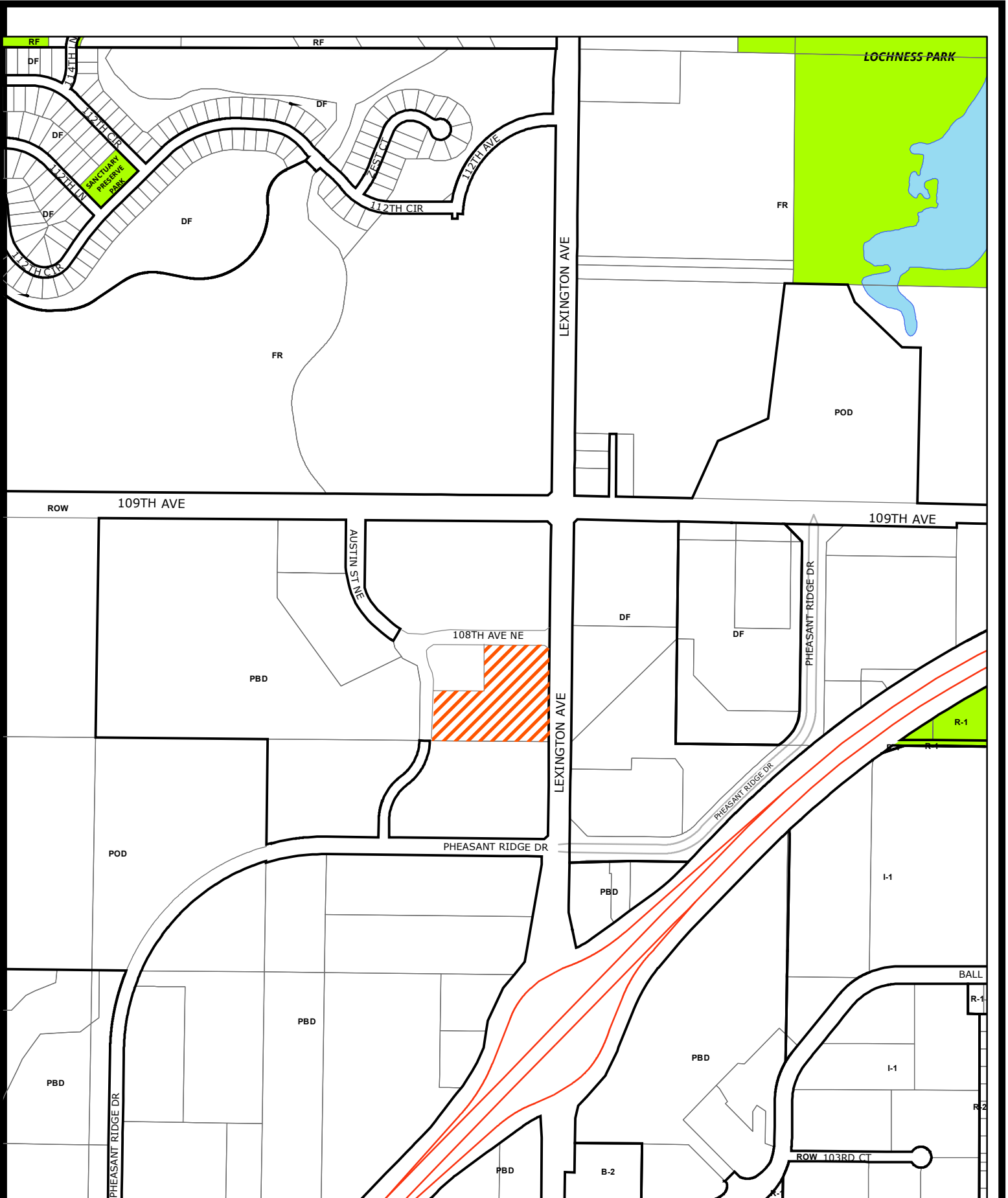
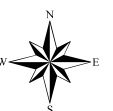
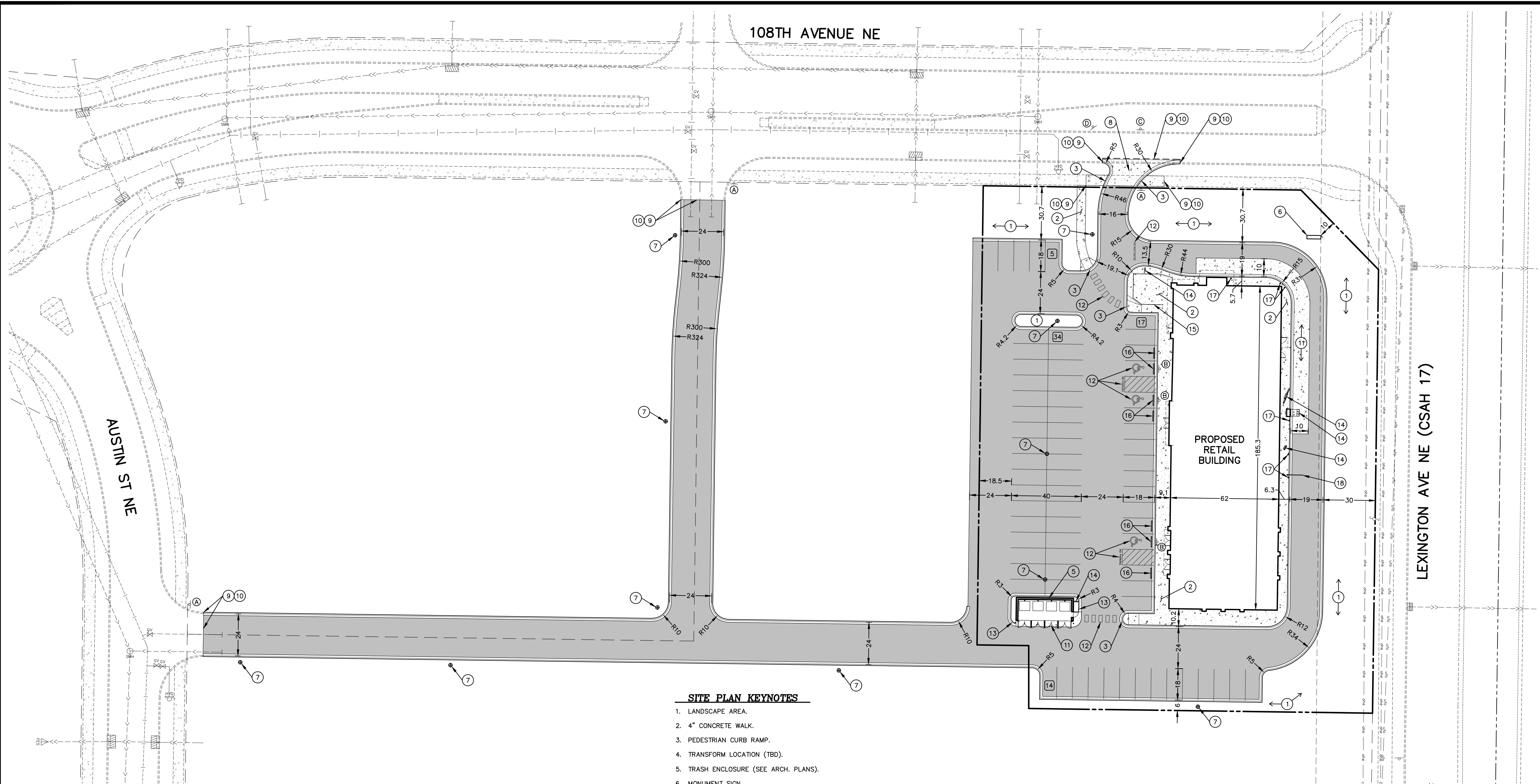




Case File No. 20-0018
Lex Market Retail Shops - Starbucks

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





SITE PLAN KEYNOTES

1. LANDSCAPE AREA.
2. 4" CONCRETE WALK.
3. PEDESTRIAN CURB RAMP.
4. TRANSFORM LOCATION (TBD).
5. TRASH ENCLOSURE (SEE ARCH. PLANS).
6. MONUMENT SIGN.
7. LIGHT POLE & BASE.
8. CONCRETE COMMERCIAL DRIVEWAY ENTRANCE PER CITY PLATE MI-1.
9. MATCH EXISTING CURB/SIDEWALK/PAVEMENT.
10. SAWCUT BITUMINOUS/CONCRETE.
11. CONCRETE APRON/PAVEMENT.
12. PAVEMENT MARKINGS.
13. TAPER OUT CURB.
14. SIGNAGE/EQUIPMENT PER TENANTS CONSTRUCTION DOCUMENTS. FOOTING AND CONDUIT BY OWNER. SIGNAGE BY TENANT.
15. FENCE PER OWNER.
16. WHEEL STOP PER OWNER.
17. 6" CONCRETE FILLED PIPE BOLLARD PER DETAIL.
18. CLEARANCE BAR PER TENANT CONSTRUCTION DOCUMENTS.

SITE DATA

PROPOSED ZONING:	PBD
TOTAL PARCEL AREA:	65,736 SF
HARD SURFACE AREA:	
BUILDING:	11,603 SF 18%
PAVEMENT:	38,339 SF 58%
TOTAL:	49,942 SF 76%
PERVIOUS SURFACE AREA:	15,794 SF 24%

SIGNING AND STRIPING NOTES

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

SIGN SCHEDULE (PER MMUTCD)

- Ⓐ STOP SIGN: R1-1 (30" X 30")
Ⓑ HANDICAP PARKING SIGN: R7-8m W/R7-8b (12"x 18") MOUNT BOTTOM OF SIGN 62" FROM GROUND SURFACE
Ⓒ ONE WAY SIGN (RIGHT): R6-1R (36"x 12")
Ⓓ DO NOT ENTER SIGN: R5-1 (30"x 30")

PARKING SUMMARY

STANDARD SURFACE STALLS:	67
HANDICAP SURFACE STALLS:	3
TOTAL:	70

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 B612 UNLESS OTHERWISE NOTED.
4. TYPICAL PARKING STALLS ARE 9' X 18' AT CURB AND 9' X 20' ELSEWHERE.
5. TYPICAL DRIVE LANES ARE 24'.
6. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
7. 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.
8. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

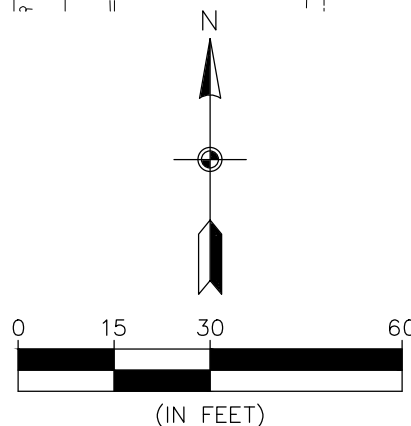
CONTROL JOINT MAX. SPACING:	WALKS-8' O.C.
	ALL OTHERS-10' O.C.
SAW CUT CONTROL JOINTS MINIMUM 1/4" CONCRETE THICKNESS.	
EXPANSION JOINTS MAX. SPACING:	WALKS-24' O.C.
	*ALL OTHERS-40' O.C.

*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.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	- - - - -
CURB LINE	=====
BITUMINOUS PAVEMENT	[Pattern]
CONCRETE WALK	[Pattern]
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
UNDERGROUND FIBER OPTIC	---
OVERHEAD ELECTRIC	---
MANHOLE	○
HYDRANT	⊕
GATE VALVE	⊕
UTILITY POLE	⊕
HAND HOLE	○



BENCHMARKS

1. ANOKA COUNTY BENCHMARK NO. 2095
ELEVATION = 902.21 ft. (NGVD 29)

CALL BEFORE YOU DIG



SITE AND SIGN PLAN

LEX MARKET RETAIL SHOPS
Blaine, Minnesota

WELLINGTON, INC.
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

REVISIONS

1. 05/08/20 Permit Set

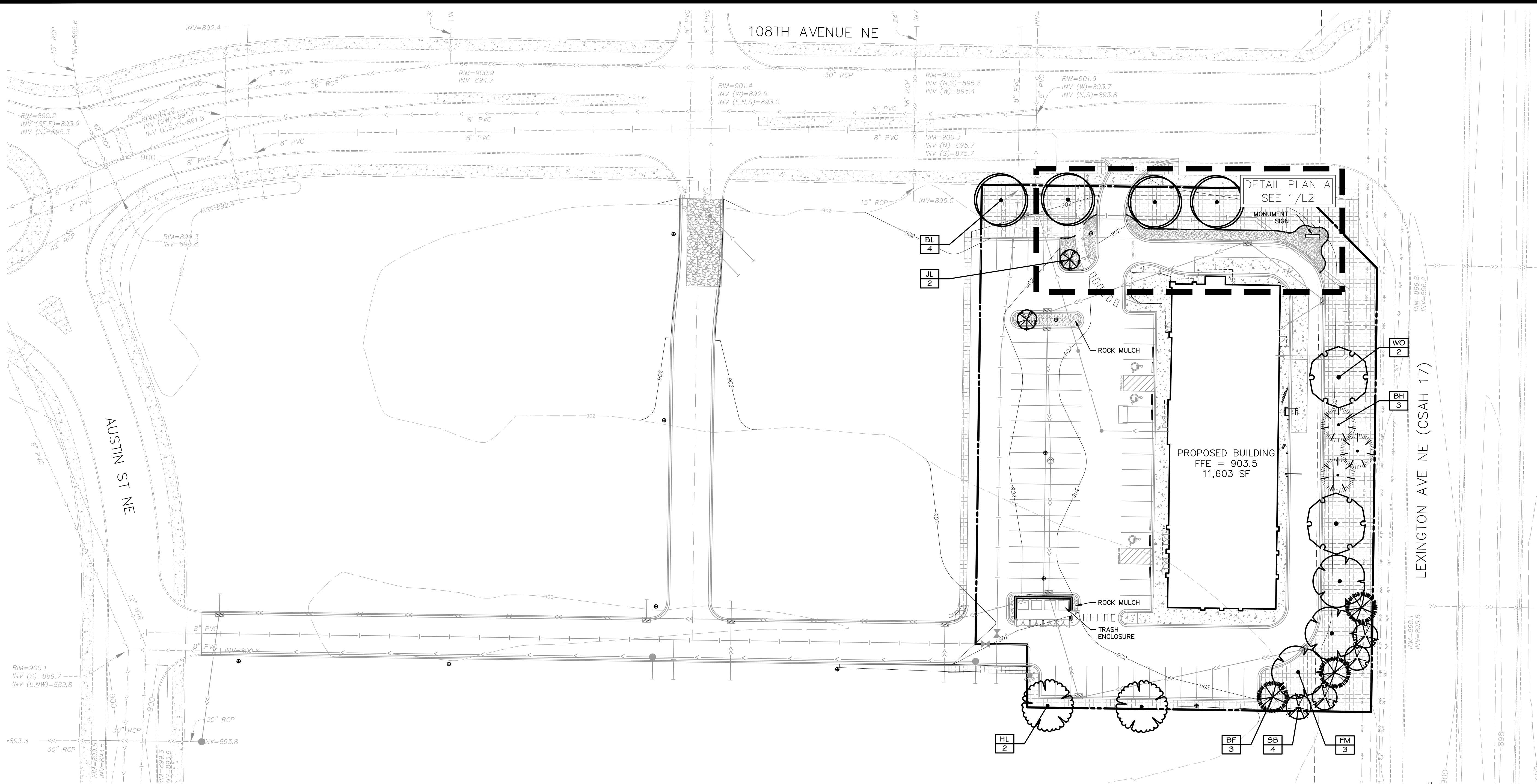
DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 05/08/20

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: 05/08/20 License #: 45889

C3 of 8

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



1 OVERALL LANDSCAPE PLAN

LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL Gopher State One-Call AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

CITY OF BLAINE LANDSCAPE REQUIREMENTS

- ONE (1) OVERSTORY DECIDUOUS SHADE TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF TOTAL BUILDING FLOOR AREA OR ONE (1) TREE FOR EVERY ONE HUNDRED (100) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.

REQUIRED PER 33.08 = 11 OVERSTORY TREES (11,603 SF BUILDING / 2000 = 6, OR 1,025 LF SITE PERIMETER / 100 = 11)
TOTAL PROVIDED = 11 OVERSTORY TREES
- ONE (1) CONIFEROUS TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF BUILDING OR ONE (1) CONIFEROUS TREE FOR EVERY TWO HUNDRED (200) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.

REQUIRED PER 33.08 = 6 CONIFEROUS TREES (11,603 SF BUILDING / 2000 = 6, OR 1,025 LF SITE PERIMETER / 200 = 6)
TOTAL PROVIDED = 6 CONIFEROUS TREES
- ONE (1) UNDERSTORY SHRUB FOR EVERY THREE HUNDRED (300) SQUARE FEET OF BUILDING OR ONE (1) SHRUB FOR EVERY THIRTY (30) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.

REQUIRED PER 33.08 = 39 UNDERSTORY SHRUBS (11,603 SF BUILDING / 300 = 39, OR 1,025 LF SITE PERIMETER / 30 = 35)
TOTAL PROVIDED = 39 UNDERSTORY SHRUBS
- ONE (1) ORNAMENTAL TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF BUILDING OR ONE (1) ORNAMENTAL TREE FOR EVERY TWO HUNDRED (200) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.

REQUIRED PER 33.08 = 6 ORNAMENTAL TREES (11,603 SF BUILDING / 2000 = 6, OR 1,025 LF SITE PERIMETER / 200 = 6)
TOTAL PROVIDED = 6 ORNAMENTAL TREES
- UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS. SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BOULEVARDS AND INTO LANDSCAPED PARKING ISLANDS, EXCEPT NATURAL AREAS TO BE PRESERVED.

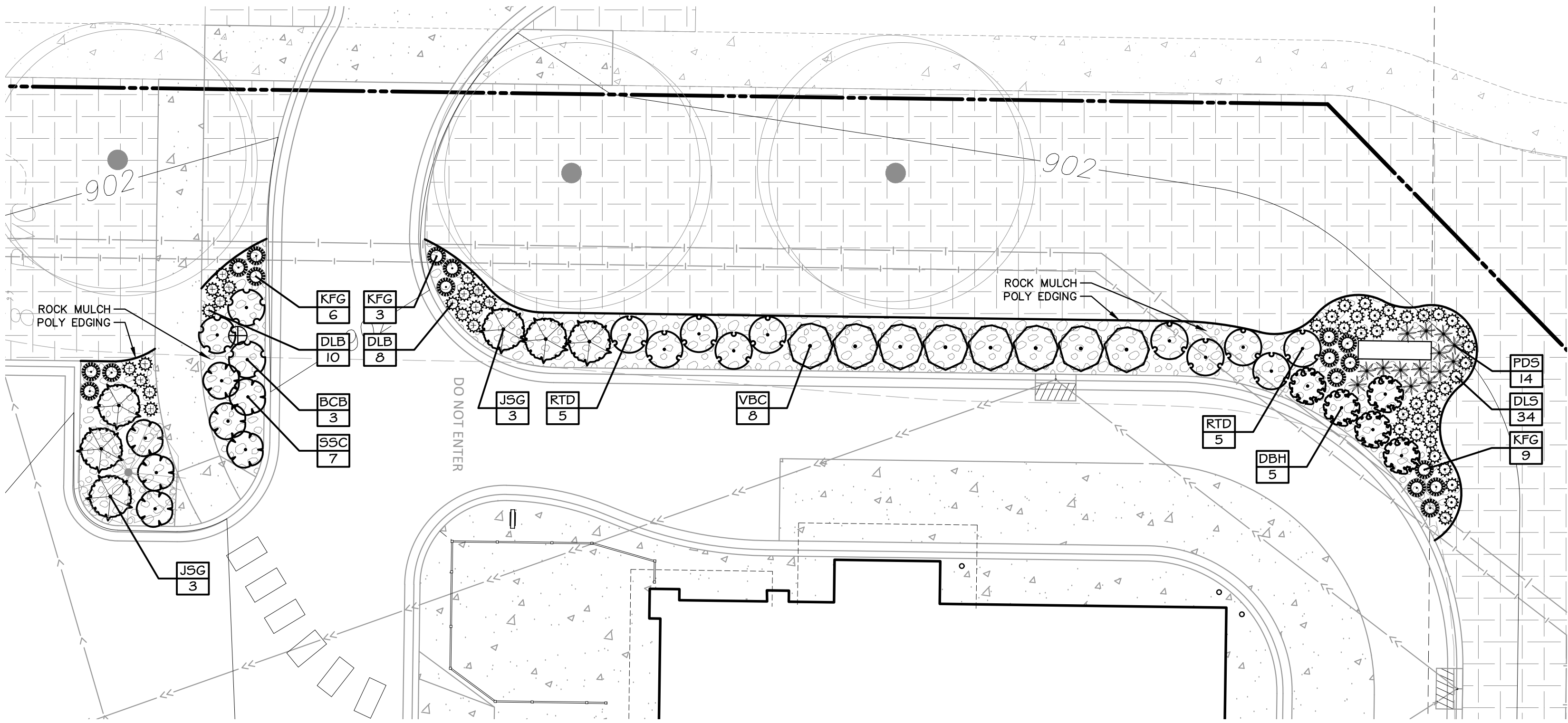
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BENCHMARKS

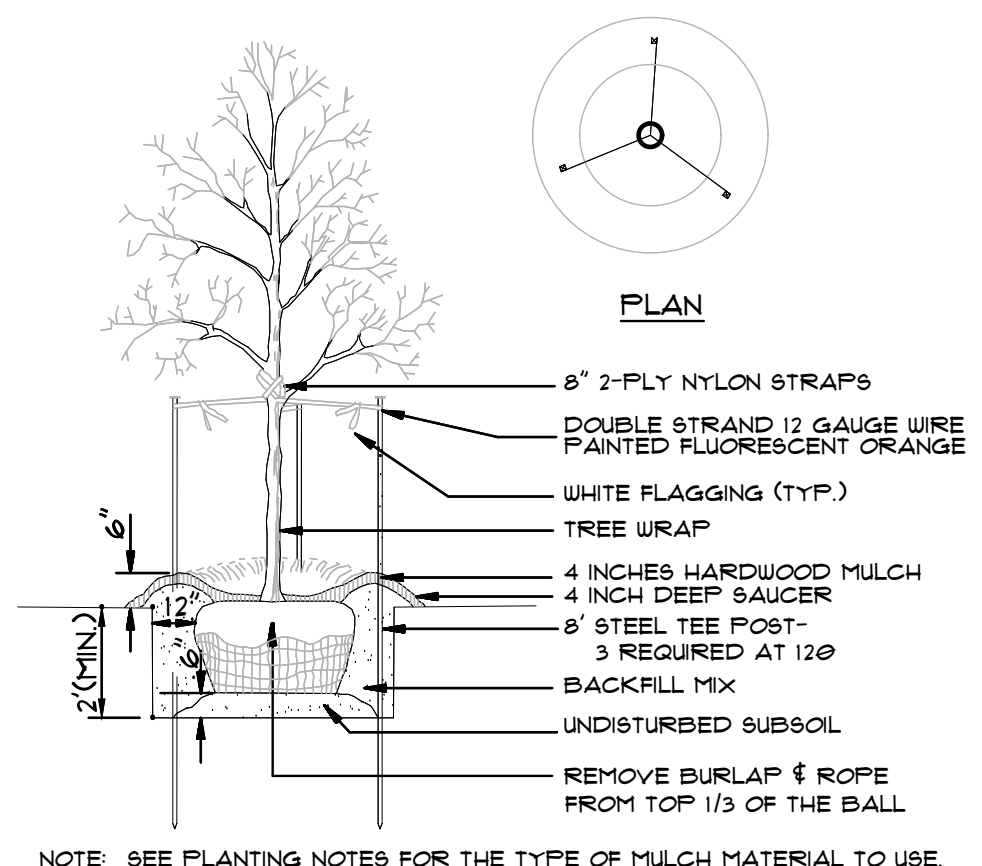
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CALL BEFORE YOU DIG

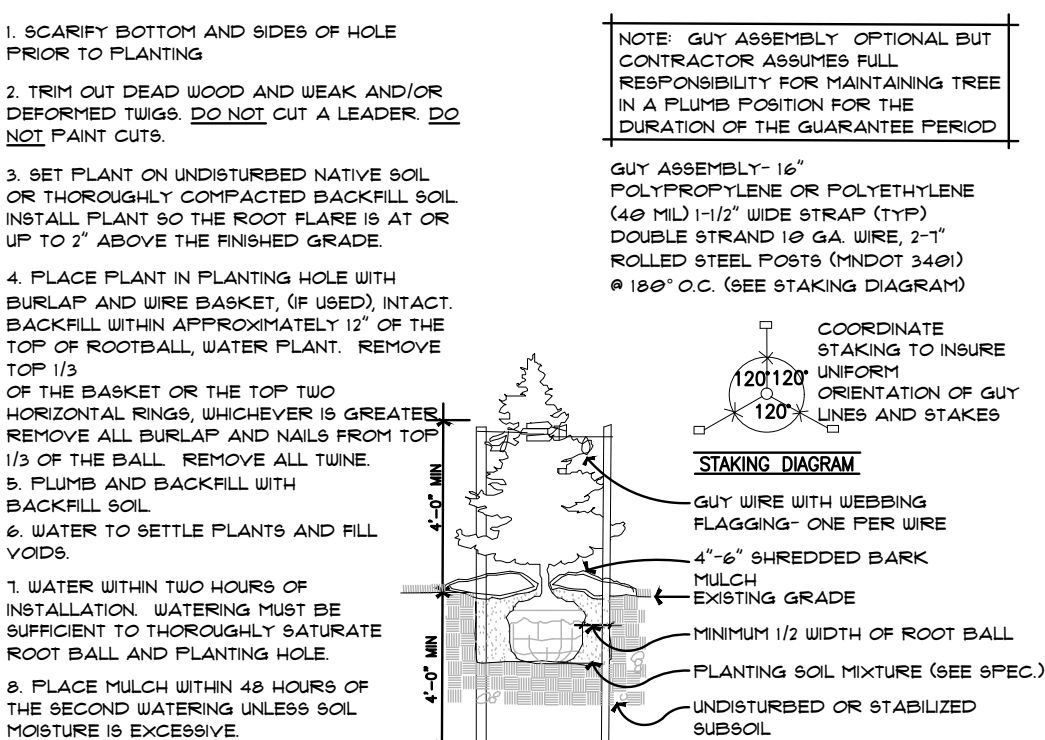
811
Know what's below.
Call before you dig.



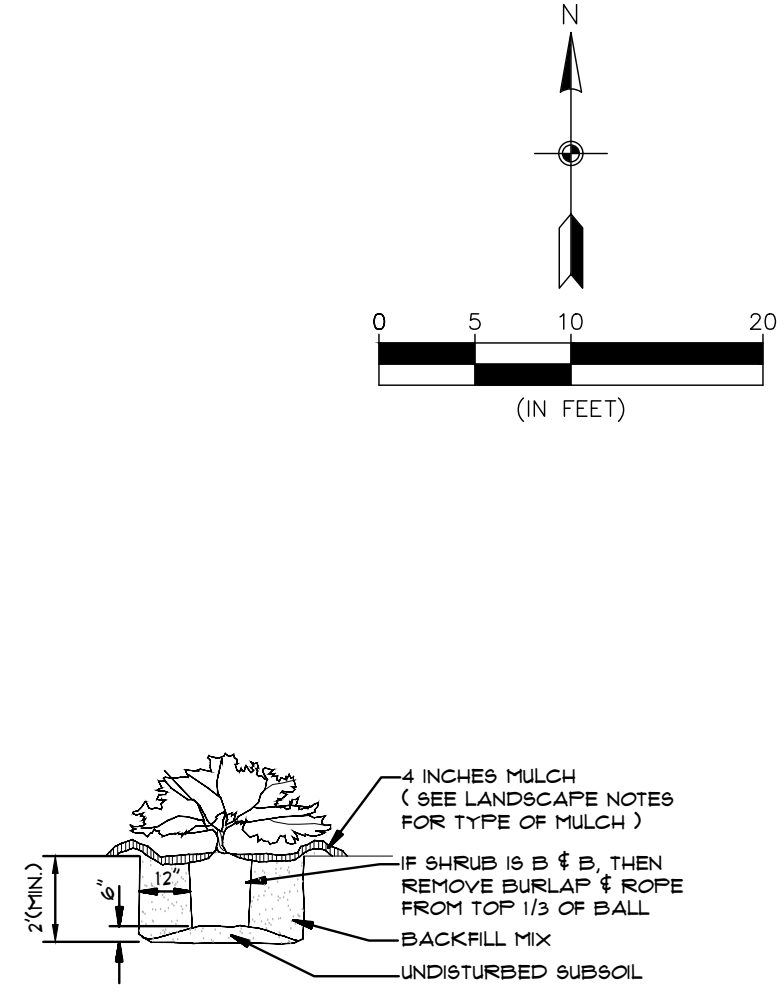
1
2
DETAIL PLAN A



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS

1. **EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
2. **SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDING OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
3. **TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF WOOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDING. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
4. **SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
5. **PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE

- DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. **PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
 7. **MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
 8. **LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
 9. **IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.

10. **MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
11. **WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
12. **FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
13. **WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	FM	3	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.	B&B
	HL	2	Gleditsia triacanthos inermis 'Harve'	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	WO	2	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BL	4	Tilia americana 'Boulevard'	Boulevard Linden	2.5" Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	3	Abies balsamea	Balsam Fir	6" Ht.	B&B
	BH	3	Picea glauca densata	Black Hills Spruce	6" Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	4	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 2" Cal Equivalent	Autumn Brilliance Serviceberry	8" Ht.	B&B
	JL	2	Syringa reticulata 'Ivory Silk' White Flowers	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BCB	3	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	#5 Cont.	
	SSC	7	Clethra alnifolia 'Hummingbird'	Summersweet	#5 Cont.	
	RTD	10	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	5	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	JSG	6	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5 Cont.	
	VBC	8	Viburnum trilobum 'Bailey Compact' Red Fall Color	Bailey's Compact American Cranberry Bush	#5 Cont.	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	KFG	18	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#5 Cont.	
	PDS	14	Sporobolus heterolepis	Prairie Dropseed	#5 Cont.	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	DLB	18	Hemerocallis x 'Baja' Red Flowers	Baja Daylily	#1 Cont.	
	DLS	34	Hemerocallis x 'Stella De Oro' Yellow / Gold Flowers	Stella De Oro Daylily	#1 Cont.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ROCK	1,548 sf	Rock Mulch	1.5" Trap Rock Mulch	4" Depth	
	SOD	15,997 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	

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

LANDSCAPE PLAN

LEX MARKET RETAIL SHOPS
Blaine, Minnesota

WELLINGTON, INC.
MANAGEMENT, INC.
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

REVISIONS

1.	05/08/20	Permit Set

DRAWN BY: RJR
DESIGNED BY: RJR
ISSUE DATE: 05/08/20

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: Ryan J. Ruttger, RLA
Signature:
Date: 05/08/20 License #: 56346

L2 of 2

Sheet D001: 05/07/20 1:00pm 8561 - 8580 0574 - 11k (revised) C:\landscapes\B574_landscape.dwg

KEY NOTES

- (A) INSULATED HOLLOW METAL DOOR FINISH T.B.D. COORDINATE HARDWARE AND KEYING WITH TENANT.
- (B) ANODIZED ALUMINUM DOOR WITH SPANDREL GLAZING AT UTILITY ROOM NOTE: DOOR SHALL BE IDENTIFIED WITH WALL PLAC. PROVIDE A UTILITY LIGHT ABOVE DOOR AND ANY ACCESSORY REQUIRED BY THE FIRE MARSHALL.
- (C) BRICK SOLDIER COURSE.
- (D) PROPOSED LOCATION OF TENANT SIGNAGE. PROVIDE JUNCTION BOX W/ FULL STRING IN GENERAL AREA. TENANT SIGNS ARE NOT PART OF THIS CONSTRUCTION DOCUMENT PACKAGE. ALL TENANT SIGNS SHALL BE DESIGNED, APPROVED AND INSTALLED UNDER SEPARATE CONTRACT. TENANT SIGNS SHALL BE APPROVED BY THE JIA.
- (E) PROPOSED LOCATION OF SIGNAGE AT THE EDGE OF CANOPY. PROVIDE A JUNCTION BOX W/ FULL STRING ADJACENT TO THE CANOPY FOR POSSIBLE FUTURE CONNECTION. TENANT SIGNS ARE NOT PART OF THIS CONSTRUCTION DOCUMENT PACKAGE. ALL TENANT SIGNS SHALL BE DESIGNED, APPROVED AND INSTALLED UNDER SEPARATE CONTRACT. TENANT SIGNS SHALL BE APPROVED BY THE JIA.
- (F) LOCATION FOR TENANT NATURAL GAS METERS/SERVICES. EXTEND PIPING TO MECHANICAL RTU IN A NEAT AND ORDERLY MANNER. REFER TO MECHANICAL DRAWINGS. SEE FLOOR PLAN NOTES, SHEET 2102.
- (G) HOSE BIBB LOCATION.
- (H) ANODIZED ALUMINUM TENANT ENTRY DOOR WITH CLEAR GLAZING. THE CONTRACTOR SHALL COORDINATE WHERE POSSIBLE WITH THE TENANT AS TO THE SPECIFIC HARDWARE AND KEYING REQUIRED.
- (J) TENANT SUPPLIED SERVICE WINDOW AT DRIVE-THRU. COORDINATE ROUGH OPENING REQUIRED WITH THE TENANT.
- (K) PROPOSED LOCATION OF GAS SERVICE AND METERING FOR ROOFTOP MECHANICAL UNITS. GAS VALVES, METERS, AND PIPING SHALL BE INSTALLED IN A NEAT AND ORDERLY FASHION AND WHERE POSSIBLE, BE PAINTED TO MATCH THE BUILDING. PROVIDE PIPE GUARD FOR SERVICE AND METERS.
- (L) ALTERNATE LOCATIONS FOR GAS SERVICE TO ROOFTOP MECHANICAL UNITS. COORDINATE W/ TENANT SIGNAGE AND SERVICE KIOSKS.
- (M) PREFABRICATED AND FINISHED METAL CANOPY. INSTALLED OVER REAR ACCESS DOOR. CANOPY SHALL BE 48" DEEP.
- (N) PREFABRICATED AND FINISHED GUARDRAIL. BOLTED TO THE SIDEWALK. GLASS FORTRESS RAILING. HOODS, SATIN BLACK. SEE FLOOR PLAN, FIELD OR SHOP CUT AS REQUIRED. NOT SHOWN ON DETAIL 1/200 FOR CLARITY.

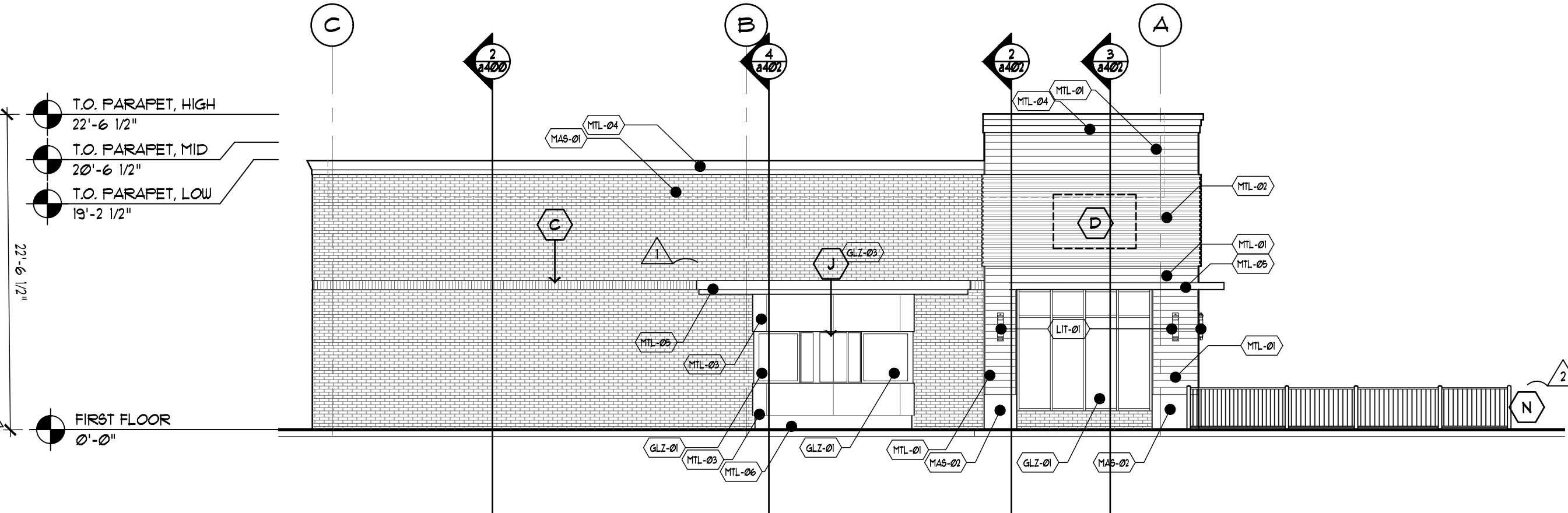
FINISH MATERIALS KEY

DRAWING SYMBOL KEY	DESCRIPTION
	METAL SIDING SYSTEM MFR: DIZAL TYPE: 2" FLAT PROFILE COLOR: CUMARU MIX FAUX WOOD
	CORRUGATED METAL PANEL MFR: ASC TYPE: FLEX SERIES, 12FX10-12C COLOR: PAINT FINISH, CHARCOAL
	COMPOSITE METAL PANEL ASSEMBLY MFR: ALUCOBOND COLOR: FOCUS BLACK II, PVDF 2/8RI Ø
	PREFINISHED BRAKE METAL COLOR: TO MATCH FOCUS BLACK
	PREFABRICATED AND FINISHED CANOPY COLOR: BLACK PAINT FINISH
	PREFABRICATED AND BASE FLASHING COLOR: TO MATCH FOCUS BLACK
	CLAY FIRED MASONRY MFR: GLEN-GERY BRICK SIZE: K13-3063-CHARCOAL PATTERN: 1/2 RUNNING BOND
	ARCHITECTURAL PRECAST CONCRETE MFR: STONEWORKS COLOR: CHARCOAL FINISH: SAND
	PREFINISHED EXTRUDED ALUMINUM FRAMING W/ THERMAL BREAK, BLACK. PREFINISHED GLAZING SHALL BE INSULATED, CLEAR, LOW-E, STANDARD STOREFRONT ASSEMBLY.
	PREFINISHED EXTRUDED ALUMINUM FRAMING W/ THERMAL BREAK, BLACK. PREFINISHED GLAZING SHALL BE INSULATED, CLEAR, LOW-E, STANDARD STOREFRONT ASSEMBLY.
	PREFINISHED EXTRUDED ALUMINUM FRAMING W/ THERMAL BREAK, PAINT FINISH. GLAZING SHALL BE DETERMINED BY THE MANUFACTURER. CUSTOM DRIVE THRU SERVICE WINDOW PACKAGE.
	EXTERIOR LIGHT FIXTURE MFR: BETA-CALCO MODEL: SENTINEL ORDER NO. 12 7150 / SGL2 / SGL2 / M5 DESCRIPTION: UP/DOWN WALL SCENCE

NOTE:
MATERIALS SPECIFIED ARE SUBJECT TO CHANGE. SUBSTITUTIONS SHALL MATCH OR CLOSELY APPROXIMATE MATERIALS AND COLORS SPECIFIED.

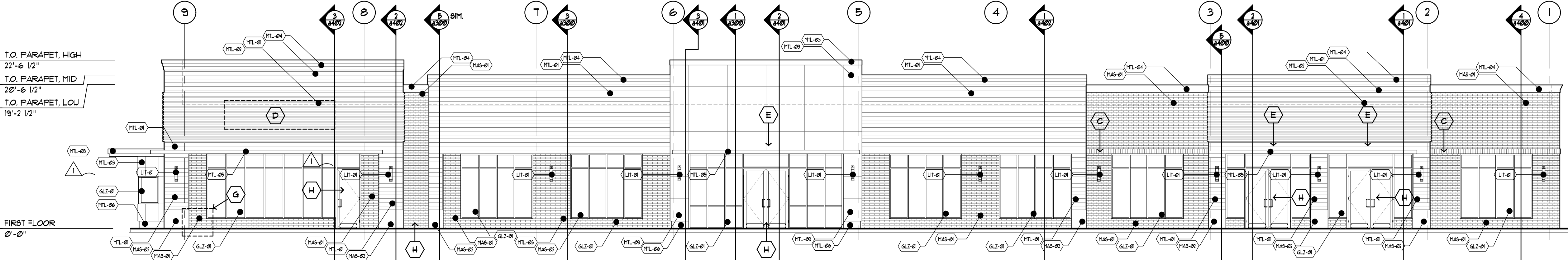
EAST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

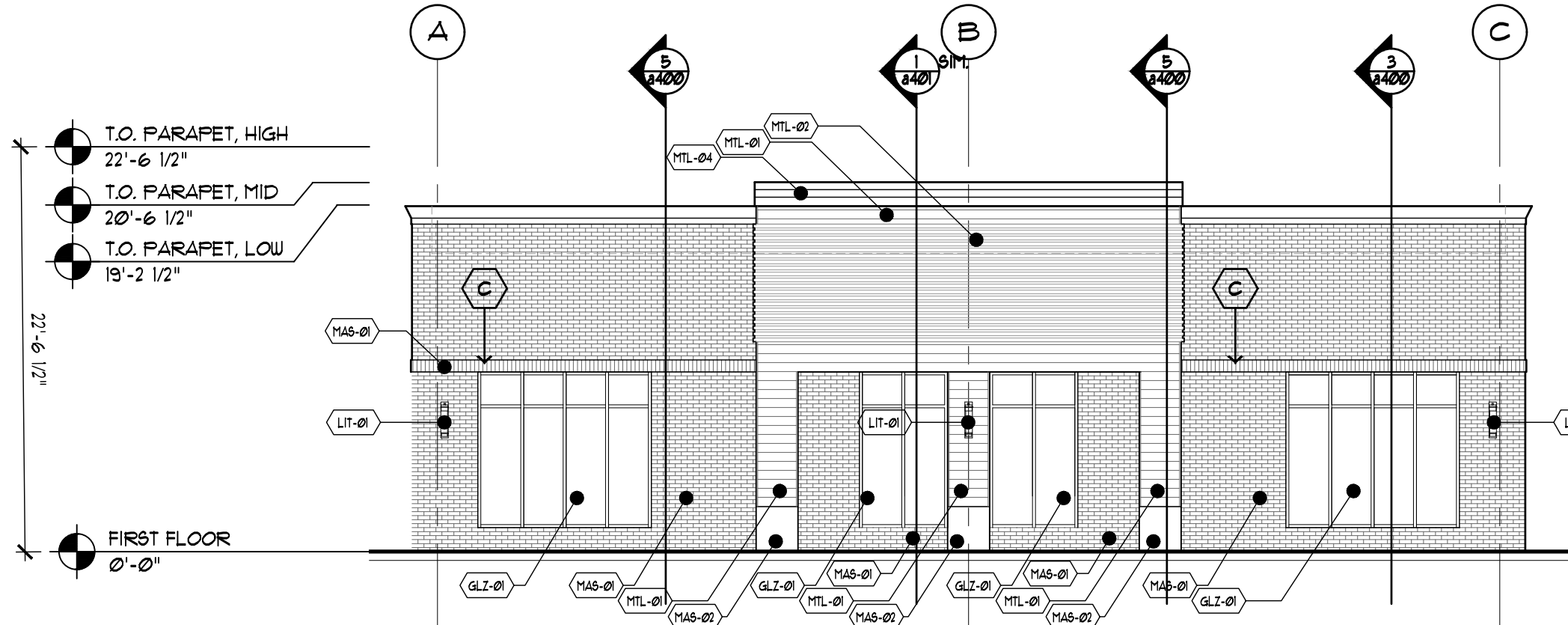


WEST (ENTRY) ELEVATION

1/8"=1'-0"

SOUTH ELEVATION

1/8"=1'-0"



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Lex Market
Retail Shops
Lexington Ave. / 180th Ave.
Blaine, MN 55449

Wellington
Management
1625 Energy Park Drive
Saint Paul, MN 55108

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.

Nathaniel Shea 03.05.2020
name date
24515
license number signature

scale as noted
name er/jrc

rev 4 per tenant 05.08.2020
rev 3 per tenant 05.07.2020
revision 2 05.01.2020
rev 1 per tenant 04.16.2020
permit issue 03.05.2020
progress issue 02.28.2020

Building Elevations

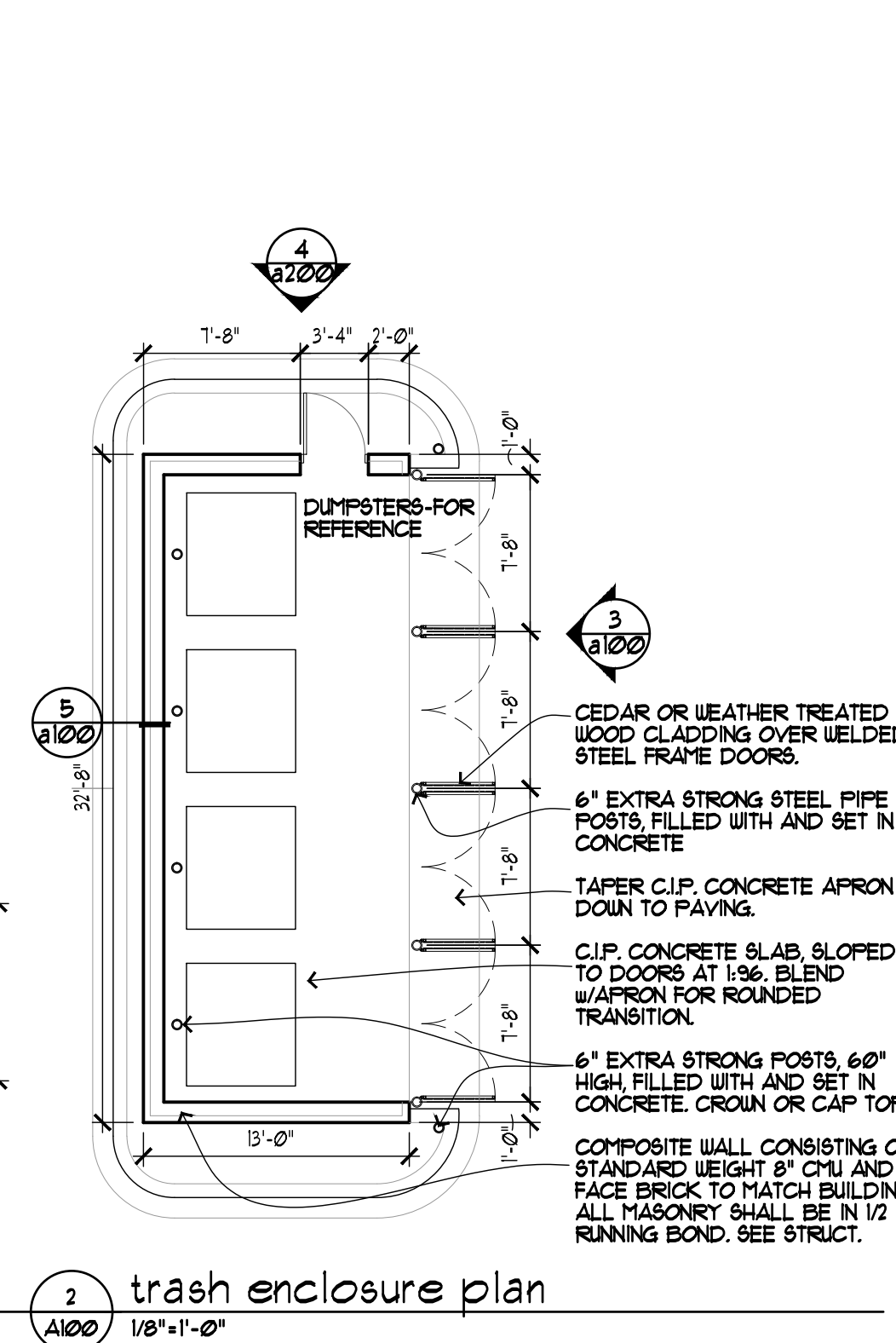
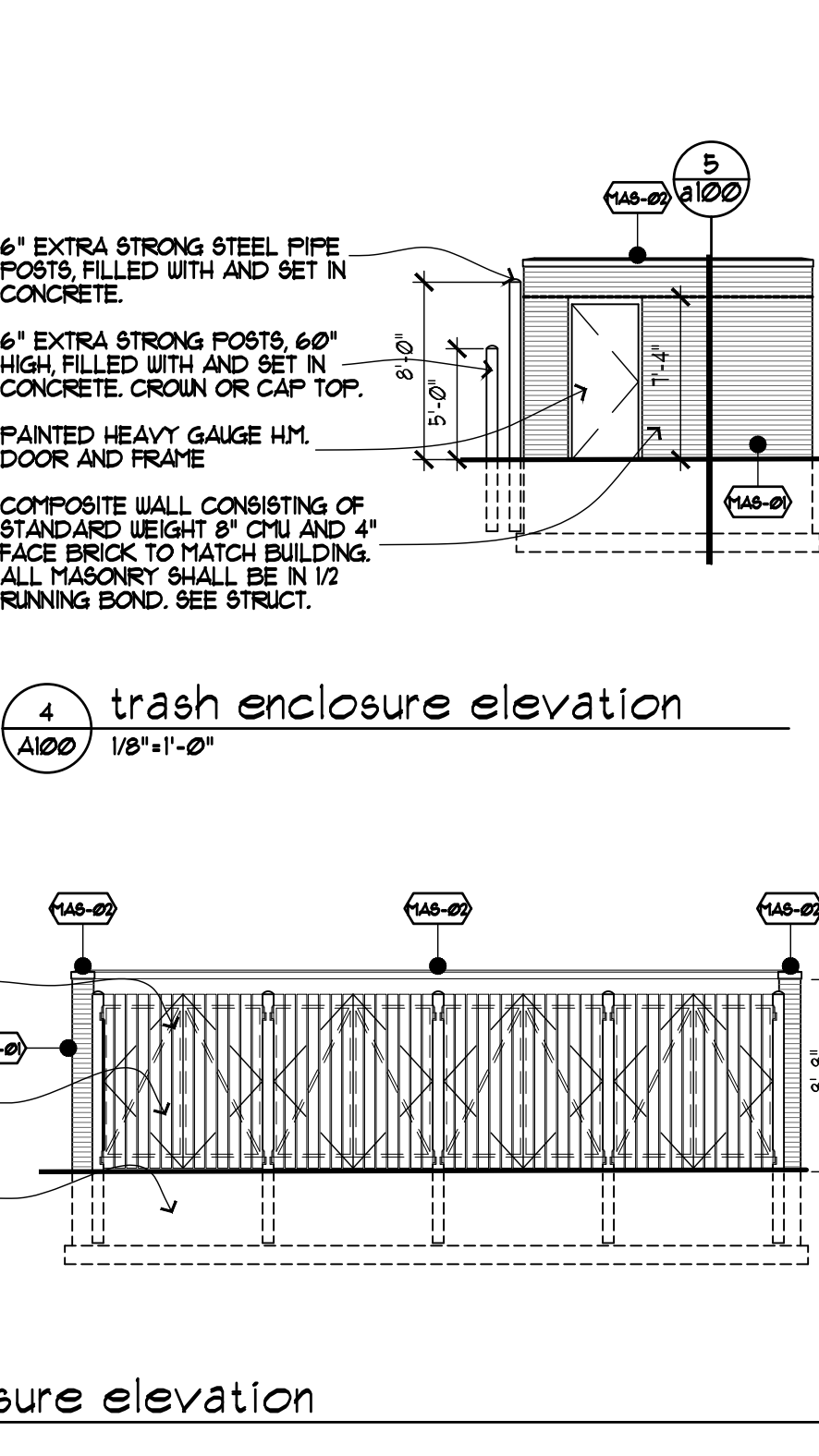
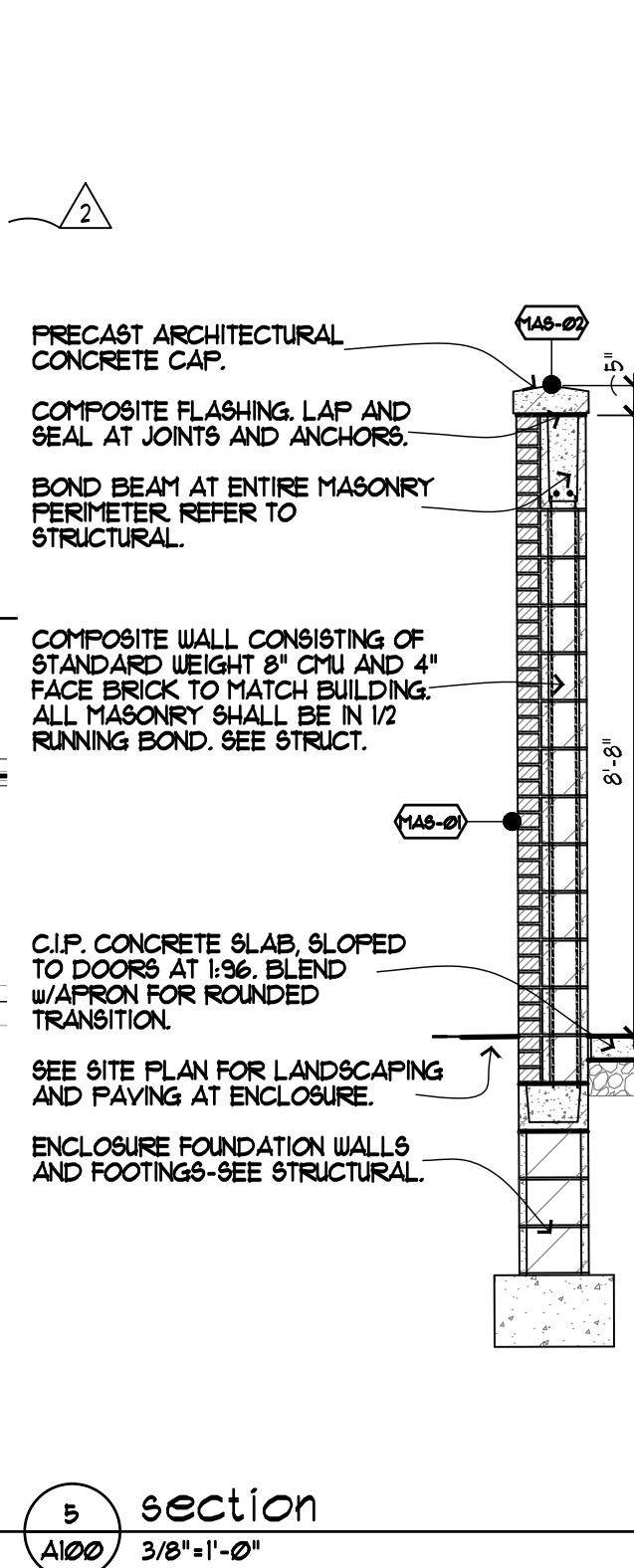
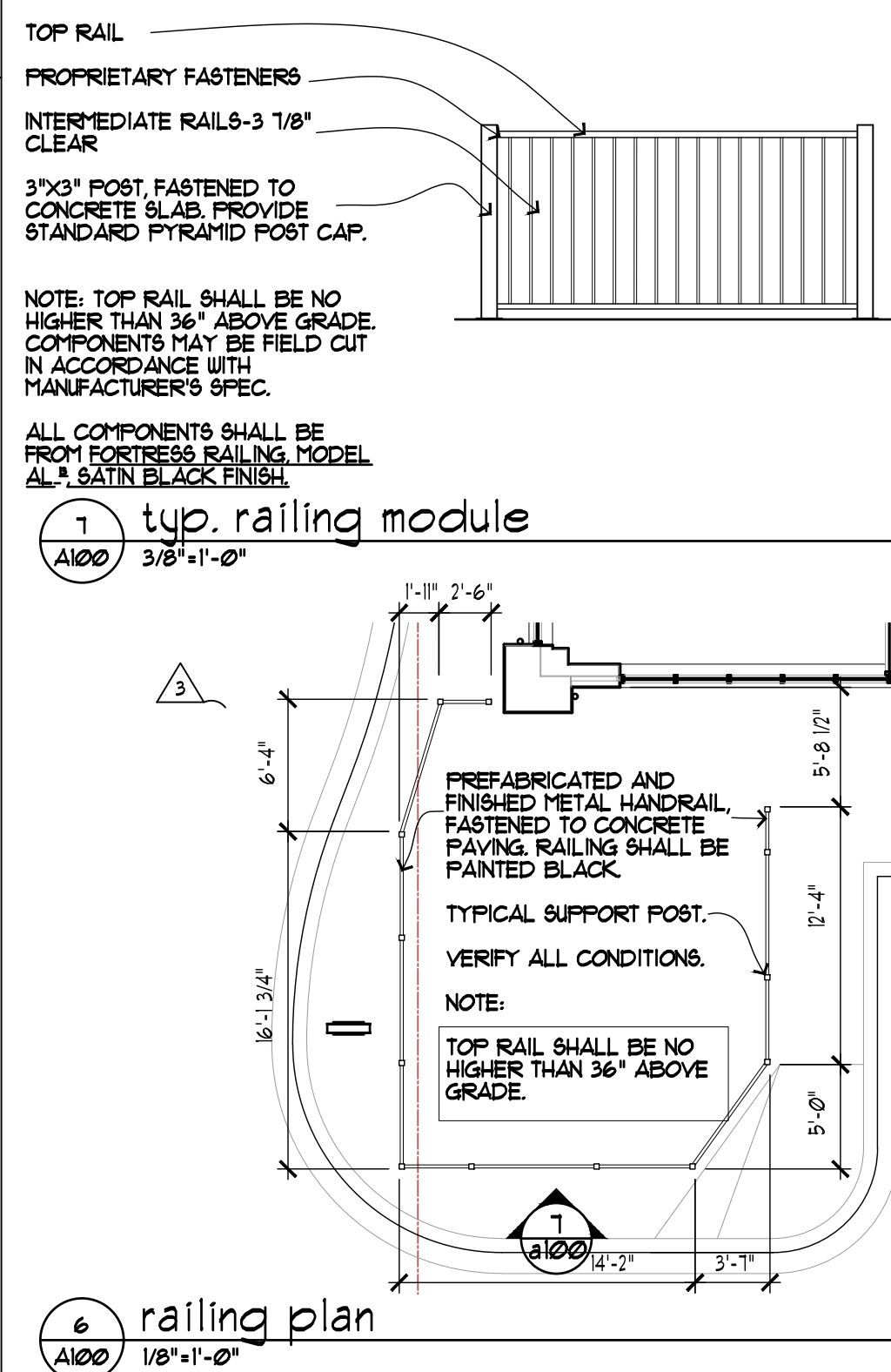
a200
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PLAN GENERAL NOTES

- ALL LIGHT GAUGE STEEL ENGINEERING SHALL BE COMPLETED BY FRAMING CONTRACTOR UNLESS NOTED OTHERWISE BY STRUCTURAL DRAWINGS.
- ALL EXTERIOR WALLS SHALL BE SHEET ROCKED AND TAPED UP TO 10' SANDING AND FINISHED TO MINIMUM LEVEL 4 - READY TO RECEIVE PAINT.
- PROVIDE JUNCTION BOXES IN LOCATIONS NOTED ON THE ELEVATIONS. EACH TENANT SHALL BE RESPONSIBLE FOR THEIR SIGNAGE DESIGN, PERMITTING AND INSTALLATION UNDER SEPARATE CONTRACT.
- UNLESS OTHERWISE NOTED, TENANT SPACES SHALL BE BUILT OUT UNDER SEPARATE PERMIT WITH USE SPECIFIC CODE ANALYSIS.
- TENANT SPACES SHALL BE "VANILLA SHELL", EXCEPT WHERE NOTED. NEW WALLS SHALL BE TAPED, SANDED AND FREE OF DEBRIS AND FINISHES-PATCH VOIDS IN FLOORS TO MATCH ADJACENT. ALL SPACES SHALL BE BROOM CLEAN AND FREE OF DEBRIS.
- ELECTRICAL SERVICE SHALL BE ROUGHED TO THE TENANT SPACE DISCONNECT WITH TEMPORARY SERVICE PANEL.
- THE GENERAL CONTRACTOR SHALL COORDINATE PLUMBING SERVICES TO PROPOSED TENANT SPACES.
- THE ELECTRICAL ENGINEER/CONTRACTOR MECHANICAL ENGINEER/CONTRACTOR AND PLUMBER SHALL COORDINATE BUILDING SHELL INSTALLATION WITH KNOWN TENANTS SO AS TO PROVIDE ELECTRICAL, MECHANICAL, AND PLUMBING ROUGHS IN APPROPRIATE LOCATIONS.
- PROVIDE EXPANSION JOINT FILLER AT SIDEWALK JOINTS AND JOINTS BETWEEN BUILDING AND SIDEWALK. CAULK JOINT MATCHING CONCRETE.
- COORDINATE ELECTRICAL AND COMMUNICATION SERVICE TO EXTERIOR ORDER KIOSK AND SIGNS AS INDICATED BY THE TENANT AND APPROVED BY THE BUILDING OWNER. THE TENANT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF EQUIPMENT AND CONTROLS WITHIN THE TENANT SPACE AND AT DESIGNATED EXTERIOR LOCATIONS. POWER SHALL BE ROUTED FROM THE TENANT SERVICE.
- PROVIDE ELECTRICAL SERVICE FROM COMMON BUILDING POWER SUPPLY TO THE EXTERIOR MONUMENT SIGN AS LOCATED BY THE CIVIL ENGINEER.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR UTILITY, WASTE, AND STORM WATER SERVICE LOCATIONS.

PLAN KEY NOTES

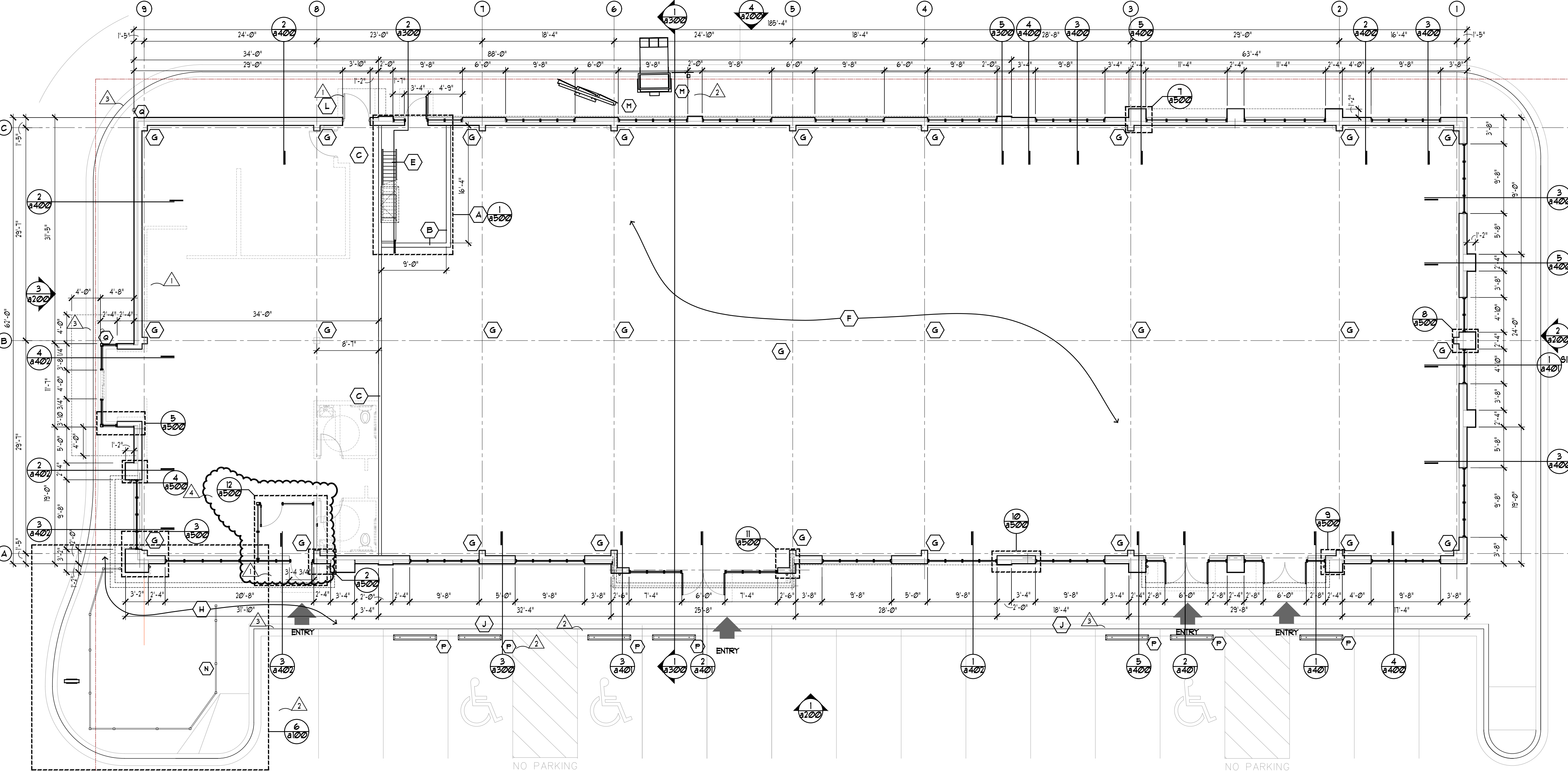
- BUILDING UTILITY ROOM AND PRIMARY WATER SERVICE. INSTALL FLOOR MOUNTED JANITOR SINK AND EXTERIOR HOSE BIBBS AND ROUGH FOR LANDSCAPE IRRIGATION. AS WELL AS SPRINKLER SERVICE AND CONTROLS. THIS UTILITY ROOM OR AREA SHALL ALSO BE THE LOCATION OF TELEPHONE/DATA SERVICE AND FOR ELECTRICAL DISCONNECTS, BUILDING SERVICE PANEL, AND SUCH TENANT ELECTRICAL PANELS NOT LOCATED WITHIN THE SPACES UNLESS OTHERWISE SPECIFIED BY CODE OR UTILITY STANDARDS. THE GENERAL CONTRACTOR SHALL COORDINATE INSTALLATION OF SERVICES.
- NON-BEARING WALL AT UTILITY ROOM AS DIMENSIONED w/ 5/8" METAL STUDS AT 24" o.c. INSULATED R-19 5/8" TYPE 'X' GYP. BD. TO DECK EACH SIDE TAPE AND SEAL JOINTS AIRTIGHT WITH FOAM SEALANT. MINERAL WOOL BATTIS OR OTHER APPROVED JOINT FILLER. ALL JOINTS SHALL BE FINISHED WITH FIRE RATED JOINT COMPOUND OR CAULK LEVEL. 4 FINISH AT TENANT, LEVEL 2 FINISH AT UTILITY ROOM. NON-RATED PARTITION.
- NON-BEARING WALL DECKING WALL AS DIMENSIONED w/ 3 5/8" METAL STUDS AT 24" o.c. WITH 1" DEFLECTION HEAD. INSULATED R-19 5/8" TYPE 'X' GYP. BD. TO DECK EACH SIDE TAPE AND SEAL JOINTS AIRTIGHT WITH FOAM SEALANT. TAPE, SAND AND FINISH TO LEVEL 4 EACH SIDE, TYPICAL NON-RATED PARTITION.
- TENANT WALLS AND FEATURES SHOWN FOR REFERENCE ONLY. INTERNAL TENANT WALLS ARE NOT WITHIN THE SCOPE OF THESE DOCUMENTS AND MAY BE ALTERED FROM THAT SHOWN.
- PREFABRICATED AND FINISHED 24" WIDE METAL SHIP LADDER TO 30" x 54" ROOF HATCH COORDINATE THE LOCATION OF STAIR WITH STRUCTURAL DRAWINGS.
- CONCRETE FLOOR SLAB-REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATION. CONTROL JOINT LOCATION, THE LOCATION OF UNDER-SLAB WATER AND SEWER SERVICES SHALL BE COORDINATED WITH THE PLUMBING CONTRACTOR.
- LOCATION OF PRIMARY STEEL COLUMNS-SEE STRUCTURAL DRAWINGS.
- 4" C.I.P. CONCRETE SIDEWALK/PATIO.
- CONCRETE HANDICAP RAMP ASSOCIATED W/ HANDICAP ACCESS AISLE. REFER TO CIVIL DRAWINGS.
- PROPOSED LOCATION OF INTERNAL ROOF OVERFLOW RAINWATER LEADERS. SEE MECHANICAL DRAWINGS FOR CONNECTIONS AND LOCATION OF MAIN RAINWATER LEADERS. NOTE: DO NOT PLACE STORM SEWER, SANITARY SEWER, TRAPS, OR ANY OTHER FLOOR FIXTURES ADJACENT TO TENANT ENTRIES.
- PROPOSED LOCATION OF GAS SERVICE AND ASSOCIATED METERS AND VALVES. PIPING TO RUI SHALL EXTEND VERTICALLY IN A TIGHT AND PROPERLY FASHION. ALL SERVICES AND PIPING SHALL BE PAINTED TO MATCH THE ADJACENT WALL. CONFIRM UTILITY SUPPLIER.
- PROPOSED LOCATION OF TENANT SERVICE EQUIPMENT - REFER TO SITE PLAN AND TENANT DRAWINGS. EQUIPMENT IS SHOWN FOR COORDINATION ONLY AND IS NOT INCLUDED IN BUILDING CONTRACT.
- PREFABRICATED AND FINISHED METAL RAILING ASSEMBLY, FASTENED TO CONCRETE SLAB. FIELD VERIFY CONDITIONS.
- PREFABRICATED WHEEL STOPS. REFER TO CIVIL DRAWINGS.
- 6" EXTRA STRONG POSTS, 60" ABOVE GRADE, FILLED WITH AND SET IN CONCRETE. CROWN OR CAP TOP. PAINTED SAFETY YELLOW, OR AS DIRECTED BY OWNER.



FINISH MATERIALS KEY

DRAWING KEY	SYMBOL	DESCRIPTION
	(MTL-01)	METAL SIDING SYSTEM MFR: DIZAL TYPE: CUMARU MIX FAUX WOOD COLOR: CUMARU MIX FAUX WOOD
	(MTL-02)	CORRUGATED METAL PANEL MFR: ASC TYPE: FLEX SERIES 12FX10-12C COLOR: PAINT FINISH CHARCOAL
	(MTL-03)	COMPOSITE METAL PANEL ASSEMBLY MFR: FOCUS TYPE: FOCUS BLACK II, FVDF 2/5RI Ø COLOR: FOCUS BLACK II, FVDF 2/5RI Ø
	(MTL-04)	PRE-FINISHED BRAKE METAL COLOR: TO MATCH FOCUS BLACK
	(MTL-05)	PREFABRICATED AND FINISHED CANOPY COLOR: BLACK PAINT FINISH
	(MTL-06)	PRE-FABRICATED AND BASE FLASHING COLOR: TO MATCH FOCUS BLACK
	(MAB-01)	CLAY FIRED MASONRY MFR: GLEN-GERY BRICK TYPE: TYPOLAR COLOR: K13-3063-CHARCOAL PATTERN: 1/2 RUNNING BOND
	(MAB-02)	ARCHITECTURAL PRECAST CONCRETE MFR: STONEWORKS TYPE: CHARCOAL FINISH: SAND
	(GLI-01)	PRE-FINISHED EXTRUDED ALUMINUM FRAMING W/ THERMAL BREAK BLACK PRETAFLOOR FINISH GLAZING SHALL BE INSULATED CLEAR LOW-E STANDARD STOREFRONT ASSEMBLY.
	(GLI-02)	PRE-FINISHED EXTRUDED ALUMINUM FRAMING W/ THERMAL BREAK BLACK PRETAFLOOR FINISH GLAZING SHALL BE MANUFACTURER SPANDREL STANDARD STOREFRONT ASSEMBLY.
	(GLI-03)	PRE-FINISHED EXTRUDED ALUMINUM FRAMING W/ THERMAL BREAK PAINT FINISH GLAZING SHALL BE DETERMINED BY THE MANUFACTURER. CUSTOM DRIVE THRU SERVICE WINDOW PACKAGE.
	(LIT-01)	EXTERIOR LIGHT FIXTURE MFR: BETA-CALCO MODEL: SENTINEL ORDER NO: 32 2150 / SOL2 / SUL2 / M5 DESCRIPTION: UP/DOWN WALL SCORCE

NOTE:
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**Lex Market
Retail Shops**
Lexington Ave. / 180th Ave.
Blaine, MN 55449

**Wellington
Management**
1625 Energy Park Drive
Saint Paul, MN 55108

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.

Nathaniel Shea 03.05.2020
name date
24515
license number signature

scale AS NOTED
name er/jrc

rev 4 per tenant 05.08.2020
rev 3 per tenant 05.07.2020
revision 2 05.01.2020
rev 1 per tenant 04.16.2020
permit issue 03.05.2020
progress issue 02.28.2020

Architectural Plan

a100
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Lex Market Retail Shops – Lexington Meadows

Lexington Meadows LLC is proposing to construct an 11,000 sq. ft. multi-tenant retail building on a 65,736 sq. ft. lot within the Lexington Meadows development. The site is located in the SW quadrant of the 108th Avenue and Lexington Avenue intersection. The site will be serviced by two access points with an access point from Austin Street to the west and 108th Avenue from the north and also located on the north side of the site is a right out only onto 108th Avenue. Storm sewer will be used to collect storm water from the site and will be connected to the trunk storm sewer that was stubbed to the site as part of the overall Lexington Meadows development. The storm sewer eventually discharges to a regional pond west of the site for water quality treatment and rate control. Xcel Energy and Centennial Utilities will provide electricity and gas utilities to the site.

Parking areas will be built in conjunction with the intended uses. The site will have sixty-seven standard surface stalls and three handicap stalls along with a drive thru lane located on the east side of the building serving the proposed coffee tenant. The trash enclosure serving the site will be located in a median on the southern portion of the site and will be constructed using materials such as concrete, steel, face brick, and cedar or weather treated materials. The landscaping for the site has been designed to ensure that we meet all City of Blaine guidelines and to keep in spirit with the Lexington Meadows development and the surrounding area. Lighting for the site will be a combination of four pole lights located in the parking areas on the west side of the building along with surface mounted wall sconces which will be decorative in nature but still provide general illumination for the sidewalk areas and wall packs serving the rear of the center. A 300 sq. ft. outdoor patio area has been designed to serve the customers of the space located on the far north end of the building.

The proposed building is a one-story structure built using a combination of traditional materials such as brick and cast stone with painted deep pan steel panels and cutting edge patterned extruded aluminum flush siding. Crisp and precise interpretations of traditional architectural elements invite customers, highlight tenants and screen rooftop devices. The design is sleek and efficient; this structure will be the gateway for a new neighborhood for years to come. Each of the retail fronts would have signage to meet city ordinance yet reinforce the tenant's brand while remaining in compliance with the development design guidelines. Pylon signage for the tenants of this site along with other tenants within the Lexington Meadows development is located in the northeast portion of the site.