

## **WATER MAIN NOTES**

EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR ANY INSTALLATIONS.

PROVIDE PIPE INSULATION WHERE SEWER (SANITARY OR STORM) CROSSES WITHIN 18" OF WATER MAIN.

PROPOSED WATER MAIN SHALL BE 6" DIP CLASS 52 AND 1-1/2" COPPER TYPE K
MECHANICAL JOINTS SHALL BE USED FOR WATER MAIN PIPES 4" IN DIAMETER AND
LARGER. RUBBER GASKETS SHALL CONFORM TO AWWA C111 (ANSI AZ1.11).

MAINTAIN MINIMUM 7.5-FT COVER TO TOP OF ALL WATER MAIN PIPE.

#### **SANITARY SEWER NOTES**

EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROPOSED SANITARY SEWER SHALL BE PVC SDR 35.



#### STORM SEWER NOTES

FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

WHEN CALLED OUT AS PIPE, STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (ROP) ANSI C76 WITH R-4 GASKETS OR, IF ALLOWED BY CITY, HOPE PIPE ANY 8E USED. (SEE PLAN FOR LOCATIONS WHERE RCP) IS REQUIRED.) HOPE PIPE SHALL MEET THE REQUIREMENTS OF AGSHTO M294, TYPE S WITH WAITERTIGHT CONNECTIONS. USE SAMD/GRANULPS MATERIAL FOR BACKFILLING AND COMPACTION OF HOPE/PVC PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM 2015.

STORM SEWER LENGTHS INCLUDE THE EATING LENGTH OF THE FLARED—END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF DIDE

BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH

STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/
APPROVED RESULENT RUBBER JOINTS TO MAKE THEM GASTICHT OR
WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIR
AND CONNECTIONS OF PUSTING LINES CONSTRUCTED WITH SUCH JOINTS.

# **CURB & BITUMINOUS NOTES**

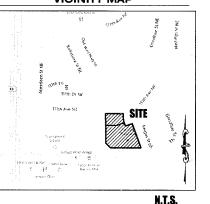
REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.

SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.

BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION,

FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION
CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.

## VICINITY MAP



# SHEET INDEX

C1 GRADING, DRAINAGE, ESC, & UTILITY PLAN
C2 DETAILS

GRADING, DRAINAGE, ESC, & UTILITY PLAN CLUB WEST COMMONS, BUILDING 2

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DRAWN BY: DESIGN B C.M. C.W.P.

UILDING 2
NE MINNESOTA

PREPARED FOR: H C DEVELOPMENT



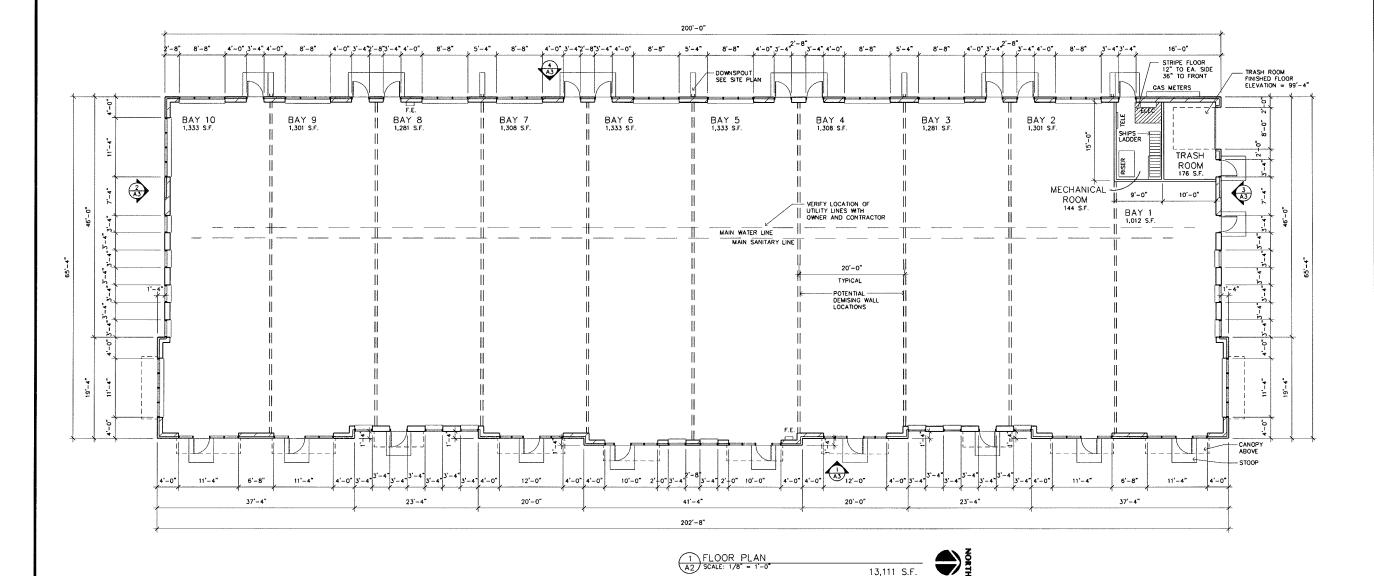
SITE PLANNING 8 ENGINEERING PLOWE ENGINEERING, INC.

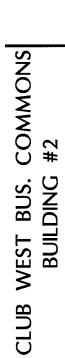
6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014 PHONE: (651) 361-8210 FAX: (651) 361-8701

0 10 2

NORTH

**C**1





LAMPERT ARCHITECTS

420 Summit Avenue St. Paul, MN 55102 Phone:763.755.1211 Fax:763.757.2849 Immert@lampert—arch.com

ARCHITECT CERTIFICATION:
I HERBY CERTIFY THAT THIS PLAN,
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/EST BUS. CC BUILDING #2 Blaine, Minnesota

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Drawn By: JRB Checked By: LL Revisions

9/24/14 CITY SUBMITTAL

FLOOR PLAN

Sheet Number

Project No. 060922-1



LAMPERT ARCHITECTS

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ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLM,
SPECIPICATION OF REPORT WAS
SPECIPACED BY ME OF LIVER BY OF THE STATE OF THE STATE BY A SPECIFIC DICKESS OF THE STATE OF THE STATE

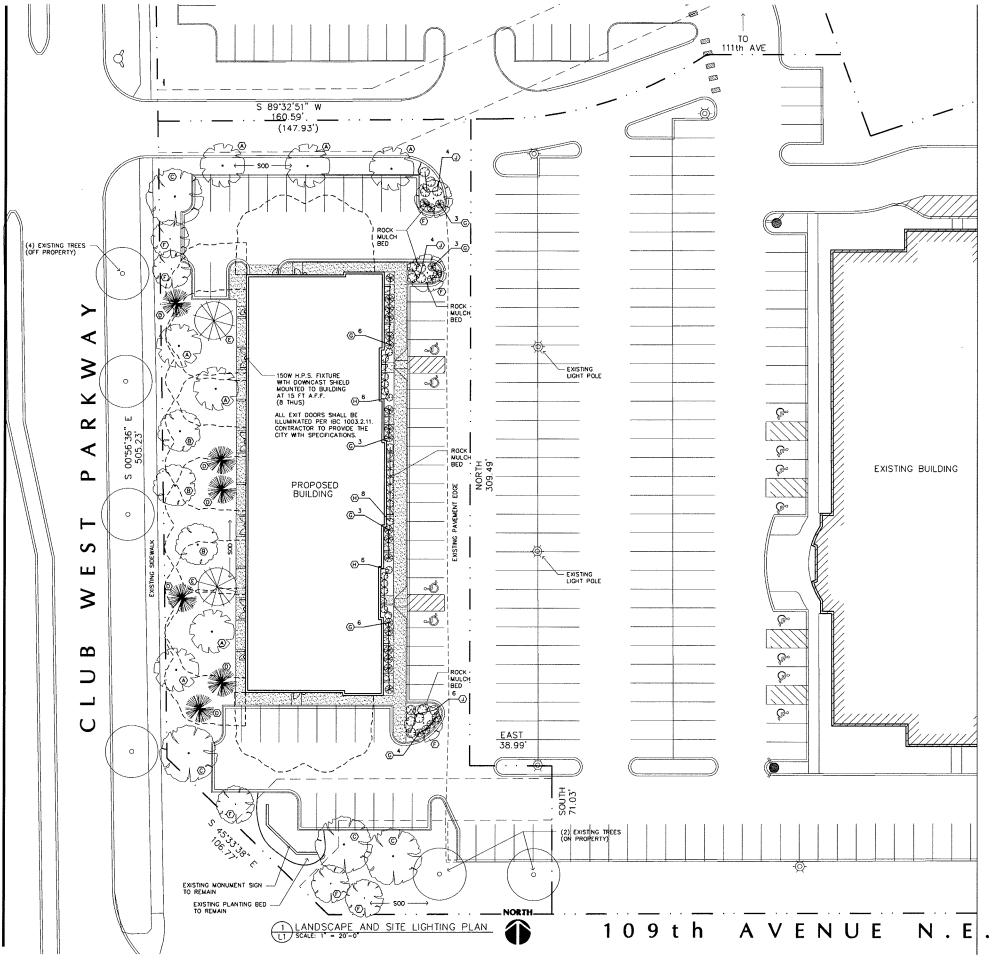
COMMONS #2 Blaine, Minnesota BUILDING BUS. **WEST** CLUB

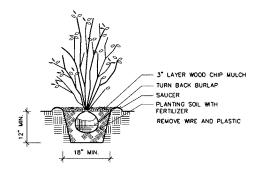
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**ELEVATIONS** 

Sheet Number

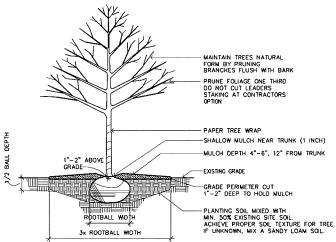
Project No. 060922-1





SHRUB PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

TYPE	BOTANICAL NAME	COMMON NAME	QTY.	REMARKS
(A)	FRAXINUS PENNSYLVANICA LANCEOLATA	MARSHALL'S SEEDLESS ASH	7	2 1/2 • B/B
⑱	ULMUS	DISEASE RESISTANT DUTCH ELM	3	2 1/2° € 8/B
©	QUERCUS BICOLOR	SWAMP OAK	4	3* 8/8
0	PICEA GLAUCA DENSATA	BLACK HILL SPRUCE	6	6'-0" TALL B/E
(E)	PICEA PUNGENS	GREEN SPRUCE	2	8'-0" TALL 8/E
Ē	MALUS RED SPLENDOR	RED SPLENDOR CRABAPPLE	8	2" CALIPER
©	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	28	24" POT
Θ	RIBES ALPINUM	ALPINE CURRENT	20	24" POT
<b>3</b>	EUONYMUS ALATUS 'COMPACTA'	COMPACT BURNING BUSH	14	24" POT

#### LANDSCAPE NOTES:

- 1. ALL AREAS TO BE SODDED OVER 4" OF TOP SOIL
  WITH NO MORE THAN A 35% SAND MIXTURE
  2. PROVIDE UNDERGROUND IRRIGATION SYSTEM FOR ALL SODDED OR PLANTED AREAS.
  IRRIGATION SYSTEM MUST INCLUDE A MOISTURE SENSOR.
  3. NO SIGNIFICANT VEGETATION EXISTS ON SITE

- SITE PERIMETER = APPROXIMATELY 1,085 L.F.
  MINIMUM LANDSCAPE QUANTITIES BASED ON CITY OF BLAINE
  ZONING ORDINANCE RELATING TO THE HIGHWAY 65 OVERLAY DISTRICT AS FOLLOWS: OVERSTORY TREES

1,085 L.F. AT 1/100 L.F. = 10.85 x 1.5 = 16 TREES 25% OF 15 TREES TO BE 3" CALIPER = 4 TREES 14+2 EXISTING = 16 PROVIDED PINE TREES

1,085 L.F. AT 1/200 L.F. = 5.43 x 1.5 = 8 TREES 25% OF 8 TREES TO BE 8 TALL = 2 TREES 8 TREES PROVIDED

1,085 L.F. AT 1/200 L.F. = 5.43 x 1.5 = 8 TREES 25% OF 8 TREES TO BE 2" CALIPER = 2 TREES 8 TREES PROVIDED

1,085 L.F. AT 1/30 L.F. = 36.17 x 1.5 = 54 SHRUBS 62 SHRUBS PROVIDED

PLANTING BEDS

1 S.F. PER FOOT OF FRONTAGE ON HIGHWAY 65 (PROPERTY DOES NOT FRONT ON HIGHWAY 65)

6. SOO TO BE PLACED TO THE EDGE OF ALL ROADWAYS

## LIGHTING NOTES:

- LIGHTING PLAN IS SCHEMATIC ONLY, LIGHTING IS DESIGN BUILD BY ELECTRICAL CONTRACTOR.
  VERIFY PHOTOMETRICS W/ ELEC. CONTRACTOR.
   SUGGESTED LIGHT FIXTURE IS DECASHELD 400 LUMINAIRE BY GE OR EQUAL TO BE APPROVED BY THE CITY. CONTRACTOR TO PROVIDED CITY WITH CUT SHEET.
- 3. LIGHTING TO BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES.

PRELIMINARY NOT FOR CONSTRUCTION

> COMMONS BUILDING BUS. Blaine, WEST CLUB

Drawn By: JRB Checked By: LL 9/24/14 CITY SUBMITTAL

LANDSCAPE AND SITE LIGHTING PLAN

Sheet Number

Project No. 140911-3