



1.01 Acres

FOR LEASE

1405 North Broadway Ave,
Rochester, MN

- Ground Lease or Build-to-Suit Opportunity
- 1.01 Acres available
- Highly visible with high traffic counts on North Broadway
- Located between a Caribou and Starbucks
- Call for Pricing

**FOR MORE
INFORMATION:**

[VISIT OUR WEBSITE](#)

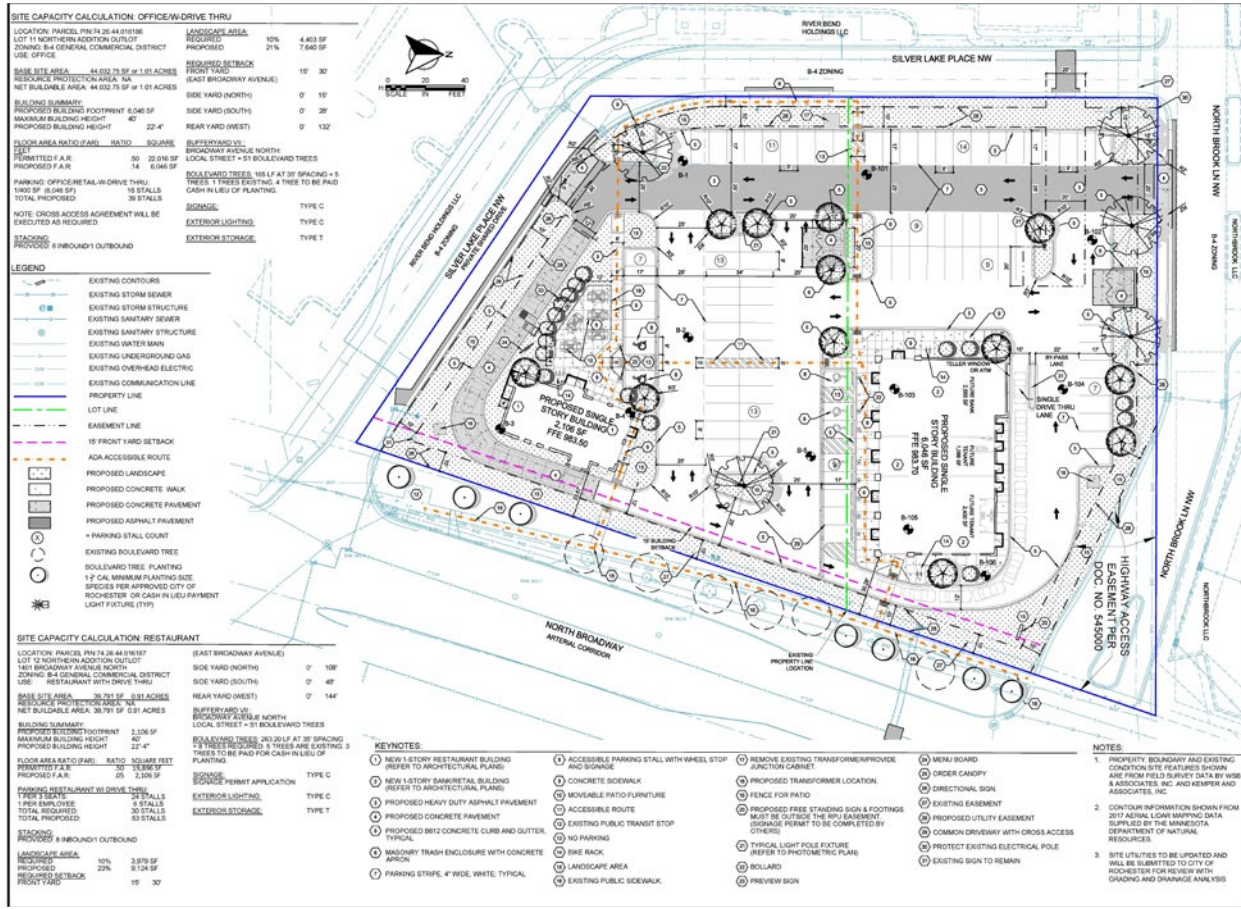


507-281-1002



507-289-8000

Site Plan



SITE CAPACITY CALCULATION OFFICE/DRIVE THRU

LOCATION: PARCEL PIN 74.26.44.015186
 LOT 11 NORTHERN ADDITION OUTLOT
 ZONING: B4 GENERAL COMMERCIAL DISTRICT
 USE: OFFICE

LANDSCAPE AREA RECORDED	10%	4,403 SF
PROPOSED	21%	7,640 SF

BASE SITE AREA: 44,032.75 SF OF 1.01 ACRES
 RESOURCE PROTECTION AREA: NA
 NET BUILDABLE AREA: 44,032.75 SF OF 1.01 ACRES

BUILDING SUMMARY

PROPOSED BUILDING FOOTPRINT	6,546 SF
MINIMUM BUILDING HEIGHT	40'
PROPOSED BUILDING HEIGHT	22'-4"
REAR YARD (WEST)	0' 132'

FLOOR AREA RATIO (FAR) - B4 ZONING

PERMITTED F.A.R.	50	22,016 SF
PROPOSED F.A.R.	14	6,546 SF

PARKING OFFICE/RETAIL/DRIVE THRU

1800 SF (18,000 SF)	18 STALLS
TOTAL PROPOSED	30 STALLS

NOTE: CROSS ACCESS AGREEMENT WILL BE EXECUTED AS REQUIRED.

STAGING

PROPOSED	8 INBOUND/OUTBOUND
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LEGEND

- EXISTING CONTOURS
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURE
- EXISTING SANITARY SEWER
- EXISTING SANITARY STRUCTURE
- EXISTING WATER MAIN
- EXISTING UNDERGROUND GAS
- EXISTING OVERHEAD ELECTRIC
- EXISTING COMMUNICATION LINE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 15' FRONT YARD SETBACK
- ADA ACCESSIBLE ROUTE
- PROPOSED LANDSCAPE
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PARKING STALL COUNT
- EXISTING BOLLARD TREE
- BOLLARD TREE PLANTING
- 1" CAL MINIMUM PLANTING SIZE SPECIES PER APPROVED CITY OF ROCHESTER OR CASH IN LIEU PAYMENT LIGHT FIXTURE (TYP)

SITE CAPACITY CALCULATION RESTAURANT

LOCATION: PARCEL PIN 74.26.44.015187
 LOT 12 NORTHERN ADDITION OUTLOT
 1401 BROADWAY AVENUE NORTH
 ZONING: B4 GENERAL COMMERCIAL DISTRICT
 USE: RESTAURANT WITH DRIVE THRU

LANDSCAPE AREA RECORDED	10%	3,979 SF
PROPOSED	22%	8,124 SF

BASE SITE AREA: 38,791 SF OF 0.89 ACRES
 RESOURCE PROTECTION AREA: NA
 NET BUILDABLE AREA: 38,791 SF OF 0.89 ACRES

BUILDING SUMMARY

PROPOSED BUILDING FOOTPRINT	1,106 SF
MINIMUM BUILDING HEIGHT	40'
PROPOSED BUILDING HEIGHT	22'-4"

FLOOR AREA RATIO (FAR) - B4 ZONING

PERMITTED F.A.R.	50	19,395 SF
PROPOSED F.A.R.	21	8,124 SF

PARKING RESTAURANT/DRIVE THRU

1800 SF (18,000 SF)	18 STALLS
TOTAL PROPOSED	30 STALLS

NOTE: CROSS ACCESS AGREEMENT WILL BE EXECUTED AS REQUIRED.

STAGING

PROPOSED	8 INBOUND/OUTBOUND
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LANDSCAPE AREA

RECORDED	10%	3,979 SF
PROPOSED	22%	8,124 SF

REQUIRED SETBACK

FRONT YARD	15'	30'
EAST BROADWAY AVENUE	0'	106'
SIDE YARD (NORTH)	0'	46'
SIDE YARD (SOUTH)	0'	144'
REAR YARD (WEST)	0'	144'

BUFFER YARD V.S. BROADWAY AVENUE NORTH

LOCAL STREET = 51 BOLLARD TRESS

BOLLARD TRESS 263.20 LF AT 30' SPACING
 5 TRESS REQUIRED & 3 TRESS ARE EXISTING 3 TRESS TO BE PAID FOR CASH IN LIEU OF PLANTING

SOONER SOURCE REENTRY APPLICATION

EXTENSION LIGHTING	TYPE C
EXTENSION LIGHTING	TYPE C
EXTENSION STORAGE	TYPE T

- KEYNOTES**
- NEW 1-STORY RESTAURANT BUILDING (REFER TO ARCHITECTURAL PLANS)
 - NEW 1-STORY BANK/RETAIL BUILDING (REFER TO ARCHITECTURAL PLANS)
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED 8012 CONCRETE CURB AND OUTER TYPICAL
 - MASONRY TRASH ENCLOSURE WITH CONCRETE APRON
 - PARKING STRIPE 4" WIDE, WHITE TYPICAL
 - ACCESSIBLE PARKING STALL WITH WHEEL STOP
 - CONCRETE SIDEWALK
 - MOVABLE PATIO FURNITURE
 - ACCESSIBLE ROUTE
 - EXISTING PUBLIC TRANSIT STOP
 - NO PARKING
 - BIKE RACK
 - LANDSCAPE AREA
 - EXISTING PUBLIC SIDEWALK
 - REMOVE EXISTING TRANSFORMER/PROVIDE JUNCTION CABINET
 - PROPOSED TRANSFORMER LOCATION
 - FENCE FOR PATIO
 - PROPOSED FREE STANDING SIGN & FOOTINGS MUST BE OUTSIDE THE 8'RU EASEMENT (SIGNAGE PERMIT TO BE COMPLETED BY OTHERS)
 - TYPICAL LIGHT POLE FIXTURE (REFER TO PHOTO/METRIC PLANS)
 - BOLLARD
 - PREVIEW SIGN
 - MENU BOARD
 - ORDER CANYON
 - DIRECTIONAL SIGN
 - EXISTING EASEMENT
 - PROPOSED UTILITY EASEMENT
 - COMMON DRIVEWAY WITH CROSS ACCESS
 - PROTECT EXISTING ELECTRICAL POLE
 - EXISTING SIGN TO REMAIN
- NOTES**
- PROPERTY BOUNDARY AND EXISTING CONDITION SITE FEATURES SHOWN ARE FROM FIELD SURVEY DATA BY HOB & ASSOCIATES, INC. AND KEMPER AND ASSOCIATE, INC.
 - CONTOUR INFORMATION SHOWN FROM 2017 AERIAL LIDAR MAPPING DATA SUPPLIED BY THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES.
 - SITE UTILITIES TO BE UPDATED AND WILL BE SUBMITTED TO CITY OF ROCHESTER FOR REVIEW WITH GRADING AND DRAINAGE ANALYSIS

wsb

WSS PROJECT NO.: 011421-000

SCALE: AS SHOWN
 PLAN BY: ATB
 DESIGN BY: LMR
 CHECK BY: BF

REVISIONS

NO.	DATE	DESCRIPTION	BY
1		ISSUED FOR PERMIT	ATB
2		ISSUED FOR PERMIT	ATB
3		ISSUED FOR PERMIT	ATB

COFFEE SHOP AND OFFICE/RETAIL

ROCHESTER, MINNESOTA

SITE DEVELOPMENT PLAN

SHEET

SDP1.0