

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/PROFESSIONAL RPUD
PROPOSED ZONING— LOT 1:	
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
<u>MULTIPLE DWELLING(45*2)</u>	<u>90 SPACES</u>
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

1 Site Details

- 1 B612 CURB & GUTTER (TYP.)
2 PRIVATE PEDESTRIAN CURB RAMP
3 PRIVATE ACCESSIBLE DROPPED PEDESTRIAN RAMP
4 ACCESSIBLE PARKING LOGO, STRIPING, & SIGNAGE (TYP.)
5 STANDARD DUTY BITUMINOUS PAVEMENT
6 HEAVY DUTY BITUMINOUS PAVEMENT
7 CONCRETE SIDEWALK

Site Notes

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

Westwood

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Designed: KIT / RAH

Checked: _____ KIT

Drawn: _____ **RAH**

Record Drawing by/date:

Revisions

[illegible]

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

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