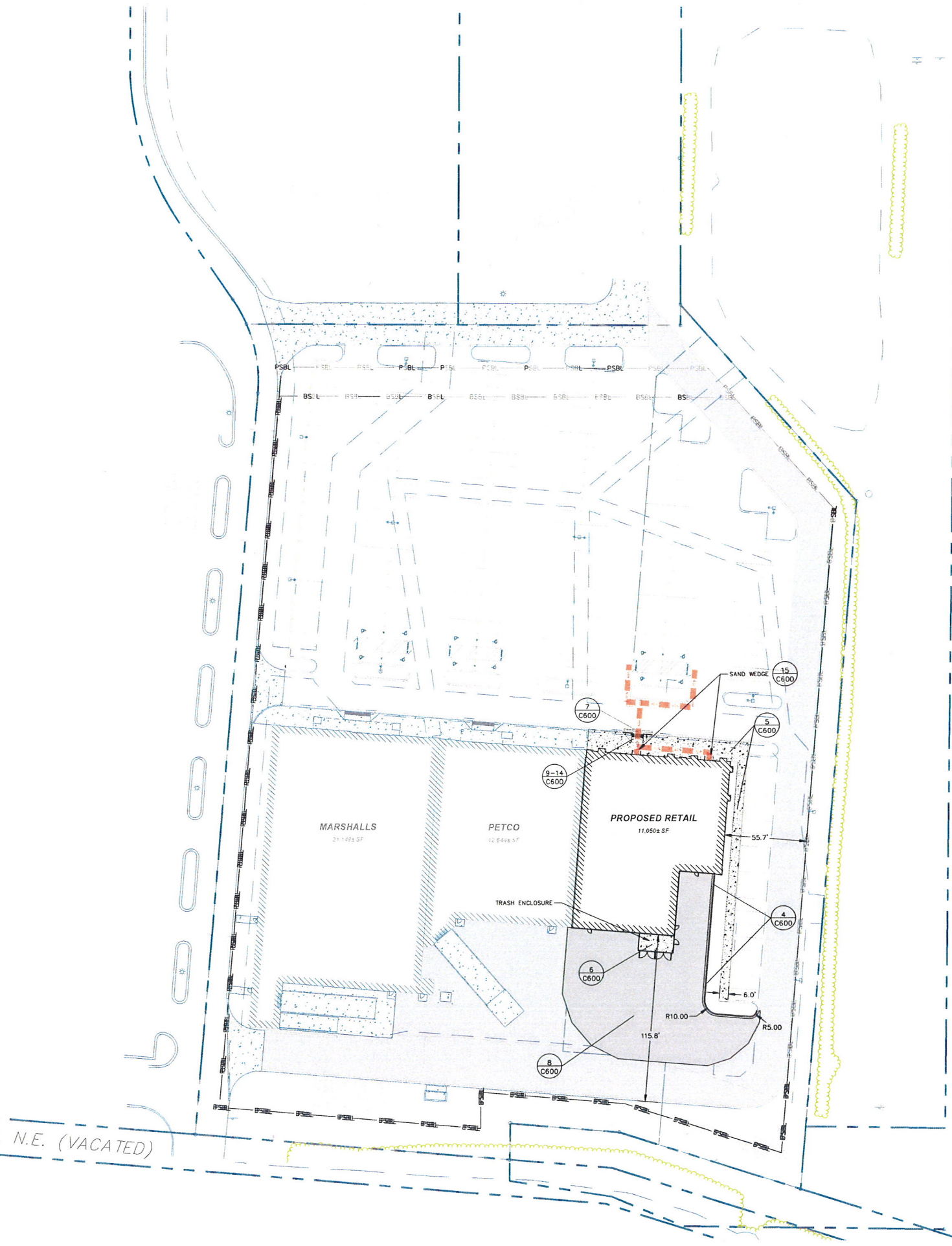


Case File No. 15-0069
Ryan Companies US, Inc.

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



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SITE NOTES:

- CONTRACTOR MUST FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS. THIS WOULD INCLUDE ALL EXISTING UTILITIES AND TOPOGRAPHIC FEATURES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR TO PROPERTY LINE UNLESS OTHERWISE NOTED.



RYAN A+E, INC.
 533 South Third Street, Suite 100
 Minneapolis, MN 55415
 612-492-4000 tel
 612-492-3000 fax

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	EXISTING	PROPOSED	PREVIOUSLY PROPOSED EXPANSION
ZONING	PBD	PBD	
PERVIOUS AREA	58,072 SF	34,261 SF	33,266 SF
IMPERVIOUS AREA	172,818 SF	196,629 SF	197,624 SF
PERCENT IMPERVIOUS	74.8%	85.2%	85.6%

	BUILDING SETBACK	PARKING SETBACK
FRONT YARD	50'	30'
SIDE YARD	15'	15'
REAR YARD	20'	20'

NO MAXIMUM BUILDING HEIGHT

	EXISTING	PROPOSED
REG. PARKING STALLS	233	233
HANDICAP PARKING	12	12
MOTORCYCLE PARKING	0	0
BICYCLE PARKING	0	0
TRUCK PARKING	0	0
TOTAL PARKING STALLS	244	244
PROOF OF PARKING	0	0

RETAIL PARKING = 1 PER 200 SF OF GROSS FLOOR AREA

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT INFORMATION
**BLAINE RETAIL -
CENTRAL AVENUE
ACRES**

11633 ULYSSES STREET
 BLAINE, MN 55434

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.

Name
 CHAD LOCKWOOD
 REGISTRATION NO. DATE
 44985
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 DRAWN BY CHECKED BY
 TJR CHL
 JOB NO. DATE
 700-461 7/13/2017

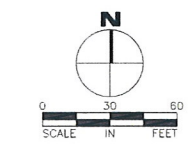
LEGEND:

EXISTING	PROPOSED	
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[Symbol]	[Symbol]	LDT/TRACT LINE
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	BITUMINOUS
[Symbol]	[Symbol]	HEAVY DUTY BITUMINOUS
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	GRAVEL
[Symbol]	[Symbol]	CHAIN LINK FENCE
[Symbol]	[Symbol]	WOOD FENCE
[Symbol]	[Symbol]	NORMAL WATER LEVEL
[Symbol]	[Symbol]	HIGH WATER LEVEL
[Symbol]	[Symbol]	BLOCK RETAINING WALL
[Symbol]	[Symbol]	STONE RETAINING WALL
[Symbol]	[Symbol]	TREE LINE
[Symbol]	[Symbol]	POLE LIGHT
[Symbol]	[Symbol]	TRAFFIC SIGNAL
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	BOLLARD
[Symbol]	[Symbol]	PROPERTY CORNER
[Symbol]	[Symbol]	DECIDUOUS TREE
[Symbol]	[Symbol]	CONIFEROUS TREE
[Symbol]	[Symbol]	WELL
[Symbol]	[Symbol]	BUILDING SETBACK LINE
[Symbol]	[Symbol]	PARKING SETBACK LINE
[Symbol]	[Symbol]	ADA ROUTE
[Symbol]	[Symbol]	FLAG POLE
[Symbol]	[Symbol]	TRUNCATED DOME
[Symbol]	[Symbol]	CURB STOP
[Symbol]	[Symbol]	BENCHMARK

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	7/13/2017	CITY SUBMITTAL
...

CITY SUBMITTAL
 7/13/2017
SITE PLAN



C300



RYAN A+E, INC.
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PROJECT INFORMATION
**BLAINE RETAIL -
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BLAINE, MN 55434

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under the laws of the State of Minnesota

Name _____

CHAD LOCKWOOD

REGISTRATION NO. _____ DATE _____
44999 _____

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JOB NO. 700-461 DATE 7/13/2017

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	7/13/2017	CITY SUBMITTAL

CITY SUBMITTAL
7/13/2017
GRADING PLAN

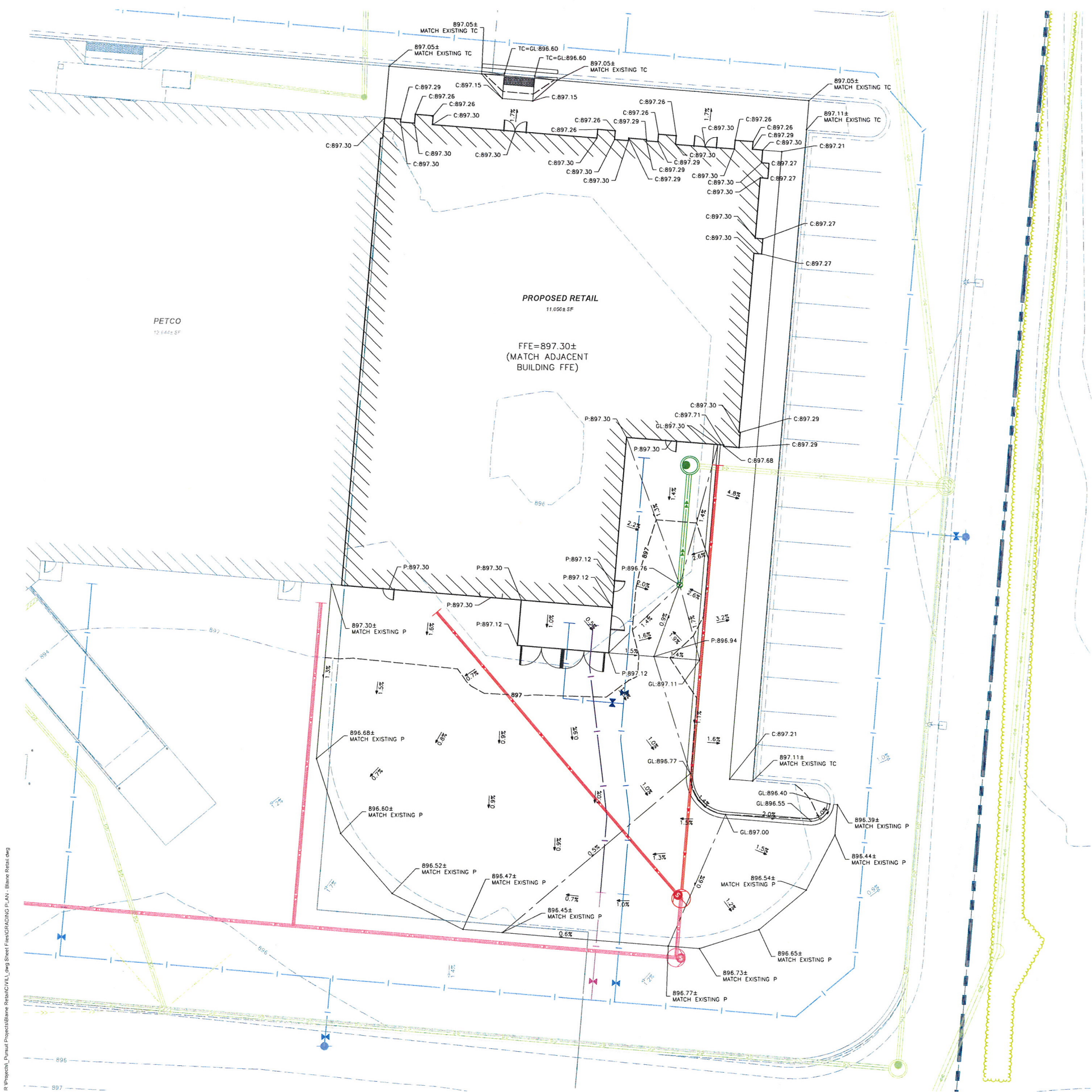
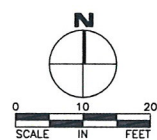
C400

GRADING NOTES:

1. SUBCONTRACTORS WHOSE WORK REQUIRES EXCAVATION SHALL CONTACT NORTH GOPHER ONE-CALL WITHIN TWO WORKING DAYS PRIOR TO EXCAVATION/ CONSTRUCTION. HE/SHE SHALL REPAIR OR REPLACE DAMAGED UTILITIES DURING CONSTRUCTION AT NO COST TO OWNER OR GENERAL CONTRACTOR.
2. EXISTING TOPOGRAPHY PER WESTWOOD PROFESSIONAL SERVICES SURVEY DATED 10/30/2015.
3. SUBCONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
4. SUITABLE GRADING MATERIAL SHALL CONSIST OF ALL SOIL ENCOUNTERED ON THE SITE WITH EXCEPTION OF TOPSOIL, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL AS DIRECTED BY THE GEOTECHNICAL ENGINEER. STOCKPILE TOPSOIL AND GRANULAR FILL AT LOCATIONS DIRECTED BY GENERAL CONTRACTOR.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. PROPOSED GRADES SHOWN ARE FINISHED GRADES
8. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE SUBCONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE
9. THE MINIMUM GRADED SLOPE FROM EDGE OF BUILDING SHALL BE 2 PERCENT UNLESS OTHERWISE NOTED.
10. FINISHED GROUND AND SOD ELEVATION ADJACENT TO BUILDING SHALL BE 6" BELOW FLOOR ELEVATION UNLESS OTHERWISE NOTED.
11. EARTHWORK & PAVING CONTRACTORS ARE RESPONSIBLE FOR GRADING AND SLOPING THE FINISHED GROUND SURFACE TO PROVIDE SMOOTH & UNIFORM SLOPES, WHICH PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PREVENT PONDING IN LOWER AREAS. ANY DERIVATION FROM PLANS SHALL BE APPROVED BY THE PROJECT ENGINEER.
12. GRADING BEHIND CURBS SHALL START AT THE TOP OF CURB
13. VERIFY THAT EXISTING UTILITIES HAVE ADEQUATE COVER TO MEET PROVIDER REQUIREMENTS IN AREAS OF GRADE REVISIONS
14. ALL RETAINING WALLS GREATER THAN FOUR FEET TO BE DESIGNED BY A STRUCTURAL ENGINEER. WALLS TO MATCH EXISTING. IF OWNER APPROVES MODULAR BLOCK CONSTRUCTION, WALL SHALL BE DESIGNED BY A LICENSED DESIGNER AND APPROVED BY GEOTECHNICAL ENGINEER.
15. REMOVE SEDIMENT FROM EXISTING STORM SEWER IF PRESENT

LEGEND:

	EXISTING		PROPOSED	MAJOR CONTOUR
	EXISTING		PROPOSED	MINOR CONTOUR
	EXISTING		PROPOSED	HIGH WATER LEVEL
	EXISTING		PROPOSED	BREAKLINE
	EXISTING		PROPOSED	STORM SEWER PIPE
	EXISTING		PROPOSED	DRAIN TILE
	EXISTING		PROPOSED	STORM INLET
	EXISTING		PROPOSED	STORM MANHOLE
	EXISTING		PROPOSED	FLARED END SECTION
	EXISTING		PROPOSED	STORM CLEANOUT
	EXISTING		PROPOSED	STORM FITTINGS
	EXISTING		PROPOSED	ONE-POINT PERCENT GRADE
	EXISTING		PROPOSED	TWO-POINT PERCENT GRADE
	EXISTING		PROPOSED	SLOPE RATIO
	EXISTING		PROPOSED	CUT / FILL DEPTH
	EXISTING		PROPOSED	PAVEMENT ELEVATION
	EXISTING		PROPOSED	CONCRETE ELEVATION
	EXISTING		PROPOSED	GUTTER LINE ELEVATION
	EXISTING		PROPOSED	TOP OF CURB ELEVATION
	EXISTING		PROPOSED	TOP OF CURB=GUTTER LINE
	EXISTING		PROPOSED	ELEVATION AT TOP OF WALL
	EXISTING		PROPOSED	ELEVATION AT BOTTOM OF WALL
	EXISTING		PROPOSED	GROUND ELEVATION
	EXISTING		PROPOSED	STRUCTURE RIM ELEVATION
	EXISTING		PROPOSED	SOIL BORING
	EXISTING		PROPOSED	BENCHMARK



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UTILITY NOTES:

1. PRIOR TO CONSTRUCTION, SUBCONTRACTORS WHOSE WORK REQUIRES EXCAVATION SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND INVERTS, SHOWN OR NOT SHOWN. ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
2. THE UTILITY CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF THE BUILDING PIPE SYSTEM PRIOR TO CONSTRUCTING SERVICE CONNECTIONS.
3. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BLAINE SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
4. UTILITY TRENCHES SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PROVIDED BY GEOTECHNICAL ENGINEER.
5. FIELD ADJUST ALL CASTINGS TO MATCH FINAL GRADES.
6. THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE SEWER, WATER AND PLUMBING PERMITS FROM THE CITY'S BUILDING DEPARTMENT.
7. GENERAL CONTRACTOR SHALL COORDINATE WORK WITH ALL UTILITY COMPANIES.
8. CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT (763) 785-6172 FOR INSPECTION OF ALL UTILITY WORK.
9. ALL CALLOUTS IN RED ARE VERTICAL CLEARANCES BETWEEN PIPES (TOP OF LOWER PIPE TO BOTTOM OF UPPER PIPE). ALL WATER LINES ARE ASSUMED TO HAVE 8' OF COVER UNLESS OTHERWISE STATED IN RED CALLOUTS.

LEGEND:

EXISTING	PROPOSED	
		STORM SEWER PIPE
		DRANTILE
		STORM INLET
		STORM MANHOLE
		FLARED END SECTION
		STORM CLEANOUT
		STORM FITTINGS
		SANITARY SEWER PIPE
		SANITARY SEWER FORCE MAIN
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		WATER MAIN
		HYDRANT
		GATE VALVE
		WATER MANHOLE
		BUTTERFLY VALVE
		POST INDICATOR VALVE
		REDUCER
		METER
		CHECK VALVE
		FIRE DEPARTMENT CONNECTION
		WELL
		FIRE SPRINKLER
		IRRIGATION
		IRRIGATION CONTROL BOX
		NATURAL GAS
		ELECTRIC OVERHEAD
		ELECTRIC UNDERGROUND
		FIBER OPTIC OVERHEAD
		FIBER OPTIC UNDERGROUND
		TELEPHONE OVERHEAD
		TELEPHONE UNDERGROUND
		CABLE OVERHEAD
		CABLE UNDERGROUND
		STEAM
		CHILLED WATER
		PETROLEUM
		ELECTRIC HANDHOLE
		ELECTRIC MANHOLE
		ELECTRIC METER
		TRANSFORMER
		GENERATOR
		LIGHT POLES
		TRAFFIC SIGNAL
		POWER POLE
		GAS VALVE
		GAS METER
		FIBER OPTIC MANHOLE
		CABLE MANHOLE
		CABLE BOX
		TELEPHONE MANHOLE
		TELEPHONE BOX

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CONSTRUCTION**

PROJECT INFORMATION
**BLAINE RETAIL -
CENTRAL AVENUE
ACRES**

11633 ULYSSES STREET
BLAINE, MN 55434

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Name
CHAD LOCKWOOD

REGISTRATION NO. DATE
44986

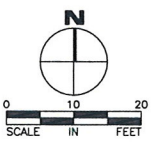
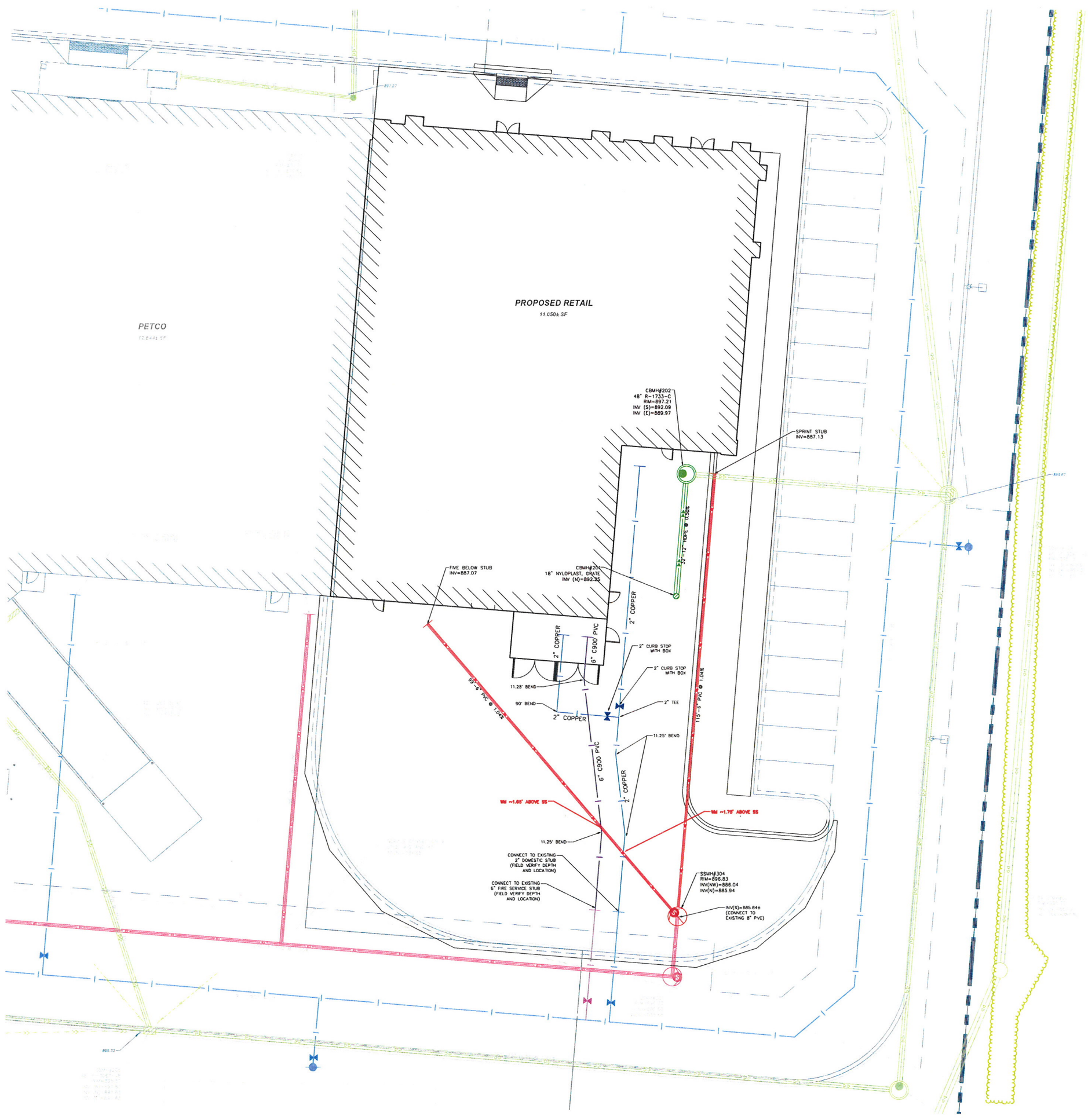
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JOB NO. 700-491 DATE 7/13/2017

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ISSUE #	DATE	DESCRIPTION
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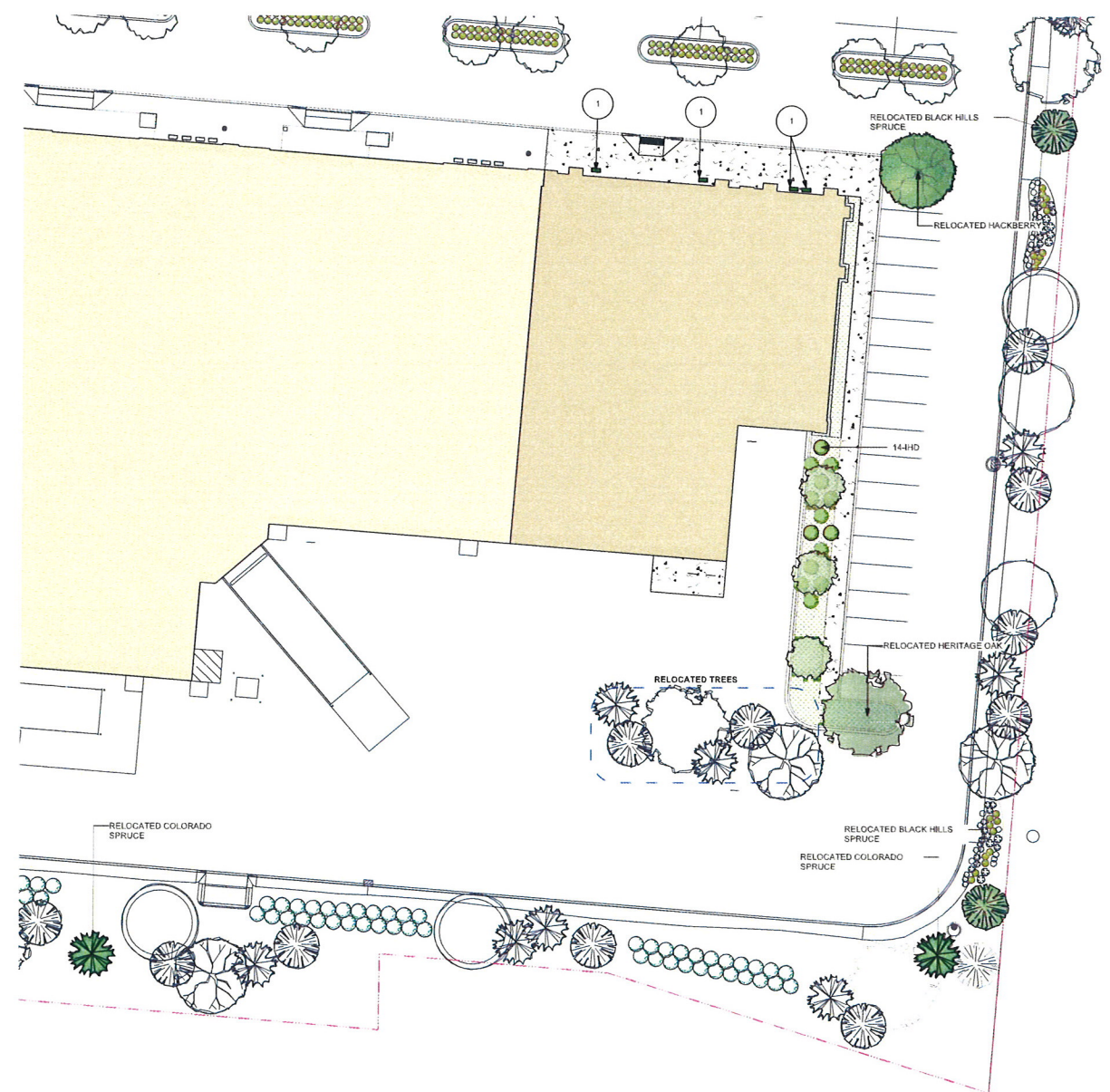
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7/13/2017

UTILITY PLAN

C500



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HIGHWAY 65

LEGEND

- CONCRETE (REFER TO CIVIL)
- 2-4" RIVER ROCK MULCH
- 4" HARDWOOD MULCH
- 500

KEY NOTES

- 1 (6) WAUSAU TRUSS PLANTERS STANDARD WEATHERSTONE 815 WHITE TRUSS

PLANT LIST				
Common Name	Botanical Name	Qty	Size	
Evergreen Trees				
BLACK HILLS SPRUCE	<i>Picea glauca var. densata</i>	2	RELOCATED	
COLORADO SPRUCE	<i>Picea pungens</i>	2	RELOCATED	
Deciduous Trees				
HACKBERRY	<i>Celtis occidentalis</i>	1	RELOCATED	
HERITAGE OAK	<i>Quercus x macdonnellii 'Clemens'</i>	1	RELOCATED	
IVORY SILK LILAC	<i>Syringa reticulata 'Ivory Silk'</i>	3	2' B&B	
Shrubs				
IHD IVORY HALO DOGWOOD	<i>Cornus alba 'Balthaz'</i>	14	5 GAL	

NOTES

- REFER TO GRADING PLAN FOR GRADES AND EROSION CONTROL.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED, UNLESS OTHERWISE NOTED. LANDSCAPE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING PLANT MATERIAL UNTIL ESTABLISHED.
- ALL PLANTING AREAS SHALL RECEIVE 4" OF SHREDDED HARDWOOD MULCH.
- LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO OWNER.
- ALL DISTURBED AREAS SHALL BE SOODED UNLESS OTHERWISE NOTED.
- REFER TO L500 FOR SITE NOTES.
- REFER TO SPECS FOR FURTHER INFORMATION.
- THE LANDSCAPE PLANT LIST IS FOR CONVENIENCE TO THE LANDSCAPE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT COUNTS ON PLAN.
- ALL EXISTING PLANTINGS SHALL BE PROTECTED FROM CONSTRUCTION WITH FENCING. REFER TO DETAIL 11.500.



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WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

PRELIMINARY
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CONSTRUCTION

PROJECT INFORMATION
BLAINE RETAIL-
CENTRAL AVE
ACRES

LOCATION
11633 ULYSSES STREET
BLAINE, MN 55434

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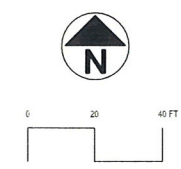
KEVIN PFEFFER

REGISTRATION NO. DATE
46107 -

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DRAWN BY: CLR CHECKED BY: KWP
JOB NO.: 700-461 DATE: 7/13/2017

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	7/13/17	CITY SUBMITTAL



ISSUE SET
7/13/2017

LANDSCAPE
SITE PLAN

L100

**ARCHITECTURAL
CONSORTIUM L.L.C.**

901 North Third Street, Suite 220 Minneapolis, MN 55401 612-436-4030
Fax 612-692-9960



Mark	Revision / Issue	Date
PRELIMINARY NOT FOR CONSTRUCTION		

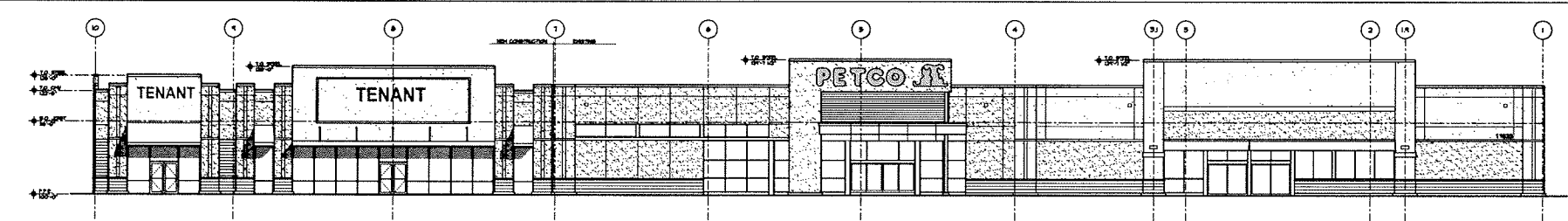
BLAINE RETAIL

BLAINE, MN

**EXTERIOR
ELEVATIONS**

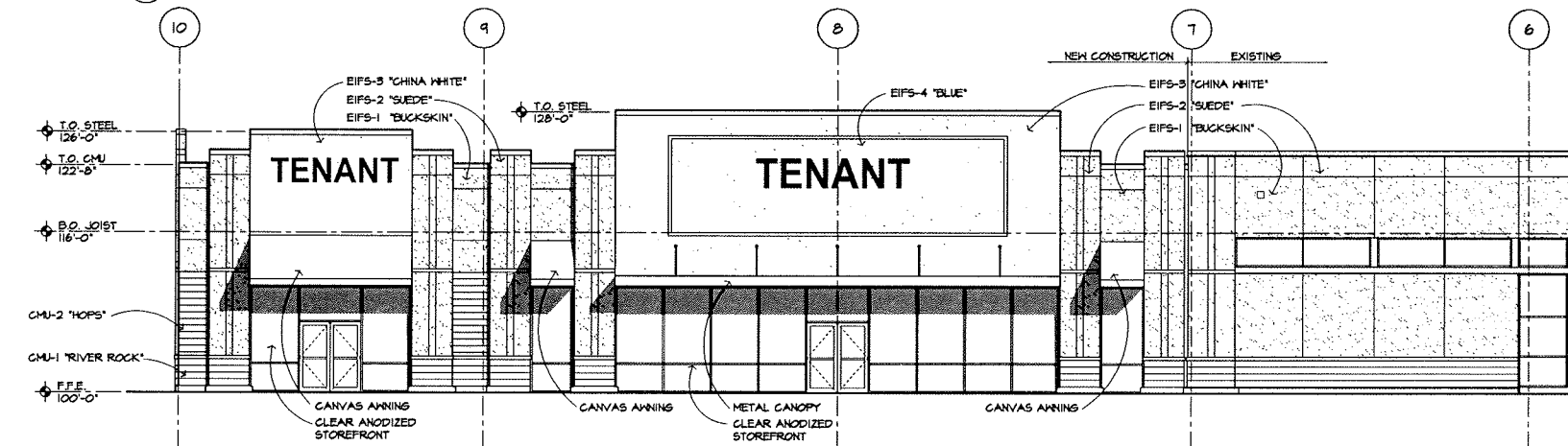
PROJECT NUMBER:	17-1054-01
ISSUED DATE:	07-14-17
DRAWN BY:	BL
CHECKED BY:	KA

A3.1



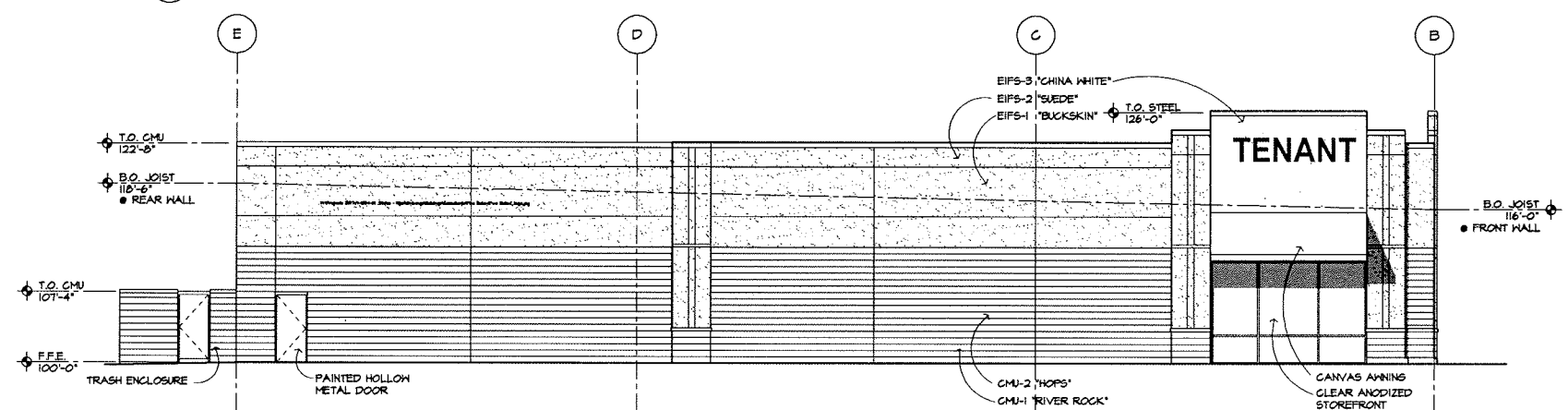
1 OVERALL NORTH ELEVATION

1/8" = 1'-0"



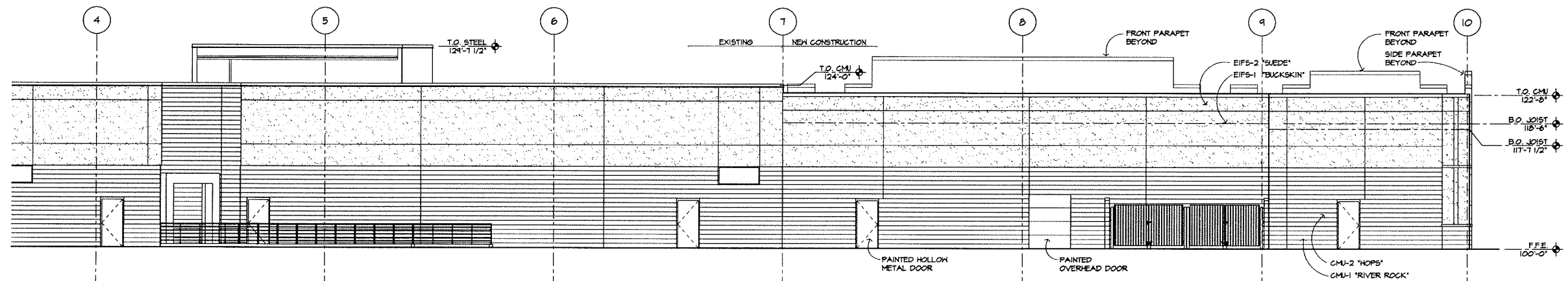
2 NORTH ELEVATION

1/8" = 1'-0"



3 EAST ELEVATION

1/8" = 1'-0"



4 SOUTH ELEVATION

1/8" = 1'-0"



Mark	Revision / Issue	Date
<i>PRELIMINARY NOT FOR CONSTRUCTION</i>		

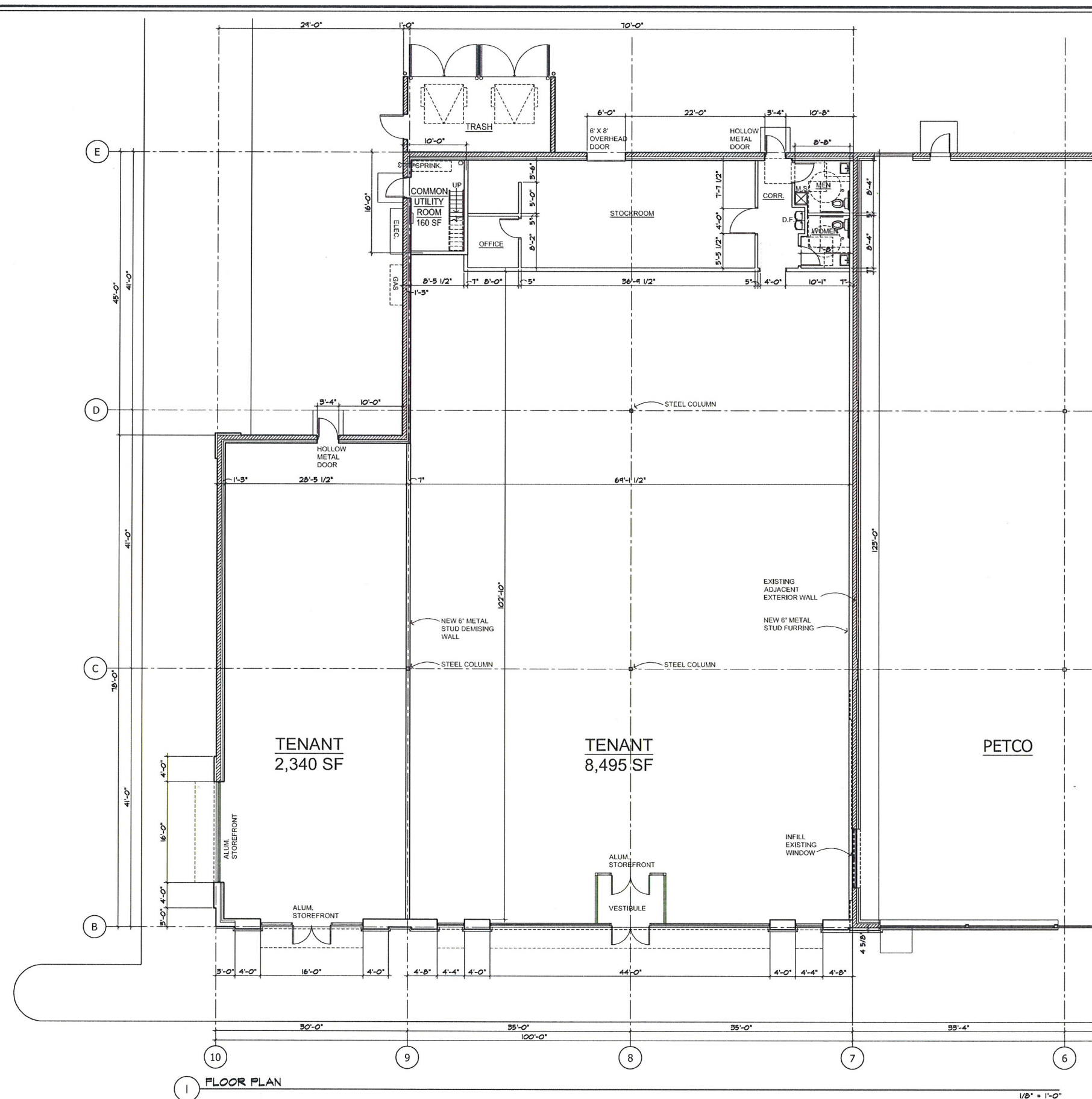
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BLAINE, MN

FLOOR PLAN

PROJECT NUMBER:	IT-1054-01
ISSUED DATE:	07-19-17
DRAWN BY:	BL
CHECKED BY:	KA

A2.1



FLOOR PLAN

1/8" = 1'-0"

