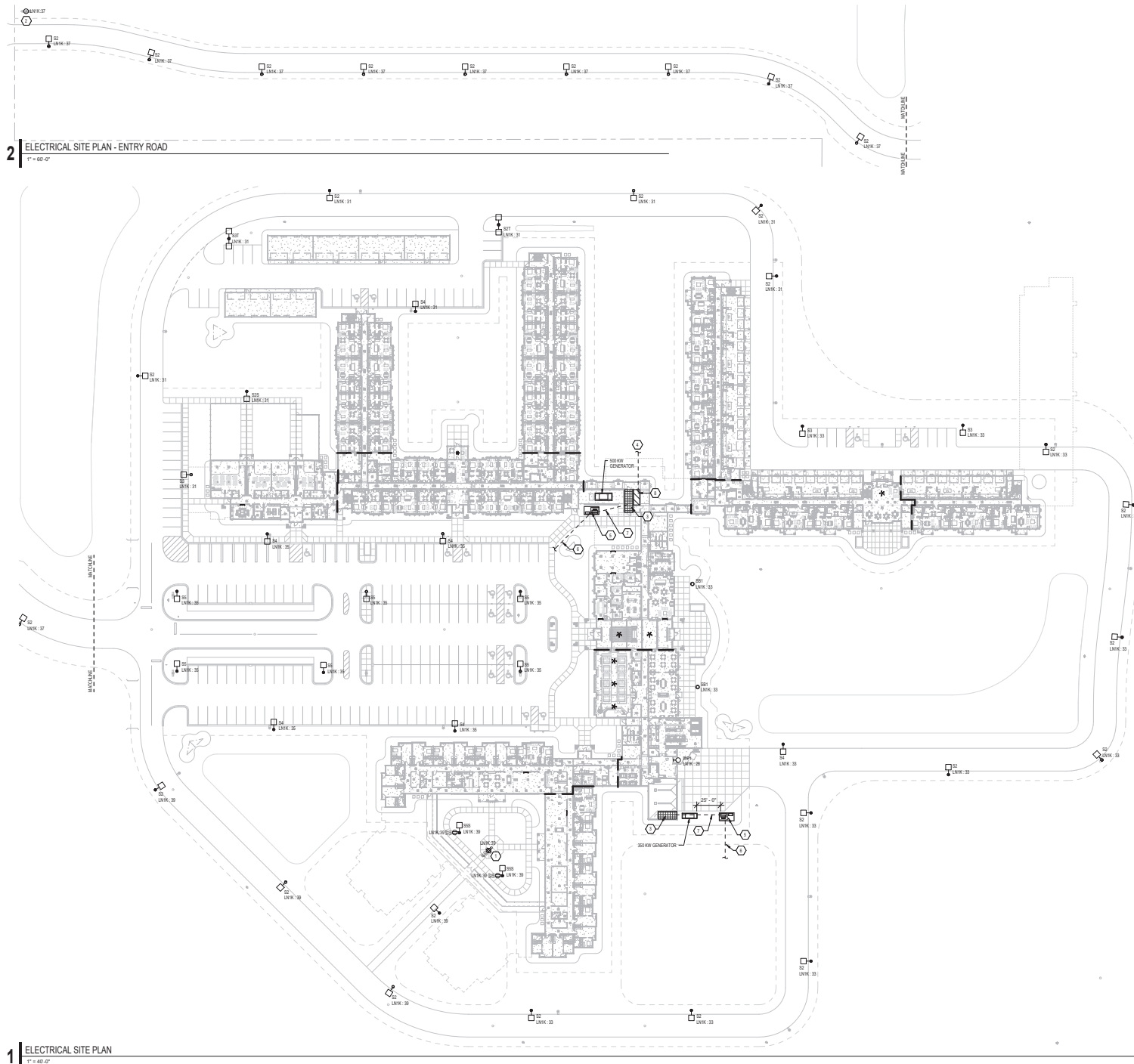
AREA 1W

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

DATE	10 MAY 2021
PROJECT	1839
A3.8	



2 ELECTRICAL SITE PLAN - ENTRY ROAD
1" = 40'-0"

1 ELECTRICAL SITE PLAN
1" = 40'-0"

- KEY NOTES**
- 1 PROVIDE WEATHER-PROOF, 6" DIA. CONDUIT, PENDING MOUNTED AT LOCATION SHOWN FOR FUTURE HOLIDAY LIGHTING.
 - 2 BUILDING SIGNAGE - 20A, 120V CONNECTION.
 - 3 APPROXIMATE LOCATION OF MAIN ELECTRICAL ROOM LOCATED ON THE MAIN LEVEL. REFER TO FLOOR PLANS FOR EQUIPMENT LAYOUT AND ADDITIONAL INFORMATION.
 - 4 PROVIDE 1/2" EMPTY CONDUITS STUBBED OUT OF BUILDING FROM MAIN LEVEL COMMUNICATIONS ROOM TO PROPERTY LINE (OR AS REQUIRED BY RESPECTIVE UTILITY COMPANY) FOR BUILDING COMMUNICATIONS SERVICES. CAP AND LABEL FOR USE BY UTILITY.
 - 5 APPROXIMATE LOCATION OF UTILITY COMPANY PAD MOUNTED TRANSFORMER. COORDINATE EXACT LOCATION WITH FIELD CONDITIONS AND UTILITY COMPANY PRIOR TO INSTALLATION. ELECTRICAL CONTRACTOR TO PROVIDE CONCRETE PAD AND MOUNT TO MEET THE UTILITY COMPANY'S REQUIREMENTS.
 - 6 APPROXIMATE LOCATION OF UNDERGROUND PRIMARY ELECTRICAL SERVICE BY THE UTILITY COMPANY. THE ELECTRICAL CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL UTILITY WORK.
 - 7 APPROXIMATE LOCATION OF UNDERGROUND SECONDARY ELECTRICAL SERVICES BY THE ELECTRICAL CONTRACTOR.
 - 8 LOCATION OF MAIN COMMUNICATIONS ROOM AT LEVEL 1. REFER TO LEVEL 1 FLOOR PLANS FOR EQUIPMENT LAYOUT AND ADDITIONAL INFORMATION.

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DATE: -- REG. NO.: --

SUSTAINABLE MEP ENGINEERING
4215 WHITE BEAR PARKWAY - SUITE 100, SAINT PAUL, MN 55110
MAIL: 651-426-8449 | FAX: 651-426-5648 | www.ctamep.com
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Revision Schedule		
Revision Number	Revision Description	Typical Date
preliminary - not a construction document - 80% status		

KEY PLAN

COUNTRY MANOR - BRAINERD

NEW FACILITY

BRAINERD, MINNESOTA

NORTH	DATE	06/22/20
	PROJECT	1839

E0.2

LIGHTING FEATURE SCHEDULE NOTES

1. PROVIDE WITH INTEGRAL BATTERY BACKUP FOR EMERGENCY EXIT AND/OR ESCAPE LIGHTING FUNCTION.
2. LUMINAIRES / ASSEMBLIES SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR CONTROLS TO REDUCE LIGHTING TO 30% WHEN SPACE IS UNOCCUPIED.
3. LUMINAIRES / ASSEMBLIES SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR CONTROLS TO REDUCE LIGHTING TO 10% WHEN SPACE IS UNOCCUPIED.
4. LUMINAIRES SHALL BE PROVIDED WITH DUAL LIGHT ENGINES EACH POWERED FROM 70% OWLED DRIVER RESULTING IN MINIMUM OF TWO ENGINES AND TWO LIGHT SOURCES PER LUMINAIRE ASSEMBLY. PROVIDE WITH INTEGRAL OCCUPANCY SENSOR CONTROLS FOR A LOCAL AND REMOTE LIGHTING SYSTEM.
5. SEE ARCHITECTURAL DETAILS FOR EXACT LENGTH, MOUNTING REQUIREMENTS, ADDITIONAL INFORMATION, AND DETAILING.
6. LIGHTING FIXTURES SHALL BE LABELLED TO REFLECT LED LAMPING INDICATED.
7. LUMINAIRES / ASSEMBLIES SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR CONTROLS FOR SHUTOFF OPERATION.
8. LUMINAIRES / ASSEMBLIES SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR CONTROLS TO REDUCE LIGHTING TO 30% WHEN SPACE IS UNOCCUPIED.

[illegible]

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Brian Kelm has submitted a request on behalf of Foundation for Health Care Continuums for a rezoning and planned unit development. The applicant proposes rezoning three parcels along Beaver Dam Road from R-A (Rural Agricultural) District to PUD (Planned Unit Development) District. The purpose of the planned unit development is to construct a senior living facility comprised of 92 apartments and 18 memory care units as well as a childcare facility for 60 infants through pre-k as well as a 60 student after school program.

The properties are legally described as:

N. 874.74 FT OF NE1/4 OF SW1/4, EXCEPT S. 12 ACRES OF N. 874.74 FT. SUBJECT TO EASEMENTS, RESERVATIONS, OR RESTRICTIONS OF RECORD.

NW1/4 OF SE1/4 SECTION 33, EXCEPT THE S. 26.1 ACRES THEREOF

S 26.10 ACRES OF NWSE. TOGETHER WITH AN ESMNT OF RECORD.

P.I.N. 41330755, 41330745, 41330744

Section 33, Township 134, Range 28

A copy of the survey and site plan is on file for review with the Community Development Department.

A Public Hearing to consider this rezoning and planned unit development request will be conducted by the Brainerd Planning Commission at 7:00 p.m. on Wednesday, May 26th, 2021, in the City Council Chambers at 501 Laurel St., Brainerd, MN 56401.

Any individual needing special accommodations or would like more information about this request, please call (218) 828-2307.

Dated this 13th day of May 2021

Publication Date: May 16, 2021



David C. Chanski, MPA
Community Development Director

