

Application Review and Approval Process shall be followed as specified in Tax Abatement Policy as specified herein.

Property Information:

Location: 1610 Commencement Blvd Access Road: Tiger/Commencement
Section: 2 Township: 111 Range: 41 Property Identification Number: 27-865001-0
Legal Description: TIGER PARK SIXTH ADDITION 12292014
(attach if needed)
Parcel Width: _____ (feet) Length: _____ (feet) Acres: 2.57

Applicant Information:

Applicant Name: Marshall Community RE Fund Phone: [REDACTED] (h) _____ (w)
Mailing Address: 527 Professional Drive
Applicant Signature: [Signature]

Owner Information:

Owner Name: Brett Reese Phone: [REDACTED]
Mailing Address: 527 Professional Drive Northfield MN 55057
Owner Signature: [Signature]
Contractors or Contract for Deed Holders – owner must sign the application.

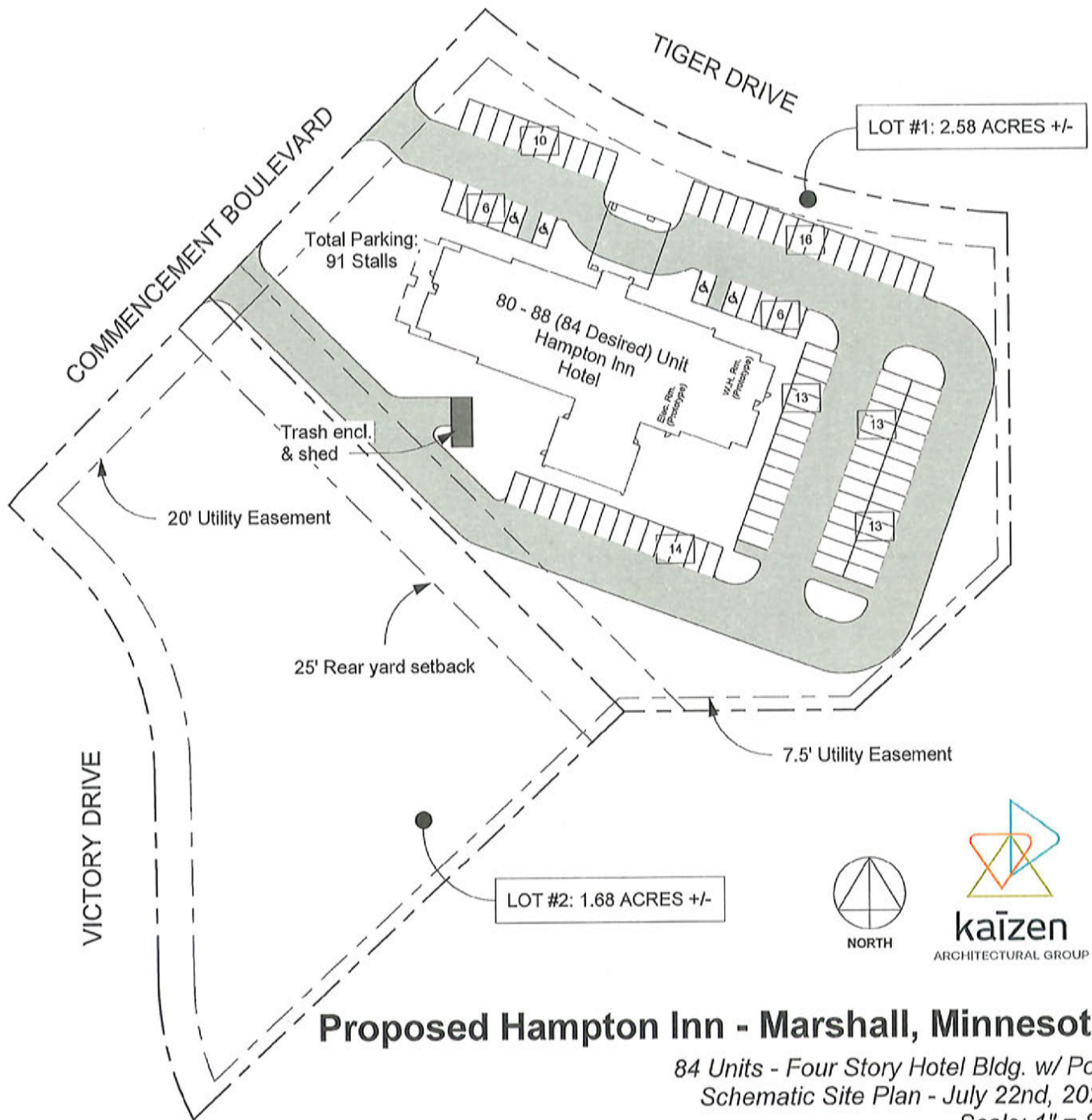
Company Information:

Owner Name: Rebound Partners Phone: [REDACTED] Fax: _____
Location: 527 Professional Drive Northfield MN 55057
Type of Company: RE Development Service Provided: RE Development

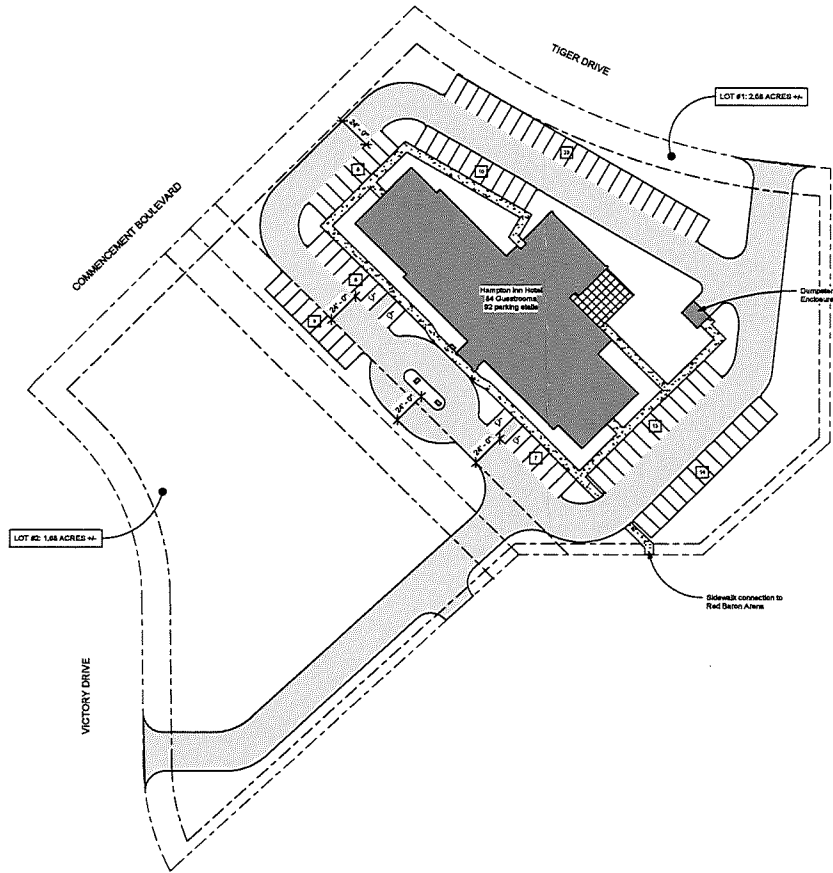
Please attach the following documentation:

- Map or site plan, prepared by an architect or engineer, showing the boundaries of the proposed development, the size and location of the building(s) and parking areas.
- Written narrative describing the project, the size and type of building(s), business type and use, traffic information (parking capacity, vehicle counts, traffic flow, pedestrian facilities), project timing, and estimated market value.
- A statement identifying the public benefits of the proposal, including estimated increase in property valuation, and other community benefits.
- ~~Statement showing the private investment and any public investment dollars for the project.~~
- ~~Financial information including past performance and pro forma future projections for the project.~~
- Application Fee (please see City of Marshall Fee Schedule for current fee amount). **\$750**
- Other information as requested.

Return Completed Applications to:
City Clerk
City of Marshall
344 West Main St.
Marshall, MN 56258



Preliminary



General Notes

1. Refer to Civil Drawings for all grading, drainage, and retention area design.
2. Refer to and verify all Civil drawings for all site features and lot line dimensions.
3. Refer to Electrical drawings for site lighting, maintenance & Electric Vehicle site design specifics.
4. Refer to Landscape planting plan for local landscape and planting percentage requirements.
5. Fire Department access & water supply requirements shall be in place prior to combustible materials being brought to the site.
6. See Civil and Plumbing plans for roof drain and stormwater connections.
7. Sign, Installation, area requirements & setbacks are to conform to applicable codes as determined by local jurisdiction.
8. Provide fire access and as req'd by applicable Codes as determined by local jurisdiction.
9. Provide appropriate number of curb cuts and driveway access widths to site as required by applicable Codes as determined by local jurisdiction.
10. Typical parking spaces shall be req'd by applicable Codes as determined by local jurisdiction, 9' x 18' min.
11. Coordinate lighting locations with landscape planting.
12. Refer to General Schedule for additional information and precise signage requirements.
13. Irrigate all landscaped areas with automatic underground sprinkler system, except those immediately adjacent to exterior wall of the hotel.
14. All areas not within planting beds to receive sod or other approved ground cover.
15. All equipment must be screened with landscaping or other means.
16. All site dimensions are minimum requirements.
17. Provide fence line around main building perimeter and at dumpster enclosure.
18. Provide an accessible means of travel to site property line that meets all accessibility requirements.
19. Catch basins are to be placed so as not to interfere with designated accessible routes, their clearances and max. slopes.
20. Parking lot stripes must be white, except where other colors are required for Fire Lanes and no parking zones.

1 Architectural Site Plan
1" = 40'-0"



**Hampton Inn
by Hilton**
 Hotel - 84 Guestrooms
 Marshall, MN 56204
 Project Number: 25212
 Issued for Permit: TBD

Architectural Site Plan
AS100
 11/12/2023 8:22:11 AM
 Sheet Issue: