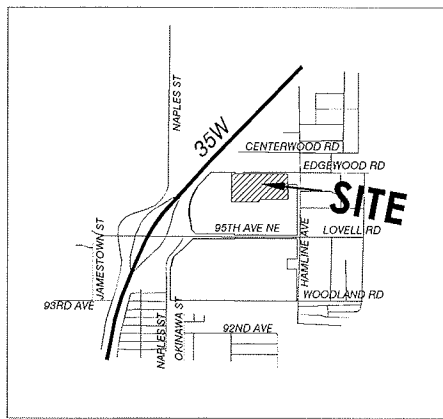


**Case File No. 15-0062**





**VICINITY MAP**  
NO SCALE

**DEVELOPMENT DATA**

COMPREHENSIVE PLAN LAND USE: Business / Office Park

EXISTING ZONING: Planned Business District (PBD)

PROPOSED ZONING: Planned Business District (PBD)

AREA:	Existing Outlot D Blaine Preserve Business Park Second Addition	610,457 sq ft 14.01 acres
	Proposed Lot 1, Block 1 Blaine Preserve Business Park Fourth Addition	610,457 sq ft 14.01 acres

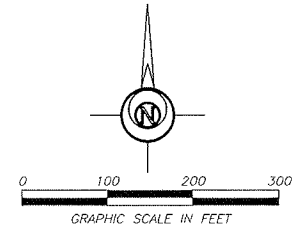
**PROPOSED PERFORMANCE STANDARDS:**

<b>Parking Setback</b>	
ROW	30'
Side	15'
Rear	20'
<b>Building Setback</b>	
ROW	50' or one-half (1/2) of building height, whichever is greater
Side	15' or one-half (1/2) of the total building height, whichever is greater
Rear	20' or one-half (1/2) of the total building height, whichever is greater

All setbacks shall be determined from Planned Right-of-Way (ROW).

**PARKING STALL REQUIREMENTS:**

Office Area	1 / 200 SqFt
Warehouse Area	1 / 2,000 SqFt
Handicapped	1 per 25 Stalls



**PROJECT LOCATION**

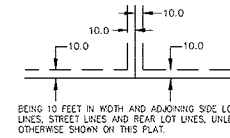
PART OF THE NE1/4 of the SW1/4,  
SECTION 26 TOWNSHIP 31, RANGE 23,  
ANOKA COUNTY, MINNESOTA.

**LEGAL DESCRIPTION**

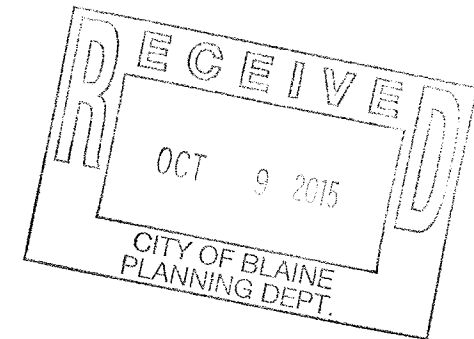
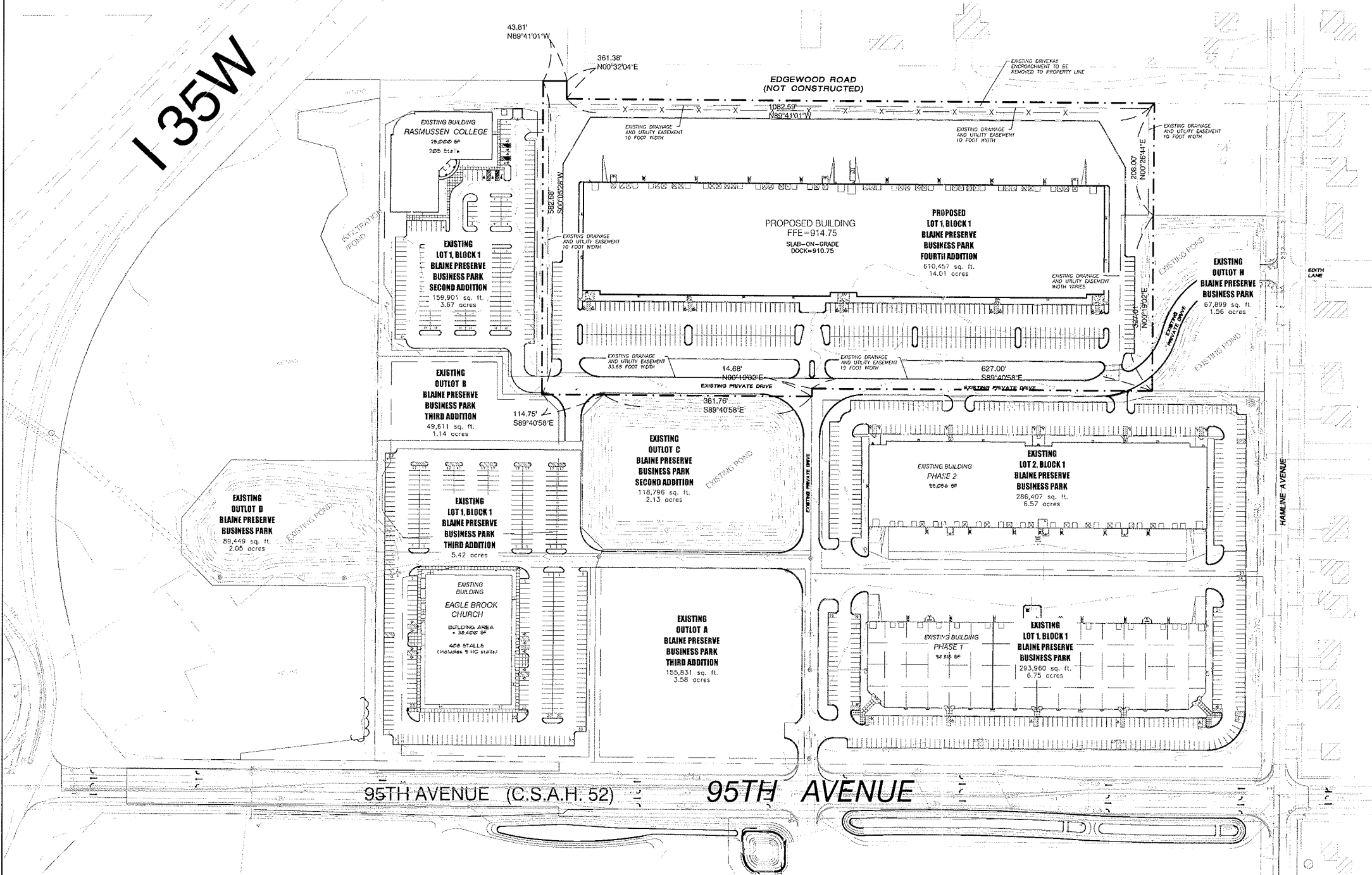
EXISTING:  
OUTLOT D  
BLAINE PRESERVE BUSINESS PARK  
SECOND ADDITION,  
ANOKA COUNTY, MINNESOTA

PROPOSED:  
LOT 1, BLOCK 1,  
BLAINE PRESERVE BUSINESS PARK  
FOURTH ADDITION,  
ANOKA COUNTY, MINNESOTA.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAN.



CLIENT:

**UNITED PROPERTIES INVESTMENT, LLC**

3600 American Blvd W  
Suite 750  
Bloomington, MN  
55431

Brandon Champeau  
952-837-8653  
brandon.champeau  
@uproperties.com

**BLAINE PRESERVE BUSINESS PARK  
FOURTH ADDITION  
Lot 1, Block 1**

Blaine, Minnesota

**PRELIMINARY PLAT  
AND EXISTING CONDITIONS**

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.

Date: 10/09/15 Reg. No. 24348  
PREPARED BY: CIVIL ENGINEERING  
SITE DESIGN

118 East Broadway St.  
PO Box 569 55322  
Phone: 763-314-0929  
www.civillead.com

REVISIONS	

VERTICAL SCALE  
1 inch = feet

HORIZONTAL SCALE  
1 inch = 100 feet  
(SEE SHEET 21 X 30)

DATE	10/09/15	DRAWN BY	SD	DESIGNED BY	SD	CHECKED BY	SD
------	----------	----------	----	-------------	----	------------	----

FILE NO. 00560

**1/1**  
Preliminary Plat  
and Existing Conditions



LAMPERT ARCHITECTS

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

ARCHITECT CERTIFICATION:  
I HEREBY CERTIFY THAT THIS PLAN,  
SPECIFICATION OR REPORT WAS  
PREPARED BY ME OR UNDER MY DIRECT  
SUPERVISION AND THAT I AM A DULY  
LICENSED ARCHITECT UNDER THE  
LAWS OF THE STATE OF MINNESOTA.

**PRELIMINARY NOT FOR CONSTRUCTION**



UNITED PROPERTIES  
3600 American Blvd. W.  
Suite 750  
Bloomington, MN 55431  
952-835-5300

BLAINE PRESERVE  
PHASE III  
Blaine, Minnesota

Copyright 2015  
Leonard Lampert Architects, P.A.  
Project Designer: JAMES B  
Drawn By: JRB  
Checked By: LL

Revisions

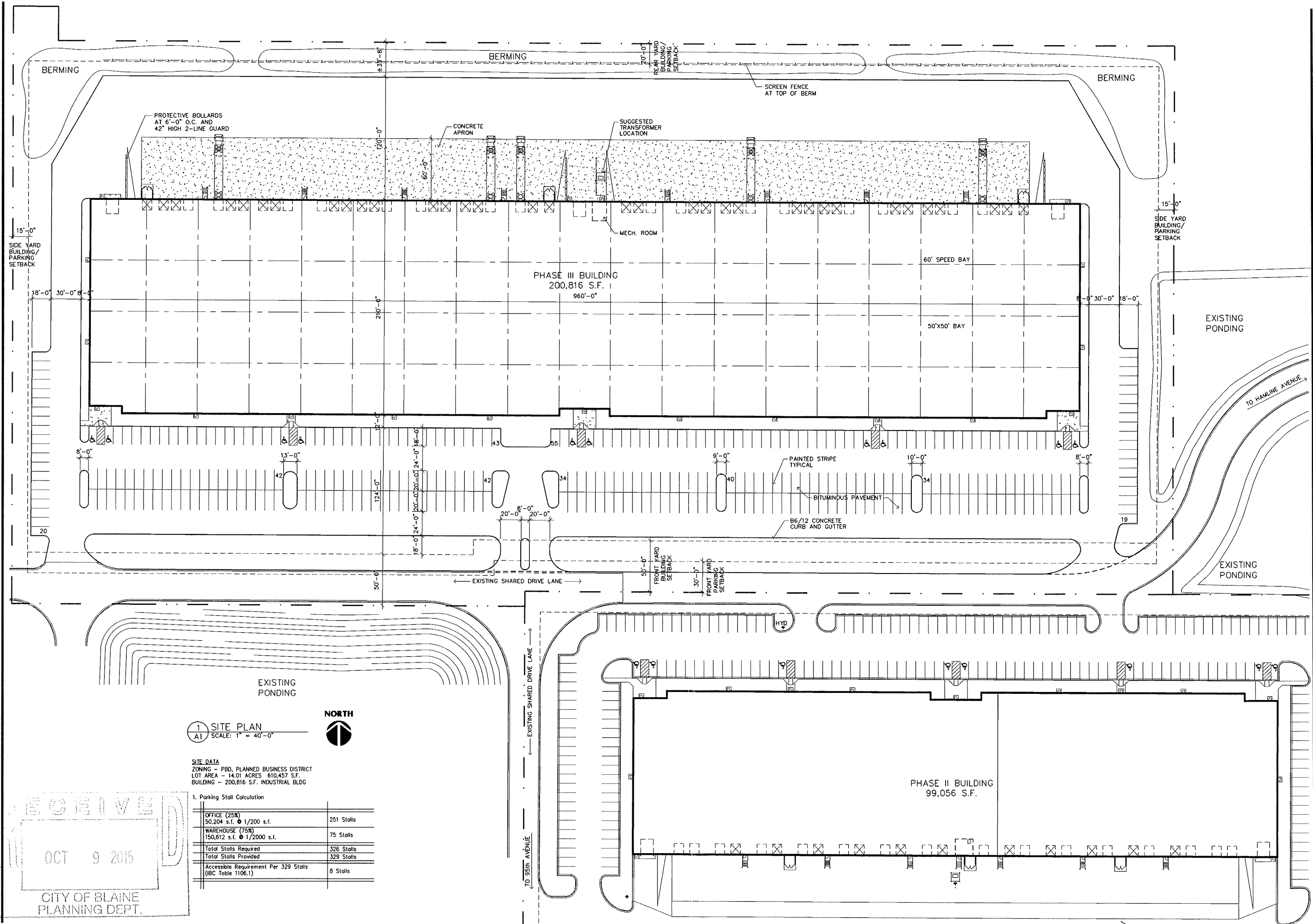
9/14/15	PRELIMINARY
9/16/15	CITY SUBMITTAL

SITE PLAN

Sheet Number

A1

Project No. 150422-1



1 SITE PLAN  
A1 SCALE: 1" = 40'-0"

SITE DATA  
ZONING - PBD, PLANNED BUSINESS DISTRICT  
LOT AREA - 14.01 ACRES 610,457 S.F.  
BUILDING - 200,816 S.F. INDUSTRIAL BLDG

1. Parking Stall Calculation

OFFICE (25%) 50,204 s.f. @ 1/200 s.f.	251 Stalls
WAREHOUSE (75%) 150,612 s.f. @ 1/2000 s.f.	75 Stalls
Total Stalls Required	326 Stalls
Total Stalls Provided	329 Stalls
Accessible Requirement Per 329 Stalls (IBC Table 1106.1)	8 Stalls

RECEIVED  
OCT 9 2015  
CITY OF BLAINE  
PLANNING DEPT.

Filename: BLAINE PRESERVE PHASE III\BLAINE PRESERVE 3-A1

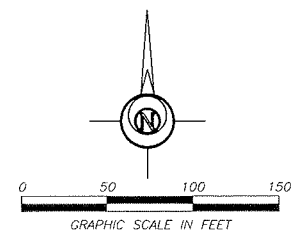
**PROJECT LOCATION**

PART OF THE NE1/4 of the SW1/4,  
SECTION 26 TOWNSHIP 31, RANGE 23,  
ANOKA COUNTY, MINNESOTA.

**LEGAL DESCRIPTION**

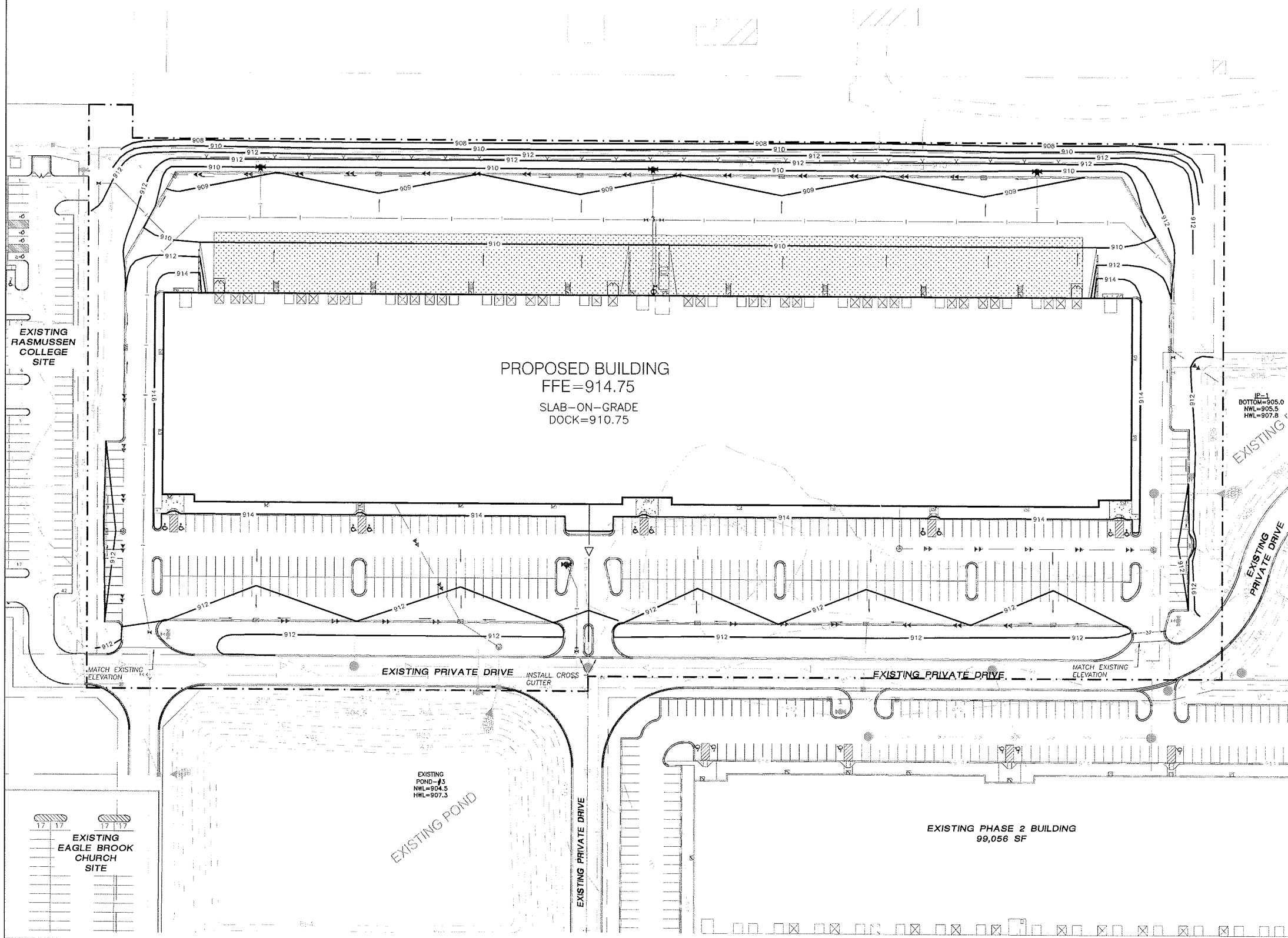
EXISTING:  
OUTLOT D  
BLAINE PRESERVE BUSINESS PARK  
SECOND ADDITION,  
ANOKA COUNTY, MINNESOTA

PROPOSED:  
LOT 1, BLOCK 1,  
BLAINE PRESERVE BUSINESS PARK  
FOURTH ADDITION,  
ANOKA COUNTY, MINNESOTA.



**BENCH MARK:**  
IN LINO LAKES, WEST ON TH 49 FROM JCT OF TH 49 AND FAI 35W THEN LT ON LILAC TO SUNSET AVE THEN LT ON SUNSET AVE TO FAI 35W, AT NW COR OF CO RD 12 (SUNSET AVE) BRDG OVER FAI 35, 20.0 FT WEST OF SUNSET AVE, 215 FT WEST OF GUARDRAIL, 8.8 FT NORTH OF NW COR OF BRDG, 3.7 FT SOUTH OF WIT POST, 37.69 FT EAST OF RM 1, 223.23 FT NORTH OR RM 2.  
ELEV.=929.29 NAVD 88

- GENERAL GRADING NOTES:**
- Specifications applicable for this project: Current standard specifications for Blaine, MN and the latest Minnesota Department of Transportation Specifications for Highway Construction and all NPDES requirements except where modified by these contract documents.
  - OSHA requirements shall be followed for all work on this project.
  - The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1-800-252-1166.)
  - The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
  - Erosion Control shall be constructed, as applicable, as sequenced below:  
A. Silt Fence.  
B. Rock Construction Entrance.  
C. Demolition  
D. Common excavation (grading).  
E. Seed and mulch or sod (See notes on Landscape plan).  
F. Final Plat shall govern for assessments and lot dimensions.
  - Any erosion control items necessary to protect adjacent properties shall be constructed by the Grading Contractor.
  - Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Engineer, followed by all necessary restoration of disturbed area. This work shall be incidental to the grading contract.
  - The Grading Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:  
A. Within the upper 3' of streets, the Grading Contractor shall utilize approved soils that are within 1% of the optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with compaction meeting 100% Standard Proctor Density and not exceeding this compaction by more than 1%. Below the upper 3', compaction shall meet 95% Standard Proctor Density, and be within 3% of the optimum moisture content. Grading tolerances shall be 0.1'.  
B. Grading tolerances for the remainder of the site shall be 0.25'.
  - All areas of unsuitable soils found in the pad described above that cannot be corrected shall be located in the field by the Grading Contractor. The Grading Contractor shall immediately notify the Engineer of these areas and provide information as to their size and location.
  - The Grading contractor shall provide positive drainage on the site at all times.
  - The Grading Contractor shall keep public streets and travel ways clear of soil and debris. Daily cleaning of the construction entrance shall be performed, especially at the end of each day's work.
  - All silt fence shall be removed at project completion.
  - All proposed elevations are at flow line unless otherwise noted.
  - All erosion control best manage practices shall be per City standards.
  - Concrete curb and gutter to be B612.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

**INDEX OF CIVIL SITE DRAWINGS:**

- C1 GRADING AND DRAINAGE PLAN
- C2 PAVING PLAN
- C3 SANITARY AND WATER UTILITY PLAN
- C4 STORM SEWER UTILITY PLAN
- C5 LANDSCAPE PLAN

CLIENT:  
**UNITED PROPERTIES INVESTMENT, LLC**  
3600 American Blvd W  
Suite 750  
Bloomington, MN 55431  
Brandon Champeau  
952-837-8653  
brandon.champeau@uproperties.com

**BLAINE PRESERVE BUSINESS PARK FOURTH ADDITION Lot 1, Block 1**  
Blaine, Minnesota  
**CUP PERMIT SUBMITTAL GRADING AND DRAINAGE PLAN**

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.  
Date: 10/09/15 Reg. No. 24348  
PREPARED BY: CIVIL ENGINEERING SITE DESIGN  
118 East Broadway St.  
Mankato, MN 56001  
Phone: 762-314-0929  
www.civiland.com

REVISIONS	VERTICAL SCALE 1 inch = 1 foot
DATE 10/09/15	HORIZONTAL SCALE 1 inch = 50 feet (FULL SIZE SHEET 24" x 36")
DRAWN BY SD	
DESIGNED BY SD	
CHECKED BY SD	

FILE NO. 00560

**C1**  
Grading and Drainage Plan

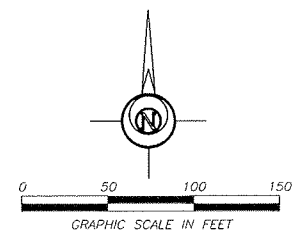
**PROJECT LOCATION**

PART OF THE NE 1/4 of the SW 1/4,  
SECTION 26 TOWNSHIP 31, RANGE 23,  
ANOKA COUNTY, MINNESOTA.

**LEGAL DESCRIPTION**

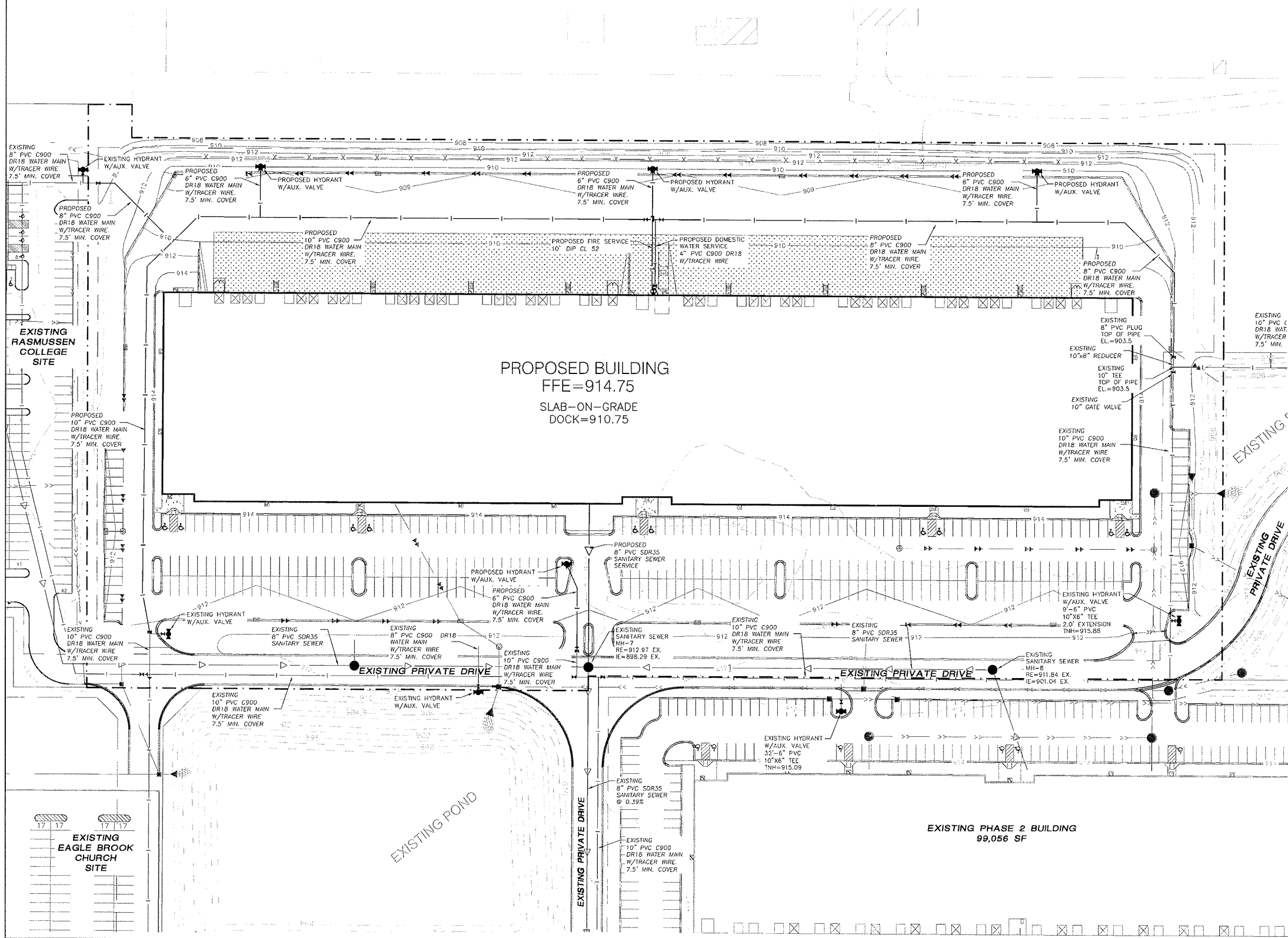
EXISTING:  
OUTLOT D  
BLAINE PRESERVE BUSINESS PARK  
SECOND ADDITION,  
ANOKA COUNTY, MINNESOTA

PROPOSED:  
LOT 1, BLOCK 1,  
BLAINE PRESERVE BUSINESS PARK  
FOURTH ADDITION,  
ANOKA COUNTY, MINNESOTA.



**BENCH MARK:**  
IN LINO LAKES, WEST ON TH 49 FROM JCT OF  
TH 49 AND FAI 35W THEN LT ON LILAC TO  
SUNSET AVE THEN LT ON SUNSET AVE TO FAI  
35W, AT NW COR OF CO RD 12 (SUNSET AVE)  
BROG OVER FAI 35, 20.0 FT WEST OF SUNSET  
AVE, 215 FT WEST OF GUARDRAIL, 8.8 FT  
NORTH OF NW COR OF BRDG, 3.7 FT SOUTH  
OF WIT POST, 37.69 FT EAST OF RM 1, 223.23  
FT NORTH OR RM 2.  
ELEV.=929.29 NAVD 88

- GENERAL UTILITY NOTES:**
- Specifications applicable for this project: Current standard specifications for the City of Blaine and all Minnesota Department of Health and MPCA requirements except where modified by these contract documents.
  - OSHA requirements shall be followed for all work on this project.
  - The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (651-454-0002 or 1-800-252-1166 out state.)
  - The Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction (storm sewer, sanitary sewer, water, natural gas, telephone, electric, etc.), and immediately notify the Engineer of any conflicts.
  - The Contractor shall protect all existing utilities and facilities to allow proper functioning during and after construction. Any required supporting structures shall be supplied by the Contractor as work incidental to the contract.
  - The contractor shall immediately notify the Engineer of any conflicts between existing utilities and the proposed construction. The Engineer will coordinate with the Utility Company in question to determine the need for relocation of the existing utility.
  - Existing conditions such as sand in manholes or valve boxes shall be identified by the Contractor and these shall be reported to the Engineer prior to excavation by the Contractor. Once construction has begun, all damage to underground utilities will be assumed to have been caused by the Contractor, any repairs necessary shall be performed by the Contractor at the Contractor's expense.
  - Final Plat shall govern for easements.
  - The Contractor shall coordinate with the local jurisdiction to obtain permits and meter for water source. All associated costs shall be incidental to the Contract, including disposal of test water into City's sanitary sewer system. The Contractor shall not operate gate valves or hydrants on the City's water supply system.
  - The Contractor shall notify the City Engineer and the Project Engineer 48 hours prior to starting work or as required by the local jurisdiction or be subject to being shut down.
  - The Contractor shall keep access roads clear of soil or other debris, and perform daily street cleaning as required by the NPDES permit. Positive drainage, controlled with erosion control and erosion prevention measures as required by the NPDES permit shall be performed. Inlet protection shall be installed within 48 hours after inlet construction. Unless specified on the plans or as a bid item on the Bid Form, any temporary culverts, ditches, filter fabric, etc. necessary to accomplish this shall be performed as incidental to the Contract.
  - The Contractor shall preserve and protect the markers and monuments set for the subdivision of the land.
  - The Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:  
A. Density tests shall be taken on all trenches at locations as determined by the Engineer or his representative.  
B. Within the upper 3' of streets, private drives and parking lots, Contractor shall utilize approved soils that are within 1% optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with 100% Standard Proctor Density and not exceeding compaction of 110%. Below the upper 3', compaction shall meet 95%. Grading tolerances shall be 0.1'.
  - The Owner shall pay for all testing of soils compaction. Any areas which fail to meet the above standards shall be corrected and re-tested by the Owner's testing agent at the Contractor's expense.
  - All water main shall be installed with a minimum of 7.5 feet of cover.
  - Contractor shall insulate storm sewer and watermain crossings where vertical separation is less than 18".
  - Contractor shall be responsible for verification of the depth of existing stubs listed on this plan prior to the ordering of any fittings, structures, castings, etc. Engineer and the Owner shall not be responsible for any discrepancies found as depths are estimated.



**PROPOSED BUILDING**  
FFE=914.75  
SLAB-ON-GRADE  
DOCK=910.75

**EXISTING PHASE 2 BUILDING**  
99,056 SF

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**INDEX OF CIVIL SITE DRAWINGS:**

- C1 GRADING AND DRAINAGE PLAN
- C2 PAVING PLAN
- C3 SANITARY AND WATER UTILITY PLAN
- C4 STORM SEWER UTILITY PLAN
- C5 LANDSCAPE PLAN

CLIENT:  
**UNITED  
PROPERTIES  
INVESTMENT,  
LLC**  
3600 American Blvd W  
Suite 750  
Bloomington, MN  
55431  
Brandon Champeau  
952-837-8653  
brandon.champeau  
@uproperties.com

**BLAINE PRESERVE  
BUSINESS PARK  
FOURTH ADDITION  
Lot 1, Block 1**  
Blaine, Minnesota  
**CUP PERMIT SUBMITTAL  
SANITARY AND WATER  
UTILITY PLAN**

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.  
*S. D. D. D.*  
Date: 10/09/15 Reg. No. 24348  
PREPARED BY: **CIVIL ENGINEERING  
SITE DESIGN**  
118 East Broadway St.  
PO Box 566 85502  
Mankato, MN 56001  
Phone: 507-314-0928  
www.civilteam.com

REVISIONS	DATE	BY	DESCRIPTION

DATE	10/09/15
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00560

**C3**  
Sanitary and Water  
Utility Plan





LAMPERT ARCHITECTS

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

ARCHITECT CERTIFICATION:  
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

**PRELIMINARY NOT FOR CONSTRUCTION**



UNITED PROPERTIES  
3600 American Blvd. W.  
Suite 750  
Bloomington, MN 55431  
952-835-5300

BLAINE PRESERVE  
PHASE III  
Blaine, Minnesota

Copyright 2015  
Leonard Lampert Architects, P.A.  
Project Designer: JAMES B

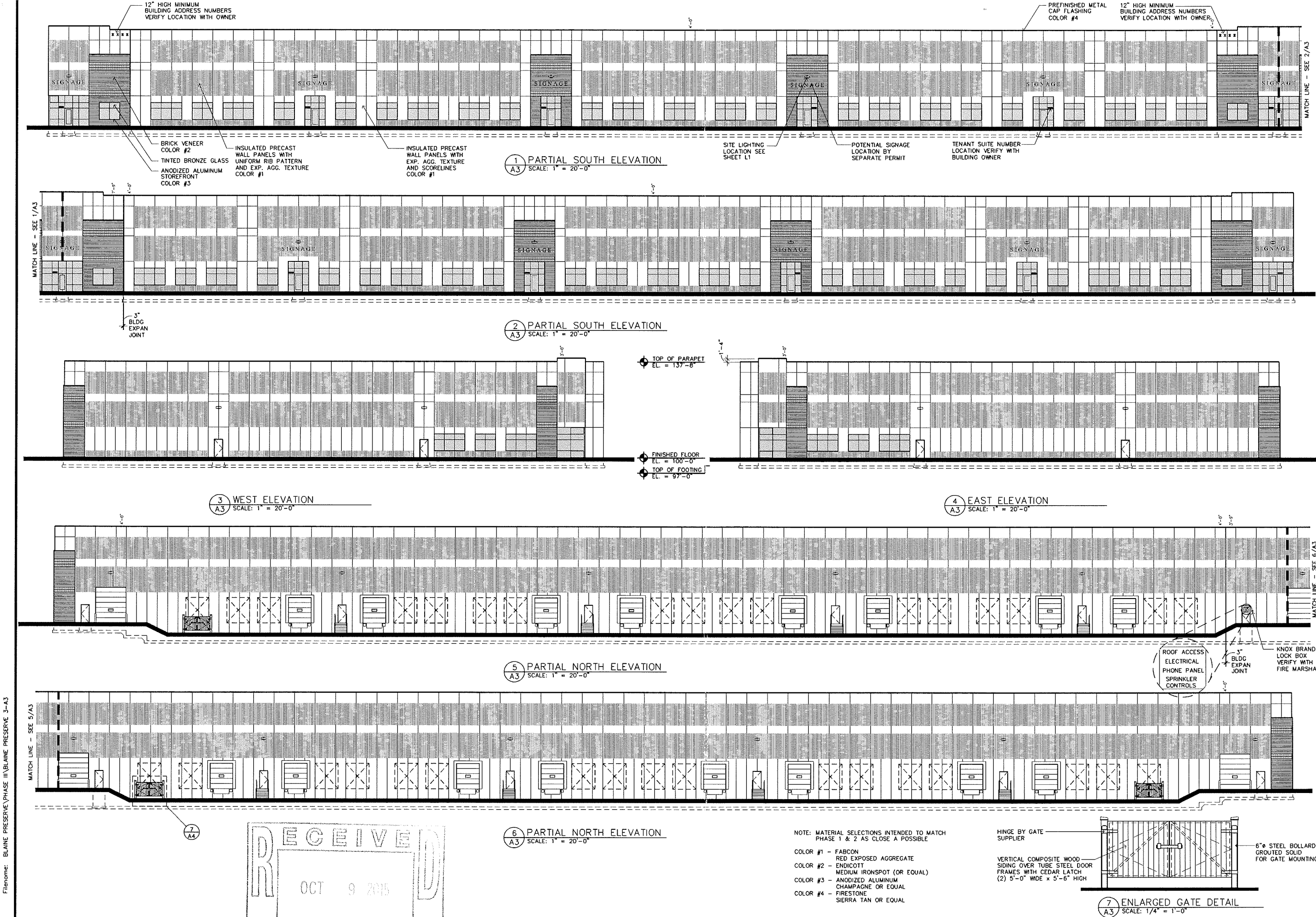
Drawn By: JRB  
Checked By: LL

Revisions	
9/14/15	PRELIMINARY
9/16/15	CITY SUBMITTAL

BUILDING ELEVATIONS  
Sheet Number

**A3**

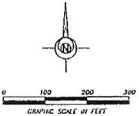
Project No. 150422-1



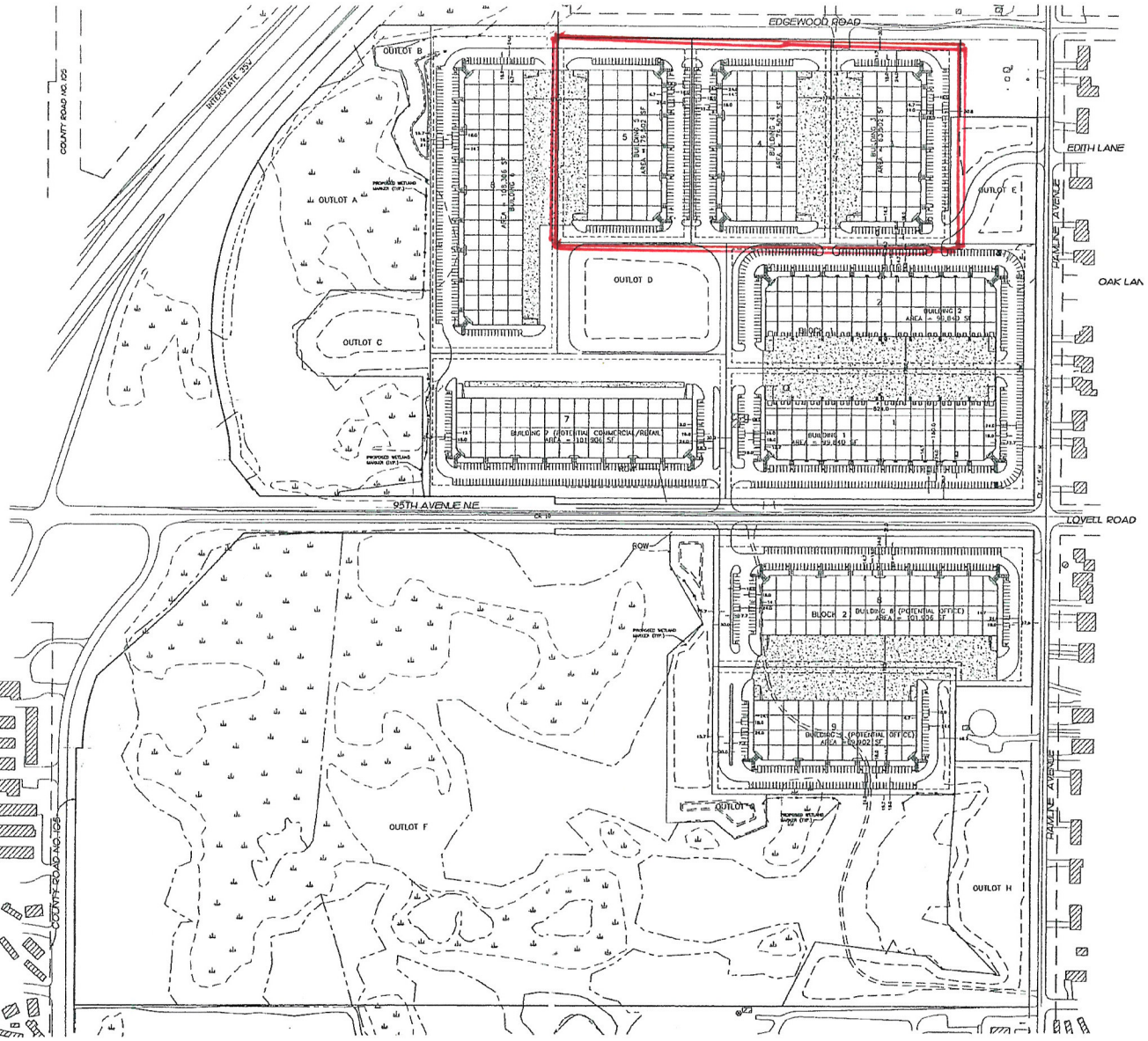
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**SHEET INDEX**

- 1) COVER SHEET
- 2) PRELIMINARY PLAT
- 3) LAYOUT CONDUITS
- 4) PRELIMINARY SITE PLAN
- 5) PRELIMINARY GRADING, BRUSHING & EROSION CONTROL PLAN
- 6) PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN
- 7) PRELIMINARY FLOOD FLOOD PREVENTION PLAN
- 8) PRELIMINARY STORM SEWER PLAN
- 9) SANITARY SEWER & WATER MAIN DETAILS
- 10) DETAILS
- 11) DETAILS
- 12) PRELIMINARY WETLAND MITIGATION PLAN



**BENCHMARK**  
 ADJUSTED COORDINATES  
 531633.536, 146531.716  
 ELEVATION  
 928.388 (NODD 68)



**DEVELOPER:**  
 MOEN - LEUER CONSTRUCTION, INC.  
 3600 HOLLY LANE NORTH, SUITE 100  
 PLYMOUTH, MN 55447  
 Ph. (763) 550-1961  
 BRAD MOEN, PRES.

**PROJECT:**  
 BLAINE PONDS  
 Blaine, Minnesota  
 PRELIMINARY SITE PLAN

**DESIGNER:**  
 QUALITY SITE DESIGN, LLC  
 1215 W. WASHINGTON ST., SUITE 200  
 MINNEAPOLIS, MN 55402  
 (612) 338-8888  
 www.qualitysite.com

**DATE:** 03/21/06  
**SCALE:** AS SHOWN  
**PROJECT NO.:** 00147  
**DATE:** 03/21/06  
**SCALE:** AS SHOWN  
**PROJECT NO.:** 00147

**FILE NO.:** 00147  
**SHEET:** 4  
**OF:** 12  
**SHEETS**

Master Plan  
 2006