

SITE PLAN KEY

-  BUILDING ENTRANCE
-  GARAGE ENTRANCE
-  STAIR

Unit Mix

1 BR - 100% ~720 SF

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 P in the 2020 MSFC shall be provided throughout the property and within the structures.

Building/property shall be adequately signed for emergency response.

Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

Provide a sidewalk connection between the main entrance and the trail on the east side of the drive lane.

72 Surface Stalls

4 Stories - Senior Living
17,608 SF -81 Units
2 Stories - Garage
99 Stalls

802.36
801.86
2.09
802
301.87
97.87
801.56
801.06
TW: 801.0
3W: 797.0

1 SD Site Plan
1/32" = 1'-0"

Must meet 2020 MN
State Building Code

Must meet 2020 MN
Accessibility Code.

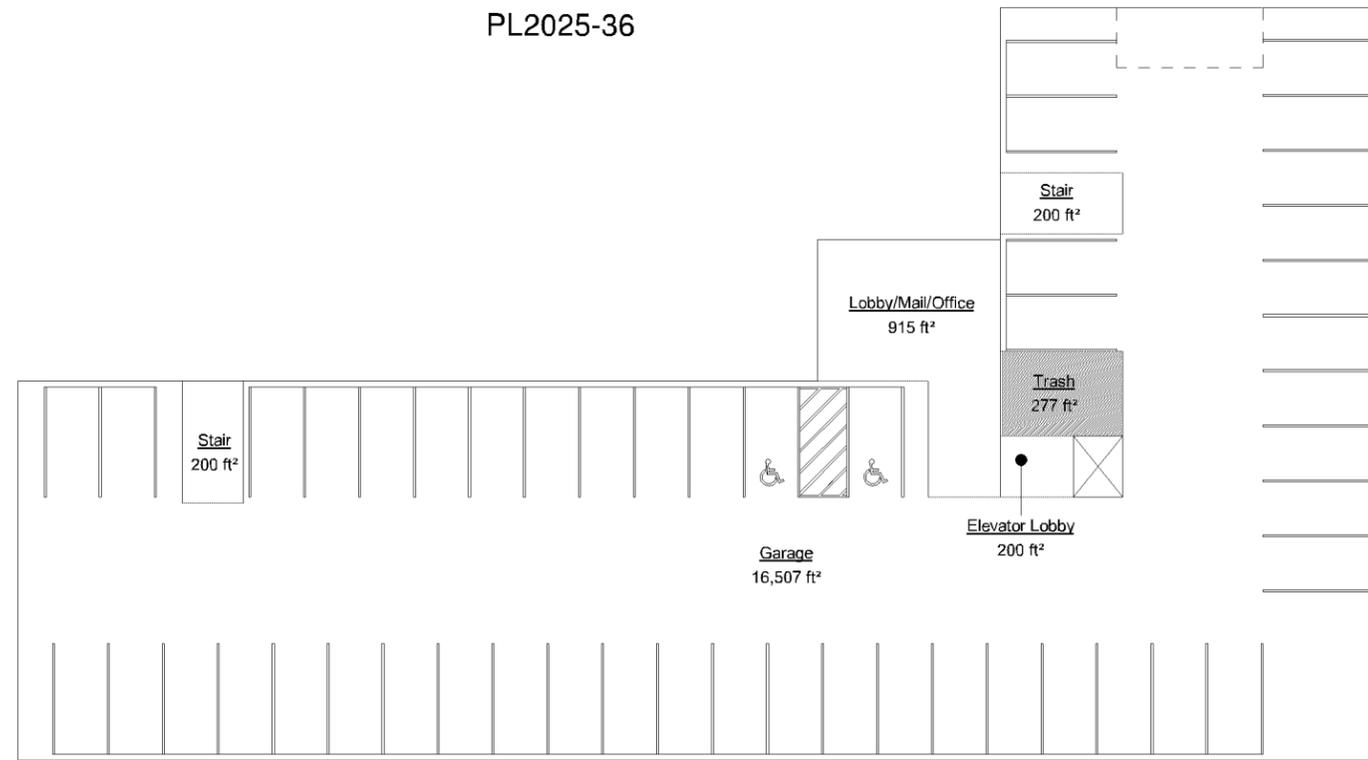
Building plans must
be signed by a MN
licensed architect.

SAC review by MET council will be required.

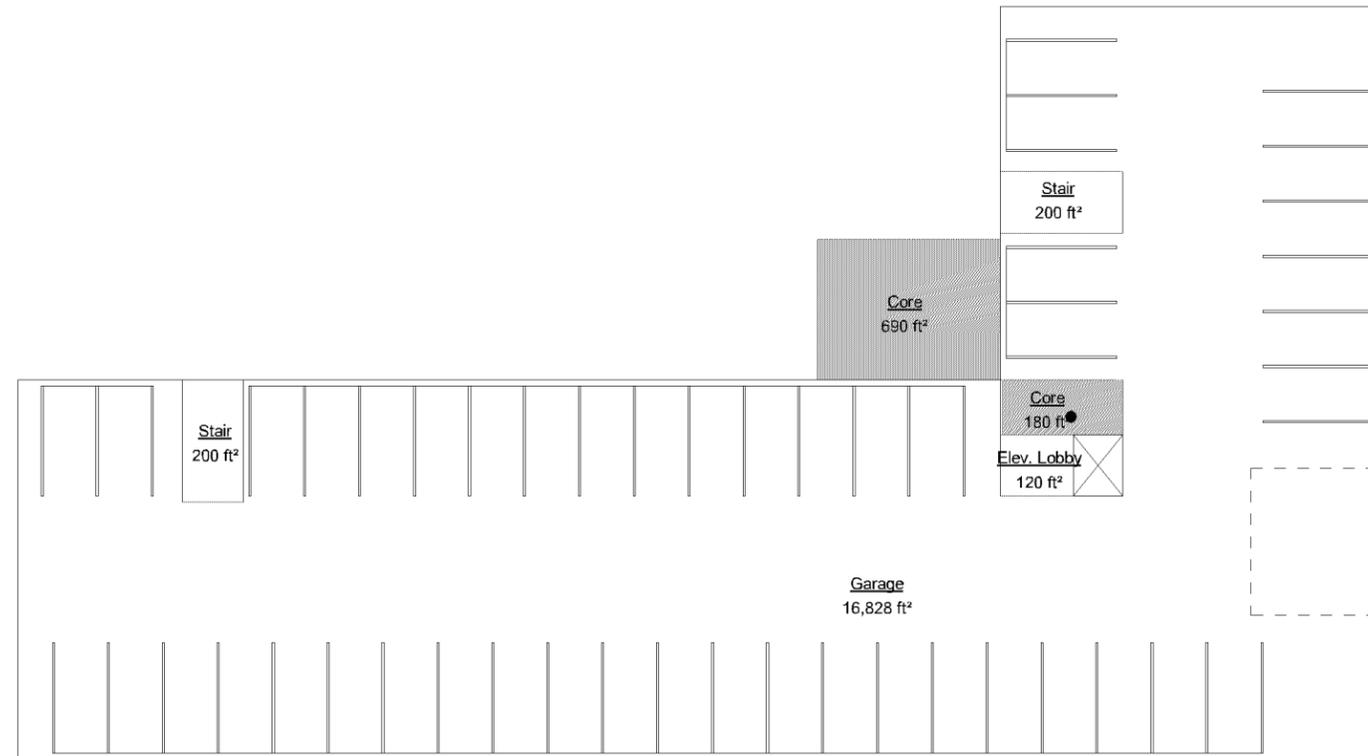
On January 2nd, 2025, the City of Bloomington
implemented a City SAC charge. The cost will be \$2,026
per City SAC unit. The amount of SAC charged will
mirror the MET Council Determination. This applies to
any permits submitted on or after 01/02/25.

When plans are 80%
complete please contact
Building & Inspections to set
up a Building Code review.

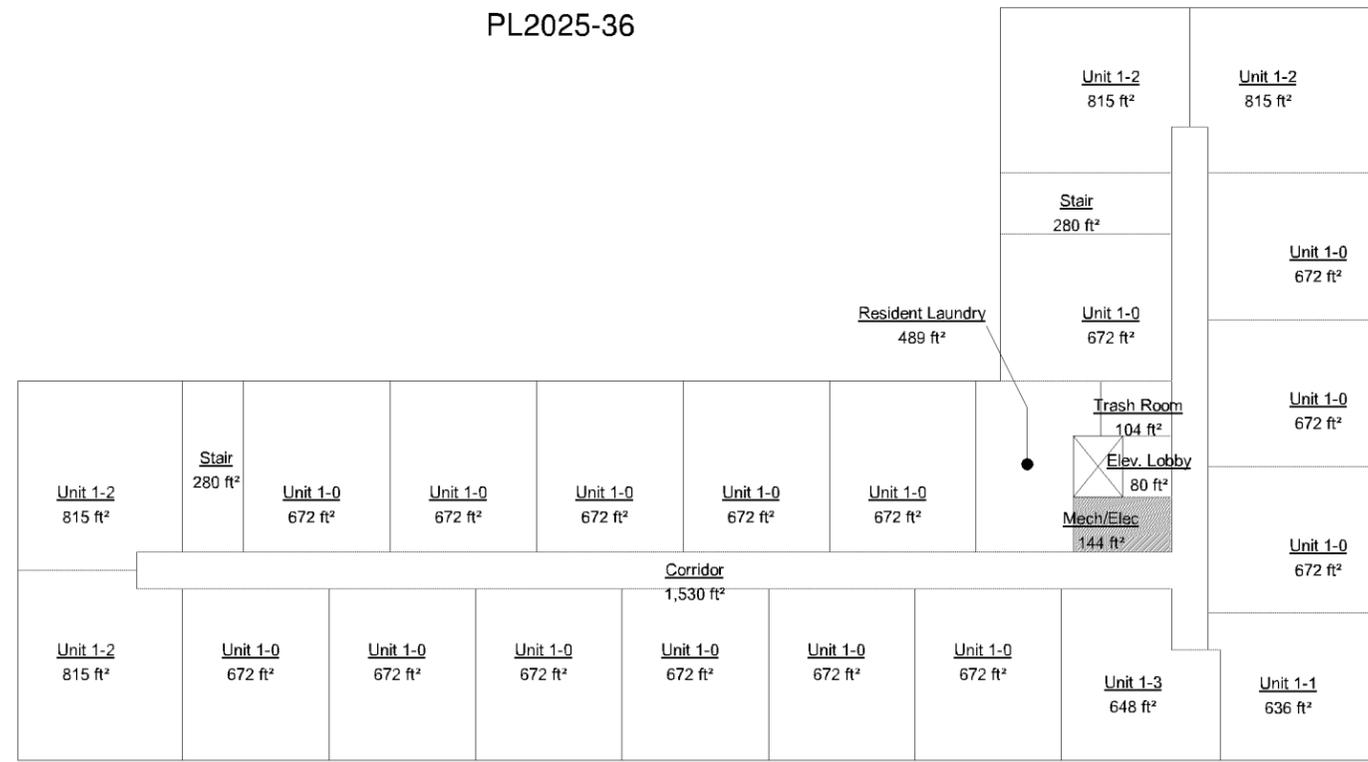
Provide a detailed code
analysis with the plans.



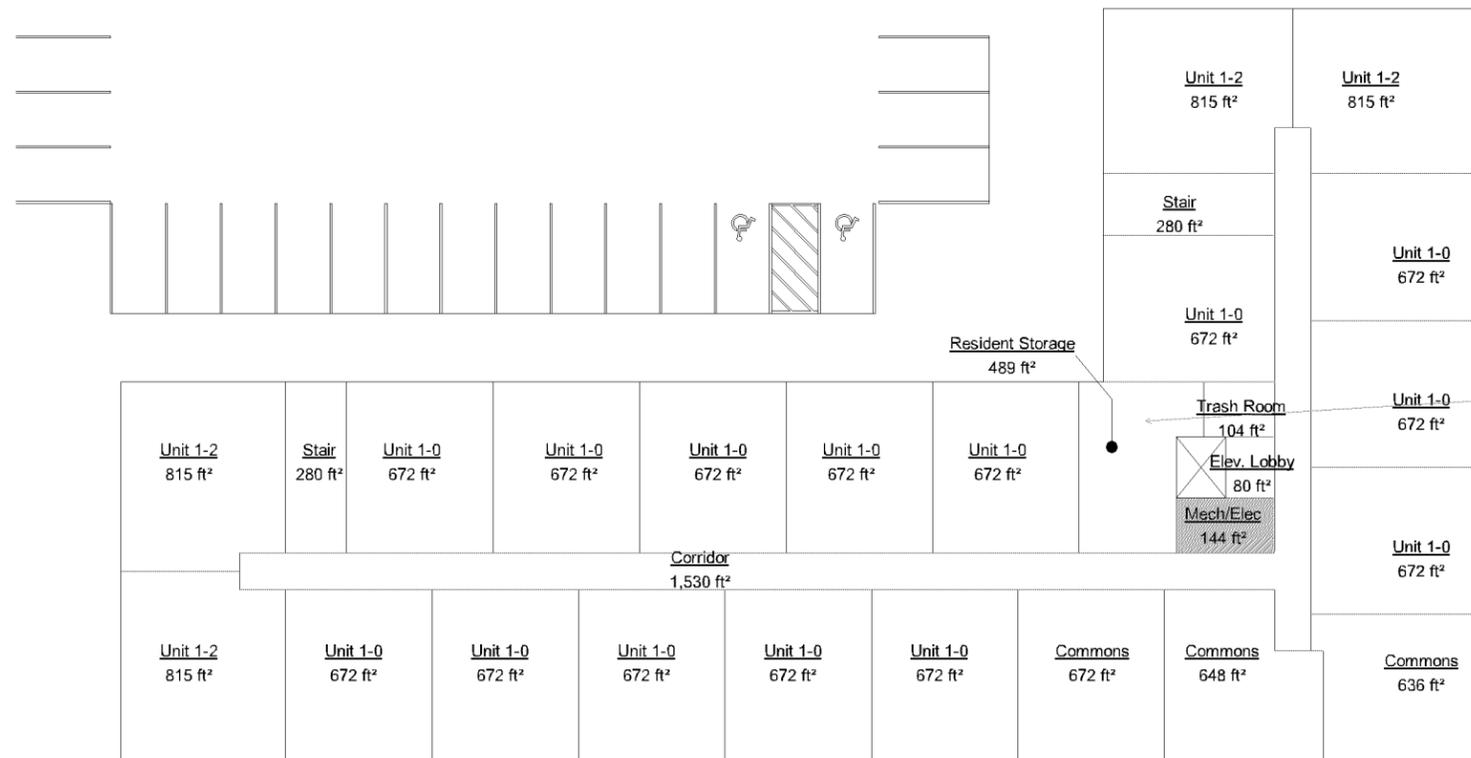
2 Level -1
1" = 30'-0"



1 Level -2
1" = 30'-0"

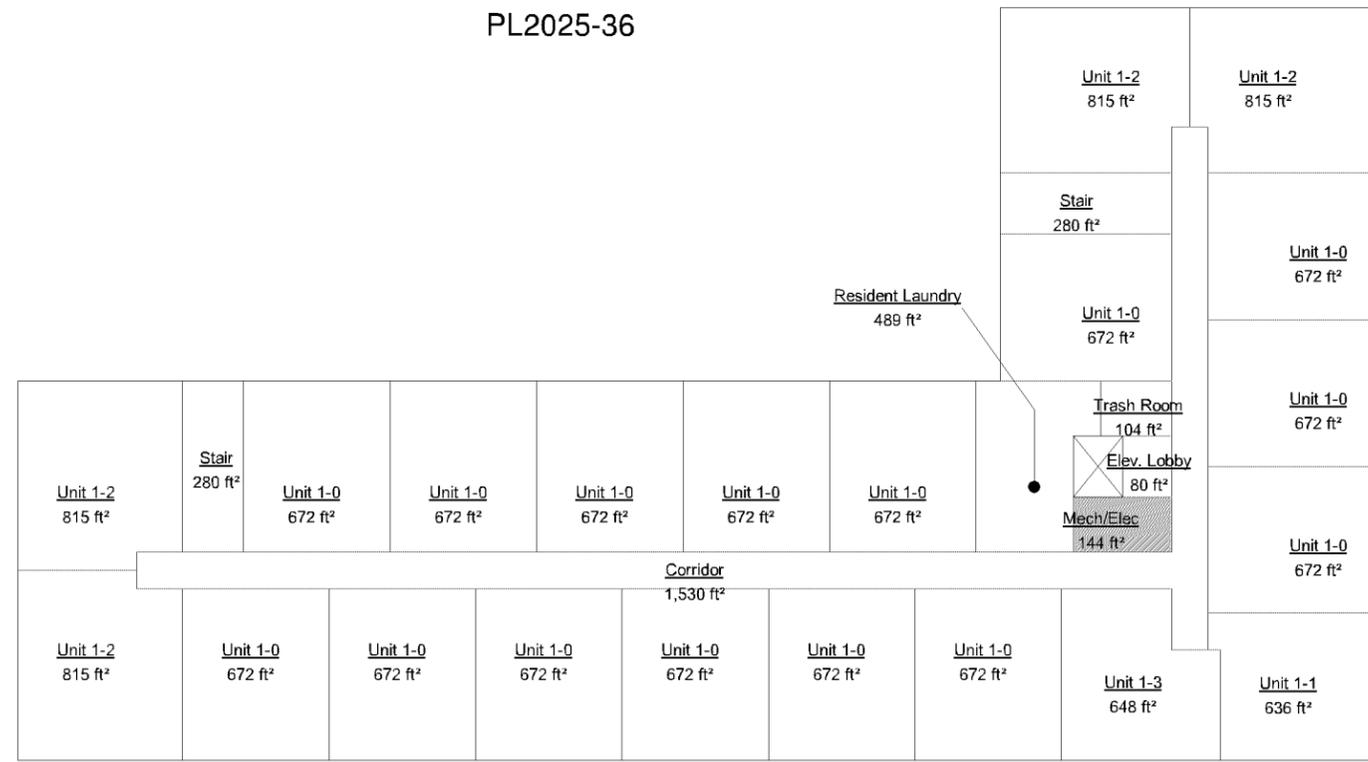


2 Level 2
 1" = 30'-0"

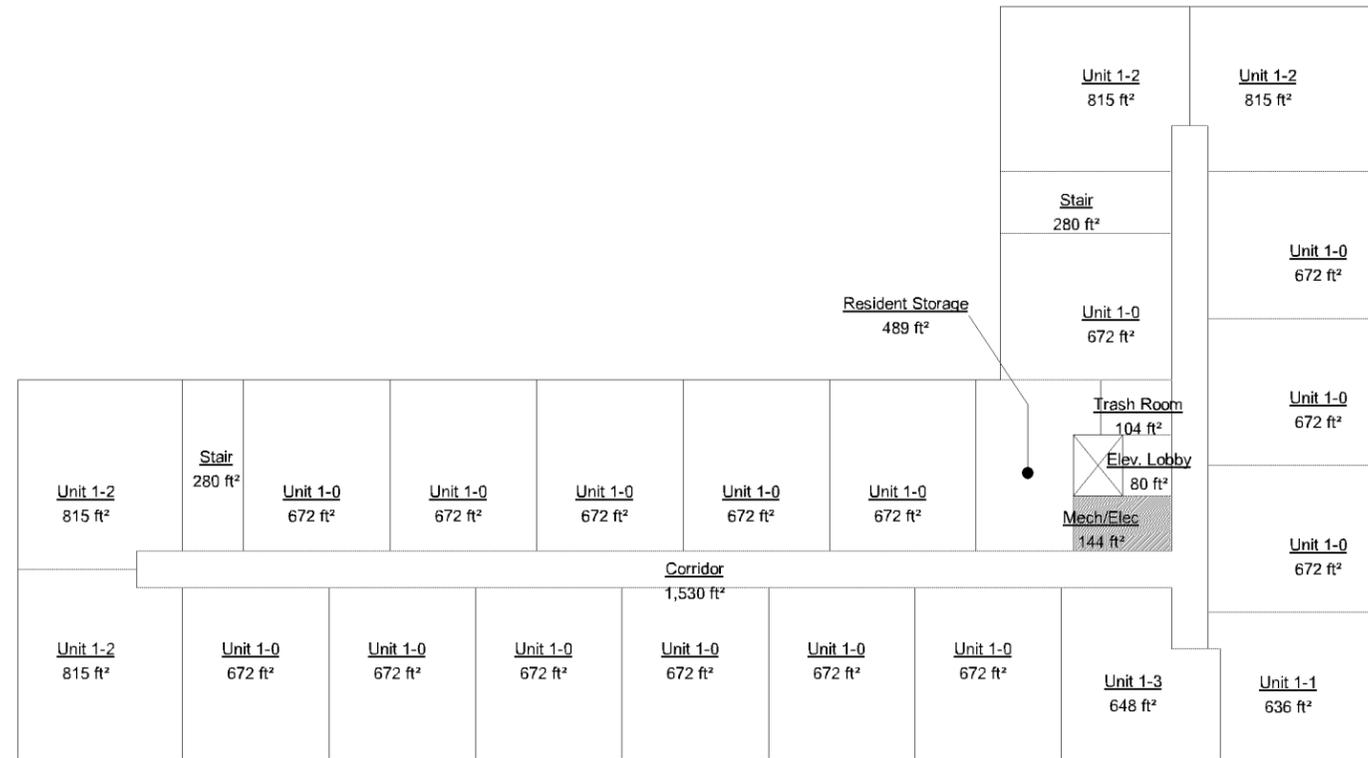


Senior housing is not subject to the storage unit requirement. That said, City Code does require adequate in-unit storage space. It may be prudent to incorporate storage units anyway.

1 Level 1
 1" = 30'-0"



2 Level 4
 1" = 30'-0"



1 Level 3
 1" = 30'-0"