

Applicant: Ankit Bhakta; SB Hospitality LLC
Consultant: Christian Froemke; Westwood Professional Services, Inc.
Project: Holiday Inn Building Addition and Site Improvements
Location: 7740 Flying Cloud Drive, Eden Prairie, MN
Applicable Rule(s): 4, 5, 11 and 12
Reviewer(s): Azeemuddin Ahmed and Louise Heffernan; Barr Engineering Co.

General Background & Comment

The applicant proposes a building addition on the 2.99-acre site located at 7740 Flying Cloud Drive in Eden Prairie. The existing site consists of a main building and parking lot. Site improvements including a sidewalk, patio, landscaping, a stormwater management facility, and utility improvements are proposed.

The project site information includes the following:

- Total Site Area: 130,381 square feet (2.99 acres)
- Disturbed Area: 6,590 square feet (0.15 acres)
- Existing Site Impervious Area: 93,654 square feet (2.15 acres)
- Proposed Site Impervious Area: 91,389 square feet (2.10 acres)
- 2.4% decrease in the site impervious area: -2,265 square feet
- 7% disturbance of onsite existing impervious surface: 6,590 square feet (0.15 acres)
- Regulated Impervious Area: 3,588 square feet (0.08 acres)

Exhibits Reviewed:

1. Permit Application received May 2, 2024. Email correspondence dated May 22, 2024, identifying ten incomplete items and review comments required to be addressed to complete the permit application.
2. Plans dated May 19, 2023 (received May 2, 2024) and revised June 6, 2024, prepared by Westwood Professional Services.
3. Stormwater Management Report dated February 17, 2023 (received May 2, 2024), revised June 7, 2024, prepared by Westwood Professional Services.
4. Electronic HydroCAD modeling received May 17, 2024, revised June 17, 2024, prepared by Westwood Professional Services.
5. Electronic P8 modeling received June 17, 2024, prepared by Westwood Professional Services.

6. NMCWD review comment responses dated June 14, 2024, prepared by Westwood Professional Services.

The application with the submittal items above is complete.

4.0 Stormwater Management

NMCWD's requirements for stormwater management apply to the project because more than 50 cubic yards of material will be disturbed and 5,000 square feet or more of surface area is altered, Rules 4.2.1a and b.

The NMCWD's Rule for Redevelopment, Rule 4.2.3, states, if the proposed activity will increase the total impervious surface on the site by 50 percent or more or will disturb 50 percent or more of the existing impervious surface on the site, the stormwater criteria will apply to the entire site. Otherwise, the criteria of section 4.3 will apply only to the disturbed areas, and replaced and net additional impervious surface on the project site. Since the proposed activities will decrease the total impervious surface of the site and will disturb 7% of the existing site impervious area, the district's stormwater management criteria will apply to the disturbed areas, and replaced and net additional impervious surface on the project site, including the 3,588 square feet (0.08 acres) of regulated impervious surface.

Stormwater management for compliance with subsection 4.3.1 criteria will be provided by an infiltration basin to provide rate control, volume retention and water quality management for the regulated area.

Rule 4.3.1b requires the 2-, 10-, and 100-year post development peak runoff rates be equal to or less than the existing discharge rates for the collection points where stormwater leaves the site. The proposed work results in a net decrease in impervious area on the site and therefore existing discharge rates are not exceeded in proposed conditions. Rule 4.3.1b is met.

A retention volume of 329 cubic feet is required from the 3,588 square feet (0.08 acres) of regulated impervious surface. The geotechnical report dated June 16, 2022, prepared by ITCO Allied Engineering Company, identifies clayey sand (SC) soils in the vicinity of the bottom of the proposed infiltration basin, per borings B-1 and B-3. Given the silty sand (SM) soils identified in boring B-4, also near the bottom of the proposed infiltration basin, a design infiltration rate of 0.25 inches per hour averaged from the two different soil types was used, conforming to the Minnesota Stormwater Manual.

The table below summarizes the volume retention required and volume retention achieved. The proposed project is in conformance with subsection 4.3.1a.

Volume Retention Summary

Required Volume Retention (cubic feet)	Provided Volume Retention (cubic feet)	Maximum Infiltration Depth Allowable* (feet)	Provided Infiltration Depth (feet)
329	362	1.0	1.0

*Maximum inundation depth allowable for the infiltration basin to draw down within 48-hours based on a design infiltration rate of 0.25 inches/hour.

With a provided infiltration depth of 1.0 feet (1.0 feet allowable), the stormwater management facility draws down within the required 48-hours, complying with Rule 4.3.1a (ii).

Rule 4.5.4d (i) requires at least three feet of separation between the bottom of a stormwater management facility and groundwater. Per the geotechnical evaluation by ITCO Allied Engineering Company, groundwater was not encountered to the bottom of the boring (B-1), elevation 889.0 M.S.L. The bottom of the infiltration basin is 904.0 M.S.L., providing a separation of 15.0 feet (to the elevation where groundwater was not encountered). Rule 4.5.4d (i) is met.

NMCWD's water quality criterion requires 60% annual removal efficiency for total phosphorus (TP) and 90% annual removal efficiency for total suspended solids (TSS) from the regulated site runoff. A P8 model was used to evaluate the proposed infiltration basin annual removal efficiencies. The results of the P8 modeling are summarized in the table below. The NMCWD engineer agrees with the modeling results and the project is in conformance with Rule 4.3.1c criteria.

Annual TSS and TP Removal Summary

Pollutant of Interest	Regulated Site Loading (lbs./year)	Required Load Removal (lbs./year)	Provided Load Reduction (lbs./year)
Total Suspended Solids (TSS)	30.5	27.5 (90%)	30.3 (99%)
Total Phosphorus (TP)	0.10	0.06 (60%)	0.10 (99%)

Rule 4.3.4 states that all new and reconstructed buildings must be constructed such that the low floor is at least two feet above the 100-year high-water elevation or one foot above the emergency overflow of a constructed facility. Additionally, Rule 4.3.4 states that all new and reconstructed buildings must be constructed such that no opening where surface flow can enter the structure is less than two feet above the 100-year high-water elevation of an adjacent facility. Rule 4.3.4 also states that a stormwater management facility must be constructed at an elevation that ensures no adjacent habitable building will be brought into noncompliance with a standard in subsection 4.3.4.

The low floor and low opening elevation of the existing onsite building and proposed building addition is 910.2 M.S.L., 4.9 feet above the 100-year high-water elevation of the infiltration basin (elevation 905.3 M.S.L.). Rule 4.3.4 is met.

In accordance with Rule 4.3.5, a post-project chloride management plan must be provided that will, 1) designate an individual authorized to implement the chloride-use plan and 2) designate a MPCA certified salt applicator engaged in the implementation of the chloride-use plan for the site.

Subsection 4.3.6 requires the submission of a maintenance plan. All stormwater management structures and facilities must be designed for maintenance access and properly maintained in perpetuity to assure that they continue to function as designed. The applicant must provide a receipt showing recordation of a maintenance declaration for the operation and maintenance of the onsite stormwater management facility.

In accordance with Rule 4.3.1a (i), where infiltration or filtration facilities, practices or systems are proposed, pre-treatment of runoff must be provided. Pretreatment will be provided by a sump structure, complying with Rule 4.3.1a (i).

5.0 Erosion and Sediment Control

The district's requirements for erosion and sediment control apply to the project because more than 50 cubic yards of material will be disturbed and 5,000 square feet or more of surface area is altered, Rules 5.2.1a and b.

The erosion control plan prepared by Westwood Professional Services includes installation of perimeter erosion control (bioroll), inlet protection, and a construction entrance.

The contractor for the project will need to designate a contact who will remain liable to the district for performance under the District's Erosion and Sediment Control Rule 5.0 from the time the permitted activities commence until vegetative cover is established, in accordance with subsection 5.4.1e. NMCWD must be notified if the responsible individual changes during the permit term.

11.0 Fees

Fees for the project are:

Rule 4:	\$750
Rule 5:	\$750
Total Fees:	\$1,500

12.0 Financial Assurances

Financial Assurances for the project are:

Rule 4: Stormwater Facility: 329 S.F. x \$12/S.F. =.....	\$3,948
Rule 5: Perimeter Control: 210 L.F. x \$2.50/L.F. =.....	\$525
Inlet Protection: 2 x \$100 =.....	\$200
Site Restoration: 0.15 acres x \$2,500/acre =.....	\$375
Chloride Management	\$5,000
Contingency and Administration	\$2,152

Findings

1. The proposed project includes the information necessary, plan sheets and erosion control plan for review.
2. The proposed project will conform to Rules 4 and 5 with the fulfillment of the conditions identified below.
3. The proposed stormwater management facility will provide volume retention, rate control, and water quality management in accordance with subsections 4.3.1a-c criteria.
4. In accordance with NMCWD Rule 4.3.6, the applicant must provide a maintenance and inspection plan that identifies and protects the design, capacity, and functionality of the stormwater management facility, and record the plan in a declaration on the property title.

Recommendation

Approval, contingent upon:

Compliance with the General Provisions (attached).

Financial Assurance in the amount of \$12,200; \$7,200 for stormwater management, erosion control and site restoration, \$5,000 for compliance with the chloride management requirements.

The applicant providing a name and contact information for the individual responsible for the erosion and sediment control at the site. NMCWD must be notified if the responsible individual changes during the permit term.

Per Rule 4.3.5, a receipt showing recordation of a maintenance declaration for the operation and maintenance of the stormwater management facility is required. A draft of the declaration must be approved by the district prior to recordation.

By accepting the permit, when issued, the applicant agrees to the following stipulations for closeout of the permit and release of the financial assurance after the project:

The work associated with the proposed building addition and associated building addition and site improvements at 7740 Flying Cloud Drive under the terms of Permit #2024-073 must have an impervious surface area and configuration materially consistent with the approved plans. A design that differs materially from the approved plans will need to be the subject of a request for a permit modification or new permit, which will be subject to review for compliance with all applicable regulatory requirements.

Per Rule 4.5.6, an as-built drawing of the stormwater management facility conforming to the design specifications, based on relevant survey information (bottom of system, outlet, etc.), and including a stage volume relationship in tabular form for the stormwater management facility, as approved by the district, must be provided.

Submission of a plan for post-project management of Chloride use on the site. The plan must include 1) the designation of an individual authorized to implement the chloride use plan and 2) the designation of a Minnesota Pollution Control Agency certified salt applicator engaged in the implementation of the chloride-use plan for the site. The release of the \$5,000 of the financial assurance required for the chloride-management plan requires that the chloride-management plan has been provided to and approved by the District's Administrator.

Per Rule 12.4.1b, demonstration and confirmation that the stormwater management facility has been constructed or installed and are functioning as designed and permitted. Verification, through daily observation logs and photographs, must be provided showing the stormwater management facility used for volume retention have drawn down within 48 hours from the completion of two 1-inch (approximate) separate rainfall events.

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CONSTRUCTION PLANS

FOR

SITE REMOVALS, GRADING, EROSION
CONTROL, UTILITIES, AND LANDSCAPE

FOR

HOLIDAY INN EXPRESS RENOVATION

7740 FLYING CLOUD DR. EDEN PRAIRIE, MN

PREPARED FOR:

MICHAEL MONN ARCHITECTS

7933 GRINNELL WAY

LAKEVILLE, MN 55044

CONTACT: MICHAEL MONN

PHONE: 612-247-5406

EMAIL: MIKE@MICHAELMONNARCHITECTS.COM

PREPARED BY:

Westwood

Phone

Fax

Toll Free

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(952) 937-5822

(888) 937-5150

12701 Whitewater Drive, Suite #300

Minnetonka, MN 55343

westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0038033

CONTACT: NIC MEYER



Vicinity Map
(NOT TO SCALE)

Sheet List Table	
SHEET NUMBER	SHEET TITLE
01	COVER
02	REMOVAL PLAN
03	SITE PLAN
04	GRADING & EROSION CONTROL PLAN
05	UTILITY PLAN
06	DETAILS
07	LANDSCAPE PLAN
08	LANDSCAPE NOTES & DETAILS

NO.	DATE	REVISION	SHEETS
1	10/14/22	ADDED LANDSCAPE PLAN	7, 8
2	12/12/22	CITY COMMENTS	ALL
3	02/20/23	CITY COMMENTS	ALL
4	05/19/23	ISSUED FOR BUILDING PERMIT	ALL
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

CONSTRUCTION PLANS

FOR

SITE REMOVALS, GRADING, EROSION
CONTROL, UTILITIES, AND LANDSCAPE

FOR

HOLIDAY INN EXPRESS RENOVATION

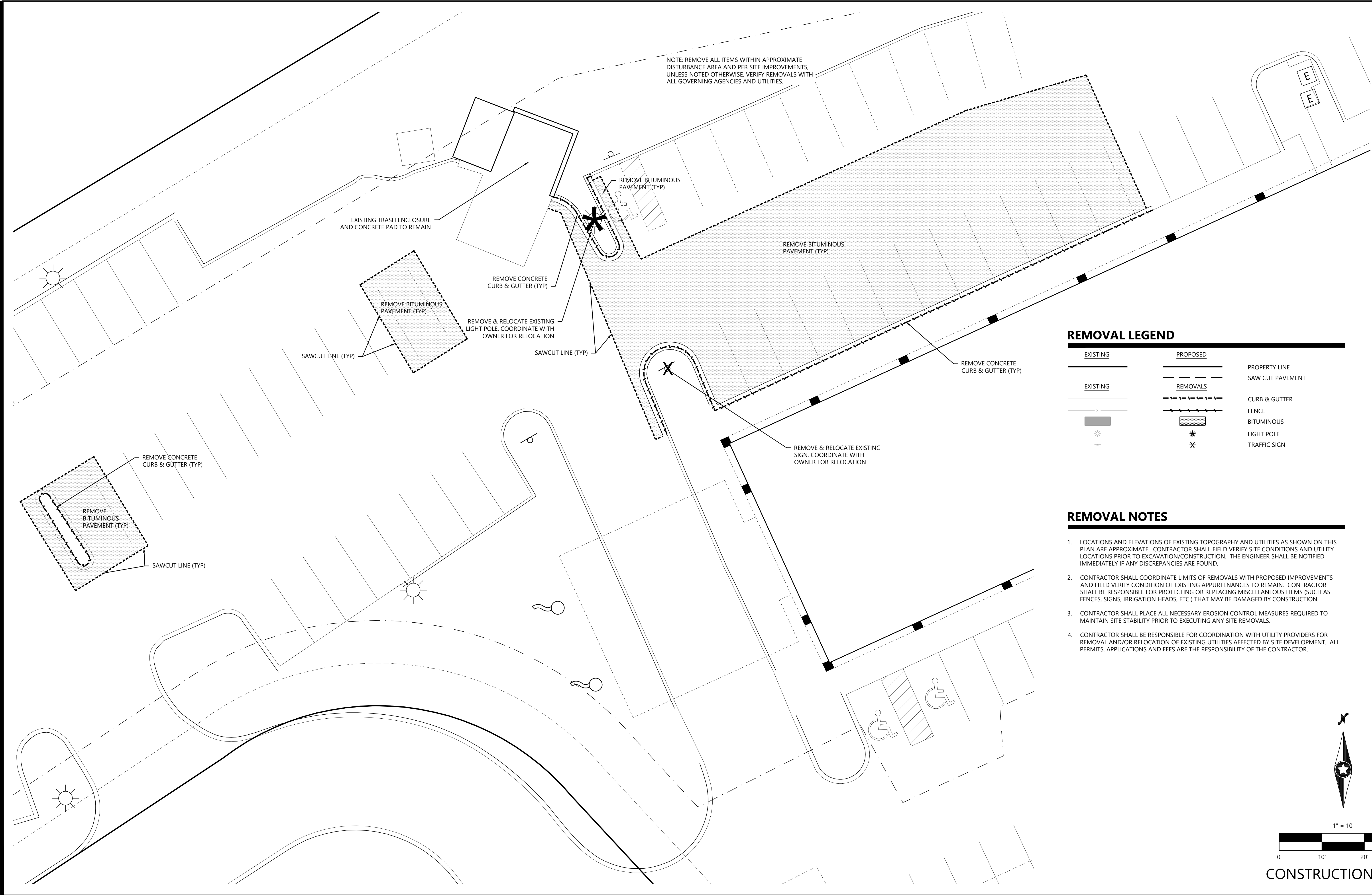
7740 FLYING CLOUD DR. EDEN PRAIRIE, MN

INITIAL SUBMITTAL DATE: 09/19/22 SHEET: 01 OF 08

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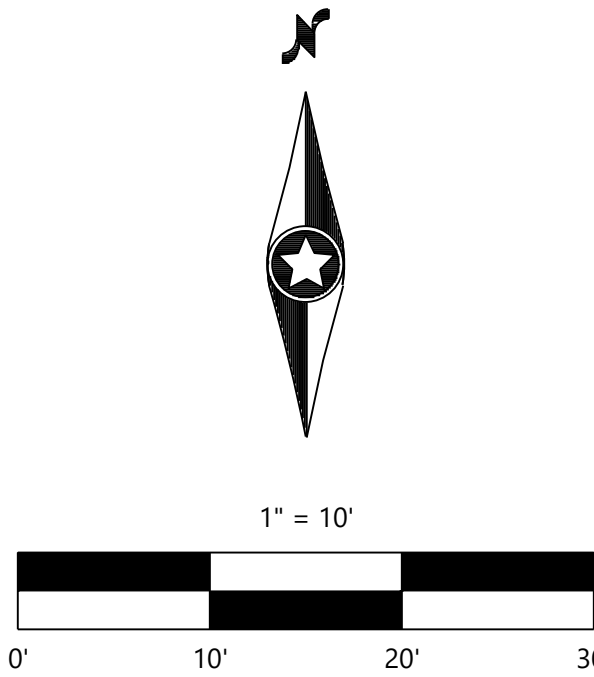


REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
		CURB & GUTTER
		FENCE
		BITUMINOUS
		LIGHT POLE
		TRAFFIC SIGN

REMOVAL NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.



CONSTRUCTION PLANS

DESIGNED:	NTM
CHECKED:	NTM
DRAWN:	D/W
HORIZONTAL SCALE:	10'
VERTICAL SCALE:	2' OR 1'

INITIAL ISSUE:	09/19/22
REVISIONS:	
	10/14/22 ADDED LANDSCAPE PLAN
	12/12/22 CITY COMMENTS
	02/20/23 CITY COMMENTS
	05/19/23 ISSUED FOR BUILDING PERMIT

PREPARED FOR:

MICHAEL MONN ARCHITECTS

7933 GRINNELL WAY
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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.

CHRISTIAN FROEMKE

DATE: 05/19/23 LICENSE NO. 56208

HOLIDAY INN EXPRESS RENOVATION

7740 FLYING CLOUD DR. EDEN PRAIRIE, MN

Westwood

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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

REMOVAL PLAN

PROJECT NUMBER: 0038033

SHEET NUMBER:

02 OF **08**

DATE: 05/19/23

HOLIDAY INN EXPRESS RENOVATION



PREPARED FOR:

MICHAEL MONN ARCHITECTS

7933 GRINNELL WAY
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
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OF THE STATE OF MINNESOTA

Christian Froemke
CHRISTIAN FROEMKE

DATE: 05/19/23 LICENSE NO. 56208

Westwood

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Fax	(952) 937-5822	Minnetonka, MN 55343
Toll Free	(888) 937-5150	westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0038033

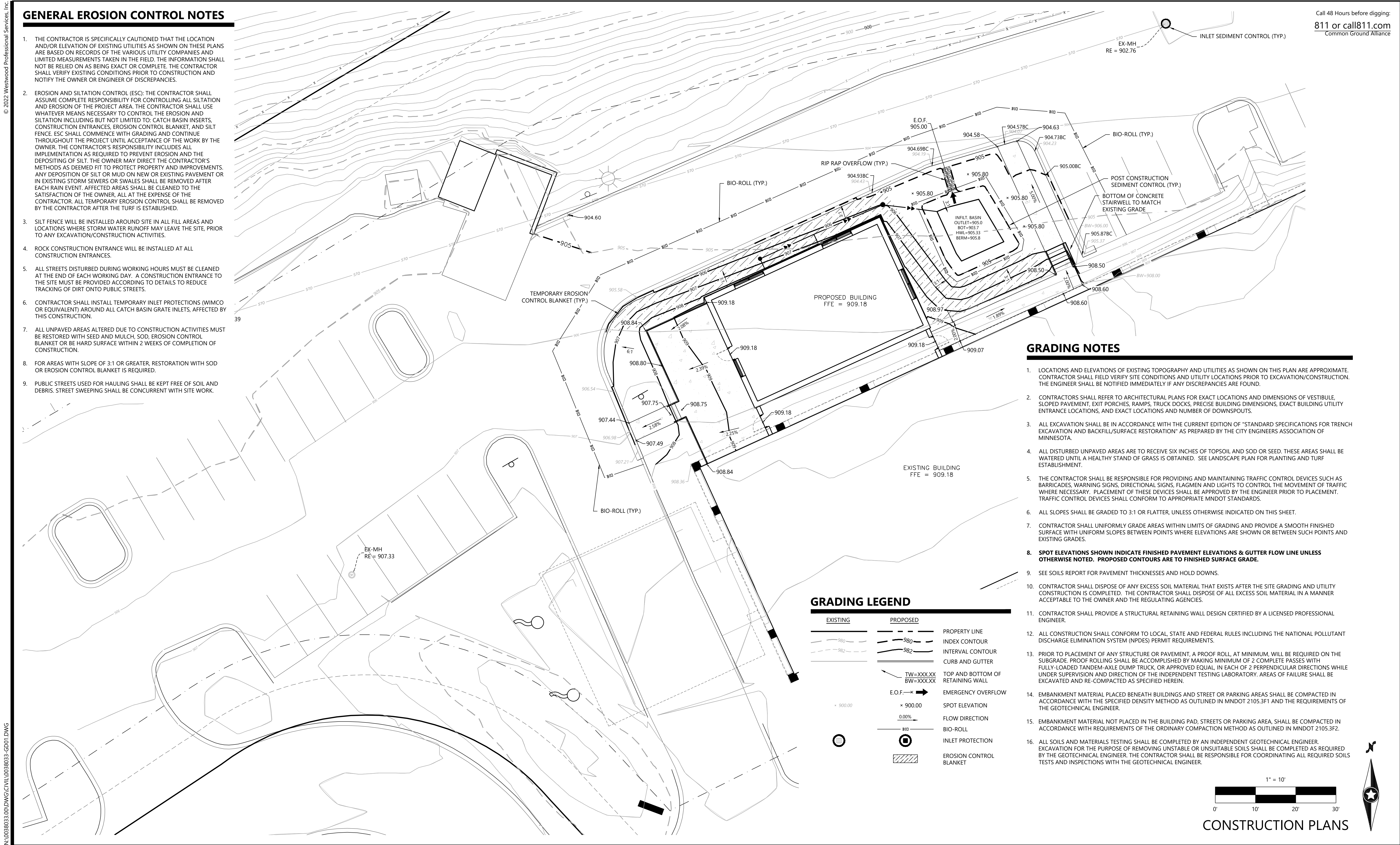
SHEET NUMBER:
03 OF 08
DATE: 05/19/23

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GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
3. SILT FENCE WILL BE INSTALLED AROUND SITE IN ALL FILL AREAS AND LOCATIONS WHERE STORM WATER RUNOFF MAY LEAVE THE SITE, PRIOR TO ANY EXCAVATION/CONSTRUCTION ACTIVITIES.
4. ROCK CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
5. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
6. CONTRACTOR SHALL INSTALL TEMPORARY INLET PROTECTIONS (WIMCO OR EQUIVALENT) AROUND ALL CATCH BASIN GRATE INLETS, AFFECTED BY THIS CONSTRUCTION.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
9. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

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DESIGNED:	NTM
CHECKED:	NTM
DRAWN:	DJW
HORIZONTAL SCALE:	10'
VERTICAL SCALE:	2" OR 1"

INITIAL ISSUE:	09/19/22
REVISIONS:	
10/14/22	ADDED LANDSCAPE PLAN
12/12/22	CITY COMMENTS
02/20/23	CITY COMMENTS
05/19/23	ISSUED FOR BUILDING PERMIT

PREPARED FOR:

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**GRADING & EROSION
CONTROL PLAN**

PROJECT NUMBER: 0038033

SHEET NUMBER:

04

OF

08

DATE: 05/19/23

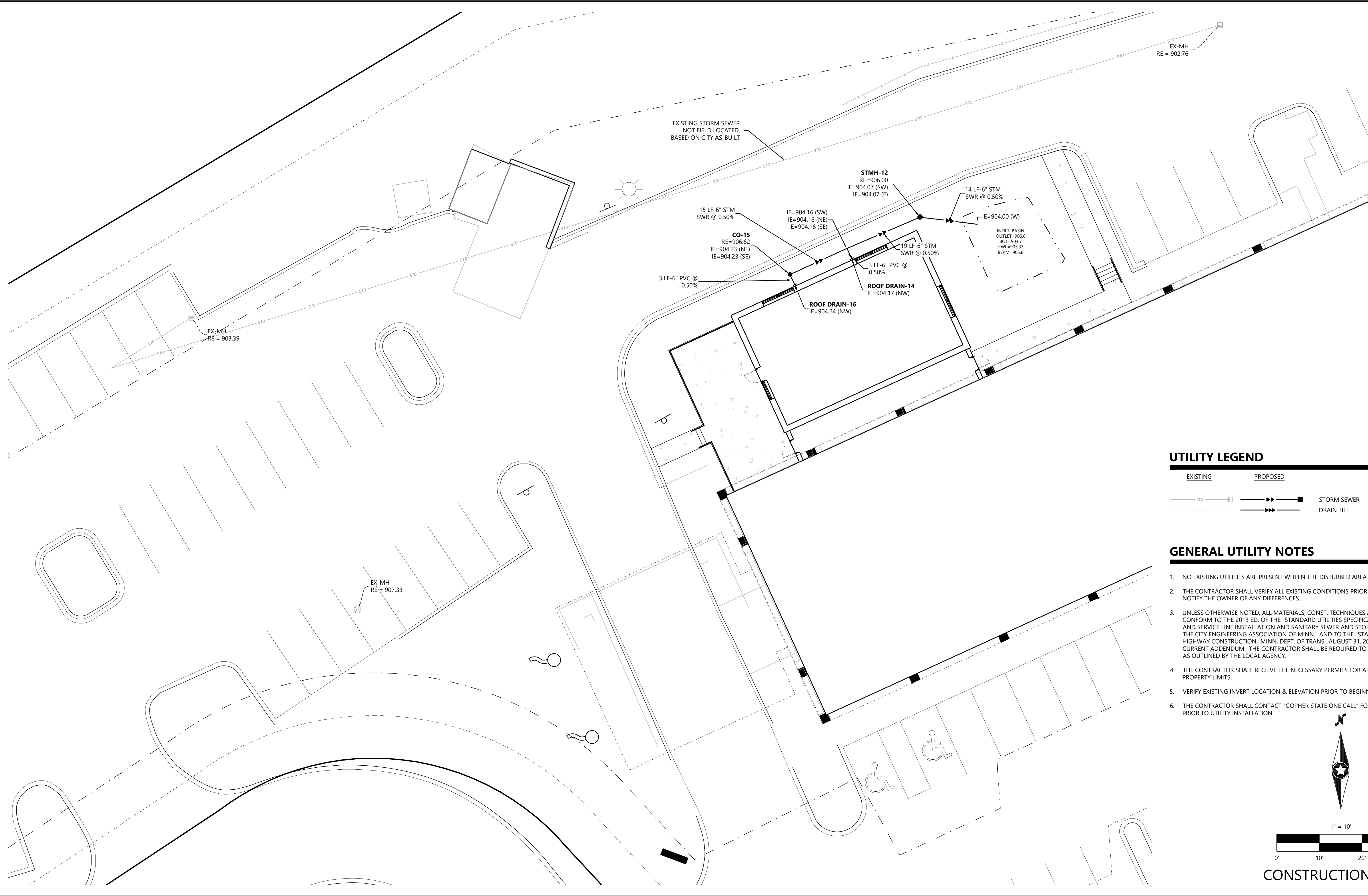
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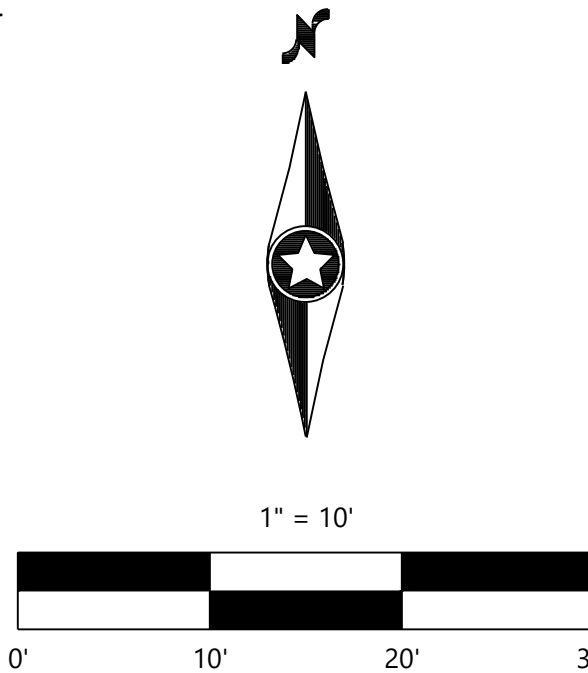


UTILITY LEGEND

EXISTING	PROPOSED	
STO	STO	STORM SEWER
DT	DT	DRAIN TILE

GENERAL UTILITY NOTES

- NO EXISTING UTILITIES ARE PRESENT WITHIN THE DISTURBED AREA OF THE PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS. AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
- VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



CONSTRUCTION PLANS

DESIGNED:	NTM
CHECKED:	NTM
DRAWN:	DJW
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### or ##

INITIAL ISSUE:	09/19/22
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UTILITY PLAN

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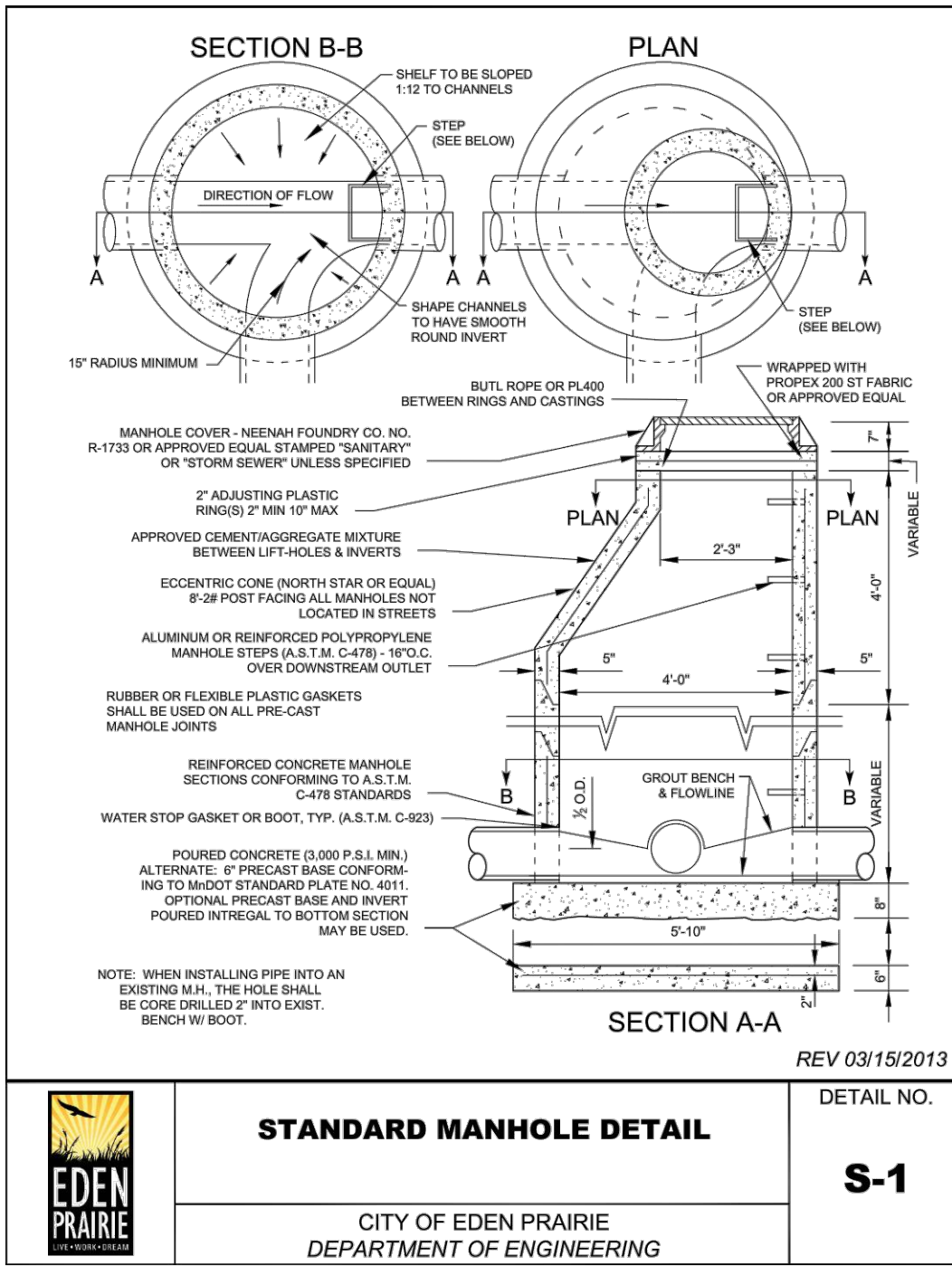
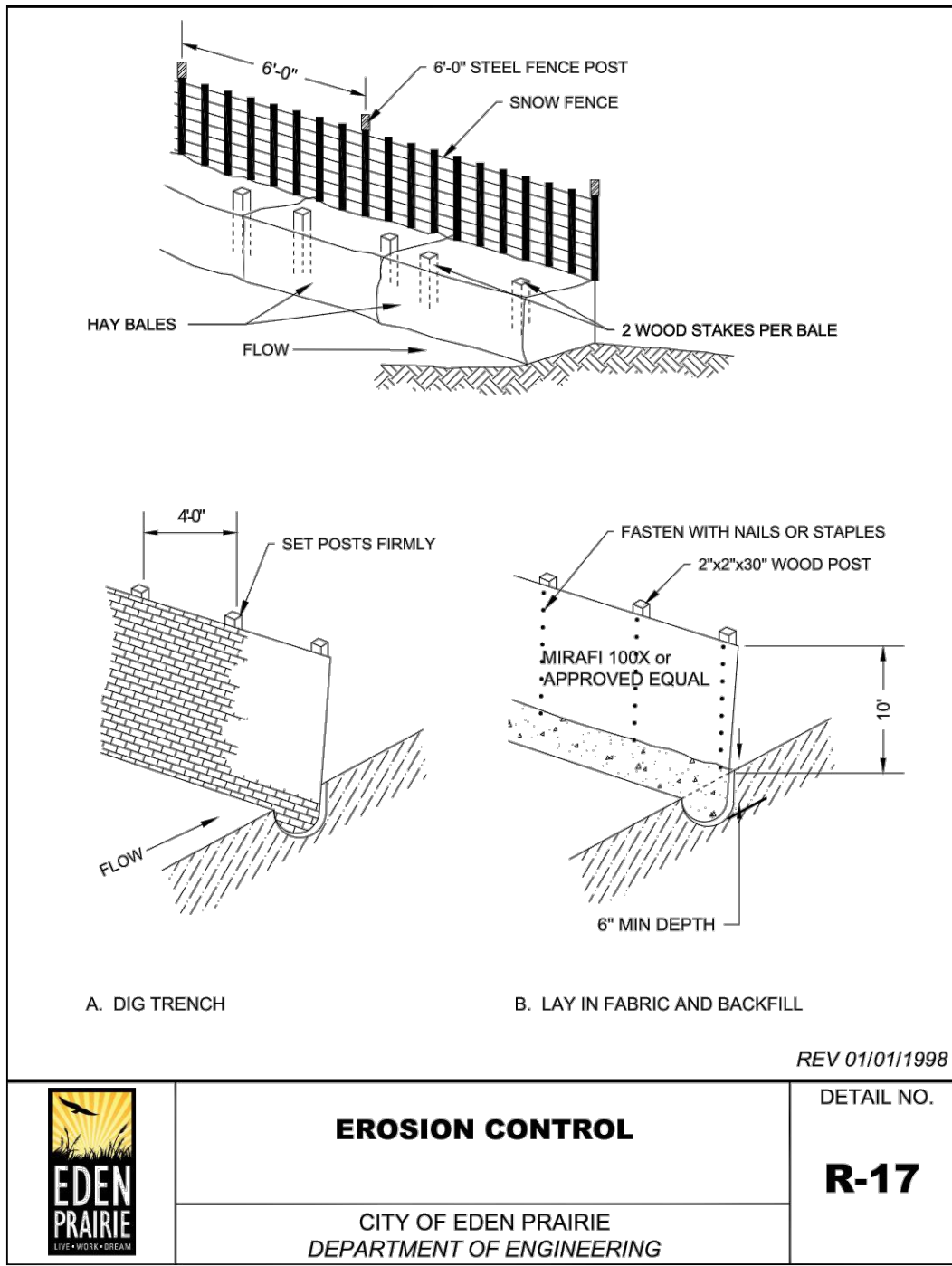
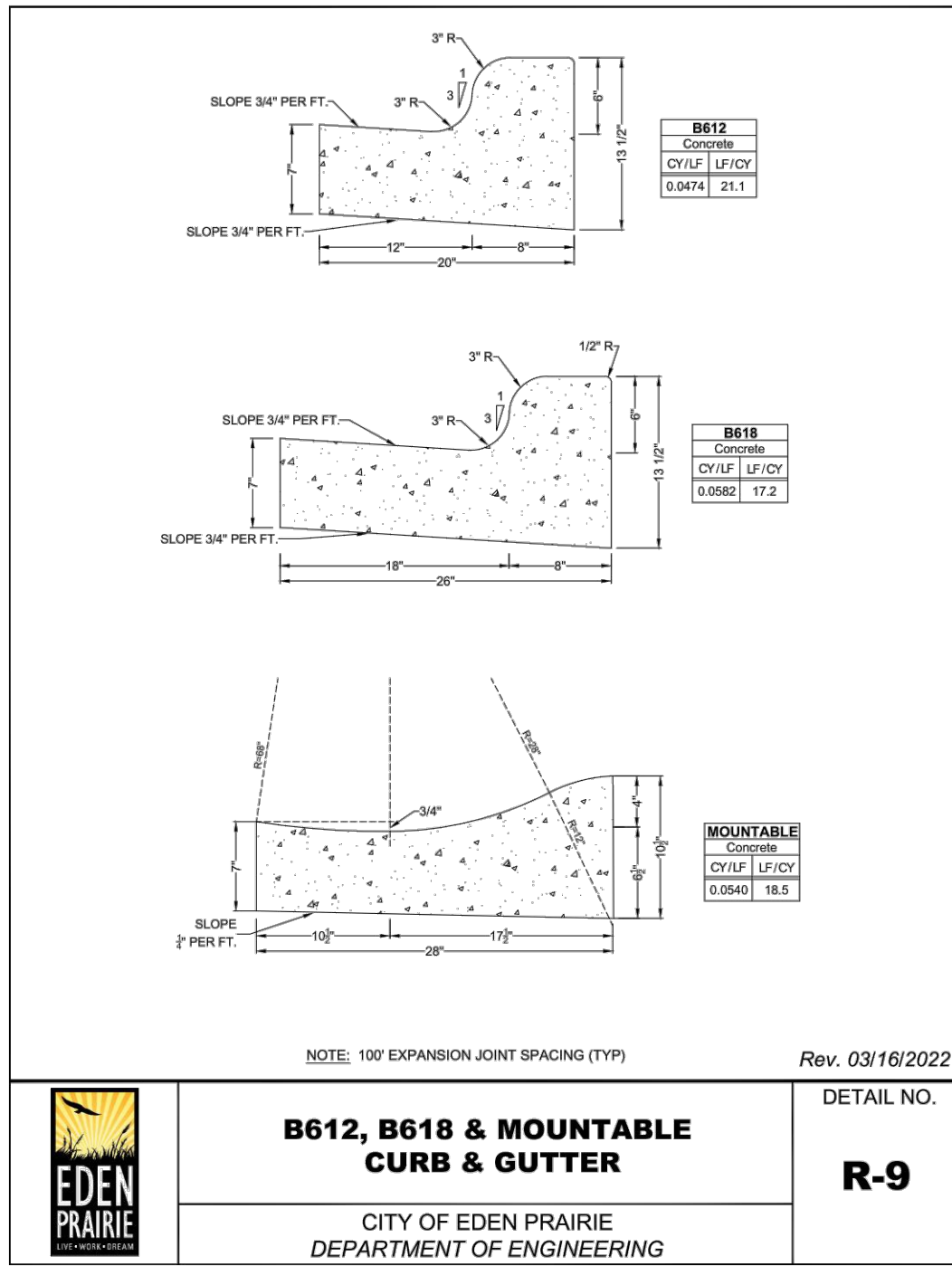
05 OF 08

DATE: 05/19/23

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CONSTRUCTION PLANS

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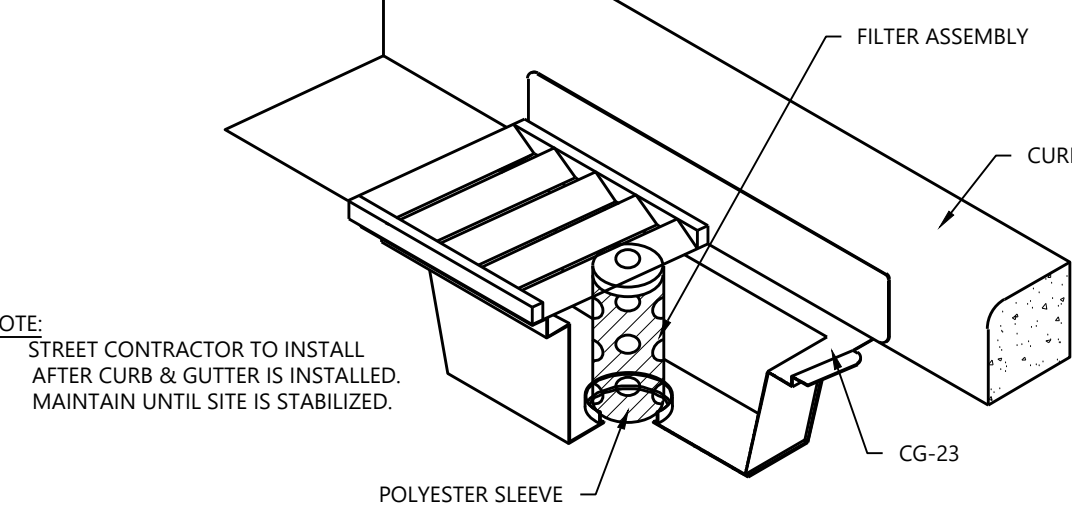


SPECIFICATIONS AND STANDARDS:

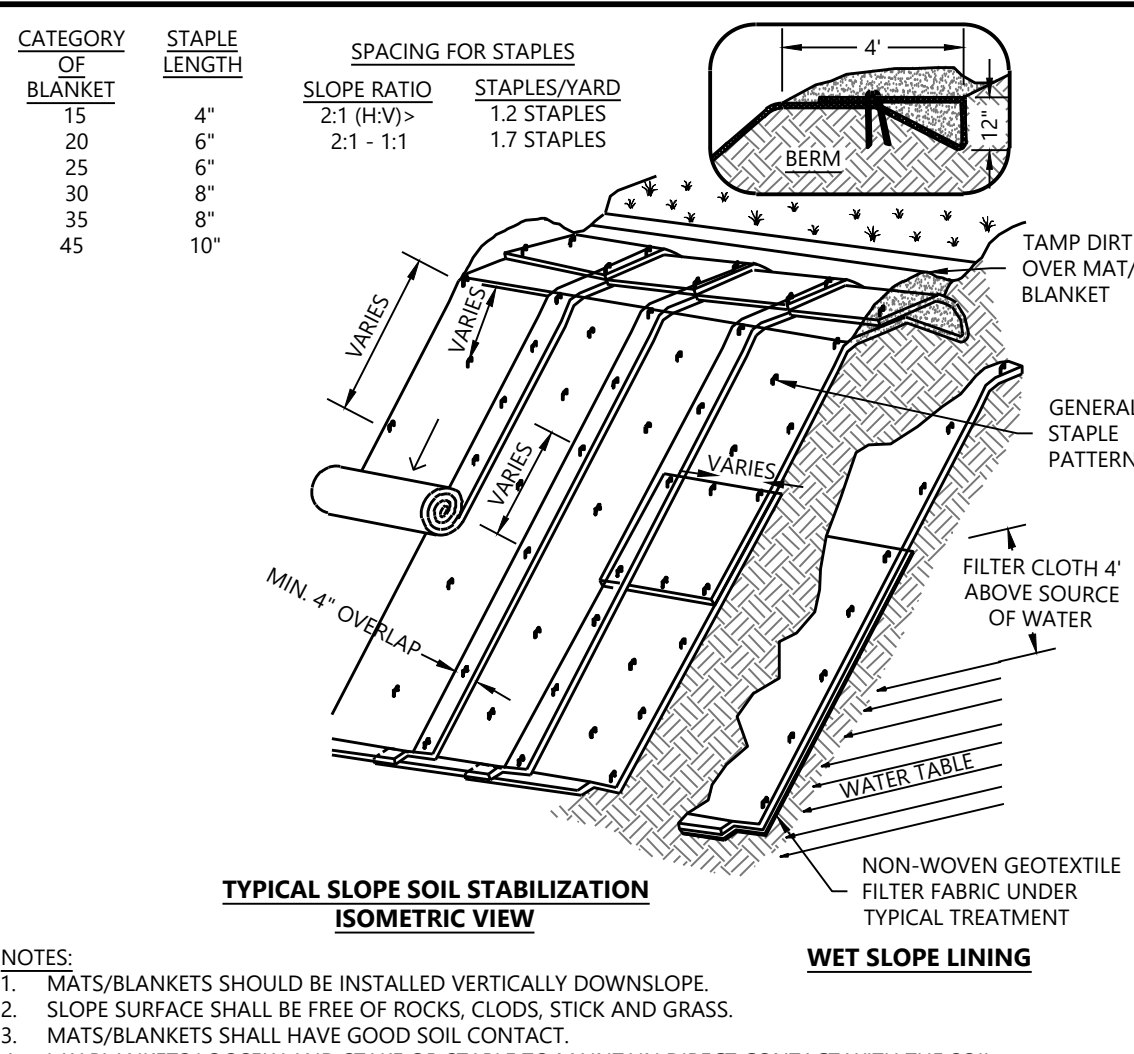
- AISC MANUAL OF STEEL CONSTRUCTION 9TH EDITION.
AWS STRUCTURAL WELDING CODE - STEEL, D1.1-94.
29 CFR 1926 - OSHA SAFETY AND HEALTH STANDARDS

DESIGN LOADS

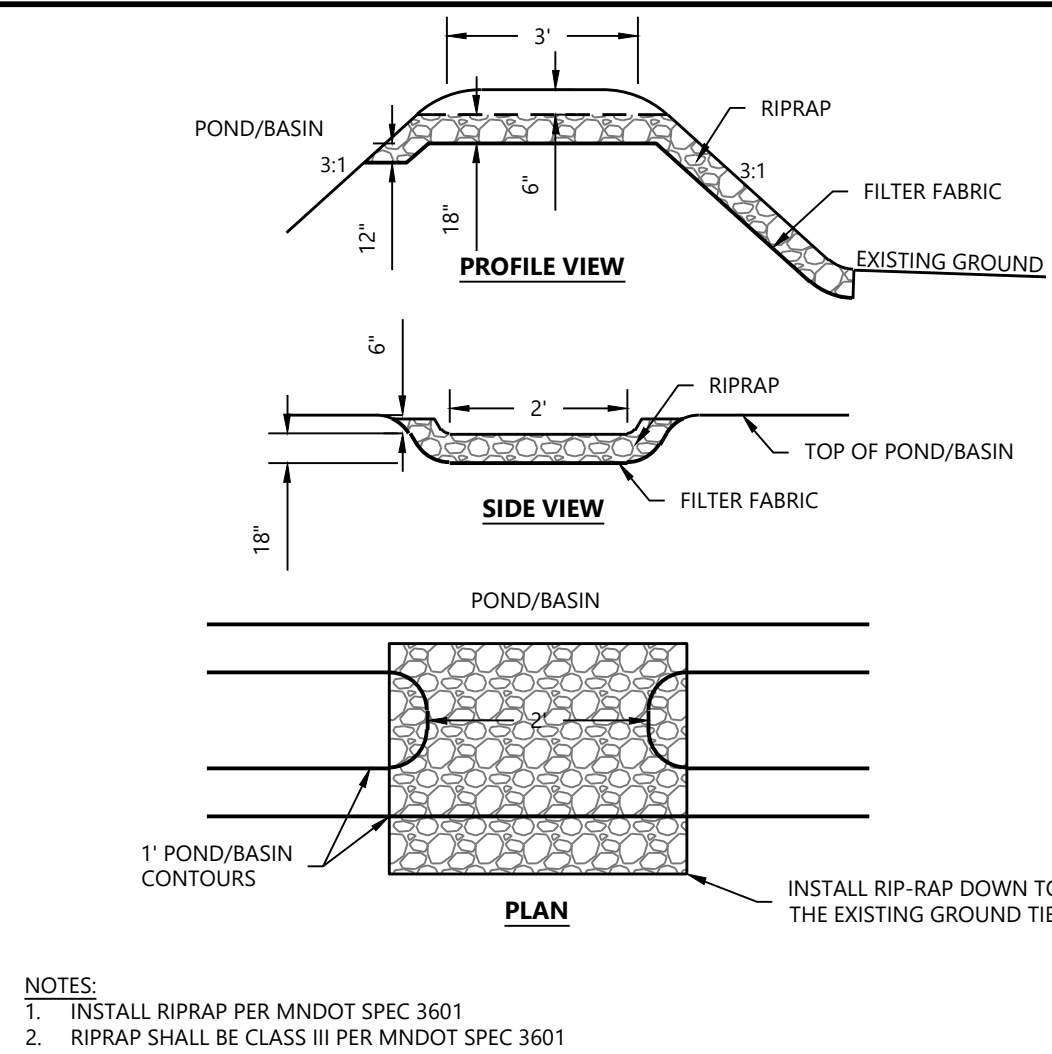
- ALLOWABLE AXLE WEIGHT LOAD N/A
SAFETY FACTOR N/A
WATER FLOW RATE (THROUGH POLYESTER SLEEVE) 0.476 CFS @3" HEAD
MAXIMUM OVERFLOW RATE 2.14 CFS @ 15" HEAD



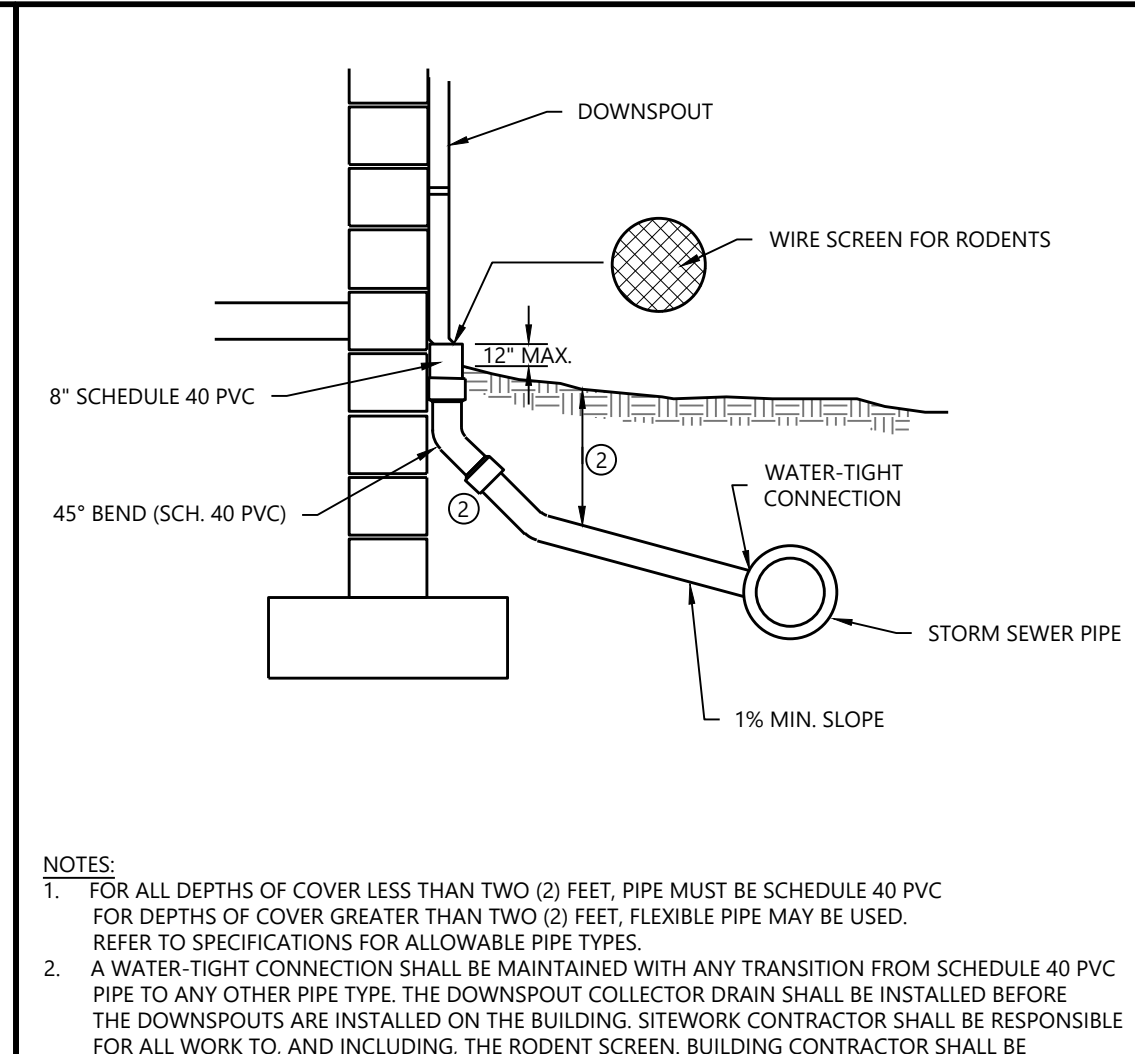
Westwood	ROAD DRAIN CG-23 "WIMCO" CURB INLET PROTECTION	LAST REVISED: 08/15/17 GD12
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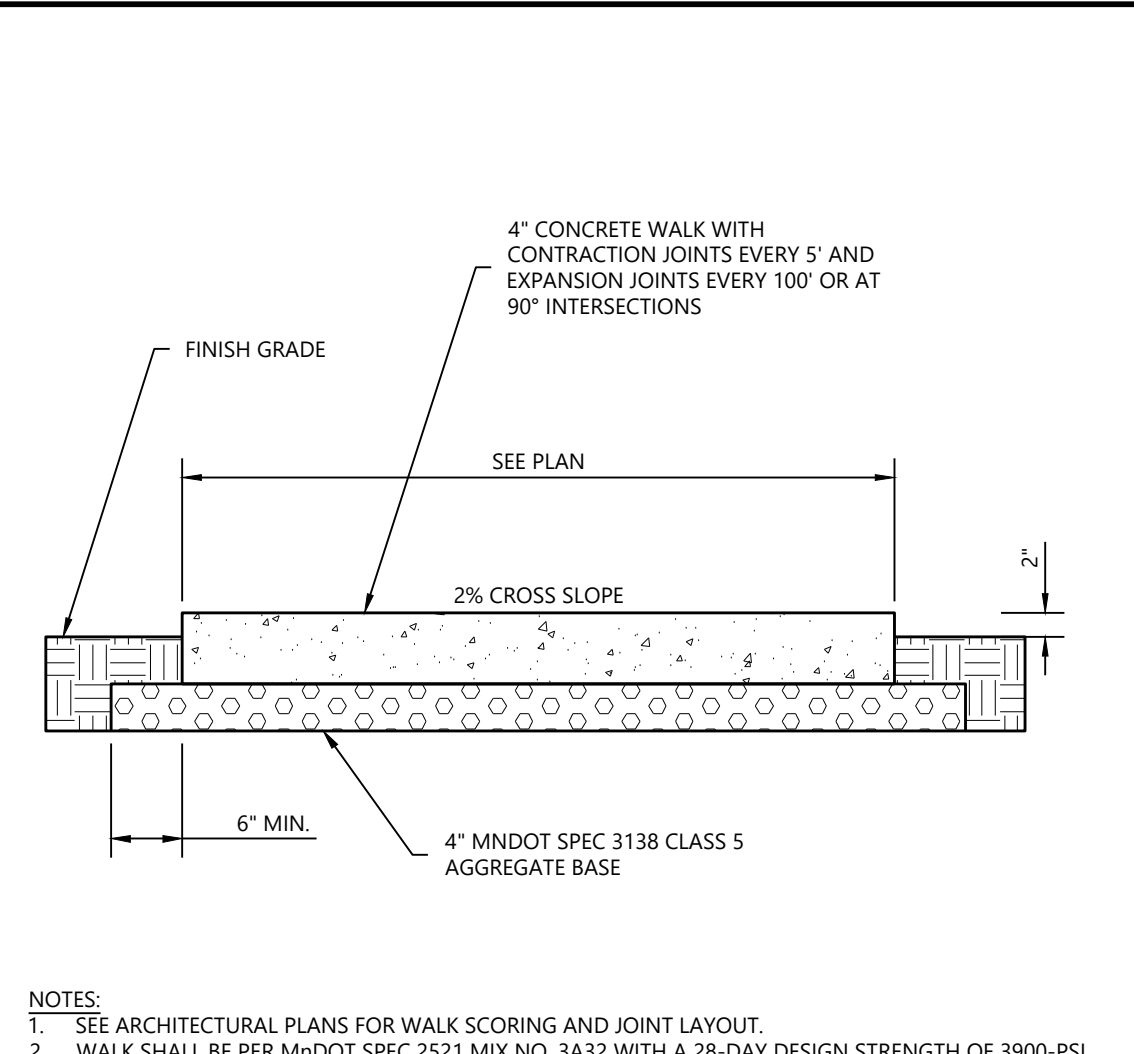
Westwood	TEMPORARY EROSION BLANKETS TURF REINFORCEMENT MATS FOR SLOPES	LAST REVISED: 04/20/21 GD21
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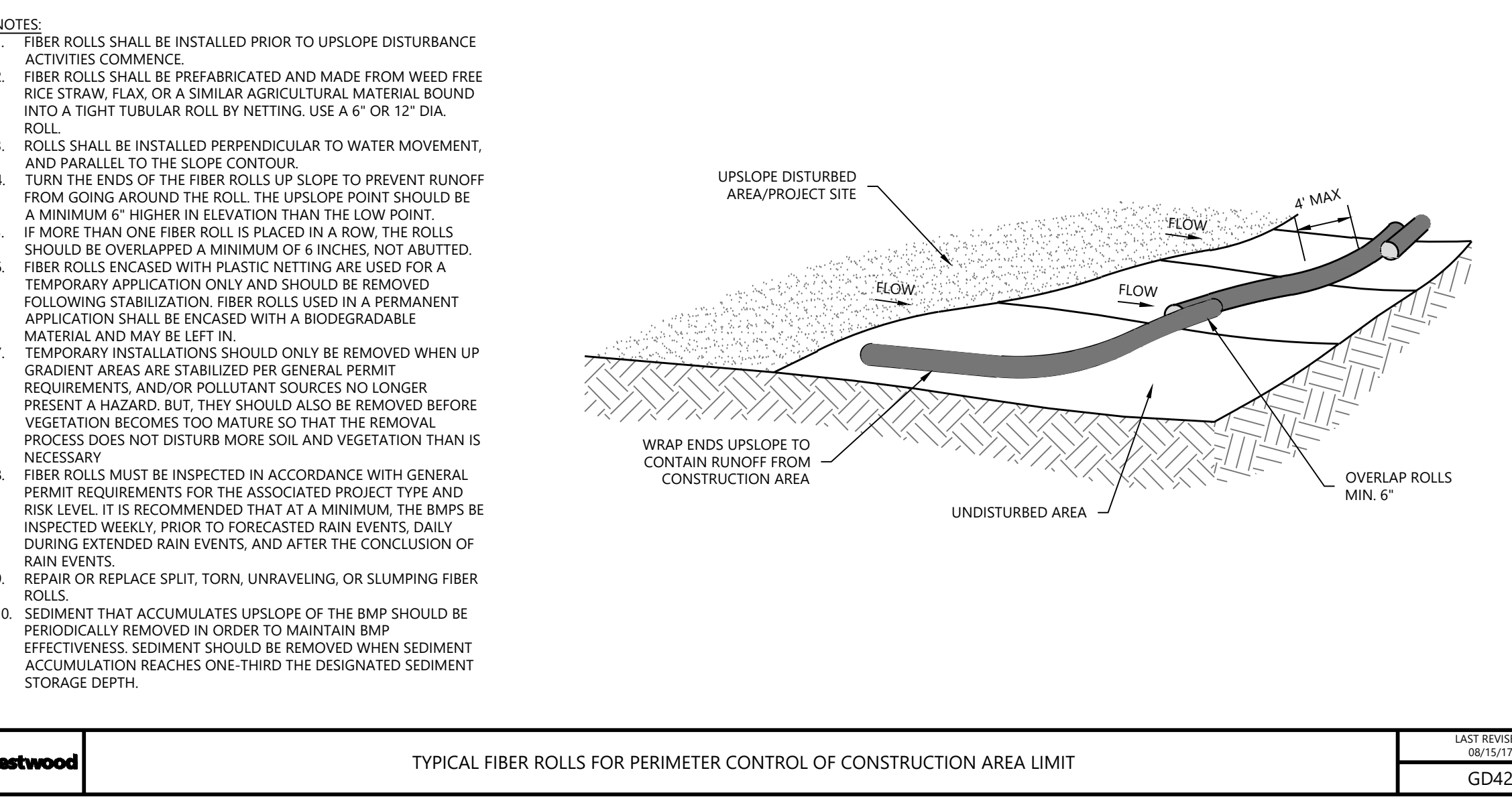
Westwood	RIPRAP OVERFLOW	LAST REVISED: 08/15/17 GD33
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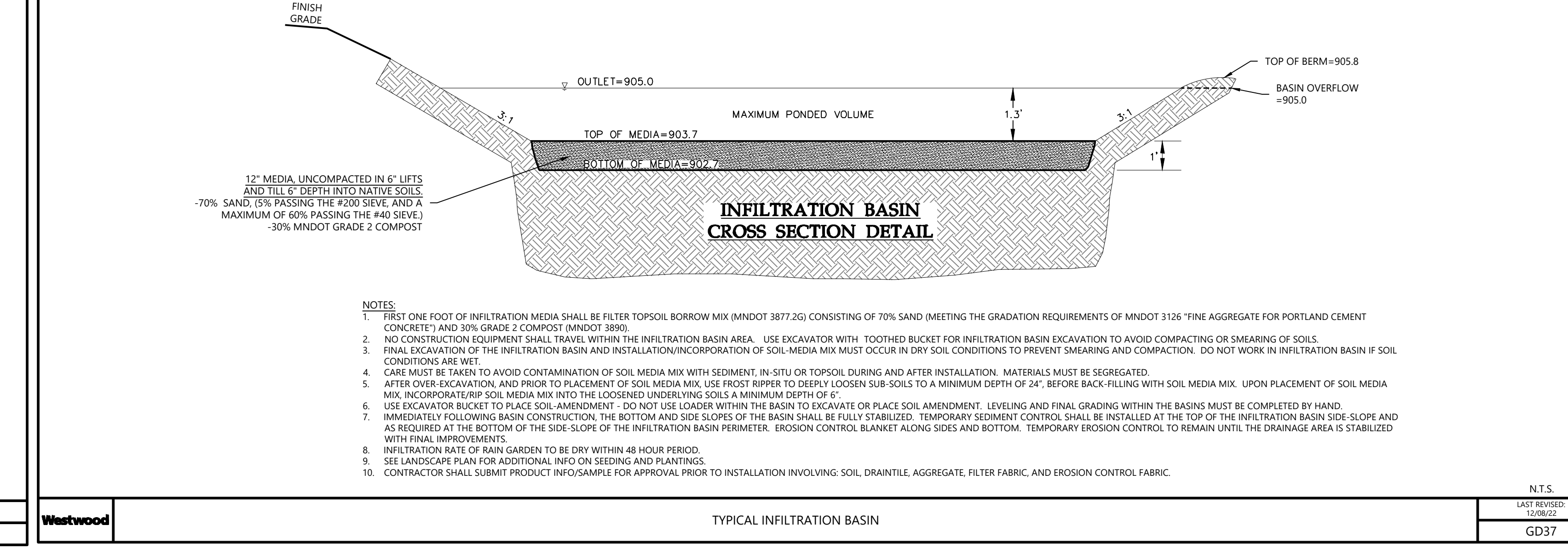
Westwood	DOWNSPOUT CONNECTION	LAST REVISED: 08/15/17 ST19
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Westwood	PRIVATE CONCRETE SIDEWALK	LAST REVISED: 08/15/17 SI08
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Westwood	TYPICAL FIBER ROLLS FOR PERIMETER CONTROL OF CONSTRUCTION AREA LIMIT	LAST REVISED: 08/15/17 GD42
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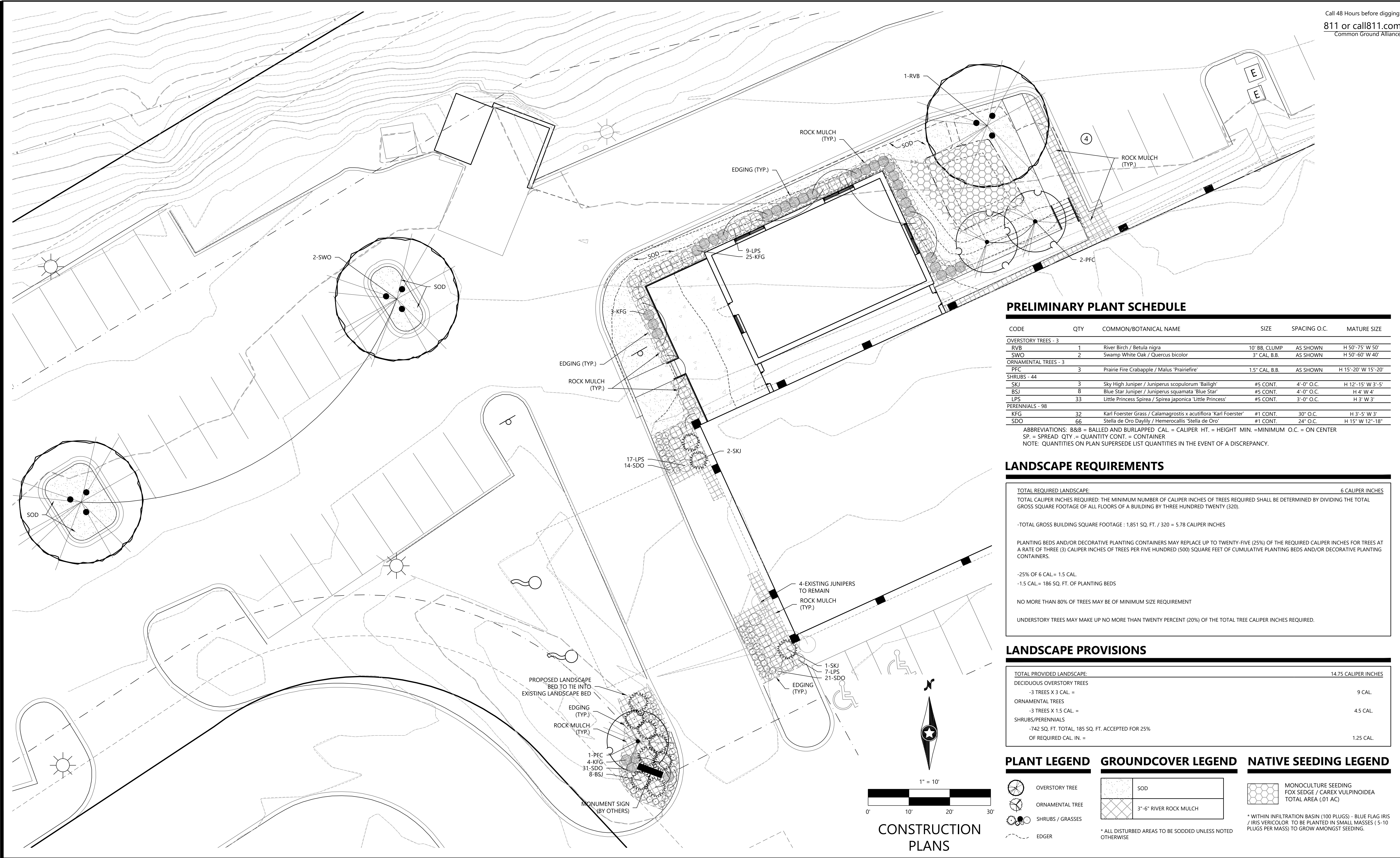
Westwood	TYPICAL INFILTRATION BASIN	N.T.S. LAST REVISED: 12/06/22 GD37
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DESIGNED:	NTM
CHECKED:	NTM
DRAWN:	DJW
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### or ##
INITIAL ISSUE:	09/19/22
REVISIONS:	
10/14/22	ADDED LANDSCAPE PLAN
12/12/22	CITY COMMENTS
02/20/23	CITY COMMENTS
05/19/23	ISSUED FOR BUILDING PERMIT

PREPARED FOR:	MICHAEL MONN ARCHITECTS
7933 GRINNELL WAY LAKEVILLE, MN 55044	
I HEREBY CERTIFY THAT THIS PLAN 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	
DATE: 05/19/23	LICENSE NO. 56208

HOLIDAY INN EXPRESS RENOVATION	7740 FLYING CLOUD DR. EDEN PRAIRIE, MN
Westwood	
Phone (952) 937-5150	12701 Whitewater Drive, Suite #300
Fax (952) 937-5622	Minnetonka, MN 55343
Toll Free (888) 937-5150	westwoodps.com
Westwood Professional Services, Inc.	

SHEET NUMBER:	06 OF 08
DATE:	05/19/23
PROJECT NUMBER:	0038033



PRELIMINARY PLANT SCHEDULE

CODE	QTY	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
OVERSTORY TREES - 3					
RVB	1	River Birch / Betula nigra	10' BB, CLUMP	AS SHOWN	H 50'-75' W 50'
SWO	2	Swamp White Oak / Quercus bicolor	3" CAL, B.B.	AS SHOWN	H 50'-60' W 40'
ORNAMENTAL TREES - 3					
PFC	3	Prairie Fire Crabapple / Malus 'Prairiefire'	1.5" CAL, B.B.	AS SHOWN	H 15'-20' W 15'-20'
SHRUBS - 44					
SKJ	3	Sky High Juniper / Juniperus scopulorum 'Bailigh'	#5 CONT.	4'-0" O.C.	H 12'-15' W 3'-5'
BSJ	8	Blue Star Juniper / Juniperus squamata 'Blue Star'	#5 CONT.	4'-0" O.C.	H 4' W 4'
LPS	33	Little Princess Spirea / Spirea japonica 'Little Princess'	#5 CONT.	3'-0" O.C.	H 3' W 3'
PERENNIALS - 98					
KFG	32	Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	30" O.C.	H 3'-5' W 3'
SDO	66	Stella de Oro Daylily / Hemerocallis 'Stella de Oro'	#1 CONT.	24" O.C.	H 15" W 12"-18"

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER
SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE REQUIREMENTS

TOTAL REQUIRED LANDSCAPE: 6 CALIPER INCHES
TOTAL CALIPER INCHES REQUIRED: THE MINIMUM NUMBER OF CALIPER INCHES OF TREES REQUIRED SHALL BE DETERMINED BY DIVIDING THE TOTAL GROSS SQUARE FOOTAGE OF ALL FLOORS OF A BUILDING BY THREE HUNDRED TWENTY (320).

-TOTAL GROSS BUILDING SQUARE FOOTAGE : 1,851 SQ. FT. / 320 = 5.78 CALIPER INCHES

PLANTING BEDS AND/OR DECORATIVE PLANTING CONTAINERS MAY REPLACE UP TO TWENTY-FIVE (25%) OF THE REQUIRED CALIPER INCHES FOR TREES AT A RATE OF THREE (3) CALIPER INCHES OF TREES PER FIVE HUNDRED (500) SQUARE FEET OF CUMULATIVE PLANTING BEDS AND/OR DECORATIVE PLANTING CONTAINERS.

-25% OF 6 CAL. = 1.5 CAL.
-1.5 CAL. = 186 SQ. FT. OF PLANTING BEDS

NO MORE THAN 80% OF TREES MAY BE OF MINIMUM SIZE REQUIREMENT

UNDERSTORY TREES MAY MAKE UP NO MORE THAN TWENTY PERCENT (20%) OF THE TOTAL TREE CALIPER INCHES REQUIRED.

LANDSCAPE PROVISIONS

TOTAL PROVIDED LANDSCAPE:	14.75 CALIPER INCHES
DECIDUOUS OVERSTORY TREES	
-3 TREES X 3 CAL. =	9 CAL.
ORNAMENTAL TREES	
-3 TREES X 1.5 CAL. =	4.5 CAL.
SHRUBS/PERENNIALS	
-742 SQ. FT. TOTAL, 185 SQ. FT. ACCEPTED FOR 25% OF REQUIRED CAL. IN. =	1.25 CAL.

PLANT LEGEND

- OVERSTORY TREE
- ORNAMENTAL TREE
- SHRUBS / GRASSES
- EDGER

GROUNDCOVER LEGEND

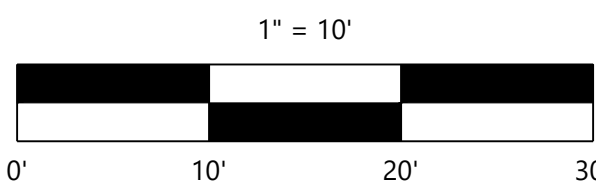
SOD
3"-6" RIVER ROCK MULCH

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE

NATIVE SEEDING LEGEND

MONOCULTURE SEEDING FOX SEDGE / CAREX VULPINOIDEA TOTAL AREA (.01 AC)

* WITHIN INFILTRATION BASIN (100 PLUGS) - BLUE FLAG IRIS / IRIS VERICOLOR TO BE PLANTED IN SMALL MASSES (5-10 PLUGS PER MASS) TO GROW AMONGST SEEDING.



CONSTRUCTION PLANS

DESIGNED:	NTM
CHECKED:	NTM
DRAWN:	DJW
HORIZONTAL SCALE:	9.999998"
VERTICAL SCALE:	2" OR 1"

INITIAL ISSUE:	09/19/22
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12/12/22	CITY COMMENTS
02/20/23	CITY COMMENTS
05/19/23	ISSUED FOR BUILDING PERMIT

PREPARED FOR:	
MICHAEL MONN ARCHITECTS	
7933 GRINNELL WAY LAKEVILLE, MN 55044	

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA	
NICHOLAS T. MEYER	
DATE: 05/19/23	LICENSE NO. 53774

HOLIDAY INN EXPRESS RENOVATION		
7740 FLYING CLOUD DR. EDEN PRAIRIE, MN		

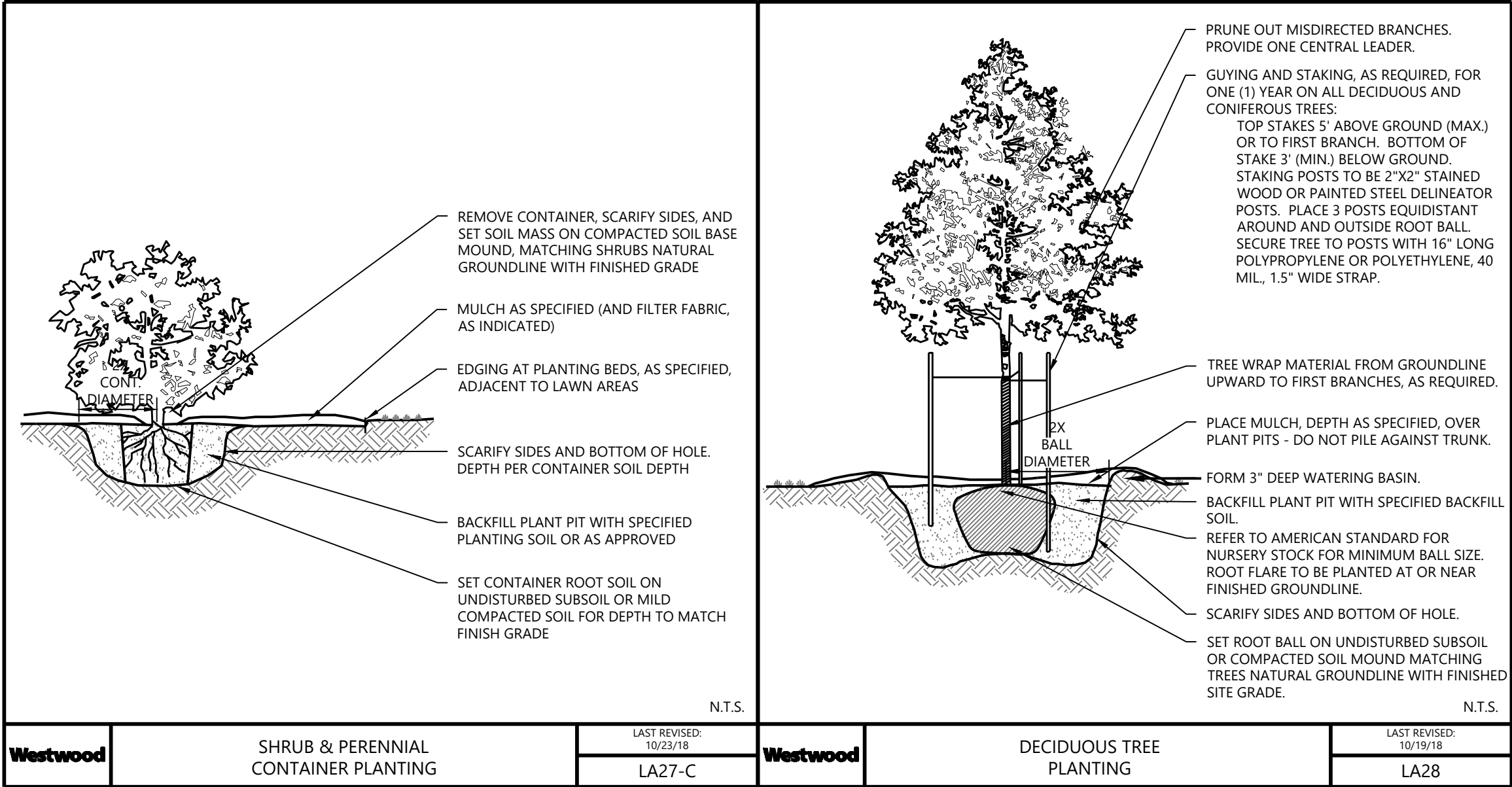
Westwood		
Phone (952) 937-5150	Fax (952) 937-5822	12701 Whitewater Drive, Suite #300
Toll Free (888) 937-5150		Minnetonka, MN 55343
westwood@ps.com		
Westwood Professional Services, Inc.		

LANDSCAPE PLAN	SHEET NUMBER:
	07 OF 08
PROJECT NUMBER: 0038033	DATE: 05/19/23

PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- ROCK MULCH TO BE AT ALL SHRUB, PERENNIAL AND MAINTENANCE AREAS. DEPTH OF ROCK MULCH TO MATCH EXISTING CONDITIONS ON SITE FOR ALL SHRUB, PERENNIAL AND ORNAMENTAL GRASS PLANTING BEDS. SHREDDDED HARDWOOD MULCH TO BE USED AROUND ALL TREES WITHIN TURF AREAS. TREE PLANTING BEDS TO HAVE 4" DEPTH OF SHREDDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL. ROCK MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. ROCK MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

PLANTING DETAILS



Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

CONSTRUCTION PLANS

DESIGNED:	NTM
CHECKED:	NTM
DRAWN:	DJW
HORIZONTAL SCALE:	##
VERTICAL SCALE:	## OR ##

INITIAL ISSUE:	09/19/22
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LANDSCAPE NOTES &
DETAILS

PROJECT NUMBER: 0038033

SHEET NUMBER:

08 OF 08

DATE: 05/19/23