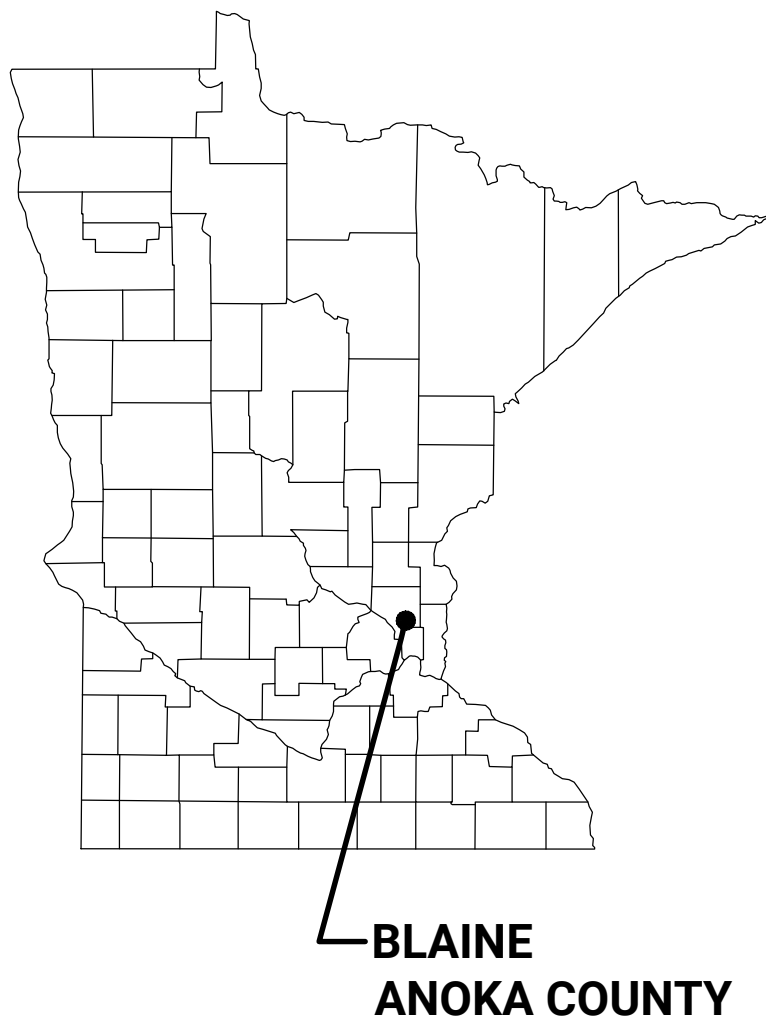


SITE CONSTRUCTION PLANS

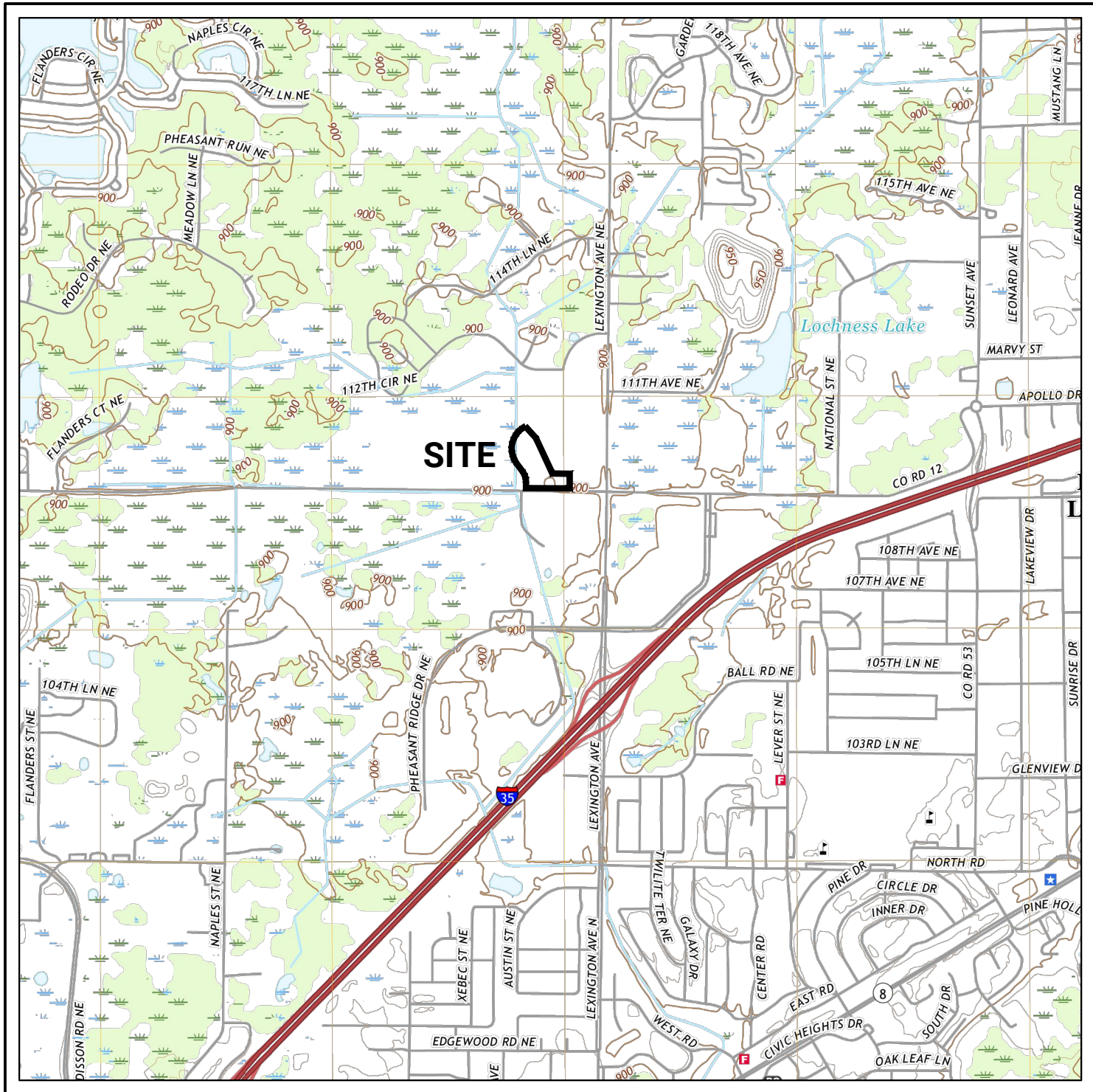
FOR

NORTH MEADOWS THIRD ADDITION

BLAINE, MN



SITE LOCATION MAP



AERIAL MAP



SHEET INDEX

- C0.0 TITLE SHEET
 - CERTIFICATE OF SURVEY
 - PRELIMINARY PLAT
- C1.1 EXISTING CONDITIONS & REMOVALS PLAN
- C2.1 SITE PLAN
- C3.1 UTILITY PLAN
- C4.1 GRADING AND DRAINAGE PLAN
- C5.1 EROSION CONTROL PLAN, PHASE I
- C5.2 EROSION CONTROL PLAN, PHASE II
- C5.3 SWPPP NARRATIVE
- C6.1 DETAILS
- C6.2 DETAILS
- C6.3 DETAILS
- C6.4 DETAILS
- C6.5 DETAILS
- C6.6 DETAILS
- L1-1 LANDSCAPE PLAN - NORTH AREA
- L1-2 LANDSCAPE PLAN - SOUTH AREA
- L1-3 LANDSCAPE NOTES AND DETAILS
- PHOTOMETRIC 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

NAME: JOSEPH T RADACH PE
SIGNATURE:
DATE: 10/31/25 LIC #: 45889

REVISIONS	ISSUE DATE: 10/31/25	BY: JTR
1.	11/06/25 CITY SUBMITTAL	
2.	11/19/25 CITY/ROWD COMMENTS	
3.	11/21/25 ROWD COMMENTS	
4.		
5.		
6.		
7.		

OWNER

NORTH MEADOWS LLC
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

TITLE SHEET

**NORTH MEADOWS
THIRD ADDITION**
Blaine, MN 55449

SHEET NUMBER

C0.0

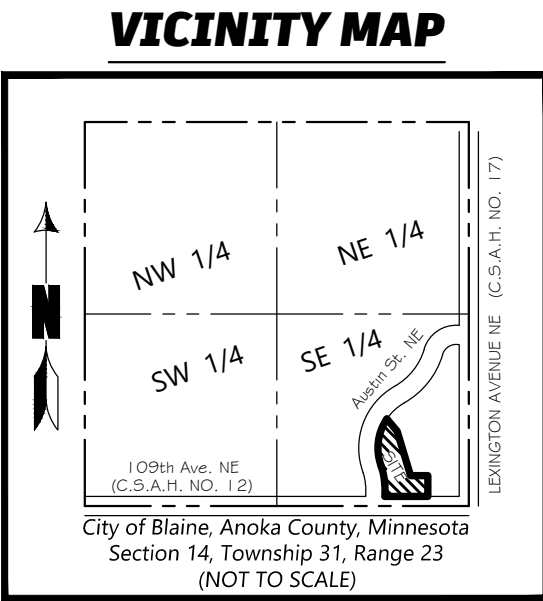
CERTIFICATE OF SURVEY

FOR: WELLINGTON MANAGEMENT
OF: XXX AUSTIN STREET NE, BLAINE, MINNESOTA

PARCEL DESCRIPTION:

Outlot J, North Meadows, according to the recorded plat thereof, Anoka County, Minnesota.

Abstract Property



GENERAL NOTES

- Title of the surveyed parcel is vested in North Meadows LLC, a Minnesota limited liability company.
- Address of the surveyed parcel: Unassigned Austin Street NE, Blaine, Minnesota 55449.
- According to FEMA Letter of Map Revision Based on Fill Case No. 21-05-4039A, dated September 01, 2021, affecting Map Panel Number 27003C0345E with an effective date of 12/16/2025, the surveyed parcel is Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain).
- The surveyed parcel boundary contains 364,271 sq. ft. (±8.36 acres).
- Bearings shown hereon are based upon the Anoka County Coordinate System.
- Benchmark: Minnesota Department of Transportation GSID Station #823 (Name: LINO MNDT); Elevation: 929.35 feet (NAVD 88).
- No zoning endorsement letter was furnished to the surveyor at the time of the survey. According to the current zoning information, as made available by the City of Blaine, the surveyed parcel is zoned DF (Development Flex). For more information regarding setbacks, contact the City of Blaine Planning and Zoning Department at (763) 785-6180.
- No designated parking stalls were observed at the time of the survey.
- The above-ground utilities have been field located as shown. The underground utilities were field marked by utility companies in response to Gopher State One Call Ticket Number 252550610, dated 9/18/2025, or were taken from plans provided by the City of Blaine. On-site excavations were not performed to determine the exact location, depth, and existence of the utilities, and as such, the locations shown hereon are approximate. Additionally, utility locate requests made by surveyors may be ignored or result in an incomplete response. Prior to any digging or excavation, contact Gopher State One Call at (651) 454-0002 for a utility locate.
- The surveyed parcel has direct access to Austin Street NE, a public street.
- Condition, quality, and existence of subsurface materials were not examined for the duration of this survey. Northwind Land Surveying, LLC makes no statement concerning the suitability of soils within the surveyed parcel boundary, which may affect use or development.

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.

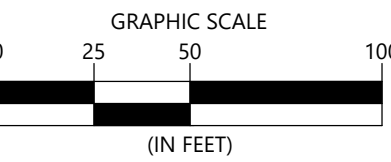
Signed: Northwind Land Surveying, LLC

By: *Kevin C. McCain*
Kevin C. McCain, Lic. No. 58542

Date: 10/13/2025

BENCHMARK

Minnesota Department of Transportation
GSID Station #823 (Name: LINO MNDT)
Elevation: 929.35 (NAVD 88)



- LEGEND
- Denotes Found Iron Monument, Marked RLS #40361
 - Denotes Set Rebar, Marked RLS #58542
 - Denotes Catch Basin
 - Denotes Flared End Section
 - Denotes Gate Valve
 - Denotes Hydrant
 - Denotes Misc. Sign
 - Denotes Soil Boring, by others
 - Denotes Traffic Signal
 - Denotes Electric Box
 - Denotes Handhole
 - Denotes Electric Manhole
 - Denotes Sanitary Manhole
 - Denotes Bituminous Surface
 - Denotes Concrete Surface
 - Denotes Fiber Optic Line
 - Denotes Underground Electric Line
 - Denotes Sanitary Sewer Pipe
 - Denotes Storm Sewer Pipe
 - Denotes Water Main Pipe
 - Denotes Existing Contour
 - Denotes Existing Elevation



NORTHWIND
LAND SURVEYING, LLC

11876 EVERGREEN CIRCLE NW
COON RAPIDS, MN 55448
TEL 612-718-1698
WWW.NORTHWINDLS.COM

Job #250904	Date: 10/13/2025	Drawn By: KCM
Date	Revision	By

PRELIMINARY PLAT OF:

NORTH MEADOWS THIRD ADDITION

FOR: WELLINGTON MANAGEMENT
OF: XXX AUSTIN STREET NE, BLAINE, MINNESOTA

PARCEL DESCRIPTION:

(Per Title Commitment No. CP75840, prepared by Commercial Partners Title, a division of Chicago Title Insurance Company, dated August 20, 2025)

Outlot J, North Meadows, according to the recorded plat thereof.

Anoka County, Minnesota
Abstract Property

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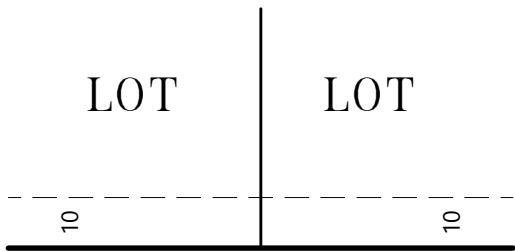
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Signed: Northwind Land Surveying, LLC

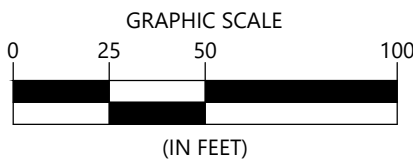
By: *Kevin C. McCain*
Kevin C. McCain, Lic. No. 58542

Date: 10/13/2025

**DRAINAGE AND UTILITY
EASEMENT DETAIL**



Being 10 feet in width, and adjoining right of way lines and exterior boundary lines unless otherwise shown on this plat

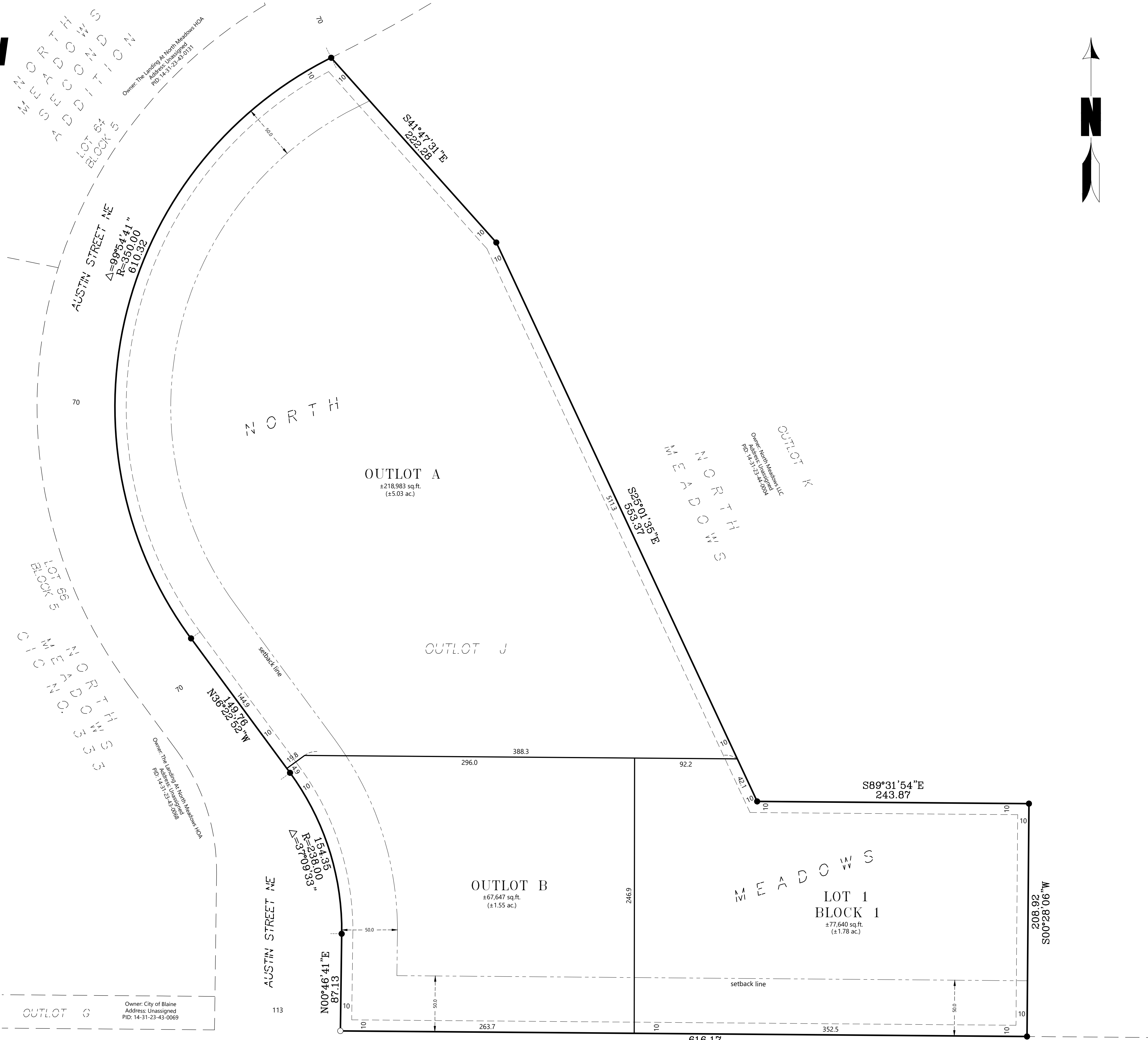
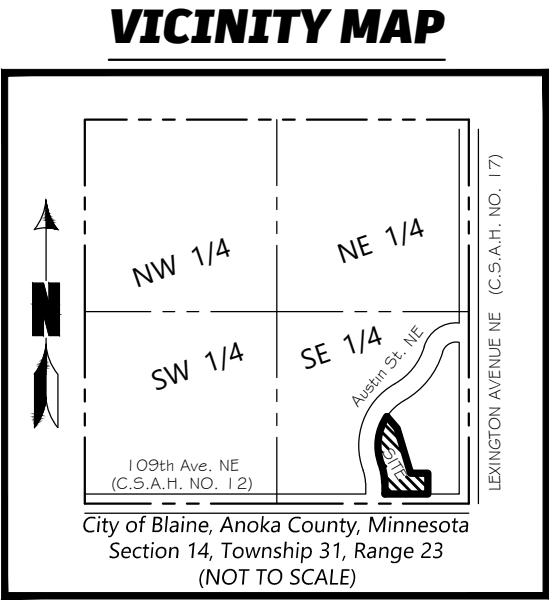


SITE DATA

TOTAL SITE AREA	±8.36 AC.
TOTAL LOT AREA	±1.78 AC.
TOTAL OUTLOT AREA	±8.36 AC.
SMALLEST OUTLOT	±67,647 S.F.
LARGEST OUTLOT	±218,983 S.F.
AVERAGE OUTLOT	±143,316 S.F.
TOTAL NUMBER OF OUTLOTS	2
EXISTING ZONING	DF
UTILITIES	AVAILABLE

LEGEND

- Denotes Found Iron Monument, Marked RLS #40361
- Denotes Set Rebar, Marked RLS #58542

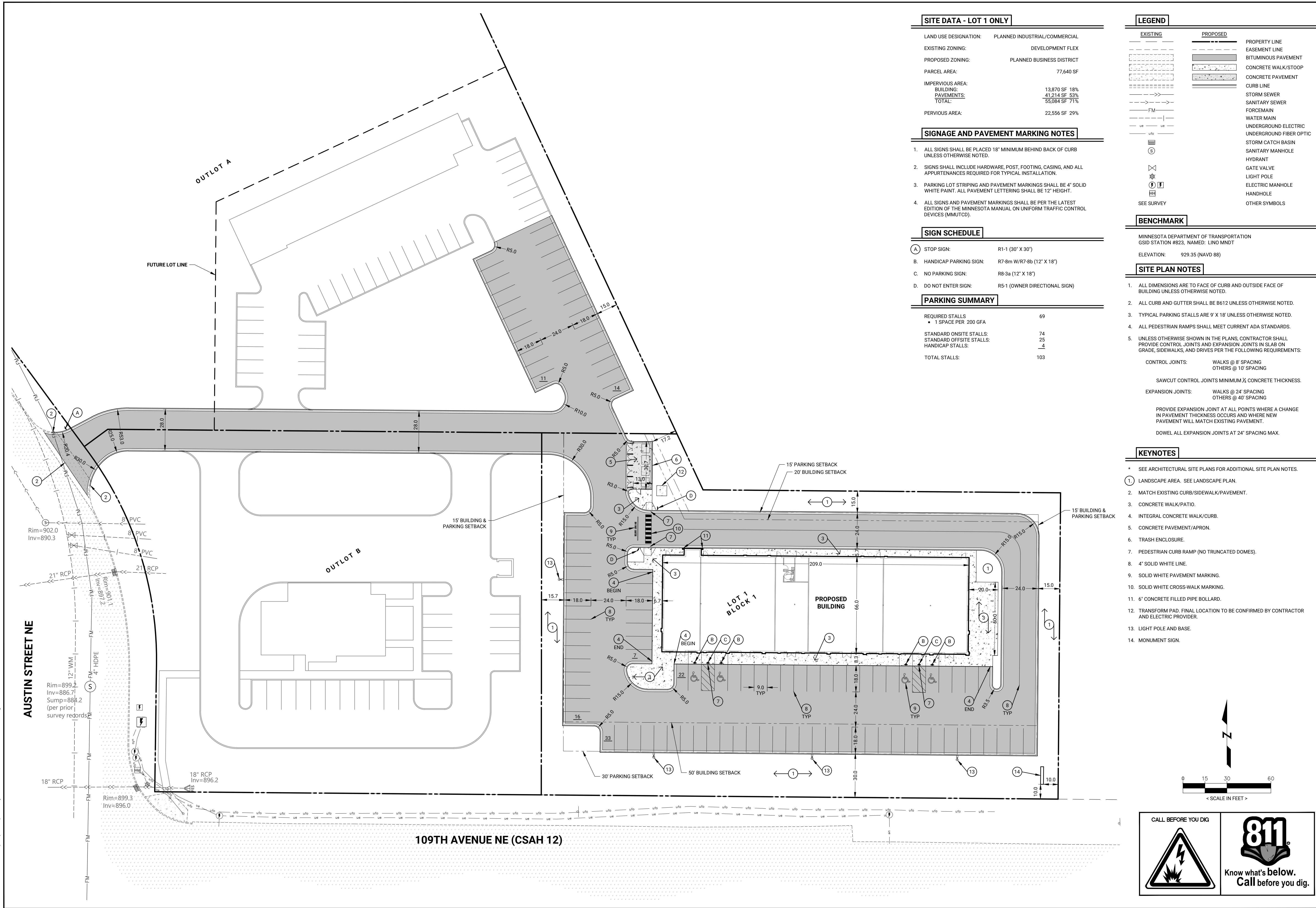


**NORTHWIND
LAND SURVEYING, LLC**

11876 EVERGREEN CIRCLE NW
COON RAPIDS, MN 55448
TEL 612-718-1698
WWW.NORTHWINDLS.COM

Job #250904	Date: 10/13/2025	Drawn By: KCM
Date: 10/27/25	Revision	By:
	Per Client Comment	KCM

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SITE DATA - LOT 1 ONLY	
LAND USE DESIGNATION:	PLANNED INDUSTRIAL/COMMERCIAL
EXISTING ZONING:	DEVELOPMENT FLEX
PROPOSED ZONING:	PLANNED BUSINESS DISTRICT
PARCEL AREA:	77,640 SF
IMPERVIOUS AREA:	
BUILDING:	13,870 SF 18%
PAVEMENTS:	41,214 SF 53%
TOTAL:	55,084 SF 71%
PERVIOUS AREA:	22,556 SF 29%

- SIGNAGE AND PAVEMENT MARKING NOTES**
- ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
 - SIGNS SHALL INCLUDE HARDWARE, POST, FOOTING, CASING, AND ALL APPURTENANCES REQUIRED FOR TYPICAL INSTALLATION.
 - PARKING LOT STRIPING AND PAVEMENT MARKINGS SHALL BE 4" SOLID WHITE PAINT. ALL PAVEMENT LETTERING SHALL BE 12" HEIGHT.
 - ALL SIGNS AND PAVEMENT MARKINGS SHALL BE PER THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

SIGN SCHEDULE	
A. STOP SIGN:	R1-1 (30" X 30")
B. HANDICAP PARKING SIGN:	R7-8m W/R7-8b (12" X 18")
C. NO PARKING SIGN:	R8-3a (12" X 18")
D. DO NOT ENTER SIGN:	R5-1 (OWNER DIRECTIONAL SIGN)

PARKING SUMMARY	
REQUIRED STALLS	69
• 1 SPACE PER 200 GFA	
STANDARD ONSITE STALLS:	74
STANDARD OFFSITE STALLS:	25
HANDICAP STALLS:	4
TOTAL STALLS:	103

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	EASEMENT LINE
BITUMINOUS PAVEMENT	CONCRETE WALK/STOOP
CONCRETE PAVEMENT	CURB LINE
STORM SEWER	SANITARY SEWER
FORCEMAIN	WATER MAIN
UNDERGROUND ELECTRIC	UNDERGROUND FIBER OPTIC
STORM CATCH BASIN	SANITARY MANHOLE
HYDRANT	GATE VALVE
ELECTRIC MANHOLE	LIGHT POLE
HANDHOLE	OTHER SYMBOLS

BENCHMARK	
MINNESOTA DEPARTMENT OF TRANSPORTATION	GSID STATION #823, NAMED: LINO MNDT
ELEVATION:	929.35 (NAVD 88)

- SITE PLAN NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
 - TYPICAL PARKING STALLS ARE 9' X 18' UNLESS OTHERWISE NOTED.
 - ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS.
 - UNLESS OTHERWISE SHOWN IN THE PLANS, CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS, AND DRIVES PER THE FOLLOWING REQUIREMENTS:

CONTROL JOINTS: WALKS @ 8' SPACING
OTHERS @ 10' SPACING

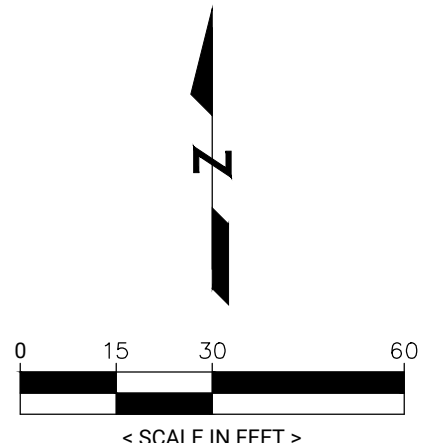
SAWCUT CONTROL JOINTS MINIMUM 1/4 CONCRETE THICKNESS.

EXPANSION JOINTS: WALKS @ 24' SPACING
OTHERS @ 40' SPACING

PROVIDE EXPANSION JOINT AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT.

DOWEL ALL EXPANSION JOINTS AT 24" SPACING MAX.

- KEYNOTES**
- * SEE ARCHITECTURAL SITE PLANS FOR ADDITIONAL SITE PLAN NOTES.
 - 1. LANDSCAPE AREA. SEE LANDSCAPE PLAN.
 - 2. MATCH EXISTING CURB/SIDEWALK/PAVEMENT.
 - 3. CONCRETE WALK/PATIO.
 - 4. INTEGRAL CONCRETE WALK/CURB.
 - 5. CONCRETE PAVEMENT/APRON.
 - 6. TRASH ENCLOSURE.
 - 7. PEDESTRIAN CURB RAMP (NO TRUNCATED DOMES).
 - 8. 4" SOLID WHITE LINE.
 - 9. SOLID WHITE PAVEMENT MARKING.
 - 10. SOLID WHITE CROSS-WALK MARKING.
 - 11. 6" CONCRETE FILLED PIPE BOLLARD.
 - 12. TRANSFORM PAD. FINAL LOCATION TO BE CONFIRMED BY CONTRACTOR AND ELECTRIC PROVIDER.
 - 13. LIGHT POLE AND BASE.
 - 14. MONUMENT SIGN.



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TEL: 612.730.2265 | WWW.CONTOURCD.COM

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:
DATE: 10/31/25 LIC #: 45889

REVISIONS	ISSUE DATE: 10/31/25	BY: JTR
1. 11/06/25 CITY SUBMITTAL		
2. 11/19/25 CITY/RDWD COMMENTS		
3. 11/21/25 RDWD COMMENTS		
4.		
5.		
6.		
7.		

OWNER

NORTH MEADOWS LLC
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

SITE PLAN

**NORTH MEADOWS
THIRD ADDITION**
Blaine, MN 55449

SHEET NUMBER

C2.1



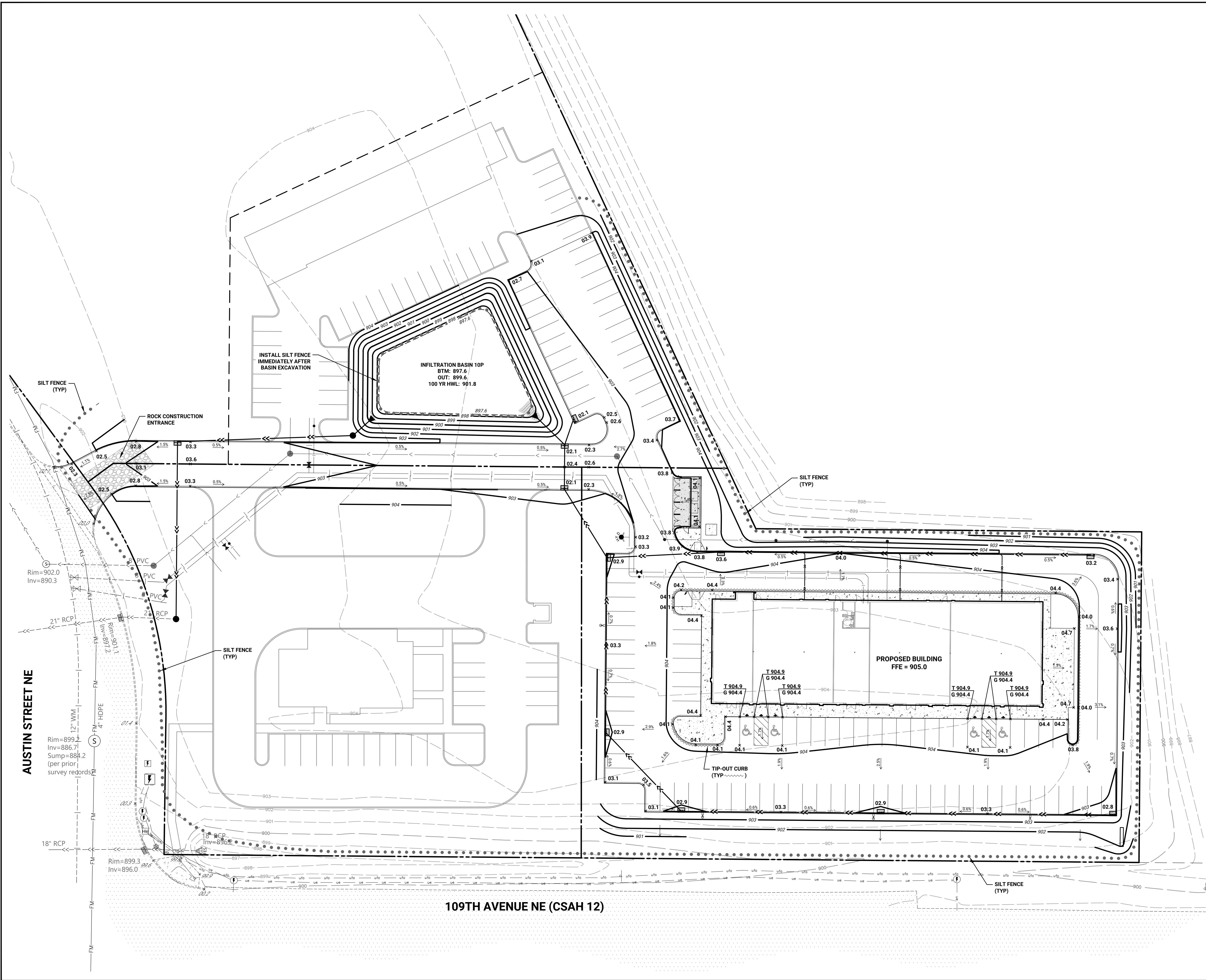
* INSTALL SNOOT OR APPROVED EQUAL ON OUTLET PIPE

NOTE A	INSULATE CROSSING.
--------	--------------------

1. ELECTRIC SERVICE AND METER LOCATION, TBD.
2. GAS SERVICE AND METER LOCATION, TBD.
3. TELEPHONE/DATA SERVICE LOCATION, TBD.



11/21/25 c:\users\contour\appdata\local\temp\contour\cadd\250717-north meadows\enr\cadd\250717-grading.dwg

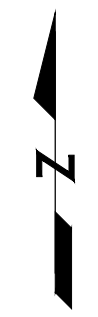



LEGEND		
EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE WALK/STOOP
		CONCRETE PAVEMENT
		CURB LINE
		STORM SEWER
		SANITARY SEWER
		FORCE MAIN
		WATER MAIN
		UNDERGROUND ELECTRIC
		UNDERGROUND FIBER OPTIC
		STORM CATCH BASIN
		SANITARY MANHOLE
		HYDRANT
		GATE VALVE
		LIGHT POLE
		ELECTRIC MANHOLE
		HANDHOLE
		OTHER SYMBOLS
		5' CONTOUR
		1' CONTOUR
		SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)
		SILT FENCE
		ROCK ENTRANCE


BENCHMARK	
MINNESOTA DEPARTMENT OF TRANSPORTATION GSD STATION #823, NAMED: LINO MNDT	
ELEVATION: 929.35 (NAVD 88)	


- | GOVERNING SPECIFICATIONS | |
|--------------------------|--|
| 1. | THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF BLAINE SPECIFICATIONS. |
| 2. | THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD). |
| 3. | THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS. |


- | GRADING NOTES | |
|---------------|---|
| 1. | VEHICLE TRACKING REDUCTION DEVICE, 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 STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDDED OR LANDSCAPED. |
| 4. | ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED. |
| 5. | ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL. |
| 6. | STOCKPILES SHALL BE STABILIZED WITHIN 14 DAYS OF ROUGH GRADING OR INACTIVITY. |
| 7. | ALL WORK WITHIN THE ADJACENT STREET RIGHTS OF WAY MUST BE COORDINATED WITH AND APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT. |


0 15 30 60
< SCALE IN FEET >


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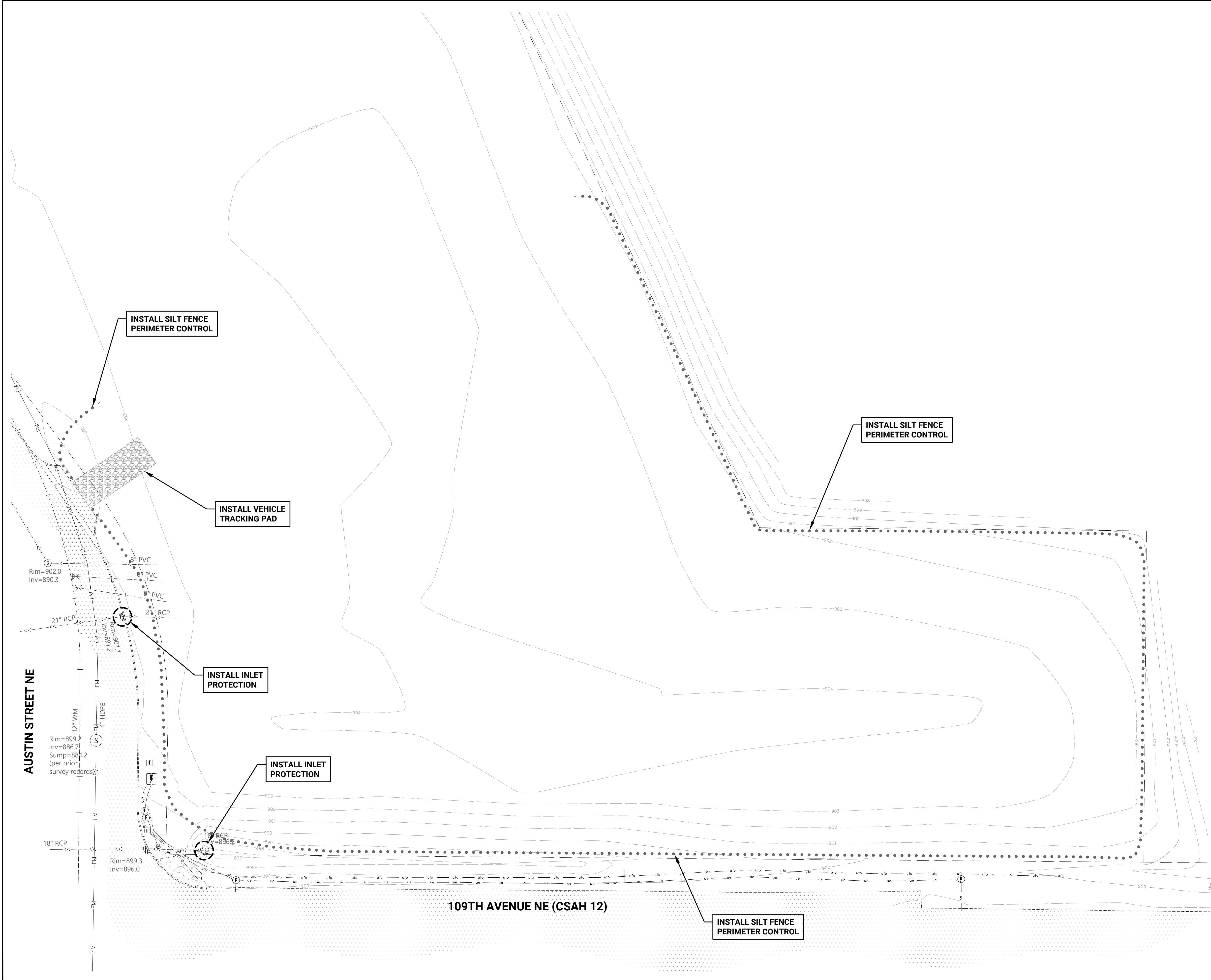
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NORTH MEADOWS LLC
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

GRADING AND DRAINAGE PLAN
NORTH MEADOWS
THIRD ADDITION
Blaine, MN 55449

SHEET NUMBER
C4.1

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LEGEND

EXISTING	PROPOSED	
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	EASEMENT LINE
[Symbol]	[Symbol]	BITUMINOUS PAVEMENT
[Symbol]	[Symbol]	CONCRETE WALK/STOOP
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[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	FORCEMAIN
[Symbol]	[Symbol]	WATER MAIN
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[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	GATE VALVE
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SEE SURVEY		OTHER SYMBOLS
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[Symbol]	[Symbol]	ROCK ENTRANCE

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #823, NAMED: LINO MNDT
ELEVATION: 929.35 (NAVD 88)

0 15 30 60
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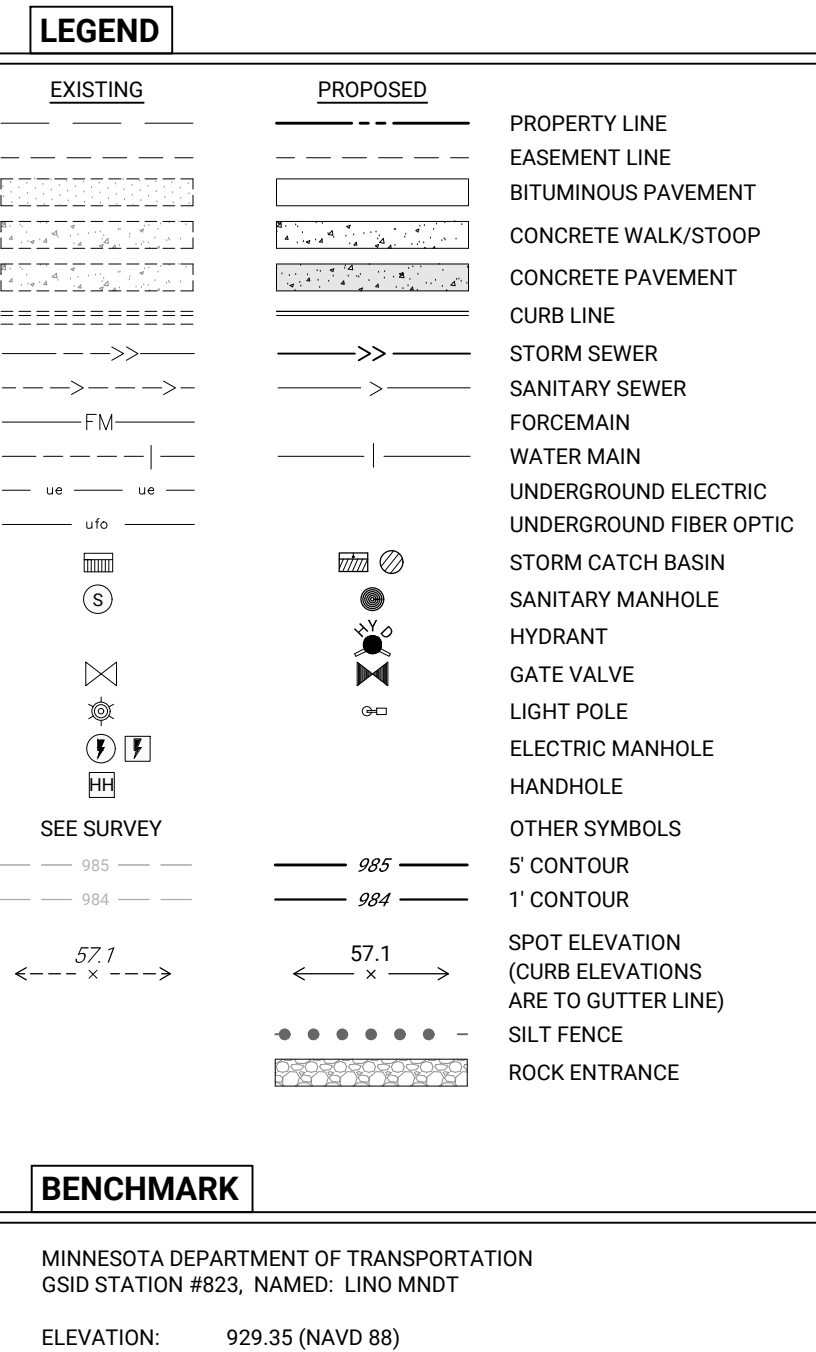
OWNER

NORTH MEADOWS LLC
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

**EROSION CONTROL PLAN
PHASE I**

**NORTH MEADOWS
THIRD ADDITION**
Blaine, MN 55449

SHEET NUMBER
C5.1



NAME: JOSEPH T RADACH PE
SIGNATURE: *Joe T. R*
DATE: 10/31/25 LIC #: 45889

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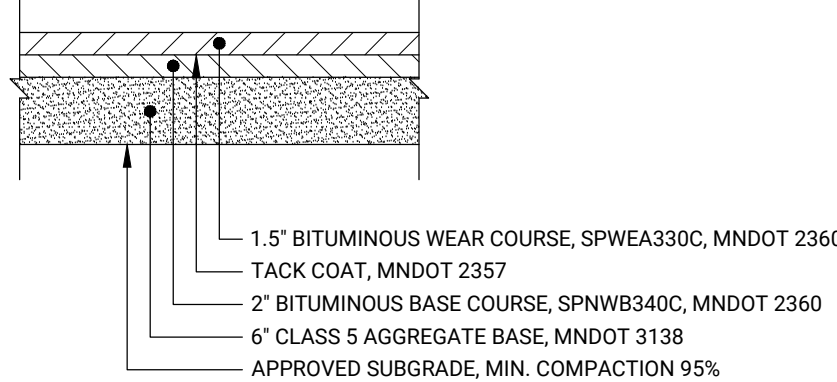
NORTH MEADOWS LLC
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

<p>EROSION CONTROL PLAN PHASE II</p>	<p>OWNER</p>
<p>NORTH MEADOWS THIRD ADDITION Blaine, MN 55449</p>	

SHEET NUMBER
C5.2

11/19/25 c:\users\contour\appdata\local\temp\contour\c61.dwg 11/19/25 north meadows detail.dwg 11/19/25 2 details.dwg

ONSITE PAVEMENT-STANDARD DUTY



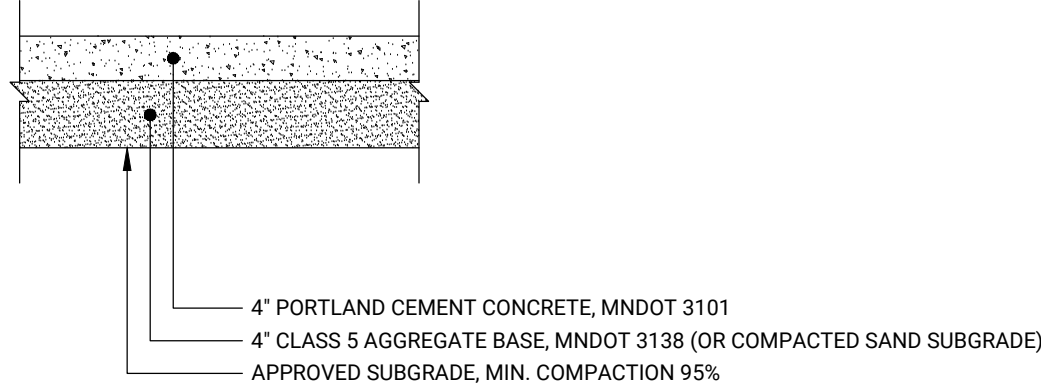
NOTES

1. FINAL PAVEMENT SECTIONS AND SUBGRADE COMPACTION REQUIREMENTS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER OF RECORD

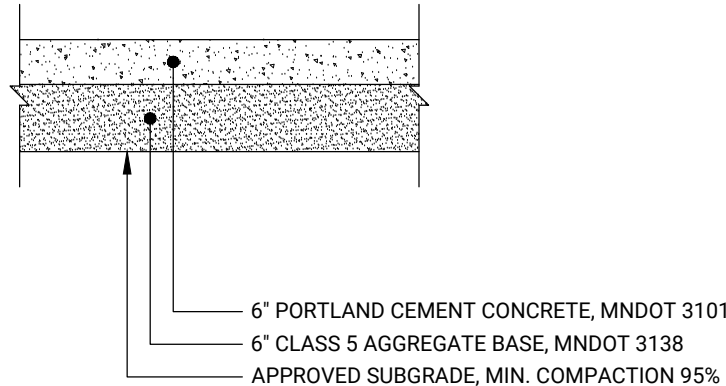
1 FLEXIBLE PAVEMENT SECTIONS

NO SCALE

CONCRETE WALK



CONCRETE PAVEMENT

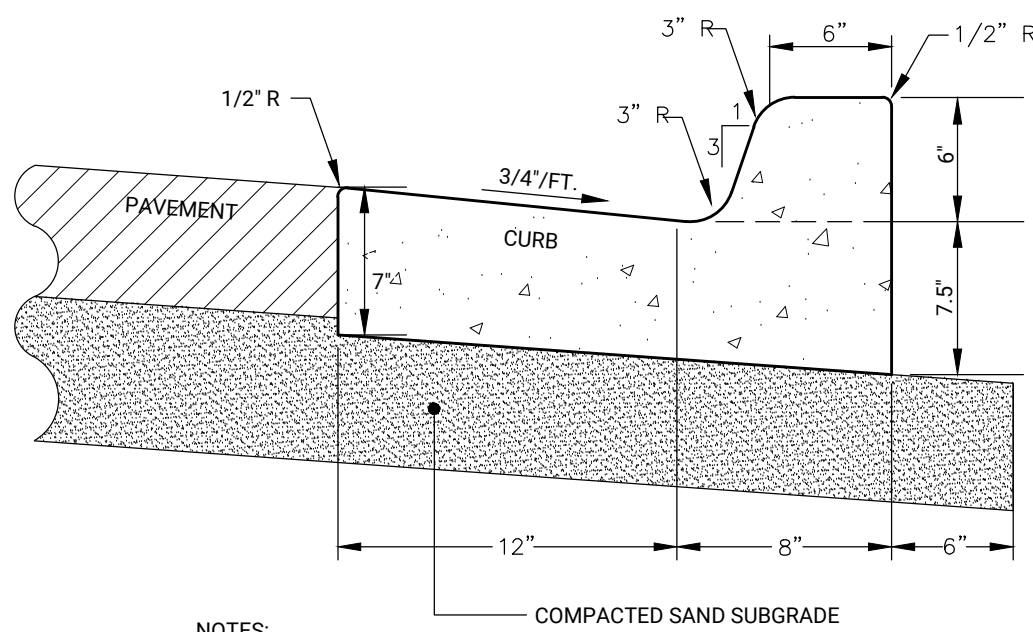


NOTES

1. FINAL PAVEMENT SECTIONS AND SUBGRADE COMPACTION REQUIREMENTS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER OF RECORD

2 RIGID PAVEMENT SECTIONS

NO SCALE

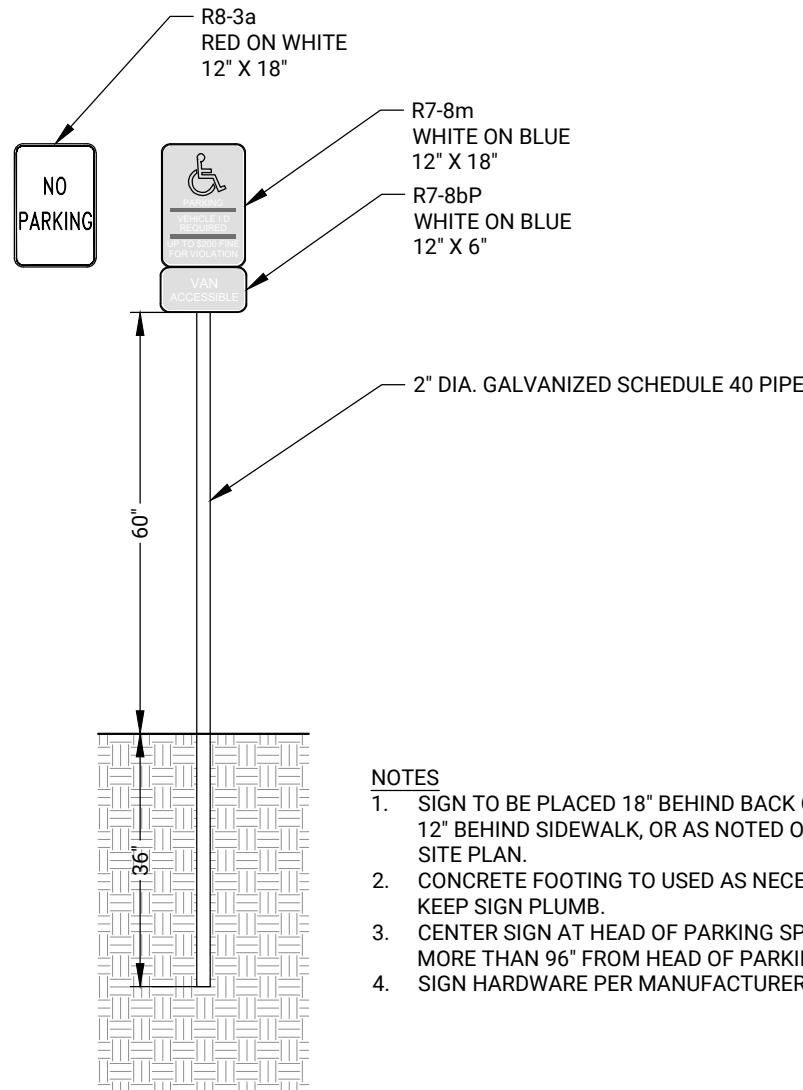


NOTES:

1. TIPOUT CURB SHALL SLOPE OUT AT 3/4\"/>
2. WHERE CURB MEETS CONCRETE PAVEMENT, INSTALL 24\"/>

3 CONCRETE CURB & GUTTER

NO SCALE

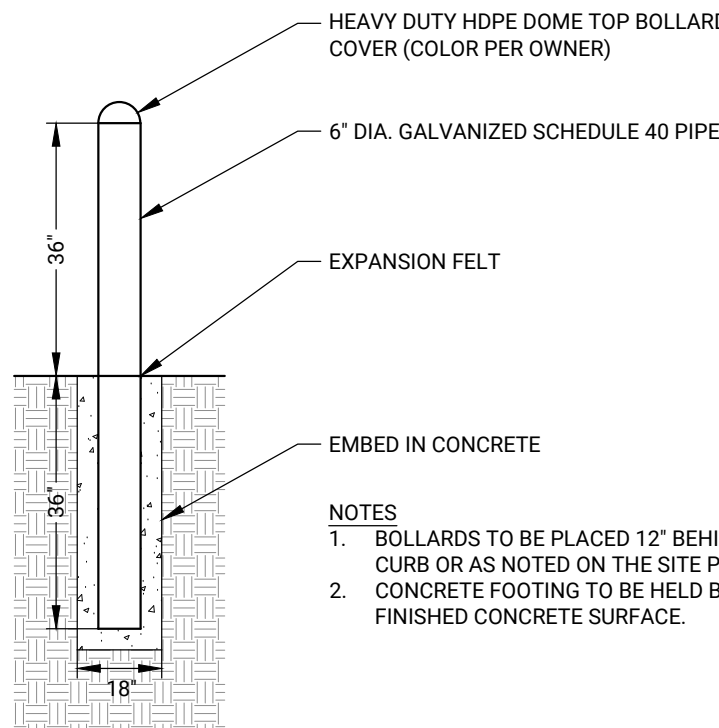


NOTES

1. SIGN TO BE PLACED 18\"/>
2. CONCRETE FOOTING TO USED AS NECESSARY TO KEEP SIGN PLUMB.
3. CENTER SIGN AT HEAD OF PARKING SPACE NOT MORE THAN 96\"/>
4. SIGN HARDWARE PER MANUFACTURER.

4 HANDICAP SIGN

NO SCALE

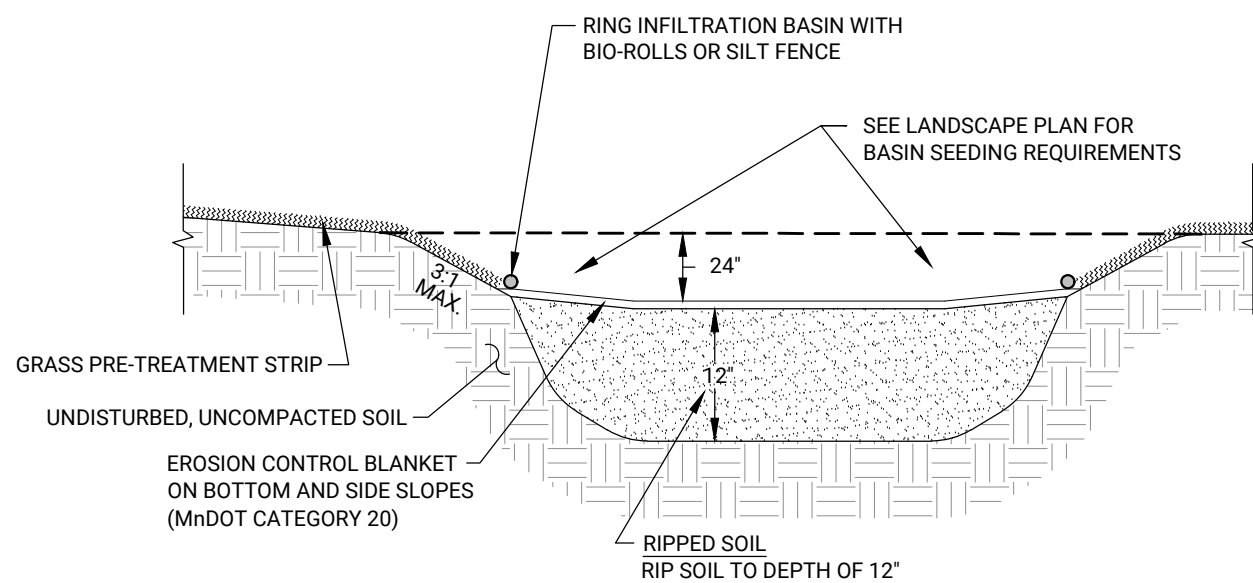


NOTES

1. BOLLARDS TO BE PLACED 12\"/>
2. CONCRETE FOOTING TO BE HELD BELOW FINISHED CONCRETE SURFACE.

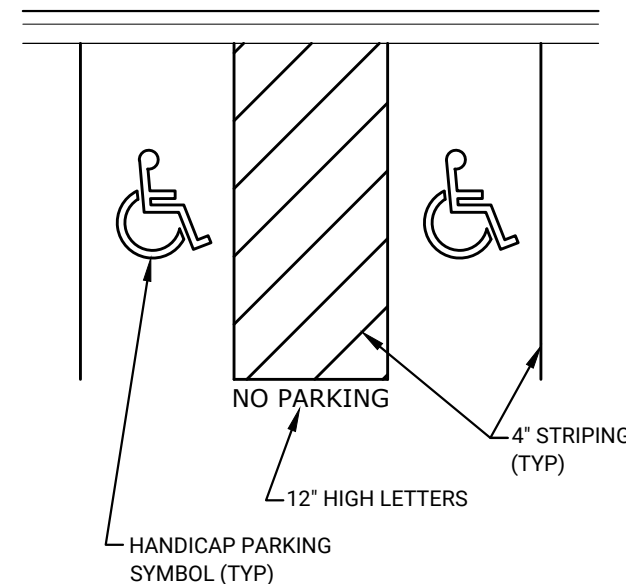
5 6" CONCRETE FILLED PIPE BOLLARD

NO SCALE



6 INFILTRATION BASIN

NO SCALE



7 HANDICAP PARKING SPACE PAVEMENT MARKINGS

NO SCALE

STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.

TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH MNDOT 2575 AND SHALL BE AS FOLLOWS:

SEED: 21-111 AT 100 LBS PER ACRE OR 21-112 AT 100 LBS PER ACRE
MULCH: TYPE 1 AT 2 TONS PER ACRE
FERTILIZER: 10-20-20 AT 300 LBS PER ACRE

PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH MNDOT 2575 AND SHALL BE AS FOLLOWS, UNLESS SHOWN OTHERWISE ON THE PLANS:

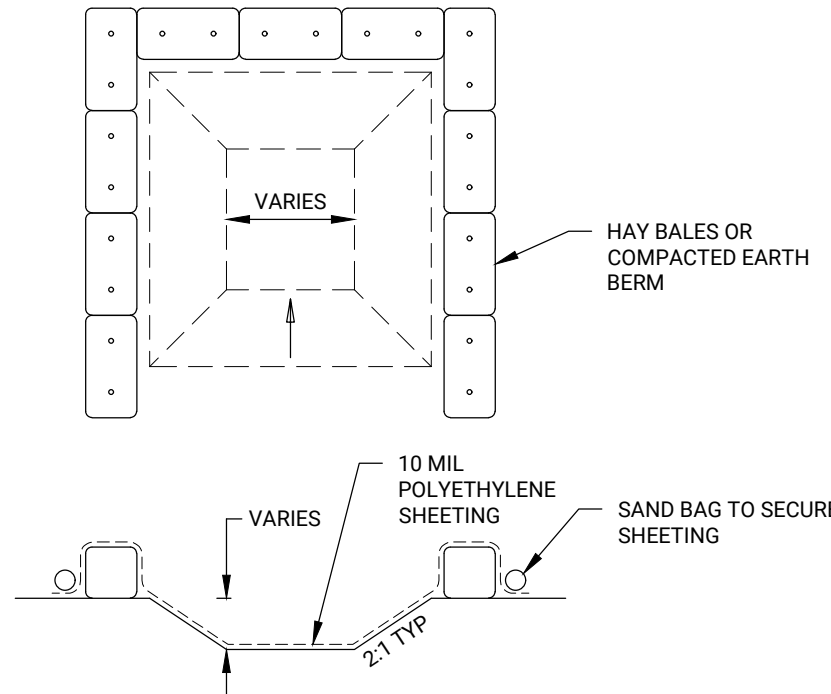
SEED: 25-131 AT 220 LBS PER ACRE OR 25-141 AT 59 LBS PER ACRE
MULCH: TYPE 1 AT 2 TONS PER ACRE
FERTILIZER: 10-10-10 AT 200 LBS PER ACRE

8 TURF ESTABLISHMENT

NO SCALE

9 NOT USED

NO SCALE



NOTES

1. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
2. LIQUID AND SOLID WASHOUT WASTE SHALL NOT CONTACT THE GROUND.
3. LIQUID AND SOLID WASHOUT WASTE SHALL BE DISPOSED OF IN COMPLIANCE WITH MPCA RULES.
4. A SIGN SHALL BE INSTALLED INDICATING THE LOCATION OF THE WASHOUT FACILITY.

10 CONCRETE WASHOUT

NO SCALE

11 NOT USED

NO SCALE

12 NOT USED

NO SCALE

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: *Joseph T. Radach*

DATE: 10/31/25 LIC #: 45889

BY: JTR

ISSUE DATE: 10/31/25

11/06/25 CITY SUBMITTAL

2. 11/19/25 CITY/RDWD COMMENTS

3. 11/21/25 RDWD COMMENTS

4.

5.

6.

7.

NORTH MEADOWS LLC
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

OWNER

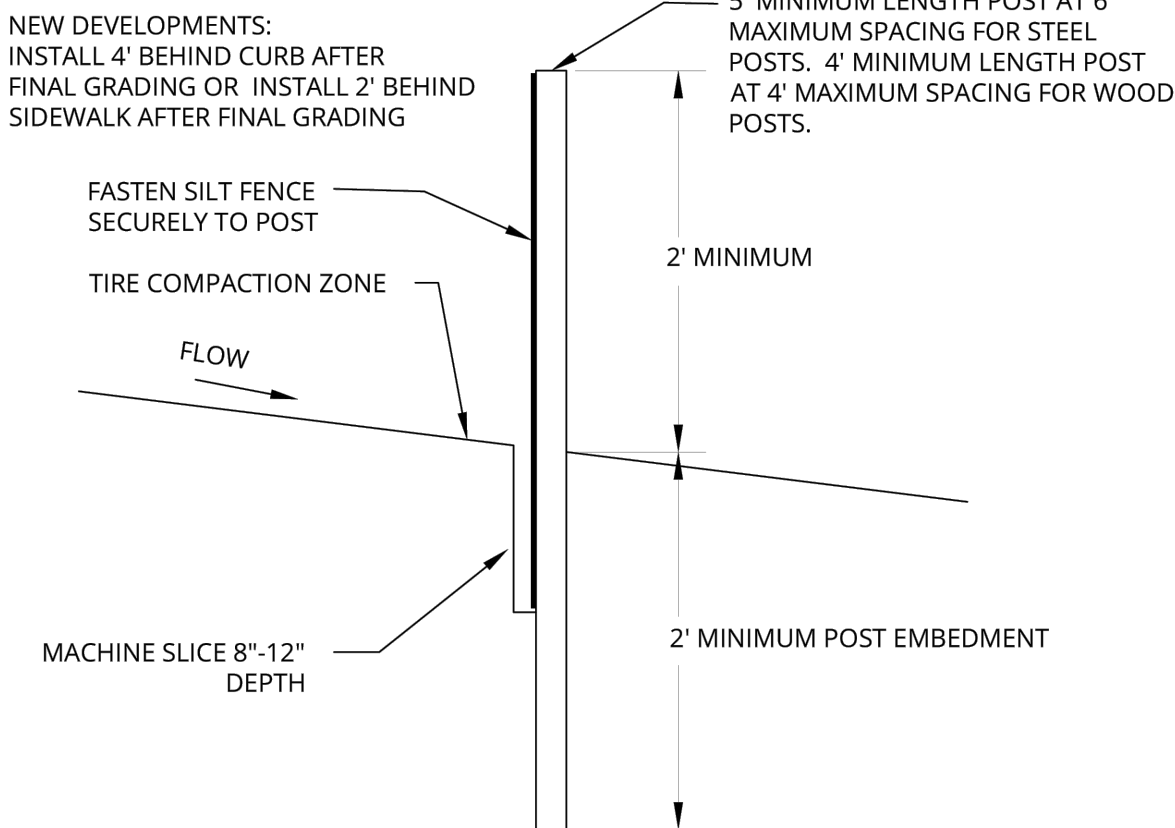
DETAILS

**NORTH MEADOWS
THIRD ADDITION**
Blaine, MN 55449

SHEET NUMBER

C6.1

- USE PROPER EQUIPMENT SUCH THAT THE SOIL IS SLICED, NOT TURNED OVER.
- GEOTEXTILE FABRIC EMBEDDED 8" TO 12" IN THE SOIL SLIT, LEAVING ABOUT 2' OF FABRIC ABOVE GROUND.
- COMPACT THE SOIL IMMEDIATELY NEXT TO THE GEOTEXTILE BY DRIVING OVER IT WITH A TRACTOR TIRE AT LEAST TWICE.
- STEEL T-POSTS PLACED ON DOWNSTREAM SIDE OF WATER FLOW EMBEDDED AT LEAST 2' INTO THE GROUND. MAXIMUM SPACING 6'. NIPPLES ON POST FACE AWAY FROM THE GEOTEXTILE TO KEEP TIES FROM SLIPPING ON POST.
- FOR STEEL POSTS USE 3 PLASTIC ZIP TIES (50 LB TENSILE) AT LEAST 1" APART TO SECURE THE GEOTEXTILE TO EACH POST WITHIN THE TOP 8".
- FENCE SHALL BE HEAVY DUTY TYPE.
- USE WOOD LATHE AND STAPLES ON FACE OF SILT FENCE TO SECURE TO WOOD POSTS.
- CONTRACTOR SHALL REMOVE FENCE AND POSTS PER SPECIFICATIONS.



SILT FENCE MATERIALS SHALL MEET MNDOT SPECIFICATION 3886
CONTRACTOR SHALL REMOVE FENCE AND POSTS PER SPECIFICATIONS.

MACHINE SLICED SILT FENCE

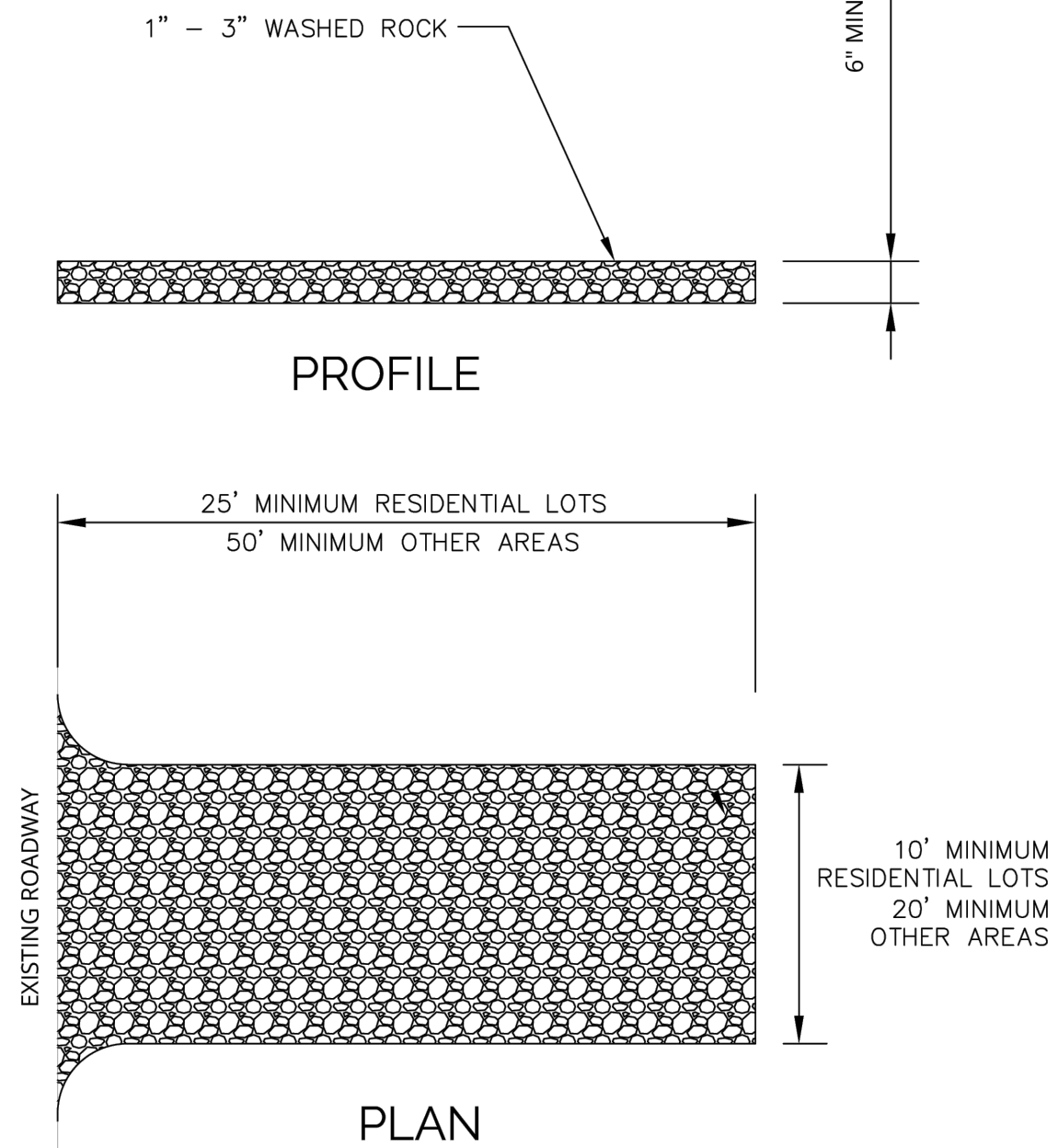
Plate No. EC-1



2025 STANDARD DETAIL PLATE

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ROCK CONSTRUCTION ENTRANCE

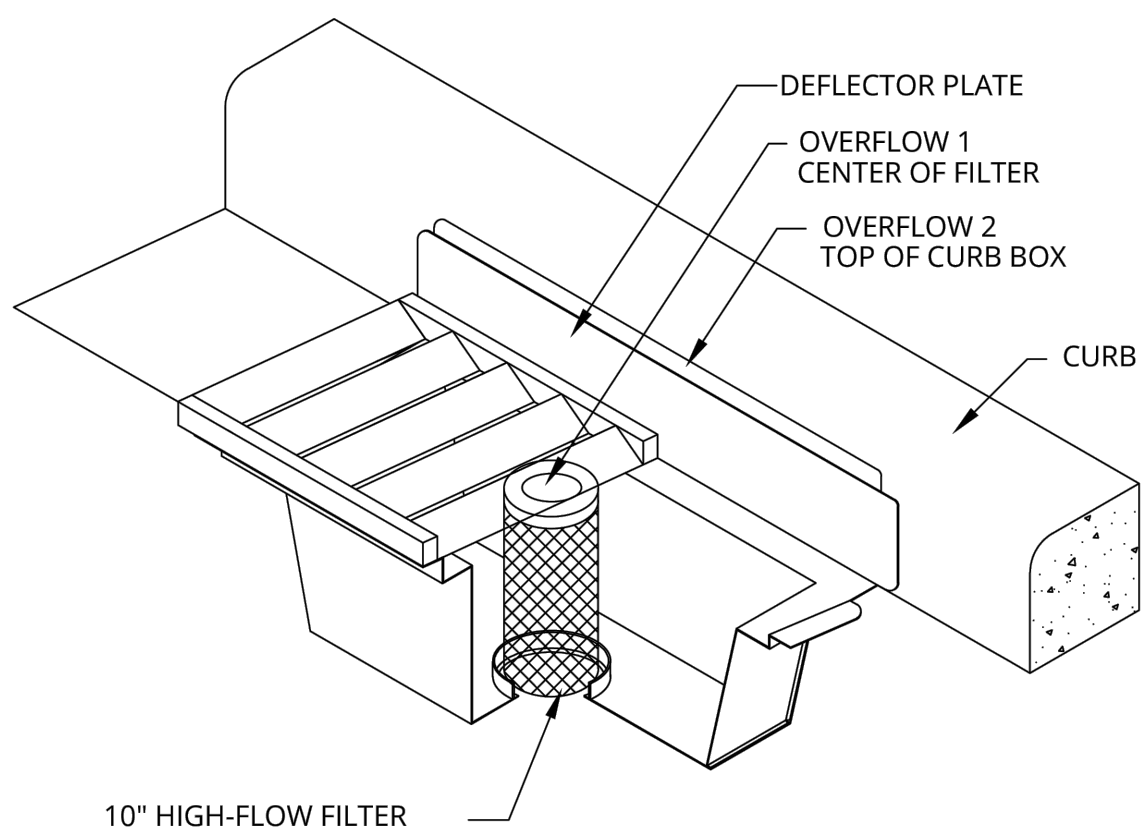
Plate No. EC-3



2025 STANDARD DETAIL PLATE

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- NOTES:
- WIMCO CG MODEL OR APPROVED EQUAL TO MATCH CASTING
 - SILT FENCE/FABRIC NOT ALLOWED TO BE USED AS INLET PROTECTION

INLET PROTECTION FOR CURB AND GUTTER

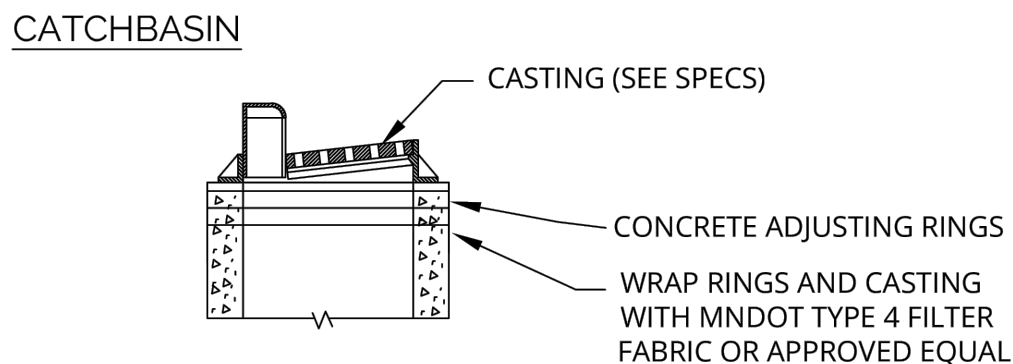
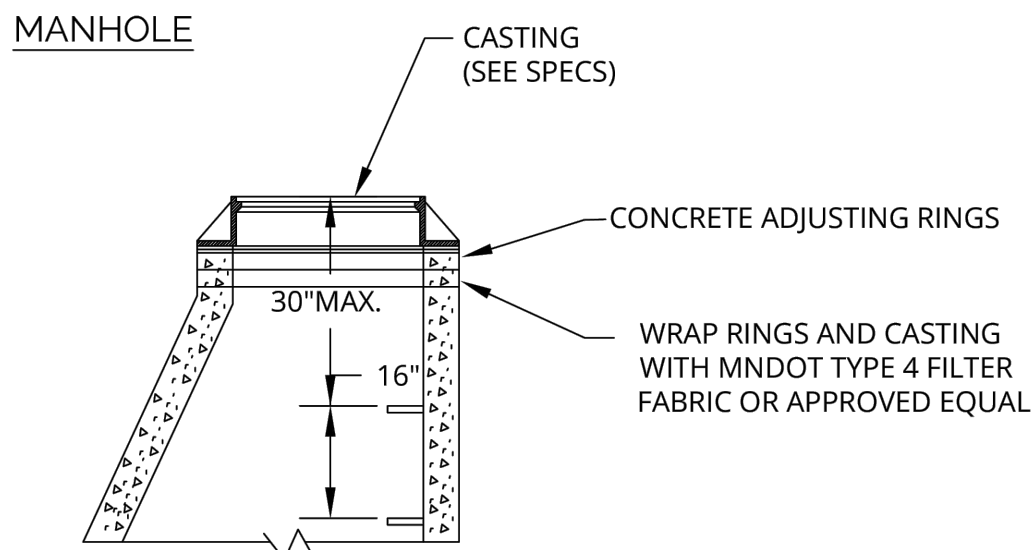
Plate No. EC-4



2025 STANDARD DETAIL PLATE

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- NOTES:
1. USE MINIMUM OF 2-0.2' ADJUSTING RINGS, MAXIMUM OF 5-0.2' ADJUSTING RINGS. GROUT RINGS 1/4" MIN.
 2. MANHOLE STEPS SHALL BE PER MNDOT PLATE 4180, TYPE W. STEPS SHALL BE LOCATED ON UPSTREAM WALL FOR PIPE SIZES UP TO AND INCLUDING 15" AND ON SIDE WALL FOR GREATER THAN 15".
 3. LIDS FOR SANITARY SEWER SHALL BE MARKED "SANITARY" AND LIDS FOR STORM SEWERS SHALL BE MARKED "STORM".
 4. NO WOOD SHIMS WILL BE ALLOWED.

ADJUSTING RINGS & STEPS

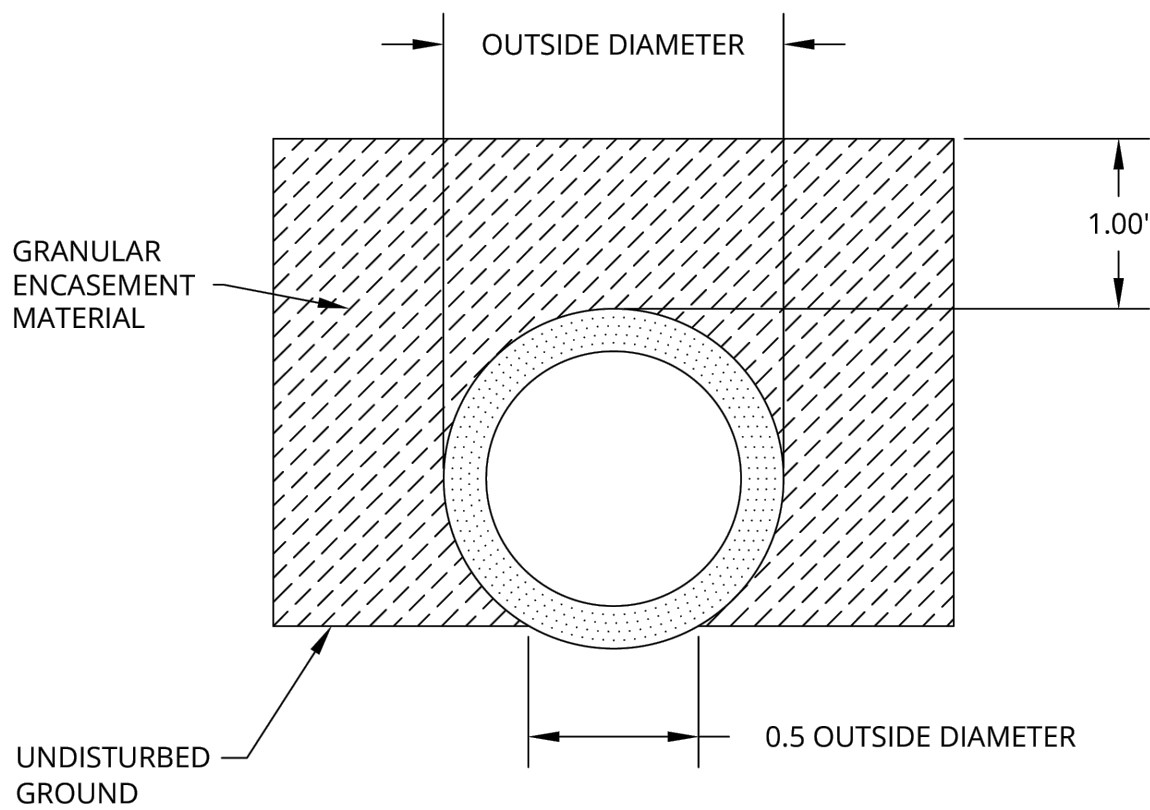
Plate No. MI-3



2025 STANDARD DETAIL PLATE

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- NOTES:
1. THIS IS THE STANDARD PIPE BEDDING APPLICATION UNLESS OTHER BEDDING IS SPECIFIED.
 2. THE BOTTOM OF THE TRENCH SHALL BE SHAPED TO FIT THE BARREL OF THE PIPE FOR AT LEAST 50% OF THE OUTSIDE DIAMETER OF THE PIPE. THE REMAINDER OF THE PIPE IS TO BE SURROUNDED TO A HEIGHT OF AT LEAST 1' ABOVE ITS TOP.
 3. GRANULAR ENCASEMENT MATERIAL SHALL MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
 4. NATIVE BLAINE GRANULAR MATERIAL IS CONSIDERED TO MEET THE INTENT OF THIS DETAIL.

CLASS C PIPE BEDDING

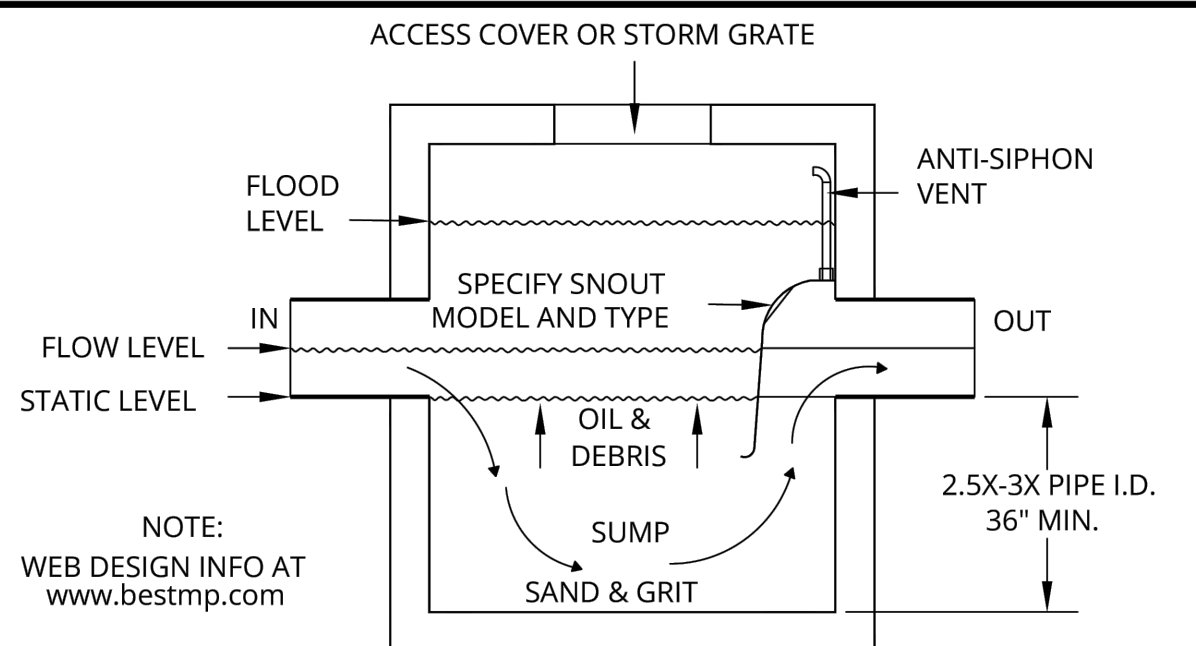
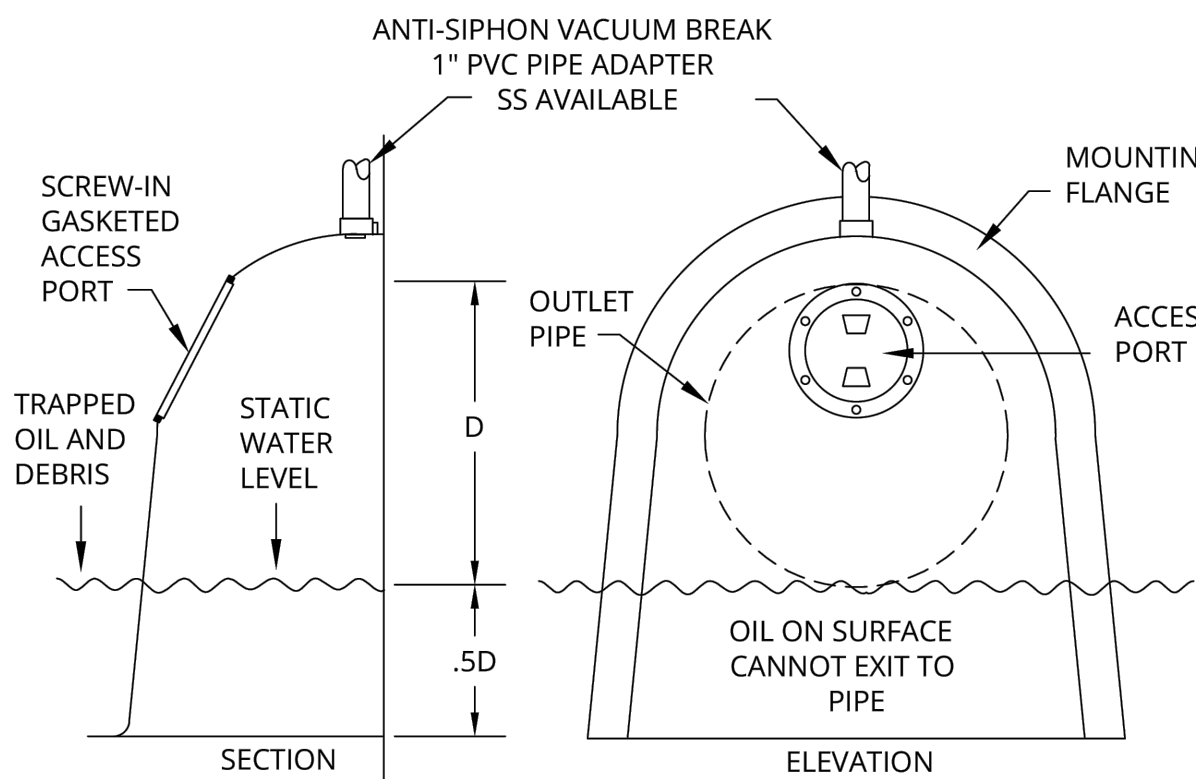
Plate No. MI-4



2025 STANDARD DETAIL PLATE

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"SNOT" OIL-WATER-DEBRIS SEPARATOR

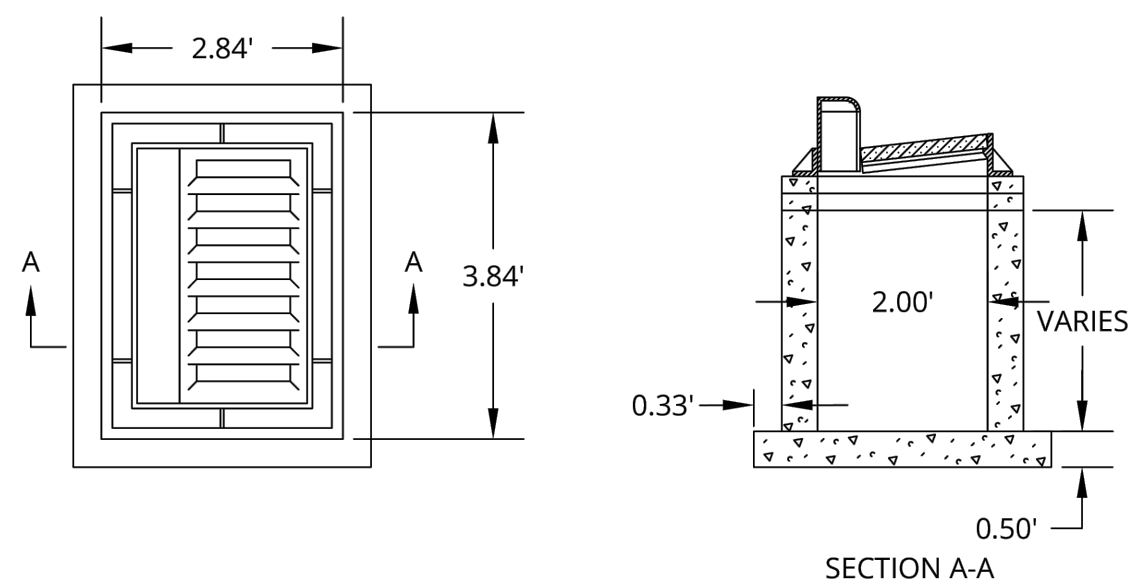
Plate No. MI-5



2025 STANDARD DETAIL PLATE

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- NOTES:
1. INSIDE DIMENSIONS 2.00' X 3.00'
 2. BASE TO BE GROUTED TO FORM A SMOOTH INVERT TO OUTLET.
 3. PIPE CUT OUTS TO BE LOCATED WHERE REQUIRED.
 4. STRENGTH DESIGN OF BASE SLAB AND STRUCTURE PER MANUFACTURER.
 5. SEE DETAIL MI-3 FOR ADJUSTING RING CONSTRUCTION
 6. SEE SD-5 FOR CASTING SCHEDULE

24" x 36" CATCH BASIN

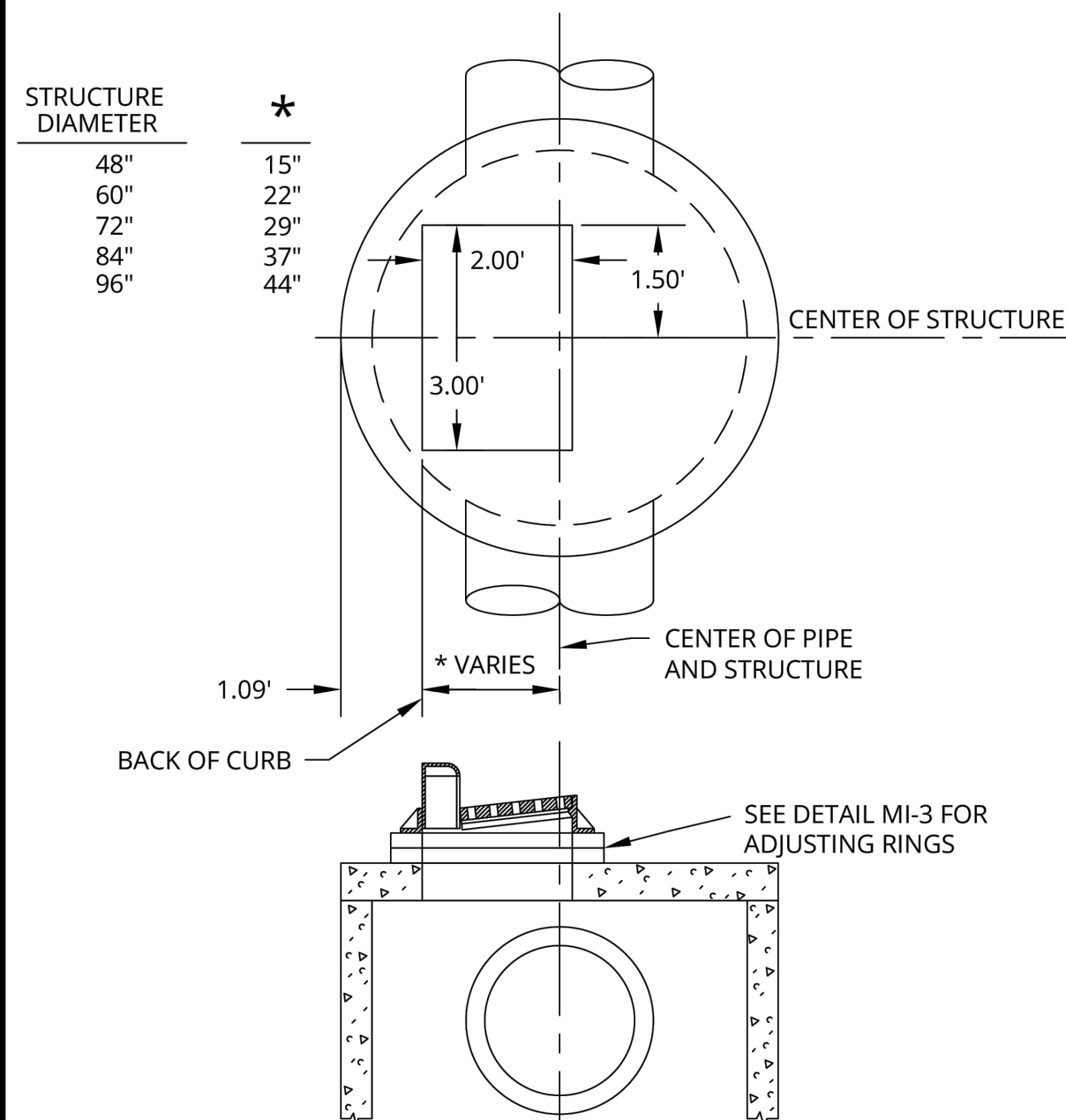
Plate No. SD-1



2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

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RECTANGULAR OPENING CB COVER

Plate No. SD-2



2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

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NAME: JOSEPH T RADACH PE
SIGNATURE: *Joe T. Radach*
DATE: 10/31/25 LIC #: 45889

REVISIONS	ISSUE DATE: 10/31/25	BY: JTR
1.	11/06/25	CITY SUBMITTAL
2.	11/19/25	CITY/ROWD COMMENTS
3.	11/21/25	ROWD COMMENTS
4.		
5.		
6.		
7.		

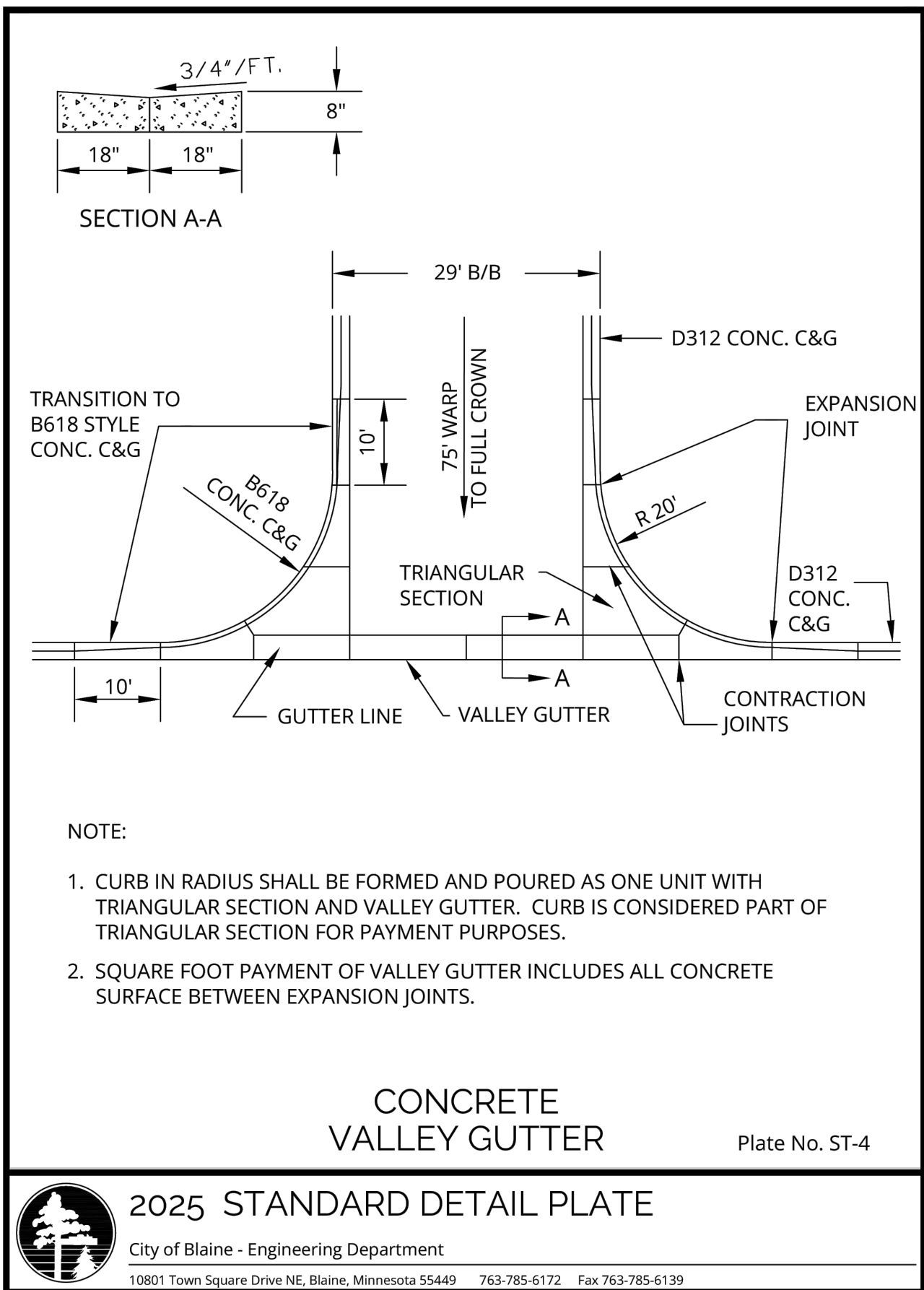
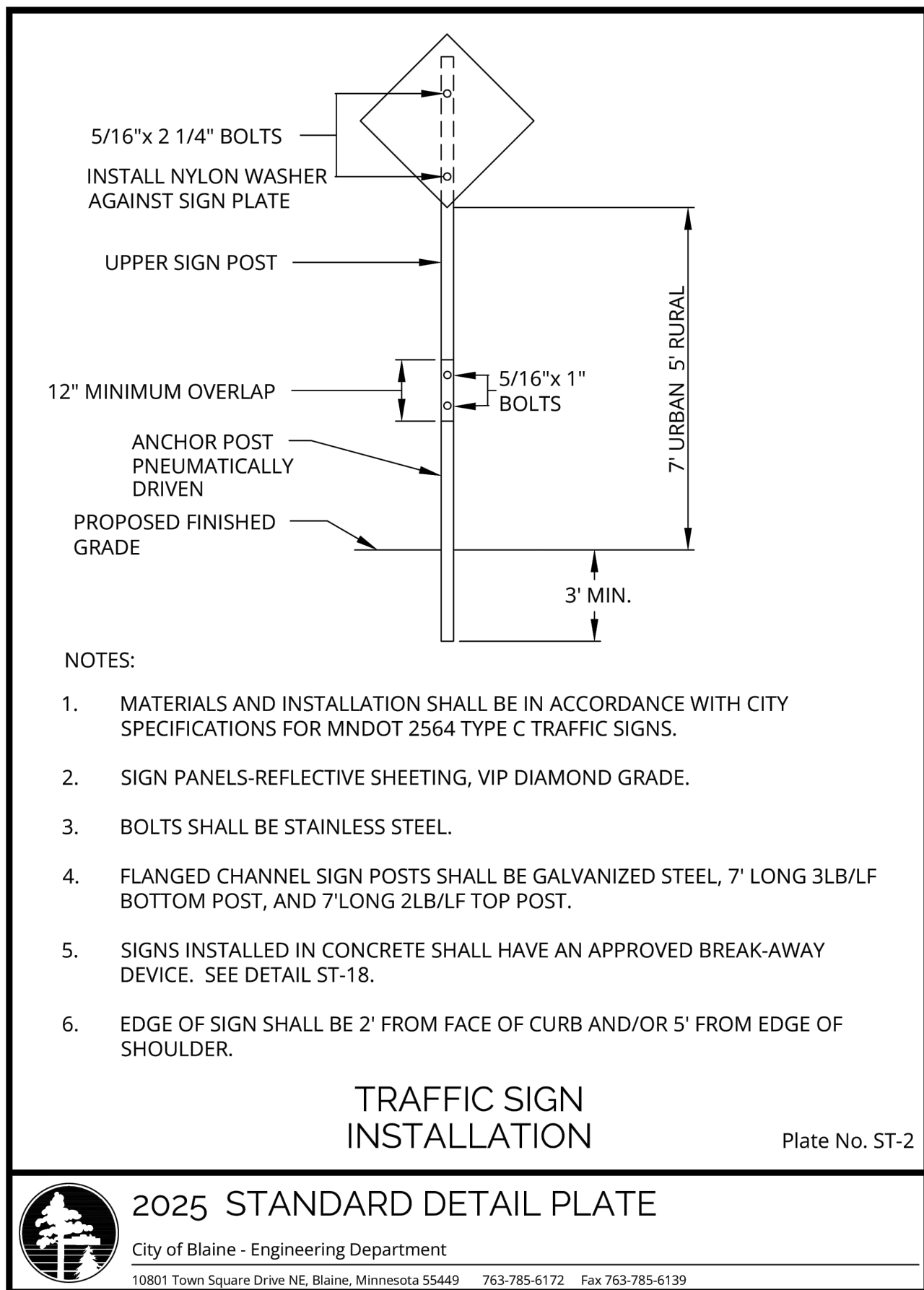
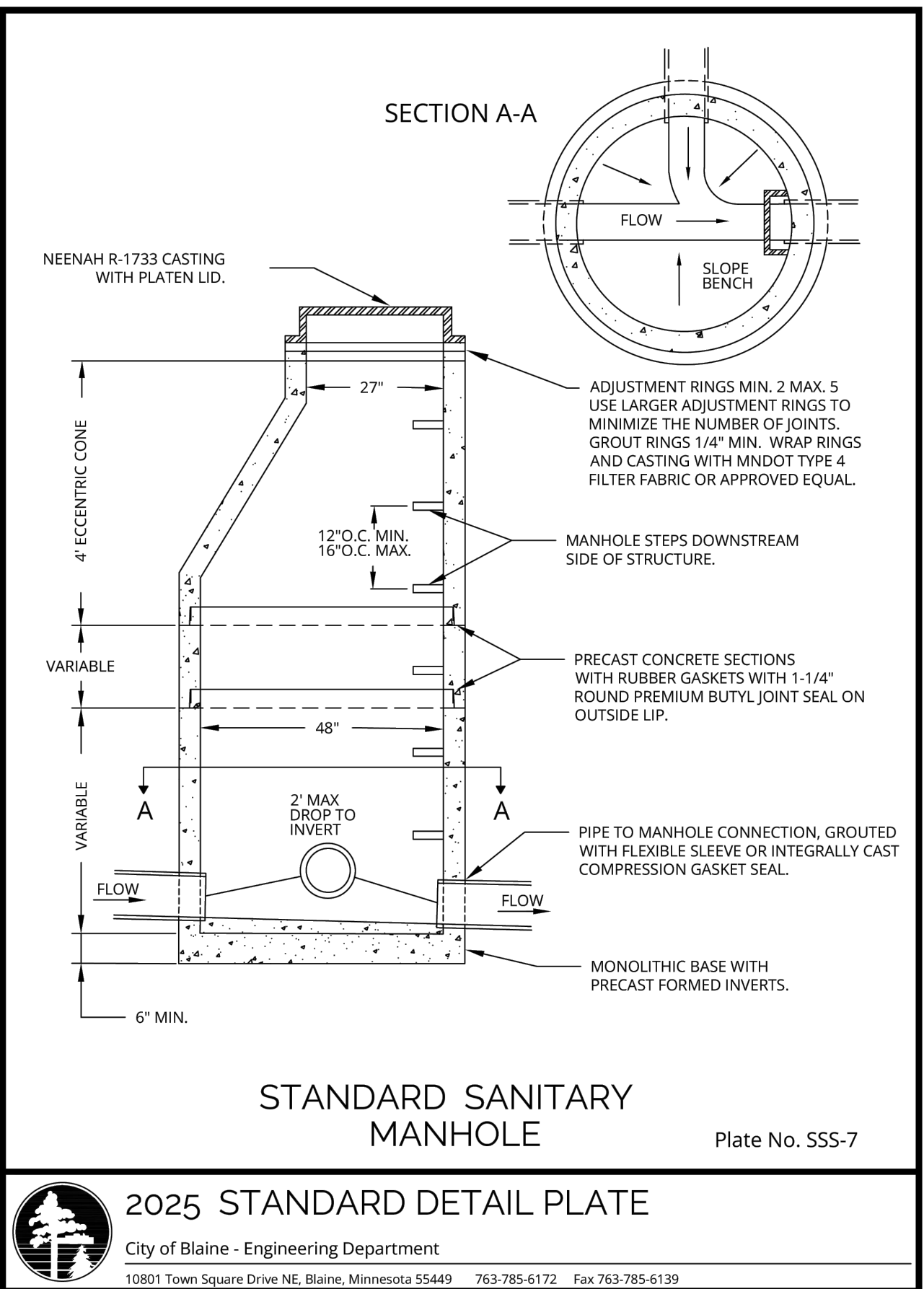
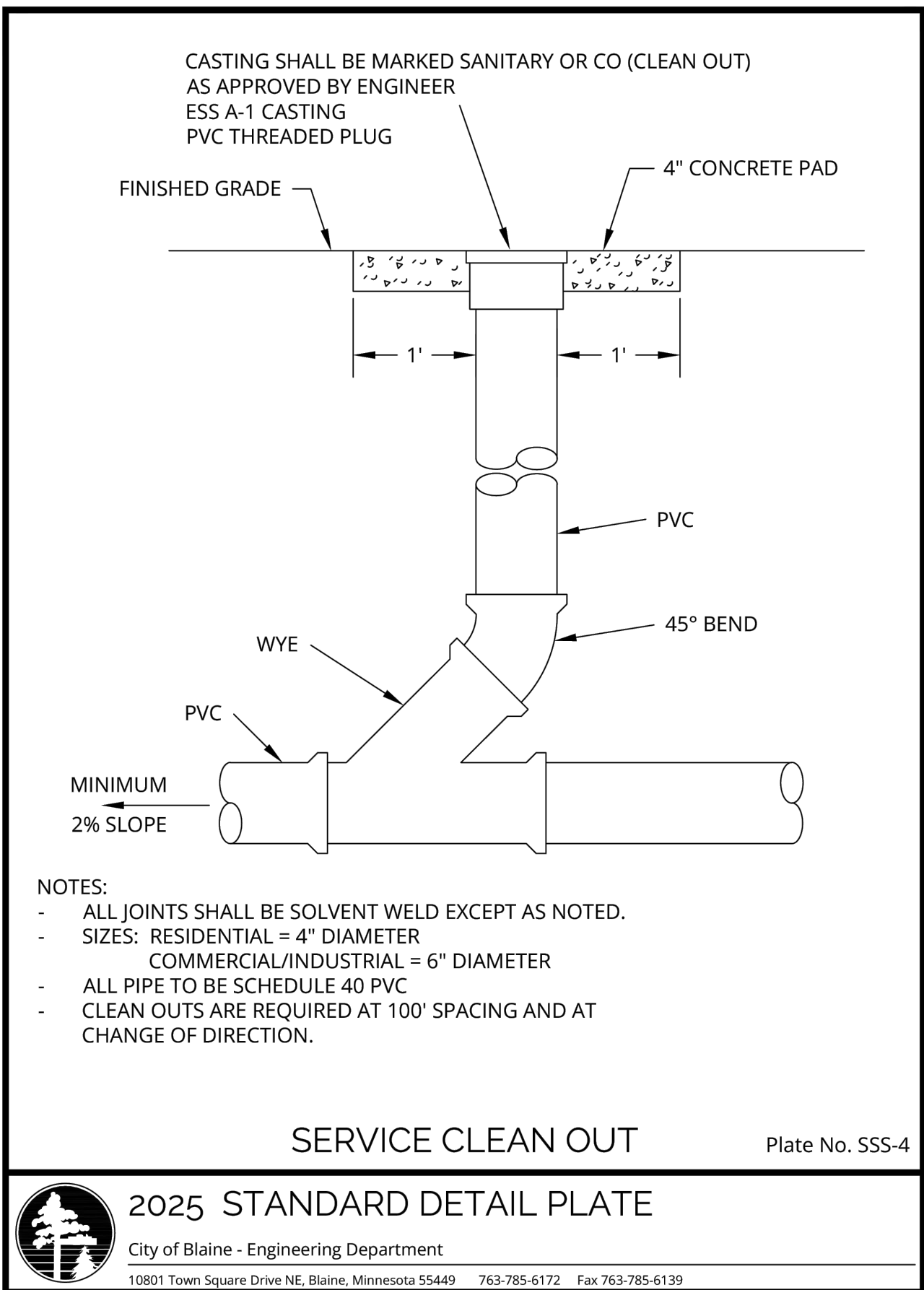
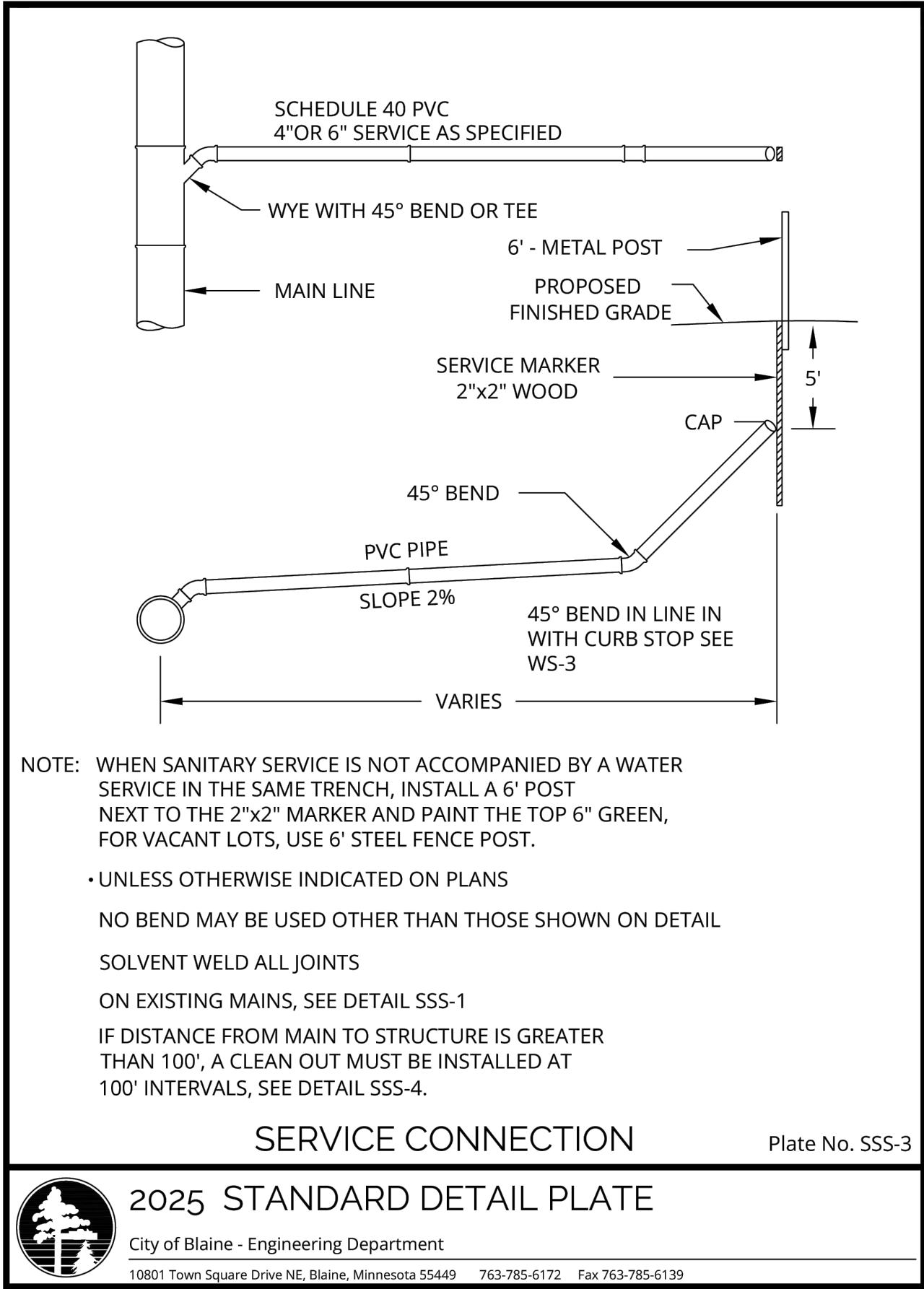
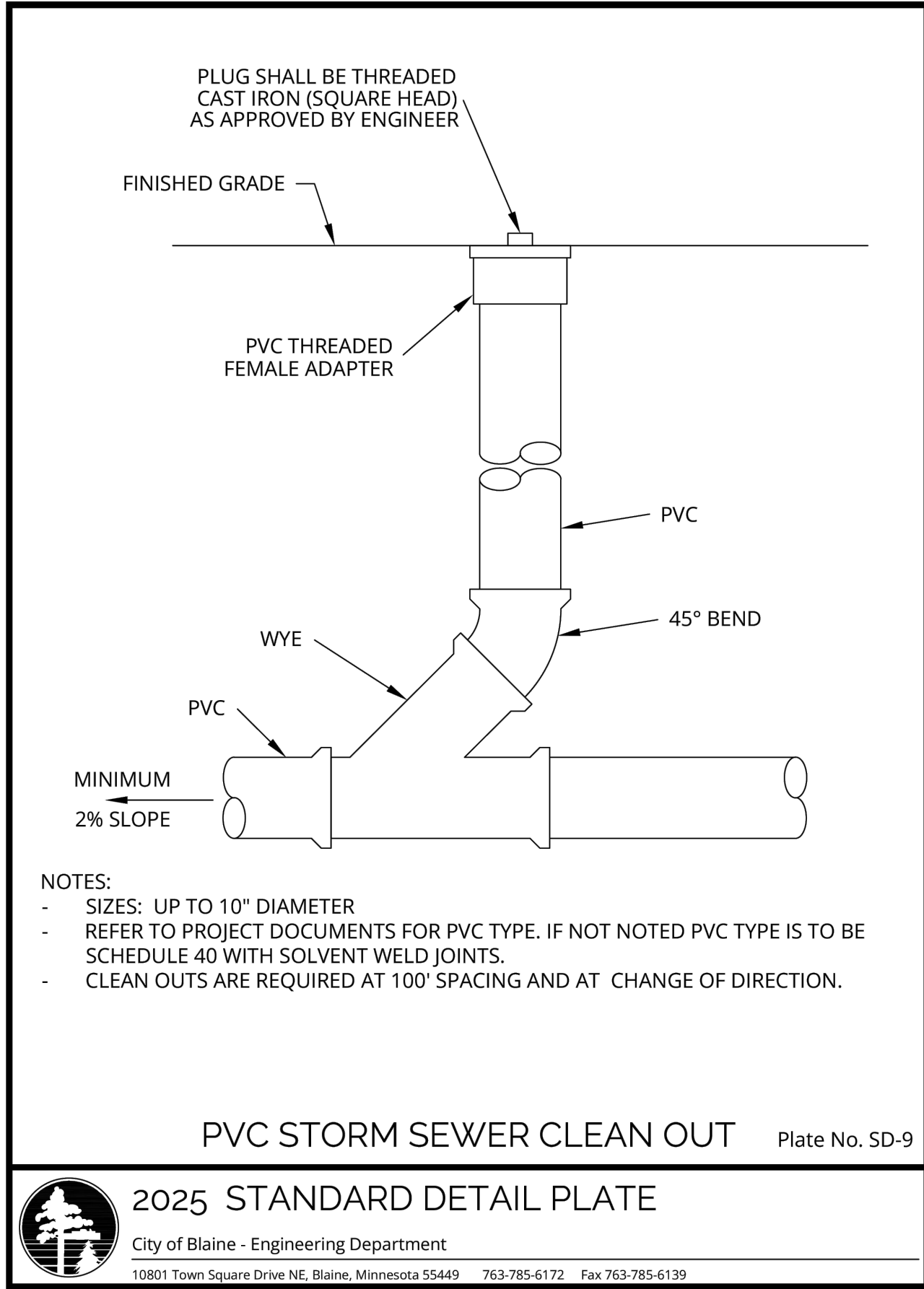
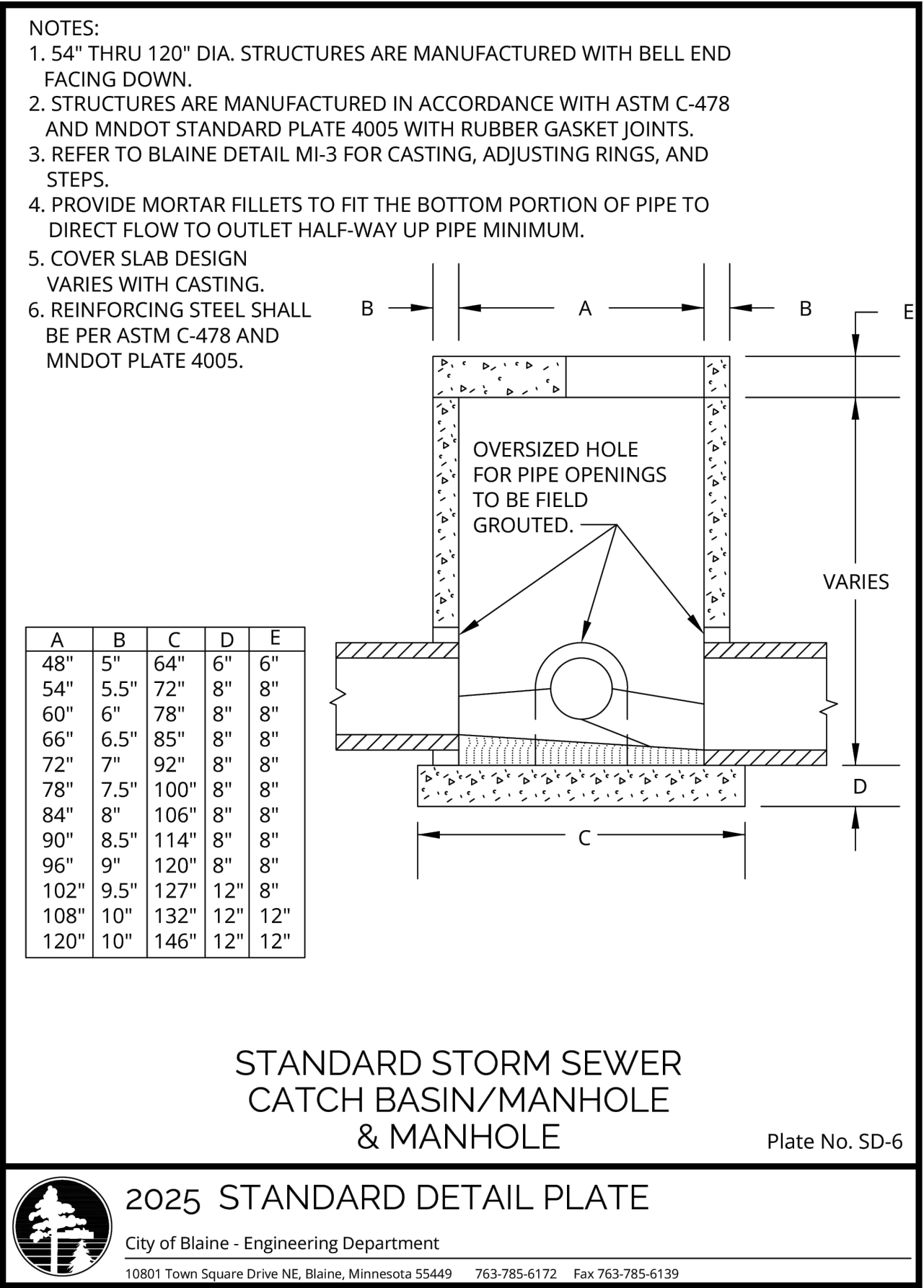
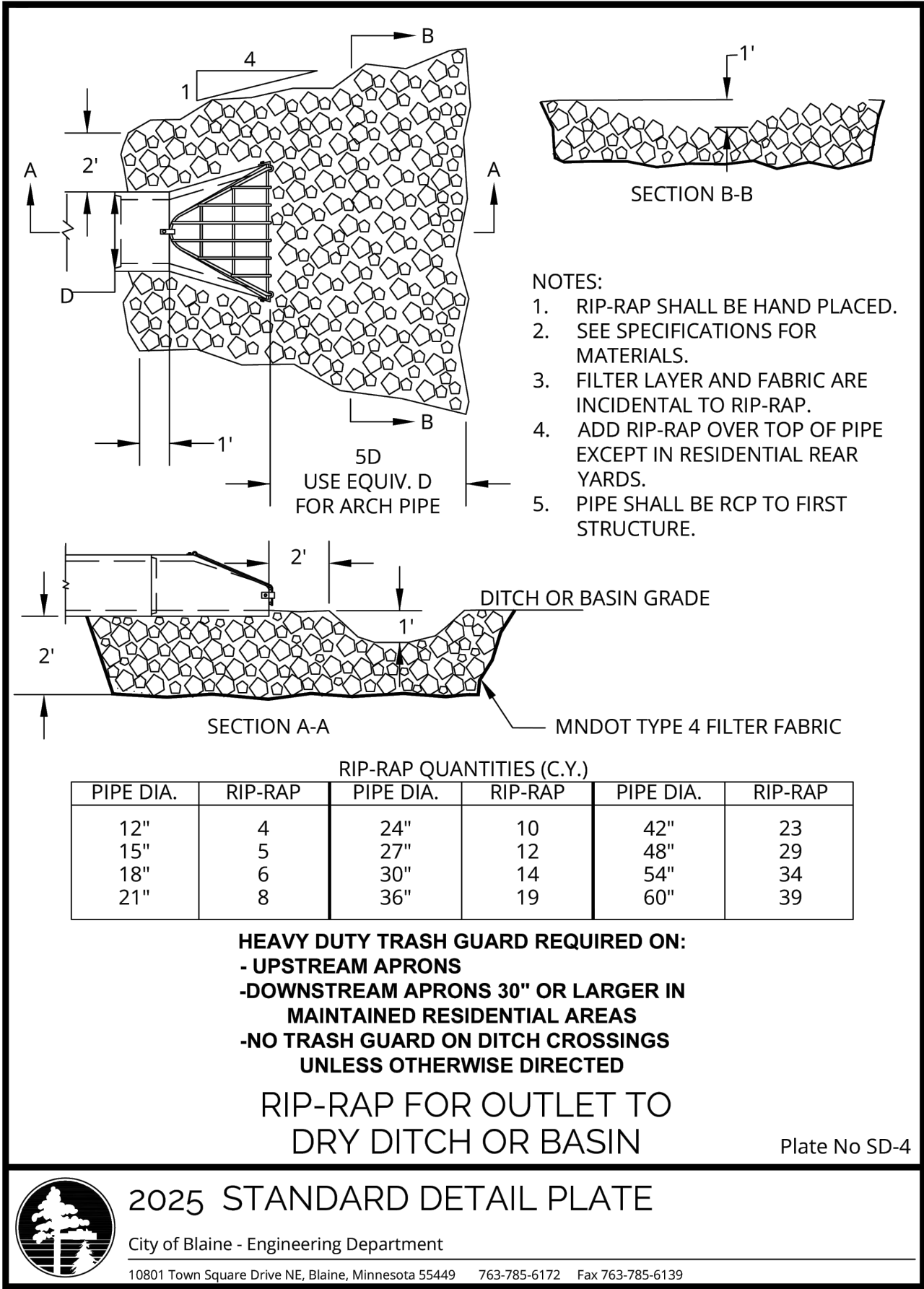
NORTH MEADOWS LLC
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

OWNER

DETAILS

**NORTH MEADOWS
THIRD ADDITION**
Blaine, MN 55449

SHEET NUMBER
C6.2



REVISIONS	ISSUE DATE: 10/31/25	BY: JTR
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NAME: JOSEPH T. RADACH PE

SIGNATURE: *Joseph T. Radach*

DATE: 10/31/25 LIC #: 45889

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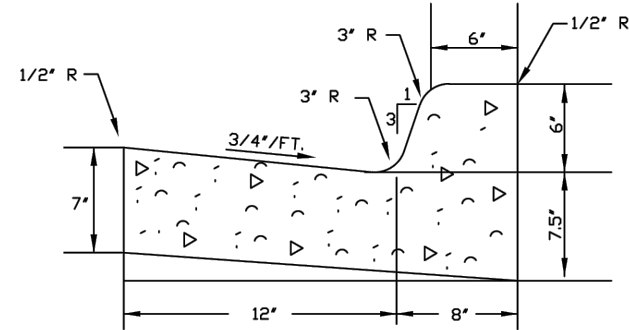
NORTH MEADOWS LLC
1625 Energy Park Drive, Suite 100
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OWNER

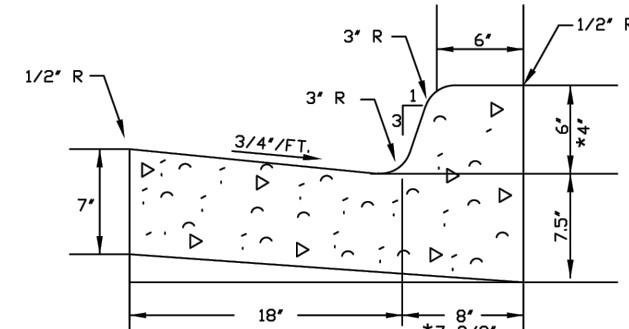
DETAILS

**NORTH MEADOWS
THIRD ADDITION**
Blaine, MN 55449

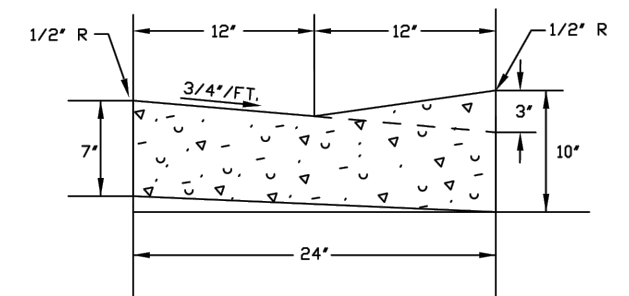
SHEET NUMBER
C6.4



B-612 CONCRETE CURB & GUTTER
MNDOT Standard Plate 7100H



B-618 CONCRETE CURB & GUTTER
B-418 MNDOT Standard Plate 7100H



D-312 CONCRETE CURB & GUTTER

CONCRETE CURB & GUTTER

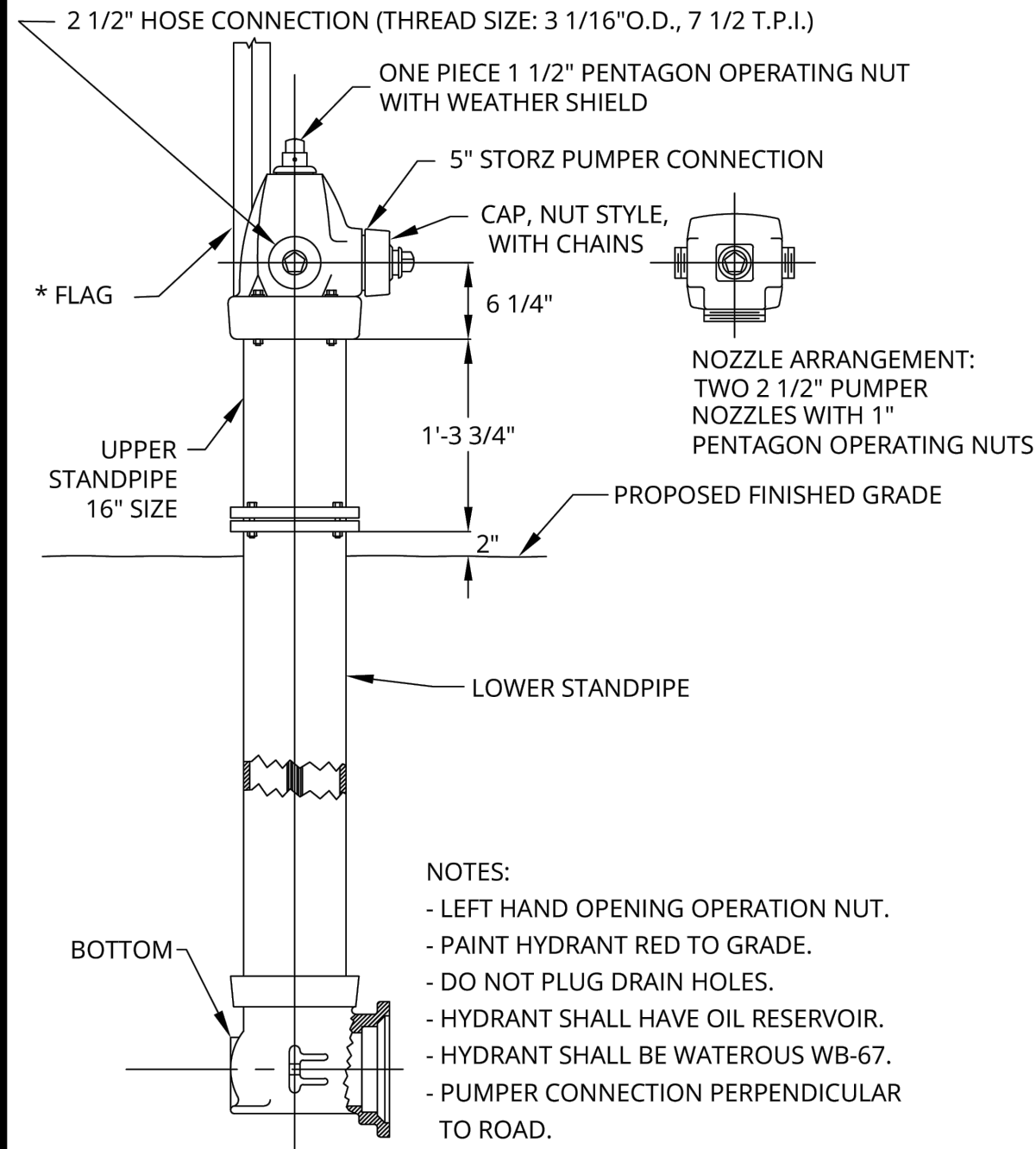
Plate No. ST-6



2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

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TYPICAL HYDRANT

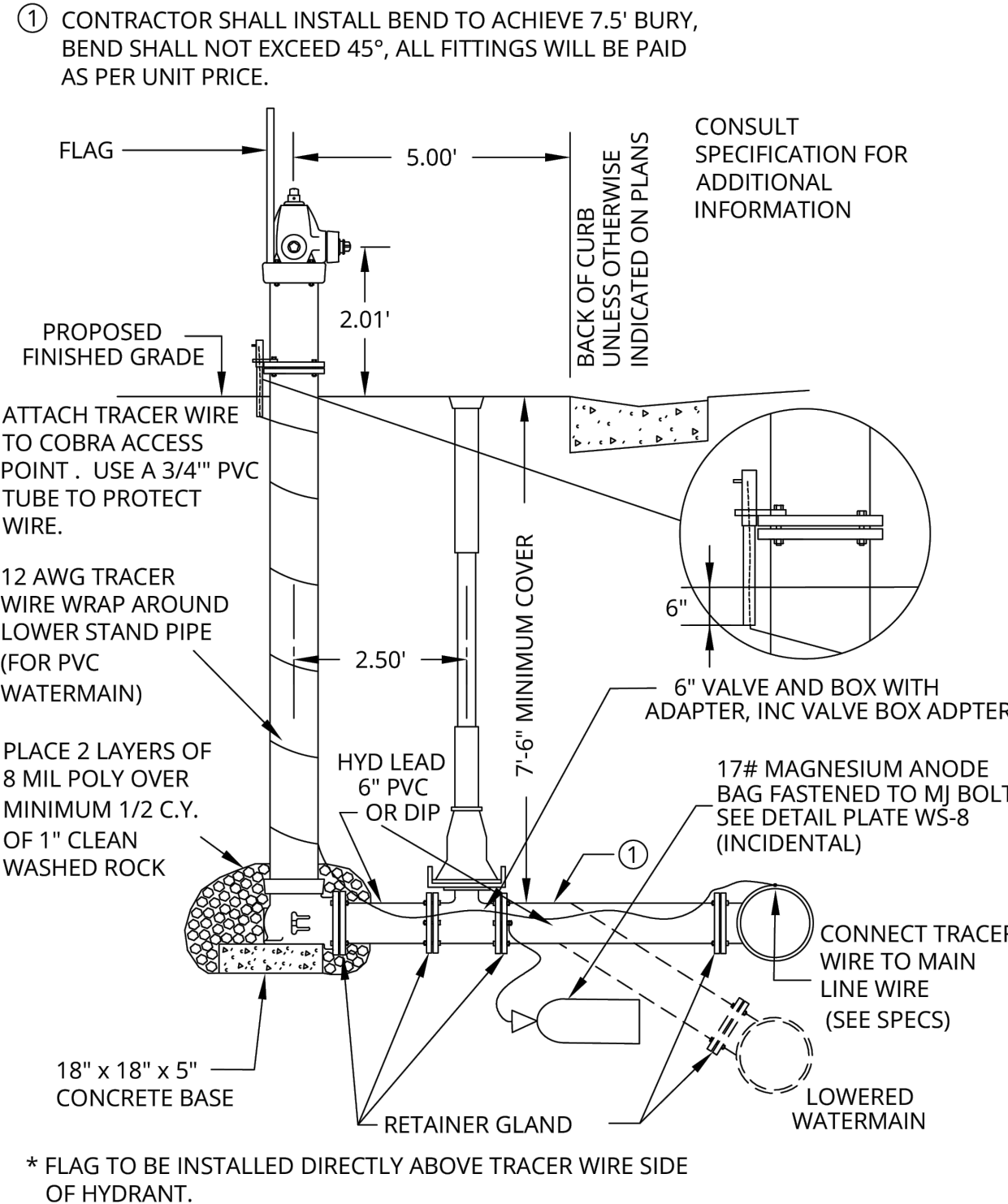
Plate No. WS-1



2025 STANDARD DETAIL PLATE

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HYDRANT INSTALLATION

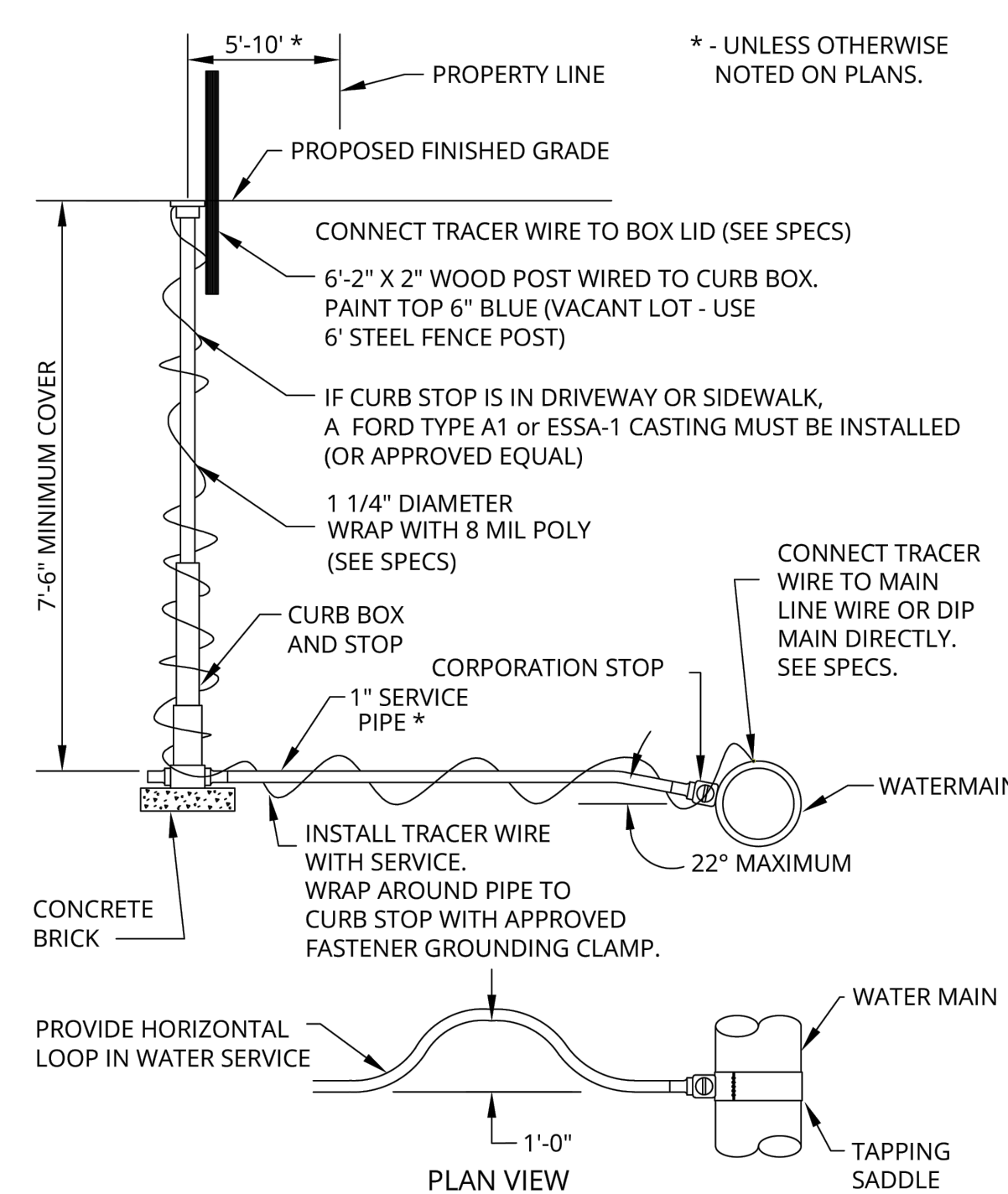
Plate No. WS-2



2025 STANDARD DETAIL PLATE

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WATER SERVICE
CONNECTION

Plate No. WS-3



2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

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	PIPE SIZE								
BENDS	6"	8"	10"	12"	14"	16"	18"	20"	24"
90°	39	57	89	108	210	264	335	400	565
45°	32	46	70	86	164	202	250	305	405
22 1/2°	32	46	64	84	148	178	255	310	412
11 1/4°	30	42	58	74	130	158	205	245	315
SLEEVES									
SHORT	28	38	49	56	111	130	160	195	255
LONG	36	46	62	76	140	172	225	255	335
PLUG	18	26	36	46	85	93	130	153	202
CAP	17	25	35	44	79	100	122	202	214
TEES									
RUN	---	---	---	---	---	---	---	---	---
6"	56	---	---	---	---	---	---	---	---
8"	72	86	---	---	---	---	---	---	---
10"	90	105	120	---	---	---	---	---	---
12"	110	125	140	160	---	---	---	---	---
14"	182	206	228	234	280	---	---	---	---
16"	228	248	264	280	316	322	---	---	---
18"	275	295	315	335	380	405	435	---	---
20"	315	345	370	395	440	465	505	535	---
24"	415	445	470	500	550	580	625	660	720
CROSS									
6"	80	---	---	---	---	---	---	---	---
8"	---	105	---	---	---	---	---	---	---
10"	---	---	145	---	---	---	---	---	---
12"	---	---	---	215	---	---	---	---	---
14"	---	---	---	---	335	---	---	---	---
16"	---	---	---	---	---	385	---	---	---
18"	---	---	---	---	---	---	XXX	---	---
20"	---	---	---	---	---	---	---	XXX	---
24"	---	---	---	---	---	---	---	---	XXX
REDUCERS									
8"	36	---	---	---	---	---	---	---	---
10"	47	50	---	---	---	---	---	---	---
12"	60	60	64	---	---	---	---	---	---
14"	100	100	100	100	---	---	---	---	---
16"	124	124	124	124	140	---	---	---	---
18"	190	190	195	180	190	195	---	---	---
20"	---	---	220	205	200	200	225	---	---
24"	---	---	---	305	310	320	305	300	---

WEIGHTS TAKEN FROM AWWA C153; XXX BASED ON C110
WEIGHT DOES NOT INCLUDE GLANDS, GASKETS, BOLTS AND
RESTRAINING DEVICES

WATERMAIN FITTINGS

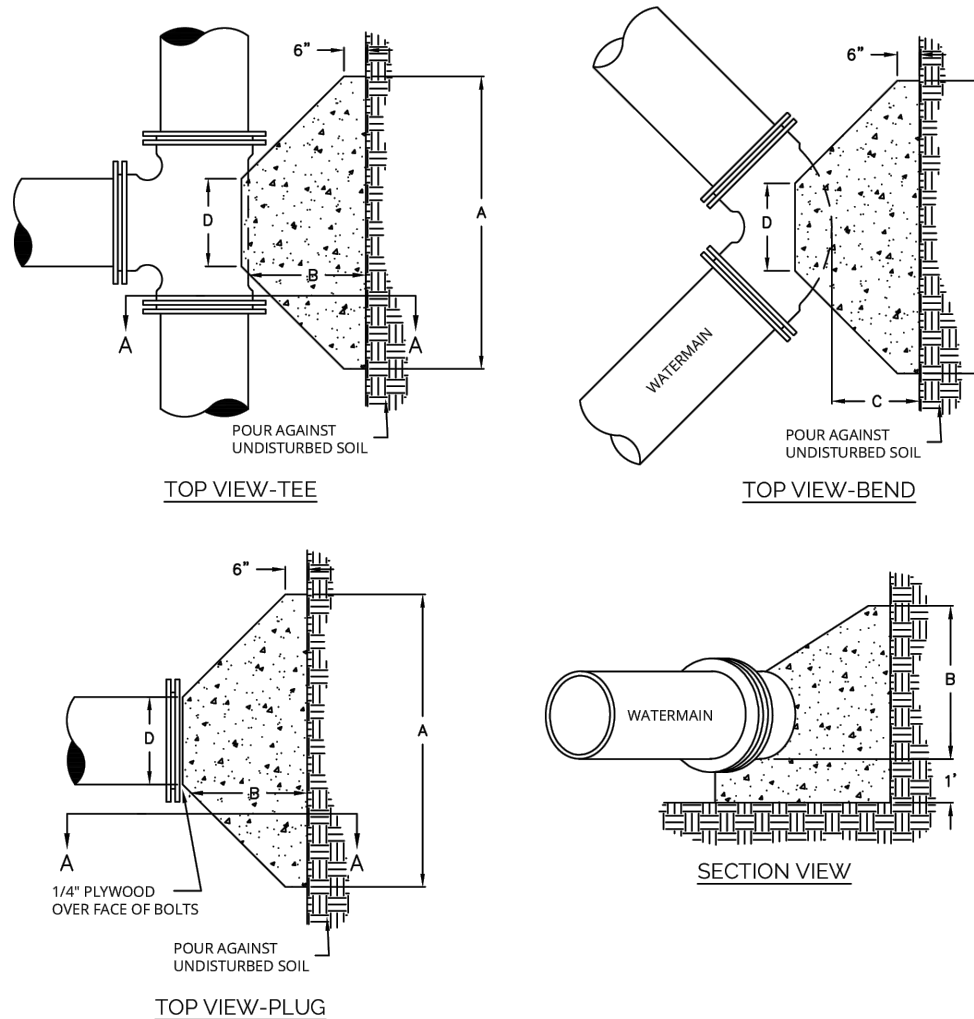
Plate No. WS-4



2025 STANDARD DETAIL PLATE

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THRUST BLOCK DETAIL

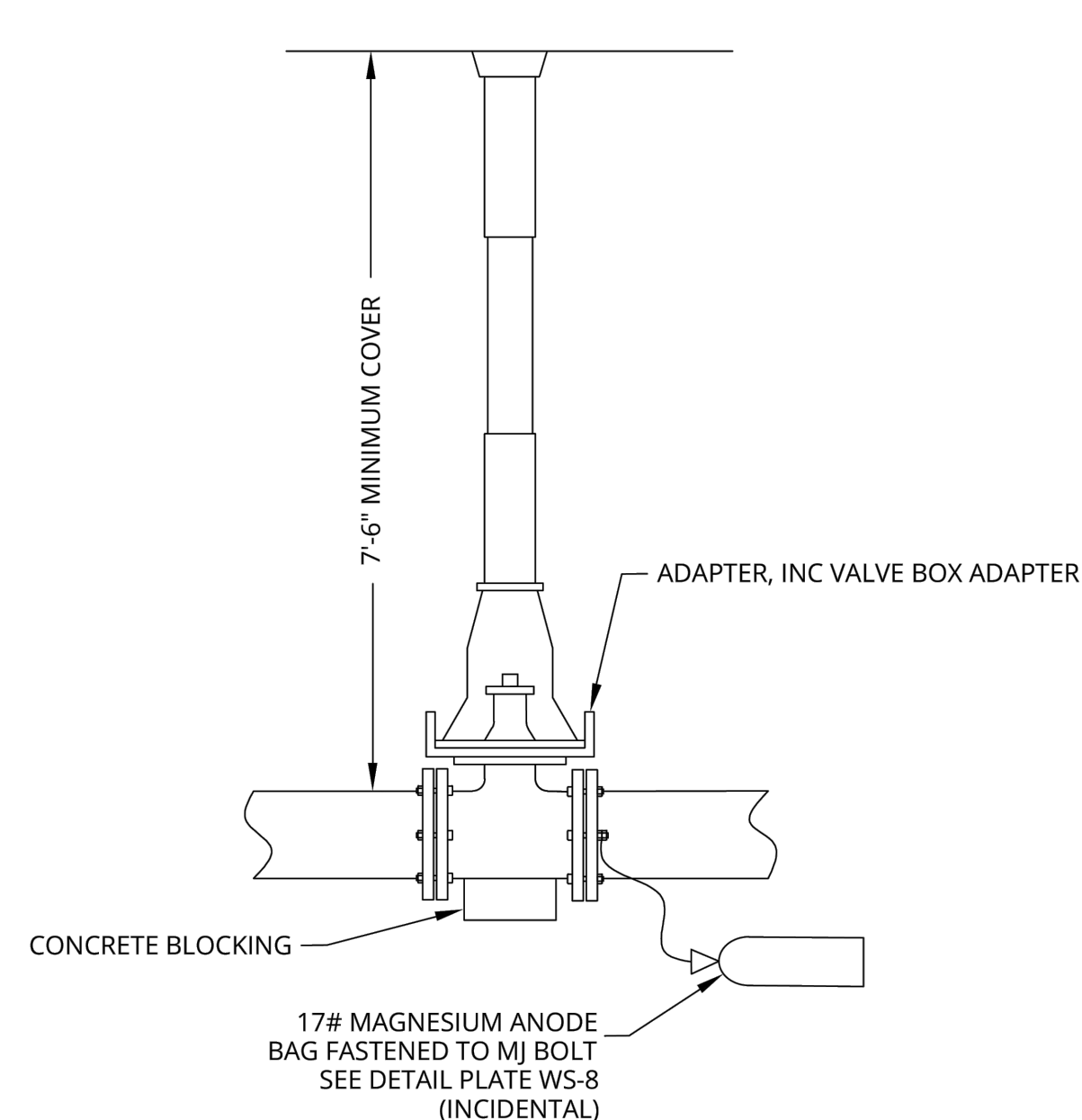
Plate No. WS-6



2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

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VALVE INSTALLATION

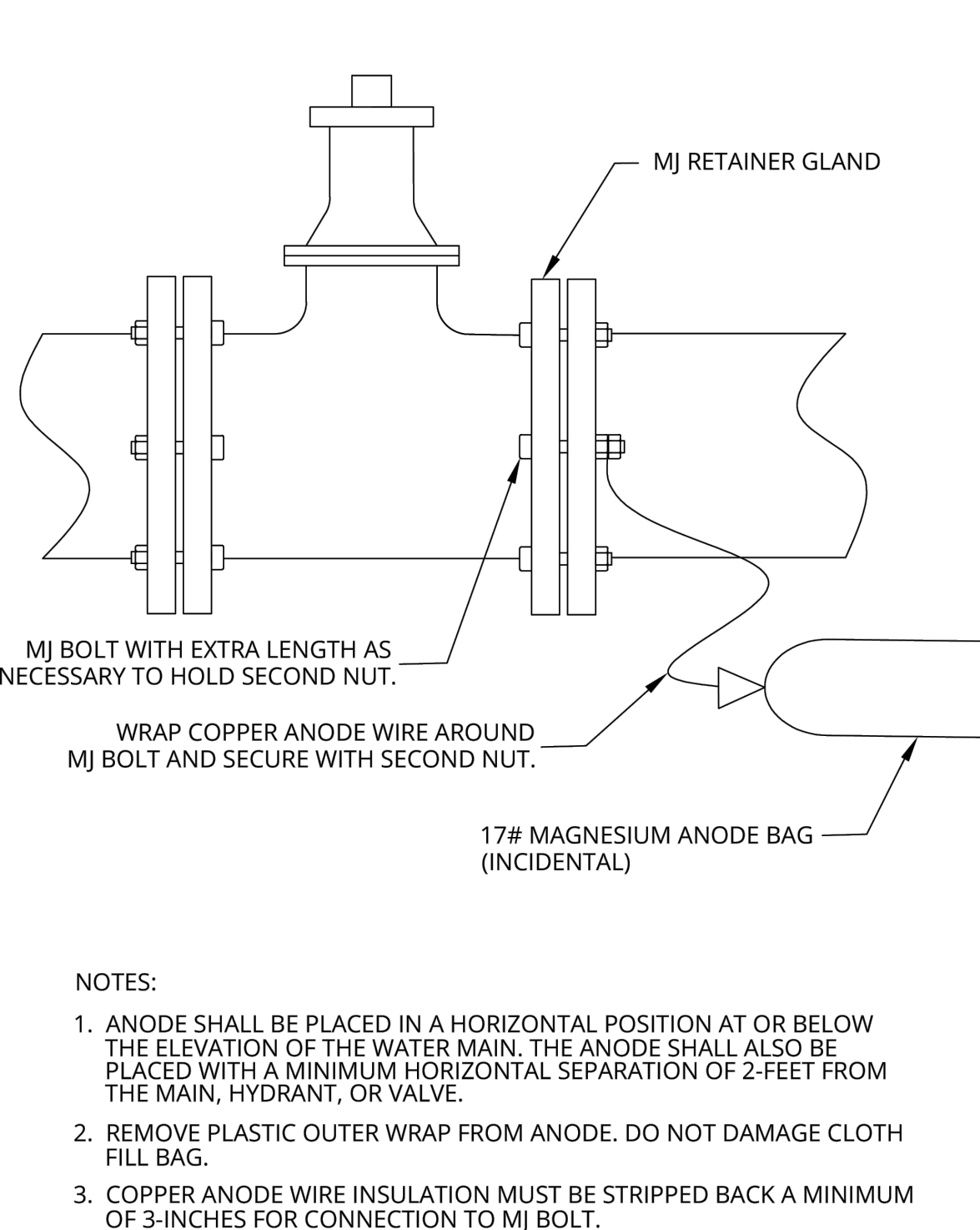
Plate No. WS-7



2025 STANDARD DETAIL PLATE

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VALVE ANODE CONNECTION

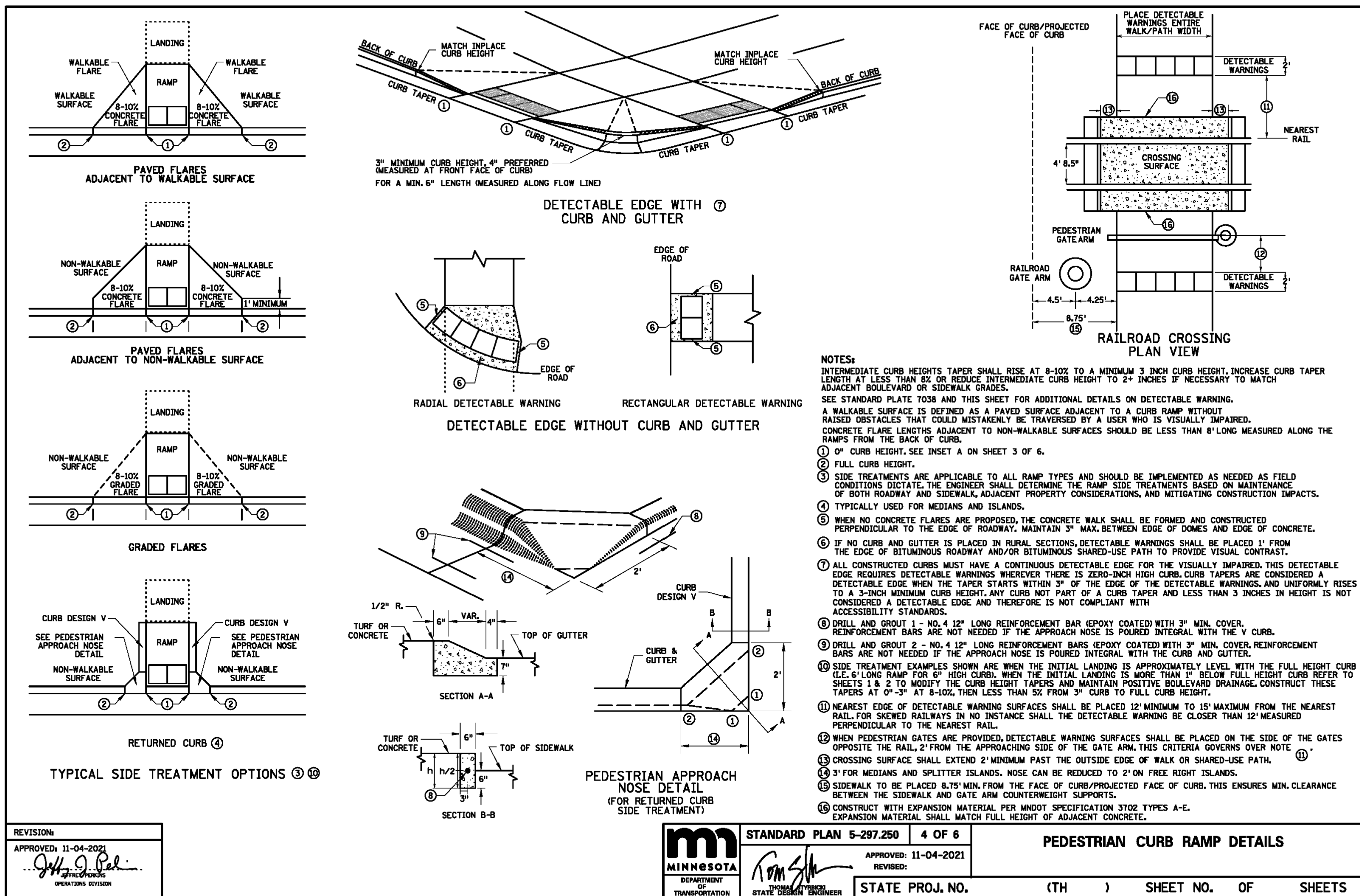
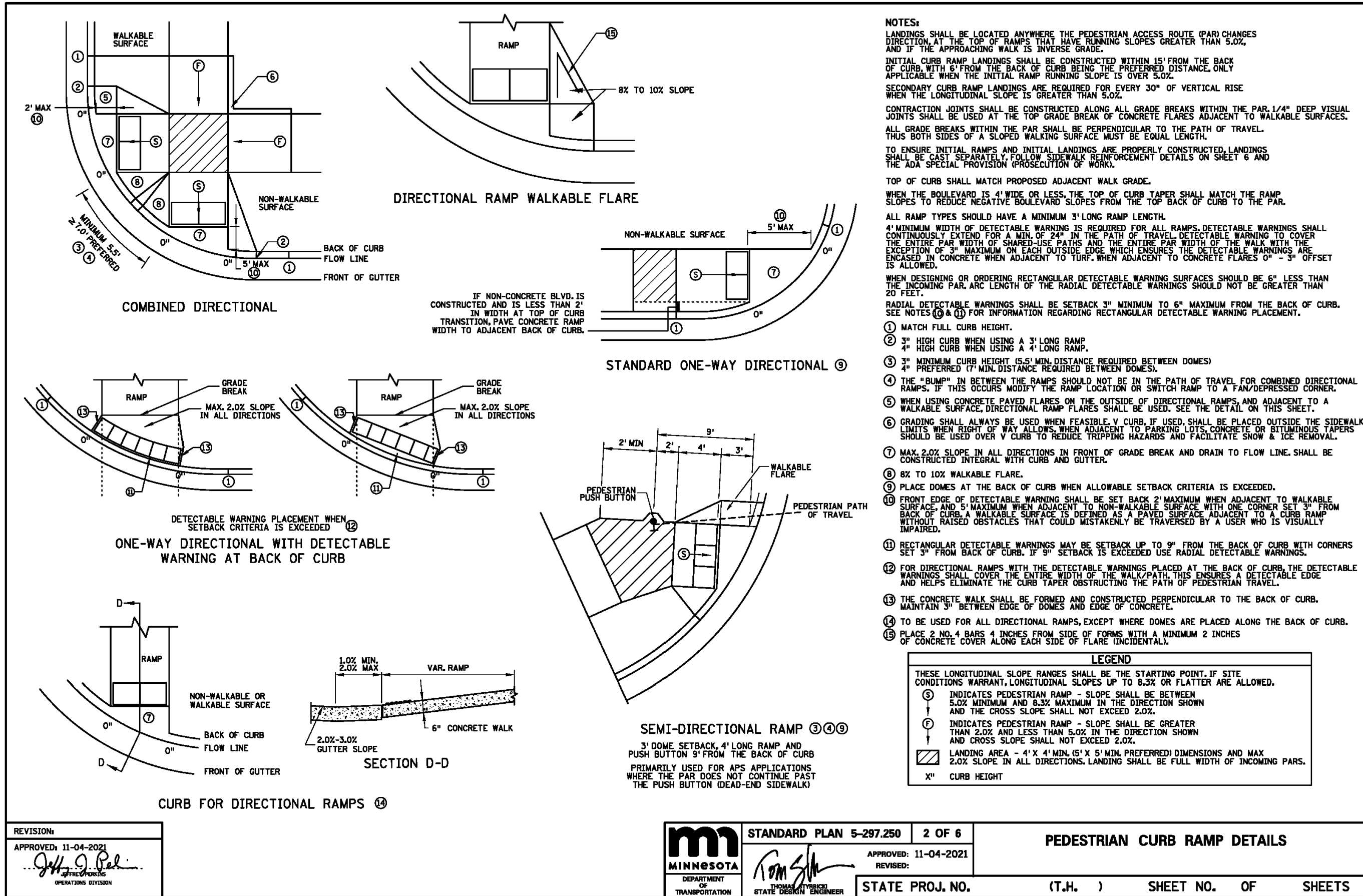
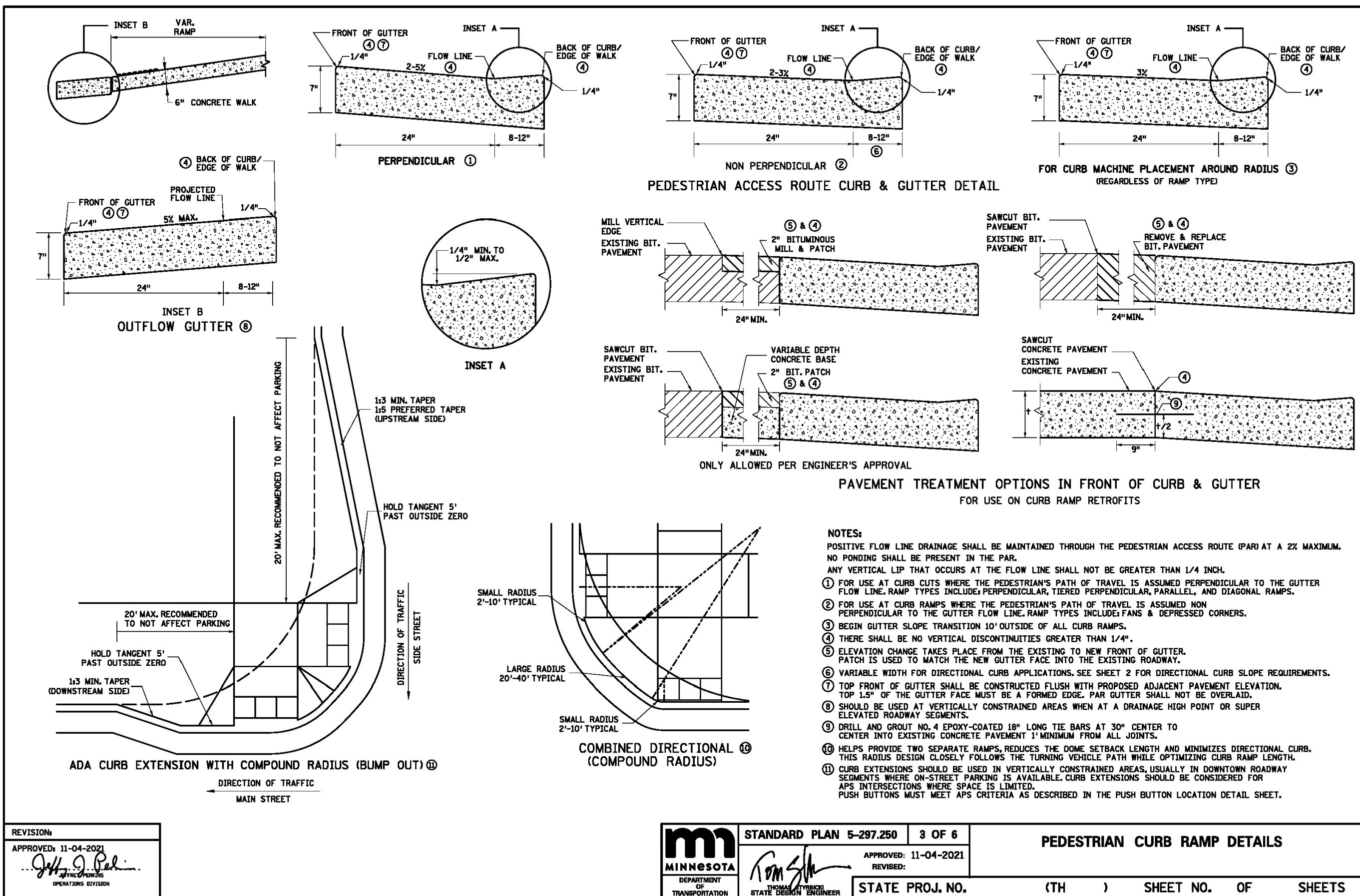
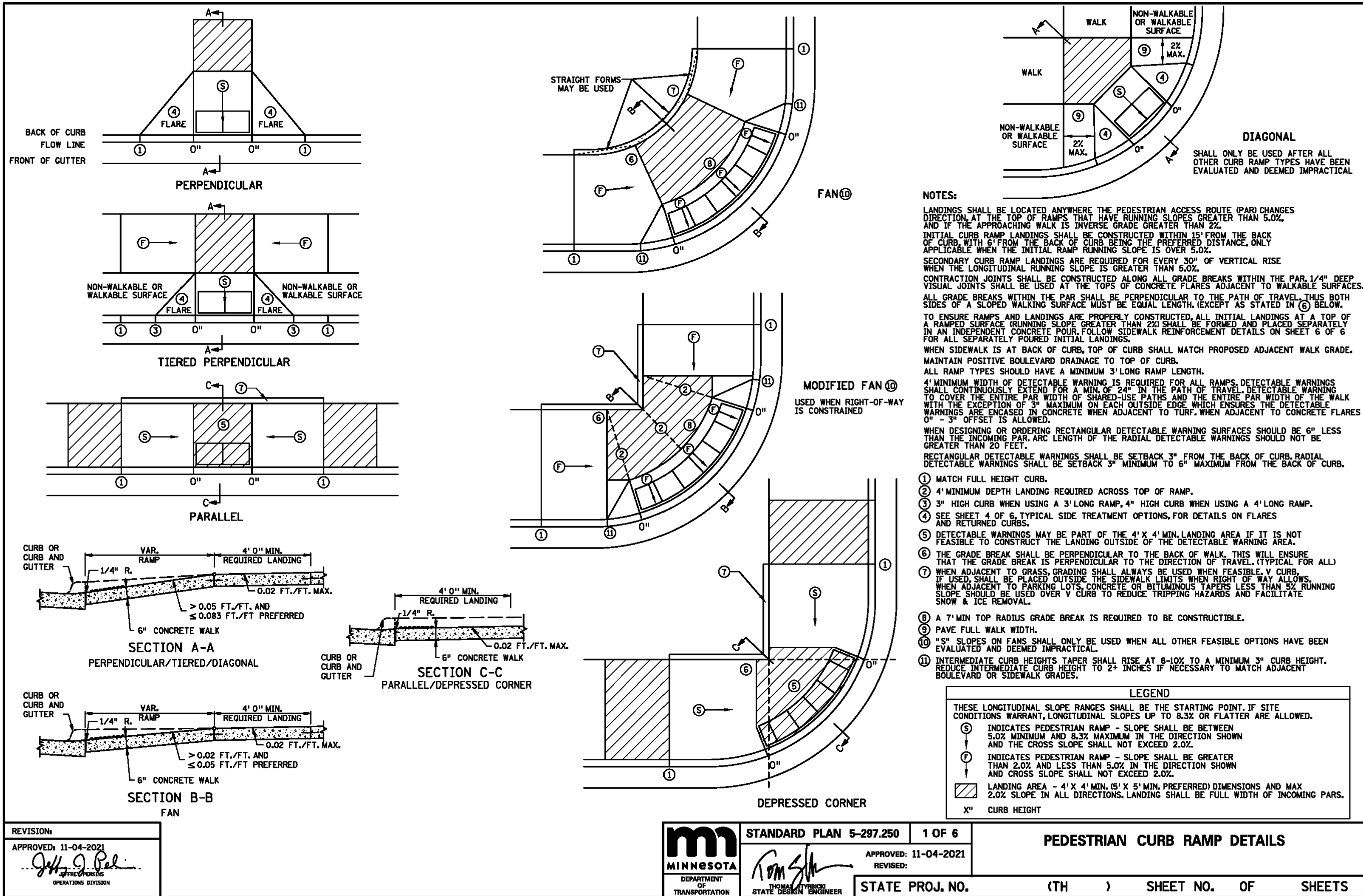
Plate No. WS-8



2025 STANDARD DETAIL PLATE

City of Blaine - Engineering Department

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CONTOUR

CIVIL DESIGN

NORTH MEADOWS LLC

THIRD ADDITION

DETAILS

SHEET NUMBER

C6.5

C6.5

11/19/25

11/19/25

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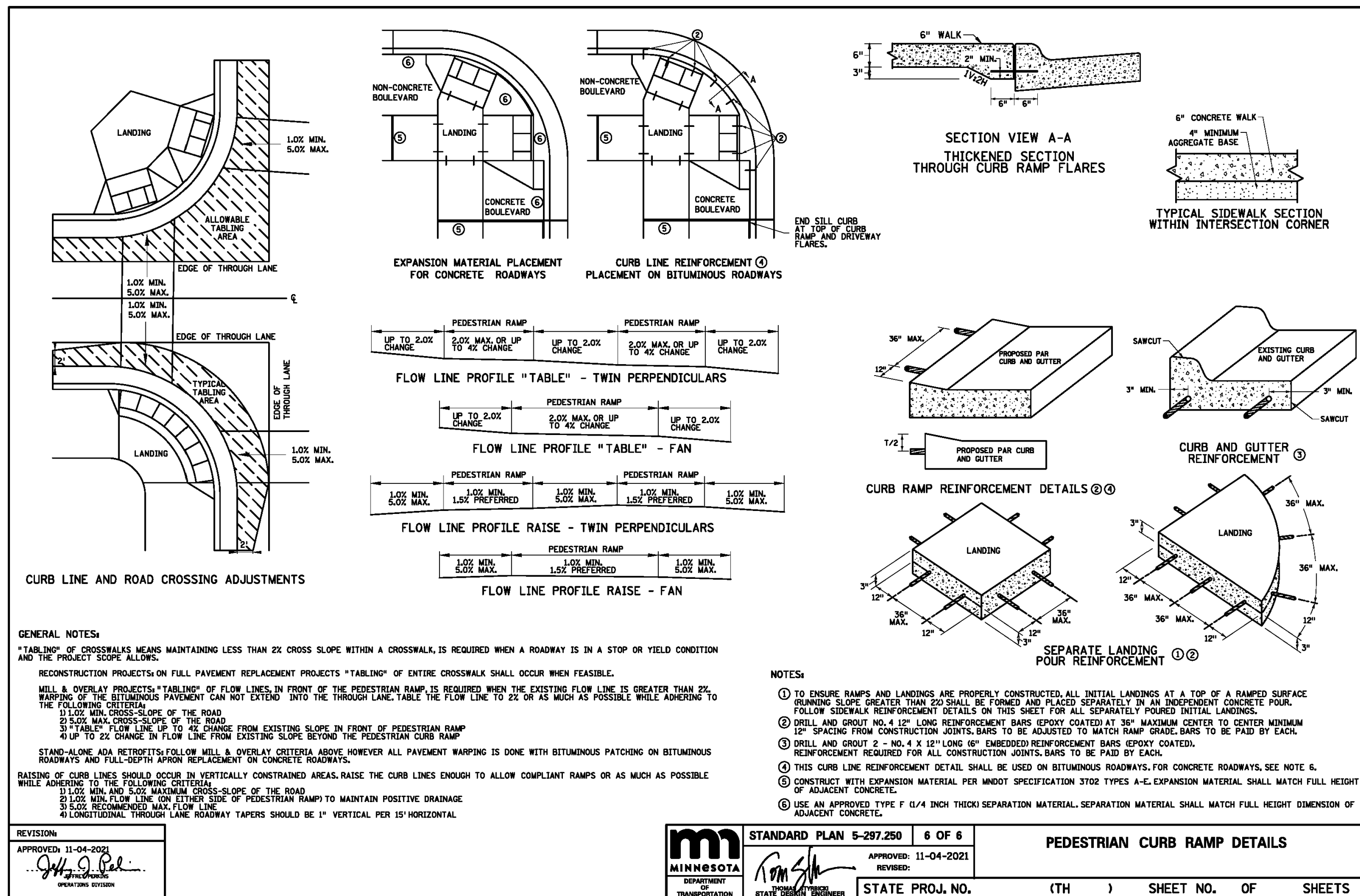
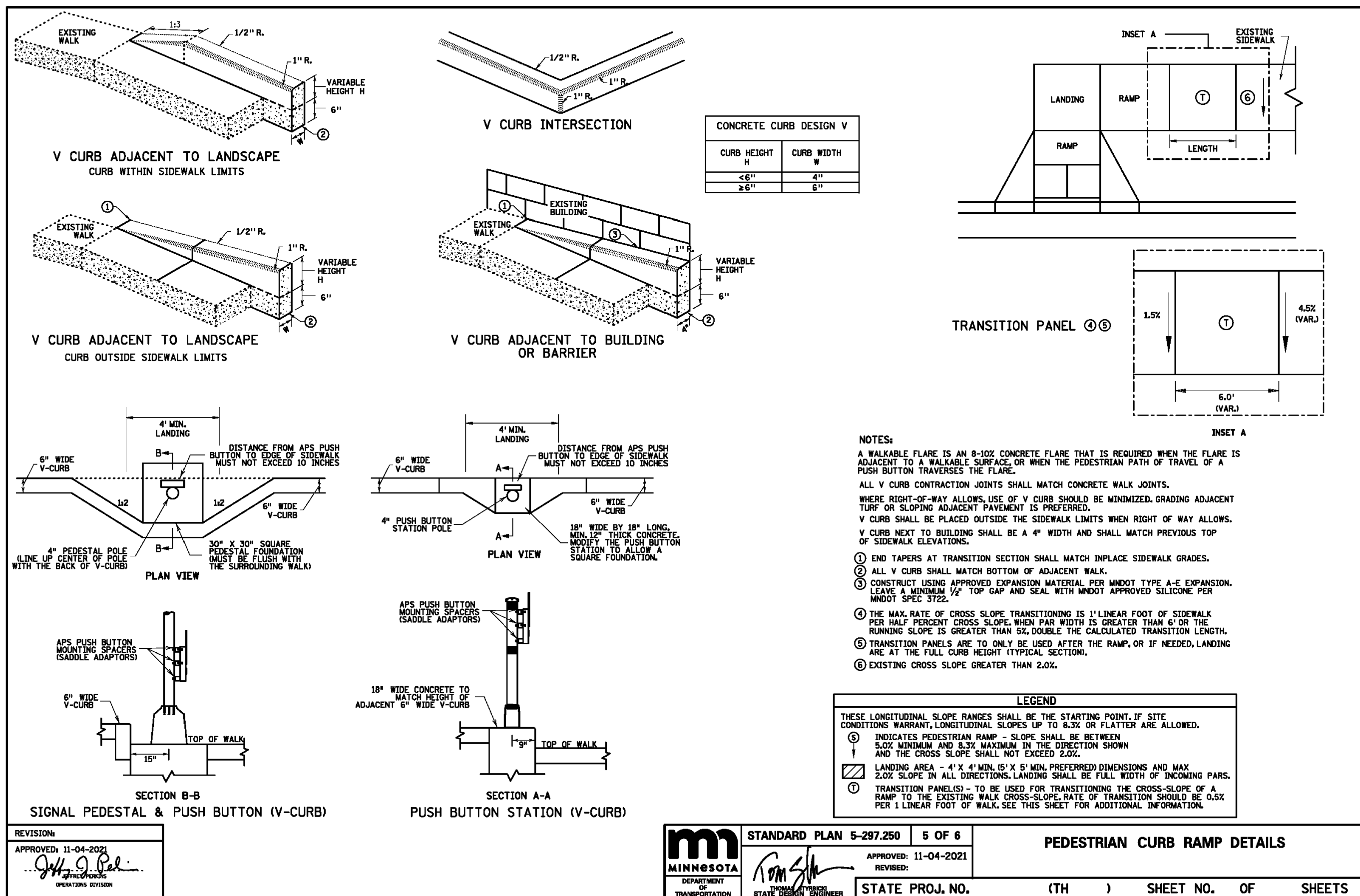
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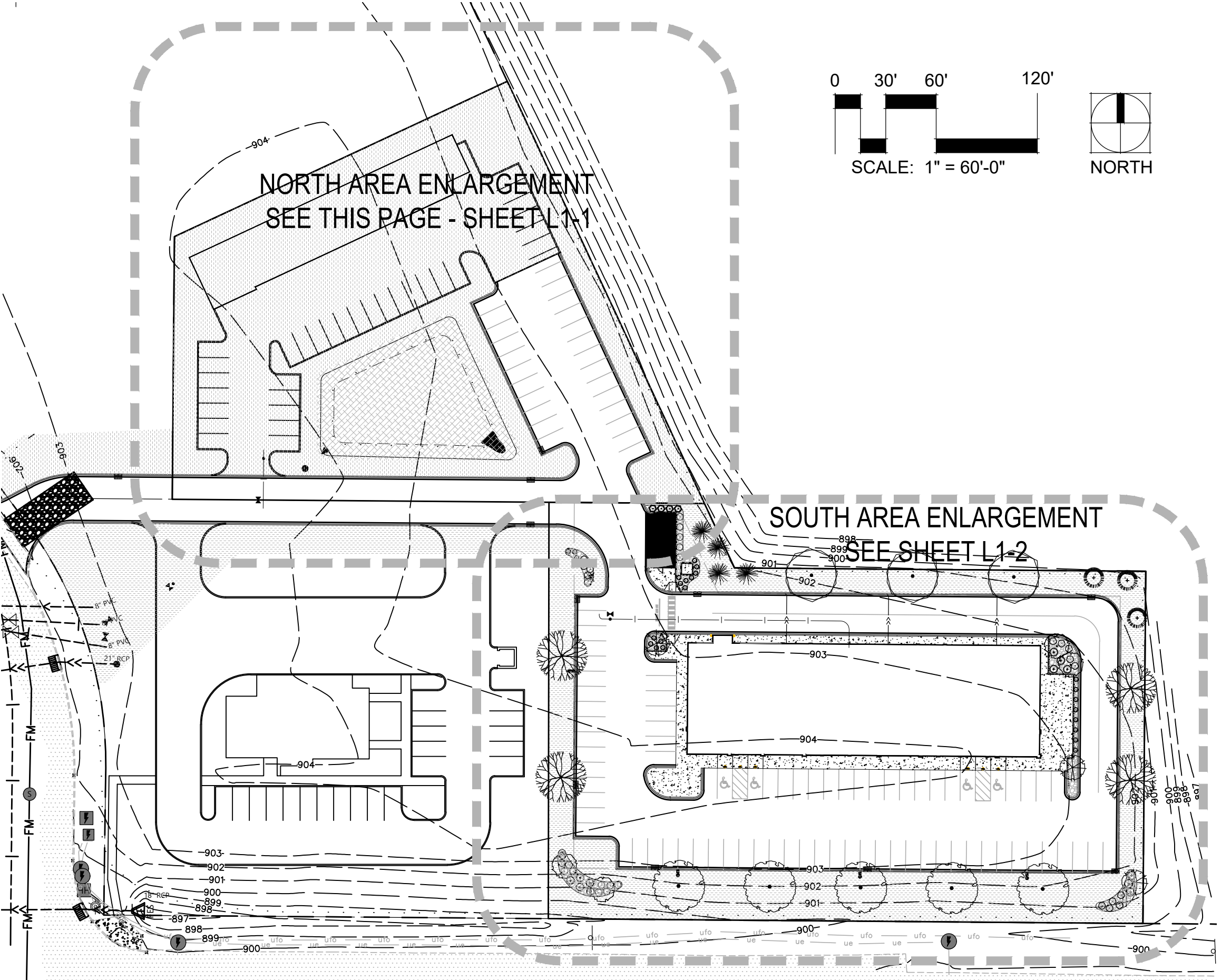
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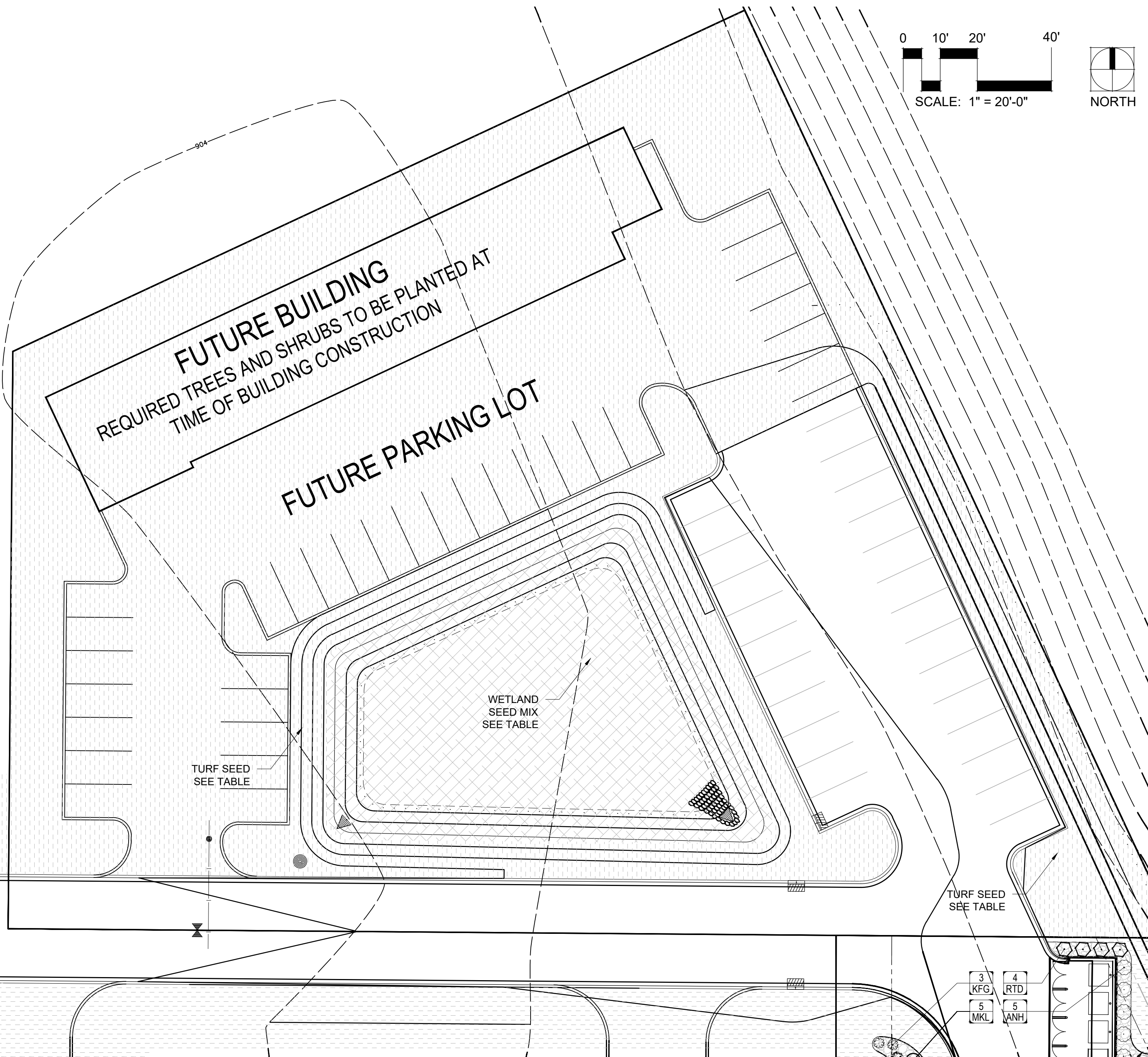
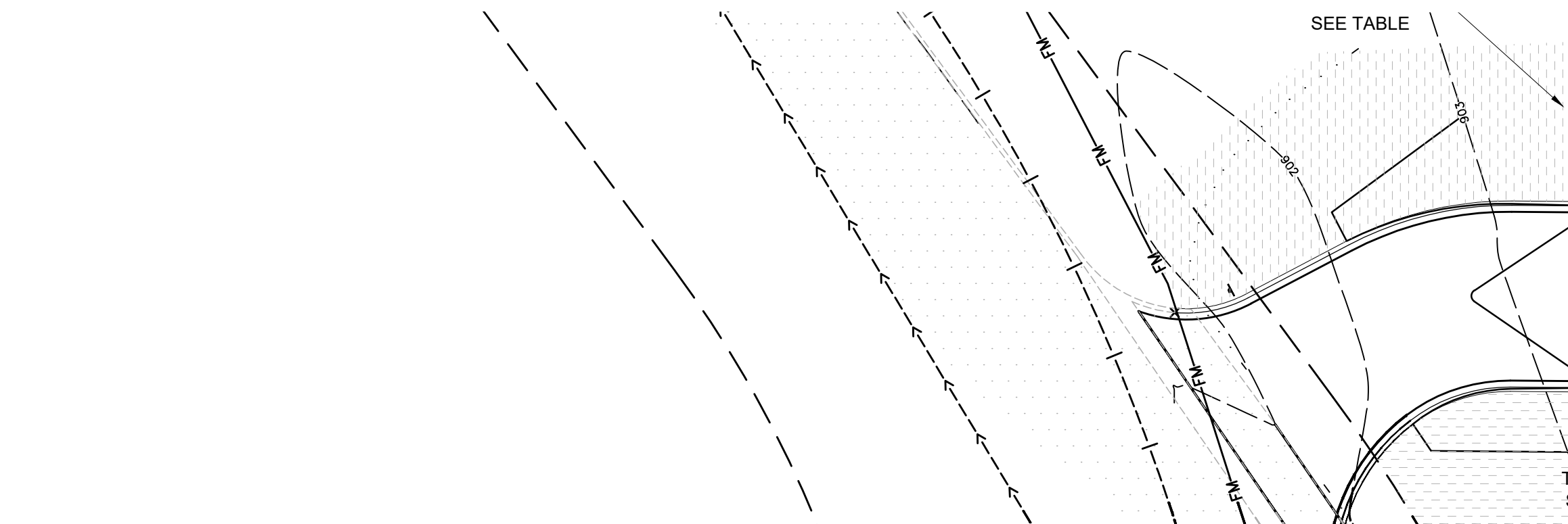
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OVERALL SITE/KEY PLAN: [Redacted]



NORTH AREA LANDSCAPE PLAN: [Redacted]

PER THE CITY OF BLAINE LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE DETERMINED BY USING THE FOLLOWING QUANTIFIABLE ELEMENTS:

- BUILDING AREA = 5,490 SF FUTURE
- SITE PERIMETER = 966 LF
- LANDSCAPING REQUIRED AS FOLLOWS:
 - OVERSTORY TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING OR = 3 TREES
 - 1 per 100 LF SITE PERIMETER = 10 TREES
 - 10 TREES WILL BE PROVIDED AT THE TIME A FUTURE BUILDING IS CONSTRUCTED
 - CONIFEROUS TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING = 3 TREES
 - 1 per 200 LF SITE PERIMETER = 5 TREES
 - 5 TREES WILL BE PROVIDED AT THE TIME A FUTURE BUILDING IS CONSTRUCTED
 - ORNAMENTAL TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING = 3 TREES
 - 1 per 200 LF SITE PERIMETER = 5 TREES
 - 5 TREES WILL BE PROVIDED AT THE TIME A FUTURE BUILDING IS CONSTRUCTED
 - 32 SHRUBS WILL BE PROVIDED AT THE TIME A FUTURE BUILDING IS CONSTRUCTED
- TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE. PROPOSED MINIMUM SIZES ARE:
 - 2.5" CAL. FOR DECIDUOUS TREES
 - 6" HEIGHT FOR CONIFEROUS TREES
 - 2.0" CAL. FOR ORNAMENTAL TREES
 - 24" HEIGHT FOR SHRUBS

LANDSCAPE CALCULATIONS (NORTH AREA ONLY): [Redacted]

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH	3" DEPTH
	WETLAND SEED MIX	NATIVE SEED MIX MNDOT SEED MIX WD - WET DITCH	20 LBS/AC
	TURF SEED	LOW MAINTENANCE TURF SEED MNDOT SEED MIX SB - SOUTHERN BOULEVARD	160 LBS/AC
	SOD	BLUEGRASS PERM. SOD	N/A

GROUNDCOVER SCHEDULE: [Redacted]

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH	3" DEPTH
	WETLAND SEED MIX TYPE 'A'	N/A	5 LBS/AC
	WETLAND SEED MIX TYPE 'B'	N/A	36.5 LBS/AC
	WETLAND SEED MIX TYPE 'C'	N/A	5 LBS/AC
	SOD	BLUEGRASS PEAT SOD	N/A

GROUNDCOVER SCHEDULE:

PER THE CITY OF BLAINE LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE DETERMINED BY USING THE FOLLOWING QUANTIFIABLE ELEMENTS:

1. BUILDING AREA = 13,856 SF

2. SITE PERIMETER = 1,186 LF
3. LANDSCAPING REQUIRED AS FOLLOWS:
 - OVERSTORY TREES - THE GREATER OF THE FOLLOWING:

1 per 2,000 SF OF BUILDING OR = 7 TREES

1 per 100 LF SITE PERIMETER = 12 TREES

12 PROVIDED
 - CONIFEROUS TREES - THE GREATER OF THE FOLLOWING:

1 per 2,000 SF OF BUILDING = 7 TREES

1 per 200 LF SITE PERIMETER = 6 TREES

7 PROVIDED
 - ORNAMENTAL TREES - THE GREATER OF THE FOLLOWING:

1 per 2,000 SF OF BUILDING = 7 TREES

1 per 200 LF SITE PERIMETER = 6 TREES

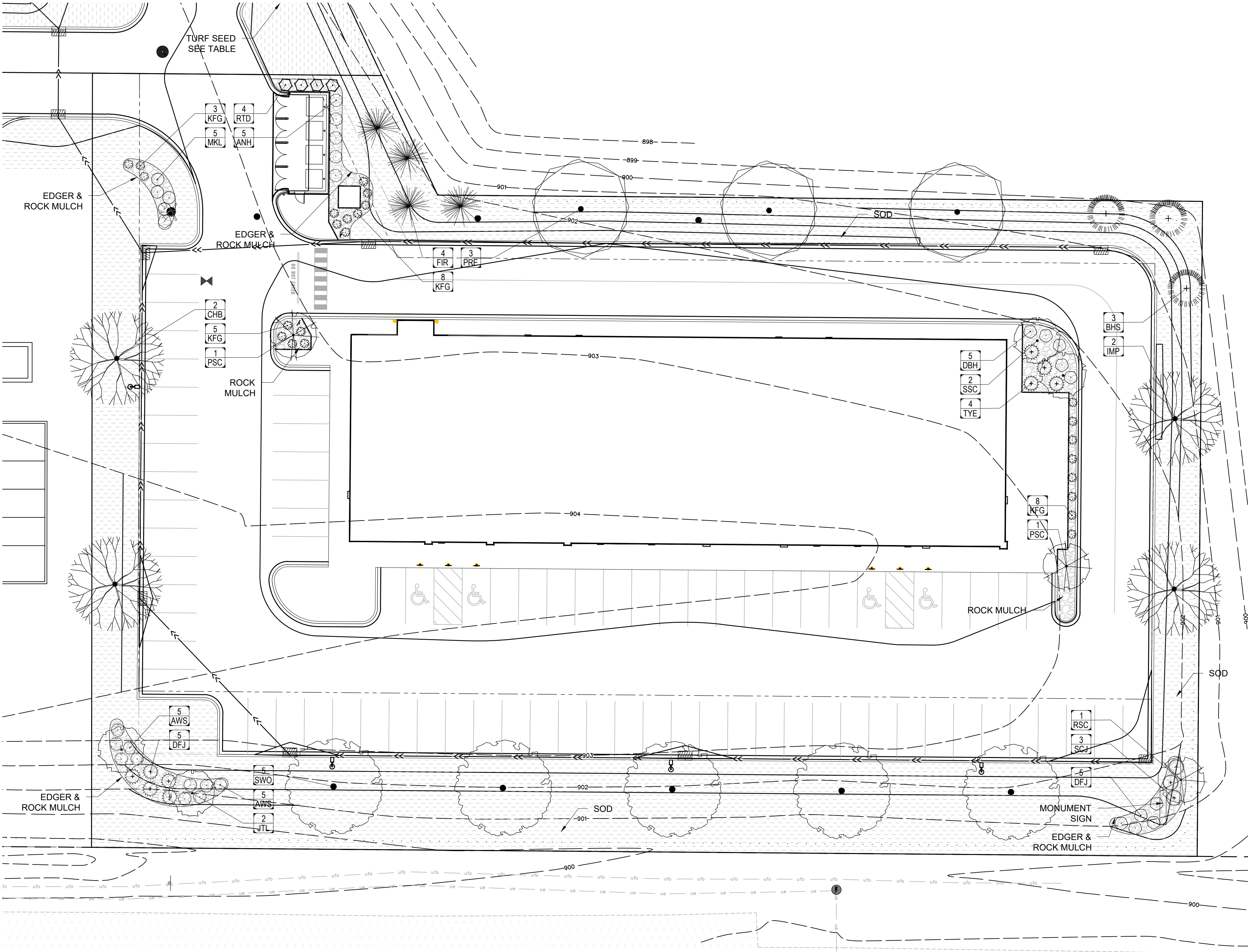
7 PROVIDED
 - SHRUBS - THE GREATER OF THE FOLLOWING:

1 per 300 SF OF BUILDING = 46 SHRUBS

1 per 30 LF SITE PERIMETER = 40 SHRUBS

46 SHRUBS AND 24 ORNAMENTAL GRASSES PROVIDED
4. TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE.
PROPOSED MINIMUM SIZES ARE:
 - 2.5" CAL. FOR DECIDUOUS TREES
 - 6" HEIGHT FOR CONIFEROUS TREES
 - 2.0" CAL. FOR ORNAMENTAL TREES
 - 24" HEIGHT FOR SHRUBS

LANDSCAPE CALCULATIONS (SOUTH AREA ONLY):



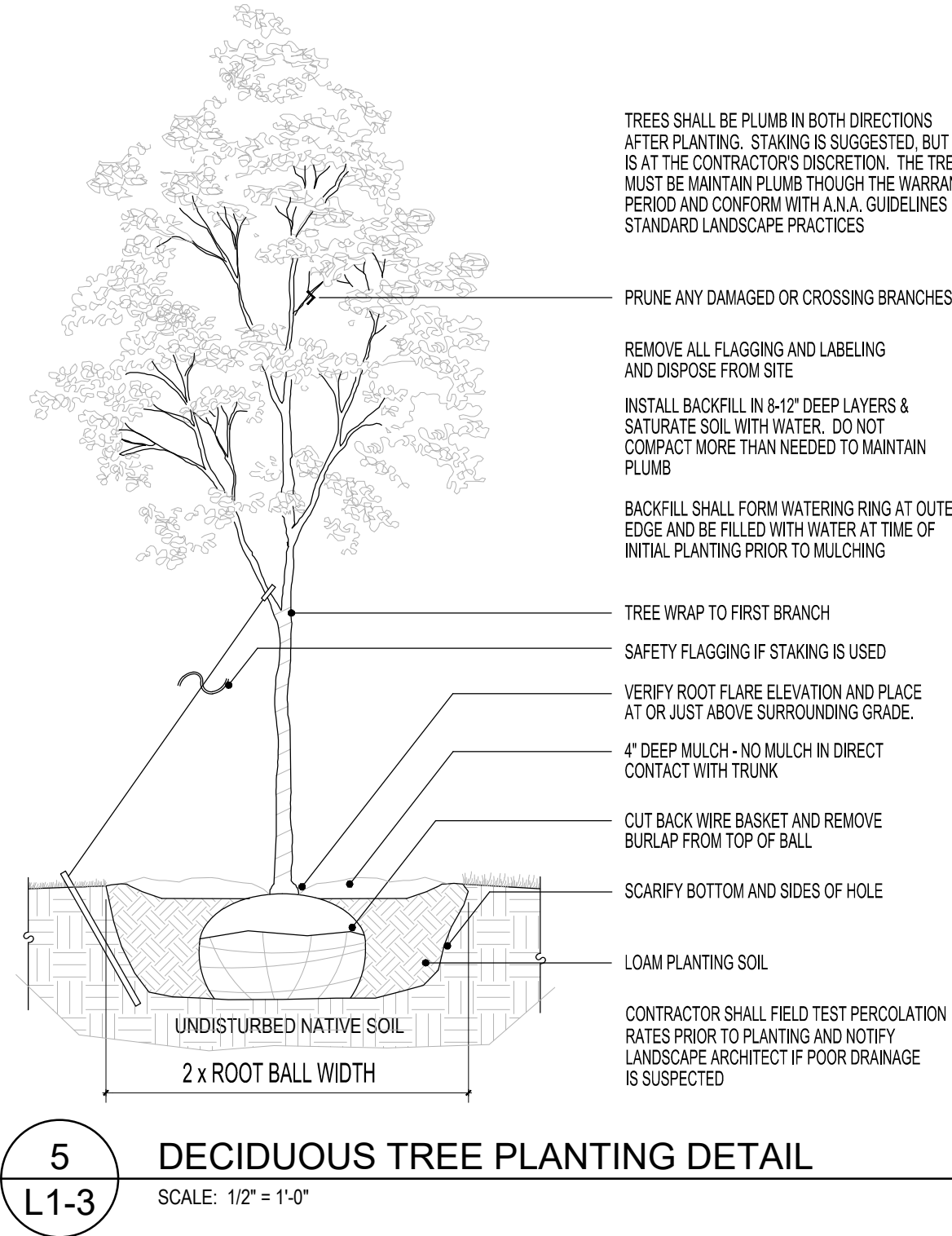
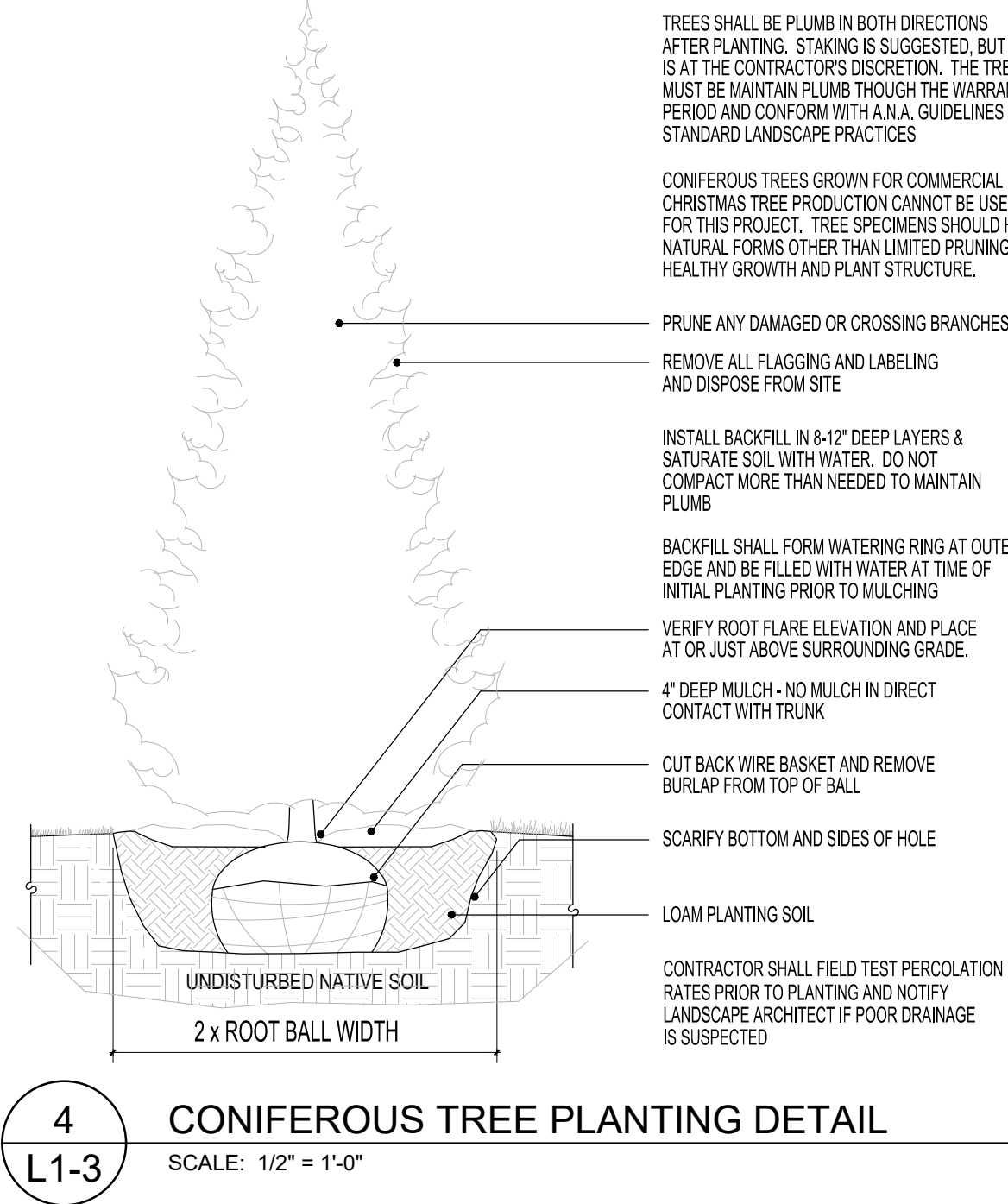
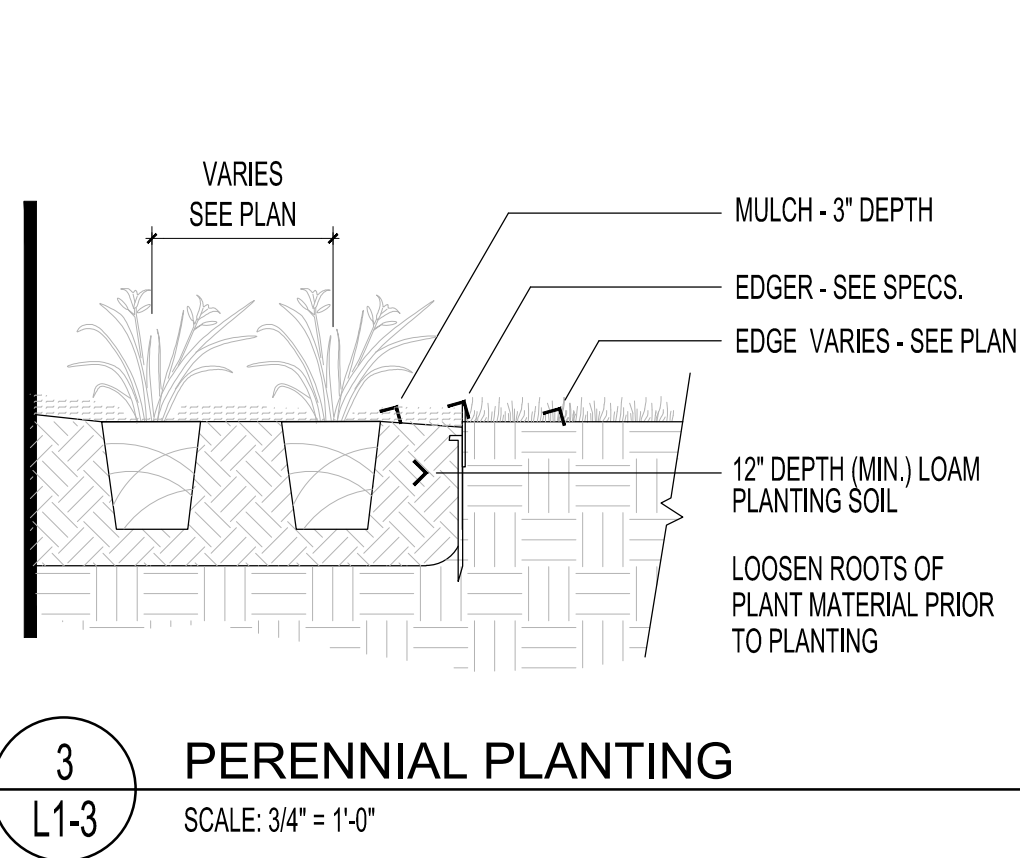
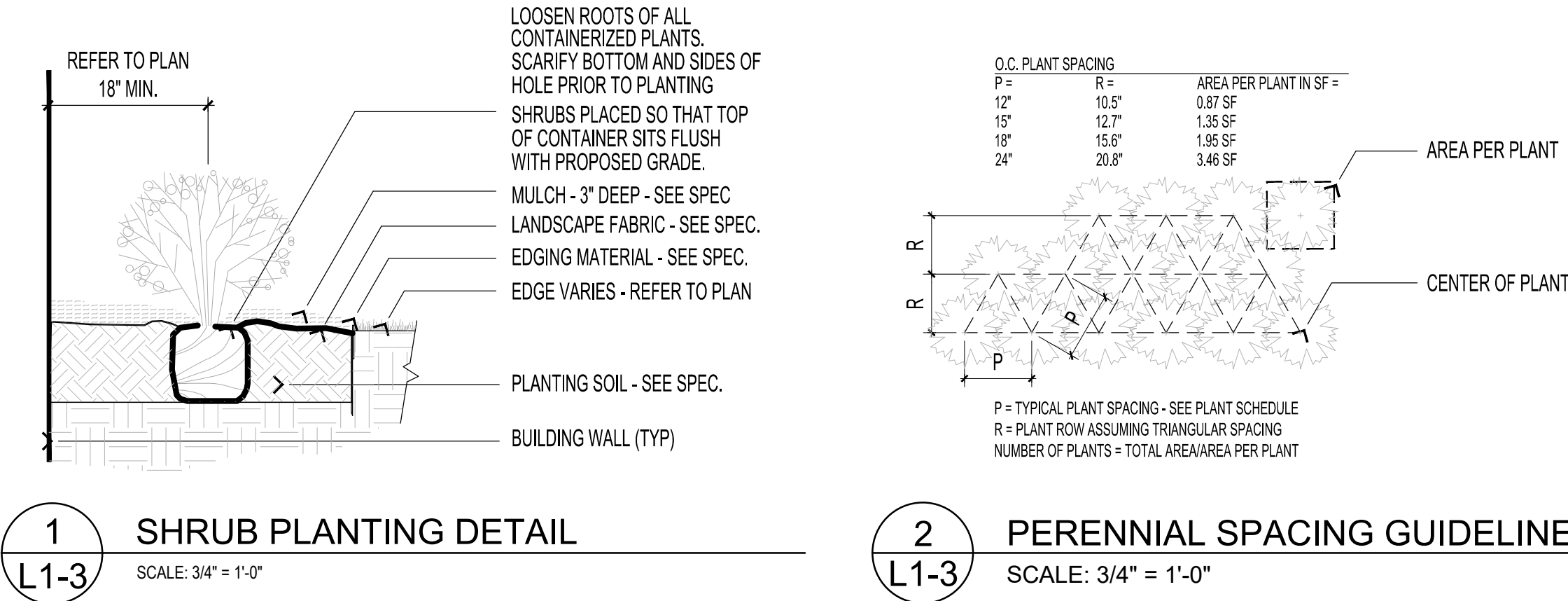
SOUTH AREA LANDSCAPE PLAN:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS SHRUBS						
ANH	5	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	24" HGT	POT	5' O.C.
AWS	10	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	5' O.C.
DBH	10	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	24" HGT	POT	5' O.C.
MKL	5	MISS KIM LILAC	Syringa patula 'Miss Kim'	24" HGT	POT	5' O.C.
RTD	4	RED TWIGGED DOGWOOD	Cornus sericea 'Bailladeline'	24" HGT	POT	5' O.C.
CONIFEROUS SHRUBS						
DFJ	5	DAUB'S FROSTED JUNIPER	Juniperus chinensis 'Daub's Frosted'	5 GAL	POT	5' O.C.
SCJ	3	SCANDIA JUNIPER	Juniperus sabina 'Scandia'	5 GAL	POT	5' O.C.
TYE	4	TAUNTON YEW	Taxus x media 'Taunton'	5 GAL	POT	5' O.C.
ORNAMENTAL GRASSES						
KFG	24	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	2 GAL	POT	--

PLANTING SCHEDULE (THIS PAGE ONLY):

DECIDUOUS TREES						
CHB	2	COMMON HACKBERRY	Celtis occidentalis	2.5" CAL	B&B	SINGLE STEM
IMP	2	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Impcole'	2.5" CAL	B&B	SINGLE STEM
PRE	3	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL	B&B	SINGLE STEM
SWO	5	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL	B&B	SINGLE STEM
ORNAMENTAL TREES						
JTL	2	JAPANESE TREE-LILAC	Syringa reticulata 'Ivory Silk'	2.0" CAL	B&B	SINGLE STEM
PSC	2	PINK SPIRES CRABAPPLE	Malus x 'Pink Spires'	2.0" CAL	B&B	SINGLE STEM
RSC	1	RED SPLENDOR CRABAPPLE	Malus x 'Red Splendor'	2.0" CAL	B&B	SINGLE STEM
SSC	2	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	2.0" CAL	B&B	SINGLE STEM
EVERGREEN TREES						
BHS	3	BLACK HILLS SPRUCE	Picea glauca densata	6' HGT	B&B	FULL FORM
FIR	4	WHITE FIR (aka CONCOLOR FIR)	Abies concolor	6' HGT	B&B	FULL FORM

TREE PLANTING SCHEDULE (THIS PAGE ONLY):



THE CONTRACTOR SHALL:

VISIT SITE PRIOR TO SUBMITTING BID TO INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE SCOPE OF WORK.

VERIFY THE LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN OR INTENT OF THE PROJECT LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

PROTECT ALL EXISTING FEATURES FROM DAMAGE DURING PLANTING OPERATIONS. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.

CALL GOPHER-ONE TO VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.

ESTABLISH TO THEIR SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

UTILITIES, BACKGROUND INFORMATION, AND LAYOUT:

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN. ADEQUATELY COMPACT ANY EXCAVATED AREAS TO AVOID FUTURE SETTLEMENT.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN INTENT PRIOR TO BEGINNING CONSTRUCTION.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

LANDSCAPE INSTALLATION AND PHASING:

COORDINATE THE LANDSCAPING AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTINGS SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE PLANTING AREAS.

PLANT MATERIALS:

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE NURSERY STOCK STANDARDS AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).

PLANTS SHALL NOT BE STOCKPILED ON SITE ANY LONGER THAN NECESSARY AND SHALL HAVE ADEQUATE WATERING AT ALL TIMES PRIOR TO PLANTING. PLANTS THAT SHOW OBVIOUS SIGNS OF DISTRESS FROM HEAT, OR LACK OF WATER, SHALL NOT BE INSTALLED. ROOT BALLS FOR ALL TREES SHALL BE COVERED WITH MULCH WHILE AWAITING PLANTING.

UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO Y CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT FLARE. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE THE ROOT FLARE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL HAVE A FULL, NATURAL FORM CONSISTENT WITH THE SPECIES.

THE LANDSCAPE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF ANY DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING PRIOR TO ANY DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS ARE OCCASIONALLY NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE REQUIRED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IN ADVANCE TO DISCUSS AN ACCEPTABLE MODIFICATION.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 8" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEACOMPOST AND 10 PARTS SAND.

ALL PLANTS SHALL BE INSTALLED PER THE PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THEIR PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

EDGING AND MAINTENANCE STRIPS:

BLACK POWDER COATED STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

MAINTENANCE STRIPS SHALL HAVE EDGER AND MULCH AS SPECIFIED OR AS INDICATED ON DRAWINGS.

MULCHING:

ROCK MULCH OR COBBLE SHALL BE CLEAN AND FREE OF ANY SIGNIFICANT DIRT, SOIL, OR ORGANIC MATTER THAT WILL PROMOTE WEED GROWTH. HIGH QUALITY GEOTEXTILE FABRIC, WITH EDGES OVERLAPPED AT LEAST 12", SHALL BE PLACED UNDER ALL ROCK MULCH.

ALL SHRUB BED MASSES SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

ALL PERENNIAL PLANTING BEDS SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

ALL TREES SHALL HAVE A MULCH RING (MINIMUM 48" DIAMETER) OF 4" DEEP SHREDDED HARDWOOD MULCH WITH NONE IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDED RATES UNDER ALL MULCHED AREAS INCLUDING TREE MULCH RINGS.

IRRIGATION:

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

UNLESS SPECIFICALLY NOTED OTHERWISE, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SHOP DRAWING AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THE IRRIGATION SHOP DRAWINGS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS OR INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

TURF OR OTHER SEEDED AREAS SHALL BE ON DIFFERENT ZONES THAN PLANTING BEDS IN ORDER TO CONTROL WATER FLOW TO DIFFERING PLANT SPECIES.

IRRIGATION TRENCHES SHALL BE ADEQUATELY COMPACTED TO AVOID SETTLEMENT IN THE FUTURE.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

SEEDING AND SODDING:

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED PER MINDOT SPECS UNLESS OTHERWISE NOTED.

ALL SEEDED AREAS WITH SLOPES STEEPER THAN 4:1 SHALL HAVE STRAW MAT, OR OTHER SUITABLE EROSION CONTROL METHODS, IN PLACE IMMEDIATELY AFTER SEEDING.

WHERE SOD OR SEED ABUTS A PAVED SURFACE, FINISHED GRADE SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. SOD MUST BE STAKED WITH WOOD LATH OR METAL STAKES ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES.

CALENDAR OR CLIMATIC RESTRICTIONS:

THE PREFERRED SODDING WINDOW IS FROM AUGUST 15th - OCTOBER 15th. HOWEVER, SOD MAY BE INSTALLED AT ANY TIME PROVIDED ADEQUATE IRRIGATION COVERAGE IS AVAILABLE. IF NO IRRIGATION IS AVAILABLE, THE CONTRACTOR IS RESPONSIBLE FOR SUPPLEMENTAL WATERING AS NEEDED FOR SOD ESTABLISHMENT.

THE PREFERRED FALL SEEDING WINDOW, FOR SITES WITHOUT IRRIGATION, IS FROM AUGUST 15th - SEPTEMBER 15th.

DORMANT SEEDING MAY OCCUR AFTER SOIL TEMPERATURES ARE CONSISTENTLY BELOW 45 DEGREES AND SHOULD GENERALLY NOT OCCUR PRIOR TO NOVEMBER 1st.

LANDSCAPE PLANTING SHOULD GENERALLY OCCUR FROM MAY 1st - JUNE 15th OR FROM SEPTEMBER 1st - OCTOBER 15th. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED, BUT CAN OCCUR WITH PROPER CARE OF NURSERY STOCK ON SITE AND WITH AMPL WATERING.

PLANTING SHALL NOT OCCUR IF TEMPERATURES ARE HIGHER THAN 85 F. DEGREES, OR IF WINDS EXCEED 15 MPH DURING PLANTING OPERATIONS.

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15th AND JULY 1st.

OWNER ACCEPTANCE AND WARRANTY REQUIREMENTS

THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

AT A MINIMUM, THE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE. THE WARRANTY (INCLUDING AT LEAST ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. PARTIAL ACCEPTANCE WILL NOT BE CONSIDERED.

REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.



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www.insideoutsidearchitecture.com

Project Name:
**NORTH MEADOWS
THIRD ADDITION**

Blaine, Minnesota

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am Registered Landscape Architect under the laws of the State of Minnesota.

Name: **Paul Kangas**

Registration #: **26017**

Signature:

Project #:	25-015
Date:	CITY SUBMITTAL 10-31-2025
Revision:	PER CITY COMMENTS 11-19-2025
Drawn By:	PK
Checked By:	PK

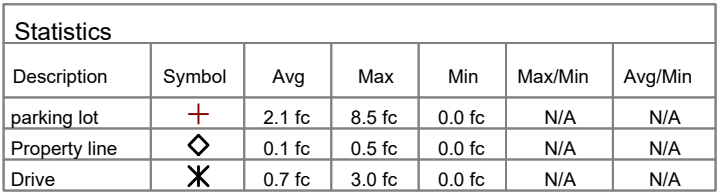
Sheet Title:
**LANDSCAPE NOTES
AND DETAILS**




Sheet Number:

L1-3

PLANTING DETAILS:

PLANTING NOTES:



Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	XP1	4	Lithonia Lighting	RSX2 LED P5 40K R4 HS	RSX LED Area Luminaire Size 2 P5 Lumen Package 4000K CCT Type R4 Distribution with HS shield	1	19056	0.91	213.48
	DW	15	BETA CALCO INC	ENTE1E03-FL27-CR80-CTA40-FA20	SENTINEL III	72	17	0.95	14
	XW	5	Lithonia Lighting	WDGE2 LED P2 40K 80CRI T3M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 3 MEDIUM OPTIC	1	2062	0.95	18.9815



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

DATE: _____ REG. #: _____

SIGNED: _____

DRAWN BY: K. KUEHN
CHECKED BY: K. RAASCH
DATE: 11-5-25
JOB NUMBER:
FILE NAME:

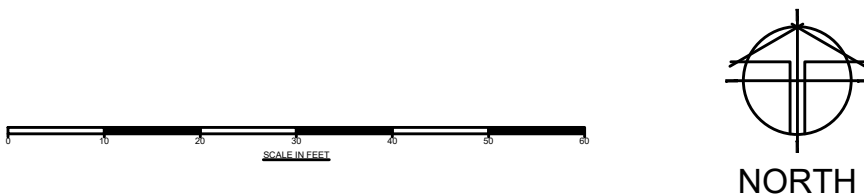
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NORTH MEADOWS
THIRD ADDITION
BLAINE, MN 55449

SITE PHOTOMETRIC PLAN

SCALE: 1"=20'-0"

E60





RSX2 LED Area Luminaire



Catalog Number	RSX2 LED P5 40K HS
Name	20' POLE - 3' BASE
Type	XP1

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details



Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED										
Series		Performance Package	Color Temperature		Distribution	Voltage		Mounting		
RSX2 LED	P1		30K 3000K	R2	Type 2 Wide	MVOLT	(120V/277V) ¹	SPA	Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)	
	P2		40K 4000K	R3	Type 3 Wide	MVOLT	(247V-480V) ¹	RPA	Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)	
	P3		50K 5000K	R5S	Type 5 Short	XVOLT	(277V-480V) ¹	MA	Mast arm adaptor (fits 2-3/8" OD horizontal sensor)	
	P4			R4	Type 4 Wide	(see specific voltage for options as noted)			IS	Adjustable slipfitter (fits 2-3/8" OD sensor) ¹
	P5			R6S	Type 6 Short	120	277	WBA	Wall bracket	
	P6			R5S	Type 5 Short ¹	208	347	WBASC	Wall bracket with surface conduit box	
				R6S	Type 6 Short ¹	240	480	RASP	Adjustable tilt arm square pole mounting ¹	
			AFR	Automotive Front Row Right-Faceted			AAMP	Adjustable tilt arm round pole mounting ¹		
			AFRR90	Automotive Front Row Right-Faceted			AAWB	Adjustable tilt arm with wall bracket ¹		
			AFRL90	Automotive Front Row Left-Faceted			AAWSC	Adjustable tilt arm wall bracket and surface conduit box ¹		
Options						Finish				
Shipped Installed						Shipped Installed				
HPS Tri-Color shield ¹						*Standalone and Networked Sensors/Controls (factory default settings, see table page 91)				
PC Photocatalytic, button style ^{1,11}						NTAREZ PBRH Light-AIR generation 2 with Networked, Bi-Level (optional) Ambient sensor ^{11,12,13}				
PER Seven-wire twist-lock receptacle only (no controls) ^{11,12}						BAA Buy America(s) Act and/or Build America Buy America Qualified				
SF Single face (120, 277, 347) ¹						CCE Capital Construction ¹⁴				
DF Double face (208, 240, 480) ¹						*Note: NTAREZ PBRH with nLight AIR can be used as a standalone dimming sensor with out of box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.				
SPDUKV 20W Surge pack (10W standard)						Shipped Separately (requires some field assembly)				
FRO Field replaceable resistor ¹						E6S External glare shield				
DMG 0-10V dimming extend out back of housing for external control (control ordered separately) ¹						EGW External glare full view (360° around light aperture) ¹				
DS Dual switching ¹¹						BS Bird spikes ¹¹				
						DDBXD Dark Bronze				
						DBXD Black				
						DNAXD Natural Aluminum				
						DWHXD White				
						DDBXD Textured Dark Bronze				
						DBLXD Textured Black				
						DNAXD Textured Natural Aluminum				
						DWHXD Textured White				



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Lithonia RSX2 Area LED Rev. 04/02/25
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WDGE2 LED Architectural Wall Sconce Precision Refractive Optic



Catalog Number	WDGE2 LED P2 40K 80CRI T3M
Name	
Type	XW

Hit the Tab key or mouse over the page to see all interactive elements.

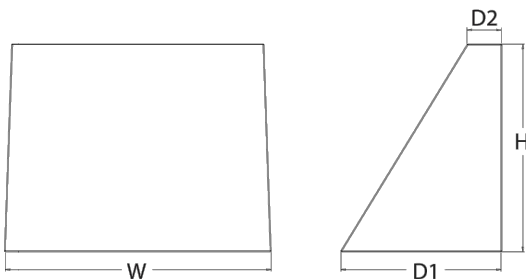
Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard CR, 0 °C	Cold CR, 20 °C	Sensor	Approximate Lumens (4000K, 80CRI)							
					P8	P1	P2	P3	P4	P5	P6	
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000	--

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CR1	Distribution	Voltage	Mounting	
WIDGE2 LED	P1 ¹	27K 2700K	40K 4000K	70CRI ¹	T1S	Type I Short	Shipped included
	P2 ¹	30K 3000K	50K 5000K	80CRI ¹	T2M	Type II Medium	
	P3 ¹	35K 3500K	AMB ¹ Amber	1W Limited Wavelength	T3M	Type III Medium	
	P4 ¹				T4M	Type IV Medium	
				TTM	Forward Throw Medium		
						ICW	SRM Surface mounting bracket
							AWB Indirect Casing/Ceiling W/flush bracket (dry)
							ICW Indirect Casing/Ceiling W/flush bracket (dry)
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