PLANNING COMMISSION

City of Brainerd, Minnesota
City Hall, 501 Laurel Street, Council Chambers
Wednesday, June 21, 2023 @ 6:00pm

The public is invited to attend this meeting in person
Attend by phone: 1-844-992-4726 Meeting Access Code: 2489 246 3463

Meetings are broadcast on CTC ch 8, Charter ch 181, YouTube, AppleTV, Roku, and Amazon FireTV

1. Call To Order
2. Roll Call
   ____ C. Marohn ___ D. Gorham ___ T. Woodward ___ T. Stenglein

   ____ M. Duval ____ K. Yeager ___ J. Grunenwald ___ J. Norwood
3. Pledge Of Allegiance
4. Oath Of Office
   a.) James Norwood

   b.) Jeff Grunenwald
5. Approval Of Agenda
6. Approval Of Minutes
   1. Regular Meeting Held on May 17, 2023

   Documents:

   2023-05-17 DRAFT.PDF
7. New Business

7.a. Consider Conditional Use Permit For A Daycare Facility At 703 Oak St.
   a.) Hold Public Hearing
   b.) Consider Testimony and Alternatives
   c.) Recommend to Approve / Deny

   Documents:

   703 OAK ST. CUP.PDF

7.b. Consideration For County Manor Rezoning, Plat, And Planned Unit Development
   a.) Hold Public Hearing

b.) Consider Testimony and Alternatives

c.) Recommend to Approve / Deny

Documents:

COUNTRY MANOR.PDF

8. Unfinished Business

8.a. Off-Street Parking Ordinance Summary

Documents:

OFF STREET PARKING REVIEW.PDF

9. 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

10. Staff Reports

11. Commission Member Reports

12. Adjournment

PLANNING COMMISSION
Wednesday, May 17, 2023
6:00 pm

#1 Call to Order

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

#2 Roll Call

Noted present were Commissioners Gorham, Duval, Stenglein, and Yeager. Commissioner Marohn was noted as absent. Also noted as present were Community Development Director Kramvik and Assistant Planner Edwards.

#3 Pledge of Allegiance

Commission Chair Yeager opened the meeting with the Pledge of Allegiance to the flag.

#4 Approval of Agenda

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND STENGLEIN, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND STENGLEIN, DULY CARRIED, TO APPROVE THE MINUTES FROM THE APRIL 19, 2023 REGULAR MEETING.

#6 Appoint New Vice-Chair

Commissioner Duval nominated Commissioner Gorham to serve as Vice-Chair for 2023.

Commissioner Gorham accepted the nomination.

Commission Chair Yeager and all members approve the appointment of Commissioner Gorham to serve as Vice-Chair.

#7 New Business

7a. Consider Variance Request for 3 Washington St NE

Community Development Director Kramvik explained Dairyland Operations LLC has applied for two variances at 3 Washington Street NE to operate a Dunkin Donuts drive through. He indicated the first variance is to allow the main entrance to face the rear of the property, and the second is to allow for alternate setbacks as indicated. He reviewed the details of the application and recommendations from staff.

The Chair opened the public hearing at 6:11 pm.

DRAFT

The Chair recognized Mike Mead, project manager, and Mario Valentini, architect for the project who were on the Webex call and available for questions. Mr. Valentini gave a summary of the intended project and answered questions of the Commission.

The Chair closed the public hearing at 6:18 pm.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND STENGLEIN, DULY CARRIED, TO RECOMMEND APPROVAL OF THE TWO VARIANCE REQUESTS AT 3 WASHINGTON ST NE TO ALLOW FOR THE MAIN ENTRANCE TO BE LOCATED AT THE REAR OF THE BUILDING AND TO ALLOW FOR SETBACKS OF 27'1" PRINCIPAL BUILDING FRONT YARD, 24' SIDE YARD CORNER AND 66'7" REAR YARD WITH THE THREE CONDITIONS AS PRESENTED.

7b. <u>Consider Variance Request for 431 B St NE</u>

Community Development Director Kramvik reviewed the details of the application to construct a 12' x 24' addition on an existing accessory structure. He explained the property owner repairs jet skis and will also be applying for a home business license.

The Chair opened the public hearing at 6:29 pm.

The Chair recognized Dale (D.J.) Holmquist, who is the applicant and property owner. He indicated he would like the side yard (corner) setback to be 7' rather than the required 10' setback.

The Chair closed the public hearing at 6:33 pm.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND STENGLEIN, DULY CARRIED, TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST AT 431 B ST NE TO ALLOW FOR A 7 FOOT SIDE YARD CORNER SETBACK FOR THE ADDITION TO AN EXISTING ACCESSORY STRUCTURE.

7c. <u>Consider Variance Request for 2424 Business 371</u>

Assistant Planner Edwards explained the details of the application from Minnesota Adult and Teen Challenge to allow for a fifteen (15) foot sign height, rather than the twelve (12) foot requirement. The practical difficulty would be the right-of-way on Business 371 is 73' wide, which is considerably greater than most rights-of-way in Brainerd.

The Chair opened the public hearing at 6:44 pm.

The Chair recognized Scott Doss, applicant on behalf of Minnesota Teen Challenge, who indicated the additional three-foot height would allow for better visibility of the signage by motorists driving by. He stated if the message section were lowered to elbow level, there would be a problem with snow drifts and essentially cause issued with electrical.

The Chair closed the public hearing at 6:47 pm.

DRAFT

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND GORHAM TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST AT 2424 BUSINESS 371 TO ALLOW FOR AN INCREASED SIGN HEIGHT FROM 12 FEET TO 15 FEET.

Upon roll call, Members Stenglein and Gorham voted “aye”. Members Duval and Yeager voted “nay”. The Chair declared a tie vote and no action was taken.

7d. Discussion on Adult-Use Cannabis Bill

Community Development Director Kramvik believes the licensed cannabis dispensaries would fall under commercial/retail establishments unless specified in the Allowed Use Table of the Zoning Code.

Commission discussion will occur at a future meeting if Minnesota Legislature passes a bill that allows for control from the local zoning authority.

#8 Public Forum

The Chair opened the public forum at 7:06 pm.

No one came forward.

The Chair closed the public forum at 7:06 pm.

#9 Staff Reports

Community Development Director Kramvik gave the following updates:

- VCV Digital has submitted new plans for the crypto mining site, and the EDA will do their review at the next meeting June 8th.

#10 Commission Member Report

Commissioner Yeager announced there have been lots of people walking through Lyman P. White park and it will be a fabulous grand opening on June 2, 2023.

#11 Adjournment

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND DUVAL, DULY CARRIED, TO ADJORN AT 7:08 PM.

_____

Kevin Yeager, Planning Commission Chair

DRAFT

MEMO

TO: Planning Commission

FROM: James Kramvik, Community Development Director
Dylan Edwards, Assistant Planner

DATE: June 21, 2023

RE: Consider Conditional Use Permit for a Day Care Facility at 703 Oak St.

Introduction:
Brainerd Family YMCA applied for a Conditional Use Permit (CUP) to operate a Commercial Day Care Facility at 703 Oak St. Brainerd, MN 56401. The immediate plan is to provide services for 24 infants and 42 toddlers through a staff of 12 teachers, 2 part-time employees, and 1 administrative leader.

Parcel Number: 41241025
Zoning District: Town Center (TC) District

Property Area: 0.3692 Acres

Adjacent Uses:
North: Parking lot
East: Single Family Dwelling
East: Mortuary & Funeral Services
South: Single Family Dwelling
West: Dining Establishment

Adjacent Zoning:
North: Town Center (TC) District
East: Town Center (TC) District
East: Town Center (TC) District
South: Traditional Neighborhood-2 (TN-2) District
West: Town Center (TC) District

Findings of Fact:

1. 703 Oak St. Brainerd, MN 56401 is in Town Center (TC) zoning district. Zoning Ordinance 515-3 Allowed Uses. Appendix A: Table of Uses allows for Commercial Day Care Facilites as a Conditional Use in the TC District.

2. According to Section 515-3-14 Commercial Day Care Facilities. Day care facilities shall be allowed as a principal use, provided that the day care facilities meet all the applicable provisions of this Section:
    A. Lot Requirements and Setbacks. The proposed site for a day care facility must have a minimum lot area as required by the applicable Base Zoning District in which it is located and as determined by the Minnesota Department of Health and Human Services. The City Council may increase the required lot area in those cases where such an increase is considered necessary to ensure compatibility of activities and maintain the public health, safety, and general welfare. The day care facility must meet the minimum setback requirements of the respective Base Zoning District. The City Council may increase setback requirements if considered necessary to ensure compatibility.
        i. *The Town Center zoning district does not have lot size minimums or setback minimums. The requirements are 0' to 10' build to range on the front and side yard setbacks and the existing structure meets these stipulations as written in the code.*
    B. Sewer and Water. All day care facilities shall have access to municipal sewers and water or have adequate private sewers and water to protect the health and safety of all persons who occupy the facility.
        i. *The parcel in question at 703 Oak St. is connected to the city sewer and water.*
    C. Screening. A day care facility shall provide screening along any shared property boundaries, regardless of adjacent use.
        i. *Staff's interpretation of this requirement is for the screening of outdoor play equipment and uses. The proposed childcare facility will transport the kids to the YMCA playground that is located at 602 Oak St. which is screened from adjacent uses. No outdoor spaces will be utilized for day care programming and therefore there is no screening requirement for the property.*
    D. Parking. There shall be off-street parking located separately from any outdoor play area and must comply with all applicable standards.
        i. *The Applicant does not propose a play area on the premises. Additionally, the TC zoning district is exempted from parking space minimums in the Zoning Code. The applicant plans to allocate 26 (twenty-six) total spaces present on the parcel for use by the Day Care Facility.*
    E. Loading. Off-street loading spaces must be provided.
        i. *The existing parcel is set up with a loading zone that facilitates the reasonable unloading of automobiles through a parent drop off loop that will enter and exist on the West side of the property and accommodate 10 to 12 vehicles.*
    F. Signage. All signing and informational or visual communication devices shall be in compliance with the provisions of Section [515-3-35] of this Ordinance.
        i. *No signage is currently proposed in the plan documents submitted to the community development department at this time. Future signage requires a permit and will be in compliance with Section 515-3-35.*

G. Compliance with State Requirements. The building and operation shall be in full compliance with State of Minnesota, Department of Health and Human Services regulations and be licensed accordingly.
    i. *The operation of a Day Care Facility regardless of location is dependent on the issuance of a certificate of occupancy which is not issued unless the business can demonstrate their adherence to all state Department of Health and Human Services standards. Thus, their licensing and compliance will be met before any operations occur at the proposed parcel.*

3. **Criteria for Granting Conditional Use Permits.** In granting a Conditional Use Permit, the City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety, morals and general welfare of occupants or surrounding lands. Among other things, the City Council shall make the following findings where applicable.
    A. The proposed use conforms to the Zoning District and is a permitted Conditional Use identified on Appendix A: Table of Uses.
        i. *In accordance with the City of Brainerd Zoning Code Table of Uses a day care facility is a permitted conditional use for parcels in the TC (Town Center) Zoning District.*
    B. The proposed use meets the regulations and standards established in this Ordinance.
        i. *The TC Zoning District must meet the coverage and principal building standards as defined in Zoning Code Section 515-2-11.C. The following standards are applied to the construction of a principal building on a GI lot:*
            1. *The applicant does not propose an expansion to the building or parking lot.*
            2. *Build to Range 0'-10'*
                a. *The existing building has a 15'0" Setback from the property line at the front of the parcel. This is an existing nonconformity.*
            3. *Side Yard Build to Range 0'-10'*
                a. *There is a side yard setback of 0',0" on the Eastern Side and there is a 17'8" setback from the western side.*
            4. *Rear Yard Setback (minimum) 0'*
                a. *The building has a 36' setback from the rear property line.*
    C. The proposed use shall not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons.
        i. *The proposed Day Care Facility at 703 Oak will be conducted entirely inside the building except for transporting children across the street to the playground owned by the YMCA. This process and use do not pose danger, injury, or noxiousness to any surrounding persons or property.*
    D. The proposed use shall be sited, oriented, and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.

    i. *The Architectural plans as presented demonstrate no changes to the orientation of the building or landscaping that would constitute the existing building failing to conform to the code as written.*

E. The proposed use shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.
    i. *The submitted plans include no changes to the existing building's visual impression thus retaining its consistency with the Oak St. neighborhood.*

F. The proposed use shall organize vehicular access and parking to minimize traffic congestion in a residential neighborhood.
    i. *The attached 26 car parking lot and loading zone will accommodate the traffic presented by this use.*

G. The proposed use shall preserve the objectives of this Ordinance and shall be consistent with the Comprehensive Plan.
    i. *Land Use - GOAL 3: Support and invest in the incremental enhancements of quality of life. Policy 2: Encourage and attract stores and services for the daily needs of our community.*
        1. *The City of Brainerd and the surrounding communities are in need of childcare. There is currently a childcare shortage in the region. The proposed day care center capable of hosting 66 children would help offset this burden for parents unable to find a place for their children. Further, this child care facility would add additional jobs to this community.*
    ii. *Economic Development – GOAL 1 : Support infill and redevelopment throughout Brainerd as a strategic component of growth. Policy 1: Drive infill development and redevelopment towards areas where current infrastructure is present, or places where high levels of blight or disinvestment exists.*
        1. *This property is an existing fixture in its neighborhood that has access to all city utilities. The proposed childcare facility would repurpose and enhance the property for a use that is needed within Brainerd.*
    iii. *Economic Development - GOAL 2: Support our workforce and help them thrive. Policy 1: Collaborate with local partners and stakeholders to address industry workforce needs, creating a career and education pathway for residents of all ages.*
        1. *The shortage of childcare in the region is a concern for businesses and the workforce in the region. This project by the YMCA addresses a major need in the community.*

4. **Section 515-2.B.7 Conditions**. In reviewing applications for conditional use permits, the City may attach whatever reasonable conditions are deemed necessary to mitigate anticipated adverse impacts associated with the proposed use, to protect the value of property within the Zoning District, and to achieve the goals of the City's Comprehensive Plan. In determining such conditions, special consideration shall be given to protecting nearby properties from objectionable views, noise, traffic, and other characteristics associated with such uses. Such conditions may include, but are not limited to, the following:

A. Increasing the required lot size or yard setback dimension.
B. Limiting the height, size, or location of buildings.
C. Regulating ingress and egress to the property and the proposed structures thereon with particular references to vehicle and pedestrian safety and convenience, traffic flow and control, and access in case of fire or another catastrophe.
D. Regulating the street width.
E. Increasing the number of required off-street parking spaces.
F. Limiting the number, size, location, or lighting of signs.
G. Requiring a berm, fencing, screening, landscaping, or other facilities to protect adjacent or nearby property.
H. Requiring dedication of some open or green space.
I. Regulating the appearance of the facilities or site so that they are harmonious with the neighborhood and City.

As of this writing, no parties have contacted the Community Development Department for more information on the Conditional Use Permit application for the proposed Commercial Day Care Facility at 703 Oak St.

Staff Recommendations:

The Community Development Department recommends approval of the Conditional Use Permit for 703 Oak St. Brainerd, MN 56401.

Community Development Department
City Hall – 501 Laurel Street Brainerd, MN 56401
218-828-2307
www.ci.brainerd.mn.us

RECEIVED
JUN 0 1 2023
CITY OF BRAINERD
ADMINISTRATION

CONDITIONAL USE/REZONING/VARIANCE 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)**

PROPERTY ADDRESS: 703 OAK STREET

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: _____
(attach description if lengthy) REFER TO APPENDIX A

Property Owner Name: BRAINERD FAMILY YMCA
Street Address: 602 OAK STREET **City:** BRAINERD **State:** MN **Zip Code** 56401
Phone Number: 218-829-4767 **Fax:** _____ **E-mail:** sriffle@blymca.org

Applicant Name: (If different than Property Owner) _____
Street Address: _____ **City:** _____ **State:** ____ **Zip Code:** _____
Phone Number: _____ **Fax:** _____ E-mail: _____

Description of Request: REPURPOSE AN EXISTING BUILDING INTO A DAYCARE FACILITY.
THE DAYCARE FACILITY WILL BE OWNED AND OPERATED BY THE BRAINERD FAMILY YMCA.

_____ 2023-05-31
Property Owner Signature **Date**

SHANE RIFFLE, CEO
(Please print name)

_____ 2023-05-31
Applicant Signature **Date**

_____
(Please print name)

(OVER)

APPENDIX A

PROPERTY INFORMATION:

- LOTS 19 & 20 BLOCK 131 & W 90 FT OF LOT 21 THRU 24 INCL BLOCK 131

- S 10 FT OF W 90 FT OF LOT 16 BLOCK 131 & W 90 FT OF LOTS 17 & 18 BLK 131

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Brainerd Family YMCA has submitted a request for a Conditional Use Permit to operate a Commercial Day Care Facility at 703 Oak St. Brainerd, MN 56401. The property included in this application is described as:

LOT 019 BLOCK 131
Town of Brainerd & First Addition to Brainerd
Parcel #: 41241025
Section 24, Township 45, Range 31

The property is zoned Town Center (TC) District, and Zoning Ordinance Section 513-3 Appendix A Table of Uses allows Commercial Day Care Facilities as a conditional use in the TC District. A copy of the proposed site plan is on file for review at the Community Development Department.

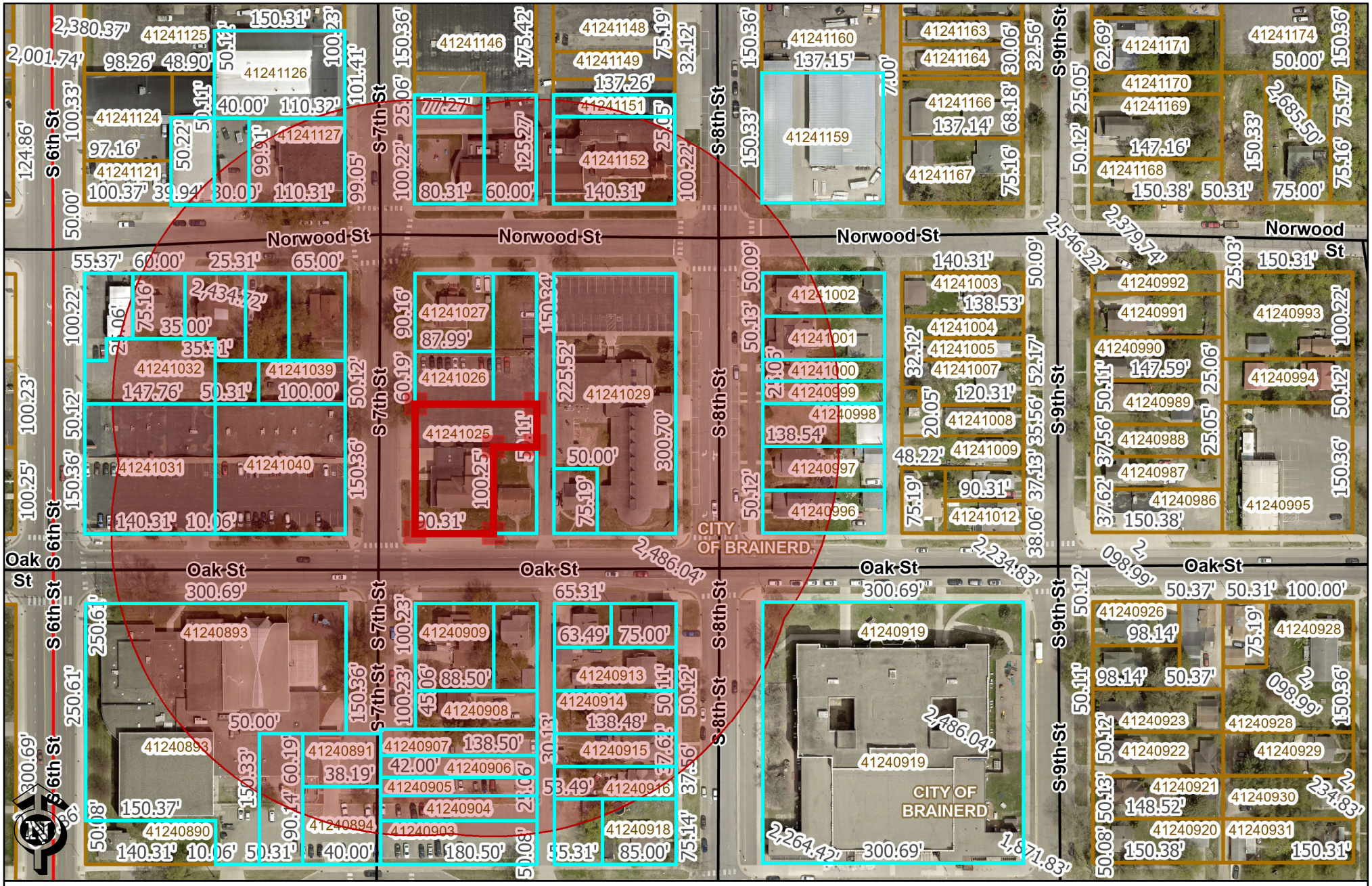
A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, June 21, 2023, in the Council Chambers at Brainerd City Hall, 501 Laurel Street, to consider the Conditional Use Permit request.

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

Dated this 6th day of June, 2023

James L. Kramvik
Community Development Director

Publication Date: June 10th, 2023



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Map of 703 Oak St, Brainerd and the buffer zone

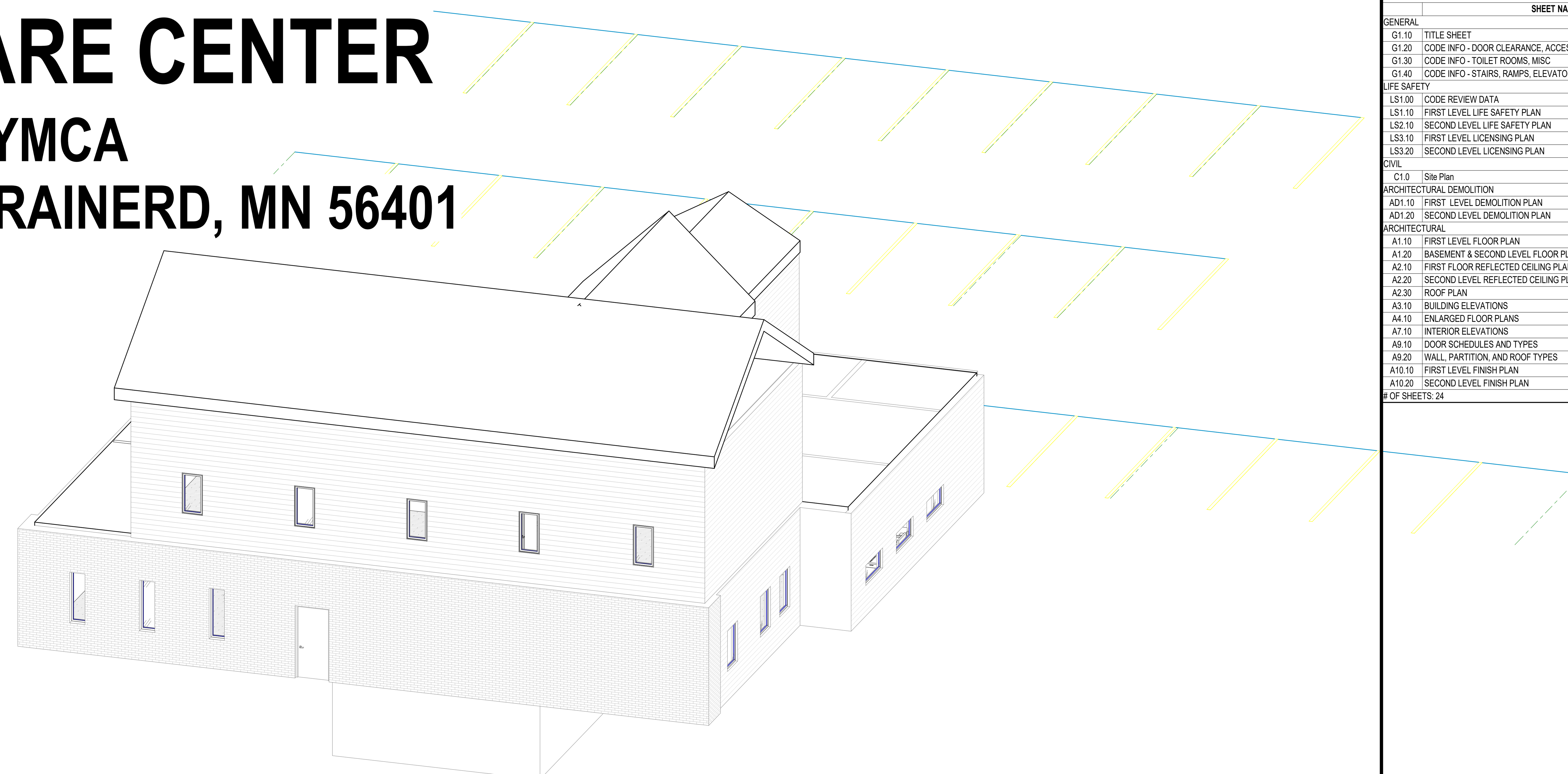
Date: 5/30/2023 Time: 9:22:10 AM

CROW WING COUNTY MINNESOTA

YMCA DAYCARE CENTER

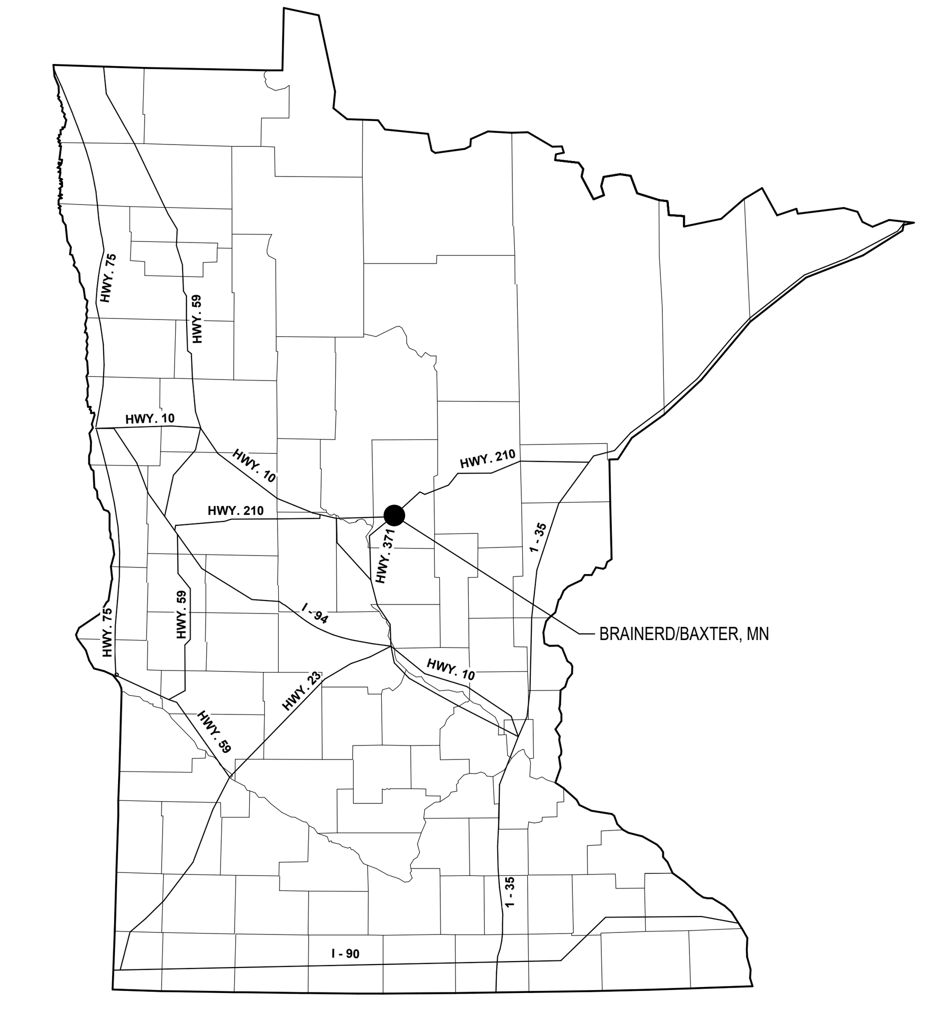
BRAINERD FAMILY YMCA

703 OAK STREET, BRAINERD, MN 56401



SHEET INDEX

	SHEET NAME
GENERAL	
G1.10	TITLE SHEET
G1.20	CODE INFO - DOOR CLEARANCE, ACCESS. ROUTES
G1.30	CODE INFO - TOILET ROOMS, MISC
G1.40	CODE INFO - STAIRS, RAMPS, ELEVATORS, SITE
LIFE SAFETY	
LS1.00	CODE REVIEW DATA
LS1.10	FIRST LEVEL LIFE SAFETY PLAN
LS2.10	SECOND LEVEL LIFE SAFETY PLAN
LS3.10	FIRST LEVEL LICENSING PLAN
LS3.20	SECOND LEVEL LICENSING PLAN
CIVIL	
C1.0	Site Plan
ARCHITECTURAL DEMOLITION	
AD1.10	FIRST LEVEL DEMOLITION PLAN
AD1.20	SECOND LEVEL DEMOLITION PLAN
ARCHITECTURAL	
A1.10	FIRST LEVEL FLOOR PLAN
A1.20	BASEMENT & SECOND LEVEL FLOOR PLANS
A2.10	FIRST FLOOR REFLECTED CEILING PLAN
A2.20	SECOND LEVEL REFLECTED CEILING PLAN
A2.30	ROOF PLAN
A3.10	BUILDING ELEVATIONS
A4.10	ENLARGED FLOOR PLANS
A7.10	INTERIOR ELEVATIONS
A9.10	DOOR SCHEDULES AND TYPES
A9.20	WALL, PARTITION, AND ROOF TYPES
A10.10	FIRST LEVEL FINISH PLAN
A10.20	SECOND LEVEL FINISH PLAN
# OF SHEETS: 24	



STATE MAP

VICINITY MAP

ABBREVIATIONS

@	AT
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
ACT	ACOUSTIC CEILING TILE
A/C	AIR CONDITIONING
AB	ANCHOR BOLT
ALT	ALTERNATE
AL	ALUMINUM
∠	ANGLE
APX	APPROXIMATE
ARCH	ARCHITECT (URAL)
BSMT	BASEMENT
BM	BEAM or BENCHMARK
BRG	BEARING
BPL	BEARING PLATE
BIT	BITUMINOUS
BLK	BLOCK
BLKG	BLOCKING
BRK	BRICK
BLDG	BUILDING
CAB	CABINET
CPT	CARPET (ED)
CSMT	CASEMENT
CI	CAST IRON
CB	CATCH BASIN
CLG	CEILING
C	CENTERLINE
C	CHANNEL
CHBD	CHALKBOARD
CO	CLEANOUT
CLR	CLEAR
CL	CLOSET
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CJT	CONTROL JOINT
DL	DEAD LOAD
°	DEGREE(S)
DEPT	DEPARTMENT
DTL	DETAIL
DIAM	DIAMETER
DIM	DIMENSION
DPR	DISPENSER
DR	DOOR
DH	DOUBLE HUNG
DN	DOWN
DN	DOWNSPOUT
DWG	DRAWING
DF	DRINKING FOUNTAIN
E	EAST
EA	EACH
EF	EACH FACE
EW	EACH WAY
ELECT	ELECTRICAL (AL)
EWC	ELECTRIC WATER COOLER
EL	ELEVATION
ELEV	ELEVATOR
EQ	EQUAL

EQP	EQUIPMENT
EXIST	EXISTING
EXP	EXPANSION
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EXT	EXTERIOR
FB	FACE BRICK
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FIN	FINISH
FFE	FINISHED FLOOR ELEVATION
FRBK	FIRE BRICK
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FP	FIRE PROOF
FLG	FLASHING
FLR	FLOOR (ING)
FD	FLOOR DRAIN
FT	FOOT
FTG	FOOTING
FND	FOUNDATION
FRA	FRESH AIR
FBO	FURNISHED BY OTHERS
FUR	FURRED(ING)
FUT	FUTURE
GAL	GALVANIZED
GI	GALVANIZED IRON
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS
GB	GRAB BAR
GD	GRADE(ING)
GYP BD	GYPSUM BOARD
HDW	HARDWARE
HDR	HEADER
HTG	HEATING
HVAC	HEATING/VENTILATION/AIR CONDITIONING
HD	HEAVY DUTY
HT	HEIGHT
HC	HOLLOW CORE
HM	HOLLOW METAL
HOR	HORIZONTAL
HB	HOSE BIBB
HWH	HOT WATER HEATER
HR	HOUR
ID	INSIDE DIAMETER
INS	INSULATE (D),(ION),(ING)
INT	INTERIOR
JT	JOINT
J	JOIST
LB	LAG BOLT
LAM	LAMINATE (ED)
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH
LT	LIGHT
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLH	LONG LEG VERTICAL
LVR	LOUVER

MFR	MANUFACTURER
MAS	MASONRY
MO	MASONRY OPENING
MTL	MATERIAL (S)
MAX	MAXIMUM
MECH	MECHANICAL
MC	MEDICINE CABINET
MED	MEDIUM
MBR	MEMBER
MMB	MEMBRANE
MET	METAL
M=L	MICROLAM
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING
MT	MOUNT (ED), (ING)
MULL	MULLION
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD
PNT	PAINT
PR	PAIR
PNL	PANEL
PB	PANIC BAR
PTD	PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTOR
PAR	PARALLEL
PBD	PARTICLE BOARD
PTN	PARTITION
PVMT	PAVEMENT
PERF	PERFORATE (ED)
PERI	PERIMETER
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PL OR P	PLATE
PLBG	PLUMBING
±	PLUS OR MINUS
PWD	PLYWOOD
PT	POINT
LBS	POUNDS
PSI	POUNDS PER SQUARE INCH
PC	PRECAST
PFN	PREFINISHED
QT	QUARRY TILE
RAD	RADIUS
REFR	REFRIGERATOR
RE	REINFORCE (D), (ING), (MENT)
REQ'D	REQUIRED
RA	RETURN AIR
RVS	REVERSE
REV	REVISION
RH	RIGHT HAND
ROW	RIGHT OF WAY
R	RISER
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING

SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTOR
SCH	SCHEDULE
SEC	SECTION
SHT	SHEET
SHTH	SHEATHING
SIM	SIMILAR
SC	SOLID CORE
SABI	SOUND ATTENUATING BATT INSULATION
SP	SOUNDPROOF
S	SOUTH
SPK	SPEAKER
SPEC	SPECIFICATION (S)
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
ST	STEEL
SJ	STEEL JOIST
STO	STORAGE
STR	STRUCTURAL
SUS	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
TKBD	TACK BOARD
TKS	TACK STRIP
TEL	TELEPHONE
TV	TELEVISION
TZ	TERRAZZO
THK	THICK (NESS)
THR	THRESHOLD
TPTN	TOILET PARTITION
TPD	TOILET PAPER DISPENSER
T&G	TONGUE AND GROOVE
TOB	TOP OF BLOCK
TOD	TOP OF DECK
TOS	TOP OF STEEL
T	TREAD
TYP	TYPICAL
UG	UNDERGROUND
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VB	VAPOR BARRIER
VNR	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VIN	VINYL
VCT	VINYL COMPOSITE TILE
WH	WALL HUNG
WC	WATER CLOSET
WP	WATERPROOFING
WWF	WELDED WIRE FABRIC
W	WEST OR WIDTH, WIDE
WDW	WINDOW
WG	WIRED GLASS
WM	WIRE MESH
W/	WITH
W.O	WITHOUT
WD	WOOD
WI	WROUGHT IRON

TYPICAL MATERIAL HATCH PATTERNS

ACOUSTICAL CEILING TILE
CLAY - CUT
FIRE BRICK - CUT
GYPSUM BOARD
SAND
ACOUSTICAL WALL PANEL
CMU BLOCK - ELEVATION
GLASS - CUT
INSULATION BOARD - CUT
SIDING - ELEVATION
ALUMINUM - CUT
CMU/MASONRY - CUT
GLASS - ELEVATION
RIGID INSULATION - CUT
STONE - CUT
BATT INSULATION
CONCRETE
GLUE-LAMINATE CONSTRUCTION
METAL - CUT
WOOD - CUT
BRICK - CUT
EARTH
GRASS
PLASTIC - CUT
WOOD GRAIN
BRICK - ELEVATION
EXPANSION JOINT
GRAVEL
PLYWOOD - CUT

TYPICAL SYMBOLS

KEYED PLAN NOTES

KEYED PLAN NOTES	?
KEYED DEMOLITION NOTES	?

TYP. SYMBOLS

CENTERLINE SYMBOL	℄
EXIT SYMBOL	
GLASS SYMBOL	//
HANDICAPPED SYMBOL	
TEMPERED GLASS	(T)
DRINKING FOUNTAIN	DF
FIRE EXTINGUISHER CABINET	FEC
FIRE EXTINGUISHER	FE
TRUE NORTH ARROW	N W E S TRUE NORTH

STANDARD VIEWS

BUILDING ELEVATION MARK: Ref 1 A1.100 — DETAIL # — SHEET #	VIEW REFERENCES: 12/ A101 — SHEET # — DETAIL #; A101 — SHEET #
CURTAIN WALL ELEVATION MARK: (SIM TO) 1 A1.100 1 — DETAIL # — SHEET #	CALLOUT HEAD: SIM 1 A1.100 — DETAIL # — SHEET #
INTERIOR ELEVATION MARK: (SIM TO) 1 A1.100 1 — DETAIL # — SHEET #	SECTION HEAD: SIM 1 A1.100 — DETAIL # — SHEET #
GRAPHIC SCALE	GRAPHIC SCALE 0' 12' 24'

STANDARD TAGS

CASEWORK TAG	BXXXXXX — CASEWORK #
CEILING TAG	CLG-# — CEILING TYPE; 12'-0" A.F.F. — CEILING HEIGHT
CURTAIN WALL TAGS	CW# — CURTAIN WALL #
DOOR TAGS	### — DOOR #
MATERIAL ID TAG	XXX-## — MATERIAL ID #
PATH OF TRAVEL TAG	DISTANCE: XX'-XX"
REVISION TAG	1 — REVISION #
ROOM TAGS EXISTING, NEW	ROOM NAME ### — ROOM #
WALL TAGS	XY# X — WALL TAG — SUBSCRIPT
FIRE RATED WALL TAG AND LINE	1hr — RATING
WINDOW TAGS	W## — WINDOW TYPE #

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DESIGN TEAM:

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Contact:
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610 Fillmore St
Alexandria, MN 56308
Office Phone: (320) 762-8149
Contact:
Phone:

PROJECT NAME: YMCA DAYCARE CENTER
PROJECT ADDRESS: 703 OAK STREET, BRAINERD, MN 56401
PROJECT #: 2023-10595

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REVISIONS

#	DESCRIPTION	DATE

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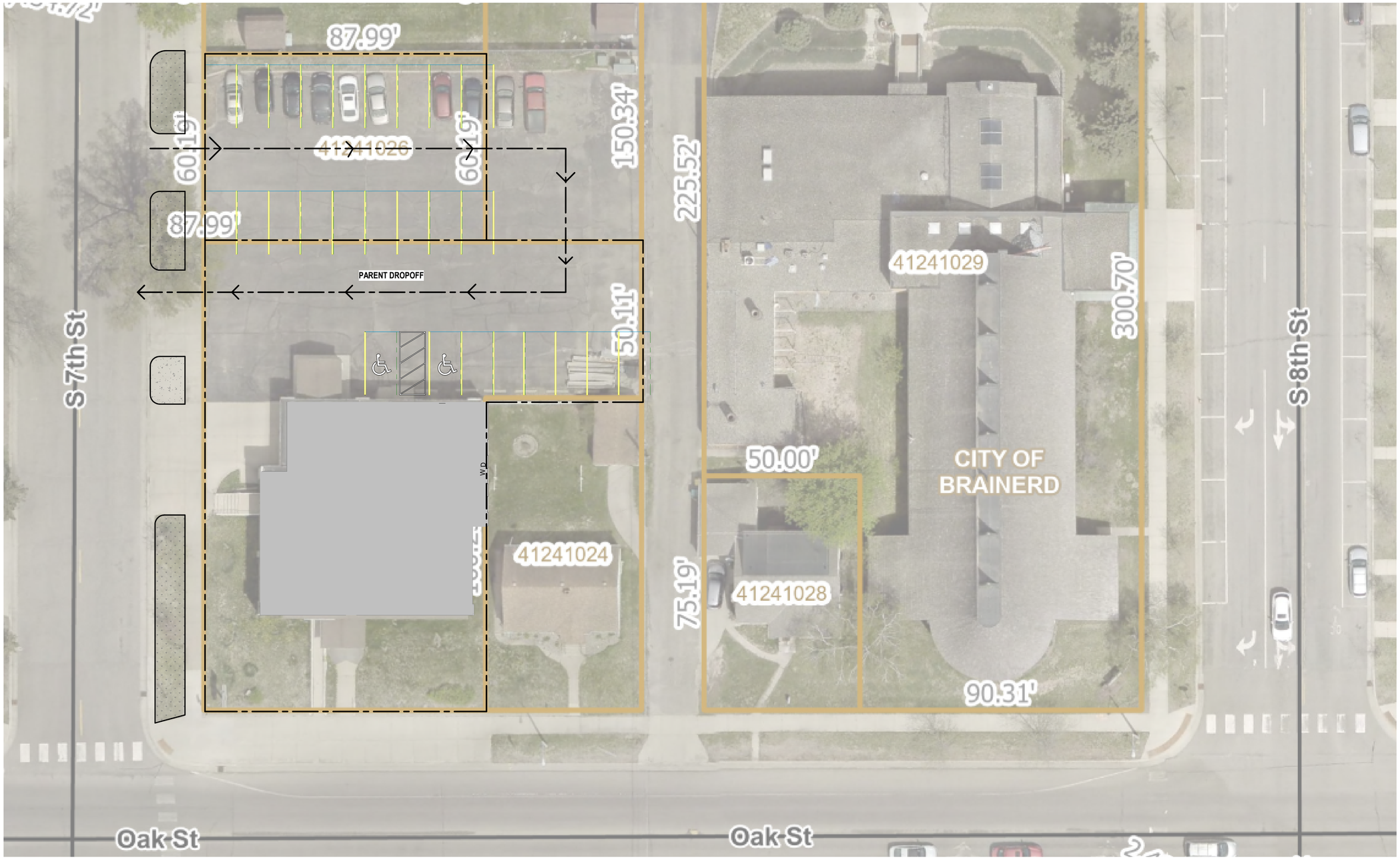
MICHAEL J. ANGLAND 05-31-23 LIC#: 45375

DATE:
<SHEET ISSUE DATE>

SHEET NO.
G1.10



1 SITE PLAN
1/16" = 1'-0"

N
W E
S
TRUE NORTH

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MICHAEL J. ANGLAND 05-31-23 LIC# 45375

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CHECKED BY: Checker
JOB NUMBER: 2023-10595

YMCA DAYCARE CENTER
BRAINERD FAMILY YMCA
703 OAK STREET, BRAINERD, MN 56401

Site Plan

SHEET NO.
C1.0

1 FIRST LEVEL LICENSING PLAN
1/4" = 1'-0"

LEGEND

- CIRCULATION
- INFANT
- MECHANICAL
- MOTOR SKILLS
- OFFICE
- RESTROOM
- STAFF
- STROLLERS/STORAGE
- TODDLER
- TREE HOUSE

CHILD CARE CENTER COUNT

ROOM NAME	AREA	MIN SF PER CHILD	MAX GROUP SIZE	SF PER CHILD
INFANT	432.11 SF	35 SF	8	54.0
INFANT	374.58 SF	35 SF	8	46.8
INFANT	318.34 SF	35 SF	8	39.8
TODDLER	491.01 SF	35 SF	14	35.1
TODDLER	490.23 SF	35 SF	14	35.0
TODDLER	497.95 SF	35 SF	14	35.6
TOTAL OCCUPANTS	2,604.22 SF		66	

OCCUPANCY COUNT

ROOM NAME	AREA	OCC. DIVISOR	# OF OCC.
BASEMENT FLOOR PLAN			
MECH	502.15 SF	300 SF	1.7
UTILITY	Redundant Room	300 SF	
STORAGE	85.12 SF	300 SF	0.3
BASEMENT FLOOR PLAN: 3			2.0
FIRST LEVEL			
TODDLER	491.01 SF	35 SF	14.0
MECHANICAL	111.11 SF	300 SF	0.4
STAFF	172.74 SF	150 SF	1.2
MOTOR SKILLS	461.91 SF	35 SF	13.2
INFANT	432.11 SF	35 SF	12.3
RESTROOM	58.53 SF	0 SF	
TREE HOUSE	45.89 SF	35 SF	1.3
RESTROOM	216.33 SF	0 SF	
CIRCULATION	922.29 SF	0 SF	
INFANT	374.58 SF	35 SF	10.7
OFFICE	82.75 SF	150 SF	0.6
MECHANICAL	24.2 SF	300 SF	0.1
STROLLERS/STORAGE	Redundant Room	0 SF	
INFANT	318.34 SF	35 SF	9.1
CIRCULATION	116.92 SF	0 SF	
FIRST LEVEL: 15			62.8
SECOND LEVEL			
RESTROOM	182.12 SF	0 SF	
TODDLER	490.23 SF	35 SF	14.0
TODDLER	497.95 SF	35 SF	14.2
STORAGE	117.91 SF	300 SF	0.4
CIRCULATION	161.93 SF	0 SF	
STORAGE	28.92 SF	300 SF	0.1
STORAGE	41.79 SF	300 SF	0.1
SNACKS/ART	203.9 SF	0 SF	
SECOND LEVEL: 8			28.9
TOTAL OCCUPANTS			93.7

GRAPHIC SCALE
0' 6' 12'

N W E S
TRUE NORTH

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CHECKED BY: <CHECKED BY>
JOB NUMBER: 2023-10595

YMCA DAYCARE CENTER
BRAINERD FAMILY YMCA
703 OAK STREET, BRAINERD, MN 56401

FIRST LEVEL LICENSING PLAN

SHEET NO.
LS3.10

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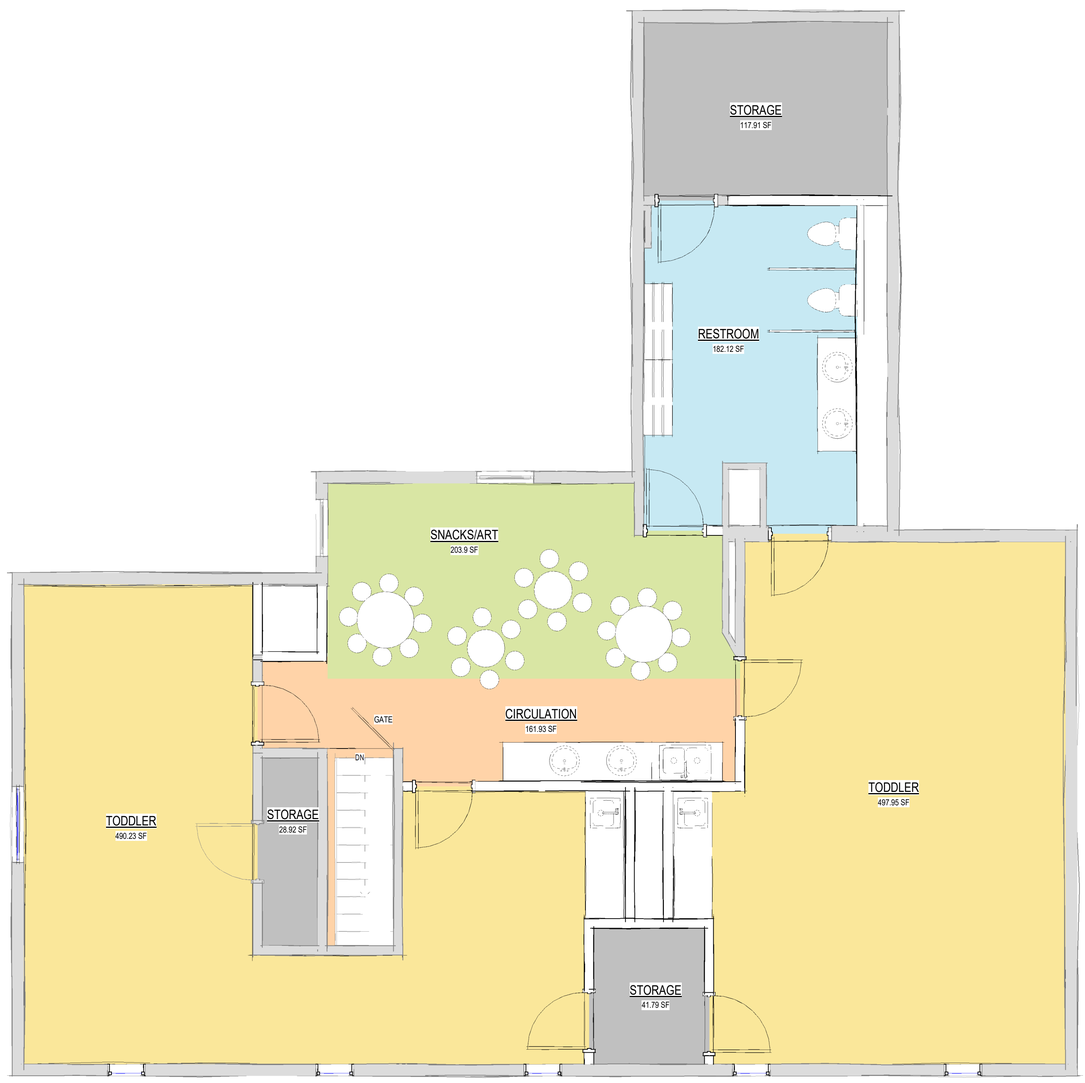

1 SECOND LEVEL LICENSING PLAN
1/4" = 1'-0"

LEGEND

- CIRCULATION
- RESTROOM
- SNACKS/ART
- STORAGE
- TODDLER

CHILD CARE CENTER COUNT

ROOM NAME	AREA	MIN SF PER CHILD	MAX GROUP SIZE	SF PER CHILD
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TOTAL OCCUPANTS	2,604.22 SF		66	

OCCUPANCY COUNT

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STORAGE	85.12 SF	300 SF	0.3
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TODDLER	491.01 SF	35 SF	14.0
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SNACKS/ART	203.9 SF	0 SF	
SECOND LEVEL: 8			28.9
TOTAL OCCUPANTS			93.7

GRAPHIC SCALE
0' 6' 12'

N W E S
TRUE NORTH

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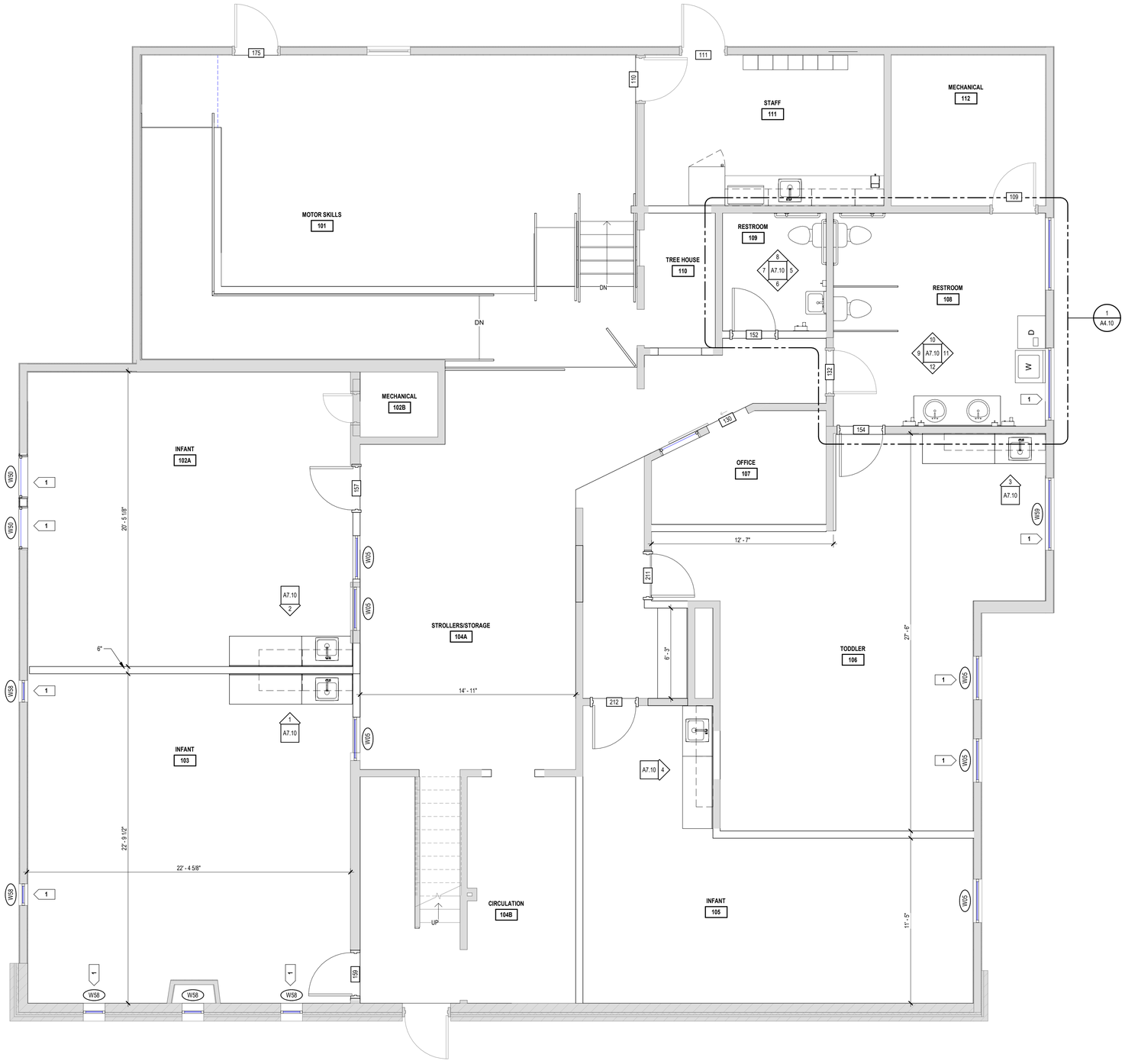
YMCA DAYCARE CENTER
BRAINERD FAMILY YMCA
703 OAK STREET, BRAINERD, MN 56401

SECOND LEVEL LICENSING PLAN

SHEET NO.
LS3.20



1 FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"

##	KEYED PLAN NOTES
##	Keynote Text
1	ROLLER WINDOW SHADES

GRAPHIC SCALE
0' 6' 12'

N W E S
TRUE NORTH

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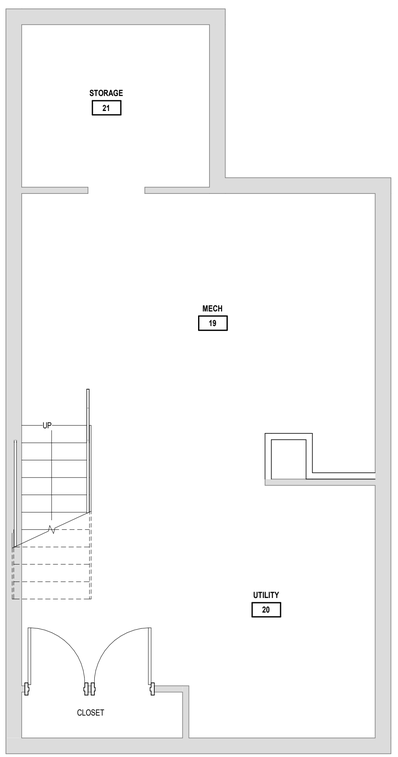
YMCA DAYCARE CENTER
BRAINERD FAMILY YMCA
703 OAK STREET, BRAINERD, MN 56401

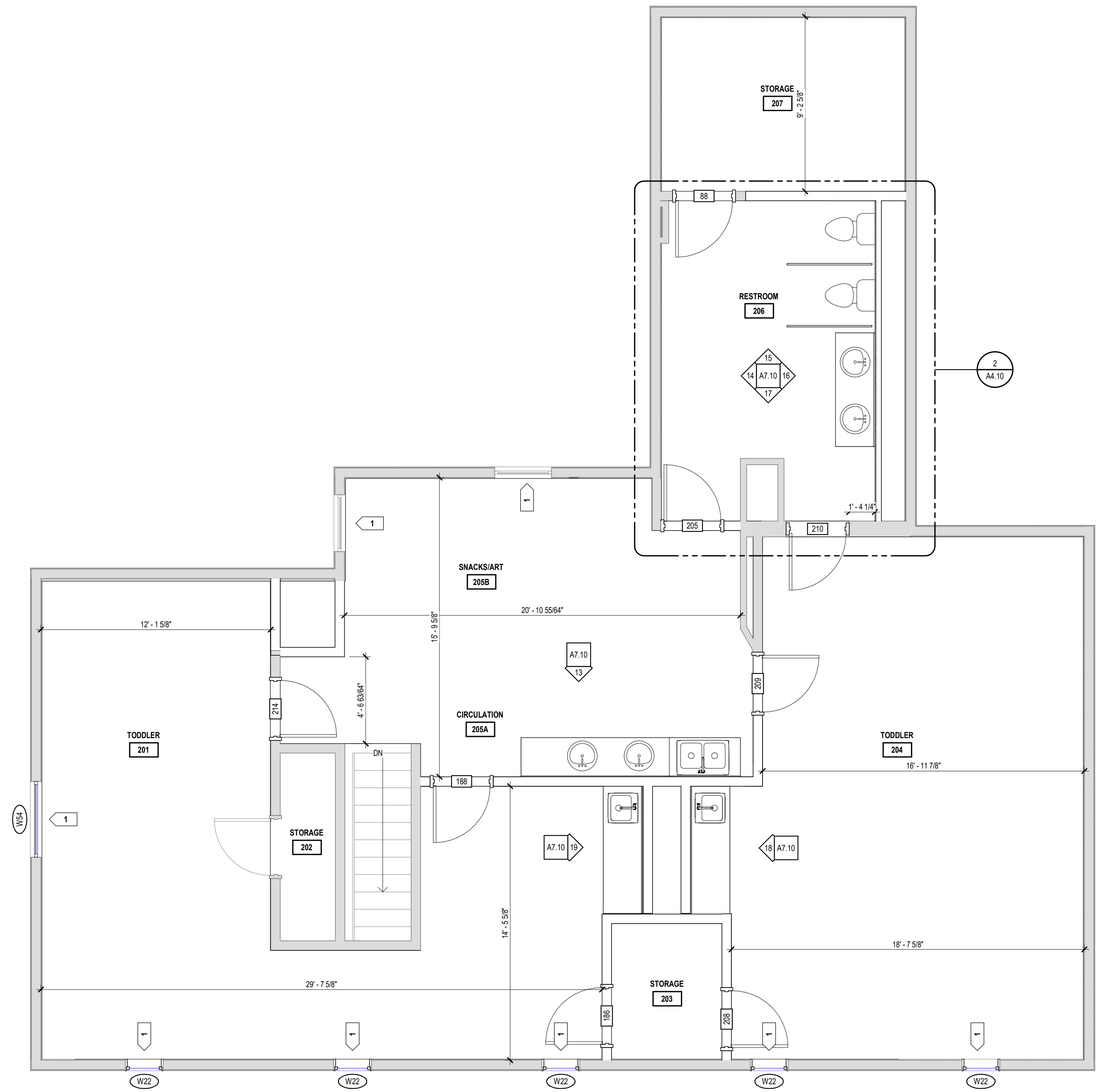
FIRST LEVEL FLOOR PLAN

SHEET NO.
A1.10

##	KEYED PLAN NOTES
##	Keynote Text
1	ROLLER WINDOW SHADES



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

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JOB NUMBER: 2023-10595

YMCA DAYCARE CENTER
BRAINERD FAMILY YMCA
703 OAK STREET, BRAINERD, MN 56401

BASEMENT & SECOND LEVEL FLOOR PLANS

SHEET NO.
A1.20

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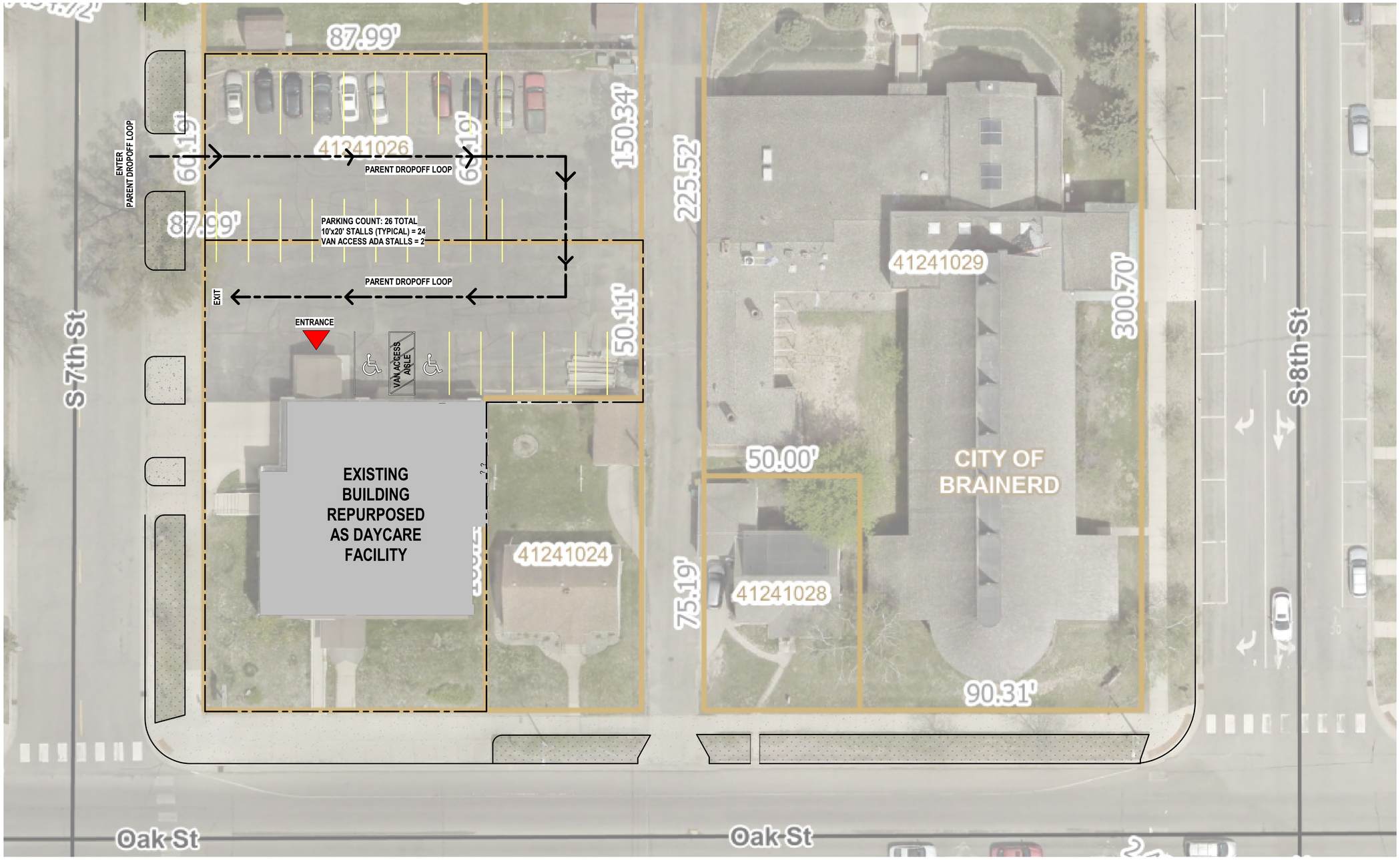

1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

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YMCA DAYCARE CENTER
BRAINERD FAMILY YMCA
703 OAK STREET, BRAINERD, MN 56401

Arechitectural Site Plan

SHEET NO.
AS1.0

MEMO

TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: June 21st, 2023

RE: Consideration for Country Manor Rezoning, Plat, and Planned Unit Development.

REQUEST

PUBLIC HEARING. Ordinance Text Amendment to establish a PUD Overlay District, a **Preliminary Plat** and **Final Plat** to allow Country Manor to establish two lots and three outlots, and a **Planned Unit Development General Concept Plan** and **Development Stage Plan** for the construction of a senior living facility.

APPLICANT: The Foundation for Health Care Continuums (Country Manor)

The applicant has submitted applications for a rezoning, a Preliminary Plat and Final Plat, and a Planned Unit Development (PUD). The applicant requests rezoning three parcels along Beaver Dam Road from CN-2 (Contemporary Neighborhood-2) District to a Planned Unit Development (PUD) Overlay Zoning District. The purpose of these requests is to construct a senior living facility comprised of 92 apartments and 18 memory care units, a childcare facility for 8 infants, 14 toddlers, 40 preschoolers and 30 school aged children, and for rehabilitation services for residents and the public.

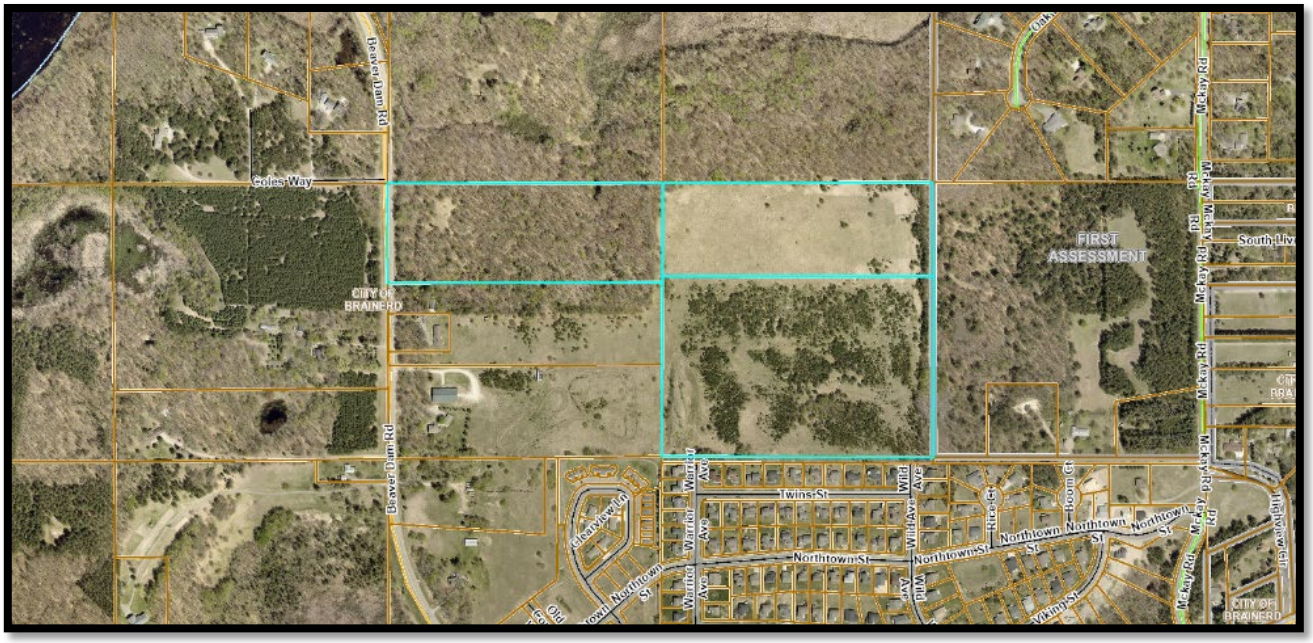
CONTEXT

Parcel Numbers: 41330755, 41330745, 41330744
Zoning District: Contemporary Neighborhood-2 (CN-2) District
Property Area: 0.3692 Acres

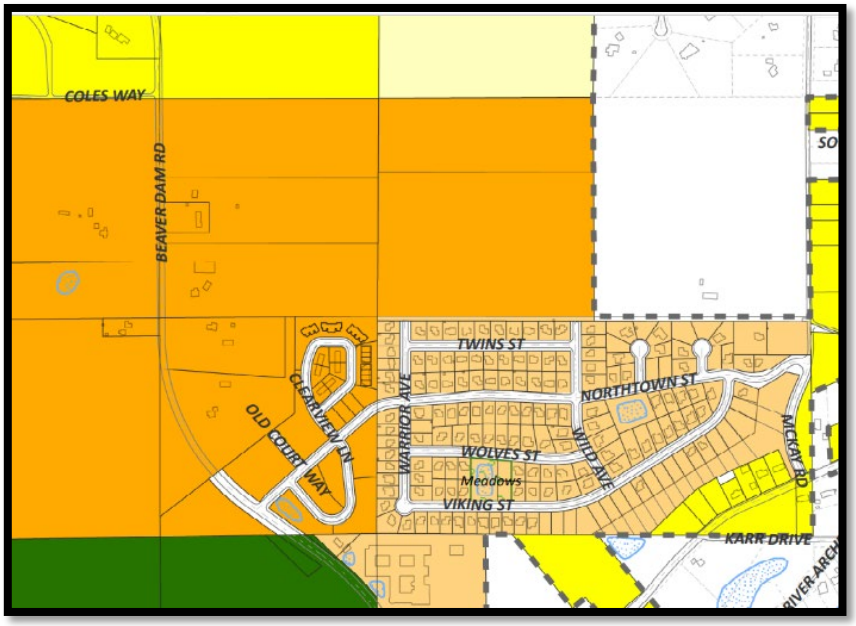
Adjacent Uses: North: Undeveloped Forested Land
East: Undeveloped Forested Land
South: Single Family Dwelling Units (Northtown Addition)
West: Single Family Dwelling Units

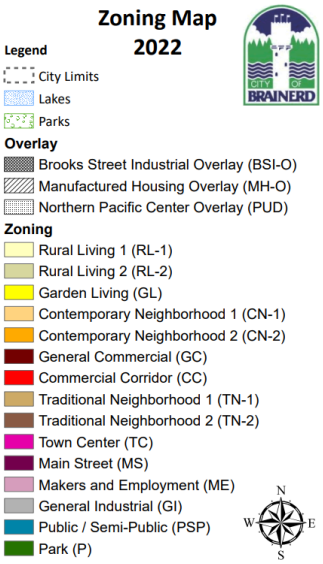
Adjacent Zoning: North: Garden Living (GL) District & Rural Living 1 (RL-1) District
East: County – Shoreland District and Rural Residential – 2.5
South: Contemporary Neighborhood-1 (CN-1) District
West: Contemporary Neighborhood-2 (CN-2) District

Aerial Map



Existing Zoning





CITY ENGINEER REVIEW

No additional concerns at this time. Please remind the developer as we continue the process, our stormwater requirements are described in the Stormwater Design Manual ci.brainerd.mn.us/DocumentCenter/View/6698/Brainerd-Stormwater-Engineering-Manual?bidId=

PLANNED UNIT DEVELOPMENT (PUD) ZONING OVERLAY

According to Section 515-5-7.B, a Planned Unit Development (PUD) may include land uses from a variety of Base Zoning Districts, and may include design flexibility related to density, setbacks, building heights, lot area, lot width, etc. Any mixed-use project that does not comply with the dimensional or use standards may utilize the Planned Unit Development (PUD) Overlay Zoning District. All PUD Overlay Zoning Districts must identify the areas where flexibility from the Base Zoning District standards are established. A rezoning for a Planned Unit Development (PUD) shall be processed as outlined in Section [515-5-7] of this Ordinance and as outlined herein.

FINDINGS OF FACT

1. The property is currently zoned Contemporary Neighborhood 2 (CN-2) District
    a. Per Appendix A: Table of Uses, the CN-2 District permits Senior Housing as a permitted use, Commercial Day Care Facilities as a conditional use, and does not allow Medical Clinics.
    b. Per Table 515-2-7.1. CN-2 Zoning District Dimensional Standards – Density, Lot Size, Coverage and Height Standards, the CN-2 District has lot frontage ranges of 65' to 85' and a maximum lot size of 15,000 SF.
    c. The applicant proposes to rezone the three parcels into a Planned Unit Development Overlay District with a Contemporary Nighborhood-2 (CN-2) underlying zoning district to provide for the integration and coordination of land parcels.

The applicant proposes the following PUD Overlay District:

1. Country Manor – Planned Unit Development (CM-PUD). The purpose of the CM-PUD is to allow for the development and redevelopment of the property with a mix of uses and dimensional standards. The follow standards are established.
    a. The standards and uses contained within the Contemporary Neighborhood-2 (CN-2) Base Zoning District shall govern the CM-PUD district, with the modifications as noted in Table 515-2-21.2.
    b. Additions to the structures are allowed provided it meets the CN-2 Zoning District Dimensional Standards of Table 515-2-7.1 and all other requirements in the Zoning Code.
    c. Development Standards. All approved Final PUD Plans shall govern the development of the property and shall be kept on file with the City Zoning Administrator.

Table 515-2-21.2. CM-PUD Dimensional and Use Standards - Density, Lot Size, Coverage and Height Standards.

Lot Dimensions		
	Lot Size (minimum)	None
	Lot Width (minimum) (Frontage on Public or Private Roads)	None
Uses Permitted		
	Appendix A: Table of Uses, CN-2 District	All permitted, conditional and interim uses
	Commercial day care facilities	P
	Office businesses – (general use, medical clinic)	C
Uses Permitted		
	Impervious Surface	75%

The City may approve the Planned Unit Development (PUD) only if it is found that the development satisfies all of the following standards according to Section 515-5-7.C:

1. The proposed Planned Unit Development (PUD) is in conformance with the Comprehensive Plan for Brainerd. At a minimum, the City must find that:
    a. 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.
        i. *The residential elements of the development will solely serve seniors.*
        ii. *The development includes its own open space areas.*
        iii. *The development will connect to the City's sewer, water, and electrical system. The City Engineer and Brainerd Public Utilities have no concerns that this development will create an excessive burden on these utilities.*
    b. The use is reasonably related to the overall needs of the City and is compatible with the surrounding land use.
        i. *The City and Crow Wing County as a whole are in need of diverse housing options which is a part of the Housing Goals and Policies of the Comprehensive.*
            1. *Provide a diverse mix of housing choices for all stages of life, income ranges, and ownership/rental preferences.*
                a. *Policy 1 - Complement Brainerd's entry-level and affordable housing options by encouraging other move-up and midto upper-end, market-rate housing options.*
                b. *Policy 5 - Ensure an adequate supply of quality and affordable housing units for current and future residents.*
        ii. *The surrounding areas are also residential in use.*
        iii. *The City and Crow Wing County as a whole are in need of further childcare options which is supported by the Economic Development Goals and Policies of the Comprehensive Plan.*
            1. *GOAL 2: Support our workforce and help them thrive.*

        a. *Policy 1 - Collaborate with local partners and stakeholders to address industry workforce needs, creating a career and education pathway for residents of all ages.*
    iv. *Rehabilitation services are consistent with senior living facilities and would provide residents with services in the building.*
c. 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.
    i. *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.*
d. 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.
    i. *This property will be well separated from surrounding uses through natural screening and buffers.*

2. Additionally, the Planned Unit Development (PUD) meets one or more of the following development criteria according to Section 515-5-7.C.2
    a. A minimum of two (2) or more principal structures is proposed.
        i. *The applicant proposes three buildings connected by a ground level walkway.*
    b. The tract is at least two (2) acres in size.
        i. *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 CN-2 to Country Manor – Planned Unit Development (CM-PUD).*
    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.*
    iii. *The applicant has provided an escrow to the City to pay for legal review.*
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. <u>Underground Utilities.</u> 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. <u>Utility Connections.</u>
    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. <u>Roadways, Private.</u> Design - Private roadways within the project shall have an improved surface to 28 feet or more in width and shall be so designed as to permit the City fire trucks to provide protection to each building.
    i. *Proposed private roadways have been reviewed by the City Engineer and Fire Chief and have been deemed adequate.*
l. <u>Parking.</u> No portion of the required private road system may be used in calculating required off-street parking space or be used for parking.
    i. Elderly (Senior Citizen) Housing. Reservation of area equal to one (1) parking space per unit. Initial development is, however, required of only one-half (½) space per unit and said number of spaces can continue until such time as the

City Council considers a need for additional parking spaces has been demonstrated.

ii. Day Care Facilities. Day care facilities serving fourteen (14) or fewer persons. In addition to residential parking requirements, one (1) space per seven (7) children capacity. All other day care facilities. One (1) space per teacher on the largest shift, plus one (1) space per ten (10) students/children based on maximum capacity of the facility.

iii. Office Buildings, Animal Hospitals and Clinics, Professional Offices and Medical Clinics. One (1) space for every 200 square feet of floor area.

1. *Staff believes the proposed dedicated parking areas will sufficiently serve the development as the applicant proposes approximately 197 parking stalls and additional garage parking.*

m. 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.*

n. 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.*

o. 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.*

p. Best Management Practices. All Planned Unit Developments shall incorporate Best Management Practices for stormwater management as defined by Chapter 7 of the City Code, subject to review and approval of the Zoning Administrator, Planning Commission and City Council.

i. *Three stormwater retention areas are proposed.*

ii. *The City Engineer has reviewed the proposed development for stormwater impacts and has expressed no concerns at this time. A full stormwater review will be conducted upon submittal of the building permit.*

q. 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.*

r. 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 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 ensure 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, or 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.*

3. 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 473,362 square feet (10.86 acres) of the Site, exclude the proposed Lot 1, Bock 2, are within the shoreland district.
    c. Per the recommendation of consultants 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. Staff is recommending 75% impervious surface for the CM-PUD district
    e. Total allowable impervious surface for the parcel containing the proposed improvements is approximately 60%.
        i. *This proposed development does not exceed the impervious surface limit and will be required to retain all stormwater for all improvements made to the site according to the City Code for commercial construction.*
4. 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 515-5-7.J.7, "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."
5. Review Process
    a. The review process for this PUD request shall be as follows:

i. A public hearing shall be scheduled at a meeting of the Planning Commission.
ii. The Planning Commission shall review said reports and plans and submit recommendations to the Council. Such recommendations shall contain the findings of the Planning Commission with respect to the conformity of the Development Stage Plan to the approved General Concept Plan. Upon receipt of the Planning Commission's recommendations, the City Council shall consider the recommendations.
iii. Upon receipt of the Planning Commission report and recommendation, the request shall be placed on the agenda of the next regularly scheduled meeting of the City Council.

Preliminary and Final Plat approval shall be based on the following criteria:

6. That the proposed subdivision is consistent with adopted applicable general and specific comprehensive plans of the City.
    a. The proposed plat request reconfigures the existing three parcels into Lot 1 Block 1 (36.38 acres), Lot 1 Block 2 (7.94 acres), Outlot A (11980 square feet), Outlot B (0.5 acres), and Outlot C (3.9 acres).
    b. The plat also contains a dedicated public right-of-way easement for potential future development.
    c. The proposed use shall preserve the objectives of this Ordinance and shall be consistent with the Comprehensive Plan.
        i. *Housing Goals & Policies - Provide a diverse mix of housing choices for all stages of life, income ranges, and ownership/rental preferences.*
            1. *Policy 1 - Complement Brainerd's entry-level and affordable housing options by encouraging other move-up and mid to upper-end, market-rate housing options.*
            2. *Policy 5 - Ensure an adequate supply of quality and affordable housing units for current and future residents.*
        ii. *Economic Development Goal 2: Support our workforce and help them thrive.*
            1. *Collaborate with local partners and stakeholders to address industry workforce needs, creating a career and education pathway for residents of all ages.*
7. That the physical characteristics of this site, including but not limited to topography, percolation rate, soil conditions, susceptibility to erosion and siltation, susceptibility to flooding, water storage, drainage and retention, are such that the site are suitable for the type of development, design, or use contemplated.
    a. *The applicant has provided grading, drainage, and erosion control plans. The City Engineer has no concerns at this time.*
8. That the site is physically suitable for the proposed density of development.
    a. *The proposed development is zoned Contemporary Neighborhood 2 (CN-2) District. The proposed development on Lot 1 Block 1 is approximately 36.38 acres. The CN-2 District has a density range of 4-12 Dwelling Units per Acre. This property could accommodate a maximum of 436 dwelling units.*

i. *Staff has no concerns regarding the density of the development as the applicant proposes 110 units.*

9. That the design of the subdivision or the proposed improvements are not likely to cause environmental damage.
    a. *The proposed improvements will not cause environmental damage as the applicant is working with GLT Architects and Westwood Profession Services and have provided an erosion control plan. The Engineering Department will review and monitor the site during construction to ensure the erosion control methods depicted in the plan are in place before construction.*
10. That the design of the subdivision or the type of improvements, are not likely to cause public health problems.
    a. *The improvements will not cause any public health problems.*
11. That the design of the subdivision or the type of improvements will not conflict with easements of record or with easements established by judgment of a court.
    a. *The Engineering Department has reviewed the easements of record and worked with the applicant to provide potential future public right-of-way easements for development.*
12. That the proposed subdivision, its site, or its design does not adversely affects the floodcarrying capacity of the floodway increases flood stages and velocities, or increases flood hazards within the floodway fringe or within other areas of the City.
    a. GLT Architects and Westwood Profession Services have provided stormwater plans *and will be required to provide stormwater calculations with the building permit. The City Engineer has no concerns at this time but will ensure the stormwater calculations meet the requirements of the City's MS4 permit prior to issuance of the building permit.*
13. The proposed subdivision is consistent with the policies and standards of the State defined shoreland, floodplain, and wetland regulations.
    a. *The applicant had the property delineated for wetlands and have provided the Shoreland Overlay District on the Preliminary Plat. Staff has no concerns over the proposed development and did send proper notification to the Department of Natural Resources.*
14. The City Council deems the subdivision is not premature.
    a. *This subdivision is not premature as the applicant is also applying for a Planned Unit Development for the construction of a Senior Living Facility, Childcare Facility, and Rehab Facility. A development agreement must be executed with the City prior to approval of the Final Stage Development Plan of the PUD.*
15. A subdivision shall be consistent with the following plans:
    a. Brainerd Comprehensive Plan.
    b. Brainerd Sanitary Sewer Plan/Engineering Specifications.
    c. Brainerd Water Plan/Engineering Specifications.
    d. Stormwater Management Plan.
    e. Comprehensive Trail Plan.
    f. Capital Improvement Plan.
    g. A full list of the requirements in the capital improvement plan can be found in Section 500-2-5.11.f

h. *The Engineering Department, Community Development Department, Fire Department, and Brainerd Public Utilities have no concerns with the above plans.*

The Final Plat Shall Be Approved Based on the following Criteria: In accordance with the Subdivision Ordinance Section 500-5-2.C

16. The final plat shall substantially conform to the approved preliminary plat and phasing plan.
    a. *Staff does not recommend any changes for the Preliminary Plat.*
17. Completed development contract including all required financial securities and time frame for final plat and final grading.
    a. *All permitting fees and escrows have been paid in full.*
    b. *The applicant will be required to enter into a development agreement with the City prior to approval of the PUD Final Stage Development Plan.*
18. Conditions attached to approval of the preliminary plat shall be fulfilled or secured by the development agreement, as appropriate.
    a. *Staff does not recommend any conditions for approval of the preliminary plat.*
19. All fees, charges, and escrow related to the preliminary or final plat shall be paid in full.
    a. *All financial responsibilities related to the preliminary and final plat are paid in full at this time by the developer.*

As of this writing, the Community Development Department has received three calls regarding this proposed development, but no concerns were raised regarding this request.

STAFF RECOMMENDATION

Staff recommends the following:

1) Recommend approval for the rezoning request from CN-2 to Country Manor – Planned Unit Development (CM-PUD) Overlay District subject to the findings of fact.
2) Recommend approval of the Preliminary Plat and Final Plat subject to the findings of fact with the following conditions.
    a. Approval of the Preliminary Plat and Final Plat are subject to City Council approval of the rezoning request.
3) Recommend approval of the PUD General Concept Plan and Development Stage Plan subject to the findings of fact with the following conditions.
    a. Approval of the PUD General Concept Plan and Development Stage Plan are subject to City Council approval of the rezoning request and approval of Preliminary and Final Plat.
    b. Final Lighting Plan conforms to Section 515-4-8 of the Zoning Code and the CN-2 District Standards.

O R D I N A N C E
NO. 15__

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF BRAINERD

THE CITY COUNCIL OF THE CITY OF BRAINERD DOES ORDAIN:

SECTION ONE: Section 515-2-21.D of the Zoning Code is hereby amended by adding the following underlined language:

2. Country Manor – Planned Unit Development (CM-PUD). The purpose of the CM-PUD is to allow for the development and redevelopment of the property with a mix of uses and dimensional standards. The follow standards are established.

a. The standards and uses contained within the Contemporary Neighborhood-2 (CN-2) Base Zoning District shall govern the CM-PUD District, with the modifications as noted in Table 515-2-21.2.

b. Additions to the structures are allowed provided it meets the CN-2 Zoning District Dimensional Standards of Table 515-2-7.1 and all other requirements in the Zoning Code.

c. Development Standards. All approved Final PUD Plans shall govern the development of the property and shall be kept on file with the City Zoning Administrator.

Table 515-2-21.2. CM-PUD Dimensional and Use Standards - Density, Lot Size, Coverage and Height Standards.

Lot Dimensions		
	Lot Size (minimum)	None
	Lot Width (minimum) (Frontage on Public or Private Roads)	None
Uses Permitted		
	Appendix A: Table of Uses, CN-2 District	All permitted, conditional and interim uses
	Commercial day care facilities	P
	Office businesses – (general use, medical clinic)	C
Uses Permitted		
	Impervious Surface	75%

SECTION TWO: The Zoning Map of the City of Brainerd is hereby amended by changing the zoning designation of the property below from a CN-2 (Contemporary Neighborhood-2) District to Country Manor – Planned Unit Development (CM-PUD) Planned Unit Development Overlay District:

PIN 41330755, 41330745, 41330744

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.

SECTION THREE: This ordinance shall take effect and be in full force one week from and after its publication.

Adopted this _____day of _____, 2023

_____
KELLY BEVANS
President of the Council

Approved this _____day of _____, 2023

_____
DAVE BADEAUX
Mayor

ATTEST: _____
JENNIFER BERGMAN
City Administrator

Published: One Time – _____

Community Development Department
City Hall – 501 Laurel Street Brainerd, MN 56401
218-828-2307
www.ci.brainerd.mn.us

CONDITIONAL USE/REZONING/VARIANCE 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)

PROPERTY ADDRESS: PID: 41330744, 41330745, 41330755

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

Property Owner Name: Foundation for Health Care Continuums
Street Address: 501 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: The rezoning of the three contiguous parcels PID: 41330744, 41330745, 41330755 into a Planned Unit Development Overlay District with a Contemporary Neighborhood 2 (CN-2) underlying base Zoning District with no restrictions on property size and permitting the following uses: Assisted Living, Memory Care, and Rehab services for facility residents, Home Care and Rehab services for the general public in the greater Brainerd area community, and child day care services for the general public.

Brian C. Kelm
Property Owner Signature — 6/2/2023 **Date**

Brian Kelm
(Please print name)

Kevin Harguth
Applicant Signature — 6/2/2023 **Date**

Kevin Harguth
(Please print name)

(OVER)

Community Development Department
City Hall – 501 Laurel Street Brainerd, MN 56401
218-828-2307/Fax 218-828-2316
www.ci.brainerd.mn.us

PRELIMINARY PLAT/FINAL PLAT/P.U.D APPLICATION

☐ **PRELIMINARY PLAT ($500.00 + $30.00/lot residential + $1,000.00 escrow deposit)**
($600.00 + $50.00/lot commercial + $1,000.00 escrow deposit)

☐ **FINAL PLAT (fee included with Preliminary Plat)**

☒ **PLANNED UNIT DEVELOPMENT ($250 + $1,000 escrow deposit/residential)**
($400 + $1,000 escrow deposit/commercial)

PROPERTY ADDRESS: PID: 41330744, 41330745, 41330755

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: _____
(attach description if lengthy) See Attached Legal Description

Property Owner Name: Foundation for Health Care Continuums
Street Address: 501 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: The purpose of this requests is to allow for the development of the properties, constructing a multi-building Senior Living complex providing for services such as: Assisted Living, Memory Care, and Rehab services for facility residents, Home Care and Rehab services for the general public in the greater Brainerd area community, and child day care services for the general public.

Brian C. Kelm — 6/2/2023
Property Owner Signature — **Date**

Brian Kelm
(Please print name)

Kevin Harguth — 6/2/2023
Applicant Signature — Date

Kevin Harguth
(Please print name)

Community Development Department
City Hall – 501 Laurel Street Brainerd, MN 56401
218-828-2307/Fax 218-828-2316
www.ci.brainerd.mn.us

PRELIMINARY PLAT/FINAL PLAT/P.U.D APPLICATION

[X] **PRELIMINARY PLAT ($500.00 + $30.00/lot residential + $1,000.00 escrow deposit)**
($600.00 + $50.00/lot commercial + $1,000.00 escrow deposit)

[X] **FINAL PLAT (fee included with Preliminary Plat)**

[ ] **PLANNED UNIT DEVELOPMENT ($250 + $1,000 escrow deposit/residential)**
($400 + $1,000 escrow deposit/commercial)

PROPERTY ADDRESS: PID: 41330744, 41330745, 41330755

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: _____
(attach description if lengthy) See Attached Legal Description

Property Owner Name: Foundation for Health Care Continuums
Street Address: 501 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: The platting of the three contiguous parcels with the following PID's:
PID: 41330744, 41330745, 41330755
Into the Plat: COUNTRY MANOR SENIOR LIVING CAMPUS OF BRAINERD with parcels Legally Described AS:
Lot 1 Block 1 and Lot 2 Block 2 as Surveyed by O'Malley & KRon Land Surveyors, Inc

Brian C. Kelm
Property Owner Signature — 6/2/2023 **Date**

Brian Kelm
(Please print name)

Kevin Harguth
Applicant Signature — 6/2/2023 Date

Kevin Harguth
(Please print name)

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Foundation for Health Care Continuums has submitted a Rezoning, Preliminary Plat, Final Plat, and Planned Unit Development request for the Parcels 41330744, 41330745, 41330755. The applicant is requesting to rezone these parcels into a Planned Unit Development Overlay District with a Contemporary Nighborhood-2 (CN-2) underlying zoning district with no restrictions on property size. Further this will allow the following uses to occur at the premises: Assisted Living, Memory Care, Rehabilitation services for residents and the public, and child day care services for the public. The property included in this application is 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 proposed site plan is on file for review at the Community Development Department.

A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, June 21st, 2023, in the Brainerd City Hall Council Chambers, 501 Laurel Street, to consider the variance request.

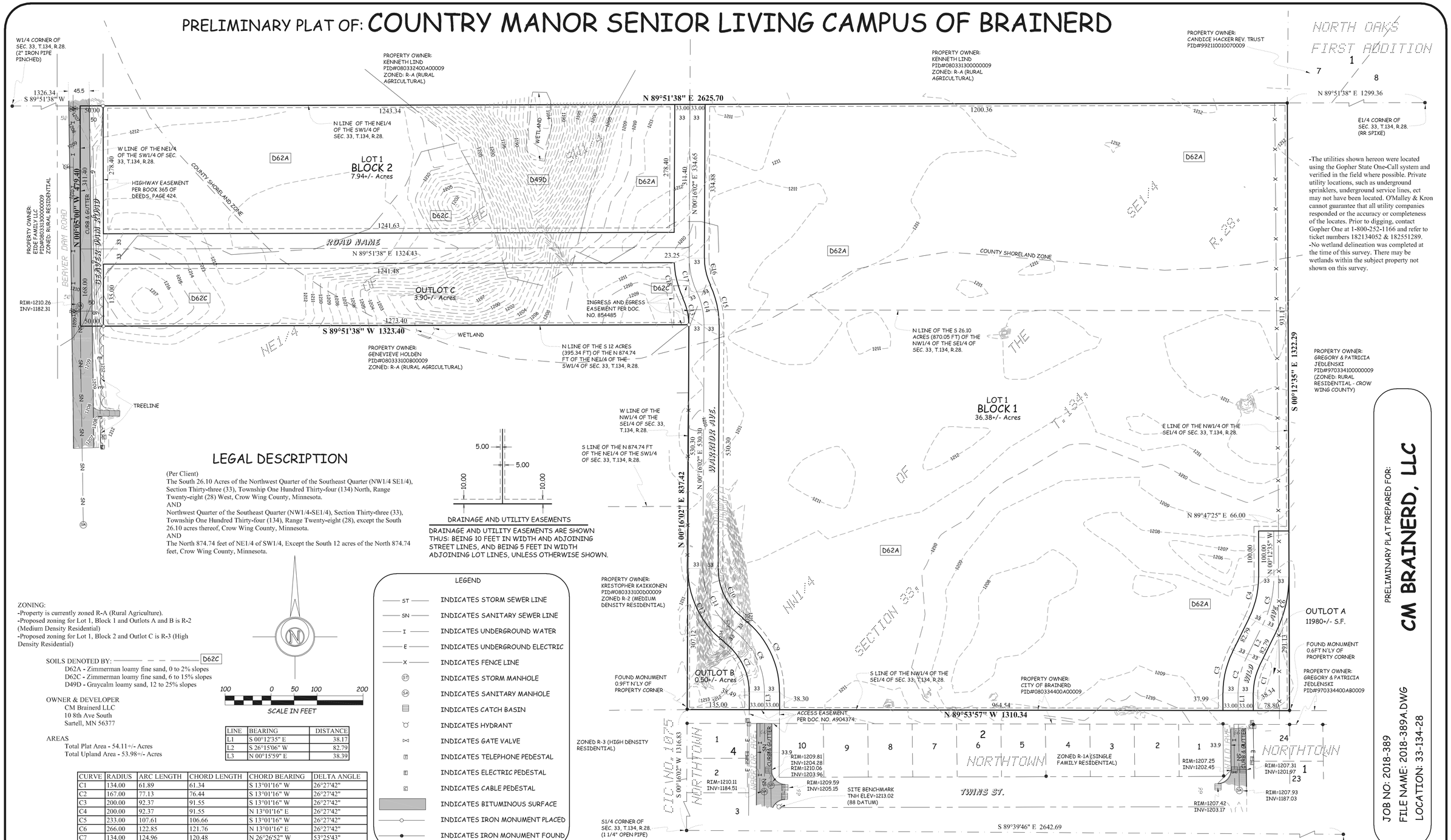
Any individual needing special accommodations or would like more information about this request, please call (218) 828-2309.

Dated this 6th day of June 2023

James Kramvik
Community Development Director

Publication Date: June 10th 2023

PRELIMINARY PLAT OF: COUNTRY MANOR SENIOR LIVING CAMPUS OF BRAINERD



-The utilities shown hereon were located using the Gopher State One-Call system and verified in the field where possible. Private utility locations, such as underground sprinklers, underground service lines, ect may not have been located. O'Malley & Kron cannot guarantee that all utility companies responded or the accuracy or completeness of the locates. Prior to digging, contact Gopher One at 1-800-252-1166 and refer to ticket numbers 182134052 & 182551289.
-No wetland delineation was completed at the time of this survey. There may be wetlands within the subject property not shown on this survey.

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.
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.

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.

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: D62C
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

100 0 50 100 200
SCALE IN FEET

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
C1	134.00	61.89	61.34	S 13°01'16" W	26°27'42"
C2	167.00	77.13	76.44	S 13°01'16" W	26°27'42"
C3	200.00	92.37	91.55	S 13°01'16" W	26°27'42"
C4	200.00	92.37	91.55	N 13°01'16" E	26°27'42"
C5	233.00	107.61	106.66	S 13°01'16" W	26°27'42"
C6	266.00	122.85	121.76	N 13°01'16" E	26°27'42"
C7	134.00	124.96	120.48	N 26°26'52" W	53°25'43"
C8	167.00	155.73	150.15	N 26°26'52" W	53°25'43"
C9	200.00	186.50	179.82	N 26°26'52" W	53°25'43"
C10	134.00	124.96	120.48	S 26°26'51" E	53°25'46"
C11	167.00	155.73	150.15	S 26°26'51" E	53°25'46"
C12	200.00	186.50	179.82	S 26°26'51" E	53°25'46"
C13	134.00	60.07	59.57	N 12°34'30" W	25°41'03"
C14	167.00	74.86	74.24	N 12°34'30" W	25°41'03"
C15	200.00	89.65	88.91	N 12°34'30" W	25°41'03"
C16	134.00	60.07	59.57	S 12°34'30" E	25°41'03"
C17	167.00	74.86	74.24	S 12°34'30" E	25°41'03"
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
- ST — INDICATES STORM MANHOLE
- SA — INDICATES SANITARY MANHOLE
- INDICATES CATCH BASIN
- INDICATES HYDRANT
- INDICATES GATE VALVE
- T — INDICATES TELEPHONE PEDESTAL
- E — INDICATES ELECTRIC PEDESTAL
- C — INDICATES CABLE PEDESTAL
- INDICATES BITUMINOUS SURFACE
- INDICATES IRON MONUMENT PLACED
- INDICATES IRON MONUMENT FOUND

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)

PRELIMINARY PLAT PREPARED FOR:
CM BRAINERD, LLC

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

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

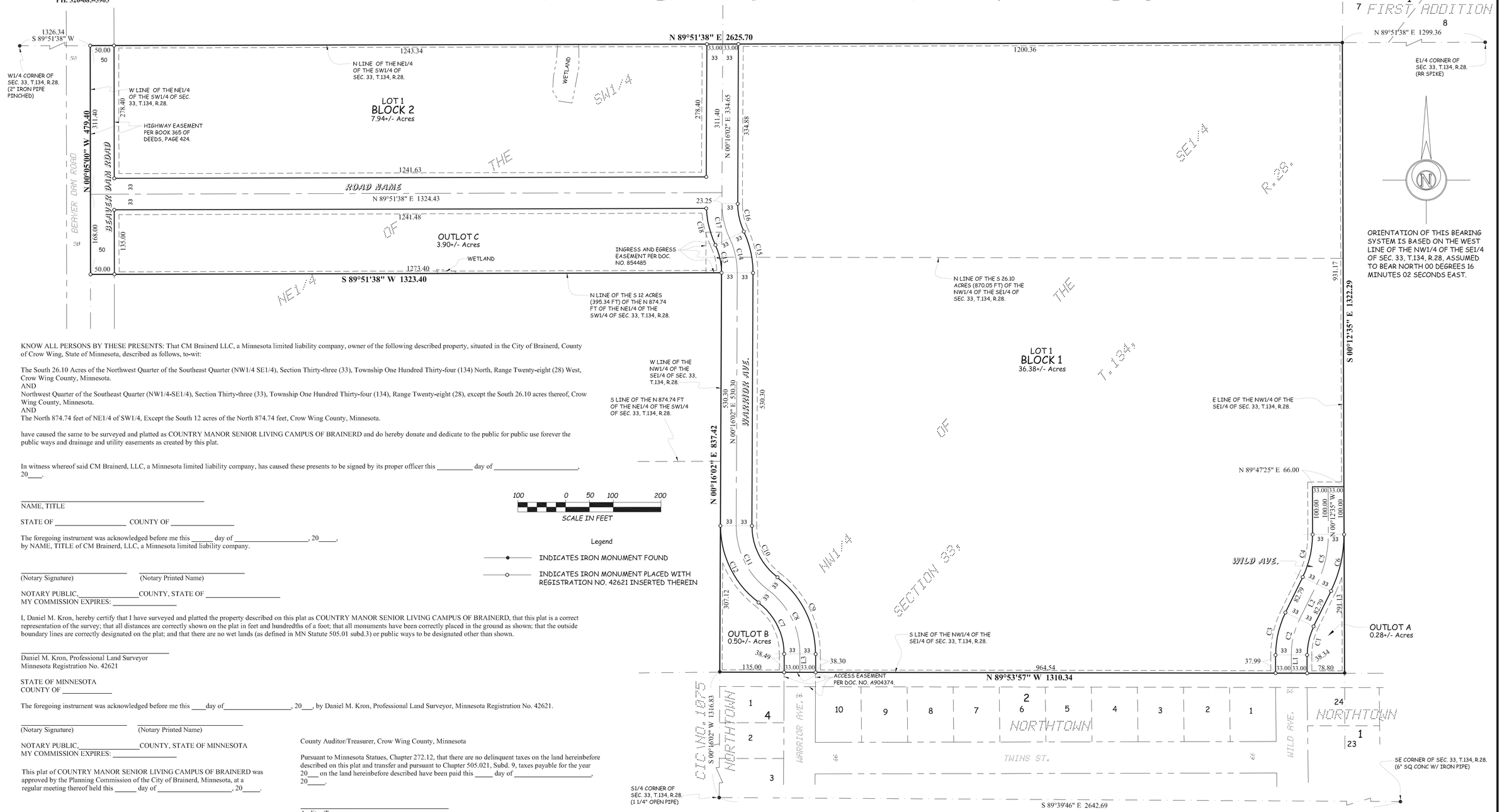
I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

_____ DATE: 12-06-18
DANIEL M. KRON
MINNESOTA REGISTRATION NO. 42621

SHEET 1 OF 1

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 Statues, 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

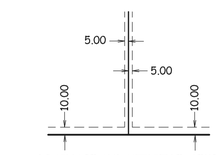
I hereby certify that the within instrument was filed in the office for record on the _____ day of _____, 20_____, A.D. _____ at ____ o'clock ____ M.

_____
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.

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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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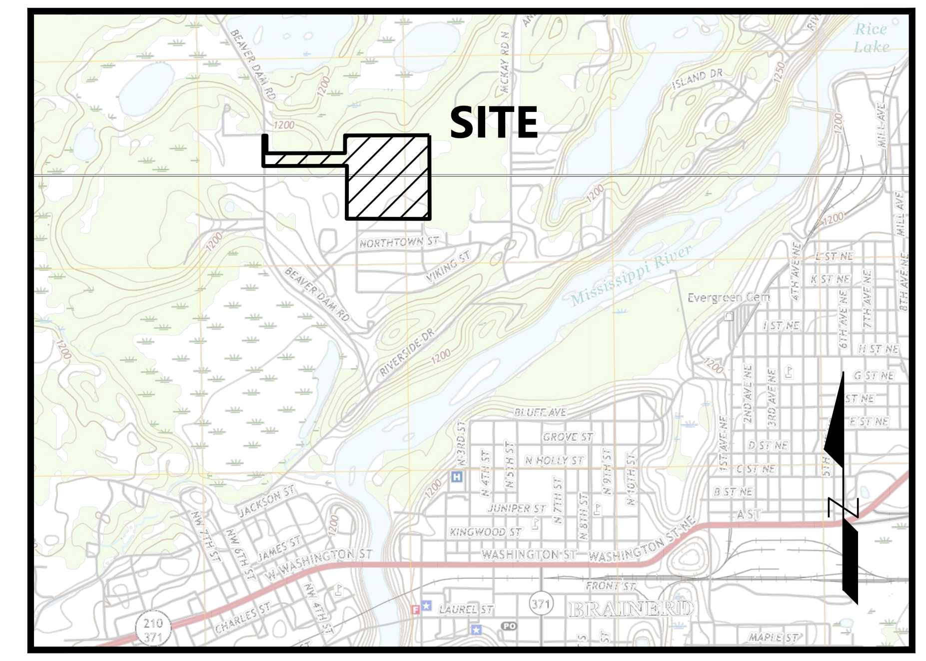
Common Ground Alliance



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

SHEET LIST TABLE	
Sheet Number	Sheet Title
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C2.0	SITE PLAN
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C3.1	ENLARGED GRADING & DRAINAGE PLAN
C4.0	EROSION CONTROL PLAN
C5.0	SANITARY & WATERMAIN PLAN
C5.1	STORM SEWER PLAN
C6.0	DETAILS
C6.1	DETAILS

NO.	DATE	REVISION	SHEETS
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PRELIMINARY PLANS
FOR
SITE, GRADING, EROSION CONTROL, SANITARY SEWER, WATERMAIN AND STORM SEWER
FOR
COUNTRY MANOR OF BRAINERD
BRAINERD, MN

COVER

GLTArchitects
808 Courthouse Square, St. Cloud, MN 56303
(320) 252-3740
www.gltarchitects.com

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

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.

Revision Schedule

Revision Number	Revision Description	Revision Date

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KEY PLAN

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

NORTH

DATE 04/30/21
PROJECT 0024151.00

C1.0

COUNTRY MANOR OF BRAINERD

N:\0024151.00\DWG\CIVIL\0024151.00CV01.DWG

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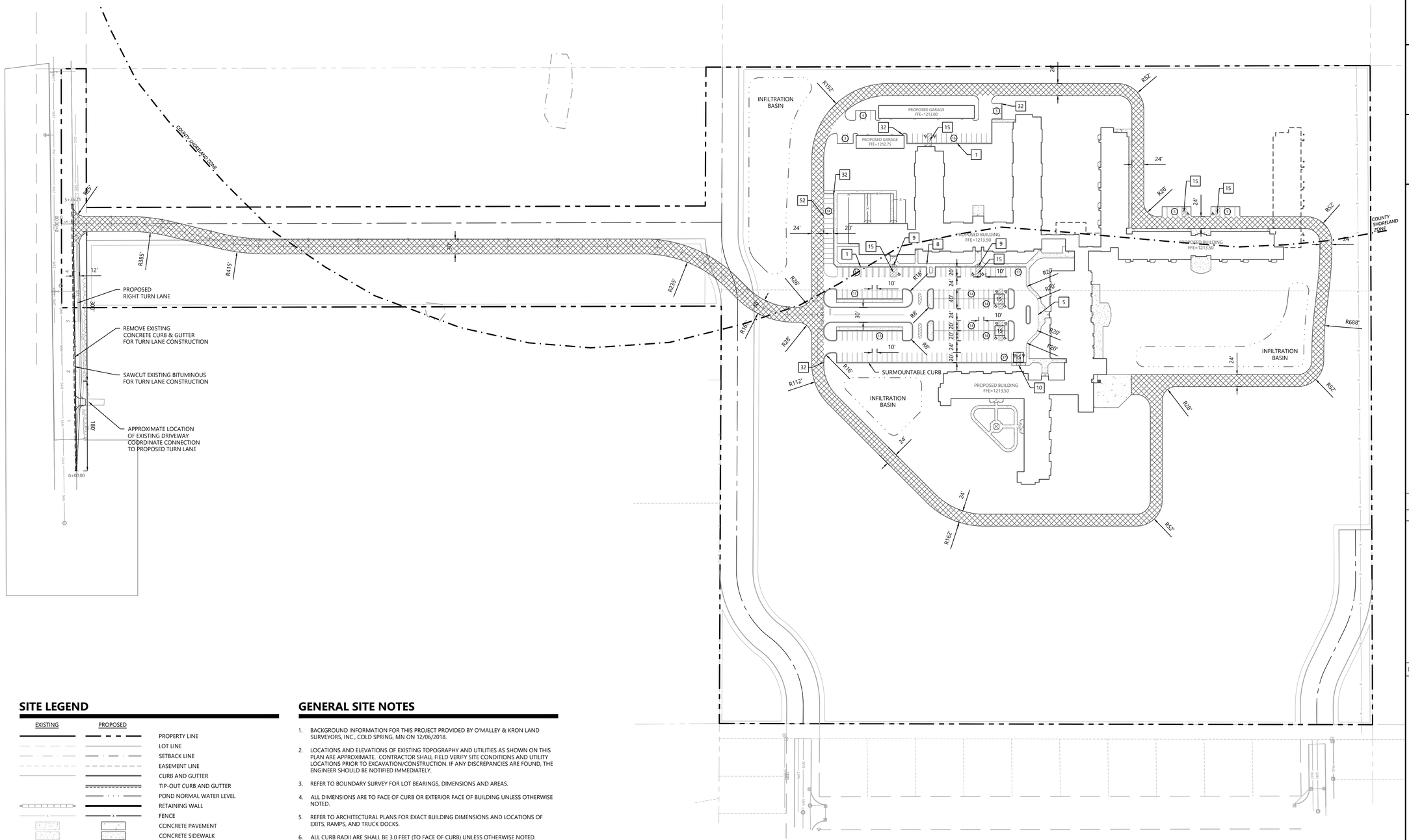

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		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 BEAVERTAIL CURB
52 CONCRETE VALLEY GUTTER

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY O'MALLEY & KRON LAND SURVEYORS, INC., COLD SPRING, MN ON 12/06/2018.
2. 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.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE ***B612*** UNLESS OTHERWISE NOTED.
8. 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.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

0' 80' 160' 240'

PRELIMINARY

SITE PLAN

GLTArchitects
808 Courthouse Square, St. Cloud, MN 56303
(320) 252-3740
www.gltarchitects.com

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

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
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Revision Schedule

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KEY PLAN

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

NORTH

DATE 04/30/21
PROJECT 0024151.00

C2.0

COUNTRY MANOR OF BRAINERD

N:\0024151.00\DWG\CIVIL\0024151.005P01.DWG

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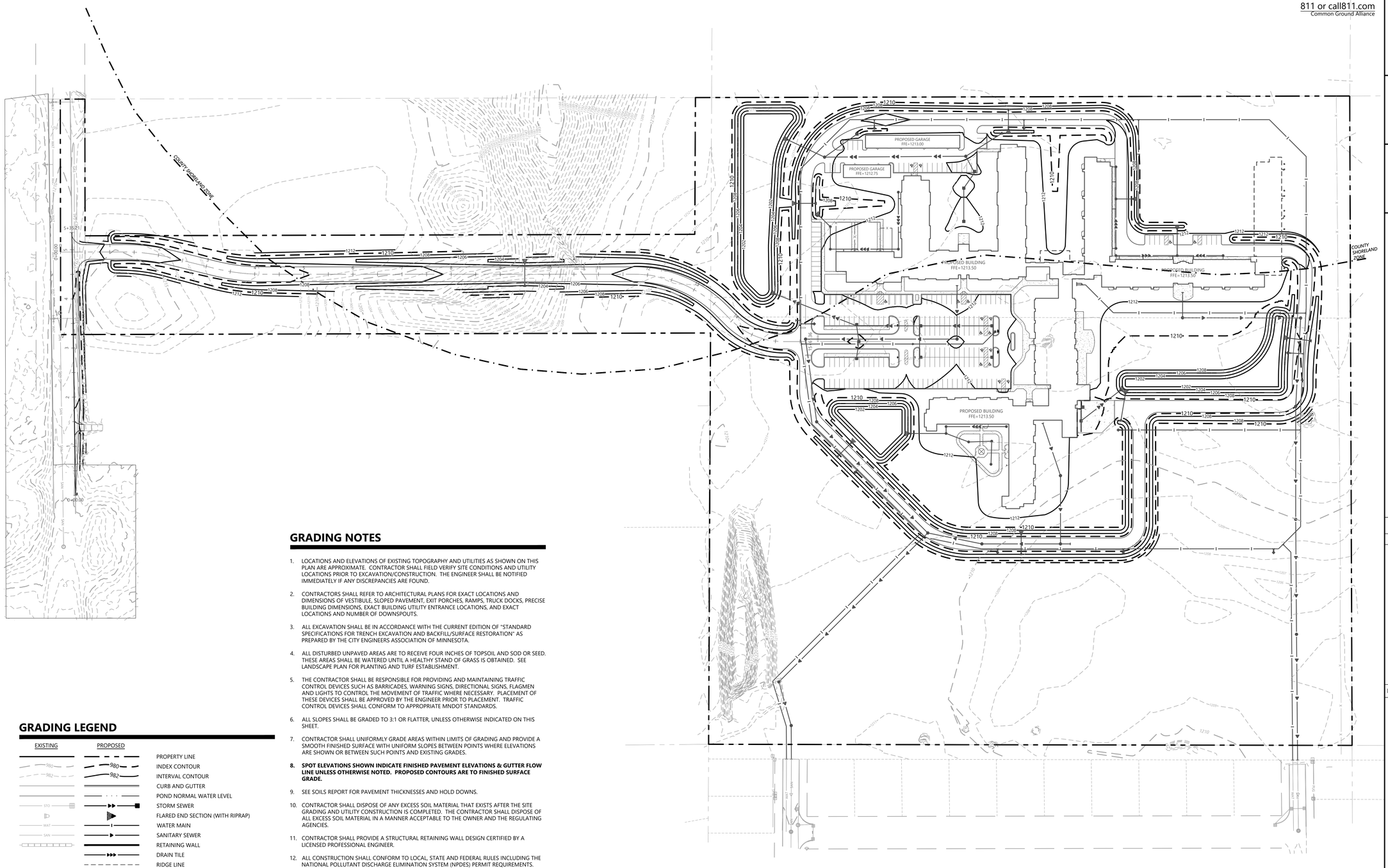

GRADING NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. 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.
8. **SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. 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.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. 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.
14. 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.
15. 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.
16. 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
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
GL		GRADING LIMITS
× 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION

0' 80' 160' 240'

PRELIMINARY

OVERALL GRADING & DRAINAGE PLAN

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(320) 252-3740
www.gltarchitects.com

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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

NORTH

DATE 04/30/21
PROJECT 0024151.00

C3.0

COUNTRY MANOR OF BRAINERD

N:\0024151.00\DWG\CIVIL\0024151.00GD01.DWG

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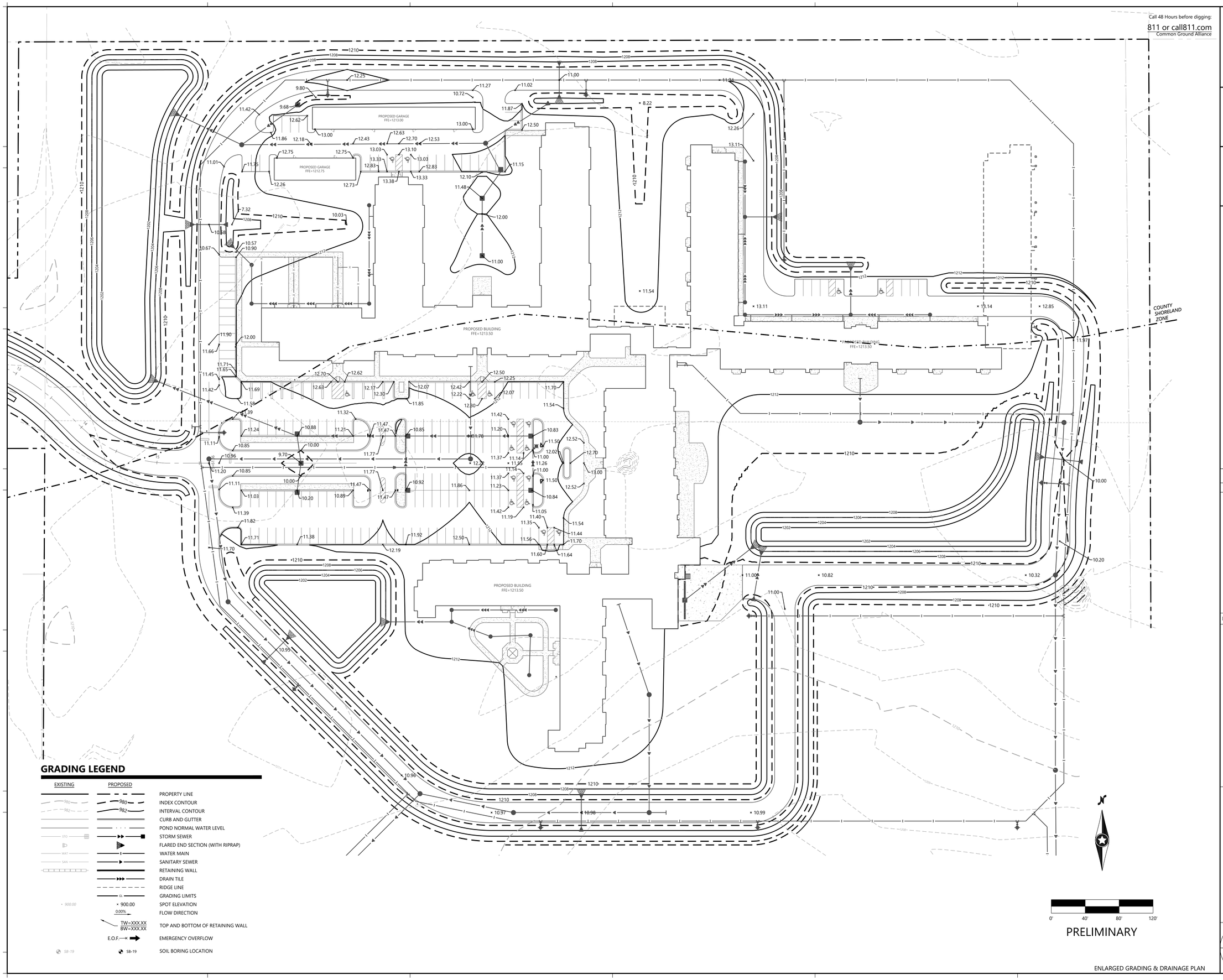

ENLARGED GRADING & DRAINAGE PLAN

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(320) 252-3740
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NEW FACILITY

BRAINERD, MINNESOTA

NORTH

DATE 04/30/21
PROJECT 0024151.00

C3.1

COUNTRY MANOR OF BRAINERD

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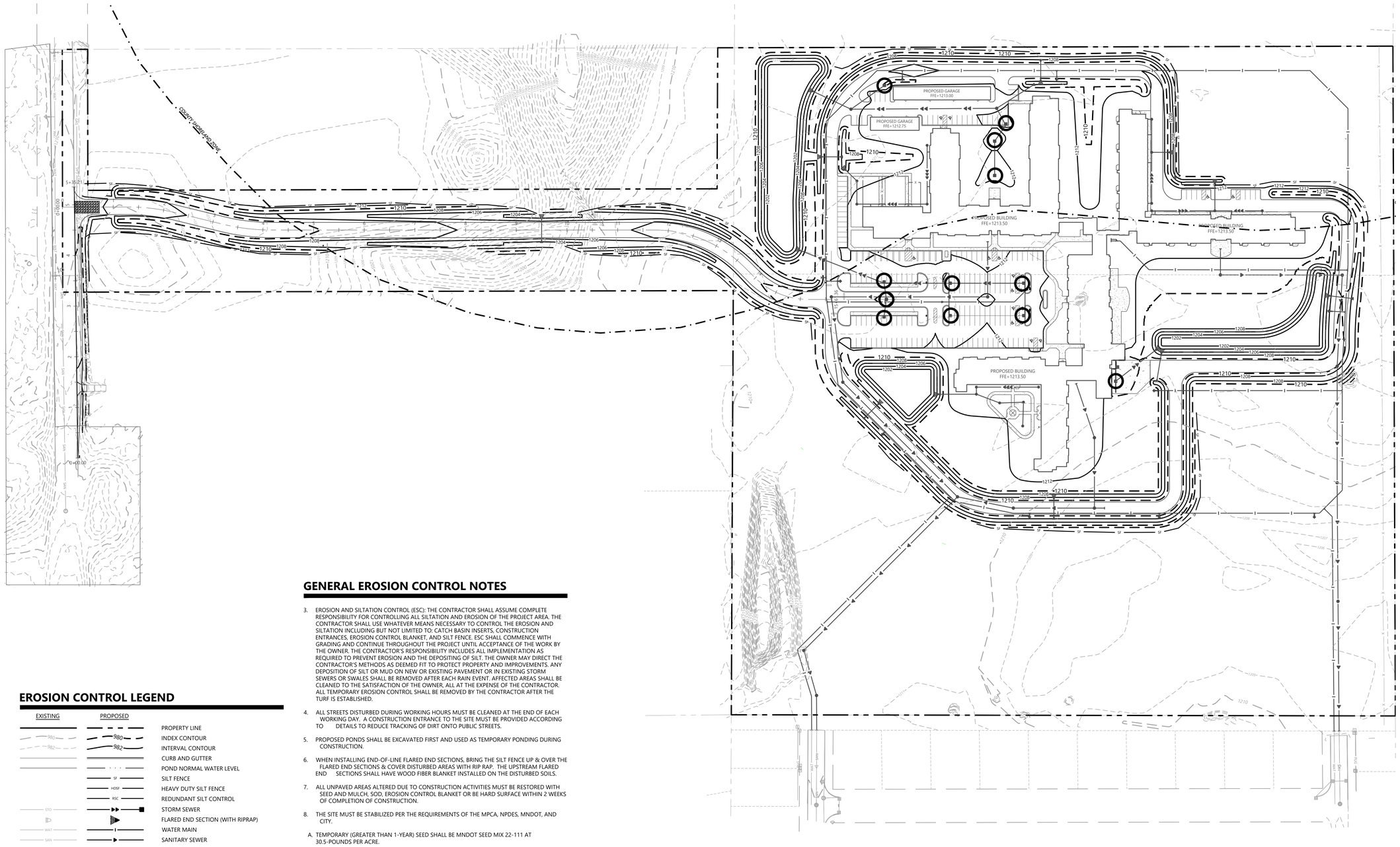

EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
	SF	SILT FENCE
	HDSF	HEAVY DUTY SILT FENCE
	RSC	REDUNDANT SILT CONTROL
STO		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT		WATER MAIN
SAN		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
	GL	GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
E.O.F.		EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION
		INLET PROTECTION

GENERAL EROSION CONTROL 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 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.

GENERAL EROSION CONTROL NOTES

3. 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.

4. 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.

5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.

6. 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.

7. 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.

8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.

A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.

B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE

C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.

D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.

E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.

F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.

9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.

10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.

11. 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.

12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.

13. 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.

14. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

0' 80' 160' 240'

PRELIMINARY

EROSION CONTROL PLAN

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DATE: 04/30/21 LICENSE NO. 26908

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Revision Schedule

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KEY PLAN

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

NORTH

DATE 04/30/21
PROJECT 0024151.00

C4.0

COUNTRY MANOR OF BRAINERD

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SANITARY SEWER AND WATERMAIN LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN		SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO		STORM SEWER
WAT		WATER MAIN
WAT		HYDRANT
DT		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 C900 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. SOLVENT WELD 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.

0' 50' 100' 150'

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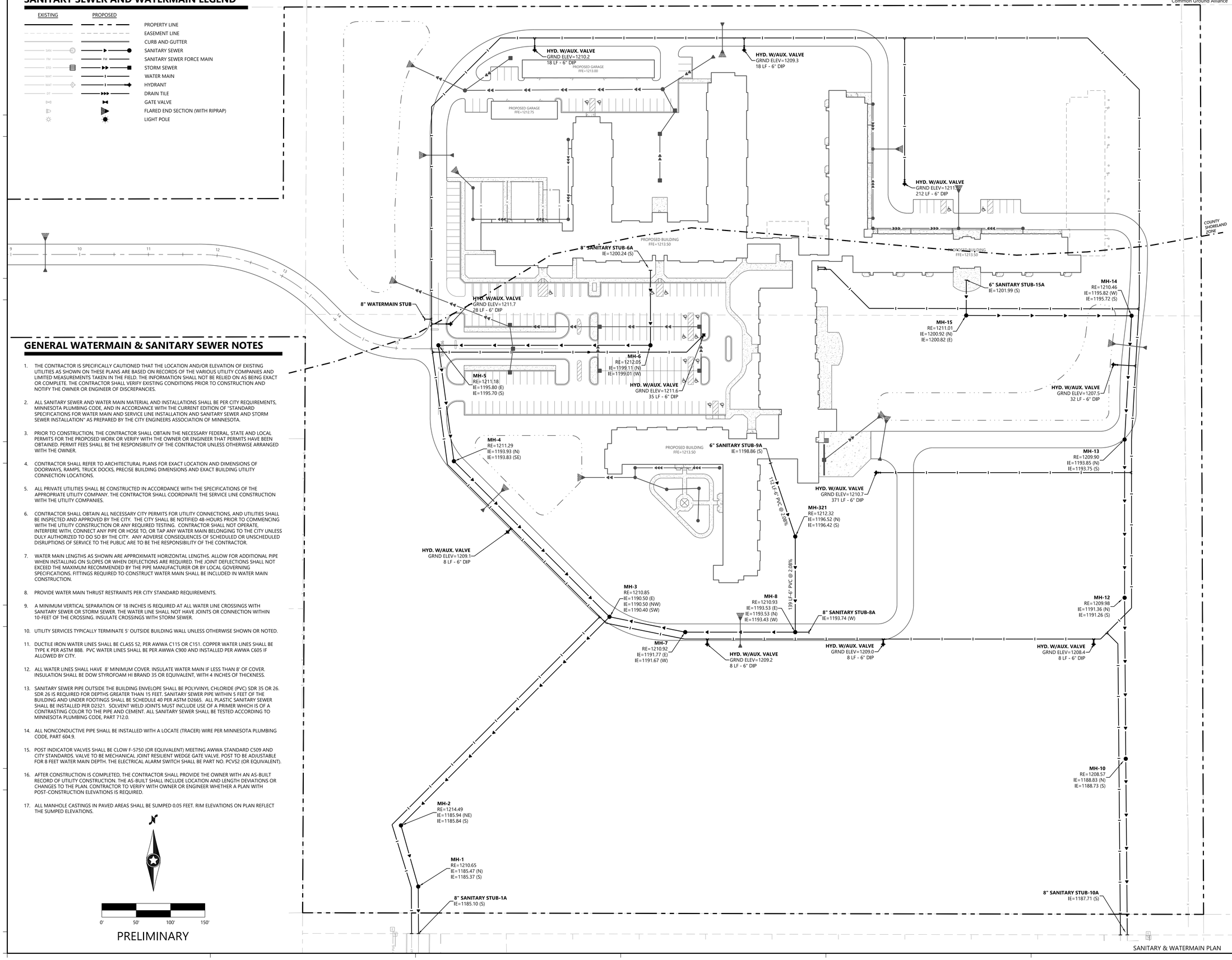

SANITARY & WATERMAIN PLAN

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KEY PLAN

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

NORTH

DATE 04/30/21
PROJECT 0024151.00

C5.0

COUNTRY MANOR OF BRAINERD

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STORM SEWER LEGEND

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

GENERAL STORM 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 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.

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.

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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. 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.

8. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.

9. STORM SEWER PIPE:

   A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.

   B. 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.

   C. 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.

   D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.

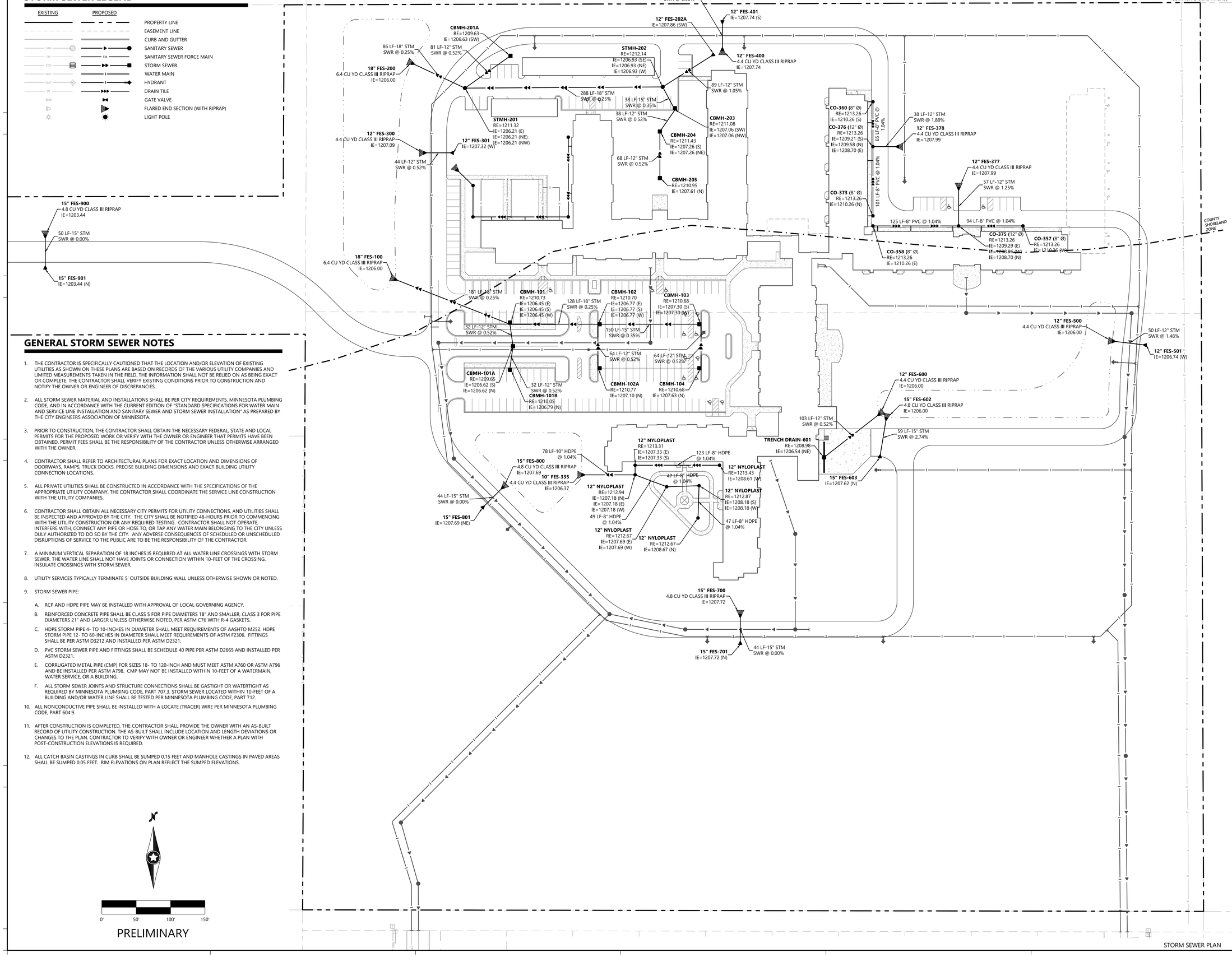
   E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.

   F. 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.

10. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE, PART 604.9.

11. 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.

12. 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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BRAINERD, MINNESOTA

NORTH

DATE 04/30/21

PROJECT 0024151.00

C5.1

COUNTRY MANOR OF BRAINERD

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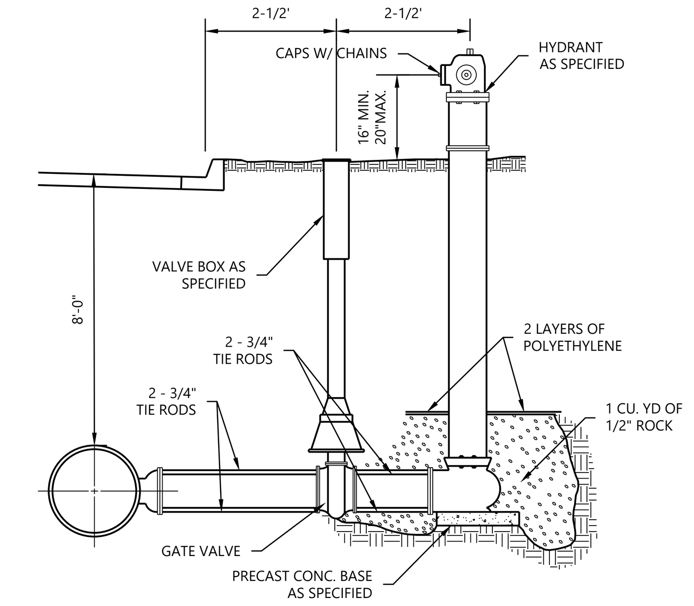
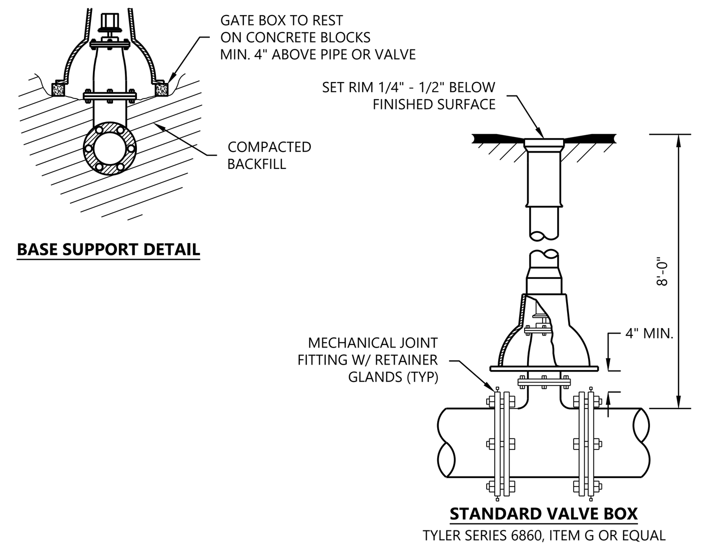


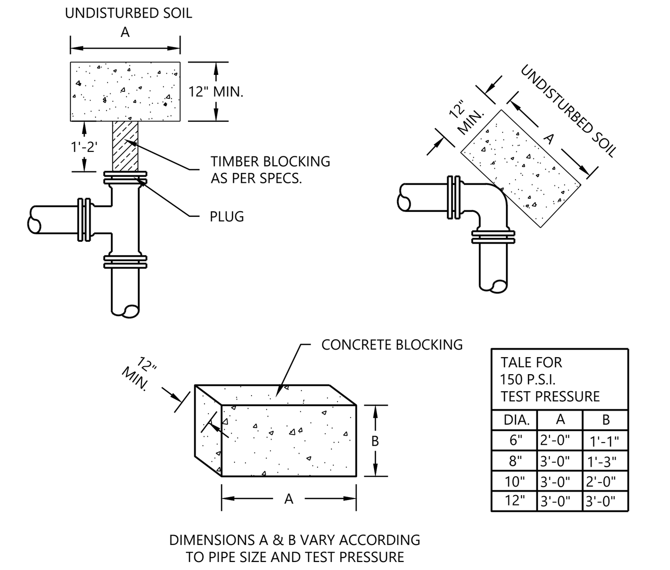
NOTE:
1. MEGA-LUGS MAY BE USED IN LIEU OF TIE RODS

Westwood | FIRE HYDRANT | LAST REVISED: 04/21/17 | WM01



NOTES:
1. GATE VALVE CLOCKWISE OPENING ON SPWU SYSTEM OPENING
2. COUNTERCLOCKWISE OPENING ON NORTH ST. PAUL SYSTEM VALVES CONFORMING TO AWWA C-509
3. 12" WATERMAIN AND LARGER REQUIRE BUTTERFLY VALVES

Westwood | GATE VALVE | LAST REVISED: 04/21/17 | WM02

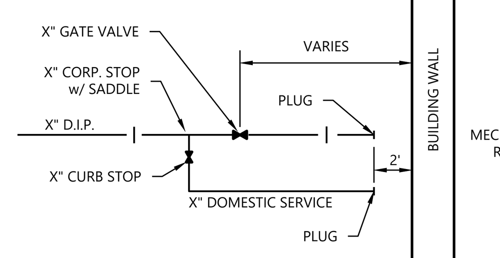


TALE FOR 150 P.S.I. TEST PRESSURE

DIA.	A	B
6"	2'-0"	1'-1"
8"	3'-0"	1'-3"
10"	3'-0"	2'-0"
12"	3'-0"	3'-0"

NOTES:
1. GATE VALVE CLOCKWISE OPENING ON SPWU SYSTEM OPENING
2. COUNTERCLOCKWISE OPENING ON NORTH ST. PAUL SYSTEM VALVES CONFORMING TO AWWA C-509
3. 12" WATERMAIN AND LARGER REQUIRE BUTTERFLY VALVES

Westwood | WATERMAIN BLOCKING | LAST REVISED: 08/08/17 | WM04



Westwood | DOMESTIC WATER & FIRE SERVICE | LAST REVISED: 08/08/17 | WM10

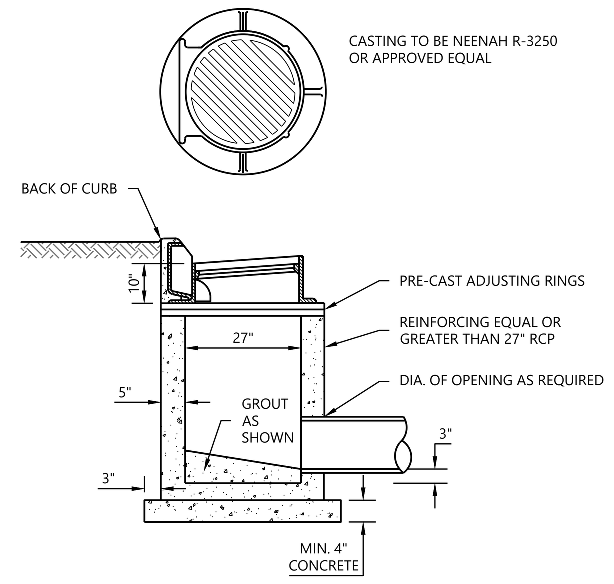
THRUST RESTRAINT

ALL WATER MAIN, VALVES, SERVICES, FITTINGS, STUBS, EXTENSIONS, BLIND FLANGES, HYDRANT, AND PLUGS USED FOR RETAINING WATER PRESSURE MUST BE TIED WITH "MEGALUG" JOINT RESTRAINTS OR EXCEPTED EQUAL. BASED UPON A 150 PSI TEST PRESSURE AND 8' COVER, THE FOLLOWING SHOWS THE MINIMUM LENGTH OF PIPE EACH WAY OF A FITTING TO BE RESTRAINED. JOINT RESTRAINTS TO BE EPOXY COATED AS REQUIRED ON WATER MAIN FITTINGS.

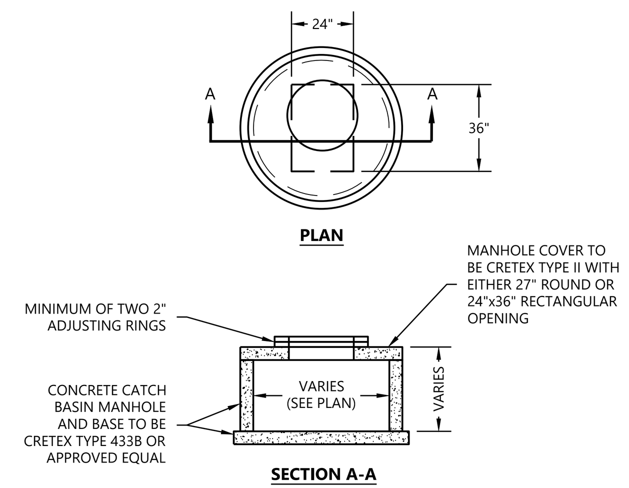
PIPE DIAMETER	DEAD END TREE BRANCH OR 90° BEND	45° BEND	22-1/2° BEND
6"	23 LF	7 LF	0 LF
8"	30 LF	10 LF	2 LF
10"	38 LF	12 LF	3 LF
12"	50 LF	14 LF	3 LF

NOTES:
1. WHERE RESTRAINED JOINTS ARE REQUIRED AND THE PIPE IS IN A CASING NEAR THE FITTING TO BE RESTRAINED, THE LENGTH OF PIPE IN THE CASING SHALL NOT BE INCLUDED IN THE LENGTH OF PIPE NECESSARY TO DEVELOP SUFFICIENT SOIL FRICTION TO OVERCOME THRUST.
2. ALL BARE METALS SHALL HAVE TWO COATS OF BITUMASTIC OR ACCEPTED EQUAL. (AEROSOL SPRAY IS NOT ACCEPTABLE)
3. ALL BOLTS BELOW GRADE SHALL BE 304 STAINLESS STEEL.
4. ALL JOINT TIE RODS SHALL BE 304 STAINLESS STEEL.

Westwood | WATERMAIN DETAIL AND TIE SCHEDULE TABLE | LAST REVISED: 08/08/17 | WM14



Westwood | ROUND CATCH BASIN | LAST REVISED: 08/10/17 | ST02



NOTES:
1. BASE TO BE GROUTED TO FORM A SMOOTH INVERT TO OUTLET.
2. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED.
3. SEE DETAIL ST16 FOR CASTING TYPE.

Westwood | STANDARD MANHOLE | LAST REVISED: 08/10/17 | ST03

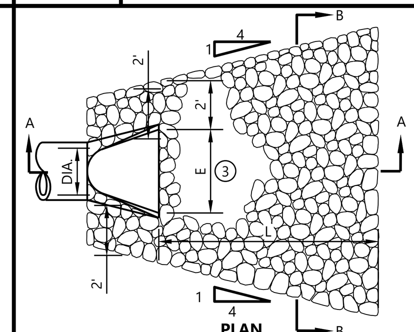
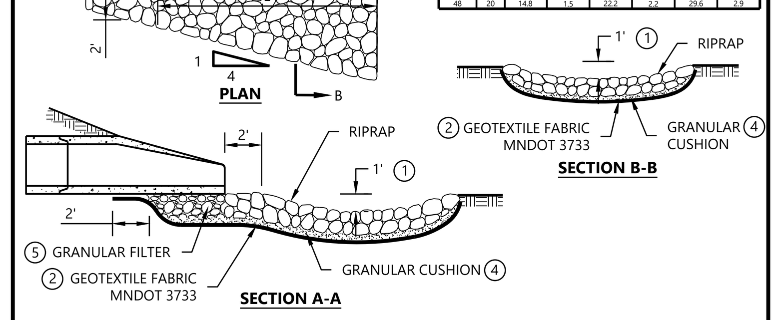


TABLE OF QUANTITIES
RIPRAP AT OUTLETS

Dia. Round Pipe (In.)	L (Ft.)	CLASS II d_{50} = 6" 12" Depth Riprap (Cu. Yd.)	CLASS II d_{50} = 6" Granular Filter Under Apron (Cu. Yd.)	CLASS III d_{50} = 9" 18" Depth Riprap (Cu. Yd.)	CLASS III d_{50} = 9" Granular Filter Under Apron (Cu. Yd.)	CLASS IV d_{50} = 12" 24" Depth Riprap (Cu. Yd.)	CLASS IV d_{50} = 12" Granular Filter Under Apron (Cu. Yd.)
12	8	3.0	0.2	4.4	0.3	5.9	0.3
15	8	3.2	0.2	4.8	0.3	6.4	0.4
18	10	4.3	0.3	6.4	0.4	8.5	0.5
21	10	4.7	0.4	7.1	0.6	9.4	0.7
24	12	6.2	0.5	9.2	0.8	12.3	1.0
27	12	6.6	0.6	9.9	0.9	13.2	1.2
30	14	8.2	0.8	12.3	1.1	16.4	1.5
36	16	10.6	1.1	15.8	1.6	21.1	2.1
42	18	12.5	1.2	18.7	1.7	24.9	2.3
48	20	14.8	1.5	22.2	2.2	29.6	2.9

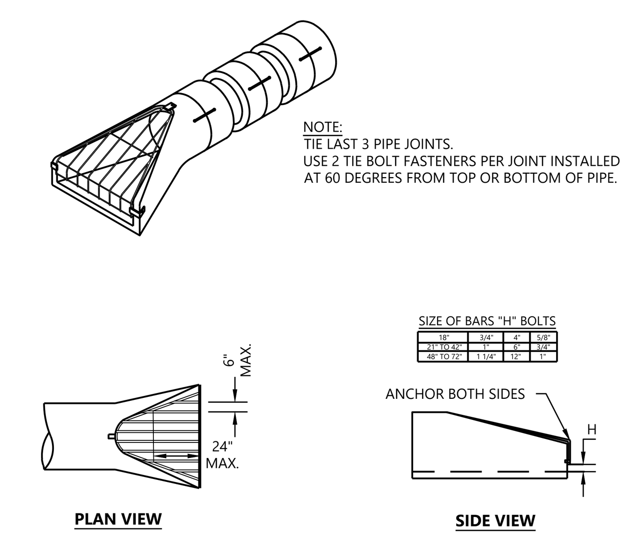


NOTES:
1. FOR PIPES GREATER OR EQUAL TO 30", USE 1.5'.
2. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.
3. DIMENSION "E" EQUALS INSIDE WIDTH OF APRON.
4. GRANULAR FILTER, MNDOT 3601, MAY BE USED AS A CUSHION LAYER. PLACE FILTER PER MNDOT 2511.
5. GRANULAR FILTER OR RIPRAP, MNDOT 3601, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 3" LAYER OF 1.5" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT.
6. CONTRACTOR SHALL PLACE RIPRAP, PULVERIZED TOPSOIL, SEED AND WOODFIBER BLANKET IMMEDIATELY AFTER PIPE IS INSTALLED. EXTEND AREA TO MATCH UNDISTURBED SOIL.

Westwood | RIPRAP AT OUTLETS | LAST REVISED: 08/10/17 | ST05

STRUCTURE LOCATION	CASTING TYPE
CURB & GUTTER	R-3067-L
CURB & GUTTER @ LOW POINT	R-3067-VB
SURMOUNTABLE CURB & GUTTER AT DRIVEWAY LOCATION	R-3501-R
STMH IN PAVEMENT OR GREEN SPACE	R-1642 STAMPED "STORM SEWER"
CBMH IN PAVEMENT	R-2535
CBMH IN GREEN SPACE	R-4342
CBMH IN VALLEY GUTTER	R-3362-L

Westwood | STORM SEWER CASTING SCHEDULE | LAST REVISED: 08/11/17 | ST16



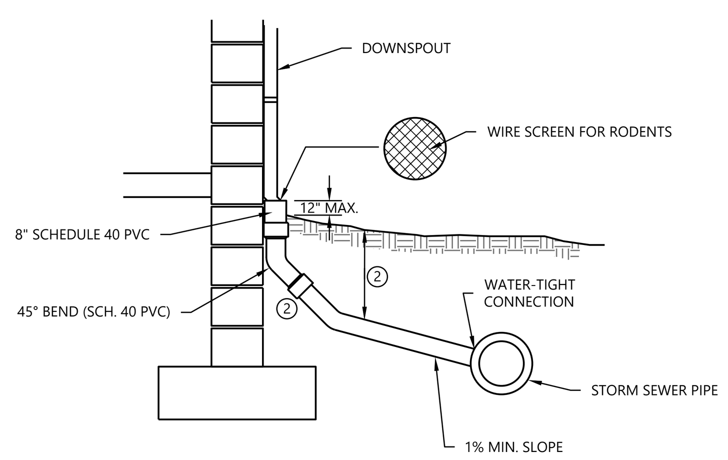
NOTE:
TIE LAST 3 PIPE JOINTS.
USE 2 TIE BOLT FASTENERS PER JOINT INSTALLED AT 60 DEGREES FROM TOP OR BOTTOM OF PIPE.

SIZE OF BARS "H" BOLTS

18"	3/4"	4"	5/8"
21" TO 42"	1"	6"	3/4"
48" TO 72"	1 1/4"	12"	1"

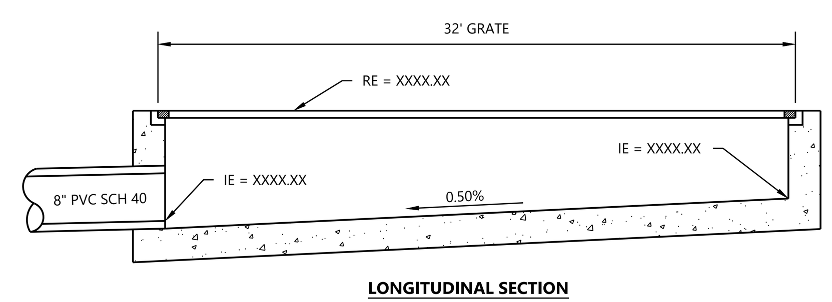
NOTE:
PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO FLARED END.
HOT DIP GALVANIZE AFTER FABRICATION.

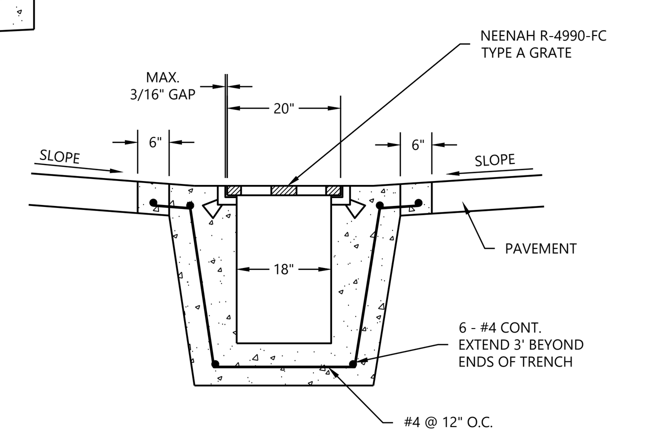
Westwood | RCP FLARED END SECTION | LAST REVISED: 08/11/17 | ST17



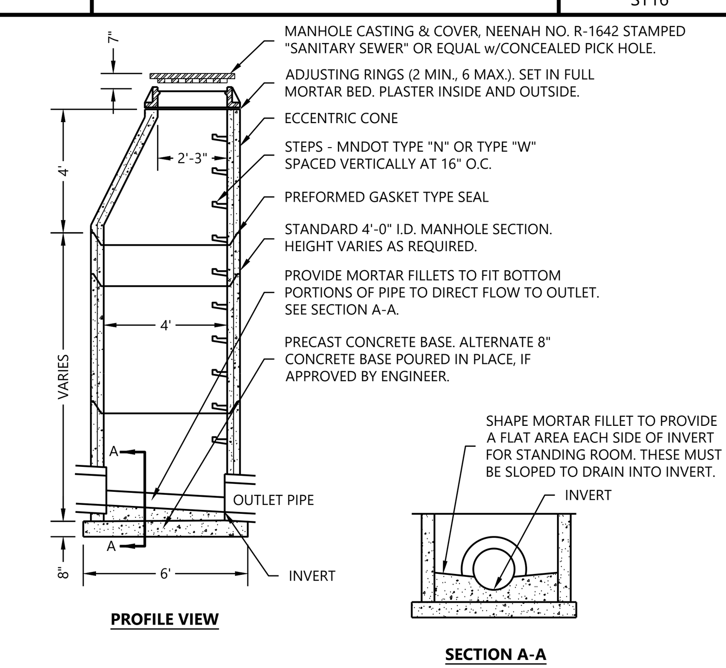
NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATER-TIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO, AND INCLUDING, THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

Westwood | DOWNSPOUT CONNECTION | LAST REVISED: 08/11/17 | ST19



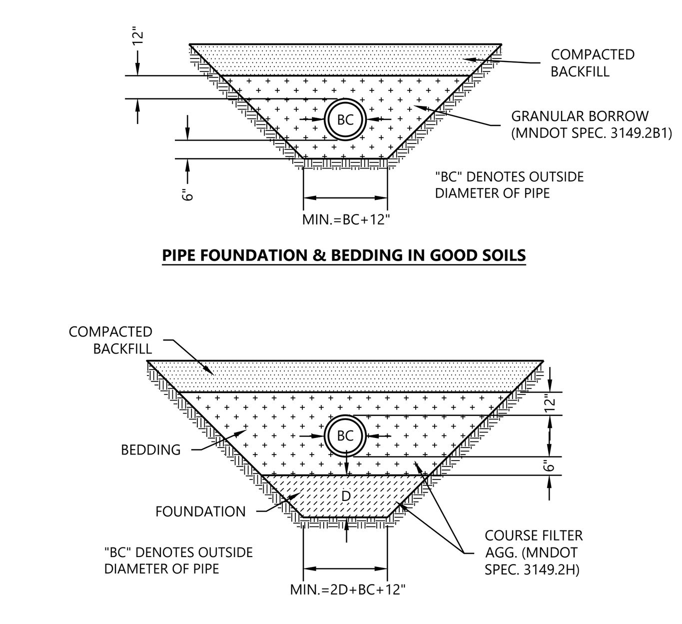


Westwood | TRENCH DRAIN | LAST REVISED: 08/11/17 | ST22

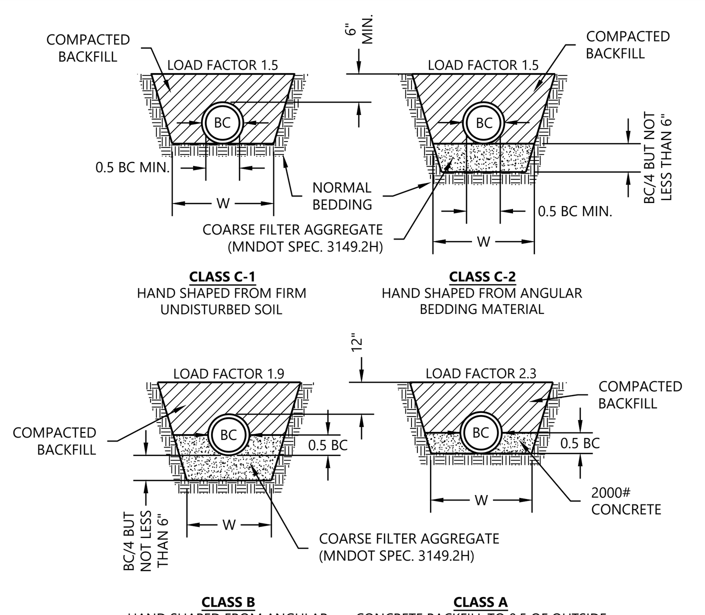


NOTES:
1. THIS CONSTRUCTION IS NOT TO BE USED WITH PIPE LARGER THAN 36" DIAMETER.
2. PIPE TO MANHOLE CONNECTION SHALL HAVE "A-LOK" CAST-IN-GASKET.

Westwood | SANITARY MANHOLE PRECAST MANHOLE WITH ADJUSTABLE RINGS | LAST REVISED: 08/11/17 | SS01

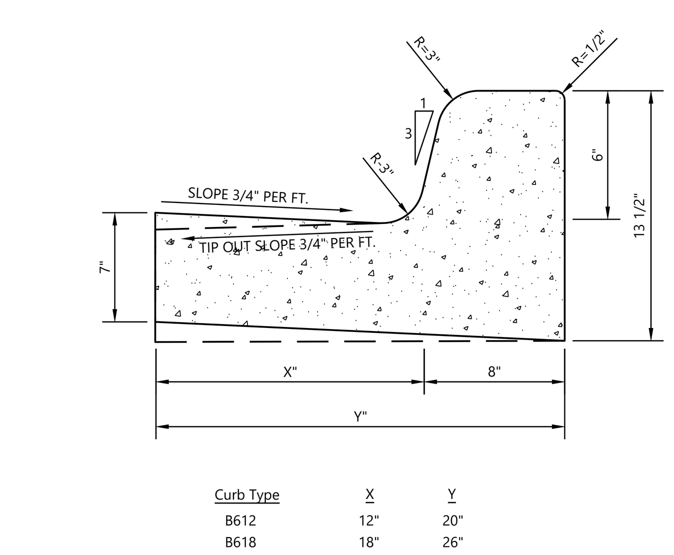


Westwood | PIPE BEDDING DETAILS FOR PVC & HDPE | LAST REVISED: 08/15/17 | SS10



NOTES:
1. "BC" DENOTES OUTSIDE DIAMETER OF PIPE
2. "W" BC+12" MIN.

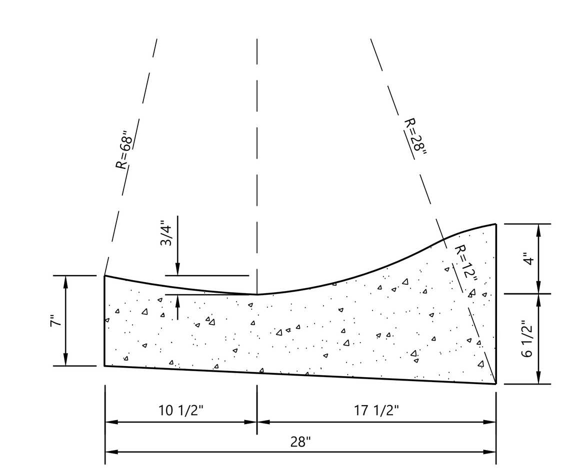
Westwood | PIPE BEDDING DETAILS FOR RCP & DIP | LAST REVISED: 08/15/17 | SS11



Curb Type	X	Y
B612	12"	20"
B618	18"	26"
B624	24"	32"

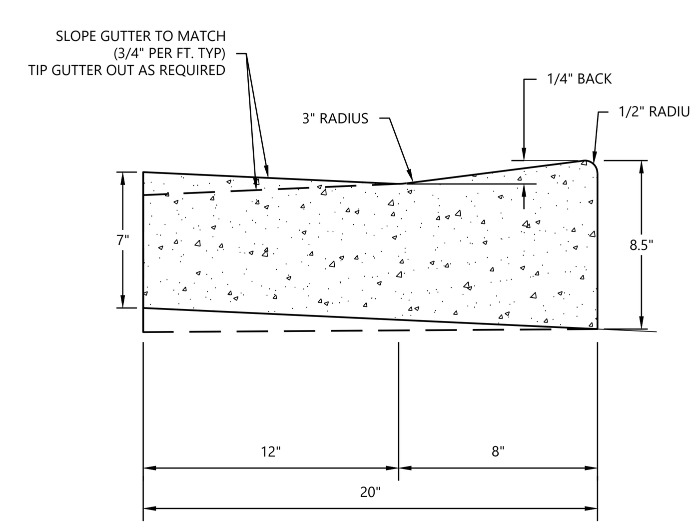
NOTES:
1. EXPANSION JOINT SPACING IS 100'
2. MIN. 3" CL. 5 UNDER C.&G.
3. CURB SHALL BE PER MnDOT SPEC 2531

Westwood | B6 STYLE CURB AND GUTTER | LAST REVISED: 01/09/20 | SI01

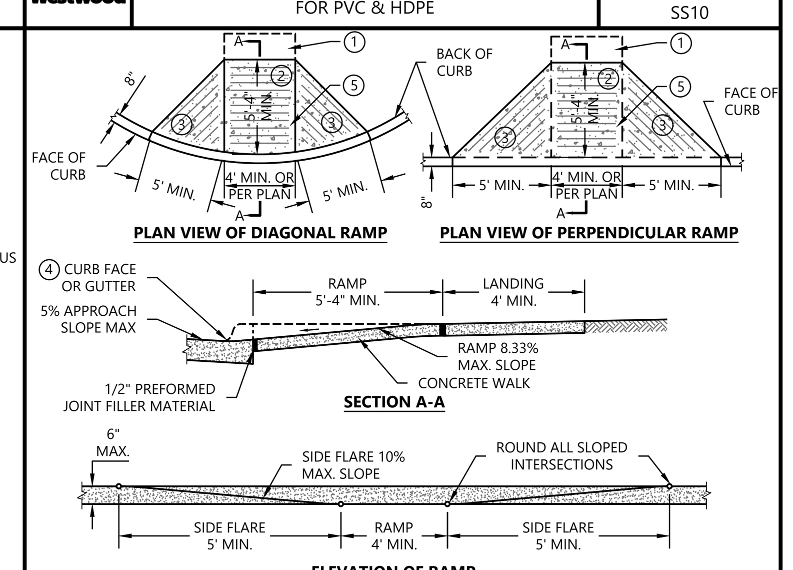


NOTES:
1. EXPANSION JOINT SPACING IS 100'
2. MIN. 3" CL. 5 UNDER C.&G.
3. CURB SHALL BE PER MnDOT SPEC 2531

Westwood | MOUNTABLE CURB AND GUTTER | LAST REVISED: 08/15/17 | SI02



Westwood | FLUSH CURB AND GUTTER | LAST REVISED: 11/29/18 | SI02-D



NOTES:
1. PROVIDE A RELATIVELY FLAT MINIMUM 4'x4' LANDING BEHIND THE PEDESTRIAN RAMP, 2% MAXIMUM CROSS SLOPE BOTH DIRECTIONS.
2. CURB RAMP AREA TO BE CONCRETE AND MEET LATEST ADA REQUIREMENTS. RAMP CROSS SLOPE 2% MAXIMUM. BACK-TO-BACK PEDESTRIAN RAMPS SHALL HAVE MINIMUM 48'' LANDING BETWEEN, OR PROVIDE AT-GRADE CROSSING.
3. SIDE FLARES TO BE CONCRETE AND IMPLEMENTED WHERE ADJACENT TO PAVED AREAS. FLARED SLOPE TO BE 10% MAXIMUM. EXISTING CURB RAMP ALTERATIONS, WITH NO LANDING, SHALL BE 8.33% MAXIMUM. PROVIDE 10% MAXIMUM SLOPE, UNLESS NOTED OTHERWISE.
4. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.
5. RAMP AND FLARED SIDE SURFACE TO BE MEDIUM BROOM FINISH, PERPENDICULAR TO TRAVEL PATH.
6. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

Westwood | PRIVATE PEDESTRIAN CURB RAMP | LAST REVISED: 08/15/17 | SI09

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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

NORTH

DATE 04/30/21
PROJECT 0024151.00

C6.0

DETAILS

COUNTRY MANOR OF BRAINERD

N:\0024151.00\DWG\CIVIL\0024151.00DT01.DWG

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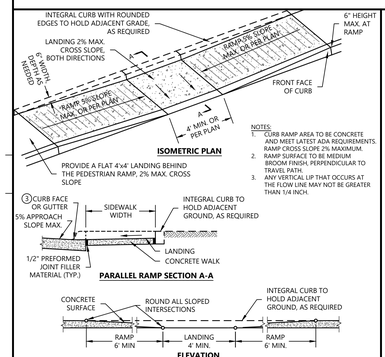
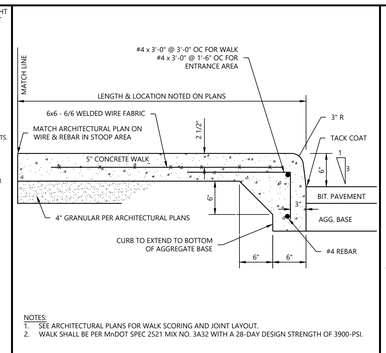
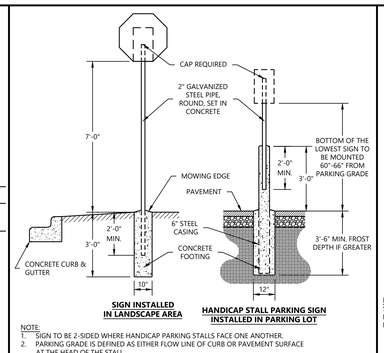


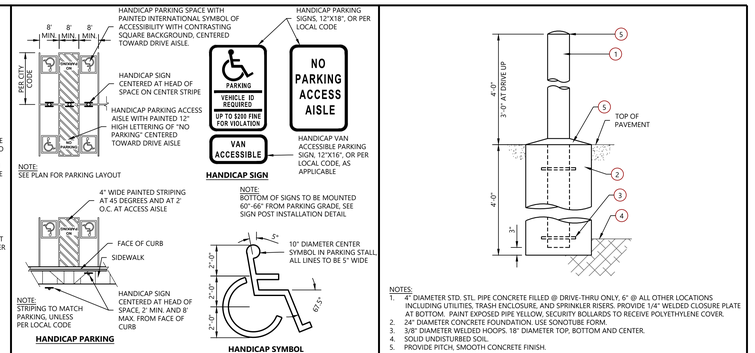
Westwood | PRIVATE PARALLEL PEDESTRIAN CURB RAMP | LAST REVISED: 08/15/17 | SI10



Westwood | INTEGRAL CURB AND WALK | LAST REVISED: 08/15/17 | SI05

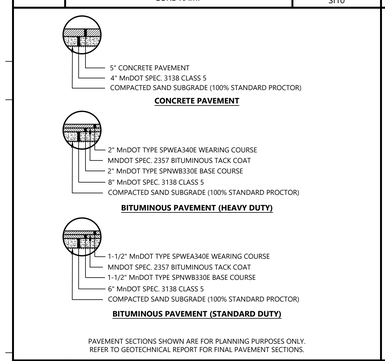


Westwood | SIGN POST INSTALLATION | LAST REVISED: 08/15/19 | SI14

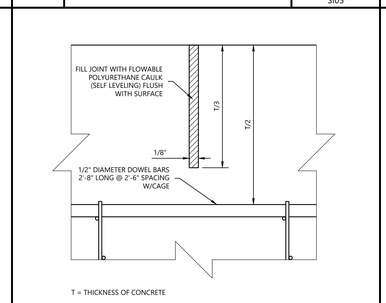


Westwood | HANDICAP ACCESSIBLE SIGNAGE AND STRIPING | LAST REVISED: 08/15/17 | SI15

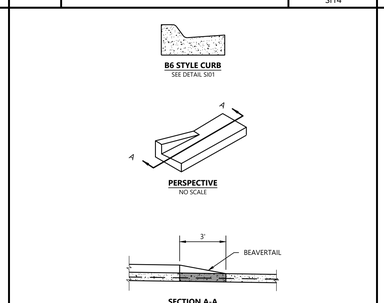
Westwood | BOLLARD | LAST REVISED: 08/15/17 | SI18



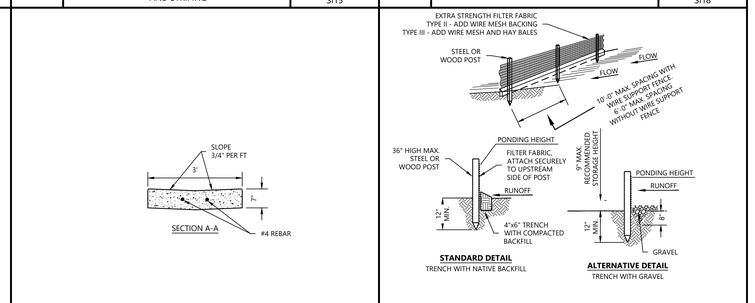
Westwood | PAVEMENT SECTIONS | LAST REVISED: 08/15/17 | SI19



Westwood | SAW CUT CONTROL JOINT | LAST REVISED: 08/15/17 | SI22

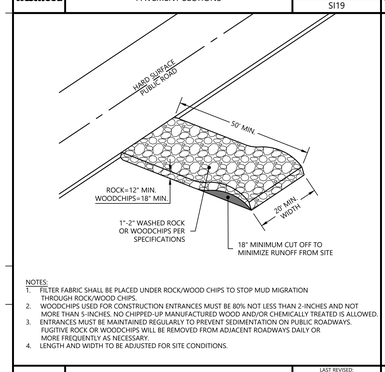


Westwood | BEAVERTAIL CURB | LAST REVISED: 08/15/17 | SI31

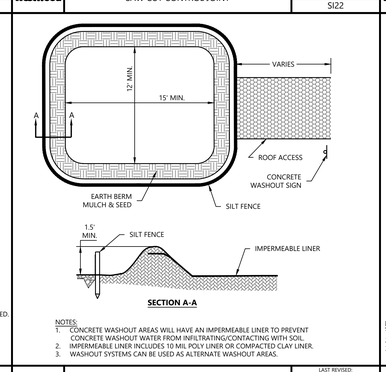


Westwood | CONCRETE VALLEY GUTTER | LAST REVISED: 04/21/17 | SI52

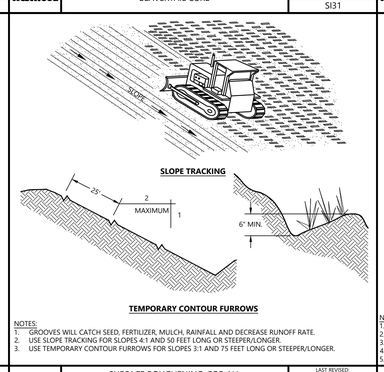
Westwood | SILT FENCE | LAST REVISED: 08/15/17 | GD02



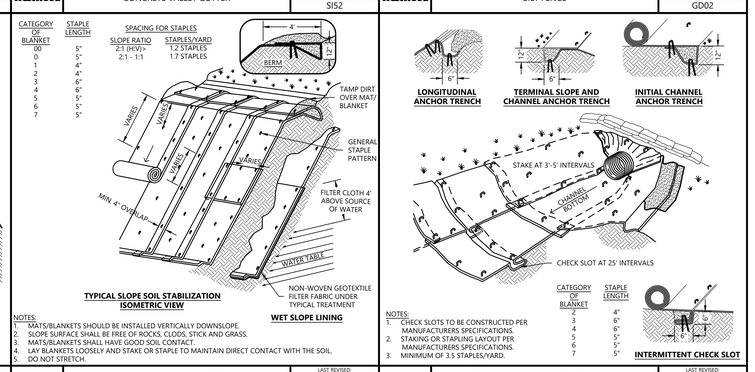
Westwood | CONSTRUCTION ENTRANCE | LAST REVISED: 08/15/17 | GD05



Westwood | CONCRETE WASHOUT AREA | LAST REVISED: 08/15/17 | GD08

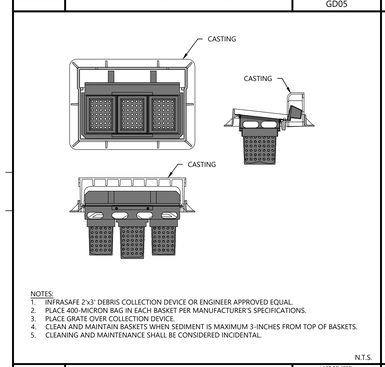


Westwood | SURFACE ROUGHENING FOR ALL SLOPES GREATER THAN 4:1 | LAST REVISED: 08/15/17 | GD09

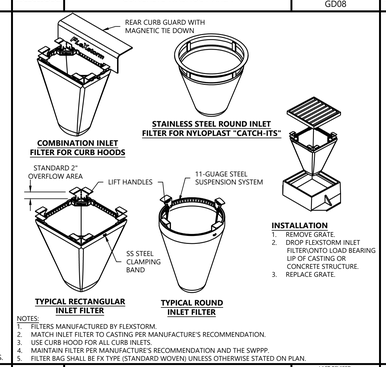


Westwood | TEMPORARY EROSION BLANKETS TURF REINFORCEMENT MATS FOR SLOPES | LAST REVISED: 08/15/17 | GD21

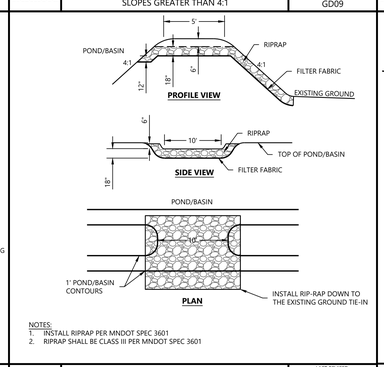
Westwood | TEMPORARY EROSION BLANKETS TURF REINFORCEMENT MATS FOR CHANNELS | LAST REVISED: 08/15/17 | GD22



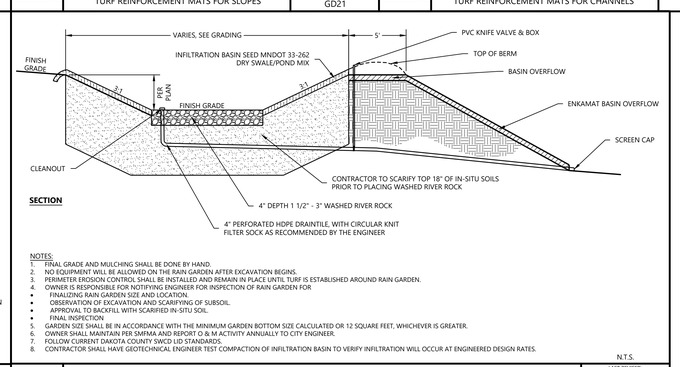
Westwood | MANUFACTURED 2'x3' INLET PROTECTION | LAST REVISED: 08/15/17 | GD31



Westwood | MANUFACTURED INLET PROTECTION | LAST REVISED: 08/15/17 | GD32



Westwood | RIPRAP OVERFLOW | LAST REVISED: 08/15/17 | GD33



Westwood | TYPICAL INFILTRATION BASIN | LAST REVISED: 08/15/17 | GD38

DETAILS

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BRAD C. WILKENING
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Revision Schedule

Revision Number	Revision Description	Revision Date

construction document -100% status

KEY PLAN

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

NORTH

DATE 04/30/21
PROJECT 0024151.00

C6.1

COUNTRY MANOR OF BRAINERD

N:\0024151.00\DWG\CIVIL\0024151.00DT01.DWG

GENERAL SITE PLAN NOTES

A. 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.

B. ALL EXCAVATED SOIL, NOT SUITABLE FOR ENGINEERED FILL, MAY BE SAVED FOR USE AS SITE GRADING MATERIAL.

C. 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.

D. VERIFY FENCING REQUIREMENTS WITH GENERAL CONTRACTOR.

E. LOCATE EXISTING UTILITIES PRIOR TO ANY WORK.

F. COORDINATE EXISTING UTILITIES WITH MECHANICAL AND ELECTRICAL.

G. REMOVE NO TREES WITHOUT OWNERS WRITTEN PERMISSION.

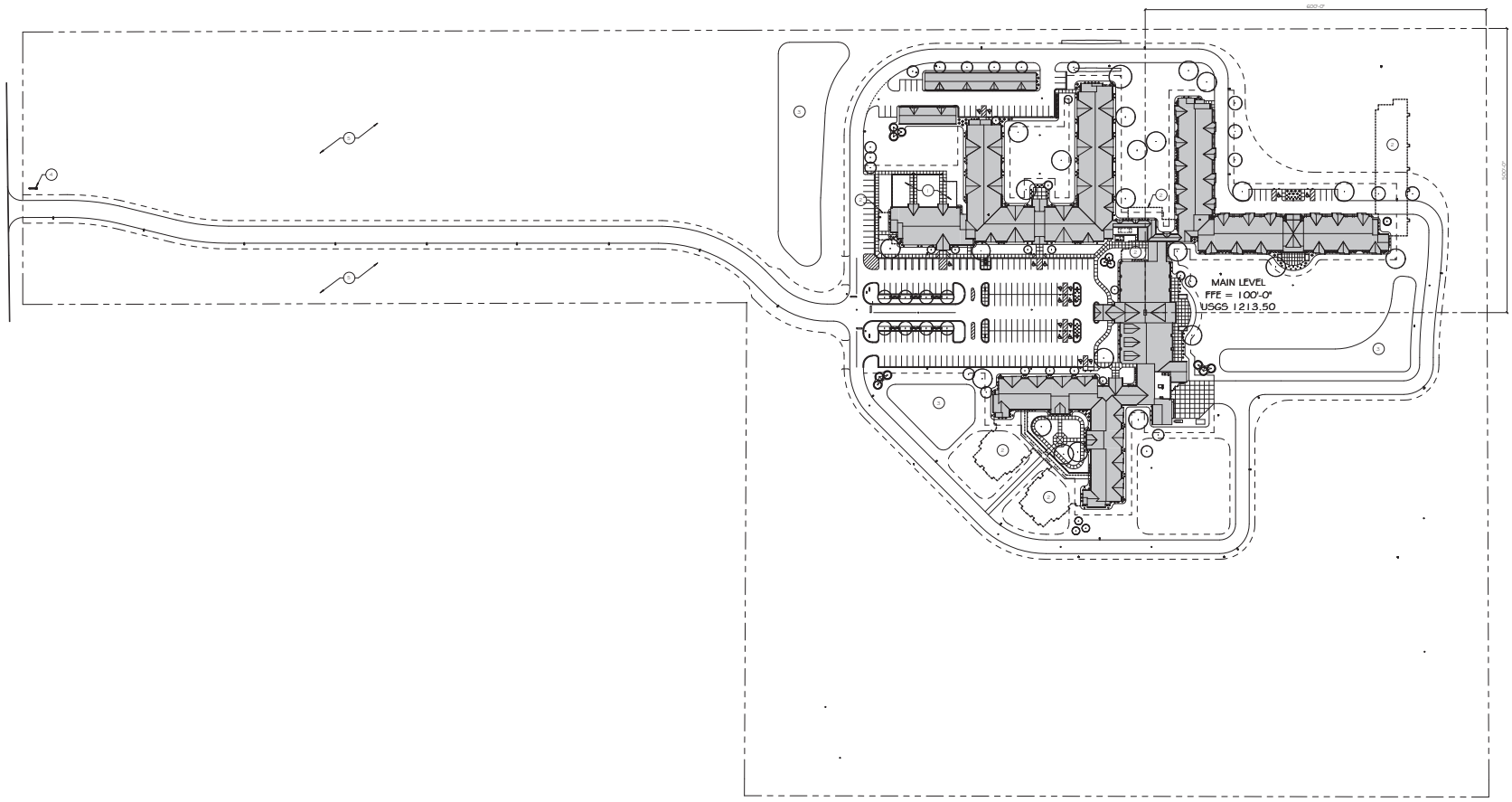
H. PATCH BACK IN BITUMINOUS TO MATCH EXISTING AS REQUIRED.

I. FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALED MEASUREMENTS. DIMENSIONS ON THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION TO SUIT ADJACENT ELEMENTS.

J. MINIMUM SLOPE FOR PAVING (BITUMINOUS) = 1%. CONCRETE PAVERS AND CONCRETE = 2%. MAXIMUM CROSS SLOPE OF WALKWAYS = 2%. MAXIMUM GRADE FOR SODDED OR SEEDED AREAS: 1:3.

PLAN NOTES

1. PLAYGROUND.
2. FUTURE EXPANSION.
3. WATER RETENTION POND.
4. MONUMENT SIGN, SEE SHEET A1.7.
5. CLEAR UNDERBRUSH IN EXISTING WOODED AREA.



25 CAMPUS SITE PLAN
1" = 50'-0"

SITE PLAN - CAMPUS

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EVAN LARSON
DATE 30 APRIL 2021 REG. NO. 42532

Revision Schedule

Revision Number	Revision Description	Revision Date

review set

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

NORTH

DATE 10 MAY 2021
PROJECT 1839

A1.0

GENERAL SITE PLAN NOTES

A. 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.

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D. VERIFY FENCING REQUIREMENTS WITH GENERAL CONTRACTOR.

E. LOCATE EXISTING UTILITIES PRIOR TO ANY WORK.

F. COORDINATE EXISTING UTILITIES WITH MECHANICAL AND ELECTRICAL.

G. REMOVE ALL TREES WITHOUT OWNERS' WRITTEN PERMISSION.

H. PATCH BACK IN BITUMINOUS TO MATCH EXISTING AS REQUIRED.

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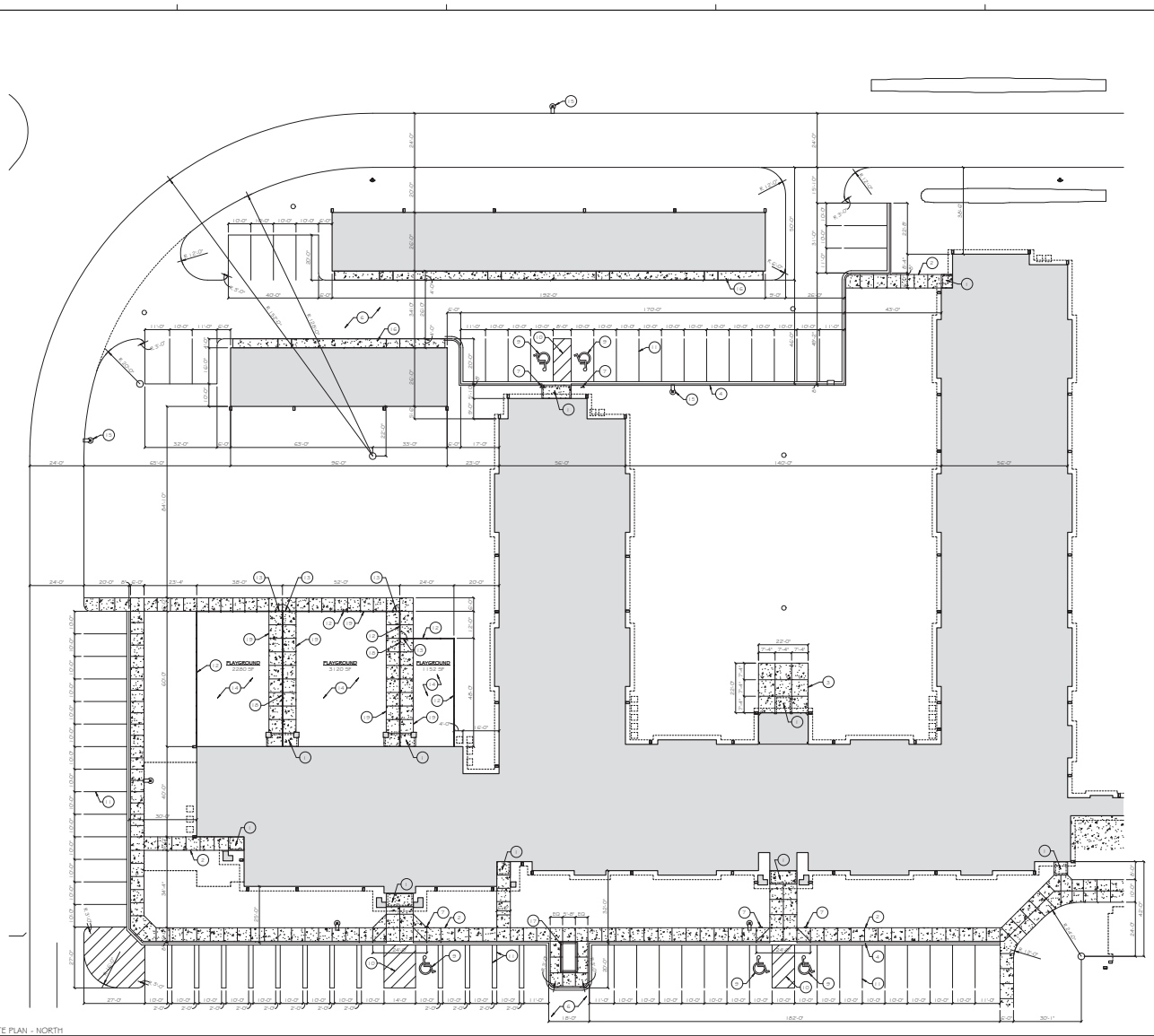
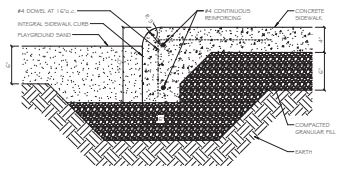
J. MINIMUM SLOPE FOR PAVING (BITUMINOUS) = 1%. CONCRETE PAVERS AND CONCRETE = 2%. MAXIMUM CROSS SLOPE OF WALKWAYS = 2%. MAXIMUM GRADE FOR SODDED OR SEEDED AREAS: 1:3

PLAN NOTES

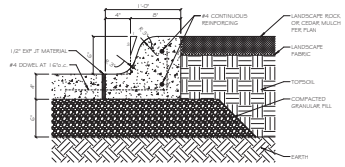
1. CONCRETE STOOP, SEE STRUCTURAL.
2. CONCRETE SIDEWALK.
3. CONCRETE PATIO.
4. CONCRETE CURB AND GUTTER, SEE CIVIL.
5. CONCRETE ROLL OVER ACCESSIBLE CURB, SEE CIVIL.
6. BITUMINOUS SURFACE, SEE CIVIL.
7. ACCESSIBLE PARKING SIGN, SEE DETAIL 31/A1.1.
8. 'NO PARKING' SIGN AT HEAD OF ACCESS AISLE.
9. ACCESSIBLE PARKING STALL, SEE DETAIL 33/A1.1 FOR PAINT MARKINGS.
10. ACCESSIBLE PARKING ACCESS AISLE, PAINT STRIPING AT 48" O.C.
11. PAINT STRIPING. 4" WIDE WHITE LINE AT PARKING SPACES, TYPICAL.
12. 48" HIGH CHAIN LINK FENCING AT PERIMETER OF PLAYGROUND.
13. 36" WIDE PRE-MANUFACTURED FENCE GATE.
14. 6" DEEP PLAYGROUND SAND.
15. POLE LIGHT, SEE ELECTRICAL.
16. CONCRETE APRON.
17. 6" HIGH CONCRETE CURB FORMED INTO SIDEWALK AT PERIMETER OF PLANTING BED. SEE 30/A1.1
18. 36" HIGH CHAIN LINK PLAYGROUND DIVIDER FENCING.
19. PROVIDE INTEGRAL CURB WHERE SIDEWALK ABUTS PLAYGROUND. SEE 24/A1.1.



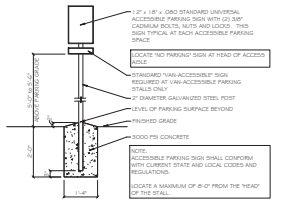
25 ENLARGED SITE PLAN - NORTH
1" = 20'-0"



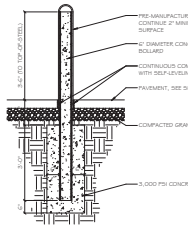
24 PLAYGROUND CURB DETAIL
1 1/2" = 1'-0"



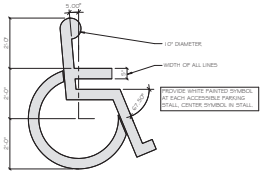
30 PLANTER CURB DETAIL
1 1/2" = 1'-0"



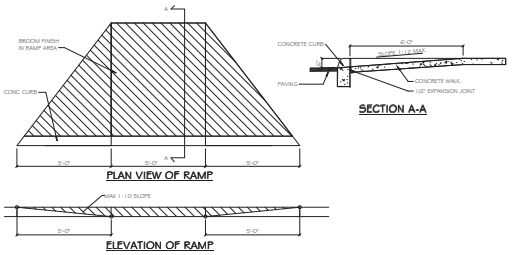
31 ACCESSIBLE PARKING SIGN
1/2" = 1'-0"



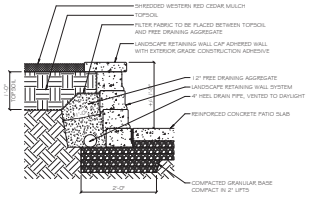
32 PIPE BOLLARD DETAIL
1/2" = 1'-0"



33 ACCESSIBLE PARKING
1/8" = 1'-0"



34 PEDESTRIAN CURB CUT DETAIL
3/8" = 1'-0"



35 LANDSCAPE PLANTER
3/4" = 1'-0"

ENLARGED SITE - NORTH, SITE DETAILS

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EVAN LARSON
DATE 30 APRIL 2021 REG. NO. 42532

Revision Schedule

Revision Number	Revision Description	Revision Date

review set

COUNTRY MANOR

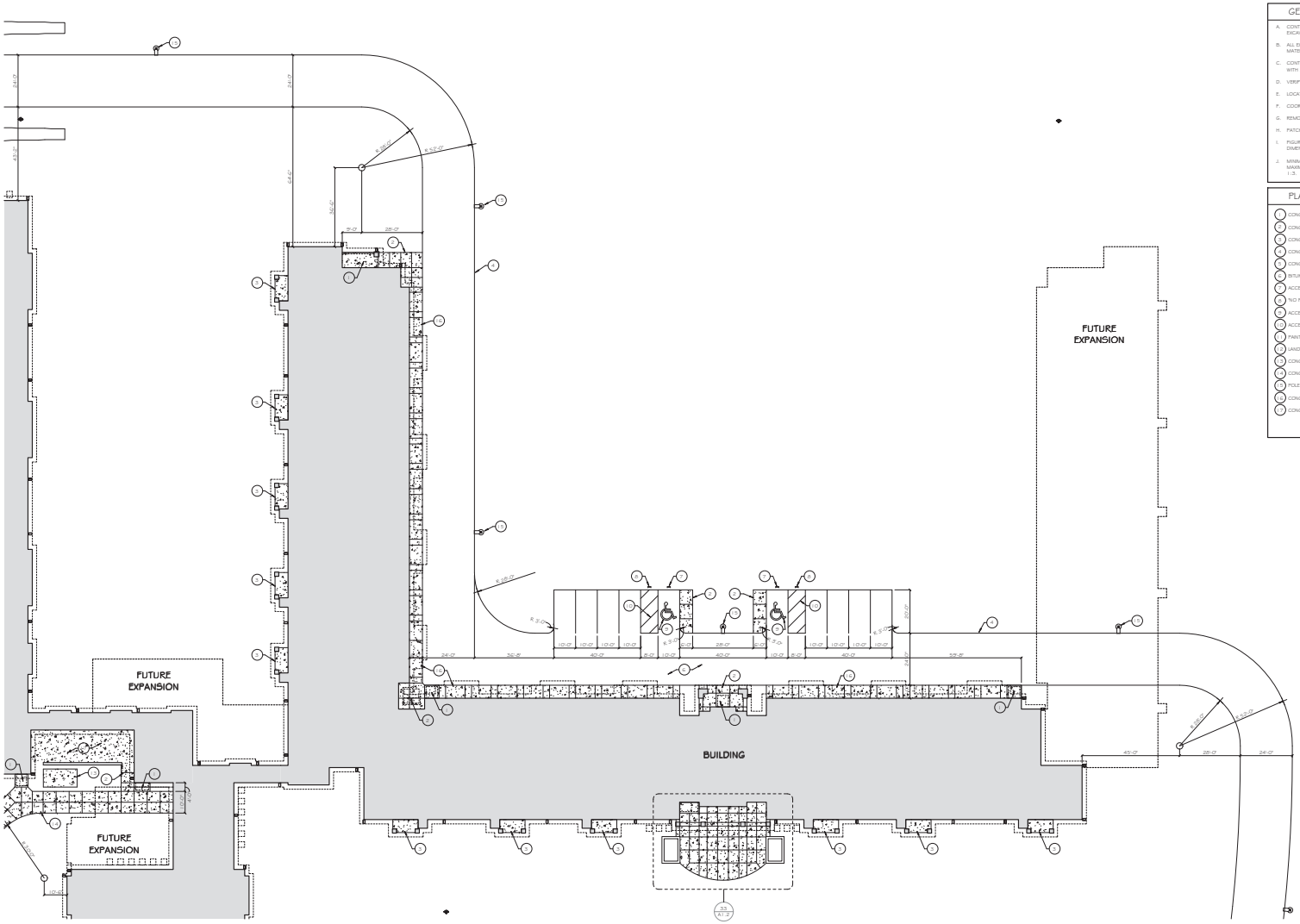
NEW FACILITY

BRAINERD, MINNESOTA

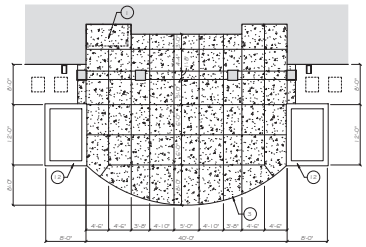
NORTH

DATE 10 MAY 2021
PROJECT 1839

A1.1



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



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

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5. CONCRETE ROLL OVER ACCESSIBLE CURB, SEE CIVIL.
6. BITUMINOUS SURFACE, SEE CIVIL.
7. ACCESSIBLE PARKING SIGN, SEE DETAIL 31/A1.1
8. "NO PARKING" SIGN AT HEAD OF ACCESS AISLE.
9. ACCESSIBLE PARKING STALL, SEE DETAIL 33/A1.1 FOR PAINT MARKINGS.
10. ACCESSIBLE PARKING ACCESS AISLE, PAINT STRIPING AT 48" O.C.
11. PAINT STRIPING: 4" WIDE WHITE LINE AT PARKING SPACES, TYPICAL.
12. LANDSCAPE PLANTER RETAINING WALL SYSTEM, SEE 35/A1.1.
13. CONCRETE TRANSFORMER PAD, SEE ELECTRICAL.
14. CONCRETE UTILITY ACCESS DRIVE, SEE CIVIL.
15. POLE LIGHT, SEE ELECTRICAL.
16. CONCRETE APRON.
17. CONCRETE PAD FOR ELECTRICAL GENERATOR, SEE CIVIL.

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COUNTRY MANOR

NEW FACILITY

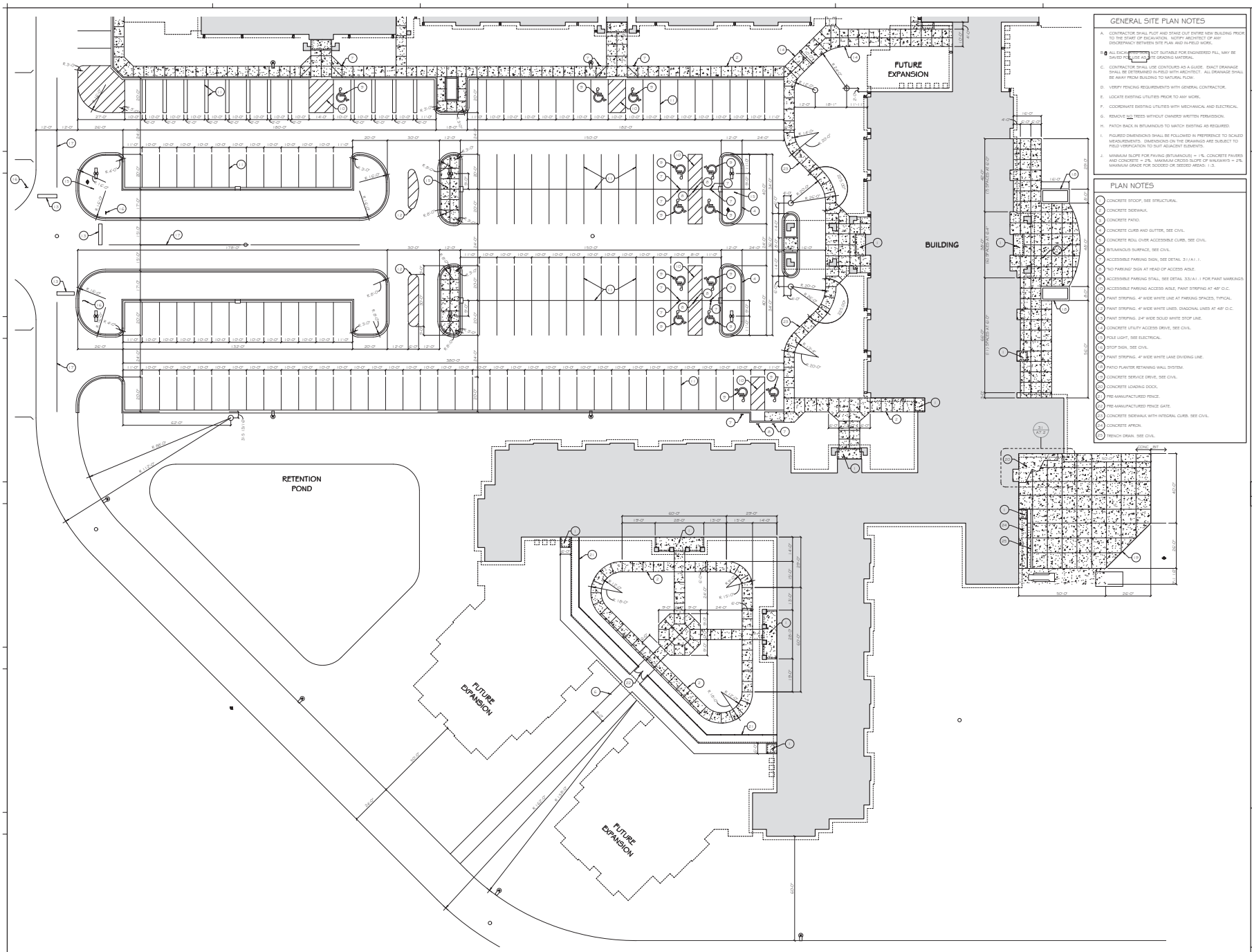
BRAINERD, MINNESOTA

NORTH

DATE 10 MAY 2021
PROJECT 1839

A1.2

ENLARGED SITE - EAST, SITE DETAILS



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5. CONCRETE ROLL OVER ACCESSIBLE CURB, SEE CIVIL.
6. BITUMINOUS SURFACE, SEE CIVIL.
7. ACCESSIBLE PARKING SIGN, SEE DETAIL 3/1/A1.1.
8. 'NO PARKING' SIGN AT HEAD OF ACCESS AISLE.
9. ACCESSIBLE PARKING STALL, SEE DETAIL 33/A1.1 FOR PAINT MARKINGS.
10. ACCESSIBLE PARKING ACCESS AISLE, PAINT STRIPING AT 45° O.C.
11. PAINT STRIPING. 4" WIDE WHITE LINE AT PARKING SPACES, TYPICAL.
12. PAINT STRIPING. 4" WIDE WHITE LINES. DIAGONAL LINES AT 45° O.C.
13. PAINT STRIPING. 24" WIDE SOLID WHITE STOP LINE.
14. CONCRETE UTILITY ACCESS DRIVE, SEE CIVIL.
15. POLE LIGHT, SEE ELECTRICAL.
16. STOP SIGN, SEE CIVIL.
17. PAINT STRIPING. 4" WIDE WHITE LANE DIVIDING LINE.
18. PATIO PLANTER RETAINING WALL SYSTEM.
19. CONCRETE SERVICE DRIVE, SEE CIVIL.
20. CONCRETE LOADING DOCK.
21. PRE-MANUFACTURED FENCE.
22. PRE-MANUFACTURED FENCE GATE.
23. CONCRETE SIDEWALK WITH INTEGRAL CURB. SEE CIVIL.
24. CONCRETE APRON.
25. TRENCH DRAIN. SEE CIVIL.

31 ENLARGED SITE PLAN - SOUTH
1" = 20'-0"

ENLARGED SITE - SOUTH

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COUNTRY MANOR

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NORTH

DATE 10 MAY 2021
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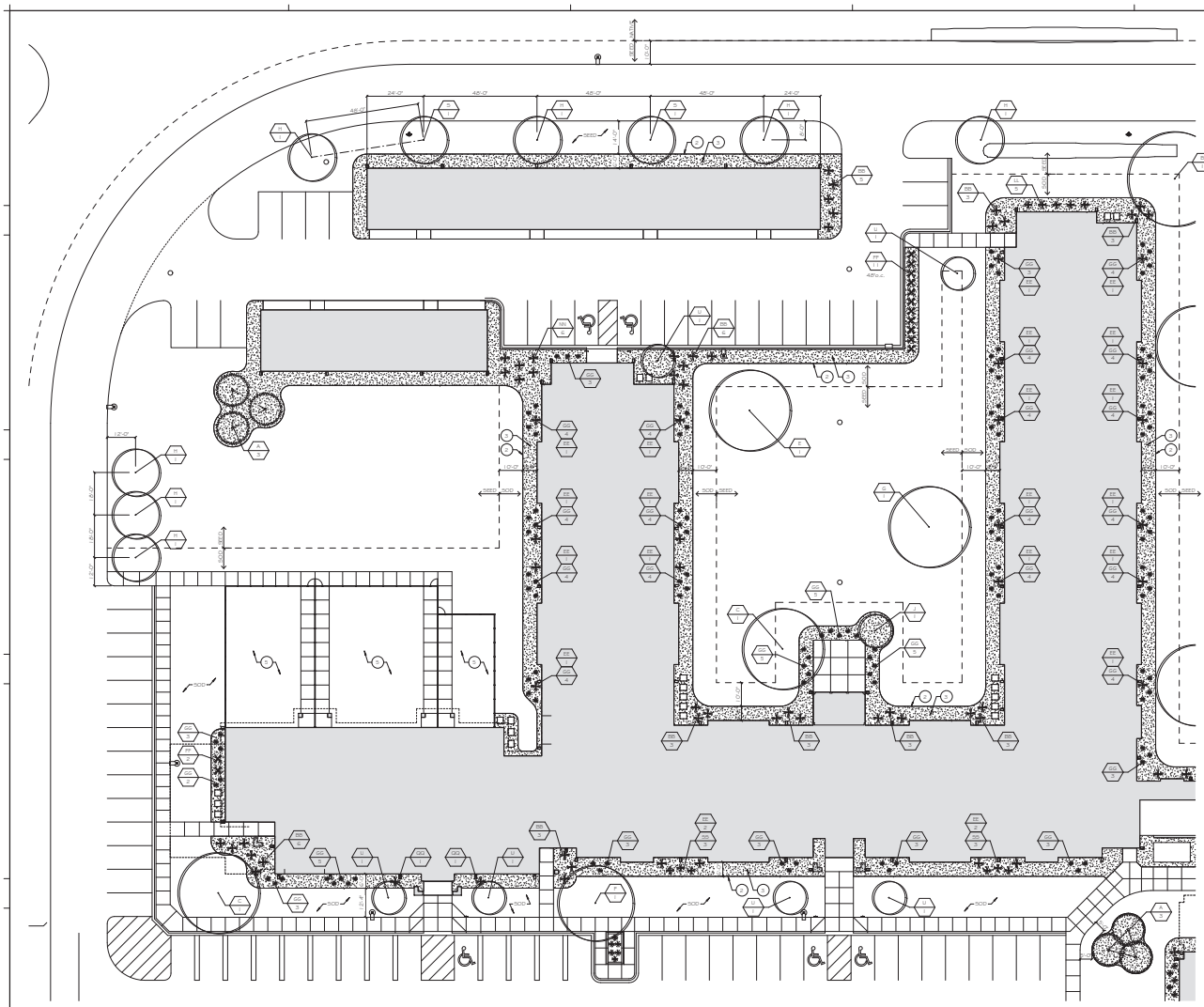
A1.3



22 ENLARGED SITE PLAN - NORTH
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PLAN NOTES

1. PERENNIAL PLANTING BED.
2. LANDSCAPE EDGING.
3. LANDSCAPE ROCK ON LANDSCAPE FABRIC.
4. CONCRETE SURFACE, SEE SITE PLAN.
5. PLAYGROUND SAND.
6. PRAIRIE RESTORATION.

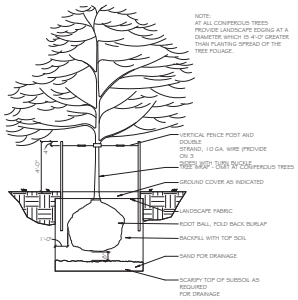
LANDSCAPE SCHEDULE

MARK.	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	SPACING	NOTES
A	BLACK HILLS SPRUCE	PICEA GLAUCA VAR. DENSATA	BB	6'-0"	12' MIN	—
B	EMERALD LUSTER MAPLE	ACER PLATANOIDES - 'POND'	BB	2-1/2"	—	—
C	AUTUMN FANTASY MAPLE	ACER x FREEMANII - DTR 102	BB	3"	—	—
D	FIREFALL MAPLE	ACER x FREEMANII - AFM/ FF / 15593	BB	3"	—	—
E	NORTHWOOD RED MAPLE	ACER RUBRUM - 'NORTHWOOD'	BB	3"	—	—
F	NORTHERN FLARE MAPLE	ACER SACCHARUM - 'INSISTON'	BB	2-1/2"	—	—
G	GREEN MOUNTAIN MAPLE	ACER SACCHARUM - 'GREEN MOUNTAIN'	BB	3"	—	—
H	PARKWAY MAPLE	ACER PLATANOIDES - 'COLUMNAREMCAD'	BB	2"	—	2
I	NOT USED	—	—	—	—	—
J	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	BB	8'-0"	—	1
K	PRAIRIE DREAM BIRCH	BETULA FAPYRIFERA - 'VAREN' PP 15768	BB	8'-0"	—	2
L	COURAGEOUS CRABAPPLE TREE	MALUS x 'DURLAIREFACE'	CONT	15 GAL	—	—
M	HACKBERRY	CELTIS OCCIDENTALIS	BB	2-1/2"	—	—
N	AUTUMN GOLD GINKO	GINKO BILOBA - 'AUTUMN GOLD'	BB	2"	—	—
O	NOT USED	—	—	—	—	—
P	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS - 'IMPCOLE'	BB	2-1/2"	—	—
Q	NORTHERN ACCLAIM HONEYLOCUST	GLEDITSIA TRIACANTHOS - 'HARUF'	BB	2-1/2"	—	—
R	GREENSPIRE LINDEN	TILIA CORDATA - 'GREENSPIRE'	BB	2-1/2"	—	—
S	BOULEVARD LINDEN	TILIA AMERICANA - 'BOULEVARD'	BB	2"	—	—
T	—	—	BB	2-1/2"	—	—
U	PINK FLAIR CHERRY	PRUNUS SARGENTII - 'JFS-KIN'SUR'	BB	2"	—	—
V	—	—	—	—	—	—
AA	TINY WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS - 'TINY WINE'	CONT	#3	PER PLAN	—
BB	ARCTIC FIRE RED OSIER DOGWOOD	CORNUS STOLONIFERA	CONT	#3	PER PLAN	—
CC	BLUE ARROW JUNIPER	JUNIPERUS SCOPULORUM - 'BLUE ARROW'	CONT	#3	PER PLAN	—
DD	BIRDS NEST SPRUCE	PICEA ABIES - 'NIDIFORMIS'	CONT	#3	PER PLAN	—
EE	BLUE NEST SPRUCE	PICEA MARIANA - 'NAWA'	CONT	#3	PER PLAN	—
FF	ALPINE CURRANT	RIBES ALPINUM - 'GREENMOUND'	CONT	#3	PER PLAN	—
GG	MAGIC CARPET SPIREA	SPIREA JAPONICA - 'MAGIC CARPET'	CONT	#3	PER PLAN	—
HH	GOLDFLAME SPIREA	SPIREA JAPONICA - 'GOLDFLAME'	CONT	#3	PER PLAN	—
II	NOT USED	—	—	—	—	—
JJ	TAUNTON SPREADING YEW	TAXUS x MEDIA - 'TAUNTON'	CONT	#3	PER PLAN	—
KK	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS - 'HOLMSTRUP'	CONT	#3	PER PLAN	—
LL	COMPACT CRANBERRY BUSH	VIBURNUM TRILOBUM - 'SPRING GREEN COMPACT'	CONT	#3	PER PLAN	—
MM	FEATHER REED GRASS	CALAMAGROSTIS x ACUTIFLORA - 'AVALANCHE'	CONT	#2	PER PLAN	—
NN	PURPLE FLAME GRASS	MISCANTHUS SINENSIS - 'PURPUROSCENS'	CONT	#2	—	—
OO	NOT USED	—	—	—	—	—
PP	LIMELIGHT PRIME HYDRANGEA	HYDRANGEA PANICULATA - 'LIMELIGHT PRIME'	CONT	#3	PER PLAN	—
QQ	INCREDIBALL HYDRANGEA	HYDRANGEA ARBORESCENS - 'INCREDIBALL'	CONT	#3	PER PLAN	—
RR	DWARF BUSH HONEYSUCKLE	DIERVILLA IONICERA	CONT	#2	PER PLAN	—
SS	TINY WINE GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS - 'TINY WINE GOLD'	—	—	—	—
—	—	—	—	—	—	—
—	—	—	—	—	—	—

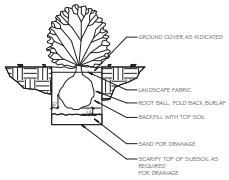
NOTES
1 - SINGLE STEM, TREE FORM
2 - MULTI-STEM CLUMP, (3 STEMS)
3 - HEAVY CLUMP FORM, (4 + STEMS)
4 - -
5 - -
6 - -
7 - -

LANDSCAPE SCHEDULE KEY

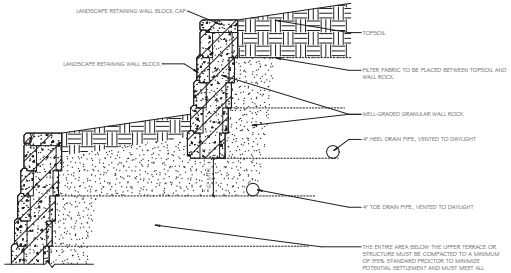
MARK. / QUANTITY



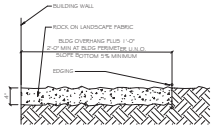
31 TYPICAL TREE PLANTING
1/4" = 1'-0"



32 TYPICAL SHRUB PLANTING
1/4" = 1'-0"



33 LANDSCAPE RETAINING WALL
3/4" = 1'-0"



35 ROCK BORDER
1" = 1'-0"

LANDSCAPE PLAN - NORTH

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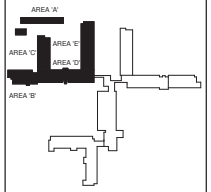
KEY PLAN



COUNTRY MANOR

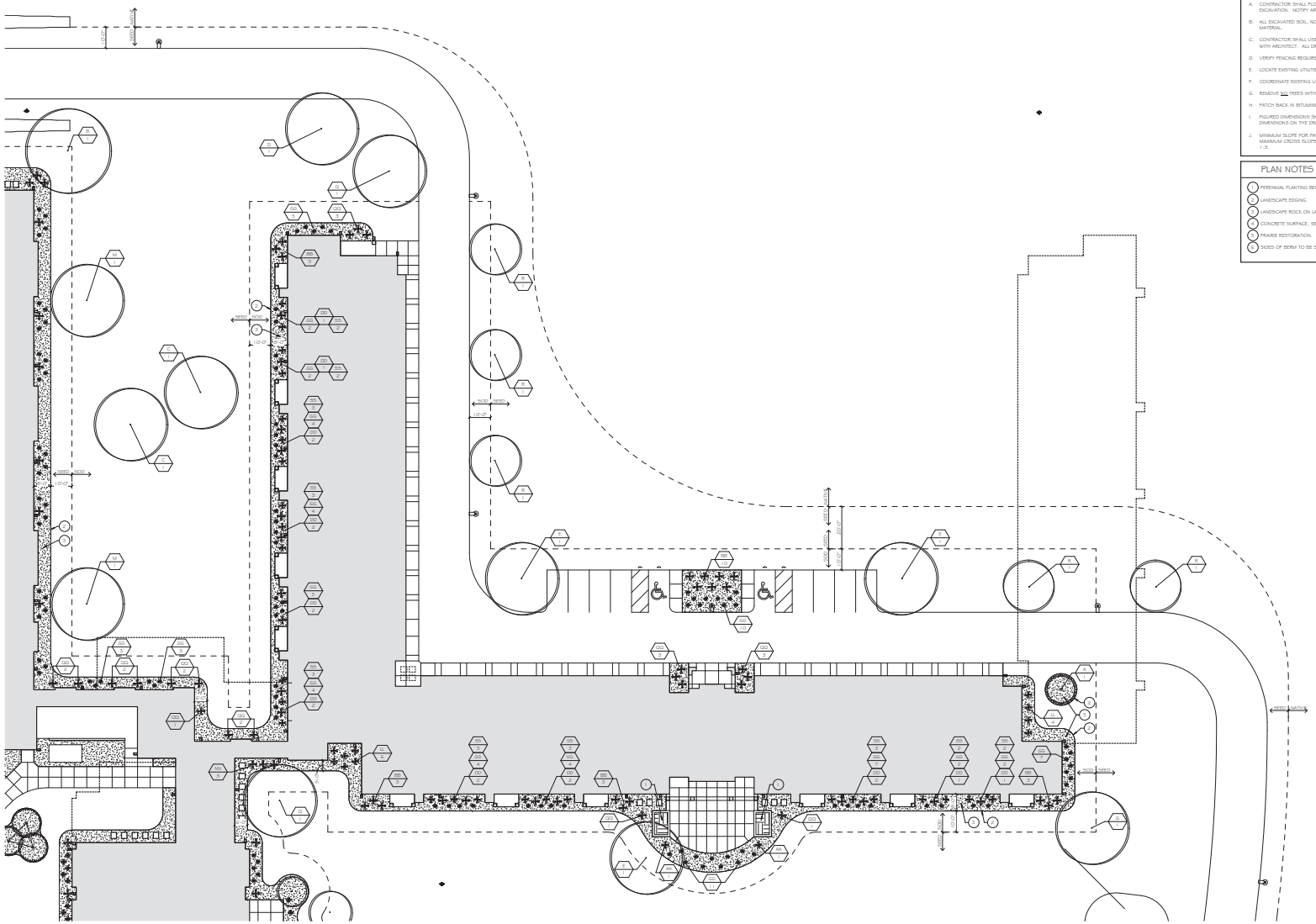
NEW FACILITY

BRAINERD, MINNESOTA

NORTH

DATE 10 MAY 2021
PROJECT 1839

A1.4



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

GENERAL SITE PLAN NOTES

A. 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.

B. ALL EXCAVATED SOIL, NOT SUITABLE FOR ENGINEERED FILL, MAY BE SAVED FOR USE AS SITE GRADING MATERIAL.

C. 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.

D. VERIFY FENCING REQUIREMENTS WITH GENERAL CONTRACTOR.

E. LOCATE EXISTING UTILITIES PRIOR TO ANY WORK.

F. COORDINATE EXISTING UTILITIES WITH MECHANICAL AND ELECTRICAL.

G. REMOVE NO TREES WITHOUT OWNERS' 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 SUIT ADJACENT ELEMENTS.

J. MINIMUM SLOPE FOR PAVING (BITUMINOUS) = 1%. CONCRETE PAVERS AND CONCRETE = 2%. MAXIMUM CROSS SLOPE OF WALKWAYS = 2%. MAXIMUM GRADE FOR SODDED OR SEEDED AREAS: 1:3.

PLAN NOTES

1. PERENNIAL PLANTING BED. SEE 35/A1.1.
2. LANDSCAPE EDGING.
3. LANDSCAPE ROCK ON LANDSCAPE FABRIC.
4. CONCRETE SURFACE. SEE SITE PLAN.
5. PRAIRIE RESTORATION.
6. SIDES OF BERM TO BE SOD.

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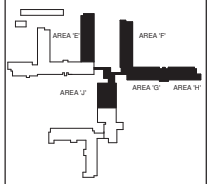
DATE 30 APRIL 2021 REG. NO. 42532

Revision Schedule

Revision Number	Revision Description	Revision Date

review set

KEY PLAN



COUNTRY MANOR

NEW FACILITY

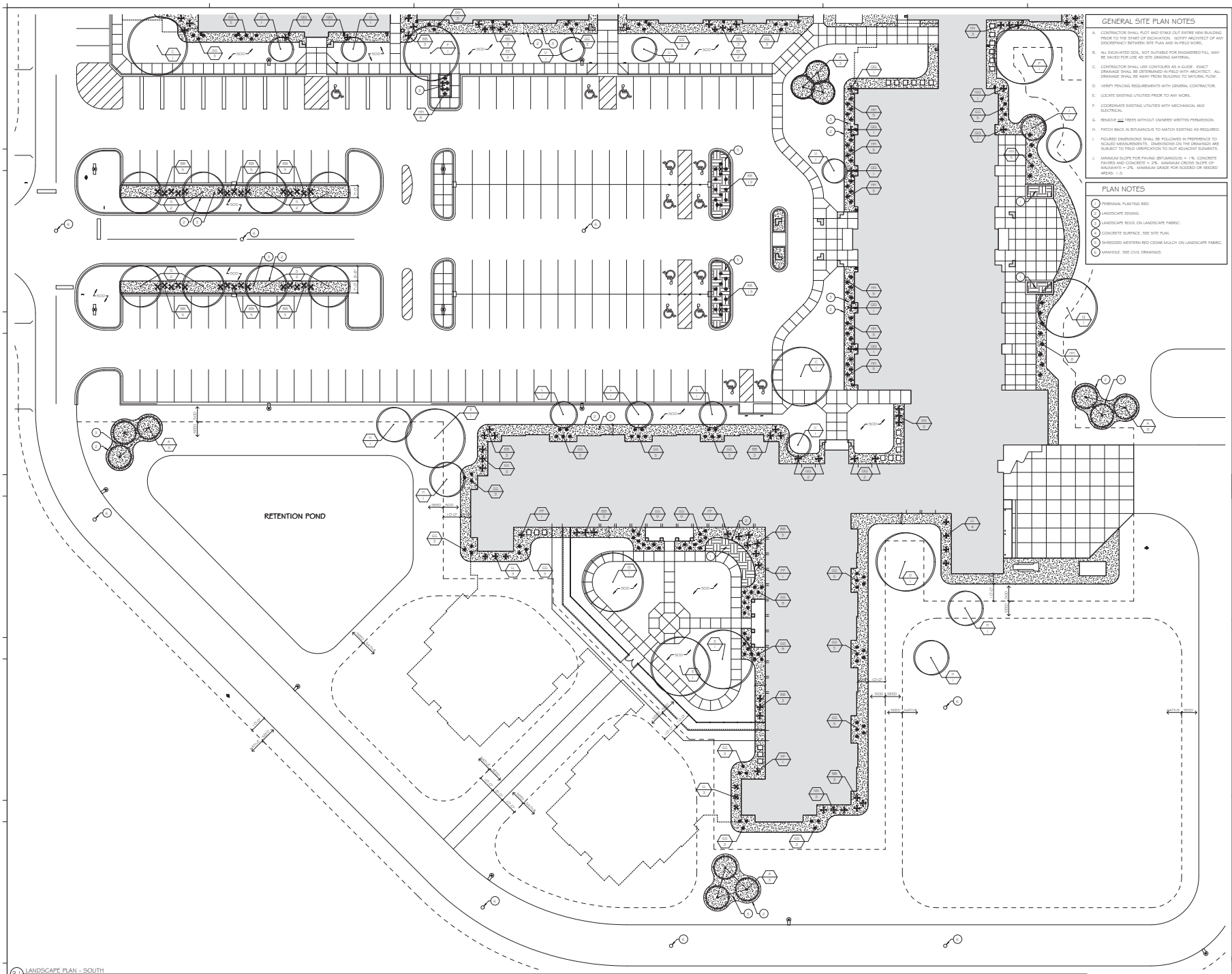
BRAINERD, MINNESOTA

NORTH

DATE 10 MAY 2021
PROJECT 1839

A1.5

LANDSCAPE PLAN - EAST



GENERAL SITE PLAN NOTES

A. 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.

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PLAN NOTES

1. PERENNIAL PLANTING BED.
2. LANDSCAPE EDGING.
3. LANDSCAPE ROCK ON LANDSCAPE FABRIC.
4. CONCRETE SURFACE, SEE SITE PLAN.
5. SHREDDED WESTERN RED CEDAR MULCH ON LANDSCAPE FABRIC.
6. MANHOLE, SEE CIVIL DRAWINGS.

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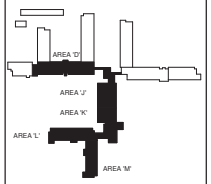
KEY PLAN



COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

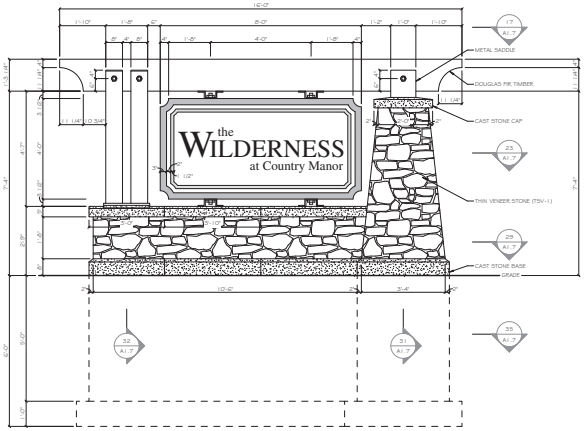
NORTH

DATE 10 MAY 2021
PROJECT 1839

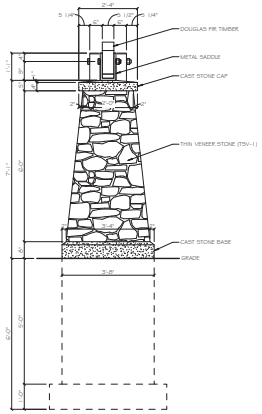
A1.6

31 LANDSCAPE PLAN - SOUTH1
1" = 20'-0"

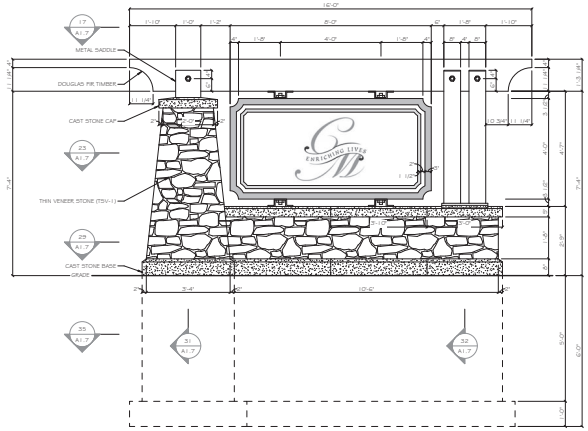
LANDSCAPE PLAN - SOUTH



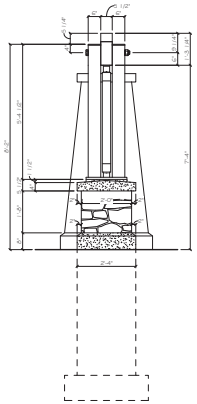
7 MONUMENT SIGN - FRONT ELEVATION
1/2" = 1'-0"



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

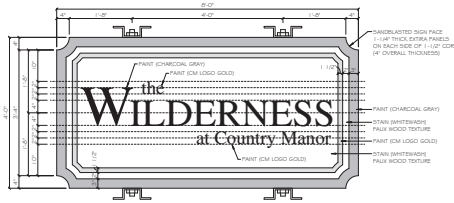


10 MONUMENT SIGN - BACK ELEVATION
1/2" = 1'-0"

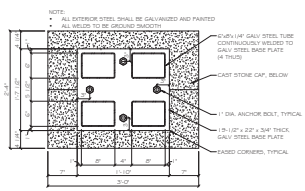


12 MONUMENT SIGN - SIDE ELEVATION
1/2" = 1'-0"

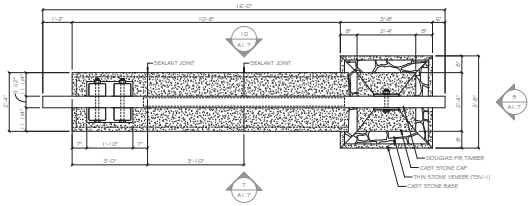
13 CAST STONE BASE PROFILE
3" = 1'-0"



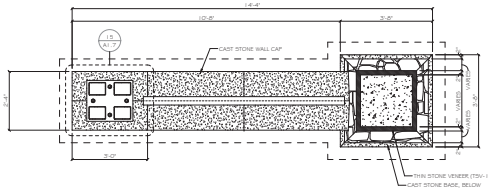
14 MONUMENT SIGN - SIGNAGE PANEL
3/4" = 1'-0"



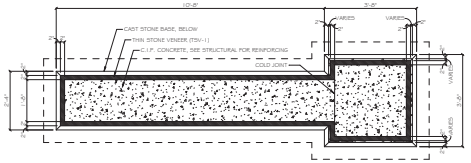
15 MONUMENT SIGN - PLAN DETAIL
1" = 1'-0"



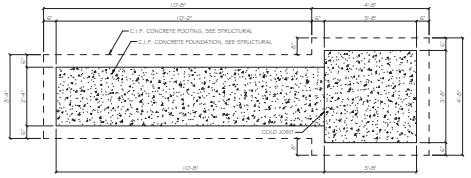
17 MONUMENT SIGN - PLAN (ABOVE)
1/2" = 1'-0"



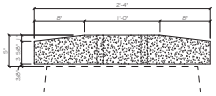
23 MONUMENT SIGN - PLAN
1/2" = 1'-0"



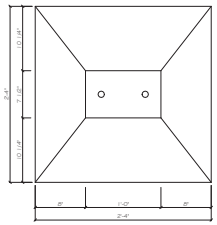
29 MONUMENT SIGN - BASE PLAN
1/2" = 1'-0"



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

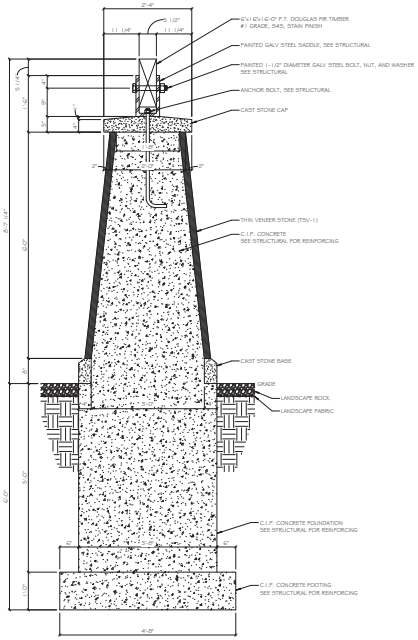


SECTION VIEW

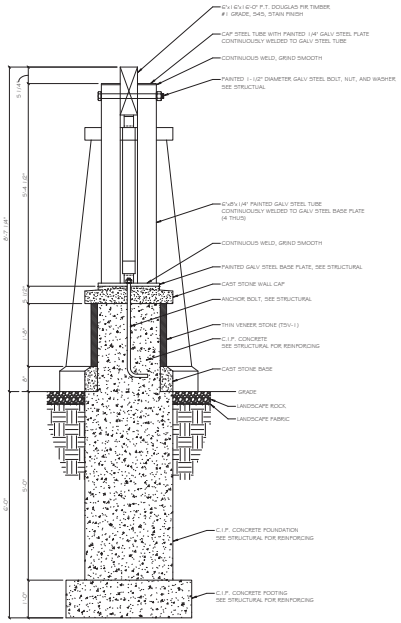


TOP VIEW

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



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



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

SITE MONUMENT SIGN

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review set

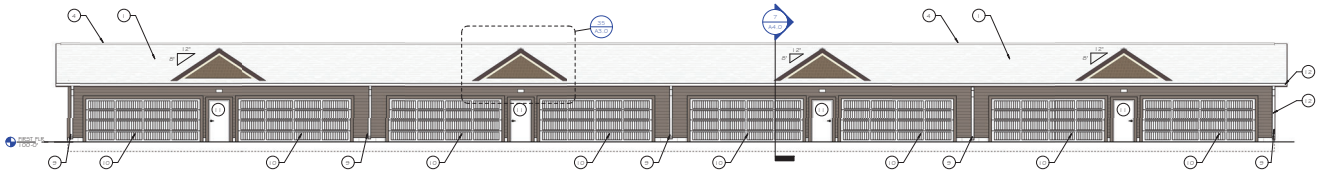
COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

DATE 10 MAY 2021
PROJECT 1839

A1.7



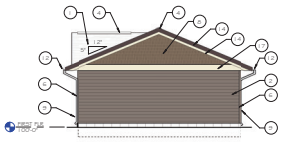
1 EXTERIOR ELEVATION - AREA 'A' - NORTH BLDG (SOUTH)
1/8" = 1'-0"

GENERAL NOTES

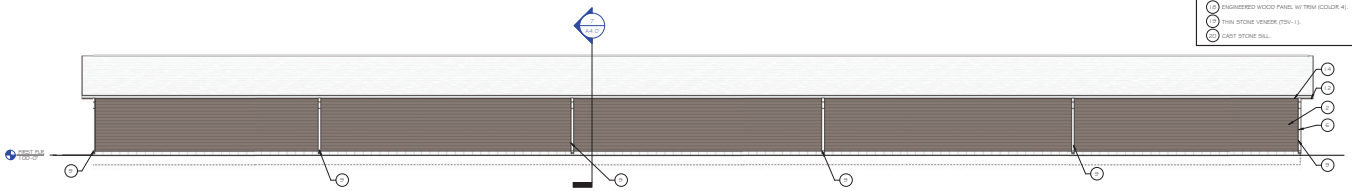
A.	COLOR 1	LAP SIDING 1
B.	COLOR 2	LAP SIDING 2
C.	COLOR 3	FREIZE TRIM, AND WINDOW WRAP TRIM
D.	COLOR 4	FASCIA, SOFFIT, AND COLUMN TRIM
E.	COLOR 5	VINYL SHAKE SIDING

ELEVATION NOTES

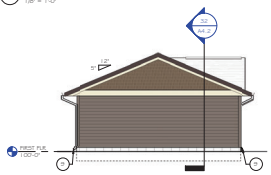
1. SHINGLE ROOFING, TYPICAL.
2. PRE-FINISHED METAL LAP SIDING 1 (COLOR 1).
3. VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM (COLOR 3).
4. CONTINUOUS RIDGE VENT.
5. PRE-FINISHED METAL FASCIA (COLOR 4), TYPICAL.
6. PRE-FINISHED SIDING CORNER TRIM, TYPICAL - COLOR TO MATCH ADJACENT SIDING.
7. ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3).
8. VINYL SHAKE (COLOR 5).
9. PRE-FINISHED METAL DOWNSPOUT W/ SPLASHBLOCK - COLOR TO MATCH ADJ SIDING.
10. OVERHEAD SECTIONAL DOOR W/ PRE-FINISHED METAL TRIM.
11. METAL DOOR W/ WOOD FRAME (PAINT) W/ PRE-FINISHED METAL TRIM.
12. PRE-FINISHED METAL GUTTER (COLOR 4).
13. PRE-FINISHED METAL LAP SIDING 2 (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 1/4" (COLOR 3).
18. ENGINEERED WOOD PANEL W/ TRIM (COLOR 4).
19. THIN STONE VENEER (TSV-1).
20. CAST STONE SILL.



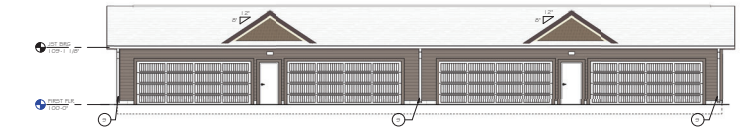
7 EXTERIOR ELEVATION - AREA 'A' - END
1/8" = 1'-0"



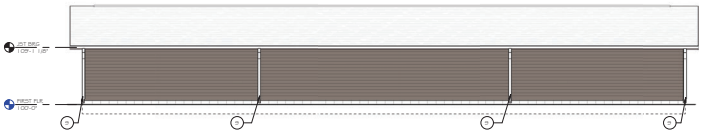
8 EXTERIOR ELEVATION - AREA 'A' - NORTH BLDG (NORTH)
1/8" = 1'-0"



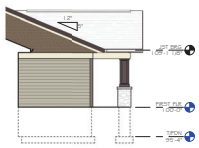
13 EXTERIOR ELEVATION - AREA 'A' - END
1/8" = 1'-0"
SEE 7/A3.0 FOR ADDITIONAL INFORMATION



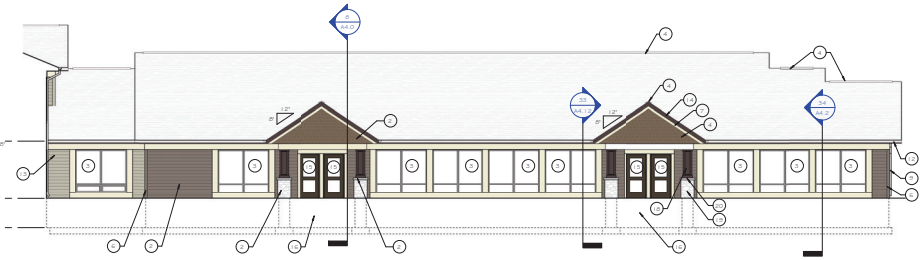
14 EXTERIOR ELEVATION - AREA 'A' - SOUTH BLDG (NORTH)
1/8" = 1'-0"
SEE 1/A3.0 FOR ADDITIONAL INFORMATION



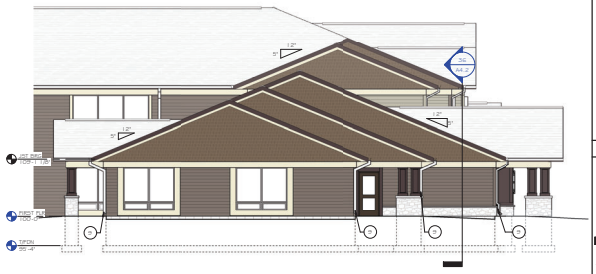
16 EXTERIOR ELEVATION - AREA 'A' - SOUTH BLDG (SOUTH)
1/8" = 1'-0"
SEE 26/A3.0 FOR ADDITIONAL INFORMATION



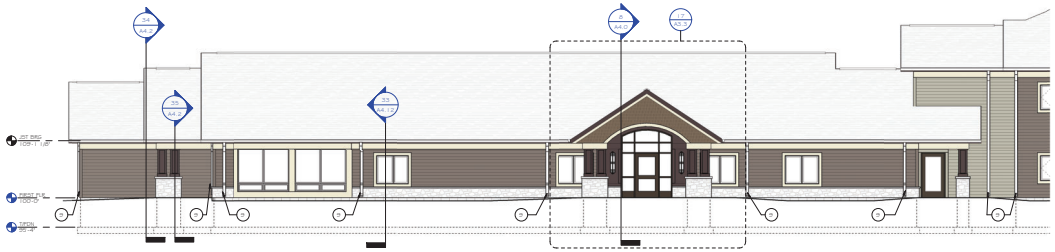
25 EXTERIOR ELEVATION - AREA 'B' - EAST
1/8" = 1'-0"



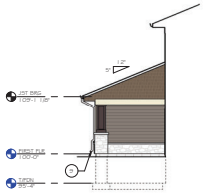
26 EXTERIOR ELEVATION - AREA 'B' - NORTH
1/8" = 1'-0"



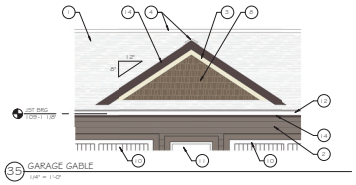
29 EXTERIOR ELEVATION - AREA 'B' - WEST
1/8" = 1'-0"
SEE 26/A3.0 FOR ADDITIONAL INFORMATION



31 EXTERIOR ELEVATION - AREA 'B' - SOUTH
1/8" = 1'-0"
SEE 26/A3.0 FOR ADDITIONAL INFORMATION



34 EXTERIOR ELEVATION - AREA 'B' - EAST
1/8" = 1'-0"
SEE 26/A3.0 FOR ADDITIONAL INFORMATION



35 GARAGE GABLE
1/4" = 1'-0"

EXTERIOR ELEVATIONS - AREA A, B

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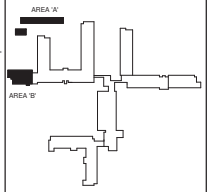


COUNTRY MANOR

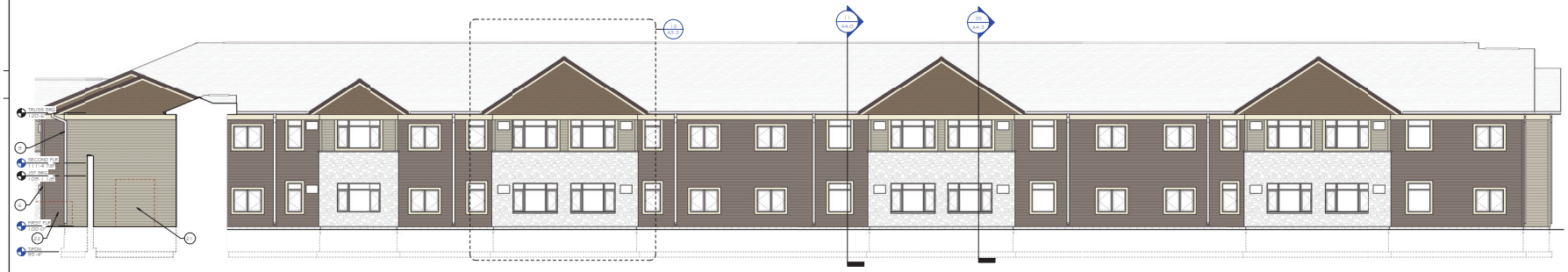
NEW FACILITY

BRAINERD, MINNESOTA

DATE 10 MAY 2021
PROJECT 1839

A3.0

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

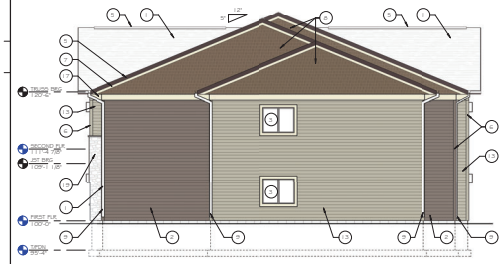


13 EXTERIOR ELEVATION - AREA E - EAST
1/8" = 1'-0"

SEE 7A3.1 FOR ADDITIONAL INFORMATION

25 EXTERIOR ELEVATION
1/8" = 1'-0"

SEE 7A3.1 FOR ADDITIONAL INFORMATION



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

SEE 25A3.1 FOR ADDITIONAL INFORMATION

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

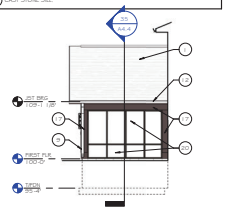
SEE 25A3.1 FOR ADDITIONAL INFORMATION

GENERAL NOTES

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

ELEVATION NOTES

1. SHINGLE ROOFING, TYPICAL.
2. PRE-FINISHED METAL LAP SIDING 1 (COLOR 1).
3. VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM (COLOR 3).
4. CONTINUOUS RIDGE VENT.
5. PRE-FINISHED METAL FASCIA (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 SHAKE SIDING (COLOR 5).
9. PRE-FINISHED METAL DOWNSPOUT W/ SPLASHBLOCK - COLOR TO MATCH ADJACENT SIDING.
10. A/C UNIT, SEE MECHANICAL.
11. VINYL WINDOW SYSTEM W/ MANUFACTURED THIN STONE VENEER (TSV-1).
12. PRE-FINISHED METAL GUTTER (COLOR 4).
13. PRE-FINISHED METAL LAP SIDING 2 (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 1/4" (COLOR 3).
18. ENGINEERED WOOD PANEL W/ TRIM (COLOR 4).
19. THIN STONE VENEER (TSV-1).
20. SCREEN SYSTEM W/ ALUMINUM FRAME AND SCREEN DOOR.
21. GENERATOR, SEE ELECTRICAL.
22. TRANSFORMER, SEE ELECTRICAL.
23. CAST STONE SILL.



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

EXTERIOR ELEVATIONS - AREA D, E

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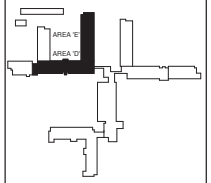
Revision Schedule

Revision Number	Revision Description	Revision Date

review set

KEY PLAN



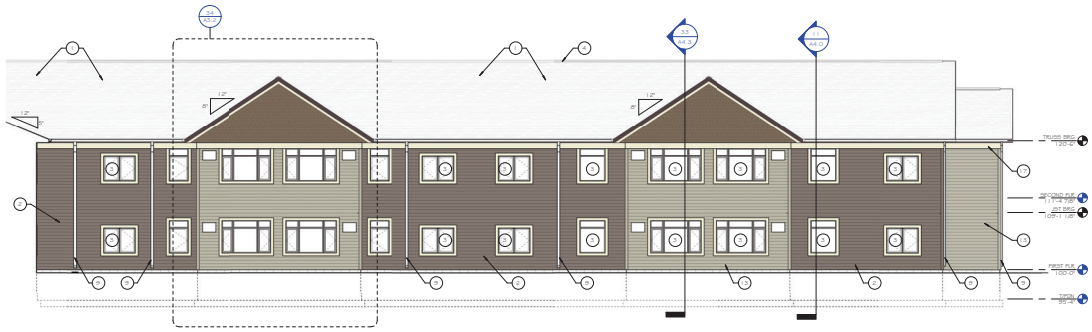
COUNTRY MANOR

NEW FACILITY

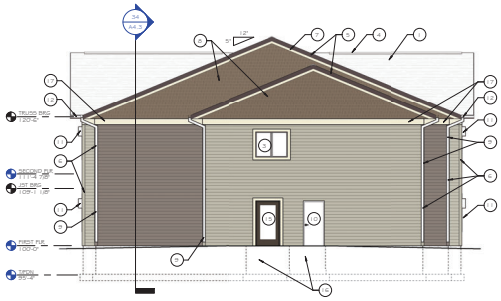
BRAINERD, MINNESOTA

DATE 10 MAY 2021
PROJECT 1839

A3.1



7 EXTERIOR ELEVATION - AREA 'C' - EAST
1.08" = 1'-0"



11 EXTERIOR ELEVATION - AREA 'C' - NORTH
1.08" = 1'-0"

SEE 7/A3.2 FOR ADDITIONAL INFORMATION

13 EXTERIOR ELEVATION - AREA C - WEST
1.08" = 1'-0"

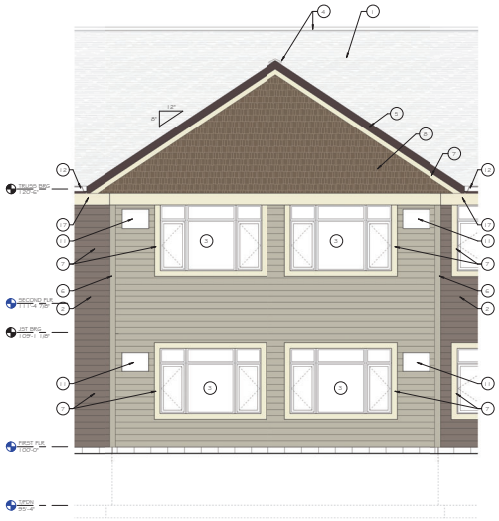
SEE 7/A3.2 FOR ADDITIONAL INFORMATION

GENERAL NOTES

A.	COLOR 1	LAP SIDING 1
B.	COLOR 2	LAP SIDING 2
C.	COLOR 3	FRIEZE TRIM, AND WINDOW WRAP TRIM
D.	COLOR 4	FASCIA, SOFFIT, AND COLUMN TRIM
E.	COLOR 5	VINYL SHAKE SIDING

ELEVATION NOTES

1. SHINGLE ROOFING, TYPICAL.
2. PRE-FINISHED METAL LAP SIDING 1 (COLOR 1).
3. VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM (COLOR 3).
4. CONTINUOUS RIDGE VENT.
5. PRE-FINISHED METAL FASCIA (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 SHAKE SIDING (COLOR 5).
9. PRE-FINISHED METAL DOWNSPOUT W/ SPLASHBLOCK - COLOR TO MATCH ADJ SIDING.
10. INSULATED HOLLOW METAL DOOR AND FRAME. PAINT.
11. AIR CONDITIONER WALL UNIT - SEE MECHANICAL.
12. PRE-FINISHED METAL GUTTER (COLOR 4).
13. PRE-FINISHED METAL LAP SIDING 2 (COLOR 2).
14. NOT USED.
15. ALUMINUM ENTRANCE SYSTEM.
16. STOOP, SEE STRUCTURAL.
17. ENGINEERED WOOD TRIM - 1 1 1/4" (COLOR 3).



34 ENLARGED ELEVATIO
1.04" = 1'-0"

EXTERIOR ELEVATIONS - AREA C

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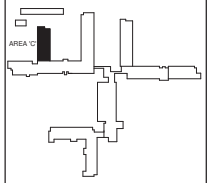


COUNTRY MANOR

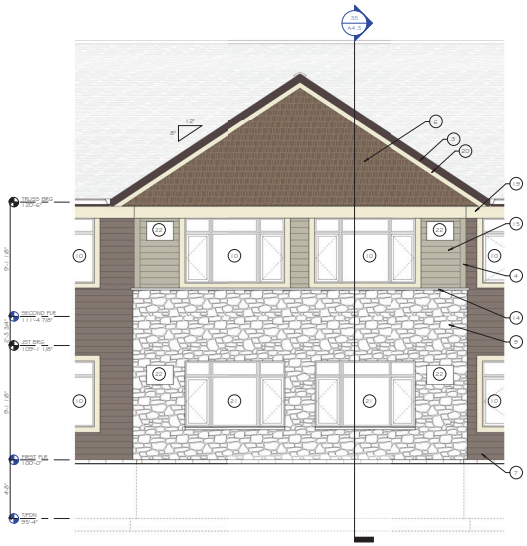
NEW FACILITY

BRAINERD, MINNESOTA

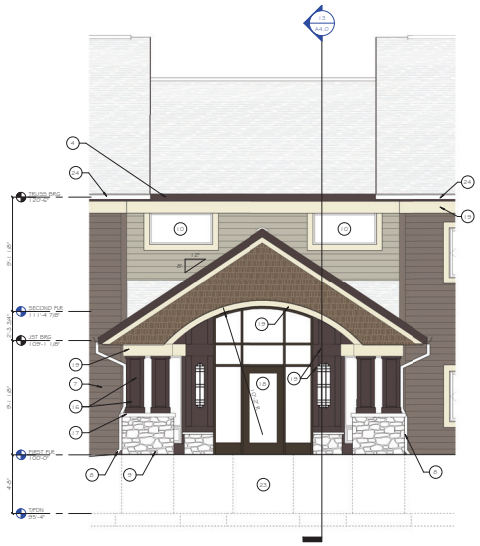
NORTH

DATE 10 MAY 2021
PROJECT 1839

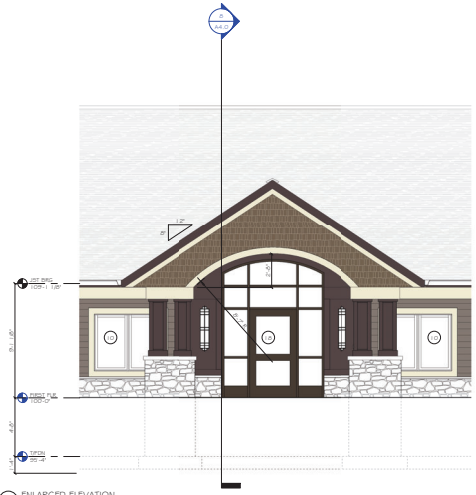
A3.2



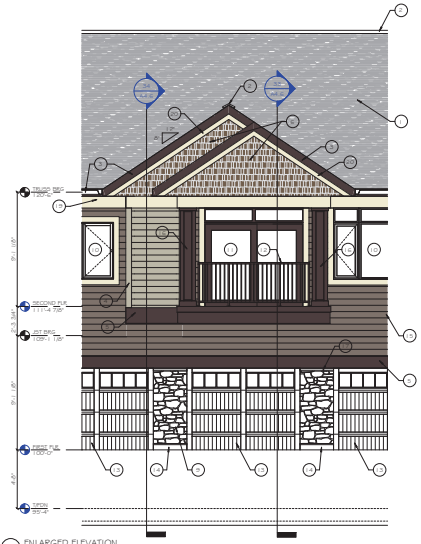
13 ENLARGED ELEVATION
1/4" = 1'-0"



15 ENLARGED ELEVATION
1/4" = 1'-0"



17 ENLARGED ELEVATION
1/4" = 1'-0"



25 ENLARGED ELEVATION
1/4" = 1'-0"

26 ENLARGED ELEVATION
1/4" = 1'-0"

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	FASCIA, SOFFIT, AND COLUMN TRIM
E.	COLOR 5	VINYL SHAKE SIDING

ELEVATION NOTES

1. SHINGLE ROOFING, TYPICAL.
2. CONTINUOUS RIDGE VENT.
3. PRE-FINISHED METAL FASCIA (COLOR 4).
4. PRE-FINISHED SIDING CORNER TRIM - 5 1/2" (COLOR 2), TYPICAL - COLOR TO MATCH ADJACENT SIDING.
5. ENGINEERED WOOD TRIM - 1 1 1/4" (COLOR 4)
6. VINYL SHAKE SIDING (COLOR 5).
7. PRE-FINISHED METAL LAP SIDING 1 (COLOR 1).
8. PRE-FINISHED METAL SCUPPER AND DOWNSPOUT.
9. THIN STONE VENEER (TSV-1).
10. VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3).
11. VINYL PATIO DOOR W/ TRANSOM AND ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3).
12. ALUMINUM RAILING SYSTEM - SEE 10/A4.2.
13. OVERHEAD SECTIONAL DOOR, SEE DOOR SCHEDULE.
14. CAST STONE WALL BASE.
15. PRE-FINISHED METAL LAP SIDING 2 (COLOR 2).
16. SQUARE COLUMN, SEE DETAILS 3-6/A4.6 AND 3 1/A4.4. ENGINEERED WOOD TRIM AT BASE AND CAP TO BE PRE-FINISHED COLOR. PAINT ENGINEERED WOOD TRIM SHAFT AND CORNER TRIM (COLOR 4).
17. CAST STONE SILL.
18. ALUMINUM ENTRANCE SYSTEM.
19. ENGINEERED WOOD TRIM - 1 1 1/4" (COLOR 3).
20. ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3).
21. VINYL WINDOW SYSTEM W/ MANUFACTURED THIN STONE VENEER (TSV-1) AND CAST STONE SILL.
22. A/C UNIT, SEE MECHANICAL.
23. STOOP, SEE STRUCTURAL.
24. PRE-FINISHED METAL GUTTER (COLOR 4).

EXTERIOR ELEVATIONS - ENLARGED ELEVATIONS

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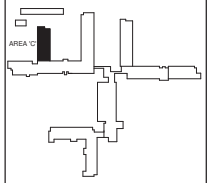


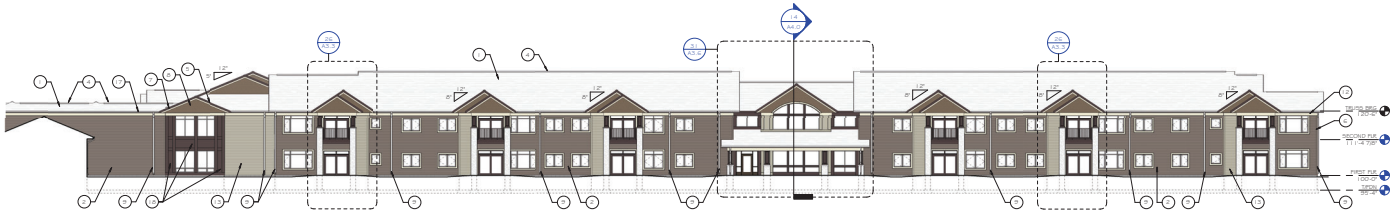
COUNTRY MANOR

NEW FACILITY

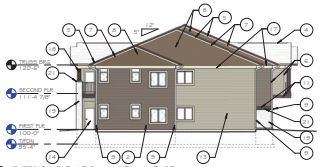
BRAINERD, MINNESOTA

DATE 10 MAY 2021
PROJECT 1839

A3.3

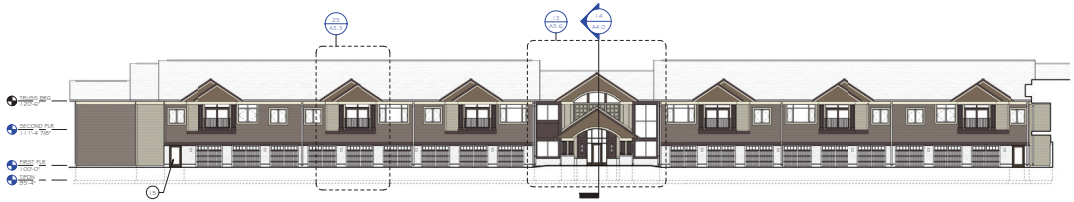


1 EXTERIOR ELEVATION - AREA G, H - SOUTH
1/16" = 1'-0"



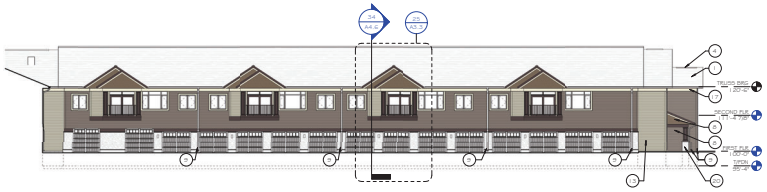
7 EXTERIOR ELEVATION - AREA H - EAST
1/16" = 1'-0"

SEE 1/A3.4 FOR ADDITIONAL INFORMATION



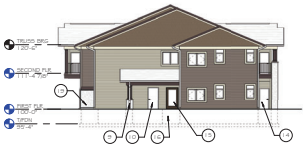
8 EXTERIOR ELEVATION - AREA G AND H - NORTH
1/16" = 1'-0"

SEE 1/A3.4 FOR ADDITIONAL INFORMATION



13 EXTERIOR ELEVATION - AREA F - EAST
1/16" = 1'-0"

SEE 8/A3.4 FOR ADDITIONAL INFORMATION

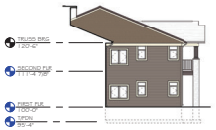


15 EXTERIOR ELEVATION - AREA F - NORTH
1/16" = 1'-0"

SEE 7/A3.4 FOR ADDITIONAL INFORMATION

19 EXTERIOR ELEVATION - AREA F - WEST
1/16" = 1'-0"

SEE 1/A3.4 FOR ADDITIONAL INFORMATION



22 EXTERIOR ELEVATION - AREA G - WEST
1/16" = 1'-0"

SEE 1/A3.4 FOR ADDITIONAL INFORMATION

GENERAL NOTES

A.	COLOR 1	LAP SIDING 1
B.	COLOR 2	LAP SIDING 2
C.	COLOR 3	FREIZE TRIM, AND WINDOW WRAP TRIM
D.	COLOR 4	FASCIA, SOFFIT, AND COLUMN TRIM
E.	COLOR 5	VINYL SHAKE SIDING

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 FASCIA (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 SHAKE SIDING (COLOR 5).
9. PRE-FINISHED METAL DOWNSPOUT W/ SPLASHBLOCK - COLOR TO MATCH ADJ SIDING.
10. INSULATED HM DOOR AND FRAME - PAINT.
11. METAL DOOR W/ WOOD FRAME (PAINT) W/ PRE-FINISHED METAL TRIM.
12. PRE-FINISHED METAL GUTTER (COLOR 4).
13. PRE-FINISHED METAL LAP SIDING (COLOR 2).
14. METAL DOOR W/ WOOD FRAME (PAINT) W/ PRE-FINISHED METAL TRIM.
15. ALUMINUM ENTRANCE SYSTEM.
16. STOOP, SEE STRUCTURAL.
17. ENGINEERED WOOD TRIM - 1 1 1/4" (COLOR 3).
18. ENGINEERED WOOD PANEL W/ TRIM (COLOR 4).
19. THIN STONE VENEER (TSV-1).
20. CAST STONE WALL BASE.
21. CAST STONE SILL.
22. ENGINEERED WOOD TRIM - 1 1 1/4" (COLOR 4).

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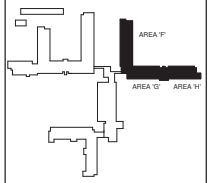


COUNTRY MANOR

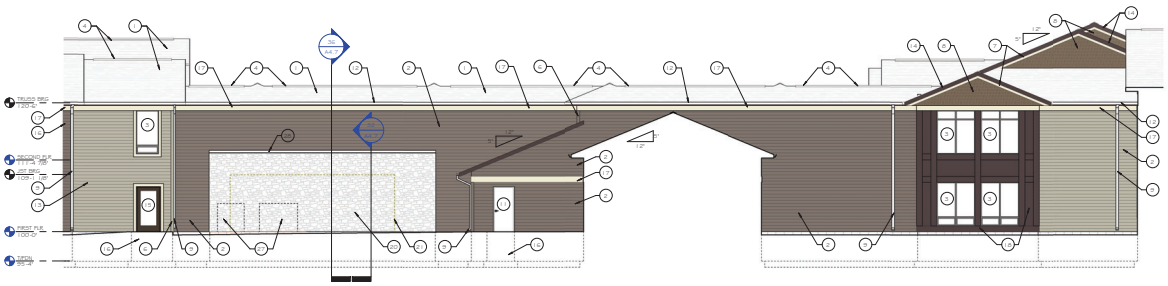
NEW FACILITY

BRAINERD, MINNESOTA

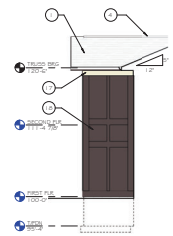
DATE 10 MAY 2021
PROJECT 1839

A3.4

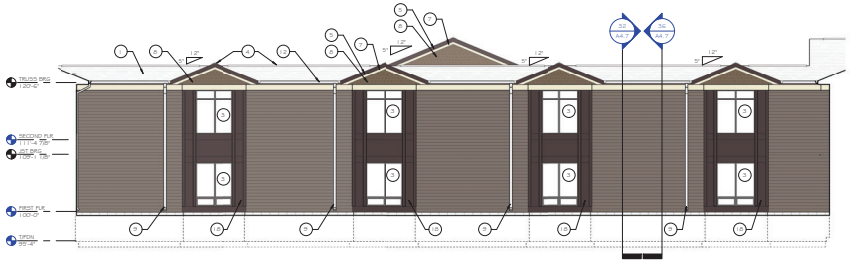
EXTERIOR ELEVATIONS - AREAS F, G, H



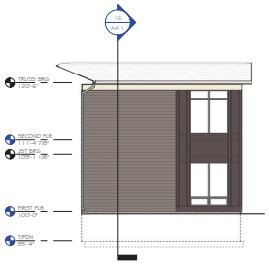
7 EXTERIOR ELEVATION - AREA D, G, J - SOUTH
1/8" = 1'-0"



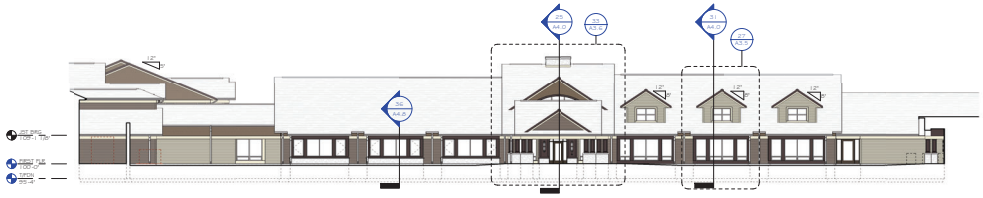
11 EXTERIOR ELEVATION - AREA G - EAST
1/8" = 1'-0"
SEE 7/A3.5 FOR ADDITIONAL INFORMATION



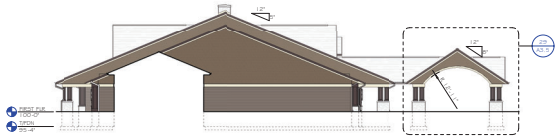
13 EXTERIOR ELEVATION - AREA J - NORTH
1/8" = 1'-0"
SEE 7/A3.5 FOR ADDITIONAL INFORMATION



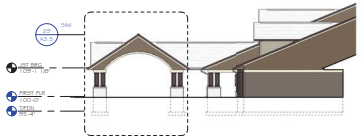
16 EXTERIOR ELEVATION - AREA J - EAST
1/8" = 1'-0"
SEE 7/A3.5 FOR ADDITIONAL INFORMATION



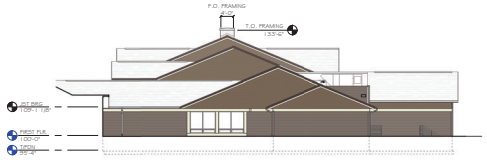
21 EXTERIOR ELEVATION - AREA J, K - WEST
1/16" = 1'-0"
SEE 7/A3.5 FOR ADDITIONAL INFORMATION



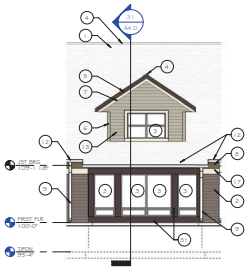
19 EXTERIOR ELEVATION - AREA J - NORTH
1/16" = 1'-0"



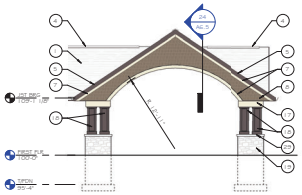
25 EXTERIOR ELEVATION - AREA K - SOUTH
1/16" = 1'-0"



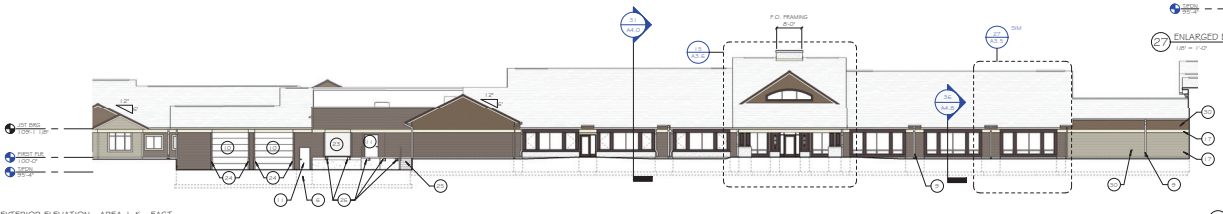
26 EXTERIOR ELEVATION - AREA K - SOUTH
1/16" = 1'-0"
SEE 7/A3.5 FOR ADDITIONAL INFORMATION



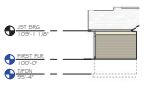
27 ENLARGED ELEVATION
1/8" = 1'-0"



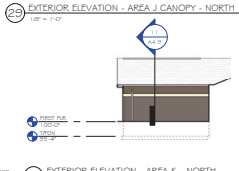
29 EXTERIOR ELEVATION - AREA J CANOPY - NORTH
1/8" = 1'-0"



31 EXTERIOR ELEVATION - AREA J, K - EAST
1/16" = 1'-0"
SEE 7/A3.5 FOR ADDITIONAL INFORMATION



35 EXTERIOR ELEVATION - AREA 'K' - EAST
1/16" = 1'-0"
SEE 2/A3.5 FOR ADDITIONAL INFORMATION



36 EXTERIOR ELEVATION - AREA K - NORTH
1/16" = 1'-0"
SEE 2/A3.5 FOR ADDITIONAL INFORMATION

GENERAL NOTES

A.	COLOR 1	LAP SIDING 1
B.	COLOR 2	LAP SIDING 2
C.	COLOR 3	FREIZE TRIM, AND WINDOW WRAP TRIM
D.	COLOR 4	FASCIA, SOFFIT, AND COLUMN TRIM
E.	COLOR 5	VINYL SHAKE SIDING

ELEVATION NOTES

1. SHINGLE ROOFING, TYPICAL.
2. PRE-FINISHED METAL LAP SIDING 1 (COLOR 1).
3. VINYL WINDOW SYSTEM.
4. CONTINUOUS RIDGE VENT.
5. PRE-FINISHED METAL FASCIA (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 SHAKE SIDING (COLOR 5).
9. PRE-FINISHED METAL DOWNSPOUT W/ SPLASHBLOCK - COLOR TO MATCH ADJ SIDING.
10. OVERHEAD SECTIONAL DOOR TYPE 3 (OH-3) W/ PRE-FINISHED METAL TRIM.
11. METAL DOOR W/ WOOD FRAME (PAINT) W/ PRE-FINISHED METAL TRIM.
12. PRE-FINISHED METAL GUTTER (COLOR 4).
13. PRE-FINISHED METAL LAP SIDING 2 (COLOR 2).
14. ENGINEERED WOOD TRIM - 5 1/2" (COLOR 4).
15. ALUMINUM ENTRANCE SYSTEM W/ PRE-ENGINEERED WOOD TRIM (COLOR 3).
16. STOOP, SEE STRUCTURAL.
17. ENGINEERED WOOD TRIM - 1 1 1/4" (COLOR 3).
18. ENGINEERED WOOD PANEL W/ TRIM (COLOR 4).
19. THIN STONE VENEER (TSV-1).
20. CMU SCREEN WALL W/ MANUFACTURED THIN STONE VENEER.
21. GENERATOR BEYOND, SEE ELECTRICAL.
22. MECHANICAL UNIT, SEE MECHANICAL.
23. OVERHEAD INSULATED COILING DOOR TYPE 1 (OCD-1).
24. BOLLARD SET IN CONCRETE FOUNDATION (BOLLARD TYPE 1). SEE 3/A1.1.
25. GALVANIZED METAL STAIRS W/ GUARD RAIL AND HANDRAIL.
26. DOCK BUMPERS.
27. TRANSFORMER, SEE ELECTRICAL.
28. PRE-FINISHED METAL CAP FLASHING.
29. CAST STONE SILL.
30. FIRE DEPARTMENT CONNECTION.
31. ENGINEERED WOOD TRIM - 1 1 1/4" (COLOR 4).

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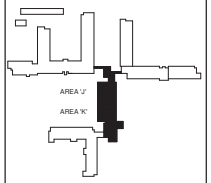

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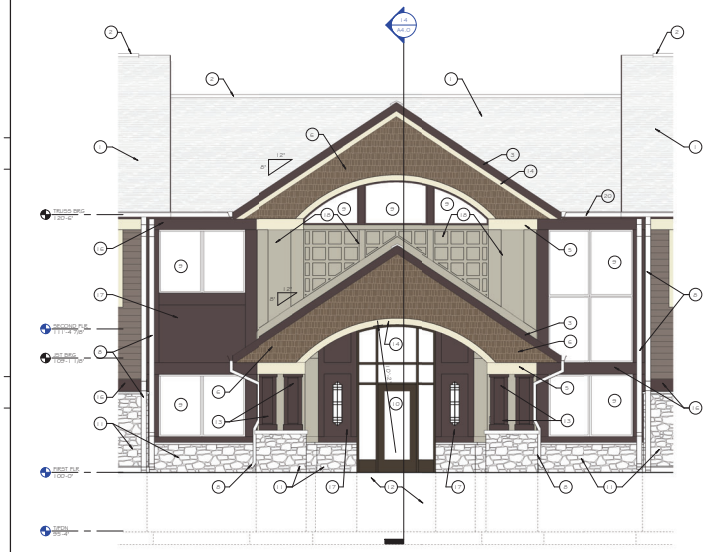
NEW FACILITY

BRAINERD, MINNESOTA

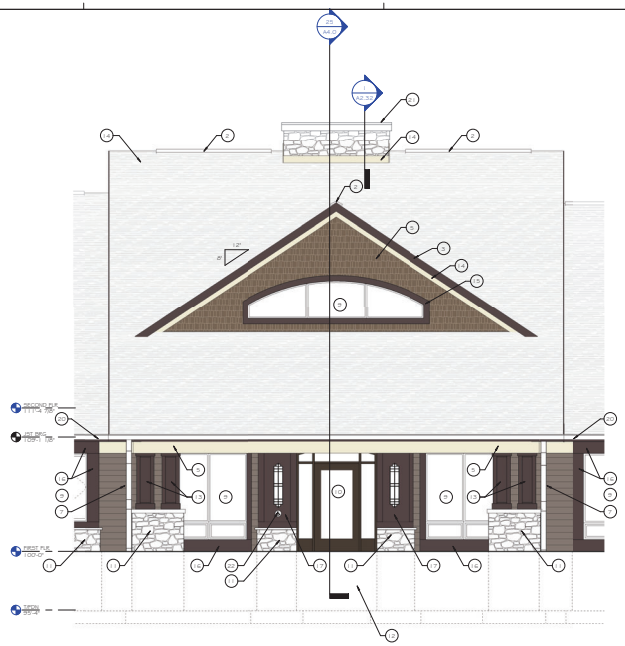
DATE 10 MAY 2021
PROJECT 1839

A3.5

EXTERIOR ELEVATIONS - AREAS J, K



1.3 ENLARGED ELEVATION AREA G - NORTH
1/4" = 1'-0"



1.5 ENLARGED ELEVATION AREA J - EAST
1/4" = 1'-0"

SEE 13A3.6 FOR ADDITIONAL INFORMATION

GENERAL NOTES

A.	COLOR 1	LAP SIDING 1
B.	COLOR 2	LAP SIDING 2
C.	COLOR 3	FREIZE TRIM, AND WINDOW WRAP TRIM
D.	COLOR 4	FASCIA, SOFFIT, AND COLUMN TRIM
E.	COLOR 5	VINYL SHAKE SIDING

ELEVATION NOTES

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

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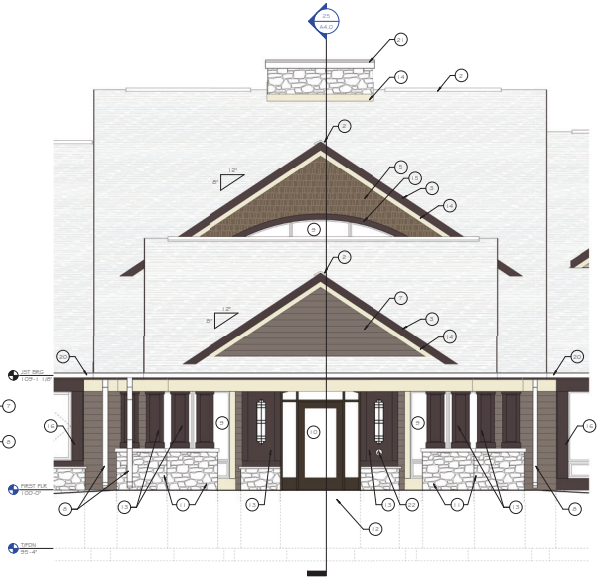
3.1 ENLARGED ELEVATION AREA G - SOUTH
1/4" = 1'-0"



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

SEE 33A3.6 FOR ADDITIONAL INFORMATION

3.5 ENLARGED ELEVATION - AREA J - WEST
1/4" = 1'-0"

SEE 33A3.6 FOR ADDITIONAL INFORMATION

EXTERIOR ELEVATIONS - ENLARGED ELEVATIONS

COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

DATE 10 MAY 2021
PROJECT 1839

A3.6

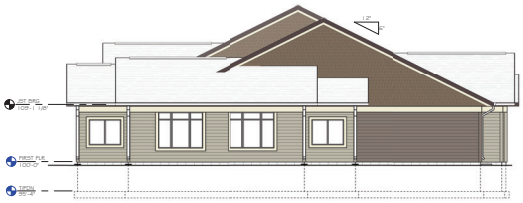
7 EXTERIOR ELEVATION - AREA M - EAST
1/8" = 1'-0"

GENERAL NOTES

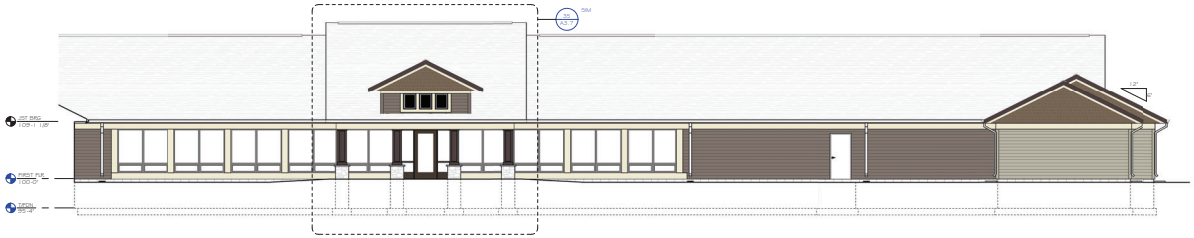
A.	COLOR 1	LAP SIDING 1
B.	COLOR 2	LAP SIDING 2
C.	COLOR 3	FREIZE TRIM, AND WINDOW WRAP TRIM
D.	COLOR 4	FASCIA, SOFFIT, AND COLUMN TRIM
E.	COLOR 5	VINYL SHAKE SIDING

ELEVATION NOTES

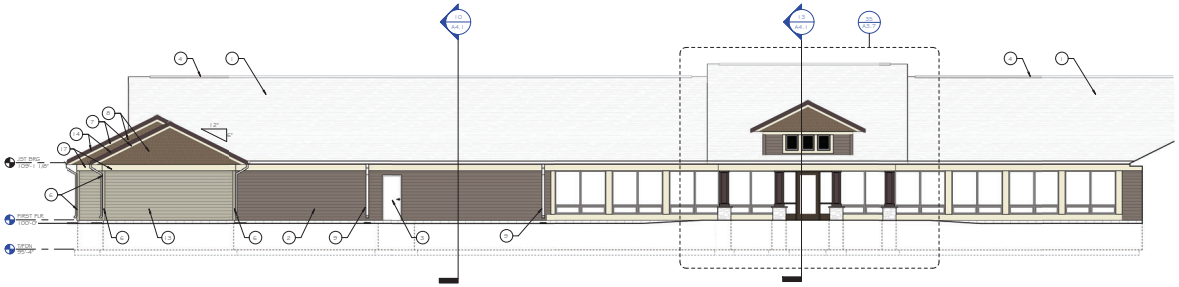
1. SHINGLE ROOFING, TYPICAL.
2. PRE-FINISHED METAL LAP SIDING 1 (COLOR 1).
3. VINYL WINDOW SYSTEM.
4. CONTINUOUS RIDGE VENT.
5. PRE-FINISHED METAL FASCIA (COLOR 4), TYPICAL.
6. PRE-FINISHED SIDING CORNER TRIM, TYPICAL - COLOR TO MATCH ADJACENT SIDING.
7. ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3).
8. VINYL SHAKE SIDING (COLOR 5).
9. PRE-FINISHED METAL DOWNSPOUT W/ SPLASHBLOCK - COLOR TO MATCH ADJ SIDING.
10. NOT USED.
11. NOT USED.
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 - 11 1/4" (COLOR 3).
18. ENGINEERED WOOD PANEL W/ TRIM (COLOR 4).
19. THIN STONE VENEER (TSV-1).
20. CAST STONE CAP.
21. NOT USED.
22. PRE-MANUFACTURED GABLE WALL LOUVER, 24" x 30".



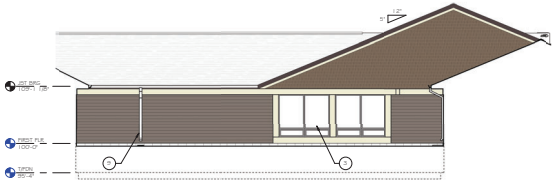
17 EXTERIOR ELEVATION - AREA M - SOUTH
1/8" = 1'-0"
SEE 7/A3.7 FOR ADDITIONAL INFORMATION



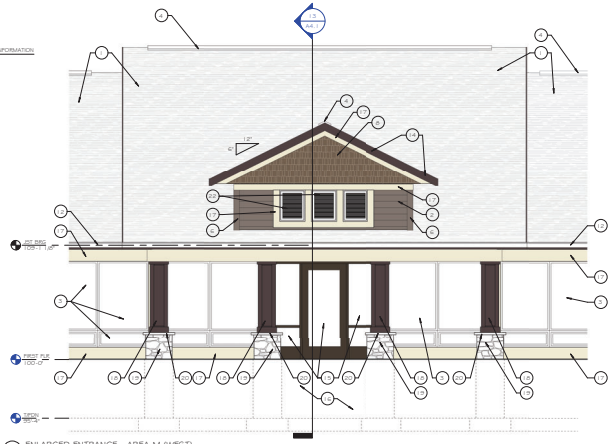
13 EXTERIOR ELEVATION - AREA M - WEST
1/8" = 1'-0"
SEE 25/A3.7 FOR ADDITIONAL INFORMATION



25 EXTERIOR ELEVATION - AREA L - SOUTH
1/8" = 1'-0"
SEE 7/A3.7 FOR ADDITIONAL INFORMATION



31 EXTERIOR ELEVATION - AREA 'K' - SOUTH
1/8" = 1'-0"
SEE 7/A3.7 FOR ADDITIONAL INFORMATION



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

EXTERIOR ELEVATIONS - AREAS L, M

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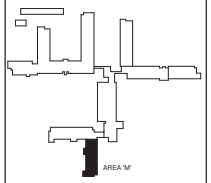


COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

DATE 10 MAY 2021
PROJECT 1839

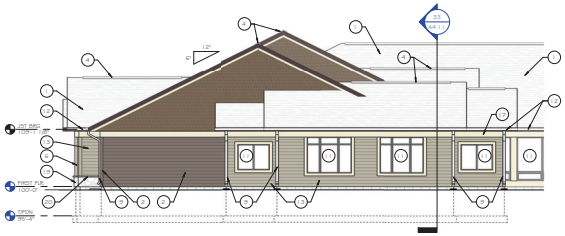
A3.7

GENERAL NOTES

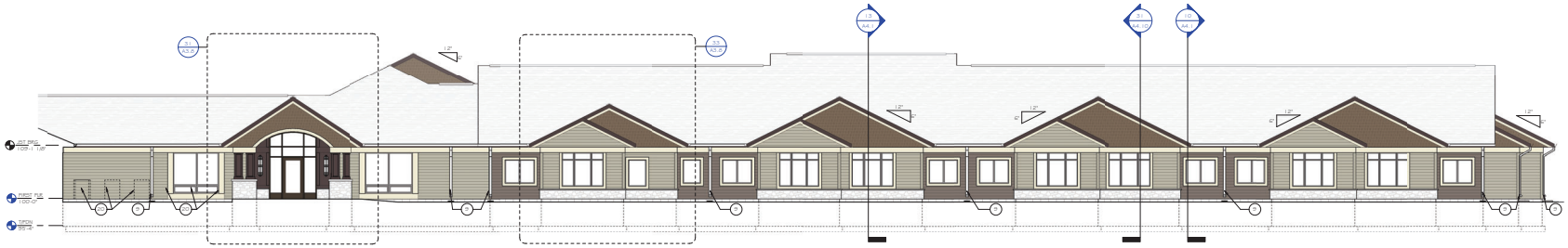
A.	COLOR 1	LAP SIDING 1
B.	COLOR 2	LAP SIDING 2
C.	COLOR 3	FREIZE TRIM, AND WINDOW WRAP TRIM
D.	COLOR 4	FASCIA, SOFFIT, AND COLUMN TRIM
E.	COLOR 5	VINYL SHAKE SIDING

ELEVATION NOTES

1. SHINGLE ROOFING, TYPICAL.
2. PRE-FINISHED METAL LAP SIDING 1 (COLOR 1).
3. VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM - 5 1/2" (COLOR 3).
4. CONTINUOUS RIDGE VENT.
5. PRE-FINISHED METAL FASCIA (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 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 3).
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 - 11 1/4" (COLOR 3).
18. ENGINEERED WOOD PANEL W/ TRIM (COLOR 4).
19. THIN STONE VENEER (TSV-1)
20. CAST STONE SILL.
21. UNIT, SEE MECHANICAL.
22. VINYL WINDOW SYSTEM W/ ENGINEERED WOOD TRIM - 11 1/4" (COLOR 3).

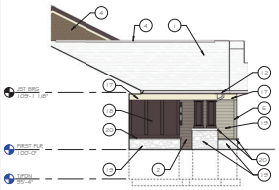


7 EXTERIOR ELEVATION - AREA 'L' - WEST
1/8" = 1'-0"

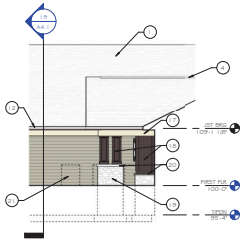


13 EXTERIOR ELEVATION - AREA 'L' - NORTH
1/8" = 1'-0"

SEE 7/A3.8 FOR ADDITIONAL INFORMATION

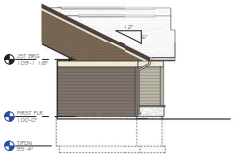


25 EXTERIOR ELEVATION - AREA L - EAST
1/8" = 1'-0"



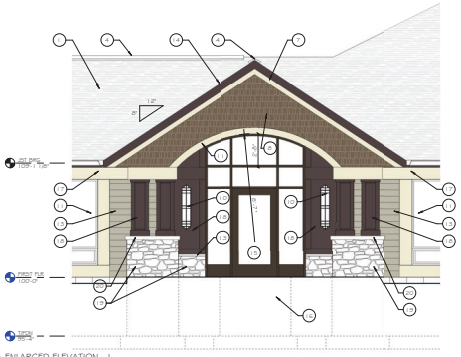
26 EXTERIOR ELEVATION - AREA L - EAST
1/8" = 1'-0"

SEE 25/A3.8 FOR ADDITIONAL INFORMATION

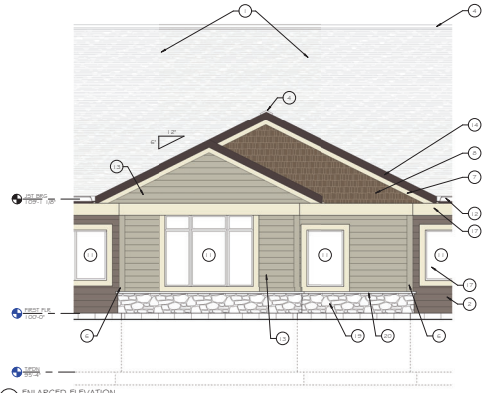


27 EXTERIOR ELEVATION - AREA L - EAST
1/8" = 1'-0"

SEE 25/A3.8 FOR ADDITIONAL INFORMATION



31 ENLARGED ELEVATION - L
1/4" = 1'-0"



33 ENLARGED ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATIONS - AREA L

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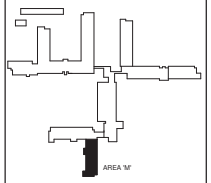


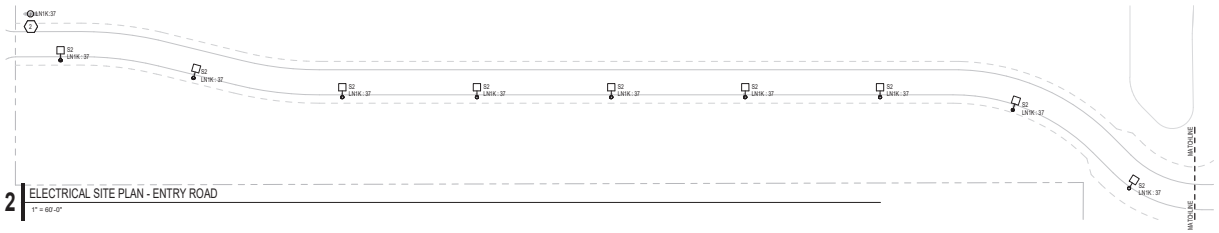
COUNTRY MANOR

NEW FACILITY

BRAINERD, MINNESOTA

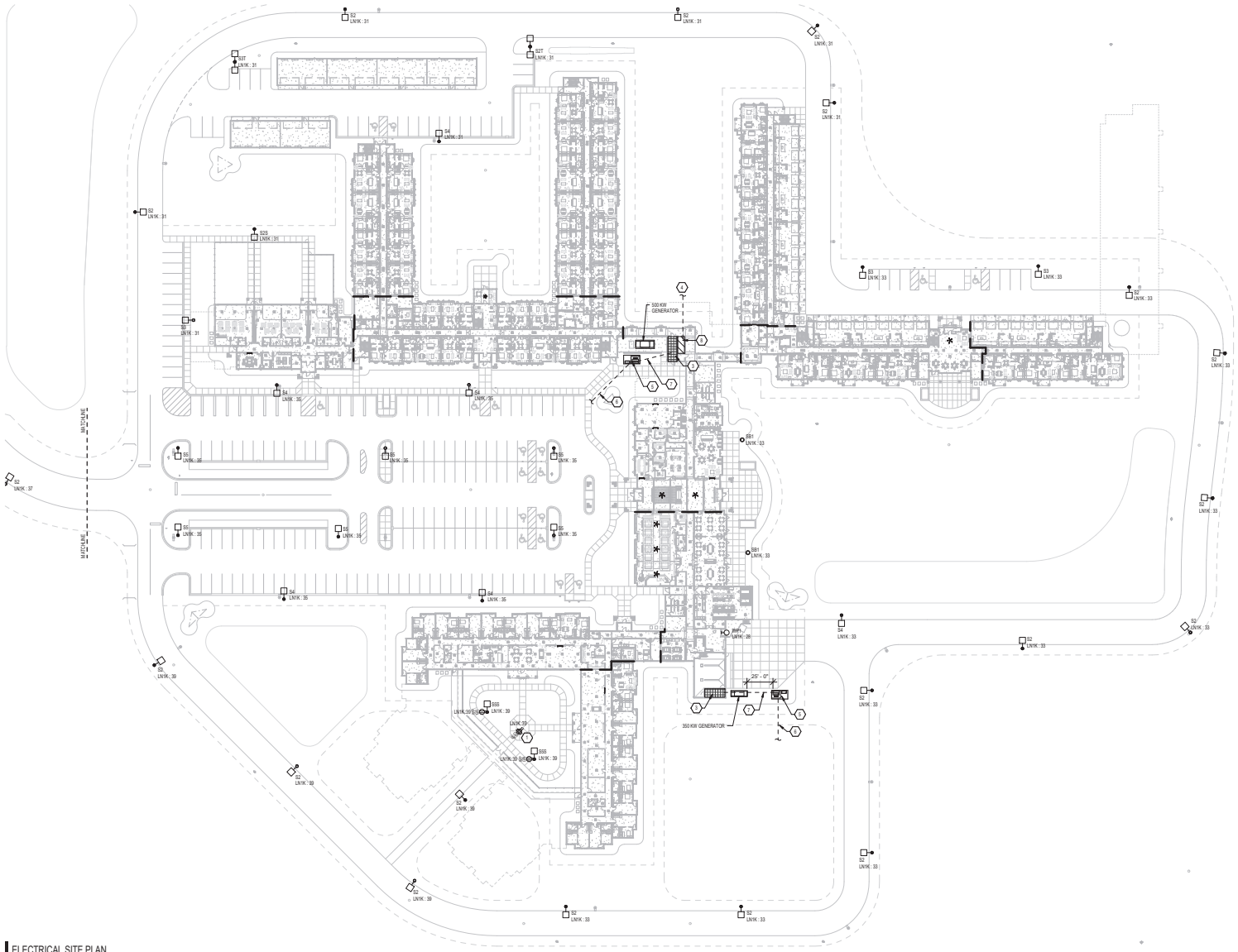
DATE 10 MAY 2021
PROJECT 1839

A3.8



2 ELECTRICAL SITE PLAN - ENTRY ROAD

1" = 60'-0"



1 ELECTRICAL SITE PLAN

1" = 40'-0"

KEYED NOTES

1. PROVIDE WEATHER-PROOF, GFI QUADPLEX RECEPTACLE, PEDESTAL 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 POWER PLANS FOR EQUIPMENT LAYOUT AND ADDITIONAL INFORMATION.
4. PROVIDE (3) 4" EMPTY CONDUITS STUBBED OUT OF BUILDING FROM MAIN LEVEL COMMUNICATIONS ROOM TO PROPERTY LINE (OR AS REQUIRED BY RESPECTIVE UTILITY COMPANY) FOR BULDING 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 MOAT TO MEET THE UTILITY COMPANY'S REQUIREMENTS.
6. APPROXIMATE LOCATION OF UNDERGROUND PRIMARY ELECTRIC SERVICE BY THE UTILITY COMPANY - THE ELECTRICAL CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL UTILITY WORK.
7. APPROXIMATE LOCATION OF UNDERGROUND SECONDARY ELECTRICAL SERVICE(S) 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.

ELECTRICAL SITE PLAN

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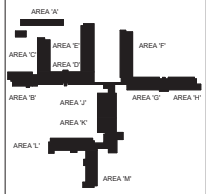
Revision Schedule

Revision Number	Revision Description	Revision 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

LIGHT FIXTURE SCHEDULE

Mark	Description	Lens Louver	Mounting	Lamp	Ballast / Driver	Voltage	Watts	Manufacturer	Catalog Number	Notes
AA	52" CEILING FAN WITH WALNUT FINISHED FAN BLADES, BRONZE METAL TRIMHOUSING AND LED LIGHT	ETCHED GLASS	SURFACE CLOSE TO CEILING	LED	DIMMABLE	120 V	35 W	KICHLER LIGHTING	STARKK SERIES	
AB	6" LED SURFACE MOUNTED "DOWNLIGHT" STYLE FIXTURE WITH WHITE TRIM RING, WET LOCATION LISTING AND MOUNTS TO A STANDARD 4"W"X1.5" JUNCTION BOX.	SEALED FROSTED ACRYLIC	SURFACE	LED 900lm	DIMMABLE	120 V	15 W	JUNO	6RLS SERIES	
AC	6" LED SURFACE MOUNTED "DOWNLIGHT" STYLE FIXTURE WITH WHITE TRIM RING, WET LOCATION LISTING AND MOUNTS TO A STANDARD 4"W"X1.5" JUNCTION BOX.	SEALED FROSTED ACRYLIC	SURFACE	LED 900lm	DIMMABLE	120 V	15 W	JUNO	6RLS SERIES	
AE	12" ULTRA SLIM SURFACE MOUNTED LED FIXTURE WITH WHITE FINISH	POLYSTYRENE DIFFUSER	SURFACE CEILING	LED 2000lm	DIMMABLE	120 V	24 W	TRACE LITE	FJX SERIES	
AG	DECORATIVE DOUBLE LIGHT VANITY LUMINAIRE WITH BRONZE FINISHED METAL BRACKET.	SATIN ETCHED	SURFACE WALL	LED 1640lm	DIMMABLE	120 V	20 W	NUVO LIGHTING	60-3166 SERIES	
AH	DECORATIVE TRIPLE LIGHT VANITY LUMINAIRE WITH BRONZE FINISHED METAL BRACKET.	SATIN ETCHED	SURFACE WALL	LED 2460lm	DIMMABLE	120 V	30 W	NUVO LIGHTING	60-3167 SERIES	
AJ	DECORATIVE LED PENDANT WITH BRONZE METAL TRIMPENDANT.	SATIN ETCHED	PENDANT	LED 820lm	DIMMABLE	120 V	11 W	NUVO LIGHTING	60-3172 SERIES	
AK	12" LOW PROFILE LED UNDERCABINET FIXTURE WITH ALUMINUM HOUSING.	DIFFUSE ACRYLIC	SURFACE UNDERCABINET	LED 250lm	LED DRIVER	120 V	7 W	LITHONIA	UCEL LED SERIES	
AK1	24" LOW PROFILE LED UNDERCABINET FIXTURE WITH ALUMINUM HOUSING.	DIFFUSE ACRYLIC	SURFACE UNDERCABINET	LED 470lm	LED DRIVER	120 V	14 W	LITHONIA	UCEL LED SERIES	
B1	24" DECORATIVE FLUSH MOUNTED BOWL WITH DECORATIVE METAL TRIM. METAL TRIM FINISH AS SELECTED BY THE ARCHITECT.	FROSTED WHITE ACRYLIC	FLUSH CLOSE TO CEILING	4000 LUMEN LED	0-10V DIMMING	120 V	68 W	DALS LIGHTING	CF1000-24 SERIES	
B22	2' X 2' LED INDIRECT TROFFER WITH ARCHED HOUSING AND CENTER MOUNTED CONTOURED PERFORATED LAMP DIFFUSER AND MANUFACTURER STANDARD COLOR TO BE SELECTED BY ARCHITECT.	WHITE CONTOURED PERFORATED METAL	RECESSED CEILING	LED 3300lm	DIMMABLE	120 V	26 W	LITHONIA	BLT SERIES	
B22E	2' X 2' LED INDIRECT TROFFER WITH ARCHED HOUSING AND CENTER MOUNTED CONTOURED PERFORATED LAMP DIFFUSER AND MANUFACTURER STANDARD COLOR TO BE SELECTED BY ARCHITECT.	WHITE CONTOURED PERFORATED METAL	RECESSED CEILING	LED 3300lm	DIMMABLE	120 V	26 W	LITHONIA	BLT SERIES	1
C1	4' LED STRIPLIGHT TO BE MOUNTED IN "UP" POSITION IN ARCHITECTURAL COVE	N/A	SURFACE IN COVE	LED 5000lm	DIMMABLE	120 V	42 W	LITHONIA	ZL1N SERIES	
E1	CONTEMPORARY LED SINGLE FACED EXIT SIGN WITH BLACK POWDER PAINT ALUMINUM HOUSING, BRUSHED ALUMINUM FACE, RED LETTERS, AND CHEVRON ARROWS AS SHOWN ON PLANS.	RED STENCIL LETTERS	UNIVERSAL	LED 50000 HR	--	120 V	5 W	LITHONIA	LQM SERIES	1
E2	CONTEMPORARY LED DUAL FACED EXIT SIGN WITH BLACK POWDER PAINT ALUMINUM HOUSING, BRUSHED ALUMINUM FACE, RED LETTERS, AND CHEVRON ARROWS AS SHOWN ON PLANS.	RED STENCIL LETTERS	UNIVERSAL	LED 50000 HR	--	120 V	5 W	LITHONIA	LQM SERIES	1
EM	LOW PROFILE SELF-CONTAINED EMERGENCY LIGHTING UNIT WITH THERMO EMERGENCY BATTERY AND FULL RANGE ADJUSTABLE LIGHTING HEADS.	N/A	WALL	LED 50000 HR	--	120 V	5 W	LITHONIA	ELM2 SERIES	1
F1	TO BE SELECTED	N/A	SURFACE CLOSE TO CEILING	LED	DIMMABLE	120 V	35 W	TO BE SELECTED	TO BE SELECTED	
G4	4' HEAVY DUTY LED STRIP WITH STEEL HOUSING, BAKED WHITE ENAMEL FINISH, AND FROSTED DIFFUSER.	FROSTED DIFFUSER	SURFACE OR CHAIN SUSPEND 9'-0"	LED 9000lm	DIMMABLE	120 V	42 W	LITHONIA	ZL1N SERIES	
G4S	4' HEAVY DUTY LED STRIP WITH STEEL HOUSING, BAKED WHITE ENAMEL FINISH, AND FROSTED DIFFUSER.	FROSTED DIFFUSER	SURFACE OR CHAIN SUSPEND 9'-0"	LED 9000lm	DIMMABLE	120 V	42 W	LITHONIA	ZL1N SERIES	6
G8	8' HEAVY DUTY LED STRIP WITH STEEL HOUSING, BAKED WHITE ENAMEL FINISH, FROSTED DIFFUSER, AND INTEGRAL OCCUPANCY SENSOR.	FROSTED DIFFUSER	SURFACE OR CHAIN SUSPEND 9'-0"	LED 10000lm	DIMMABLE	120 V	84 W	LITHONIA	ZL1N SERIES	
G8S	8' HEAVY DUTY LED STRIP WITH STEEL HOUSING, BAKED WHITE ENAMEL FINISH, FROSTED DIFFUSER, AND INTEGRAL OCCUPANCY SENSOR.	FROSTED DIFFUSER	SURFACE OR CHAIN SUSPEND 9'-0"	LED 10000lm	DIMMABLE	120 V	84 W	LITHONIA	ZL1N SERIES	8
G8SL	8' HEAVY DUTY LED STRIP WITH STEEL HOUSING, BAKED WHITE ENAMEL FINISH, FROSTED DIFFUSER, AND INTEGRAL OCCUPANCY SENSOR TO DIM LIGHTING TO 30% WHEN SPACE IS UNOCCUPIED.	FROSTED DIFFUSER	SURFACE OR CHAIN SUSPEND 9'-0"	LED 10000lm	DIMMABLE	120 V	84 W	LITHONIA	ZL1N SERIES	9
H4S	4' LINEAR LED WITH STEEL HOUSING AND END CAPS, BAKED WHITE ENAMEL FINISH AND INTEGRAL OCCUPANCY SENSOR TO REDUCE LIGHTING TO 10% WHEN SPACE IS UNOCCUPIED.	LINEAR RIBBED REFRACTOR CLEAR ACRYLIC	SURFACE CEILING OR WALL (7'-0")	LED 3000lm	DIMMABLE	120 V	40 W	LITHONIA	WL4 SERIES (EL14L)	1,3
K43	2' X 4' LED LENSED TROFFER WITH FLUSH WHITE PAINTED ALUMINUM DOOR WITH MITERED CORNERS. PROVIDE GASKETS BETWEEN CEILING GRIDFIXTURE, DOOR FRAMEHOUSING, AND LENSDOOR.	PRISMATIC ACRYLIC 1/50" NOMINAL	RECESSED CEILING	LED 7200lm	DIMMABLE	120 V	67 W	LITHONIA	2GTL SERIES	
K43E	2' X 4' LED LENSED TROFFER WITH EMERGENCY EGRESS BATTERY PACK, FLUSH WHITE PAINTED ALUMINUM DOOR WITH MITERED CORNERS. PROVIDE GASKETS BETWEEN CEILING GRIDFIXTURE, DOOR FRAMEHOUSING, AND LENSDOOR.	PRISMATIC ACRYLIC 1/50" NOMINAL	RECESSED CEILING	LED 7200lm	DIMMABLE	120 V	67 W	LITHONIA	2GTL SERIES	1
L11	SINGLE LAMP INFRARED HEAT LAMP UNIT WITH STEEL HOUSING SUITABLE FOR INSTALLATION IN DIRECT CONTACT WITH INSULATION. PROVIDE WITH 60 MINUTE ADJUSTABLE ELCTRONIC TIMER SWITCH.	MATTE WHITE POLYMERIC GRILLE/TRIM	RECESSED CEILING	250W BR40 INFRARED	--	120 V	250 W	BROAN	161 SERIES	
M1	4' NARROW EXTRUDED ALUMINUM 1.5" LINEAR INDIRECT LED WALL MOUNT LUMINAIRE. luminaire.	MATTE WHITE POWDER COAT	SURFACE OR CHAIN SUSPEND 9'-0"	LED 3200lm	DIMMABLE	120 V	25 W	FOCAL POINT	SEEM 1	
P1	DECORATIVE PENDANT WITH 4.5" DIAMETER NATURAL SHELL SHADE. MANUFACTURER STANDARD FINISH TO BE SELECTED BY ARCHITECT. PROVIDE WITH LED EQUIVALENT LAMPS.	N/A	PENDANT	LED 1200lm	DIMMABLE	120 V	11 W	VAXCEL LIGHTING	PD53203SN	7
P2	DECORATIVE INCADESCENT PENDANT WITH 20" DIAMETER FABRIC SHADE. MANUFACTURER STANDARD FINISH TO BE SELECTED BY ARCHITECT.	N/A	PENDANT	(4) A19 OMNI-DIRECTION AL LED, 900 LUMENS	0-10V DIMMING	120 V	44 W	TECH LIGHTING	LEXINGTON SERIES	1
P3	DECORATIVE LED STEM MOUNT	OPAL GLASS	PENDANT	LED 2000lm	DIMMABLE	120 V	20 W	EVERGREEN	SERIES 80 STEM MOUNT	7
R1	6" LED SURFACE MOUNTED "DOWNLIGHT" STYLE FIXTURE WITH WHITE TRIM RING, AND MOUNTS TO A STANDARD 4"W"X1.5" JUNCTION BOX.	SEALED FROSTED ACRYLIC	SURFACE	LED 900lm	DIMMABLE	120 V	15 W	JUNO	6RLS SERIES	

LIGHTING FIXTURE SCHEDULE NOTES

1. PROVIDE WITH INTEGRAL BATTERY BACKUP FOR EMERGENCY EXIT AND/OR EGRESS LIGHTING FUNCTION.
2. LUMINAIRES / ASSEMBLIES SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR CONTROLS TO REDUCE LIGHTING TO 30% WHEN SPACE IS UN-OCCUPIED.
3. LUMINAIRES / ASSEMBLIES SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR CONTROLS TO REDUCE LIGHTING TO 10% WHEN SPACE IS UN-OCCUPIED.
4. LUMINAIRES SHALL BE PROVIDED WITH DUAL LIGHT ENGINES EACH POWERED FROM IT OWN LED DRIVER (RESULTING IN MINIMUM OF TWO ENGINES AND TWO DRIVERS).
5. PROVIDE COMPLETE WITH ALL MOUNTING HARDWARE, CONNECTORS, ETC. AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM.
6. SEE ARCHITECTURAL DETAILS FOR EXACT LENGTHS, MOUNTING REQUIREMENTS, ADDITIONAL INFORMATION, AND DETAILING.
7. LIGHTING FIXTURES SHALL BE RE-LABELED TO REFLECT LED LAMPING INDICATED.
8. LUMINAIRES / ASSEMBLIES SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR CONTROLS FOR ON/OFF OPERATION.
9. LUMINAIRES / ASSEMBLIES SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR CONTROLS TO REDUCE LIGHTING TO 50% WHEN SPACE IS UN-OCCUPIED.

LIGHT FIXTURE SCHEDULE

Mark	Description	Lens Louver	Mounting	Lamp	Ballast / Driver	Voltage	Watts	Manufacturer	Catalog Number	Notes
R1E	6" LED SURFACE MOUNTED "DOWNLIGHT" STYLE FIXTURE WITH WHITE TRIM RING, AND MOUNTS TO A STANDARD 4"W"X1.5" JUNCTION BOX.	SEALED FROSTED ACRYLIC	SURFACE	LED 900lm	DIMMABLE	120 V	15 W	JUNO	6RLS SERIES	1
R2	6" EXTERIOR LED RECESSED DOWNLIGHTING. UL APPROVED FOR WET LOCATIONS.	--	RECESSED	LED 2000lm	DIMMABLE	120 V	23 W	LITHONIA	LDN6 SERIES	
R2E	6" EXTERIOR LED RECESSED DOWNLIGHTING. UL APPROVED FOR WET LOCATIONS. PROVIDE WITH BATTERY BACKUP	--	RECESSED	LED 2000lm	DIMMABLE	120 V	23 W	LITHONIA	LDN6 SERIES	1
R3	6" LED RECESSED DOWNLIGHT WITH SLOPED CEILING ADAPTOR	--	RECESSED	LED 2000lm	DIMMABLE	120 V	23 W	LITHONIA	LDN6 SERIES	
R4	6" LED RECESSED DOWNLIGHT WITH SLOPED CEILING ADAPTOR	--	RECESSED	LED 2000lm	DIMMABLE	120 V	23 W	LITHONIA	LDN6 SERIES	
S2	ONE (1) RECTANGULAR FULL CUTOFF SHOEBOX FIXTURES WITH DIE CAST HOUSING, GASKETED ALUMINUM DOOR, BROWNBRONZE FINISH. IES TYPE II DISTRIBUTION. UL LISTED FOR WET LOCATION. MOUNTED AT 0 & 180 ON SQUARE STRAIGHT STEEL POLE (NOM. 0.25 WALL THICKNESS) WITH ACCESS PANEL AT BASE AND BASE COVER(S).	FLAT CLEAR TEMPERED GLASS	20' - 5" SQ STRAIGHT STEEL STANDARD ON RAISED CONCRETE FOUNDATION	LED 10000lm	DIMMABLE	120 V	94 W	LITHONIA	KAD-LED SERIES	2
S2S	ONE (1) RECTANGULAR FULL CUTOFF SHOEBOX FIXTURES WITH DIE CAST HOUSING, GASKETED ALUMINUM DOOR, BROWNBRONZE FINISH. IES TYPE II DISTRIBUTION. UL LISTED FOR WET LOCATION. MOUNTED AT 0 & 180 ON SQUARE STRAIGHT STEEL POLE (NOM. 0.25 WALL THICKNESS) WITH ACCESS PANEL AT BASE AND BASE COVER(S).	FLAT CLEAR TEMPERED GLASS	10' - 5" SQ STRAIGHT STEEL STANDARD ON RAISED CONCRETE FOUNDATION	LED 10000lm	DIMMABLE	120 V	94 W	LITHONIA	KAD-LED SERIES	2
S2T	TWO (2) RECTANGULAR FULL CUTOFF SHOEBOX FIXTURES WITH DIE CAST HOUSING, GASKETED ALUMINUM DOOR, BROWNBRONZE FINISH. IES TYPE II DISTRIBUTION. UL LISTED FOR WET LOCATION. MOUNTED AT 0 & 180 ON SQUARE STRAIGHT STEEL POLE (NOM. 0.25 WALL THICKNESS) WITH ACCESS PANEL AT BASE AND BASE COVER(S).	FLAT CLEAR TEMPERED GLASS	20' - 5" SQ STRAIGHT STEEL STANDARD ON RAISED CONCRETE FOUNDATION	LED 20000lm	DIMMABLE	120 V	188 W	LITHONIA	KAD-LED SERIES	2
S3	ONE (1) RECTANGULAR FULL CUTOFF SHOEBOX FIXTURES WITH DIE CAST HOUSING, GASKETED ALUMINUM DOOR, BROWNBRONZE FINISH. IES TYPE III DISTRIBUTION. UL LISTED FOR WET LOCATION. MOUNTED AT 0 & 180 ON SQUARE STRAIGHT STEEL POLE (NOM. 0.25 WALL THICKNESS) WITH ACCESS PANEL AT BASE AND BASE COVER(S).	FLAT CLEAR TEMPERED GLASS	20' - 5" SQ STRAIGHT STEEL STANDARD ON RAISED CONCRETE FOUNDATION	LED 10000lm	DIMMABLE	120 V	94 W	LITHONIA	KAD-LED SERIES	2
S3T	TWO (2) RECTANGULAR FULL CUTOFF SHOEBOX FIXTURES WITH DIE CAST HOUSING, GASKETED ALUMINUM DOOR, BROWNBRONZE FINISH. IES TYPE III DISTRIBUTION. UL LISTED FOR WET LOCATION. MOUNTED AT 0 & 180 ON SQUARE STRAIGHT STEEL POLE (NOM. 0.25 WALL THICKNESS) WITH ACCESS PANEL AT BASE AND BASE COVER(S).	FLAT CLEAR TEMPERED GLASS	20' - 5" SQ STRAIGHT STEEL STANDARD ON RAISED CONCRETE FOUNDATION	LED 20000lm	DIMMABLE	120 V	188 W	LITHONIA	KAD-LED SERIES	2
S4	ONE (1) RECTANGULAR FULL CUTOFF SHOEBOX FIXTURES WITH DIE CAST HOUSING, GASKETED ALUMINUM DOOR, BROWNBRONZE FINISH. IES TYPE IV DISTRIBUTION. UL LISTED FOR WET LOCATION. MOUNTED AT 0 & 180 ON SQUARE STRAIGHT STEEL POLE (NOM. 0.25 WALL THICKNESS) WITH ACCESS PANEL AT BASE AND BASE COVER(S).	FLAT CLEAR TEMPERED GLASS	20' - 5" SQ STRAIGHT STEEL STANDARD ON RAISED CONCRETE FOUNDATION	LED 15000lm	DIMMABLE	120 V	137 W	LITHONIA	KAD-LED SERIES	2
S5	ONE (1) RECTANGULAR FULL CUTOFF SHOEBOX FIXTURES WITH DIE CAST HOUSING, GASKETED ALUMINUM DOOR, BROWNBRONZE FINISH. IES TYPE V DISTRIBUTION. UL LISTED FOR WET LOCATION. MOUNTED AT 0 & 180 ON SQUARE STRAIGHT STEEL POLE (NOM. 0.25 WALL THICKNESS) WITH ACCESS PANEL AT BASE AND BASE COVER(S).	FLAT CLEAR TEMPERED GLASS	20' - 5" SQ STRAIGHT STEEL STANDARD ON RAISED CONCRETE FOUNDATION	LED 15000lm	DIMMABLE	120 V	137 W	LITHONIA	KAD-LED SERIES	2
S5S	ONE (1) RECTANGULAR FULL CUTOFF SHOEBOX FIXTURES WITH DIE CAST HOUSING, GASKETED ALUMINUM DOOR, BROWNBRONZE FINISH. IES TYPE V DISTRIBUTION. UL LISTED FOR WET LOCATION. MOUNTED AT 0 & 180 ON SQUARE STRAIGHT STEEL POLE (NOM. 0.25 WALL THICKNESS) WITH ACCESS PANEL AT BASE AND BASE COVER(S).	FLAT CLEAR TEMPERED GLASS	10' - 5" SQ STRAIGHT STEEL STANDARD ON RAISED CONCRETE FOUNDATION	LED 10000lm	DIMMABLE	120 V	94 W	LITHONIA	KAD-LED SERIES	2
SB1	42" CAST ALUMINUM LED LIGHTING BOLLARD WITH DARK BRONZE FINISH. PROVIDE WITH PHOTOCELL	CLEAR GLASS WITH DIE CAST ALUMINUM LOUVERS	FLUSH CONCRETE FOUNDATION	LED 3000lm	DIMMABLE	120 V	39 W	LITHONIA	KBA8 LED SERIES	
SL	DECORATIVE EXTERIOR WALL LANTERN WITH SCONCE WITH DECORATIVE METAL HOUSING. UL LISTED FOR WET LOCATIONS. COLOR FINISH TO BE SELECTED BY THE ARCHITECT	OPAL ACRYLIC	SURFACE WALL	LED 900lm	DIMMABLE	120 V	5 W	EVERGREEN	80 SERIES/FF STYLE METALWORK	
T1M	LED ACCENT TRACK HEAD WITH CYLINDERICAL SHAPED EXTRUDED ALUMINUM HOUSING AND INTEGRAL DRIVER. COLOR FINISH AS SELECTED BY ARCHITECT.	N/A	SURFACE TRACK MONO-POINT	900 LUMEN LED	DIMMABLE	120 V	18 W	CON-TECH	CTL800 SERIES	
T8	8' SINGLE CIRCUIT LIGHTING TRACK COMPLETE WITH ALL MOUNTING HARDWARE, CONNECTORS, ETC. FOR A COMPLETE INSTALLATION. MANUFACTURER STANDARD FINISH TO BE SELECTED BY ARCHITECT.	N/A	SURFACE	--	N/A	120 V	0 W	CON-TECH	LT SERIES	
T10	10' SINGLE CIRCUIT LIGHTING TRACK COMPLETE WITH ALL MOUNTING HARDWARE, CONNECTORS, ETC. FOR A COMPLETE INSTALLATION. MANUFACTURER STANDARD FINISH TO BE SELECTED BY ARCHITECT.	N/A	SURFACE	--	N/A	120 V	0 W	CON-TECH	LT SERIES	
T12	12' SINGLE CIRCUIT LIGHTING TRACK COMPLETE WITH ALL MOUNTING HARDWARE, CONNECTORS, ETC. FOR A COMPLETE INSTALLATION. MANUFACTURER STANDARD FINISH TO BE SELECTED BY ARCHITECT.	N/A	SURFACE	--	N/A	120 V	0 W	CON-TECH	LT SERIES	
T20	20' SINGLE CIRCUIT LIGHTING TRACK COMPLETE WITH ALL MOUNTING HARDWARE, CONNECTORS, ETC. FOR A COMPLETE INSTALLATION. MANUFACTURER STANDARD FINISH TO BE SELECTED BY ARCHITECT.	N/A	SURFACE	--	N/A	120 V	0 W	CON-TECH	LT SERIES	
TH1	LED LOW PROFILE TRACK HEAD	N/A	TRACK	900 LUMEN LED	DIMMABLE	120 V	18 W	CON-TECH	CTL800 SERIES	
U1	24" UNDERCABINET LED WITH LOW PROFILE ALUMINUM HOUSING.	DIFFUSE ACRYLIC	SURFACE UNDERCABINET	LED 500lm	--	120 V	14 W	LITHONIA	UCEL LED SERIES	
V1	24" LED CYLINDER VANITY FIXTURE	ACRYLIC	SURFACE WALL	LED 1800lm	DIMMABLE	120 V	18 W	LITHONIA	FMVCCLS SERIES	
W1	DECORATIVE EXTERIOR WALL LANTERN WITH SCONCE WITH DECORATIVE METAL HOUSING. UL LISTED FOR WET LOCATIONS. COLOR FINISH TO BE SELECTED BY THE ARCHITECT.	OPAL ACRYLIC	SURFACE WALL	LED 500lm	DIMMABLE	120 V	5 W	EVERGREEN	SANTA CLARA LED SERIES	
W2	DECORATIVE EXTERIOR WALL SCONCE WITH DECORATIVE METAL HOUSING. UL LISTED FOR WET LOCATIONS. COLOR TO BE SELECTED BY ARCHITECT	OPAL ACRYLIC	SURFACE WALL	LED 2000lm	DIMMABLE	120 V	20 W	EVERGREEN	SERIES 80 WALL MOUNT	
W3	DECORATIVE EXTERIOR WALL SCONCE WITH DECORATIVE METAL HOUSING. UL LISTED FOR WET LOCATIONS. COLOR TO BE SELECTED BY ARCHITECT	OPAL ACRYLIC	SURFACE WALL	LED 600lm	DIMMABLE	120 V	6 W	EVERGREEN	SERIES 80 WALL MOUNT	
WP1	ARCHITECTURALLY STYLE LED CUT-OFF "WALL-PACK" WITH DIE CAST ALUMINUM HOUSING, WIDE DISTRIBUTION OPTICS AND INTEGRAL PHOTOCELL OPERATION. UL APPROVED FOR WET LOCATIONS.	FLAT CLEAR TEMPERED GLASS	SURFACE WALL	LED 3000lm	DIMMABLE	120 V	25 W	LITHONIA	WST-LED SERIES	1
WP2	ARCHITECTURALLY STYLE LED CUT-OFF "WALL-PACK" WITH DIE CAST ALUMINUM HOUSING, FORWARD THROW DISTRIBUTION OPTICS AND INTEGRAL PHOTOCELL OPERATION. UL APPROVED FOR WET LOCATIONS.	FLAT CLEAR TEMPERED GLASS	SURFACE WALL	LED 3000lm	DIMMABLE	120 V	25 W	LITHONIA	WST-LED SERIES	1

ELECTRICAL SCHEDULES

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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.

DATE --- REG. NO. ---

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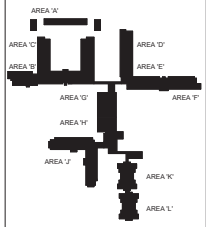
Revision Schedule

Revision Number	Revision Description	Revision Date

preliminary - not a construction document - 80% status

KEY PLAN



COUNTRY MANOR - BRAINERD

NEW FACILITY

BRAINERD, MINNESOTA

NORTH

DATE 06/22/20
PROJECT 1839

E8.0

MEMO

TO: Planning Commission

FROM: Dylan Edwards, Assistant Planner

DATE: June 21st, 2023

RE: Off-Street Parking Ordinance Summary

Introduction:

After research into the regulations in other communities related to off-street parking and a review of the City's parking infrastructure, the Community Development Department presents its draft of the amended off-street parking ordinance for the Brainerd Zoning Code. The Commission directed staff to review the following subjects:

- Create parking maximums in all non-residential zoning districts.
- Determine a new standard for the minimum residential parking required, that prioritize a more compact and less burdensome parking footprint.
- Regulate joint parking agreements more formally.
- Include the Accessory Dwelling Unit in the parking minimum formula.
- Incentivize businesses to increase bicycle spaces in the Commercial Districts.
- Regulate parking on unimproved surfaces in the rear yard.

This draft actively addresses all these directions while simplifying the existing and overly complex parking ordinance for the City of Brainerd. The current solutions contained in this document have research-based justifications and precedent based on other municipalities domestically and regionally. Please see the attached draft ordinance for further details.

O R D I N A N C E
NO. 15__

AN ORDINANCE AMENDING SECTION 515, Zoning

THE CITY COUNCIL OF THE CITY OF BRAINERD DOES ORDAIN:

SECTION ONE: Section 515-4-12. D of the City Code is hereby amended as indicated, with deleted language struck out and new language underlined:

515-4-12 Off-Street Parking

~~D. Exemptions from Parking Requirements. All uses located within the Commercial Corridor (CC), General Commercial (GC), Town Center (TC), Main Street (MS), and General Industrial (GI) Zoning District shall be exempt from the following off-street parking requirements of this Ordinance.~~

SECTION TWO: Section 515-4-12. F of the City Code is hereby amended as indicated, with deleted language struck out and new language underlined:

F. Calculating Space.

1. The term "floor area" for the purpose of calculating the number of off-street parking spaces required shall be determined on the basis of the exterior floor area dimensions of the buildings, structure or use times the number of floors, minus ten (10) percent, except when floor plans are submitted that identify net usable floor area of the building exclusive of ancillary floor areas that do not generate parking demand (e.g., stair wells, hallways, restrooms, closets, utility rooms).

2. The term "building footprint" shall for the purpose of calculating the maximum allowable parking area be determined by the exterior floor area dimensions of the primary structure or use of the first floor.

3. ~~2.~~ When determining the number of off-street parking spaces results in a fraction, each fraction of one-half (½) or more shall constitute another space.

4. ~~3.~~ In gymnasiums, places of worship and other places of public assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty-four (24) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining requirements.

5. ~~4.~~ Except as provided for under joint parking and shopping centers, should a building contain two (2) or more types of use, each use shall be calculated separately for determining the total off-street parking spaces required. Warehouse area associated with retail uses shall have parking requirements calculated separately from the retail requirements.

SECTION THREE: Section 515-4-12. H.5a of the City Code is hereby amended as indicated, with deleted language struck out and new language underlined:

5. Surfacing.

a. ~~One- and two-family~~ Single Family up to Four Family Dwellings residential parking surface requirements. An improved parking surface for residential parking in all residential districts except RL-1 and RL-2 includes concrete, bituminous (pervious or impervious), pavers (pervious or impervious), brick, Class V, pea gravel

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and stones. Class V, pea gravel, stone, and grass are permitted unimproved surfaces for residential uses as described in this Section.

i. No more than forty (40) percent of a property can be improved parking surfaces.

ii. Parking is permitted on an ~~improved and~~ unimproved surface in the rear yard up to 30 feet from the rear property line.

iii. The width of a garage plus an additional forty (40) percent of the width of the garage can be surfaced for a driveway in the front and side/corner yards.

iv. Parking in front and side street yards is allowed on concrete, bituminous and pavers/brick. Material such as Class V, rocks, pea gravel and stone are not allowed.

v. A driveway without a garage shall extend into the yard alongside a dwelling twenty-four (24) feet.

vi. Parking along an interior side of a house and the rear yard is permitted on an improved surface.

SECTION FOUR: Section 515-4-12. K of the City Code is hereby amended as indicated, with deleted language struck out and new language underlined:

K. Maximum Off-Street Parking Surface and Number of Spaces Required.

1. The following ~~minimum number~~ maximum area of off-street parking surface shall not exceed the allowable square footage depicted in Table 515-4-12.2 for the affected Zoning Districts in Table 515-4-12.2. ~~be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth.~~

a. Permitted outdoor sales areas, off-street loading areas, motor vehicle fueling spaces, and drive through lanes are specifically exempt from the maximum parking lot surface area calculations.

Table 515-4-12.2 Parking Area Maximum

Zoning Districts	Maximum Parking Surface Calculation
Town Center (TC), Main Street (MS), General Commercial (CC), Makers and Employment (ME), General Industrial (GI), Public/Semi-Public (PSP)	A parking lot surface area, including stalls and aisles, shall not exceed the building footprint area present at the premises. Any proposed parking lot greater than the maximum surface calculation may only be allowed upon approval of a Conditional Use Permit.

2. The following number of off-street parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth for the following Zoning Districts.

a. Five bicycle parking spaces may be utilized to replace one parking space for commercial uses or multi-family attached dwelling units (5+ Units) in zones where a minimum parking area is required. This may be used only to replace one parking space per parcel if the required minimum parking spaces exceed 10 spaces.

Use in Zoning Districts:	Minimum Space Calculation
Rural Living One (RL-1), Rural Living Two (RL-2), Garden Living (GL),	

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Contemporary Living One (CN-1), Contemporary Living Two (CN-2), Traditional Neighborhood One (TN-1), Traditional Neighborhood Two (TN-2), and Traditional Neighborhood Three (TN-3)	
Bed and breakfasts, Hospitality businesses limited to hotels, motels, conference/convention/ reception facilities.	One (1) space per each rental room/suite plus one (1) space for each eight (8) units, and one (1) space for each employee on any shift.
Boarding houses	At least one and one-half (1½) parking spaces per boarding room.
Commercial day care facilities	a. Day care facilities serving fourteen (14) or fewer persons. In addition to residential parking requirements, one (1) space per seven (7) children capacity. b. All other day care facilities. One (1) space per teacher on the largest shift, plus one (1) space per ten (10) students/children based on maximum capacity of the facility.
Commercial/Retail establishments, Office businesses – (general use, medical clinic)	At least one (1) off-street parking space per 200 square feet of floor area.
Nursing homes & similar group housing	One (1) space for each six (6) beds based upon maximum design capacity, plus one (1) space for each two (2) employees.
Restaurants – sit down, take out or delivery (no drive-up window)	Restaurants, Fast Food. Fifteen (15) spaces per 1,000 square feet of gross floor area.
~~34.~~ Attached Single-Family Dwellings, Accessory Dwelling Units, Multi-Family and Manufactured Homes within Manufactured Home Parks	• Studios = one (1) space / Dwelling unit • One (1) bedroom = one and a half (1.5) spaces / Dwelling unit • Two (2) bedrooms = Two (2) spaces / Dwelling unit • 3 bedrooms = Two and a half (2.5) spaces /Dwelling unit • *Each additional bedroom in a Dwelling unit over three (3) bedrooms = + one half (.5) Space /dwelling unit
~~32~~. Single Family and Duplex, ~~and Accessory Apartments~~.	Two (2) spaces per unit

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~~1. Auto, Boat, Trailer, Farm Equipment and Other Outdoor Sales Lots. One (1) space per four hundred (400) square feet gross sales and office floor area and of the building plus one (1) space per each two thousand (2,000) square feet of gross outdoor sales lot area.~~

~~2. Auto Repair. Two (2) spaces per serving bay; the service bay is not a parking space, plus one (1) for each employee on the maximum shift.~~

~~3. Boarding House. At least one and one-half (1½) parking spaces per boarding room.~~

~~4. Bowling Alleys. Five (5) spaces for each alley plus additional spaces for related uses.~~

~~5. Car Washes (Drive Through and Self Service). One (1) space per employee plus: Drive through: Six (6) stacking spaces. Self-service: One (1) stacking space per wash bay.~~

~~6. Places of Worship. At least one (1) parking space for each four (4) seats based on the design capacity of the main assembly hall, plus one (1) space for each church employee. Facilities as may be provided in conjunction with such buildings or uses shall be subject to additional requirements which are imposed by this Ordinance.~~

~~7. Community Centers, Libraries, Private Clubs, Lodges, Museums, Art Galleries. One (1) space for each three hundred (300) square feet of floor area in the principal structure.~~

~~8. Contractors' Offices, Shops and Yards. One (1) per 1,000 square feet of shop area or warehousing, plus one (1) per 300 square feet of office space.~~

~~9. Day Care Facilities.~~

~~a. Day care facilities serving fourteen (14) or fewer persons. In addition to residential parking requirements, one (1) space per seven (7) children capacity.~~

~~b. All other day care facilities. One (1) space per teacher on the largest shift, plus one (1) space per ten (10) students/children based on maximum capacity of the facility.~~

~~10. Elderly (Senior Citizen) Housing. Reservation of area equal to one (1) parking space per unit. Initial development is, however, required of only one-half (½) space per unit and said number of spaces can continue until such time as the City Council considers a need for additional parking spaces has been demonstrated.~~

~~11. Financial Institutions, Banks, Savings and Loan. Four (4) spaces for every 1,000 square feet.~~

~~12. Funeral Undertaking Establishments. At least 20 parking spaces for each chapel or parlor, plus one (1) parking space for each funeral home vehicle. Drive aisle space shall also be provided off the street for making up a funeral procession.~~

~~13. Furniture Store/Household Appliances. One (1) space per 400 square feet of gross sales floor area. One (1) space per 1,500 square feet of warehousing.~~

~~14. Garden Supply Stores, Building Material Sales in Structures. Eight (8) off-street parking spaces, plus one (1) additional space for 800 square feet of floor area over 1,000 square feet.~~

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~~15. Golf Courses. Four (4) spaces per hole, plus fifty (50) percent of the requirements for any other associated use.~~

~~16. Golf Driving Ranges, Miniature Golf Courses and Other Outdoor Commercial Recreational Uses. Ten (10) off-street parking spaces plus one (1) for each two hundred (200) square feet of activity area.~~

~~17. Health Clubs. One (1) space per two (2) exercise stations (e.g., strength machine or cardiovascular) plus one (1) space per employee on the largest shift plus additional parking for ancillary uses (e.g., gymnasiums, auditoriums, offices, restaurants).~~

~~18. Hospitals. Three (3) spaces per bed.~~

~~19. Manufacturing Facilities. One (1) space for every 800 square feet of gross floor area, plus one (1) space for every company owned vehicle.~~

~~20. Motels and Hotels. One (1) space per each rental room/suite plus one (1) space for each eight (8) units, and one (1) space for each employee on any shift.~~

~~21. Motor Fuel Stations. At least four (4) off-street parking spaces plus one (1) space for each employee on duty. Those facilities designed for sale of other items than strictly automotive products, parts or service shall be required to provide additional parking in compliance with other applicable sections of this Ordinance.~~

~~22. Office Buildings, Animal Hospitals and Clinics, Professional Offices and Medical Clinics. One (1) space for every 200 square feet of floor area.~~

~~23. Sales Lots. Ten (10) spaces or one (1) per 2,000 square feet gross land area devoted to sales lot, whichever is larger.~~

~~24. Racquetball, Handball and Tennis Courts, Commercial. Not less than six (6) spaces per each court.~~

~~25. Rest Home, Nursing Home, Convalescent Center, or Institution. One (1) space for each six (6) beds based upon maximum design capacity, plus one (1) space for each two (2) employees.~~

~~26. Restaurants, Cafes, Private Clubs Serving Food and/or Drinks, Bars, On-Sale Nightclubs. One (1) space per 40 square feet of dining or bar area and one (1) space per 80 square feet of kitchen area.~~

~~27. Restaurants, Fast Food. Fifteen (15) spaces per 1,000 square feet of gross floor area.~~

~~28. Retail Sales and Service Business with Fifty (50) Percent or More of Gross Floor Area Devoted to Storage, Warehouses and/or Industry. At least eight (8) spaces or one (1) space per 200 square feet devoted to public sales or service, plus one (1) space per 500 square feet of storage area.~~

~~29. Retail Stores and Service Establishments. At least one (1) off-street parking space per 200 square feet of floor area.~~

~~30. Schools: Colleges and Universities. At least one (1) parking space for each two (2) students based on the design capacity plus one (1) space for each classroom. Auditorium or event space shall be subject to separate, additional calculations.~~

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~~31. Shopping Centers. Five and one half (5 ½) spaces per 1,000 square feet of gross leasable floor area (exclusive of common areas).~~

~~32. Single Family, Duplex, and Accessory Apartments. Two (2) spaces per unit.~~

~~33. Theaters, Civic Centers, Auditoriums, Stadiums, Sports Arenas or Similar Uses. One (1) space for each four (4) seats plus one space for each two (2) employees.~~

~~34. Attached Single-Family Dwellings, Multi-Family and Manufactured Homes within Manufactured Home Parks. At least two and one-fourth (2 ¼) rent-free spaces per unit. In projects involving eight (8) or more units, the City may require additional clustered guest parking spaces based upon calculation of required demand.~~

~~35. Warehousing, Storage of Handling of Bulk Goods. That space which is solely used as office shall comply with the office use requirements and one (1) space per 1,500 square feet of floor area, and one (1) space for each company owned truck (if not stored inside principal building) or one (1) space for each employee, whichever is greater.~~

~~36. Other Uses. Other uses not specifically mentioned herein shall be determined on an individual basis by the City Council upon recommendation by the Planning Commission. Factors to be considered in such determination shall include (without limitation) the national parking standards for size of building, type of use, number of employees, expected volume and turnover of customer traffic and expected frequency and number of delivery or service vehicles.~~

SECTION FIVE: This ordinance shall take effect and be in full force one week from and after its publication.

Adopted this _____day of _____, 2023

_____
KELLY BEVANS
President of the Council

Approved this _____day of _____, 2023

_____
DAVE BADEAUX
Mayor

ATTEST: _____
JENNIFER BERGMAN
City Administrator

Published: One Time – _____

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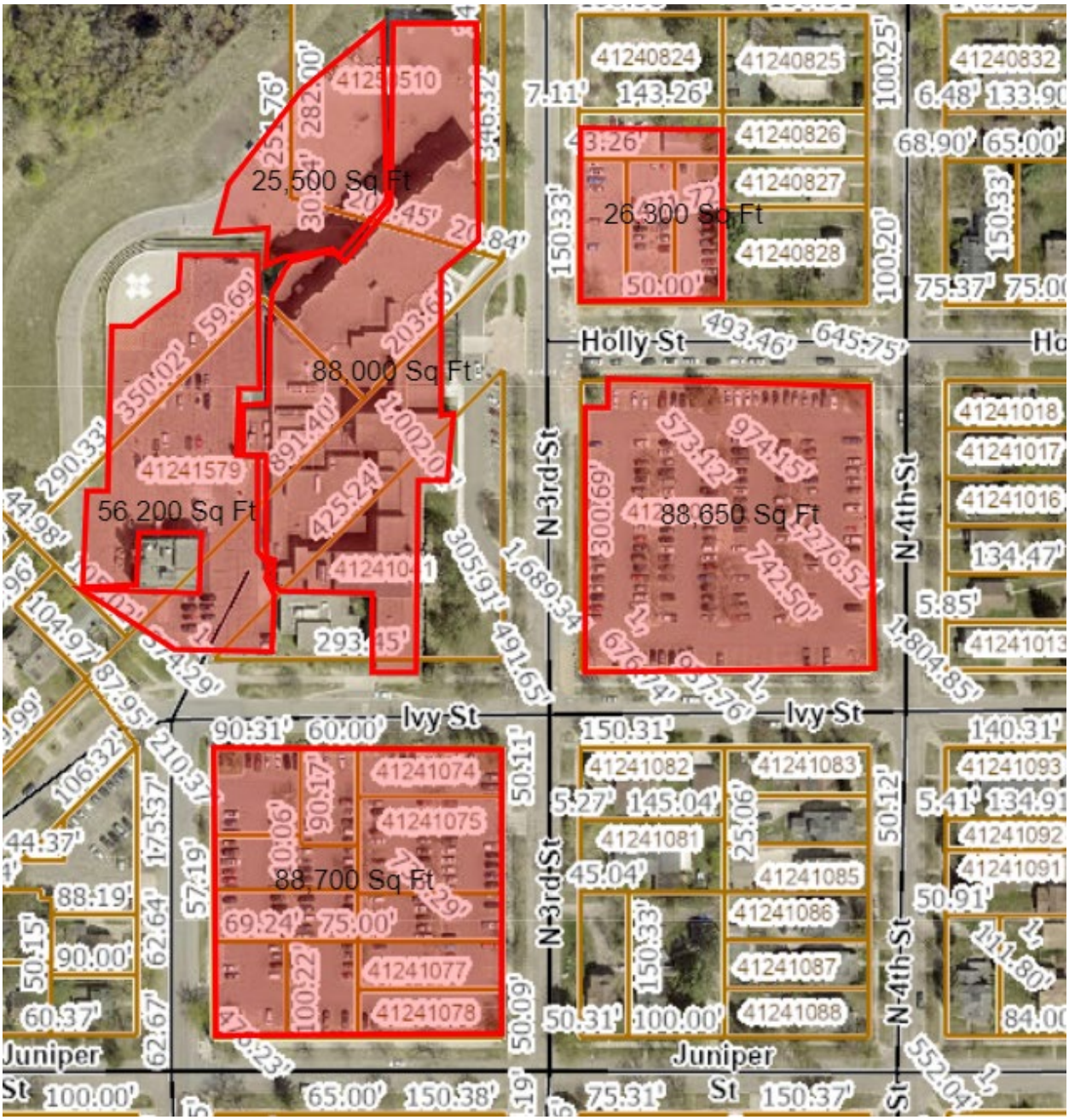
Essentia Health-St. Joseph's Medical Center (Brainerd)



Hospital Building Footprint = 88,000 Sq. Ft.

Total Devoted Parking Area = 285,350 Sq. Ft.

Hardee’s - 119 Washington St, Brainerd, MN 56401

Restaurant Building Footprint = 4,800 Sq. Ft.

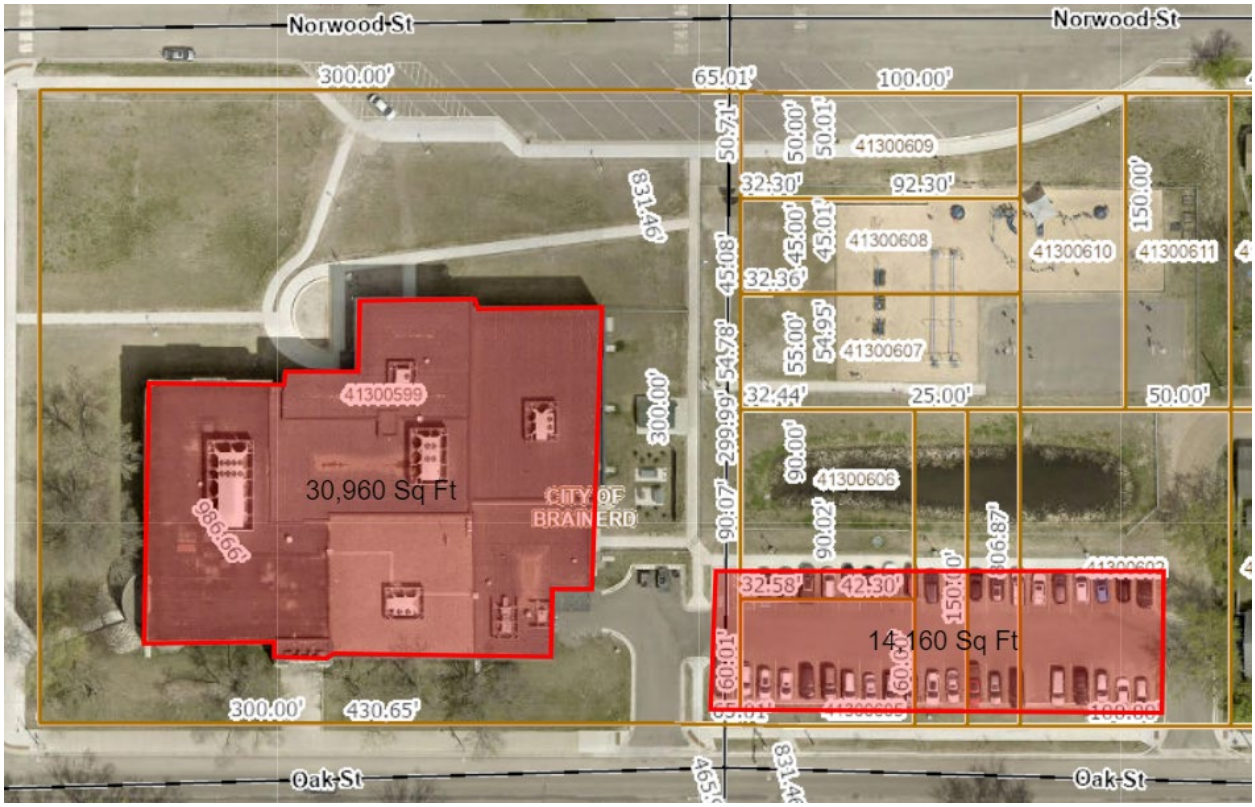
Total Devoted Parking Area = 45,700 Sq. Ft.

Tyrol Hill Shopping Center - 206 W Washington St, Brainerd, MN 5640

Shopping Center Building Footprint = 45,820 Sq.Ft.

Total Devoted Parking Area = 42,820 Sq.Ft.

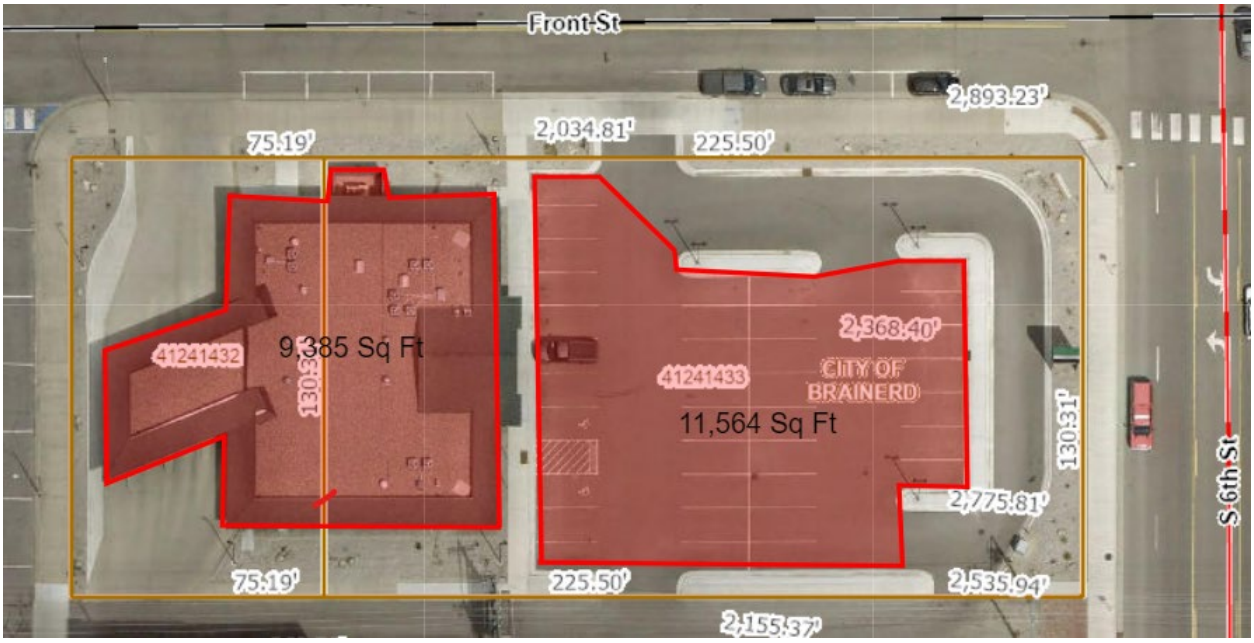
Harrison Elementary School – 1515 Oak St. Brainerd, MN 56401



Building Footprint = 30,960 Sq. Ft.

Total Devoted Parking Area = 14,160 Sq. Ft.

Mid Minnesota Federal Credit Union – 200 6th St. Brainerd, MN 56401



Bank Building Footprint = 9,385 Sq. Ft.

Total Devoted Parking Area = 11.564 Sq. Ft.