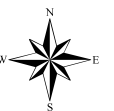


BlaineMN.gov

## Case File No. 23-0005 Scooter's Coffee

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





1/10/2023

## SCOOTER'S COFFEE SITE PLAN NARRATIVE

The proposed Scooter's Coffee development is located in the City of Blaine, Anoka County, MN and generally bounded by 89<sup>th</sup> Ave NE to the north, 87<sup>th</sup> LN NE to the east and County Highway 10 to the southwest.

The site comprises of an existing parking lot for Salvation Army Thrift Store where Scooter's is looking to build a new 678 SF drive-thru coffee shop. Aside from the building, the site will include new drive/access lanes, employee parking spaces, and a dumpster pad. There will also be shared access with the development to the east. New Storm sewer, water main, and sanitary building connections will be installed for the proposed Scooter's development. A conditional use permit is required for this proposed development due to having two buildings with two different uses on the same lot without a lot line split.

If you have any questions, please do not hesitate to contact me at 262-754-8888 or via email at [kbaffin@pinnacle-engr.com](mailto:kbaffin@pinnacle-engr.com).

Best Regards,

Kimberly Baffin

Project Engineer

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REVIEWED: MAC  
DESIGNED: KJB  
DRAFTED: KJB

89TH AVENUE NORTHEAST

SCOOTER'S COFFEE #430

BLAINE, MN

SITE KEYNOTES:

1. INSTALL 4-INCH WHITE PAVEMENT STRIPING. PAINT SHALL MEET OR EXCEED CITY OF BLAINE STANDARD SPECIFICATIONS (TYP.).
2. CONSTRUCT (TYPE 3) CURB RAMP PER ADA REGULATIONS, LOCAL JURISDICTIONAL REQUIREMENTS. (SEE DETAIL)
3. INSTALL 4-INCH WHITE PAVEMENT STRIPING AT 45°, 2-FOOT O.C. PAINT SHALL MEET OR EXCEED CITY OF BLAINE STANDARD SPECIFICATIONS (TYP.).
4. TRASH ENCLOSURE. REFERENCE ARCHITECTURAL PLANS. CONSTRUCT HEAVY DUTY PAVEMENT APRON AS SHOWN ON PLANS.
5. 18" VERTICAL FACE CURB AND GUTTER, REGULAR STYLE (SEE DETAIL)
6. 18" VERTICAL FACE CURB AND GUTTER, REVERSE STYLE (SEE DETAIL)
7. MENU BOARD. REFERENCE ARCHITECTURAL PLANS. CONTRACTOR TO ENSURE MENU BOARD IS NOT OBSTRUCTED BY SPEAKER POST OR BOLLARDS.
8. SPEAKER POST. REFERENCE ARCHITECTURAL PLANS.
9. MONUMENT SIGN. REFERENCE ARCHITECTURAL PLANS. SEPARATE SIGN PERMIT REQUIRED.
10. CONSTRUCT BOLLARD (SEE DETAIL)
11. INSTALL ADA PARKING STALL AND ASSOCIATED STRIPING AND SIGNAGE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. (SEE DETAIL)
12. LOOP SENSOR. REFER TO ARCHITECTURE PLANS.
13. CONSTRUCT 5-INCH P.C.C. SIDEWALK. REFERENCE CITY OF BLAINE STANDARDS.
14. HEIGHT CLEARANCE BAR, REFER TO ARCHITECTURE PLANS.
15. INSTALL ADA/SIGN BOLLARD. (SEE DETAIL)
16. DIRECTIONAL SIGN DISPLAY, REFER TO ARCHITECTURAL PLANS.
17. DIRECTIONAL PAVEMENT PARKING. (AS SHOWN)
18. CURB TAPER. (SEE DETAIL)
19. FLAG POLE, REFER TO ARCHITECTURE PLANS.

NOTES

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" CURB AND GUTTER (SEE DETAIL), UNLESS OTHERWISE NOTED.
3. ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT GOPHER STATE 811 ONE CALL (1-800-252-1166) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
8. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
9. ALL PAVING SHALL CONFORM TO MINNESOTA DOT PAVEMENT DESIGN MANUAL AND APPLICABLE CITY OF BLAINE ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
10. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
11. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
12. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
13. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
14. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
15. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
16. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
17. PAVING SPECIFICATIONS -  
CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MINNESOTA DOT PAVEMENT DESIGN MANUAL CHAPTER 5 - PCC (PORTLAND CEMENT CONCRETE). THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 2360 AND 3139 OF THE MINNESOTA DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION.
18. TIE BARS: PLACE AT ALL LONGITUDINAL JOINTS IN ENTRANCE AREAS/ROADS AND CURB AND GUTTER PER MINNESOTA DOT CHAPTER 5 SECTION 530

LEGEND

- \*TO BE CONFIRMED BY FINAL GEOTECHNICAL REPORT**
- STANDARD DUTY CONCRETE PAVEMENT\***
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 5" PCC (6x6 WELDED WIRE FABRIC WITH 8" WIDE CONTRACTION JOINT DEPT 0/4 FILLED WITH HOT POURED SEALER (MNDOT SPECIFICATION 3720))
- CONCRETE SIDEWALK**
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - 5" PCC (6x6 WELDED WIRE FABRIC WITH 8" WIDE CONTRACTION JOINT DEPT 0/4 FILLED WITH HOT POURED SEALER (MNDOT SPECIFICATION 3720))
- PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**

SITE DATA TABLE

TOTAL SITE AREA:	4.81 AC (209,563 S.F.)
BUILDING SIZE:	0.02 AC (664 S.F.)
EXISTING PARKING:	245 (8 A.D.A.)
PROPOSED PARKING:	220 (9 A.D.A.)
EXISTING GREENSPACE:	0.51 AC (10.6%)
PROPOSED GREENSPACE:	0.49 AC (10.2%)
ZONING:	B-3



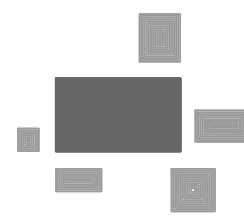
GRAPHICAL SCALE (FEET)  
0 1" = 10' 20'

SITE DIMENSIONAL AND PAVING PLAN

REVISIONS


REC JOB No. 2881.00  
MAC  
REG PM  
START DATE 10/13/22  
SCALE

SHEET  
C-4  
OF  
C-9  
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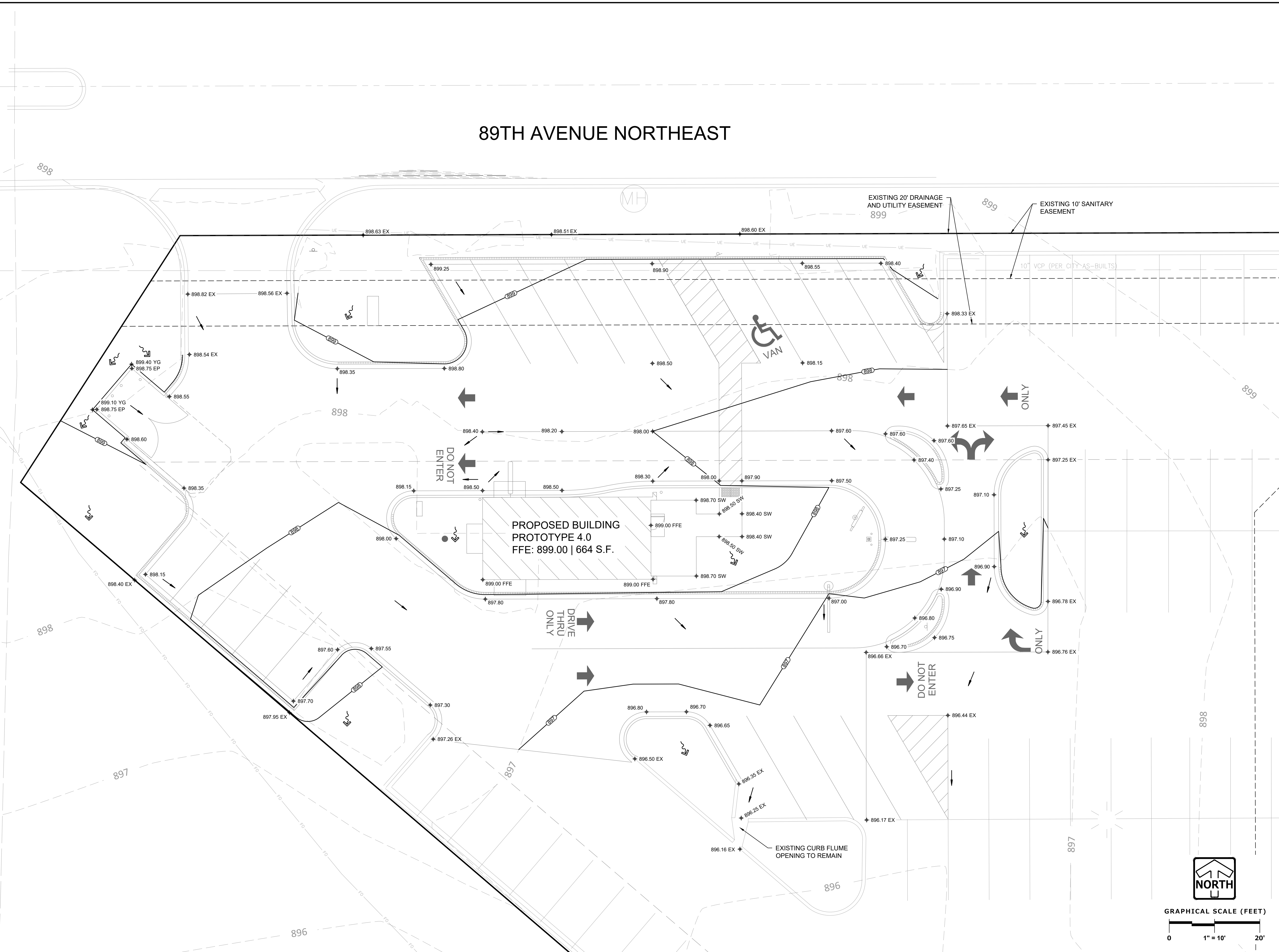
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REVIEWED: MAC  
DESIGNED: KJB  
DRAFTED: KJB



## NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

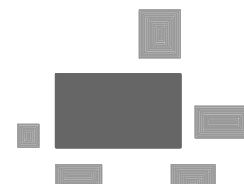
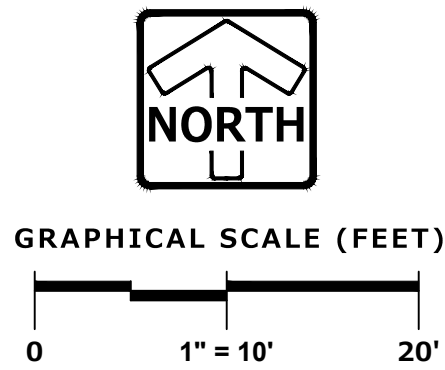
CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.

- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
- WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CIRCUMSTANCES SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
- CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL 811" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL ANOKA COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
- TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
- SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY EVS, INC. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

## LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- REVERSE PITCH CURB & GUTTER
- EP
- FFE
- SW
- EX
- TW/BW
- FL
- YG
- EDGE OF PAVEMENT
- FINISHED FLOOR
- SIDEWALK
- EXISTING GRADE
- TOP/BOTTOM OF WALK OR WALL
- FLUME
- YARD GRADE



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**SCOOTER'S COFFEE #430**

**BLAINE, MN**

**GRADING PLAN**

## REVISIONS


REG JOB No. **2881.00**  
MAC  
REG PM  
START DATE **10/13/22**  
SCALE

SHEET  
**C-5**  
OF  
**C-9**

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**GRADING PLAN**

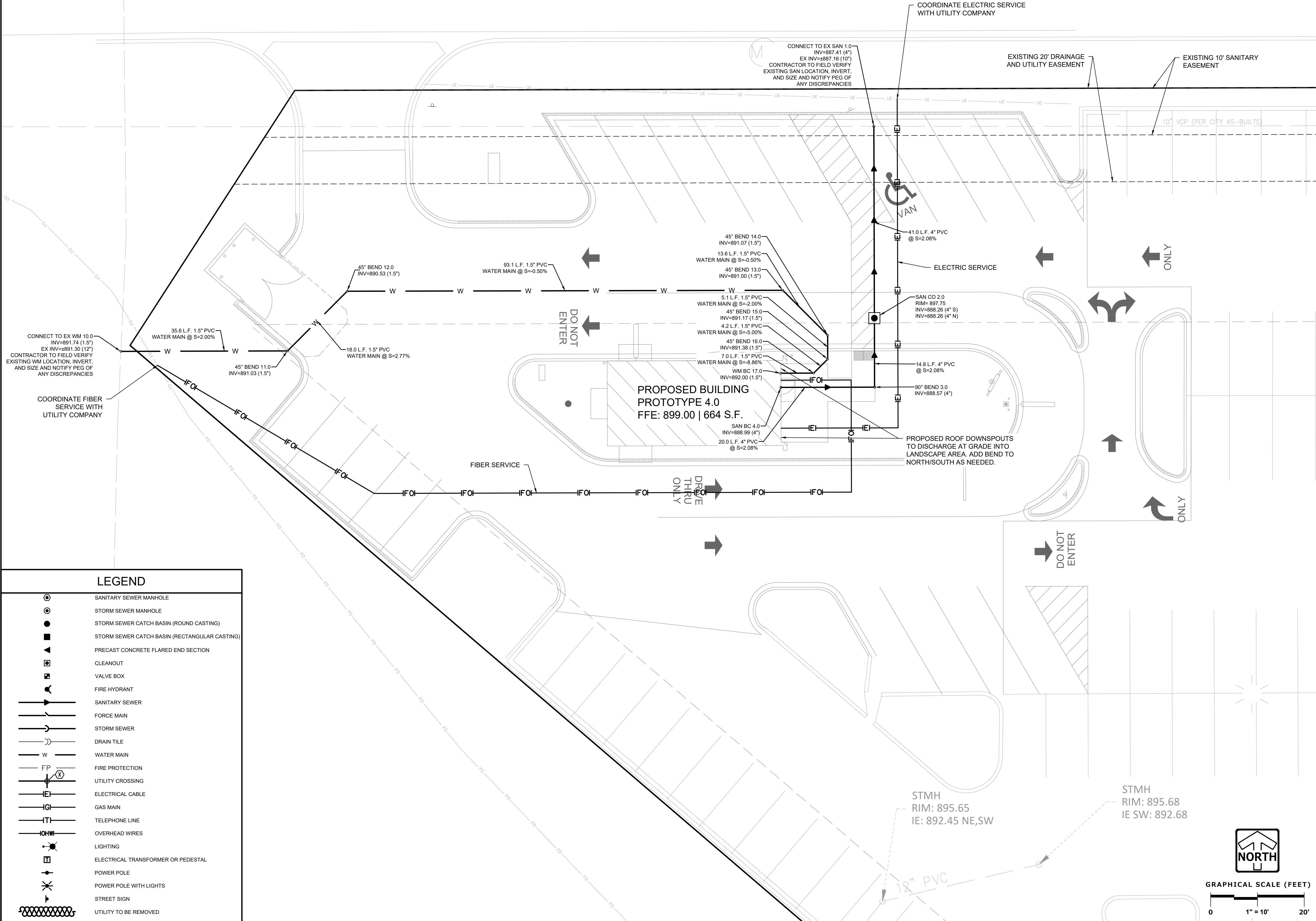
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DESIGNED: KJB  
DRAFTED: KJB  
REVIEWED: MAC

89TH AVENUE NORTHEAST



NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "GOPHER STATE ONE CALL 811" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS (LATEST EDITION AND ADDENDUM) AND MINNESOTA STATE PLUMBING CODE. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE CONTRACTOR SHALL CONTACT THE CITY OF BLAINE PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
- ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
- FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
- STORM SEWER SPECIFICATIONS -  
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:  

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

  
HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
- INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CEAM SECTION 2621.2 - STANDARD SPECIFICATIONS FOR SANITARY SEWER AND STORM SEWER INSTALLATION. FRAME & GRATE SHALL BE NEENAH R-1580 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
- BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND APPROPRIATE BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH CEAM SECTION 2600.3.
- MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
- IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
- WATER MAIN SPECIFICATIONS -  
PIPE - WATER MAIN SHALL BE INSTALLED AS CALLED OUT IN THE PLANS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CEAM SECTION 2611.2. GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
- HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF BLAINE AND IN ACCORDANCE WITH CEAM SECTION 2611.2. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.
- BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CEAM SECTION 2611.3.
- BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CEAM SECTION 2611.3. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH CEAM SECTION 2611.3.
- SANITARY SEWER SPECIFICATIONS -  
PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
- BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE CEAM. BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT.
- BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CEAM SECTION 2600. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL.
- MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2621.3 OF THE CEAM. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
- MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
- WATER MAIN AND SANITARY SEWER SHALL BE INSTALLED WHEREVER THE DEPTH OF COVER IS LESS THAN 7.5 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE CEAM.
- SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- PLUMBING CONTRACTOR SHALL BE ON SITE FOR SERVICES STUBBED INTO BUILDING.
- MATERIAL INSTALLED WITHIN 2 FEET OF A BUILDING MUST BE OF MATERIALS APPROVED FOR USE INSIDE OF OR WITHIN A BUILDING.

LEGEND

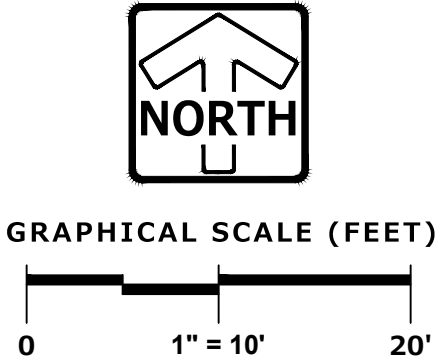
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- WATER MAIN
- FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN
- UTILITY TO BE REMOVED

SCOOTER'S COFFEE #430

BLAINE, MN

UTILITY PLAN

REVISIONS



PLAN | DESIGN | DELIVER  
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**PINNACLE ENGINEERING GROUP**  
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WISCONSIN OFFICE:  
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BROOKFIELD, WI 53186  
(262) 754-8888  
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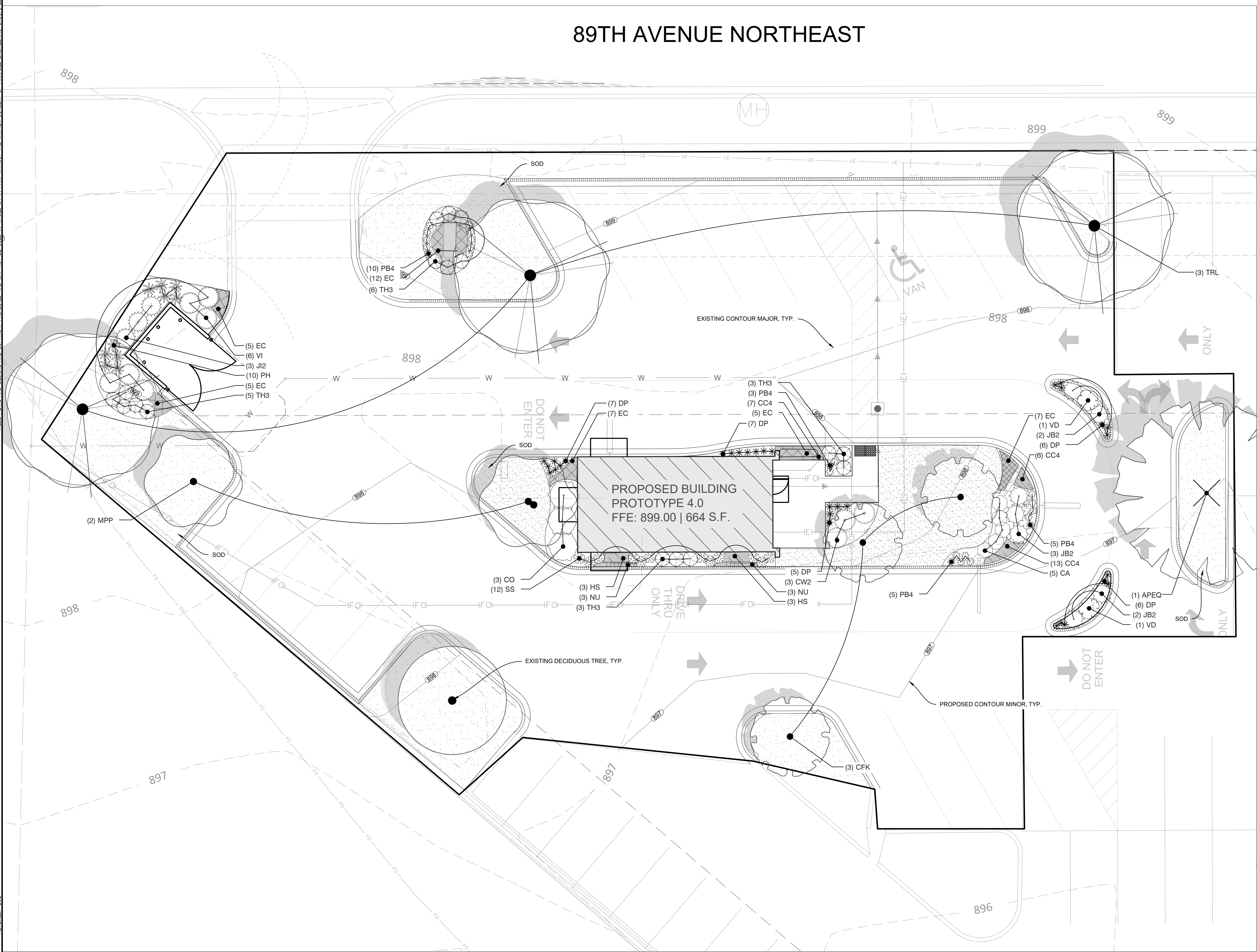
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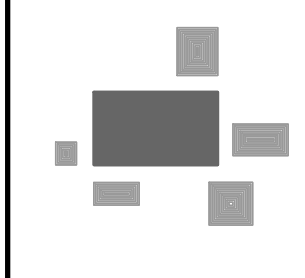
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DESIGNED: SAT  
DRAFTED: SAT  
REVIEWED: DUB



PLANT SCHEDULE					
ORNAMENTAL TREES					
CFK	QTY 3	BOTANICAL NAME Carpinus caroliniana 'JN Strain' 20" T x 20" W	COMMON NAME Fire King Musclemwood	SIZE 2" Cal.	
MPP	2	Malus x 'Purple Prince' 20" T x 20" W	Purple Prince Crabapple	2" Cal.	
OVERSTORY TREE					
APEQ	QTY 1	BOTANICAL NAME Acer platanoides 'Emerald Queen' 45" T x 40" W	COMMON NAME Emerald Queen Maple	SIZE 2.5" Cal.	
TRL	3	Tilia americana 'Redmond' 50" T x 35" W	Redmond American Linden	2.5" Cal.	
SHRUBS					
CA	QTY 5	BOTANICAL NAME Cornus sanguinea 'Cato' 3' T x 3' W	COMMON NAME Arctic Sun® Bloodtwig Dogwood	SIZE 24" Ht.	
CW2	3	Cotinus coggygia 'Lilla' 4' T x 4' W	Lilla Dwarf Smoke Tree	24" Ht.	
CO	3	Cotinus coggygia 'Old Fashioned' 7' T x 7' W	Old Fashioned Smoke Tree	24" Ht.	
VI	6	Viburnum dentatum deamii 'SMVDBL' 5' T x 5' W	All That Glows® Arrowwood Viburnum	24" Ht.	
VD	2	Viburnum dentatum deamii 'SMVDLS' 5' T x 5' W	All That Glitters® Viburnum	24" Ht.	
EVERGREEN SHRUBS					
JB2	QTY 3	BOTANICAL NAME Juniperus chinensis 'Iowa' 13" T x 5" W	COMMON NAME Iowa Juniper	SIZE 4" Ht.	
JB2	7	Juniperus horizontalis 'Blue Forest' 1' T x 4' W	Blue Forest Creeping Juniper	24" W	
TH3	17	Thuja occidentalis 'Hetz Midget' 3' T x 3' W	Hetz Midget Arborvitae	18" W	
ORNAMENTAL GRASSES					
DP	QTY 31	BOTANICAL NAME Deschampsia cespitosa 'Pixie Fountain' 20" T x 18" W	COMMON NAME Pixie Fountain Tufted Hair Grass	SIZE 1 gal.	
PH	10	Panicum virgatum 'Heavy Metal' 3' T x 3' W	Heavy Metal Switch Grass	1 gal.	
PB4	23	Pennisetum alopecuroides 'Burgundy Bunny' 15" T x 18" W	Burgundy Bunny Dwarf Fountain Grass	1 gal.	
SS	12	Schizachyrium scoparium 'Standing Ovation' 4' T x 2' W	Standing Ovation Little Bluestem	1 gal.	
PERENNIALS					
CC4	QTY 22	BOTANICAL NAME Coreopsis grandiflora 'Sunburst' 12" T x 18" W	COMMON NAME Sunburst Tickseed	SIZE 4.5" Cont.	SPACING 15" o.c.
EC	41	Echinacea x 'Cheyenne Spirit' 24" T x 20" W	Cheyenne Spirit Coneflower	4.5" Cont.	18" o.c.
HS	6	Heliopsis helianthoides 'Summer Nights' 36" T x 24" W	Summer Nights False Sunflower	4.5" Cont.	22" o.c.
NU	6	Nepeta x faassenii 'Kitten Around' 14" T x 20" W	Kitten Around Catmint	4.5" Cont.	18" o.c.
GROUND COVERS					
	QTY 2,939 sf	BOTANICAL NAME Sod	COMMON NAME Sod		



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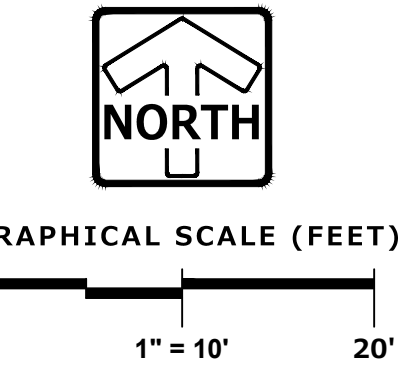
# SCOOTER'S COFFEE #430

BLAINE, MN

## LANDSCAPE PLAN

### REVISIONS

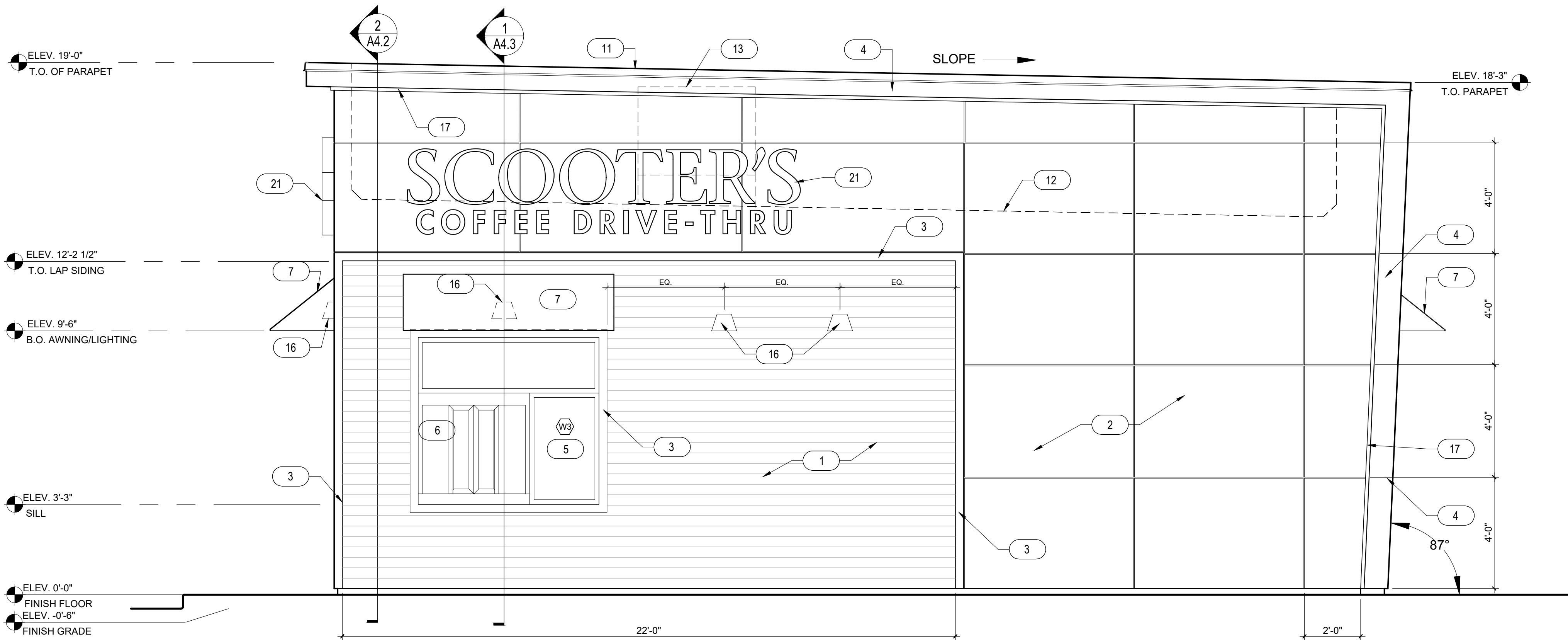
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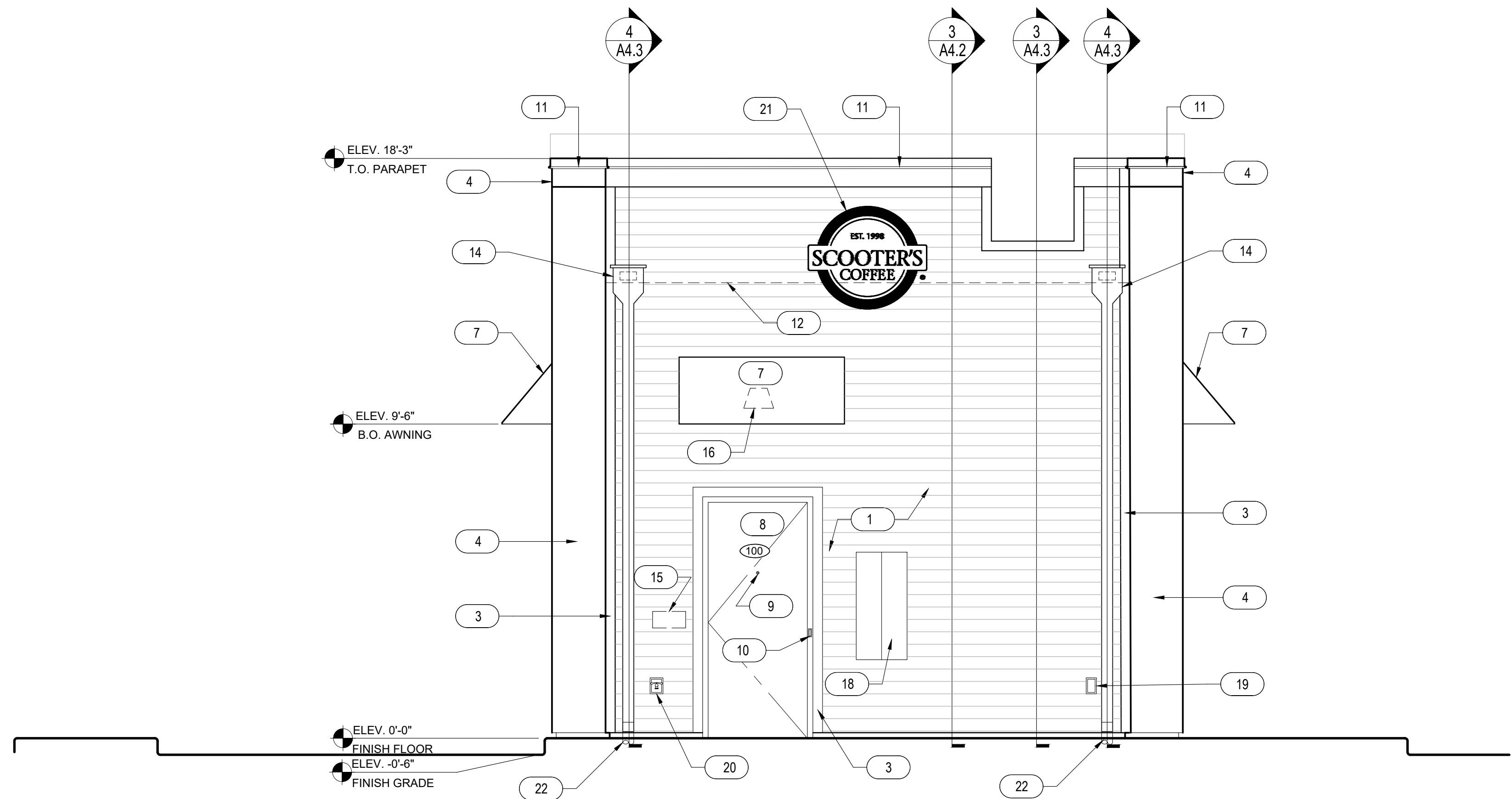
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**2 EXTERIOR ELEVATIONS**  
SCALE: 3/8" = 1'-0"



**1 EXTERIOR ELEVATIONS**  
SCALE: 3/8" = 1'-0"

**KEYNOTES**

1. HARDIE PLANK HZ10 LAP SIDING CEDARMILL 6-1/4". SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
3. 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: RED
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9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. CONNECT TO UNDERGROUND DRAIN PIPING, SEE CIVIL



PROJECT ADDRESS:

REVISIONS:

TITLE:  
**EXTERIOR  
ELEVATIONS**

DATE:  
8.05.2021

PROJECT NO.  
21-327

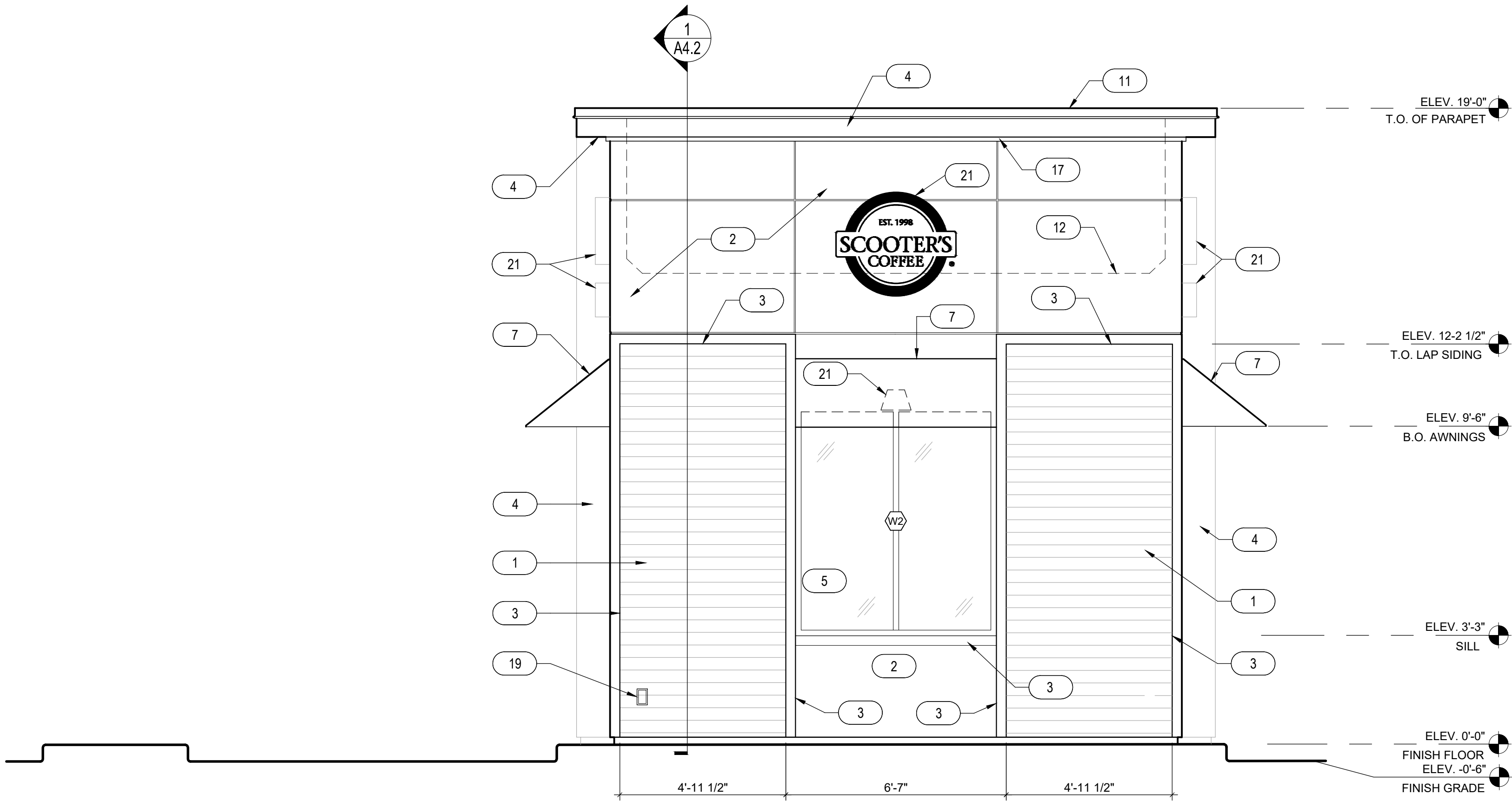
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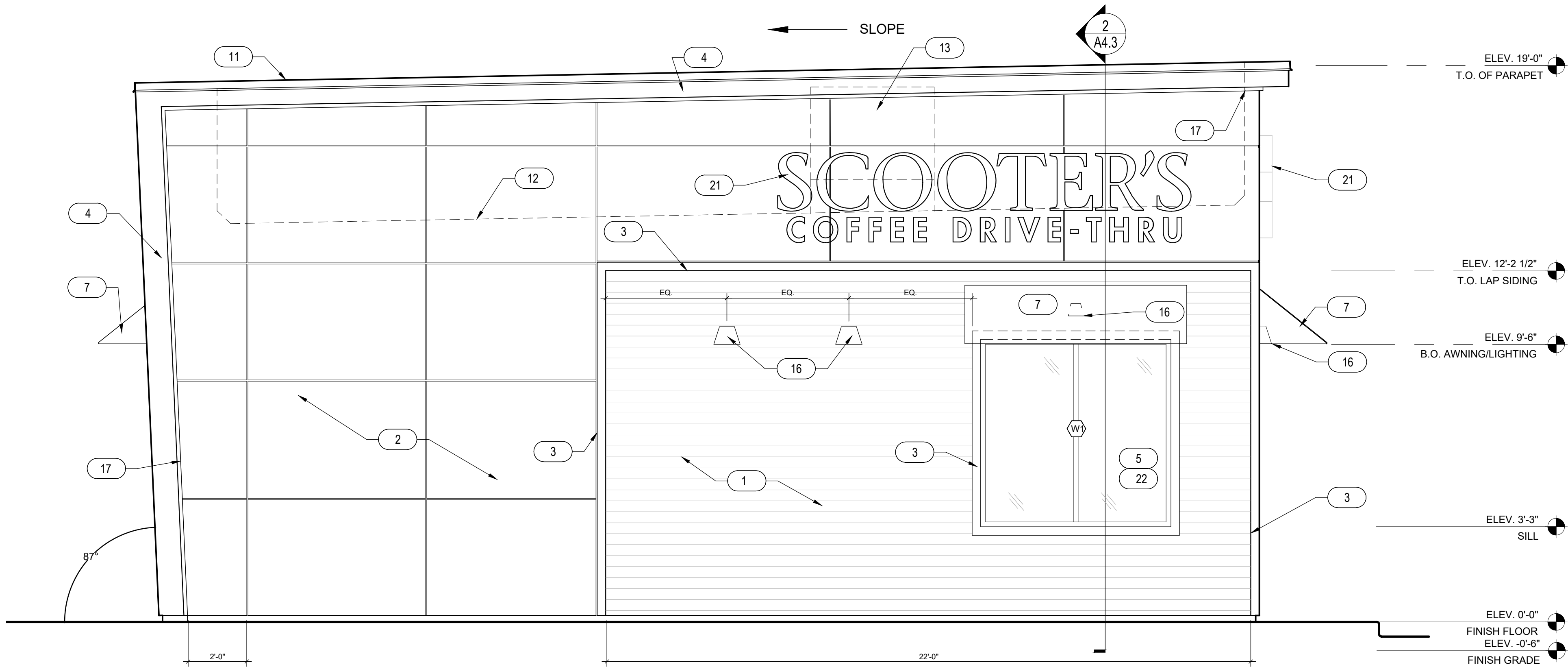
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18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. SPANDREL GLASS



PROJECT ADDRESS:

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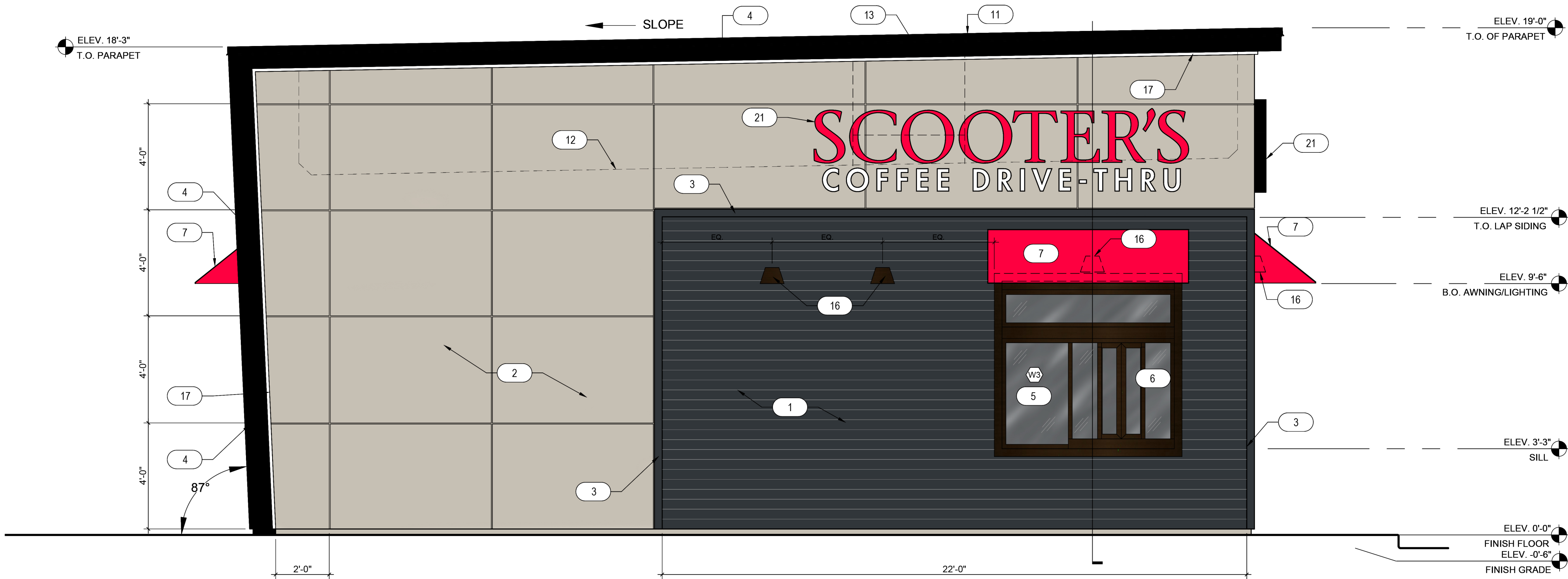
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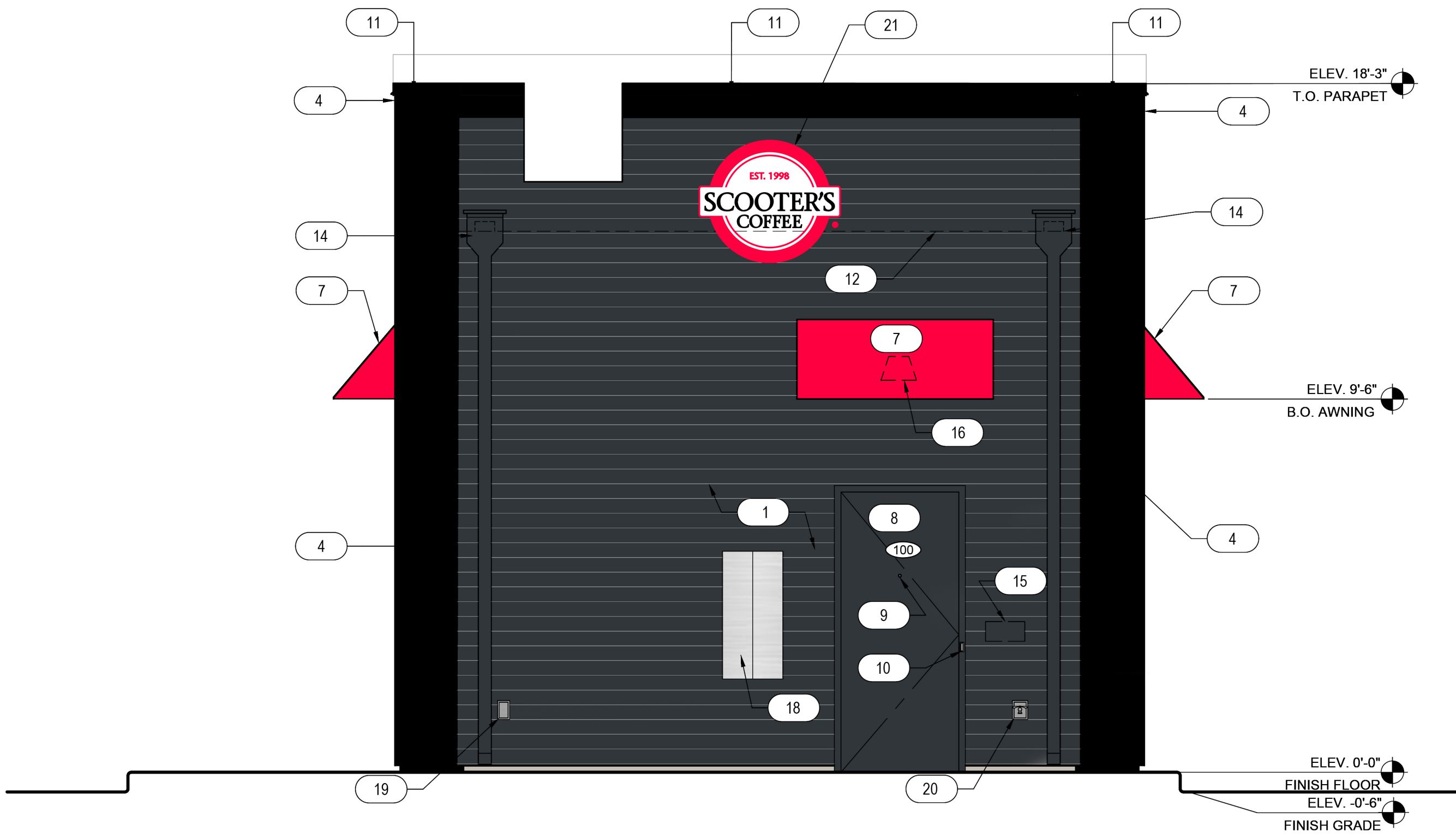
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19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT



PROJECT ADDRESS:  
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REVISIONS:

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EXTERIOR  
ELEVATIONS

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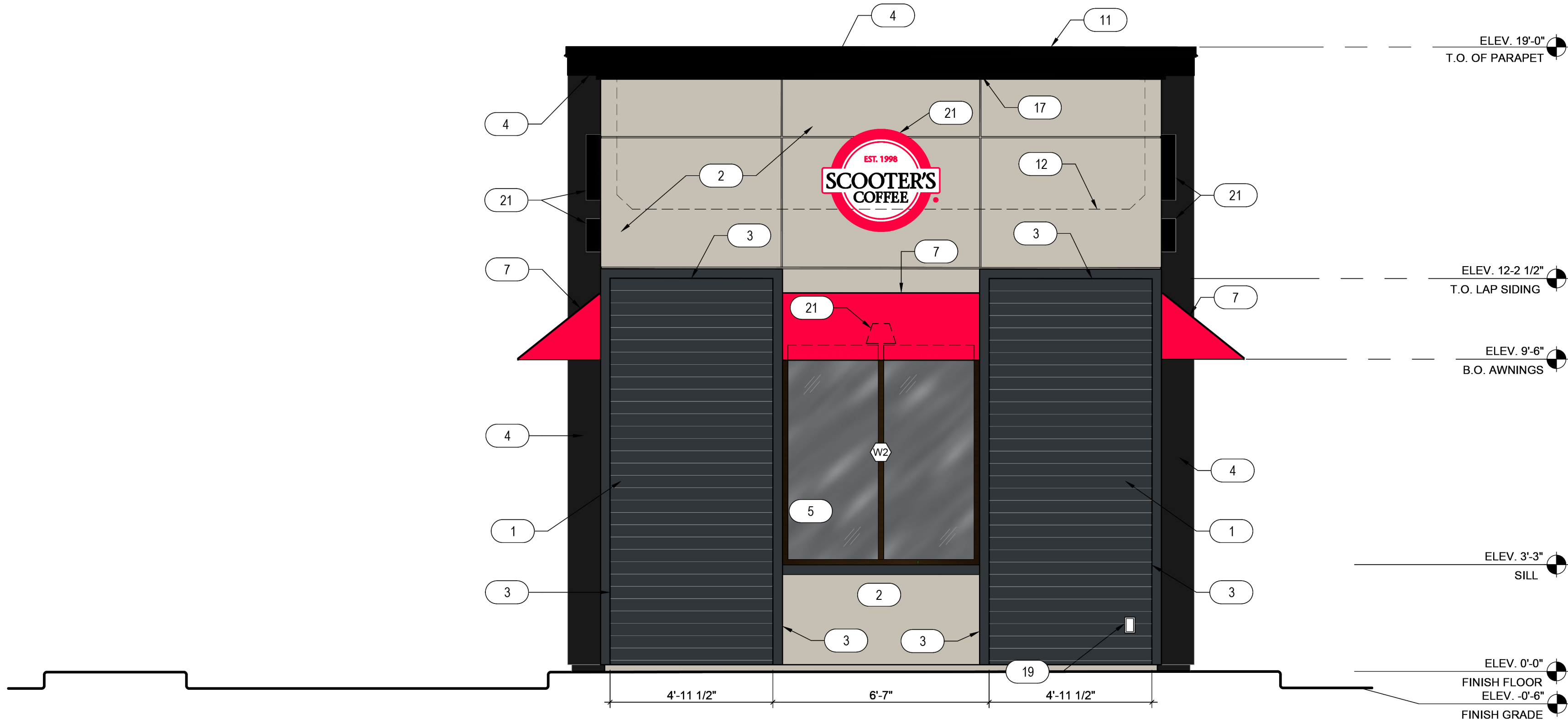
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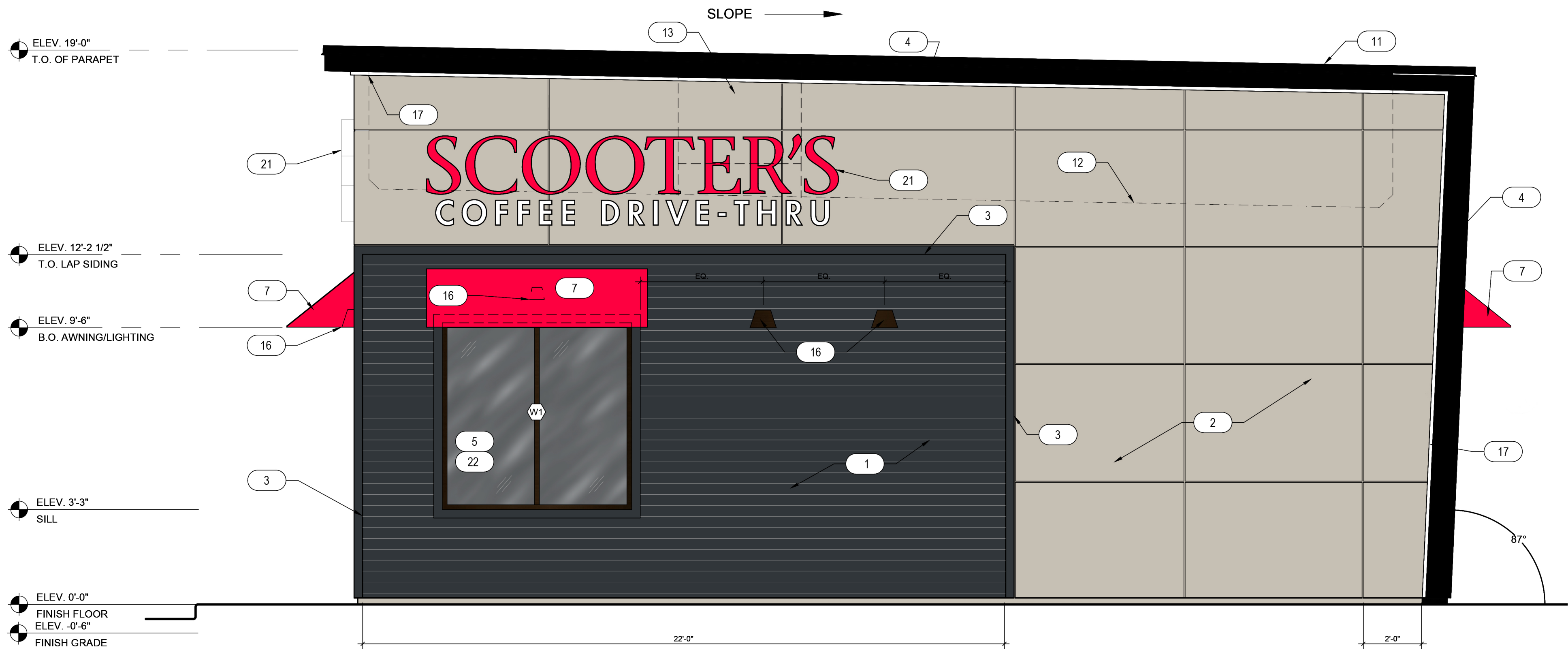
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FINISH LEGEND		
Exterior Finish	HardiePlank HZ10 Cedarmill Lap Siding (6.25" Width)	Painted to match Sherwin Williams "Inkwell" SW 6992, Eggshell Finish
Exterior Finish	Hardie Reveal Panel System WZ10, Smooth Finish	Painted to match Sherwin Williams "Skyline Steel" SW 1015
Exterior Finish	3.5" HardieTrim	Painted to match Sherwin Williams "Inkwell" SW 6992, Eggshell Finish
Window Frames	Dark Bronze Aluminum	
Door Frames	Insulated Hollow Metal Door and Frame	Painted to match Sherwin Williams "Inkwell" SW 6992, Eggshell Finish
Exterior Accents	Black 20 Gauge Metal	

Scooter's Coffee

