



6 Acre Apartment Site



**Case File No. 18-0011
Dominium**



1 inch = 600 feet

CONSULTANTS

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
2555 Hennepin Ave., Suite 300
Minneapolis, MN 55412
Tel: 612-339-3000
www.loucks.com

LOUCKS PROJECT NO. 17592-00

PROJECT TITLE

**LEGENDS OF
BLAINE**

OWNER/DEVELOPER



ISSUE #	DATE	DESCRIPTION
1	02/06/2018	CITYWATERSHED
2	03/06/2018	CITYWATERSHED

**NOT FOR
CONSTRUCTION**

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 Professional Engineer under the laws of the State of Minnesota.

PJ Disch, PE	
49933	XX/XX/2018
License Number	Date
DATE	03/08/2018
DRAWN BY	LSH
CHECKED BY	PJD
COMMISSION NUMBER	1393,123

SHEET TITLE

**SITE
PLAN**

SHEET NUMBER

C2-1

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	MANHOLE	
	VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	SIGN	
	BENCHMARK	
	SOIL BURNISH	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOUR	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	GASMAIN	
	DRIVEWAY	
	SIDEWALK	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TILE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONTOUR 1000	
	DECIDUOUS TREE	
	PARKING COUNTS	

NOTE:
EXISTING SURVEY INFORMATION PROVIDED BY CARLSON
MCCAIN.
REFER TO EXISTING CONDITIONS SURVEY DATED
FEBRUARY 5TH, 2018 FOR COMPLETE SURVEY INFORMATION.

SITE DATA

CURRENT ZONING:	PBD (PLANNED BUSINESS DISTRICT)
PROPOSED ZONING:	PBU
PARKING SETBACK:	50 FT. (BROW ONLY)
BUILDING SETBACK:	30 FT. (BROW ONLY)
PROPERTY AREA:	5.73 AC
PROPOSED IMPERVIOUS AREA:	3.27 AC (57.1%)

SITE NOTES

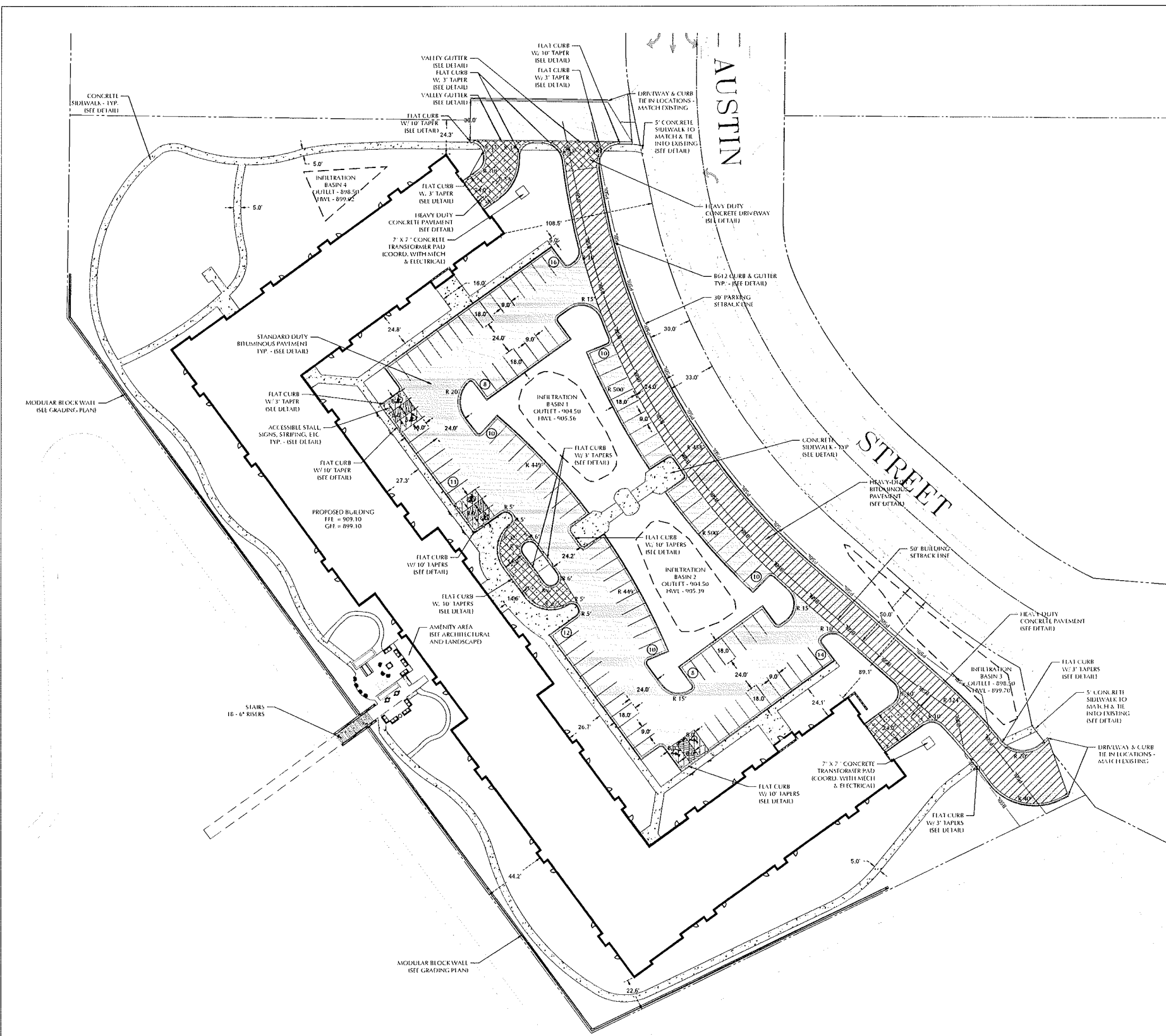
1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/JURISDICTION REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' WITH A 24" WIDE TWO WAY DRIVE UNLESS OTHERWISE NOTED.
6. ALL CURB RADIUS SHALL BE 3.0' UNLESS OTHERWISE NOTED.
7. BITUMINOUS IMPREGATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
8. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.

SITE PLAN LEGEND

	CONCRETE SIDEWALK
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT



WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRTS, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



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 763-525-6276
 loucks.com

LOUCKS PROJECT NO. 17592.00

PROJECT TITLE

LEGENDS OF
 BLAINE

OWNER/DEVELOPER



ISSUE #	DATE	DESCRIPTION
1	02/05/2018	CITY WATERSHED
2	03/08/2018	CITY WATERSHED

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GRADING
 PLAN

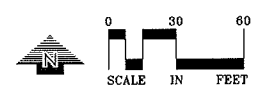
SHEET NUMBER
C3-1

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	INFLOW	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCH MARK	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	CLEARING MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOUR	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	GASMAIN	
	SEWER	
	BELT FENCE	
	GATE & OUTLET	
	RETAINING WALL	
	EASEMENT	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TILE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONTOUR LINE	
	DECIDUOUS TREE	
	PARKING EMBLEM	

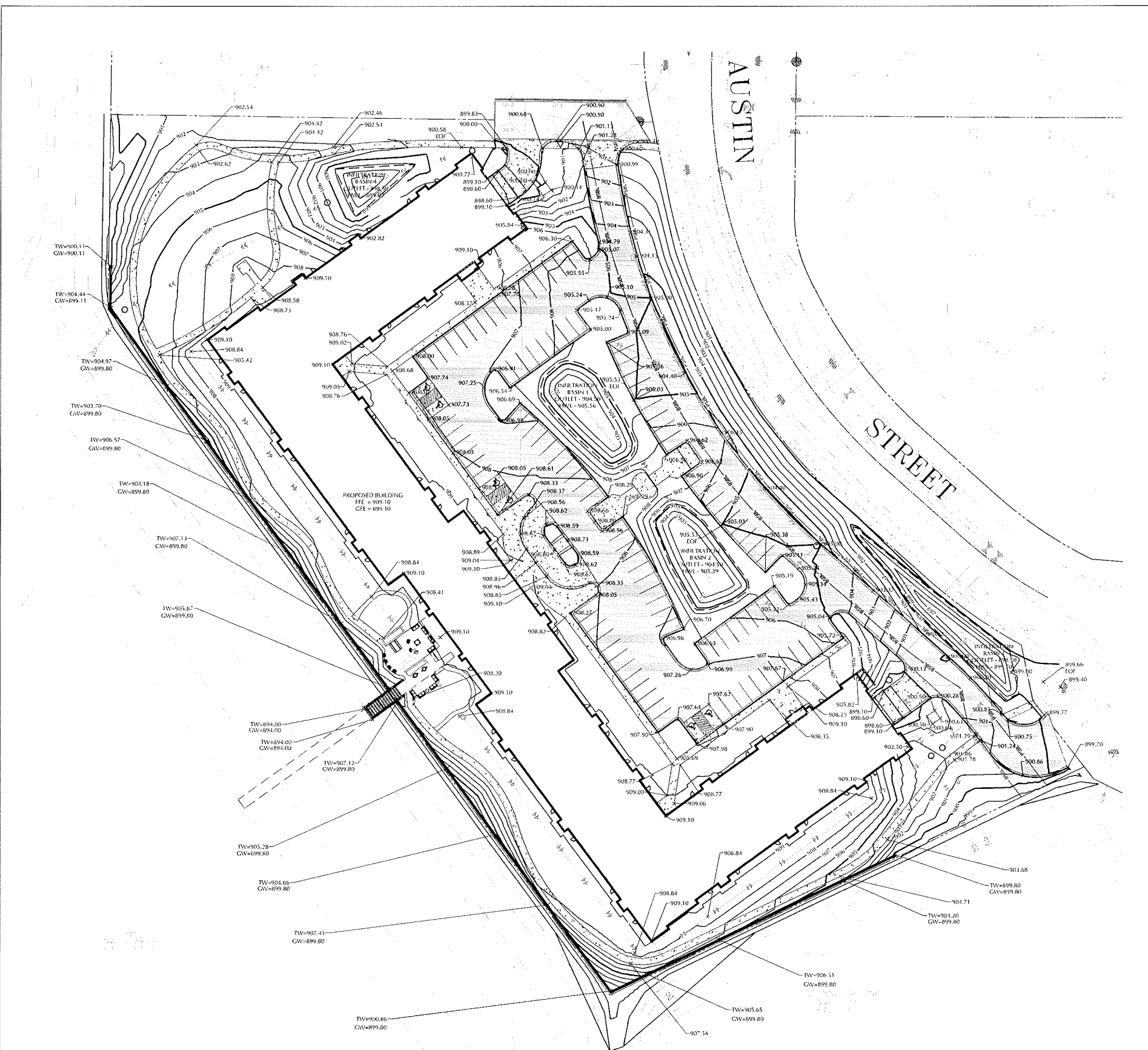
NOTE:
 EXISTING SURVEY INFORMATION PROVIDED BY CARLSON MCCAIN.
 REFER TO EXISTING CONDITIONS SURVEY DATED FEBRUARY 5TH, 2018 FOR COMPLETE SURVEY INFORMATION.

GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/TOP OF CURB, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUSPENDED 0.04 FEET. ALL CATCH BASINS IN GRASS AREAS SHALL BE SUSPENDED 0.16 FEET. FINISH ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUSPENDED ELEVATIONS.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND MULCH/SEED FOR SOIL. THESE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
- FOR SLOPE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL AND "TOP OF WALL" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSE).
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT OPEN FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLANS FOR WATER, STORM AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPE LOCATIONS.
- SEE LANDSCAPE PLAN FOR FINAL SITE STABILIZATION.



WARNING:
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 THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



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LOUCKS PROJECT NO. 17592.00

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LEGENDS OF
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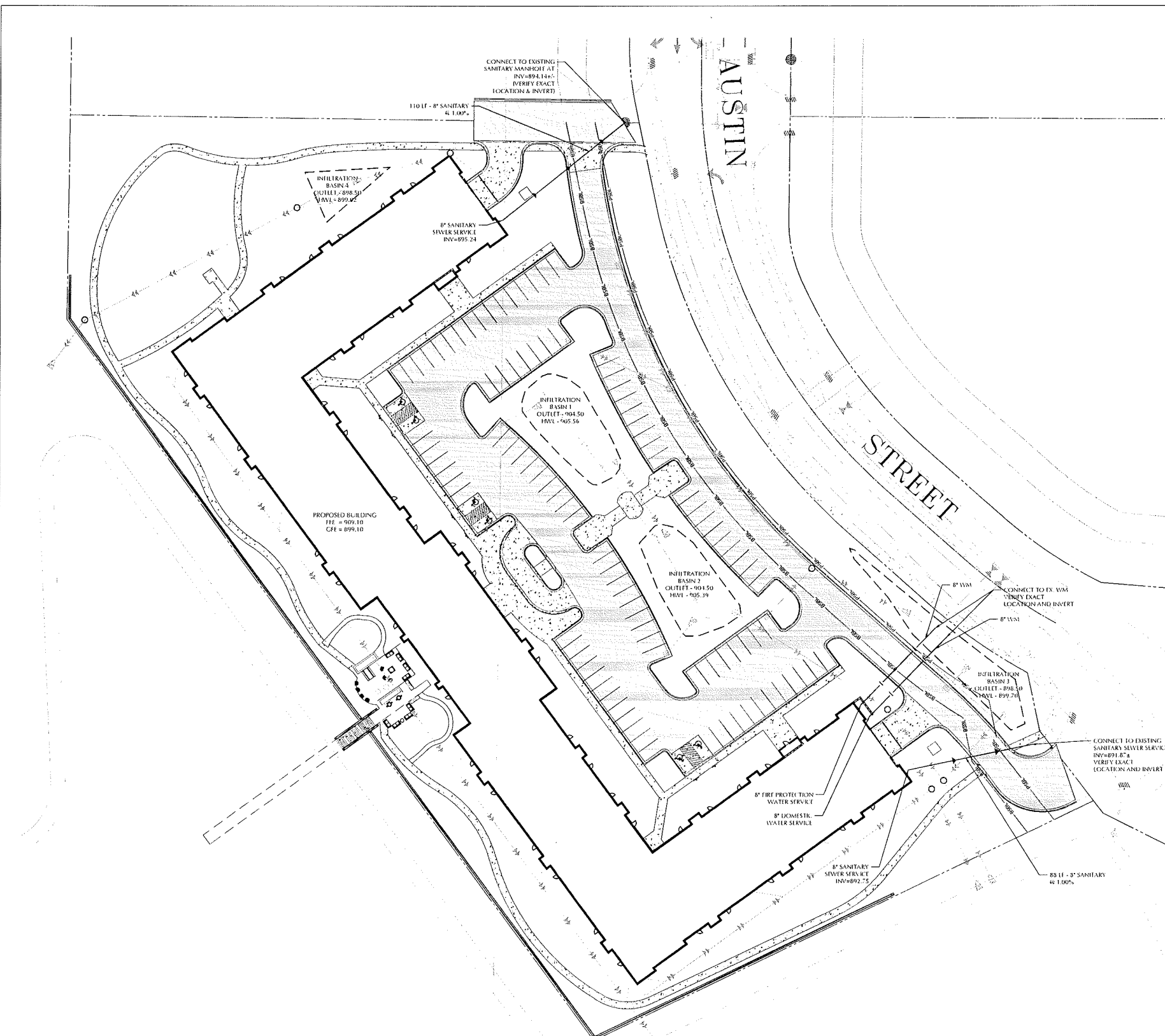
FJ Diach, PE
 49933 XX/XX/2018
 License Number Date
 DRAWN BY: SRF
 CHECKED BY: FJD
 COMMISSION NUMBER: 1383,133

SHEET TITLE

WATERMAIN
 AND SANITARY
 SEWER PLAN

SHEET NUMBER

C4-1

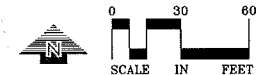


LEGEND	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	DATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	MANICURED PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOUR	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FIREMAIN	
	DRIVEWAY	
	SIDEWALK	
	STREET ELEVATION	
	FENCE LINE	
	OVERHEAD UTILITY	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UNDERGROUND POWER	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONTOUR LINE	
	EXISTING TREE	
	PROPOSED TREE	
	PARKING CURB	

NOTE:
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 REFER TO EXISTING CONDITIONS SURVEY DATED FEBRUARY 5TH, 2018 FOR COMPLETE SURVEY INFORMATION.

UTILITY NOTES

- ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CFAM SPECIFICATION.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSULTING ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATERMAIN AND ALL OTHER UTILITIES UNLESS OTHERWISE NOTED.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD VERIFY WATERSHED TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CANNOT BE ATTAINED.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER WYES, TEES AND SERVICES SHALL BE 30" x 40" PVC.
- ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.0220.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATER-TIGHT PER MINNESOTA RULES, PART 4715.0700. APPROVED RESISTANT RUBBER JOINTS SHALL BE USED TO MAKE WATER-TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER STRUCTURES.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540.
 - PIPES 4-INCH TO 18-INCH IN SIZE MUST COMPLY WITH ASTM A1522
 - PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306
 - ALL FITTINGS MUST COMPLY WITH ASTM D3212.
 - WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.



CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1162

WARNING:

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Boorman
Kroos
Vogel
Group
Inc.

222 North Second Street
Long & Kees Bldg, Suite 101
Minneapolis, MN 55401
Telephone: 612.339.3752
www.bkvgroup.com
EOE

CONSULTANTS

PROJECT TITLE

**LEGENDS OF
BLAINE SENIOR
HOUSING**

ISSUE # DATE DESCRIPTION

ISSUE #	DATE	DESCRIPTION

CERTIFICATION

NOT FOR CONSTRUCTION

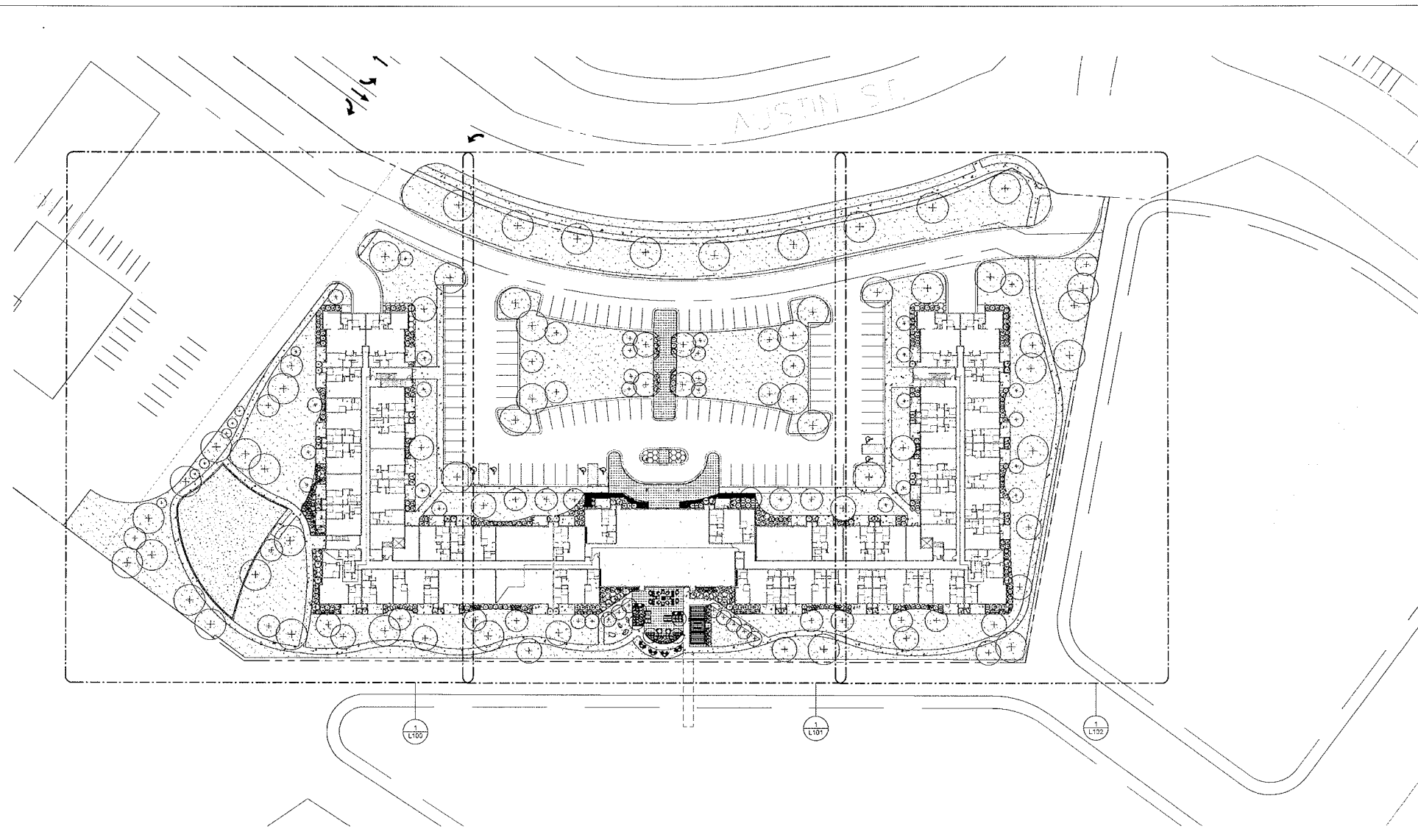
DRAWN BY: SB
CHECKED BY: BM
COMMISSION NUMBER: 1333.122
SHEET TITLE

**LANDSCAPE
REFERENCE
SHEET**

SHEET NUMBER

L001

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SITE - LANDSCAPE REFERENCE PLAN

L001 1:1=0'

GENERAL NOTES:

- LANDSCAPE CONTRACTOR SHALL RESPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS, GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION MATERIALS INSTALLATION BEGINS (BY MINIMUM 10' CLEARANCE).
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURBS/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT. SURVIVAL OF UNDERGROUND UTILITY MATERIALS SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS OF LANDSCAPE INSTALLATION AND IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SOIL AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOIL ABUTS PAVED SURFACES, FINISHED GRADE OF SOILS SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOIL SHALL BE LAD PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOIL SHALL BE STAKED SECURELY.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR HURDLEY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 3 CANES AT THE BRANCH POINT. ORNAMENTAL TREES SHALL HAVE Y CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6 FEET ABOVE FINISHED GRADE.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONSITE MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL WARRANT NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- PLANTING AREAS (NOT OVER STRUCTURES) REGARDING GROUND COVER, PERENNIALS, ANNUALS AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH WOOD CHIP BARRIER.
- SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WOOD CHIP BARRIER.
- STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOIL UNLESS OTHERWISE NOTED.
- REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
- REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.
- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SURVEY NOTES:

- ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
- ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

IRRIGATION NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHICH BEGINS THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SOILS, SEEDS AND PLANTING AREAS ARE IRRIGATED PROPERLY INCLUDING THOSE AREAS DIRECTLY AROUND AND ADJUTING BUILDING FOUNDATIONS.
- SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION; SOIL TO BE IRRIGATED WITH SPRAY.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTON ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION LINES TO EXTEND TO STREET BACK OF CURB.

PROJECT SUMMARY:

- PUD SITE AREA: 109,043 SF / 2.52 ACRES
- LOT 1 SIZE (EXISTING): 57,485 SF / 1.34 ACRES
- LOT 2 SIZE (NEW): 51,558 SF / 1.18 ACRES
- DWELLING UNITS: 130
- BUILDING FOOTPRINT (INCLUDES PKG AREA): 42,974 SF (TOTAL LOT AREA) - (TOTAL BLDG. FOOTPRINT) = 8,584 SF
- 20% LANDSCAPE REQ.: 1,717 SF
- PERVIOUS AREA ON-SITE (AT-GRADE): 4,356 SF
- PERVIOUS AREA ON-SITE (GREEN ROOF): XX,XXX sf
- TOTAL PERVIOUS: XX,XXX sf
- BIKE PARKING SPACES (ON SITE): 3 (X spaces per unit)
- BIKE PARKING SPACES (IN GARAGE): 65

SHEET INDEX:

SHEET NUMB ER	SHEET NAME	ISSUE 01	ISSUE 02	ISSUE 03	ISSUE 04	ISSUE 05	ISSUE 06
1 -	GENERAL INFORMATION						
3 -	STANDARD SHEETS						
L001	LANDSCAPE REFERENCE SHEET						
L100	LANDSCAPE PLAN - AREA A						
L101	LANDSCAPE PLAN - AREA B						
L102	LANDSCAPE PLAN - AREA C						
L103	LANDSCAPE PLAN - COURTYARD						
L200	LAYOUT AND SURFACING PLAN - AREA A						
L201	LAYOUT AND SURFACING PLAN - AREA B						
L202	LAYOUT AND SURFACING PLAN - AREA C						
L300	LANDSCAPE DETAILS						
L301	LANDSCAPE DETAILS						
L302	LANDSCAPE DETAILS						

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EOE

CONSULTANTS

PROJECT TITLE

**LEGENDS OF
BLAINE SENIOR
HOUSING**

ISSUE # DATE DESCRIPTION

CERTIFICATION

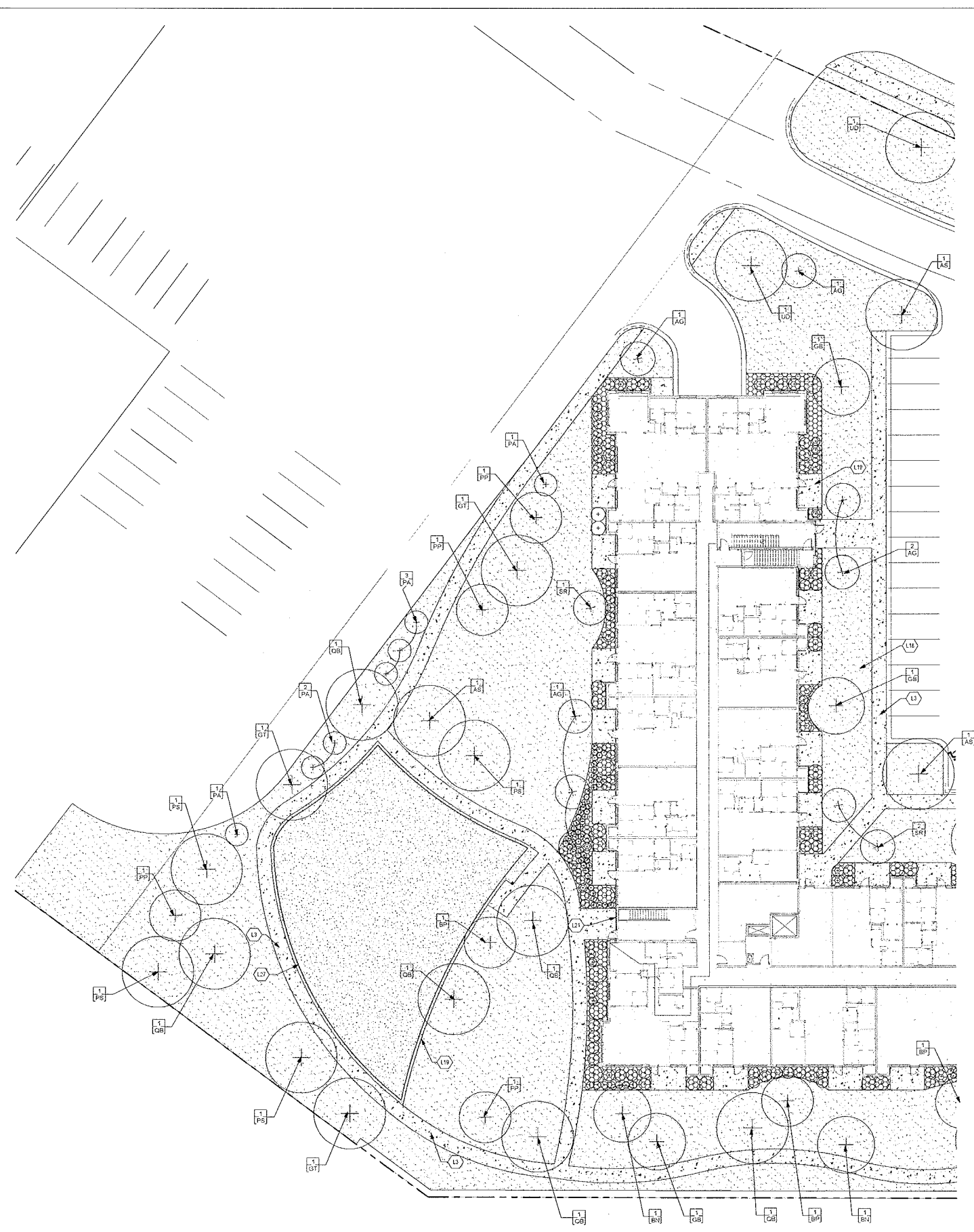
DRAWN BY: SB
CHECKED BY: BH
COMMISSION NUMBER: 1599.122
SHEET TITLE

**LANDSCAPE
PLAN - AREA A**

SHEET NUMBER

L100

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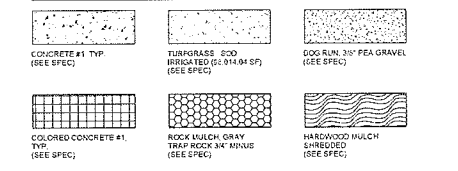
PROPOSED PLANT SCHEDULE:

QTY/SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
10	PERENNIAL GRASS		#1 CONT.
11	PERENNIAL GRASS		#1 CONT.
12	PERENNIAL GRASS		#1 CONT.
13	PERENNIAL GRASS		#1 CONT.
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99	PERENNIAL GRASS		#1 CONT.
100	PERENNIAL GRASS		#1 CONT.

KEY NOTES:

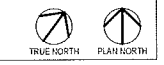
- L3 C.I.P. FLANK CONCRETE WALK SEE CIVIL.
- L18 TURF GRASS, SOO INCLUDING IRRIGATION SEE SPEC.
- L19 STEEL LANDSCAPE FENCE, SEE #L300.
- L21 BUILDING ENTRY VESTIBULE SEE ARCH.
- L27 4 TALL DOG RUN FENCE, BLACK VINYL CHAINLINK INSTALL PER MANUFACTURER'S SPEC'S

GRAPHIC LEGEND:



BIM 360/1393-122 Blaine Sr. Housing/1393-122_Landscape Plan - Area A_2018.rvt
3/5/2018 12:48:58 PM

LANDSCAPE PLAN - AREA A
L100
1/16" = 1'-0"



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Kroos
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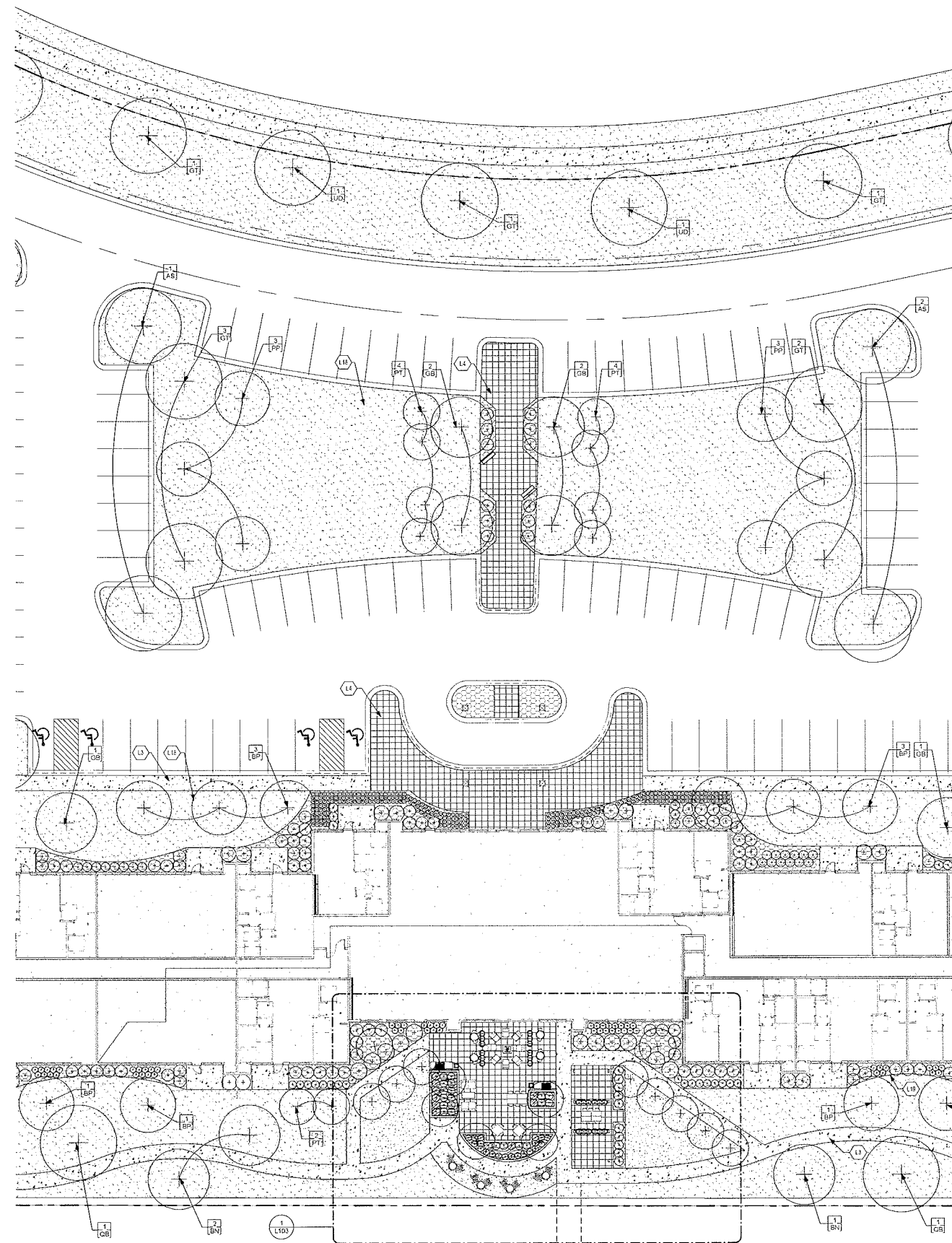
222 North Second Street
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CONSULTANTS

PROJECT TITLE

**LEGENDS OF
BLAINE SENIOR
HOUSING**

ISSUE #	DATE	DESCRIPTION



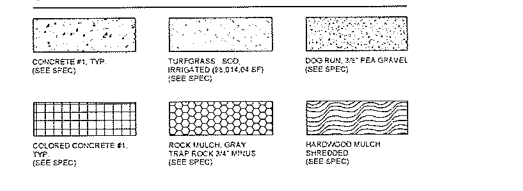
PROPOSED PLANT SCHEDULE:

QTY'S/AM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/BIENNIALS			
05	HB BLUE ANGEL HORTIA	Hemerocallis sp.	#1 CONT.
03	IN HAPPY FEELINGS GAZEL	Hemerocallis sp.	#1 CONT.
12	BLU OAT GRASS	Helictotrichon sempiternum	#1 CONT.
02	PA HAZELNUT FOUNTAIN GRASS	Hesperis matronalis	#1 CONT.
04	PA PROCESSIONAL SPIDER GRASS	Phlox paniculata	#1 CONT.
01	IN WALKER'S LOW CATTAIL	Scilla maritima	#1 CONT.
02	IN PRINCE OF PEAS	Scilla maritima	#1 CONT.
05	LA LITTLE BLUE STEM 'Blue Heaven'	Scilla maritima	#1 CONT.
ORNAMENTAL TREES			
07	AS BURNING BUSH	Echinocytus scoparium	2" CAL.
14	SB LANTANA	Lantana camara	2" CAL.
08	SB BURNING BUSH	Echinocytus scoparium	2" CAL.
DECIDUOUS TREES			
01	AS TORRENT WORTHERY SUGAR MAPLE	Acer saccharum	2 1/2" CAL.
07	IN BLUE BIRCH	Betula papyrifera	2 1/2" CAL.
14	GB KENTUCKY BLUE BELL	Bellis perennis	2 1/2" CAL.
11	GB LANTANA	Lantana camara	2 1/2" CAL.
16	PT PRINCE OF PEAS	Scilla maritima	2 1/2" CAL.
10	GB BURNING BUSH	Echinocytus scoparium	2 1/2" CAL.
07	IN TORRENT WORTHERY SUGAR MAPLE	Acer saccharum	2 1/2" CAL.
ORNAMENTAL SHRUBS			
05	GB BURNING BUSH	Echinocytus scoparium	#5 CONT.
02	GB BUTTERFLY BUSH	Buddleia davidii	#5 CONT.
10	GB BURNING BUSH	Echinocytus scoparium	#5 CONT.
05	GB TORRENT WORTHERY SUGAR MAPLE	Acer saccharum	#5 CONT.
CONIFERUS TREES			
01	PA SPANISH JUNIPER	Juniperus horizontalis	6 B&B
07	PA BLUE CHIP JUNIPER	Juniperus horizontalis	6 B&B
12	PP COLORADO SPRUCE	Picea colorata	6 B&B
07	PP TWIG DOGWOOD	Prunella serotina	6 B&B
CONIFERUS SHRUBS			
05	GB TORRENT WORTHERY SUGAR MAPLE	Acer saccharum	#5 CONT.
11	PA BLUE CHIP JUNIPER	Juniperus horizontalis	#5 CONT.
01	PA SEA GREEN JUNIPER	Juniperus horizontalis	#5 CONT.
07	PA BLUE CHIP JUNIPER	Juniperus horizontalis	#5 CONT.
12	PP COLORADO SPRUCE	Picea colorata	#5 CONT.
07	PP TWIG DOGWOOD	Prunella serotina	#5 CONT.
12	PP COLORADO SPRUCE	Picea colorata	#5 CONT.
07	PP TWIG DOGWOOD	Prunella serotina	#5 CONT.

KEY NOTES:

- L3 C.I.P. PLAIN CONCRETE WALK. SEE CIVIL.
- L4 C.I.P. COLORED CONCRETE WALK. COLOR TBD. JOINTS PER LAYOUT AND SURFACING PLAN. 3/8" SAWN JOINTS. SEE SPEC.
- L18 TURF GRASS. SOI. INCLUDING IRRIGATION. SEE SPEC.
- L19 STEEL LANDSCAPE EDGER. SEE 6/19/00

GRAPHIC LEGEND:

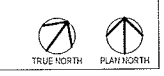


CERTIFICATION

DRAWN BY	SB
CHECKED BY	BR
COMMISSION NUMBER	1075.102
SHEET TITLE	
LANDSCAPE PLAN - AREA B	
SHEET NUMBER	
L101	

BIM 360://1993-122 Blaine S. Housing/1993-122_Blaine S. Housing_LAND_2016.rvt
 3/5/2018 12:49:01 PM

LANDSCAPE PLAN - AREA B
1/101 1/8" = 1'-0"



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CONSULTANTS

PROJECT TITLE

**LEGENDS OF
BLAINE SENIOR
HOUSING**

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CERTIFICATION

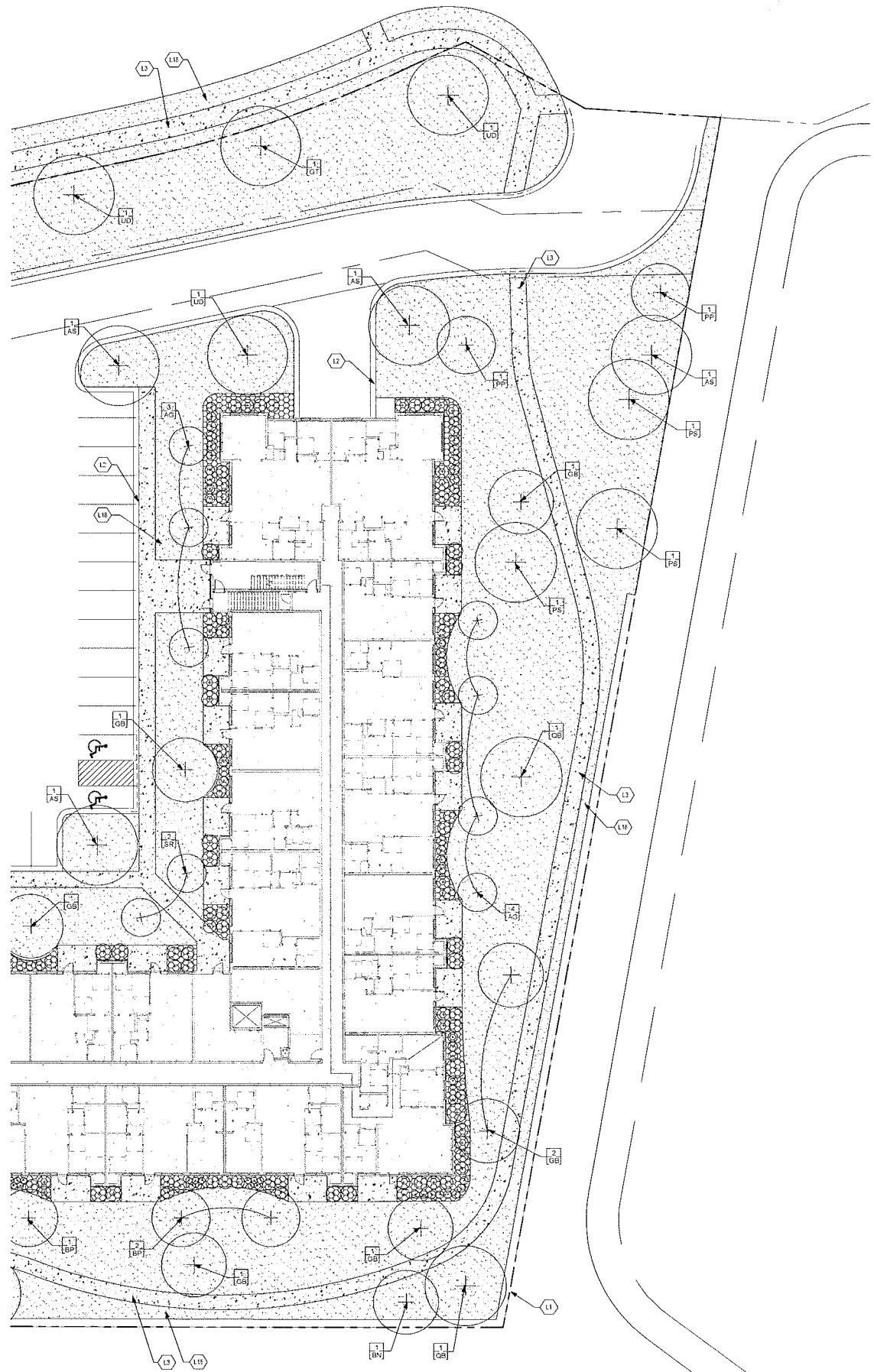
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COMMISSION NUMBER	1307.02
SHEET TITLE	

**LANDSCAPE
PLAN - AREA C**

SHEET NUMBER

L102

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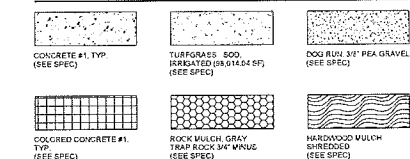
PROPOSED PLANT SCHEDULE:

QTY/SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
	PERENNIALS/GRASSES/SHRUBS		
06	BLUE ANEMONE	Anemone blanda	#1 CONT.
07	HAPPY FEELINGS DAYLILY	Helianthus scaberrimus 'Happy Returns'	#1 CONT.
12	BLUE GRASS	Poa trivialis	#1 CONT.
03	HORNED GOAT BEARD	Caprilla hirsuta	#1 CONT.
04	PALE GAZDIA	Gazdia linearis	#1 CONT.
05	WALKER'S LOW LAUREL	Laurel 'Walker's Low'	#1 CONT.
08	PARSONS' PINEAPPLE	Sparganium angustifolium	#1 CONT.
09	LITTLE BLUESTEM	Schizanthus luteus	#1 CONT.
	ORNAMENTAL TREES		
10	RED TWIG DOGWOOD	Cornus sericea	2" CAL.
11	SMALLER STYMI	Styrax japonica	2" CAL.
	DECIDUOUS TREES		
12	RED TWIG DOGWOOD	Cornus sericea	2.5" CAL.
13	RED TWIG DOGWOOD	Cornus sericea	2.5" CAL.
14	SKYLINE HOPE	Thuja occidentalis 'Smaragd'	2.5" CAL.
15	PRINCE OF WALES YEW	Yew 'Prince of Wales'	2.5" CAL.
16	DOUGLASS' SPRUCE	Spruce 'Douglas'	2.5" CAL.
17	DISCOVERY ELM	Ulmus americana 'Discovery'	2.5" CAL.
	CONIFEROUS TREES		
18	DOUGLASS' SPRUCE	Spruce 'Douglas'	#5 CONT.
19	DOUGLASS' SPRUCE	Spruce 'Douglas'	#5 CONT.
20	DOUGLASS' SPRUCE	Spruce 'Douglas'	#5 CONT.
	CONIFEROUS TREES		
21	SPARTAN JUNPER	Juniperus horizontalis 'Spartan'	6" B&B
22	DOUGLASS' SPRUCE	Spruce 'Douglas'	6" B&B
23	DOUGLASS' SPRUCE	Spruce 'Douglas'	6" B&B
	CONIFEROUS TREES		
24	DOUGLASS' SPRUCE	Spruce 'Douglas'	#5 CONT.
25	DOUGLASS' SPRUCE	Spruce 'Douglas'	#5 CONT.
26	DOUGLASS' SPRUCE	Spruce 'Douglas'	#5 CONT.
27	DOUGLASS' SPRUCE	Spruce 'Douglas'	#5 CONT.
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31	DOUGLASS' SPRUCE	Spruce 'Douglas'	#5 CONT.
32	DOUGLASS' SPRUCE	Spruce 'Douglas'	#5 CONT.
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34	DOUGLASS' SPRUCE	Spruce 'Douglas'	#5 CONT.
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99	DOUGLASS' SPRUCE	Spruce 'Douglas'	#5 CONT.
100	DOUGLASS' SPRUCE	Spruce 'Douglas'	#5 CONT.

KEY NOTES:

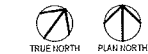
- L1 PROPERTY LINE
- L2 CONCRETE CURB AND GUTTER. SEE CIVIL FOR EXTERIOR ALIGNMENTS
- L3 C.I.P. PLAIN CONCRETE WALK. SEE CIVIL
- L18 TURF GRASS. SCD. INCLUDING IRRIGATION. SEE SPEC

GRAPHIC LEGEND:



BIM 360 // 1303-122 Blaine Sr. Housing // 1303-122_Blaine Sr. Housing_LAND_2018.rvt
3/5/2018 12:49:09 PM

LANDSCAPE PLAN - AREA C
L102
1/8" = 1'-0"



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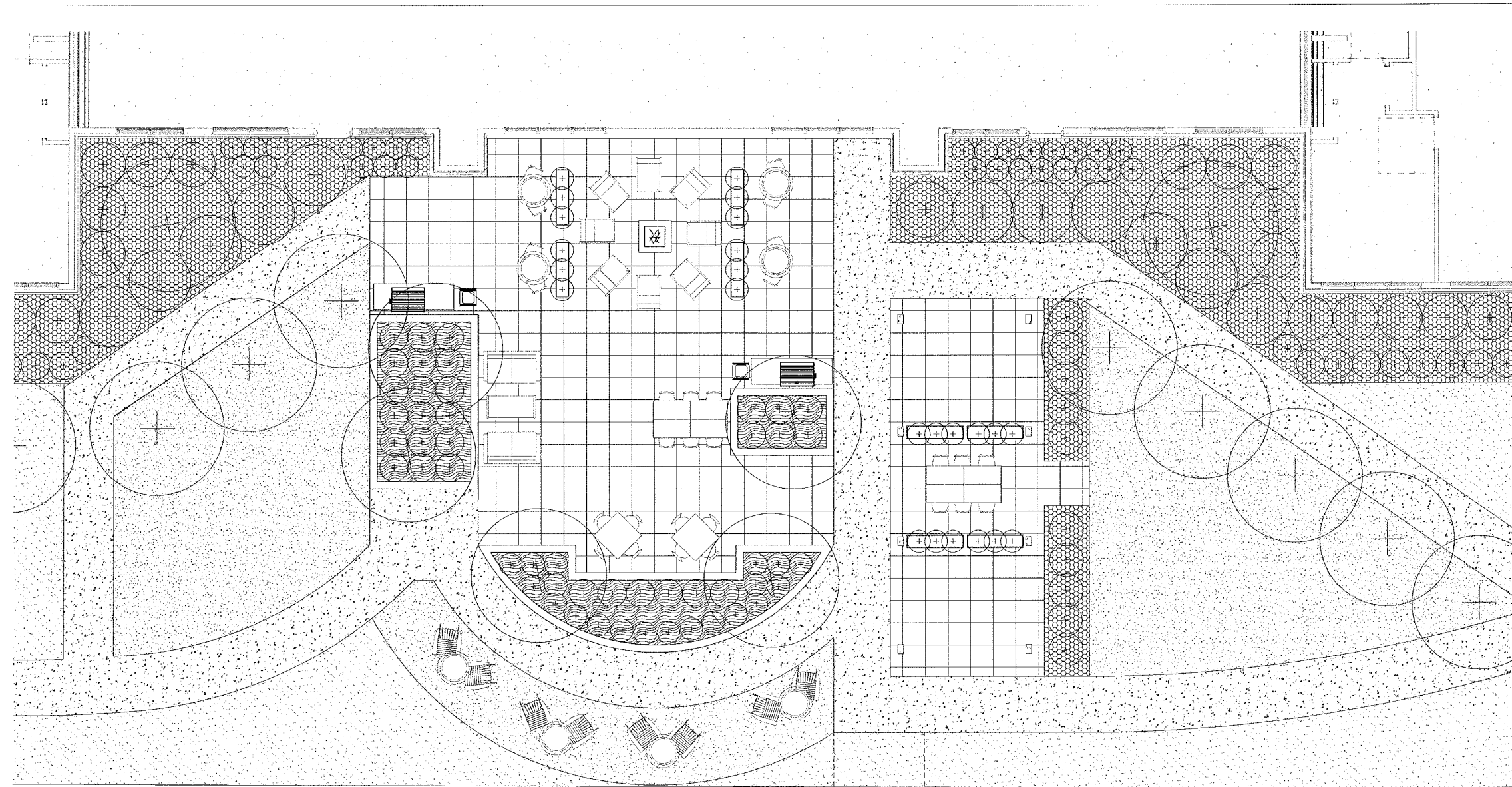
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CONSULTANTS

PROJECT TITLE

**LEGENDS OF
BLAINE SENIOR
HOUSING**

ISSUE # | DATE | DESCRIPTION



PROPOSED DOCK/PIER LOCATION, FOR REFERENCE ONLY. FINAL DESIGN TO BE DETERMINED BY SUB-CONTRACTOR

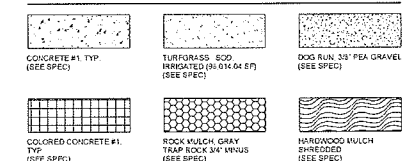
LANDSCAPE PLAN - ENLARGED COURTYARD
1:81 = 1'-0"

KEY NOTES:

PROPOSED PLANT SCHEDULE:

QTY(SYM)	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
05	BLUE ANGEL ICEBERG	Hosta 'Blue Angel'	#1 CONT.
03	HAPPY RETURN DAZILEY	Hemerocallis 'Happy Returns'	#1 CONT.
12	BLUE OAT GRAPE	Hedera helix 'Blue Oat Grape'	#1 CONT.
02	SHARPLEY ROCKY PINNACLES	Pinus strobus 'Sharpley Pinnacles'	#1 CONT.
04	PAZYFANORA GRAY CARPET	Fatima sibirica 'Pazyfanora Gray Carpet'	#1 CONT.
01	WALKER BLOOM TRENT	Hydrangea 'Walker's Lace'	#1 CONT.
03	PEARL DRAGONSEED	Scorobolus heterophyllus	#1 CONT.
06	LEIFEE FLUSTON WAX HEAVEN	Leucothyrium acutatum 'Manuka A 100 FT 30'	#1 CONT.
CONIFERUS TREES			
17	HAUTBOIS BRILLIANT SERVICEBERRY	Amelanchier alnifolia 'Hautbois Brilliant'	2" CAL.
14	WINTERFIRE SPRUCE LAMP	Thuja occidentalis 'Winterfire'	24" CAL.
08	ELMWER'S TORN LEAF	Thuja occidentalis 'Elmwer's Torn Leaf'	2" CAL.
DECIDUOUS TREES			
11	ROSEBERRY MOUNTAIN SUGAR MAPLE	Acer rubrum 'Roseberry Mountain'	24" CAL.
07	WINTER SWEET	Lonicera maackii	24" CAL.
10	ROBINSON GOLD BRANCOCK	Quercus bicolor 'Robinson Gold'	24" CAL.
11	ST. JULIEN'S HONEY LOCUST	Gleditsia triacanthos var. 'St. Julien's'	24" CAL.
16	PRINCE OF WALES YEW	Taxus canadensis 'Prince of Wales'	24" CAL.
19	WINDY HILL OAK	Quercus bicolor	24" CAL.
07	DISCOVERY ELM	Ulmus americana var. 'Discovery'	24" CAL.
TENDRILS SHRUBS			
04	FOUR THUMB COTONEASTER	Cotoneaster sp. 'Four Thumb'	#1 CONT.
02	BUTTERFLY BUSH HONEYBUCKLE	Lonicera sempervirens 'Butterfly'	#1 CONT.
01	WINDY HILL OAK	Quercus bicolor	#1 CONT.
09	BEAN FALSE SHREB	Euonymus alatus 'Bean False Shrub'	#1 CONT.
COUSPERUS TREES			
19	SPARTAN JUNIPER	Juniperus horizontalis 'Spartan'	6 BALL
07	CUPRESSUS NANA	Cupressus nana	6 BALL
12	COUGLAND SPRUCE	Prinus spruce	6 BALL
07	WINDY HILL OAK	Quercus bicolor	6 BALL
CONIFERUS SHRUBS			
04	KNYS COLD CHAMUSCIVARIS	Chamaecyparis stricta 'Kny's Cold'	#1 CONT.
11	BLUE CHIP JUNIPER	Juniperus horizontalis 'Blue Chip'	#1 CONT.
11	SEA GREEN JUNIPER	Juniperus horizontalis 'Sea Green'	#1 CONT.
07	BLUEWAVE ARBOVITAE	Thuja occidentalis 'Bluewave'	#10 CONT.
12	YELLOW RIBBON ARBOVITAE	Thuja occidentalis 'Yellow Ribbon'	4 BALL

GRAPHIC LEGEND:



CERTIFICATION

DRAWN BY: SB
CHECKED BY: BH
COMMISSION NUMBER: 1303.122

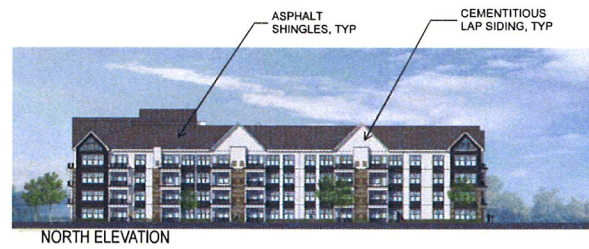
SHEET TITLE

**LANDSCAPE
PLAN -
COURTYARD**

SHEET NUMBER

L103

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NORTH ELEVATION



EAST ELEVATION



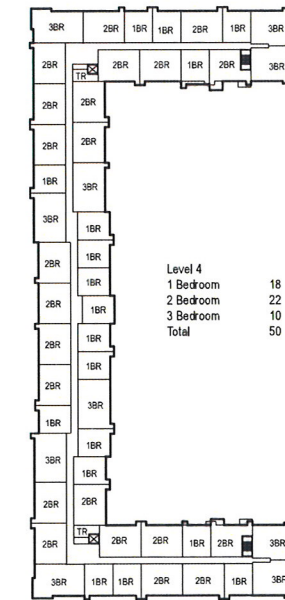
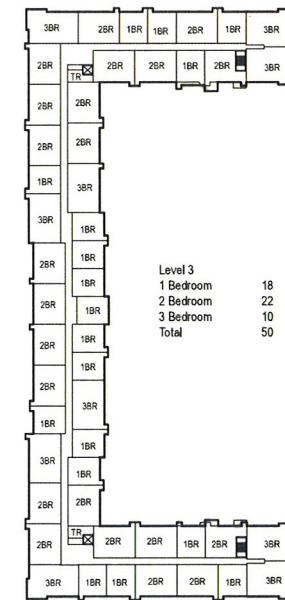
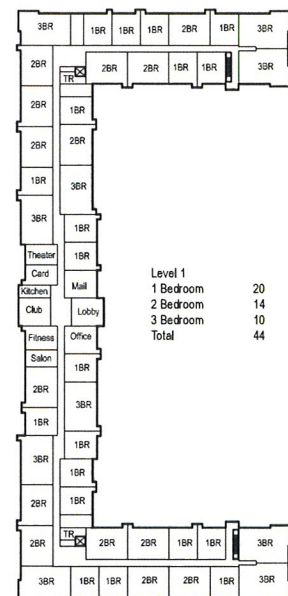
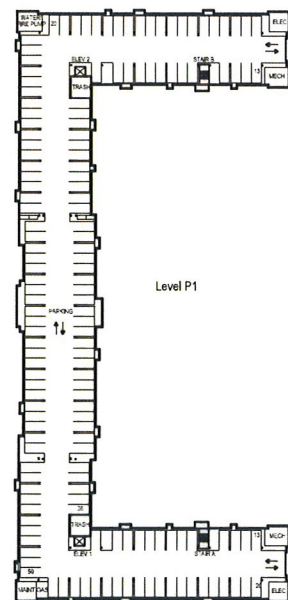
SOUTH ELEVATION



WEST ELEVATION

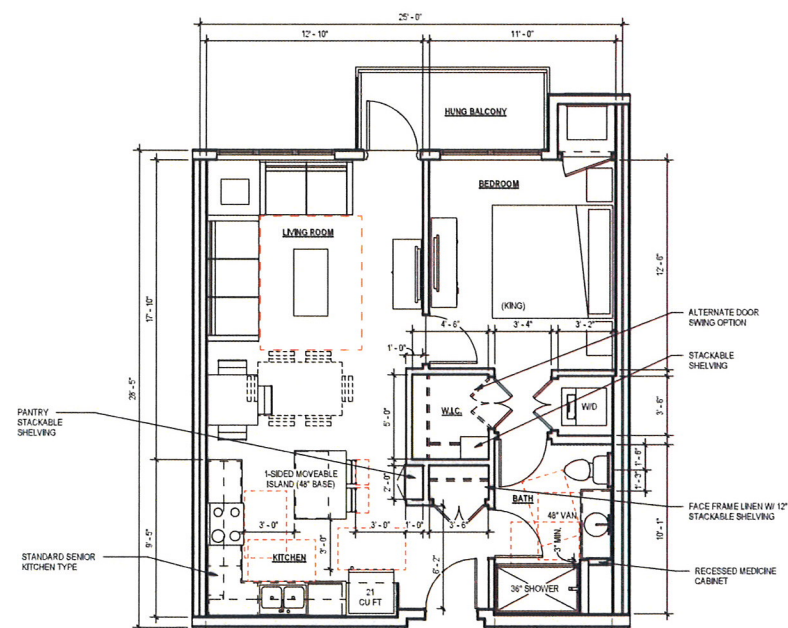
Unit Mix		
1 Bedroom Units	73	38.1%
2 Bedroom Units	79	41.1%
3 Bedroom Units	40	20.8%
Total Units	192	

Parking Surface	143
Underground	148
Total	291
Per/Unit	1.5

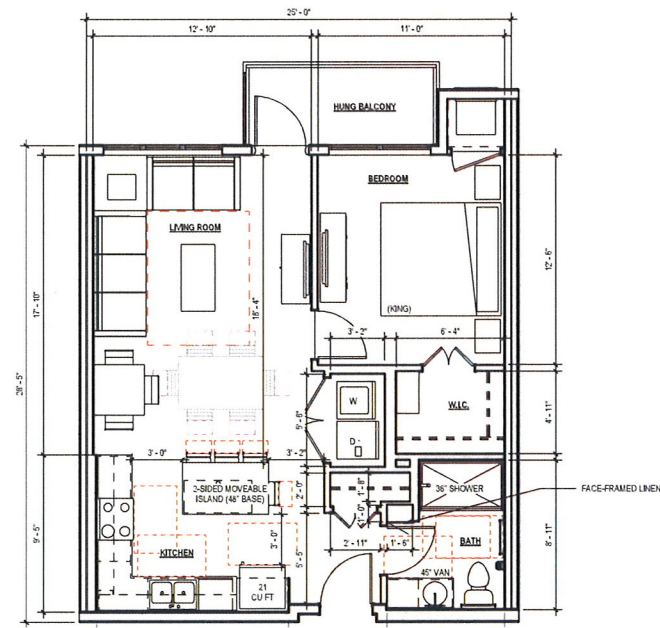


FLOOR PLANS
SCALE: 1" = 60'-0"

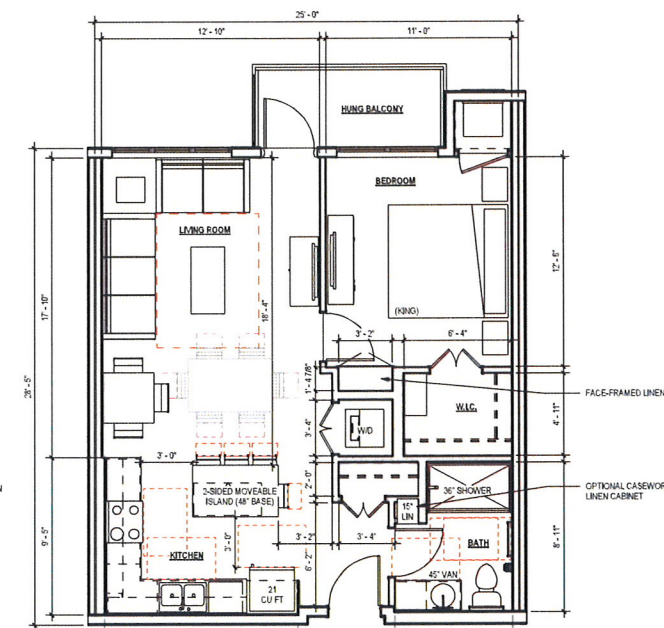
**NOT FOR
CONSTRUCTION**



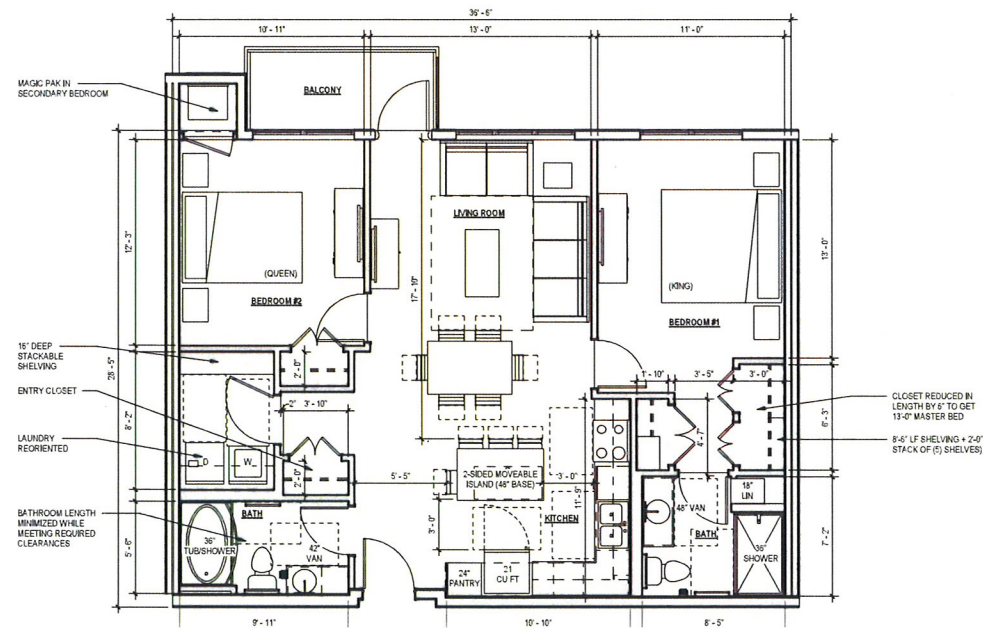
TYPICAL 1-BEDROOM (1)
SCALE: 1/4" = 1'-0"



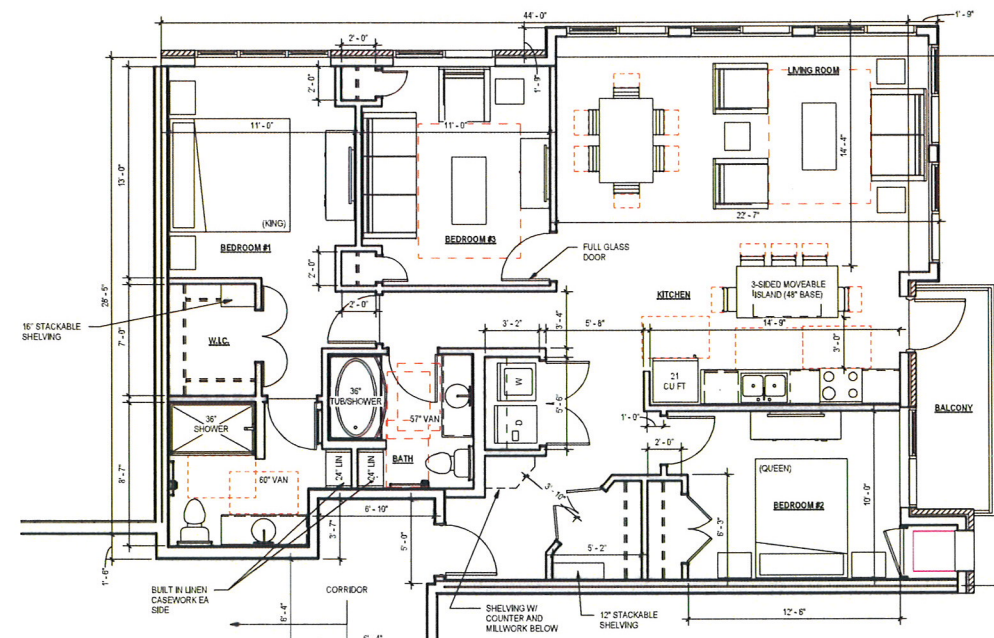
TYPICAL 1-BEDROOM (2)
SCALE: 1/4" = 1'-0"



TYPICAL 1-BEDROOM (3)
SCALE: 1/4" = 1'-0"



TYPICAL 2-BEDROOM
SCALE: 1/4" = 1'-0"



TYPICAL CORNER 3-BEDROOM
SCALE: 1/4" = 1'-0"

**NOT FOR
CONSTRUCTION**

LEGENDS OF BLAINE LEXINGTON AND 109TH AVENUE BLAINE, MN

PROJECT DESCRIPTION

Dominium is proposing an 192-unit senior, independent living, affordable housing project at Lexington Avenue and 109th Avenue in Blaine. The project will be located on parcel 10 within the Wellington Management master-planned development of the former Allina site.

The project will include one, two, and three-bedroom unit types ranging in size from approximately 800-1,200 square feet. Project amenities will include a community room with fireplace, fitness center, theater room, card/craft room, heated underground parking, and landscaped outdoor seating area. Apartment features will include private balconies or patios in most units, washer/dryer in each unit, large walk-in closets, and 9 foot ceilings.

Rents and resident incomes will be limited to 60% of the area median income. Rents will range from roughly \$975 to \$1,350 per month.

