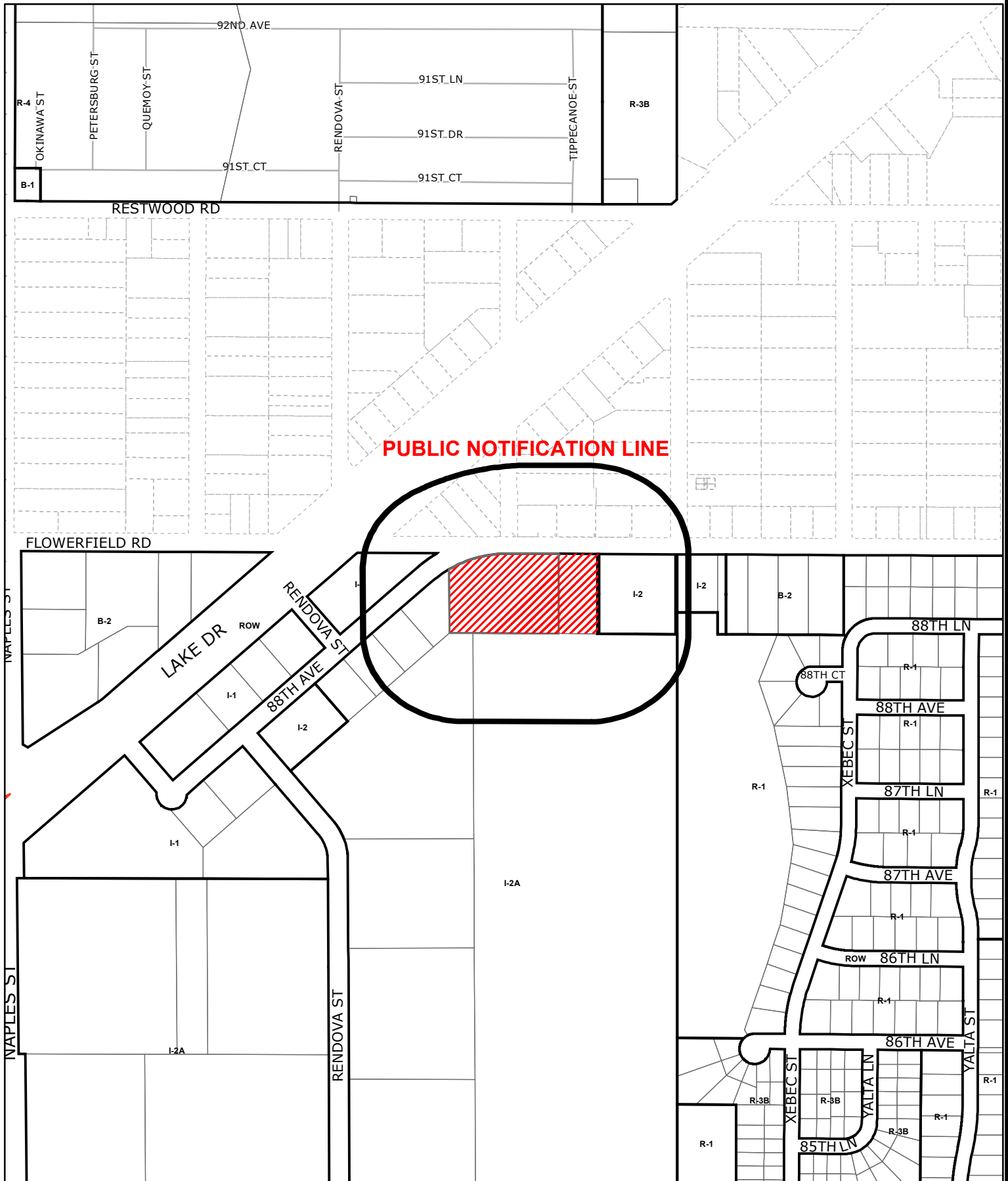




Case File No. 20-0023
Service Plus Transport



BLAINE, MINNESOTA

LEGEND *

	EXISTING OVERHEAD ELECTRIC		PROPOSED OVERHEAD ELECTRIC
	EXISTING UNDERGROUND TELEPHONE		PROPOSED SANITARY SEWER PIPE
	EXISTING UNDERGROUND CABLE		PROPOSED STORM SEWER PIPE
	EXISTING TELEPHONE PEDESTAL		PROPOSED DRAINTILE AND CLEAN-OUT
	EXISTING ELECTRICAL PEDESTAL		PROPOSED ELECTRIC SERVICE *
	EXISTING CABLE PEDESTAL		PROPOSED GAS SERVICE *
	EXISTING UTILITY POLE		PROPOSED TELEPHONE SERVICE *
	EXISTING LIGHT POLE		PROPOSED STORM MANHOLE
	EXISTING STORM SEWER		PROPOSED CATCH BASIN
	EXISTING WATER MAIN		PROPOSED FLARED-END SECTION
	EXISTING SANITARY SEWER		PROPOSED GATE VALVE
	EXISTING FORCEMAIN		PROPOSED HYDRANT
	EXISTING STORM MANHOLE		PROPOSED SANITARY SEWER MANHOLE
	EXISTING CATCH BASIN		PROPOSED CONTOUR
	EXISTING FLARED-END SECTION		PROPOSED SPOT ELEVATION
	EXISTING GATE VALVE		PROPOSED SPOT ELEVATION
	EXISTING HYDRANT		PROPOSED SPOT ELEVATION
	EXISTING WELL		PROPOSED SPOT ELEVATION
	EXISTING SANITARY SEWER MANHOLE		PROPOSED SPOT ELEVATION
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GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

ALL UTILITIES THAT WILL BE OWNED AND MAINTAINED BY THE CITY AFTER CONSTRUCTION SHALL BE BUILT TO CITY STANDARDS.

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY PRIOR TO ANY WORK.

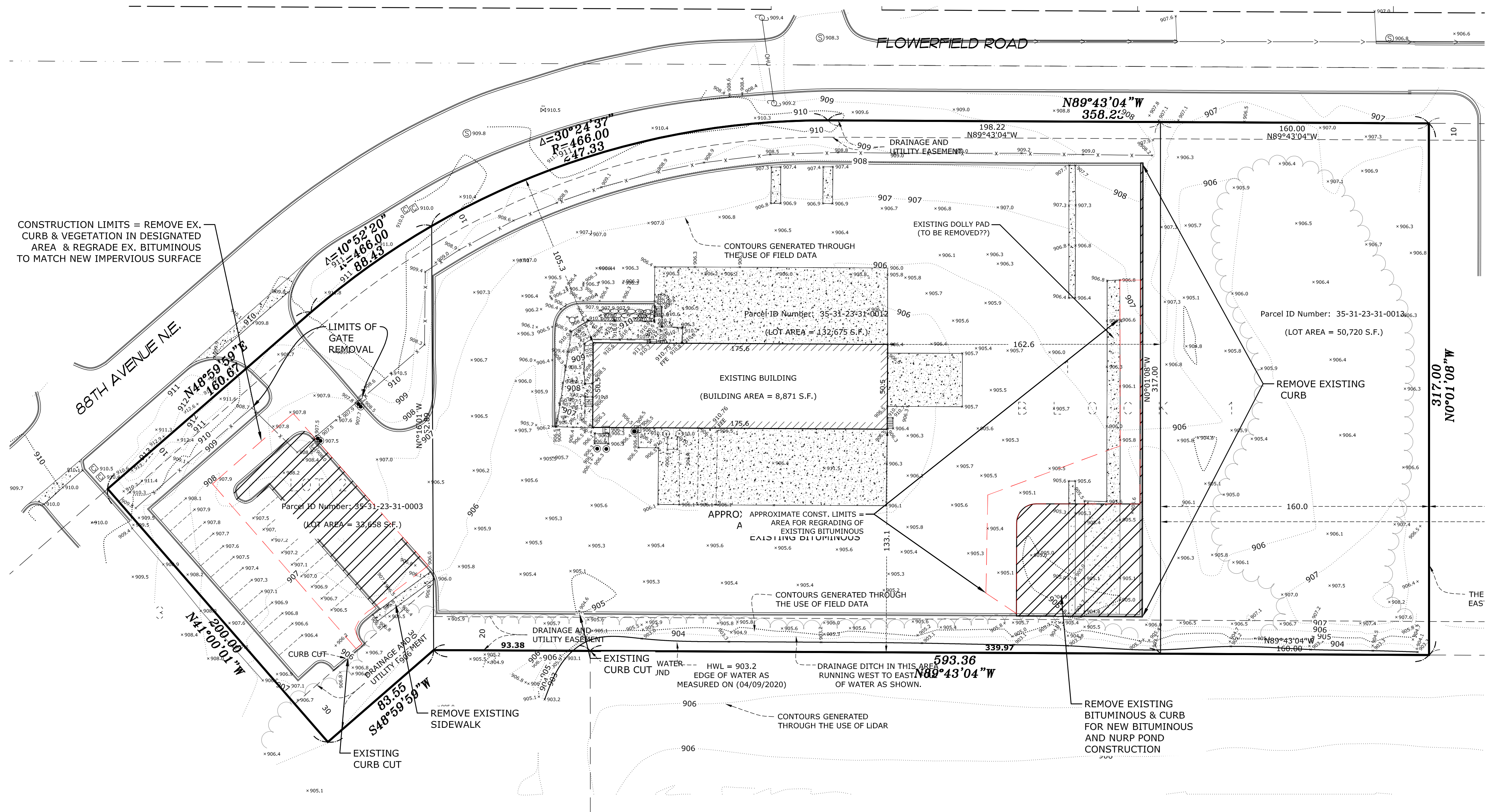
STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

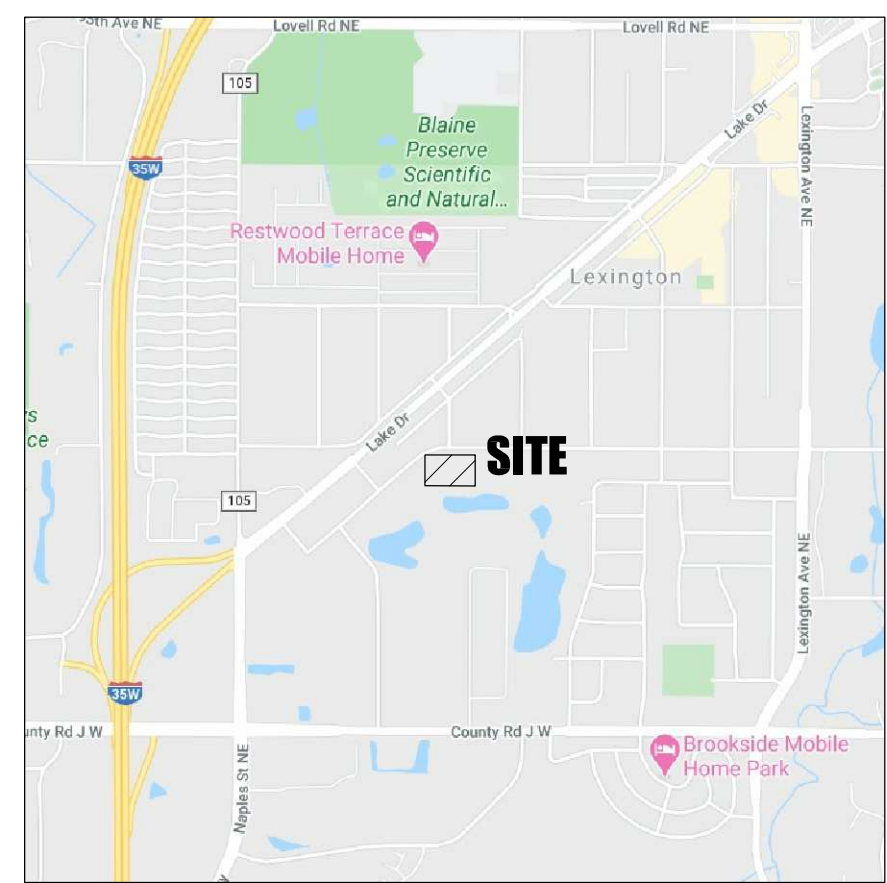
ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.



below.
Call before you dig.



VICINITY MAP



NOT TO SCALE

[illegible]

hereby certify that this plan was prepared by me or by me under direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
CHARLES W. PLOWE
DATE: 06.12.2020 LIC. NO. 18227

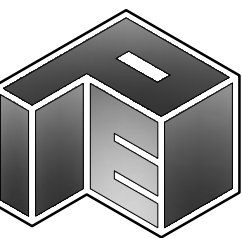
DATE: 06.12.2020 LIC. NO. 18227

SERVICE PLUS TRANSPORT

BLAINE, MINNESOTA

TITLE SHEET, NOTES, LEGEND
REMOVAL PLAN

PREPARED FOR:
CLASSIC
CONSTRUCTION



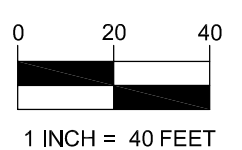
**SITE PLANNING
& ENGINEERING**

PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH

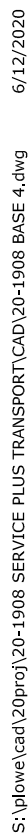


CO

SHEET INDEX

C1	TITLE SHEET, LEGEND & EXISTING CONDITIONS
C2	CIVIL SITE PLAN
C3	GRADING, DRAINAGE & EROSION CONTROL PLAN
C4	DETAILS

C5.1 STORM WATER POLLUTION PREVENTION PLAN
C5.2 STORM WATER POLLUTION PREVENTION PLAN



DESIGNED BY: M.Q.A.	DESIGN BY: C.W.P.
CHECKED BY: M.Q.A.	PROJ. NO. 20-1908

ORIGINAL DATE:
APRIL 24, 2020

DATE: 06.12.2020 LIC. NO. 18227

SERVICE PLUS TRANSPORT

BLAINE, MINNESOTA

GDEC PLAN

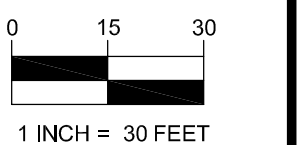
PREPARED FOR:
CLASSIC
CONSTRUCTION



LOWE

ENGINEERING, INC.

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



C3

CERTIFICATE OF SURVEY

~for~ CLASSIC CONSTRUCTION
~of~ SERVICE PLUS TRANSPORT EXPANSION
BLAINE, MN

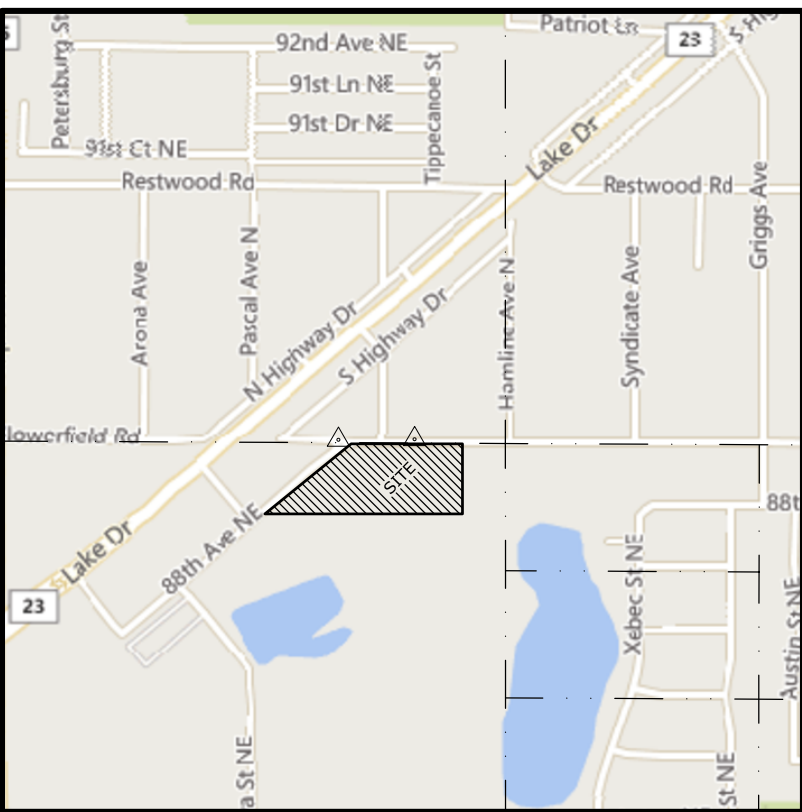
OVERALL TREE INVENTORY

(AS OF 06/23/2020)

- 19 MAPLES
- 11 POPULARS
- 1 BOX ELDER
- 10 SPRUCES
- 1 ELM
- 1 UNKNOWN ORNAMENTAL TREE

VICINITY MAP

PART OF SEC. 35, TWP. 31, RNG. 23



ANKA COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES BOLLARD
- DENOTES CATCH BASIN
- ▣ DENOTES CABLE PEDESTAL
- ⊞ DENOTES ELECTRICAL BOX
- ⊞ DENOTES EXISTING SPOT ELEVATION
- ⊞ DENOTES GAS METER
- ⊞ DENOTES GAS VALVE
- ⊞ DENOTES HYDRANT
- ⊞ DENOTES MAILBOX
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES SIGN
- ⊞ DENOTES FENCE
- ⊞ DENOTES STEEL RAILING
- ⊞ DENOTES RETAINING WALL
- ⊞ DENOTES TREE LINE
- ⊞ DENOTES OVERHEAD UTILITY
- ⊞ DENOTES BITUMINOUS SURFACE
- ⊞ DENOTES CONCRETE SURFACE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

LEGAL DESCRIPTIONS

That part of Lot 1, Block 1, ROBERTS ADDITION, lying west of the east 470 feet thereof; (subject to easements of record)

That part of the East 470 feet of Lot 1, Block 1, ROBERTS ADDITION, lying west of the east 310 feet thereof; (subject to easements of record)

Lot 2, Block 1, ROBERTS ADDITION
(Subject to easements as shown on plat)

GENERAL NOTES

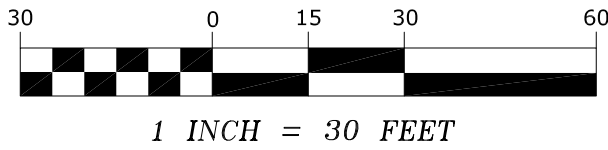
- Parcel ID Numbers: 35-31-23-31-0003, 35-31-23-31-0012 and 35-31-23-31-0013.
- Address of the surveyed premises: 3686 FLOWERFIELD RD NE, Blaine, MN 55014 and 3630 88TH AVE NE, Blaine, MN 55014.
- Bearings shown hereon are based on the south line of Lot 1, Block 1, ROBERTS ADDITION, having an assumed bearing of North 89 degrees 43 minutes 04 seconds West. Plat bearings are rotated to Anoka County Datum.
- Surveyed premises shown on this survey map is in Flood Zone X (area of minimal flooding), according to Flood Insurance Rate Map Community Panel No. 27003C0343E by the Federal Emergency Management Agency, effective date December 16, 2015.
- Boundary area of the surveyed premises: 217,053± sq. ft. (4.98 acres).
- The City of Blaine has indicated that the surveyed premises shown on this survey is currently zoned I-A2 (Heavy Industrial) under the applicable zoning regulations, and that the current setbacks are:

Building: Front/Side corner = 40 feet
Side = 15 feet
Rear = 20 feet

Parking: Front/Side corner = 25 feet
Side = 10 feet
Rear = 10 feet

For additional information contact the Planning and Community Development Department at the City of Blaine at (763) 785-6144.
- The surveyed premises has access to Flowerfield Road N.E., a public street.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- The field survey of this site was completed on April 9th, 2020 and June 22nd, 2020.
- Curb shots are taken at the top and back of curb.
- Contours shown were generated through the use of field data and LIDAR.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Benchmark: MndOT Station # 68440. NGS Name 0208-X. Elevation = 933.92 NAVD88 datum

GRAPHIC SCALE



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Daniel W. Obermiller
DANIEL W. OBERMILLER
Date: 06/23/2020 License No. 25341

DRAWN BY:	BCD	JOB NO:	200315BT	DATE:	04/16/20
CHECK BY:	DWO	FIELD CREW:	JH/CB		
1	6/23/2020	ADDED TREE INVENTORY	BCD		
2					
3					
NO.	DATE	DESCRIPTION	BY		