



LEGEND

- P.P. POWER POLE
- OHE OVERHEAD ELECTRICAL LINE
- G UNDERGROUND GAS MAIN
- << STORM SEWER CULVERT
- FENCELINE

NOTES

- 1.) UTILITIES SHOWN ARE APPROXIMATE LOCATION, CALL GOPHER STATE ONE CALL AT 811 FOR UTILITY, GAS LINE AND ELECTRICAL LINE LOCATIONS PRIOR TO EXCAVATION.
- 2.) ROAD RIGHT-OF-WAY = 80 FEET
CUL-DE-SAC R-O-W RADIUS = 80 FEET
- 3.) ZONING - (PLID) PLANNED LIGHT INDUSTRIAL DISTRICT
- 4.) LOT - SETBACK REQUIREMENTS
 - A. MINIMUM ALLOWABLE LOT SIZE - 1 ACRE
 - B. MINIMUM ALLOWABLE LOT WIDTH - 100 FEET (60 FEET ON CUL-DE-SAC)
 - C. BUILDING SETBACKS
FRONT/REAR - 40 FEET
SIDE - 15 FEET

REVISIONS 	PROJ. NO: 218120.21 DRAWN: GDJ CHECKED: GDJ SCALE: AS SHOWN FIELD BOOK: A DATE: 4-8-22	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota. Signature: _____ License No: _____ Print Name: _____ Date: _____	JACOBSON ENGINEERS SURVEYORS 21029 HERON WAY LAKEVILLE, MN 55044 TEL. (952) 469-4328 FAX (952) 469-4624	PREPARED FOR: Great Western Industrial Park, L.L.C. Attn: Mr. Doug Felton 2055 330th Street E. Northfield, MN 55057	EXISTING LOT LAYOUT	GREAT WESTERN INDUSTRIAL PARK RANDOLPH, MN	SHEET NO. C-1 <small>DWP LOTS</small>
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