INPLACE REGIONAL STORMWATER FACILITY
CRIMSON RIDGE - CELL 1
N.W.S. ELEV. 1019.0
Q100 H.W. ELEV. 1026.25

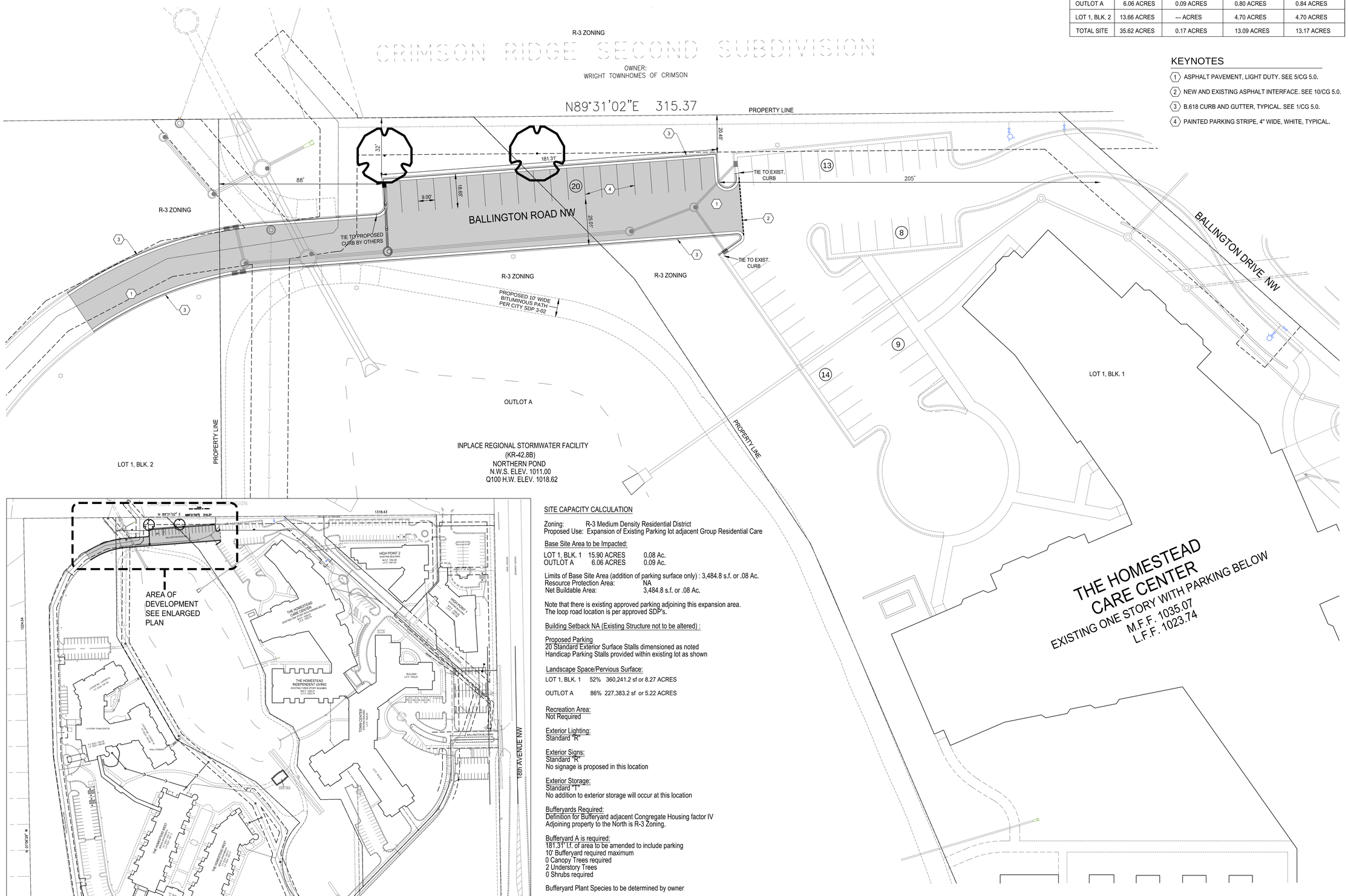
LEGAL DESCRIPTION:

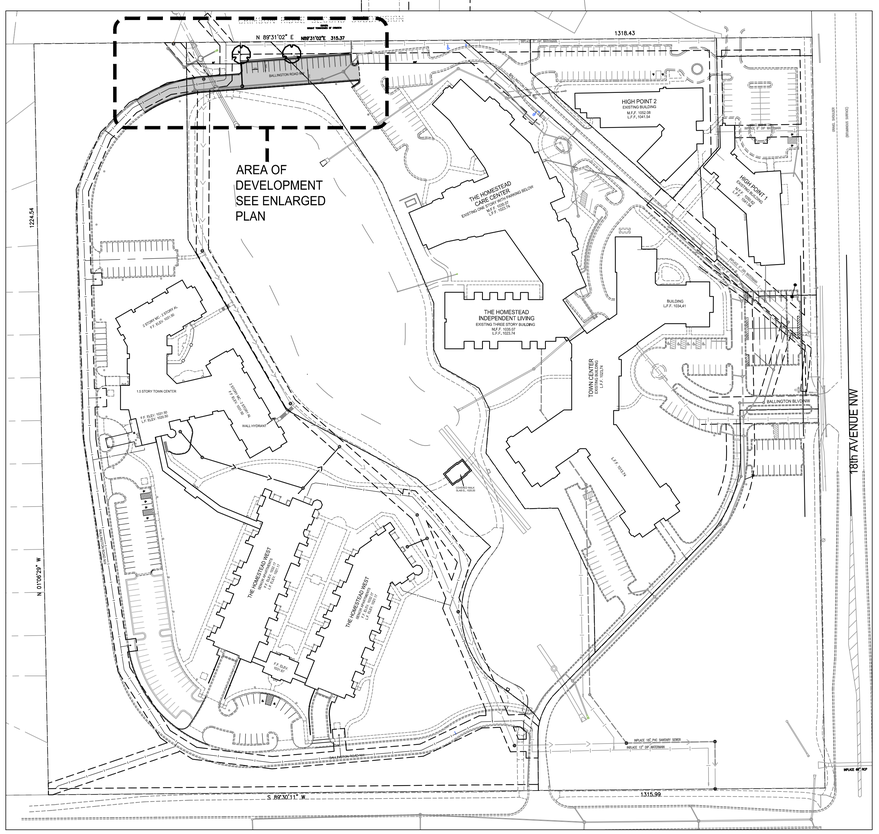
LOT 1, BLOCK 1 AND OUTLOT A, THE HOMESTEAD SECOND
ROCHESTER, MINNESOTA

LAND USE SUMMARY BY PARCEL:				
DESCRIPTION	AREA	DISTURBED AREA	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS
LOT 1, BLK. 1	15.90 ACRES	0.08 ACRES	7.59 ACRES	7.63 ACRES
OUTLOT A	6.06 ACRES	0.09 ACRES	0.80 ACRES	0.84 ACRES
LOT 1, BLK. 2	13.66 ACRES	--- ACRES	4.70 ACRES	4.70 ACRES
TOTAL SITE	35.62 ACRES	0.17 ACRES	13.09 ACRES	13.17 ACRES

KEYNOTES

1. ASPHALT PAVEMENT, LIGHT DUTY. SEE 5/CG 5.0.
2. NEW AND EXISTING ASPHALT INTERFACE. SEE 10/CG 5.0.
3. B.618 CURB AND GUTTER, TYPICAL. SEE 1/CG 5.0.
4. PAINTED PARKING STRIPE, 4" WIDE, WHITE, TYPICAL.





SITE CAPACITY CALCULATION

Zoning: R-3 Medium Density Residential District
Proposed Use: Expansion of Existing Parking lot adjacent Group Residential Care

Base Site Area to be Impacted:

LOT 1, BLK. 1 15.90 ACRES 0.08 Ac.
OUTLOT A 6.06 ACRES 0.09 Ac.

Limits of Base Site Area (addition of parking surface only) : 3,484.8 s.f. or .08 Ac.
Resource Protection Area: NA
Net Buildable Area: 3,484.8 s.f. or .08 Ac.

Note that there is existing approved parking adjoining this expansion area.
The loop road location is per approved SDP's.

Building Setback NA (Existing Structure not to be altered) :

Proposed Parking
20 Standard Exterior Surface Stalls dimensioned as noted
Handicap Parking Stalls provided within existing lot as shown

Landscape Space/Pervious Surface:

LOT 1, BLK. 1 52% 360,241.2 sf or 8.27 ACRES

OUTLOT A 86% 227,383.2 sf or 5.22 ACRES

Recreation Area:
Not Required

Exterior Lighting:
Standard "R"

Exterior Signs:
Standard "R"
No signage is proposed in this location

Exterior Storage:
Standard "T"
No addition to exterior storage will occur at this location

Bufferyards Required:
Definition for Bufferyard adjacent Congregate Housing factor IV
Adjoining property to the North is R-3 Zoning.

Bufferyard A is required:
181.31' l.f. of area to be amended to include parking
10' Bufferyard required maximum
0 Canopy Trees required
2 Understory Trees
0 Shrubs required

Bufferyard Plant Species to be determined by owner

Boulevard Trees
Area of amendment is not adjoining a public road ROW
NA

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- PARKING STALL COUNT
- UNDERSTORY TREE

0 20' 40'
Scale: 1" = 20'

OWNER:
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HOMESTEAD WEST NORTH PARKING LOT ADDITION VOLUNTEERS OF AMERICA

Rochester, MN

PRELIMINARY PLANS FOR CITY REVIEW

ORIGINAL ISSUE: 09-15-16

REVISIONS

No.	Description	Date

02350-010
WSB PROJECT NUMBER

BWF DRAWN BY
JMT CHECKED BY

THE HOMESTEAD WEST
NORTH PARKING LOT ADDITION
VOLUNTEERS OF AMERICA

SITE DEVELOPMENT PLAN

CS 1.0