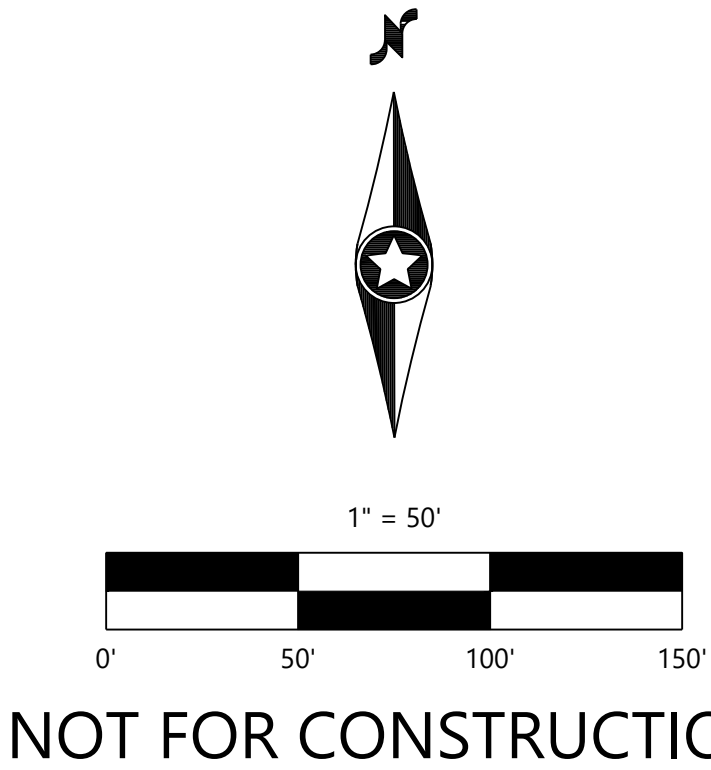


SITE DEVELOPMENT SUMMARY

PROPOSED MIXED USE DEVELOPEMENT		C-4
• EXISTING ZONING:		PD, PLANNED DEVELOPMENT OVERLAY DISTRICT
• PROPOSED ZONING:		<b><i>PUD, PLANNED UNIT DEVELOPEMENT</i></b>
• PARCEL DESCRIPTION:		0602724110017 BLOCK 1, LOT 1 MINNESOTA CENTER 2ND ADD. 3901 MINNESOTA DRIVE 165,582 SF (3.80 AC)
• PROPERTY AREA:		
• BUILDING GROSS SIZE:		<b>465,374 SF</b>
• <b>MULTIFAMILY:</b>		<b>328,797 SF</b>
• <b>(275 UNITS &amp; COMMUNITY/AMENITY SPACES)</b>		
• <b>COMMERCIAL:</b>		<b>5,480 SF</b>
• <b>PARKING:</b>		<b>131,097 SF</b>
• PROPOSED BUILDING SETBACKS :		<b>15'</b> =ALL SIDES
• PROPOSED PARKING SETBACK:		<b>15'</b> =FRONT AND ROW
• PARKING SPACE/DRIVE AISLE:		<b>9'</b> WIDE X <b>18'</b> LONG, <b>24'</b> AISLE
• PROPOSED PARKING		<b>119 SPACES</b>
• <b>SURFACE: (5 ADA)</b>		
• <b>(37 MIN CENTER, 15 COMMERCIAL, 67 RESIDENT)</b>		<b>374 SPACES</b>
• <b>GARAGE: (14 ADA)</b>		
• TOTAL PARKING PROVIDED:		<b>493 SPACES</b>
• RESIDENT PARKING RATIO:		<b>1.6 SPACES / UNIT</b>
• <b>(441 SPACES/275 UNITS)</b>		

EXISTING MINNESOTA CENTER OFFICE BUILDING		CS-1
• EXISTING ZONING:		PD, PLANNED DEVELOPMENT OVERLAY DISTRICT
• PROPOSED ZONING:		<b><i>PUD, PLANNED UNIT DEVELOPEMENT</i></b>
• PARCEL DESCRIPTION:		0602724110018 BLOCK 1, LOT 2 MINNESOTA CENTER 2ND ADD. 4100 78TH STREET W. 179,569 SF (4.12 AC)
• PROPERTY AREA:		
• EXISTING BUILDING GROSS SIZE:		<b>340,011 SF</b>
• <b>OFFICE:</b>		
• EXISTING PARKING		<b>48 SPACES</b>
• <b>SURFACE: (2 ADA)</b>		<b>867 SPACES</b>
• <b>GARAGE: (22 ADA)</b>		
• TOTAL PARKING PROVIDED:		<b>915 SPACES</b>



Call 48 Hours before digging:  
**811 or call811.com**  
Common Ground Alliance

DESIGNED:	SSA
CHECKED:	SSA
DRAWN:	AMW
HORIZONTAL SCALE: 50'	
VERTICAL SCALE: 10' or 1"	

PREPARED FOR:  
**ENCLAVE DEVELOPMENT**  
300 23RD AVE E, SUITE 300  
FARGO, ND 58078

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME  
OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM  
A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS  
OF THE STATE OF MINNESOTA  
NICHOLAS T. MEYER  
02/11/2025 (LICENSE NO. 53774

**ENCLAVE  
BLOOMINGTON  
DRURY**  
BLOOMINGTON, MN

**Westwood**  
9251 Whitewater Drive, Suite #300  
Minnetonka, MN 55343  
Phone: (888) 987-5160  
Fax: (888) 987-5160  
Toll Free: (888) 987-5160  
westwoods.com  
Westwood Professional Services, Inc.

**PRELIMINARY  
DEVELOPMENT  
PLAN**

SHEET NUMBER:  
**1** OF **1**

DATE: 02/11/2025

PROJECT NUMBER: 0057562.00

ENCLAVE BLOOMINGTON DRURY