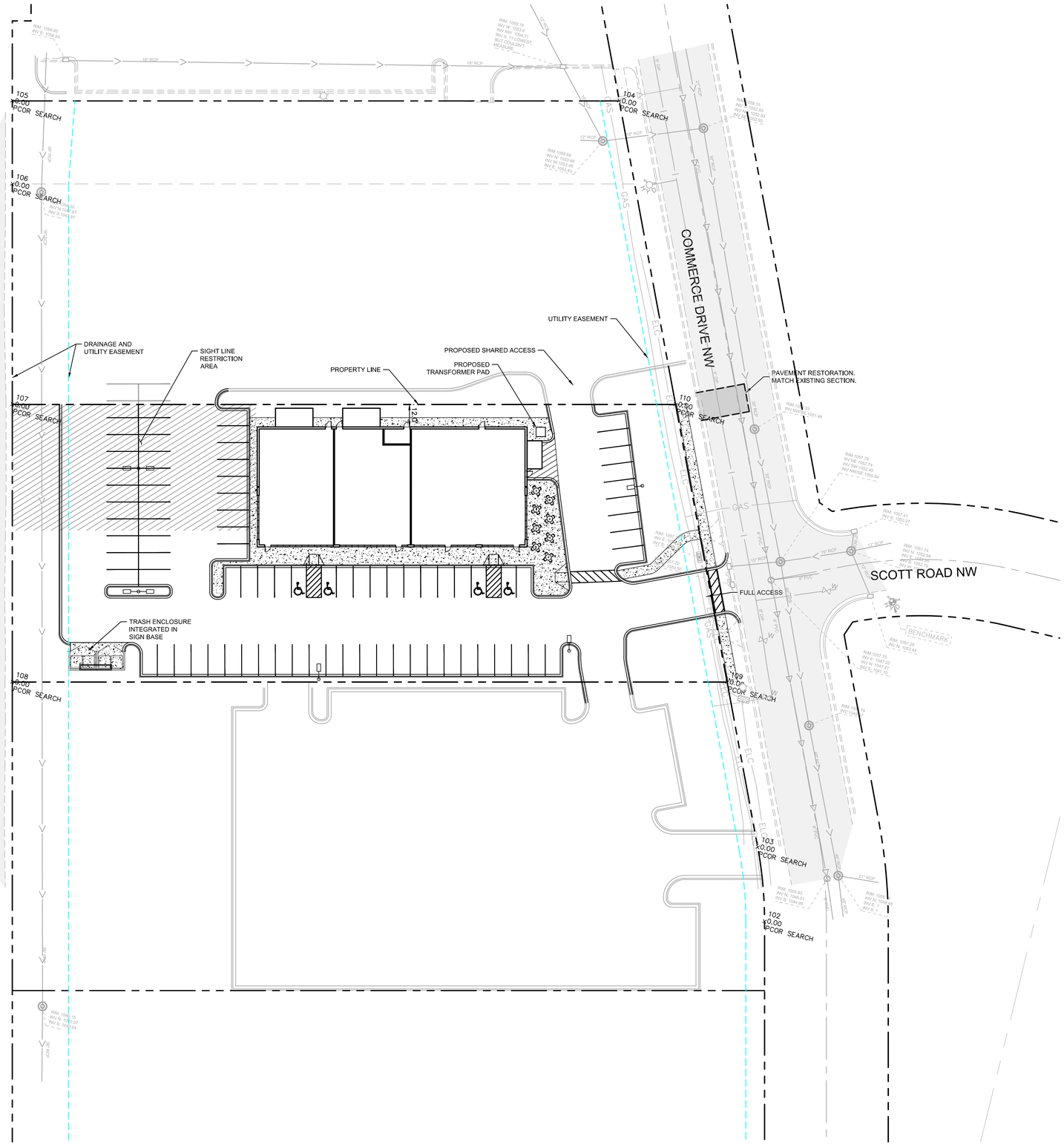

PROPERTY SUMMARY

TOTAL PROPERTY AREA	54,452 SF (1.25 AC)
TOTAL DISTURBED AREA	X,XXX SF (X.X AC)
PROPOSED IMPERVIOUS AREA	46,425 SF (1.07 AC)
PROPOSED PERVIOUS AREA	8,027 SF (0.18 AC)
ZONING SUMMARY	
EXISTING ZONING	M1 - MIXED COMMERCIAL / INDUSTRIAL
PROPOSED ZONING	NO CHANGE
BUILDING SETBACKS	FRONT = 25' REAR = 10' SIDE = 0'

BUILDING A DATA SUMMARY

AREAS	
PROPOSED PROPERTY	54,452 SF (1.25 AC)
BUILDING AREA	9,216 SF (16.9% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED PARKING	37 SPACES @ 4.0/1,000 SF + 45 SPACES @ 10.0/1,000 SF RESTAURANT
PROPOSED PARKING	82 SPACES
ADA STALLS REQ'D / PROVIDED	4 STALLS / 4 STALLS

Know what's **below.** **Call** before you dig.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
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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 LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

KHA PROJECT

DATE 11/02/2018
SCALE AS SHOWN
DESIGNED BY JDS
DRAWN BY JDS
CHECKED BY LCP

SITE PLAN OPTION 3

STRIP RETAIL
ROCHESTER MN

SHEET NUMBER
EX-3

K:\ROH_LDEV\POMPEIAN\West Circle Retail3 Design\CAD\Exhibits\EX-4_OPTION 4.dwg January 30, 2019 - 1:55pm
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