

Site Capacity Calculations

Zoning: M-1
 Use: TRADE SHOP Use R-1

Base Site Area:
 Base Site Area: 344,383 sf. or 7.91 Ac.
 Resource Protection Area: 0.00 Ac.
 Net Buildable Area: 344,383 sf. or 7.91 Ac.

Floor Area Ratio:
 F.A.R. Permitted: .50 = 172,191 S.F.
 F.A.R. Proposed with addition: .04 = 12,616 S.F.
Building Summary:
 Proposed Addition Footprint/Area = 3,360 sf.

Setbacks:	Required	Planned
Front yard	25'	109'
Rear yard	10'	284'
North Side yard	0'	360'
South Side yard	0'	109'

Parking Calculations:
 11 employees largest shift required
 10 employees x 1 stall/per = 10 stalls
 customer = 2 stalls
 total = 12 stalls required

Total Parking provided:
 9' x 17' Standard Exterior Surface Stalls = 11 Stalls
 9' x 17' Handicap Exterior Van accessible stall = 1 Stall
 Total all Provided Parking Stalls: 12 Stalls

Building Height:
 Proposed Building Height = 30' Feet

Landscape Area:
 Required 27,550 S.F. = 8.0%
 Provided 96,836 S.F. = 23.1%

Bufferyards:
 Bufferyards remain in place. no change

Boulevard Tree Plantings are required at 35' spacing adjacent all roadways as shown on the plan. Owner will be responsible for boulevard tree plantings

Signage:

Required	Planned
C	No changes in existing conditions

Exterior Lighting:

Required	Planned
E	No changes in existing conditions

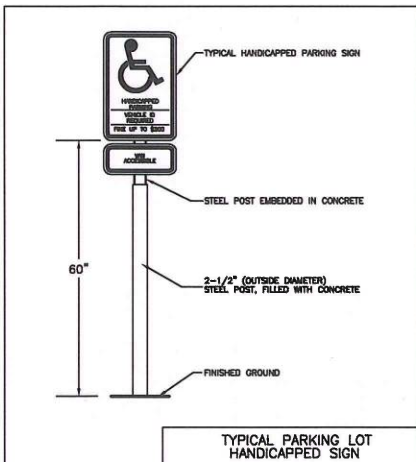
Exterior Storage:

Required	Planned
T, S, 70%	No changes in existing conditions

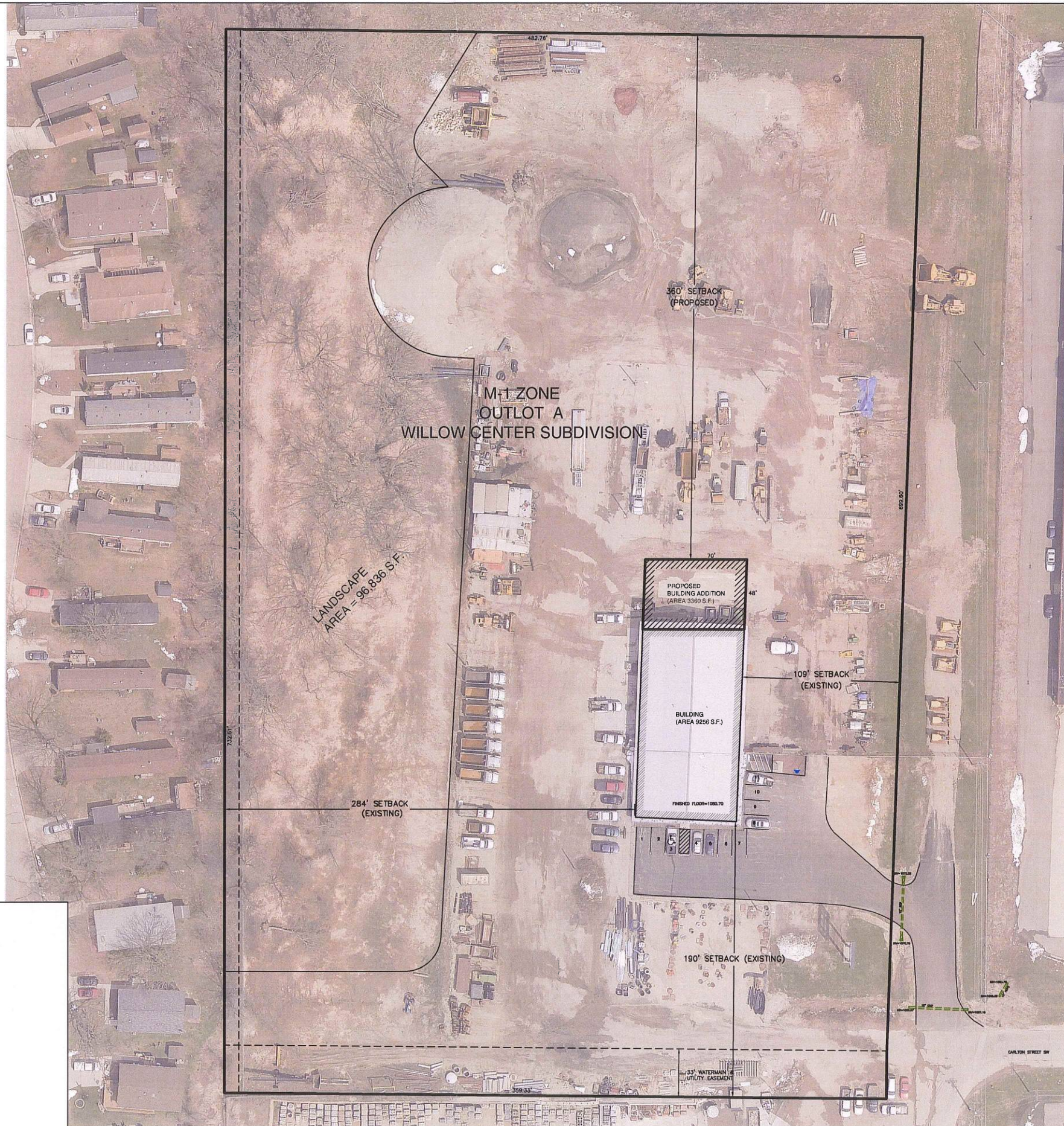
BENCHMARK

ELEVATION = 1059.96
 (NAVD 88)

MNDOT GSID STATION #90199
 (5509 AE)

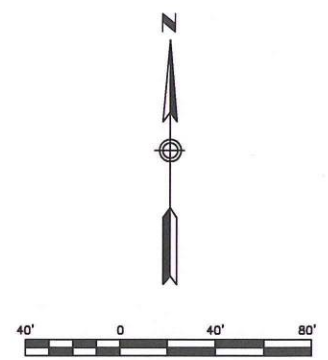
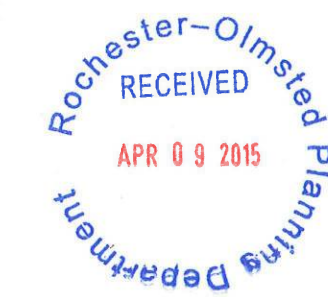


- NOTES:
- STANDARD SIGN IS WHITE ON BLUE BACKGROUND.
 - CENTER SIGN IN FRONT OF EACH SPACE.
 - SIGNS CAN BE MOUNTED ON STEEL POSTS OR WALLS.



LEGEND

- FLARED END SECTION / APRON
- HYDRANT
- STORM SEWER
- BITUMINOUS SURFACE
- CONCRETE SURFACE



EXPLANATION	DATE	REVISION NO.	SCALE: 1" = 40'	DESIGN BY: DLM	PROJECT NO:	DATE: 04-09-15
OWNER: ELCOR CONSTRUCTION 123 CARLTON STREET SW ROCHESTER, MN 55902			PLAN BY: TAC	CHECKED BY: DLM	RECORD COPY BY:	
SITE DEVELOPMENT PLAN OUTLOT A WILLOW CENTER SUBDIVISION ROCHESTER, MINNESOTA						
1648 Third Avenue SE Rochester, MN 55904 Tel: (507) 289-3919 • Fax: (507) 289-7333 www.wsb.com	WSB & Associates, Inc. engineering • planning • environmental • construction					

OWNER/PROJECT

DAN PENZ / ELCOR POST
 FRAME ADDITION

ARCHITECT

ENGINEER

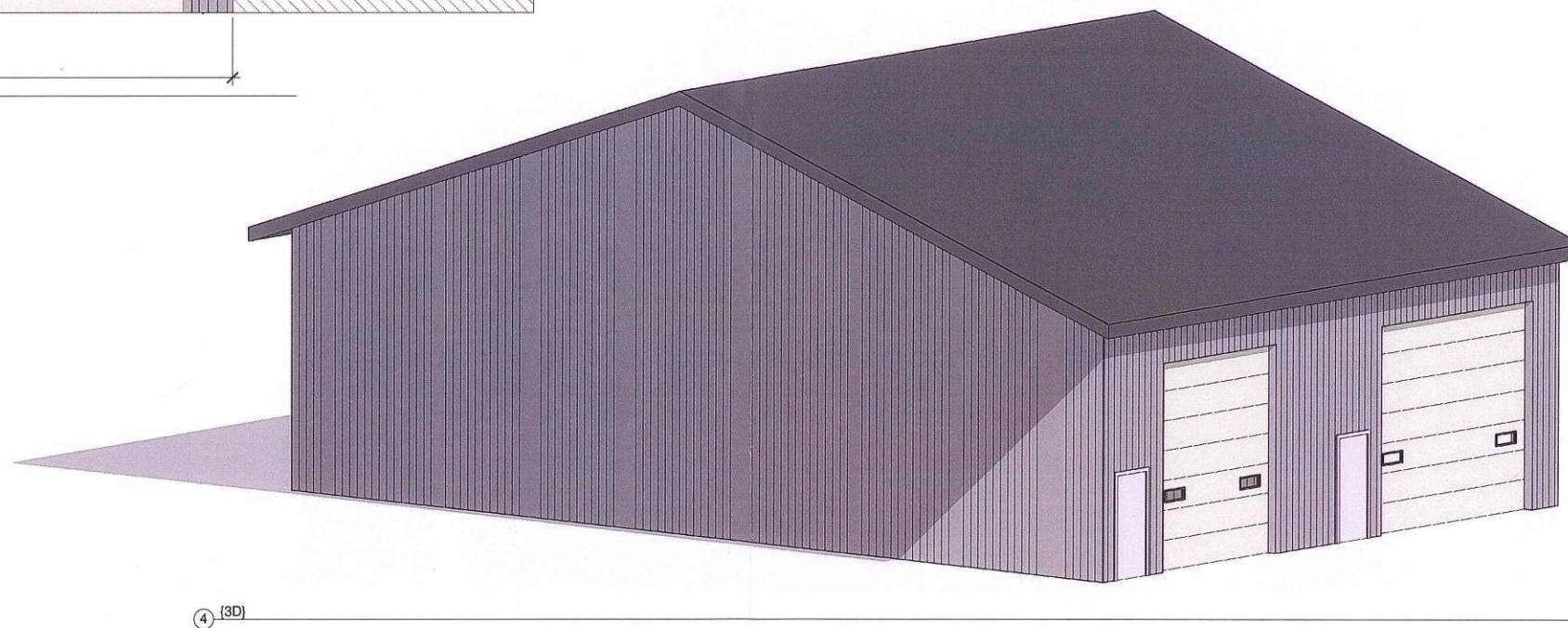
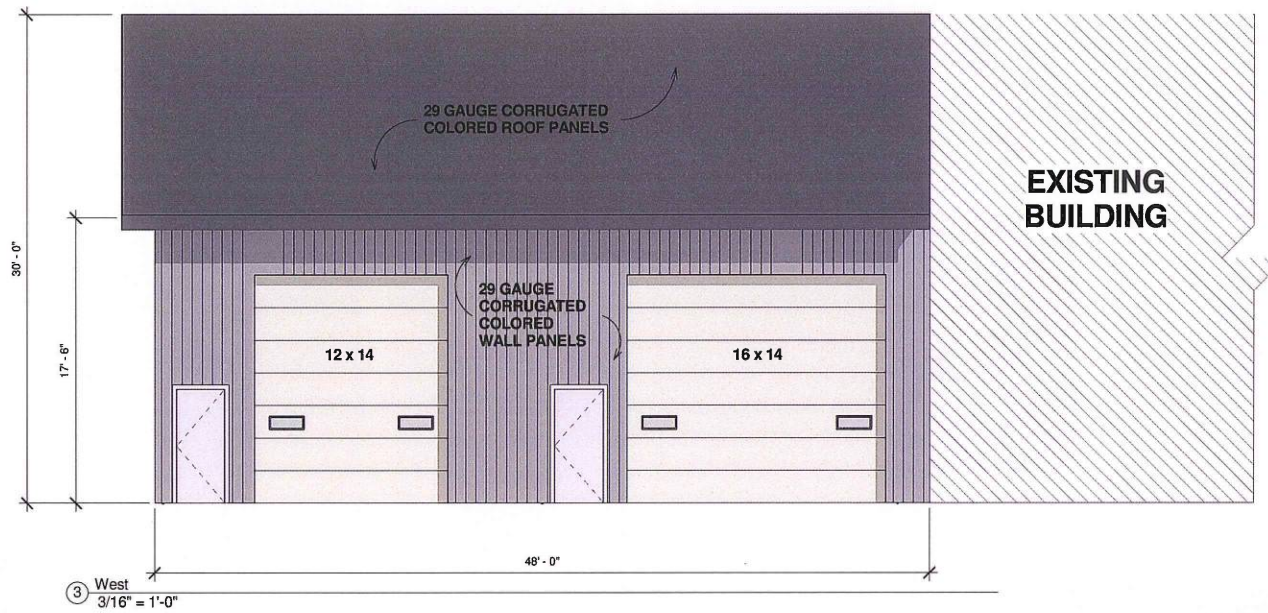
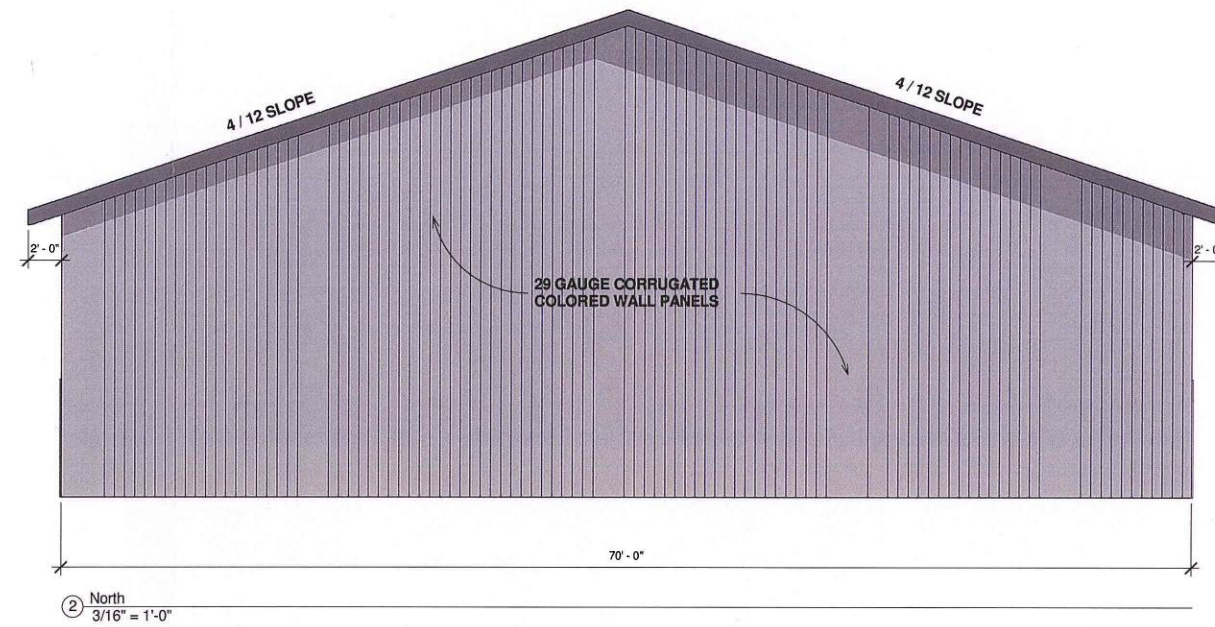
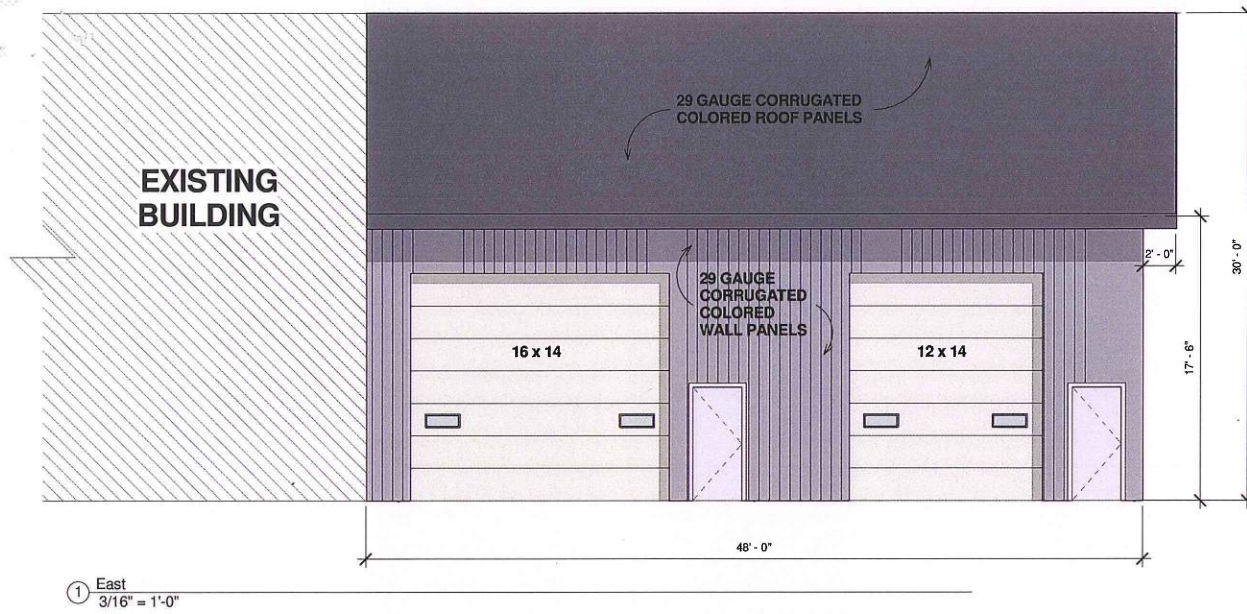


**ELCOR POST FRAME
 ADDITION**

Project number: ELCOR POST FRAME ADDITION
 Date: 12/18/14
 Drawn by: SMIDT COMPANIES
 Checked by: 3/16/15

A102

Scale: 3/16" = 1'-0"



4 (3D)