

Case File No. 12-0005



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



EXISTING CONDITIONS LEGEND

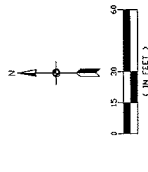
- CONCRETE
- BITUMINOUS
- FENCE LINE
- UTILITY
- WATER MAIN
- SEWER
- ELECTRIC
- 12" CONDUIT
- MANHOLE
- HYDRANT
- VALVE
- POLE
- LIGHT POLE
- METER
- BOX
- TELEPHONE
- SKIN
- TREE

PLAN NOTES

1. FIELD WORK WAS COMPLETED ON JANUARY 31, 2012.
2. NO UNDERGROUND SMALL UTILITIES WERE LOCATED AS PART OF THIS SURVEY.
3. ALL UTILITIES SHOWN ARE BASED ON THE 2008 AS-BUILT UTILITY PLANS PROVIDED BY THE CITY OF BLAINE.

SHEET INDEX

- C1. EXISTING CONDITIONS
- C2. SITE & UTILITY PLAN
- C3. GRADING & EROSION CONTROL PLAN
- C4. DETAILS
- C5. STORMWATER POLLUTION PREVENTION PLAN
- C6. LANDSCAPE PLAN

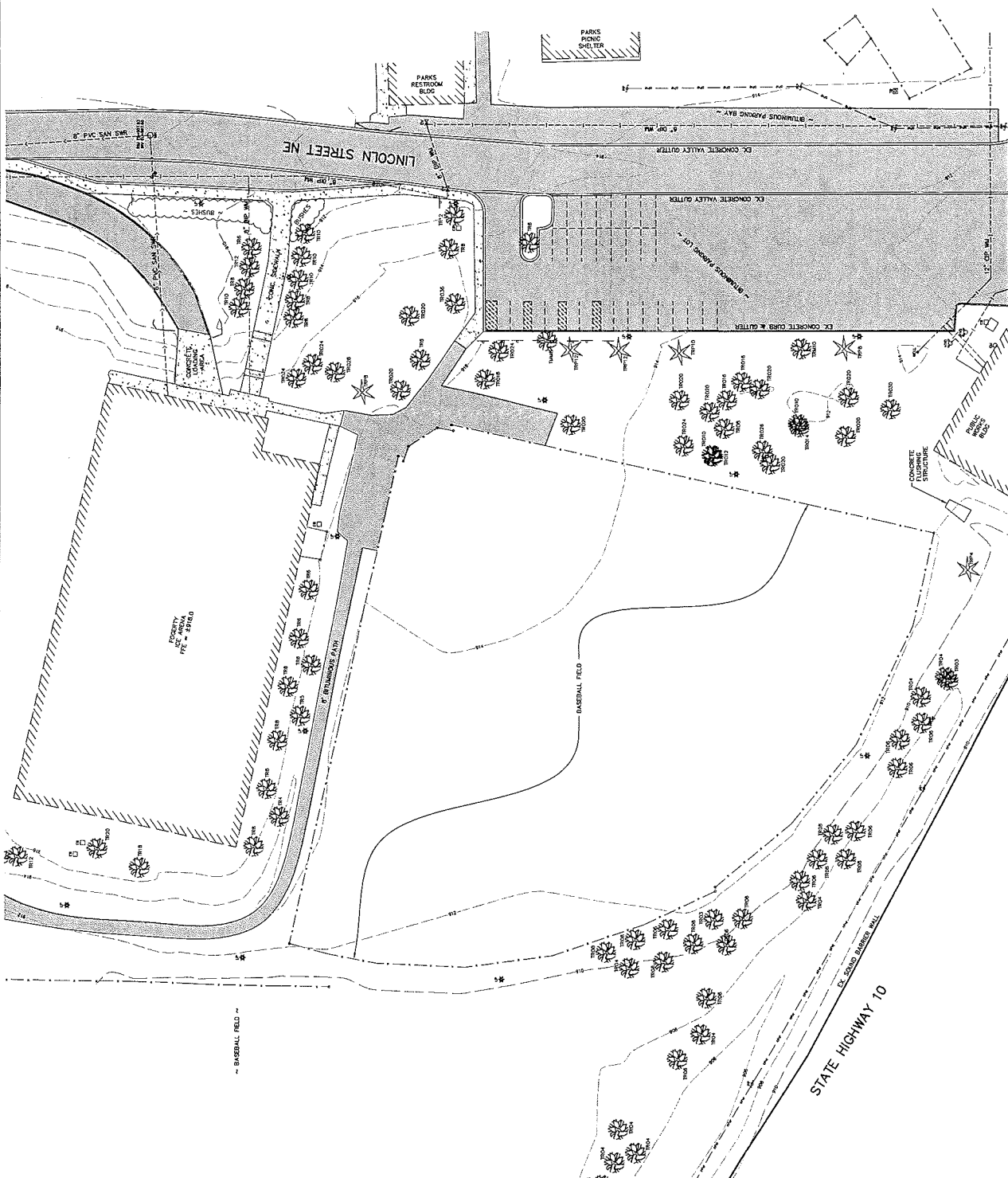


BENCHMARKS

1. TOP OF IRONPIPE ON WEST SIDE OF LINCOLN STREET NE. ELEVATION: 518.02
2. TOP OF IRONPIPE IN CENTERLINE OF LINCOLN STREET NE. APPROX. 150 FT. NORTH OF PARKING RESTROOMS. ELEVATION: 507.83

811
Call before you dig.

Home when you dig.



REVISIONS

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DATE: 02/03/12
DRAWN BY: [Signature]
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DESIGNED BY: _____
 DRAWN BY: _____
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 SCALE DATE: _____
 DATE: 02/24/12

1. I hereby certify that this plan, specification and schedule of values were 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: David J. Kretschmer, P.E.
 Signature: [Signature]
 Date: 02/24/12 License # 25853

EXISTING

- BRUNNEN
- CONCRETE
- STONE WALL
- STAINLESS STEEL
- WATER MAIN
- SEWER
- OVERHEAD ELECTRIC
- HYDRANT
- WELL
- POWER POLE
- GAS METER
- ELECTRIC BOX
- TELEPHONE BOX
- TRUSS

PROPOSED

- BRUNNEN
- CONCRETE
- STONE WALL
- STAINLESS STEEL
- WATER MAIN
- SEWER
- OVERHEAD ELECTRIC
- HYDRANT
- WELL
- POWER POLE
- GAS METER
- ELECTRIC BOX
- TELEPHONE BOX
- TRUSS

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE DIMENSIONS AS TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE 8012 UNLESS OTHERWISE NOTED.
- TYPICAL PARKING STALLS ARE 10'-0" (NO CURB), 10'-0" (WITH CURB) UNLESS OTHERWISE NOTED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTING UTILITIES PRIOR TO THE START OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR VARIATIONS FROM THE PLAN.

SIGNAGE & STRIPING NOTES

- ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
- PAVING AND STRIPING SHALL BE 4" SOLID WHITE PAINT.
- ALL HANDICAP STRIPING, MARKINGS & CROSS HATCHING SHALL BE 4" SOLID WHITE PAINT.
- CONVERT TO DIST. OF C.V. & BOX.

SIGN SCHEDULE (PER MUTCD)

- HANDICAP PARKING SIGN: 87-10a W/ 87-10b (12' x 6')

PARKING SUMMARY

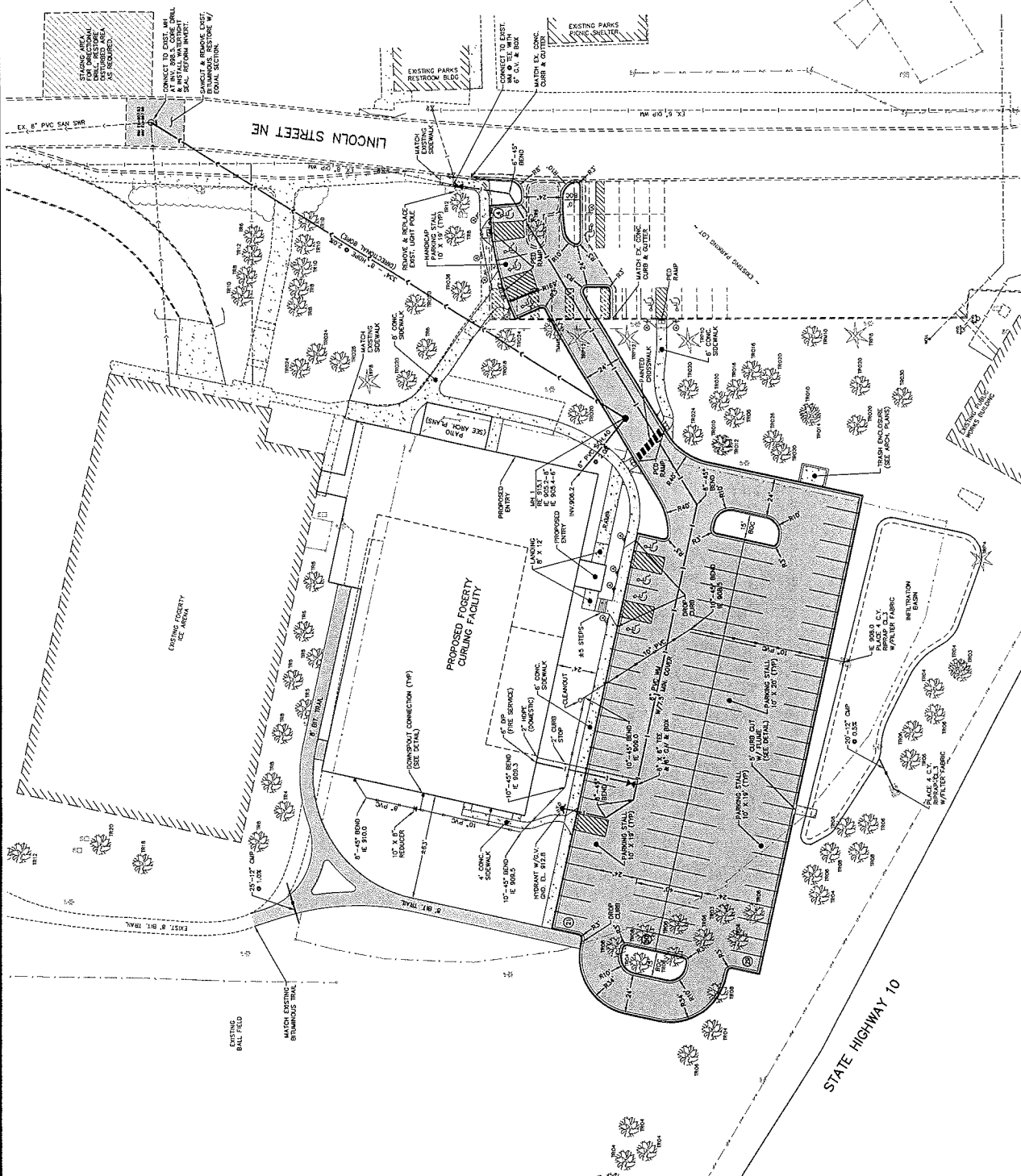
| | |
|--------------------|-----|
| NEW LOT | 100 |
| EXISTING LOT | 58 |
| TOTAL | 158 |
| STANDARD | 58 |
| HANDICAP | 1 |
| BIKE | 1 |
| TRUCK | 1 |
| TRAILER | 1 |
| NET STALLS CREATED | 92 |
| STANDARD | 91 |
| HANDICAP | 1 |

BENCHMARKS

- TOP SURFACE OF WALKWAY ON WEST SIDE OF LINCOLN ST. (ELEVATION: 300 FT. ELEVATION: 910.0)
- TOP SURFACE OF WALKWAY ON SOUTH SIDE OF LINCOLN ST. (ELEVATION: 910.0)
- TOP SURFACE OF WALKWAY ON NORTH SIDE OF LINCOLN ST. (ELEVATION: 910.0)

CALL BEFORE YOU DIG

811
 Know what's below.
 Call before you dig.



| NO. | DATE | DESCRIPTION |
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| 1 | | |
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| 5 | | |
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NAME: **DAVID L. KRZYWON, P.E.**
 Signature: *[Signature]*
 Date: **08/09/13**, License # **22862**

SITE PLAN LEGEND

| EXISTING | PROPOSED |
|-------------------|----------------------|
| CURB | CONCRETE |
| BITUMINOUS | ASPHALT |
| FENCE LINE | WOOD |
| STREET LIGHT | GRASS |
| SANITARY SEWER | WATER MAIN |
| OVERHEAD ELECTRIC | UNDERGROUND ELECTRIC |
| 10' CONTIGUOUS | MANHOLE |
| | HYDRANT |
| | DATE VALVE |
| | WELL |
| | POWER POLE |
| | LIGHT POLE |
| | GAS METER |
| | ELECTRIC BOX |
| | TELEPHONE BOX |
| | SPRINKLER |
| | WATER |
| | SEWER |
| | CONCRETE |
| | ASPHALT |
| | WOOD |
| | GRASS |
| | EROSION CONTROL |
| | EMERGENCY OVERTURN |
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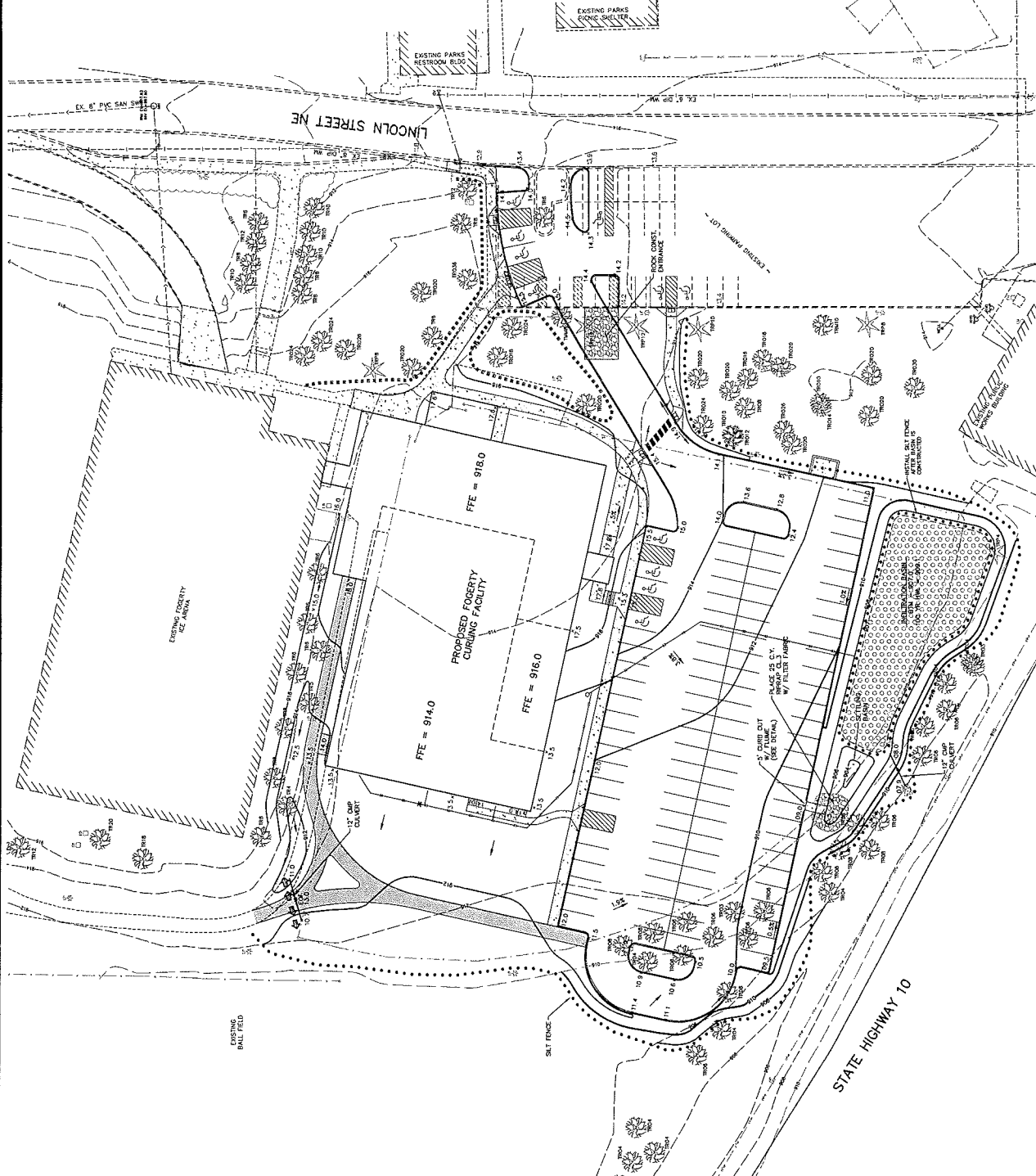
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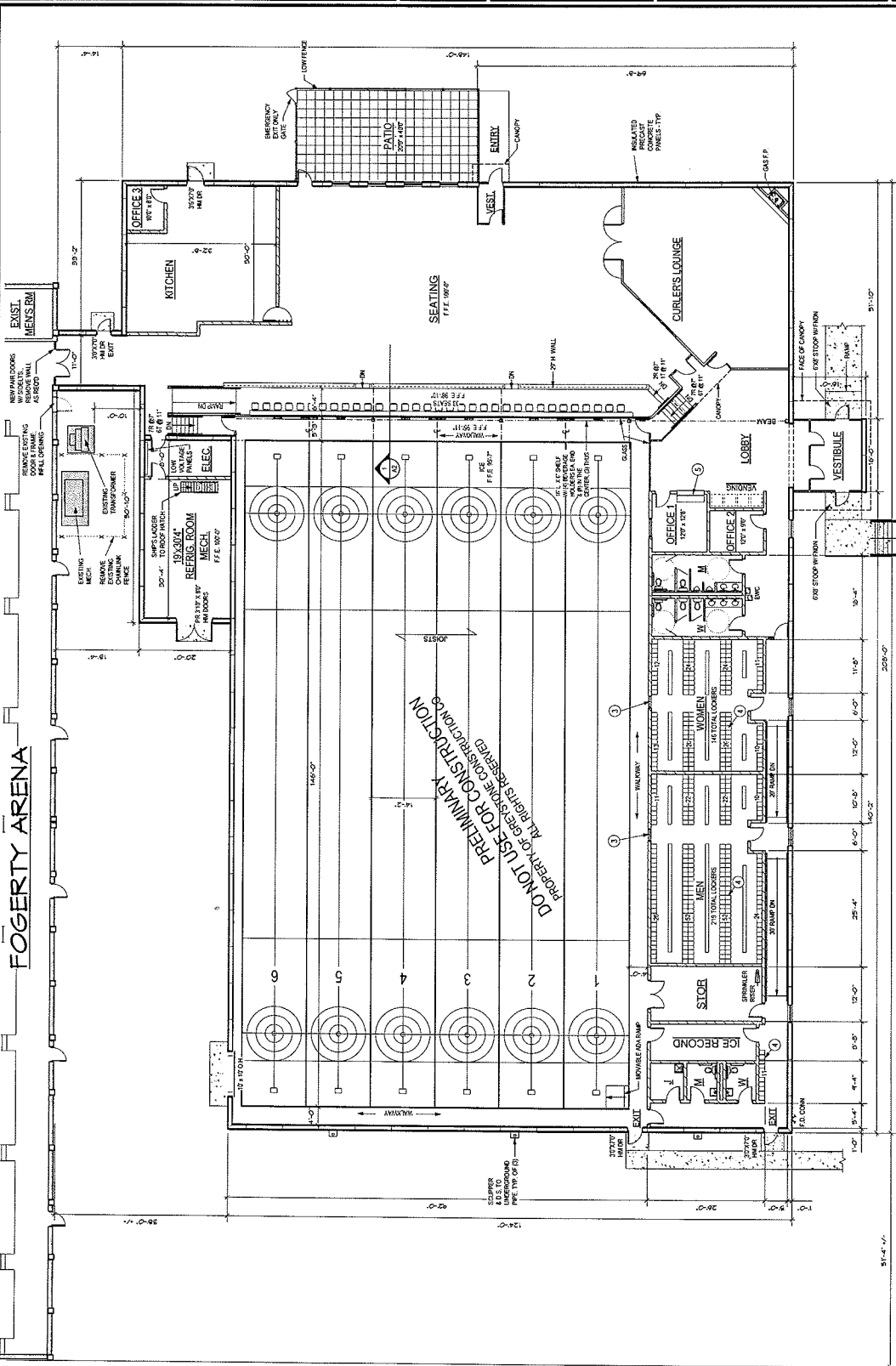
GRADING PLAN NOTES
 1. THE 2005 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE CITY OF BLAINE SPECIFICATIONS, AND THE LATEST EDITION OF THE MINNESOTA MANUAL ON URBAN TRAFFIC CONTROL DEVICES (UNADDED), SHALL APPLY TO THIS PROJECT.
 2. THE LATEST EDITION OF THE MINNESOTA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION SHALL APPLY TO THIS PROJECT.
 3. THE LATEST EDITION OF THE MINNESOTA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION SHALL APPLY TO THIS PROJECT.

DISTURBED AREA
 23,235 SQUARE FEET

BENCHMARKS
 1. TOP SURFACE OF ADJACENT CONCRETE CURB, NORTH OF EXISTING RESTROOMS, ELEVATION 910.02 IN CENTERLINE OF LINCOLN ST. (SEE NOTE 100).
 2. TOP SURFACE OF ADJACENT CONCRETE CURB, NORTH OF EXISTING RESTROOMS, ELEVATION 907.53 IN CENTERLINE OF LINCOLN ST. (SEE NOTE 100).

811
 CALL BEFORE YOU DIG
 Know what's below. Call before you dig.





- KEYNOTES**
- 1 NOT USED
 - 2 NOT USED
 - 3 ONE-WAY GLASS WINDOW
 - 4 1/2" X 1/2" TYPICAL LOCKER SIZE
 - 5 PASS-THRU COUNTER W/ LOCKING SECURITY DOOR

1 FLOOR PLAN
 3/23 - 1/10

1. THE ENTRY BUILDING MUST HAVE A FIRE SPRINKLER SYSTEM THROUGHOUT

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| REVISIONS | |
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Name: KATHLEEN COZZARELLI
 Date: 02/28/2012 License #: 20862
 Signature: _____
 Title: PROJECT MANAGER

Drawings created using AutoCAD 2011
 Plotted using AutoCAD 2011
 Plotter: HP DesignJet T1200
 Scale: As Shown
 Date Plotted: 02/28/2012

C6 of 6

PLANTING NOTES

1. PLANTING BOTTOM AND SOLE OF HOLE FROM
2. TRIM OVER ROAD WOOD AND WOOD AND/OR
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR
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NOTES

LANDSCAPE WORK TO BE COMPLETED AFTER FINISH
 GRADING IS COMPLETED BY OTHERS.
 LANDSCAPE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS
 AND TO FULLY UNDERSTAND SITE CONDITIONS.
 IF THE NUMBER OF PLANTS SHOWN ON THE PLAN IS
 DIFFERENT THAN THE NUMBER OF PLANTS INDICATED ON
 THE PERMITS, THE CONTRACTOR SHALL CONTACT THE
 DESIGNER TO VERIFY THE CORRECT NUMBER OF PLANTS.
 TAKE PRECEDENCE OVER LIST

ALL PLANTS AND MATERIALS SHALL COMPLY WITH THE
 NATIONAL STOCK AMERICAN ASSOCIATION OF NURSERYMEN
 (NANM) STANDARDS. ALL PLANTS SHALL BE MEASURED BY
 ROOT COLLAR
 ALL TREE TRUNKS SHALL BE SURROUNDED BY A MINIMUM
 OF 2 FOOT RADIUS WITH 3" THICK SHREDED HARDWOOD
 MULCH
 ALL PLANTS WILL BE GUARANTEED FOR FULL REPLACEMENT
 (90 DAYS) AFTER INSTALLATION ON SITE.
 IF THE CONTRACTOR FEELS THERE MAY BE AN ERROR,
 HE/SHE IS REQUIRED TO CONTACT THE LANDSCAPE
 ARCHITECT

THE CONTRACTOR SHALL VERIFY ALL PLANT SPECIFICATIONS
 FOR PLANTING. SIZES SHOWN DO NOT NECESSARILY
 REFLECT THE TREE PLANT SIZE EITHER AT TIME OF
 INSTALLATION OR WHEN FULL GROWN.
 THE CONTRACTOR SHALL VERIFY ALL PLANTING TO
 PROPERTY FROM INSTALLATION ACTIVITIES AT NO ADDITIONAL
 EXPENSE TO THE PROPERTY OWNER.

BEFORE PLANTING TREES AT STREET DRIVEWAYS SHOULD
 BE MAINTAINED. TREES ARE NO CLOSER THAN 6 FEET FROM
 DRIVEWAY SURFACE.

DECIDUOUS TREE PLANTING DETAIL

STAKE ONLY IF NECESSARY. USE
 1" ALUMINUM GALVANIZED PIPE WITH
 1/2" HOLES TO ACCEPT 1/2" DIA. STAKES.
 ROOT COLLAR SHALL BE SET
 1" ABOVE FINISH GRADE.
 TRUNK SHALL BE KEPT MAINT. 6" BACK FROM
 TRUNK.

DO NOT USE METAL STAKES OR
 METAL COLLARS. USE ONLY
 ALUMINUM GALVANIZED PIPE.
 ROOT BALL SHALL BE SET
 1" ABOVE FINISH GRADE.
 TRUNK SHALL BE KEPT MAINT. 6" BACK FROM
 TRUNK.

4" - 6" SHREDED BARK MULCH
 2" - 4" WOOD SHAVES SET AT
 1" ABOVE FINISH GRADE
 1" - 2" SOIL DEPTH
 MINIMUM 1/2" WIDTH OF ROOT BALL
 PLANTING SOIL MIXTURE (SEE SPEC)
 UNINSULATED OR SHROUDED

CONFEROUS TREE PLANTING DETAIL

STAKE ONLY IF NECESSARY. USE
 1" ALUMINUM GALVANIZED PIPE WITH
 1/2" HOLES TO ACCEPT 1/2" DIA. STAKES.
 ROOT COLLAR SHALL BE SET
 1" ABOVE FINISH GRADE.
 TRUNK SHALL BE KEPT MAINT. 6" BACK FROM
 TRUNK.

DO NOT USE METAL STAKES OR
 METAL COLLARS. USE ONLY
 ALUMINUM GALVANIZED PIPE.
 ROOT BALL SHALL BE SET
 1" ABOVE FINISH GRADE.
 TRUNK SHALL BE KEPT MAINT. 6" BACK FROM
 TRUNK.

4" - 6" SHREDED BARK MULCH
 2" - 4" WOOD SHAVES SET AT
 1" ABOVE FINISH GRADE
 1" - 2" SOIL DEPTH
 MINIMUM 1/2" WIDTH OF ROOT BALL
 PLANTING SOIL MIXTURE (SEE SPEC)
 UNINSULATED OR SHROUDED

PLANT LIST

| KEY | QTY | OVERSTORY TREES / COMMON NAME/BOTANICAL NAME | SIZE | CONT. |
|-----|-----|--|--|--|
| 1 | 4 | RED OAK / QUERCUS RUBRA | 2.5" CAL. B.B. | B.B. |
| 2 | | | | B.B. |
| 3 | | | | B.B. |
| 4 | 7 | ORNAMENTAL TREES / COMMON NAME/BOTANICAL NAME AMUR MAPLE / ACER GINNALA multistem | 6" HT. 3" CAL. 3" CAL. 3" CAL. 3" CAL. 3" CAL. 3" CAL. | B.B. B.B. B.B. B.B. B.B. B.B. B.B. |
| 5 | 7 | EVERGREEN TREES / COMMON NAME/BOTANICAL NAME BLACK HILLS SPRUCE / PICEA GLAUCA 'DENSA'* | | B.B. |
| 6 | 6 | SCOTCH PINE / PINUS SYLVESTRIS | | B.B. |
| 7 | QTY | SHRUBS / COMMON NAME/BOTANICAL NAME | SIZE | CONT. |
| 8 | 23 | DWARF KOREAN LILAC / SYRINGA PALABIN' | # 5 | CONT. |
| 9 | 15 | BUFFALO SPICE / SPIREEA TOM THUMB' | # 3 | CONT. |
| 10 | 7 | GOLDFLAME SPIREA / SPIREEA BUMALDA 'GOLDFLAME' | # 2 | CONT. |
| 11 | 5 | FLOWERING CHOICE / SPIREA X BUMALDA FLOWERING CHOICE | # 2 | CONT. |

TREES NOTES

PRESERVED OAK TREES EAST OF BLDG.
 SHALL BE TAKEN INTO CONSIDERATION
 FOR TREES PROPOSED TO BE REMOVED
 DURING CONSTRUCTION

TREE COUNT _____ 24
 TREES REMOVED _____ 24
 REPLACEMENT TREES _____ 24

SITE PLAN LEGEND

EXISTING: CURB, BRUSHWOOD, CONCRETE, FENCE LINE, SANITARY SEWER, WATER MAIN, OVERHEAD ELECTRIC, UTILITY, MANHOLE, HYDRANT, GATE VALVE, WELL, POWER POLE, LIGHT POLE, GAS METER, ELECTRIC BOX, TELEPHONE BOX, TREE, REMOVED TREE, SPOT ELEVATION, ELEVATION TO CENTER LINE, ELEVATION TO OUTER LINE, EMERGENCY OVERFLOW, SILT FENCE, SILT FENCE

PROPOSED: CURB, BRUSHWOOD, CONCRETE, FENCE LINE, SANITARY SEWER, WATER MAIN, OVERHEAD ELECTRIC, UTILITY, MANHOLE, HYDRANT, GATE VALVE, WELL, POWER POLE, LIGHT POLE, GAS METER, ELECTRIC BOX, TELEPHONE BOX, TREE, REMOVED TREE, SPOT ELEVATION, ELEVATION TO CENTER LINE, ELEVATION TO OUTER LINE, EMERGENCY OVERFLOW, SILT FENCE, SILT FENCE

SCALE

0 25 50 100
 (IN FEET)

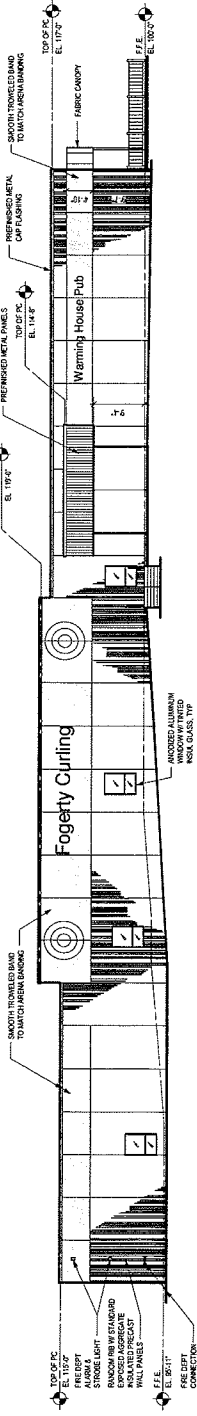
LAND MATTERS LLC
 Landscape Architecture
 Place Making
 phone 612.598.5706

STATE HIGHWAY 10

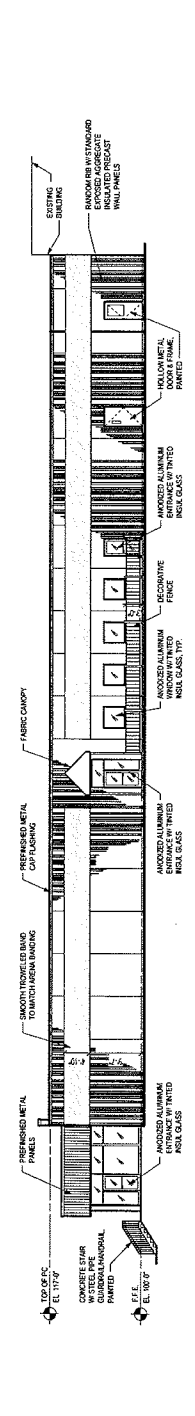
LINECOLN STREET NE

PRELIMINARY PLANTING PLAN

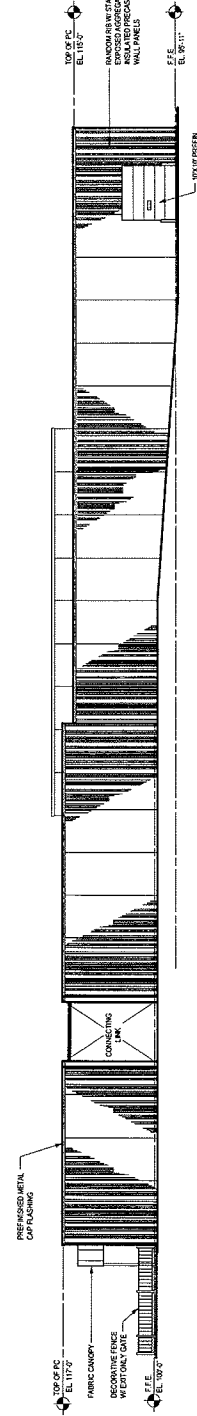
FOGERTY CURLING FACILITY



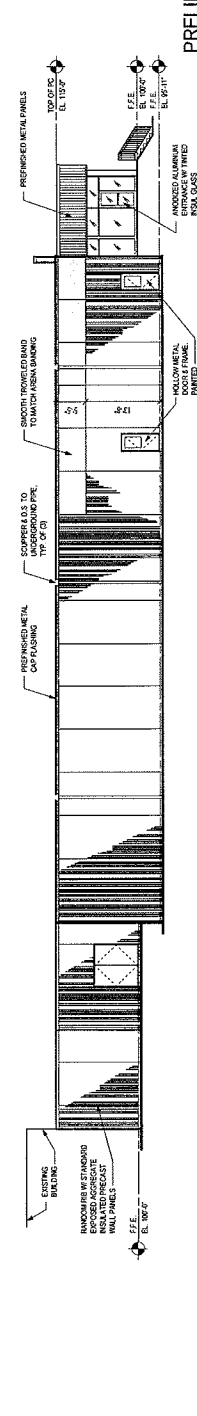
1 SOUTH ELEVATION
 337'-1 1/2"



2 EAST ELEVATION
 338'-11/8"



3 NORTH ELEVATION
 338'-11/8"



4 WEST ELEVATION
 337'-1 1/2"

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION CO.
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