

Case File No. 15-0051



Proposed Development
Blaine, Minnesota

Request for Rezoning Narrative

The development proposed by Crown Enterprises, Inc. will serve as the long-term regional facility for Central Transport for the purpose of providing less-than-truckload (LTL) freight services for local and nationally-based businesses.

The property proposed for this development is approximately 39.5 acres located at 9949 Naples.

A zoned change from the current I-1 to the proposed I-2A is required to accommodate the proposed use as allowed as a Conditional Use in I-2A (31.1984(i)).

This property was selected for this development because of the following attributes:

- Located within the tenant's targeted area to serve and support local and regional customers.
- Access to interstate roadway system with minimal impact to local roads.
- Contiguous with uses that have similar truck traffic. This consolidates the proposed traffic within the existing, well established truck routes.
- Contiguous with I-2 zoning (located on the west side of Naples), and in immediate proximity to one of the City's largest I-2A zoning districts (located on the west side of Naples, immediately north of this property).

The proposed zone change can be supported by the following factors:

- The proposed use is generally compliant with the current permitted use of Warehousing (31.02 (b)).
- The proposed parking of trailers in the yard will be less than the proposed number of loading bay doors.
- The proposed development will result in an undeveloped buffer of approximately 20 acres at the east portion of the property, abutting I-35W and the PBD zoning located north of the buffer.
- The proposed use provides an appropriate and effective buffer between the current I-2 and I-2A zoning on the west side of Naples and I-35W and the PBD zoning located west and north of the property.

Creating Exceptional Value!

9949 NAPLES ST NE

TITLE SHEET, LEGEND & CONSTRUCTION NOTES

BLAINE, MN

GENERAL NOTES

- 1) THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
- 2) CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
- 3) THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
- 4) INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
- 5) THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.
- 6) STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- 7) NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 8) ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

SANITARY SEWER NOTES

- 1) EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 2) SANITARY SEWER SERVICE TO BUILDING SHALL BE PVC SCHEDULE 40.
- 3) SANITARY SEWER MAIN SHALL BE PVC SDR 35.

PAVING & CURBING NOTES

- 1) SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.
- 2) REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.
- 3) RESTORE DISTURBED PAVEMENTS TO EXISTING OR BETTER SECTION.
- 4) BACKFILLING OF CURBS WITH ON-SITE MATERIAL IS CONSIDERED INCIDENTAL TO CURB CONSTRUCTION.

STORM SEWER NOTES

- 1) FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 2) STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) ANSI C76 WITH R-4 GASKETS.
- 3) STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
- 4) STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESILIENT RUBBER JOINTS TO MAKE THEM GASTIGHT OR WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

WATERMAIN NOTES

- 1) EXISTING WATERMAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 2) DO NOT OPERATE, INTERFERE WITH, OR CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATERMAIN BELONGING TO THE CITY WITHOUT AUTHORIZATION.
- 3) WATER MAIN SHALL BE DUCTILE IRON PIPE CLASS 52. ALTERNATE MATERIAL OPTION: HDPE CONFORMING TO ASTM D2737, FOR "ENDO-PURE" WATER SERVICE TUBING, PE 3408-200 PSI, SDR 7 (PS) AS MANUFACTURED BY ENDOT INDUSTRIES, COMPLETE WITH TRACING WIRE AND LOCATION BOXES AS REQUIRED BY CITY. APPURTENANT FITTINGS FOR HDPE PIPE SHALL BE PER MANUFACTURER'S RECOMMENDATION, AS APPROVED BY CITY ENGINEERING DEPARTMENT.
- 4) PROVIDE PREFORMED INSULATION, PPG FOAMGLASS, OR APPROVED EQUAL WHERE SANITARY SEWER OR STORM SEWER CROSSES WITHIN 18" OF WATERMAIN.
- 5) MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER ALL WATERMAIN PIPE.
- 6) DOMESTIC WATER SERVICE SHALL BE 1.5" COPPER TYPE K. ALTERNATE MATERIAL OPTION: HDPE CONFORMING TO ASTM D2737, FOR "ENDO-PURE" WATER SERVICE TUBING, PE 3408-200 PSI, SDR 7 (PS) AS MANUFACTURED BY ENDOT INDUSTRIES, COMPLETE WITH TRACING WIRE AND LOCATION BOXES AS REQUIRED BY CITY. APPURTENANT FITTINGS FOR HDPE PIPE SHALL BE PER MANUFACTURER'S RECOMMENDATION, AS APPROVED BY CITY ENGINEERING DEPARTMENT. 1.5" MINIMUM INSIDE DIAMETER REQUIRED.
- 7) PLACE HYDRANTS 5- FEET FROM BACK OF CURB. WHERE INDICATED, PROVIDE BOLLARDS TO PROTECT HYDRANTS.

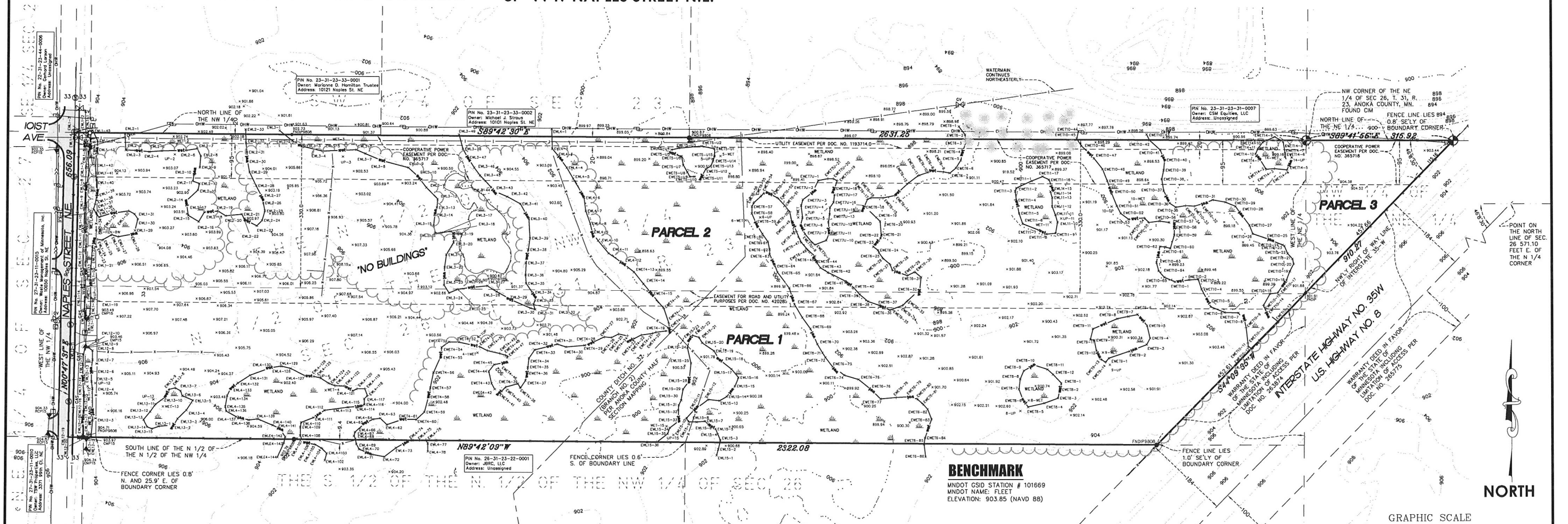
ALL ELEVATIONS ARE NAVD 88 DATUM

LEGEND

— OHW —	EXISTING OVERHEAD ELECTRIC	— —	PROPOSED WATER PIPE
— GAS —	EXISTING UNDERGROUND GAS LINE	—>—	PROPOSED SANITARY SEWER PIPE
— TEL —	EXISTING UNDERGROUND TELEPHONE LINE	—>>—	PROPOSED STORM SEWER PIPE
—>>—	EXISTING STORM SEWER	—○—	PROPOSED DRAIN TILE & CLEANOUTS
— —	EXISTING WATER MAIN	⊙	PROPOSED STORM MANHOLE
—>—	EXISTING SANITARY SEWER	□	PROPOSED CATCH BASIN
⊙	EXISTING UTILITY POLE	△	PROPOSED FLARED-END SECTION
⊙	EXISTING TELEPHONE PEDESTAL	⋈	PROPOSED GATE VALVE
⊙	EXISTING CABLE PEDESTAL	⋈	PROPOSED HYDRANT
⊙	EXISTING STORM SEWER MANHOLE	⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	EXISTING WATER MAIN	⊙	PROPOSED STORM SEWER CATCH BASIN
⊙	EXISTING SANITARY SEWER	⊙	PROPOSED EXTENT OF FILTRATION MEDIA
⊙	EXISTING UTILITY POLE	⊙	PROPOSED CONTOUR
⊙	EXISTING TELEPHONE PEDESTAL	⊙	PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
⊙	EXISTING CABLE PEDESTAL	⊙	PROPOSED SILT FENCE
⊙	EXISTING STORM SEWER MANHOLE	⊙	PROPOSED DIRECTION OF DRAINAGE
⊙	EXISTING WATER MAIN	⊙	PROPOSED RIP-RAP
⊙	EXISTING SANITARY SEWER	⊙	PROPOSED HEAVY-DUTY PAVEMENT
⊙	EXISTING UTILITY POLE	⊙	PROPOSED INLET PROTECTION
⊙	EXISTING TELEPHONE PEDESTAL	⊙	PROPOSED SOIL BORING LOCATIONS (SOIL BORINGS BY AMERICAN ENGINEERING TESTING, INC.)
⊙	EXISTING CABLE PEDESTAL	⊙	
⊙	EXISTING STORM SEWER MANHOLE	⊙	
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ALTA/ACSM LAND TITLE SURVEY

~for~ CROWN ENTERPRISES, INC.
~of~ 9949 NAPLES STREET N.E.



CERTIFICATION

I hereby certify to Crown Enterprises, Inc., Donald Palme and to First American Title Insurance Company National Commercial Services, that this is a survey of:

Parcel 1:
The North Half of the North Half of the Northwest Quarter of Section 26, Township 31, Range 23, Anoka County, Minnesota, except the North 330 feet thereof.

Parcel 2:
The North 330 feet of the North Half of the Northwest Quarter of Section 26, Township 31, Range 23, Anoka County, Minnesota.

Parcel 3:
All that part of the Northwest Quarter of the Northeast Quarter of Section 26, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the Northwest corner of said Northeast Quarter, thence South 89 degrees 59 minutes 38 seconds East along the North line of said northeast Quarter a distance of 329 feet more or less, to intersect the northwesterly right-of-way line of Interstate Highway No. 35W; thence South 43 degrees 51 minutes 52 seconds West along said northwesterly right-of-way line a distance of 485 feet, more or less, to intersect the West line of said Northeast Quarter, thence North 0 degrees 09 minutes 23 seconds East along said West line a distance of 348 feet, more or less, to the point of beginning.
(Abstract property)

and is based upon information found in the commitment for title insurance prepared by First American Title Insurance Company National Commercial Services, File No. NCS-727364-MPLS, dated effective April 28, 2015, at 7:30 A.M., and shows the locations of all buildings, structures, or improvements on said property; that there are no visible rights of way or easements on said described property other than shown or noted herein; that there are no party walls or visible encroachments on said described property by buildings, structures, or other improvements situated on adjoining property except as shown or noted herein; that all easements, if any, listed in Schedule B on the herein referenced commitment for title insurance, are shown hereon; and that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 2011, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes Items 1, 2, 3, 4, 5, 6(a), 8, 11(a), 11(b), 13, 16, 17, 18 and 19 of Table A thereof.

I further certify that this survey 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.

Date: June 1, 2015

E.G. Rud & Sons, Inc.

Jason E. Rud, Land Surveyor
Minnesota License No. 41578

GENERAL NOTES

- Fee ownership is vested in Donald Palme
Parcel ID Number: 26-31-23-21-0001 (Parcel 1)
26-31-23-21-0002 (Parcel 2)
26-31-23-12-0004 (Parcel 3)
- Address of the surveyed premises: 9949 Naples Street NE (Parcel 1), Unassigned (Parcels 2 and 3)
- Bearings shown hereon are based on the North line of the Northwest Quarter Section 26, Township 31, Range 23, Anoka County, Minnesota, having an assumed bearing of South 89 degrees 42 minutes 30 seconds East.
- Surveyed premises shown on this survey map is in Flood Zone X (area of minimal flooding) and another Flood Zone X within the 500 year floodplain according to Flood Insurance Rate Map Community Panel No. 270007 0010 D by the Federal Emergency Management Agency, effective date June 17, 2002.
- Boundary area of the surveyed premises: 1,728,842 sq. ft. ± sq. ft. (39.69 acres).
- A search of the City of Blaine's website indicates that the surveyed premises shown on this survey is currently zoned I-1, Light Industrial (Parcels 1 and 2) and PBD - Planned Business District (Parcel 3). A zoning endorsement letter has not been provided for this ALTA Survey. Under the applicable zoning regulations, the current setbacks are:
Building: Front = 40 feet (I-1), 50 feet or 1/2 of the building height, whichever is greater (PBD)
Side = 15 feet (I-1), 15 feet or 1/2 of the building height, whichever is greater (PBD)
Rear = 20 feet (I-1), 20 feet or 1/2 of the building height, whichever is greater (PBD)
Parking: Front = 25 feet (I-1), 30 feet (PBD)
Side = 10 feet (I-1), 15 feet (PBD)
Rear = 10 feet (I-1), 20 feet (PBD)
For additional information contact the Planning and Zoning Department at the City of Blaine at (763) 785-6144.
- The surveyed premises has access to Naples Street NE, a public street.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation. United Locating Services was used for utility locates. The Gopher State Ticket number obtained by United Locating Services for this survey locate request is 151212406.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- There is no observed evidence of current earth moving work, building construction or building additions, or visible site use as a dump or sanitary landfill.
- The field survey of this site was completed during the weeks of May 11th and 18th, 2015.

- Wetland delineation was completed by Jacobson Environmental.
- Contact was made with the city of Blaine Engineering, and no right of way expansion is anticipated at this time for Naples Street N.E.
- First American Title Insurance Company National Commercial Services, File No. NCS-727364-MPLS, Schedule B-II Survey Related Exceptions:
10) Easement for electrical transmission purposes and incidental rights in favor of Cooperative Power Association as contained in Right-of-way Easement dated April 26, 1955, recorded May 27, 1955 as Document No. 164170.
Partially released by Partial Release of Easement dated March 30, 1972, recorded April 25, 1972 as Document No. 365717. (shown on survey)
11) Easement for electrical transmission purposes and incidental rights in favor of Cooperative Power Association as contained in Right-of-way Easements dated April 28, 1955, recorded May 27, 1955 as Document No. 164175.
Partially released by Partial Release of Easement dated March 30, 1972, recorded April 5, 1972 as Document No. 365718 (shown on survey)
12) Easement for pipeline purposes and incidental rights in favor of Northern Natural Gas Company as contained in Instrument dated June 16, 1959, recorded August 6, 1959 as Document No. 201509.
Modified by Modification and Amendment of Easement Grant dated April 7, 1982, recorded May 10, 1982 as Document No. S89827. (does not affect parcel)
13) Rights of the State of Minnesota including limitation of access to Trunk Highway No. 35W as contained in Warranty Deed in favor of the State of Minnesota dated June 30, 1964, recorded July 16, 1964 as Document No. 263874. (shown on survey)
14) Rights of the State of Minnesota including limitation of access to Trunk Highway No. 35W as contained in Warranty Deed in favor of the State of Minnesota dated July 29, 1964, recorded September 8, 1964 as Document No. 265775. (shown on survey)
15) Subject to Interstate Highway No. 35W as shown on available maps (shown on survey)
16) Subject to road (Naples Street NE) as shown on available maps and disclosed in Condemnation Certificate recorded April 16, 1971 as Document No. 347872. (shown on survey)
17) Subject to County Ditch No. 32 as shown on available maps (shown on survey)
18) Easement for road and utility purposes as contained in Contract for Deed Dated December 9, 1974, recorded December 12, 1974 as Document No. 420285. (shown on survey)
19) Easement for utility purposes in favor of the City of Blaine as contained in Final Certificate recorded November 29, 1995 as Document No. 1193714.0 (shown on survey)
20) Judgment, dated September 8, 2009, docketed October 28, 2009, Case No. 02CV097766, in favor of ACI Asphalt Contractors Inc. against Crown Enterprises Inc., in the original amount of \$1426.00. (not a survey related item)

BENCHMARK

MNDOT GSID STATION # 101669
MNDOT NAME: FLEET
ELEVATION: 903.85 (NAVD 88)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES POWER POLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES SIGN
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES CUY WIRE
- DENOTES MAILBOX
- DENOTES STORM SEWER APRON
- DENOTES WET LAND
- DENOTES WOVEN WIRE FENCE
- DENOTES WOOD FENCE
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

PN No. 17-19-22-14-0008
Owner: City of X
Address: Unassigned

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

VICINITY MAP

PART OF SEC. 26, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

Parcel ID Number: 26-31-23-21-0001 (Parcel 1)
 26-31-23-21-0002 (Parcel 2)
 26-31-23-12-0004 (Parcel 3)

The land referred to in this Commitment is situated on the City of Blaine, County of Anoka, State of Minnesota, and is described as follows:

Parcel 1:
 The North Half of the North Half of the Northwest Quarter of Section 26, Township 31, Range 23, Anoka County, Minnesota, except the North 330 feet thereof.

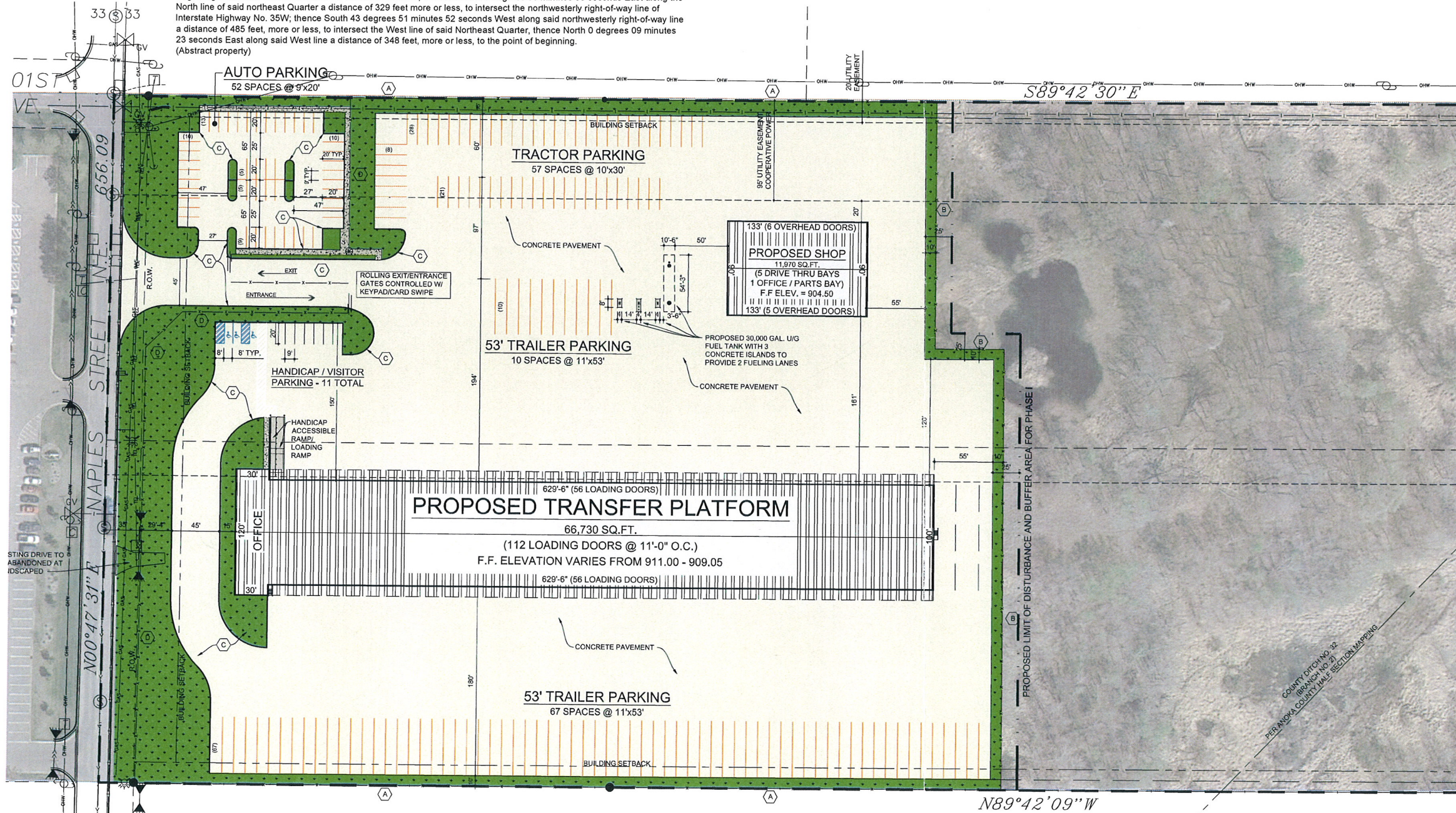
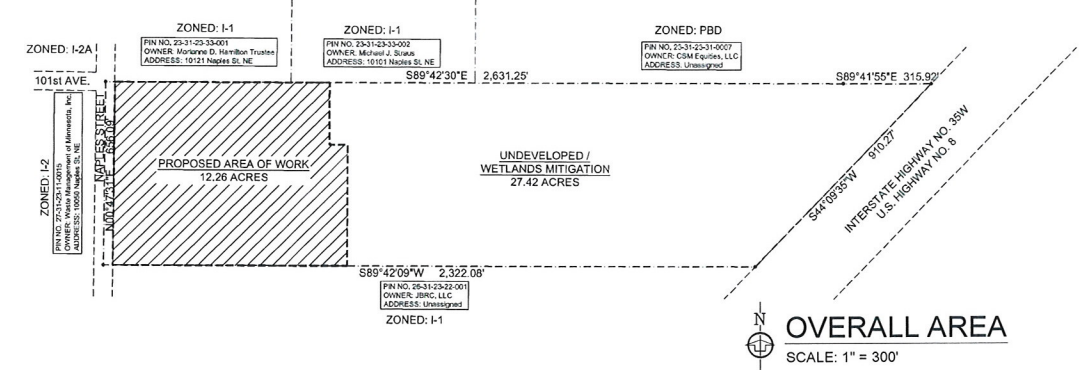
Parcel 2:
 The North 330 feet of the North Half of the Northwest Quarter of Section 26, Township 31, Range 23, Anoka County, Minnesota.

Parcel 3:
 That part of the Northwest Quarter of the Northeast Quarter of Section 26, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the Northwest corner of said Northeast Quarter, thence South 89 degrees 59 minutes 38 seconds East along the North line of said northeast Quarter a distance of 329 feet more or less, to intersect the northwesterly right-of-way line of Interstate Highway No. 35W; thence South 43 degrees 51 minutes 52 seconds West along said northwesterly right-of-way line a distance of 485 feet, more or less, to intersect the West line of said Northeast Quarter, thence North 0 degrees 09 minutes 23 seconds East along said West line a distance of 348 feet, more or less, to the point of beginning.
 (Abstract property)

KEY NOTES

- (A) NEW BOUNDARY FENCE - CHAINLINK FENCE W/ 6' FABRIC & 1' BARBED WIRE AT TOP
- (B) FENCE - CHAINLINK FENCE W/ 6' FABRIC & 1' BARBED WIRE AT TOP
- (C) B-612 CONCRETE CURB AND GUTTER
- (D) FENCE - CHAINLINK FENCE W/ 7' FABRIC



DEVELOPMENT NOTES

AREA

PROPOSED CONSTRUCTION IMPERVIOUS AREA	458,300 SQ.FT. (10.52 ACRE)
PROPOSED CONSTRUCTION LANDSCAPED AREA	75,985 SQ.FT. (1.74 ACRE)
TOTAL PROPOSED CONSTRUCTION	534,285 SQ.FT. (12.26 ACRE)
TOTAL ACREAGE	1,728,461 SQ.FT. (39.68 ACRE)
PROPOSED CONSTRUCTION WETLANDS IMPACT	LESS THAN 3 ACRI
UNDEVELOPED/WETLAND MITIGATION	± 27.42 ACRI

SETBACKS

	NORTH	WEST	SOUTH	EA
BUILDING	20'	40'	20'	2
PARKING	10'	25'	10'	2

ZONING

EXISTING	INDUSTRIAL I-1
PROPOSED	INDUSTRIAL I-1

BUILDINGS

TRANSFER PLATFORM	66,730 SQ.F.
SHOP	11,970 SQ.F.

PARKING

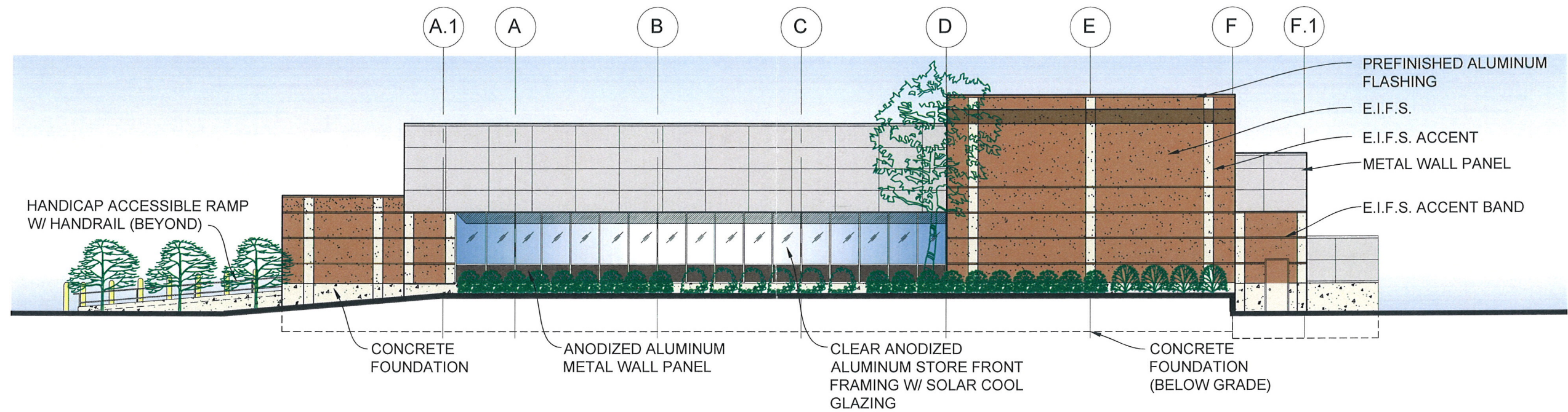
53' TRAILER PARKING	77 SPACI
TRACTOR PARKING	67 SPACI
AUTO/EMPLOYEE PARKING	52 SPACES(37 REQUIRE
HANDICAP ACCESSIBLE PARKING	3 SPACES (3 REQUIRE
VISITOR PARKING	7 SPACI

PARKING REQUIREMENT:
 1 OFF STREET PARKING SPACE FOR EACH 2,000 SQ.FT. OF FLOOR AREA
 78,700 SQ.FT. OF BUILDING / 2,000 SQ.FT. = 40 REQUIRED

NOTE:
 LOCATION OF TRASH CONTAINER LOCATED AT A LOADING DOOR AT TRANSFER PLATFORM AND WILL COMPLY WITH ZONING ORDINANCE SECTION 31.1988

NOTE:
 SCREENING OF LOADING FACILITIES SHALL COMPLY WITH SECTION 33.15 AND 31.1987 OF BLAINE'S ZONING ORDINANCES

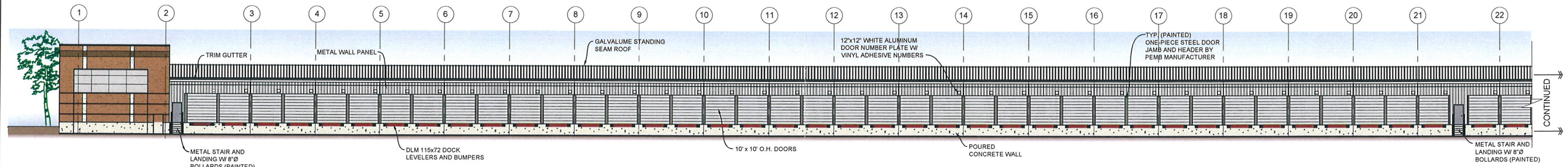
DATE	REVISION	DRAWN BY
		JRJ
Proposed Transfer Platform NAPLES STREET, BLAINE, MN		DATE: 07-02-15
CROWN ENTERPRISES, INC. 12225 Stephens, Warren, Michigan		
Proposed Site Plan		A.1



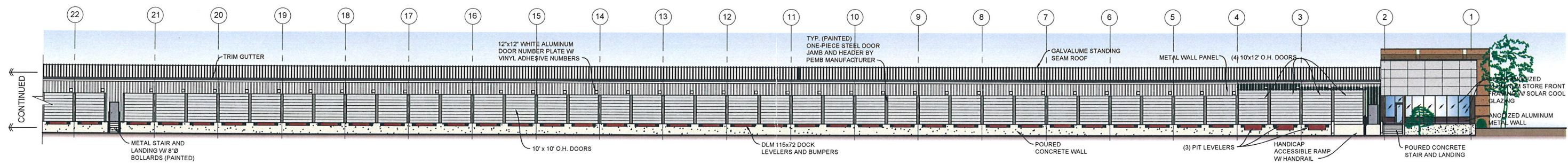
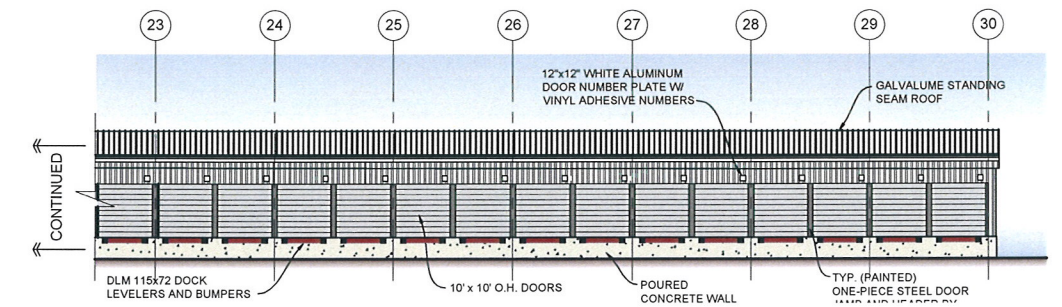
WEST ELEVATION

SCALE: 1/16" = 1'-0"

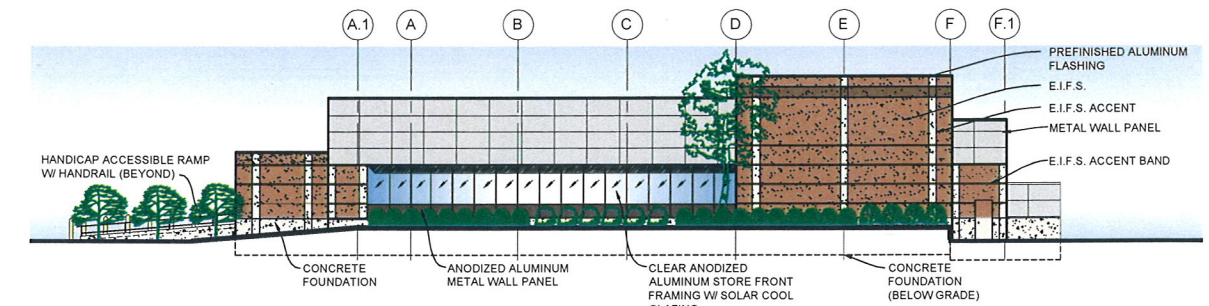
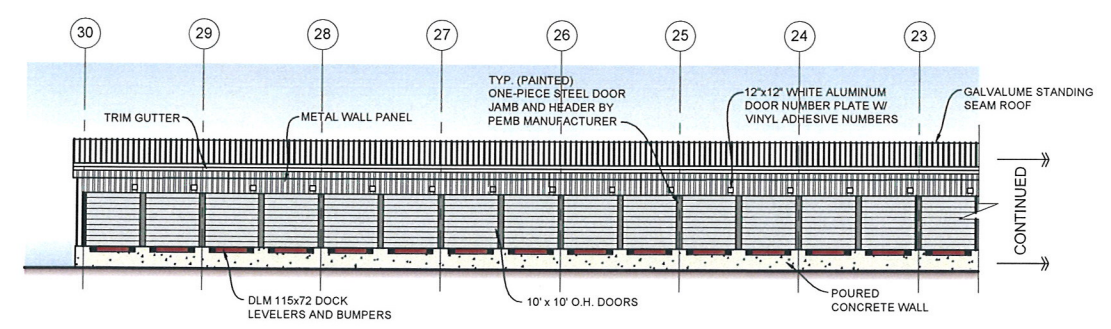
DATE	REVISION			DRAWN BY
		TRANSFER PLATFORM		JMH
		NAPLES STREET	BLAINE, MN	
		Crown Enterprises, Inc.		DATE
		12225 Stephens	Warren, Michigan	08-07-15
WEST ELEVATION				A.4



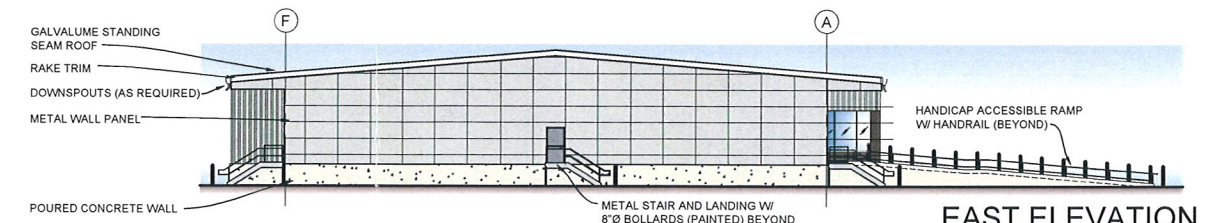
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"

DATE	REVISION	DRAWN BY
		JMH
TRANSFER PLATFORM		DATE
NAPLES STREET		08-07-15
Crown Enterprises, Inc.		
12225 Stephens		Warren, Michigan
ELEVATIONS		A.3

- Notes:**
1. Refer to Sheet L3 for Plant Schedule, Details, Notes, and Requirements.
 2. See Civil Engineer's plans for site plan layout and dimensions.
 3. Contractor to coordinate all work in the city right-of-way with City of Blaine Public Works Department.
 4. Refer to Sheet L2 for required Wetland Buffer work as part of the landscape scope.

City of Blaine Municipal Landscape Requirements:

CITY OF BLAINE LANDSCAPE REQUIREMENTS WORKSHEET:													
MINIMUM LANDSCAPE REQUIREMENTS:	NEW BUILDINGS SF	SITE PERIMETER	BLDG AREA REQ. PLANT QUAN:	LOT AREA REQ. PLANT QUAN:	Meets Requirement?	New OD Trees Req:	New OD Trees Proposed:	New OT Trees Req:	New OT Trees Proposed:	New EG Trees Req:	New EG Trees Proposed:	New Shrubs Req:	New Shrubs Proposed:
OVERSTORY TREES: The greater of (1) Overstory Deciduous (OD) Shade Tree per 2,000SF of Building OR (1) Overstory Deciduous Shade Tree per 100' of Site Perimeter	78,700	6,814	39	68	YES	68	68						
ORNAMENTAL TREES: The greater of (1) Ornamental Tree (OT) per 2,000SF of Building OR (1) Ornamental Tree per 200' of Site Perimeter	78,700	6,814	39	34	YES			39	39				
EVERGREEN TREES: The greater of (1) Coniferous Tree (CT) per 2,000SF of Building OR (1) Coniferous Tree per 200' of Site Perimeter	78,700	6,814	39	34	YES					39	39		
SHRUBS: The greater of (1) Understory Shrub per 300SF of Building OR (1) Understory Shrub per 30' of Site Perimeter	78,700	6,814	262	227	YES							262	296

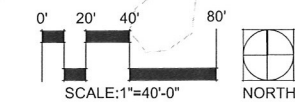
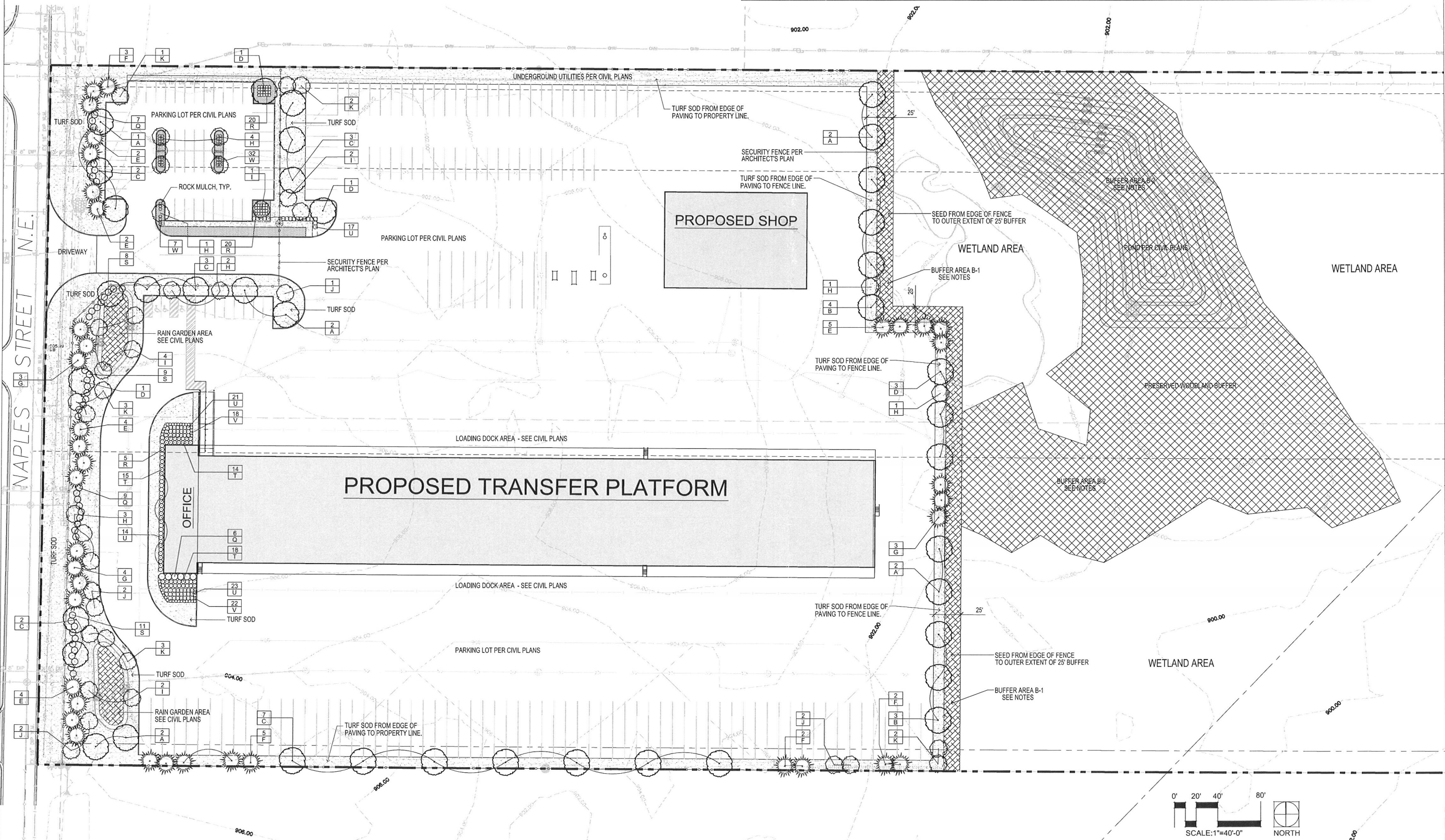
DATE	REVISION DESCRIPTION

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 in the State of Minnesota.
 BENJAMIN D. HARTBERG, LIC. NO. 48984
 DATE: 01.01.2015

PROPOSED TRANSFER PLATFORM
 9949 NAPLES ST NE
 BLAINE, MN
 PRELIMINARY LANDSCAPE PLAN

PREPARED FOR:
 CROWN ENTERPRISES, INC.
 SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

cdg
Calyx Design Group
 Landscape Architecture
 Sustainable Design
 Planning
 1583 Berkeley Ave.
 Suite A
 Saint Paul, MN 55105
 Telephone: 651.334.5498
 Internet: www.calyxdesigngroup.com
 Email: ben@calyxdesigngroup.com

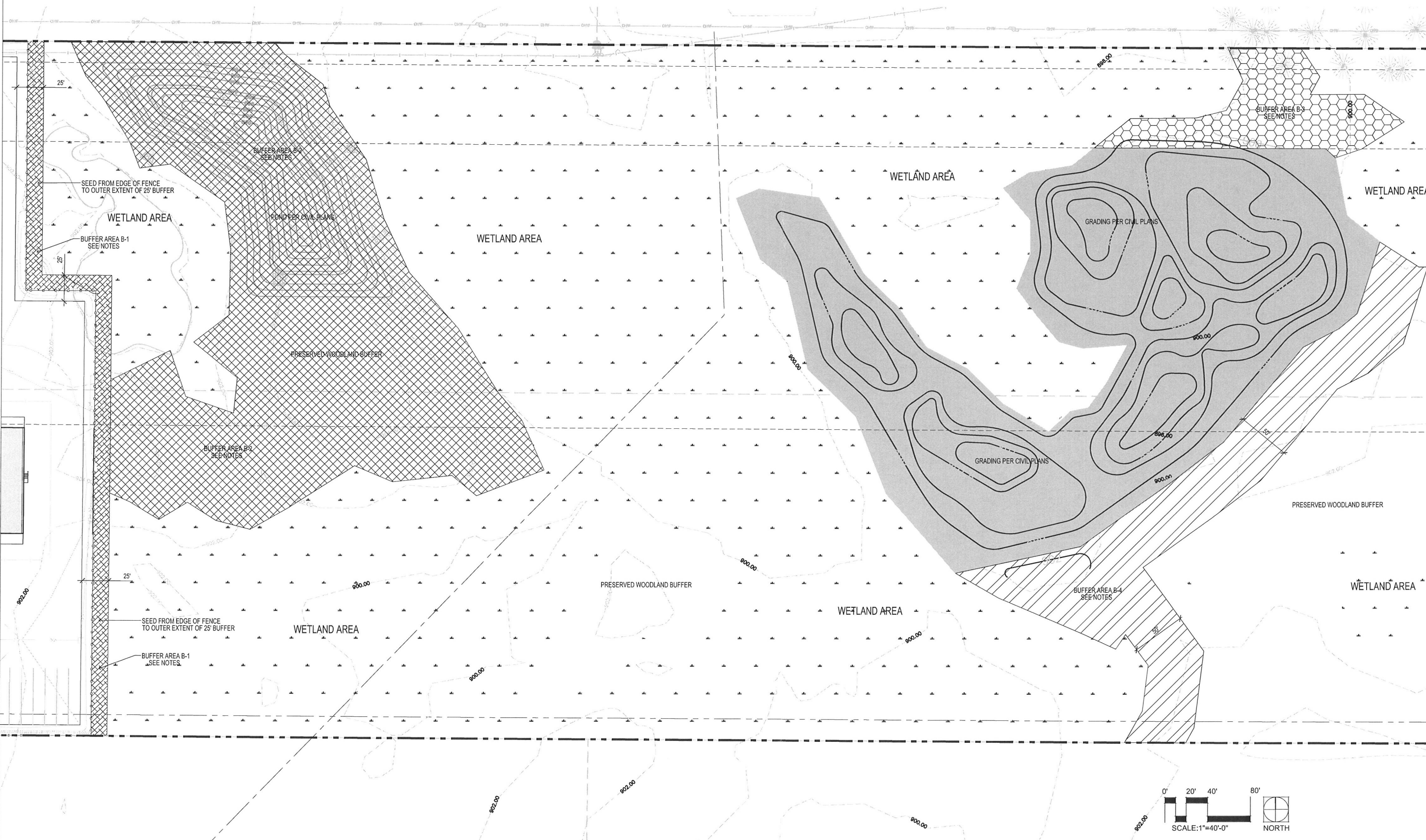


Notes:

1. Refer to Sheet L3 for Plant Schedule, Details, Notes, and Requirements.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate all work in the city right-of-way with City of Blaine Public Works Department.
4. Refer to Sheet L1 for required landscape layout plan.
5. Wetland delineation and WMC Buffer Planting requirements by Jacobson Environmental, PLLC.
6. Buckthorn removal in Buffer Area B-2 to conform to NRCS Pest Management - Invasive Plant Control guidelines, MN-797.

WMC Buffer Planting Requirements:

BUFFER ID.	ACTION:
B-1	Plant per Sheet L1. Seed with Mesic Prairie Mix 35-641 (non-sodded areas)
B-2	Seed with Mesic Prairie Mix 35-641. See Sheet L3 Remove Buckthorn per notes. Spray stumps with Garlon 4
B-3	Seed with Mesic Prairie Mix 35-641. See Sheet L3
B-4	Seed with Mesic Prairie Mix 35-641. See Sheet L3



DRAWN BY: B.H.	DESIGN BY: B.H.
CHKD BY: M.W.	PROJ. NO. 15-141
ORIGINAL DATE: AUGUST 3, 2015	

DATE	REVISION DESCRIPTION

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 in the State of Minnesota.

BENJAMIN D. HARTBERG, AIA
 DATE: 01.01.2015 LIC. NO. 48884

PROPOSED TRANSFER PLATFORM
 9949 MAPLES ST NE
 BLAINE, MN

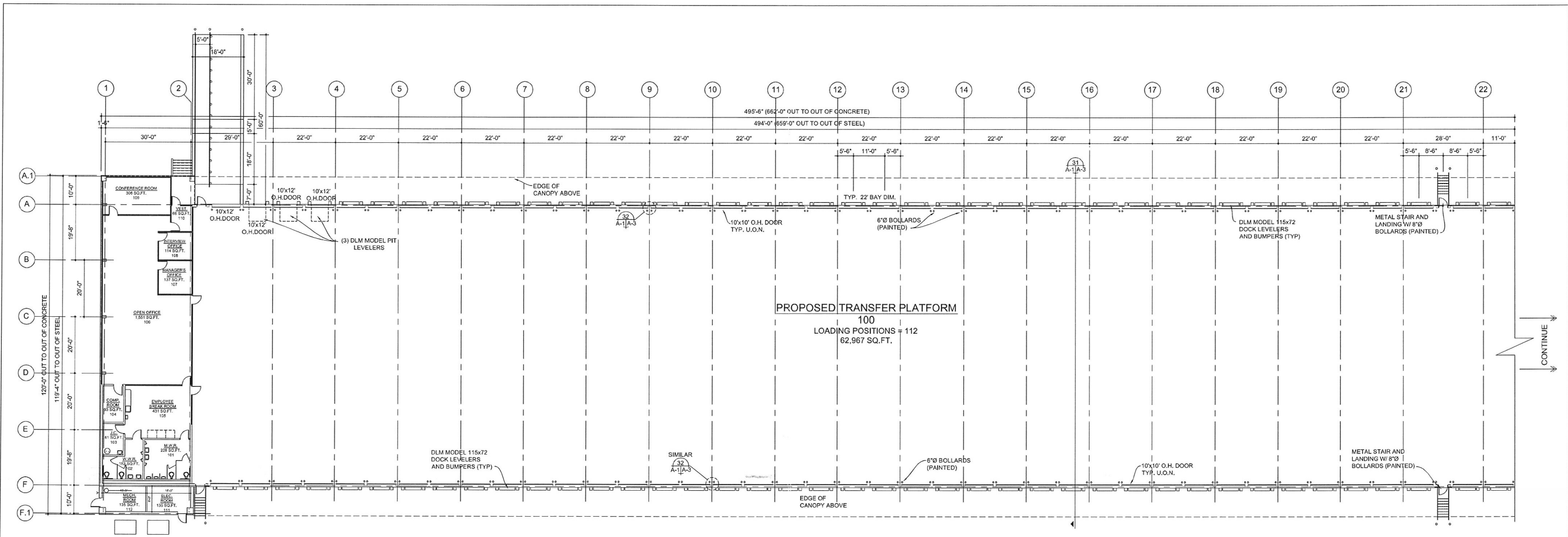
PRELIMINARY WMC BUFFER PLANTING PLAN

PREPARED FOR:
 CROWN ENTERPRISES, INC.

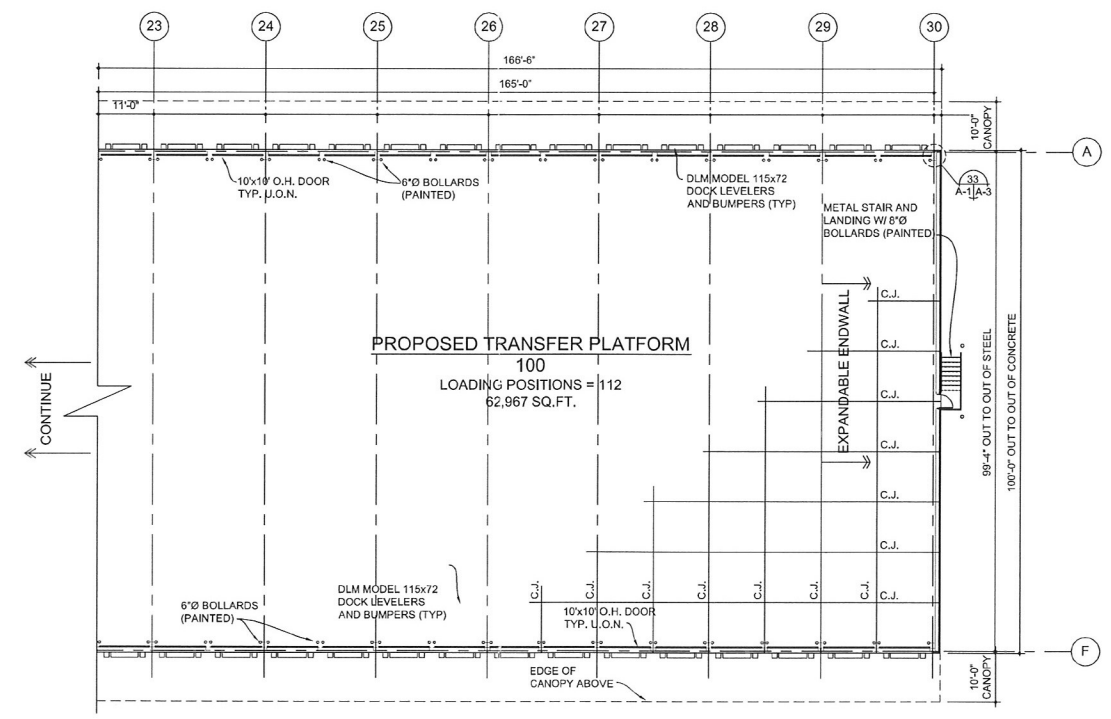
SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

cdg
Calyx Design Group
 Landscape Architecture
 Sustainable Design
 Planning
 1583 Bernolley Ave.
 Suite A
 Saint Paul, MN 55105
 Telephone: 651.334.5498
 Internet: www.calyxdesigngroup.com
 e-mail: ben@calyxdesigngroup.com

SCALE: 1"=40'-0" NORTH

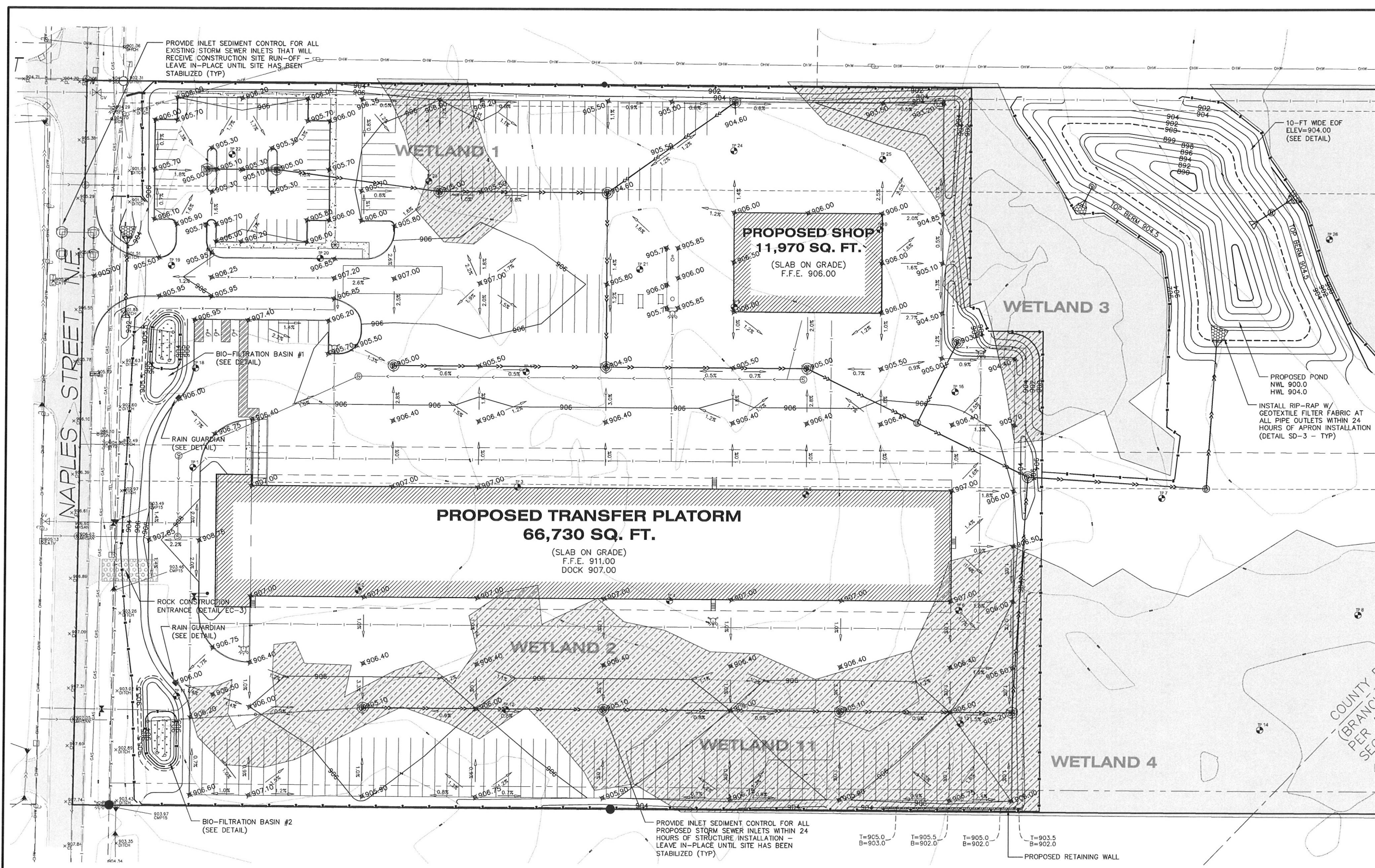


PROPOSED FLOOR PLAN
 SCALE: 1/16" = 1'-0"



FIRE PROTECTION NOTE:
 ENTIRE BUILDING TO BE PROTECTED WITH
 AUTOMATIC FIRE SPRINKLER SYSTEM:
 DOCK: ORDINARY HAZARD GROUP 2 OCCUPANCY
 OFFICE: LIGHT HAZARD OCCUPANCY

DATE	REVISION		
TRANSFER PLATFORM		DRAWN BY	JRJ
NAPLES STREET		BLAINE, MN	
Crown Enterprises, Inc.		DATE	06-29-15
12225 Stephens		Warren, Michigan	



DRAWN BY: A.G.
 DESIGN BY: A.G.
 CHCKD BY: C.W.P.
 PROJ. NO. 15-1566
 ORIGINAL DATE: JULY 7, 2015

DATE	REVISION DESCRIPTION
8-7-15	SOIL BORING LOCATIONS; ENTRANCE WIDTH

I HEREBY CERTIFY THAT THIS PLAN 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.

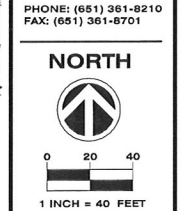
PRELIMINARY
 ADAM GINKEL
 LIC. NO. 43983
 DATE: 08.07.2015

PROPOSED TRANSFER PLATFORM
 9949 NAPLES ST NE
 BLAINE, MN
 GRADING, DRAINAGE & ESC PLAN

PREPARED FOR:
CROWN ENTERPRISES, INC.

PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

PHONE: (651) 361-8210
 FAX: (651) 361-8701



NOTES
 1) SEE SHEET C0 FOR LEGEND AND CONSTRUCTION NOTES.

= WETLAND FILL
 = WETLAND MITIGATION
 SEE WETLAND PERMITTING APPLICATION PREPARED BY JACOBSEN ENVIRONMENTAL FOR SEQUENCING, QUANTIFICATIONS, ETC.

GRADING, DRAINAGE & ESC PLAN
9929 NAPLES ST NE
C1.1