



Case File No. 21-0030
Chain of Lakes Church



PRELIMINARY:
NOT FOR
CONSTRUCTION

CHAIN OF LAKES CHURCH
2708 25TH AVE NE, BLAINE, MN 55449
CHAIN OF LAKES CHURCH
10130 DAVENPORT ST NE #160, BLAINE, MN 55449

PROJECT
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.

Matthew R. Pavlik
DATE: 05/12/21 LICENSE NO.: 44283

| ISSUE/SUBMITTAL SUMMARY | |
|-------------------------|-------------------|
| DATE | DESCRIPTION |
| 05/12/21 | ISSUES IDENTIFIED |
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| CONSTRUCTION LIMITS | |
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TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS

Sign and Post Assembly, Shop Drawings Required.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY
ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

| REVISION SUMMARY | |
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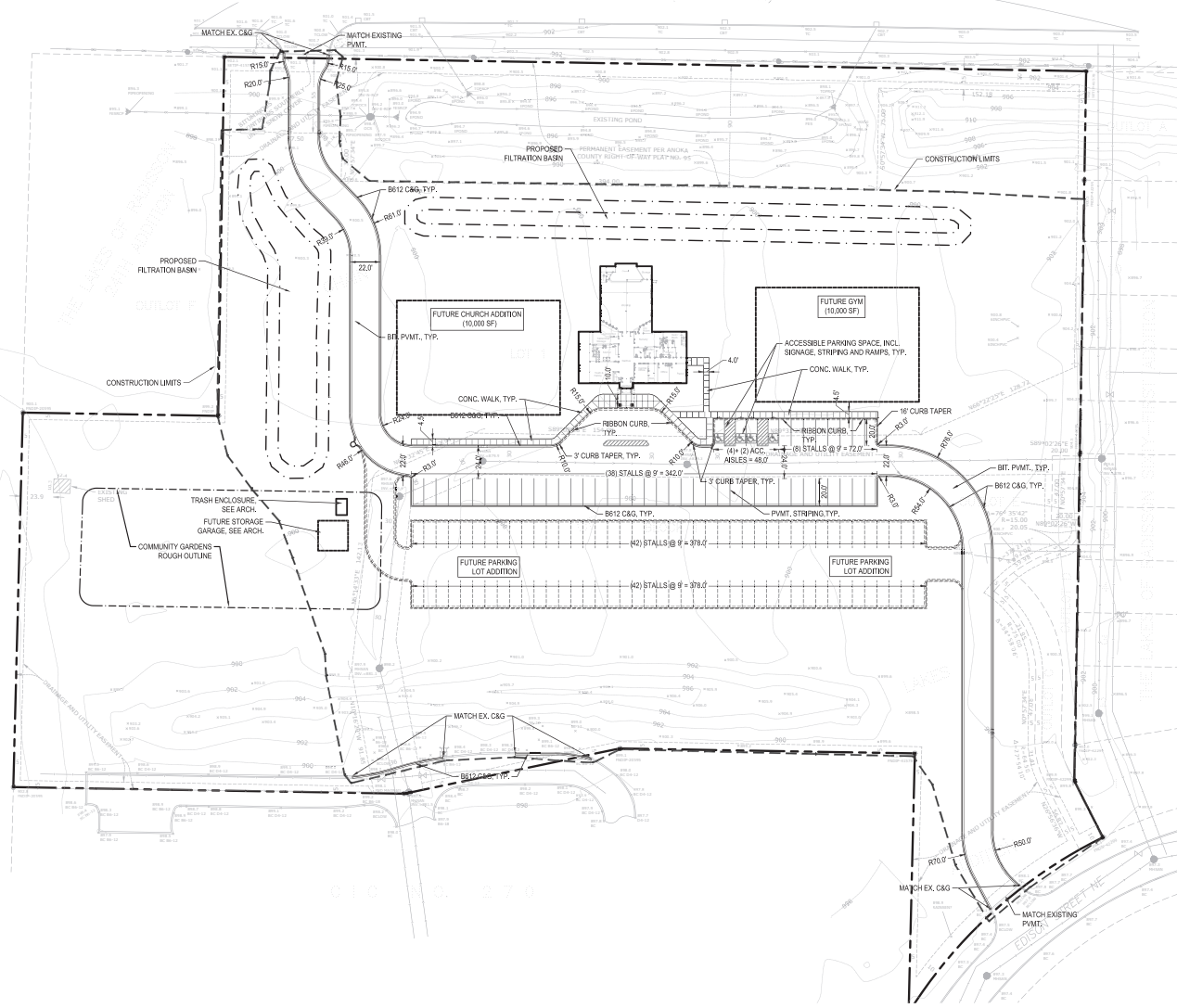
C2.0

SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO SELECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 9' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADIUS ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PART STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED, SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (888-664-6802 OR 800-252-1585) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE), SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE), SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TYP OUT GUTTER WHERE APPLICABLE-SEE PLAN



CITY OF BLAINE SITE SPECIFIC NOTES:

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

SITE AREA TABLE:

| SITE AREA CALCULATIONS | | | | |
|---------------------------|--------------------|--------|--------------------|--------|
| | EXISTING CONDITION | | PROPOSED CONDITION | |
| BUILDING COVERAGE | 0 SF | 0.0% | 25,853 SF | 6.7% |
| ALL PAVEMENTS | 6,340 SF | 1.7% | 66,526 SF | 17.4% |
| ALL NON-PAVEMENTS | 375,389 SF | 98.3% | 289,550 SF | 75.9% |
| TOTAL SITE AREA | 381,729 SF | 100.0% | 381,729 SF | 100.0% |
| IMPERVIOUS SURFACE | | | | |
| EXISTING CONDITION | 6,340 SF | 1.7% | | |
| PROPOSED CONDITION | 92,179 SF | 24.1% | | |
| DIFFERENCE (EX. VS PROP.) | 85,839 SF | 22.5% | | |

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DRAWN BY: MB REVIEWED BY: PS, MP
PROJECT NUMBER: 2050

REVISION SUMMARY

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GRADING PLAN

C3.0

GENERAL GRADING NOTES:

- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (855-454-0002 OR 800-253-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- PROPOSED SPOT GRADES ARE FLOWLINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, PRESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SEEDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUFFICIENT MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESEEDING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PAD, ROADSWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBMIT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESEED TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS. TRAFFIC AND EROSION, REPAIR ALL AREAS THAT HAVE BECOME RUPTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEN AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DRAINAGE SYSTEMS.
- TOLERANCES
- 14.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
- 14.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
- 14.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- 14.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
15. MAINTENANCE
- 15.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
- 15.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUPTED AREAS TO SPECIFIED TOLERANCES, DURING THE CONSTRUCTION (IF REQUIRED) AND DURING THE WARRANTY PERIOD. ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
- 15.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARP, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

GRADING PLAN LEGEND:

- 11.25 EX. 1" CONTOUR ELEVATION INTERVAL
- 11.37 1/2" CONTOUR ELEVATION INTERVAL
- 41.26 SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G SPOT GRADE ELEVATION GUTTER
- 891.00 TC SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- 891.00 ME SPOT GRADE ELEVATION MATCH EXISTING
- 891.00 GR GRADE BREAK - HIGH POINTS
- 891.00 CB CURB AND GUTTER (T.O. = TIP OUT)
- EMERGENCY OVERFLOW

ECOF=1135.52



Know what's below.
Call before you dig.



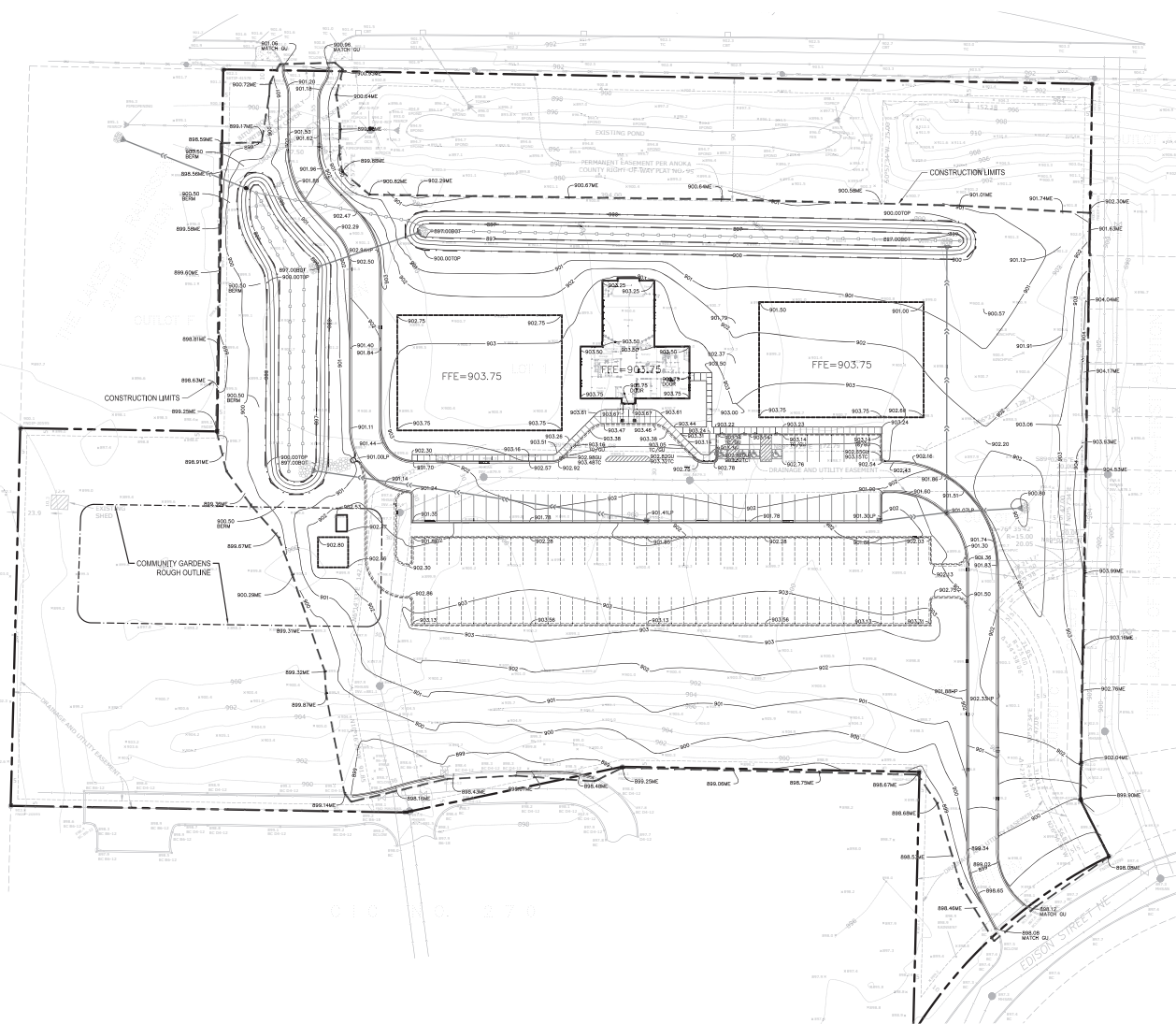
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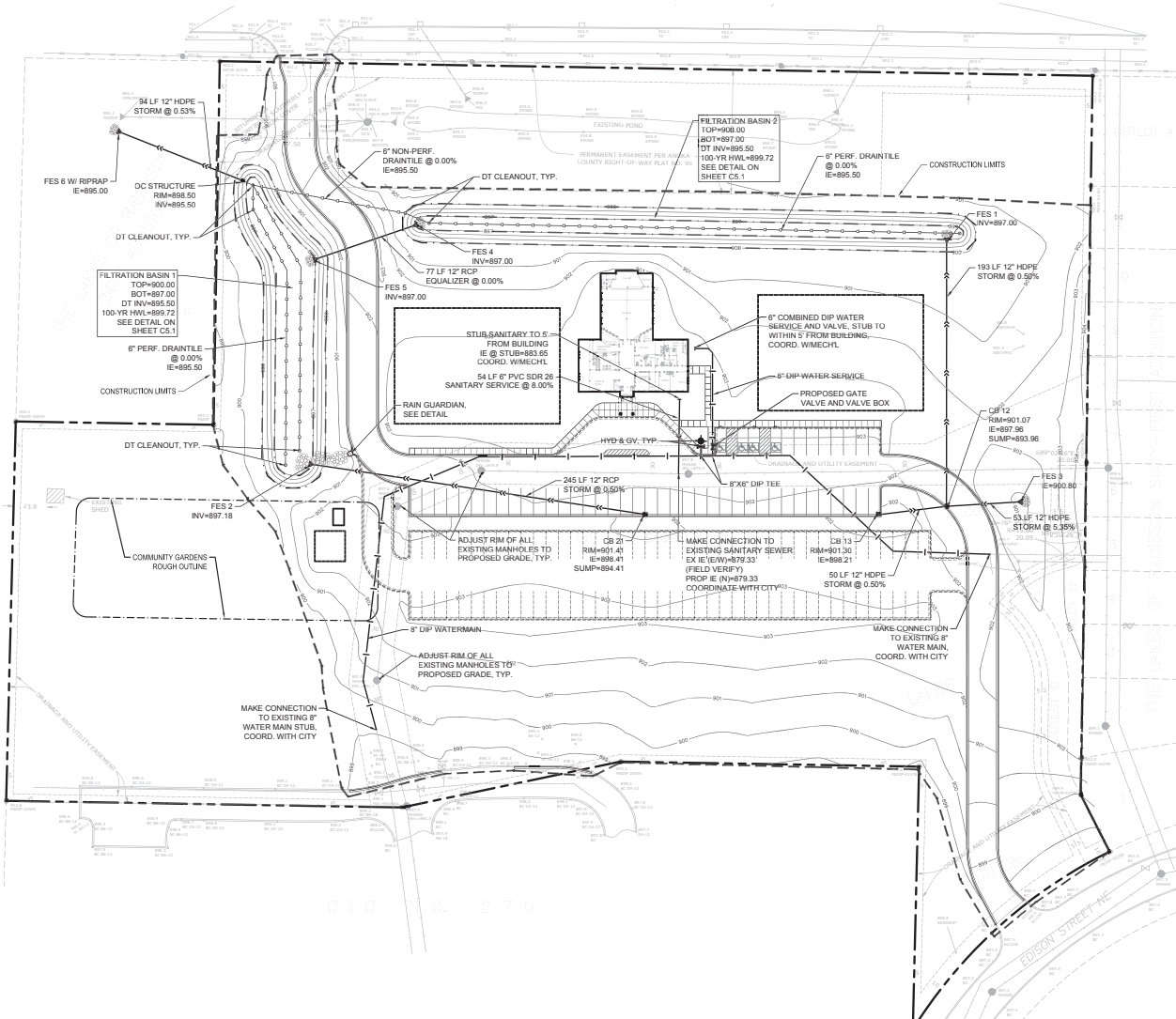
CITY OF BLAINE GRADING NOTES:

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5





GENERAL UTILITY NOTES:

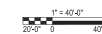
- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (855-454-0002) OR 800-552-1186 FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DISCRETION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C116, AWWA C153 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F793, OR SCH 40 ASTM D1785, 2605, ASTM F794, 1995 UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 1 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORROBOLLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PLANNED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE CAST-IRON OR WATER-TIGHT, APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER-TIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 47A, SECTION 1190.0.

CITY OF BLAINE UTILITY NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND R/R RAP



PRELIMINARY:
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2708 25TH AVE NE, BLAINE, MN 55449

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10130 DAVENPORT ST NE #160, BLAINE, MN 55449

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Matthew R. Pank
DATE: 05/12/21 LICENSE NO.: 44283

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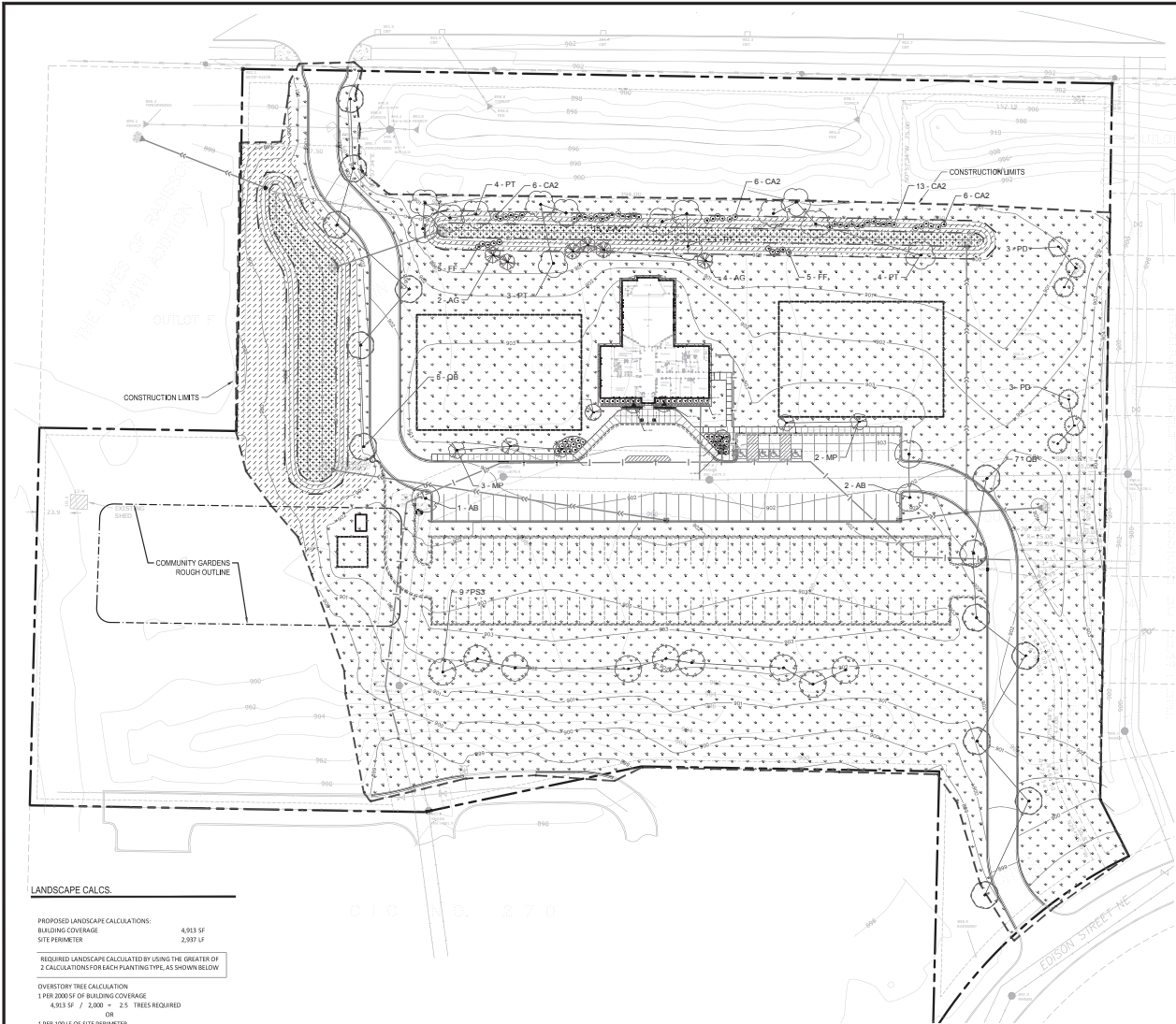
DRAWN BY: MB REVIEWED BY: PS, MP
PROJECT NUMBER: 20052

REVISION SUMMARY

| DATE | DESCRIPTION |
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UTILITY PLAN

C4.0



LANDSCAPE CALC.

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| PROPOSED LANDSCAPE CALCULATIONS: | |
| BUILDING COVERAGE | 4,913 SF |
| SITE PERIMETER | 2,937 LF |
| REQUIRED LANDSCAPE CALCULATED BY USING THE GREATER OF 2 CALCULATIONS FOR EACH PLANTING TYPE, AS SHOWN BELOW | |
| OVERSTORY TREE CALCULATION | |
| 1 PER 2000SF OF BUILDING COVERAGE | 4,913 SF / 2,000 = 2.5 TREES REQUIRED |
| OR | |
| 1 PER 100 LF OF SITE PERIMETER | 2,937 LF / 100 = [30.0] TREES REQUIRED |
| CONFIRMER TREE CALCULATION | |
| 1 PER 2000SF OF BUILDING COVERAGE | 4,913 SF / 2,000 = 3.0 CONFIRMER TREES REQUIRED |
| OR | |
| 1 PER 100 LF OF SITE PERIMETER | 2,937 LF / 100 = [15.0] CONFIRMER TREES REQUIRED |
| ORNAMENTAL TREE CALCULATION | |
| 1 PER 2000SF OF BUILDING COVERAGE | 4,913 SF / 2,000 = 3.0 ORN. TREES REQUIRED |
| OR | |
| 1 PER 100 LF OF SITE PERIMETER | 2,937 LF / 100 = [15.0] ORN. TREES REQUIRED |
| SHRUB CALCULATION | |
| 1 PER 300 SF OF BUILDING COVERAGE | 4,913 SF / 300 = 17.0 SHRUBS REQUIRED |
| OR | |
| 1 PER 30 LF OF SITE PERIMETER | 2,937 LF / 30 = [98.0] SHRUBS REQUIRED |

- LANDSCAPE NOTES:
- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
 - ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED. IF APPLICABLE, ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
 - IF SHOWN ON PLAN, RANDOM SEED Limestone Boulders COLOR AND SIZE TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
 - PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DEFOLIATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
 - UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
 - CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
 - ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
 - REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
 - SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
 - REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
 - PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD SOW COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
 - CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

| PLANT SCHEDULE | | | |
|------------------|------------|--|---------------|
| TREES | QTY | COMMON / BOTANICAL NAME | CONT |
| AB | 3 | Autumn Blaze Maple / Acer x freemansi 'Jeffers' TM | 2.5" Cal. B&B |
| PT | 14 | Quaking Aspen / Populus tremuloides | 2.5" Cal. B&B |
| QB | 13 | Swamp White Oak / Quercus bicolor | 2.5" Cal. B&B |
| EVERGREEN TREES | QTY | COMMON / BOTANICAL NAME | CONT |
| PD | 6 | Black Hills Spruce / Picea glauca 'Densata' | 6" B&B |
| PS3 | 9 | White Pine / Pinus strobus | 6" B&B |
| ORNAMENTAL TREES | QTY | COMMON / BOTANICAL NAME | CONT |
| AG | 8 | Autumn Brilliance Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance' | 2" Cal. B&B |
| CE2 | 2 | Eastern Redbud Multi-trunk / Cercis canadensis | #20 CLUMP |
| MP | 5 | Prairie Fire Crabapple / Malus x 'Prairie Fire' | 2" Cal. B&B |
| MS | 2 | Spring Snow Crabapple / Malus x 'Spring Snow' | 2" Cal. B&B |
| SHRUBS | QTY | COMMON / BOTANICAL NAME | SIZE |
| CA2 | 44 | Arctic Fire Dogwood / Cornus sericea 'Arctic Fire' | #5 CONT |
| DL | 16 | Dwarf Bush Honeyuckle / Diervilla lonicera | #5 CONT |
| FF | 10 | Gold Cluster Forsythia / Forsythia x intermedia 'Courtaneur' TM | #2 CONT |
| RG | 26 | Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low' | #5 CONT |
| PERENNIALS | QTY | COMMON / BOTANICAL NAME | SIZE |
| HS | 37 | Stella Supreme Daylily / Hemerocallis x 'Stella Supreme' | #1 CONT |
| NL2 | 22 | Calmet / Nepeta racemosa 'Little Titch' | #1 CONT |
| GROUND COVERS | QTY | COMMON / BOTANICAL NAME | SIZE |
| | 22,757 sf | Shooting Star Dry Short Prairie Mix / Dry Short Prairie Seed Mix | Seed Mix |
| | 9,240 sf | Lower Basin Native Seed Mix (MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)) | Seed Mix |
| | 388 sf | 1" Dia. Rock Mulch / Rock Mulch Rock Mulch Over Filler Fabric, Samples Required. Provide Edging As Shown On Plan | Mulch |
| | 189,345 sf | Shooting Star Sunny Lawn Mix / Turf Seed | Seed Mix |

LEGEND

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18" 30" DIA.

1" = 40'-0"
0'-0' 10'-0' 40'-0'

Know what's below. Call before you dig.

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St. Louis Park, MN 55416
civilsitegroup.com 612-615-0880

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

CHAIN OF LAKES CHURCH
2708 125TH AVE NE, BLAINE, MN 55449
CHAIN OF LAKES CHURCH
10130 DAVENPORT ST NE #160, BLAINE, MN 55449

PROJECT

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PATRICK J. SARVER
DATE: 05/12/21 LICENSE NO.: 24884

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|----------|----------------------|
| 05/05/21 | PROPOSED SUBMITTAL |
| 05/05/21 | REVISIONED SUBMITTAL |
| 05/05/21 | REVISIONED SUBMITTAL |
| 05/05/21 | REVISIONED SUBMITTAL |
| 05/05/21 | REVISIONED SUBMITTAL |

DRAWN BY: MS REVIEWED BY: PS, MP
PROJECT NUMBER: 20552

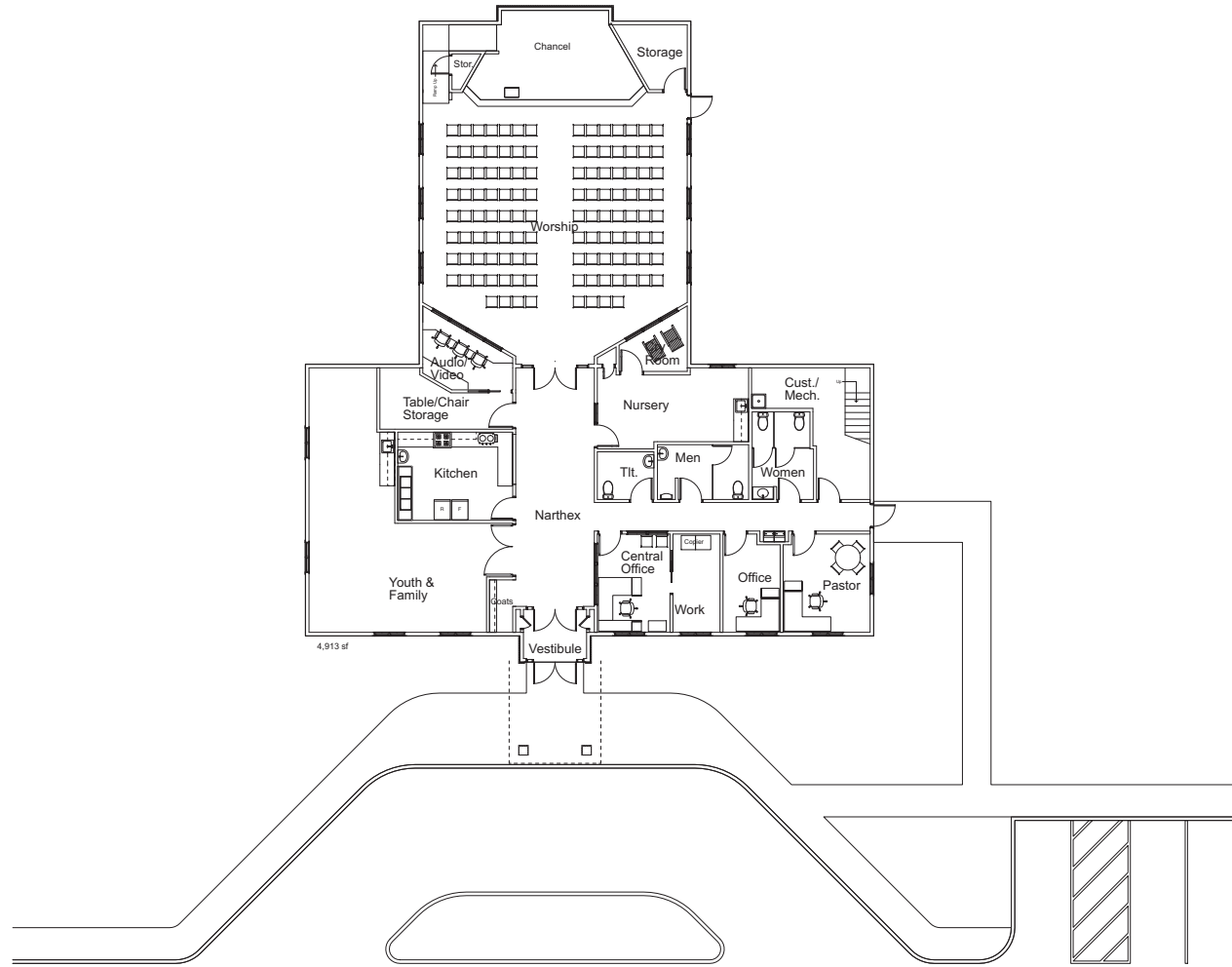
REVISION SUMMARY

| DATE | DESCRIPTION |
|------|-------------|
| | |
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LANDSCAPE PLAN

L1.0

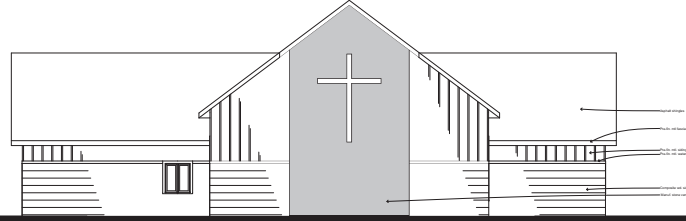
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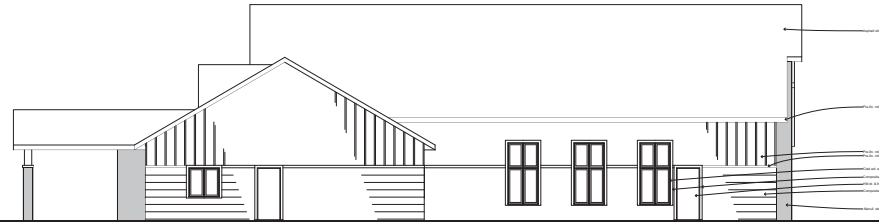
1 1st Floor Plan
1/8" = 1'-0"



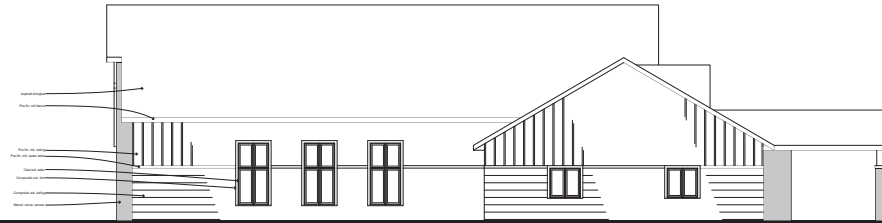
1 North Elevation
4.1 1/8" = 1'-0"



2 East Elevation
4.1 1/8" = 1'-0"



3 West Elevation
4.1 1/8" = 1'-0"



4 South Elevation
4.1 1/8" = 1'-0"



| No. | Revisions/Submissions | Date |
|-----|-----------------------|------|
| | | |
| | | |
| | | |
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| | | |

| | |
|----------------------|--------------------|
| Project No. 16003.00 | Scale 1/8" = 1'-0" |
| Designed | Drawn |
| Checked | Reviewed |
| Date 4/8/21 | Date 4/8/21 |

I hereby certify that this plan, for the work herein, 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.

Date _____ Reg. No. _____







10130 Davenport St NE #160
Blaine, MN 55449

Where Strangers Become Friends

Shawn L. Kaye
Associate Planner
City of Blaine
Planning Department
10801 Town Square Drive NE, Blaine MN 55449

July 9, 2021

Dear Shawn,
John Ivers gave me (Kathy Brevig) his notes from the neighborhood meeting last night. I was also on the Zoom meeting. Here are the combined notes:

Chain of Lakes Zoom Community Meeting for Neighbors of the Church Property 7/8/2021

Attendance from the neighborhood: Lisa Schmidt, John Berget and Barbara Koditek
Attendance from Chain of Lakes: Pastor Paul Moore, John Altrichter (Building Team Chair), John Ivers (Building Team member), Kathy Brevig (Building Team member and church administrator, Richard and Sharon Pederson

- The meeting convened at 6:02pm
- Pastor Paul introduced himself and gave a brief history of Chain of Lakes Church, which is associated with the Presbyterian Church USA. The Presbytery of the Twin Cities Area purchased the property in 2011. We are hoping to break ground August 15, with construction starting August 23.
- Pastor Paul emphasized that community outreach is important to Chain of Lakes, particularly in partnering with Hope 4 Youth and Stepping Stone Homeless Shelter, as well as schools. Chain of Lakes has an open and affirming atmosphere. The intention is to be a blessing to the community, good neighbors to all, with the church available to all.
- John Altrichter, Building Team Chair, added that Chain of Lakes became an officially chartered PCUSA church in 2017, and the "how to build" process has been ongoing since then.
- John A. displayed the site plan, which showed the location of the first-phase structure location, and where it could be expanded.
- John A. described the watershed issues and showed where the storm water basin ponds would be. John asked for questions, none at this time.
- John A. showed the floor plan and pictorial views of the building

- John A. reviewed the schedule of July 13 - Blaine Planning Commission; August 2 - Blaine City Council; August 23 - start construction, with work on the interior in winter months.
- At 6:25pm John asked for comments and questions
 - Barbara Koditek commented that the building was nice looking and fit with the neighborhood. She thought it would be a plus for the neighborhood to be able to use rooms for meetings.
 - Lisa Schmidt asked if we would have a homeless shelter on site, or do a simulation of homelessness. The answer was no, that our present outreach is working in partnership with organizations who work with the homeless. Chain of Lakes also partners with Blaine High School when they do Box City, a one night simulation of being homeless.
 - Lisa asked if the plan was to close off access to Edison. John said it wasn't planned to close access, and hoped to open it later.
 - Lisa asked about the traffic impact, and when the church would be active. Pastor Paul said there could be activity every day, with the most on traditional Wednesday evenings and Sunday mornings.
 - John Ivers commented in answer to Lisa's question that a traffic study done at the time of the land purchase showed there would be less impact weekdays than if housing was built on the property, with short-term greater impact at times of church service.
 - Lisa asked about landscaping, since now it looks like a field. John A. responded that there would be grass (sod on major areas) and landscaping
 - Lisa asked about the location of a new pond. John responded that it was more of a depression to collect excess water, just north of the garden.
 - Lisa asked if the Community Garden would remain. John said yes.

A bit of neighborly talk was exchanged, then Pastor Paul adjourned the meeting at 6:40pm.

Minutes respectfully submitted by Kathy Brevig on behalf of the Chain of Lakes Building Team. 7/9/2021

From: [Amanda Klemz](#)
To: [Robinson, Patricia](#)
Subject: Chain of Lakes Church Planning Commission Feedback
Date: Monday, July 5, 2021 8:25:03 PM

I would like to give feedback on the Chain of Lakes Church building proposal. I have lived at 12436 Alamo Street NE, which is within 350 feet of the proposed construction site, for the past five years. The Chain of Lakes Church has been a very considerate and welcoming neighbor to the surrounding residents. They have gone out of their way to notify us of upcoming events and included all of the surrounding residents in their events and outdoor worships, even though we are not members. I support their proposed construction project.

Thank you,
Amanda Klemz
12436 Alamo St NE

From: [Jo Harkins-Craven](#)
To: [Robinson, Patricia](#)
Subject: Chain of Lakes Church Proposal
Date: Tuesday, July 6, 2021 2:15:35 PM

Dear Planning Commission Members,

We strongly object to the proposal submitted by Chain of Lakes Church. We moved to Blaine and purchased a home at 12369 Edison Street Northeast in the Lakes development two and a half years ago. We were expecting a quiet neighborhood based on home values and the layout of the community. Unfortunately, we were proved quite wrong. Edison Street is used as a fast thoroughfare in our experience. It is very often noisy and cars, trucks and motorcycles do not observe the posted speed limit of 30 mph. Traffic not only occurs during "rush hours" but people are coming and going day and night. It is disruptive to the neighborhood and our lives.

We noticed that there is an access from Edison Street which would only add to the already disruptive traffic on Sundays, and presumably other days off the week. We have no objections to the building of this church community in our neighborhood if the access is limited to 125th/Main Street, as are similar "businesses and schools" along that access. Please do not approve the Edison Street access which will intensify the already disruptive traffic in our neighborhood.

Thank you,

Dale and Jo Tripler

Sent from my iPad

From: [G Hackett](#)
To: [Robinson, Patricia](#)
Subject: Chain of Lake Church Project
Date: Saturday, July 10, 2021 12:35:48 PM

As I am unable to attend the Planning Commision meeting discussion for this project, I would like to comment on the entry/exit off Edison Street.

With the construction of this facility, I'm sure the church is planning to expand their programming. Not only would there be Sunday services but weddings, funerals, classes, and other events that would draw a larger pool of people coming into the neighborhood, potentially using Edison Street.

I have concerns that that entry/exit point will bring additional traffic to our residential neighborhood and create a safety hazard. Edison is already heavily used by residents to travel in and out of the development. Many walkers and bikers utilize the pathways, roadway and designated crosswalk. Others use Edison and park on the street to access the small boat landing and the pathway around the lake. When cars are parked on one or both sides, the roadway becomes passable for only 1 car at a time.

The commercial property to the west of the site (Noble Nursery) has only 1 entrance/exit to Main Street. Could the church be required to use only one entrance/exit to Main Street so traffic could be reduced in our neighborhood?

Thank you for your consideration.

Gene Hackett
12315 - D Zumbrota Circle NE