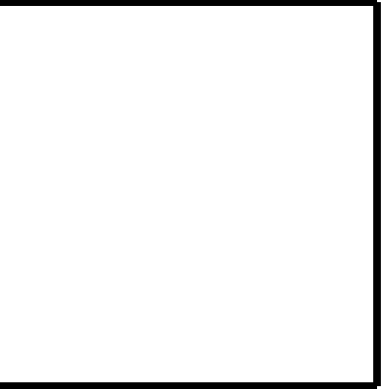


EXISTING SITE LEGEND

CONTROL / BENCHMARK POINT DATA					
POINT NO.	FEATURE	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	CP	194692.279	487519.037	938.66	12" NAIL
2	CP	194631.866	487970.221	935.34	12" NAIL
3	CP	195020.566	487577.468	940.54	12" NAIL
4	CP	194720.443	487807.817	938.50	12" NAIL
50	BM	194598.047	488011.517	937.52	TNH
1002	BM	194692.284	487504.493	941.50	
1003	BM	194775.492	487380.480	946.50	
1242	BM	194938.493	487500.909	945.51	

NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE



MARK	DATE	DESCRIPTION

LAKE ELMO INDEPENDENT LIVING, LLC

NEW INDEPENDENT LIVING FACILITY

LAKE ELMO, MINNESOTA

AVRES
ASSOCIATES

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AVRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AVRES ASSOCIATES.

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54701
(715) 834-3161

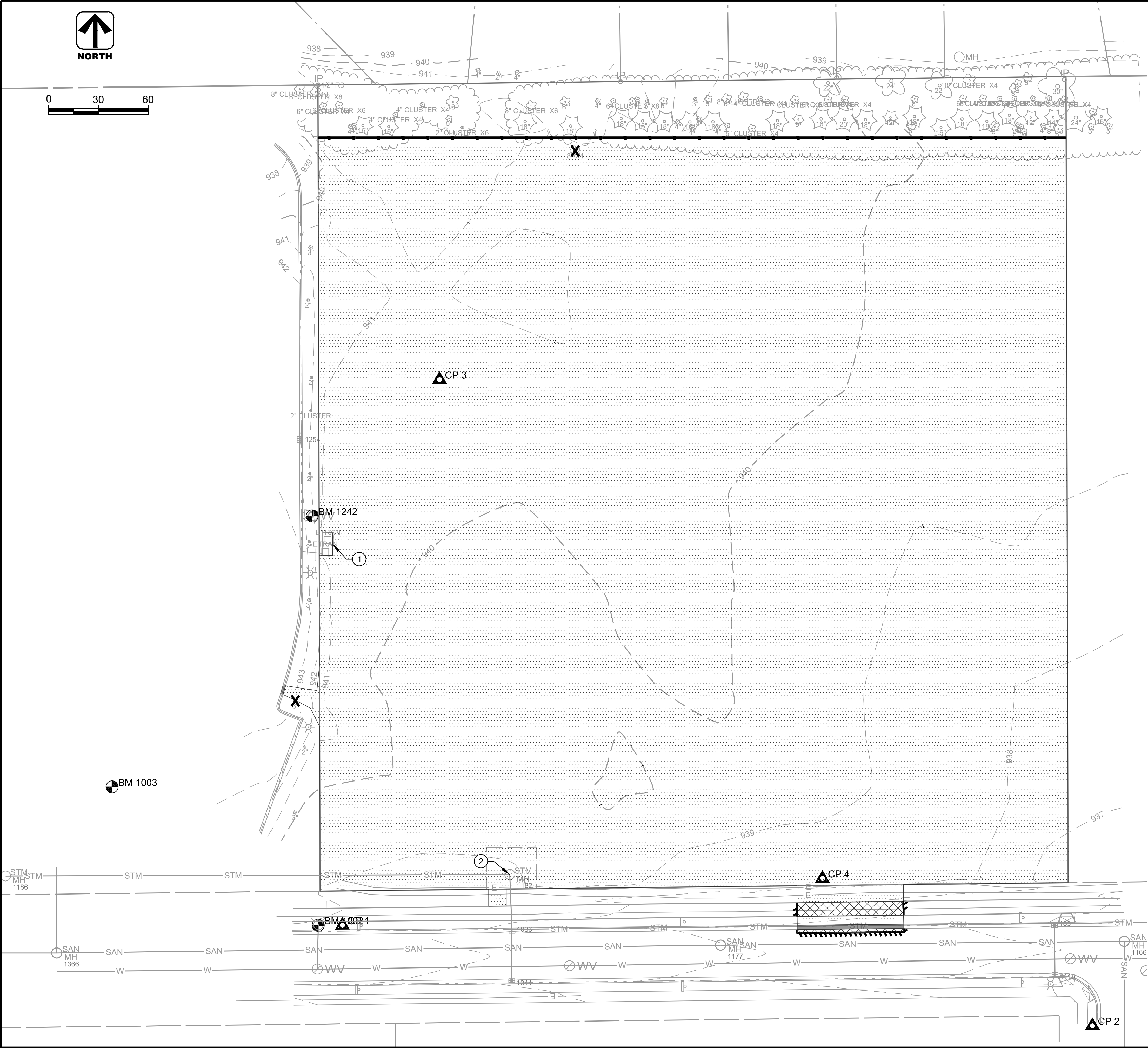
River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54022
(715) 426-4808
Fax: (715) 426-5666

09.12.2019

PROJECT No: 08-1893.00

EXISTING SITE PLAN

C100



SITE DEMOLITION LEGEND

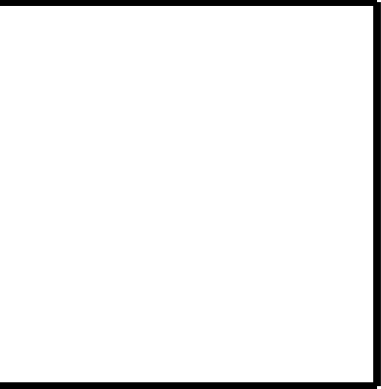
- REMOVE EXISTING ASPHALT
- REMOVE GRASS AND TOPSOIL
- REMOVE CURB AND GUTTER TO NEAREST JOINT
- CLEAR AND GRUB TREE
- SAWCUT
- INSTALL CONSTRUCTION FENCING TO PROTECT TREES

DEMOLITION NOTES

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND RETENTION AND INFILTRATION NETWORK AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED: SEE SITE WORK SPECIFICATIONS.
- B. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- C. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- D. ENGINEERS NOTICE TO CONTRACTOR
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.
- E. ALL PAVEMENT REMOVALS WITHIN PUBLIC RIGHT OF WAY SHALL BE REPLACED IN-KIND AND REMOVALS SHALL BE ACCOMPANIED BY A FULL DEPTH SAW CUT AND MILLED BITUMINOUS STEP JOINT PER CITY OF LAKE ELMO STANDARD DETAILS.
- F. ALL EXISTING TREES TO BE PROTECTED PER TREE PROTECTION DETAIL.
- G. SAWCUTS SHALL BE FULL PAVEMENT DEPTH

PROTECTION NOTES

- PROTECT ALL UNDERGROUND UTILITIES AND UTILITY STRUCTURES THAT ARE NOT SHOWN AS REMOVED OR ABANDONED IN PLACE
- PROTECT ALL REMAINING TREES. EQUIPMENT AND MATERIALS SHALL NOT BE STORED WITHIN DRIP LINES OF REMAINING TREES
- PROTECT CONCRETE TRANSFORMER PAD
- PROTECT STORM MANHOLE



MARK	DATE	DESCRIPTION

Lake Elmo Independent Living, LLC

New Independent Living Facility

Lake Elmo, Minnesota

NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE

AVRES ASSOCIATES

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54701
(715) 834-3161

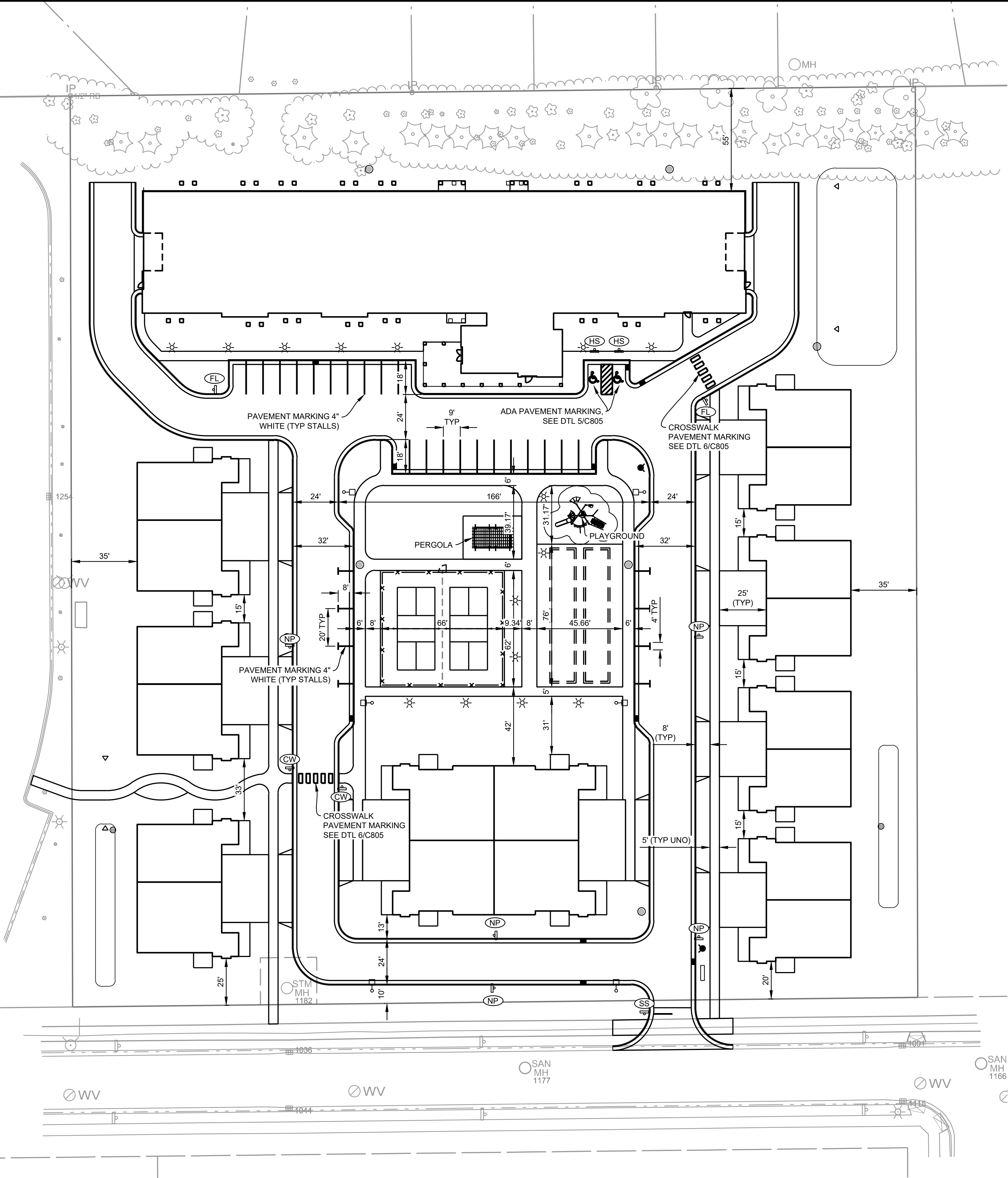
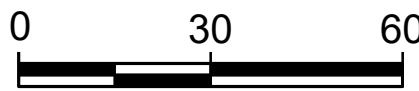
River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54022
(715) 426-4808
Fax: (715) 426-5666

09.12.2019

PROJECT No: 08-1893.00

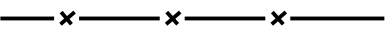
SITE DEMOLITION PLAN

C200



SITE LAYOUT LEGEND

10'H CHAIN LINK FENCE, SEE DTLs 1/C804 & 2/C804



CROSSWALK SIGNS, SEE DTL 4/C805



STOP SIGN, SEE DTL 1/C805



NO PARKING / FIRE LANE SIGN, SEE DTL 3/C805



HANDICAPPED PARKING SIGN, SEE DTL 2/C805



NO PARKING SIGN, SEE DTL 7/C805



PED LIGHT BOLLARD, SEE ELECTRICAL PLANS



LIGHT POLES TO MATCH PHASE 1, SEE ELECTRICAL PLANS



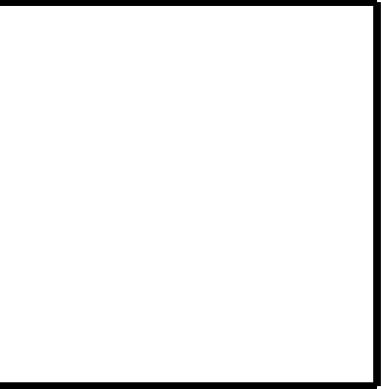
STANDARD PLAN NOTES

- 1. STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN.
- 2. ALL SIGNS MUST MEET MMUTCD.
- 3. ALL SIGN SHEATHING TO BE TYPE IX DIAMOND GRADE (DG3).
- 4. SIGN POSTS TO BE SQUARE TUBE SIGN STANDARD WITH OMNI BASE.
- 5. DEVELOPER TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS.
- 6. POLY PREFORMED PAVEMENT MATERIAL SHALL BE USED FOR ALL PAVEMENT SYMBOLS.
- 7. EPOXY RESIN AND DROP-ON-GLASS BEADS FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF MnDOT "SPECIFICATIONS FOR CONSTRUCTION, 2018 EDITION".

PARKING DATA

	SITE	APARTMENTS	TWIN HOMES	TOTAL	REQUIRED
STANDARD PARKING (9'X18')	33	40	42	115	
ACCESSIBLE PARKING (9'X18')	2	2		4	

NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE



MARK	DATE	DESCRIPTION

LAKE ELMO INDEPENDENT LIVING, LLC
NEW INDEPENDENT LIVING FACILITY
LAKE ELMO, MINNESOTA

AVRES
ASSOCIATES

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AVRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AVRES ASSOCIATES.

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54601
(715) 834-3161

River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54022
(715) 426-4908
Fax: (715) 426-5666

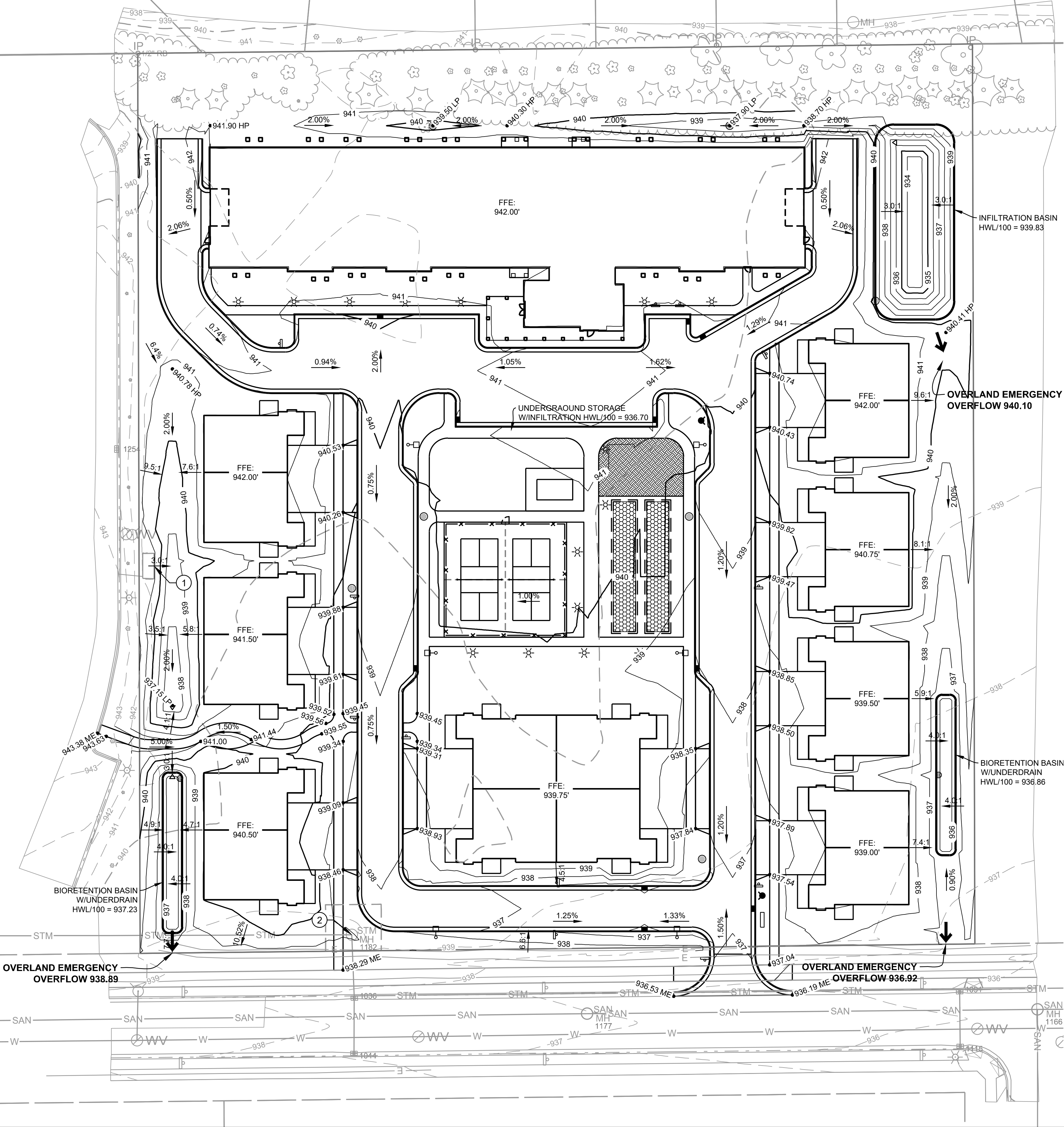
09.12.2019
PROJECT No: 08-1893.00

SITE PLAN LAYOUT

C300



0 30 60



SITE GRADING LEGEND

- SPOT ELEVATION (EDGE OF PAVEMENT UNLESS OTHERWISE NOTED) • 920.00
- MATCH EXISTING SPOT ELEVATION (EDGE OF PAVEMENT UNLESS OTHERWISE NOTED) • 920.00 ME
- TOP OF CURB ELEVATION • TC 920.00
- SURFACE SLOPE 0.6%
- NEW CONTOURS 670, 669
- EXISTING CONTOURS 670, 669

PROTECTION NOTES

- PROTECT ALL UNDERGROUND UTILITIES AND UTILITY STRUCTURES THAT ARE NOT SHOWN AS REMOVED OR ABANDONED IN PLACE
- PROTECT ALL REMAINING TREES. EQUIPMENT AND MATERIALS SHALL NOT BE STORED WITHIN DRIP LINES OF REMAINING TREES
- PROTECT CONCRETE TRANSFORMER PAD
- PROTECT STORM MANHOLE

LAKE ELMO INDEPENDENT LIVING, LLC
NEW INDEPENDENT LIVING FACILITY
LAKE ELMO, MINNESOTA

AVRES
ASSOCIATES

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AVRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AVRES ASSOCIATES.

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54701
(715) 834-3161

River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54222
(715) 426-4808
Fax: (715) 426-5666

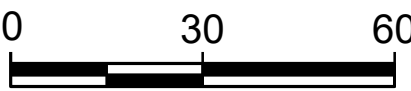
09.12.2019

PROJECT No: 08-1893.00

SITE GRADING PLAN

C400

NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE



NEW UTILITY STRUCTURES

AEW1, 12" A.E., SEE DETAIL 7/C803
S 937.15 SEE DETAIL 7/C803

AEW2, 12" A.E., SEE DETAIL 7/C803
N 936.70

S01
INL 2X3-FT
CASTING - H
TC 936.39
N 933.97 (12")

S08
INL 2.5-FT
CASTING - B
RIM 938.00
NE 934.35 (12")

S15
INL 2X2.5-FT
CASTING - S
TC 941.15
W 936.11 (12")
NE 936.11 (12")
S 936.11 (12")

S02
INL 2X3-FT
CASTING - H
TC 935.92
S 933.88 (12")
NE 933.88 (12")

S09
INL 2X2.5-FT
CASTING - S
TC 938.71
SW 933.79 (12")
E 933.79 (15")

S03
INL 2X3-FT
CASTING - H
TC 937.02
NW 933.89 (12")

S10
INL 2.5-FT
CASTING - B
RIM 939.44
S 933.24 (15")
N 933.24 (12")
W 933.21 (15")

S17
INL 2.5-FT
CASTING - B
RIM 939.77
W 936.70 (12")

S04
INL 2.5-FT
CASTING - B
RIM 937.50
SE 933.74 (12")
SW 933.74 (12")
N 933.74 (12")

S11
INL 2X2.5-FT
CASTING - S
TC 939.82
SE 936.82 (12")

S18
INL 2.5-FT
CASTING - B
RIM 939.83
E 933.06 (15")
SW 933.06 (15")

S05
INL 2.5-FT
CASTING - B
RIM 937.00
W 934.07 (12")

S12
INL 2X2.5-FT
CASTING - S
TC 940.98
NW 936.54 (12")
E 936.54 (12")

S19
INL 2.5-FT
CASTING - B
RIM 939.76
NE 932.93 (15")
S 932.93 (15")

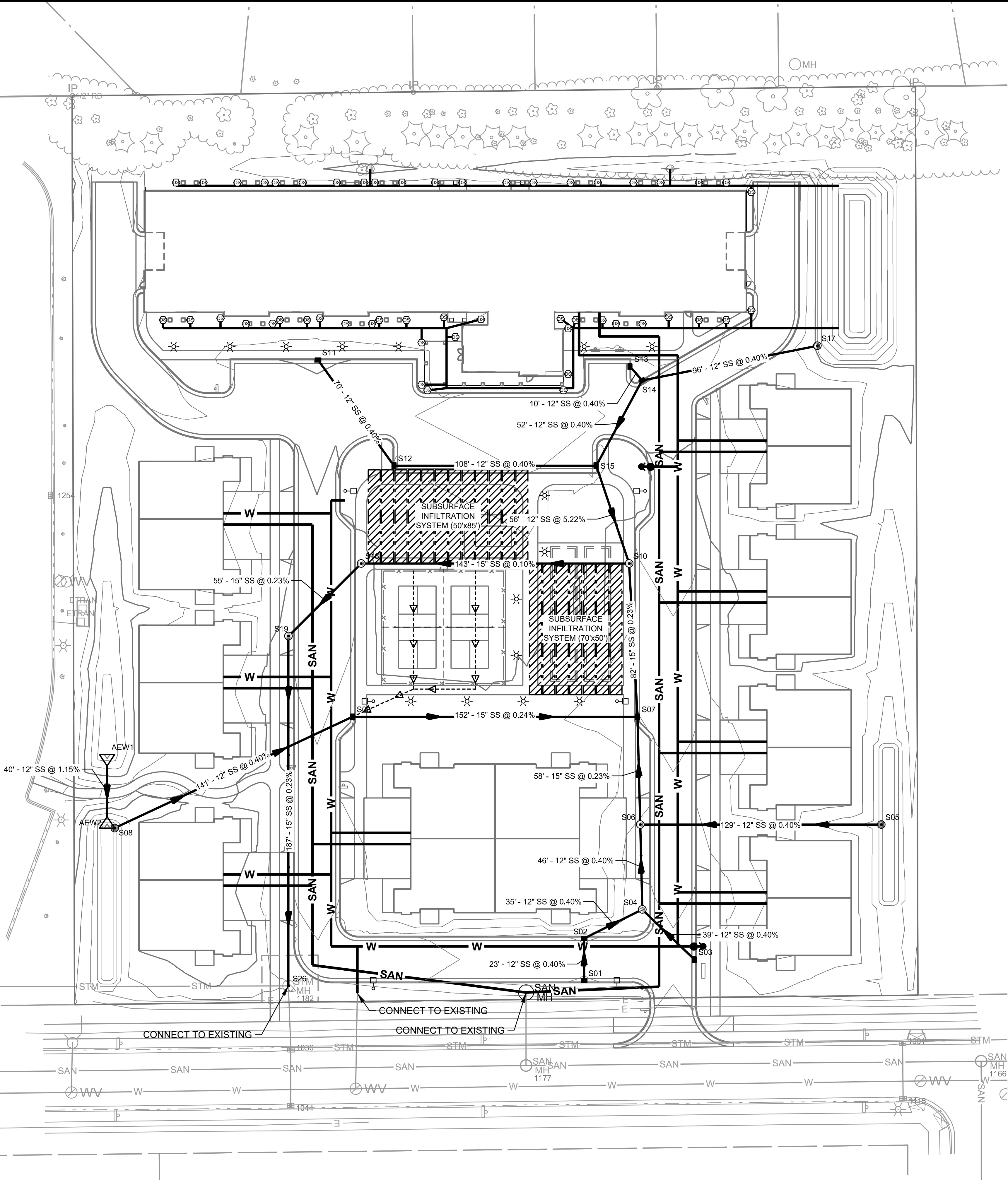
S06
INL 2.5-FT
CASTING - B
RIM 937.96
S 933.56 (12")
E 933.56 (12")
N 933.56 (15")

S13
INL 2X2.5-FT
CASTING - S
TC 940.43
SE 936.36 (12")

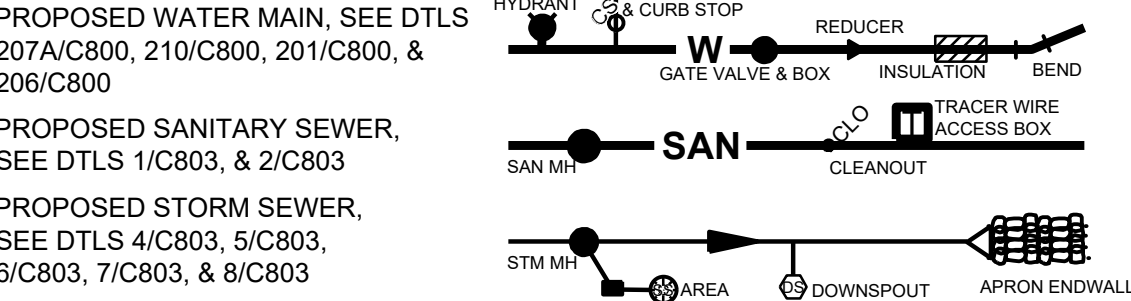
S26
???
CASTING - ???
RIM 933.73
N 932.50 (15")

S07
INL 2X2.5-FT
CASTING - S
TC 937.95
S 933.43 (15")
W 933.43 (15")
N 933.43 (15")

S14
INL 2X2.5-FT
CASTING - S
TC 940.28
NW 936.32 (12")
E 936.32 (12")
SW 936.32 (12")



SITE UTILITIES LEGEND



PROPOSED 4" UNDERDRAIN

PED LIGHT BOLLARD, SEE ELECTRICAL PLANS

LIGHT POLES TO MATCH PHASE 1,
SEE ELECTRICAL PLANS

GENERAL WATERMAIN NOTES

1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
3. WATERMAIN SHALL BE DUCTILE IRON PIPE, ENCASED IN POLYETHYLENE, CLASS-S2
4. ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2.A.1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
5. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
6. GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC 2611.2.C.2.
7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
8. BUTTERFLY VALVES SHALL BE MUELLER LINEAL III, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2611.2.C3.
9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
10. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
11. HYDRANTS SHALL BE WATEROUS "PACER," MODEL WB-67 OR APPROVED EQUAL, FITTED WITH FH 800 SERIES FLEX STAKE AND PAINTED RED.
12. HYDRANT'S SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (I.D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE (MODEL WB-67) AND PENTAGON NUT END CAP.
13. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1-FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.

GENERAL SANITARY SEWER NOTES

1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 103 "GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE)"
3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MMDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERTIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
9. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
10. ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATERTIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.
12. ALL MAINLINE SANITARY SEWER AND SERVICES SHALL HAVE TRACER WIRE PER CITY SPECIFICATIONS AND DETAILS.

GENERAL STORM SEWER NOTES

1. ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MMDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.
4. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.
6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MMDOT SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.
7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.
8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.
9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.
10. STORM SEWER STRUCTURES WITHIN 10 FT OF WATERMAIN ARE TO HAVE WATER TIGHT CONNECTIONS PER MDH REQUIREMENTS.
11. ALL NEW STORM SEWER PIPE SHALL BE FLUSHED AND TELEVIEWED PRIOR TO SUBSTANTIAL COMPLETION - SEE SPECIFICATION SECTION 1700 - CLOSEOUT REQUIREMENTS.

LAKE ELMO INDEPENDENT LIVING, LLC

NEW INDEPENDENT LIVING FACILITY

LAKE ELMO, MINNESOTA

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54601
(715) 834-3161

River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54222
(715) 426-4808
Fax: (715) 426-5666

AVRES
ASSOCIATES

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AVRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AVRES ASSOCIATES.

09.12.2019

PROJECT No: 08-1893.00

SITE UTILITIES PLAN

C500



0 30 60

VALLEY BRANCH WATERSHED
DISTRICT STORM WATER
MAINTENANCE EASEMENT

CITY OF LAKE ELMO
DRAINAGE AND
UTILITY EASEMENT

SUBSURFACE
INFILTRATION
SYSTEM (50'x85')

SUBSURFACE
INFILTRATION
SYSTEM (70'x50')

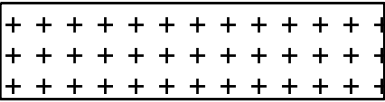
CITY OF LAKE ELMO
DRAINAGE AND
UTILITY EASEMENT

10'
DRAINAGE &
UTILITY
EASEMENT

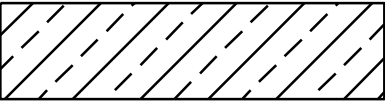
EASEMENT NOTES

A BLANKET EASEMENT FOR STORM WATER
MAINTENANCE IS GRANTED TO THE CITY OF LAKE
ELMO AND THE VALLEY BRANCH WATERSHED
DISTRICT COVERING THE ARBOR GLEN PROPERTY.

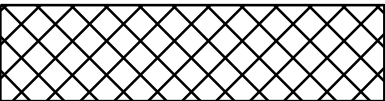
VALLEY BRANCH WATERSHED
DISTRICT STORM WATER
MAINTENANCE EASEMENT



10' DRAINAGE AND UTILITY EASEMENT



CITY OF LAKE ELMO DRAINAGE
AND UTILITY EASEMENT



NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE

AYRES
ASSOCIATES

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY
OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS
SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT
WRITTEN PERMISSION OF AYRES ASSOCIATES.

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54601
(715) 834-3161

River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54022
(715) 426-4908
Fax: (715) 426-5666

LAKE ELMO INDEPENDENT LIVING, LLC

NEW INDEPENDENT LIVING FACILITY

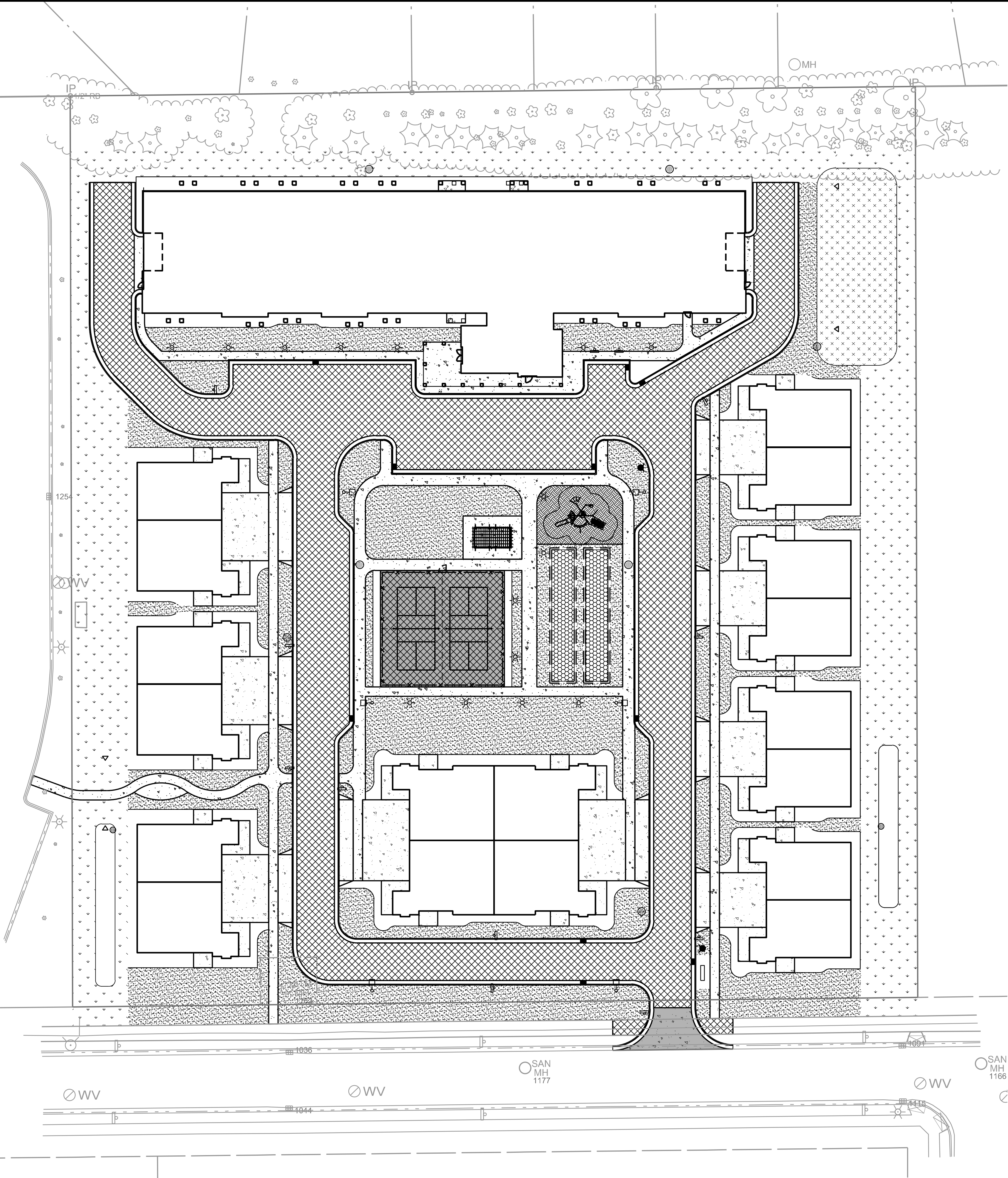
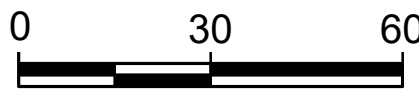
LAKE ELMO, MINNESOTA

MARK	DATE	DESCRIPTION

09.12.2019
PROJECT No: 08-1893.00

SITE EASEMENTS

C501

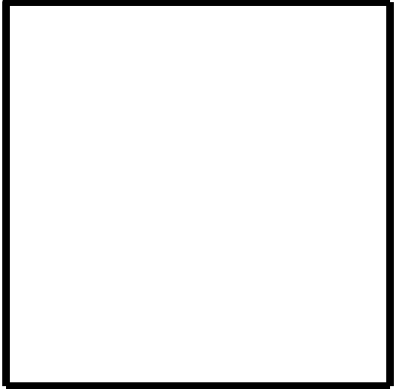


SITE MATERIALS LEGEND

ASPHALT PAVEMENT, SEE DTL 4/C801	
ASPHALT SPORTS SURFACE, SEE DTL 4/C804	
LIGHT DUTY CONCRETE, SEE DTLs 5/C801 & 5/C802	
HEAVY DUTY CONCRETE, SEE DTL 5/C801	
GRASS	
IRRIGATED SOD	
NATIVE SEED MIX	
WOODCHIPS	
CRUSHED LIMESTONE	

MATERIALS NOTES: COORDINATE WITH LANDSCAPE PLAN

NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE



MARK	DATE	DESCRIPTION

LAKE ELMO INDEPENDENT LIVING, LLC

NEW INDEPENDENT LIVING FACILITY

LAKE ELMO, MINNESOTA

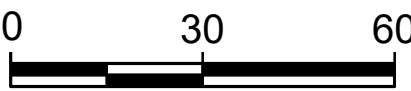
AYRES
ASSOCIATES

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54601
(715) 834-3161

River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54022
(715) 426-4808
Fax: (715) 426-5666

09.12.2019
PROJECT No: 08-1893.00
SITE MATERIALS PLAN
C600



EROSION CONTROL LEGEND

- ROCK CONSTRUCTION ENTRANCE,
SEE DTL 605/C801
- SILT FENCE, SEE DTL 3/C801
- RIPRAP, SEE DTL 7/C803
- EROSION MAT, SEE DTL X/XXXX

GRADING & EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.
2. SEQUENCING. ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.
3. SILT FENCE. THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.
4. STOCKPILES. ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.
5. INLET PROTECTION. THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT IMPOUND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.
6. TEMPORARY SEDIMENT BASINS. THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.
7. ROCK CONSTRUCTION ENTRANCE. A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.
8. STREET SWEEPING. ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.
9. DEWATERING. EACH EXCAVATION SHALL BE KEPT DRY DURING THE COURSE OF ALL WORK HEREIN, INCLUDING SUBGRADE CORRECTION, PIPE INSTALLATION, STRUCTURE CONSTRUCTION AND BACKFILLING, TO THE EXTENT THAT NO DAMAGE FROM HYDROSTATIC PRESSURE, FLOATATION OR OTHER DAMAGE RESULTS. ALL EXCAVATIONS SHALL BE DEWATERED TO A DEPTH OF AT LEAST 3 INCHES BELOW THE BOTTOM OF THE CONCRETE SLAB OR PIPE TO BE INSTALLED THEREIN. THE CONTRACTOR MAY USE ANY METHOD OR COMBINATION OF METHODS FOR FOR DEWATERING HE CHOOSES; HOWEVER, ALL DEWATERING METHODS AND EQUIPMENT WHICH IN THE OPINION OF THE ENGINEER, ARE INEFFECTIVE, IMPROVED, REPLACED OR OTHERWISE ALTERED TO OBTAIN EFFECTIVE DEWATERING, THE CONTRACTOR SHALL PROVIDE ALL POWER, PUMPS, MATERIALS AND APPARATUS NECESSARY, AND SHALL BE RESPONSIBLE FOR DISPOSING OF THE WATER PUMPED FROM THE EXCAVATION IN A MANNER WHICH WILL NOT INTERFERE WITH OTHER WORK WITHIN THE AREA AND NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CONDITION OF ANY PIPE, CONDUIT, DITCH, CHANNEL OR NATURAL WATERCOURSE UTILIZED FOR DRAINAGE PURPOSES, AND ALL EROSION, SEDIMENT OR OTHER ADVERSE RESULTS OF THEIR USE SHALL BE REPAIRED.
10. POSITIVE DRAINAGE AND PROTECTION. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND EMBANKMENTS, PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.
11. DRAINAGE DITCHES. 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 SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
12. TURF ESTABLISHMENT. 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.
13. MAINTENANCE AND INSPECTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48-HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.
14. REMOVAL. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.
15. FINAL STORM SEWER OPERATION. AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO MAINTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.
16. DITCH CHECK (BIOROLL BLANKET SYSTEM). BIOROLL AND BLANKET SYSTEMS SHALL BE INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.
17. FLOTATION SILT CURTAIN. FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS NEAR THE BANKS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.
18. CONCRETE WASHOUT ONSITE. 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 GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. 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 MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

1. RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.
2. PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
3. MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.
4. RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.
5. BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.

LAKE ELMO INDEPENDENT LIVING, LLC

NEW INDEPENDENT LIVING FACILITY

LAKE ELMO, MINNESOTA

Eau Claire Office

3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54701
(715) 834-3161

River Falls Office

215 N. Second Street Suite 204
River Falls, Wisconsin 54222
(715) 426-4808
Fax: (715) 426-5666

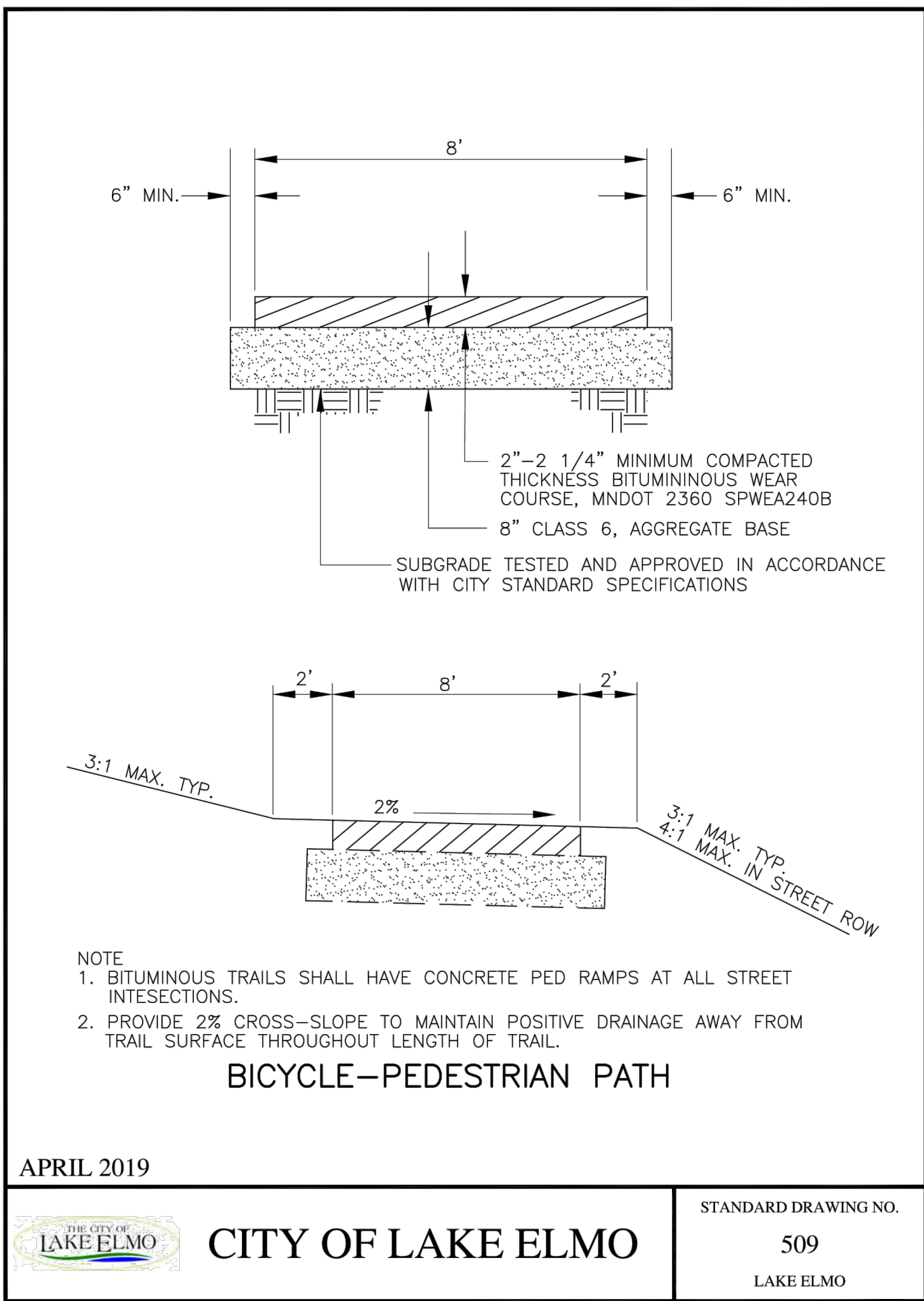
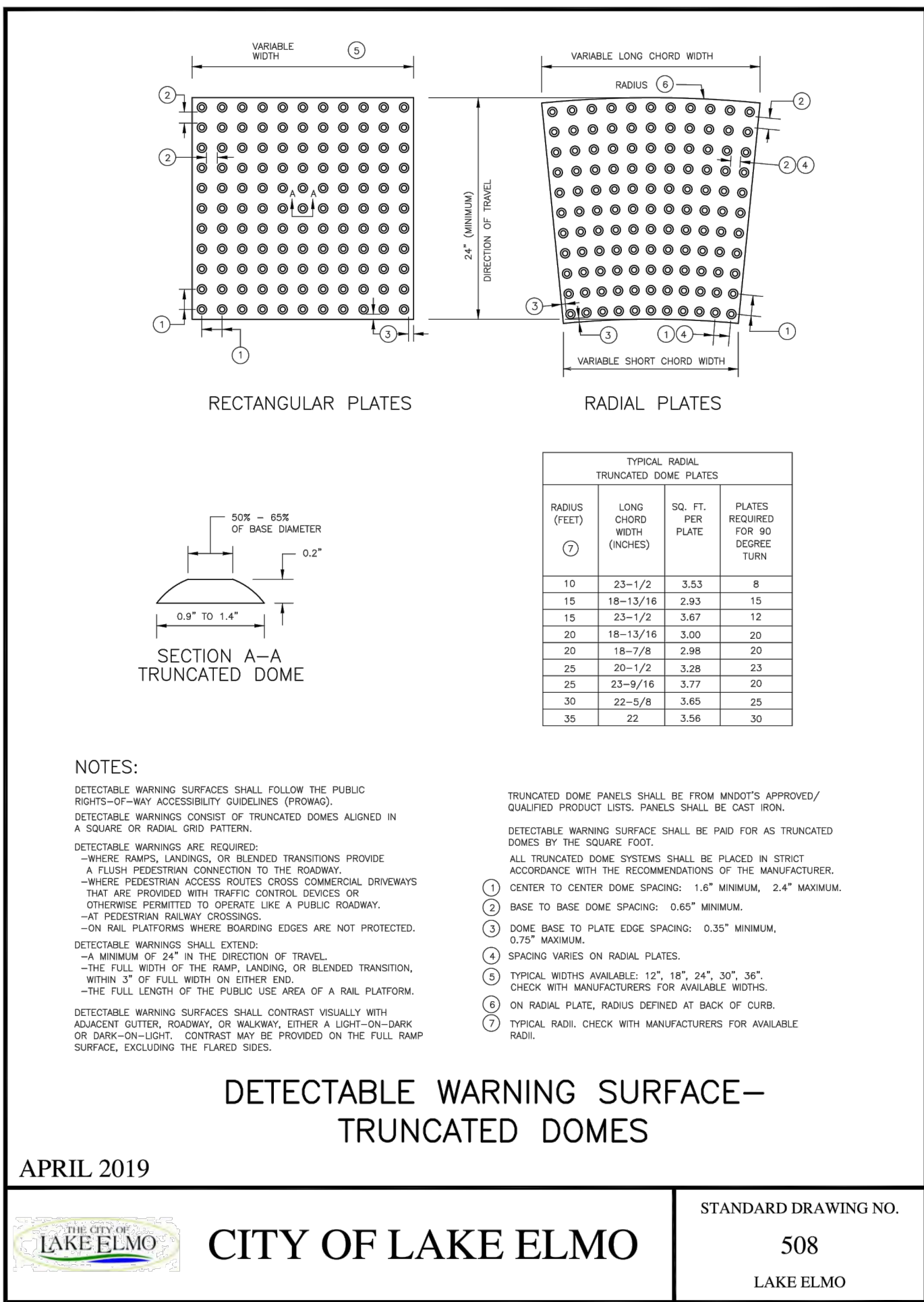
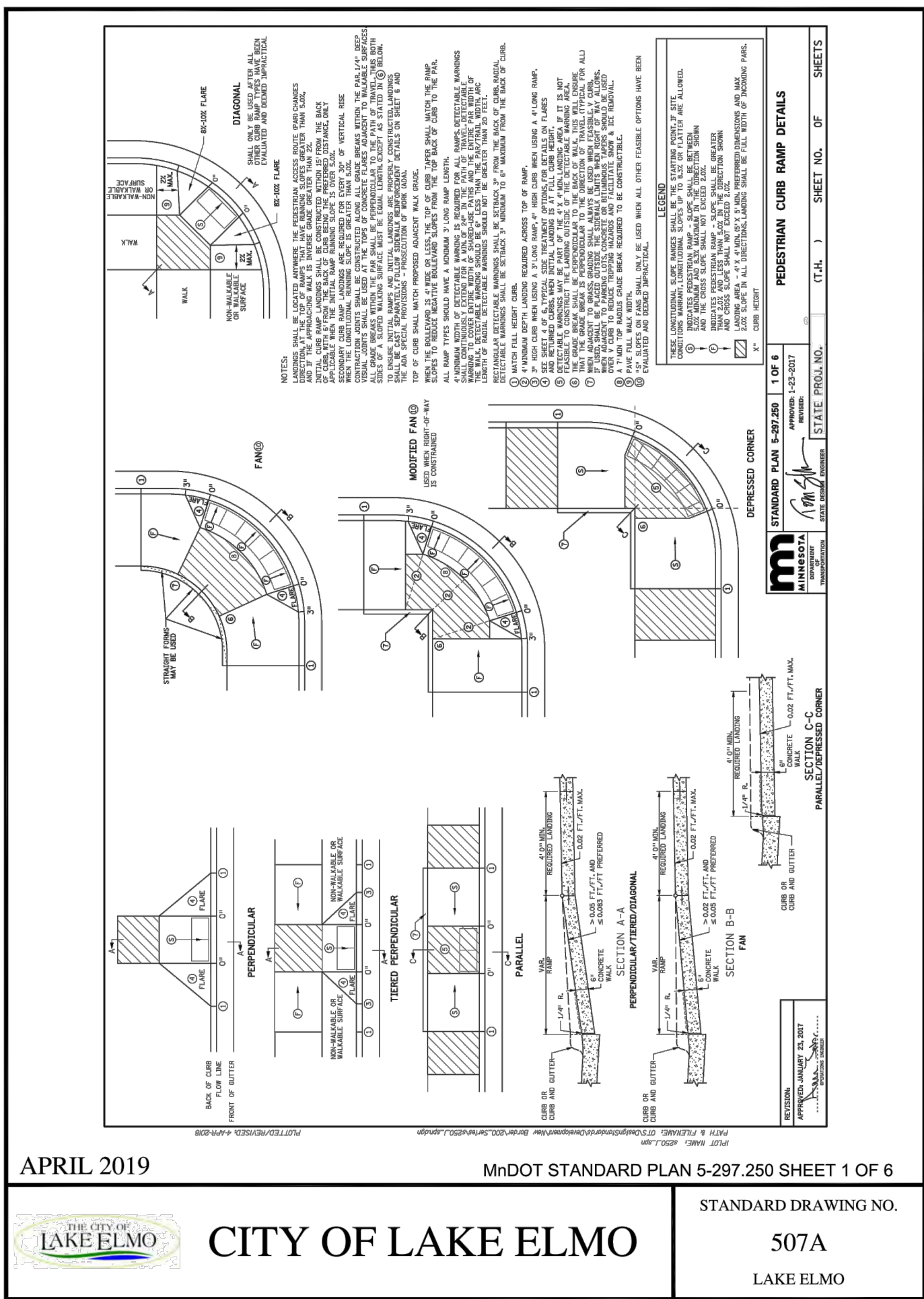
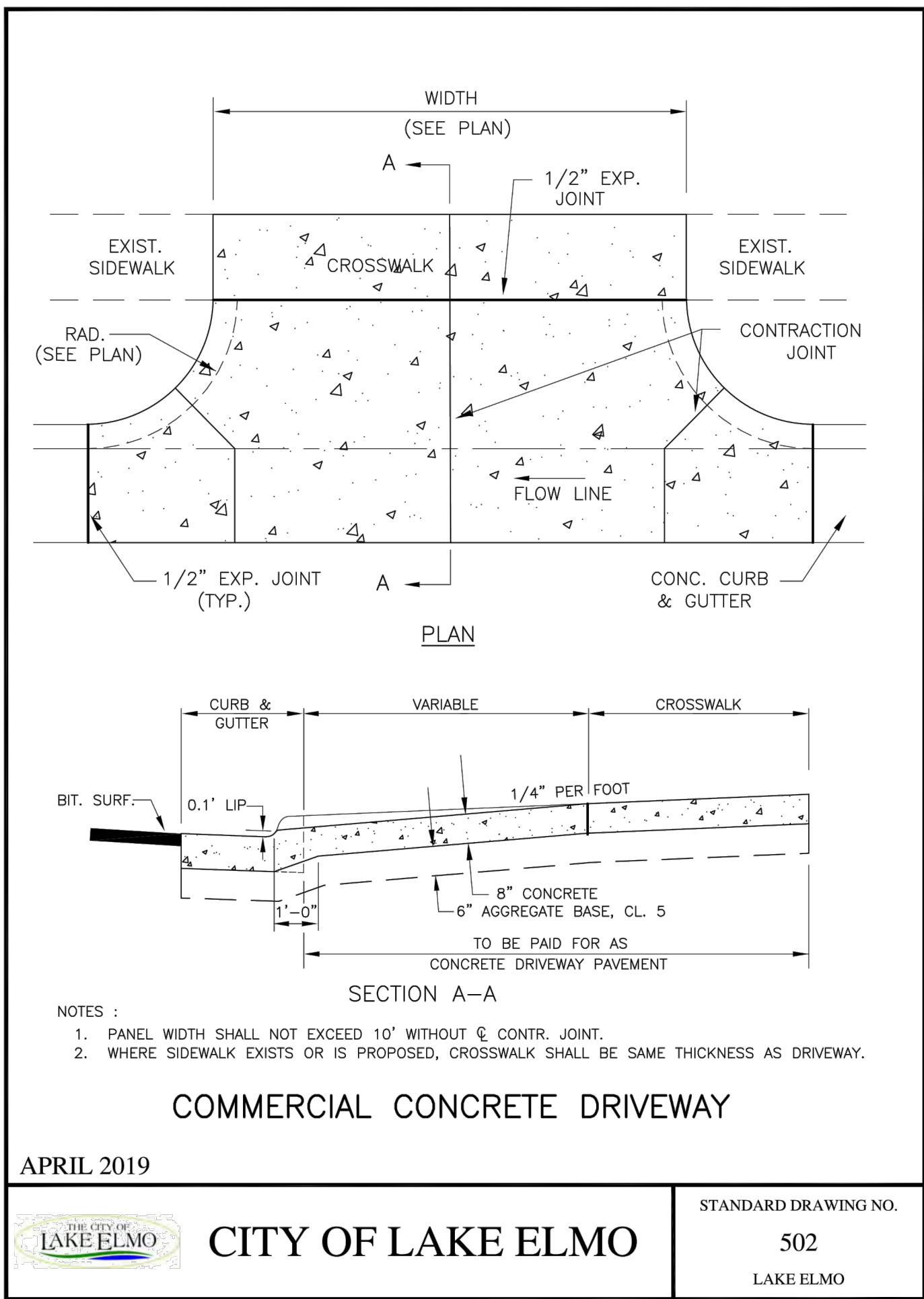
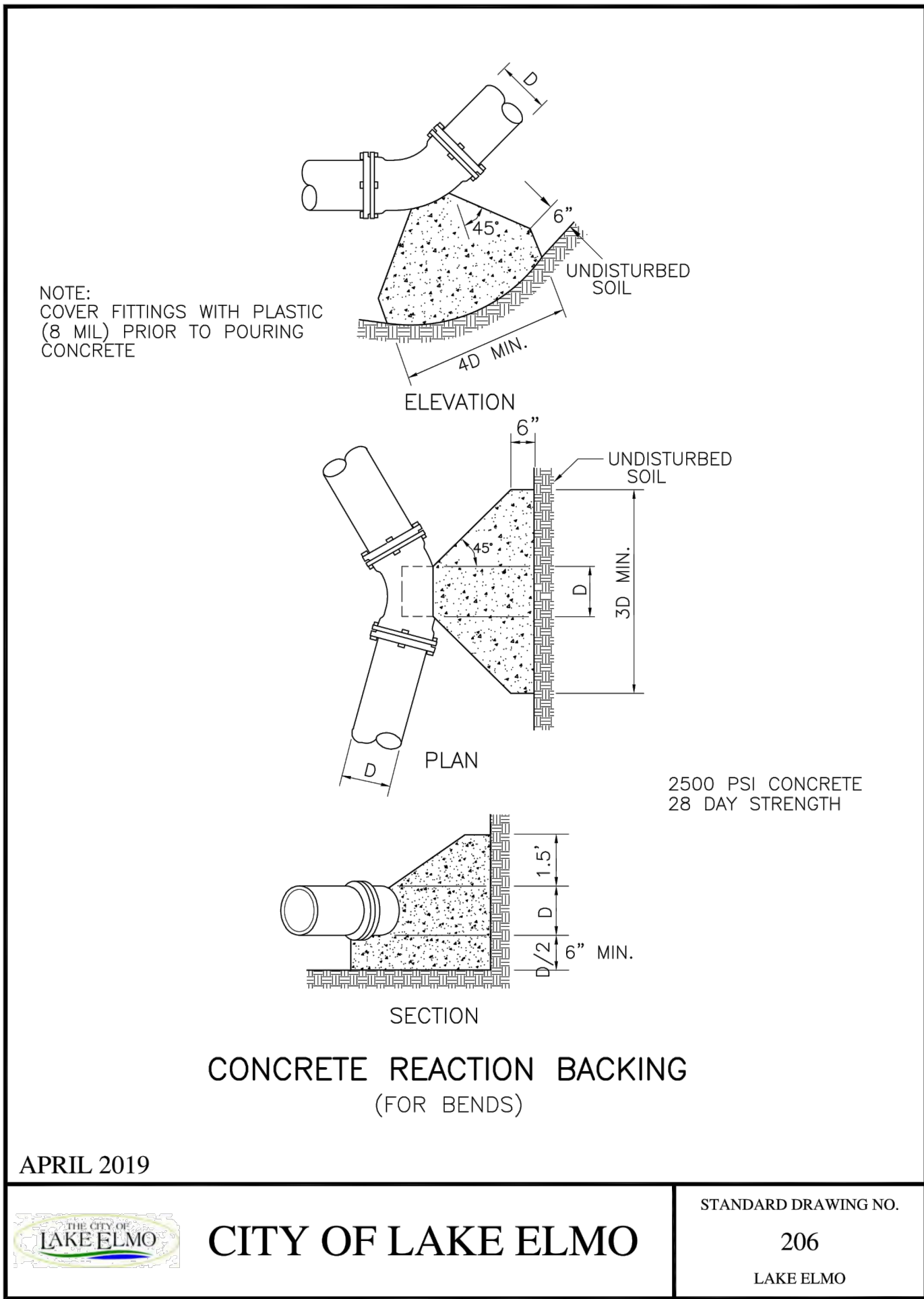
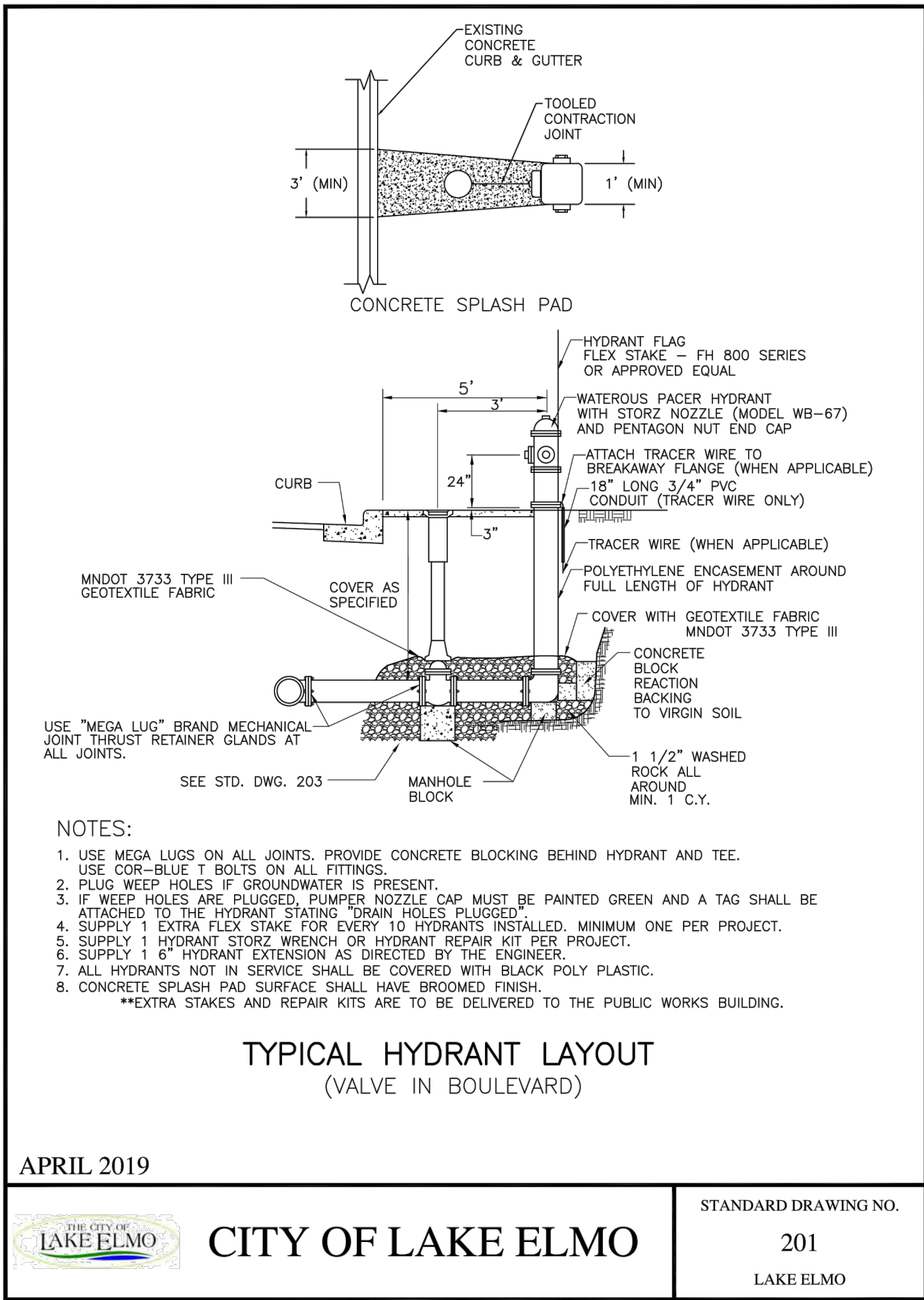
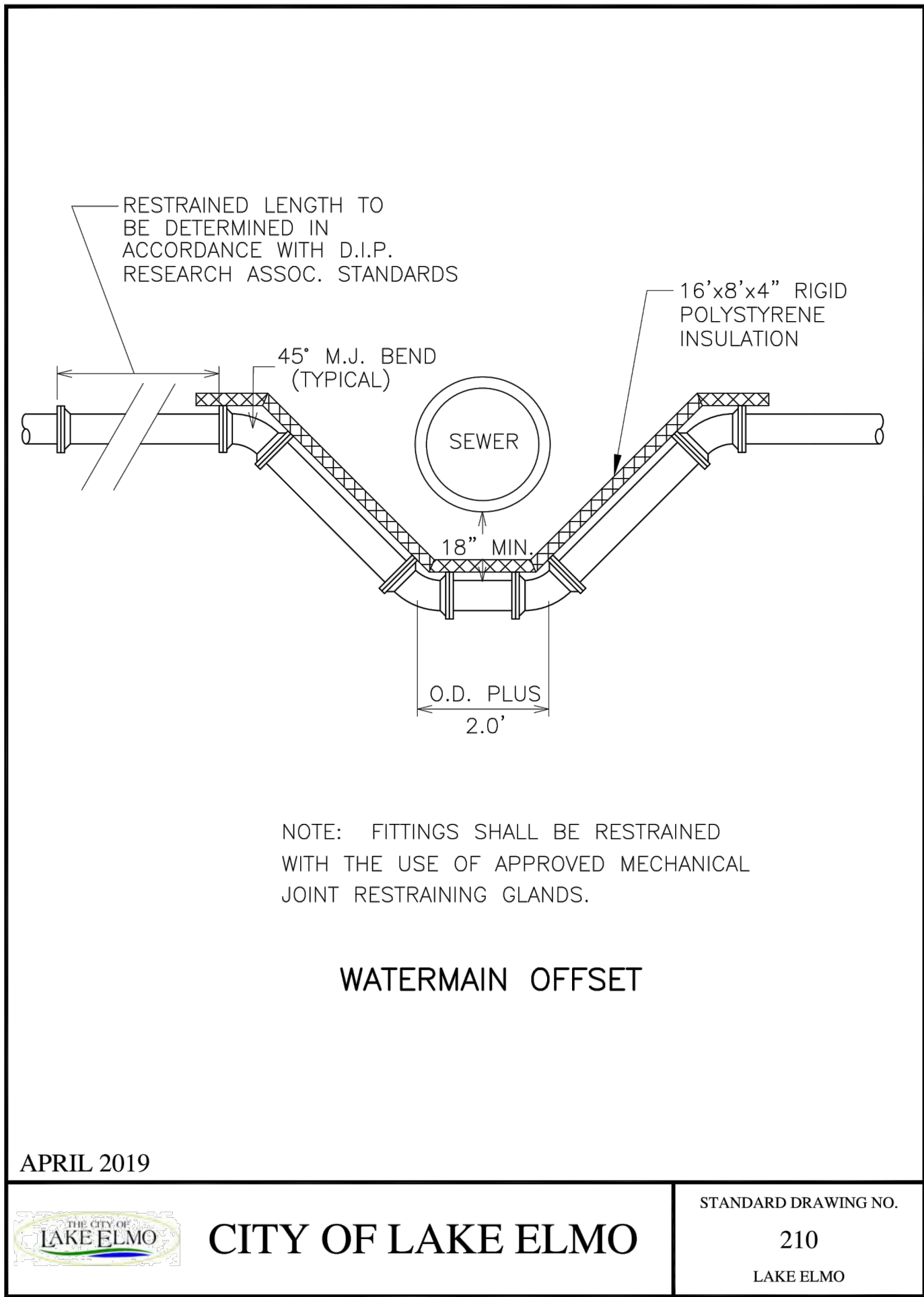
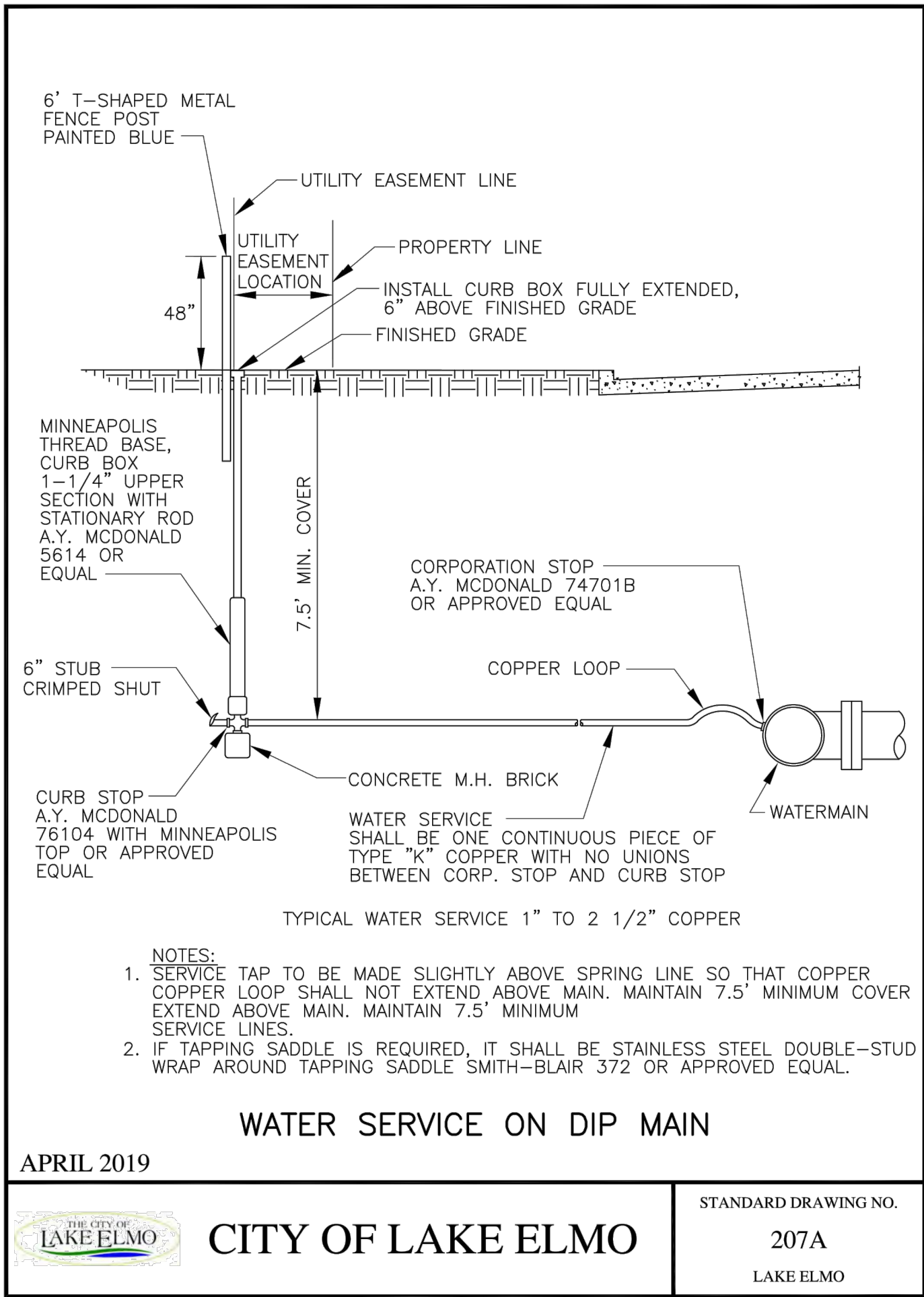
THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

09.12.2019

PROJECT No: 08-1893.00

EROSION CONTROL PLAN

C700



LAKE ELMO INDEPENDENT LIVING, LLC

NEW INDEPENDENT LIVING FACILITY

LAKE ELMO, MINNESOTA

NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE

AVRES ASSOCIATES

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54601
(715) 834-5161

River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54222
(715) 426-4808
Fax: (715) 426-5666

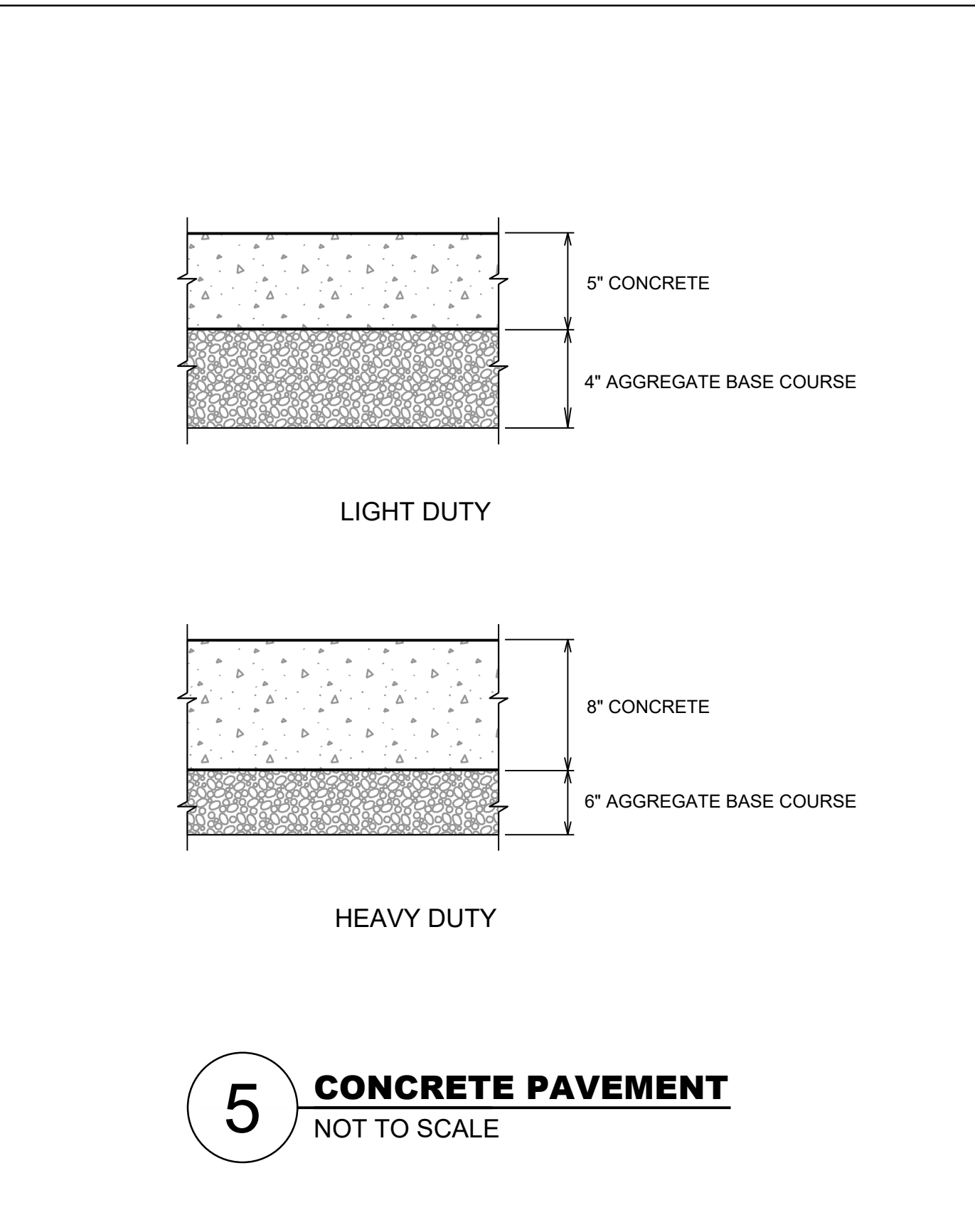
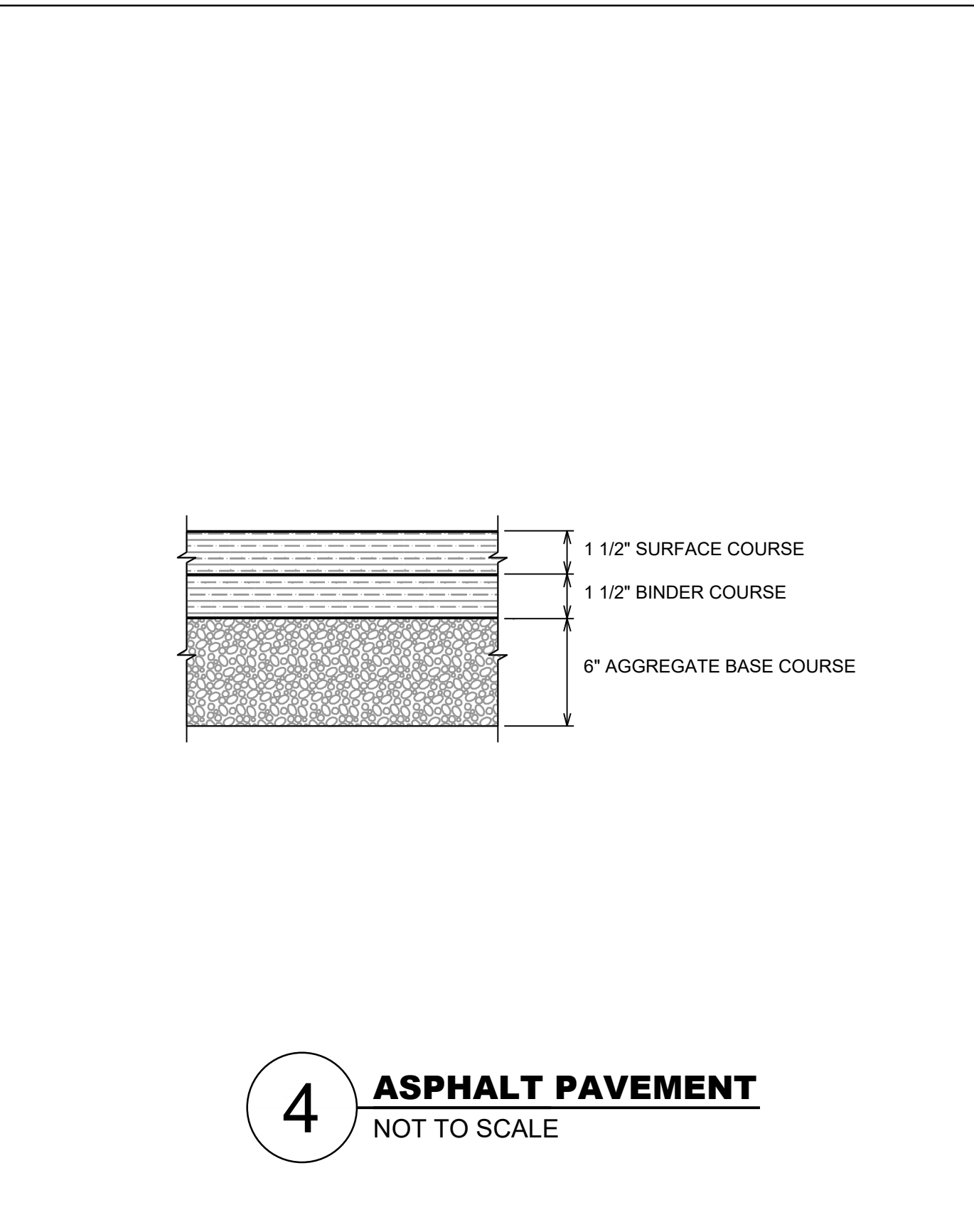
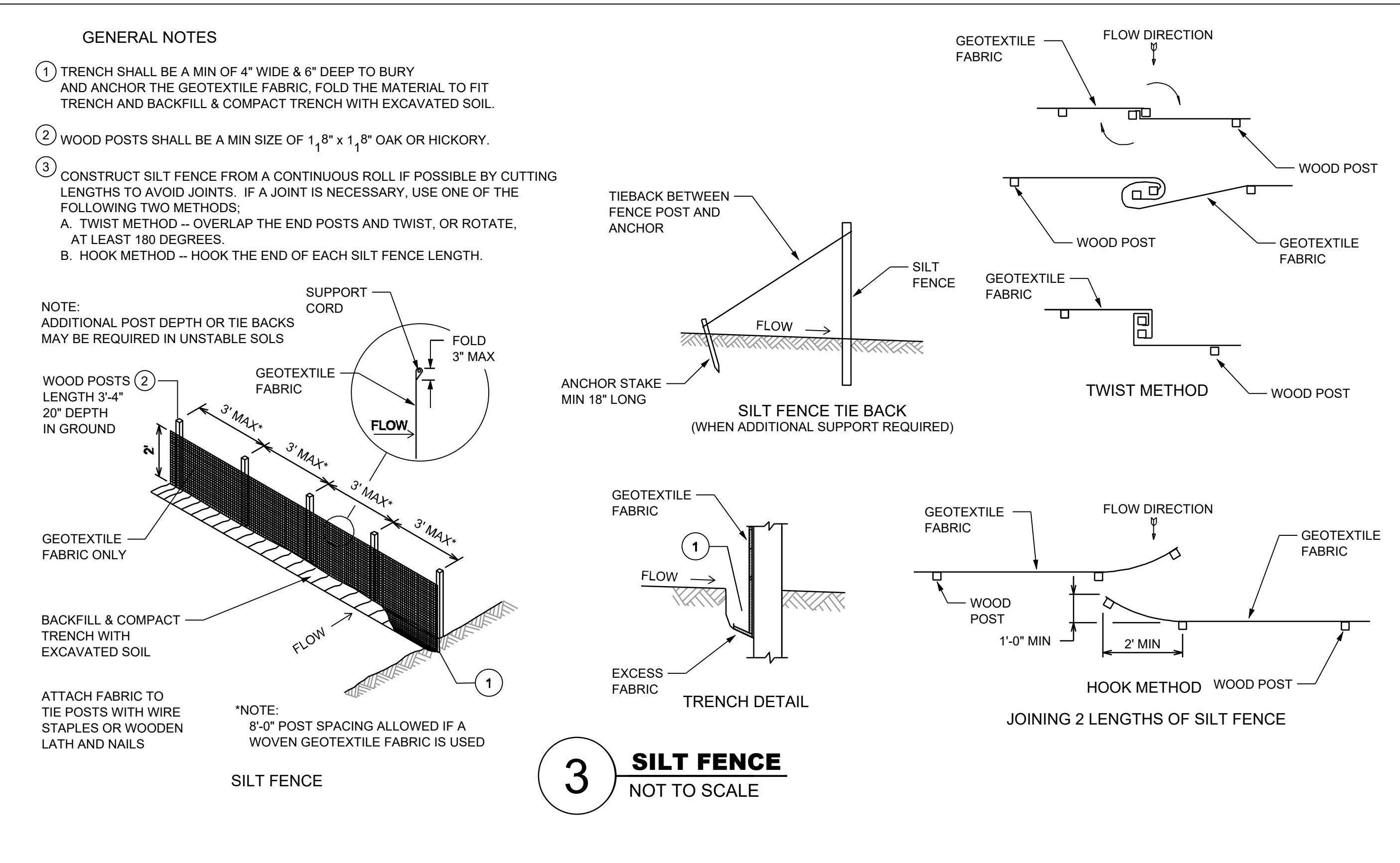
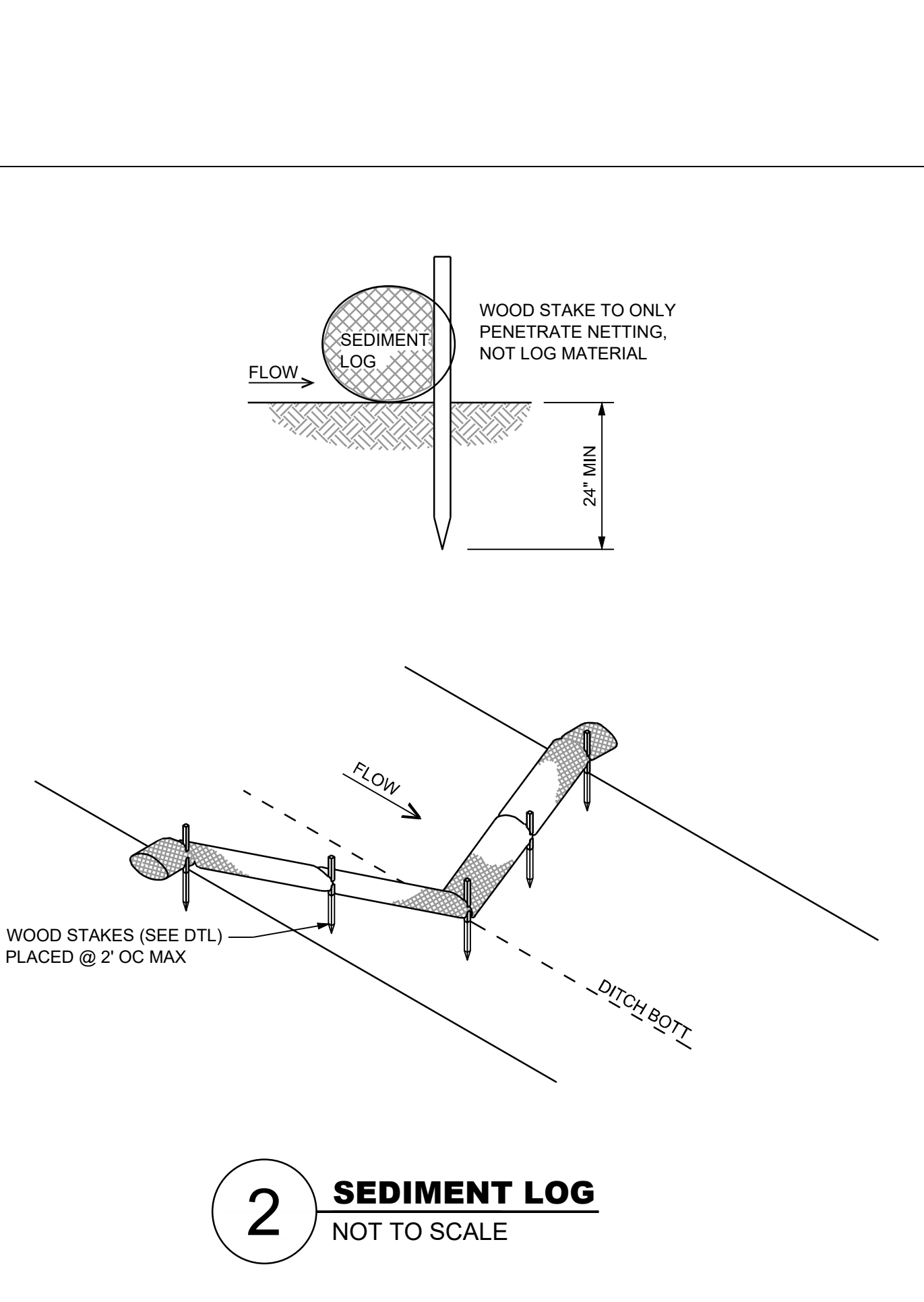
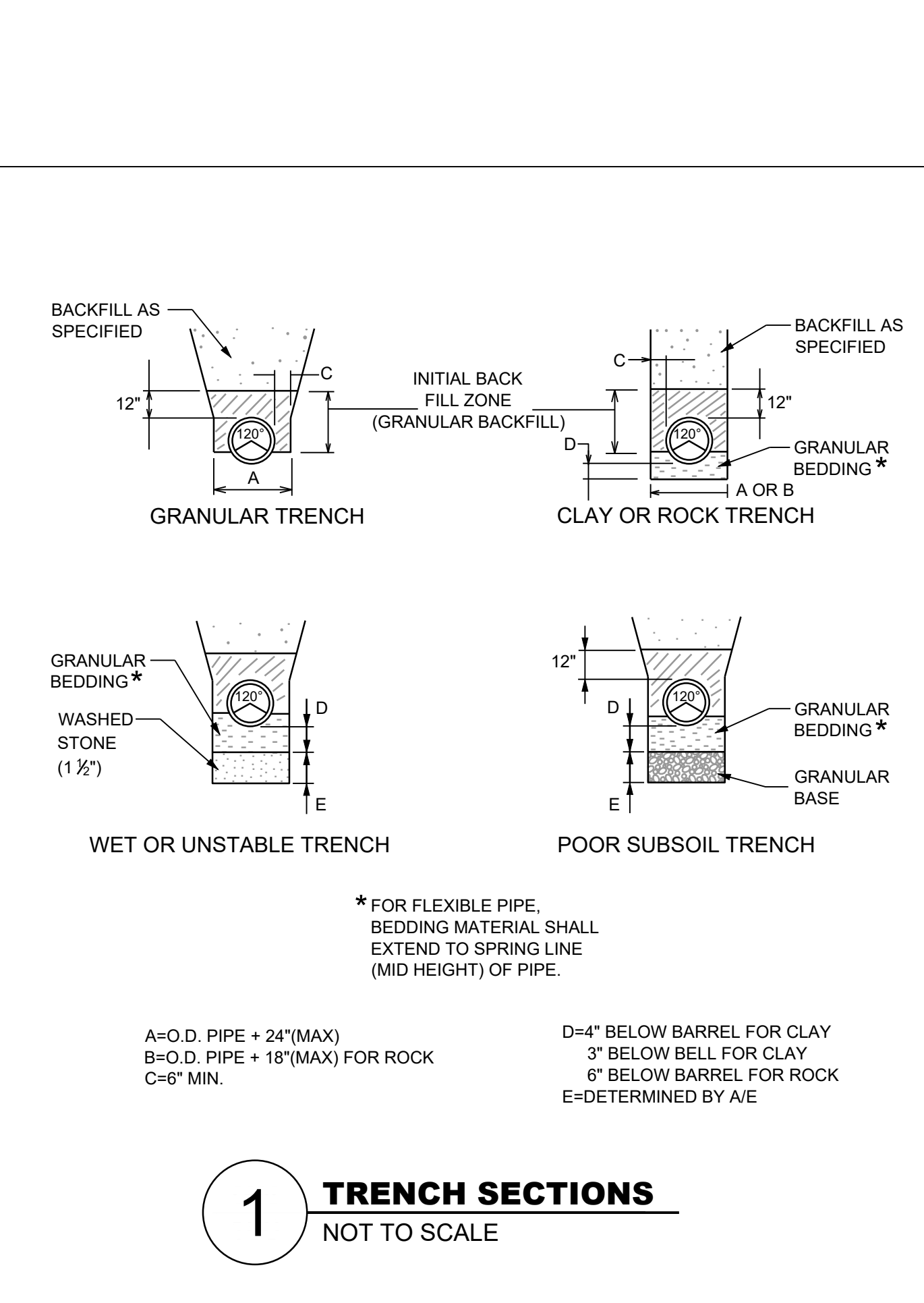
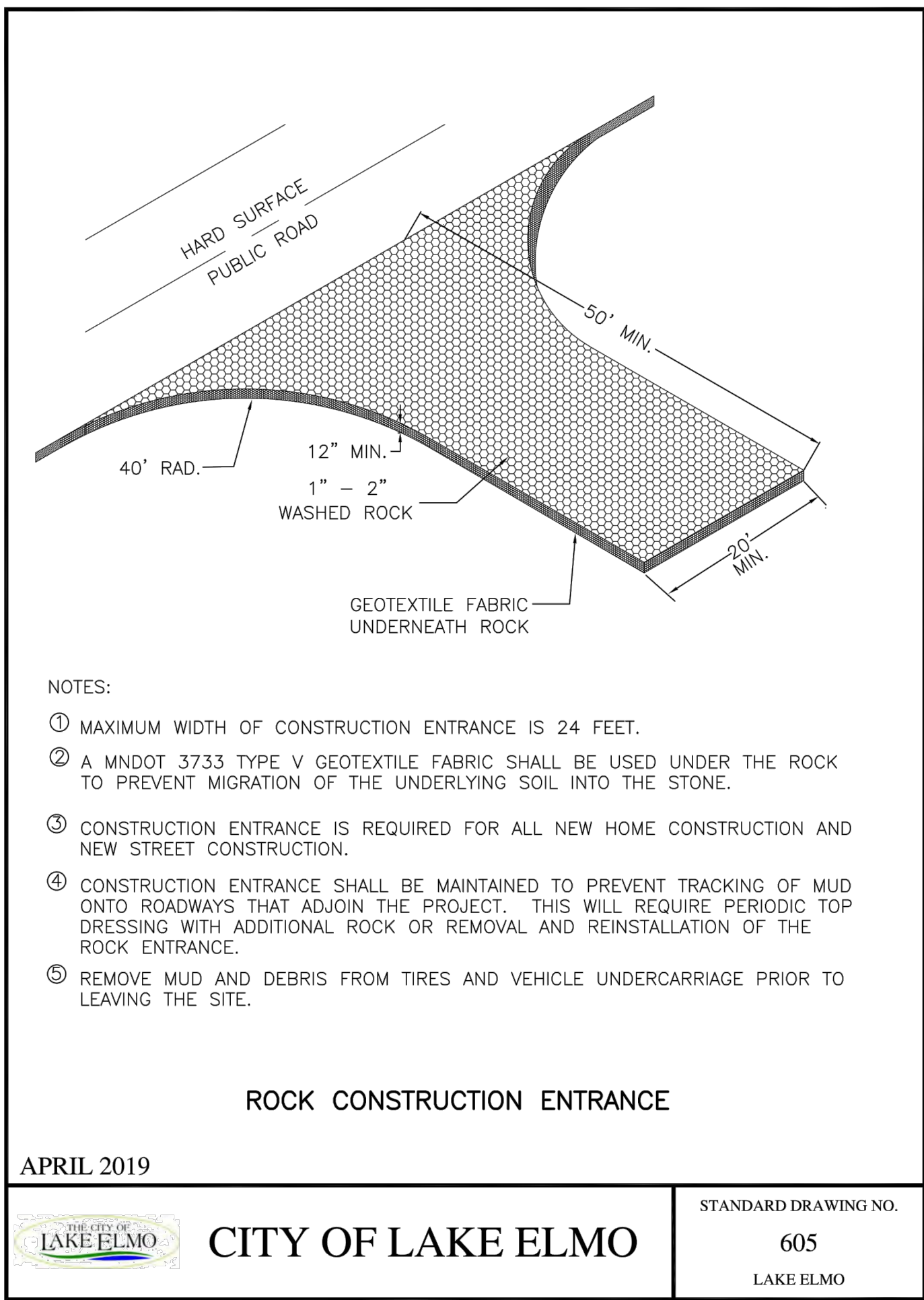
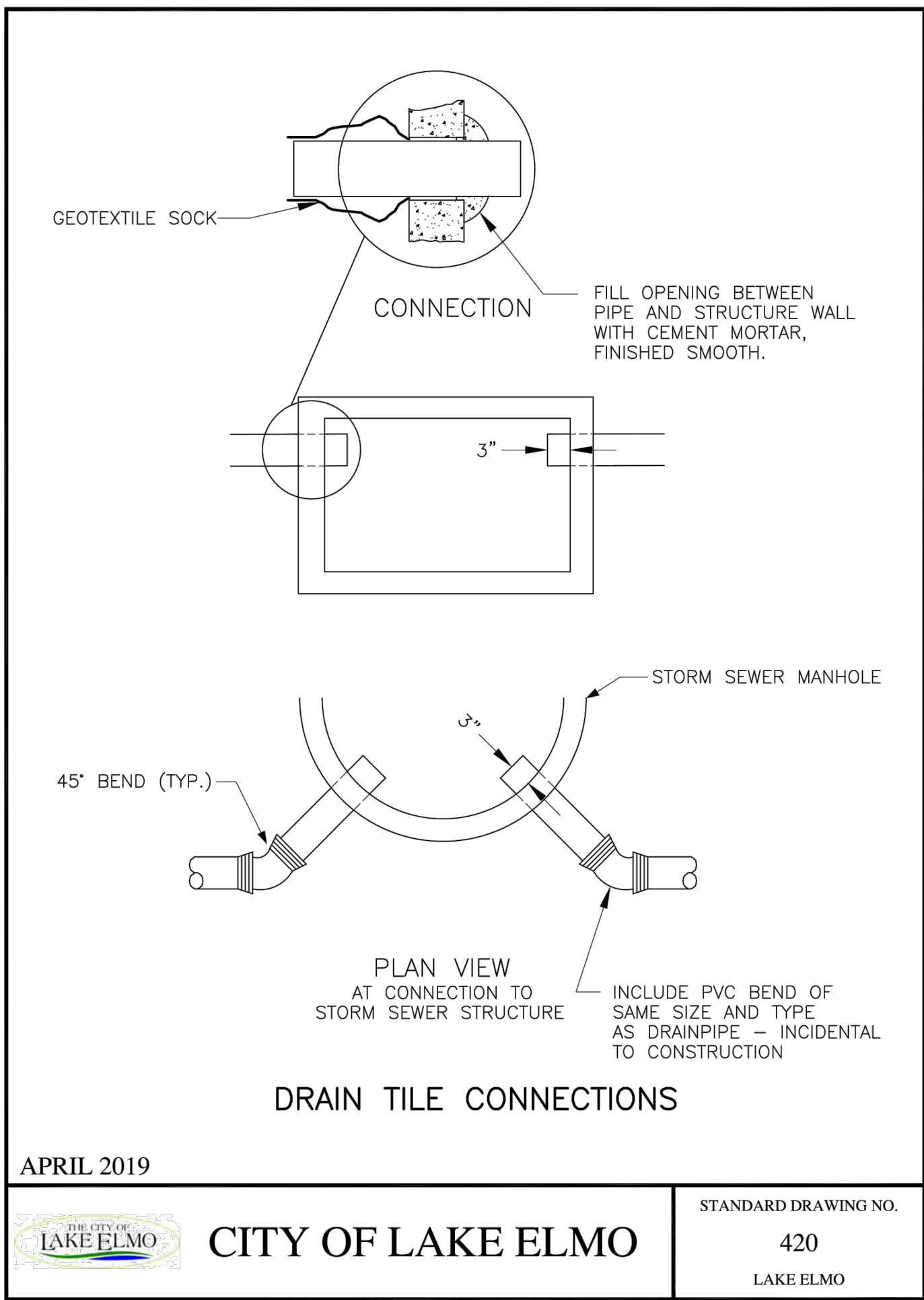
THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AVRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AVRES ASSOCIATES.

09.12.2019

PROJECT No: 08-1893.00

CIVIL DETAILS

C800



MARKDATEDESCRIPTION

LAKE ELMO INDEPENDENT LIVING, LLC

NEW INDEPENDENT LIVING FACILITY

LAKE ELMO, MINNESOTA

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54601
(715) 834-3161

River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54222
(715) 426-4908
Fax: (715) 426-5666

AVRES ASSOCIATES

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AVRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AVRES ASSOCIATES.

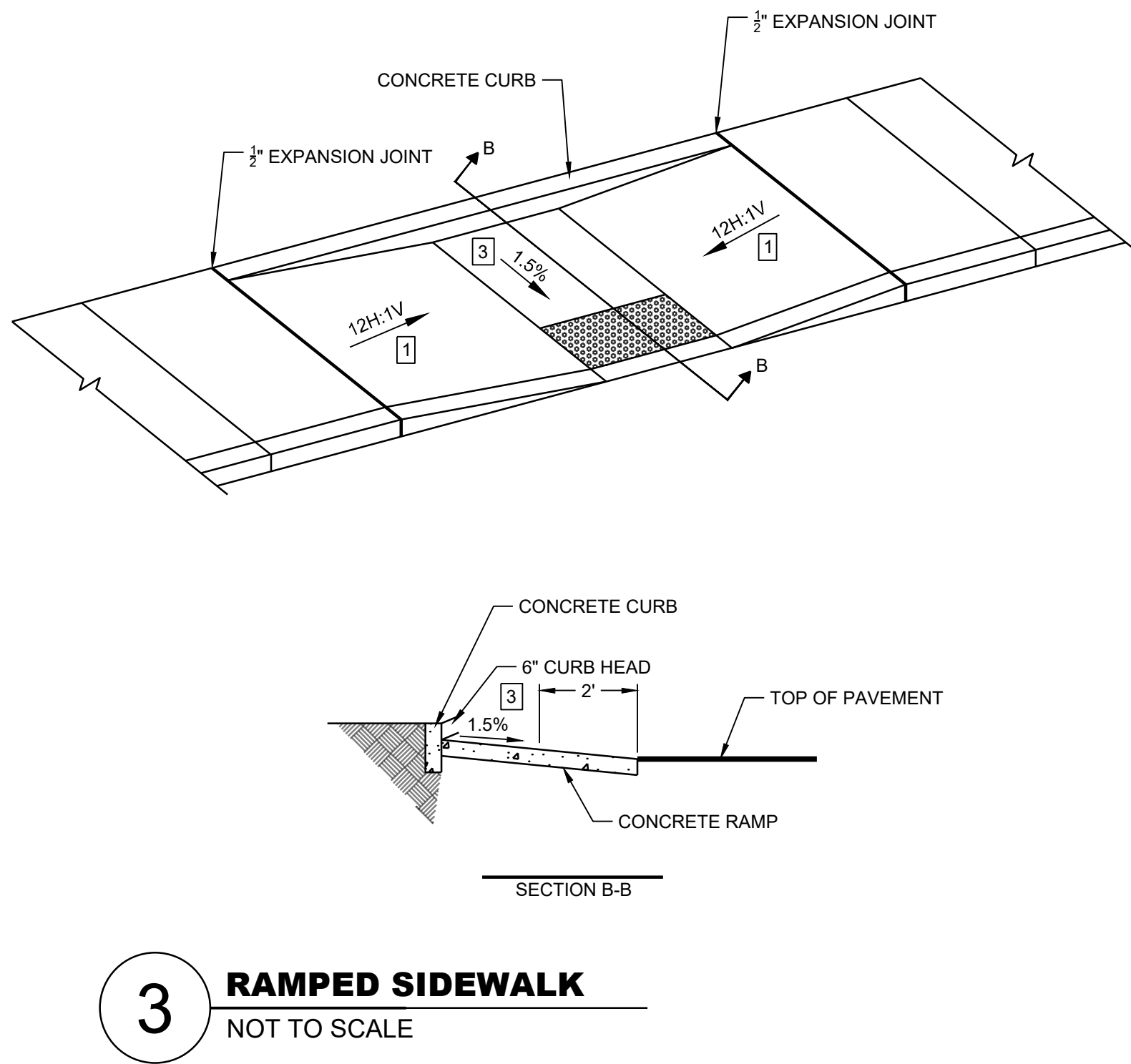
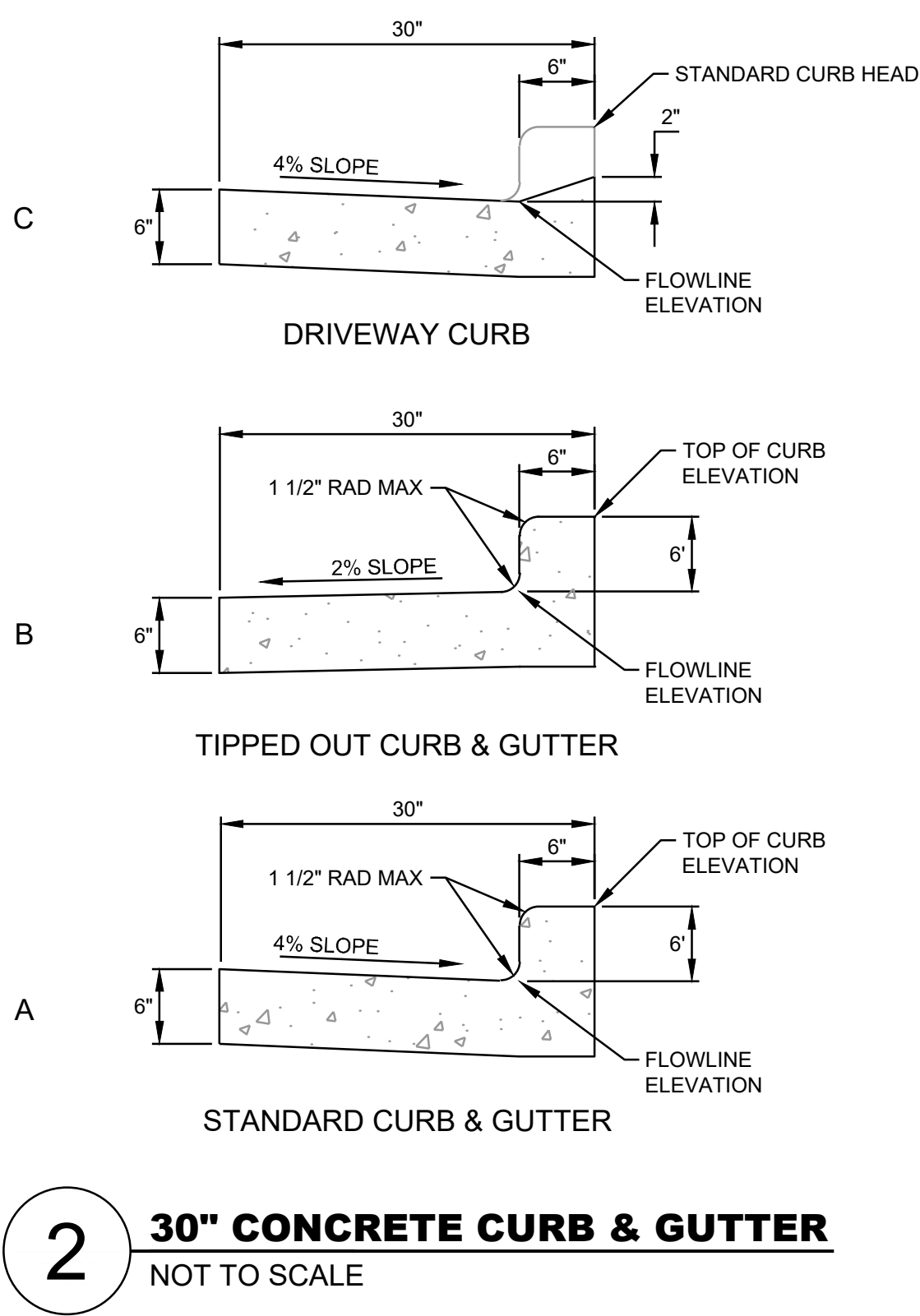
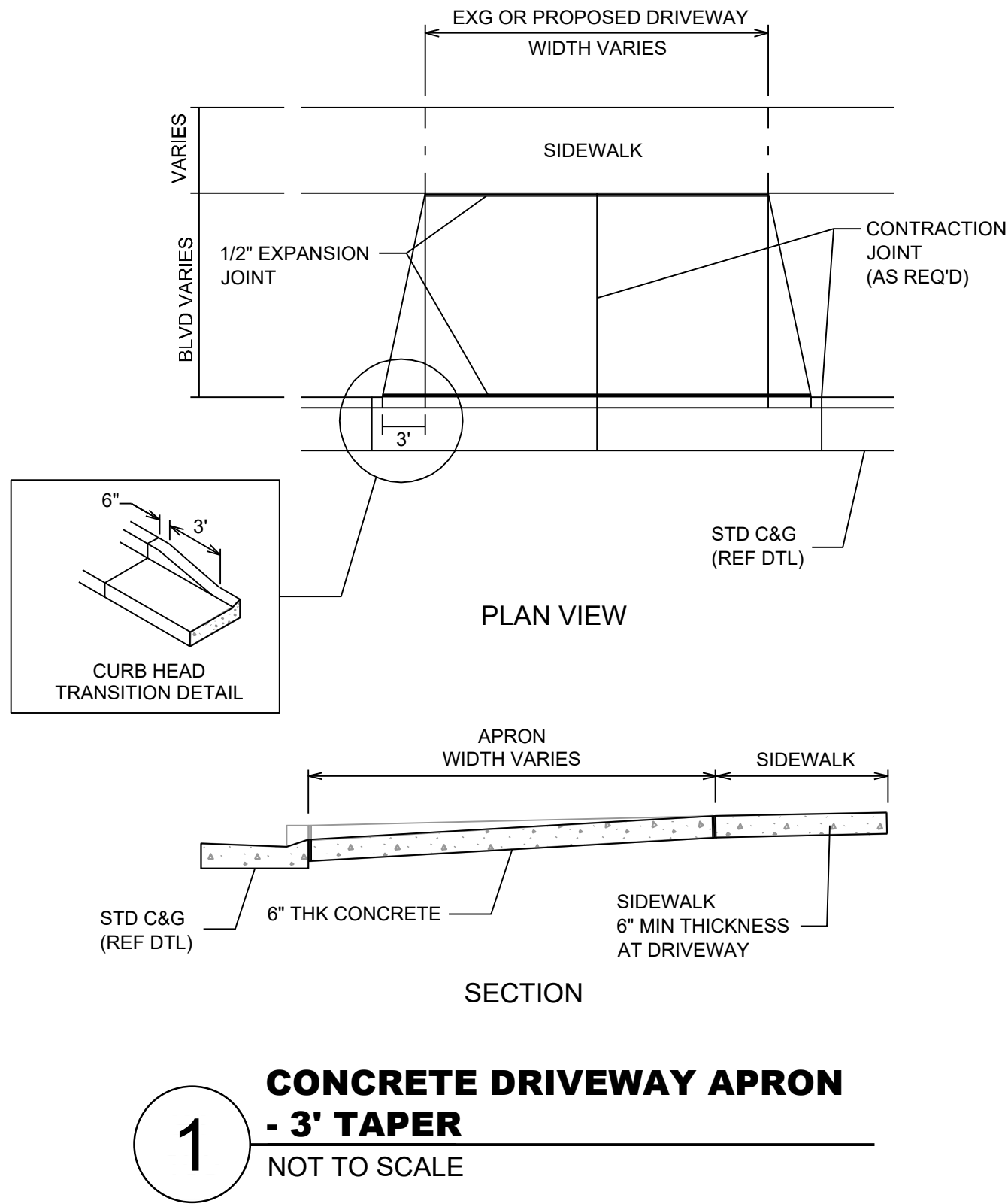
09.12.2019

PROJECT No: 08-1893.00

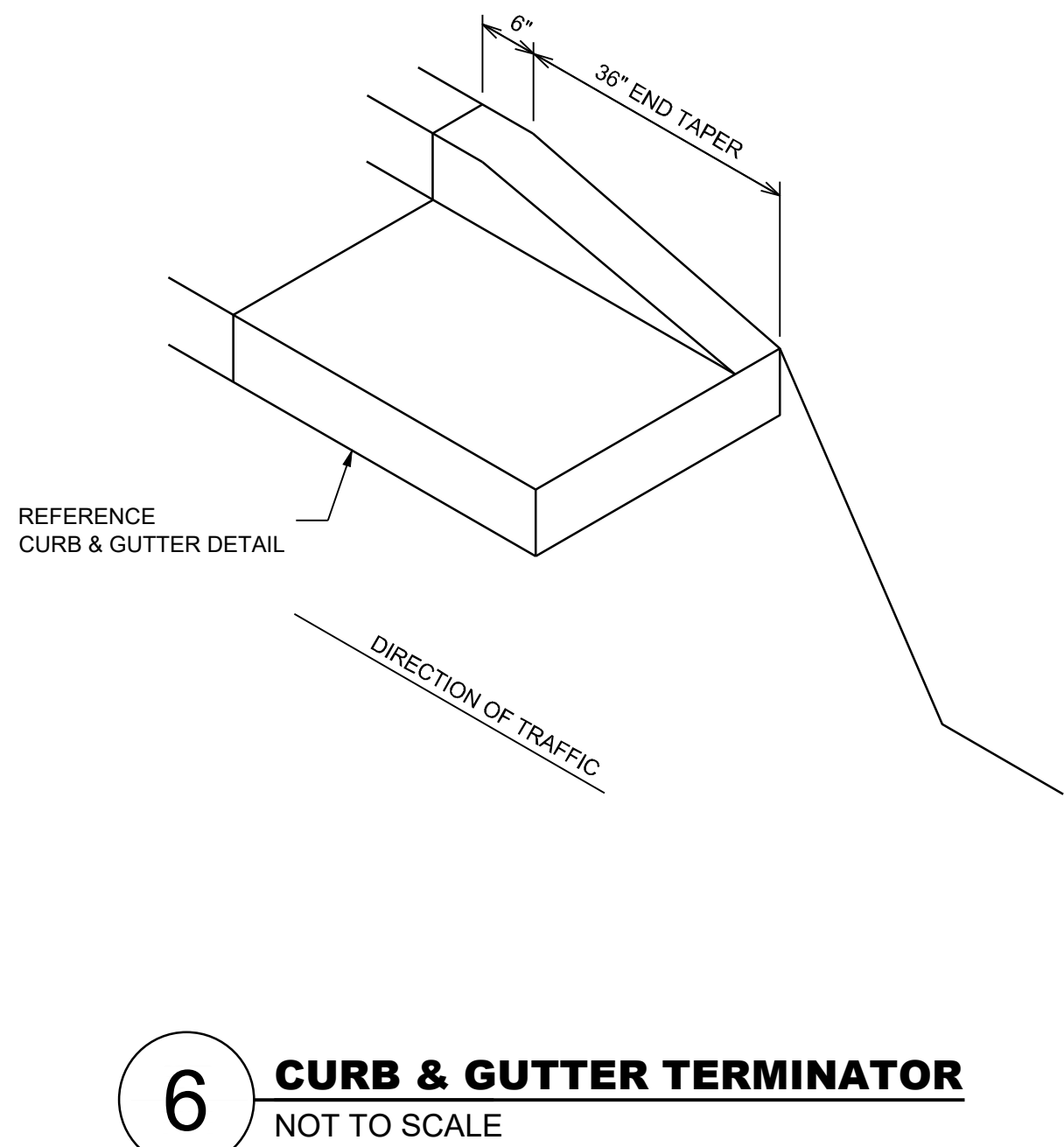
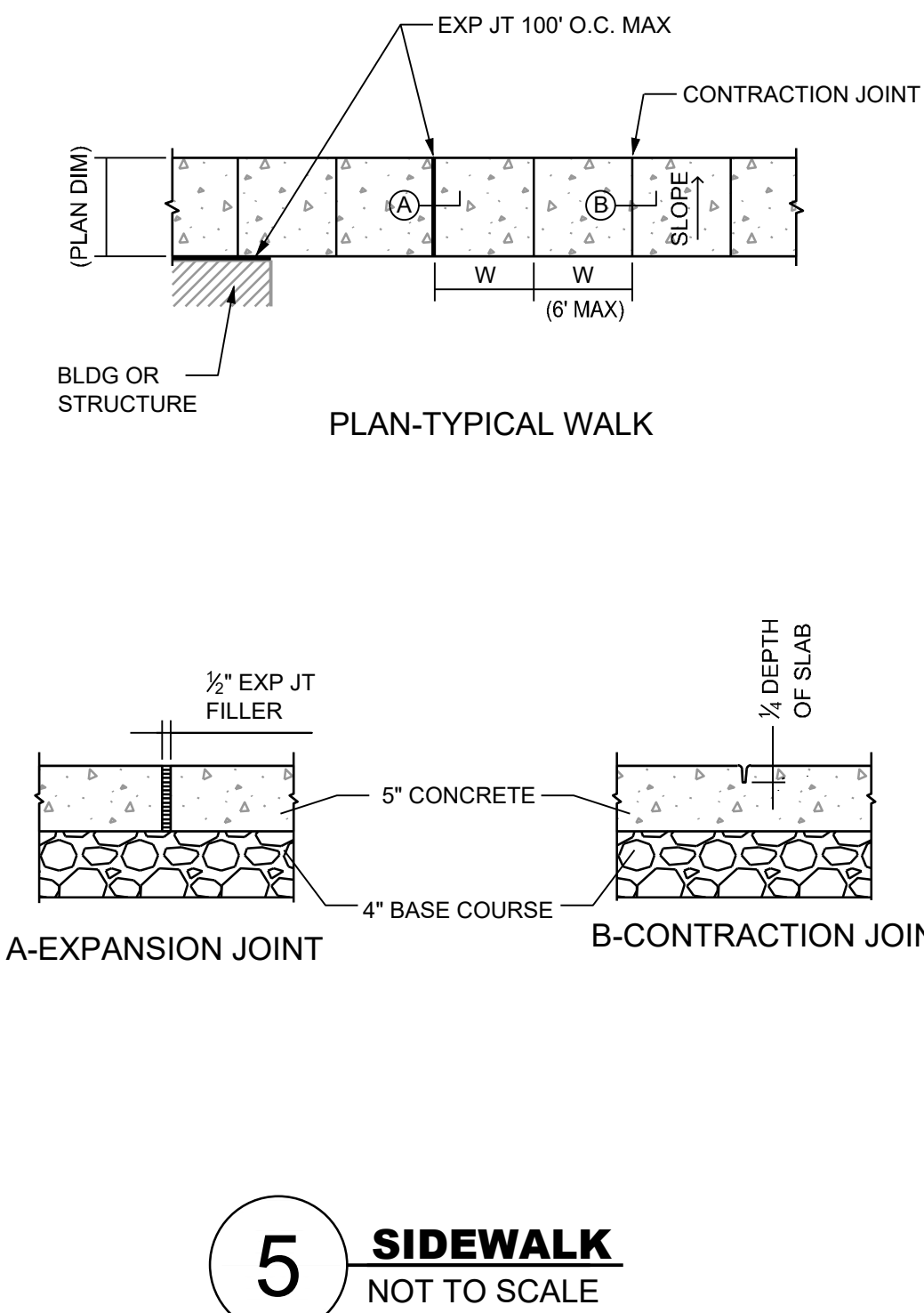
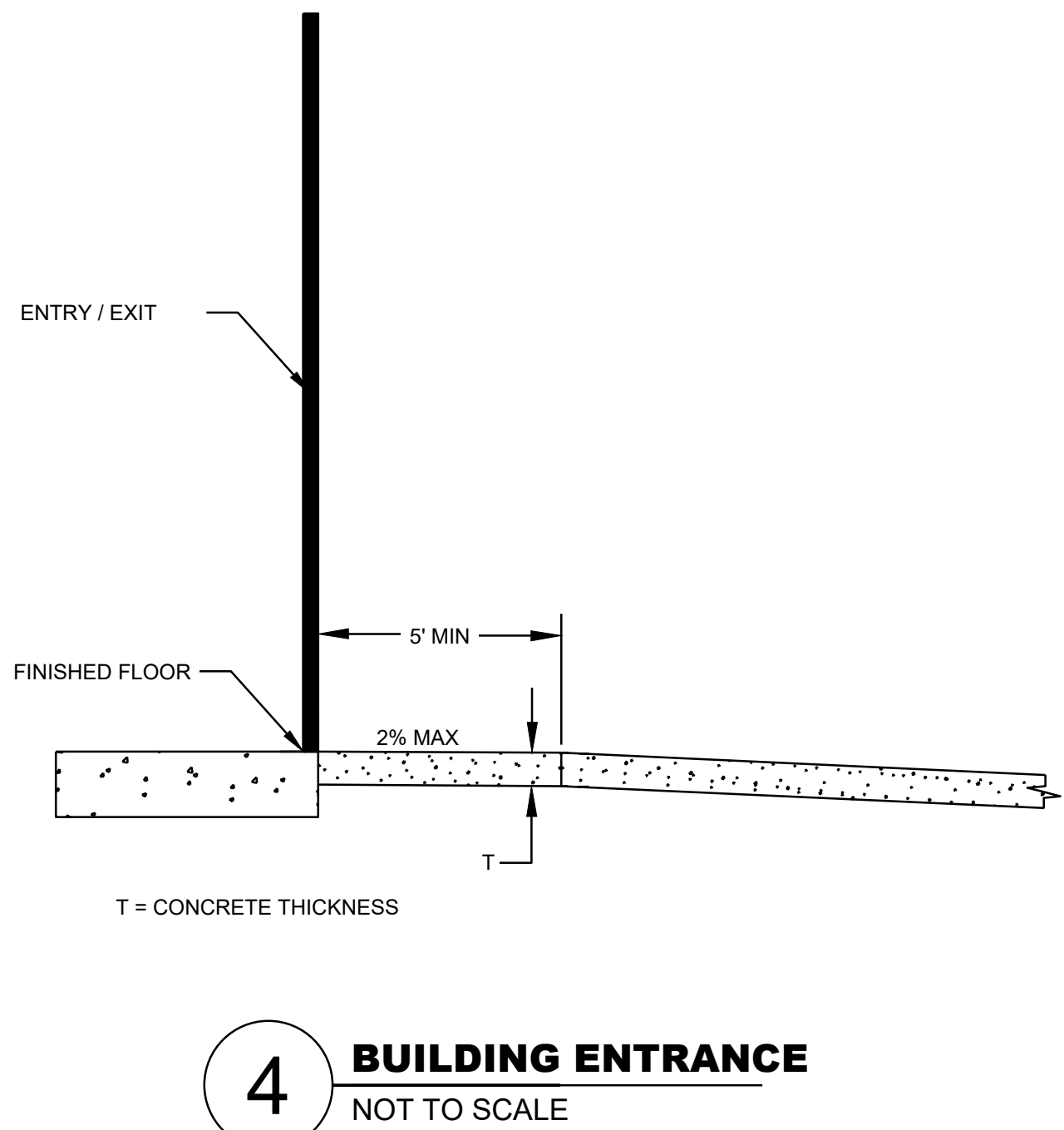
CIVIL DETAILS

C801

NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE



- GENERAL NOTES
- SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
- INSTALL CURB TRANSITION INCIDENTAL TO OTHER PAY ITEMS
- 1 DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE SHOULD BE FROM THE SAME MANUFACTURER.
- 2 SLOPE SIDEWALK TOWARD LANDING AS SHOWN WHERE THERE IS NO TERRACE OR WHERE THE TERRACE IS LESS THEN 6 FEET WIDE.
- 3 +/- 0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.



LAKE ELMO INDEPENDENT LIVING, LLC

NEW INDEPENDENT LIVING FACILITY

LAKE ELMO, MINNESOTA

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54601
(715) 834-3161

River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54222
(715) 426-4808
Fax: (715) 426-5666

AYRES
ASSOCIATES

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

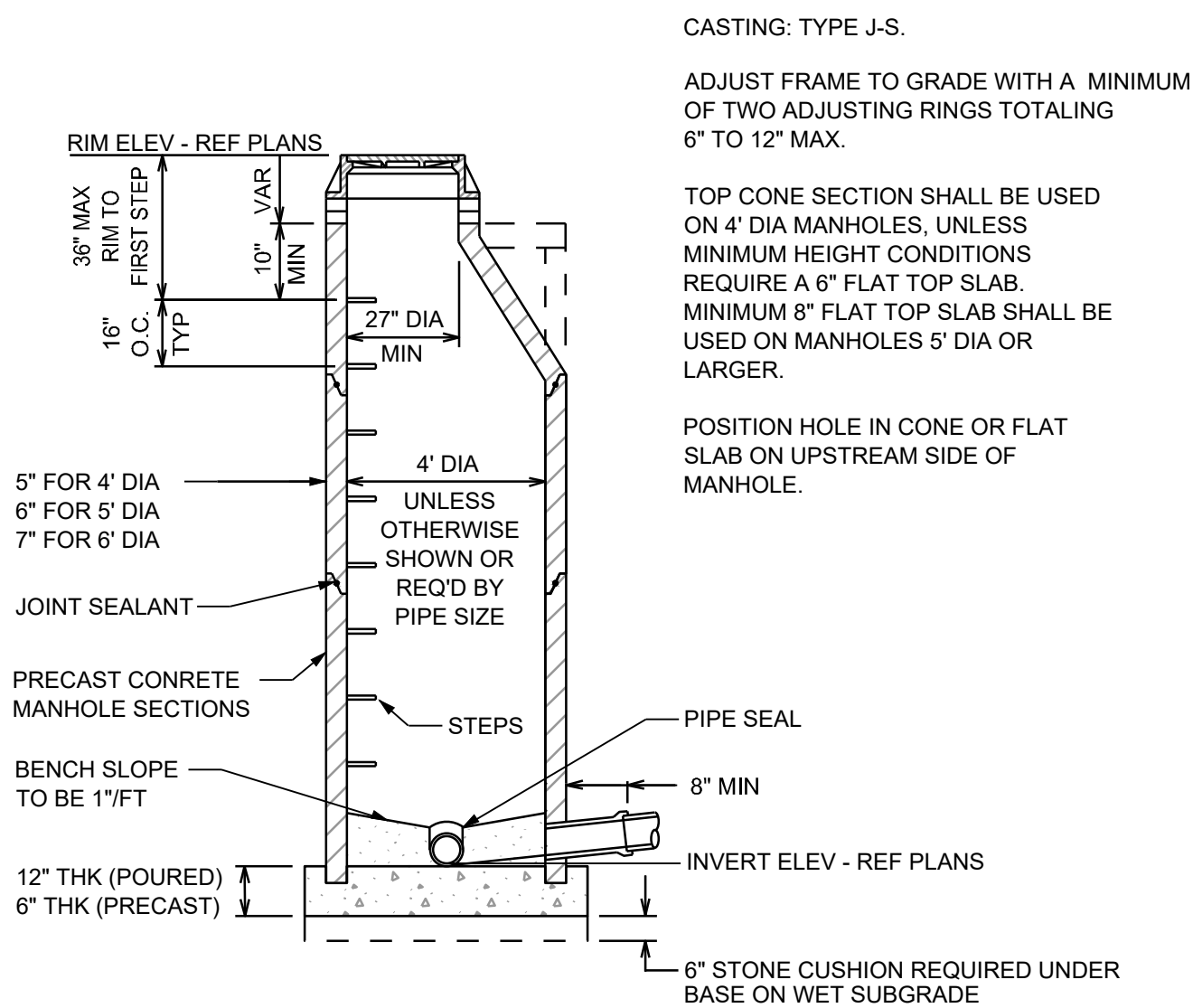
09.12.2019

PROJECT No: 08-1893.00

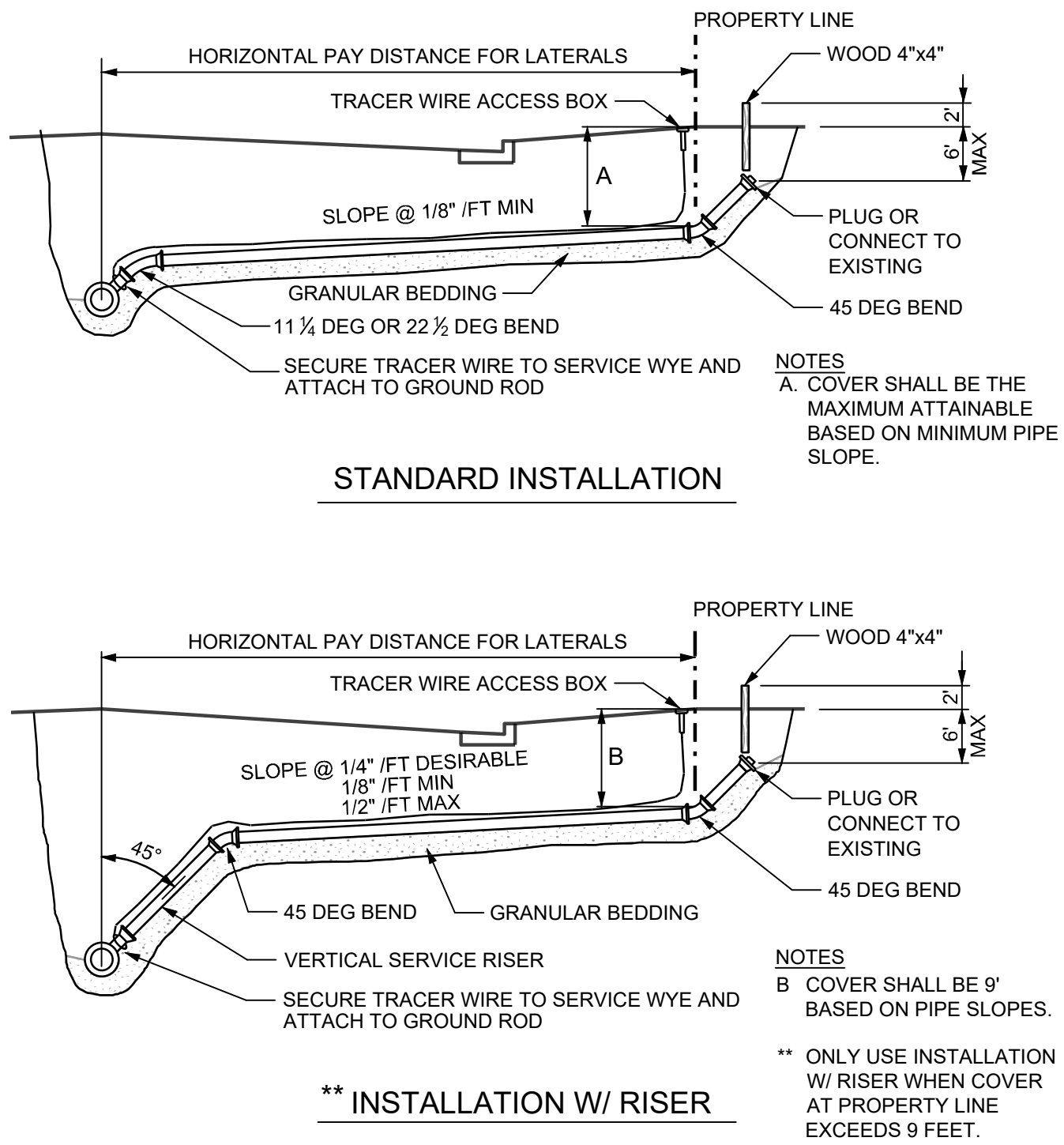
CIVIL DETAILS

C802

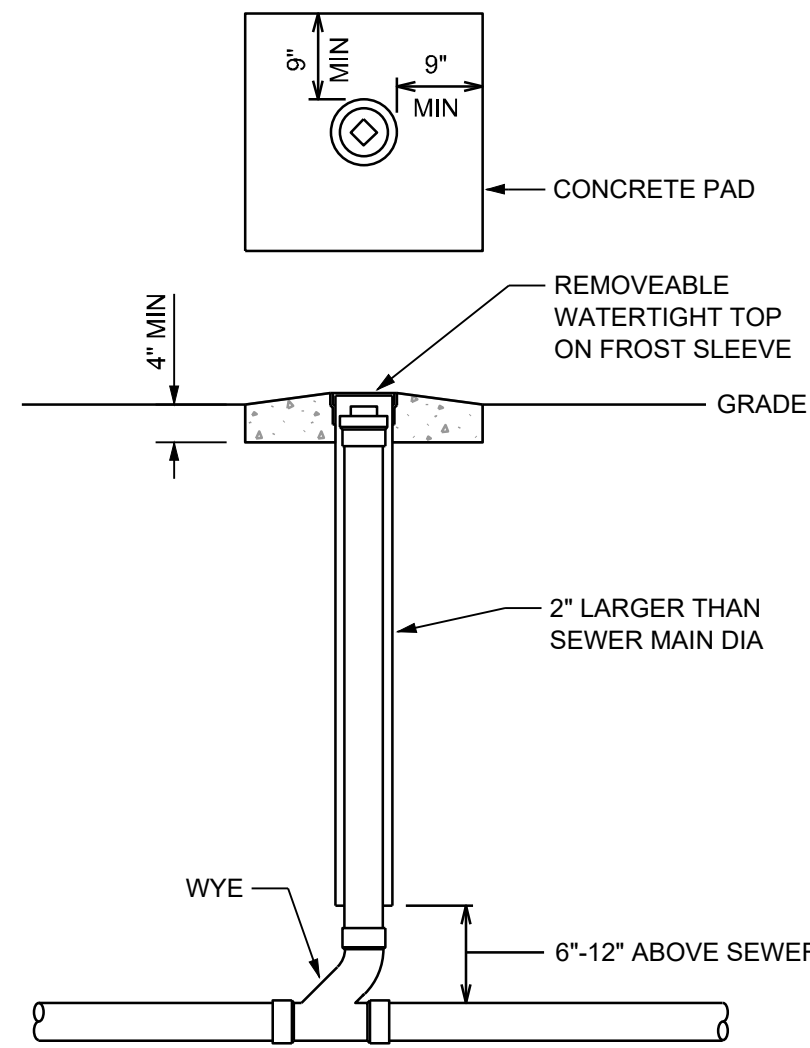
NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE



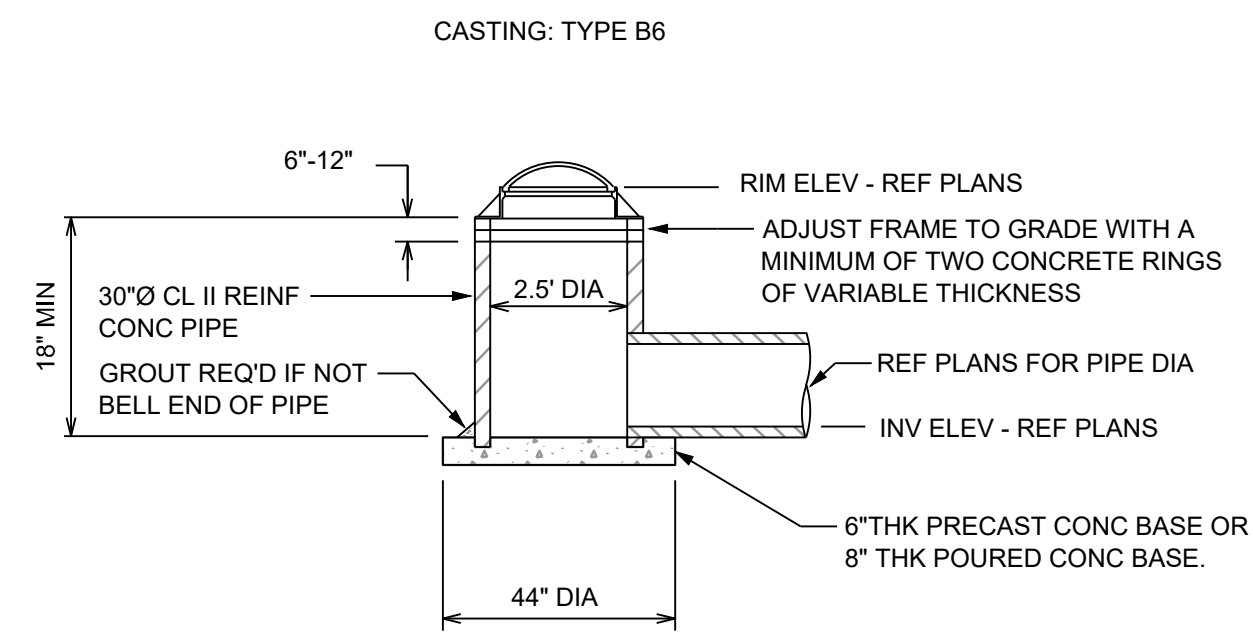
1 **STANDARD SANITARY MANHOLE**
NOT TO SCALE



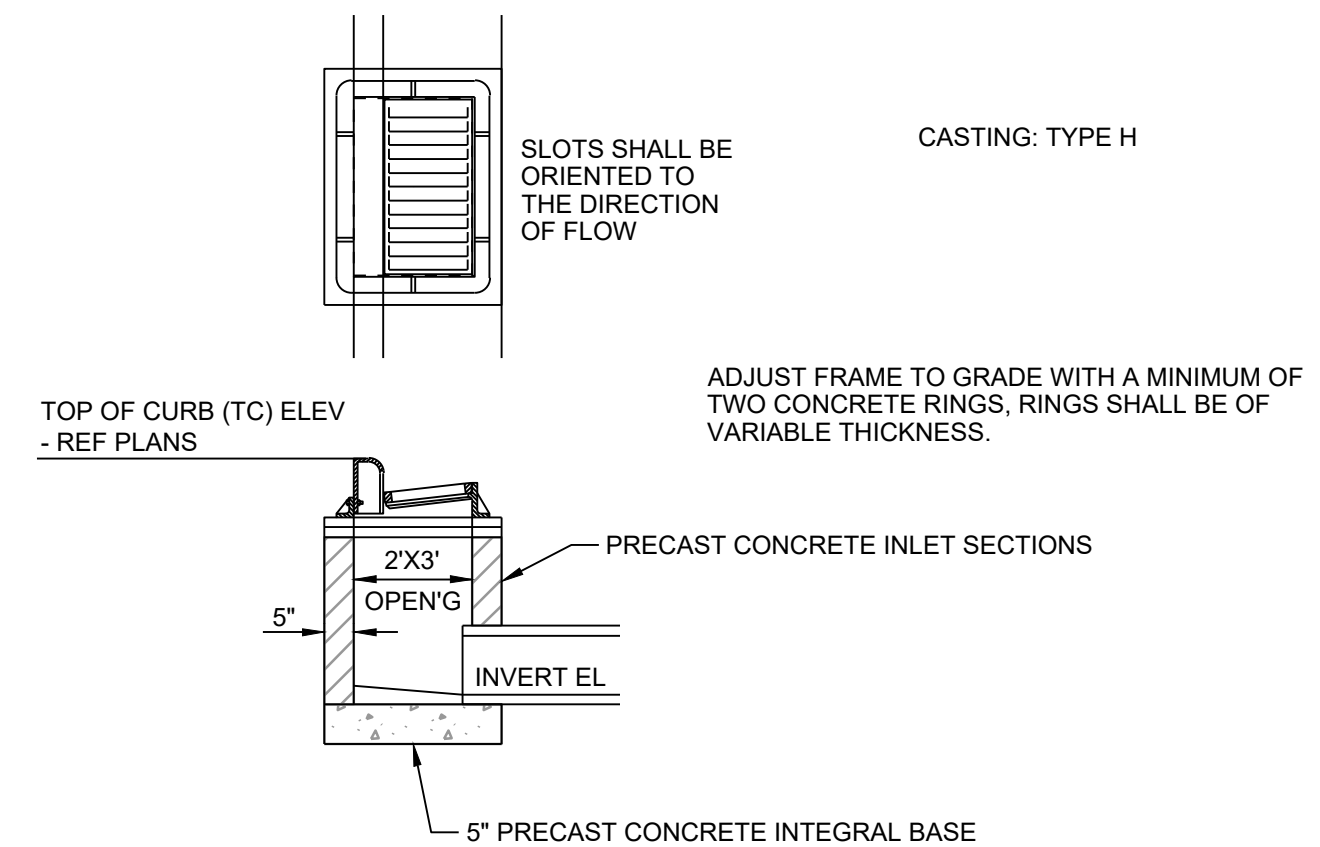
2 **SANITARY SEWER LATERAL**
NOT TO SCALE



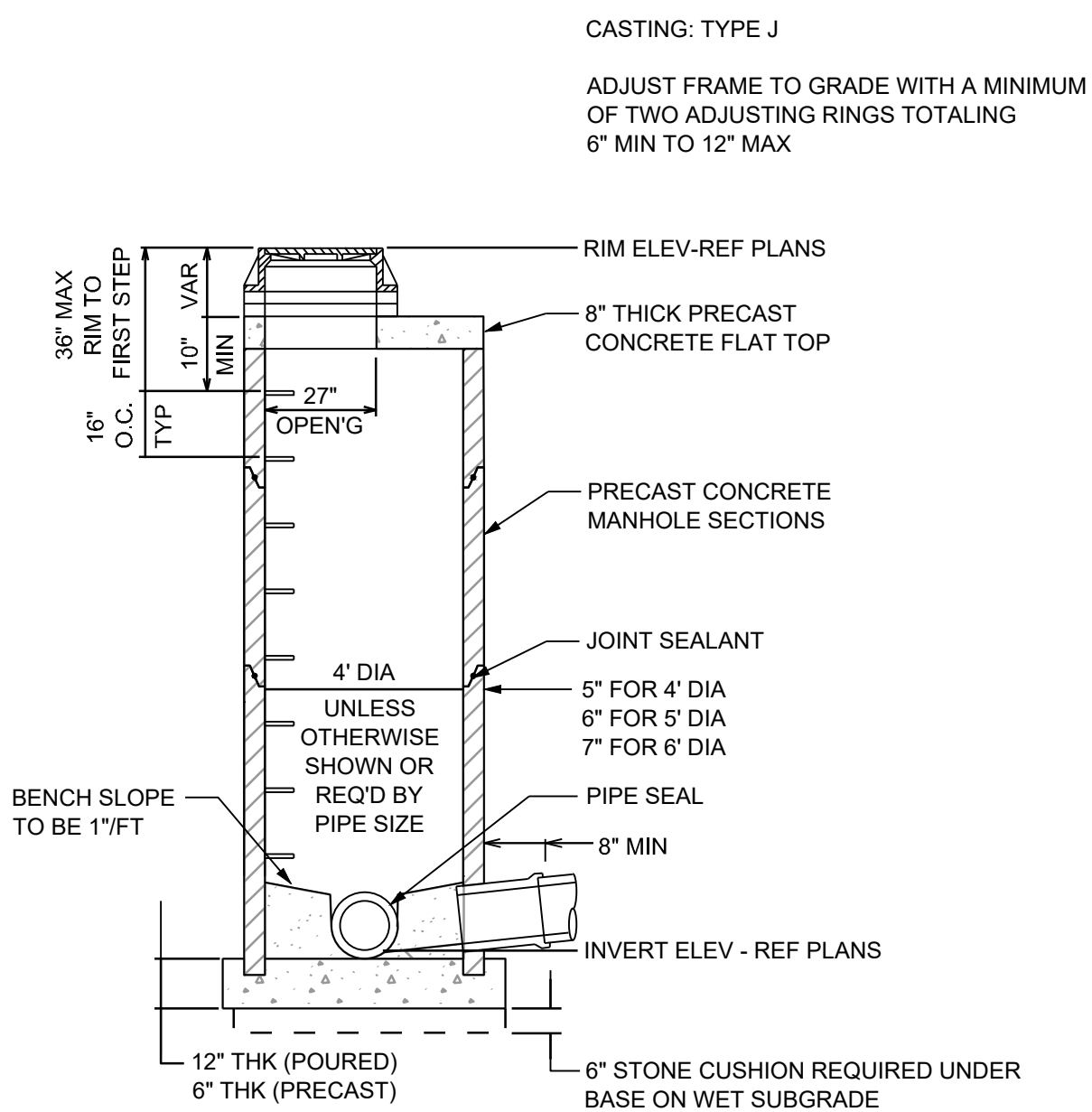
3 **CLEANOUT**
NOT TO SCALE



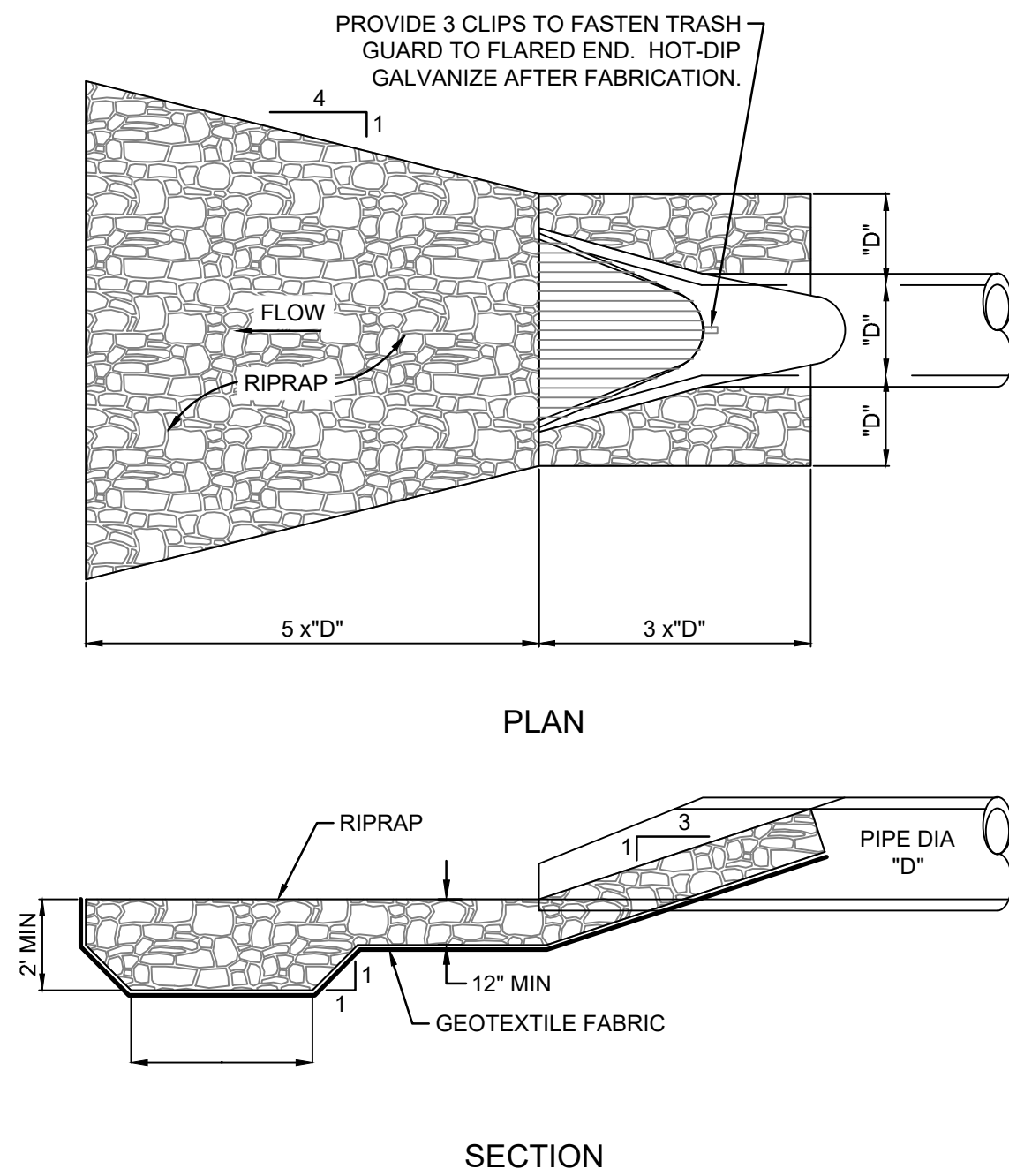
4 **2.5-FT AREA INLET (BEEHIVE GRATE)**
NOT TO SCALE



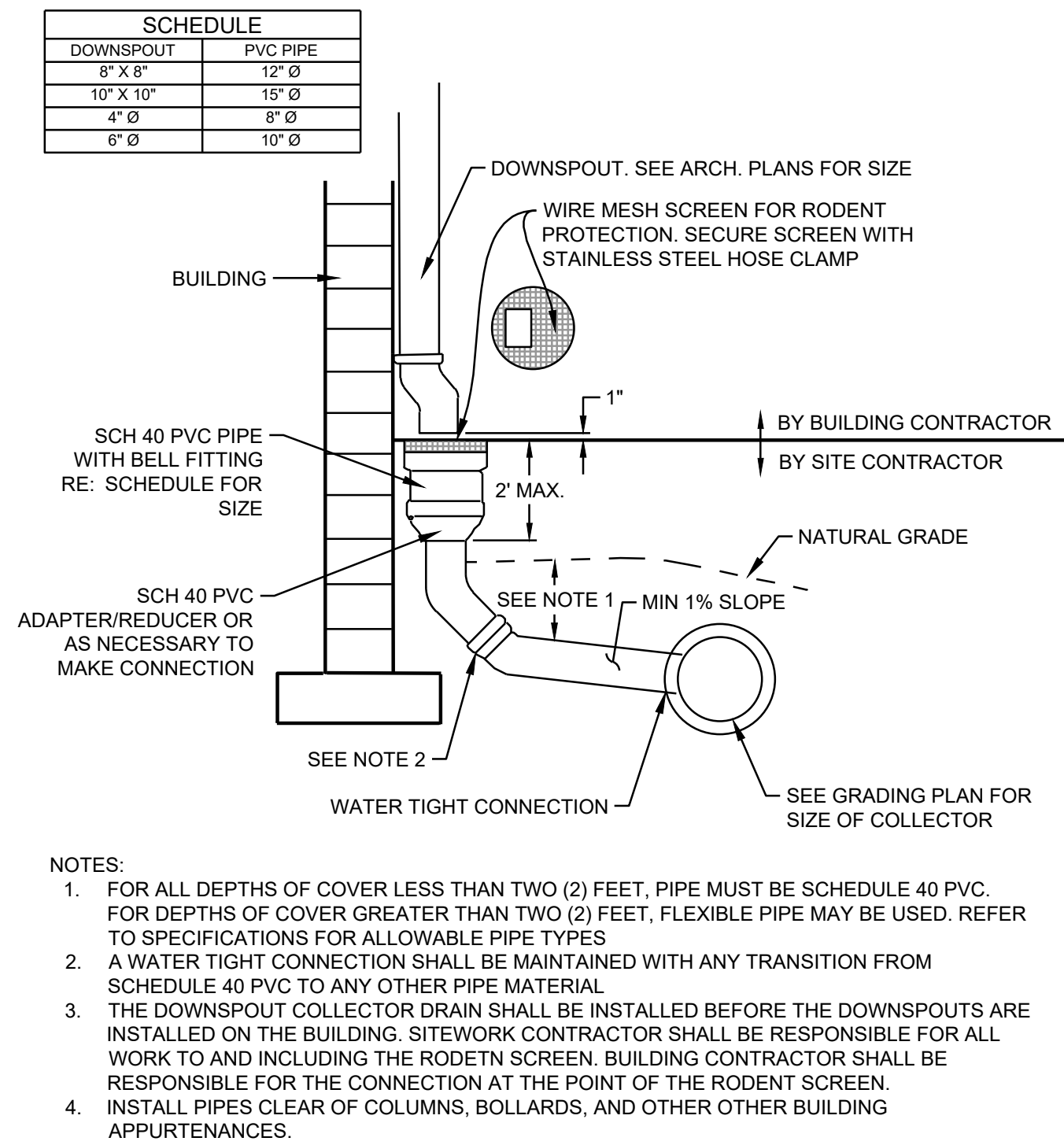
5 **2X3-FT CURB INLET**
NOT TO SCALE



6 **STANDARD STORM MANHOLE**
NOT TO SCALE



7 **APRON END WALL WITH TRASHGUARD AND RIPRAP**
NOT TO SCALE



8 **DOWNSPOUT COLLECTOR**
NOT TO SCALE

MARK	DATE	DESCRIPTION

LAKE ELMO INDEPENDENT LIVING, LLC

NEW INDEPENDENT LIVING FACILITY

LAKE ELMO, MINNESOTA

NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE

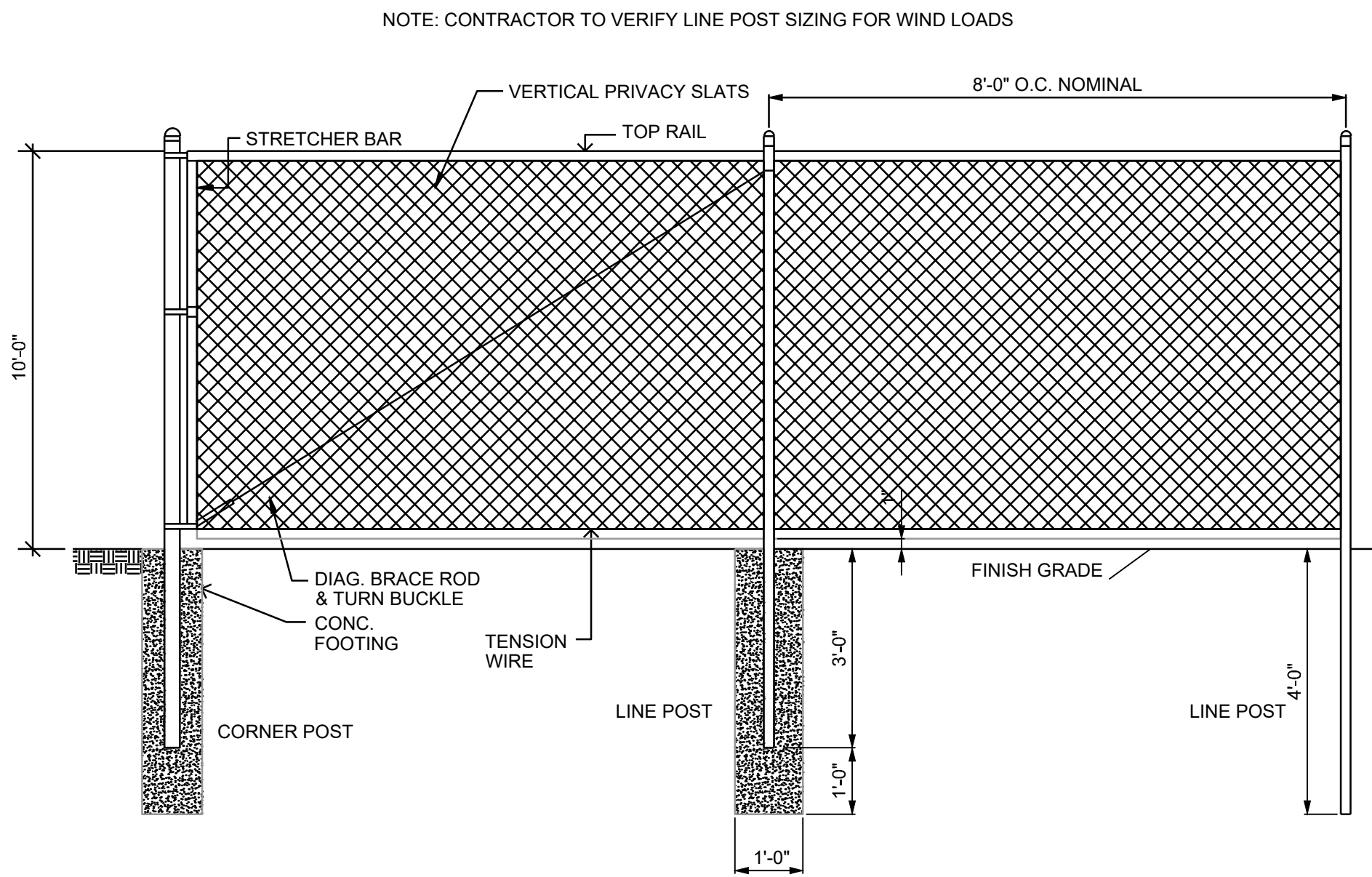
AVRES ASSOCIATES

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54601
(715) 834-3161

River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54022
(715) 426-4908
Fax: (715) 426-5666

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AVRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AVRES ASSOCIATES.

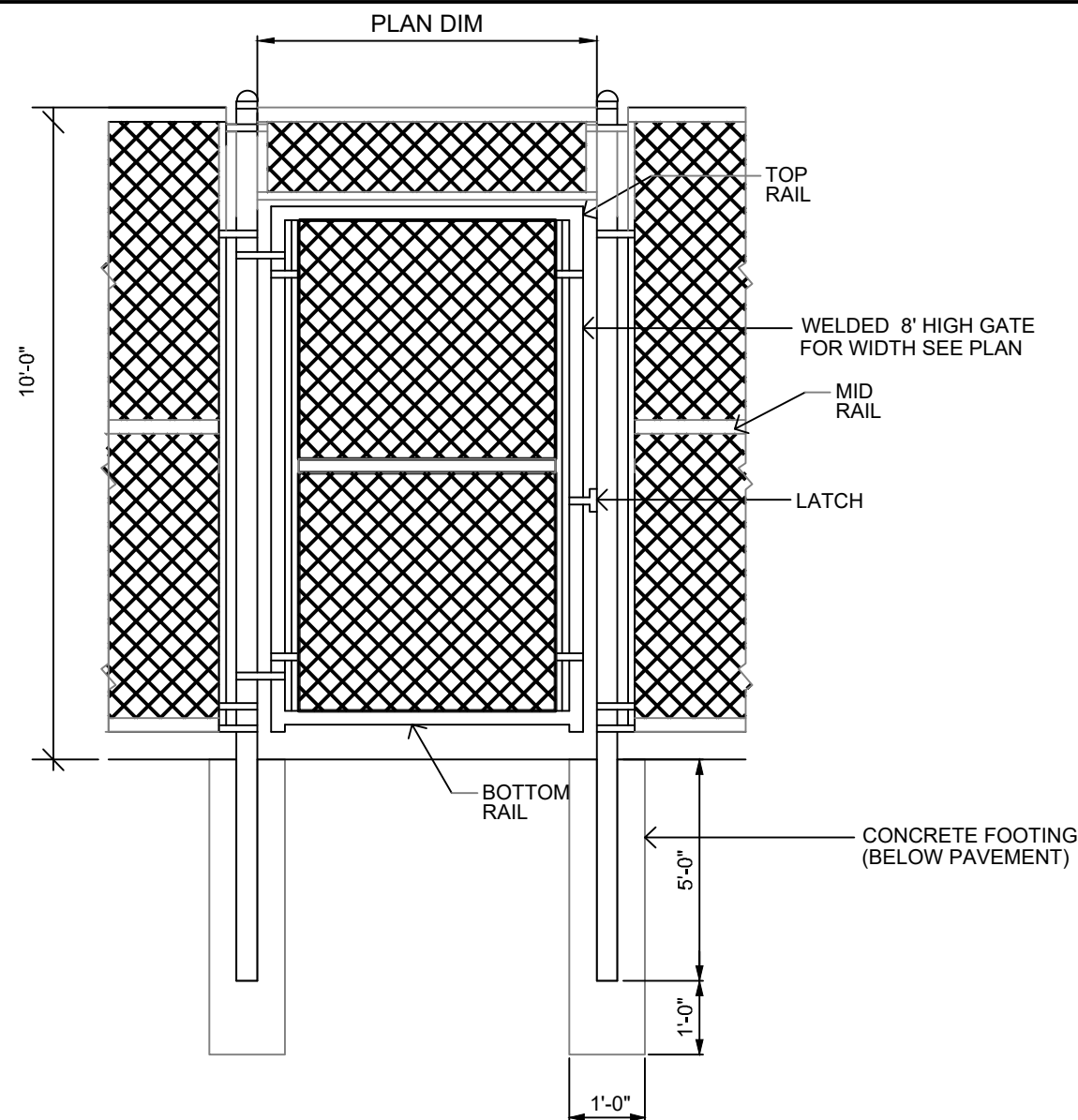
09.12.2019
PROJECT No: 08-1893.00
CIVIL DETAILS
C803



NOTE: EMBED CORNER POSTS, GATE POSTS AND FIRST LINE POST AFTER CORNER & GATE POSTS IN CONCRETE. LINE POSTS ARE NOT EMBEDDED IN CONCRETE

1 CHAIN LINK FENCE

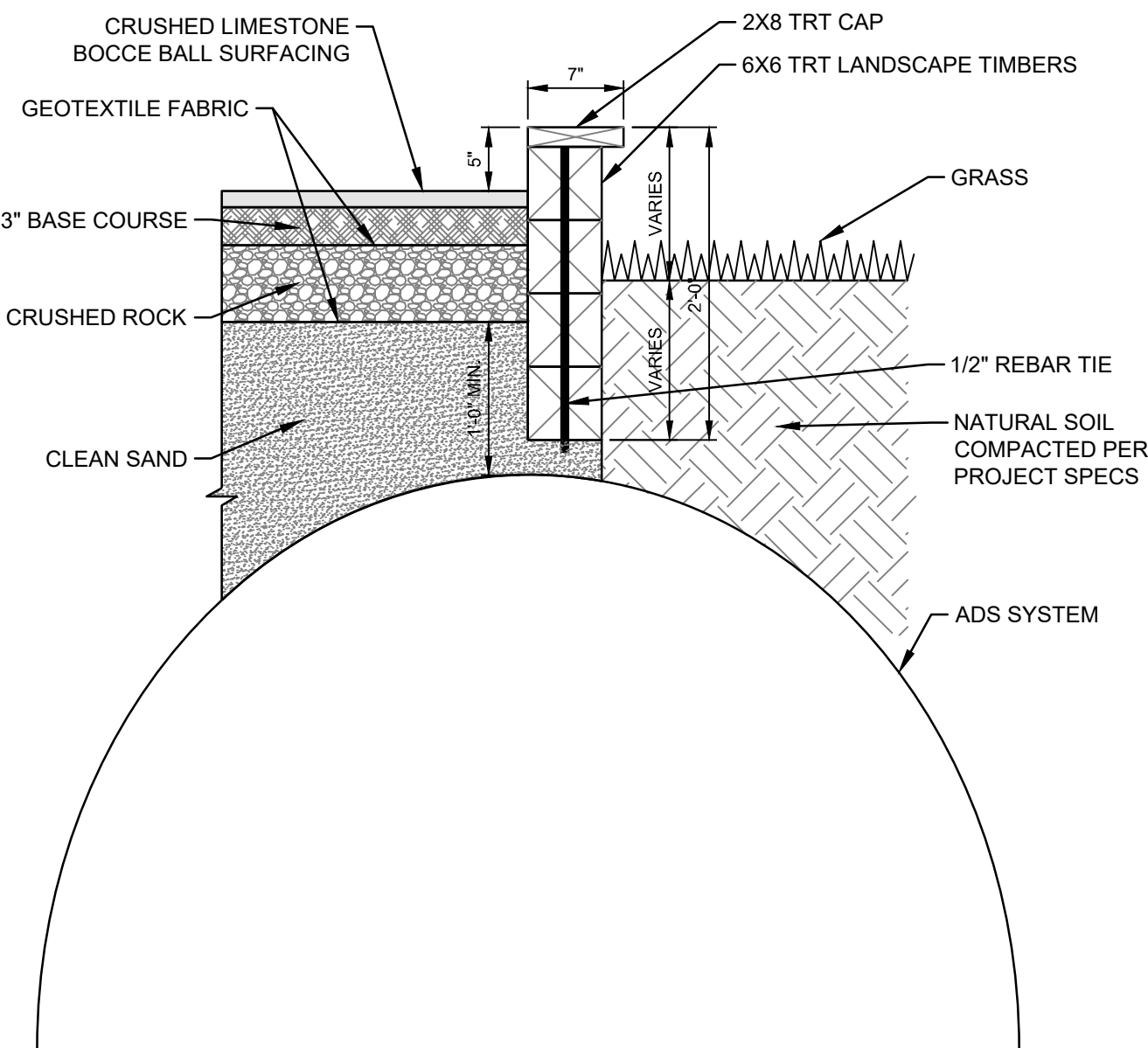
NOT TO SCALE



SINGLE SWING GATE

2 CHAIN LINK GATE

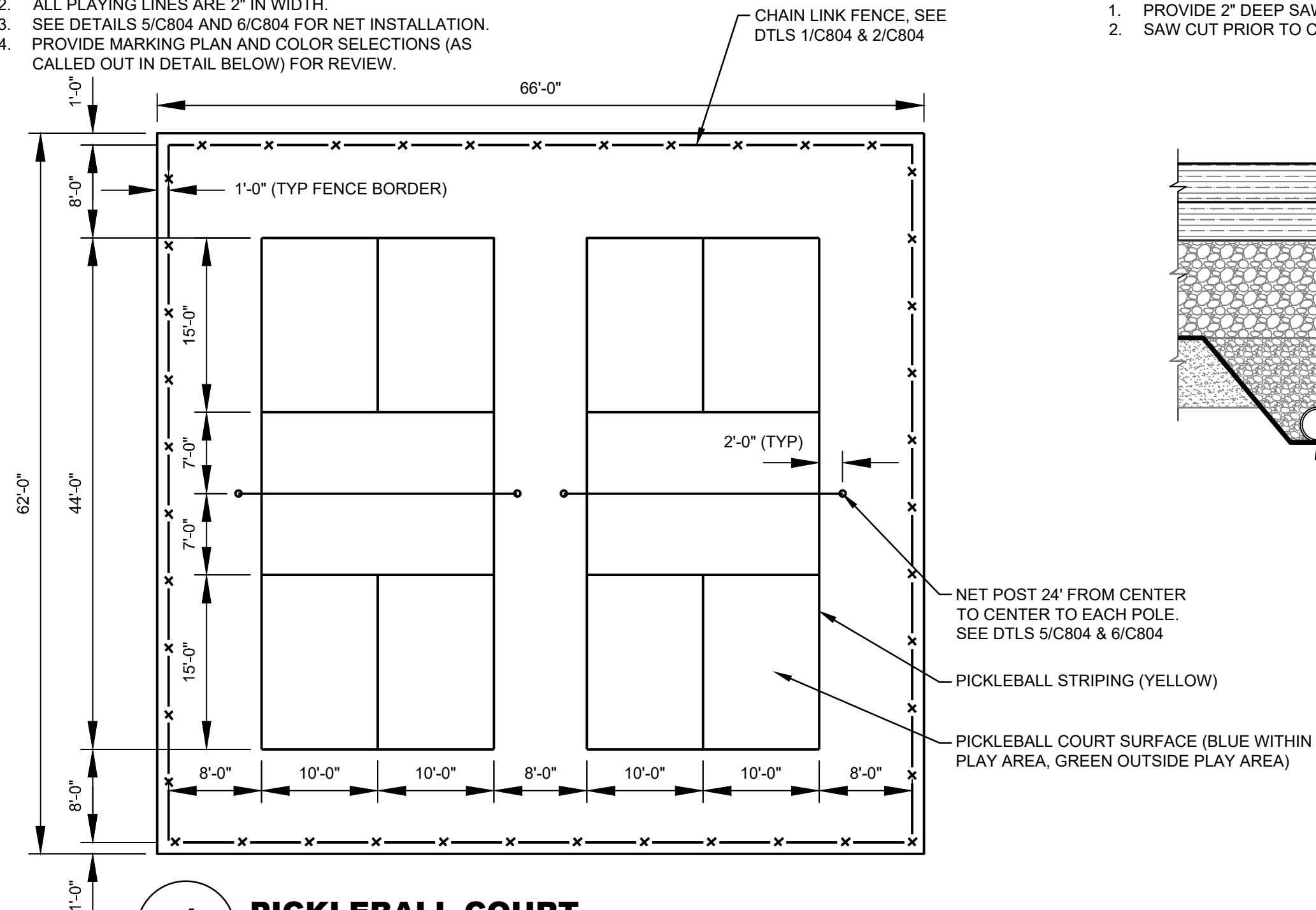
NOT TO SCALE



3 BOCCE BALL SECTION

NOT TO SCALE

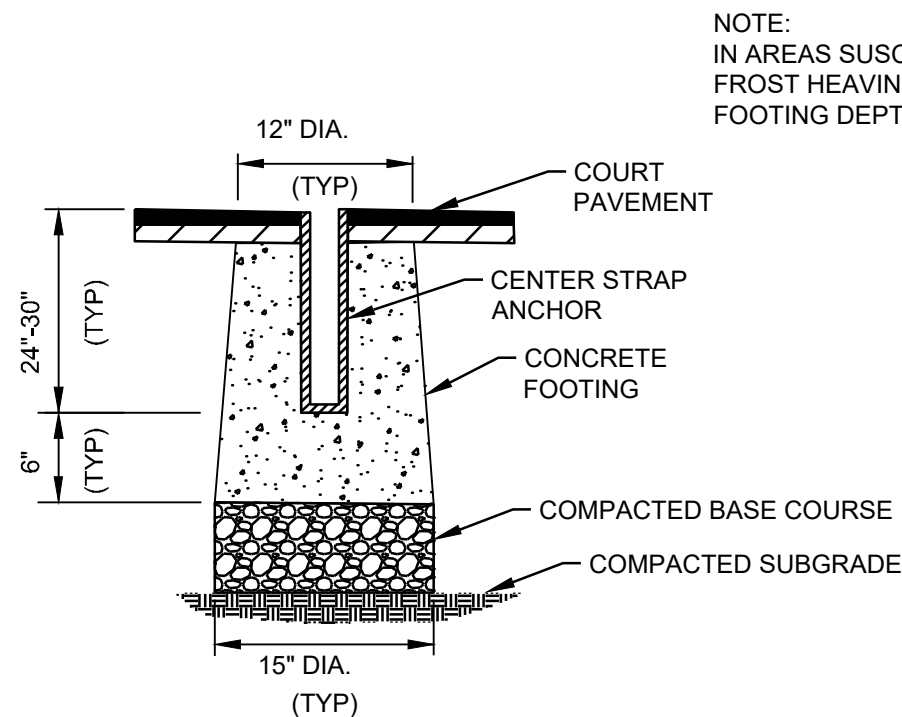
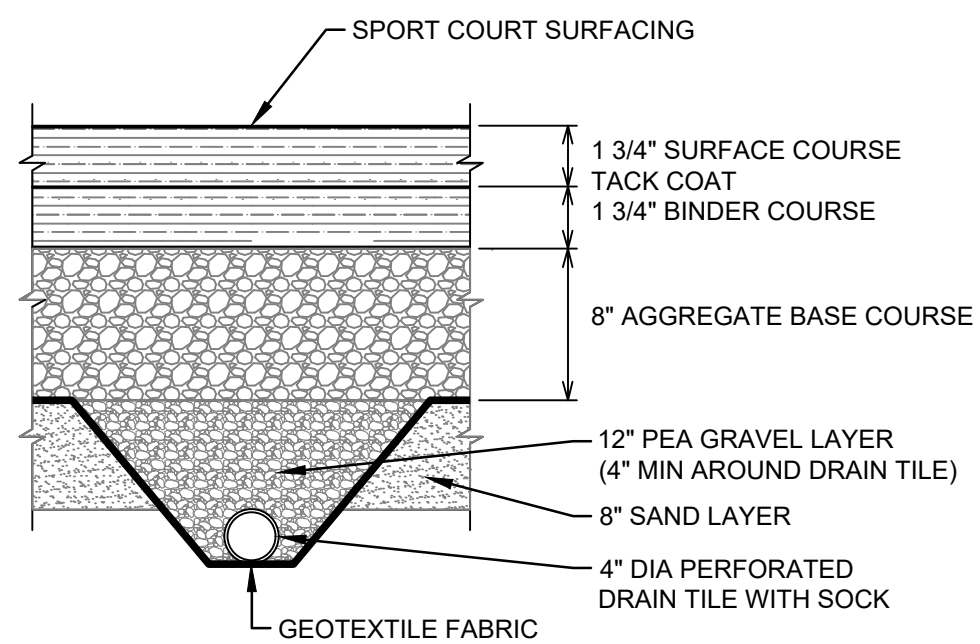
- NOTES:
1. ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF LINES.
 2. ALL PLAYING LINES ARE 2" IN WIDTH.
 3. SEE DETAILS 5/C804 AND 6/C804 FOR NET INSTALLATION.
 4. PROVIDE MARKING PLAN AND COLOR SELECTIONS (AS CALLED OUT IN DETAIL BELOW) FOR REVIEW.



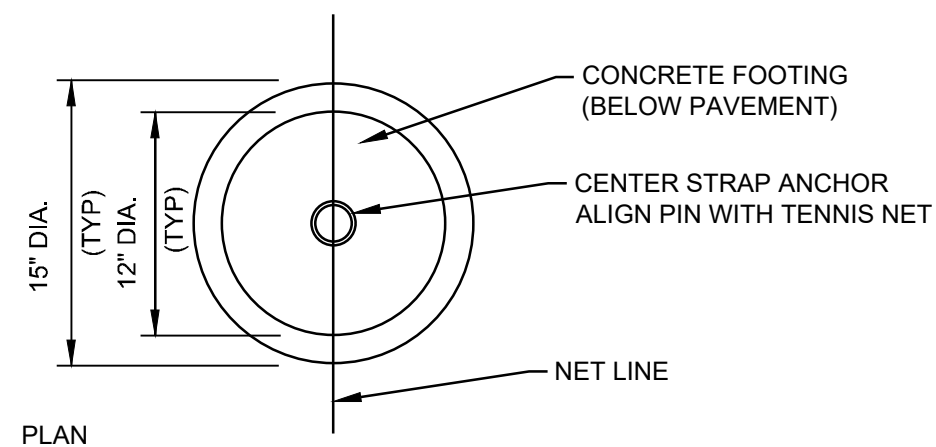
4 PICKLEBALL COURT

NOT TO SCALE

- NOTE:
1. PROVIDE 2" DEEP SAWCUT SHOWN ON PLAN.
 2. SAW CUT PRIOR TO COLOR COATING COURTS.



SECTION

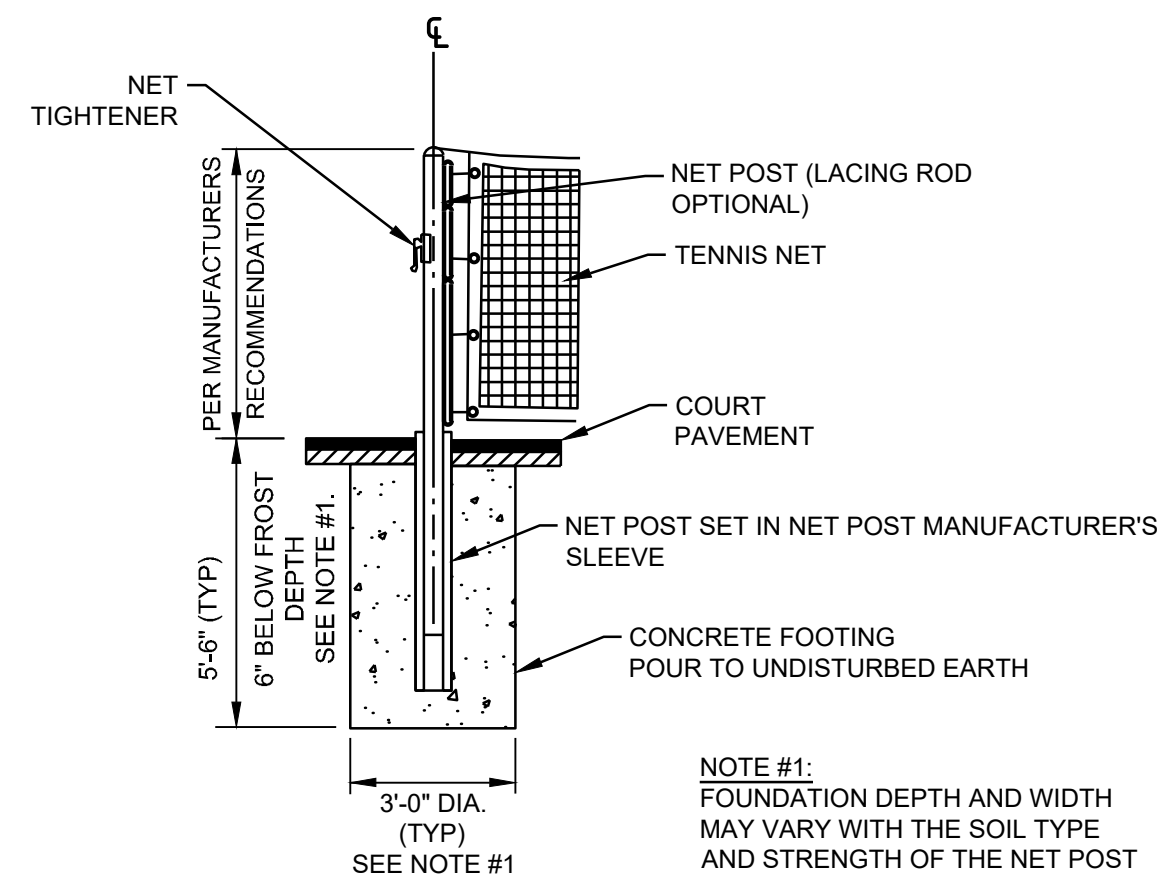


PLAN

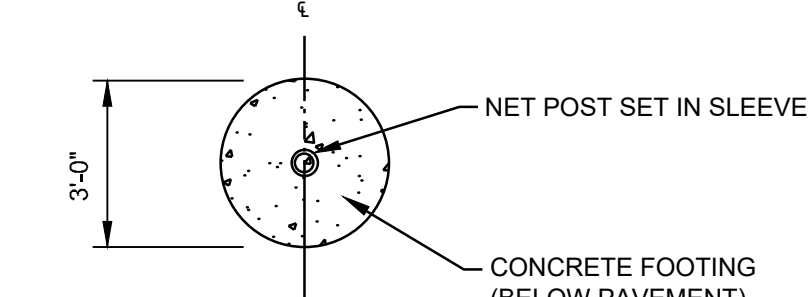
NOTE: INSTALL PER MANUFACTURER RECOMMENDATIONS. IF MANUFACTURER RECOMMENDATIONS DIFFER FROM THIS DETAIL, MANUFACTURER RECOMMENDATIONS SHALL PREVAIL.

5 NET CENTER STRAP ANCHOR

NOT TO SCALE



SECTION



PLAN

NOTE: INSTALL PER MANUFACTURER RECOMMENDATIONS. IF MANUFACTURER RECOMMENDATIONS DIFFER FROM THIS DETAIL, MANUFACTURER RECOMMENDATIONS SHALL PREVAIL.

6 NET POST FOOTING

NOT TO SCALE

MARK	DATE	DESCRIPTION

LAKE ELMO INDEPENDENT LIVING, LLC

NEW INDEPENDENT LIVING FACILITY

LAKE ELMO, MINNESOTA

Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54601
(715) 834-3161

River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54222
(715) 426-4808
Fax: (715) 426-5666

AVRES
ASSOCIATES

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AVRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AVRES ASSOCIATES.

NOT FOR CONSTRUCTION - PRELIMINARY - CITY SUBMITTAL PACKAGE

09.12.2019

PROJECT No: 08-1893.00

CIVIL DETAILS

C804

