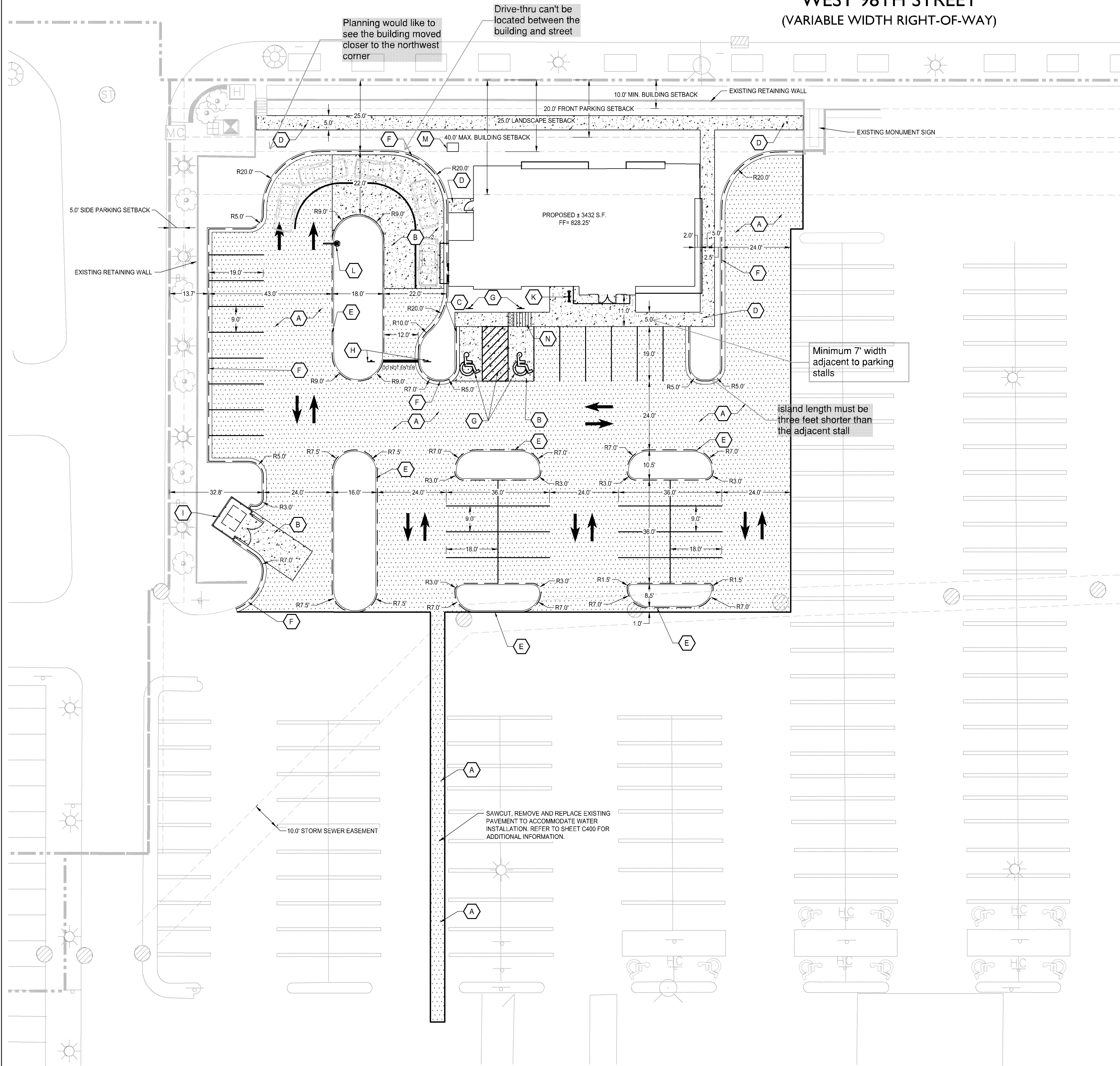


All emergency vehicle access lanes shall support a minimum 40 tons.

Provide adequate turning radius to accommodate BFD L3 for all emergency vehicle access lanes.

WEST 98TH STREET (VARIABLE WIDTH RIGHT-OF-WAY)



SITE DATA:

ZONING: SITE - B-4, NEIGHBORHOOD COMMERCIAL CENTER (PD)
 NORTH - B-4, NEIGHBORHOOD COMMERCIAL CENTER
 EAST - B-4, NEIGHBORHOOD COMMERCIAL CENTER (PD)
 WEST - B-4, NEIGHBORHOOD COMMERCIAL CENTER (PD)
 SOUTH - B-4, NEIGHBORHOOD COMMERCIAL CENTER (PD)

SITE LAND USE: PARKING LOT (EXISTING)
 BANK/FINANCIAL INSTITUTION WITH DRIVE-THRU (PROPOSED)

BUILDING SETBACKS:
 ALONG PUBLIC STREET: 10' MIN, 40' MAX
 REAR: 15' (20' FOR BUILDINGS > 4 STORIES IN HEIGHT)
 SIDE: 10' (20' FOR BUILDINGS > 4 STORIES IN HEIGHT)

PARKING SETBACKS:
 FRONT: 20' FROM R.O.W. LINE
 SIDE: 5' (NOT ABUTTING STREET)

LANDSCAPE SETBACKS:
 FRONT: 25' BUILDING

PARKING: TOTAL REQUIRED: 15 PARKING STALLS
 TOTAL PROVIDED: 33 PARKING STALLS

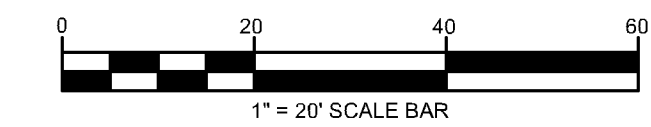
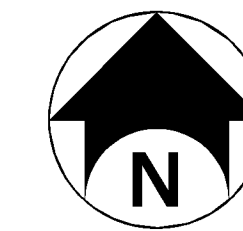
BUILDING HEIGHT: 80' ALLOWED (6 STORIES)

KEY NOTES: (A)

- A. STANDARD PAVEMENT SECTION.
- B. CONCRETE PAVEMENT.
- C. CURB TAPER TRANSITION FROM 6" CURB TO 0" CURB.
- D. CONCRETE SIDEWALK.
- E. BARRIER CURB. SEE DETAIL 8 ON SHEET A0.4
- F. B-CURB WITH GUTTER (TYP.) SEE DETAIL 9 ON SHEET A0.4
- G. ADA STRIPPING AND SIGNAGE (TYP.)
- H. PROPOSED STOP / DO NOT ENTER SIGN
- I. DUMPSTER ENCLOSURE. SEE DETAIL SHEET A0.4
- J. APPROXIMATE PROPOSED LIGHT POLE. SEE SHEET A0.5 FOR LIGHT POLE BASE DETAIL. REFER TO ELECTRICAL PLANS FOR EXACT LOCATION.
- K. BIKE RACK.
- L. DETACHED DRIVE-UP HEADACHE BAR PLAN. SEE DETAIL SHEET A0.4
- M. APPROXIMATE LOCATION OF TRANSFORMER.
- N. ADA RAMP.

SITE LEGEND:

- PROPERTY SETBACK / EASEMENT LINE
- PROPERTY LINE
- [Pattern] CONCRETE
- [Pattern] STANDARD PAVEMENT SECTION



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CHASE BANK EAST BLOOMINGTON

LYNDALE AVE S. AND W 98TH ST.
 BLOOMINGTON, MN 55420



Professional Certification:
 I certify that these plans, specifications or report was prepared by me or under my supervision, and that I am a duly Licensed Professional Engineer under the laws of Minnesota.

Signature:

Printed Name: Paul Furtaw

Date: 2/19/2025

License Number: 60101

ISSUE	DATE	DESCRIPTION
A	02/19/2025	ISSUED FOR DRC REVIEW

CONTENTS

SITE PLAN

SHEET

C200