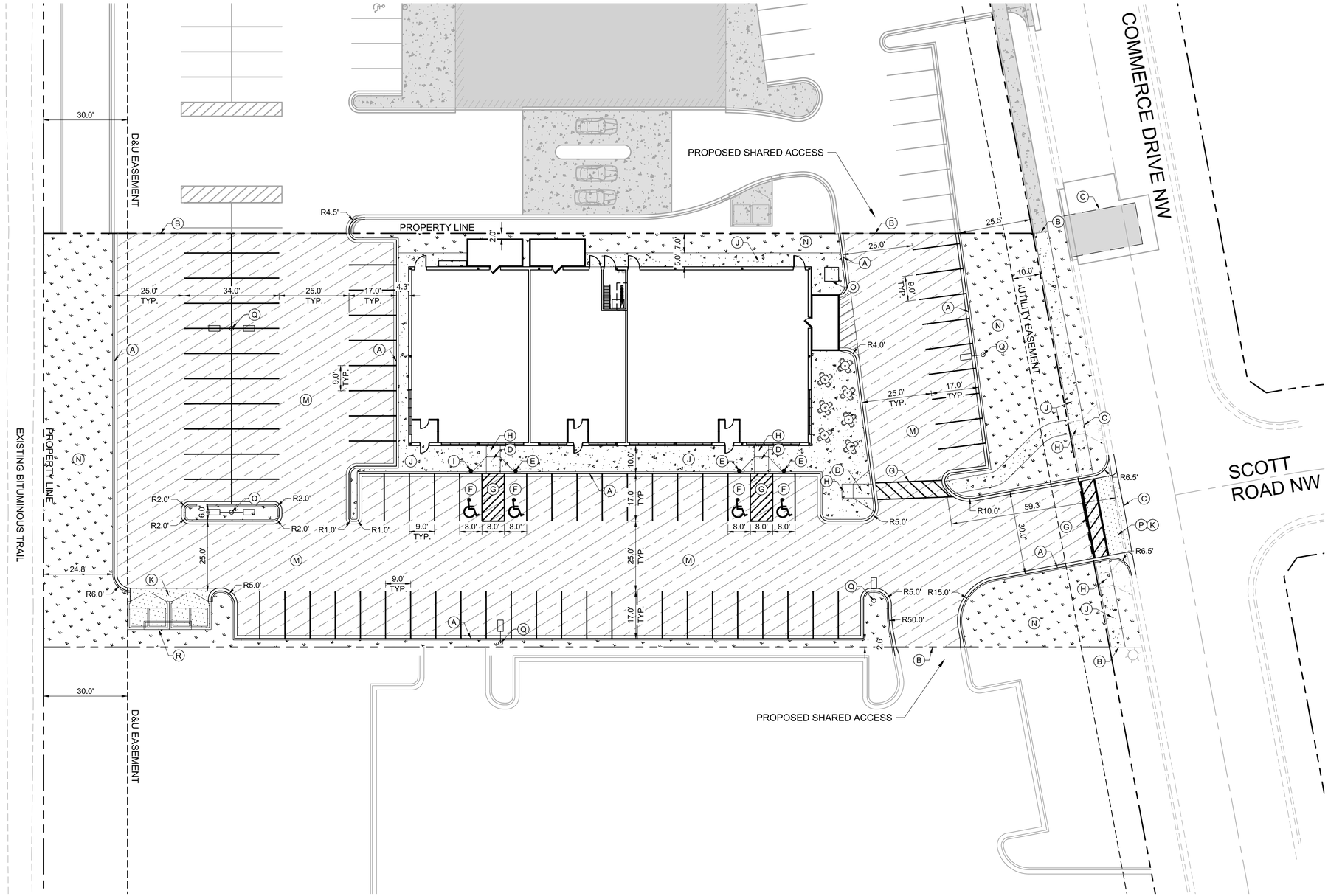
WEST CIRCLE DRIVE NW (CSAH 22)



LEGEND

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- REJECT CURB
- SETBACK LINE
- PROPOSED FENCE
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE SIDEWALK, SEE C401, INSET A
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT, SEE C401, INSET B
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE C401, INSET C
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE C401, INSET D
- PROPOSED ARCHITECTURAL APRON, SEE ARCHITECTURAL PLANS
- PROPOSED LANDSCAPED AREA, SEE L100 FOR DETAIL

KEYNOTE LEGEND

- (A) B612 CURB & GUTTER (TYP.), PER CITY OF ROCHESTER STANDARD PLATE 2-01
- (B) 'NO PARKING' SIGN PER MNMUTCD R8-3A
- (C) MATCH EXISTING EDGE OF PAVEMENT / CURB & GUTTER
- (D) ACCESSIBLE CURB RAMP, SEE C401 FOR DETAIL
- (E) ACCESSIBLE PARKING SIGN, SEE C401 FOR DETAIL
- (F) ACCESSIBLE PARKING, SEE C401 FOR DETAIL
- (G) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (H) ACCESSIBLE LEVEL LANDING
- (I) ACCESSIBLE PARKING SIGN TO INCLUDE 'VAN ACCESSIBLE' SIGNAGE, SEE C401 FOR DETAIL
- (J) CONCRETE SIDEWALK, SEE C401, INSET A
- (K) HEAVY DUTY CONCRETE PAVEMENT, SEE C401, INSET B
- (L) STANDARD DUTY ASPHALT PAVEMENT, SEE C401, INSET C
- (M) HEAVY DUTY ASPHALT PAVEMENT, SEE C401, INSET D
- (N) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (O) TRANSFORMER PAD PER ROCHESTER PUBLIC UTILITIES SPECIFICATIONS. MAINTAIN 2' CLEAR ON SOUTH, NORTH AND WEST FACES OF TRANSFORMER. MAINTAIN 10' CLEAR ON EAST FACE OF TRANSFORMER.
- (P) COMMERCIAL DRIVEWAY APPROACH TYPE A PER CITY OF ROCHESTER STANDARD PLATE NO. 2-08
- (Q) LIGHT POLE, SEE PHOTOMETRIC PLAN FOR DETAIL
- (R) TRASH ENCLOSURE WITH MOUNTED SIGNAGE, SEE ARCHITECTURAL PLANS FOR DETAIL
- (S) 3' CURB OPENING FOR DRAINAGE
- (T) TRANSITION CURB, 6" TO 0", SEE C401 FOR DETAIL
- (U) PAVEMENT DIRECTIONAL ARROW. SEE C401 FOR DETAIL

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. 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.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. 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.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY WIDSETH SMITH NOLTING, INC., DATED 01/28/2019.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 1.25 ACRES.
9. 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.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. 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.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 17' IN LENGTH UNLESS OTHERWISE INDICATED.
17. ANY PUBLIC STREET RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH ROCHESTER SPECIFICATION T100.317.

SITE SUMMARY	
SITE ADDRESS	XX
ZONE	M1 - MIXED COMMERCIAL / INDUSTRIAL
PROPOSED USE	RESTAURANT
BASE AREA	54,452 SF (1.25 AC)
RESOURCE PROTECTION LAND	XX SF (XX.XX AC)
NET BUILDABLE AREA	XX SF (XX.XX AC)
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.50
PERMITTED FLOOR AREA	XX SF
PROPOSED BUILDING AREA	9,216 SF
PROPOSED FLOOR AREA RATIO (F.A.R.)	0.17
MAXIMUM BUILDING HEIGHT	XX FT
PROPOSED BUILDING HEIGHT	XX FT

LANDSCAPE SUMMARY	
REQUIRED LANDSCAPE AREA	4,356 SF (8.0%)
EXISTING LANDSCAPE AREA	54,452 SF
PROPOSED LANDSCAPE AREA	9,759 SF (17.9%)

BUFFERYARD SUMMARY	
NORTH PROPERTY ABUTMENT	
BUFFERYARD REQUIREMENT	0 FT
PROPOSED BUFFERYARD	2.0 FT
EAST PROPERTY ABUTMENT - COMMERCE DRIVE NW	
BUFFERYARD REQUIREMENT	0 FT
PROPOSED BUFFERYARD	25.8 FT
SOUTH PROPERTY ABUTMENT	
BUFFERYARD REQUIREMENT	0 FT
PROPOSED BUFFERYARD	2.6 FT
WEST PROPERTY ABUTMENT - WEST CIRCLE DRIVE NW	
BUFFERYARD REQUIREMENT	0 FT
PROPOSED BUFFERYARD	24.8 FT

BUILDING SETBACKS	
FRONT YARD	25 FT
SIDE YARD	0 FT
REAR YARD	10 FT

PARKING AND CIRCULATION SUMMARY	
REQUIRED OFF-STREET PARKING	37 SPACES @ 4.0/1,000 SF + 45 SPACES @ 10.0/1,000 SF RESTAURANT
PROVIDED PARKING	82 STALLS
ADA STALLS REQ'D / PROVIDED	4 STALLS / 4 STALLS
REQUIRED BICYCLE PARKING	1 SPACE PER 10 AUTO PARKING SPACES = 8 SPACES
PROVIDED BICYCLE PARKING	XX SPACES

APPEARANCE STANDARDS	
EXTERIOR LIGHTING	D
SIGN REGULATIONS	C
EXTERIOR STORAGE REGULATIONS	T
SITE LOCATION REQUIREMENT	N/A

Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE	BY

Kimley»Horn
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323 SOUTH BROADWAY, ROCHESTER, MN 55904
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

KHA PROJECT	160052000
DATE	02/13/2019
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	KJO
CHECKED BY	LCP

PRELIMINARY - NOT FOR CONSTRUCTION

SITE PLAN

NW COMMERCIAL RETAIL
PREPARED FOR
REALTY GROWTH, INC.
ROCHESTER MN

SHEET NUMBER
C400

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K:\ROH_LDEV\POMPEIAN\West Circle Retail\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg February 06, 2019 - 1:29pm