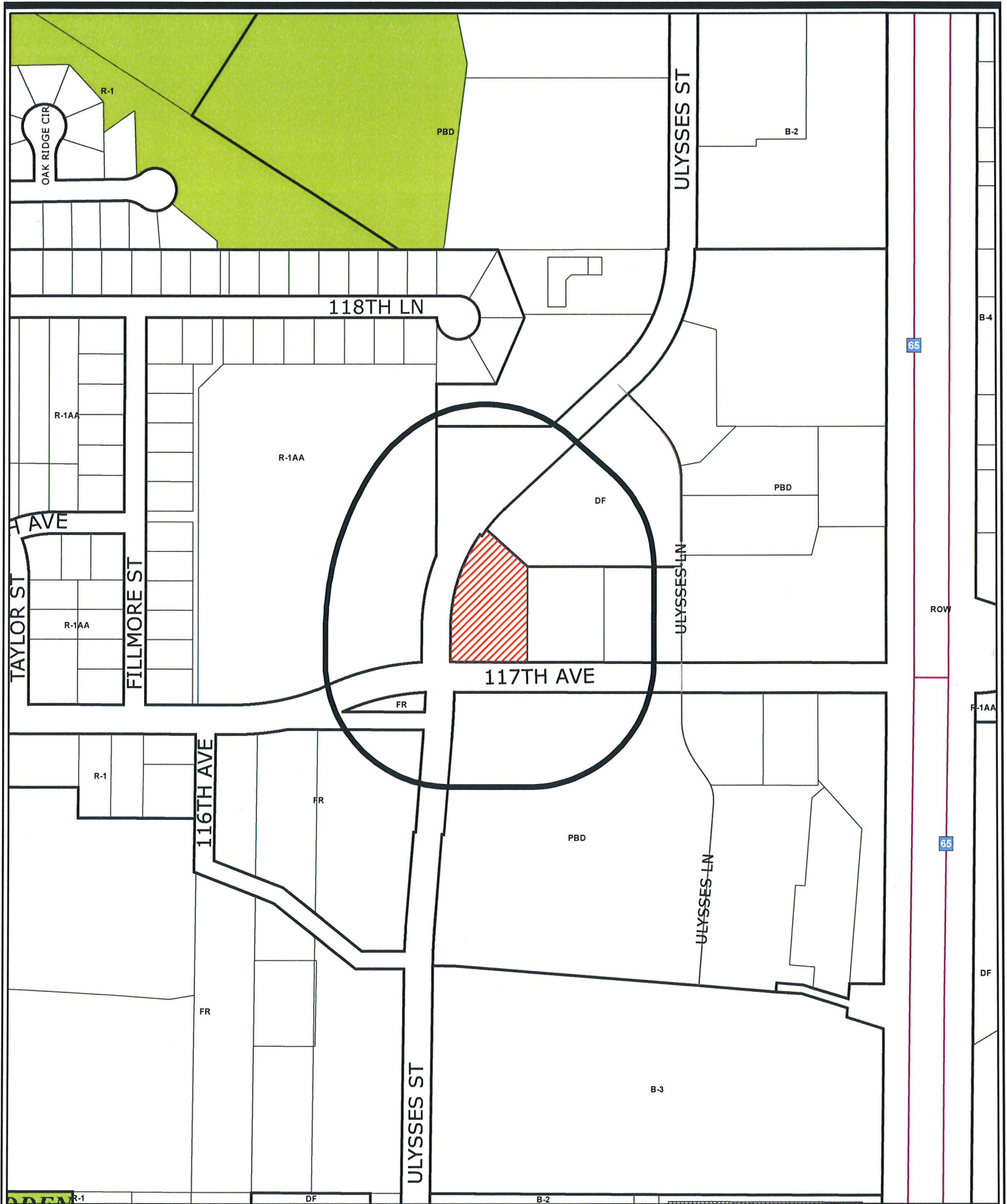
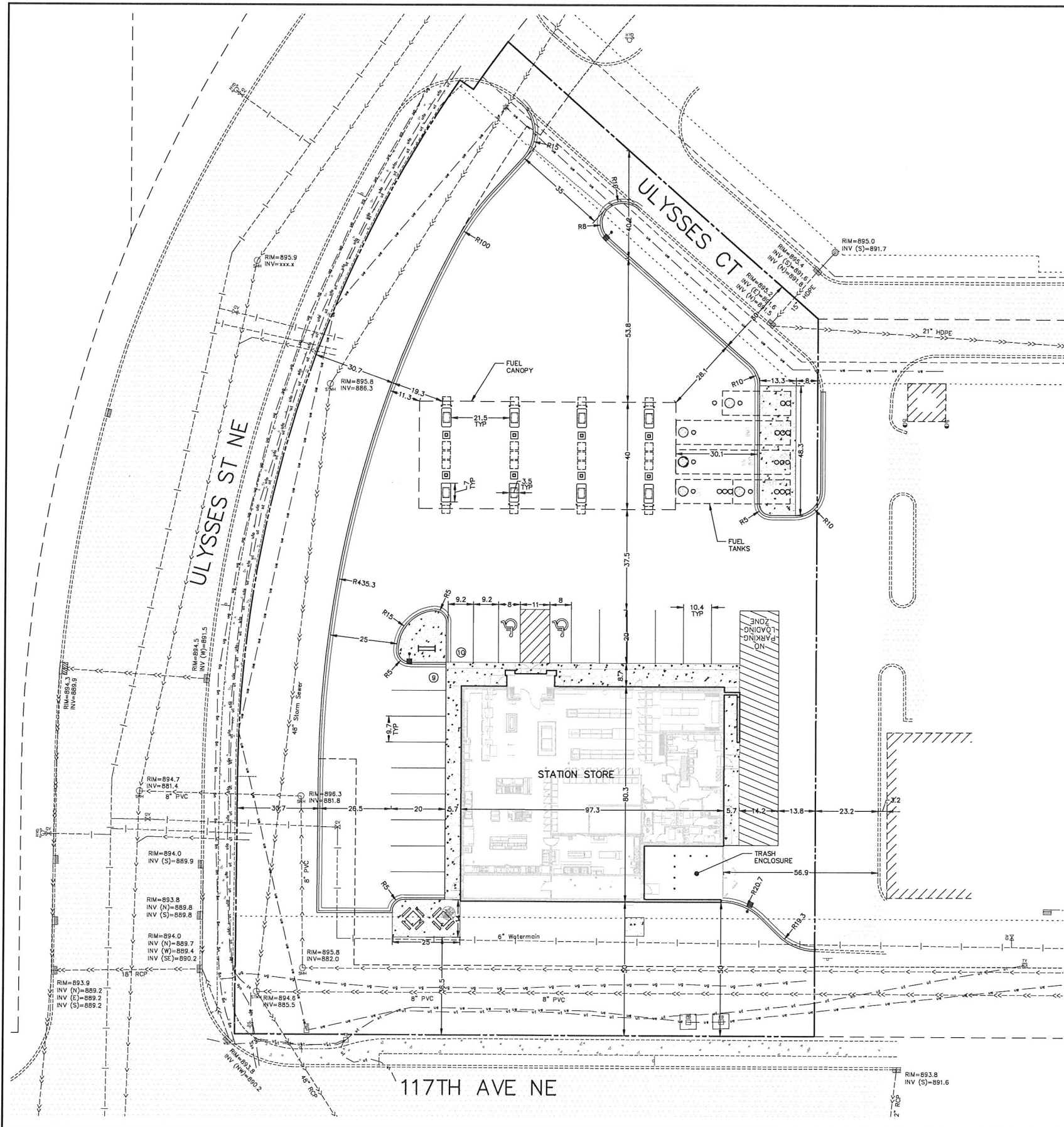




Case File No. 18-0008
Kwik Trip 1022

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





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

- SITE PLAN NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONCRETE CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
 - 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 OR VARIATIONS FROM THE PLAN.
 - UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINT 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 1/4 CONCRETE THICKNESS.
EXPANSION JOINT MAX. SPACING: WALKS-24' O.C.
*ALL OTHERS-40' O.C.
*ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS SHALL HAVE AN EXPANSION JOINT.
DOWELL ALL EXPANSION JOINTS: 24" O.C. MAX.
CONCRETE SEALER SHALL BE TK-26UV.

PARKING SUMMARY

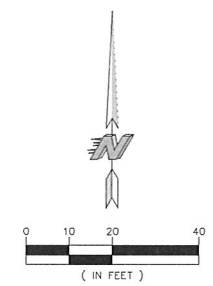
STANDARD STALLS	17
HANDICAP STALLS	2
FUEL CANOPY STALLS	16
TOTAL STALLS	35

SITE DATA

ZONING:	PBD - PLANNED BUSINESS DISTRICT
PARCEL AREA:	65,189 SF
HARD SURFACE AREA:	
STATION STORE:	7,287 SF 11%
PAVEMENT:	36,440 SF 56%
TOTAL:	43,727 SF 67%
PERVIOUS SURFACE AREA:	21,452 SF 33%
BUILDING HEIGHTS:	
STATION STORE:	24.0 FT
FUEL CANOPIES:	15.5 FT

BENCHMARKS

1. MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT GSD STATION NO. 556, NAMED 0208 G. ELEVATION = 907.78 (NAVD 88)
--



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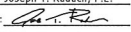
Know what's below.
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Kwik Trip

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

**Carlson McCain**
ENVIRONMENTAL • ENGINEERING • SURVEYING
3890 Pheasant Ridge Dr., #100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

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: 
Date: 01/17/18 License #: 45589

SITE PLAN (LAYOUT)
CONVENIENCE STORE #1022

ULYSSES ST NE & 117TH AVE NE
BLAINE, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY JTR
SCALE GRAPHIC
PROJ. NO. 7102-00
DATE 2018-01-17
SHEET 1022 SP2



LANDSCAPE LEGEND									
KEY	BOTANICAL NAME		COMMON NAME		SIZE	ROOT	QTY.	INSTALL MATURE HEIGHT HEIGHT	
DECIDUOUS TREES									
HL(3")		Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST		3"	BB	3	10'	50'
BL		Tilia americana 'Boulevard'	BOULEVARD LINDEN		2.5"	BB	3	15'	60'
HB		Celtis occidentalis	HACKBERRY		2.5"	BB	5	15'	50'
SM		Acer saccharum	SUGAR MAPLE		2.5"	BB	3	14'	50'
ORNAMENTAL TREES									
SB(2")		Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY		2"	BB	2	8'	20'
SS		Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE		1.5"	BB	3	8'	20'
TL		Syringa Reticulata	JAPANESE TREE LILAC		1.5"	BB	3	8'	20'
EVERGREEN TREES									
CB(8")		Picea pungens	COLORADO BLUE SPRUCE		8'	BB	2	8'	40'
BH		Picea glauca var. densata	BLACK HILLS SPRUCE		6'	BB	6	6'	40'

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

LANDSCAPE LEGEND									
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	REMARKS	INSTALL	MATURE	
SHRUBS									
SVJ	Juniperus Horizontalis 'Savin'	SAVIN JUNIPER	#5	CONT.	1		1'	3'x4'	
BOX	Buxus 'Glencoe'	CHICAGOLAND BOXWOOD	#5	CONT.	13		2.5'	4'x4'	
DBB	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	#5	CONT.	3		1.5'	4'x4'	
SPF	Syringa x "Ballsugar"	SUGAR PLUM LILAC	#5	CONT.	3		1.5'	4'x4'	
BCA	Viburnum trilobum 'Bailey Compact'	COMPACT AMERICAN CRANBERRYBUSH	#5	CONT.	5		1.5'	4'x4'	
AWS	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	#5	CONT.	5		1.5'	3'x4'	
SMS	Spiraea nipponica 'Snowmound'	SNOWMOUND SPIREA	#5	CONT.	8		1.5'	3'x4'	
PERENNIALS									
KFG	Calamagrostis acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1	CONT.	10	PLANT 2' O.C.	6"	4'x2'	
PDS	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	5	PLANT 2' O.C.	6"	2'x2'	
BDL	Hemerocallis 'Baja'	BAJA DAYLILY	#1	CONT.	-	RED FLOWER	6"	2'x1.5'	
KBL	Liatris spicata 'Kobold'	KOBOLD LIATRIS	#1	CONT.	-	PURPLE FLOWER	6"	1.5'x1.5'	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SITE LANDSCAPE PLAN

CONVENIENCE STORE #1022

ULYSSES ST NE & 117TH AVE NE
BLAINE, MN

#	DATE	DESCRIPTION

DRAWN BY

SCALE

PROJ. NO.

DATE

SHEET

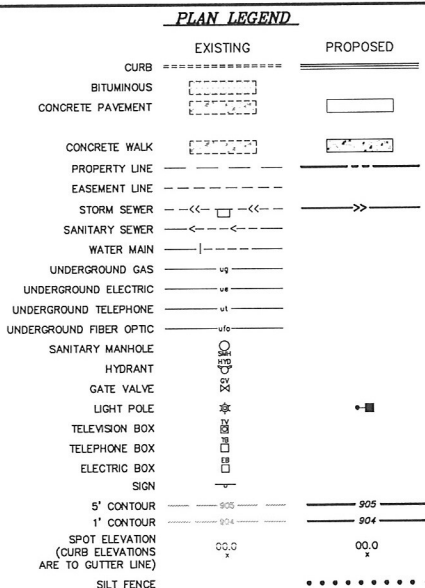
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GRAPHIC

0001

2018-01-23

1022 L1



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

1. SIL FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL SITE HAS BEEN STABILIZED.
2. 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.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPAWD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF DISPOSED OVER ALL DISTURBED AREAS THAT WILL BE SOLOPED, SEEDED OR LANDSCAPED.

1. MINNESOTA DEPARTMENT OF TRANSPORTATION
GEODETIC MONUMENT GSID STATION NO.
556, NAMED 0208 G.
ELEVATION = 907.78 (NAYD 88)



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Phone: 763-489-7900 Fax: 763-489-7959

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: 
Date: 01/17/18 License #: 45889

GRADING & EROSION CONTROL PLAN

CONVENIENCE STORE #1022

ULYSSES ST NE & 117TH AVE NE
BLAINE, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	JTR
SCALE	GRAPHIC
PROJ. NO.	7102-00
DATE	2018-01-17
SHEET	1022 SP3



#	DATE	DESCRIPTION

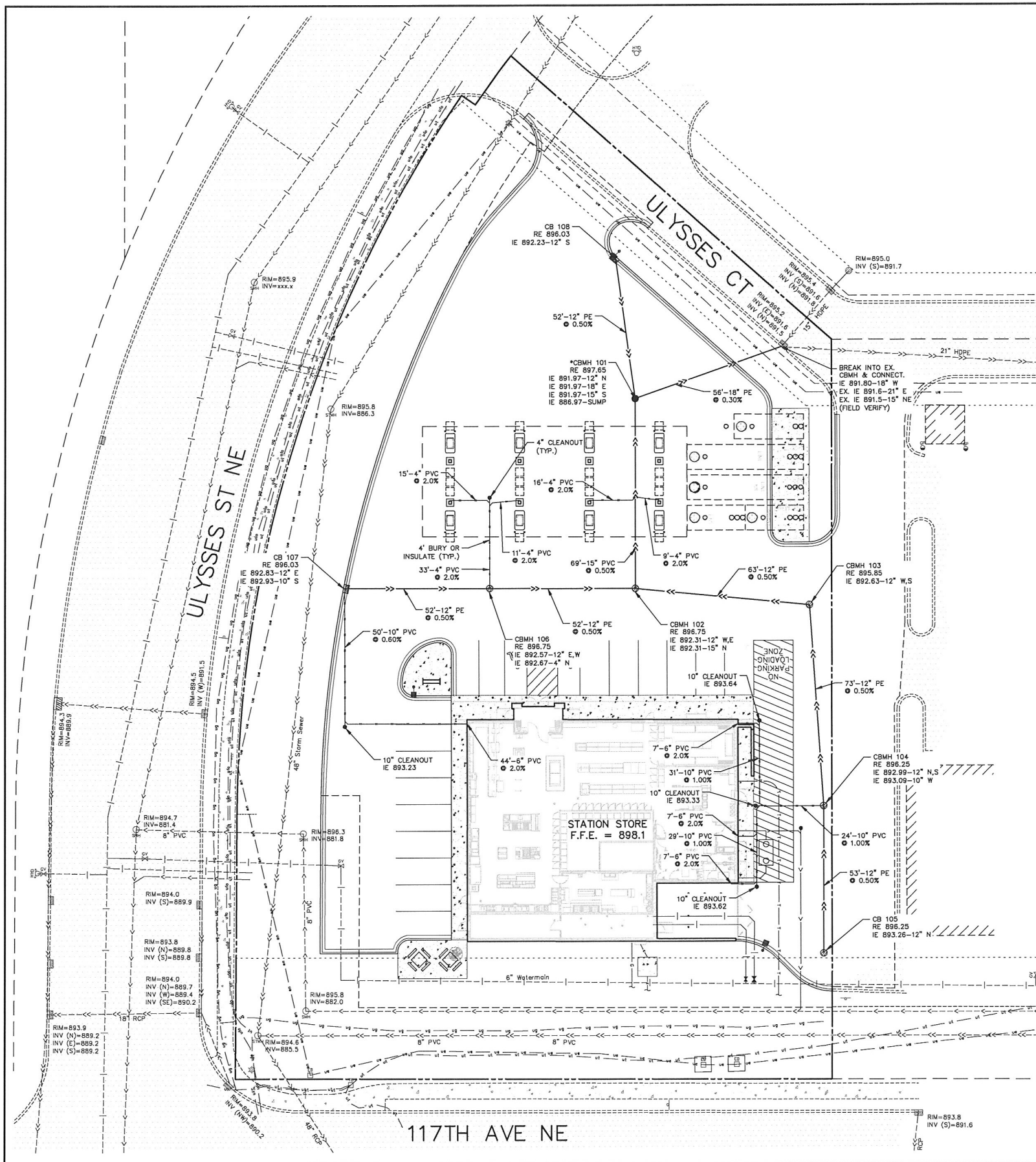
DRAWN BY _____ JTR

SCALE _____ GRAPHIC _____

PROJ. NO. _____ 7102-00

DATE _____ 2018-01-17

SHEET _____ 1022 SP4



STORM SEWER SCHEDULE		
STRUCTURE	NEENAH	CASTING
TYPE & No.	SIZE	or EQUAL
CB-108	24" X 36"	R-3067-VB
CB-107	24" X 36"	R-3067-VB
CBMH-106	48" DIA.	R-2573**
CB-105	27" DIA.	R-2573**
CBMH-104	48" DIA.	R-2573**
CBMH-103	48" DIA.	R-2573**
CBMH-102	48" DIA.	R-2573**
*CBMH-101	60" DIA.	R-1733

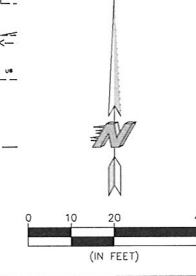
*INSTALL 24R SHOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. AND SAFI BAFFLE (SEE DETAIL)
**TYPE C GRATE

PLAN LEGEND	
EXISTING	PROPOSED
CURB	=====
BITUMINOUS	=====
CONCRETE PAVEMENT	=====
CONCRETE WALK	=====
PROPERTY LINE	=====
EASEMENT LINE	=====
STORM SEWER	=====
SANITARY SEWER	=====
WATER MAIN	=====
UNDERGROUND GAS	=====
UNDERGROUND ELECTRIC	=====
UNDERGROUND TELEPHONE	=====
UNDERGROUND FIBER OPTIC	=====
SANITARY MANHOLE	=====
HYDRANT	=====
GATE VALVE	=====
LIGHT POLE	=====
TELEVISION BOX	=====
TELEPHONE BOX	=====
ELECTRIC BOX	=====
SIGN	=====

- GENERAL:**
1. Governing Specifications: The latest editions of the Minnesota Department of Transportation "Standard Specifications for Construction", the City Engineers Association of Minnesota (CEAM) Standard Specifications, the City of Blaine Standard Specifications, and the Minnesota Plumbing Code.
 2. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). Comply with all applicable local, state, and federal safety regulations. OSHA prohibits entry into "confined spaces", such as manholes and vaults (see 29CFR Section 1910.146) without undertaking certain specific practices and procedures. Construction safety is solely the responsibility of the Contractor, who is also solely responsible for the means, methods, and sequencing of the construction operations.
 3. Perform all utility work in accordance with State and City requirements.
 4. Contact the City of Blaine Public Works Department for inspection of all utility work.
 5. Connect to existing sanitary sewer M/Rs by coring. Connect to existing storm sewer M/Rs by either sawcutting or coring. Meet all City standards and specifications for the connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide watertight seals when penetrating a structure wall with a pipe. Take measures before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe bore joints.
 6. Perform trench excavations for all utilities in accordance with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches". (www.osha.gov)
 7. Coordinate building utility connection locations at 5 ft. out from the proposed building with the interior plumbing contractor prior to construction. Verify water and sewer service locations and elevations with the Mechanical Engineer prior to construction.
 8. The locations of existing utilities shown on this plan are from record information and field as-built data. The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to verify the vertical and horizontal location of all existing utilities (including water service lines and appurtenances). Notify the Engineer of any discrepancies.
 9. Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information.
 10. Pot-hole to verify the location of existing underground facilities at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.
 11. Where existing gas, electric, cable, or telephone utilities conflict with the work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate utility companies. Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service and telephone service installation with the local utility companies.
 12. Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris include trees, stumps, pipe, concrete, asphaltic concrete, curb, or other waste material from the construction operation. Obtain the right to any waste area for disposal of unsuitable or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable local, state, and federal permit regulations. Obtain all necessary permits at no cost to the Owner.
 13. Straight line saw-cut existing bituminous or concrete surfacing at the perimeter of pavement removal areas. Use saws that provide water to the blade. Tack and match all connections to existing bituminous pavement.
 14. Relocate overhead power, telephone, and cable lines as required.
 15. All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the plans. Do not use recycled or salvaged aggregate, asphaltic concrete, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials.
 16. Restore the public right-of-way. Replace any concrete curb and gutter, bituminous pavement, sidewalk, or vegetative cover damaged by the construction activity. Restore damaged turf and sod within the public right-of-way. The public right-of-way is general and may need to be adjusted by the field.
 17. When sawing or drilling concrete or masonry, use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system.
 18. Adjust all curb stops, valve boxes, maintenance hole castings, catch basin covers, and similar items to finished grade.
 19. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end and receiving groove end of the pipe pointing up. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe.
 20. Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project. The Contractor is responsible for all bonds, letters of credit, or cash sureties related to the work. Execute and inspect work in accordance with all local and state codes, rules, ordinances, and regulations pertaining to the particular type of work involved.

- STORM DRAINAGE:**
1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catch basins conforming to ASTM C476, furnished with water stop gaskets and precast bases. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C923. The inside barrel diameter shall not be less than 48 inches, unless otherwise noted.
 2. All joints and connections to catch basins or manholes shall be watertight. Use resilient rubber seals, waterstop gaskets, or approved equal. Cement mortar joints are not allowed, unless otherwise permitted by local municipality.
 3. Maintenance holes and catch basins in paved areas shall be sumped 0.05 feet. Catch basins in the gutter line shall be sumped 0.17 feet. Elevations shown on the plans represent the sumped elevations.
 4. **PVC Pipe:** Use solid-core, SDR-35, ASTM D3034 Polyvinyl Chloride (PVC) pipe for designated PVC storm sewer 4 to 10-inches in diameter, unless otherwise noted. Joints for all PVC storm sewer shall have push-on joints with molded rubber gaskets meeting the requirements of ASTM D3212 except for service lateral pipe connections to pipes, tees, wyes, and fittings which shall have solvent-cemented joints meeting the requirements of ASTM D2655 and ASTM D3212. Lay all PVC pipe on a continuous granular bed. Installation must comply with ASTM D3230.
 5. **RCP:** Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C176, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 36" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be Bureau of Reclamation Type R-4, with confined rubber "O"-ring gaskets in accordance with ASTM C361.
 6. **RC Aprons:** Install a reinforced concrete apron on the free end of all daylight RCP storm sewer pipes. Tie the last three sections (including apron) of all daylight RCP storm sewers with a minimum of two tie bolt fasteners per joint. This requirement applies to both upstream and downstream pipe tees and outlets. For concrete culverts, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Install safety-trough rods on all concrete aprons.
 7. **Testing:** Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated. Test all flexible storm sewer lines for deflection after the sewer line has been installed and sumpfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
 8. Use Neenah castings, or approved equal, of the type indicated in the Storm Sewer Schedule.
 9. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on a mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board equivalent to DOW Styrofoam HI-40 plastic foam insulation.
 10. **Cleanouts:** Install cleanouts on all roof drains in accordance with S.P.S. 382.35 (3)(c)(i). The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 10-inches and under in size. Cleanouts shall be of the same nominal size as the pipes they serve. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts unless otherwise noted.
 11. **HDPE Requirements:**
 - 11.1. Install dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe at locations indicated on the plan.
 - 11.2. HDPE pipe shall conform to the requirements of AASHTO M224 and Section 12 of the AASHTO LRFD Bridge Design Specification.
 - 11.3. Pipes 4'-10" in size must comply with AASHTO M252.
 - 11.4. Pipes 12'-60" in size must comply with ASTM F2306.
 - 11.5. All fittings must comply with ASTM Standard D3212.
 - 11.6. Water-tight joints must be used at all connections including structures.
 - 11.7. Lay all HDPE pipe on a continuous granular bed. Installation must comply with ASTM D3221. All sections of the corrugated HDPE pipe shall be coupled in order to provide water tight joints.
 - 11.8. Testing shall be performed in accordance with the City specifications.

BENCHMARKS	
1. MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT CSID STATION NO. 556, NAMED 0208 G.	ELEVATION = 907.78 (NAVD 88)



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Signature:
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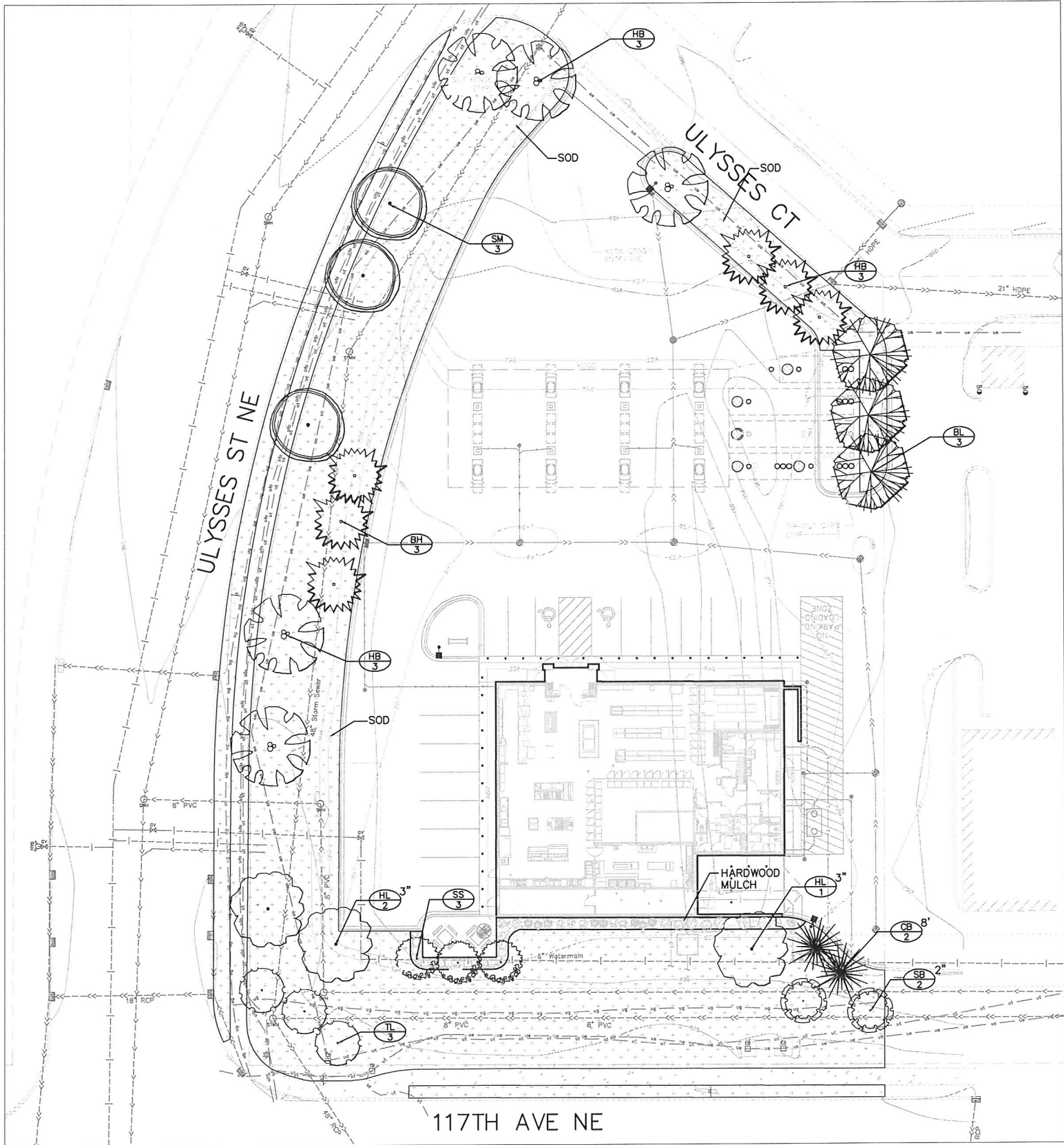
UTILITY PLAN (STORM SEWER)

CONVENIENCE STORE #1022

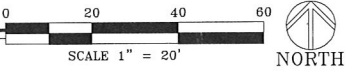
ULYSSES ST NE & 117TH AVE NE
BLAINE, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY: JTR
SCALE: GRAPHIC
PROJ. NO.: 7102-00
DATE: 2018-01-17
SHEET: 1022 SP4.1



1 SITE LANDSCAPE PLAN
L1



LANDSCAPE LEGEND							
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL MATURE	HEIGHT HEIGHT
DECIDUOUS TREES							
HL(3')	Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	3"	BB	3	10'	50'
BL	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2.5"	BB	3	15'	60'
HB	Celtis occidentalis	HACKBERRY	2.5"	BB	5	15'	50'
SM	Acer saccharum	SUGAR MAPLE	2.5"	BB	3	14'	50'
ORNAMENTAL TREES							
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TL	Syringa Reticulata	JAPANESE TREE LILAC	1.5"	BB	3	8'	20'
EVERGREEN TREES							
CB(8')	Picea pungens	COLORADO BLUE SPRUCE	8'	BB	2	8'	40'
BH	Picea glauca var. densata	BLACK HILLS SPRUCE	6'	BB	6	6'	40'

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

SEED MIX LEGEND (FOR ALL SHEETS)		
SYM.	TYPE	SEED MIX
[Pattern]	NATIVE WET PRAIRIE	MN SEED MIX 34-262 (OLD BWSR W3) WITH 'NO MOW FESCUE'
[Pattern]	WETLAND FRINGE	MN SEED MIX 33-261 (OLD BWSR U6) WITH 'NO MOW FESCUE'
[Pattern]	COMMERCIAL TURF - SOD	HIGHLAND SOD
[Pattern]	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS	MN SEED MIX 25-131 (OLD MNDOT 260) & W/ 'NO MOW FESCUE MIX (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
[Pattern]	HARDWOOD MULCH SHREDED HARDWOOD MULCH	(NATURAL COLOR)
[Pattern]	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE

- BLAINE LANDSCAPE CODE**
- OVERSTORY TREES
 - ONE TREE FOR EVERY 100LF OF SITE PERIMETER (1,037LF / 100) = 11 OVERSTORY TREES
 - ONE TREE PER 2,000SF GROSS BUILDING FLOOR AREA (7,914SF / 2000) = 4 OVERSTORY TREES
 - MIN IN HWY OVERLAY DISTRICT ADD 25% (3"ca) = 3 OVERSTORY TREES
 - = 14 OVERSTORY TREES
 - CONIFEROUS TREES
 - ONE TREE FOR EVERY 200LF OF SITE PERIMETER (1,037LF / 200) = 6 CONIFEROUS TREES
 - ONE TREE PER 2,000SF GROSS BUILDING FLOOR AREA (7,914SF / 2000) = 4 CONIFEROUS TREES
 - MIN IN HWY OVERLAY DISTRICT ADD 25% (8' ht) = 2 CONIFEROUS TREES
 - = 8 CONIFEROUS TREES
 - UNDERSTORY TREES
 - ONE TREE FOR EVERY 200LF OF SITE PERIMETER (1,037LF / 200) = 6 UNDERSTORY TREES
 - ONE TREE PER 2,000SF GROSS BUILDING FLOOR AREA (7,914SF / 2000) = 6 UNDERSTORY TREES
 - MIN IN HWY OVERLAY DISTRICT ADD 25% (2.5"ca) = 2 UNDERSTORY TREES
 - = 8 UNDERSTORY TREES
 - UNDERSTORY SHRUBS
 - ONE SHRUB FOR EVERY 30LF OF SITE PERIMETER (1,037LF / 30) = 35 UNDERSTORY SHRUBS
 - ONE SHRUB PER 300SF GROSS BUILDING FLOOR AREA (7,914SF / 300) = 27 UNDERSTORY SHRUBS
 - LANDSCAPE MINIMUMS IN PC ZONE ADD 10% = 4 UNDERSTORY SHRUBS
 - = 39 UNDERSTORY SHRUBS

Kwik Trip

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

Carlson McCain
ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pheasant Ridge Dr, #100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

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: James A. McCain
Signature: [Signature]
Date: 08/27/18 License #: 45071

PRELIMINARY

SITE LANDSCAPE PLAN

CONVENIENCE STORE #1022

ULYSSES ST NE & 117TH AVE NE
BLAINE, MINNESOTA

#	DATE	DESCRIPTION

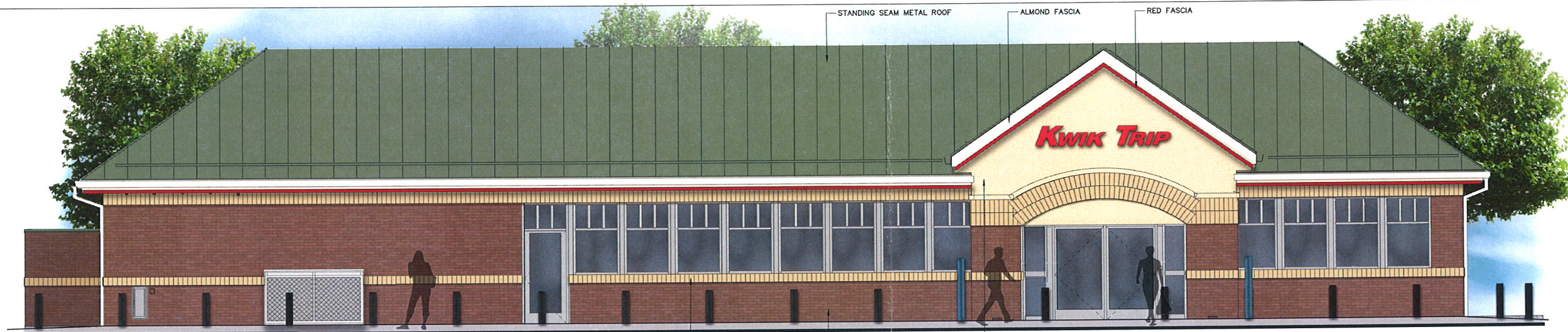
DRAWN BY: JAK

SCALE: GRAPHIC

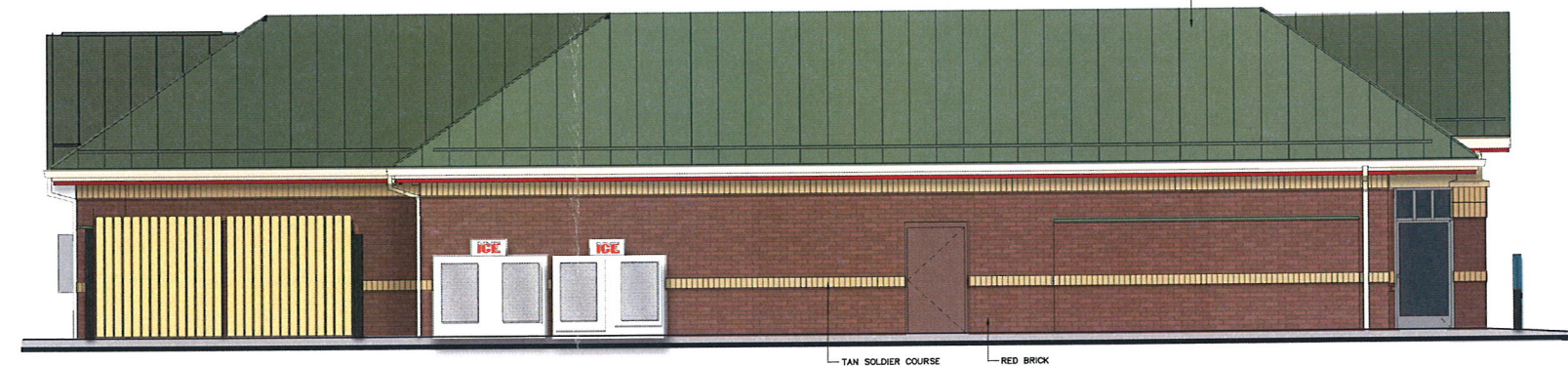
PROJ. NO.: 7102-00

DATE: 2018-01-17

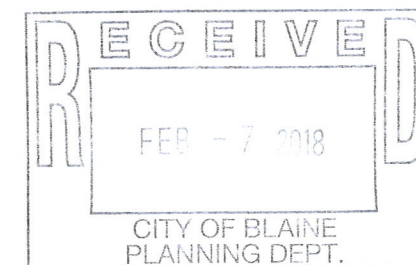
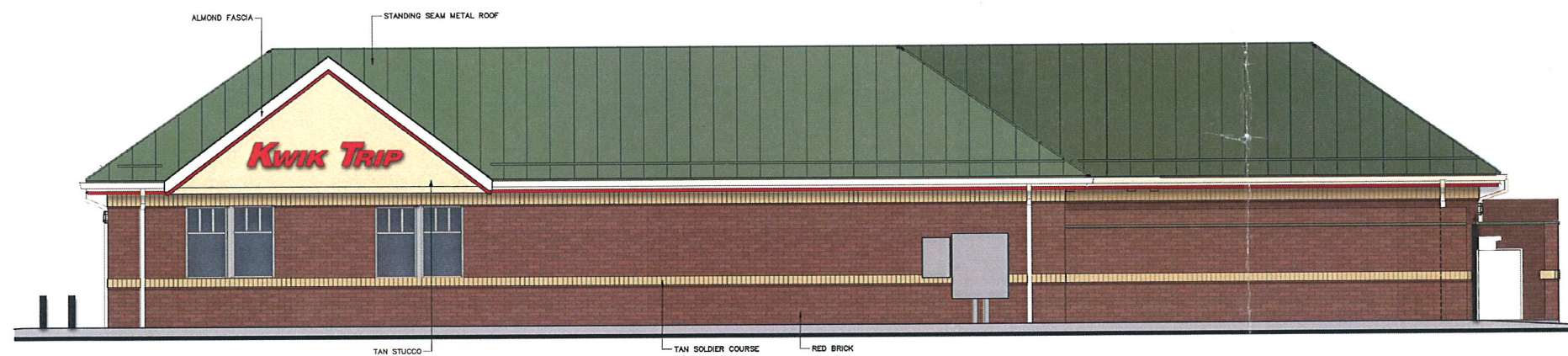
SHEET: 1022 L1



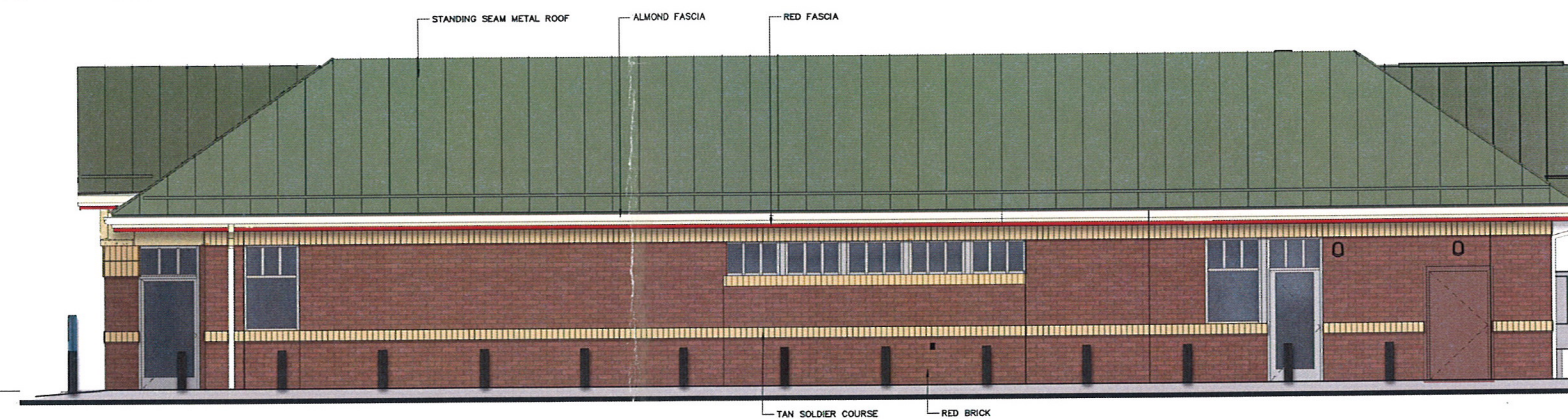
1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
3/16" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"



4 RIGHT ELEVATION
3/16" = 1'-0"

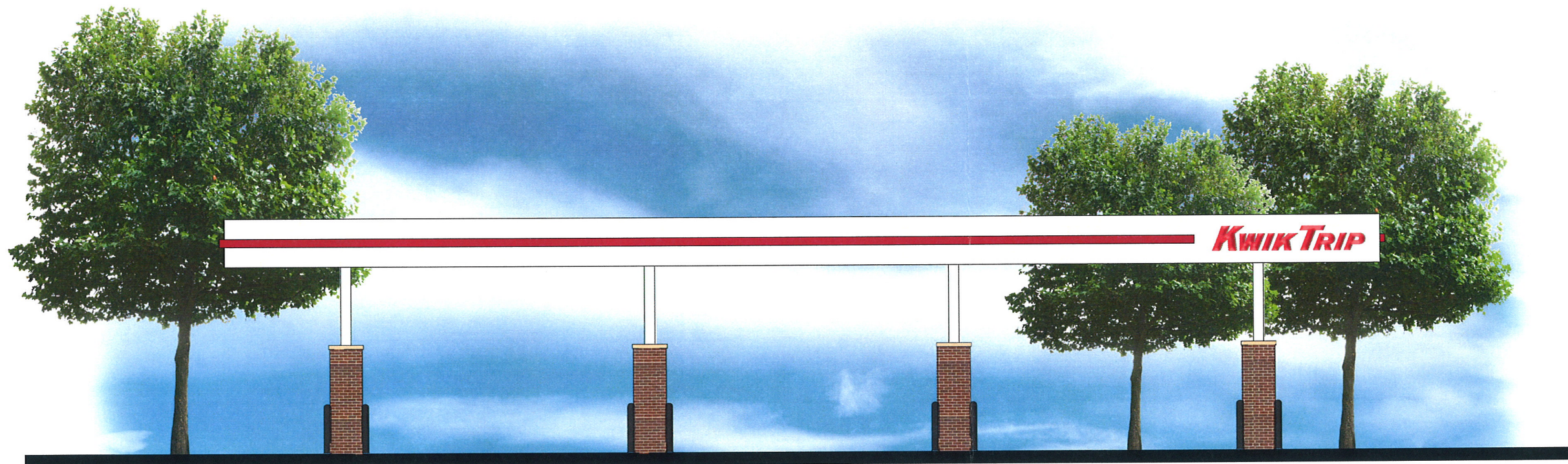
VANTAGE
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1 FRONT ELEVATION



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8 MPD



2 SIDE ELEVATION