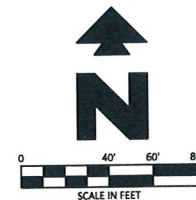
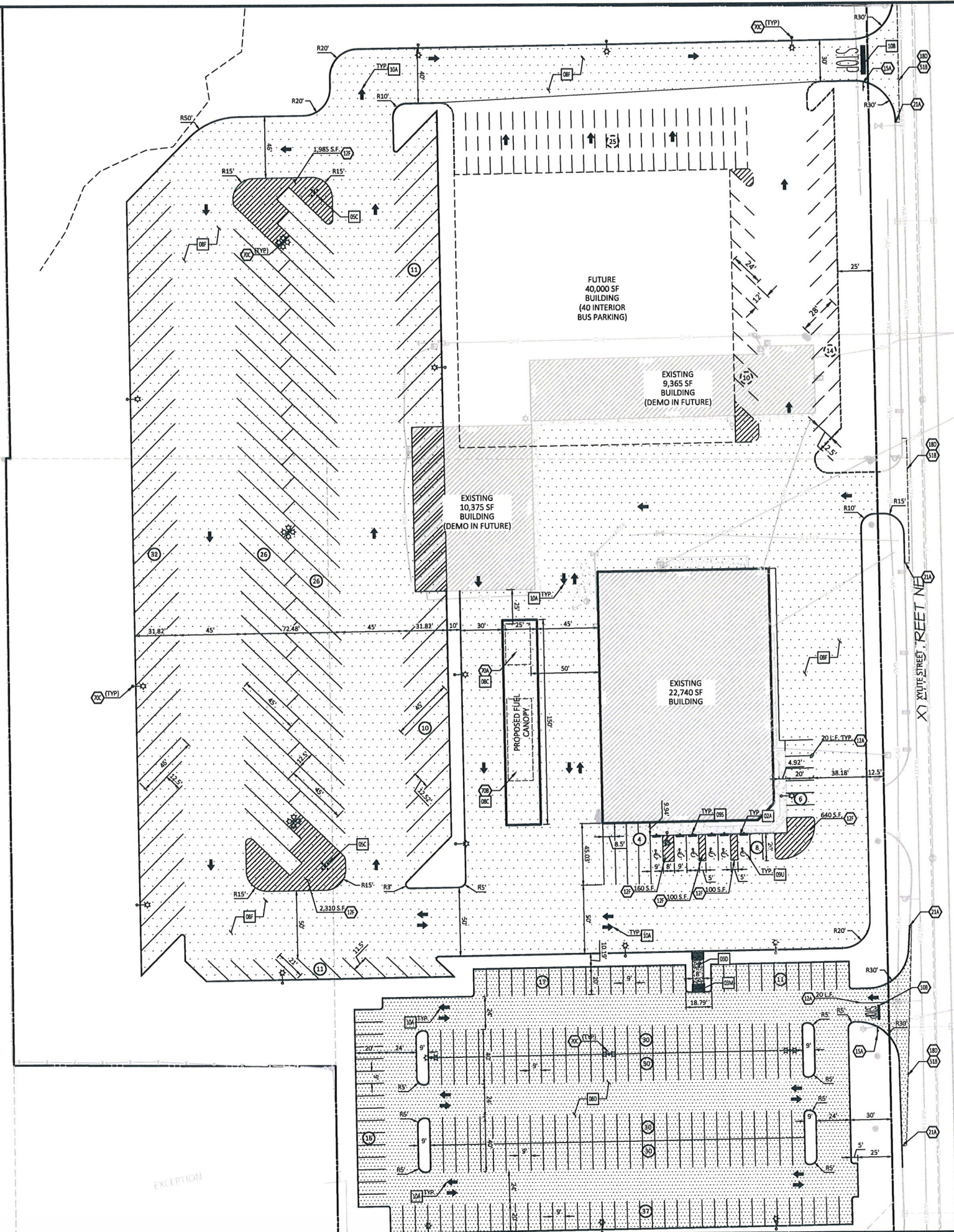


**Case File No. 17-0042**  
**Lorenz Bus**

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





NOTE:  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

## LEGEND

[illegible]

ACCESSIBLE PARKING		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	5 REQUIRED	5 PROVIDED
TOTAL	6 REQUIRED	6 PROVIDED

PARKING STALLS	
AUTOMOBILE PARKING	215 STALLS
CHARTER/SCHOOL BUS PARKING	109 STALLS
SPRINTER BUS PARKING	11 STALLS

## GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 2', AS SHOWN TYPEL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLING OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND CURB ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 01A. OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09U.
- D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- E. ALL ACCESSORY PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.


## SITE NOTES

- 12A 4 INCH TRAFFIC YELLOW LANE STRIPE [SEE LENGTH INDICATED AT SYMBOL]  
12F 4 INCH PAINTED YELLOW STRIPE, 2.0 FOOT C.C. @ 45 DEGREES [SEE SIZE INDICATED AT SYMBOL]  
15A STOP SIGN  
180 MATCH EXISTING PAVEMENT ELEVATIONS.  
21A TAPER CURB TO MATCH EXISTING CURB.  
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL  
70A DIESEL TANK PAD (30' LONG X 18' WIDE)  
70B PROPANE TANK PAD (60' LONG X 18' WIDE)  
70C LIGHT POLE

☐ SITE DETAILS

- 02A PRECAST CONCRETE WHEEL STOP  
03D CONCRETE SIDEWALK  
03M WHEELCHAIR RAMP IN SIDEWALK  
05C GUARD POST (GROUP / FIRE HYDRANT PROTECTION  
08C HEAVY DUTY CONCRETE PAVING  
08D REGULAR DUTY ASPHALT PAVING  
08F HEAVY DUTY ASPHALT PAVING  
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN  
09U ACCESSIBLE PARKING SYMBOL  
10A TRAFFIC FLOW ARROW  
10B STOP BAR

28571	2/8/18	DPOR	PM	DES	DWR
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DWR



## Engineering Associates, Inc.

ENGINEERS   •   PLANNERS   •   SURVEYORS  
LANDSCAPE ARCHITECTS   •   ENVIRONMENTAL SCIENTISTS

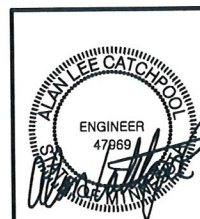
2025 Centre Pointe Blvd., Suite 210 (651)452-8960  
Mendota Heights, MN 55120 (651)452-1149

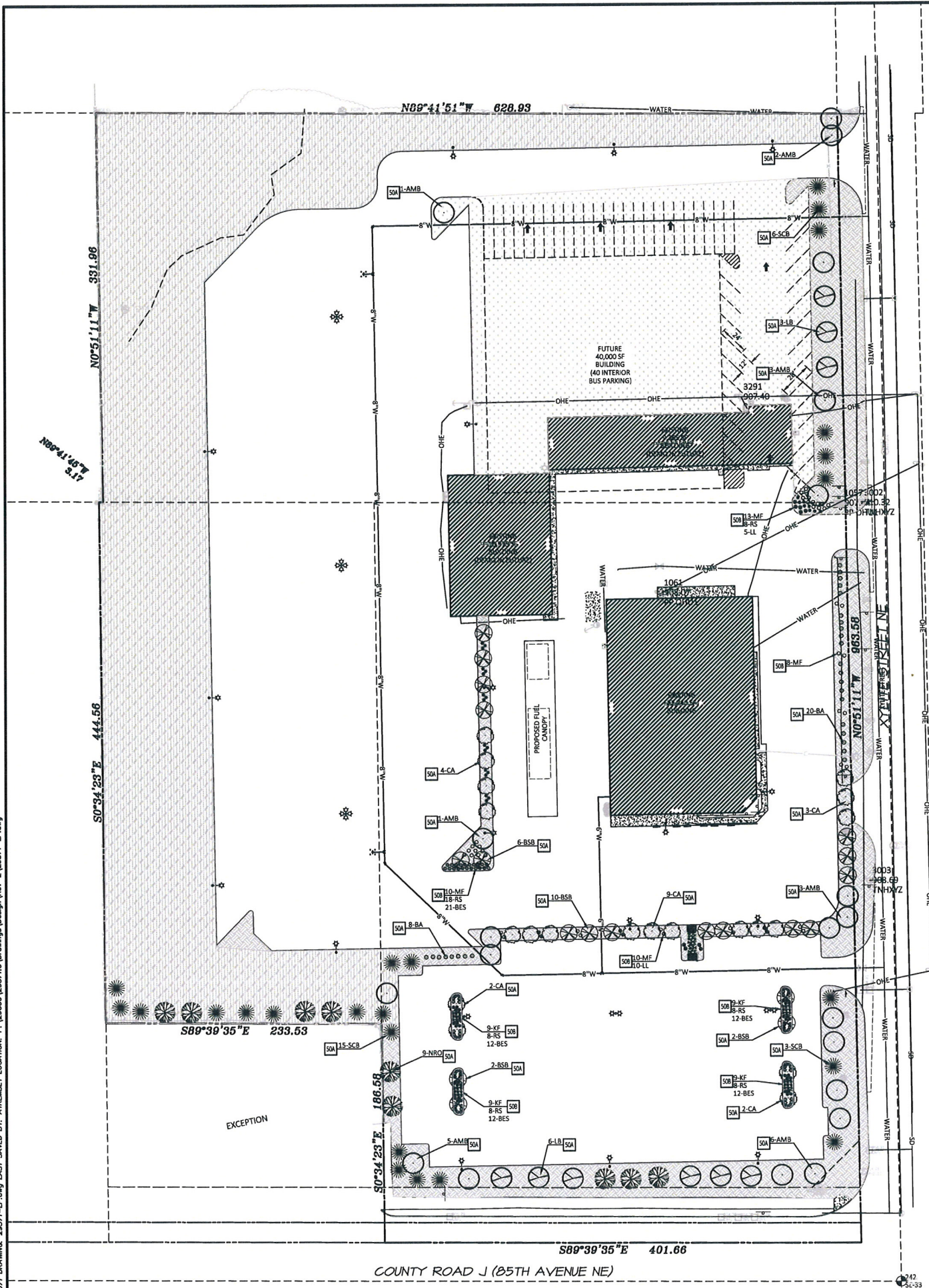
# LORENZ BUS SERVICE

8600 XYLITE STREET NE

BLAINE, MN, 55449

SITE PLAN	REV DATE	SHEET N°
	2/8/18	C2
	REV-2	








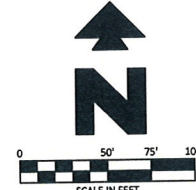
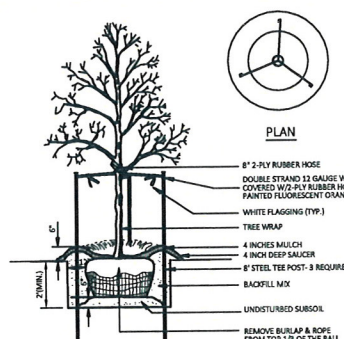


## GENERAL LANDSCAPE NOTES

- A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- C. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL HAVE 4" OF TOPSOIL AND BE RESTORED WITH SEED OR SOD AS CALLED OUT ON THE PLAN.
- D. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER MANUFACTURER'S SPECIFIED APPLICATION RATES.
- E. SEE GRADING PLAN FOR APPLICATION OF TOPSOIL AND MAINTENANCE OF SODDED/SEEDED AREAS.
- F. WOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE PLASTIC EDGING OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
- G. GENERAL CONTRACTOR TO DESIGN AND INSTALL IRRIGATION SYSTEM CAPABLE OF PROVIDING ADEQUATE COVERAGE TO ALL SODDED AND LANDSCAPE AREAS. SUBMIT PLAN TO ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. IRRIGATION SYSTEM MUST HAVE AN APPROVED BACKFLOW DEVICE INSTALLED AND RAIN SENSOR TO STOP IRRIGATION DURING RAIN EVENTS.
- H. ALL SODDED AND LANDSCAPED AREAS SHALL BE IRRIGATED. IRRIGATION TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
- I. INSTALL 3" DIA. PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT.
- J. GENERAL CONTRACTOR SHALL PROVIDE A WATER PERMEABLE WEED MAT FOR ALL PLANTING BEDS.
- K. ALL NEW OVERSTORY TREES SHALL BE BALLED AND BURLAPPED OR REMOVED FROM THE GROWING SITE BY A TREE SPADE. DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES. CONIFEROUS TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT. ORNAMENTAL TREES SHALL HAVE A MINIMUM CALIPER OF 1-1/2 INCHES.
- L. ALL SITE AREAS NOT COVERED BY BUILDINGS, SIDEWALK, PARKING LOTS, DRIVEWAYS, PATIOS OR SIMILAR HARD SURFACE MATERIALS SHALL BE COVERED WITH SOD OR AN EQUIVALENT GROUNDCOVER APPROVED BY THE CITY. THIS REQUIREMENT SHALL NOT APPLY TO SITE AREAS PRESERVED IN A NATURAL STATE.
- M. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
- N. TILL SOIL TO A DEPTH OF 4" MINIMUM.
- O. REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
- P. GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
- Q. ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOPSOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- R. AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
- S. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE. FREE OF ERODED OR BARE AREAS.
- T. ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.
- U. ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING AS REQUIRED.
- V. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
- W. ALL DISTURBED GRASSES GREATER THAN 8" SHALL BE STABILIZED BY SODDING. SODDING PINS ARE TO BE USED ON ALL 3:1 TO 4:1 GRADES.
- X. PRIOR TO FINAL ACCEPTANCE OF THE SITE, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH, AND MEET ALL REQUIREMENTS OUTLINED ABOVE.

## TREE LIST

SYB	KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
	KF	36	KARL FOERSTER - REED GRASS <i>Calamagrostis x Acutiflora 'Karl Foerster'</i>	CONT.	1 GAL	PLANT AS SHOWN
	RS	58	RUSSIAN SAGE <i>Perovskia atriplicifolia</i>	CONT.	1 GAL	PLANT AS SHOWN
	LL	15	LITTLE LIME HYDRANGEA <i>Hydrangea paniculata 'Little Lime'</i>	CONT.	1 GAL	PLANT AS SHOWN
	MF	41	MISCANTHUS 'FLAME' GRASS <i>Miscanthus sinensis 'Purpureascens'</i>	CONT.	1 GAL	PLANT AS SHOWN
	BES	69	BLACK EYED SUSAN <i>Rudbeckia hirta</i>	CONT.	1 GAL	PLANT AS SHOWN



## LEGEND

EXISTING			
0	EAST OR ELECTRIC	OH1	OVERHEAD TELEPHONE
0	NORTH	OH12	OVERHEAD TV
0.5	OVERHEAD	X'SS	SANITARY SEWER
1	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
1	TELEPHONE	UG&T	UNDERGROUND ELECTRIC AND TELEPHONE
1E	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
1E	WEST OR WATER	UGTV	UNDERGROUND TV
---	PROPERTY LINE	X'W	WATER
---	RIGHT OF WAY LINE		
---	STORM DRAIN		
X'G	GAS	5 10 11 50.5	TREE INFO 5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
OH1	OVERHEAD ELECTRIC		
OH&T	OVERHEAD ELECTRIC AND TELEPHONE		

### PROPOSED LEGEND

50A TREE PLANTING  
50B SHRUB PLANTING

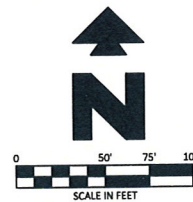
### GENERAL IRRIGATION NOTES

TREE REQUIREMENTS	62,740 SF BUILDING / 3,194 LF PERIMETER
TOTAL OVERSTORY TREES REQUIRED	32 (1 PER 2000 SF)
TOTAL OVERSTORY TREES PROVIDED	38
TOTAL CONIFEROUS TREES REQUIRED	32 (1 PER 2000 SF)
TOTAL CONIFEROUS TREES PROVIDED	42
TOTAL SHRUBS REQUIRED	210 (1 PER 300 SF)
TOTAL SHRUBS PROVIDED	211
TOTAL ORNAMENTAL TREES REQUIRED	32 (1 PER 2000 SF)
TOTAL ORNAMENTAL TREES PROVIDED	40

BENCHMARK:  
MNDOT GEODETIC STATION 0280X.  
ELEVATION=933.92 (NAVD83)



Know what's below.  
Call before you dig.



## LEGEND

EXISTING			
EAST OR ELECTRIC	---	OHT	OVERHEAD TELEPHONE
NORTH	---	OHTV	OVERHEAD TV
OVERHEAD	---	SS	SANITARY SEWER
SOUTH OR SEWER	---	UGT	UNDERGROUND ELECTRIC
TELEPHONE	---	UGT	UNDERGROUND ELECTRIC AND TELEPHONE
WEST OR WATER	---	UGT	UNDERGROUND TELEPHONE
PROPERTY LINE	---	UGTV	UNDERGROUND TV
RIGHT OF WAY LINE	---	W	WATER
STORM DRAIN	---	---	---
GAS	---	---	---
OVERHEAD ELECTRIC	---	---	---
OVERHEAD ELECTRIC AND TELEPHONE	---	---	---

## PROPOSED

---	PROPERTY LINE/RIGHT OF WAY LINE
---	GRADE BREAK
XXX	CONTOUR ELEVATIONS
---	STORM DRAIN
XX.XX	SPOT ELEVATIONS: TC = TOP OF CURB G = GUTTER

## GENERAL GRADING NOTES

- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL 28A. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

## STORMWATER DETAILS

17C	CONCRETE FLUME W/ RIP RAP TO TOE OF SLOPE
17D	RIP-RAP PAD (SEE SIZE THIS SHEET)
70A	GRATE INLET

## GRADING NOTES

8D	FLARED END SECTION
18C	CONNECT TO EXISTING STORM DRAIN MANHOLE OR INLET.
18D	MATCH EXISTING PAVEMENT ELEVATIONS.

## STORMWATER RUNOFF SUMMARY:

TOTAL PROPERTY AREA = ±12.97 ACRES OR 565,230 SF  
TOTAL DISTURBED AREA = ±10.76 ACRES > 1 THEREFORE A NOI PERMIT WILL BE REQUIRED.

### 1. ON-SITE AREAS & RUNOFF COEFFICIENTS:

#### PRE-DEVELOPMENT:

DRAINAGE AREA = 12.974 ACRES  
PERVIOUS AREA = 7.684 ACRES  
IMPERVIOUS CN = 81  
IMPERVIOUS AREA = 6.290 ACRES  
IMPERVIOUS CN = 98  
COMPOSITE CN = 76

#### POST-DEVELOPMENT:

DRAINAGE AREA = 12.975 ACRES  
PERVIOUS AREA = 3.457 ACRES  
IMPERVIOUS CN = 74  
IMPERVIOUS AREA = 6.518 ACRES  
IMPERVIOUS CN = 98  
COMPOSITE CN = 92

### 2. EXISTING SITE PEAK DISCHARGE FOR DESIGN STORMS:

2-YR	19.08 CFS/(80%)=15.26 CFS
10-YR	35.78 CFS/(80%)=28.62 CFS
100-YR	78.68 CFS/(80%)=62.94 CFS

### 3. PROPOSED SITE PEAK DISCHARGE FOR DESIGN STORMS:

2-YR	5.70 CFS
10-YR	22.69 CFS
100-YR	62.65 CFS

### 4. SUMMARY:

STORAGE SYSTEM MAINTAINS TOTAL PEAK DISCHARGE FOR DESIGN STORMS TO AT OR BELOW 80 % OF THE EXISTING LEVELS.

5. RCWD WATER QUALITY TREATMENT STD:  
REQUIRED WQTV=381,625 X 1.1 / (0.50 / 12 (IN/FT))=71,800 C.F.  
PROVIDED WQTV = 111,380 C.F.

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COUNTY ROAD J (25TH AVENUE NE)

29571	2/8/18	DPOR	PM	DES	DRW
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
<b>CEI Engineering Associates, Inc.</b>					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
2025 Centre Pointe Blvd., Suite 210 (651)452-8960 Mendota Heights, MN 55120 (651)452-1149					
<b>LORENZ BUS SERVICE</b>					
8500 XYLITE STREET NE BLAINE, MN, 55449					
<b>GRADING PLAN</b>					
REV DATE 2/8/18 REV-2		SHEET NO. C3			

