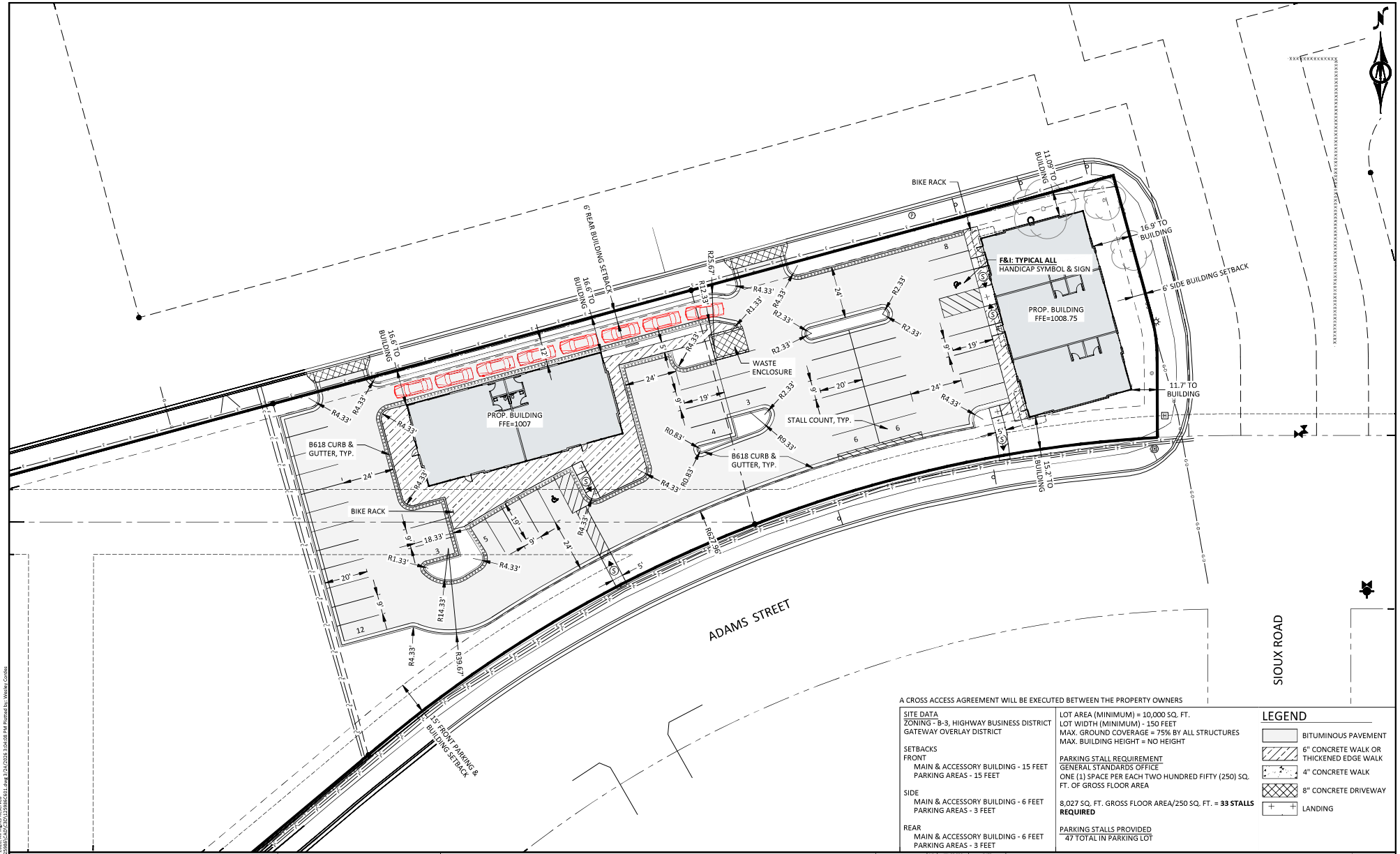

A CROSS ACCESS AGREEMENT WILL BE EXECUTED BETWEEN THE PROPERTY OWNERS

SITE DATA
ZONING - B-3, HIGHWAY BUSINESS DISTRICT
GATEWAY OVERLAY DISTRICT

SETBACKS
FRONT
MAIN & ACCESSORY BUILDING - 15 FEET
PARKING AREAS - 15 FEET

SIDE
MAIN & ACCESSORY BUILDING - 6 FEET
PARKING AREAS - 3 FEET

REAR
MAIN & ACCESSORY BUILDING - 6 FEET
PARKING AREAS - 3 FEET

LOT AREA (MINIMUM) = 10,000 SQ. FT.
LOT WIDTH (MINIMUM) - 150 FEET
MAX. GROUND COVERAGE = 75% BY ALL STRUCTURES
MAX. BUILDING HEIGHT = NO HEIGHT

PARKING STALL REQUIREMENT
GENERAL STANDARDS OFFICE
ONE (1) SPACE PER EACH TWO HUNDRED FIFTY (250) SQ. FT. OF GROSS FLOOR AREA

8,027 SQ. FT. GROSS FLOOR AREA/250 SQ. FT. = **33 STALLS REQUIRED**

PARKING STALLS PROVIDED
47 TOTAL IN PARKING LOT

LEGEND
- BITUMINOUS PAVEMENT
- 6" CONCRETE WALK OR THICKENED EDGE WALK
- 4" CONCRETE WALK
- 8" CONCRETE DRIVEWAY
- LANDING

HORZ. 0 20 40
SCALE FEET

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 STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

WESLEY S. CODES, P.E.
LIC. NO. 64053 DATE MM/DD/YYYY

BOLTON & MENK

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www.bolton-menk.com

DESIGNED WSC
DRAWN WSC
CHECKED CJL
CLIENT PROJ. NO. OM3.125986

NO.	ISSUED FOR	DATE

TRIPOINT DEVELOPMENT LLC
TRIPOINT DEVELOPMENT - RIVER HILLS MALL
SITE PLAN

SHEET C6.01

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