

Phase I of the 494-35W Interchange Project may significantly impact Clover Drive. Should Clover Dr be closed, the two commercial driveways must be restored to landscape yards.

The City's supplemental landscaping policy requires that 50% of a building facing a public street be landscaped with foundation plantings.

20-foot landscape yards are required along street facing frontages (Sec. 19.52(c)(4)).

Five-foot interior landscape yard is required along western boundary (Sec. 19.52(c)(4)).

3 HR. RATED WALL

VERIFY PROPERTY LINE LOCATION

EXISTING PROPERTY LINE TO BE REMOVED W/ REFLAT

End of tier parking island is required. Island must have one deciduous tree and be three feet shorter than adjacent parking stall.

Provide adequate turning radius to accommodate BFD Ladder 1

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

These parking islands appear larger than others and would be difficult to pull out of. Other areas in the parking lot pose similar challenges.

Identify all building materials proposed for all additions or exterior changes. Section 19.63.08

Two freestanding signs may not remain. One along the north must be removed. Prefer the east sign is removed from the right-of-way.

| SITE DATA                           |                 |
|-------------------------------------|-----------------|
| <b>BUILDING</b>                     |                 |
| BASEMENT                            |                 |
| WAREHOUSE                           | 6,313 SQ. FT.   |
| RETAIL                              | 45,540 SQ. FT.  |
| TOTAL BASEMENT                      | 51,853 SQ. FT.  |
| <b>1ST. FLOOR</b>                   |                 |
| WAREHOUSE                           | 11,515 SQ. FT.  |
| RETAIL                              | 65,982 SQ. FT.  |
| WAREHOUSE                           | 1,196 SQ. FT.   |
| TOTAL 1ST. FLOOR                    | 78,693 SQ. FT.  |
| <b>2ND. FLOOR</b>                   |                 |
| RETAIL                              | 78,004 SQ. FT.  |
| TOTAL 2ND. FLOOR                    | 78,004 SQ. FT.  |
| TOTAL BUILDING                      | 208,550 SQ. FT. |
| <b>PARKING</b>                      |                 |
| <b>REQUIRED PARKING</b>             |                 |
| 1 PER 220 FOR THE 1ST. 20,000 =     | 90 STALLS       |
| 1 PER 600 FOR THE NEXT 30,000 =     | 50 STALLS       |
| 1 PER 1000 OVER 50,000              |                 |
| 208,550 - 50,000 = 158,550 / 1000 = | 159 STALLS      |
| TOTAL REQUIRED PARKING STALLS =     | 299 STALLS      |
| <b>PROVIDED PARKING</b>             |                 |
| NORTH LOT = 22 + 13 NEW STALLS      | 35 STALLS       |
| EAST LOT =                          | 41 STALLS       |
| SOUTH LOT =                         | 201 STALLS      |
| WEST LOT =                          | 24 STALLS       |
| TOTAL PROVIDED PARKING STALLS =     | 301 STALLS      |

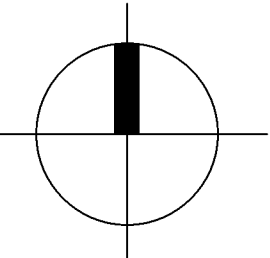
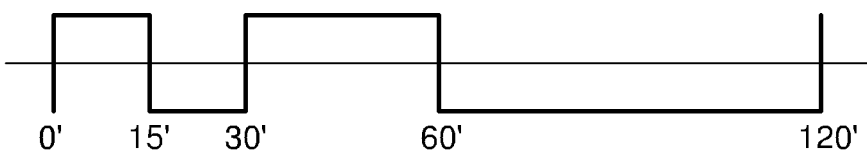
Sidewalk connections for east, west and north parking lots recommended if south entrance will be the only entrance

Room for proof of parking, if needed.

① SITE PLAN  
1" = 30'-0"

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HOM BLOOMINGTON

Drawing No :

AS1

Project No : 15-107

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