

**AGENDA
MAPLE PLAIN CITY COUNCIL – SPECIAL MEETING
MAPLE PLAIN CITY HALL
JULY 16, 2018
5:30 P.M.**

1. WELCOME

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. ADOPT AGENDA

5. PUBLIC HEARING

A. Vacation of a Portion of the Oak Street Right of Way

6. NEW BUSINESS

A. Resolution 18-0716-01 Vacating a Portion of the Oak Street Right of Way Upon a Petition of a Majority of Abutting Landowners

B. Resolution 18-0716-02 Request for a Site Plan Review, Preliminary and Final Plat to Allow a New Multi-Family Senior Housing Development at the Property Generally Located at 1425 Baker Park Road.

7. COUNCIL REPORTS & OTHER BUSINESS

A. City Council Reports

8. VISITORS TO BE HEARD *A. Note: This is a courtesy extended to persons wishing to address the council who are not on the agenda. A completed public comment form should be presented to the city administrator prior to the meeting; presentations will be limited to 3 minutes. This session will be limited to 15 minutes.*

9. ADJOURNMENT

City of Maple Plain

Request by Elim Care, Inc./Augustana Care for Site Plan Review, Preliminary Plat and Final Plat to Allow a Mult-Family Senior Housing Development on the Property Located at 1425 Baker Park Road

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	July 16, 2018
<i>Applicant:</i>	Elim Care, Inc./Augustana Care
<i>Owner:</i>	Maple Plain Gateway Prop., LLC
<i>Location:</i>	1425 Baker Park Road

Request:

Elim Care, Inc./Augustana Care, (Applicant) and Maple Plain Gateway Prop., LLC (Owner) request that the City consider the following actions for the property located at 1425 Baker Park Road (PID No.s 25-118-24-11-0019, 25-118-24-11-0027, 25-118-24-11-0024, 25-118-24-11-0025, 25-118-24-11-0030, 25-118-24-11-0026, 25-118-24-11-0002).

- a. Site Plan Review for a new multi-family senior housing development consisting of approximately 135 units of independent living, assisting living and memory care.
- b. Preliminary Plat to allow the subdivision of the subject properties. Several properties will be combined, new properties and a new public right of way will be created as a part of the proposed development of the subject property.
- c. Final Plat to allow the subdivision of the subject properties.
- d. Vacation of Oak Street Right of Way

Property/Site Information:

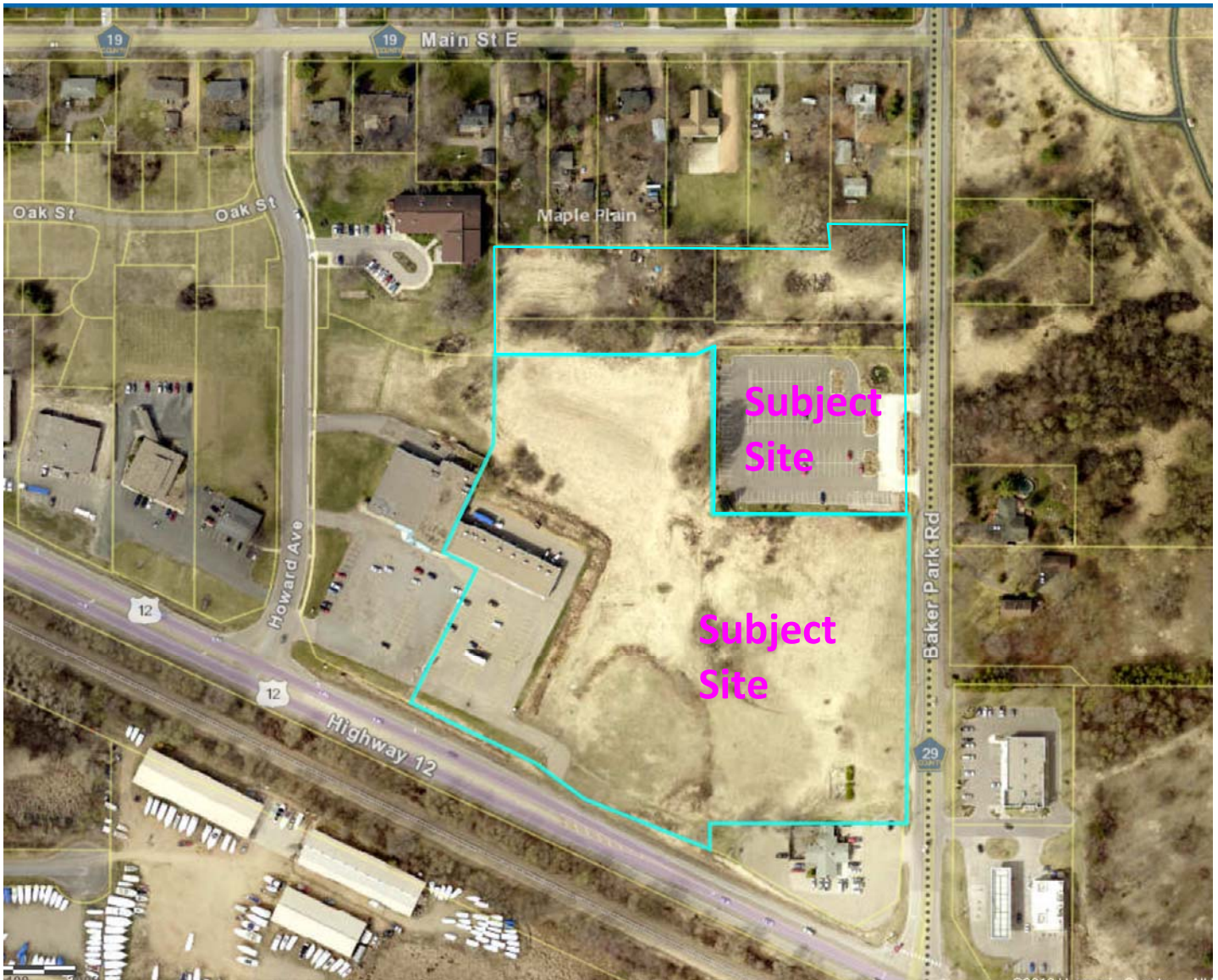
The property is located just at the northwest corner of State Highway 12 and Baker Park Road. The subject property is currently accessed via Howard Avenue off of Highway 12. The existing park and ride parking lot is located on one of the subject properties. The property has the following characteristics:

Property Information: 1425 Baker Park Road, Plus Additional PID's
Zoning: MU-G Mixed Use - Gateway

Comprehensive Plan: *Mixed Use*

Acreage: 19.78 acres, Elim Care Site Acreage: 7.53 acres

Site Aerial

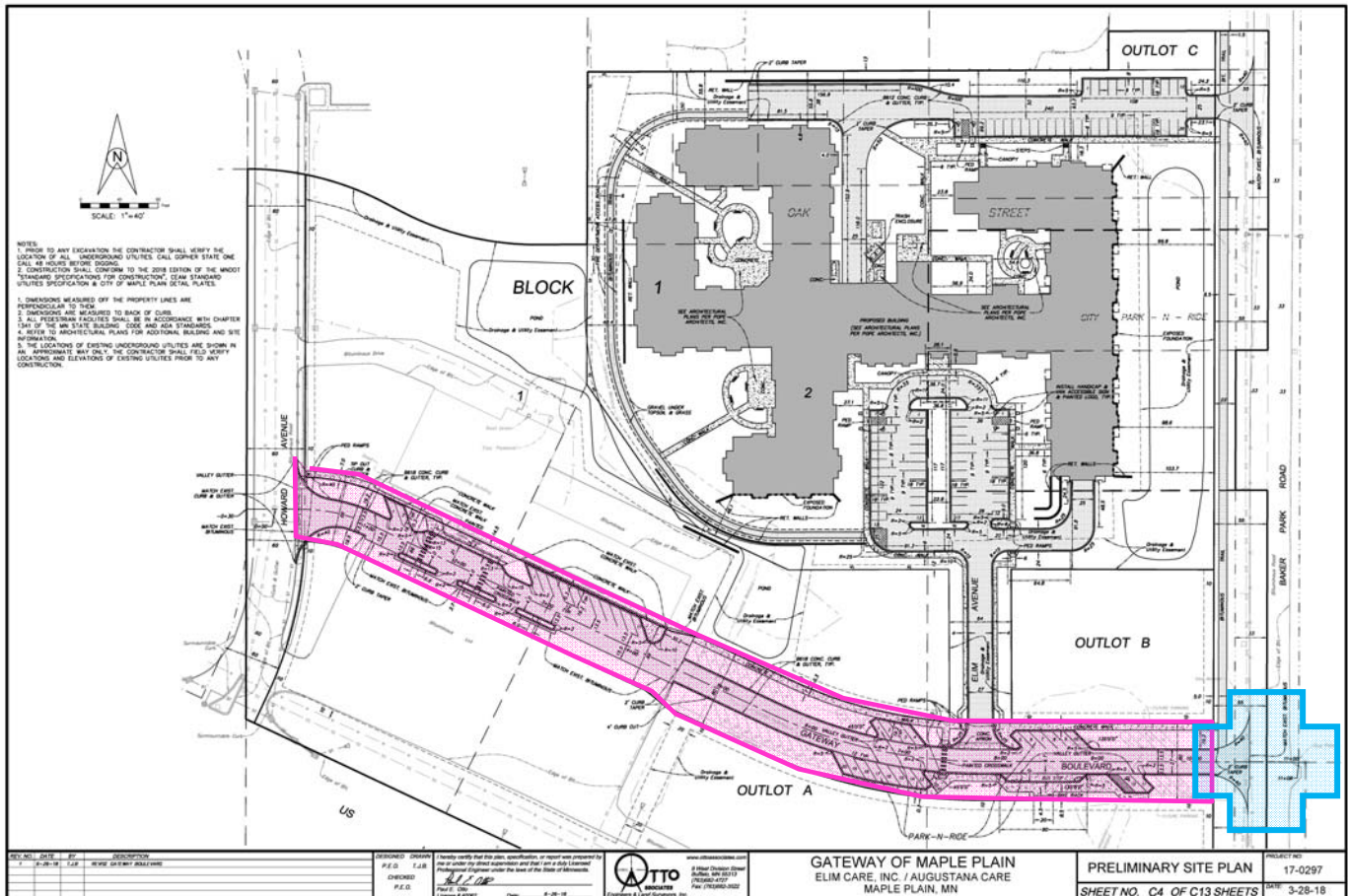


UPDATE:

The City has worked with Hennepin County, the City of Medina, the property owner and developer to reconfigure the site based on a new alignment point of the proposed east/west road (Gateway Boulevard) with CSAH 29. The new road will allow a four-way intersection to be developed that will serve commercial development on both the east (in the City of Medina) and west side of CSAH 29. The realignment of Gateway Boulevard from the original site plan caused some changes to the overall site plan. The proposed

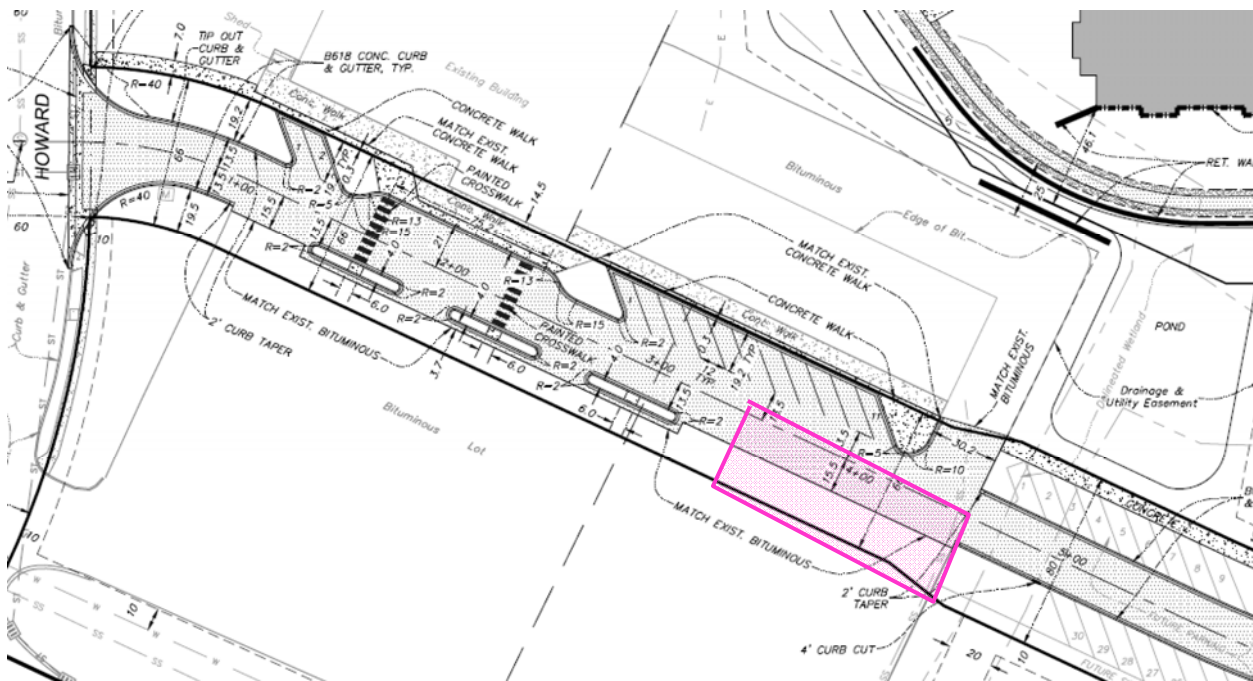
building footprint, building architecture and general site configuration have not changed. As it relates to the updated site plan, the following considerations should be noted by the City:

1. Gateway Boulevard is the proposed east/west road that will provide access to the subject property as well as future commercial development to the south of the subject property.



2. The applicant has provided revised grading and storm water plans to the City. The City has completed a detailed review of the revised drawings and prepared an updated comment letter dated, July 10th, 2018 (Dan Boyum, Stantec). The plans have generally been found to meet applicable standards prescribed by the City. There are several detailed items that will require additional revision and review.
3. The applicant has provided additional detail relating to the location of the trash enclosure on the plans. The trash enclosure will be located directly behind (to the north) of the proposed building and screened from view by a full enclosure.
4. The applicant has revised the plans to address many of the City's comments pertaining to the proposed development. Several key revisions relate to the sidewalk connections and width, trail width, bus drop-off area and street in front of the existing retail/grocery store. The applicant has

revised the sidewalks along the public street to be 7 feet in width. The bituminous trail located along CSAH 29 has been revised to be 8.5 feet in width. The proposed 45-degree angle parking spaces have also been revised per the City's comments. The City is seeking additional information and possible revision relating to the proposed road improvements in front of the existing retail/grocery building. The applicant provided several island caps that are 4 feet in width. It is recommended that the minimum island width be 8 feet. Additionally, the area identified below does not show any end islands. This area should be provided with a similar end island on each parking stall row. The City will continue to work with the City to ensure that the new public street is defined and protected from the adjacent parking areas. The City will also work with the applicant to see if additional sidewalk width can be provided in front of the existing retail stores. The additional sidewalk width would allow for outdoor seating and accommodate the potential vehicular overhang onto the existing sidewalk. The current sidewalk in front of the retail spaces is approximately 8 feet in width. A minimum width of 12 feet would more adequately accommodate vehicular overhang and outdoor seating.



5. Building and parking setbacks have been updated on the proposed site plan. It should be noted that all applicable building setbacks are being met by the applicant with exception of the parking lot setback from the north property line. The requisite setback is 10 feet from the property line and the plans currently show 8 feet. The applicant has discussed this issue with the City and will revise the plans to ensure compliance with the requirements. The setbacks table in this report has been updated to show the new building and parking setbacks.
6. The bus drop-off area has been reviewed and approved by Metro Transit and reflects the agreed upon configuration and parking space number. The City will require that the existing site furniture in the park and ride (trash receptacle, benches, bike rack) be relocated to the new drop-off area.

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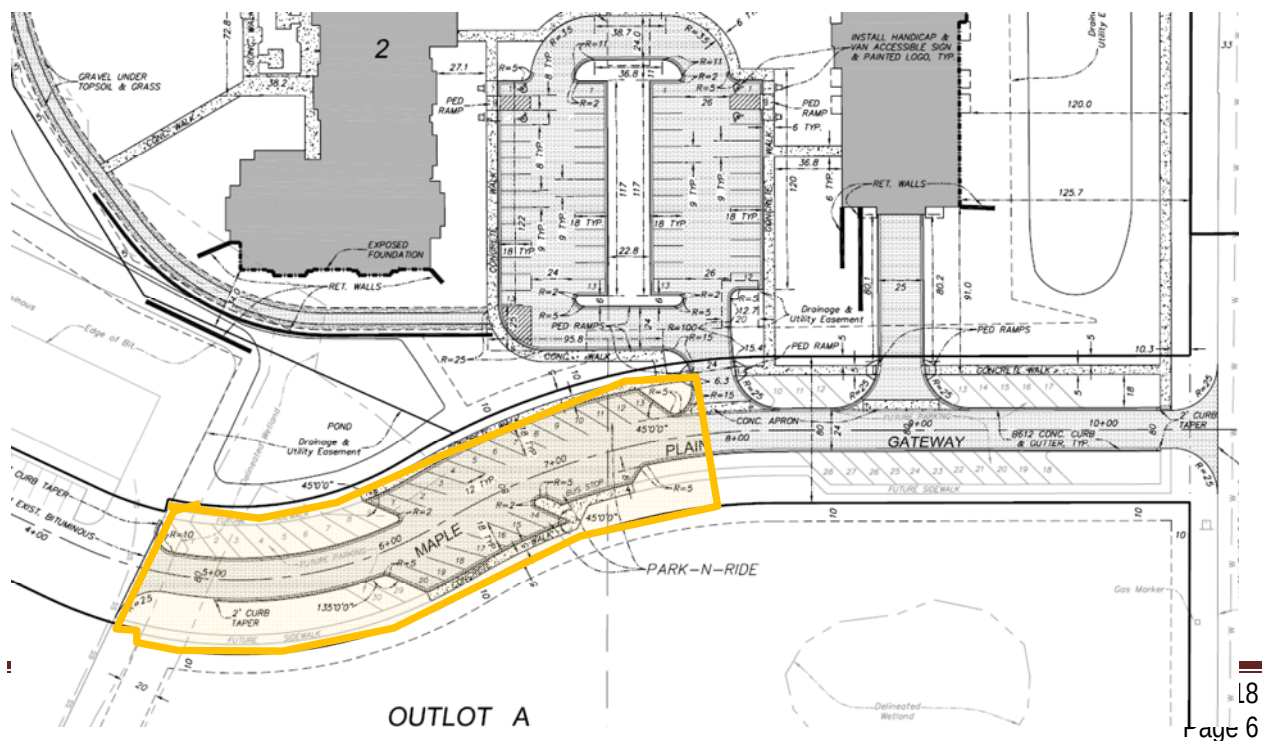
- The majority of the comments made by the City have been adequately addressed by the applicant. The City has been involved in the alignment and design of the new east/west road and is supportive of the proposed site layout as depicted on the site plan. There are several issues noted in this report and attached review letter that will need to be addressed by the applicant in the final plans. It is anticipated that the City will finalize review and approval of all construction plans shortly and prior to approval of the development agreement.

The applicant is seeking site plan review for a new multi-family senior housing development consisting of approximately 135 units of independent living, assisting living and memory care. In order to initially develop only a portion of the site, the City is also considering a preliminary plat to allow the subdivision/combination of the subject properties. Several properties will be combined, new properties and a new public right of way will be created as a part of the proposed development of the subject property.

7.16.2018
Page 5

at its highest level. The applicant is proposing to establish an approximate 7.5-acre site for the proposed senior living facility. The site would be comprised of a portion of the Oak Street right of way (will need to be vacated), the park and ride property and a portion of the 1425 Baker Park Road property. Access to the newly created parcel would be via a new public east-west street that connects Baker Park Road to Howard Avenue. The new road would be routed directly in front of the existing grocery/retail building and connect to Baker Park Road north of the existing commercial retail building in Medina.

The City was involved early in this process to discuss the development of this site. Initial concept planning identified the need to relocate the park and ride facility and utilize part of the Oak Street right of way for the development. By locating the proposed facility to the north of the subject property, the owner maintains the largest possible amount of Highway 12 visible property. In order to allow the applicant to utilize the park and ride property, the City worked with the two grant funding agencies (Hennepin County and MNDOT) and Metro Transit (Metropolitan Council) to agree to the redevelopment of this property. All three agencies have been supportive of the reuse of this space and the redevelopment of the park and ride to a more realistic number of spaces. The park and ride facility will be reincorporated into the proposed Gateway Boulevard right of way. The existing park and ride facility included 150 parking spaces. The evaluation of the existing and future ridership for this area revealed that only 5-6 riders were historically using the service. The projected demand modeling used by Metro Transit showed that the area did not support a much higher park and ride demand. Without little change in demand, no change in routing would be economically feasible or warranted and the ridership would generally remain flat. It was ultimately determined that the new park and ride area would need to accommodate 20 parking spaces with the possibility of expanding that to 50 parking spaces in the future. The City worked with the applicant to design the park and ride area into the new City road right of way. This would allow the shared use of the parking spaces for park and ride during the day and use for public parking for the future commercial development to the south at nights and on weekend. A part of the general agreement pertaining to the relocation of the facility includes the City being able to maintain the new public street and associated parking spaces.



The City has a requirement that all commercial development be reviewed and evaluated for compliance with the Comprehensive Plan, applicable codes and standards and other established design criteria.

153.045 INTENT AND PROCEDURE

(I) Evaluation criteria. The Planning Commission and City Council shall evaluate the effects of the proposed site plan. This review shall be based upon, but not be limited to, compliance with the City Comprehensive Plan, provisions of this chapter (Design Guidelines and City Engineering Requirements).

Staff has completed a detailed review of the proposed site plans, building plans and preliminary plat. Many of the detailed review comments can be addressed between preliminary and final plat. Staff has met with the petitioner to review the initial comments and determine if there were any issues that would prevent full compliance with applicable comments. It is generally believed that the proposed development is in compliance with applicable criteria and all comments will be addressed in the final plan set submitted as a part of the final plat. There are several comments that should be noted and further considered by the City during review of the application. Considerations are as follows:

Building and Architecture:

The proposed building is a mixed-use senior housing facility. The building would have the following unit breakdown:

Transitional Care:	17 units
Skilled Care (Memory Care):	19 Units
Skilled Care (Long-Term Care):	19 Units
Assisted Living Memory Care:	15 Units
Assisted Living Apartments:	35 Units
Independent Living Apartments:	25 Units

The City has adopted the Maple Plain Design Guidelines. The guidelines provide general direction and information pertaining to permitted architecture, building materials and other similar design standards. The guidelines provide specific requirements for commercial building architecture and general guidelines for residential development. The City has reviewed the proposed building materials and architecture and believes that it meets the intent of the City's Design Guidelines.

The proposed building would be constructed of fiber cement board, stone and architectural aluminum panels. These materials and the proposed color scheme of the building are permitted within the MU-G zoning district. The City's architectural design guidelines stipulate the desired percentage of building materials for the MU-G zoning district as follows:

i. Front Façade:

40% windows/openings (TBD)
25% brick/stone/cement fiber board (70% proposed)
10% other materials- aluminum glazed panels (30% proposed)

- ii. Other Building Sides:
15% windows/openings (TBD)
50% brick/stone/cement fiber board (100% proposed)
10% other materials (n/a)

The proposed building will have three floors; however, the entire building will not be three floors. Only the eastern “wing” of the building is proposed to be three stories. The remaining building area is proposed to be one story in height (see building plans/elevations).

Site Design:

The City worked with the property owner and applicant to develop a site plan and new City street that would accommodate the proposed development as well as future development of the property. Several iterations of the site design and new City street were considered. Ultimately, the proposed road alignment was generally agreed upon by the City, property owner and applicant. The new road will provide access to the proposed senior living facility and to the commercial property to the south of the road. The road is proposed to align directly in front of the existing retail building located to the west of the subject property. The owner of the property would like the road to act as an “urban” type access road similar to what the City would consider in its downtown. The City requested that parking along this road be diagonal so that vehicles do not have to cross over the center line of the road to back out of the spaces. The current plans show the parking in front of the existing retail building as 90-degree spaces. The City has noted that all spaces will need to be 45-degree angled spaces. The applicant has acknowledged that the plans are being revised to show the correct parking space alignment.

Hennepin County has reviewed the proposed road alignment and access onto CSAH 29 from this site in both locations. Staff is still working out details of the access onto the County Road. It was noted by the County that a left turn lane into the site and a dedicated south bound right turn lane will be required. The City will continue to work with the County regarding access onto the County Road.

The proposed building is oriented so that there is a public and private side to the building. The public side will face south and will provide the main entrance and drop off to the building. The north side of the building will provide for deliveries, some staff parking and general service needs such as trash and mechanical equipment.

Setbacks/Building Requirements are required as follows:

Required

Minimum Lot Size: 6,000 square feet
Minimum Lot Width: 100 feet
Front Yard Setback: 5-10 feet

Highway 12 Setback from R.O.W.: 50 feet
Side Yard: 10 feet
Corner Side Yard: 20 feet
Rear Yard: 20 feet
Parking Setback Highway 12: 50 feet
Parking Setback Adjacent Properties: 10 feet
Maximum Height: 40 feet

Proposed

Minimum Lot Size: 7.5 acres
Minimum Lot Width: $\pm$ 675 feet
Front Yard Setback: 46 feet
Highway 12 Setback from R.O.W.: N/A
Side Yard: 48 feet
Corner Side Yard: 120 feet
Rear Yard: 56 feet
Parking Setback Highway 12: N/A
Parking Setback Adjacent Properties: 10 feet minimum (one area in the northeast corner is 8 feet and will need to be revised to meet the minimum 10 foot setback).
Maximum Height: 38 feet

The City does not have a specific parking requirement for this type of mixed-use senior housing. Staff reviewed various standards of practice relating to parking requirements for similar facilities as well as discussed, the amount provided for the applicant's other facilities. Parking is generally recommended to be required and provided as follows:

<u>Number of Units(type)</u>	<u>Required Stalls Per Number of Beds</u>	<u>Total Spaces</u>
80 (Care Center + Memory Care)	4 spaces + 1 space per 3 beds	31 spaces
39 (Assisted Living)	0.5 spaces per 1 unit	20 spaces
21 (Independent Living)	0.75 spaces per 1 unit	16 spaces
Staff Parking	Actual maximum number for staff overlap	24 spaces
		91 spaces

The plans provide 133 parking spaces, 56 of which are located in the underground parking garage. The total number of parking spaces provided generally corresponds to the applicant's experience with similar facilities and exceeds the amount generally deemed necessary based on a typical standard for mixed-use senior facilities.

Parking Lot Lighting:

Parking Lot lighting shall be arranged as to deflect light away from any adjoining residential zone or from the public streets. The applicant is working on a lighting plan for this project which will be finalized for final plat submittal.

Landscaping:

The tree preservation plan was reviewed, and the City generally agrees with the calculations provided on the plan. The trees to be removed are generally lower quality species. The applicant has provided replacement in accordance with the prescribed requirements. The proposed landscape plan provides a high level of planting shown on the south side of the building. There is no proposed landscaping or screening shown along the north property line and along the east side of the building on CSAH 29. The City has recommended to the applicant that more screening and buffering should be provided between the existing residential homes to the north and the back of the proposed building. These homes are currently buffered by the existing tree line that is proposed to be removed. In addition, there is no upright landscaping shown along the east side of the proposed building. The height of the building and the proximity to CSAH 29 warrant additional upright landscaping. The City has asked the applicant to revise the landscape plans to provide additional screening along the north and east property lines. It is anticipated that there would be heavier screening (evergreen) along the north property line and more filtered (deciduous) screening along the east property line. The applicant has agreed to revise the landscape plans to add additional planting to the plans and resubmit for final plat.

Trash Enclosure:

The applicant is proposing to construct a trash and mechanical equipment enclosure along the north side of the building. All trash and mechanical equipment will be fully screened from view. The City has asked the applicant to provide an additional detail of the enclosure with the revised plan set.

Storm Water Management, Grading and Drainage:

The owner-initiated development of this site last year by completing a wetland delineation on the subject property. The applicant is working with Minnehaha Creek Watershed District and the City to develop a storm water plan that meets all applicable requirements. The general design provides for a large storm water pond on the east side of the building along with a smaller pond on the west side of the building. The City has provided the applicant with a detailed analysis of the grading and storm water calculations. There are some revisions that will need to be made by the applicant and resubmitted to the City. The City reviewed the comments with the applicant and it does not appear that there are any comments that cannot be fully accommodated by the applicant. The City's Engineer has reviewed the proposed site plan and noted that there are no additional drainage and stormwater requirements resulting from the proposed improvements. See detailed comments attached to this report for more information.

Signage:

The applicant has not made an application for any signage at this point. All signage will need to be reviewed and approved by the City.

Park Dedication/Sidewalks/Trails:

The City discussed the needs for park dedication, trails and sidewalks within the proposed development. No actual park development on this site is being requested by the City. The City is recommending a cash in lieu of land payment. The City calculates the total amount of park dedication to be \$142,356.

7.53 acres = 328,007 SF

10% = 32,801 SF

32,801 * \$4.34 (cost per foot)

The City has requested that the proposed north-south trail located along CSAH 29 be converted from a 6-foot-wide concrete sidewalk to an 8.5-foot-wide bituminous trail. This trail would ultimately connect to the south and north along CSAH 29. The sidewalks located adjacent to the proposed new City street will provide pedestrian access along both sides of the street. The City requested that the width be increased from 5 feet to 7 feet to accommodate vehicular overhang. The applicant does show internal paths around the perimeter and internal to the site. These trails will provide additional recreational opportunities for the residents of the facility.

Fire/Public Safety:

Both Maple Plain Fire and West Hennepin Public Safety provided detailed comments to the applicant. One note relating to the site plan is that the applicant is providing a fire access road around the perimeter of the building. This road is in the form of an 8-foot-wide bituminous path with additional pavers on both sides to accommodate a fire apparatus in an emergency. All other Fire and Police comments have been accommodated or are in the process of being accommodated by the applicant. See detailed comments attached to this report for more information.

Neighbor Comments:

The City received several questions and comments at the public hearing. There was a question asking if the southern entrance into the grocery store parking lot from Howard Avenue was going to be closed. It was noted that the access would remain open. There was a question asking what the traffic impact would be to the area as a result of the new development. The City noted that Hennepin County has approved the development and no additional study or analysis has been performed.

Planning Commission Discussion:

Commissioners discussed the proposed development and asked questions of staff and the applicant. Commissioners discussed the parking requirement and wanted to ensure that the proposed development would have adequate parking. Commissioners confirmed that if the use of the property or building changed, the City would require a review of the parking requirements. Staff confirmed that any change in use of the building or property would trigger the City's review. Commissioners asked how the bus would access the new drop-off pick-up area. Staff noted that the bus would access the site from Howard and then would exit the site onto CSAH 29. This would allow the bus to have only right hand turns into and out of the

site. Commissioners asked if there would be a chapel inside of the proposed building. The applicant noted that the building has a common gathering area, but not a specific chapel. Commissioners confirmed that any signage that is not in compliance with applicable standards would need to be review and approved by the City. Ultimately Planning Commissioners found that the request for site plan review and preliminary plat met all applicable standards and recommended approval to the City Council.

Recommendation:

The Planning Commission recommended approval of the for the requested Site Plan Review and Preliminary Plat with the following findings and conditions:

1. The site plan review, preliminary plat and final plat meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning and Subdivision Ordinance.
2. City Council approval of Site Plan Review, Preliminary and Final Plat is subject to the following items being satisfactorily completed by the applicant:
 - a. The Applicant shall address all engineering comments made in the letter from Stantec, dated April 26, 2018 and July 10, 2018.
 - b. The Applicant shall address all comments made by the Planning Commission and contained within this staff report.
 - c. The Applicant shall revise the site plan to address all comments made by the City's review letter dated April 26, 2018.
 - d. The Applicant shall receive all applicable approvals from Minnehaha Creek Watershed District.
 - e. The Applicant shall receive all applicable approvals from Hennepin County.
 - f. The Applicant shall enter into a development agreement with the City pertaining to the acquisition of the park and ride property and installation of all requisite public improvements.
3. The Applicant shall pay for all costs associated with the City's processing of the site plan review, preliminary and final plats.

Attachments:

1. RESOLUTION No. **18-0716-01** - Vacating the Oak Street Right of Way
2. RESOLUTION No. **18-0716-02** - Approving Site Plan Review, Preliminary and Final Plat
3. Site Survey
4. Preliminary Plat
5. Preliminary Plan Set
6. Preliminary Building Plans/Elevations
7. Tree Preservation Plan
8. Lighting Plan
9. Landscape Plan
10. Engineering Review Letter

**CITY OF MAPLE PLAIN
COUNTY OF HENNPIN
STATE OF MINNESOTA**

RESOLUTION NO. 18-0716-01

**A RESOLUTION VACATING A PORTION OF THE OAK STREET RIGHT OF WAY
UPON A PETITION OF A MAJORITY OF ABUTTING LANDOWNERS**

THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA DOES HEREBY
RESOLVE AS FOLLOWS:

WHEREAS, a petition signed by the majority of property owners abutting the roadway right of way of a portion of the Oak Street in the City of Maple Plain was received by the City; and

WHEREAS, the petition requested that the City Council, pursuant to Minnesota Statute §412.851, vacate (a portion of) the roadway right of way adjacent to the property located primarily north of the property located at 1425 Baker Park Road and legally described below and depicted in **EXHIBIT A** attached hereto:

Legal Description of Oak Street Right of Way

*All that part of vacated Oak Street as dedicated on the recorded plat of
LUNDSTEIN'S EAST SIDE ADDITION, Hennepin County, Minnesota,
according to the recorded plat thereof.*

WHEREAS, the City reviewed and examined the signatures on said petition and determined that such signatures constituted a majority of the landowners abutting upon the (portion of) said roadway easement to be vacated; and

WHEREAS, a public hearing to consider the vacation of such street was held on the 16th day of July 2018 before the Maple Plain City Council after due published and posted notice had been given, as well as personal mailed notice to all affected property owners by the City and all interested and affected persons were given an opportunity to voice their concerns and be heard; and

WHEREAS, any person, corporation or public body owning or controlling easements contained upon the property vacated, reserves the right to continue maintaining the same or to enter upon such way or portion thereof vacated to maintain, repair, replace or otherwise attend thereto; and

WHEREAS, the Council in its discretion has determined that the vacation will benefit the public interest;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MAPLE PLAIN, COUNTY OF HENNEPIN, MINNESOTA, that such petition for vacation is hereby granted and the portion of said right of way described as follows is hereby vacated:

Legal Description of Oak Street Right of Way

All that part of vacated Oak Street as dedicated on the recorded plat of LUNDSTEIN'S EAST SIDE ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

BE IT FURTHER RESOLVED, that the Mayor and City Administrator are hereby authorized to sign all documents necessary to effectuate the intent of this resolution.

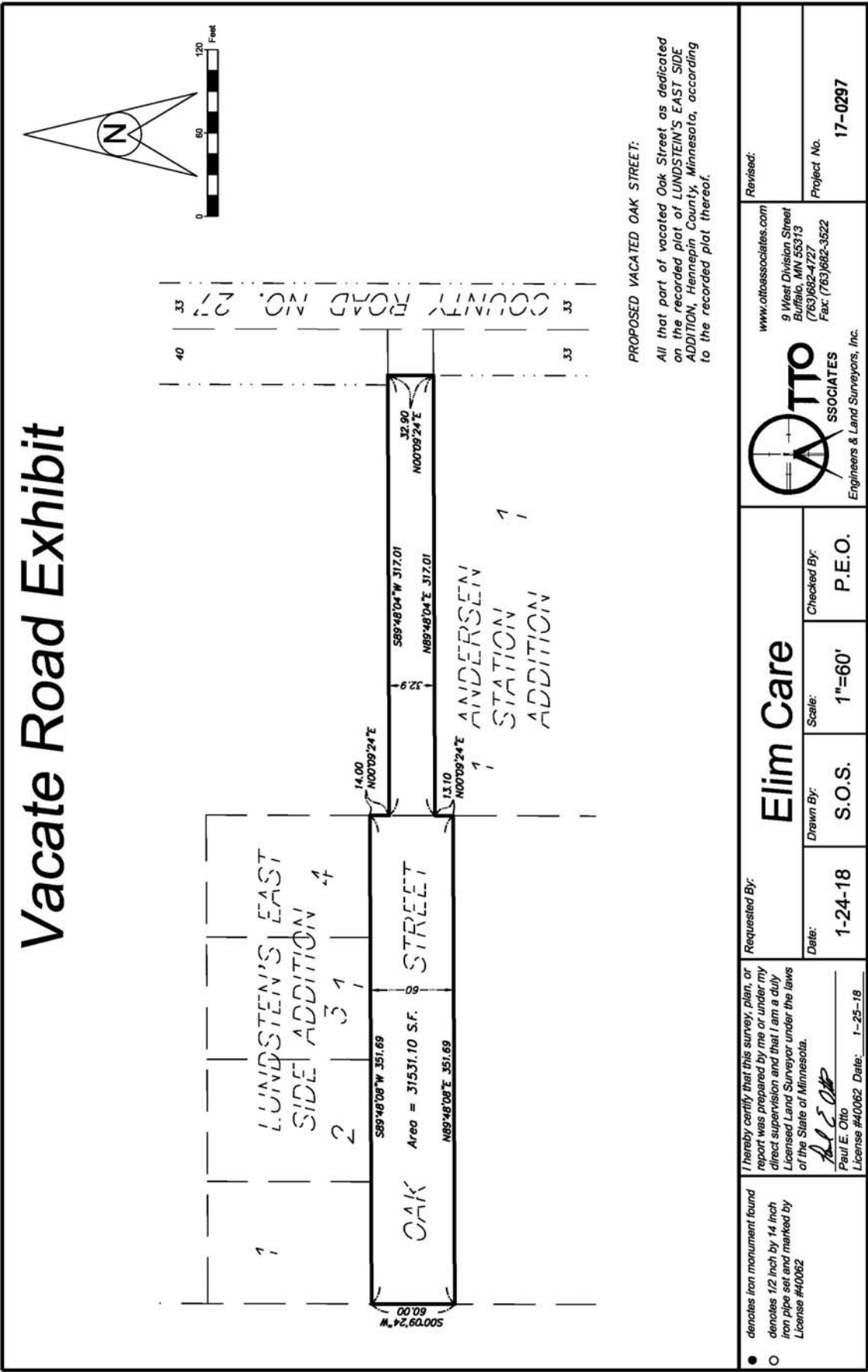
This resolution was adopted by the city council of the City of Maple Plain on this 16th day of July 2018, by a vote of ____ ayes and ____ nays.

Julie Mass-Kusske, Mayor

ATTEST:

Robert Schoen, City Administrator

EXHIBIT A
(Vacation Exhibit)



**CITY OF MAPLE PLAIN
COUNTY OF HENNPIN
STATE OF MINNESOTA**

RESOLUTION NO. 18-0716-02

A RESOLUTION APPROVING THE REQUEST BY ELIM CARE INC./AUGUSTANA CARE FOR SITE PLAN REVIEW, PRELIMINARY AND FINAL PLAT TO ALLOW A NEW MULTI-FAMILY SENIOR HOUSING DEVELOPMENT CONSISTING OF APPROXIMATELY 135 UNITS OF INDEPENDENT LIVING, ASSISTING LIVING AND MEMORY CARE ON THE PROPERTY BEING PLATTED AS THE GATEWAY OF MAPLE PLAIN AND GENERALLY LOCATED AT 1425 BAKER PARK ROAD

WHEREAS, the City of Maple Plain (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2008 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Elim Care, Inc./Augustana Care (the “Applicant”) submitted an application seeking site plan review, preliminary and final plat for the property generally located at 1425 Baker Park Road (the “Property”); and

WHEREAS, the Property is zoned Mixed Use – Gateway (MU-G); and

WHEREAS, the Property is legally described as:

Lot 2, Block 1 The Gateway of Maple Plain; and

WHEREAS the requested site plan review, preliminary plat and final plat meet all requirements, standards and specifications of the City of Maple Plain zoning and subdivisions ordinances for property zoned Mixed-use Gateway; and

WHEREAS the Planning Commission held a public hearing on May 17th and July 12th, 2018 to review the application, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA, that it should and hereby does approve the application by Elim

Care, Inc./Augustana Care for site plan review, preliminary and final plat per the City's zoning and subdivision regulations with the following conditions:

1. The site plan review, preliminary plat and final plat meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning and Subdivision Ordinance.
2. City Council approval of Site Plan Review, Preliminary and Final Plat is subject to the following items being satisfactorily completed by the applicant:
 - a. The Applicant shall address all engineering comments made in the letter from Stantec, dated April 26, 2018 and July 10, 2018.
 - b. The Applicant shall address all comments made by the Planning Commission and contained within this staff report.
 - c. The Applicant shall revise the site plan to address all comments made by the City's review letter dated April 26, 2018.
 - d. The Applicant shall receive all applicable approvals from Minnehaha Creek Watershed District.
 - e. The Applicant shall receive all applicable approvals from Hennepin County.
 - f. The Applicant shall enter into a development agreement with the City pertaining to the acquisition of the park and ride property and installation of all requisite public improvements.
3. The Applicant shall pay for all costs associated with the City's processing of the site plan review, preliminary and final plats.
4. Any change to the interior use of the building may require additional review by the City. This includes the conversion of space from one use to another (i.e. assisted care to independent living).
5. The Applicant shall record the final plat and associated documents within 180 days of the date of City Council approval.

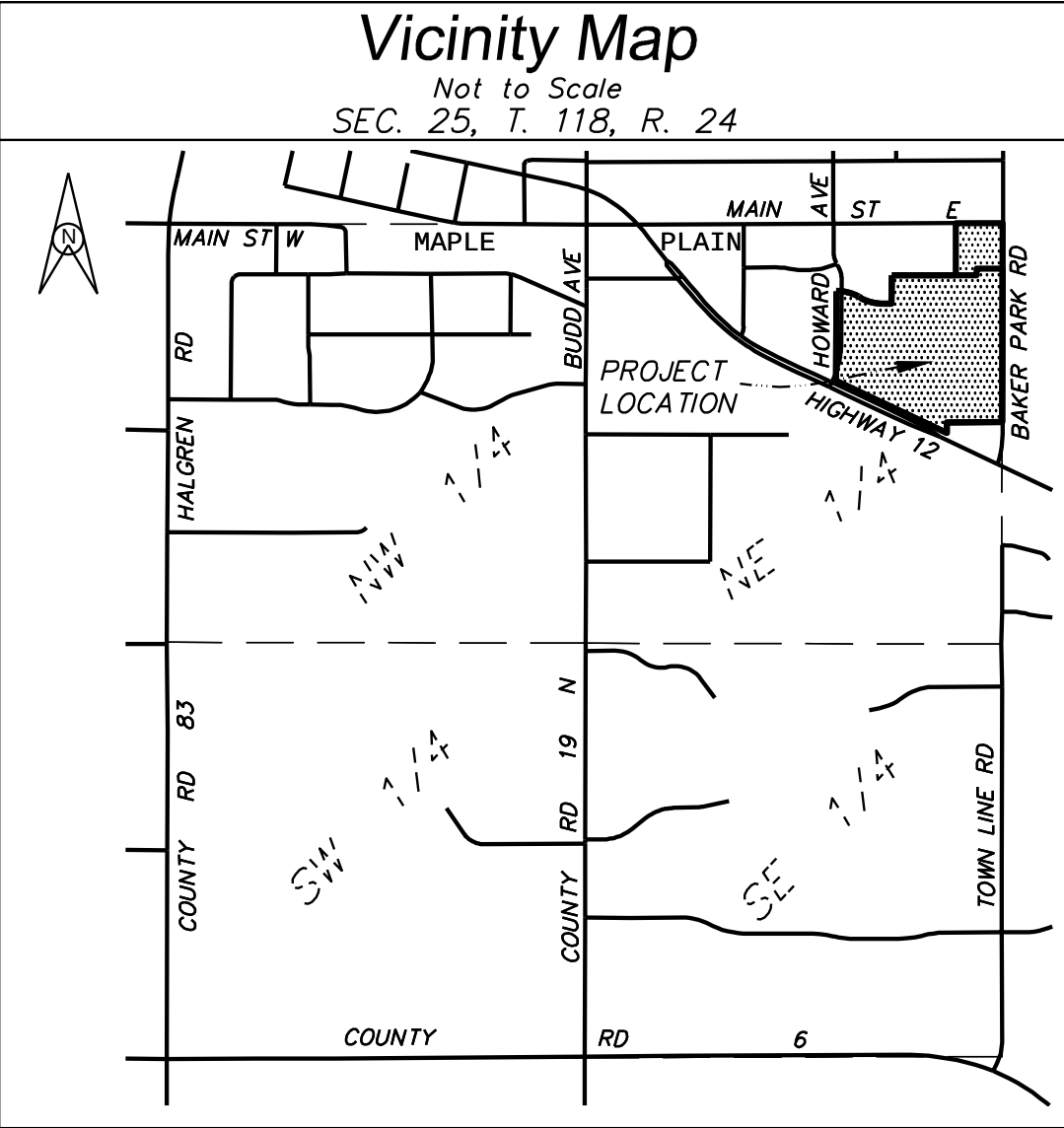
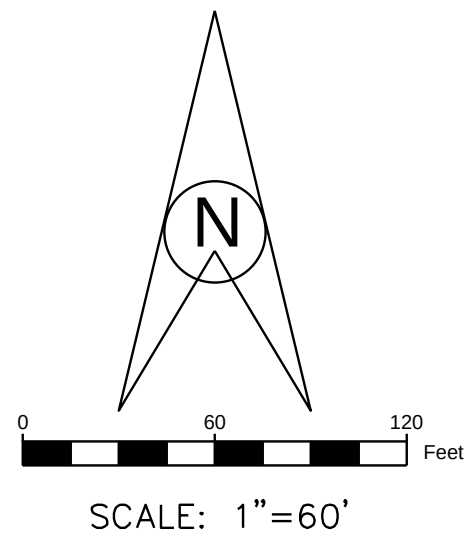
This resolution was adopted by the city council of the City of Maple Plain on this 16th day of July 2018, by a vote of ____ ayes and ____ nays.

Julie Mass-Kusske, Mayor

ATTEST:

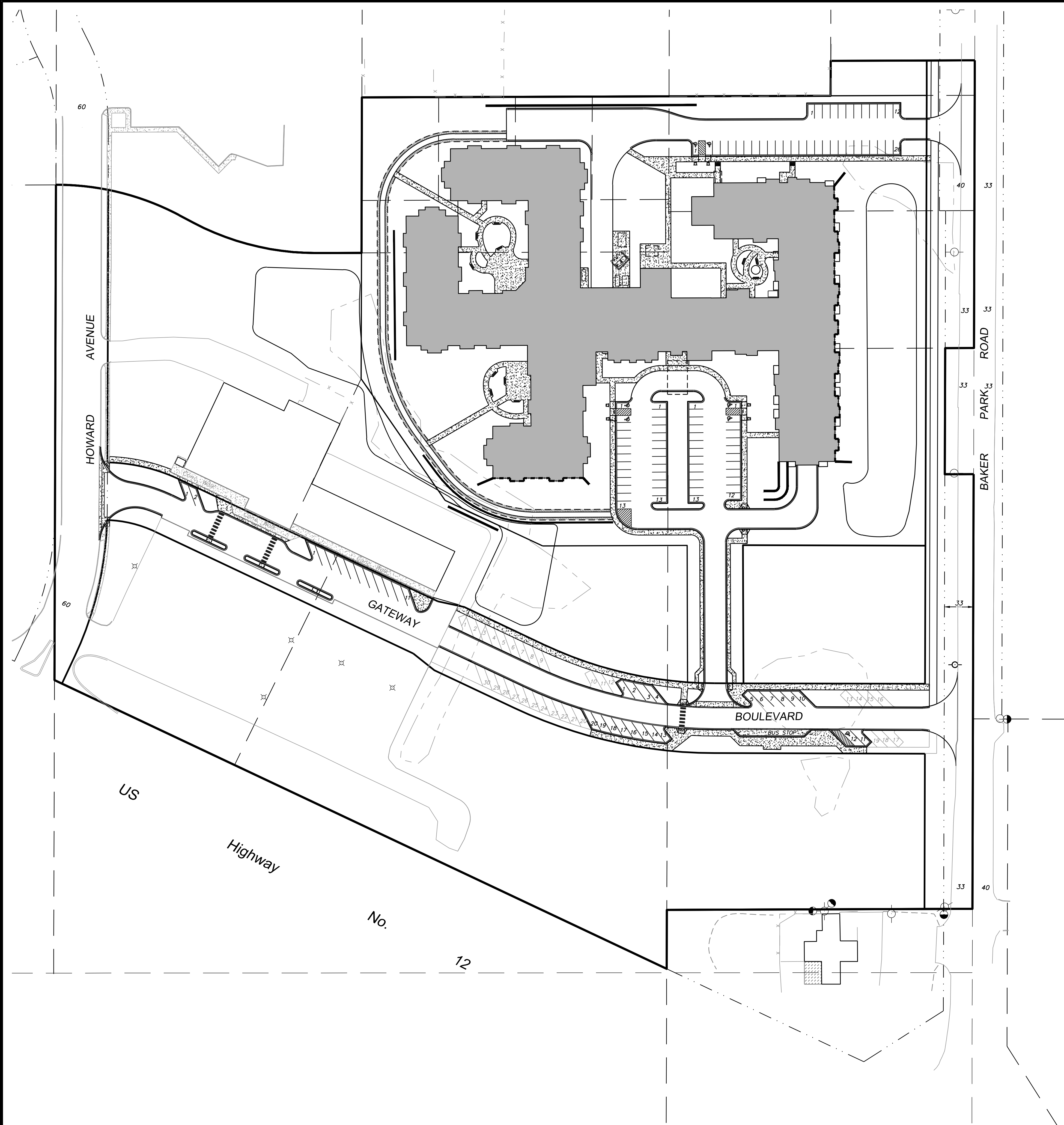
Robert Schoen, City Administrator

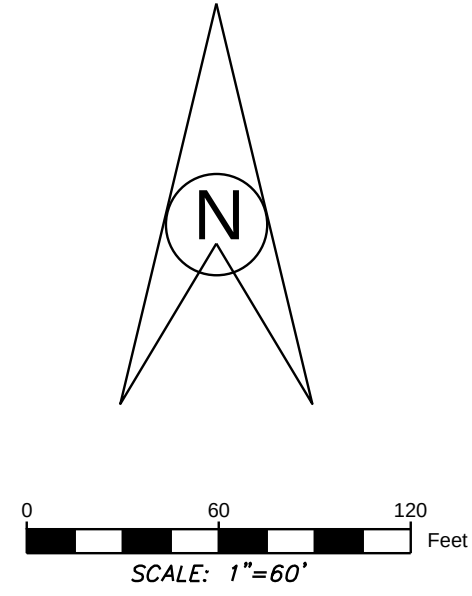
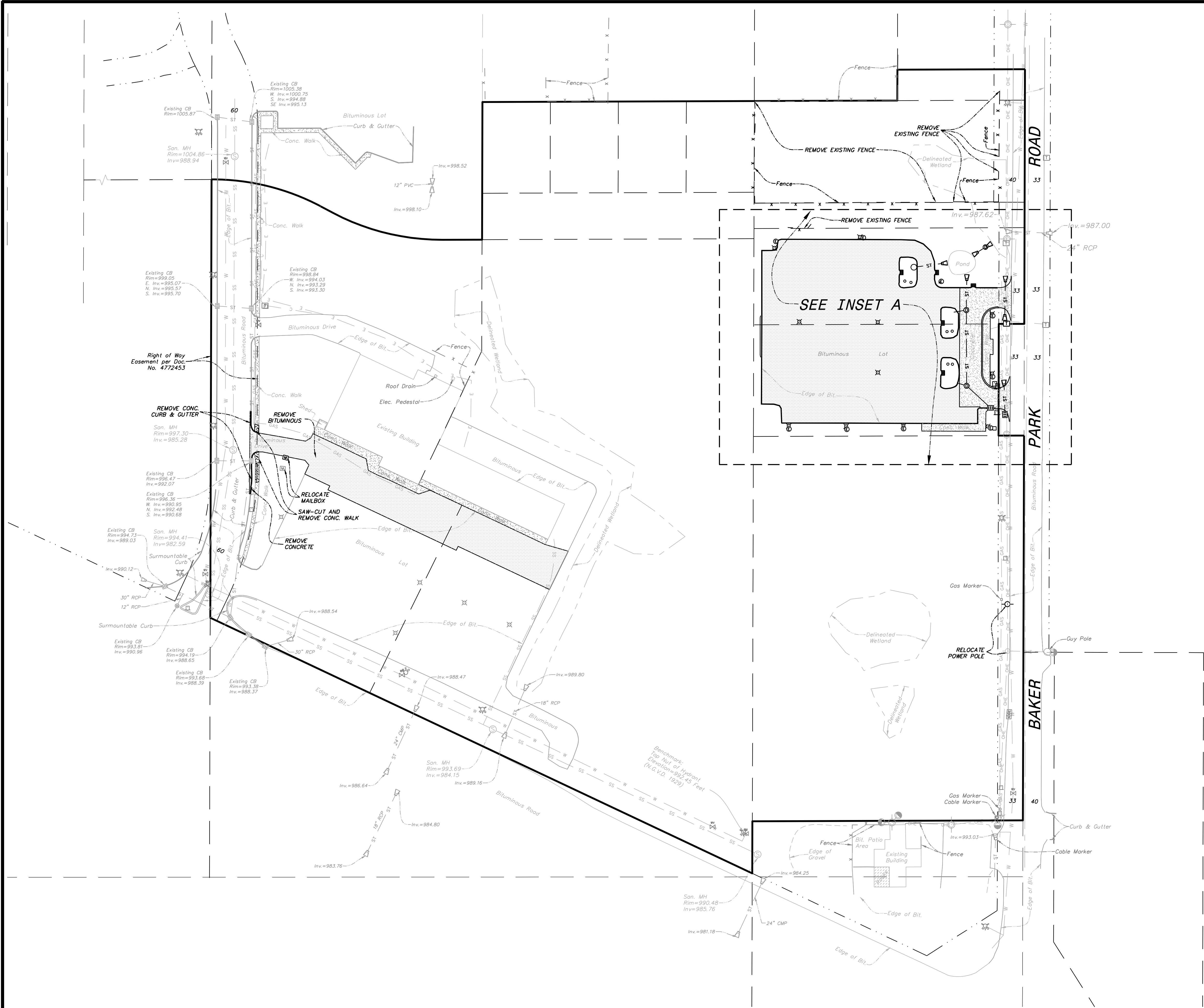
GATEWAY OF MAPLE PLAIN
MAPLE PLAIN, MN
PRELIMINARY PLAT SUBMITTAL



SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY REMOVALS PLAN
3	PRELIMINARY REMOVALS PLAN (INSET A)
4	PRELIMINARY SITE PLAN
5	PRELIMINARY UTILITY PLAN
6	PRELIMINARY STREET PLAN - GATEWAY BOULEVARD
7	PRELIMINARY GRADING PLAN
8	PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN
9	PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN NARRATIVE
10	PRELIMINARY TREE PRESERVATION PLAN
11	DETAILS
12	DETAILS
13	DETAILS





NOTES:
1) DISPOSAL OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH ALL STATE & LOCAL REGULATIONS.
2) PRE-CUT OR SCORE BITUMINOUS AND CONCRETE SURFACES PRIOR TO REMOVAL TO PRODUCE A CLEAN-CUT BREAKAGE JOINT.

- LEGEND**
- denotes Gas Meter
 - denotes Electrical Meter
 - denotes Air Conditioner Unit
 - denotes Cable Box
 - denotes Telephone Pedestal
 - denotes Television Pedestal
 - denotes Electrical Pedestal
 - denotes Light Pole
 - denotes Flag Pole
 - denotes Sign
 - denotes Guy Wire
 - denotes Power Pole
 - denotes Water Valve
 - denotes Water Shutoff Valve
 - denotes Gas Valve
 - denotes Hydrant
 - denotes Sanitary Manhole
 - denotes Storm Manhole
 - denotes Catch Basin
 - denotes Water Line
 - denotes Gas Line
 - denotes Underground Electrical Line
 - denotes Sanitary Sewer Line
 - denotes Storm Sewer Line
 - denotes Underground Telephone Line
 - denotes Overhead Electric Line
 - denotes Fence Line
 - denotes Existing Culvert
 - denotes Bituminous Pavement to be Removed
 - denotes Concrete Pavement to be Removed

REV. NO.	DATE	BY	DESCRIPTION
1	6-26-18	T.J.B.	REVISE GATEWAY BOULEVARD

DESIGNED P.E.O.	DRAWN J.J.S.	I hereby certify that this survey, plan, or report was prepared by my or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. <i>Paul E. Otto</i> Paul E. Otto License #40062 Date: 6-26-18
CHECKED P.E.O.		



www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

GATEWAY OF MAPLE PLAIN
ELIM CARE, INC. / AUGUSTANA CARE
MAPLE PLAIN, MN

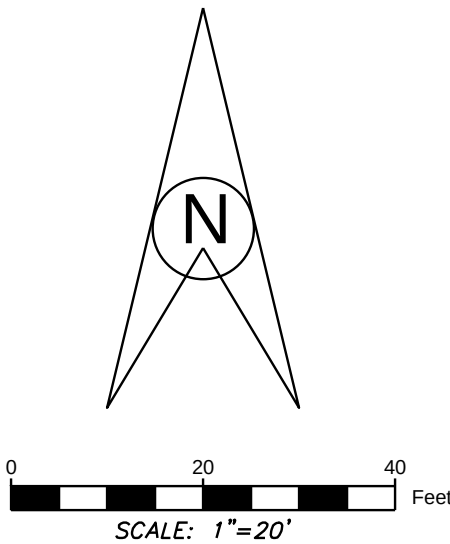
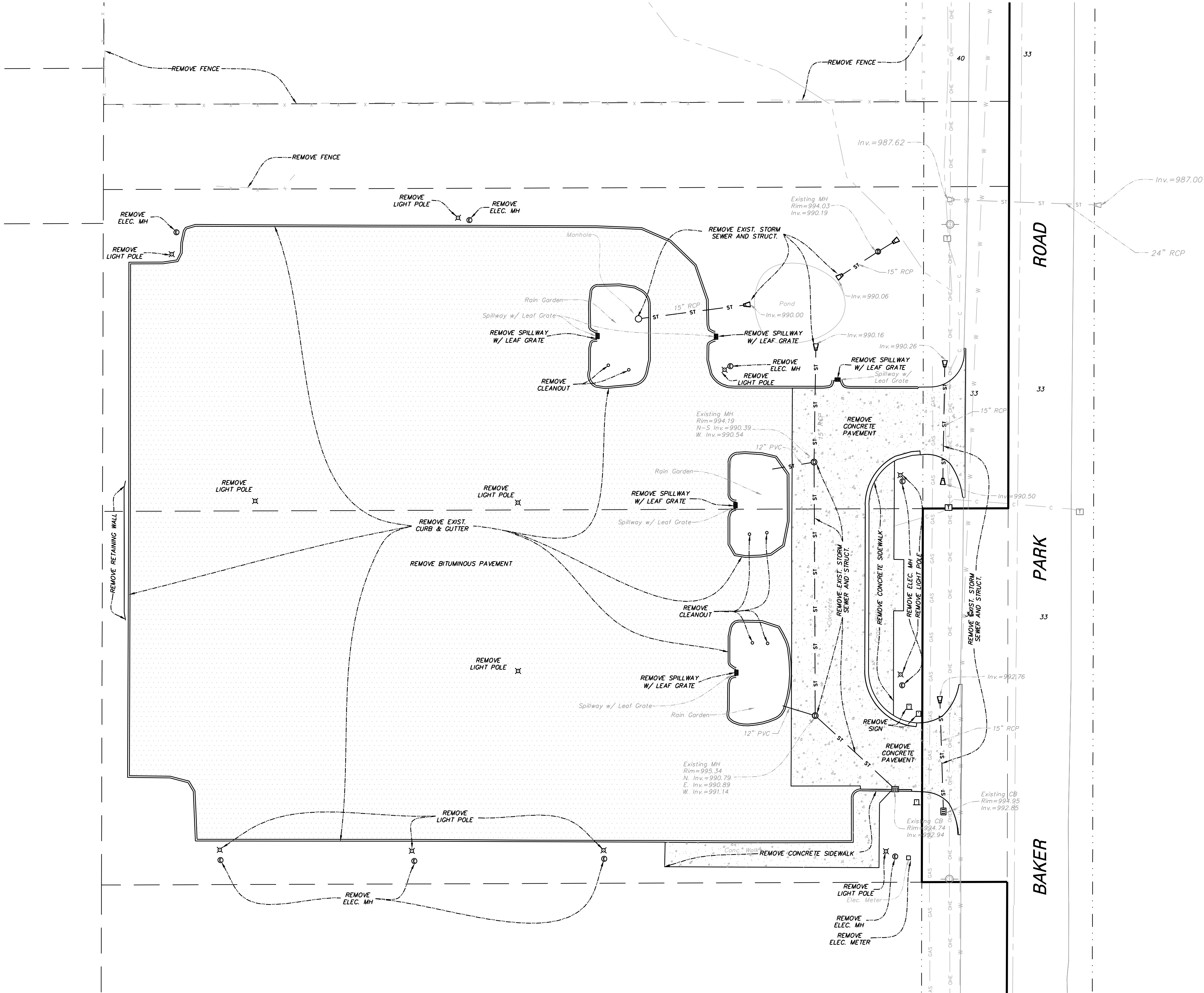
PRELIMINARY REMOVALS PLAN

SHEET NO. C2 OF C13 SHEETS

PROJECT NO:
17-0297

DATE:
3-28-18

INSET A



NOTES:
1) DISPOSAL OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH ALL STATE & LOCAL REGULATIONS.
2) PRE-CUT OR SCORE BITUMINOUS AND CONCRETE SURFACES PRIOR TO REMOVAL TO PRODUCE A CLEAN-CUT BREAKAGE JOINT.

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REV. NO.	DATE	BY	DESCRIPTION
1	6-26-18	T.J.B	REVISE GATEWAY BOULEVARD

DESIGNED DRAWN
P.E.O. J.J.S

CHECKED
P.E.O.

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

Paul E. Otto
Paul E. Otto
License #40062 Date: 6-26-18

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

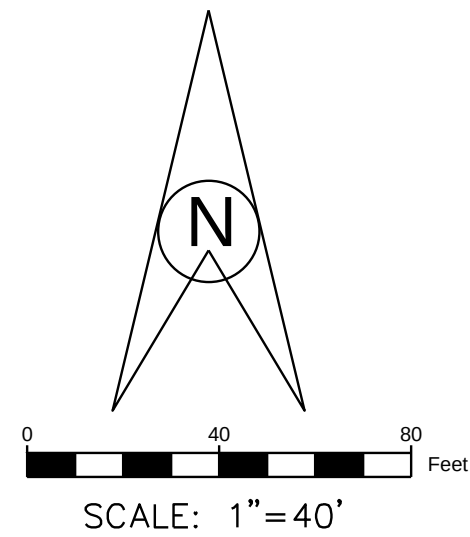
www.ottoassociates.com

9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

GATEWAY OF MAPLE PLAIN
ELIM CARE, INC. / AUGUSTANA CARE
MAPLE PLAIN, MN

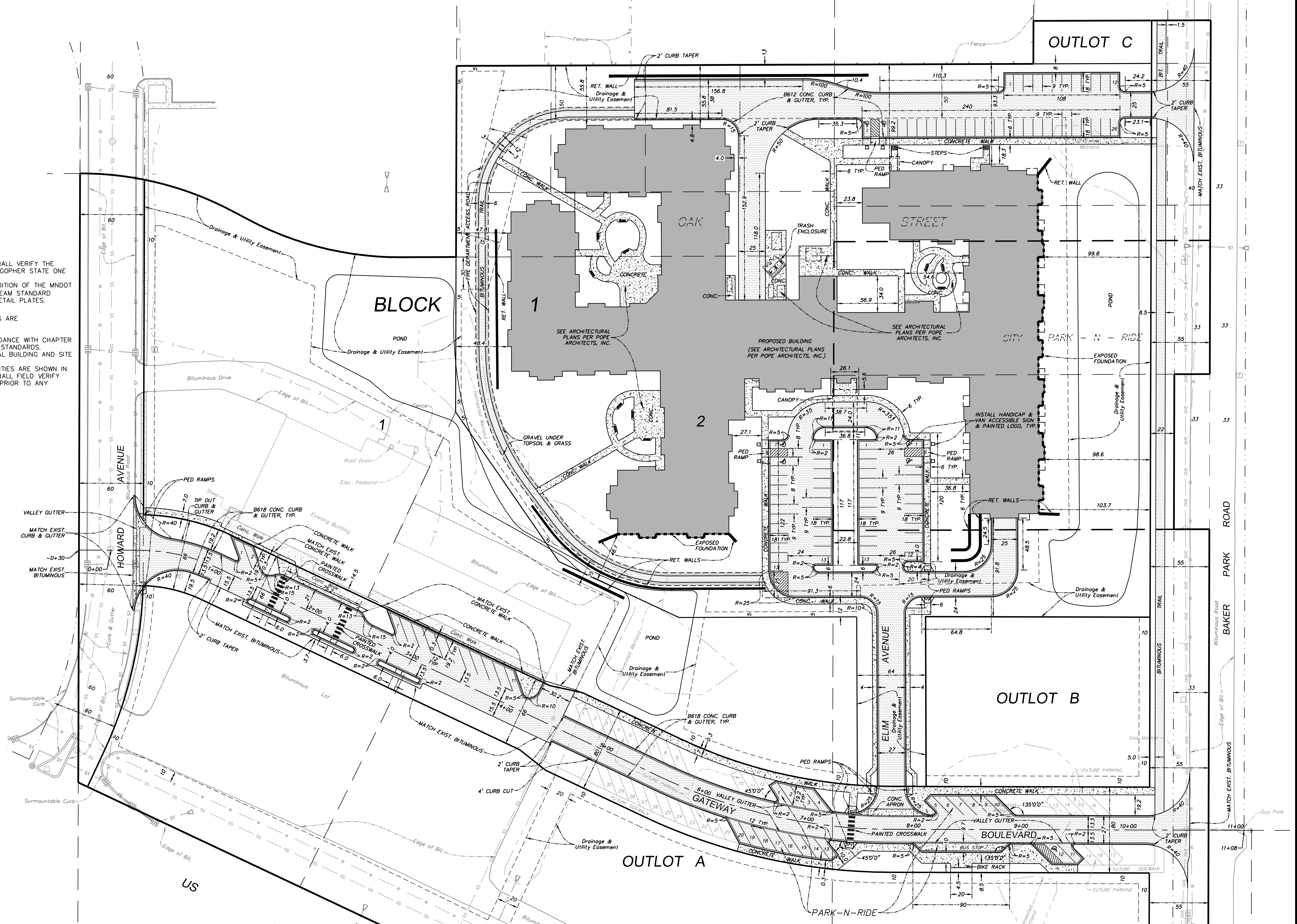
PRELIMINARY REMOVAL PLAN
INSET A
SHEET NO. C3 OF C13 SHEETS

PROJECT NO:
17-0297
DATE:
3-28-18



NOTES:
1. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING.
2. CONSTRUCTION SHALL CONFORM TO THE 2018 EDITION OF THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION", CEAM STANDARD UTILITIES SPECIFICATION & CITY OF MAPLE PLAIN DETAIL PLATES.

1. DIMENSIONS MEASURED OFF THE PROPERTY LINES ARE PERPENDICULAR TO THEM.
2. DIMENSIONS ARE MEASURED TO BACK OF CURB.
3. ALL PEDESTRIAN FACILITIES SHALL BE IN ACCORDANCE WITH CHAPTER 1341 OF THE MN STATE BUILDING CODE AND ADA STANDARDS.
4. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL BUILDING AND SITE INFORMATION.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.



REV. NO.	DATE	BY	DESCRIPTION
1	6-26-18	T.J.B.	REVISE GATEWAY BOULEVARD

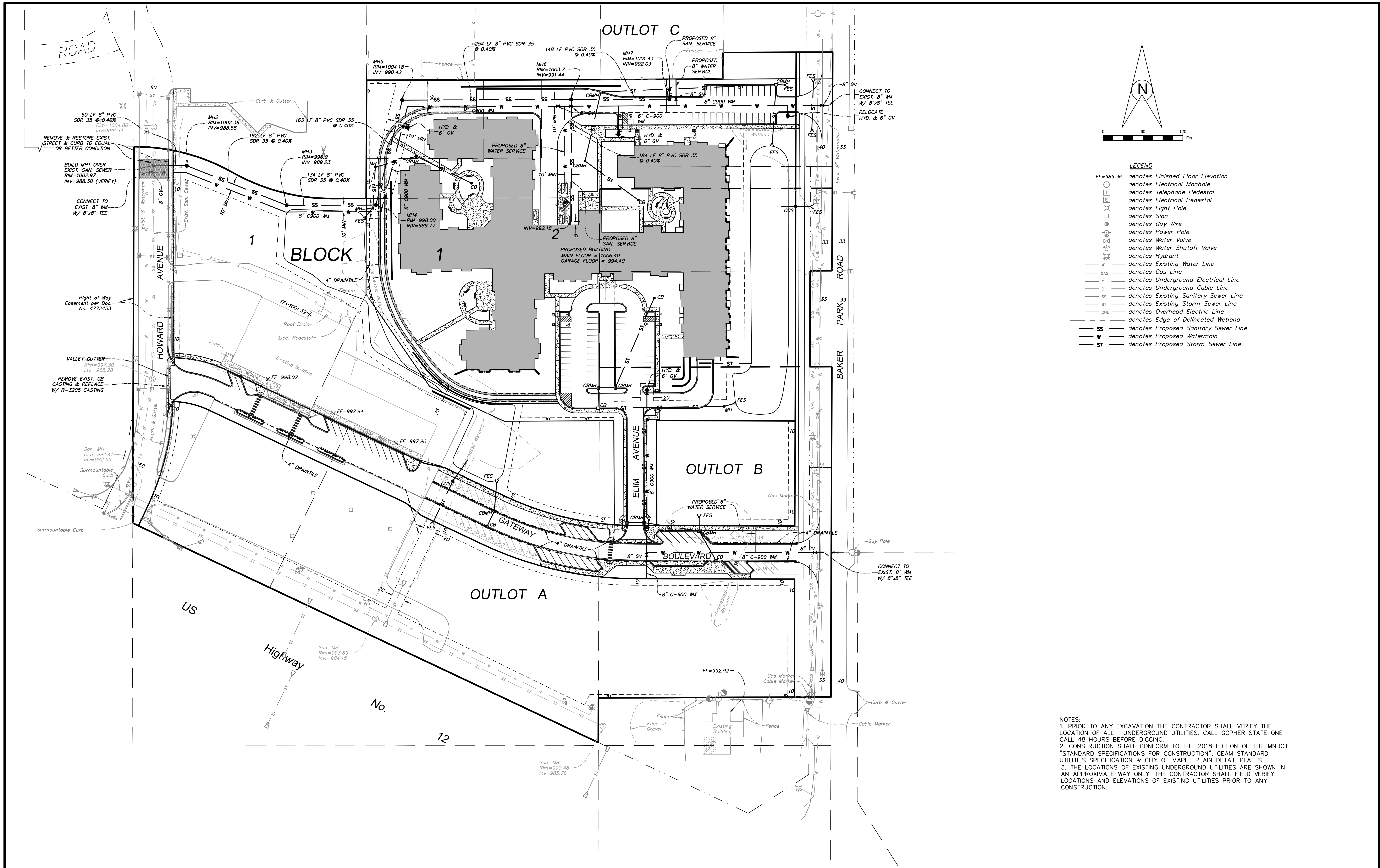
DESIGNED P.E.O.	DRAWN T.J.B.	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
CHECKED P.E.O.		Paul E. Otto License # 40062
		Date: 6-26-18

www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763) 682-4727
Fax: (763) 682-3522

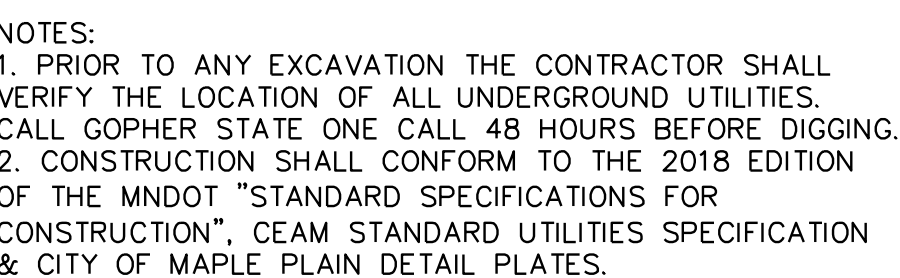
Engineers & Land Surveyors, Inc.

GATEWAY OF MAPLE PLAIN
ELIM CARE, INC. / AUGUSTANA CARE
MAPLE PLAIN, MN

PRELIMINARY SITE PLAN	PROJECT NO. 17-0297
SHEET NO. C4 OF C13 SHEETS	DATE: 3-28-18

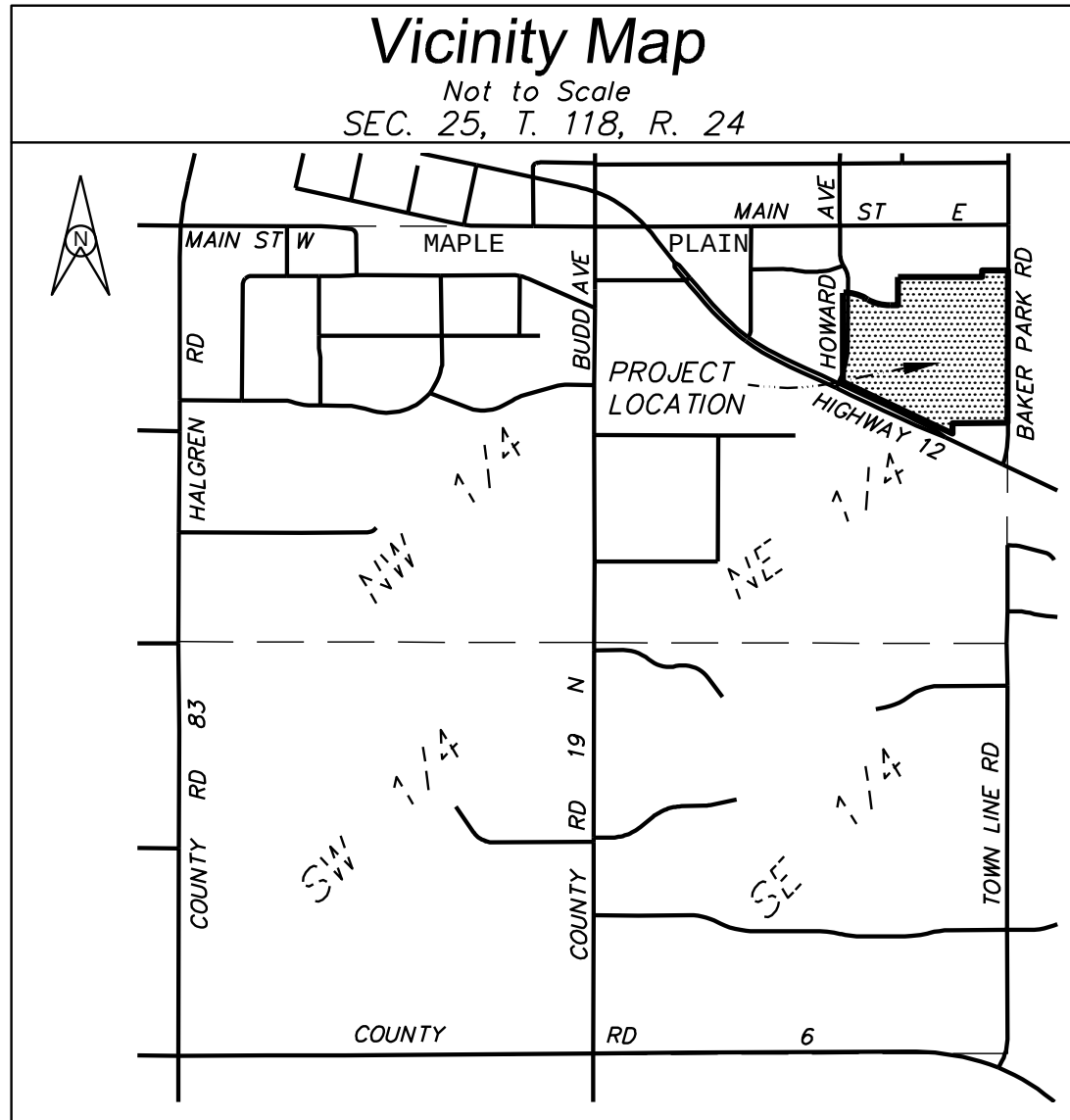
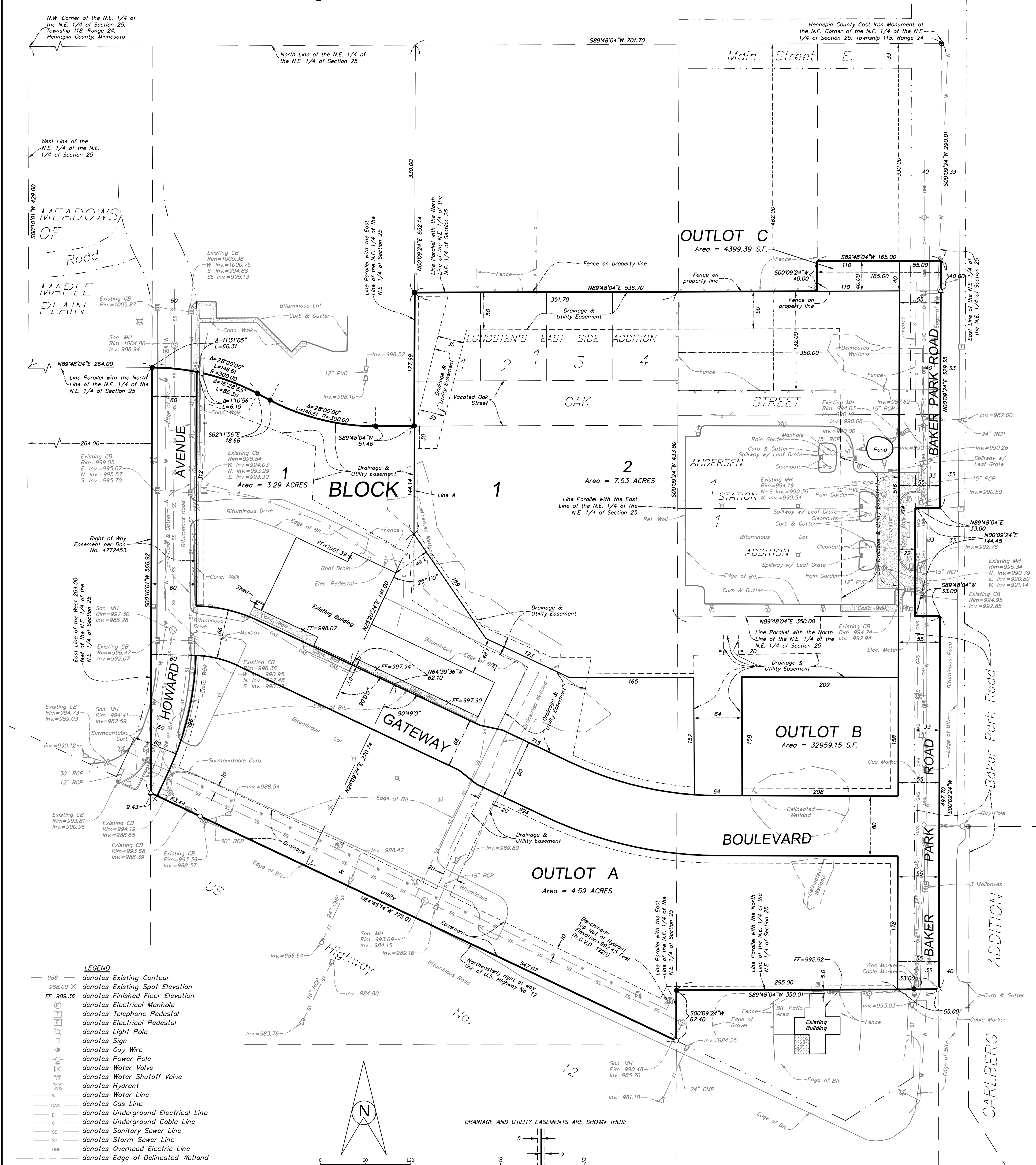


REV. NO.	DATE	BY	DESCRIPTION	DESIGNED	DRAWN	I hereby certify that this survey, plan, or report was prepared by my or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.		www.ottoassociates.com 9 West Division Street Buffalo, MN 55313 (763) 682-4727 Fax: (763) 682-3522		GATEWAY OF MAPLE PLAIN ELIM CARE, INC. / AUGUSTANA CARE MAPLE PLAIN, MN		PRELIMINARY UTILITY PLAN		PROJECT NO: 17-0297
1	6-26-18	TJB	REVISE GATEWAY BOULEVARD	PEO	TJB	CHECKED	Paul E. Otto	Date:	6-26-18	Engineers & Land Surveyors, Inc.		SHEET NO. C5 OF C13 SHEETS		DATE: 3-28-18



REV. NO.	DATE	BY	DESCRIPTION	DESIGNED	DRAWN	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.  Paul E. Otto License # 40062 Date: 6-26-18	 OTTO ASSOCIATES Engineers & Land Surveyors, Inc.	www.ottoassociates.com 9 West Division Street Buffalo, MN 55313 (763)682-4727 Fax: (763)682-3522	GATEWAY OF MAPLE PLAIN ELIM CARE, INC. / AUGUSTANA CARE MAPLE PLAIN, MN			PROJECT NO:		
1	4-27-18	T.J.B.	UPDATE LOT LINES	PEO	T.J.B.							PRELIMINARY GRADING PLAN		17-0297
2	6-26-18	T.J.B.	REVISE GATEWAY BOULEVARD	CHECKED										
				PEO										
								SHEET NO. C7 OF C13 SHEETS			DATE: 3-28-18			

Preliminary Plat of THE GATEWAY OF MAPLE PLAIN



TOTAL AREA = 19.78 ACRES
NET AREA = 16.27 ACRES (Less Right-of-Way)
Wetlands delineated by Kjolhaug Environmental Services Company.
Gopher One Call Ticket No. 173182291

PROPERTY DESCRIPTION

That part of the Northeast Quarter of the Northeast Quarter of Section 25, Township 118, Range 24, Hennepin County, Minnesota, described as follows:
Commencing at a point on the West line of said Northeast Quarter of the Northeast Quarter distant 429.00 feet South of the Northwest corner thereof; thence Easterly parallel with the North line of said Northeast Quarter of the Northeast Quarter to the East line of the West 264.00 feet of said Northeast Quarter of the Northeast Quarter; thence Southeasterly along a tangential curve concave to the Southwest having a radius of 300.00 feet and a central angle of 28 degrees, a distance of 146.61 feet; thence Southeasterly tangent to last said curve, a distance of 18.66 feet; thence Easterly along a tangential curve concave to the North having a radius of 300.00 feet and a central angle of 28 degrees, a distance of 146.61 feet; thence Easterly tangent to last described curve to its intersection with a line drawn South parallel with the East line of said Northeast Quarter of the Northeast Quarter from a point on the North line of said Northeast Quarter of the Northeast Quarter distant 701.70 feet West of the Northeast corner of said Northeast Quarter of the Northeast Quarter, said point of intersection being the actual point of beginning of the property being described; thence Northerly along said parallel line to a point 330.00 feet South of the North line of said Northeast Quarter of the Northeast Quarter; thence Easterly parallel with said North line, a distance of 351.70 feet; thence Southerly parallel with said East line of said Northeast Quarter of the Northeast Quarter, a distance of 433.80 feet; thence Easterly parallel with said North line to the East line of said Northeast Quarter of the Northeast Quarter; thence Southerly along said East line, a distance of 497.70 feet; thence Westerly parallel with said North line, a distance of 350.00 feet; thence Southerly parallel with said East line to the Northeast right of way line of U.S. Highway No. 12; thence Westerly along said Northeast right of way line to its intersection with Line A.

Line A is described as follows:

Beginning at foresaid actual point of beginning of parcel herein described; thence Southerly parallel with said East line of the Northeast Quarter of the Northeast Quarter to a point 652.14 feet South of the North line of the Northeast Quarter; thence Southeasterly deflecting right 25 degrees 11 minutes, a distance of 191.00 feet; thence Southeasterly deflecting left 90 degrees, a distance of 62.10 feet; thence Southeasterly deflecting left 90 degrees 49 minutes to the Northeast right of way line of U.S. Highway No. 12 and said Line A there terminating.
Thence Northeasterly, Northerly, Northeasterly, and Northerly along said Line A to the actual point of beginning.
AND
The South 132.00 feet of the North 462.00 feet of the East 350.00 feet of said Northeast Quarter of the Northeast Quarter of Section 25, Township 118, Range 24, Hennepin County, Minnesota.
AND
The South 40.00 feet of the North 330.00 feet of the East 165.00 feet of said Northeast Quarter of the Northeast Quarter of Section 25, Township 118, Range 24, Hennepin County, Minnesota.
AND
Lots 1, 2, 3, and 4, Block 1, LUNDSTEIN'S EAST SIDE ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.
AND
Lot 1, Block 1, ANDERSON STATION ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

AND
All that part of vacated Oak Street as dedicated on the recorded plat of LUNDSTEIN'S EAST SIDE ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.
AND
That part of the Northeast Quarter of the Northeast Quarter of Section 25, Township 118, Range 24, Hennepin County, Minnesota, described as follows:
Commencing at a point on the West line of said Northeast Quarter of the Northeast Quarter, a distance of 429.00 feet South of the Northeast corner thereof; thence East parallel with the North line thereof, a distance of 264.00 feet to the point of beginning of parcel to be described; thence Southeasterly along a tangential curve concave to the Southwest having a radius of 300.00 feet and a central angle of 28 degrees, a distance of 146.61 feet; thence Southeasterly tangent to said curve a distance of 18.66 feet; thence Easterly along a tangential curve concave to the North having a radius of 300.00 feet and a central angle of 28 degrees, a distance of 146.61 feet; thence Easterly tangent to last described curve to intersection with a line drawn South parallel with the East line of said Northeast Quarter of the Northeast Quarter from a point on the North line thereof distant 701.70 feet West of the Northeast corner thereof; thence South along said parallel line to a point distant 652.14 feet South of the North line of the Northeast Quarter of the Northeast Quarter; thence Southeasterly deflecting right 25 degrees 11 minutes, a distance of 191.00 feet; thence Southeasterly deflecting left 90 degrees distant 62.10 feet; thence Southeasterly deflecting right 90 degrees distant 49 minutes to the Northeast right of way line of U.S. Highway No. 12; thence Northerly along said North line to the East line of the West 264.00 feet of the Northeast Quarter of the Northeast Quarter; thence North along said East line to the beginning.

Preliminary Plat on part of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 25, Township 118, Range 24, and Lots 1, 2, 3, and 4, Block 1, LUNDSTEIN'S EAST SIDE ADDITION, and Lot 1, Block 1, ANDERSON STATION ADDITION, Hennepin County, Minnesota.
Revised: 4-26-18 REVISE LOT LINES T.J.B.
6-26-18 REVISE GATEWAY BOULEVARD T.J.B.

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 Land Surveyor under the laws of the State of Minnesota.
Paul E. Otto
License #40062 Date: 6-26-18

Requested By:
Elim Care, Inc. / Augustana Care
Date: 1-10-18
Drawn By: T.J.B.
Scale: 1"=60'
Checked By: P.E.O.



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9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

● denotes iron monument found
○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062
△ denotes pk nail set
Project No. 17-0297

MAPLE PLAIN SENIOR LIVING & SKILLED NURSING

MAPLE PLAIN, MINNESOTA

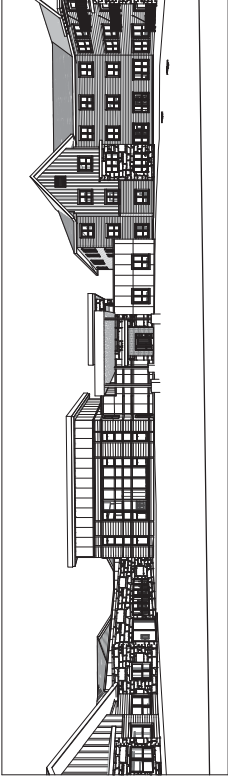


IMAGE FOR ILLUSTRATION PURPOSES ONLY- NOT TO BE USED FOR CONSTRUCTION

SHEET INDEX		CONTRACTOR RFP - 0020416		CITY SUBMITTAL - 0020416	
SHEET NUMBER	SHEET NAME				
GENERAL					
A0.1	TITLE SHEET				
A0.2	COVER SHEET				
C1	PRELIMINARY REMOVALS PLAN				
C2	PRELIMINARY SITE PLAN (INSET A)				
C3	PRELIMINARY UTILITY PLAN				
C4	PRELIMINARY STREET & STORM SEWER - MAPLE PLAIN GATEWAY				
C5	PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN				
C6	PRELIMINARY TREE PRESERVATION PLAN				
C7	DETAILS				
C8	DETAILS				
C9	DETAILS				
C10	DETAILS				
C11	DETAILS				
C12	DETAILS				
LANDSCAPE					
L00	WATER REUSE PLAN				
L01	OVERALL LANDSCAPE PLAN				
L02	LANDSCAPE PLAN - SOUTH				
L03	LANDSCAPE PLAN - NORTH				
ARCHITECTURAL					
A0.1	ARCHITECTURAL SITE PLAN				
A0.2	OVERALL LOWER LEVEL FLOOR PLAN				
A0.3	OVERALL SECOND LEVEL FLOOR PLAN				
A0.4	OVERALL THIRD LEVEL FLOOR PLAN				
A0.5	UNIT PLANS				
A0.6	UNIT PLANS				
A0.7	EXTERIOR ELEVATIONS				
A0.8	EXTERIOR ELEVATIONS				
A0.9	EXTERIOR ELEVATIONS				
A1.0	EXTERIOR ELEVATIONS				
A1.1	OVERALL ROOF PLAN				
A1.2	BUILDING SECTIONS				

PROJECT DIRECTORY	
OWNER Elm Care 7485 Office Ridge Circle Eden Prairie, MN 55344 Contact: Andrew Centanni Phone: 952-239-4465 andrew.centanni@elimcare.org	STRUCTURAL Structural Design Associates, Inc. 518 Northwest Fourth Street Brainerd, MN 56401 Contact: Gary Weismuller Phone: (218) 824-1585 garyw@sdanorth.com
ARCHITECT Pope Architects 1285 Bandana Boulevard N, Suite 200 St. Paul, MN 55108 Contact: Christine Soma Phone: (651) 769-1625 csoma@popsearch.com	MECHANICAL Cain Thomas Associates, Inc. 1310 East Hwy 96, Suite 209 White Bear Lake, MN 55110 Contact: Scott Thomas Phone: (651) 429-9549 stthomas@ctainhouse.com
CIVIL Otto Associates 9 West Division St. Burlington, MN 55313 Contact: Paul Otto Phone: (763) 682-4127 paul@ottoassociates.com	ELECTRICAL Cain Thomas Associates, Inc. 1310 East Hwy 96, Suite 209 White Bear Lake, MN 55110 Contact: Jay Cain Phone: (651) 287-1120 j.cain@ctainep.com
LANDSCAPE TBD	GENERAL CONTRACTOR TBD

LOCATION MAP

SITE LOCATION:
MAPLE PLAIN, MINNESOTA

POPE ARCHITECTS, INC.
1200 W. WISCONSIN AVE., SUITE 200
ST. PAUL, MN 55108-2795
(651) 442-7428 | WWW.POPEARCHITECTS.COM

AugustanaCare
Leading the Way in Care

elimcare

MAPLE PLAIN SENIOR LIVING & SKILLED NURSING
MAPLE PLAIN, MINNESOTA

KEY PLAN

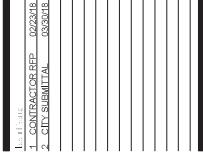
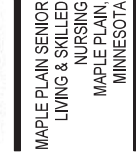
TITLE SHEET

1. CONTRACTOR RFP - 0020416
2. CITY SUBMITTAL - 0020416

24851-17006
A0.1
CS
SHEET

A) SITE INFORMATION HAS BEEN TAKEN FROM A SITE SURVEY PREPARED BY QUINCY INDUSTRIES DATED 10/24/2014. GENERAL CONTRACTOR IS TO VERIFY ALL SITE INFORMATION BEFORE STARTING CONSTRUCTION, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

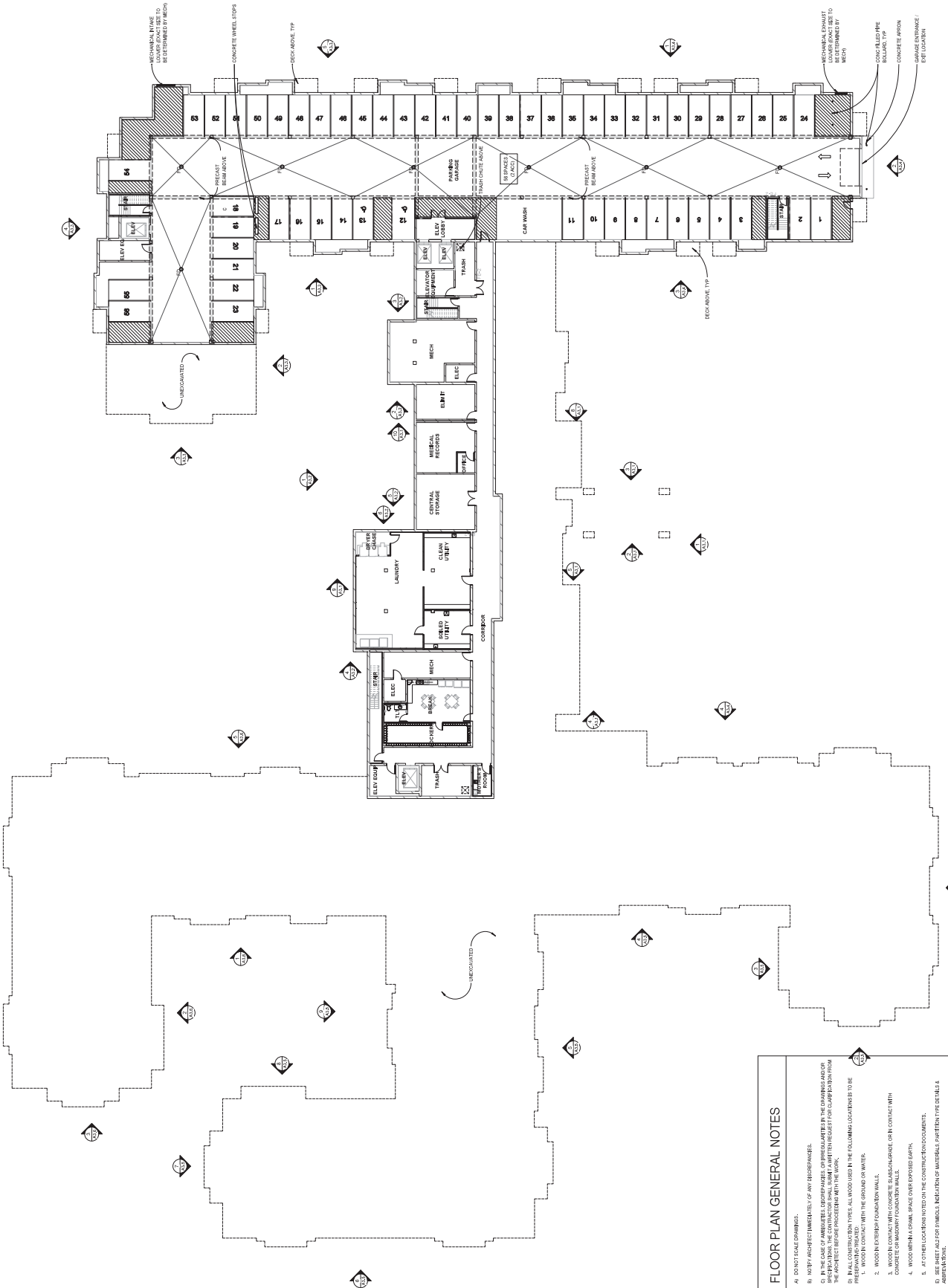
B) REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.



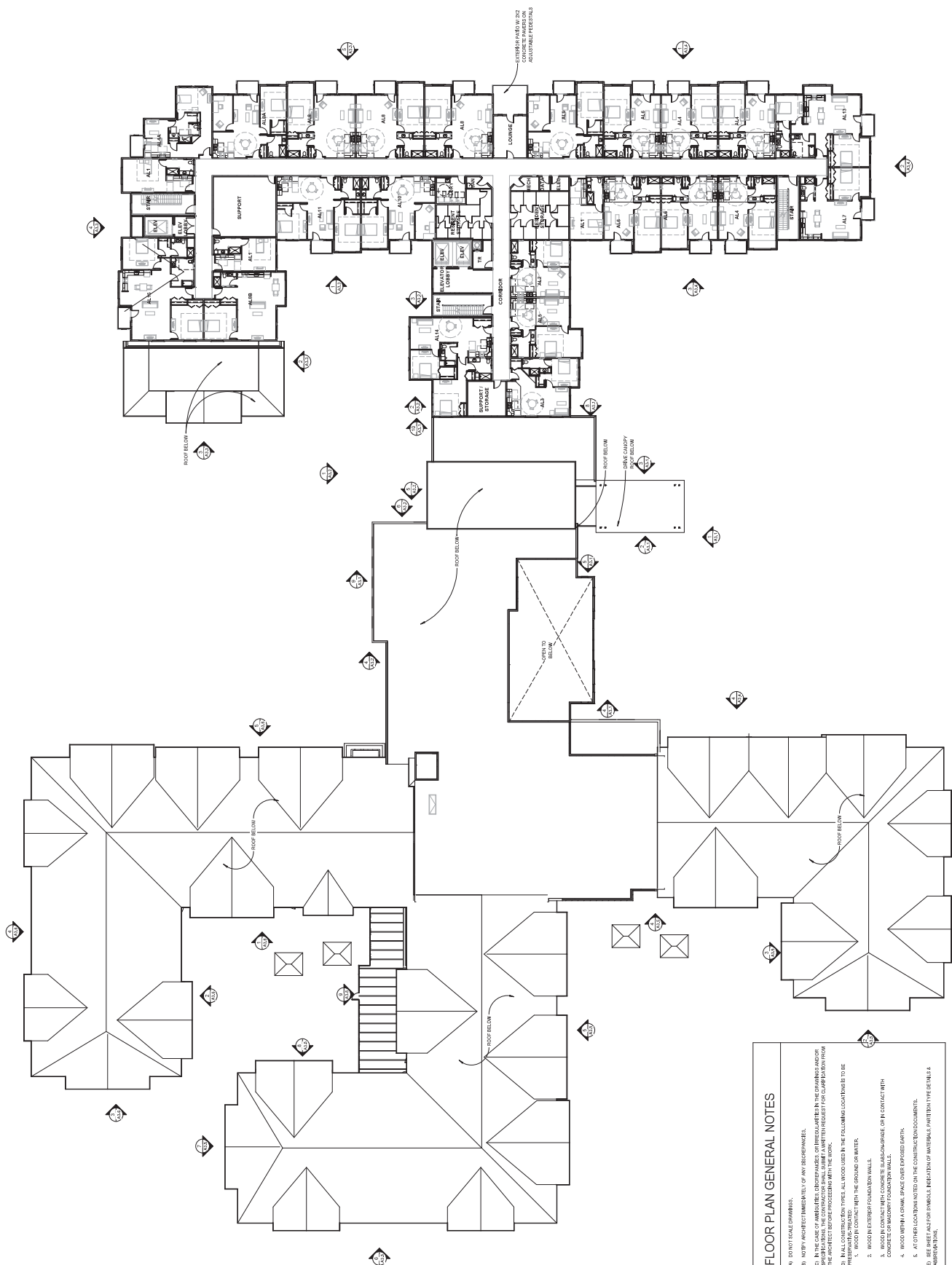
G.David Properties LLC, March 8, 2016
 Enclosures: 1 A.C.A. and 1 C.A. 100-100-0000

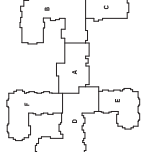


NOT FOR CONSTRUCTION



- [illegible]





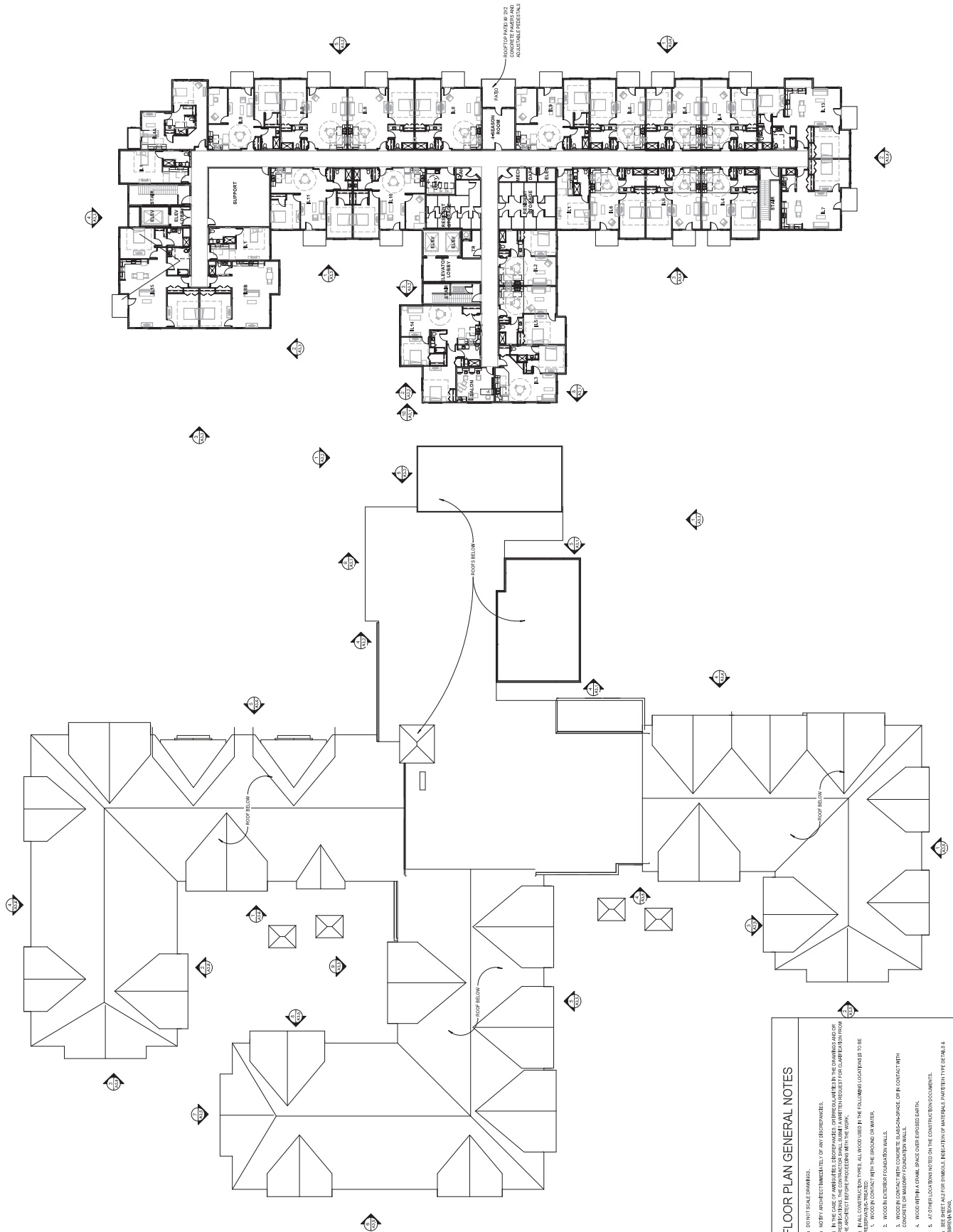
KEY PLAN

OVERALL THIRD
LEVEL FLOOR PLAN

1. CONTRACTOR REP. 0020316
2. CITY SUBMITTAL 0000016

DATE: 2-28-21 17:06
FILE: A2.4
PROJECT: MAPLE PLAIN SENIOR LIVING & SKILLED NURSING
SHEET: CS

A2.4



FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE DRAWINGS.

B. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

C. IN THE CASE OF AMBIGUITIES, DISCREPANCIES, OR INCONSISTENCIES IN THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH THE WORK.

D. THE FOLLOWING ARE THE NOTES TO THE DRAWINGS:

1. WOOD IN CONTACT WITH THE GROUND OR WATER.

2. WOOD IN EXTERIOR FOUNDATION WALLS.

3. WOOD IN CONTACT WITH CONCRETE SLAB-ON-GRADE, OR IN CONTACT WITH CONCRETE OR MASONRY FOUNDATION WALLS.

4. WOOD WITH A CRACK, SPALL, SPACE OVER EXPOSED EARTH.

5. AT OTHER LOCATIONS NOTED ON THE CONSTRUCTION DOCUMENTS.

E. SEE SHEET A2.5 FOR SYMBOLS, IDENTIFICATION OF MATERIALS, PARTITION TYPE DETAILS & ROOF DETAILS.

1 OVERALL THIRD LEVEL FLOOR PLAN
A2.4 1/16" = 1'-0"



10 AREA A AL / IL WEST ELEVATION 1
A3.1 1/8" = 1'-0"

9 AREA A DINING WEST ELEVATION
A3.1 1/8" = 1'-0"

8 AREA A ADMIN EAST ELEVATION
A3.1 1/8" = 1'-0"

7 COMM RM LOW ROOF EAST ELEVATION
A3.1 1/8" = 1'-0"

6 COMM RM NORTH ELEVATION
A3.1 1/8" = 1'-0"

5 COMM RM EAST ELEVATION
A3.1 1/8" = 1'-0"

4 COMM RM WEST ELEVATION
A3.1 1/8" = 1'-0"

3 DROPOFF CANOPY & VESTIBULE EAST ELEVATION
A3.1 1/8" = 1'-0"

2 DROPOFF CANOPY & VESTIBULE WEST ELEVATION
A3.1 1/8" = 1'-0"

1 AREA A SOUTH ELEVATION
A3.1 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

E1 OUTLINE OF GARDEN LEVEL

E2 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E3 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E4 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E5 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E6 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E7 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E8 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E9 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E10 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E11 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E12 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E13 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E14 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E15 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E16 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E17 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E18 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E19 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E20 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E21 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E22 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E23 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E24 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E25 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E26 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E27 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E28 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E29 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E30 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E31 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E32 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E33 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E34 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E35 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E36 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E37 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E38 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E39 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E40 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E41 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E42 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E43 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E44 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E45 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E46 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E47 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E48 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E49 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E50 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E51 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E52 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E53 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E54 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E55 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E56 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E57 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E58 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E59 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E60 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E61 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E62 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E63 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E64 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E65 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E66 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E67 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E68 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E69 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E70 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E71 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E72 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E73 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E74 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E75 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E76 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E77 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E78 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E79 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E80 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E81 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E82 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E83 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E84 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E85 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E86 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E87 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E88 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E89 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E90 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E91 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E92 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E93 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E94 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E95 BRICK MASONRY - BRICK COURSE AT 10' - 0"

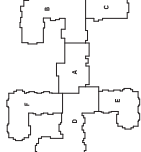
E96 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E97 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E98 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E99 BRICK MASONRY - BRICK COURSE AT 10' - 0"

E100 BRICK MASONRY - BRICK COURSE AT 10' - 0"



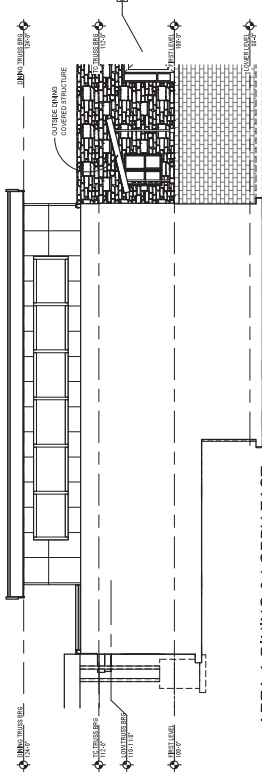
KEY PLAN

EXTERIOR
ELEVATIONS

1. CONTRACTOR REP. 0023418
2. CITY SUBMITTAL 0000418

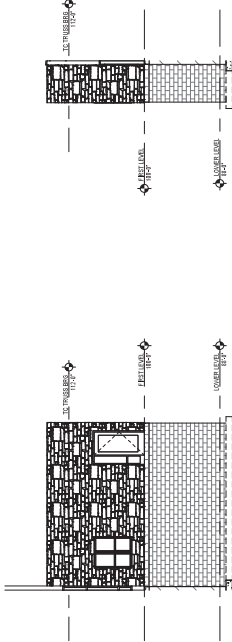
24555-17006
A3.2
CS
SHEET

A3.2



AREA A DINING & LOBBY EAST

5
A3.2
1/8" = 1'-0"



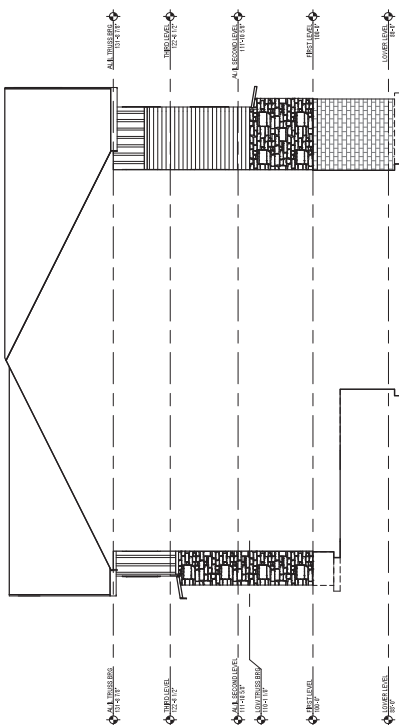
AREA A MAIN DINING EAST ELEVATION

6
A3.2
1/8" = 1'-0"

4
A3.2
1/8" = 1'-0"

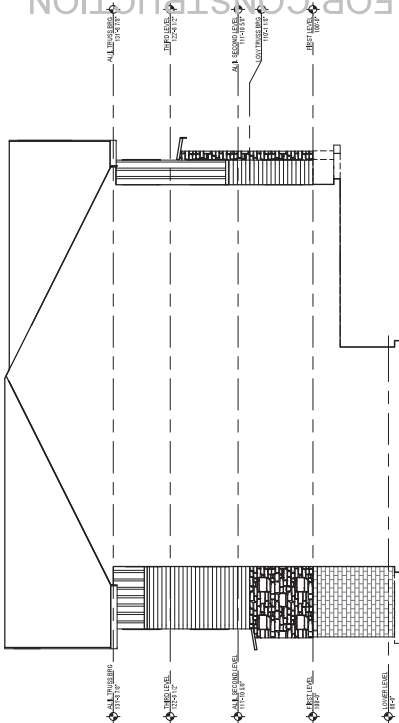
MAIN DINING WEST ELEVATION

EXTERIOR ELEVATION KEYNOTES	
1	OUTLINE OF GUT FOUNDRY
2	BRICKWORK - RED BRICK, 1/2\"/>
3	BRICKWORK - RED BRICK, 1/2\"/>
4	BRICKWORK - RED BRICK, 1/2\"/>
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97	BRICKWORK - RED BRICK, 1/2\"/>
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99	BRICKWORK - RED BRICK, 1/2\"/>
100	BRICKWORK - RED BRICK, 1/2\"/>



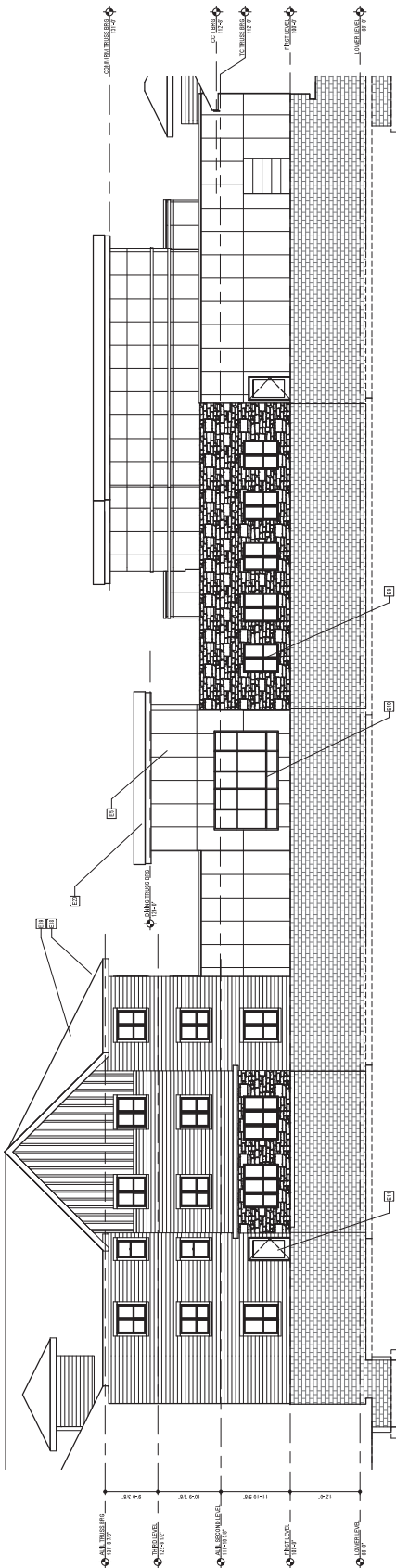
AREA A AL / IL EAST ELEVATION

3
A3.2
1/8" = 1'-0"



AREA A AL / IL WEST ELEVATION 2

2
A3.2
1/8" = 1'-0"



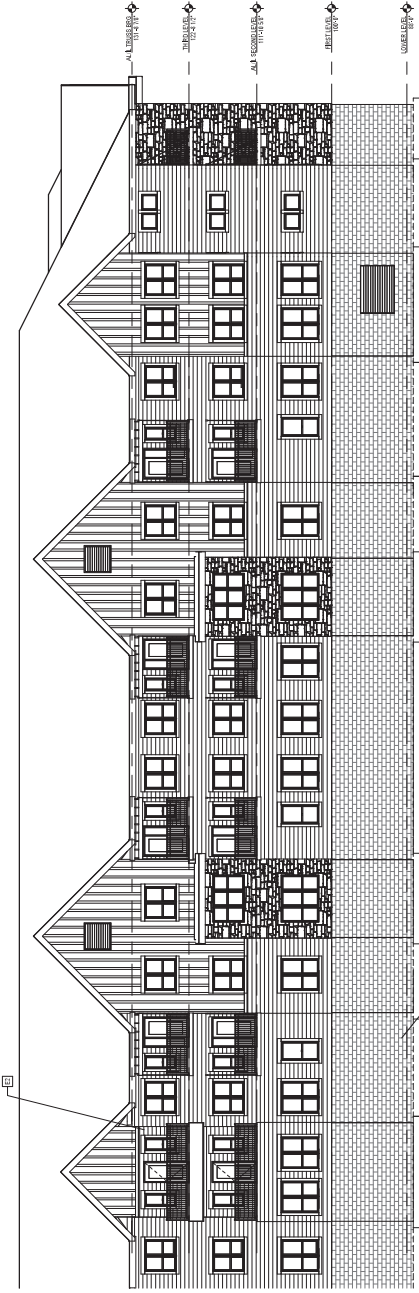
AREA A NORTH ELEVATION

1
A3.2
1/8" = 1'-0"

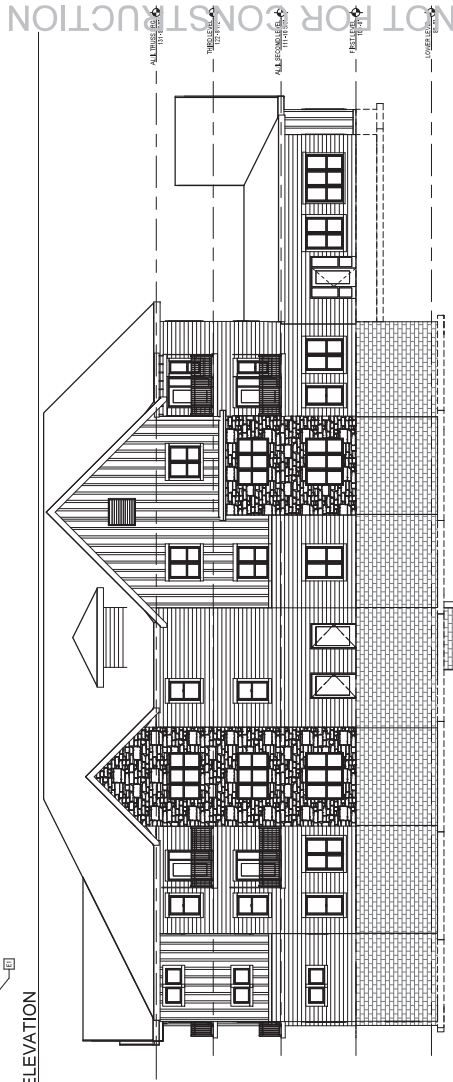
NOT FOR CONSTRUCTION

EXTERIOR ELEVATION KEYNOTES

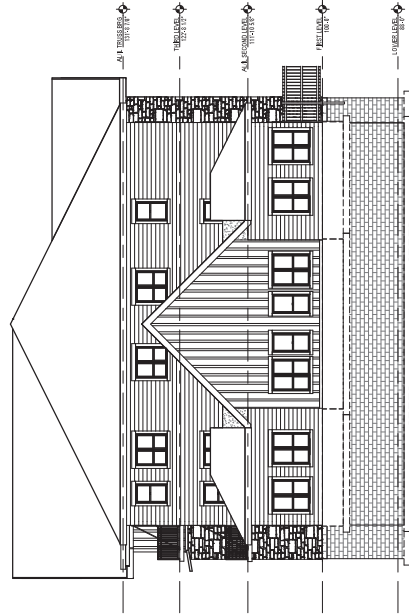
1	SEE KEY PLAN FOR LOCATION
2	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
3	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
4	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
5	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
6	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
7	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
8	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
9	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
10	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
11	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
12	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
13	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
14	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
15	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
16	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
17	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
18	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
19	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE
20	BRICKWORK, CL. WHITE, COURTESY L&L BRICK-MADE



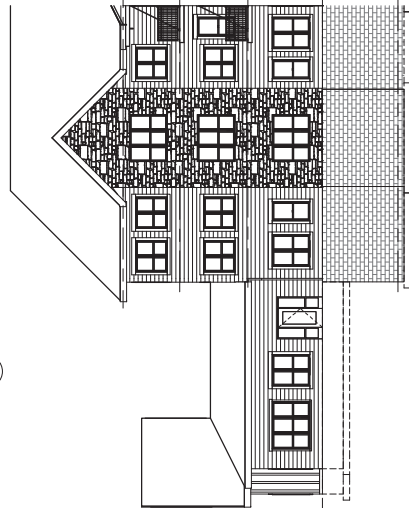
5 AREA B EAST ELEVATION
A3.3 1/8" = 1'-0"



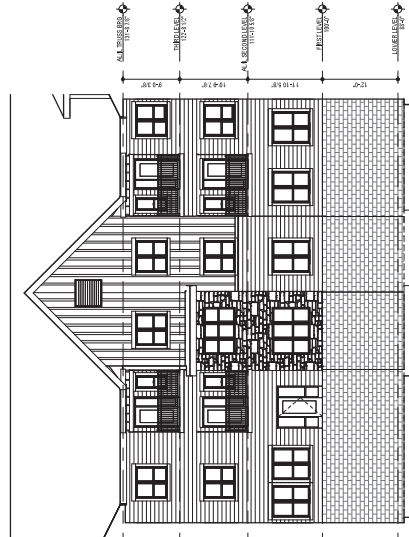
4 AREA B NORTH ELEVATION
A3.3 1/8" = 1'-0"



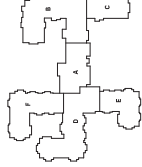
3 AREA B WEST ELEVATION 2
A3.3 1/8" = 1'-0"



2 AREA B - SOUTH ELEVATION
A3.3 1/8" = 1'-0"



1 AREA B WEST ELEVATION
A3.3 1/8" = 1'-0"



KEY PLAN

EXTERIOR ELEVATIONS

1	CONTRACTOR REP. 0023418
2	CITY SUBMITTAL 0000418
3	
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DATE	2-28-25
BY	AL
CS	
SHEET	

A3.3

NOT FOR CONSTRUCTION

POPE ARCHITECTS

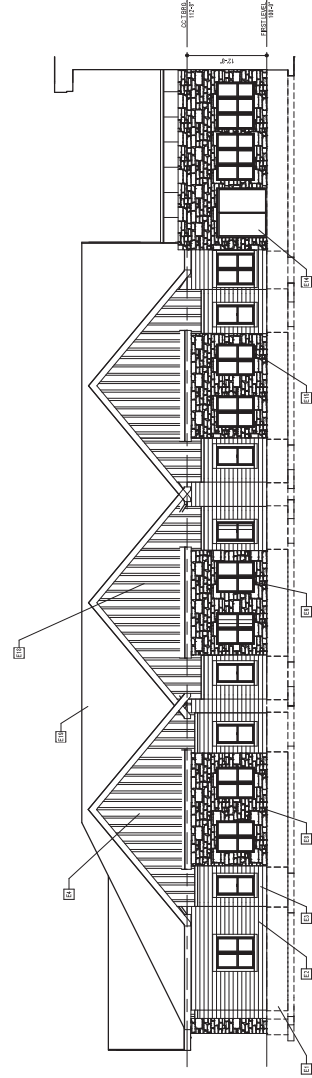
POPE ARCHITECTS, INC.
1200 W. 10TH AVE.
ST. PAUL, MN 55108-2755
(612) 462-7428 | WWW.POPEARCHT.COM

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Transforming the Care of Life

elimcare

MAPLE PLAIN SENIOR
LIVING & SKILLED
NURSING
MAPLE PLAIN,
MINNESOTA

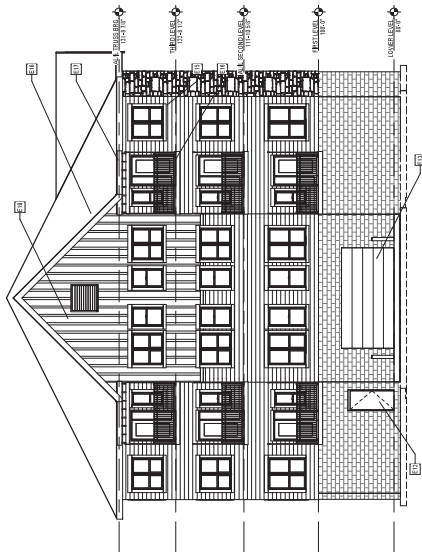
EXTERIOR ELEVATION KEYNOTES	
E1	OUTLINE OF CHALK FOUNDATION
E2	SHAPED TO MATCH EXISTING ADJACENT WHITE
E3	SHAPED TO MATCH EXISTING ADJACENT WHITE
E4	SHAPED TO MATCH EXISTING ADJACENT WHITE
E5	SHAPED TO MATCH EXISTING ADJACENT WHITE
E6	SHAPED TO MATCH EXISTING ADJACENT WHITE
E7	SHAPED TO MATCH EXISTING ADJACENT WHITE
E8	SHAPED TO MATCH EXISTING ADJACENT WHITE
E9	SHAPED TO MATCH EXISTING ADJACENT WHITE
E10	SHAPED TO MATCH EXISTING ADJACENT WHITE
E11	SHAPED TO MATCH EXISTING ADJACENT WHITE
E12	SHAPED TO MATCH EXISTING ADJACENT WHITE
E13	SHAPED TO MATCH EXISTING ADJACENT WHITE
E14	SHAPED TO MATCH EXISTING ADJACENT WHITE
E15	SHAPED TO MATCH EXISTING ADJACENT WHITE
E16	SHAPED TO MATCH EXISTING ADJACENT WHITE
E17	SHAPED TO MATCH EXISTING ADJACENT WHITE
E18	SHAPED TO MATCH EXISTING ADJACENT WHITE
E19	SHAPED TO MATCH EXISTING ADJACENT WHITE
E20	SHAPED TO MATCH EXISTING ADJACENT WHITE
E21	SHAPED TO MATCH EXISTING ADJACENT WHITE
E22	SHAPED TO MATCH EXISTING ADJACENT WHITE
E23	SHAPED TO MATCH EXISTING ADJACENT WHITE
E24	SHAPED TO MATCH EXISTING ADJACENT WHITE
E25	SHAPED TO MATCH EXISTING ADJACENT WHITE
E26	SHAPED TO MATCH EXISTING ADJACENT WHITE
E27	SHAPED TO MATCH EXISTING ADJACENT WHITE
E28	SHAPED TO MATCH EXISTING ADJACENT WHITE
E29	SHAPED TO MATCH EXISTING ADJACENT WHITE
E30	SHAPED TO MATCH EXISTING ADJACENT WHITE



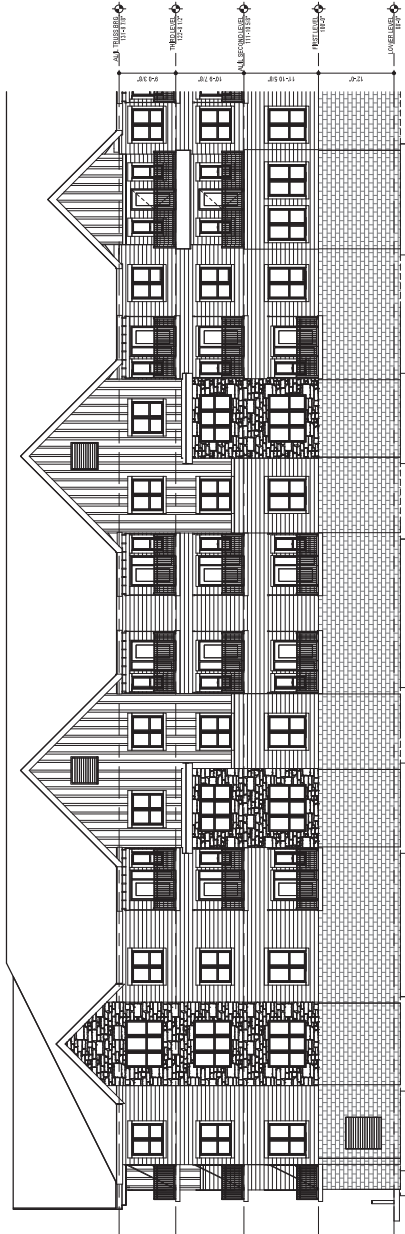
4 AREA D & E EAST ELEVATION
A3.4 1/8" = 1'-0"



3 AREA C WEST ELEVATION
A3.4 1/8" = 1'-0"



2 AREA C SOUTH ELEVATION
A3.4 1/8" = 1'-0"



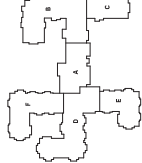
1 AREA C EAST ELEVATION
A3.4 1/8" = 1'-0"

POPE
ARCHITECTS

POPE ARCHITECTS, INC.
1200 W. WISCONSIN AVENUE
ST. PAUL, MN 55108-2795
(612) 462-7422 | WWW.POPEARCHITECTS.COM

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MAPLE PLAIN SENIOR
LIVING & SKILLED
NURSING
MAPLE PLAIN,
MINNESOTA



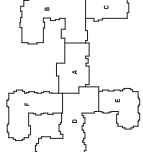
KEY PLAN

EXTERIOR
ELEVATIONS

1. CONTRACTOR REF - 0023418
2. CITY SUBMITTAL - 0000418

24055-17008
A3.4
A3.4
CS
SHEET

A3.4



KEY PLAN

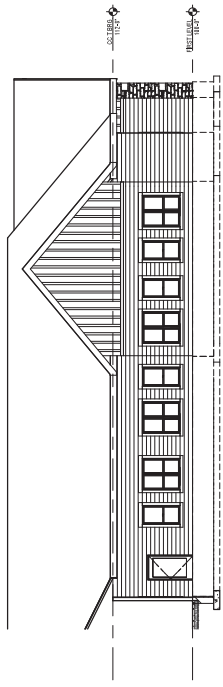
EXTERIOR
ELEVATIONS

1. CONTRACTOR REP. 02/24/18
2. CITY SUBMITTAL 03/09/18

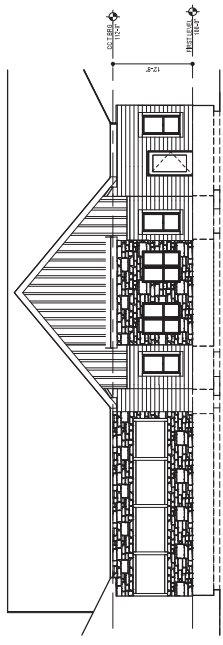
24051-17006
AL
CS
SHEET

A3.5

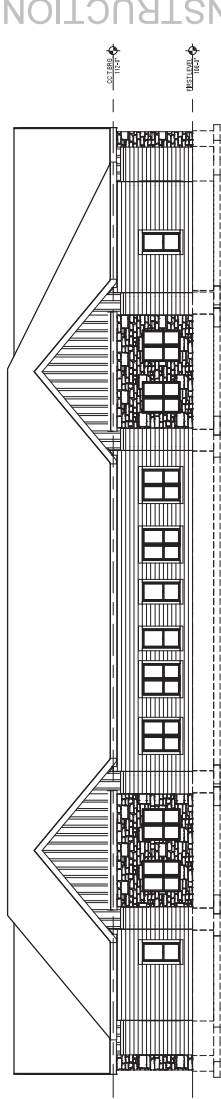
EXTERIOR ELEVATION KEYNOTES	
1	INTERIOR FINISHES
2	INTERIOR FINISHES
3	INTERIOR FINISHES
4	INTERIOR FINISHES
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6	INTERIOR FINISHES
7	INTERIOR FINISHES
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99	INTERIOR FINISHES
100	INTERIOR FINISHES



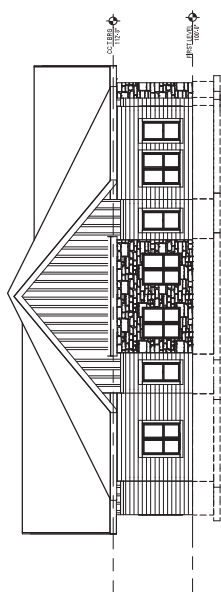
8 AREA D NORTH ELEVATION 2
A3.5 1/8" = 1'-0"



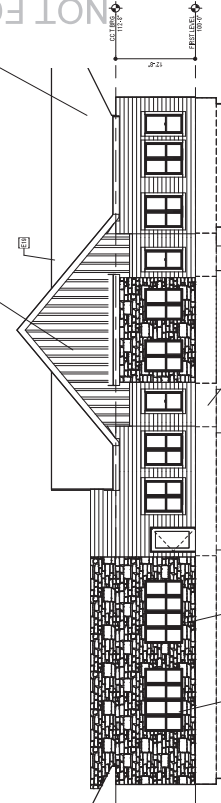
8 AREA D EAST ELEVATION
A3.5 1/8" = 1'-0"



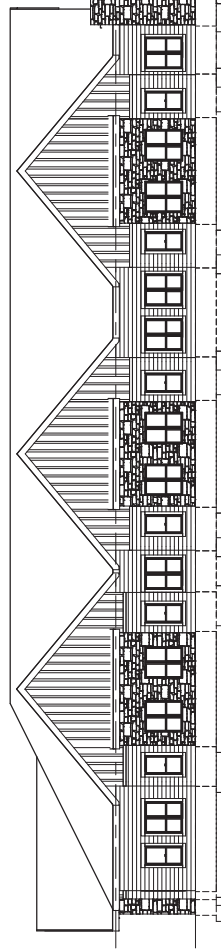
6 AREA D WEST ELEVATION
A3.5 1/8" = 1'-0"



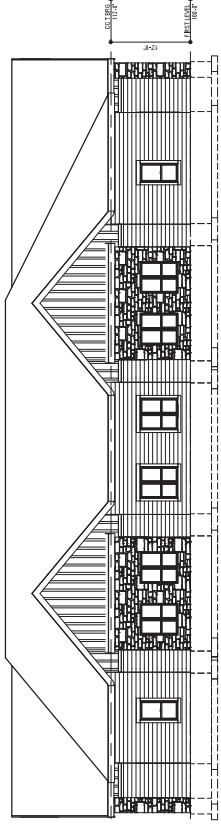
7 AREA D NORTH ELEVATION 1
A3.5 1/8" = 1'-0"



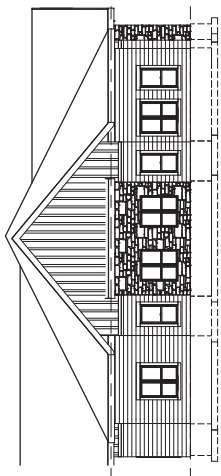
4 AREA D & E WEST ELEVATION
A3.5 1/8" = 1'-0"



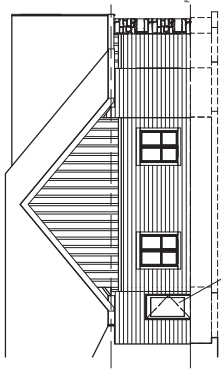
5 AREA D SOUTH ELEVATION
A3.5 1/8" = 1'-0"



1 AREA E SOUTH ELEVATION
A3.5 1/8" = 1'-0"



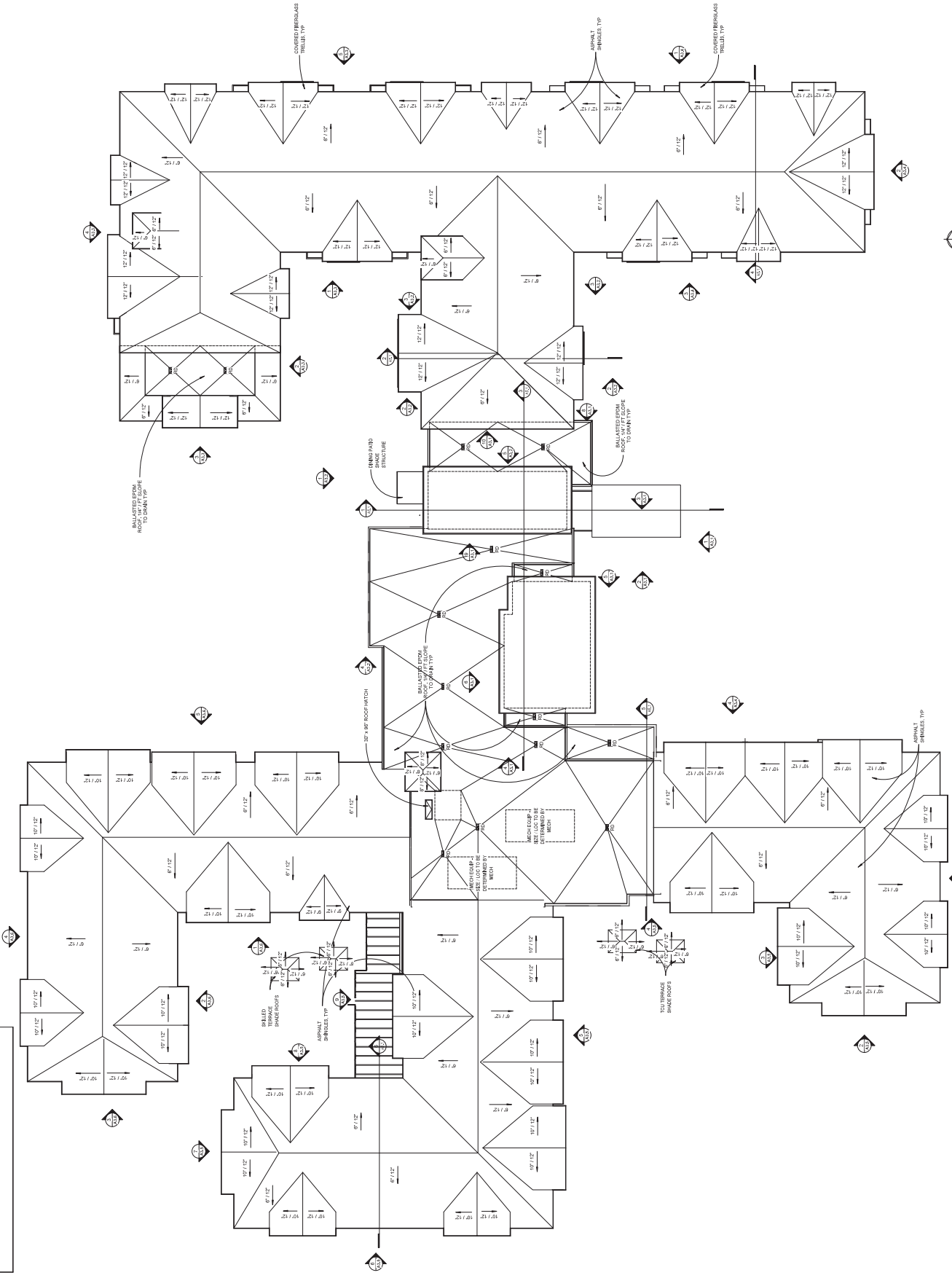
2 AREA E WEST ELEVATION
A3.5 1/8" = 1'-0"



3 AREA E NORTH ELEVATION
A3.5 1/8" = 1'-0"

ROOF PLAN GENERAL NOTES

- 1. SET TO COORDINATE ERODIMENTATION OUTLINE WITH G.A. AND OVERALL SITE PLAN.
- 2. NOT USED
- 3. INSULATION MIN. THICKNESS = 4" R.
- 4. NOT USED



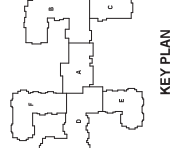
1. OVERALL ROOF PLAN
1/16" = 1'-0"

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NURSING
MAPLE PLAIN,
MINNESOTA



OVERALL ROOF PLAN

1. CONTRACTOR REP. 0023418
2. CITY SUBMITTAL 0000418

24851-17006
AL
CS

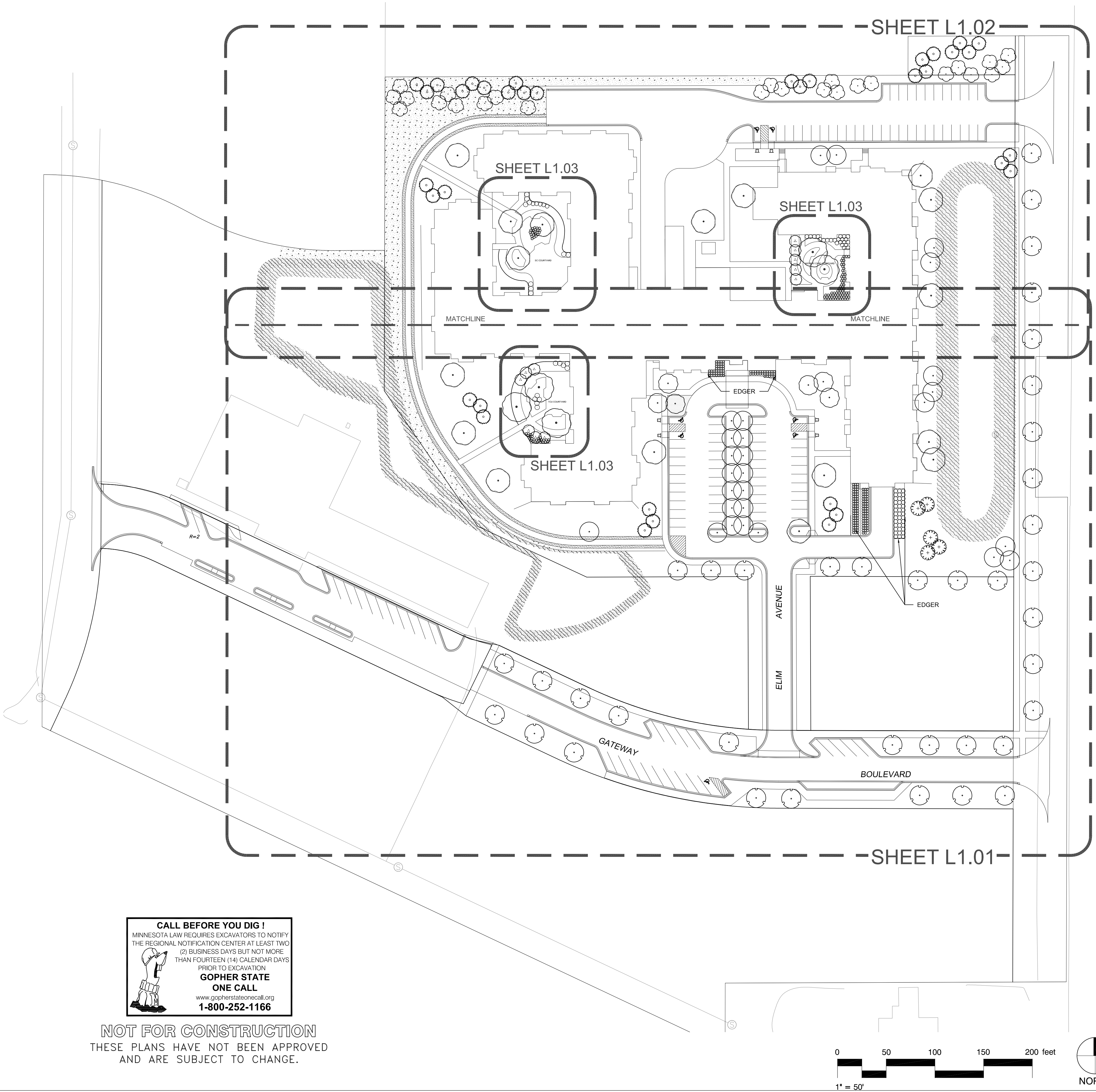
A4.1

LANDSCAPE NOTES

- MULCH TO BE FOR INCHES (4") SHREDDED HARDWOOD MULCH.
- ROTO-TILL AND PREPARE 6" DEPTH OF TOPSOIL AT ALL PLANTING BEDS.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT.
- PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.
- ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN. LANDSCAPE ARCHITECT AND CLIENT MUST APPROVE ALL STAKING OF PLANT MATERIAL PRIOR TO ANY AND ALL DIGGING.
- ADJUSTMENT IN LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE REQUIRED, THE LANDSCAPE ARCHITECT AND CLIENT MUST BE NOTIFIED.
- ALL PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION AS SPECIFIED.
- EDGE ALL PLANTING BEDS WITH COMMERCIAL GRADE BLACK ALUMINUM EDGER STAKED EVERY 18" MINIMUM.
- RESTORE ALL TURF AREAS NOT BEING PLANTED WITH MINERAL SOD.

TREE REPLACEMENT

- REPLACE 50% OF THE TOTAL DIAMETER INCHES OF ALL SIGNIFICANT TREES LOST = 41.55 CALIPER INCHES
- REPLACE 25% OF TOTAL DIAMETER INCHES OF ALL OTHER TYPES OF TREES INCLUDING CONIFEROUS, COMMON, AND ORNAMENTAL = 8.75 CALIPER INCHES
- TOTAL REPLACEMENT REQUIRED = 50.3 CALIPER INCHES
- TOTAL REPLACEMENT PROPOSED = 129 CALIPER INCHES

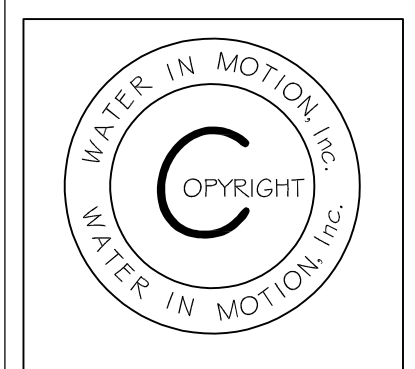


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MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO (2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION
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GATEWAY OF MAPLE PLAIN
ELIM CARE, INC. / AUGUSTANA CARE
MAPLE PLAIN, MINNESOTA

DRAWN BY
RICH KOECHLEIN
CLARB, PLA

CHECKED BY
RICH KOECHLEIN
CLARB, PLA

I DECLARE THAT THIS PLAN,
SPECIFICATION OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION,

ISSUED RECORD

NO.	DESCRIPTION	DATE
1	CITY SUBMITTAL	3/24/18
2	PRELIMINARY	
	LANDSCAPE PLAN	7/11/18

ISSUE DATE
JULY 11, 2018

PROJECT NUMBER
D18-1207-02

DRAWING SCALE
1" = 50'-0"

SHEET NAME
**PRELIMINARY
OVERALL
LANDSCAPE PLAN**

SHEET NUMBER
L1.00

GATEWAY OF MAPLE PLAIN
ELIM CARE, INC. / AUGUSTANA CARE
MAPLE PLAIN, MINNESOTA

DRAWN BY

RICH KOECHLEIN
CLARB, FLA

CHECKED BY

RICH KOECHLEIN
CLARB, FLA

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2	PRELIMINARY LANDSCAPE PLAN	7/11/18

ISSUE DATE

JULY 11, 2018

PROJECT NUMBER

D18-1207-02

DRAWING SCALE

1" = 30'-0"

SHEET NAME

PRELIMINARY

LANDSCAPE

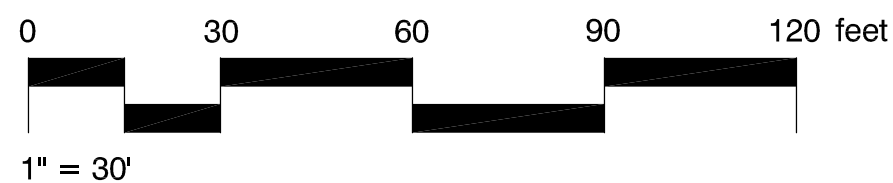
PLAN - SOUTH

SHEET NUMBER

11.01

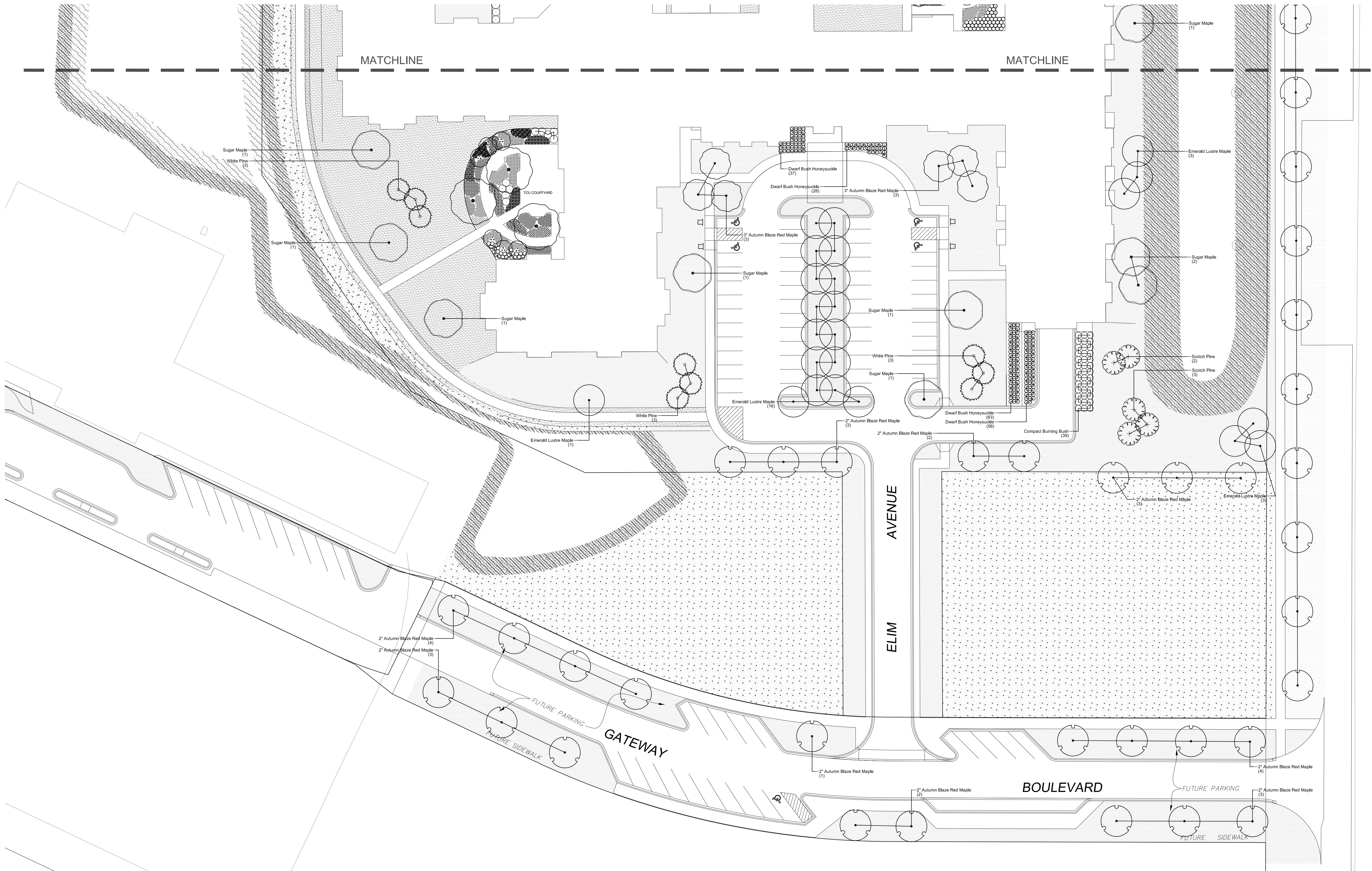
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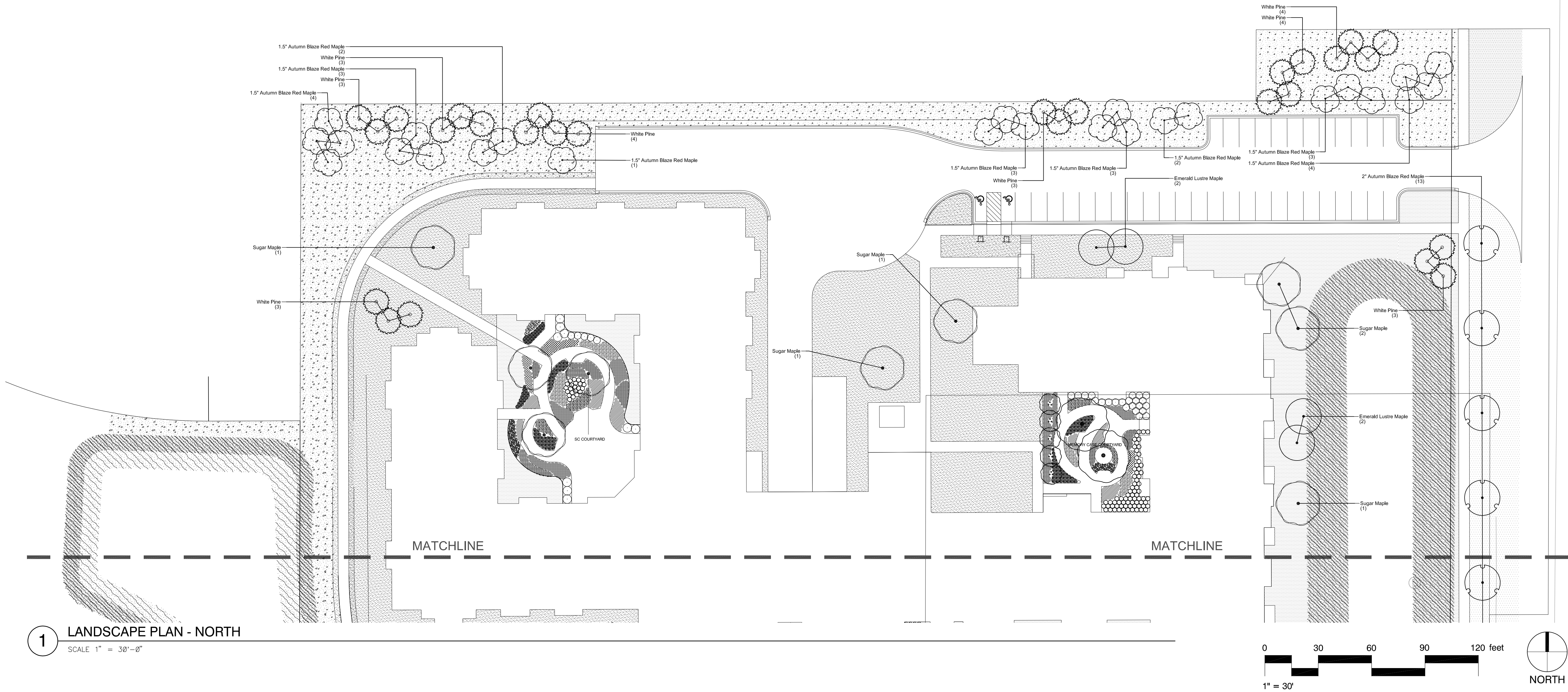
NOT FOR CONSTRUCTION
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1 LANDSCAPE PLAN - SOUTH

SCALE 1" = 30'-0"





1 LANDSCAPE PLAN - NORTH
SCALE 1" = 30'-0"

GATEWAY OF MAPLE PLAIN
ELIM CARE, INC. / AUGUSTANA CARE
MAPLE PLAIN, MINNESOTA

DRAWN BY
RICH KOECHLEIN
CLARB, FLA

CHECKED BY
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CLARB, FLA

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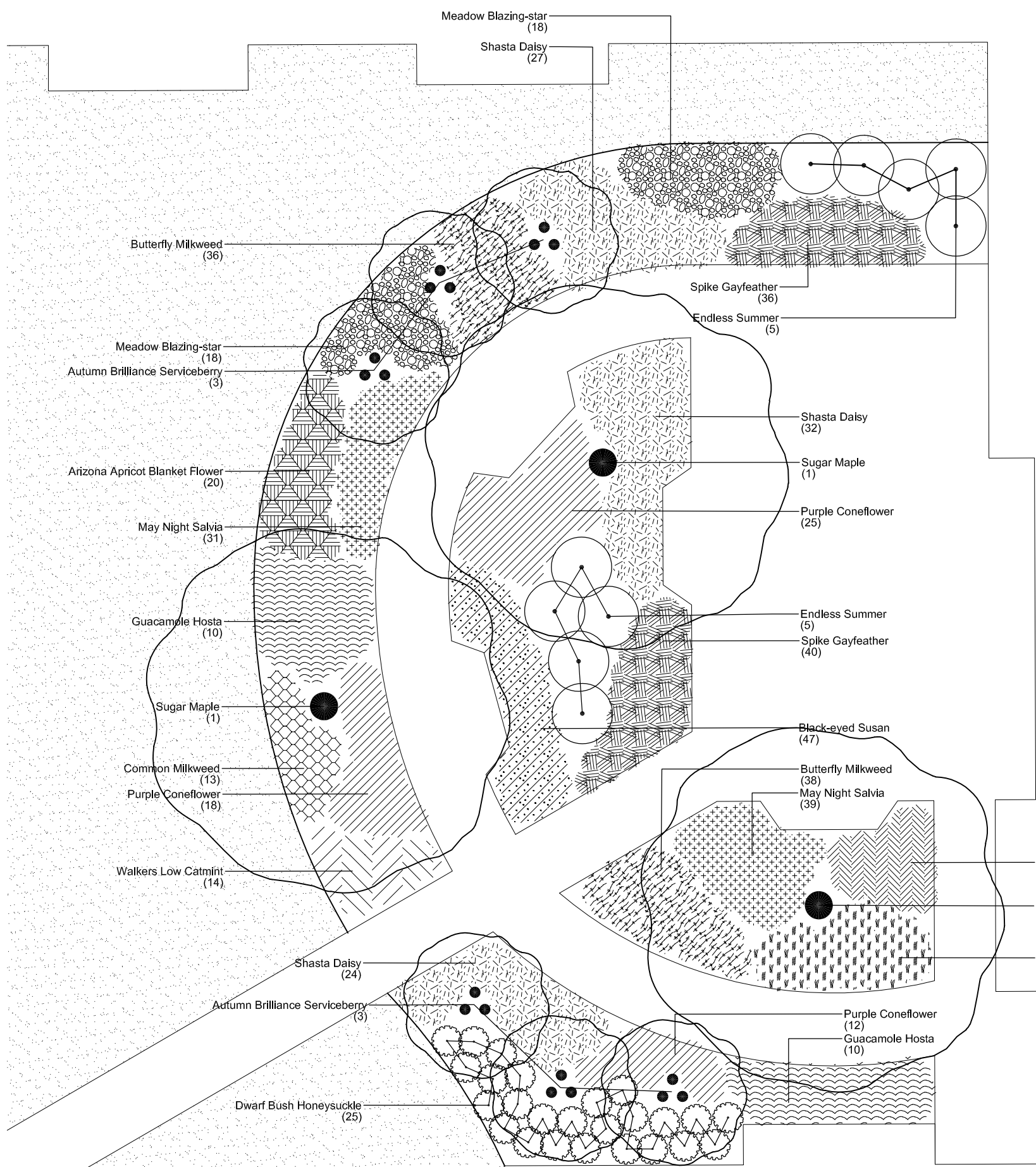
DRAWING SCALE
1" = 30'-0"

SHEET NAME
PRELIMINARY
LANDSCAPE
PLAN - NORTH
SHEET NUMBER

CALL BEFORE YOU DIG !
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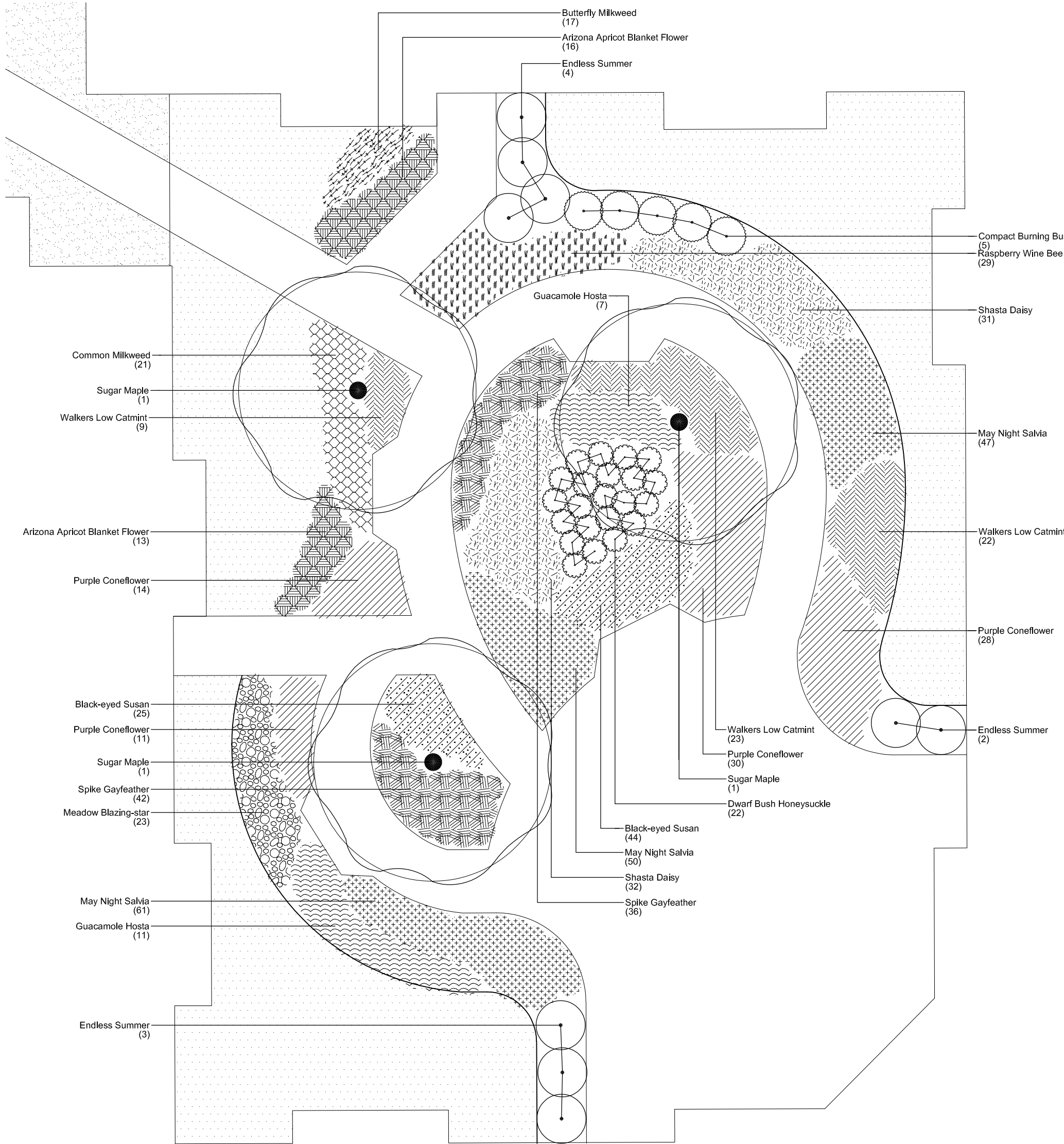
NOT FOR CONSTRUCTION
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L1.02



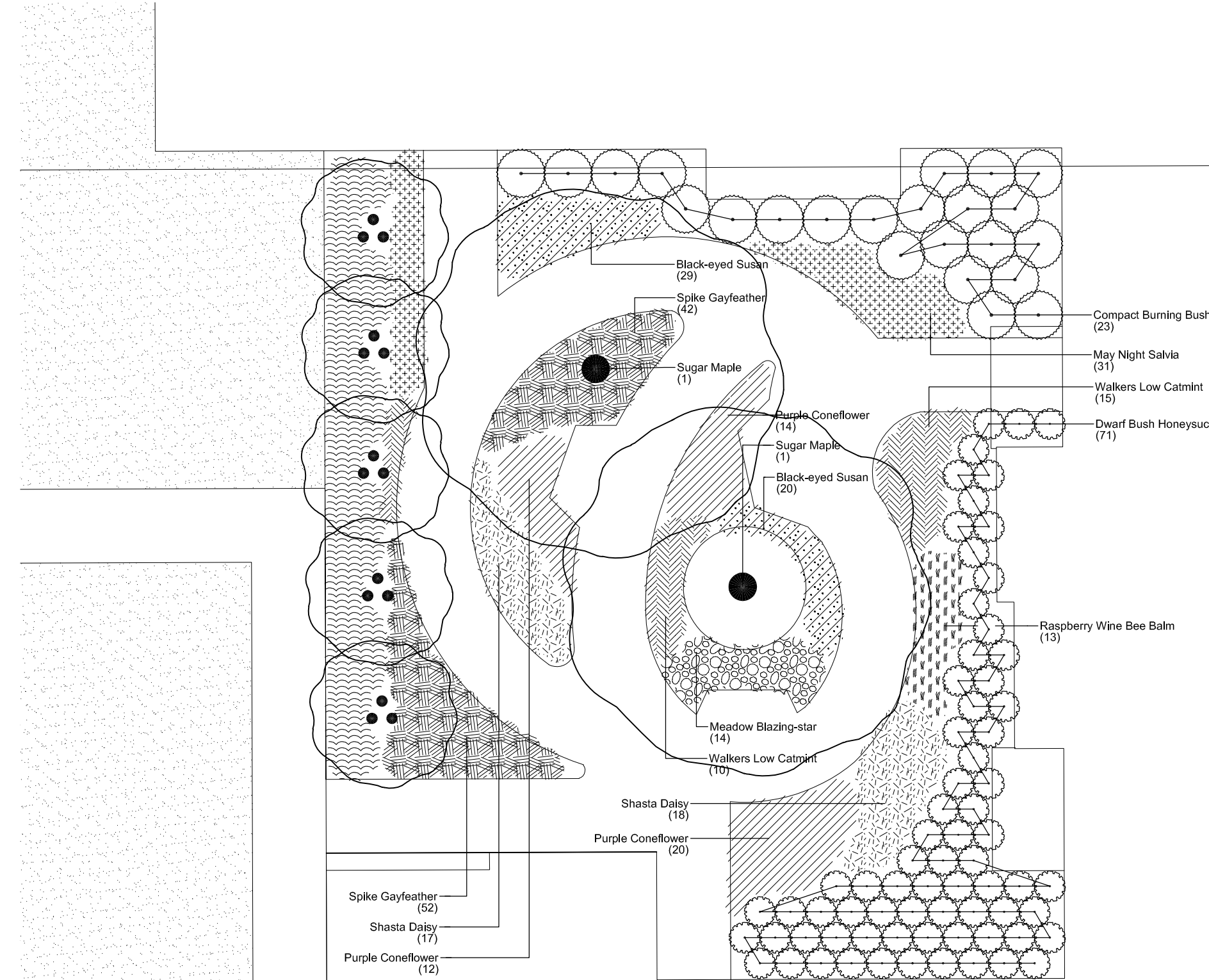
1 TCU COURTYARD LANDSCAPE PLAN

SCALE 1" = 10'-0"



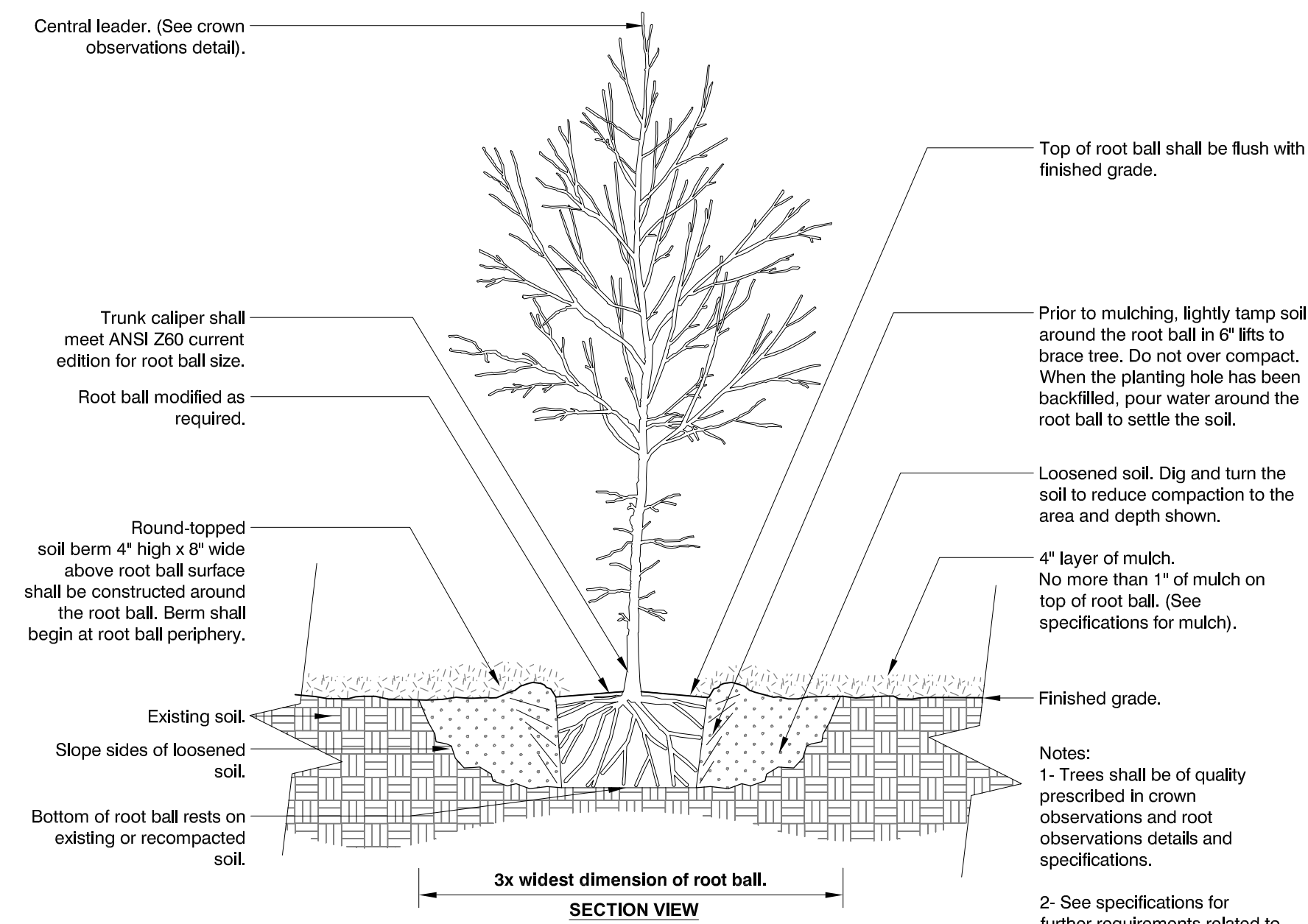
2 SC COURTYARD LANDSCAPE PLAN

SCALE 1" = 10'-0"



3 MEMORY CARE COURTYARD LANDSCAPE PLAN

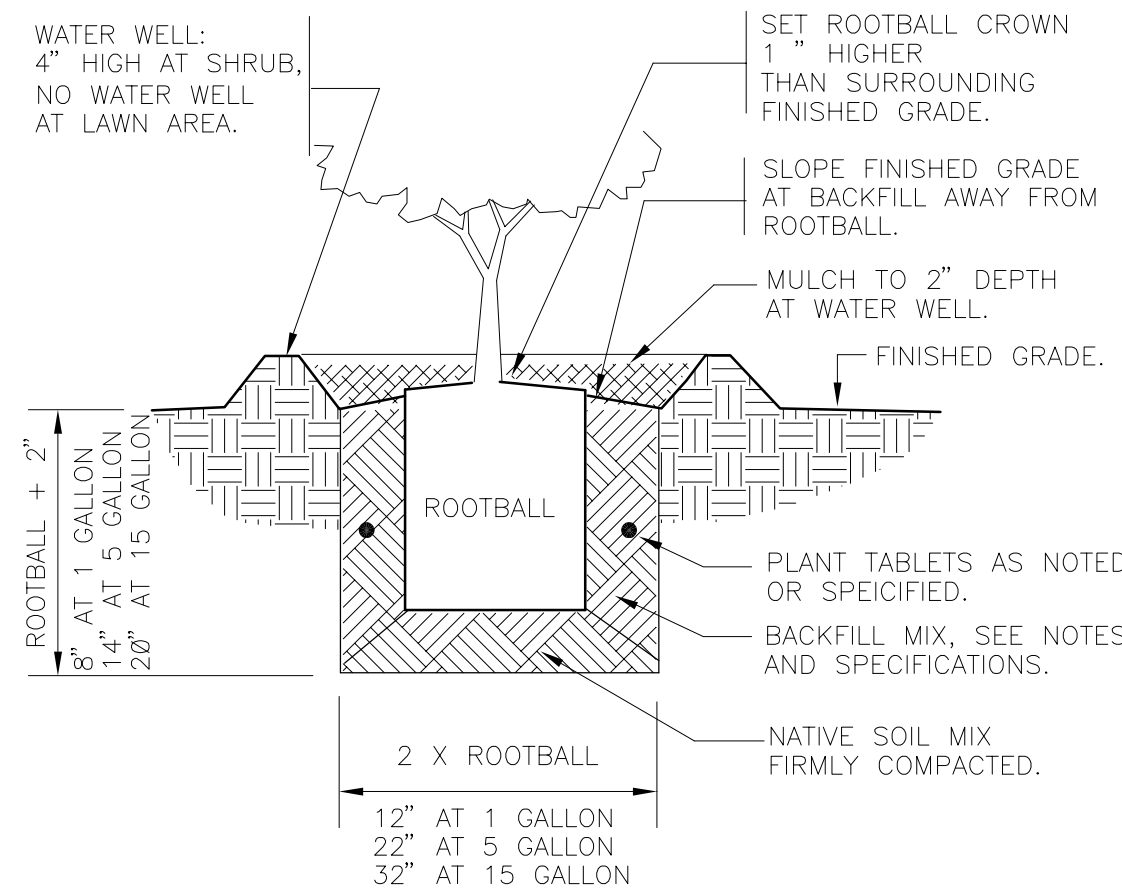
SCALE 1" = 10'-0"



4 TREE W/ BERM (EXISTING SOIL NOT MODIFIED)

1/2" = 1'-0"

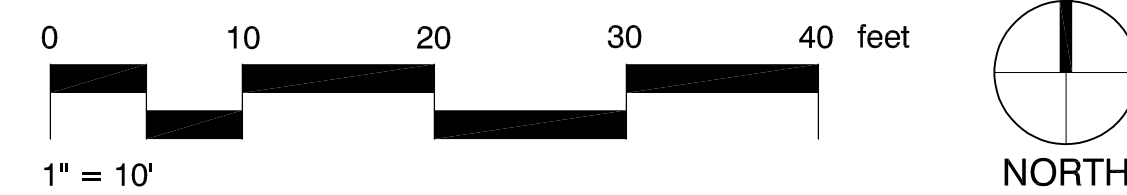
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FX-PL-FX-TREE-06



5 SHRUB PLANTING

1" = 1'-0"

FX-PL-FX-SHRB-07



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ISSUED RECORD		
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ISSUE DATE
JULY 11, 2018

PROJECT NUMBER
D18-1207-02

DRAWING SCALE
1" = 10'-0"

SHEET NAME
PRELIMINARY LANDSCAPE PLAN - DETAILS

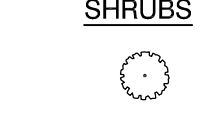
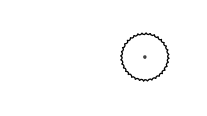
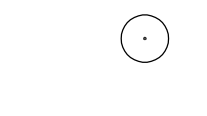
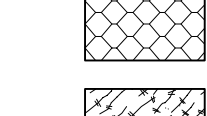
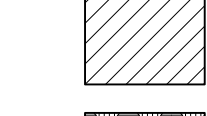
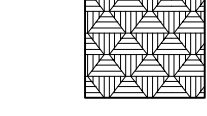
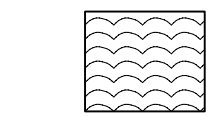
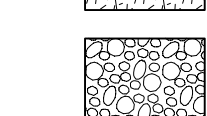
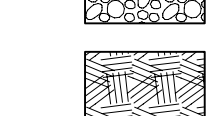
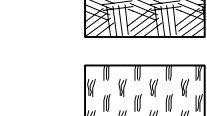
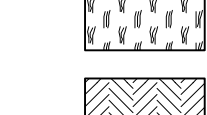
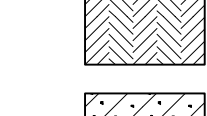
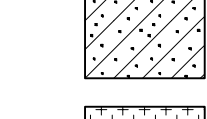
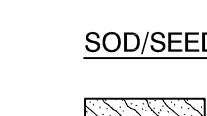
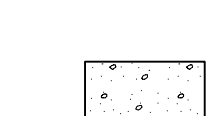
SHEET NUMBER

MNL Pollinator Mix						
Dry to Mesic Soils						
Mix approved by the Xerces Society for Pollinator habitat enhancement and restoration. For dry and well-drained to mesic soils. Height 2-3'						
	Scientific Name	Common Name	% of Mix	Seeds/ Sq Ft	PLS lbs/ac	Bloom Season
Grasses:	Bouteloua curtipendula	Side-Oats Grama	20.00	7.31	2.00	
	Bouteloua gracilis	Blue Grama	6.00	8.82	0.60	
	Elymus trachycaulus	Slender Wheat Grass	1.00	0.25	0.10	
	Koeleria macrantha	Junegrass	0.75	4.82	0.08	
	Schizachyrium scoparium	Little Bluestem	19.25	10.61	1.93	
	Sporobolus heterolepis	Prairie Dropseed	2.00	1.18	0.20	
Sedges/Rushes:	Carex bicknellii	Bicknell's Sedge	1.00	0.62	0.10	
Forbs:	Achillea millefolium	Yarrow	0.15	0.96	0.02	Summer
	Agastache foeniculum	Fragrant Giant Hyssop	0.50	1.65	0.05	Summer
	Allium stellatum	Prairie Onion	0.25	0.10	0.03	Summer
	Amorpha canescens	Leadplant	2.25	1.32	0.23	Summer
	Aquilegia canadensis	Columbine	0.25	0.35	0.03	Spring
	Asclepias speciosa	Showy Milkweed	0.50	0.08	0.05	Summer
	Asclepias syriaca	Common Milkweed	1.50	0.22	0.15	Summer
	Asclepias tuberosa	Butterfly Milkweed	1.20	0.19	0.12	Summer
	Astragalus canadensis	Canada Milk Vetch	1.00	0.62	0.10	Summer
	Chamaecrista fasciculata	Partridge Pea	7.00	0.69	0.70	Fall
	Dalea candida	White Prairie Clover	4.50	3.14	0.45	Summer
	Dalea purpureum	Purple Prairie Clover	7.00	3.86	0.70	Summer
	Desmodium canadense	Canada Tick Trefoil	2.00	0.40	0.20	Summer
	Echinacea angustifolia	Narrow-leaved Coneflower	1.50	0.39	0.15	Summer
	Helopsis helianthoides	Common Ox-Eye	3.00	0.69	0.30	Summer
	Helianthus pauciflorus	Stiff Sunflower	0.25	0.04	0.03	Fall
	Lespedeza capitata	Round-headed Bushclover	2.00	0.59	0.20	Summer
	Liatris aspera	Rough Blazing Star	0.50	0.29	0.05	Summer
	Liatris ligulistylis	Meadow Blazing Star	2.50	0.92	0.25	Summer
	Lupinus perennis	Wild Lupine	1.50	0.06	0.15	Spring
	Monarda fistulosa	Wild Bergamot	1.85	4.76	0.19	Summer
	Penstemon gracilis	Slender Beardtongue	0.20	4.41	0.02	Spring
	Pycnanthemum virginianum	Mountain Mint	0.25	2.02	0.03	Summer
	Ratibida columnifera	Long-Headed Coneflower	1.50	2.31	0.15	Summer
	Rudbeckia hirta	Black Eyed Susan	3.00	10.14	0.30	Summer
	Solidago nemoralis	Gray Goldenrod	0.50	5.51	0.05	Fall
	Solidago speciosa	Showy Goldenrod	0.20	0.70	0.02	Fall
	Symphytotrichum laevis	Smooth Blue Aster	0.15	0.30	0.02	Fall
	Symphytotrichum oolentangiensis	Sky Blue Aster	0.25	0.73	0.03	Fall
	Tradescantia bracteata	Prairie Spiderwort	0.25	0.09	0.03	Spring
	Verbena stricta	Hoary Vervain	1.00	1.03	0.10	Summer
	Zizia aurea	Golden Alexanders	1.50	0.61	0.15	Spring
			100.00	82.79	10.00	
Seeds/sq ft:			83.00			
Grass Species:			6			
Sedges/Rush Sp:			1			
Forb Species:			32			

MNL Short Lakeshore Mix						
	Scientific Name	Common Name	% of Mix	Seeds/ Sq Ft	PLS lbs/ac	Bloom Season
Grasses:	Poa palustris	Fowl Bluegrass	5.00	16.71	0.35	
Sedges/Rushes:	Carex comosa	Bottlebrush Sedge	14.50	11.18	1.02	
	Carex lacustris	Lake Sedge	2.00	0.57	0.14	
	Carex normalis	Greater Straw Sedge	4.00	2.57	0.28	
	Carex pellita	Broad-Leaved Woolly Sedge	3.75	2.70	0.26	
	Carex retrorsa	Knotsheath Sedge	4.00	1.13	0.28	
	Carex scoparia	Broom Sedge	6.00	12.96	0.42	
	Carex stipata	Common Fox Sedge	7.00	6.12	0.49	
	Schoenoplectus tabernaemontani	Softstem Bulrush	2.00	1.59	0.14	
	Scirpus atrovirens	Green Bulrush	1.00	11.83	0.07	
	Scirpus cyperinus	Woolgrass	0.75	32.78	0.05	
	Scirpus fluviatilis	River Bulrush	10.00	1.11	0.70	
Forbs:	Acorus americanus	Sweet Flag	5.15	0.87	0.36	Summer
	Alisma subcordatum	American Water Plantain	4.00	6.17	0.28	Summer
	Amorpha fruticosa	False Indigo	1.25	0.15	0.09	Summer
	Anemone canadensis	Canada Anemone	1.00	0.21	0.07	Spring
	Asclepias incarnata	Marsh Milkweed	5.00	0.62	0.35	Summer
	Chamerion angustifolium	Fireweed	0.25	3.21	0.02	Summer
	Eutrochium maculatum	Joe-Pye Weed	1.50	3.66	0.11	Summer
	Eupatorium perfoliatum	Boneset	1.00	4.11	0.07	Fall
	Helenium autumnale	Sneezeweed	0.50	1.67	0.04	Fall
	Iris versicolor	Northern Blue Flag Iris	3.00	0.10	0.21	Spring
	Liatris pycnostachya	Prairie Blazing Star	2.00	0.57	0.14	Summer
	Lobelia cardinalis	Cardinal Flower	0.10	1.03	0.01	Summer
	Lobelia siphilitica	Great Blue Lobelia	0.25	3.21	0.02	Summer
	Mimulus ringens	Monkey Flower	0.40	23.65	0.03	Summer
	Physostegia virginiana	Obedient Plant	0.25	0.07	0.02	Summer
	Pycnanthemum virginianum	Mountain Mint	0.40	2.26	0.03	Summer
	Rosa blanda	Smooth Rose	2.00	0.13	0.14	Summer
	Solidago riddellii	Riddell's Goldenrod	1.00	2.39	0.07	Fall
	Sparganium eurycarpum	Giant Burreed	5.00	0.06	0.35	Summer
	Symphytotrichum novae-angliae	New England Aster	2.00	3.39	0.14	Fall
	Verbena hastata	Blue Vervain	2.00	4.78	0.14	Summer
	Vernonia fasciculata	Ironweed	1.95	1.20	0.14	Summer
			100.00	164.80	7.00	
Seeds/sq ft:			165.00			
Grass Species:			1			
Sedges/Rushes:			11			
Forb Species:			22			

Shorter grasses/sedges in this mix highlight a diverse list of wildflowers for shoreline areas. Grass/Sedge height 2-3' with taller blooming forbs.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	AEL	Acer platanoides `Pond` TM	Emerald Lustre Maple	3" Cal.	B&B	27	
	ACE AU3	Acer rubrum `Autumn Blaze`	1.5" Autumn Blaze Red Maple	1.5" Cal.	B&B	25	
	ACE AU4	Acer rubrum `Autumn Blaze`	2" Autumn Blaze Red Maple	2" Cal.	B.R.	38	
	AAB	Acer rubrum `Autumn Blaze`	3" Autumn Blaze Red Maple	3" Cal.	B&B	6	
	ACE SUG	Acer saccharum (6")	Sugar Maple	6"	B&B	5	
	AFF	Acer saccharum `Fall Fiesta`	Sugar Maple	3" Cal.	B&B	17	
	AME AU2	Amelanchier canadensis `Autumn Brilliance`	Autumn Brilliance Serviceberry	25 gal.	Pot	11	CLUMP FORM
	PWP	Pinus alba	White Pine	8` Ht.	B&B	36	
	PSP	Pinus sylvestris	Scotch Pine	10` Ht.	B&B	5	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	DBH	Diervilla lonicera	Dwarf Bush Honeysuckle	2 gal.	Pot	302	
	EBB	Euonymus alatus `Compactus`	Compact Burning Bush	5 gal.	Pot	67	
	HYD END	Hydrangea macrophylla `Ballmer` TM	Endless Summer	5 gal.	Pot	19	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	ASC SY2	Asclepias syriaca	Common Milkweed	1 gal.	Pot	34	
	ASC TUB	Asclepias tuberosa	Butterfly Milkweed	1 gal.	Pot	91	
	ECH PUR	Echinacea purpurea	Purple Coneflower	1 gal.	Pot	184	
	GAI AR8	Gaillardia aristata `Arizona Apricot`	Arizona Apricot Blanket Flower	1 gal.	Pot	49	
	HOS GUA	Hosta x `Guacamole`	Guacamole Hosta	1 gal.	Pot	63	
	LEU BE2	Leucanthemum x superbum `Becky`	Shasta Daisy	1 gal.	Pot	181	
	LIA LIG	Liatris ligulistylis	Meadow Blazing-star	1 gal.	Pot	73	
	LIA KOB	Liatris spicata `Kobold`	Spike Gayfeather	1 gal.	Pot	248	
	MON RA2	Monarda didyma `Raspberry Wine`	Raspberry Wine Bee Balm	4"	Pot	64	
	NEP WA2	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	4"	Pot	113	
	RUD HIR	Rudbeckia hirta	Black-eyed Susan	4"	Pot	165	
	SAL MA2	Salvia nemorosa `May Night`	May Night Salvia	4"	Pot	283	
SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	SHR	MNL Lakeshore Mix	Seed Type 4 - Pond Edge Seed Mix	seed		226,743 sf	Areas along the edge of the ponds from one foot below the normal water level to the high water level
	POL	MNL Pollinator Mix	Seed Type 2 - Dry or Mesic Soils	seed		158,786 sf	Upland areas along the north and west sides of the site
	SEED	Poa pratensis	Seed Type 1 - Kentucky Bluegrass	seed		80,483 sf	Cool Season Turf Grass
	SOD	Poa pratensis	Kentucky Bluegrass	sod		165,501 sf	Cool Season Turf Grass

CALL BEFORE YOU DIG !
MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO (2) BUSINESS DAYS BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION

GOPHER STATE ONE CALL
www.gopherstateonecall.org
1-800-252-1166

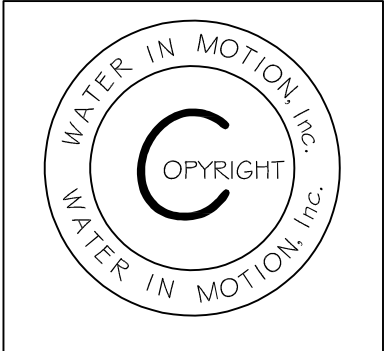


NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED
AND ARE SUBJECT TO CHANGE.

Water in Motion
Outdoor Water Use, Reuse, Design, Consulting & Water Management
175 James Ave N | Minneapolis, MN 55405
p 763.559.1010 | f 763.559.7779
www.watereinmotion.com



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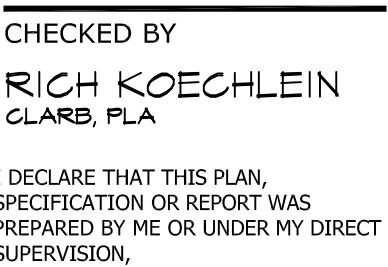


GATEWAY OF MAPLE PLAIN
ELIM CARE, INC. / AUGUSTANA CARE
MAPLE PLAIN, MINNESOTA

DRAWN BY
RICH KOECHLEIN
CLARB, FLA

CHECKED BY
RICH KOECHLEIN
CLARB, FLA

I DECLARE THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION,



ISSUED RECORD		
NO.	DESCRIPTION	DATE
1	CITY SUBMITTAL	3/24/18
2	PRELIMINARY LANDSCAPE PLAN	7/11/18

ISSUE DATE
JULY 11, 2018

PROJECT NUMBER
D18-1207-02

DRAWING SCALE
NOT TO SCALE

SHEET NAME
PRELIMINARY LANDSCAPE DETAILS

SHEET NUMBER

L2.00

	RECESSED 2x4 FLUORESCENT FIXTURE	\$	SINGLE POLE SWITCH
	RECESSED 2x2 FLUORESCENT FIXTURE	\$ ₂	2-POLE SWITCH
	INDICATES NIGHTLIGHT FIXTURE	\$ ₃	3-WAY SWITCH
	INDICATES EMERGENCY FIXTURE	\$ ₄	4-WAY SWITCH
	INDICATES EMERGENCY/NIGHTLIGHT FIXTURE	\$ ₅	SWITCH W/PILOT LIGHT
	SURFACE MOUNT 1x4 FLUORESCENT FIXTURE	OS ₁	WALL MOUNTED SINGLE LEVEL OCCUPANCY SENSOR
	HIGH BAY 2x4 FLUORESCENT FIXTURE	OS ₂	WALL MOUNTED DUAL LEVEL OCCUPANCY SENSOR
	SURFACE WALL MOUNTED FLUORESCENT FIXTURE	OS ₃	CEILING MOUNTED OCCUPANCY SENSOR
	SURFACE CEILING MOUNT FLUORESCENT FIXTURE	NL	INDICATES FIXTURE TO REMAIN ON FOR SECURITY PURPOSES
	RECESSED DOWNLIGHT	A,B	INDICATES LIGHT FIXTURE SWITCH-LEGS
	SURFACE WALL MOUNTED FIXTURE	P-x	INDICATES PANEL AND CIRCUIT NUMBER
	SURFACE MOUNTED FIXTURE	(1)	INDICATES LIGHT FIXTURE TYPE
	SURFACE MOUNTED PENDANT FIXTURE	EX	INDICATES EXISTING FIXTURE
	OUTSIDE POLE-MOUNT LIGHT FIXTURE	RL	INDICATES RELOCATED FIXTURE
	EXTERIOR GROUND MOUNTED LIGHT FIXTURE	TC	INDICATES FIXTURE CONTROLLED BY TIMECLOCK
	EMERGENCY LIGHTING FIXTURE	EM	INDICATES EMERGENCY FIXTURE
	LED EXIT SIGN-SHADED AREA INDICATES ILLUMINATED FACE		
	LED EXIT/EMERGENCY SIGN-SHADED AREA INDICATES ILLUMINATED FACE		
	EXTERIOR EMERGENCY EGRESS LIGHT		

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM.
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, UTILITY REQUIREMENTS, LAWS AND ORDINANCES OF FEDERAL, STATE, OSHA AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CODES AND STANDARDS-APPLICABLE TO THIS PROJECT THAT ARE LISTED BUT NOT LIMITED TO: NEC, NFPA, NEMA, ANSI, IEEE, ES&E, NFPA LIFE SAFETY 101, ASHRAE 90.1, IEEE ENERGY CODE AND IBC BUILDING CODE.
4. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
5. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
6. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, COMPLETED, AND REMOVED PROPERLY TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.
8. COORDINATE THE UTILITY COMPANY SERVICE FEEDS AND INSTALLATION.
9. ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
10. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8 TYPE THINW.
11. ALL CIRCUIT TO BE PLACED IN 1" CONDUITS UNLESS OTHERWISE NOTED. CIRCUIT TO USE COPPER WIRE, TYPE THINW.
12. THE CONTROLLING LIGHTING CONTRACTORS SHALL BE MOUNTED INSIDE OF BUILDING WITH TIME-CLOCK CONTROLLER, A REMOTE PHOTOCELL LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER STRUCTURE WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
13. MIN. BURIAL DEPTH FOR THE LIGHTING CORD SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
14. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2. ENERGY CODE WILL BE IN ACCORDANCE WITH ASHRAE 90.1 2010.
3. COORDINATE WORK WITH ALL OTHER TRADES.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS.
6. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
7. ALL MEASUREMENTS TO TOP OF BOX. RECEPTACLES SHALL BE 20" A.F.F., SWITCHES SHALL BE 48" A.F.F.
8. GFI PROTECT ALL RECEPTABLES WITHIN 6' OF EVERY SINK.

TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	--	--	SMALL EXTERIOR WALL PACK	--
BB	--	--	MEDIUM EXTERIOR WALL PACK	--
CC	--	--	POLE MOUNT FIXTURE, TYPE II OPTICS, 20' POLE	--
DD	--	--	POLE MOUNT FIXTURE, TYPE III OPTICS, 20' POLE	--
EE	--	--	POLE MOUNT FIXTURE, TYPE IV OPTICS, 20' POLE	--
FF	--	--	DUAL HEAD POLE MOUNT FIXTURE, TYPE IV OPTICS, 20' POLE	--
GG	--	--	EXTERIOR RECESSED DOWNLIGHT	--

ANCHOR BOLTS WITH LOCK WASHERS PER MFG'S SPEC'S.

1" 45° CHAMFER

CADWELD GROUND CONNECTING

5/8"x10" COPPER GLAD DRIVEN GROUND ROD AT EACH BASE BOND TO REBAR, CONDUIT, AND ANCHOR BOLTS WITH MIN. 108 BONDING JUNCTIONS.

30"

GRADE

24" MIN.

6'-5"

STUB OUT 6" FROM EDGE OF BASE

6"

1"

KEEP REBAR 5" FROM EDGE OF FORM

PROVIDE 4# REBAR VERTICAL, #5 REBAR HORIZONTAL AT 16" O.C.

#4 VERTICAL REBAR (4 REQ'D)

CONDUIT - KEEP CONDUIT WITHIN 6" DIA.

3/4" CONDUIT STUB FOR GROUNDING WIRE

ANCHOR BOLTS PARALLEL TO SIDEWALK OR PAVEMENT

CONDUIT PITCH TO DRAIN

REBAR CIRCLE-VEERY WITH ACTUAL POLE DIMENSIONS

MIN. 24"

AS REQ'D VEEY FIXTURE BASE SIZE 2'x3'

Ø 15" DIA.

#4 STEEL REBAR AT 16" O.C.

2 POLE BASE DETAIL
E1.1 NOT TO SCALE



1 ELECTRICAL SITE PLAN
E.1.1 SCALE: 1" = 30'-0"

PROJECT: PROPOSED PROJECT FOR:
MAPLE PLAIN SENIOR LIVING & SKILLED NURSING
MAPLE PLAIN, MN
ELECTRICAL SITE PLAN

A.C/a

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Auth Consulting / associates

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3308 Southway Drive • St. Cloud, MN
Phone: 320-656-0847
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DRAWN BY: DJK
CHECKED BY: TJA
DATE: 7/11/18
DWG FILE:
REF FILE:
JOB NUMBER: 508-189-18

[illegible]

NAME:	DATE:

To:	Mark Kaltsas	From:	Dan D. Boyum
	City Planner		City Engineer
File:	193804259	Date:	July 10, 2018

Reference: Gateway of Maple Plain - Preliminary Plat Resubmittal

We have reviewed the revised preliminary plat submittal on the above referenced project dated 6/26/2018 and have the following comments:

General:

1. Permits from various agencies will be needed for the proposed improvements including MPCA (sanitary sewer extension and NPDES construction stormwater), MDH (watermain extension), Minnehaha Creek Watershed District (various site, erosion, wetland), Hennepin County (utility permit), and possibly US Army Corps of Engineers (wetland). The developer should copy the City and City Engineer on all permits.

Preliminary Plat:

2. Drainage and utility easements
 - a. At this time there are no drainage and utility easements along the south and north side of Gateway Boulevard in the existing parking lot area near Outlot A and Lot 1, Block 1. The City can choose to add those easements at the time of future platting of Outlot A. Adding to Lot 1, Block 1 can be done at a future date with a separate easement agreement.
 - b. The drainage and utility easement were increased to 35' in the northwest corner of Lot 2, Block 2 next to the utility lines. The City and Developer and City should discuss if the triangle area to the west of this easement should remain as a non-easement area or be included in the drainage and utility easement.
 - c. Since some retaining walls are within the drainage and utility easements, we recommend it is clarified in the appropriate agreement that the retaining walls are privately owned and maintained and are being allowed to be constructed in the drainage and utility easement.
3. Appropriate cross-access agreements should be considered if there will need to be access to adjacent properties from this plat.
4. The developer's land surveyor will confirm MNDOT ROW once the title commitment is completed.
5. Discussions have been ongoing with Hennepin County on the connection of Gateway Boulevard to Baker Park Road. The County will need to give approval on the proposed location and any striping/improvements. The developer has increased the ROW adjacent to Baker Park Road based on previous feedback from Hennepin County.
6. The 66' ROW (existing bituminous parking lot area) has been discussed previously with staff. We will defer to those previous staff discussions.
7. The draitile that crosses outside the ROW should be within a drainage and utility easement near station 4+00.

Reference: Gateway of Maple Plain - Preliminary Plat Resubmittal

Preliminary Removals Plan (Sheet C2 and C3)

8. Not all removals are shown on this sheet. Some are shown on other sheets such as the utility drawings.

Preliminary Site Plan (Sheet C4)

9. Additional pedestrian ramps and/or depressed curbs should be added at the current or future trail/sidewalk crossings on the development. We can add any final comments on the final plans.
10. Existing Parking Lot between Block 1, Lot 1 and Outlot A.- No curb and gutter or storm sewer structures are shown for this area. Drainage is proposed to continue to the south as it currently does. Curb and gutter and storm sewer can be added with future development of Outlot A. See the City Planner's comments on additional islands to be placed, width of islands, and some additional curbing at the transition to the existing parking lot.
11. If a turn lane is needed in the future on Gateway Boulevard as it connects to Baker Park Road, some of the future parking areas may need to be relocated.

Preliminary Utility Plan (Sheet C5)

12. The existing section on Howard Avenue will have up to 3" asphalt wear, 3" asphalt base, and 8" class five aggregate base. Some fabric and sand subbase may also be encountered at the sewer/water connection area.
13. Walk removal and replacement will be needed at the connection to Howard of sanitary sewer and water main.
14. The elevation of MH-3 has been adjusted. Any final elevation will be commented upon at final plans as it relates to the EOF elevation of the pond.
15. The developer has noted insulation will be added in areas where the cover over the pipe is less than 6'. An insulation detail can be added to final plans.
16. No sanitary sewer stub is being shown at this time to Outlot B. Outlot A can be served from existing sanitary sewer along the north side of US Highway 12. Consideration should be given to putting in a sanitary sewer pipe in for future connection to the south at this time to avoid street and ROW disturbance in the future near Outlot B.
17. Public Works should review gate valves at connection points and if more may be needed on the final utility plans.
18. When available, the developer should provide more information on the location of the post indicator valve for fire department review.
19. Hydrants are shown in three locations around the building. We recommend the Fire Department review if the current hydrant locations will work for the southwest corner of the new facility. If an additional hydrant is needed in that location, consideration should be given to extending the watermain and looping it to the new line being placed along the north side of Block 1, Lot 1.
20. Sanitary sewer and water service to most of Outlot A will need to come from the existing main lines along the north side of US Highway No. 12. One 8" water service to the east end of Outlot A is being proposed with the utility plan. Unless the watermain in this location is looped, the city may need to do more regular flushing of this dead-end line once a business connects to the 8" water service.
21. The developer's engineer has indicated that hydrants will be new in their review comments and not salvaged.

Reference: Gateway of Maple Plain - Preliminary Plat Resubmittal

22. The Department of Labor and Industry may require some utility plan adjustment as part of permitting if they are involved with the final care facility plan review.
23. Public Works may need to use the 12' Bituminous Trail/Fire Department Access Road for maintenance of the sanitary sewer and water main. This trail goes in and out of the drainage and utility easements. Staff should discuss either the trail being placed in a drainage and utility easement or having permission in an appropriate agreement for the City to use the trail for maintenance purposes.
24. Appropriate traffic control will be needed for utility connections at Baker Park Road as well as Howard Avenue.
25. Cleanouts should be added at the end of draintile pipe that are not connected to catchbasins or manholes.
26. Provide more invert and rim information on final plans for storm sewer review. Some arch pipes and catchbasin locations may need to change based on that review.
27. Drantile should be added along the north side of Gateway Boulevard in the existing parking lot area.

Preliminary Street Plan (Sheet C6)

28. No curb is placed on the south side of Gateway Boulevard in the existing parking lot area, and that can be added if needed under future development of Outlot A. Drainage will continue to the south in this area. We anticipate public works will maintain the area up to the curbed islands during winter plowing operations but will defer to Staff for any additional comments.
29. The low points will be reviewed with future plans and whether adjustments are needed or additional catchbasins are needed to address drainage
30. Additional spot elevations may be needed in the final plans for review of drainage.
31. Adding angle points similar to done on the east end of Gateway Boulevard should be discussed for the east end also.
32. Street lighting and signage is not shown, and locations should be added to the final plans.

Preliminary Grading Plan (Sheet C7)

33. Storm sewer elevation information should be provided in the final plans.
34. Retaining walls
 - a. Several sections are greater than 4' in height. Retaining walls greater than 4' in height should be designed by a professional engineer.
 - b. The retaining walls between the trail/fire department access road and ponds will have water against them during storm events. One part of the retaining wall will be overtopped during larger storm events when the emergency over flow is used. Due to those conditions, we would recommend those retaining walls be designed by a professional engineer too.
 - c. We recommend a fence (style/type approved by the City) be placed in locations where the retaining wall is 4' high or greater.

Reference: Gateway of Maple Plain - Preliminary Plat Resubmittal

35. Depending upon the amount of flow coming from the property to the north of Block 1, Lot 1 and into the new pond, a riprapped slope at the northwesterly pond may be needed to protect the drainage route from erosion.
36. The developer's engineer has commented on meeting the intent of the city's 2' separation from the 100-year high water level (HWL) as requested.
37. Until ponds hold water, some additional riprap may be needed at the flared end sections at ponds.
38. Due to the size of the drainage area to the north, we recommend the drainage swale in the northwest corner of Block 1, Lot 2 be adjusted to keep drainage on the west side of the trail/fire access road. The developer's engineer should review if the storm manhole could be adjusted to a catchbasin manhole in this area.
39. More information should be provided on the location and drainage of down spouts and sumps, especially around sidewalks and trails.

Preliminary SWPPP Plan (Sheet C8)

40. Add in-street inlet protections along Howard Avenue in the final plans.

Stormwater Report

41. Minnehaha Creek Watershed District (MCWD) acts as the LGU for Maple Plain on wetland impacts/mitigation and reviews and permits water volume, water quality, and erosion control improvements for developments within their district. The developer's engineer should forward wetland information, the storm water report, and other appropriate preliminary plat information to watershed for review. The developer's engineer should forward copies of correspondence to the watershed to both the City and City Engineer for our files.
42. Since the developer will be maintaining the ponds on the development, a maintenance agreement with the MCWD will be required.
43. In our review of the preliminary plat package, we note the following items to help the developer's engineer with their submittal to MCWD as well as to meet the City's general storm water requirements:
 - a. HydroCAD – Existing Conditions - Pond 4P includes a secondary outlet at elevation 992.60. This outlet is not included in the Kimley-Horn report. The addition of this secondary outlet has increased the peak flows from what is summarized in Kimley-Horn's report. Please confirm the configuration of the outlet.

Drainage area 8S has been addressed. The time of concentration (Tc) for the drainage area 6S does not seem appropriate for the size, and land cover of the drainage area. 6S is 0.66 acres and over 50% impervious and is a long and narrow drainage area with the majority of the flow path appearing to be road side ditch. This is not consistent with the Tc calculation using 300 ft of sheet flow. Please revise this Tc calculation to represent the true nature of the flow path.
 - b. HydroCAD – Proposed Conditions - Times of concentration for drainage areas 6S and 8S appear to be higher relative to other drainage areas of similar or larger size. Please confirm times of concentration.
 - c. We do not see any pretreatment to the stormwater ponds at this time, and this should be included in the design (e.g. vegetated strips, SAFL Baffle).

Reference: Gateway of Maple Plain - Preliminary Plat Resubmittal

- d. Pond 4P should be removed from the proposed analysis and drainage area 1S should be routed directly to pond 1P.

Details (Sheet C12)

44. The Type V geotextile fabric should be placed between the existing subgrade and sand section on the Gateway Boulevard and Bus Stop Detail. gravel section. Also, we recommend drain tile be placed at low points of the trail to drain out the subgrade.
45. The outlet control structures are showing PVC pipe inlets. PVC can tend to float in ponds due to its light weight. The developer may want to consider RCP pipe to avoid this issue.

Water Reuse Plan – Sheet 11.00 and 11.01

46. The RPZ valve proposed is what we see used to protect against cross-contamination on pond and city water irrigation systems in previous communities. Public Works should review and discuss any concerns with this valve. A shop drawing of the RPZ valve should be submitted for review by the City during construction.
47. Typical Detail 3, Sheet 11.01 – a valve is shown but not labelled next to the main. That valve should be clarified. The designer and developer may want to consider using PVC water main pipe where possible due to hot soils in various parts of Maple Plain. The developer could consider placing a valve and air release in the RPZ cabinet to help address air that gets trapped in high points in water lines above ground.
48. Typical Detail 1 and 2, Sheet 11.01 – the developer's designer should review if the proposed stainless-steel filtration is fine enough to work with the proposed sprinkler heads.
49. Please confirm the total amount of volume in the east pond the is being claimed for volume control. Does this volume assume irrigation of both the irrigation area and optional irrigation areas as labeled on Sheet 11.00 of the Water Reuse Plan?
50. Provide more information on how the stormwater reuse system will operate, specifically what are the operating levels in the pond? Will the entire permanent volume be available and used for reuse? The concern is that if the pond is pumped dry that there will be a resuspension of pollutants during subsequent rain events. Provide further information on how resuspension of pollutants will be minimized.

Architectural Drawings (Sheets A0.1 to A4.1)

51. We request a copy of the exterior Mechanical process piping plan sheets to get more information on the water/sewer connections at the building and any roof drains and sump discharges.
52. We will defer to the City Planner on review of lighting levels in parking lots.

Overall Landscape Plan (Sheets L1.00 to L1.02)

53. The proposed seed mix at ponds is better for about the normal water level up about 1 foot because it requires relatively permanent saturation. Since the HWL bounces 2.8 to 3.3 feet in the two ponds above the normal water level, we would recommend the MnDOT seed mix 33-261 at ponds which includes some species that do not require permanent saturation.

Reference: Gateway of Maple Plain - Preliminary Plat Resubmittal

54. We will defer to the City Planner on location of plants and trees, the proper screening of properties to the north, and screening of any exposed foundations on the site.

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