

**Client**  
**EDWARD FARR**  
**ARCHITECTS/**  
**ARTIS REIT**

**Project**  
**BLAINE 35W**  
**INDUSTRIAL**

**Location**  
**BLAINE, MN**

NW QUADRANT OF 85TH AVE  
& 135W

**Certification**

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 professional ENGINEER under the laws of the state of Minnesota.

*George D. Abernathy*  
Registration No. 43505 Date: 03/05/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

**Summary**

Designed: PSM Drawn: JMW

Approved: PSM Book / Page:

Phase: PERMIT Initial Issued: 03/05/2020

**Revision History**

No. Date By Submittal / Revision

10/23/20	JMW	RCWD Submittal
10/30/20	AKF	R/W Revisions
11/23/20	AKF	AKF A102-1 B02 PROFILE
12/18/20	JMW	City SPR & RCWD Comments
12/22/20	JMW	Pricing Adjustment
01/08/21	JMW	City SPR
01/13/21	JMW	City SPR Revision
01/29/21	JMW	RCWD Revisions
02/12/21	RCWD	Revisions - C Basins
03/05/21		Bid Permit Pack #1
03/19/21		Phase I Permit Set

**Sheet Title**  
**SITE PLAN**

**Sheet No. Revision**

**C3.01**

**Project No. 22335**

LEGEND	
PROPOSED	EXISTING
PROPERTY LIMIT	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	HEAVY DUTY ASPHALT PAVING
EASEMENT	CONCRETE PAVING
BUILDING	CONCRETE SIDEWALK
RETAINING WALL	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
WETLAND LIMITS	WETLAND BUFFER (PROPOSED PRESERVED)
TREELINE	SUBSURFACE STORMWATER BASIN
SAWCUT LINE	SURFACE STORMWATER BASIN
6" HIGH PRIVACY FENCE	
GUARD RAIL	
SIGN	
PIPE BOLLARD	
LIGHT POLE	
NUMBER OF PARKING STALLS PER ROW	
KEY NOTE	

DEVELOPMENT SUMMARY	
AREA	
LOT A	327,231 SF 7.51 AC
LOT B	315,723 SF 6.93 AC
LOT C	488,633 SF 11.22 AC
TOTAL SITE AREA	1,131,587 SF 25.66 AC
BUILDING SETBACKS	
FRONT YARD	50 FEET
REAR YARD	20 FEET
SIDE YARD	15 FEET
PARKING SETBACKS	
FRONT YARD	30 FEET
REAR YARD	20 FEET
SIDE YARD	15 FEET
ZONING	PBD - PLANNED BUSINESS DISTRICT
EXISTING ZONING	PBD - PLANNED BUSINESS DISTRICT
PROPOSED ZONING	
PARKING PROVIDED	
LOT A	166 STALLS
LOT B	140 STALLS
LOT C	193 STALLS
LOT C PHASE II	197 STALLS
TOTAL PROVIDED	499 STALLS
TOTAL PROVIDED INCLUDING PHASE II	696 STALLS
*PROJECTED OCCUPANCY PARKING REQUIREMENT	
BUILDING A - 118,500 GROSS SQUARE FEET	
75% WHSE:	88,875 SQ FT @ 1 CAR PER 2,000 SQ FT = 44 CARS REQ'D
25% OFFICE:	29,625 SQ FT @ 5 PER 1000 SF = 148 CARS REQ'D
SUBTOTAL BUILDING A:	192 CARS REQUIRED - 192 PROVIDED - OK
BUILDING B - 98,900 GROSS SQUARE FEET	
75% WHSE:	74,175 SQ FT @ 1 PER 2,000 SQ FT = 37 CARS REQ'D
25% OFFICE:	24,725 SQ FT @ 5 PER 1000 SF = 124 CARS REQ'D
SUBTOTAL BUILDING B:	161 CARS REQUIRED - 161 PROVIDED - OK
BUILDING C - 100,000 GROSS SQUARE FEET	
75% WHSE:	75,000 SQ FT @ 1 PER 2,000 SQ FT = 38 CARS REQ'D
25% OFFICE:	25,000 SQ FT @ 5 PER 1000 SF = 125 CARS REQ'D
SUBTOTAL BUILDING C:	163 CARS REQUIRED - 193 PROVIDED - OK
WETLAND BUFFER	20 FEET
BUFFER REQUIRED	20 FEET
BUFFER PROVIDED	20 FEET

- KEY NOTES**
- BUILDING, STOODS, STAIRS (SEE ARCHITECTURAL PLANS)
  - B-612 CONCRETE CURB AND GUTTER (SEE DETAIL ST-6, SHEET C9.01)
  - BITUMINOUS CURB
  - TRASH ENCLOSURE
  - FLAT CURB SECTION
  - CONCRETE SIDEWALK (SEE DETAIL 07, SHEET C9.03)
  - TRANSFORMER & 6"x6" CONCRETE PAD
  - ACCESSIBLE RAMP
  - ACCESSIBLE STALL STRIPING (SEE DETAILS 01 & 02, SHEET C9.03)
  - ACCESSIBLE PARKING SIGN (SEE DETAILS 03 & 04, SHEET C9.03)
  - CONCRETE FLUME
  - CURB CUT WITH RAIN GUARDIAN (SEE DETAIL SHEET C9.02)
  - 5 LF CURB TRANSITION
  - "EMERGENCY VEHICLE EXIT ONLY" SIGN
  - "NO PARKING - EMERGENCY VEHICLE EXIT ONLY" SIGN
  - PRE-FINISHED ALUMINUM GUARD RAIL (SEE ARCHITECTURAL PLANS)
  - LARGE MODULAR BLOCK RETAINING WALL (SEE SPECIFICATION 32 3223)
  - BLACK DECO FENCE SECURED TO TOP OF WALL
  - 8" HIGH PRIVACY FENCE
  - CAMPUS MONUMENT SIGN 'A' (SEE ARCHITECTURAL DETAIL 2, SHEET A1.0)
  - MONUMENT SIGN 'STYLE B' (SEE ARCHITECTURAL DETAIL 3, SHEET A1.0)
  - VALLEY GUTTER (SEE DETAIL 06, SHEET C9.03)
  - TURF REINFORCEMENT MAT, "LANDLOK 450" BY PROPEX GEOSYNTHETICS OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

GREEN SPACE							
LOT	TOTAL AREA	TOTAL GREEN SPACE PROVIDED	PERCENT GREEN SPACE	INTERNAL PARKING AREA	INTERNAL GREEN SPACE PROVIDED	PERCENT INTERNAL GREEN SPACE	REQUIRED INTERNAL GREEN SPACE (5%)
A	7.51 AC	1.69 AC	22.5%	1.45 AC	0.20 AC	13.7%	0.07 AC
B	6.93 AC	1.85 AC	26.6%	1.09 AC	0.08 AC	7.7%	0.06 AC
C	11.22 AC	4.34 AC	38.7%	3.06 AC	0.23 AC	7.5%	0.15 AC
TOTAL	25.66 AC	7.87 AC	30.7%	5.60 AC	0.51 AC	9.1%	0.28 AC

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF AISC 88.2, TITLED "STANDARD PRACTICES FOR THE COLLECTION AND INSPECTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTRACTING THE NOTIFICATION CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MAY BE OCCURRED BY HIM OR HER FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UTILITIES UNDERGROUND AND OVERHEAD.

IF THE CONTRACTOR ENCOUNTERS ANY DRAINS WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TIE LINE IS ACTIVE. NO DRAIN TIE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

