

PL202100044
PL2021-44

consultants

interior architect



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%

revisions no. date description

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.:

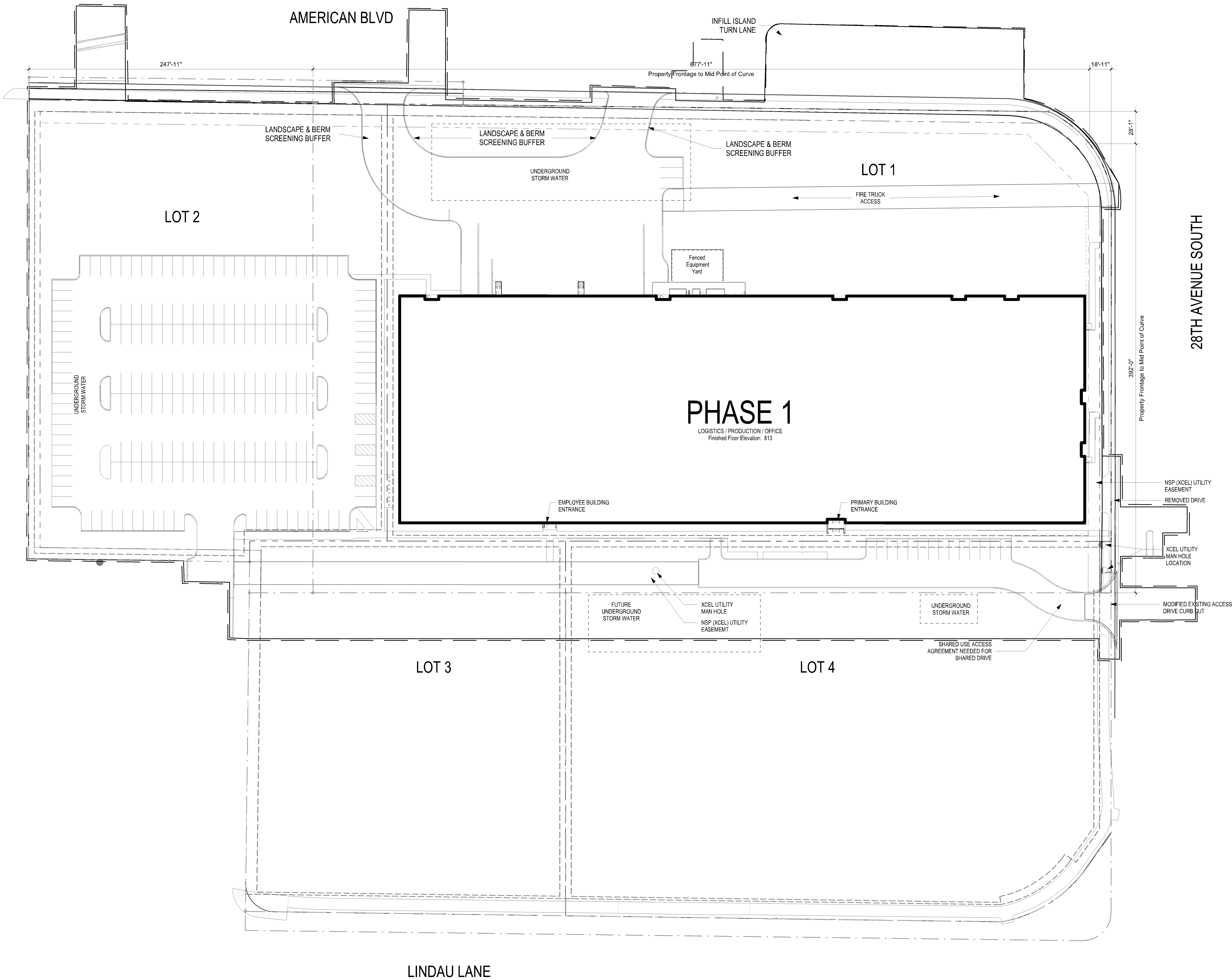
phase DRC SUBMITTAL
date 03.03.2021
PIC MEB
drawn by Author
project number 20-002
project name

SICK - CAMPUS USA
PHASE 1

Sheet Title
Site Plan - Phase 1

Sheet Number

P1-011



Property Line
Right-Of-Way
Easement
Set Back

Phase 1 Parking Requirements	Building Information	Parking Ratio	Parking Required	Parking Provided
Logistics/Warehouse:	66,000 sqf	1/1000 sf	66 Stalls	
Production:	36,000 sqf	1/500 sf	72 Stalls	
Office:	38,400 sqf	1/285 sf	135 Stalls	
			273 Stalls	231 Stalls
Transit Reduction of 12.5%		125 x 273 = 34 Stalls	239 Stalls	231 Stalls
Proof of Parking				65 Stalls
Accessible Parking			9 Stalls	9 Stalls

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		140,400 sf	748 occ	273 stalls
Total Reduction	10%		-	27 stalls 246 stalls

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

PHASE 1

CLOW BERG
800 Birch Road East, Suite 280 Hopkins, Minnesota 55343 612-345-2656

YELLOW DOG
STUDIO

YELLOW DOG STUDIO
64 Lyndale Ave S | Minnesota 55408

KATHERINE ROSE DUNNING
kather@yellowdogstudio.info
29 251-1316

P1-012

3/2/2021 6:52:46 PM

PHASE 2

PL202100044
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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

Landsaped 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 1.79 Acres
(excluding RO 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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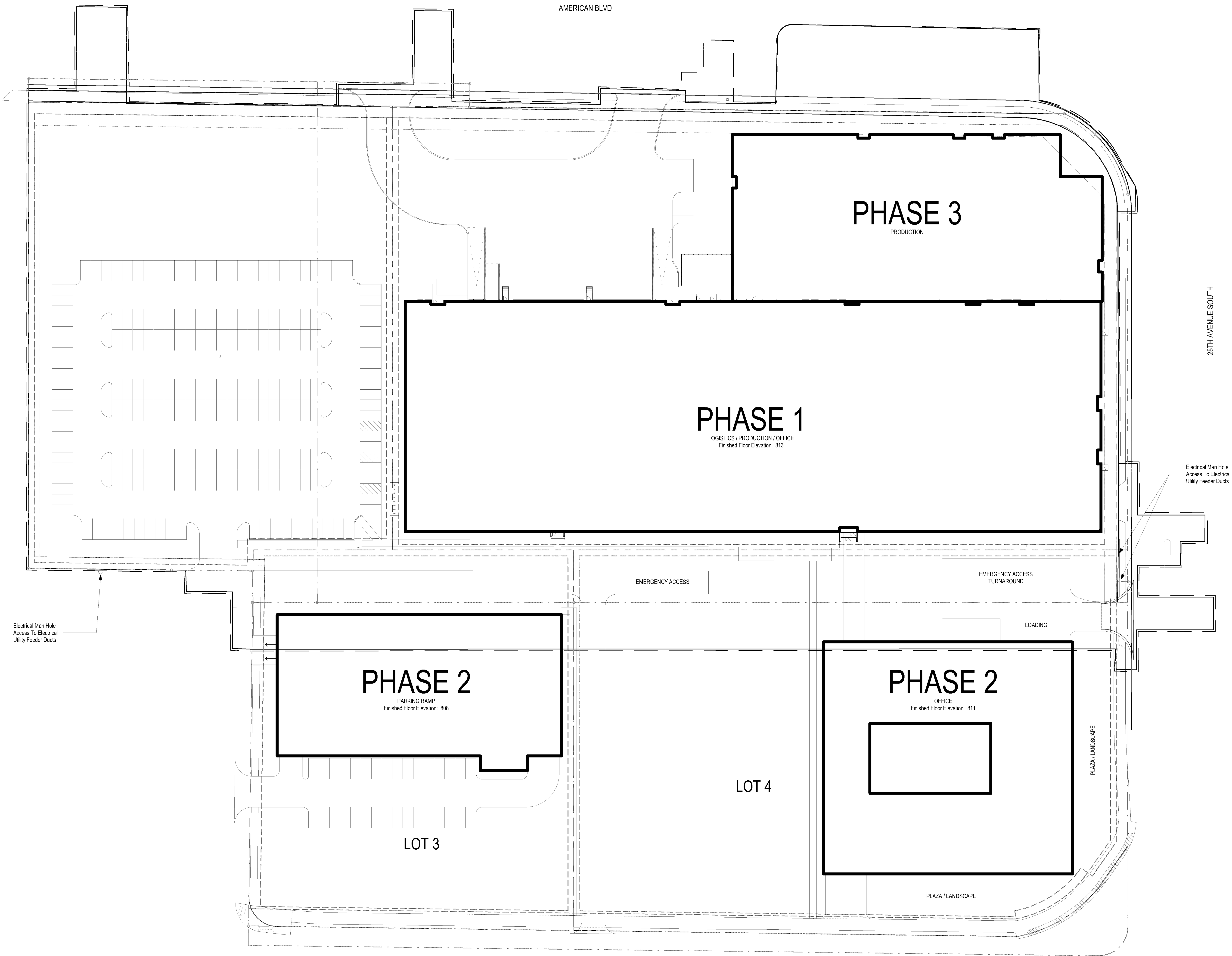
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SICK - CAMPUS USA
PHASE 1

Sheet Title
Site Plan - Phase 3

Sheet Number

P1-013



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

Property Line	Phase 2 Parking Requirements	Building Information	Parking Ratio	Parking Required	Parking Provided
Right-Of-Way	Logistics/Warehouse:	66,000 gsf	1/1000 sf	66 Stalls	
Easement	Production:	36,000 gsf	1/500 sf	72 Stalls	
Set Back	Office:	38,400 gsf	1/285 sf	135 Stalls	
	Office Phase 2:	144,000 gsf	1/285 sf	505 Stalls	
				778 Stalls	770 Stalls
					240 Stalls
					550 Stalls
	Transit Reduction of 10% Surface Parking Ramp Parking		77 Stalls	771 Stalls	
					66 Stalls
	Proof of Parking				15 Stalls
	Accessible Parking				15 Stalls

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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 1.79 Acres
(excluding RO 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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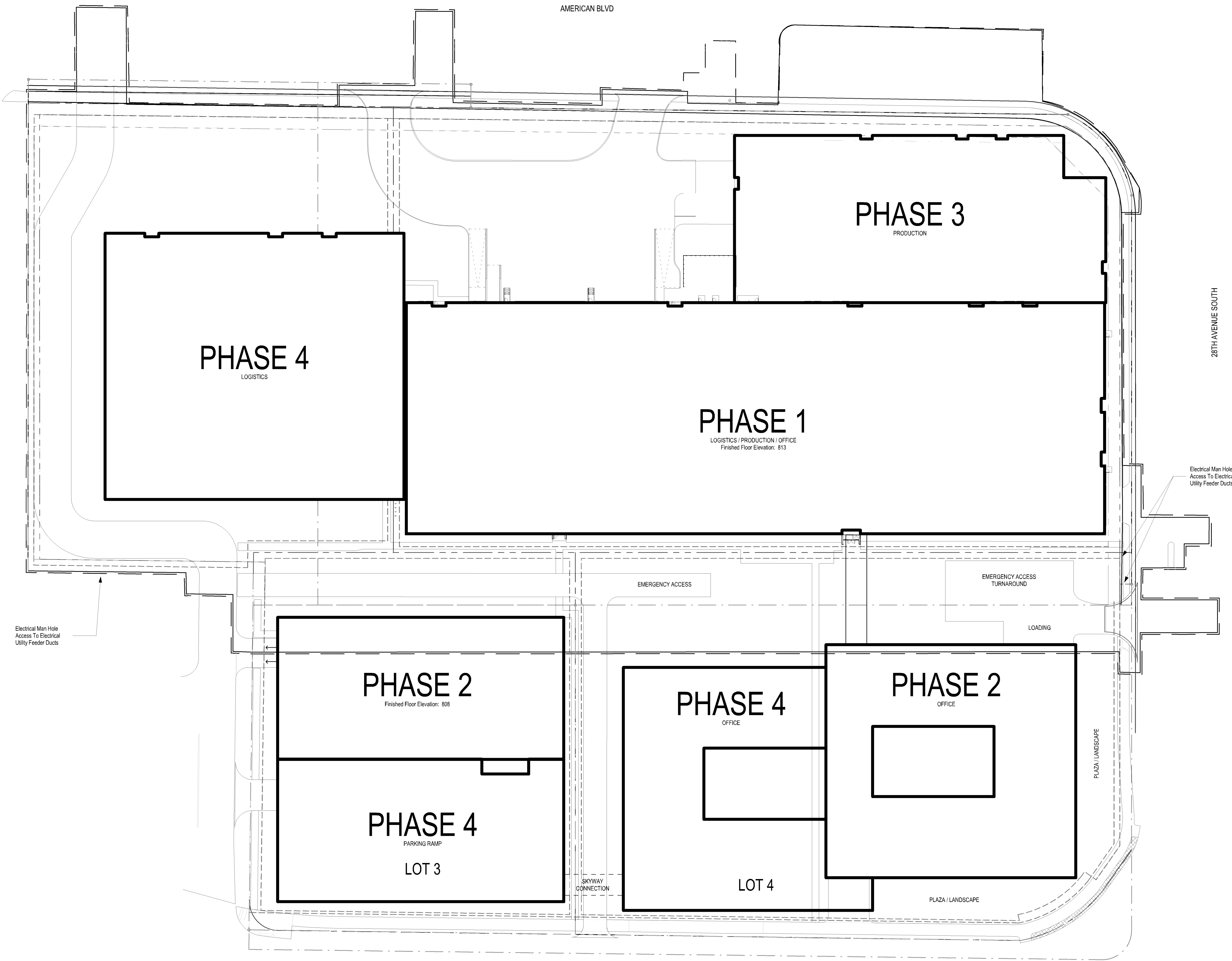
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SICK - CAMPUS USA
PHASE 1

Sheet Title:
Site Plan - Phase 4

Sheet Number:

P1-014



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

	Property Line	Right-Of-Way	Easement	Set Back
Phase 2 Parking Requirements				
Logistics/Warehouse:	66,000 gsf	1/1000 sf	66 Stalls	
Production:	36,000 gsf	1/500 sf	72 Stalls	
Office:	38,400 gsf	1/285 sf	135 Stalls	
Office Phase 2:	144,000 gsf	1/285 sf	505 Stalls	
Transit Reduction of 10%		77 Stalls	771 Stalls	770 Stalls
Surface Parking				240 Stalls
Ramp Parking				550 Stalls
Proof of Parking				66 Stalls
Accessible Parking				15 Stalls

PHASE 4