

BUILDING & OUTDOOR DISPLAY AREAS

v1.0

G+ GRAND RAPIDS, MN

SALES:	15,416	15,416
STOCK/FEED:	4,945	4,945
TOTAL:	20,361	20,361
FOD:	17,360	17,360
LGC:	2,640	2,640
FORAGE:	0	0
TRAILER:	3,000	3,000
SIDEWALK:	3,767	3,767
IOD:	0	0
DISPLAY TOTAL:	26,767	26,767

DESIGN CHECKLIST

v1.0

- LGC
- FEED CENTER
- PROPANE
- IOD
- FOD
- TRAILER & EQUIP.
- SIDEWALK DISPLAY
- PYLON SIGN
- FORAGE SHED
- STANDARD SIGNAGE (BLDG & SITE)
- HIGH CRIME SCOPE - CAP SCORE: _____
- GOOD NEIGHBOR SCOPE (SITE LEGEND)

SITE LEGEND

v1.0

- PROPERTY LINE
- DEMISED PREMISES
- GOOD NEIGHBOR SCOPE

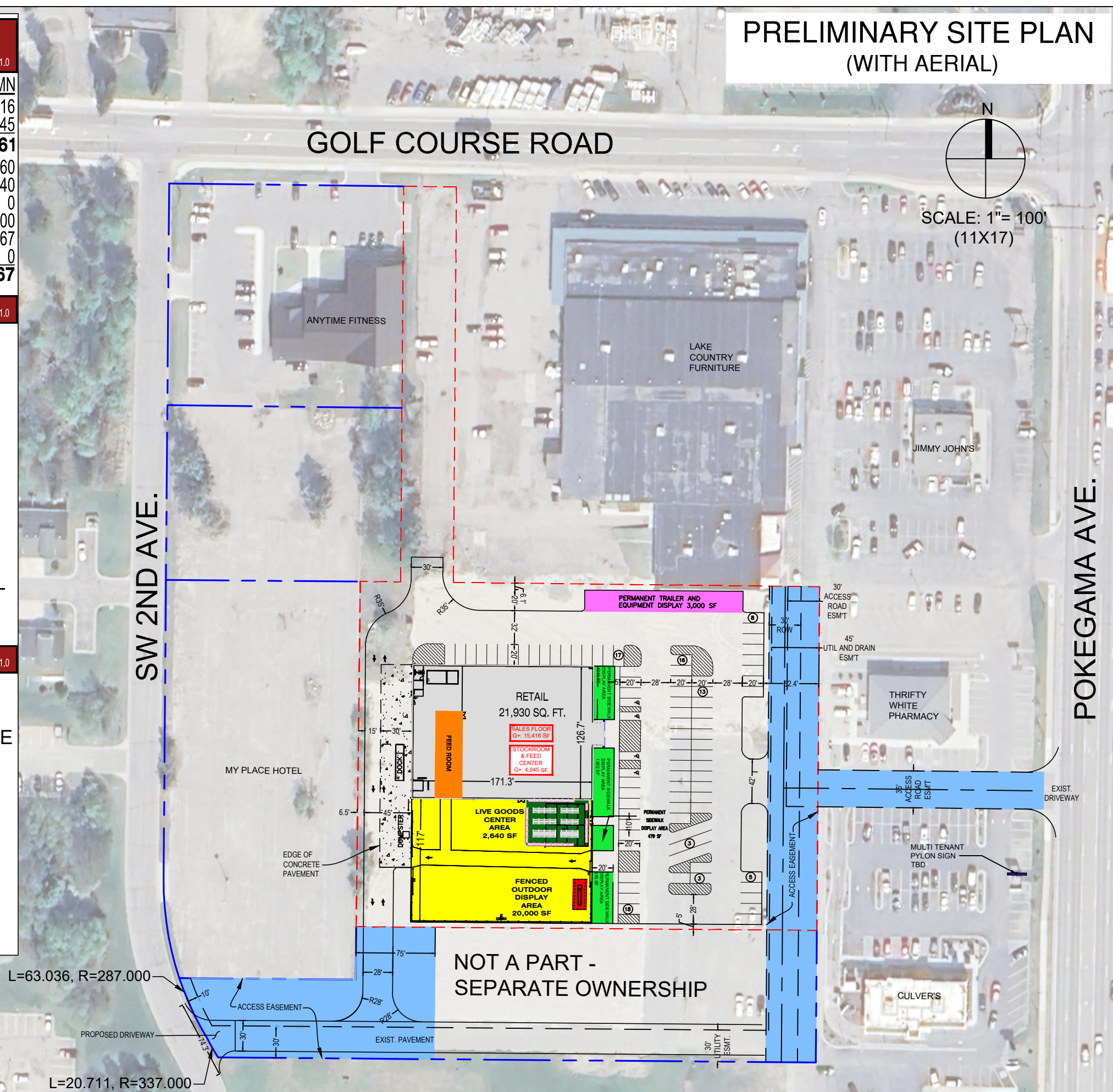
GOOD NEIGHBOR OPTIONS:

- TIER 1 - LIGHT SHIELDING
- TIER 2 - SECURITY LIGHTING
- TIER 3 - PROPERTY TRASH SCREEN
- TIER 4 - FOD VISIBILITY SCREEN
- TIER 5 - PROPERTY VISIBILITY OR SOUND SCREEN (FENCE OR WALL)
- TIER 6 - PROPERTY LANDSCAPE BUFFER

PRELIMINARY SITE PLAN (WITH AERIAL)



SCALE: 1"= 100'
(11X17)



PROJECT INFORMATION

SITE AREA	
LOT	± 3.70 AC
TOTAL	± 3.70 AC

PARKING COUNT SUMMARY

BUILDING	21,930 SF	83 SP
TRAILER		15 SP
TOTAL PROVIDED		98 SP
REQUIRED BY CITY		
2.5 PER 1000 SF OF BLDG		55 SP
1 PER 1000 SF OF OUTDOOR SALES		27 SP
1 PER LOADING DOORS		2 SP
TOTAL REQUIRED		84 SP

ZONING CLASSIFICATION

EXISTING	MCN-C
PROPOSED	MCN-C

REQUIRED SETBACKS

FRONT	20'
SIDE	10'
REAR	25'

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE, PAVEMENT LINES AND UTILITY REQUIREMENTS MUST BE VERIFIED.
- ALL CURB CUTS SHOWN ARE PROPOSED AND MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	DRAWN BY
06/20/24	INITIALS RELEASE	LL
08/05/24	INITIALS RELEASE	CS

G PLUS PROTOTYPE

RETAIL
GRAND RAPIDS, MN

102