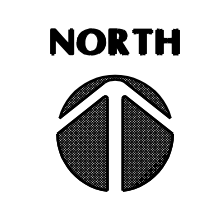
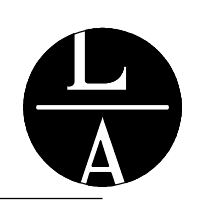


1 SITE PLAN
A1 SCALE: 1" = 20'-0"



SITE DATA
 LOT SIZE: 31,790 S.F. 0.73 ACRES
 FLOOR AREA RATIO: 7,704/31,790 = 24.2% < 25% MIN. *VARIANCE REQ'D
 ZONING: COR-3 WORKPLACE DISTRICT
 BUILDING: AUTO PARTS STORE (CONDITIONAL USE) 7,704 S.F.

PARKING DATA
 RETAIL (2/1,000 S.F. MIN-4/1,000 S.F. MAX) - 14 MIN/29 MAX
 STALLS PROVIDED - 32 STALLS *VARIANCE REQ'D



LAMPERT
ARCHITECTS

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ARCHITECT 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
LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SIGNATURE
LEONARD LAMPERT
PRINT
13669
LICENSE
09/20/00
STATE

JAVA
PROPERTIES

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Phone: 952-403-9595

O'REILLY AUTO
Sunwood Drive NW, Ramsey Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: ALE

Checked By: LL

Revisions

9/25/20 PRELIMINARY

NO.	DATE	DESCRIPTION

SITE PLAN

Sheet Number

A1

Project No. 200805-2