



EXISTING PROPERTY AREA:	61,653 SF / 1.46 AC.
EXISTING IMPERVIOUS AREA:	33,023 SF / 0.76 AC. (53%)
EXISTING PERVIOUS AREA:	31,632 SF / 0.72 AC. (49%)

DEVELOPMENT AND DESIGN STANDARDS

OFF-STREET PARKING AND DESIGN STANDARD REQUIREMENTS¹
¹ CITY OF BLOOMINGTON ORDINANCE SECTION NO. 21.361.06

MINIMUM REQUIRED OFF-STREET PARKING:	
GENERAL MANUFACTURING:	1 SPACE PER 300 SF GROSS BUILDING AREA
INDUSTRIAL:	PLUS ONE ADDITIONAL SPACE PER EACH 2,500 SF OF OUTSIDE STORAGE AREA

OFFICE 1 SPACE PER 285 SF GROSS BUILDING AREA

OPEN SPACE REQUIREMENTS:
NO GREEN SPACE/PREVIOUS AREA REQUIREMENT FOR THIS ZONING DISTRICT

STORMWATER REQUIREMENTS:
RETAIN 1 INCH OF RUNOFF FROM ALL IMPERVIOUS SURFACES
MATCH EXISTING 1-YR, 10-YR AND 100-YR RUNOFF RATES
PROVIDE 6% TOTAL PHOSPHORUS AND 90% TOTAL SUSPENDED SOLIDS REMOVAL

CONCEPT LOT 1 SITE DATA

BUILDING AREA:
EXISTING BUILDING: 4,323 SF
POTENTIAL PROPOSED ADDITION: 2,034 SF
TOTAL POTENTIAL BUILDING AREA: 6,357 SF

OFF-STREET PARKING CALCULATIONS
 TOTAL PARKING REQUIRED = 13 STALLS
 1 STALL PER 500 SF GROSS BUILDING AREA
 ADDITIONAL PARKING NEEDED IF OUTSIDE STORAGE IS PROVIDED ON SITE

<u>ACCESSIBLE PARKING</u>	
EXISTING ACCESSIBLE PARKING:	0 STALLS
REMOVED ACCESSIBLE PARKING:	0 STALLS
PROPOSED ACCESSIBLE PARKING:	1 STALL
TOTAL ACCESSIBLE PARKING PROVIDED:	1 STALL

REQUIRED ACCESSIBLE PARKING: 1 STALL**

***REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 1 TO 25 STALLS

CONCEPT LOT 2 SITE DATA

BUILDING AREA5
EXISTING BUILDING: 2,230 SF

OFF-STREET PARKING CALCULATIONS
TOTAL PARKING REQUIRED = 5 STALLS
1 STALL PER 500 SF GROSS BUILDING AREA
ADDITIONAL PARKING NEEDED IF OUTSIDE STORAGE IS PROVIDED ON SITE

CURRENT ANALYSIS ASSUMES NO IMPROVEMENTS TO PROPOSED CONCEPT LOT 2.

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS A
COMBINATION OF AERIAL PICTOMETRY IMAGES, LIDAR
CONTOUR INFORMATION AND SETBACKS PER THE CITY
ORDINANCE.
EXISTING UTILITIES AND EXISTING EASEMENTS WERE NOT
TAKEN INTO ACCOUNT WHEN PREPARING THIS PLAN.



PROFESSOR SCRAVEN

never said that this was modification or report was
created by me or under my direct supervision and that
on a day I cannot remember was February under the
name of the State of Minnesota.

License No. 44613
Date 1/26/2016

QUALITY CONTROL

Locks Project No.	15634
Project Lead	JJD
Drawn By	MDC
Checked By	JJD
Review Date	

SUBJECT INDEX

Soil Erosion Control Plan for Removal of Berm

- Install silt fence around perimeter of the property
- Remove 375 cubic yard of soil from the berm
- Grade remaining area to original grade
- Install grass seed to establish green space
- Sweep cul-de-sac of any loose dirt/sand



Lot #2 Plan

- Remove berm according to soil erosion plan
- Grade green space area soil to original grade
- Seed green space area to establish grass
- Install fence to screen storage area on side and behind building
- Establish 20' setback and seed
- Designate employee parking

