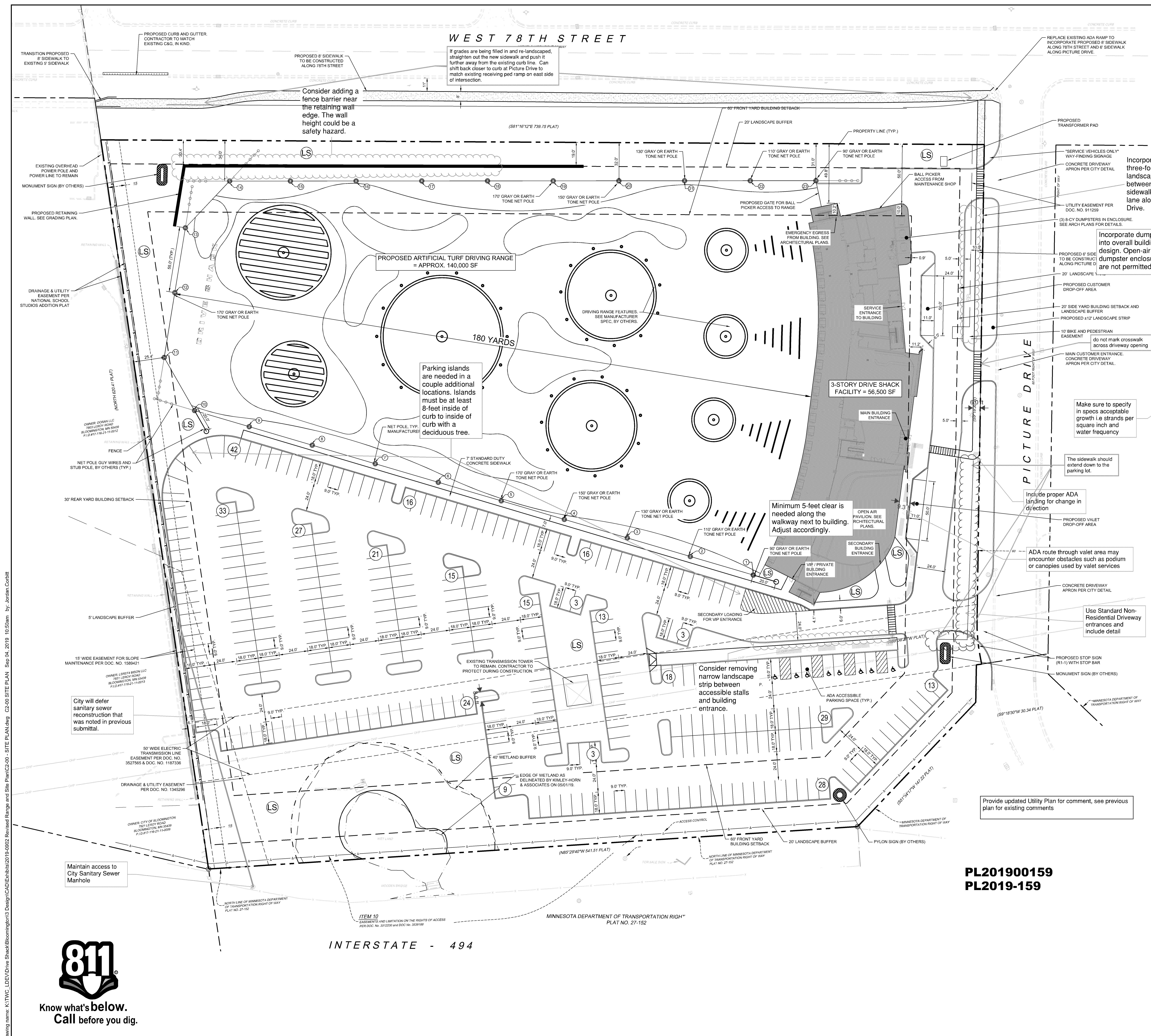


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DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	CO-1 (COMMERCIAL OFFICE DISTRICT)
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
SITE AREA:	9.22 ACRES (401,633 SF)
IMPERVIOUS AREA:	3.73 ACRES (40.5%)
PERVIOUS AREA:	5.49 ACRES (58.5%)
TOTAL DISTURBED AREA:	9.91 ACRES
BUILDING SETBACK:	
FRONT:	60 FT
SIDE:	20 FT
BACK:	30 FT
LANDSCAPE SETBACK:	
FRONT:	20 FT
SIDE:	5 FT
BACK:	30 FT

PARKING SUMMARY:

REQUIRED PARKING: 310 TOTAL SPACES (4.30 SPACES / BAY PER PARKING STUDY PERFORMED BY KIMLEY-HORN AND ASSOCIATES, DATED 06/03/2019).

PROPOSED PARKING: 329 TOTAL SPACES (4.36 SPACES / BAY)

- REGULAR (9' X 18') SPACES = 321 SPACES
- ADA SPACES = 8 SPACES

- TE NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - ALL INNER CURBED RADII ARE TO BE 4'-7" AND OUTER CURBED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' ALL CURB AND GUTTER IS TYPE B&12 UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EAGAN, FIELD, & NOWAK, INC. DATED APRIL 15, 2019.
 - REFER TO ELECTRICAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - CONTRACTOR IS REQUIRED TO ENSURE ALL SIDEWALKS MEET ADA STANDARDS.
 - RESTORE CITY STREET BY COMPLYING WITH THE BLOOMINGTON CITY STREET IMPROVEMENT POLICY.
 - ALL PARKING STALL STRIPING MUST BE PAINTED WHITE.
 - STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPOSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATION IN CITY RIGHT-OF-WAY.
 - PARKING STALL DIMENSIONS TO BE 9'X18' UNLESS OTHERWISE NOTED.

SITE PLAN LEGEND:

---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	LANDSCAPE BUFFER LINE
▨	STANDARD DUTY ASPHALT PAVEMENT
▨	HEAVY DUTY ASPHALT PAVEMENT
▨	STANDARD DUTY CONCRETE SIDEWALK
▨	HEAVY DUTY CONCRETE PAVEMENT
10	PARKING COUNT
LS	LANDSCAPE AREA, TYP. REFER TO LANDSCAPE PLANS
---	PROPOSED ADA ROUTE

Kimley»Horn

DRIVE SHACK HOLDINGS, LLC
1345 AVENUE OF THE AMERICAS
45TH FLOOR
NEW YORK, NEW YORK 10105

DRIVE SHACK

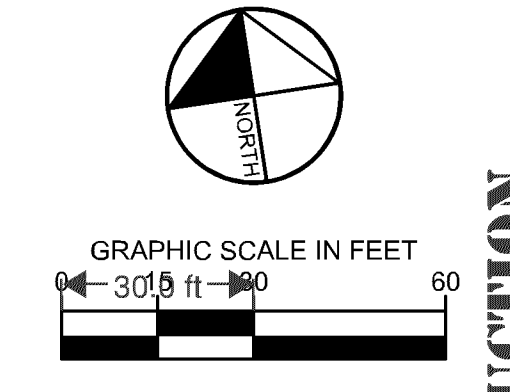
DRIVE SHACK BLOOMINGTON
7500 PICTURE DRIVE
BLOOMINGTON, MINNESOTA

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY:	KHA
DESIGNED BY:	KHA
REVIEWED BY:	KHA
DATE:	07/03/2019
PROJECT NO.:	013120029
TITLE:	SITE PLAN
SHEET NUMBER:	C3-00



PL201900159
PL2019-159



INTERSTATE - 494

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