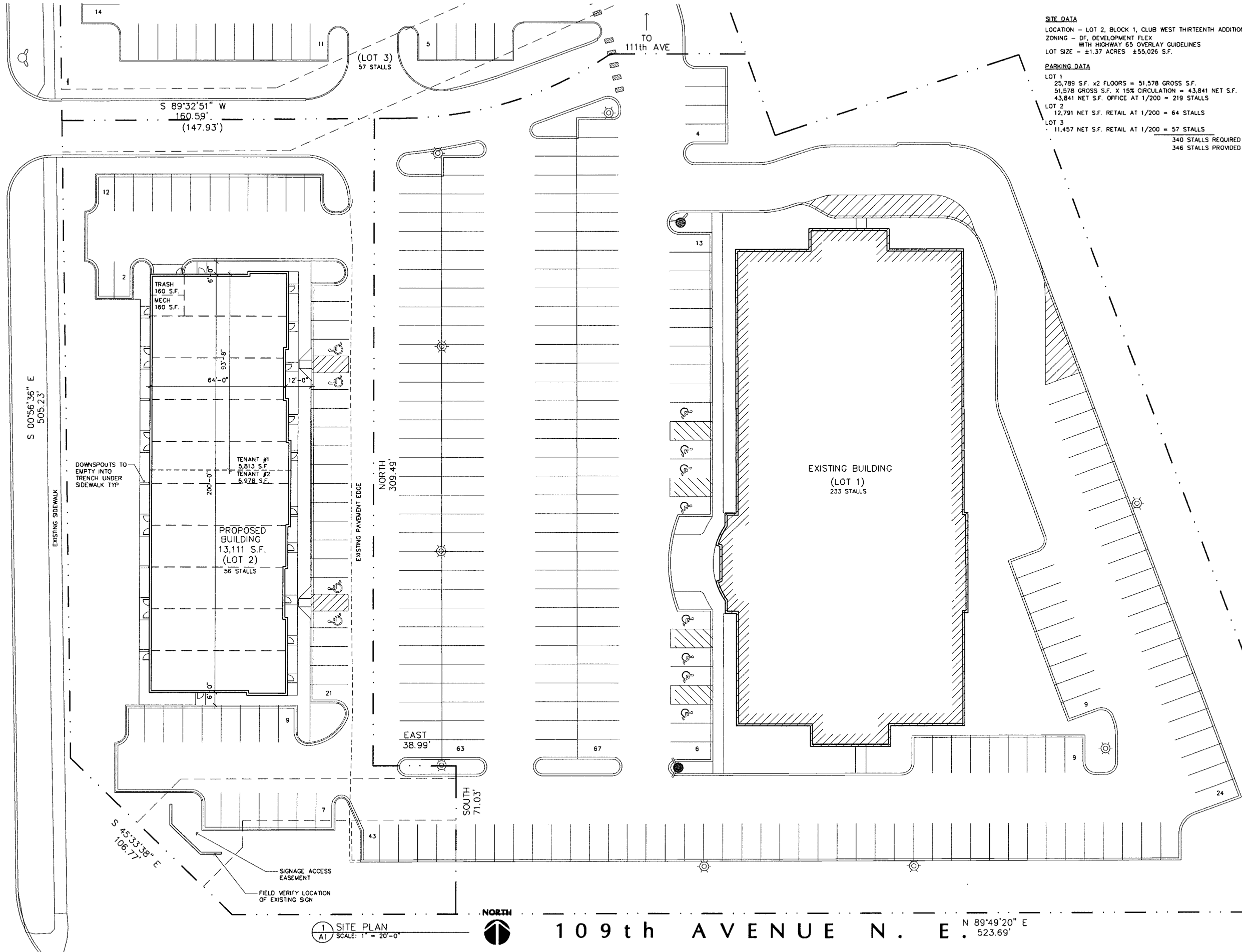


Case File No. 14-0058

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



CLUB WEST PARKWAY



SITE DATA
 LOCATION - LOT 2, BLOCK 1, CLUB WEST THIRTEENTH ADDITION
 ZONING - DF, DEVELOPMENT FLEX WITH HIGHWAY 65 OVERLAY GUIDELINES
 LOT SIZE - ±1.37 ACRES ±55,026 S.F.

PARKING DATA
 LOT 1
 25,789 S.F. x2 FLOORS = 51,578 GROSS S.F.
 51,578 GROSS S.F. X 15% CIRCULATION = 43,841 NET S.F.
 43,841 NET S.F. OFFICE AT 1/200 = 219 STALLS
 LOT 2
 12,791 NET S.F. RETAIL AT 1/200 = 64 STALLS
 LOT 3
 11,457 NET S.F. RETAIL AT 1/200 = 57 STALLS
 340 STALLS REQUIRED
 346 STALLS PROVIDED

LAMPERT ARCHITECTS
 420 Summit Avenue
 St. Paul, MN 55102
 Phone: 763.755.1211 Fax: 763.757.2849
 lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

CLUB WEST BUS. COMMONS
 BUILDING #2
 Blaine, Minnesota

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 Leonard Lampert Architects, P.A.
 Project Designer: JAMES B
 Drawn By: JRB
 Checked By: LL

Revisions

9/16/14	PRELIMINARY
9/24/14	CITY SUBMITTAL

SITE PLAN

Sheet Number

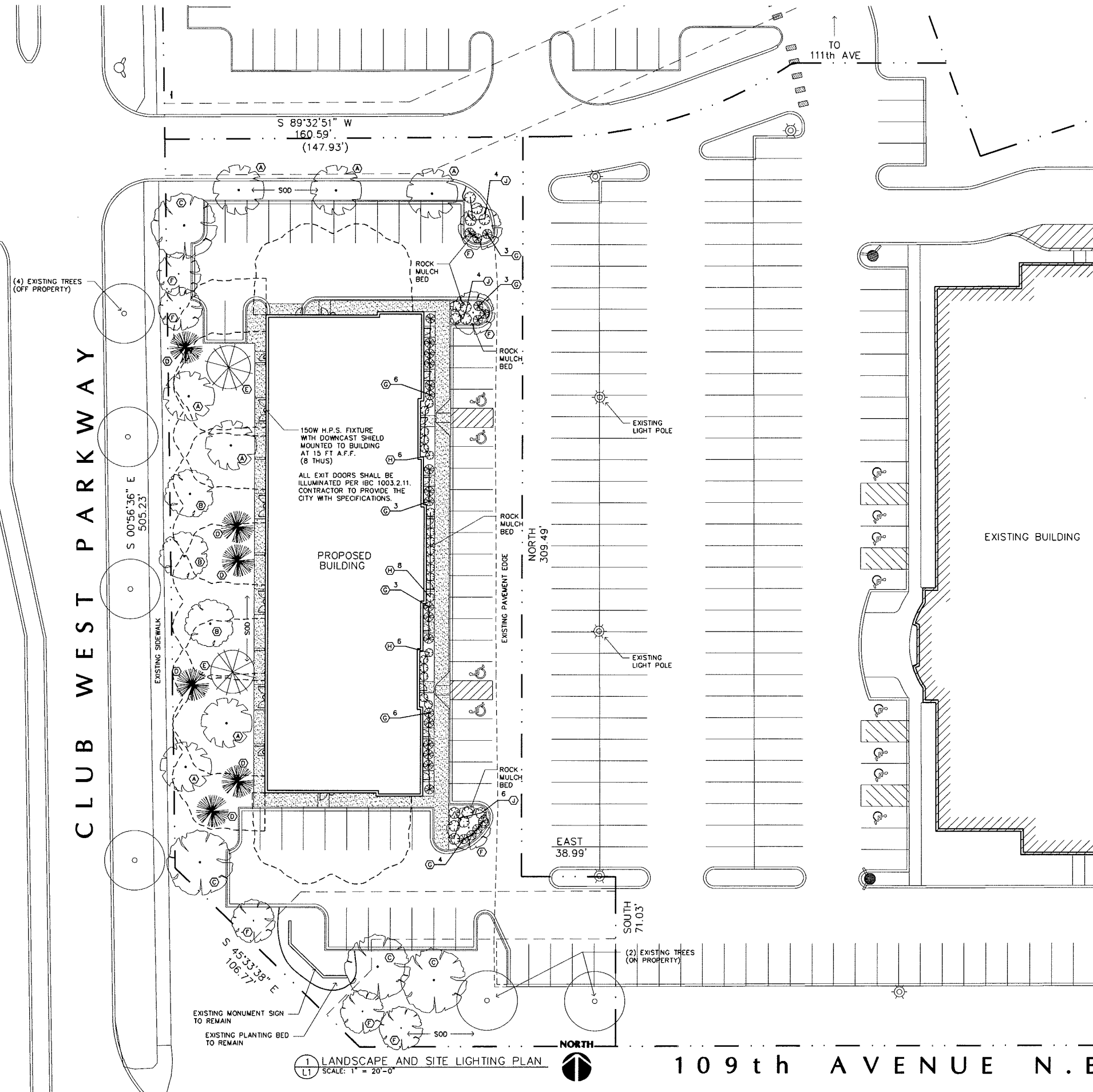
A1

Project No. 140911-3

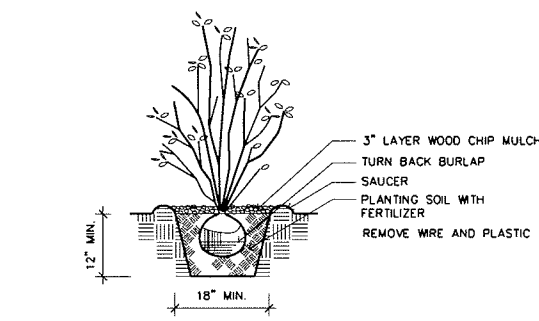
1 SITE PLAN
 A1 SCALE: 1" = 20'-0"



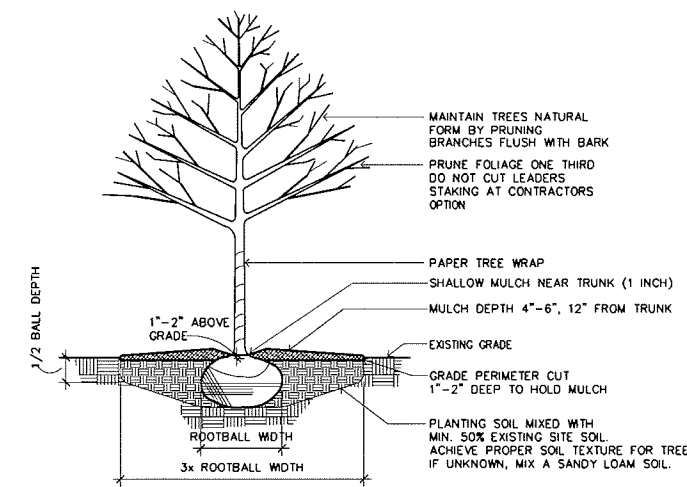
109th AVENUE N. E. N 89°49'20" E 523.69'



1 LANDSCAPE AND SITE LIGHTING PLAN
L1 SCALE: 1" = 20'-0"



3 SHRUB PLANTING DETAIL
L1 NOT TO SCALE



2 TREE PLANTING DETAIL
L1 NOT TO SCALE

PLANTING SCHEDULE				
TYPE	BOTANICAL NAME	COMMON NAME	QTY.	REMARKS
A	FRAXINUS PENNSYLVANICA LANCEOLATA	MARSHALL'S SEEDLESS ASH	7	2 1/2" # B/B
B	ULMUS	DISEASE RESISTANT DUTCH ELM	3	2 1/2" # B/B
C	QUERCUS BICOLOR	SWAMP OAK	4	3" # B/B
D	PICEA GLAUCA DENSATA	BLACK HILL SPRUCE	6	6'-0" TALL B/B
E	PICEA PUNGENS	GREEN SPRUCE	2	8'-0" TALL B/B
F	MALUS RED SPLENDOR	RED SPLENDOR CRABAPPLE	8	2" CALIPER
G	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	28	24" POT
H	RIBES ALPINUM	ALPINE CURRENT	20	24" POT
J	EUONYMUS ALATUS 'COMPACTA'	COMPACT BURNING BUSH	14	24" POT

- LANDSCAPE NOTES:
- ALL AREAS TO BE SODDED OVER 4" OF TOP SOIL WITH NO MORE THAN A 35% SAND MIXTURE
 - PROVIDE UNDERGROUND IRRIGATION SYSTEM FOR ALL SODDED OR PLANTED AREAS. IRRIGATION SYSTEM MUST INCLUDE A MOISTURE SENSOR.
 - NO SIGNIFICANT VEGETATION EXISTS ON SITE
 - SITE PERIMETER = APPROXIMATELY 1,085 L.F.
 - MINIMUM LANDSCAPE QUANTITIES BASED ON CITY OF BLAINE ZONING ORDINANCE RELATING TO THE HIGHWAY 65 OVERLAY DISTRICT AS FOLLOWS:
- OVERSTORY TREES
 1,085 L.F. AT 1/100 L.F. = 10.85 x 1.5 = 16 TREES
 25% OF 15 TREES TO BE 3" CALIPER = 4 TREES
 14+2 EXISTING = 16 PROVIDED
- PINE TREES
 1,085 L.F. AT 1/200 L.F. = 5.43 x 1.5 = 8 TREES
 25% OF 8 TREES TO BE 8' TALL = 2 TREES
 8 TREES PROVIDED
- ORNAMENTAL TREES
 1,085 L.F. AT 1/200 L.F. = 5.43 x 1.5 = 8 TREES
 25% OF 8 TREES TO BE 2" CALIPER = 2 TREES
 8 TREES PROVIDED
- SHRUBS
 1,085 L.F. AT 1/30 L.F. = 36.17 x 1.5 = 54 SHRUBS
 62 SHRUBS PROVIDED
- PLANTING BEDS
 1 S.F. PER FOOT OF FRONTAGE ON HIGHWAY 65 (PROPERTY DOES NOT FRONT ON HIGHWAY 65)

6. SOD TO BE PLACED TO THE EDGE OF ALL ROADWAYS
- LIGHTING NOTES:
- LIGHTING PLAN IS SCHEMATIC ONLY. LIGHTING IS DESIGN BUILD BY ELECTRICAL CONTRACTOR. VERIFY PHOTOMETRICS W/ ELEC. CONTRACTOR.
 - SUGGESTED LIGHT FIXTURE IS DECAFIELD 400 LUMINAIRE BY GE OR EQUAL TO BE APPROVED BY THE CITY. CONTRACTOR TO PROVIDED CITY WITH CUT SHEET
 - LIGHTING TO BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES.

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CONSTRUCTION

CLUB WEST BUS. COMMONS
BUILDING #2
Blaine, Minnesota

Drawn By: JRB
Checked By: LL
Revisions

9/24/14	CITY SUBMITTAL
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LANDSCAPE AND
SITE LIGHTING
PLAN

Sheet Number

L1