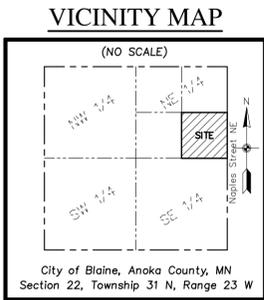


Case File No. 20-0029
Naples Street Office Warehouse



NAPLES STREET OFFICE WAREHOUSE



SITE DATA

TOTAL SITE AREA	±40.45 AC.
TOTAL LOT AREA	±39.44 AC.
TOTAL R/W AREA	±1.01 AC.
TOTAL NUMBER OF LOTS	1
GROSS DENSITY	±0.02 LOTS/AC.
EXISTING ZONING	PBD & POD
PROPOSED ZONING	L1
UTILITIES	AVAILABLE

PARCEL DESCRIPTION: (Per Schedules A and C of Title Commitment File No. 104807, with a commitment date of October 9, 2019 at 8:00 A.M., prepared by All American Commercial Title, Inc., as issuing agent for Old Republic National Title Insurance Company)

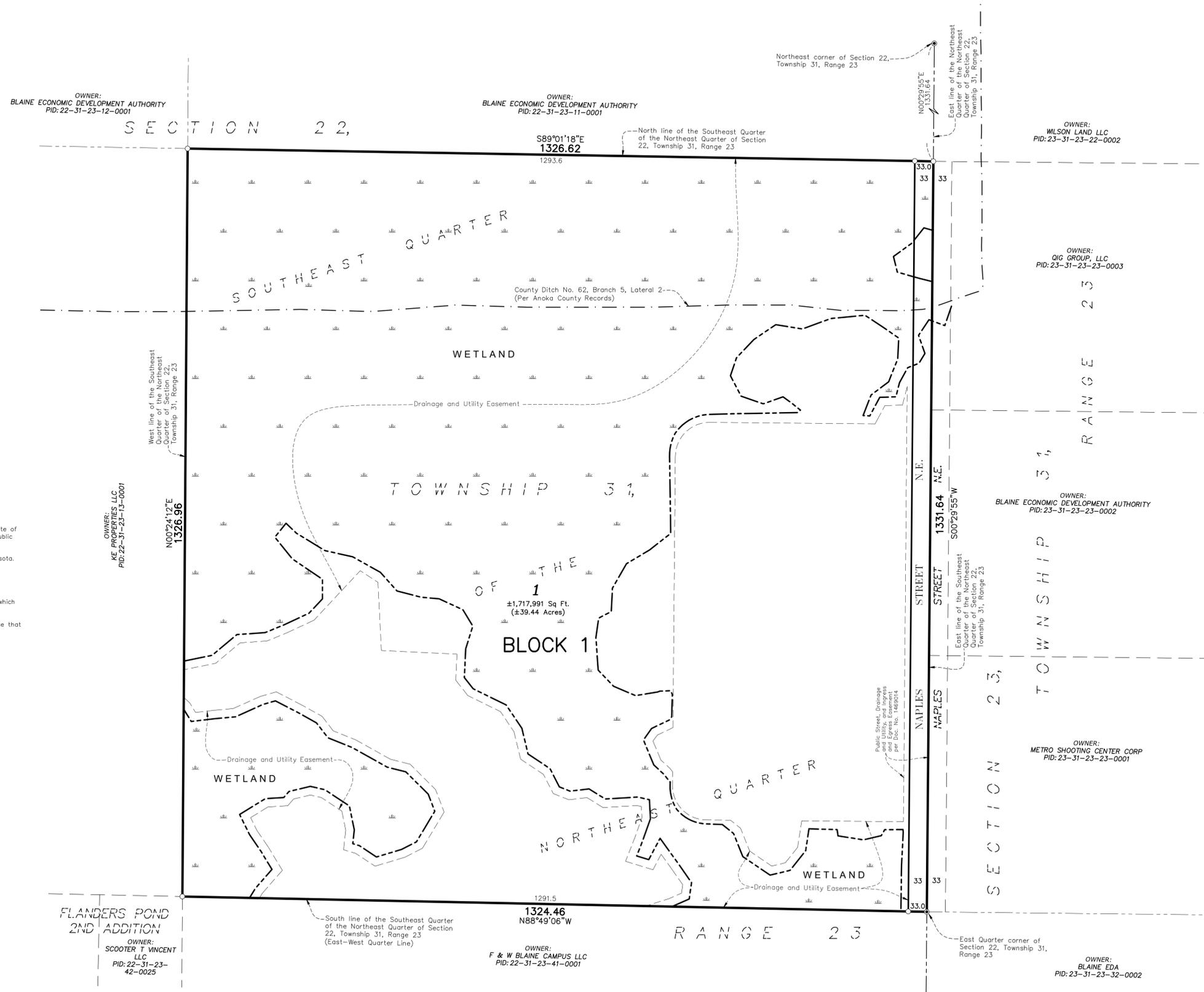
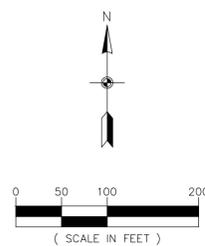
The Southeast Quarter of the Northeast Quarter of Section 22, Township 31, Range 23, Anoka County, Minnesota.
(Abstract Property)

GENERAL NOTES:

- Bearings shown hereon are based on the East line of the Southeast Quarter of the Northeast Quarter, which is assumed to bear S00°29'55"W.
- Wetlands were delineated by Kjolhaug Environmental Services Company in 2020. Wetland shown are those that are proposed to exist after site the proposed grading has taken place in accordance with the approved grading plan.

LEGEND

- - Denotes Anoka County Cast Iron Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



CARLSON MCCAIN
ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL: 763.486.7900 \ FAX: 763.486.7958 \ CARLSONMCCAIN.COM

PRELIMINARY PLAT

NAPLES STREET OFFICE WAREHOUSE
Blaine, Minnesota

JSN PROPERTIES
18651 Buchanan Street
East Bethel, MN 55011

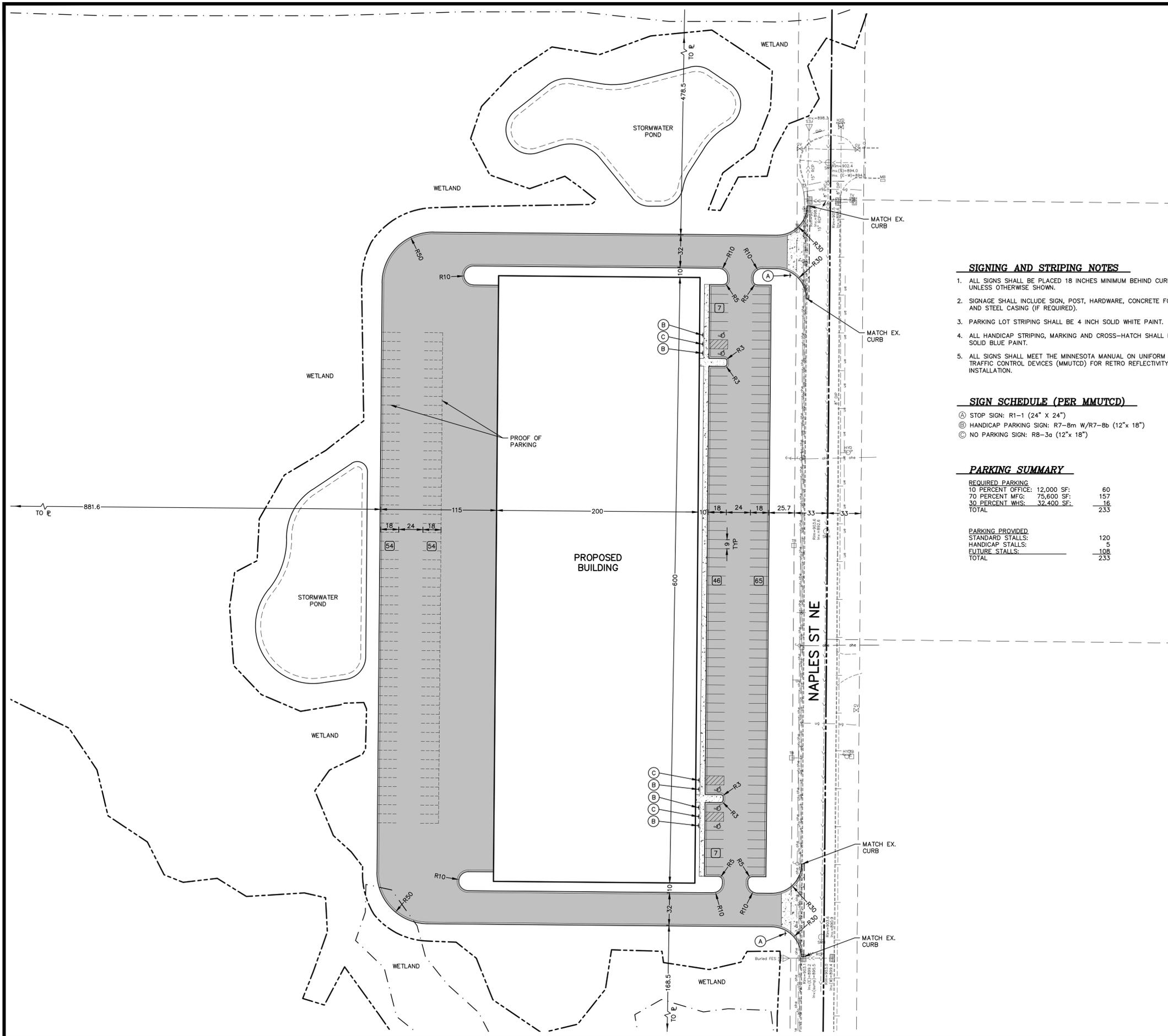
REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	JAB
ISSUE DATE:	8/18/2020
FILE NO.:	2173

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: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 8/18/2020 License #: 40361

SHEET INDEX

1.) PRELIMINARY PLAT
2.) EXISTING CONDITIONS



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
STORM SEWER	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND FIBER OPTIC	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
SIGN	---	---
LIGHT POLE	---	---
TELEVISION BOX	---	---
HAND HOLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
MAILBOX	---	---
FENCE LINE	---	---

SIGNING AND STRIPING NOTES

- ALL SIGNS SHALL BE PLACED 18 INCHES MINIMUM BEHIND CURB UNLESS OTHERWISE SHOWN.
- SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
- PARKING LOT STRIPING SHALL BE 4 INCH SOLID WHITE PAINT.
- ALL HANDICAP STRIPING, MARKING AND CROSS-HATCH SHALL BE 4" SOLID BLUE PAINT.
- ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.

SIGN SCHEDULE (PER MMUTCD)

- Ⓐ STOP SIGN: R1-1 (24" X 24")
- Ⓑ HANDICAP PARKING SIGN: R7-8m W/R7-8b (12"x 18")
- Ⓒ NO PARKING SIGN: R8-3a (12"x 18")

PARKING SUMMARY

REQUIRED PARKING	
10 PERCENT OFFICE:	12,000 SF: 60
70 PERCENT MFG:	75,600 SF: 157
30 PERCENT WHS:	32,400 SF: 16
TOTAL	233

PARKING PROVIDED	
STANDARD STALLS:	120
HANDICAP STALLS:	5
FUTURE STALLS:	108
TOTAL	233

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- TYPICAL PARKING STALLS ARE 9' X 18'.
- TYPICAL DRIVE LANES ARE 24'.
- ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
- 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 AND/OR VARIATIONS FROM THE PLAN.
- UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS 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.

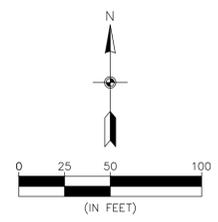
EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C.
*ALL OTHERS-40' O.C.

*AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.

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

SITE DATA

PROPOSED ZONING:	LIGHT INDUSTRIAL I-1
PARCEL AREA LESS R.O.W.:	1,717,990 SF
HARD SURFACE AREA:	
BUILDING:	120,000 SF 7%
PROPOSED PAVEMENTS:	136,726 SF 8%
TOTAL:	256,726 SF 15%
PERVIOUS SURFACE AREA:	1,461,264 SF 85%



BENCHMARKS

1. ANOKA COUNTY BENCHMARK NO. 2095 LOCATED 175 FEET EASTERLY OF THE CENTERLINE OF EDISON STREET NE AND 80 FEET NORTHERLY OF THE CENTERLINE OF 109TH AVENUE NE.

ELEVATION = 902.43 FT. (NAVD 88)



CARLSON MCCAIN
ENGINEERING SURVEYING ENVIRONMENTAL

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL: 763.486.7900 \ FAX: 763.486.7958 \ CARLSONMCCAIN.COM

SITE & SIGN PLAN

NAPLES STREET OFFICE WAREHOUSE
Blaine, Minnesota

JSN PROPERTIES
18651 Buchanan Street
East Bethel, MN 55011

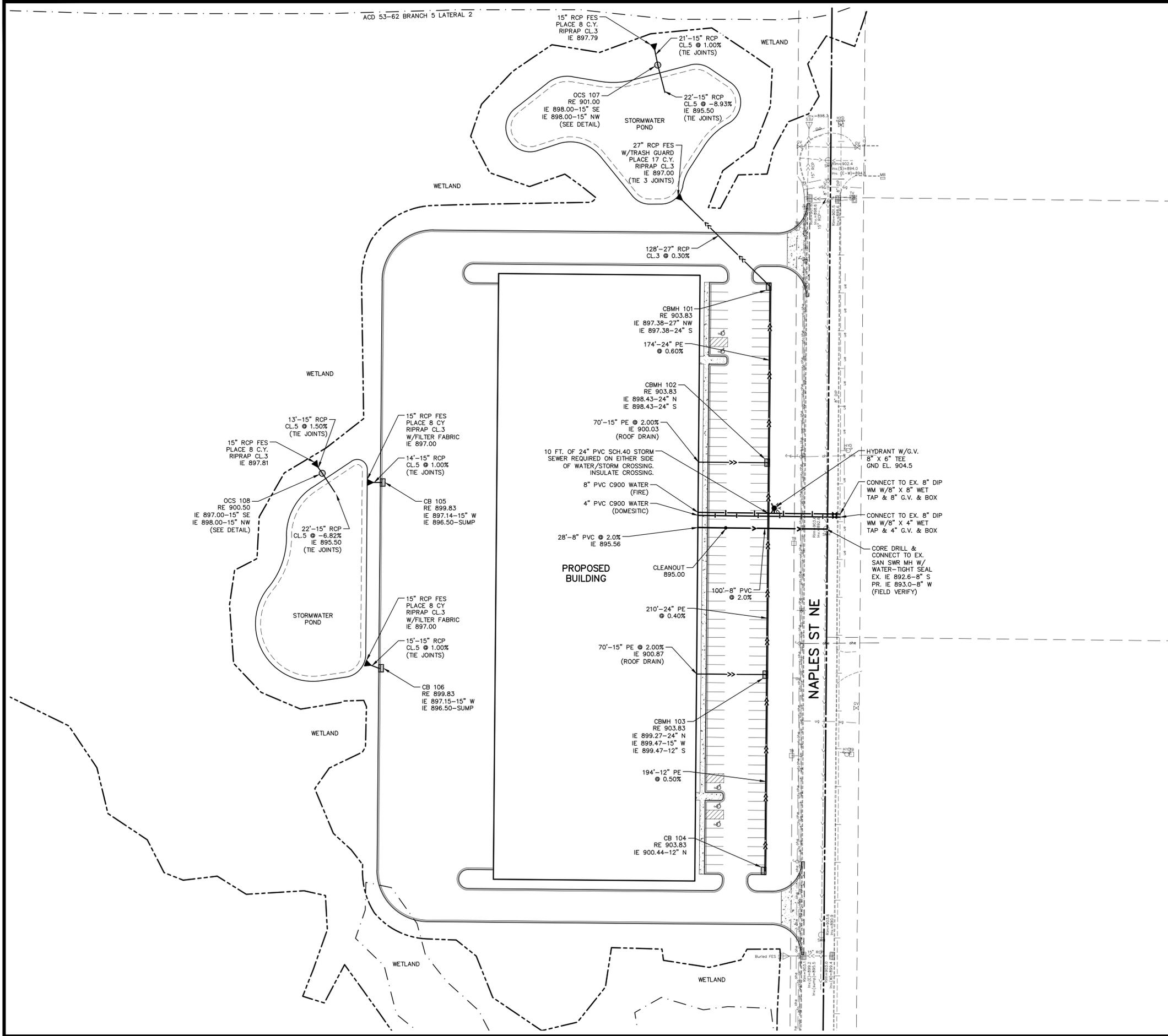
REVISIONS

1.	08/07/20	Front Setback to 25'.

DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 08/04/20

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: *Joe T. R.*
Date: 08/04/20 License #: 45889



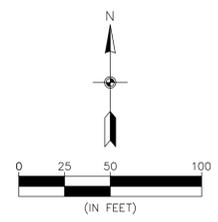
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
STORM SEWER	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND FIBER OPTIC	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
SIGN	---	---
LIGHT POLE	---	---
TELEVISION BOX	---	---
HAND HOLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
MAILBOX	---	---
FENCE LINE	---	---

- UTILITY PLAN NOTES**
- SANITARY SEWER, WATER MAIN AND STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF BLAINE STANDARD DETAIL SPECIFICATIONS, CITY OF ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS, & THE MINNESOTA PLUMBING CODE.
 - A MINIMUM OF 7.5 FEET OF COVER SHALL BE REQUIRED FOR ALL WATER MAIN AND FORCE MAIN.
 - A MINIMUM OF 2.0 FEET VERTICAL SEPARATION SHALL BE REQUIRED FOR ALL UTILITY CROSSINGS.
 - ALL WATER MAIN WORK & TESTING SHALL BE COORDINATED WITH CITY OF BLAINE PUBLIC WORKS DEPARTMENT.
 - CATCH BASINS IN THE GUTTER LINE SHALL BE SUMPED 0.17' ELEVATIONS SHOWN ON THE PLANS REFLECT THE SUMPED ELEVATIONS.
 - ALL WATER MAIN MUST HAVE CONDUCTIVITY TEST, HYDROSTATIC TEST AND BACTERIA TEST BEFORE THE PROJECT IS COMPLETE AND TURNED ON.
- * FINAL LOCATIONS OF BUILDING UTILITY SERVICES & DOWNSPOUT LOCATIONS TO BE VERIFIED WITH ARCHITECTURAL AND PLUMBING PLANS.

STORM SEWER SCHEDULE

STRUCTURE	NEENAH CASTING or EQUAL
TYPE & No.	SIZE
CBMH-101	48" DIA. R-3067-V
CBMH-102	48" DIA. R-3067-VB
CBMH-103	48" DIA. R-3067-VB
CB-104	24" X 36" R-3067-V
CB-105	24" X 36" R-3067-VB
CB-106	24" X 36" R-3067-VB
OCS-107	48" DIA. SEE DETAIL
OCS-108	48" DIA. SEE DETAIL



BENCHMARKS

1. ANOKA COUNTY BENCHMARK NO. 2095 LOCATED 175 FEET EASTERLY OF THE CENTERLINE OF EDISON STREET NE AND 80 FEET NORTHERLY OF THE CENTERLINE OF 109TH AVENUE NE.

ELEVATION = 902.43 FT. (NAVD 88)



ENGINEERING SURVEYING ENVIRONMENTAL

CARLSON MCCAIN

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL. 763.486.7900 \ FAX 763.486.7958 \ CARLSONMCCAIN.COM

UTILITY PLAN

NAPLES STREET OFFICE WAREHOUSE
Blaine, Minnesota

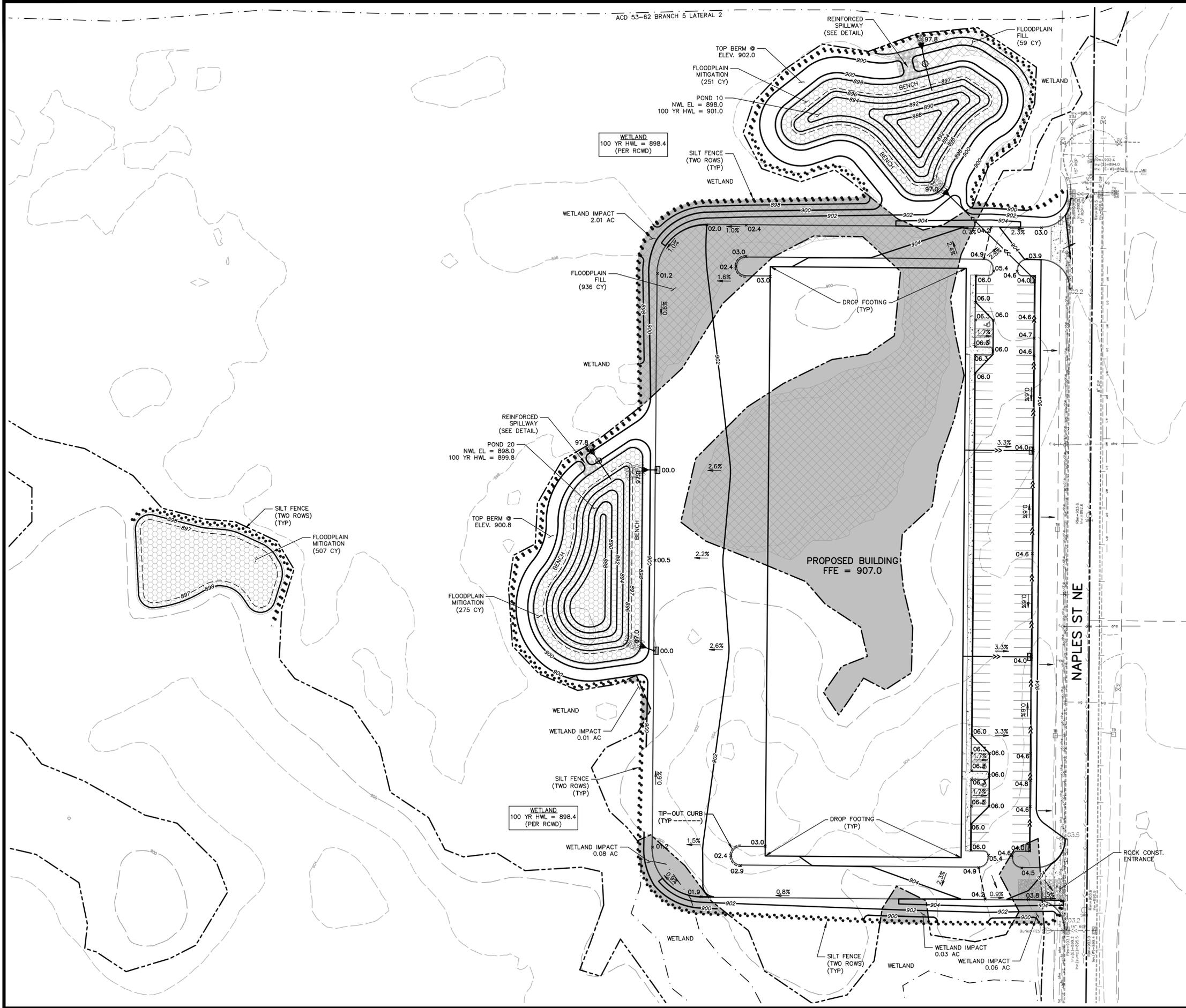
JSN PROPERTIES
18651 Buchanan Street
East Bethel, MN 55011

REVISIONS

1. 08/07/20 Front Setback to 25'.	JTR
	JTR
	08/04/20

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: *Joe T. R.*
Date: 08/04/20 License #: 45889



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
STORM SEWER	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND FIBER OPTIC	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
SIGN	---	---
LIGHT POLE	---	---
TELEVISION BOX	---	---
HAND HOLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
MAILBOX	---	---
FENCE LINE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	---	---
TOP OF CURB ELEV.	---	---
GUTTER LINE ELEV.	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
ROCK CONST. ENTRANCE	---	---

- GRADING NOTES**
- 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.
 - 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 SODDER, SEEDED OR LANDSCAPED.
 - TURF ESTABLISHMENT SHALL BEGIN AS SOON AS POSSIBLE BUT IN NO CASE LATER THAN 7 DAYS AFTER GRADING COMPLETION.
 - ALL SLOPES 3:1 OR STEEPER SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.

- GOVERNING SPECIFICATIONS**
- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF BLAINE 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.

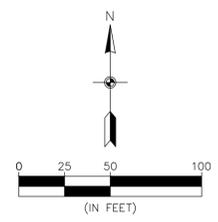
WETLAND SUMMARY

WETLAND FILL
2.19 ACRES

FLOODPLAIN CALCULATIONS

FLOODPLAIN FILL
995 CUBIC YARDS

FLOODPLAIN MITIGATION
1,033 CUBIC YARDS



BENCHMARKS

1. ANOKA COUNTY BENCHMARK NO. 2095 LOCATED 175 FEET EASTERLY OF THE CENTERLINE OF EDISON STREET NE AND 80 FEET NORTHERLY OF THE CENTERLINE OF 109TH AVENUE NE.

ELEVATION = 902.43 FT. (NAVD 88)



811

Know what's below.
Call before you dig.

ENGINEERING SURVEYING ENVIRONMENTAL

CARLSON MCCAIN

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL. 763.486.7900 \ FAX 763.486.7958 \ CARLSONMCCAIN.COM

GRADING & EROSION CONTROL PLAN

NAPLES STREET OFFICE WAREHOUSE
Blaine, Minnesota

JSN PROPERTIES
18651 Buchanan Street
East Bethel, MN 55011

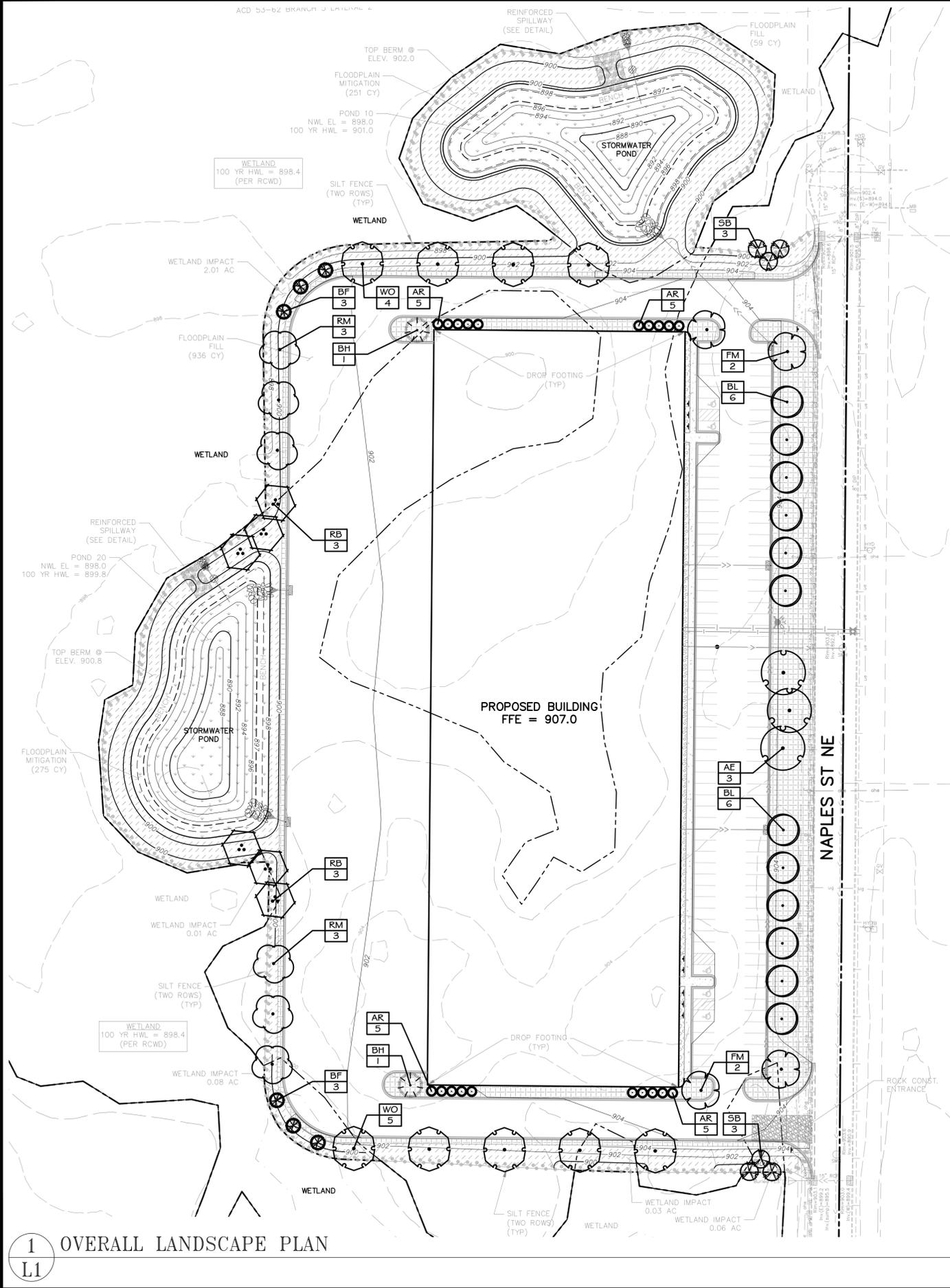
REVISIONS

1.	08/07/20	Front Setback to 25'.

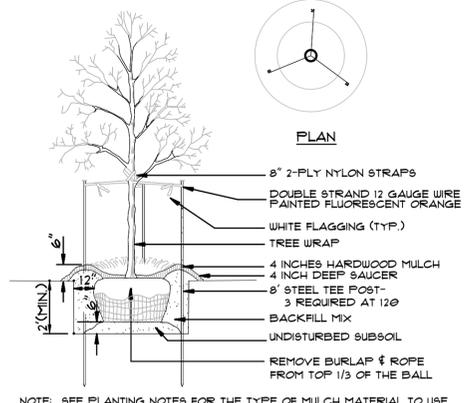
DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 08/04/20

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

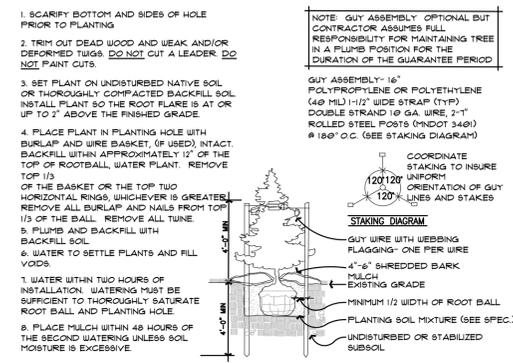
Name: Joseph T. Radach, P.E.
Signature: *J. T. Radach*
Date: 08/04/20 License #: 45889



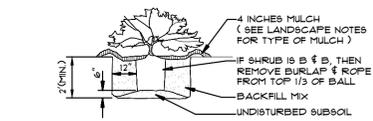
1 OVERALL LANDSCAPE PLAN
L1



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE

- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
- SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
- PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET (IF USED) INTACT. BACKFILL WITH APPROXIMATELY 1/2" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWIGS.
- PLUMB AND BACKFILL WITH BACKFILL SOIL.
- WATER TO SETTLE PLANTS AND FILL VOIDS.
- WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
- SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
- PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET (IF USED) INTACT. BACKFILL WITH APPROXIMATELY 1/2" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWIGS.
- PLUMB AND BACKFILL WITH BACKFILL SOIL.
- WATER TO SETTLE PLANTS AND FILL VOIDS.
- WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
- SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
- PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET (IF USED) INTACT. BACKFILL WITH APPROXIMATELY 1/2" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWIGS.
- PLUMB AND BACKFILL WITH BACKFILL SOIL.
- WATER TO SETTLE PLANTS AND FILL VOIDS.
- WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

CITY OF BLAINE LANDSCAPE REQUIREMENTS

- 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 33.08 = 60 OVERSTORY TREES (120,000 SF BUILDING / 2000 = 60, OR 5,244 LF SITE PERIMETER / 100 = 53)
 REQUIRED PER 30.47 = 6 OVERSTORY TREES (ADDITIONAL - 10% INCREASE WITHIN PC DISTRICT)
 TOTAL REQUIRED = 66 OVERSTORY TREES
 TOTAL PROVIDED = 40 OVERSTORY TREES (CREDIT FOR EXISTING TREES PRESERVED TO SATISFY REMAINING BALANCE REQUIRED)
- 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 33.08 = 60 CONIFEROUS TREES (120,000 SF BUILDING / 2000 = 60, OR 5,244 LF SITE PERIMETER / 200 = 27)
 REQUIRED PER 32.54 = 6 CONIFEROUS TREES (ADDITIONAL - 10% INCREASE WITHIN PC DISTRICT)
 TOTAL REQUIRED = 66 CONIFEROUS TREES
 TOTAL PROVIDED = 28 CONIFEROUS TREES (CREDIT FOR EXISTING TREES PRESERVED TO SATISFY REMAINING BALANCE REQUIRED)
- 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 33.08 = 400 UNDERSTORY SHRUBS (120,000 SF BUILDING / 300 = 400, OR 5,244 LF SITE PERIMETER / 30 = 175)
 REQUIRED PER 32.54 = 40 UNDERSTORY SHRUBS (ADDITIONAL - 10% INCREASE WITHIN PC DISTRICT)
 TOTAL REQUIRED = 440 UNDERSTORY SHRUBS
 TOTAL PROVIDED = 147 UNDERSTORY SHRUBS (CREDIT FOR EXISTING SHRUBS PRESERVED TO SATISFY REMAINING BALANCE REQUIRED)
- 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 33.08 = 60 ORNAMENTAL TREES (120,000 SF BUILDING / 2000 = 60, OR 5,244 LF SITE PERIMETER / 200 = 27)
 REQUIRED PER 32.54 = 6 ORNAMENTAL TREES (ADDITIONAL - 10% INCREASE WITHIN PC DISTRICT)
 TOTAL REQUIRED = 66 ORNAMENTAL TREES
 TOTAL PROVIDED = 6 ORNAMENTAL TREES (CREDIT FOR EXISTING TREES PRESERVED TO SATISFY REMAINING BALANCE REQUIRED)
- UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS. SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BOULEVARDS AND INTO LANDSCAPED PARKING ISLANDS, EXCEPT NATURAL AREAS TO BE PRESERVED.

LANDSCAPE PLAN 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," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERMEN, 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 6" 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 5.1oz 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 POLY.
- 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 AND PLANTING.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (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 CONFLICT TO FACILITATE PLANT RELOCATION.
- USE ANTI-DESICCANT (WILTRUF 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 MN/DOT 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 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTILLING IT INTO THE TOP 12" OF SOIL.
- ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASON (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 - 5/1; 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, RESETTING 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 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 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 SEED, ARE TO RECEIVE 4" 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.

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

CARLSON MCCAIN
ENGINEERING SURVEYING ENVIRONMENTAL

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL: 763.486.7900 \ FAX: 763.486.7958 \ CARLSONMCCAIN.COM

LANDSCAPE PLAN

NAPLES STREET OFFICE WAREHOUSE
Blaine, Minnesota

JSN PROPERTIES
18651 Buchanan Street
East Bethel, MN 55011

REVISIONS

1.	08/07/20	Front Setback to 25'.

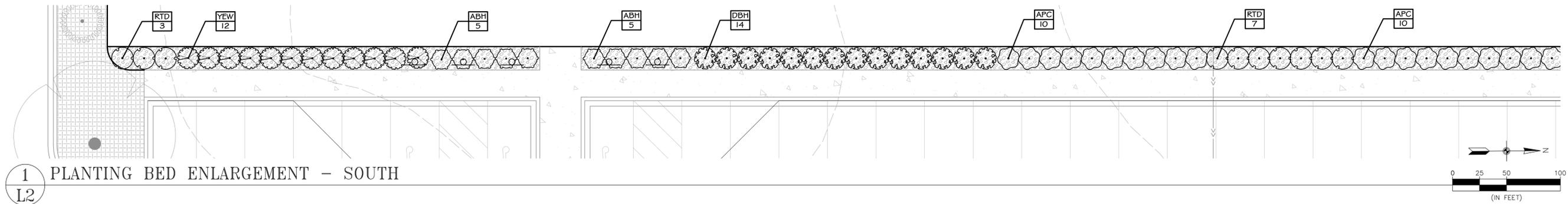
DRAWN BY: RJR
DESIGNED BY: RJR
ISSUE DATE: 08/04/20

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.

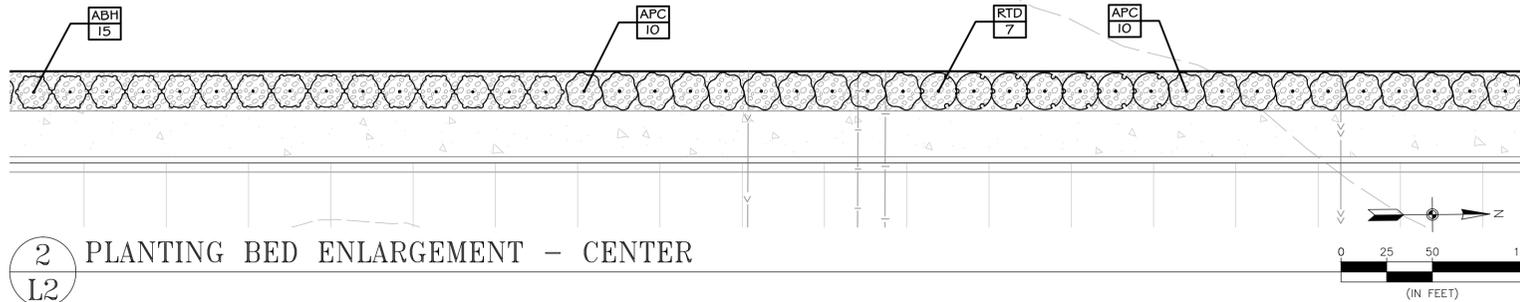
Name: Ryan J. Rutger
Signature: _____
Date: 8/20/20 License #: 56346

PRELIMINARY

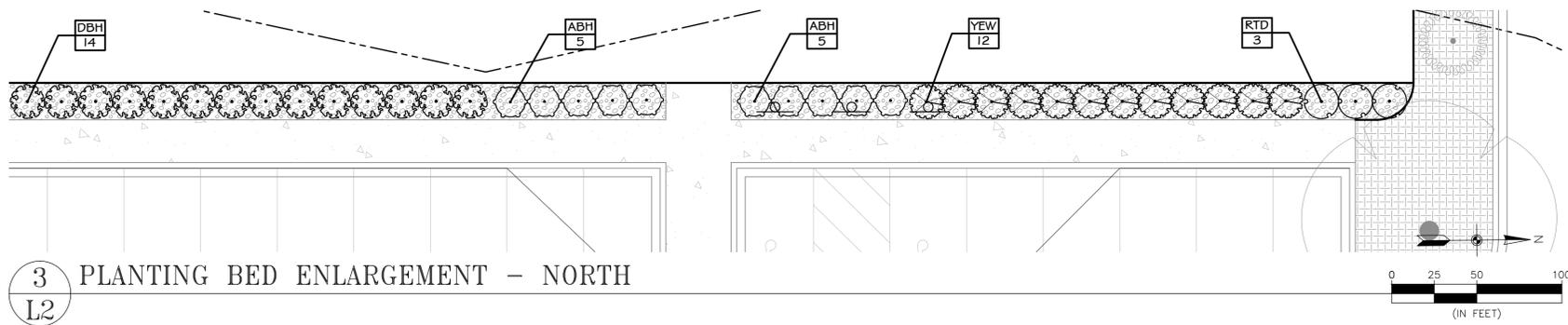
L1 of 2



1 PLANTING BED ENLARGEMENT - SOUTH



2 PLANTING BED ENLARGEMENT - CENTER



3 PLANTING BED ENLARGEMENT - NORTH

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 ERRECTED 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, SWEEPING 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 SODDED, SEEDDED OR PLANTING BED SHALL BE DE-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 SODDED OR SEEDDED. 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 SODDING AND ROLL TOPSOIL 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 SODDING. SOD SHALL BE LAYED AND ROLLED TO A MINIMUM OF 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.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, 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.
- PLANT 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 SHREDDED 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 POINT(S)-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 READJUSTING 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 BOXES, 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.
- 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	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	6	Acer rubrum 'Northwood'	Northwood Red Maple	2.5" Cal.	B&B
	FM	4	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.	B&B
	RB	6	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10' Ht.	B&B
	WO	9	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BL	12	Tilia americana 'Boulevard'	Boulevard Linden	2.5" Cal.	B&B
	AE	3	Ulmus americana 'Princeton'	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	6	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	2	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	AR	20	Thuja occidentalis 'Techny'	Techny Arborvitae	6' Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	6	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 2" Cal Equivalent	Autumn Brilliance Serviceberry	8' Ht.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RTD	20	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	28	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	ABH	35	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.	
	APC	40	Ribes alpinum	Alpine Currant	#5 Cont.	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	YEW	24	Taxus x media 'Tauntonii'	Tauton Yew	#5 Cont.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ROCK	2,524 sf	Rock Mulch	1.5" Trap Rock Mulch	4' Depth	
	SOD	33,782 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TII	36,459 sf	Type II - Stormwater Seed Mix	MnDOT Seed Mix 33-261	seed	
	TIV	51,763 sf	Type IV - Native Seed Mix	MnDOT Seed Mix 35-241	seed	

CARLSON MCCAIN
ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL: 763.488.7900 \ FAX: 763.488.7958 \ CARLSONMCCAIN.COM

LANDSCAPE PLAN

NAPLES STREET OFFICE WAREHOUSE
Blaine, Minnesota

JSN PROPERTIES
18651 Buchanan Street
East Bethel, MN 55011

REVISIONS

1.	08/07/20	Front Setback to 25'.
----	----------	-----------------------

DRAWN BY: RJR
DESIGNED BY: RJR
ISSUE DATE: 08/04/20

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. Ruttgger
Signature: [Signature]
Date: 08/04/20 License #: 56346

August 7th, 2020

Shawn L. Kaye
Associate Planner
City of Blaine | Planning Department
10801 Town Square Drive NE, Blaine MN 55449
Phone: 763-785-6183

RE: Naples Street Proposed Office/Warehouse Building

Dear Shawn,

We are pleased to submit the following narrative for the future Naples Street office/warehouse building to be built and located on Naples St. NE in Blaine, Minnesota. As you know, the site is currently zoned for Planned Business District / Planned Office District. Since there is very little demand for highly finished office space in this area, we would like to have the zoning changed to I-1 Light Industrial.

The proposed building will be comprised of approximately 120,000 square feet total, consisting of both office and warehouse space. The clear height in the warehouse will be either 28' clear or 32' clear, to accommodate tenant's racking systems for storage of their products. Brand-new construction is very attractive to future tenants because they are built per all of the modern building codes, the Tenant's spaces will very efficient and save the tenants lots of money on future utility bills.

Please see below for a sample list of prospective tenants/users who will be targeted to fill the available space. The below list reflects potential tenants/users in need of office and warehouse space components to meet their business-related needs:

- Manufacturing Companies (Many businesses are moving back to the United States due to tariffs and uncertain trading regulations because of the current geo-political climate.)
- Contractors and construction related businesses (with the shortage of housing and the strong housing market, along with the need for additional industrial buildings, there are many of these types of businesses in the market looking for space.)

- Companies that do light assembly of products that are manufactured elsewhere. (Since the quality of work is not up to medical standards, many times 30-40% of the products are finished in the United States.)
- Warehousing Companies (Many e-businesses need local locations to service the North Metro and region.)
- Wholesale Companies (Due to COVID-19, many businesses have moved online and away from retail stores.)
- Machine Shops (Again, many businesses are moving back to the United States due to tariffs and uncertain trading regulations because of the current geo-political climate and COVID-19).

Please let us know if you would like any additional information. We appreciate the opportunity to bring more businesses, jobs, and tax-base to the city of Blaine!

Thank you!

Sincerely,



Dan Friedner
Managing Director
Newmark Knight Frank
Phone: 612.430.9991
dan.friedner@ngkf.com