

SITE CAPACITY CALCULATIONS: PIN (081762)

BASE AREA:	176,261 SF	4.05 AC
RESOURCE PROTECTION AREA	38,768 SF	0.89 AC
NET BUILDABLE AREA	137,493 SF	3.16 AC

PROPOSED SETBACKS:

FRONT YARD (TOWARD EAST CIRCLE DR)	187 FT
REAR YARD (TO PROPERTY BOUNDARY)	25 FT
SIDE YARD (NORTH)	25 FT
SIDE YARD (SOUTH)	97 FT

FLOOR AREA RATIO:

GROSS BUILDING FOOTPRINT	111,187 SF
NET HABITABLE AREA	88,920 SF
FLOOR AREA RATIO (HABITABLE)	0.65 F.A.R.

DENSITY:

PROPOSED DENSITY FOR MULTIFAMILY RESIDENTIAL
76 UNITS
24.1 UNITS PER AREA (NET BUILDABLE AREA)

RESIDENTIAL UNIT SUMMARY:

RESIDENTIAL UNIT MIX			
NAME	#	UNIT TYPE	%
1 BED	13	1 BR	17
2 BED	40	2 BR	53
3 BED	23	3 BR	30
TOTAL	76		100

PARKING:

INTERIOR PARKING GARAGE	= 67 STALLS
SURFACE PARKING	= 54 STALLS
TOTAL	= 121 STALLS

RECREATIONAL AREA	= 8,903 SF (6.5%)
PROPOSED BUILDING HEIGHT	= 42.3± FT (ACTUAL BUILDING)
PROPOSED LANDSCAPE AREA	= 65.6% (115,550 SF)

PROPOSED LIGHTING STANDARD R

SIGNAGE:

- PROPOSED SIGN STANDARD A
- ONE GROUND MONUMENT SIGN AT ENTRANCE TO BE 5' VERTICAL AND 9' LONG
- BUILDING ADDRESS SIGNAGE TO BE PROVIDED
- SPECIFIC SIGNAGE DETAILS WILL BE PROVIDED WITH THE FINAL PLAT AND SIGN PERMIT APPLICATION

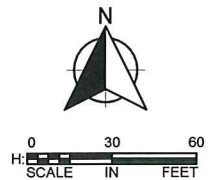
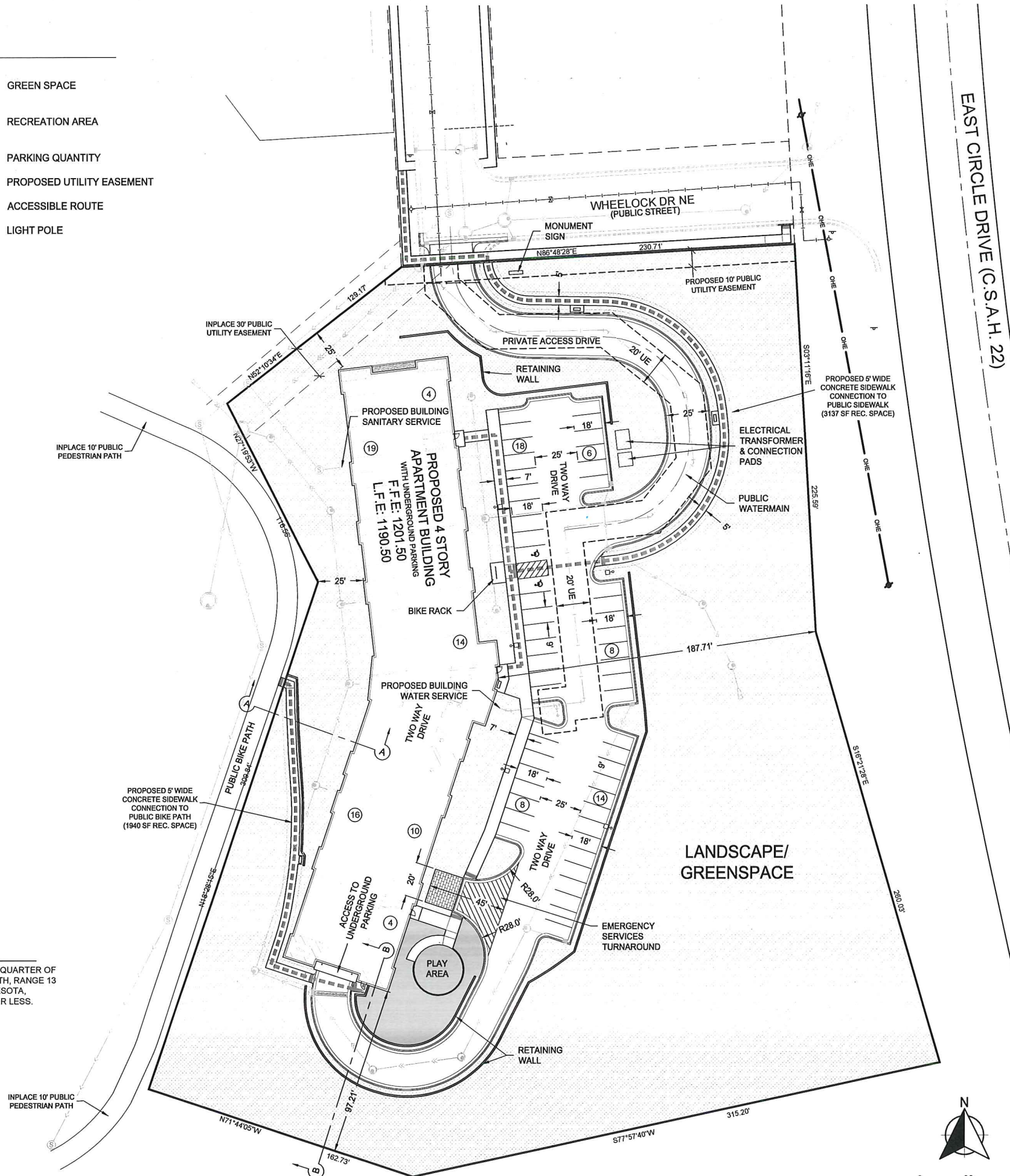
EXTERIOR STORAGE - NONE PROPOSED.

LEGEND

- GREEN SPACE
- RECREATION AREA
- PARKING QUANTITY
- PROPOSED UTILITY EASEMENT
- ACCESSIBLE ROUTE
- LIGHT POLE

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 107 NORTH, RANGE 13 WEST, OLMSTED COUNTY, MINNESOTA, CONTAINING 4.05 ACRES MORE OR LESS.



ISSUE & REVISION

ISSUE	DATE
PROGRESS SET	11/01/19
ISSUE FOR PERMIT	12/11/19

WSP PROJECT NO:
015055-000

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, CONTRACT DOCUMENTS AND ALL INFORMATION THEREON WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRUN FRANK, P.E. 507-258-3365
DATE: _____ LIC. NO. _____

SITE DEVELOPMENT PLAN

SDP100

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