



**HAMILTON**  
REAL ESTATE GROUP



# 280 Penny Lane NE Rochester MN 55906

- 3+ Acre Lot
- Established retail and housing nearby
- Located near 37th St NW with 23,300 cars daily
- Utilities to site: SAC/WAC paid.
- Parking lot already complete

PRICE **\$950,000**

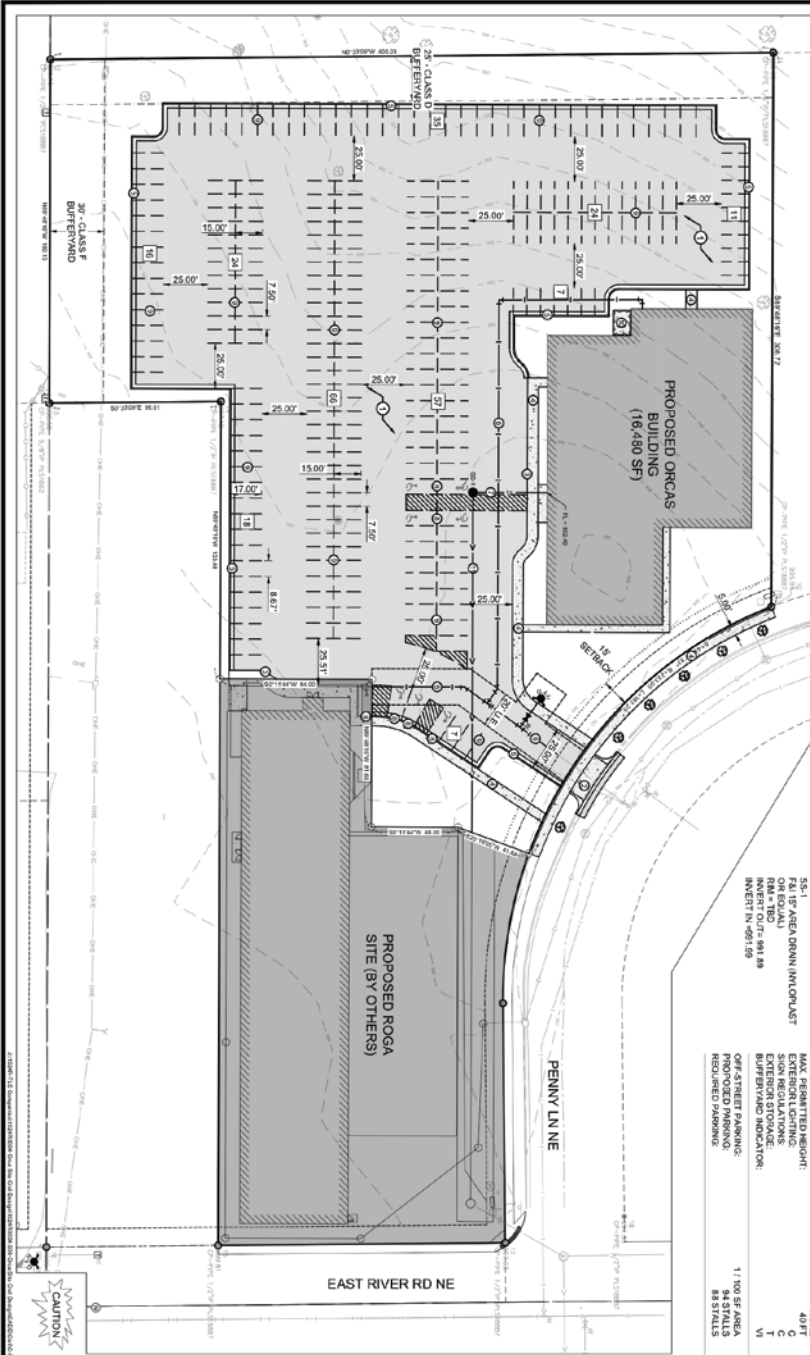
## CONTACT

**Chad Behnken** | Vice President/Principal  
chad@hamiltonmnre.com  
O: 507-281-1002 ext 107 | M: 507-251-7667



SITE PLAN

ORCA AQUATIC CENTER



EXISTING FEATURES LEGEND

Legend table for existing features with symbols and descriptions such as 'SHOWS EXISTING SANITARY MAINLINE', 'SHOWS EXISTING STORM MAINLINE', and 'SHOWS EXISTING WATER SERVICE'.

PROPOSED FEATURES LEGEND

Legend table for proposed features with symbols and descriptions such as 'SHOWS PROPOSED TYPE SEWER SERVICE', 'SHOWS PROPOSED WATER SERVICE', and 'SHOWS PROPOSED SANITARY MAINLINE'.

SECTION 1  
F&I AREA, DRINKING WATER  
FOR BODUW  
INVERT IN 4991.99  
INVERT IN 4991.99

Table with columns: SITE CAPACITY CALCULATIONS, ORCA, ROQA, TOTAL SITE. Rows include Parcel ID, Zoning District, Max. Allowable Floor Area, and Proposed Floor Area.

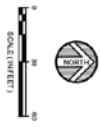
Table with columns: MIN. LOT SIZE, MIN. LOT AREA, MIN. LANDSCAPE AREA, and PROPOSED FLOOR AREA. Rows include 'NONE', '40 FT', '15 FT', and '111 STALLS'.

REU NOTES

- 1 BIRMANOUS PAVEMENT - SEE TYPICAL SECTION
2 CONCRETE PAVEMENT - SEE TYPICAL SECTION
3 BROCKED EDGE BODUW
4 CONCRET TIE BACK - SEE TYPICAL SECTION
5 B-40' CURB AND GUTTER
6 1/2" R/F P/WATER SERVICE (C/S)
7 1/2" R/F P/WC SANITARY SERVICE (S&S) - @ 10%
8 ACCESSIBLE PARKING SPACES - INCLUDE TWO (2) ADA
9 PAVED/PAVEMENT - 4" SOLID/ONE INCH P/ANT
10 WOODEN TRUSS ENCLOSURE - SEE TYPICAL
11 1/2" R/F P/WC SANITARY SERVICE (S&S) - @ 10%

BUFFERYARD REQUIREMENTS

Table with columns: BUFFERYARD, WIDTH, HEIGHT, and COMMENTS. Rows include 'MIN. 5 FT', 'MIN. 5 FT', and 'MIN. 5 FT'.



PREPARED BY: WIDETH SMITH NOLTING
DATE: 10/17/2017
PROJECT: ORCA AQUATIC CENTER
280 PENNY LANE NE, ROCHESTER

CAUTION: ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND AND OVERHEAD UTILITIES NOT SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.