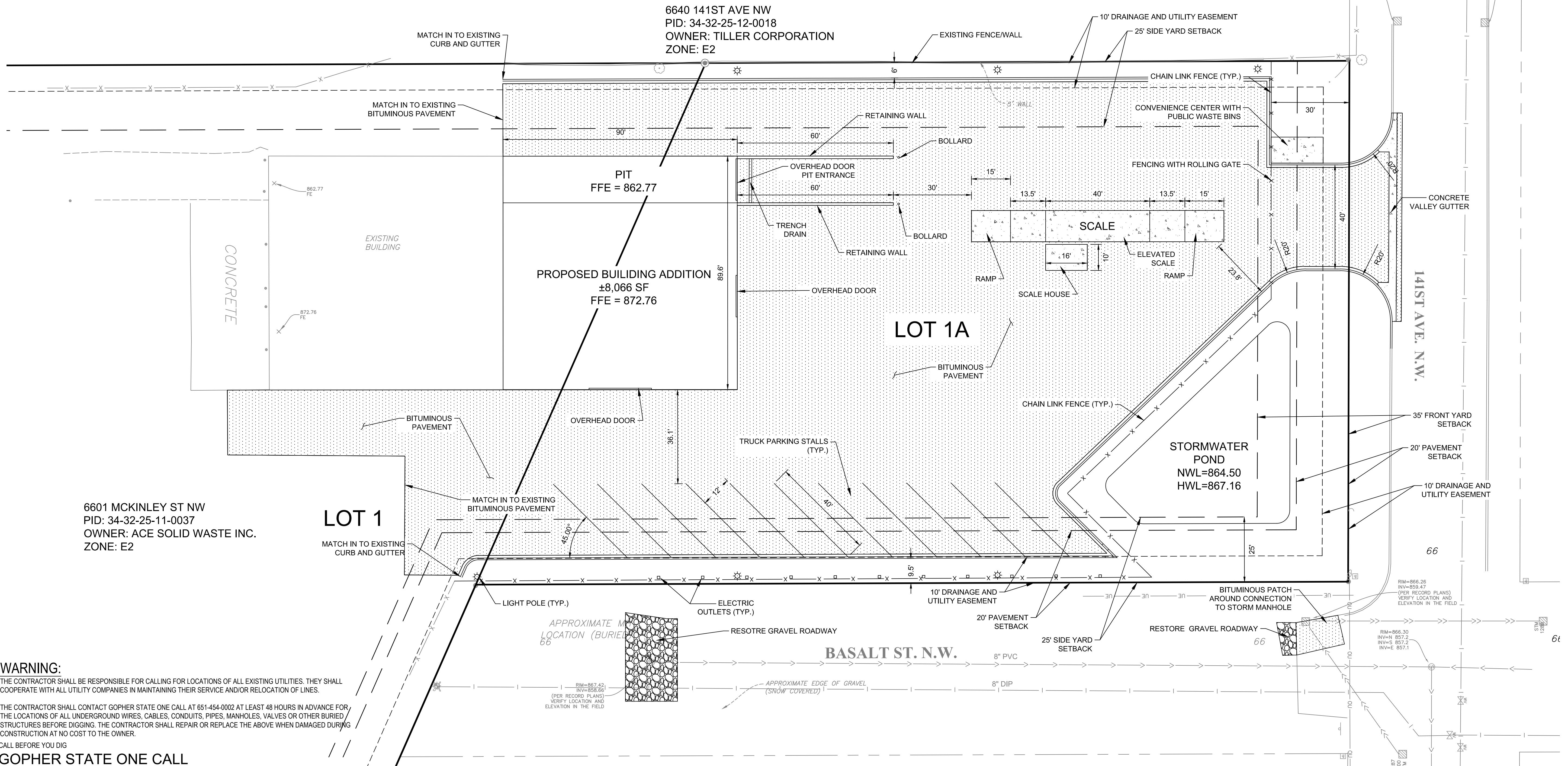
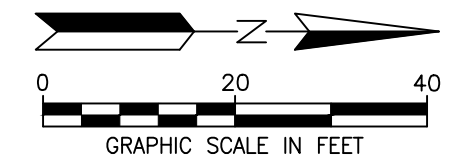


SITE DATA AND ZONING REQUIREMENTS SUMMARY		
LEGAL DESCRIPTION	LOT 1 AND 1A, BLOCK 1, ACE ADDITION	
EXISTING ZONING	E-2 EMPLOYMENT ZONE	
PROPOSED ZONING	E-2 EMPLOYMENT ZONE	
PROPOSED USE	SOLID WASTE TRANSFER FACILITY	
LOT AREA		
LOT 1	384,149 SF (8.82 ACRES)	
LOT 1A	58,254 SF (1.34 ACRES)	
TOTAL	442,403 SF (10.16 ACRES)	
SETBACKS - BUILDING		
FRONT	35 FEET	
REAR	25 FEET	
SIDE	25 FEET	
SETBACKS - PARKING/PAVING		
PARKING AND PAVEMENT FROM STREET RIGHT OF WAY	20 FEET	
MAX. BUILDING HEIGHT	65 FEET	
MAX. LOT COVERAGE	45 PERCENT	
BUILDING AREA		
	BUILDING AREA (SF)	# OF STORIES
EXISTING BUILDING (LOT 1)	19,895	1
EXISTING BUILDING 2 (LOT 1)	8,071	1
PROPOSED ADDITION (LOT 1/LOT 1A)	8,066	1
TOTAL BUILDING AREA	36,032	
NUMBER OF EMPLOYEES (BUILDING 2/NEW ADDITION)		2

PARKING SUMMARY					
PARKING REQUIREMENTS	ONE SPACE FOR EACH 1000 SQUARE FEET OF FLOOR SPACE				
PARKING STALLS REQUIRED	37				
EXISTING PASSENGER CAR PARKING	120 (ALL LOCATED ON LOT 1)				
PROPOSED PASSENGER CAR PARKING	120 (ALL LOCATED ON LOT 1)				
IMPERVIOUS AREA CALCULATIONS					
EXISTING	IMPERVIOUS		PERVIOUS		TOTAL AREA (SF)
	AREA (SF)	% OF TOTAL	AREA (SF)	% OF TOTAL	
LOT 1	266,956	69.49%	117,193	30.51%	384,149
LOT 1A	-	0.00%	58,254	100.00%	58,254
TOTAL	266,956	60.34%	175,447	39.66%	442,403
PROPOSED	IMPERVIOUS		PERVIOUS		TOTAL AREA (SF)
	AREA (SF)	% OF TOTAL	AREA (SF)	% OF TOTAL	
LOT 1	273,662	71.24%	110,487	28.76%	384,149
LOT 1A	44,421	76.25%	13,833	23.75%	58,254
TOTAL	318,083	71.90%	124,320	28.10%	442,403



WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
 TWIN CITY AREA: 651-454-0002
 TOLL FREE 1-800-252-1166

ISSUE NO.	DESCRIPTION	DATE
1	LAND USE APPLICATION SUBMITTAL	3/7/2019

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

LICENSE NO.:
 DATE:

PROJECT NO.: 3053-0151
 DWN BY: NPCT
 CHKD BY: RAG
 APPD BY: RAG
 ISSUE DATE: 3/7/19
 SHEET TITLE: SITE PLAN
 SHEET NO.: C-103