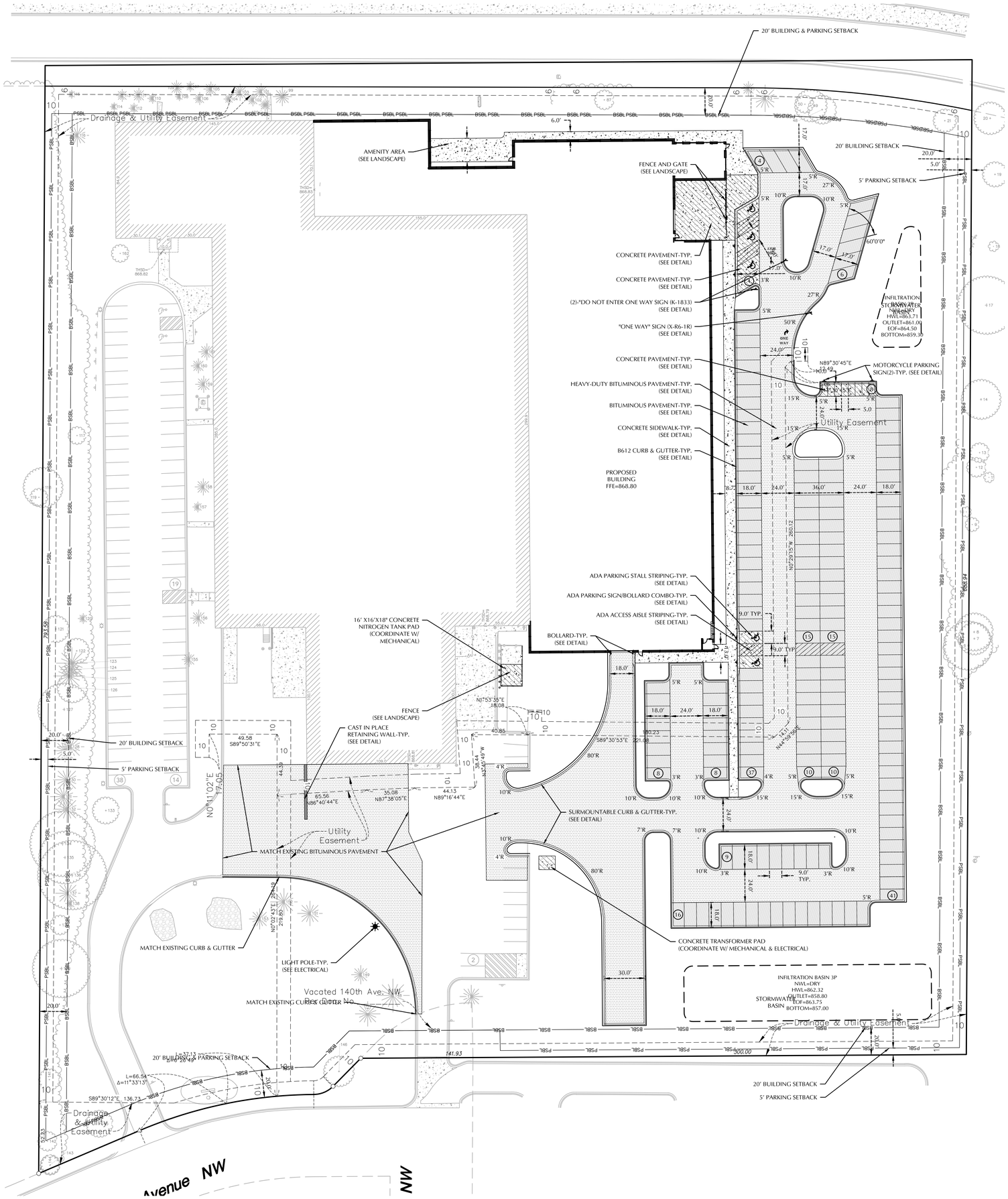

SITE DATA

CURRENT ZONING: I-1 LIGHT INDUSTRIAL DISTRICT
PROPOSED ZONING: I-1 LIGHT INDUSTRIAL DISTRICT

PROPERTY AREA (GROSS):	11.501 ± AC
RIGHT OF WAY AREA:	0.299 ± AC
LOT AREA:	11.202 ± AC
EXISTING IMPERVIOUS AREA:	4.471 ± AC (39.9%)*
PROPOSED IMPERVIOUS AREA:	7.027 ± AC (62.7%)*
DISTURBED AREA:	5.797 ± AC

*IMPERVIOUS AREA IS BASED ON LOT AREA

DEVELOPMENT AND DESIGN STANDARDS

FLOOR AREA RATIO: 0.294 MAXIMUM

BUILDING HEIGHT: 29 FT 2 IN MAXIMUM

YARD (BUILDING) SETBACKS:	
FRONT	20 FT MINIMUM
SIDE	20 FT MINIMUM
REAR	20 FT MINIMUM

OFF-STREET PARKING SETBACKS:	
FROM PUBLIC RIGHTS-OF-WAY	20 FT MINIMUM
SIDE	5 FT MINIMUM
REAR	5 FT MINIMUM

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):	
PARKING SPACE WIDTH	= 9 FT
PARKING SPACE LENGTH	= 18 FT
DRIVE LANE WIDTH	= 24 FT

OFF-STREET PARKING CALCULATIONS

MANUFACTURING TOTAL:	127,965 SF @ 1 STALL PER 1000 SF	= 127 STALLS
OFFICE TOTAL:	18,820 SF @ 1 STALLS PER 300 SF	= 62 STALLS
	TOTAL PARKING REQUIRED	= 189 STALLS
	EXISTING PARKING	= 113 STALLS
	PARKING REMOVED	= -28 STALLS
	PROPOSED SURFACE PARKING	= 183 STALLS
	TOTAL PARKING PROVIDED	= 268 STALLS**

***PARKING TOTAL OF 269 STALLS DOES NOT INCLUDE 8 STALLS FOR MOTORCYLE PARKING*

ACCESSIBLE PARKING

EXISTING ACCESSIBLE PARKING:	3 STALLS
REMOVED ACCESSIBLE PARKING:	-1 STALLS
PROPOSED SURFACE ACCESSIBLE PARKING:	5 STALLS
PROPOSED GARAGE ACCESSIBLE PARKING:	0 STALLS
TOTAL	7 STALLS

REQUIRED ACCESSIBLE PARKING: 7 STALLS**

***REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 201 TO 301 STALLS*

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
7. REFER TO THE DRAFT GEOTECHNICAL REPORT PREPARED BY AMERICAN ENGINEERING TESTING, DATED AUGUST 11, 2025 FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

SIGNAGE AND STRIPING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE PAVEMENT MARKING PAINT, 4" IN WIDTH.
3. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE OR YELLOW PAINT.
4. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
5. ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL(S).
6. ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
7. ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

N

0 30 60
SCALE IN FEET

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 08/14/2025.

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	"9"
	BENCHMARK	
	SOIL BORING	
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
DT	DRAINTILE	DT
S	SANITARY SEWER	
FM	FORCEMAIN	FM
W	WATERMAIN	W
S	SANITARY SEWER SERVICE	S
W	WATER SERVICE	W
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X	FENCE	X
O	CHAIN LINK FENCE	O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
+972.5	SPOT ELEVATION	+972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

CURB TYPES

- B612 CURB & GUTTER (STANDARD)
- B612 CURB & GUTTER (TIP OUT)
- FLAT CURB & GUTTER (STANDARD)
- FLAT CURB & GUTTER (TIP OUT)
- SURMOUNTABLE CURB & GUTTER (STANDARD)
- SURMOUNTABLE CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEET C8-1.

PAVEMENT TYPES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8-1 FOR TYPE AND DEPTH INFORMATION.

NOT FOR CONSTRUCTION

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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.

pope DESIGN GROUP

POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM

ZERO ZONE

BAUER DESIGN BUILD

2025 OFFICE AND PRODUCTION ADDITION

6151 140TH AVE NW
RAMSEY, MN 55303

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

12755 Highway 55, Suite R100
Plymouth, MN 55441
763.424.5505
www.loucksinc.com

LOUCKS PROJECT NO. 250341

SITE PLAN

ISSUES & REVISIONS	DATE
SD PRICING SET	08/29/2025
VARIANCE APP. RESUBMITTAL	09/08/2025

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

TREVOR D. GRUYS - PE
Date: XX/XX/2025 Lic No: 53706

COMMISSION NO:	11726-25090
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET

C2-1

TRUE SHEET SCALE
0" 1/2" 1"
G:\11726\25090\09 Drawings\11726-25090-Zero Zone .R25.rvt
9/30/2025 4:12:07 PM