

SITE INFORMATION:

TOTAL LOT AREA: 3.45 ACRES, 150,008 SF
ZONING: CR - COMMUNITY RETAIL

BUILDING SETBACKS:
 FRONT: 30 FEET MINIMUM
 SIDE: 10 FEET MINIMUM
 REAR: 10 FEET MINIMUM

SITE CONSTRAINTS:
 MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE = 1/2 OR 50%
 (LOT COVERAGE MAY EXCEED 1:2 RATIO OR MAXIMUM 50% COVERAGE UPON A CASE-BY-CASE DETERMINATION BY THE CITY ENGINEER THAT THE EXISTING OR PROPOSED STORMWATER MANAGEMENT SYSTEM CAN ACCOMMODATE A HIGHER LOT COVERAGE RATIO.)
 EXISTING COVERAGE = 16.2%
 PROPOSED NEW COVERAGE = 23.0%

PROPOSED BUILDING SIZE:
 EXISTING: 7,200 SF
 PROPOSED EXPANSION: 3,360 SF
 TOTAL: 10,560 SF

PARKING REQUIREMENTS:
 PARKINGS MAY NOT OCCUPY MORE THAN 1/3 OF REQUIRED FRONT YARD AREA
 REQUIRED PARKING STALL SIZE: 10'-0" x 20'-0"
 24'-0" AISLE

WAREHOUSE:
 AT LEAST ONE (1) SPACE FOR EACH 2,000 SF OF GROSS FLOOR AREA PLUS ONE (1) SPACE FOR EACH EMPLOYEE ON MAXIMUM SHIFT AND ONE (1) SPACE FOR EACH COMPANY OWNED TRUCK IF NOT STORED IN THE PRINCIPAL BUILDING.

PARKING SUMMARY:
 PROPOSED EXPANSION WAREHOUSE: 3,360 SF / 2,000 = 1.68
 MAX EMPLOYEE ON SHIFT = 4
 TOTAL AMOUNT OF REQUIRED PARKING FOR EXPANSION = 5 SPACES
 AMOUNT OF PARKING SHOWN ONSITE FOR EXPANSION = 5 SPACES

ZONING ORDINANCE USED:
 CITY OF COLUMBUS
 CODE OF ORDINANCES - ON-LINE
 DATE: 12-28-2020

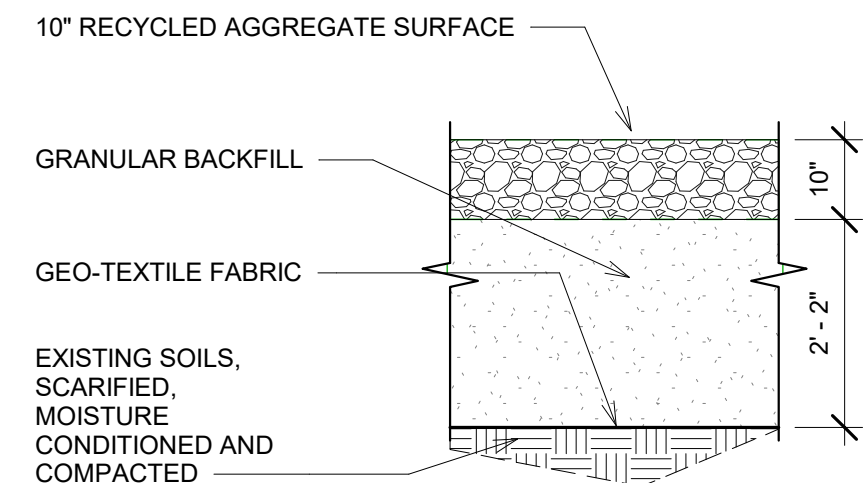
Enclosure A

APPRO DEVELOPMENT
 design | build | develop

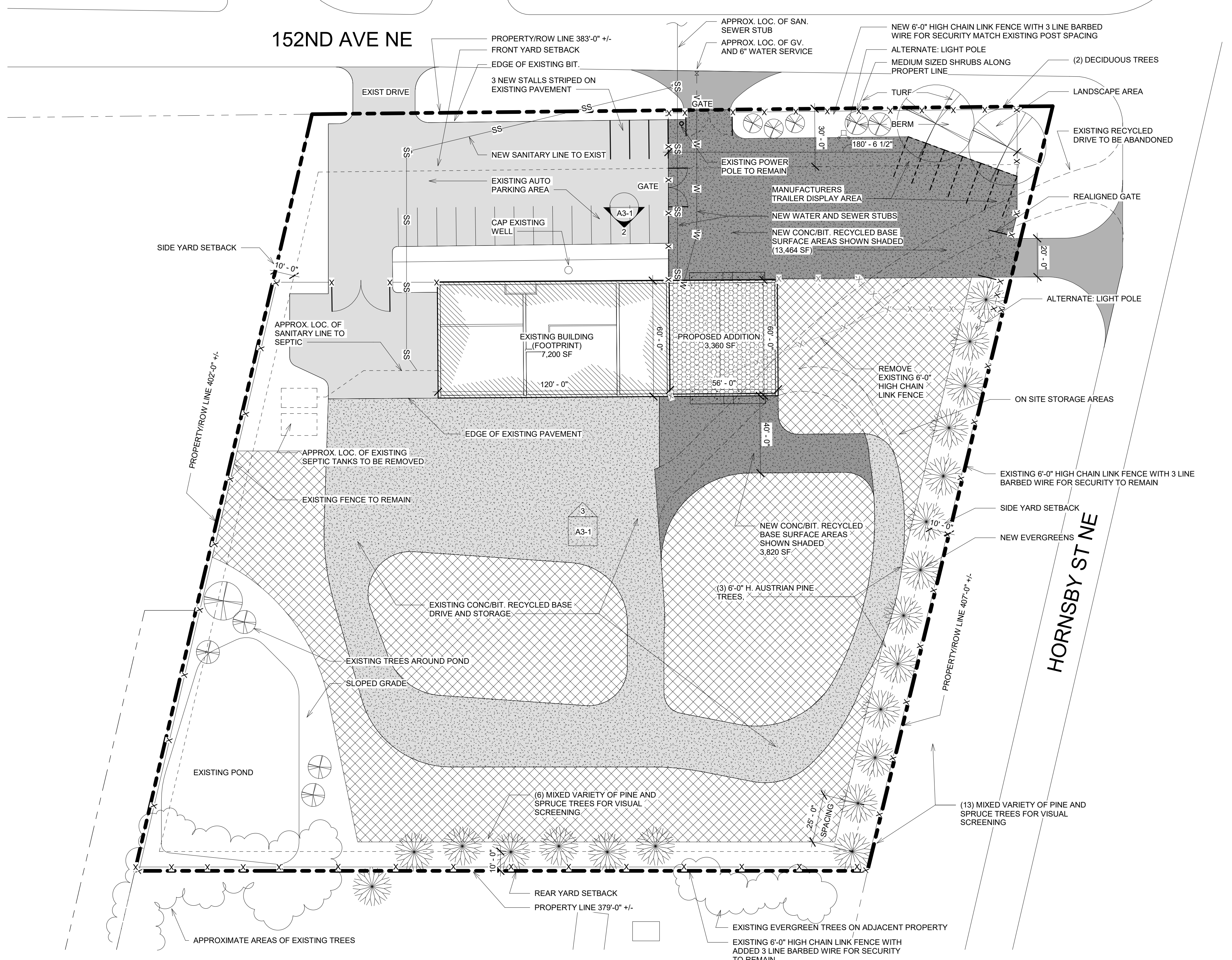
21476 GRENADA AVENUE
 LAKEVILLE, MN 55044
 PH: 952-469-2171
 FAX: 952-469-2173
 EMAIL: office@approdevelopment.com
 Copyright © by APPRO Development, Inc.

SITE LEGEND

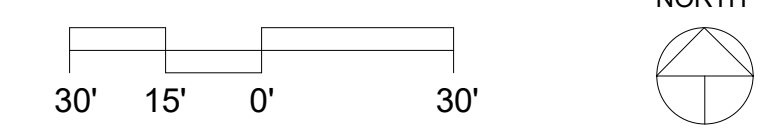
- EXISTING PAVEMENT
- EXISTING CONC./BIT. RECYCLED BASE
- NEW CONC./BIT. RECYCLED BASE
- EXISTING ON-SITE STORAGE AREA
- EXISTING BUILDING
- NEW BUILDING
- NEW PAVEMENT



3 GRAVEL SECTION
 A1-1 1/2" = 1'-0"



4 SITE PLAN
 A1-1 1" = 30'-0"



PRELIMINARY
 NOT FOR CONSTRUCTION

No.	Description	Date
1		

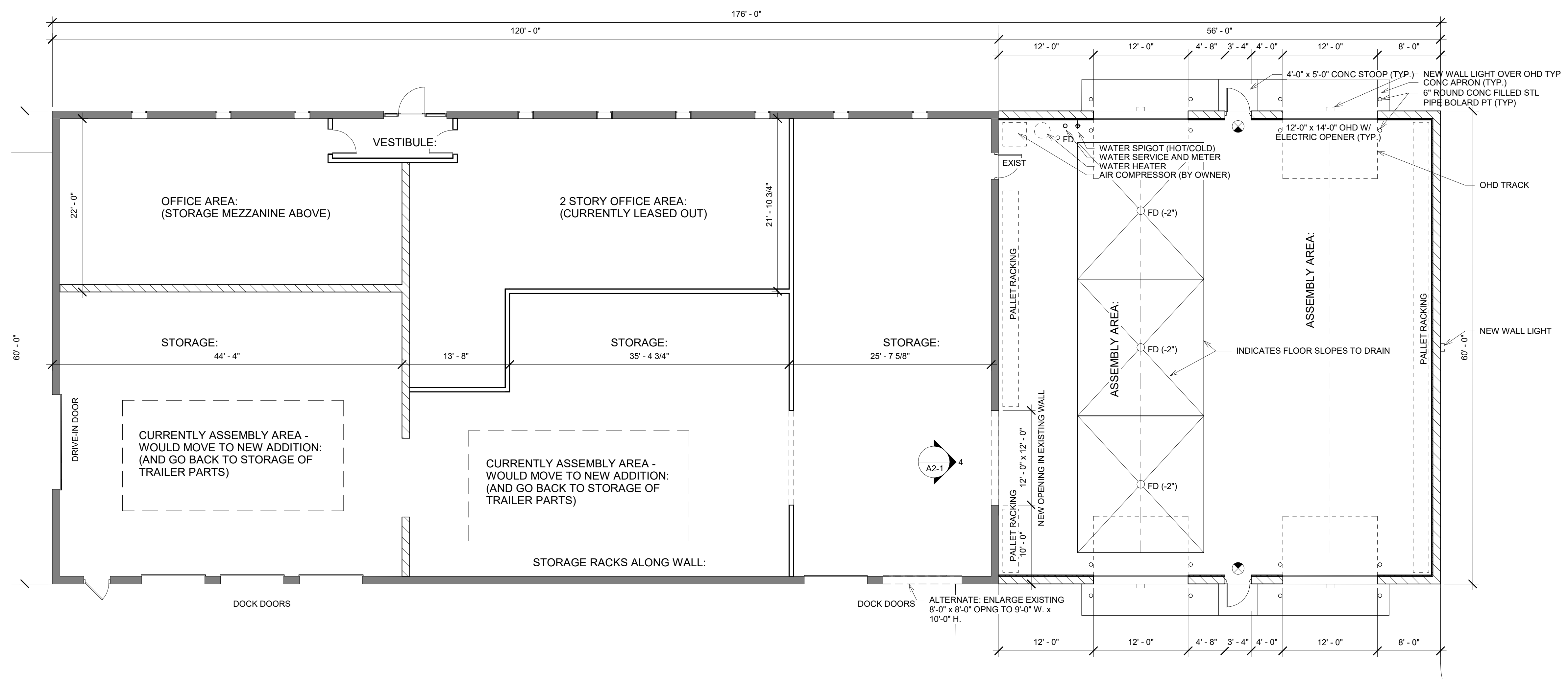
BUILDING ADDITION

9650 152ND AVE NE,
 COLUMBUS, MN 55025

NEW SITE PLAN

Project number	20-03-0173
Date	06/30/2021
Drawn by	DRS
Checked by	JAC
A1-1	
Scale	As indicated

PRELIMINARY
NOT FOR CONSTRUCTION



No.	Description	Date

BUILDING ADDITION

9650 152ND AVE NE,
COLUMBUS, MN 55025

OVERALL FLOOR PLAN

Project number	20-03-0173
Date	05/19/2021
Drawn by	JAC
Checked by	JAC

A2-0

Scale 1/8" = 1'-0"

1 FIRST FLOOR OVERALL PLAN
A2-0 1/8" = 1'-0"

NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date

BUILDING ADDITION

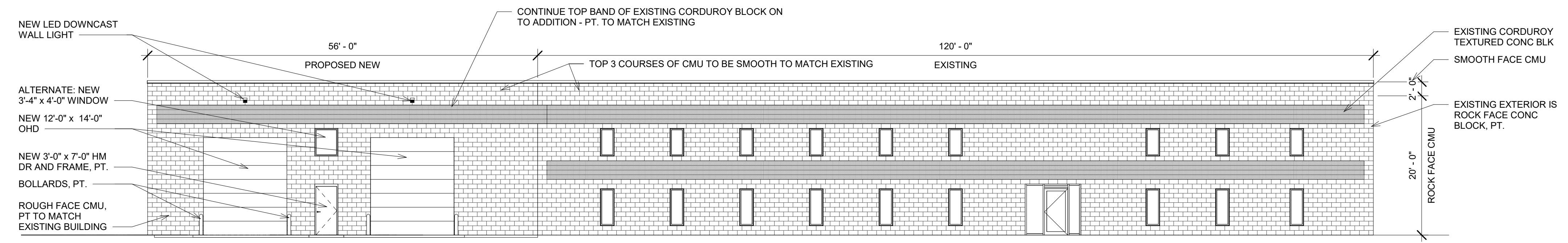
9650 152ND AVE NE,
COLUMBUS, MN 55025

EXTERIOR ELEVATIONS

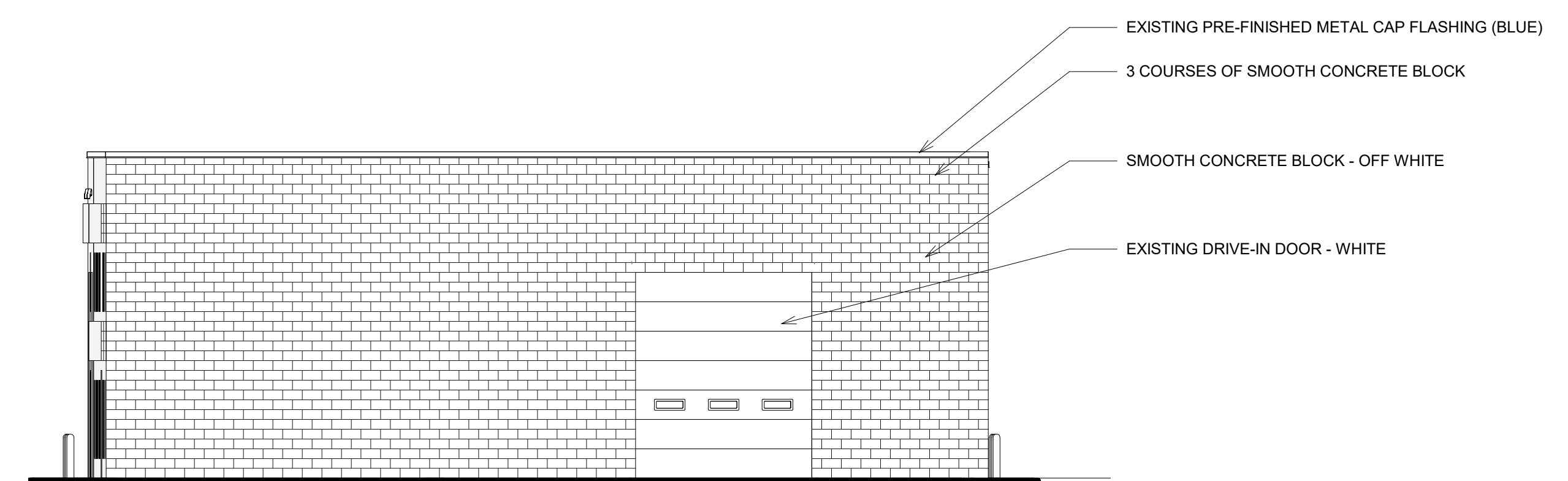
Project number 20-03-0173
Date 05/19/2021
Drawn by JAC
Checked by JAC

A3-1

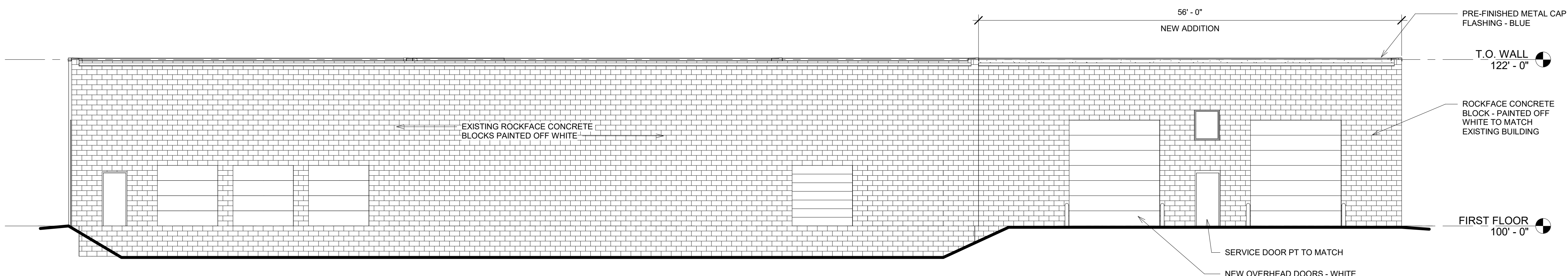
Scale As indicated



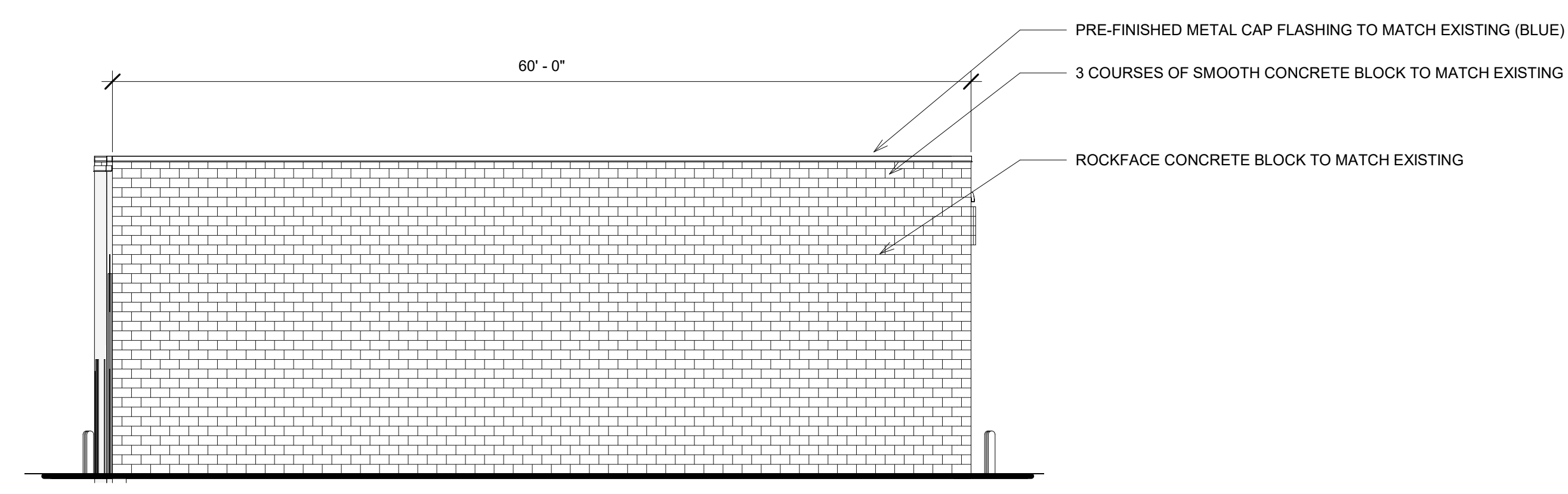
2 FRONT ELEVATION
A3-1 1" = 10'-0"



1 WEST ELEVATION (EXISTING)
A3-1 1/8" = 1'-0"



3 SOUTH ELEVATION
A3-1 1/8" = 1'-0"



4 EAST ELEVATION
A3-1 1/8" = 1'-0"

