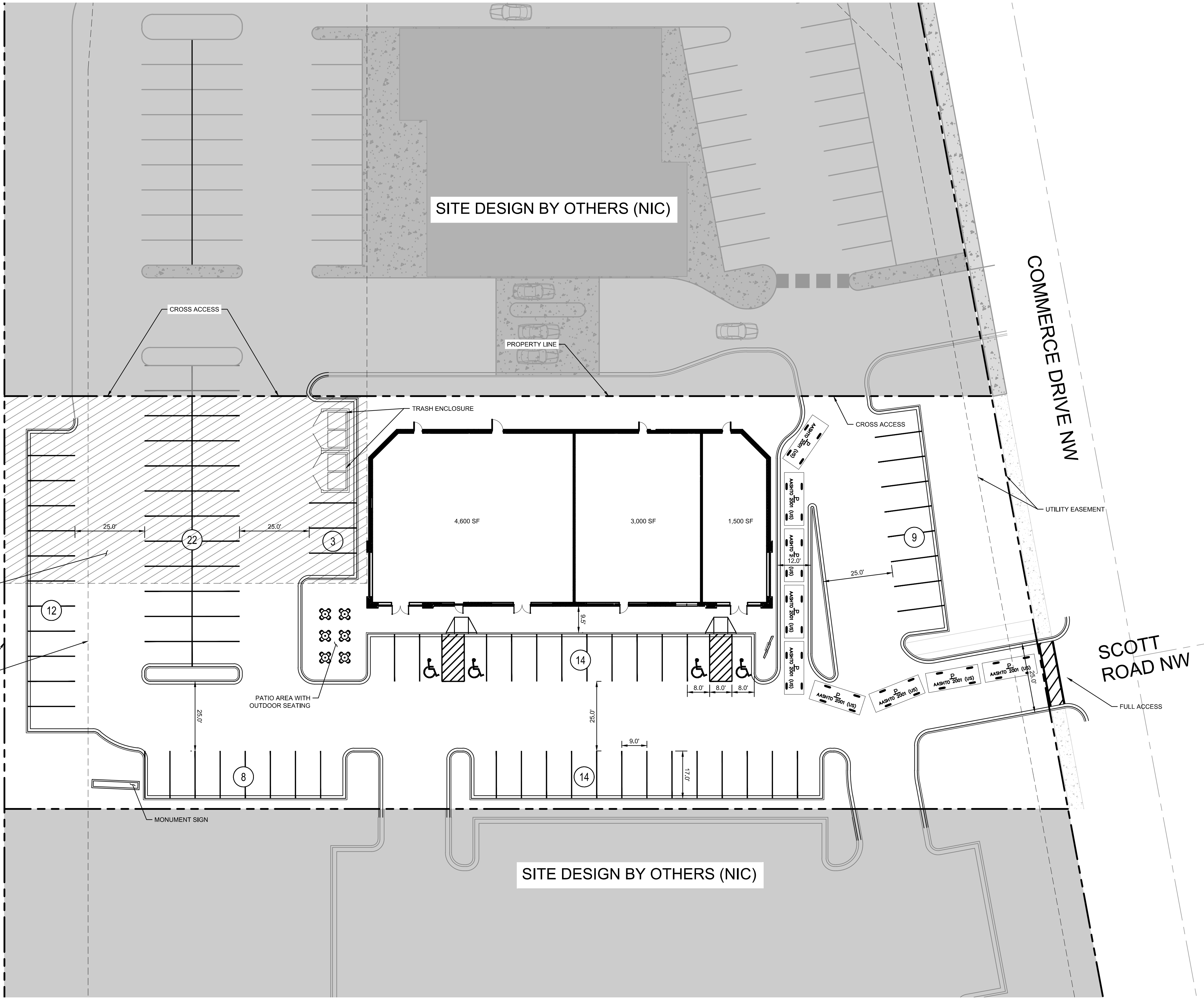


WEST CIRCLE DRIVE NW (CSAH 22)



LEGEND

	PROPERTY LINE
	PROPOSED FENCE
	FULL DEPTH SAWCUT
	SETBACK LINE
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE WALK
	PROPOSED STORMWATER MANAGEMENT AREA

PROPERTY SUMMARY

TOTAL PROPERTY AREA	54,452 SF (1.25 AC)
TOTAL DISTURBED AREA	X,XXX SF (X.X AC)
PROPOSED IMPERVIOUS AREA	X,XXX SF (X.X AC)
PROPOSED PERVIOUS AREA	X,XXX SF (X.X AC)

ZONING SUMMARY

EXISTING ZONING	M1 - MIXED INDUSTRIAL
PROPOSED ZONING	NO CHANGE
PARKING SETBACKS	FRONT = 8'
BUILDING SETBACKS	FRONT = 25' REAR = 10'

BUILDING A DATA SUMMARY

AREAS	
PROPOSED PROPERTY	54,452 SF (1.25 AC)
BUILDING AREA	9,100 SF (16.6% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED PARKING	81 SPACES
PROPOSED PARKING	82 SPACES
ADA STALLS REQ'D / PROVIDED	4 STALLS / 4 STALLS

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY <SURVEYOR>, DATED XXXX/XXXX.
 - KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
 - TOTAL LAND AREA IS 1.25 ACRES.
 - PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
 - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
 - NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
 - REFER TO ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS.
 - REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL STANDARD PARKING STALLS TO BE 9' IN WIDTH AND 17' IN LENGTH UNLESS OTHERWISE INDICATED.
 - THERE ARE NO WETLAND IMPACTS.

PRELIMINARY - NOT FOR CONSTRUCTION

WEST CIRCLE RETAIL
 PREPARED FOR
POMPEIAN

MINNESOTA
 ROCHESTER

Kimley»Horn
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LUCAS C. PAYNE
 MN LIC. NO. 46785
 DATE: XX/XX/XXXX

SITE PLAN

SHEET NUMBER
C1.0

No.	REVISIONS	DATE	BY