

SITE DATA

CURRENT ZONING: I-2 LIMITED INDUSTRY DISTRICT
 PROPOSED ZONING: I-2 LIMITED INDUSTRY DISTRICT

PROPERTY AREA (GROSS): 3.59 ± AC
 BUILDABLE PROPERTY AREA (NET): 2.65 ± AC

DISTURBED AREA: 3.48 ± AC
 EXISTING IMPERVIOUS AREA: 2.57 ± AC (74%)*
 PROPOSED IMPERVIOUS AREA: 2.81 ± AC (81%)*

*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY

DEVELOPMENT AND DESIGN STANDARDS

YARD (BUILDING) SETBACKS:
 FRONT 30 FT MINIMUM
 SIDE 25 FT MINIMUM
 REAR 25 FT MINIMUM

OFF-STREET PARKING SETBACKS:
 FRONT 20 FT MINIMUM
 SIDE 5 FT MINIMUM
 REAR 5 FT MINIMUM

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):
 PARKING SPACE WIDTH = 9 FT
 PARKING SPACE LENGTH = 18 FT
 DRIVE LANE WIDTH = 24 FT

PARKING LOT ISLAND/PENINSULA REQUIREMENTS:
 FOR EVERY 200 FEET, 1 PARKING LOT ISLAND/PENINSULA SHALL BE PROVIDED.
 MINIMUM ISLAND/PENINSULA WIDTH SHALL BE 8 FT.

ACCESSIBLE PARKING

TOTAL PROPOSED SURFACE PARKING: 62 STALLS
 REQUIRED ACCESSIBLE PARKING: 3 STALLS**

**REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 51 TO 75 STALLS

----- ACCESSIBLE ROUTE

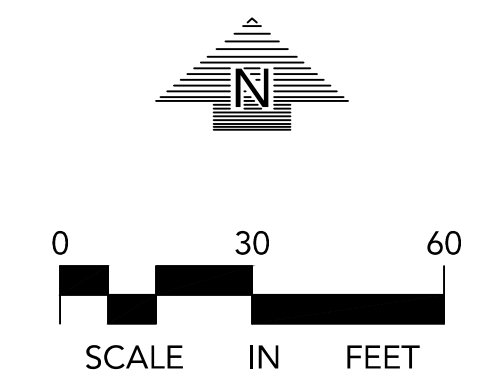
LEGEND

- PROPOSED
- CATCH BASIN
 - STORM MANHOLE
 - FLARED END SECTION
 - SANITARY MANHOLE
 - HYDRANT
 - GATE VALVE
 - POST INDICATOR VALVE
 - WATER MANHOLE / WELL
 - LIGHT POLE
 - POWER POLE
 - ELECTRIC METER
 - GAS METER
 - TELEPHONE PEDESTAL
 - SIGN
 - BENCHMARK
 - SOIL BORING
 - PARKING STALL COUNT
 - ACCESSIBLE PARKING STALL
 - STORM SEWER
 - DRAIN TILE
 - SANITARY SEWER
 - FORCE MAIN
 - WATER MAIN
 - SANITARY SEWER SERVICE
 - WATER SERVICE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND FIBER OPTIC
 - UNDERGROUND GAS
 - UNDERGROUND TELEPHONE
 - OVERHEAD UTILITY
 - FENCE
 - CHAIN LINK FENCE
 - CONCRETE CURB
 - RETAINING WALL
 - CONCRETE
 - NO PARKING
 - BUILDING
 - CONTOUR
 - SPOT ELEVATION
 - DIRECTION OF FLOW
 - TREE LINE
 - PARKING SETBACK LINE
 - BUILDING SETBACK LINE

	Setbacks			Salt Shed Elevation	Distance above HWL = 812.2	Slopes	
	97th	James Ave	Irving			A	B
Option 1	30	30	25	814.2	2'	7.8%	4.7%
Option 2	30	30	30	814.2	2'	8.2%	5.2%
Option 3	30	30	30	813.7	1.5'	7.2%	4.1%
Option 4	30	30	25	813.7	1.5'	6.7%	3.7%

CALL BEFORE YOU DIG!
 Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1666

WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.
 THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



NOTE:
 EXISTING CONDITIONS INFORMATION SHOWN IS FROM A SURVEY PREPARED BY W. BROWN LAND SURVEYING, INC., DATED 10/03/2025.

VARIANCE EXHIBIT E



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REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY NOT FOR CONSTRUCTION
 CITY OF BLOOMINGTON
SALT SHED AND BRINE BUILDING
 BLOOMINGTON, MN

DATE
 12/16/25

PHASE
 SCHEMATIC DESIGN

PROJECT
 22263.01

SHEET

C2-1
 SITE PLAN