

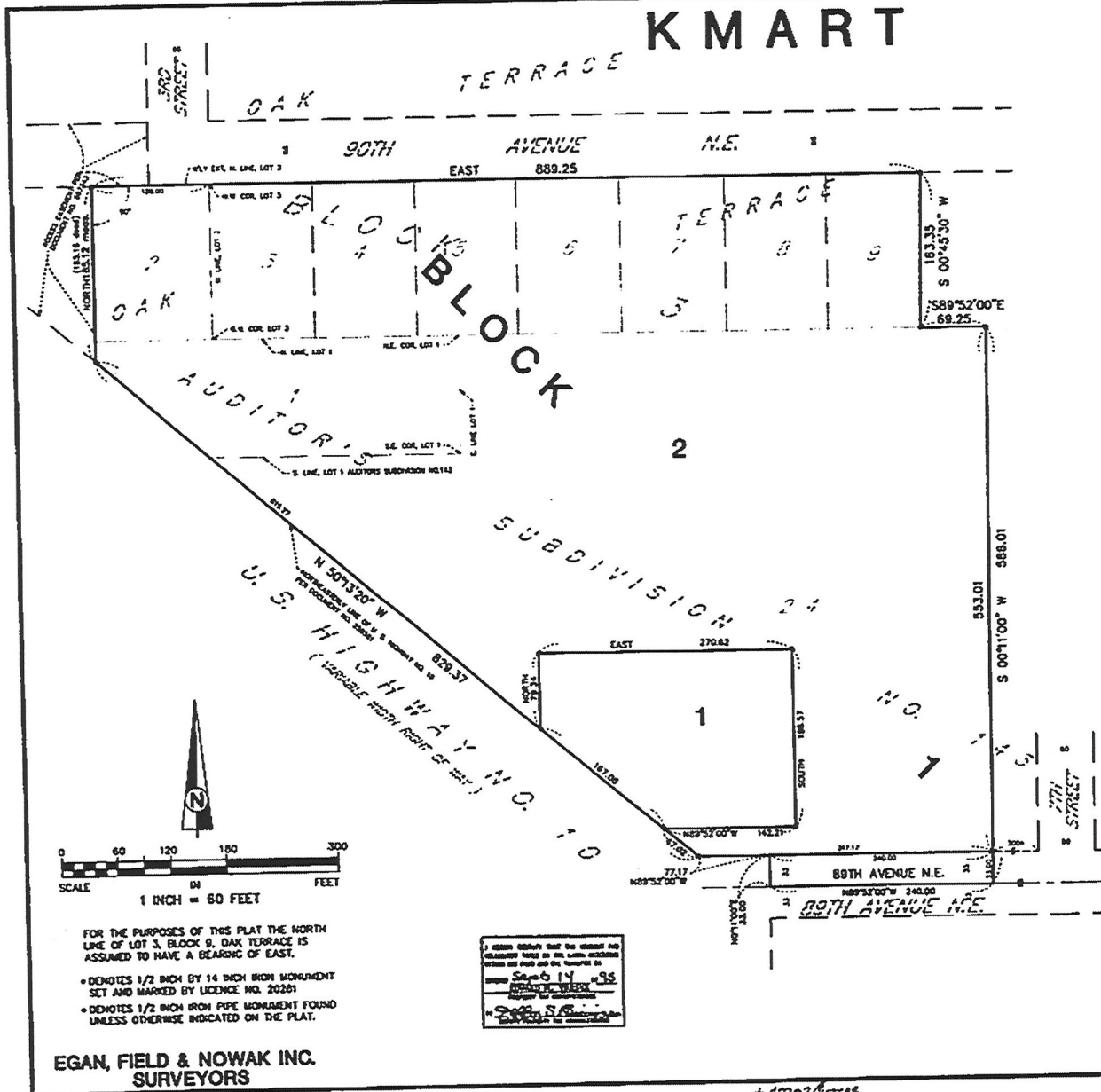
**Case File No. 18-0036**  
**Xperience Fitness**

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



# K MART

CITY OF BLAINE, COUNTY OF ANOKA



FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF LOT 3, BLOCK 9, OAK TERRACE IS ASSUMED TO HAVE A BEARING OF EAST.

- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 20281
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND UNLESS OTHERWISE INDICATED ON THE PLAT.

I HEREBY CERTIFY THAT THE CORNER AND ALIGNMENT SHOWN ON THIS PLAT ACCORDS WITH THE RECORDS OF THE COUNTY OF ANOKA, MINNESOTA.

Surveyed by **EGAN, FIELD & NOWAK INC.**  
 License No. **35**  
 State of Minnesota

**EGAN, FIELD & NOWAK INC. SURVEYORS**

KNOW ALL MEN BY THESE PRESENTS: That First Berkshire Business Trust, a Delaware Business Trust, owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Lot 2, 4, 6, 7, 8 and 9, Block 3, Oak Terrace.

and

That part of Lot 24, Auditor's Subdivision No. 143, Anoka County, Minnesota (ing Easement of U.S. Highway No. 10,

and

That part of Lot 2, Block 3, Oak Terrace, and of Lot 1, Auditor's Subdivision No. 143, Anoka County, Minnesota, and of the Southeast Quarter of the Northeast Quarter of Section 21, Township 27, Range 23, described as follows: Beginning at the Northwest corner of Lot 3, Block 3, Oak Terrace thence West on the Westery line of said Lot 3, a distance of 128 feet; thence of a right angle Southerly a distance of 182.18 feet to its intersection with the Northeastery right-of-way line of U.S. Highway No. 10; thence Southeastery along said Highway right-of-way line to its intersection with the South line of said Lot 1, Auditor's Subdivision No. 143; thence Easterly along the South line of said Lot 1 to the Northwest corner of said Lot 1; thence Northerly along the East line of said Lot 1 to the Southeast corner of said Lot 3, Block 3, Oak Terrace; thence Northerly along the West line of said Lot 3 to the point of beginning, according to the United States Government Survey thereof and affects in Anoka County, Minnesota.

Has caused the same to be surveyed and plotted on a plat and does hereby declare and dedicate to the public the same as shown on this plat.

In witness whereof said First Berkshire Business Trust, a Delaware Business Trust, has caused these presents to be signed by its Managing Trustee this 27 day of August, 1992.

First Berkshire Business Trust  
 by David H. Dolbow, Managing Trustee  
 David H. Dolbow

STATE OF NEW YORK  
 COUNTY OF ERIE  
 The foregoing instrument was acknowledged before me this 27th day of August, 1992, by David H. Dolbow, Managing Trustee for First Berkshire Business Trust, a Delaware Trust.

John B. Baker  
 History Public, Erie County, New York  
 My Commission Expires June 21, 2000

I do hereby certify that I have surveyed and plotted the property described on this plat as K MART, that this plat is a correct representation of said survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown on the plat, that the corners hereby shown are correctly designated on the plat, and that there are no out lots or defects in Minnesota Statutes, Section 360.02, Subd. 1, or public highways to be designated on said plat other than those shown.

by John B. Baker  
 John B. Baker, Land Surveyor  
 Minnesota License No. 2222

STATE OF MINNESOTA  
 COUNTY OF HENRY  
 The foregoing Surveyor's Certificate was acknowledged before me this 27th day of August, 1992, by John B. Baker, Minnesota License No. 2222.

Andrew J. Sweeney  
 History Public, Blaine County, Minnesota  
 My Commission Expires 1/1/2000

CITY OF BLAINE  
 This plat of K MART was approved and accepted by the City Council of Blaine, Minnesota at a regular meeting thereof held this 27th day of August, 1992. In testimony whereof, the official certificate and recommendations of the Commissioner of Transportation and the County Highway Engineer have been resolved by the City or the prescribed 30 day period has elapsed (without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 360.02, Subdivision 2.

by Joseph Sturdivant  
 City Council of Blaine, Minnesota

Checked and approved by me this 14th day of Sept, 1992.

by Marion D. Anderson  
 Anoka County Surveyor

by Angus D. Smith  
 City Clerk

Do NOT RECALC  
 OFFICE OF COUNTY ENGINEER  
 STATE OF MINNESOTA, COUNTY OF ANOKA  
 I hereby certify that the errors mentioned herein were filed in the office of recording on the 27th day of August, 1992, and the 27th day of August, 1992, and were duly recorded in book 214 page 27.

Edward H. Triska  
 County Engineer

DKD  
 Town

#42223/155

**SITE LEGEND:**

- Property line
- 6" Curb (typ.)
- Asphalt Pavement Area to receive 1" Overlay
- Existing Pavement to be sealed.
- Existing Pavement to be Removed and Landscaped.

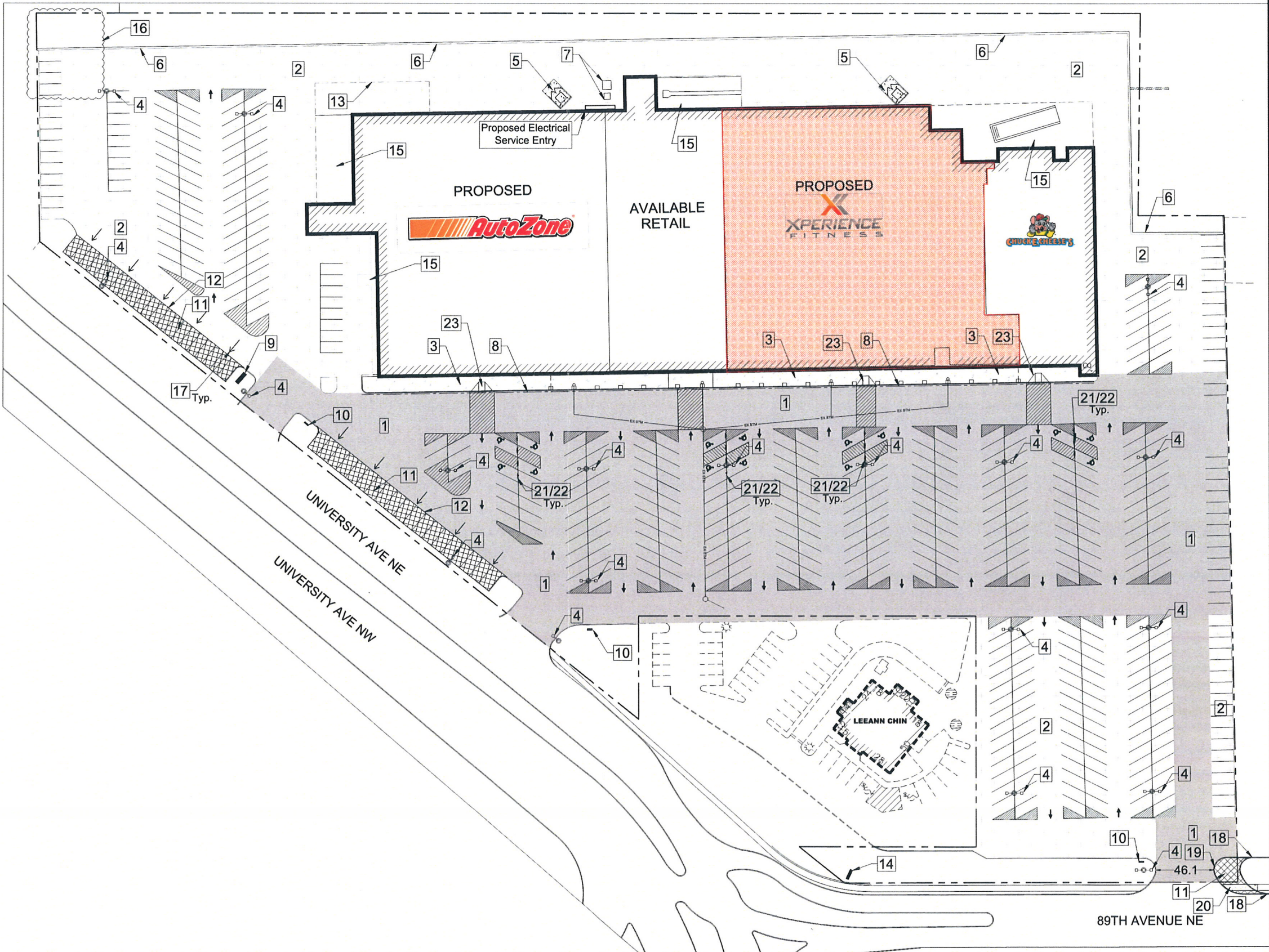
All curb radii are 3ft unless noted.  
 Refer to General Notes, Construction Details and Architectural Plans for Concrete Sealer information.

- SITE NOTES:**
1. Existing Asphalt Pavement to receive 1" overlay.
  2. Existing Asphalt Pavement to be Sealed.
  3. Remove/Replace Concrete Sidewalk along Building with integral Curb.
  4. Replace Light Pole and install LED fixtures per manufacturing spec.
  5. Proposed Wooden Dumpster Enclosure and Concrete Pad.
  6. Existing CMU wall to be renovated:
    - 6.1. Remove Cap block and Top course CMU
    - 6.2. Tuck-point masonry control joints
    - 6.3. Grout Solid Top Course
    - 6.4. Reinstall Cap Block
    - 6.5. Repaint both sides of CMU Wall
    - 6.5.1. Powerwash if unable to effectively paint.
  7. Proposed Concrete Transformer Pads.
  8. Proposed 4" Perforated HDPE Underdrain to Wye into existing Roof Drains.
  9. Proposed Plaza Monument Sign. See C4.1
  10. Proposed Exit Directional Sign. See C4.1
  11. Remove Pavement/Curb Area to be Proposed Landscape Area.
  12. Proposed Edge of Pavement.
  13. Existing Fence to be removed.
  14. Existing Pylon Sign to be renovated. See C4.1
  15. Existing Concrete to remain.
  16. Clean out curb cut and re-sod disturbed excavation.
  17. Provide Positive Drainage towards landscape.
  18. Remove Existing Curb(Limit of Curb Removal)
  19. Proposed 6" Curb and match into Existing Curb
  20. Proposed Concrete Sidewalk
  21. Replace Handicap Parking Sign
  22. Replace "No Parking" Sign
  23. Proposed Concrete Sidewalk Ramp.

- PAVEMENT OVERLAY REPAIR SPECIFICATION (1):**
1. All Vegetation to be uprooted and removed.
  2. All major cracks shall be routed out, cleaned and filled with joint filler.
  3. Pavement surface shall be cleaned of any debris prior to tack coat placement.
  4. Pavement surface shall be tack coated prior to pavement overlay.
  5. Pavement shall receive 1" Top wearing Course (9.5mm or equiv.)
  6. Finished Pavement surface to be striped to existing Striping Layout.

- PAVEMENT SEALER SPECIFICATION (2):**
1. All Vegetation to be uprooted and removed.
  2. All major cracks shall be routed out, cleaned and filled with joint filler.
  3. Pavement surface shall be cleaned of any debris prior to sealing.
  4. Pavement sealer shall be applied per manufacturing specifications.
  5. Finished Pavement surface to be striped to existing Striping Layout.

- GENERAL NOTES:**
1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
  2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
  3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
  4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
  6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF OWNER.
  7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
  8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
  9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
  10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN.
  11. CONCRETE SIDEWALK SEALERS; (REFER TO ARCHITECTURAL PLANS FOR LOCATION OF CONCRETE TYPES.)
  - 11.1. GREY CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS - POLYSEAL WB X2 COATS REQUIRED.
  - 11.2. EXPOSED AGGREGATE/STAMPED CONCRETE SIDEWALKS SHALL HAVE CHEMMASTERS SAFE-CURE & SEAL 309 - X2 COATS REQUIRED.



**DRAWING REVISIONS:**

No.	DATE	BY	REMARKS
1	04/16/18	DZ	Town Comments

**SPECIAL INFORMATION:**  
 ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNER'S ACCEPTANCE.  
 SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.  
**NOTICE**  
 UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION #7209 OF THE STATE EDUCATION LAW.



PROPERTY NUMBER: # 2168  
 AREA: --

**Former K-Mart Plaza**  
 8949 University Ave  
 Blaine, Minnesota 55434

**PROPOSED SITE IMPROVEMENTS**

CONSULTANT

PREPARED FOR  
**BENDERSON DEVELOPMENT**  
 570 DELAWARE AVE., BUFFALO, NY 14202  
 (716) 886-0211

SEAL

TITLE:  
**OVERALL SITE PLAN**

SCALE:  
 1" = 40'  
 DRAWN BY:  
 DMZ  
 CHECKED BY:  
 MAO  
 DATE:  
 04.04.18

DRAWING NO.  
**C4.0**

- GENERAL NOTES:**
1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
  2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
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- LANDSCAPE NOTES:**
1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI 260.1
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
  3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUAL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.
  4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY. CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
  5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
  6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE, 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
  7. STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.
  8. ALL PLANTED AREAS SHALL RECEIVE A MAX. 2" LAYER OF COCOA BROWN MULCH. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
  9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE PROVIDED WITH SOD. SEED PERMITTED AT DETENTION POND IF PLANTED EARLY ENOUGH TO ESTABLISH.
  10. THE AREAS ON THE PLAN TO BE SEEDDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
  11. ALL SEEDDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, HYDROSEED SPEC: 20% RYE, 20% BLUE GRASS, 60% TURF TYPE FESCUE. SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE (REFER TO CONTRACTOR FOR SOD/SEED COVERAGE).
  12. SOD REQUIRED IN ANY LANDSCAPE AREA WHERE TREES ARE PLANTED.
  13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.
  14. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING TREES ONSITE AND OFFSITE, WHICH ARE TO BE PRESERVED, FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE.



**DRAWING REVISIONS:**

No.	DATE	BY	REMARKS
1	04/13/18	DZ	Town Comments
2	05/03/18	DZ	Town Comments

**SPECIAL INFORMATION:**  
ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ANY AND ALL STRUCTURES.

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PROPERTY NUMBER: # 2168  
AREA: --

**Former K-Mart Plaza**  
8949 University Ave  
Blaine, Minnesota 55434

**PROPOSED SITE IMPROVEMENTS**

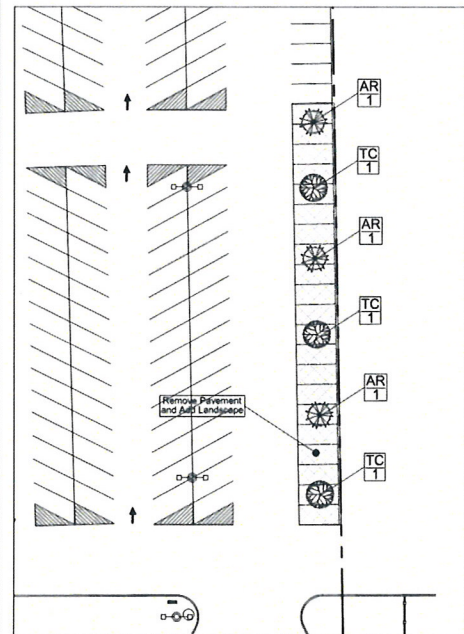
CONSULTANT

PREPARED FOR  
**BENDERSON DEVELOPMENT**  
570 DELAWARE AVE., BUFFALO, NY 14202  
(716) 886-0211

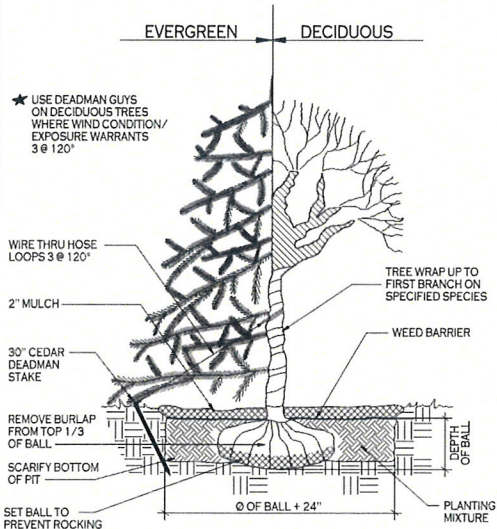
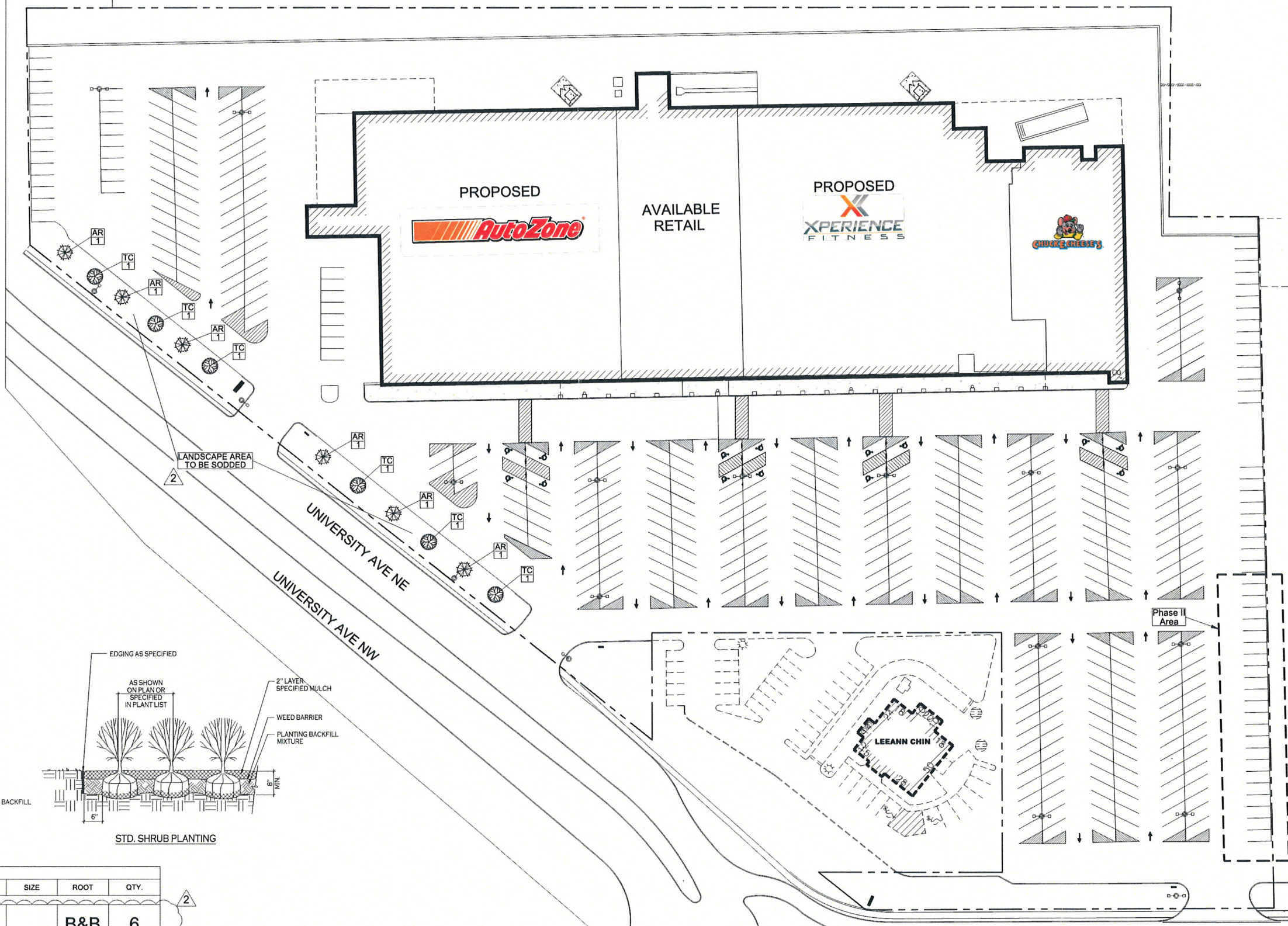
SEAL

TITLE:  
**LANDSCAPING PLAN**

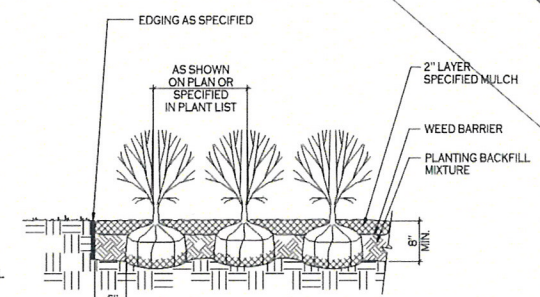
SCALE:  
1" = 40'  
DRAWN BY: DMZ  
CHECKED BY: MAO  
DATE: 04.04.18  
DRAWING NO.:  
**C7.0**



**Phase II**  
(Install by 1/1/2023)



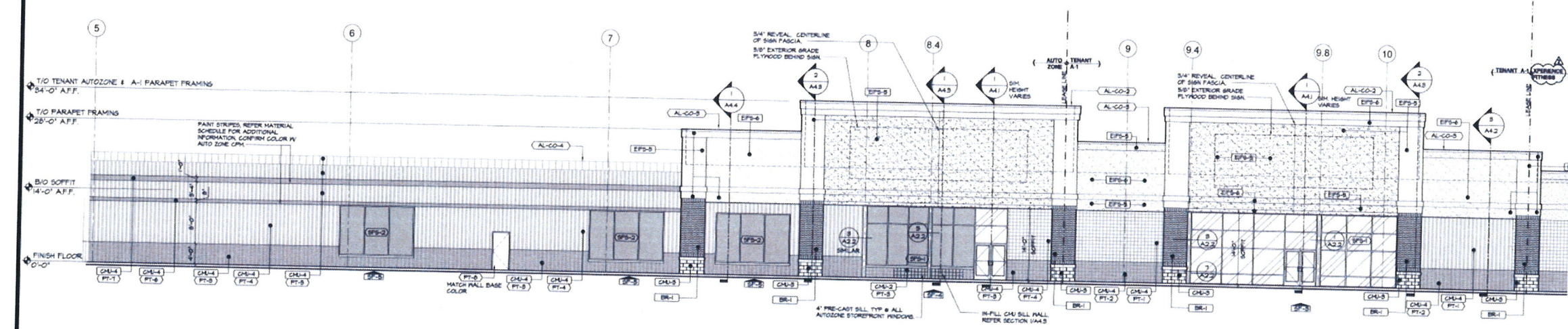
STD. TREE PLANTING



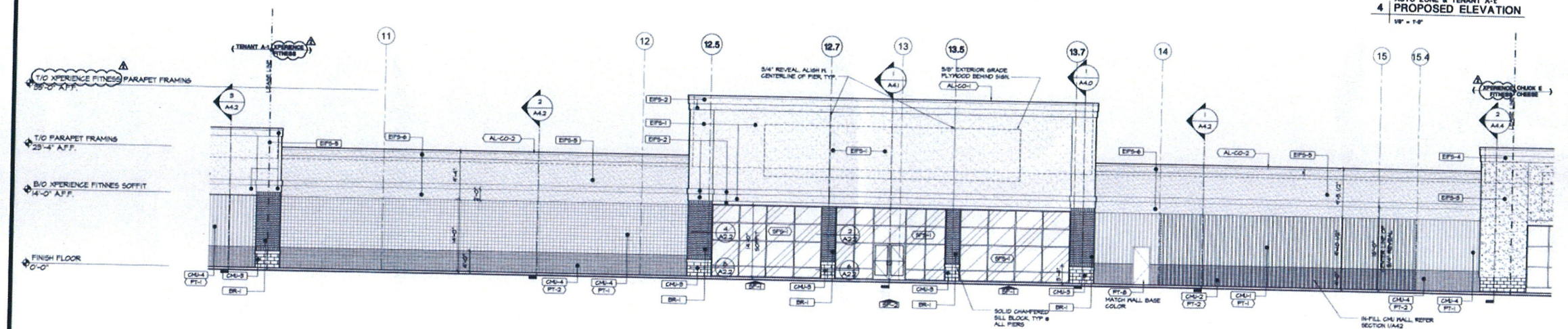
STD. SHRUB PLANTING

**LANDSCAPING INDEX**

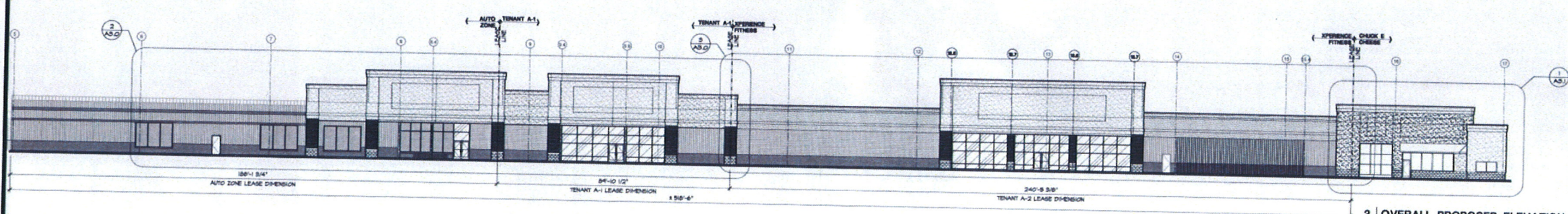
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	ROOT	QTY.
	AR	Acer rubrum	ARMSTRONG RED MAPLE	3.0"		B&B	6
	TC	Tilia Cordata	Littleleaf Linden	2.5"		B&B	6



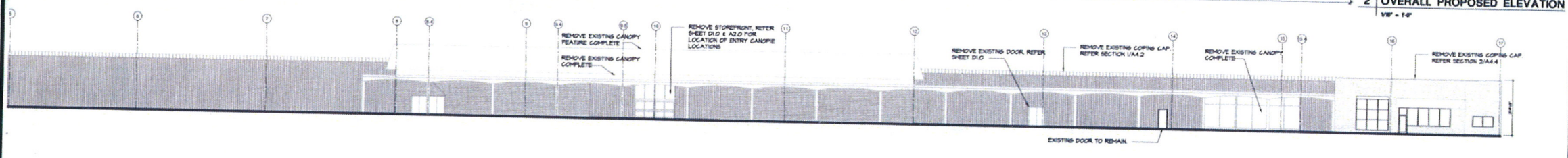
4 AUTO ZONE & TENANT A-1 PROPOSED ELEVATION  
1/8" = 1'-0"



3 XPERIENCE FITNESS PROPOSED ELEVATION  
1/8" = 1'-0"



2 OVERALL PROPOSED ELEVATION  
1/8" = 1'-0"



1 OVERALL EXISTING ELEVATION  
1/8" = 1'-0"



Date: 03/06/16  
Issue: Bid Permit  
04-06-16 Per LL  
Comments:

Drawn By: SK  
Project No.: 4546

LANDLORD IMPROVEMENT  
FORMER K-MART  
8949 UNIVERSITY AVE. NE  
BLAINE, MN 55434

MICHAEL CRISLIP  
ARCHITECT  
1900 EMERY ROAD, SUITE 400  
CLEVELAND, OH 44114  
TEL (216) 223-3200  
FAX (216) 223-3210  
www.michaelcrislip.com

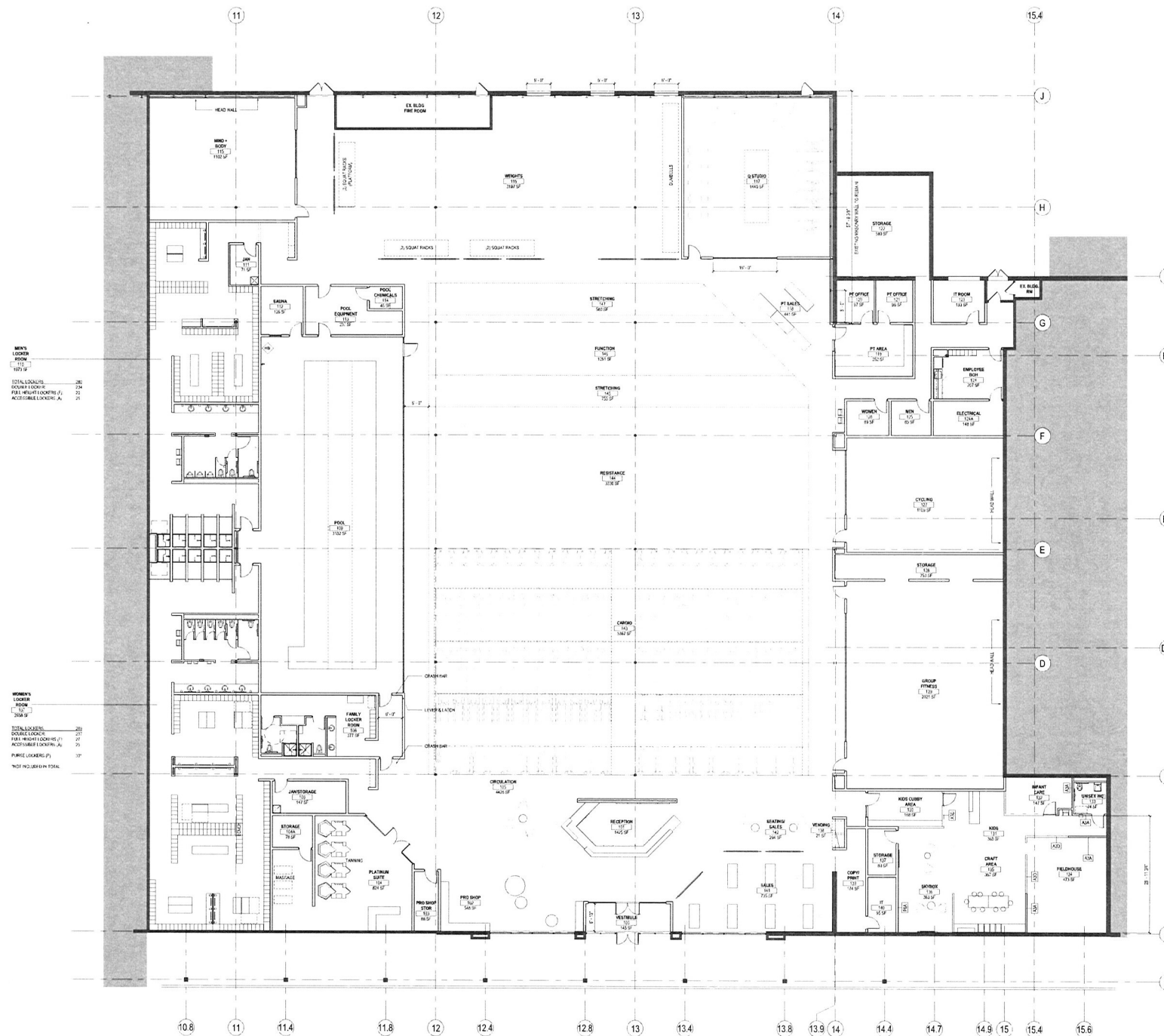
A3.0

SHEET NOTES

**XPERIENCE FITNESS**  
 8949 UNIVERSITY AVENUE NE  
 BLAINE, MN 55434

**Gensler**

01.0000 ARCH.DWG TEL: 612.333.1113  
 5499.223 FAX: 612.333.1397  
 MINNEAPOLIS, MN 55402  
 LINDA LOREN



MEN'S LOCKER ROOM 111 127 SF  
 TOTAL LOCKERS 26  
 LOCKER LOCKER 26  
 FULL HEIGHT LOCKERS (F) 22  
 ACCESSIBLE LOCKERS (A) 4

WOMEN'S LOCKER ROOM 112 204 SF  
 TOTAL LOCKERS 28  
 LOCKER LOCKER 27  
 FULL HEIGHT LOCKERS (F) 27  
 ACCESSIBLE LOCKERS (A) 0  
 PUBLIC LOCKERS (P) 0  
 NOT INCLUDING TOTAL

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, FEDERAL AND REGULATORY REQUIREMENTS FOR THE PUBLIC WORKS CONTRACTING INDUSTRY.
2. ALL PARTITIONS ARE AREA UNLESS NOTED OTHERWISE.
3. THE DRAWINGS AND PROJECT MANUAL AND REFERENCE DOCUMENTS ARE CONSIDERED TO BE THE ENTIRE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO COMMENCEMENT OF WORK.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO COMMENCEMENT OF WORK.
5. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO COMMENCEMENT OF WORK.
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Date	Description
03.31.14	PROGRESS PLAN

NOT FOR CONSTRUCTION

Project Name  
 Experience Fitness - Blaine

Project Number  
 30.7685.030

Description  
 CONSTRUCTION PLAN - LEVEL 01

Scale  
 1/8" = 1'-0"

30 24 48 96 192

**A1.101**

1 CONSTRUCTION PLAN - LEVEL 01  
 SCALE: 1/8" = 1'-0"



7978 COOPER CREEK BOULEVARD, SUITE 100  
UNIVERSITY PARK, FLORIDA 34201  
PHONE: 941.359.8303 FAX: 941.359.1836

May 10, 2018

VIA EMAIL ([bschafer@ci.blaine.mn.us](mailto:bschafer@ci.blaine.mn.us)) and OVERNIGHT UPS  
City of Blaine Planning Department  
c/o Bryan Schafer  
10801 Town Square Drive  
Blaine, Minnesota 55449

RE: CUP Application for XPERIENCE FITNESS

Dear Mr. Schafer:

Enclosed is a Conditional Use Permit application for XPERIENCE FITNESS, a prospective tenant of a portion of the now closed KMART box at University Ave and 89<sup>th</sup> Avenue NE. XPERIENCE FITNESS is a membership based gym that provides group exercise, short term daycare and other services in a gym / fitness setting.

XPERIENCE FITNESS is a seasoned operator with multiple gyms located throughout Minnesota and Wisconsin. They are a perfect fit for the existing center. More specifically:

1. XPERIENCE FITNESS will not create any burden on parks, schools, streets or other public facilities or utilities. The utility demand and transportation impacts are similar to any similar shopping center based tenant / user, including the most recent uses of the site.
2. The use is compatible with adjacent land uses, especially given that it is backfilling vacant shopping center space and, by doing so will help to drive occupancy and reinvestment capital into the property, helping to revitalize surrounding properties.
3. The center is receiving a significant facelift in connection with the proposed re-tenanting and thereby will not have an adverse effect upon adjacent properties.
4. In this case, the user believes there is a strong local community demand for a gym similar to the services offered by XPERIENCE FITNESS.
5. The use is consistent with the existing zoning and existing use of the property, including the Comprehensive Plan future land use designations and recommendations.
6. The transportation impacts are similar to any similar shopping center based tenant / user, including the most recent uses of the site. No adverse impacts are anticipated.

7. The user is going into a partially occupied, built center and with adequate utilities, access roads, drainage and other necessary facilities. Specifically concerning parking, given the existing parking field and prospective tenant mix (AutoZone, Chuck E. Cheese's, LeeAnn Chin, and others), we're confident there will be sufficient parking for what will otherwise be an indoor, contained gym operation with very limited loading and deliveries.

We are hopeful the City can support this request and continue to move the center in a positive direction. Should you need any additional information or have any questions please do not hesitate to contact me at 941-360-7266 or [ToddMathes@Benderson.com](mailto:ToddMathes@Benderson.com). If you desire a meeting in person to discuss this matter in person please let me know.

Very truly yours,



Todd M. Mathes  
Director of Development  
Benderson Development Company, LLC