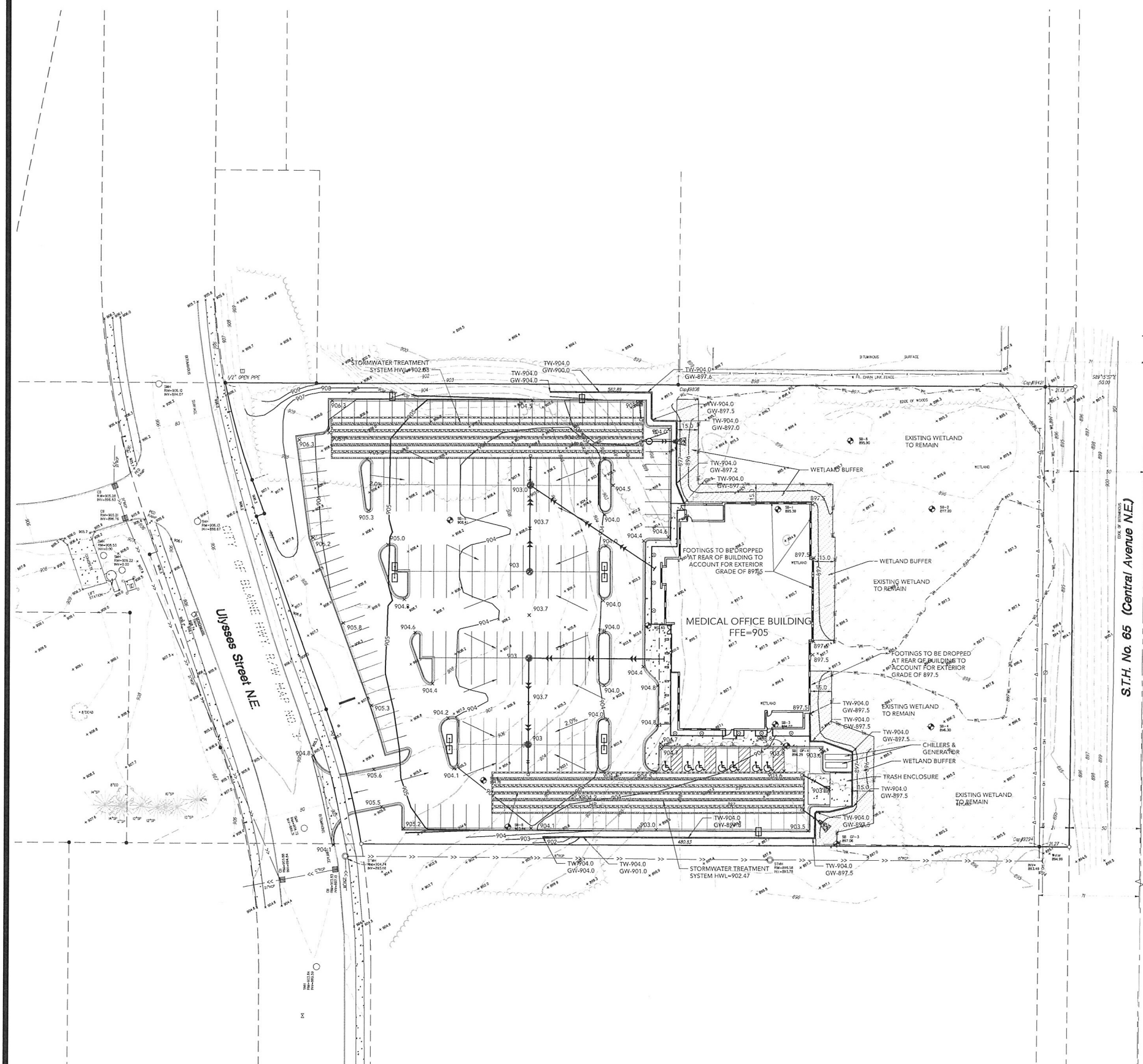


Case File No. 16-0050
Twin Cities Orthopedics

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





- GRADING NOTES**
- BACKGROUND INFORMATION IS BASED ON A FIELD SURVEY BY LOUCKS ASSOCIATES AND RECORD UTILITY DRAWINGS FROM THE CITY OF BLAINE. LOUCKS ASSOCIATES DOES NOT GUARANTEE THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
 - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS, VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, ENTRY LOCATIONS AND LOCATIONS OF DOWNSPOUTS.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
 - IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
 - BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
 - EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, AND CITY REQUIREMENTS.
 - ALL SPOT ELEVATIONS SHOWN REPRESENT FINISHED SURFACE OR GUTTER LINE ELEVATIONS UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY EXISTING INFORMATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY PLAN DISCREPANCIES.
 - EXISTING UTILITY LOCATIONS AS PER CITY AS-BUILT PLANS AND FIELD SHOTS.
 - SEE SHEET C3-2 FOR EROSION CONTROL INFORMATION.
 - GENERAL CONTRACTOR MUST VERIFY ALL TIE IN GRADES.
 - REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
 - ADA ACCESSIBLE ROUTE SHALL HAVE A 5.0% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL AND A 2.0% MAXIMUM CROSS-SLOPE.
 - ACCESSIBLE STALLS, ACCESS AISLES AND 60° TURNING CIRCLES SHALL HAVE A 2.0% MAXIMUM SLOPE IN ANY DIRECTION.

ABBREVIATION LEGEND

FFE=FINISHED FLOOR ELEVATION
 TW=TOP OF RETAINING WALL
 GW=GROUND AT FACE OF RETAINING WALL
 HP=HIGH POINT
 LP=LOW POINT
 TC=TOP OF CURB
 GL=GUTTER LINE

EXISTING		PROPOSED	
	TOPOGRAPHIC CONTOUR		X 800.0
	SPOT ELEVATION		X 1.0%
	DRAINAGE SLOPE		CATCH BASIN
	STORM MANHOLE		SANITARY SEWER
	CATCH BASIN		WATERMAIN
	SANITARY SEWER		BENCHMARK
	WATERMAIN		EMERGENCY OVERFLOW
	BENCHMARK		CONSTRUCTION LIMITS
	EMERGENCY OVERFLOW		ADA ACCESSIBLE ROUTE
	CONSTRUCTION LIMITS		
	ADA ACCESSIBLE ROUTE		

NOTE: CATCH BASIN RIMS ARE 2 INCHES LOWER THAN FLOW LINE ELEVATION.

NOTE: SPOT ELEVATIONS AT CURB LINES INDICATE BASE OF CURB AND GUTTER LINE (I.E. FLOW LINE) ELEVATIONS UNLESS OTHERWISE NOTED.

NOTE: DURING CONSTRUCTION, TEST THE INFILTRATION CAPABILITIES OF THE UNDERGROUND TREATMENT SYSTEMS AT THE BOTTOM OF THE PRACTICE. FILL BASIN WITH 6 INCHES OF WATER AND MONITOR THE TIME NECESSARY TO DRAIN. COO CREEK WATERSHED DISTRICT STAFF SHALL BE PRESENT TO WITNESS THE TEST.

WARNING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1186



SRA
 SPERIDES REINERS ARCHITECTS, INC.
 4800 WEST OLD SHAWNEE ROAD
 SUITE 200
 COONAPTON, MINNESOTA 55437
 PH: 952.926.9606
 FX: 952.926.9603
 WWW.SPARCHITECTSINC.COM

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 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 7200 Hennick Lane, Suite 300
 Maple Grove, MN 55126
 763.424.5505
 www.loucksinc.com

ISSUE
 10/12/16 C3-02 SUBMITTAL
 10/27/16 C3-02 BE SUBMITTAL
 11/07/16 C3-02 SUBMITTAL

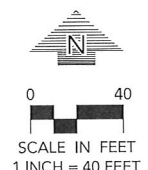
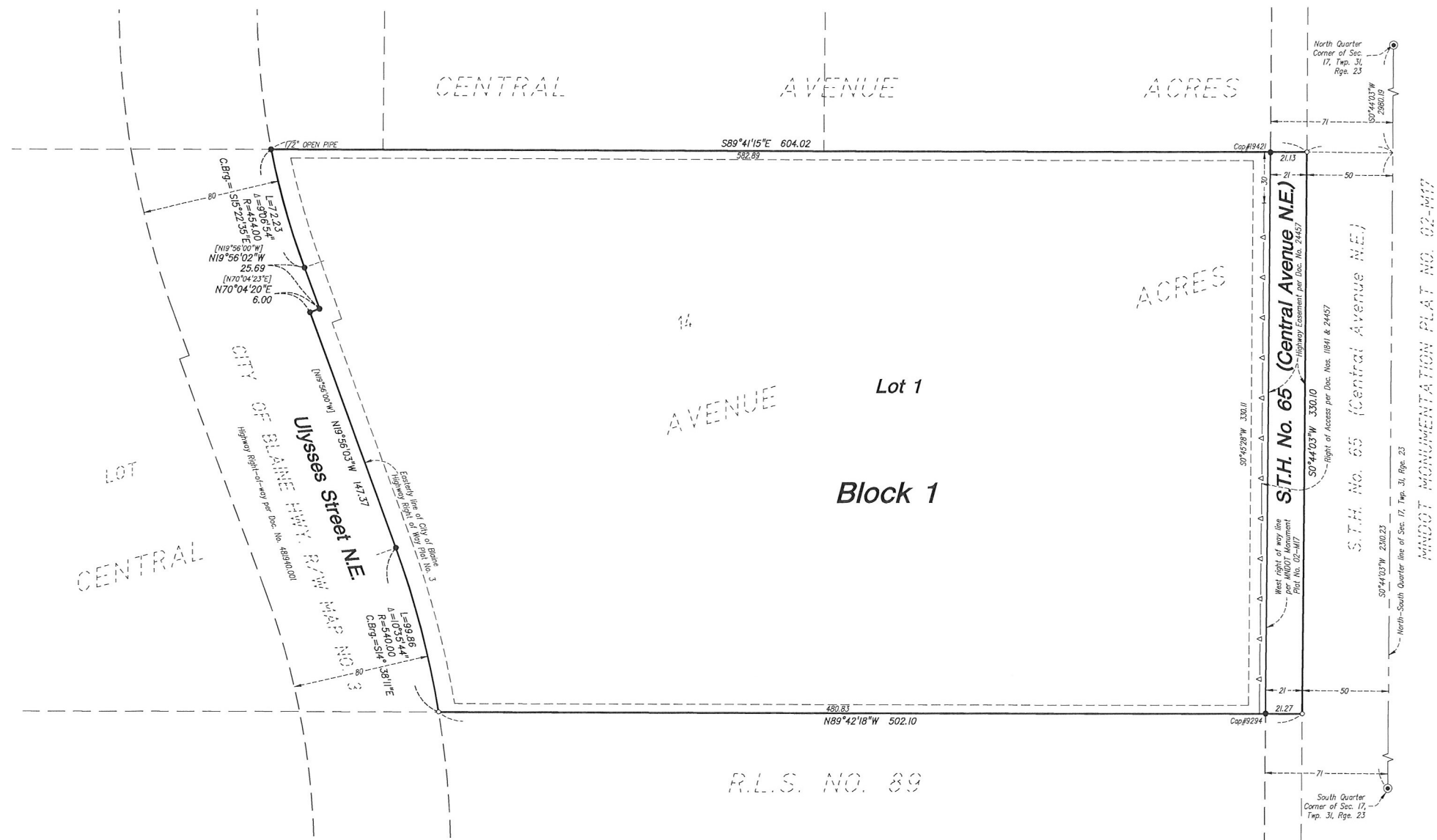
TCO BLAINE
 BLAINE, MN

GRADING &
 DRAINAGE PLAN

PROJECT NO: Loucks-16057.00
 DRAWN BY: GAJ/WBS
 CHECKED BY: VJV

C3-1

TCO BLAINE ADDITION

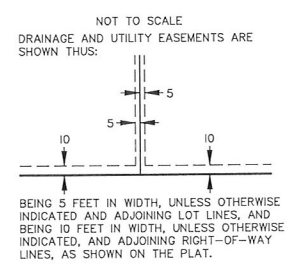


FOR THE PURPOSES OF THIS PLAT THE NORTH-SOUTH QUARTER LINE OF SEC. 17, TWP. 31, RGE. 23 HAS AN ASSUMED BEARING OF SOUTH 00°44'03\"/>

○ DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET, MARKED "LS 48988"

● DENOTES IRON MONUMENT FOUND, CAP NO. 41578, UNLESS NOTED OTHERWISE

[] PER RECORD



KNOW ALL PERSONS BY THESE PRESENTS: That William Schoen and Kathryn Schoen as Trustees of the William Schoen and Kathryn Schoen Living Trust, dated June 5, 2002, owners of the following described property:

That part of Lot Fourteen (14), Central Avenue Acres lying East of the Easterly right-of-way line of City of Blaine Highway Right-of-Way Plat No. 3, Registrar of Titles Document No. 481940.001.

Anoka County, Minnesota
Torrens Property
Certificate of Title No. 113185

Has caused the same to be surveyed and platted as TCO BLAINE ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said William and Kathryn Schoen, Trustees of the William Schoen and Kathryn Schoen Living Trust, dated June 5, 2002, have hereunto set their hands this ____ day of _____, 20__.

William Schoen, Trustee of the William & Kathryn Schoen Living Trust, dated June 5, 2002

Kathryn Schoen, Trustee of the William & Kathryn Schoen Living Trust, dated June 5, 2002

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__ by William Schoen and Kathryn Schoen, Trustees of the William Schoen and Kathryn Schoen Living Trust, dated June 5, 2002

Signed: _____

Printed: _____
Notary Public, _____ County, _____
My Commission expires _____

SURVEYOR CERTIFICATE

I Max L. Stanislawski do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__

Max L. Stanislawski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this ____ day of _____, 20__ by Max L. Stanislawski.

Signed: _____

Printed: _____
Notary Public, Hennepin County, Minnesota
My Commission expires January 31, 2020

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of TCO BLAINE ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this ____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota

By _____, Mayor By _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20__.

Larry D. Hoium, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20__.

Property Tax Administrator

By _____, Deputy

**COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA**

I hereby certify that this plat of TCO BLAINE ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20__, at ____ o'clock ____ M. and was duly recorded in Book _____ Page _____, as Document Number _____.

County Recorder/Registrar of Titles

By _____, Deputy

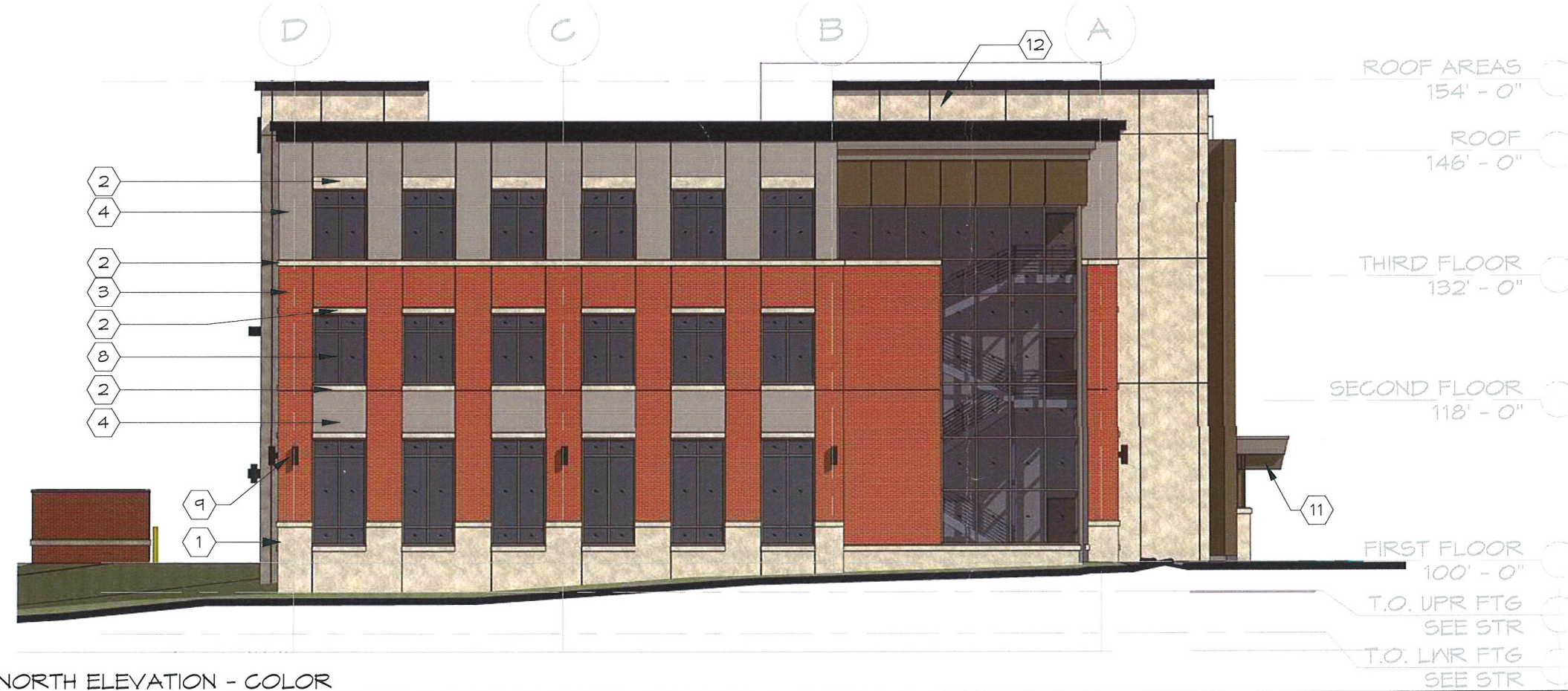


1 SOUTH ELEVATION - COLOR
 A1 1/16" = 1'-0"



2 WEST ELEVATION - COLOR
 A1 1/16" = 1'-0"

- ELEVATION KEYNOTES**
- 1 PRECAST CONCRETE PANEL
STYLE - TBD. COLOR - TBD.
 - 2 CAST STONE SILL / HEADER
SMOOTH FINISH. COLOR - TBD.
 - 3 MODULAR BRICK VENEER #1
COLOR - COPPERTONE SMOOTH
 - 4 MODULAR BRICK VENEER #2
COLOR - CHARCOAL GRAY SMOOTH
 - 5 CANOPY
 - 6 COMPOSITE ALUMINUM METAL PANEL
VANCOUVER COPPER
 - 7 PREFINISHED METAL PARAPET
COVER
 - 8 ALUMINUM FRAMED GLAZING SYSTEM
COLOR - CHAMPAGNE
 - 9 WALL MOUNTED LIGHT, SCONCE
 - 10 WALL MOUNTED LIGHT, WALLPACK
 - 11 CANOPY MOUNTED LIGHT
 - 12 MECHANICAL SCREEN
 - 13 PREFINISHED METAL
FLASHING/COPING
 - 14 PRELIMINARY ADDRESS SIGNAGE
 - 15 PRELIMINARY BUSINESS SIGNAGE
 - 16 SUNSHADE



1 NORTH ELEVATION - COLOR
 A2 1/16" = 1'-0"



2 EAST ELEVATION - COLOR
 A2 1/16" = 1'-0"

ELEVATION KEYNOTES

- ① PRECAST CONCRETE PANEL STYLE - TBD. COLOR - TBD.
- ② CAST STONE SILL / HEADER SMOOTH FINISH. COLOR - TBD.
- ③ MODULAR BRICK VENEER #1 COLOR - COPPERTONE SMOOTH
- ④ MODULAR BRICK VENEER #2 COLOR - CHARCOAL GRAY SMOOTH
- ⑤ CANOPY
- ⑥ COMPOSITE ALUMINUM METAL PANEL VANCOUVER COPPER
- ⑦ PREFINISHED METAL PARAPET COVER
- ⑧ ALUMINUM FRAMED GLAZING SYSTEM COLOR - CHAMPAGNE
- ⑨ WALL MOUNTED LIGHT, SCONCE
- ⑩ WALL MOUNTED LIGHT, WALLPACK
- ⑪ CANOPY MOUNTED LIGHT
- ⑫ MECHANICAL SCREEN
- ⑬ PREFINISHED METAL FLASHING/COPING
- ⑭ PRELIMINARY ADDRESS SIGNAGE
- ⑮ PRELIMINARY BUSINESS SIGNAGE
- ⑯ SUNSHADE



