

Case File No. 15-0006



KEY NOTES:

- BIORETENTION AND INFILTRATION AREAS SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION.
- ACCUMULATED CONSTRUCTION SEDIMENT AND DEBRIS SHALL BE REMOVED FROM BIORETENTION AND INFILTRATION AREAS PRIOR TO FINAL STABILIZATION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- ALL TRAFFIC CONTROL METHODS, DEVICES AND LAYOUTS SHALL BE IN ACCORDANCE WITH THE "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND MNDOT SPEC 2564.
- TRUCK TRAFFIC MUST BE MAINTAINED AT ALL TIMES ON PUBLIC STREETS. PRIOR TO WORK WITHIN R/W CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN FOR COUNTY REVIEW AND APPROVAL AND NOTIFY EMERGENCY SERVICES.
- STREET'S SHALL BE KEPT CLEAR AT ALL TIMES.
- CONTRACTOR SHALL PROTECT AND SUPPORT AS NECESSARY ALL EXISTING PUBLIC AND PRIVATE

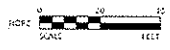
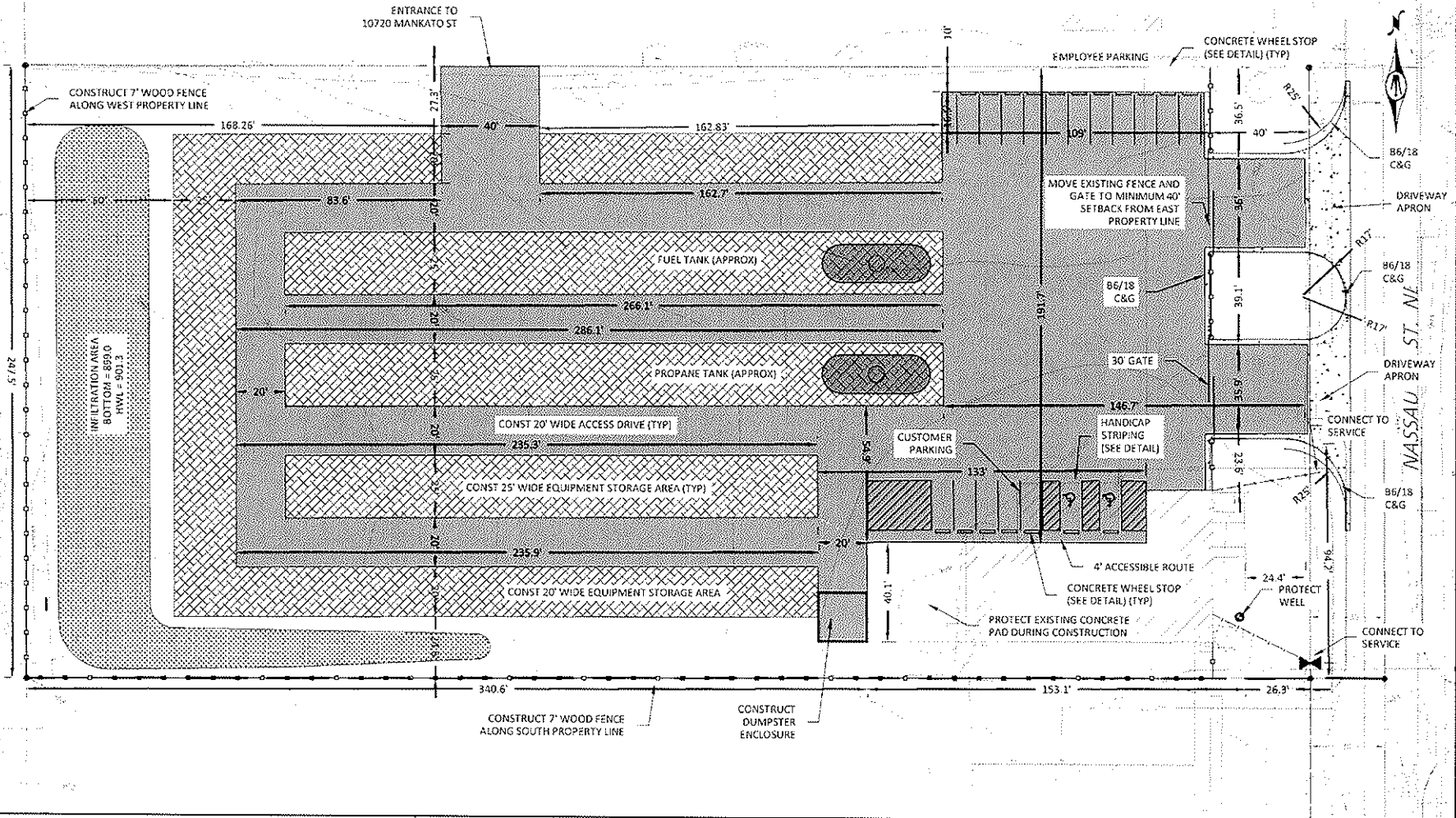
- UTILITIES (GAS, ELECTRIC, FIBER OPTIC, TELEPHONE, WATERMAIN, SANITARY SEWER, STORM SEWER, ETC.).
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DECONTAMINATED MATERIALS REMOVED FROM THIS SITE.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE MINIMUM OF 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- SEE SHEET C5-02 FOR BIORETENTION AND INFILTRATION BASIN CONSTRUCTION.

SITE SUMMARY:

TOTAL PROPERTY AREA	129,256 SQ. FT. (2.97 AC.)
EXISTING COMPACTED SAND AND GRAVEL AREA	112,470 SQ. FT. (2.58 AC.)
PROPOSED BITUMINOUS AREA	47,284 SQ. FT. (1.09 AC.)
PROPOSED RECYCLED BITUMINOUS AREA	31,094 SQ. FT. (0.71 AC.)
TOTAL PROPOSED IMPERVIOUS AREA	78,764 SQ. FT. (1.80 AC.)

PAVING LEGEND:

- HEAVY DUTY BITUMINOUS 12" BIT. (NEAR COURSE, 2" BIT. BASE COURSE, 9" CLASS 5 AGGREGATE)
- RECYCLED BITUMINOUS (15" RECYCLED BIT., 6" CLASS 5 AGGREGATE)
- BIORETENTION AREA, PROTECT AT ALL TIMES DURING CONSTRUCTION



PROJECT: 15000 NASSAU ST. SITE IMPROVEMENTS
 DATE: 06/29/2015
 DRAWN BY: GARY CARLSON
 CHECKED BY: GARY CARLSON

SCALE: AS SHOWN
 DATE: 06/29/2015

BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 15000 NASSAU ST. SUITE 100, MINNETONKA, MN 55345
 763.437.1100
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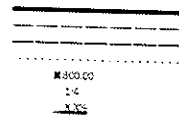
GARY CARLSON EQUIPMENT CO.
 NASSAU ST. SITE IMPROVEMENTS
 SITE PLAN
 C4.01

GRADING PLAN NOTES:

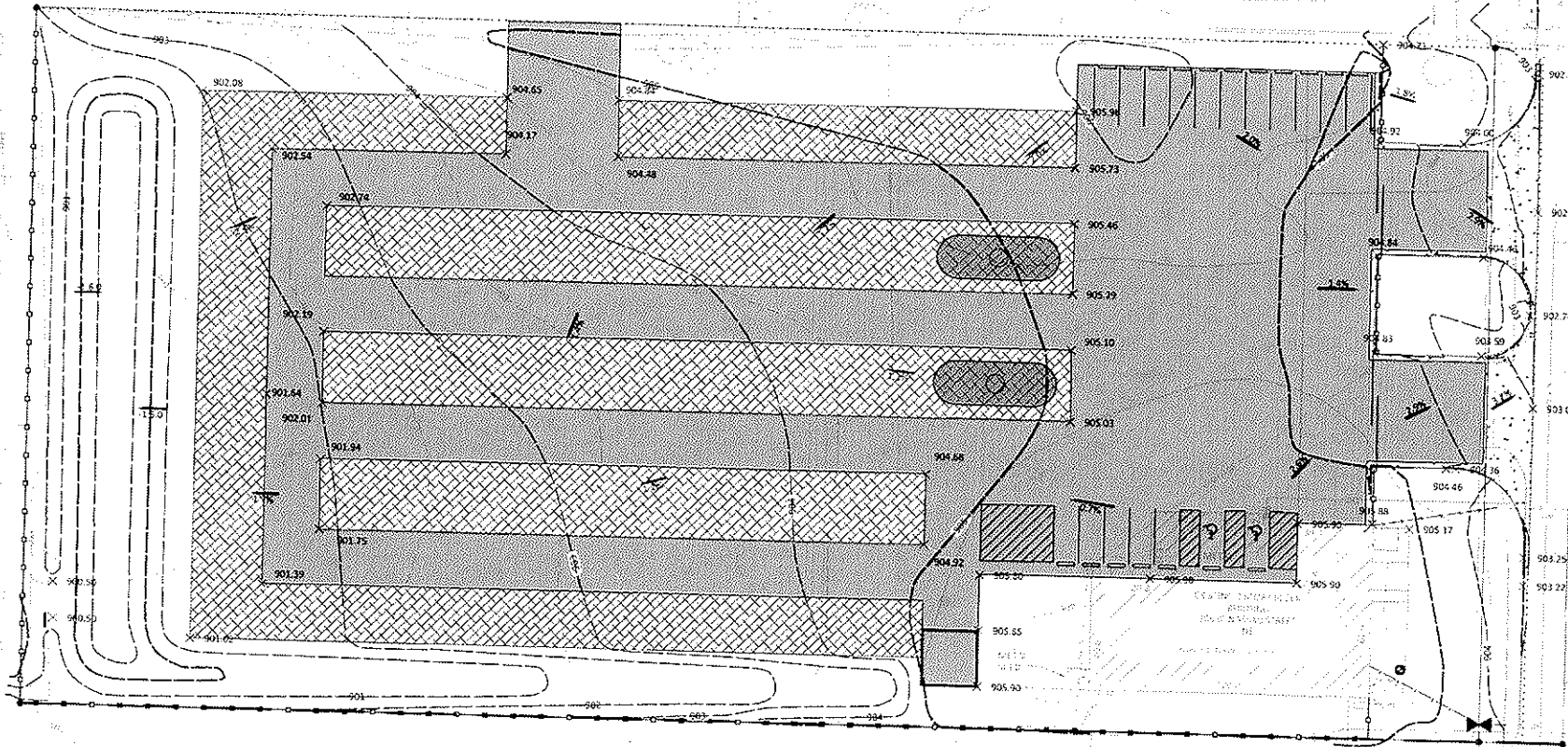
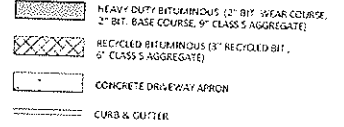
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CUT OR FILL SLOPES SHALL BE 1:3 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO

5. RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS, AT ALL TIMES.
8. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE MINIMUM 6 INCHES OF TOPSOIL.
9. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
11. SEE LANDSCAPE PLAN FOR SURFACE RESTORATION AND REQUIREMENTS.
12. SEE SHEET C3.02 FOR BOWTIE/TRENCH AND INFILTRATION BASIN CONSTRUCTION.
13. ALL ELEVATIONS ALONG CURB LINE ARE TO TOP BACK OF CURB.

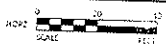
GRADING LEGEND:



PAVING LEGEND:



NASSAU ST. NE



PROJECT: NASSAU ST. NE SITE IMPROVEMENTS
 DATE: 06/27/2013
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 CHECKED BY: [Signature]

DATE	TITLE
06/27/2013	GRADING PLAN

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GARY CARLSON EQUIPMENT CO.
 NASSAU ST. NE SITE IMPROVEMENTS
 GRADING PLAN

C3.01






GENERAL NOTES

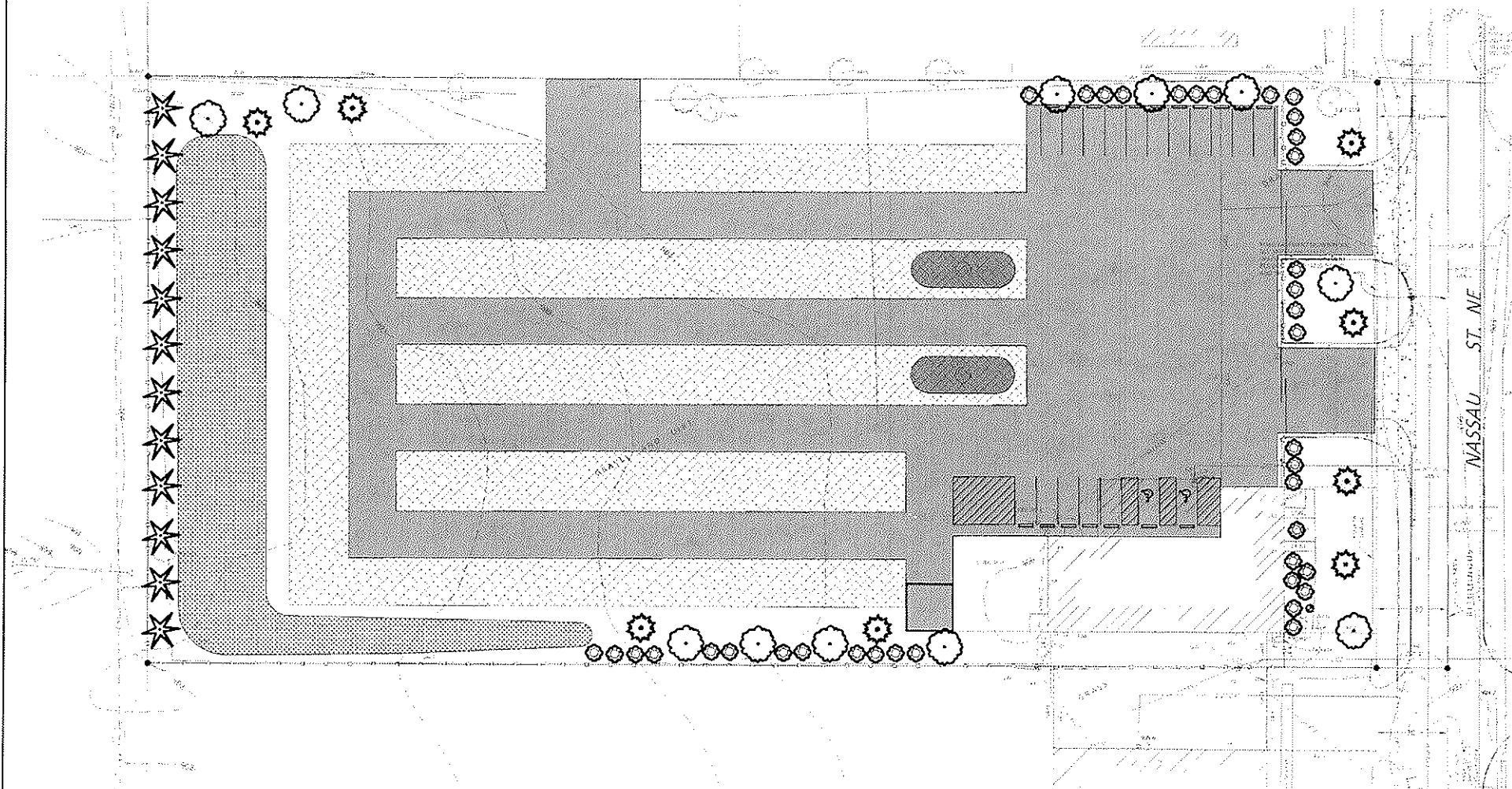
1. TREE SPECIES DETERMINED BY OWNER.
2. ALL TREES AND SHRUBS SHALL MEET CITY OF BLAINE MINIMUM SIZING CRITERIA.
3. SEE SHEET 8.03 FOR PLANTING DETAILS.

MINIMUM PLANT SIZE CRITERIA

1. OVERSTORY DECIDUOUS - 2.5 INCH CALIPER
2. CONIFEROUS - 6 FEET IN HEIGHT
3. SHRUBS - 24 INCH POT
4. ORNAMENTAL TREES - 2 INCH CALIPER

LANDSCAPE & EROSION CONTROL LEGEND

-  CONIFEROUS TREE (TOTAL 12)
-  SHRUBS (MINIMUM 51)
-  ORNAMENTAL TREE (TOTAL 8)
-  OVERSTORY DECIDUOUS TREE (TOTAL 11)
-  BIODETENTION AREA, PROTECT AT ALL TIMES DURING CONSTRUCTION



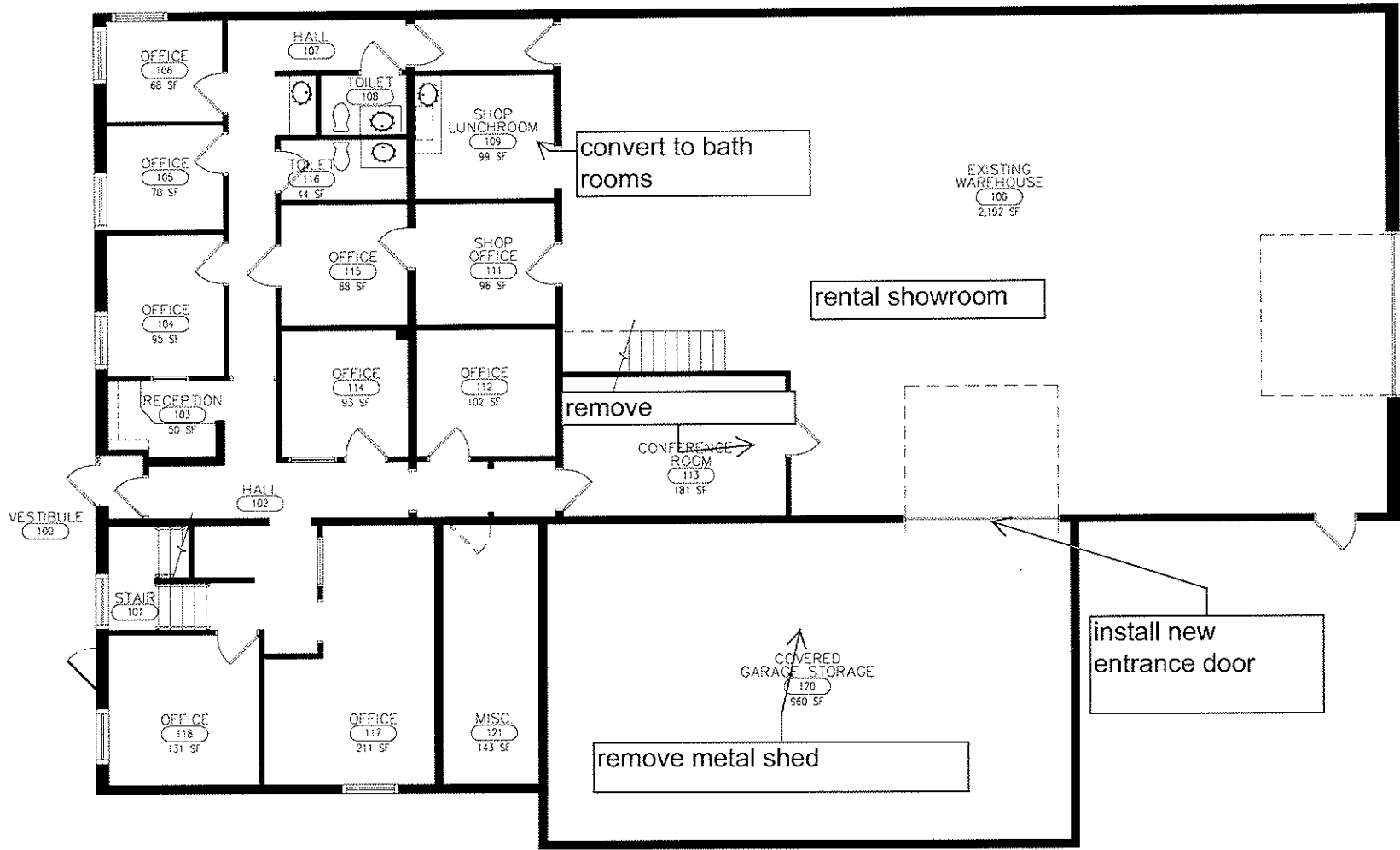
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SCALE: 1/8" = 1'-0"

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 248.763.1234

DATE: 05/29/2021

GARY CARLSON EQUIPMENT CO.
 NASSAU ST NE SITE IMPROVEMENTS
 LANDSCAPE PLAN



OFFICE/WAREHOUSE
10630 Nassau St NE
BLAINE, MN

STREET LEVEL
FLOOR PLAN
RENTABLE SQ. FT.
5,364 RSF

1 STREET LEVEL OFFICE/WAREHOUSE - 5,364 RENTABLE SQUARE FEET
A1.0 3/32" = 1'-0"

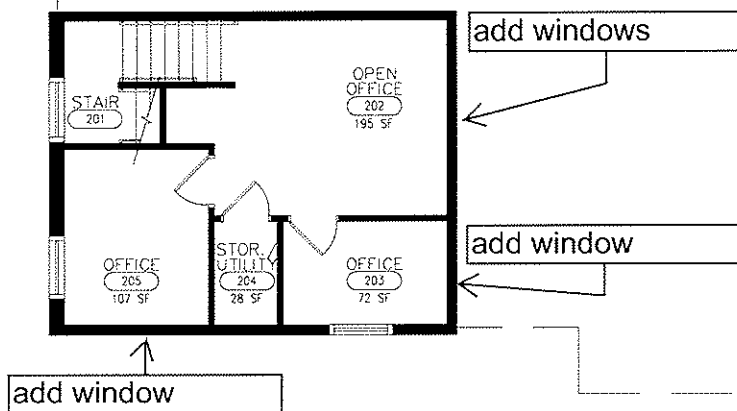


OFFICE/WAREHOUSE
10630 Nassau St NE
BLAINE, MN

SECOND LEVEL
FLOOR PLAN
RENTABLE SQ. FT.
490 RSF

A-2

SINGLE STORY
OFFICE/WAREHOUSE



1 SECOND LEVEL - 490 RENTABLE SQUARE FEET
A2 3/32" = 1'-0"

