

SITE PLAN

SITE PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
2. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
3. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK SHALL BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
4. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE (5) FOOT TRANSITION.
5. ALL PARKING STALL STRIPING SHALL BE 4 INCH WHITE.
6. ALL CURB & GUTTER SHALL BE B612 UNLESS CALLED OUT AS OTHER.
7. ALL WORK SHALL COMPLY WITH THE CITY OF DELANO ENGINEERING STANDARDS AND SHALL BE PERFORMED DURING HOURS APPROVED BY THE CITY OF DELANO.

SITE IMPROVEMENTS LEGEND:

- [Symbol] STANDARD BITUMINOUS PAVEMENT
- [Symbol] B612 CONCRETE CURB & GUTTER

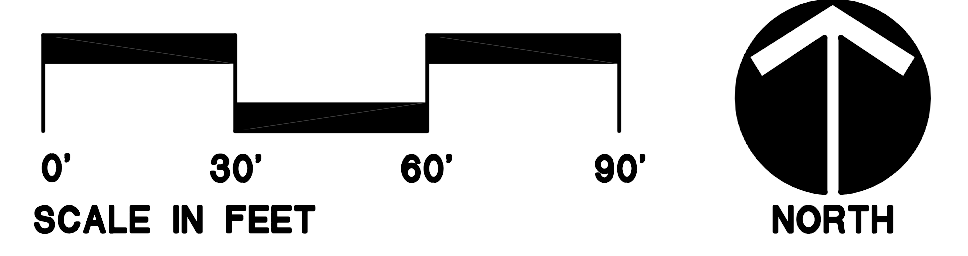
SITE DATA:

GROSS LOT AREA:	4.023 ACRES
BUILDING AREA:	58,971 SF
TOTAL NUMBER OF PARKING STALLS REQUIRED:	140
OFFICE AREA	9,660 SF / 200 SF PER SPACE = 49 SPACES
MANUFACTURING	31,879 SF / 400 SF PER OCC = 80 SPACES
STORAGE AREA	15,121 SF / 1500 SF PER OCC = 11 SPACES
PROVIDED PARKING SPACES:	62
PROOF OF PARKING:	72
PARKING SPACES POSSIBLE:	134
CURRENT - LARGEST SHIFT	25 PEOPLE
PROJECTED - LARGEST SHIFT	41 PEOPLE

IMPERVIOUS SURFACE CALCULATIONS:

PROPOSED PARKING LOT AREA:	36,278 SF
FUTURE PARKING LOT AREA (P.O.P.):	19,031 SF
BUILDING PERIMETER AREA:	57,973 SF
TOTAL IMPERVIOUS SURFACE:	113,282 SF
TOTAL SITE AREA:	175,203 SF
PERCENTAGE OF IMPERVIOUS SURFACE:	64.6%

PRELIMINARY
NOT FOR CONSTRUCTION



reprise
DESIGN
INCORPORATED

12400 PORTLAND AVENUE SOUTH
SUITE 100
PORTLAND CORPORATE CENTER
BURNSVILLE, MN 55337
PHONE: (952) 252-4042
FAX: (952) 252-4043

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT under the laws of the State of MINNESOTA

Signature: BRIAN R. JOHNSON
Date: 1/8/09
Registration Number: 18050

NOT FOR CONSTRUCTION
3 FEB 09

MODERN MOLDING, INC.
FACILITY EXPANSION & REMODEL
796 SEVENTH STREET SOUTH
DELANO, MN 55328

SITE PLAN

DATE ISSUED 7 JAN 09
2-3-08 CITY COMMENTS
DRAWN BY
CHECKED BY BJ
JOB NO. 08364

C-1