

**DEVELOPMENT NOTES**

- THE PROPERTY IS CURRENTLY ZONED B-3 HIGHWAY COMMERCIAL
- BUILDING SETBACK REQUIREMENTS:
  - a. FRONTYARD = 35 FT
  - b. SIDE YARD = 20 FT EXCEPT 35 FT NEXT TO RESIDENTIAL
  - c. REAR YARD = 20 FT EXCEPT 35 FT NEXT TO RESIDENTIAL
- PARKING SETBACK REQUIREMENTS:
  - a. FRONT YARD = 10 FT
  - b. SIDE YARD = 5 FT
  - c. REAR YARD = 5 FT
- MONUMENT/PYLON SIGN SETBACK : 10 FT
- PARKING INFORMATION IS AS FOLLOWS:
  - REQUIREMENTS PER CITY CODE: RETAIL: 1 STALL PER 200 SQ FT (GROSS FLOOR AREA MINUS 10%)
  - SHOPPING CENTERS: 5 1/2 SPACES PER EACH 1000 SQ FT OF GROSS LEASABLE FLOOR AREA
  - RESTAURANTS: 1 STALL PER 40 SF DINING AND BAR GROSS FLOOR AREA AND 1 STALL PER 80 SF KITCHEN

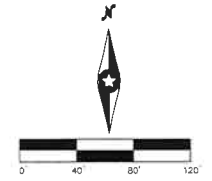
**PARKING SUMMARY**

BUILDING	USAGE/AREA (SF)	REQUIRED	PROVIDED
A & B	SHOPPING CENTER 15,600 SF	77	77
C	REST. 5,600 SF	87 *	87
D	C-STORE (RETAIL) 4,700 SF	22	35 **
	CARWASH 1,040 SF	0	0
E	RETAIL 3,200 SF	15	15
<b>TOTAL</b>		<b>201</b>	<b>214 ***</b>

\* ASSUMES 70% OF GROSS FLOOR AREA IS DINING/BAR/KITCHEN, OF WHICH 75% IS DINING/BAR AND 25% IS KITCHEN  
 \*\* INCLUDES 20 FUEL STATION STALLS  
 \*\*\* TOTAL PARKING PROVIDED INCLUDES 12 ACCESSIBLE STALLS

**LOT AREAS**

LOT	AREA (SF)	AREA (AC.)	PERVIOUS (AC.)	IMPERVIOUS (AC.)	% IMPERVIOUS
1	87,754	2.02	0.53	1.49	73.8
2	64,111	1.47	0.39	1.08	73.5
3	34,859	0.80	0.46	0.34	42.5
4	72,327	1.66	0.67	0.99	59.6
<b>SUBTOTAL</b>	<b>259,051</b>	<b>5.95</b>	<b>2.05</b>	<b>3.90</b>	<b>65.5</b>
FUTURE ROW	39,423	0.90	0.62	0.08	8.9
<b>OUTLOT B</b>	<b>28,206</b>	<b>0.65</b>	<b>0.27</b>	<b>0.38</b>	<b>58.5</b>
<b>SUBTOTAL</b>	<b>67,629</b>	<b>1.55</b>	<b>1.09</b>	<b>0.46</b>	<b>29.7</b>
<b>OUTLOT A (WETLAND)</b>	<b>194,769</b>	<b>4.47</b>	<b>4.47</b>	<b>0.00</b>	<b>0.0</b>
<b>TOTAL</b>	<b>521,449</b>	<b>11.97</b>	<b>7.65</b>	<b>4.32</b>	<b>36.1</b>



NOT FOR CONSTRUCTION

Date: 06/05/06 Sheet: 4 OF 8

**Albertville Market Place**  
 Albertville, Minnesota

Preliminary Site Plan

**Westwood**  
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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 PROFESSIONAL ENGINEER. My license number is 42797.

Shant Lynn S. Ahrens  
 Date: 02/16/06 License No. 42797

Station: \_\_\_\_\_  
 Check: \_\_\_\_\_  
 Drawn: MCA  
 Revised: \_\_\_\_\_

Prepared for:

**Phil Morris**  
 xxx  
 xxx, Minnesota xxxxx