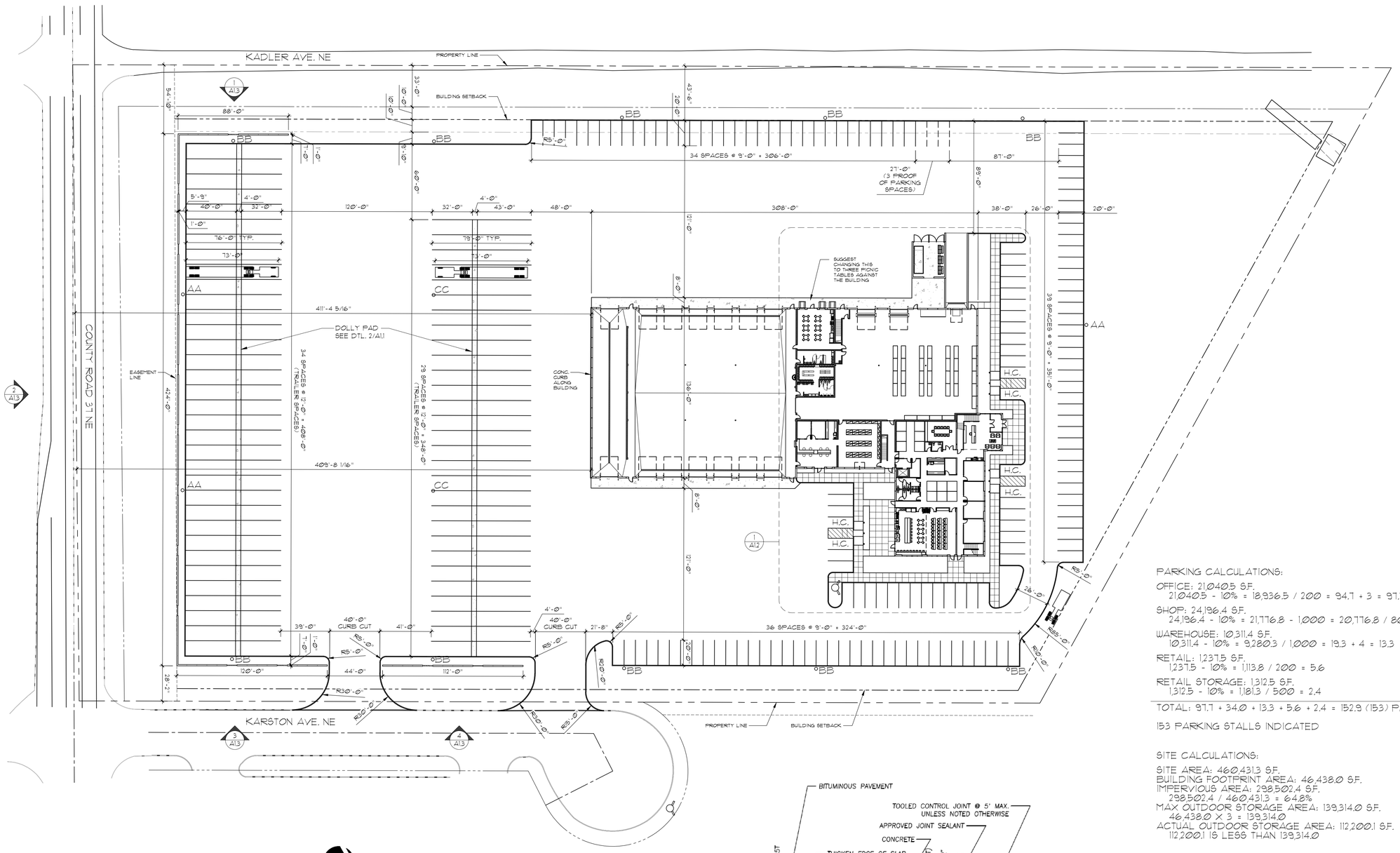
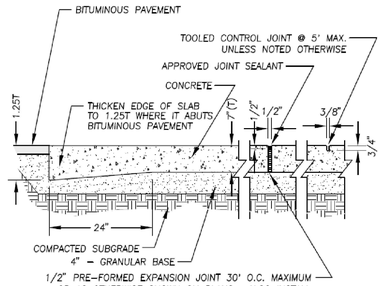


1 A11 SITE PLAN
1" = 40'-0" (ON 24x36 SHEET)

NORTH



2 A11 DOLLY PAD SLAB SEC.
N.T.S.

PARKING CALCULATIONS:

OFFICE: 21,040.5 S.F.
21,040.5 - 10% = 18,936.5 / 200 = 94.7 + 3 = 97.7

SHOP: 24,196.4 S.F.
24,196.4 - 10% = 21,776.8 - 1,000 = 20,776.8 / 800 = 26.0 + 8 = 34.0

WAREHOUSE: 10,311.4 S.F.
10,311.4 - 10% = 9,280.3 / 1,000 = 19.3 + 4 = 13.3

RETAIL: 1,237.5 S.F.
1,237.5 - 10% = 1,113.8 / 200 = 5.6

RETAIL STORAGE: 1,312.5 S.F.
1,312.5 - 10% = 1,181.3 / 500 = 2.4

TOTAL: 97.7 + 34.0 + 13.3 + 5.6 + 2.4 = 152.9 (153) PARKING STALLS REQ'D.

153 PARKING STALLS INDICATED

SITE CALCULATIONS:

SITE AREA: 460,431.3 S.F.
BUILDING FOOTPRINT AREA: 46,438.0 S.F.
IMPERVIOUS AREA: 298,502.4 S.F.
298,502.4 / 460,431.3 = 64.8%
MAX OUTDOOR STORAGE AREA: 139,314.0 S.F.
46,438.0 X 3 = 139,314.0
ACTUAL OUTDOOR STORAGE AREA: 112,200.1 S.F.
112,200.1 IS LESS THAN 139,314.0

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EAST BETHEL, MN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME:

SIGNED:

REG. NO. DATE:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME:

SIGNED:

REG. NO. DATE:

PRELIM NOT FOR CONSTRUCTION

PROJECT NO:	22305
DATE:	JANUARY 18, 2024
DRAWN BY:	JL
CHECKED BY:	RR
REVISIONS:	

SITE PLAN

A1.1

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