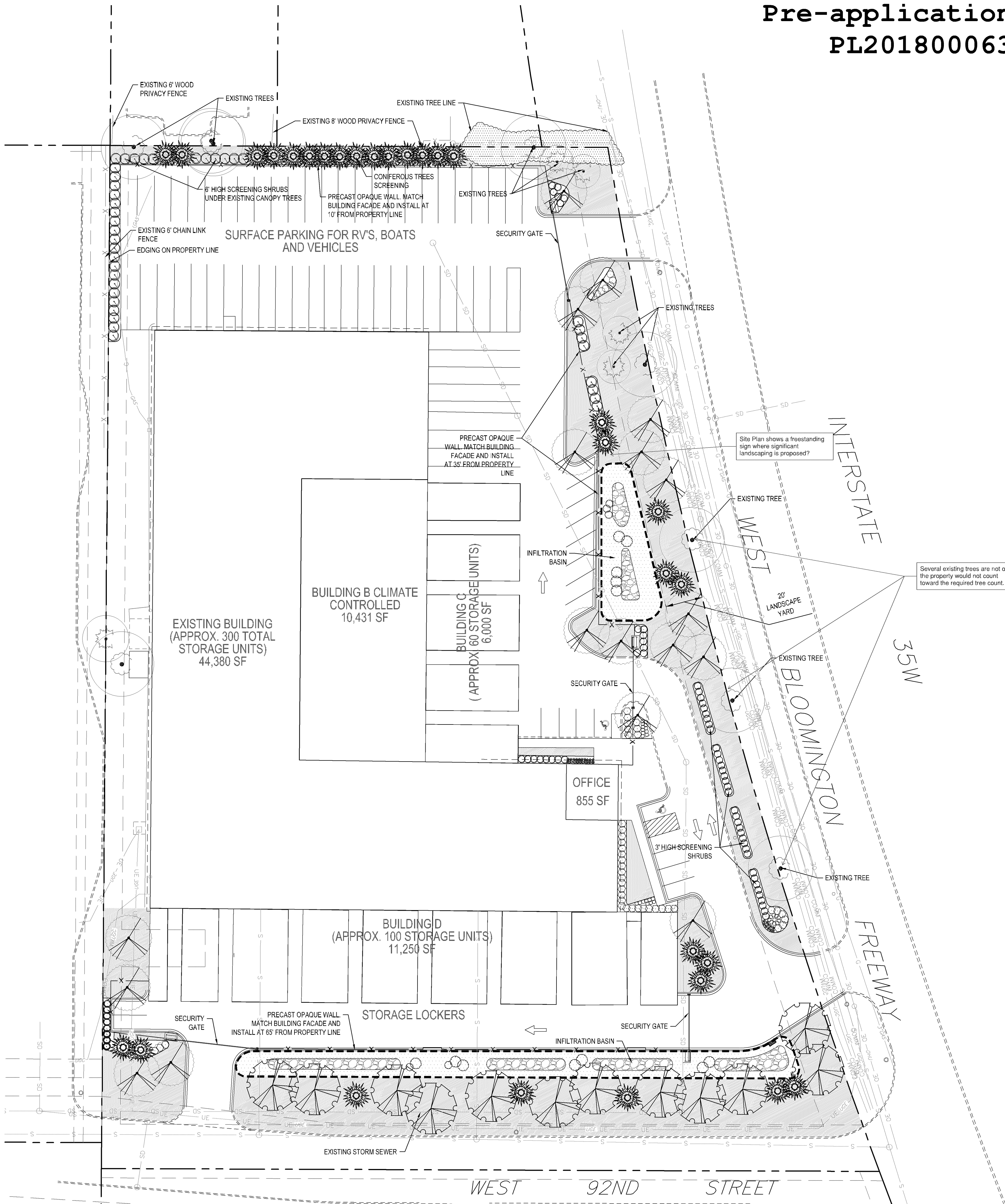


Pre-application DRC
PL201800063



LANDSCAPE SUMMARY

LANDSCAPE STANDARDS

DEVELOPABLE LANDSCAPING AREA (DEVELOPMENT SITE) = 172,256 SF.

REQUIRED

1 TREE / 2,500 SF OF DEVELOPABLE LANDSCAPING AREA

REQUIRED

69 TREES

PROVIDED

TOTAL 69 TREES

30 DECIDUOUS TREES
30 CONIFEROUS TREES
9 RETAINED EXISTING TREES (5 CONIFEROUS)
PROVIDE 57% CONIFEROUS TREES FOR SCREENING
(25% ALLOWANCE)

1 SHRUB / 1,000 SF OF DEVELOPABLE LANDSCAPING AREA

172 SHRUBS

TOTAL 172 SHRUBS

LANDSCAPE YARD

20' MIN. TO RIGHT-OF-WAY
5' MIN. NOT ADJACENT TO STREET

20'
10'

PARKING LOT ISLAND

1 DECIDUOUS TREE/ PARKING LOT

TOTAL 3 TREES
(1 DECIDUOUS TREE/ PARKING LOT)

PERIMETER SCREENING

SCREENING ABUTTING RESIDENTIAL DISTRICT

PRECAST OPAQUE WALL, SHRUBS, & CONIFEROUS TREES

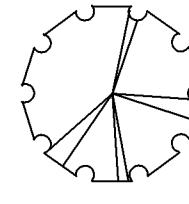
PARKING LOT SCREENING

3' MIN. - 4' MAX. SCREENING
(2' HIGH AT PLANTING & 3' MIN. MATURE FOR SHRUB)

3' HIGH M.N. SHRUBS (2' MIN. AT PLANTING)

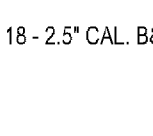
PLANT SCHEDULE

DECIDUOUS TREES



12 - 2.5" CAL. B&B

RIVER BIRCH (30'W X 40'H)
COMMON HACKBERRY (40'W X 50'H)
SWAMP WHITE OAK (40'W X 50'H)



16 - 2.5" CAL. B&B

FIREBALL MAPLE (25'W X 40'H)
IMPERIAL HONEYLOCUST (30'W X 35'H)
ESPRESSO KENTUCKY COFFEE TREE (40'W X 50'H)

CONIFEROUS TREES



30 - 6" HT. B&B

NORWAY SPRUCE (25'W X 50'H)
BLACK HILLS SPRUCE (25'W X 45'H)
AUSTRIAN PINE (25'W X 50'H)

SHRUBS



172 - 5 GAL. POT

PRAIRIE FIRE DOGWOOD (6'W X 6'H)

DIABOLO NINEBARK (6'W X 6'H)

MISS KIM LILAC (6'W X 6'H)

GREY OWL JUNIPER (4'W X 3'H)

DWARF MUGO PINE (4'W X 5'H)



DWARF BUSH HONEYSUCKLE (4'W X 4'H)

LITTLE LIME HYDRANGEA (4'W X 4'H)

SNOWMOUND SPIREA (4'W X 4'H)

GRO-LOW FRAGRANT SUMAC (3'W X 5'H)

GOLDFINGER POTENTILLA (3'W X 4'H)

BUFFALO JUNIPER (1.5'H X 4'W)



IROQUOIS BEAUTY BLACK CHOKEBERRY (4'W X 4'H)

GRAY DOGWOOD (6'W X 6'H)

PERENNIALS



60 - 1 GAL. POT

KARL FOERSTER FEATHER REED GRASS

BODACIOUS RETURNS DAYLILY

BLACK EYED SUSAN

GUACAMOLE HOSTA

STORMWATER SEEDING



OWNER

OAK
MANAGEMENT &
DEVELOPMENT
COMPANY
3410 WINNETKA
AVENUE N SUITE C
NEW HOPE, MN 55427
c/o CHRIS KIRWAN
T (763) 231-2372

OWNER REPRESENTATIVE

CEANN COMPANY
10700 OLD COUNTY
ROAD 15,
PLYMOUTH, MN 55441
c/o DAVID A HUNT
T (952) 484-4451

ARCHITECTURAL
CONSORTIUM L.L.C.

901 NORTH THIRD STREET,
SUITE 220
MINNEAPOLIS, MN 55401
612-436-4030

PROJECT

ACORN STORAGE
BLOOMINGTON, MN

ISSUE

CITY REVIEW
02/21/2018

REVISION DATE

REVISION	DATE

SHEET INDEX



Civil Engineering | Landscape Architecture | Construction Services

901 N 3rd STREET, SUITE 120

MINNEAPOLIS, MN 55401

p 612.260.7980

f 612.260.7990

www.elanlab.com

CERTIFICATION

NOT FOR
CONSTRUCTION

REGISTRATION NO.

DATE
02/21/18

SHEET

L101ARC08.DWG

LANDSCAPE PLAN

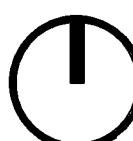
L-101

PROJECT NO.

ARC17008



Know what's below.
Call before you dig.



30 90
SCALE IN FEET

1 LANDSCAPE PLAN

1" = 30'

OWNER

OAK
MANAGEMENT &
DEVELOPMENT
COMPANY
3410 WINNETKA
AVENUE N SUITE C
NEW HOPE, MN 55427
c/o CHRIS KIRWAN
T (763) 231-2372

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MINNEAPOLIS, MN 55401
612-436-4030

ACORN STORAGE
BLOOMINGTON, MN

CITY REVIEW
02/21/2018

SHEET INDEX

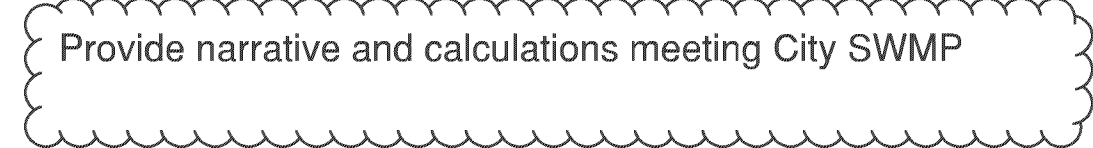


NOT FOR CONSTRUCTION

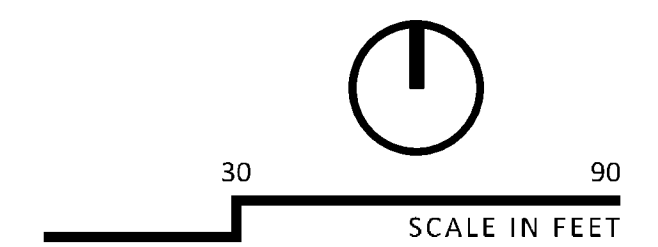
SHEET C201ARC08.DWG

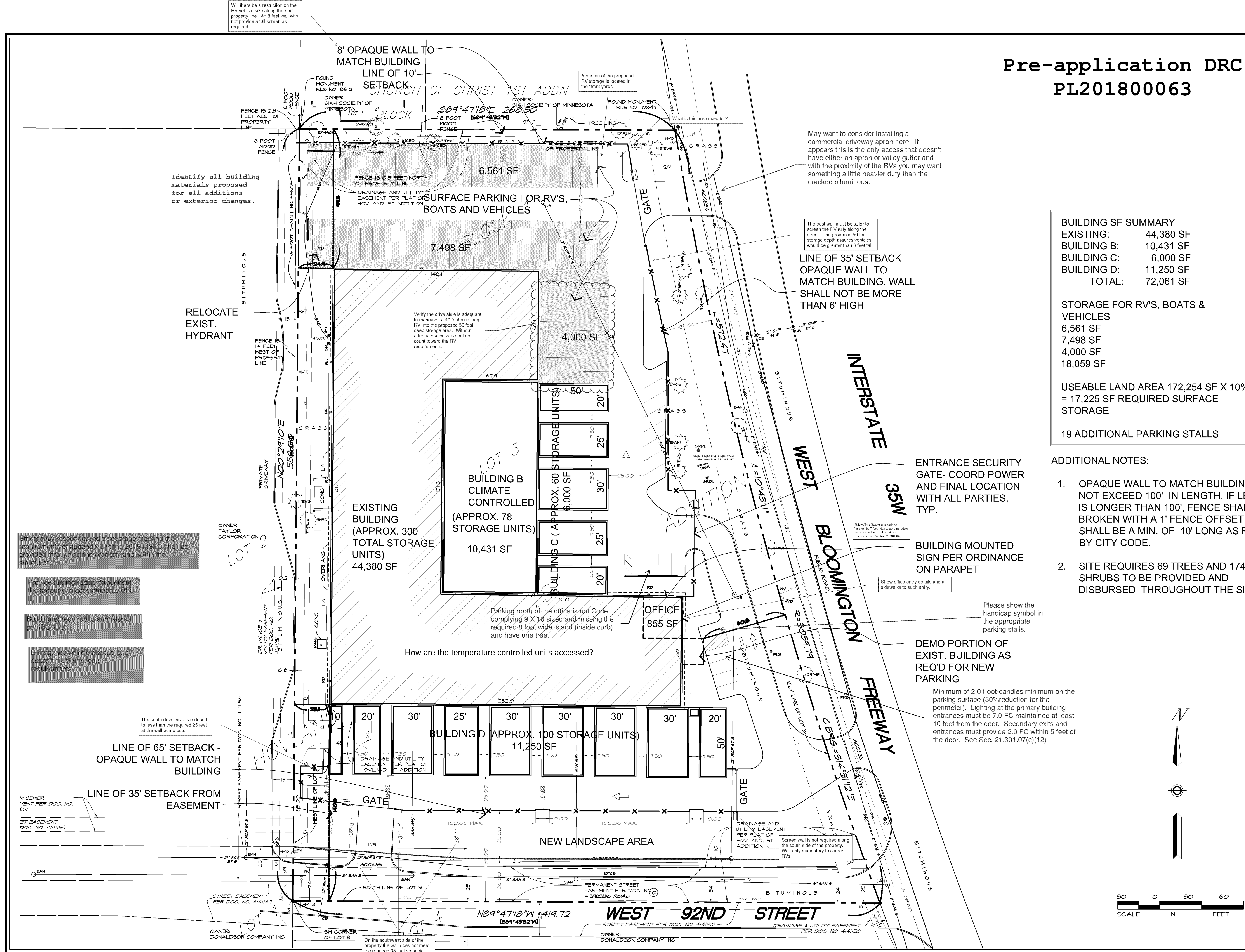
C-201

PROJECT NO.
ARC17008



1 SCH
1" = 30'





Pre-application DRC
PL201800063

ARCHITECTURAL
CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

BUILDING SF SUMMARY

EXISTING:	44,380 SF
BUILDING B:	10,431 SF
BUILDING C:	6,000 SF
BUILDING D:	11,250 SF
TOTAL:	72,061 SF

STORAGE FOR RV'S, BOATS & VEHICLES

6,561 SF
7,498 SF
4,000 SF
18,059 SF

USEABLE LAND AREA 172,254 SF X 10%
= 17,225 SF REQUIRED SURFACE
STORAGE

19 ADDITIONAL PARKING STALLS

ADDITIONAL NOTES:

- OPAQUE WALL TO MATCH BUILDING SHALL NOT EXCEED 100' IN LENGTH. IF LENGTH IS LONGER THAN 100', FENCE SHALL BE BROKEN WITH A 1' FENCE OFFSET AND SHALL BE A MIN. OF 10' LONG AS REQ'D BY CITY CODE.
- SITE REQUIRES 69 TREES AND 174 SHRUBS TO BE PROVIDED AND DISBURSED THROUGHOUT THE SITE.

PRELIMINARY
NOT FOR CONSTRUCTION

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 Architect under the laws of the State of Minnesota.

Printed Name: Kathy L. Anderson

Signature: _____
Date: _____ License #: _____

ACORN
MINI STORAGE

BLOOMINGTON, MN

SITE PLAN

SCALE: 1' = 30'-0"

PROJECT NUMBER: 17-1085-01
ISSUED DATE: 02-21-18
DRAWN BY: MR
CHECKED BY: KA

A1-K

Pre-application DRC
PL201800063

GENERAL NOTES

- Survey coordinate basis: Hennepin County Coordinate System.
- Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 173242207.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

LEGEND

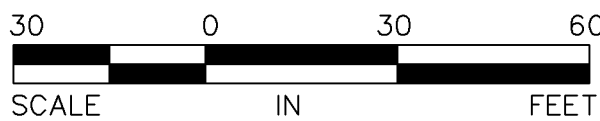
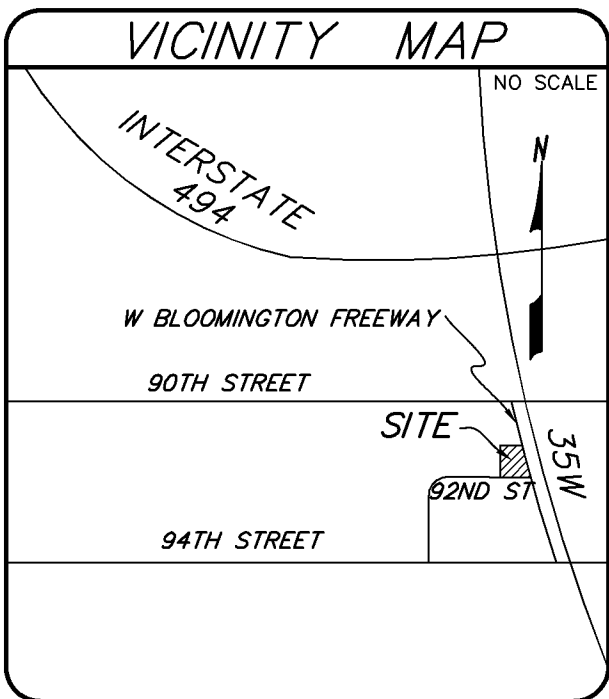
- Denotes found iron monument, R.L.S. #44655 [Unless noted otherwise]
- CB Denotes catch basin
- CBX Denotes communication box
- CMP Denotes corrugated metal pipe
- CONC Denotes concrete flatwork
- DIP Denotes ductile iron pipe
- EO Denotes electric outlet
- GAS V Denotes gas valve
- GM Denotes gas meter
- GRDL Denotes ground light
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HYD Denotes fire hydrant
- LA Denotes landscaping
- MB Denotes mailbox
- OHU Denotes overhead utility lines
- (P) Denotes per plan
- PKS Denotes parking sign
- PP Denotes power pole
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TCS Denotes traffic control sign
- TRANS Denotes transformer
- UGC Denotes underground communication line
- W Denotes water line
- WV Denotes water valve
- ASH Denotes Ash tree
- BOX Denotes Boxelder tree
- CED Denotes Cedar tree
- EVG Denotes evergreen tree
- HACK Denotes Hackberry tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- SPCG Denotes Colorado Green Spruce tree

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- A Possible encroachments are indicated on survey with boxed letters as listed below.

A.) Fence at northerly property line



DESCRIPTION OF PROPERTY SURVEYED

(Per Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company Commitment for Title Insurance File No. 53758, Effective Date: October 30, 2017)

Lot 3, Block 1, Hovland 1st Addition, Hennepin County, Minnesota.

Abstract Property

PLAT RECORDING INFORMATION

The plat of Hovland 1st Addition was filed of record on May 4, 1970, as Document No. 3826656.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company Commitment for Title Insurance File No. 53758, Effective Date: October 30, 2017, was relied upon as to matters of record.

Schedule B Exceptions:

- ① Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

9.) Easement for utilities and drainage as shown on the recorded plat of Hovland 1st Addition. [shown on survey]

10.) Easement for street purposes, in favor of the City of Bloomington, a Minnesota municipal corporation, as created in document dated August 14, 1975, filed August 22, 1975, as Document No. 4159679. [shown on survey]

11.) Easement for cable communications and/or telecommunications purposes, in favor of Time Warner Cable, its successors and assigns, as created in document dated December 15, 2003, filed January 7, 2005, as Document No. 8504531. [Blanket easement]

FLOOD ZONE NOTES

- 1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2752300458F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.

PARKING

195 Regular Spaces
3 Handicap Spaces
198 Total Spaces

AREA

184,846 square feet or 4.243 acres

SEE SHEET 2 FOR TOPOGRAPHY

SURVEYOR'S CERTIFICATION

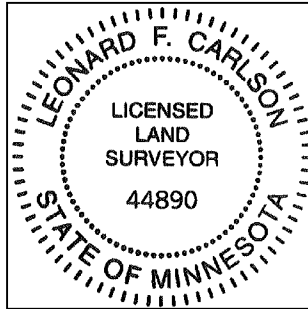
To: Oak Management & Development Company, a Minnesota corporation; Programmed Land, Inc., a Minnesota corporation; Commercial Partners Title, LLC and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on November 21, 2017.

Dated this 14th day of December, 2017.

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



Revision	By	Date
	DPO	

Drawing Title:
**ALTA / NSPS LAND TITLE SURVEY FOR:
OAK MANAGEMENT & DEVELOPMENT CO.
9100 W BLOOMINGTON FREEWAY
BLOOMINGTON, MINNESOTA**

SUNDE LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

Project: 2017-221 Bk/Pg: 879/40 Date: 12/14/2017
Township: 027 Range: 24 Section: 09
File: 2017221001-ALTA.dwg Sheet: 1 of 2