BAXTER

"A Growing Community"

ARCHITECTURAL REVIEW COMMITTEE
AGENDA
August 8, 2016
5:00 p.m.

1. Call to order
2. Approve minutes of May 10, 2016
3. Review of proposed Jack Pine Brewery-Edgewood Dr.
4. Review of two new building located East of the existing Gander Mountain Bldg.-Edgewood Dr.
5. Other Business
6. Next regular scheduled meeting is August 18, 2016
7. Adjournment

ARCHITECTURAL REVIEW COMMISSION MINUTES
May 10, 2016

The Architectural Review Commission (ARC) meeting was called to order at 4:00 p.m. by Chair Donnay.

COMMISSIONERS PRESENT: Chair Kevin Donnay, Commissioners Bob Ryan, and Gary Handlos

COMMISSIONERS ABSENT: Council Liaison Mark Cross

STAFF PRESENT: CD Director Doty and Planner Matthew Gindele

OTHERS PRESENT: Jon Pope, Chris Moe, Matthew Anderson

APPROVAL OF MINUTES
MOTION made by Commissioner Handlos, seconded by Commissioner Ryan to approve the March 4, 2016 meeting minutes. Motion carried unanimously.

Review of Proposed Retail Strip Mall-Glory Rd.
Chair Donnay asked Planner Gindele to explain the proposed four-tenant retail strip mall. The proposed project consists of a 6,911 square foot strip mall type building. The applicant is proposing brick, natural stone, EIFS and architectural glass as exterior materials. Stone piers are included around the entire structure to meet the articulation requirements. The building has a flat roof and a earth tone color scheme (brown, tan and beige) with green accents. The Commission needs to approve the architectural metal if it exceeds 10%. Planner Gindele indicated that staff is suggesting including the glazing elements on the store front be followed around to the back of the building due to the patio features.

CD Director Doty stated that there was not a site plan included in these packets, however the presentation for the Planning Commission did. The presentation revealed that three of the tenants would have patios facing Highway 371 and a view of the pond (storm water pond); he pointed out the elevation change to the Commission.

Planner Gindele indicated that staff is requesting approval with the findings and conditions.

Chair Donnay asked the applicant to come forward and answer any questions the Commission may have.

Mr. Chris Moe, applicant for this project approached and asked if the Commission has any questions for him. CD Director Doty asked Mr. Moe and Mr. Anderson to review the materials with the Commission. The Commission had no concerns with the materials presented. Chair Donnay asked if the RTU would be on the roof and if there was screening proposed. Mr. Moe stated that the RTU's will be maneuvered to have the parapet screen the RTU's.

CD Director Doty informed the Commission that the applicant is requesting an amendment to the original PUD that took place when Wal-Mart built years ago. The approval will take place tonight at the Planning and Zoning meeting after this meeting. CD Director Doty brought this up being there is flexibility with a PUD approval, staff is asking for additional glazing elements to spruce up the rear side of the building, being it does face Highway 371 and incorporates a patio overlooking a pond.

MOTION by Commission Ryan, seconded by Commissioner Handlos recommending City Council approve the proposed four tenant strip mall on Glory Road as presented by staff. Motion carried unanimously

Review of Proposed Retail Strip Mall-Elmwood Rd.

Chair Donnay asked Planner Gindele to explain the proposed four-tenant strip mall. The proposed project consists of an 89,179 square foot strip mall type building. The applicant is proposing brick, natural stone, EIFS, precast concrete panels and architectural glass as exterior materials. Stone piers are included around the entire structure to meet the articulation requirements. The building has a flat roof and an earth tone color scheme (brown, tan and beige) with green accents. Planner Gindele indicated that there was a new elevation provided after the packet went out to the Commission. He explained the difference in the elevations now being presented. The difference was the columns and architectural details changed and shows the sporting goods store with horizontal segments and then the building has a different appearance. Staff would like to see consistence with the whole building and not just the one tenant.

Planner Gindele indicated that staff is requesting a parapet around the entire building to minimize negative visual impacts of the back of the 19 foot tall parapet facing Elder Rd.

Currently, the applicant is proposing a retaining wall with a 42" metal guard rail in front of the loading docks where staff had requested the incorporation of wing walls to screen the docks. The applicant indicated that the wing walls are unnecessary with the combination of berming and landscaping proposed to screen the loading docks from Elder Rd. The remaining item is the projections from the wall; the applicant needs to supply revised elevations showing the storefront projections if any exist.

Staff reviewed the remaining elevations with the Commission and indicated they are requesting approval with finding and conditions.

Chair Donnay asked that applicant to come forward and answer any questions the Commission may have.

Mr. Moe stated that the reason for the change to the sporting goods store was due to a request by the sporting goods store to stay in uniform with their other chain locations. The materials are similar to the previous elevation with a slight color change and a split face CMU giving the horizontal appearance; however this is a negotiated item with the retailer. He stated that there may need to be additional conversation regarding the metal that is green around the sporting retailer. He further stated that the façade for PetSmart has recently changed and a new revision will be sent in upon receiving the update. Mr. Moe then reviewed the remaining materials and the colors with the Commission.

Commissioner Ryan asked about the parapet going around the whole building and suggested it was a bit much. CD Director Doty stated that the PUD is a negotiated approval and ARC only gets a small portion of the review. The applicants are asking for flexibility with signage and staff is asking for project upgrades. CD Director Doty explained this opens the discussion for a way to screen items from public view under the PUD approval. CD Director Doty gave the Home Depot parapet as an example of what is trying to be prevented. Commissioner Ryan asked if the green metal for the retail sign was taken into consideration under the 10% rule. CD Director Doty stated that they did not have the materials until tonight to verify the math; however he does think it meets the 10%. Commissioner Ryan stated that he would like to see a continuous façade; Chair Donnay agreed, however, he stated that he does not believe the Commission has the ability to design buildings beyond the extent of the zoning code.

MOTION by Commission Handlos, seconded by Commissioner Ryan recommending City Council approve the proposed four tenant strip mall on Elmwood Rd. based on the most recent elevation dated May 10, 2016 as presented by staff. Commissioner Handlos indicated that his motion does not include the requirement of a parapet all the way around the building nor does it include the requirement that the applicant shall choose a single wall design for the entire building. Commissioner Ryan seconded with a request for discussion.

Commissioner Ryan asked for clarification on the Ulta Orange and PetSmart and TJ Maxx red. He indicated that he is fine with the orange being considered a "sun" color and the red considered as accent? CD Director Doty indicated that the red would be considered part of the 10 percent accent color.

Motion carried unanimously

Chair Donnay thanked the applicant for coming in with a nice looking project. The applicant then exited the Chambers.

Review of Proposed Addition to the Baxter Dental Office

Chair Donnay asked staff to review the proposed addition to the existing Baxter Dental. Planner Gindele stated that the applicant is building an addition on to their current building and is requesting approval of the proposed materials. Gindele stated that the proposed materials match the existing materials that were reviewed by the Commission back in 2010 and approved the only non-conforming material, the cement board shakes. Planner Gindele reviewed the remaining materials and articulation, all of which were previously approved by the regulations. The other item needing ARC approval is the 4 3/4:12 pitch roof over one of the gables. Staff is requesting approval for this application.

CD Director Doty stated that this is the reason for the update to the ARC regulations (next agenda item) is for this exact reason, a second review of materials that the Commission previously approved.

MOTION by Commission Handlos, seconded by Commissioner Ryan recommending City Council approve the architectural plans for Baxter Dental dated 4/9/2016 including the use of cement board shakes in the gables and a 4 ¾ :12 pitch roof. Motion carried unanimously.

Architectural Ordinance Amendment to allow previously approved building materials as permitted materials.

Chair Donnay asked staff to review the amendments with the Commission. Planner Gindele walked the Commission through the changes in the ordinance. CD Director Doty stated that a request was received to allow more architectural metal. The architect requesting the change showed staff a corporate building with the majority being architectural metals. This was the reason for asking for 50% to be allowed in the amendment of the regulations. CD Director Doty stated that this Commission will have to review the proposed project if it goes over the 50%. Chair Donnay stated that there has been a lot of change to architectural metals and there should be flexibility. Planner Gindele read the changes to the ordinance regarding previously reviewed materials. Commissioner Ryan asked if there should be some language in the amendment to require an out provision in case the Commission finds a material that was approved and later the material fails to hold up. CD Director Doty stated that that type of language would be difficult to write into an ordinance and the best way to approach that situation might be to amend the Code to strike any material that fails to hold up.

MOTION by Commission Ryan, seconded by Commissioner Handlos recommending City Council approve the proposed architectural ordinance amendment as presented by staff. Motion carried unanimously

OTHER BUSINESS

None

NEXT MEETING

The next regular scheduled meeting is May 19, 2016 at 4:15 p.m.

ADJOURNMENT

MOTION by Commissioner Ryan, seconded by Commissioner Handlos to adjourn. Motion carried unanimously. The meeting adjourned at 5:45 p.m.

Approved by:

Chair Kevin Donnay

Submitted By:

Shanna Newman
CD Administrative Assistant

ARCHITECTURAL REVIEW

August 8th, 2016

Department Origination: Community Development

Agenda Item: Accept the architectural plan with staff comments for Jack Pine Brewery to be located on Edgewood Drive

Approval Required: Simple Majority Vote

BACKGROUND

Nor-son, Inc. has submitted an application for architectural review of a 7,458 square foot building located on Edgewood Drive just south of the Arrowwood Lodge. The applicant is proposing a new building in a new location for the Jack Pine brewery and taproom on a vacant lot. The applicant proposes the use of cement board panel siding, prefinished metal insulated panel siding, prefinished metal base flashing, anodized aluminum windows; the building also includes stained timber accents on the front façade. The building includes a flat roof and incorporates an earth tone color scheme including brown/bronze and green. Two roof top units are indicated on the plans that are shown to be 100% screened by parapet walls that encompass the entire building. Elevations and color schemes are indicated in the attached plans.

A complete review of the proposed design and materials as they relate to the architectural ordinance is included in the table below.

[illegible]			
Exterior Materials	See allowed C-1 and C-2 materials	Cement board panel siding (with accented anodized aluminum reveals)	requires recommendation by the Arc Commission and approval by the City Council
		Prefinished metal insulated panel	>50%/façade requires recommendation by the Arc Commission and approval by the City Council
		Stained wood timber (maximum 10% accent material)	OK
		Anodized aluminum windows (architectural glass)	OK
		Prefinished metal base flashing (maximum 10% accent material)	Requires recommendation by the Arc Commission and approval by the City Council.

Size/Mass	Proportional	Comparable to adjacent buildings	OK
Articulation – South/Front (facing Edgewood Drive)	Max 50' Unbroken Expanse for faces >60' and facing street	Articulation provided with projecting timber piers	OK
	STAFF COMMENTS: A stand-alone canopy protruding forward of the front of the building constructed of steel and "glu-laminate" also helps break up the front façade. Signage, including the silhouetted jack pine tree, shall meet all signage requirements and shall be permitted under a separate sign permit.		
Articulation – West/Side	Max 50' Unbroken Expanse for faces >60' and facing street	N/A	OK
	STAFF COMMENTS: Although not required, the applicant should consider adding a window to this face to help break up the monotony of the solid metal panel wall that will be visible from Edgewood Dr. and HWY 371.		
Articulation – North/Rear	Max 50' Unbroken Expanse for faces >60' and facing street	N/A	OK
Articulation – East/Side	Max 50' Unbroken Expanse for faces >60' and facing street	N/A	OK
Accessory Structures	Existing building coordinated color	N/A	N/A
Color	Earth tone	Brown/bronze, green	OK
Height/Roof Design	Max 45'/Flat or 6:12+	28.5'/Flat	OK

FINANCIAL IMPLICATIONS

There are no financial implications to the city with this application.

STAFF RECOMMENDATION

Staff recommends acceptance of the architectural plan for Jack Pine Brewery, subject to staff comments.

JACK PINE
BREWERY

PROJECT TEAM

OWNER

JACKPINE BREWERY
7942 COLLEGE RD STE 115
BAXTER, MN 56425
PHONE: 218-270-8072

CONTACT: PATRICK SUNDBERG

DESIGN-BUILDER

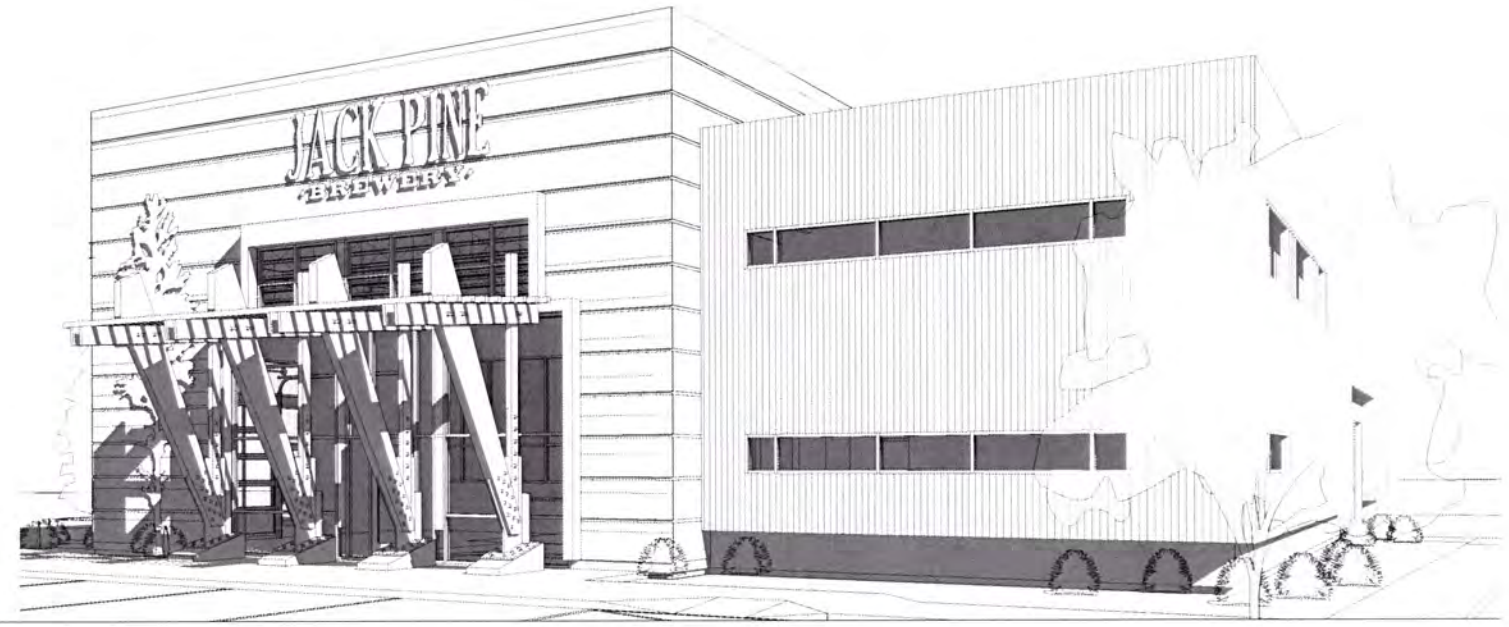
NOR-SON, INC.
7900 HASTINGS ROAD
BAXTER, MN 56425
PHONE: 218-828-1722
FAX: 218-828-0487

ARCHITECTURAL CONTACT: JAMIE BIESER
CONSTRUCTION CONTACT: NATHAN NORTON

CONSULTANTS

PHONE: ---

CONTACT: ---



VICINITY MAP

CODE SUMMARY

APPLICABLE CODES 2015 MINNESOTA STATE BUILDING CODE

CODE COMPLIANCE:

ALL CONSTRUCTION SHALL BE ACCORDING TO STATE AND LOCAL CODES.

ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS, AND RESTRICTIVE COVENANTS GOVERNING THE SITE OF WORK.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE ACCORDING TO STATE AND LOCAL CODES. SEE SECTION 01910 OF THE PROJECT MANUAL.
2. ALL CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISRCEPANCIES.
3. ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. MECHANICAL AND ELECTRICAL PLANS ARE DIAGRAMATIC ONLY. CROSS-REFERENCE ARCHITECTURAL, STRUCTURAL, PROCESS, MECHANICAL AND ELECTRICAL DRAWINGS TO ASSURE COORDINATION OF LOCATIONS, SIZES AND MATERIALS.
5. VERIFY LOCATION, SIZE AND WALL THICKNESS REQ'D TO RECESS PROCESS, MECHANICAL AND ELECTRICAL ITEMS AND MAINTAIN FIRE RATING REQ'TS OF THE WALL AT THESE BUILT-INS: UNIT HEATERS, CONVECTORS, ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, DUCTS, PIPING AND ALL OTHER SUCH RECESSES.
6. VERIFY ELEVATION OF ALL FLOOR SLAB DEPRESSIONS TO RECEIVE FLOOR MATERIAL PER FINISH SCHEDULE REQUIRED AND DETAILS.
7. ALL WOOD FRAMING AND BLOCKING CONCEALED IN CEILINGS AND PARTITIONS SHALL BE FIRE RETARDANT TREATED - U.O.N. WOOD USED AT ROOF AREAS AND EDGES SHALL BE WEATHER-TREATED - U.O.N.
8. MAINTAIN BUILDING FIRE EXITS AT ALL TIMES.
9. PROVIDE BLOCKING IN GYP BD PARTITIONS AS REQ'D.
10. DO NOT SCALE DRAWINGS FOR DIMENSIONS.

SHEET INDEX

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	CURRENT REVISION DATE
T0.0	TITLE SHEET	07/19/16		
A0.0	SITE GRADING & UTILITY PLAN	07/19/16		
A0.1	SITE PLAN	07/19/16		
A0.2	ARCHITECTURAL SITE PLAN	07/19/16		
A1.2	FIRST AND SECOND FLOOR PLAN - ARC REVIEW	07/19/16		
A2.1	EXTERIOR ELEVATIONS	07/19/16		
A2.2	EXTERIOR ELEVATIONS	07/19/16		
A2.3	3D VIEWS	07/19/16		

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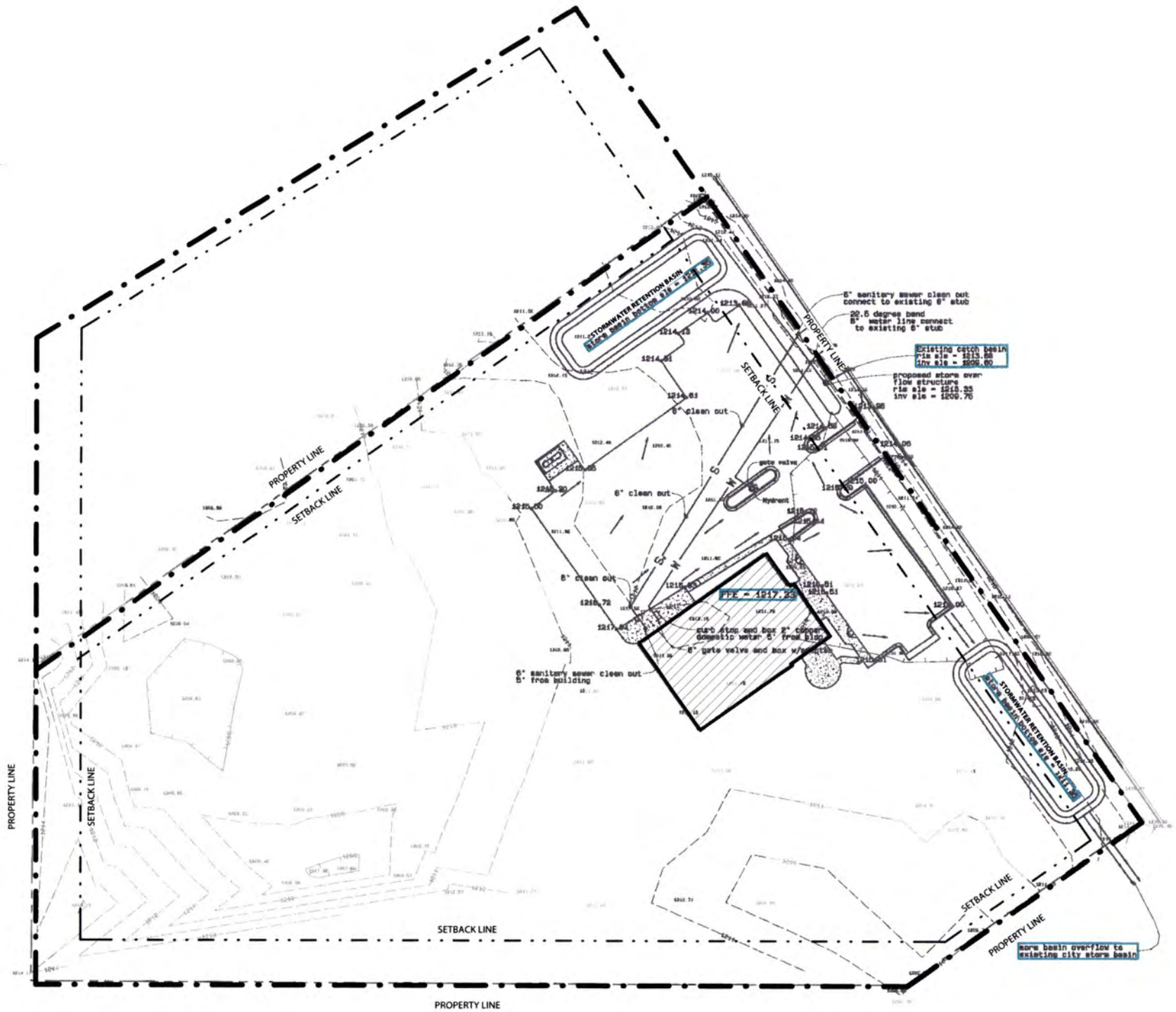
TITLE SHEET

T0.0



1 / A0.0 SITE GRADING & UTILITY PLAN
1" = 40'-0"

NORTH

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ANDERSON BROTHERS

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SITE GRADING & UTILITY PLAN

A0.0

1 A0.1 SITE PLAN
1" = 40'-0"

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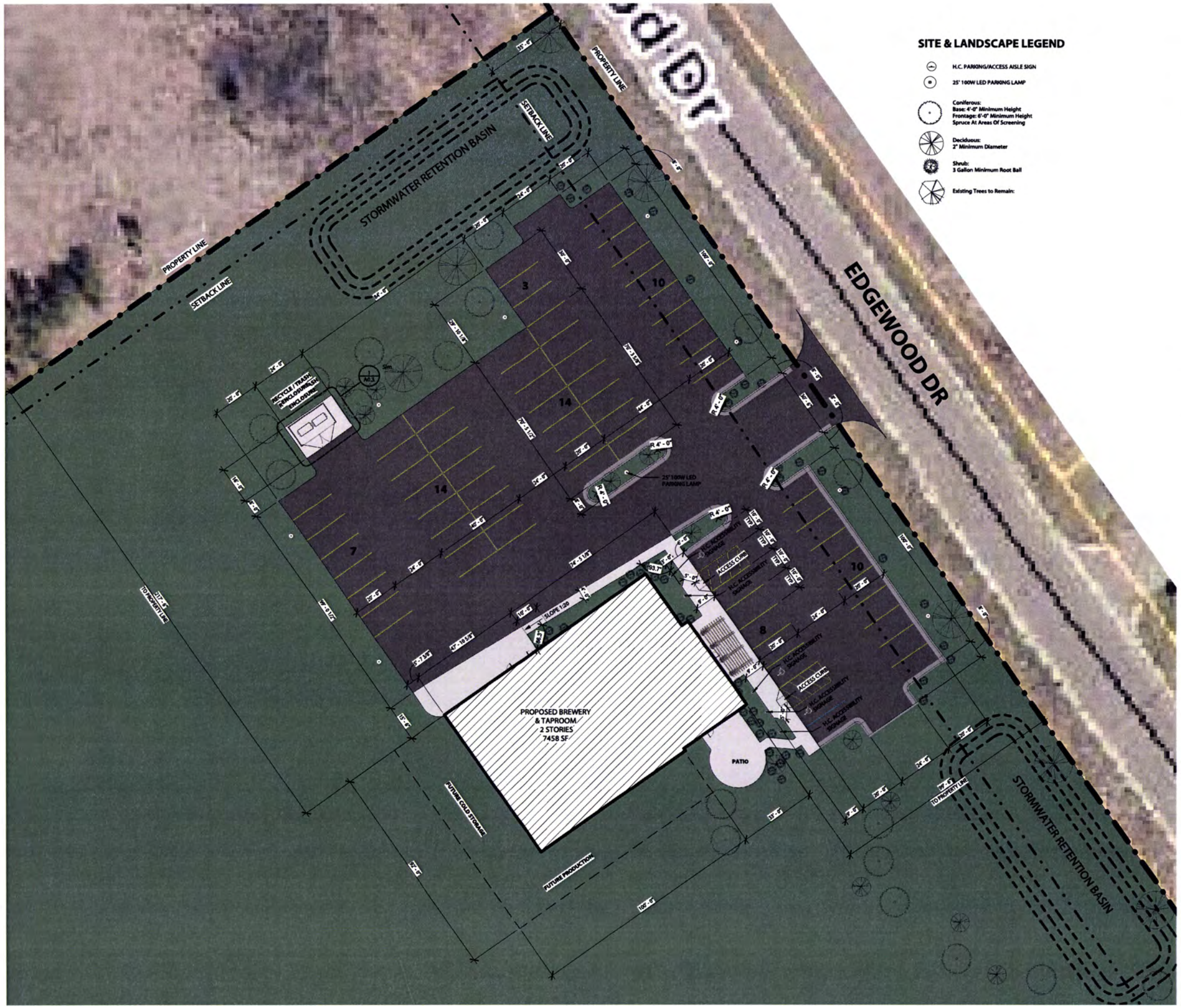
SITE PLAN

A0.1



SITE & LANDSCAPE LEGEND

- H.C. PARKING/ACCESS AISLE SIGN
- 25' 100W LED PARKING LAMP
- Coniferous: Base: 4'-0" Minimum Height; Frontage: 6'-0" Minimum Height; Spruce At Areas Of Screening
- Deciduous: 2" Minimum Diameter
- Shrub: 3 Gallon Minimum Root Ball
- Existing Trees to Remain:

SITE AREA SCHEDULE

SURFACE TYPE	AREA
ASPHALT PAVING	29,987 SF
CONCRETE	3,155 SF
LANDSCAPE AREA	215,892 SF
GRAND TOTAL	249,034 SF

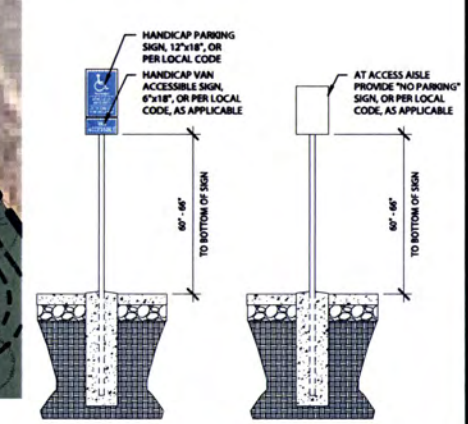
PARKING SUMMARY

MINIMUM PARKING REQUIREMENTS (CHAPTER 5 : 10-5-2 OFF-STREET PARKING)

BARS (104 SEATS / 2)	52 STALLS
WAREHOUSING (1,416 S.F.) AT 1/2000	2 STALLS
MANUFACTURING (2,807 S.F.) AT 1/800 S.F.	4 STALLS
OFFICE (1,769 S.F.) AT 1/300 S.F.	6 STALLS
TOTAL REQUIRED	64 STALLS
ACCESSIBLE PARKING (51 - 75) STALLS	3 H.C. STALLS
	66 STALLS PROVIDED

LANDSCAPE SUMMARY

SITE PERIMETER	2041.2 FEET
GROSS BUILDING AREA	7458 GSF
TREES (BASE) (WHICHEVER IS GREATER)	
1 PER 1500 SF (7458 / 1,500)	5 TREES
1 PER 75 LF (2041.2 / 75) 28 TREES	
SHRUBS (WHICHEVER IS GREATER)	
1 PER 450 SF (7458 / 450)	17 SHRUBS
1 PER 45 LF (2041.2 / 45) 46 SHRUBS	
TREES (FRONTAGE)	
1 PER 75 LF (510 / 75)	7 TREES
TOTALS PROVIDED	
BASE	28 TREES + EXISTING TREES
FRONTAGE	7 TREES
SHRUBS	46 SHRUBS



1 A0.2 ARCHITECTURAL SITE PLAN
1" = 20'-0"

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2 A0.2 HANDICAP ACCESSIBLE SIGNAGE DETAIL
3/8" = 1'-0"

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ARCHITECTURAL SITE PLAN

A0.2

GENERAL FLOOR PLAN NOTES:

1. 5" DOOR TRIM CLEARANCE FROM ADJACENT WALLS. (U.N.O.)
2. PROVIDE REQUIRED BLOCKING FOR ANY BATHROOM ACCESSORIES, MIRRORS, CABINETS, ECT. PRIOR TO INSTALLING WALL/CEILING FINISH. VERIFY LOCATION OF SAID ITEMS WITH OWNER/ARCH.
3. PROVIDE BLOCKING AND ROD AND SHELF LOCATIONS. VERIFY CLOSET DESIGN AND SHELF HEIGHTS WITH OWNER/ARCH.
4. SEE CABINET SHEETS FOR CABINET PLANS AND ELEVATIONS.

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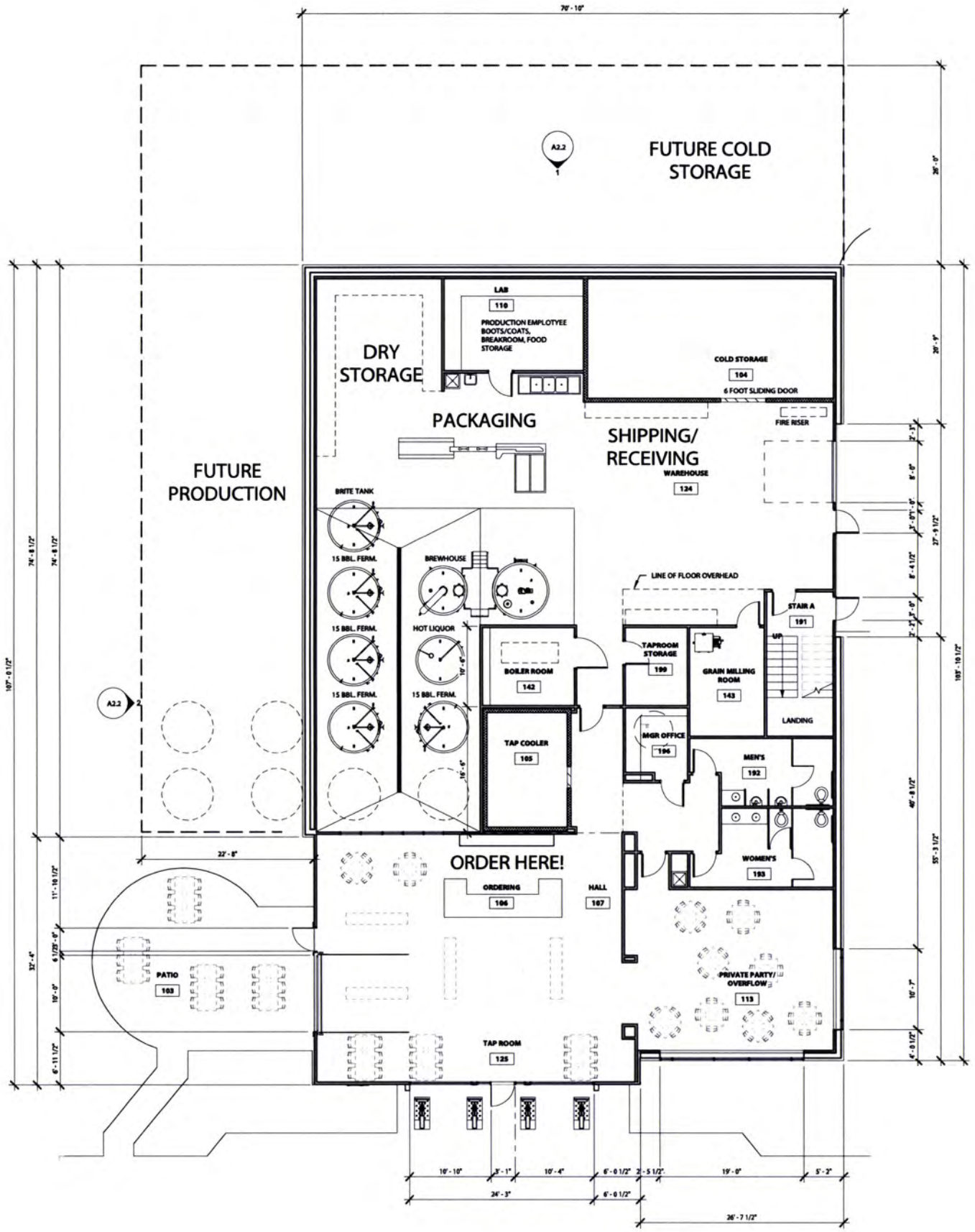
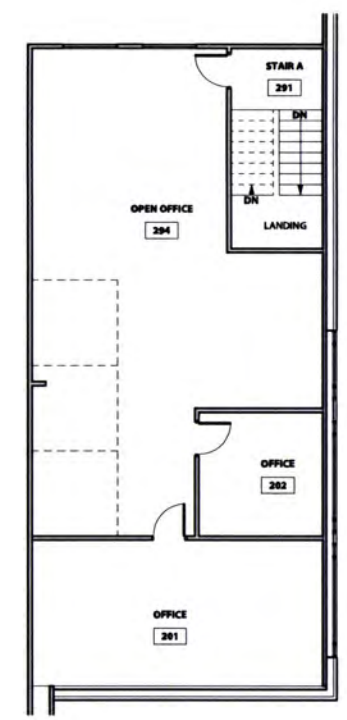


1 A1.2 MAIN LEVEL FLOOR PLAN ARC REVIEW
1/8" = 1'-0"



2 A1.2 SECOND LEVEL PLAN ARC REVIEW
1/8" = 1'-0"

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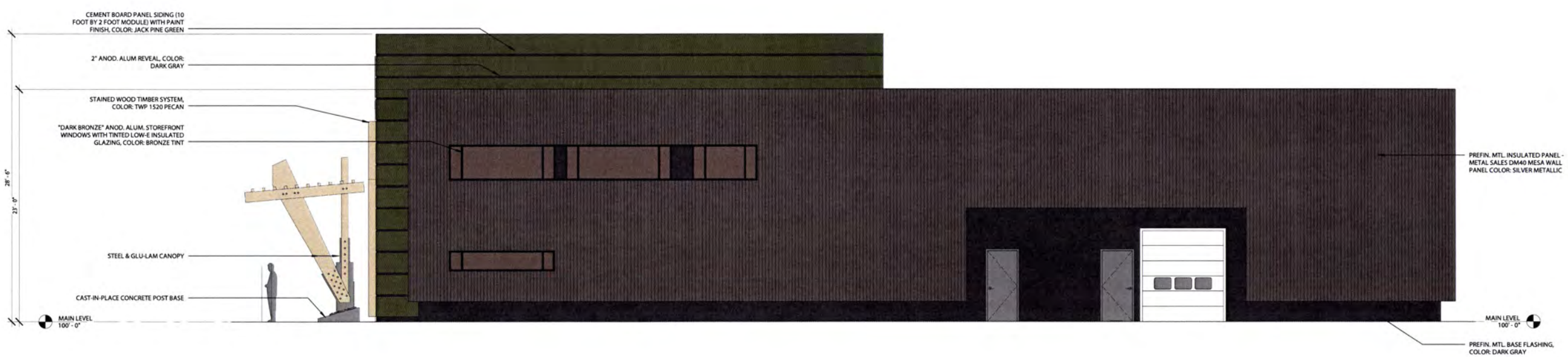
FIRST AND SECOND FLOOR PLAN - ARC REVIEW

A1.2

1 A2.1 SOUTH ELEVATION
3/16" = 1'-0"



2 A2.1 EAST ELEVATION
3/16" = 1'-0"

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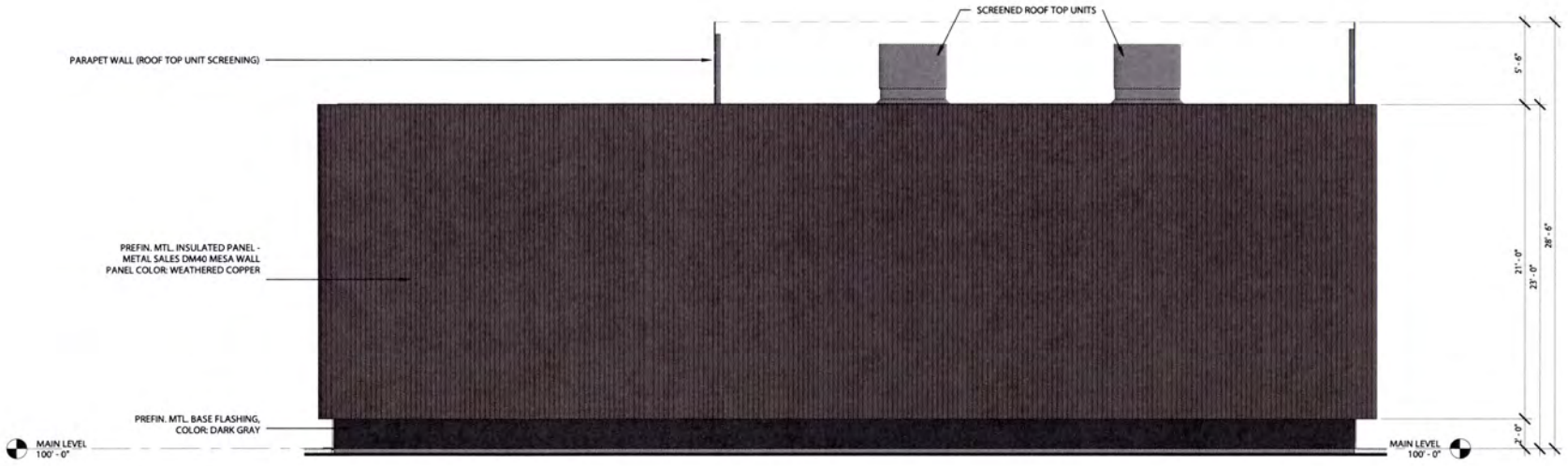
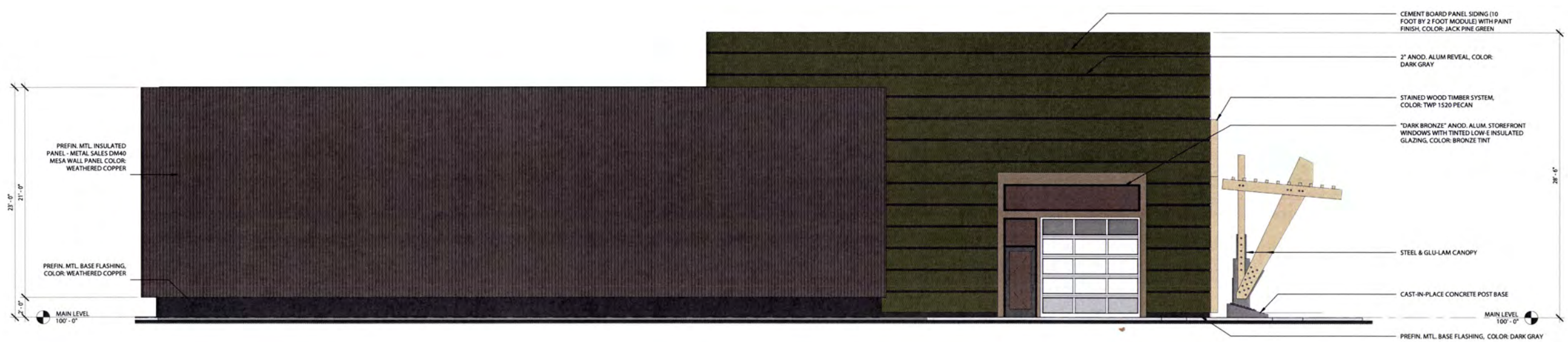
EXTERIOR ELEVATIONS

A2.1



1 A2.2 NORTH ELEVATION
3/16" = 1'-0"



2 A2.2 WEST ELEVATION
3/16" = 1'-0"

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EXTERIOR ELEVATIONS

A2.2

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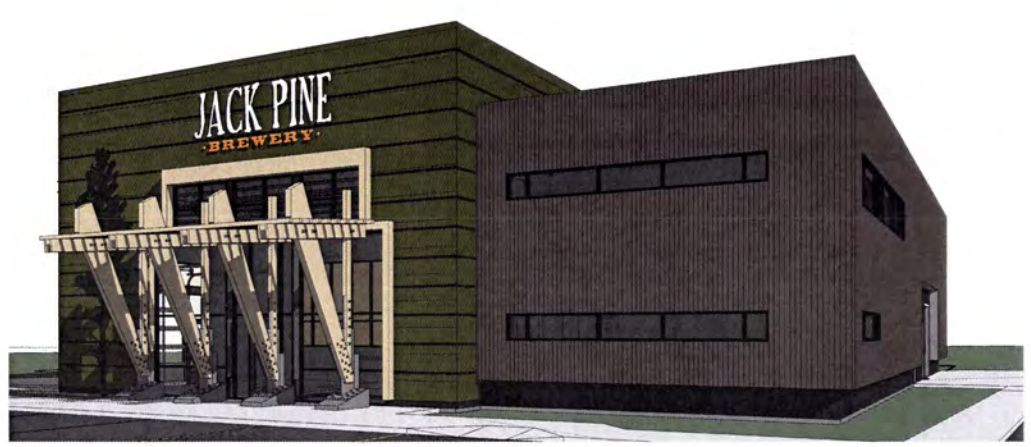
3 A2.3 FROM DRIVEWAY



1 A2.3 FRONT APPROACH
NOTE: SITE & LANDSCAPING ELEMENTS HIDDEN FROM VIEW FOR CLARITY

2 A2.3 TOWARDS PATIO
NOTE: SITE & LANDSCAPING ELEMENTS HIDDEN FROM VIEW FOR CLARITY

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3D VIEWS

A2.3

ARCHITECTURAL REVIEW

August 8th, 2016

Department Origination: Community Development

Agenda Item: Accept the architectural plan with staff comments for two new buildings located East of the existing Gander Mountain Building at 14275 Edgewood Drive (city file 16-22)

Approval Required: Simple Majority Vote

BACKGROUND

Widseth Smith Nolting has submitted an application for architectural review together with a preliminary and final plat to allow "Third Addition to Baxter Wal-Mart Subdivision", a rezoning from C-2, Regional Commercial to PUD, Planned Unit Development, and a PUD general plan for a new mult-tenant retail development for property located at 14275 Edgewood Drive. The applicant is proposing two new buildings in front of the existing Gander Mountain building. The storefronts of the new buildings would face Edgewood Drive and State Highway 371. The applicant proposes the use of EIFS Veneer, Stone Veneer, Brick Veneer, Cast Stone, Clear Anodized Aluminum, Glazing, Metal Coping, Cloth Awning, Hardi-Lap Siding, and splitface CMU for the two new buildings. The buildings include flat roofs and parapets, with one curved parapet for Aspen Dental. The design incorporates an earth tone color scheme including gray, dark bronze, tan, tope, and brown colors. The only accent color shown is a blue awning and metal coping with the Aspen Dental tenant space. No roof top units are indicated on the plans. Elevations and color schemes are indicated in the attached plans.

A complete review of the proposed design and materials as they relate to the architectural ordinance is included in the table below.

Exterior Materials	See allowed C-1 and C-2 materials	**Hardi-Lap Siding on North Building**	**requires recommendation by the Arc Commission and approval by the City Council**
		Other building materials proposed are permitted. Splitface CMU is limited to 50 percent on front facade	Materials acceptable. Splitface CMU is less than 50 percent
Size/Mass	Proportional	Comparable to adjacent buildings	OK
Articulation – All sides of both buildings	Max 50' Unbroken Expanse for faces >60' and facing street	Articulation provided with projecting columns and parapets	OK

Accessory Structures	Existing building coordinated color	N/A	N/A
Color	Earth tone	gray, dark bronze, tan, tope, and brown colors	OK
Height/Roof Design	Max 45'/Flat or 6:12+	25'and 25.6'/Flat	OK

FINANCIAL IMPLICATIONS

There are no financial implications to the city with this application.

STAFF RECOMMENDATION

Staff recommends acceptance of the architectural plan for two new buildings located East of the existing Gander Mountain Building at 14275 Edgewood Drive.

FRONT ELEVATION
NOT TO SCALE

E + H ARCHITECTS P.C.
TWO BRENTWOOD COMMONS
750 OLD HICKORY BLVD.
SUITE 250
BRENTWOOD, TN 37027
P.615.377.3111
F.615.377.0978
www.eandharch.com

PROPOSED

RETAIL SHELL BUILDING

JUNE 27, 2016

REAR PERSPECTIVE
NOT TO SCALE

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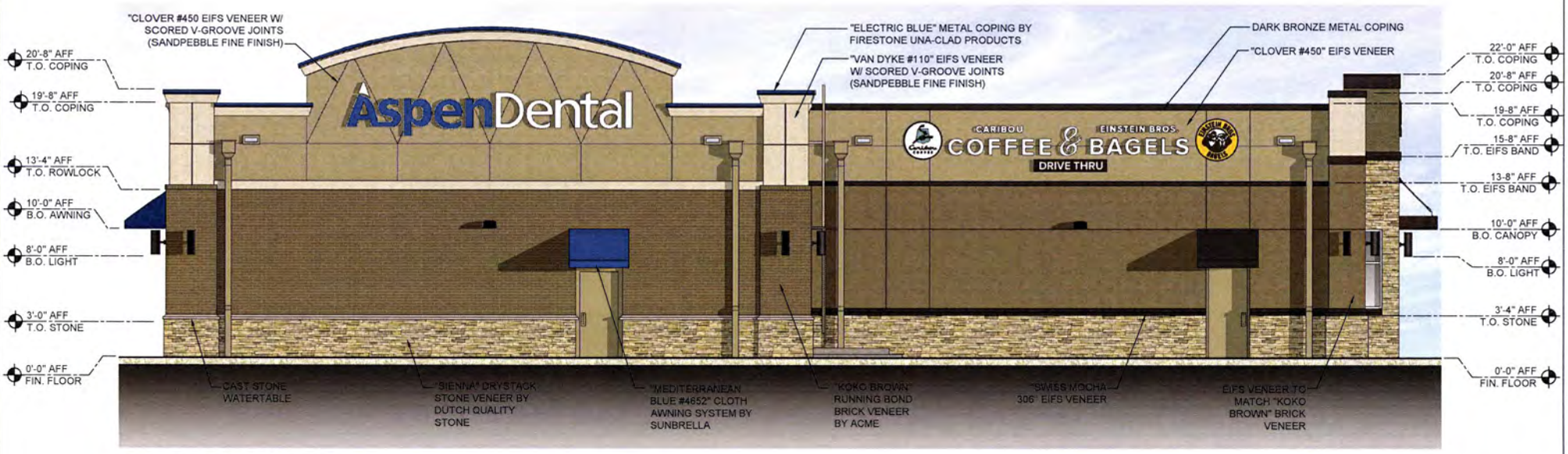

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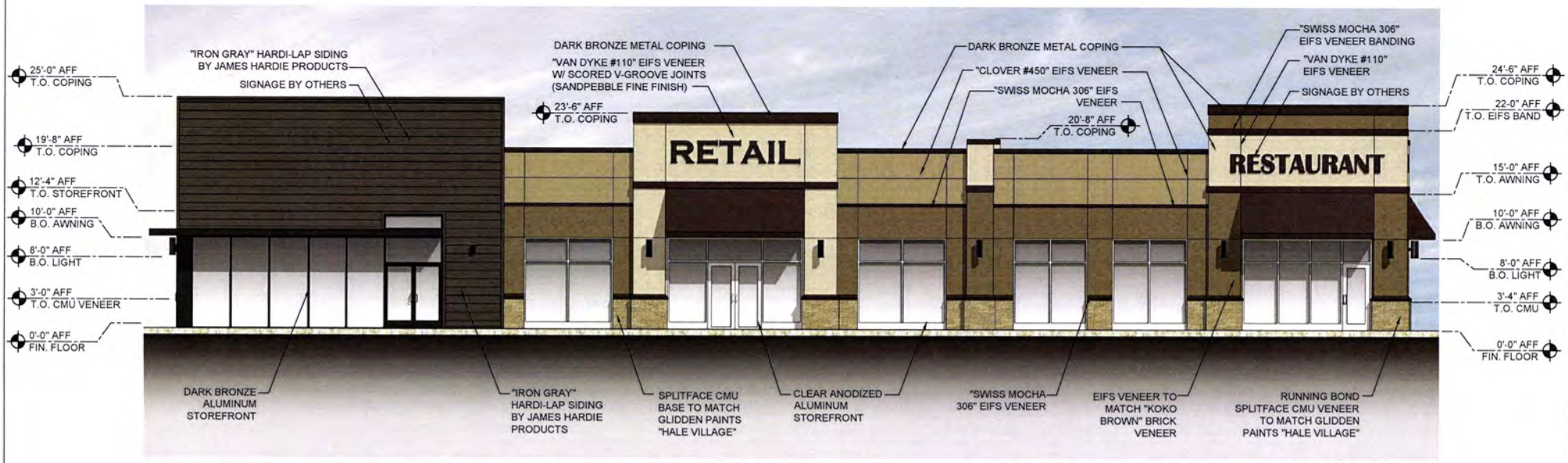

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PROPOSED

RETAIL SHELL BUILDING

BAXTER, MN

EDGEWOOD DRIVE NORTH
JULY 27, 2016

LEFT ELEVATION

NOT TO SCALE

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BAXTER, MN

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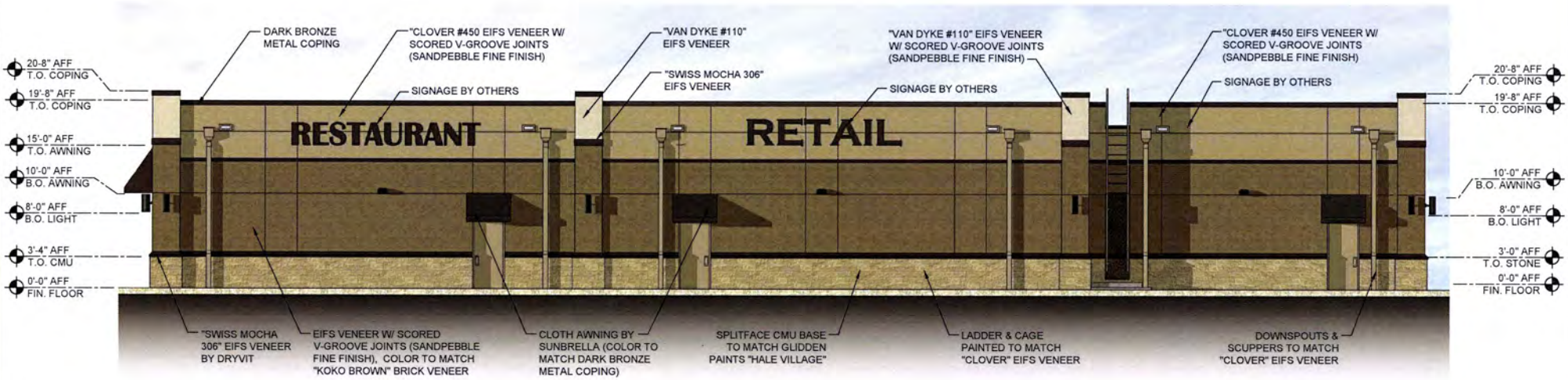
JULY 27, 2016



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PROPOSED

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BAXTER, MN

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JULY 27, 2016

ASPEN DENTAL PERSPECTIVE
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PROPOSED

RETAIL SHELL BUILDING

BAXTER, MN

EDGEWOOD DRIVE NORTH
JULY 27, 2016

RESTAURANT PERSPECTIVE
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PROPOSED

RETAIL SHELL BUILDING

BAXTER, MN

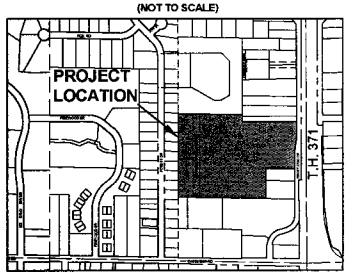
EDGEWOOD DRIVE NORTH
JULY 27, 2016

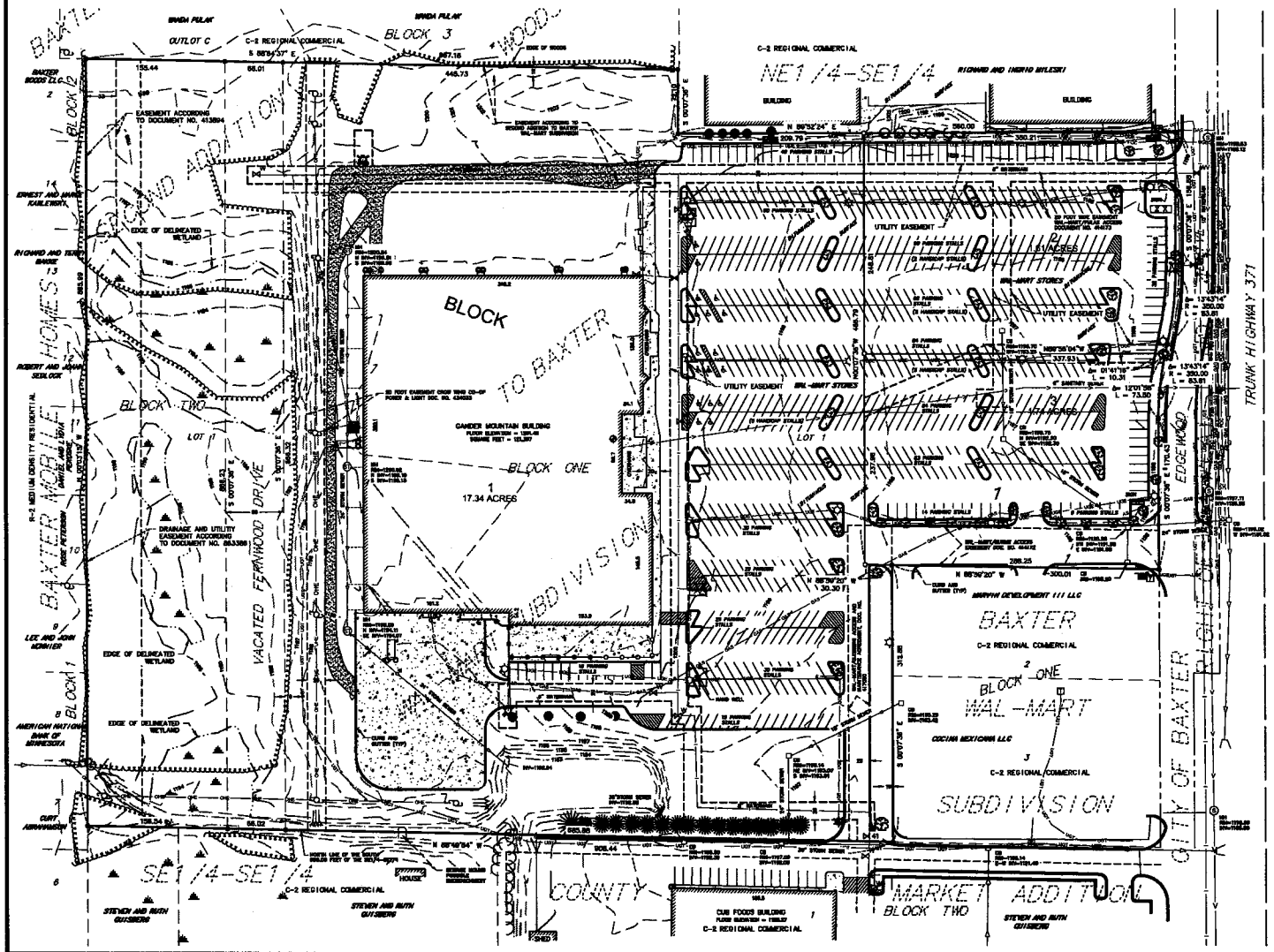
PRELIMINARY PLAT OF

THIRD ADDITION TO BAXTER WAL-MART SUBDIVISION

NAME:	THIRD ADDITION TO BAXTER WAL-MART SUBDIVISION
DESCRIPTION:	LOT 1, BLOCK ONE, LOT 1, BLOCK TWO AND FERNWOOD DRIVE, SECOND ADDITION TO BAXTER WAL-MART SUBDIVISION, CROW WING COUNTY, MINNESOTA
OWNER/ DEVELOPER:	KTJ 243 LLC 400 WATER ST STE 200 EXCELSIOR, MN 55331
SURVEYOR:	WIDSETH SMITH NOLTING 7804 INDUSTRIAL PARK RD BAXTER, MN.
ZONING:	C-2 REGIONAL COMMERCIAL
AREA:	21.16 ACRES, MORE OR LESS
DATE:	JULY 19, 2016

VICINITY MAP
(NOT TO SCALE)





0 60 120
SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE SYSTEM NAD 83/98
ELEVATIONS ARE BASED ON ASSUMED DATUM

- = DENOTES FOUND IRON MONUMENT
- = DENOTES GUARD POST
- = DENOTES HANDICAP STALL
- = DENOTES CONIFEROUS TREE
- = DENOTES DELINEATED WETLAND
- = DENOTES DECIDUOUS TREE
- = DENOTES SANITARY SEWER
- = DENOTES CATCH BASIN
- = DENOTES STORM SEWER
- = DENOTES CURB STOP
- = DENOTES HYDRANT
- = DENOTES WATER VALVE
- = DENOTES LIGHT POLE
- = DENOTES POWER POLE
- = DENOTES ELECTRIC TRANSFORMER
- = DENOTES TELEPHONE PEDESTAL
- = DENOTES GAS METER
- = DENOTES GUY WIRE
- OHE = DENOTES OVERHEAD ELECTRIC
- UGE = DENOTES UNDERGROUND ELECTRIC
- FOC = DENOTES UNDERGROUND FIBER OPTIC
- UGT = DENOTES UNDERGROUND TELEPHONE
- GAS = DENOTES GAS LINE
- = DENOTES STORM SEWER
- = DENOTES SANITARY SEWER
- = DENOTES GRAVEL SURFACE
- = DENOTES CONCRETE SURFACE

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WIDSETH SMITH NOLTING

ENGINEERS
ARCHITECTS
LAND SURVEYORS
ENVIRONMENTAL SERVICES

ALEXANDRIA, MN
BEMIDJI, MN
BRAINERD, MN
CROOKSTON, MN
GRAND FORKS, ND
RED WING, MN
ROCHESTER, MN
SIOUX FALLS, SD

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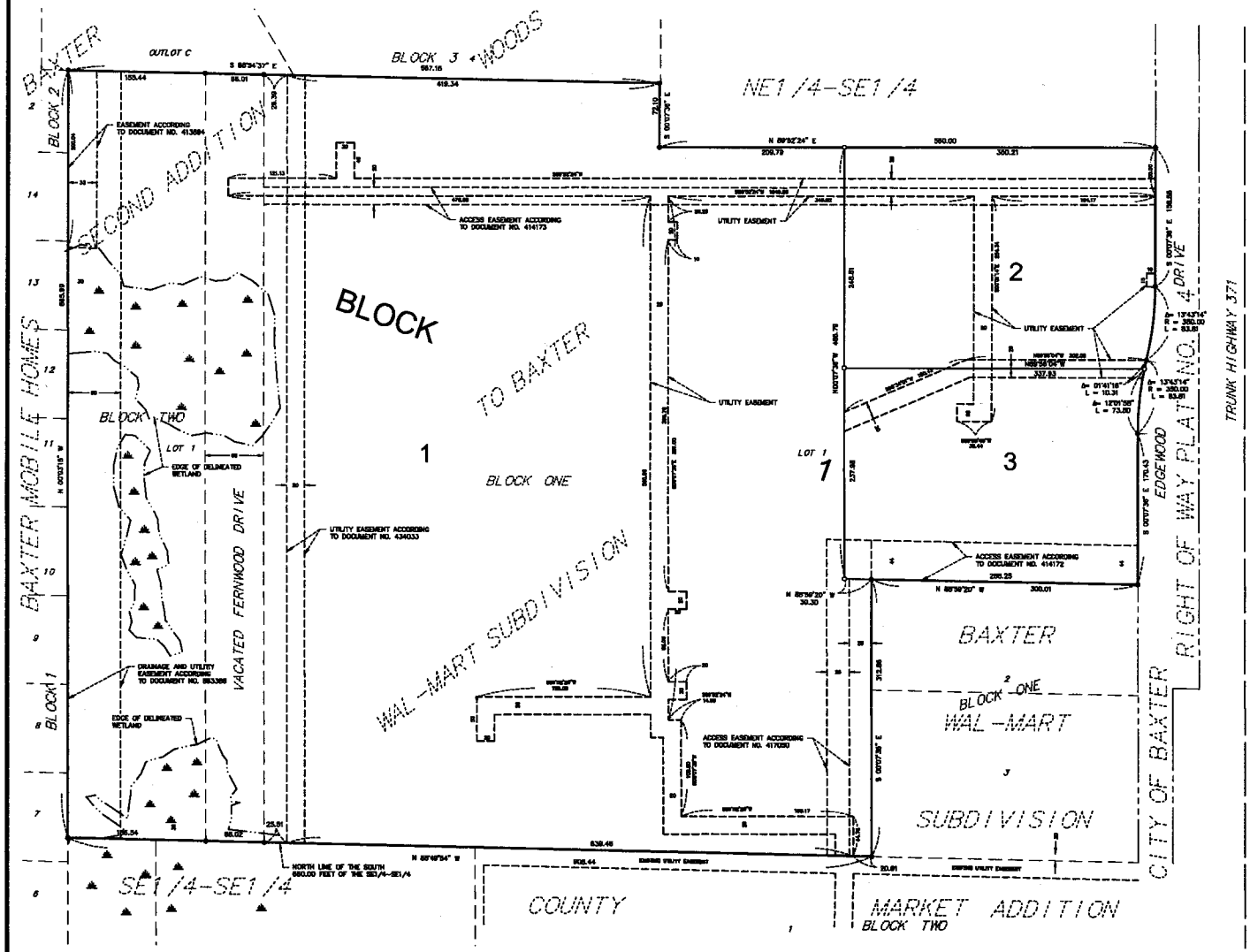
THIRD ADDITION TO BAXTER WAL-MART SUBDIVISION



KNOW ALL PERSONS BY THESE PRESENTS: That KTJ 243, LLC, a Minnesota limited liability company, owner of the following described property situated in Crow Wing County, Minnesota:

LEGAL DESCRIPTION:

Lot 1, Block One, Lot 1, Block Two, SECOND ADDITION TO WAL-MART SUBDIVISION, according to the recorded plat thereof on file in the Crow Wing County, Minnesota, Recorder's Office together with vacated Fernwood Drive said SECOND ADDITION TO WAL-MART SUBDIVISION. Subject to easements, reservations or restrictions of record, if any.

Has caused the same to be surveyed and platted as THIRD ADDITION TO WAL-MART SUBDIVISION and does hereby dedicate the drainage and utility easements as created by this plat.

IN WITNESS WHEREOF, said KTJ 243, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this_____ day of

_____, 2016.

SIGNED: KTJ 243, LLC

_____, Vice President

State of _____

County of _____

This instrument was acknowledged before me on _____ by David Scott, Vice President of KTJ 243, LLC, a Minnesota limited liability company.

_____
_____, Notary Public
PRINT NAME

_____County, _____

My Commission Expires: _____

I, Chad M. Conner, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this_____ day of _____, 2016.

_____
Chad M. Conner, Licensed Land Surveyor
Minnesota License Number 41643

State of Minnesota
County of Crow Wing

This instrument was acknowledged before me on _____ by Chad M. Conner.

_____
_____, Notary Public
PRINT NAME

_____County, _____

My Commission Expires: _____

City Council, City of Baxter, Minnesota

This plat of THIRD ADDITION TO WAL-MART SUBDIVISION was approved and accepted by the City Council of the City of Baxter, Minnesota, at a regular meeting thereof

held this _____ day of _____, 2016, and said plat is in compliance with the provisions of the Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Baxter, Minnesota

By: _____ Mayor

By: _____ City Administrator/City Clerk

County Auditor/Treasurer, Crow Wing County, Minnesota

Pursuant to Minnesota Statutes, Chapter 272.12 that there are no delinquent taxes on the land hereinbefore described on this plat and transfer and pursuant to Chapter

505.021, Subd. 9, taxes payable for the year 20____ on the land hereinbefore described have been this _____ day of _____, 2016.

Crow Wing County Auditor/Treasurer

_____
Deborah A. Erickson, Auditor/Treasurer
Crow Wing County, Minnesota

NORTH

0 60 120
SCALE (IN FEET)

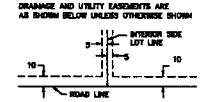
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD 83/85

● = DENOTES FOUND IRON MONUMENT

○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643

▲ = DENOTES WETLAND

DRAINAGE AND UTILITY EASEMENTS ARE AS SHOWN BELOW UNLESS OTHERWISE SHOWN



BEING 5 FEET IN WIDTH AND ADJOINING ALL INTERIOR SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING ALL ROAD LINES UNLESS OTHERWISE SHOWN.

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WIDSETH SMITH NOLTING

ENGINEERS
ARCHITECTS
LAND SURVEYORS
ENVIRONMENTAL SERVICES

ALEXANDRIA, MN
BEMIDJI, MN
BRAINERD, MN
CROOKSTON, MN
GRAND FORKS, ND
REDWING, MN
ROCHESTER, MN

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SURVEY MONUMENTS

- BENCH MARK
- FOUND CIM
- FOUND CPNT.
- FOUND JLM
- FOUND LATH
- FOUND PIPE
- FOUND READING
- STAKED CIM
- STAKED CPNT.
- STAKED JLM
- STAKED PIPE

EXISTING TOPO SYMBOLS

- AC UNIT
- FENCE POST
- FLAG POLE
- GUARD POST
- GUY ANCHOR
- GUY POLE
- HANDICAP SYMBOL
- MAILBOX
- SHRUB
- SIGN DOUBLE POST
- SIGN SINGLE POST
- TREE CONIFER
- TREE DECIDUOUS
- TREE STUMP
- TV DISH
- WETLAND SYMBOL
- YARD LIGHT

EXISTING UTILITY MUNICIPAL SYMBOLS

- APRON
- LIFT STATION
- SANITARY CLEANOUT
- SANITARY MANHOLE
- STORM CATCH BASIN
- STORM INLET

EXISTING UTILITY MUNICIPAL SYMBOLS (cont.)

- STORM MANHOLE
- WATER CURB STOP
- WATER HANDHOLE
- WATER HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER WELL
- UTILITY SIZE & TYPE

EXISTING UTILITY PRIVATE SYMBOLS

- ELEC GROUND LIGHT
- ELEC HANDHOLE
- ELEC LIGHT POLE
- ELEC MANHOLE
- ELEC METER
- ELEC PEDESTAL
- ELEC POLE
- ELEC SIGNAL
- ELEC TRANSFORMER BOX
- GAS METER
- GAS VALVE
- LP TANK
- TELE HANDHOLE
- TELE MANHOLE
- TELE PEDESTAL
- TELE POLE
- TV HANDHOLE
- TV PEDESTAL

SOIL BORING SYMBOLS

- LASER-INDUCED FLUORESCE BORING
- LYSIMETER
- MONITOR WELL
- PERC TEST
- PIEZOMETER
- RECOVERY WELL
- SOIL BORING
- SOIL VAPOR POINT
- VAPOR SURVEY POINT

PROPOSED UTILITY MUNICIPAL SYMBOLS

- APRON PROPOSED
- SANITARY CLEANOUT PROPOSED
- SANITARY LIFT STATION PROPOSED
- SANITARY LIFT STATION VALVE MANHOLE PROPOSED
- SANITARY MANHOLE PROPOSED
- SANITARY PLUG PROPOSED
- STORM CATCH BASIN PROPOSED
- STORM MANHOLE PROPOSED
- WATER 11 1/4° BEND PROPOSED
- WATER 22 1/2° BEND PROPOSED
- WATER 45° BEND PROPOSED
- WATER 90° BEND PROPOSED
- WATER CAP PROPOSED
- WATER CROSS PROPOSED
- WATER CURB STOP PROPOSED
- WATER HYDRANT PROPOSED
- WATER REDUCER PROPOSED
- WATER SLEEVE PROPOSED
- WATER TEE PROPOSED
- WATER VALVE PROPOSED

PROPOSED UTILITY PRIVATE SYMBOLS

- ELEC LIGHT POLE PROPOSED

EROSION CONTROL SYMBOLS

- SURFACE DRAINAGE ARROW
- STORM DRAIN INLET PROTECTION

TRAFFIC CONTROL DEVICES & SYMBOLS

- TRAFFIC CONTROL SIGN (1 POST)
- TRAFFIC CONTROL SIGN (2 POST)
- TYPE III BARRICADE
- DRUM CHANNELIZER
- FLASHING ARROW OR MESSAGE BOARD

EXISTING TOPOGRAPHIC LINES

- CENTER LINE
- EDGE OF WOODS
- FENCE BARB WIRE
- FENCE CHAIN LINK
- FENCE WOOD
- FORCEMAIN
- OVERHEAD CABLE TV
- OVERHEAD ELECTRIC
- OVERHEAD TELE
- RAILROAD
- RETAINING WALL
- SANITARY SEWER
- SANITARY SEWER SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- UNDERGROUND CABLE TV
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELE
- WATERMAIN
- WATERMAIN SERVICE
- WETLAND EDGE

RAW, LOT & EASEMENTS LINES

- BUILDING SETBACK LINE
- LOT LINE PROPOSED
- EASEMENT LINE
- EASEMENT LINE PROPOSED
- LOT LINE
- MNDOT CONTROLLED ACCESS LINE
- RIGHT OF WAY EXISTING
- RIGHT OF WAY PROPOSED

PROPOSED CONSTRUCTION LINES

- FENCE CHAIN LINK PROPOSED
- FENCE WOOD PROPOSED
- FENCE BARB WIRE PROPOSED
- FORCEMAIN PROPOSED
- SANITARY SEWER PROPOSED
- SANITARY SERVICE PROPOSED
- STORM SEWER PROPOSED
- STORM SEWER DRAIN TILE PROPOSED
- WATERMAIN PROPOSED
- WATERMAIN SERVICE PROPOSED

EROSION CONTROL LINES

- BALE CHECK
- BIO ROLL
- SILT FENCE
- SILT FENCE TYPE HEAVY DUTY
- SILT FENCE TYPE MACHINE SLICED
- SILT FENCE TYPE PREASSEMBLED
- FLOTATION SILT CURTAIN

HATCH PATTERN AND SHADING LEGEND

- RANDOM RIPRAP
- SOD
- SEED
- HYDRAULIC STABILIZER
- EROSION CONTROL BLANKET
- TEMP. ROCK CONSTRUCTION ENTRANCE
- BUILDING WALL HATCH
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- EASEMENT PATTERN

DOCUMENTATION SYMBOLS

A / 2A — SECTION ARROW - SECTION NUMBER TOP; PAGE OF SECTION BOTTOM

PRELIMINARY

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

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

TIMOTHY T. INNESETH — DATE: 07/08/16 — LIC. NO. 41996

DATE	REVISION	REMARKS DESCRIPTION	BY

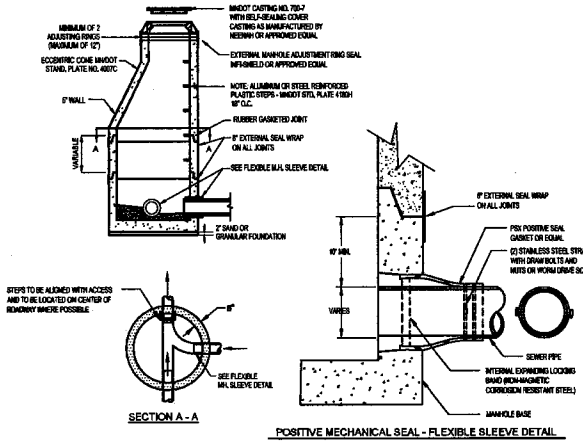
DATE: JULY 2016
SCALE: AS SHOWN
DRAWN BY: BNJMR
CHECKED BY: TTR
JOB NUMBER: 027080736.000

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN

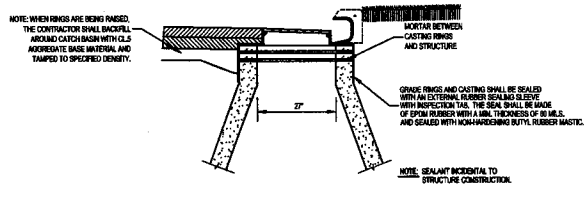
CIVIL PLAN LEGEND

SHEET NO. 01

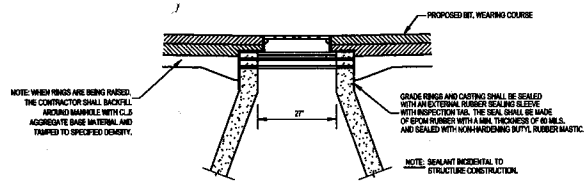
J:\027080\Miscellaneous\027080736-Gander Mountain Property\027080736.000-Gander Mountain Property\CADD\C-BC-LG-027080736.000.dwg Plotted by: Joshua Rabenhauk 7/19/2016 7:01:41 PM © 2016 WIDSETH SMITH NOLTING



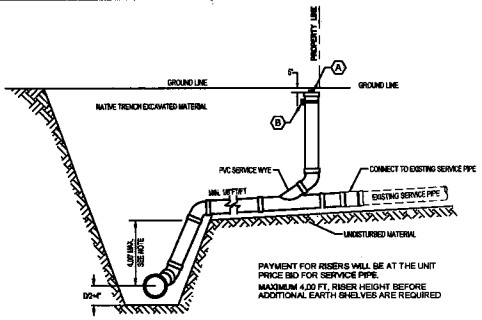
STANDARD PRECAST MANHOLE DETAIL
NO SCALE



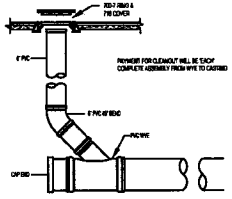
DRAINAGE STRUCTURE CASTING DETAIL
STORM SEWER CATCH BASINS - ROADWAYS



SEALANT DETAIL
SANITARY & STORM SEWER MANHOLES - ROADWAYS

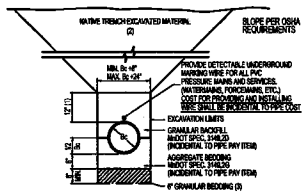


TYPICAL SERVICE CONNECTION
WHERE COVER OVER PIPE IS GREATER THAN 12.00 FEET

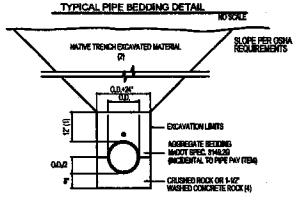


CLEANOUT DETAIL
NO SCALE

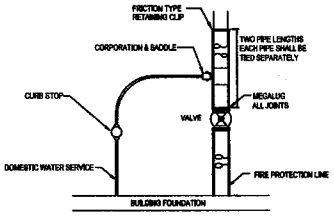
NOTES:
(1) IF THIS DIMENSION DECREASES THE BEDDING CONDITIONS WILL CHANGE. A HIGHER LEVEL BEDDING CONDITION SHALL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
(2) GRANULAR MATERIAL WILL BE CONSIDERED AS AN INCIDENTAL ITEM.
(3) FOR ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHOULD BE OVER EXCAVATED A MINIMUM OF 6" & REFILLED WITH GRANULAR MATERIAL. THIS ITEM WILL BE ELIGIBLE FOR EXTRA PAYMENT, IF REQUIRED.
(4) THIS PROCEDURE IS NOT INTENDED TO REPLACE DEWATERING SYSTEMS IN WET CONDITIONS.



TYPICAL PIPE BEDDING DETAIL
NO SCALE

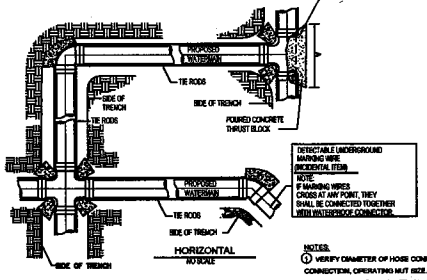


SPECIAL PIPE BEDDING DETAIL FOR TRENCH STABILIZATION WHERE REQUIRED
NO SCALE

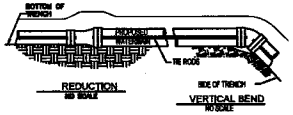


TYPICAL VALVE DETAIL 2" OR LESS
NO SCALE

CONCRETE BLOCK NOTES:
1. A = AREA (REFER TO STANDARD SPECIFICATIONS FOR WATERMAIN AND SERVICE LINE INSTALLATION NO. 2411.3C4)
2. PRIOR TO POURING CONCRETE, THE FITTING SHALL BE ENCASED IN POLYETHYLENE.



HORIZONTAL
NO SCALE

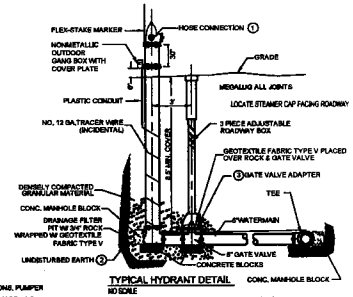


REDUCTION
NO SCALE

VERTICAL BEND
NO SCALE

THRUST BLOCKING & RODDING DETAILS
NO SCALE

NOTES:
1. VERIFY DIAMETER OF HOSE CONNECTIONS, PUMPER CONNECTION, OPERATING NUT SIZE AND SHAPE, AND CONNECTION THREADING WITH OWNER PURCHASER KEEPER CHAINS.
2. IN IMPERVIOUS SOIL, SUCH AS CLAY, EXCAVATE A DRAINAGE PIT 2' IN DIAMETER, 3' IN DEPTH BELOW HYD BASE & FILL WITH FILTER AGGREGATE, COMPACT UNDER & AROUND HYD. BASE UP TO 8" ABOVE WASTE DRAIN. PLUG DRAIN HOLES IF WATER TABLE IS ABOVE BOTTOM OF HYDRANT. ATTACH METAL TAG TO HYDRANT INDICATING DRAIN HOLES ARE PLUGGED.
3. ALL VALVE BOXES SHALL BE INSTALLED UPON THE GATE VALVE WITH THE USE OF A GATE VALVE ADAPTER AS MANUFACTURED BY ADAPTER INC. OR APPROVED EQUAL. THE GATE VALVE ADAPTER SHALL BE INCIDENTAL TO VALVE AND BOX INSTALLATION



TYPICAL HYDRANT DETAIL
NO SCALE

TYPICAL HYDRANT & DEAD END HYDRANT DETAILS
NO SCALE

PRELIMINARY

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR SUPPORT DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
TIMOTHY T. NAGEETH — DATE: 07/19/16 — LIC. NO. 41886

SYM	DATE	REVISIONS DESCRIPTION	BY

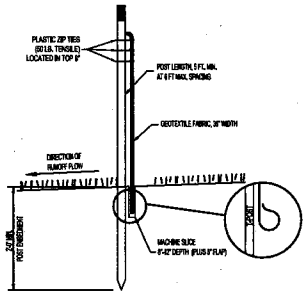
DATE: JULY 2016
SCALE: AS SHOWN
DRAWN BY: RNUMB
CHECKED BY: TTR
JOB NUMBER: 027080738.000

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN

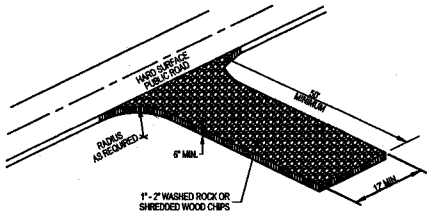
SEWER & WATER DETAILS

SHEET NO. 02
SHEET 02 OF ###

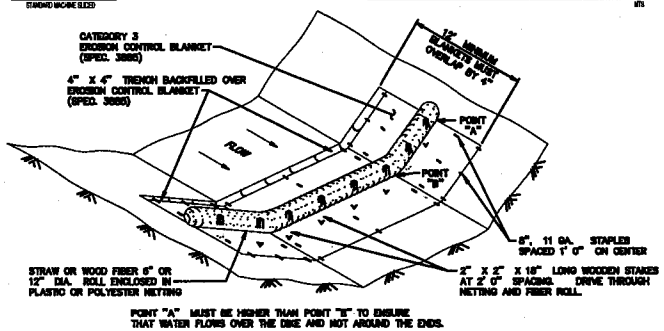
J:\027080-Miscellaneous\027080738-Gander Mountain Property\027080738.000-Gander Mountain Property\CADD\CMSC-DT-027080738.000.dwg Plotted by:Joshua Rabenneck 7/19/2016 7:02:08 PM © 2016 WIDSETH SMITH NOLTING



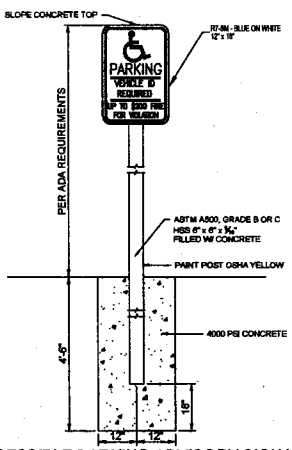
SILT FENCE DETAIL
STANDARD MACHINE SLICED



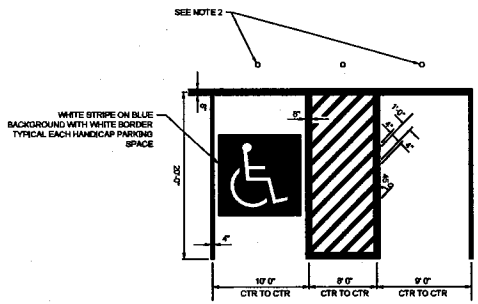
TEMPORARY ROCK CONSTRUCTION ENTRANCE
N/S



BIOROLL BLANKET SYSTEM
(TYPE 3 SPEC. 3885)



TYPICAL ACCESSIBLE PARKING ADVISORY SIGN WITH POST
NO SCALE

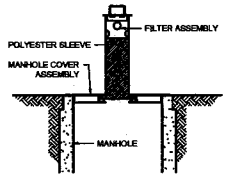


NOTE: SEE SITE PLAN FOR LOCATION DETAILS

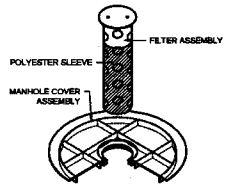
HANDICAP ACCESSIBLE STALL STRIPING DETAIL
NO SCALE

NOTES:

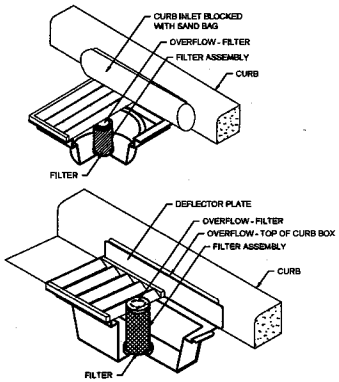
1. UNLESS NOTED ELSEWHERE, ALL PAINT USED FOR STRIPING SHALL CONFORM TO STANDARD MnDOT REQUIREMENTS FOR BITUMINOUS PAINTING APPLICATIONS AS OUTLINED IN MnDOT SPECIFICATION NO. 3607. COLOR SHALL BE BRIGHT YELLOW.
2. ONE HANDICAP PARKING AND ADVISORY SIGN (R7-8A) SHALL BE INSTALLED FOR EACH HANDICAP PARKING SPACE.



IN-PLACE ELEVATION VIEW

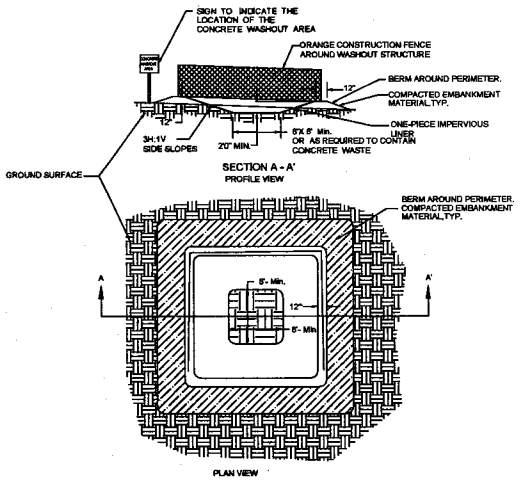


ISOMETRIC VIEW



INLET PROTECTION DETAILS
N/S

PARKING LOT STRIPING DETAIL
NO SCALE



NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. VEHICLE TRACKING CONTROL IS REQUIRED AT CONCRETE WASHOUT ENTRANCE IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT
3. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE.
4. WASTE MATERIAL FROM CONCRETE WASHOUT OPERATIONS MUST BE REMOVED AND LEGALLY DISPOSED OF WHEN IT HAS ACCUMULATED TWO-THIRDS OF THE WET STORAGE CAPACITY OF THE STRUCTURE.
5. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT AN APPROVED SITE.
6. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE ENGINEER.

CONCRETE WASHOUT AREA
NO SCALE

PRELIMINARY

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

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.

TIMOTHY T. ENGBRETH DATE: 07/08/16 LIC. NO. 41986

DATE	REV#	REVISIONS DESCRIPTION	BY

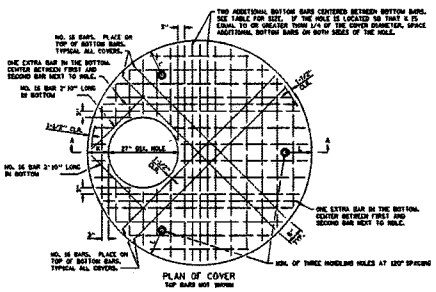
DATE: AUG 2016
SCALE: AS SHOWN
DRAWN BY: RN/MR
CHECKED BY: TTR
FOR NUMBER: 027080738.000

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN

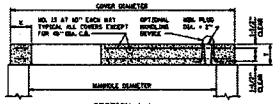
EROSION CONTROL & PARKING DETAILS

SHEET NO. 03
SHEET 03 OF ###

J:\027080-Miscellaneous\027080738-Gander Mountain Property\027080738.000-Gander Mountain Property\CADD\CIVIL\C-DT-027080738.000.dwg Plotted by: Joshua Rahrenack 7/19/2016 7:02:11 PM © 2016 WIDSETH SMITH NOLTING



PLAN OF COVER
TOP BARS NOT SHOWN



SECTION A-A

TABLE

C.B. OR MH. DIA.	COVER DIAMETER	WEIGHT OF SECTION	T	R	L	BOTTOM BARS EACH WAY
① 30"	34"	1050 LBS.	5"	5"	5"	NO. 16 AT 6"
36"	40"	1500 LBS.	5"	5"	5"	NO. 16 AT 6"
42"	72"	2520 LBS.	5"	1'-1"	5"	NO. 16 AT 11"
54"	78"	3020 LBS.	5"	1'-1"	5"	NO. 16 AT 11"
72"	96"	3750 LBS.	5"	1'-3"	5"	NO. 16 AT 1'-1"
78"	96"	3750 LBS.	5"	1'-3"	5"	NO. 16 AT 1'-1"
96"	120"	4400 LBS.	5"	1'-5"	5"	NO. 16 AT 1'-4"
84"	108"	5140 LBS.	5"	1'-5"	5"	NO. 16 AT 1'-4"
90"	120"	5900 LBS.	5"	1'-5"	5"	NO. 16 AT 1'-7"
96"	124"	6170 LBS.	5"	1'-5"	5"	NO. 16 AT 1'-7"
108"	132"	7670 LBS.	5"	1'-5"	5"	NO. 16 AT 1'-7"
120"	144"	10520 LBS.	5"	1'-5"	5"	NO. 16 AT 1'-7"
132"	156"	10520 LBS.	5"	1'-5"	5"	NO. 16 AT 1'-7"

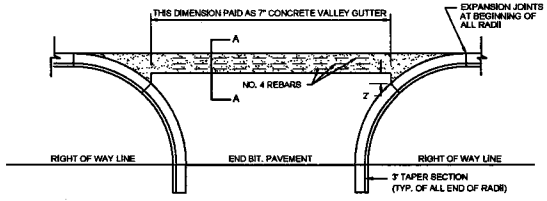
① ONLY NECESSARY TO USE BOTTOM LAYER OF STEEL.

NOTES:
ALL REBARS ARE IN METRIC DESIGNATIONS

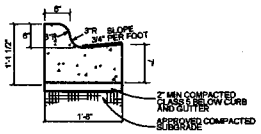
AASHTO H 25 LOADING.
MAXIMUM FILL HEIGHT 15 FT.
THE MIN. 4000 SHALL BE PERMANENTLY MARKED ON THE TOP OF THE COVER.
EQUIVALENT STEEL AREAS IN WIRE MESH MAY BE USED.
REINFORCEMENT PER SPEC. 3301, GRADE 60. ANY SIZED REINFORCEMENT THAT IS WELDED DURING FABRICATION SHALL MEET THE REQUIREMENTS OF ASTM A706.
REFER TO PLANS FOR STEP REQUIREMENTS, HEIGHT, & DIAMETER.
SEE SHEET 0 OF 3-FOR INSTALLATION DETAILS.

DESIGNER NOTE:
WHEN STRUCTURE IS USED AS A CATCH BASIN, GIVE X & Y COORDINATES OF BOTH THE CENTERLINE FOR A, C, T OR S. STRUCTURE AND THE CENTERLINE FOR THE 4020 STRUCTURE.

DESIGNATION:
DESIGN DIA. - STANDARD PLATE EXAMPLE: DESIGN 60 - 4020

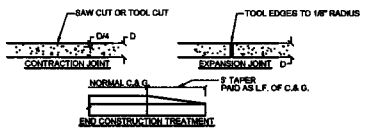


VALLEY GUTTER - PLAN VIEW



B612 CONCRETE CURB & GUTTER DETAIL

NO SCALE



CONCRETE CURB & GUTTER DETAILS

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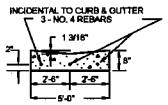
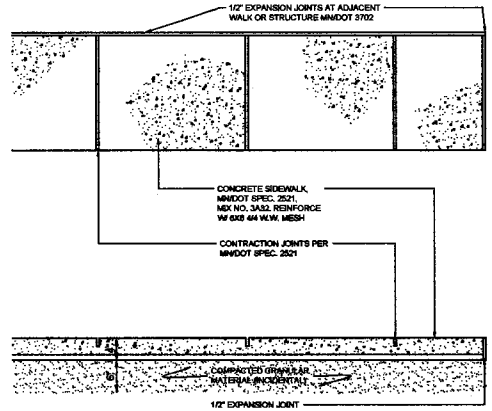
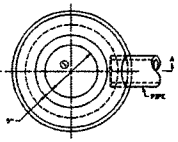


SECTION A-A

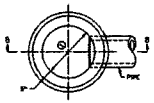


TYPICAL SIDEWALK DETAIL

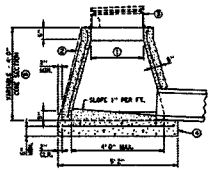
NO SCALE



TOP VIEW
REINFORCEMENT NOT SHOWN

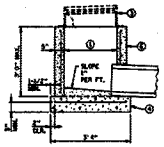


TOP VIEW
REINFORCEMENT NOT SHOWN



SECTION A-A

DESIGN G



SECTION B-B

DESIGN H

NOTES:
REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.

① 2" MIN. OPENING. WHEN GRATE FRAME CASTING NO. 8024 OR NO. 1015 IS USED. SEE STANDARD PLATES CASTING LIST.

② A STRAIGHT TAPERED WALL IS ACCEPTABLE.

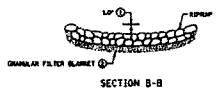
③ REFER TO PLAN FOR EASTING REQUIRED. USE ADJUSTING RINGS WHEN NECESSARY. SEE STANDARD PLATES SHEET. CASTING AND PRECAST CONE. ADJUSTING RINGS SHALL BE 22" ON FULL MONITOR SIZES.

④ A 3in. POURED CONCRETE BASE. NONE REINFORCEMENT. 0.12 SQ. IN. PER FT. IN EACH DIRECTION. AN APPROVED AUTOMATIC PRECAST CONCRETE BASE MAY BE USED.

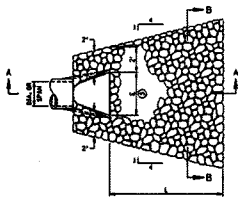
⑤ HEIGHT OF STRUCTURE MAY BE INCREASED UP TO 1 FT. BY THE USE OF A PRECAST SECTION OR CONCRETE BLOCK CONSTRUCTION ABOVE THE CONE SECTION. SEE STANDARD PLATE 4002 FOR BLOCK CONSTRUCTION.

⑥ AS AN ALTERNATE, BRICK OR CONCRETE BLOCK MASONRY MAY BE USED. FOR MATERIALS & CONSTRUCTION METHOD SEE STANDARD PLATE 4002. CONE SECTION DETAILS OF 4002 DO NOT APPLY.

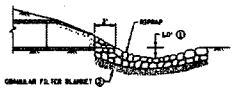
DESIGN G
DESIGN H



SECTION B-B



PLAN



SECTION A-A

TABLE OF QUANTITIES
RIPRAP AT INF. OUTLETS

DIA. OF SIGNIFIC. PIPE (IN.)	L (FT.)	CLASS II 4yd = 1 CY: 8" DEPTH GRANULAR FILTER (CU. YDS.)	CLASS II 4yd = 1 CY: 8" DEPTH GRANULAR FILTER (CU. YDS.)	CLASS III 4yd = 1 CY: 8" DEPTH GRANULAR FILTER (CU. YDS.)	CLASS III 4yd = 1 CY: 8" DEPTH GRANULAR FILTER (CU. YDS.)
12	8	2.5	1.4	4.1	2.3
15	8	2.9	1.6	4.7	2.6
18	10	3.3	1.9	5.3	3.0
21	10	3.8	2.2	6.2	3.5
24	12	4.3	2.4	7.0	4.0
27	12	4.8	2.7	7.8	4.4
30	12	5.3	3.0	8.6	4.9
36	15	6.4	3.7	10.3	5.9
42	15	7.5	4.3	12.0	6.9
48	18	8.6	4.9	13.8	7.9
54	18	9.7	5.6	15.5	8.9
60	20	10.8	6.3	17.2	9.9

PRELIMINARY

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN

APPROACH & STORM DETAILS

DATE: JULY 2016
SCALE: AS SHOWN
DRAWN BY: RN/MR
CHECKED BY: TTR
JOB NUMBER: 027080738.000

DATE	REV#	REVISIONS DESCRIPTION	BY

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.

TIMOTHY T. SHABESH DATE: 07/19/16 LIC. NO. 41998

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

SHEET 04 OF ####

J:\027080-Misc\Sencus\027080738-Gander Mountain Property\027080738.000-Gander Mountain Property\CADD\C-MC-DT-027080738.000.dwg Plotted by: Joshua Rabenseck 7/19/2016 7:02:16 PM © 2016 WIDSETH SMITH NOLTING

STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

Project Location:

The Gander Mountain facility is located within the City of Baxter, MN just north of the intersection of Excelsior Road and Trunk Highway 371. A site location map has been provided detailing the location of the proposed improvements.

Existing Site Description:

Currently the site has an existing building (Gander Mountain building and formerly Ashley Furniture) and a large area of bituminous pavement. The majority of stormwater runoff is directed towards the east end of the property and enters the city storm sewer system without water quality treatment.

Proposed Site Description:

The proposed improvements consist of creating a couple of new lots on the east side of the subject property. Construction will consist of the complete removal and reconstruction of the easterly portion of property that is being platted. The proposal is to construct two new buildings, parking facilities, stormwater treatment area and all other improvements associated with the site. As part of the overall development, stormwater improvements will be constructed on the west side of the current Gander Mountain building for offsetting the reconstruction of the eastern portion of the property. A storm drain outlet will need to be relocated to convey runoff from the existing building into the proposed ponding system for a tradeoff of water quality treatment for the subject plat. The total area of impervious surface will be reduced; therefore, stormwater treatment is not required as part of the NDPES regulations. Permanent stormwater treatment is required through the City of Baxter ordinances. A dry extended detention basin will be constructed on site with an overflow structure connected to the city drainage system. The basin has been adaquately sized to treat runoff from the 100-year 24-hour storm event, which is based on the Atlas 14 rainfall data. A stormwater management plan has been developed and is available upon request and shall be considered part of this SWPPP. The total land disturbance will be approximately 5 acres.

The project will not be disturbing over 10 acres of surface vegetation; therefore, temporary sediment control basins are not needed.

Receiving Waters:

Water Body ID	Water Body Name	Type	Special Water	Impaired Water
N/A	Unnamed	Wetland	N	N

Dates of Construction:

The project will be started April 2017, with construction being completed in December 2017.

Contact Information:

Owner:

Retail Partners Baxter, LLC
Contact: Charlie Vaughn
209 29th Ave. N., Suite 150
Nashville, TN 37203
cvaughn@cherryandassoc.com
(615)-366-1098

Contractor:

TBD after bidding

Estimated Erosion Prevention and Sediment Control Quantities

Item	Estimated Quantity
Stabilized Construction Entrances	2 EA
Seeding	2.0 AC
Inlet Control	7 EA

Dewatering:

It is anticipated that dewatering will be required during portions of the utility installation. The discharge for dewatering can be directed to the city storm sewer system, but measures shall be taken so that erosion does not occur at the discharge of the dewater pipe.

Total disturbed area within project areas are as follows:

Project Disturbed Area =	5.0 AC
Existing Impervious =	3.4 AC
Proposed Impervious Area =	3.4 AC
Temporary Seeding =	3.5 AC

Unique Storm Water Management Features

There are no special or impaired waters within one mile of the project site will receive stormwater runoff.

TMDL Implementation Plans Containing Storm Water Requirements

No TMDL Implementation Plans currently exist for the receiving waters on this project.

Long Term Maintenance

Long term maintenance of the permanent storm water management system will be by Oppidan and Retail Partners Baxter, LLC. The extended detention basin and overflow structure shall be inspected annually. The extended detention basin shall be cleaned and restored to design grade after one third of the effective depth has been filled with sediment.

Erosion Control Supervisor Requirements

The Contractor must identify an Erosion Control Supervisor (ECS) who is knowledgeable and experienced in the application of erosion and sediment control Best Management Practices (BMP's). The ECS must work with the Contractor to oversee and implement the SWPPP, and the installation, inspection, and maintenance of erosion and sediment control BMP's before, during and after construction. The Contractor/ECS is required to comply with the training requirements in Part III.A of the NPDES Permit. The permittee(s) shall ensure that employees are properly trained in the following areas with certification proof provided at the pre-construction conference.

SWPPP Preparation:

Name: Tim Ramerth

Dates of instruction and training specifics are on file at Widseth Smith Nolting and are available upon request.

Site Manager:

Name: __________
Dates of Training: __________
Instructors Name providing Training: __________
Content of Training (incl. hours): __________

BMP Installer:

Name: __________
Dates of Training: __________
Instructors Name providing Training: __________
Content of Training (incl. hours): __________

The Contractor/ECS shall develop a chain of responsibility with all operators on the site to ensure that the SWPPP will be implemented and stay in effect until the project site has undergone Final Stabilization in accordance with Part IV.G of the NPDES Permit and a Notice of Termination (NOT) has been submitted to the MPCA in accordance with Part II.C of the NPDES Permit. The Contractor/ECS must routinely inspect the entire construction site at least once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inch in 24 hours. The Contractor shall take action to eliminate any deficiencies found during these inspections and contact the MPCA if contaminated stormwater has reached any surface water. The Contractor must provide 2 rain gauges to be installed on the construction site. Inspections, maintenance and documentation must be in accordance with the NPDES Permit Part IV.E. See Part III.D of the NPDES Permit for record retention requirements. Copies of the inspection records are to be submitted to the Engineer.

The Contractor/ECS must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMP's, designed to correct problems or address situations in accordance with Part III.A.5 of the NPDES Permit.

Individual Site Plans will be required by the E.C. Supervisor as deemed necessary. Refer to MnDot 1717.

A daily inspection log will be required by the E.C. Supervisor of all sediment, erosion and materials on site (ie: chemicals, etc.). This log shall be presented daily to the observer on site and kept current.

The E.C. Supervisor shall provide an inlet staging schedule and protection plan for the entire project. This plan and schedule shall be presented to the engineer at the pre-construction conference. Minimum requirements of the plan and schedule shall include:

- date of proposed inlet protection device installation
- protection device utilized
- estimated duration of device in operation
- schedule of subsequent devices that will be utilized for inlet protection

The contractor shall have a petroleum release plan and shall have all necessary materials on hand to implement the plan. All employees shall be trained in implementation of the plan. The MPCA shall be informed of any petroleum spills.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

Construction Practices to Minimize Storm Water Contamination

- Stockpiles should be constructed away from slopes and natural drainage ways.
- Collected solid waste, sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- No construction materials can be buried on site.
- Licensed sanitary waste management handler must dispose of sanitary waste.
- Fertilizers must be stored in covered locations.
- Restricted access to chemical storage areas must be provided to prevent vandalism.
- All chemicals must be stored in locked containers when not in use.
- Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge.
- Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- Vehicles must be monitored for leaks and preventative maintenance scheduled.
- Spill kits must be available during equipment fueling and maintenance operations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.
- Asphalt substances must be applied according to manufactures recommendations.
- Spray guns must be cleaned on removable surfaces such as tarpaulins.
- Contractor/Erosion Control Supervisor must make a spill response plan before the application of any chemical that may be harmful to the environment.
- All spills must be reported immediately. Spill cleanup materials must be available on site. Material shall include but not limited to brooms, mops, rags, gloves, absorbent material, sand plastic and metal containers. Spills that reach storm water conveyance systems connected to a Water of the State must be immediately reported to the MPCA State Duty Officer.
- Contractor must control weeds on the entire project site.
- Form release oil must be applied over a pallet covered with absorbent material to collect excess fluid. The absorbent material shall be replaced when saturated.
- Dust control must be provided as conditions warrant.
- If the project is not stabilized before winter conditions stop construction activities, it shall be the contractor's responsibility to ensure sediment does not reach a water of the state. A written plan of this activity shall be presented to the engineer 1 month before expected project shut down for the season occurs. This plan shall include but not be limited to:
  - o date of proposed bmp employment
  - o duration of bmp's employed
  - o schedule of subsequent bmp's employed

Temporary and Permanent Erosion Control Practices

BMP's proposed for temporary and permanent erosion control are shown on the erosion control plan sheets and are further identified as follows:

1. Silt fence shall be installed prior to any upslope disturbance commencing and shall be maintained throughout the life of the project by the grading contractor.
2. Temporary seeding shall be required where construction ceases after 14 days.

Temporary Erosion Control Methods

All disturbed soil areas shall be temporarily mulched with Type 1 mulch within 14 days if the area is not being actively worked. Temporary seed mix 22-111 at a rate of 31 lbs/ac of Pure Live Seed will be used only in cases where disturbed soil areas are anticipated to remain unworked in excess of 14 days prior to placement of Type 1 mulch.

Permanent Erosion Control Methods

Permanent erosion control will be achieved by using Sod. Sodding shall be completed in conformance with MnDOT specifications 2574 and 2575.

Temporary Sediment Control Methods

Silt fence or windrowed topsoil will be used as the primary control. Biorolls will be used as secondary control along each side of roadway at all low points and areas of high velocity drainage to prevent sediment from draining off roadway.

Stabilized construction entrances shall be placed at all locations construction vehicles will be exiting the project area.

Unique Environmental Concerns

There are no wetlands that are adjacent to the project. Special care shall be taken to minimize sediment entering the city storm sewer system.

Timing of BMP Installation

Erosion and sediment control BMP's must be installed as necessary to minimize erosion from disturbed surfaces and capture sediment onsite. All BMP's must conform to Part IV of the NPDES Permit.

Erosion Prevention Practices

The Contractor/ECS is responsible for the Erosion Prevention Practices contained in Part IV.B of the NPDES Permit. The Contractor/ECS must plan for and implement appropriate construction phasing, vegetative buffer strips, horizontal slope grading and other construction practices that minimize erosion. The location of areas not to be disturbed must be delineated (marked) on the development site before work begins.

All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.

The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the construction site, must be stabilized within 200 lineal feet from the property edge, or from the discharge into any surface water. Stabilization must be complete within 24 hours after connecting to surface water.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

Sediment Control Practices

The Contractor/ECS is responsible for the Sediment Control Practices contained in Part IV.C of the NPDES Permit. Sediment Control Practices must be installed on all down gradient perimeters before any upgradient land disturbing activities begin. There shall be no unbroken slope length greater than 75 feet for slopes with a grade of 3:1 or steeper. These practices must remain in place until Final Stabilization has been established in accordance with Part IV.G of the NPDES Permit.

The timing of installation of Sediment Control Practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Short-term activities must be completed as quickly as possible and the practices must be installed immediately after the activity is completed. However, the Sediment Control Practices must be installed before the next precipitation event even if the activity is not complete.

All storm drain inlets must be protected by appropriate BMP's during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be removed if a specific safety concern has been identified and the procedure in Part IV.C.4 of the NPDES Permit is followed.

Temporary soil stockpiles must have super duty silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduit and ditches unless there is a bypass for stormwater.

Vehicle tracking of sediment from the construction site must be minimized by BMP's such as stone or wood chip pads, concrete or steel wash racks, or equivalent systems. Street sweeping with collection must be used if such BMP's are not adequate to prevent sediment from being tracked onto the street (see Part IV.E.4.d of the NPDES Permit).

Dewatering related to the construction activity must comply with Part IV.D of the NPDES Permit. Dewatering discharge that may have turbid or sediment laden discharge must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible and BMP's must be implemented to prevent water containing sediment or other pollutants from being discharged to a Water of the State.

Contractor may construct temporary sedimentation basins in accordance with Part III.B of the NPDES Permit.

Pollution Prevention:

Each contractor on site is individually responsible for maintaining a clean and safe work site. The person responsible shall dispose of all solid waste properly and in compliance with the MPCA disposal requirements. Solid waste includes but is not limited to: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris. The person responsible shall be responsible for all hazardous materials during construction. Oil, gasoline, grease, paint and other hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks and unwanted discharges. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in accordance with the MPCA regulations. External washing of trucks and other construction equipment is prohibited on this project site.

Concrete washout site: all liquid and solid wastes generated by concrete washout operations must be contained in a leak proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter the ground water is considered an impermeable liner. Another option to provide an impermeable basin in sandy soils is to construct a basin 18 inches deep with a minimum size of 12 feet by 14 feet. The basin should then be lined with a 10-mil poly liner that is secured on the perimeter. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with the MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

The following telephone numbers are provided for assistance to the contractors and are not necessarily comprehensive; it is the responsibility of the individual contractor to make sure of proper notification.

Poison Control (800) 222-1222
24 Hour Spill Emergency (800) 422-0798

Payment

Cost for permanent and temporary erosion and sediment control measures shown on the plans will be paid per unit bid prices. The costs to maintain and remove these devices shall be incidental to the bid items. The cost for temporary seeding, soil stabilization, or any additional temporary erosion and sediment control devices shall be paid according to MN/DOT Spec. 2573.5 or 2575.5 as applicable. All costs for documentation required by the Permit shall be incidental to other items unless a specific bid item is established.

Contacts

Agency	Permit	Name	Phone Number
MPCA	NPDES	Jeremy Sanoski	(218) 316-3888
[City]	City	Trevor Walter	(218) 454-5115
SWPPP Design	WSN	Tim Ramerth	(218) 316-3653
EC Supervisor			

Amendments to the SWPPP:

Date:

1.

2.

3.

4.

5.

PRELIMINARY

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

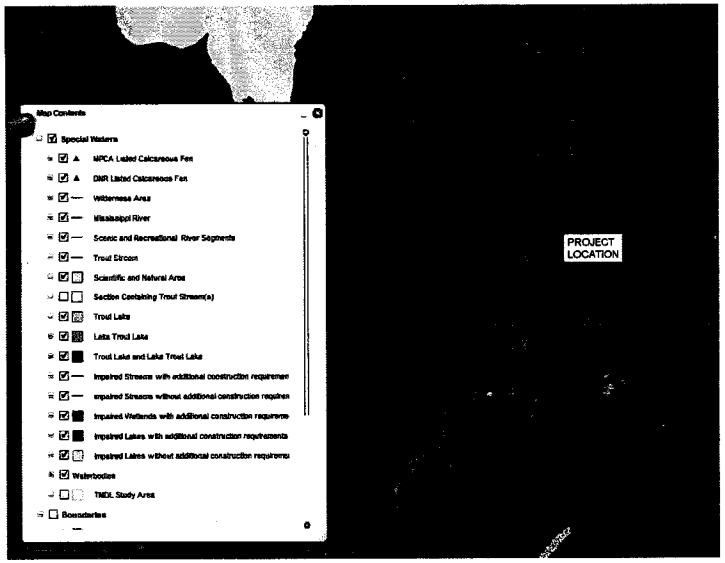
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
TIMOTHY T. RAMERTH DATE: 07/19/16 LIC. NO. 41966

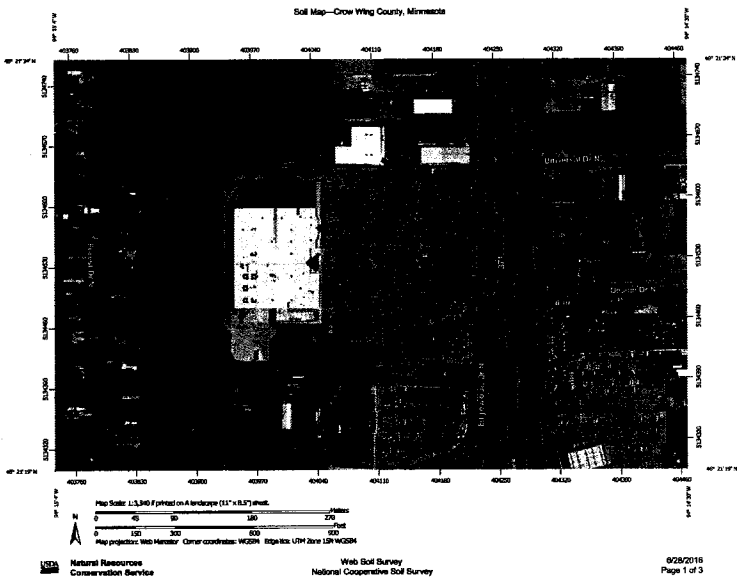
DATE	REV#	REVISIONS DESCRIPTION	BY

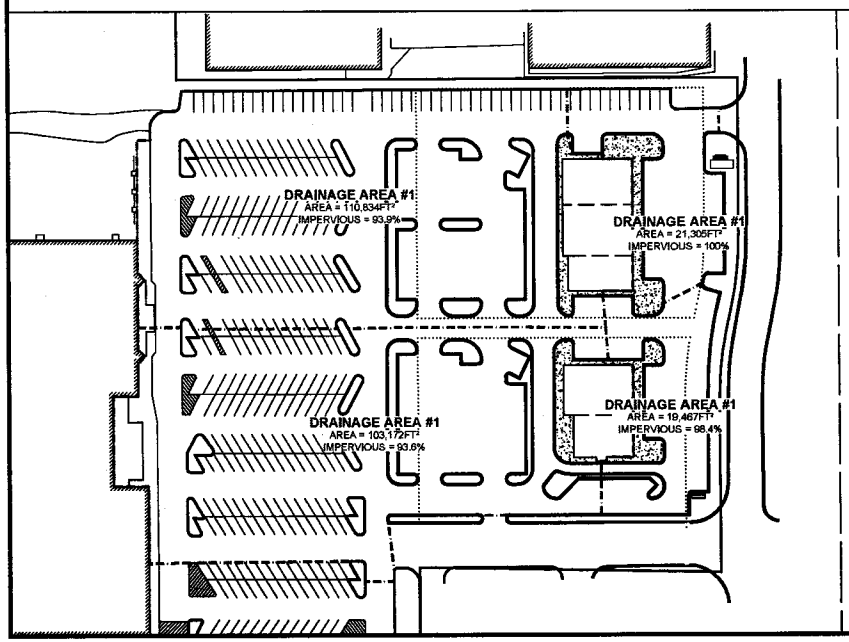
DATE: JULY 2016
SCALE: AS SHOWN
DRAWN BY: RRJ/WR
CHECKED BY: TTR
JOB NUMBER: 0270B0738.000

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN
STORMWATER POLLUTION PREVENTION PLAN - NARRATIVE
SHEET NO. 05

Plotted by: Joshua Rebernack 7/19/2016 7:02:24 PM © 2016 WIDSETH SMITH NOLTING







Soil Map—Crow Wing County, Minnesota

Map Unit Legend

Crow Wing County, Minnesota (MN619)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
D53B	Lougee-Barber-Guida complex, 0 to 6 percent slopes	15.8	27.7%
D58B	Zimmerman-Urban land complex, 0 to 6 percent slopes	1.7	2.9%
D70A	Barber-Urban land complex, 0 to 3 percent slopes	39.7	69.4%
Totals for Area of Interest		57.2	100.0%

Natural Resources Conservation Service
Web Soil Survey
National Cooperative Soil Survey
6/28/2016
Page 3 of 3

J:\02708-Miscellaneous\027080738-Gander Mountain Property\027080738.000-Gander Mountain Property\CADD\CMBC-SW-027080738.000.dwg Plotted by: Joshua Rabenrack 7/19/2016 7:02:28 PM © 2016 WIDSETH SMITH NOLTING

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TIMOTHY T. RAMBERTH DATE: 07/19/16 LIC. NO. 41865

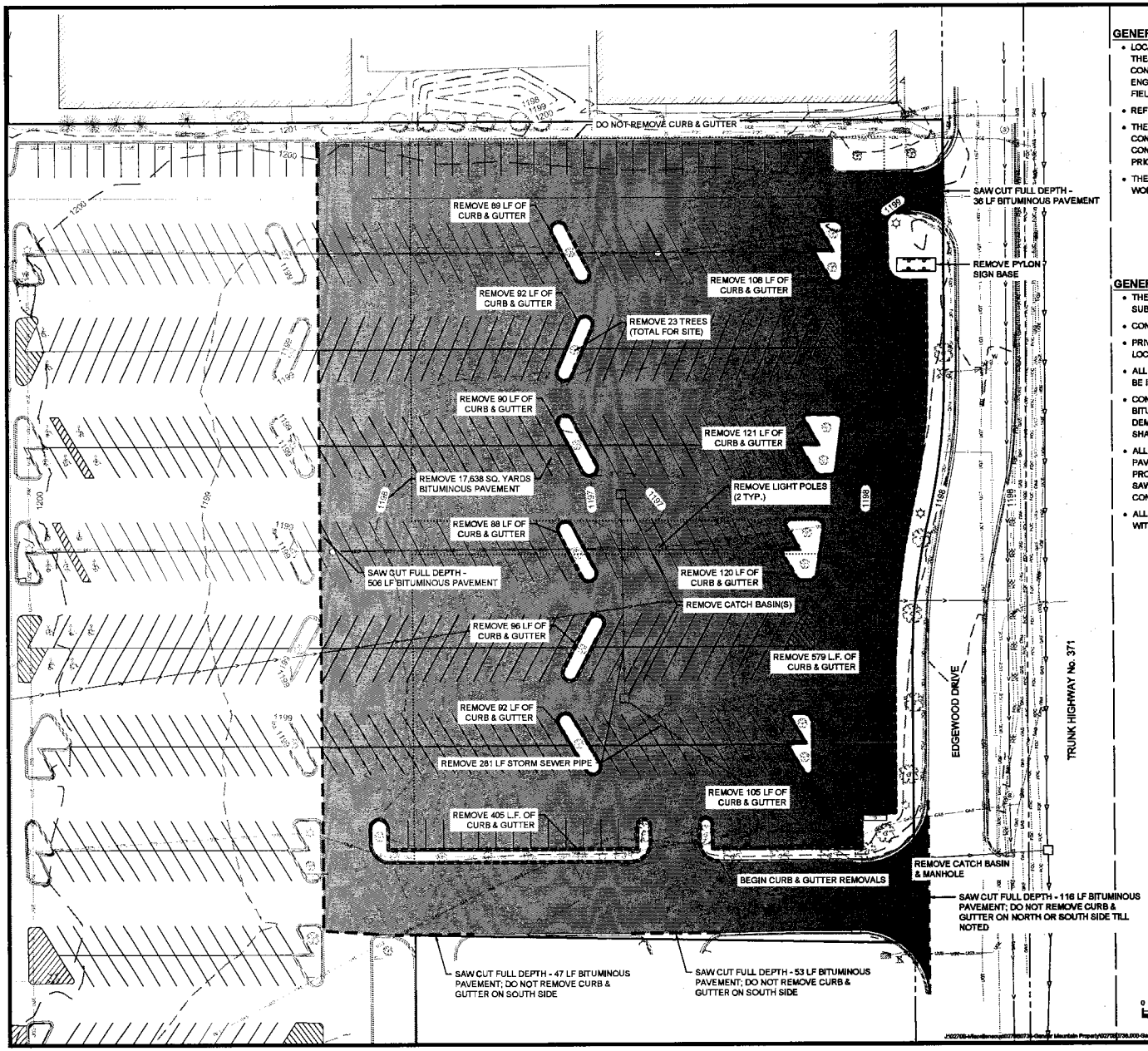
DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: JULY 2016
SCALE: AS SHOWN
DRAWN BY: RAJ/WB
CHECKED BY: TTR
JOB NUMBER: 027080738.000

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN

STORMWATER POLLUTION PREVENTION PLAN - MAPS

SHEET NO.
06



GENERAL NOTES:

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN IN THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES NOTED IN THE FIELD.
- REFER TO THE PLAT FOR LOT LINE BEARINGS, DIMENSIONS, AND AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL AND SHALL BE IN COMPLIANCE WITH THE MINNESOTA UNIFORM TRAFFIC CONTROL DEVICES MANUAL. THE TRAFFIC CONTROL SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSIONS/PERMITS FOR ALL WORK LOCATED OUTSIDE THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.

GENERAL REMOVAL NOTES:

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. SEE SUBSURFACE UTILITY NOTE, THIS SHEET, FOR MORE INFORMATION.
- CONTRACTOR SHALL CALL GOPHER STATE ONE CALL PRIOR TO BEGINNING REMOVALS.
- PRIVATE UTILITY LOCATES ARE TO BE COORDINATED WITH THE ENGINEER. THE PRIVATE LOCATES WILL BE DONE BY GOPHER STATE ONE CALL.
- ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN ARE TO BE IN PLACE PRIOR TO BEGINNING REMOVALS.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, CONCRETE PAVEMENT, BITUMINOUS PAVEMENT, BUILDINGS, LIGHT POLES & BASES, ETC. NOT NOTED FOR DEMOLITION & REMOVAL DURING REMOVALS. ANY DAMAGED STRUCTURES TO REMAIN SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
- ALL SAWCUT EDGES IN CONCRETE WALK, CONCRETE PAVEMENT AND BITUMINOUS PAVEMENT SHALL BE PROTECTED AFTER REMOVALS THROUGH THE DURATION OF THE PROJECT. PAYMENT FOR SAWCUTTING WILL BE MADE ONLY ONCE. ADDITIONAL SAWCUTTING TO MAINTAIN A CLEAN SAWCUT EDGE WILL BE AT THE EXPENSE OF THE CONTRACTOR.
- ALL MATERIALS IDENTIFIED FOR REMOVAL SHALL BE DISPOSED OFF SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS.

PRELIMINARY

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN

EXISTING CONDITIONS & REMOVALS PLAN

DATE: JULY 2015
SCALE: AS SHOWN
DRAWN BY: RR
CHECKED BY: TTR
JOB NUMBER: 027/050726.000

DATE	REVISIONS DESCRIPTION	BY

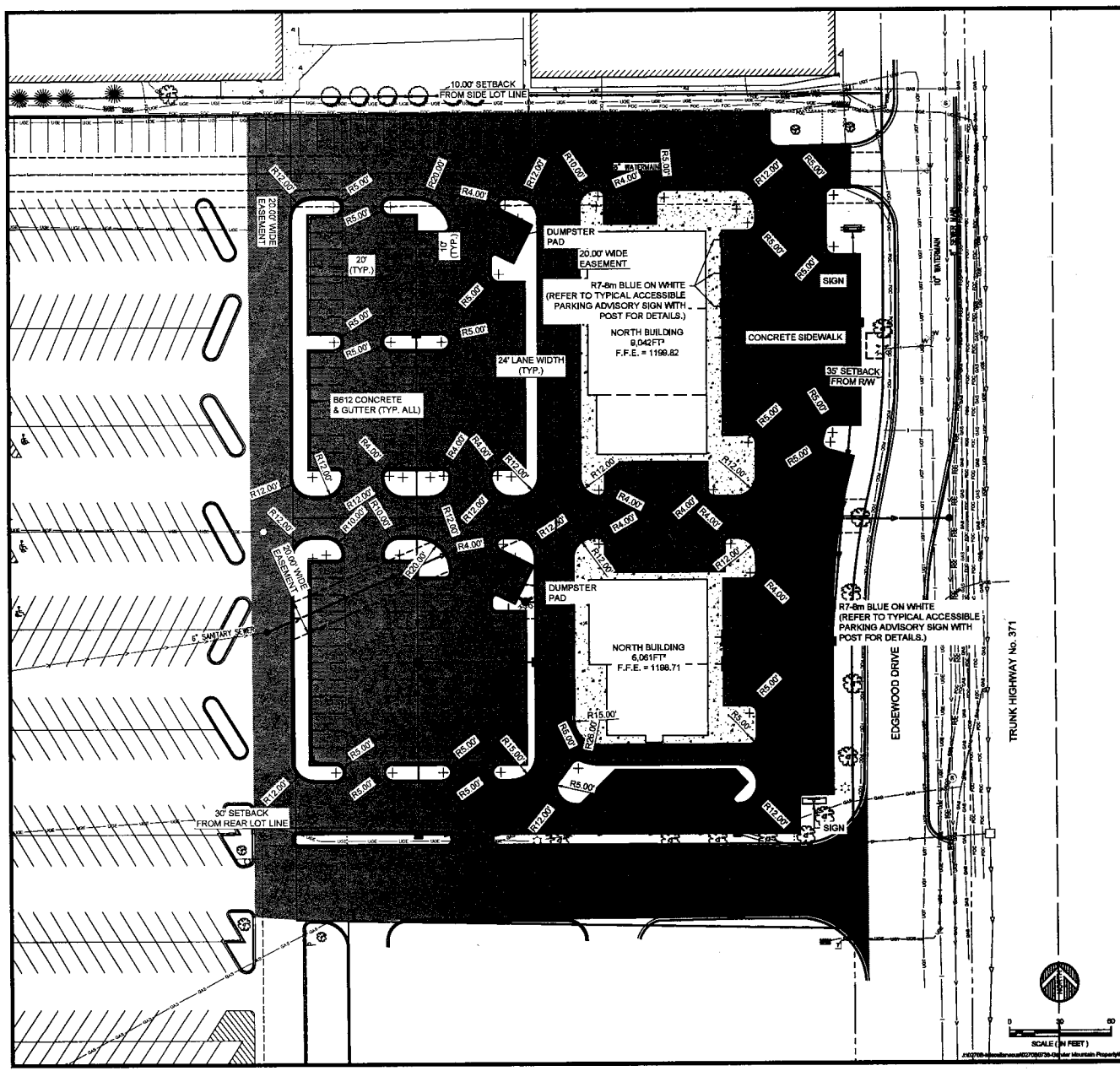
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TIMOTHY T. SMISETH DATE: 07/16/15 LIC. NO. 41898

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

SHEET NO. 07

J:\027050726.000-Gander Mountain Property\CADD\C-MC-DP-027050726.000.dwg Plotted by:Joshua Rahamack 7/16/2015 7:03:01 PM © 2015 WIDSETH SMITH NOLTING



GENERAL SITE NOTES:

- REFER TO THIRD ADDITION OF BAXTER WAL-MART SUBDIVISION FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL CURB RADI ARE 3.0 FEET TO FACE OF CURB UNLESS OTHER NOTED OTHERWISE.
- ALL CURB & GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS WARNING SIGNS, BARRICADES, DIRECTIONAL SIGNS AND FLAGGERS TO CONTROL TRAFFIC MOVEMENT WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MOST RECENT VERSION OF THE MMUTCD.

SUBSURFACE UTILITY NOTE

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02. ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ELEVATION AND LOCATION OF ALL UTILITIES.

GOPHER STATE ONE CALL: 1-800-252-1166

IMPERVIOUS AREA TABLE

ITEM		AREA (FT²)	IMPERVIOUS (%)
PROPERTY AREA	=	166,628	
PROPOSED AREAS			
NORTH BUILDING	=	9,043	5.43%
SOUTH BUILDING	=	6,061	3.64%
NORTH CONCRETE WALK/PATIO	=	5,255	3.15%
SOUTH CONCRETE WALK/PATIO	=	4,009	2.41%
BITMUNINOUS PARKING (W/ GUTTER)	=	124,750	74.87%
TOTAL EXISTING IMPERVIOUS		149,118	89.49%

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TIMOTHY T. RAMENTH DATE: 07/19/16 LIC. NO. 41966

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: JULY 2016
SCALE: AS SHOWN
DRAWN BY: RRU/RR
CHECKED BY: TTR
JOB NUMBER: 027080736.000

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN
SITE PLAN

SHEET NO. 08

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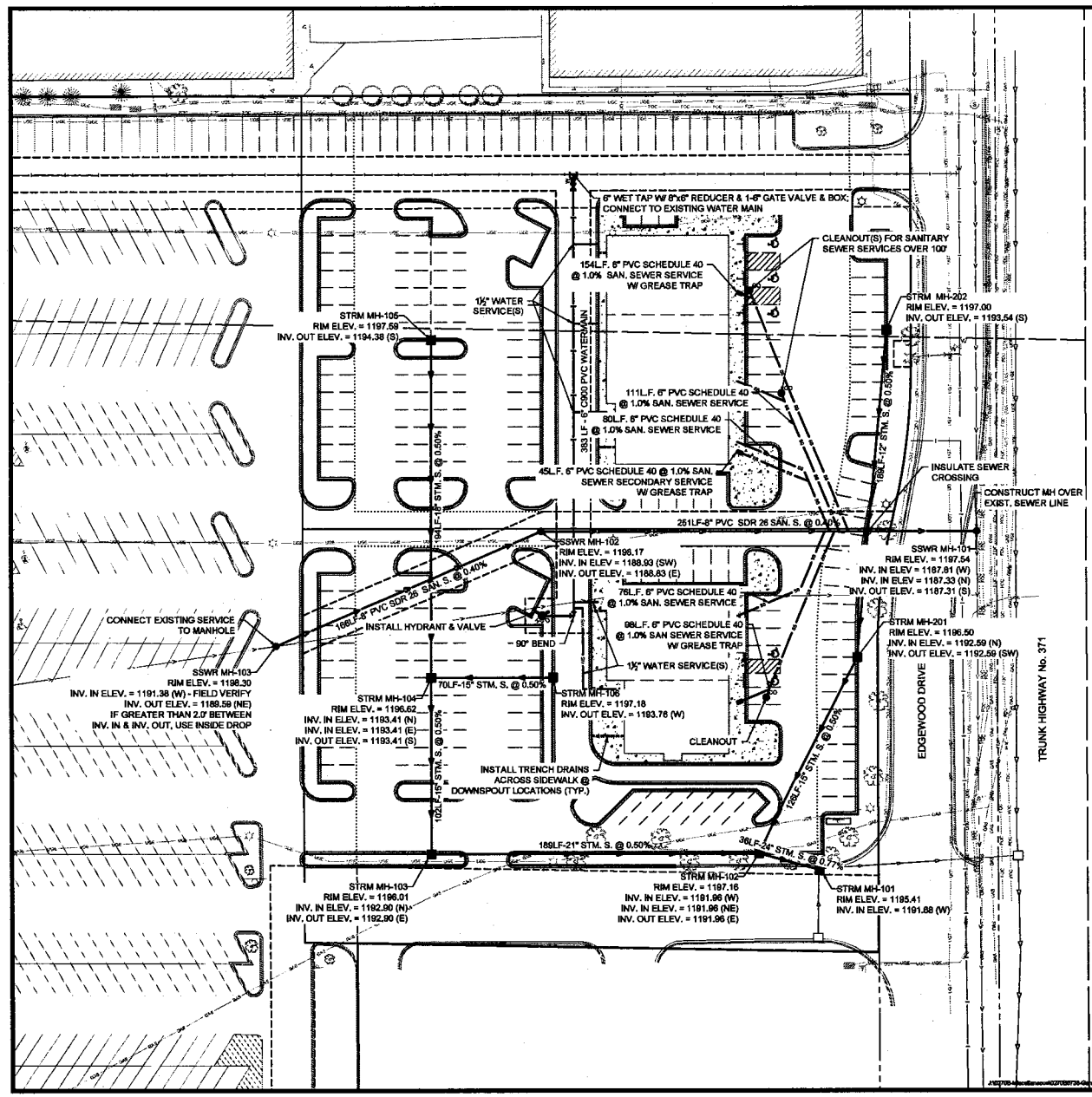

GENERAL NOTES:

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN IN THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES NOTED IN THE FIELD.
- REFER TO THE PLAT FOR LOT LINE BEARINGS, DIMENSIONS, AND AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL AND SHALL BE IN COMPLIANCE WITH THE MINNESOTA UNIFORM TRAFFIC CONTROL DEVICES MANUAL. THE TRAFFIC CONTROL SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSIONS/PERMITS FOR ALL WORK LOCATED OUTSIDE THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

GENERAL UTILITY NOTES:

- THE ENGINEER HAS MADE AN ATTEMPT TO SHOW ALL PUBLIC UTILITIES WITHIN THE CONSTRUCTION LIMITS OF THIS PROJECT. PUBLIC UTILITIES SHOWN ON THIS PLAN WERE DRAWN USING FIELD SURVEY INFORMATION AND MAPS PROVIDED TO THE ENGINEER BY THE UTILITY COMPANIES AS A RESULT OF A GOPHER STATE ONE CALL DESIGN LOCATE REQUEST. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THESE LOCATIONS PRIOR TO BIDDING AND CONSTRUCTING THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION LOCATES AND SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48-HOURS BEFORE CONSTRUCTION.
- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-.2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION FO EXISTING SUBSURFACE UTILITY DATA".
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL / SURFACE RESTORATION, WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PUBLISHED BY THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA AND TO THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION, 2005 EDITION. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY AND THE MINNESOTA PLUMBING CODE.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE THE PROPERTY LIMITS.
- COORDINATE SERVICE LOCATION ENTRIES WITH THE MECHANICAL ENGINEER.
- WATER SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM OF 8.5 FEET OF COVER.
- RIM ELEVATIONS REFLECT A SUMP OF 0.05 FEET.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM OF 18 INCH VERTICAL SEPARATION SHALL BE REQUIRED AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER AND STORM SEWER.
- UTILITY SERVICES TERMINATE 5 FEET OUTSIDE THE BUILDING WALL UNLESS OTHERWISE STATED. SEE ARCHITECTURAL PLAN OR MECHANICAL PLAN FOR EXACT LOCATION AND CONSTRUCTION DETAILS FROM BUILDING WALL TO 5 FEET OUTSIDE BUILDING WALL.
- HDPE STORM SEWER PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S WITH WATER TIGHT JOINTS. PVC STORM SEWER SHALL BE SCHEDULE 40 PIPE. FLARED ENDS SHALL BE RCP WITH TRASH GUARDS AND RIP RAP.

PRELIMINARY

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

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TIMOTHY T. RABENHORST — DATE: 07/16/18 — LIC. NO. 41996

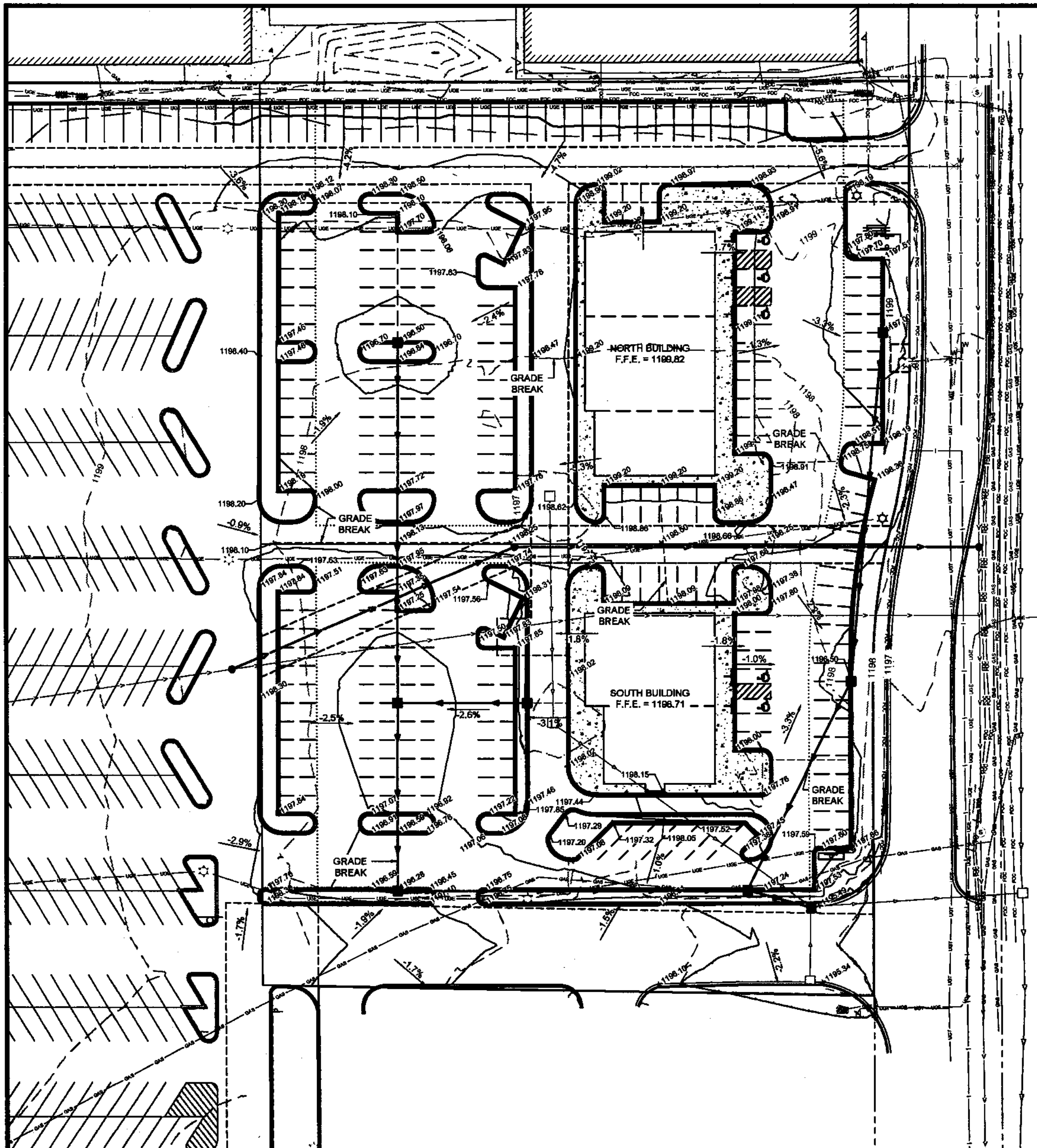
DATE	BY	REVISIONS DESCRIPTION

DATE: JULY 2018
SCALE: AS SHOWN
DRAWN BY: RR
CHECKED BY: TTR
JOB NUMBER: 027080738.000

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN
UTILITY PLAN

SHEET NO. 09

J:\027080738 Gander Mountain Property\027080738.000-Gander Mountain Property\CADD\CMBC-UT-027080738.000.dwg Plotted by: Joshua Rabenhorst 7/16/2018 7:04:38 PM © 2016 WIDSETH SMITH NOLTING



GENERAL NOTES:

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN IN THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES NOTED IN THE FIELD.
- REFER TO THE PLAT FOR LOT LINE BEARINGS, DIMENSIONS, AND AREAS.
- REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF RAMPS AND EXITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL AND SHALL BE IN COMPLIANCE WITH THE MINNESOTA UNIFORM TRAFFIC CONTROL DEVICES MANUAL. THE TRAFFIC CONTROL SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSIONS/PERMITS FOR ALL WORK LOCATED OUTSIDE THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

GENERAL GRADING NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS, BACK OF CURB ELEVATIONS, AND FINISHED SURFACE GRADE, UNLESS OTHERWISE NOTED.
- ALL STREETS UTILIZED FOR PROJECT CONSTRUCTION MUST BE CLEANED AT THE END OF EACH DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO THE DETAILS TO REDUCE TRACKING OF SEDIMENT ONTO PUBLIC STREETS. STREET SWEEPING MAY BE NECESSARY AND WILL BE CONSIDERED INCIDENTAL.
- ALL EXPOSED SOILS MUST BE STABILIZED WITHIN 14 CALENDAR DAYS OF ROUGH GRADE COMPLETION OF AFTER CONSTRUCTION TERMINATES. ALL STOCKPILES SHALL HAVE ADEQUATE SEDIMENT TRAPPING SYSTEMS INSTALLED AROUND THEM.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE NOTED ON THE PLANS.
- INLET PROTECTION SHALL BE INSTALLED AT ALL STORM SEWER INLETS WHICH HAVE A POTENTIAL TO RECEIVE RUNOFF FROM THE CONSTRUCTION SITE.
- ALL UNPAVED ARES THAT ARE DISTURBED SHALL BE RESTORED WITH 4 INCHES OF TOPSOIL.
- POSTIVE DRAINAGE FROM THE SITE SHALL BE PROVIDED AT ALL TIMES.

NORTH

0 30 60

SCALE (IN FEET)

J:\0270B-Milwaukee\...\0270B0738-Gander Mountain Property\0270B0738.000-Gander Mountain Property\CADD\Civil\C-GR-0270B0738.000.dwg Plotted by:Joshua Rabenack 7/19/2016 7:05:20 PM © 2016 WIDSETH SMITH NOLTING

PRELIMINARY

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN

GRADING PLAN - MAIN

SHEET NO. 10

DATE	JULY 2016
SCALE:	AS SHOWN
DRAWN BY:	RR
CHECKED BY:	TTR
JOB NUMBER:	0270B0738.000

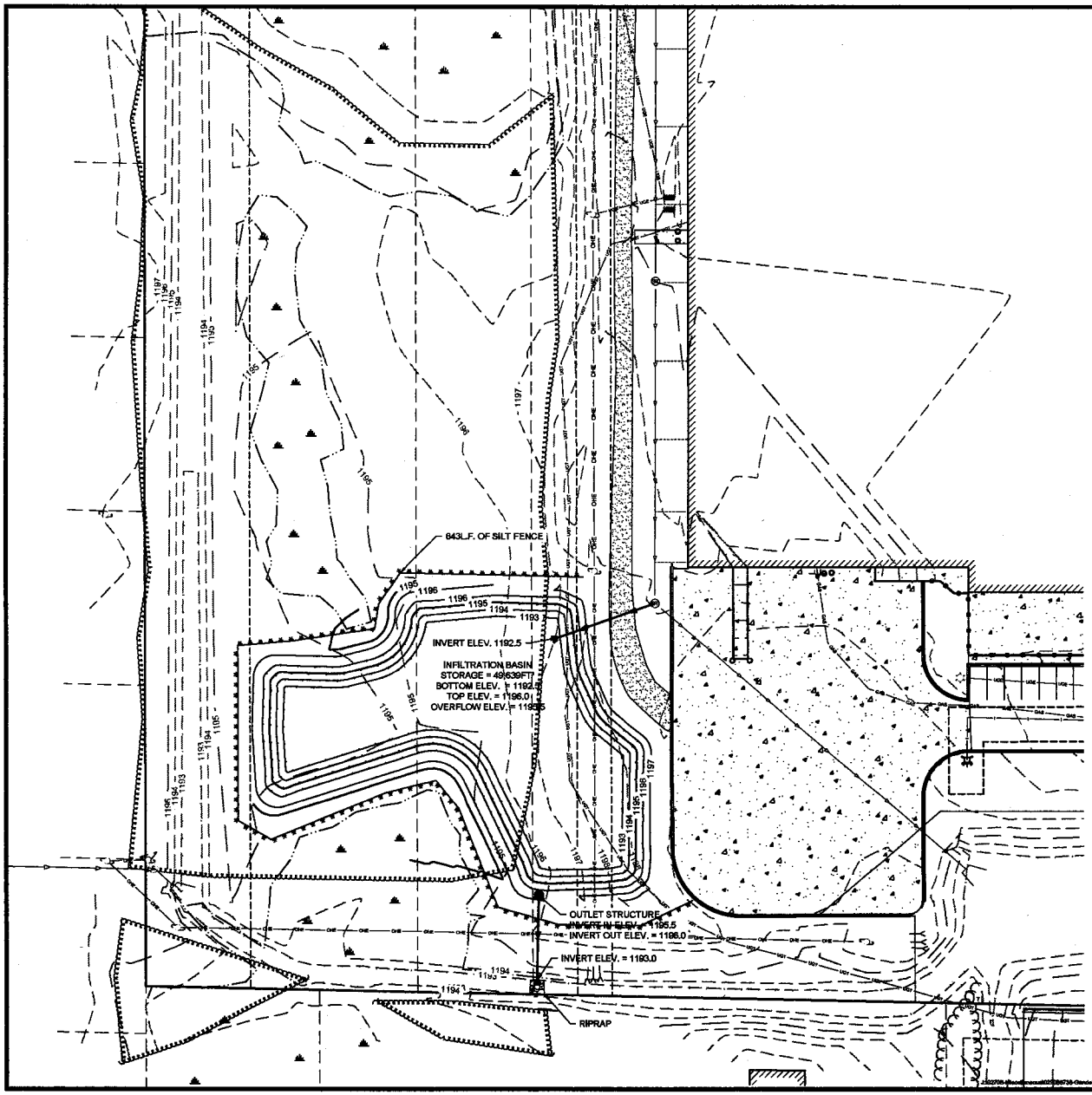
DATE	REV#	REVISIONS DESCRIPTION	BY

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.

TIMOTHY T. RAMERTH DATE: 07/19/16 LIC. NO. 41986

WIDSETH SMITH NOLTING

Engineering | Architecture | Surveying | Environmental



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STORMWATER BASIN STORAGE

CONTOUR ELEVATION (FT)	CONTOUR AREA (FT²)	INCREMENTAL STORAGE (FT²)	TOTAL STORAGE (FT³)
1192.50	12,738		
1193.00	13,957	6,674	6,674
1194.00	16,493	15,225	21,899
1195.00	19,150	17,822	39,720
1195.50	20,523	9,918	49,639

0 30 60
SCALE (IN FEET)

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TIMOTHY T. RAMEETH DATE: 07/18/16 LIC. NO. 41860

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: JULY 2016
SCALE: AS SHOWN
DRAWN BY: BRAWN
CHECKED BY: TTR
JOB NUMBER: 027060738.000

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN

GRADING PLAN - BASIN

SHEET NO.
11

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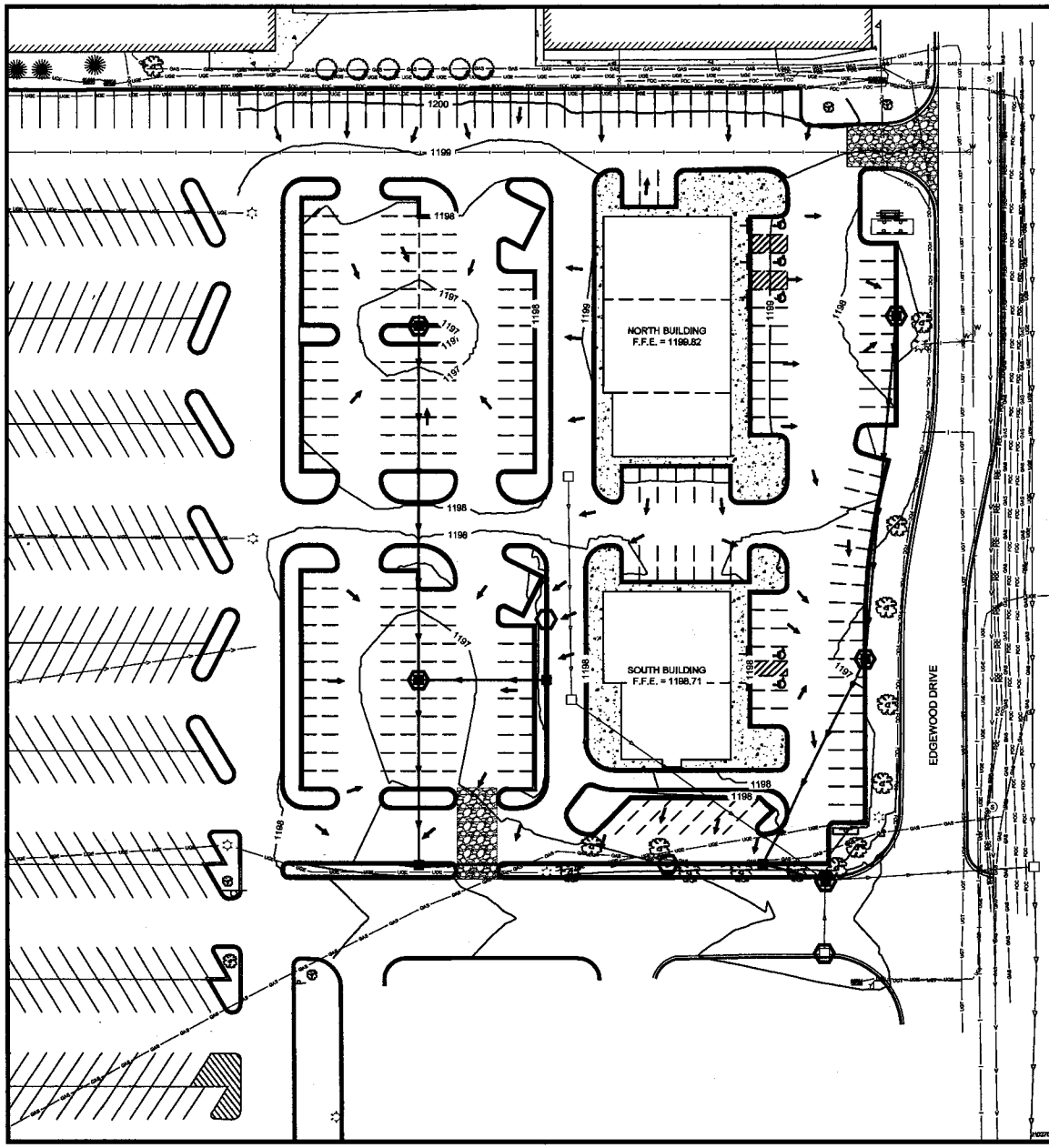

GENERAL NOTES:

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GENERAL EROSION CONTROL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPPDES) PERMIT REQUIREMENTS.
- ALL SILT FENCE AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. MAINTENANCE AND REMOVAL OF SEDIMENT CONTROL DEVICES SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS UTILIZED FOR PROJECT CONSTRUCTION MUST BE CLEANED AT THE END OF EACH DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO THE DETAILS TO REDUCE TRACKING OF SEDIMENT ONTO PUBLIC STREETS. STREET SWEEPING MAY BE NECESSARY AND WILL BE CONSIDERED INCIDENTAL.
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- ALL AREAS TO BE ESTABLISHED TO GRASS COVER SHALL RECEIVE 4" OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- INLET PROTECTION SHALL BE INSTALLED AT ALL STORM SEWER INLETS WHICH HAVE A POTENTIAL TO RECEIVE RUNOFF FROM THE CONSTRUCTION SITE.

NORTH

0 30 60
SCALE (IN FEET)

PRELIMINARY

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

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TIMOTHY T. RAMSETH DATE: 07/18/16 LIC. NO. 41996

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: JULY 2016
SCALE: AS SHOWN
DRAWN BY: RSUNA
CHECKED BY: TTR
JOB NUMBER: 027060738.000

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN

EROSION CONTROL PLAN

SHEET NO.
12

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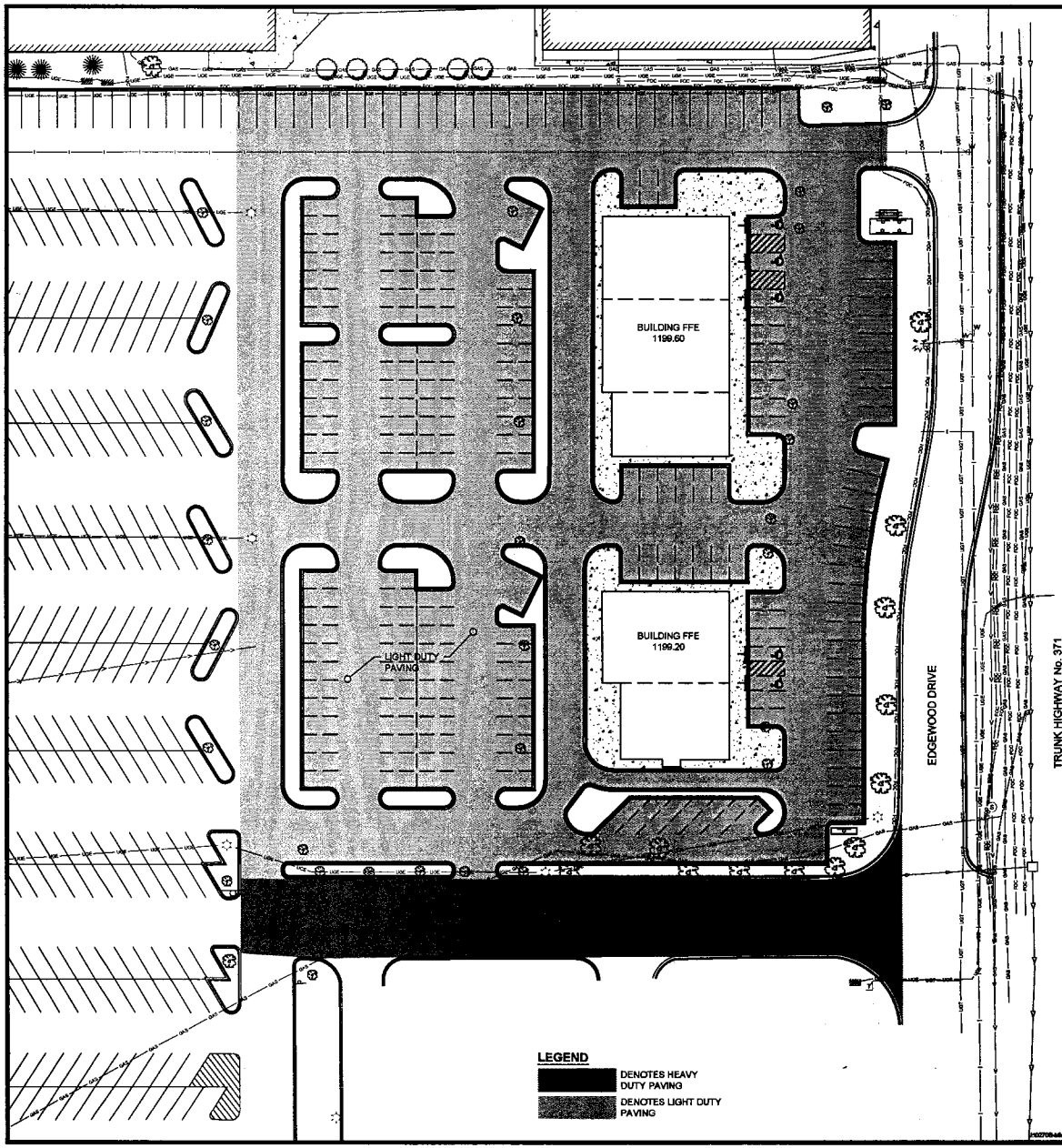
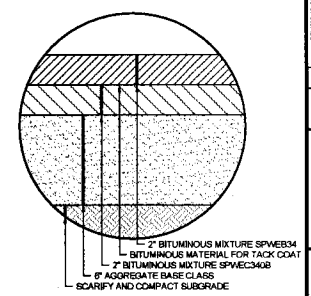
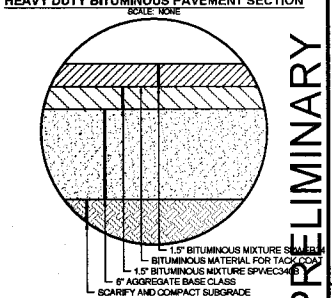


GENERAL PAVING NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR, BY CALLING GOPHER STATE ONE CALL AT 1-800-252-1166.
- REFER TO PROJECT ARCHITECTURAL DRAWINGS FOR DETAIL DIMENSIONS OF BUILDING, CANOPIES, RECEIVING AND REFUSE/RECYCLING PLATFORMS AND/OR ENCLOSURES AND CONCRETE WORK SURROUNDING BUILDING.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL INSTALL ALL UTILITIES AND CONDUITS PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER.
- ALL CURB RADII SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.



HEAVY DUTY BITUMINOUS PAVEMENT SECTION
SCALE: NONE



LIGHT DUTY BITUMINOUS PAVEMENT SECTION
SCALE: NONE

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TIMOTHY T. RAMERTH DATE: 07/19/16 LIC. NO. 41966

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: JULY 2016
SCALE: AS SHOWN
DRAWN BY: RRJ/WR
CHECKED BY: TTR
JOB NUMBER: 0270B0738.000

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN
PAVING PLAN

SHEET NO.
13

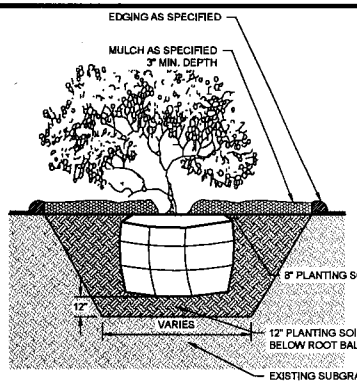
Plotted by: Joshua Rahermade 7/19/2016 7:06:50 PM © 2016 WIDSETH SMITH NOLTING

GENERAL NOTES:

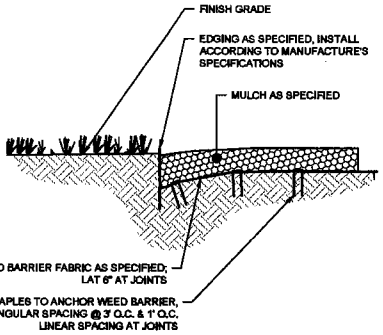
1. REMOVE ALL BURLAP FROM THE TOP OF ROOT BALL. REMOVE ALL GREEN TREATED BURLAP. REMOVE ALL PLANT IDENTIFICATION TAGS FROM ALL PLANT MATERIALS.
2. KEEP ALL PLANT MATERIALS MOIST AND SHADED UNTIL PLANTED.
3. FOR CONTAINER PLANTS: MAKE 4 TO 5 VERTICAL CUTS IN ROOT BALL AFTER PLANT HAS BEEN REMOVED. MAKE CUTS 1/2" DEEP. PLANT IMMEDIATELY.
4. SPREAD MULCH SO THAT IT IS NOT IN CONTACT WITH WOODY BASE OF PLANT.
5. MULCH AT BASE OF TREES 5'-0" DIAMETER RING WHERE TREES ARE LOCATED IN OPEN GRASS AREAS.
6. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
7. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
8. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE.
9. FINE GRADING AND EDGING SHALL BE APPROVED PRIOR TO PLANTING OPERATIONS.
10. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES. NOTIFY THE ARCHITECT SHOULD CONFLICTS ARISE.
11. UNLESS OTHERWISE NOTED, FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 3" DEPTH MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1 1/2" DEPTH) WITHIN 2" OF PAVING.
12. ALL EXISTING TREES, SHRUBS, VINES AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER.
13. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
14. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURB AND GUTTER, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO THESE ITEM SHALL BE REPAIRED AT NO COST TO OWNER.
15. UNDERGROUND SERVICES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
16. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIALS ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING OF WORK.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY HAVE OCCURRED PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
18. EXISTING TREES OR SIGNIFICANT SHRUB MASSING FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO REMOVAL.
19. EXISTING TREES TO REMAIN, UPON DIRECTION OF ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
20. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. DETAILS TAKE PRECEDENCE OVER NOTES.
21. IT IS CONTRACTOR'S RESPONSIBILITY TO SALVAGE TREES INDICATED ON PLAN,VERIFY EXACT PLANT TYPE, KEEP MOIST AND IN GOOD CONDITION DURING CONSTRUCTION, AND REPLANT ACCORDING TO PLANTING PLAN.

GENERAL NOTES:

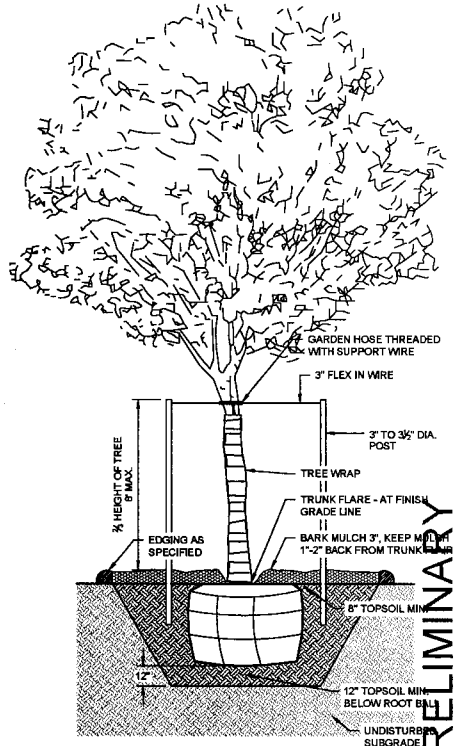
1. LANDSCAPE CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM ARCHITECT PRIOR TO INSTALLATION.
2. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE ARCHITECT'S REQUEST PRIOR TO INSTALLATION. OBTAIN APPROVAL OF PLANT LAYOUT FROM ARCHITECT PRIOR TO PLANTING.
3. MULCH AREAS IDENTIFIED ARE TO RECEIVE 80% 2" - 4" RIVER ROCK AND 20% 1 1/2" ROCK MULCH OVER 4 OZ. WEED FABRIC, DEWITT "WEED BARRIER' OR APPROVED EQUAL.
4. ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
5. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY.
6. LANDSCAPE CONTRACTOR SHALL THOROUGHLY LOOSEN ANY COMPACTED SUBGRADES PRIOR TO PLACING TOPSOIL, TO A MINIMUM DEPTH OF 10". ROLL SUBGRADES TO PREVENT SETTLING.
7. CONTRACTOR WITH RE-USE EXISTING TOPSOIL FROM SITE AND BRING TO FINISH GRADE WITH 4" OF TOPSOIL IN ALL LAWN AREAS, AND 12" OF TOPSOIL IN ALL PLANTING BED NOT ADJACENT TO BUILDING.
8. LANDSCAPE CONTRACTOR SHALL REMOVE SOD, CONTAMINATED SOILS, MISCELLANEOUS WASTE MATERIALS FROM AREAS TO BE PLANTED AND SEEDED. CONTRACTOR SHALL LOOSEN COMPACTED SUBSOILS BY TILLING AND IMPORT NEW TOPSOIL AS REQUIRED TO RESTORE GRADES AND MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING. VERIFY FINAL LIMITS OF AREAS WITH ARCHITECT PRIOR TO COMMENCING. OPERATIONS.
9. KEEP ALL PLANT MATERIALS MOIST AND SHADED UNTIL PLANTED.
10. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS GRANTED BY THE ARCHITECT TO THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID.
11. PLANT MATERIALS TO BE INSTALLED PER PLANT DETAILS.
12. PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OR OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 10 OZ. PER 2.0" CALIPER TREE AND 6 OZ. PER SHRUB.
13. PLANTING AREAS RECEIVING ANNUALS SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST AND 10 PARTS SAND.
14. PERENNIAL AND SHRUB BEDS ARE TO RECEIVE APPLICATION OF PRE - EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) FOLLOWED BY 4" DEEP MULCH.
15. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
16. CONTRACTOR SHALL HAVE SUFFICIENT WATERING EQUIPMENT AND/OR FORCES AVAILABLE TO COMPLETELY WATER ALL PLANT MATERIALS ONCE EACH WEEK THROUGH THE WARRANTY PERIOD. WATERING INTERVALS SHALL BE VARIED AND BASED ON PREVAILING MOISTURE AND WEATHER CONDITIONS.
17. NO SOIL IS TO BE PLACED ON TOP OF WEED BARRIER FABRIC.



SHRUB PLANTING DETAIL
SCALE: NONE



EDGING, FABRIC & MULCH DETAIL
SCALE: NONE



TREE PLANTING DETAIL
SCALE: NONE

PRELIMINARY

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

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TIMOTHY T. SAMSETH — DATE: 07/14/16 — LIC. NO. 41566

DATE	REV#	REVISION DESCRIPTION	BY

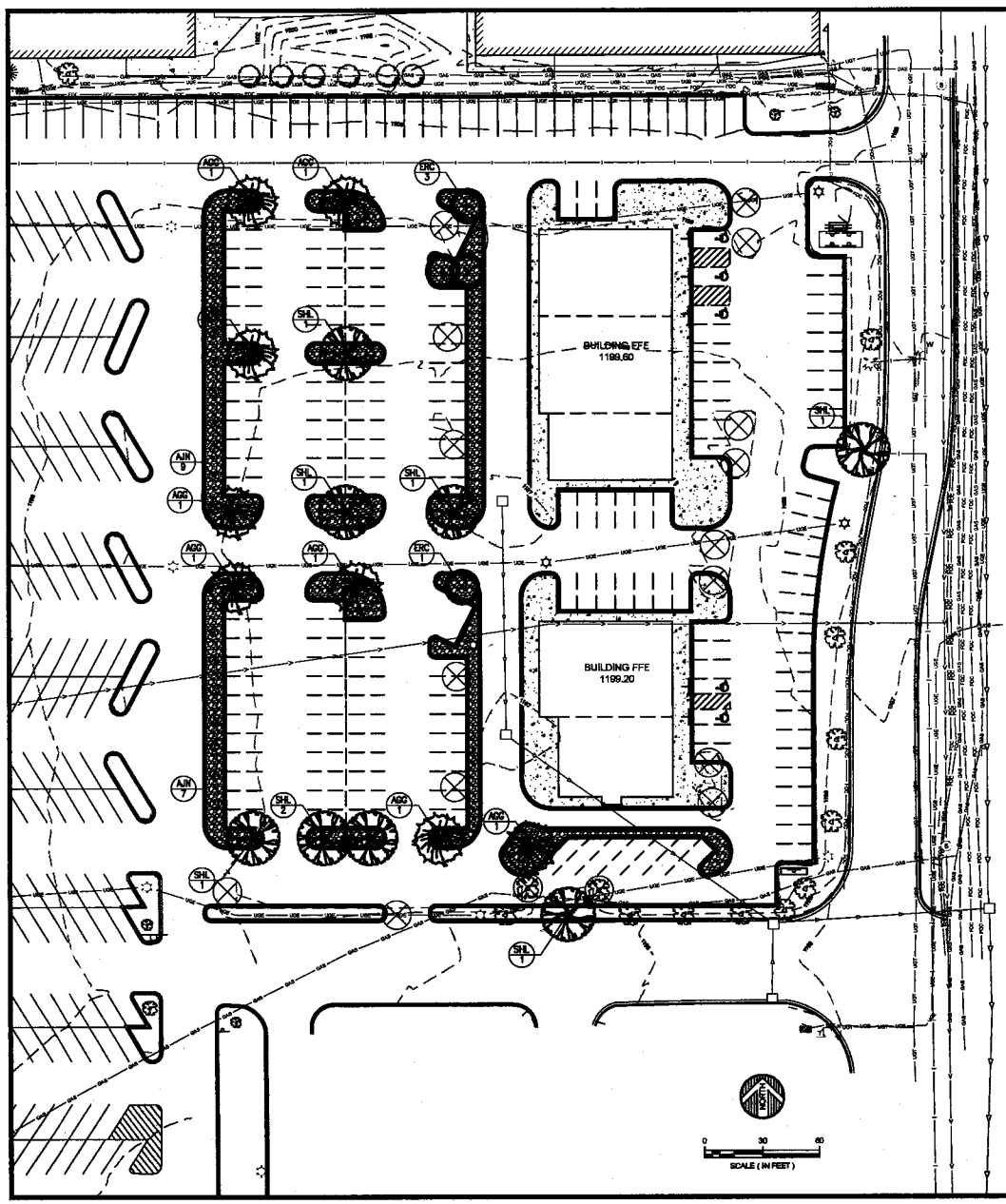
DATE: JULY 2016
SCALE: AS SHOWN
DRAWN BY: BSAWR
CHECKED BY: TTS
JOB NUMBER: 027060738.000

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN

LANDSCAPING NOTES & DETAILS

SHEET NO. 14

J:\027060738-Miscellaneous\027060738-Gander Mountain Property\027060738.000-Gander Mountain Property\CAD\Civil\C-LS-027060738.000.dwg Plotted by:Joshua Rabenstack 7/18/2016 7:07:28 PM © 2016 WIDSETH SMITH NOLTING



PLANT SCHEDULE

ITEM	SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MIN. SIZE	MAX. SIZE	ROOT
OVERSTORY TREES							
	SHL	Shademaster Honey Locust	Gleditsia triacanthos var. inermis 'Shademaster'	9	2 CAL	H: 50-60' W: 30-35'	BALL
	AGG	Autumn Gold Ginko	Ginko biloba 'Autumn Gold'	7	2 CAL	H: 50' W: 30'	BALL
CONIFEROUS TREES							
	ERC	Eastern Red Cedar	Juniperous virginiana	4	6 FT	H: 30-50' W: 8-20'	BALL
SHRUBS							
	JN	Jubilee Ninebark	Physocarpus opulifolius 'Jefam'	16	2 Gal	H: 5-6' W: 4'	CONT.

SYMBOLS LEGEND

- SHADE TREE
- SHADE TREE
- EXISTING TREE
- CONIFEROUS TREE
- SHRUB
- EXISTING SHRUB
- RIVER ROCK 2" - 4" STONES
- GT 1 — PLANT SYMBOL (SEE SCHEDULE) / QUANTITY, THIS LOCATION
- REMOVE TREE

LANDSCAPE PLANTING REQUIREMENTS

BASE REQUIREMENTS:

OVERSTORY TREES

1 TREE / 1500 SQ.FT. TOTAL BUILDING AREA

BUILDING SQ.FT. 15000 = 10 TREES

1 TREE / 75 L.F. OF STREET FRONTAGE (ALL STREETS)

STREET FRONTAGE L.F. 495 = 6 TREES

OVERSTORY TREE COUNT = 16 TREES 30% MUST BE CONIFEROUS

OVERSTORY TREE TOTAL 12 DECIDUOUS

4 CONIFEROUS

PARKING LOT REQUIREMENTS

1 TREE / 10 PARKING SPACES

PARKING SPACES 194 = 19.4 TREES

SHRUBS

1 SHRUB / 45 L.F. OF SITE PERIMETER

SITE PERIMETER L.F. = 39.93 SHRUBS

SHRUB COUNT = 39.93 SHRUBS

OVERSTORY TREE EQUIVALENCY

ORNAMENTAL TREES = 2 TO 1 OVERSTORY TREE

SHRUBS = 10 TO 1 OVERSTORY TREE

TOTAL TREES REQUIRED = 35

PROPOSED TREES = 20 (2 ORNAMENTAL TREES = 1 OVERSTORY TREES)

EXISTING TREES = 17 (1 OVERSTORY TREE = 10 SHRUBS)

TOTAL SHRUBS REQUIRED = 39

PROPOSED SHRUBS = 16 (10 SHRUBS = 1 OVERSTORY TREES)

EXISTING SHRUBS = 6

PRELIMINARY

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

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.

TIMOTHY T. RAMBETH DATE: 07/19/16 LIC. NO. 41886

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: JULY 2016
SCALE: AS SHOWN
DRAWN BY: RRJWR
CHECKED BY: TTR
JOB NUMBER 027080738.000

GANDER MOUNTAIN PROPERTY
RETAIL PARTNERS DEVELOPMENT, LLC
BAXTER, MN

LANDSCAPING PLAN

SHEET NO.
15

J:\027080-Miscellaneous\027080738-Gander Mountain Property\027080738.000-Gander Mountain Property\CADD\CMSC-LS-027080738.000.dwg Plotted by:Joshua Rabenhack 7/19/2016 7:07:32 PM © 2016 WIDSETH SMITH NOLTING