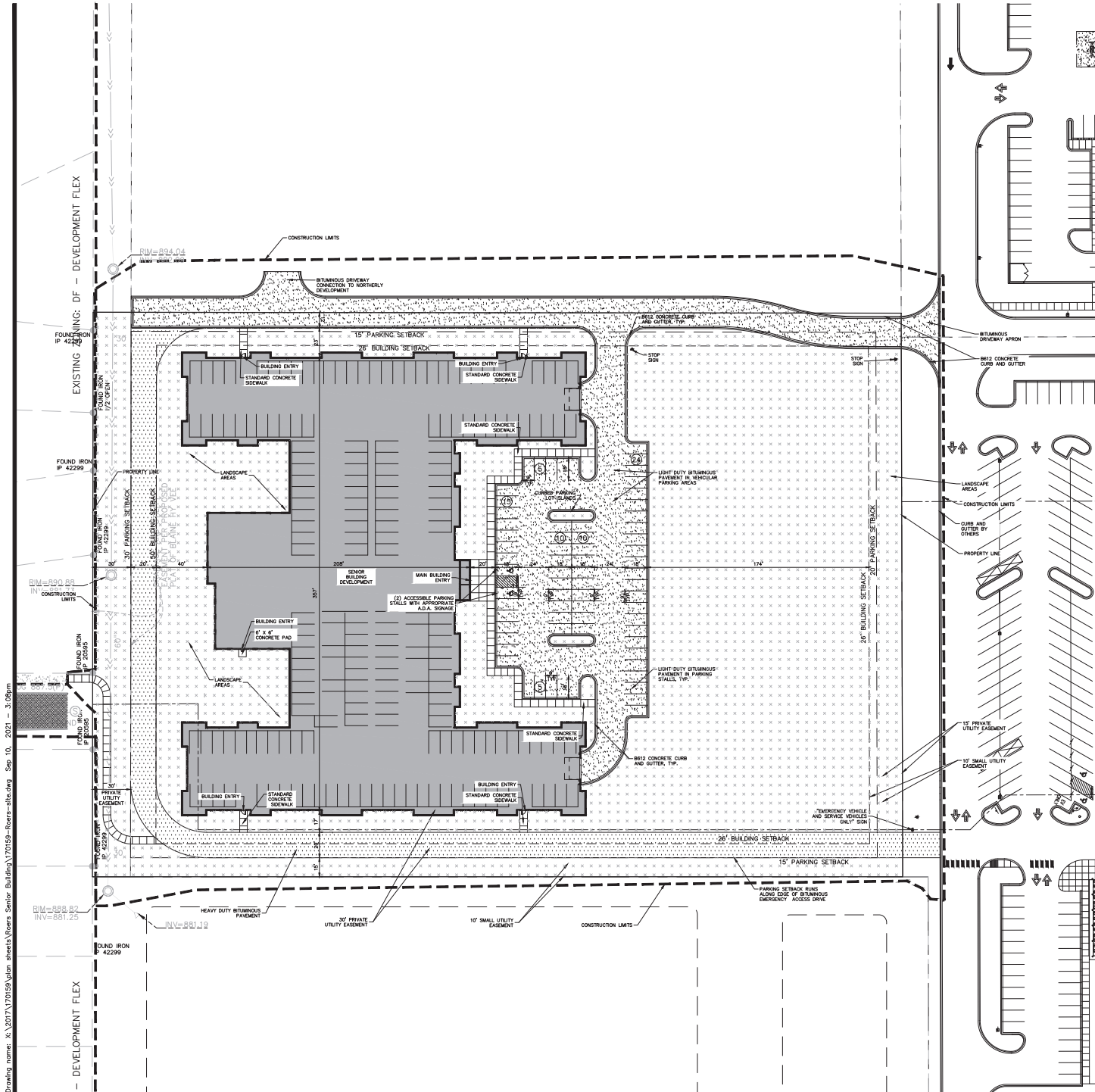


BlaineMN.gov

Case File No. 21-0067 Risor of Blaine



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



SITE NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING UTILITY GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
5. CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
6. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION, SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
8. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
9. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
11. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
12. CONTRACTOR SHALL NOT IMPIDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
13. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
14. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
15. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
16. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
17. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
18. PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
19. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
20. ALL CURB AND GUTTER TO BE CONCRETE #612 CURB UNLESS NOTED OTHERWISE.
21. CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ONTO PUBLIC STREETS PER CITY STANDARDS.
22. ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED.
23. REFER TO PHOTOMETRIC PLAN FOR LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS.

SITE DATA:

EXISTING ZONING = DF-DEVELOPMENT FLEX
S2-COMMUNITY COMMERCIAL
FR-FARM RESIDENTIAL

PROPOSED ZONING = DBD-PLANNED BUSINESS DEVELOPMENT

SITE AREA:

LOT 3: (ROERS SENIOR BUILDING)	= 283,267 S.F. 6.50 AC	
EXISTING PERVIOUS AREA:	= ± 283,267 S.F. 6.50 AC	(100%)
EXISTING PERVIOUS AREA:	= ± 0 S.F.	(0%)
PROPOSED LOT AREA:	= 283,267 S.F. 6.50 AC	
PROPOSED IMPERVIOUS AREA:	= 141,254 S.F. 3.24 AC	(49.87%)
PROPOSED PERVIOUS AREA:	= 142,013 S.F. 3.26 AC	(50.13%)

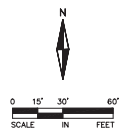
PARKING REQUIRED (PER CITY CODE SECTION 33.14(f))

1 STALL PER UNIT

TOTAL REQUIRED PARKING:	= 184 STALLS
LOT 3 ROERS SENIOR BUILDING:	= 251 STALLS
PROVIDED PARKING	= 182 GARAGE STALLS 69 GARAGE STALLS

SITE LEGEND:

- #612 CURB & GUTTER (EXCEPT IN ROW)
- EXISTING CURB & GUTTER
- LANDSCAPE AREA
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- CONSTRUCTION LIMITS
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EASEMENTS



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BLAINE, MINNESOTA

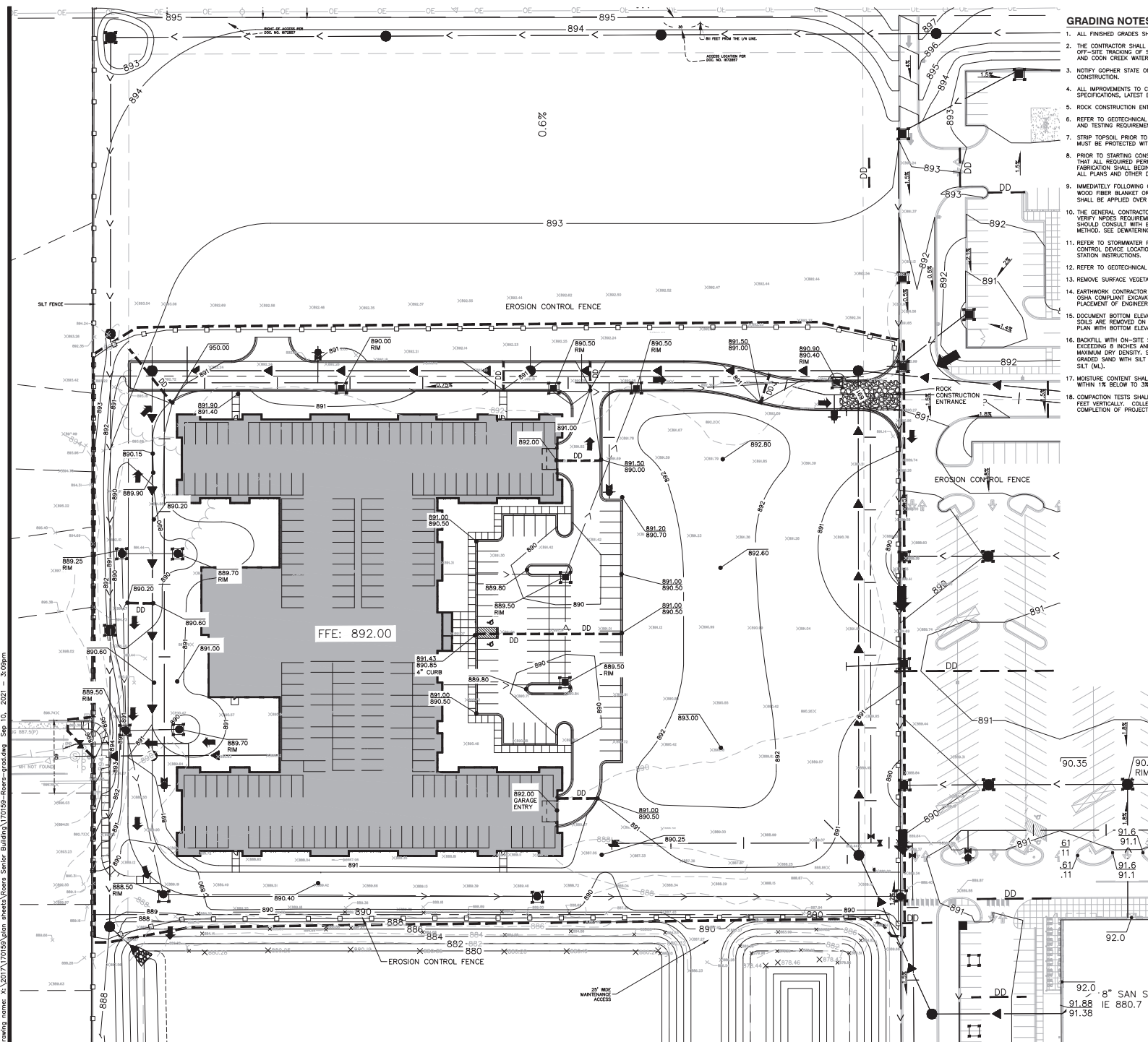
PLANNING SUBMITTAL
SITE PLAN

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.

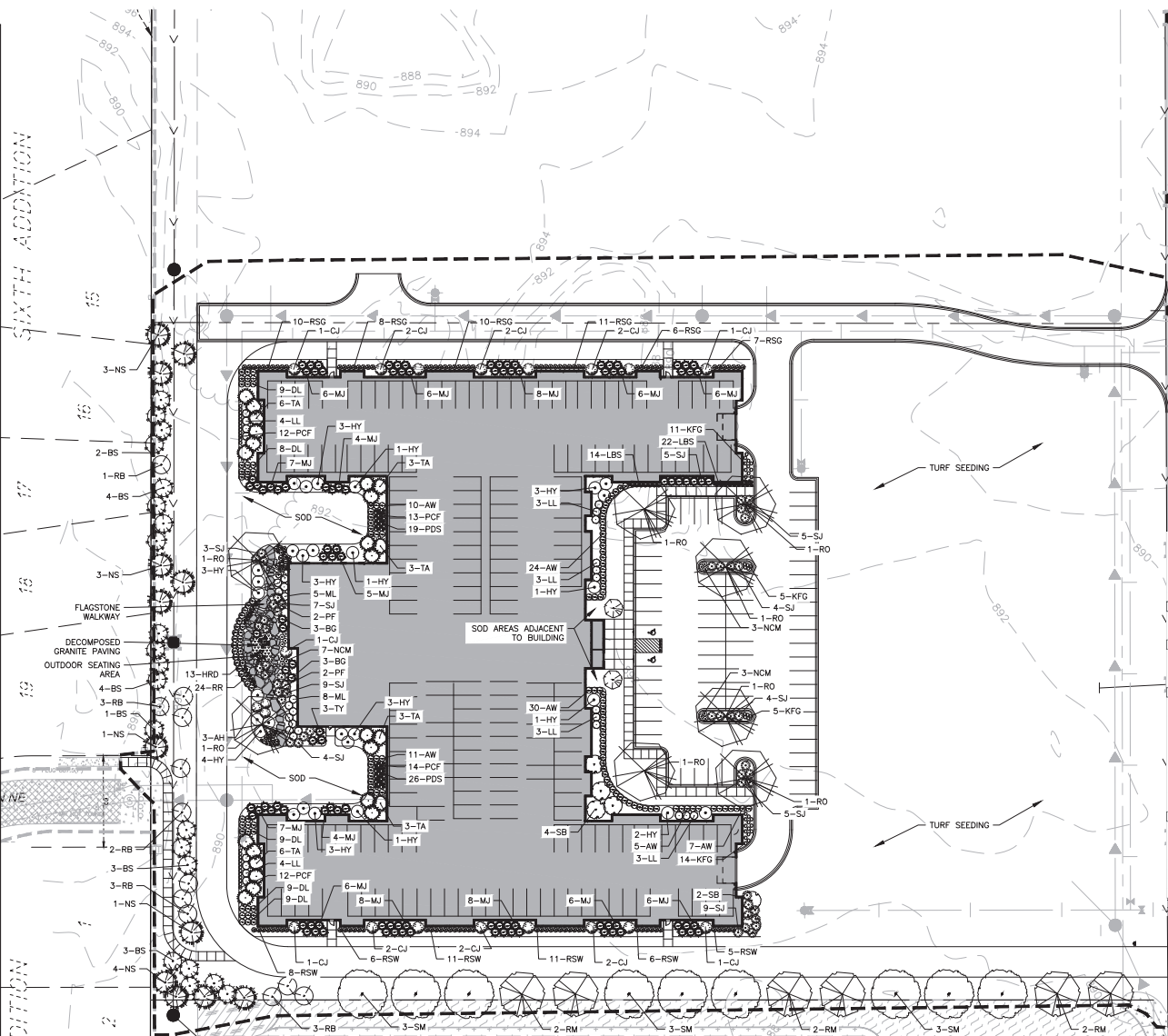
3/9/21	Date	George No.
DATE	ISSUE	
3-7-21	CITY PLANNING SUBMITTAL	
3-27-21	CITY COMMENTS	
4-8-21	CITY COMMENTS - REVISION	
5-10-21	CITY PLANNING SUBMITTAL	

PROJECT TEAM DATA	
DESIGNED BY	ME
DRAWN BY	MS
PROJECT NO.	217-0159

C-3.0



C-4.0



PLANTING NOTES:

- INSTALL 4" MIN. TOP SOIL TO ALL SOO, SEED AND SHRUB AREAS. FINE GRADE ALL SOO AND SEED AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AREAS.
- STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF DARK BROWN SHREDED HARDWOOD MULCH OVER FILTER FABRIC, UNLESS SPECIFIED AS OTHER. POLY-EDGE TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
- INSTALL 4-6" DEPTH SHREDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK. PULL THE MULCH AWAY FROM THE SIDE ONE TO TWO INCHES.
- PLANT SOIL SHALL CONSIST OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
- COMPLETELY QUANTIFY ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. HAVE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNERS).
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREEP TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
- CALL GOMER STATE ONE CALL AT 888-454-5002 OR 811 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
- MAINTAIN ALL PLANT MATERIALS, INCLUDING MATERIALS, UNTIL THE TIME OF ACCEPTANCE.
- COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- STAKING AND GIVING OF TREES: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
- SHEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- LANDSCAPE CONTRACTOR SHALL INSTALL KENTUCKY BLUE GRASS SOO IN IDENTIFIED AREAS INCLUDING ALL R.O.M. PER LOCAL INDUSTRY STANDARDS. SOO SHALL BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS.
- SUPPLY DESIGN AND INSTALLATION FOR NEW WATER EFFICIENT IRRIGATION SYSTEM. DESIGN SYSTEM INCLUDING CONTROLS, ELECTRICAL AND WATER SERVICE CONNECTIONS WITH 100% COVERAGE OF NEW SOO AND PLANTING AREAS. SOO, SEED AND SHRUB AREAS TO BE A MINIMUM OF 10% COVER. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM SHALL BE IN ACCORDANCE WITH EXCESS WATER SHALL NOT COME IN CONTACT WITH BUILDING AND SIDEWALKS. THE IRRIGATION SYSTEM SHALL HAVE A MINUTE/ZONE SENSOR SHUT-OFF. USE WARNING OR APPROVED EQUAL COORDINATE WITH E.C. AND WORK OF OTHER SECTIONS.

LANDSCAPE REQUIREMENTS:

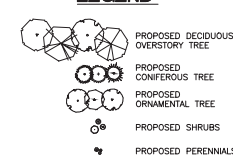
- CITY OF BLAINE LANDSCAPE ORDINANCE SECTION 33.08
- THE MINIMUM NUMBER OF PLANT MATERIALS SHALL BE PROVIDED AS INDICATED BELOW:
- ONE OVERSTORY TREE PER 2000 SF OF GFA OR 1 TREE FOR 100 LF OF SITE PERIMETER, WHICHEVER IS GREATER.
 - ONE CONFEROUS TREE PER 200 SF OF GFA OR 1 TREE PER 200 LF OF SITE PERIMETER, WHICHEVER IS GREATER.
 - ONE UNDERSTORY SHRUB PER 500 SF OF GFA OR 1 SHRUB PER 50 LF OF SITE PERIMETER, WHICHEVER IS GREATER.
 - ONE ORNAMENTAL TREE PER 2000 SF OF GFA OR 1 ORNAMENTAL TREE PER 200 LF OF SITE PERIMETER, WHICHEVER IS GREATER.

LOT 3	REQUIRED MIN. SIZE	PROVIDED:
OVERSTORY TREE:	BLDG AREA: 2000 SF 40' (12' H)	100 CAL. N. REQUIRED 240 FEET REQUIRED
CONFEROUS TREE:	40' (12' H)	287 SHRUBS REQUIRED 504' 4" W. SHRUBS
UNDERSTORY SHRUB:	40' (12' H)	80 CAL. N. REQUIRED
ORNAMENTAL TREE:	40' (12' H)	105 CALIF. INCHES 495 FEET 504' 4" W. SHRUBS 90 CALIF. INCHES

LANDSCAPE SCHEDULE:

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
12	BB	River Birch	Betula nigra	10" H. B&B	Clump form, 3-5 leaders
6	RM	Autumn Blaze Red Maple	Acer x freemanii 'Jeffersred'	7" cal. B&B	Straight Trunk, No V-Crotch
8	RO	Red Oak	Quercus rubra	7" cal. B&B	Straight Trunk, No V-Crotch
9	RM	Sugar Maple	Acer saccharum 'Sappho'	7" cal. B&B	Straight Trunk, No V-Crotch
EVENING TREES					
21	BS	Black Hills Spruce	Picea densata	12" H. B&B	Full Form
12	NS	Norway Spruce	Picea abies	12" H. B&B	Full Form
ORNAMENTAL TREES					
8	PF	Prairie Fire Crabapple	Malus 'Prairie Fire'	5" cal. B&B	Straight Trunk, No V-Crotch
6	SB	Autumn Brilliance Serviceberry	Amelanchier x grandifolia 'Autumn Brilliance'	5" H. B&B	Clump Form
24	TA	Tweedy Arborvitae	Thuja occidentalis 'Tweedy'	5" H. B&B	Full Form
SHRUBS					
3	AM	American Hazelnut	Corylus americana	30" Height Cont.	Min 5 canes at spec. height
88	AW	Anthony Waterer Spirea	Spirea x humboldti 'Anthony Waterer'	24" Height Cont.	Min 5 canes at spec. height
6	BS	Blue Globe Spirea	Picea pungens 'Glauca'	30" Height Cont.	Min 5 canes at spec. height
17	CI	Charles Joly Yucca	Yuccia vulgaris 'Charles Joly'	48" Height Cont.	Min 5 canes at spec. height
56	DL	Deer Bush Honey suckle	Dierilla lonicera	12" Height Cont.	Min 5 canes at spec. height
11	LI	Little Leaf Hydrangea	Hydrangea paniculata 'Limelight'	24" Height Cont.	Min 5 canes at spec. height
29	HY	Quadrifida Hydrangea	Hydrangea paniculata 'Yulii'	30" Height Cont.	Min 5 canes at spec. height
13	ML	Mandarin Light Anemone	Rhododendron x 'Mandarin Light'	30" Height Cont.	Min 5 canes at spec. height
103	MI	Miss Jolly Juniper	Juniperus chinensis 'Sea Green'	30" Height Cont.	Min 5 canes at spec. height
24	RR	Mojo Hamamelis Rose	Rosa 'Mojo Hamamelis'	24" Height Cont.	Min 5 canes at spec. height
50	SJ	Scandia Juniper	Juniperus sabina 'Scandia'	12" Height Cont.	Min 5 canes at spec. height
PERENNIALS & ORNAMENTAL GRASSES					
35	KFG	Feather Reed Grass	Calamagrostis x acutifolia 'Yarl Foerster'	3 gal. cont.	
28	HRO	Honey Bells Dianthus	Hemerocallis 'Honey Bells'	1 gal. cont.	
36	LBS	Little Bluestem	Schizachyrium scoparium	1 gal. cont.	
45	PDS	Prairie Dogpaw	Sporobolus holcoides	1 gal. cont.	
67	PCF	Purple Coneflower	Echinacea purpurea	1 gal. cont.	
13	NCM	Calamint	Calamintha nepeta ssp. nepeta	1 gal. cont.	
500	RSG	Red Switch Grass	Panicum virgatum 'Shenandoah'	1 gal. cont.	

LEGEND:



SEED PLANTING NOTES:

PERENNIAL AREA SEED MIX: MN STATE SEED MIX 33-221 (DRY PRAIRIE GENERAL) SEEDING RATE TO BE 14.5 LBS/Acre (PURE LIVE SEED).

NATIVE SEED MIX: MN STATE SEED MIX 35-221 (DRY PRAIRIE GENERAL) SEEDING RATE TO BE 36.5 LBS/Acre (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING: MAINT SEED AREAS WITH M/DOT TYPE 3 (NOVA CERTIFIED) SEED FERTILIZER AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE COMPLETED BY APRIL 15 - JULY 30 ON SEPTEMBER 30 - FREEZE UP. IF FROSTSEEDING UTILIZED APPROXIMATELY 500 GALLONS OF WATER FOR JOSE. RETIRE TO M/DOT SPEC 3884 FOR PROPER INSTALLATION OF FROST-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION. MAINT SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAVED FOLLOWING SEEDING, AND THEN PAVED USING A COLD-PLAN OR EQUIVALENT SEE M/DOT SEEDING MANUAL FOR REFERENCE.

MAINTAIN SEED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORM SEED STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEED, FERTILIZED AND REMULCHED IMMEDIATELY FOR REVEGETATION. SEED ARE NOT TO BE REMULCHED OR RESEEDED UNLESS SPECIFIED IN THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM DROPPED EQUIPMENT OR MATERIALS. REPAIR SHALL BE DONE IMMEDIATELY, INCLUDING RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

REFER TO MN STATE SEED MIX MANUAL.

SHRUB PLANTING DETAIL

NOT TO SCALE

PERENNIAL PLANTING DETAIL

NOT TO SCALE

TREE PLANTING DETAIL

NOT TO SCALE



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15381 AVE N (MAIN STREET) AND JEFFERSON ST. NE
BLAINE, MINNESOTA
PLANNING SUBMITTAL
LANDSCAPE PLAN

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.

JOHN HENNING, P.E., A.S.T.E.
Date 5/19/21
Title Senior Engr.

QUALITY ASSURANCE/CONTROL

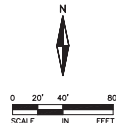
BY	DATE
DATE	ISSUE
5-7-21	CITY PLANNING SUBMITTAL
5-27-21	CITY COMMENTS
6-8-21	CITY COMMENTS-REVISION
6-15-21	CITY PLANNING SUBMITTAL

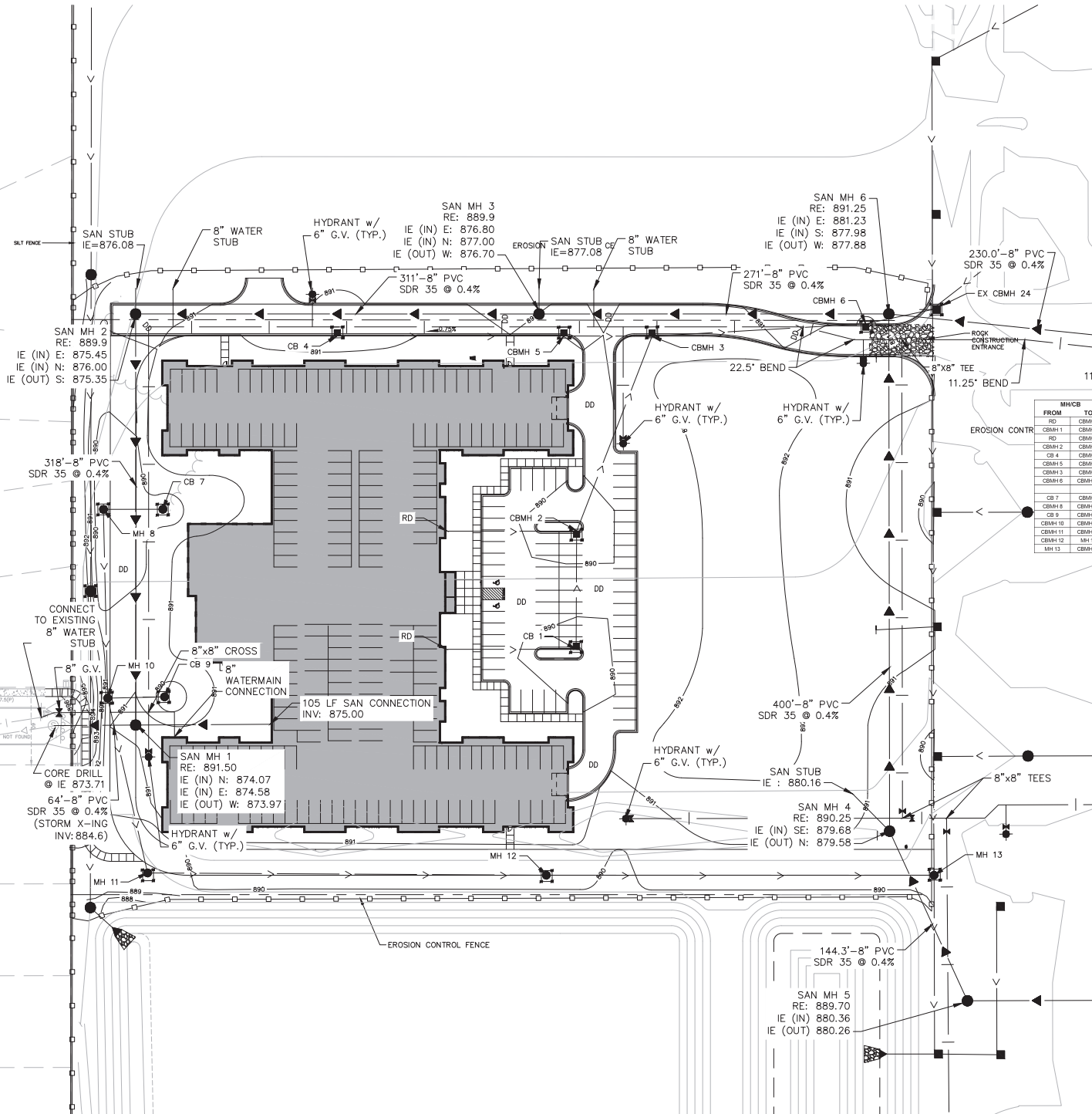
PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MS
PROJECT NO: 217-0159

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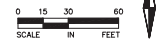
- UTILITY NOTES:**
1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
 2. MAINTAIN A MIN. 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY W/ BENDS AND FITTINGS. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
 3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
 4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 5'.
 5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING GUIDELINES.
 6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
 7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
 8. ALL STORM SEWER CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.
 9. WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
 10. WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 24" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED.
 11. ALL 6" AND 8" WATERMAIN SHALL BE PVC C900.
 12. PIPE LENGTHS LISTED IN SCHEDULE ARE MEASURED FROM CENTER TO CENTER OF SHOWN STRUCTURES.
 13. ROOF DRAINS (RD) TO BE CONSTRUCTED PER ARCHITECTURAL PLANS. CONTRACTOR TO TIE ROOF DRAINS TO PROVIDED STORMSEWER MANHOLES.
 14. HYDRANT GATE VALVES SHALL NOT BE PLACED IN THE CURB.
 15. ALL SANITARY SEWER MANHOLES SHALL BE 48" DIAMETER W/ NEENAH R-1642 CASTINGS (OR APPROVED EQUAL). SEE DETAIL SHEET.
 16. MANHOLE 3A FOR POTENTIAL FUTURE CROSSING UNDER CSAH 14.
 17. CONTRACTOR TO COMPLETE DENERATING AS NEEDED FOR ALL UTILITY INSTALLATION.
 18. SANITARY SEWER SERVICE SHALL BE SCHEDULE 40 PVC WITH SERVICE CLEANOUTS REQUIRED EVERY 100 FEET AND AT CHANGES IN DIRECTION. SINGLE LID COVER SHALL BE "YORD, TYPE A", STAMPED "SEWER C.O." TO DESIGNATE USE. CLEANOUTS SHALL BE CONSTRUCTED PER CITY OF BLAINE STANDARD DETAIL PLATE NO. 555-B.
 19. NOTE ON UTILITY PLANS: CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT (763) 785-6172 FOR INSPECTION OF ALL UTILITY WORK.

STORMSEWER SCHEDULE:

FROM	TO	P. DIA. (IN)	P. SLOPE (S)	P. TYPE	PIPE LENGTH (FT)	FROM INVERT	TO INVERT	RIM ELEV.	STR. TYPE	CAST TYPE	BUILD (FT)	PIPE CLASS
RD	CBMH 1	12	0.0050	HOPE	100.0	888.50	884.50	889.50	9	R	4.00	N-12
CBMH 1	CBMH 2	12	0.0050	HOPE	90.0	884.50	884.05	889.50	48	R	3.067-V	N-12
RD	CBMH 2	12	0.0050	HOPE	100.0	888.50	884.50	889.50	48	R	3.067-V	N-12
CBMH 2	CBMH 3	12	0.0040	HOPE	111.7	884.05	883.40	889.50	48	R	3.067-V	N-12
CB 4	CBMH 5	12	0.0040	HOPE	175.3	888.00	885.30	890.00	230	R	3.067-V	N-12
CBMH 5	CBMH 13	12	0.0040	HOPE	68.3	885.30	885.03	890.50	48	R	3.067-V	N-12
CBMH 13	CBMH 16	12	0.0040	HOPE	105.4	882.40	882.74	889.50	48	R	3.067-V	N-12
CBMH 16	CBMH 24	18	0.0040	HOPE	53.1	882.74	882.53	890.90	48	R	3.067-V	N-12
CB 7	CBMH 8	12	0.0040	HOPE	48.0	889.70	889.52	889.70	230	R	4.342	N-12
CBMH 8	CBMH 10	12	0.0040	HOPE	146.0	885.42	884.83	889.25	48	R	3.162	N-12
CB 9	CBMH 10	12	0.0050	HOPE	44.0	889.70	889.44	889.70	230	R	4.342	N-12
CBMH 10	CBMH 11	12	0.0050	HOPE	138.7	884.73	883.97	891.00	48	R	3.162	N-12
CBMH 11	CBMH 12	12	0.0050	HOPE	308.5	883.87	882.17	888.90	48	R	4.342	N-12
CBMH 12	MH 13	12	0.0050	HOPE	200.0	882.07	880.42	890.50	48	R	3.162	N-12
MH 13	CBMH 27	48	0.0031	HOPE	138.3	888.42	879.99	889.00	72	R	3.162	N-12

UTILITY LEGEND:

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM CATCH BASIN/MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED BUTTERFLY/GATE VALVE
- PROPOSED POST INDICATOR VALVE
- PROPOSED REDUCER
- PROPOSED HYDRANT
- PROPOSED RIPRAP (REFER TO DETAIL FOR QUANTITIES)
- EXISTING GATE VALVE
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER



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

9/19/21	Date	George No.
QUALITY ASSURANCE/CONTROL	BY	DATE
	DATE	ISSUE
	9-7-21	CITY PLANNING SUBMITTAL
	9-27-21	CITY COMMENTS
	9-28-21	CITY COMMENTS
	9-10-21	CITY PLANNING SUBMITTAL

PROJECT TEAM DATA
DESIGNED: mh /
DRAWN: mh /
PROJECT NO: 217-0159

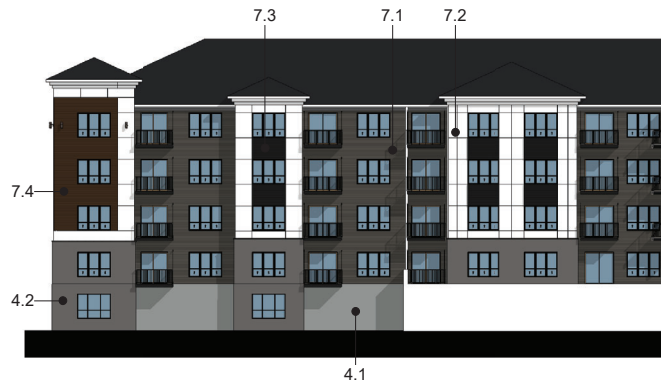
C-5.0



Exterior Material Key	
Material Mark	Description
4.1	Precast Panel with Formliner Pattern: RECKLI Ob
4.2	Souix City Brick - Vintage Black Velour
5.2	Aluminum Balcony - Color: Black
7.1	CFB Alternating Lap Siding - Color: Benjamin Moore Kendall Charcoal
7.2	CFB Panel - Color: White
7.3	CFB Lap - Color: BM Wrought Iron
7.4	CFB Lap - Woodtone Roasted Walnut
8.1	Vinyl Window - Color: Black
8.2	Glazing



① West Elevation 1
1" = 30'-0"



② South Elevation 1
1" = 30'-0"



③ West Elevation 2
1" = 30'-0"



④ North Elevation 3
1" = 30'-0"



⑤ West Elevation 3
1" = 30'-0"

Exterior Material Key

Material Mark	Description
4.1	Precast Panel with Formliner Pattern: RECKLI Ob
4.2	Souix City Brick - Vintage Black Velour
5.2	Aluminum Balcony - Color: Black
7.1	CFB Alternating Lap Siding - Color: Benjamin Moore Kendall Charcoal
7.2	CFB Panel - Color: White
7.3	CFB Lap - Color: BM Wrought Iron
7.4	CFB Lap - Woodtone Roasted Walnut
8.1	Vinyl Window - Color: Black
8.2	Glazing



① South Elevation 2
1" = 30'-0"



② East Elevation 1
1" = 30'-0"



③ North Elevation - 1
1" = 30'-0"

Exterior Material Key	
Material Mark	Description
4.1	Precast Panel with Formliner Pattern: RECKLI Ob
4.2	Souix City Brick - Vintage Black Velour
5.2	Aluminum Balcony - Color: Black
7.1	CFB Alternating Lap Siding - Color: Benjamin Moore Kendall Charcoal
7.2	CFB Panel - Color: White
7.3	CFB Lap - Color: BM Wrought Iron
7.4	CFB Lap - Woodtone Roasted Walnut
8.1	Vinyl Window - Color: Black
8.2	Glazing

BLAINE RISOR ACTIVE ADULT (55+) MULTIFAMILY PROJECT- 184 UNITS



**CUP Amendment
HyVee Retail node at Main Street and Jefferson Street, Blaine, MN 55449
Project Narrative
September 10, 2021**

Developer: Roers Companies: 110 Cheshire Lane, Suite 120 Minnetonka, MN 55305

Architect: Kaas Wilson Architects

Engineering: Alliant Engineering



1. DEVELOPER BACKGROUND

Roers Companies is a fully integrated real estate development and property management company with assets operating and under construction totaling over \$1 Billion. Based in Minnetonka, Minnesota, the company builds and operates communities across the Midwest with over 48 assets spread across Minnesota, Iowa, North Dakota, South Dakota, and Wisconsin. They take pride in the communities they build and seek to build long term relationships with the cities and neighborhood they invest in. Because of this focus on owning their projects after construction, Roers is very intentional about the use of the highest quality materials, finishes, and appliances in the construction of their buildings and in the provision of a well-managed, attractive, and secure resident experience during operation.

2. PROJECT VISION

Roers Companies is proposing a new construction, rental housing community in Blaine, Minnesota. This 184 unit active adult community would be in close proximity to a range of new developments including retail and convenience. The primary retail node is the approved HyVee development, which is at the intersection of Jefferson Street and 125th Avenue. Residents of this rental housing project will have immediate access to 125th Avenue without impacting existing single-family residential areas and will have a quick and direct approach onto highway 65 from 125th. With these positive conditions, Roers is confident this location will serve Blaine's growing 55+ high density housing demand very well and will lease quickly.

The project as it is currently envisioned will include an H Shaped four story wood framed, pitched roofed apartment building constructed over a one-story parking garage that will be partially below grade. The apartments will consist of a mix of one, One plus Den, and two bedroom units all with numerous high-end upgrades such as: granite countertops, stainless steel appliances, walk in closets, full size washers and dryers, etc. Roers intends to include an amenity rich community to help foster a sense of community. The planned community amenities for this market rate project include:

- Fitness Center- An approximate 1,000 SF fitness center with state of the art equipment overlooking the outdoor pool/courtyard area.
- Community Lounge- Large open shared community lounge that can accommodate private events (birthday, holiday, and other event parties) and overlooks the outdoor pool/courtyard area to engage residents and create a sense of community.
- Heated Parking- Enclosed parking will be available for resident use in the underground heated garage.
- Outdoor Patio- An outdoor patio area will be situated near the pool and have outdoor seating and grill stations to encourage outdoor resident engagement.
- Coffee Bar- A gourmet coffee machine will be provided for residents to use for residents with on the go lifestyles and also helps brings residents to common areas to further the community engagement.





- Pet Spa- A large majority of our residents have pets and this amenity space will include a stand up pet wash station, dryer, as well as treats for their loved ones.
- Indoor Pool- An Indoor pool is currently planned and will be available for the residents to use year round.
- Pickleball Court- A pickleball court is currently planned for resident use aligning with current trends for active adult residents.





May 20, 2021

To: Jeff Koch, Roers Companies

From: Vernon Swing, PE

Re: Trip Generation and Parking Analysis for Havenwood of Blaine, Blaine, MN

Per your request, Swing Traffic Solutions, LLC has conducted a trip generation and parking demand analysis for the proposed Havenwood of Blaine development in Blaine, MN. The site is located on the south side of 125th Avenue NE and on the west side of Jefferson Street NE. The proposed plan will create a 187-unit continuing care senior residential community and will include 203 parking spaces, 86 of which will be in an underground garage and 117 of which will be surface spaces. The purpose of this study is to estimate the number of trips the site will generate, and to estimate the peak parking demands for the proposed use and determine if sufficient parking capacity will be provided with the development.

Trip Generation

The trip generation for the proposed Havenwood of Blaine has been estimated based on the methodology described by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 10th Edition. The proposed use corresponds with ITE Land Use Codes 255, Continuing Care Retirement Community. Table 1 summarizes the findings based on the number units and assumes conditions consistent with suburban areas.

Table 1
Trip Generation – Continuing Care Community

Land Use	ITE Code	AM Peak Hour Trips		PM Peak Hour Trips	
		Enter	Exit	Enter	Exit
Continuing Care Retirement Community	255	17 Trips	9 Trips	12 Trips	18 Trips
TOTAL Trips		26 Trips		30 Trips	

As shown in Table 1, the new use is estimated to generate 26 trips, 17 trips entering and 9 trips exiting trips during the AM traffic peak hour time, and 30 trips, 12 entering and 18 exiting during the PM traffic peak time. Based on the results reported in Table 1, the traffic impacts of this development are minimal.

Parking Demand

The parking demand forecast for the proposed Havenwood of Blaine continuing care retirement community development utilized *Parking Generation*, 5th Edition, published by ITE, the Institute of Transportation Engineers. The ITE information for Land Use Code 255 associated with Continuing Care



Swing Traffic Solutions

Retirement Communities indicates the number of parking spaces needed to address the demand associated with this land use can be estimated based on the number of dwelling units or on the number of occupied dwelling units included with the project. As the number of occupied dwelling units is unknown at this time, the number of dwelling units was used for this estimate. In this case, there are 187 residential units.

The parking demand calculation includes two methods. The first method is based on a rate of parking demand per “unit” determined from a weighted average of collected data. The second method is based on a fitted curve equation generated to fit the collected data. ITE recommendations as to the appropriate method are as follows:

From ITE:

“When the data plot includes at least 20 points and when a fitted curve is provided the fitted curve equation should be used if the R square value is 0.75 or greater.

Coefficient of Determination (R squared)— the percent of the variance in the number of parked vehicles associated with the variance in the independent variable value. This value is presented for every fitted curve equation. If the R squared value is 0.75, then 75 percent of the variance in the number of parked vehicles is accounted for by the variance in the size of the independent variable. As the R squared value approaches 1.0 the better the fit; as the R squared value approaches zero, the worse the fit.”

In this case, there are only 4 data points but the fitted curve equation was chosen as the regression analysis resulted in the R squared value of 0.99 (nearly perfect) indicating this is the most accurate method for estimating demand (see attached sheet from ITE). The Parking Demand is calculated as follows, with P representing Parking Demand, and X representing the number of bedrooms:

$$\begin{aligned} \ln(P) &= 0.95\ln(X) + 0.32 \\ P &= 198 \text{ Spaces} \end{aligned}$$

As mentioned earlier the proposed development is planning to provide 203 parking spaces, exceeding the anticipated peak demand calculated at 198 spaces.

Conclusion

In conclusion, the development will generate new traffic, however, the roadway system providing access to this area has sufficient capacity to handle the increase in traffic and the development will have a minimal impact on the surrounding roadway system. Also, the proposed Havenwood of Blaine development along has sufficient parking for the anticipated demand. The parking supplied as part of the overall development exceeds the anticipated needs. Please contact Vernon Swing at vswingtraffic@gmail.com or 612-968-4142 with any questions.

Attachment: ITE Parking Demand Sheet



STS

Swing Traffic Solutions

Continuing Care Retirement Community (255)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 8:00 a.m. - 4:00 p.m.

Number of Studies: 4

Avg. Num. of Dwelling Units: 162

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.09	1.02 - 1.19	1.05 / 1.19	***	0.08 (7%)

Data Plot and Equation

Caution – Small Sample Size

