

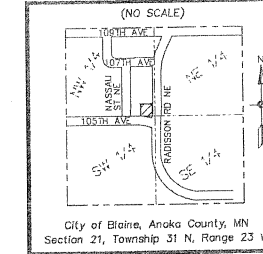
**Case File No. 17-0036**  
**Kwik Trip**

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



# KWIK TRIP 925

## VICINITY MAP



**PARCEL DESCRIPTION:** (Per Schedule A of Title Commitment No. 1448004, with a commitment date of December 7th, 2015 at 7:30 A.M., prepared by First American Title Insurance Company)

**Parcel 1:** The East 22 rods (363 feet) of the South 22 rods (363 feet) of the East Half of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota, EXCEPT Parcel 10 of Anoka County Highway Right-of-Way Plat No. 62 as shown by Final Certificate recorded as Doc. No. 1976744 001.

**Parcel 2:** The Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota, lying East of the West 900 feet thereof, EXCEPT that part lying North of the South 363 feet thereof and EXCEPT the East 22 rods (363 feet) of the South 22 rods (363 feet) thereof

### NOTES

- The Drainage & Utility Easement per Document No. 996370 is erroneous. Said easement is proposed to be vacated and re-delineated in the plot of KWIK TRIP 925.
- The Easement for power line purposes in favor of Anoka County Cooperative Light & Power Association recorded as Document No. 99440, in Book 180 Page 90 has a location that is undefined. A partial release of said easement will be necessary to confine exact limits.

### SITE DATA

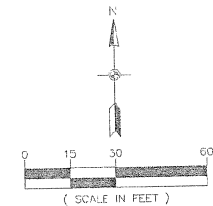
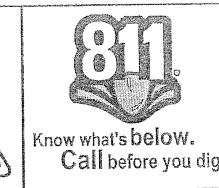
TOTAL SITE AREA	±2.97 AC.
TOTAL LOT AREA	±2.97 AC.
TOTAL LOTS	1
GROSS DENSITY	±0.34 LOTS/AC.
EXISTING ZONING	I-2
PROPOSED ZONING	PBD
UTILITIES	AVAILABLE

### BENCHMARK

Minnesota Department of Transportation  
Geodetic Monument 6510 Station  
Number 533 MNDOT name 0209 D.  
Elevation=903.79 (NGVD 29)

### SETBACK DATA

- Minimum Front Yard - 40 feet. (for both Radisson Road N.E. and 105th Avenue N.E.)
- Minimum Side Yard - 15 feet (for West and North).
- Parking and Drive - 25 feet to the two Fronts and 10 feet to the Sides
- Maximum permitted height - 50 feet



### LEGEND

- |   |  |   |                                   |
|---|--|---|-----------------------------------|
| ● | - Denotes Anoka County Section Monument        | □ | - Denotes Electric Transformer    |
| ○ | - Denotes Found Iron Monument                  | ○ | - Denotes Miscellaneous Manhole   |
| ○ | - Denotes Set Iron Pipe, Marked with RLS 40361 | ○ | - Denotes Saniophore              |
| ★ | - Denotes Light Pole                           | ○ | - Denotes Storm Manhole           |
| ○ | - Denotes Sanitary Manhole                     | ○ | - Denotes Traverse Point          |
| ○ | - Denotes Miscellaneous Sign                   | ○ | - Denotes Underground Electric    |
| ○ | - Denotes Existing Spot Elevation              | ○ | - Denotes Watermain               |
| ○ | - Denotes Guard Post                           | ○ | - Denotes Sanitary Sewer          |
| ○ | - Denotes Television Box                       | ○ | - Denotes Overhead Electric       |
| ○ | - Denotes Fire Hydrant                         | ○ | - Denotes Storm Sewer             |
| ○ | - Denotes Electric Box                         | ○ | - Denotes Underground Gas         |
| ○ | - Denotes Gas Meter                            | ○ | - Denotes Existing Fence as noted |
| ○ | - Denotes Catch Basin                          | ○ | - Denotes Gravel Surface          |
| ○ | - Denotes Electric Meter                       | ○ | - Denotes Concrete Surface        |
| ○ | - Denotes Telephone Box                        | ○ | - Denotes Bituminous Surface      |
| ○ | - Denotes Utility Pole                         | ○ | - Denotes Existing 2 Ft. Contour  |
| ○ | - Denotes Flared End Section                   | ○ | - Denotes Existing 10 Ft. Contour |
| ○ | - Denotes Hand Hole                            |   |                                   |
| ○ | - Denotes Guy wire                             |   |                                   |

PRELIMINARY PLAT  
&  
EXISTING CONDITIONS

KWIK TRIP 925  
Blaine, Minnesota

KWIK TRIP, INC.  
P.O. BOX 2107  
1626 Oak Street  
Lacrosse, WI, 54602

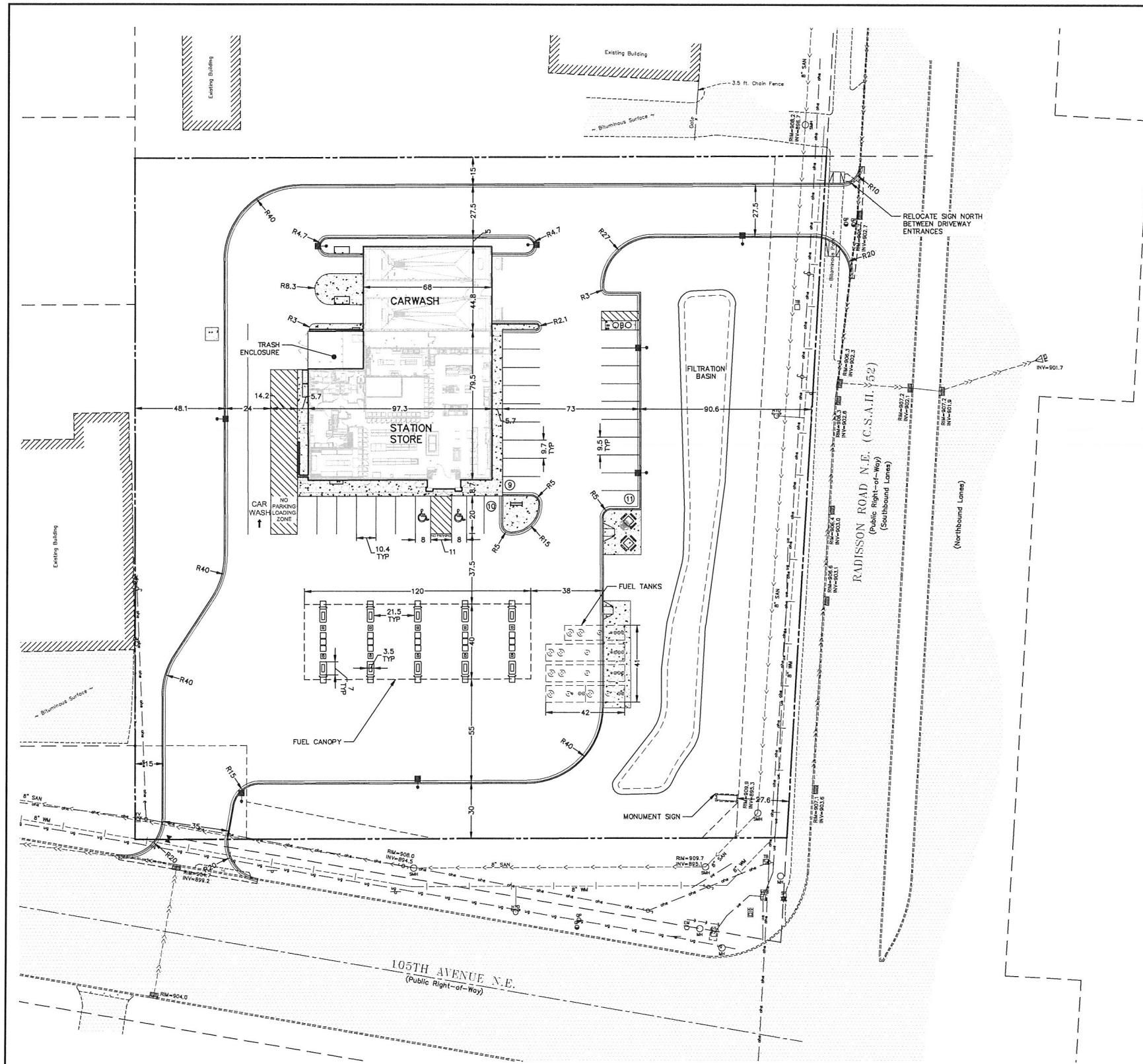
REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: JAB  
ISSUE DATE: 07/06/2017  
FILE NO: 1352

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: Jason A. Boggard  
Signature: [Signature]  
Date: 07/06/2017 License #: 45775



**PLAN LEGEND**

	EXISTING	PROPOSED
CURB	---	---
BITUMINOUS	---	---
CONCRETE PAVEMENT	---	---
CONCRETE WALK	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
STORM SEWER	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND TELEPHONE	---	---
UNDERGROUND TELEVISION	---	---
OVERHEAD ELECTRIC	---	---
MANHOLE	○	○
HYDRANT	⊕	⊕
GATE VALVE	⊕	⊕
POWER POLE	⊕	⊕
LIGHT POLE	⊕	⊕
GUY WIRE	---	---
HAND HOLE	⊕	⊕
TV BOX	⊕	⊕
TELEPHONE BOX	⊕	⊕
ELECTRIC BOX	⊕	⊕
ELECTRIC TRANSFORMER	⊕	⊕
GUARD POST	⊕	⊕
ELECTRIC METER	⊕	⊕
GAS METER	⊕	⊕
SIGN	⊕	⊕
FENCE LINE	---	---

**SITE PLAN NOTES**

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONCRETE CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- 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 OR VARIATIONS FROM THE PLAN.
- UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINT 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 1/2 CONCRETE THICKNESS.

EXPANSION JOINT MAX. SPACING: WALKS-24' O.C.  
\*ALL OTHERS-40' O.C.

\*ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS SHALL HAVE AN EXPANSION JOINT.

DOWELL ALL EXPANSION JOINTS: 24" O.C. MAX.

CONCRETE SEALER SHALL BE TK-26UV.

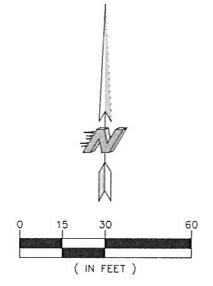
**PARKING SUMMARY**

STANDARD STALLS	28
HANDICAP STALLS	2
FUEL CANOPY STALLS	20
TOTAL STALLS	50

**SITE DATA**

ZONING:	PBD
PARCEL AREA:	129,306 SF
<b>HARD SURFACE AREA:</b>	
STATION STORE:	7,231 SF 6%
CARWASH:	3,058 SF 2%
PAVEMENT:	64,346 SF 50%
TOTAL:	74,635 SF 58%
<b>PERVIOUS SURFACE AREA:</b>	54,671 SF 42%
<b>BUILDING HEIGHTS</b>	
STATION STORE:	24.0 FT
CARWASH:	14.0 FT
FUEL CANOPIES:	15.5 FT

BENCHMARKS	
1.	MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT GSD STATION NO. 553, NAMED MINDOT 0208 D. ELEVATION = 903.79 (NGVD 29)



CALL BEFORE YOU DIG

Know what's below.  
Call before you dig.

**KWIK TRIP STORES**

**KWIK STAR STORES**

KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960

**Carlson McCain**

ENVIRONMENTAL - ENGINEERING - SURVEYING  
3890 Pheasant Ridge Dr., #100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

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: 06/30/17 License #: 45889

**SITE PLAN (LAYOUT)**

**CONVENIENCE STORE #925 WITH DOUBLE BAY CARWASH**

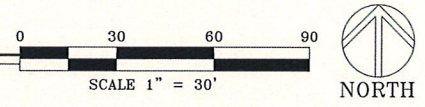
CSAH NO. 52 & 105TH STREET NE.  
BLAINE, MINNESOTA

#	DATE	DESCRIPTION
1	07/26/17	Per City comments

DRAWN BY: JTR  
SCALE: GRAPHIC  
PROJ. NO.: 6516-00  
DATE: 2017-06-30  
SHEET: 925 SP2



1 SITE LANDSCAPE PLAN  
L1



LANDSCAPE LEGEND									
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT		
DECIDUOUS TREES									
RM	<i>Acer rubrum</i> 'Nothwoods'	NORTHWOODS MAPLE	2.5"	BB	3	14'	50'	STRAIT LEADER NO "V" CROTCH	
HL	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	8	10'	50'		
BL	<i>Tilia americana</i> 'Boulevard'	BOULEVARD LINDEN	2.5"	BB	3	15'	60'		
HB	<i>Celtis occidentalis</i>	HACKBERRY	2.5"	BB	3	15'	50'		
ORNAMENTAL TREES									
SB	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	-	8'	20'	CLUMP FORM	
TL	<i>Syringa Reticulata</i>	JAPANESE TREE LILAC	1.5"	BB	-	8'	20'		
EVERGREEN TREES									
BH	<i>Picea glauca</i> var. <i>Densata</i>	BLACK HILLS SPRUCE	6'	BB	2	6'	40'	FULL FORM TO GRADE	
CB	<i>Picea pungens</i>	COLORADO BLUE SPRUCE	6'	BB	2	6'	55'		
AP	<i>Pinus sylvestris</i>	SCOTCH PINE	6'	BB	-	6'	50'		

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

**KWIK TRIP**  
STORES

**KWIK STAR**  
STORES

KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8988  
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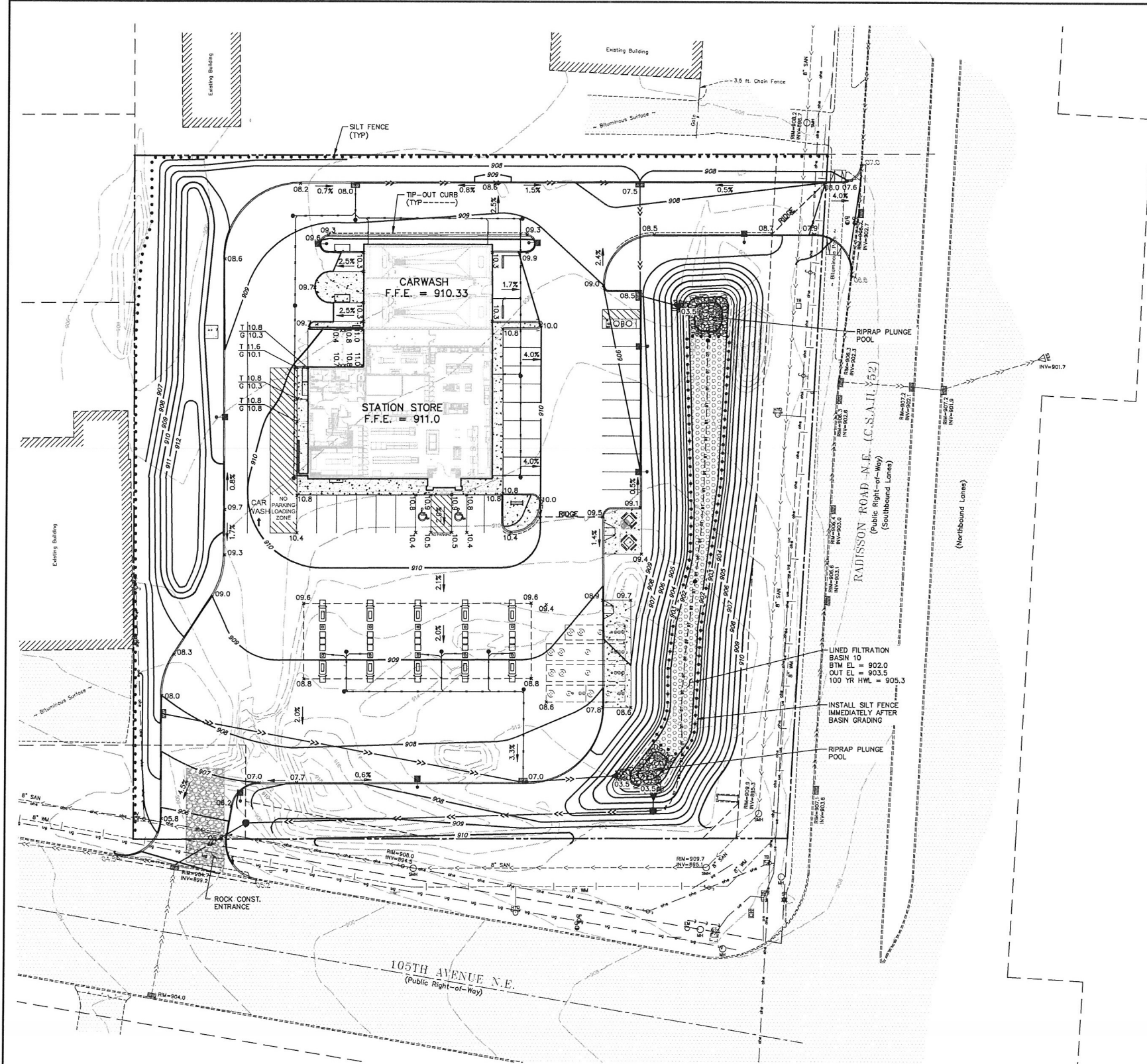
**Carlson McCain**  
ENVIRONMENTAL - ENGINEERING - SURVEYING  
3890 Pheasant Ridge Dr, #100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

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: James A. Kalkes RLA  
Signature: \_\_\_\_\_  
Date: 06/30/17 License #: 45071

SITE LANDSCAPE PLAN  
CONVENIENCE STORE #925  
WITH DOUBLE BAY CARWASH  
CSAH NO. 52 & 105TH STREET NE.  
BLAINE, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY: JTR  
SCALE: GRAPHIC  
PROJ. NO.: 6516-00  
DATE: 06/30/17  
SHEET: 925 L1



**PLAN LEGEND**

EXISTING	PROPOSED
CURB	XXXXXXXXXX
BITUMINOUS CONCRETE PAVEMENT	XXXXXXXXXX
CONCRETE WALK	XXXXXXXXXX
PROPERTY LINE	---
EASEMENT LINE	---
STORM SEWER	---
SANITARY SEWER	---
WATER MAIN	---
UNDERGROUND GAS	---
UNDERGROUND ELECTRIC	---
UNDERGROUND TELEVISION	---
OVERHEAD ELECTRIC	---
MANHOLE	○
HYDRANT	○
GATE VALVE	○
POWER POLE	○
LIGHT POLE	○
GUY WIRE	○
HAND HOLE	○
TV BOX	○
TELEPHONE BOX	○
ELECTRIC BOX	○
ELECTRIC TRANSFORMER	○
GUARD POST	○
ELECTRIC METER	○
GAS METER	○
SIGN	○
FENCE LINE	---
5' CONTOUR	---
1' CONTOUR	---
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	00.0
TOP OF ISLAND ELEVATION	TOI=19.26

- GOVERNING SPECIFICATIONS**
- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
  - THE LATEST EDITION OF THE CITY OF BLAINE STANDARD DETAILS AND SPECIFICATIONS.
  - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
  - THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

- GRADING NOTES**
- SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL SITE HAS BEEN STABILIZED.
  - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
  - CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODED, SEEDED OR LANDSCAPED.
  - CONTRACTOR SHALL CONDUCT A POST CONSTRUCTION TEST ON THE FILTRATION BASIN BY FILLING THE BASIN TO A MINIMUM DEPTH OF 6 INCHES WITH WATER AND MONITOR THE TIME NECESSARY TO DRAIN. THE COON CREEK WATERSHED DISTRICT SHALL BE NOTIFIED PRIOR TO THE TEST TO WITNESS THE RESULTS.

**BENCHMARKS**

#	DATE	DESCRIPTION
1	07/28/17	Per City comments.

1. MINNESOTA DEPARTMENT OF TRANSPORTATION  
 GEODETIC MONUMENT GS12 STATION NO.  
 553, NAMED MNDOT 0208 D.  
 ELEVATION = 903.79 (NGVD 29)

CALL BEFORE YOU DIG

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 Know what's below.  
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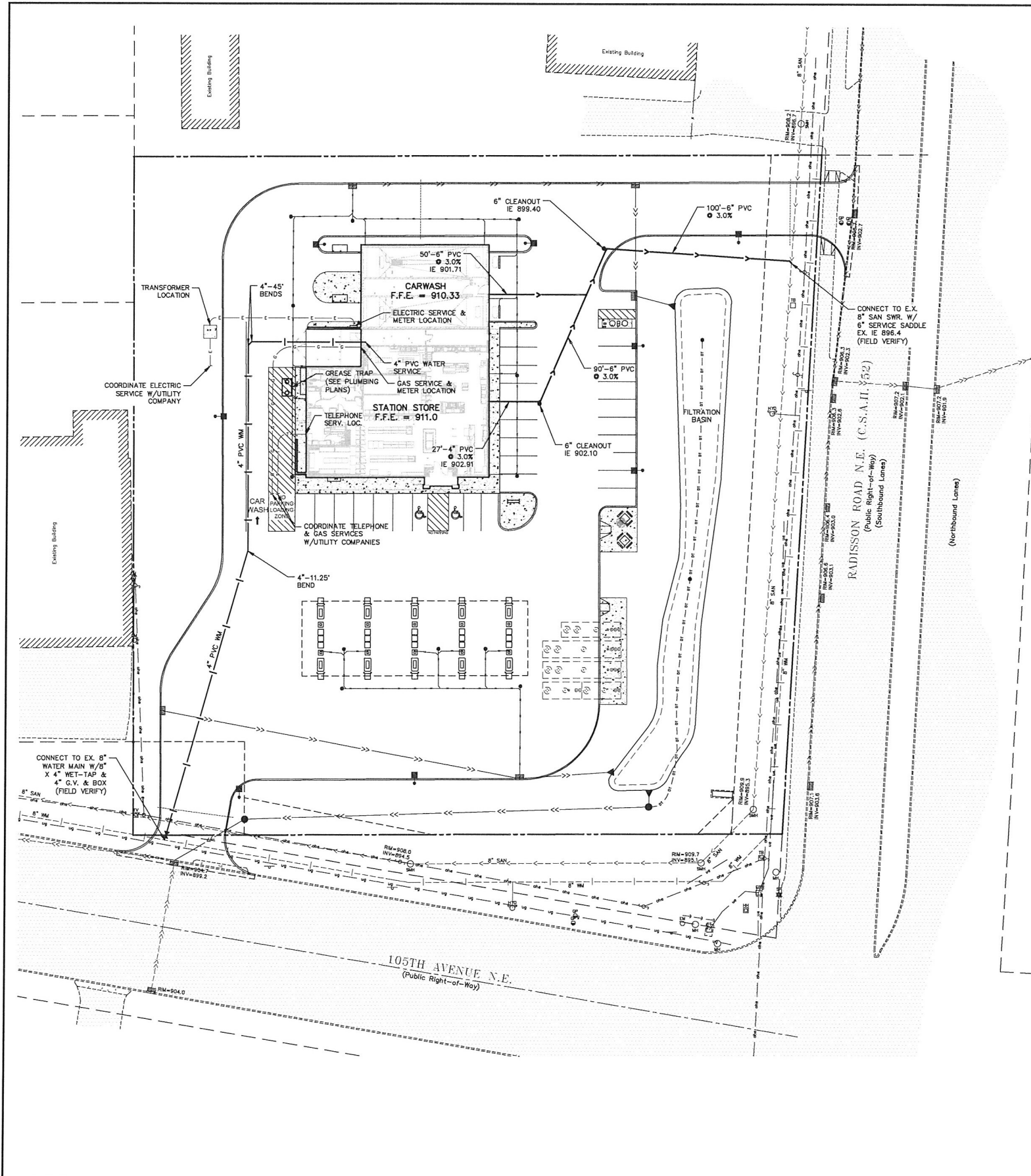
Name: Joseph T. Radach, P.E.  
 Signature: [Signature]  
 Date: 06/30/17 License #: 45889

**GRADING & EROSION CONTROL PLAN**

**CONVENIENCE STORE #925 WITH DOUBLE BAY CARWASH**

CSAH NO. 52 & 105TH STREET NE.  
 BLAINE, MINNESOTA

DRAWN BY: JTR  
 SCALE: GRAPHIC  
 PROJ. NO.: 6518-00  
 DATE: 2017-06-30  
 SHEET: 925 SP3



**GENERAL:**

1. **General Specifications:** The latest editions of the Minnesota Department of Transportation "Standard Specifications for Construction," the City Engineer's Association of Minnesota (CEAM) Standard Specifications, the City of Blaine Standard Specifications and the Minnesota Plumbing Code.
2. **Comply with the work safety practices** specified by the Occupational Safety and Health Administration (OSHA). Comply with all applicable local, state, and federal safety regulations. OSHA prohibits entry into "confined spaces," such as manholes and vaults (see 29CFR Section 1910.146) without undergoing certain specific practices and procedures. Construction safety is solely the responsibility of the Contractor, who is also solely responsible for the means, methods, and sequencing of the construction operations.
3. **Perform all utility work in accordance with State and City requirements.**
4. **Contact the City of Blaine Public Works Department for inspection of all utility work.**
5. **Connect to existing sanitary sewer M/W's by coring/slit.** Connect to existing storm sewer M/W's by either saw-cutting or coring/slit. Meet all City standards and specifications for the connection. Reconstruct lowest offer installation. Use water stop gaskets in order to provide watertight joints when penetrating a structure with a pipe. Take measures before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.
6. **Perform trench excavations for all utilities in accordance with the requirements of OSHA 29 CFR Part 1926, Subpart P, "Excavations and Trenches," (www.osha.gov).**
7. **Coordinate building utility connection locations at 5 ft. out from the proposed building with the interior plumbing contractor prior to construction.** Verify water and sewer service locations and elevations with the Mechanical Engineer prior to construction.
8. **The locations of existing utilities shown on this plan are from record information and field as-built data.** The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to verify the vertical and horizontal location of all existing utilities (including manholes and vaults) at the site. Notify the Engineer of any discrepancies.
9. **Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction.** Coordinate with the utility companies before beginning any construction. Obtain ticket number and meter location, code, service and telephone service installation with the local utility companies.
10. **Patrol to verify the location of existing underground facilities at a sufficient number of locations in order to ensure that no conflict with the proposed work exists and that sufficient clearance is available.**
11. **Where existing gas, electric, cable, or telephone utilities conflict with the work, coordinate the abandonment, relocation, offset, or support of the existing gas line installation, electric meter, and electric service installation, code, service and telephone service installation with the local utility companies.**
12. **Arrange for and secure suitable disposal areas off-site.** Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris include trees, stumps, pipe, concrete, asphaltic concrete, curb, or other waste material from the construction operation. Obtain the rights to any waste area for disposal of unsalvageable or surplus material either shown or not shown on the plan. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits at no cost to the Owner.
13. **Straight line saw-cut existing bituminous or concrete surfacing at the concrete of pavement removal areas.** Use sizes that provide water to the blocks. Tack and match all connections to existing bituminous pavement.
14. **Relocate overhead power, telephone, and cable lines as required.**
15. **All materials required for this work shall be new material conforming to the requirements for class, grade, size, quality, and other details specified herein or as shown on the Plans.** Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials.
16. **Restore the public right-of-way.** Replace any concrete curb and gutter, bituminous pavement, sidewalk, regulation cover and manhole with the public right-of-way. The work area shown is general and may need to be adjusted in the field.
17. **When sawing or drilling concrete or masonry, use sizes that provide water to the blocks.** Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system.
18. **Adjust all curb stops, valve boxes, manhole hole castings, catch basin castings, electrical covers, and similar items to finished grade.**
19. **Install all pipe with the ASTM identification numbers on the top for inspection.** Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upstream. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe.
20. **Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project.** The Contractor is responsible for all bonds, letters of credit, or cash sureties related to the work. Excavate and inspect work in accordance with all local and state codes, rules, ordinances, and regulations pertaining to the particular type of work involved.

**SANITARY SEWER:**

1. **Pipe:** Use solid-core, SDN-35, ASTM D3034 (or approved equal) Polyvinyl Chloride (PVC) Pipe or all designated PVC sanitary sewer services unless otherwise noted. Pipe for services shall meet the requirements of ASTM D2688 for Schedule 40 pipe. All pipe shall have push-on joints with molded rubber gaskets meeting the requirements of ASTM D3212 except for service lateral joints connecting to pipes, lines, vaults, and fittings which shall have solvent-cemented joints meeting the requirements of ASTM D2825 and ASTM D3212. Lay all PVC pipe on a continuous granular bed. Installation must comply with ASTM D2321.
2. **Clearance:** Install cleanouts on all sanitary sewer services. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete and pipe support install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts, unless otherwise noted.
3. **Testing:** Pressure test all sanitary sewer lines per the City requirements. Test all sanitary sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of .5%. If the test fails, make necessary repairs and retest.
4. **Unless otherwise indicated, use reinforced precast, concrete maintenance holes conforming to ASTM C878, furnished with precast boxes.** Sanitary sewer maintenance holes shall be supplied with pre-formed inserts and flexible neoprene sleeve connections for all lateral lines 3/4" (30mm) (30mm) in diameter or less, unless otherwise indicated. Joints for all precast maintenance hole sections shall have gaskets, rubber "O" ring gaskets in accordance with ASTM C923. The inside bore diameter shall not be less than 48 inches.
5. **Install flexible watertight flange/chimney seals on all sanitary sewer maintenance holes.** Use either Manufactured Maintenance Hole Frame/Chimney Seals or Dimpletastic Waterproofing Frame/Chimney Seals.
6. **Use Neenah Foundry Co. R-1733 coating on all sanitary sewer maintenance holes unless otherwise noted.** Covers shall bear the "Sanitary Sewer" label.

**PLAN LEGEND**

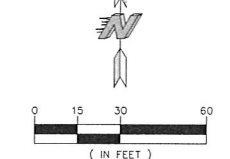
	EXISTING	PROPOSED
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GUARD POST	-----	-----
ELECTRIC METER	-----	-----
GAS METER	-----	-----
SIGN	-----	-----
FENCE LINE	-----	-----

**WATER DISTRIBUTION SYSTEM:**

1. **Separation of Water and Sewer:** Provide a minimum horizontal separation of 10 feet between all water and sewer lines. Provide a minimum separation of 18 inches at all water line and sewer line crossings.
2. **Minimum Depth:** Maintain 7.5 feet of cover over the top of the water lines to the finished grade. Vary elevation of proposed and existing water lines at utility crossings. Install the water lines at greater depths in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to lower water lines in the bid.
3. **Disinfection:** Disinfect all completed watermain in accordance with ANWA Standard C651-05 and the City specifications. Water lines shall be flushed prior to disinfection, except when label method is used.
4. **Testing:** Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City at least 24 working hours prior to any testing. Pressure the waterline to 100 psi (100 psi) gauge pressure (measured at the point of lowest elevation) by means of a pump connected to the pipe in a satisfactory manner. Maintain the test pressure for a minimum of 2 hours. Do not add water to the watermain in order to maintain the required pressure during the watermain pressure testing. The test section of pipe is acceptable with a pressure drop of 7 psi (1 psi) or less. Electrical conductivity testing shall be performed as directed by the City.
5. **Use ANWA C151/A21.51 Thickness Class 52 Ductile Iron Pipe (DIP) with push-on joints for all watermain fittings unless otherwise noted.** All watermain fittings shall meet the requirements of ANWA C153, latest edition. Bolt and nuts shall be "Con-Test" meeting ANWA C11, latest edition.
6. **Where allowed by the municipality, use Polyvinyl Chloride Pipe (PVC) conforming to ANWA C200 for 4-inch to 12-inch diameter pipe in lieu of DIP.** The pipe shall be pressure class with a DR rating of 18 and conforming with the outside diameter dimensions of cast iron pipe. All materials shall meet the specifications and approvals of the Underwriters Laboratories Factory Mutual and the National Sanitation Foundation standard.
7. **Use mechanical joint restraint devices for joint restraint on all watermain bends having a vertical or horizontal deflection of 22-1/2 degrees or greater, all valves, stubs, extension, tees, crosses, tees, all hydrant valves, and all hydrants in accordance with City requirements.** Use Series 1100 Megaloc, manufactured by EBAH Iron Inc., Exotherm, Tress or approved equal, installed in accordance with the manufacturer's recommendations for restraint on Ductile Iron Pipe.
8. **At all valve locations which require a 12" or smaller valve, install gate valves which are of the compression resilient seated (CRS) type.** Gate valves shall conform to ANWA C215. Install cast iron valve boxes conforming to ASTM A48 at each valve location. Valve boxes shall be the two-piece screw type with 5-1/4" shafts and the word "water" on the lid. Use Tye 6850 with 4-inch shaft lid, approved equal. Valve boxes shall have at least 6" of adjustment above and below finished grade.
9. **Copper service pipe shall be Type K, seamless copper water tubing, soft annealed temper and conform to the requirements of ASTM B88.** If high density polyethylene (HDPE) water service will be used in lieu of copper, it shall conform to ASTM D2323, for "Eriopipe" Water Service Tubing, PE 2408-200 psi, SDN 7 (PS), as manufactured by Endot Industries complying with ASTM D2774.
10. **TRACER WIRE:** Tracer wire for all non-metallic pipe shall be No. 8 AWG gauge, single or multiple strand plastic coated copper wire. Wire pieces shall be made with a mechanical water proof connection such as "3M DBP" or approved equal. Tracer wire shall be fastened to the hydrant with "Hydrant Tracer Wire Brackets" as manufactured by Volt Products or approved equal.

**BENCHMARKS**

1. MINNESOTA DEPARTMENT OF TRANSPORTATION  
 GEODETIC MONUMENT GSID STATION NO.  
 553, NAMED MNDOT 0208 D.  
 ELEVATION = 903.79 (NGVD 29)



**KWIK TRIP STORES**

**KWIK STAR STORES**

KWIK TRIP, Inc.  
 P.O. BOX 2107  
 1626 OAK STREET  
 LA CROSSE, WI 54602-2107  
 PH. (608) 781-8988  
 FAX (608) 781-8960

**Carlson McCain**  
 ENVIRONMENTAL, ENGINEERING - SURVEYING  
 3890 Pheasant Ridge Dr., #100, Blaine, MN 55449  
 Phone: 763-489-7900 Fax: 763-489-7959

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: 06/30/17 License #: 45889

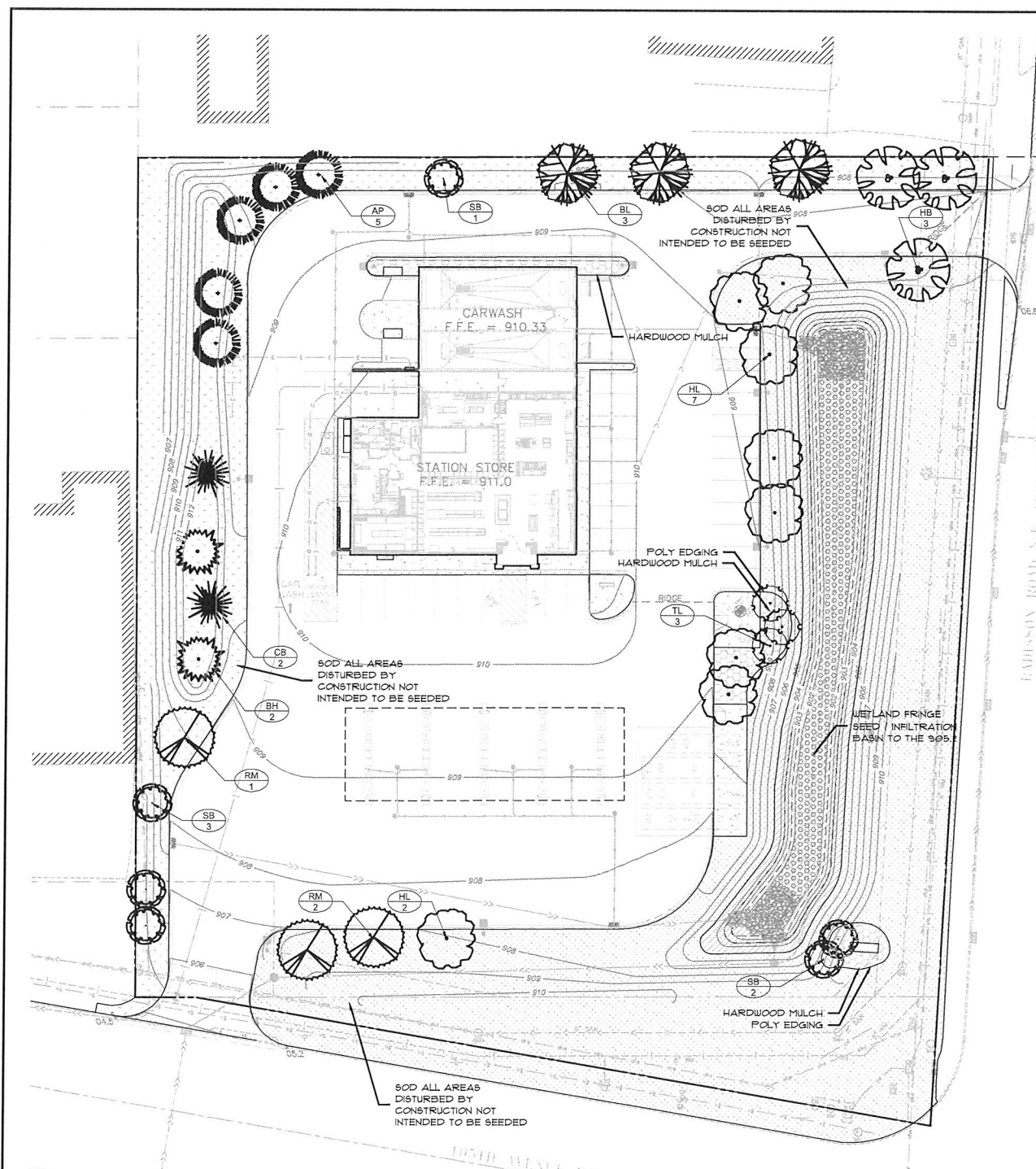
**UTILITY PLAN**

**CONVENIENCE STORE #925 WITH DOUBLE BAY CARWASH**

CSAH NO. 52 & 105TH STREET NE.  
 BLAINE, MINNESOTA

#	DATE	DESCRIPTION
1	07/26/17	Per City comments.

DRAWN BY: JTR  
 SCALE: GRAPHIC  
 PROJ. NO.: 6516-00  
 DATE: 2017-06-30  
 SHEET: 925 SP4



**1 SITE LANDSCAPE PLAN**

**BLAINE LANDSCAPE CODE**

<ul style="list-style-type: none"> <li>OVERSTORY TREES           <ul style="list-style-type: none"> <li>ONE TREE FOR EVERY 100LF OF SITE PERIMETER (1,496LF / 100) = 15 OVERSTORY TREES</li> <li>ONE TREE PER 2,000SF GROSS BUILDING FLOOR AREA (11,000SF / 2000) = 6 OVERSTORY TREES</li> <li>LANDSCAPE MINIMUMS IN PC ZONE ADD 10% = 2 OVERSTORY TREES</li> <li>OVERSTORY TREES = 17 OVERSTORY TREES</li> </ul> </li> <li>CONIFEROUS TREES           <ul style="list-style-type: none"> <li>ONE TREE FOR EVERY 200LF OF SITE PERIMETER (1,496LF / 200) = 7.5 CONIFEROUS TREES</li> <li>ONE TREE PER 2,000SF GROSS BUILDING FLOOR AREA (11,000SF / 2000) = 6 CONIFEROUS TREES</li> <li>LANDSCAPE MINIMUMS IN PC ZONE ADD 10%(X) = 1 CONIFEROUS TREES</li> <li>CONIFEROUS TREES = 9 CONIFEROUS TREES</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>UNDERSTORY TREES           <ul style="list-style-type: none"> <li>ONE TREE FOR EVERY 200LF OF SITE PERIMETER (1,496LF / 200) = 7.5 UNDERSTORY TREES</li> <li>ONE TREE PER 2,000SF GROSS BUILDING FLOOR AREA (11,000SF / 2000) = 6 UNDERSTORY TREES</li> <li>LANDSCAPE MINIMUMS IN PC ZONE ADD 10%(X) = 8 UNDERSTORY TREES</li> <li>UNDERSTORY TREES = 8 UNDERSTORY TREES</li> </ul> </li> <li>UNDERSTORY SHRUBS           <ul style="list-style-type: none"> <li>ONE SHRUB FOR EVERY 30LF OF SITE PERIMETER (1,496LF / 30) = 50 UNDERSTORY SHRUBS</li> <li>ONE SHRUB PER 300SF GROSS BUILDING FLOOR AREA (11,000SF / 300) = 37 UNDERSTORY SHRUBS</li> <li>LANDSCAPE MINIMUMS IN PC ZONE ADD 10%(X) = 5 UNDERSTORY SHRUBS</li> <li>UNDERSTORY SHRUBS = 55 UNDERSTORY SHRUBS</li> </ul> </li> </ul>
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**SEED MIX LEGEND (FOR ALL SHEETS)**

SYM.	TYPE	SEED MIX
[Symbol]	NATIVE WET PRAIRIE	MN SEED MIX 34-262 (OLD BWSR W3) WITH 'NO MOW FESCUE'
[Symbol]	WETLAND FRINGE	MN SEED MIX 33-261 (OLD BWSR W6) WITH 'NO MOW FESCUE'
[Symbol]	COMMERCIAL TURF - SOD	HIGHLAND SOD (PEAT SOD IS UNACCEPTABLE)
[Symbol]	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED TO BE SEEDDED, OR RETENTION BASINS	MN SEED MIX 25-131 (OLD MNDOT 260) & W/ 'NO MOW FESCUE MIX (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
[Symbol]	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)
[Symbol]	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE

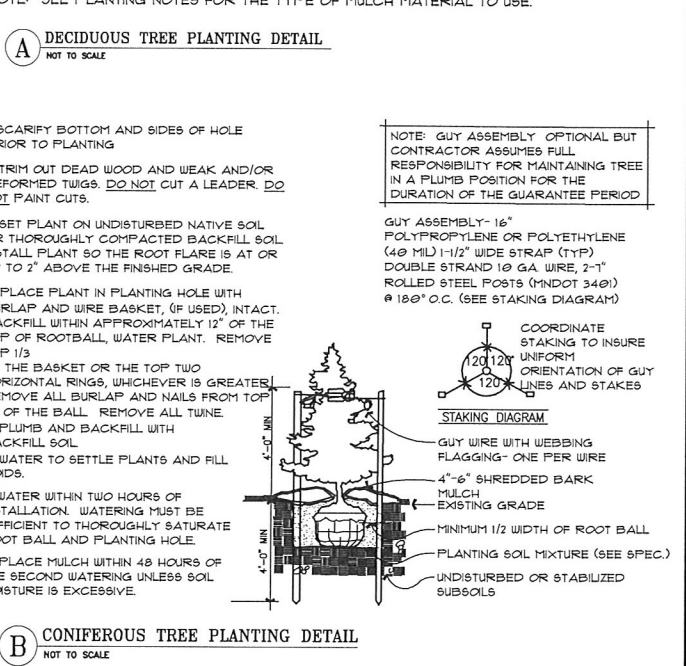
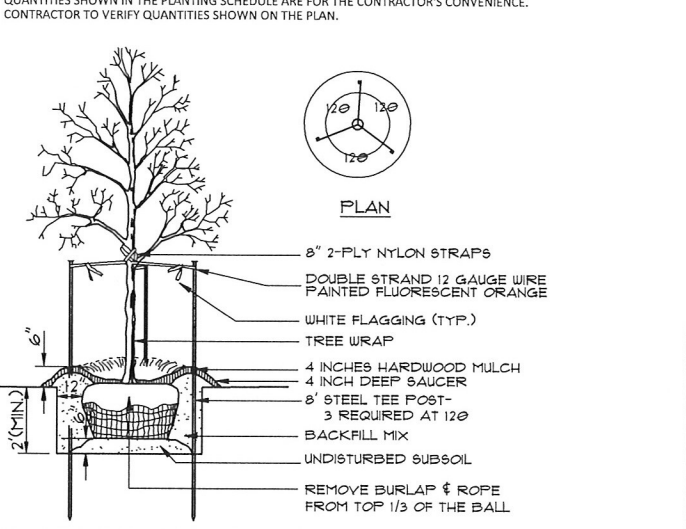
\*\* NO MOW SEED FORMULA FROM SPECIALTY TURF & AG INC, FREEDOM MIX, AT 200LB/ACRE OR APPROVED EQUAL - WWW.SPECIALTYTURFAG.COM - 188-685-4521

- PLANTING NOTES**
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
  - ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
  - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
  - NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
  - ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," AND 260, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
  - EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 5' O.C. MAXIMUM SPACING.
  - ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
  - ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
  - MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
  - PLACE LANDSCAPE FILTER FABRIC UNDER ALL MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5/16" NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.
  - PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE METAL EDGING AND FROM COL-MET OR APPROVED EQUAL.
  - THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
  - LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
  - THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
  - LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND CORNER STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-292-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
  - USE ANTI-DESICCANT (WILT-PROOF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
  - PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MANDATORY SPECIFICATION 3877 TYPE B SELECT TOPSOIL MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-10-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL.
  - ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
  - CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
  - SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1  
DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1  
EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1  
EVERGREEN B&B: 4/1 - 6/1; 9/21 - 11/1  
TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20  
NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20
  - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
  - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
  - WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK, IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
  - CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
  - ALL DISTURBED AREAS TO BE TURF SEEDING. REFER TO RECEIVE #1 TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
  - ALL DISTURBED AREAS TO RECEIVE NATIVE WETLAND SEEDING, ARE TO RECEIVE ENGINEERED SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

**LANDSCAPE LEGEND**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY	INSTALL HEIGHT	MAINTENANCE HEIGHT
RM	Acer rubrum 'Nothwoods'	NORTHHWOODS MAPLE	2.5"	BB	3	14'	50'
HL	Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	8	10'	50'
BL	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2.5"	BB	3	15'	60'
HB	Celtis occidentalis	HACKBERRY	2.5"	BB	3	15'	50'
SB	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	-	8'	20'
TL	Syringa Reticulata	JAPANESE TREE LILAC	1.5"	BB	-	8'	20'
BH	Picea glauca var. densata	BLACK HILLS SPRUCE	6'	BB	2	6'	40'
CB	Picea pungens	COLORADO BLUE SPRUCE	6'	BB	2	6'	55'
AP	Pinus sylvestris	SCOTCH PINE	6'	BB	-	6'	50'

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.



**KWIK TRIP STORES**

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3890 Pheasant Ridge Dr, #100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

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: James A. Kalkes RLA  
Signature: *James A. Kalkes*  
Date: 06/30/17 License #: 45071

**SITE LANDSCAPE PLAN**

**CONVENIENCE STORE #925 WITH DOUBLE BAY CARWASH**

CSAH NO. 52 & 105TH STREET NE. BLAINE, MINNESOTA

#	DATE	DESCRIPTION
1	07/26/17	Per City comments.

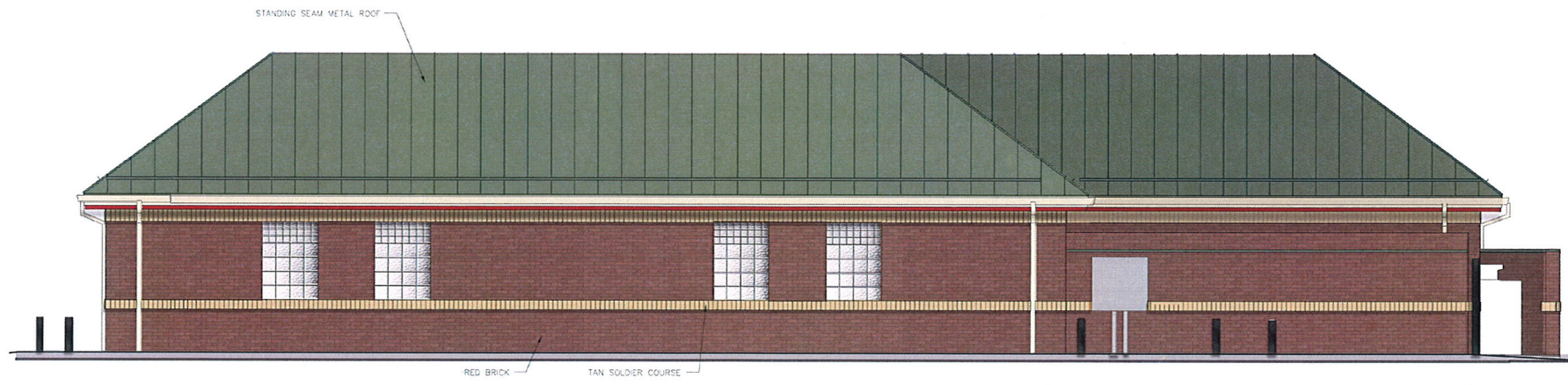
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SCALE: GRAPHIC  
PROJ. NO.: 6516-00  
DATE: 06/30/17  
SHEET: 925 L1



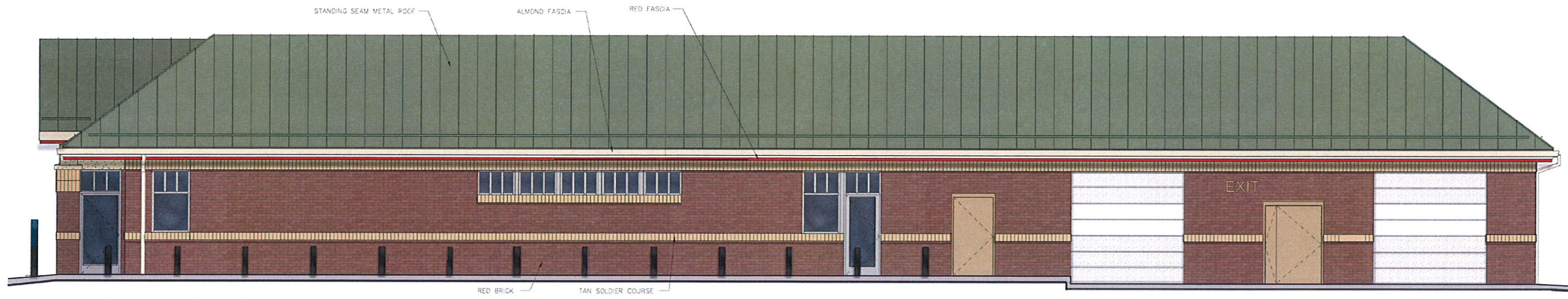
**1 FRONT ELEVATION**  
 $1/4" = 1'-0"$



**2 LEFT ELEVATION**  
 $3/16" = 1'-0"$



**3 REAR ELEVATION**  
 $3/16" = 1'-0"$



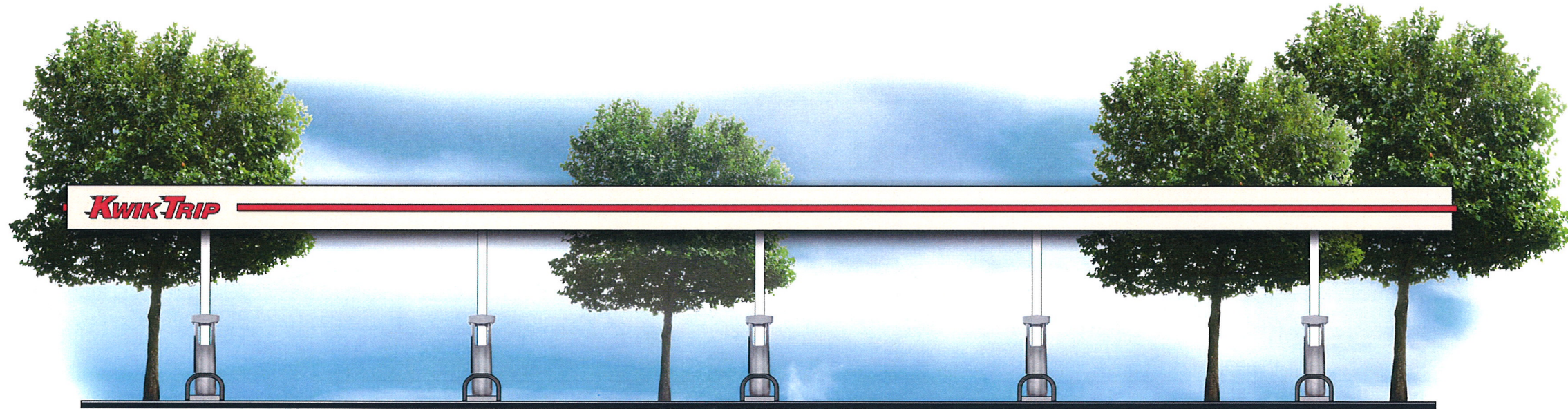
**4 RIGHT ELEVATION**  
 $3/16" = 1'-0"$

**VANTAGE**  
 ARCHITECTS INC  
 750 N. Third Street  
 La Crosse, WI 54601  
 Ph (608) 784-2729  
 Fax (608) 784-2826



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 P.O. BOX 2107  
 1628 OAK STREET  
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 FAX (608) 781-8960





FRONT ELEVATION  
3/16" = 1'-0"



SIDE ELEVATION  
3/16" = 1'-0"



Flat Canopy

10 MPD