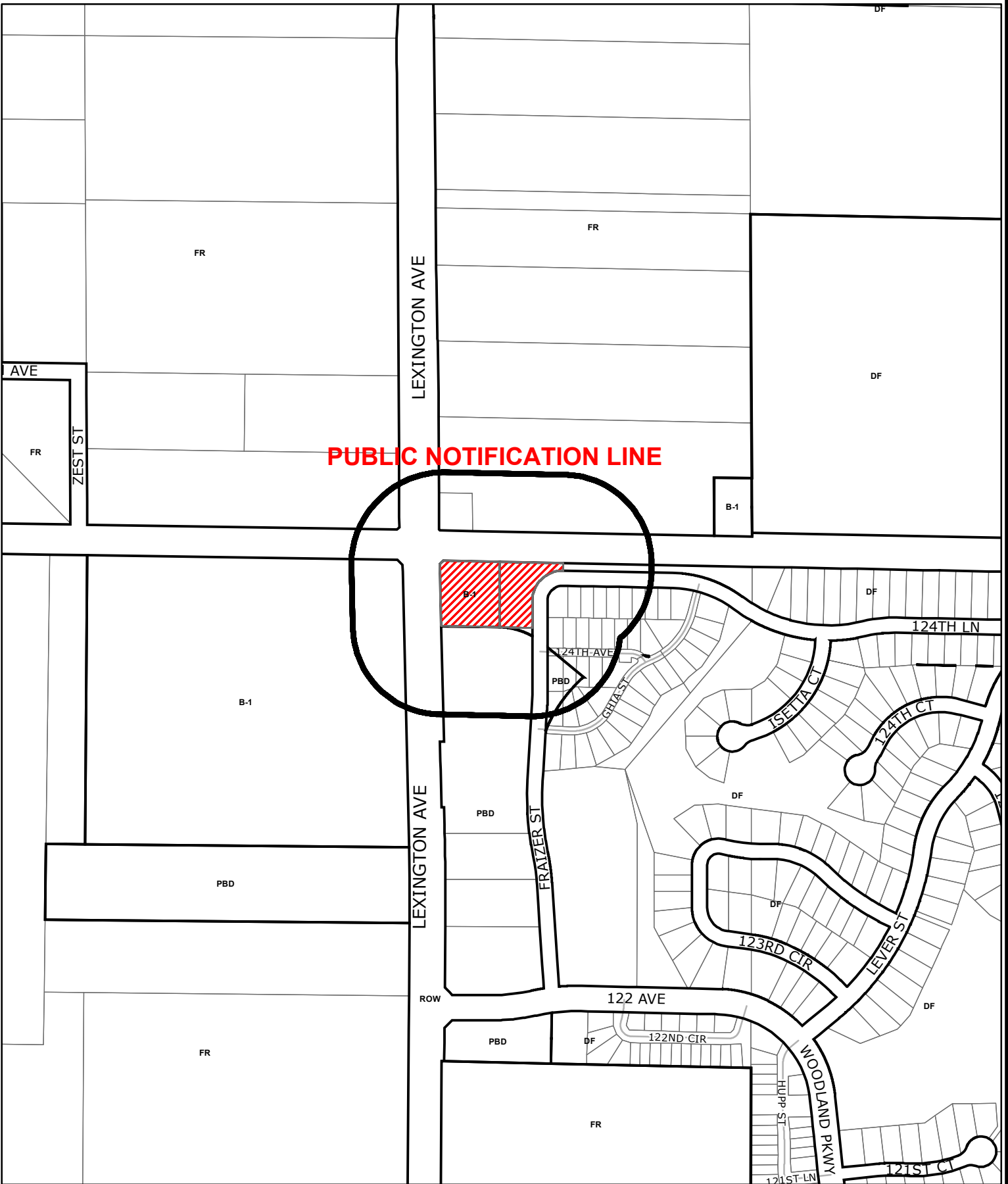
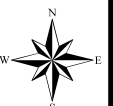




Case File No. 19-0032 Royal Lakes Retail Center

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



Rosa
Architectural
Group
Inc.

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

ROYAL LAKES
RETAIL CENTER

12475 LEXINGTON AVE NE
BLAINE, MN 55449

CLASSIC
CONSTRUCTION

PH: 763-434-8870
18542 ULYSSES ST. NE
EAST BETHEL, 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
UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

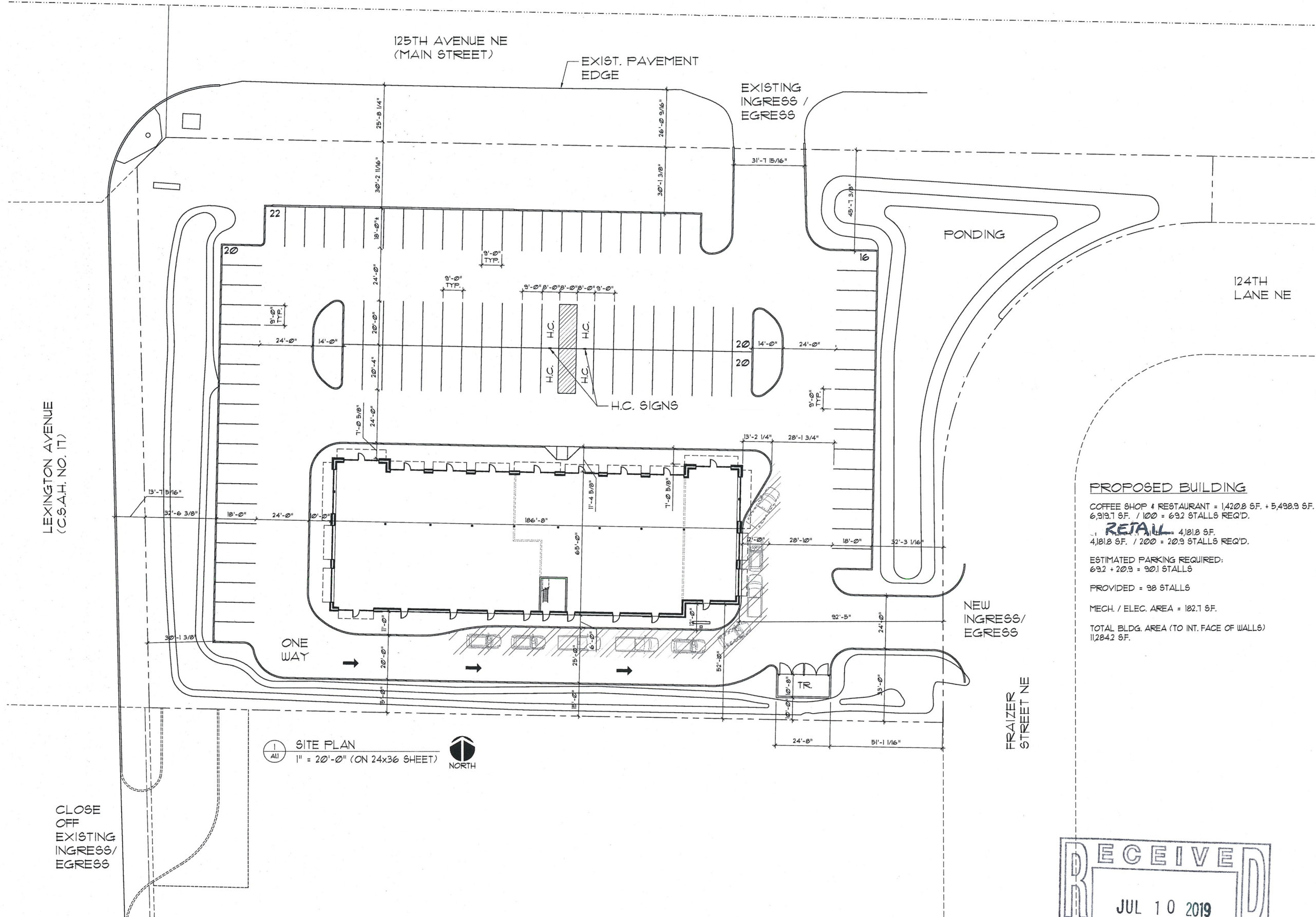
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR
REPORT WAS PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: ROSA ARCHITECTURAL GROUP
SIGNED: _____
DATE: 6/7/20 REG. NO. 18039

PROJECT NUMBER: 21917
DATE: JUNE 7, 2019
DRAWN BY: JL
CHECKED BY: RR
REVISIONS: 7/9/2019

SITE PLAN

A1.1



PROPOSED BUILDING

COFFEE SHOP & RESTAURANT = 14208 SF. + 5,498.9 SF.
6,919.7 SF. / 100 = 692 STALLS REQ'D.

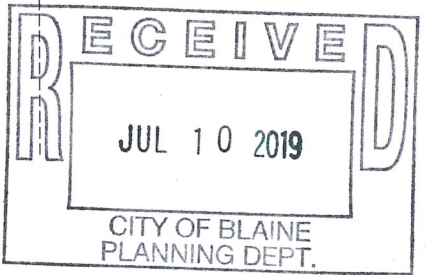
RETAIL = 4,181.8 SF.
4,181.8 SF. / 200 = 20.9 STALLS REQ'D.

ESTIMATED PARKING REQUIRED:
692 + 20.9 = 90.1 STALLS

PROVIDED = 98 STALLS

MECH. / ELEC. AREA = 182.1 SF.

TOTAL BLDG. AREA (TO INT. FACE OF WALLS)
11,284.2 SF.



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SIGNED: _____

DATE: _____ REG. NO. _____

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 UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: RUSSELL R. ROSA

SIGNED: [Signature]

DATE: 6/7/19 REG. NO. 18039

PROJECT NUMBER: 21917

DATE: JUNE 7, 2019

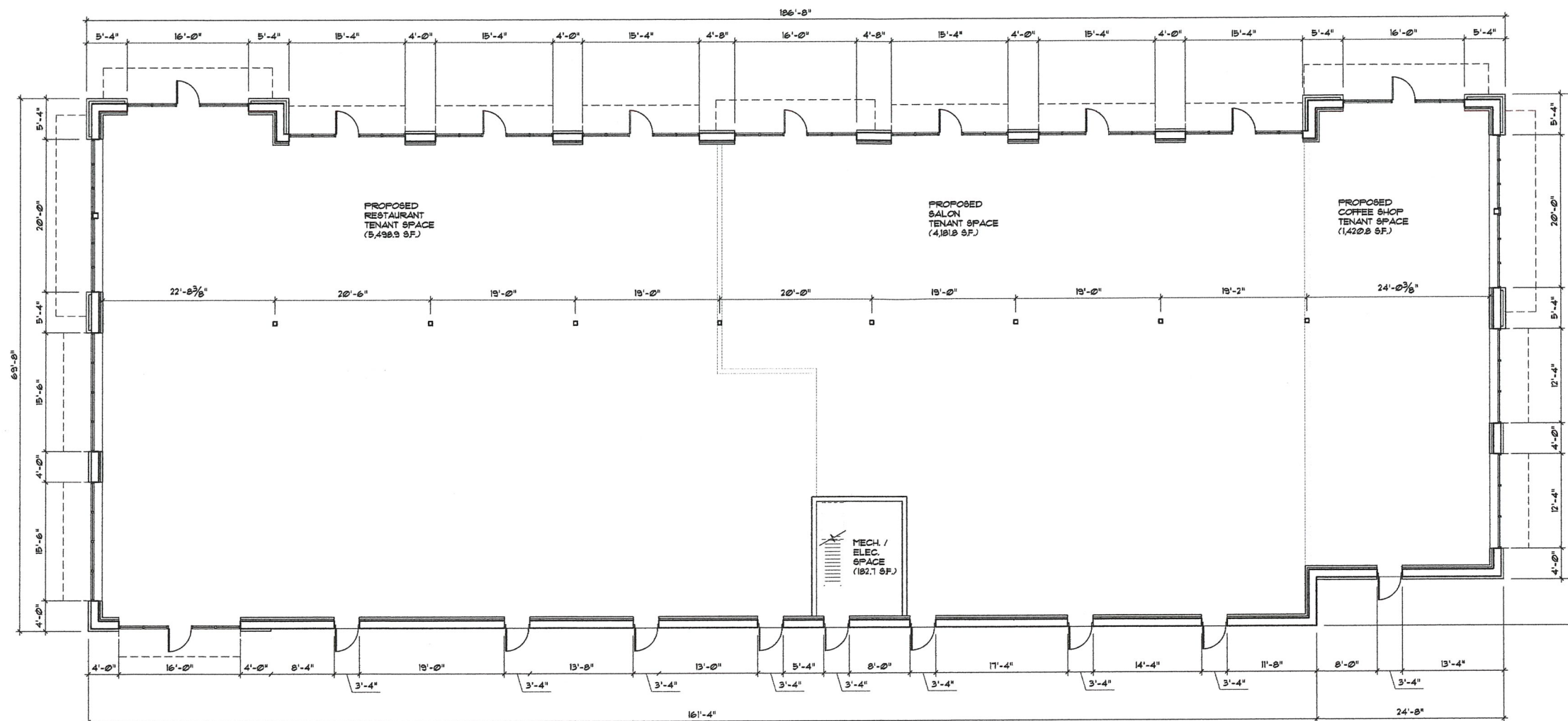
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CHECKED BY: RR

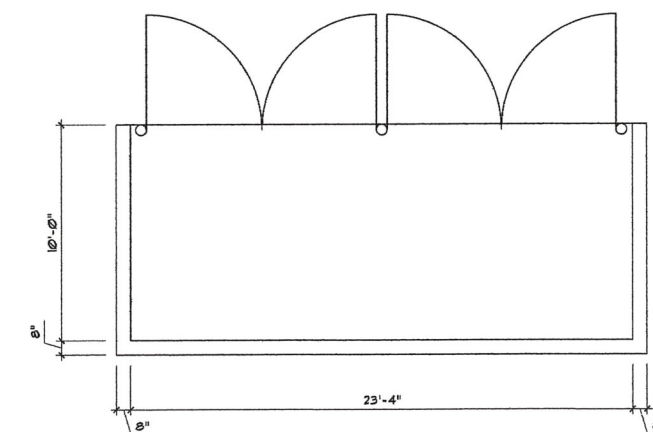
REVISIONS: _____

FLOOR PLAN

A2.1



1 FLOOR PLAN
A2.1 1/8" = 1'-0" (ON 24x36 SHEET)

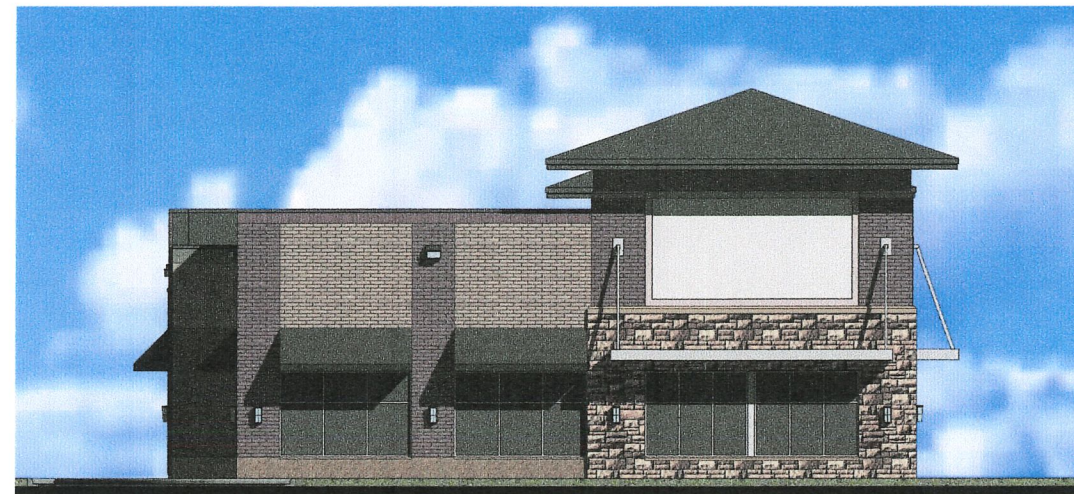


2 TRASH ENCLOSURE PLAN
A2.1 1/4" = 1'-0" (ON 24x36 SHEET)

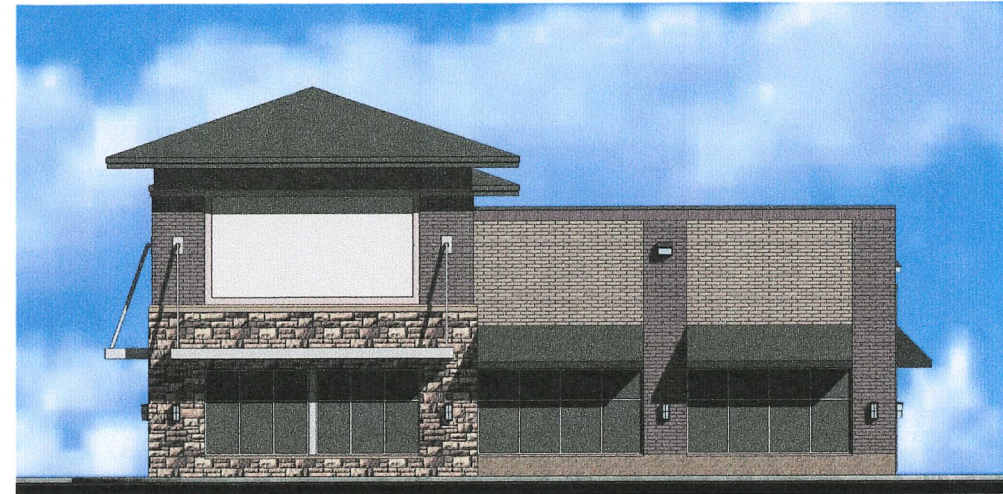




NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



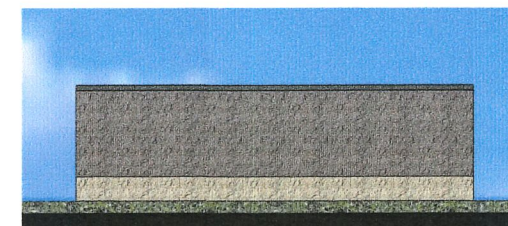
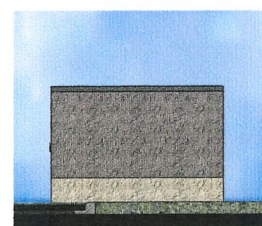
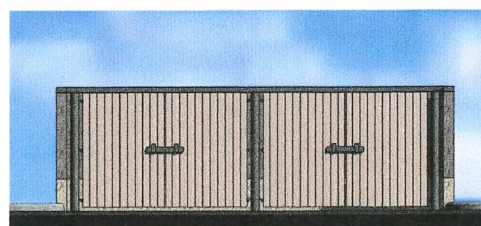
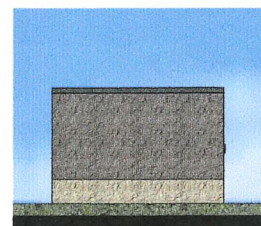
EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE ELEVATIONS
SCALE: 3/16" = 1'-0"

Rosa Architectural Group Inc.

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ROYAL LAKES RETAIL CENTER

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BLAINE, MN 55449

CLASSIC CONSTRUCTION

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18542 ULYSSES ST. NE
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UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: _____
SIGNED: _____
DATE: _____
PROJECT: _____
SHEET: _____
PROJECT: _____
SHEET: _____
DATE: 6/7/19
PROJECT: _____
SHEET: 18039

PROJECT NUMBER: 21917
DATE: JUNE 7, 2019
DRAWN BY: JL
CHECKED BY: RR
REVISIONS: _____

COLOR ELEVATIONS

A3.2

Rosa
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Inc.

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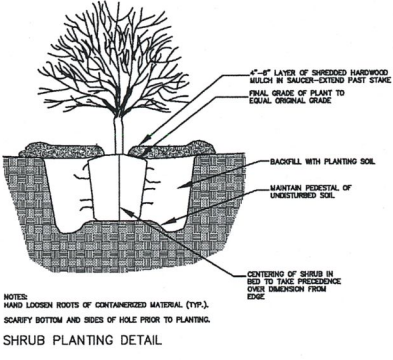
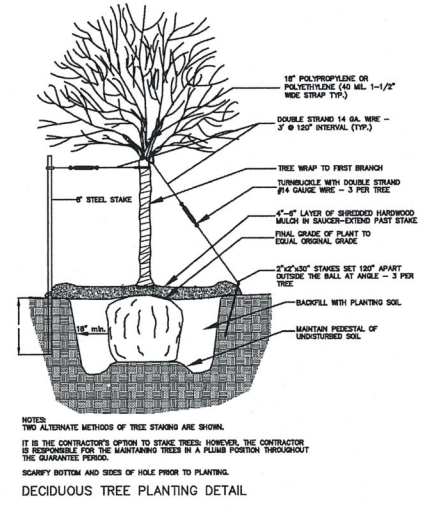
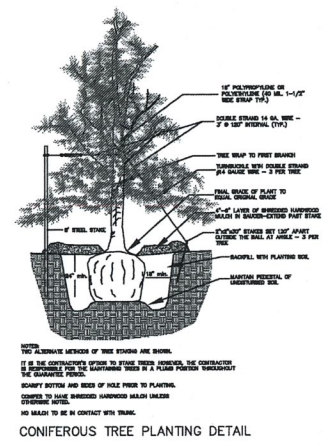
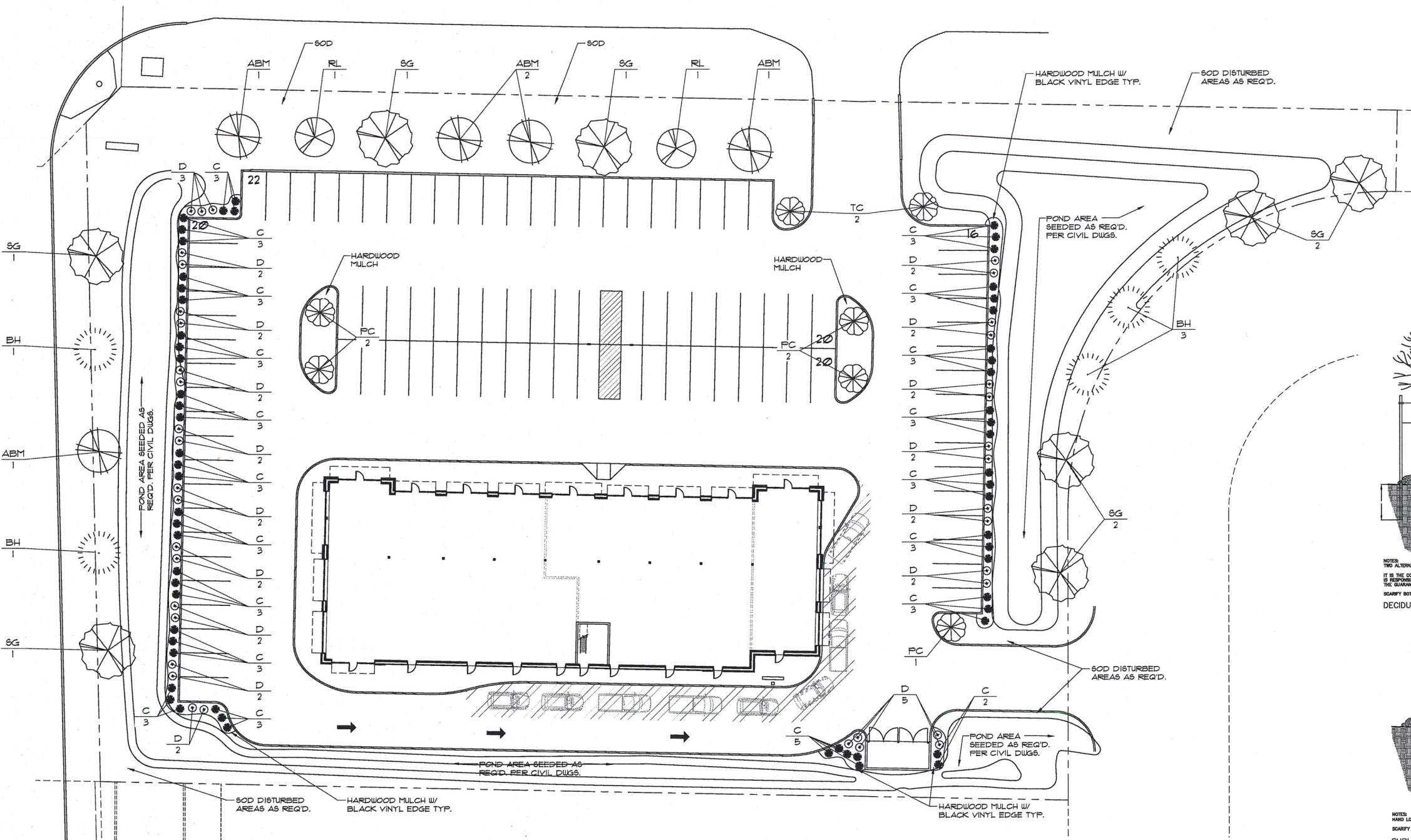
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DATE: JUNE 7, 2019
DRAWN BY: JL
CHECKED BY: RR
REVISIONS: 7/9/2019

LANDSCAPE PLAN

L1.1



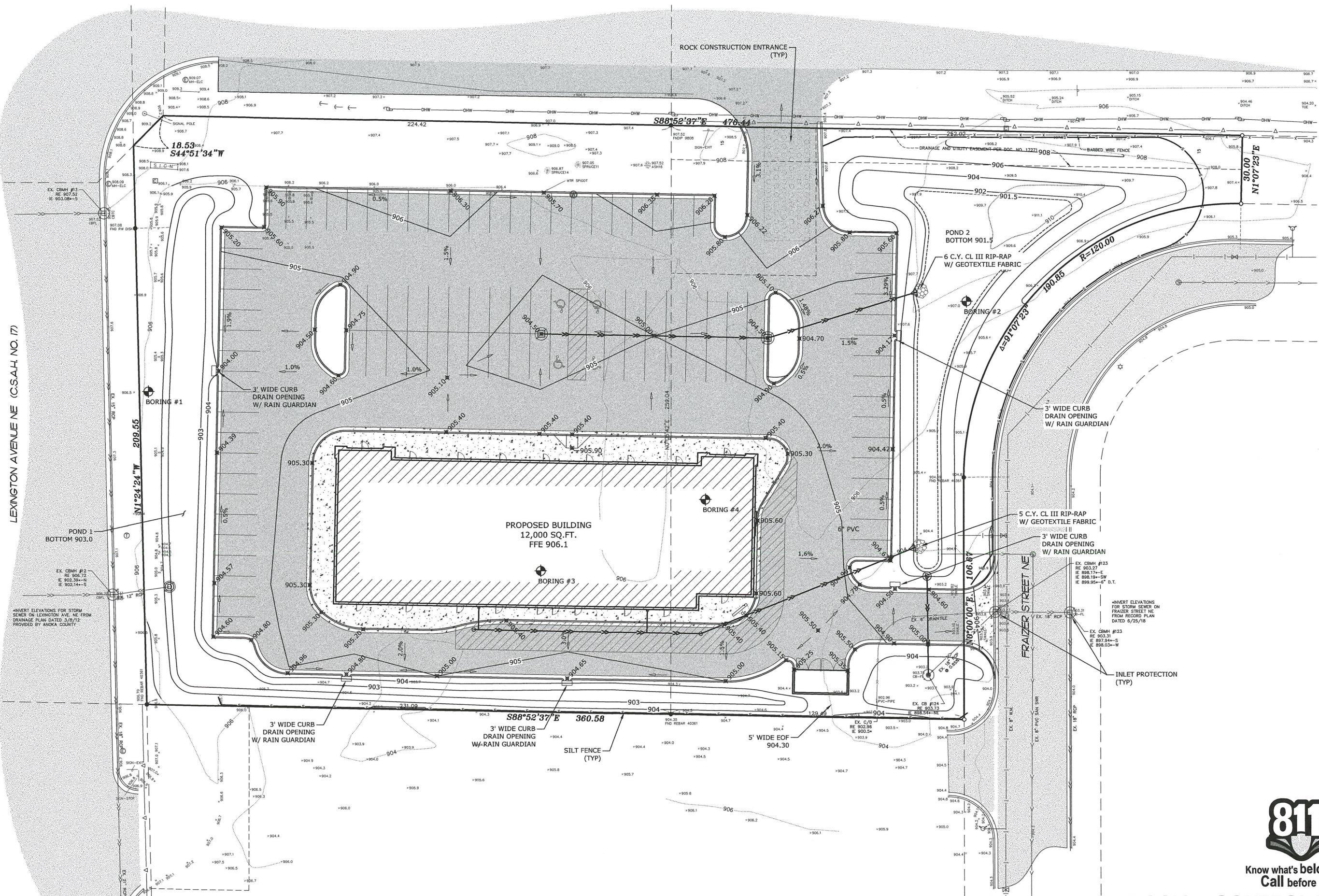
LANDSCAPE PLAN
1" = 20'-0" (ON 24x36 SHEET)
NORTH

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 AAN planting practices.
Use minimum 12" loam planting soil on trees and 6" on shrubs.
Contractor shall verify locations with all utilities prior to installation of plants.
Entire site, 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 sodded unless otherwise noted. Sod shall be northern grown and hardy.
Planting beds for shrubs shall have (4 oz. min.) weed barrier fabric, 4"-5" of 1-1/2" hardwood mulch to be used. Separation of mulch from sod shall be by 4" vertical (commercial grade) black poly edging. Edging shall be placed 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 building's 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.
Sod is to be placed over disturbed areas and over four inches of black dirt containing no more than 35% sand. Sod is required on the entire site and to be placed to the edge of the roadways.

PLANT LIST: Site Plantings			
QTY.	KEY	BOTANICAL NAME	COMMON NAME
TREES			
5	ABM	Acer freemanii	Autumn Blaze Maple
8	SG	Acer x freemanii 'Sienna'	Sienna Glen Maple
2	RL	Tilia americana 'Redmond'	Redmond Linden
5	PC	Malus 'Prairiefire'	Prairiefire Crabapple
2	TC	Malus Sargentii 'Tina'	Tina Crabapple
5	BH	Picea glauca 'Densata'	Black Hills Spruce
SHRUBS			
38	D	Diervilla Lonicera	Bush Honeysuckle
		Berberis thunbergii 'balltwo'	Burgundy Carousel Barbary
		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
		Ribes alpinum	Alpine Currant
		Spiraea spp.	Spiraea
61	C	Juniperus chinensis 'Sea Green'	Sea Green Juniper
		Juniperus sabina	Savin Juniper
		Taxus x media 'Taunton'	Taunton Spreading Yew
		Thuja occidentalis 'Yellow Ribbon'	Yellow Ribbon Arborvitae
TOTAL 99			

LANDSCAPE REQUIREMENTS:

SITE PERIMETER = 1,392.6 FT.
REQUIRED:
DECIDUOUS = 1,392.6 / 100 = 13.9 = 14
CONIFEROUS = 1,392.6 / 200 = 7.0 = 7
ORNAMENTAL = 1,392.6 / 200 = 7.0 = 7
SHRUBS = 1,392.6 / 30 = 46.4 = 47
PROVIDED:
DECIDUOUS = 15
CONIFEROUS = 5
ORNAMENTAL = 7
SHRUBS = 93
OVERSTORY: (14) 10 (2 1/2" CALIFER)
4 (3" CALIFER)
CONIFER: (5)
5 (8 FT. IN HEIGHT)
ORNAMENTAL: (7)
5 (2" CALIFER)
2 (2 1/2" CALIFER)
NOTE: PROVIDE 8 FT. TALL CONIFEROUS TREES TO REDUCE REQUIRED TREE COUNT BUT MAINTAIN TREE HEIGHT REQUIREMENT.



LEXINGTON AVENUE NE (C.S.A.H. NO. 17)

DRAWN BY: C.M.	DESIGN BY: C.W.P.
CHCKD BY: C.W.P.	PROJ. NO. 19-1827
ORIGINAL DATE: FEBRUARY 22, 2019	

[illegible]

here certify that this plan 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.

Charles W. Plowie

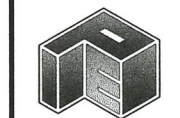
CHARLES W. PLOWIE
DATE: 06.05.2019 LIC. NO. 18227

LEEZER'S EXPRESS ADDITION

BLAINE, MINNESOTA

GRADING, DRAINAGE, & EROSION
CONTROL PLAN

PREPARED FOR:
CLASSIC
CONSTRUCTION, INC.

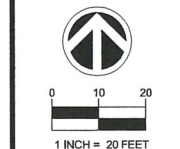


**SITE PLANNING
& ENGINEERING**

PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH



C3



Know what's **below**.
Call before you dig.

GRADING, DRAINAGE, & EROSION CONTROL PLAN LEEZER'S EXPRESS ADDITION

PRELIMINARY PLAT OF:
ROYAL LAKES

SITE ADDRESS:
12475 LEXINGTON AVENUE NE
BLAINE, MN 55449

PROPERTY DESCRIPTION:

PARCEL A: (Torrens property - Certificate of Title No. 139367)
The North 319 feet of the West 316 feet of the Northwest Quarter of the Northwest Quarter of Section 12, Township 31, Range 23, Anoka County, Minnesota.

EXCEPT Parcel 36, Anoka County Highway Right-of-Way Plat No 61.

and

EXCEPT Parcel 16, Anoka County Highway Right-of-Way Plat No 81.

and

EXCEPT Parcel 58, Anoka County Highway Right-of-Way Plat No 46.

and

EXCEPT Parcel 8, Anoka County Highway Right-of-Way Plat No 50.

PARCEL B: (Torrens property - Certificate of Title No. 137172)
Outlot A, PARKSIDE NORTH 9TH ADDITION, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/23/18 and 12/17/18.
- Bearings shown are on Anoka County datum.
- Curb shots are taken at the top and back of curb.
- Parcel ID No: 12-31-23-22-0004 (Parcel A)
12-31-23-22-0073 (Parcel B)
- Total parcel area less Lexington Avenue and Main Street Right of Way = 101,036 sf (2.32 acres)
- Certificate of Title No. 137172 (Parcel B) contains additional property that is not part of the proposed plat.
- Site plan by Rosa Architectural Group, Inc.

LEGEND

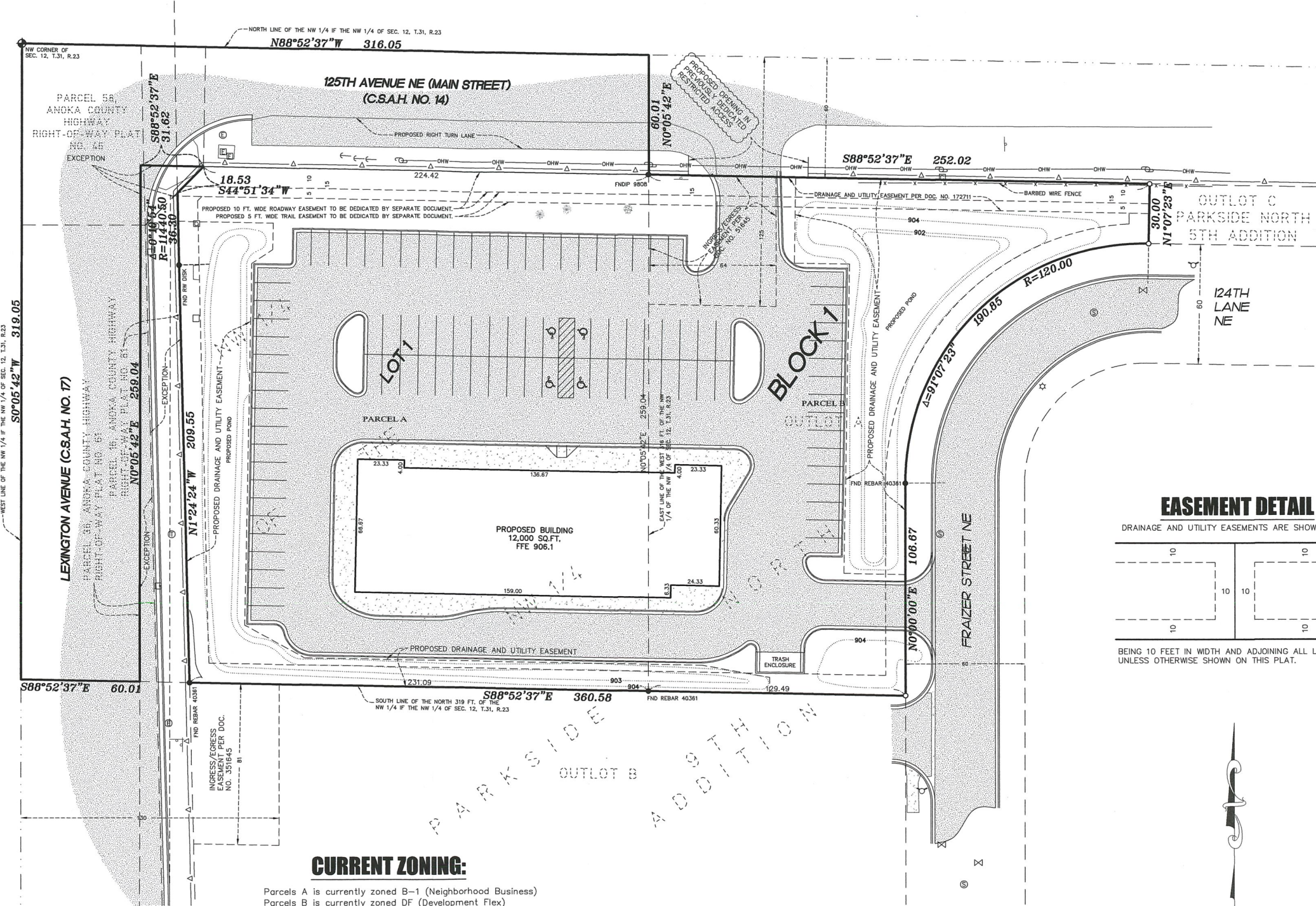
- DENOTES IRON MONUMENT FOUND AS LABELED
- ⊕ DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊙ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES BOLLARD
- ⊞ DENOTES CATCH BASIN
- ⊞ DENOTES ELECTRICAL BOX
- ⊞ DENOTES ELECTRICAL MANHOLE
- ⊞ DENOTES GUY WIRE
- ⊞ DENOTES POWER POLE AND OVERHEAD WIRES
- ⊞ DENOTES SEPTIC SEWER MANHOLE
- ⊞ DENOTES SIGN
- ⊞ DENOTES TELEPHONE PEDESTAL
- ⊞ DENOTES TELEPHONE MANHOLE
- ⊞ DENOTES WELL
- ⊞ DENOTES EXISTING CONTOURS
- ⊞ DENOTES BITUMINOUS SURFACE
- ⊞ DENOTES CONCRETE SURFACE
- ⊞ DENOTES RESTRICTED ACCESS DEDICATED TO ANOKA COUNTY PER PLAT OF PARKSIDE NORTH

PROPERTY OWNER:
PLL PROPERTIES, LLC
6567 PHEASANT RUN S.
LINO LAKES, MN 55014

DEVELOPER:
CLASSIC CONSTRUCTION
18542 ULYSSES STREET NE
EAST BETHEL, MN 55011

ENGINEER:
PLOWE ENGINEERING
6776 LAKE DRIVE NE, SUITE 110
LINO LAKES, MN 55014

ARCHITECT:
ROSA ARCHITECTURAL GROUP, INC.
1084 STERLING STREET
ST. PAUL, MN 55119



CURRENT ZONING:

Parcels A is currently zoned B-1 (Neighborhood Business)
Parcels B is currently zoned DF (Development Flex)

Setback Requirements:

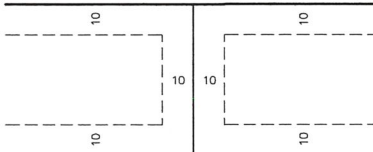
B-1 (Neighborhood Business)
Building:
Front = 40 feet
Rear = 30 feet
Side = 10 feet
Side (corner) = 40 feet

Parking:
Front = 30 feet
Rear = 10 feet
Side = 10 feet
Side (corner) = 30 feet

DF (Development Flex)
No fixed standards apply to the Development Flex District.

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

NORTH

GRAPHIC SCALE



1 INCH = 30 FEET

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
JASON E. RUD

Date: 6/6/2019 License No. 41578

DRAWN BY: BAB	JOB NO: 18774BT	DATE: 1/25/19
CHECK BY: JER	SCANNED	
1	2/5/19	REVISE CLASSIC CONST ADDRESS
2	6/6/19	NEW SITE PLAN
3		
NO.	DATE	DESCRIPTION
BY		

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701