

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)).

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.

Required setback along public streets in the C-3 zoning district is 35 feet.

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	
BUILDING	
BASEMENT	
WAREHOUSE	6,313 SQ. FT.
RETAIL	45,540 SQ. FT.
TOTAL BASEMENT	51,853 SQ. FT.
1ST. FLOOR	
WAREHOUSE	11,515 SQ. FT.
RETAIL	65,982 SQ. FT.
WAREHOUSE	1,196 SQ. FT.
TOTAL 1ST. FLOOR	78,693 SQ. FT.
2ND. FLOOR	
RETAIL	78,004 SQ. FT.
TOTAL 2ND. FLOOR	78,004 SQ. FT.
TOTAL BUILDING	208,550 SQ. FT.
PARKING	
REQUIRED PARKING	
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
PROVIDED PARKING	
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

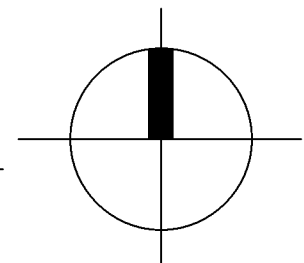
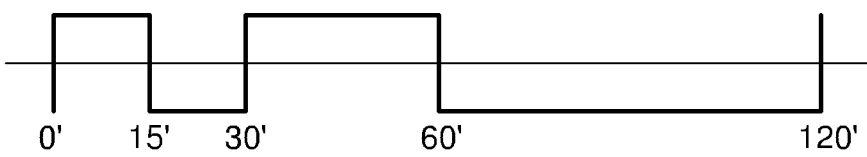
Sidewalk connections for east, west and north parking lots recommended if south entrance will be the only entrance

Room for proof of parking, if needed.

① SITE PLAN
1" = 30'-0"

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Drawing No :

AS1

Project No : 15-107

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