

Vicinity Map



Site Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	WETLAND BUFFER LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	STANDARD DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

Site Development Summary

EXISTING ZONING-- LOT 1 :	B4 -- OFFICE/PROFFESIONAL
PROPOSED ZONING-- LOT 1:	RPUD
EXISTING PROPERTY AREA-- LOT 1:	114,779 SF (2.63 AC)
PROPOSED PROPERTY AREA-- LOT 1:	135,668 SF (3.11 AC)
EXISTING PROPERTY AREA-- LOT 2:	221,246 SF (5.08 AC)
PROPOSED PROPERTY AREA-- LOT 2:	200,333 SF (4.60 AC)
PERVIOUS SURFACE-- LOT 1:	86,680 SF (63.9%)
IMPERVIOUS SURFACE(RATIO)-- LOT 1:	48,988 SF (36.1%)
BUILDING GROSS SIZE-- LOT 1:	±58,170 SF
DWELLING UNITS--LOT 1:	45+ 2-4 PENTHOUSE UNITS
FLOOR--AREA--RATIO(FAR)-- LOT 1:	0.51
BUILDING SETBACK PER CODE:	35'=LOCAL STREETS/SITE LOT LINE
PARKING SETBACK:	10'=SIDE AND REAR
PARKING SPACE/DRIVE AISLE:	9' WIDE X 20' LONG
PARKING RATIO REQUIREMENT -- CITY OF ORONO	
MULTIPLE DWELLING:	2 SPACE / DWELLING UNIT
MULTIPLE DWELLING(45+2)	90 SPACES
TOTAL SPACES REQUIRED:	90 SPACES
PARKING PROVIDED-- LOT 1:	100 SPACES (49 SPACES + 51 UNDERGROUND SPACES)
EXISTING PARKING-- LOT 2:	103 SPACES
PARKING PROVIDED-- LOT 2:	105 SPACES

Site Details

- B612 CURB & GUTTER (TYP.)
- PRIVATE PEDESTRIAN CURB RAMP
- PRIVATE ACCESSIBLE DROPPED PEDESTRIAN RAMP
- ACCESSIBLE PARKING LOGO, STRIPING, & SIGNAGE (TYP.)
- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK

Site Notes

- A 4" YELLOW DIAGONAL STRIPE
- B SAWCUT & MATCH EXISTING BITUMINOUS (TYP.)

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150

westwoodps.com

Designed: KIT / RAH

Checked: KIT

Drawn: RAH

Record Drawing by/date:

Revisions:

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Date: 01/18/17 License No.

Prepared for:

Ugorets
Properties LLC

410 11th Avenue South
Hopkins, Minnesota 55343

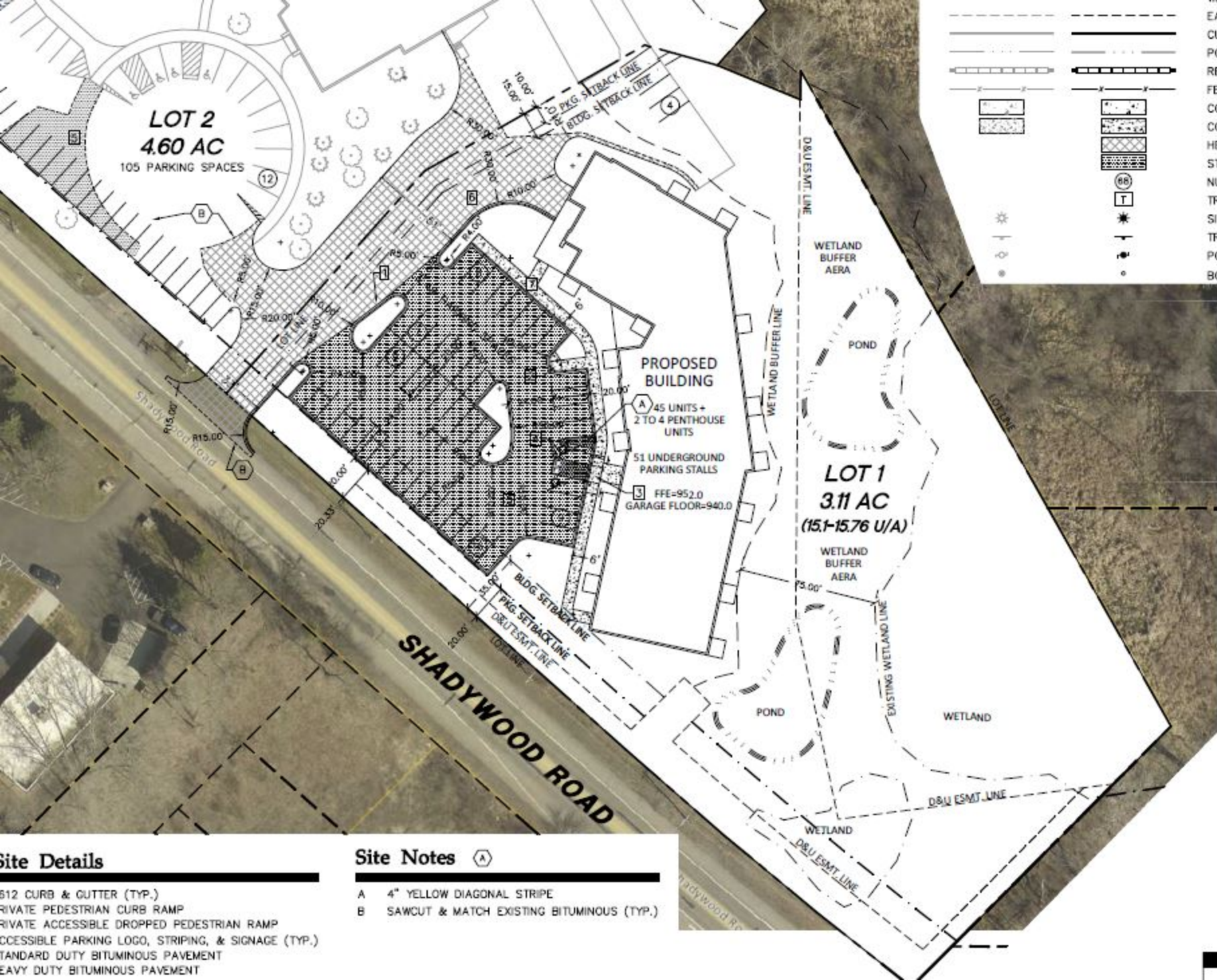
2520 Shadywood
Road

Orono, Minnesota

SITE PLAN

Date: 01/18/17

Sheet: 1 OF 2



Site Details

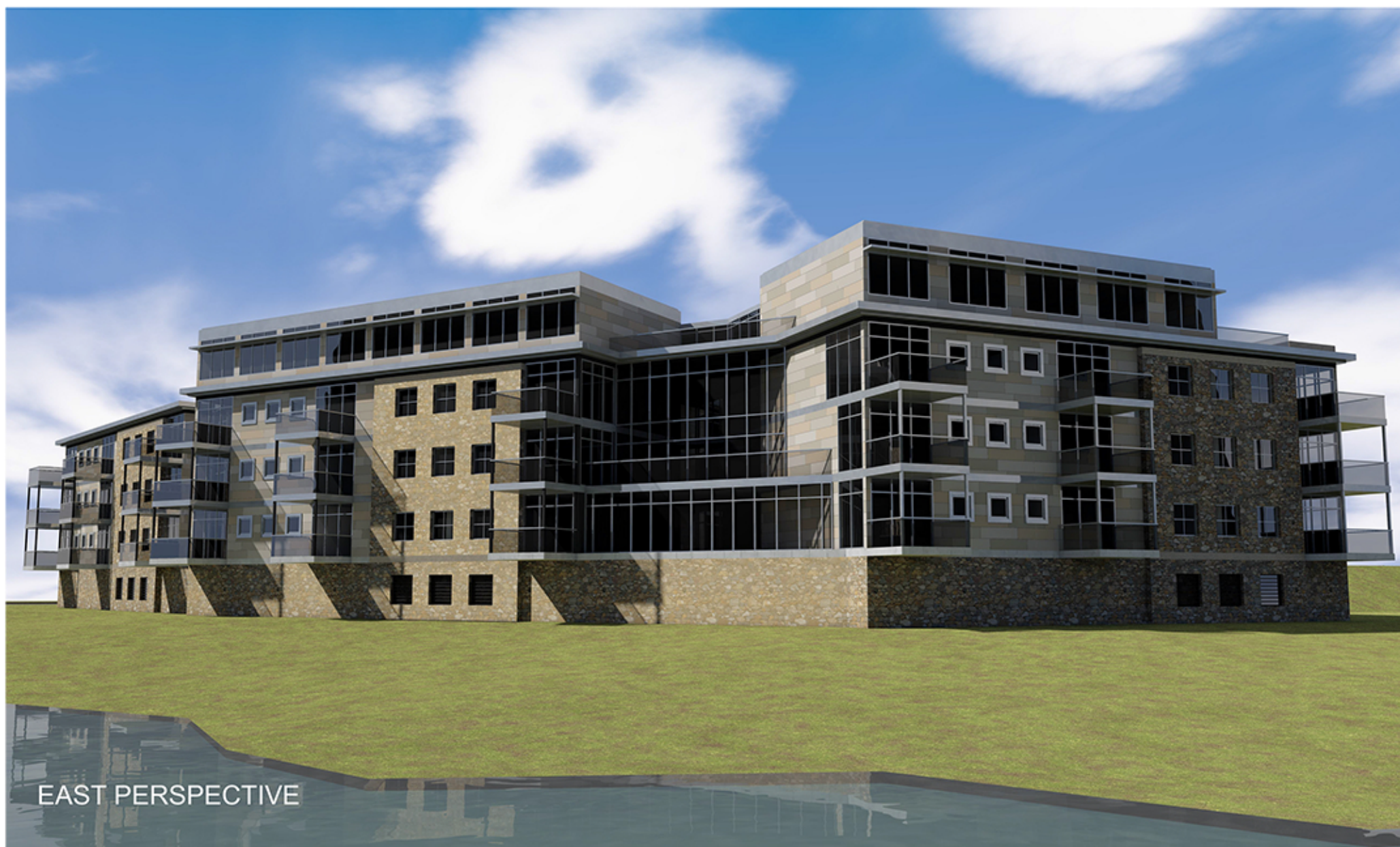
612 CURB & GUTTER (TYP.)
 PRIVATE PEDESTRIAN CURB RAMP
 PRIVATE ACCESSIBLE DROPPED PEDESTRIAN RAMP
 ACCESSIBLE PARKING LOGO, STRIPING, & SIGNAGE (TYP.)
 STANDARD DUTY BITUMINOUS PAVEMENT
 HEAVY DUTY BITUMINOUS PAVEMENT

Site Notes

- A 4" YELLOW DIAGONAL STRIPE
 B SAWCUT & MATCH EXISTING BITUMINOUS (TYP.)

AERIAL





EAST PERSPECTIVE



SOUTHWEST PERSPECTIVE - VIEW FROM ROAD



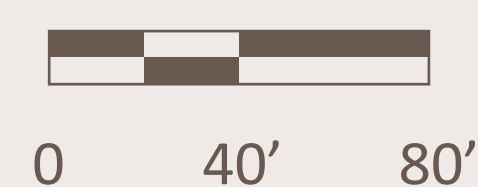
WEST PERSPECTIVE



2520 Shadywood Road

Orono, Minnesota

Project # 0010413.00 01/18/2016



Westwood

Multi-Disciplined
Surveying & Engineering

westwoodps.com



WEST PERSPECTIVE



25'

36'



25'

36'

54'