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DRAWN BY: JAS CHECKED BY: EDK


1:33400033476 Hawkeye, Dual Brand, Bloomington, MN01. DrawingsAutocadCviii33476 - C200.dwg Printed by: ekau on Jun 07, 2017 - 10:12am



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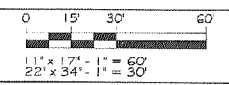


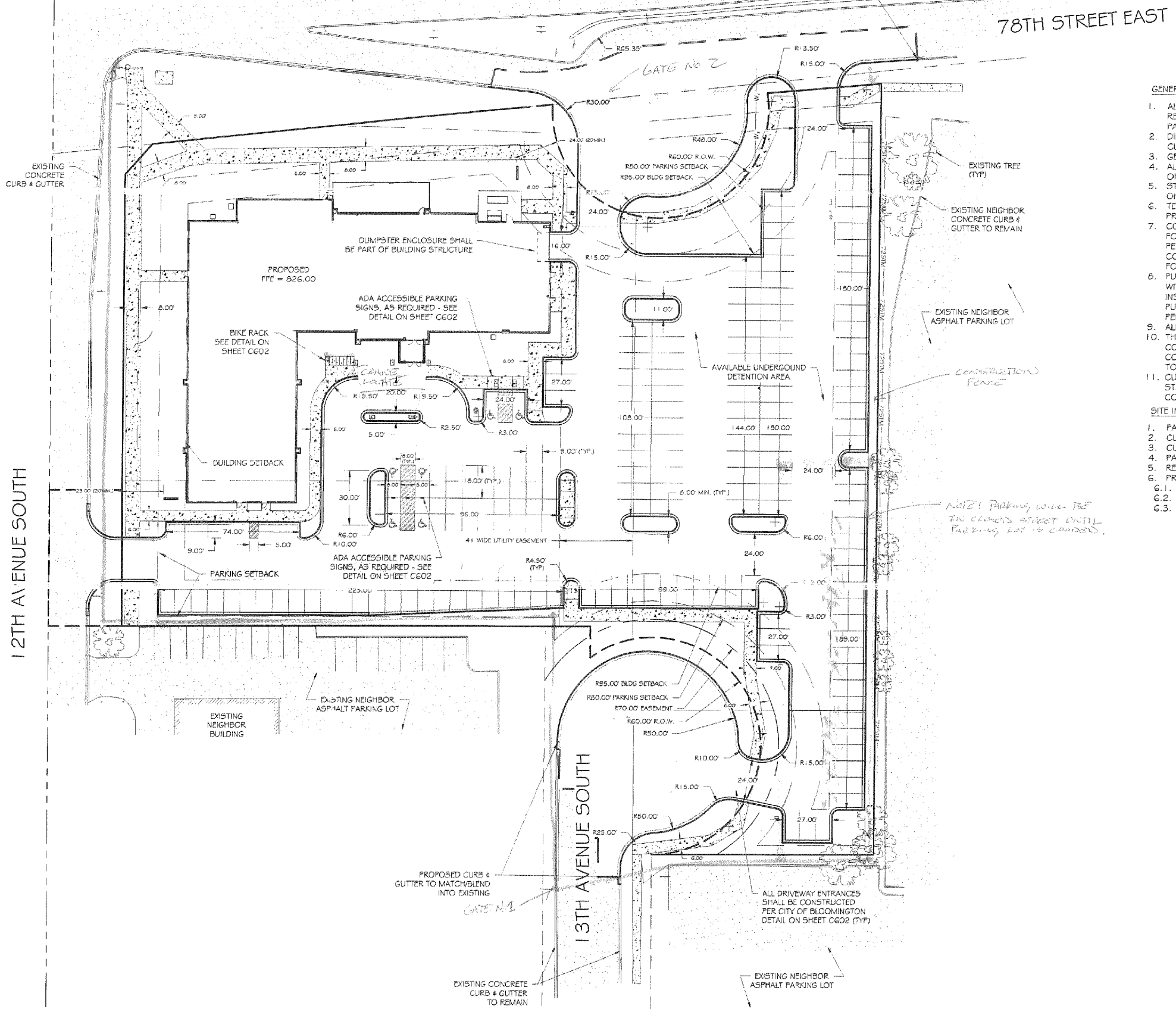
NORTH

Certification & Seal:
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 Professional Engineer under the laws of the state of Minnesota.




James E. Skowronski
Professional Engineer
No. 42202
State of Minnesota

MARK	DATE	DESCRIPTION
DATE ISSUED:	06/07/2017	
ISSUE PHASE:	PERMITTING	
PROJECT TITLE:	HOLIDAY INN EXPRESS & SUITES 5 STORIES 171 UNITS	
PROJECT OWNER:	HAWKEYE HOTELS	
PROJECT LOCATION:	BLOOMINGTON, MN	
SHEET TITLE:	PROPOSED SITE CONDITIONS	
		
PROJECT NUMBER:	33476	
SHEET NUMBER:	C200	




- GENERAL NOTES
- ALL TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL MEET ALL REQUIREMENTS OF THE MUTCD - ALL PARKING STALLS TO BE PAINTED WITH WHITE STRIPING.
 - DIMENSIONS ON CURB AND GUTTER ARE TO THE FACE OF THE CURB, INCLUDING RADIUS DIMENSIONS (UNLESS NOTED OTHERWISE).
 - GEOTECHNICAL INVESTIGATION REPORT AVAILABLE UPON REQUEST.
 - ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING SHALL BE ON-SITE - NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
 - STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
 - TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT APPLICATION FOR OBSTRUCTIONS AND CONCRETE WORK WITHIN RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT CITY OF BLOOMINGTON FOR PERMIT APPLICATION AND FOR FEE INFORMATION.
 - PUBLIC WORKS PERMIT APPLICATION FOR UNDERGROUND WORK WITHIN THE RIGHT-OF-WAY IS REQUIRED PRIOR TO REMOVAL OR INSTALLATION OF SANITARY, WATER, OR STORM WORK WITHIN THE PUBLIC RIGHT-OF-WAY. CONTACT UTILITIES AT 952-563-4568 FOR PERMIT APPLICATION AND FOR FEE INFORMATION.
 - ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED.
 - THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN UTILIZING LAYOUTS FROM THE TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL, LATEST VERSION, PRIOR TO ANY WORK AFFECTING THE PUBLIC STREETS.
 - CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF BLOOMINGTON STANDARD AND SPECIFICATIONS FOR PAVEMENT CROSS SECTIONS, CONSTRUCTION METHODS, ETC.
- SITE INFORMATION
- PARCEL AREA = 2.83 ACRES (SUBJECT TO REPLAT APPROVAL)
 - CURRENT ZONING: FD-2 (POSSIBLE REZONE TO C-4)
 - CURRENT USE: HOTEL
 - PAST USE: VARIED
 - REQUIRED PARKING: 171 ROOMS = 188 REQUIRED STALLS
 - PROPOSED PARKING:
 - (165) REGULAR PARKING STALLS
 - (6) HANDICAP STALLS
 - (171) TOTAL PARKING STALLS (91.4% OF REQ'D PARKING)


LEGEND




PROPOSED CONCRETE




PROPOSED LIGHT DUTY PAVEMENT



PROPOSED HEAVY DUTY PAVEMENT



CURB & GUTTER



LOT LINE

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