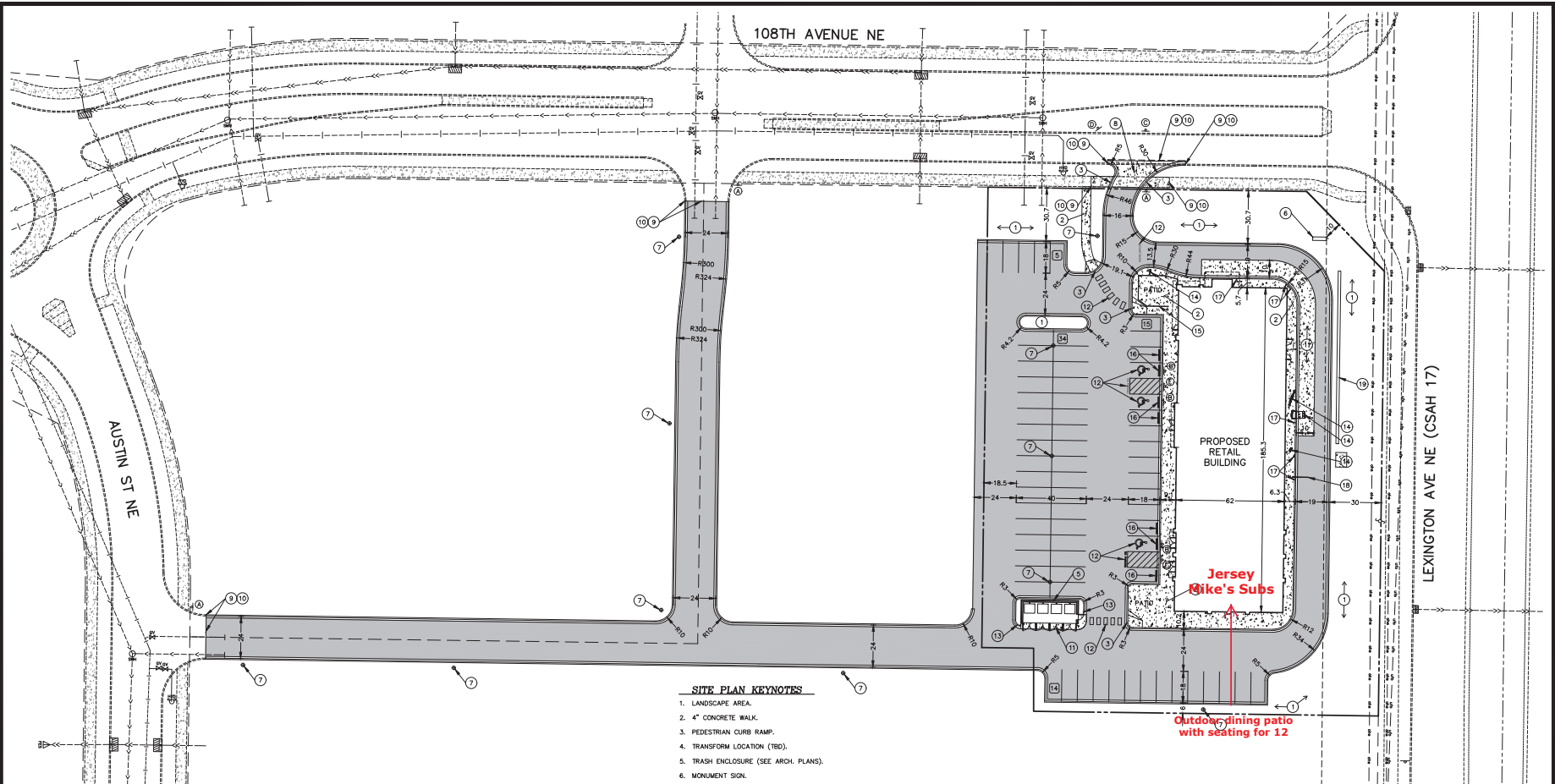


BlaineMN.gov

Case File No. 21-0058 Jersey Mike's Subs

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





SITE PLAN KEYNOTES

1. LANDSCAPE AREA.
2. 4" CONCRETE WALK.
3. PEDESTRIAN CURB RAMP.
4. TRANSFORM LOCATION (TSD).
5. TRASH ENCLOSURE (SEE ARCH. PLANS).
6. MONUMENT SIGN.
7. LIGHT POLE & BASE.
8. CONCRETE COMMERCIAL DRIVEWAY ENTRANCE PER CITY PLATE M-1.
9. MATCH EXISTING CURB/SIDEWALK/PAVEMENT.
10. SAWCUT BITUMINOUS/CONCRETE.
11. CONCRETE APRON/PAVEMENT.
12. PAVEMENT MARKINGS.
13. TAPER OUT CURB.
14. SIGNAGE/EQUIPMENT PER TENANTS CONSTRUCTION DOCUMENTS, FOOTING AND CONDUIT BY OWNER, SIGNAGE BY TENANT.
15. FENCE PER OWNER.
16. WHEEL STOP PER OWNER.
17. 6" CONCRETE FILLED PIPE BOLLARD PER DETAIL.
18. CLEARANCE BAR PER TENANT CONSTRUCTION DOCUMENTS.
19. RETAINING WALL (COLOR AND TYPE PER OWNER).

SITE DATA

| | |
|------------------------|---------------|
| PROPOSED ZONING: | PD |
| TOTAL PARCEL AREA: | 65,736 SF |
| HARD SURFACE AREA: | |
| BUILDING: | 11,603 SF 18" |
| PAVEMENT: | 38,539 SF 58" |
| TOTAL: | 49,942 SF 76" |
| PERVIOUS SURFACE AREA: | 15,794 SF 24" |

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
3. ALL CURB AND GUTTER SHALL BE 6612 UNLESS OTHERWISE NOTED.
4. TYPICAL PARKING STALLS ARE 9' X 18' AT CURB AND 9' X 20' ELSEWHERE.
5. TYPICAL DRIVE LANES ARE 24'.
6. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED CONES.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
8. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
 CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
 ALL OTHERS-10' O.C.
 SAW CUT CONTROL JOINTS MINIMUM 1/2 CONCRETE THICKNESS.
 EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C.
 WALL OTHERS-40' O.C.
 *AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.
 DO NOT ALL EXPANSION JOINTS: 24" O.C. MAX.

SIGNING AND STRIPING NOTES

1. ALL SIGNS SHALL BE PLACED 18 INCHES MINIMUM BEHIND CURB UNLESS OTHERWISE SHOWN.
2. SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
3. PARKING LOT STRIPING SHALL BE 4 INCH SOLID WHITE PAINT.
4. ALL HANDICAP STRIPING, MARKING AND CROSS-HATCH SHALL BE 4" SOLID BLUE PAINT.
5. ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (AMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.

SIGN SCHEDULE (PER MMUTCD)

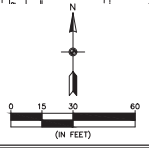
- Ⓐ STOP SIGN: R1-1 (30" X 30")
- Ⓑ HANDICAP PARKING SIGN: R7-8a, W7-8b (12" X 18") MOUNT BOTTOM OF SIGN 40" FROM GROUND SURFACE
- Ⓒ ONE WAY SIGN (RIGHT): R6-1R (36" X 12")
- Ⓓ DO NOT ENTER SIGN: R5-1 (30" X 30")
- Ⓔ NO PARKING SIGN: R8-3a (12" X 18")

PARKING SUMMARY

| | |
|--------------------------|----|
| STANDARD SURFACE STALLS: | 65 |
| HANDICAP SURFACE STALLS: | 3 |
| TOTAL: | 68 |

LEGEND

| EXISTING | PROPOSED |
|-------------------------|----------|
| PROPERTY LINE | --- |
| EASEMENT LINE | --- |
| CURB LINE | --- |
| BITUMINOUS PAVEMENT | ▨ |
| CONCRETE WALK | ▩ |
| SANITARY SEWER | --- |
| STORM SEWER | --- |
| WATER MAIN | --- |
| UNDERGROUND FIBER OPTIC | --- |
| OVERHEAD ELECTRIC | --- |
| MANHOLE | ⊙ |
| HYDRANT | ⊙ |
| GATE VALVE | ⊙ |
| UTILITY POLE | ⊙ |
| HAND HOLE | ⊙ |



BENCHMARKS

1. ANOKA COUNTY BENCHMARK NO. 2095
 MOUNT BOTTOM OF SIGN 40" FROM GROUND SURFACE
 ELEVATION = 902.21 ft. (NGVD 29)
 902.43 ft. (NAVD 88)



**SITE AND SIGN PLAN FOR
 JERSEY MIKE'S MODIFICATIONS**

LEX MARKET RETAIL SHOPS
 Blaine, Minnesota

WELLINGTON, INC.
 1625 Energy Park Drive, Suite 100
 St. Paul, MN 55108

REVISIONS

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|----|--|--|
| 1. | | |
| | | |
| | | |
| | | |

DRAWN BY: JTB
 DESIGNED BY: JTB
 ISSUE DATE: 06/16/21

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. Blyden
 Signature: [Signature]
 License #: 45889

Jersey Mike's Subs is entering into a lease for a second location in the City of Blaine at 4190 108th Ave NE, Suite 100 in the Lexington Meadows development. Outdoor dining is more popular than ever even with our limited outdoor dining season in Minnesota. Having a few tables and chairs on the proposed patio allows for us to provide comfortable seating options for our guests, particularly in today's ever changing and challenging world. At this time we would be planning to add outdoor seating for 12 via the configuration shown on the site plan submitted. Each table would be approximately 36x36 with umbrellas and 4 chairs at each table.

We recognize that a patio like the one we are requesting is customary during the initial development process but we sadly were not a tenant at the time the developer was going through their original site plan and building approvals, thus the request for the conditional use permit for the new patio/outdoor seating area at this time. The landlord would construct a patio similar in size and finishes as the Starbucks patio on the north end cap of the building we will occupy.

We appreciate the support of the City of Blaine as we look to bring our great subs and service to the East side of Blaine.