Must meet 2020 MN State Building Code

Must meet 2020 MN Accessibility Code.

Building plans must be signed by a MN licensed architect.

Provide a detailed code analysis with the plans.

Must meet 2024 MN Energy Code and any testing/commissioning requirements.

When plans are 90%

SAC review by MET council will be required.

On January 2nd, 2025, the City of Bloomington implemented a City SAC charge. The cost will be $2,026 per City SAC unit. The amount of SAC charged will mirror the MET Council Determination.

Include 6' sidewalk parallel to Southtown Drive

A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand. Solenoid devices are not to be used to meet sprinkler system demand.

Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

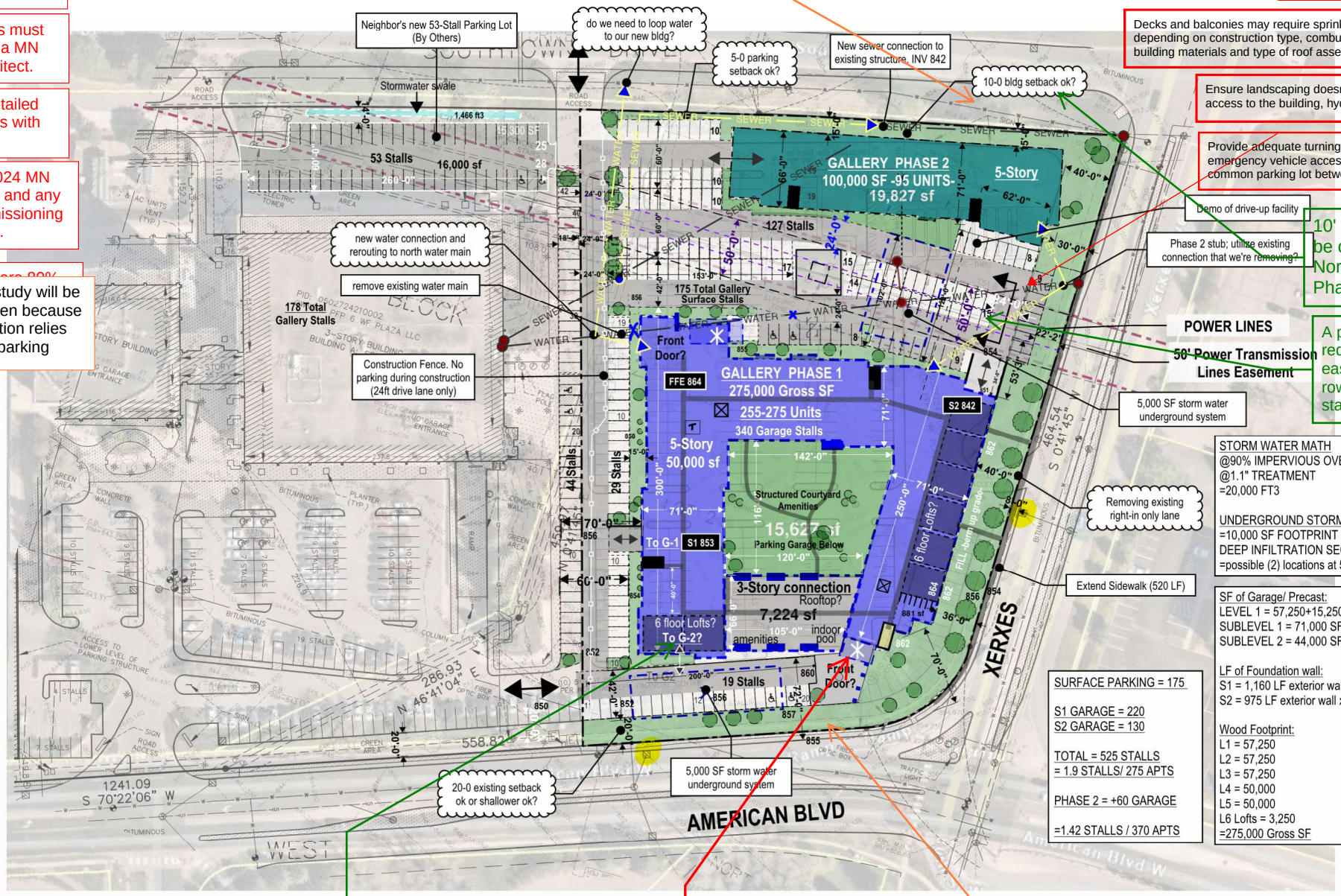
Building/property shall be adequately signed for emergency response.

Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.

Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

Provide adequate turning radius for all emergency vehicle access lanes including the common parking lot between phase 1 & 2.

A parking study will be needed when because the application relies on shared parking



STORM WATER MATH
@90% IMPERVIOUS OVER 5 ACRES
@1.1" TREATMENT
=20,000 FT3

UNDERGROUND STORM OPTION
=10,000 SF FOOTPRINT FIELD AT 4-5FT DEEP INFILTRATION SECTION
=possible (2) locations at 5,000 SF each

SF of Garage/ Precast:
LEVEL 1 = 57,250+15,250 courtyard = 71,000
SUBLEVEL 1 = 71,000 SF
SUBLEVEL 2 = 44,000 SF

LF of Foundation wall:
S1 = 1,160 LF exterior wall x 11ft = 12,760 sf
S2 = 975 LF exterior wall x 11ft = 10,725 sf

Wood Footprint:
L1 = 57,250
L2 = 57,250
L3 = 57,250
L4 = 50,000
L5 = 50,000
L6 Lofts = 3,250
=275,000 Gross SF

SURFACE PARKING = 175

S1 GARAGE = 220
S2 GARAGE = 130

TOTAL = 525 STALLS
= 1.9 STALLS/ 275 APTS

PHASE 2 = +60 GARAGE

=1.42 STALLS / 370 APTS

Can the garage be designed so that only one entrance is necessary on the western side?

Concerned with front door being at a dead end with limited access for emergency responders especially for medical response.

Include 8' sidewalk along American Bouelvard and Xerves Avenue

demonstrate how/where Metro Mobility and school buses will access/serve this site. Connect with Metro Transit and Bloomington Public Schools if there are questions about their access needs

REAL ESTATE CHASE RE
DEVELOPMENT • CONSTRUCTION • FINANCE

7900 XERXES AVE S
Bloomington, MN

CONCEPT SITE PLAN