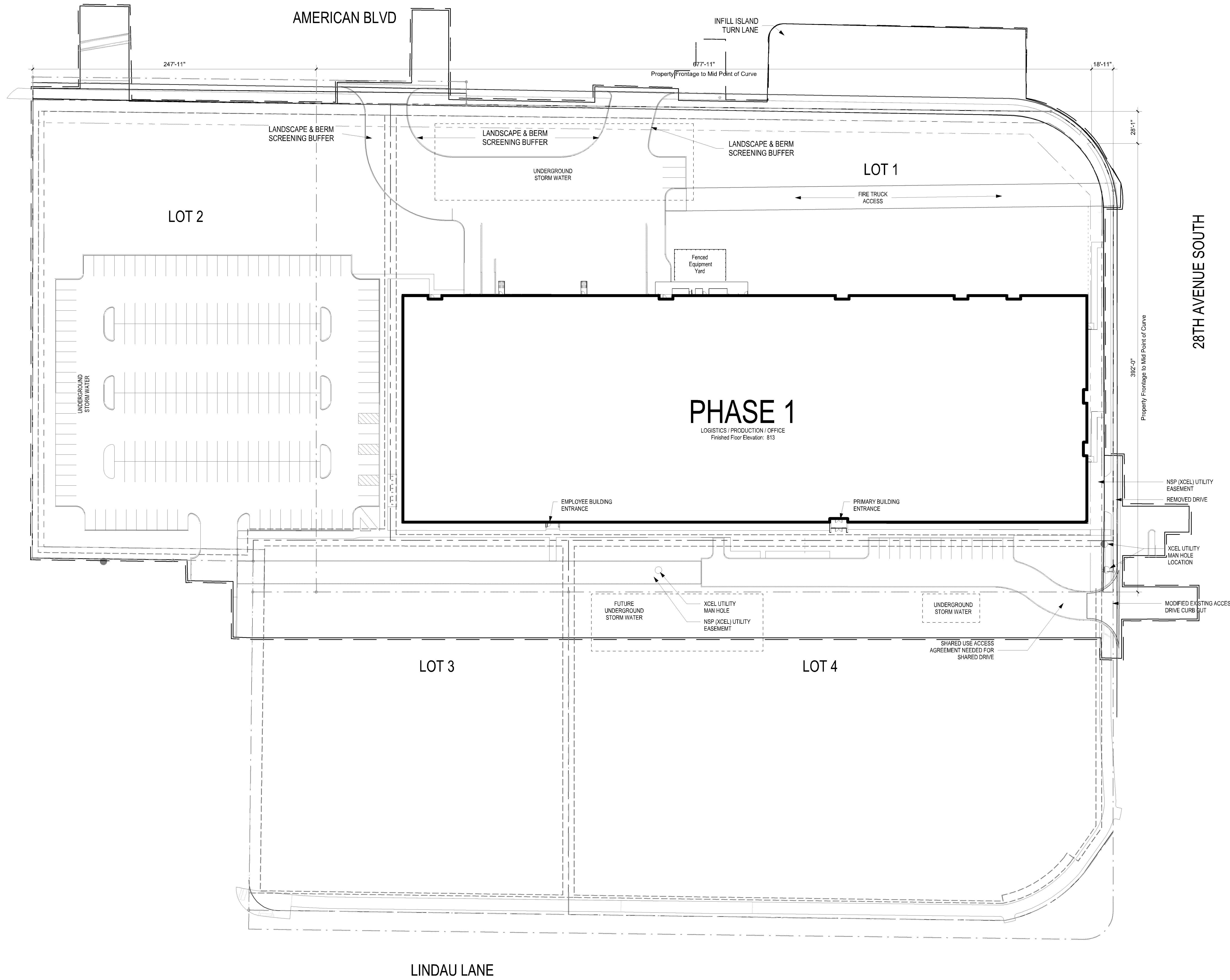


PL202100044 PL2021-44

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PHASE 1 Lot 1 and 2

Property Area (Excluding ROW)	8.303 Acres 361,678 SF
Building Total Gross Area	140,400 SF
Floor Area Ratio	0.38
Site Information Impervious Area Paving and Sidewalk	See Civil Documents
Landscaped Area	See Civil Documents

Phase 1 Building Frontage

28th Street South Property Frontage	392'-0"
Building Frontage	200'-0"
Percentage of building at prescribed setback	51%
Percentage of Frontage	51%
American Blvd East Property Frontage	677'-11"
Building Frontage	600'-0"
Percentage of building at prescribed setback	0%
Percentage of Frontage	88%

NO.	DATE	DESCRIPTION
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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 Architect under the laws of the state of Minnesota

Signed:

Name:

License No.:

phase	DRC SUBMITTAL
date	03.03.2021
PIC	MEB
drawn by	Author
project number	20-002
project name	

SICK - CAMPUS USA PHASE 1

Sheet No.
Site Plan - Phase 1

Sheet No.
P1-011

Property Line	Phase 1 Parking Requirements	Building Information	Parking Blots	Parking Blots	Parking Provided
Property Line	Logistics/Warehouse: 66,000 sqf	1,100 sqf	66 Blots	66 Blots	
Right-Of-Way	Production: 36,000 sqf	1,500 sqf	72 Blots	72 Blots	
Easement	Office: 38,400 sqf	1,285 sqf	136 Blots	136 Blots	
Set Back			273 Blots	231 Blots	231 Blots
	Transit Reduction of 12.5%		125 x 273 = 34 Blots	239 Blots	231 Blots
	Proof of Parking				65 Blots
	Accessible Parking			9 Blots	9 Blots

Phase 1, Building & Parking Data

Occupancy Type	Building Area	Occupants	Parking Required
Logistics / Warehouse	Storage, S2 66,000 sf	1 per 500 sf = 132 occ	1 per 1,000 sf = 66 stalls
Production	Factory, F1 36,000 sf	1 per 100 sf = 360 occ	1 per 500 sf = 72 stalls
Office	Business, B 38,400 sf	1 per 150 sf = 256 occ	1 per 285 sf = 135 stalls
Total	1,40,400 sf	748 occ	273 stalls
Total Reduction	10%	-	27 stalls 246 stalls

Parking Data	Surface Lot	Total
Proposed Stalls, Provided		219 stalls
Proof of Parking		65 stalls
Total		284 stalls

PHASE 1

PL202100044 PL2021-44

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PHASE 2 Lot 1 & 2

Property Area (Excluding ROW) 9.84 Acres
428,466.97 SF

Building Total Gross Area 278,000 SF

Floor Area Ratio 0.64

Site Information Impervious Area Paving and Sidewalk See Civil Documents

Landscaped Area See Civil Documents

PHASE 2 Building Frontage

28th Street South
Property Frontage 648'-11"
Building Frontage 400'-0"
Percentage of building at prescribed setback 31%(200')

Lindau Lane
Property Frontage 440'-4"
Building Frontage 214'-0"
Percentage of building at prescribed setback 0 %
Percentage of Frontage 48 %

American Blvd East
Property Frontage 677'-11"
Building Frontage 600'- 0"
Percentage of building at prescribed setback 0%
Percentage of Frontage 88%

PHASE 2 Lot 3

Property Area (excluding RO) 1.79 Acres
78,203.18 SF

Parking Structure Area 239,607 sf

Floor Area Ratio 0.0

Site Information Impervious Area x SF Paving and Sidewalk

Landscape A x SF

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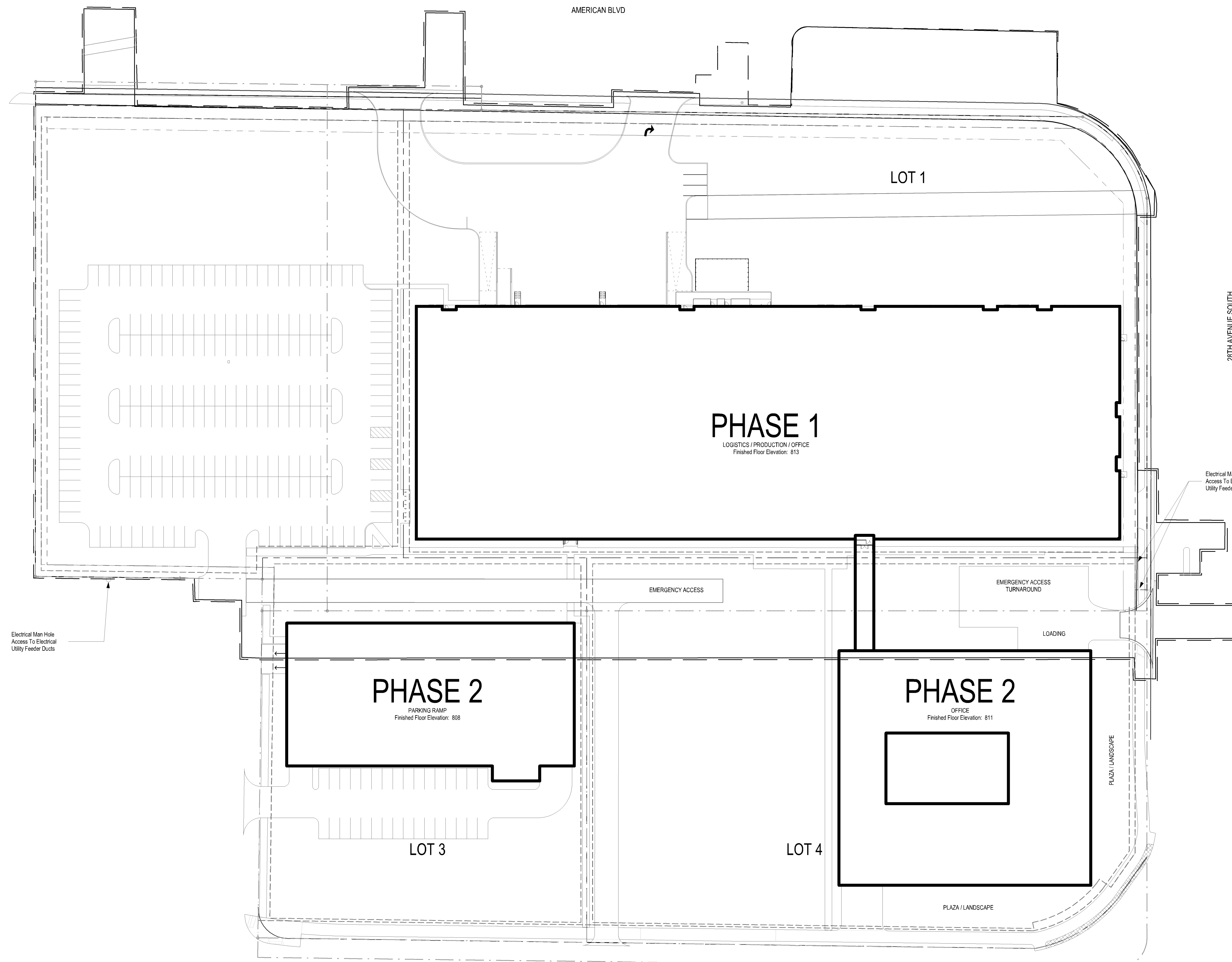
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License No.:

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date 03.03.2021
PIC MEB
drawn by Author
project number 20-002
project name

SICK - CAMPUS USA
PHASE 1



Property Line	PHASE 2 Parking Requirements	Building Information	Parking Ratio	Parking Required	Parking Provided
Right-Of-Way	Logistics/Warehouse: 66,000 gsf Production: 36,000 gsf Office: 38,400 gsf Office Phase 2: 144,000 gsf	66,000 gsf 36,000 gsf 38,400 gsf 144,000 gsf	1/1000 sf 1/200 sf 1/285 sf 1/285 sf	66 Stalls 72 Stalls 135 Stalls 505 Stalls	770 Stalls
Easement					770 Stalls
Set Back					240 Stalls
					550 Stalls
					66 Stalls
					15 Stalls
					15 Stalls

PHASE 2

Phase 1, 2, Building & Parking Data

Occupancy Type	Building Area	Occupants	Parking Required
Logistics / Warehouse	Storage, S2 66,000 sf	1 per 500 sf = 132 occ	1 per 1,000 sf = 66 stalls
Production	Factory, F1 36,000 sf	1 per 100 sf = 360 occ	1 per 500 sf = 72 stalls
Office	Business, B 38,400 sf	1 per 150 sf = 256 occ	1 per 285 sf = 135 stalls
Office	Business, B 1,44,000 sf	1 per 150 sf = 960 occ	1 per 285 sf = 505 stalls
Total	2,84,400 sf	1,708 occ	778 stalls
Total w/ Transit Reduction	10%	-	77 stalls 701 stalls

Parking Data	
Proposed Stalls, Provided	Surface Lot 219 stalls Parking Ramp 560 stalls
Total	779 stalls

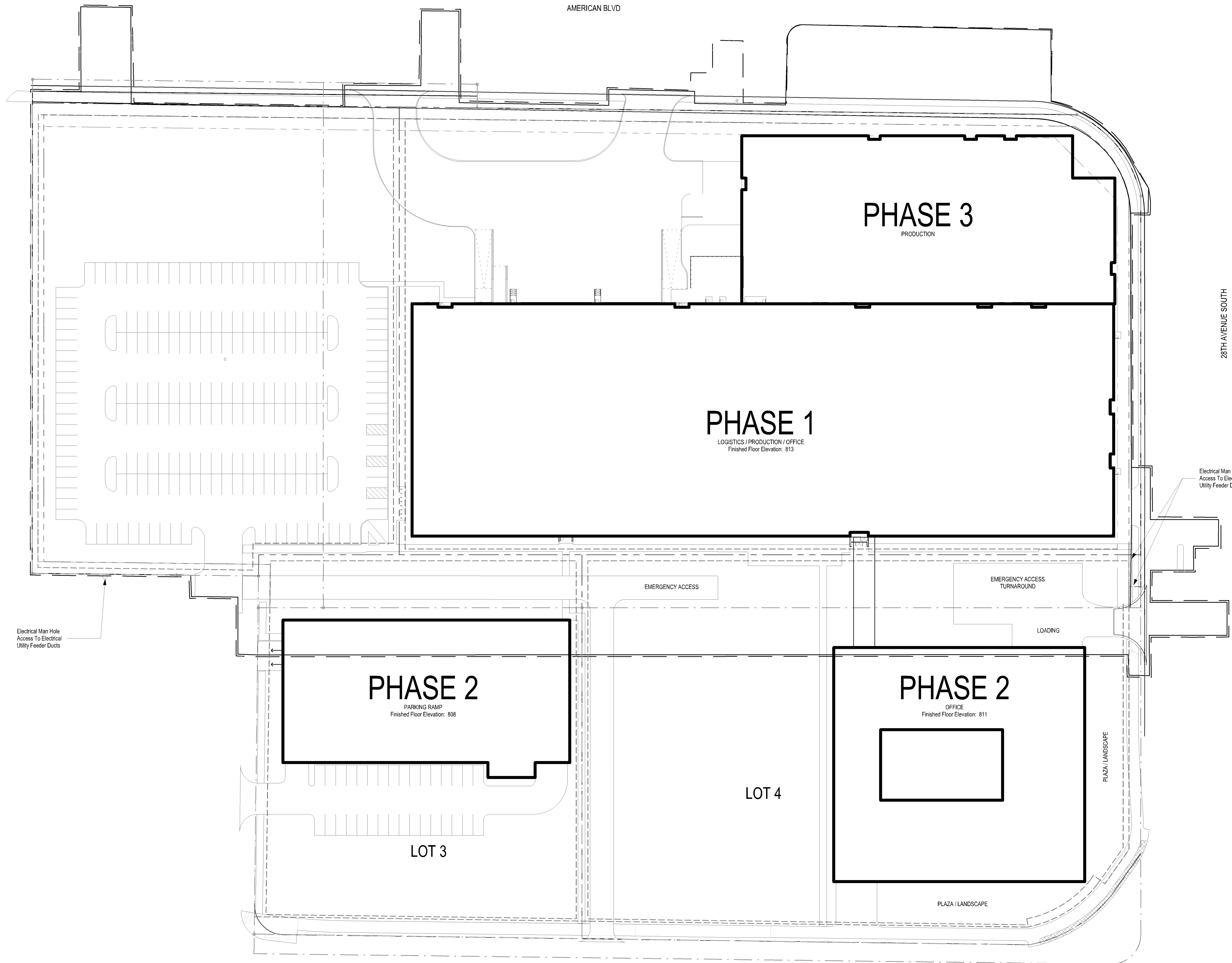
Site Plan - Phase 2

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PL2021-44

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PHASE 3
Lot 1 & 4

Property Area (Excluding ROW)	9.84 Acres 428,466.97 SF
Building Total Gross Area	321,000 SF
Floor Area Ratio	0.75
Site Information Impervious Area Paving and Sidewalk	See Civil Documents
Landscaped Area	See Civil Documents

Phase 3 Building Frontage

28th Street South Property Frontage	648'-11"
Building Frontage	400'-0"
Percentage of building at prescribed setback	31%(200')
Lindau Lane Property Frontage	440'-4"
Building Frontage	214'-0"
Percentage of building at prescribed setback	0 %
Percentage of Frontage	48 %
American Blvd East Property Frontage	677'-11"
Building Frontage	600'- 0"
Percentage of building at prescribed setback	0%
Percentage of Frontage	88%

PHASE 3
Lot 3

Property Area (excluding RO)	1.79 Acres 78,203.18 SF
Parking Structure Area	239,607 sf
Floor Area Ratio	0.0
Site Information Impervious Area x SF Paving and Sidewalk	
Landscape A	x SF

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date 03.03.2021
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project number 20-002
project name

SICK - CAMPUS USA
PHASE 1

Property Line	Phase 2 Parking Requirements	Building Information	Parking Ratio	Parking Required	Parking Provided
Right-Of-Way	Logistics/Warehouse: 66,000 gpf	11/000 sf	66 Stalls	72 Stalls	72 Stalls
Easement	Production: 36,000 gpf	10500 sf	135 Stalls	135 Stalls	135 Stalls
Set Back	Office: 38,400 gpf	12285 sf	155 Stalls	155 Stalls	155 Stalls
	Office Phase 2: 144,000 gpf	12285 sf	155 Stalls	155 Stalls	155 Stalls
	Transit Reduction of 10% Surface Parking Ramp Parking		77 Stalls	771 Stalls	770 Stalls
	Proof of Parking				66 Stalls
	Accessible Parking		15 Stalls	15 Stalls	15 Stalls

Phase 1, 2, 3, Building & Parking Data

Occupancy Type	Building Area	Occupants	Parking Required
Logistics / Warehouse	Storage, S2 66,000 sf	1 per 500 sf = 132 occ	1 per 1,000 sf = 66 stalls
Production	Factory, F1 36,000 sf	1 per 100 sf = 360 occ	1 per 500 sf = 72 stalls
Office	Business, B 38,400 sf	1 per 150 sf = 256 occ	1 per 285 sf = 135 stalls
Office	Business, B 1,44,000 sf	1 per 150 sf = 960 occ	1 per 285 sf = 505 stalls
Production	Factory, F1 43,000 sf	1 per 100 sf = 430 occ	1 per 500 sf = 86 stalls
Total	3,27,400 sf	2,138 occ	864 stalls
Total w/ Transit Reduction 10%			86 stalls 778 stalls

Parking Data	Proposed Stalls, Provided	Surface Lot Parking Ramp
		219 stalls
		560 stalls
Total		779 stalls

PHASE 3

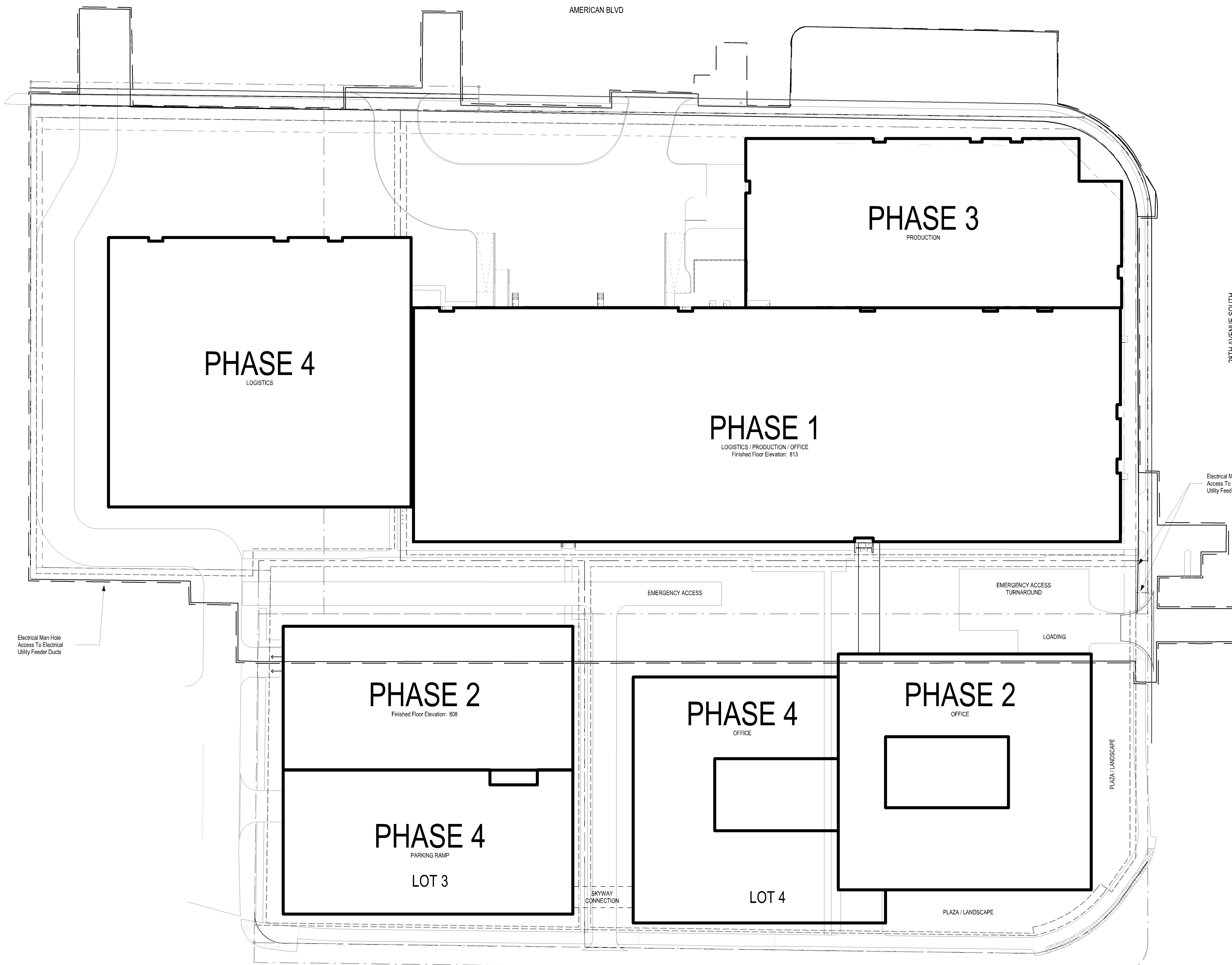
Site Plan - Phase 3

P1-013

PL202100044
PL2021-44

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interior architect



PHASE 4
Lot 1, 2 & 4

Property Area (Excluding ROW) 12.21 Acres
531,861.63 SF

Building Total Gross Area 489,000 SF

Floor Area Ratio 0.92

Site Information Impervious Area Paving and Sidewalk See Civil Documents

Landscaped Area See Civil Documents

Phase 4 Building Frontage

28th Street South
Property Frontage 648'-11"
Building Frontage 400'-0"
Percentage of building at prescribed setback 31%(200')

Lindau Lane
Property Frontage 440'-4"
Building Frontage 214'-0"
Percentage of building at prescribed setback 0 %
Percentage of Frontage 48 %

American Blvd East
Property Frontage 677'-11"
Building Frontage 600'- 0"
Percentage of building at prescribed setback 0%
Percentage of Frontage 88%

PHASE 4
Lot 3

Property Area (excluding RO) 1.79 Acres
78,203.18 SF

Parking Structure Area 479,214 sf

Floor Area Ratio 0.0

Site Information Impervious Area x SF Paving and Sidewalk

Landscape A x SF

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Signed:

Name:

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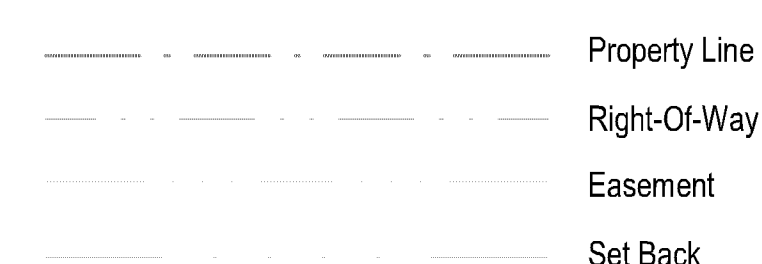
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SICK - CAMPUS USA
PHASE 1

Site Plan - Phase 4

P1-014

LINDAU LANE



Phase 2 Parking Requirements	Building Information	Parking Ratio	Parking Required	Parking Provided
Logistics/Warehouse: 66,000 gsf	66,000 gsf	1/1000 sf	66 Stalls	66 Stalls
Production: 36,000 gsf	36,000 gsf	1/500 sf	72 Stalls	72 Stalls
Office: 38,400 gsf	38,400 gsf	1/285 sf	135 Stalls	135 Stalls
Office Phase 2: 144,000 gsf	144,000 gsf	1/285 sf	505 Stalls	505 Stalls
			778 Stalls	778 Stalls
Transit Reduction of 10%			77 Stalls	770 Stalls
Surface Parking			240 Stalls	240 Stalls
Ramp Parking			550 Stalls	550 Stalls
Proof of Parking				66 Stalls
Accessible Parking			15 Stalls	15 Stalls

Phase 1, 2, 3, 4, Building & Parking Data

Occupancy Type	Building Area	Occupants	Parking Required
Logistics / Warehouse Storage, S2	66,000 sf	1 per 500 sf = 132 occ	1 per 1,000 sf = 66 stalls
Production Factory, F1	36,000 sf	1 per 100 sf = 360 occ	1 per 500 sf = 72 stalls
Office Business, B	38,400 sf	1 per 150 sf = 256 occ	1 per 285 sf = 135 stalls
Office Business, B	1,44,000 sf	1 per 150 sf = 960 occ	1 per 285 sf = 505 stalls
Production Factory, F1	43,000 sf	1 per 100 sf = 430 occ	1 per 500 sf = 86 stalls
Logistics / Warehouse Storage, S2	60,000 sf	1 per 500 sf = 120 occ	1 per 1,000 sf = 60 stalls
Office Business, B	1,08,000 sf	1 per 150 sf = 720 occ	1 per 285 sf = 379 stalls
Total	4,95,400 sf	2,978 occ	1,303 stalls
Total w/ Transit Reduction 10%			130 stalls 1173 stalls

Parking Data	Surface Lot	Parking Ramp
Proposed Stalls, Provided	15 stalls	1160 stalls
Proof of Parking		1175 stalls
Total		1175 stalls

PHASE 4