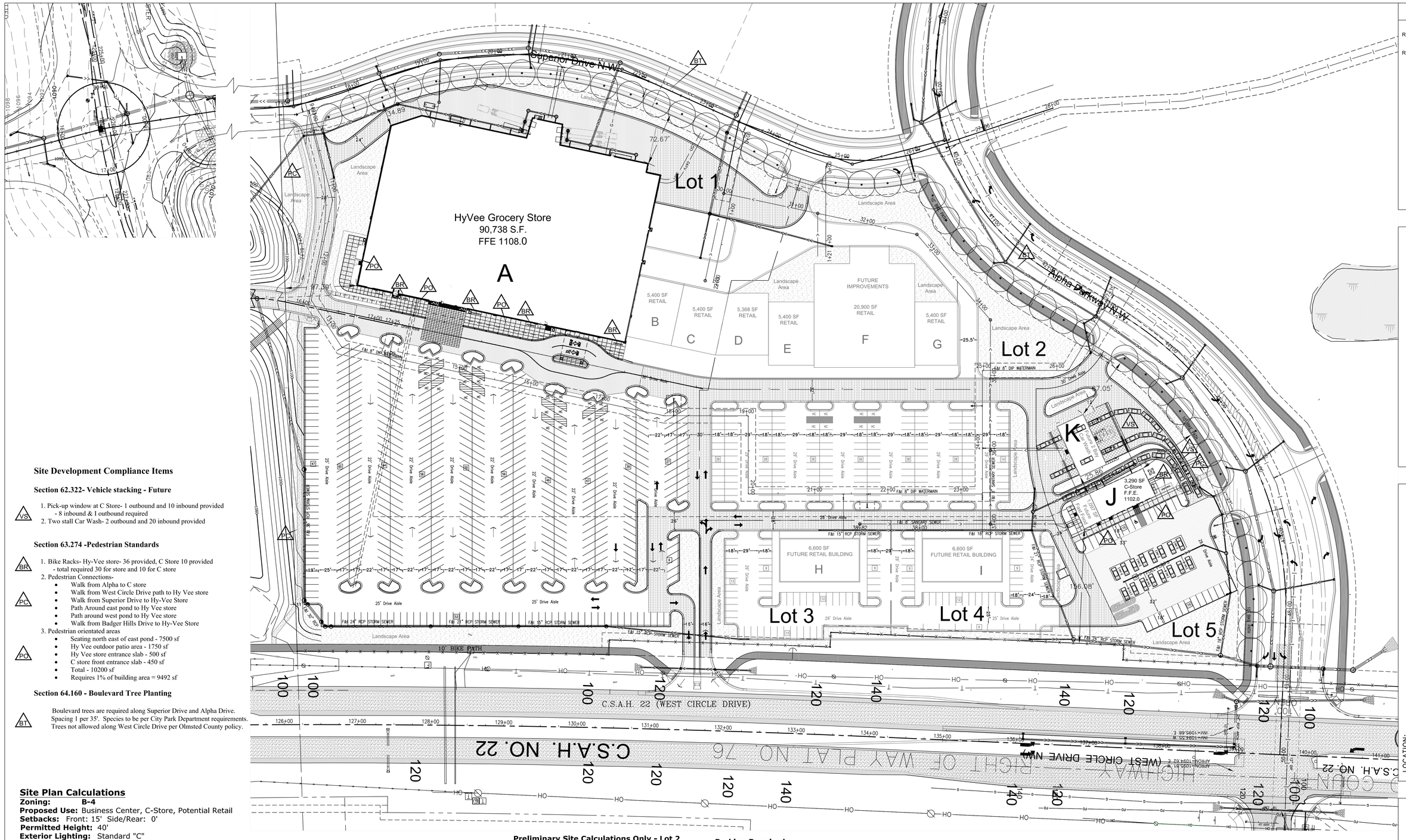

Site Development Compliance Items

Section 62.322- Vehicle stacking - Future

VS
1. Pick-up window at C Store- 1 outbound and 10 inbound provided - 8 inbound & I outbound required
2. Two stall Car Wash- 2 outbound and 20 inbound provided

Section 63.274 -Pedestrian Standards

BR
1. Bike Racks- Hy-Vee store- 36 provided, C Store 10 provided - total required 30 for store and 10 for C store

PC
2. Pedestrian Connections-
   - Walk from Alpha to C store
   - Walk from West Circle Drive path to Hy Vee store
   - Walk from Superior Drive to Hy-Vee Store
   - Path Around east pond to Hy Vee store
   - Path around west pond to Hy Vee store
   - Walk from Badger Hills Drive to Hy-Vee Store

PO
3. Pedestrian orientated areas
   - Seating north east of east pond - 7500 sf
   - Hy Vee outdoor patio area - 1750 sf
   - Hy Vee store entrance slab - 500 sf
   - C store front entrance slab - 450 sf
   - Total - 10200 sf
   - Requires 1% of building area = 9492 sf

Section 64.160 - Boulevard Tree Planting

BT
Boulevard trees are required along Superior Drive and Alpha Drive. Spacing 1 per 35'. Species to be per City Park Department requirements. Trees not allowed along West Circle Drive per Olmsted County policy.

Site Plan Calculations

Zoning: B-4
Proposed Use: Business Center, C-Store, Potential Retail
Setbacks: Front: 15' Side/Rear: 0'
Permitted Height: 40'
Exterior Lighting: Standard "C"
Exterior Signs: Regulations in Section 63.227
Exterior Storage: Standard "T" & "B"
Bufferyards: S1 Along Alpha Parkway N.W. & Superior Drive N.W.

Final Site Calculations - Lot 1
Store 90,738 S.F.
Future Retail 10,800 S.F.
Total 101,538 S.F.
Base Site Area: 450,299.21 S.F. o 10.34 Ac.
Resource Protection Area: 0 Ac.
Net Buildable Area: 450,299.21 S.F. o 10.34 Ac.
Floor Area Ratio:
F.A.R. Permitted .50 = 225,150 S.F.
F.A.R. Proposed: .225 = 101,538 S.F
Landscape Space:
Required: 10% = 45,030 S.F.
Provided: 14.2% = 63,969 S.F.

Parking Required:
Business Center - 4 per 1,000 S.F.,
Restaurant = 6 per 1,000 S.F. - Additional
101,538/1,000 x 4 = 406 Base Stalls
4,000 S.F./1,000 x 6 = 24 Restaurant Stalls
Parking Required = 430
Parking Proposed = 556

Final Site Calculations - Lot 5 (Convenience Store)
Base Site Area: 84,546.82 S.F. or 1.94 Ac.
Resource Protection Area: 0 Ac.
Net Buildable Area: 84,546.82 S.F. or 1.94 Ac.
Floor Area Ratio:
F.A.R. Permitted .50 = 42,273 S.F.
F.A.R. Proposed: .08= 7,090 S.F
Landscape Space:
Required: 10%= 8,455 S.F.
Provided: 27.2% = 23,022S.F.
Parking Required:
Business Center - 4 per 1,000 S.F.,
Restaurant = 10 per 1,000 S.F.
3,290 S.F. Public Area/1,000 x 4 = 14 Base Stalls
1,097 S.F. Public Area/1,000 x 10 = 11 Restaurant Stalls
Parking Required = 25
Parking Proposed = 46
Drive Thru Lanes:
Automatic Car Wash - Required / Stall =10 in-bound, 1 out-bound
Provided (2 Stalls) = 20 in-bound, 2 out-bound
Fast Food - Required = 8 in-bound, 1 out-bound
Provided = 10 in-bound, 1 out-bound

Preliminary Site Calculations Only - Lot 2
Base Site Area: 182,495.11 S.F. or 4.19 Ac.
Resource Protection Area: 0 Ac.
Net Buildable Area: 182,495.11 S.F. or 4.19 Ac.
Floor Area Ratio:
Permitted: .50 = 91,247 S.F.
Proposed: .20= 37,072 S.F.
Landscape Space:
Required: 10%= 18,250 S.F.
Proposed: 19.9%= 36,408 S.F.
Parking Required:
Business Center - 4 per 1,000 S.F
37,072 S.F. /1,000 x 4 = 149 Base Stalls
Parking Required= 149
Parking Proposed= 178

Preliminary Site Calculations Only - Lot 3
Base Site Area: 43,299.67 S.F. or .99 Ac.
Resource Protection Area: 0 Ac.
Net Buildable Area: 43,299.67 S.F. or .99 Ac.
Floor Area Ratio:
Permitted: .50 = 21,649 S.F.
Proposed: .15= 6,600 S.F.
Landscape Space:
Required: 10%= 4,3299 S.F.
Proposed: 16.4%= 7,108 S.F.

Parking Required:
Retail - 1 per 150 S.F.
6,600 / 150 = 44
Parking Required = 44
Parking Proposed = 56

Preliminary Site Calculations Only - Lot 4
Base Site Area: 41,739.67 S.F. or .99 Ac.
Resource Protection Area: 0 Ac.
Net Buildable Area: 41,739.67 S.F. or .99 Ac..
Floor Area Ratio:
Permitted: .50 = 20,869 S.F.
Proposed: .15 = 6,600 S.F.
Landscape Space:
Required: 10% = 4,173 S.F.
Proposed: 13.3% = 5,561S.F.
Parking Required:
Retail - 1 per 150 S.F.
6,600 / 150 = 44
Parking Required = 44
Parking Proposed = 47

0 50 100
SCALE IN FEET

NOTES
1.TYPICAL STALL SIZE LOT1 & LOT5 = 8.67'X17'
2. P-1 = LIGHT POLE LOCATION

Legal Description
Northern Hills Commercial Park, Lot 1
Block 1, Outlot A, Outlot B

LEGEND

PROPOSED BOLLARD	PROPOSED EROSION CONTROL FENCE
PROPOSED LIGHT FIXTURE AND BASE	PROPOSED STORM SEWER
PROPOSED SANITARY SEWER MANHOLE	PROPOSED SANITARY SEWER
PROPOSED CLEANOUT	PROPOSED UNDERGROUND ELECTRIC
PROPOSED STORM SEWER MANHOLE	PROPOSED UNDERGROUND TELEPHONE
PROPOSED STORM SEWER INTAKE	PROPOSED GAS MAIN
PROPOSED TRAFFIC SIGN	PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT	PROPERTY LINE
PROPOSED WATER VALVE	CENTER LINE
PROPOSED FROST FREE HYDRANT	EASEMENT/SETBACK LINE
R.O.W.	
700.00 PROPOSED SPOT ELEVATION	705 PROPOSED CONTOUR LINE
700.00TC TOP OF CURB ELEVATION	PROPOSED SIDEWALK
700.00GU GUTTER ELEVATION	PROPOSED HEAVY DUTY PCC PAVING
TW TOP OF WALL ELEVATION	PROPOSED LIGHT DUTY PCC PAVING
BW BOTTOM OF WALL ELEVATION	PROPOSED HEAVY DUTY ACC PAVING
TYP TYPICAL	PROPOSED LIGHT DUTY ACC PAVING
PROPOSED SHRUB	PROPOSED BIKE PATH ACC PAVING
PROPOSED TREE	

BOULEVARD PLANTINGS

	COMMON NAME	BOTANICAL NAME		SIZE	SPACING	CONTAINER
1	Common Hackberry	Ce.tis occidentalis	22	2 ½" dbh	35' o.c.	B & B
2	Swamp White Oak	Quercus bicolor	22	2 ½" dbh	35' o.c.	B & B

REVISION	DATE BY
REVISED PER CITY COMMENTS 10/02/14	
REVISED PER CITY COMMENTS 10/10/14	

McGhie & Betts, Inc.
1648 Third Avenue S.E.
Rochester, MN 55904
507-289-3919
mbi@mcghiebetts.com

LOCATION: ROCHESTER #4, MINNESOTA

HY-VEE INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

Hy-Vee® EMPLOYEE OWNED

SITE DEVELOPMENT PLAN

DRAWN:	DATE:
CJK	08/27/2014
SCALE: 1" = 50'	JOB NUMBER: 2009/12016

SHEET: C2.0