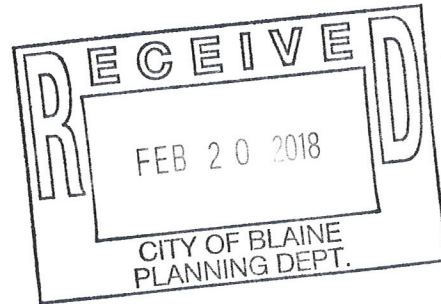


Fernando Vega

545 Ash Street Lino Lakes, MN. 55126 Cell#: 612-723-6332

February 20, 2018

Natasha Lukacs
Planning and Economic Development Technician
Community Development Dept in Blaine
10801 Town Square Drive NE Blaine, MN. 55449-8101



Case File No. 18-0013

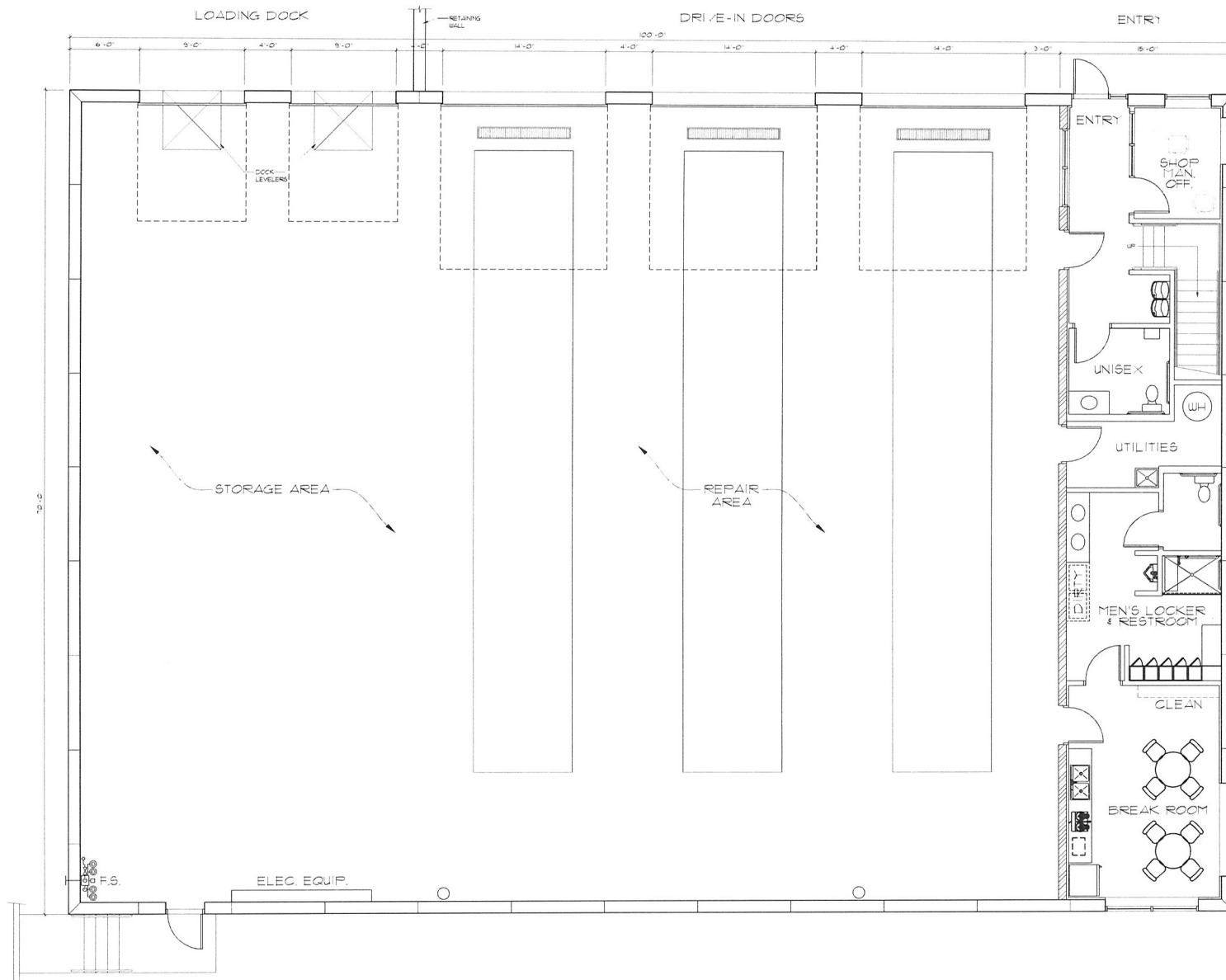
Dear Natasha Lukacs:

It is my pleasure to submit this letter of intent to pursue use and related approvals for the development of a trucking and transport facility at the northwest intersection of 101 Avenue and Naples St. in Blaine MN. Proposed building will include office space for business management and administration, two loading docks, three truck and trailer service repair bays with 14x16 doors, outside room to park 15-20 semi-truck/trailers for temporary storage and service, room to park administrative staff/driver personal vehicles, and adequate space for semi-trucks and trailers to turn around, park and attach/detach transport trailers. The business has grown to the point that I have run into zoning issues with the county of Anoka with the City of Lino Lakes and I am required a formal facility to accommodate staff, employee parking, loading docks, truck and trailer maintenance and equipment parking.

Sincerely,

A handwritten signature in black ink, appearing to read "Fernando Vega".

Fernando Vega



MAIN LEVEL FLOOR PLAN STUDY
1/4"=1'-0" (ON 24x36 SHEET)



**Rosa
Architectural
Group
Inc.**

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

BLAINE COMMERCIAL
NEW BUILDING FOR
VEGA TRAILER REPAIR

BLAINE, MN

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

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PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

PROJECT NUMBER: 21805

DATE: FEBRUARY 9, 2018

DRAWN BY: JL

CHECKED BY: RR

REVISIONS: _____

MAIN LEVEL
FLOOR PLAN STUDY

A2.1

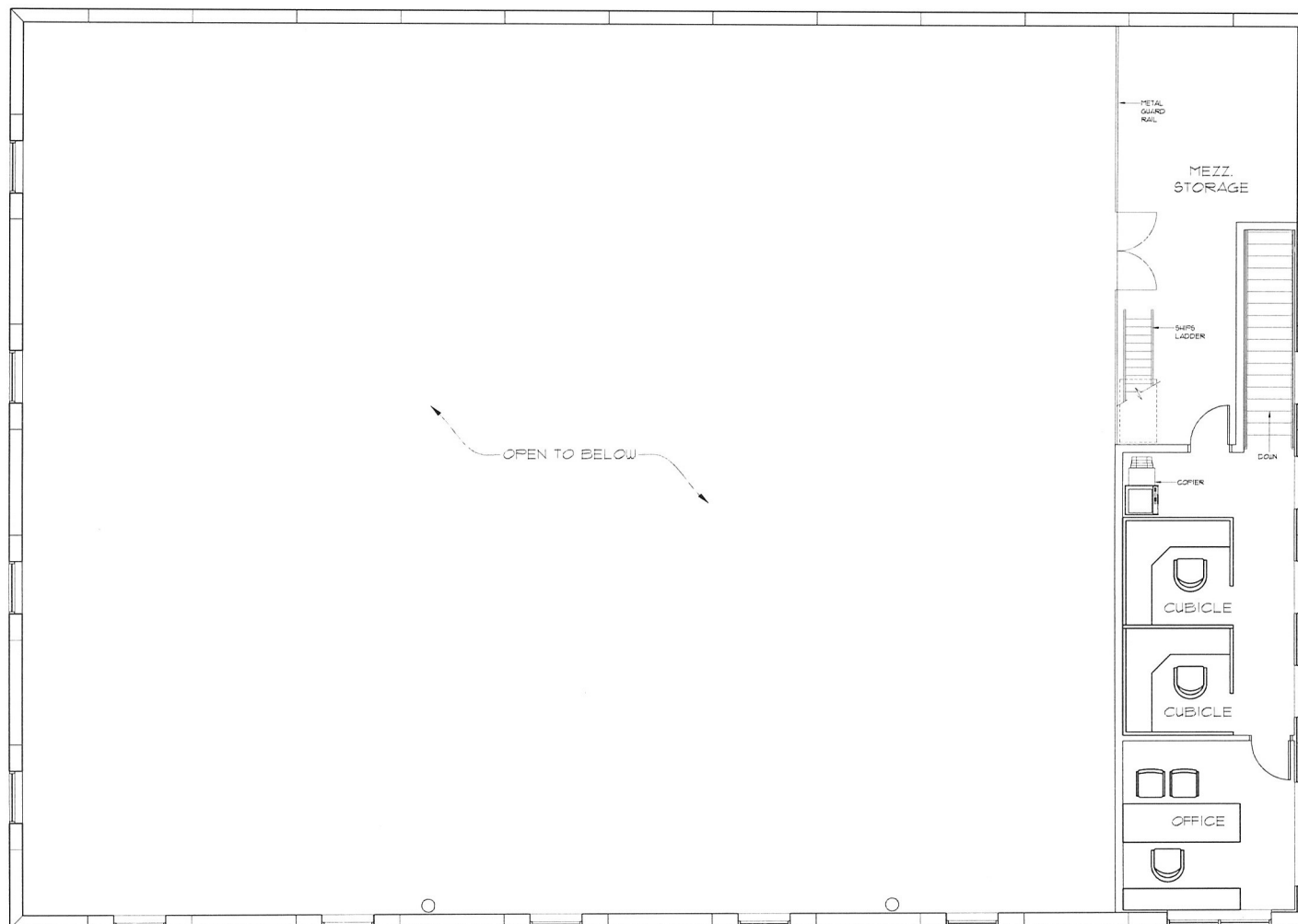
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1 UPPER LEVEL FLOOR PLAN STUDY
1/4"=1'-0" (ON 24x36 SHEET)



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UPPER LEVEL
FLOOR PLAN STUDY

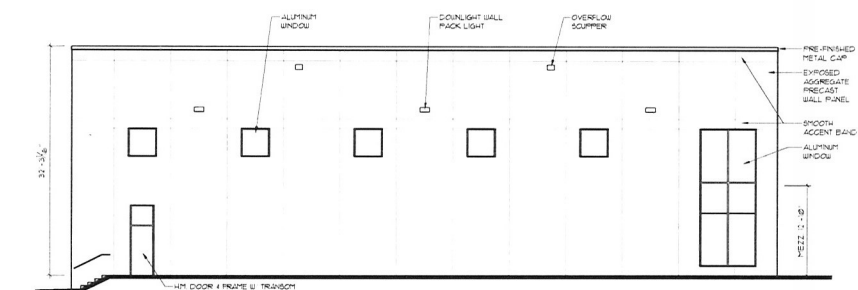
A2.2

Rosa Architectural Group Inc.

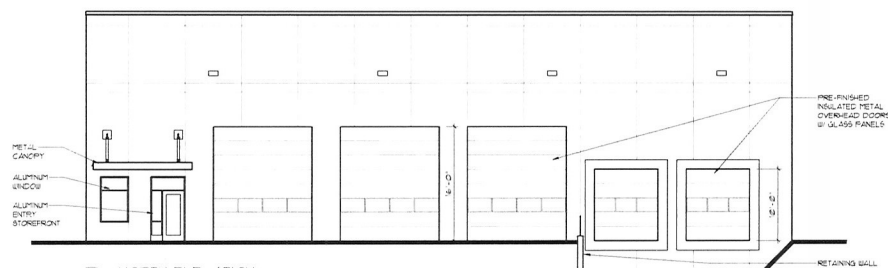
1084 Sterling Street
St. Paul, Minnesota 55119
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fax: 651-739-3165

BLAINE COMMERCIAL
NEW BUILDING FOR
VEGA TRAILER REPAIR

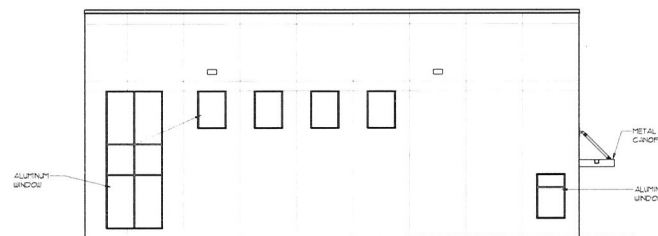
BLAINE, MN



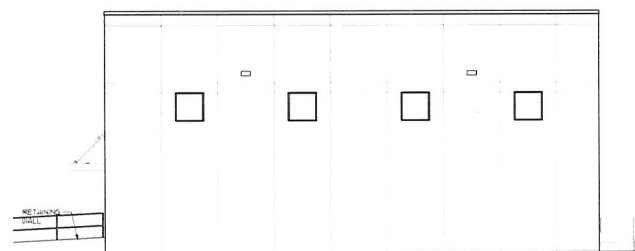
1 SOUTH ELEVATION
1/8"=1'-0" (ON 24x36 SHEET)



2 NORTH ELEVATION
1/8"=1'-0" (ON 24x36 SHEET)



3 EAST ELEVATION
1/8"=1'-0" (ON 24x36 SHEET)



4 WEST ELEVATION
1/8"=1'-0" (ON 24x36 SHEET)

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DRAWN BY: J.L.

CHECKED BY: R.R.

REVISIONS: _____

EXTERIOR ELEVATION
STUDIES

A3.1

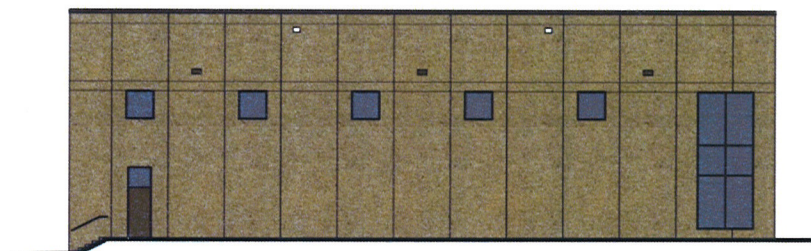
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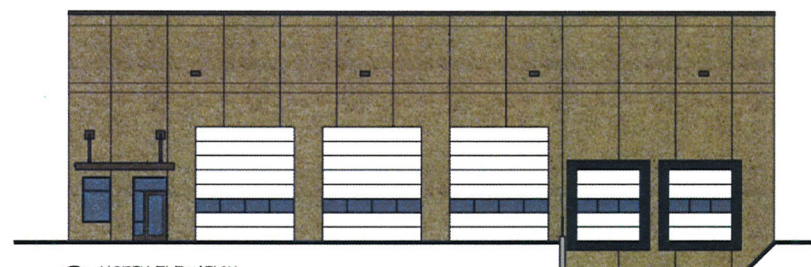
1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3185

BLAINE COMMERCIAL
NEW BUILDING FOR
VEGA TRAILER REPAIR

BLAINE, MN



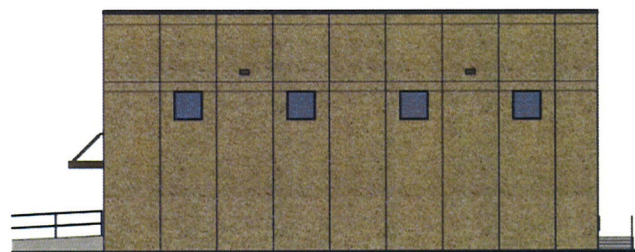
1 SOUTH ELEVATION
1/8"=1'-0" (ON 24x36 SHEET)



2 NORTH ELEVATION
1/8"=1'-0" (ON 24x36 SHEET)



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REVISIONS: _____

EXTERIOR ELEVATION
STUDIES

A3.1

| PLANT LIST: Site Plantings | | | | |
|----------------------------|-----|-----------------------------|---------------------|-------------|
| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE/ROOT |
| TREES | | | | |
| 4 | ABM | Acer Freemanii | American Blue Maple | 2-1/2" DBH |
| 5 | BBB | Pinus strobus 'Dorsetii' | Blue Spruce | 6" - 8" DBH |
| 5 | JP | Pinus Nigra | Austrian Pine | 6" - 8" DBH |
| 6 | C | Morus 'Purpurea' | Prunella Crataegus | 1-1/2" DBH |
| SHRUBS | | | | |
| 31 | TY | Fagus s. media 'Laurifolia' | Laurifolia Tree | 5 Gal. Pot |
| 10 | ID | Cornus Stolonifera 'Spaen' | Black Dogwood | 5 Gal. Pot |
| TOTAL 41 | | | | |

PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy. Plants to be installed as per standard ANSI planting practices. Use minimum 12" top planting soil on trees and 6" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

All landscaping, including the boulevard areas shall be irrigated with an underground sprinkler. Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees—fasten top and bottom. Remove by April 1.

Open top of burlap on BB materials; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary — per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be seeded unless otherwise noted. Sod shall be northern grown and hardy.

Planting beds for shrubs shall have 3" - 4" or 1-1/2" washed River rock mulch. No weed barrier fabric to be used. Separation of stone mulch from sod shall be by 4" vertical (commercial grade) black poly edging. Edging shall be spaced and staked with smooth curves and straight lines.

All planting beds shall be prepared using Preen or an approved equal weed preventative.

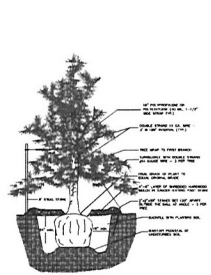
Organic black topsoil shall be spread over site where landscaping or sod to be placed, as per City code.

Double shredded dark brown hardwood mulch 4" deep shall be provided around all new trees.

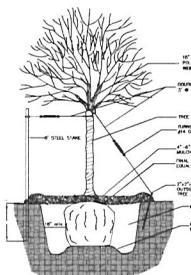
Field adjust tree and shrub locations to fit site and avoid utility locations and any changes that may have occurred to the buildings exterior and/or site in general.

Construction and soil types to be determined by the site Engineer.

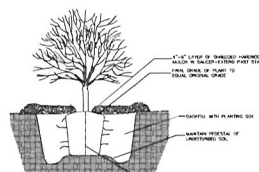
Contractor to field adjust foundation shrubs to best suit space and building's architecture.



CONIFEROUS TREE PLANTING DETAIL



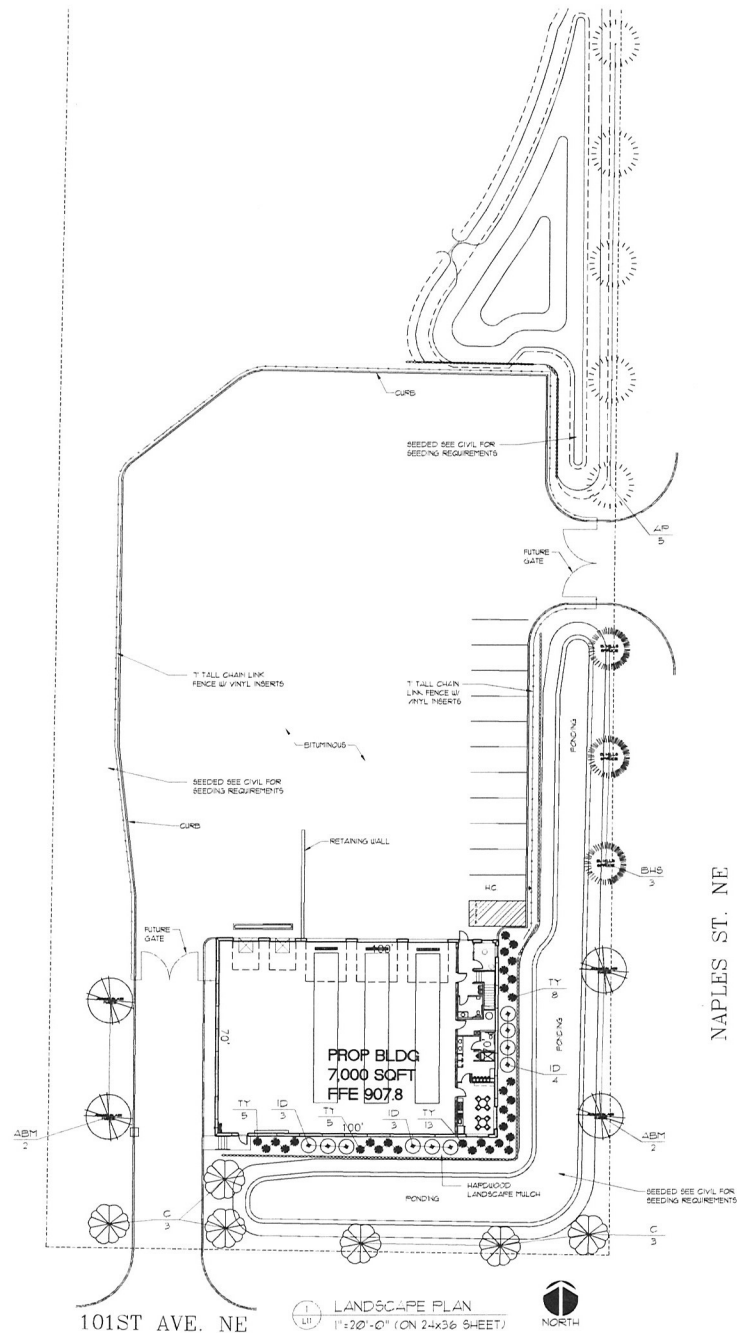
DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

REQUIRED LANDSCAPING

TREES: 1395 (LINEAL FEET OF SITE PERIMETER) / 100 = 13.95 x 14
 SHRUBS: 1395 (LINEAL FEET OF SITE PERIMETER) / 30 = 46.5 x 47
 CRN. TREES: 1395 (LINEAL FEET OF SITE PERIMETER) 200 x 6.97 x 7
 REDUCE BY 15% PER ZONE
 TREES: 13.95 x 2 = 11.95 x 12
 SHRUBS: 46.5 x 6.97 = 395 x 40
 CRN. TREES: 6.97 x 10 = 5.97 x 6



Rosa Architectural Group Inc.

1084 Sterling Street
 St. Paul, Minnesota 55119
 tel: 651-739-7988
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BLAINE COMMERCIAL
 NEW BUILDING FOR
 VEGA TRAILER REPAIR

BLAINE, MN

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PRINT NAME: _____
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 DATE: _____ REG. NO. _____

PROJECT NUMBER: 21805
 DATE: FEBRUARY 9, 2018
 DRAWN BY: JL
 CHECKED BY: RR
 REVISIONS: _____

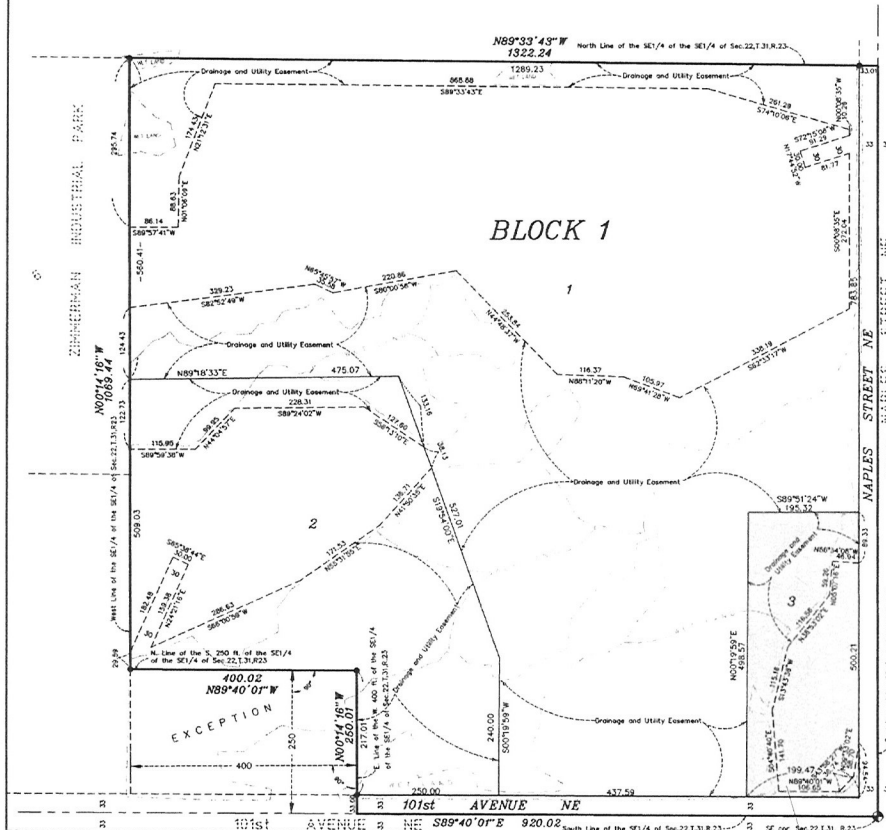
LANDSCAPE PLAN

L1.1

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BLAINE'S NORTHERN ASPHALT

County of Anoka
City of Blaine
Sec. 22, T. 31, R. 23



KNOW ALL MEN BY THESE PRESENTS That Gerhard Larson and Jeannette Larson, husband and wife, owners of the following described property situated in the State of Minnesota, County of Anoka to wit:

The Southeast Quarter of the Southeast Quarter of Section 22, Township 31, Range 23, except the West 400 feet of the South 250 feet thereof, according to the United States Government Survey thereof and situated in Anoka County, Minnesota.

Have caused the same to be surveyed and plotted as BLAINE'S NORTHERN ASPHALT and do hereby donate to the public for public use forever the thoroughfares and the drainage and utility easements as shown on this plot.

In witness whereof said Gerhard Larson and Jeannette Larson, husband and wife, have hereunto set their hands this _____ day of _____ 199__.

Gerhard Larson Jeannette Larson

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 199__ by Gerhard Larson and Jeannette Larson, husband and wife.

Notary Public, _____ County, Minnesota

My Commission Expires _____

I hereby certify that I have surveyed and plotted the property described on this plot as BLAINE'S NORTHERN ASPHALT; that this plot is a correct representation of said survey; that all distances are correctly shown on the plot in feet and hundredths of a foot; that all monuments will be correctly placed in the ground; that the outside boundary lines are correctly designated on said plot and that there are no wetlands or public highways to be designated other than as shown on said plot.

Ernest G. Rud
Ernest G. Rud, Land Surveyor
Minnesota License No. 9808

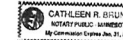
STATE OF MINNESOTA

COUNTY OF ANOKA

The foregoing Surveyors Certificate was acknowledged before me this 13th day of September,

1992, by Ernest G. Rud, Land Surveyor

Cathleen R. Bruno
Cathleen R. Bruno, Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000



This plot of BLAINE'S NORTHERN ASPHALT was approved by the City Council of Blaine, Minnesota at a regular meeting thereof held this _____ day of _____ 199__ and if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

By _____ Mayor

By _____ Clerk

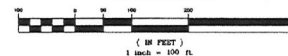
This plot has been checked and approved this _____ day of _____ 199__.

Larry D. Holm
Anoka County Surveyor

BLAINE COMMERCIAL PROJECT SITE



GRAPHIC SCALE



E. G. RUD & SONS, INC.
Land Surveyors



- Denotes found monument
- Denotes Anoka County monument

All monuments required by Minnesota Statute, and not shown on this plot, will be set within one year of the recording date of this plot, and shall be evidenced by a 1/2 inch by 18 inch run pipe marked by RLS 9808.

For the purposes of this plot the East line of the Southeast Quarter of Section 22, Township 31, Range 23, Anoka County, Minnesota is assumed to have a bearing of N 00°06'55\"/>