Attachment 'A'

SITE DEVELOPMENT PLANS
FOR
TARGET BUILDING EXPANSION T-0085
MINOT, NORTH DAKOTA

PROJECT TEAM:

ENGINEER | LANDSCAPE ARCHITECT
Kimley-Horn and Associates, Inc.

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Drawn By

Checking By

Targets, Minneapolis, MN 55103

Date

Project Number

T-0085

C000

COVER SHEET
MEMORANDUM

To: John Van Dyke, AICP, CFM  
    Principal Planner

From: Ryan Hyllestad, PLA, ASLA  
    Project Manager | Landscape Architect  
    Kimley-Horn and Associates, Inc.

Date: 11/12/2021
Subject: T-0085 Minot, ND - Building Expansion

Target is proposing a building expansion that includes façade and site improvements at the existing Target store, T-0085 Minot, North Dakota located at Dakota Square Mall (2400 10th St SW, Minot, ND 58701-2013).

Parking

The existing site contains 493 spaces or 475 spaces if the spaces occupied by cart corrals are not counted. The proposed increase in gross square footage (GSF) requires a minimum of 360 spaces ([119,929 GSF/1,000] * 3) or a maximum of 480 spaces ([119,929 GSF/1,000] * 4). The proposed condition meets code, with 419 spaces or 401 spaces if the spaces occupied by cart corrals are not counted. 74 parking spaces are lost in the proposed condition or a 15.01% reduction.

Building Design

The purpose of the proposed expansion is to provide stockroom, a dedicated building entrance for Drive Up services (online order pickup) and add Adult Beverage Alcove with separate internal entrance. The total existing building area is 97,601 gross square footage (GSF), which includes a 2,016 square foot (SF) second floor mezzanine. The total proposed building area is 119,929 GSF, which does not include the existing mezzanine as it will be removed in the proposed condition. The total expansion area is 24,434 SF. The proposed expansion is a 25 percent increase in size from the existing building area.

New construction includes precast concrete, EIFS, new paint/repaint, new storefront and slider doors, glazing, sunshade, ACM Fin, stone pilaster, steel beam, stone, and ACM Canopy. See attached architectural elevation for further detail.

Landscaping

The existing landscaping will be replaced with fresh new landscaping featuring native plantings and or drought tolerant plantings, with boulders for winter and aesthetic accents. Supporting landscape site
features include colored concrete, planter curbs, and red colored thermoplastic banding. 29 existing troos are proposed to be removed, 36 troos are proposed.

4 landscaped parking lot islands have been added to the parking lot that were previously striped islands or parking area to address the spirit of the staff landscaping comments. Additional landscape area/ pervious areas has been added per conversation with planning staff/ comments. This includes additional planting beds at the northwest corner of the building, at the foundation of the building, additional planting beds near the front entry, and increasing the size of planters along the building. The removal of the southwest parking lot along the existing west side of the building added pervious/ landscape area. We also "grew" the existing landscape island across the drive aisle from the northwest corner of the building and at the "canoe" island at the northeast corner of the lot that guests view when entering the mall from 22nd Avenue SW. We have also refreshed the plantings in the "canoe" island as it is a prominent area as you enter the mall/ Target site. Proposed pervious area is increased in the proposed condition: 31,179 SF / 8.19% pervious existing compared to 37,783 SF / 9.92% pervious proposed.

Uses

Uses onsite include Food and Drink- Restaurant (Dine-in Only), General Office, Off-Street Parking (Commercial), Retail Sales and Services, Clinics and Pharmacy’s, General Merchandise, Limited Food Sales, Liquor Store, and Warehousing. The restaurant is a coffee shop without a sitting area, only a “grab and go” scenario. Limited food sales are a part of this expansion.

Site Lighting

Addition of two parking lot lights at the Drive Up lanes for the safety of staff and guests, as this is an increased traffic area with cars pulling in and out and staff walking back and forth. This lighting level will be like the area at the main entry.

Signage

Signs at the north (front) elevation from left to right as shown on the propose architectural elevations. New sign colored white “Order Pickup” Sign; 17 S.F. area. New main logo sign 14’0" white colored “Bullseye” that extends about 2’ above the parapet, 153.9 S.F. area. New “Wine & Spirits” sign colored red; 40.3 S.F. area. New “CVS pharmacy” sign color red; 36.6 S.F. area. New “drive up” sign color red; 31 S.F. area.

Signs at mall entry elevation from left to right as shown on the proposed architectural elevations. New sign colored white 6’ “Bullseye”; 28.3 S.F. area. New sign with 3’ “Bullseye” and 2’ letters; 33.8 S.F. area.

Sign at west elevation is a new 8’ white colored “Bullseye”; 50.2 S.F. area.

Sign at north elevation is a new 9' red colored “Bullseye” that extends above the parapet about 9’; 63.6 S.F. area.
Two DriveUp 12' height, solar powered, beacon wayfinding signs are proposed in the parking lot as well as one 12' height sidewalk wayfinding blade sign near the main entrance adjacent to the front drive aisle, to help guests locate online order pickup area.

See attached architectural elevation, civil plans, and exhibit for more information.

Regards,

Ryan Hyllested

Kimley-Horn and Associates, Inc. | Phone: (612) 568-0698 | Email: ryan.hyllested@kimley-horn.com
NOTE:
* NEW WALLS TO BE PRECAST & EIFS AS INDICATED
* STOREFRONT & WINDOW FRAMING TO BE PREFINISHED C-22 CLEAR ANODIZE. CANOPY, COLUMN WRAPS & SUNSHADES C-24 SILVERSMITH.

* EXISTING STORE EXTERIOR WALLS ARE PRIMARILY PRECAST.

* BEN-2 : MODERN, COLOR .............. SILVER

GENERAL NOTE
* AREA TO BE PAINTED STARTS AT TOP OF CURB OR REVEAL AND CONTINUES TO TOP OF PARAPET/FLASHING OR REVEAL. PAINT COLOR AND FINISH TRANSITIONS OCCUR AT EXISTING VERTICAL CONTROL JOINTS OR AT INSIDE BUILDING CORNERS, U.N.O.
* ALL EXISTING WALL-MOUNTED ITEMS TO BE PAINTED TO MATCH ADJ. WALL SURFACE, U.N.O.
* PATCH ALL VISIBLE HOLES FROM MOUNTING OF REMOVED SIGNS WITH LIKE MATERIALS. RESTORE WALL SURFACE TO ‘LIKE NEW’ APPEARANCE.

COLOR KEY:
- C-313 (BM #AF-50) ETIQUETTE
- C-231 (BM #AF-685) THUNDER
- BM #AF-155 WEIMARANER
- C-1 (TK #8010-1) RED
- ACM-ALUMINUM COMPOSITE MATERIAL, ALUCOBOND PLUS - BULLSEYE RED
- C-24 SILVERSMITH
- STONE VENEER: KASOTA STONE
- (N) SOFFIT, PREFIN METAL C-24 SILVERSMITH

North Elevation
West Elevation
South Elevation
East Elevation
Mall Entry Elevation

 Proposed Elevations

November 19, 2021

T-0085 Minot, ND: Store Expansion
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T-0085 Minot, ND: Store Expansion

Proposed Elevations

November 19, 2021
DESIGN SURVEY
LOT 7, DAKOTA SQUARE SECOND ADDITION
TO THE CITY OF MINOT, NORTHERN DAKOTA
LOCATED IN THE NORTHWEST 1/4 OF SECTION 35
TOWNSHIP 155 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF MINOT, COUNTY OF WARD, STATE OF NORTH DAKOTA.
EXISTING VERIZON BUILDING
FFE=1,747.85
- Graphics to be routed out of aluminum face and 18mm Clear acrylic pushed through openings
- White A0001-T translucent vinyl applied to 1st and 2nd surfaces
- Logo to be digitally printed and applied to 1st surface of Clear acrylic
- White LED illumination

- 125 brake formed aluminum to be primed and painted "Target" Red (Glossy)

- Aluminum constructed base plate cover to be primed and painted "Target" Red (Glossy)
- 30° diameter Concrete footing

SQ FT = 5.94
Conditions of Approval

1. A site plan review is required for development