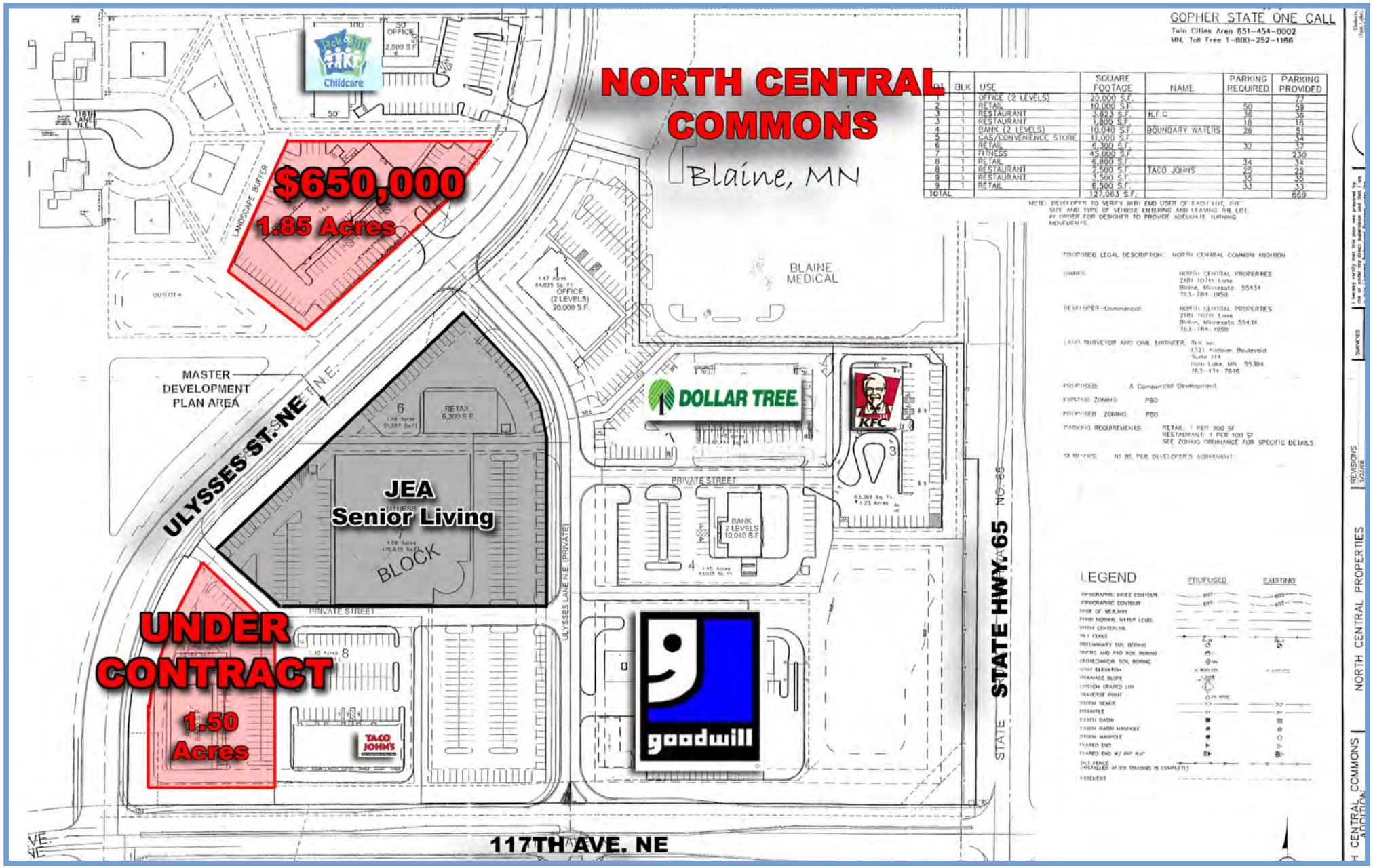
hj development

SITE PLAN | NORTH CENTRAL COMMONS

Highway 65 & 117th Avenue NE | Blaine, MN 55449



LOT	BLK	USE	SQUARE FOOTAGE	NAME	PARKING REQUIRED	PARKING PROVIDED
1	1	OFFICE (2 LEVELS)	20,000 S.F.			77
2	1	RETAIL	10,000 S.F.		50	59
3	1	RESTAURANT	3,823 S.F.	K.F.C.	38	36
3	1	RESTAURANT	1,800 S.F.		18	15
4	1	BANK (2 LEVELS)	10,040 S.F.	BOUNDARY WATERS	26	51
5	1	GAS/CONVENIENCE STORE	11,000 S.F.			34
6	1	RETAIL	6,300 S.F.		32	37
7	1	FITNESS	45,000 S.F.			230
8	1	RETAIL	6,800 S.F.		34	34
8	1	RESTAURANT	2,500 S.F.	TACO JOHNS	25	25
9	1	RESTAURANT	3,500 S.F.		35	35
9	1	RETAIL	6,500 S.F.		33	33
TOTAL			127,063 S.F.			689

NOTE: DEVELOPER TO VERIFY WITH END USER OF EACH LOT, THE SIZE AND TYPE OF VEHICLE ENTERING AND LEAVING THE LOT. W/ OWNER FOR DESIGNER TO PROVIDE ADEQUATE TURNING MOVEMENTS.

PROPOSED LEGAL DESCRIPTION: NORTH CENTRAL COMMON ADDITION

OWNER: NORTH CENTRAL PROPERTIES, 2181 107th Lane, Blaine, Minnesota 55434, 763-784-1950

DEVELOPER-Commercial: NORTH CENTRAL PROPERTIES, 2181 107th Lane, Blaine, Minnesota 55434, 763-784-1950

LAND SURVEYOR AND CIVIL ENGINEER: BLR, Inc., 1321 Midtown Boulevard, Suite 114, Twin Lake, MN 55304, 763-434-7646

PROPOSED: A Commercial Development

EXISTING ZONING: PBD

PROPOSED ZONING: PBD

PARKING REQUIREMENTS: RETAIL: 1 PER 200 SF; RESTAURANT: 1 PER 100 SF; SEE ZONING ORDINANCE FOR SPECIFIC DETAILS

SETBACKS: TO BE PER DEVELOPER'S AGREEMENT

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