

- LEGEND**
- = 5/8" X 16" Iron monument (capped RLS 52646) Placed
 - = Iron monument-Found
 - ⊙ = Drill Hole
 - = Recorded Plat Distance
 - = Recorded Dead Distance
 - = Measured Distance
 - = Water Main
 - = Sanitary Sewer
 - = Storm Sewer
 - = Gas Main
 - = Underground Telephone
 - = Overhead Telephone
 - = Fiber-Optics
 - = Underground Electric
 - = Overhead Electric
 - = Underground TV
 - = Judicial Landmark
 - = Chain Link Fence
 - = Woven Wire Fence
 - = Control Access
 - = Metal/Hand/Guard Railing
 - = Flow Direction
 - ⊕ = Gate Post
 - ⊕ = Bollards
 - ⊕ = Soil Boring
 - ⊕ = Monitoring Well
 - ⊕ = Hand Hole
 - ⊕ = Roof Drain
 - ⊕ = Flag Pole
 - ⊕ = Sign
 - ⊕ = Stop Sign
 - ⊕ = Handicap Sign
 - ⊕ = Electric Meter
 - ⊕ = Gas Meter
 - ⊕ = Fiber-Optics Box
 - ⊕ = Telephone Pedestal
 - ⊕ = AC Unit
 - ⊕ = Refrigeration Unit
 - ⊕ = Television Pedestal
 - ⊕ = Water Meter
 - ⊕ = Light Pole
 - ⊕ = Flood Lights
 - ⊕ = Power Pole
 - ⊕ = Guy Anchor
 - ⊕ = Electric Marker
 - ⊕ = Gas Marker
 - ⊕ = Fiber Optics Marker
 - ⊕ = Gas Main Valve
 - ⊕ = Fire hydrant
 - ⊕ = Water Main Valve
 - ⊕ = Water Shutoff Valve
 - ⊕ = Curb Stop
 - ⊕ = Sprinkler
 - ⊕ = Water Well
 - ⊕ = Tile Inlet
 - ⊕ = Clean Out
 - ⊕ = Culvert
 - ⊕ = Catch Basin & Catch Basin Numbers
 - ⊕ = Manholes & Manhole Numbers
 - = Elevation Contour Line
 - ⊕ = Spot Elevation
 - ⊕ = Rim Elevation
 - ⊕ = FlowLine Elevation
 - ⊕ = Canopy Plantings
 - ⊕ = Understory Plantings
 - ⊕ = Shrub
 - ⊕ = Concrete Surface
 - ⊕ = Bituminous Surface
 - ⊕ = Gravel Surface
 - ⊕ = Landscaping/Pervious Area

- KEYED NOTES:**
- ① NEW BUILDING—SEE ARCH./STRUCTURAL
 - ② CHAIN LINK FENCE
 - ③ 10' UTILITY EASEMENT (DOC. #808572)
 - ④ PROPERTY LINE
 - ⑤ BUILDING SETBACK LINE
 - ⑥ TEMPORARY 10' SIDEYARD GRADING EASEMENT
 - ⑦ 25' X 25' VISION TRIANGLE
 - ⑧ VAN ACCESSIBLE SIGN W/ BOLLARD
 - ⑨ FILTRATION BASIN (NATIVE PLANTINGS)
 - ⑩ EMERGENCY VEHICLE EXIT ONLY
 - ⑪ INSTALL IRRIGATION TAP PER RPU PLATE 6-12
 - ⑫ RETAINING WALL
 - ⑬ ALUMINUM ANODIZED FENCE (ALONG 37TH AVE NW)
 - ⑭ 3'X3'X6" CONCRETE TRANSFORMER PAD

PROPERTY INFORMATION

DESCRIPTION: LOT 4, BLOCK 1, RADICHEL FIRST REPLAT
 PIN #: PIN # 050372

OWNER: BRIAN REHNELT
 3719 BLAKESLY DRIVE NW
 ROCHESTER, MN 55901
 PHONE: 605-770-5579
 EMAIL: BRIAN.REHNELT@GMAIL.COM

OWNER: JONES, HAUGH & SMITH INC.
 515 SOUTH WASHINGTON AVENUE
 ALBERT LEA, MN 56007
 CONTACT: BRIAN JOHNSON, PE
 PHONE: 507-373-4876
 EMAIL: BRIANJ@JHSENG.COM

ZONING INFORMATION

CURRENT ZONING: M1
 PROPERTY USE: SELF STORAGE
 HOURS OF OPERATION: 6 AM - 11 PM

SITE LOCATION STANDARD: E

GROSS LOT AREA: 50,530 SQ. FT.
 RESOURCE PROTECTION AREA: 0.00 SQ. FT.

NET BUILDABLE AREA: 50,530 SQ. FT.
 MAX. FLOOR AREA RATIO: 0.5
 PERMITTED FLOOR AREA: 25,265 SQ. FT.
 PROPOSED FLOOR AREA: 19,300 SQ. FT.

PERMITTED BUILDING HEIGHT: 50 FT. (W/ 200' RES)
 (NO LIMIT ELSEWHERE)
 PROPOSED BUILDING HEIGHT: 11 FT. MAX.

MINIMUM BUILDING SETBACKS:
 FRONT YARD: 25'
 SIDE YARD: 12' (PER COVENANT) 0' (PER ZONING)
 REAR YARD: 12' (PER COVENANT) 10' (PER ZONING)

REQUIRED LANDSCAPE COVERAGE: 4042 SQ. FT. (8%)
 PROPOSED LANDSCAPE COVERAGE: 6998 SQ. FT. (13.8%)

REQUIRED OFF STREET PARKING: 1/200 UNITS = 1 SPACE
 OFF STREET PARKING PROVIDED: 1
 ADA ACCESSIBLE STALLS REQUIRED: 1
 ADA ACCESSIBLE STALLS PROVIDED: 1

EXTERIOR LIGHTING STANDARD: R
 SIGN REGULATION STANDARD: C
 EXTERIOR STORAGE REGULATION STANDARD: R

BUFFER YARD INDICATOR: VII
 BUFFER YARD REQUIRED: G
 BUFFER YARD REQUIRED LOCATION: MAJOR ROAD SIDE (9TH ST. NW)
 BUFFER YARD WIDTH PROVIDED: 25 FT.

BOULEVARD TREES REQUIRED: 423' FRONTAGE/35' SPACING
 = 13 TREES (LOCATIONS SHOWN)

BUFFER YARD PLANTINGS REQUIRED*
 CANOPY PLANTINGS: 223' FRONTAGE
 4/100'=9 (LOCATIONS SHOWN)
 UNDERSTORY PLANTINGS: 6/100'=14 (LOCATIONS SHOWN)
 SHRUBS: 20/100'=45 (LOCATIONS SHOWN)

*EXACT LOCATION & SPECIES OF PLANTINGS TO BE DETERMINED BY LANDSCAPE CONTRACTOR



GENERAL NOTES

DEVELOPER, CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES GOVERNING SPECIFICATION: CITY OF ROCHESTER STANDARD STREET & UTILITY SPECIFICATIONS.

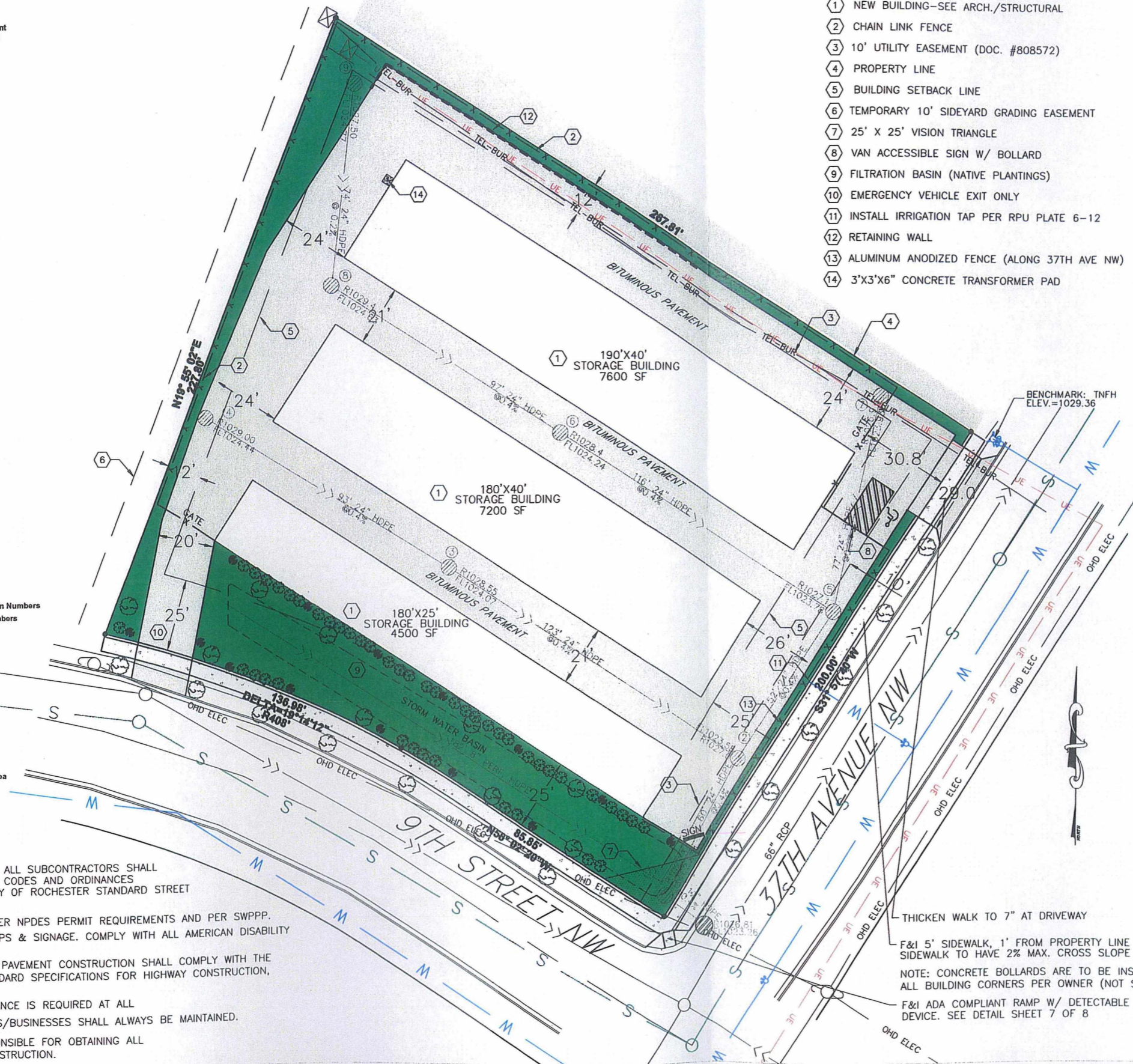
PROVIDE EROSION CONTROL PER NPDES PERMIT REQUIREMENTS AND PER SWPPP.

PROVIDE HANDICAP CURB RAMPS & SIGNAGE. COMPLY WITH ALL AMERICAN DISABILITY ACT REQUIREMENTS.

ALL CONCRETE OR ASPHALTIC PAVEMENT CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF MN/DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

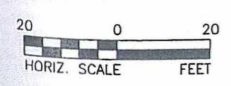
A ROCK CONSTRUCTION ENTRANCE IS REQUIRED AT ALL ACCESS FOR LOCAL RESIDENTS/BUSINESSES SHALL ALWAYS BE MAINTAINED.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION.



STORM SEWER STRUCTURE SCHEDULE

NO.	RIM EL.	INVERT EL.	HEIGHT	CASTING	DESIGN	REMARKS
1	1027.30	1023.34	3.96	R-2573	4020-48	CONNECT TO EXTG.
2	1027.00	1023.58	3.42	R-2573	4020-48	
3	1028.55	1024.07	4.48	R-2573	4020-48	
4	1029.00	1025.74	3.26	R-2573	G	
5	1027.10	1023.78	3.32	R-2573	4020-48	
6	1028.40	1024.24	4.16	R-2573	4020-48	
7	1026.90	1023.93	2.97	R-2573	G	
8	1029.40	1024.63	4.77	R-2573	4020-48	
9	1027.50	1024.77	2.73	R-2573	G	



No responsibility is accepted for the locations of utilities shown hereon. Verification of actual locations should be requested prior to the commencement of construction or the taking of any other action relying on the actual locations.

GOPHER STATE ONE—CALL: 1-800-252-1166

REV.	BY	DATE

JONES HAUGH SMITH
 Engineers & Surveyors
 515 South Washington Avenue, Albert Lea, MN 507-373-4876

DESIGNED: B.U.
 DRAWN: B.U.
 CHECKED: J.H.S.

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.

Brian J. Johnson
 License No. 42744 Date: 6/5/2017

ROCHESTER STORAGE
 LOT 4, BLOCK 1, RADICHEL FIRST REPLAT
 ROCHESTER, MN
 SITE DEVELOPMENT PLAN

SHEET 2 OF 8