Update the site data to reflect accurate information/proposal

SITE DATA:

LOT AREA: 5,8806 sf. OR 1.35 ACRE
MR-12: 40,000 SF. MINIMUM
SITE WIDTH: 200'-0"
DENSITY: 8 UNITS / ACRE
FRONT SET BACK: 40'-0"
SIDE SET BACK: 10'-0"
BACK SET BACK: 30'-0"
IMPERVIOUS: 80%
FLOOR AREA RATIO: 0.5
GARAGE HEIGHT: 8'-0" MAX.
HEIGHT: 40'-0", TWO STORIES

PARKING REQUIREMENT:
1 BEDROOM: 2.2 SPACES / UNIT
2 BEDROOM: 2.6 SPACES / UNIT

MINIMUM SQ. FT. FOR NUMBER OF BEDROOM / UNIT
1 BEDROOM: 750 SF. /UNIT
2 BEDROOMS: 900 SF. / UNIT
3 BEDROOMS: 1,040 SF. / UNIT

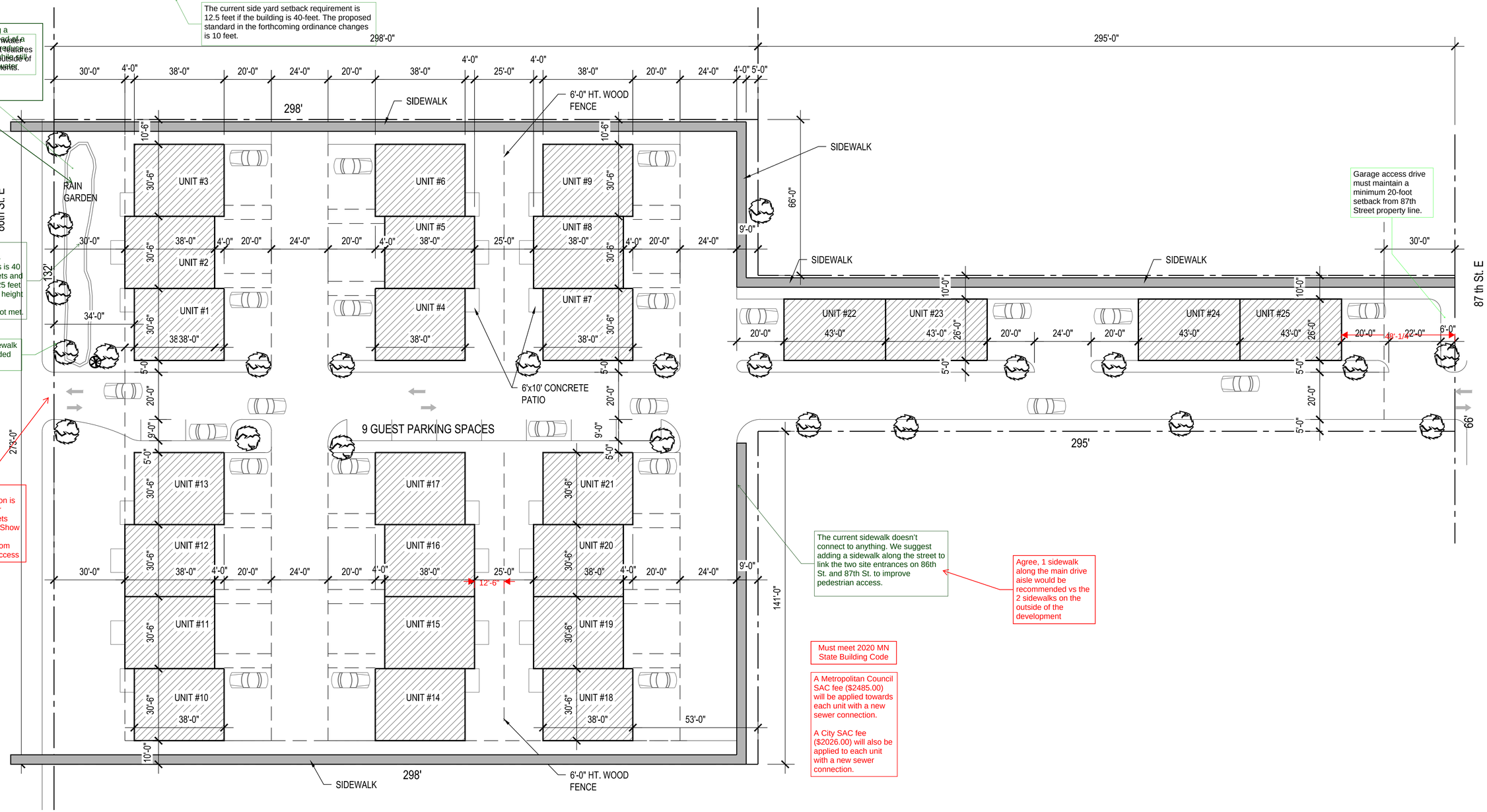
PARKING: 9'x19' WITH 24'-0" DRIVEWAY

Sprinkler protection (13D system) will be required for buildings with more than 2 units.

Show locations of neighboring houses - will want to identify vegetation/screening that will be provided on your site to screen headlights from the internal driveways on this site.

The current side yard setback requirement is 12.5 feet if the building is 40-feet. The proposed standard in the forthcoming ordinance changes is 10 feet.

Consider using a bioretention feature as a rainwater management feature. Ensure stormwater management features are located outside of public easements.




The minimum setback for R-4 Zoning Districts is 40 feet along streets and 10 feet plus 0.25 feet for each foot in height over 30 feet. Setbacks are not met.

An 8-foot sidewalk must be provided along 86th St.

Show where driveway location is relative to other driveways/streets along 86th St. Show house location across street from this driveway access

Garage access drive must maintain a minimum 20-foot setback from 87th Street property line.

The current sidewalk doesn't connect to anything. We suggest adding a sidewalk along the street to link the two site entrances on 86th St. and 87th St. to improve pedestrian access.

Agree, 1 sidewalk along the main drive aisle would be recommended vs the 2 sidewalks on the outside of the development

Must meet 2020 MN State Building Code

A Metropolitan Council SAC fee ($2485.00) will be applied towards each unit with a new sewer connection.

A City SAC fee ($2026.00) will also be applied to each unit with a new sewer connection.

1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"


HArchitects
Commercial | Retail | Mixed Use Residential | Restaurants
51 11th Ave. South
Waite Park, MN 56387
320-237-7411: harchitects2000@gmail.com


ARCHITECT CERTIFICATION:
I Hereby Certify That This Plan Was Prepared By Me Or Under My Direct Supervision and I am A Duly Registered Architect Under The Laws Of The State of Minnesota

Signature:

Printed Name: Hung T. Ly
REG. 50476 Date: 05/11/2025

# Proposed 11 Unit Townhouses

**1603 & 1605 86th St E, and 1604 87th St E.**
**Bloomington, MN**

REVISIONS
1 MM/DD/ YYYY

SHEET TITLE
PROPOSED SITE PLAN

DRAWN BY: Hung Ly
DATE: 05/11/2025

SHEET NO.
A3

PROJECT NO.