

Redevelopment of land on 109<sup>th</sup> Ave. N.

Project Narrative

INFORMATION FOR CITY OF BLAINE COUNCIL WORKSESSION – APRIL 5, 2021

Prepared by Sperides Reiners Architects, Inc.

**Project Background:** Sperides Reiners Architects approached the City of Blaine in 2019 on behalf of their client Liberty Sports Group, LLC regarding the desire to develop and construct a Baseball Stadium that would be a multipurpose outdoor stadium facility to house an Independent Professional Baseball team as its major tenant. The discussions were favorable, and LSG/SRA worked with the city to identify possible parcels of land that would be suitable for this project.

Following the review of several properties with the help of the City – one parcel appeared to be the frontrunner in terms of location, access, and comprehensive plan. A city owned parcel of 40-80 acres on 109<sup>th</sup> Ave. N. SRA worked closely with LSG to propose and fit a stadium/ ballpark for 5-6,000 fans, with all the essential amenities for a ballpark. The intent is to also include accessory structures and components to allow this facility to operate over 330 days per year.

The parcel was large enough to include associated development of a youth baseball academy and a hotel or medical user (not defined at that time) and site design concepts were reviewed with LSG and City of Blaine. The Covid-19 pandemic caused the project to be set aside and it was revived when SRA received a call from Twin Cities Orthopedics that they were seeking to develop a Sports Performance and PT Rehab center in Blaine to expand their service offerings and relieve pressure in their current Blaine clinic.

What might be described as a perfect storm - TCO also indicated that the relationship with Blizzard Baseball would be an essential component of this new facility. This appeared to be an excellent fit for a development that would be dedicated to baseball with the added components of Sport performance and PT/rehab along with youth baseball development. The master concept plan of a Ballpark, Sports Medicine and a youth baseball academy is developed and presented here-in.

This master plan concept also appeared to be in concert with the goals of the City of Blaine's commitment to be a "sports destination and the creation of unique sports facility assets in the city".

In November of 2020, the city of Blaine and the project team entered a LOI for the project design team to conduct due diligence to study the land parcel for compatibility with the design concept, environmental analysis including wetland delineation and rare plant analysis, soils testing, and preliminary civil engineering including grading, drainage, and utilities.

In the process of creating this project the team has identified several opportunities where the City of Blaine could be incorporated into a Public/Private Partnership not only to assist in the sharing of cost and potential financing of certain components that would benefit community use. For example, the Blizzard Ballfields can be shared with Blaine youth baseball and softball and the Ballpark/Stadium can be used by the high school and community sports programs. It is the intent of the project team to have open dialogue with the City to vet all possibilities for the partnership.

Since the initial meeting regarding the development of the ballpark, the baseball landscape has changed significantly. While LSG was eager to bring a second Independent Professional Baseball team to the Twin Cities to compete with the St. Paul Saints, the Minnesota Twins have created a partnership with the Saints to make them an affiliated AAA team of the Twins organization. This change has left a large portion of the baseball fan base without the Independent Baseball alternative.

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The Saints have been one of the most successful Independent Baseball teams over the last 20 years, regularly being in the top 5 of attendance in all Independent Baseball. LSG is ready to capitalize on the the need and opportunity for a new team in the Twin Cities Baseball market.

### **Participants/Project Team:**

**Twin Cities Orthopedics:** Twin Cities Orthopedics is committed to providing world-class service to everyone we encounter. Our independent orthopedic specialists deliver individualized care informed by active research and outcomes data. TCO prides itself on being an innovative, nimble organization that can adapt quickly to an ever-changing healthcare environment.

Our dedicated teams of physicians, specialty providers and care coordinators serve our patients in clinic locations, walk-in Orthopedic Urgent Care locations, and numerous other therapy and specialty care settings across Minnesota and western Wisconsin. Regardless of the location, TCO delivers an exceptional patient experience, backed by decades of trusted orthopedic care.

**Minnesota Blizzard Baseball:** The Minnesota Blizzard is the most successful traveling and club baseball program in Minnesota and among the top select teams in the Midwest winning 113 national tournaments and placing in the top four 280 times since 2003.

The Blizzard program draws players ages 10u-18u from all around Minnesota including Albert Lea to Duluth and has had several players from the Dakotas, Iowa, Wisconsin and even Canada. Blizzard Baseball Academy, a core part of the Blizzard program, offers individual lessons, strength training and has avenues for our players to participate in showcases, fall leagues and tournaments. Over 450 players have committed to play college baseball and another 50+ have been drafted or signed as free agents in the last ten years. It is one of the most well-respected programs in the Midwest.

**Liberty Sports Group:** Liberty Sports Group is a global sports management and consulting firm offering domain expertise, exceptional customer service, and guidance throughout the sports industry. LSG is an innovative agency with the love of sport and a desire to impact its long-term image and integrity while influencing the industry's progressive movement deep into the 21st Century.

LSG offers in-house resources and services that includes sports franchise, venue, and event management and consulting, venue development, design and project management, food, beverage and hospitality services, marketing and sales, mergers, and acquisitions and much more. Their experience in virtually every aspect of the sports and entertainment business, our leadership, and principals have just one goal to "*change the game without changing THE GAME*".

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### **Proposed Project Development Components**

**Twin Cities Orthopedics - Sports Performance Center/PT/Rehab** this project is the construction of a 20,000 s.f. building to facilitate a sports performance area of 8,000 s.f and a PT/Rehab center for TCO. The current TCO building in Blaine there is no opportunity on the current site to expand so the construction of this facility will relieve the pressure on the existing facility, move the PT/Rehab component and add the sports Performance component. TCO currently has 2 similar facilities in Eagan and Waconia with a third under construction in Oak Park Heights. The construction of this facility will allow TCO to remodel existing space vacated by PT/Rehab into additional clinic and urgent care. The sports performance component will allow TCO to offer performance training for individuals and teams with the sports focus.

**Blizzard Baseball – Academy** this component is a building of 30,000 s.f dedicated to youth baseball training and development. The program will include an indoor fieldhouse component suitable for an entire baseball infield and accessory support spaces for the operations and players use. Blizzard Baseball has a strategic plan in place with TCO to provide its teams and players with medical needs as well as strength and conditioning programs.

**Blizzard Baseball –Ballfields** In addition to the building Blizzard baseball proposes development of 2 outdoor baseball fields for use in training and game play. The field dimensions will be laid out to allow for players of all ages 10 through high school baseball. Considerations for fast pitch softball are also in design. Blizzard baseball intends to create a working relationship with local association baseball programs to use the field when Blizzard is not using them.

**Liberty Sports Group - Multi-Purpose Ballpark/Stadium** preliminary vision for the Ballpark portion of the project, includes:

- **Stadium Capacity** of approximately **5,000 for baseball** in an intimate single level-seating bowl. Capacity with suites, stadium club, picnic areas and seating berms for games will be approximately 7,500 with Capacity for concerts with field level lawn seating being approximately 10,000.
- **Community Uses.** The ballpark will be designed for baseball, soccer, lacrosse, football, band and cheerleading competitions, graduation ceremonies, picnics, group outings, and many other year-round uses. To encourage maximum use by civic and non-profit groups, cost of permit and rental fees would be nominal.
- **12 to 16 fully furnished, heated and air-conditioned luxury suites** with padded theatre style balcony seats, holding 25 to 30 guests per suite with wait-service, private suite-level lounge and more. A minimum of two suites (one on each of the first and third base side) will have the ability to be combined by the opening of a convertible wall, allowing for groups of up to 75 to utilize a suite for their needs.
- **Banquet Room:** a 300 seat “Banquet Hall / Conference Center” with full kitchen, audiovisual equipment, lounge and table seating. The Banquet Hall will be sub-dividable for various size functions and will have a dramatic glass wall overlooking the playing field. The facility will be open year-round.
- **Playground Facilities** around the outfield on the concourse for children of all ages and ability level, including ADA accessible play pieces We recommend designing the Playground area so that it would be open and available to the community even when the ballpark is not in use.

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- **Winter Ice Skating and Activity Park** including a full-size ice-skating rink to allow outdoor skating, lessons, organized hockey, and family fun. This will help identify Blaine as a future venue for “Hockey Day in Minnesota.”
- **Scoreboards** would include both a High Definition Video Screen to be among the largest in independent league
- **Player Amenities** to attract the very best in professional baseball talent, we propose the design and development of Home and Away Clubhouses and Locker Rooms, Fitness Facility, Trainers Offices with necessary equipment, pitching, hitting and infield tunnels under the seating bowl for use year-round by our professional athletes and to host year-round kids camps, clinics and more.
- **Front Office Space.** The ballpark will be designed with office space, of appropriate size to accommodate the business operation of the professional baseball team and stadium management.
- **Sports Bar and Grill** with outdoor, indoor, and perhaps even rooftop seating, overlooking the playing field. This space will add another element of community amenity that can accommodate groups up to 3-500 people.
- **Sports Medicine Connection** – the intent of this facility and its potential relationship to TCO is to design the facility to be used as a center for sports medicine research. Consideration for athlete performance development and research, concussion research and baseball specific injury prevention is a goal of the ownership group.

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### **Project Design Team**

**Sperides Reiners Architects** is an architecture and interior design firm with 15 staff members, SRa has in its 20-year history, developed and nurtured a process that to this day, continues to strengthen its architectural and interior design practice in 5 market sectors: Senior Housing, Healthcare, Interior Design, Sports & Wellness and Corporate-Commercial.

The firm founding partners lead by the foundation of the firm's success in investing in its people, leveraging its collective experience, adapting nimbly to changing market demands. SRa was recognized in 2018 as one of 100 Best Companies to Work For by Minnesota Business Magazine. SRa is also a recognized Patriotic Employer by the National Guard and Reserve.

**Carlson McCain Engineers** is a full-service consulting firm specializing in environmental, engineering, and land surveying services. With offices in Blaine and Plymouth, Minnesota; Bismarck, North Dakota; and Woburn, Massachusetts, Carlson McCain provides comprehensive turnkey services for our governmental, utility, private and industrial clients.

Teams of engineers, land surveyors, and scientists are dedicated to creating valuable solutions for public and private sector clients. Expertise. Creativity. Ingenuity. Collaboration.

**Kjolhaug Environmental Services** was founded in 1997 on the premise that the regulated public must be fairly treated if environmental protection programs are to succeed. Kjolhaug provides the best available representation to clients while at the same time ensuring the natural resource protection federal, state, and local regulations require. Reliance on sound technical and scientific skills. Kjolhaug has worked on thousands of public and private projects.

As a Minnesota-based firm, Kjolhaug has extensive experience working with regulators in Minnesota and understand their perspectives and concerns. Their clients include cities, townships, and watershed/conservation districts, as well as hundreds of developers, landowners, and farmers.

**Braun Intertec** is an employee-owned geotechnical engineering, environmental consulting, and testing firm which has grown to over 1,000 employee-owners. Services include Geotechnical Engineering, Construction Materials Testing, Environmental Consulting, Drilling, Nondestructive Examination, Building Forensics, Pavement Design & Analysis, Brownfield Consulting, Industrial Hygiene, Flood Control Design, Materials Laboratory, Structures Evaluation, and Geospatial Operations.

**RJM Construction** has been providing commercial contracting services since 1981. RJM experience encompasses general contracting, construction management, design/build and pre-construction. RJM has more than 175 specialized staff members and an annual construction volume of approximately \$250 million. RJM delivers on clients' vision in ground-up construction and interior remodeling, from concept to completion.

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### **Project Process and Progress to Date:**

Since November 2020 the project team has been working to investigate the feasibility of this development concept. The initial investigation included the following steps:

- Wetland delineation and analysis
- Rare plant species assessment and analysis
- Survey of property boundaries
- Phase 1 Environmental report
- Preliminary civil engineering study
- Preliminary watershed and storm water compliance study
- Site design concept development
- Development of a preliminary project construction budget model.

The following information has been discovered from the above tasks:

1. The parcel of land is covered with significant area of wetland and the area impacted by the proposed site plan in more than 30 acres of disturbance. This will require significant wetland exchange process with acquisition of wetland replacement credits; however, the quantity of this replacement may exceed the regulations for such work. Additionally, the area of disturbance will trigger the preparation of and EAW, AUAR, or EIS which will require 6-24 months of review prior to any submittal for development approval.
2. The soils conditions are very typical of the land in Blaine with topsoil of organic materials with a significant layer of sand below the organics. The depths of the topsoil range from 2 feet to 14 feet. The northwest portion of the site along with a few pockets scattered on the western half of the site have upland which is easily ready to receive the construction of buildings and parking lots. Significant grading and mining of the site is required to make the whole site ready for development.
3. The Phase 1 Environmental Report does not indicate any serious issues and the site is generally clean for development.
4. The civil engineering for the site requires the creation of pond areas in the locations where mining of appropriate soils will be taken to create the buildable zones and the management of storm water to comply with watershed regulations may require underground water retention.
5. The site planning must be adjusted and create a development that will respond to the conditions discovered and the issues presented will make it difficult to develop the site as densely as the original concept had proposed. The cost of preparing this site to be developed as originally planned is proving to exceed the budgets developed to make a financially sustainable project for all parties.

The results of these investigations have led the team consider refinements to the site development concept site plan and overall realities of the project.

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### **Alternative Site Development Plan:**

The project design team has prepared an alternative site development plan that responds to the constraints of this site as well as a proposal to **relocate the Ballpark/Stadium component to an alternative site** compatible with the City of Blaine vision for sports venue development.

The new site plan would include the construction of the TCO Sports Performance center, Blizzard Baseball Academy, and the Blizzard Ballfields on the northwest portion of the site.

This new development concept and site design has many benefits:

- The reduction of wetland impact of the alternate site plan from 30 acres+/- to 7.5 acres.
- Site design keeps the areas of disturbance 150 feet away from the critical wetland areas thus reducing the replacement ratio to 1:1 vs 1.5:1 or 2:1
- Reduce the cost of the development by reduction of the need for significant earthwork and wetland replacement credits.
- Greater sensitivity to the environmental impact of the site by reduction of the scope of the development.
- Reduce the potential schedule of the project by elimination of required environmental reporting processes.
- Ballpark/Stadium can be moved to a site that will have a greater presence of retail and commercial business that will benefit from events and games.
- Ballpark/Stadium site will have an easier access and opportunity for parking fields and peripheral commercial developments.
- Ballpark/Stadium site that will have a less impact on residential areas.

SRa & Carlson McCain are in the process of refining design of the site.

RJM Construction is in the process of refinement of a project construction budget for the TCO/Blizzard Buildings.

TCO/Blizzard are in the process of creation of the working arrangements and details of the building components to formulate a qualified offer to purchase the land from the city.

Blizzard Baseball is in the process of securing partners to finance the construction of the ballfields. Additionally, would like to discuss the possibility of the City of Blaine assisting in the cost of the ballfields construction and work out a plan that allows the local youth baseball and softball associations access for use of the fields.

Liberty Sports Group is working to prepare operational pro-forma for the operations of the ballpark. LSG has discussed this with the City and is in progress of refining cost data. LSG, SRa, and City of Blaine will continue to work together to find an alternative site for the ballpark/stadium.

LSG wishes to seek commitment from the city of Blaine to be a partner in this project and provide financing for the project.

### **Closing Discussion:**

The city, project team and design team has invested time and resources to evaluate the best possible way to develop the site. While there are many environmental constraints associated with this site it is our belief that the reduced scope of the project is an excellent way to capture the buildable portion and create a facility for Twin Cities Orthopedics and Blizzard Baseball.

We have tried to find a design solution that worked but we have completed the necessary investigation and the total baseball development with the ballpark on the site is not feasible.

**LSG is committed to working with the city of Blaine to create this venue on an alternative site.** LSG is currently in negotiations with an ownership group and league for the baseball team.

### **Exhibits attached with this report:**

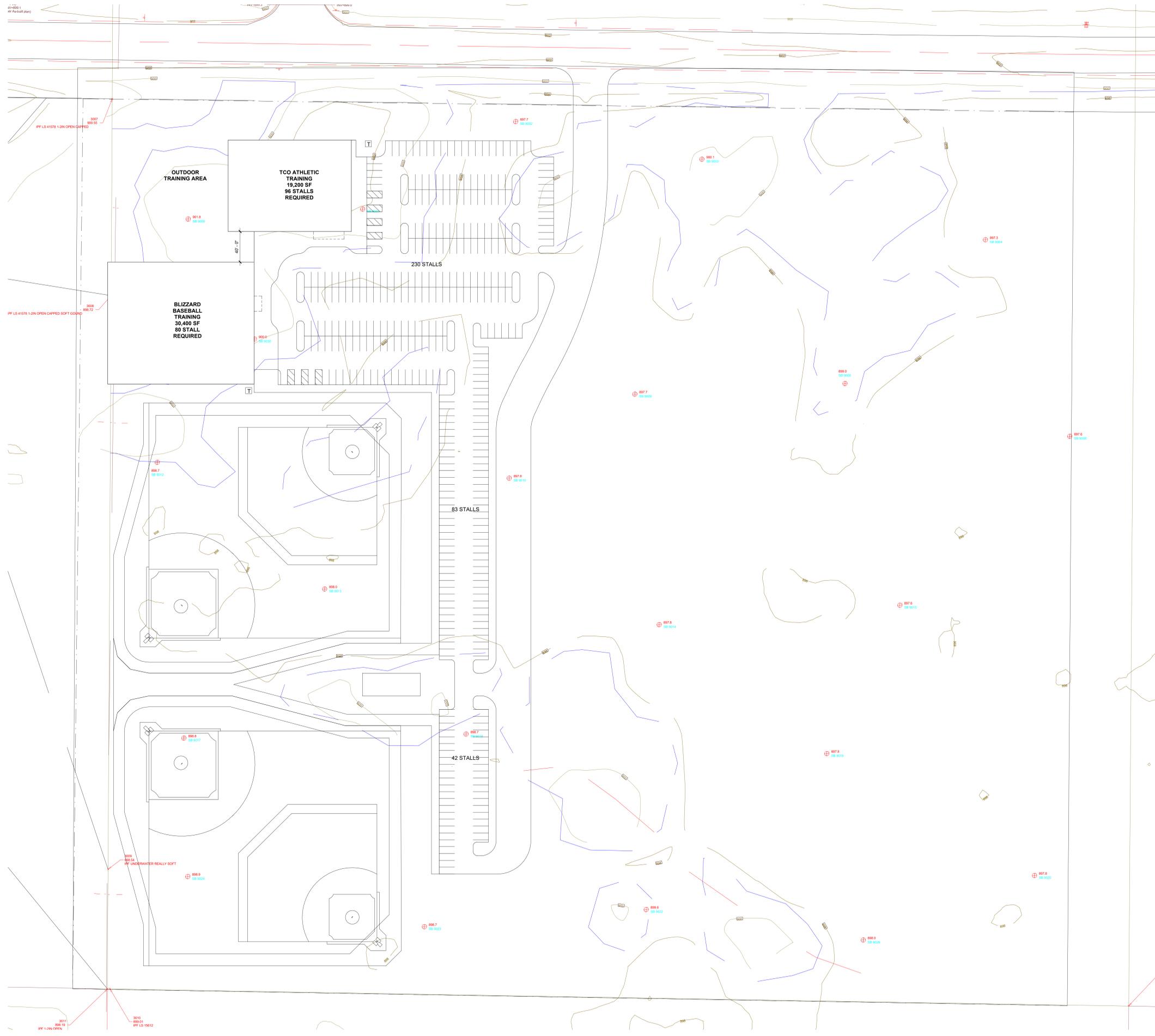
- A - Site location/selection map
- B - Master Site concept Site Development plan
- C - Preliminary Architecture Site plan
- D - Preliminary Civil engineering plans
- E - Alternative Architecture Site plan
- F - Alternative Civil engineering plan
- G - Wetland delineation map
- H - TCO Waconia Image
- I - Ballpark /Stadium Concept Rendering

### **Documents available for Review**

- Wetland report
- Rare plant species analysis document
- Phase 1 Environmental report
- Geotechnical soils report
- Survey

### **Project Team contact information**

- **Architect:**  
Nick Sperides, AIA  
Sperides Reiners Architects  
6442 City West Pkwy, Suite 300  
Eden Prairie, MN 55344  
952-996-9662



2 A0 SITE PLAN - OPTION 2  
SCALE: 1" = 50'-0"

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

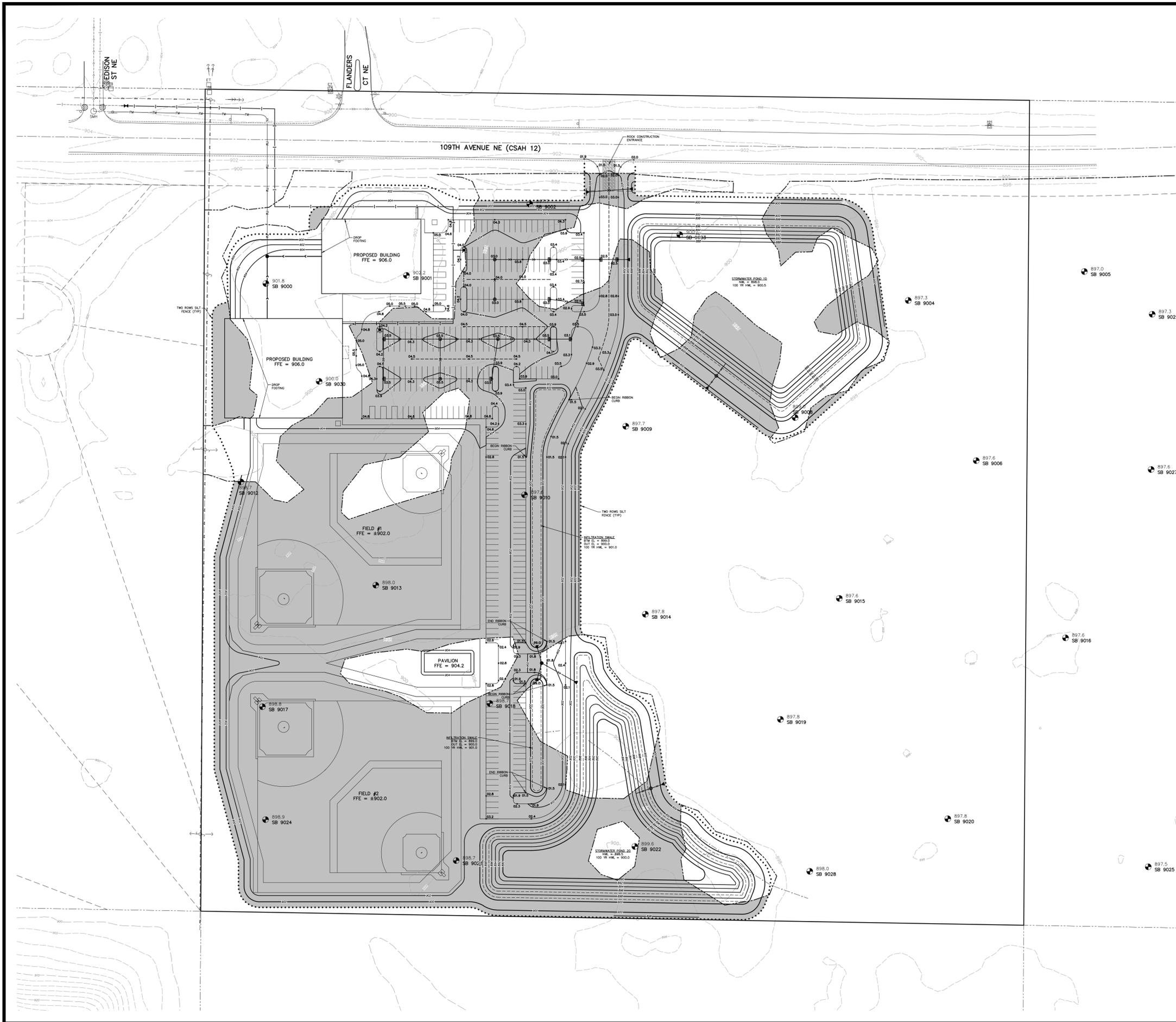
ISSUE RECORD	ISSUE #	DATE	DESCRIPTION

# SPORTS PERFORMANCE & BASEBALL TRAINING

SITE PLAN

PROJECT NXX-XXX  
 DRAWN BY Author  
 CHECKED BY checker

A0



**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS PAVEMENT	▨
CONCRETE WALK	▨
SANITARY SEWER	---
SANITARY FORCEMAIN	---
WATER MAIN	---
STORM SEWER	---
UNDERGROUND GAS	---
UNDERGROUND ELECTRIC	---
MANHOLE	○
HYDRANT	○
GATE VALVE	○
SIGN	○
LIGHT POLE	○
TELEVISION BOX	○
HAND HOLE	○
ELECTRIC TRANSFORMER	○
TELEPHONE BOX	○
POWER POLE	○
FENCE LINE	---
WETLAND	▨
10' CONTOUR	---
2' CONTOUR	---
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	○
TOP OF CURB ELEV. GUTTER LINE ELEV.	T 44.3 G 43.8 E.O.F. x x x
EMERGENCY OVERFLOW	○
SILT FENCE	---
ROCK CONST. ENTRANCE	---

- GRADING NOTES**
- SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
  - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
  - CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEED OR LANDSCAPED.
  - TURF ESTABLISHMENT SHALL BEGIN AS SOON AS POSSIBLE BUT IN NO CASE LATER THAN 7 DAYS AFTER GRADING COMPLETION.
  - ALL SLOPES 3:1 OR STEEPER SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.

- GOVERNING SPECIFICATIONS**
- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF BLAINE SPECIFICATIONS.
  - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
  - THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

- SUBGRADE CORRECTION NOTES**
- BUILDING PADS, BASEBALL FIELDS, DRIVEWAYS, PARKING LOTS, SIDEWALKS, AND OUTDOOR PAVILION/PATIOS SPACES TO BE FULLY CORRECTED WITH OVERSIZING PER GEOTECHNICAL RECOMMENDATIONS.

**WETLAND SUMMARY**

WETLAND FILL  
13.58 ACRES

N

0 40 80 160  
(IN FEET)

**BENCHMARK**

- Anoka County Benchmark No. 2095 - Elevation 902.43 ft. NAVD 88
- Minnesota Department of Transportation Geodetic CSID Station No. 36820 (MnDot Name 0280 W) - Elevation 930.52 ft. NAVD 88

**CARLSON  
MCCAIN**

ENGINEERING  
SURVEYING  
ENVIRONMENTAL

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449  
TEL. 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

**PRELIMINARY GRADING &  
DRAINAGE PLAN (OVERALL)**

**BLAINE TCO / BLIZZARD BASEBALL**  
Blaine, Minnesota

**SPERIDES REINERS  
ARCHITECTS**  
6442 City West Pkwy, Suite 300  
Eden Prairie, MN 55344

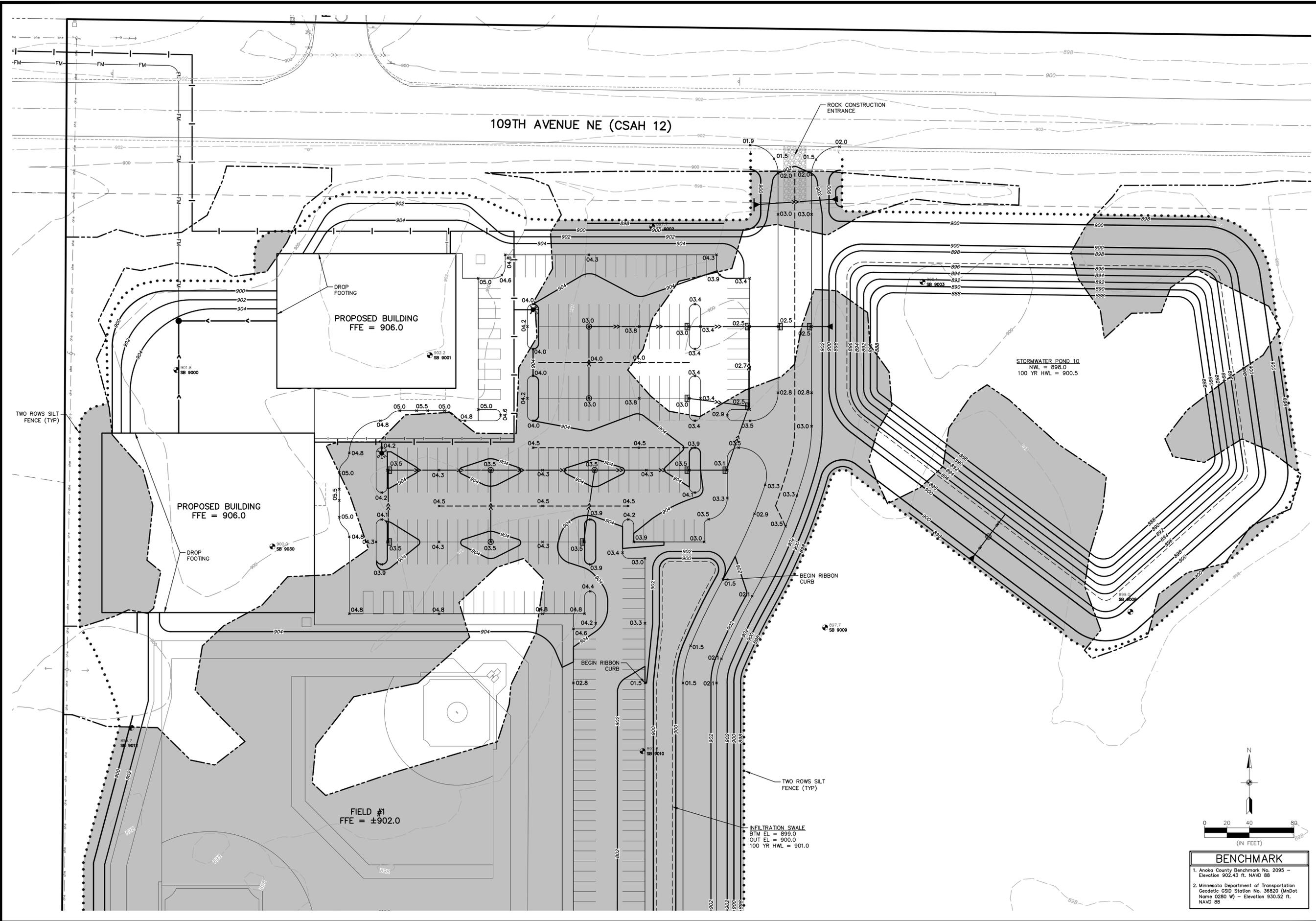
**REVISIONS**

1.	

DRAWN BY: JTR  
DESIGNED BY: JTR  
ISSUE DATE: 03/24/21

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

Name: Joseph T. Radgo  
Signature: \_\_\_\_\_  
Date: 03/24/21 License #: 45889



**PRELIMINARY GRADING &  
DRAINAGE PLAN (NORTH AREA)**

**BLAINE TCO / BLIZZARD BASEBALL**  
Blaine, Minnesota

**SPERIDES REINERS  
ARCHITECTS**  
6442 City West Pkwy, Suite 300  
Eden Prairie, MN 55344

REVISIONS

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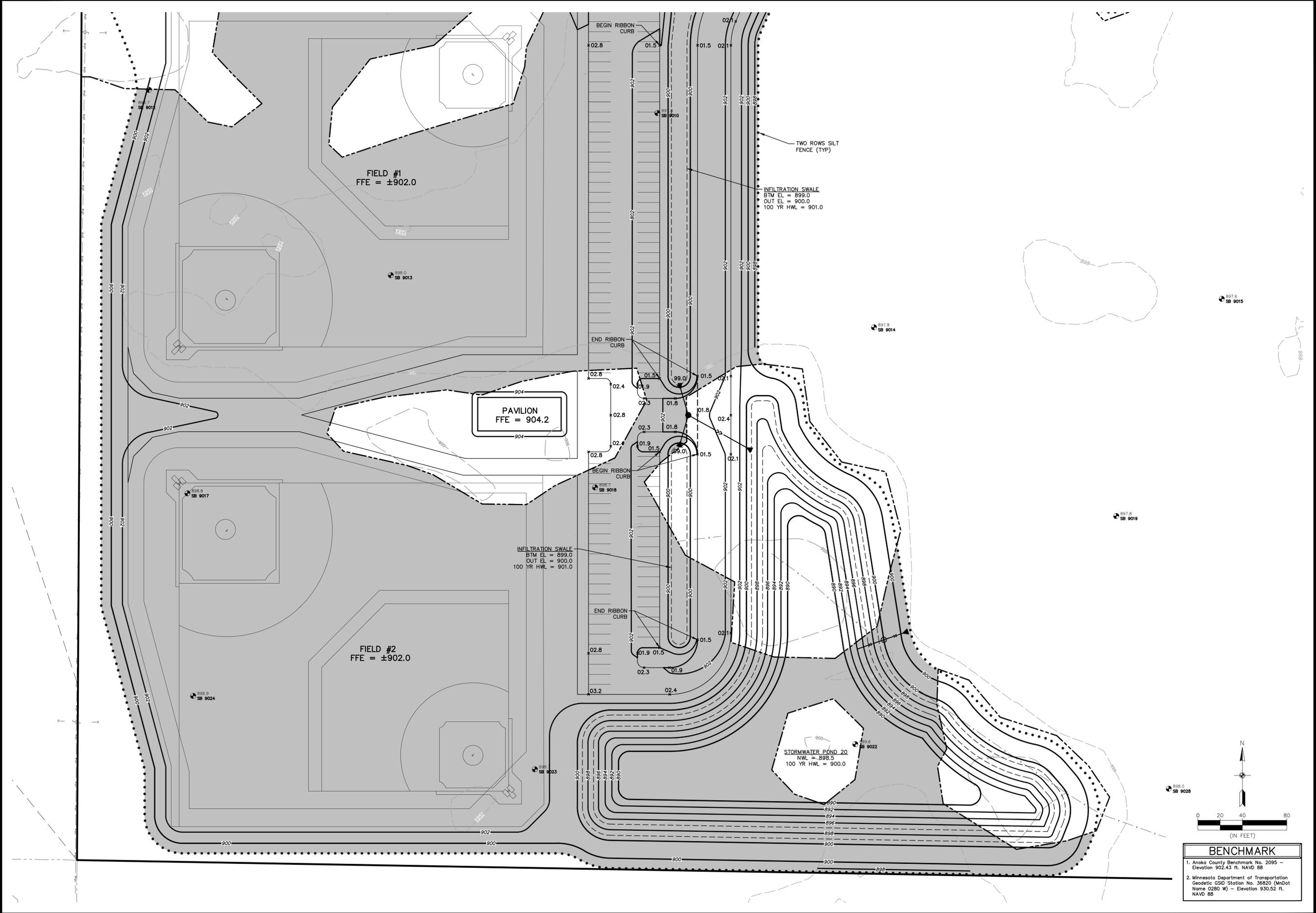
Name: Joseph T. Radack  
Signature: \_\_\_\_\_  
Date: 03/24/21 License #: 45889

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0 20 40 80  
(IN FEET)

**BENCHMARK**

1. Anoka County Benchmark No. 2095 - Elevation 902.43 ft. NAVD 88
2. Minnesota Department of Transportation Geodetic CSID Station No. 36820 (MnDot Name 0280 W) - Elevation 930.52 ft. NAVD 88



**PRELIMINARY GRADING & DRAINAGE PLAN (SOUTH AREA)**  
**BLAINE TCO / BLIZZARD BASEBALL**  
 Blaine, Minnesota

**SPERIDES REINERS ARCHITECTS**  
 6442 City West Pkwy, Suite 300  
 Eden Prairie, MN 55344

REVISIONS

1.	

DRAWN BY: JTR  
 DESIGNED BY: JTR  
 ISSUE DATE: 03/24/21

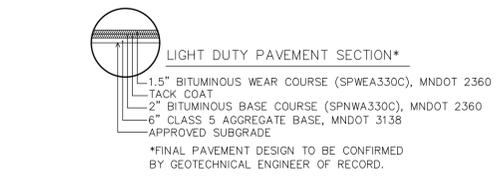
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: Joseph T. Radtke  
 Signature: \_\_\_\_\_  
 Date: 03/24/21 License #: 45889

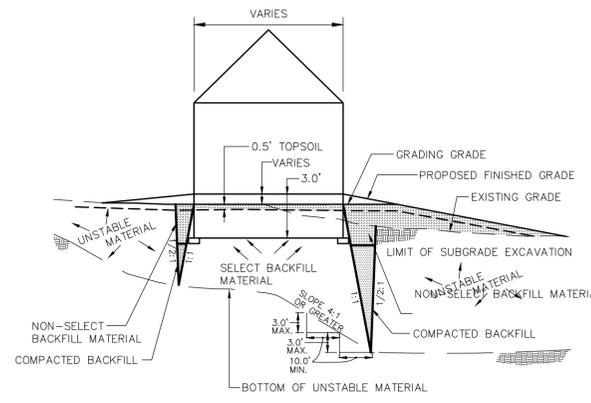
**BENCHMARK**

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- Minnesota Department of Transportation Geodetic CSID Station No. 36820 (MnDot Name 0280 W) - Elevation 930.52 ft. NAVD 88

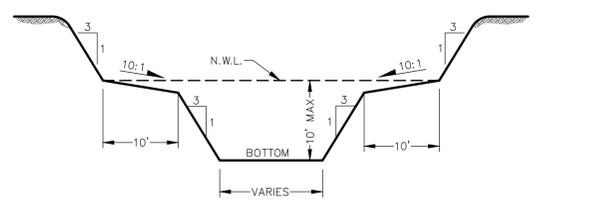




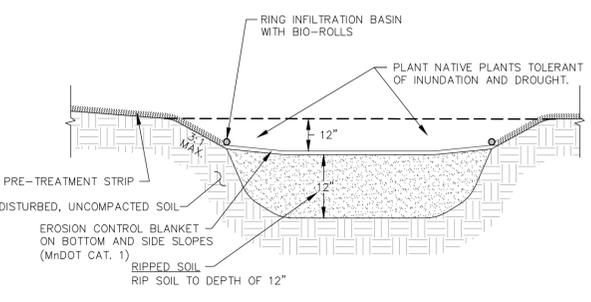
**1 | PARKING LOT PAVEMENT SECTION**  
5 | NO SCALE



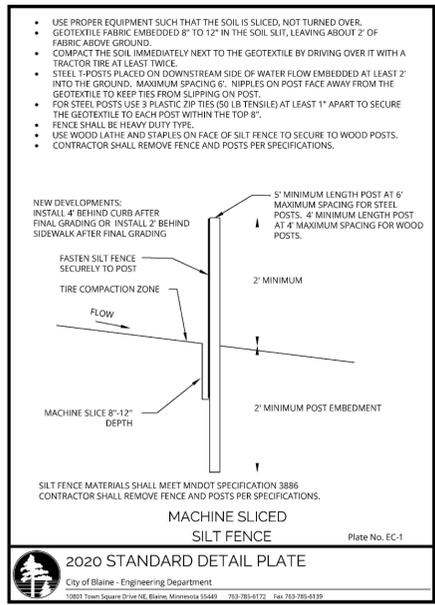
**2 | SUBGRADE CORRECTION**  
5 | NO SCALE



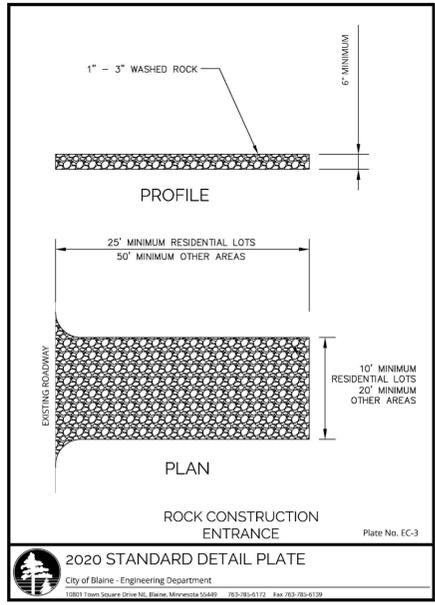
**3 | WET SEDIMENTATION BASIN**  
5 | NO SCALE



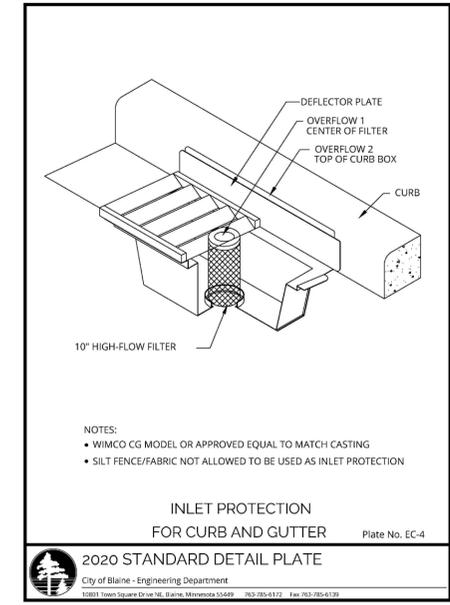
**4 | INFILTRATION SWALE**  
5 | NO SCALE



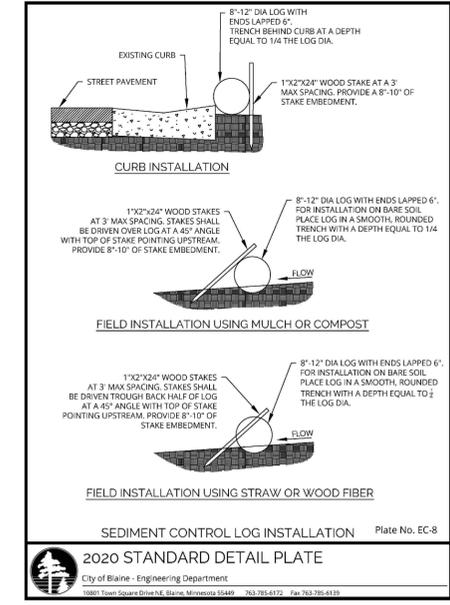
**2020 STANDARD DETAIL PLATE**  
City of Blaine - Engineering Department  
10801 Town Square Drive NE, Blaine, Minnesota 55449 763.785.6172 Fax 763.785.6170



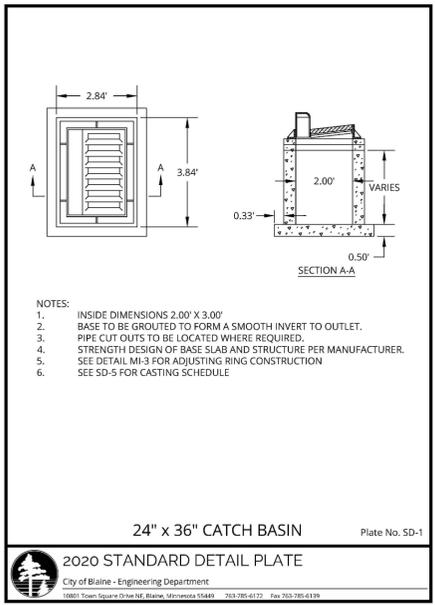
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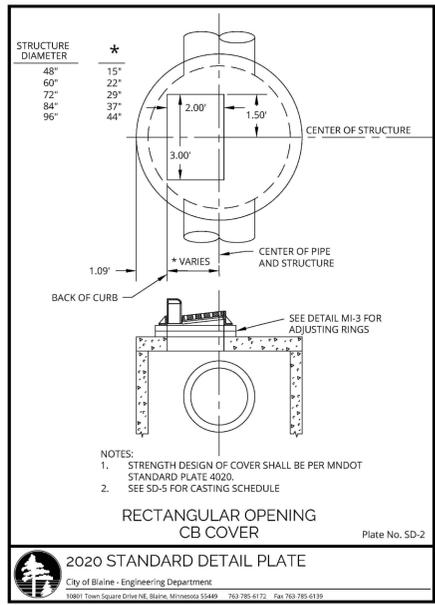
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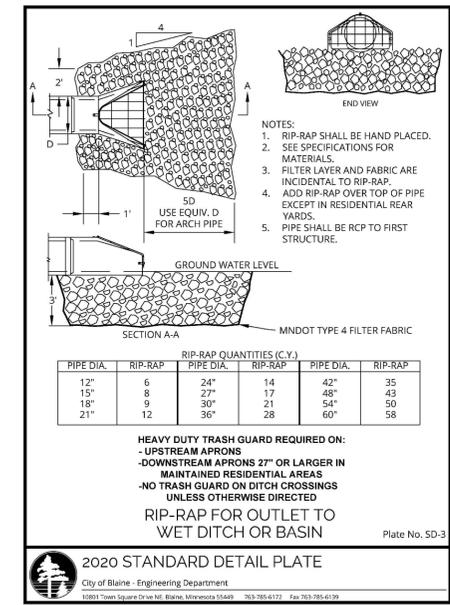
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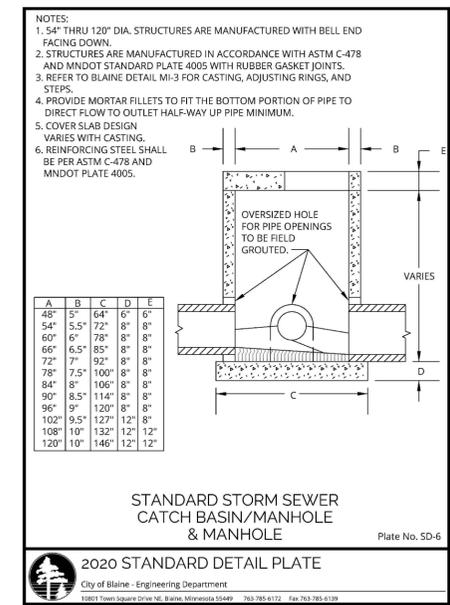
**2020 STANDARD DETAIL PLATE**  
City of Blaine - Engineering Department  
10801 Town Square Drive NE, Blaine, Minnesota 55449 763.785.6172 Fax 763.785.6170



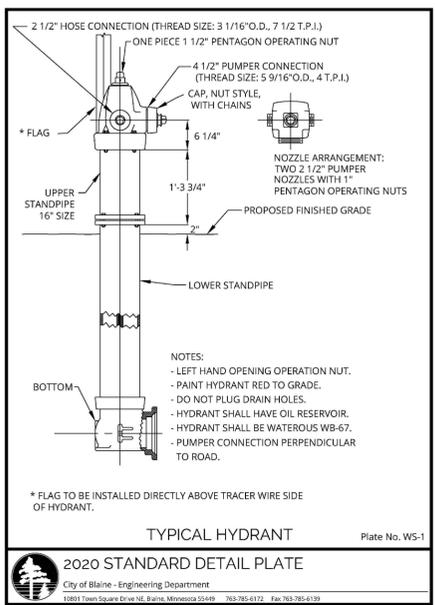
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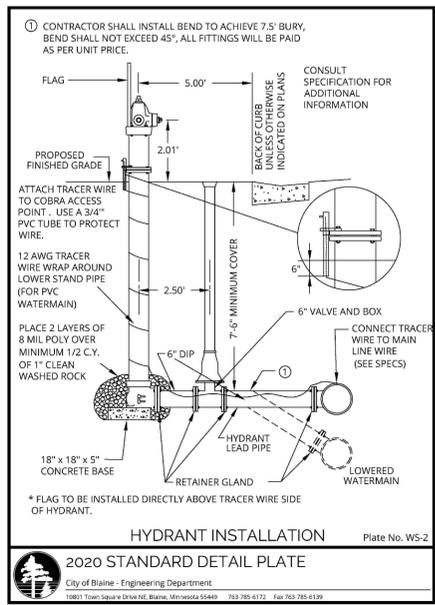
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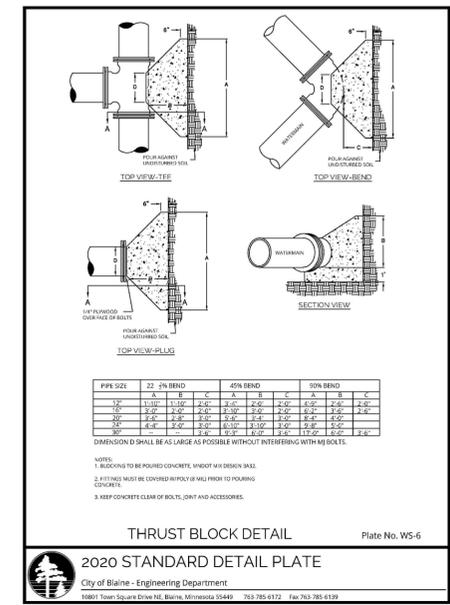


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**WATER MAIN FITTINGS**

BENDS	PIPE SIZE								
	6"	8"	10"	12"	14"	16"	18"	20"	24"
90°	39	57	89	108	210	264	335	400	565
45°	32	46	70	86	164	202	250	305	405
22 1/2°	18	26	44	54	108	148	178	225	310
11 1/4°	10	14	23	28	54	74	93	117	155
SLEEVES									
SHORT	28	36	46	56	111	130	160	195	255
LONG	38	46	62	76	140	172	225	285	385
PLUG	18	26	36	46	85	93	130	153	202
CAP	17	25	35	44	79	100	122	150	214
TEES									
6"	56								
8"	62	86							
10"	72	105	120						
12"	110	125	140	160					
14"	182	206	228	234	280				
16"	180	200	216	280	316	322			
18"	275	295	315	335	380	405	435		
20"	315	345	370	395	440	465	505	535	
24"	415	465	470	500	550	580	625	660	720
CROSS									
6"	30								
8"	36	105							
10"	42	145							
12"	54	215	335						
14"	66	385			XXX	XXX			
16"	84						XXX	XXX	
18"	102								
20"	120								
24"	150								
REDUCERS									
6" x 8"	38								
8" x 10"	47	50							
10" x 12"	60	60	64						
12" x 14"	80	100	100						
14" x 16"	124	124	124	140					
16" x 18"	190	195	180	190	195				
18" x 20"	220	220	205	200	200	225			
20" x 24"	305	310	320	305	300				

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**CARLSON MCCAIN**  
ENGINEERING SURVEYING ENVIRONMENTAL  
3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449  
TEL: 763.485.7900 \ FAX: 763.485.7958 \ CARLSONMCCAIN.COM

**PRELIMINARY DETAILS**  
**BLAINE TCO / BLIZZARD BASEBALL**  
Blaine, Minnesota

**SPERIDES REINERS ARCHITECTS**  
6442 City West Pkwy, Suite 300  
Eden Prairie, MN 55344

**REVISIONS**

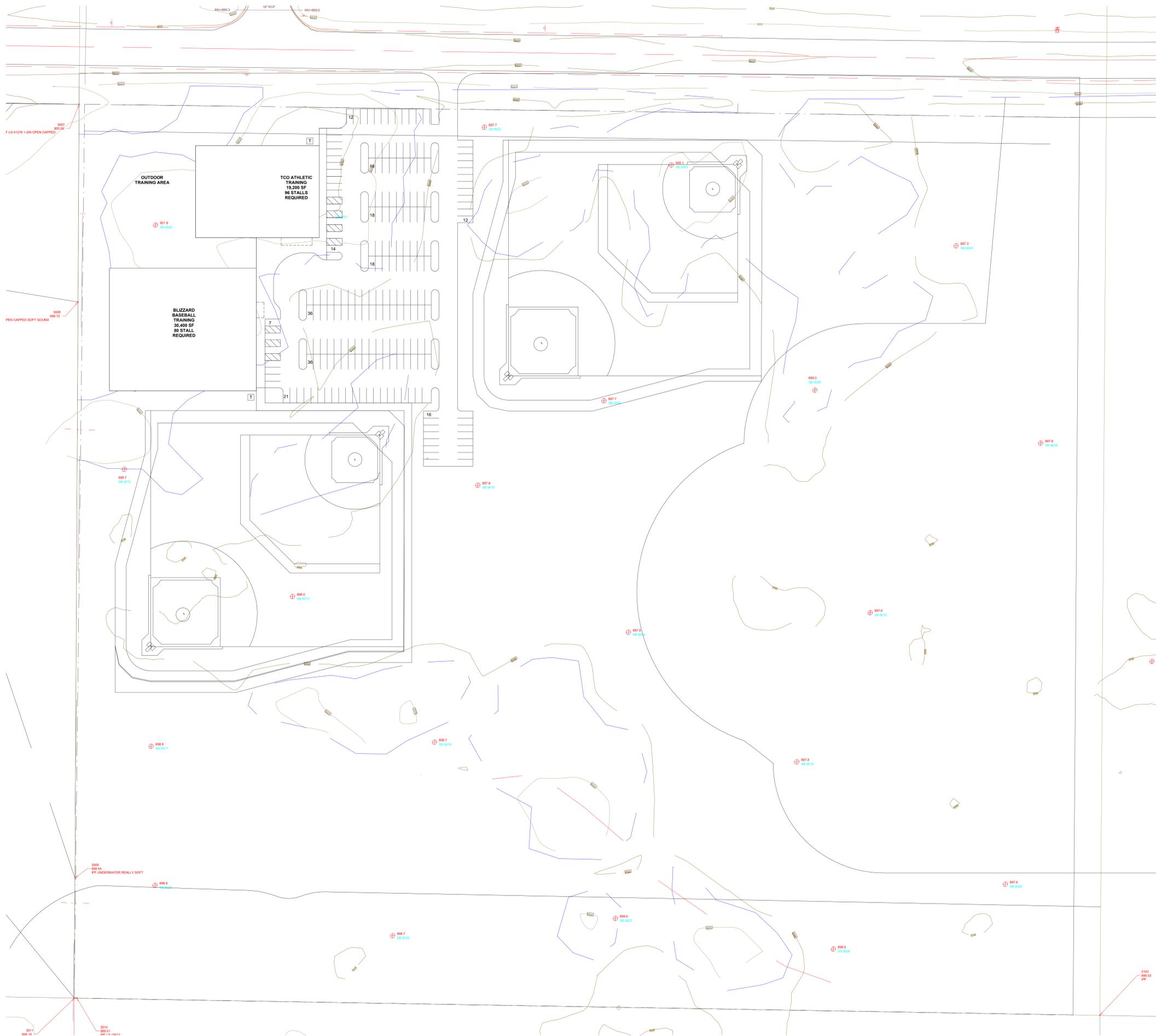
1.	

DRAWN BY: JTR  
DESIGNED BY: JTR  
ISSUE DATE: 03/24/21

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

Name: Joseph T. Radogaj  
Signature: [Signature]  
Date: 03/21/21 License #: 45889

5 of 5



2  
A0 SITE PLAN - OPTION 2  
SCALE: 1" = 80'-0"

PRELIMINARY  
NO FOR  
CONSTRUCTION

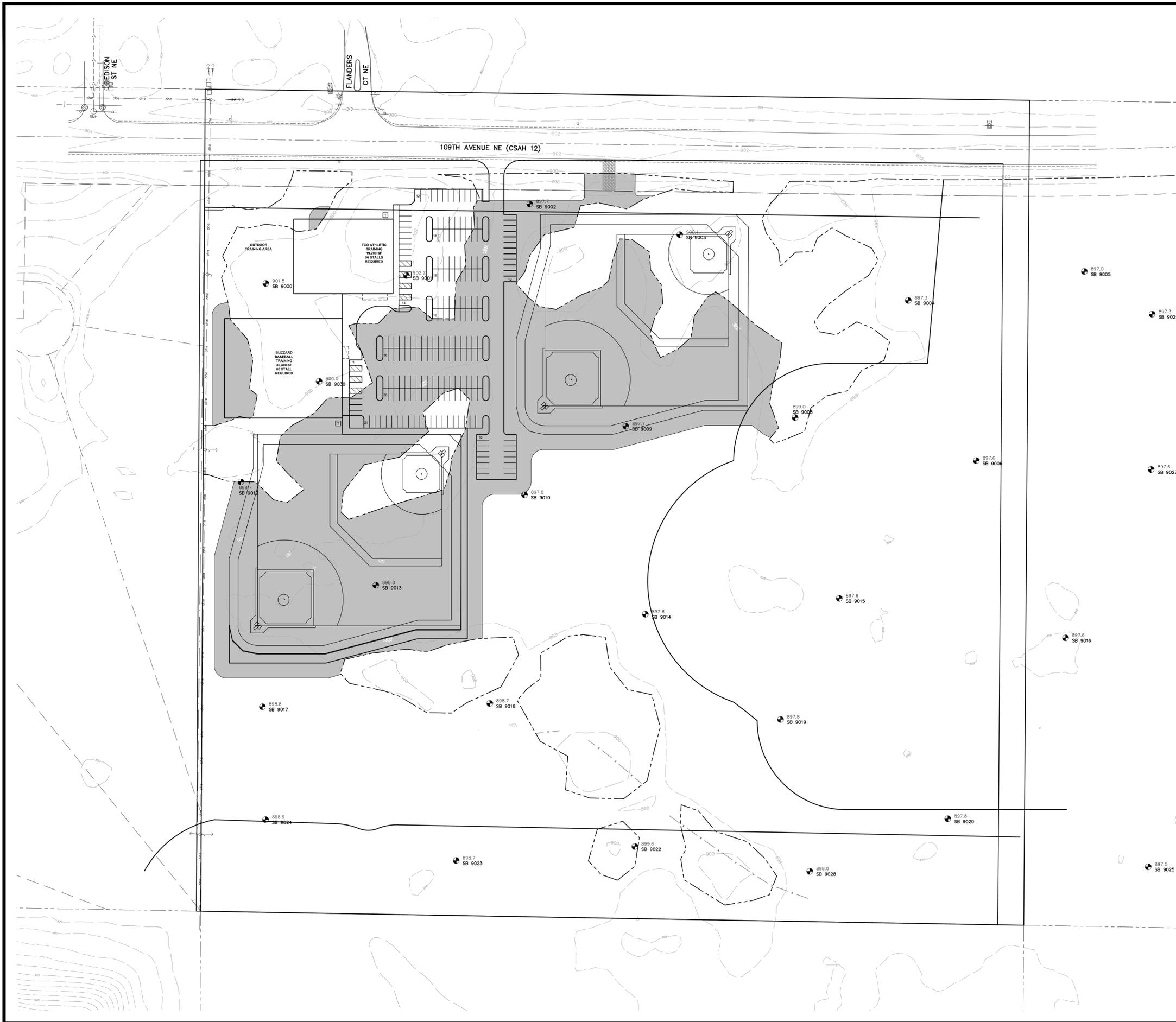
ISSUE #	DATE	DESCRIPTION

**SPORTS PERFORMANCE  
& BASEBALL TRAINING**

SITE PLAN

PROJECT NO: 00-000  
DRAWN BY: Author  
CHECKED BY: Checker

A0  
3/6/2021 2:59:27 PM



**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	▨	▨
CONCRETE WALK	▨	▨
SANITARY SEWER	---	---
SANITARY FORCEMAIN	---	FM
WATER MAIN	---	---
STORM SEWER	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
MANHOLE	⊙	⊙
HYDRANT	⊙	⊙
GATE VALVE	⊙	⊙
SIGN	⊙	⊙
LIGHT POLE	⊙	⊙
TELEVISION BOX	⊙	⊙
HAND HOLE	⊙	⊙
ELECTRIC TRANSFORMER	⊙	⊙
TELEPHONE BOX	⊙	⊙
POWER POLE	⊙	⊙
FENCE LINE	---	---
WETLAND	▨	▨
10' CONTOUR	---	---
2' CONTOUR	---	---
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	⊙	⊙
TOP OF CURB ELEV.	T 44.3	T 44.3
GUTTER LINE ELEV.	G 43.8	G 43.8
EMERGENCY OVERFLOW	⊙	⊙
SILT FENCE	⊙	⊙
ROCK CONST. ENTRANCE	⊙	⊙

- GRADING NOTES**
- SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
  - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
  - CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEED OR LANDSCAPED.
  - TURF ESTABLISHMENT SHALL BEGIN AS SOON AS POSSIBLE BUT IN NO CASE LATER THAN 7 DAYS AFTER GRADING COMPLETION.
  - ALL SLOPES 3:1 OR STEEPER SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.

- GOVERNING SPECIFICATIONS**
- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF BLAINE SPECIFICATIONS.
  - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
  - THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

- SUBGRADE CORRECTION NOTES**
- BUILDING PADS, BASEBALL FIELDS, DRIVEWAYS, PARKING LOTS, SIDEWALKS, AND OUTDOOR PAVILION/PATIOS SPACES TO BE FULLY CORRECTED WITH OVERSIZING PER GEOTECHNICAL RECOMMENDATIONS.

**WETLAND SUMMARY**

WETLAND FILL  
7.34 ACRES

N

0 40 80 160  
(IN FEET)

**BENCHMARK**

- Anoka County Benchmark No. 2095 - Elevation 902.43 ft. NAVD 88
- Minnesota Department of Transportation Geodetic CS10 Station No. 36820 (MnDot Name 0280 W) - Elevation 930.52 ft. NAVD 88

**CARLSON  
MCCAIN**

ENGINEERING  
SURVEYING  
ENVIRONMENTAL

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TEL. 763.489.7900 \ FAX 763.489.7958 \ CARLSONMCCAIN.COM

**PRELIMINARY GRADING &  
DRAINAGE PLAN (OVERALL)  
- OPTION 2 -**

**BLAINE TCO / BLIZZARD BASEBALL**  
Blaine, Minnesota

**SPERIDES REINERS  
ARCHITECTS**  
6442 City West Pkwy, Suite 300  
Eden Prairie, MN 55344

**REVISIONS**

1.	

DRAWN BY: JTR  
DESIGNED BY: JTR  
ISSUE DATE: 03/24/21

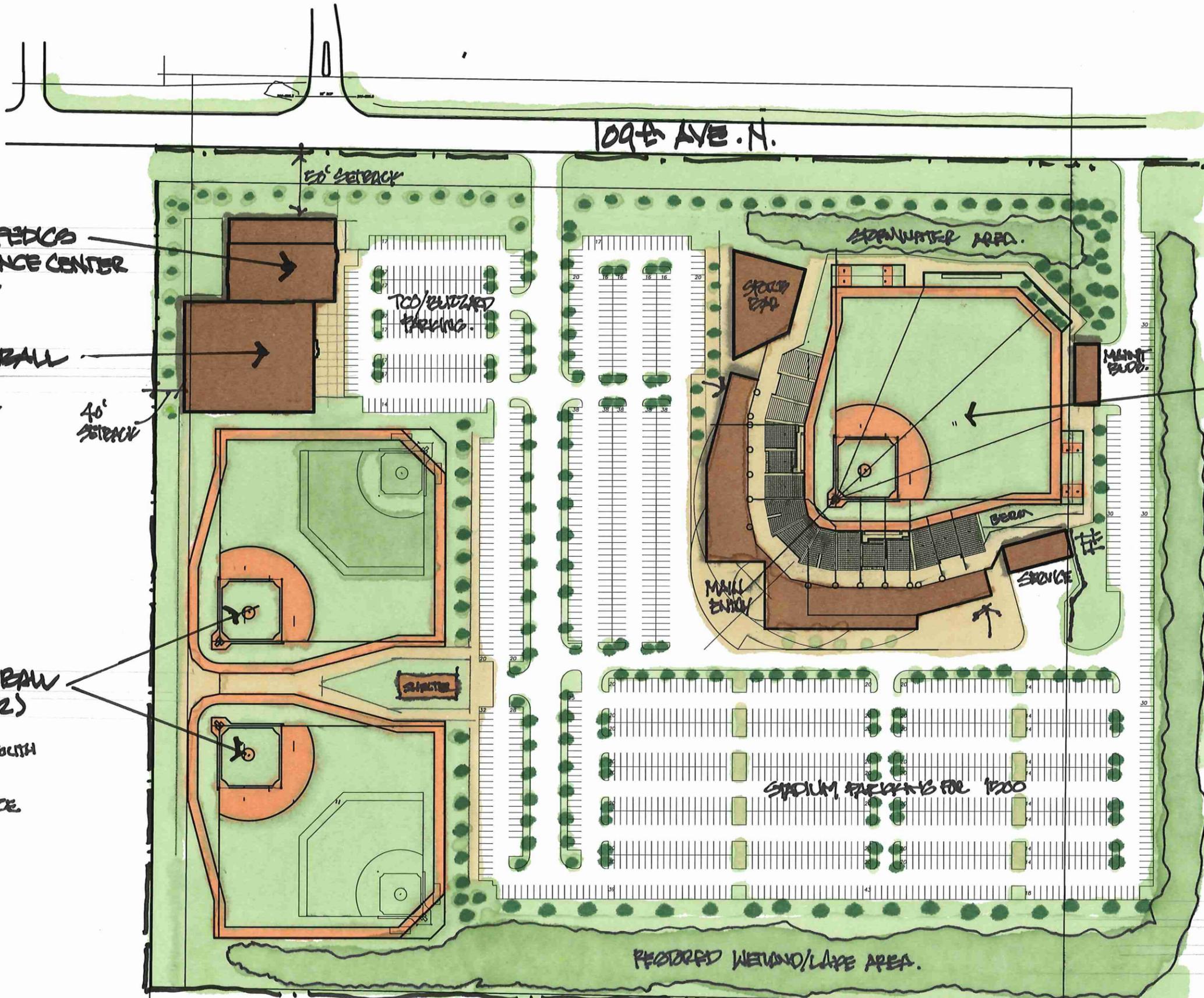
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: Joseph T. Radgo  
Signature: \_\_\_\_\_  
Date: 03/24/21 License #: 45889

Sheet Name: 03/27/21 11:05:34 - 31600141 - sn - blaine-carlsonmccain-engineering\0141\_grade\_opt\_2.dwg



**TCO Waconia Sports Performance Center –**



**TWIN CITIES ORTHOPEDICS  
SPORTS PERFORMANCE CENTER**  
• TRAINING & REHAB

**HURDLE BASEBALL  
ACADEMY**  
INDOOR BASEBALL  
TRAINING CENTER.

**HURDLE BASEBALL  
BALLFIELDS (2)**  
• TRAINING  
• HIGH SCHOOL THRU YOUTH  
• SOFTBALL  
• FUTURE FIELD SIZE

109th AVE. N.

TOO/OUTSIDE  
PARKING.

STORMWATER AREA.

STOCK  
PAD

MAINT  
BLDG.

**LIBERTY SPORTS GROUP - LLC.**  
**MULTI PURPOSE  
STADIUM/BALLPARK.**  
5000 - 7000 SEATS.  
• INDEPENDANT PRO BASEBALL  
• SOCCER/FOOTBALL/HOCKEY  
• ICE RINK IN WINTER.  
• HHS PLAY AREA.

MAIN  
ENTRANCE

SERVICE

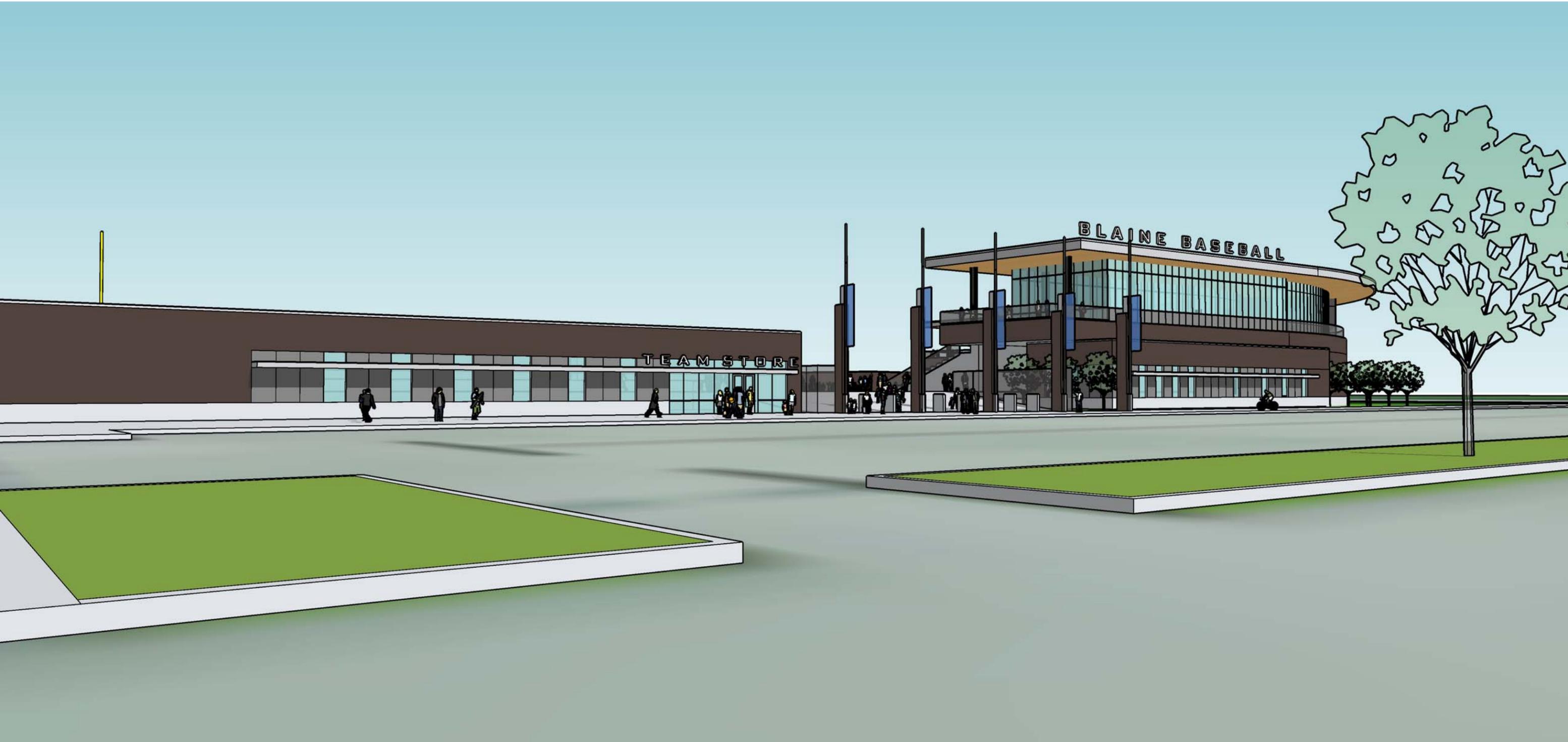
STADIUM SEATING FOR 1200

RESTORED WETLAND/LAKE AREA.

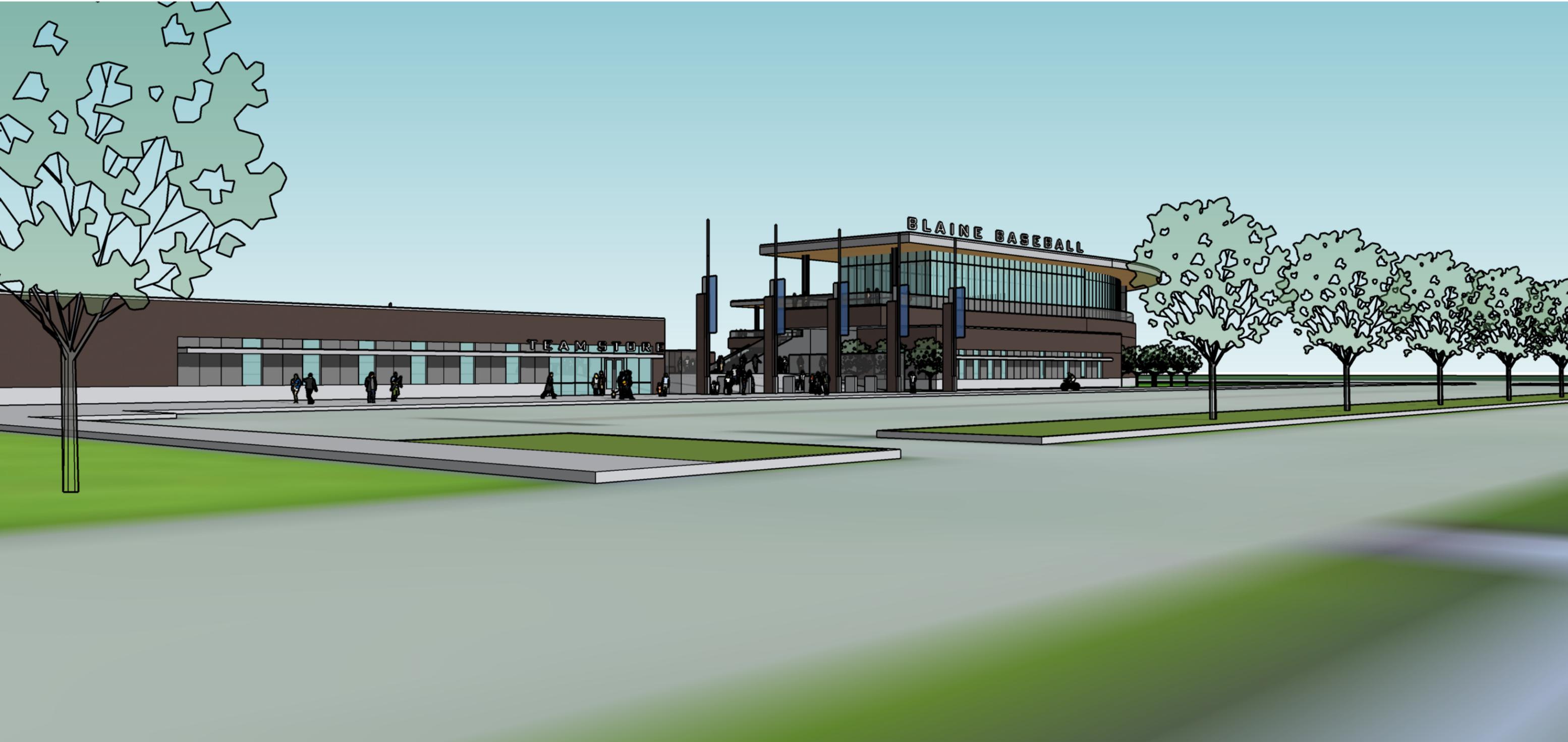


**CONCEPT SITE PLAN**

NO SCALE.  
109th AVE N. BLAINE, MN.







TEAM STORE

BLAINE BASEBALL

