

E. COLLEGE DR.

FUTURE BUILDING
FFE=1161.75±

ZONING: B2 CENTRAL BUSINESS DISTRICT

SETBACK REQUIREMENTS:
BUILDING: FRONT YARD: 0 FEET
SIDE YARD: 0 FEET
REAR YARD: 0 FEET
MAXIMUM LOT COVERAGE: 100%




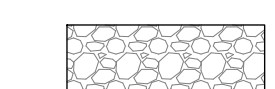

FUTURE PARKING

B618 CURB & GUTTER TYP.

F&I THICKENED EDGE WALK ALONG PARKING LOT—RAISE PARKING LOT TO MATCH TOP OF WALK AT ADA STALLS—SEE GRADING PLAN

B618 CURB & GUTTER TYP.

PROPOSED SURFACING LEGEND

-  = Concrete Sidewalk
-  = Bituminous Pavement
-  = Permeable Pavers
-  = River Rock Mulch w/ Geofabric & Landscaping
-  Additional areas of River Rock Mulch w/ Geofabric and Landscaping or grass space

MAIN STREET

FUTURE BUILDING
FFE=1162.20±

7

13

7

11

7

7

10

4

20

10

10

10

LYON STREET

10" PVC

22" RCPC

10" PVC

8" PVC

6"

8" PVC

RIM1157.25
FL1153.95

152.96

1ST STREET

RIM1157.69
FL1153.49

10" PVC

RIM1157.25
FL1153.95

152.96

8" PVC

6"

8" PVC

6"

8" PVC

6"

8" PVC

6"

8" PVC

6"

8" PVC

10" PVC

22" RCPC

10" PVC

8" PVC

6"

8" PVC

RIM1157.25
FL1153.95

152.96

8" PVC

6"

8" PVC

6"

8" PVC

6"

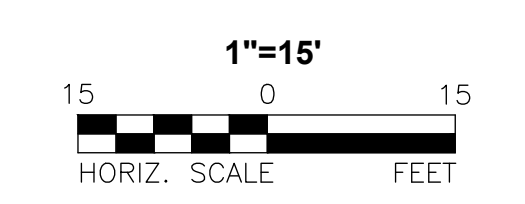
8" PVC

6"

8" PVC

6"

8" PVC



Comments:
 Jones Haugh Smith
 515 South Washington Ave. Albert Lea, MN 56007-3734-8876
 Reg. No. 42714
 Date: 8/7/2020

**BLOCK 11 APARTMENTS
 BUILDING #1
 MARSHALL, MN**

Project:
 Revision:
 11/9/2021

No.:
 Date: 1/14/22
 Drawn:
 Checked:
 Project Manager:
 Project Status: CD
 Sheet Title:
**HARDSCAPE
 PLAN**

Sheet No.:
C3