SITE INFORMATION:

TOTAL LOT AREA:
2.32 ACRES, 101,061 SF

ZONING:
I-1 LIMITED INDUSTRIAL DISTRICT

ZONING ORDINANCE USED:
CITY OF EAGAN
CODE OF ORDINANCES - ON-LINE
DATE: 02-07-2025

BUILDING SETBACKS:

FRONT:	40 FEET MINIMUM AT TERMINAL DRIVE
SIDE/INTERIOR:	20 FEET MINIMUM
REAR:	20 FEET MINIMUM

PARKING SETBACKS:
20' FROM ANY PUBLIC OR PRIVATE ROAD. 5' FROM REAR OR SIDE INTERIOR PROPERTY LINE

SITE CONSTRAINTS:
MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE = 75% = 75,795.75 SF
ACTUAL IMPERVIOUS COVERAGE = 75,748 SF
MAXIMUM BUILDING COVERAGE = 35% = 35,371.35 SF
ACTUAL BUILDING COVERAGE = 22,400 SF
MAXIMUM BUILDING HEIGHT = 40 FEET

EXISTING BUILDING SIZE:

EXISTING:	22,400 SF (FOOTPRINT)
TOTAL:	22,400 SF

PARKING REQUIREMENTS:

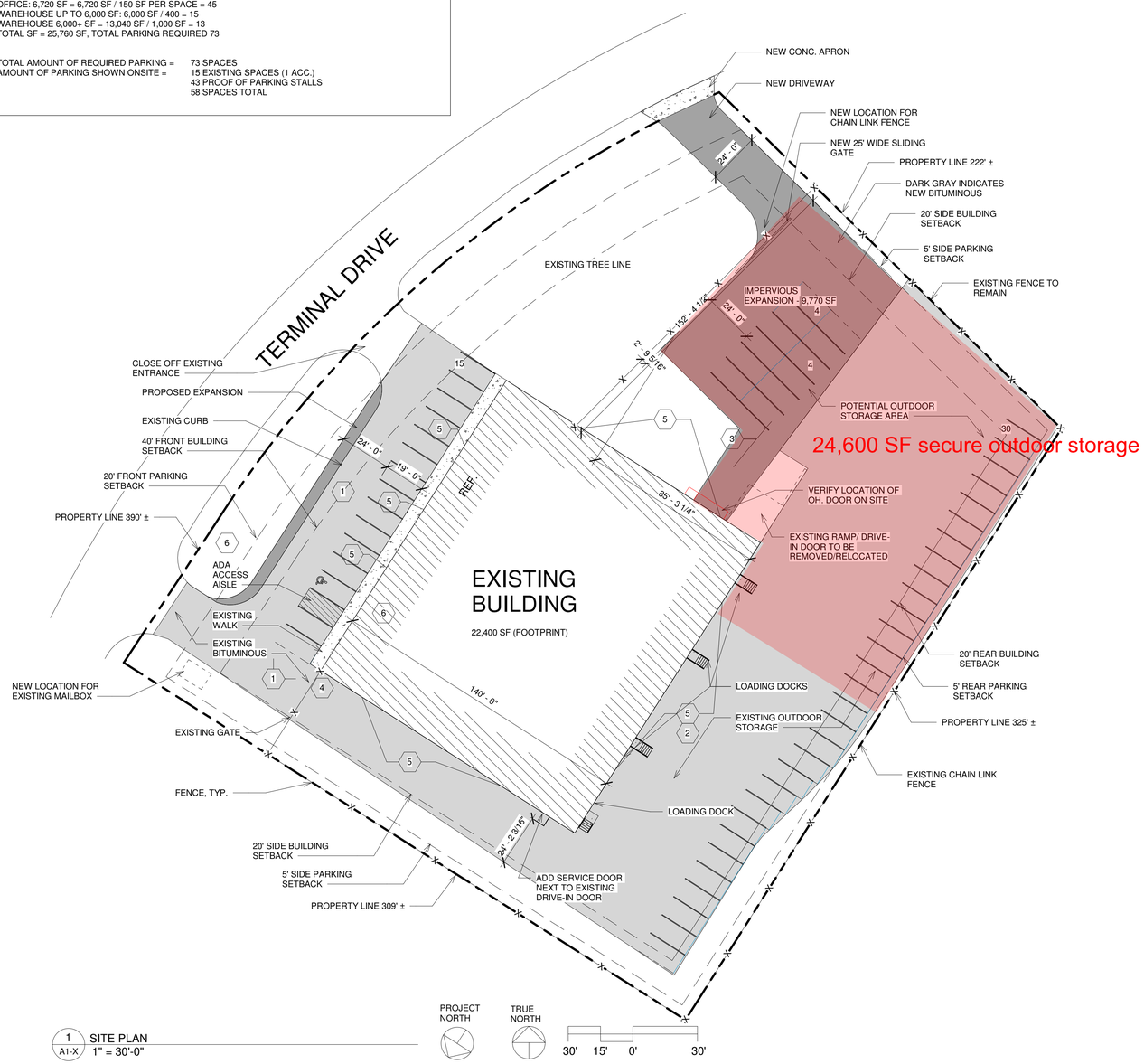
REQUIRED PARKING STALL SIZE: 90 DEGREES, 10'-0" x 19'-0" (24'-0" AISLE)

PARKING SUMMARY:
EXISTING BUILDING
OFFICE: 6,720 SF = 6,720 SF / 150 SF PER SPACE = 45
WAREHOUSE UP TO 6,000 SF: 6,000 SF / 400 = 15
WAREHOUSE 6,000+ SF = 13,040 SF / 1,000 SF = 13
TOTAL SF = 25,760 SF, TOTAL PARKING REQUIRED 73

TOTAL AMOUNT OF REQUIRED PARKING = 73 SPACES
AMOUNT OF PARKING SHOWN ONSITE = 15 EXISTING SPACES (1 ACC.)
43 PROOF OF PARKING STALLS
58 SPACES TOTAL

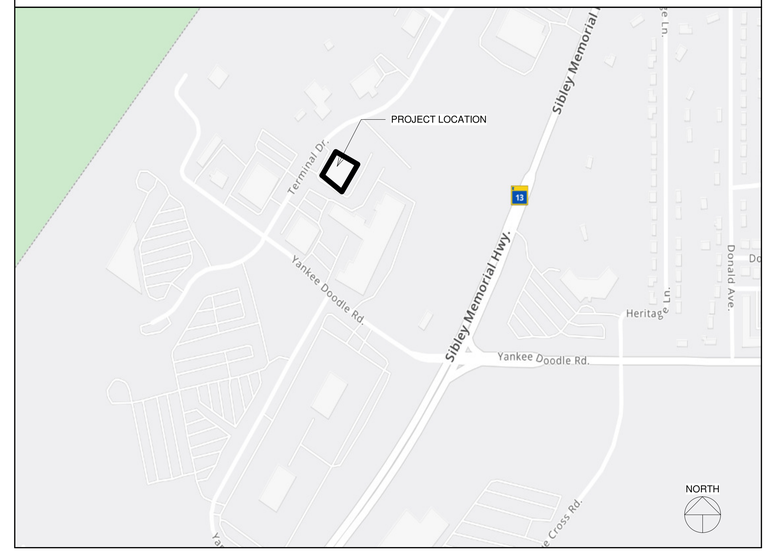
SITE PLAN KEY NOTES

1. ALTERNATE: REPAIR/REPLACE ASPHALT AT PARKING LOT
2. REPAIR ROOF COPING
3. REMOVE AND RELOCATE EXIST. CHAIN LINK FENCE
4. ALTERNATE: SEPARATE ELECTRIC AND GAS UTILITIES INTO 4 SEPARATE UNITS
5. REPAIR EXISTING BLOCK FACADE. THIS INCLUDES TUCK POINTING, FOUNDATION REPAIR WHERE BLOCK EROSION HAS OCCURRED, CORDUROY BLOCK FINISH REPAIR, HOLE PATCHING
6. REMOVE EXISTING BUILDING SIGNAGE, INSTALL MONUMENT SIGN AT DRIVEWAY HEAD



1 / A1-X SITE PLAN
1" = 30'-0"

SITE LOCATION



APPRO DEVELOPMENT
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08/15/25

No.	Description	Date
A	ADDENDUM #1	08/15/25

BUILDING IMPROVEMENTS

3320 TERMINAL DRIVE
EAGAN, MN 55121

SITE PLAN

Project number	25-03-0056
Date	09/11/2025
Drawn by	NNR
Checked by	JAC

A1-X

Scale	As indicated

9/12/2025 8:18:37 AM