SITE DEVELOPMENT PLAN NOTES:
1. REFER TO SERIAL PHOTOGRAPHY VICINITY MAP FOR LOCATION OF PROPOSED PARKING LOT EXPANSION LIMITS IN CONJUNCTION WITH EXISTING SURFACE LOTS.
2. THE PROPOSED TRASH ENCLOSURE WILL BE DESIGNED AND INSTALLED BY OTHERS AND WILL CONFORM TO CITY STANDARDS.

KEYNOTES:
1. ASPHALT PAVEMENT, LIGHT DUTY, SEE CG 8.0.
2. NEW AND EXISTING ASPHALT INTERFACE, SEE 10CG53.
3. BMX CURB AND GUTTER, TYPICAL, SEE 10CG56.
4. PAINTED PARKING STRIPES, 4" WIDE, WHITE, TYPICAL.
5. EXISTING TRASH ENCLOSURE TO BE REMOVED.
6. PROPOSED TRASH ENCLOSURE (REMOVE 2 MOTORCYCLE STALLS AND 1 STANDARD PARKING STALL)
7. EVCS STALLS (X)
9. CONSTRUCTION LIMITS
10. ONE-WAY DIRECTIONAL, PAVEMENT MARKINGS

SITE CAPACITY CALCULATION
EXISTING ZONING: MD-1 EDUCATION AND PUBLIC SERVICE CAMPUS
PROPOSED USE: PARKING FACILITY EXPANSION
PROPERTY PIN: 731.01.01.006
LIMITS OF BASE SITE AREA (EXISTING) 45,180.5 SF
RESOURCES PROTECTION AREA: 0
NET BUILDABLE AREA: 45,180.5 SF

BUILDING ENTRANCE - EXISTING STRUCTURES/EXTERIOR FOOTPRINTS ARE NOT BEING ALTERED OR EXPANDED.

PROPOSED ENTRANCE:
37 STANDARDS EXTERIOR SURFACE STALLS DIMENSIONED AS SHOWN (71 NET GAAP)

NO HANDICAP PARKING STALLS ARE PROPOSED TO BE PROVIDED WITHIN THE PROPOSED LOT EXPANSION AREA AS SHOWN. ALL HANDICAP PARKING IS PROVIDED AS REQUIRED WITHIN THE EXISTING SURROUNDING PARKING LOT AREAS. REFER TO VICINITY MAP AND EXHIBIT A.

LANDSCAPE SPACE/PERVIOUS SURFACE: 18,189.5 SF or 45% LANDSCAPE AREA.

EXTERIOR LIGHTING: 0 STANDARD

EXTERIOR SIGNS: 0 STANDARD

EXTERIOR STORAGE: NO STANDARD NOTED.

NEW LOCATED TRASH ENCLOSURE WILL BE LOCATED AS SHOWN BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS.

SUDDEN WINDS REQUIRED: NO

BOULEVARD TREES: NOT REQUIRED

LEGEND:
- LIGHT DUTY ASPHALT PAVEMENT
- PARKING STALL COUNT
- CONSTRUCTION LIMITS

PRELIMINARY PLANS FOR CITY REVIEW

OMNISTED COUNTY
PARKING LOT EXPANSION
2118 CAMPUS DRIVE
ROCHESTER, MN

SITE PLAN

WSB PROJECT NO.: 014186-000
SCALE: AS SHOWN
DESIGN BY: CLUB
PLAN BY: CLUB
CHECK BY: CLUB

OCT 01 2019
City of Rochester
City of Rochester
RECEIVED
PARKING COUNT SUMMARY

249 + 5
249 STD + 5 ADA

254 TOTAL STALLS

REQUIREMENTS FOR ADA PARKING STALLS, FOR PARKING LOTS BETWEEN 201->300 STALLS REQUIRES 7 TOTAL ADA STALLS; 2 OF WHICH MUST BE VAN COMPLIANT.

EXISTING = 5 ADA STALLS

SITE PLAN MUST ADD (2) VAN ADA STALLS. THIS WILL RESULT IN LOSING 4 STANDARD STALLS DUE TO STRIPING.

TOTAL ADA STALLS AFTER PROPOSED ADDITION = 7

FINAL PARKING COUNT AFTER IMPROVEMENTS:

245 STD + 5 STD ADA + 2 VAN ADA = 252