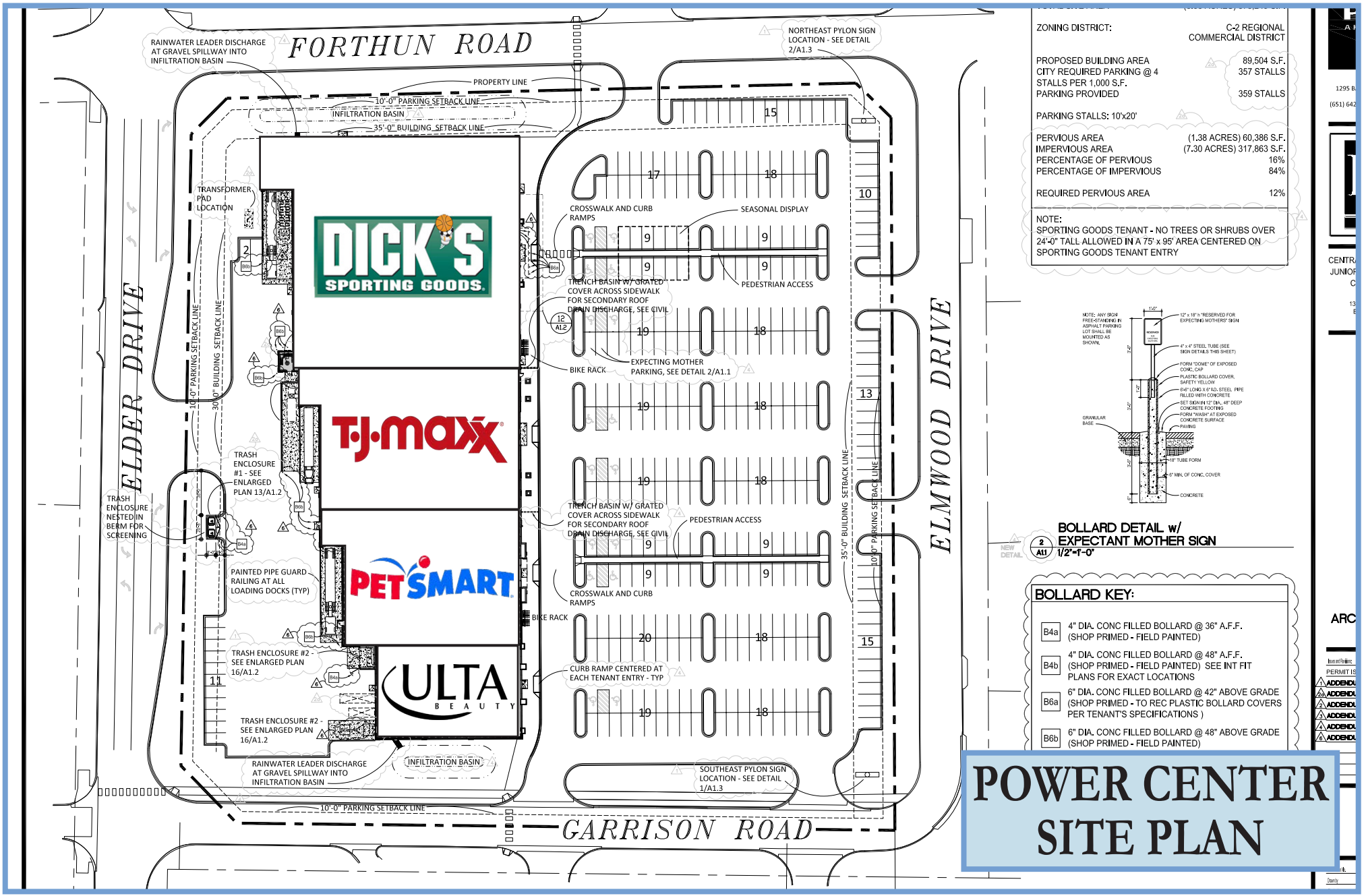
hj development

SITE PLAN | CENTRAL LAKES CROSSING

Highway 371 & Glory Road S. | Baxter, MN 56425



ZONING DISTRICT:	C-2 REGIONAL COMMERCIAL DISTRICT
PROPOSED BUILDING AREA	89,504 S.F.
CITY REQUIRED PARKING @ 4 STALLS PER 1,000 S.F.	357 STALLS
PARKING PROVIDED	359 STALLS
PARKING STALLS: 10'x20'	
PERVIOUS AREA	(1.38 ACRES) 60,386 S.F.
IMPERVIOUS AREA	(7.30 ACRES) 317,863 S.F.
PERCENTAGE OF PERVIOUS	16%
PERCENTAGE OF IMPERVIOUS	84%
REQUIRED PERVIOUS AREA	12%

NOTE:
SPORTING GOODS TENANT - NO TREES OR SHRUBS OVER 24'-0" TALL ALLOWED IN A 75' x 95' AREA CENTERED ON SPORTING GOODS TENANT ENTRY

BOLLARD DETAIL w/ EXPECTANT MOTHER SIGN
2 / A1.1 1/2"=1'-0"

BOLLARD KEY:

B4a	4" DIA. CONC FILLED BOLLARD @ 36" A.F.F. (SHOP PRIMED - FIELD PAINTED)
B4b	4" DIA. CONC FILLED BOLLARD @ 48" A.F.F. (SHOP PRIMED - FIELD PAINTED) SEE INT FIT PLANS FOR EXACT LOCATIONS
B6a	6" DIA. CONC FILLED BOLLARD @ 42" ABOVE GRADE (SHOP PRIMED - TO REC PLASTIC BOLLARD COVERS PER TENANT'S SPECIFICATIONS)
B6b	6" DIA. CONC FILLED BOLLARD @ 48" ABOVE GRADE (SHOP PRIMED - FIELD PAINTED)

POWER CENTER SITE PLAN

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