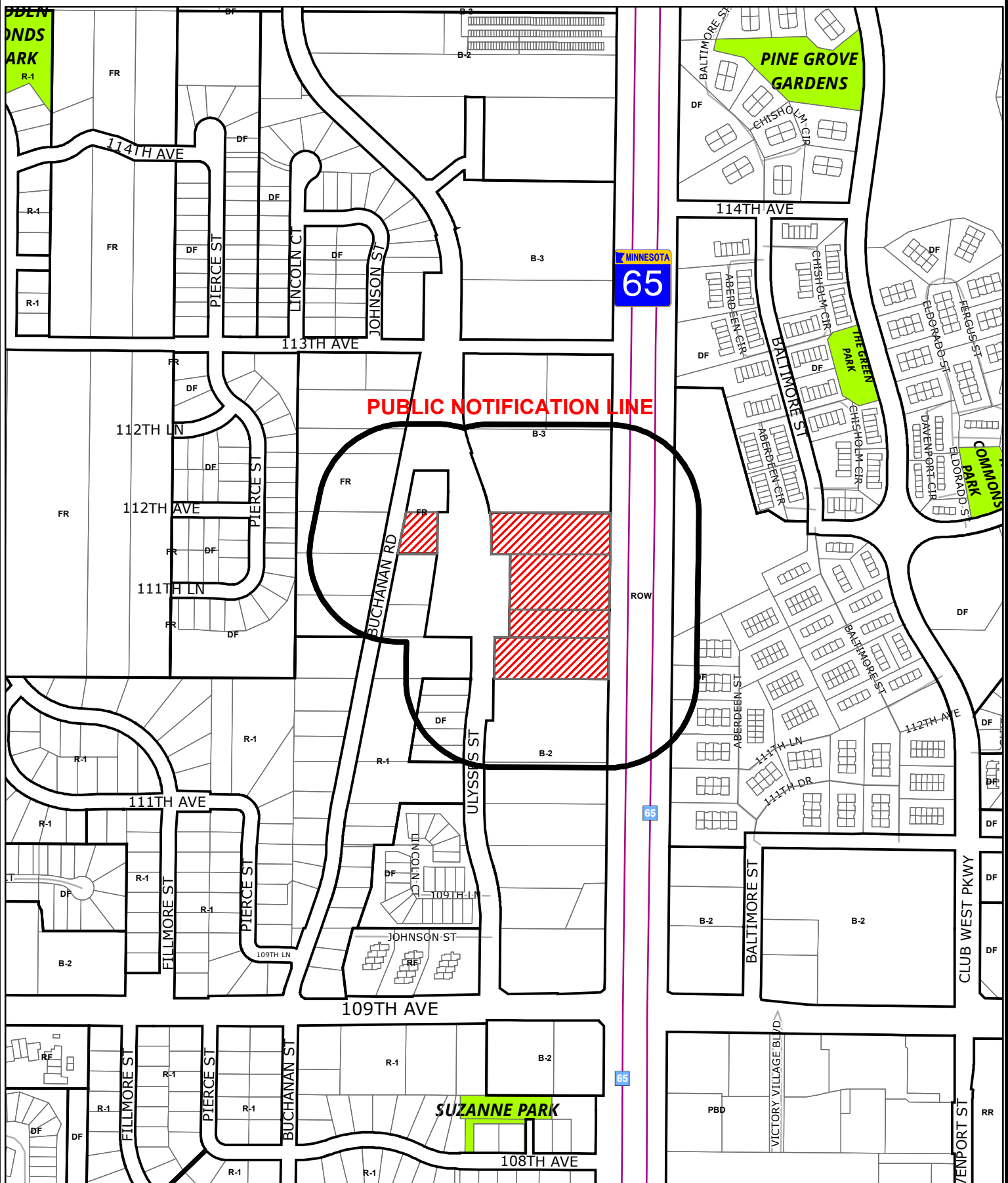


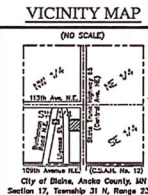


Case File No. 19-0053
Ulysses Street Office Building

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



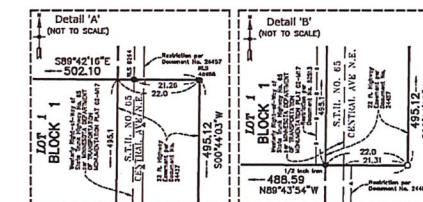
OWNER:
TCO REAL ESTATE FUND I LLC
PID: 17-31-23-31-0043



MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT NO. 63-1417
North-South Quarter Eas of Section 17, Township 31, Range 23

[illegible]

1) The field work for this survey was completed on November 25, 2016.



LEGEND

- - Denotes Found Iron Monument
- - Denotes Set Iron Pipe, Marked with RL-5 40361
- ▲— - Denotes restricted access per Document Number 24457
- - Denotes restricted access per Document Number 52513
- - Denotes Existing Wetland

SITE DATA

TOTAL SITE AREA	±6.26 AC.	EXISTING ZONING	B-2/FR
TOTAL ROW AREA	±0.38 AC.	PROPOSED ZONING	B-2/FR
TOTAL OUTLOT AREA	±0.53 AC.	UTILITIES	AVAILABLE
TOTAL LOT AREA	±5.35 AC.		
TOTAL NUMBER OF LOTS	1	MINIMUM SETBACK DATA:	
		PUBLIC RIGHT OF WAY	50 FT.
GROSS DENSITY	0.16 LOTS/AC.	SIDE	20 FT.

CITY OF BLAINE
PLANNING DEPT

**Carlson
McCain**
ENVIRONMENTAL • ENGINEERING • SURVEYING
3890 Pleasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7951

PRELIMINARY PLAT

ULYSSES STREET OFFICE BUILDING

AKAMI HOLDINGS, LLC
400 Water Street, Suite 200
Excelsior, MN, 55331

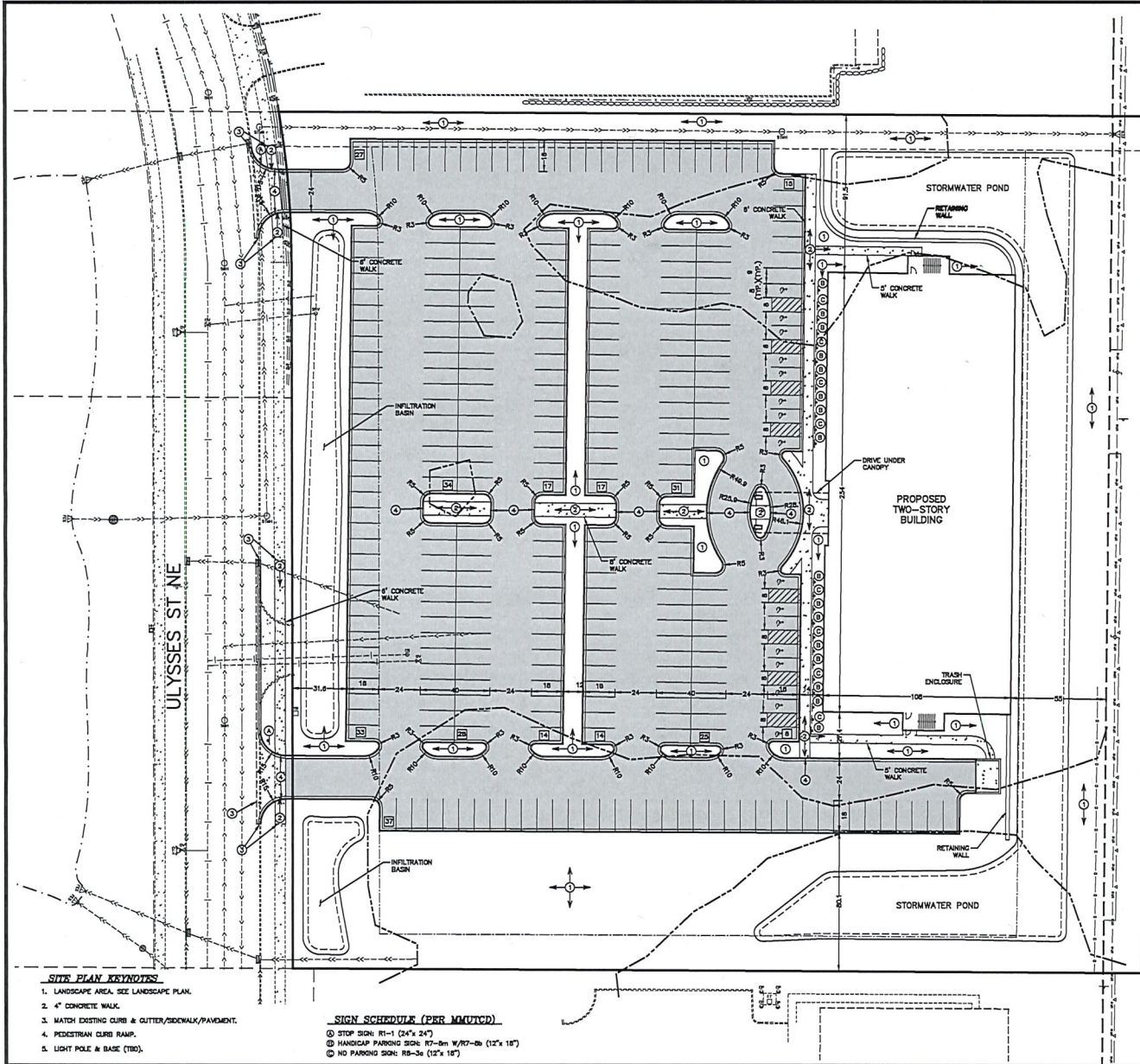
REVISIONS

1.
2.
3.
4.
5.
6.
DRAWN BY:
ISSUE DATE:
FILE NO:

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

Name: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 12/11/19 License #: 40361

1 of 2



SITE PLAN KEYNOTES

1. LANDSCAPE AREA. SEE LANDSCAPE PLAN.
2. 4" CONCRETE WALK.
3. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
4. PEDESTRIAN CURB RAMP.
5. LIGHT POLE & BASE (TPO).

SIGN SCHEDULE (PER MUTCD)

- ① STOP SIGN: R1-1 (24" x 24")
- ② HANDICAP PARKING SIGN: R9-3a W/10-2b (12" x 18")
- ③ NO PARKING SIGN: R8-3a (12" x 18")

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
WETLAND	---	---
LIGHT POLE	---	---
SDN	---	---
SANITARY MANHOLE	---	---
FIRE HYDRANT	---	---
GATE VALVE	---	---
CLEANOUT	---	---
SERVICE	---	---
GAS METER	---	---
CATCH BASIN	---	---
ELECTRIC METER	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
OUT WIRE	---	---
HAND HOLE	---	---
GUARD POLE	---	---
FLARED END SECTION	---	---

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
3. ALL CURB AND GUTTER SHALL BE B012 UNLESS OTHERWISE NOTED.
4. TYPICAL PARKING STALLS ARE 9' X 18' OR 9' X 20'.
5. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED CONES.
6. 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 AND/OR VARIATIONS FROM THE PLAN.
7. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES FOR THE FOLLOWING REQUIREMENTS:
CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
ALL OTHERS-10' O.C.
SAW CUT CONTROL JOINTS MINIMUM 1/2 CONCRETE THICKNESS.
EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C.
ALL OTHERS-40' O.C.
*AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.
DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

SIGNING AND STRIPING NOTES

1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
2. SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
3. PARKING LOT STRIPING SHALL BE 4" SOLID WHITE PAINT.
4. ALL HANDICAP STRIPING, MARKINGS AND CROSS-HATCH SHALL BE 4" SOLID BLUE PAINT.
5. ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.

SITE DATA

ZONING	B-2 COMMUNITY COMMERCIAL
TOTAL AREA:	243,741 SF
HARD SURFACE AREA:	27,837 SF 11%
BUILDING	100,524 SF 41%
PAVEMENT-PROPOSED:	124,361 SF 51%
TOTAL:	100,380 SF 40%

PARKING SUMMARY

STANDARD SURFACE STALLS	284
HANDICAP SURFACE STALLS	16
TOTAL STALLS	300



ENVIRONMENTAL - ENGINEERS - SURVEYORS
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

SITE PLAN

ULYSES STREET OFFICE BUILDING
Blaine, Minnesota

KAMI HOLDINGS, LLC.
400 Water Street, Suite 200
Excelsior, MN 55331

REVISIONS

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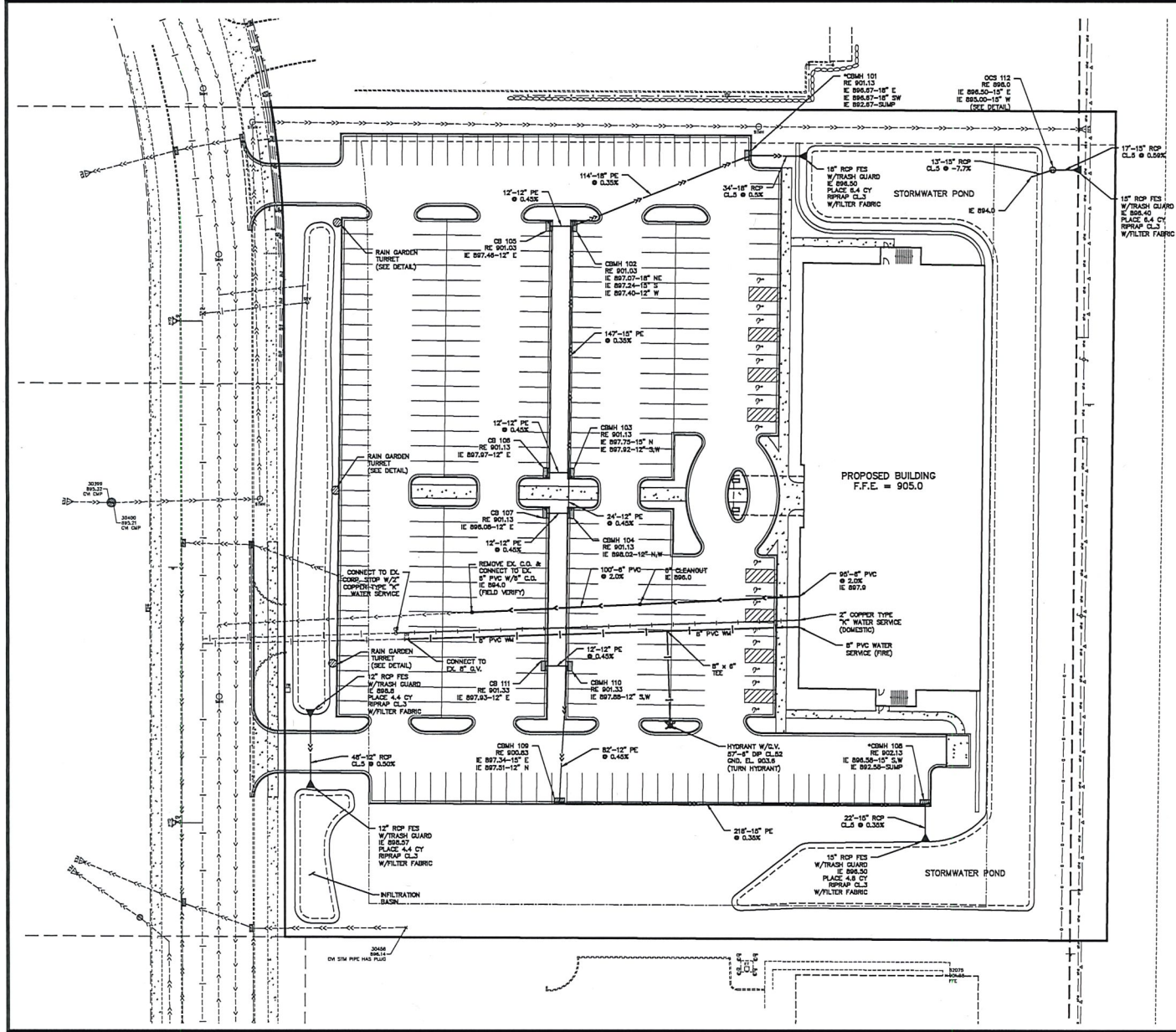
DRAWN BY: JTB
DESIGNED BY: JTB
ISSUE DATE: 10/20/19

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, PE
Signature: [Signature]
Date: 10/20/19 License #: 45888

C3

8



LEGEND

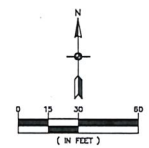
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS PAVEMENT	---
CONCRETE WALK	---
SANITARY SEWER	---
STORM SEWER	---
OVERHEAD UTILITY	---
WETLAND	---
LIGHT POLE	---
SIGN	---
SANITARY MANHOLE	---
FIRE HYDRANT	---
GATE VALVE	---
CATCH BASIN	---
ELECTRIC METER	---
TELEPHONE BOX	---
UTILITY POLE	---
HAND HOLE	---
GUARD POLE	---
FLARED END SECTION	---

- UTILITY PLAN NOTES**
- GOVERNING SPECIFICATIONS: THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION", THE CITY OF BLAINE STANDARD SPECIFICATIONS AND DETAIL PLATES, AND THE MINNESOTA PLUMBING CODE.
 - A MINIMUM OF 7.5 FEET OF COVER SHALL BE REQUIRED FOR ALL WATER MAINS.
 - A MINIMUM OF 3 FEET VERTICAL SEPARATION SHALL BE REQUIRED FOR ALL UTILITY CROSSINGS.
 - PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS FOR ANY REQUIRED WATER MAIN SHUT DOWNS AND/OR CONNECTIONS.
 - CITY OF BLAINE WATER DEPARTMENT SHALL OPERATE ALL VALVES ON PUBLIC OWNED MAINS AND VALVES CONNECTING PRIVATE LINES TO PUBLIC OWNED MAINS.
 - SANITARY SEWER PIPE TO BE INSTALLED WITH TRACER WIRE. A TRACER WIRE BOX SHALL BE PROVIDED AT THE SURFACE FOR THE ENDS OF THE SANITARY SEWER SERVICE. TRACER WIRE TO PROVIDE ACCESS TO WIRE ENDS.
 - ALL UTILITY TIES SHALL BE COORDINATED WITH CITY OF BLAINE PUBLIC WORKS DEPARTMENT.
 - CATCH BASINS IN THE GUTTER LINE SHALL BE SUMPED OUT. ELEVATIONS SHOWN ON THE PLANS REFLECT THE SUMPED ELEVATIONS.
 - *FINAL LOCATION OF SERVICES TO BE VERIFIED WITH ARCHITECTURAL AND MECHANICAL PLANS.

STORM SEWER SCHEDULE

STRUCTURE	NEEDHAM CASTING or EQUAL
TYPE & No.	SIZE
CB-111	24" X 36" R-3067-VB
CBMH-110	48" DIA. R-3067-VB
CBMH-109	48" DIA. R-3067-VB
*CBMH-108	48" DIA. R-3067-V
CB-107	24" X 36" R-3067-V
CB-106	24" X 36" R-3067-V
CB-105	24" X 36" R-3067-V
CBMH-104	48" DIA. R-3067-V
CBMH-103	48" DIA. R-3067-V
CBMH-102	48" DIA. R-3067-V
*CBMH-101	48" DIA. R-3067-VB

*INSTALL SAFI Baffle OR APPROVED EQUAL



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

UTILITY PLAN

ULYSSES STREET OFFICE BUILDING
Blaine, Minnesota

KAMI HOLDINGS, LLC.
400 Water Street, Suite 200
Excelsior, MN 55331

REVISIONS

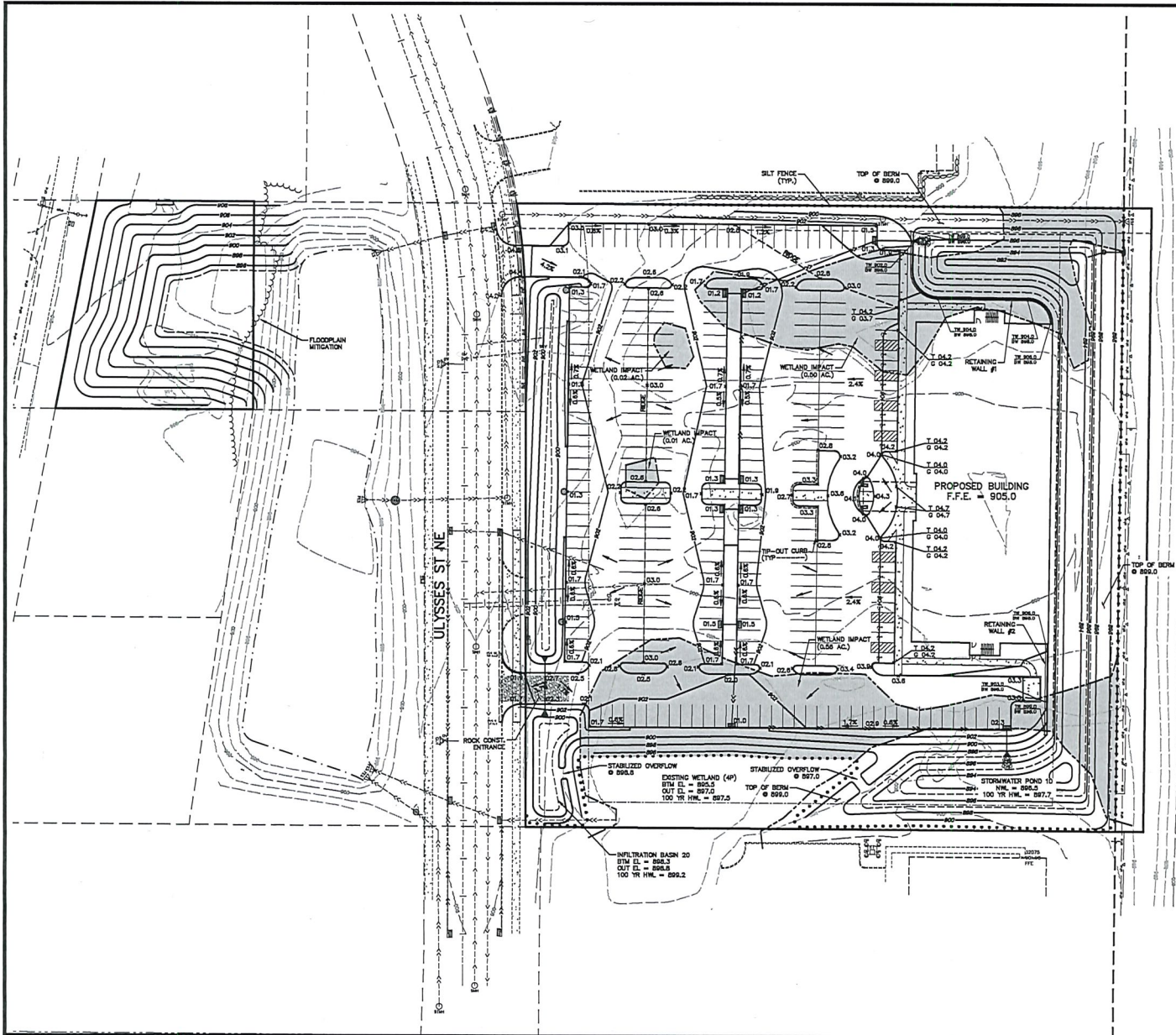
NO.	DATE	DESCRIPTION
1		

DRAWN BY: JTB
DESIGNED BY: JTB
ISSUE DATE: 10/20/19

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: [Signature]
Date: 10/20/19 License #: 45889

C4 of 8

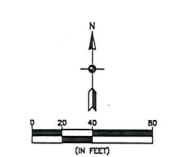


HIGHWAY 65 (CENTRAL AVE NE)

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
CURB LINE	CURB LINE
BITUMINOUS PAVEMENT	BITUMINOUS PAVEMENT
CONCRETE WALK	CONCRETE WALK
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
WATER MAIN	WATER MAIN
OVERHEAD UTILITY	OVERHEAD UTILITY
LIGHT POLE	LIGHT POLE
SON	SON
SANITARY MANHOLE	SANITARY MANHOLE
FIRE HYDRANT	FIRE HYDRANT
GATE VALVE	GATE VALVE
CLEANOUT	CLEANOUT
SERVICE	SERVICE
GAS METER	GAS METER
CATCH BASIN	CATCH BASIN
ELECTRIC METER	ELECTRIC METER
TELEPHONE BOX	TELEPHONE BOX
UTILITY POLE	UTILITY POLE
UTILITY WIRE	UTILITY WIRE
HAND HOLE	HAND HOLE
GUARD POLE	GUARD POLE
FLARED END SECTION	FLARED END SECTION
10' CONTOUR	10' CONTOUR
2' CONTOUR	2' CONTOUR
SPOT ELEVATION	SPOT ELEVATION
CURB ELEVATIONS ARE TO OUTLET LINE	CURB ELEVATIONS ARE TO OUTLET LINE
TOP OF CURB ELEV.	TOP OF CURB ELEV.
OUTLET LINE ELEV.	OUTLET LINE ELEV.

- Governing Specifications**
1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF BLAINE STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 2. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 3. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.
- Grading (Plan) Notes**
1. ROCK CONSTRUCTION ENTRANCE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
 2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 3. CONTRACTOR SHALL STOP, STAKEOUT, AND REPAIR SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SOODED, SEED, OR LANDSCAPED.
 4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDAR DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
 5. SOIL STABILIZERS SHALL BE STABILIZED WITHIN 7 CALENDAR DAYS OF INACTIVITY.
 6. ALL SLOPES STEEPER THAN 3:1 SHALL HAVE ANTI-EROSION CONTROL, BLANKET AND SEED, OR APPROVED EQUIV.



**Carlson
McCain**
ENVIRONMENTAL ENGINEERING - SURVEYING
3850 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

**GRADING, DRAINAGE,
& EROSION CONTROL PLAN**

ULYSSES STREET OFFICE BUILDING
Blaine, Minnesota

KAMI HOLDINGS, LLC.
400 Water Street, Suite 200
Excelsior, MN 55331

REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/19	ISSUE DATE

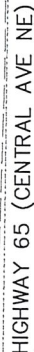
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DESIGNED BY: JTB
ISSUE DATE: 10/20/19

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. Bueckert, PE
Signature: [Signature]
Date: 10/20/19 License #: 45899

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- NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A FLIPPED POSITION FOR THE DURATION OF THE GUARANTEE PERIOD



✓ LIVE!
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phone: 763-489-7900 Fax: 763-489-7959

ULYSSES STREET OFFICE BUILDING

IKAMI HOLDINGS, LLC.
400 Water Street, Suite 200
Excelsior, MN 55331

1.

ISSUE DATE: 10/20/2011

Name: Ryan J. Buttnor, SLA

Year	Percentage of Population Aged 65 and Over
1950	7%
1960	8%
1970	9%
1980	10%
1990	11%
2000	12%
2010	13%
2020	14%
2030	15%
2040	16%
2050	18%

NO.	REVISIONS
1	ISSUED FOR PERMIT
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9	
10	



1 EAST ELEVATION
3/32"=1'-0"



2 SOUTH ELEVATION
3/32"=1'-0"

3 NORTH ELEVATION
3/32"=1'-0"



4 WEST ELEVATION
3/32"=1'-0"

EXTERIOR MATERIAL CALCULATIONS

EAST ELEVATION		WEST ELEVATION	
TOTAL ELEVATION AREA 10,787 S.F.		TOTAL ELEVATION AREA 8,994 S.F.	
BRICK	2,781 S.F. 26%	BRICK	2,747 S.F. 31%
METAL PNL	854 S.F. 8%	METAL PNL	540 S.F. 6%
GLASS	3,698 S.F. 34%	GLASS	3,701 S.F. 40%
STONE	1,932 S.F. 18%	STONE	426 S.F. 5%
EIFS	1,502 S.F. 14%	EIFS	1,580 S.F. 18%
	100%		100%
NORTH ELEVATION		SOUTH ELEVATION	
TOTAL ELEVATION AREA 4,002 S.F.		TOTAL ELEVATION AREA 4,002 S.F.	
BRICK	1,645 S.F. 41%	BRICK	1,645 S.F. 41%
METAL PNL	570 S.F. 14%	METAL PNL	570 S.F. 14%
GLASS	1,043 S.F. 26%	GLASS	1,043 S.F. 26%
STONE	223 S.F. 6%	STONE	223 S.F. 6%
EIFS	521 S.F. 13%	EIFS	521 S.F. 13%
	100%		100%

EXTERIOR FINISH SCHEDULE

(A) BRICK - 1	MANUF: T.B.D. COLOR: SANDSTONE TEXTURE: VELOUR	(C) ALUM. STOREFRONT SYSTEM: T.B.D. FRAME COLOR: DARK BRONZE & CLEAR GLASS COLOR: SOLAR GRAY
(B) BRICK - 2	MANUF: T.B.D. COLOR: DARK BROWN TEXTURE: VELOUR	(H) ALUM. WINDOW SYSTEM: T.B.D. FRAME COLOR: EXTRA DARK BRONZE GLASS COLOR: SOLAR GRAY
(C) EIFS - 1	MANUF: T.B.D. COLOR: LICORICE TEXTURE: SANDPEBBLE	(J) METAL WALL PANEL SYSTEM: T.B.D. PANEL COLOR: SILVER
(D) EIFS - 2	MANUF: T.B.D. COLOR: DARK GRAY TEXTURE: SANDPEBBLE	(K) MECH SCREEN PANEL SYSTEM: T.B.D. PANEL COLOR: GRAY
(E) CAST STONE	MANUF: T.B.D. COLOR: LIMESTONE TEXTURE: SPLIT FACE AND CUT	(L) WALL MOUNTED EXTERIOR LIGHT FIXTURE
(F) METAL COPING	MANUF: T.B.D. COLOR: SILVER	(M) SPANDREL GLASS PANELS