

Building is required to be sprinklered per MSBC 1306.

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

Appliances/cooking producing grease laden vapors requires a hood and suppression system.

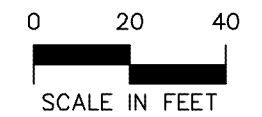
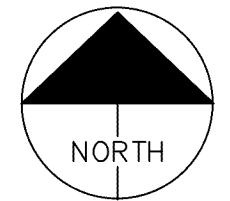
Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Provide for the new structure and maintain for existing structures emergency vehicle access throughout the property.

Drive-through must have six stacking spaces from the first point of contact, which is the order board in this case. Stacking spaces must be a minimum of ten feet by 20 feet in size. See Section 21.301.05 of the City Code for drive-through standards!

North access is too close to traffic signal and driveway traffic queue. Right-in only at this north driveway is recommended as it would function more safely and without backing up the drive through. Traffic exiting the site would go around to southern drive aisle.

Show the sidewalk through the site which should remain and/or be enhanced



SHEET NO. EX-1

DRAWN BY: BRJ  
DATE: 07/10/19

CONCEPT SITE PLAN

OPPIDAN CAFE  
BLOOMINGTON, MN

**Kimley»Horn**  
767 BLUES STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-946-4007  
WWW.KIMLEY-HORN.COM

ZONING	B4 NEIGHBORHOOD COMM PD OVERLAY
PARCEL SIZE	1.18 ACRES

PARKING	
REQUIRED	PROPOSED
1 SPACE PER 2.5 INDOOR SEATS, AND 1 SPACE PER 5 OUTDOOR SEATS	47 SPACES

DRIVE THRU REQ'S	
REQUIRED	PROPOSED
PROVIDE 6 SPACES AFTER POINT AT WHICH VEHICLES MUST STOP	3 SPACES PROVIDED

Trash and recycling storage must comply with Section 21.301.17 of the City Code. External trash storage is not permitted. The finish plan of the internal trash room must meet the performance standards for food service facilities.

Show sidewalk realignment and connection in this modified area.

Minimum 7' sidewalk width adjacent to parking stalls

LYNDALE AVENUE SOUTH

Must meet current MN State Building Code

SAC review by MET council will be required.

Must meet MN Accessibility Code

When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.

Label modified drive/access aisle width

EXISTING PARKING AREA TO REMAIN INFRINGES ON PARKING SETBACK

CROSS ACCESS EASEMENT

CROSS ACCESS EASEMENT

PATIO

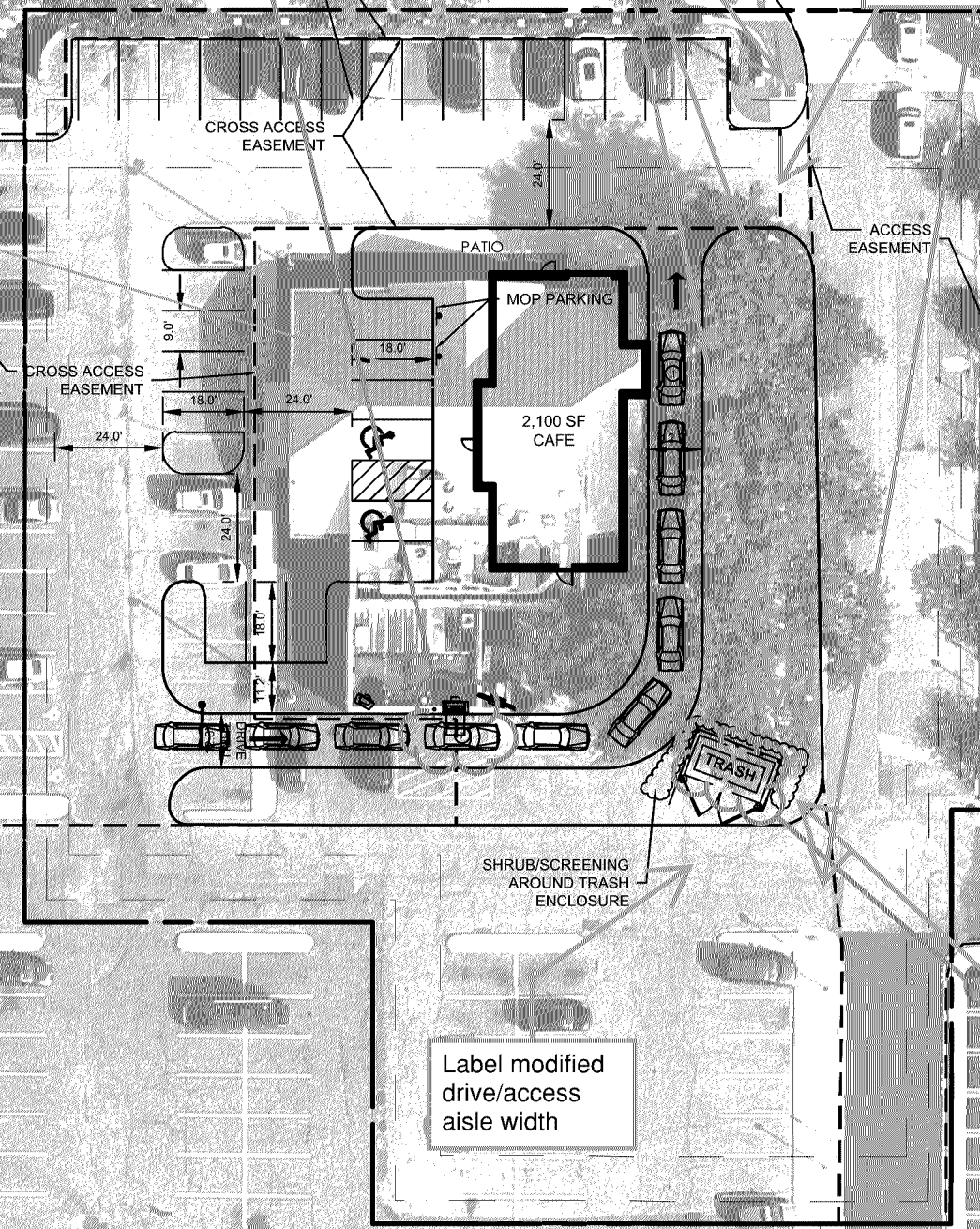
MOP PARKING

2,100 SF CAFE

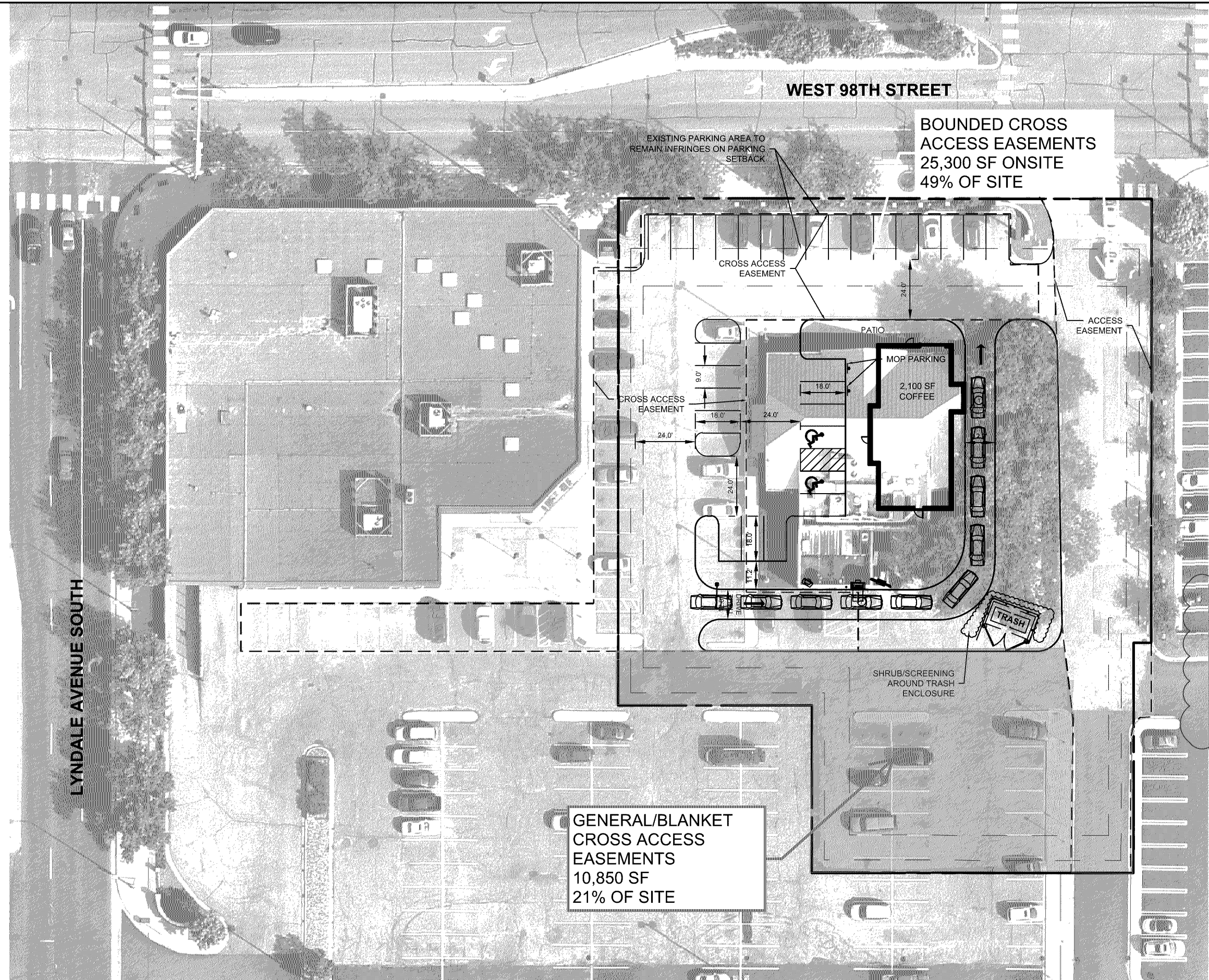
ACCESS EASEMENT



SHRUB/SCREENING AROUND TRASH ENCLOSURE







WEST 98TH STREET

**BOUNDED CROSS ACCESS EASEMENTS**  
 25,300 SF ONSITE  
 49% OF SITE

EXISTING PARKING AREA TO REMAIN, INFRINGES ON PARKING SETBACK

CROSS ACCESS EASEMENT

ACCESS EASEMENT

CROSS ACCESS EASEMENT

PATIO

MOP PARKING

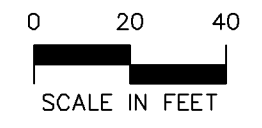
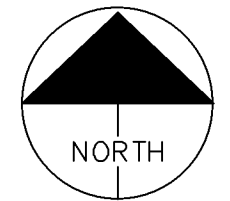
2,100 SF COFFEE

TRASH

SHRUB/SCREENING AROUND TRASH ENCLOSURE

**GENERAL/BLANKET CROSS ACCESS EASEMENTS**  
 10,850 SF  
 21% OF SITE

LYNDALE AVENUE SOUTH



ZONING	B2 GENERAL COMMERCIAL
PARCEL SIZE	1.18 ACRES

PARKING	
REQUIRED	PROPOSED
1 SPACE PER 2.5 INDOOR SEATS, AND 1 SPACE PER 5 OUTDOOR SEATS	47 SPACES

DRIVE THRU REQ'S	
REQUIRED	PROPOSED
PROVIDE 6 SPACES AFTER POINT AT WHICH VEHICLES MUST STOP	3 SPACES PROVIDED

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 PHONE: 651-945-7977  
 WWW.KIMLEY-HORN.COM