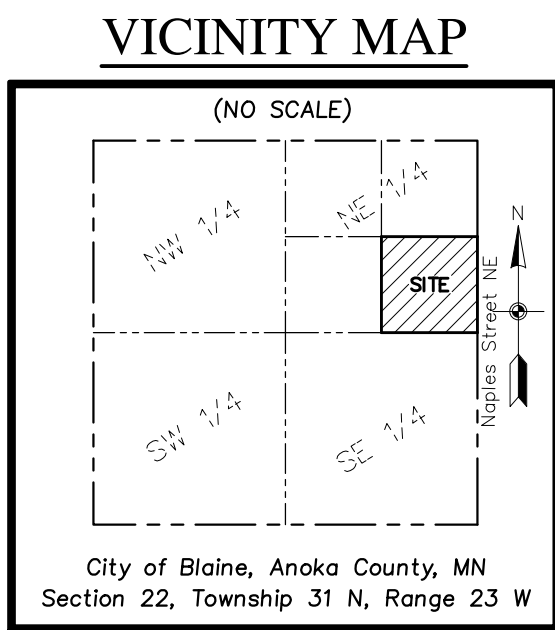




Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

# NAPLES STREET OFFICE WAREHOUSE



## SITE DATA

TOTAL SITE AREA ±40.45 AC.  
TOTAL LOT AREA ±39.44 AC.  
TOTAL R/W AREA ±1.01 AC.  
TOTAL NUMBER OF LOTS 1  
GROSS DENSITY ±0.02 LOTS/AC.  
EXISTING ZONING PBD & POD  
PROPOSED ZONING L1  
UTILITIES AVAILABLE

**PARCEL DESCRIPTION:** (Per Schedules A and C of Title Commitment File No. 104807, with a commitment date of October 9, 2019 at 8:00 A.M., prepared by All American Commercial Title, Inc., as issuing agent for Old Republic National Title Insurance Company)

The Southeast Quarter of the Northeast Quarter of Section 22, Township 31, Range 23, Anoka County, Minnesota.

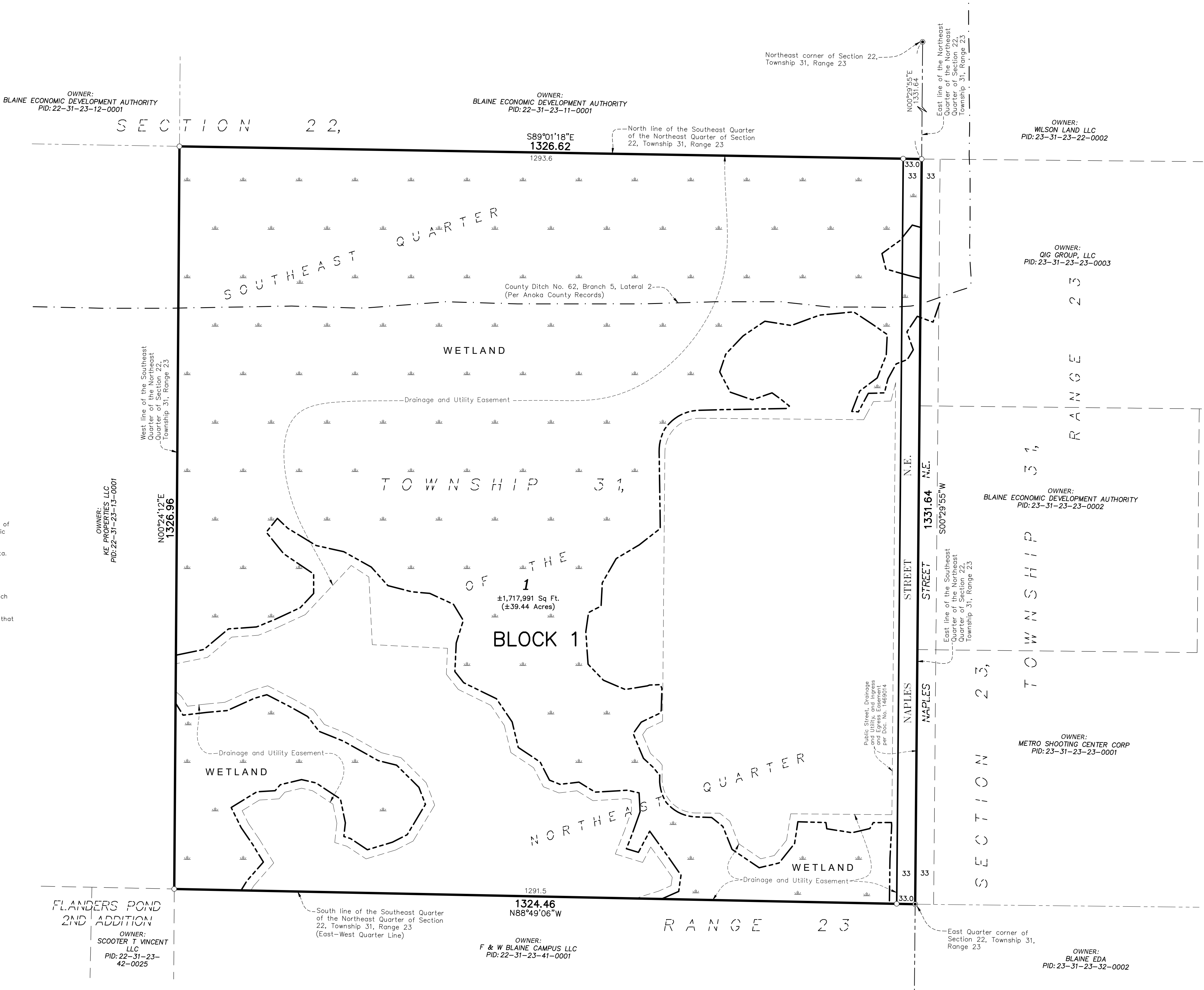
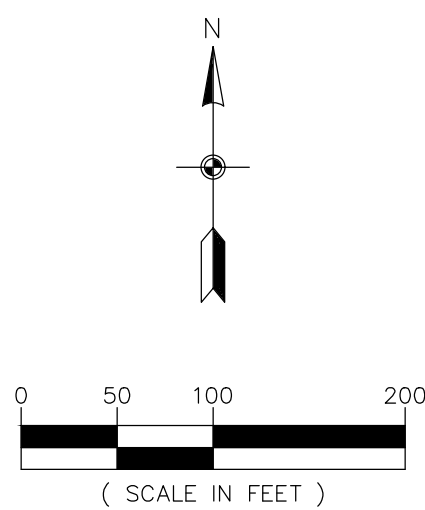
(Abstract Property)

### GENERAL NOTES:

- Bearings shown hereon are based on the East line of the Southeast Quarter of the Northeast Quarter, which is assumed to bear S00°29'55"W.
- Wetlands were delineated by Kjolhaug Environmental Services Company in 2020. Wetland shown are those that are proposed to exist after site the proposed grading has taken place in accordance with the approved grading plan.

## LEGEND

- - Denotes Anoka County Cast Iron Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



## SHEET INDEX

- PRELIMINARY PLAT
- EXISTING CONDITIONS



3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449  
TEL 763.489.7900 \ FAX 763.489.7999 \ CARLSONMCCAIN.COM

## PRELIMINARY PLAT

NAPLES STREET OFFICE WAREHOUSE  
Blaine, Minnesota

**JSN PROPERTIES**  
18651 Buchanan Street  
East Bethel, MN 55011

### REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	JAB
ISSUE DATE:	8/18/2020
FILE NO:	2173

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: 8/18/2020 License #: 40361

1 of 2



<b>REVISONS</b>	
1.	08/07/20 Front Setback to 25'.
DRAWN BY:	
DESIGNED BY:	
ISSUE DATE:	08/04/20

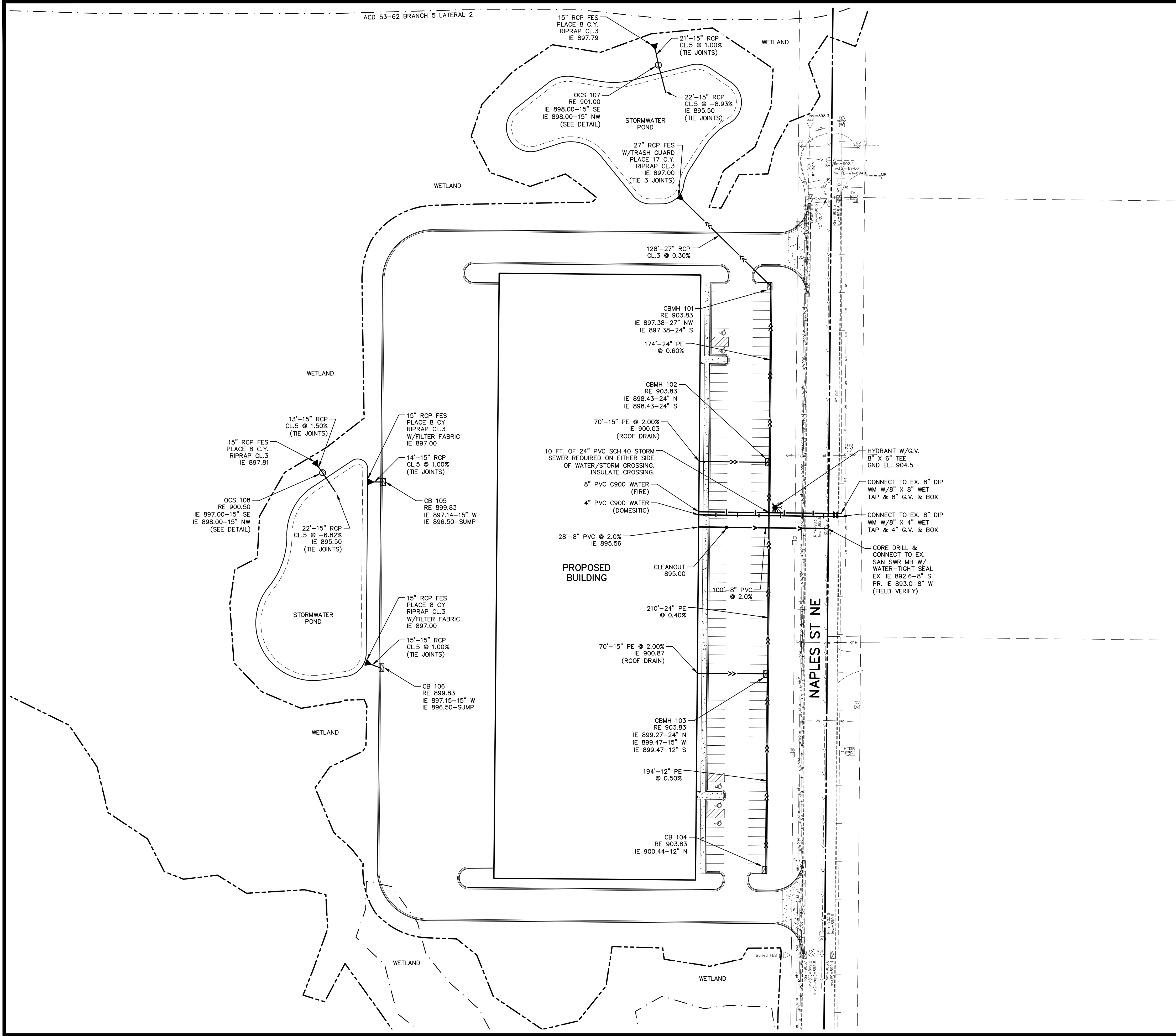
I hereby certify that this plan, specification or report was prepared by me or under direct supervision and that I am a Licensed Professional Engineer under laws of the State of Minnesota

Name: Joseph T. Radach, P.E.  
Signature: [Handwritten Signature]  
Date: 08/04/20 License #: 4588

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C3 of \_\_\_\_\_

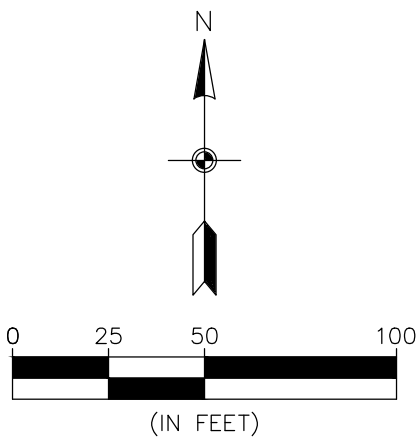
9



	LEGEND	
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
STORM SEWER	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND FIBER OPTIC	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
SIGN	---	---
LIGHT POLE	---	---
TELEVISION BOX	---	---
HAND HOLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
MAILBOX	---	---
FENCE LINE	---	---

- UTILITY PLAN NOTES**
- SANITARY SEWER, WATER MAIN AND STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF BLAINE STANDARD DETAIL SPECIFICATIONS, CITY OF ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS, & THE MINNESOTA PLUMBING CODE.
  - A MINIMUM OF 7.5 FEET OF COVER SHALL BE REQUIRED FOR ALL WATER MAIN AND FORCE MAIN.
  - A MINIMUM OF 2.0 FEET VERTICAL SEPARATION SHALL BE REQUIRED FOR ALL UTILITY CROSSINGS.
  - ALL WATER MAIN WORK & TESTING SHALL BE COORDINATED WITH CITY OF BLAINE PUBLIC WORKS DEPARTMENT.
  - CATCH BASINS IN THE GUTTER LINE SHALL BE SUMPED 0.17' ELEVATIONS SHOWN ON THE PLANS REFLECT THE SUMPED ELEVATIONS.
  - ALL WATER MAIN MUST HAVE CONDUCTIVITY TEST, HYDROSTATIC TEST AND BACTERIA TEST BEFORE THE PROJECT IS COMPLETE AND TURNED ON.
- \* FINAL LOCATIONS OF BUILDING UTILITY SERVICES & DOWNSPOUT LOCATIONS TO BE VERIFIED WITH ARCHITECTURAL AND PLUMBING PLANS.

STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH-101	48" DIA.	R-3067-V
CBMH-102	48" DIA.	R-3067-VB
CBMH-103	48" DIA.	R-3067-VB
CB-104	24" X 36"	R-3067-V
CB-105	24" X 36"	R-3067-VB
CB-106	24" X 36"	R-3067-VB
OCS-107	48" DIA.	SEE DETAIL
OCS-108	48" DIA.	SEE DETAIL



BENCHMARKS	
1. ANOKA COUNTY BENCHMARK NO. 2095 LOCATED 175 FEET EASTERLY OF THE CENTERLINE OF EDISON STREET NE AND 80 FEET NORTHERLY OF THE CENTERLINE OF 109TH AVENUE NE.	
ELEVATION = 902.43 FT. (NAVD 88)	

CALL BEFORE YOU DIG

Know what's below.  
Call before you dig.

ENGINEERING SURVEYING ENVIRONMENTAL

**CARLSON MCCAIN**

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449  
TEL 763.485.7900 \ FAX 763.485.7958 \ CARLSONMCCAIN.COM

UTILITY PLAN

**NAPLES STREET OFFICE WAREHOUSE**  
Blaine, Minnesota

**JSN PROPERTIES**  
18651 Buchanan Street  
East Bethel, MN 55011

REVISIONS

1. 08/07/20 Front Setback to 25'.

DRAWN BY: JTR  
DESIGNED BY: JTR  
ISSUE DATE: 08/04/20

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

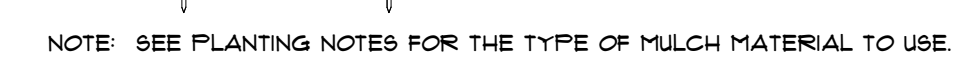
Name: Joseph T. Radach, P.E.  
Signature: *Joe T. R.*  
Date: 08/04/20 License #: 45889

C4 of 9









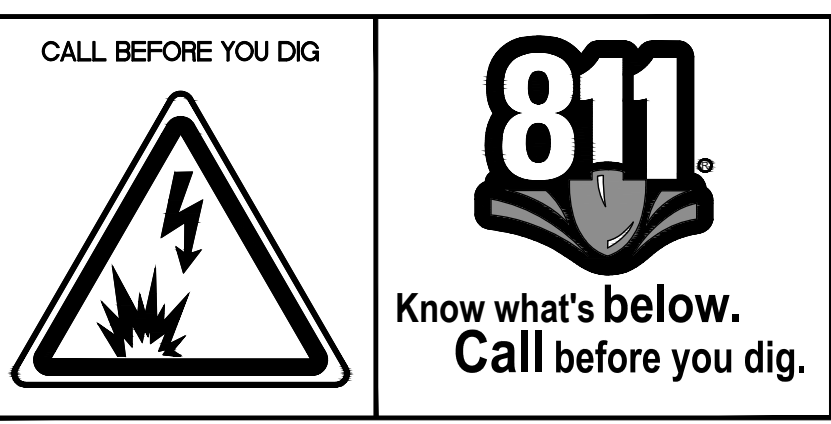
(A) NOT TO SCALE

- ⑤ CONIFEROUS TREE PLANTING DETAIL

1



NOT TO SCALE



23. 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 SHALL BE REQUIRED FOR THE PROTECTION AND MAINTENANCE OF THE PLANTS. GUARANTEE: MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIAL, 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 CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEED PERIOD.


24. 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 AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.

25. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK UNTIL THE EXTREME HOT MONTHS OF THE YEAR. WATERING SHOULD BE INDICATED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

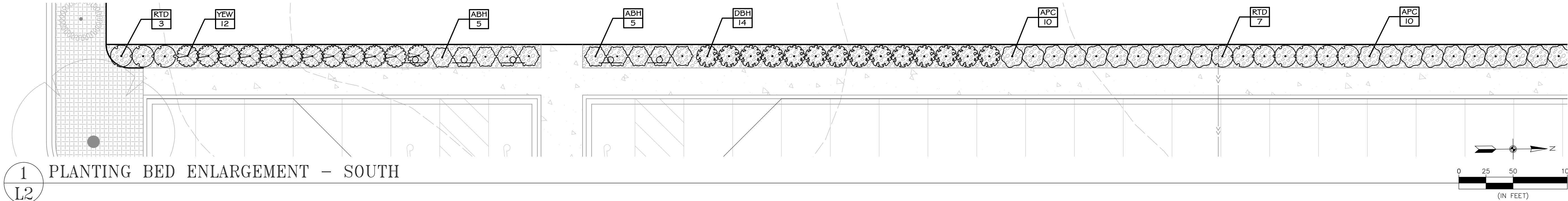
26. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

27. ALL DISTURBED AREAS TO BE TURF SEED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

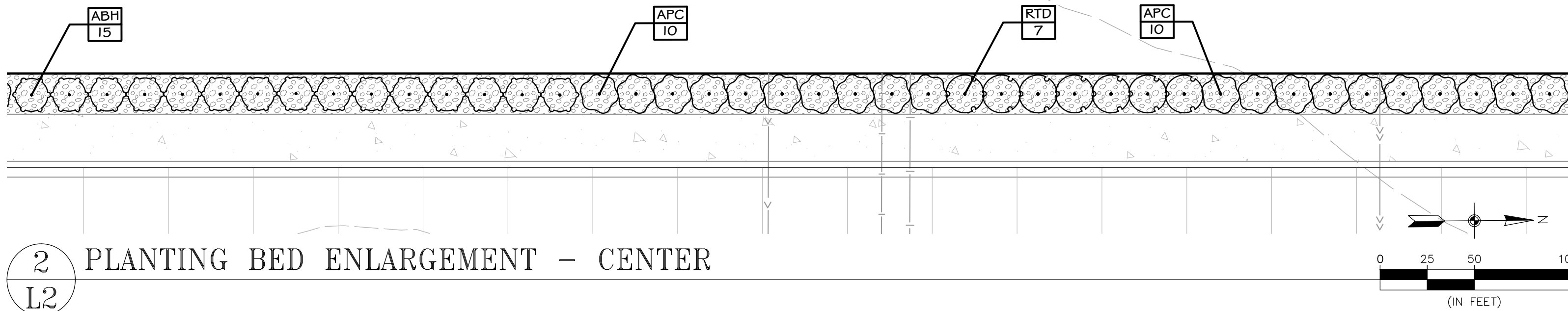
28. ALL DISTURBED AREAS TO RECEIVE NATIVE WETLAND SEED, ARE TO RECEIVE ENGINEERED SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

 <p><b>CARLSON McCAIN</b></p> <p>ENGINEERING SURVEYING ENVIRONMENTAL</p>	<p>3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449 TEL. 763.489.7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.COM</p>														
<p><b>LANDSCAPE PLAN</b></p>	<p><b>NAPLES STREET OFFICE WAREHOUSE</b></p> <p>Blaine, Minnesota</p>														
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DESIGNED BY:	RJR														
ISSUE DATE:	08/04/20														
<p>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.</p> <p>Name: <u>Ryan J. Rutkowski</u></p> <p>Signature: _____</p> <p>Date: <u>08/07/20</u> License #: <u>56346</u></p>															
<p><b>PRELIMINARY</b></p>															
<p>L1 of 2</p>															

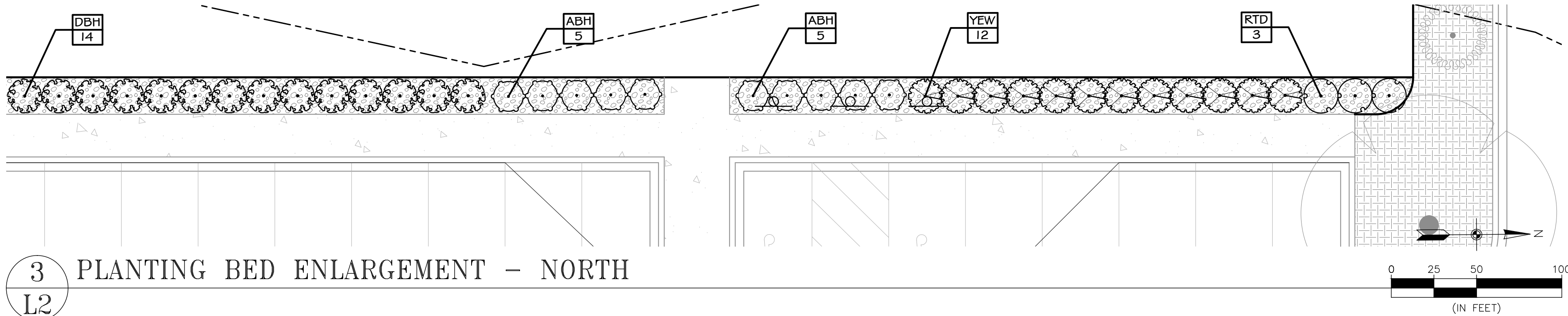




1 PLANTING BED ENLARGEMENT – SOUTH



2 PLANTING BED ENLARGEMENT – CENTER



3 PLANTING BED ENLARGEMENT – NORTH

**LANDSCAPE SPECIFICATIONS**

- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
- 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.
- CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- 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, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDDED. 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.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- 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.
- 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.

- PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
- 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.
- 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.
- 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.
- 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 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
- 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.
- 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.
- 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.
- 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
	RM	6	Acer rubrum 'Northwood'	Northwood Red Maple	2.5" Cal.	B&B
	FM	4	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.	B&B
	RB	6	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10' Ht.	B&B
	WO	9	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BL	12	Tilia americana 'Boulevard'	Boulevard Linden	2.5" Cal.	B&B
	AE	3	Ulmus americana 'Princeton'	American Elm	2.5" Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	6	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	2	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	AR	20	Thuja occidentalis 'Techny'	Techny Arborvitae	6' Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	6	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 2" Cal Equivalent	Autumn Brilliance Serviceberry	8' Ht.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RTD	20	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	28	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	ABH	35	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.	
	APC	40	Ribes alpinum	Alpine Currant	#5 Cont.	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	YEW	24	Taxus x media 'Tauntonii'	Tauton Yew	#5 Cont.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ROCK	2,524 sf	Rock Mulch	1.5" Trap Rock Mulch	4" Depth	
	SOD	33,782 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TII	36,459 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	
	TIV	51,763 sf	Type IV - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	

LANDSCAPE PLAN

NAPLES STREET OFFICE WAREHOUSE  
Blaine, Minnesota

JSN PROPERTIES  
18651 Buchanan Street  
East Bethel, MN 55011

REVISIONS

1. 08/07/20 Front Setback to 25'.

DRAWN BY: RJR  
DESIGNED BY: RJR  
ISSUE DATE: 08/04/20

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. Ruttgger  
Signature: RJR  
Date: 08/04/20 License #: 56346

L2

of

2

August 7<sup>th</sup>, 2020

Shawn L. Kaye  
Associate Planner  
City of Blaine | Planning Department  
10801 Town Square Drive NE, Blaine MN 55449  
Phone: 763-785-6183

**RE: Naples Street Proposed Office/Warehouse Building**

Dear Shawn,

We are pleased to submit the following narrative for the future Naples Street office/warehouse building to be built and located on Naples St. NE in Blaine, Minnesota. As you know, the site is currently zoned for Planned Business District / Planned Office District. Since there is very little demand for highly finished office space in this area, we would like to have the zoning changed to I-1 Light Industrial.

The proposed building will be comprised of approximately 120,000 square feet total, consisting of both office and warehouse space. The clear height in the warehouse will be either 28' clear or 32' clear, to accommodate tenant's racking systems for storage of their products. Brand-new construction is very attractive to future tenants because they are built per all of the modern building codes, the Tenant's spaces will very efficient and save the tenants lots of money on future utility bills.

Please see below for a sample list of prospective tenants/users who will be targeted to fill the available space. The below list reflects potential tenants/users in need of office and warehouse space components to meet their business-related needs:

- Manufacturing Companies (Many businesses are moving back to the United States due to tariffs and uncertain trading regulations because of the current geo-political climate.)
- Contractors and construction related businesses (with the shortage of housing and the strong housing market, along with the need for additional industrial buildings, there are many of these types of businesses in the market looking for space.)

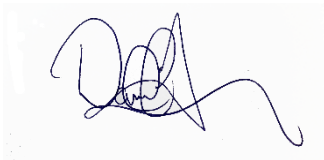


- Companies that do light assembly of products that are manufactured elsewhere.  
(Since the quality of work is not up to medical standards, many times 30-40% of the products are finished in the United States.)
- Warehousing Companies (Many e-businesses need local locations to service the North Metro and region.)
- Wholesale Companies (Due to COVID-19, many businesses have moved online and away from retail stores.)
- Machine Shops (Again, many businesses are moving back to the United States due to tariffs and uncertain trading regulations because of the current geo-political climate and COVID-19).

Please let us know if you would like any additional information. We appreciate the opportunity to bring more businesses, jobs, and tax-base to the city of Blaine!

Thank you!

Sincerely,



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**Newmark Knight Frank**  
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