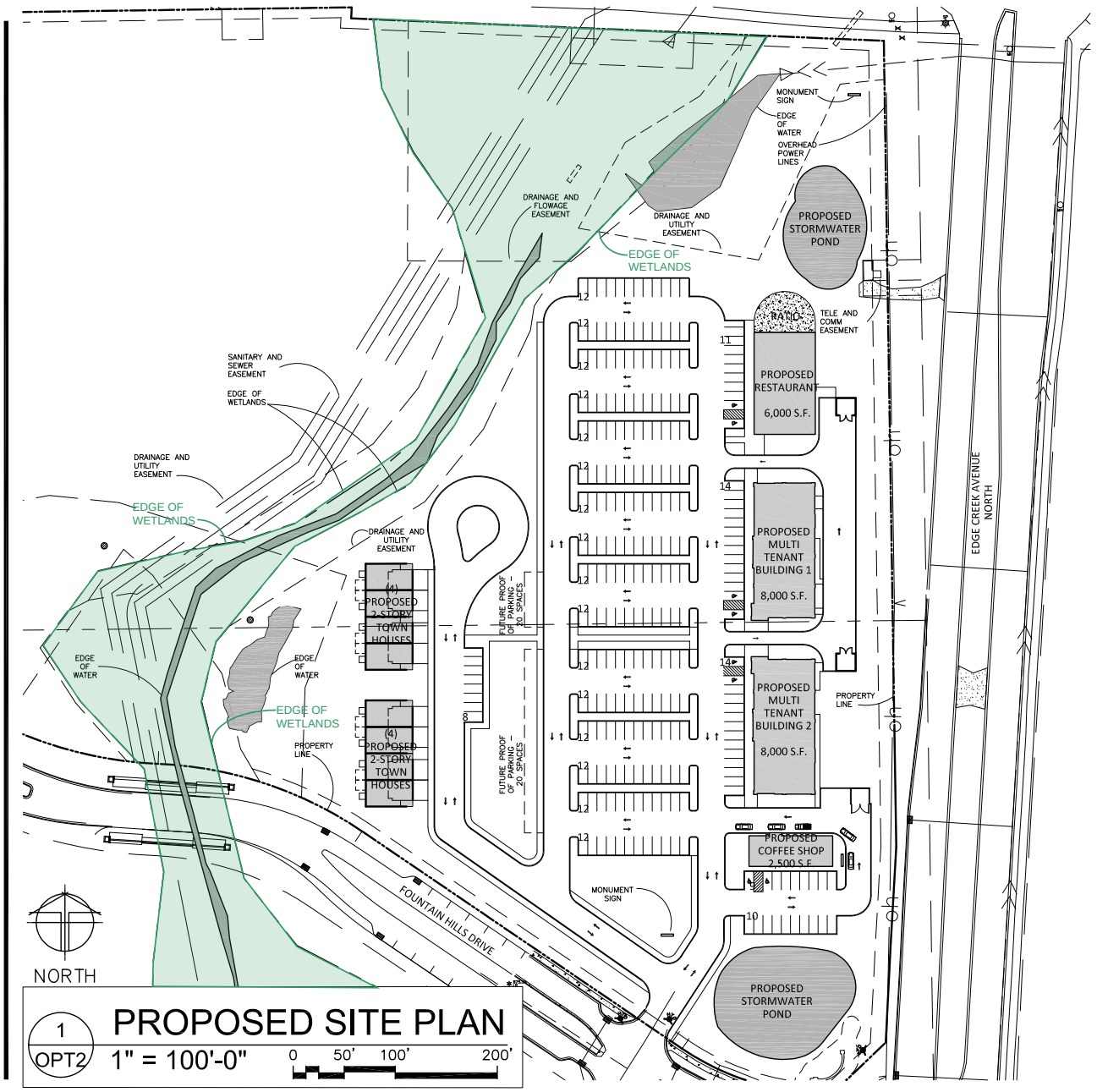
hj development

SITE PLAN | JEFFERS COMMONS

County Road 42 & County Road 21 | Prior Lake, MN 55372



1 OPT2 PROPOSED SITE PLAN

1" = 100'-0" 0 50' 100' 200'

OVERALL SITE DATA

A) TOTAL SITE AREA OUTLOT C: (21.6 ACRES) 940,896 SF
(INCLUDES BOTH SIDES OF WETLAND AREAS)

B) ZONING: PLANNED UNIT DEVELOPMENT

C) REQUIRED COMMERCIAL PARKING PER
PRIOR LAKE ZONING ORDINANCE 1107.304

COFFEE SHOP: 2,500 SF / 60 =	34 SPACES
RETAIL BUILDING 1: 8,000 SF / 180 =	45 SPACES
RETAIL BUILDING 2: 8,000 SF / 180 =	45 SPACES
RESTAURANT: 6,000 SF / 50 =	120 SPACES
TOTAL REQUIRED SPACES:	244 SPACES
TOTAL PROVIDED SPACES:	250 SPACES

(INCLUDES 8 ACCESSIBLE SPACES AS REQUIRED PER 2015 MINNESOTA ACCESSIBILITY CODE)

FUTURE PROOF OF PARKING: 26 SPACES

PARKING SPACE SIZE PER 1107.204: 8.5' BY 18' MINIMUM
DRIVE AISLE SIZE PER 1107.204: 25' MINIMUM

D) REQUIRED RESIDENTIAL PARKING PER
PRIOR LAKE ZONING ORDINANCE 1107.301

MULTIPLE DWELLING: 2 PARKING SPACES PER DWELLING

8 TOWNHOUSE DWELLINGS:	16 SPACES
TOTAL REQUIRED SPACES:	16 SPACES
TOTAL PROVIDED SPACES:	16 SPACES

POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
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JEFFERS POND
SITE STUDY
PRIOR LAKE, MN

ARCHITECTURAL
SITE PLAN
OPTION 2

Issues and Revisions:
OWNER REVIEW 9-20-17

CONCEPTUAL SITE PLAN