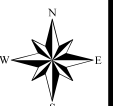
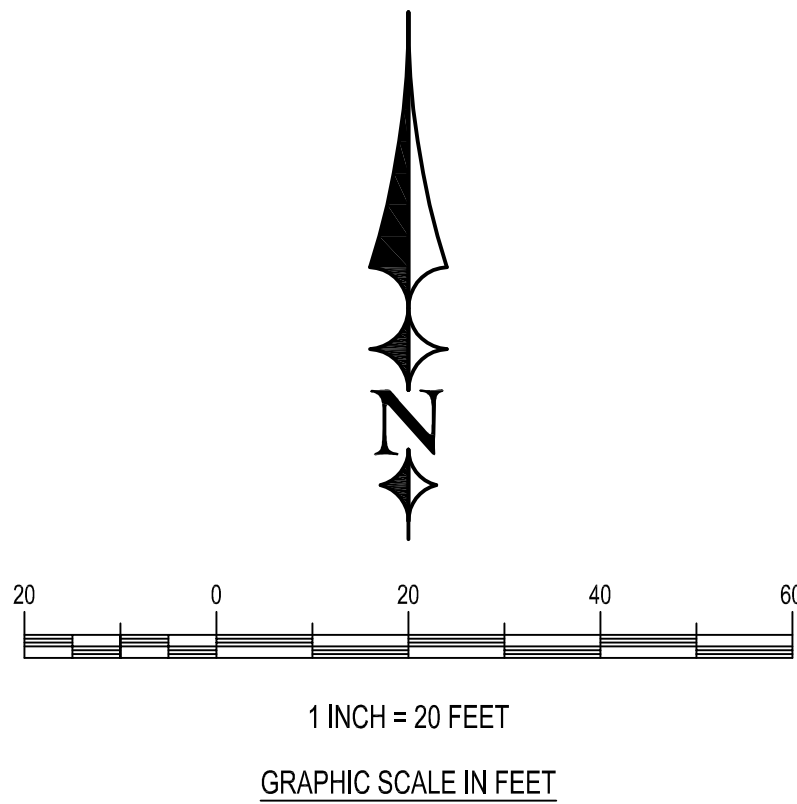


Case File No. 19-0020
North Central Plaza

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





Legend

- PROPERTY BOUNDARY
- EXISTING 2-FT CONTOUR
- DENOTES EXISTING BIT. SURFACE
- DENOTES EXISTING SIGN
- DENOTES EXISTING UNDERGROUND ELECTRICAL LINE
- 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

- SAW CUT EXISTING BIT. 2-FT OUT FROM EXISTING CURB TOE TO INSTALL NEW APRON
- SAW CUT EXISTING CONCRETE CURB AND GUTTER TO INSTALL NEW APRON
- BUILDING PAD PREVIOUSLY CONSTRUCTED.
- REMOVE PANELS OF CONCRETE BACK TO EXISTING JOINT.
- SET UP SIGNAGE AND BARRICADE FOR SIDEWALK CLOSURE.
- PROVIDE BARRELS ALONG AREA OF CURB REMOVALS PER MMUTCD AND CITY REQUIREMENTS.
- EXISTING RATE AND WATER QUALITY DETENTION POND.
- EXISTING OUTLET STRUCTURE
- 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)
- 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

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TODD A. ERICKSON, PE
40418
LICENSE NO.
07/10/2019
DATE:

OWNER/DEVELOPER

HEARTH DEVELOPMENT
3300 Rice Street
Little Canada, Minnesota 55126

PROJECT TITLE

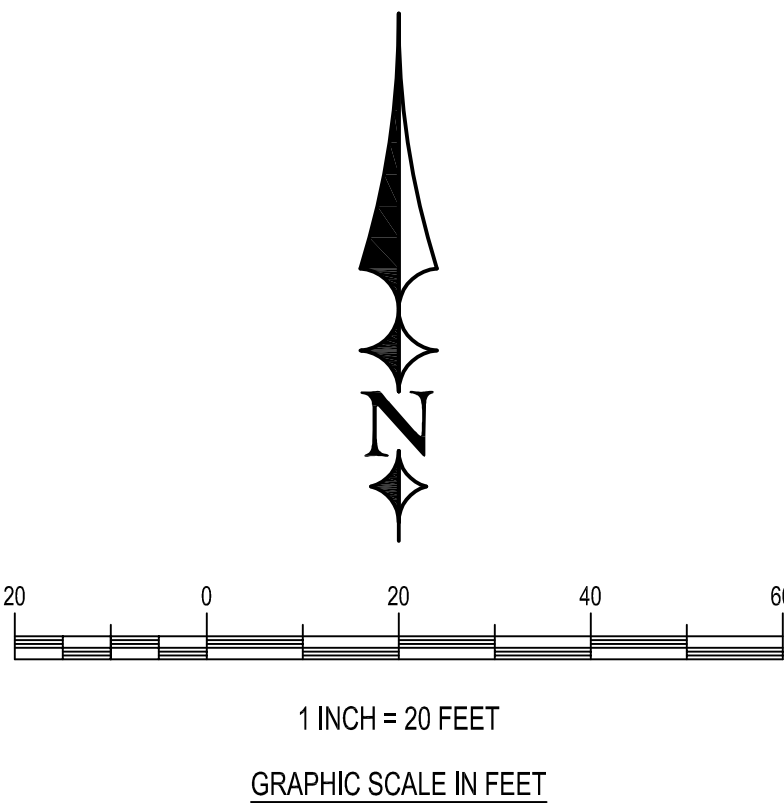
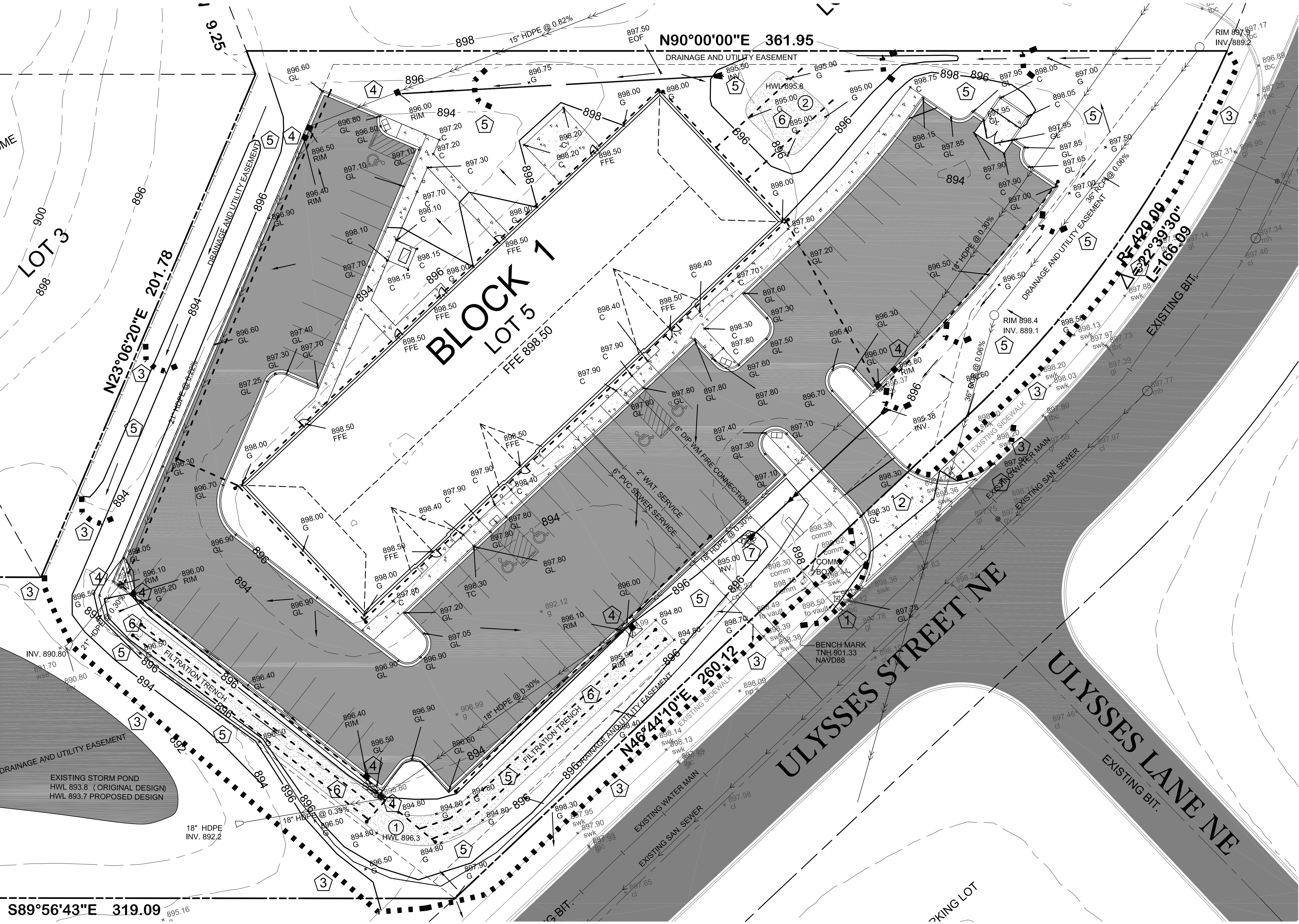
NORTH CENTRAL OFFICE
CONSTRUCTION PLAN
11820 ULYSSES ST NE
BLAINE, MINNESOTA

NO.	REVISION	DESCRIPTION	DATE

JOB NO. 19-104

SHEET TITLE
EXISTING
CONDITIONS &
DEMO PLAN

SHEET NO.
C1
SHEET 1 OF 6



Legend

- PROPERTY BOUNDARY
- EXISTING BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING 2-FT CONTOUR
- 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.

- 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 WITHIN 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 SWEEPED 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.

- 17) TEMPORARY STABILIZATION OF SLOPES AND GRADING AREAS DURING CONSTRUCTION SHALL BE A MNDOT 150 MIXTURE. ANY DISTURBED AREA SHALL NOT BE EXPOSED FOR MORE THAN A 7-DAY PERIOD AND SHALL BE STABILIZED.
- 18) FINAL SEEDING AND INSTALLATION OF EROSION CONTROL BLANKET SHALL BE COMPLETED WITHIN 48 HOURS OF FINAL GRADING.
- 19) POSITIVE DRAINAGE OF MINIMUM 2% SLOPE SHALL BE ACHIEVED AWAY FROM PROPOSED BUILDING.
- 20) CONTRACTOR SHALL SWEEP THE CITY STREETS DAILY AS NEEDED TO REMOVE ANY TRACKING OF SEDIMENT FROM THE SITE.

- 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.

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Phone (612) 309-3804

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BID DOCUMENT
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Todd A. Erickson
TODD A. ERICKSON, PE
40418
LICENSE NO.
07/10/2019
DATE:

OWNER/DEVELOPER

HEARTH DEVELOPMENT

3300 Rice Street
Little Canada, Minnesota 55126

PROJECT TITLE

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

NO.	REVISION	DESCRIPTION	DATE

JOB NO. 19-104

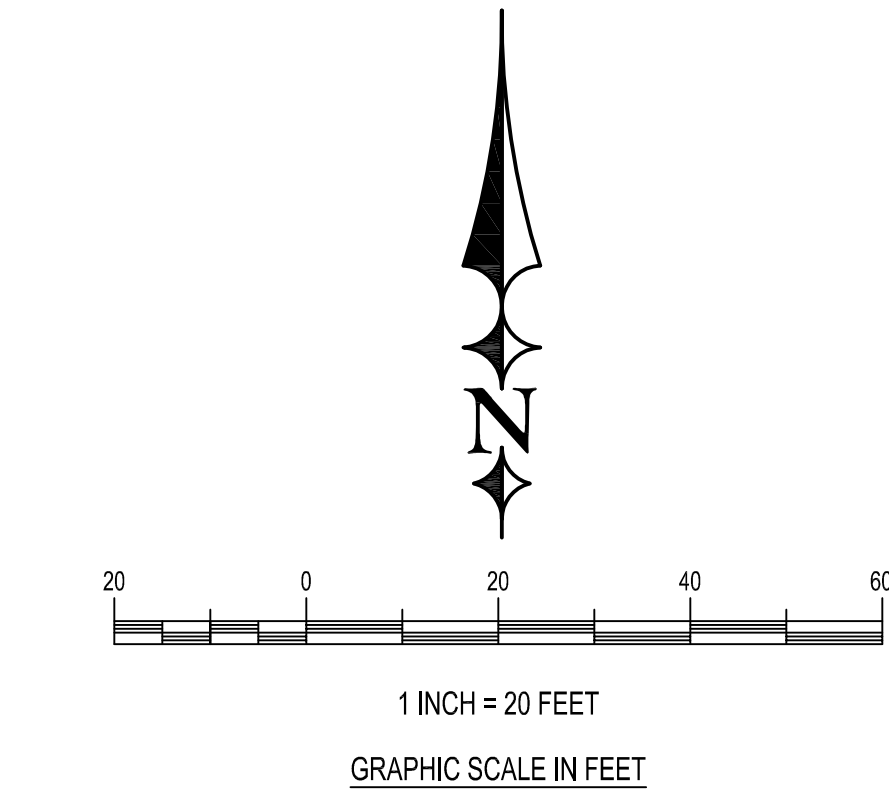
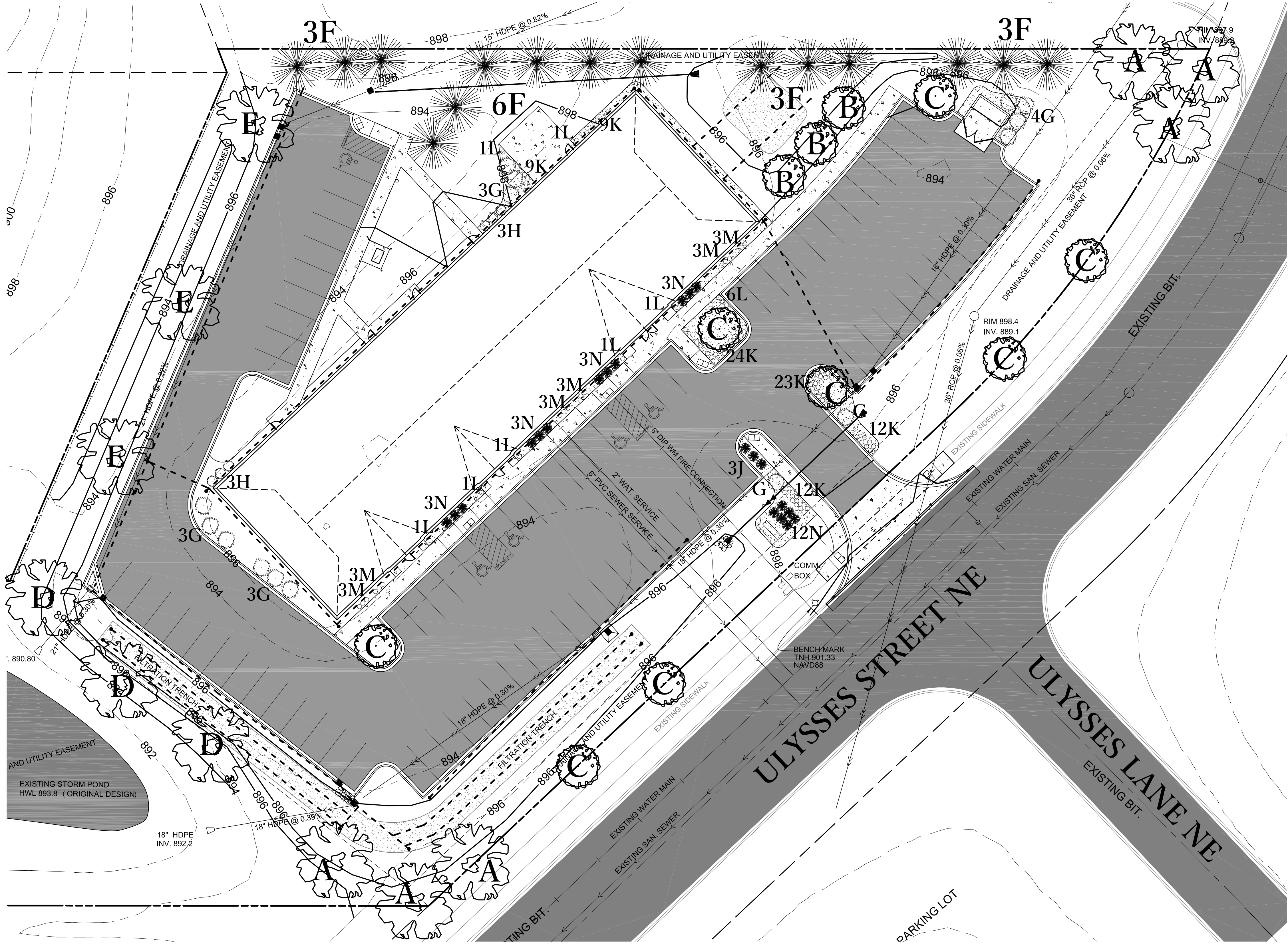
SHEET TITLE

**GRADING DRAINAGE
& EROSION
CONTROL PLAN**

SHEET NO.

C3

SHEET 3 OF 6



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

- ALL PLANTING BEDS SHALL RECIEVE MIN. 6" ORGANIC TOPSOIL, HEAVY LANDSCAPE FABRIC AND BROWN METAL EDGING WHERE MULCH AND ROCK BED MEET LAWN.
- 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.
- ENTIRE SITE SHALL BE IRRIGATED. DESIGN/BUILD BY CONTRACTOR.
- BUILDING CONTRACTOR SHALL INCLUDE COST OF ELECTRICAL AND PLUMBING FOR INSTALLATION OF IRRIGATION SYSTEM. IRRIGATION CONTROL BOX SHALL BE BY LANDSCAPE CONTRACTOR.
- ALL PLANTS SHALL BE INSTALLED PER GROWERS REQUIREMENTS FOR SOIL AND FOR PLACEMENT OF SUPPORTS.
- ALL PLANTINGS SHALL HAVE A TWO YEAR WARRANTY.
- TREES PLANTED IN LAWN AREA SHALL RECEIVE ½ CU YD. OF COARSE SHREDDED HARD WOOD MULCH.

	Plant Name	Latin Name	Quantity	Size	Type
A	Red Maple	Acer rubrum	6	2-1/2" DIA.	B&B
B	Service Berry Tree Form	Amelanchier x grandiflora 'Autumn Brilliance (tree form)'	3	#20	Container
C	Gladiator Flowering Crab	Malus 'DurLeo'	8	1-1/2" DIA.	B&B
D	Northern Pin Oak	Quercus ellipsoidalis	3	2-1/2" DIA.	B&B
E	Bur Oak	Quercus macrocarpa	3	2-1/2" DIA.	B&B
F	Black Hills Spruce	Picea glauca 'Densata'	15	8-Ft	B&B
G	Diablo Nine Bark	Physocarpus opulifolius 'Monlo'	15	#5	Container
H	Spirea Tor Birchleaf	Spiraea betulifolia 'Tor'	6	#2	Container
J	Maney Juniper	Juniperus chinensis 'Maney'	3	#5	Container
K	Strawberry Candy Daylily	Hemerocallis 'Strawberry Candy'	89	#1	Container
L	Karl Foerster Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	11	#1	Container
M	Low Scape Mound Black Chokeberry	Aronia melanocarpa 'Low Scape Mound'	18	#2	Container
N	Lime Glow Juniper	Juniperus horizontalis 'Lime Glow'	24	#5	Container

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HEARTH DEVELOPMENT
3300 Rice Street
Little Canada, Minnesota 55126

PROJECT TITLE

COMMERCIAL BUILDING
CONSTRUCTION PLAN
BLAINE, MINNESOTA

NO.	REVISION	DESCRIPTION	DATE

JOB NO. 19-104

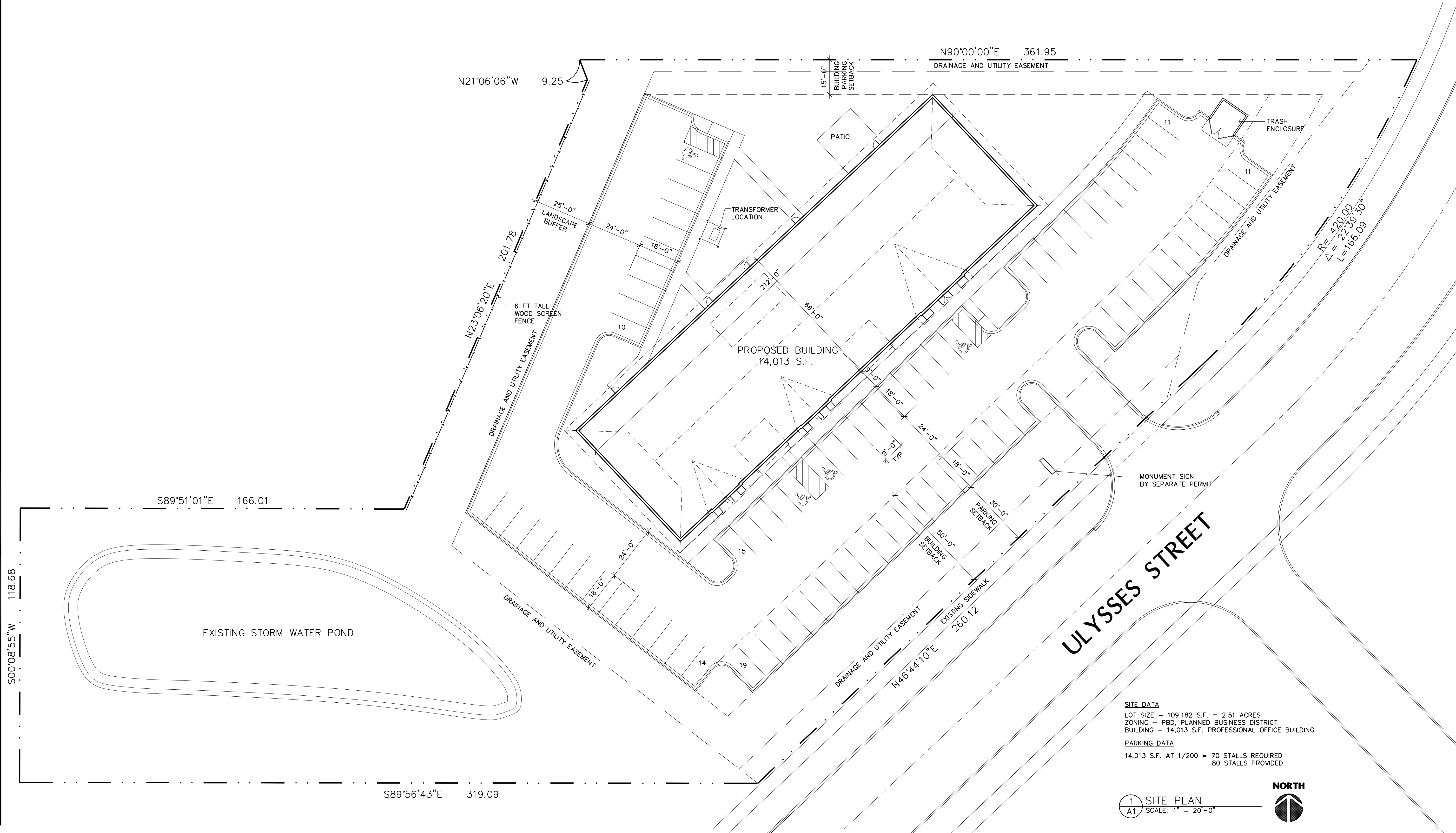
SHEET TITLE

LANDSCAPE
PLAN

SHEET NO.

L1

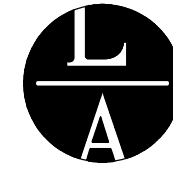
SHEET 1 OF 1



SITE DATA
LOT SIZE - 109,182 S.F. = 2.51 ACRES
ZONING - PBD, PLANNED BUSINESS DISTRICT
BUILDING - 14,013 S.F. PROFESSIONAL OFFICE BUILDING

PARKING DATA
14,013 S.F. AT 1/200 = 70 STALLS REQUIRED
80 STALLS PROVIDED

1 SITE PLAN
A1 SCALE: 1" = 20'-0"



LAMPERT
ARCHITECTS

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

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
NOT FOR
CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PRINT
13669
LICENSE
STATE OF MINNESOTA
DATE

NORTH CENTRAL PLAZA
Blaine, Minnesota

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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

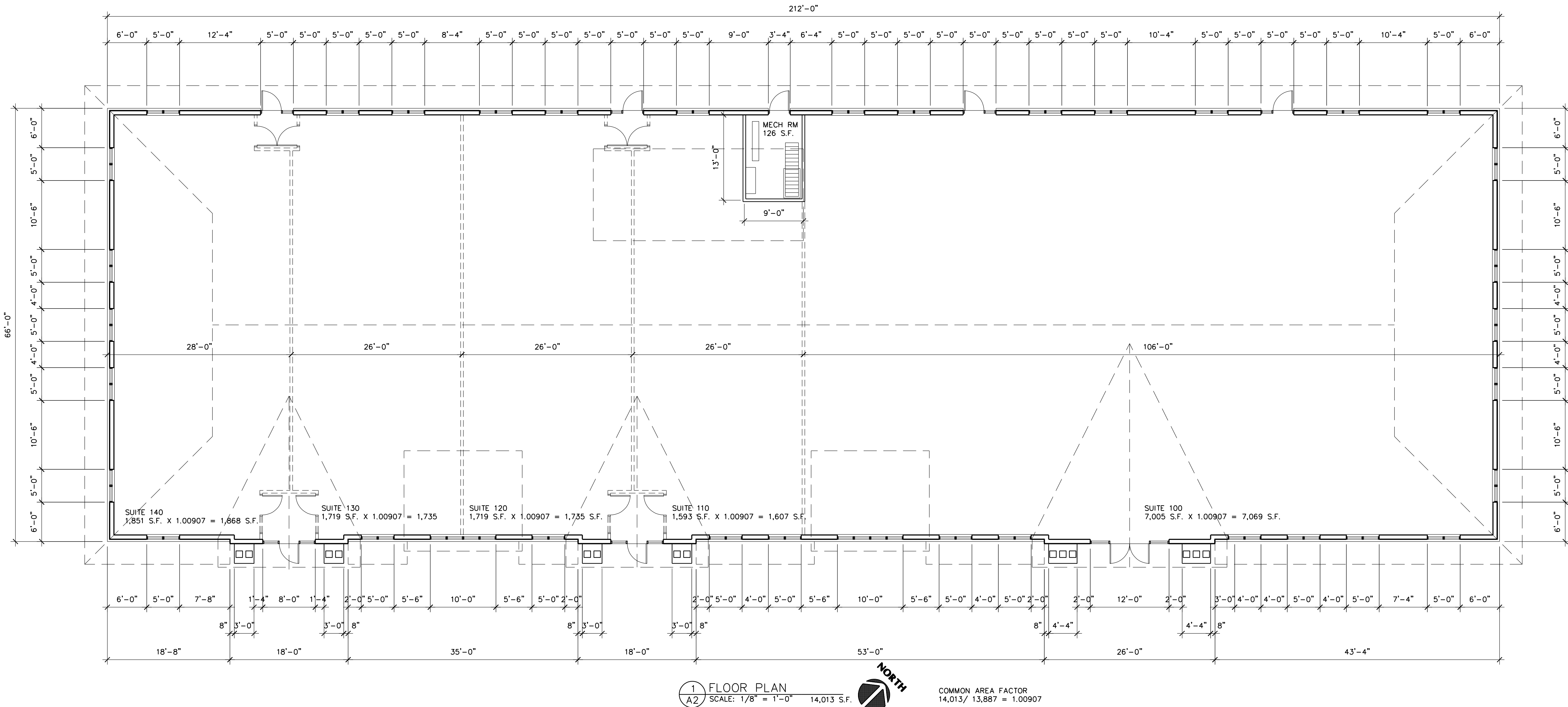
SITE PLAN

Sheet Number

A1

Project No. 190228-4

Filename: NORTH CENTRAL OFFICE PLAZA\NORTH CENTRAL PLAZA-A2



LAMPERT ARCHITECTS

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13669
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DATE

NORTH CENTRAL PLAZA
Blaine, Minnesota

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Drawn By: JRB

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Revisions

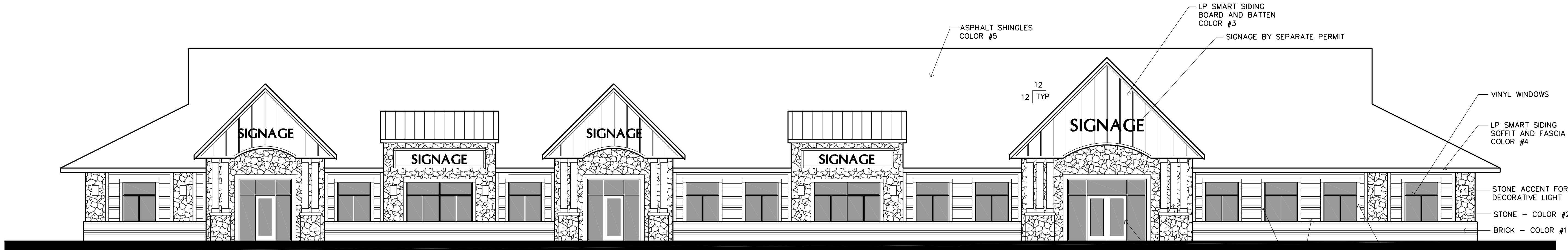
3/19/19	PRELIMINARY
4/11/19	CITY SUBMITTAL

FLOOR PLAN

Sheet Number

A2

Project No. 190228-4



CLASS I MATERIAL
BRICK - 450 S.F.
GLASS - 716 S.F.
STONE - 925 S.F.
TOTAL - 2,091 S.F. (71.1%)

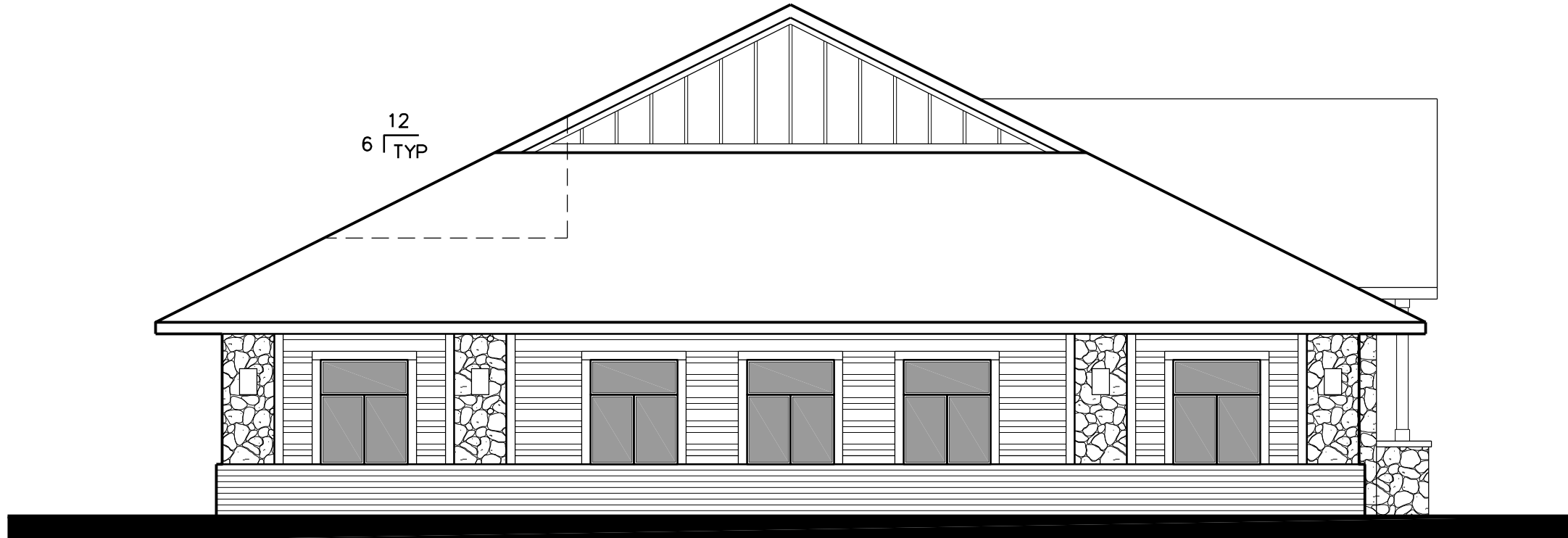
CLASS II MATERIAL
SIDING - 849 S.F. (28.9%)

1 SOUTH ELEVATION
A3 SCALE: 1/8" = 1'-0" 2,940 S.F.

TOP OF PEAK
EL. = ±129'-5"

TRUSS BEARING
EL. = 112'-0"
CEILING
EL. = 110'-0"

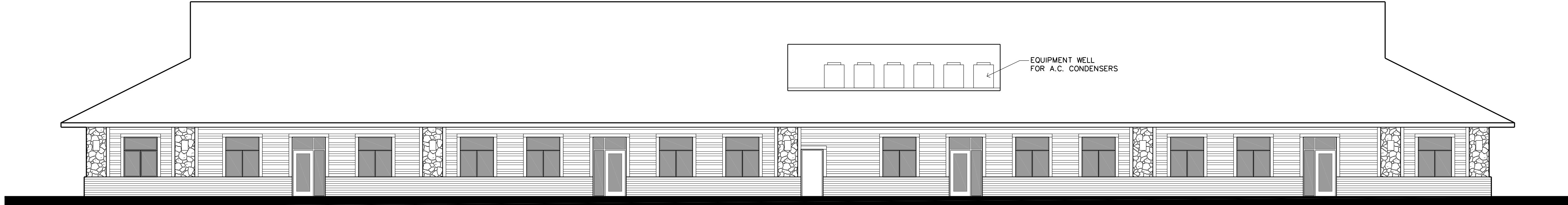
FINISHED FLOOR
EL. = 100'-0"



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%)

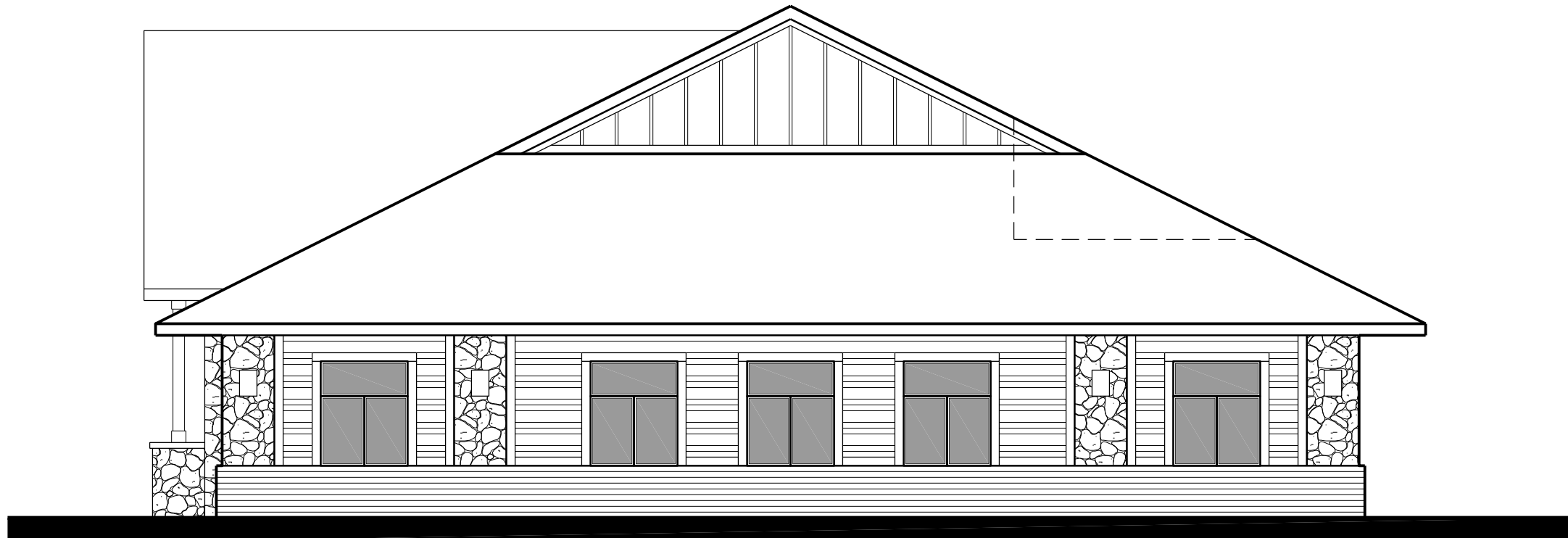
CLASS II MATERIAL
SIDING - 248 S.F. (36.0%)



CLASS I MATERIAL
BRICK - 566 S.F.
GLASS - 570 S.F.
STONE - 161 S.F.
TOTAL - 1,297 S.F. (58.4%)

CLASS II MATERIAL
SIDING - 924 S.F. (41.6%)

3 NORTH ELEVATION
A3 SCALE: 1/8" = 1'-0" 2,221 S.F.



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%)