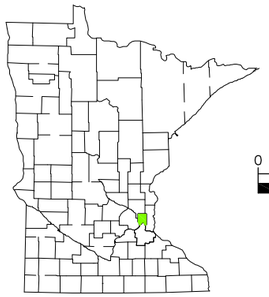
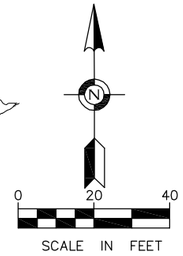
WAKOTA LIFE CARE CENTER

1140 ROBERT STREET
WEST ST. PAUL, MINNESOTA

PRELIMINARY PLANS FOR:
PROPOSED BUILDING, PARKING LOT, PLAT, UTILITIES AND GRADING





PROJECT LOCATION
COUNTY: DAKOTA
CITY: WEST ST. PAUL

CONTACTS

OWNER REPRESENTIVE

DAN SAAD
PHONE CELL (612) 518-7818
PHONE OFFICE (651) 457-1195

GENERAL CONTRACTOR

SCARFONE CONTRACTING LLC
PHONE (651) 307-0335
RALPH SCARFONE

ARCHITECT

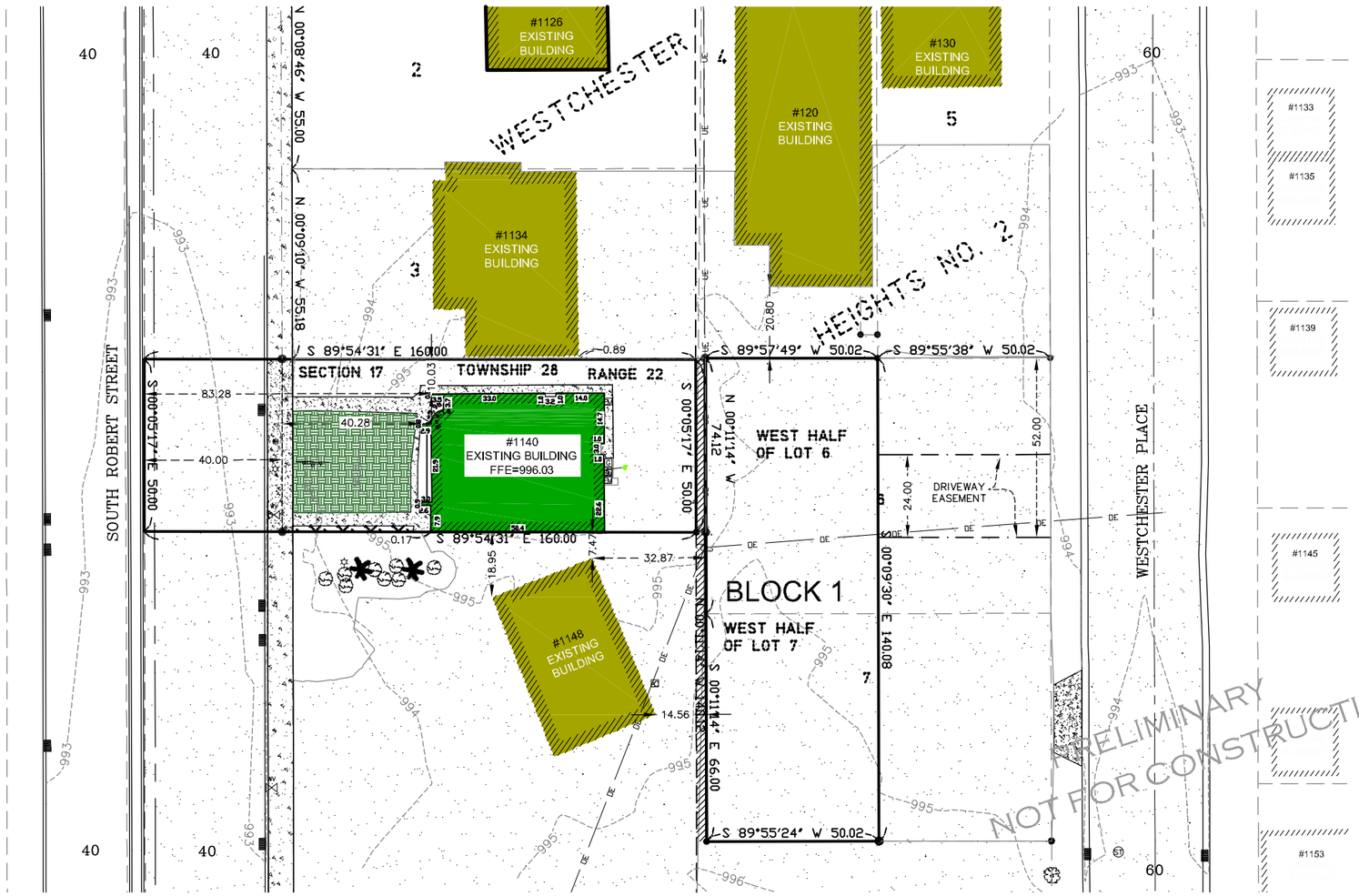
SKETCHES LLC
PHONE (651) 222-3444
CARLOS PEREZ

CITY PLANNER

CITY OF WEST ST. PAUL
PHONE (651) 552-4134
BENJAMIN BOIKE

ENGINEER / SURVEYOR

ENGINEERING DESIGN &
SURVEYING, INC.
6480 WAYZATA BLVD.
MINNEAPOLIS, MN 55426
PHONE (763) 545 2800
FAX (763) 545 2801
VLADIMIR SIVRIVER



SHEET INDEX

C1.....TITLE SHEET
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C6.....SWMP PLAN
C7.....SWMP NOTES
C8.....PRELIMINARY PLAT
C9.....DETAILS
C10.....DETAILS 2

VICINITY MAP

SECTION 17, TOWNSHIP 28, RANGE 22

LEGEND

EXISTING

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "RLS 25105"
- DENOTES NAIL SET
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- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES DRAINAGE FLOW
- DENOTES ELECTRIC POWERPOLE
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- DENOTES EXISTING MAJOR CONTOUR LINE
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- DENOTES DRAINAGE FLOW
- DENOTES GREEN SPACE AREA
- DENOTES LIGHT POLE
- DENOTES SIGN POST

MINIMUM SETBACKS

	BUILDING	PARKING
FRONT SETBACK	10-40	NOT PERMITTED
SIDE SETBACK	0	0
REAR SETBACK	20	10

ZONING

EXISTING ZONING	B -3
MEDIUM DENSITY	B

BENCHMARK

ELEVATION = 957.43 (NAVD 88) MNDOT DISK "BATLER".

ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

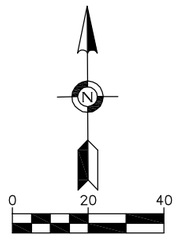
Vlad Sivriver DATED: 11/22/19

VLADIMIR SIVRIVER P.E. NO. 25105

TITLE SHEET

JOB NAME: GUIDING STAR WAKOTA NEW FACILITY		DRAWN BY: IS	PROJ. NO. 19-136
LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118		CHECKED BY: VS	SHEET NO. C1

EXISTING TOPOGRAPHY



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Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651–454–0002
MN. Toll Free 1–800–252–1166

LEGAL DESCRIPTION

The North 50 feet of the South 460 feet of the West 160 feet of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), Section Seventeen (17), Township Twenty–eight (28), Range Twenty–two (22), Dakota County, Minnesota, According to the Government Survey thereof.

Together with Lots 6, and 7, Block 1, EXCEPT the East one–half (½) thereof,WESTCHESTER HEIGHTS NO.2 RE–ARRANGEMENT, according to the recorded plat thereof, Dakota County, Minnesota.

Also together with an easement for common access and driveway and common parking lot purposes in favor of Lots Six (6) and Seven (7), except the East one–half (E½) thereof, WESTCHESTER HEIGHTS NO. 2 RE–ARRANGEMENT over a parcel of land described as follows:

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Also together with an easement for driveway purposes over and upon the following tract of land situated in the County of Dakota and State of Minnesota, described as follows, to–wit:

The South twenty–four (24) feet of the North fifty–two (52) feet of the East one–half (E½) of Lot Six (6) in Block one (1), WESTCHESTER HEIGHTS NO. 2 RE–ARRANGEMENT, per Document No. 107757, though said Agreement dated the 24th day of March 1991 does terminate said Dcoument 107757, however said Agreement is not currently recorded at said County of Dakota.

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ZONING

EXISTING ZONING	B -3
MEDIUM DENSITY	B

MINIMUM SETBACKS

FRONT SETBACK	40 FT.
SIDE SETBACK	0 FT.
REAR SETBACK	20 FT.

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454–0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.
5. PROPERTY DESCRIPTIONS APPROXIMATE AND NOT PROVIDED BY CLIENT
6. AT THE TIME OF THIS SURVEY THERE ARE NO BUILDING IMPROVEMENTS.

BENCHMARK

ELEVATION = 957.43 (NAVD 88) MNDOT DISK "BATLER".

EXISTING HARDCOVER

EXISTING BUILDING	2,028 SQ. FT
EXISTING CONCRETE SURFACE	1,991 SQ. FT
EXISTING BITUMINOUS SURFACE	9,070 SQ. FT
TOTAL IMPERVIOUS SURFACE AREA	13,089 SQ. FT.
TOTAL LOT AREA	15,013 SQ. FT.
EXISTING HARDCOVER	87.2 %

NO.	DATE	DESCRIPTION	BY

EDS
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EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

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LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118

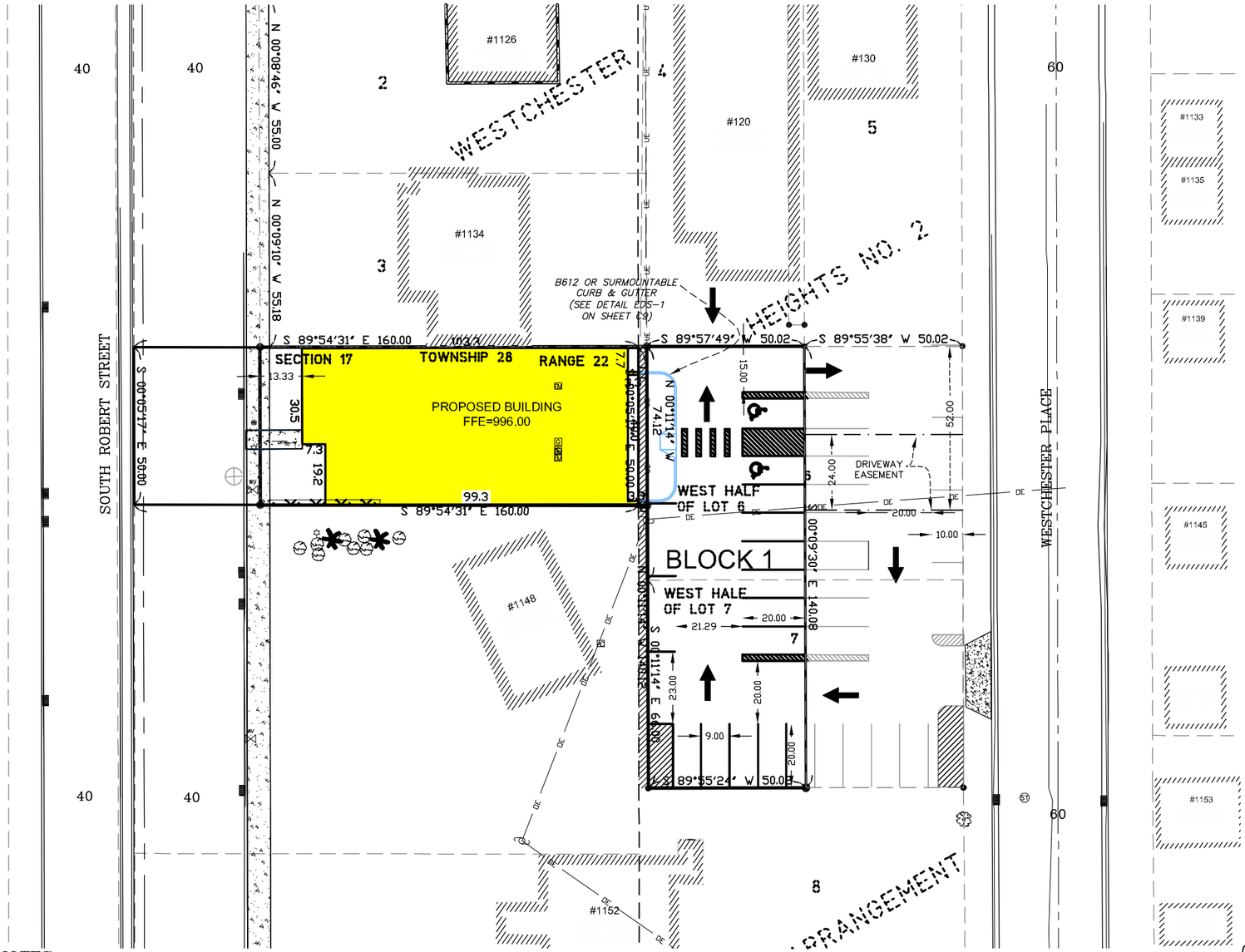
DRAWN BY: IS

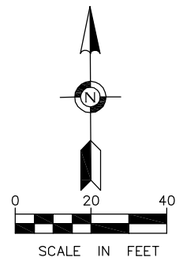
CHECKED BY: VS

PROJ. NO. 19–136

SHEET NO. C2

SITE DIMENSION PLAN





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SITE DIMENSION PLAN

JOB NAME: GUIDING STAR WACOTA NEW FACILITY
LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118

DRAWN BY: IS
CHECKED BY: VS

PROJ. NO. 19-136
SHEET NO. C3

GRADING, DRAINAGE AND EROSION CONTROL PLAN

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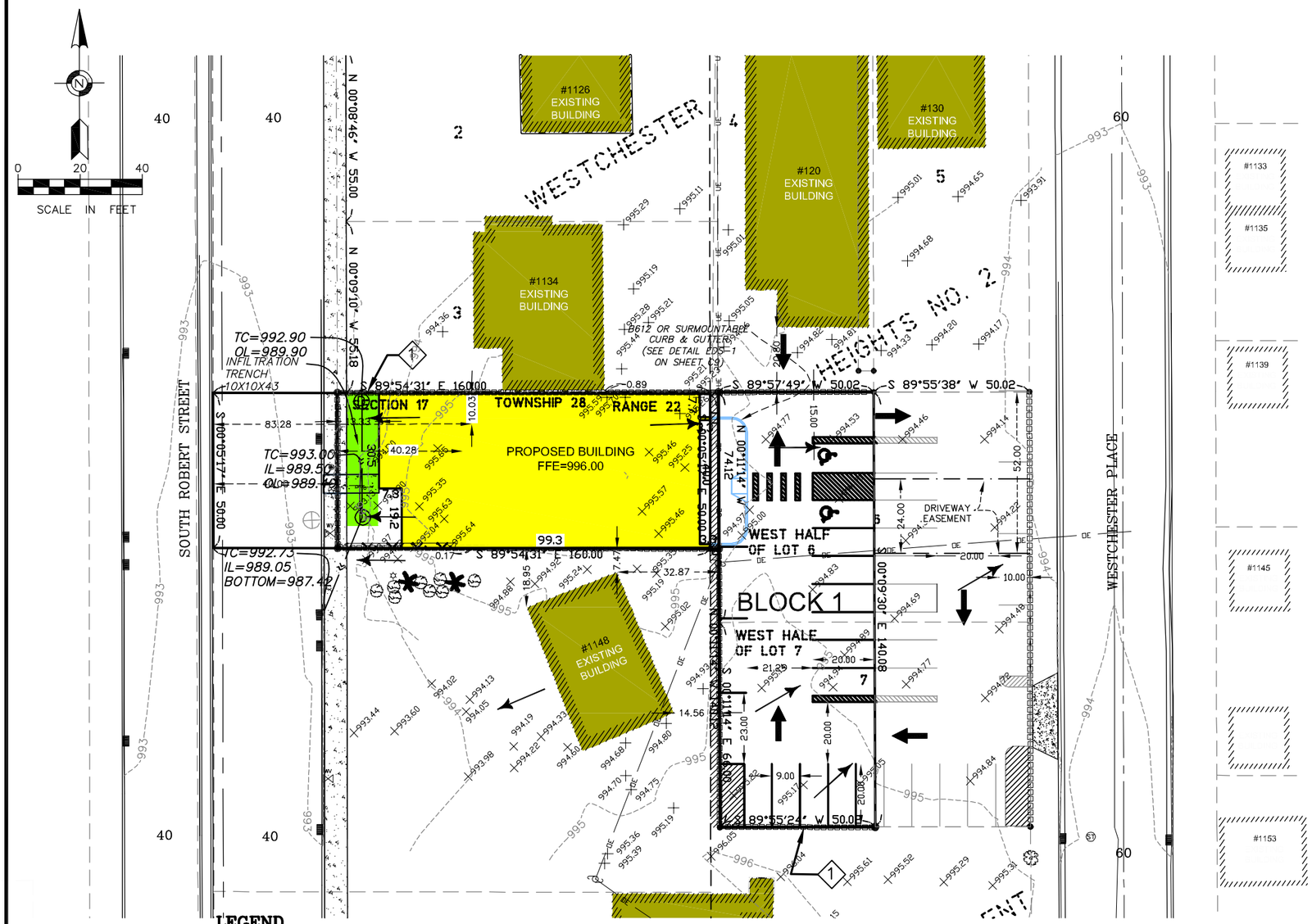

GRADING NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
2. SUITABLE GRADING MATERIAL SHALL CONSIST OF ALL SOIL ENCOUNTERED ON THE SITE WITH EXCEPTION OF TOPSOIL DEBRIS. ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL. STOCKPILE TOPSOIL AND GRANULAR FILL AT LOCATIONS DIRECTED BY CONTRACTOR.
3. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. GRADES SHOWN ARE FINISHED GRADES, CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION.
6. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE.
8. COMPLETION OF SITE GRADING OPERATIONS SHALL RESULT IN ALL AREAS BEING GRADED TO 'PLAN SUBGRADE ELEVATION'. THE PARKING LOT AND DRIVEWAY AREAS SHALL BE DETERMINED BY REFERRING TO THE SITE PLAN AND PAVEMENT SECTION DETAILS FOR LOCATION AND LIMITS OF BITUMINOUS PAVEMENT SECTIONS.
9. THE MINIMUM GRADED SLOPE FROM EDGE OF BUILDING SHALL BE 6 INCHES IN 10 FEET.
10. FINISHED GROUND AND SOD ELEVATION ADJACENT TO BUILDING SHALL BE 6" BELOW FLOOR ELEVATION. SLOPE GROUND AWAY FROM BUILDING A MINIMUM OF 6" IN 10 FEET BEYOND 10 FEET REFER TO PLAN GRADES.
11. CONTRACTOR IS RESPONSIBLE FOR GRADING AND SLOPING THE FINISHED GROUND SURFACE TO PROVIDE SMOOTH & UNIFORM SLOPES. WHICH PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PREVENT PONDING IN LOWER AREAS. CONTACT ENGINEER IF FIELD ADJUSTMENTS TO GRADING PLANS ARE REQUIRED.
12. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION, PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES WHICH PROVIDE POSITIVE DRAINAGE. CONTACT PROJECT ENGINEER IF FIELD ADJUSTMENTS ARE REQUIRED.
13. INSTALL A MINIMUM OF 4 INCHES CLASS 7 AGGREGATE BASE UNDER CURB AND GUTTER.
14. CONTRACTOR SHALL REMOVE ONLY THOSE TREES MARKED IN THE FIELD VERIFY WITH ENGINEER PRIOR TO REMOVAL.
15. ALL GRADING SHALL BE ACCORDING TO MnDOT 2105.
16. EXISTING CURB CUTS SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY STANDARD DETAILS (AND SPECIFICATIONS). B618 FOR PUBLIC STREET.
17. A BLOOMINGTON NON-RESIDENTIAL DRIVEWAY APRON IS REQUIRED ON ACCESSES TO PUBLIC STREETS.
18. CONTACT UTILITIES DIVISION REGARDING PERMIT FOR STORM SEWER CONSTRUCTION.

EROSION CONTROL NOTES

1. CONTRACTOR MUST CALL FOR A PRE-CONSTRUCTION MEETING 48HRS PRIOR TO ANY LAND DISTURBANCES 612-673-3867. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
2. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO THE COMMENCEMENT OF ANDY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES.
3. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
4. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
5. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CATCH BASIN INSERTS OR OTHER APPROVED PRODUCT ARE REQUIRED IN UNDISTURBED AREAS THAT MAY RECEIVE RUN OFF FROM THE PROJECT AREA. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
6. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24HRS.
7. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
8. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7-14 DAYS. USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. AN EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED RECOMMENDED MINIMIZING EROSION POTENTIAL.
9. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSED OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
10. READY MIXED CONCRETE AND CONCRETE BATCH PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS SHOWN IN THE EROSION CONTROL PLAN. UNDER NO CIRCUMSTANCE MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
11. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.

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EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

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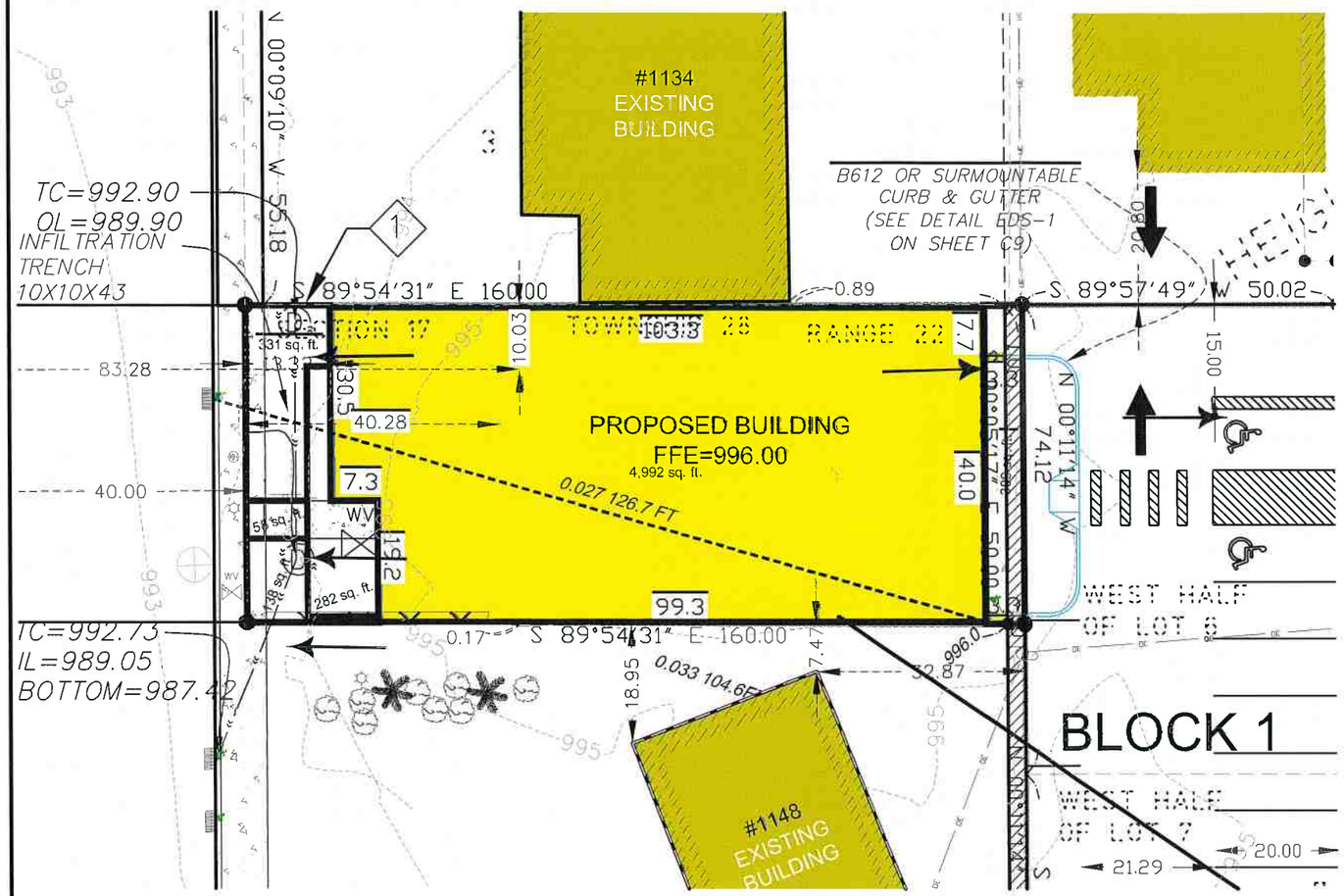
Vlad Sivriver DATED: 11/22/19

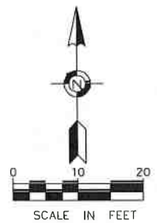
VLADIMIR SIVRIVER P.E. NO. 25105

GRADING DRAINAGE AND EROSION CONTROL PLAN

JOB NAME: GUIDING STAR WACOTA NEW FACILITY	DRAWN BY: IS	PROJ. NO. 19-136
LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118	CHECKED BY: VS	SHEET NO. C4

PROPOSED DRAINAGE AREAS





Call 48 Hours before digging

GOPHER STATE ONE CALL

Twin Cities Area 651-454-0002

MN. Toll Free 1-800-252-1166

LEGEND

- DENOTES FOUND PROPERTY IRON
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LEGAL DESCRIPTION

The North 50 feet of the South 460 feet of the West 160 feet of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), Section Seventeen (17), Township Twenty-eight (28), Range Twenty-two (22), Dakota County, Minnesota, According to the Government Survey thereof.

Together with Lots 6, and 7, Block 1, EXCEPT the East one-half (½) thereof,WESTCHESTER HEIGHTS NO.2 RE-ARRANGEMENT, according to the recorded plat thereof, Dakota County, Minnesota.

Also together with an easement for common access and driveway and common parking lot purposes in favor of Lots Six (6) and Seven (7), except the East one-half (E½) thereof, WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT over a parcel of land described as follows:

The East one-half (E½) of Lot Six (6) and Lot Seven (7), in Block One (1), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota, per an Agreement for the Creation and Maintenance of Common Parking Lot dated the 24th day of March, 1991.

Also together with an easement for driveway purposes over and upon the following tract of land situated in the County of Dakota and State of Minnesota, described as follows, to-wit:

The South twenty-four (24) feet of the North fifty-two (52) feet of the East one-half (E½) of Lot Six (6) in Block one (1), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, per Document No. 107757, though said Agreement dated the 24th day of March 1991 does terminate said Document 107757, however said Agreement is not currently recorded at said County of Dakota.

Subject to an easement for a common access and driveway and common parking lot purposes in favor of Lot Four (4) and the East one-half (E ½) of Lot Six (6) and Lot Seven (7), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota, over a parcel of land described as follows:

Lots Six (6) and Seven (7) except the East one-half (E ½) thereof, WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota.

ZONING	
EXISTING ZONING	B -3
MEDIUM DENSITY	B

MINIMUM SETBACKS	
FRONT SETBACK	40 FT.
SIDE SETBACK	0 FT.
REAR SETBACK	20 FT.

PROPOSED HARDCOVER	
PROPOSED BUILDING	4,992 SQ. FT
PROPOSED SIDEWALK	58 SQ. FT
PROPOSED CANOPY	282 SQ. FT
PROPOSED PAVED AREAS (EAST)	309 SQ. FT
TOTAL IMPERVIOUS SURFACE AREA	5,641 SQ. FT.
TOTAL LOT AREA	6,000 SQ. FT.
EXISTING HARDCOVER	94.0%

BENCHMARK

ELEVATION = 957.43 (NAVD 88) MNDOT DISK "BATLER".

NOTES

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PRELIMINARY
NOT FOR CONSTRUCTION

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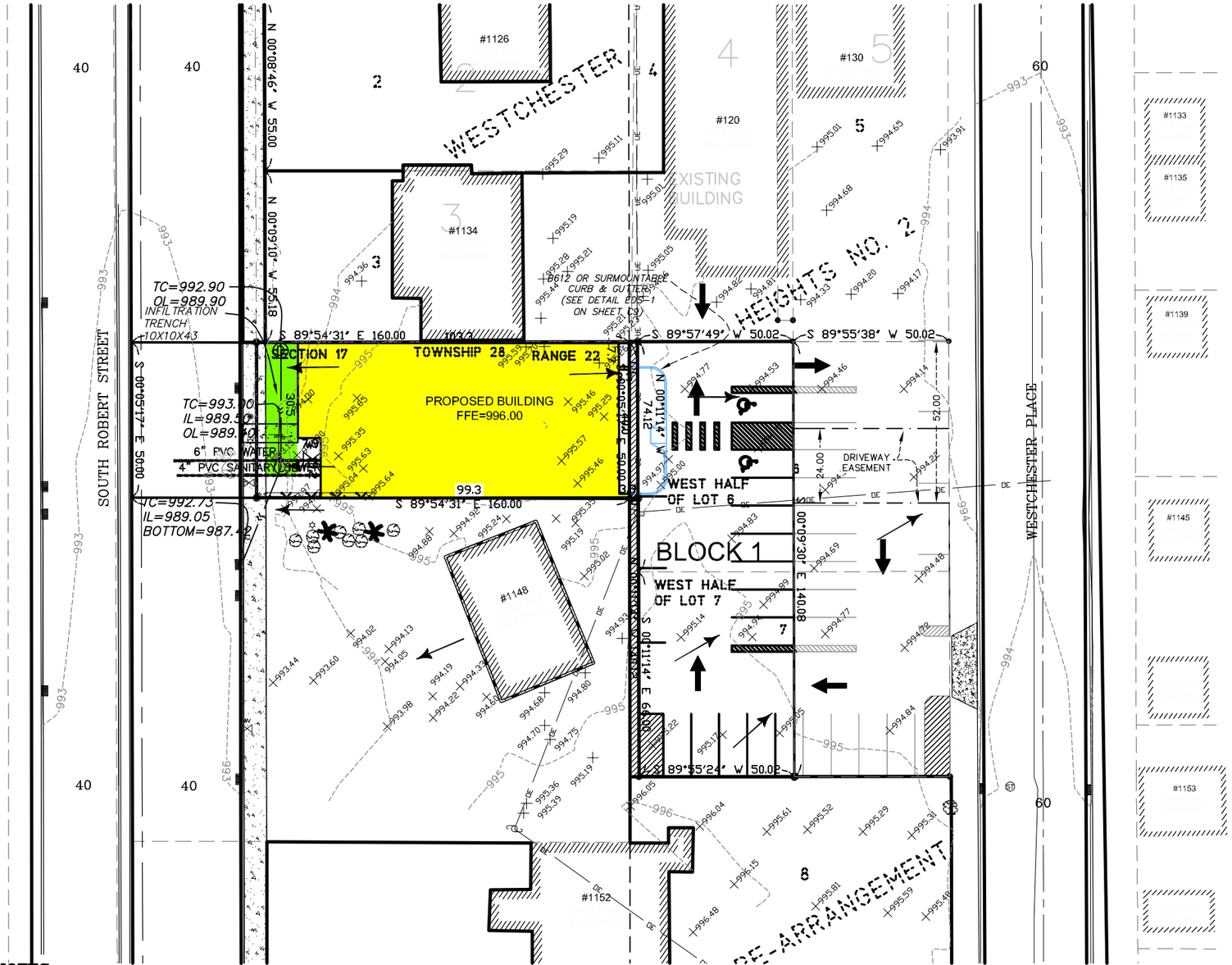
Vlad Sivriver DATED: 11/23/19

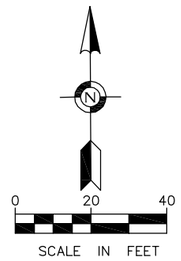
VLADIMIR SIVRIVER P.E. NO. 25105

PROPOSED DRAINAGE AREAS

JOB NAME: GUIDING STAR WACOTA NEW FACILITY	DRAWN BY: IS	PROJ. NO. 19-136
LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118	CHECKED BY: VS	SHEET NO. C4

UTILITY PLAN





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GOPHER STATE ONE CALL

Twin Cities Area 651–454–0002

MN. Toll Free 1–800–252–1166

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ZONING

EXISTING ZONING	B -3
MEDIUM DENSITY	B

MINIMUM SETBACKS

FRONT SETBACK	40 FT.
SIDE SETBACK	0 FT.
REAR SETBACK	20 FT.

MATERIALS

WATER	
-WATER SERVICE	6" C900 PVC PIPE
SANITARY	
-SANITARY SERVICE	4" SDR 40 PVC PIPE SCHEDULE 40

SEPARATION/LOCATION NOTES

- 4' TYPICAL SEPARATION BETWEEN SANITARY SERVICE AND -WYE STATIONED FROM DOWNSTREAM MANHOLE.

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BENCHMARK

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MNDOT DISK "BATLER".

PRELIMINARY
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NO.	DATE	DESCRIPTION	BY

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ENGINEERING DESIGN & SURVEYING
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Vlad Sivriver DATED: 11/22/19

VLADIMIR SIVRIVER P.E. NO. 25105

UTILITY PLAN

JOB NAME: GUIDING STAR WACOTA NEW FACILITY

LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118

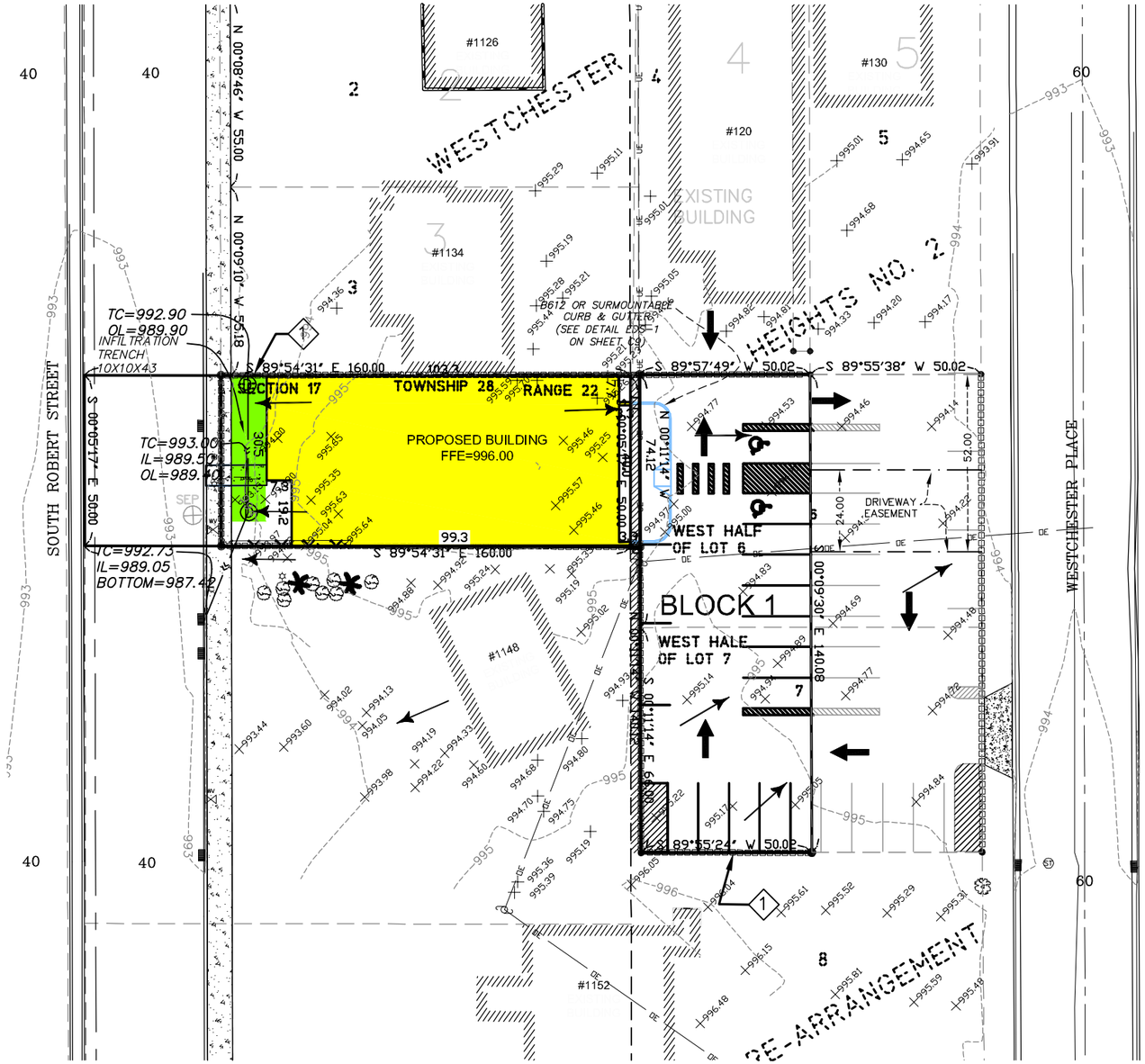
DRAWN BY: IS

CHECKED BY: VS

PROJ. NO. 19–136

SHEET NO. C5

STORM WATER MANAGEMENT PLAN



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SCALE IN FEET

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MN. Toll Free 1-800-252-1166

GENERAL NOTES

1. SEE SWPP NOTES ON SHEET C9 FOR FURTHER SWPP REQUIREMENTS, IN CASE OF CONFLICT BETWEEN THIS PLAN AND SWPP NOTES, THE SWPP NOTES SHALL OVERRULE.
2. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGES OF CONSTRUCTION AND MAINTAINED UNTIL ALL AREAS ALTERED HAVE BEEN RESTORED.
3. ALL REAR YARD AREAS OF LOTS AT SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF GRADING BY GRADING CONTRACTOR. ALL AREAS BETWEEN THE CURB AND SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF PRIVATE UTILITY INSTALLATION BY THE UTILITY CONTRACTOR.
4. STREET SWEEPING MUST BE UNDERTAKEN ON AN AS-NEEDED BASIS.
5. PERFORM SEEDING FOR FINAL STABILIZATION OF DISTURBED AREA AS FOLLOWS:

   a. REPLACE TOPSOIL TO PROVIDE A UNIFORM THICKNESS. LOOSEN TOPSOIL TO MINIMUM DEPTH OF 3".

   b. APPLY COMMERCIAL GRADE SLOW RELEASE FERTILIZER PER 1,000 SQUARE FEET.

   c. INCORPORATE FERTILIZER INTO SOIL BY USE OF HARROW OR OTHER MEANS TO PLACE FERTILIZER BELOW GROUND LEVEL.

   d. APPLE Mn/DOT SEED MIXTURE 190 AT RATE OF 100 POUNDS PER ACRE WITH BRILLION TYPE SEEDER OR OTHER MEANS TO COVER SEED WITH $\frac{1}{3}$" TO $\frac{3}{4}$" OF SOIL.

   e. APPLY UNIFORM COVERING OF Mn/DOT TYPE 1 MULCH AT A RATE OF 2 TONS PER ACRE.

   f. ANCHOR MULCH TO DEPTH OF 2" TO 3" WITH DISC ANCHOR OR OTHER MEANS IMMEDIATELY AFTER SEEDING.

NUMBERED NOTES

1. INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
2. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL STORM SEWER INLET PROTECTION IMMEDIATELY AFTER STRUCTURE INSTALLATION IF INLET IS TO REMAIN EXPOSED TO SURFACE RUNOFF.
4. INSTALL SWPP BOX NEAR THE CONSTRUCTION ENTRANCE.
5. INSTALL TEMPORARY CONCRETE WASHOUT PAD.

① PROVIDE SILT FENCE AROUND PERIMETER OF SITE
② PLACE SOD ON DISTURBED AREA
③ ALL FINISH ELEVATIONS ARE GIVEN ON FLOW LINE UNLESS OTHERWISE NOTED
④ ROCK CONSTRUCTION ENTRANCE

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BENCHMARK

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Vlad Sivriver DATED: 11/22/19

VLADIMIR SIVRIVER P.E. NO. 25105

STORM WATER MANAGEMENT PLAN

JOB NAME: GUIDING STAR WACOTA NEW FACILITY		DRAWN BY: IS	PROJ. NO. 19-136
LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118		CHECKED BY: VS	SHEET NO. C6

Storm Water Pollution Prevention Plan
The work described to implement the following Storm Water Pollution Prevention Plan (SWPPP) shall be considered part of the Contract Documents and shall be performed by the Contractor. The work to Install and maintain the Best Management Practices (BMP's) to prevent erosion and provide sediment control shall be in accordance with Permit No. MN R10000f and shall include, but are not necessarily be limited to, the requirements contained herein.

1. Construction Activity Information

Project Name: WAKOTA LIFE CARE CENTER
Project Address/Location: Township-Section-Range = 28-17-22
City/Township: City of WEST SAINT PAUL State: MN Zip Code: 55118
County Parcel ID Number(s): 420170061031 & 428381001072
All cities where construction will occur: City of WEST SAINT PAUL
All townships where construction will occur: Not Applicable
All counties where construction will occur: DAKOTA County
Project Size (number of acres to be disturbed): 0.345
Project Type: _ Residential XX Commercial
_ Road Construction _ Other (describe)

Cumulative Impervious Surface:
Existing area of impervious surface to nearest quarter acre: 0
Post construction area of impervious surface to nearest quarter acre: 0.3 Receiving Waters.,

Name of Water Body	Type	Appendix A Special Water?
N/A	N/A	No

Dates of Construction

Estimated Construction Start Date: MARCH, 2020
Estimated Completion Date: JUNE, 2020

Contact Information

Owner of Project Site: SCARFONE CONTRACTING, LLC
Business Name: SCARFONE CONTRACTING, LLC
Federal Tax ID Number: available as needed
State -Tax ID Number: available as needed
Contact Person: RALPH SCARFONE
Title: OWNER OF PROJECT Phone: 651-307-0335
Mailing Address: 4875 Pilot Knob Rd, Saint Paul, MN 55122-2740

Contractor (Party who will oversee Implementation of the SWPPP. May be same party as Owner above):

Business Name: SCARFONE CONTRACTING, LLC
Federal Tax 10 Number- available as needed
State Tax ID Number- available as needed
Contact Person: RALPH SCARFONE Title: OWNER OF PROJECT
Phone: 651-307-0335
Mailing Address: 4875 Pilot Knob Rd, Saint Paul, MN 55122-2740

General Construction Project Information

Description of the construction activity (what will be built, general time/ins., etc.).

WAKOTA LIFE CARE CENTER is a B-3 MEDICAL COMMERCIAL BUILDING

The construction activities will include grading operations for the construction of surface drainage and utilities. Storm sewer construction, exposed soil stabilization, and bituminous paving will follow grading operations.

Description of soil types found at the project: See soil report

According to soil borings taken by a geotechnical engineering consultant, the majority of the soils onsite fall under glacial till, consisting of lean sandy clay and clayey sand with traces of gravel.

2. General Site Information

Description of the location and type of all temporary and permanent erosion prevention and sediment control BMP's to be used, including the timing for installation and procedures used to establish additional temporary BMP 's as necessary.

Contractor shall install and maintain the temporary and permanent erosion prevention and sediment control BMP's as shown on the accompanying drawing and as described herein. The timing shall be in accordance with the Construction Activity Sequence below and in accordance with sound and proactive construction scheduling and practices.

Accompanying this SWPPP is a site plan that includes the following features:

* Existing and proposed grades, including dividing lines and direction of flow for all pre- and post-construction stormwater runoff drainage areas located within the project limits.
* Locations of impervious surfaces.
* Locations of areas not to be disturbed.
* Method(s) to be used for final stabilization of al exposed soil areas.

Description of stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project:

Not applicable to this project.

Description of the type and locations of BMP's appropriate for this site and sufficient to comply with all applicable requirements of the TMDL implementation plan and identification of the receiving water and of the areas of project site discharging to an impaired water that has an approved TMDL implementation plan that contains requirements for construction Stormwater discharges:

Not applicable to this project.

Selection of Permanent Stormwater Management System

Will the project create a new cumulative impervious surface greater than or equal to one acre? XX Yes _ No

If yes, a water quality volume of 1/2 Inch of runoff from this area must be treated before leaving the site or entering surface waters (1 inch of runoff from this area if discharging to special waters).

Method(s) to be used to treat runoff from the new impervious surfaces created by the project:

__ Wet sedimentation basin XX Infiltration/Filtration basin

__ Regional ponds __Combination of practices

Description of treatment method(s) to be used, including design information for each method :

One infiltration trench will be constructed as shown on the plan. The basin has been designed to provide sufficient storage below the outlet run-out elevation to retain back-to-back 100-year, 24-hour rainfalls and runoff above the highest anticipated groundwater elevation and prevent damage to property adjacent to the basin. The trench has also been designed to store over 5000 gal of storm water for the on-site irrigation. Access is provided to the trench for future basin maintenance. The trench has been designed with a stabilized emergency overflow to accommodate storm events in excess of the trench's hydraulic design.

Description of how a proposed method to treat runoff from new impervious surfaces will achieve approximately 80% removal of total suspended solids on an annual average basis:

Not Applicable

3. Erosion Prevention Practices

Description of construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to be used to minimize erosion:

Stage the soil disturbing activities to minimize the amount of disturbed soil prior to stabilization. Disturbed areas will be considered stabilized when covered with materials such as anchored mulch, staked sod, riprap, wood fiber blanket, or other materials that prevent erosion from occurring. Grass seeding alone will not be considered stabilization.

Disturb only those areas where proposed contours and elevations are shown to differ from the existing and where removals and other operations are noted. Special areas of the project site that are not to be disturbed by construction activity are noted on the plan.

Description of temporary erosion protection or permanent cover to be used for exposed positive slopes within 200 lineal feet of a surface water (stream, lake, pond, marsh, wetland, reservoir spring, river, storm water basin, storm water drainage system, waterways, water courses, and Irrigation systems whether surface water is natural or artificial, public or private with maximum time an exposed soil area can remain exposed when the area is not actively being worked:

Provide year round stabilization to the above mentioned areas in accordance with the following table:

Steepness of slope (H:V)	Maximum Exposure Duration When Area Is Not Actively Worked
Greater than 3:1	7 Days
3:1 through 10:1	14 Days
Less than 10:1	21 Days

Description of practices to be used to stabilize the normal wetted perimeter of drainage or diversion ditches within 200 lineal feet of the property edge or point of discharge to a surface water within 24 hours of connecting the ditch to the surface water:

Install seed, fertilizer, and disc-anchored mulch or temporary wood fiber blanket In ditches and swales within 24 hours of connecting the ditch or swale to the surface water where shown on the plan In accordance with the details.

Description of other erosion prevention practices to be used:

Install the specified energy dissipation method, such as riprap and geotextile fabric, at pipe outlets within 24 hours of installation. Permanently seed disturbed areas prior to end of seeding dates specified by MnDOT.

4. Sediment Control Practices

Description of sediment control practices to be used to minimize sediments from entering surface waters, including curb and gutter systems and storm drain inlets:

Permanent sediment control practices to be used on this project consist of sedimentation basins. Temporary sediment control practices to be used are silt fence, culvert inlet protection, storm sewer inlet protection, stone pad exits, ditch checks, and, if necessary, street sweeping.

5. Dewatering and Basin Draining

If the project Includes dewatering or basin draining, describe the BMP's to be used to prevent the discharge from adversely affecting the receiving waters and downstream landowners.

Dewatering to be performed In accordance with dewatering permit.

6. Additional BMP's for Special Waters and Discharges to Wetlands

This project does not discharge stormwater directly to a Special Water. This project does not discharge stormwater directly to wetlands. Stormwater is treated in sedimentation basins prior to discharge to the wetlands.

7. Construction Activity Sequence

In addition to performing and sequencing the tasks associated with implementing this SWPPP as described herein and shown on the plan, the Contractor shall perform construction activities in accordance with the following sequence:

(1) Install silt fence along property line of project site where shown on plan and when property line is down gradient and within 100 feet of areas to have disturbed soil and where property line is within 20 feet of soil disturbing and other construction activities.
(2) Install silt fence along edge of wetlands and at other locations shown on the plan.
(3) Install stone exit pads where shown on plan and at other locations where vehicles and equipment will leave the site onto paved and gravel surfaces.
(4) Construct storm water ponds and related piping and control structures as shown on the project plans. Install and maintain temporary erosion prevention measures as shown on the plan.
(5) Install silt fence along bottom of storm water pond Inslopes and where shown on the plan.
(6) Install trunk sanitary sewer.
(7) Complete earthwork activities. Install and maintain sediment control measures such as ditch checks and stormwater inlet protection.
(8) Complete utility construction. Install and maintain sediment control measures such as inlet protection as work proceeds.
(9) Remove silt deposits from site, remove silt deposits from stormwater basins.
(10) Provide soil stabilization to disturbed areas by preparing topsoil, seeding, fertilizing, mulching, anchoring mulch In accordance with plans and specifications.
(11)Remove perimeter silt fence, other silt fence, check dams, and other sediment control measures upon achieving final stabilization and Owner submits the Notice of Termination.

8. Inspections and Maintenance

Description of procedures to be taken to routinely inspect the construction site:

Contractor shall inspect erosion prevention and sediment control BMP's to ensure integrity and effectiveness. Repair, replace, or supplement non-functional BMP's to provide continually functional BMP's. Contractor shall inspect the entire construction site a minimum of once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Inspections shall include stabilized areas, erosion prevention and sediment control BMP's, and infiltration areas. Specific tasks associated with the inspection and maintenance of the BMP's include the following:

* Maintain and retain at the construction site written records of the inspections and maintenance performed. Records of each inspection and maintenance activity shall include: Date and time of inspection/maintenance activity; Name of person(s) Performing the activity; Finding of Inspection; Recommended corrective actions; Corrective actions taken; and Date and amount of rainfall events greater than 0.5 inches in 24 hours.
* Repair, replace, or supplement silt fences that become nonfunctional or accumulate sediment to the level of 1/3 the silt fence height or more within 24 hours of discovery or as soon as conditions allow access.
* Drain temporary and permanent sediment basins and remove sediment when the volume of sediment collected reaches 1/2 the permanent storage volume within 72 hours of discovery or as soon as conditions allow access.
* Inspect surface waters, drainage ditches, and stormwater conveyance systems for evidence of sediment deposited by erosion. Remove deltas and deposited sediment and restabilize areas where sediment removal results in exposed soil within seven (7) days of discovery unless precluded by legal, regulatory, or physical constraints. Removal and stabilization shall be completed within seven (7) days of obtaining access. The NPDES/SDS permit holder is responsible for contacting the local, regional, state, and federal authorities and receiving the applicable permits prior to performing this work.
* Inspect construction site vehicle exit locations for evidence of sediment being tracked off-site onto paved surfaces. Remove tracked sediment from off-site paved surfaces within 24 hours of discovery.
* Inspect perimeter of construction site. Remove off-site accumulations of sediment In a manner and at a frequency to minimize off-site impacts.

9. Pollution Prevention Management Measures

Contractor shall implement the following pollution prevention management measures on the site:

* Solid Waste: Collect and properly dispose of sediment, asphalt and concrete millings, floating debris, paper, plastic, fabrics, construction and demolition debris, and other wastes in accordance with MPCA disposal requirements.
* Hazardous Materials: Properly store, provide required secondary containment, and dispose of oil products, fuels, point products, and other hazardous substances to prevent spills, leaks, and other discharges in accordance with MPCA regulations. Provide restricted access storage areas to prevent unauthorized access and vandalism.
* Equipment Washing: Restrict external washing of trucks and other construction equipment to a defined area of site. Contain runoff and properly dispose of waste. Engine degreasing is prohibited on the property.
* Spill prevention: Park construction equipment and store potentially hazardous materials in a designated area located as far as practicable from potential environmentally sensitive areas. Construct impoundment dike and take other measures required to contain spilled material. Remove and dispose of contaminated soil, vegetation, and other materials and perform other mitigation measures as required in accordance with MPCA regulations.
* Sanitary and Septic Waste: Provide and maintain temporary facilities in accordance with MPCA and Minnesota Department of Health regulations.

10. Final Stabilization

Contractor shall achieve final stabilization of the construction site by achieving the following:

* Soil disturbing activities have been completed and soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area or other equivalent means to prevent soil failure under erosive conditions.
* Temporary synthetic and structural erosion prevention and sediment control BMP's are removed.
* Sediment is removed from permanent sedimentation basins to return basins to the design capacity, removed from stormwater conveyance systems, and is stabilized or removed from the site.

11. Notice of Termination

Contractor shall notify Owner Immediately upon achieving Final Stabilization. Owner must submit the Notice of Termination within 30 days after Final Stabilization or within 30 days of another owner assuming control according to Part II.B.5. over all areas of the site that have not undergone Final Stabilization.

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY

EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

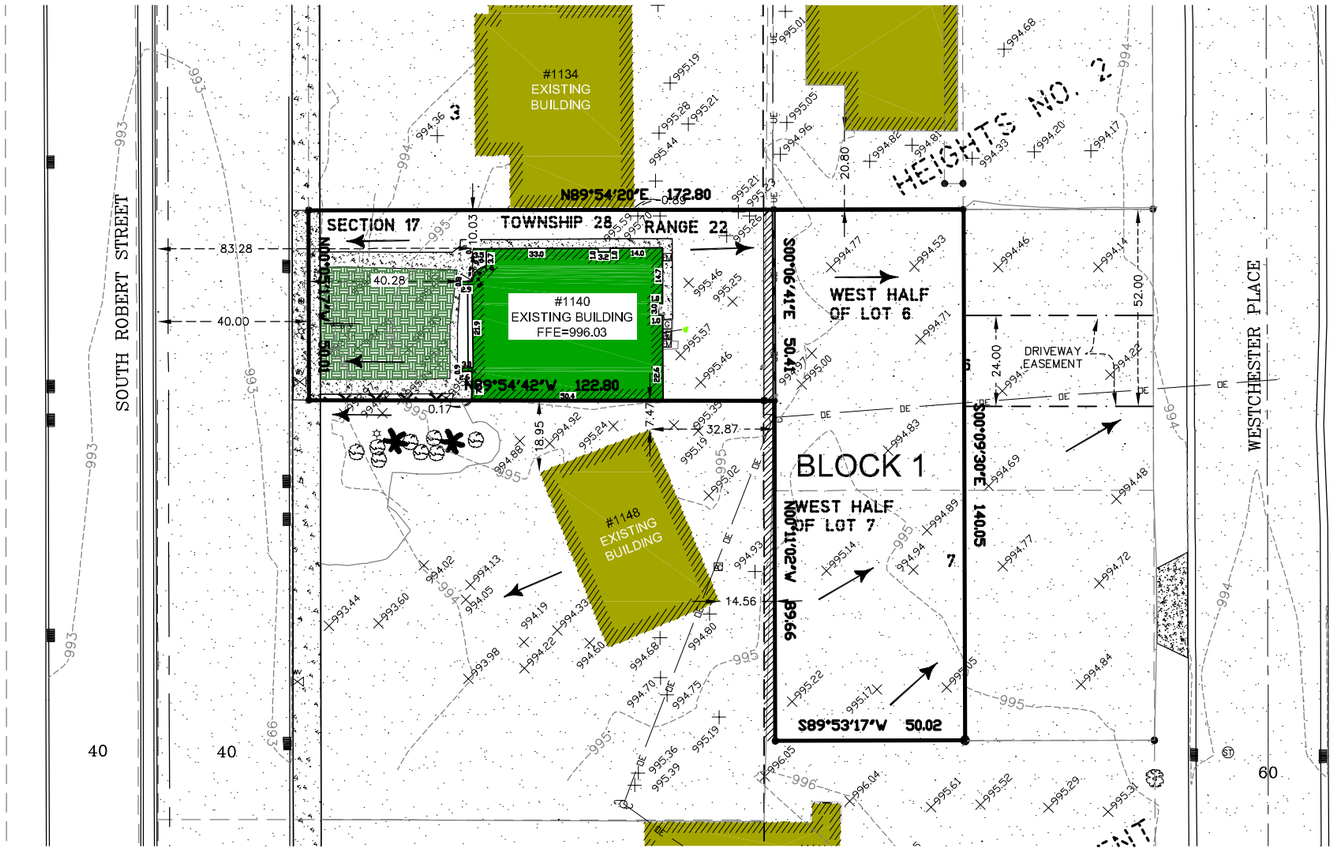
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vlad Sivriver DATED: 11/22/19
VLADIMIR SIVRIVER P.E. NO. 25105

STORM WATER MANAGEMENT NOTES

JOB NAME: GUIDING STAR WACOTA NEW FACILITY
LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118
DRAWN BY: IS
CHECKED BY: VS
PROJ. NO. 19-136
SHEET NO. C7

WAKOTA LIFE ADDITION

PRELIMINARY PLAT



0 20 40

SCALE IN FEET

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "RLS 25105"
- DENOTES NAIL SET
- DENOTES PROPERTY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES DRAINAGE FLOW
- DENOTES ELECTRIC POWERPOLE
- 999.9 DENOTES EXISTING MINOR CONTOUR LINE
- 999.9 DENOTES EXISTING MAJOR CONTOUR LINE
- OE DENOTES OVERHEAD ELECTRIC
- (M) DENOTES MEASURED DIMENSION
- (P) DENOTES PLATTED DIMENSION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES WATER VALVE
- DENOTES SANITARY MANHOLE
- DENOTES BUSH
- DENOTES SHRUB
- DENOTES STORM CATCH BASIN (RECTANGLE)
- DENOTES STORM SEWER MANHOLE
- DENOTES MANHOLE (UNKNOWN UTILITY)
- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES AIR CONDITIONER
- DENOTES DRAINAGE FLOW
- DENOTES GREEN SPACE AREA
- DENOTES LIGHT POLE
- DENOTES SIGN POST

ZONING

EXISTING ZONING	B -3
MEDIUM DENSITY	B

MINIMUM SETBACKS

FRONT SETBACK	40 FT.
SIDE SETBACK	0 FT.
REAR SETBACK	20 FT.

LEGAL DESCRIPTION

The North 50 feet of the South 460 feet of the West 160 feet of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), Section Seventeen (17), Township Twenty-eight (28), Range Twenty-two (22), Dakota County, Minnesota, According to the Government Survey thereof.

Together with Lots 6, and 7, Block 1, EXCEPT the East one-half (½) thereof,WESTCHESTER HEIGHTS NO.2 RE-ARRANGEMENT, according to the recorded plat thereof, Dakota County, Minnesota.

Also together with an easement for common access and driveway and common parking lot purposes in favor of Lots Six (6) and Seven (7), except the East one-half (E½) thereof, WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT over a parcel of land described as follows:

The East one-half (E½) of Lot Six (6) and Lot Seven (7), in Block One (1), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota, per an Agreement for the Creation and Maintenance of Common Parking Lot dated the 24th day of March, 1991.

Also together with an easement for driveway purposes over and upon the following tract of land situated in the County of Dakota and State of Minnesota, described as follows, to-wit:

The South twenty-four (24) feet of the North fifty-two (52) feet of the East one-half (E½) of Lot Six (6) in Block one (1), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, per Document No. 107757, though said Agreement dated the 24th day of March 1991 does terminate said Dcoument 107757, however said Agreement is not currently recorded at said County of Dakota.

Subject to an easement for a common access and driveway and common parking lot purposes in favor of Lot Four (4) and the East one-half (E ½) of Lot Six (6) and Lot Seven (7), WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota, over a parcel of land described as follows:

Lots Six (6) and Seven (7) except the East one-half (E ½) thereof, WESTCHESTER HEIGHTS NO. 2 RE-ARRANGEMENT, County of Dakota, State of Minnesota.

NOTES

1. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR.
2. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
3. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION .

PROPOSED LOTS		
PARCEL	SQ. FT.	ACRES
1	±6,140	0.14
2	±7,008	0.16

EXISTING HARDCOVER

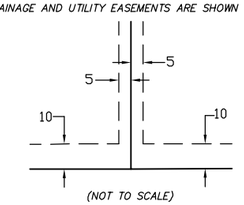
EXISTING BUILDING	2,028 SQ. FT
EXISTING CONCRETE SURFACE	1,991 SQ. FT
EXISTING BITUMINOUS SURFACE	9,070 SQ. FT
TOTAL IMPERVIOUS SURFACE AREA	13,089 SQ. FT.
TOTAL LOT AREA	15,013 SQ. FT.
EXISTING HARDCOVER	87.2 %

BENCHMARK

ELEVATION = 957.43 (NAVD 88) MNDOT DISK "BATLER".

PRELIMINARY
NOT FOR CONSTRUCTION

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

BEING 5 FEET IN WIDTH, AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN, AND 10 FEET IN WIDTH, AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT

NO.	DATE	DESCRIPTION	BY

EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

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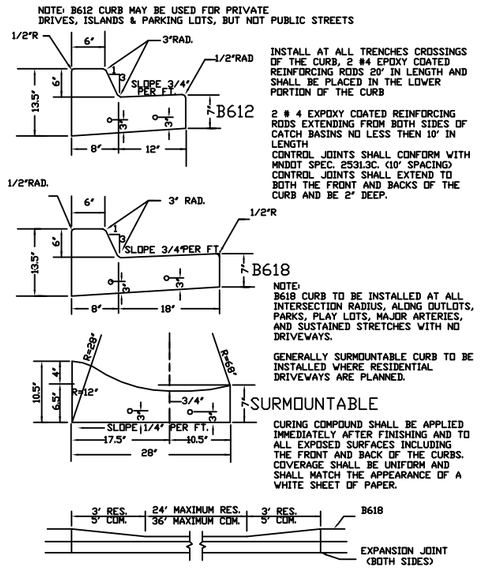
Vlad Sivriver DATED: 11/22/19

VLADIMIR SIVRIVER P.E. NO. 25105

PRELIMINARY PLAT

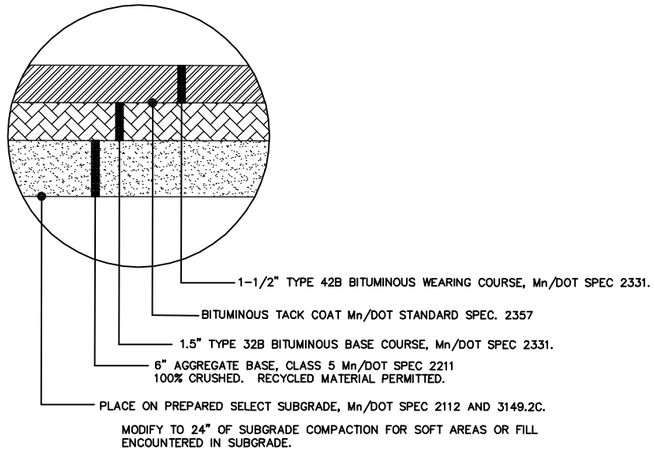
JOB NAME: GUIDING STAR WAKOTA NEW FACILITY		DRAWN BY: IS	PROJ. NO. 19-136
LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118		CHECKED BY: VS	SHEET NO. C8



CURB CUT DETAIL

STANDARD CURB DETAIL

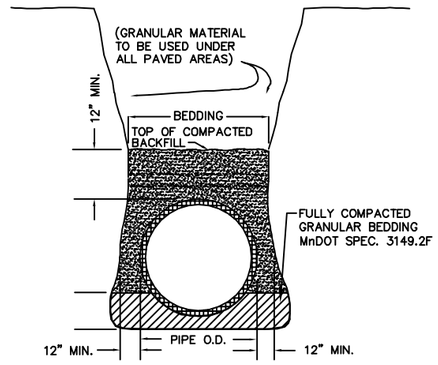
DETAIL DRAWING EDS-1



NOT TO SCALE

TYPICAL SECTION FOR NORMAL TRAFFIC AND PARKING AREAS

DETAIL DRAWING EDS-2

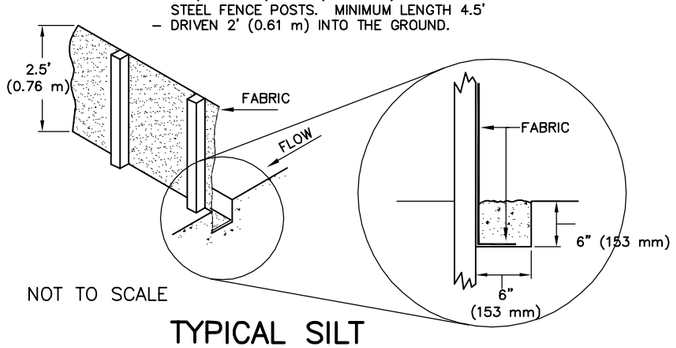


NOT TO SCALE

TRENCH AND PIPE BEDDING DETAIL

DETAIL DRAWING EDS-3

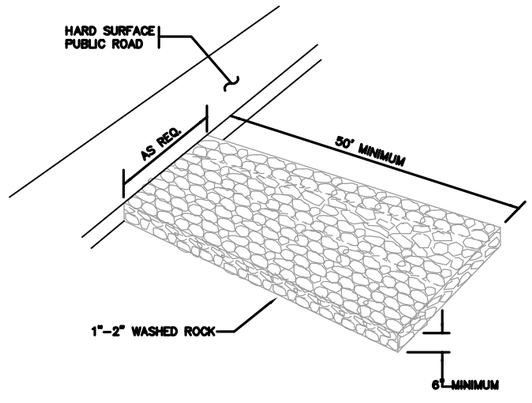
NOTES:
- PLACE BOTTOM EDGE OF FENCE INTO 6" (153 mm) DEEP TRENCH AND BACKFILLED IMMEDIATELY.
- POSTS SHALL BE:
  - 4' (1.22 m) ON CENTER
  - 2" (50.8 mm) X 2" (50.8 mm) HARDWOOD, PINE OR STEEL FENCE POSTS. MINIMUM LENGTH 4.5'
  - DRIVEN 2' (0.61 m) INTO THE GROUND.



NOT TO SCALE

TYPICAL SILT FENCE CONSTRUCTION

DETAIL DRAWING EDS-4



NOT TO SCALE

TYPICAL ROCK ENTRANCE

DETAIL DRAWING EDS-5

PRELIMINARY
NOT FOR CONSTRUCTION

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EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

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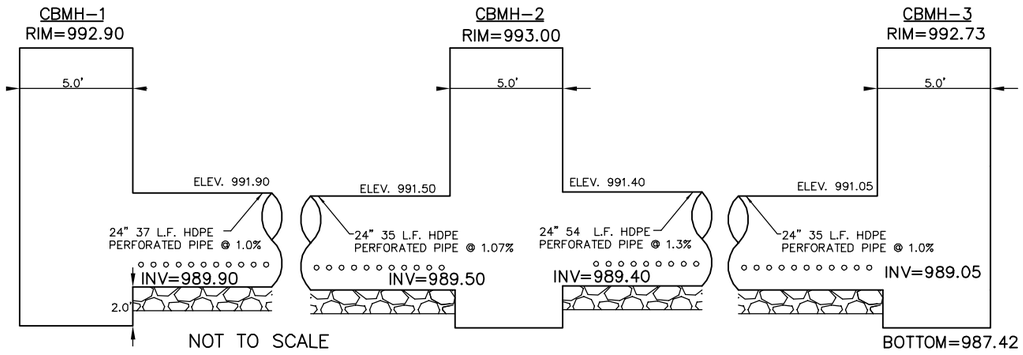
Vlad Sivriver DATED: 11/22/2019

VLADIMIR SIVRIVER P.E. NO. 25105

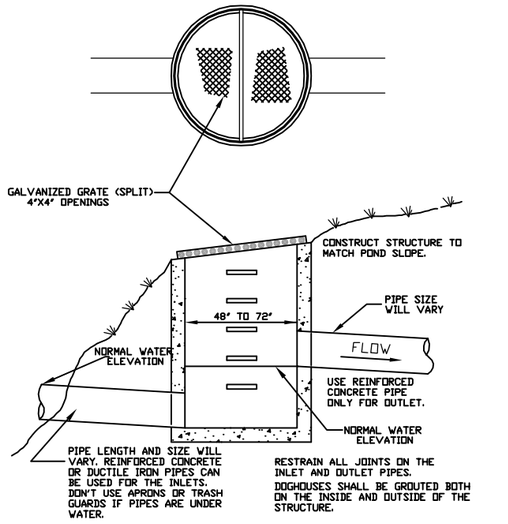
DETAILS

JOB NAME: GUIDING STAR WACOTA NEW FACILITY	DRAWN BY: IS	PROJ. NO. 19-136
LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118	CHECKED BY: VS	SHEET NO. C9



INFILTRATION TRENCH PROFILE

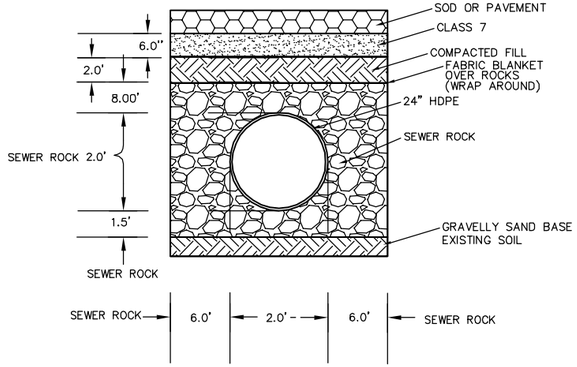
DETAIL DRAWING EDS-6



NOT TO SCALE

TYPICAL SKIMMER STRUCTURE

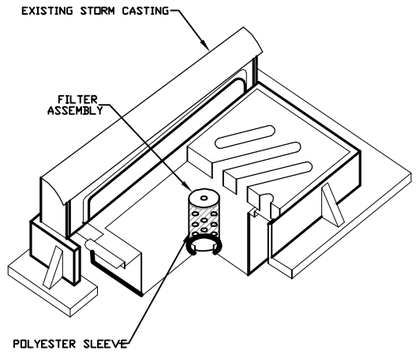
DETAIL DRAWING EDS-7



NOT TO SCALE

INFILTRATION TRENCH DETAIL

DETAIL DRAWING EDS-8



INSERT TO BE USED SHALL BE A WIMCO, LANGE INDUSTRIES 'ROAD DRAIN' STYLE, OR APPROVED EQUAL TO BE UTILIZED IN THE EXISTING ROADWAY CASTING.

NOT TO SCALE

INLET PROTECTION (WIMCO)

DETAIL DRAWING EDS-9

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

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Vlad Sivriver DATED: 11/22/2019

VLADIMIR SIVRIVER P.E. NO. 25105

DETAILS 2

JOB NAME: GUIDING STAR WACOTA NEW FACILITY

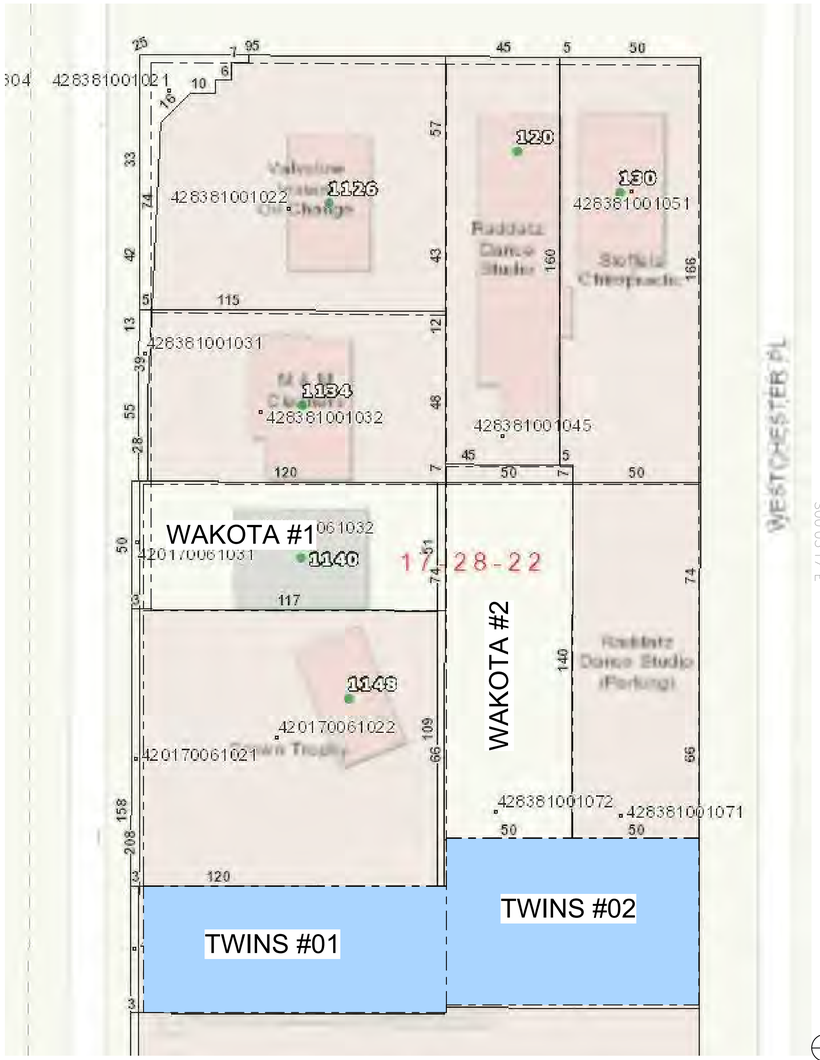
LOCATION: 1140 SOUTH ROBERT STREET WEST SAINT PAUL, MN 55118

DRAWN BY: IS

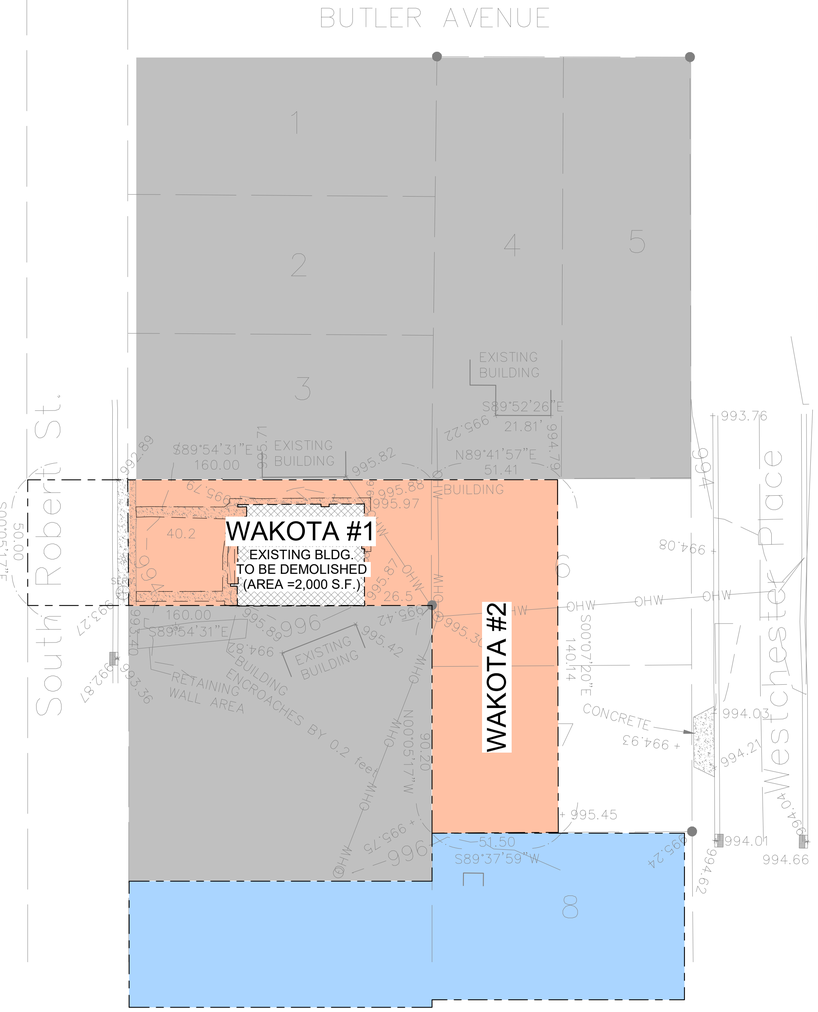
CHECKED BY: VS

PROJ. NO. 19-136

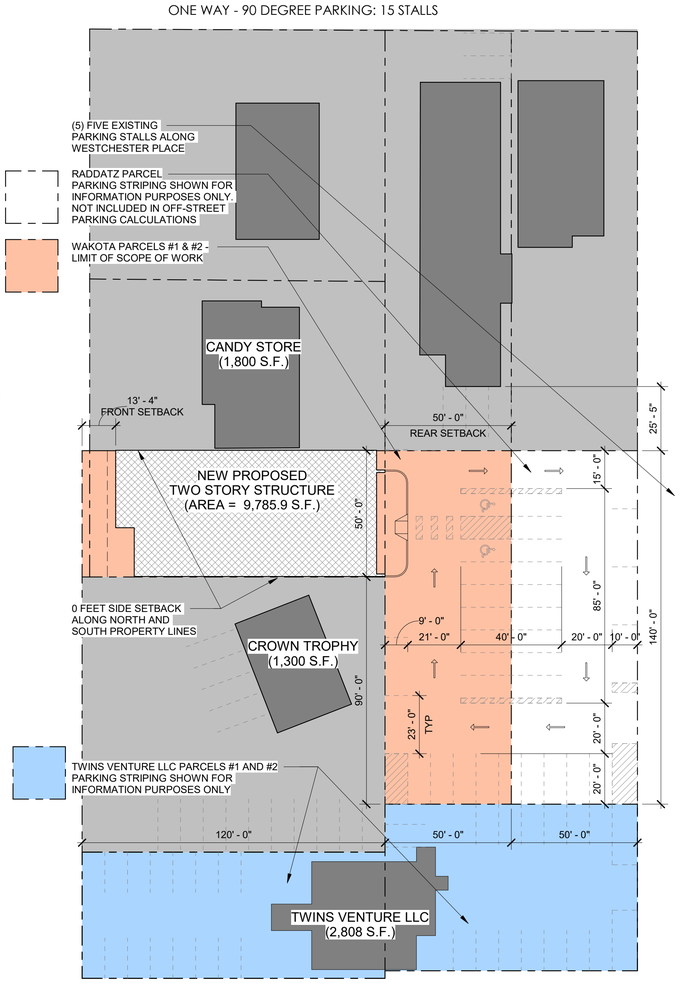
SHEET NO. C10



1 PROPERTY MAP
1" = 30'-0"

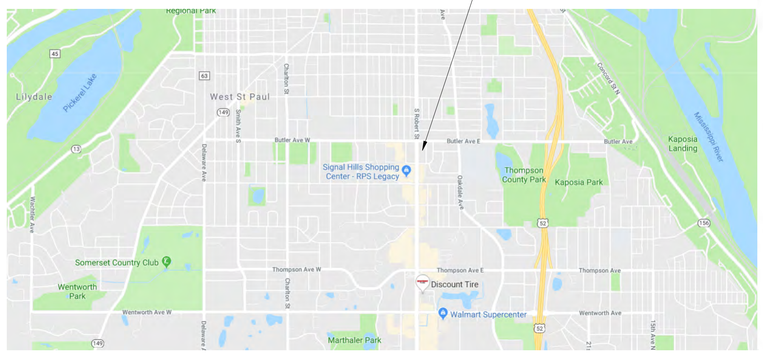


2 EXISTING SITE SURVEY
1" = 30'-0"



3 PROPOSED SITE PLAN
1" = 30'-0"

SITE LOCATION



Off-Street Parking Stalls Calculations:

Wakota a Guiding Star Center:	Area (sq.ft.)	Ordinance Count Rule:
Office/Business:	9068.54	At least one off-street parking space for every 250 square feet (when >6,000 sq.ft.)
Storage:	717.36	At least one space for every 500 square feet in excess of the first 500 sq.ft. (<15,000 sq.ft.)
Required Stalls:	37	15 Stalls Provided

Twins Venture LLC:	Area (sq.ft.)	Ordinance Count Rule:
Office/Business:	2808	At least one off-street parking space for every 200 square feet (when <6,000 sq.ft.)
Required Stalls:	14	28 Stalls Provided (14 shared)

Shared Parking lot Calculations:	Stalls:	
Wakota:	15	
Twins	14	
Total Provided:	29	8 Variance stalls required to meet ordinance

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

Signature:

Typed or Printed Name: CARLOS R. PEREZ

Date: NOV 12, 2019 License Number: 051272

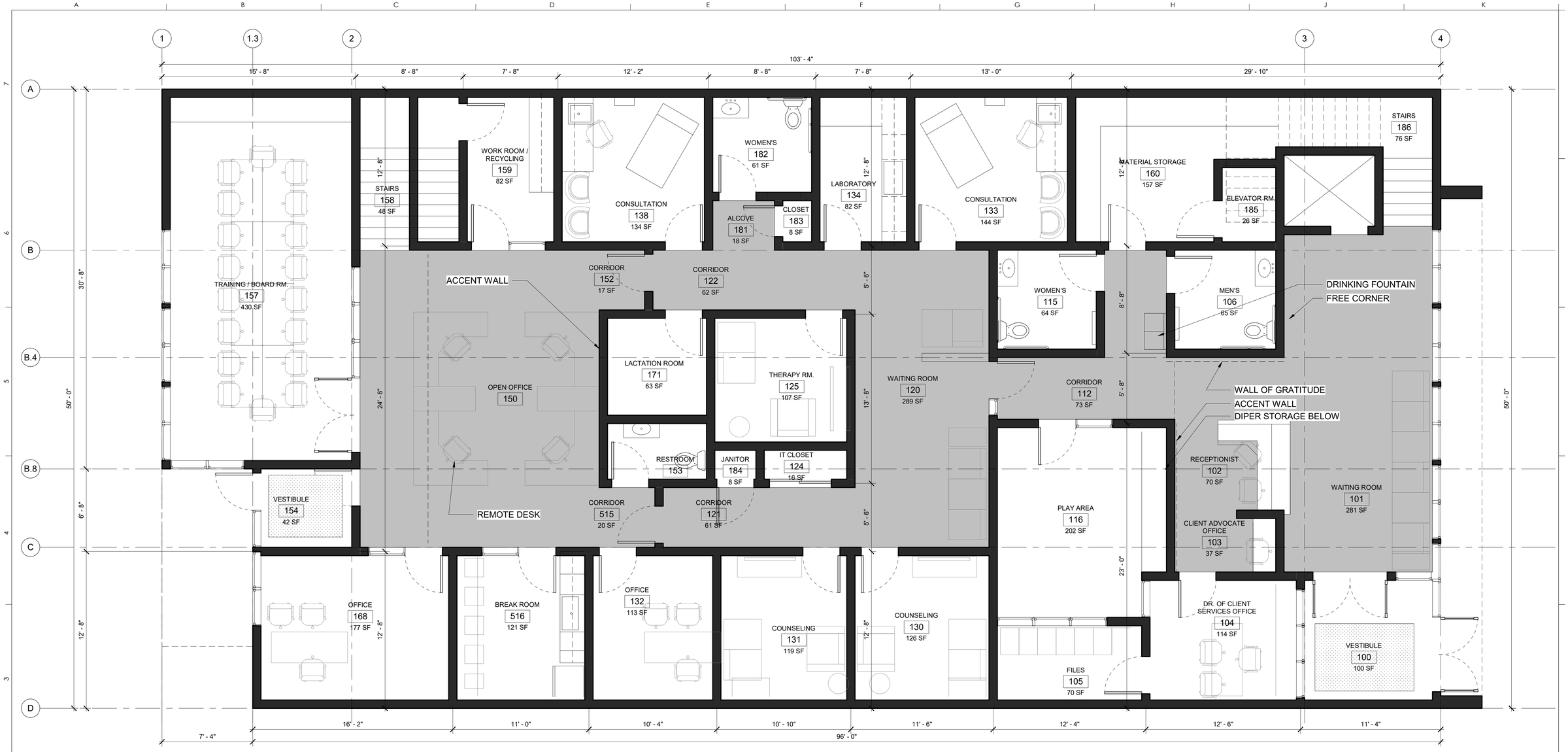
GUIDING STAR - WAKOTA
NEW FACILITY
1140 Robert Street South, West Saint Paul, MN 55118

Sketches L.L.C.
178 Robie Street West, Saint Paul, MN 55107 | 612.222.3444

No.	Description	Date
A	SITE PLAN APPROVAL	11/22/2019

VARIANCE APPLICATION

Project number:	1200-910	C100	
Date:	10/25/2019		
Drawn by:	CP		
Checked by:	RS	Scale:	1" = 30'-0"



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

NORTHWEST VIEW (S. ROBERT STREET)

SOUTHWEST VIEW (S. ROBERT STREET)

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Signature:

Typed or Printed Name: CARLOS R. PEREZ

Date: NOV 12, 2019 License Number: 051272

GUIDING STAR - WAKOTA
NEW FACILITY
1140 Robert Street South, West Saint Paul, MN 55118

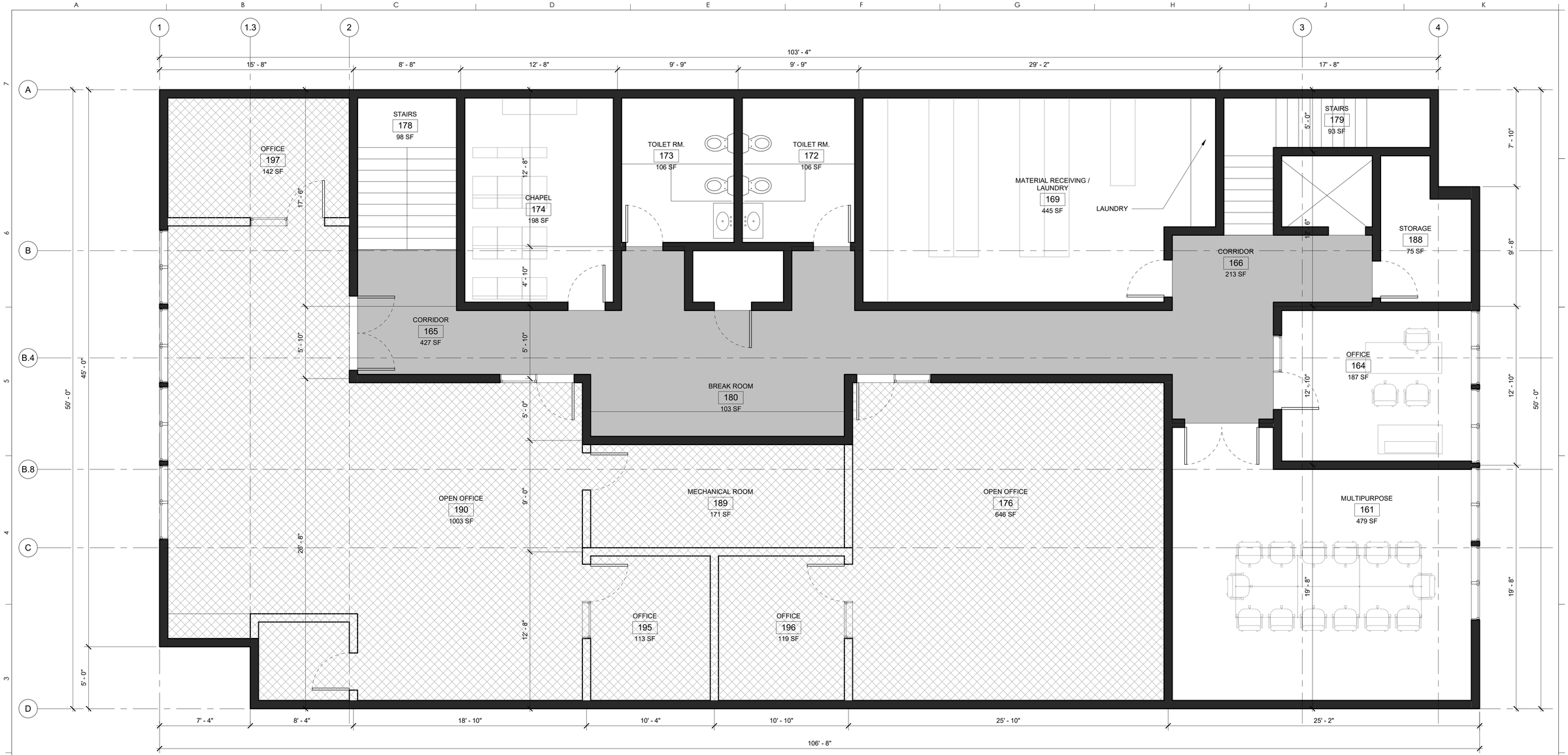
Sketches L.L.C.

178 Robie Street West, Saint Paul, MN 55107 | 612.222.3444

No.	Description	Date
A	SITE PLAN APPROVAL	11/22/2019

FIRST LEVEL FLOOR PLAN

Project number:	1200-910	A100	
Date:	10/25/2019		
Drawn by:	C.P.		
Checked by:	R.S.	Scale:	1/4" = 1'-0"



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

NORTHEAST VIEW (WESTCHESTER PLACE)

SOUTHEAST VIEW (WESTCHESTER PLACE)

GUIDING STAR - WAKOTA
NEW FACILITY
1140 Robert Street South, West Saint Paul, MN 55118

Sketches L.L.C.
178 Robie Street West, Saint Paul, MN 55107 | 612.222.3444

No.	Description	Date
A	SITE PLAN APPROVAL	11/22/2019

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Signature:

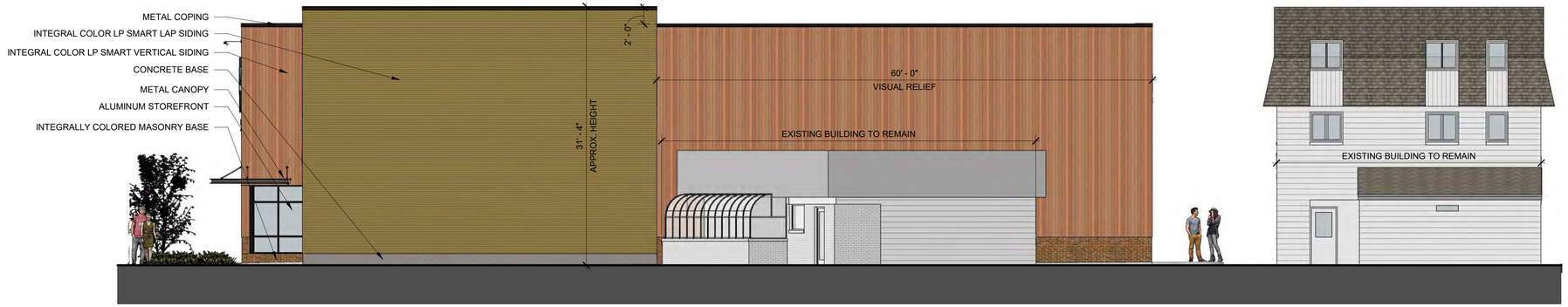
Typed or Printed Name: CARLOS R. PEREZ

Date: NOV 22, 2019 License Number: 051272

SECOND LEVEL FLOOR PLAN

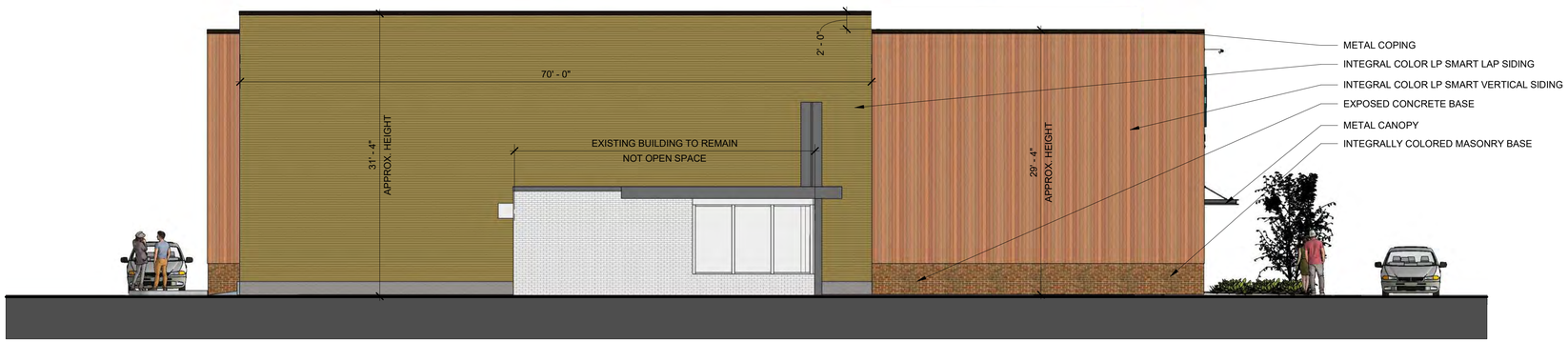
Project number:	1200-910	A101	
Date:	10/25/2019		
Drawn by:	C.P.		
Checked by:	R.S.	Scale:	1/4" = 1'-0"

WEST ELEVATION (1/8"=1') - SOUTH ROBERT STREET



SOUTH ELEVATION (1/8"=1') - CROWN TROPHY PROPERTY

EAST ELEVATION (1/8":1') - WESTCHESTER PL



NORTH ELEVATION (1/8":1') - CANDY STORE PROPERTY

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION: The building images shown area a representation of the current design intent only. The building images may not relfect variations in color, tone, hue, shading,ambient light intensity, materials, texture, contrast, font sylte, construction variations required by building codes or inspectors, material availability or final design detailing.

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Signature:

Typed or Printed Name: CARLOS R. PEREZ

Date: NOV 22, 2019 License Number: 051272

GUIDING STAR - WAKOTA
NEW FACILITY
1140 Robert Street South, West Saint Paul, MN 55118

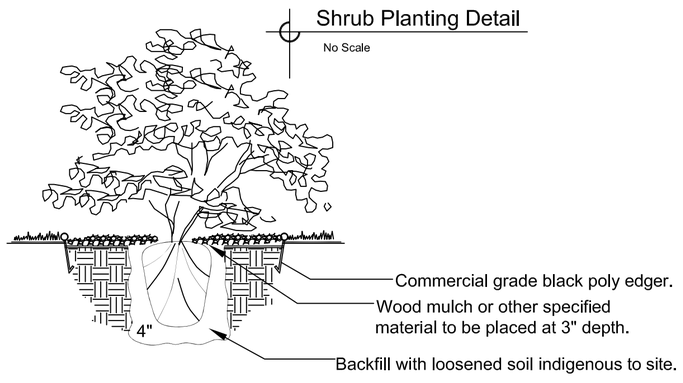
Sketches L.L.C.
178 Robie Street West, Saint Paul, MN 55107 | 612.222.3444

No.	Description	Date
A	SITE PLAN APPROVAL	11/22/2019

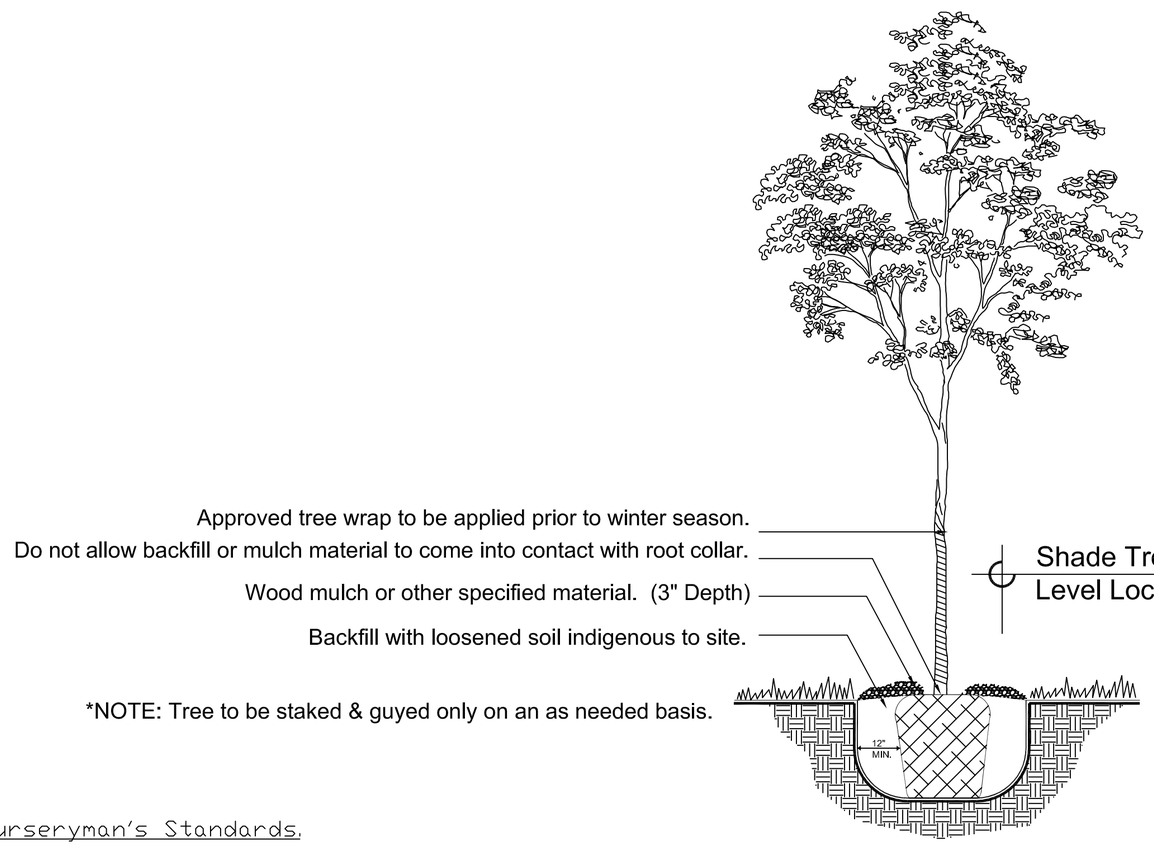
BUILDING ELEVATIONS

Project number:	1200-910	A200	
Date:	10/25/2019		
Drawn by:	C.P.		
Checked by:	R.S.	Scale:	1/8" = 1'-0"

QTY.	CODE	Common Name	Size/Root	Notes
3	SWA	Swedish Aspen, Columnar	3" BB	
16	SGJ	Sea Green Juniper	#5	



Shrub Planting Detail
No Scale



Shade Tree Planting Detail
Level Location - No Scale

*NOTE: Tree to be staked & guyed only on an as needed basis.

GENERAL NOTES PLAN SPECIFIC:

All plantings shall be true to name and size in accordance with American Nurseryman's Standards.

All plantings shall be guaranteed for one year (365 days) from date of acceptance. Landscape Contractor shall replace any dead or damaged plants at no additional cost to Owner during the guarantee period. Landscape Contractor shall make monthly site maintenance inspections and notify owner of maintenance deficiencies.

All trees shall be guyed at the discretion of the landscape contractor. Landscape contactor shall warrant plants to be plumb at the end of the warranty period. All trees shall be wrapped at the end of November of installation year.

All shrub beds and areas indicated as receiving rock mulch shall receive a 5" deep layer of 2-4" size Washed River Rock over 3 ounce landscape fabric. Landscape maintenance bed around the building is 3 feet wide with 1 ½ inch river rock over 3 ounce landscape fabric. All single trees shall receive a 4" layer of shredded bark mulch free of leaves, twigs, and other extraneous debris over weed barrier fabric.

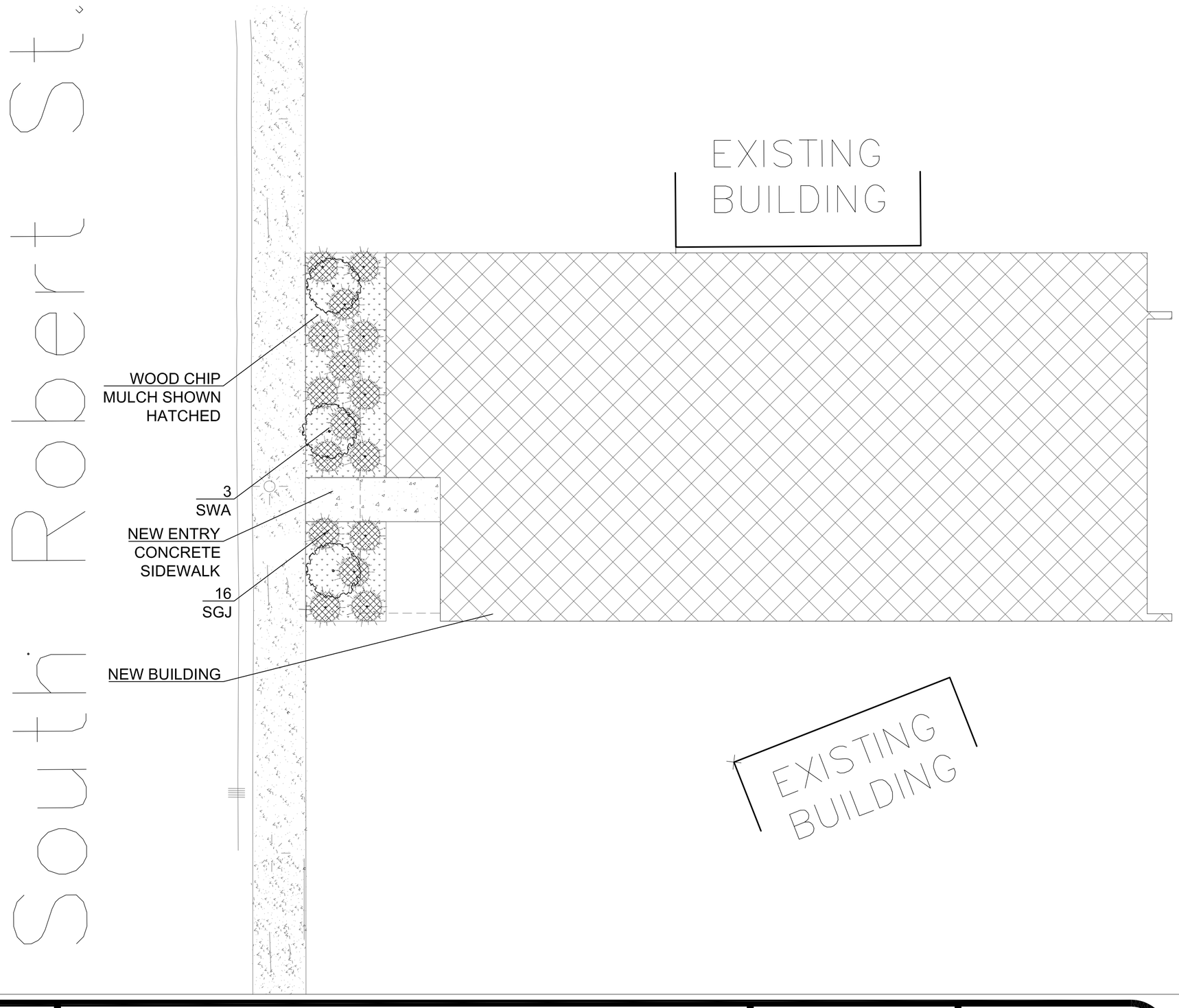
Sod shall be cultured Kentucky bluegrass, free of weeds and clumps. All area within the irrigations limits shall be sodded. Landscape Contractor will water at time of installation and roll all sod as needed to assure a smooth turf. All slopes greater than 3 to 1 shall be staked. Any sliding of sod shall be replaced by Landscape Contractor at no cost to the owner.

All areas outside the irrigation limits shall be seeded with MNDOT 25-131 and mulch with straw disc anchored. Any slopes greater than 3:1 shall be blanketed with 2 side straw blanket.

A performance base irrigation system shall be installed by the Landscape Contractor including sleeve as needed. RPZ shall be supplied to the general contractor for installation. Coordinate with the general contractor for the size of the irrigation stub. IRRIGATION INSTALLED ONLY IN THE SODDED TURF AREAS.

Landscape Contractor shall be responsible for locating all utilities by actual location in the field prior to any planting operation.

Preliminary Plan-
Not For Construction



NORTH

SCALE:
0 15 30 60

MARKELL ~ LABEREE DESIGN GROUP
895 Park Knoll Drive,
Eagan MN 55123
651-468-8714
leemarkell@comcast.net

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

Lee Markell

Date: 10/25/2019

License No.19313

Wakota Life Care Center, West St. Paul

PREPARED FOR:

NO.	REVISION / ISSUE	DATE:
A	SITE PLAN APPROVAL	10/25/2019

DESIGNED: AD
DRAWN: Ad
CHECKED: LM
DATE: 10/25/2019

SHEET: L1