

PROJECT SITE SUMMARY

GROSS PROJECT SITE AREA = **36,618.32 S.F.**
 GROSS PROJECT SITE ACREAGE = **0.84 ACRES**
 MODERATE SLOPES (18-30%) * 0.20 = **911 S.F.**
 STEEP SLOPES (30% OR GREATER) * 0.80 = **16,480 S.F.**
 ADJUSTED BASE PROJECT SITE AREA = **19,227.32 S.F.**

EXISTING ZONING CLASSIFICATION: **B-5 (TOD)**
 PROPOSED: **B-5**
 (NEIGHBORHOOD FOOD SALES/SERVICE/RETAIL, PERSONAL SERVICE, OFFICE)

FLOOR AREA CALCULATIONS
 MAXIMUM ALLOWED (TOD) = **2.0 F.A.R.**
 PROVIDED = **0.45 F.A.R.**
 GROSS FLOOR AREA = **9,393 S.F.**
 NET FLOOR AREA (-MECH/STAIRS/ELEVATOR) = **8,700 S.F.**

SETBACK REQUIREMENTS:

| | REQUIRED | PROPOSED |
|----------------|-------------------|------------|
| FRONT (NORTH): | 8 FEET MAX. (TOD) | 6 FEET |
| REAR (SOUTH): | 10 FEET | 15.2 FEET |
| EAST SIDE: | 10 FEET | 109.3 FEET |
| WEST SIDE: | 10 FEET | 24.0 FEET |

LANDSCAPE CALCULATIONS
 REQUIRED (15%) = **5,492.75 S.F.**
 PROPOSED (48.34%) = **17,700.27 S.F.**

PARKING CALCULATIONS (TOD ALLOWS 30% REDUCTION)
 NEIGHBORHOOD FOOD (1 PER 3 SEATS):
 -ASSUME 35 TOTAL SEATS
 [42 TOTAL SEATS/3 - 30% = 10 STALLS]
 NEIGHBORHOOD RETAIL (1 PER 150 SF):
 [1,409 SF/150 - 30%] = 7 STALLS
 PERSONAL SERVICE (1 PER 200 SF):
 [(1,409+1,799)/200 - 30% = 12 STALLS]
 OFFICE (1 PER 400 SF):
 [1,372/400 - 30% = 3 STALLS]

TOTAL REQUIRED = 32 STALLS
 PROVIDED:
 SURFACE = 10 STALLS
 (INCLUDES 2 SURFACE HANDICAPPED STALLS)
 ROOF TOP = 22 STALLS
 (INCLUDES 1 ROOF TOP HANDICAPPED STALL)
 TOTAL PROVIDED = 32 STALLS

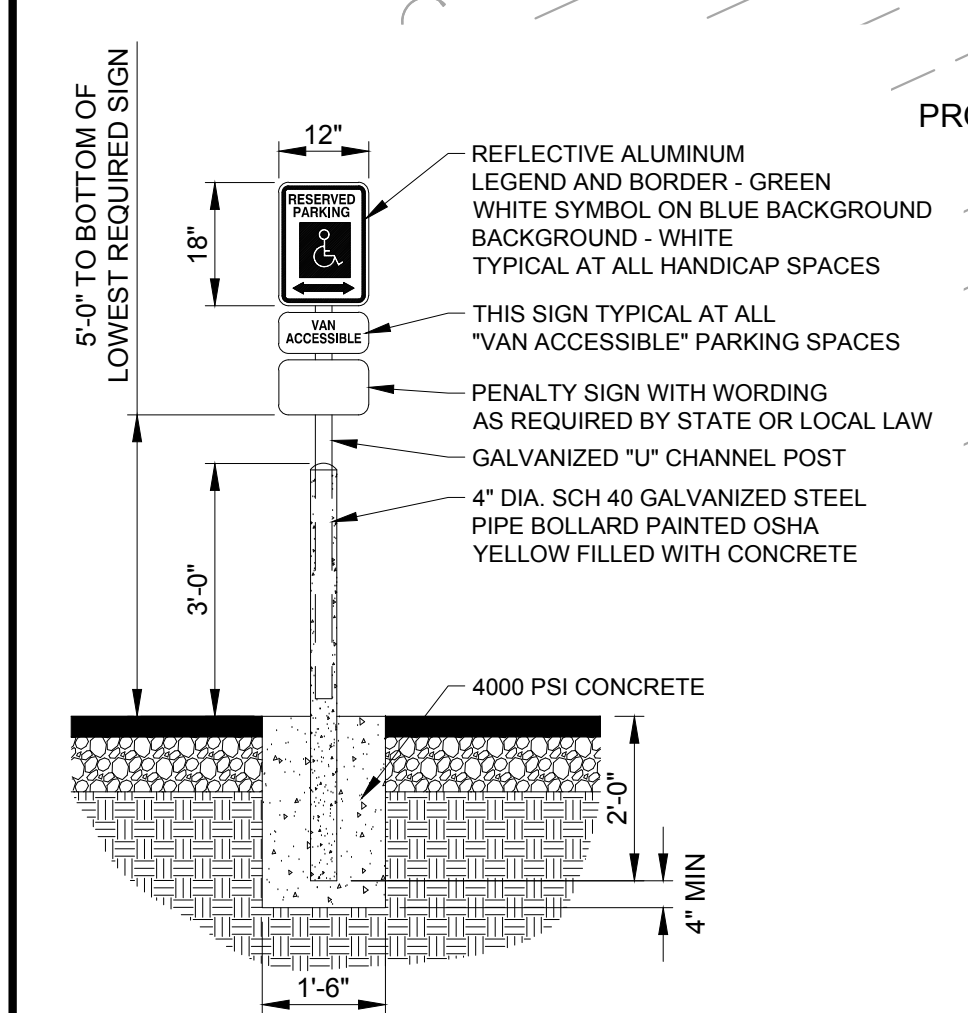
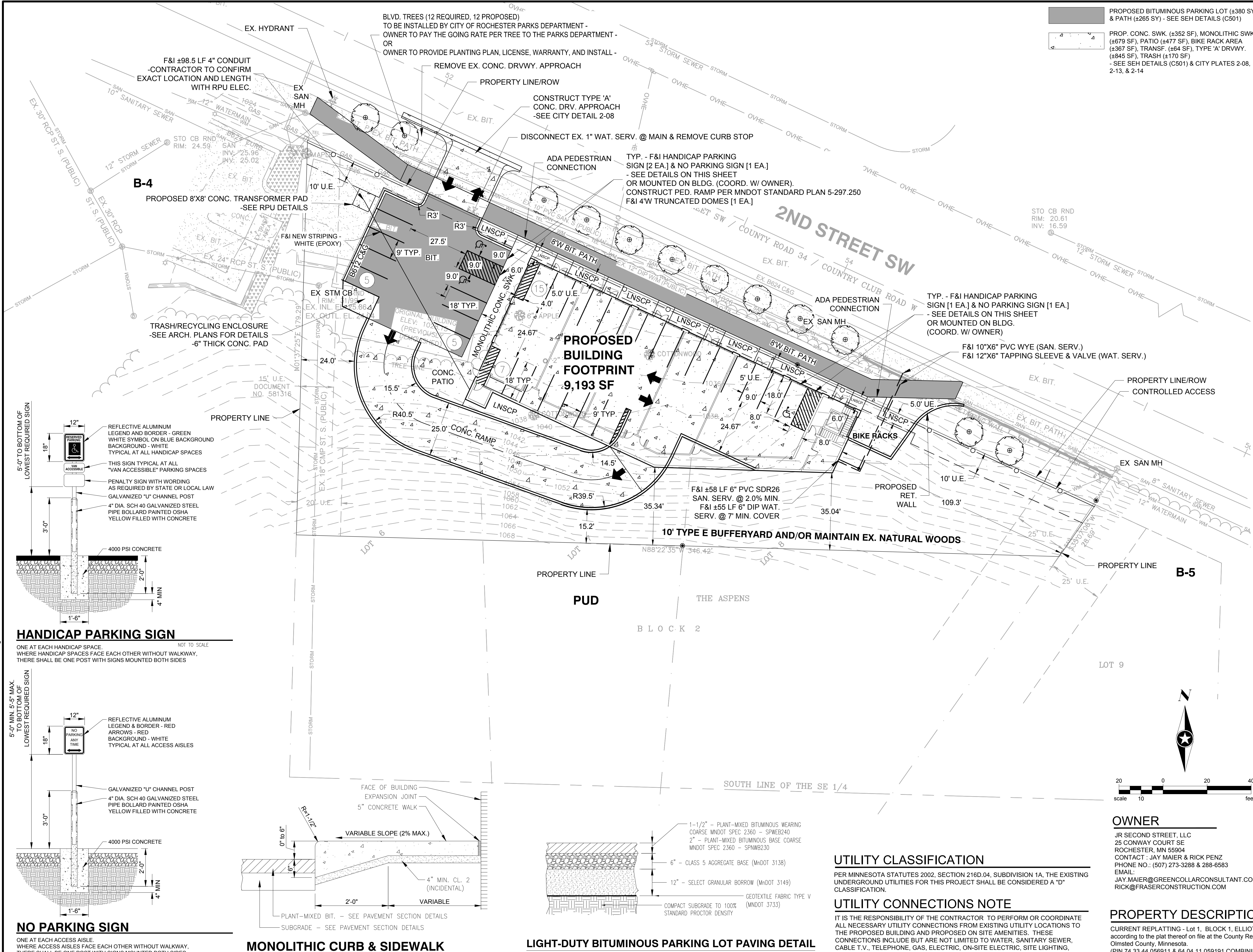
BUFFERYARD REQUIREMENTS
 INDICATOR: **V**
 NORTH: **(CITY TREE ORDINANCE) S1**
 SOUTH: **E**
 EAST: **NONE**
 WEST: **NONE**

EXTERIOR LIGHTING REGULATION STANDARD: **R**
 SIGN REGULATION STANDARD: **A**
 EXTERIOR STORAGE REGULATION STANDARD: **T**

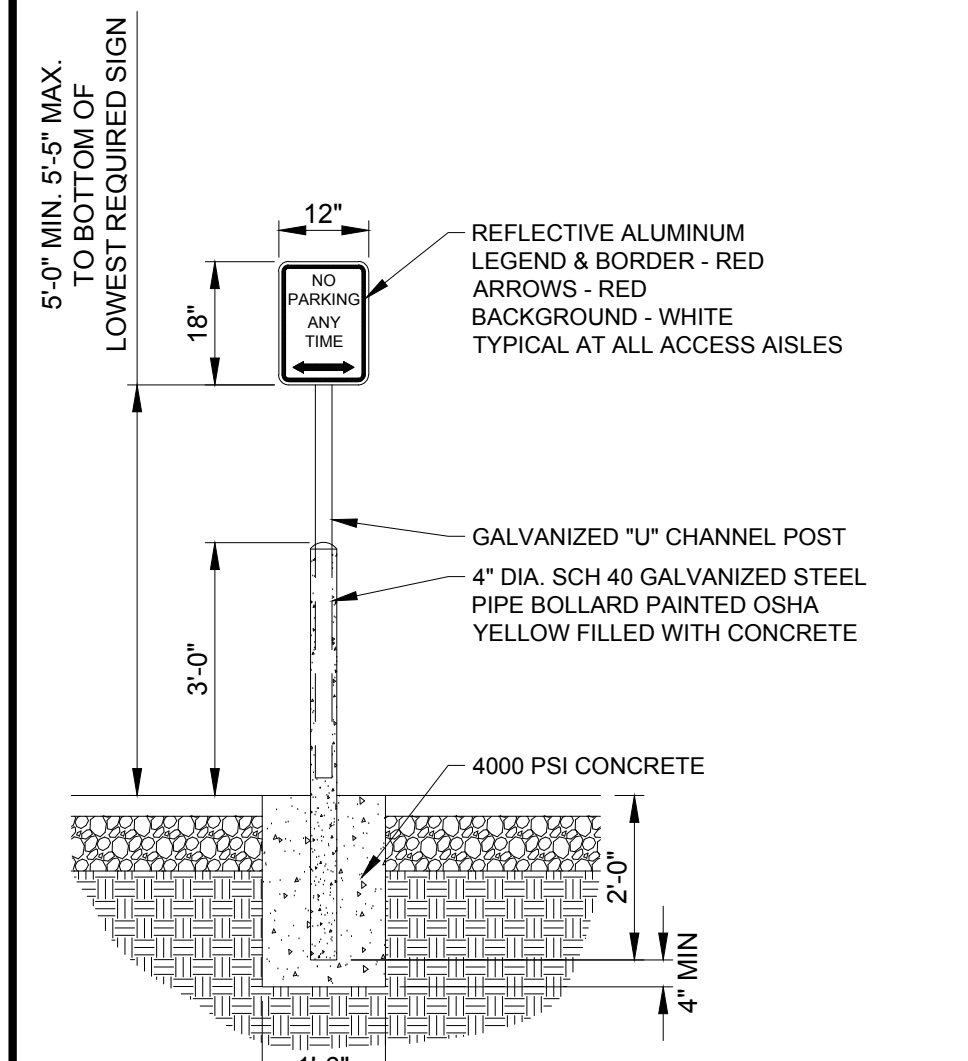
GENERAL NOTES

- ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. [https://www.co.olinmsted.mn.us/yourgovernment/ordinancescodes]
- THE SPECIFICATIONS AS PREPARED BY CITY OF ROCHESTER SHALL BE CONSIDERED A PART OF THESE DOCUMENTS AS IF FOUND HEREIN. [https://www.rochestermn.gov/departments/public-works/specifications-standards]
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO ANY EXISTING UTILITY.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PROJECT AREA AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE ACTUAL JOB CONDITIONS PRIOR TO BIDDING AND THE START OF ANY WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. NOTES AND DETAILS ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "AS-BUILT" LOCATIONS OF PUBLIC AND PRIVATE INFRASTRUCTURE, AND MUST NOTIFY THE PROJECT ENGINEER PRIOR TO INSTALLATION.

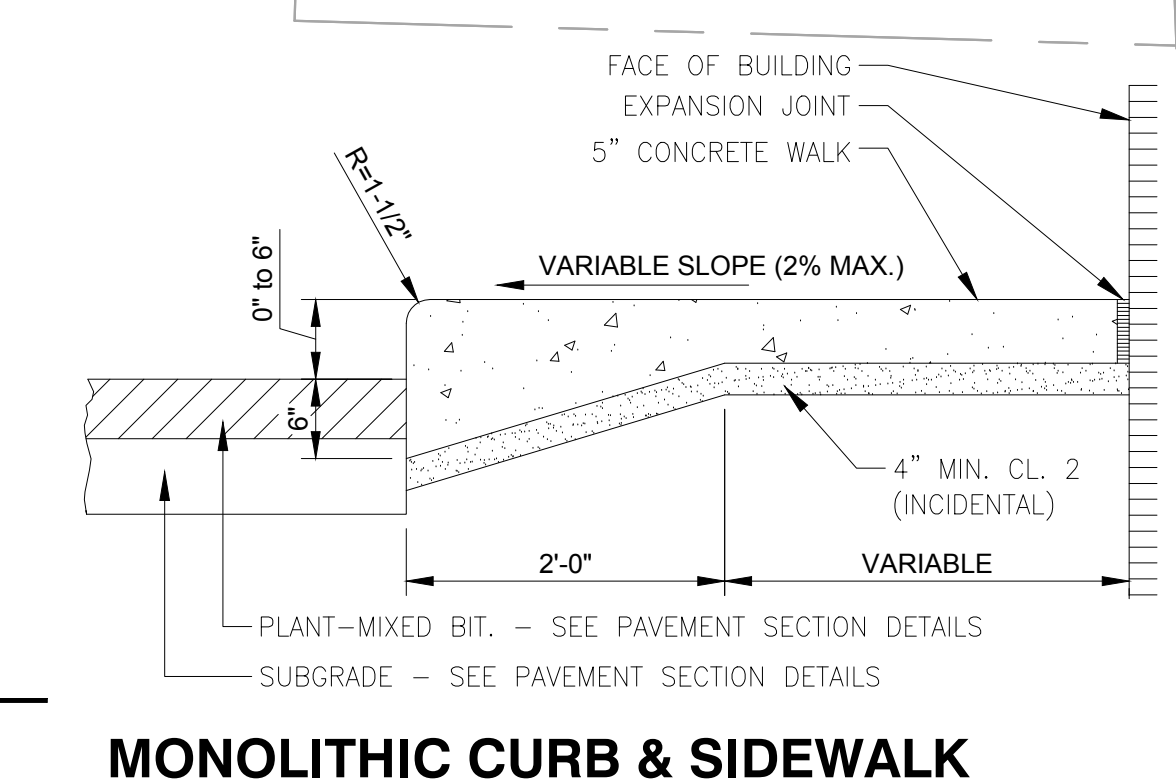
PROPOSED BITUMINOUS PARKING LOT (#380 SY) & PATH (#265 SY) - SEE SEH DETAILS (C501)
 PROP. CONC. SWK. (#352 SF), MONOLITHIC SWK. (#879 SF), PATIO (#477 SF), BIKE RACK AREA (#367 SF), TRANSF. (#64 SF), TYPE 'A' DRVWY. (#845 SF), TRASH (#170 SF)
 - SEE SEH DETAILS (C501) & CITY PLATES 2-08, 2-13, & 2-14



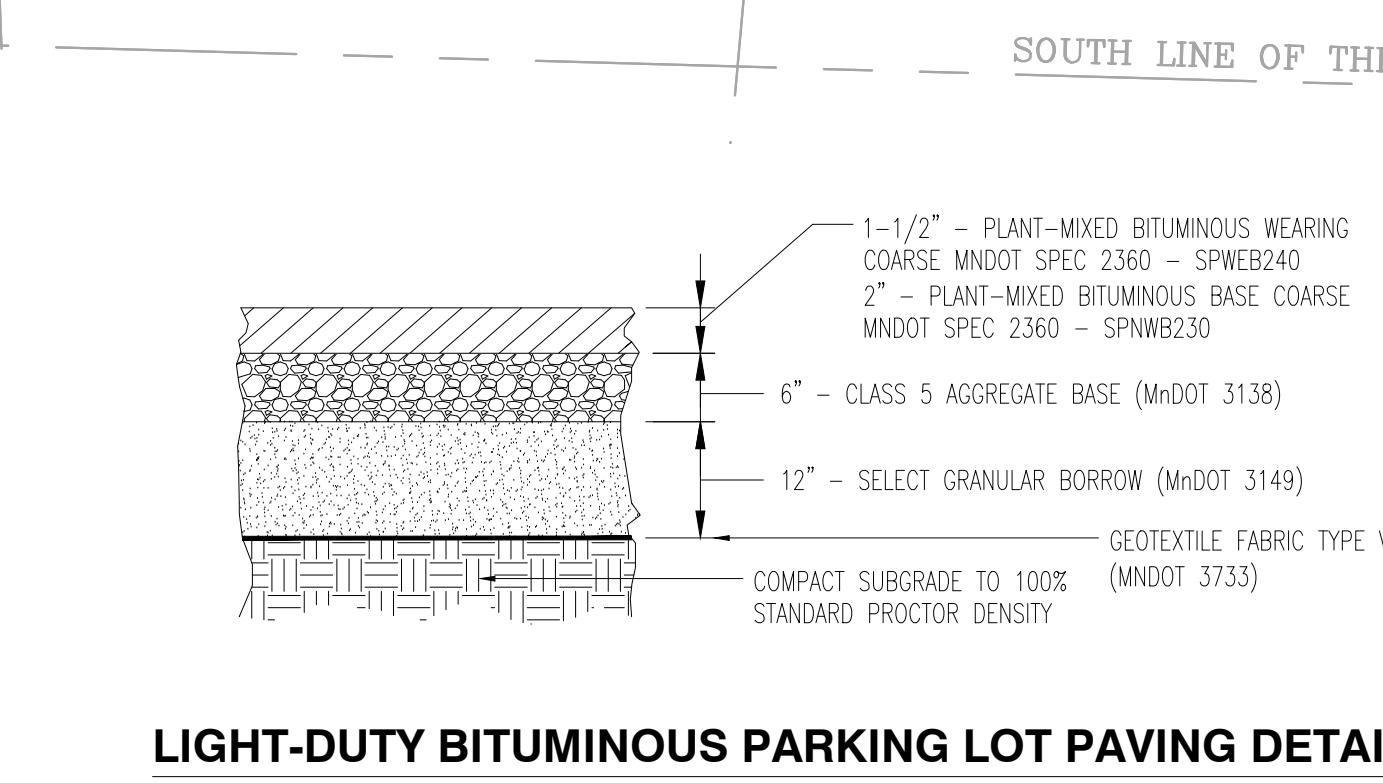
HANDICAP PARKING SIGN
 ONE AT EACH HANDICAP SPACE
 WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



NO PARKING SIGN
 ONE AT EACH ACCESS AISLE
 WHERE ACCESS AISLES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



MONOLITHIC CURB & SIDEWALK



LIGHT-DUTY BITUMINOUS PARKING LOT PAVING DETAIL

UTILITY CLASSIFICATION

PER MINNESOTA STATUTES 2002, SECTION 216D.04, SUBDIVISION 1A, THE EXISTING UNDERGROUND UTILITIES FOR THIS PROJECT SHALL BE CONSIDERED A "D" CLASSIFICATION.

UTILITY CONNECTIONS NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL NECESSARY UTILITY CONNECTIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING AND PROPOSED ON SITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, CABLE T.V., TELEPHONE, GAS, ELECTRIC, ON-SITE ELECTRIC, SITE LIGHTING, SIGNAGE, ETC.

OWNER

JR SECOND STREET, LLC
 25 CONWAY COURT SE
 ROCHESTER, MN 55904
 CONTACT: JAY MAIER & RICK PENZ
 PHONE NO.: (507) 273-3288 & 288-6583
 EMAIL: JAY.MAIER@GREENCOLLARCONSULTANT.COM
 RICK@FRASERCONSTRUCTION.COM

PROPERTY DESCRIPTION

CURRENT REPLATTING - Lot 1, BLOCK 1, ELLIOT SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota. (PIN 74.33.44.056911 & 64.04.11.059191 COMBINING WITH REPLAT)

| | | | | |
|-------------|-----|----|------|-----------|
| DRAWN BY: | X | | | |
| DESIGNER: | X | | | |
| CHECKED BY: | X | | | |
| DESIGN TEAM | NO. | BY | DATE | REVISIONS |

SEH
 PHONE: 507-288-6464
 717 THIRD AVENUE SE
 ROCHESTER, MN 55904
 www.sehinc.com

I HEREBY CERTIFY THAT THIS PLAN 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.
William S. Anderson
 WILLIAM S. ANDERSON
 Lic. No. 15092
 Date: 12/26/18

ROCHESTER, MINNESOTA

**SITE PLAN
 JR SECOND STREET**

FILE NO. **C100**
 DREAM 1XXXXX
3

Save: 12/26/2018 10:05 AM vneubauer Plot: 12/26/2018 10:10 AM T:\RDM\Users\wneubauer\JR Second Street\C100 SITE PLAN.dwg