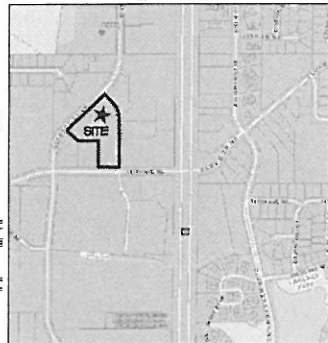
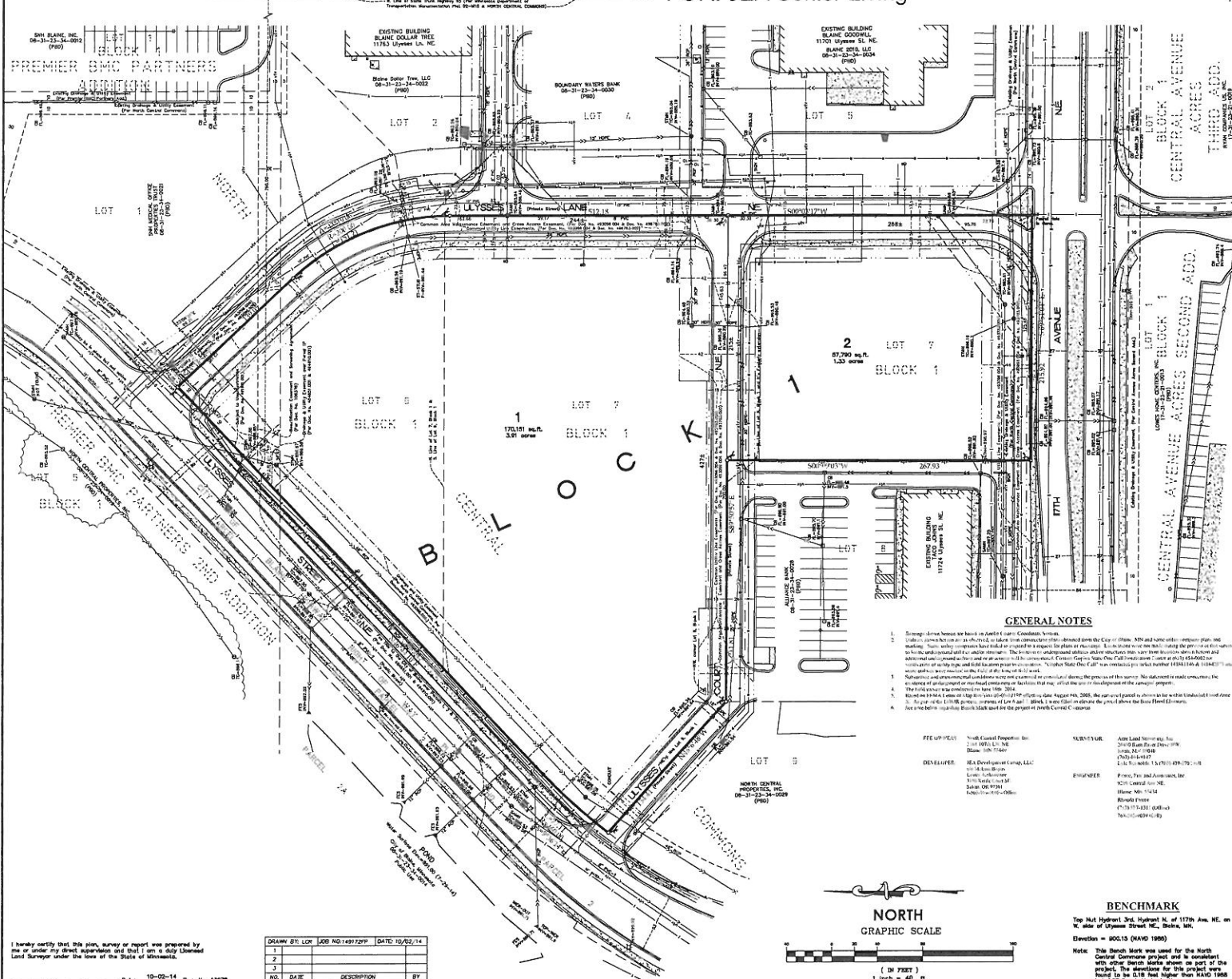


Case File No. 14-0067



PRELIMINARY PLAT OF: BLAINE ALZHEIMERS SPECIAL CARE CENTER FOR: JEA Senior Living

P.I.D.#08-31-23-32-0026 & 08-31-23-32-0027
PROPERTY ADDRESS:
#117XX Ulysses Lane NE, Blaine, MN 55434
VICINITY MAP



City of Blaine, Minnesota (No Scale)

PROPERTY DESCRIPTION

Existing Property Description Per Certificate of Title No. 128710
Lots 1, Block 1, North Central Crossing
Lots 2, Block 1, North Central Crossing
Lots 7, Block 1, North Central Crossing

BUILDING SETBACK & SITE INFO.

Projects in unimproved Federal Business Districts (FBD) per City of Blaine zoning Map
 setbacks and other building requirements are as follows:

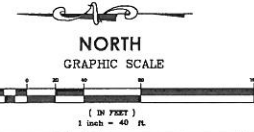
- Building Setback to Frontage
 - Front Yard: 10' (10' for lots with front setback of 10' for the total building width which is greater than 100' wide, 15' for lots with front setback of 10' for the total building width which is greater than 100' wide, 20' for lots with front setback of 10' for the total building width which is greater than 100' wide)
 - Side Yard: 5' (5' for lots with side setback of 5' for the total building width which is greater than 100' wide, 10' for lots with side setback of 5' for the total building width which is greater than 100' wide)
 - Back Yard: 10' (10' for lots with back setback of 10' for the total building width which is greater than 100' wide, 15' for lots with back setback of 10' for the total building width which is greater than 100' wide)
- Along Ulysses Lane: 10' (10' for lots with front setback of 10' for the total building width which is greater than 100' wide, 15' for lots with front setback of 10' for the total building width which is greater than 100' wide)
- Along Ulysses Lane: 10' (10' for lots with front setback of 10' for the total building width which is greater than 100' wide, 15' for lots with front setback of 10' for the total building width which is greater than 100' wide)

GENERAL NOTES

1. Storage (trash) bins are based on Assisi 4 unit - 1000 sq. ft. units.
2. Utility lines shown are as shown on the record plat. Utility lines shown are based on the City of Blaine 1998 and 2000 utility maps. Utility lines shown are based on the City of Blaine 1998 and 2000 utility maps. Utility lines shown are based on the City of Blaine 1998 and 2000 utility maps.
3. Separation and communication conditions are based on the conditions of the project. No statement is made concerning the existence of underground utility lines or other facilities that may affect the project or development of the project.
4. The information is based on the records on file with the City of Blaine, MN.
5. The information is based on the records on file with the City of Blaine, MN.
6. The information is based on the records on file with the City of Blaine, MN.
7. The information is based on the records on file with the City of Blaine, MN.

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES "T" SET IN BRITANNIUM
- DENOTES "X" SET IN CONCRETE
- DENOTES STREET LIGHT
- DENOTES ELECTRIC METER/BOX
- DENOTES GAS METER/BOX
- DENOTES UTILITY BOX
- DENOTES CABLE BOX
- DENOTES TELEPHONE BOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES GATE VALVE
- DENOTES FIRE HYDRANT
- DENOTES WALL HYDRANT
- DENOTES WATER CURB STOP (BASED ON PLAN LOCATIONS)
- DENOTES ELEVATION BASED ON PREVIOUS AS-BUILT PLANS
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES EXISTING CULVERT OR STORM SEWER
- DENOTES EXISTING SANITARY SEWER
- DENOTES WATERMAIN
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE
- DENOTES UNDERGROUND FIBER OPTIC CABLE
- DENOTES COMMON UTILITY LINE EASEMENT
- DENOTES COMMON AREA MAINTENANCE AND CROSS ACCESS EASEMENT
- DENOTES CONCRETE



BENCHMARK

Top Mt. Ulysses 1st. Hydrant N. of 117th Ave. NE, on W. side of Ulysses Street, NE, Blaine, MN.

Elevation = 902.15 (NAVD 1988)

Note: This Benchmark was used for the North Central Crossing project and is consistent with other benchmarks shown on part of the project. The elevations for this project were based on the 1st. Mt. Ulysses 1st. Hydrant NAVD 1988 MH-007 Bench Mark in the area.

I hereby certify that this plan, survey 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.

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

Life C. Reynolds Date: 10-02-14 Map No. 13072

JOB #14917ALTA
ACRE LAND SURVEYING
 9140 Baltimore BL NE, Blaine, MN 55448
 763-439-2722 acrelandsurveying@gmail.com

Site Plan

DATE: 24 October 2014

SCALE: 1" = 30'-0"



PROJECT STATISTICS:

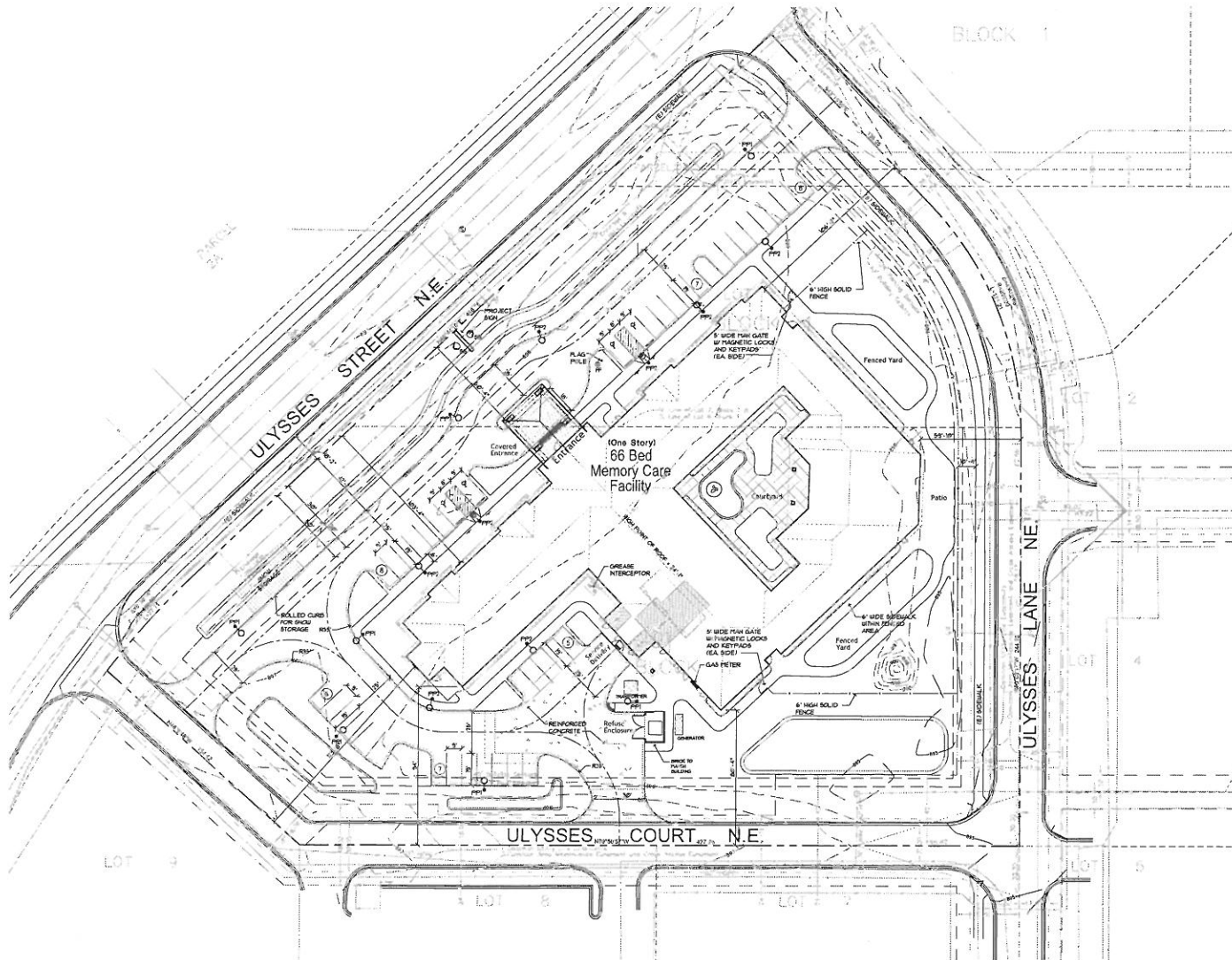
PROJECT AREA:
TOTAL AREA 3.9 AC

Project Area Summary

Site Area: 170,065 SQ. FT.
Building Footprint: 37,873 SQ. FT.

PARKING:

37 OPEN SPACES
4 ACCESSIBLE SPACES
41 SPACES TOTAL



Vicinity Map
N.T.S.

Blaine Alzheimer's Special Care Center

Blaine, Minnesota

lenity
architecture

3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com


JEA SENIOR LIVING
Management • Development