

Case File No. 14-0020

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



- LEGEND**
- EXISTING OVERHEAD ELECTRIC
 - EXISTING UNDERGROUND TELEPHONE
 - X— EXISTING UNDERGROUND CABLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING ELECTRICAL PEDESTAL
 - EXISTING CABLE PEDESTAL
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING STORM SEWER
 - EXISTING WATER MAIN
 - EXISTING SANITARY SEWER
 - EXISTING FORCE MAIN
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - △ EXISTING FLARED-END SECTION
 - ⊗ EXISTING GATE VALVE
 - ⊗ EXISTING HYDRANT
 - ⊗ EXISTING WELL
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - ▨ EXISTING BITUMINOUS
 - ▨ EXISTING BITUMINOUS (TO BE REMOVED)
 - ☼ EXISTING TREES
 - ☼ EXISTING TREES (TO BE REMOVED)
 - — — EXISTING FENCE
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION (OUTLINE, BOUNDARY SURFACE OF GROUND SURFACE (LESS GROUND ROUGHNESS))
 - — — PROPOSED SILT FENCE
 - ← PROPOSED DIRECTION OF DRAINAGE
 - ▨ PROPOSED BITUMINOUS

GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

CURB & BITUMINOUS NOTES

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.

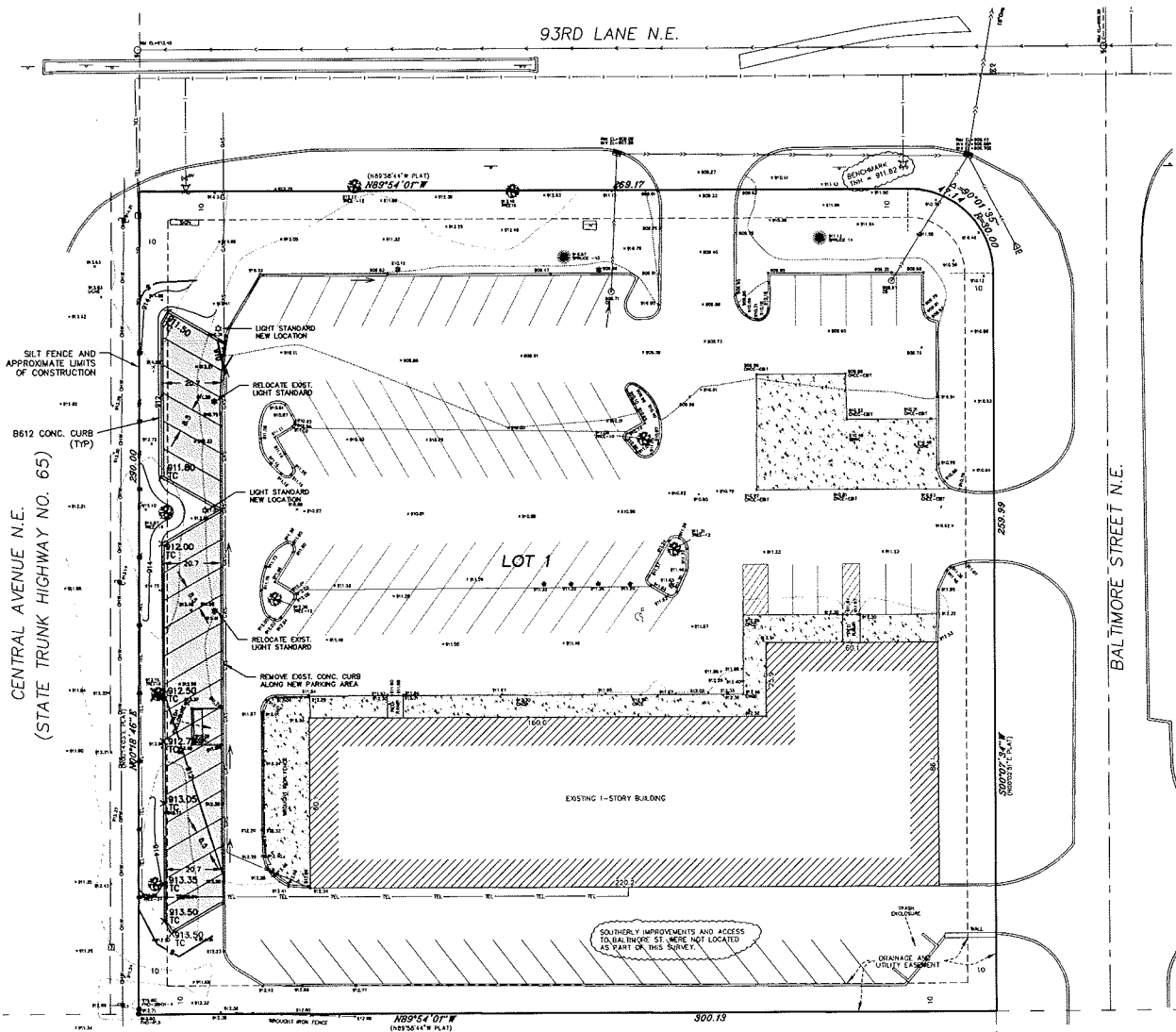
SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.

RESTORE DISTURBED STREET OR PARKING LOT TO EXISTING OR BETTER SECTION.

BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.

CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.



**GRADING, DRAINAGE & SITE PLAN
FOR PARKING LOT EXPANSION
BURR OAK INDUSTRIAL PARK**

DRAWN BY: C.M. DESIGNED BY: C.W.P.
CHECKED BY: C.M.P. PROJECT NO.: 14-1481
ORIGINAL DATE: FEBRUARY 10, 2014

DATE	REVISION DESCRIPTION

I hereby certify that the plans were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Illinois.
Robert J. Plow
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS, LICENSE NO. 08327
DATE: 02/10/2014

BURR OAK INDUSTRIAL PARK
BLOOMINGDALE, ILL.
GRADING, DRAINAGE & SITE PLAN

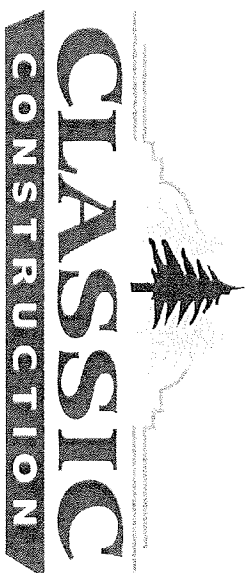
PREPARED FOR:
D & N MANAGEMENT

PLOW ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKE, ILL 60514
PHONE: (815) 361-5210
FAX: (815) 361-6020



C1





TO: City of Blaine – Attn: Lori Johnson
FROM: Curt Strandlund/kje
DATE: April 3, 2014
SUBJECT: Burr Oak Industrial Park

The purpose of this memorandum is to explain our hope of being granted the opportunity to request a variance for the Burr Oak Industrial Park Parking Lot/Blaine Central Plaza located at 1416 93rd Lane NE.

Attached you will find a draft of a site plan. This plan allows for 20 additional parking spaces. More parking is needed for the entire strip mall. While street parking is allowed for a portion of Baltimore Street; it is still, at times, not adequate. We are anticipating these additional 20 stalls will open up spaces for other tenants in this strip mall besides the Ole Piper Restaurant.

We feel this would be our safest option now that we have encountered such a large parking issue for all tenants.