



**GENERAL SURVEY NOTES:**

- The orientation of this bearing system is based on the Anoka County coordinate grid (NAD 83-2011 Adj).
  - The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title, a division of Chicago Title Insurance Company, Commitment No. 35702 dated June 21, 2021 at 07:00 AM.
  - The angular relation measured clockwise from record bearings on the plat of Blaine Square to this survey is 00 degrees 48 minutes 05 seconds.
  - The address of the property described herein is 12301 Ulysses Street Northeast, Blaine, Minnesota 55434
  - The property described herein lies within Flood Zone "X" (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27003C 0328 E, dated December 16, 2015.
  - The total area of the property described herein is 242,917 square feet or 5.57661 acres.
  - The contours depicted herein are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "0208 K" OSD Station # 560  
Elevation = 904.69 feet. (NAVD83)
- SITE BENCHMARK: Top of 5/8-inch rebar w/ red plastic cap labeled "EFN control point"  
Elevation = 911.99 feet. (NAVD83)
- Existing utilities, services and underground structures shown herein were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 212521337. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
  - The names of adjoining owners according to current tax records are depicted herein.

**SURVEY ITEMS PER SCHEDULE B:**

- ITEM 9: Easements for utilities and drainage as shown on the recorded plat of Blaine Square.  
Said easements affect the surveyed property and are depicted herein.
- ITEM 10: Subject to the Northwestern Bell Telephone Company easement and also the drainage easements as shown on plat of Denny's Oak Park 15th filed as Document No. 63147 on December 23, 1968. (Shown by recital on the Certificate of Title.)  
Said easement does not affect the surveyed property and is not depicted herein.
- ITEM 11: Subject to an easement granted to Northwestern Bell Telephone Company by instrument dated May 4, 1920, recorded July 25, 1920, in Book 241, Page 445, which easement has been limited by Quit Claim Deed dated November 27, 1962, recorded December 6, 1962, in Book 580, Page 427, which crosses a portion of Quilist A, Denny's Oak Park 15th, and which is also shown on the plat of Denny's Oak Park 15th. (Shown by recital on the Certificate of Title.)  
Northwestern Bell Telephone Company became The Mountain States Telephone and Telegraph Company as evidenced by Articles of Merger dated December 20, 1990, filed April 25, 1991, as Document No. 206629.  
The Mountain States Telephone and Telegraph Company became US WEST Communications, Inc. as evidenced Articles of Amendment to the Articles of Incorporation of the Mountain States Telephone and Telegraph Company dated December 20, 1990, filed April 25, 1991, as Document No. 206630.  
Said easement does not affect the surveyed property and is not depicted herein.
- ITEM 12: Easement for chain link fence contained and described in Restrictive Covenants Agreement dated January 16, 1981, filed January 16, 1981, as Document No. 118447.  
Said easement does not affect the surveyed property and is not depicted herein.
- ITEM 13: Easement for telecommunications services purposes, in favor of U.S. West Communications, Inc., a Colorado corporation, its successors and assigns, as created in Easement dated August 5, 1992, filed August 17, 1992, as Document No. 233250.  
Said easement does not affect the surveyed property and is not depicted herein.

**SURVEY ITEMS PER SCHEDULE B:**

- ITEM 14: Access to Trunk Highway No. 65 is restricted as shown by Minnesota Department of Transportation Right of Way Plat No. 02-31 filed September 20, 2006, as Document No. 489281.001, and by Final Certificate dated June 19, 2012, filed September 10, 2012, as Document No. 510462.001.  
Said access restriction affects the surveyed property and is depicted herein.
- ITEM 15: Easement for footing and wall maintenance purposes, in favor of the State of Minnesota, as created by Final Certificate dated June 19, 2012, filed September 10, 2012, as Document No. 510462.001. The easement is depicted as part of Parcel 31 on Minnesota Department of Transportation Right of Way Plat No. 02-31 filed September 20, 2006, as Document No. 489281.001.  
Said easement does not affect the surveyed property and is not depicted herein. Said Parcel 31 lies over Lots 1 & 2, Block 1, Blaine Square
- ITEM 16: Resolution 21-110 passed May 17, 2021, filed June 14, 2021, as Document No. 589373.001.  
Said resolution affects the surveyed property. No plottable items to depict.

**CERTIFICATION:**

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.  
Date of survey: September 27, 2021.  
Date of signature: March 25, 2022.  
  
Eric A. Rosser  
Minnesota License No. 47476  
eross@efnsurvey.com

**PRELIMINARY PLAT OF:  
BLAINE SQUARE THIRD ADDITION**

**LEGAL DESCRIPTION:**

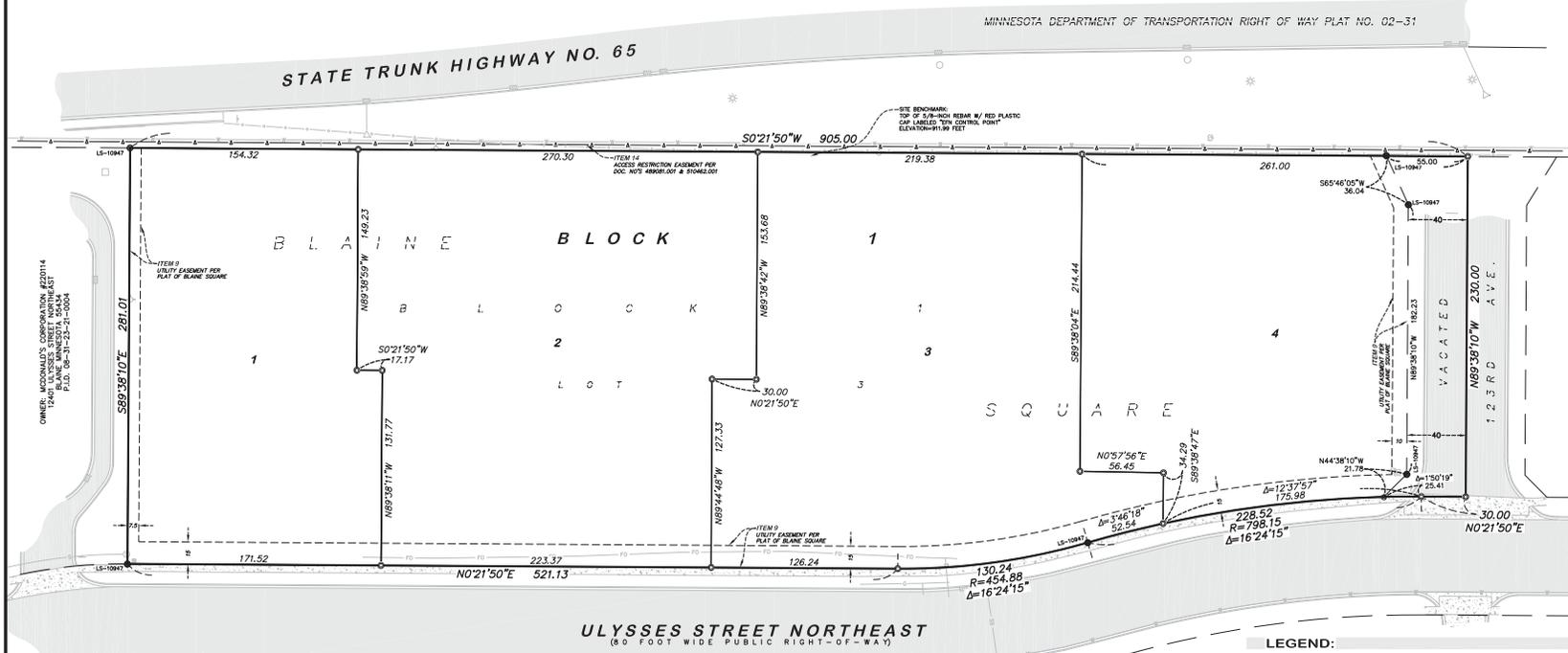
Lot 1, Block 1, Blaine Square, according to the plat on file in the Office of the Registrar of Titles of Anoka County, Minnesota.  
EXCEPT that part embraced within Parcel 31 on Minnesota Department of Transportation Right of Way Plat No. 02-31, filed September 20, 2006, as Document No. 489281.001, which was taken by the State of Minnesota in Final Certificate dated June 19, 2012, filed September 10, 2012, as Document No. 510462.001.  
Anoka County, Minnesota  
Torrens Property  
AND  
That part of vacated 123rd Ave. lying northerly of the centerline thereof, lying easterly of a line which is parallel with and 40 feet easterly of the centerline of Ulysses Street and lying westerly of the westerly right of way line of Trunk Highway No. 65.

**PROPOSED LEGAL DESCRIPTIONS:**

Lot 1, Block 1, BLAINE SQUARE THIRD ADDITION  
Lot 2, Block 1, BLAINE SQUARE THIRD ADDITION  
Lot 3, Block 1, BLAINE SQUARE THIRD ADDITION  
Lot 4, Block 1, BLAINE SQUARE THIRD ADDITION

**PROPOSED AREAS:**

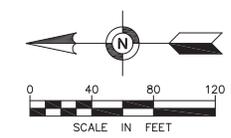
Lot 1, Block 1, BLAINE SQUARE THIRD ADDITION is 45,633 square feet or 1.04759 acres.  
Lot 2, Block 1, BLAINE SQUARE THIRD ADDITION is 69,899 square feet or 1.60443 acres.  
Lot 3, Block 1, BLAINE SQUARE THIRD ADDITION is 47,108 square feet or 1.07629 acres.  
Lot 4, Block 1, BLAINE SQUARE THIRD ADDITION is 60,287 square feet or 1.38400 acres.



**SECTION 08, T 31 N, R 23 W**



**VICINITY MAP**  
NO SCALE



**GOPHER STATE ONE CALL NOTE:**

- List of utilities notified per Gopher State One Call Ticket No. 212521337.
- |                     |                  |
|---------------------|------------------|
| Company Name        | Customer Service |
| ANOKA COUNTY        | (763)324-3100    |
| CITY OF BLAINE      | (763)785-6165    |
| COMCAST             | (877)366-8344    |
| CENTURYLINK - CTLOL | (763)523-2800    |
| CORNERUS ENERGY     | (800)244-0874    |
| MCI                 | (612)521-4421    |
| CENTER POINT ENERGY | (651)366-5750    |
| MINDOT              | (320)963-2400    |
| MP LEVELING, LLC    | (888)364-6033    |
| DAYO BROADBAND      |                  |

**LEGEND:**

- |                    |                         |                       |
|--------------------|-------------------------|-----------------------|
| BENCHMARK          | FIBER OPTIC SIGN        | EXISTING CONTOUR LINE |
| SANITARY MANHOLE   | LIMITED ACCESS          | TREE                  |
| MANHOLE            | CHAIN LINK FENCE        | BITUMINOUS SURFACE    |
| CATCH BASIN        | STORM SEWER             | CONCRETE SURFACE      |
| FLARED END SECTION | WATERMAIN               |                       |
| HYDRANT            | UNDERGROUND FIBER OPTIC |                       |
| LIGHT              | UNDERGROUND GAS         |                       |
| HANDHOLE           |                         |                       |

FIELD BOOK	PAGE	FIELDWORK CHIEF	REVISIONS	
			NO.	DATE

DRAWING NAME: 40555 Preliminary Plat.dwg  
JOB NO. 40555  
FILE NO.

PRELIMINARY PLAT OF:  
**BLAINE SQUARE  
THIRD ADDITION**

SURVEY FOR:  
**Kimley Horn & Associates, Inc.**

PROPERTY ADDRESS:  
**12301 Ulysses Street Northeast  
Blaine, Minnesota 55434**



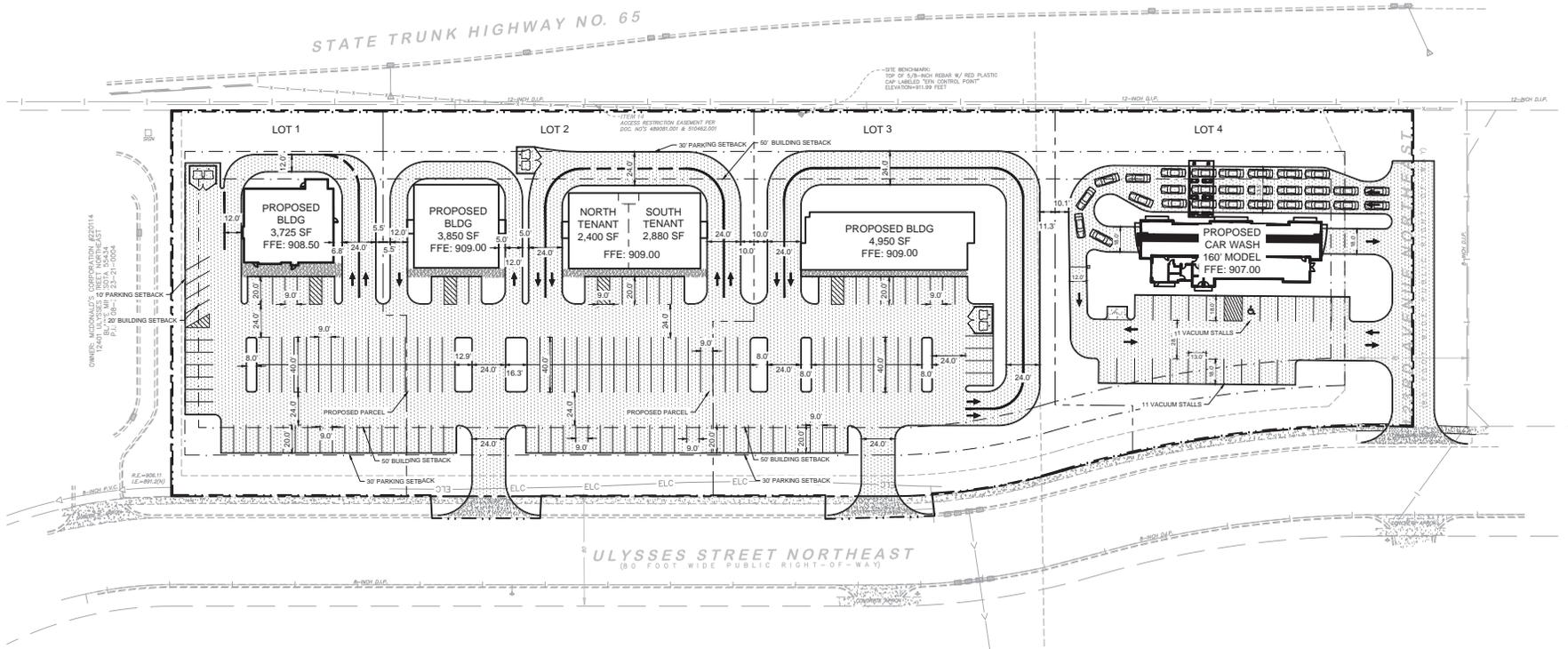
**Egan, Field & Nowak, Inc.**  
land surveyors since 1872

475 Old Highway 8 NW, Suite 200  
New Brighton, Minnesota 55112  
PHONE: (612) 466-3300  
FAX: (612) 466-3383  
WWW.EFNSURVEY.COM  
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K:\TWC\_LDEVC\Capital Real Estate, Inc\Blaine, MN3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg April 27, 2022 - 10:25am

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MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 02-31



**SITE PLAN NOTES**

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADI ARE TO BE 7' AND OUTER CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 5'.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EFN INC., DATED 10/15/2021.  
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 5.57 ACRES.
- PILOIN / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 20' IN LENGTH UNLESS OTHERWISE INDICATED.

PROPERTY SUMMARY	
12301 ULYSSES STREET NE	
TOTAL PROPERTY AREA	243,200 SF (5.57 AC)
EXISTING IMPERVIOUS AREA	5,300 SF (0.12 AC)
EXISTING PERVIOUS AREA	237,900 SF (5.45 AC)
PROPOSED IMPERVIOUS AREA	146,000 SF (3.34 AC)
PROPOSED PERVIOUS AREA	97,200 SF (2.23 AC)
TOTAL DISTURBED AREA	250,320 SF (5.73 AC)
ZONING SUMMARY	
EXISTING ZONING	B-3 REGIONAL COMMERCIAL
PROPOSED ZONING	B-3 REGIONAL COMMERCIAL
PARKING SETBACKS	FRONT/REAR = 30' SIDE = 10'
BUILDING SETBACKS	FRONT/REAR = 50' SIDE = 20'

**LEGEND**

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK

**PROPERTY DATA SUMMARY**

	LOT 1	LOT 2	LOT 3	LOT 4
PROPOSED PROPERTY AREA	45,630 SF (1.05 AC)	69,890 SF (1.60 AC)	67,110 SF (1.54 AC)	60,290 SF (1.38 AC)
REQUIRED PARKING	24 STALLS	34 STALLS	46 STALLS	22 STALLS
PROPOSED PARKING	56 STALLS	67 STALLS	50 STALLS	22 STALLS

PRELIMINARY - NOT FOR CONSTRUCTION

**SITE PLAN**

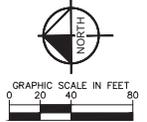
12301 ULYSSES STREET NE  
PREPARED FOR  
CAPITAL REAL ESTATE

SHEET NUMBER  
**C400**

NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
707 ELLIOTT STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-454-4197  
WWW.KIMLEY-HORN.COM

PKA PROJECT NUMBER	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
	04/27/2022	AS SHOWN			

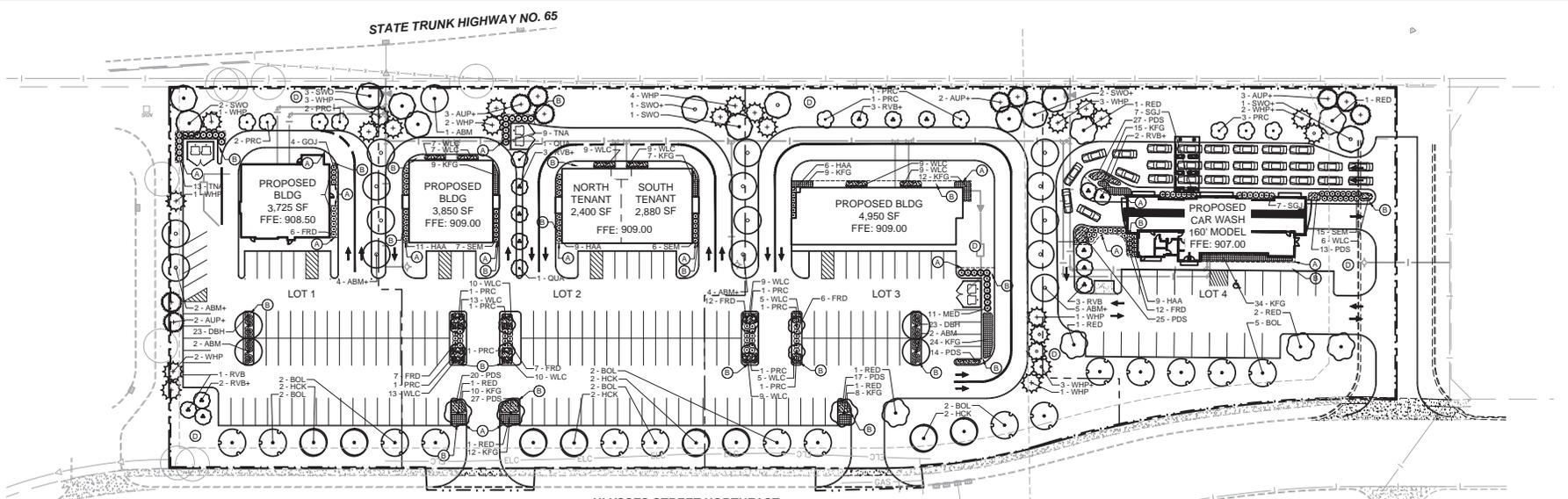








K:\TWC\_LDEV\Captial Real Estate, Inc\Blaine, MN3 Design\CAD\Plan\Sheet\1-LANDSCAPE PLAN.dwg May 20, 2022 - 9:09am  
 This document, together with the drawings and designs prepared hereon, is an instrument of service, submitted only for the specific purpose and client for which it was prepared. Failure of any instrument of service, including any drawings, designs, specifications or calculations by Kimley-Horn and Associates, Inc. shall be the responsibility of the client and not Kimley-Horn and Associates, Inc.



**PLANT SCHEDULE**

CONIFEROUS TREES	BOTANICAL / COMMON NAME
AUP+	PRINUS NIGRA / AUSTRIAN PINE
WHP	PRINUS STROBUS / WHITE PINE
WHP+	PRINUS STROBUS / WHITE PINE
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
PRC	MALUS X PRAIRIE ROSE / PRAIRIE ROSE CRABAPPLE
QJA	POPULUS TREMULOIDES / QUAKING ASPEN
RVB	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
RVB+	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
OVERSTORY TREES	BOTANICAL / COMMON NAME
ABM	ACER X FREEMANNI 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE
ABM+	ACER X FREEMANNI 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE
BOL	TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN LINDEN
HCK	CELTIS OCCIDENTALIS / COMMON HACKBERRY
RED	QUERCUS RUBRA / RED OAK
SWO	QUERCUS BICOLOR / SWAMP WHITE OAK
SWO+	QUERCUS BICOLOR / SWAMP WHITE OAK
CONIFEROUS SHRUBS	BOTANICAL / COMMON NAME
GOJ	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR
MED	JUNIPERUS SCOPULORUM 'MEDORA' / MEDORA JUNIPER
SGJ	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
TNA	THUJA OCCIDENTALIS 'BALLHORN' / TECHNITO ARBORVITAE
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
DBH	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
FRD	CORNUS SERICEA 'BALLADELINE' TM / FIREDANCE RED TWIG DOGWOOD
HAA	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA
SEM	SORBARIA SORBIFOLIA 'SEM' / SEM ASH LEAF SPIREA
PERENNIALS	BOTANICAL / COMMON NAME
RFG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / 'KARL FOERSTER FEATHER REED GRASS
PDS	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSPEED
WLC	NEPETA X FAASENSII 'WALKER'S LOW' / WALKER'S LOW CATMINT

NOTE:  
 - SEE SHEET L101 FOR PLANT SCHEDULE  
 - + INDICATES A LARGER SIZE PLANT MATERIAL AS REQUIRED BY CODE

**LOT 1 LANDSCAPE REQUIREMENTS**

HIGHWAY 65 OVERLAY DISTRICT LANDSCAPE REQUIREMENTS:

- LANDSCAPE REQUIREMENTS INCREASED BY 1.5 TIMES
- 25% OF THE NUMBERS ORNAMENTAL, CONIFER, AND OVERSTORY TREE EXCEEDING MINIMUM SIZE REQUIREMENTS.

OVERSTORY DECIDUOUS SHADE TREES REQUIRED: (905 L.F. SITE PERIMETER/100) \* 1.5) = 14  
 10-2.5 CAL. IN. OVERSTORY TREES  
 4-3 CAL. IN. OVERSTORY TREES

OVERSTORY DECIDUOUS SHADE TREES PROVIDED:

CONIFEROUS TREES REQUIRED: (905 L.F. SITE PERIMETER/200) \* 1.5) = 7  
 5-6 HT. CONIFEROUS TREES  
 2-8 HT. CONIFEROUS TREES

CONIFEROUS TREES PROVIDED:

ORNAMENTAL TREES REQUIRED: (905 L.F. SITE PERIMETER/200) \* 1.5) = 7  
 5-2 CAL. IN. ORNAMENTAL TREES  
 2-2.5 CAL. IN. ORNAMENTAL TREES  
 2-2.5 CAL. IN. ORNAMENTAL TREES

ORNAMENTAL TREES PROVIDED:

UNDERSTORY SHRUBS REQUIRED: 46 SHRUBS = (905 L.F. SITE PERIMETER/30) \* 1.5  
 UNDERSTORY SHRUBS PROVIDED: 46 SHRUBS

**LOT 3 LANDSCAPE REQUIREMENTS**

HIGHWAY 65 OVERLAY DISTRICT LANDSCAPE REQUIREMENTS:

- LANDSCAPE REQUIREMENTS INCREASED BY 1.5 TIMES
- 25% OF THE NUMBERS ORNAMENTAL, CONIFER, AND OVERSTORY TREE EXCEEDING MINIMUM SIZE REQUIREMENTS.

OVERSTORY DECIDUOUS SHADE TREES REQUIRED: ((1,145 L.F. SITE PERIMETER/100) \* 1.5) = 18  
 13-2.5 CAL. IN. OVERSTORY TREES  
 5-3 CAL. IN. OVERSTORY TREES

OVERSTORY DECIDUOUS SHADE TREES PROVIDED:

CONIFEROUS TREES REQUIRED: ((1,145 L.F. SITE PERIMETER/200) \* 1.5) = 9  
 6-6 HT. CONIFEROUS TREES  
 3-8 HT. CONIFEROUS TREES

CONIFEROUS TREES PROVIDED:

ORNAMENTAL TREES REQUIRED: ((1,145 L.F. SITE PERIMETER/200) \* 1.5) = 9  
 6-2 CAL. IN. ORNAMENTAL TREES  
 3-2.5 CAL. IN. ORNAMENTAL TREES  
 6-2 CAL. IN. ORNAMENTAL TREES  
 3-2.5 CAL. IN. ORNAMENTAL TREES

ORNAMENTAL TREES PROVIDED:

UNDERSTORY SHRUBS REQUIRED: 58 SHRUBS = (1,145 L.F. SITE PERIMETER/30) \* 1.5  
 UNDERSTORY SHRUBS PROVIDED: 58 SHRUBS

**LOT 2 LANDSCAPE REQUIREMENTS**

HIGHWAY 65 OVERLAY DISTRICT LANDSCAPE REQUIREMENTS:

- LANDSCAPE REQUIREMENTS INCREASED BY 1.5 TIMES
- 25% OF THE NUMBERS ORNAMENTAL, CONIFER, AND OVERSTORY TREE EXCEEDING MINIMUM SIZE REQUIREMENTS.

OVERSTORY DECIDUOUS SHADE TREES REQUIRED: ((1,103 L.F. SITE PERIMETER/100) \* 1.5) = 17  
 12-2.5 CAL. IN. OVERSTORY TREES  
 5-3 CAL. IN. OVERSTORY TREES  
 12-2.5 CAL. IN. OVERSTORY TREES  
 5-3 CAL. IN. OVERSTORY TREES

OVERSTORY DECIDUOUS SHADE TREES PROVIDED:

CONIFEROUS TREES REQUIRED: ((1,103 L.F. SITE PERIMETER/200) \* 1.5) = 9  
 6-6 HT. CONIFEROUS TREES  
 9-8 HT. CONIFEROUS TREES  
 6-6 HT. CONIFEROUS TREES  
 3-8 HT. CONIFEROUS TREES

CONIFEROUS TREES PROVIDED:

ORNAMENTAL TREES REQUIRED: ((1,103 L.F. SITE PERIMETER/200) \* 1.5) = 9  
 6-2 CAL. IN. ORNAMENTAL TREES  
 3-2.5 CAL. IN. ORNAMENTAL TREES  
 6-2 CAL. IN. ORNAMENTAL TREES  
 3-2.5 CAL. IN. ORNAMENTAL TREES

ORNAMENTAL TREES PROVIDED:

UNDERSTORY SHRUBS REQUIRED: 56 SHRUBS = (1,103 L.F. SITE PERIMETER/30) \* 1.5  
 UNDERSTORY SHRUBS PROVIDED: 56 SHRUBS

**LOT 4 LANDSCAPE REQUIREMENTS**

HIGHWAY 65 OVERLAY DISTRICT LANDSCAPE REQUIREMENTS:

- LANDSCAPE REQUIREMENTS INCREASED BY 1.5 TIMES
- 25% OF THE NUMBERS ORNAMENTAL, CONIFER, AND OVERSTORY TREE EXCEEDING MINIMUM SIZE REQUIREMENTS.

OVERSTORY DECIDUOUS SHADE TREES REQUIRED: ((1,003 L.F. SITE PERIMETER/100) \* 1.5) = 15  
 11-2.5 CAL. IN. OVERSTORY TREES  
 4-3 CAL. IN. OVERSTORY TREES  
 4-3 CAL. IN. OVERSTORY TREES

OVERSTORY DECIDUOUS SHADE TREES PROVIDED:

CONIFEROUS TREES REQUIRED: ((1,003 L.F. SITE PERIMETER/200) \* 1.5) = 8  
 6-6 HT. CONIFEROUS TREES  
 2-8 HT. CONIFEROUS TREES  
 6-6 HT. CONIFEROUS TREES  
 2-8 HT. CONIFEROUS TREES

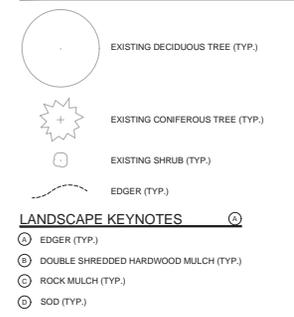
CONIFEROUS TREES PROVIDED:

ORNAMENTAL TREES REQUIRED: ((1,003 L.F. SITE PERIMETER/200) \* 1.5) = 8  
 6-2 CAL. IN. ORNAMENTAL TREES  
 2-2.5 CAL. IN. ORNAMENTAL TREES  
 6-2 CAL. IN. ORNAMENTAL TREES  
 2-2.5 CAL. IN. ORNAMENTAL TREES

ORNAMENTAL TREES PROVIDED:

UNDERSTORY SHRUBS REQUIRED: 51 SHRUBS = (1,003 L.F. SITE PERIMETER/30) \* 1.5  
 UNDERSTORY SHRUBS PROVIDED: 51 SHRUBS

**LANDSCAPE LEGEND**



**LANDSCAPE KEYNOTES**



PRELIMINARY - NOT FOR CONSTRUCTION  
 12301 ULYSSES STREET NE  
 PREPARED FOR CAPITAL REAL ESTATE  
 BLAINE  
 SHEET NUMBER L100  
 Kimley-Horn  
 2022 KIMLEY-HORN ASSOCIATES, INC.  
 787 ELBERT STREET, SUITE 100, ST. PAUL, MN 55114  
 PHONE: (612) 466-4199  
 WWW.KIMLEY-HORN.COM  
 REVISIONS: [Table with columns for No., Description, Date, By]  
 DATE BY

CAFE  
**ZUPAS**

BLAINE, MN DRIVE THRU

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MARCH 8, 2022

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BLAINE, MN DRIVE THRU

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MARCH 8, 2022

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MATERIALS AND COLORS

- A PAINTED STUCCO:**  
FINISH: FREESTYLE  
MFG: DRYVIT  
COLOR: 310 CHINA WHITE
- B PAINTED METAL CANOPY**  
COLOR: BLACK TO MATCH WROUGHT IRON FINISH
- C PAINTED STUCCO:**  
FINISH: FREESTYLE  
MFG: DRYVIT  
COLOR: SW 6258 "TRICORN BLACK"
- D THIN BRICK:**  
FINISH: NORMAN 2.25X11.685  
MFG: BELDEN BRICK  
COLOR: ALASKA WHITE VELOUR
- E THIN BRICK:**  
FINISH: NORMAN 2.25X11.685  
MFG: BELDEN BRICK  
COLOR: DOWNING BLACK VELOUR
- F COMPOSITE WOOD:**  
MFG: NICHIIHA  
STYLE: VINTAGE WOOD (FCB)  
COLOR: "SPRUCE"
- G MULLIONS:**  
MFG: KAWNEER ALUMINUM  
COLOR: CLEAR ANODIZED  
STYLE: FRONT-LOADED
- H PAINTED HALLOW METAL DOORS:**  
MFG: DUNN EDWARDS  
COLOR: DET620 "BARNWOOD GRAY"
- I METAL COPING:**  
MFG: FIRESTONE  
COLOR: PREFINISHED "BLACK"
- J METAL COPING:**  
MFG: FIRESTONE  
COLOR: PREFINISHED "SIERRA TAN"
- K PAINTED STUCCO:**  
FINISH: FREESTYLE  
MFG: DRYVIT  
COLOR: SW 6258 "TRICORN BLACK"
- L PAINTED MURAL:**  
FINISH: VENITIAN STUCCO  
MFG: BY OWNER  
COLOR: CUSTOM





BLAINE, MN DRIVE THRU

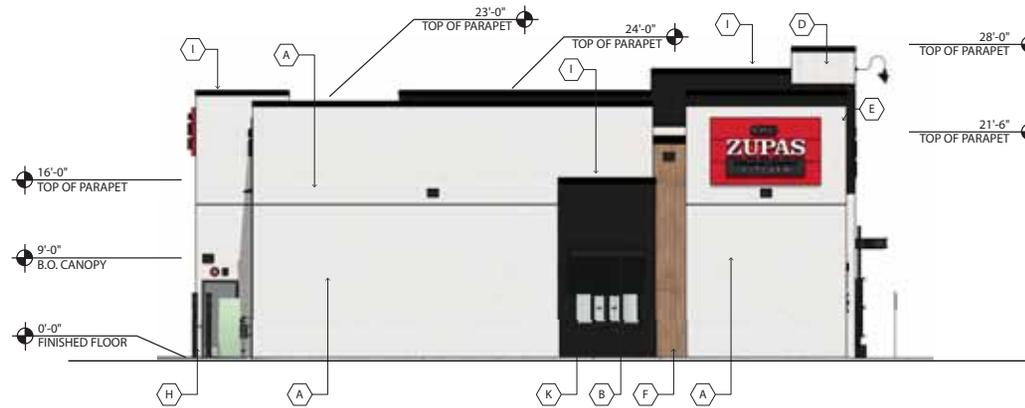
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MARCH 8, 2022

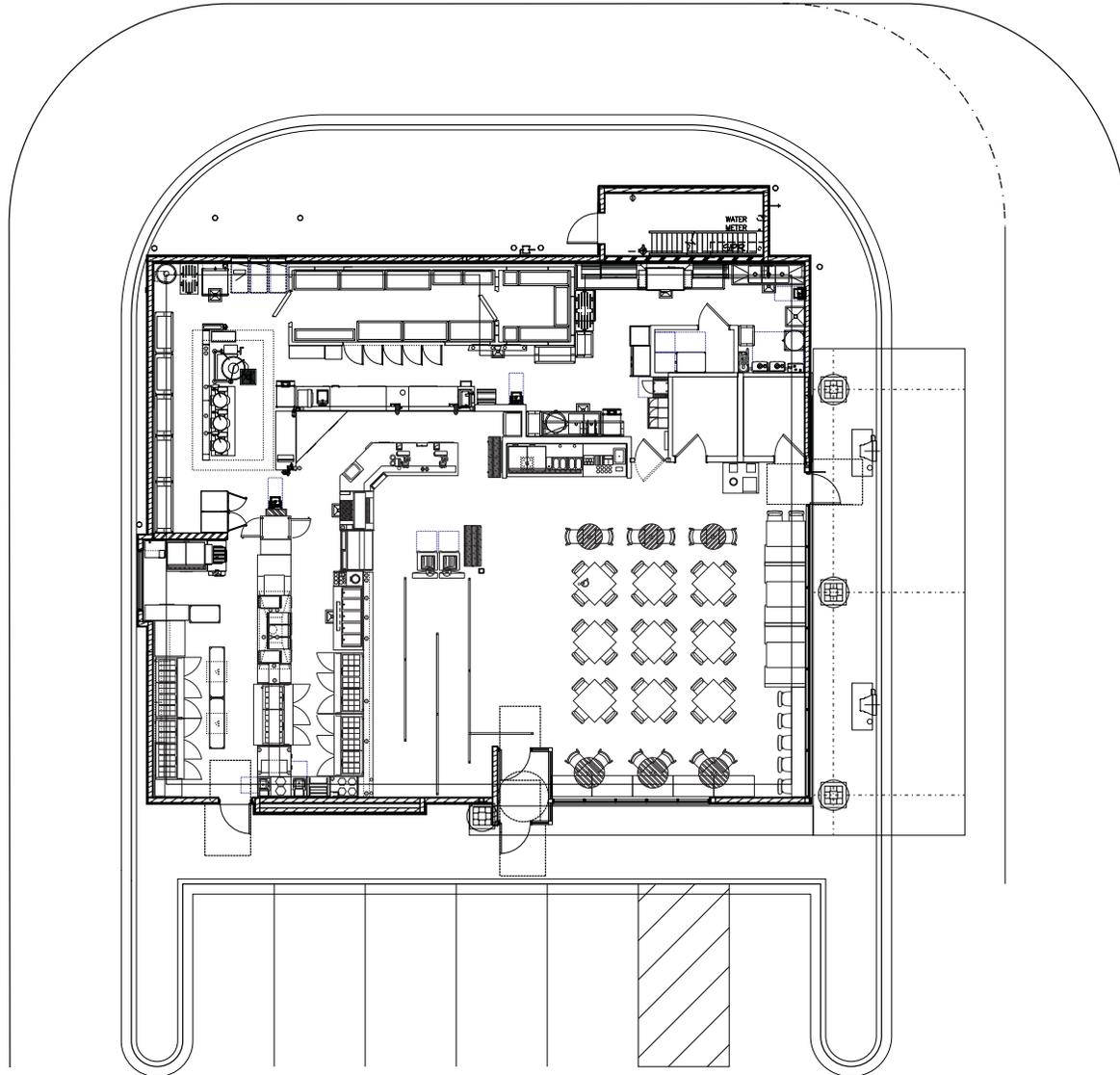
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### MATERIALS AND COLORS

- A PAINTED STUCCO:**  
FINISH: FREESTYLE  
MFG: DRYVIT  
COLOR: 310 CHINA WHITE
- B PAINTED METAL CANOPY**  
COLOR: BLACK TO MATCH WROUGHT IRON FINISH
- C PAINTED STUCCO:**  
FINISH: FREESTYLE  
MFG: DRYVIT  
COLOR: SW 6258 "TRICORN BLACK"
- D THIN BRICK:**  
FINISH: NORMAN 2.25X11.685  
MFG: BELDEN BRICK  
COLOR: ALASKA WHITE VELOUR
- E THIN BRICK:**  
FINISH: NORMAN 2.25X11.685  
MFG: BELDEN BRICK  
COLOR: DOWNING BLACK VELOUR
- F COMPOSITE WOOD:**  
MFG: NICHIIHA  
STYLE: VINTAGE WOOD (FCB)  
COLOR: "SPRUCE"
- G MULLIONS:**  
MFG: KAWNEER ALUMINUM  
COLOR: CLEAR ANODIZED  
STYLE: FRONT-LOADED
- H PAINTED HALLOW METAL DOORS:**  
MFG: DUNN EDWARDS  
COLOR: DET620 "BARNWOOD GRAY"
- I METAL COPING:**  
MFG: FIRESTONE  
COLOR: PREFINISHED "BLACK"
- J METAL COPING:**  
MFG: FIRESTONE  
COLOR: PREFINISHED "SIERRA TAN"
- K PAINTED STUCCO:**  
FINISH: FREESTYLE  
MFG: DRYVIT  
COLOR: SW 6258 "TRICORN BLACK"
- L PAINTED MURAL:**  
FINISH: VENITIAN STUCCO  
MFG: BY OWNER  
COLOR: CUSTOM



## FLOOR PLAN



**EXTERIOR FINISHES**

<b>(E1)</b> BRICK VENEER COLOR: DARK BROWN SIZE: MODULAR	<b>(E2)</b> PREFINISHED METAL COPING COLOR: MIDNIGHT BRONZE
<b>(E3)</b> BRICK VENEER COLOR: LIGHT BROWN SIZE: MODULAR	<b>(E10)</b> EXTERIOR PAINT COLOR: DARK BRONZE FINISH: SEMI-GLOSS
<b>(E4)</b> STONE VENEER COLOR: LIGHT BROWN SIZE: MODULAR	<b>(E11)</b> STOREFRONT COLOR: DARK BRONZE

**ATTACHED CANOPY SCHEDULE**

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	9	6'-4"	1'-2"	0"	No
C1-A	Exterior Canopy	1	6'-4"	1'-2"	0"	Yes
C4-B	Exterior Canopy	2	9'-4"	4'-0"	2'-4"	Yes
C4-L	Exterior Canopy	1	17'-10"	4'-0"	2'-4"	Yes
Grand total		13				



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW

**REF. ENCLOSURE FINISHES**

<b>(E2)</b> PREFINISHED METAL COPING COLOR: MIDNIGHT BRONZE
<b>(E3)</b> BRICK VENEER COLOR: DARK BROWN SIZE: MODULAR



EXTERIOR ELEVATION



EXTERIOR ELEVATION



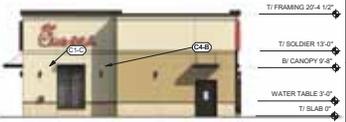
PERSPECTIVE VIEW

**OP CANOPY FINISHES**

<b>(E2)</b> PREFINISHED METAL COPING COLOR: DARK BRONZE
<b>(E3)</b> METAL DECKING COLOR: WHITE



EXTERIOR ELEVATION



EXTERIOR ELEVATION



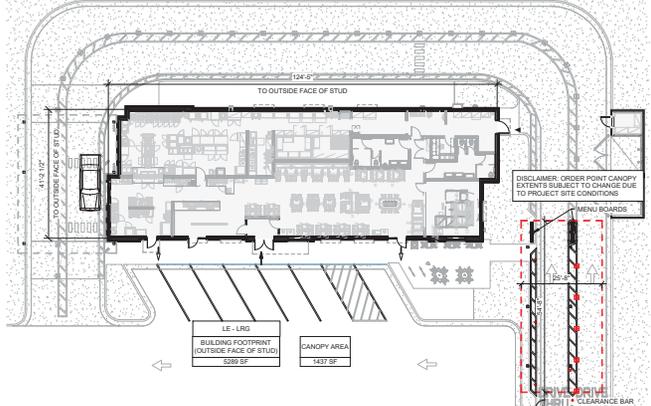
PERSPECTIVE VIEW - PATIO



DINING PATIO PLAN

**PATIO SEATING SCHEDULE**

Mark	Type	Count	Manufacturer	Model	Width	Depth	Height	Material	Finish
1	Patio Chair	14	Benchmark Design Group	WINDCOVER CHAIR	3'-0"	3'-0"	3'-0"	Aluminum - Dark Bronze	RAL 4986220 (C34 Bronze One Coat)
2	Patio Table - 4 Top	1	Benchmark Design Group	FAB3055-3636-AAA-W-JUH-BDT	3'-0"	3'-0"	3'-0"	Aluminum - Dark Bronze	RAL 4986220 (C34 Bronze One Coat)
3	Patio Table - 4 Top - ADA	1	Benchmark Design Group	FAB3055-3636-AAA-W-JUH-BDT	3'-0"	3'-0"	3'-0"	Aluminum - Dark Bronze	RAL 4986220 (C34 Bronze One Coat)
4	Patio Table - 2 Top	3	Benchmark Design Group	FAB3055-3424-AAA-W-JUH-BDT	2'-0"	2'-0"	3'-0"	Aluminum - Dark Bronze	RAL 4986220 (C34 Bronze One Coat)
5	Patio Umbrella	2	Tand	OCEAN MASTER PARASOL	7'-0"	7'-11"	7'-11"	Dark Bronze	RAL 4986220 (C34 Bronze One Coat)
6	TRASH RECEPTACLE	1	Benchmark Design Group	CC462-044	2'-0"	2'-0"	3'-0"	Dark Bronze	RAL 4986220 (C34 Bronze One Coat)
7	Bike Rack - Surface Mount	2	Barton Outdoors	CRN-3-SF-F	3'-4"	2'-0"	3'-0"	Steel	Black Powder Coated



SITE PLAN



Chick-fil-A  
 5200 Buffington Road  
 Atlanta, Georgia  
 30349-2998

SITE ADAPT  
 LOGO AND  
 ADDRESS

PROTOTYPICAL SET

NOT FOR  
 REGULATORY  
 APPROVAL  
 BIDDING, OR  
 CONSTRUCTION

**CHICK-FIL-A**  
**BLAINE FSU**  
 12301 Ulysses Street NE  
 Blaine, MN 55434

**FSR#0000**  
 BUILDING TYPE / SIZE: P13 LE LRG  
 RELEASE: 22.05  
 PRINTED FOR:  
 PROJECT STATUS  
 REVISION SCHEDULE  
 NO. DATE DESCRIPTION

CONSULTANT PROJECT # 22-2307.00  
 DATE 05/20/22  
 DRAWN BY: Aulay  
 PROJECT MANAGER: Aulay  
 PROJECT ENGINEER: Aulay  
 PROJECT ARCHITECT: Aulay  
 PROJECT INTERIOR ARCHITECT: Aulay  
 PROJECT MECHANICAL: Aulay  
 PROJECT ELECTRICAL: Aulay  
 PROJECT PLUMBING: Aulay  
 PROJECT CIVIL: Aulay  
 PROJECT LANDSCAPE: Aulay  
 PROJECT SIGNAGE: Aulay  
 PROJECT FURNITURE: Aulay  
 PROJECT LIGHTING: Aulay  
 PROJECT AV: Aulay  
 PROJECT SECURITY: Aulay  
 PROJECT SPECIALTIES: Aulay

DESIGN OVERVIEW  
 SHEET NUMBER

**X-900**

5/20/2022 1:56:27 PM Autodesk Docs:MIN\_05214\_Blaire (MIN) FSU\_2022\_05\_FSR0000024\_Blaire (MIN) FSU\_ARC.v4  
 XXX-LE-000003X-900-DESIGN OVERVIEW



### MATERIAL TAKE OFF

- Exterior Building Finishes - 8,885 sqft - 100%
- A. (SV-1) Natural Stone (Veneer) - 2,108 sqft - 24%
  - B. (ALU) Store Front and Glass - 511 sqft - 6%
  - C. (EIFS) EIFS - 1,609 sqft - 18%
  - D. (CU-1/2) CMU - 1,032 sqft - 12%
  - E. (MP-1) Alumaboard - 2,422 sqft - 27%
  - F. (MP-2) Metal Wall Panel - 798 sqft - 9%
  - G. Polycarbonate Overhead Doors - 312 sqft - 3%
  - H. Painted Hollow Metal Doors - 93 sqft - 1%

### FINISH LEGEND

<b>MP-2</b>		METAL PANEL - CTMRS / PRE-FINISHED R-PANEL / IN THE NAVY - SW9178	<b>CU-1</b>		CMU (TEXTURED) - COLOR TO BE CLOSE TO WALL STREET SW7665
<b>MP-4</b>		METAL PANEL - CTMRS / PRE-FINISHED STANDING SEAM METAL ROOF / 436B3488 FLUROPON IN THE NAVY	<b>ALU</b>		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR
<b>MP-1</b>		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN	<b>CU-2</b>		CMU (SMOOTH) - COLOR TO BE CLOSE TO MORNING FOG SW6255
<b>SV-1</b>		STONE VENEER - ELDORADO / VANTAGE 30 / WHITE ELM	<b>CON</b>		CONCRETE / STANDARD GRAY
<b>PT-9</b>		EXTERIOR PAINT - SHERWIN-WILLIAMS / IN THE NAVY SW9178	<b>PT-3</b>		EXTERIOR PAINT - SHERWIN-WILLIAMS / WALL STREET SW7665
<b>PT-6</b>		EXTERIOR PAINT - SHERWIN-WILLIAMS / MORNING FOG SW6225	<b>PT-7</b>		EXTERIOR PAINT - SHERWIN-WILLIAMS / DRESS BLUES SW9176
<b>EIFS</b>		EXTERIOR INSULATION FINISHING SYSTEM			

2

### CAR WASH TUNNEL EXIT ELEVATION

3/16" = 1'



3

### CAR WASH TUNNEL WALL ELEVATION

3/16" = 1'



### MATERIAL TAKE OFF

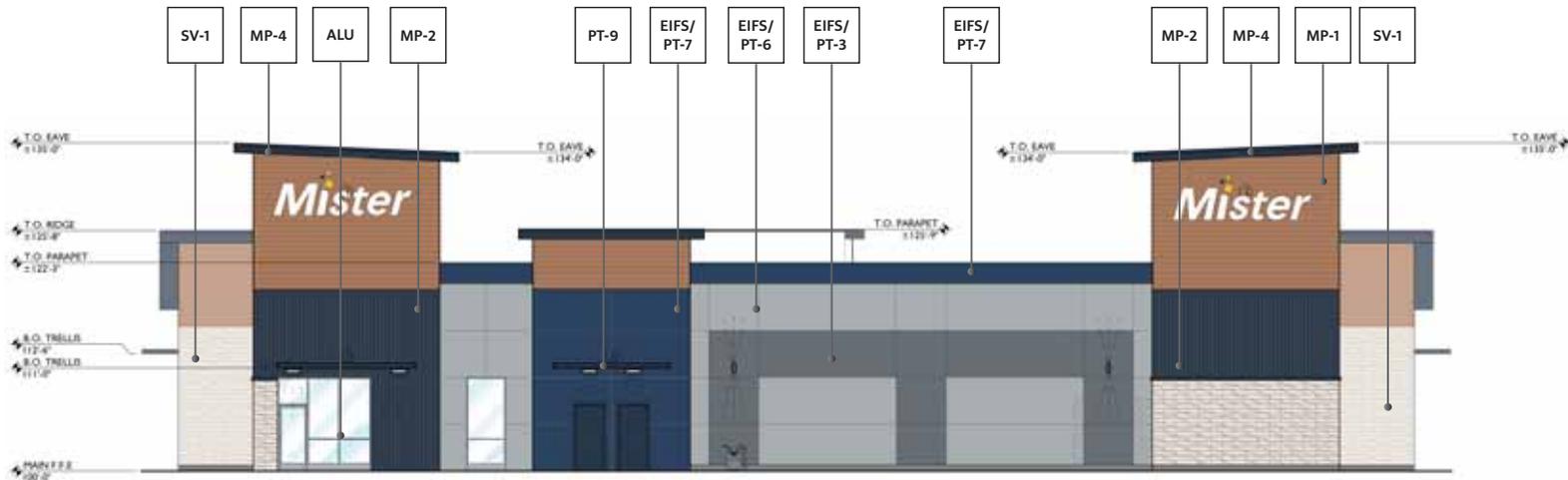
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### FINISH LEGEND

<b>MP-2</b>		METAL PANEL - CTMRS / PRE-FINISHED R-PANEL / IN THE NAVY - SW9178	<b>CU-1</b>		CMU (TEXTURED) - COLOR TO BE CLOSE TO WALL STREET SW7665
<b>MP-4</b>		METAL PANEL - CTMRS / PRE-FINISHED STANDING SEAM METAL ROOF / 436B3488 FLUROPON IN THE NAVY	<b>ALU</b>		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR
<b>MP-1</b>		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN	<b>CU-2</b>		CMU (SMOOTH) - COLOR TO BE CLOSE TO MORNING FOG SW6255
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<b>PT-9</b>		EXTERIOR PAINT - SHERWIN-WILLIAMS / IN THE NAVY SW9178	<b>PT-3</b>		EXTERIOR PAINT - SHERWIN-WILLIAMS / WALL STREET SW7665
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<b>EIFS</b>		EXTERIOR INSULATION FINISHING SYSTEM			

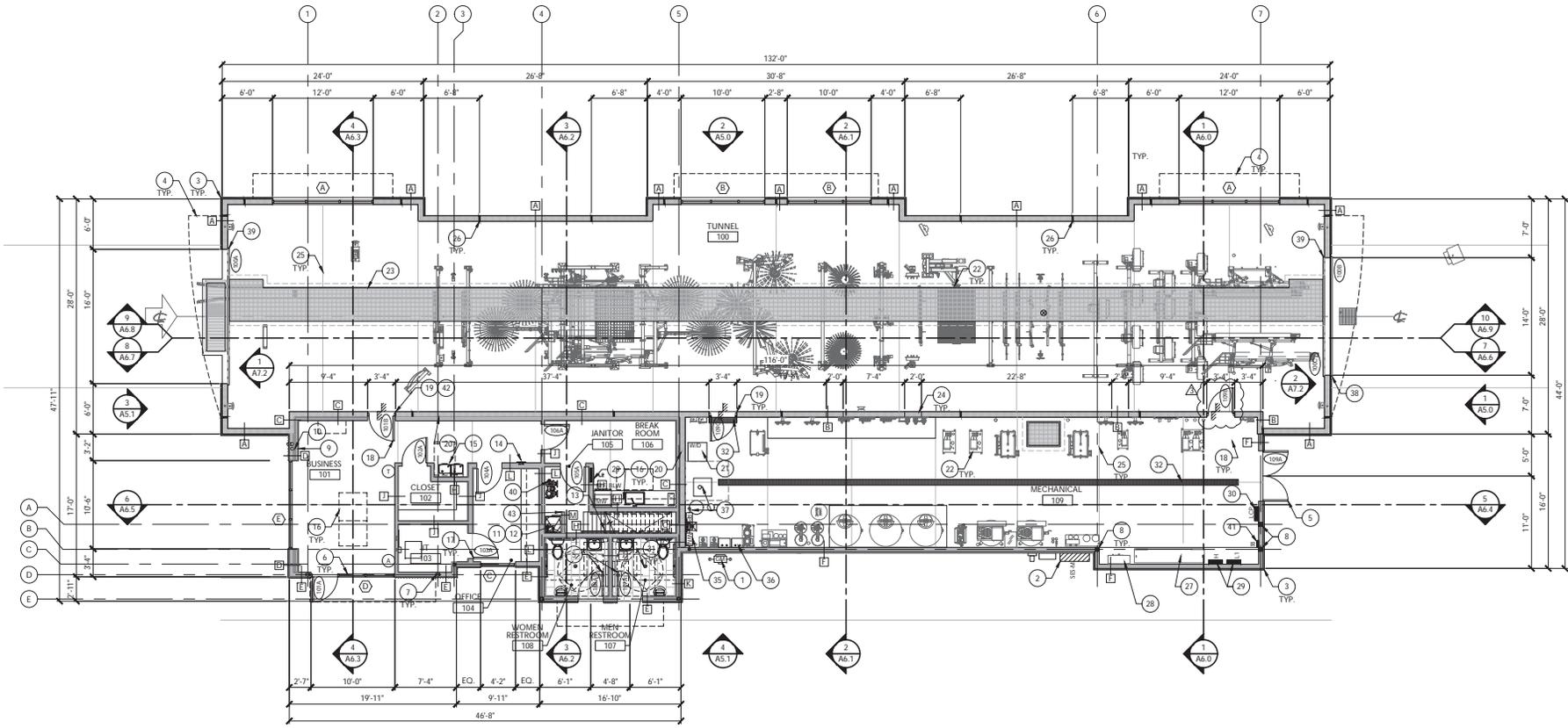
### CAR WASH TUNNEL ENTRANCE

3/16" = 1'



### BUSINESS/ MECHANICAL ELEVATION

3/16" = 1'



1 FLOOR PLAN  
3/16" = 1'

## **Project Narrative**

### **Conditional Use Permit for Car Wash**

#### **Lot 4**

Lot 4 is proposed for development of a Mister Carwash tunnel facility. Access to the property is via the private drive off Ulysses Street, with cars entering the queue at the southeast corner of the site and circulating through the carwash in a counterclockwise direction. The site is designed with ample area for queuing of cars with three lines forming between the building and Central Avenue on the east side and the site is manned by an on-site operator to assist drivers to ensure the orderly flow of vehicles into the tunnel. The building is approximately 5,500 square feet and the tunnel length is 160'. The tunnel can accommodate five (5) customers at any one time.

Hours of operation are 7 am – 7 pm, seven days per week.

Depending on weather conditions, the entrance doors are typically open during business hours while the exit doors can be closed between customers. The building is oriented parallel to Ulysses Street and Central Avenue, such that noise from the entrance and exit of the tunnel facility would not be directed toward the residential property on the west side of Ulysses Street. This 160' tunnel length is longer than many car wash facilities, and the longer length enables the end dryers to be located farther within the building, approximately 15 feet from the exit. The blowers are directed at the vehicle and are not directed out the exit door. Noise reducing sound paneling is installed in the interior of the building to mitigate noise emanating from the building.

After exiting the tunnel car wash, any customer wishing to use the vacuum stalls would enter into the parking area before finally exiting back out onto Ulysses Street. The main mechanical vacuum equipment is housed in a fully enclosed masonry box with sound muffler and then a vacuum wand extends to the individual stalls.

The proposed car wash facility will be required to comply with Minnesota daytime noise standards. In comparison with existing background noise levels from Central Avenue, noise from the proposed car wash is not expected to be audibly intrusive and should not differ greatly from existing daytime sound levels. If necessary, mitigating tactics such as sound walls could be employed to ensure compliance with the Minnesota daytime noise standards.

Lot 4 will likely be applying for their own monument sign along Central Avenue.

## Patricia Robinson

---

**From:** Allison Morgan <amorgan@caprei.com>  
**Sent:** Friday, June 10, 2022 3:27 PM  
**To:** Shawn Kaye  
**Cc:** Patricia Robinson  
**Subject:** Update re: Neighborhood Meeting re: 12301 Ulysses St (Blaine Square II LLC)  
**Attachments:** 6-9-22 Neighborhood mtg sign in.pdf

Hi Shawn,

Blaine Square II LLC hosted a neighborhood meeting last night (6/9) at Johnsville Library. Of the 81 letters mailed out, 4 residents attended (names attached).

Discussion focused primarily on existing traffic speeds along Ulysses St. and poor behavior by motorists at the existing intersection of Ulysses St. & Paul Parkway (approximately 0.20 miles south of the southerly boundary of the subject property). Concern was expressed about additional vehicles traveling on Ulysses St.

We did respond that the access points serving the proposed development were located per the City's direction and where possible to line up with 123<sup>rd</sup> Ave NE and 123<sup>rd</sup> Ln NE to create intentional intersections.

Should you wish to discuss further, please do not hesitate to contact me at (612) 313-0126.

Thanks

**Allison (Kern) Morgan | Capital Real Estate, Inc. | 60 South Sixth Street, Suite 2630 | Minneapolis, MN 55402 | P: 612-313-0126 | C: 612-669-4238**