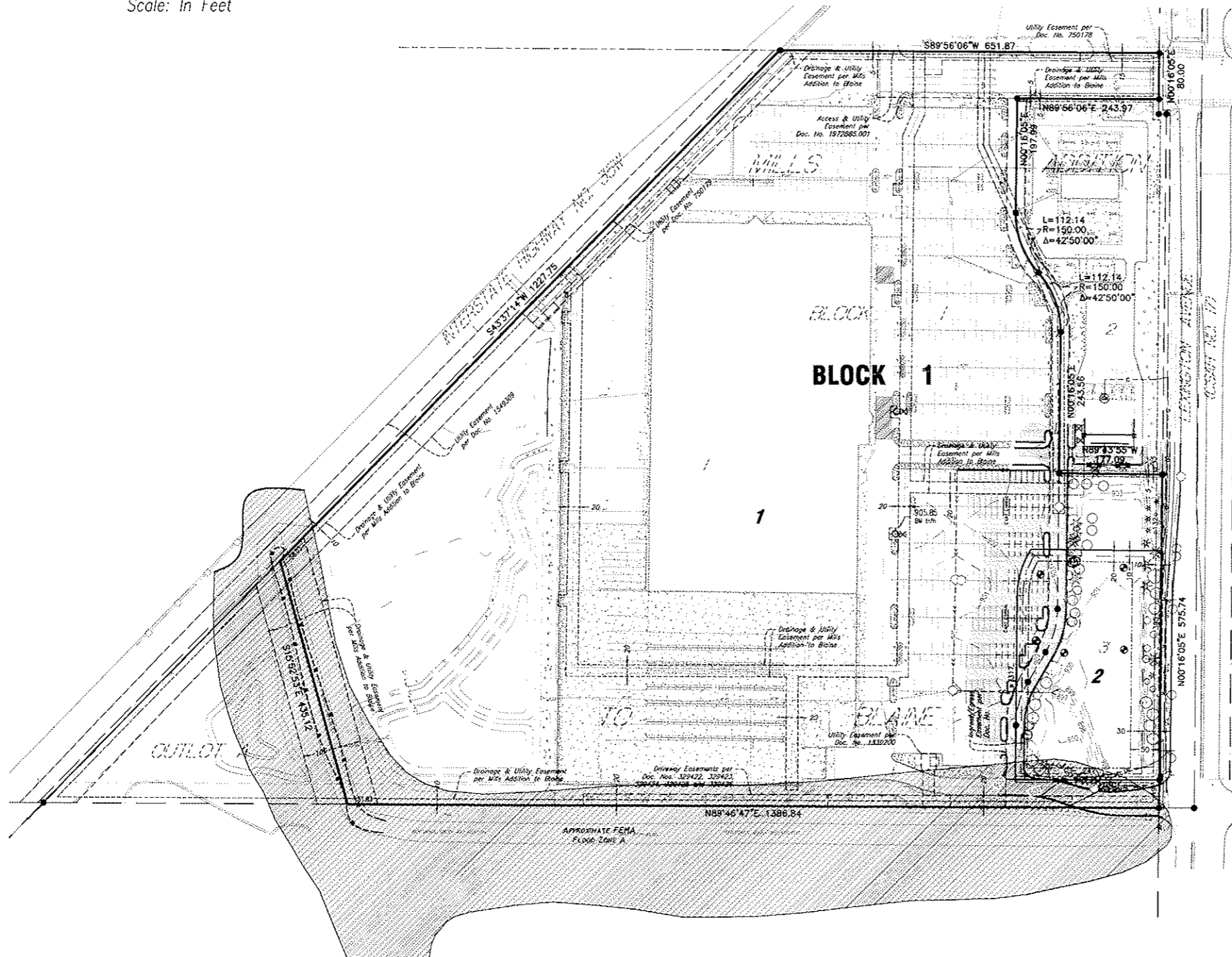
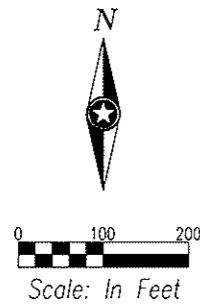


Case File No. 15-0018

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



MILLS SECOND ADDITION TO BLAINE



EXISTING LEGAL DESCRIPTION:
(per client)

Lots 1 and 3, Block 1, MILLS ADDITION TO BLAINE, according to the recorded plat thereof, City of Blaine, Anoka County, Minnesota.

OWNERS / DEVELOPERS:
Mills Properties, Inc.
512 Laurel Street
P.O. Box 5055
Brainerd, MN 56401

SURVEYOR:
ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001
(507)-387-6651

AREA TABLE:
Lot 1, Block 1 = 1,331,020 sq. ft. = 30.556 acres
Lot 2, Block 1 = 97,305 sq. ft. = 2.234 acres
Total = 1,428,325 sq. ft. = 32.790 acres

EXISTING PROPERTY:
ZONED: B-2 (Community Commercial)

Building Setbacks:
Front = 50 feet
Rear = 20 feet
Side = 20 feet

Parking Setbacks:
Front = 30 feet
Rear = 10 feet
Side = 10 feet

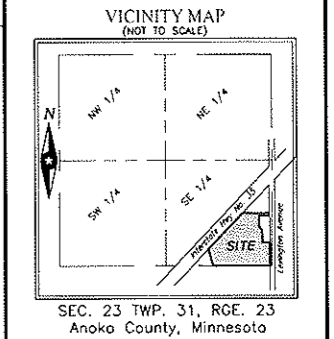
BENCHMARK:
Offsite benchmark MnDOT monument ANOKA BM 44. Elev=905.82 (NAVD86)
Onsite benchmark top nut fire hydrant located 235± feet west of NW corner of proposed Lot 2. Elev=905.85

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone A (no base flood elevations determined) and Flood Zone X (areas determined to be outside 500 year floodplain), according to Flood Insurance Rate Map Community Panel No. 270007 0010 D, published by the Federal Emergency Management Agency, effective date June 17, 2002.

NOTE:
1. All site improvements shown as shaded on this sheet are from a survey performed by Widseth Smith Nailing and provided to ISG by the property owner.
2. This Preliminary Plat has been prepared without the benefit of current title documents. Additional easements or other encumbrances may affect the subject parcel.

LEGEND

- Bituminous Surface
- Concrete Surface
- Existing Building
- Iron Monument Found
- Transformer
- Utility Pedestal
- Utility Pole
- Hydrant
- Sanitary Sewer Line
- Storm Sewer Line
- Underground Gas Line
- Underground Utility Line
- Underground Electric Line
- Access Control Line
- Wetland Edge
- Building Setback
- Parking Setback
- Deciduous Tree
- Coniferous Tree
- Wetland Frog
- Soil Boring
- Light Pole
- Manhole
- Sign
- Post
- Water Valve
- Gas Meter



SEC. 23 TWP. 31, RGE. 23
Anoka County, Minnesota

KEY PLAN
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.
DANIEL L. STUEBER

DATE: _____ LIC NO 43110
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PROJECT
ALDI, INC.
RETAIL FACILITY STORE NO. _____
Lots 1 & 3, Block 1, Mills Addition to Blaine, City of Blaine, Anoka County, Minnesota.

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO 14-15545
FILE NAME 15545 PPLAT
DRAWN BY KH
DESIGNED BY
REVIEWED BY DS
ISSUE DATE 3/13/15
CLIENT PROJECT NO _____

TITLE
PRELIMINARY PLAT

SHEET
C1.11



SETBACK DATA:

ZONING DISTRICT: B-3 REGIONAL COMMERCIAL

	BUILDING SETBACK:	PARKING SETBACK:
FRONT	50'	30'
SIDE	20'	10'
REAR	20'	10'

ALDI PARKING DATA:

PROPOSED ALDI	(17,825 S.F.)
RETAIL FLOOR AREA	(11,358 S.F.)
REQUIRED SPACES	57 SPACES
PROPOSED SPACES PROVIDED:	80 SPACES
	4 HANDICAP ACCESSIBLE
RETAIL: ONE STALL / 200 S.F. FLOOR AREA	

ISG Architecture
Engineering
Environmental
Planning

+S GROUP www.is-grp.com

ALDI

4201 Bagley Ave. N
Faribault, MN 55021

Tel: 507/333-9460
Fax: 507/333-9485

B.M. ELEVATION = 905.85
TINH APPROXIMATELY 230 FT WEST OF NW CORNER ALDI PROPERTY. LOCATED IN MILLS FLEET FARM ISLAND, NEAR FRONT DRIVE ISLE

KEY 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.

Andrew T. Brandel

DATE 3/13/15 LIC. NO. 47,078

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DATE _____ LIC. NO. _____

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PROJECT

ALDI, INC.

RETAIL FACILITY
STORE NO. _____

BLAINE MINNESOTA

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

PROJECT NO. 14-15545

FILE NAME 15545 C2-SITE

DRAWN BY JRS

DESIGNED BY JRS

REVIEWED BY ATB

ISSUE DATE 3/13/15

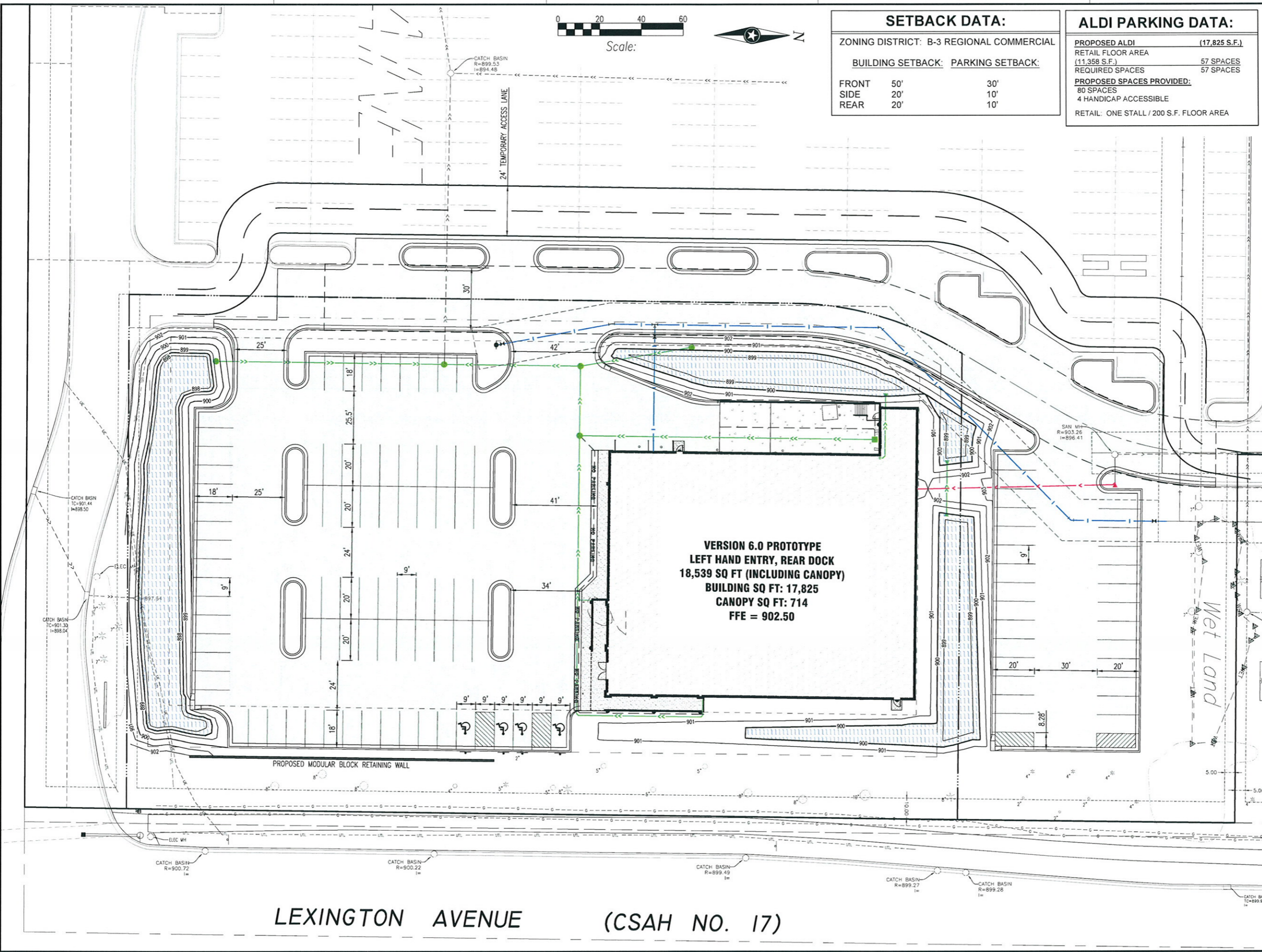
CLIENT PROJECT NO. _____

TITLE

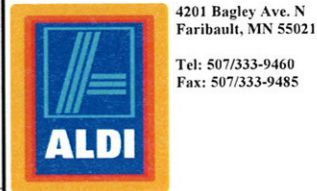
PROPOSED SITE PLAN

SHEET

C2.11



LEXINGTON AVENUE (CSAH NO. 17)



4201 Bagley Ave. N
Faribault, MN 55021
Tel: 507/333-9460
Fax: 507/333-9485

B.M. ELEVATION=905.85
TNFH APPROXIMATELY 230 FT WEST OF NW
CORNER ALDI PROPERTY. LOCATED IN MILLS
FLEET FARM ISLAND, NEAR FRONT DRIVE ISLE
KEY PLAN

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Andrew T. Brandel

DATE 3/13/15 LIC. NO. 47,078

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DATE _____ LIC. NO. _____

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PROJECT _____

ALDI, INC.

**RETAIL FACILITY
STORE NO. _____**

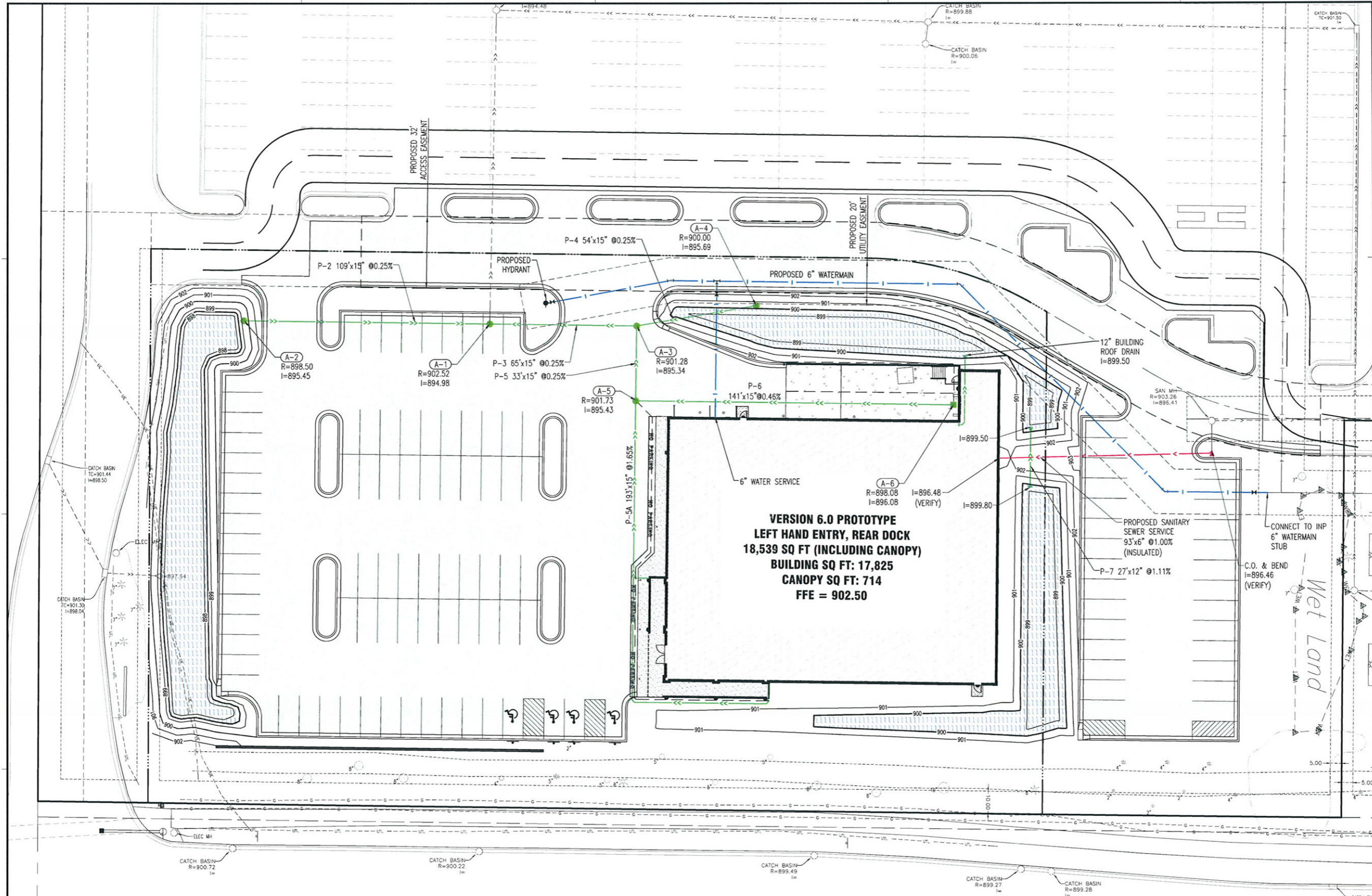
BLAINE MINNESOTA

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

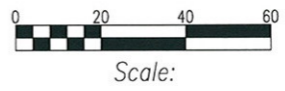
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FILE NAME 15545 C2-SITE
DRAWN BY JRS
DESIGNED BY JRS
REVIEWED BY ATB
ISSUE DATE 3/13/15
CLIENT PROJECT NO. _____

TITLE
**PROPOSED SITE
UTILITY PLAN**

SHEET
C2.12



LEXINGTON AVENUE (CSAH NO. 17)



TOTAL PARKING DATA:

ZONING DISTRICT: B-3 REGIONAL COMMERCIAL

EXISTING MILLS FLEET FARM (235,528 S.F.)
 RETAIL (144,683 S.F.) 723 SPACES
 OFFICE (2 @ 3014 S.F.) 30 SPACES
 WAREHOUSE (77,134 S.F.) 39 SPACES
 AUTO CENTER 3 EMP, 10 BAYS 30 SPACES
 REQUIRED SPACES 822 SPACES

EXISTING SPACES PROVIDED:
 825 SPACES
 18 HANDICAP ACCESSIBLE

PROPOSED ALDI (17,825 S.F.)
 RETAIL FLOOR AREA (11,358 S.F.) 57 SPACES
 REQUIRED SPACES 57 SPACES

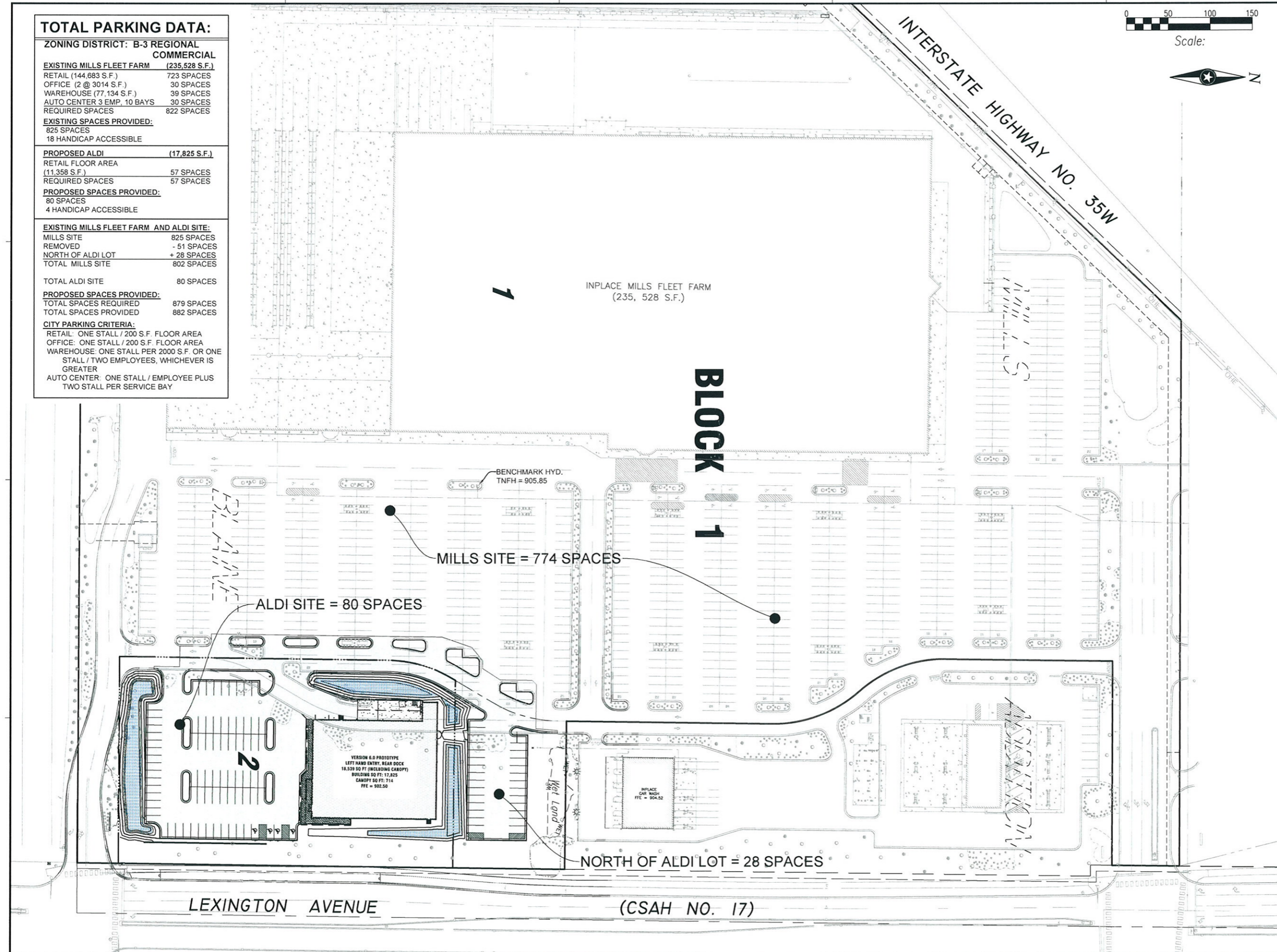
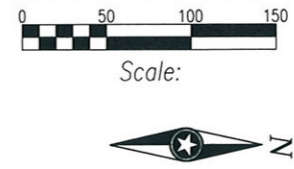
PROPOSED SPACES PROVIDED:
 80 SPACES
 4 HANDICAP ACCESSIBLE

EXISTING MILLS FLEET FARM AND ALDI SITE:
 MILLS SITE 825 SPACES
 REMOVED - 51 SPACES
 NORTH OF ALDI LOT + 28 SPACES
 TOTAL MILLS SITE 802 SPACES

TOTAL ALDI SITE 80 SPACES

PROPOSED SPACES PROVIDED:
 TOTAL SPACES REQUIRED 879 SPACES
 TOTAL SPACES PROVIDED 882 SPACES

CITY PARKING CRITERIA:
 RETAIL: ONE STALL / 200 S.F. FLOOR AREA
 OFFICE: ONE STALL / 200 S.F. FLOOR AREA
 WAREHOUSE: ONE STALL PER 2000 S.F. OR ONE STALL / TWO EMPLOYEES, WHICHEVER IS GREATER
 AUTO CENTER: ONE STALL / EMPLOYEE PLUS TWO STALL PER SERVICE BAY



I+S GROUP



4201 Bagley Ave. N
 Faribault, MN 55021
 Tel: 507/333-9460
 Fax: 507/333-9485

B.M. ELEVATION=905.85
 TNFH APPROXIMATELY 230 FT WEST OF NW CORNER ALDI PROPERTY, LOCATED IN MILLS FLEET FARM ISLAND, NEAR FRONT DRIVE ISLE
 KEY 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.
 Andrew T. Brandel

DATE 3/13/15 LIC NO. 47,078

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DATE LIC NO.

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PROJECT

ALDI, INC.
RETAIL FACILITY
STORE NO. _____

BLAINE MINNESOTA

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

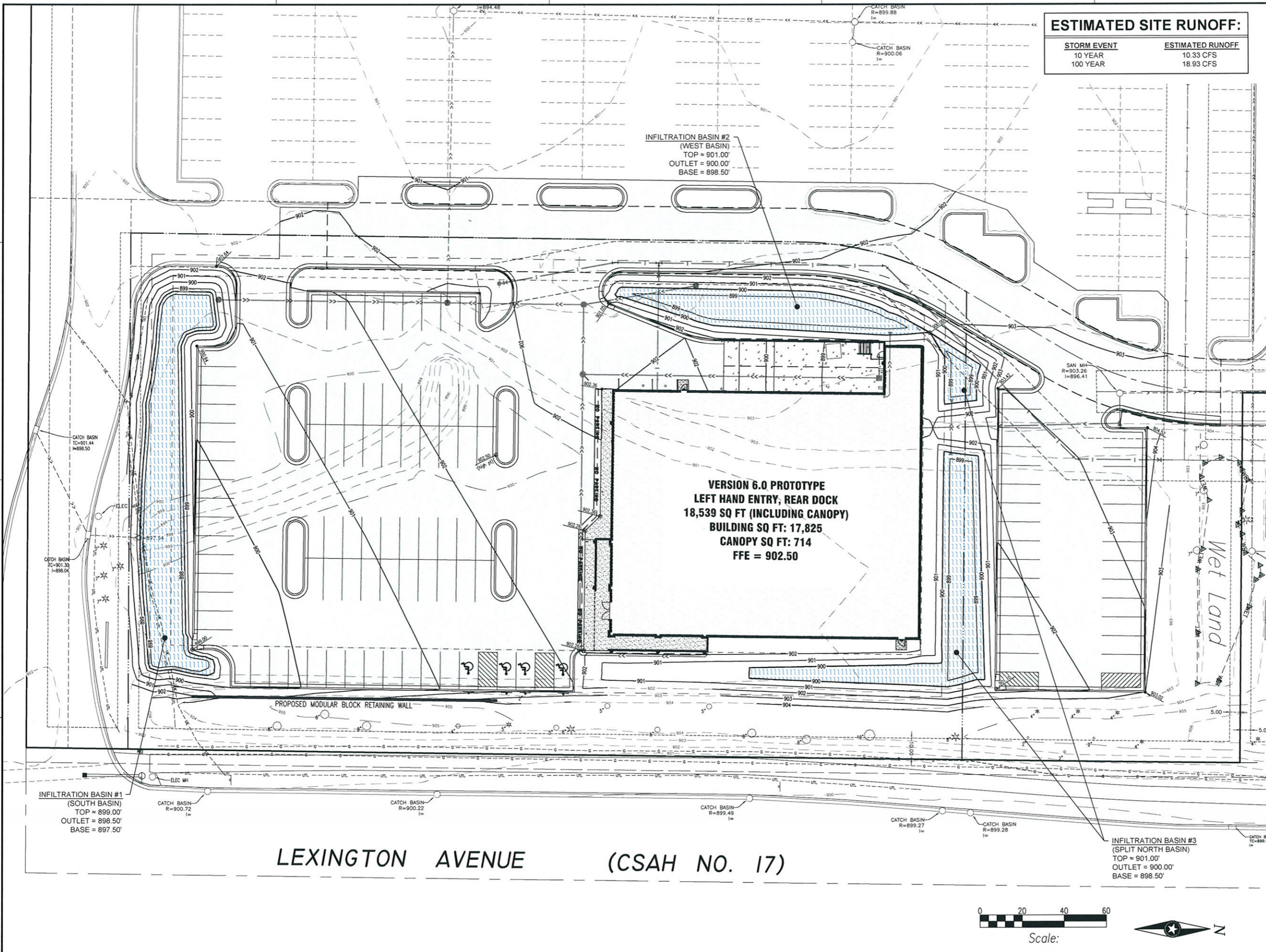
PROJECT NO. 14-15545
 FILE NAME 15545 C2-SITE
 DRAWN BY JRS
 DESIGNED BY JRS
 REVIEWED BY ATB
 ISSUE DATE 3/13/15
 CLIENT PROJECT NO. _____

TITLE

OVERALL PARKING PLAN

SHEET

C2.21



ESTIMATED SITE RUNOFF:

STORM EVENT	ESTIMATED RUNOFF
10 YEAR	10.33 CFS
100 YEAR	18.93 CFS

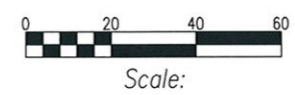
INFILTRATION BASIN #2
(WEST BASIN)
TOP = 901.00'
OUTLET = 900.00'
BASE = 898.50'

**VERSION 6.0 PROTOTYPE
LEFT HAND ENTRY, REAR DOCK
18,539 SQ FT (INCLUDING CANOPY)
BUILDING SQ FT: 17,825
CANOPY SQ FT: 714
FFE = 902.50**

INFILTRATION BASIN #1
(SOUTH BASIN)
TOP = 899.00'
OUTLET = 898.50'
BASE = 897.50'

INFILTRATION BASIN #3
(SPLIT NORTH BASIN)
TOP = 901.00'
OUTLET = 900.00'
BASE = 898.50'

LEXINGTON AVENUE (CSAH NO. 17)



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B.M. ELEVATION=905.85
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FLEET FARM ISLAND, NEAR FRONT DRIVE ISLE
KEY PLAN

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STATE OF MINNESOTA.
Andrew T. Brandel

DATE 3/13/15 LIC NO. 47.078

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PROJECT

ALDI, INC.

**RETAIL FACILITY
STORE NO. _____**

BLAINE MINNESOTA

REVISION SCHEDULE		
NO	DATE	DESCRIPTION

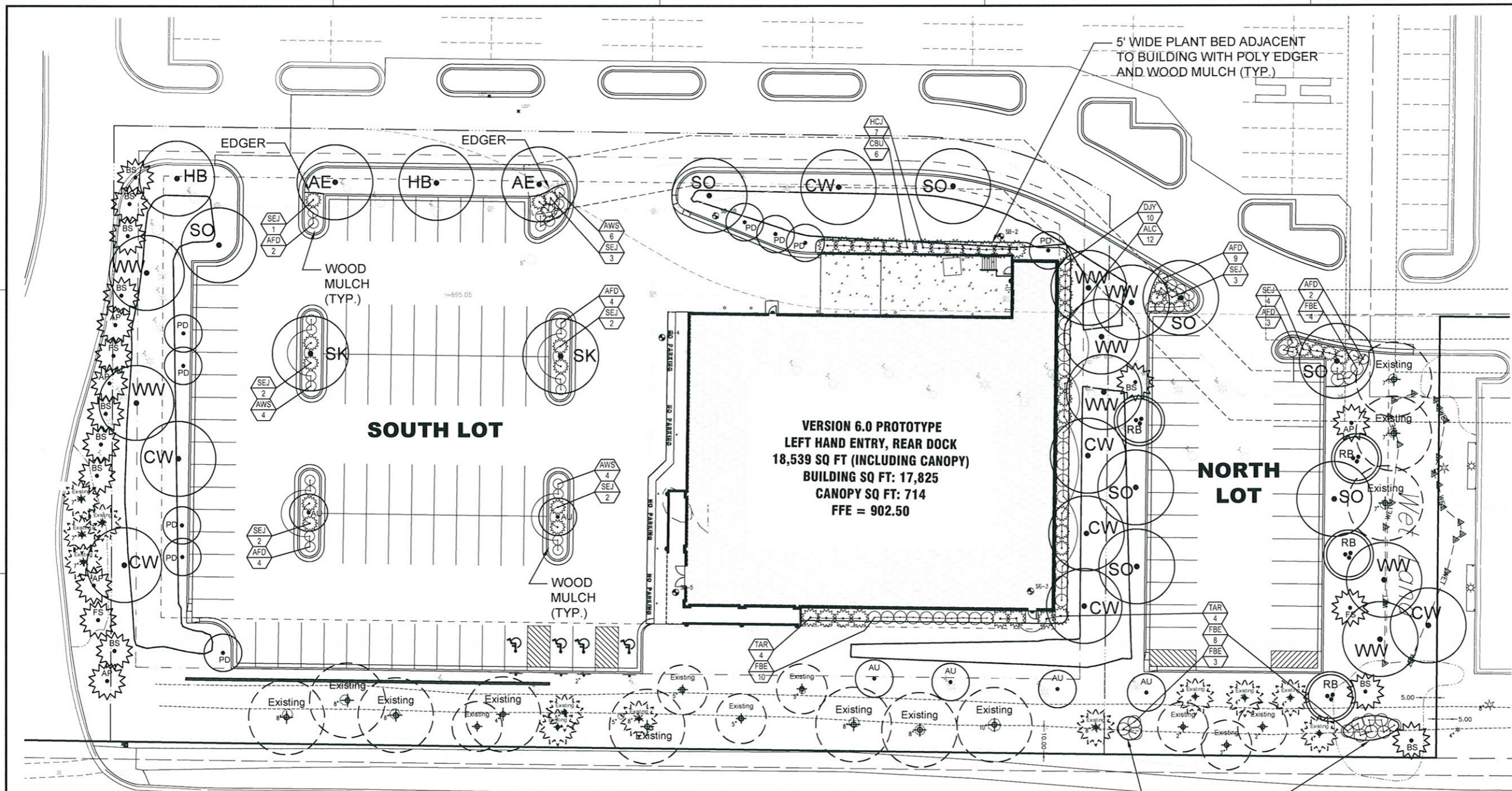
PROJECT NO. 14-15545
FILE NAME 15545 C3-GRADE
DRAWN BY
DESIGNED BY
REVIEWED BY
ISSUE DATE 3/13/15
CLIENT PROJECT NO. _____

TITLE

**SITE GRADING
PLAN**

SHEET

C3.11

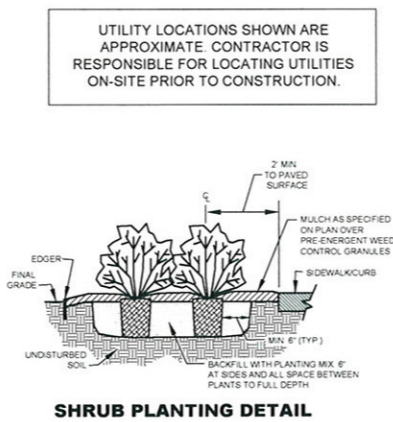
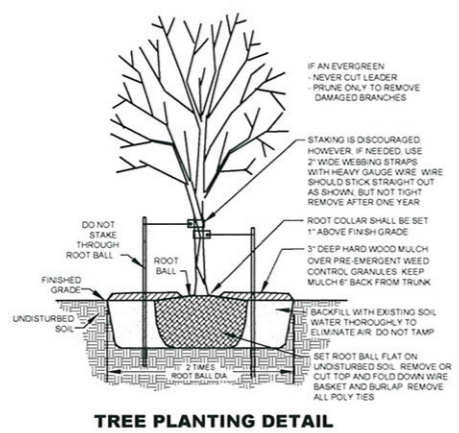
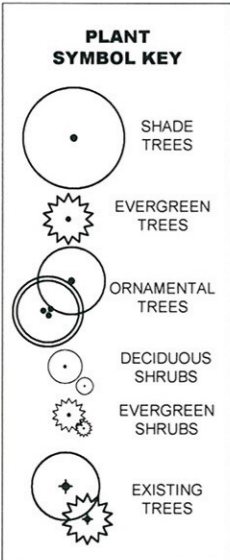


VERSION 6.0 PROTOTYPE
LEFT HAND ENTRY, REAR DOCK
18,539 SQ FT (INCLUDING CANOPY)
BUILDING SQ FT: 17,825
CANOPY SQ FT: 714
FFE = 902.50

5' WIDE PLANT BED ADJACENT TO BUILDING WITH POLY EDGER AND WOOD MULCH (TYP.)

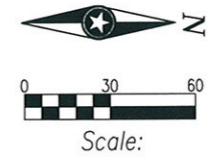
SOUTH LOT

NORTH LOT



UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES ON-SITE PRIOR TO CONSTRUCTION.

PLANT BEDS WITH POLY EDGER AND WOOD MULCH



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4201 Bagley Ave. N
 Faribault, MN 55021
 Tel: 507/333-9460
 Fax: 507/333-9485

PRELIMINARY
 NOT FOR CONSTRUCTION

KEY PLAN

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DATE: _____ LIC. NO. _____

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PROJECT

ALDI, INC.

RETAIL FACILITY
STORE NO. _____

BLAINE MINNESOTA

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

PROJECT NO.	14-15545
FILE NAME	15545 LBASE
DRAWN BY	CWT
DESIGNED BY	CWT
REVIEWED BY	CWT
ISSUE DATE	3/13/15
CLIENT PROJECT NO.	---

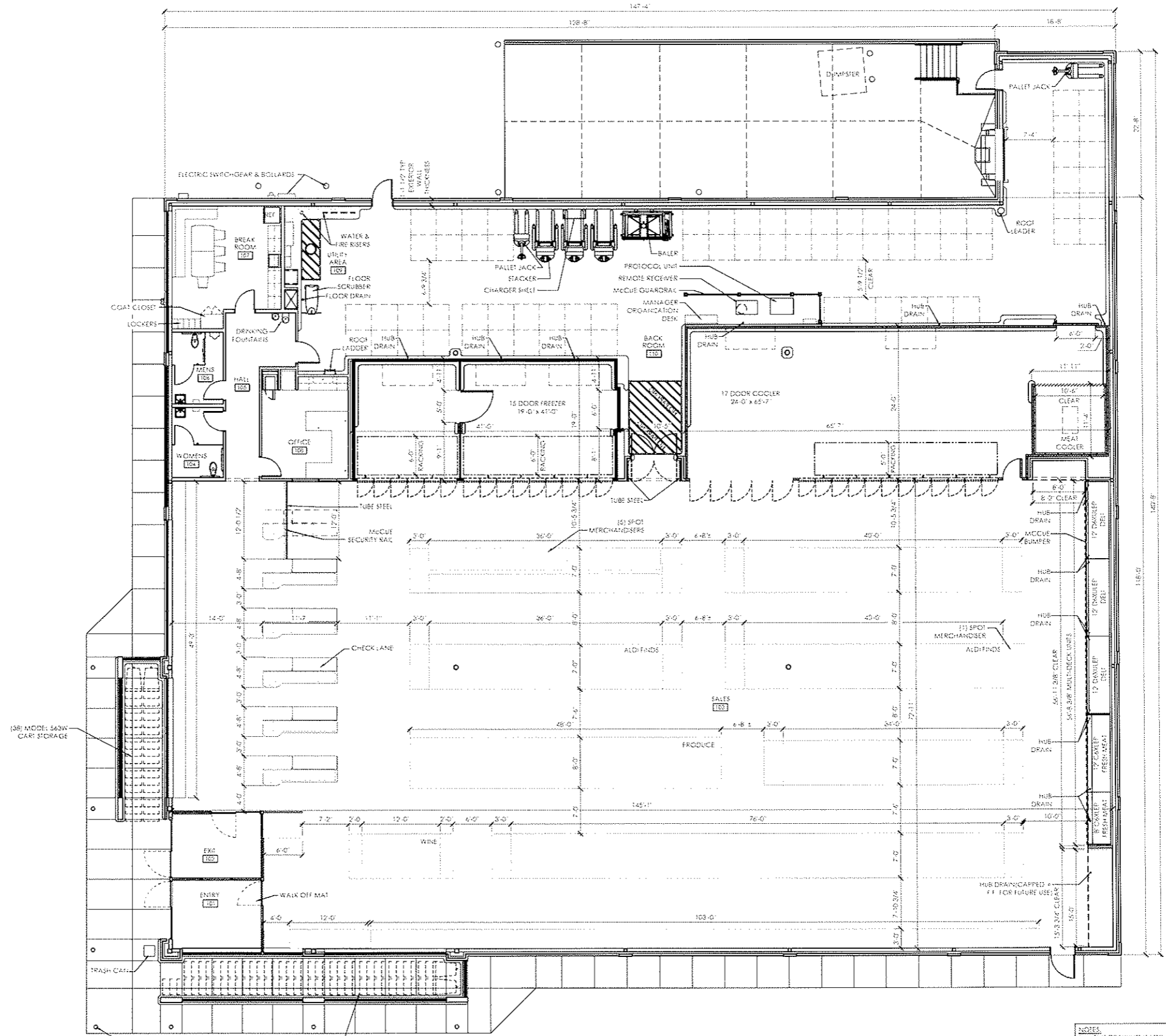
TITLE

LANDSCAPE PLAN

SHEET

L1.11

BLAINE MN - CFP-3 - AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE	SALES / ENTRY / EXP	10,597
	OFFICE	215
	BREAK ROOM	294
	MENS ROOM	86
	WOMENS ROOM	85
	HALL	160
SUBTOTAL (MERCANTILE)		11,457
STORAGE / STOCK	BACKROOM	3,229
	COOLER	7,070
	FREEZER	730
SUBTOTAL (STORAGE / STOCK)		11,029
SUBTOTAL (OCCUPANCIES)		16,886
EXTERIOR INTERIOR WALLS / UNOCCUPIED SPACE		939
BUILDING SQUARE FOOTAGE		17,825
EXTERIOR CANOPY		314
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		18,139



OPERATIONS DATA		
ITEM	V&D PROTOTYPE	BLAINE MN - CFP-3
LINEAR FOOTAGE OF BASE	855'-0"	855'-0"
PRODUCE INCLUDED	76	76
ASSUMED PALLET STORAGE	76	76
BUILDING DIMENSIONS	118'-0" x 147'-4"	118'-0" x 147'-4"
SALES FLOOR DIMENSIONS	72'-11" x 145'-1"	72'-11" x 145'-1"
LENGTH OF MAINS DECK	56'	56'
COOLER MAIN DOORS	5	5
COOLER GENERAL DOORS	12	12
FREEZER ICE CREAM DOORS	6	6
FREEZER GENERAL DOORS	9	9
SPOT MERCHANDISERS	6	6
CART STORAGE	(111) MODEL 563W	(111) MODEL 563W

1 Operations Plan
SCALE: 1/8" = 1'-0"


NOTES:
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Issued:	Date:
A issued for user reference	03/05/15
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	

Seal	Seal
PROJECT ARCHITECT/ENGINEER	DATE
PROJECT LEAD	DATE
PROJECT DESIGNER	DATE

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APD Engineering & Architecture, PLLC
615 Fishers Run
Victor, NY 14564
585.742.2222
585.924.3914 fax
www.apd.com

**ALDI Inc.**
1597 Dry Pond Rd
Jefferson, GA 30606
770.581.2222
770.581.2222 fax

ALDI Inc. Store #: XX
Blaine MN
Lexington Ave
Blaine, MN, 55014
Anoka County
Project Name & Location:

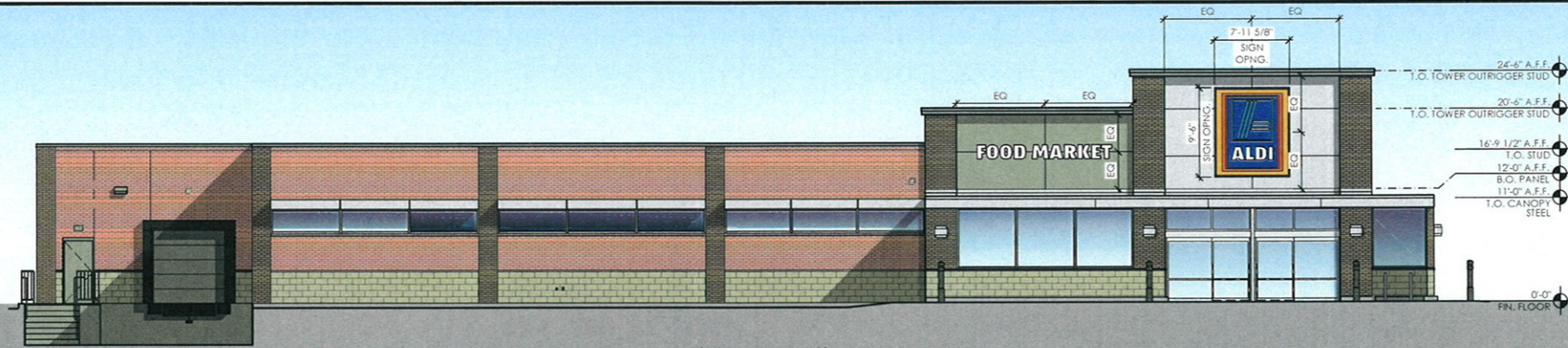
Concept
Floor Plan - 3
Drawing Name:
Date: 03/05/15
Type: LHRD-V6
Drawn By: AVS
Scale: As Noted
Project No.: 14-0335A
CFP-3
Drawing No.:

PLOTTED: 3/5/2015 9:00 AM

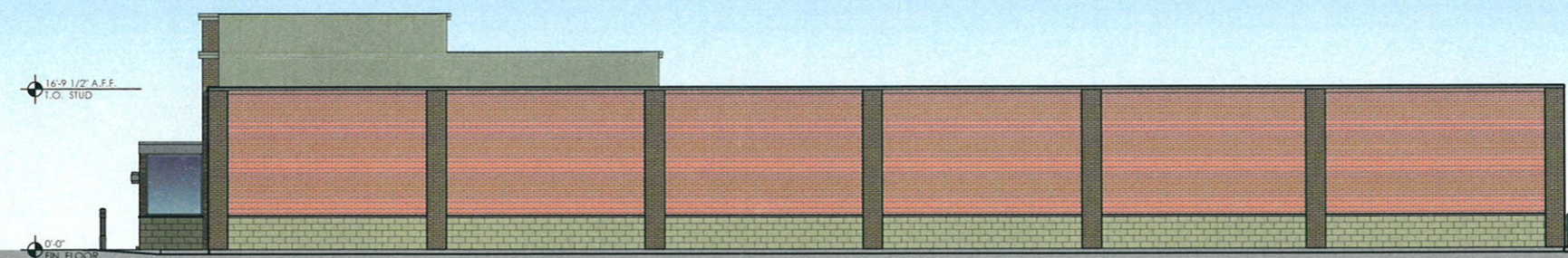
SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
FOOD MARKET SIGN	2	21.3	42.6
TOTAL SIGNAGE			192.4

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

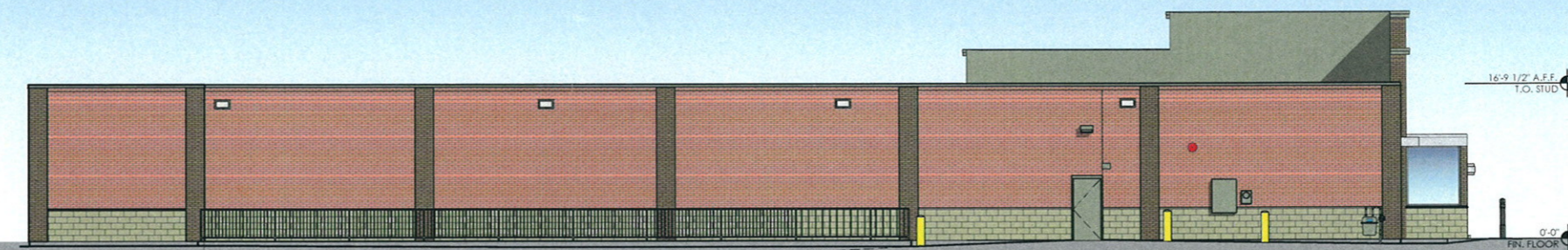
For review of actual colors, a material sample board should be created on a project specific basis.



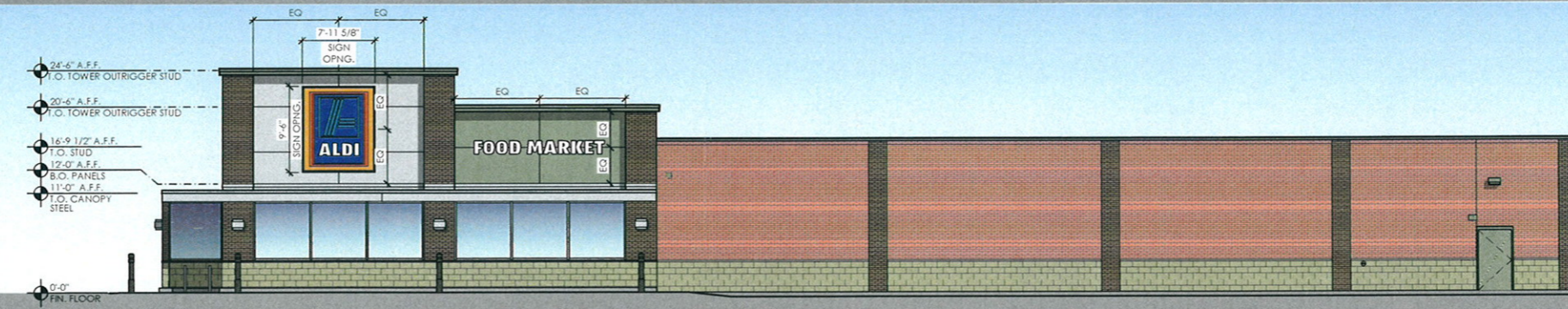
4 Side Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"



2 Rear Elevation
SCALE: 1/8" = 1'-0"



1 Front Elevation
SCALE: 1/8" = 1'-0"

Issued:	Date:
A Issued for Use/Reference	03/05/15
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	

Seal PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

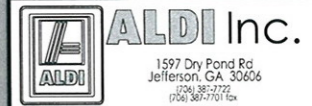
PROJECT DESIGNER DATE

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Victor, NY 14564
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585.924.4914 fax
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Blaine MN
Lexington Ave
Blaine, MN, 55014
Anoka County
Project Name & Location:

Concept Exterior
Color Elevations - 3
Drawing Name:

Date: 03/05/15	Project No.
Type: LHRD-V6	14-0335A
Drawn By: AVS	CEE-3
Scale: As Noted	Drawing No.