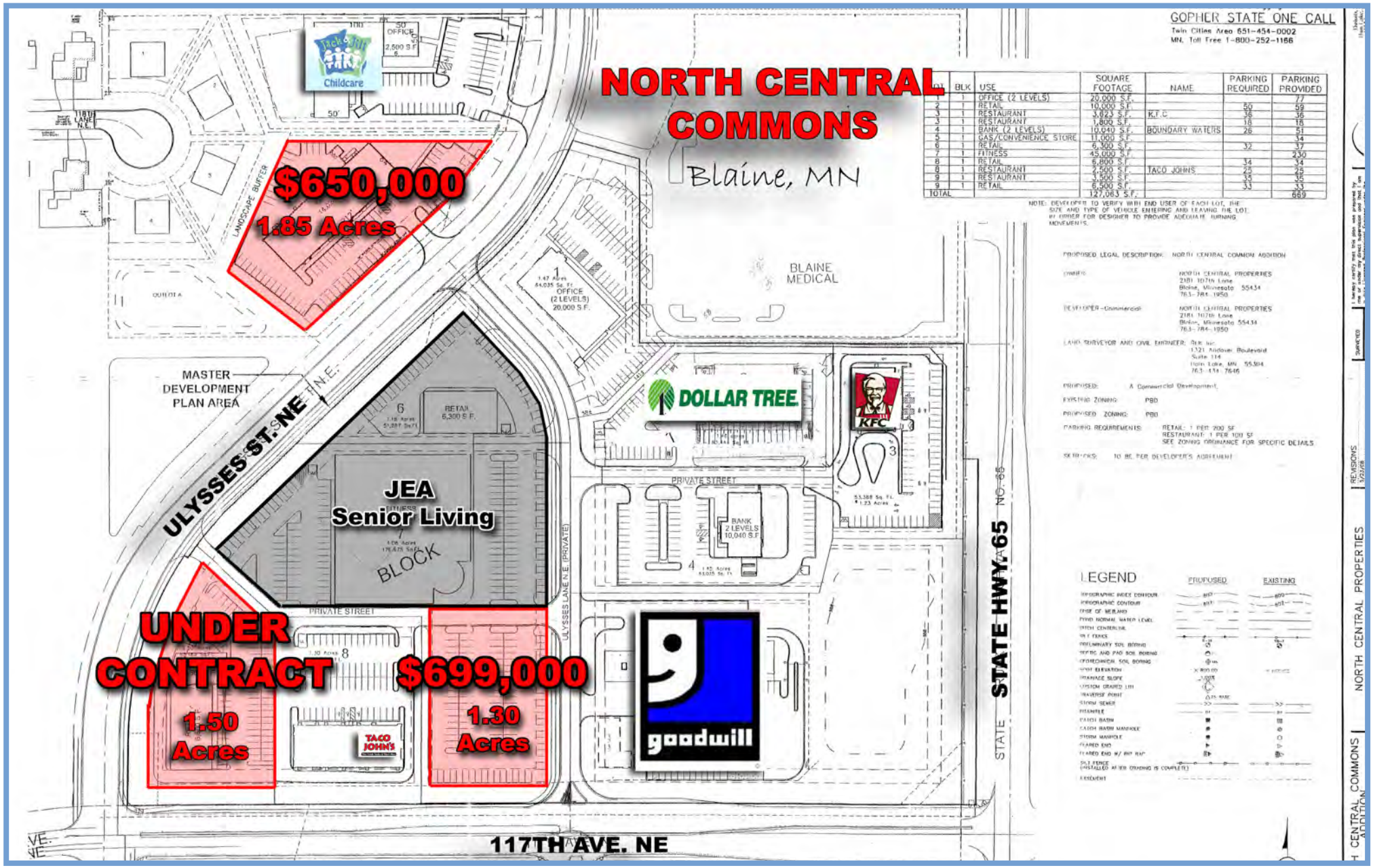
hj development

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	3,825 S.F.	K.F.C.	38	36
3	1	RESTAURANT	1,800 S.F.		18	16
4	1	BANK (2 LEVELS)	10,040 S.F.	BOUNDARY WATERS	28	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	45
9	1	RETAIL	6,500 S.F.		33	33
TOTAL			127,063 S.F.			669

NOTE: DEVELOPER TO VERIFY WITH END USER OF EACH LOT, THE SIZE AND TYPE OF VEHICLE ENTERING AND LEAVING THE LOT BY OWNER OR 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: Suite 114, 1321 Aldrich Boulevard, 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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