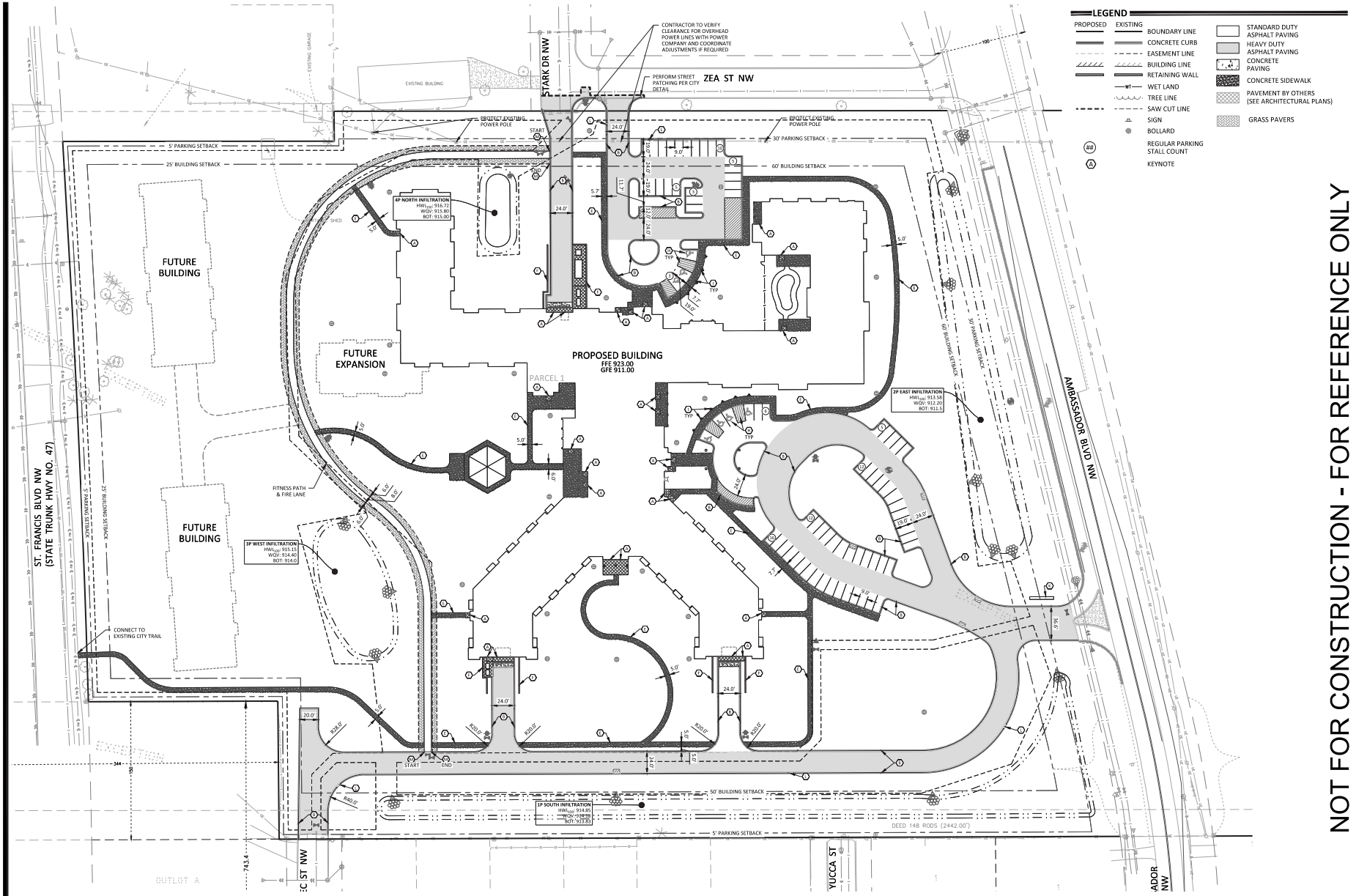

DEVELOPMENT SUMMARY

AREA			
SITE AREA		781,099 SF	17.93 AC
PROPOSED IMPERVIOUS	28%	221,035 SF	5.07 AC
PROPOSED PERVIOUS	72%	560,064 SF	12.86 AC
SETBACKS		BUILDING	PARKING
FRONT YARD		60 FEET	30 FEET
SIDE YARD		50 FEET	5 FEET
SIDE/REAR YARD		25 FEET	5 FEET
ZONING			
EXISTING ZONING		B3, BUSINESS PARK	
PROPOSED ZONING		PUD R-3, HIGH DENSITY RESIDENTIAL	
PARKING REQUIRED			
ASSISTED LIVING: 0.5 STALL/UNIT (52 UNITS)			26 STALLS
INDEPENDENT LIVING: 0.5 STALL/BEDROOM (80 BEDROOMS)			40 STALLS
MEMORY CARE/CARE SUITES: 1 STALL/6 BEDS+1/EMPLOYEE ON LARGEST SHIFT			6 STALLS
TOTAL			72 STALLS
PARKING PROVIDED			
UNDERGROUND			63 STALLS
SURFACE			77 STALLS
TOTAL			140 STALLS

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 19' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS
8. LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY, SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. CONCRETE APRON
D. FLAT CURB SECTION
E. CONCRETE SIDEWALK
F. SEGMENTAL BLOCK RETAINING WALL
G. ACCESSIBLE RAMP
H. ACCESSIBLE STALL STRIPING
I. ACCESSIBLE PARKING SIGN
J. TRANSFORMER
K. MONUMENT SIGN
L. CURB CUT
M. D412 CONCRETE CURB

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

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

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Vista Prairie St. Francis Senior Living

EDI

VISTA PRAIRIE COMMUNITIES

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

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

OVERALL LEVEL ONE PLAN

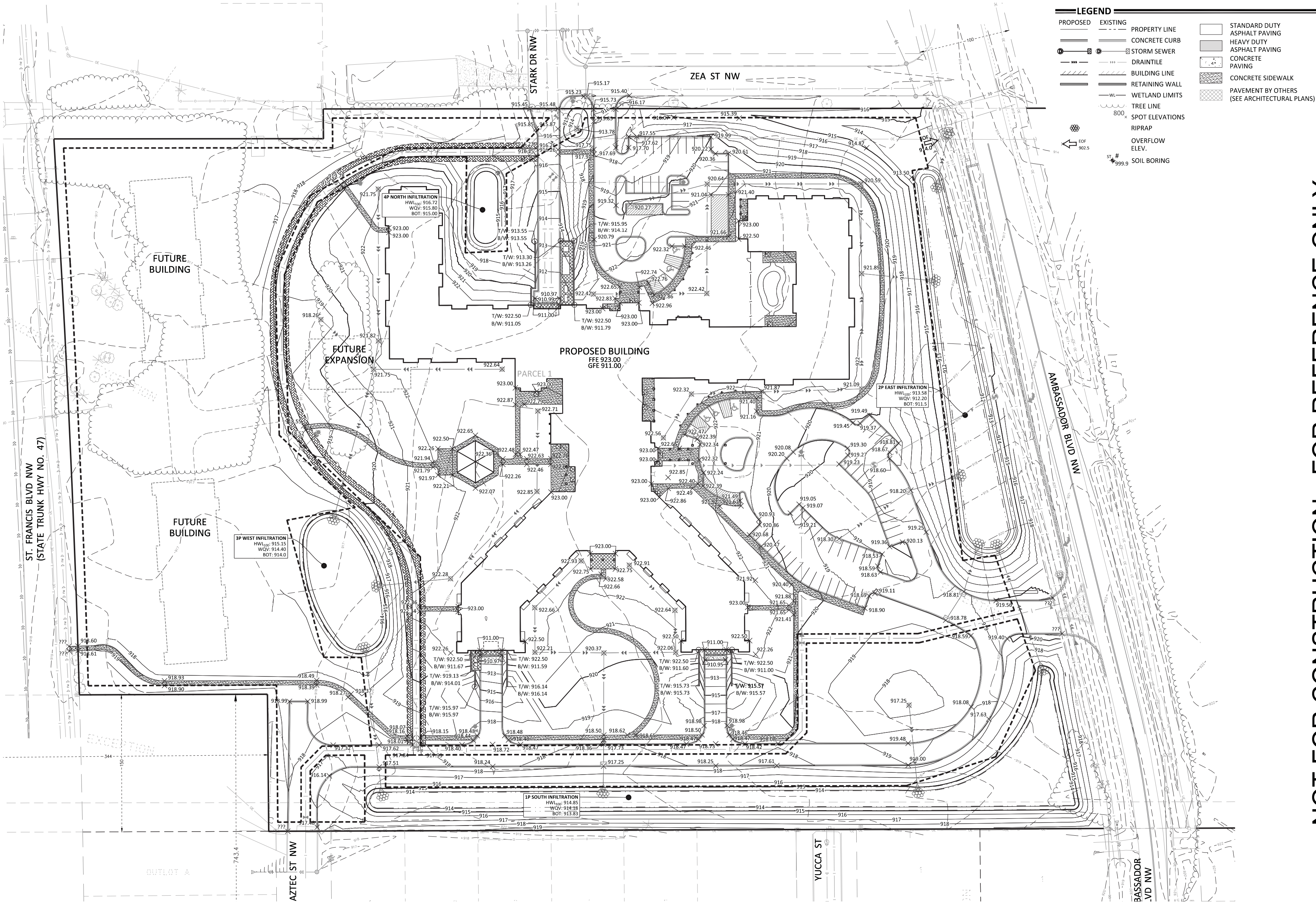
Issues and Revisions:

02/15/2022	Development Application
04/04/2022	City/County Comments

SITE PLAN

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

SHEET
C3.01



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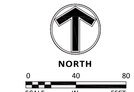

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GRADING PLAN

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

SHEET

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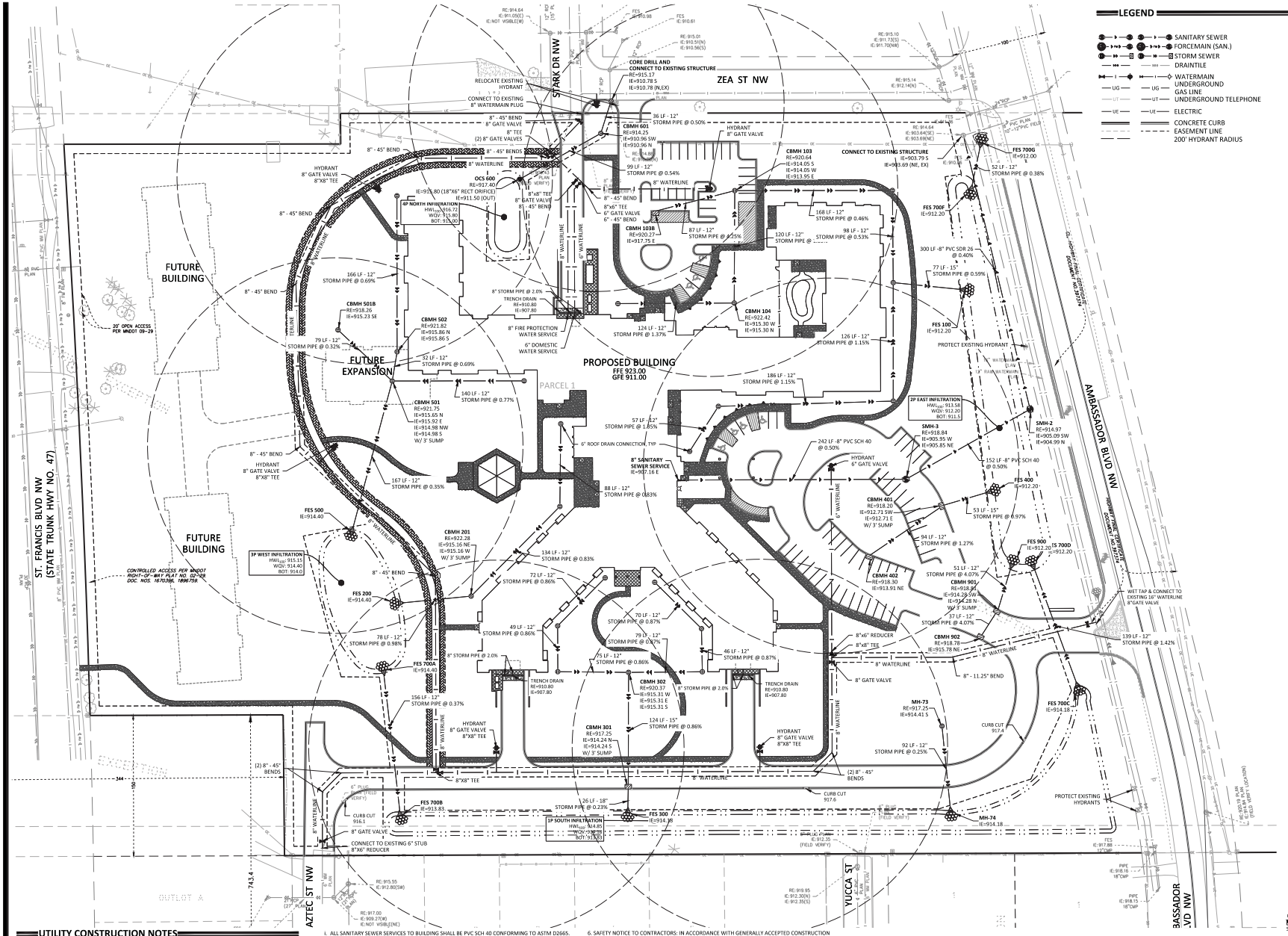

LEGEND

- SANITARY SEWER
- FORCEMAIN (SAN.)
- STORM SEWER
- DRAINTILE
- WATERMAIN
- UG UNDERGROUND GAS LINE
- UT UNDERGROUND TELEPHONE
- UE ELECTRIC
- CONCRETE CURB
- EASEMENT LINE
- 200' HYDRANT RADIUS

UTILITY CONSTRUCTION NOTES

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   a. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIRMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
   b. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   c. A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
   a. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   b. ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
   i. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   c. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, or PVC C-900, UNLESS NOTED OTHERWISE.
   i. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
   ii. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   d. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
   i. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   e. RIP RAP SHALL BE Mn/DOT CLASS 3.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
8. 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. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:COMPANY: BRAUN INTERTEC

ADDRESS: 11001 HAMPSHIRE AVE. S, MINNEAPOLIS, MN 55348

PHONE:952-995-2000

DATED:

CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.

10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO ENGINEER. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.

11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

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

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

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Vista Prairie St. Francis Senior Living

EDI

VISTAPRAIRIE COMMUNITIES

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

George D. Abernathy
Registration No. 43505 Date: XX/XX/2022

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

OVERALL LEVEL ONE PLAN

Issues and Revisions:

02/15/2022	Development Application
04/04/2022	City/County Comments

UTILITY PLAN

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

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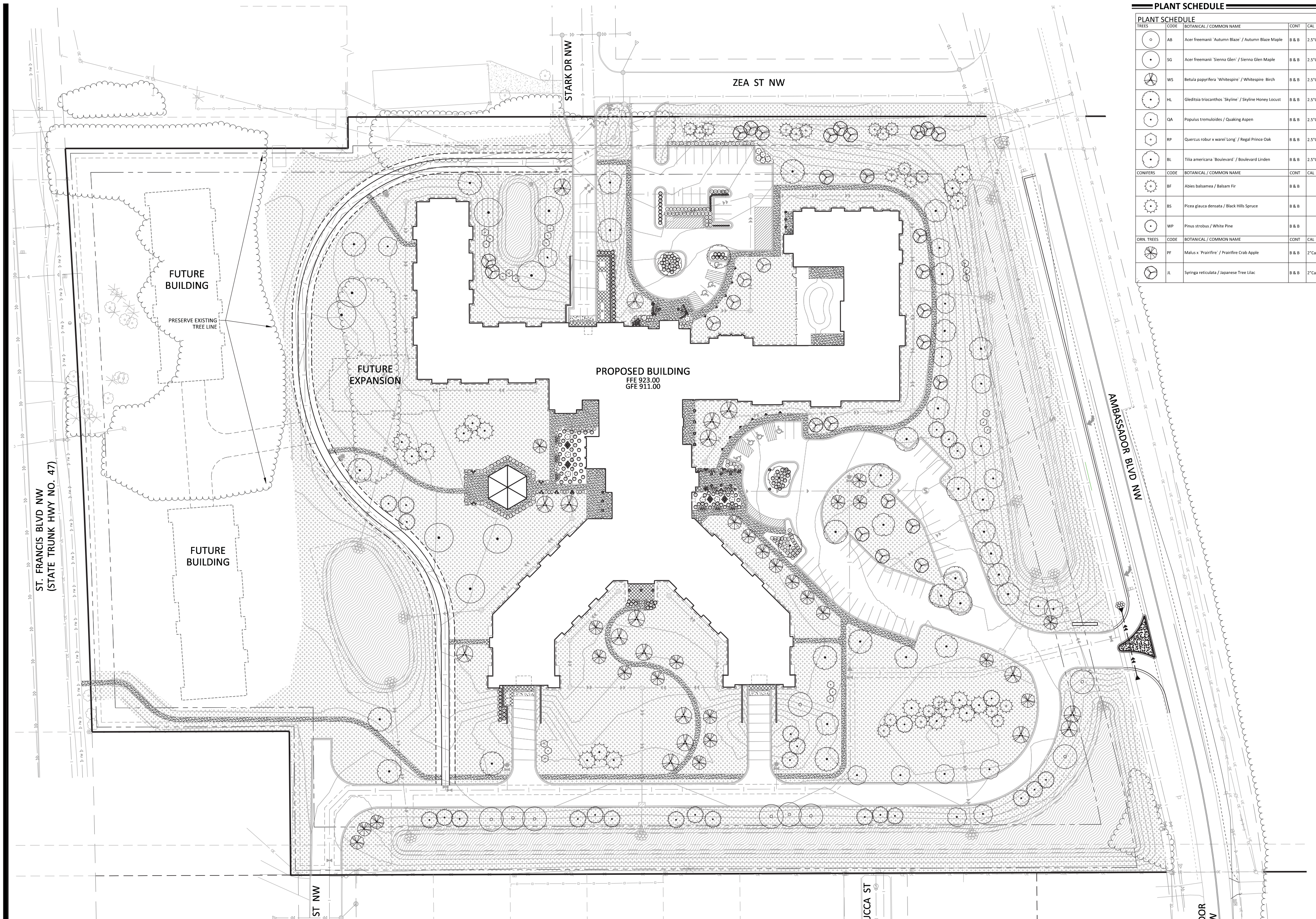

PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AB	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple	B & B	2.5"Cal		9
	SG	Acer freemanii `Sienna Glen` / Sienna Glen Maple	B & B	2.5"Cal		8
	WS	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	2.5"Cal		18
	HL	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	2.5"Cal		21
	QA	Populus tremuloides / Quaking Aspen	B & B	2.5"Cal		16
	RP	Quercus robur x warei`Long` / Regal Prince Oak	B & B	2.5"Cal		21
	BL	Tilia americana `Boulevard` / Boulevard Linden	B & B	2.5"Cal		16
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	BF	Abies balsamea / Balsam Fir	B & B		6`	21
	BS	Picea glauca densata / Black Hills Spruce	B & B		6`	18
	WP	Pinus strobus / White Pine	B & B		6`	26
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	PF	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2"Cal		25
	JL	Syringa reticulata / Japanese Tree Lilac	B & B	2"Cal		29

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Senior Living

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

John R. Workman
Registration No. 59119 Date: XX/XX/2022

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

OVERALL LEVEL
ONE PLAN

Issues and Revisions:

02/15/2022	Development Application
04/04/2022	City/County Comments

LANDSCAPE PLAN

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

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LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	S
FORCEMAIN (SAN.)	LS FM	S
WATERMAIN		
YARDDRAIN		

STANDARD DUTY ASPHALT PAVING
CONCRETE PAVING
CONCRETE SIDEWALK
LIMITS OF DISTURBANCE
TREE PROTECTION FENCE — TP —
TREE TO BE REMOVED
SIGN
PIPE BOLLARD
RIPRAP

ST. FRANCIS LANDSCAPE CODE

PARKING AREAS SHALL BE LANDSCAPED WITH TREES, WITH A MINIMUM OF 1 TREE PER 60 FEET OF PARKING LOT PERIMETER. INTERIOR PARKING AREAS SHOULD HAVE A MINIMUM OF 1 TREE PER 10 SPACES (EXCLUDING PERIMETER SPACES) PLANTED IN PARKING LOT ISLANDS AND LANDSCAPING AREAS IN ORDER TO VISUALLY BREAK UP LONG EXPANSES OF PARKING. TREES PLANTED TO MEET THE REQUIREMENTS OF THIS SUBSECTION MAT BE PUT TOWARD THE OVERALL CALIPER-INCH REQUIREMENTS.

CALCULATIONS	INCHES REQUIRED	INCHES PROPOSED	PLANTS PROPOSED
TOTAL INCHES REQUIRED	571	575.5	228
OVERSTORY TREES	270	272.5	109
CONIFEROUS TREES	193	195	65
ORNAMENTAL TREES	108	108	54
SHRUBS	*		388

PLANT SCHEDULE

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	CD	Cornus sericea `Alleman`s Compact` / Dwarf Red Twig Dogwood	5 gal		10
	CJ	Juniperus sabina `Monna` / Calgary Carpet Juniper	5 gal		112
	PM	Pinus mugo `Slowmound` / Mugo Pine	5 gal		39
	PT	Potentilla fruticosa `Fargo` TM / Fargo Potentilla	5 gal		92
	GL	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal		86
	HA	Thuja occidentalis `Holmstrup` / Holmstrup Cedar	10 gal		35
	MV	Viburnum lantana `Mohican` / Mohican Wayfaring Tree	5 gal		14
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	KFG	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal		138
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	SBA	Allium x `Summer Beauty` / Summer Beauty Allium	1 gal		101
	BIG	Geranium x cantabrigiense `Biokovo` / Biokovo Cranesbill	1 gal		65

PLANT SCHEDULE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed
	TUR HIG	Turf Sod Highland Sod / Sod	Sod

NORTH
0 40 80
SCALE IN FEET

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