

Case File No. 13-0006



PRELIMINARY PLAT NORTHEAST METROPOLITAN SCHOOL DISTRICT 916

-for- NORTHEAST METROPOLITAN
SCHOOL DISTRICT 916

LEGAL DESCRIPTION

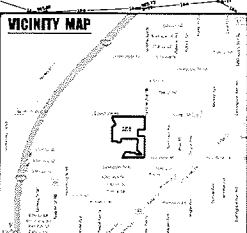
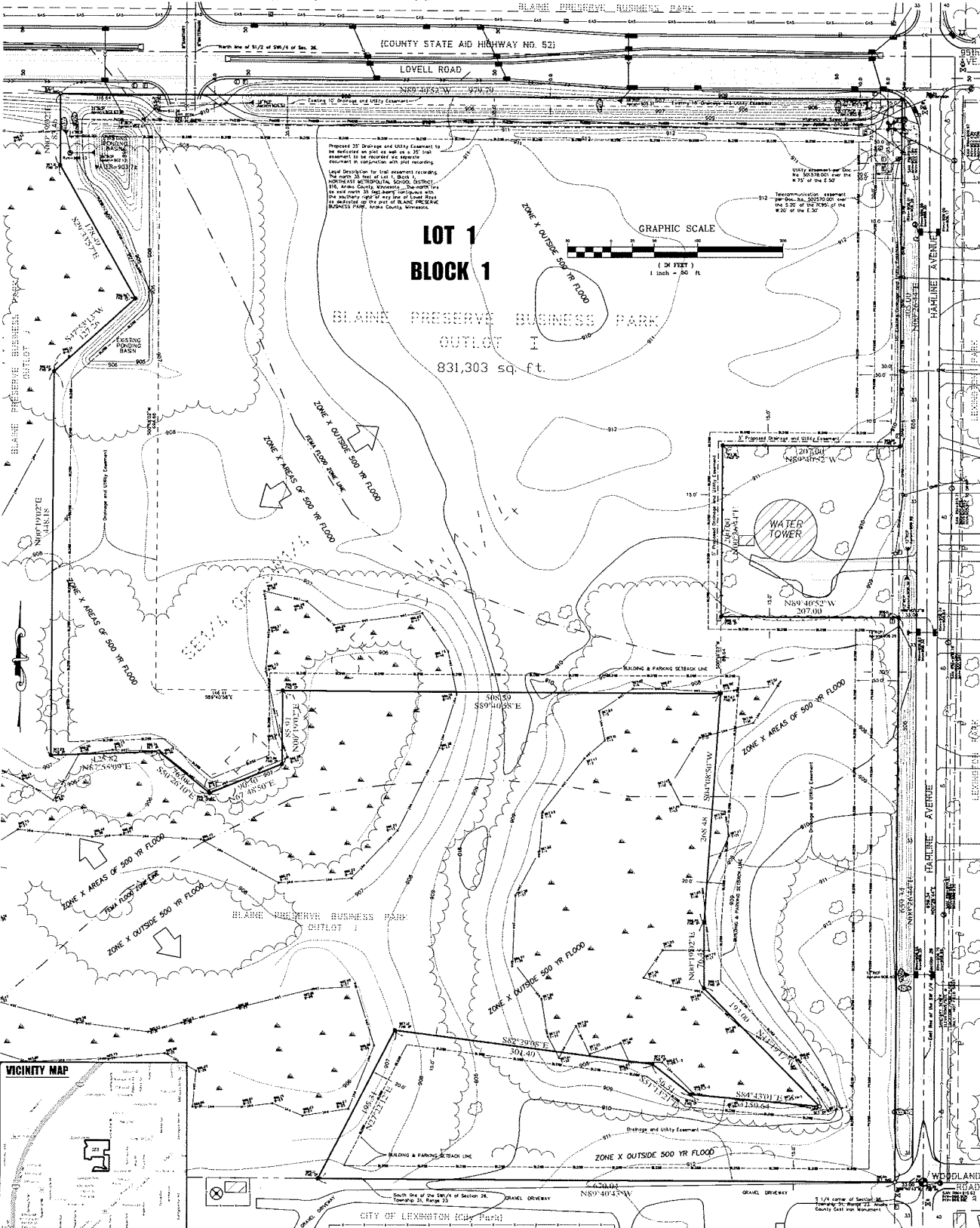
Outlot 1, BLAINE PRESERVE BUSINESS PARK,
(Torrens Certificate, Certificate of Title No. 116266)

GENERAL NOTES

- Fee ownership is vested in Blaine Preserve Joint Venture LLC.
- Parcel ID Number: 28-114-25-14-0004. Access of the surveyed premises not required.
- Boundary shown on an Arno County Datum, which is the same as the plat of BLAINE PRESERVE BUSINESS PARK.
- Reference: MDOT Geospatial Database Station #823, Station Name LND NDOT. Elevation is 928.39 (BLAND MSL).
- Surveyed premises shown on this survey map is in two different Flood Zones X areas. (Area within 500 year flood and area of outside the 500 year flood), according to Flood Insurance Rate Map Community Form No. 27007 5010 D, Panel 10 of 10, by the Federal Emergency Management Agency, effective date 5/27/2002. No flood elevation determined on map. Zone X area from this map is shown on the survey.
- Boundary area of the surveyed premises 831,303 sq. ft. (19,088 acres).
- Existing zoning is P80 (Planned Business Development). To be rezoned to OF (Development Plan) land use is classified as (Planned Industrial). Proposed parking and building setbacks to be the same standards as those listed in P80 zoning. Building setbacks are: Front (85th and minimum) is 50', side yard is 15', rear yard is 20'. Parking setbacks are: Front (85th and minimum) is 30', side yard is 15', rear yard is 20'. Said setbacks are shown on the plan but may be further restricted due to easements and wetlands. In this OF zoning, certain approved setbacks are based on the site plan submitted with this application. (See submitted plans by P80P).
- Reason for preliminary plat is to report on Outlot into a building lot. The additional PL is proposed to be decided on the plat. See notes by DRED, submitted with the Preliminary Plat, for proposed site plan, building, wetlands, drainage, utility and building setbacks.
- The site shown on this 2001 Aerial Topography by Aerialcam, Inc. was located.
- All well surveys of this site was completed on November 20, 2011.
- Survey prepared using First American Title Insurance Company, Commitment No. NCS-573883-MPLS.

LEGEND

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- DENOTES IRON MONUMENT SET, MARKED RLS# 25341 OR AS LABELED
- DENOTES STORM CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES ELECTRIC MANHOLE
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES HYDRANT OR GATE VALVE
- DENOTES UNDERGROUND GAS MARKER
- DENOTES POWER POLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES LIGHT POLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES FIBER OPTIC BOX
- DENOTES ELECTRICAL BOX
- DENOTES STORM SEWER APRON
- DENOTES WET LAND
- DENOTES WOVEN WIRE FENCE
- DENOTES EXISTING 1" CONTOURS
- DENOTES TREE LINE FROM 2001 AERIAL PHOTOGRAPHY BY MARK HURD
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES WETLAND AS DELINEATED IN 2001
- DENOTES BOLLARD
- DENOTES RIPRAP
- DENOTES BUILDING SETBACK LINE
- DENOTES PARKING SETBACK LINE
- DENOTES CONCRETE SURFACE
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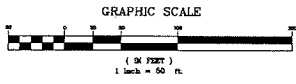


E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
Daniel W. Oberwiler
Date: 1/17/13 License No. 25341

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ALTA/ACSM LAND TITLE SURVEY

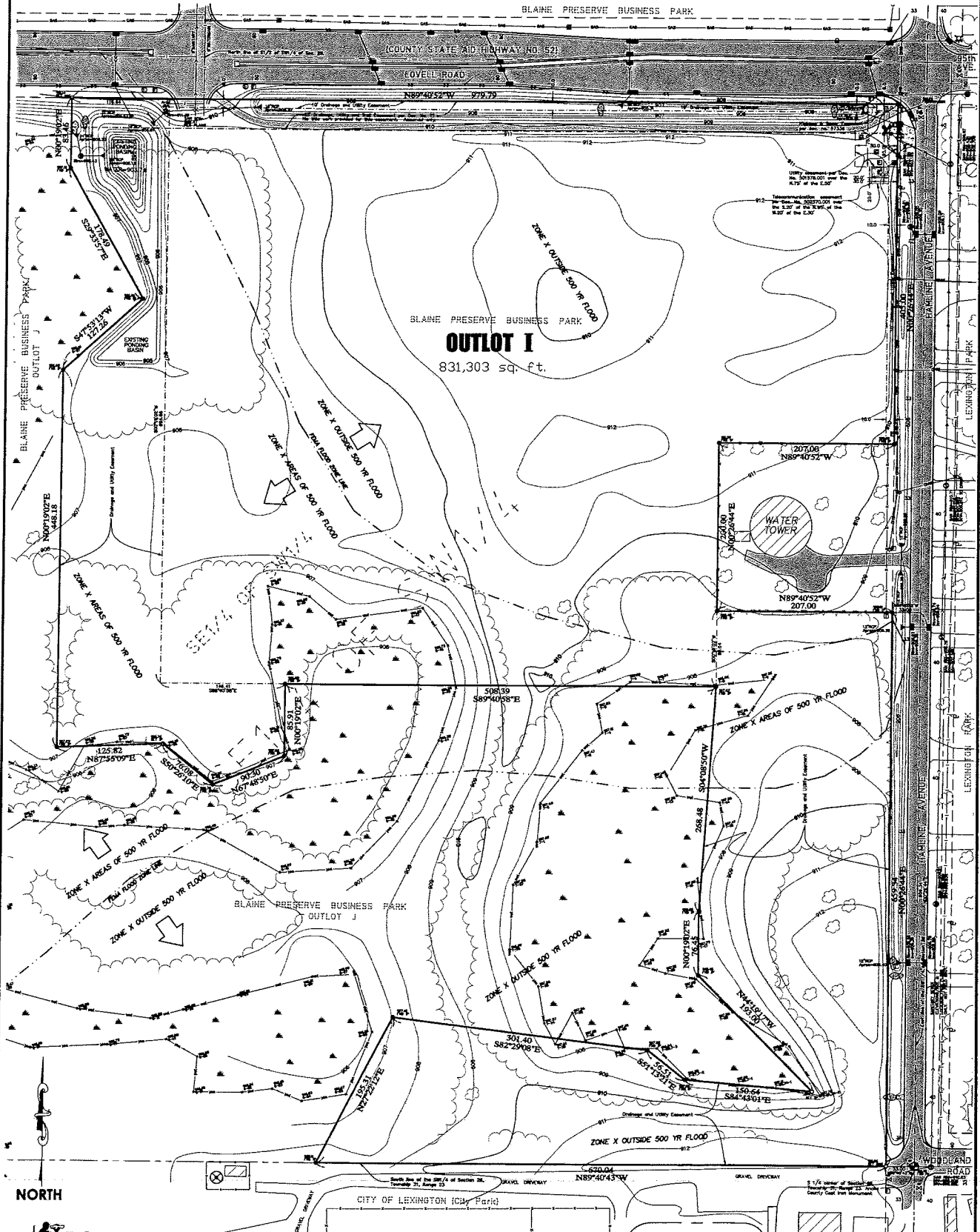


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NORTH

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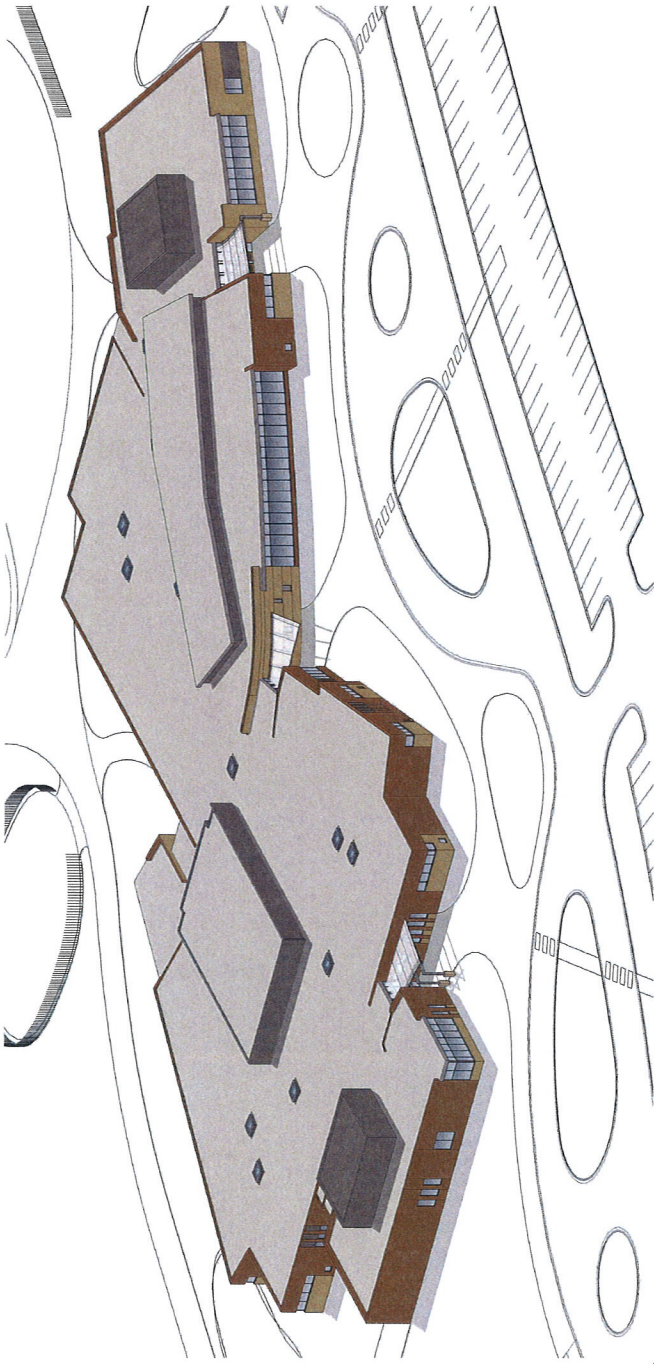
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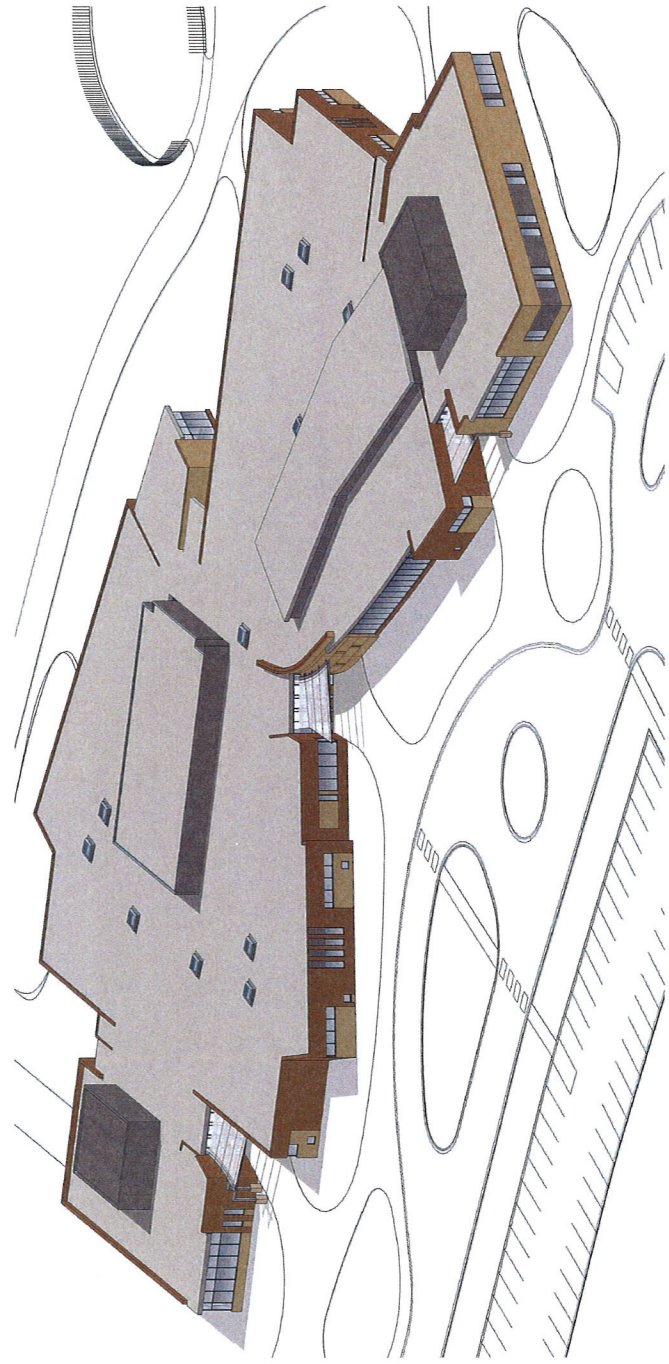
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21 ISOMETRIC - NORTHEAST VIEW
8'-11/8"



22 ISOMETRIC - NORTHWEST VIEW
8'-11/8"

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Name: _____

Date: 12/20/2012 Site No: _____

Project No: _____

Date: 12/20/2012

Site: 12/20/2012

Project: 12/20/2012

Sheet: 12/20/2012

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Checker: 12/20/2012

Printer: 12/20/2012

Plotter: 12/20/2012

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Plot Materials: 12/20/2012

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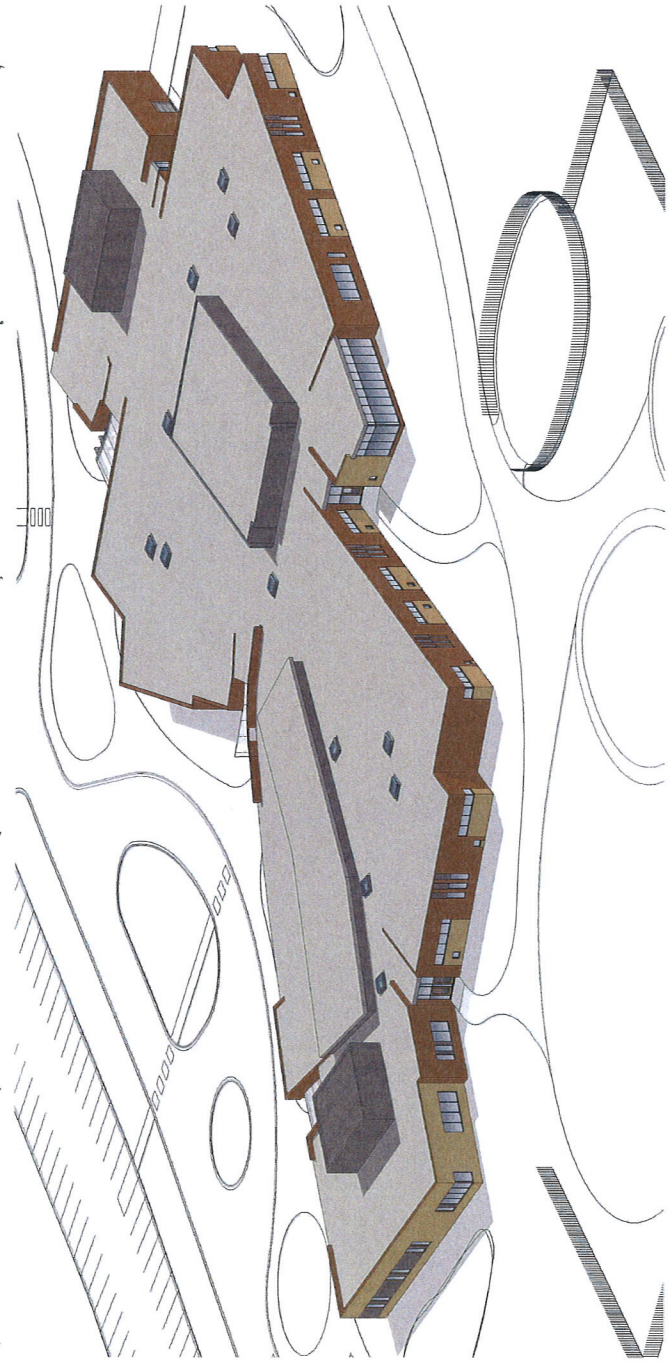
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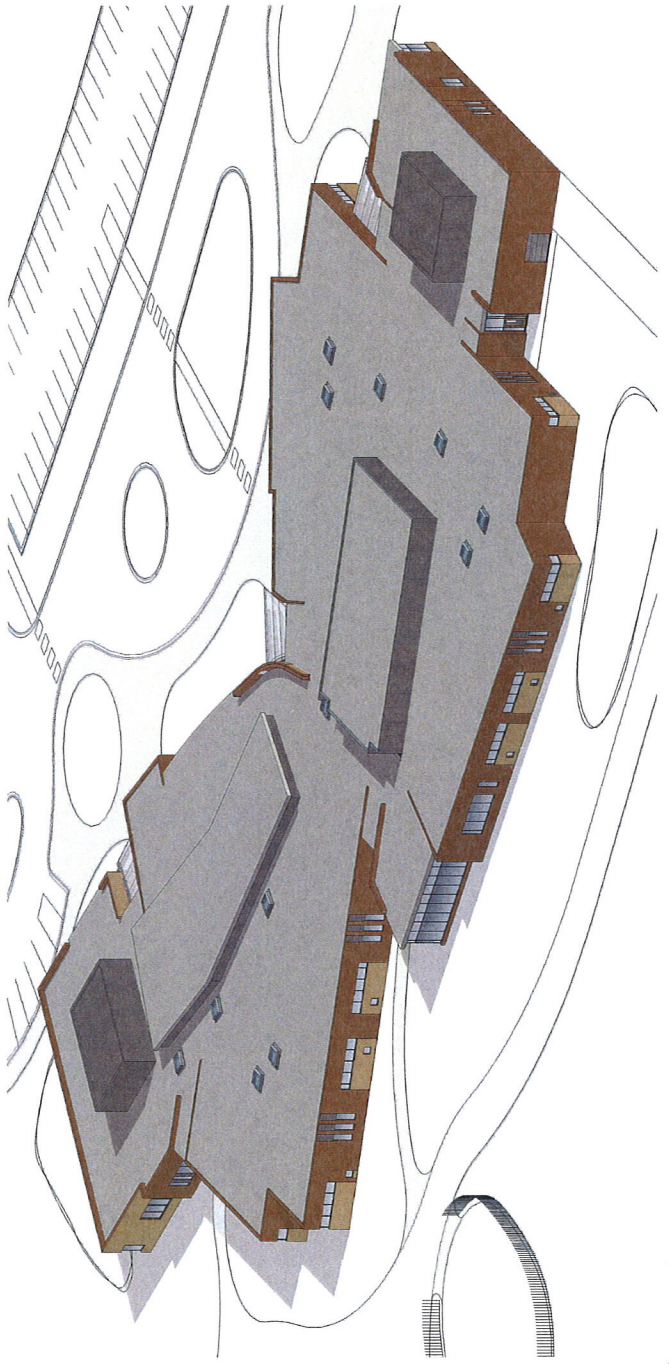
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21 ISOMETRIC - SOUTHWEST VIEW
6" = 1'-0"



22 ISOMETRIC - SOUTHEAST VIEW
6" = 1'-0"

This document shall be reviewed by the architect prior to construction. The contractor shall be responsible for providing the necessary permits and ensuring that the construction complies with all applicable codes and regulations. The contractor shall be responsible for obtaining all necessary permits and ensuring that the construction complies with all applicable codes and regulations.

Name: _____
 Date: 12/20/2012
 Project No: 1200012

Site: _____
 Date: 12/20/2012
 Project No: 1200012

NOT FOR CONSTRUCTION

This drawing is for a preliminary design only. It is not intended for construction. The contractor shall be responsible for obtaining all necessary permits and ensuring that the construction complies with all applicable codes and regulations.

Date:	12/20/2012	Sheet No:	513
Contract No.:	J-201211-008	Contractor:	SE
Project No.:		Project Name:	

EXTERIOR ELEVATIONS



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Date: 12/27/2012 Rev: 10

Project No: 12000001

Client: IASD 916

Architect: BWR

Engineer: BWR

Contractor: BWR

Subcontractor: BWR

Manufacturer: BWR

Distributor: BWR

Supplier: BWR

Installer: BWR

Maintainer: BWR

Operator: BWR

Owner: BWR

Project Name: 401.2FL

Project Location: 401.2FL

Project Description: 401.2FL

Project Status: 401.2FL

Project Phase: 401.2FL

Project Budget: 401.2FL

Project Risk: 401.2FL

Project Quality: 401.2FL

Project Safety: 401.2FL

Project Health: 401.2FL

Project Environment: 401.2FL

Project Social: 401.2FL

Project Cultural: 401.2FL

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Project Cinematic: 401.2FL

Project Televisual: 401.2FL

Project Electronic: 401.2FL

Project Mechanical: 401.2FL

Project Electrical: 401.2FL

Project Thermal: 401.2FL

Project Acoustic: 401.2FL

FLOOR PLAN GENERAL NOTES

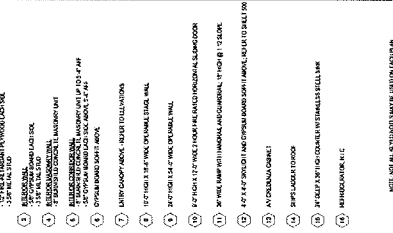
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FLOOR PLAN KEYED NOTES

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FLOOR PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
(Symbol)	WALL
(Symbol)	DOOR
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(Symbol)	GLASS PARTITION
(Symbol)	GLASS CURTAIN WALL
(Symbol)	GLASS SKYBRIDGE
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(Symbol)	GLASS ELEVATOR
(Symbol)	GLASS ESCAPE STAIR
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(Symbol)	GLASS AWNING
(Symbol)	GLASS BALUSTRADE
(Symbol)	GLASS RAILING
(Symbol)	GLASS FENCE
(Symbol)	GLASS GATE
(Symbol)	GLASS WALL
(Symbol)	GLASS PARTITION
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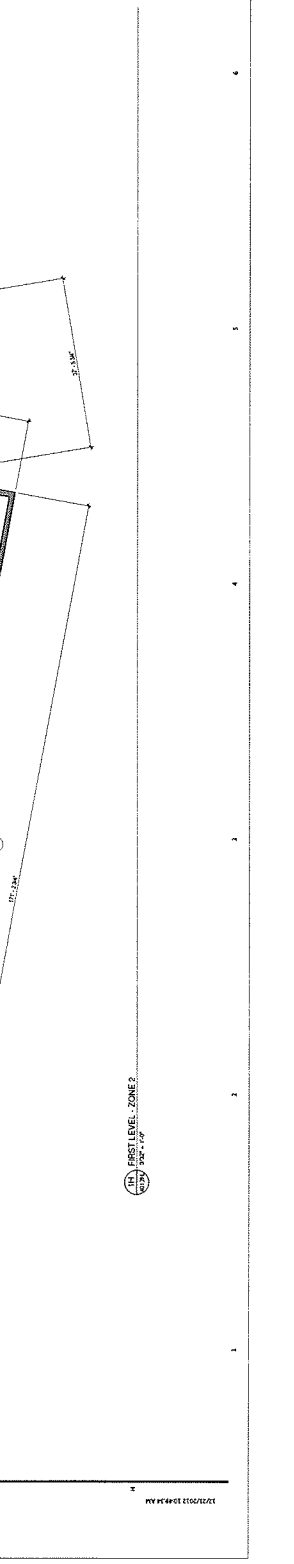


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FIRST LEVEL - ZONE 2
FLOOR PLAN

401.2FL



Northeast Metro 916 Intermediate School District New K-8 facility for Children with ASD & EBD

Level 4 special education students.

The facility is approximately 70,000 sf and will accommodate approximately 150 K-8 students and 150 staff and faculty. Based on current enrollment the building is anticipated to open with 95 students and 88 staff

The students have special needs resulting from their primary disability diagnosis of autism or emotional and behavioral disorders.

These special needs dictate a unique facility to assist the faculty and support the students (and their families) as they learn life skills of self regulation, coping, communication, joy, and socialization.

It is a school and education is at the core of the building's foundation, but it also needs to balance the changing priorities of behavioral health/education/safety on a daily basis.

The physical safety of faculty, staff, and students needs to be taken into account as the building is planned and constructed, as well as the emotional safety of the students in a facility that promotes healing, learning, and teaching.

An opportunity exists to create an indoor environment that doesn't feel like a school — one that has a connection to a controlled outdoor space to play, garden, and relax, and that can be used to as another opportunity to teach life skills.

Circulation, sight lines, materials, daylight, artificial light, and sound are a few of the many design details that need to be addressed in the design of schools for kids with special needs.

Students are all transported by their home district transportation departments. Parents do not drop off their children because the school is typically not in their neighborhood. Car traffic is generally limited to employees and visitors.

Bus traffic is typically 20 busses per day and will be a range of sizes. Many of the districts will send their students in vans. The number of vans will also be around 20. A typical school day is 8:00-2:00 or 9:15-3:15 with transportation arriving a half hour before each of those times.

There is very little activity in the school building during the evening or on weekends. Because the students are coming from multiple districts across the metro, and they are transported by their home district, it's not feasible to have after hours and weekend events in the school program.