

SITE DATA		
ZONING SUMMARY		
EXISTING ZONING	R-1	
PROPOSED ZONING	R-1	
	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT	30'-0"	30'-0"
REAR	30'-0"	NA
SIDE ALONG STREET	30'-0"	30'-0"
SIDE	10'-0"	10'-0"
	REQUIRED	PROVIDED
PARKING SUMMARY		
PARKING STALL DIMENSIONS		
COMPACT PARKING STALL DIMENSIONS		
DRIVE AISLE DIMENSIONS		
FIRE ACCESS ROAD DIMENSIONS		
	REQUIRED	PROVIDED
PARKING STALLS - SURFACE		
PARKING STALLS - GARAGE		

Building/property shall be adequately signed for emergency response.

Provide emergency vehicle access, circulation and adequate turning radius for BFD Ladder 3. The access lane is to extending to connecting roadways. Hammerheads and dead end roads do not meet the requirement.

driveway should be minimum 5' from property line

This would be considered the rear yard and would need a 30 ft setback

The driveway will require a joint access agreement

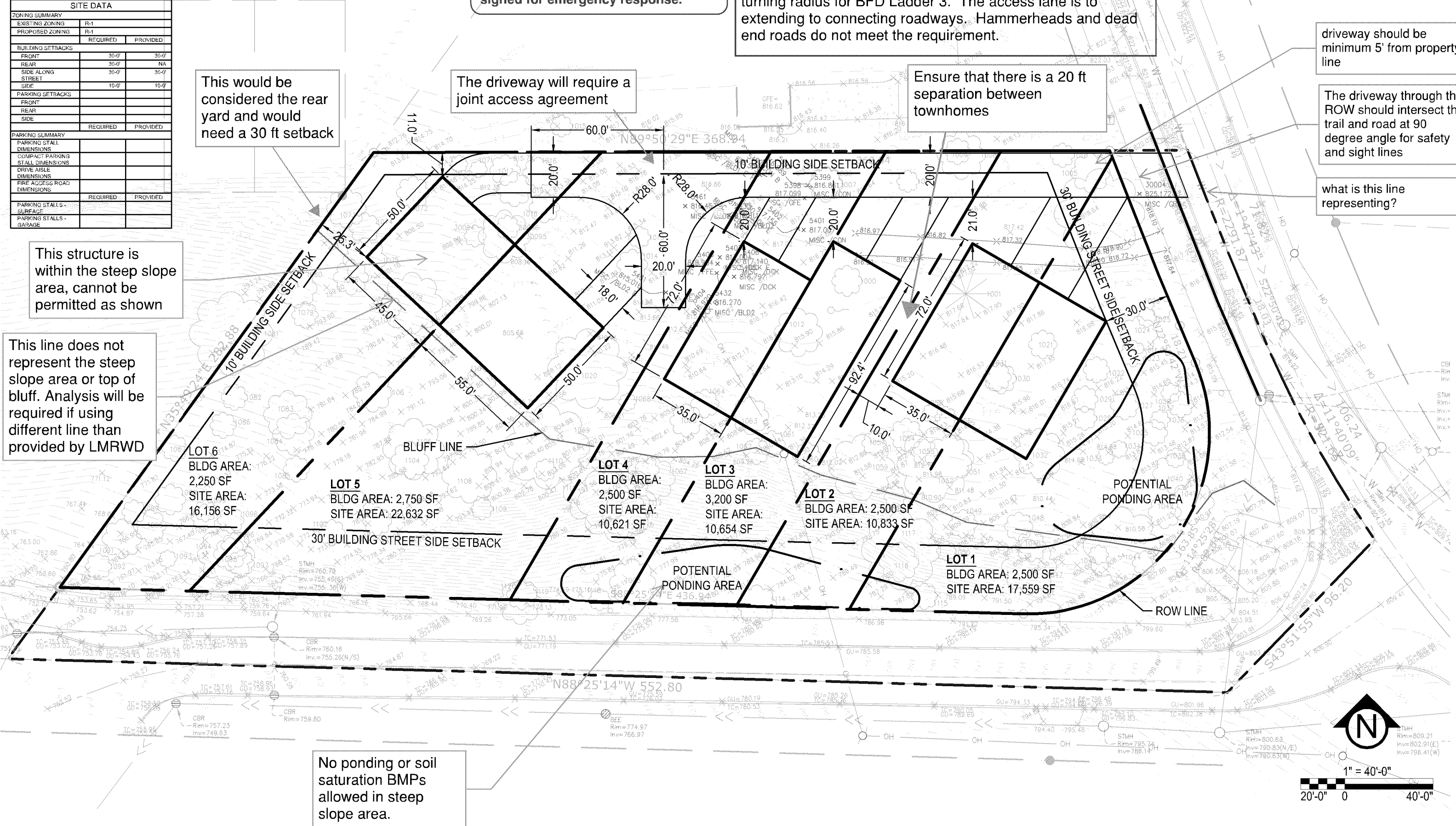
Ensure that there is a 20 ft separation between townhomes

The driveway through the ROW should intersect the trail and road at 90 degree angle for safety and sight lines

what is this line representing?

This structure is within the steep slope area, cannot be permitted as shown

This line does not represent the steep slope area or top of bluff. Analysis will be required if using different line than provided by LMRWD



LOT 6
BLDG AREA: 2,250 SF
SITE AREA: 16,156 SF

LOT 5
BLDG AREA: 2,750 SF
SITE AREA: 22,632 SF

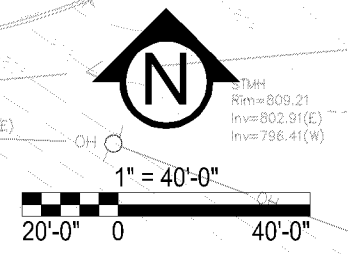
LOT 4
BLDG AREA: 2,500 SF
SITE AREA: 10,621 SF

LOT 3
BLDG AREA: 3,200 SF
SITE AREA: 10,654 SF

LOT 2
BLDG AREA: 2,500 SF
SITE AREA: 10,833 SF

LOT 1
BLDG AREA: 2,500 SF
SITE AREA: 17,559 SF

No ponding or soil saturation BMPs allowed in steep slope area.



BLOOMINGTON FERRY CONCEPT

VILLA SKETCH PLAN

11216 BLOOMINGTON FERRY RD, BLOOMINGTON, MN



4931 W. 35TH ST., #200
ST. LOUIS PARK, MN 55416
Office: 612.615.0060
www.CivilSiteGroup.com

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EX 1