

REMOVE EXISTING CURB, CUT & APPROX. CONSTRUCT NEW CURB TO MATCH STREET.

RECONSTRUCT CONCRETE SIDEWALK TO EXTENTS SHOWN - PER CITY STANDARDS

NENAH TREE GRADE TYPE R-8929, OR APPROVED EQUAL (TYP)

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CVS/pharmacy

RETAIL #1

RETAIL #2

NICOLLET AVENUE

FRANKLIN AVENUE

FIRST AVENUE

SITE NOTES:

EXISTING ZONING: C1(CORNER) & C2(REMAINING)
 PROPOSED ZONING: C-2
 LANDSCAPE SETBACK: 5'
 PARKING REQUIRED: 1/300 OVER 4000 GFA = 39 SPACES (RETAIL)
 1/DWELLING UNIT = 54 SPACES
 RESIDENTIAL PARKING BELOW GROUND PROVIDED = 60
 RETAIL PARKING PROVIDED ABOVE GROUND: 40 SPACES
 BUILDING GROSS FLOOR AREA (RETAIL FIRST FLOOR) = 20,286 SF
 HANDICAP PARKING: 2 SPACES
 % LANDSCAPE AREA (REQUIRED): PAVEMENT AREA / (TOTAL SITE AREA - BUILDING FOOTPRINT) > 20%
 % LANDSCAPE AREA (PROPOSED): 6,743 / (53,127 - 22,989) = 22%
 NOTE: EXISTING LANDSCAPE AREA (PERVIOUS): 11,300 SF
 SNOW TO BE REMOVED FROM PROPERTY

AREA CALCULATIONS

SITE	S.F.	ACRES
PERVIOUS	6,743	0.15
IMPERVIOUS	23,395	0.54
BUILDING FOOT.	22,989	0.53
TOTAL	53,127	1.22

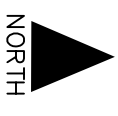
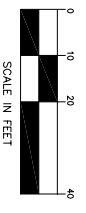
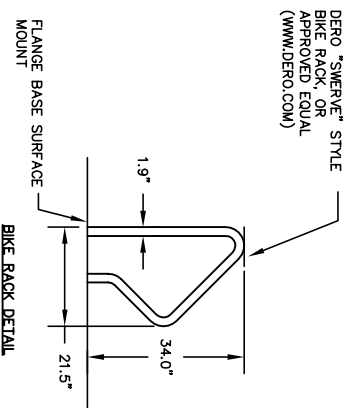
KEY NOTES:

- 1) 6"12 CONCRETE CURB & GUTTER (TYPICAL).
- 2) 4" WIDE WHITE STRIPING FOR PARKING STALLS, TRAFFIC LANE, AND NO PARKING AREAS. WHITE PAINT MARKINGS FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGE.
- 3) CONCRETE PAVING WITH CONTROL JOINTS AT MIN. 6' O.C. AND EXPANSION JOINTS AS NECESSARY. PROVIDE CURB RAMPS WHERE INDICATED PER DETAIL.
- 4) 7 TON BITUMINOUS PAVING. (TYPICAL). SEE DETAILS
- 5) LIGHT POLE. SEE LIGHTING PLAN
- 6) CONCRETE PAD. SEE SPECIFICATIONS.
- 7) MATCH PAVEMENT/CURBING AT EXISTING ENTRANCES.
- 8) CONCRETE APRONS AT DRIVEWAY ENTRANCES. PER CITY STANDARDS

SITE SIGNAGE KEY

- A) reserved
- B) "EXIT"
- C) "COMPACT CAR PARKING"
- D) "HANDICAP PARKING"
- E) "STOP"

NOTE: ALL SIGNAGE TO COMPLY WITH M.M.U.L.T.C.D. GUIDELINES AS DIRECTED.



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

Mark T. Jager
 MARK T. JAGER
 DATE: OCT. 2004 REG. NO. 40931

TITLE:
 EAT STREET FLATS & MARKET

DEVELOPER:

 BEAR CREBER CAPITAL
 9648 JONTONWAY ROAD 3rd FLOOR
 CINCINNATI, OHIO 45242
 TEL: (513) 753-1500

- REVISIONS:**
- 4-20-05 25% REVIEW SET
 - 5-20-05 PLANNING SUBMITTAL
 - 6-06-06 PUBLIC WORKS SUBMITTAL
 - 8-25-06 ADD SITE DM TO BLDG

LAYOUT COORD.	PAF
PLANNING MGR	PAF
DRAWING BR	PAF
DATE	APRIL 20, 2005
JOB NUMBER	10839

SHEET NUMBER:
 C-4

COMMENTS: