



WSB PROJECT NO.: 012490-000

SCALE: AS SHOWN
DESIGN BY: WET
PLAN BY: PJM/TAC
CHECK BY: WET

REVISIONS	
NO.	DESCRIPTION
7/24/13	Curb stops added
7/25/13	Issued for bidding
8/25/18	Added lot 14 block 5 revised site boundary

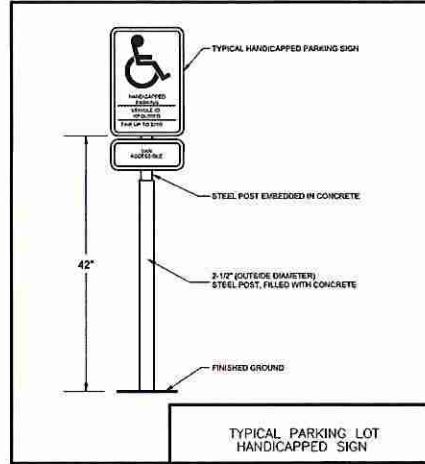
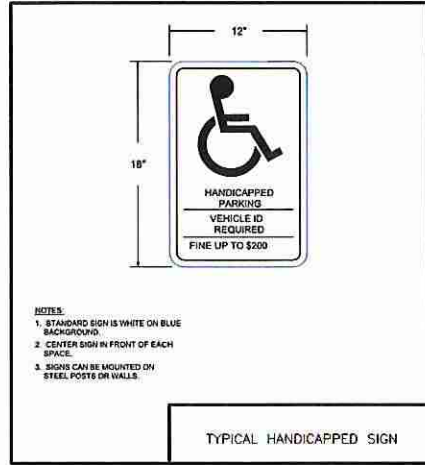
HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: ###/###/### LIC. NO.: ###

AMENDED SITE DEVELOPMENT AND GENERAL DEVELOPMENT PLAN
2nd STREET SW PARKING FACILITY
ROCHESTER, MINNESOTA

SITE PLAN

SHEET 1 OF 1

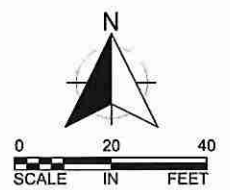


Legal Description

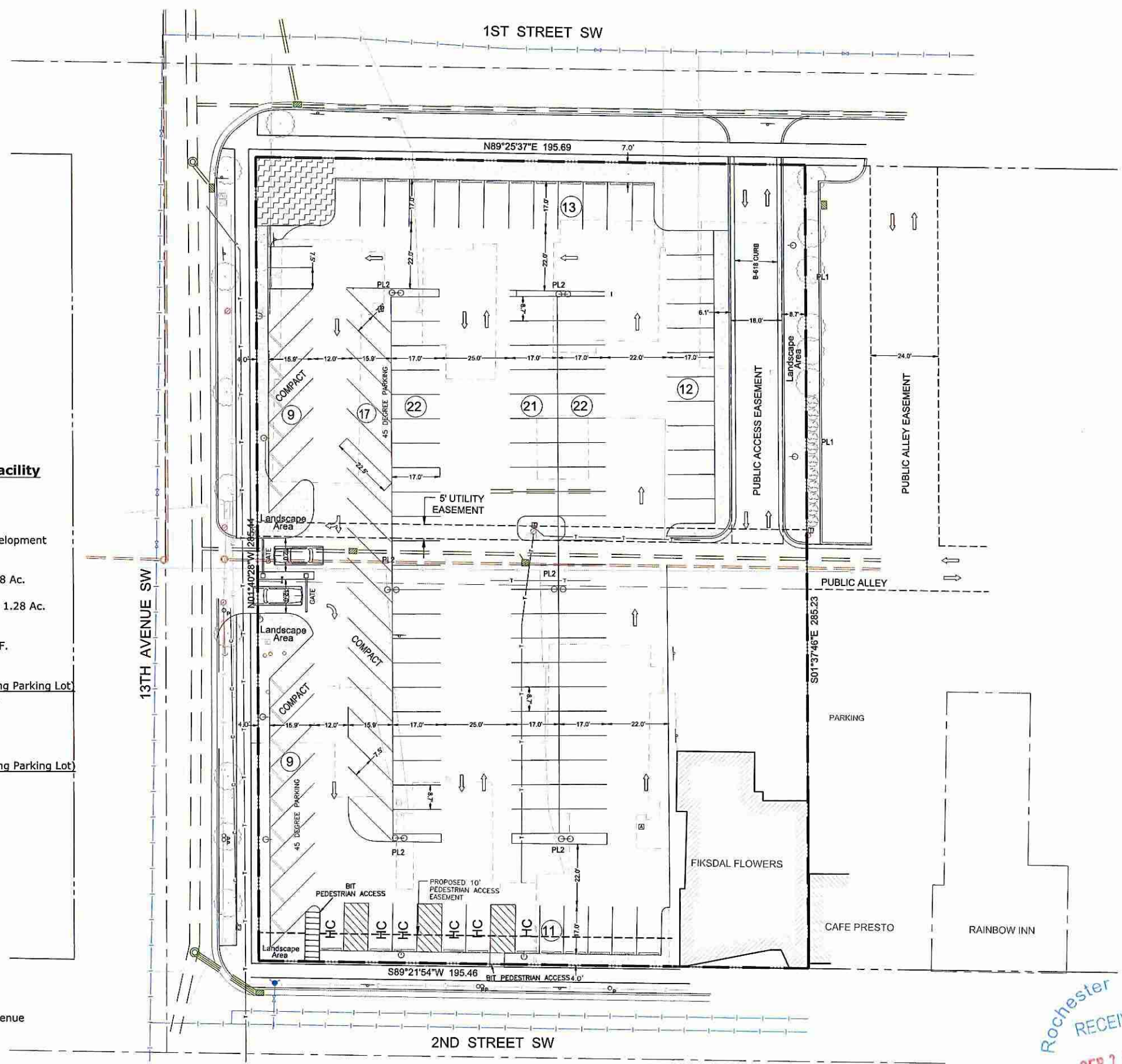
Lots 7-14, Block 5
A.W. Kutzky's Addition
Rochester, Minnesota

Owner Information

Javon Bea
c/o Dan Berndt
Dunlap Law Firm
300 3rd Street SE
Rochester, Minnesota 55904



Rochester Olmsted Planning Department
RECEIVED
SEP 28 2018



2nd Street SW Parking Facility

Site Capacity Calculations

Zoning: B-1
Use: Area Accessory Development

Base Site Area:
Base Site Area: 55,756 S.F. or 1.28 Ac.
Resource Protection Area: 0 Ac.
Net Buildable Area: 55,756 S.F. or 1.28 Ac.

Floor Area Ratio:
F.A.R. Permitted 0.50 = 27,878 S.F.
F.A.R. Proposed: 0.0 = 0 S.F.

Parking Required:(Based on Existing Parking Lot)
Compact Stalls = 35 or 26%
Standard Stalls = 95
Handicap Stalls = 6
Total Stalls = 136

Landscape Space:(Based on Existing Parking Lot)
Required: 12% = 5,860 S.F.
Provided: 12% = 5,980 S.F.

Parking Setbacks:
4' from roadways with hedgerow
0' from interior lot lines

Exterior Lighting:
Standard "E"

Exterior Signs:
Standard "B"

Exterior Storage:
Standard "T"

Bufferyards:
Hedgerow Planting along
2nd Street, 1st Street and 13th Avenue

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QTY.	SIZE	SPACING	CONTAINER
Hedge Coloneaster	Coloneaster Lucidus	88	4' height	6' o.c.	#2 pot

PL1 INDICATES EXISTING LIGHT POLE
PL2 INDICATES PROPOSED LIGHT POLE

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