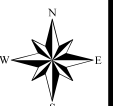
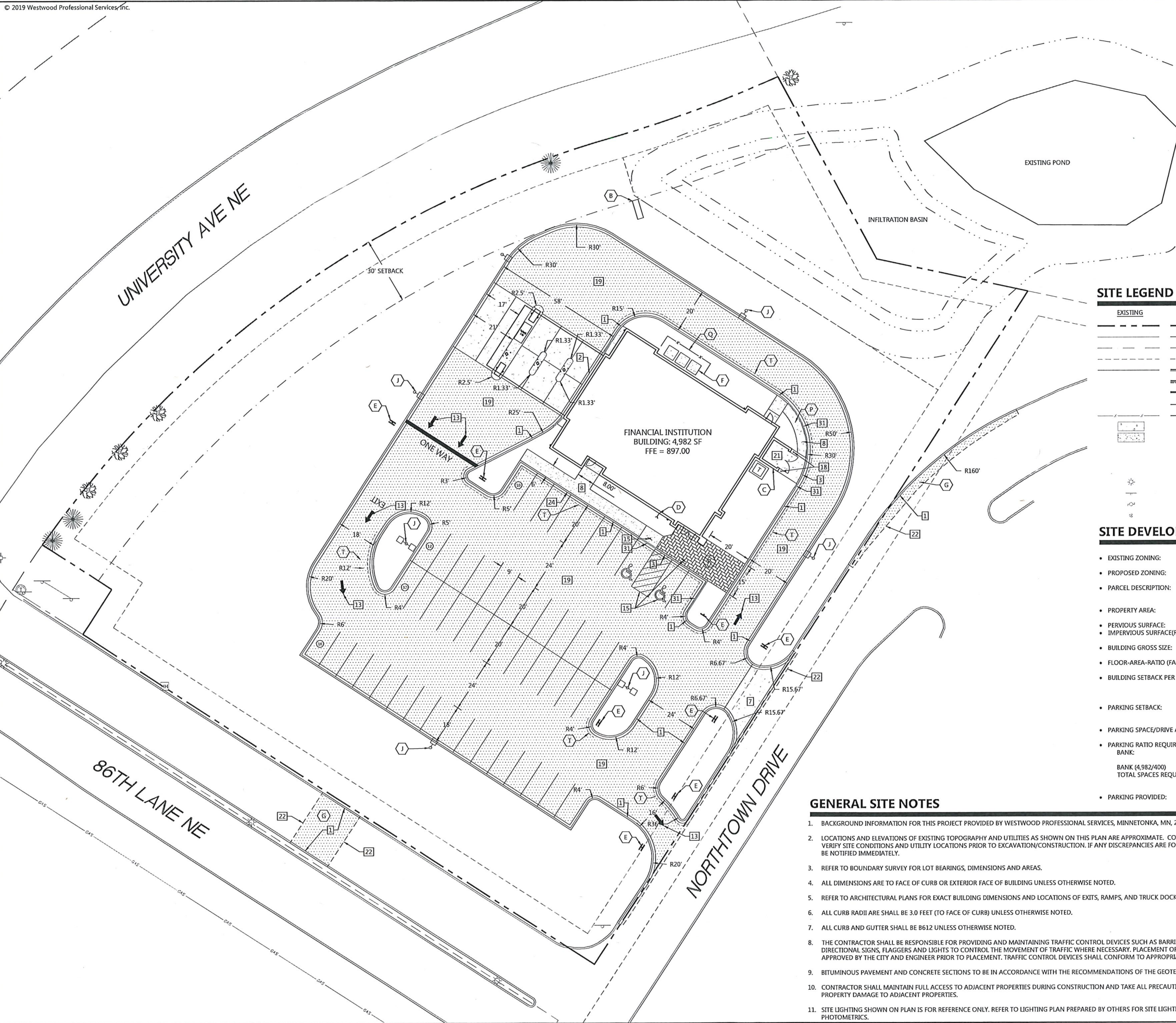


Case File No. 19-0027
Spire Credit Union

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







SITE KEYNOTES

- Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance
- A. PYLON SIGN. SEE SIGN PLANS AND DETAILS.
 - B. MONUMENT SIGN. SEE SIGN PLANS AND DETAILS.
 - C. TRASH ENCLOSURE. SEE ARCH PLANS AND DETAILS.
 - D. FDC CONNECTION. COORDINATE FINAL LOCATION WITH ARCH AND PLUMBING.
 - E. DIRECTIONAL SIGN. SEE SIGN PLANS AND DETAILS.
 - F. MECHANICAL UNIT
 - G. REMOVE AND REPLACE PAVEMENT IN KIND
 - H. LIGHT POLE (TYP.)
 - I. RAMP TO TRASH ENCLOSURE
 - J. FENCE - SEE ARCH PLANS
 - K. PAVERS - SEE ARCH. PLANS FOR PATTERN AND DETAIL
 - L. TIP-OUT CURB AND GUTTER

1 SITE DETAILS (SI-0XX)

- 1 B612 CURB AND GUTTER
- 2 B612 CURB AND GUTTER (MODIFIED)
- 3 FLUSH CURB AND GUTTER
- 7 ENTRANCE THRU CURB AND GUTTER
- 8 PRIVATE CONCRETE SIDEWALK
- 13 TRAFFIC ARROW
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING (TYP.)
- 18 BOLLARD
- 19 STANDARD DUTY PAVEMENT SECTION
- 21 HEAVY DUTY CONCRETE SECTION
- 22 SAW CUT CONTROL JOINT
- 24 CONCRETE CURB AT SIDEWALK
- 31 CURB TRANSITION TO FLUSH (B612)

SITE LEGEND

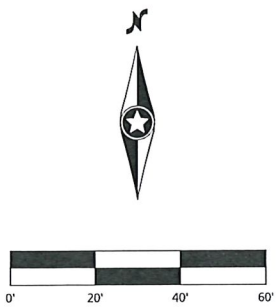
EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		CURB TRANSITION
		POND NORMAL WATER LEVEL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	B-3 - REGIONAL COMMERCIAL
PROPOSED ZONING:	B-3 - REGIONAL COMMERCIAL
PARCEL DESCRIPTION:	LOT 1, BLOCK 1, GLIMCHER NORTHTOWN MALL, ANOKA COUNTY, MINNESOTA.
PROPERTY AREA:	93,079 SF (2.13 AC)
PERVIOUS SURFACE:	38,890 SF (41.8%)
IMPERVIOUS SURFACE(RATIO):	54,189 SF (58.2%)
BUILDING GROSS SIZE:	4,982 SF
FLOOR-AREA-RATIO (FAR):	0.05
BUILDING SETBACK PER CODE:	50'-FRONT 20'-SIDE / 20'-SIDE TO ROW 20'-REAR
PARKING SETBACK:	30'-FRONT AND ROW 10'-SIDE AND REAR
PARKING SPACE/DRIVE AISLE:	9' WIDE X 20' LONG, 24' AISLE
PARKING RATIO REQUIREMENT BANK:	CITY OF BLAINE 1 SPACE / 400 SF OF BLDG
BANK (4,982/400) TOTAL SPACES REQUIRED:	12.46 SPACES 13 SPACES
PARKING PROVIDED:	50 (10.0/1,000 SF)

GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, 2018.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.



NOT FOR CONSTRUCTION

DESIGNED:	DTL
CHECKED:	DTL
DRAWN:	MDT
FIELD CREW:	
FIELD WORK DATE:	

PREPARED FOR:
SPIRE CREDIT UNION
2025 LARPEUR AVE W
FALCON HEIGHTS, MN 55113

ENGINEER'S CERTIFICATE: THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE: 05/08/19 LICENSE NO. _____

SPIRE CREDIT UNION
BLAINE, MN

Westwood
12701 Whitewater Drive, Suite 1000
Blaine, MN 55113
Phone: (852) 837-5150
Fax: (852) 837-5150
www.westwoodps.com
Westwood Professional Services, Inc.

SITE PLAN

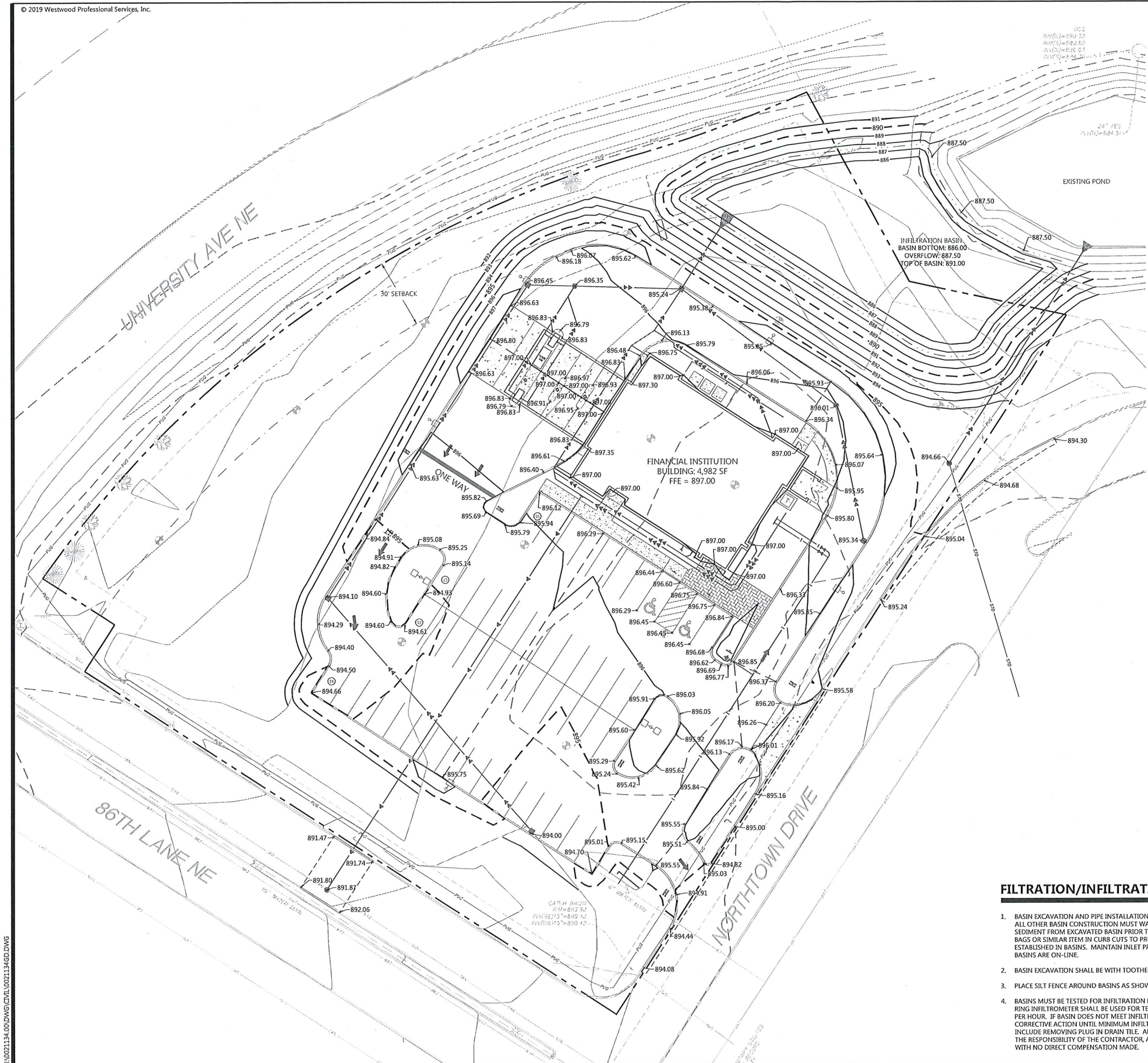
SHEET NUMBER:

C201

DATE: 05/08/19

0021134.00

SPIRE CREDIT UNION



GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERTOP
		SOIL BORING LOCATION

GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUIV. IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
14. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
15. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
16. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

FILTRATION/INFILTRATION BASIN NOTES

1. BASIN EXCAVATION AND PIPE INSTALLATION MAY TAKE PLACE BEFORE CURB INSTALLATION. ALL OTHER BASIN CONSTRUCTION MUST WAIT UNTIL FINAL SITE LANDSCAPING. REMOVE SEDIMENT FROM EXCAVATED BASIN PRIOR TO PLACEMENT OF FILTER MEDIA. PLACE SAND BAGS OR SIMILAR ITEM IN CURB CUTS TO PRE-FILTER STORM WATER UNTIL PLANTS ARE ESTABLISHED IN BASINS. MAINTAIN INLET PROTECTION ON DOWN STREAM INLETS UNTIL BASINS ARE ON-LINE.
2. BASIN EXCAVATION SHALL BE WITH TOOTHED-BUCKETS TO SCARIFY THE BOTTOM.
3. PLACE SILT FENCE AROUND BASINS AS SHOWN IMMEDIATELY AFTER BASIN CONSTRUCTION.
4. BASINS MUST BE TESTED FOR INFILTRATION RATE AFTER TOTAL SITE STABILIZATION. A DUAL RING INFILTROMETER SHALL BE USED FOR TESTING. MINIMUM INFILTRATION RATE IS 1-INCH PER HOUR. IF BASIN DOES NOT MEET INFILTRATION RATE, CONTRACTOR MUST TAKE CORRECTIVE ACTION UNTIL MINIMUM INFILTRATION RATE IS MET. CORRECTIVE ACTION MAY INCLUDE REMOVING PLUG IN DRAIN TILE. ALL TESTING AND CORRECTIVE ACTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE INCIDENTAL TO THE CONTRACT, WITH NO DIRECT COMPENSATION MADE.



NOT FOR CONSTRUCTION

DESIGNED:	04/23/19
CHECKED:	04/23/19 - CLIENT CHECKSET
DRAWN:	04/26/19 - WATERSHED SUBMITTAL
FIELD CROW:	05/08/19 - CITY SUBMITTAL
FIELD WORK DATE:	

PREPARED FOR:
SPIRE CREDIT UNION
2025 LARSENTEUR AVE W
FALCON HEIGHTS, MN 55113

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE: 05/08/19 LICENSE NO. _____

SPIRE CREDIT UNION
BLAINE, MN

Westwood
12701 Whitehurst Drive, Suite 8200
Minnetonka, MN 55345
(952) 837-6100
(952) 837-6822
(800) 357-0700
WestwoodProfessionalServices.com

GRADING PLAN

SHEET NUMBER:

C300

DATE: 05/08/19

0021134.00

SPIRE CREDIT UNION

GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FOOT OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE 8" MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8" OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
14. STORM SEWER PIPE:
 - A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
 - B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
 - C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
 - D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
 - E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FOET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
 - F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10-FOET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
15. DRAINTILE:
 - A. PE DRAINTILE AND FITTINGS SHALL BE PER ASTM F405.
 - B. PVC DRAINTILE AND FITTINGS SHALL BE PER ASTM 2729.
16. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150.
17. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE, POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCV52 (OR EQUIVALENT).
18. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.

UTILITY LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE
---	---	VERTICAL UTILITY SEPARATION



NOT FOR CONSTRUCTION

DESIGNED	MD
CHECKED	DTB
DRAWN	MD
FIELD CREW	FIELD CREW
FIELD WORK DATE	

PREPARED FOR:
SPIRE CREDIT UNION
2025 LARSENTEUR AVE W
FALCON HEIGHTS, MN 55113

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR A duly licensed PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA
DATE: 05/08/19 LICENSE NO. _____

SPIRE CREDIT UNION
BLAINE, MN

Westwood
Phone (822) 937-6160 12701 Whitewater Drive, Suite #300
Fax (822) 937-6822 Minneapolis, MN 55449
E-mail (822) 937-6160 westwood@westwood.com
Westwood Professional Services, Inc.

UTILITY PLAN

SHEET NUMBER:

C500

DATE: 05/08/19

0021134.00

SPIRE CREDIT UNION



NOT FOR CONSTRUCTION

OVERSTORY TREE REQUIREMENT (THE GREATER OF)

ONE (1) OVERSTORY DECIDUOUS SHADE TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF TOTAL BUILDING FLOOR AREA ($4,982/2,000 = 3$ TREES)
OR
ONE (1) TREE FOR EVERY ONE HUNDRED (100) FEET OF SITE PERIMETER ($1,258/100 = 13$ TREES)

CONIFEROUS TREE REQUIREMENT (THE GREATER OF)

ONE (1) CONIFEROUS TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF BUILDING ($4,982/2,000 = 3$ TREES)
OR
ONE (1) CONIFEROUS TREE FOR EVERY TWO HUNDRED (200) FEET OF SITE PERIMETER ($1,258/200 = 7$ TREES)

ORNAMENTAL TREE REQUIREMENT (THE GREATER OF)

ONE (1) ORNAMENTAL TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF BUILDING ($4,982/2,000 = 3$ TREES)
OR
ONE (1) ORNAMENTAL TREE FOR EVERY TWO HUNDRED (200) FEET OF SITE PERIMETER ($1,258/200 = 7$ TREES)

TREES REQUIRED= 27

TREES PROVIDED= 27 (13 PROPOSED OVERSTORY TREES + 7 PROPOSED CONIFEROUS TREES + 7 PROPOSED ORNAMENTAL TREES)

SHRUB REQUIREMENT (THE GREATER OF)

ONE (1) UNDERSTORY SHRUB FOR EVERY THREE HUNDRED (300) SQUARE FEET OF BUILDING ($4,982/300 = 17$ TREES OR
ONE (1) SHRUB FOR EVERY THIRTY (30) FEET OF SITE PERIMETER ($1,258/30 = 42$ SHRUBS)

SHRUBS REQUIRED= 42

SHRUBS PROVIDED= 71

A	SHREDDED HARDWOOD MULCH (TYP.)
B	EDGER (TYP.)
C	SOD (TYP.)

OVERSTORY DECIDUOUS TREE

ORNAMENTAL TREE

SHRUBS / VINES

PERENNIALS

EDGER

BOULDERS

MINDOT SEED MIX 33-261

CODE	QTY.	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING
OVERSTORY TREE	13					
ABA	6	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERS RED'	2 5" CAL.	B&B	AS SHOWN
IMH	4	IMPERIAL HONEYLOCUST	GLADISTIA TRIACANTHOS VAR. INERMIS 'IMPCOLE'	2 5" CAL.	B&B	AS SHOWN
BOL	3	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	2 5" CAL.	B&B	AS SHOWN
ORNAMENTAL TREE	7					
PRC	4	PRAIRIE ROSE CRAB	MALUS 'PRAIRIE ROSE'	1 5" CAL.	B&B	AS SHOWN
SSC	3	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	1 5" CAL.	B&B	AS SHOWN
CONIFEROUS TREE	7					
BHS	3	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' HT.	B&B	AS SHOWN
NOP	4	NORWAY PINE	PINUS RESINOSA	6' HT.	B&B	AS SHOWN
CONIFEROUS SHRUB	29					
MJJ	19	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MONILEP'	4'-0"	#5 CONT.	4'-0" O.C.
TAY	10	TAUNTON YEW	TAXUS MEDII 'TAUNTON'	4'-0"	#5 CONT.	4'-0" O.C.
DECIDUOUS SHRUB	42					
NFS	12	NEON FLASH SPIREA	SPIRAEA JAPONICA 'NEON FLASH'	3'-0"	#5 CONT.	3'-0" O.C.
BLC	16	BLACK CHOKEBERRY	ARONIA MELANOCARPA	4'-0"	#5 CONT.	4'-0" O.C.
ANH	6	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	4'-0"	#5 CONT.	4'-0" O.C.
SWN	8	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5'-0"	#5 CONT.	5'-0" O.C.
PERENNIALS	215					
ASD	90	APRICOT SPARKLES DAYLILY	HEMEROCALLIS 'APRICOT SPARKLES'	12"	#1 CONT.	12" O.C.
BES	30	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	16"	#1 CONT.	16" O.C.
PWW	75	POW WOW WILDBERRY ECHINACEA	ECHINACEA PURPUREA 'POW WOW WILDBERRY'	18"	#1 CONT.	18" O.C.
RHA	20	RHEINLAND ASTILBE	ASTILBE 'RHEINLAND'	12"	#1 CONT.	12" O.C.

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

INITIAL ISSUE REGION:	04/23/19	DESIGNED:	PAC
REGION:		CHECKED:	JRW
04/23/19 - CLIENT CHECKSET		DRAWN:	PAC
04/26/19 - WATERSHED SUBMITTAL		FIELD CREW:	
05/08/19 - CITY SUBMITTAL		FIELD WORK DATE:	

PREPARED FOR:

SPIRE CREDIT UNION

2025 LARPEN TEUR AVE W
FALCON HEIGHTS. MN 55113

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
FULLY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA

DATE: 05/08/19 LICENSE NO. _____

SPIRE CREDIT UNION

BLAINE, MN

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodpa.com

LANDSCAPE
PLAN

SHEET NUMBER:

L100

DATE: 05/08/19

0021134.00

SPIRE CREDIT UNION



www.htg-architects.com
Minneapolis Tampa Blsmark

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880
Fax: 952.278.8822

PROJECT

SPIRE
CREDIT UNION

NEW BRANCH

NORTHTOWN
BLAINE, MN

ISSUED SET		
REVISIONS		
DATE	NO.	
5/8/19	1	CITY SUBMITTAL

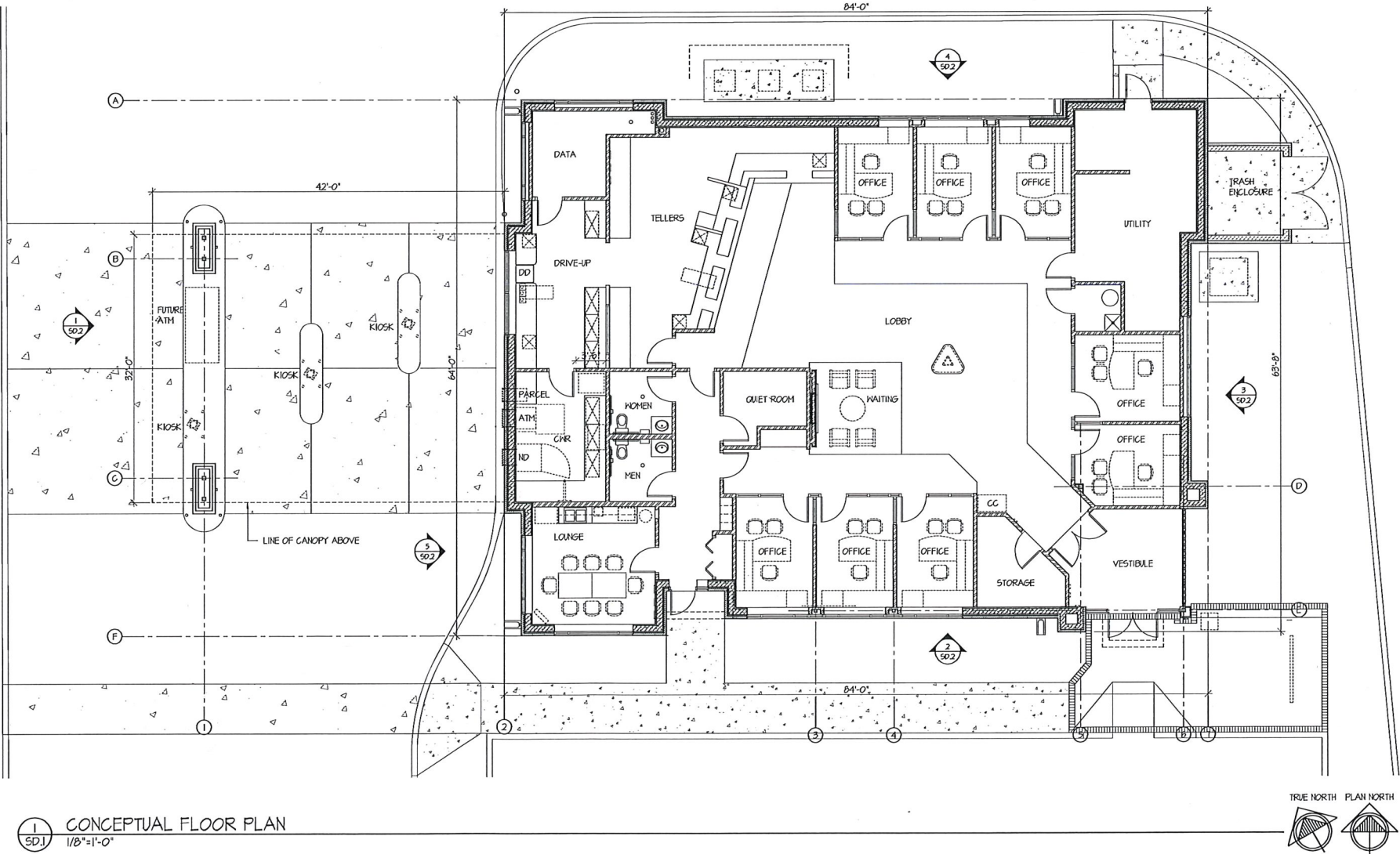
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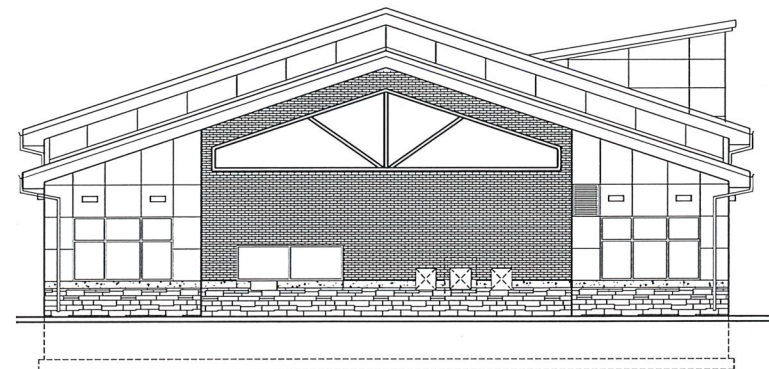
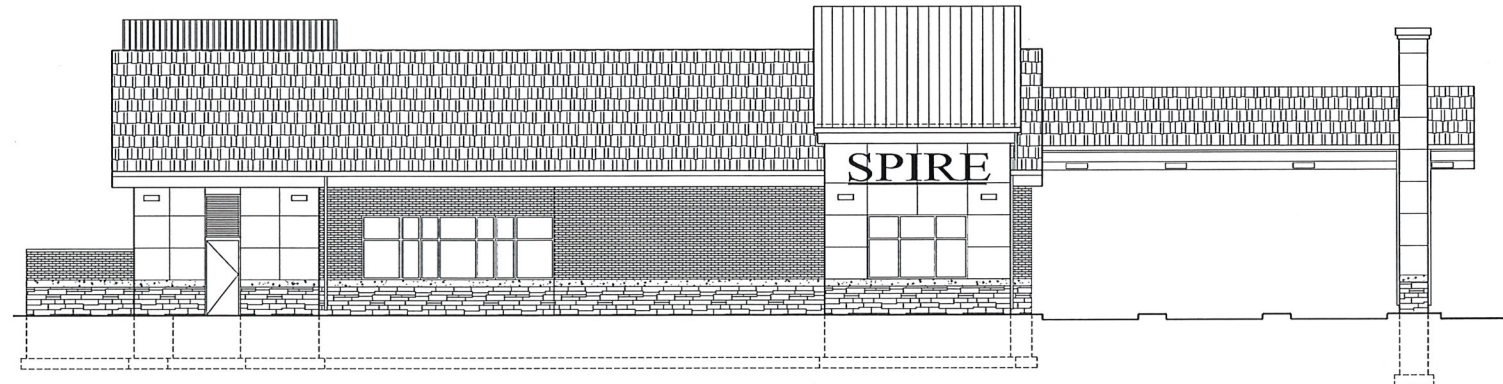
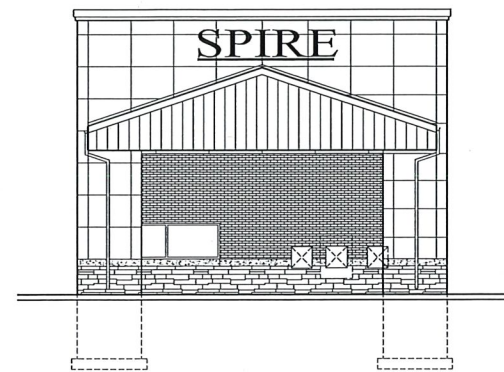
SEAN RABOIN
47337 REG. NO. TBD DATE

CONCEPTUAL FLOOR PLAN

DRAWN BY: FJP CHECKED BY: DFS

SD.1





MATERIALS & COLOR KEY:	
ASPHALT SHINGLES:	OVENS CORNING COLOR: ONYX BLACK
STANDING SEAM METAL ROOF:	COLOR SPIRE GOLD
FASCIA:	PRE-FINISHED METAL COLOR: EXTRA DARK BRONZE
STONE:	STONE VENEER, NORSTONE COLOR: CHARCOAL
PRECAST:	MARBLESTONE COLOR: #44025
BRICK:	VEENEER INTERSTATE BRICK ASH-L-4, MODULAR
EXTERIOR INSULATION & FINISH SYSTEM (EIFS):	CUSTOM COLOR TO MATCH SPIRE BLUE
GUTTERS & DOWNSPOUTS:	PRE-FINISHED METAL COLOR: EXTRA DARK BRONZE
ALUM. FRAME:	CLEAR ANODIZED

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STATE OF MINNESOTA

SEAN RABOIN

47337	TBD
REG. NO.	DATE

CONCEPTUAL EXTERIOR ELEVATIONS

DRAWN BY: FJP CHECKED BY: DFS

SD.2

191116 EE-191116
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PROJECT

NEW BRANCH

REVISIONS

1. [Download the PDF](#)

1. QUESTION	2. ANSWER	3. EXPLANATION
1. QUESTION	2. ANSWER	3. EXPLANATION

[illegible]

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_____ **Rede de Apoio** _____

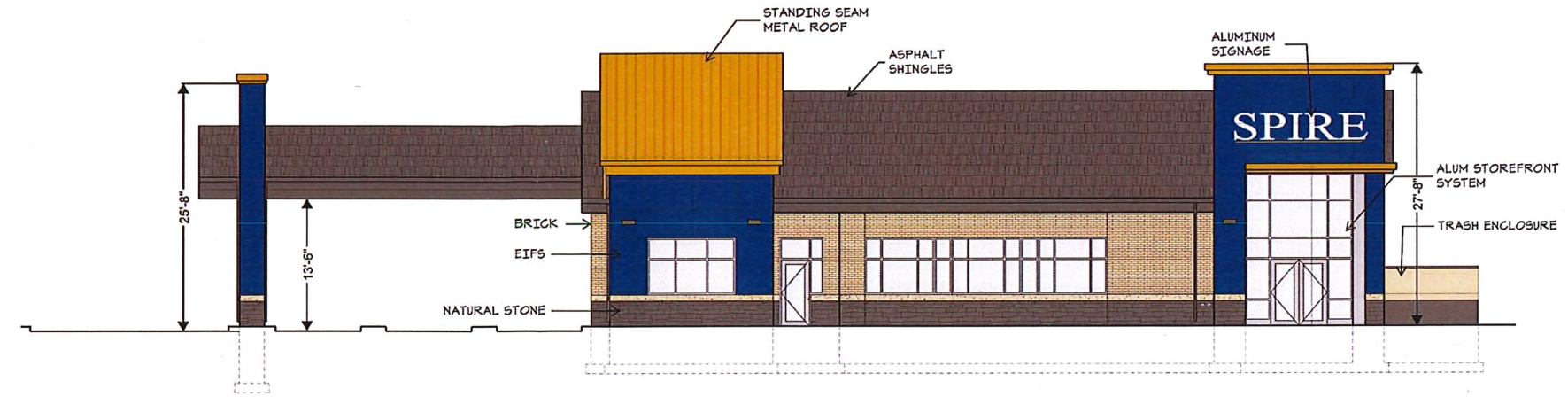
SEAN RABOIN

CONCEPTUAL EXTERIOR ELEVATIONS

DRAWN BY: _____ **CHECKED BY:** _____

SD.1

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2 SOUTHWEST ELEVATION
SD.1 1/8" = 1'-0"



4 NORTHEAST ELEVATION
SD.1 1/8" = 1'-0"

