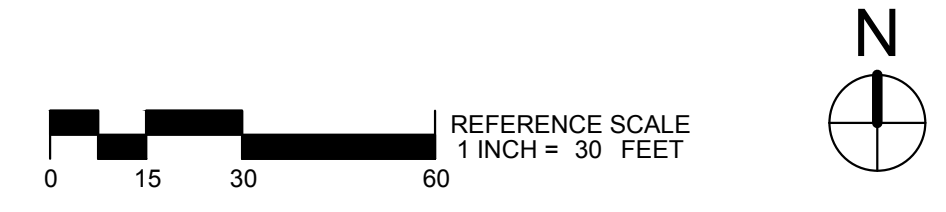


SITE DATA:	SETBACK DATA:
ADDRESS: COR AREA COMMERCIAL SITE DEVELOPMENT RAMSEY, MN 55044	ZONED: COR-2 (COMMERCIAL SUBDISTRICT)
ALDI SITE: 2.81 ACRES OUTLOT A: 1.37 ACRES TOTAL SITE: 4.18 ACRES	<u>BUILD TO LINE</u> FRONT 15' MIN. 40% OF SIDE WITHIN BUILD TO LINE

PARKING DATA:
ALDI BUILDING AREA = 22,335 SQ.FT MIN. PARKING STALLS REQUIRED = 45 (2 SPACES PER 500 SQ.FT.) MAX. PARKING STALLS REQUIRED = 90 (4 SPACES PER 500 SQ.FT.) PARKING STALLS PROVIDED = 107 H.C. STALL REQUIRED = 5 H.C. STALL PROVIDED = 5

PARKING DATA:
RETAIL BUILDING AREA = 7,400 SQ.FT MIN. PARKING STALLS REQUIRED = 15 (2 SPACES PER 500 SQ.FT.) MAX. PARKING STALLS REQUIRED = 30 (4 SPACES PER 500 SQ.FT.) PARKING STALLS PROVIDED = 69 H.C. STALL REQUIRED = 3 H.C. STALL PROVIDED = 3

SIGNAGE DATA:
<u>BUILDING SIGNAGE</u> PROTOTYPICAL SIGNAGE WILL BE ALLOWED.
<u>FREESTANDING SIGNAGE</u> TYPE: MONUMENT/ PYLON SIZE: MAX. 50' IN HEIGHT, SURFACE AREA SHALL NOT EXCEED 150 S.F.



CONCEPT 4