

**Case File No. 18-0038  
Abra Auto Body Repair**

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





400 Water Street · Suite 200 · Excelsior, MN 55331 · T: 952.294.0353 · F: 952.294.0151 · www.oppidan.com

**SITE PLAN DESIGN AND OPERATIONAL PLAN  
ABRA AUTO BODY & GLASS  
BLAINE, MINNESOTA**

**Site Plan & Building Design:**

The site plan design is intended to have the least impact on the adjacent residential properties to the west of the site and continue the new development along Ulysses from Kwik-Trip to this site. The building has been placed to meet the required 75 foot buffer from the adjoining residential zoned properties to the west. The homes are actually, closer to 300 feet from where the western end of the building would be. The landscape plan is created to add grass, trees and shrubs in this area to further screen the use.

The primary customer parking area is on the southeast corner of the building. The balance of the site parking area is for vehicles that have been repaired or are in queue to be repaired. These stalls will be to the south of the building and will be screened by an eight (8) foot high privacy fence. The area on the north side will be landscaped with grass and plantings.

Lighting for the parking area will meet all City requirements for light levels at the property line. Light fixtures will be designed to provide shielding of direct light and allow for control of light levels at the property line and beyond.

The building design incorporates a combination of brick, masonry, glass and metal coping at the roof line. Signage will consist of building signs on the east (storefront) and south sides of the building. In addition, there will be a monument sign placed along Ulysses to advertise the use.

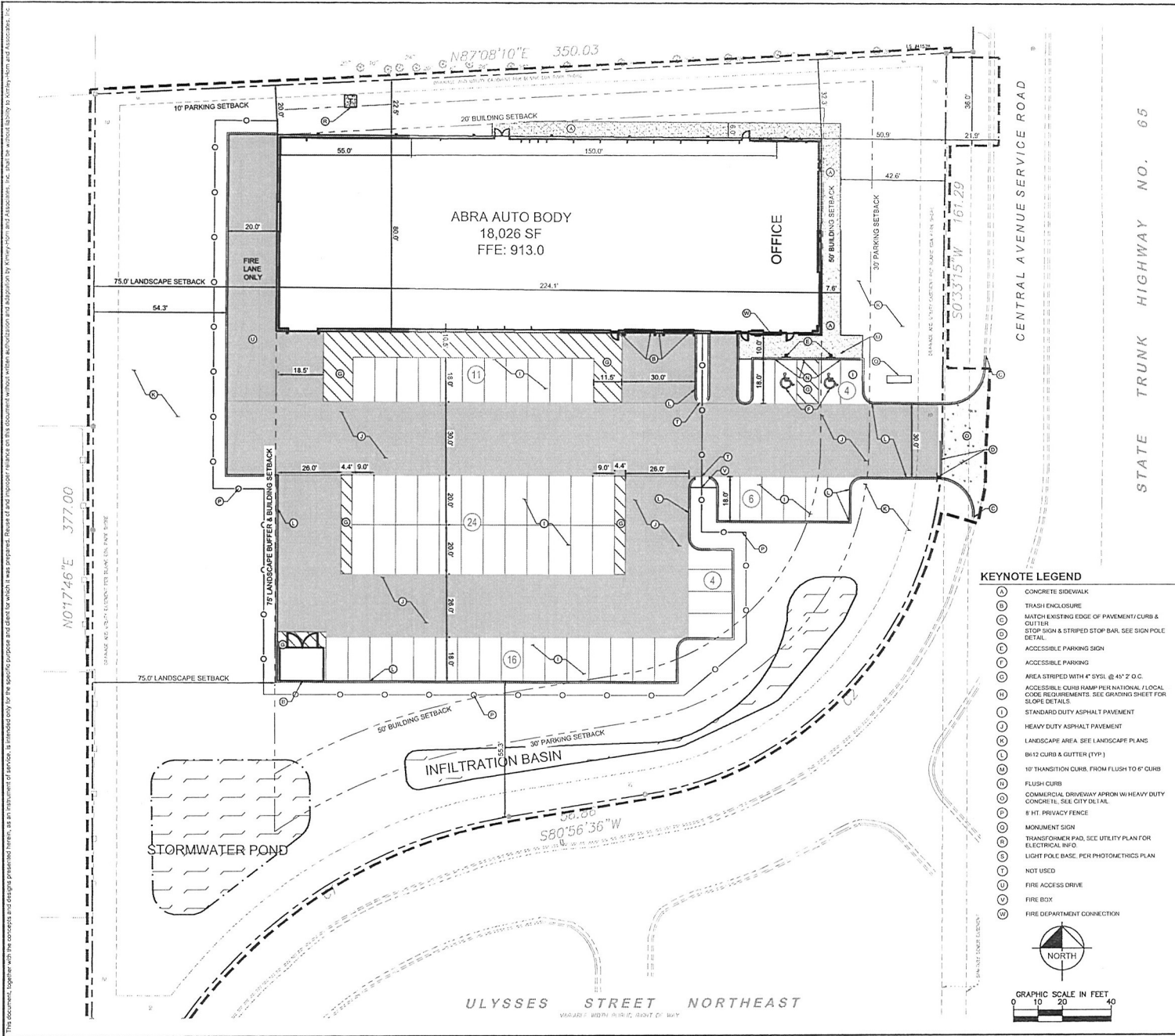
**Operational Use:**

The site is designed to allow for all work to be completed within the building and not in the parking lot. Cars will arrive at the site either by customers driving them in and dropping them off or by towing/wrecker service delivering them to the site, depending on the severity of the damage. All trash will be placed within the fenced parking area and out of sight to the surrounding properties.

Operating times will vary by location but generally start no earlier than 7 a.m. and do not go beyond 7p.m. Deliveries and trash removal will happen during operating hours. The typical operation will have between 12-20 employees, depending on the volume of business for the site.

There are no parts stored outside, but rather stored within the building. This use is for body and glass work only. If a car is in need of engine or drivetrain work, it is delivered to another provider for that work and then returned for the completion of any body or glass work and then delivered to the customer. There is no engine work or other services (oil change, shocks, etc.) done at this facility. Because of that distinction, traffic in and out of the site is much less than that generated by an oil change facility or a traditional auto care user (Firestone, Goodyear, etc.).

K:\ITWC\LDEV\OPPID\ABRA\Bldgline\_mn3\Design\CAD\Drawings\C4\SITE PLAN.dwg May 11, 2018 - 11:06am  
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**LEGEND**

[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED FENCE
[Symbol]	SETBACK LINE
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	PROPOSED HEAVY DUTY ASPHALT
[Symbol]	PROPOSED STANDARD DUTY ASPHALT
[Symbol]	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED STORMWATER MANAGEMENT AREA

**PROPERTY SUMMARY**

ABRA AUTO BODY	
TOTAL PROPERTY AREA	107,224 SF (2.46 AC)
PROPOSED IMPERVIOUS AREA	54,014 SF (1.24 AC)
PROPOSED PERVIOUS AREA	53,210 SF (1.22 AC)
TOTAL DISTURBED AREA	106,900 SF (2.50 AC)

**ZONING SUMMARY**

EXISTING ZONING	B-2 COMMUNITY COMMERCIAL
PROPOSED ZONING	B-2 COMMUNITY COMMERCIAL
PARKING SETBACKS	SIDE REAR = 10' ROAD = 20'
BUILDING SETBACKS	FRONT = 50' SIDE = 20' REAR = 20'

**BUILDING DATA SUMMARY**

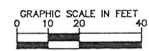
AREAS	
PROPOSED PROPERTY	107,224 SF (2.46 AC)
BUILDING AREA	18,000 SF (16.8% OF TOTAL PROPERTY AREA)

**PARKING**

REQUIRED PARKING	30 SPACES @ 1:600 SF BUILDING
PROPOSED PARKING	65 SPACES @ 3:61 RATIO
ADA STALLS REQ'D / PROVIDED	3 STALLS / 2 STALLS*

\*ALL PARKING WITH IN THE FENCED AREA IS FOR STORAGE AND NOT CUSTOMER PARKING. THESE 3 SPACES ARE NOT NEEDED.

- KEYNOTE LEGEND**
- (A) CONCRETE SIDEWALK
  - (B) TRASH ENCLOSURE
  - (C) MATCH EXISTING EDGE OF PAVEMENT/CURB & GUTTER
  - (D) STOP SIGN & STRIPED STOP BAR. SEE SIGN POLE DETAIL.
  - (E) ACCESSIBLE PARKING SIGN
  - (F) ACCESSIBLE PARKING
  - (G) AREA STRIPED WITH 4" SYSL @ 45° 2" O.C.
  - (H) ACCESSIBLE CURB RAMP PER NATIONAL / LOCAL CODE REQUIREMENTS. SEE GRADING SHEET FOR SLOPE DETAILS.
  - (I) STANDARD DUTY ASPHALT PAVEMENT
  - (J) HEAVY DUTY ASPHALT PAVEMENT
  - (K) LANDSCAPE AREA. SEE LANDSCAPE PLANS.
  - (L) B&I CURB & GUTTER (TYP)
  - (M) 10" TRANSITION CURB. FROM FLUSH TO 6" CURB
  - (N) FLUSH CURB
  - (O) COMMERCIAL DRIVEWAY APRON W/ HEAVY DUTY CONCRETE. SEE CITY DETAIL.
  - (P) 8 FT. PRIVACY FENCE
  - (Q) MONUMENT SIGN
  - (R) TRANSFORMER PAD. SEE UTILITY PLAN FOR ELECTRICAL R/F'S.
  - (S) LIGHT POLE BASE. PER PHOTOGENIUS PLAN.
  - (T) NOT USED
  - (U) FIRE ACCESS DRIVE
  - (V) FIRE BOX
  - (W) FIRE DEPARTMENT CONNECTION



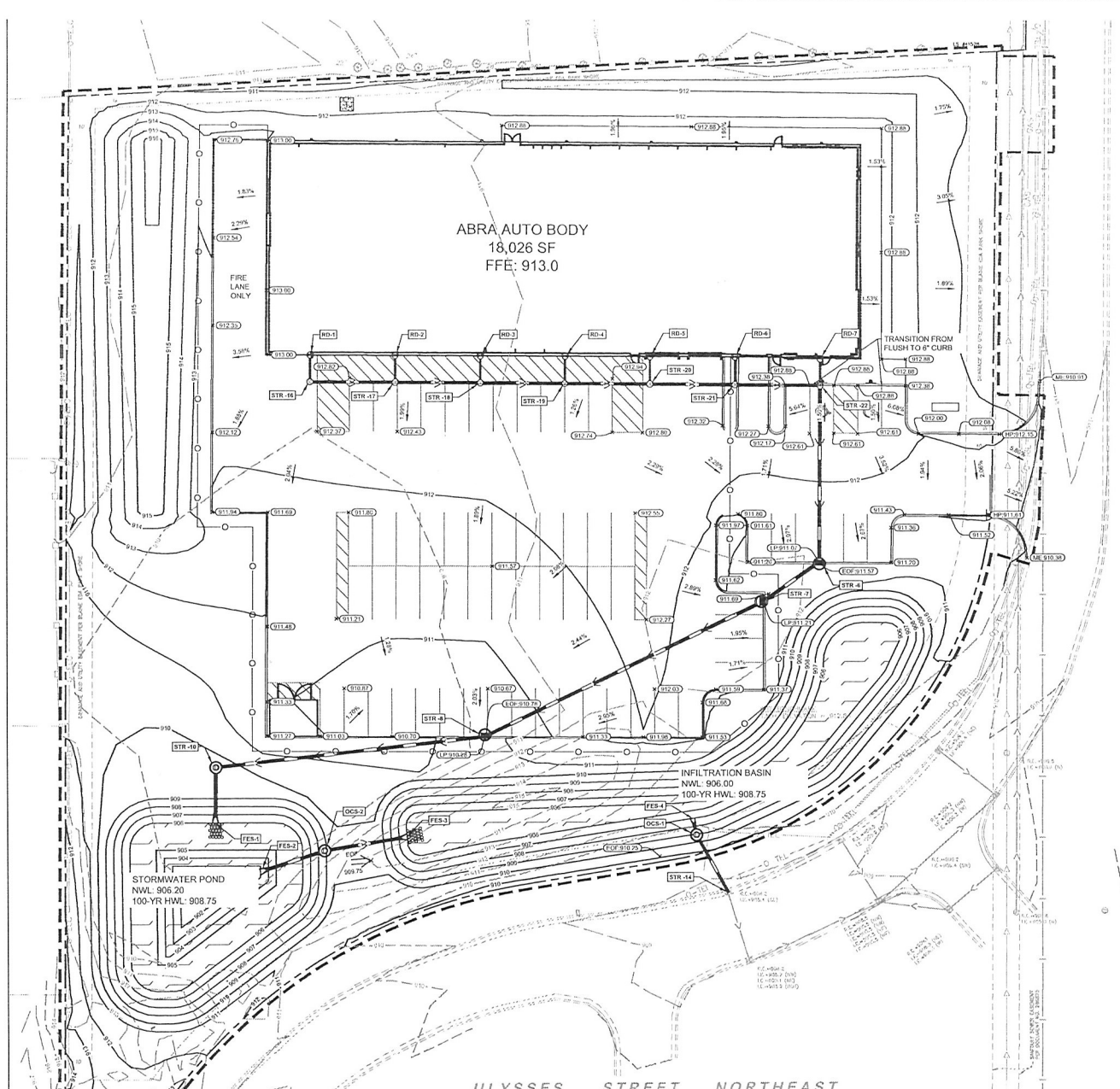
- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBLES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL INNER CURBED RADII ARE TO BE 5' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
  - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOCATIONS, UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY JEFF LEGAN, FIELDS & MOWAT, DATED 04/17/18. KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
  - TOTAL LAND AREA IS 2.46 ACRES.
  - PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY EXISTING OR PROPOSED UTILITY EXISTENCES AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
  - CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
  - NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EXISTENCES AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
  - REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
  - REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
  - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
  - ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
  - ALL PARKING STALLS TO BE 9' IN WIDTH AND 20' IN LENGTH UNLESS OTHERWISE INDICATED.

**PRELIMINARY - NOT FOR CONSTRUCTION**  
 PROJECT NO. 18-001  
 DATE 05/11/18  
 SCALE AS SHOWN  
 DRAWN BY ARC  
 CHECKED BY MCB  
 SHEET NO. C400

**ABRA AUTO BODY**  
 PREPARED FOR  
**OPPIDAN**  
 BLAINE MN

**Kimley-Horn**  
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 2560 UNIVERSITY AVENUE WEST, SUITE 220N, ST. PAUL, MN 55114  
 PHONE: 651.654.5437  
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No.	REVISIONS	DATE	BY



**LEGEND**

	LIMITS OF DISTURBANCE
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM MANHOLE (ROUND R.I.E. CASING)
	PROPOSED STORM MANHOLE (ROUND R.I.E. CASING)
	PROPOSED STORM MANHOLE (CATCH BASIN (CURB INLET CASING))
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION
	PROPOSED INVERT
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED FLOOD PARAPET ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE

- GRADING PLAN NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BLAINE SPECIFICATIONS AND BUILDING DEPARTMENT REGULATIONS.
  - CONTRACTOR TO CALL GOPHER STATE CALL ONE (813) 220-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
  - STORM SEWER PIPE SHALL BE AS FOLLOWS:  
 ROP PER ASTM C-76  
 HOPE 7" - PER PER ASH10 M-252  
 HOPE 12" OR GREATER PER ASTM F-2101  
 PVC PER ASTM F-408  
 STORM SEWER FITTINGS SHALL BE AS FOLLOWS:  
 ROP PER ASTM C-76, JOINTS PER ASTM C-301, C-390, AND C-443  
 HOPE PER ASTM D-312  
 PVC PER ASTM F-408, JOINTS PER ASTM D-312
  - CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
  - SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFF SET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE ON STEEP SLOPES WHEN FILLING AND SHOWN AS MATERIAL ADJACENT TO THE EXCAVATION. THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
  - CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
  - GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL BRUSH GRADE TO SURGRADE ELEVATION AND LEAVE STREET READY FOR SURBASE.
  - ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSUITABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
  - REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING STRUCTURE NOTATION.
  - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
  - INSTALL A MINIMUM OF 4" CLASS 5+ AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
  - UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
  - ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER/ FLOWLINE UNLESS OTHERWISE NOTED.
  - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATUTORY STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1% VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING SPACES OR AIRS EXCEED 2% (1% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO FINISH. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
  - MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
  - CONTRACTOR TO PROVIDE 3" INSULATION BY 3" WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
  - ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION +XXX.XXX OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
  - ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
  - ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PUMPING CODE.
  - MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
  - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "IN ALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUT ALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

LIMITS OF DISTURBANCE  
OFFSET 2' FOR CLARITY

GRAPHIC SCALE IN FEET  
0 10 20 40

**PRELIMINARY - NOT FOR CONSTRUCTION**

**ABRA AUTO BODY**

PREPARED FOR  
**OPPIDAN**

**Kimley-Horn**

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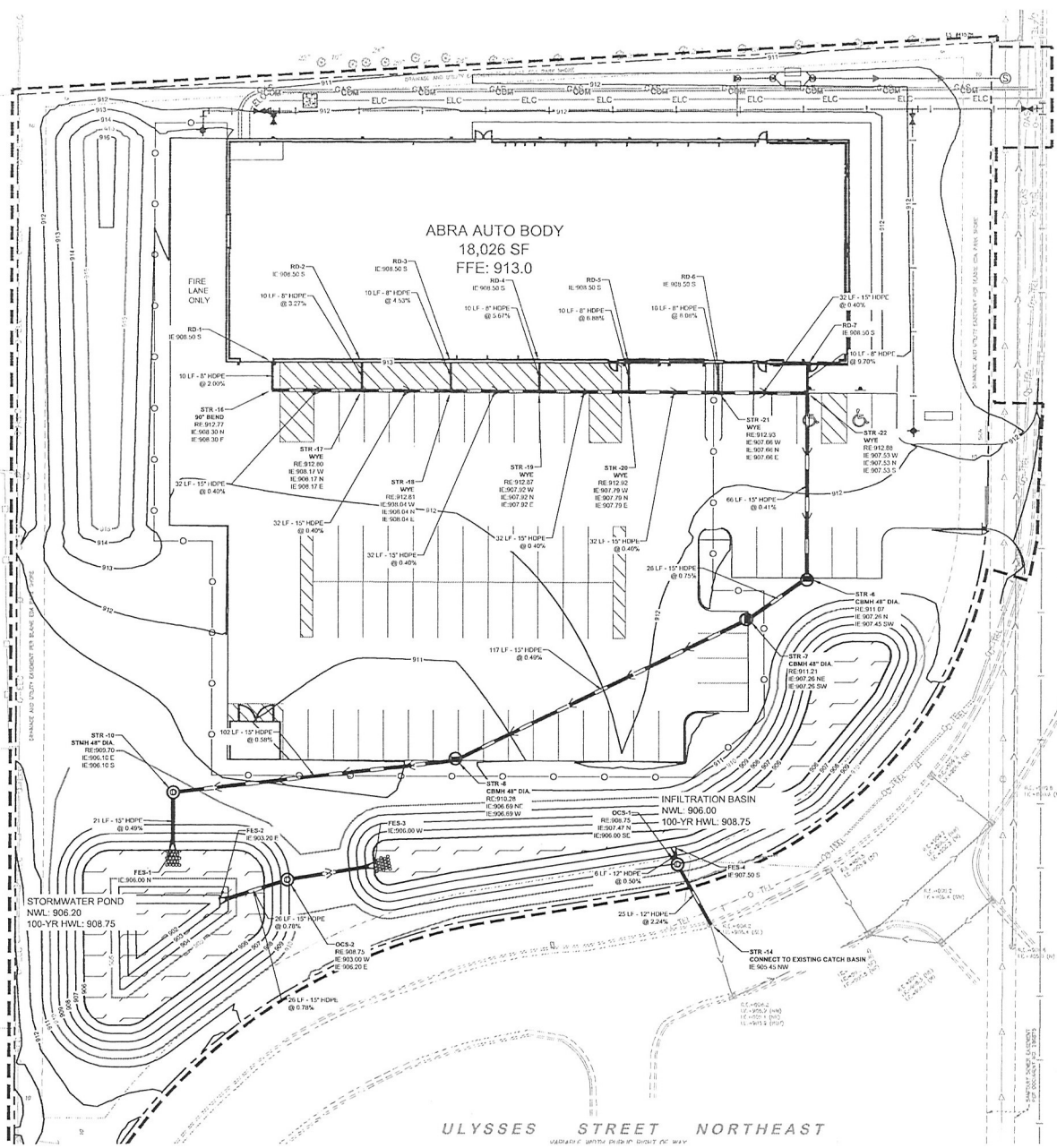
PROJECT NO.	DATE	SCALE	DESIGNED BY	CHECKED BY	DATE	DATE	DATE
	05/11/18	AS SHOWN					

SHEET NUMBER  
**C500**

BLAINE MN

REVISONS

No.	DATE	BY



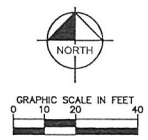
**LEGEND**

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (GROUND RELET CASTING)
- PROPOSED STORM MANHOLE CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED FLARED END SEWER
- PROPOSED HURAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER

**GRADING PLAN NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BLAIRE. SPECIFICATIONS AND DETAILS PERTAIN TO THE CITY OF BLAIRE.
2. CONTRACTOR TO CALL GEORGE STATE CALL ONE @ 1-800-252-1165 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:  
 RCP PER ASTM D-232  
 HOPE 12\"/>
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP PREVENT ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN FINISHING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FULL DEPTH PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBGRADE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSALEABLE MATERIALS SHALL BE REMOVED FROM THE SITE OF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNDER SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 4\"/>
13. UPON COMPLETION OF EXCAVATION AND FINISHING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4\"/>
14. ALL SPOT ELEVATIONS CONTIGUOUS ARE TO GUTTER FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATUTORY STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING SPACES OR AISLES EXCEED 2% (1% TOLERANCE) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3\"/>
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION -000.00 OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.2% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "NO ALL CLIP" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUT ALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

LIMITS OF DISTURBANCE  
OFFSET 2' FOR CLARITY



NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
 250 UNIVERSITY AVENUE, SUITE 200, ST. PAUL, MN 55114  
 PHONE: 651-564-4397  
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PROJECT NO.	DATE	SCALE	CHECKED BY
180818-001	05/11/2018	AS SHOWN	MICHAEL BRADY

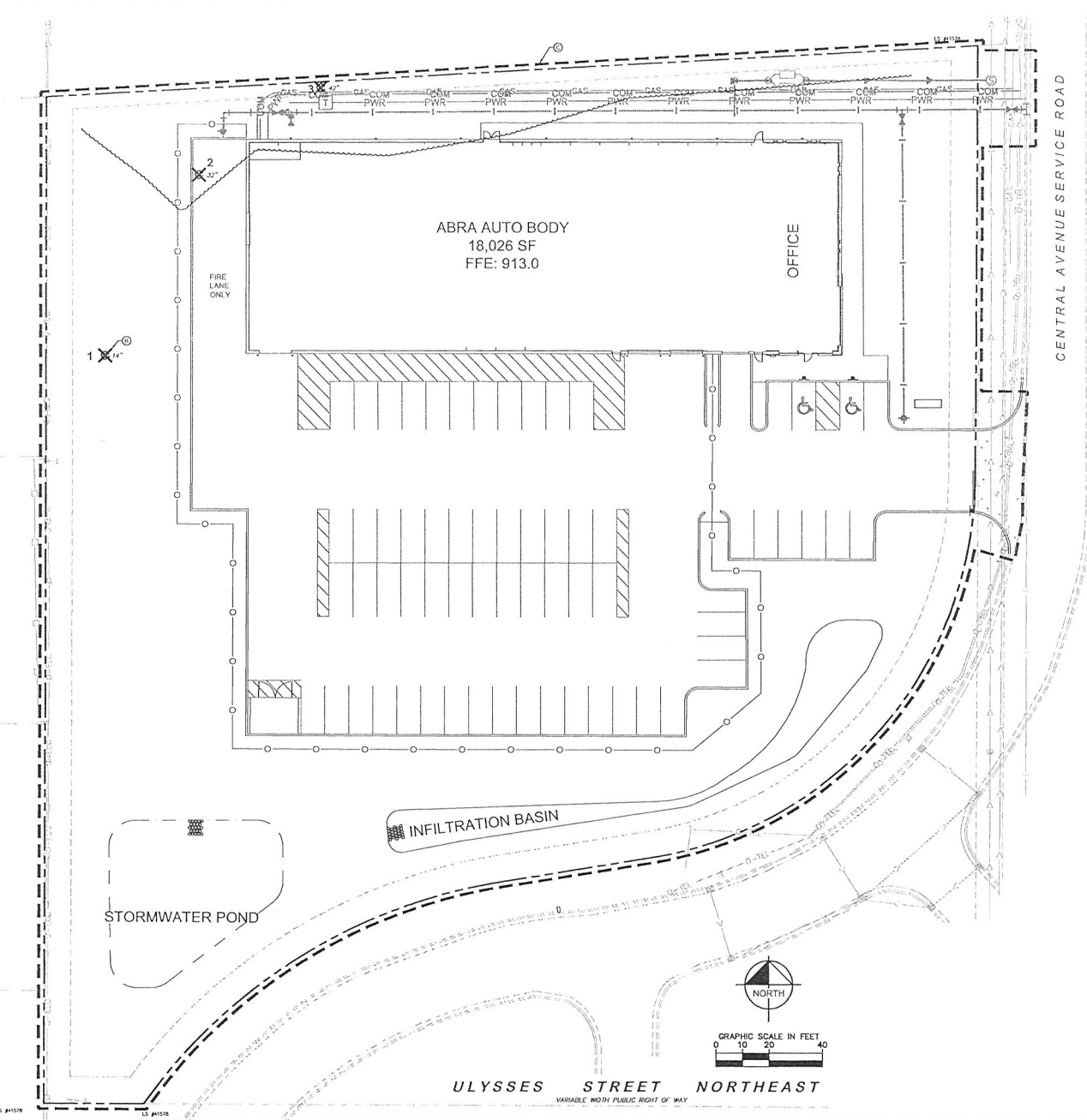
**STORM SEWER PLAN**

PRELIMINARY - NOT FOR CONSTRUCTION  
 ABRA AUTO BODY  
 PREPARED FOR  
 OPPIDAN  
 SHEET NUMBER  
 C501

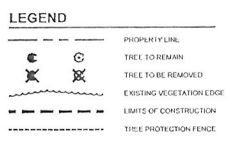


K:\ITWC\_LDEV\OPPID\ABRA\abrigame\_mh3\Design\CAD\p\preshead\1-TREE INVENTORY AND PRESERVATION PLAN.dwg May 11, 2018 - 11:08am

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STATE TRUNK HIGHWAY NO. 65



**TREE MITIGATION DATA**

SIGNIFICANT TREE REMOVAL: 3 TREES  
SIGNIFICANT TREE SAVED: 0 TREES

TREE REPLACEMENT REQUIRED: 3-2.5 CAL. IN. DECIDUOUS TREES  
TREE REPLACEMENT PROVIDED: SEE LANDSCAPE PLAN

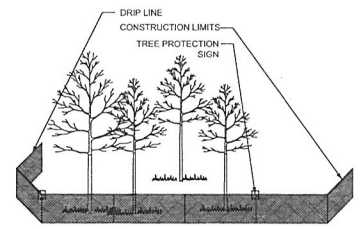
\*TREES REQUIRED BY THE APPROVED LANDSCAPE PLAN WILL BE CREDITED TO REPLACEMENT TREE REQUIREMENTS IF ALL THE REQUIREMENTS OF THIS ORDINANCE HAVE BEEN FULFILLED

- TREE PROTECTION NOTES**
- PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON
  - NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE LINE WITHOUT APPROVAL IN WRITING FROM CITY
  - SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN. CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES
  - EXISTING TREES TO REMAIN OR REMOVED TO BE CLEARLY IDENTIFIED, WITHIN DISTURBANCE LIMITS AND 10' OUTSIDE OF THE DISTURBANCE LIMITS.
  - TREE PRESERVATION TO BE APPROVED BY OWNER AND PER LOCAL GOVERNMENTAL AUTHORITY.

- KEYNOTE LEGEND**
- NOT USED
  - ⊗ EXISTING TREE TO BE REMOVED (TYP.)
  - LIMITS OF CONSTRUCTION (TYP.)
  - ⊗ TREE PROTECTION FENCE (SEE DETAIL) (TYP.)

TAG #	SPECIES	CAL. IN. / HT.	MULTI-STEM	STATUS
1	DECIDUOUS	14		REMOVED
2	DECIDUOUS	32		REMOVED
3	DECIDUOUS	42		REMOVED

NOTE: ONLY SIGNIFICANT TREES IN THE SUBJECT PROPERTY SHOWN ON PLAN/INVENTORY.



**1** TEMPORARY TREE PROTECTION FENCE PLACEMENT  
SCALE: N.T.S. L100

PRELIMINARY - NOT FOR CONSTRUCTION

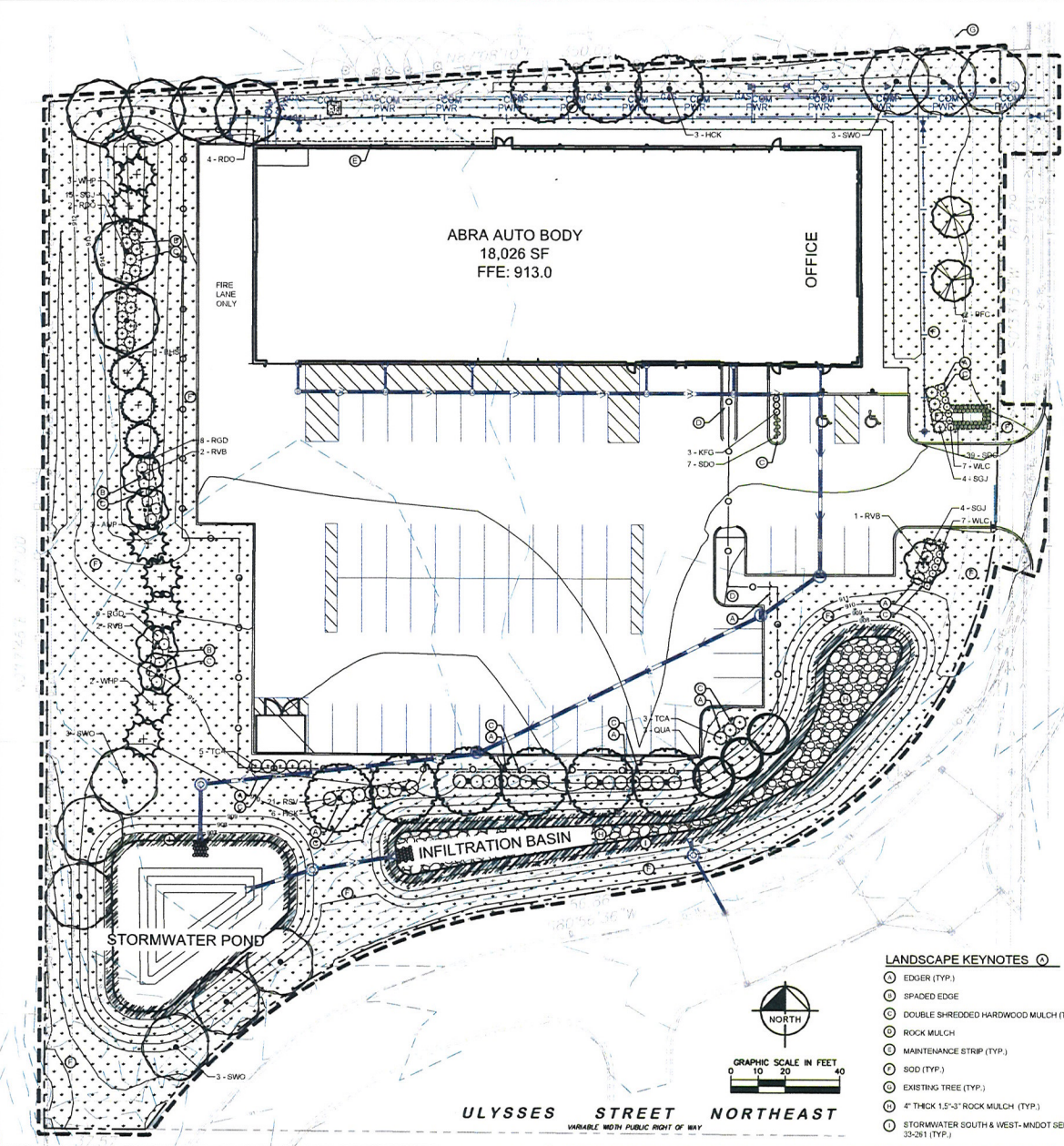
ABRA AUTO BODY  
PREPARED FOR  
OPPIDAN

**Kimley & Horn**  
2018 KIMLEY-HORN AND ASSOCIATES, INC.  
250 UNIVERSITY AVENUE WEEHAWKEN, NJ 07087  
WWW.KIMLEY-HORN.COM

DATE: 05/20/18  
L.C. NO. 0328

NO.	REVISIONS	DATE	BY

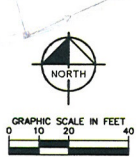
SHEET NUMBER  
**L100**



CENTRAL AVENUE SERVICE ROAD

STATE TRUNK HIGHWAY NO. 65

ULYSSES STREET NORTHEAST  
 VARIABLE WIDTH PUBLIC RIGHT OF WAY

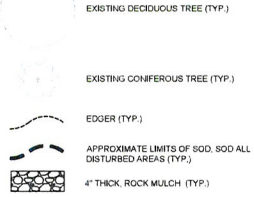


- LANDSCAPE KEYNOTES**
- ① EDGER (TYP.)
  - ② SPADED EDGE
  - ③ DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
  - ④ ROCK MULCH
  - ⑤ MAINTENANCE STRIP (TYP.)
  - ⑥ SID (TYP.)
  - ⑦ EXISTING TREE (TYP.)
  - ⑧ 4" THICK 1.5"-3" ROCK MULCH (TYP.)
  - ⑨ STORMWATER SOUTH & WEST-MNDOT SEED MIX 33-281 (TYP.)

**LANDSCAPE REQUIREMENTS**

OVERSTORY DECIDUOUS SHADE TREES REQUIRED: 19 TREES - 18.026 S.F. BUILDING FLOOR AREA / 2,000 S.F. OR 14 TREES - 1.341 L.F. SITE PERIMETER / 100 L.F. (WHICHEVER IS GREATER);  
 OVERSTORY DECIDUOUS SHADE TREES PROVIDED: 14 TREES  
 CONIFEROUS TREES REQUIRED: 19 TREES - 18.026 S.F. BUILDING FLOOR AREA / 2,000 S.F. OR 7 TREES - 1.341 L.F. SITE PERIMETER / 100 L.F. (WHICHEVER IS GREATER);  
 CONIFEROUS TREES PROVIDED: 11 TREES  
 ORNAMENTAL TREES REQUIRED: 19 TREES - 18.026 S.F. BUILDING FLOOR AREA / 2,000 S.F. OR 7 TREES - 1.341 L.F. SITE PERIMETER / 100 L.F. (WHICHEVER IS GREATER);  
 ORNAMENTAL TREES PROVIDED: 15 TREES  
 UNDERSTORY SHRUBS REQUIRED: 45 SHRUBS - 1.341 L.F. SITE PERIMETER / 30 L.F. (WHICHEVER IS GREATER);  
 UNDERSTORY SHRUBS PROVIDED: 67 SHRUBS  
 SCREENING LOT ADJACENT TO A RESIDENTIAL DISTRICT: 25'  
 LANDSCAPE STRIP REQUIRED: 75'  
 LANDSCAPE STRIP PROVIDED: 75'  
 REQUIRED ELEMENTS (1 OR MORE): SHRUBS, BERM TREES, SHRUBS, BERM TREES  
 ELEMENTS PROVIDED: SHRUBS, BERM TREES

**LANDSCAPE LEGEND**



**PLANT SCHEDULE**

NO.	SYM.	QTY	PLANT NAME	LANDSCAPE CODE	SIZE	TRA.	TR.
1	PROULBNA	1	PROULBNA	MULTI TR. TREE	16.0"	6"	4"
2	PRCAGLSCL	2	PRCAGLSCL	BLACK HOLE SPRUCE	8.0"	6"	4"
3	PRULSTROB	1	PRULSTROB	UNDE TR. TREE	8.0"	6"	4"
4	VALN4	1	VALN4	FRANSPRT CHAM APPLE	6.0"	7"	4"
5	PRPOGLATRE	1	PRPOGLATRE	GLADYD ASPEN	10.0"	7"	4"
6	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	6"	4"
7	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
8	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
9	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
10	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
11	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
12	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
13	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
14	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
15	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
16	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
17	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
18	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
19	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
20	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
21	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
22	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
23	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
24	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
25	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
26	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
27	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
28	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
29	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
30	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
31	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
32	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
33	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
34	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
35	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
36	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
37	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
38	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
39	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
40	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
41	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
42	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
43	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
44	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"
45	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"

**SEED SCHEDULE**

NO.	SYM.	QTY	PLANT NAME	LANDSCAPE CODE	SIZE	TRA.	TR.
1	PRULSNA	1	PRULSNA	GLADYD BRANCHED SPRUCE	6.0"	7"	4"

PRELIMINARY - NOT FOR CONSTRUCTION

KIMLEY-HORN & ASSOCIATES, INC.  
 200 UNIVERSITY AVENUE WEST SUITE 2000 ST. PAUL, MN 55111  
 PHONE 651-444-4147  
 WWW.KIMLEY-HORN.COM

DATE: 05/02/18 BY: JLB  
 REVISIONS: NO. DATE

KIMLEY-HORN & ASSOCIATES, INC.  
 200 UNIVERSITY AVENUE WEST SUITE 2000 ST. PAUL, MN 55111  
 PHONE 651-444-4147  
 WWW.KIMLEY-HORN.COM

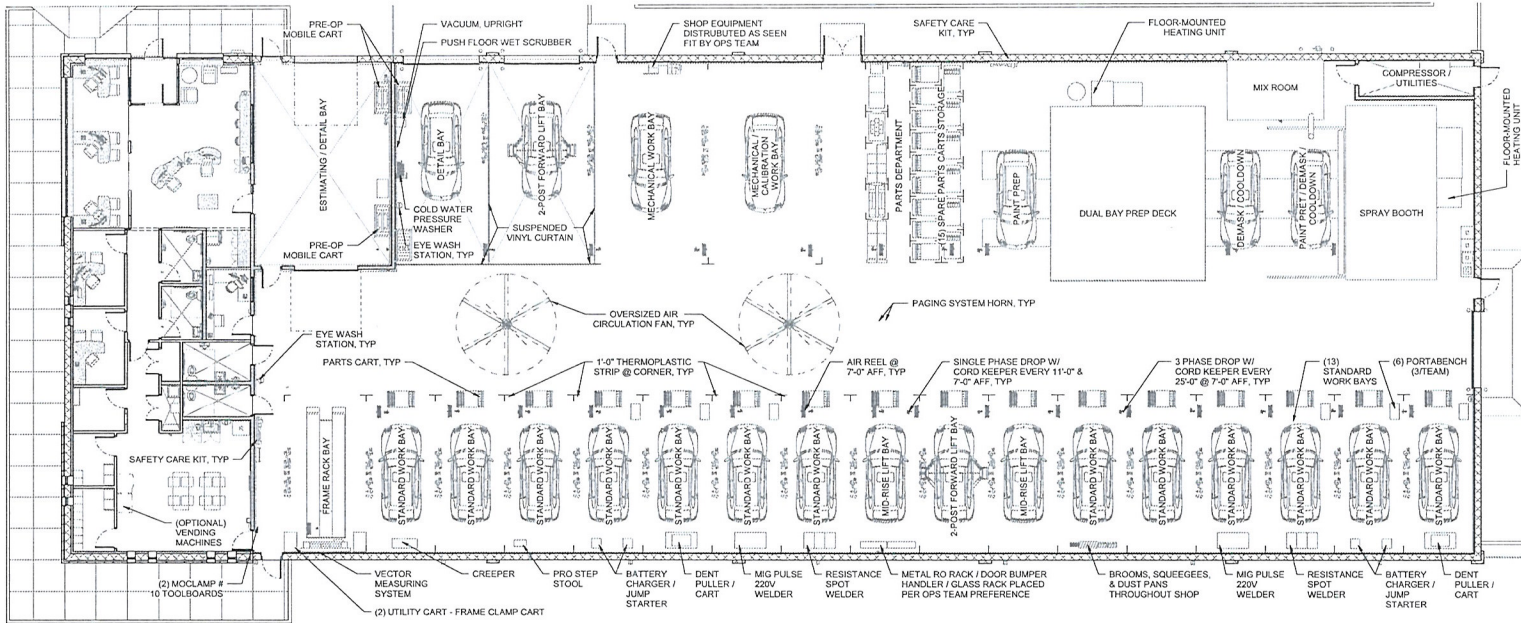
LANDSCAPE PLAN

ABRA AUTO BODY  
 PREPARED FOR  
 OPPIDAN  
 BLAINE

SHEET NUMBER  
 L101

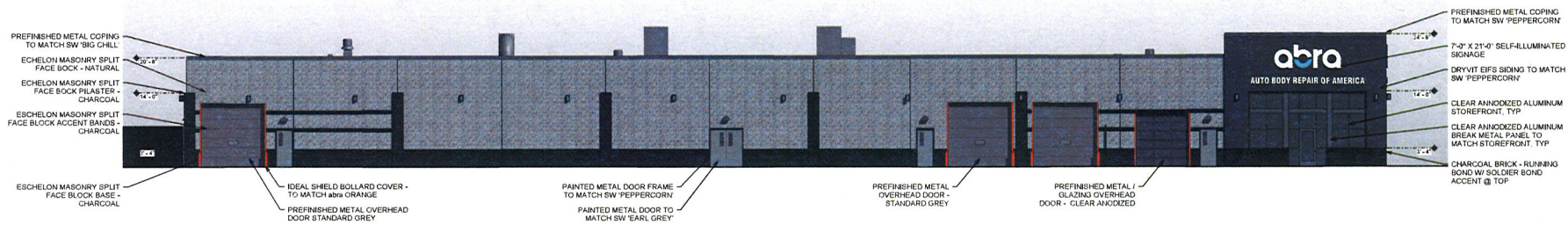


NO.	DESCRIPTION	DATE

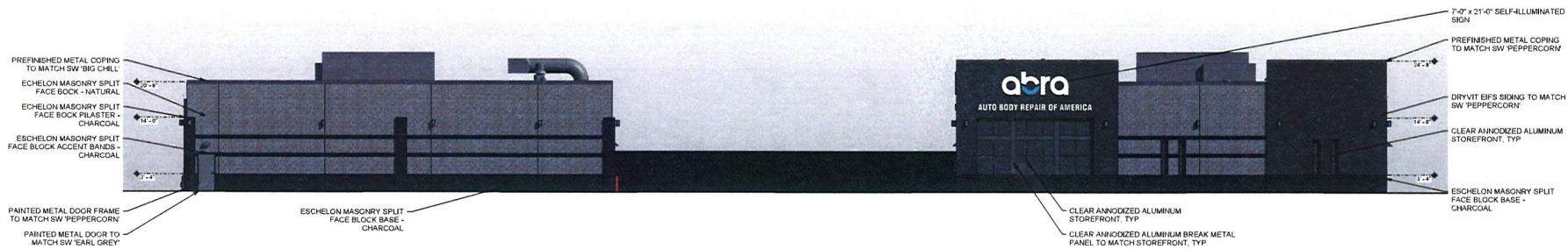


1 FLOOR PLAN - EQUIPMENT  
SCALE: 1/8" = 1'-0"





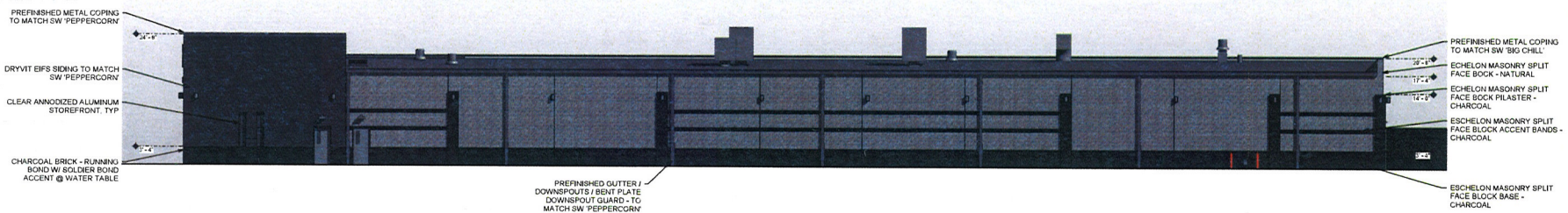
1 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE 1/8" = 1'-0"



3 CENTRAL AVENUE SERVICE ROAD ELEVATION  
SCALE 1/8" = 1'-0"



4 NORTH ELEVATION  
SCALE 1/8" = 1'-0"



400 VIAER STREET  
SUITE 200  
EXCELSIOR, MN 55331



CENTRAL AVENUE | BLAINE, MN

PROTOTYPE RELEASE  
05.18.18

NO.	DESCRIPTION	DATE

TEST FIT  
EXTERIOR  
ELEVATIONS