

Case File No. 19-0020
North Central Plaza

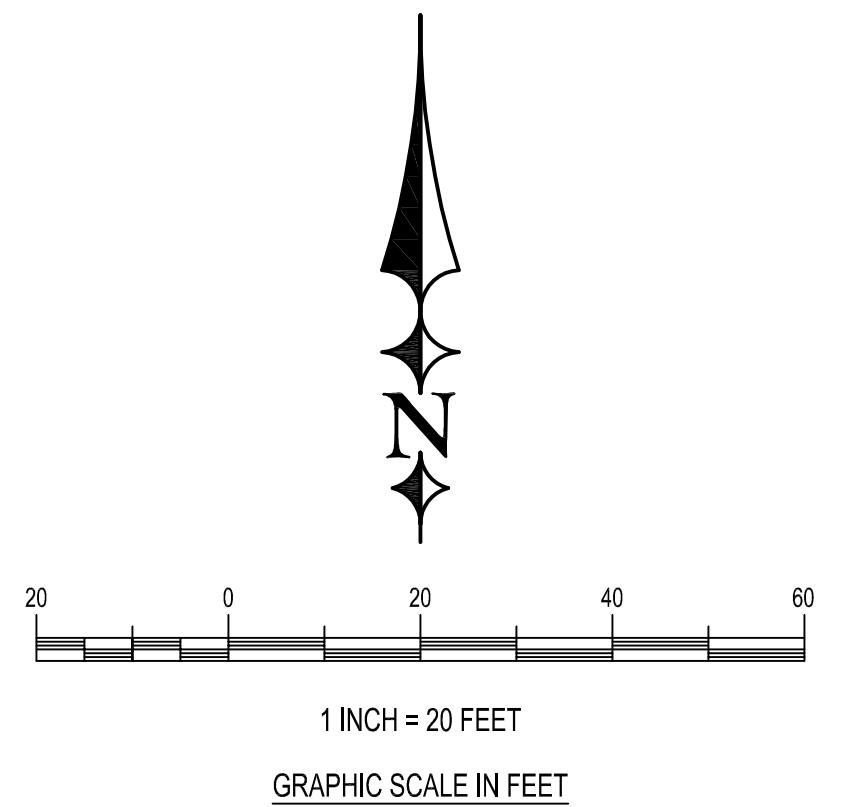


DRAWING PHASE:	
OWNER REVIEW	✓
AGENCY REVIEW	
BID DOCUMENT	
FOR CONSTRUCTION	
AS-BUILT DOCUMENT	

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.

TODD A. ERICKSON, PE
40418

LICENSE NO.
07/10/2019
DATE:



Legend

— - - - -	PROPERTY BOUNDARY
--- 864 ---	EXISTING 2-FT CONTOUR
■■■■■	DENOTES EXISTING BIT. SURFACE
○	DENOTES EXISTING SIGN
— E —	DENOTES EXISTING UNDERGROUND ELECTRICAL LINE
— UCC —	DENOTES EXISTING UNDERGROUND COMMUNICATION LINE
■■■■■	DENOTES EXISTING STORM CATCH BASIN
□	DENOTES EXISTING STORM MANHOLE
△	DENOTES EXISTING WATER GATE VALVE
◆◆◆◆◆	DENOTES EXISTING HYDRANT
◎	DENOTES EXISTING SANITARY MH

Legal Description

LOT 5, BLOCK 1, PREMIER BMC PARTNERS 2ND ADDITION, ANOKA COUNTY MINNESOTA

Keyed Notes

- ① SAW CUT EXISTING BIT. 2-FT OUT FROM EXISTING CURB TOE TO INSTALL NEW APRON
- ② SAW CUT EXISTING CONCRETE CURB AND GUTTER TO INSTALL NEW APRON
- ③ BUILDING PAD PREVIOUSLY CONSTRUCTED.
- ④ REMOVE PANELS OF CONCRETE BACK TO EXISTING JOINT.
- ⑤ SET UP SIGNAGE AND BARRICADE FOR SIDEWALK CLOSURE.
- ⑥ PROVIDE BARRELS ALONG AREA OF CURB REMOVALS PER MMUTCD AND CITY REQUIREMENTS.
- ⑦ EXISTING RATE AND WATER QUALITY DETENTION POND.
- ⑧ EXISTING OUTLET STRUCTURE
- ⑨ EXISTING BOX ELDER / BRUSH GROWTH SINCE LOT WAS GRADED IN 2006 TO BE REMOVED (CONTRACTOR TO CLEAR LOT OF EXISTING BRUSH AND TREES UP TO POND EASEMENT)
- ⑩ EXISTING STORM SEWER CATCH BASIN (CASTING EXISTS BUT RINGS ARE NOT INSTALLED), CONTRACTOR SHALL PLAN ON ADJUSTING CASTING TO MATCH TO PROPOSED GRADES.

Project Plan Set Index:

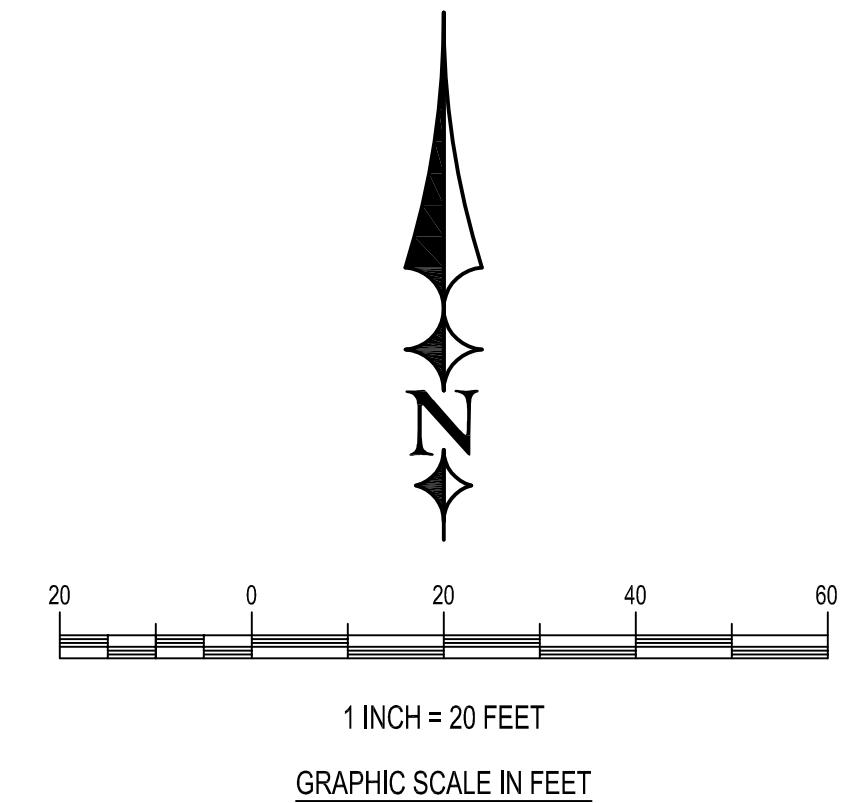
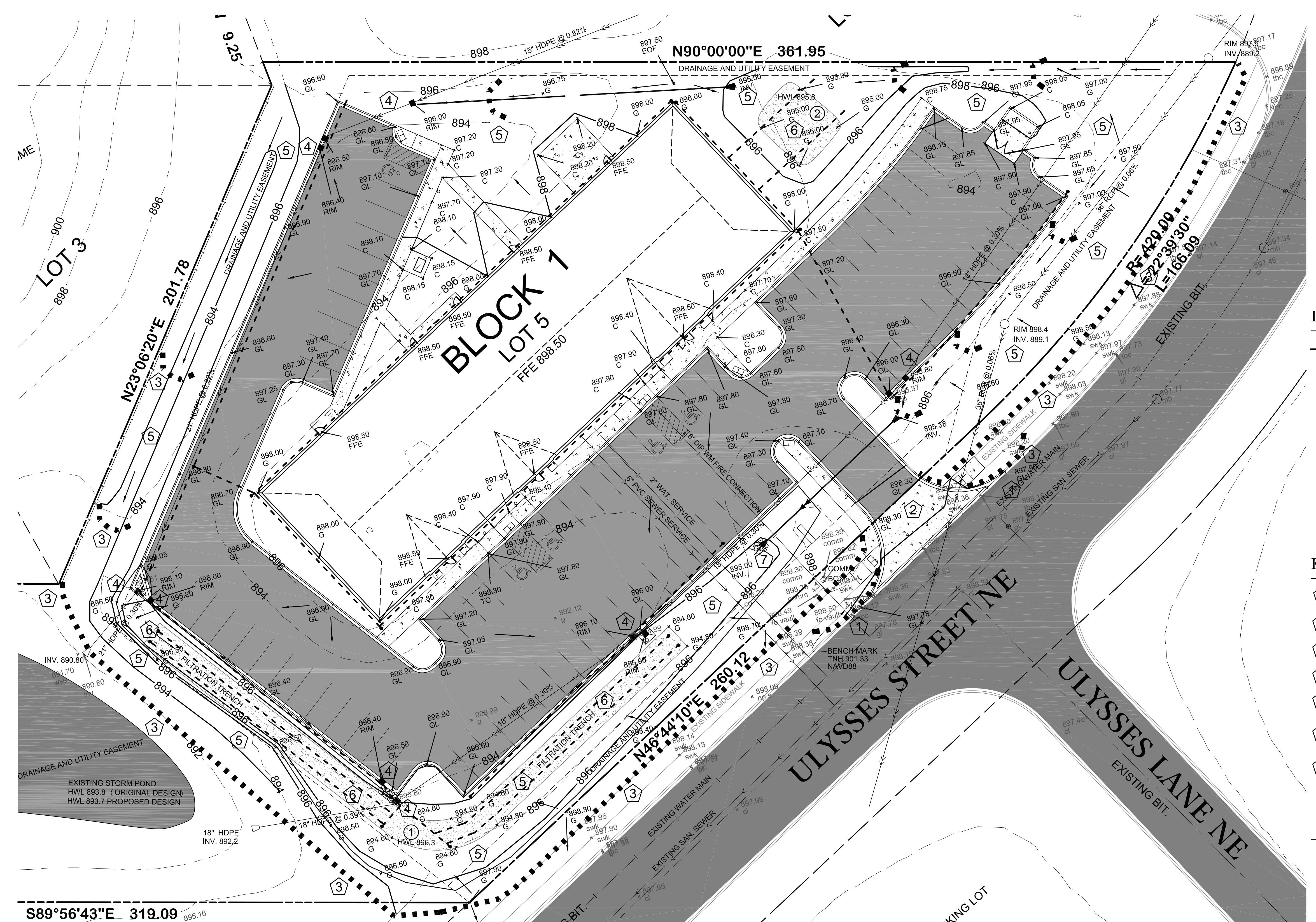
C1 - Existing Conditions and Demo Plan
 C2 - Proposed Site Layout and Sign Plan
 C3 - Proposed Grading and Erosion Control Plan
 C4 - Proposed Utility Plan
 C5 - Details
 C6 - Details
 L1 - Proposed Landscape Plan
 E1 - Proposed Lighting Plan

HEARTH DEVELOPMENT
3300 Rice Street
Little Canada, Minnesota 55126

NORTH CENTRAL OFFICE
CONSTRUCTION PLAN
11820 ULYSSES ST NE
BLAINE, MINNESOTA

NO.	REVISION	DESCRIPTION	DATE

SHEET NO.	EXISTING CONDITIONS & DEMO PLAN
C1	SHEET 1 OF 6



Legend

- PROPERTY BOUNDARY
- EXISTING BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- 864 - EXISTING 2-FT CONTOUR
- 864 - PROPOSED CONTOURS
- PROPOSED DRAINAGE ARROW
- PROPOSED STORM SEWER AND STRUCTURES
- PROPOSED 4" D.T.
- PROPOSED 9" DIA. BIO LOG

Keyed Notes

- ① MATCH EXISTING GUTTER ELEVATIONS
- ② PROPOSED ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 5/C6
- ③ INSTALL MNDOT SPEC. 9" BIO LOG
- ④ INSTALL BIO. LOG IN FRONT OF RAIN GUARDIAN. MAINTAIN UNTIL SITE IS STABILIZED.
- ⑤ INSTALL EROSION CONTROL BLANKET TYPE 2S STRAW ALL LAWN AREAS AND SEED WITH 200 LBS. PER ACRE TWIN CITIES SEED COMPANY LOW GROW FESCUE AND 20 LBS. PER ACRE FEED OATS.
- ⑥ INSTALL BIO. LOG AROUND ENTIRE PERIMETER OF FILTRATION BASIN AFTER FILTER SOIL HAS BEEN PLACED. BIO LOG TO REMAIN UNTIL SITE IS STABILIZED.
- ⑦ INSTALL RIP RAP AT FES OUTLET PER DETAIL.

Coon Creek Infiltration Requirement

SOILS DO NOT ALLOW FOR INFILTRATION, ENTIRE 1.1 INCH VOLUME WILL BE FILTERED THROUGH 18" DEPTH SAND FILTER.

SITE WAS PREVIOUSLY BUILT IN 2006 WITH PONDING INSTALLED AS PERMITTED. PONDING ALLOWED FOR RATE CONTROL BUT NOT NEWER INFILTRATION / FILTRATION REQUIREMENT.

NEW IMPERVIOUSNESS = 45,090 Sq. Ft.
VOLUME TO INFILTRATE = 4,133 Cu. Ft., PROPOSED FILTRATION VOLUME = 4,150 CU. FT.

INFILTRATION RATE = 0.80 INCH/HOUR, 25 HOUR DRAW DOWN PERIOD

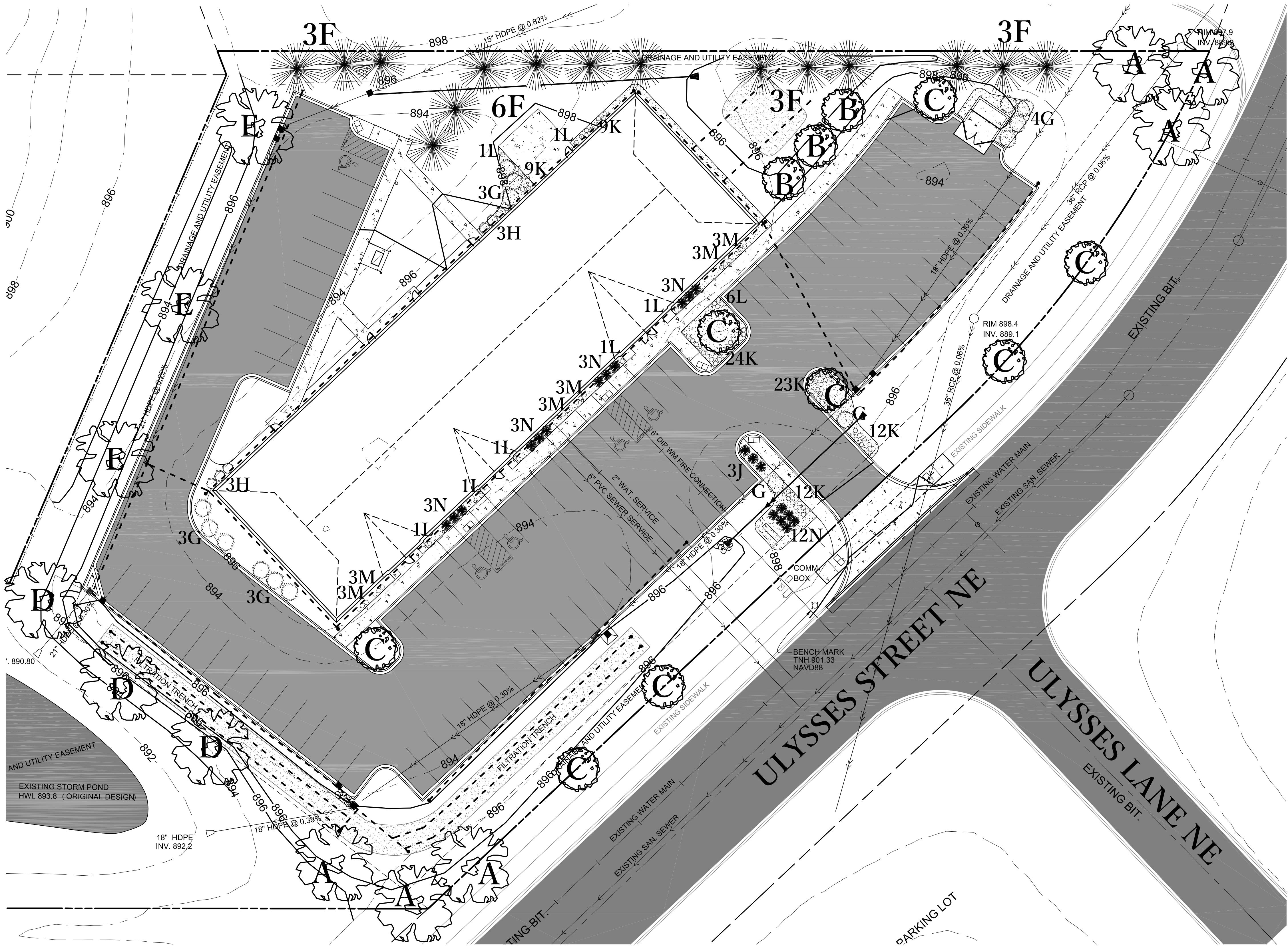
CONTRACTOR SHALL CONDUCT A POST CONSTRUCTION TEST OF THE FILTRATION TRENCHES. TEST SHALL CONSIST OF FILLING FILTRATION AREA WITH MINIMUM OF 6-INCHES OF WATER AND VERIFY WITH WATERSHED STAFF THE TIME NEEDED TO FILTRATE THE WATER.

NOTES:

- 1) ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
- 2) THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
- 3) SPOT ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
- 4) PRIOR TO ON SITE EXCAVATION OR DEMOLITION WORK, INSTALL EROSION CONTROL MEASURES IN LOCATIONS SHOWN OR AS DIRECTED BY THE ENGINEER OR CITY STAFF.
- 5) EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN ARE THE ABSOLUTE MINIMUM. THE CONTRACTOR SHALL INSTALL SEDIMENT TRAPS OR BASINS AND BIO LOG AS DEEMED NECESSARY TO CONTROL EROSION.
- 6) GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED PRIOR TO THE START OF ANY UP GRADIENT LAND DISTURBING ACTIVITIES.
- 7) PROVIDE 6" OF NATIVE TOPSOIL IN GREEN AREAS.
- 8) ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- 9) IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
- 10) TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS SWALES AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
- 11) MAX SLOPES SHALL BE 3:1.
- 12) MAINTAIN AND REPAIR EROSION CONTROL MEASURES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED. CONTRACTOR TO INSPECT AND DOCUMENT EROSION CONTROL DAILY AND AFTER ANY RAIN EVENT. ALL SEDIMENT CONTROL FEATURES MUST BE REPAIRED WHEN THE SEDIMENT REACHES 1/3 THE HEIGHT OF THE STRUCTURE, OR REPLACED WITHIN 24 HOURS OF DISCOVERY. EROSION CONTROL STRUCTURES FOUND DAMAGED MUST BE REPAIRED OR REPLACED W/IN 24 HOURS UPON DISCOVERY. REMOVAL OF EROSION CONTROL STRUCTURES REQUIRED AFTER SITE IS STABILIZED (AT DIRECTION OF ENGINEER).
- 13) ALL EXISTING CITY STREETS SHALL BE SWEEP AS NEEDED AND AS REQUESTED BY ENGINEER OR CITY STAFF.
- 14) REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- 15) AFTER GRADING OPERATIONS ARE COMPLETED, LANDSCAPE CONTRACTOR SHALL UNCOMPACT ALL GREEN AREAS PRIOR TO SODDING AND LANDSCAPING.
- 16) PERMANENT RESTORATION IN LAWN AREAS SHALL CONSIST OF HYDRO SEEDING ENTIRE SITE WITH 200 LBS. PER ACRE LOW GROW FESCUE MIX FROM TWIN CITY SEED COMPANY AND 20 LBS. PER ACRE ANNUAL RYE GRASS.

- ① 4,150 CU. FT VOLUME TO FILTER
FILTRATION TRENCH (2,500 SQ. FT. X 1.5 THICKNESS)
0.80 INCH PER HOUR = 167 CU. FT. PER HOUR REMOVAL = 25 HOUR DRAW DOWN
(MAX DEPTH 1.2 FT)
- ② 515 CU. FT VOLUME TO FILTER
FILTRATION TRENCH (570 SQ. FT. X 1.5 THICKNESS)
0.80 INCH PER HOUR = 38 CU. FT. PER HOUR REMOVAL = 13 HOUR DRAW DOWN
(MAX DEPTH 0.5 FT)

Contractor SHALL notify District staff at least 48 hours prior to the construction of the infiltration system in order to provide for District construction observation. Failure to notify the District prior to the installation may result in the removal of work completed. Contact Coon Creek District Staff at (763) 755-0975.



Legend

- EXTERIOR PROPERTY BOUNDARY
- DENOTES PROPOSED DECIDUOUS TREE
- DENOTES PROPOSED CONIFEROUS TREE
- DENOTES PROPOSED ORNAMENTAL TREE
- DENOTES PROPOSED #5 SHRUB (5 TO 6-FT MATURITY SIZE)
- DENOTES PROPOSED #3 CONIFEROUS SHRUB (2 TO 3-FT MATURITY SIZE)
- DENOTES PROPOSED #3 DECIDUOUS SHRUB (2 TO 3-FT MATURITY SIZE)
- DENOTES PROPOSED #1 PERENNIAL
- 2"-4" RIVER ROCK OVER 6 MIL. BLACK POLY

Notes

- 1) ALL PLANTING BEDS SHALL RECEIVE MIN. 6" ORGANIC TOPSOIL, HEAVY LANDSCAPE FABRIC AND BROWN METAL EDGING WHERE MULCH AND ROCK BED MEET LAWN.
- 2) ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND HYDROSEEDED WITH 200 LBS. PER ACRE LOW GROW FESCUE MIX FROM TWIN CITY SEED COMPANY AND 20 LBS. PER ACRE ANNUAL RYE GRASS.
- 3) ENTIRE SITE SHALL BE IRRIGATED. DESIGN/BUILD BY CONTRACTOR.
- 4) BUILDING CONTRACTOR SHALL INCLUDE COST OF ELECTRICAL AND PLUMBING FOR INSTALLATION OF IRRIGATION SYSTEM. IRRIGATION CONTROL BOX SHALL BE BY LANDSCAPE CONTRACTOR.
- 5) ALL PLANTS SHALL BE INSTALLED PER GROWERS REQUIREMENTS FOR SOIL AND FOR PLACEMENT OF SUPPORTS.
- 6) ALL PLANTINGS SHALL HAVE A TWO YEAR WARRANTY.
- 7) TREES PLANTED IN LAWN AREA SHALL RECEIVE $\frac{1}{2}$ CU YD. OF COARSE SHREDDED HARD WOOD MULCH.

Plant Name	Latin Name	Quantity	Size	Type
A	Acer rubrum	6	2-1/2" DIA.	B&B
B	Amelanchier x grandiflora 'Autumn Brilliance (tree form)'	3	#20	Container
C	Malus 'DurLeo'	8	1-1/2" DIA.	B&B
D	Quercus ellipsoidalis	3	2-1/2" DIA.	B&B
E	Quercus macrocarpa	3	2-1/2" DIA.	B&B
F	Picea glauca 'Densata'	15	8-Ft	B&B
G	Physocarpus opulifolius 'Monlo'	15	#5	Container
H	Spiraea betulifolia 'Tor'	6	#2	Container
J	Juniperus chinensis 'Maney'	3	#5	Container
K	Hemerocallis 'Strawberry Candy'	89	#1	Container
L	Calamagrostis x acutiflora 'Karl Foerster'	11	#1	Container
M	Aronia melanocarpa 'Low Scape Mound'	18	#2	Container
N	Juniperus horizontalis 'Lime Glow'	24	#5	Container

ERICKSON CIVIL

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804
www.ericksonecivsite.com

DRAWING PHASE:
✓ OWNER REVIEW
✓ AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
AS-BUILT DOCUMENT

HEARTH DEVELOPMENT
3500 Rice Street
Little Canada, Minnesota 55126

COMMERCIAL BUILDING
CONSTRUCTION PLAN
BLAINE, MINNESOTA

NO.	REVISION DESCRIPTION	DATE	PROJECT TITLE

JOB NO.	19-104
SHEET TITLE	LANDSCAPE PLAN
SHEET NO.	L1

NORTH CENTRAL PLAZA
Blaine, Minnesota

Copyright 2019
Leonard Lampert Architects Inc.
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions
3/19/19 PRELIMINARY
4/11/19 CITY SUBMITTAL

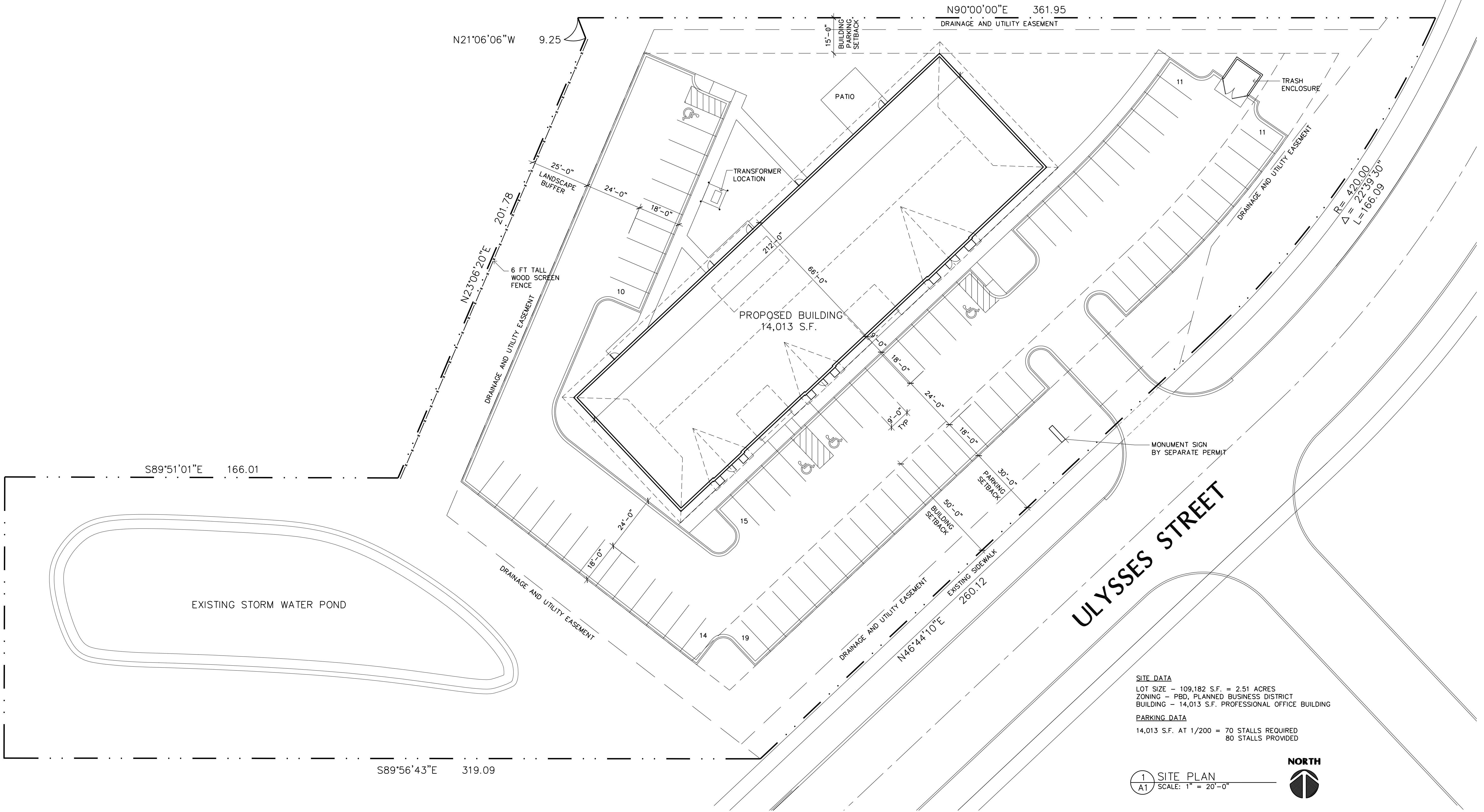
SITE PLAN

Sheet Number

A1

Project No. 190228-4

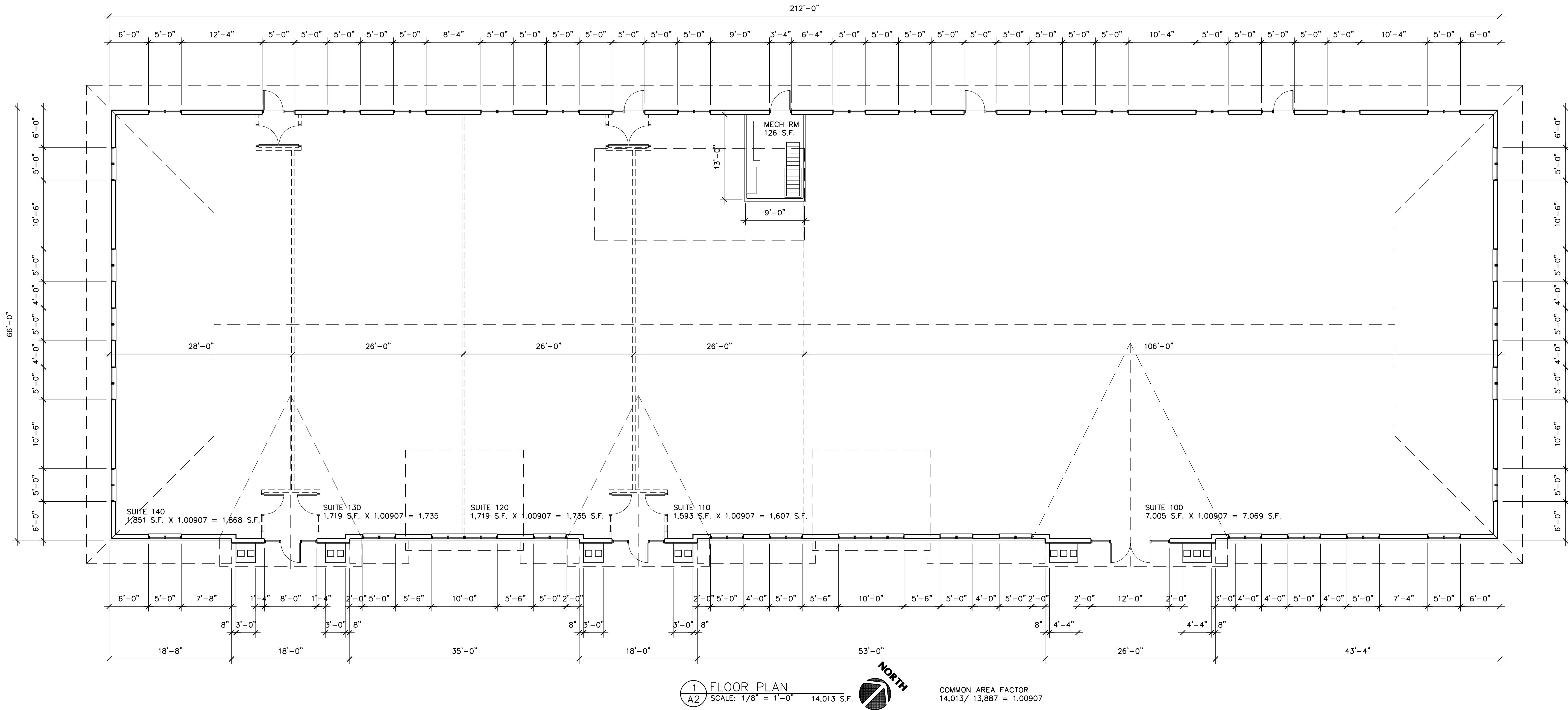
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PRELIMINARY
NOT FOR
CONSTRUCTION

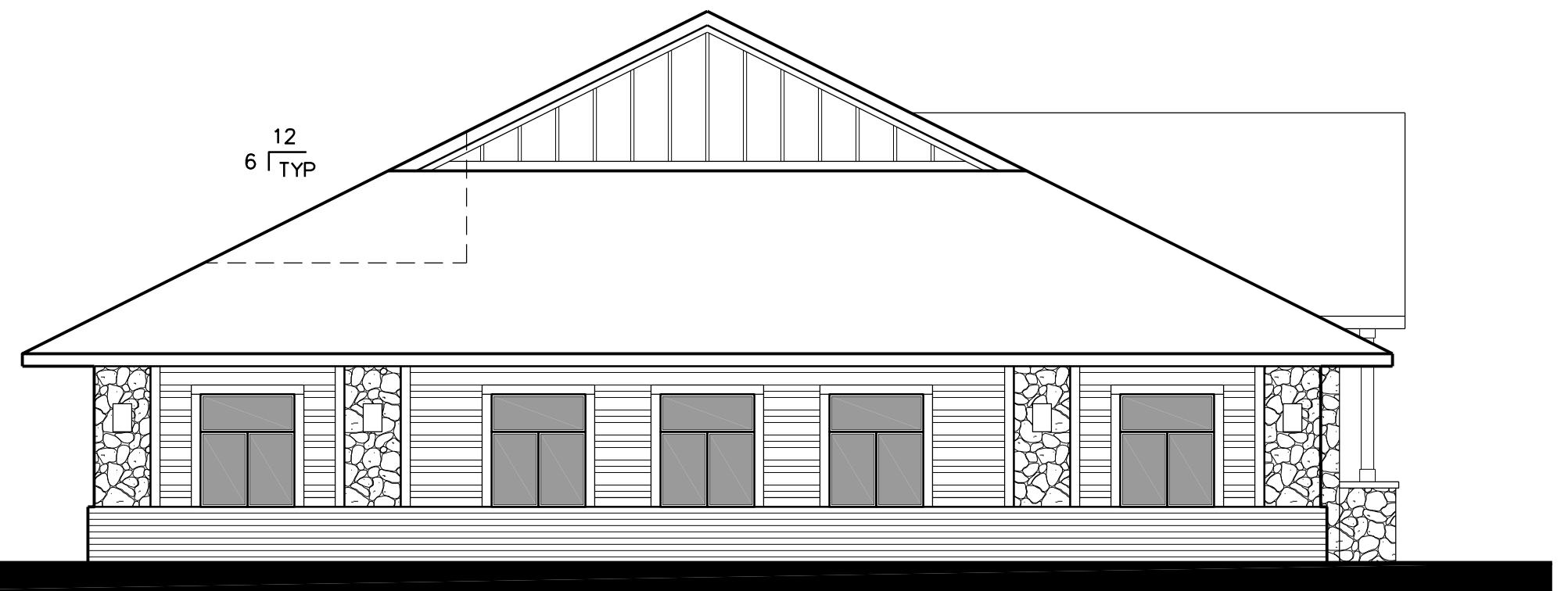
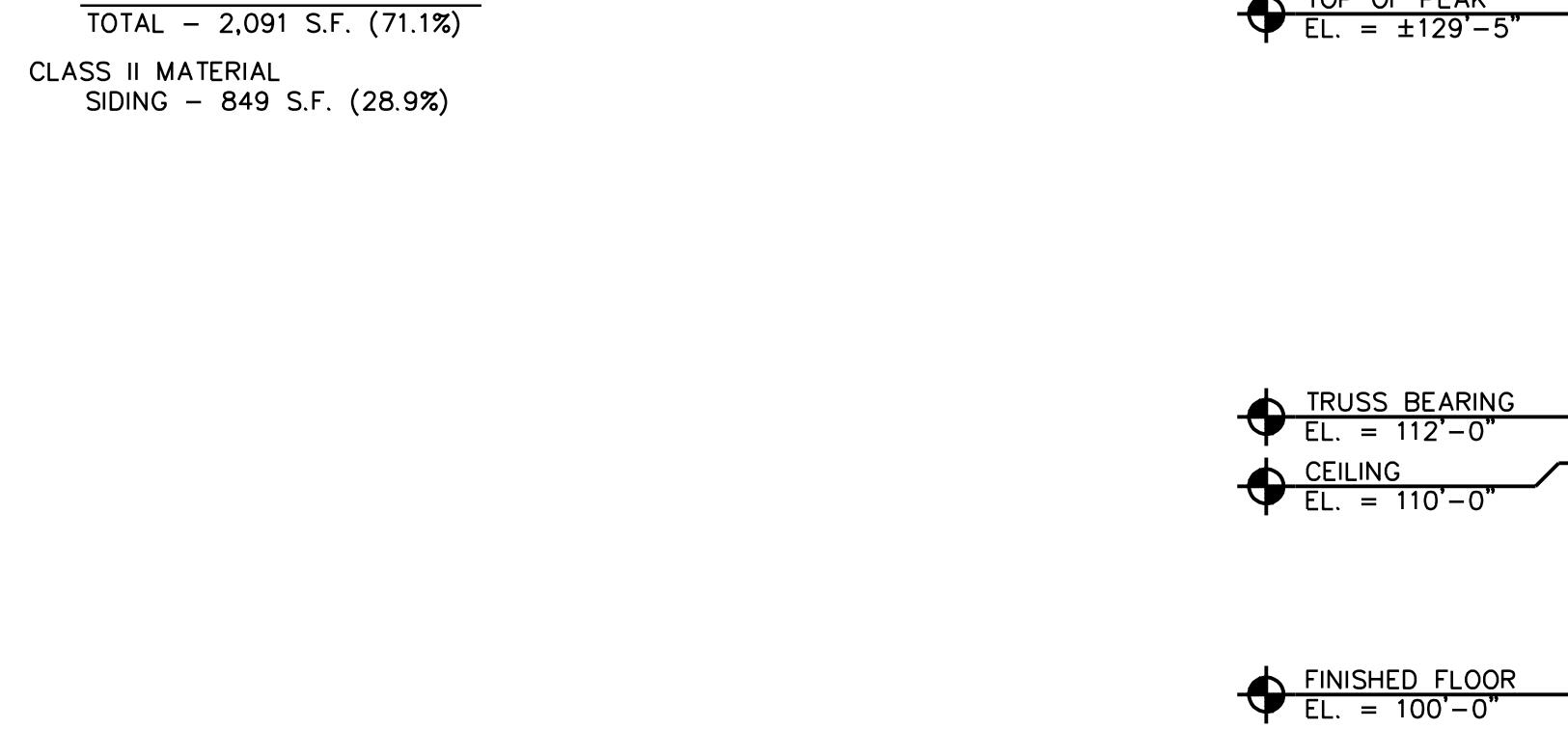
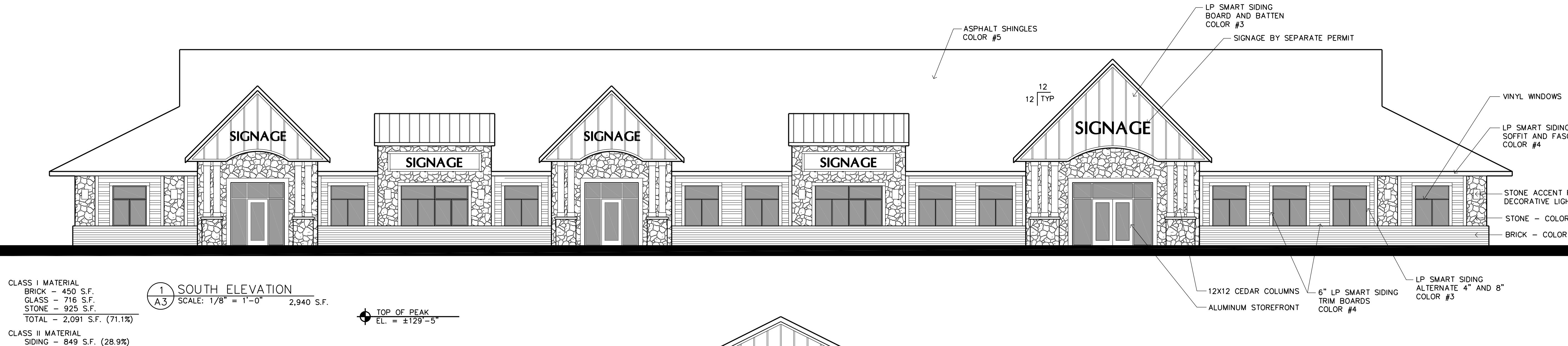
NORTH CENTRAL PLAZA

Blaine, Minnesota



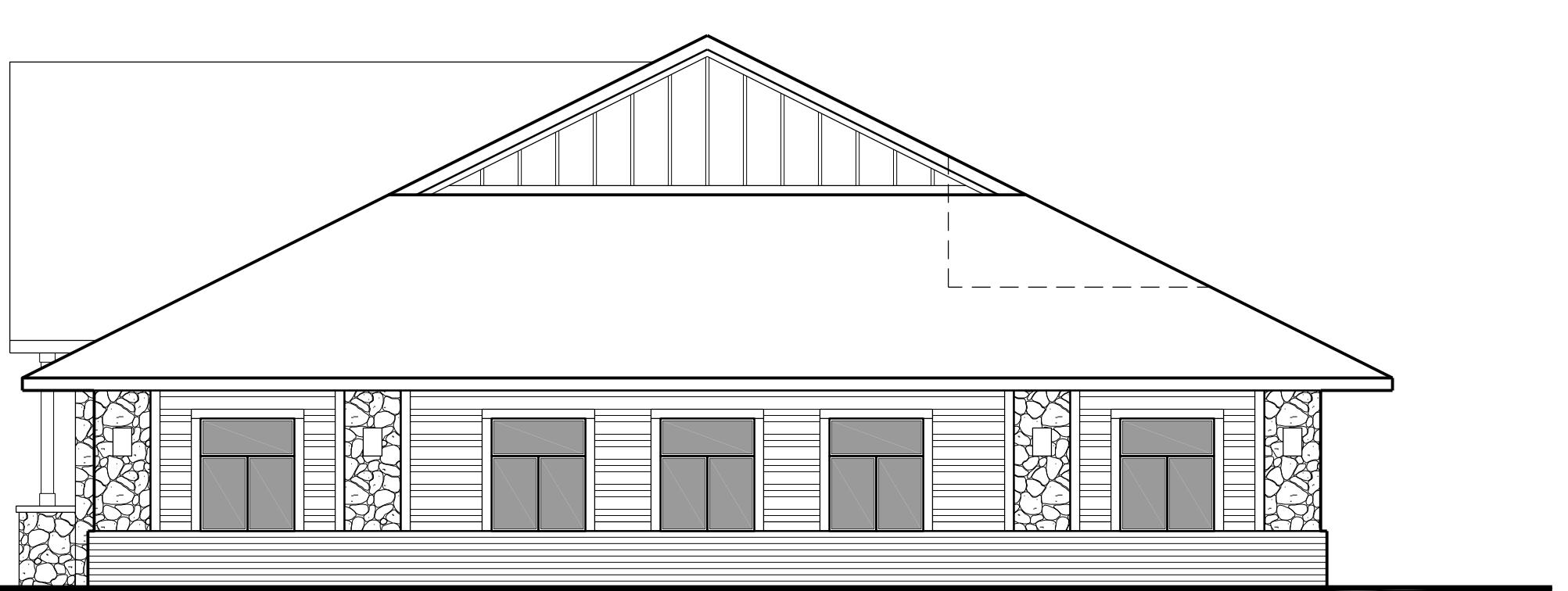
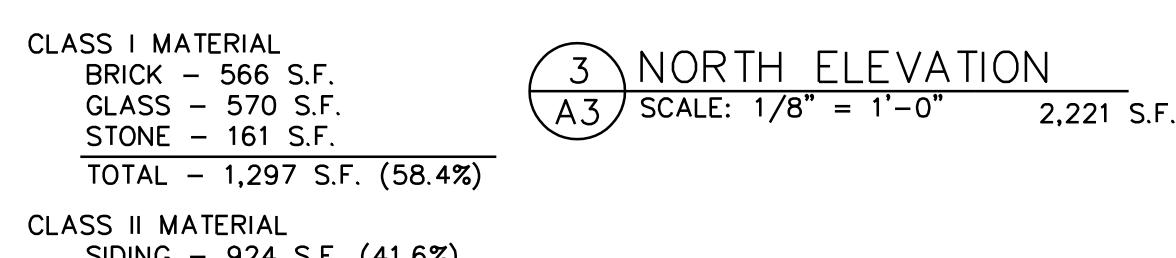
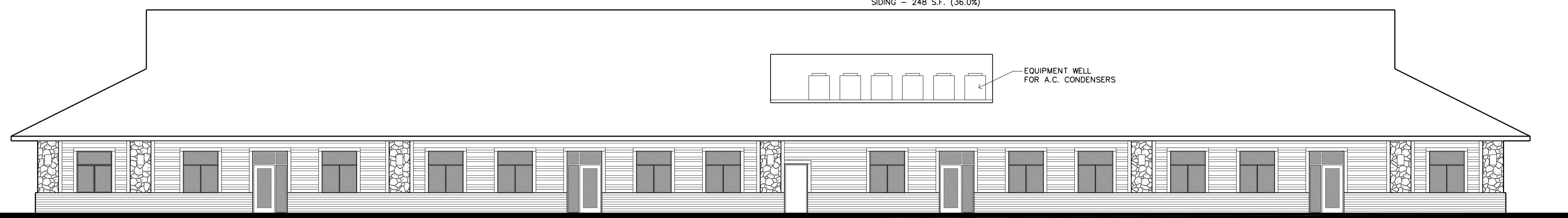
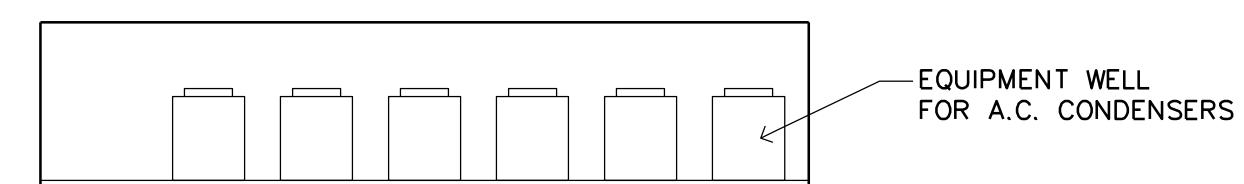
NORTH CENTRAL PLAZA

Blaine, Minnesota

2 WEST ELEVATION
A3 SCALE: 1/8" = 1'-0" 688 S.F.

CLASS I MATERIAL
BRICK - 198 S.F.
GLASS - 150 S.F.
STONE - 92 S.F.
TOTAL - 440 S.F. (64.0%)

CLASS II MATERIAL
SIDING - 248 S.F. (36.0%)

4 EAST ELEVATION
A3 SCALE: 1/8" = 1'-0" 688 S.F.

CLASS I MATERIAL
BRICK - 198 S.F.
GLASS - 150 S.F.
STONE - 92 S.F.
TOTAL - 440 S.F. (64.0%)

CLASS II MATERIAL
SIDING - 248 S.F. (36.0%)

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Leonard Lampert Architects Inc.
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions
3/19/19 PRELIMINARY
4/11/19 CITY SUBMITTAL

BUILDING ELEVATION

Sheet Number

A3

Project No. 190228-4