

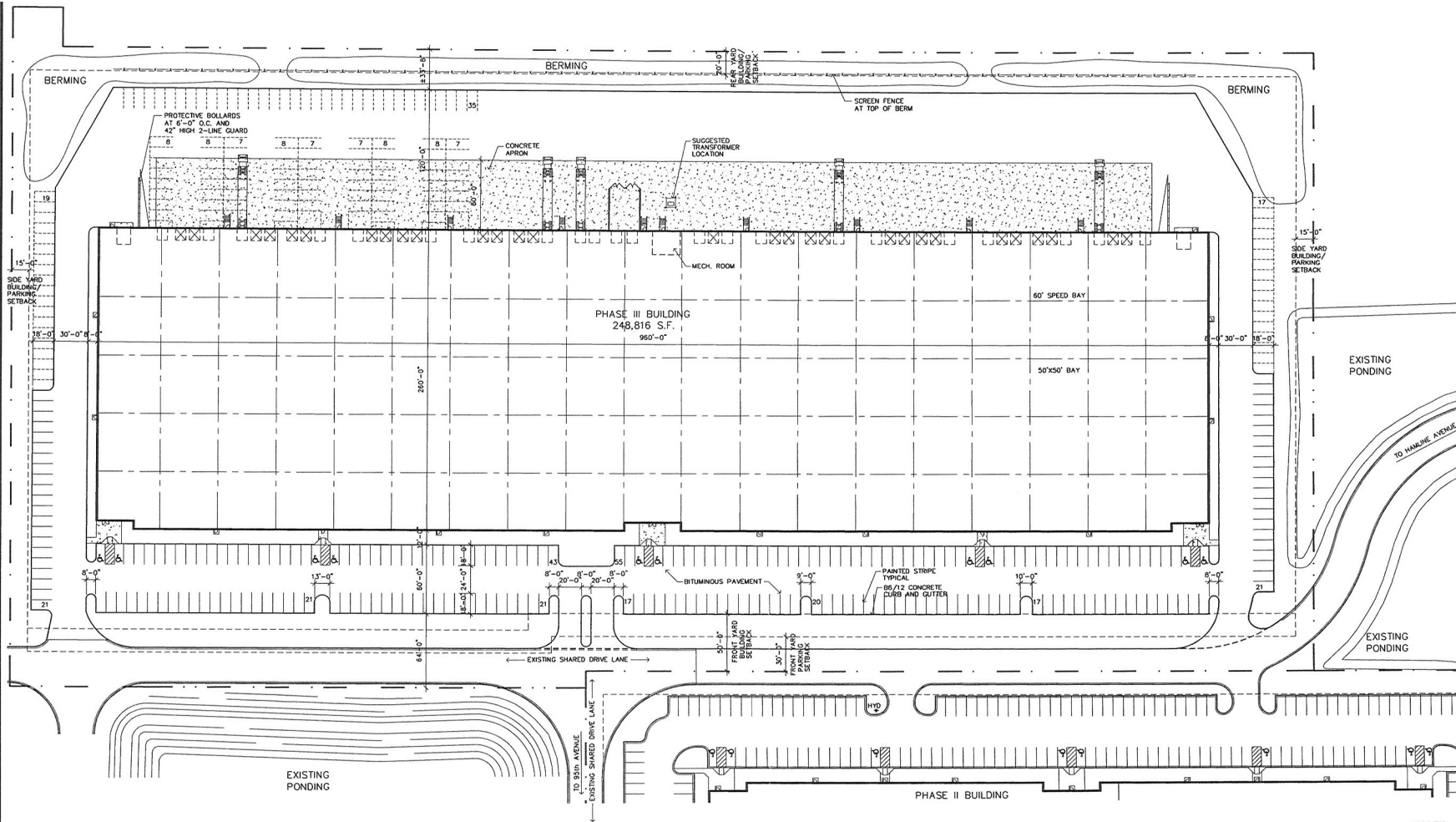
Case File No. 15-0062

Blaine Preserve Business Park 4th Addition

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



Filename: BLAINE PRESERVE/PHASE III/BLAINE PRESERVE 3-41



1 SITE PLAN
A1 SCALE: 1" = 40'-0"

SITE DATA
ZONING - PBD, PLANNED BUSINESS DISTRICT
LOT AREA - 14.01 ACRES 610,457 S.F.
BUILDING - 248,816 S.F. INDUSTRIAL BLDG

1. Parking Stall Calculation

OFFICE (100)	124 Stalls
24,882 s.f. @ 1/200 s.f.	
WAREHOUSE (50)	112 Stalls
223,934 s.f. @ 1/200 s.f.	
Total Stalls Required	236 Stalls
Total Stalls Provided	236 Stalls
Pool of Parking	139 Stalls
Recycled Parking	135 Stalls
Accessible Requirement Per 236 Stalls (BC Table 1106.1)	7 Stalls

RECEIVED
 DEC 27 2016
 CITY OF BLAINE
 PLANNING DEPT.

LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.753.1211 Fax: 763.753.2669
lampert@lampert-arch.com

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

PRELIMINARY FOR CONSTRUCTION

UNITED PROPERTIES

3600 American Blvd. W.
Suite 700
Bloomington, MN 55431
952-835-5300

**BLAINE PRESERVE
PHASE III**
Blaine, Minnesota

Copyright 2015
Lampert Architects, P.A.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions

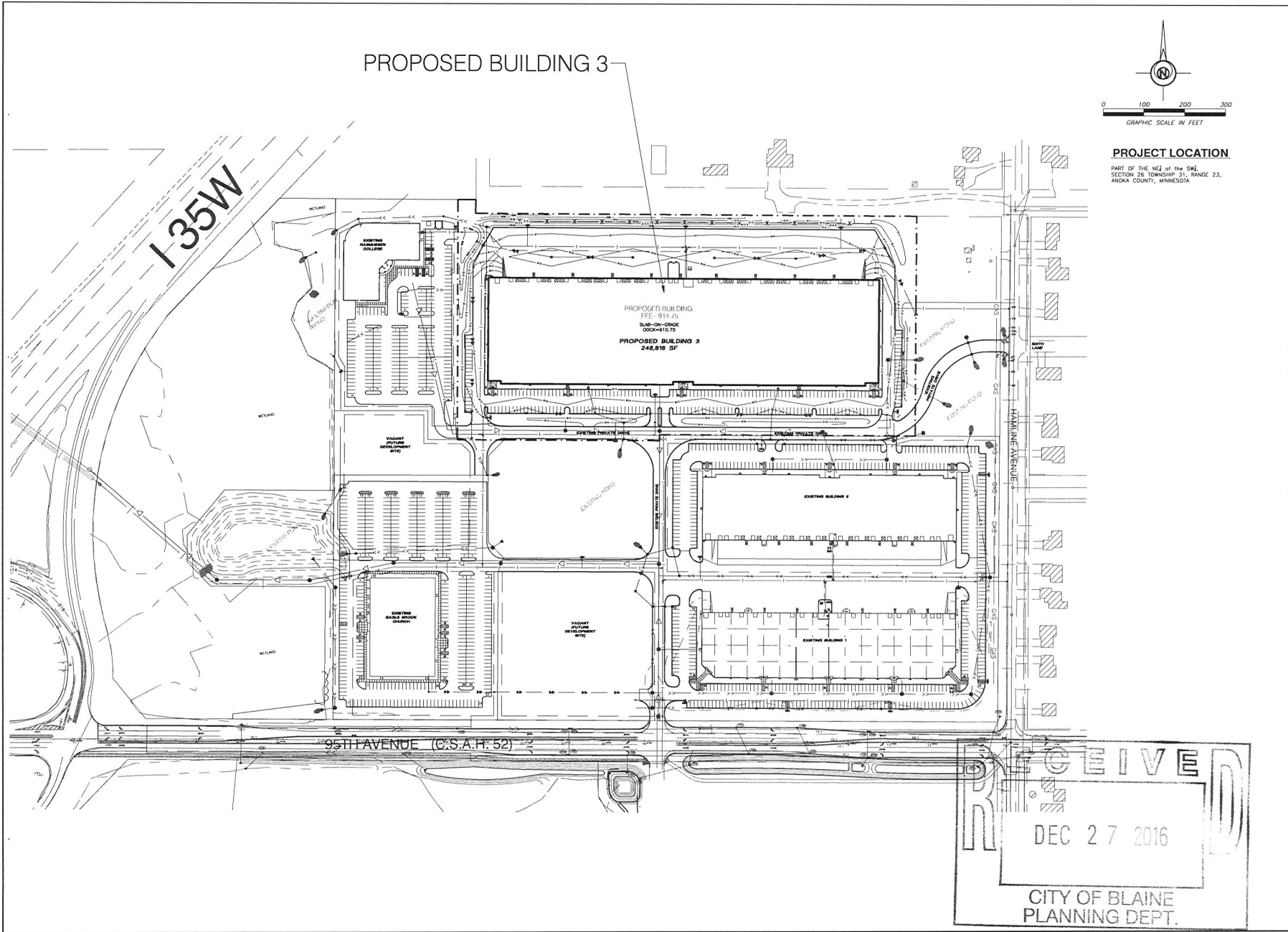
9/14/15	PRELIMINARY
9/16/15	CITY SUBMITTAL
10/9/15	PRELIMINARY

SITE PLAN

Sheet Number

A1

Project No. 150422-1



CLIENT:
UNITED PROPERTIES INVESTMENT, LLC
 3600 American Blvd W
 Suite 750
 Bloomington, MN 55431
 Brandon Champeau
 952-837-8653
 brandon.champeau@uproperties.com

BLAINE PRESERVE BUSINESS PARK BUILDING 3
 Blaine, Minnesota
PROJECT LOCATION

I hereby certify that the plan, specification, or report and the information contained therein were 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: _____ Reg. No. _____
 PREPARED BY: **CIVIL ENGINEERING SITE DESIGN**
 1118 East Broadway St.
 Minneapolis, MN 55402
 Phone: 763-344-0929
 Fax: 763-344-0928

REVISIONS	VERTICAL SCALE 1 inch = _____ feet
DATE: 12/22/16	HORIZONTAL SCALE 1 inch = 100 feet
DRAWN BY: SD	DESIGNED BY: SD
CHECKED BY: SD	

FILE NO. 00560

1/1
 Project Location

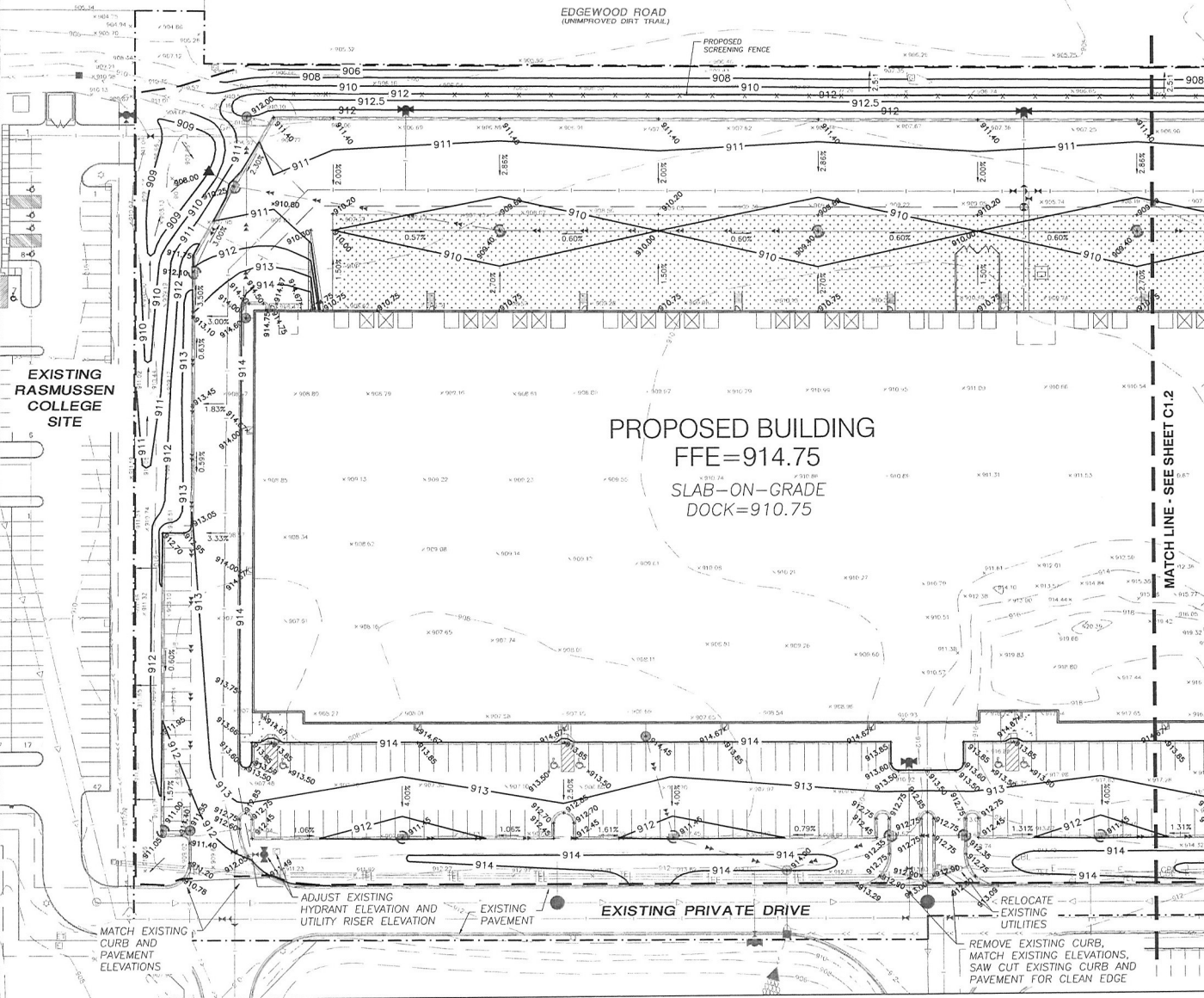
PROJECT LOCATION

PART OF THE NE 1/4 of the SW 1/4
SECTION 26 TOWNSHIP 31, RANGE 23,
ANOKA COUNTY, MINNESOTA.

LEGAL DESCRIPTION

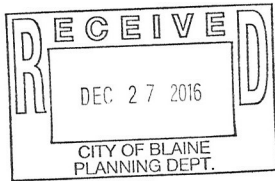
EXISTING: OUTLOT D
BLAINE PRESERVE BUSINESS PARK
SECOND ADDITION,
ANOKA COUNTY, MINNESOTA.

PROPOSED: LOT 1, BLOCK 1,
BLAINE PRESERVE BUSINESS PARK
FOURTH ADDITION,
ANOKA COUNTY, MINNESOTA.



PROPOSED BUILDING
FFE=914.75
SLAB-ON-GRADE
DOCK=910.75

- GENERAL GRADING NOTES:**
- Specifications applicable for this project: Current standard specifications for Blaine, MN, and the latest Minnesota Department of Transportation Specifications for Highway Construction and all NPDES requirements except where modified by these contract documents.
 - OSHA requirements shall be followed for all work on this project. The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1-800-252-1166).
 - The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
 - Erosion Control shall be constructed, as applicable, as sequenced below:
 - Silt Fence.
 - Rock Construction Entrance.
 - Demarcation.
 - Common excavation (grading).
 - Seed and mulch or sod (See notes on Landscape plan).
 - Final Plot shall govern for easements and lot dimensions.
 - Any erosion control items necessary to protect adjacent properties shall be constructed by the Grading Contractor.
 - Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Engineer, followed by all necessary restoration of disturbed area. This work shall be incidental to the grading contract.
 - The Grading Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
 - Within the upper 3' of streets, the Grading Contractor shall utilize approved soils that are within 1% of the optimum moisture content as defined by the Standard Proctor. Test-ASTM: D-698 with compaction meeting 100% Standard Proctor Density and not exceeding this compaction by more than 1%. Below the upper 3', compaction shall meet 95% Standard Proctor Density, and be within 3% of the optimum moisture content. Grading tolerances shall be 0.1'.
 - Grading tolerances for the remainder of the site shall be 0.25'.
 - All areas of unsuitable soils found in the post described above that cannot be corrected shall be located in the field by the Grading Contractor. The Grading Contractor shall immediately notify the Engineer of these areas and provide information as to their size and location.
 - The Grading contractor shall provide positive drainage on the site at all times.
 - The Grading Contractor shall keep public streets and travel ways clear of soil and debris, daily cleaning at the construction entrance shall be performed, especially at the end of each day's work.
 - All silt fence shall be removed at project completion.
 - All proposed elevations are at curb flow line or finished surface unless otherwise noted.
 - All erosion control best management practices shall be per City standards.
 - Concrete curb and gutter to be B612. See Paving Plans C2.1 and C2.2 for top-of-curb locations.



INDEX OF CIVIL SITE DRAWINGS:

C1-1-2	GRADING AND DRAINAGE PLAN
C2-1-2	PAVING PLAN
C3-1-3	SANITARY AND WATER UTILITY PLAN
C4-1-4	STORM SEWER UTILITY PLAN
C5-1	LANDSCAPE PLAN
C6	STORM WATER POLLUTION PREVENTION PLAN

CLIENT:
UNITED PROPERTIES INVESTMENT, LLC
3600 American Blvd W
Suite 750
Bloomington, MN 55431
Brandon Champau
952-837-8653
brandon.champau@uproperties.com

BLAINE PRESERVE BUSINESS PARK FOURTH ADDITION Lot 1, Block 1
Blaine, Minnesota
SITE PLAN PERMIT SUBMITTAL GRADING AND DRAINAGE PLAN

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.
S. D. J. L. L. L.
Date: 12/15/16
Prepared by: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
Maplewood, MN 55122
Phone: 612-835-9293
Fax: 612-835-9291

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 10/07/16
DRAWN BY: SD
DESIGNED BY: SD
CHECKED BY: SD

FILE NO.: 0560

VERTICAL SCALE: 1" = 10'-0"
HORIZONTAL SCALE: 1" = 30'-0"

C1.1
Grading and Drainage Plan

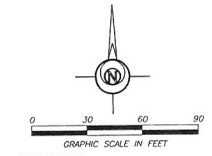
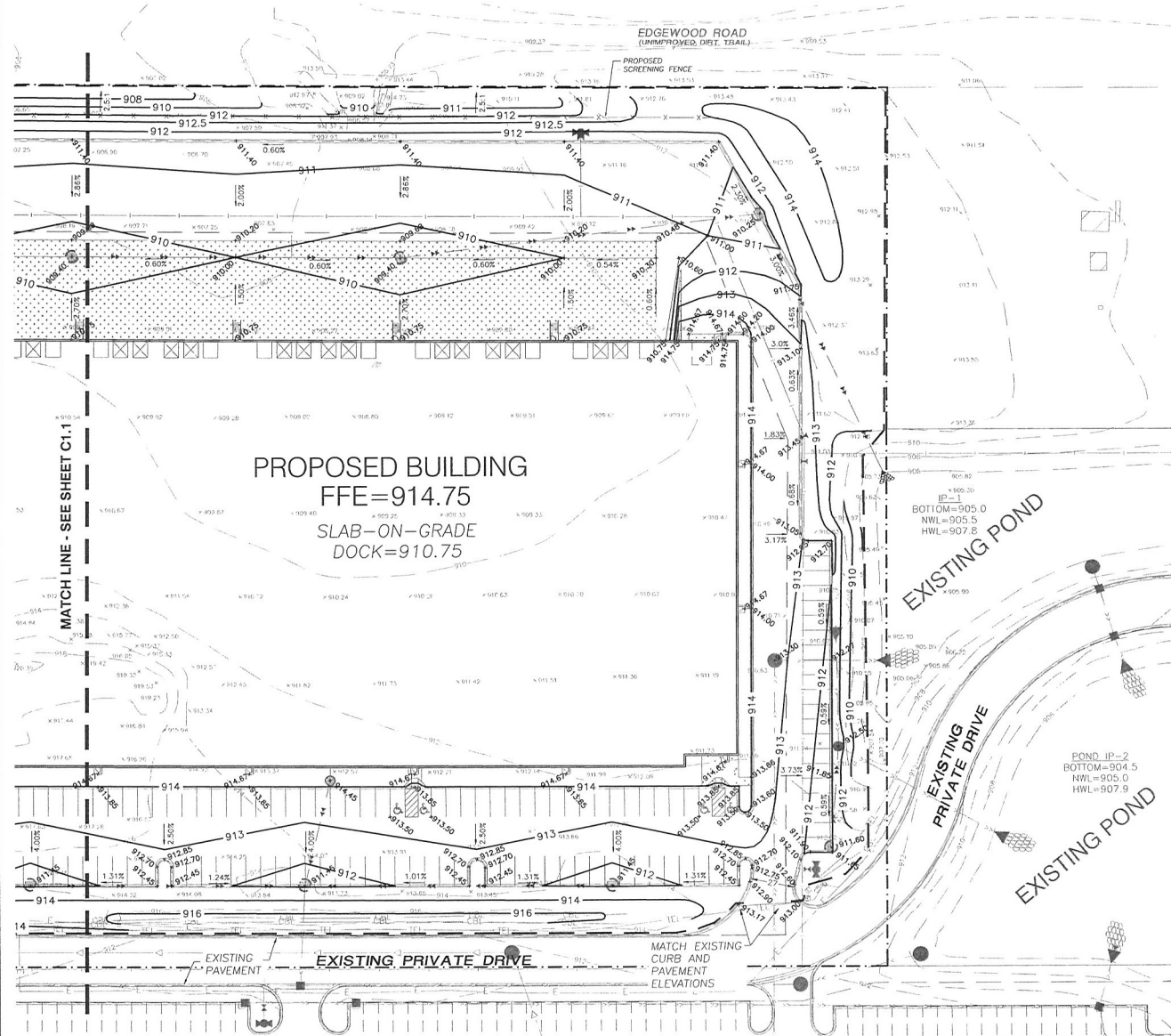
PROJECT LOCATION

PART OF THE NE1/4 of the SW1/4
SECTION 26 TOWNSHIP 31, RANGE 23,
ANKA COUNTY, MINNESOTA.

LEGAL DESCRIPTION

EXISTING:
OUTLOT D
BLAINE PRESERVE BUSINESS PARK
SECOND ADDITION,
ANKA COUNTY, MINNESOTA

PROPOSED:
LOT 1, BLOCK 1,
BLAINE PRESERVE BUSINESS PARK
FOURTH ADDITION,
ANKA COUNTY, MINNESOTA



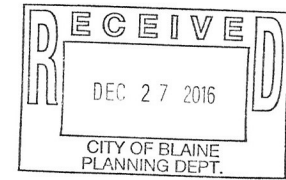
BENCH MARK:
IN LIND LAKES, WEST ON TH 49 FROM JCT OF TH 49 AND FA 35W THEN LT ON LEG TO SUNSET AVE THEN LT ON SUNSET AVE TO FA 35W, AT NW COR OF CD RD 12 (SUNSET AVE) BRIDGE OVER FA 35, 200.0 FT WEST OF SUNSET AVE, 215. FT WEST OF GUARDRAIL, 8.8 FT NORTH OF NW COR OF BRDG, 3.7 FT SOUTH OF WIT POST, 37.69 FT EAST OF RM 1, 223.23 FT NORTH OR RM 2.
ELEV = 929.29 NAVD 88

NOTE: SEE GENERAL GRADING NOTES ON SHEET C1.1

CLIENT:
UNITED PROPERTIES INVESTMENT, LLC
3600 American Blvd W
Suite 750
Bloomington, MN 55431
Brandon Champau
952-837-8653
brandon.champau@uproperties.com

BLAINE PRESERVE BUSINESS PARK FOURTH ADDITION Lot 1, Block 1
Blaine, Minnesota
SITE PLAN PERMIT SUBMITTAL GRADING AND DRAINAGE PLAN

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.
Date: 12/15/16
Prepared by: CIVIL ENGINEERING SITE DESIGN
TIA T&E Building 51
10000 Blaine Ave. S
Blaine, MN 55416
Phone: 763-434-1000
Fax: 763-434-1001



INDEX OF CIVIL SITE DRAWINGS:

C1.1-1.2	GRADING AND DRAINAGE PLAN
C2.1-2.2	PAVING PLAN
C3.1-3.2	SANITARY AND WATER UTILITY PLAN
C4.1-4.2	STORM SEWER UTILITY PLAN
C5	LANDSCAPE PLAN
C6	STORM WATER POLLUTION PREVENTION PLAN

REVISIONS	DATE	BY	DESCRIPTION

DATE	10/07/16
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00560

C1.2
Grading and Drainage Plan

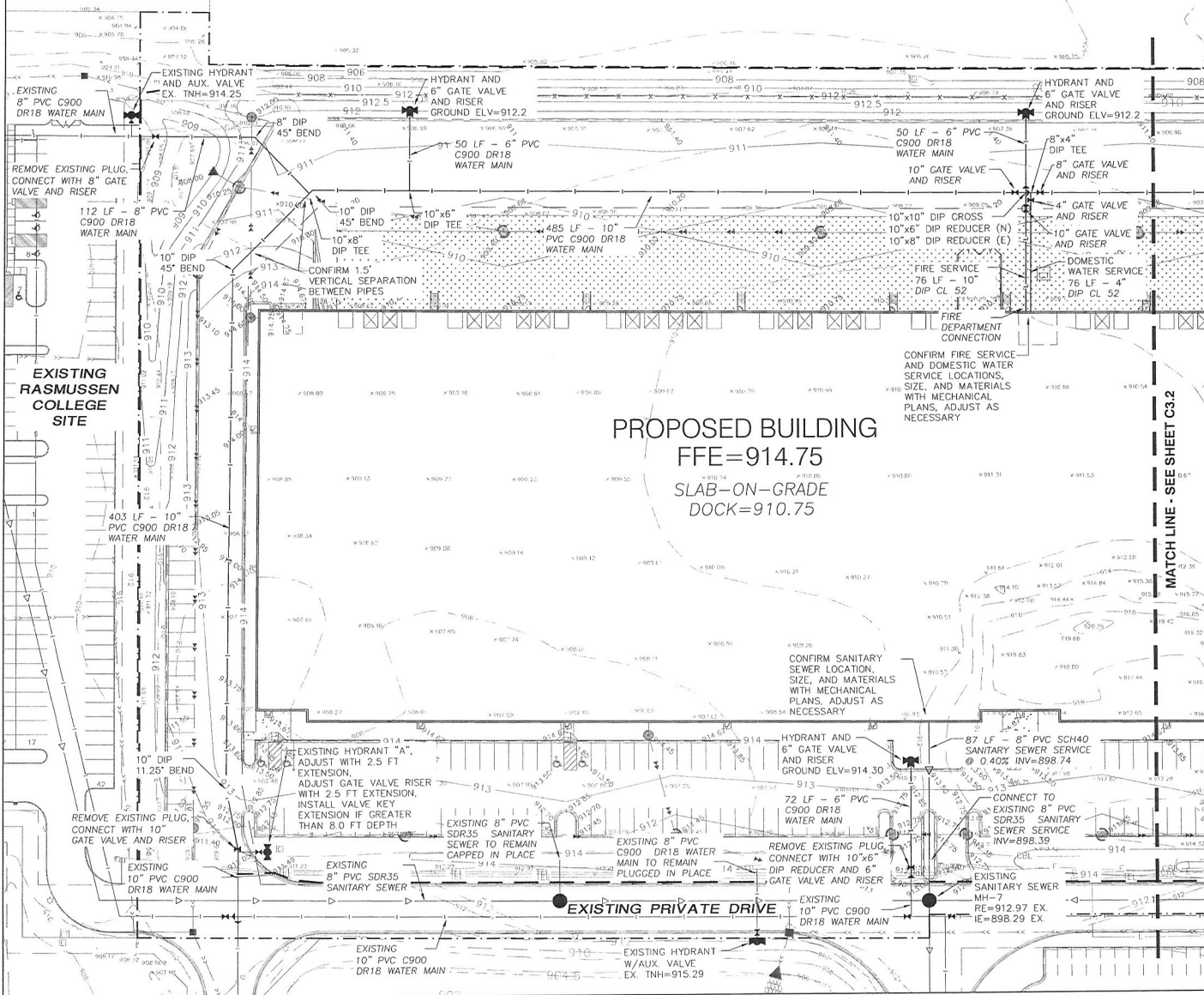
PROJECT LOCATION

PART OF THE NE 1/4 of the SW 1/4
SECTION 26 TOWNSHIP 31, RANGE 23,
ANOKA COUNTY, MINNESOTA

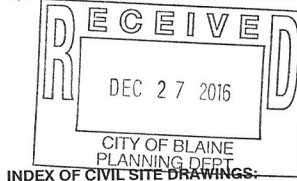
LEGAL DESCRIPTION

EXISTING
OUTLOT D
BLAINE PRESERVE BUSINESS PARK
SECOND ADDITION,
ANOKA COUNTY, MINNESOTA

PROPOSED
LOT 1, BLOCK 1,
BLAINE PRESERVE BUSINESS PARK
FOURTH ADDITION,
ANOKA COUNTY, MINNESOTA



- BENCHMARK:**
IN LIND LAKES, WEST ON TH 49 FROM JCT OF TH 49 AND FAI TO LILAC TO SUNSET AVE THEN LT ON SUNSET AVE TO FAI 35W, AT NW COR OF CO RD 12 (SUNSET AVE) BLOCK COR FAI 35W WEST OF SUNSET AVE, 215 FT WEST OF GUARDRAIL, 8.8 FT NORTH OF NW COR OF FAI 35W TO SOUTH OF W POST, 37.69 FT EAST OF RM 1, 223.23 FT NORTH OR RM 2.
ELEV = 929.29 NAVD 88
- GENERAL UTILITY NOTES:**
1. Specifications applicable for this project: Current standard 1. Specifications for the City of Blaine and all Minnesota Department of Health and MPCA requirements except where modified by these contract documents.
 2. OSHA requirements shall be followed for all work on this project.
 3. The Contractor shall notify "Sooner State One Call" 48 hours prior to any excavation (651-454-0002 or 1-800-252-1166 out state).
 4. The Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction (storm sewer, sanitary sewer, water, natural gas, telephone, electric, etc.), and immediately notify the Engineer of any conflicts.
 5. The Contractor shall protect all existing utilities and facilities to allow proper functioning during and after construction. Any required supporting structures shall be supplied by the Contractor as work incidental to the contract.
 6. The contractor shall immediately notify the Engineer of any conflicts between existing utilities, and the proposed construction. The Engineer will coordinate with the Utility Company in question to determine the need for relocation of the existing utility.
 7. Existing conditions such as sand in manholes or valve boxes shall be identified by the Contractor and these shall be reported to the Engineer prior to excavation by the Contractor. Once construction has begun, all damage to underground utilities will be assumed to have been caused by the Contractor, any repairs necessary shall be performed by the Contractor at the Contractor's expense.
 8. Final flat shall govern for assessments.
 9. The Contractor shall coordinate with the local jurisdiction to obtain permits and meter for water source. All associated costs shall be incidental to the Contract, including disposal of test water into City's sanitary sewer system. The Contractor shall not operate gate valves or hydrants on the City's water supply system.
 10. The Contractor shall notify the City Engineer and the Project Engineer 48 hours prior to starting work or as required by the local jurisdiction and be subject to being shut down.
 11. The Contractor shall keep access roads clear of soil or other debris, and perform daily street cleaning as required by the NFOES permit. Positive drainage, controlled with erosion control and erosion prevention measures as required by the NFOES permit shall be performed. Inlet protection shall be installed within 48 hours after inlet construction. Unless specified on the plans or as a bid item on the Bid Form, any temporary culverts, ditches, filter fabric, etc. necessary to accomplish this shall be performed as incidental to the Contract.
 12. The Contractor shall preserve and protect the markers and monuments set for the subdivision of the land.
 13. The Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
A. Density tests shall be taken on all trenches at locations as determined by the Engineer or his representative.
B. Within the upper 3' of streets, private drives and parking lots, Contractor shall utilize approved soils that are within 1% optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with 100% Standard Proctor Density and not exceeding compaction of 110%. Below the upper 3', compaction shall meet 95%. Grading tolerances shall be 0.1".
14. The Owner shall pay for all testing of soils compaction. Any areas which fail to meet the above standards shall be corrected and re-tested by the Owner's testing agent at the Contractor's expense.
15. All water main shall be installed with a minimum of 7.5 feet of cover.
16. All water main shall be installed with tracer wire per City requirements.
17. Contractor shall insulate storm sewer and watermain crossings where vertical separation is less than 18".
18. Contractor shall be responsible for verification of the depth of existing stubs listed on this plan prior to the ordering of any fittings, structures, castings, etc. Engineer and the Owner shall not be responsible for any discrepancies found as depths are estimated.



- INDEX OF CIVIL SITE DRAWINGS:**
- C1.1-1.2 GRADING AND DRAINAGE PLAN
 - C2.1-2.2 PAVING PLAN
 - C3.1-3.2 SANITARY AND WATER UTILITY PLAN
 - C4.1-4.2 STORM SEWER UTILITY PLAN
 - C5 LANDSCAPE PLAN
 - C6 STORM WATER POLLUTION PREVENTION PLAN

CLIENT:
UNITED PROPERTIES INVESTMENT, LLC
3600 American Blvd W
Suite 750
Bloomington, MN 55431
Brandon Champcau
952-837-8653
brandon.champcau@uproperties.com

BLAINE PRESERVE BUSINESS PARK FOURTH ADDITION Lot 1, Block 1
Blaine, Minnesota
SITE PLAN PERMIT SUBMITTAL SANITARY AND WATER UTILITY PLAN

DATE: 12/13/16
PROJECT NO: 24245
DRAWN BY: SD
DESIGNED BY: SD
CHECKED BY: SD

DATE	10/07/15
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00560

C3.1
Sanitary and Water Utility Plan

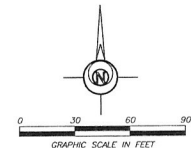
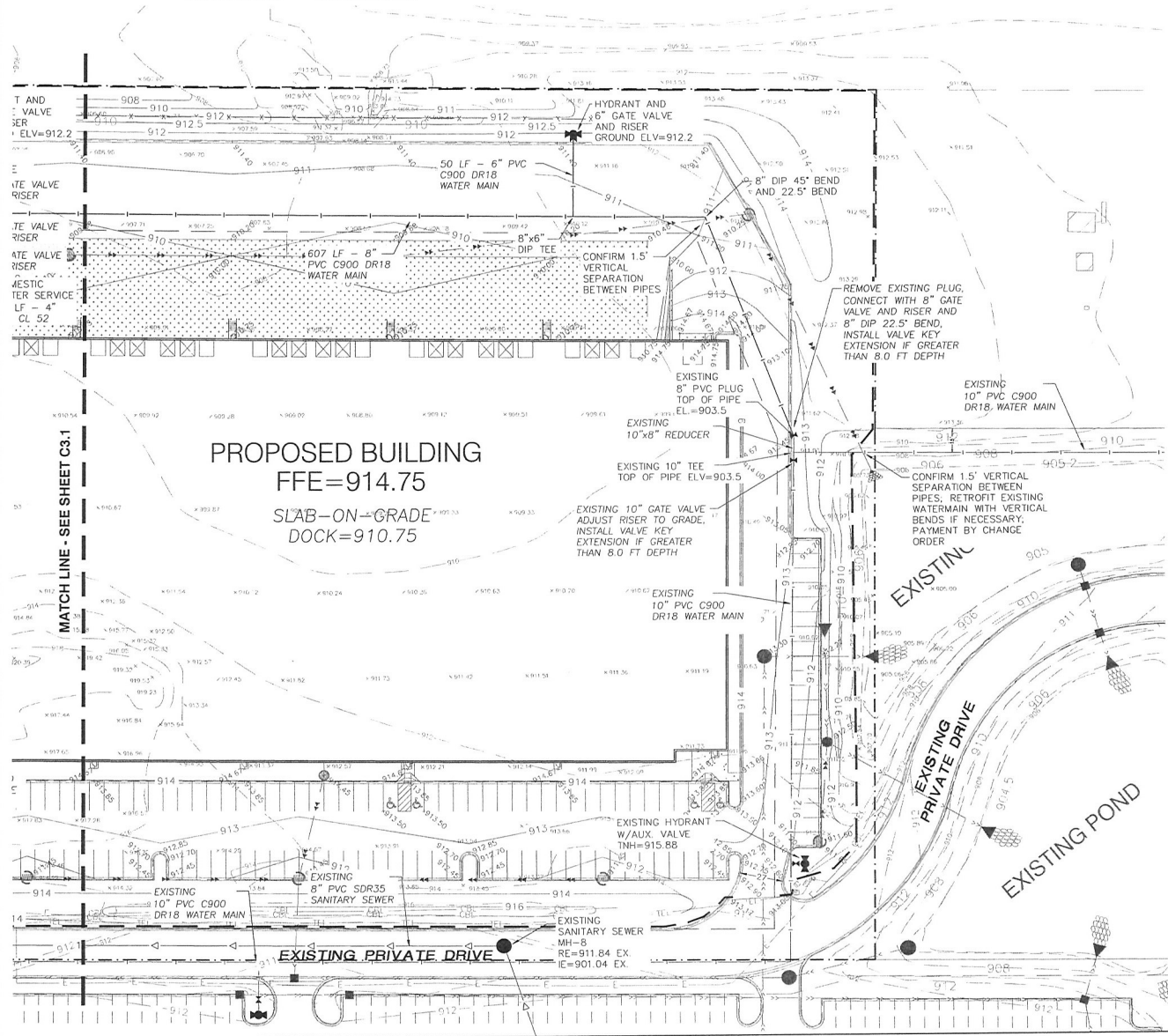
PROJECT LOCATION

PART OF THE NE1/4 of the SW1/4
SECTION 26 TOWNSHIP 31, RANGE 23,
ANOKA COUNTY, MINNESOTA.

LEGAL DESCRIPTION

EXISTING: OUTLOT D
BLAINE PRESERVE BUSINESS PARK
SECOND ADDITION,
ANOKA COUNTY, MINNESOTA

PROPOSED: LOT 1, BLOCK 1,
BLAINE PRESERVE BUSINESS PARK
FOURTH ADDITION,
ANOKA COUNTY, MINNESOTA.



BENCH MARK:
IN LINDA LAKES, WEST ON TH 45 FROM JCT OF TH 45 AND FAI 35W THEN LT ON BLAC TO SUNSET AVE THEN LT ON SUNSET AVE TO FAI 35W, AT NW COR OF CO RD 12 (SUNSET AVE) BRGC OVER FAI 35, 20.0 FT WEST OF SUNSET AVE, 215 FT WEST OF QUADRANT, 8.8 FT NORTH OF NW COR OF BRGC, 3.7 FT SOUTH OF W1 POST, 37.69 FT EAST OF RM 1, 223.23 FT NORTH OR RM 2.
ELEV = 929.29 NAVD 88

NOTE: SEE GENERAL UTILITY NOTES ON SHEET C3.1

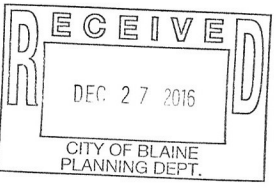
CLIENT:
UNITED PROPERTIES INVESTMENT, LLC
3600 American Blvd W
Suite 750
Bloomington, MN 55431
Brandon Champeau
952-837-8653
brandon.champeau@uproperties.com

BLAINE PRESERVE BUSINESS PARK FOURTH ADDITION Lot 1, Block 1
Blaine, Minnesota
SITE PLAN PERMIT SUBMITTAL
SANITARY AND WATER UTILITY PLAN

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.
S. D. Uhl
Date: 12/15/16 Reg. No. 24348
PREPARED BY: CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
Minneapolis, MN 55429
Phone: 612-338-2229
www.sdsd.com

REVISIONS

NO.	DATE	DESCRIPTION



INDEX OF CIVIL SITE DRAWINGS:

C1	1-2	GRADING AND DRAINAGE PLAN
C2	1-2	PAVING PLAN
C3	1-3	SANITARY AND WATER UTILITY PLAN
C4	1-2	STORM SEWER UTILITY PLAN
C5		LANDSCAPE PLAN
C6		STORM WATER POLLUTION PREVENTION PLAN

FILE NO. 00560

C3.2
Sanitary and Water Utility Plan

PROJECT LOCATION

PART OF THE NE¼ OF THE SW¼ SECTION 26 TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA.

LEGAL DESCRIPTION

EXISTING OUTLOT D
BLAINE PRESERVE BUSINESS PARK
SECOND ADDITION,
ANOKA COUNTY, MINNESOTA

PROPOSED LOT 1, BLOCK 1,
BLAINE PRESERVE BUSINESS PARK
FOURTH ADDITION,
ANOKA COUNTY, MINNESOTA

PLANT LIST: Site Plantings

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES				
12	AM1	Acer freemanii "Jefferson"	American Bitters Maple	2-1/2" B&B
20	CM	Acer glaberrimum "Columbianum"	Columbian Norway Maple	2-1/2" B&B
17	RM	Acer glaberrimum "Royal Red"	Royal Red Maple	2-1/2" B&B
8	SM	Acer x freemanii "Summit"	Summit Elm Maple	2-1/2" B&B
18	CH	Crataegus occidentalis	Common Hawthorn	2-1/2" B&B
6	SL	Quercalis bicolorifolia variegata "Sunrise"	Sunburst Homophylous	2-1/2" B&B
13	RD	Quercus macrocarpa	Blue Oak	2-1/2" B&B
12	AL	Thuja americana	Blue Cedar	2-1/2" B&B
TOTAL: 85				
30	BHS	Picea glauca densata	Black Hills Spruce	6"-0" B&B
20	DBS	Picea pungens glauca	Colorado Blue Spruce	6"-0" B&B
10	AS	Thuja nigra	Austrian Pine	6"-0" B&B
TOTAL: 85				
4	RD	Cornus alternifolia	Flowering Dogwood	1-1/2" B&B
23	FSC	Malva "Theresa"	Flowering Malva	1-1/2" B&B
12	FRE	Malva "Fragrant"	Flowering Malva	1-1/2" B&B
8	SIC	Malva "Spring Snow"	Flowering Malva	1-1/2" B&B
18	IL	Syringa reticulata	Japanese Tree Lilac	1-1/2" B&B
13	NY	Syringa reticulata "Golden Explorer"	Golden Explorer Tree Lilac	1-1/2" B&B
13	NY	Syringa reticulata	Japanese Tree Lilac	1-1/2" B&B
TOTAL: 85				
SHRUBS				
40	CB	Berberis thunbergii variegata "C.P."*	Chinese Pigmy Barberry	2 Gal. Pot
18	ONE	Eucalyptus globulus "Compacta"	Dwarf Winged Eucalyptus	5 Gal. Pot
8	CS	Rhus aromatica "Sour-Led"	Red-Twig Dogwood	5 Gal. Pot
12	SP	Spiraea x bumalda "Goldflame"	Goldflame Spirea	5 Gal. Pot
32	GM	Spiraea x bumalda "Goldmound"	Goldmound Spirea	5 Gal. Pot
12	LP	Spiraea japonica "Little Princess"	Little Princess Spirea	5 Gal. Pot
8	PP	Syringa vulgaris "Prairie Pride"	Prairie Pride Lilac	5 Gal. Pot
38	AMC	Viburnum tinnum	American Highbush Cranberry	5 Gal. Pot
115	SJ	Juniperus sabina "Scandou"	Scandou Juniper	5 Gal. Pot
TOTAL: 280				
PERENNIALS & ORNAMENTAL GRASSES				
170	WF	Cotoneaster occidens "Karl Forster"	Karl Forster Feather Reed Grass	2 Gal. Pot
110	B	Hemerocallis, select several species	Day, Night, and Spotted Lily	2 Gal. Pot
TOTAL: 280				
NOTES:				
PROPOSED PLANTINGS: 260 TREES, 283 SHRUBS, 280 PERENNIALS AND GRASSES				
TOTAL PLANTING QUANTITIES ARE LESS THAN STANDARD REQUIREMENTS, BUT UTILIZE AVAILABLE LANDSCAPE SPACE WITH REASONABLE CONFIGURATION AND PLANTING DENSITY.				
CONFIRM CITY APPROVAL OF PLANTINGS AS PROPOSED PRIOR TO ORDERING MATERIALS AND INSTALLATION OF ANY PLANT MATERIALS.				

PLANTING NOTES:

Contractor shall provide one year quantities of all plant materials. The quantities begin on the date of the Owner's written acceptance of the final planting. Replacement plant materials shall have a one year guarantee commencing upon planting.

All plants to be installed as per standard ANSI planting practices.

Use minimum 12" boom planting soil on trees and 8" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

All landscaping and soil areas shall be irrigated with an underground sprinkler.

Staking of trees applied, regardless if not staked after one year.

Wrap all smooth-barked trees-bark top and bottom. Remove by April 1.

Open top of burlap on 100 material, remove just an partial plastic, spill and break open root pots. Prune plants as necessary - per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heat-in material if necessary, temporary only.

All delivered plants to be soaked unless otherwise noted. Soil shall be surface grown and hardy.

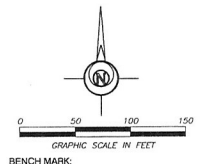
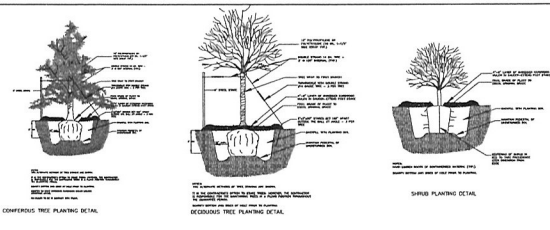
Planting beds for shrubs shall have (4 or more) weed barrier fabric, 4" - 6" of 1-1/2" washed filter rock, and 2" of mulch (minimum grade) back over fabric. The existing shall be used as the base for the planting bed.

A 2" wide rock mulch maintenance strip shall be installed around the entire building.

Shrubbed areas shall have weed barrier fabric, 4" deep soil and spread with commercial topsoil.

Shrubbed maintenance strips shall be installed around all installed trees.

Retaining walls are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, locations, materials, and specifications for all retaining walls.



BENCHMARK:
IN LINDA LAKES, WEST ON TH 49 FROM JCT OF TH 49 AND FAI 35W THEN LT ON LILAC TO SUNSET AVE THEN LT ON SUNSET AVE TO FAI 35W, AT NW COR OF CO RD 12 (SUNSET AVE) BRIDGE OVER FAI 35, 20.0 FT WEST OF SUNSET AVE, 215 FT WEST OF GUARDRAIL, ± 8 FT NORTH OF NW COR OF BRIDGE, 3.7 FT SOUTH OF WET POST, 37.69 FT EAST OF RM 1, 223.23 FT NORTH OR NVD 2.
ELEV.=929.29 NAVD 88

REQUIRED PLANT MATERIALS

BASED ON PERIMETER OF PLAT = 3088 LINEAR FEET
BASED ON BUILDING AREAS = 248,816 S.F.

THE AMOUNT OF REQUIRED LANDSCAPING IS BASED ON WHICH CALCULATION GENERATES THE GREATER AMOUNT OF PLANT MATERIALS.

REQUIRED LANDSCAPING BASED ON LOT PERIMETER

- 1 OVERSTORY TREE: 100 L.F. = 30.9 TREES
- 1 EVERGREEN TREE: 200 L.F. = 15.4 TREES
- 1 ORNAMENTAL TREE: 200 L.F. = 15.4 TREES
- 1 SHRUB: 30 S.F. = 103 SHRUBS
- TOTAL REQUIRED: 61 TREES & 103 SHRUBS**

REQUIRED LANDSCAPING BASED ON BUILDING AREA LESS 10% PER CODE = 211,494 S.F. CALCULATION BASIS

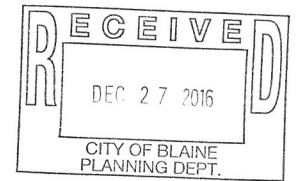
- 1 OVERSTORY TREE: 2000 S.F. = 106 TREES
- 1 EVERGREEN TREE: 2000 S.F. = 106 TREES
- 1 ORNAMENTAL TREE: 2000 S.F. = 106 TREES
- 1 SHRUB: 300 S.F. = 705 SHRUBS
- TOTAL REQUIRED: 318 TREES & 705 SHRUBS**

CLIENT:
UNITED PROPERTIES INVESTMENT, LLC
3600 American Blvd W
Suite 750
Bloomington, MN 55431
Brandon Champcau
952-837-8653
brandon.champcau@uproperties.com

BLAINE PRESERVE BUSINESS PARK FOURTH ADDITION Lot 1, Block 1
Blaine, Minnesota
SITE PLAN PERMIT SUBMITTAL LANDSCAPE PLAN

I hereby certify that the plan, specifications, or report of this project 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.
S. D. J. M.
Date: 12/15/16 Reg. No.: 24343
PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
Blaine, MN 55425
Phone: 763-479-9252
www.civiland.com

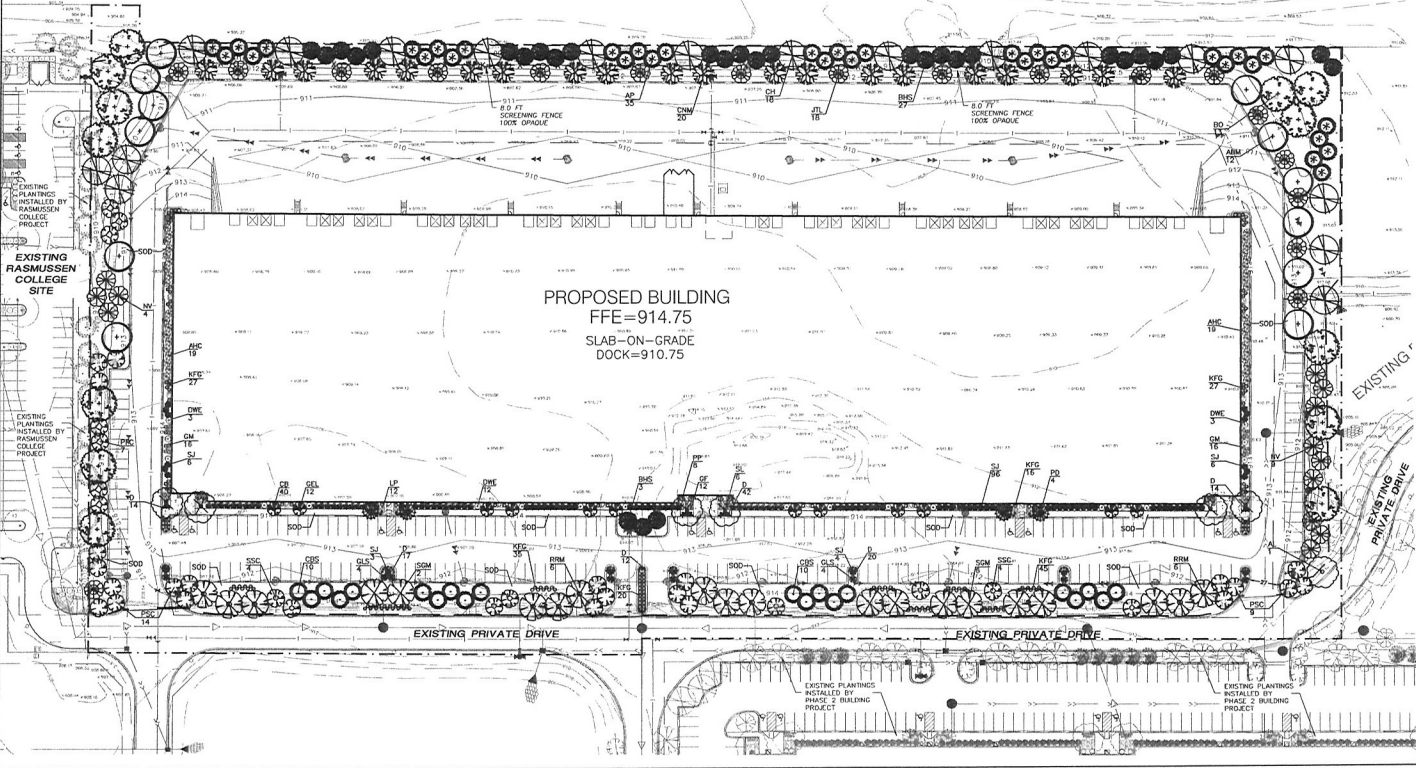
REVISIONS
DATE 10/07/16 DRAWN BY: SD DESIGNED BY: SD CHECKED BY: SD
SCALE: HORIZONTAL SCALE 1 inch = 50 feet VERTICAL SCALE 1 inch = 4 feet



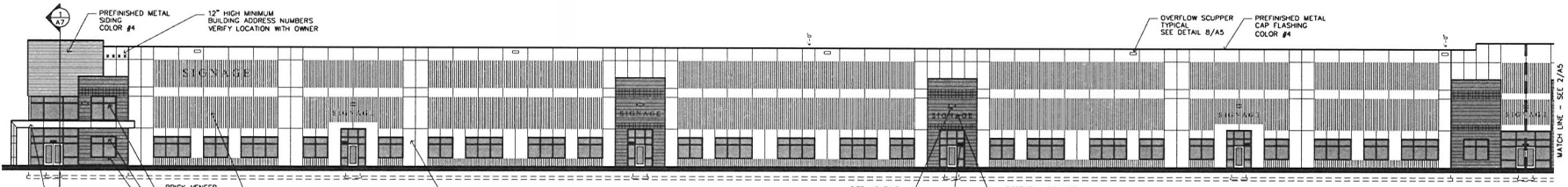
INDEX OF CIVIL SITE DRAWINGS:

- C1.1-1.2 GRADING AND DRAINAGE PLAN
- C2.1-2.2 PAVING PLAN
- C3.1-3.2 SANITARY AND WATER UTILITY PLAN
- C4.1-4.2 STORM SEWER UTILITY PLAN
- C5 LANDSCAPE PLAN
- C6 STORM WATER POLLUTION PREVENTION PLAN

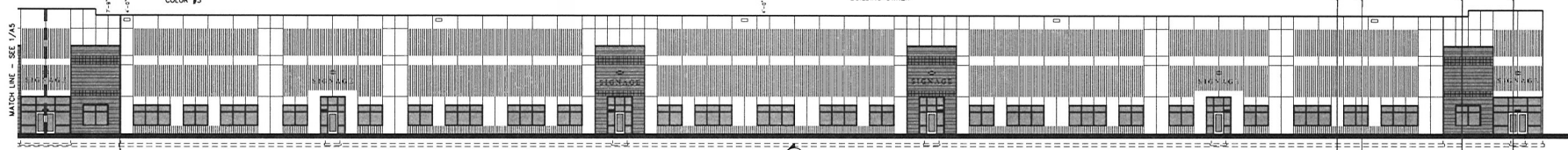
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C5
Landscape Plan



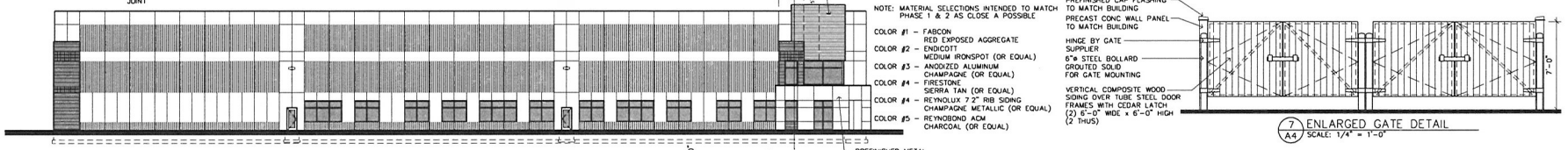
Filename: BLAINE PRESERVE PHASE III\BLAINE PRESERVE 3-44



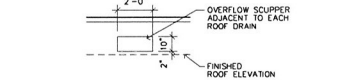
1 PARTIAL SOUTH ELEVATION
SCALE: 1" = 20'-0"



2 PARTIAL SOUTH ELEVATION
SCALE: 1" = 20'-0"

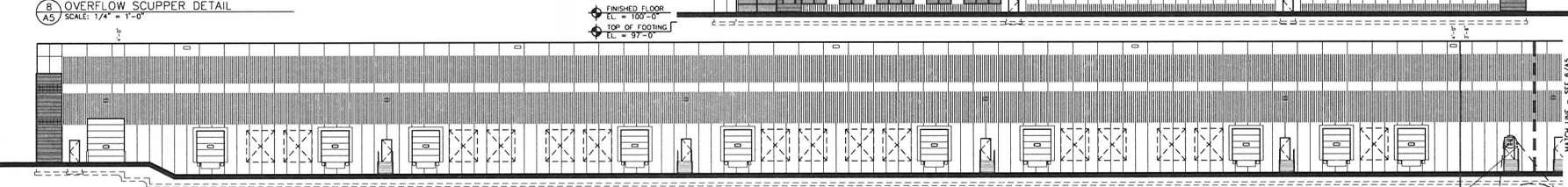


3 WEST ELEVATION
SCALE: 1" = 20'-0"

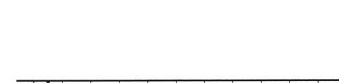


8 OVERFLOW SCUPPER DETAIL
SCALE: 1/4" = 1'-0"

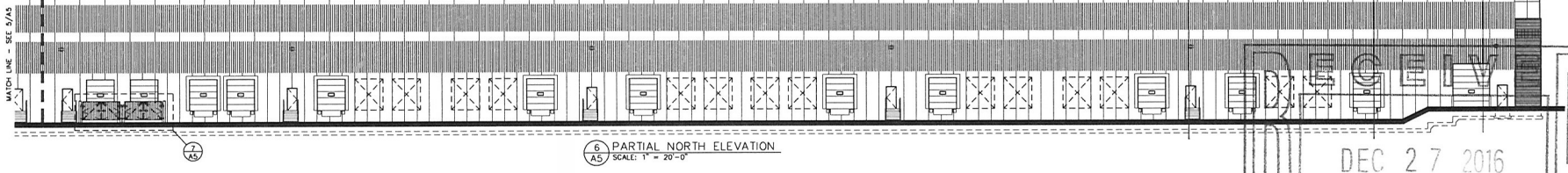
4 EAST ELEVATION
SCALE: 1" = 20'-0"



5 PARTIAL NORTH ELEVATION
SCALE: 1" = 20'-0"

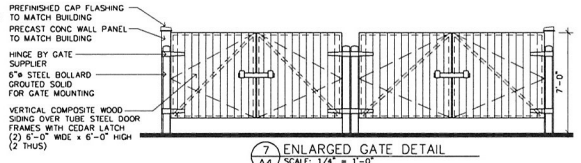


8 OVERFLOW SCUPPER DETAIL
SCALE: 1/4" = 1'-0"



6 PARTIAL NORTH ELEVATION
SCALE: 1" = 20'-0"

- NOTE: MATERIAL SELECTIONS INTENDED TO MATCH PHASE I & 2 AS CLOSE AS POSSIBLE
- COLOR #1 - FABCON RED EXPOSED AGGREGATE ENDCOTT
 - COLOR #2 - MEDIUM IRONSPOT (OR EQUAL)
 - COLOR #3 - ANODIZED ALUMINUM CHAMPAGNE (OR EQUAL)
 - COLOR #4 - FIRESTONE SIERRA TAN (OR EQUAL)
 - COLOR #5 - REYNOLDS 7\"/>



7 ENLARGED GATE DETAIL
SCALE: 1/4" = 1'-0"



LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lambert@lambert-arch.com

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

LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
11/28/16
DATE

UNITED PROPERTIES
3600 American Blvd. W.
Suite 700
Bloomington, MN 55431
952-835-5300

RJRyan
Construction, Inc.
Commercial Design and Construction

BLAINE PRESERVE
PHASE III
Blaine, Minnesota

Copyright 2016
Leonard Lampert Architects, P.A.
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions
9/14/15 PRELIMINARY
9/16/15 CITY SUBMITTAL
11/28/16 ISSUE FOR PERMIT

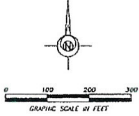
BUILDING ELEVATIONS
Sheet Number

A5
Project No. 150422-1

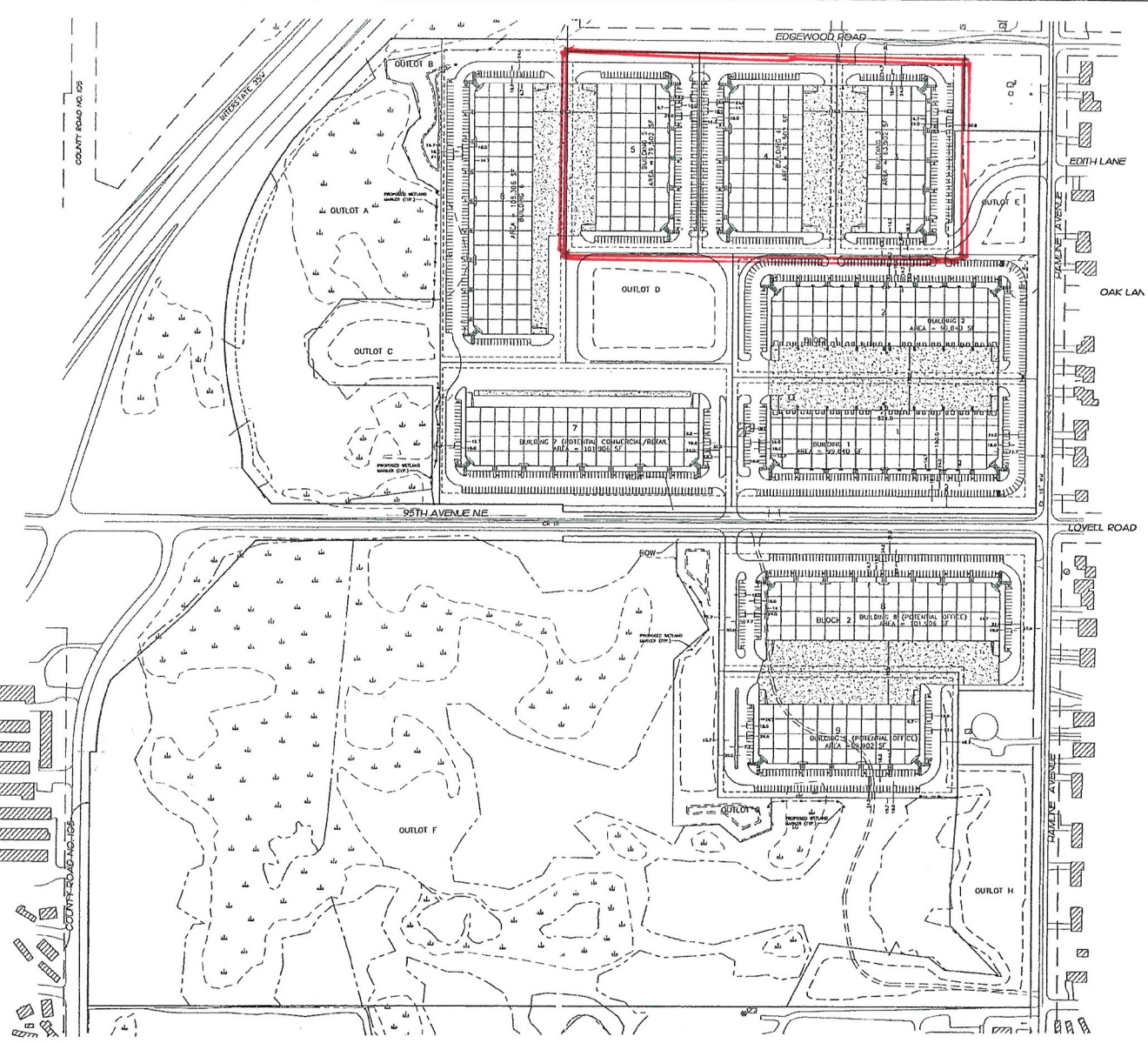
DEC 27 2016
CITY OF BLAINE
PLANNING DEPT.

SHEET INDEX

- 1) COVER SHEET
- 2) PRELIMINARY PLAT
- 3) LANDING LAYOUTS
- 4) PRELIMINARY SITE PLAN
- 5) PRELIMINARY GRADING DRAINAGE
- 6) PRELIMINARY UTILITY PLAN
- 7) PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN
- 8) PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN
- 9) PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN
- 10) PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN
- 11) DETAILS
- 12) PRELIMINARY METEOROLOGICAL PLAN



BENCH MARK:
 NAD83 COORDINATES
 531053.530, 146581.716
 ELEVATION:
 929.358 (MVD 86)



DEVELOPER: MOEN - LEUER CONSTRUCTION, INC. 3600 HOLLY LANE NORTH, SUITE 100 PLYMOUTH, MN 55447 Ph. (763) 550-1961 BRAD MOEN, PRES.	
PROJECT: BLAINE PONDS Blaine, Minnesota PRELIMINARY SITE PLAN	
PREPARED BY: QUALITY SITE DESIGN, LLC 10000 UNIVERSITY AVENUE, SUITE 100 BLOOMINGTON, MN 55425 DATE: 05-12-06 BY: J.S.	
SHEET NO. 00147	SHEET 4 OF 12 SHEETS

Master Plan
 2006