

PROPERTY DESCRIPTION:

LOT 1, BLOCK 3, WOOD LAKE PARK,
CITY OF ROCHESTER, OLMTSTED COUNTY, MINNESOTA

ZONING CODE INFO:

ZONING: M-1
 USE: COMMERCIAL
 LOT AREA: 87,448 sq.ft.
 EXISTING BUILDING AREA: 14,214 sq.ft.
 PROPOSE ACC. BLDG.: 170 sq.ft.
 TOTAL BLDG.: 14,384 sq.ft. (16.5%)
 PAVED AREA: 39,062 sq.ft. (44.7%)
 TOTAL IMPERIOUS: 53,446 sq.ft. (61.2%)
 LANDSCAPE: 34,002 sq.ft. (38.8%)
 MIN REQ. 8.0%
 PARKING SPACES EXISTING: 81
 PARKING SPACES PROPOSED: 76
 PARKING REQUIRED: 36

BUILDING SET BACKS:

FRONT (MIN 25'-0") 83'-0"
 SIDE - WEST (MIN 0) EXIST = 60' / PROPOSED = 35'
 SIDE - EAST (MIN 0) 120'
 REAR (MIN 0) EXIST = 95' / PROPOSED = 30'

BUILDING CODE INFO

CONSTRUCTION TYPE: II-B
 OCCUPANCY CLASS: U-PRIVATE GARAGE / SHED
 BLDG. AREA: 170 sq.ft.
 NUMBER STORES: 1
 BLDG. HGT.: 11'-0"
 OCCUPANCY 1/200 :

H W Y 6 3 S O U T H

BLOCK 1

LOT 5
BLOCK 2

LOT 6
BLOCK 2

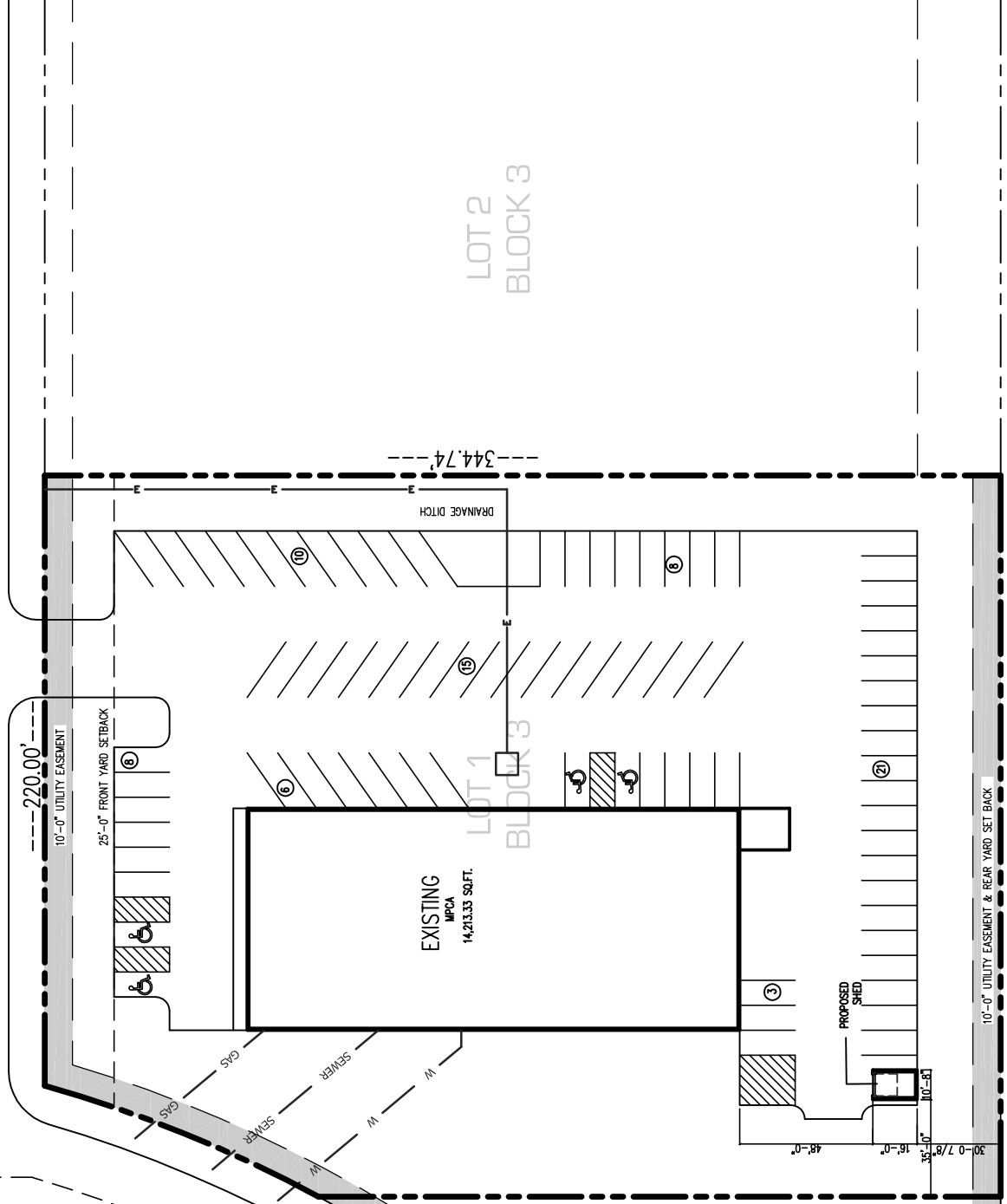
3 5 T H S T R E E T S. E.

L A K E D R I V E

W O O D

LOT 1
BLOCK 3
NORTHWESTERN BELL PROPERTY

LOT 2
BLOCK 3



DRAWN BY: HS
 REVISIONS:



I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the state of Minnesota.

Randall L. Aylward
 REG. NO. 21268
 DATE: 6/9/04

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PROJECT TITLE:

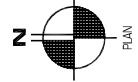
MPCA
 STORAGE SHED
 ROCHESTER, MINNESOTA



A.B. SYSTEMS, INC.
 General Contractor / Developer
 209 WOOD LAKE DRIVE DR. SE
 ROCHESTER, MN 55904
 PHONE: (507) 288-9387
 FAX: (507) 288-5113
 E-MAIL: UPON REQUEST

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
C1.1
 PROJECT NUMBER:
 2004-011



1 SITE PLAN
 C1.1
 SCALE: 1" = 60' (1/16")