

**DEVELOPMENT SITE DATA**

<b>BLOCK 1, LOT 1:</b> EXISTING ZONING: PROPOSED ZONING: SITE AREA: BUILDING AREA:	B-2 LIMITED BUSINESS B-2 82,578 SF 30,549 SF
<b>BLOCK 1, LOT 2:</b> EXISTING ZONING: PROPOSED ZONING: SITE AREA: BUILDING AREA:	B-3 GENERAL BUSINESS B-2 LIMITED BUSINESS 41,029 SF 10,800 SF
<b>OUTLOT A:</b> SITE AREA:	34,170 SF
<b>BLOCK 2, LOT 1:</b> EXISTING ZONING: PROPOSED ZONING: SITE AREA: BUILDING AREA:	R-1 R-1 11,952 SF 4,225 SF
<b>BLOCK 2, LOT 2:</b> EXISTING ZONING: PROPOSED ZONING: BLOCK 2 LOT 1: BUILDING AREA:	R-1 R-1 8,661 SF (PREVIOUSLY 5,672 SF) 2,567 SF
<b>PROJECT TOTAL</b>	178,391 SF (4.1 ACRES)

**SETBACK DATA**

<b>COMMERCIAL:</b> FRONT YARD: SIDE/REAR YARD: FLOOR AREA RATIO: PARKING:	50' 35' 0.8 20' FROM RESIDENTIAL/ROW 10' FROM COMMERCIAL
<b>RESIDENTIAL:</b> FRONT YARD: SIDE YARD: REAR YARD: LOT SIZE:	35' 15' 40' OR 20% OF LOT DEPTH 10,000 SF

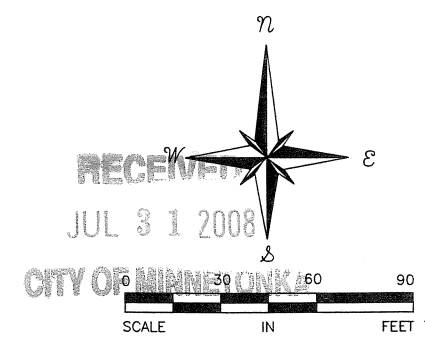
**DEVELOPMENT IMPERVIOUS/  
PERVIOUS DATA**

<b>BLOCK 1, LOT 1:</b> SITE AREA: EXISTING IMPERVIOUS: EXISTING PERVIOUS: PROPOSED IMPERVIOUS: PROPOSED PERVIOUS:	82,578 SF 26,090 SF 33% 53,952 SF 67% 66,260 SF 82% 13,782 SF 16%
<b>BLOCK 1, LOT 2:</b> SITE AREA: EXISTING IMPERVIOUS: EXISTING PERVIOUS: PROPOSED IMPERVIOUS: PROPOSED PERVIOUS:	41,029 SF 26,415 SF 64% 14,614 SF 36% 26,872 SF 65% 14,158 SF 35%
<b>BLOCK 2, LOT 1:</b> SITE AREA: EXISTING IMPERVIOUS: EXISTING PERVIOUS: PROPOSED IMPERVIOUS: PROPOSED PERVIOUS:	11,952 SF 3,812 SF 36% 11,784 SF 64% 4,276 SF 40% 7,676 SF 64%
<b>BLOCK 2, LOT 2:</b> SITE AREA: EXISTING IMPERVIOUS: EXISTING PERVIOUS: PROPOSED IMPERVIOUS: PROPOSED PERVIOUS:	8,661 SF 1,997 SF 20% 5,556 SF 80% 3,348 SF 39% 5,313 SF 61%

**PARKING SUPPLY AND DEMAND**

LAND USE	SQUARE FEET	PROPOSED SUPPLY	CITY CODE			ITE AVERAGE		
			RATE	DEMAND	+/-	RATE	DEMAND	+/-
EXISTING OFFICE	2,016		4.00	8	--	2.40	5	3
EXISTING RETAIL	5,973		4.50	27	--	2.73	16	11
PROPOSED OFFICE	11,000		4.00	44	--	2.40	26	18
PROPOSED RETAIL	7,800		4.50	35	--	2.73	21	11
PROPOSED FAST FOOD	1,400		16.67	23	--	8.20	11	12
PROPOSED FAST FOOD	1,800		16.67	30	--	8.20	15	15
PROPOSED RETAIL	10,800		4.00	45	--	2.73	29	16
<b>TOTAL</b>	<b>40,789</b>	<b>174</b>		<b>204</b>	<b>-38</b>		<b>123</b>	<b>+51</b>

(22) - REPRESENTS NUMBER OF PARKING SPACES PER ROW  
 PP - REPRESENTS PARALLEL PARKING



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

KEVIN TERPEN  
 Date: 8-25-06 Reg. No. \_\_\_\_\_