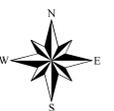


**Case File No. 19-0044
Public Storage**





MEMORANDUM

To: City of Blaine – Planning & Community Development
From: Andy Berg – Kimley-Horn
Date: November 8, 2019
Subject: Blaine Public Storage – Project Narrative

Public Storage currently operates a self-storage facility at 11421 Ulysses Street Northeast in Blaine which is adjacent to the proposed expansion. The existing facility is an older, traditional self-storage property which consist mostly drive up, non-climate units. The existing property contains 363 units or approximately 59,115 net rentable square feet.

Public Storage is currently proposing to purchase two parcels adjacent to our existing property in order to expand the self-storage operations. The expansion will consist of two new climate controlled single-story buildings containing +/- 121,710 GSF. The proposed layout of the new buildings will have 1,120 units containing 90,525 NRSF. The buildings will also offer enclosed, climate-controlled loading and unloading for the customers.

The property will be staffed with 2-4 employees and security measures will consist of video cameras, fencing, gates and controlled access to enter the site and buildings. Fencing and gate details have been provided within the architectural drawings for more detail.

K:\TWC_LDEV\Public Storage\Blaine_MN\3 Design\CAD\Exhibits\Preliminary Plat\2019-1113 Preliminary Plat.dwg November 20, 2019 - 8:07am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Hence of no other purpose or effect, and no other reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

VICINITY MAP (NTS)



OWNERS
 SELMER, JAMES W.
 PIN NO: 173123240001
 THE SOUTH ON-HALF OF LOT NINE, OF CENTRAL AVENUE
 ACRES, ANOKA COUNTY, MN
 17000 WARD LAKE DRIVE
 ANDOVER, MN 55304

ACCENT ENTERPRISES, INC.
 PIN NO: 173123240194
 OUTLOT C, MEADOW PLACE, ANOKA COUNTY, MN
 13739 LINCOLN STREET NE
 HAM LAKE, MN 55304

APPLICANT
 PS MID-WEST ONE, LLC
 C/O PUBLIC STORAGE
 701 WESTERN AVENUE
 GLENDALE, CA 91201

CIVIL ENGINEER
 KIMLEY-HORN AND ASSOCIATES
 ANDREW T. BERG, P.E.
 767 EUSTIS STREET, SUITE 100
 ST. PAUL, MN 55114

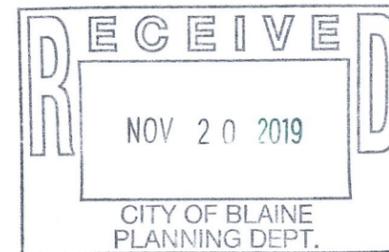
SURVEYOR
 EGAN, FIELD AND NOWAK
 1229 TYLER STREET NE, SUITE 100
 MINNEAPOLIS, MN 55413

LEGAL DESCRIPTION (MN 15768-19/MN252266):

(PER COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. MN-15768-19/MN252266 DATED JUNE 12, 2019, REVISED I)
 OUTLOT C, MEADOW PLACE AS SHOWN IN THE CERTAIN PLAT DATED OCTOBER 10, 2018 AND FILED UNDER INSTRUMENT NO. 560313.003.
 TORRENS PROPERTY, CERTIFICATE OF TITLE NO. 141468.
 (NOTE: CERTIFICATE COVERS ADDITIONAL LAND)
 BEING PART OF THE SAME PREMISES CONVEYED TO ACCENT ENTERPRISES INC, A MINNESOTA CORPORATION, BY DEED, FROM ACCENT HOMES INC., DATED JANUARY 3, 2003, AND RECORDED FEBRUARY 6, 2003, IN THE RECORDER'S OFFICE IN ANOKA COUNTY IN DOCUMENT NO. 420762.

LEGAL DESCRIPTION (MN-15769-19/MN252267):

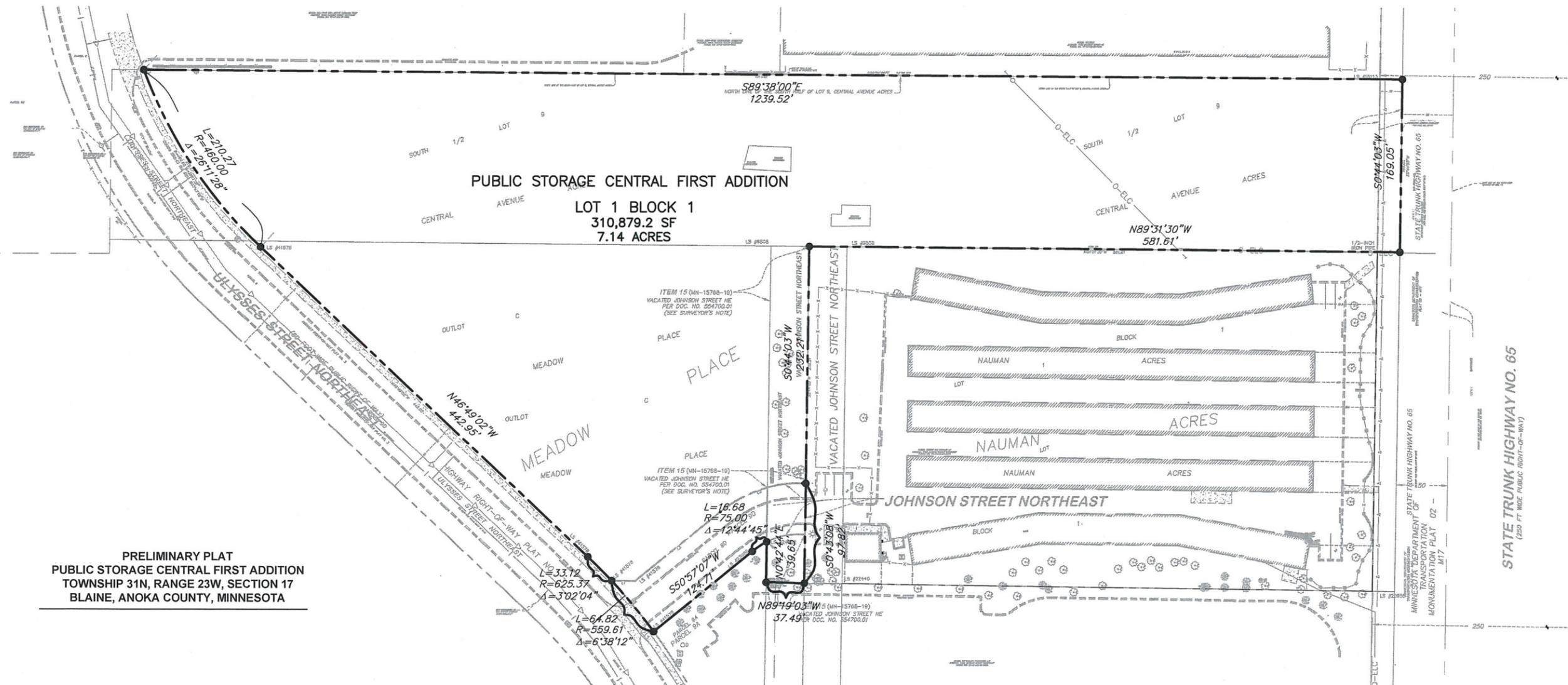
(PER COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. MN-15769-19/MN252267, REVISED II)
 THE SOUTH ONE HALF (S1/2) OF LOT NINE (9), OF CENTRAL AVENUE ACRES.
 SUBJECT TO THE RIGHTS OF THE STATE OF MINNESOTA IN AND TO THE EASTERLY 50 FEET HEREOF AS PART OF TRUNK HIGHWAY NO. 5, SUBJECT ALSO TO THE RIGHT OF THE STATE OF MINNESOTA TO ERECT AND MAINTAIN TEMPORARY SNOW FENCES ON THE LAND ADJACENT TO SAID RIGHT OF WAY.
 LESS AND EXCEPT THE PROPERTY CONVEYED TO THE CITY OF BLAINE BY WARRANTY DEED RECORDED FEBRUARY 14, 2006 AS DOCUMENT NO. 486488.002.
 TORRENS PROPERTY, CERTIFICATE OF TITLE NO. 33484.
 BEING THE SAME PREMISES CONVEYED TO JAMES W. SELMER AND HAZEL M. BLANCHETTE, BY DEED, FROM FRANCES L. SELMER, DATED DECEMBER 2, 1969, AND RECORDED DECEMBER 5, 1969, IN THE REGISTRAR OF TITLE'S OFFICE IN ANOKA COUNTY IN DOCUMENT NO. 66125.



LEGEND

- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING SECTION LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BUILDING LINE
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH-BASIN
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING ELECTRICAL METER
- EXISTING TELEPHONE MANHOLE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE

PRELIMINARY PLAT DATA TABLE	
PUBLIC STORAGE CENTRAL FIRST ADDITION	322,593.9 SF (7.41 AC)
PLAN LAND USE DESIGNATION	COMMERCIAL USE
EXISTING ZONING	B-2 COMMUNITY COMMERCIAL
PROPOSED ZONING	B-2 COMMUNITY COMMERCIAL



PRELIMINARY PLAT
 PUBLIC STORAGE CENTRAL FIRST ADDITION
 TOWNSHIP 31N, RANGE 23W, SECTION 17
 BLAINE, ANOKA COUNTY, MINNESOTA

Kimley-Horn
 © 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
 PHONE: 651-645-4197
 WWW.KIMLEY-HORN.COM

KHA PROJECT	160965006
DATE	11/08/2019
SCALE	AS SHOWN
DESIGNED BY	MTL
DRAWN BY	MTL
CHECKED BY	ATB

PRELIMINARY PLAT
 BLAINE PUBLIC STORAGE

PUBLIC STORAGE
 CITY OF BLAINE, MN

SHEET NUMBER
 EX-1

PROPERTY SUMMARY	
11421 ULYSSES STREET NORTHEAST	
PROPOSED TOTAL PROPERTY AREA	322,593.9 SF (7.41 AC)
PROPOSED IMPERVIOUS AREA	196,828 SF (4.52 AC)
PROPOSED PERVIOUS AREA	125,765 SF (2.89 AC)
TOTAL DISTURBED AREA	366,216 SF (8.41 AC)
ZONING SUMMARY	
ZONING	B-2 (COMMUNITY COMMERCIAL)
PARKING SETBACKS	FRONT = 30' SIDE/REAR = 10'
BUILDING SETBACKS	FRONT = 50' SIDE = 20' REAR = 20'
AREAS	
PROPOSED PROPERTY	310,897.2 SF (7.14 AC)
BUILDING AREA	120,408 SF (38.7% OF TOTAL PROPERTY AREA)
PARKING	
PROPOSED PARKING	15 SPACES
ADA STALLS REQ'D / PROVIDED	1 STALLS / 2 STALLS

SITE PLAN NOTES

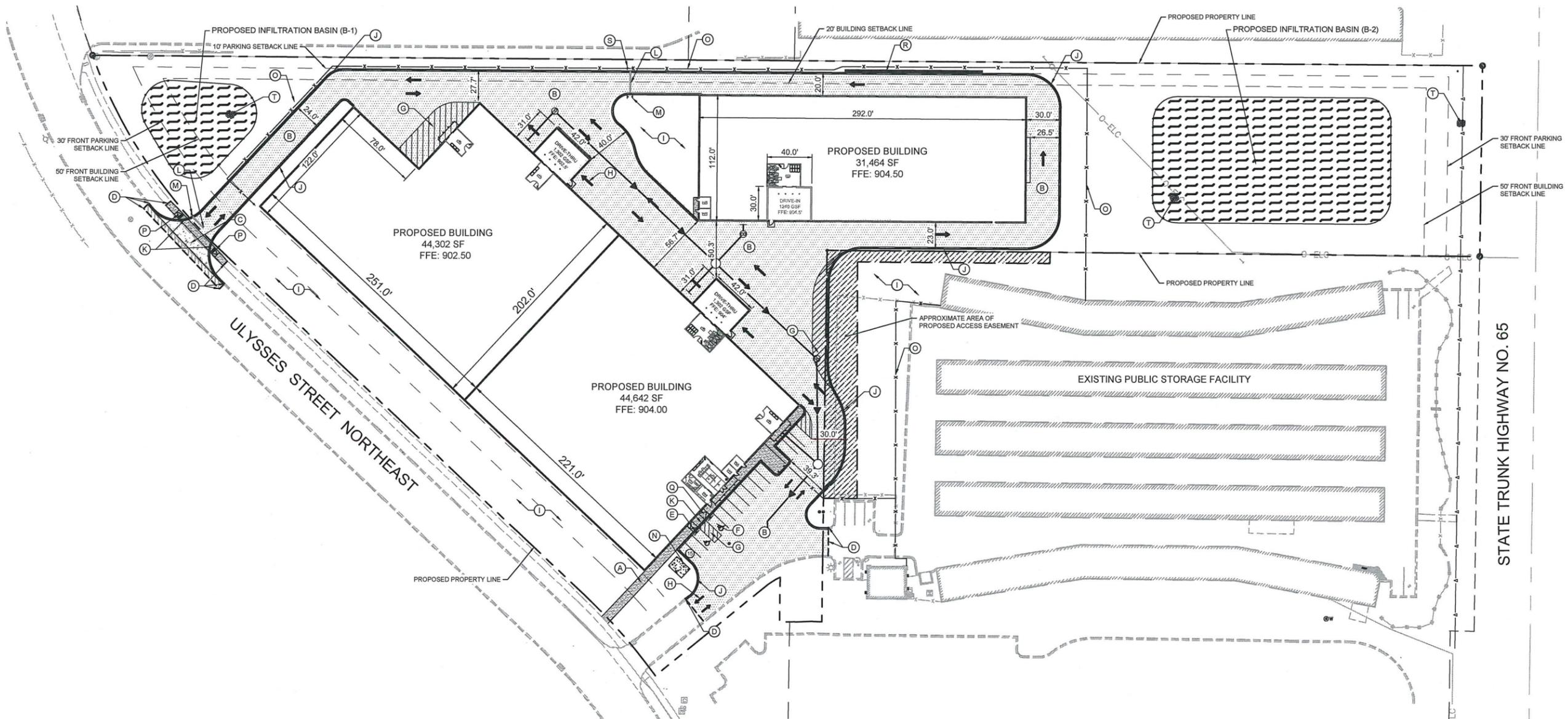
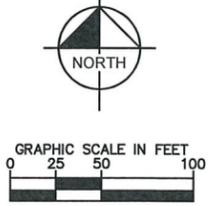
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVINGS, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII 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 EGAN, FIELD AND NOWAK, INC., DATED 07/31/2019.
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 7.14 ACRES.
- PYLON / 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 18' IN LENGTH UNLESS OTHERWISE INDICATED.

KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) HEAVY DUTY ASPHALT PAVEMENT
- (C) CONCRETE PAVEMENT
- (D) MATCH EXISTING EDGE OF PAVEMENT/CURB & GUTTER
- (E) ACCESSIBLE PARKING SIGN
- (F) ACCESSIBLE PARKING
- (G) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (H) PAVEMENT MARKING - DIRECTION ARROW (TYP.)
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) B612 CURB & GUTTER (TYP.)
- (K) FLUSH TRANSITION CURB
- (L) STOP BAR
- (M) STOP SIGN
- (N) TRANSFORMER PAD
- (O) 6' TALL FENCE
- (P) PUBLIC CURB RAMP WITH TRUNCATED DOMES
- (Q) TRANSITION RAMP
- (R) RETAINING WALL
- (S) 'DO NOT ENTER' SIGN
- (T) RIP RAP APRON

LEGEND

- PROPERTY LINE
- x-x-x-x-x- PROPOSED FENCE
- BUILDING SETBACK LINE
- PARKING SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT REPAIR STRIP
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK



PRELIMINARY - NOT FOR CONSTRUCTION

11421 ULYSSES STREET NORTHEAST
PREPARED FOR
PUBLIC STORAGE
BLAINE MN

SITE PLAN

KHA PROJECT	160865006
DATE	10/11/2019
SCALE	AS SHOWN
DESIGNED BY	MTL
DRAWN BY	MTL
CHECKED BY	ATB

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ANDREW T. BERG
M.N.
DATE: 10/11/2019 LIC. NO. 49780

Kimley-Horn
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707 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-444-4197
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY
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3	FOR COWD SUBMISSION	10/29/2019	MTL

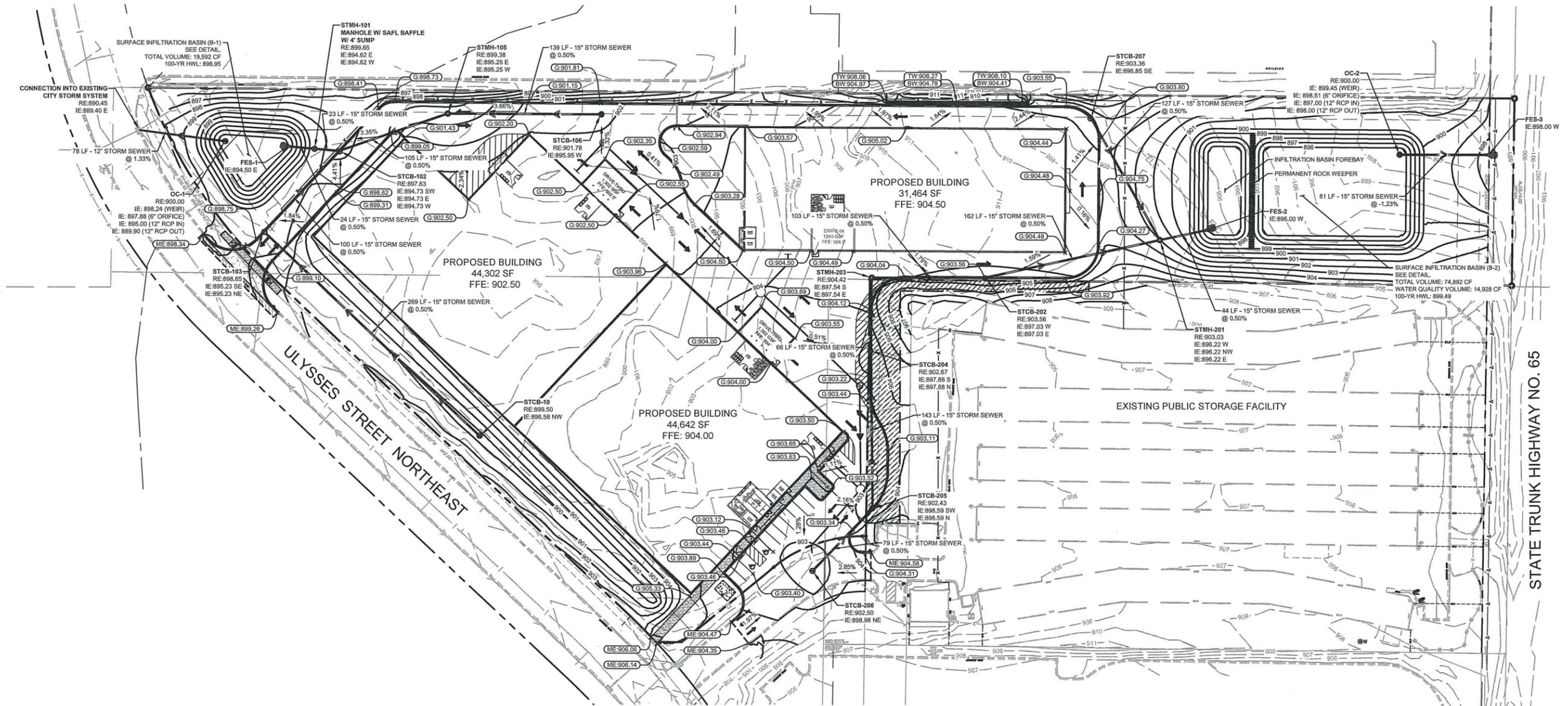
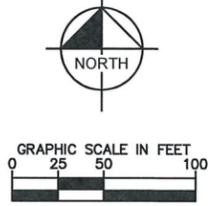
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GRADING PLAN NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BLAINE, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE AS FOLLOWS:
RCP PER ASTM C-76
HDPE: 0" - 10" PER AASHTO M-252
HDPE: 12" OR GREATER PER ASTM F-2305
PVC SCH. 40 PER ASTM D-3034
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
HDPE PER ASTM 3212
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
- GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
- ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
- INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
- ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATUTORY STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
- CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
- ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE SECTIONS.
- ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE



PRELIMINARY - NOT FOR CONSTRUCTION

11421 ULYSSES STREET
NORTHEAST

PREPARED FOR
PUBLIC STORAGE

BLAINE MN

**GRADING &
DRAINAGE PLAN**

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160965006	10/17/2019	AS SHOWN	MTL	MTL	ATB

Kimley-Horn
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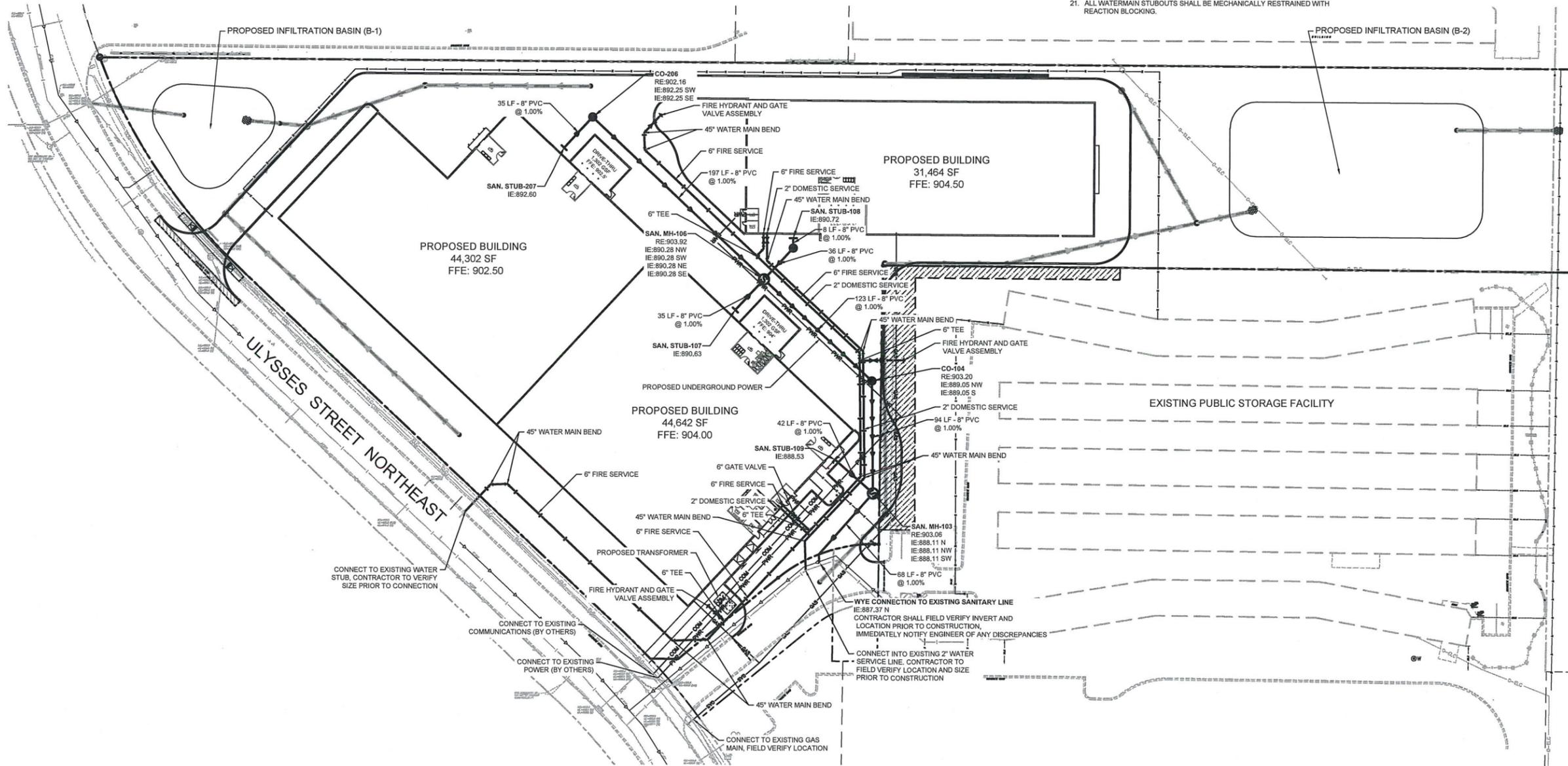
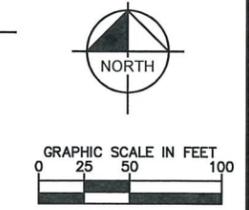
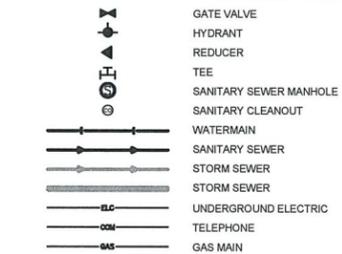
NO.	REVISIONS	DATE	BY
1	FOR CITY RESUBMISSION	11/20/2019	MTL
2	FOR CITY RESUBMISSION	11/08/2019	MTL
3	FOR CCWD SUBMISSION	10/29/2019	MTL

SHEET NUMBER
C300

UTILITY PLAN NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 20' DEEP
8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 20' DEEP AND LESS THAN 28' DEEP
6" PVC SCHEDULE 40 PER ASTM D-2665
DUCTILE IRON PIPE PER AWWA C151 (ANSI A21.51)
- WATER LINES SHALL BE AS FOLLOWS:
4" TO 12" PVC PIPE PER AWWA C900
14" TO 36" PVC PER AWWA C905
12" AND SMALLER DUCTILE IRON PIPE PER DUCTILE IRON CLASS 52
12" AND LARGER DUCTILE IRON PIPE PER AWWA C151 (ANSI A21.51)
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
- ALL UTILITIES SHOULD BE KEPT TEN (10) FEET APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATERLINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF BLAINE AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
- ALL ONSITE WATERMANS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

LEGEND



PRELIMINARY - NOT FOR CONSTRUCTION

11421 ULYSSES STREET
NORTHEAST
PREPARED FOR
PUBLIC STORAGE
BLAINE

UTILITY PLAN

KHA PROJECT	160965006
DATE	10/11/2019
SCALE	AS SHOWN
DESIGNED BY	MTL
DRAWN BY	MTL
CHECKED BY	ATB

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM AN ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ANDREW T. BERG
MN LIC. NO. 48780

Kimley-Horn

2019 KIMLEY-HORN AND ASSOCIATES, INC.
707 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-445-4187
WWW.KIMLEY-HORN.COM

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2	FOR CITY RESUBMISSION	11/08/2019	MTL
3	FOR COWD SUBMISSION	10/29/2019	MTL

SHEET NUMBER
C400

LANDSCAPE REQUIREMENTS

HIGHWAY 65 OVERLAY DISTRICT
LANDSCAPE REQUIREMENTS:

LANDSCAPE NUMBERS INCREASED TO 1.5 TIMES
25% OF OVERSTORY, CONIFER, AND ORNAMENTAL
TREES EXCEEDING MINIMUM SIZE REQUIREMENTS

OVERSTORY DECIDUOUS SHADE TREES REQUIRED: 91 = (120,408 S.F. AREA / 2,000) * 1.5
OVERSTORY DECIDUOUS SHADE TREES PROVIDED: 92* = (46 - 3" CAL. DECIDUOUS SHADE TREE) * 2

OVERSTORY TREES EXCEEDING MIN. SIZE REQUIRED: 23 = (91 OVERSTORY TREES * .25)
OVERSTORY TREES EXCEEDING MIN. SIZE PROVIDED: 46

CONIFEROUS TREES REQUIRED: 91 = (120,408 S.F. AREA / 2,000) * 1.5
CONIFEROUS TREES PROVIDED: 92* = (46 - 8" HT. CONIFEROUS TREES) * 2

CONIFEROUS TREES EXCEEDING MIN. SIZE REQUIRED: 23 = (91 CONIFEROUS TREES * .25)
CONIFEROUS TREES EXCEEDING MIN. SIZE PROVIDED: 46

ORNAMENTAL TREES REQUIRED: 91 = (120,408 S.F. AREA / 2,000) * 1.5
ORNAMENTAL TREES PROVIDED: 91

ORNAMENTAL TREES EXCEEDING MIN. SIZE REQUIRED: 23 = (91 ORNAMENTAL TREES * .25)
ORNAMENTAL TREES EXCEEDING MIN. SIZE PROVIDED: 23

UNDERSTORY SHRUBS REQUIRED: 603 = (120,408 S.F. AREA / 300) * 1.5
UNDERSTORY SHRUBS PROVIDED: 603

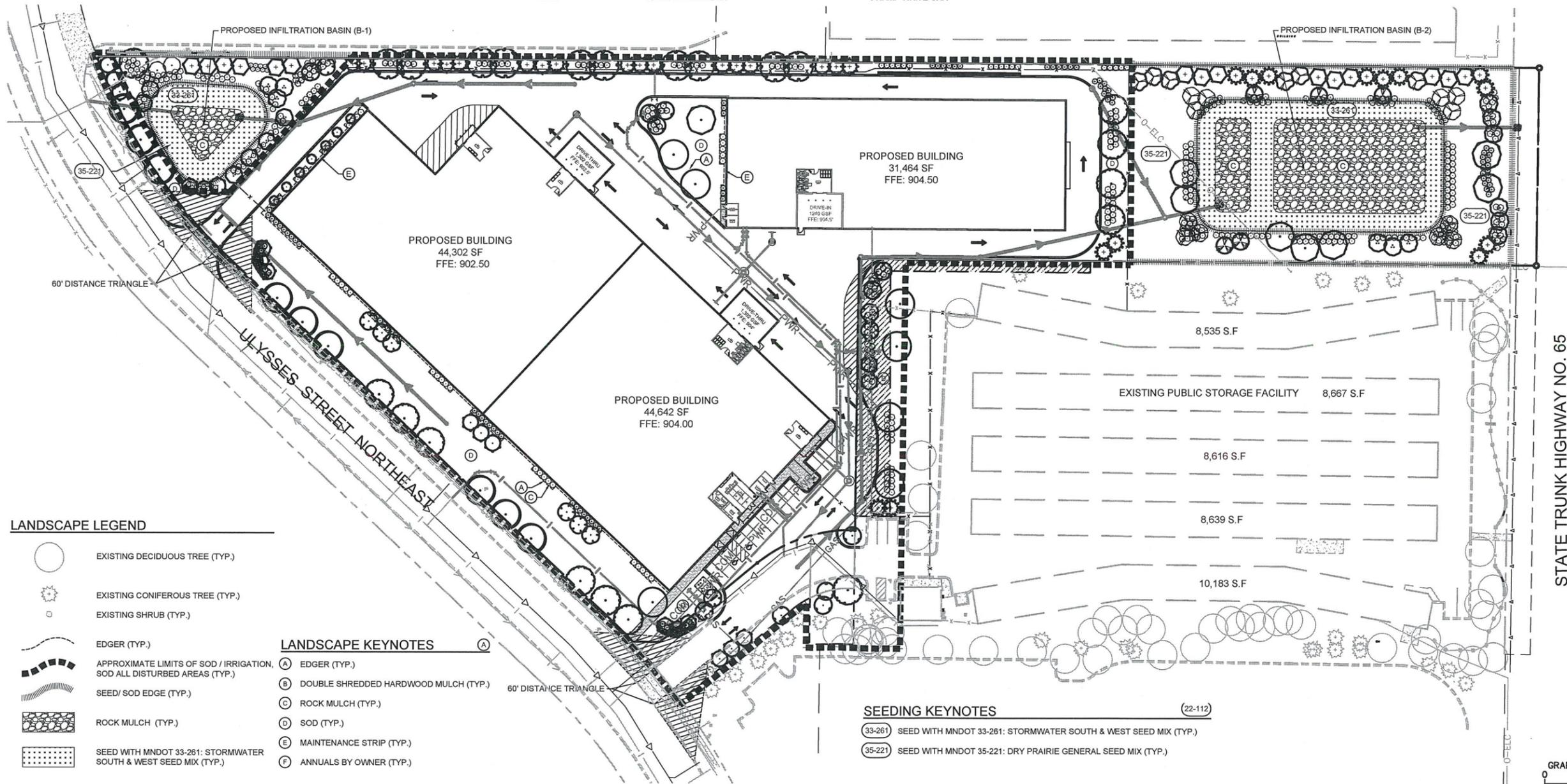
*2:1 CREDIT
1 - 3" CAL. TREE = 2 - 2.5" CAL. DECIDUOUS OVERSTORY TREE
1 - 8" HT. TREE = 2 - 6" HT CONIFEROUS TREE

PERENNIAL PLANTING BEDS REQUIREMENTS: 170 S.F. = (1 S.F * 170' FRONTAGE ALONG HIGHWAY 65)
PERENNIAL PLANTING BEDS PROVIDED: 566 S.F.

PLANT SCHEDULE

CONIFEROUS TREE	BOTANICAL NAME	COMMON NAME
AUP	PINUS NIGRA	AUSTRIAN PINE
ERC	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
WHP	PINUS STROBUS	WHITE PINE
ORNAMENTAL TREE	BOTANICAL NAME	COMMON NAME
+QUA	POPULUS TREMULOIDES	QUAKING ASPEN
+RVB	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK
+TCH	CRATAEGUS CRUS-GALLI INERMIS TM	THORNLESS COCKSPUR HAWTHORN
CRB	MALUS X 'JARMIN'	MARILEE CRABAPPLE
JTL	SYRINGA RETICULATA	JAPANESE TREE LILAC CLUMP
PRC	MALUS IOENSIS 'PRAIRIE ROSE'	PRAIRIE ROSE CRABAPPLE
QUA	POPULUS TREMULOIDES	QUAKING ASPEN
QUC	POPULUS TREMULOIDES	QUAKING ASPEN CLUMP
SSC	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE
WSB	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH CLUMP
OVERSTORY TREE	BOTANICAL NAME	COMMON NAME
ABM	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE
BOL	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN
DCE	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
IHL	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK

CONIFEROUS SHRUBS	BOTANICAL NAME	COMMON NAME
SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME
CHB	ARONIA MELANOCARPA ELATA	BLACK CHOKEBERRY
GDG	CORNUS RACEMOSA	GRAY DOGWOOD
GGD	CORNUS HESSEI 'GARDEN GLOW'	GARDEN GLOW DOGWOOD
MOV	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM
RSV	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY
RTD	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD
WIL	SALIX PURPUREA 'NANA'	ARCTIC BLUE LEAF WILLOW
PERENNIALS	BOTANICAL NAME	COMMON NAME
AFS	SEDUM X 'AUTUMN FIRE'	AUTUMN FIRE SEDUM
NWS	PANICUM VIRGATUM 'NORTH WIND'	NORTHWIND SWITCH GRASS



LANDSCAPE LEGEND

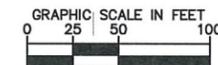
- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)
- (F) ANNUALS BY OWNER (TYP.)

SEEDING KEYNOTES

- (33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)
- (35-221) SEED WITH MNDOT 35-221: DRY PRAIRIE GENERAL SEED MIX (TYP.)



PRELIMINARY - NOT FOR CONSTRUCTION

11421 ULYSSES STREET
NORTHEAST
PREPARED FOR
PUBLIC STORAGE
BLAINE MN

LANDSCAPE PLAN

KHA PROJECT	160665006
DATE	10/11/2019
SCALE	AS SHOWN
DESIGNED BY	RAH/JDR
DRAWN BY	JDR
CHECKED BY	RAH

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN A. HYLLEBERG, P.L.A.
MIN. LIC. NO. 53828
DATE: 10/11/2019

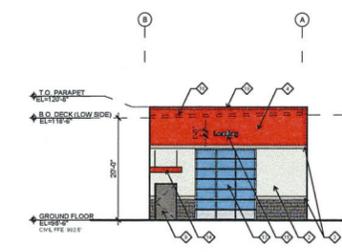
Kimley-Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
707 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-454-4197
WWW.KIMLEY-HORN.COM

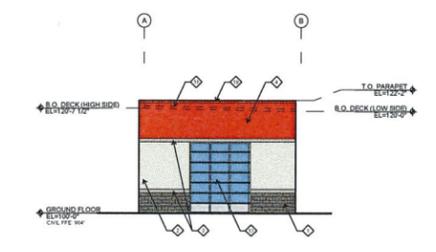
No.	REVISIONS	DATE	BY
1	FOR CITY RESUBMISSION	11/20/2019	MTL
2	FOR CITY RESUBMISSION	11/08/2019	MTL
3	FOR CCWD SUBMISSION	10/29/2019	MTL

SHEET NUMBER
L100

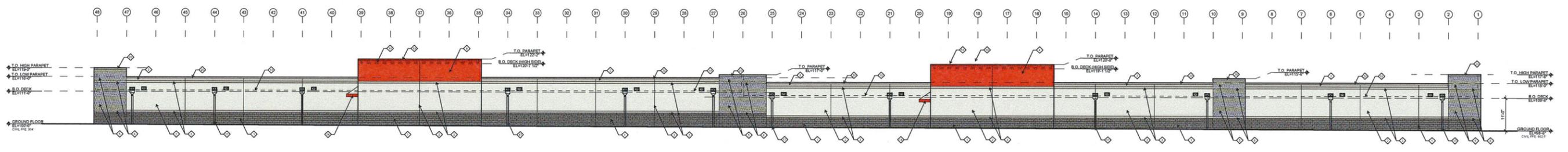
MATERIAL LEGEND/KEYNOTES	
	SPLIT FACE CMU MASONRY VENEER (4X8X16), COLOR TO MATCH SOCIAL CONCRETE PRODUCTS "WALGREEN BROWN"
	EIFS, PPG "WINTER MOOD"
	EIFS, PPG "MOTH GRAY"
	EIFS, "PS ORANGE"
	BRICK, COLOR TO MATCH PPG "MOTH GRAY"
	BRICK SOLDIER COURSE, COLOR TO MATCH PPG "MOTH GRAY"
	12" MORIN PANELS, PREFINISHED "PS ORANGE"
	1" INSULATED SPANDREL GLASS IN CLEAR ANODIZED STOREFRONT SYSTEM
	HOLLOW METAL DOOR, PAINTED PPG "ROLLER COASTER" FINISH
	AUTOMATIC SLIDING GLASS DOORS W/ CLEAR ANODIZED STOREFRONT SYSTEM
	1" INSULATED VISION GLASS IN CLEAR ANODIZED STOREFRONT SYSTEM
	PR. STOREFRONT DOORS W/ CLEAR ANODIZED FRAME
	OVERHEAD DRIVE-THRU DOOR
	ALUMINUM CANOPY, PREFINISHED "PS ORANGE"
	NON-ILLUMINATED CANOPY SIGN BY SIGNAGE CONTRACTOR
	INTERNALLY LIT BUILDING SIGN BY SIGNAGE CONTRACTOR
	METAL DOWNSPOUT, PREFINISHED PPG "WINTER MOOD"
	LINE OF ROOF BEYOND
	METAL COPING, PREFINISHED "PS ORANGE"
	METAL COPING, PREFINISHED PPG "MOTH GRAY"
	FIRE DEPARTMENT CONNECTION



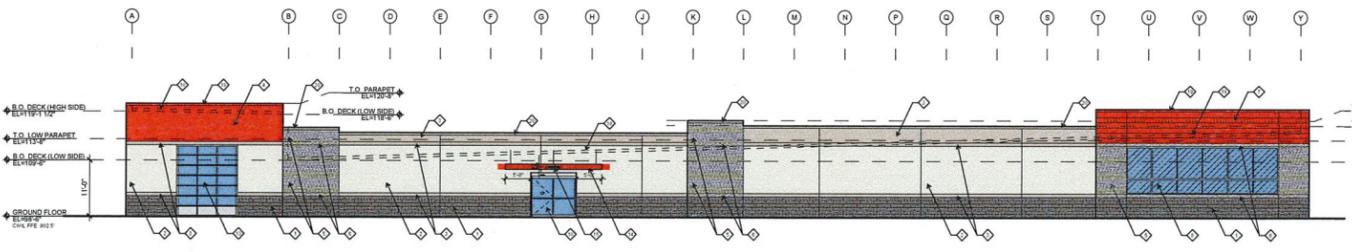
06 INSET ELEVATION
SCALE: 1/16" = 1'-0"



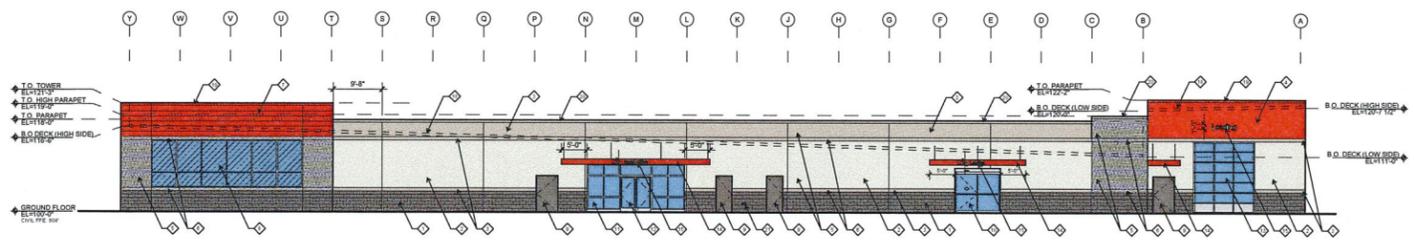
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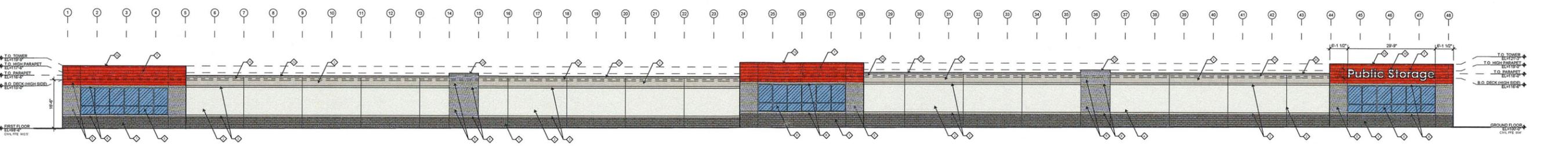
04 NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



03 NORTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



02 SOUTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

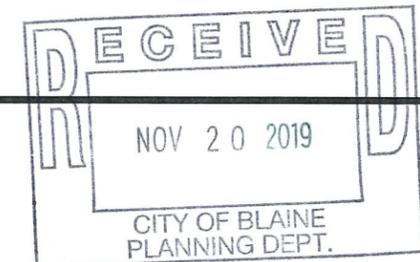


01 SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



PS #MN19012
PUBLIC STORAGE BLAINE
11421 ULYSSES ST NE
BLAINE, MN (ANOKA COUNTY)

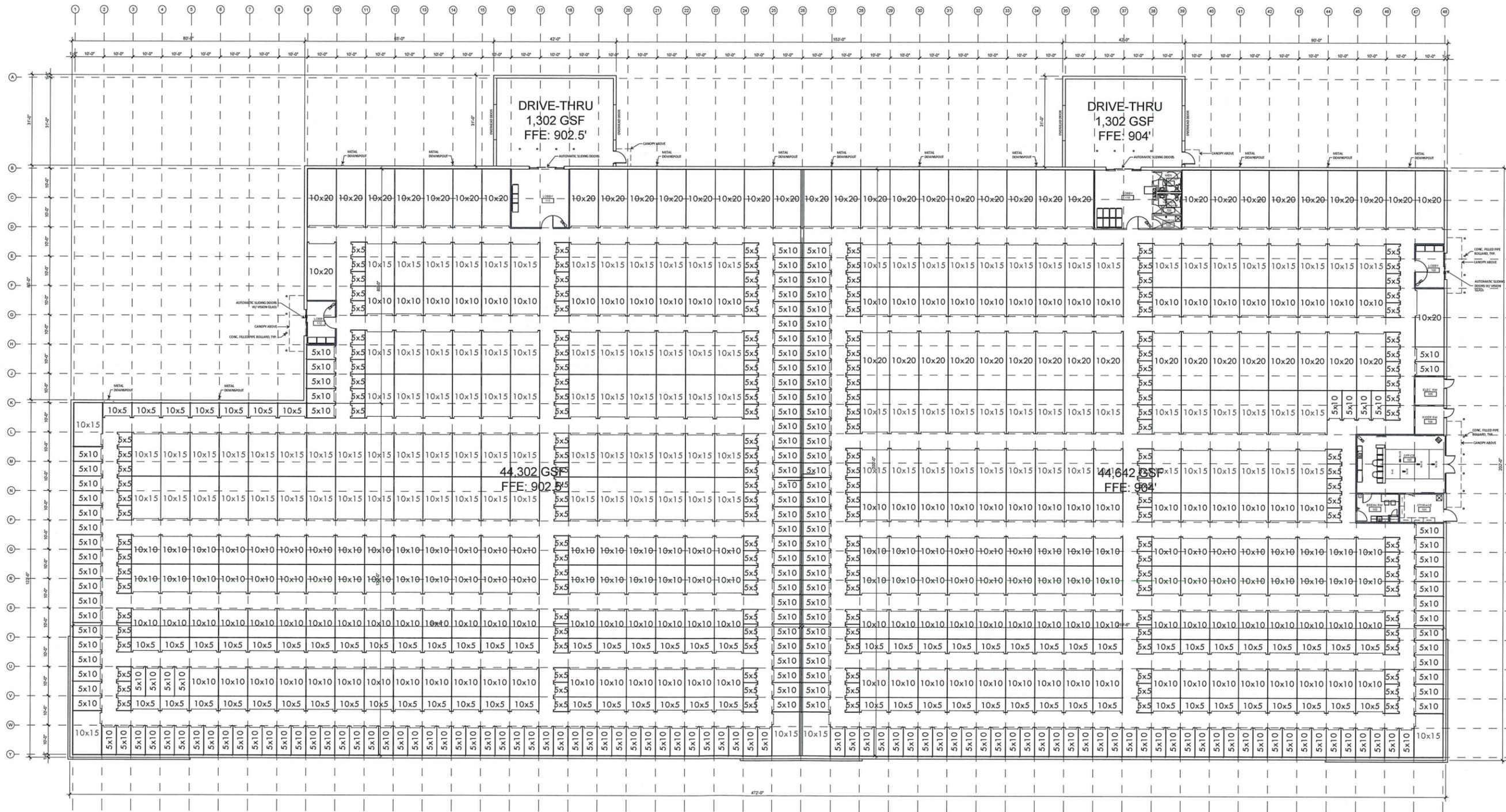
PRELIMINARY FLOOR PLAN - BUILDING A
11.14.2019



FOR DESIGN APPROVAL,
NOT FOR CONSTRUCTION

5310 HARVEST HILL ROAD SUITE 136
DALLAS, TEXAS 75230
972-788-1010 FAX 972-788-1024





01 GROUND FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 TRUE NORTH

FOR DESIGN APPROVAL,
 NOT FOR CONSTRUCTION

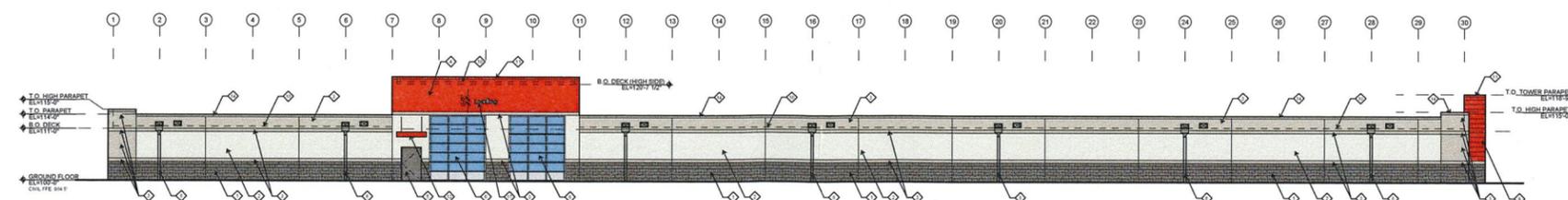
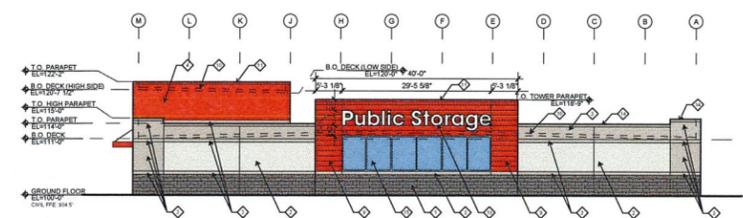
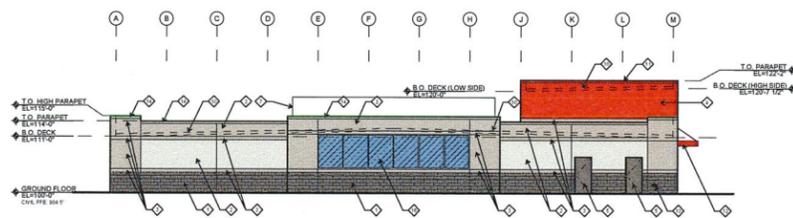
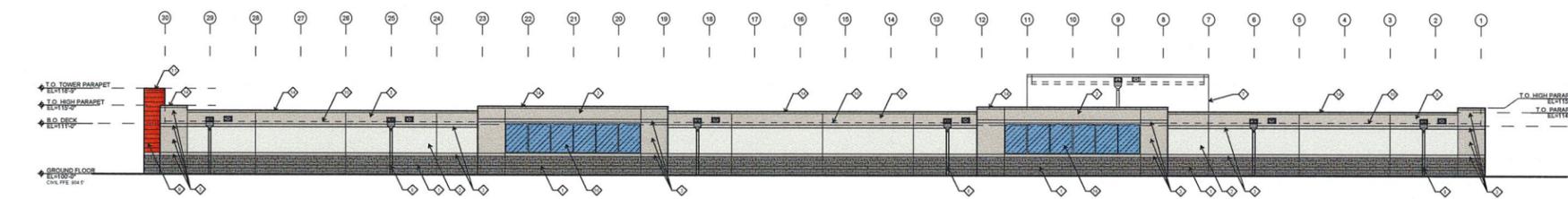
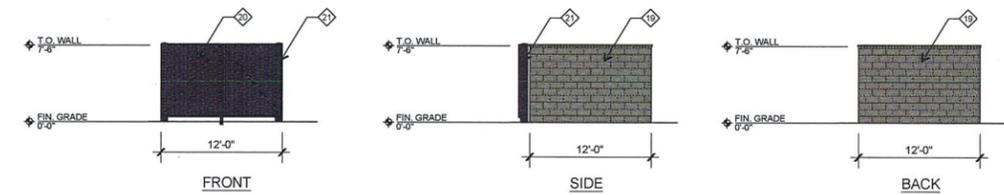
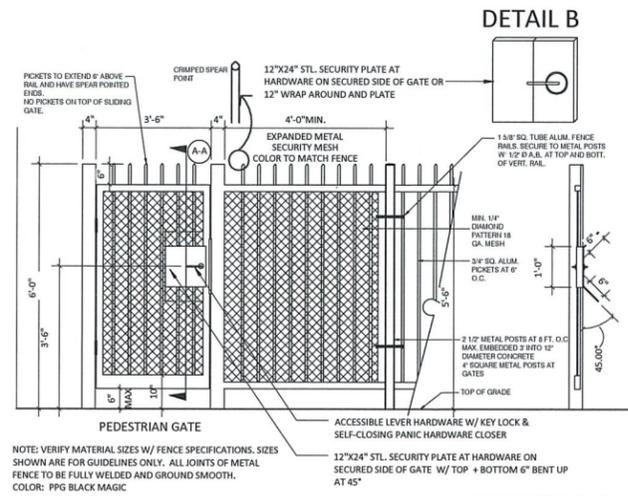
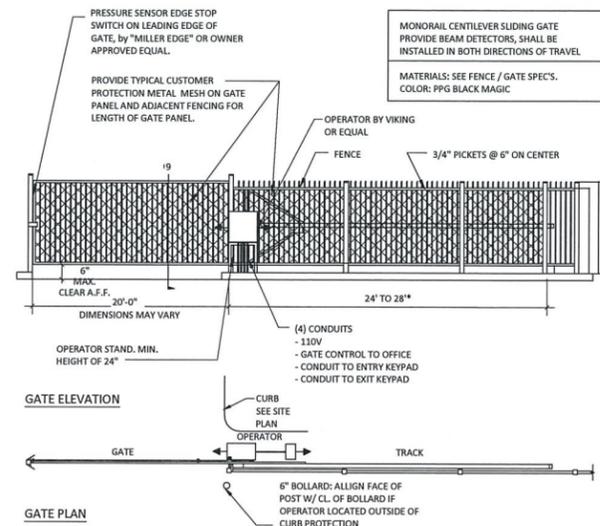


PS #MN19012
 PUBLIC STORAGE BLAINE
 11421 ULYSSES ST NE
 BLAINE, MN (ANOKA COUNTY)

PRELIMINARY FLOOR PLAN - BUILDING A
 11.14.2019

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 DALLAS, TEXAS 75230
 972-788-1010 FAX 972-788-1024





MATERIAL LEGEND/KEYNOTES	
1	SPLIT FACE CMU MASONRY VENEER (4X8X16), COLOR TO MATCH BORAL CONCRETE PRODUCTS "WALGREEN BROWN"
2	EIFS, PPG "WINTER MOOD"
3	EIFS, PPG "MOTH GRAY"
4	EIFS, "PS ORANGE"
5	HOLLOW METAL DOOR, PAINTED PPG "ROLLER COASTER"
6	OVERHEAD DRIVE-THRU DOOR
7	LINE OF BUILDING BEYOND
8	METAL DOWNSPOUT, PREFINISHED PPG "WINTER MOOD"
9	1" MORN PANELS, PREFINISHED "PS ORANGE"
10	LINE OF ROOF BEYOND
11	METAL COPING, PREFINISHED "PS ORANGE"
12	ALUMINUM CANOPY, PREFINISHED "PS ORANGE"
13	FIRE DEPARTMENT CONNECTION
14	METAL COPING, PREFINISHED PPG "MOTH GRAY"
15	1" INSULATED VISION GLASS IN CLEAR ANODIZED STOREFRONT SYSTEM
16	1" INSULATED SPANDREL GLASS IN CLEAR ANODIZED STOREFRONT SYSTEM
17	NON-ILLUMINATED CANOPY SIGN BY SIGNAGE CONTRACTOR
18	INTERNALLY LIT BUILDING SIGN BY SIGNAGE CONTRACTOR
19	SPLIT-FACE CMU BLOCK, MATCH BORAL CONCRETE PRODUCTS "WALGREEN BROWN"
20	METAL GATE, PAINTED PPG "BLACK MAGIC"
21	8" DIA. STEEL POST, PAINTED PPG "BLACK MAGIC"

FOR DESIGN APPROVAL,
NOT FOR CONSTRUCTION



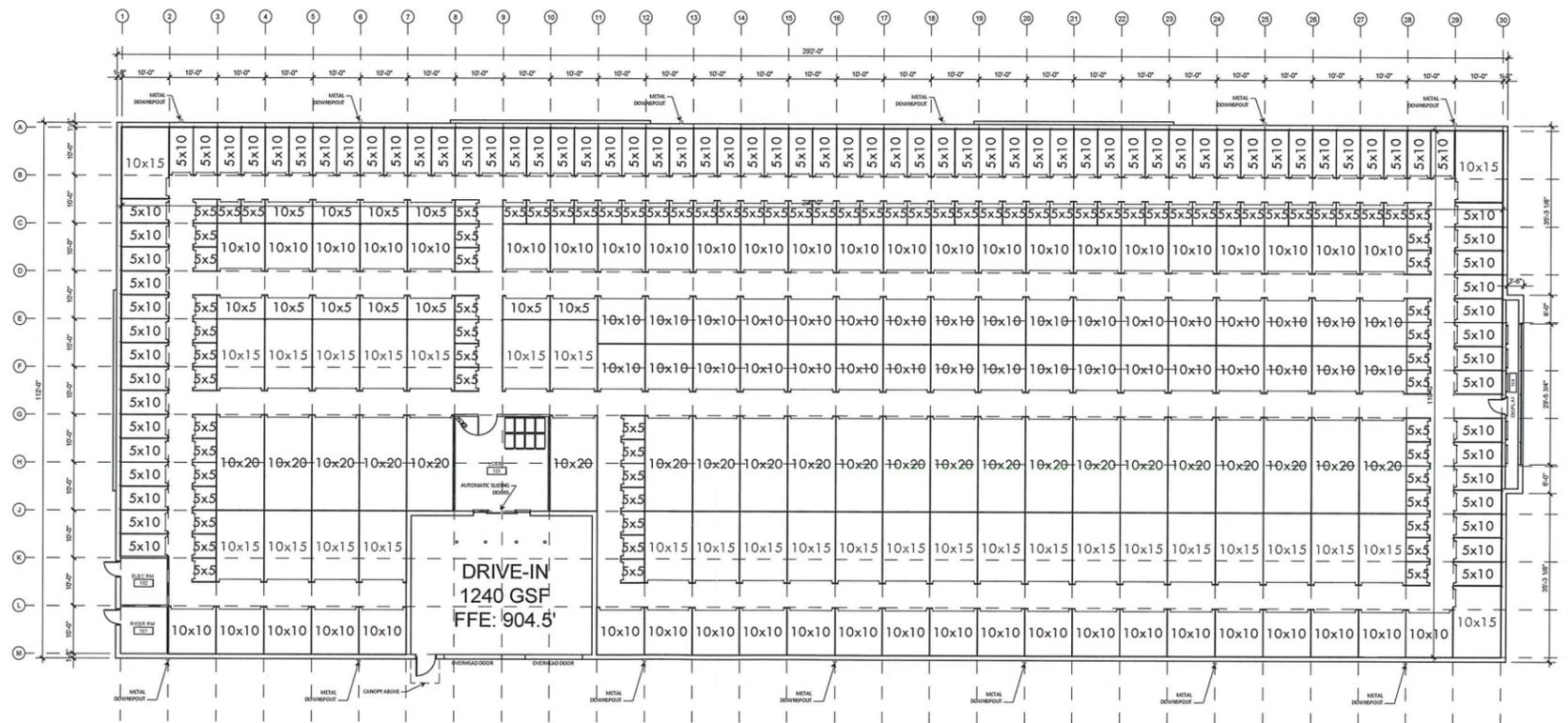
PS #MN19012
PUBLIC STORAGE BLAINE
11421 ULYSSES ST NE
BLAINE, MN (ANOKA COUNTY)

PRELIMINARY FLOOR PLAN - BUILDING B

11.14.2019

5310 HARVEST HILL ROAD SUITE 136
DALLAS, TEXAS 75230
972-788-1010 FAX 972-788-1024





32,850 GSF
 32,038 USF
 FFE: 904.5'



01 GROUND FLOOR PLAN
 SCALE: 1/16" = 1'-0"

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 BLAINE, MN (ANOKA COUNTY)

PRELIMINARY FLOOR PLAN - BUILDING B

11.14.2019

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