

Maintain emergency vehicle access and circulation throughout the property.

Must meet 2020 MN State Building Code

Must meet 2020 MN Accessibility Code.

Provide required accessible stalls per 2020 MN State Accessibility code.

Per Section 1106.6 of 2020 MN Accessibility Code, Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.

If ultimately seeking a variance for the setback, please be sure to address the variance findings of fact in the project summary:

- (1) Zoning variances may only be approved when:
- (A) The variance is in harmony with the general purposes and intent of the ordinance;
  - (B) The variance is consistent with the Comprehensive Plan;
  - (C) The applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. Economic considerations alone do not constitute practical difficulties;
  - (D) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
  - (E) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
  - (F) The variance if granted will not alter the essential character of the locality.

Install Non-Residential Driveway Approach

Show driveway access as a 90 degree intersection with the cul-de-sac. There can be driveway flares (see non-residential driveway detail), but it should be designed as a driveway intersecting the cul-de-sac, not a continuous curve. As shown your drivers would not be able to distinguish a yield point.

Light poles must be installed entirely on private property.

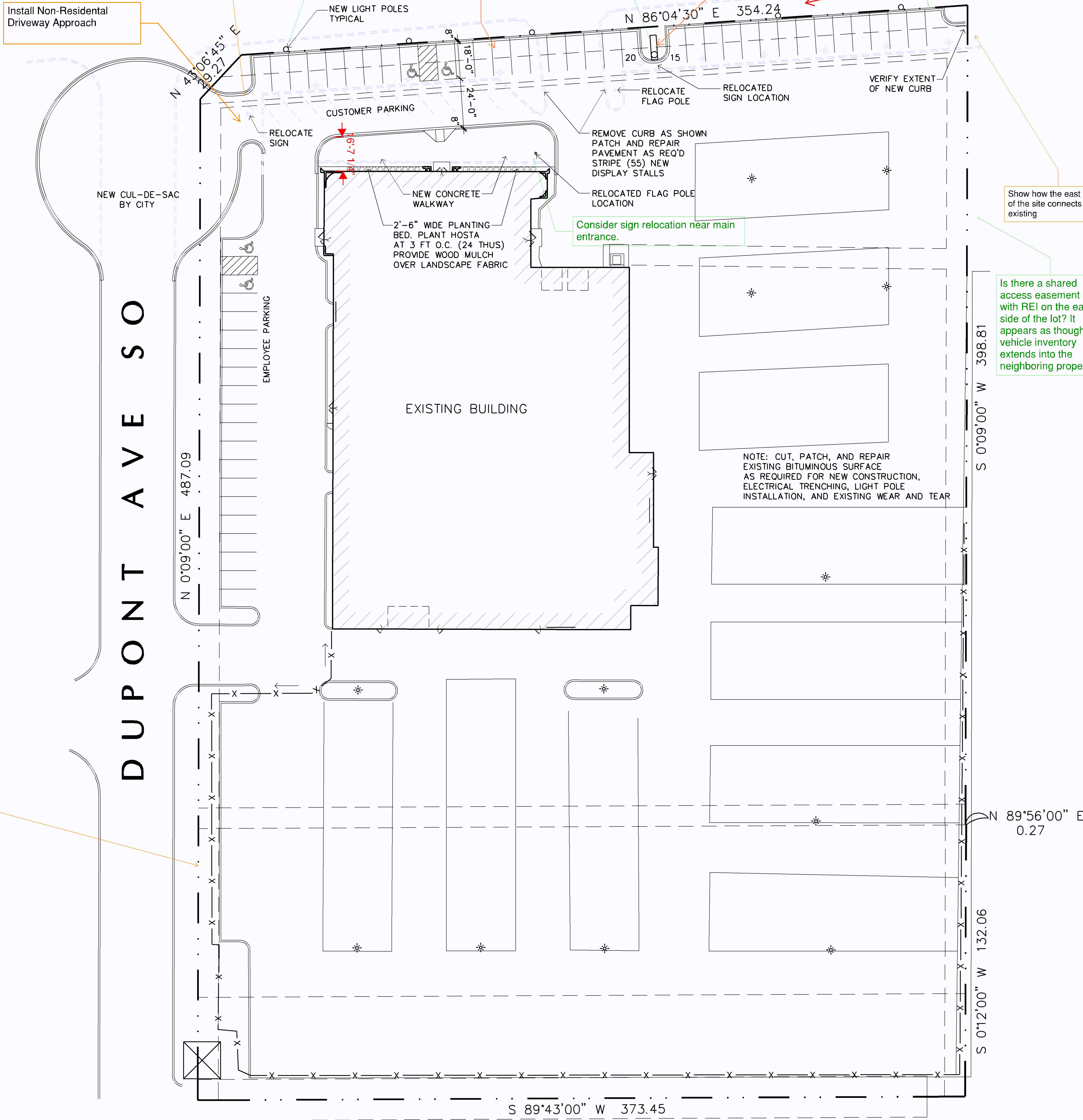
Freestanding sign must meet minimum setback from north property boundary, given the existing 25-foot drainage and utility easement, the minimum setback is 25 feet.

A 0-foot setback is proposed. The minimum setback is 20-feet. An encroachment agreement would be required for a 20-foot setback given the existing 25-foot easement

Sign conflicts with sewer and water lines within 25' drainage and utility easement.

Hydrant to be relocated and/or accessible from the property.

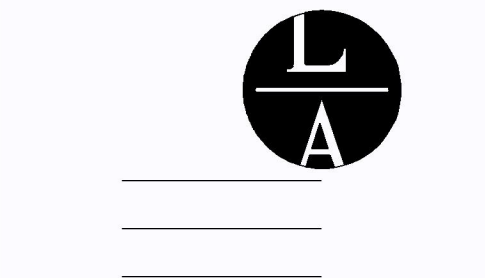
Do not encroach into 10' Sidewalk easement.



Show how the east edge of the site connects to existing

Is there a shared access easement with REI on the east side of the lot? It appears as though vehicle inventory extends into the neighboring property.

Consider constructing sidewalk along Dupont Ave and add connection from sidewalk to building



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ARCHITECT CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

**PRELIMINARY NOT FOR CONSTRUCTION**



**BLOOMINGTON LINCOLN**  
 1001 Clover Drive, Bloomington, MN

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 Revisions

6/3/24	PRELIMINARY

**SITE PLAN**

Sheet Number

**A1**

Project No. 110701-1