

Zoning & Location Map

Case File No. 11-0009



SITE DEVELOPMENT STANDARDS - CITY OF BLAINE ZONING CODE 3.3.3.3

1. Building Setbacks (Sb)
 - A. Front Yard - Fifty (50) Feet
 - B. Side Yard - Twenty (20) Feet
 - C. Rear Yard - Twenty (20) Feet
2. All setbacks shall be determined from the Planned Right of Way (ROW), as designated in the City, County or State Transportation Plan, and normally conform to the subdivision regulations.
 - A. Front Yard - Thirty (30) Feet
 - B. Side Yard - (15) Feet
 - C. Rear Yard - Twenty (20) Feet

3. Establishments handling the sale and consumption of food and beverages shall be subject to the Planning Board of the City (PB), as designated in the City, County or State Transportation Plan, and normally conform to the subdivision regulations.
 - A. Minimum lot area shall be 10,000 square feet.
 - B. Minimum lot width shall be 100 feet.
 - C. Minimum lot depth shall be 100 feet.
 - D. Minimum lot area shall be 10,000 square feet.
 - E. Minimum lot width shall be 100 feet.
 - F. Minimum lot depth shall be 100 feet.

4. Supermarkets, big-box stores, retail stores and other uses shall be subject to the Planning Board of the City (PB), as designated in the City, County or State Transportation Plan, and normally conform to the subdivision regulations.
 - A. Minimum lot area shall be 10,000 square feet.
 - B. Minimum lot width shall be 100 feet.
 - C. Minimum lot depth shall be 100 feet.
 - D. Minimum lot area shall be 10,000 square feet.
 - E. Minimum lot width shall be 100 feet.
 - F. Minimum lot depth shall be 100 feet.

5. 72 parking spaces required and 71 parking spaces provided
6. All parking spaces shall be 8' wide and 18' deep
7. All parking spaces shall be 8' wide and 18' deep
8. 25% or less of parking spaces may be compact (6.5' wide, 19' deep), if permitted, as provided.

9. Building Size (Bm) - Maximum square feet shall not exceed 100,000 sq. ft.
10. Building Height (Bh) - Maximum height shall not exceed 35 feet.
11. Building Setbacks - At least fifty (50) percent face brick, stone, glass, stucco, architecturally treated concrete cast in place or precast panels, or other materials approved by the Planning Board of the City (PB).
12. Signs - Signs shall be subject to the Planning Board of the City (PB), as designated in the City, County or State Transportation Plan, and normally conform to the subdivision regulations.

13. Materials - Materials shall be subject to the Planning Board of the City (PB), as designated in the City, County or State Transportation Plan, and normally conform to the subdivision regulations.
14. Siting - Siting shall be subject to the Planning Board of the City (PB), as designated in the City, County or State Transportation Plan, and normally conform to the subdivision regulations.
15. Landscaping - Landscaping shall be subject to the Planning Board of the City (PB), as designated in the City, County or State Transportation Plan, and normally conform to the subdivision regulations.
16. Lighting - Lighting shall be subject to the Planning Board of the City (PB), as designated in the City, County or State Transportation Plan, and normally conform to the subdivision regulations.

17. Utilities - Utilities shall be subject to the Planning Board of the City (PB), as designated in the City, County or State Transportation Plan, and normally conform to the subdivision regulations.
18. Erosion Control - Erosion control shall be subject to the Planning Board of the City (PB), as designated in the City, County or State Transportation Plan, and normally conform to the subdivision regulations.
19. Stormwater Management - Stormwater management shall be subject to the Planning Board of the City (PB), as designated in the City, County or State Transportation Plan, and normally conform to the subdivision regulations.
20. Other - Other shall be subject to the Planning Board of the City (PB), as designated in the City, County or State Transportation Plan, and normally conform to the subdivision regulations.

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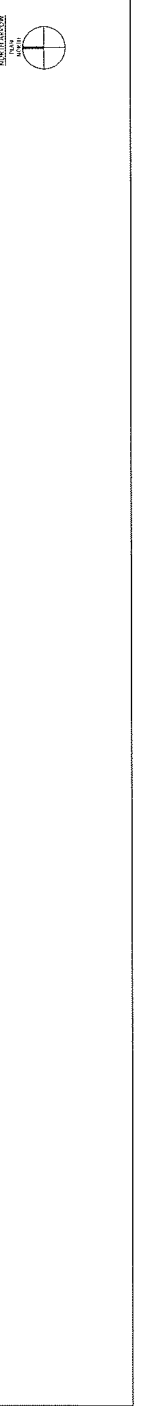
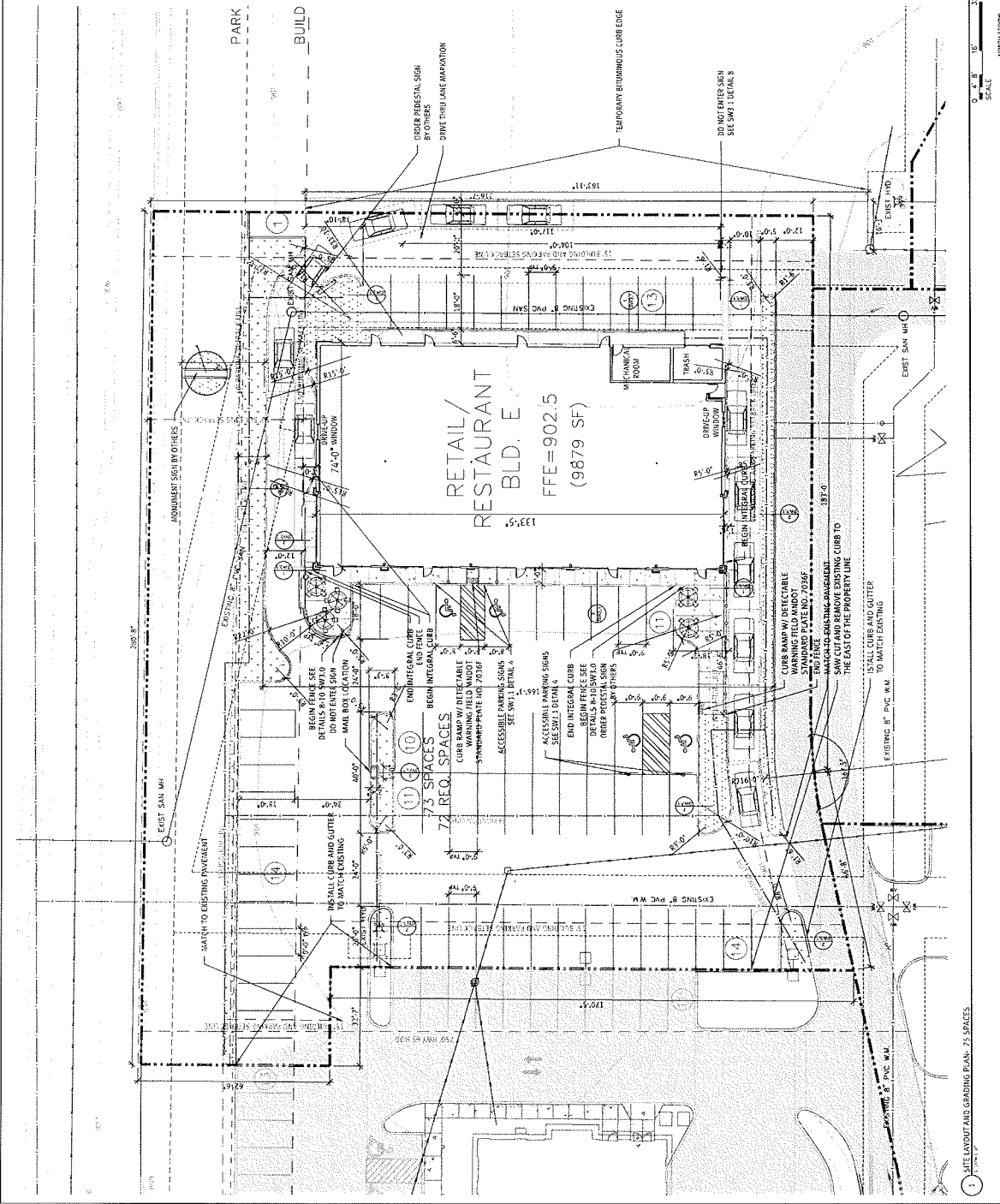
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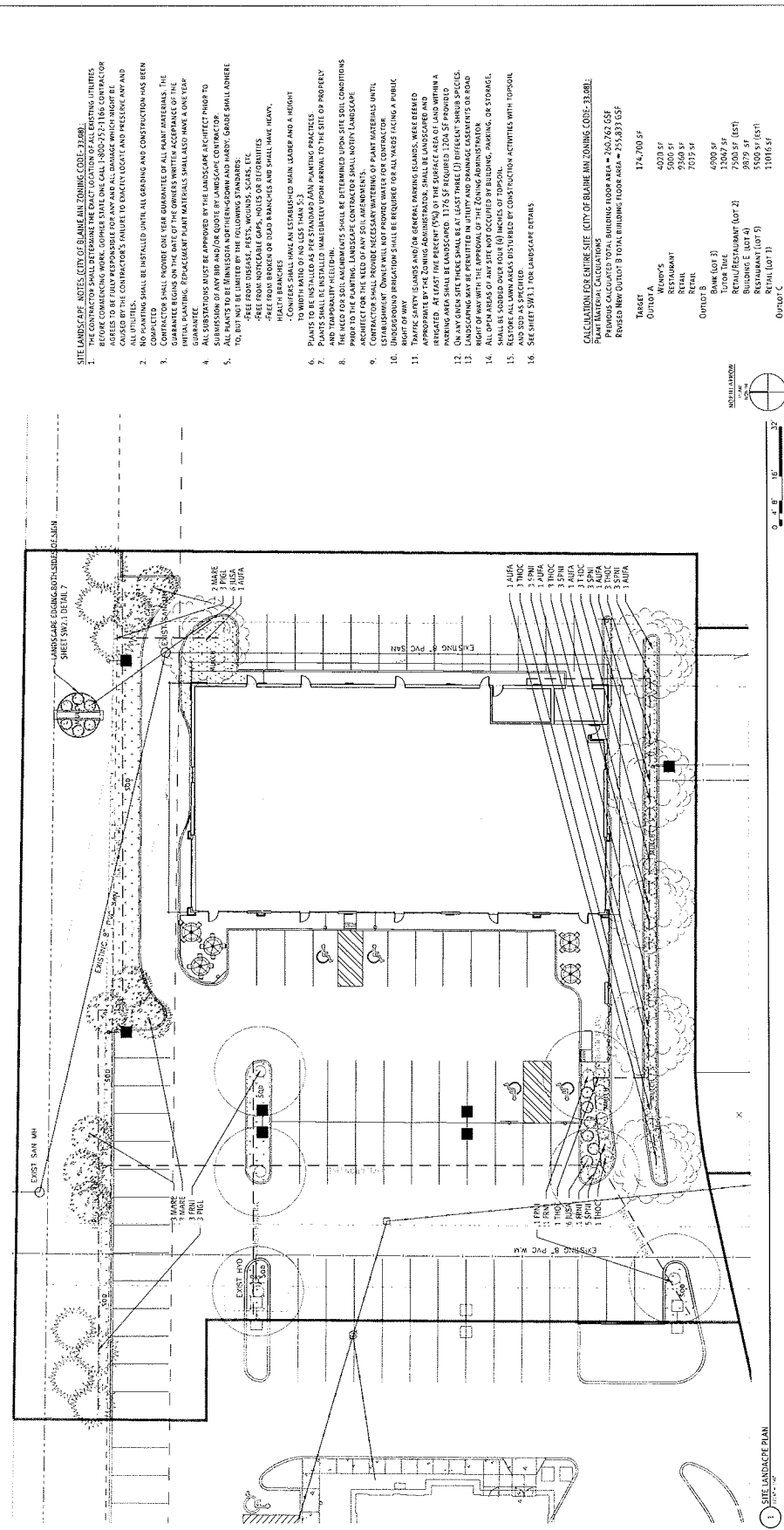
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PRELIMINARY NOT FOR CONSTRUCTION
 MARCH 25, 2011



- SITE LANDSCAPE NOTES (CITY OF BLAINE MINN ZONING CODE 33.082):
- THE CONTRACTOR SHALL REVEAL THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. Gopher State One Call 1-800-251-1188 CONTRACTOR ACCESS TO BE MAINTAINED THROUGHOUT THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH OCCURS DURING THE PROJECT. CONTRACTOR'S OBLIGATION TO BACKFILL AND REPAIR ANY DAMAGE TO ALL UTILITIES.
 - NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED.
 - CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIALS SHALL ALSO HAVE A ONE YEAR GUARANTEE.
 - ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY LANDSCAPE CONTRACTOR.
 - ALL PLANTS TO BE MINNESOTA NORTHERNGROWN AND HARDY. GRADE SHALL ADHERE TO, BUT NOT EXCEED, THE FOLLOWING:
 - FREE FROM NOTICABLE GAPS, HOLES OR DISCONTINUITIES
 - FREE FROM BROKEN OR DEAD BRANCHES AND SHALL HAVE HEAVY, HEALTHY BRANCHES
 - PLANTS TO BE INSTALLED AS PER STANDARD PLANTING PRACTICES TO A MINIMUM DEPTH OF 18" TO 24" AND IMMEDIATELY UPON ARRIVAL TO THE SITE OF PROPERLY PLANTED PLANTS.
 - THE IRIG FOR SOIL ASSEMBLIES SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO THE PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY PROBLEMS.
 - CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL ESTABLISHMENT. OWNERS WILL NOT PROVIDE WATER FOR CONTRACTOR.
 - UNDERPINNING IRRIGATION SHALL BE REQUIRED FOR ALL WALKS FACING A PUBLIC WALKWAY.
 - TRAFFIC SAFETY ISLANDS AND/OR GENERAL PARKING ISLANDS, WERE DEEMED APPROPRIATE BY THE ZONING ADMINISTRATOR, SHALL BE LANDSCAPED AND IRRIGATED. AT LEAST FIVE PERCENT (5%) OF THE SURFACE AREA OF LAND WITHIN A TRAFFIC SAFETY ISLAND OR GENERAL PARKING ISLAND SHALL BE LANDSCAPED AND IRRIGATED. THE IRRIGATION SHALL BE INSTALLED PRIOR TO THE COMPLETION OF THE ROADWAY.
 - LANDSCAPING MAY BE PERMITTED IN UTILITY AND DRAINAGE CASEMENTS OF ROAD RIGHT OF WAY WITH THE APPROVAL OF THE ZONING ADMINISTRATOR.
 - ALL OPEN AREAS OF ANY SITE TO BE OCCUPIED BY BUILDING, PARKING, OR STORAGE, SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY CONSTRUCTION ACTIVITIES WITH TOPSOIL AND SOIL AS SPECIFIED.
 - SEE SHEET SW2.1 FOR LANDSCAPE DETAILS.

17. CALCULATION FOR ENTIRE SITE (CITY OF BLAINE MINN ZONING CODE 33.082):
 PREVIOUS CALCULATED TOTAL BUILDING FLOOR AREA = 240,762 GSF
 PREVIOUS NEW OUTLOT B TOTAL BUILDING FLOOR AREA = 254,833 GSF
 TARGET 174,708 SF
 OUTLOT A
 Winery's 4020 SF
 Restaurant 2000 SF
 Retail 7039 SF
 OUTLOT B
 Bank (Lot 2) 4090 SF
 Retail Restaurant (Lot 2) 2500 SF (EST)
 Building E (Lot 4) 3879 SF
 Restaurant (Lot 5) 5500 SF (EST)
 Retail (Lot 1) 11016 SF
 OUTLOT BANK 4400 SF
 Total Site Covered by Structures 174,708 SF
 Percent Not Covered by Structures 85%
 Previous Area (See Form 3081) \$72,941 SF
 Site Area That Extends to Existing and Proposed Road Curbs 1,562,013 SF

PLANTING PLAN LIST

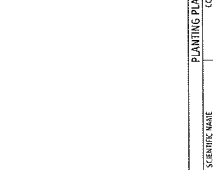
CODE	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	NOTES
1	1. AHA	1. AHA	6	12" x 6"	12" x 6" BUB
2	2. AHA	2. AHA	6	12" x 6"	12" x 6" BUB
3	3. AHA	3. AHA	6	12" x 6"	12" x 6" BUB
4	4. AHA	4. AHA	6	12" x 6"	12" x 6" BUB
5	5. AHA	5. AHA	6	12" x 6"	12" x 6" BUB
6	6. AHA	6. AHA	6	12" x 6"	12" x 6" BUB
7	7. AHA	7. AHA	6	12" x 6"	12" x 6" BUB
8	8. AHA	8. AHA	6	12" x 6"	12" x 6" BUB
9	9. AHA	9. AHA	6	12" x 6"	12" x 6" BUB
10	10. AHA	10. AHA	6	12" x 6"	12" x 6" BUB
11	11. AHA	11. AHA	6	12" x 6"	12" x 6" BUB
12	12. AHA	12. AHA	6	12" x 6"	12" x 6" BUB
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14	14. AHA	14. AHA	6	12" x 6"	12" x 6" BUB
15	15. AHA	15. AHA	6	12" x 6"	12" x 6" BUB
16	16. AHA	16. AHA	6	12" x 6"	12" x 6" BUB

PLANT MATERIAL CALCULATIONS

Category	Previously Required	Quantity Required	Quantity Provided	Lot #	Still Needed (Lots 2,4,5)
Total Overhead Sprinkler Trees Required 17,200 SF of Total GSF + 1.5 Times per Overhead District	176	191	196	17	23
Total Overhead Trees Required 17,200 SF of Total GSF + 1.5 Times per Overhead District	176	191	196	7	14
Total Overhead Shrubs Required 17,200 SF of Total GSF + 1.5 Times per Overhead District	187	1279	1576	33	0
Total Overhead Plantings Required 17,200 SF of Total GSF + 1.5 Times per Overhead District = 1235 SF	196	1950	2070	0	0

PLANT MATERIALS REQUIRED & PROVIDED (CITY OF BLAINE MINN ZONING CODE 33.082):

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Total Overhead Shrubs Required 17,200 SF of Total GSF + 1.5 Times per Overhead District	187	1279	1576	33	0
Total Overhead Plantings Required 17,200 SF of Total GSF + 1.5 Times per Overhead District = 1235 SF	196	1950	2070	0	0



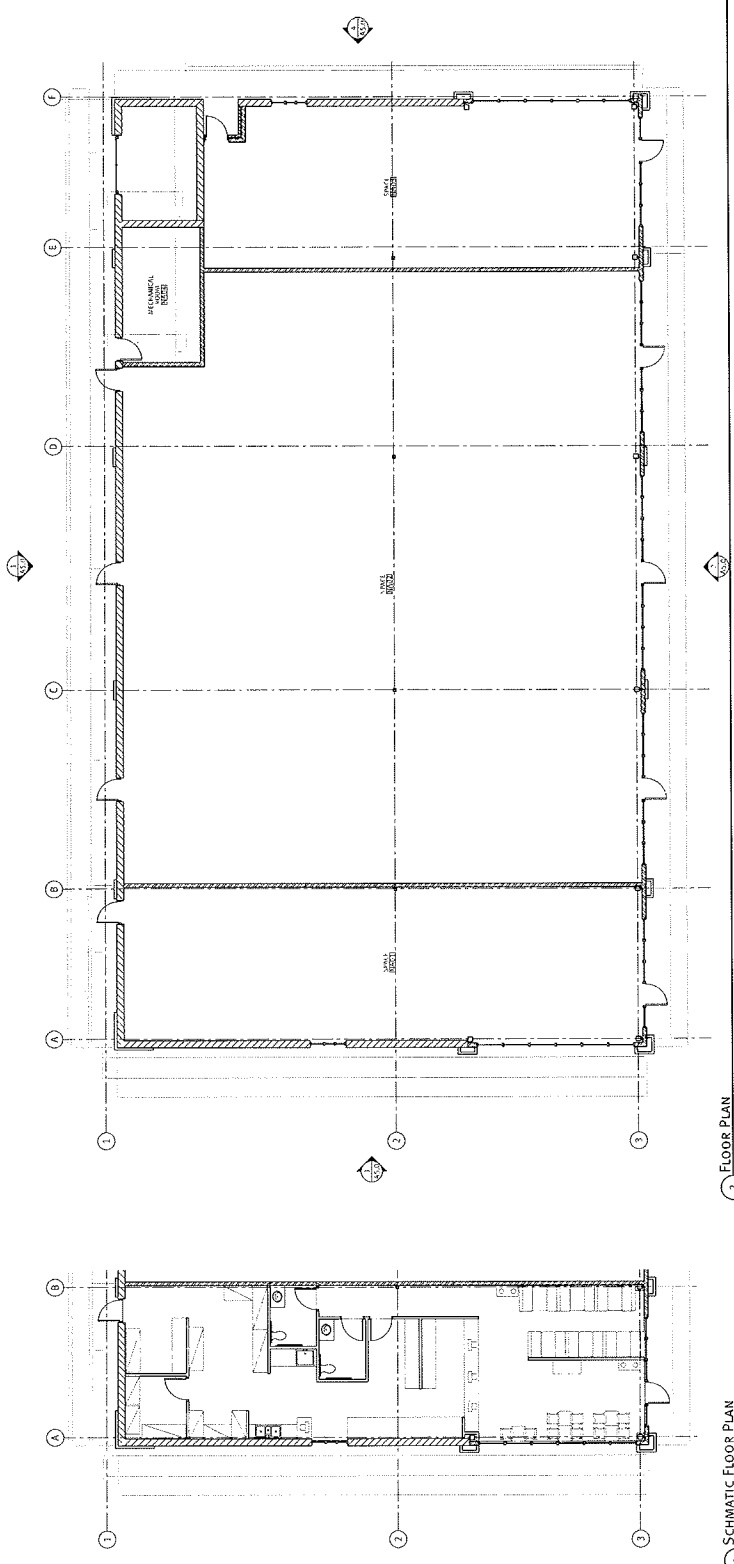
1. SITE LANDSCAPE PLAN

**VICTORY VILLAGE
 BUILDING E**
 BLOCK 1, LOT 4 10TH AVE NE
 BLAINE, MN

project # 10086
 date MARCH 25, 2011
 for owner 20080517 Floor Plan
 drawn by RW
 checked by JS
 scale 1/8" = 1'-0"
 spec date MARCH 25, 2011

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 Architect under the laws of the State of Minnesota.

**PRELIMINARY NOT FOR
 CONSTRUCTION
 MARCH 25, 2011**



3 FLOOR PLAN
 1/8" = 1'-0"

1 SCHEMATIC FLOOR PLAN
 1/8" = 1'-0"

