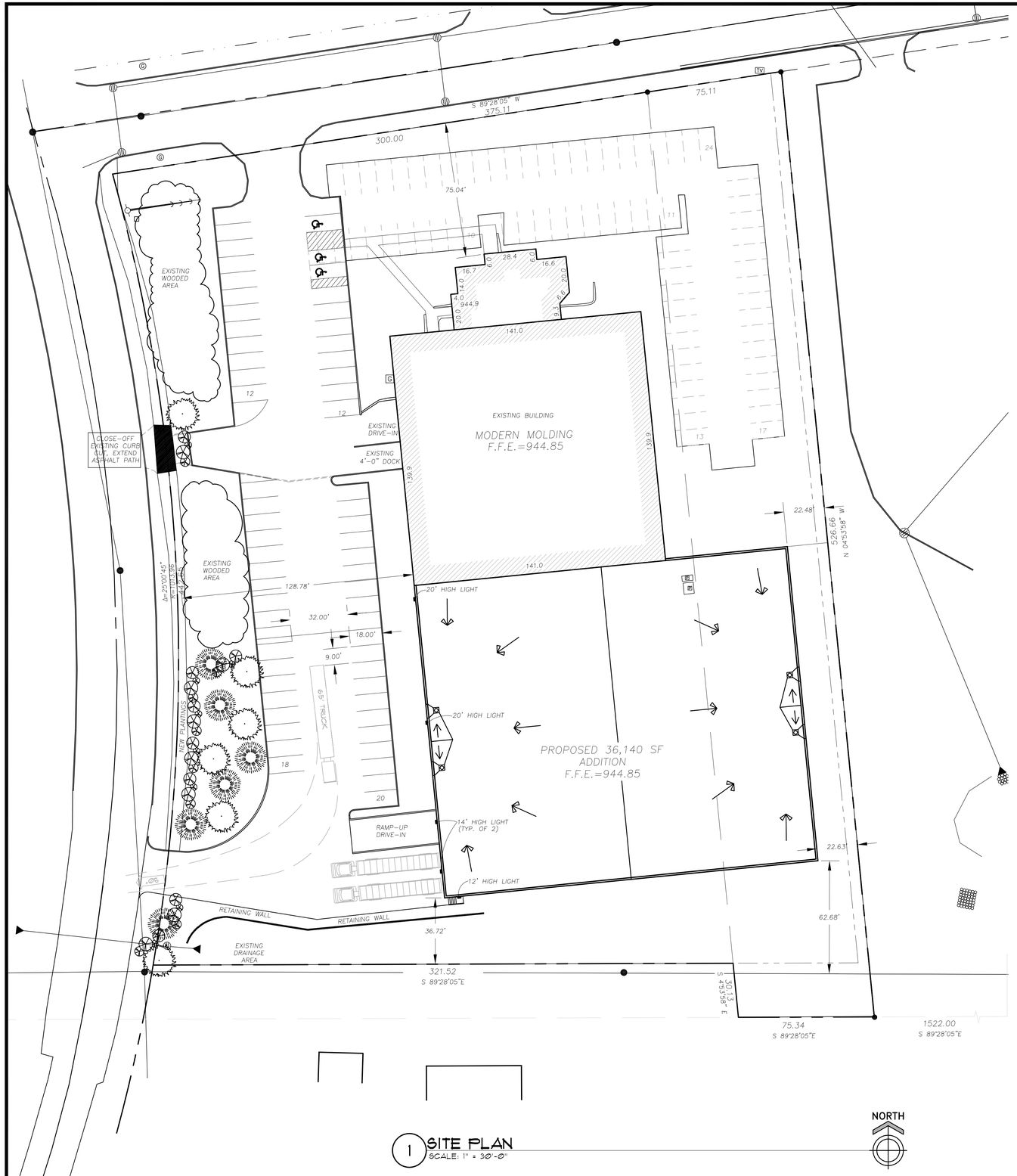

1 SITE PLAN
SCALE: 1" = 30'-0"

ZONING REVIEW

ZONING DISTRICT: INDUSTRIAL

LOT REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	40,000 SF.	175,203 SF.
MINIMUM LOT WIDTH:	100 FEET	358 FEET
MINIMUM LOT DEPTH:	NONE	466 FEET

LOT SETBACKS:

	REQUIRED	PROVIDED
FRONT YARD:	MIN. 30 FEET	175,203 SF.
SIDE YARD (PROPERTY):	MIN 20 FEET	358 FEET
SIDE YARD (STREET):	MIN 30 FEET	358 FEET
REAR YARD:	MIN. 30 FEET	466 FEET

BUILDING HEIGHT:

	REQUIRED	PROVIDED
NO. OF STORIES:	MAX 4 STORIES	1 STORY
DIMENSION:	MAX 48 FEET	22 FEET

BUILDING FLOOR AREA:

	REQUIRED	PROVIDED
SQUARE FOOTAGE	MIN. 1000 SF	58,971 SF

PARKING CALCULATIONS:

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
PARKING SPACES REQUIRED:	140 SPACES
PROVIDED PARKING SPACES	62 SPACES
PROOF OF PARKING	72 SPACES
PARKING SPACES POSSIBLE:	134 SPACES
CURRENT - LARGEST SHIFT	25 PEOPLE
PROJECTED - LARGEST SHIFT	41 PEOPLE

NOTE: SEE LANDSCAPE PLAN FOR ADDITIONAL SITE DATA

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
18050
Date Registration Number

PROGRESS SET
NOT FOR CONSTRUCTION
3 FEB 09

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

SITE PLAN

DATE ISSUED	
CITY COMMENTS	3FEB09
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DRAWN BY	KMD/NMN
CHECKED BY	RJL
JOB NO.	08364

SP-001