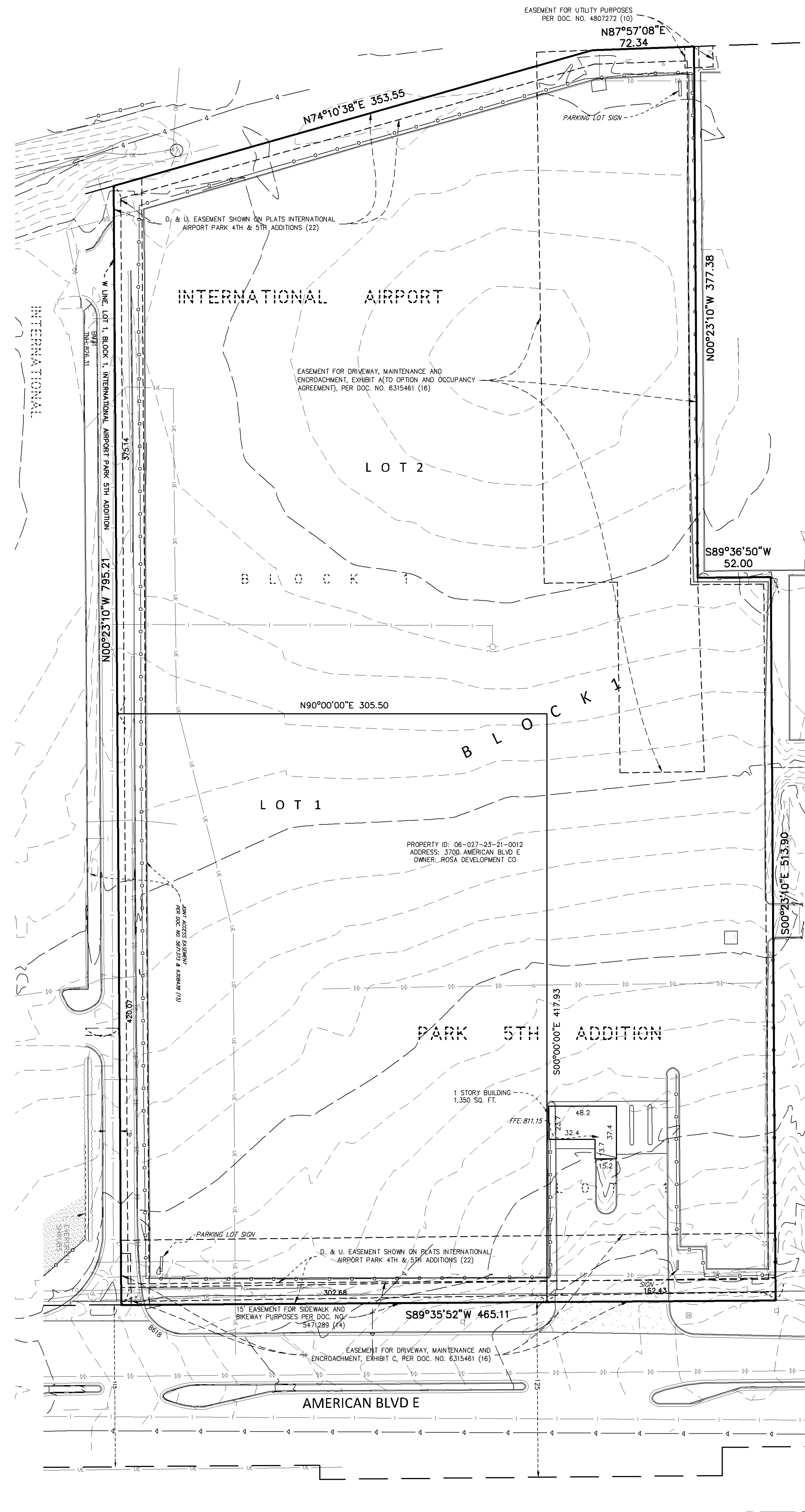


# PRELIMINARY PLAT OF ROSA 1ST ADDITION



| LEGEND                               |                               |                        |
|--------------------------------------|-------------------------------|------------------------|
| ● FOUND MONUMENT                     | — BOUNDARY LINE               | --- EASEMENT LINE      |
| ○ FOUND CAST IRON MONUMENT           | --- RIGHT-OF-WAY LINE         | --- SETBACK LINE       |
| ○ FOUND RIGHT-OF-WAY MONUMENT        | --- UNDERLYING / ADJACENT LOT | --- RESTRICTED ACCESS  |
| ○ SET MONUMENT MARKED L & H (100.00) | --- TIE LINE                  | --- TREE LINE          |
| ○ GATE VALVE / HYDRANT               | --- SECTION LINE              | --- CONCRETE CURB      |
| ○ SANITARY MANHOLE                   | --- DEED DISTANCE             | --- BUILDING LINE      |
| ○ CLEAN OUT                          | --- WATERMAIN                 | --- BUILDING CANOPY    |
| ○ STORM MANHOLE                      | --- SANITARY SEWER            | --- BITUMINOUS SURFACE |
| ○ STORM CATCH BASIN                  | --- STORM SEWER               | --- CONCRETE SURFACE   |
| ○ FLARED END SECTION                 | --- UNDERGROUND ELECTRIC      |                        |
| ○ TRANSFORMER                        | --- UNDERGROUND TELEPHONE     | ○ DECIDUOUS TREE       |
| ○ LIGHT                              | --- UNDERGROUND GAS           | ○ CONIFEROUS TREE      |
| ○ GUY ANCHOR                         | --- OVERHEAD ELECTRICAL WIRE  | ○ SPOT ELEVATION       |
| ○ UTILITY POLE                       | --- CHAIN LINK FENCE          | ○ CONTOUR              |
| ○ GUARD POST                         | --- WOOD FENCE                | ○ SOIL BORING          |
| ○ SIGN                               | --- WIRE FENCE                | ○ REGULAR PARKING      |
| ○ GAS METER                          | --- WET LAND                  | ○ STALL COUNT          |
| ○ GAS MANHOLE                        | --- RETAINING WALL            | ○ TRAFFIC MARKERS      |
| ○ ELECTRIC MANHOLE                   | --- BLOCK RETAINING WALL      |                        |
| ○ ELECTRIC METER                     | --- STONE RETAINING WALL      |                        |
| ○ TELEPHONE PEDESTAL                 | --- POND / WATER LINE         |                        |
| ○ CABLE TV BOX                       | --- FEMA FLOOD ZONE LINE      |                        |
| ○ COMMUNICATIONS MANHOLE             |                               |                        |

## DESCRIPTION

Description from title commitment:  
Parcel 1:  
Lot 1, Block 1, International Airport Park 5th Addition, Hennepin County, Minnesota.  
Abstract Property

## PROPERTY SUMMARY

TOTAL SITE AREA: 378,124 S.F.  
LOT 1: 127,410 S.F.  
LOT 2: 250,714 S.F.

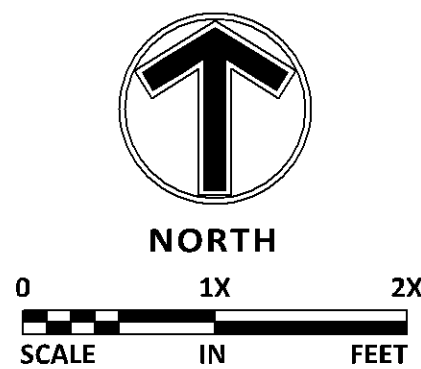
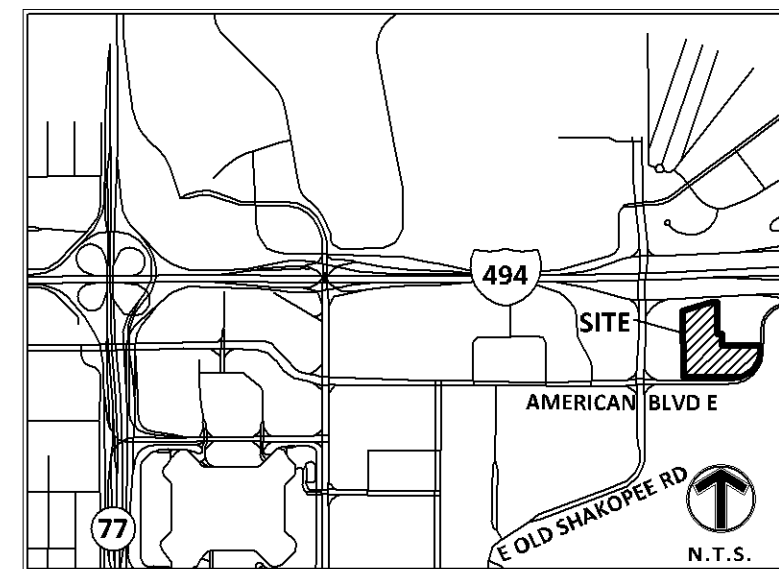
## SITE SETBACKS

- ZONE: HX-R
- NO MINIMUM BUILDING SETBACK REQUIRED FROM PROPERTY LINES FRONTING PUBLIC STREET.
  - MINIMUM BUILDING SETBACK ALONG A LOT LINE NOT ADJACENT TO A PUBLIC STREET IS 10 FEET, UNLESS THE LOT LINE SEPARATES TWO PORTIONS OF THE SAME SITE, IN WHICH CASE NO MINIMUM BUILDING SET BACK FROM THE INTERNAL LOT LINE IS REQUIRED.
  - BUILDINGS MUST NOT ENCROACH INTO PUBLIC EASEMENTS.
  - TO CREATE AN ACTIVE PEDESTRIAN LEVEL ENVIRONMENT, AT LEAST ONE PUBLIC ENTRANCE TO BUILDINGS WITH GROUND LEVEL RETAIL AND SERVICE MUST BE LOCATED WITHIN 20 FEET OF A PUBLIC STREET, INTERNAL PRIVATE STREET OR MAJOR PEDESTRIAN WAY.

## DEVELOPMENT NOTES

- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.

## VICINITY MAP



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763.476.6532 facsimile  
Engineering | Surveying | Planning | Environmental

**Client**  
**ROSA DEVELOPMENT**

334 NE 1st AVENUE  
DELRAY BEACH, FLORIDA 33444

**Project**  
**3700 AMERICAN BLVD EAST**

**Location**  
**EAST BLOOMINGTON**  
3700 AMERICAN BLVD

**Certification**

**Summary**  
Designed: Drawn:ms  
Approved:ms Book / Page:-  
Phase:PRELAT Initial Issued:02/07/2020

**Revision History**  
No.Date By Submittal / Revision

**Sheet Title**  
**PRELIMINARY PLAT**

**Sheet No. Revision**  
**1/1**

**Project No. 21730.01**