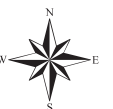


Case File No. 21-0023
Blaine Square 2nd Addition



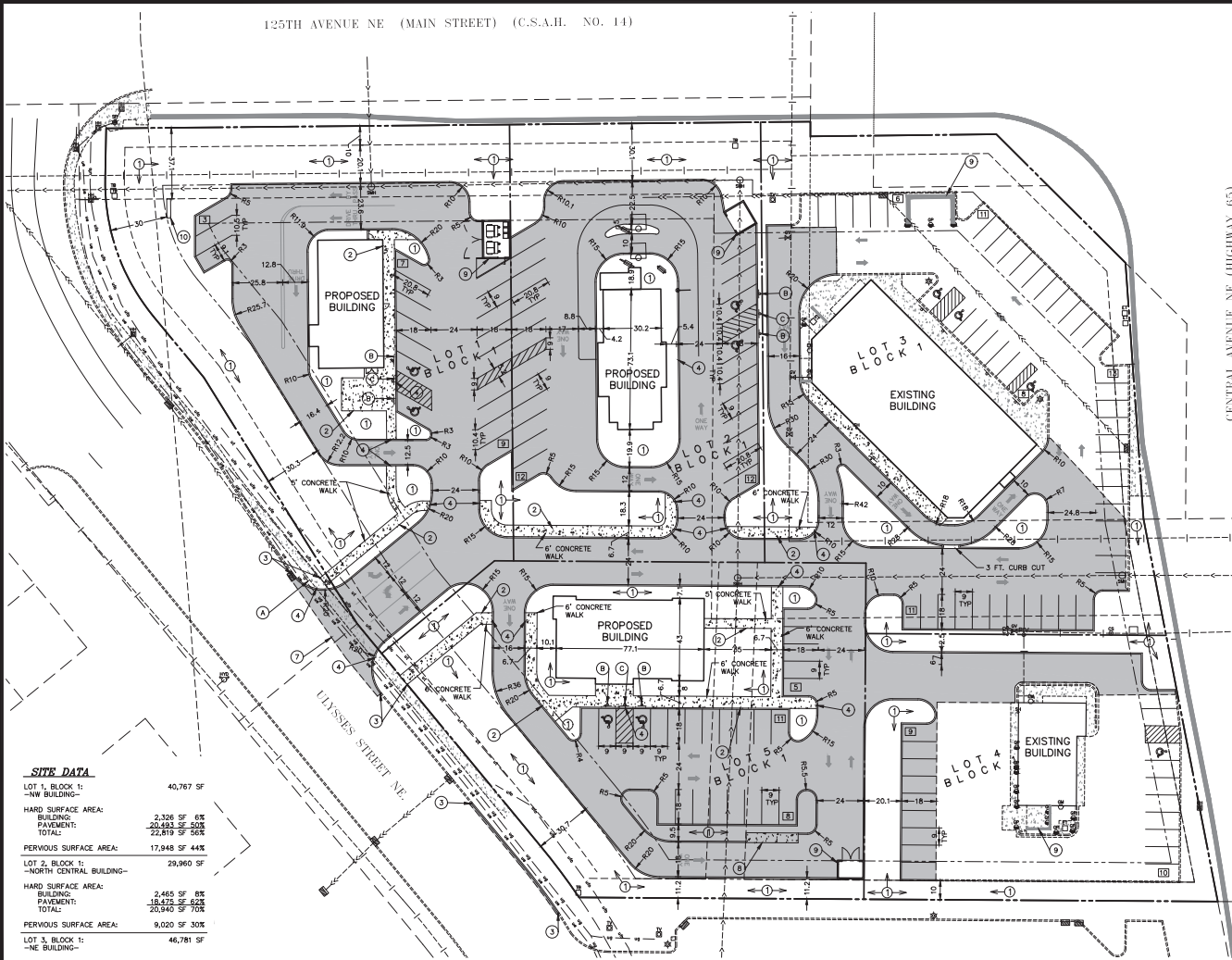
BlaineMN.gov

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



125TH AVENUE NE (MAIN STREET) (C.S.A.H. NO. 14)

CENTRAL AVENUE NE (HIGHWAY 65)



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	▨	▨
CONCRETE WALK	▨	▨
SANITARY SEWER	---	---
WATER MAIN	---	---
STORM SEWER	---	---
UNDERGROUND FIBER OPTIC	---	---
UNDERGROUND TELEVISION	---	---
UNDERGROUND GAS	---	---
UNDERGROUND TELEPHONE	---	---
FLOODPLAIN	---	---
MANHOLE	⊙	⊙
HYDRANT	⊙	⊙
GATE VALVE	⊙	⊙
LIGHT POLE	⊙	⊙
TELEVISION BOX	⊙	⊙
TELEPHONE BOX	⊙	⊙
ELECTRIC TRANSFORMER	⊙	⊙
HAND HOLE	⊙	⊙
GUARD POLE	⊙	⊙
ELECTRICAL METER	⊙	⊙
GAS METER	⊙	⊙
HAND HOLE	⊙	⊙
CURB STOP	⊙	⊙
POST INDICATOR VALVE	⊙	⊙
SEMPHORE	⊙	⊙
SPRINKLER HEAD	⊙	⊙

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
3. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
4. TYPICAL PARKING STALLS ARE 9' X 18' OR 9' X 20'.
5. TYPICAL DRIVE LANES ARE 24'.
6. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
8. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
 CONTROL JOINT MAX. SPACING: WALKS-8' O.C. ALL OTHERS-10' O.C.
 SAW CUT CONTROL JOINTS MINIMUM 1' CONCRETE THICKNESS.
 EXPANSION JOINTS MAX SPACING: WALKS-24' O.C. ALL OTHERS-40' O.C.
 *AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.
 DWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

PARKING SUMMARY

LOT 1, BLOCK 1: -NW BUILDING-	STANDARD STALLS: 17 HANDICAP STALLS: 1 TOTAL: 18
LOT 1, BLOCK 2: -NORTH CENTRAL BUILDING-	STANDARD STALLS: 24 HANDICAP STALLS: 2 TOTAL: 26
LOT 1, BLOCK 3: -NE BUILDING-	STANDARD STALLS: 46 HANDICAP STALLS: 3 TOTAL: 49
LOT 1, BLOCK 4: -SE BUILDING-	STANDARD STALLS: 18 HANDICAP STALLS: 1 TOTAL: 19
LOT 1, BLOCK 5: -SW BUILDING-	STANDARD STALLS: 22 HANDICAP STALLS: 2 TOTAL: 24

SITE DATA

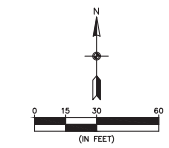
LOT 1, BLOCK 1: -NW BUILDING-	40,767 SF
HARD SURFACE AREA:	
BUILDING:	2,326 SF 6%
PAVEMENT:	20,493 SF 50%
TOTAL:	22,819 SF 56%
PERVIOUS SURFACE AREA:	17,948 SF 44%
LOT 2, BLOCK 1: -NORTH CENTRAL BUILDING-	29,960 SF
HARD SURFACE AREA:	
BUILDING:	2,465 SF 8%
PAVEMENT:	16,825 SF 62%
TOTAL:	20,940 SF 70%
PERVIOUS SURFACE AREA:	9,020 SF 30%
LOT 3, BLOCK 1: -NE BUILDING-	46,781 SF
HARD SURFACE AREA:	
BUILDING:	7,164 SF 15%
PAVEMENT:	26,870 SF 58%
TOTAL:	34,034 SF 73%
PERVIOUS SURFACE AREA:	12,747 SF 27%
LOT 4, BLOCK 1: -SE BUILDING-	23,670 SF
HARD SURFACE AREA:	
BUILDING:	1,720 SF 7%
PAVEMENT:	10,262 SF 43%
TOTAL:	11,982 SF 51%
PERVIOUS SURFACE AREA:	6,388 SF 27%
LOT 5, BLOCK 1: -SW BUILDING-	36,148 SF
HARD SURFACE AREA:	
BUILDING:	3,290 SF 9%
PAVEMENT:	20,642 SF 57%
TOTAL:	23,932 SF 66%
PERVIOUS SURFACE AREA:	12,214 SF 34%

SITE PLAN KEYNOTES

1. LANDSCAPE AREA, SEE LANDSCAPE PLAN.
2. 4" CONCRETE WALK.
3. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
4. PEDESTRIAN CURB RAMP.
5. LIGHT POLE & BASE (TBD).
6. ELECTRIC TRANSFORMER (TBD).
7. CONCRETE DRIVEWAY ENTRANCE PER CITY PLATE ST-4.
8. CONCRETE CURB ISLAND.
9. TRASH ENCLOSURE.
10. MONUMENT SIGN.

SIGN SCHEDULE (PER MMUTCD)

- ⓐ STOP SIGN: R1-1 (24" X 24")
- ⓑ HANDICAP PARKING SIGN: R7-8m, W/R7-8b (12" X 18")
- ⓒ NO PARKING SIGN: R8-3a (12" X 18")



BENCHMARKS

1. MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC GSD STATION NO. 816 (MNDOT NAME: JOHNSVILLE MNDT)
ELEVATION = 912.21



SITE PLAN

BLAINE SQUARE SECOND ADDITION
Blaine, Minnesota

CAPITAL REAL ESTATE, INC.
60 South Sixth Street, Suite 2630
Minneapolis, MN 55402

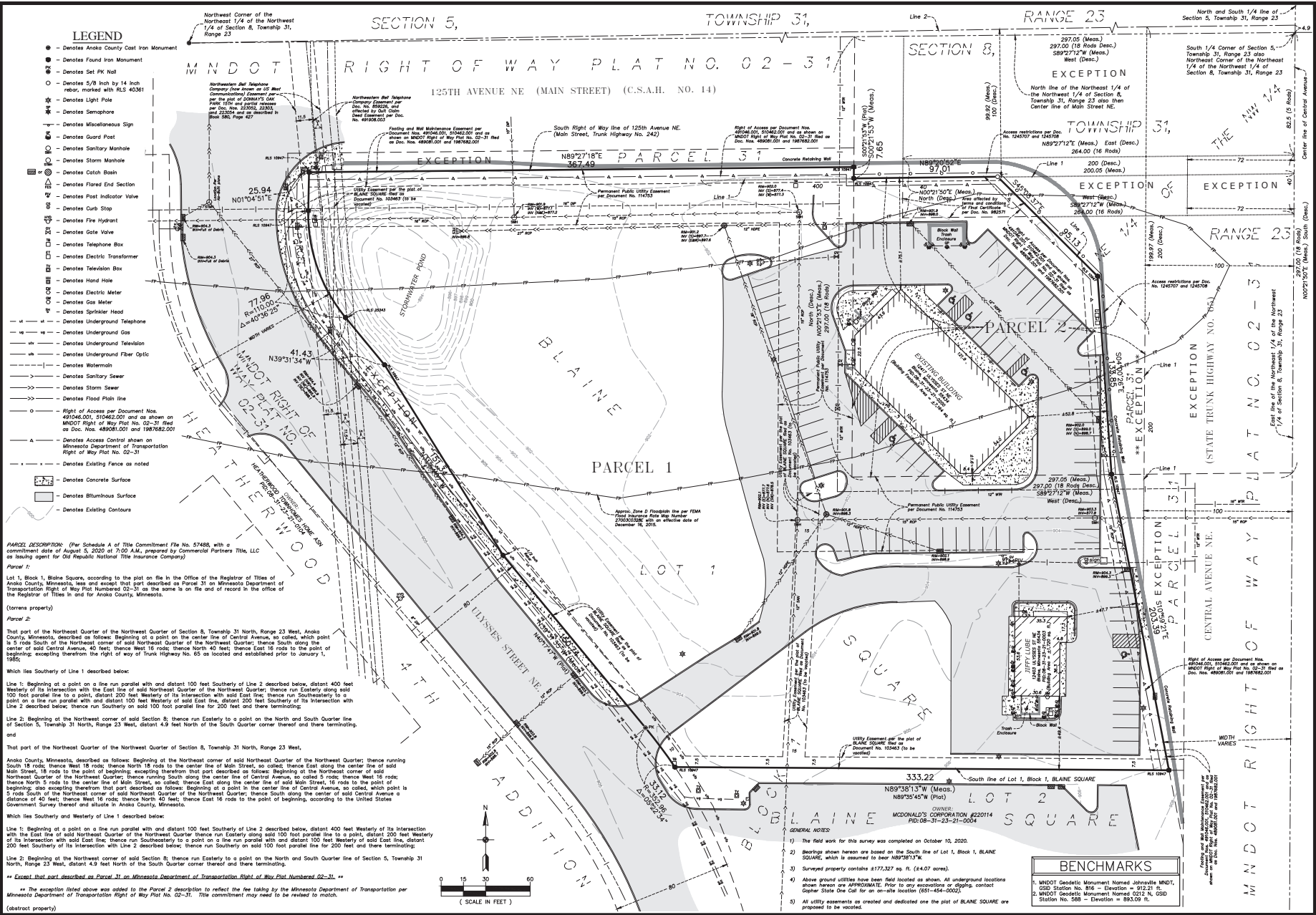
REVISIONS

1.	03/08/21 Per Comments

DRAWN BY: JTR
 CHECKED BY: JTR
 ISSUE DATE: 01/26/21

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: Joseph T. Radach, P.E.
 Signature: [Signature]
 Date: 01/26/21 License #: 45889



LEGEND

- - Denotes Anoka County Cast Iron Monument
- - Denotes Found Iron Monument
- - Denotes Set PK Nail
- - Denotes 5/8 Inch by 14 Inch rebar, marked with #2-40361
- - Denotes Light Pole
- - Denotes Semaphore
- - Denotes Miscellaneous Sign
- - Denotes Guard Post
- - Denotes Sanitary Manhole
- - Denotes Storm Manhole
- - Denotes Catch Basin
- - Denotes Flared End Section
- - Denotes Post Indicator Valve
- - Denotes Gurb Stop
- - Denotes Fire Hydrant
- - Denotes Gate Valve
- - Denotes Telephone Box
- - Denotes Electric Transformer
- - Denotes Television Box
- - Denotes Hand Hole
- - Denotes Electric Meter
- - Denotes Gas Meter
- - Denotes Sprinkler Head
- - Denotes Underground Telephone
- - Denotes Underground Gas
- - Denotes Underground Television
- - Denotes Underground Fiber Optic
- - Denotes Watermain
- - Denotes Sanitary Sewer
- - Denotes Storm Sewer
- - Denotes Flood Plain line
- - Right of Access per Document Nos. 491046.001, 510462.001 and as shown on MNDOT Right of Way Plat No. 02-31 filed as Doc. Nos. 489081.001 and 1987682.001
- - Denotes Access Control shown on Minnesota Department of Transportation Right of Way Plat No. 02-31
- - Denotes Existing Fence as noted
- - Denotes Concrete Surface
- - Denotes Bituminous Surface
- - Denotes Existing Contours

PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 57488, with a commitment date of August 3, 2020 at 7:00 A.M., prepared by Commercial Partners Title, LLC as issuing agent for Old Republic National Title Insurance Company)

Parcel 1:
Lot 1, Block 1, Blaine Square, according to the plat on file in the Office of the Registrar of Titles of Anoka County, Minnesota, less and except that part described as Parcel 31 on Minnesota Department of Transportation Right of Way Plat Numbered 02-31 as the same is on file and of record in the office of the Registrar of Titles in and for Anoka County, Minnesota.

Parcel 2:
That part of the Northeast Quarter of the Northeast Quarter of Section 8, Township 31 North, Range 23 West, Anoka County, Minnesota, described as follows: Beginning at a point on the center line of Central Avenue, so called, which point is 3 rods South of the Northeast corner of said Northeast Quarter; thence South along the center of said Central Avenue 40 feet; thence North 40 feet; thence East 16 rods to the point of beginning, excepting therefrom the right of way of Trunk Highway No. 65 as located and established prior to January 1, 1885;

Which lies Southerly of Line 1 described below:

Line 1: Beginning at a point on a line run parallel with and distant 100 feet Southerly of Line 2 described below, distant 400 feet Westerly of its intersection with the East line of said Northeast Quarter of the Northeast Quarter; thence run Easterly along said 100 foot parallel line to a point, distant 100 feet Westerly of its intersection with said East line; thence run Southerly to a point on a line run parallel with and distant 100 feet Southerly of its intersection with Line 2 described below; thence run Southerly on said 100 foot parallel line for 200 feet and there terminating;

Line 2: Beginning at the Northwest corner of said Section 8; thence run Easterly to a point on the North and South Quarter line of Section 5, Township 31 North, Range 23 West, distant 4.9 feet North of the South Quarter corner thereof and there terminating;

and

That part of the Northeast Quarter of the Northeast Quarter of Section 8, Township 31 North, Range 23 West,

Anoka County, Minnesota, described as follows: Beginning at the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence running South 18 rods; thence West 18 rods; thence North 18 rods to the center line of Main Street, so called; thence East 18 rods to the point of beginning, excepting therefrom that part described as follows: Beginning of the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence running South along the center line of Central Avenue, so called 5 rods; thence West 16 rods; thence North 5 rods to the center line of Main Street, so called; thence East along the center line of said Main Street, 16 rods to the point of beginning, also excepting therefrom that part described as follows: Beginning at a point in the center line of Central Avenue, so called, which point is 5 rods South of the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence South along the center of said Central Avenue a distance of 40 feet; thence West 16 rods; thence North 40 feet; thence East 16 rods to the point of beginning, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

Which lies Southerly and Westerly of Line 1 described below:

Line 1: Beginning at a point on a line run parallel with and distant 100 feet Southerly of Line 2 described below, distant 400 feet Westerly of its intersection with the East line of said Northeast Quarter of the Northeast Quarter; thence run Easterly along said 100 foot parallel line to a point, distant 200 feet Westerly of its intersection with said East line; thence run Southerly to a point on a line run parallel with and distant 100 feet Westerly of its intersection with Line 2 described below; thence run Southerly on said 100 foot parallel line for 200 feet and there terminating;

Line 2: Beginning at the Northwest corner of said Section 8; thence run Easterly to a point on the North and South Quarter line of Section 5, Township 31 North, Range 23 West, distant 4.9 feet North of the South Quarter corner thereof and there terminating;

** Except that part described as Parcel 31 on Minnesota Department of Transportation Right of Way Plat Numbered 02-31. **

** The exception listed above was added to the Parcel 2 description to reflect the taking by the Minnesota Department of Transportation per Minnesota Department of Transportation Right of Way Plat No. 02-31. This commitment may need to be revised to match.

(abstract property)

CARLSON MECAIN
SURVEYING & ENGINEERING
INCORPORATED
1000 W. WYOMING AVE. SUITE 200
MINNEAPOLIS, MN 55402
TEL: 612.338.1111
WWW.CARLSONMECAIN.COM

EXISTING CONDITIONS
BLAINE SQUARE SECOND ADDITION
Blaine, Minnesota

Capital Real Estate, Inc.
60 South Sixth Street, Suite 2630
Minneapolis, MN 55402

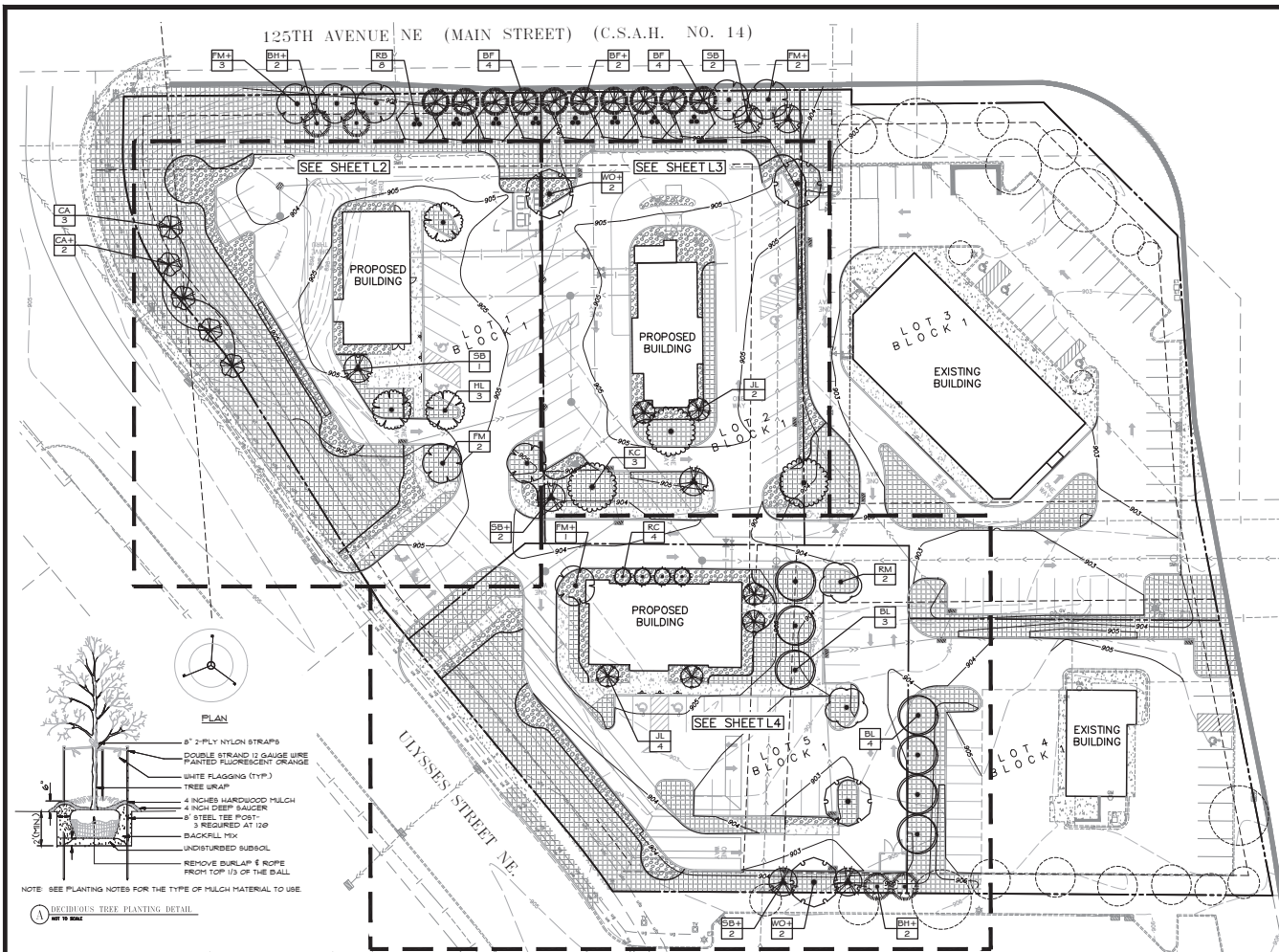
REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

DRAWN BY: KCH
ISSUE DATE: 01/26/21
FILE NO.: 2235

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

Name: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 01/26/21, License #: 49361

2 of 13



CENTRAL AVENUE NE (HIGHWAY 65)

CITY OF BLAINE LANDSCAPE REQUIREMENTS - ALL LOTS

- ONE (1) OVERSTORY DECIDUOUS SHADE TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF TOTAL BUILDING FLOOR AREA OR ONE (1) TREE FOR EVERY ONE HUNDRED (100) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
- ONE (1) CONIFEROUS TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF BUILDING OR ONE (1) CONIFEROUS TREE FOR EVERY TWO HUNDRED (200) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
- ONE (1) UNDERSTORY SHRUB FOR EVERY THREE THOUSAND (3000) SQUARE FEET OF BUILDING OR ONE (1) SHRUB FOR EVERY THIRTY (30) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
- ONE (1) ORNAMENTAL TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF BUILDING OR ONE (1) ORNAMENTAL TREE FOR EVERY TWO HUNDRED (200) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
- UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS. SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BOULEVARDS AND INTO LANDSCAPED PARKING ISLANDS, EXCEPT NATURAL AREAS TO BE PRESERVED.
- MINIMUM TWENTY-FIVE PERCENT (25%) OF ALL REQUIRED ORNAMENTAL CONIFEROUS AND OVERSTORY TREES SHALL EXCEED MINIMUM SIZE REQUIREMENTS AND BE LOCATED IN THE FRONT YARD ADJACENT TO HWY 65.

LOT 1

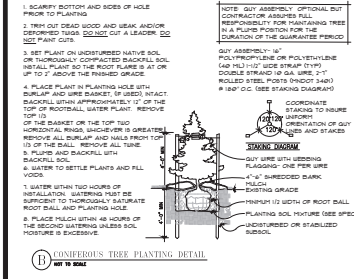
- OVERSTORY TREES
 REQUIRED PER 33.07 = 8 OVERSTORY TREES (2,336 SF BUILDING / 2000 = 2, OR 841 LF SITE PERIMETER / 100 = 8)
 REQUIRED PER 32.54 = 4 OVERSTORY TREES (ADDITIONAL - 1.5X WITHIN HWY 65 OVERLAY DISTRICT)
 TOTAL REQUIRED = 12 OVERSTORY TREES
 TOTAL PROVIDED = 12 OVERSTORY TREES
- CONIFEROUS TREES
 REQUIRED PER 33.07 = 4 CONIFEROUS TREES (2,336 SF BUILDING / 2000 = 2, OR 841 LF SITE PERIMETER / 200 = 4)
 REQUIRED PER 32.54 = 2 CONIFEROUS TREES (ADDITIONAL - 1.5X WITHIN HWY 65 OVERLAY DISTRICT)
 TOTAL REQUIRED = 6 CONIFEROUS TREES
 TOTAL PROVIDED = 6 CONIFEROUS TREES
- UNDERSTORY SHRUBS
 REQUIRED PER 33.07 = 28 UNDERSTORY SHRUBS (2,336 SF BUILDING / 300 = 8, OR 841 LF SITE PERIMETER / 30 = 28)
 REQUIRED PER 32.54 = 14 UNDERSTORY SHRUBS (ADDITIONAL - 1.5X WITHIN HWY 65 OVERLAY DISTRICT)
 TOTAL REQUIRED = 42 UNDERSTORY SHRUBS
 TOTAL PROVIDED = 160 UNDERSTORY SHRUBS
- ORNAMENTAL TREES
 REQUIRED PER 33.07 = 4 ORNAMENTAL TREES (2,336 SF BUILDING / 2000 = 2, OR 841 LF SITE PERIMETER / 200 = 4)
 REQUIRED PER 32.54 = 2 ORNAMENTAL TREES (ADDITIONAL - 1.5X WITHIN HWY 65 OVERLAY DISTRICT)
 TOTAL REQUIRED = 6 ORNAMENTAL TREES
 TOTAL PROVIDED = 6 ORNAMENTAL TREES

LOT 2

- OVERSTORY TREES
 REQUIRED PER 33.07 = 7 OVERSTORY TREES (2,465 SF BUILDING / 2000 = 2, OR 720 LF SITE PERIMETER / 100 = 7)
 REQUIRED PER 32.54 = 4 OVERSTORY TREES (ADDITIONAL - 1.5X WITHIN HWY 65 OVERLAY DISTRICT)
 TOTAL REQUIRED = 11 OVERSTORY TREES
 TOTAL PROVIDED = 11 OVERSTORY TREES
- CONIFEROUS TREES
 REQUIRED PER 33.07 = 4 CONIFEROUS TREES (2,465 SF BUILDING / 2000 = 2, OR 720 LF SITE PERIMETER / 200 = 4)
 REQUIRED PER 32.54 = 2 CONIFEROUS TREES (ADDITIONAL - 1.5X WITHIN HWY 65 OVERLAY DISTRICT)
 TOTAL REQUIRED = 6 CONIFEROUS TREES
 TOTAL PROVIDED = 6 CONIFEROUS TREES
- UNDERSTORY SHRUBS
 REQUIRED PER 33.07 = 24 UNDERSTORY SHRUBS (2,465 SF BUILDING / 300 = 8, OR 720 LF SITE PERIMETER / 30 = 24)
 REQUIRED PER 32.54 = 12 UNDERSTORY SHRUBS (ADDITIONAL - 1.5X WITHIN HWY 65 OVERLAY DISTRICT)
 TOTAL REQUIRED = 36 UNDERSTORY SHRUBS
 TOTAL PROVIDED = 135 UNDERSTORY SHRUBS
- ORNAMENTAL TREES
 REQUIRED PER 33.07 = 4 ORNAMENTAL TREES (2,465 SF BUILDING / 2000 = 2, OR 720 LF SITE PERIMETER / 200 = 4)
 REQUIRED PER 32.54 = 2 ORNAMENTAL TREES (ADDITIONAL - 1.5X WITHIN HWY 65 OVERLAY DISTRICT)
 TOTAL REQUIRED = 6 ORNAMENTAL TREES
 TOTAL PROVIDED = 6 ORNAMENTAL TREES

LOT 5

- OVERSTORY TREES
 REQUIRED PER 33.07 = 8 OVERSTORY TREES (3,292 SF BUILDING / 2000 = 2, OR 758 LF SITE PERIMETER / 100 = 8)
 REQUIRED PER 32.54 = 4 OVERSTORY TREES (ADDITIONAL - 1.5X WITHIN HWY 65 OVERLAY DISTRICT)
 TOTAL REQUIRED = 12 OVERSTORY TREES
 TOTAL PROVIDED = 12 OVERSTORY TREES
- CONIFEROUS TREES
 REQUIRED PER 33.07 = 4 CONIFEROUS TREES (3,292 SF BUILDING / 2000 = 2, OR 758 LF SITE PERIMETER / 200 = 4)
 REQUIRED PER 32.54 = 2 CONIFEROUS TREES (ADDITIONAL - 1.5X WITHIN HWY 65 OVERLAY DISTRICT)
 TOTAL REQUIRED = 6 CONIFEROUS TREES
 TOTAL PROVIDED = 6 CONIFEROUS TREES
- UNDERSTORY SHRUBS
 REQUIRED PER 33.07 = 25 UNDERSTORY SHRUBS (3,292 SF BUILDING / 300 = 11, OR 758 LF SITE PERIMETER / 30 = 25)
 REQUIRED PER 32.54 = 13 UNDERSTORY SHRUBS (ADDITIONAL - 1.5X WITHIN HWY 65 OVERLAY DISTRICT)
 TOTAL REQUIRED = 38 UNDERSTORY SHRUBS
 TOTAL PROVIDED = 140 UNDERSTORY SHRUBS
- ORNAMENTAL TREES
 REQUIRED PER 33.07 = 4 ORNAMENTAL TREES (3,292 SF BUILDING / 2000 = 2, OR 758 LF SITE PERIMETER / 200 = 4)
 REQUIRED PER 32.54 = 2 ORNAMENTAL TREES (ADDITIONAL - 1.5X WITHIN HWY 65 OVERLAY DISTRICT)
 TOTAL REQUIRED = 6 ORNAMENTAL TREES
 TOTAL PROVIDED = 6 ORNAMENTAL TREES



OVERALL LANDSCAPE PLAN

LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL Gopher State One-Call at 651-454-2002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "YIELD VERIFIED" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE".
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAGING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAGING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 2. LANDSCAPE SPECIFICATIONS.
 3. PLAN DRAWINGS.
 4. PLANT / MATERIAL SCHEDULES.
 5. CITY STANDARD SPECIFICATIONS AND DETAILS.
 6. MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

CARLSON MECAIN
 LANDSCAPE ARCHITECTS
 1000 W. WASHINGTON ST. SUITE 200
 MINNEAPOLIS, MN 55402
 TEL: 612.338.1111 FAX: 612.338.1112
 WWW.CARLSONMECAIN.COM

LANDSCAPE PLAN
BLAINE SQUARE SECOND ADDITION
 Blaine, Minnesota

CAPITAL REAL ESTATE, INC.
 60 South Sixth Street, Suite 2630
 Minneapolis, MN 55402

REVISIONS
 1. 03/08/21 Per Comments

DRAWN BY: RJB
 CHECKED BY: RJB
 ISSUE DATE: 01/26/21

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 Landscape Architect under the laws of the State of Minnesota.

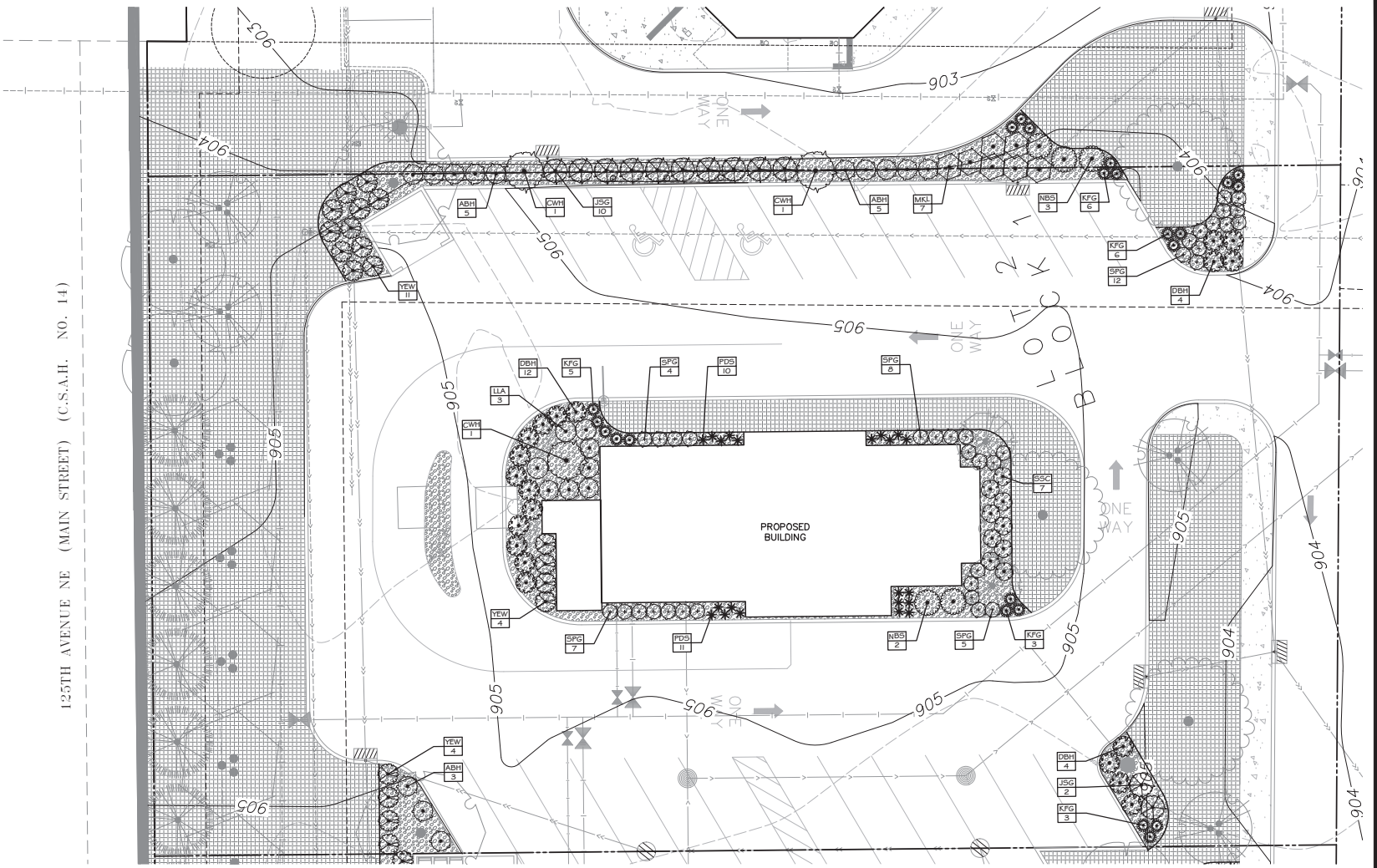
Name: Ryan J. Burgoon, AIA
 Signature: [Signature]
 Date: 01/26/21 License #: 56346

L1 of 5

CALL BEFORE YOU DIG

Know what's below.
 Call before you dig.

125TH AVENUE NE (MAIN STREET) (C.S.A.II. NO. 14)



1 LANDSCAPE PLAN ENLARGEMENT - LOT 2
L3



LANDSCAPE PLAN
BLAINE SQUARE SECOND ADDITION
Blaine, Minnesota


CAPITAL REAL ESTATE, INC.
60 South Sixth Street, Suite 2630
Minneapolis, MN 55402

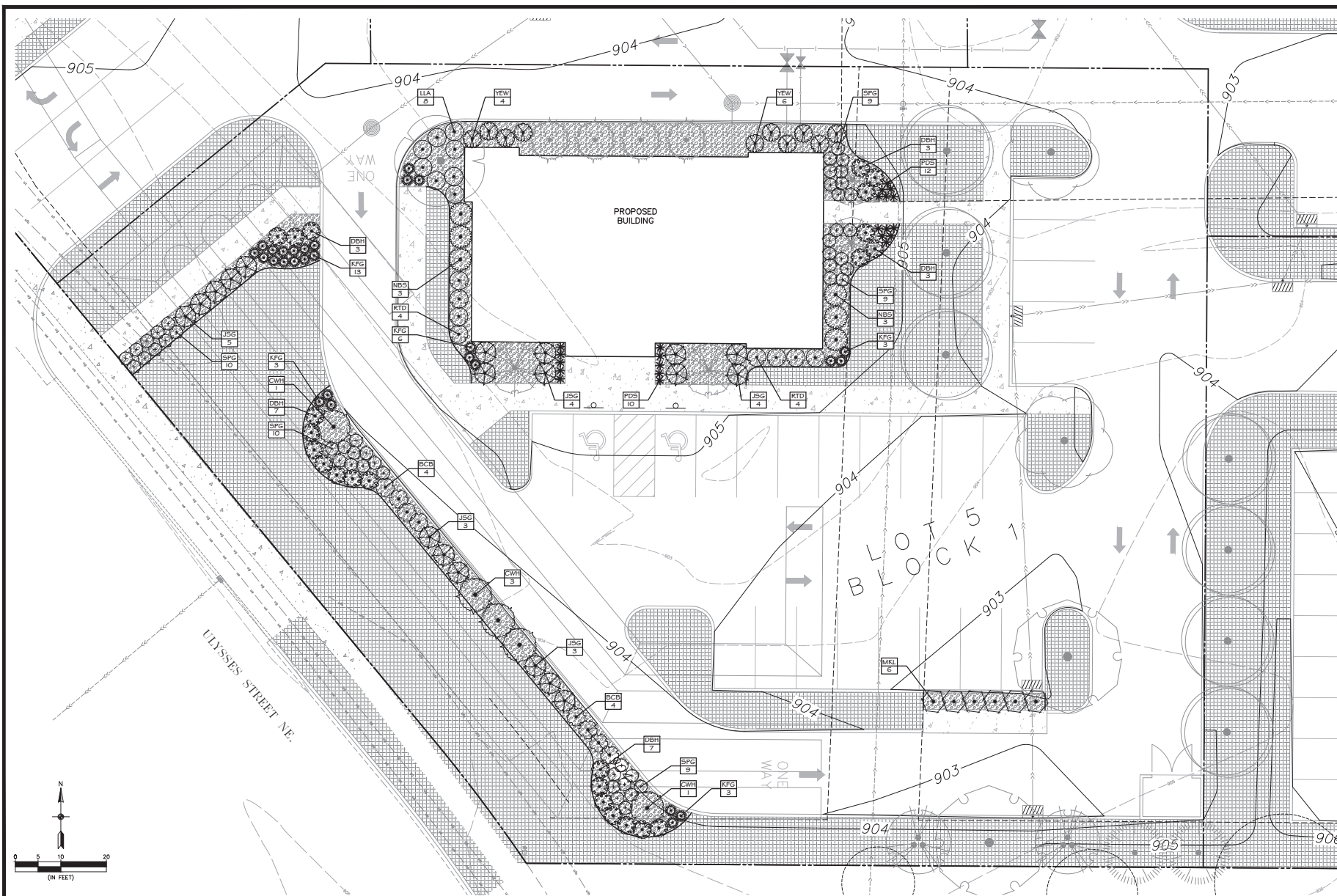
REVISIONS

1	03/08/21 Per Comments

DRAWN BY: RJK
DESIGNED BY: RJK
ISSUE DATE: 01/26/21

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 Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Burmyer, R.L.A.
Signature: 
Date: 01/26/21 License #: 56346



LANDSCAPE PLAN ENLARGEMENT - LOT 5

**CARLSON
MECCAIN**

Landscape Architecture
Blaine, Minnesota

LANDSCAPE PLAN

BLAINE SQUARE SECOND ADDITION

CAPITAL REAL ESTATE, INC.

60 South Sixth Street, Suite 2630
Minneapolis, MN 55402

REVISIONS

1.	03/08/21 Per Comments

DRAWN BY:

RJB

DESIGNED BY:

RJB

ISSUE DATE:

01/26/21

Name:

Ryan J. Burrow, RLA

Signature:

Date:

01/26/21

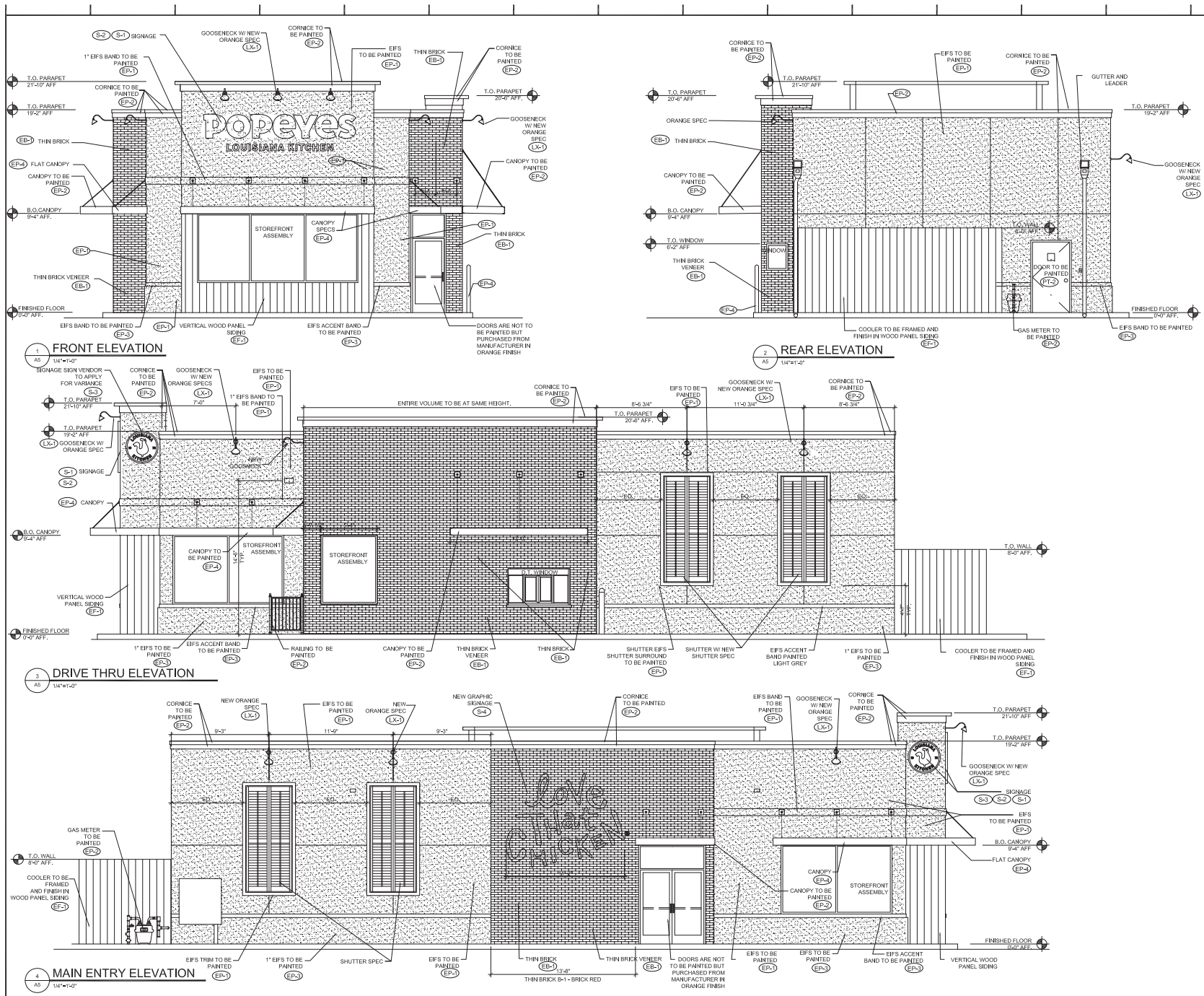
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WOOLPERT
 ARCHITECTURE | ENGINEERING | INTERIOR DESIGN
 1815 South Meyers Road
 Suite 950
 Oakbrook Terrace, IL 60181
 630.424.9080
 FAX: 630.495.3731



THE PARIKH NETWORK
POPEYE'S
 LOUISIANA KITCHEN
 MAIN STREET AND ULYSSES STREET
 BLAINE, MN

Revisions:

No.	Description	Date

Proj. No.:
 Date: 01/12/21
 Drawn by: LAW

Sheet Name:
 EXTERIOR ELEVATIONS

Sheet No.:
A.5

POPEYES LOUISIANA KITCHEN - EXTERIOR
EXTERIOR MATERIALS & FINISH SCHEDULE (not all specs are used on every project)

12/10/19

CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION		ADDITIONAL INFORMATION
				PRODUCT	DIMENSION	
EP-1	EXTERIOR PAINT	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM	BENJAMIN MOORE	PRIMER: PAINT:	COLOR "WHITE" OC-125 Moonlight White	Contact: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE phone: (800) 344-0400 Ext 5240 email: rodger.lipman@benjaminmoore.com
EP-2	EXTERIOR PAINT	PARAPET TRIM		PRIMER: PAINT:	"BLACK" 21.20-20 Black Iron	
EP-3	EXTERIOR PAINT	WAINSCOT ACCENT TRIM AND BELOW		PAINT:	"GRAY" HC-170 Stonington Grey	
EP-4	EXTERIOR PAINT	BOLLARDS, PYLON POLE AND DIRECTIONAL SIGN POLES		PRIMER: PAINT:	"RED" 2086-10 Exotic Red	
EP-5	METAL/PAINT	DRIVE THRU WINDOW CANOPY		PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT: Pro Industrial High Performance Acrylic B66-660 Eggshell	FACTORY FINISH BLACK	
EP-7	EXTERIOR PAINT	DUMSPETER WALLS	BENJAMIN MOORE	PAINT:	"GRAY" HC-170 Stonington Grey	
EP-7	EXTERIOR PAINT	DUMSPETER GATES		PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT: Pro Industrial High Performance Acrylic B66-660 Glass	FACTORY FINISH BLACK	
EP-8	EXTERIOR PAINT	ALL EXTERIOR WALLS		PAINT: Aliphatic Acrylic Urethane Clear Glass	ANTI-GRAFFITI PAINT M74-00 / M75 2 COATS ON FULL FAÇADE SURFACE	
EF-1	WOODEN SIDING PANEL	EXTERIOR WALLS	NICHHA	VINTAGE WOOD	CEDAR	
EB-1	BLACK	EXTERIOR TOWERS	DESIGN AND DIRECT SOURCE	ARCHITECTURAL URBAN SERIES	FLAGSTAFF	

W
WOOLPERT
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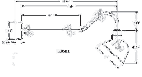
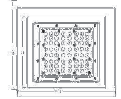


POPEYES
 400 PERIMETER CENTER TERRACE
 SUITE 1000
 ATLANTA, GA 30346
 404-459-4450

THE PARIKH NETWORK
POPEYES
 LOUISIANA KITCHEN
 MAIN STREET AND ULYSSES STREET
 BLAINE, MN

POPEYES LOUISIANA KITCHEN - LIGHTING
INTERIOR AND EXTERIOR FIXTURE SCHEDULE (not all specs are used on every project)

12/10/2019

EXTERIOR FIXTURES						
TYPE	LOCATION	MANUFACTURER	CATALOG NUMBER	COLOR TEMP	WATTAGE	ADDITIONAL INFORMATION
LX-1		EXTERIOR WALL	HERMITAGE	MODEL: H-HLPP82A3Y044L FINISH: CUSTOM COLOR ORANGE 4000 LUMENS	LED2, 3500K	38W
LX-2		FLAT CANOPY	HERMITAGE	MODEL: E-CONLIGHT #E-CP2L04CS 36 LED MODULES/ 4100 LUMENS	COOL WHITE 5000K	42W LED

Rev#	Description	Date

Proj. No.:
Date: 01/12/21

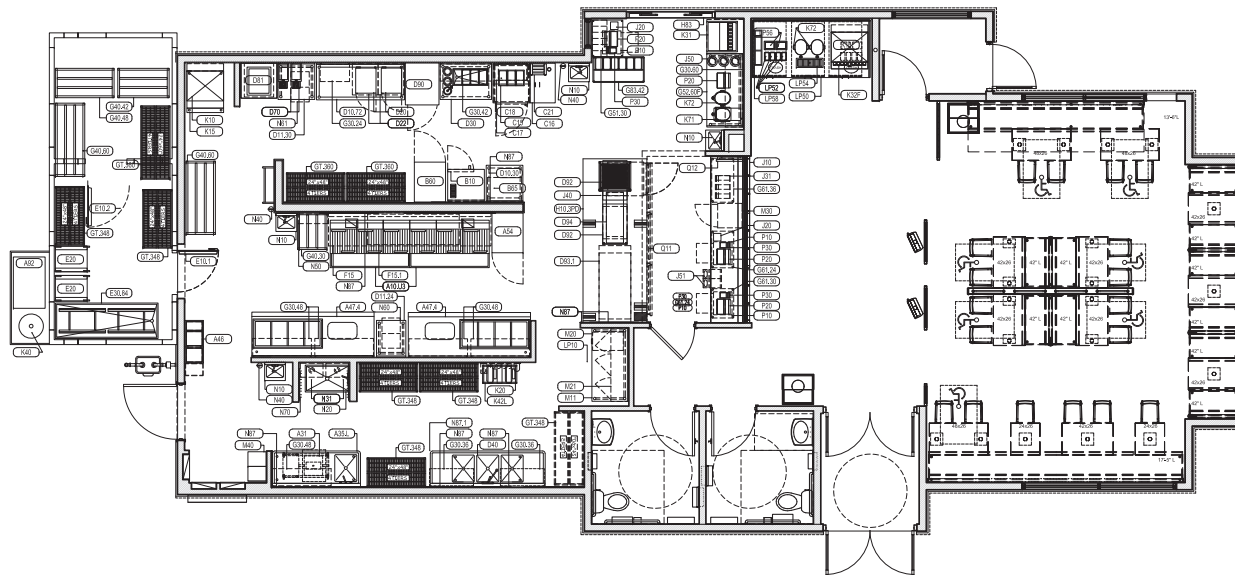
Drawn by: LAW

Sheet Name:

EXTERIOR FINISH
& LIGHT FIXTURE
SCHEDULE

Sheet No.:

A.5.1



FLOOR PLAN
A1 1/4"=1'-0"

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LOUISIANA KITCHEN
POPEYES
400 PERIMETER CENTER TERRACE
SUITE 1000
ATLANTA, GA 30346
404-459-4450

THE PARIKH NETWORK
POPEYES
LOUISIANA KITCHEN
MAIN STREET AND ULYSSES STREET
BLAINE, MN

Revisions:	Date:
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Prof. No.:
Date: 01/12/21
Drawn by: LAW

Sheet Name:
FLOOR PLAN

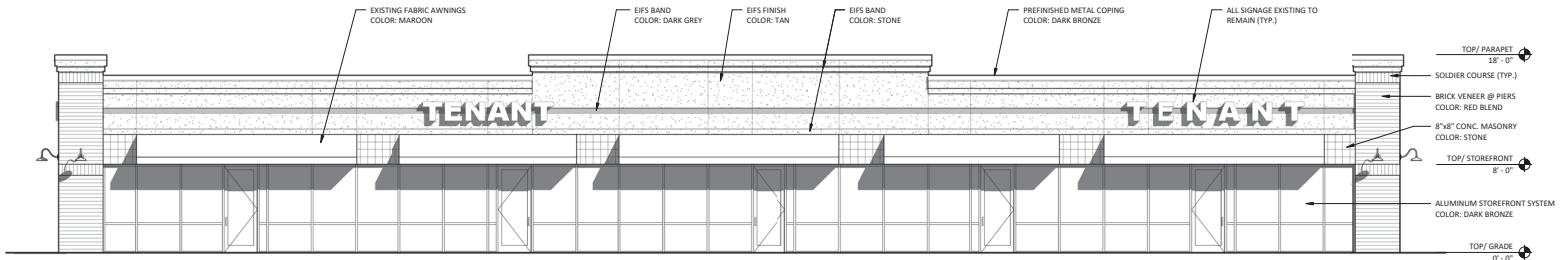
Sheet No:
A.1

FACADE MATERIALS

TOTAL FACADE AREA:	2,093 S.F.
MASONRY AREA:	426 S.F. (21.2%)
GLAZING AREA:	912 S.F. (44.4%)
OTHER AREA:	705 S.F. (34.4%)

1 NORTHEAST ELEVATION

3/16" = 1'-0"

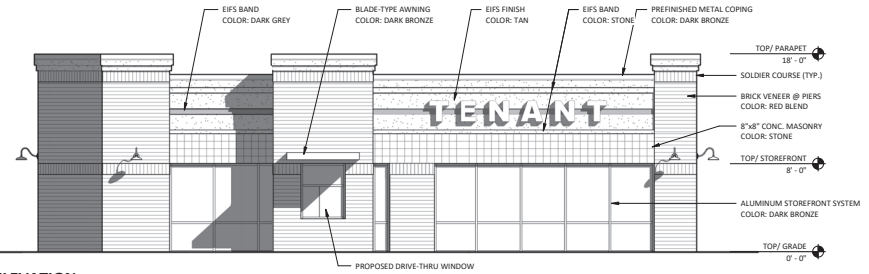


FACADE MATERIALS

TOTAL FACADE AREA:	910 S.F.
MASONRY AREA:	440 S.F. (48.4%)
GLAZING AREA:	248 S.F. (27.2%)
OTHER AREA:	222 S.F. (24.4%)

2 SOUTHEAST ELEVATION

3/16" = 1'-0"

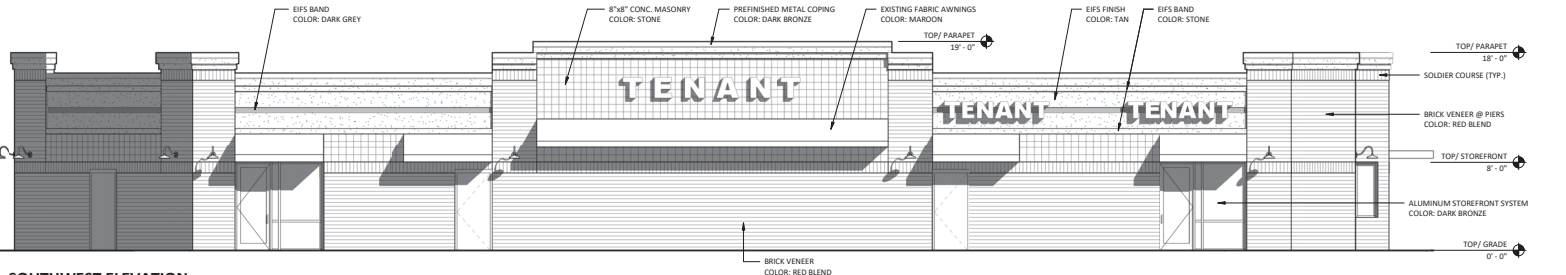


FACADE MATERIALS

TOTAL FACADE AREA:	2,114 S.F.
MASONRY AREA:	1,487 S.F. (70.3%)
GLAZING AREA:	128 S.F. (6.1%)
OTHER AREA:	499 S.F. (23.6%)

3 SOUTHWEST ELEVATION

3/16" = 1'-0"

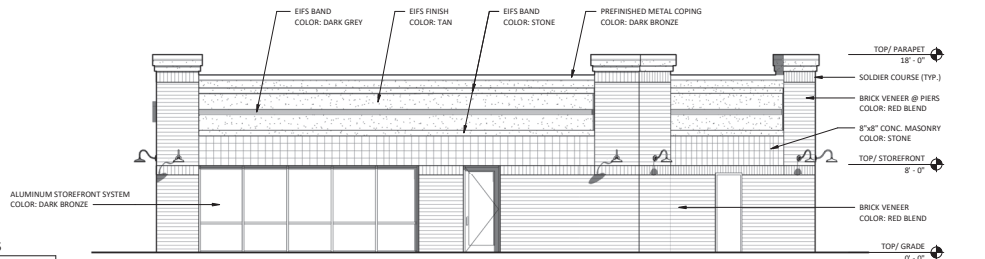


FACADE MATERIALS

TOTAL FACADE AREA:	726 S.F.
MASONRY AREA:	329 S.F. (45.3%)
GLAZING AREA:	187 S.F. (25.8%)
OTHER AREA:	210 S.F. (28.9%)

4 NORTHWEST ELEVATION

3/16" = 1'-0"



NO.	DATE	BY	DESCRIPTION



Lot 3 Northeast Elevation



Lot 3 Southeast Elevation

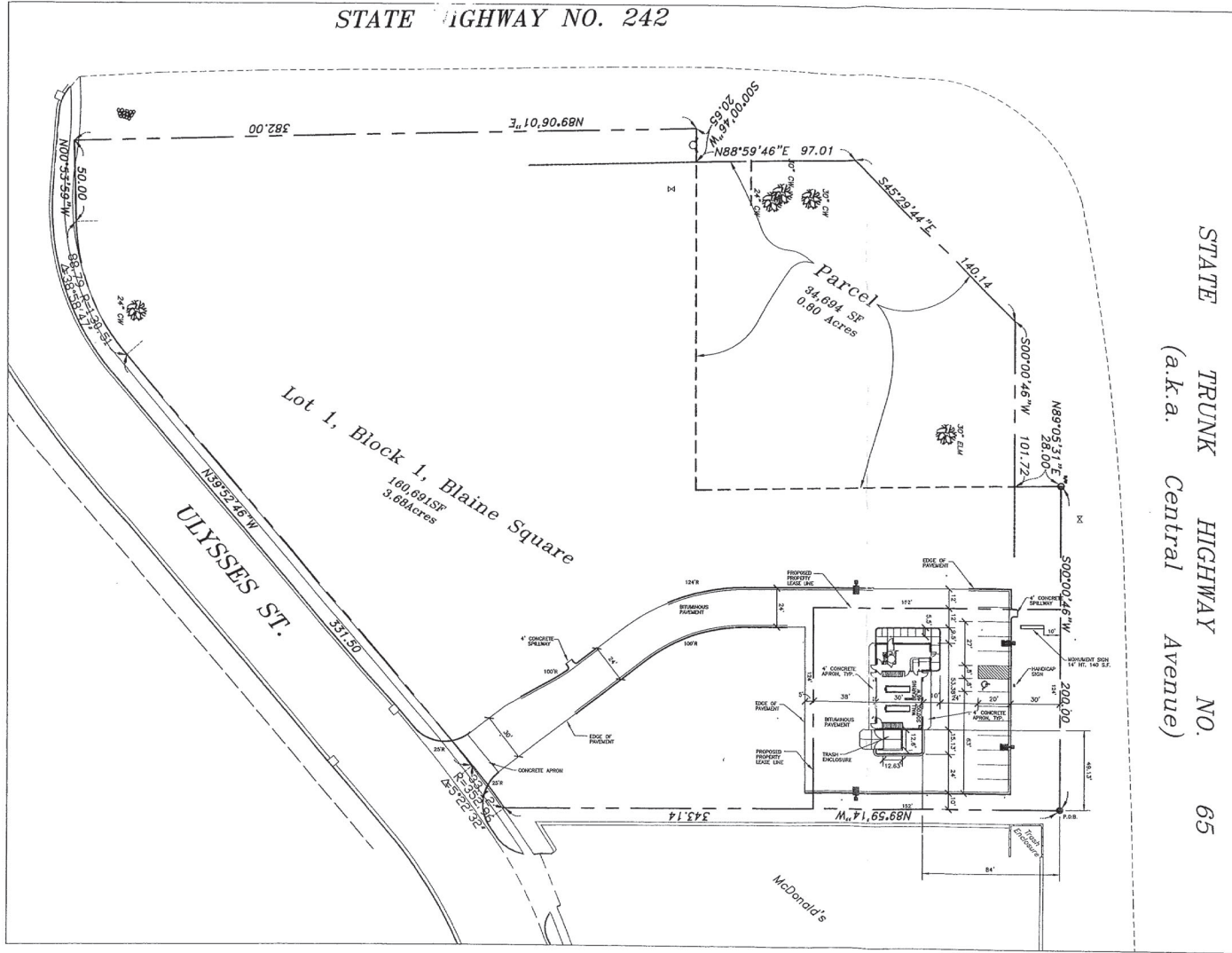


Lot 3 Southwest Elevation



Lot 3 Northwest Elevation

STATE HIGHWAY NO. 242



STATE TRUNK HIGHWAY NO. 65
(a.k.a. Central Avenue)

SITE SUMMARY
 GROSS LOT AREA: 18,848 S.F. (0.4 ACRES)
 GROSS BLDG AREA: 1676 S.F.
 PARKING STALLS PROVIDED: 12

- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
 2. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE SIDEWALK SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
 3. ALL STRIPING SHALL BE 4" WHITE.

- SITE LEGEND**
- LIGHT FIXTURE, 400 WATT, 20' HT.
 - ▬ B612 CONC. CURB AND GUTTER

ALLIANT ENGINEERING
INCORPORATED

212 BECOND STREET SE
ST. ANTHONY MARI
SUITE 500
MINNEAPOLIS, MN 55414
(612)885-5482
(612)876-2767 FAX

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Professional Engineer in the State of MINNESOTA.

[Signature]
Professional Engineer
No. 23,778
Exp. 12/31/18

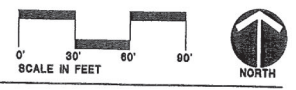
JIFFY LUBE
HIGHWAY 65 AND HIGHWAY 242
BLAINE, MN

REVISIONS

SITE PLAN

DRAWN BY: MK
 CHECKED BY: JD
 DATE ISSUED: 9-30-09
 SCALE: 1"=30'-0"
 JOB NO.: 99061

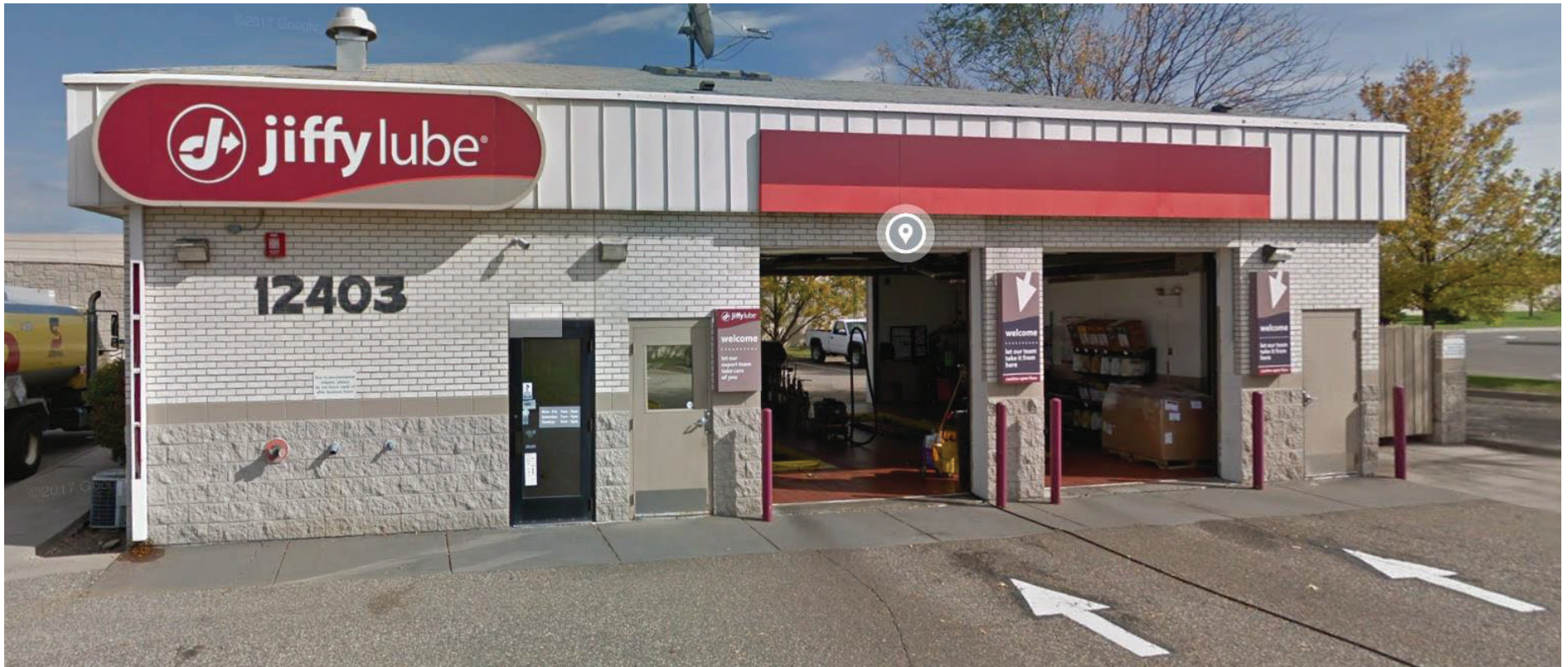
SITE PLAN



C-1
SHEET OF



Lot 4 East Elevation



Lot 4 West Elevation



Lot 4 North Elevation



Lot 4 South Elevation