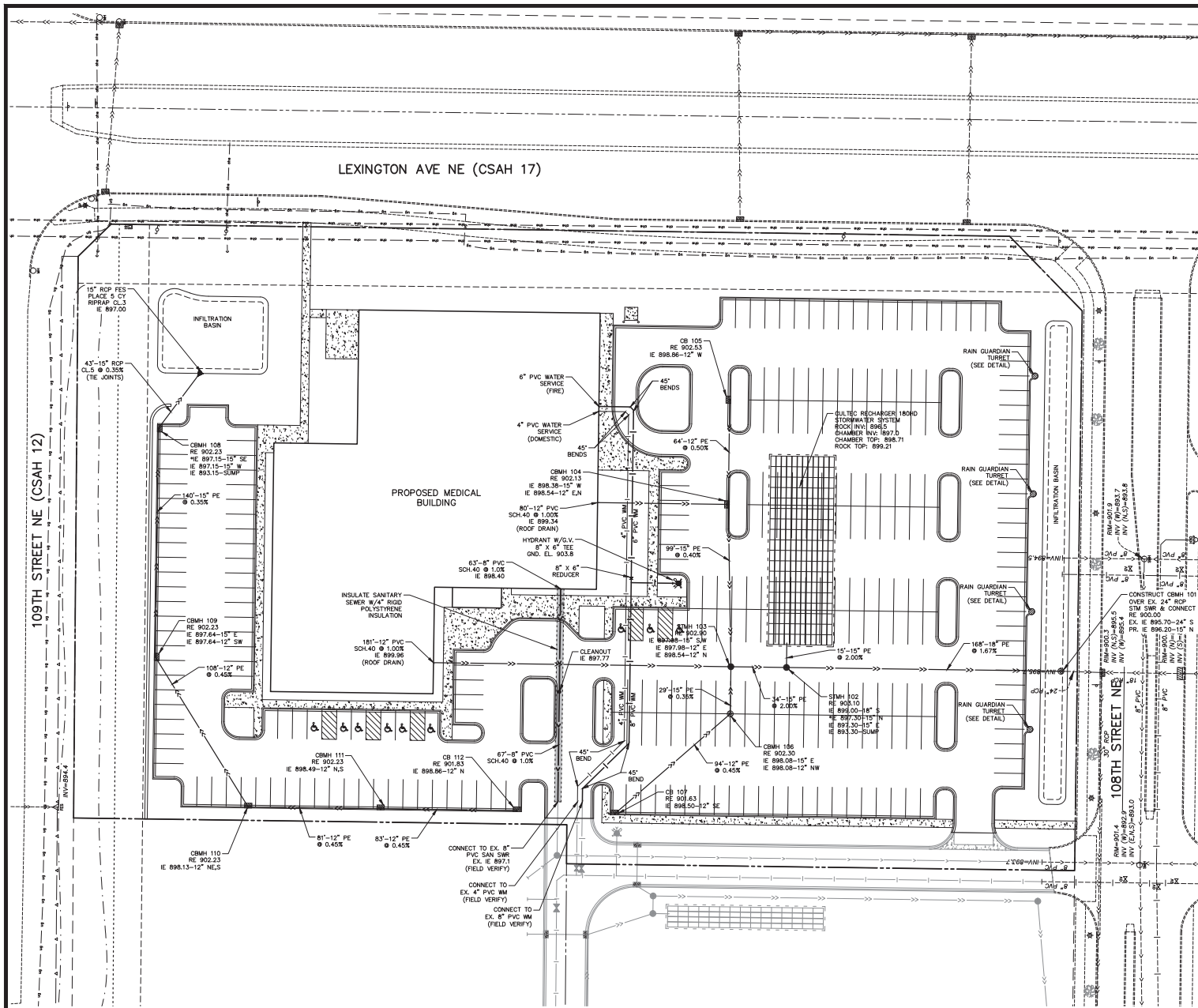


BlaineMN.gov

Case File No. 21-0028
Lexington Meadows Medical Office Building

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





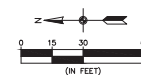
LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BITUMINOUS PAVEMENT	-----
CONCRETE WALK	-----
CURB LINE	-----
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
FORCE MAIN	---
OVERHEAD ELECTRIC	---
UNDERGROUND GAS	---
MANHOLE	---
HYDRANT	---
GATE VALVE	---
LIGHT POLE	---

UTILITY PLAN NOTES

1. SANITARY SEWER, WATER MAIN AND STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF BLAINE STANDARD DETAIL SPECIFICATIONS & THE MINNESOTA PLUMBING CODE.
2. A MINIMUM OF 7.5 FEET OF COVER SHALL BE REQUIRED FOR ALL WATER MAIN AND FORCE MAIN.
3. A MINIMUM OF 2.0 FEET VERTICAL SEPARATION SHALL BE REQUIRED FOR ALL UTILITY CROSSINGS.
4. ALL WATER MAIN WORK & TESTING SHALL BE COORDINATED WITH CITY OF BLAINE PUBLIC WORKS DEPARTMENT.
5. CATCH BASINS IN THE CUTTER LINE SHALL BE SANDED 0.17" ELEVATIONS SHOWN ON THE PLANS REFLECT THE SANDED ELEVATIONS.
6. ALL WATER MAIN MUST HAVE CONDUCTIVITY TEST, HYDROSTATIC TEST AND BACTERIA TEST BEFORE THE PROJECT IS COMPLETE AND TURNED ON.

STORM SEWER SCHEDULE		
STRUCTURE	NEENAH	
TYPE & No.	SIZE	CASTING or EQUAL
CBMH-101	48" DIA.	R-4342
*CBMH-102	48" DIA.	R-1733
STMH-103	48" DIA.	R-1733
CBMH-104	48" DIA.	R-3067-VB
CB-105	24" X 36"	R-3067-VB
CBMH-106	48" DIA.	R-2573**
CB-107	24" X 36"	R-3067-V
*CBMH-108	48" DIA.	R-3067-V
CBMH-109	48" DIA.	R-3067-VB
CBMH-110	48" DIA.	R-3067-VB
CBMH-111	48" DIA.	R-3067-VB
CB-112	24" X 36"	R-3067-V

- * INSTALL PRESERVOR ON INLET PIPES AS MANUFACTURED BY MOMENTUM, OR APPROVED EQUAL
- ** TYPE C GRATE



BENCHMARKS	
1. ANOKA COUNTY BENCHMARK NO. 2095	ELEVATION = 902.21 ft. (NGVD 29)
	902.43 ft. (NAVD 88)



UTILITY PLAN

LEXINGTON MEADOWS
MEDICAL OFFICE BUILDING

Blaine, Minnesota

TERRAIN HOLDINGS, LLC

1215 Town Centre Dr, Suite 130

Eagan, MN 55123

REVISIONS

1.	
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DRAWN BY: JTB

DESIGNED BY: JTB

ISSUE DATE: 04/09/21

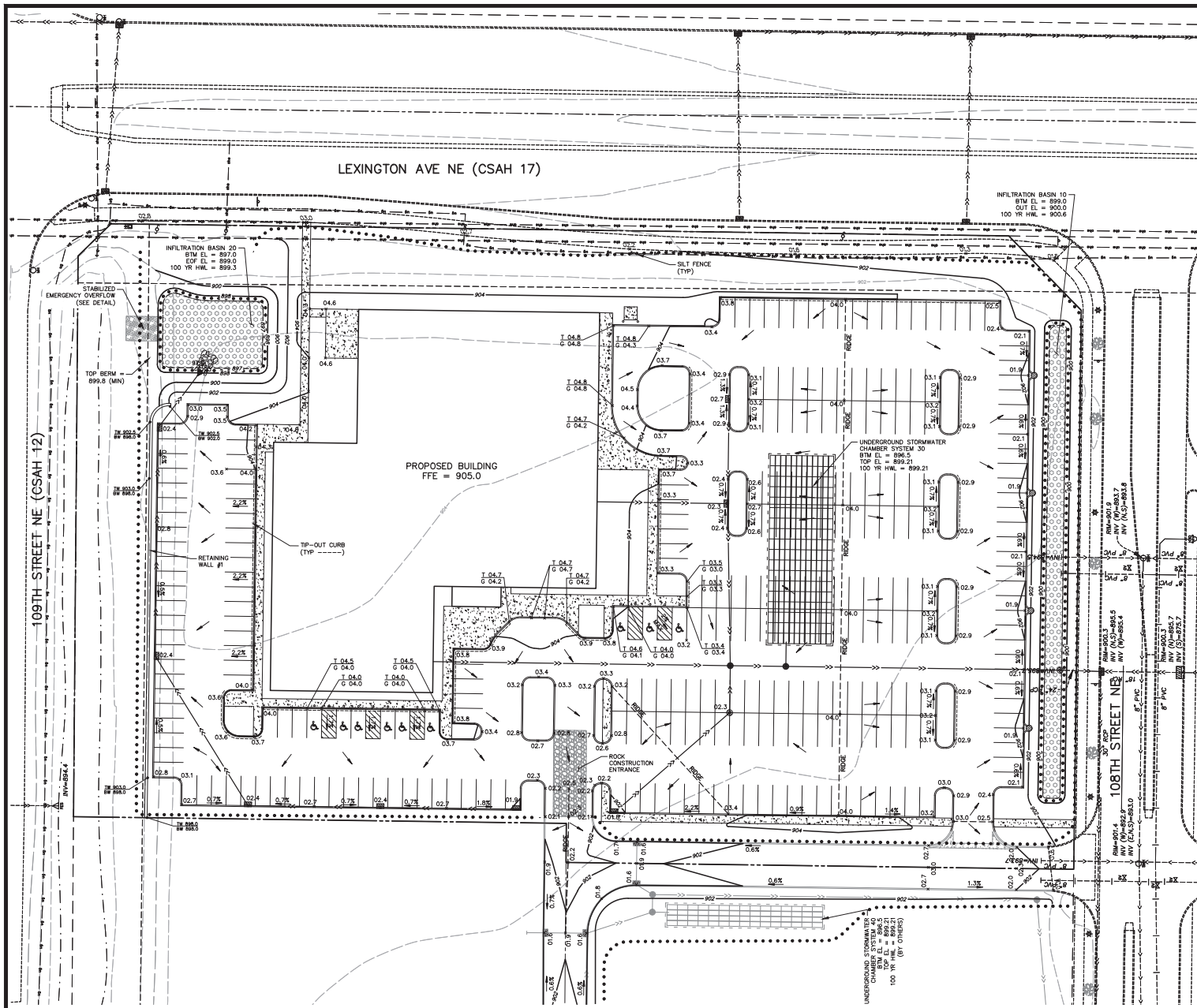
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Joseph T. Radach, P.E.

Signature: [Signature]

Date: 04/09/21 License #: 45889

C4 of 10

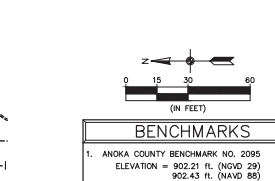


LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BITUMINOUS PAVEMENT	=====
CONCRETE WALK	=====
CURB LINE	=====
SANITARY SEWER	---
SANITARY FORCE MAIN	---
WATER MAIN	---
STORM SEWER	---
OVERHEAD ELECTRIC	---
UNDERGROUND GAS	---
MANHOLE	○
HYDRANT	⊕
GATE VALVE	⊕
10 FT. CONTOUR	---
2 FT. CONTOUR	---
SPOT ELEVATION	---
CURB ELEVATIONS ARE TO GUTTER LINE	---
TOP OF CURB ELEV.	---
GUTTER LINE ELEV.	---
SILT FENCE	---

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

- GRADING NOTES**
1. ROCK CONSTRUCTION ENTRANCE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
 2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPADE SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SCOOED, SEED, OR LANDSCAPED.
 4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
 5. ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MUDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.



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CARLSON MCCAIN
CONSULTING ENGINEERS
P.C.

GRADING, DRAINAGE, & EROSION CONTROL PLAN

LEXINGTON MEADOWS MEDICAL OFFICE BUILDING
Blaine, Minnesota

TERRAIN HOLDINGS, LLC
1215 Town Centre Dr, Suite 130
Eagan, MN 55123

REVISIONS

NO.	DATE	DESCRIPTION
1	04/09/21	ISSUE DATE

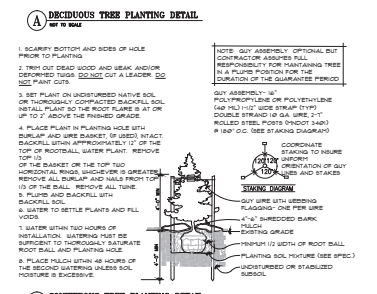
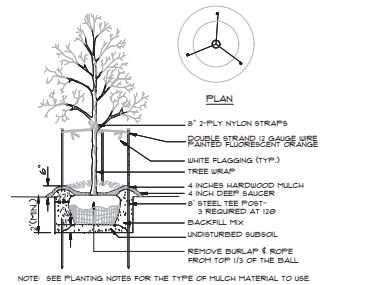
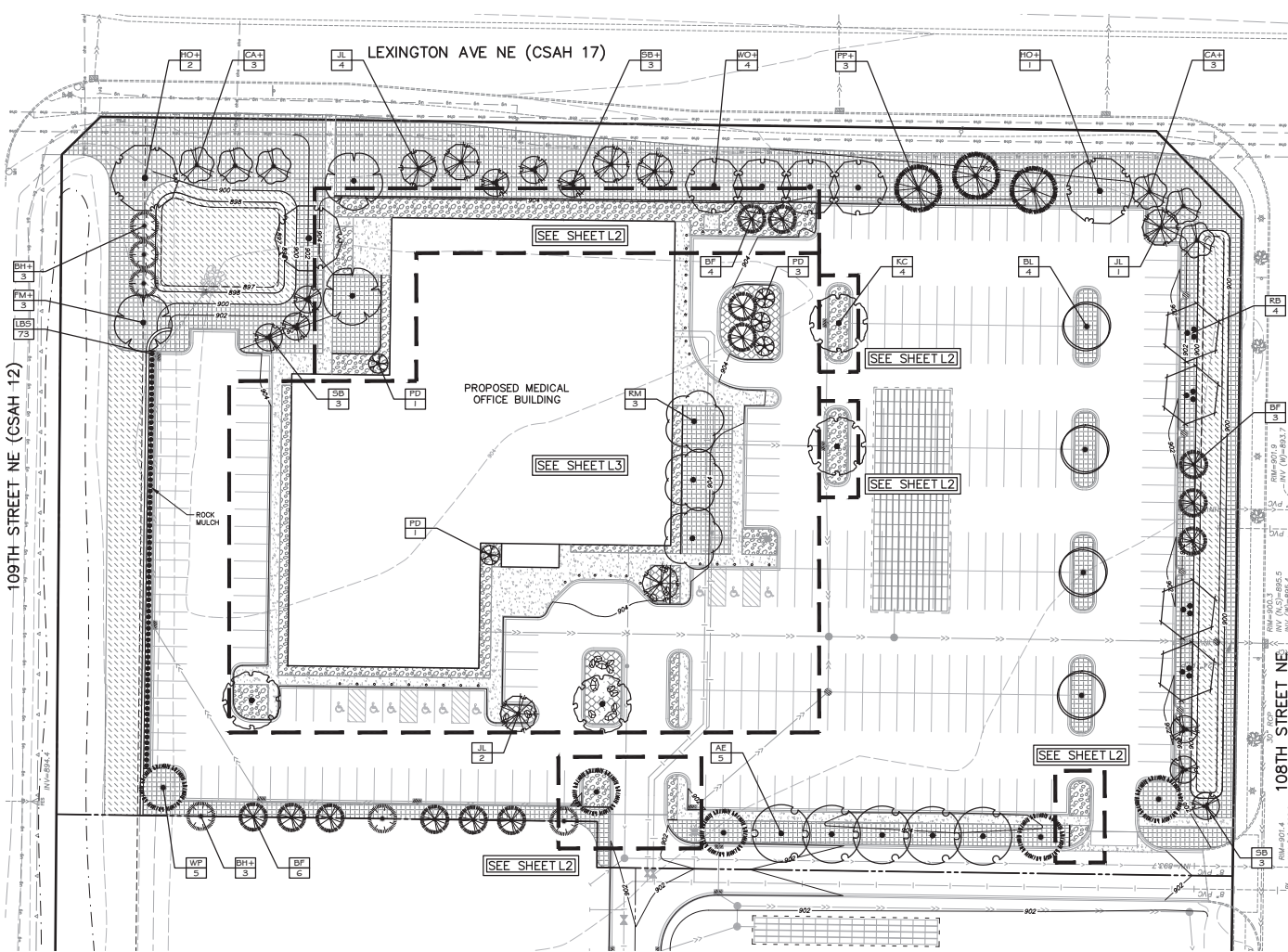
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Joseph T. Radach, P.E.
Signature: [Signature]
Date: 04/09/21 License #: 45889

C5 of 10

CITY OF BLAINE LANDSCAPE REQUIREMENTS (C.U.P.)

- 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.
REQUIRED PER 33.07 = 20 OVERSTORY TREES (35,796 SF BUILDING / 2000 = 18, OR 1,964 LF SITE PERIMETER / 100 = 20)
REQUIRED PER 32.24 = 9 OVERSTORY TREES (ADDITIONAL - 1.5X PER HWY 65 OVERLAY DISTRICT)
TOTAL REQUIRED = 30 OVERSTORY TREES
TOTAL PROVIDED = 30 OVERSTORY TREES
- 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.
REQUIRED PER 33.07 = 18 CONIFEROUS TREES (35,796 SF BUILDING / 2000 = 18, OR 1,964 LF SITE PERIMETER / 200 = 10)
REQUIRED PER 32.24 = 9 CONIFEROUS TREES (ADDITIONAL - 1.5X PER HWY 65 OVERLAY DISTRICT)
TOTAL REQUIRED = 27 CONIFEROUS TREES
TOTAL PROVIDED = 27 CONIFEROUS TREES
- ONE (1) UNDERSTORY SHRUB FOR EVERY THREE HUNDRED (300) SQUARE FEET OF BUILDING OR ONE (1) SHRUB FOR EVERY THIRTY (30) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
REQUIRED PER 33.07 = 120 UNDERSTORY SHRUBS (35,796 SF BUILDING / 300 = 120, OR 1,964 LF SITE PERIMETER / 30 = 66)
REQUIRED PER 32.24 = 40 UNDERSTORY SHRUBS (ADDITIONAL - 1.5X PER HWY 65 OVERLAY DISTRICT)
TOTAL REQUIRED = 160 UNDERSTORY SHRUBS
TOTAL PROVIDED = 276 UNDERSTORY SHRUBS
- 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.
REQUIRED PER 33.07 = 18 ORNAMENTAL TREES (35,796 SF BUILDING / 2000 = 18, OR 1,964 LF SITE PERIMETER / 200 = 10)
REQUIRED PER 32.24 = 9 ORNAMENTAL TREES (ADDITIONAL - 1.5X PER HWY 65 OVERLAY DISTRICT)
TOTAL REQUIRED = 27 ORNAMENTAL TREES
TOTAL PROVIDED = 27 ORNAMENTAL TREES
- UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS. SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BULEVARDS 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 IN THE FRONT YARD.



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 COPENHAGEN STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'YIELD VERIFY' 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:
 - ADDENDUM, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

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1 OVERALL LANDSCAPE PLAN

CARLSON MCCAIN

LANDSCAPE PLAN

LEXINGTON MEADOWS MEDICAL OFFICE BUILDING

Blaine, Minnesota

TERRAIN HOLDINGS, LLC

1215 Town Centre Dr, Suite 130

Eagan, MN 55123

REVISIONS

1

DRAWN BY: R/R

CHECKED BY: R/R

ISSUE DATE: 04/09/21

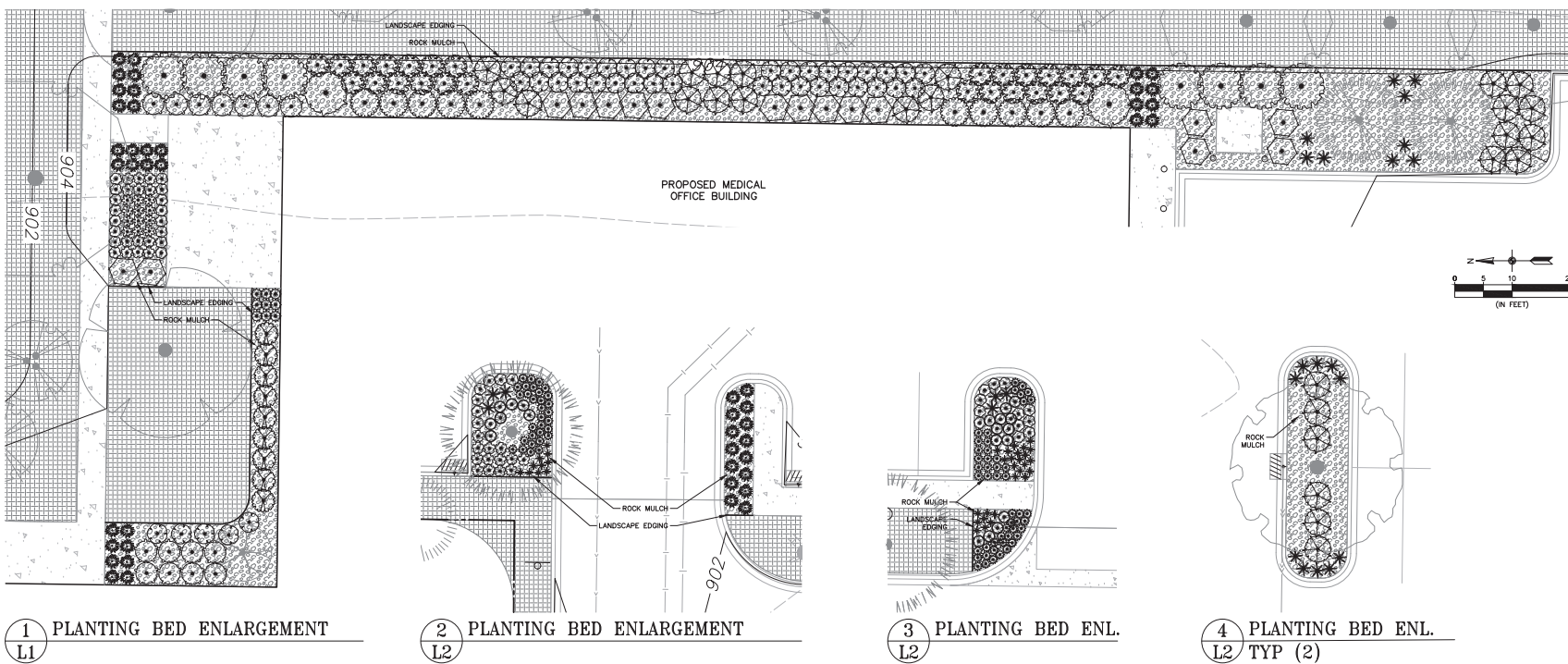
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Rasmussen

Signature: [Signature]

Date: 04/09/21 License #: 56346

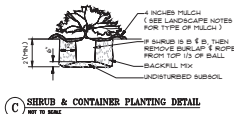
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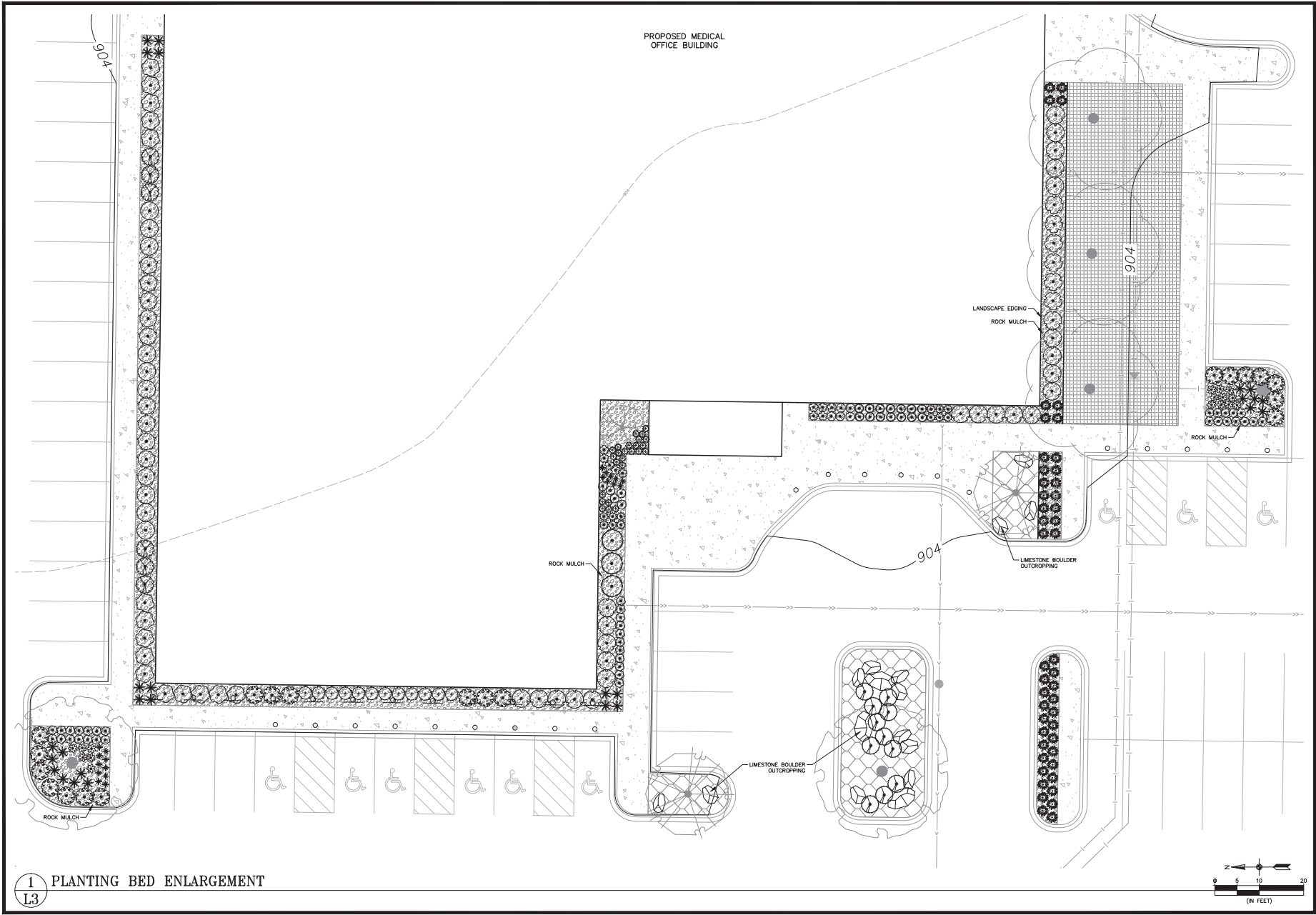


LANDSCAPE SPECIFICATIONS

























- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4" TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
- EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-RILLS, INLET PROTECTION, EROSION CONTROL, BLANKETING, DUST CONTROL, SHEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
- CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SOILED, SEEDED OR PLANTING BED SHALL BE RE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A, A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SOILED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE. VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
- BLANKET MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-260, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- BLANKET MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

- PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (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.
- MULCH MATERIAL.** DOUBLE SHREDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
- IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINTS-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND RE-ADJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BODIES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
- MAINTENANCE.** 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 MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, 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 RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER, IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING. ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES, AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.





PLANT SCHEDULE

TREES						SHRUBS						
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	RM	3	Acer rubrum 'Northwood'	Northwood Red Maple	2.5' Cal.	B&B		BCB	6	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	#5 Cont.
	FM+	3	Acer x freemanii 'Sienna'	Sienna Glen Maple	3.5' Cal.	B&B		SSC	41	Clethra alnifolia 'Hummingbird'	Summersweet	#5 Cont.
	RB	4	Betula nigra Clump Form, 2.5' Cal Equivalent	River Birch Multi-Trunk	10' Ht.	B&B		RTD	25	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	#5 Cont.
	KC	4	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2.5' Cal.	B&B		DBH	46	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.
	WO+	4	Quercus bicolor	Swamp White Oak	3.5' Cal.	B&B		CWH	2	Hamamelis virginiana	Common Witch Hazel	#5 Cont.
	HO+	3	Quercus x macdanielii 'Clemons' TM	Heritage Oak	3.5' Cal.	B&B		ABH	25	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangeas	#5 Cont.
	LLA	9	Rhododendron x 'Lemon Lights'	Lemon Lights Azalea	#5 Cont.			NBS	10	Physocarpus opulifolius 'Seward' TM	Summer Wine Seward Ninebark	#5 Cont.
	APC	15	Ribes alpinum	Alpine Currant	#5 Cont.			SPG	12	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	#5 Cont.
	MKL	16	Syringa patula 'Miss Kim'	Miss Kim Lilac	#5 Cont.			VBC	3	Viburnum trilobum 'Bailey Compact'	Bailey's Compact American Cranberry Bush	#5 Cont.
CONIFEROUS TREES						EVERGREEN SHRUBS						
	BF	13	Abies balsamea	Balsam Fir	6' Ht.	B&B		JSG	32	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5 Cont.
	BH+	6	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B		JLG	11	Juniperus horizontalis 'Limelight'	Limelight Juniper	#5 Cont.
	PP+	3	Pinus ponderosa	Ponderosa Pine	6' Ht.	B&B		YEW	15	Taxus x media 'Tauntonii'	Tauton Yew	#5 Cont.
	WP	5	Pinus strobus	White Pine	6' Ht.	B&B		HSA	8	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	#5 Cont.
ORNAMENTAL TREES						GRASSES						
	SB+	3	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, Red Fall Color, 2.5' Cal Equivalent	Autumn Brilliance Serviceberry	10' Ht.	B&B		KFG	94	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#5 Cont.
	SB	6	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, Red Fall Color, 2' Cal Equivalent	Autumn Brilliance Serviceberry	6' Ht.	B&B		LBS	73	Schizachyrium scoparium	Little Bluestem	#1 Cont.
	PD	5	Cornus alternifolia 'Wstackman' Pale Yellow Flowers, Maroon Fall Color	Golden Shadows Pagoda Dogwood	2' Cal.	B&B		PDS	62	Sporobolus heterolepis	Prairie Dropseed	#5 Cont.
	CA+	6	Malus x 'Prairifire' Red Flowers	Prairifire Crabapple	2.5' Cal.	B&B	PERENNIALS					
	JL	7	Syringa reticulata White Flowers	Japanese Tree Lilac	2' Cal.	B&B		MBC	10	Coreopsis x 'Moonbeam'	Moonbeam Coreopsis	#1 Cont.
								PCF	34	Echinacea purpurea 'Prairie Splendor'	Prairie Splendor Coneflower	#1 Cont.
								DLB	25	Hemerocallis x 'Baja' Red Flowers	Baja Daylily	#1 Cont.
								DLS	80	Hemerocallis x 'Stella De Oro' Yellow / Gold Flowers	Stella De Oro Daylily	#1 Cont.
								SGF	55	Liatris spicata 'Kobold' Purple Flowers	Spike Gayfeather	#1 Cont.
								WLC	72	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	#1 Cont.
								LRS	35	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#1 Cont.
								BES	28	Rudbeckia hultgida 'Goldsturm'	Goldsturm Coneflower	#1 Cont.
								SCS	21	Sedum spectabile 'Autumn Joy'	Stonecrop	#1 Cont.
GROUND COVERS												
	BDW	735	Cornus canadensis Spreading groundcover >8' height. White flowers / red fall color. Plant 18" o.c. triangular spacing, with 2" depth double-shredded hardwood mulch (no fabric).	Bunchberry Dogwood	4' Cont.			ROCK	9,131 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5' Trap Rock Mulch	4' Depth
	SOD	39,295 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod			TI	14,165 sf	Type II - Wet Meadow Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 18.0 lb/ac	MnDOT Seed Mix 34-271	seed



LANDSCAPE SCHEDULE

LEXINGTON MEADOWS
MEDICAL OFFICE BUILDING
Blaine, Minnesota

TERRAIN HOLDINGS, LLC
1215 Town Centre Dr, Suite 130
Eagan, MN 55123

REVISIONS

1

DRAWN BY: RJK

DESIGNED BY: RJK

ISSUE DATE: 04/09/21

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. Berman

Signature:

Date: 04/09/21 License #: 56346

L4

of

4

420 North 5th Street, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000

CIVIL ENGINEER
CARLSON MCCAIN, INC.
3890 PHEASANT RIDGE DRIVE
SUITE 100
BLAINE, MN 55449
P (763) 489-7912

**TERRAIN
HOLDINGS, LLC.**
1215 Town Centre Dr. Ste 130
Eagan, MN 55123

LEXINGTON
MEADOWS
MEDICAL OFFICE
BUILDING

[illegible]

HGA NO: 4741-001-00

EXTERIOR ELEVATIONS

DATE: APRIL 09, 2021

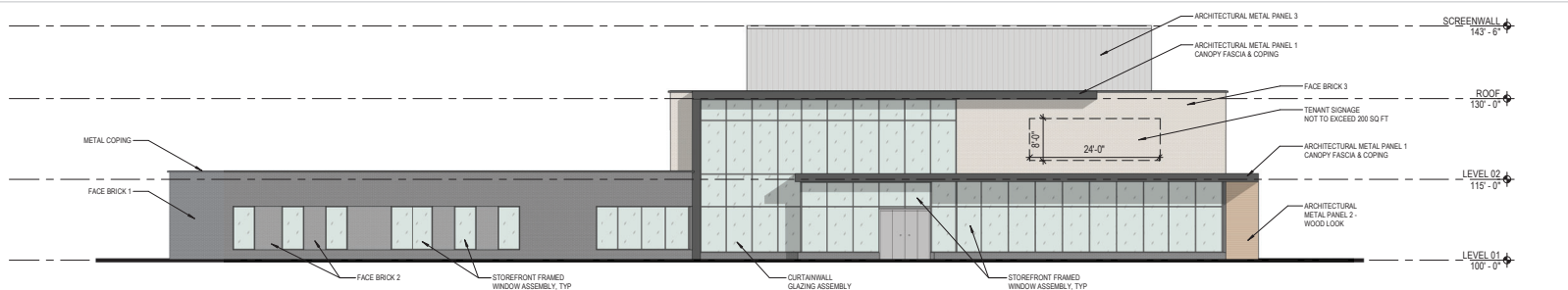
PLANNING SUBMITTAL

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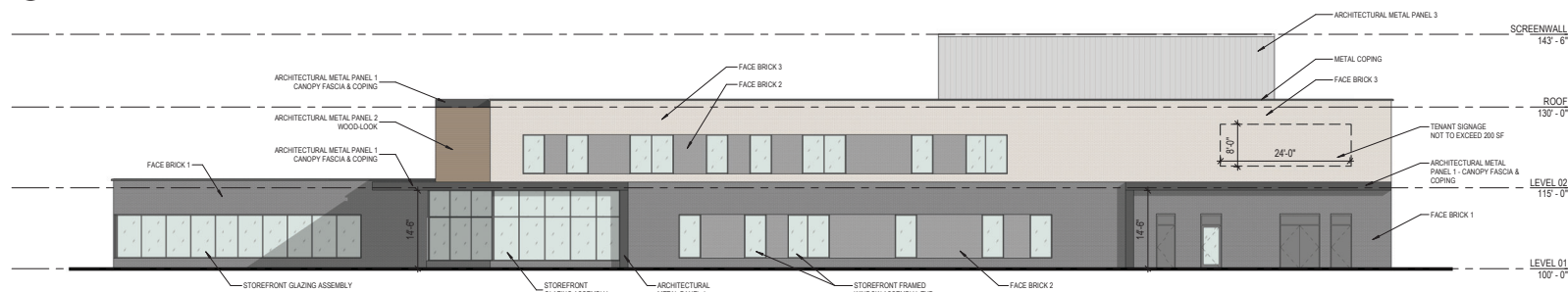


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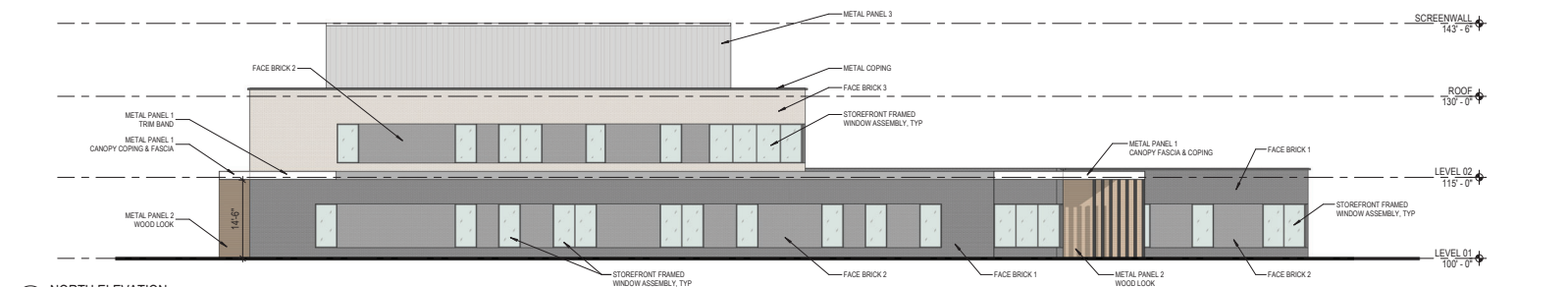
INCREMENT DESCRIPTION (FOR OSHPD/AHJ REQUIREMENTS)



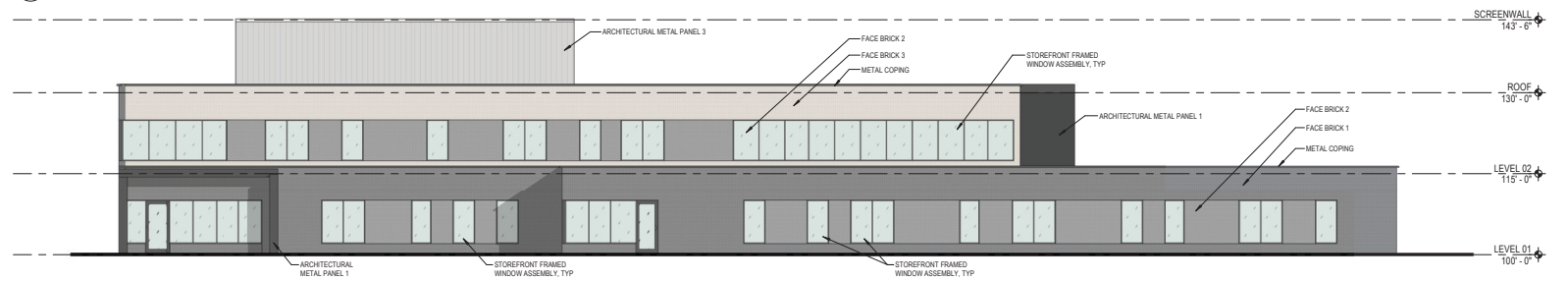
1 WEST ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"



3 NORTH ELEVATION
3/32" = 1'-0"



4 EAST ELEVATION
 $3/32" = 1'-0"$

An architectural rendering of a modern, two-story building with a flat roof and large glass windows. The building is set against a clear blue sky. In the foreground, there is a dark, flat area, possibly a road or parking lot. To the right of the building, there are several green trees and shrubs. The building has a light-colored upper section and a darker lower section with large glass windows. A small, light-colored rectangular structure is attached to the left side of the main building.

INCREMENT DESCRIPTION (FOR OSHPD/AHJ REQUIREMENTS)

Lexington Meadows Medical Office Building

Project Narrative

The proposed Lexington Meadows Medical Office Building is a single-tenant medical office building located at the intersection of Lexington Ave NE and 109th Street NE in Blaine, MN. The project is located in a Planned Business District, requiring a Conditional Use Permit for all proposed project types. The building is 50,150 square feet over two floors – Level 1 is 35,230 sq. ft. and Level 2 is 14,920 sq. ft. The facility is conceptualized as a “health village” where healthcare is accessible and convenient to the customer. As such, the program will include a Primary Care Clinic, Urgent Care Clinic, Specialty Care Clinic, Cardiac Diagnostics and Rehabilitation, Imaging and Lab within one facility. The building will operate seven days a week from 7 am to 8 pm. Evening and weekend hours are tied largely to the 12-treatment space Urgent Care Clinic.

Design

The proposed building is located at a prominent intersection and is highly visible from all sides which was taken into consideration for the building and site design. The exterior is comprised of face brick, curtainwall and storefront glazing systems, and architectural metal panel. A two-story glass lobby space and entry canopies denote the main entrance, while smaller canopies are carried to other sides of the building to create outdoor amenity spaces for staff such as two patios – one to the south and one on the northeast corner. A landscaped area at the northeast corner provides relief at the intersection and affords pleasant views from patient corridors. The entry drive and landscaping around the main entry are designed to create a welcoming and enjoyable experience.

Site Orientation

The site will be accessed from Austin Street NE or 108th Street NE. The primary building entrance is on the west with a covered drop-off loop. Short-term parking stalls will be located adjacent to the main entry for customers assisting patients into the building. Accessible parking stalls are located to either side of the entry drop-off loop. Parking to the north of the site is intended for staff parking and is supported by a staff entrance to the north. A second staff entry is located on the south of the building, adjacent to other support space program such as the mechanical, electrical and receiving/trash room. A drive loop provides access for deliveries and ambulance access for patient transport when required.