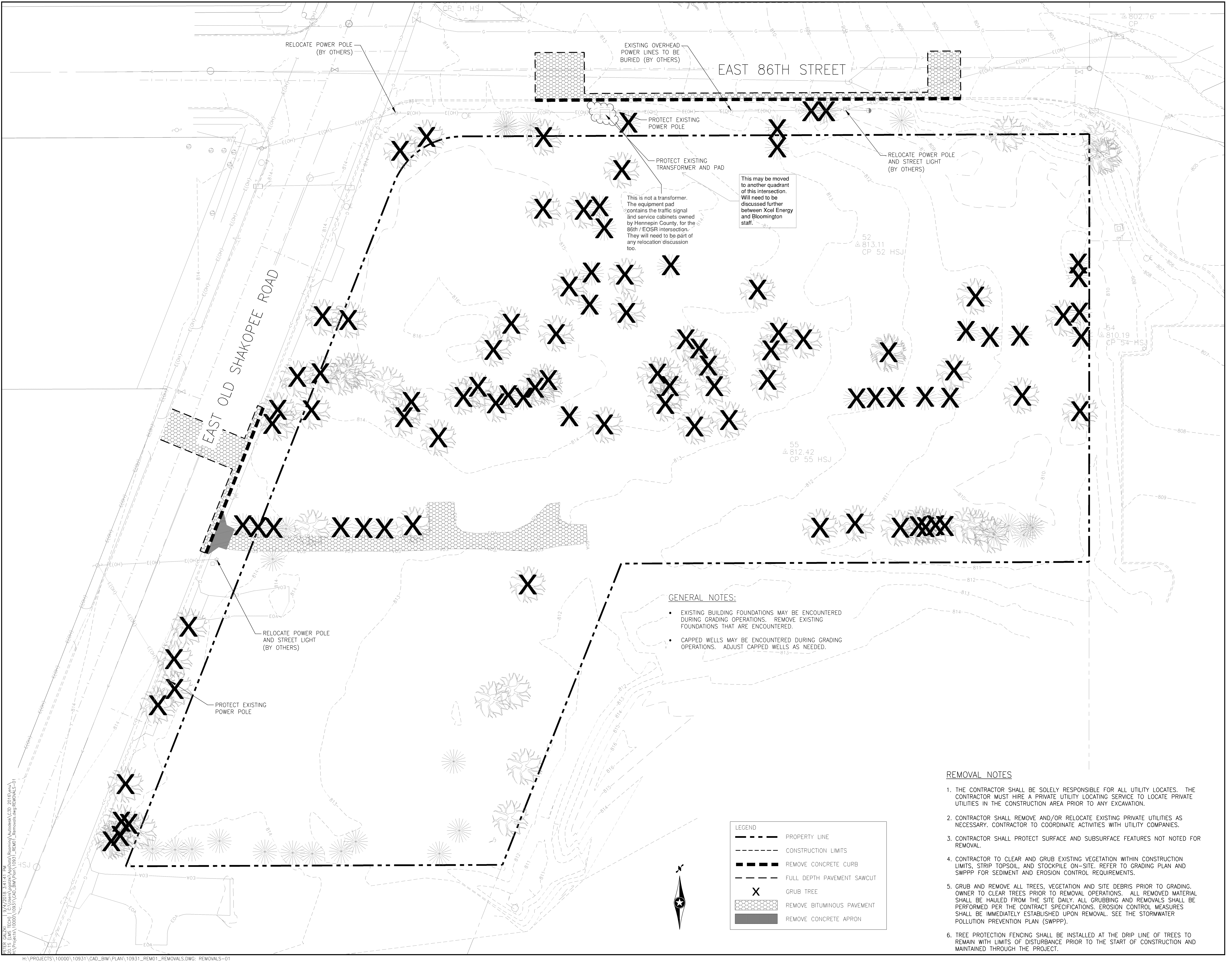




C1-1

SITE DEVELOPMENT SUMMARY

PROPERTY ADDRESS:	2301 86TH STREET EAST, BLOOMINGTON, MN 55425
PROPERTY AREA:	162,624 S.F. (3.73 AC), PER SURVEY
PROPERTY OWNER:	CITY OF BLOOMINGTON
EXISTING ZONING:	R-1, RESIDENTIAL (NON-RESIDENTIAL)
PROPOSED ZONING:	R-1, RESIDENTIAL
FIRE STATION BUILDING TOTAL:	29,500 S.F.
2ND FLOOR:	7,500 S.F.
1ST FLOOR:	22,000 S.F.
FLOOR AREA RATIO (FAR) - REQUIRED:	0.25
FLOOR AREA RATIO (FAR) - PROVIDED:	0.18 (29,500 / 162,624)
BUILDING COVERAGE MAXIMUM:	20%
BUILDING COVERAGE PROVIDED:	13.5% (22,000 / 162,624)
BUILDING HEIGHT MAXIMUM:	40'
BUILDING HEIGHT PROVIDED:	38'
BUILDING SETBACKS:	
FRONT/ROW:	50'
SIDE:	20' OR BUILDING HEIGHT (LARGER NUMBER)
REAR:	30'
IMPERVIOUS SURFACE REQUIRED MAXIMUM:	??
IMPERVIOUS SURFACE - EXISTING:	3,642 S.F. (2.1%)
PERVIOUS SURFACE - EXISTING:	171,547 S.F. (97.9%)
IMPERVIOUS SURFACE - PROPOSED:	T.B.D. S.F. (%)
PERVIOUS SURFACE - PROPOSED:	T.B.D. S.F. (%)
PARKING REQUIRED:	T.B.D.
PARKING REQUIRED: - USER:	38 SPACES (30 TRAINING, 8 DORM)
PARKING PROVIDED:	38 SPACES (INCLUDING 2 ACCESSIBLE)
PARKING SIZE REQUIRED/PROVIDED:	9' WIDE X 18' DEEP, 24' DRIVE AISLE (25' DRIVE AISLE PROVIDED)
PARKING SETBACK:	
STREET:	20'
INTERNAL SIDE:	5'

LEGEND	
	PROPERTY LINE
	SETBACK LINES
	CONSTRUCTION LIMITS
	B612 CONCRETE CURB AND GUTTER
	CONCRETE WHEEL STOP
	LIGHT POLE AND LUMINAIRE
	BITUMINOUS PAVEMENT (HEAVY-DUTY)
	BITUMINOUS PAVEMENT (LIGHT-DUTY)
	BITUMINOUS TRAIL
	CONCRETE PAVEMENT (HEAVY-DUTY)
	CONCRETE SIDEWALK

Bloomington Engineering and Fire staff are discussing options for curbing and signage at this location to be done as part of the 86th St/Old Shakopee Rd street reconfiguration.

Include typical sections for light duty, heavy duty pavement and concrete

Will the existing residential driveway curb cuts be abandoned and restored?

APPROX. FUTURE CURB AND GUTTER (BY OTHERS)

EXISTING CURB AND GUTTER TO BE REMOVED

A private sidewalk link to the primary building entrance must be provided (Sec. 21.301.04(b)(2)(A)).

NO TRAIL ON SOUTH SIDE OF 86TH STREET DUE TO FIRE TRUCK DRIVEWAY SLOPE

Engineering staff discussed this, and there needs to be sidewalk along E. 86th Street

EXISTING ROW

PARKING SETBACK

BUILDING SETBACK

BIORETENTION BASIN

APPROX. 12.0' FUTURE TURN LANE (BY OTHERS)

APPROX. 10.0' FUTURE BOULEVARD (BY OTHERS)

APPROX. 10.0' FUTURE MULTI-USE TRAIL

DYNAMIC DISPLAY MESSAGE SIGN
FLAG POLE (TYP.)(3-THUS)

ACCESSIBLE SYMBOL - WHITE PAINT (TYP.)

ACCESSIBLE PARKING SIGN
R7-8m, 12x18"
VAN ACCESSIBLE SIGN
R7-8bP, 12x9"

TRANSFORMER PAD (6'x6') (SEE ARCH PLANS)

B612 CONCRETE CURB AND GUTTER (TYP.)

FIRE STATION NO. 3
FFE = 813.75

TRASH ENCLOSURE (15'x15') (SEE ARCH PLANS)

GENERATOR PAD (15'x7') (SEE ARCH PLANS)

Parking islands must have eight feet in internal width and be three feet shorter than the adjacent parking stall (Sec. 21.301.06(c)(2)(H)).

GENERAL NOTES:

- ASSUMED CONCRETE PAVEMENT SECTION: 8" CONCRETE OVER 4" CLASS 5 AGGREGATE BASE.
- ASSUMED BITUMINOUS PAVEMENT SECTION: 4" BITUMINOUS OVER 10" CLASS 5 AGGREGATE BASE.
- COORDINATE MULTI-USE TRAIL WITH CITY STREET IMPROVEMENTS.

SITE PLAN NOTES

- BACKGROUND INFORMATION, SEE SURVEY
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF CONCRETE, OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADI SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS, AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. PAVEMENT AND IMPROVEMENTS TO FOLLOW ALL ADA REQUIREMENTS FOR ACCESSIBILITY, INCLUDING SLOPE. CONTACT ENGINEER IMMEDIATELY INVOLVING ANY DISCREPANCIES.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SIGNAGE AND STRIPING NOTES

- ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE STANDARDS OF THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE, TWO COATS OF PAINT. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS AS SHOWN IN WHITE (TWO COATS).
- ACCESSIBLE PARKING PROVIDED PER ADA CODE. CONTRACTOR SHALL PAINT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN EACH DESIGNATED ACCESSIBLE STALL IN BLUE BACKGROUND WITH WHITE BORDER (TWO COATS OF PAINT). CONTRACTOR SHALL PAINT THE WORDS "NO PARKING" IN EACH ACCESSIBLE ISLE ADJACENT TO AN ACCESSIBLE SPACE IN WHITE LETTERS MINIMUM 12" IN HEIGHT.
- ALL SIGNS SHALL INCLUDE POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB.
- ALL STOP SIGNS SHALL INCLUDE A 12" WIDE PAINTED STOP BAR IN WHITE PAINT (TWO COATS) PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO THE CURB.
- ALL SIGNS SHALL BE PLACED 18" BEHIND THE BACK OF CURB UNLESS OTHERWISE NOTED.

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Bloomington
Fire Station #3



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NO.	REVISIONS	DATE

SITE PLAN

0 20 40
SCALE IN FEET

DATE: 08-21-2018

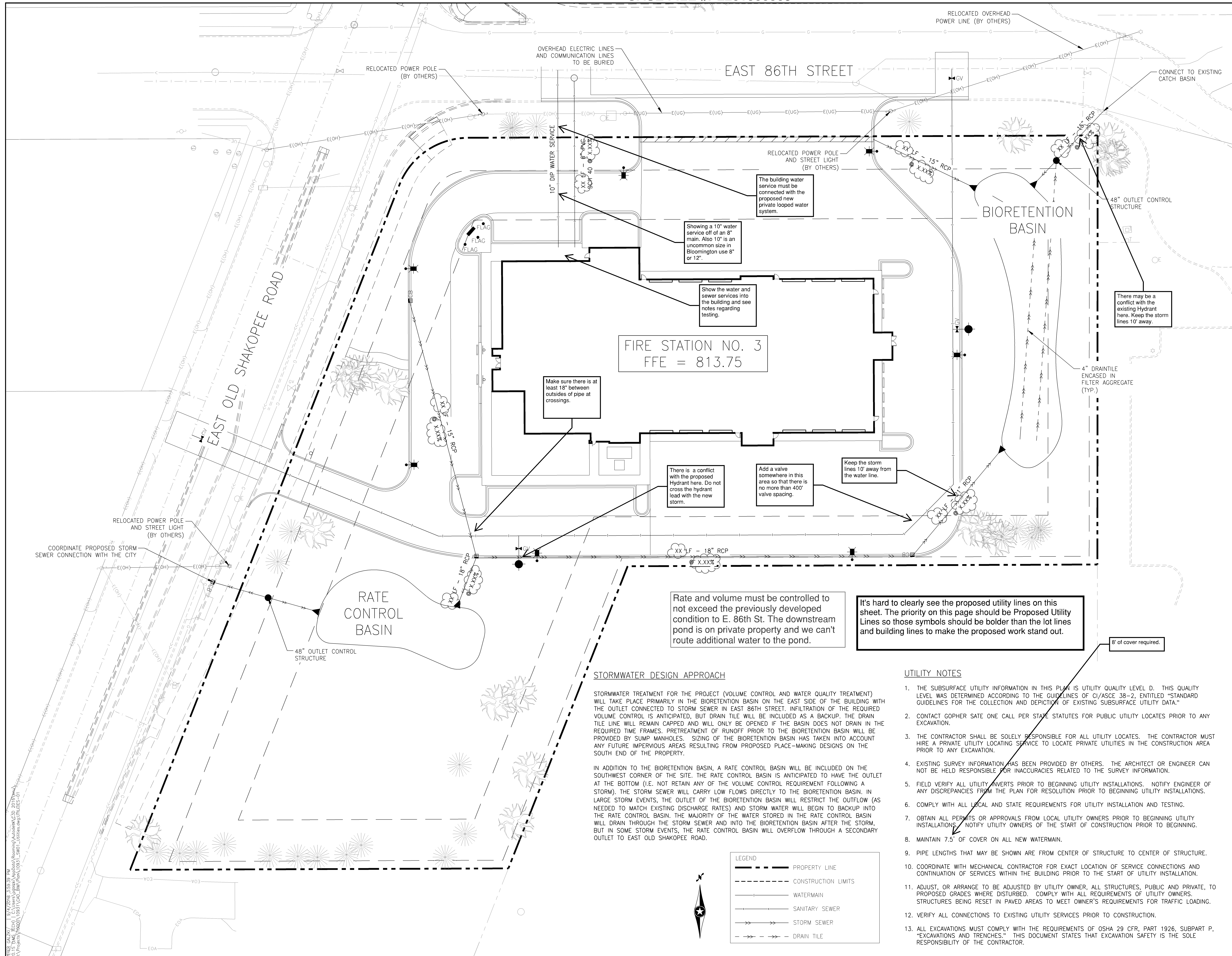
SCALE:

DWN: CHK:

PROJ. No. (SRF 10931.00)

DWG. No.

C2-0

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Bloomington Fire Station #3



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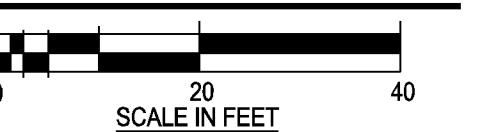


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UTILITY PLAN



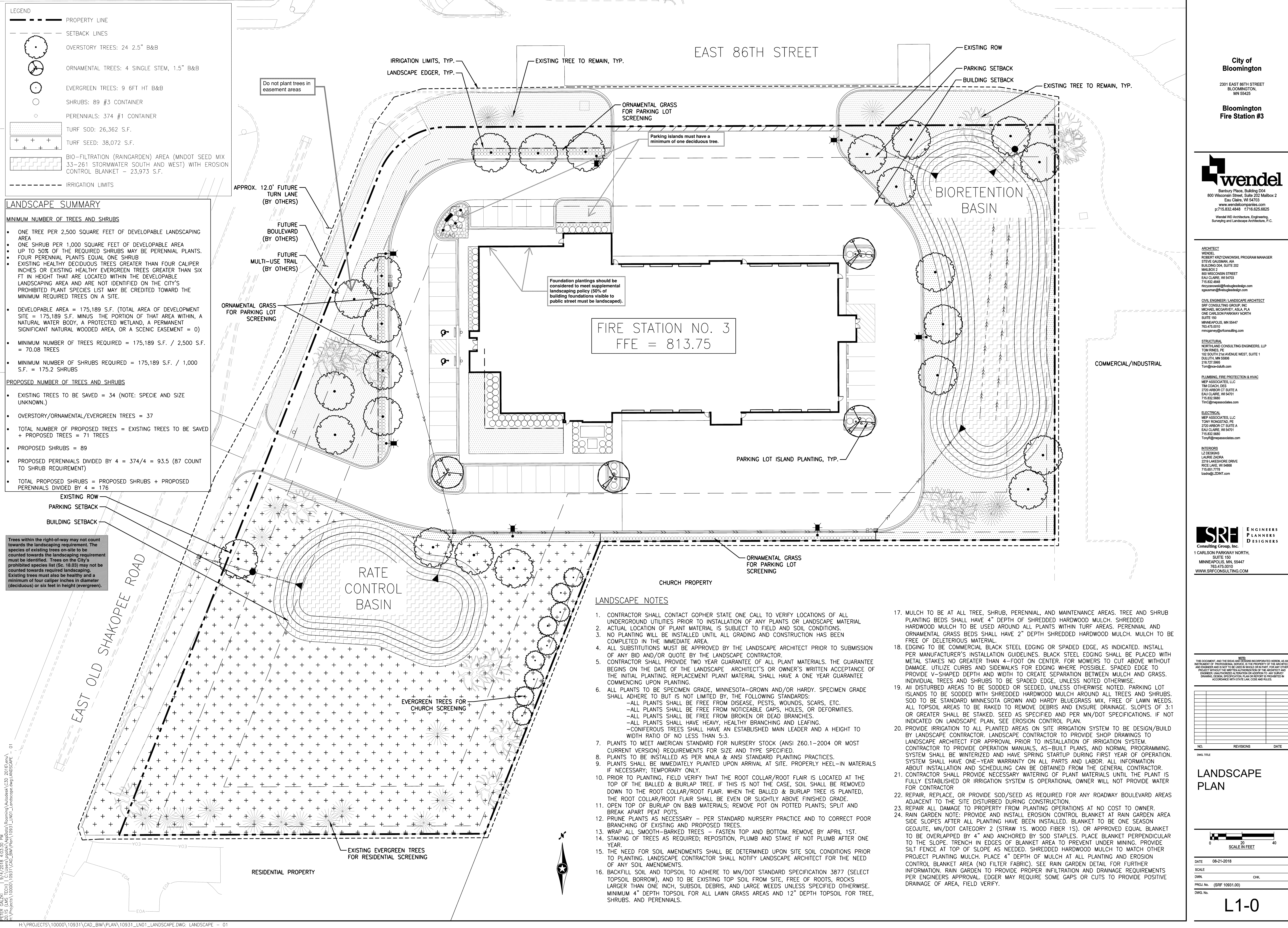
08-21-2018

CHK.

(SRF 10931.00)

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NO.	REVISIONS	DATE

LANDSCAPE
PLAN

0 20 40
SCALE IN FEET

DATE: 08-21-2018
SCALE:
OWN: CHK:
PROJ. No. (SRF 10931.00)
DWG. No.

L1-0



THE CITY OF
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MINNESOTA
2301 EAST 86th STREET
BLOOMINGTON, MN 55425

BLOOMINGTON FIRE
STATION NO. 3

DD



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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.

Architect _____

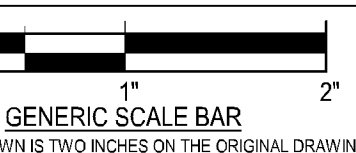
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DWG TITLE

SECOND FLOOR PLAN



SCALE BAR SHOWN IN TWO INCHES ON THE ORIGINAL DRAWING.
IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY.

DATE 08.06.2018

SCALE 1/8" = 1'-0"

DWGN: Author CHK: Checker

PROJ. No. 484401 CLIENT: No. 2017-56

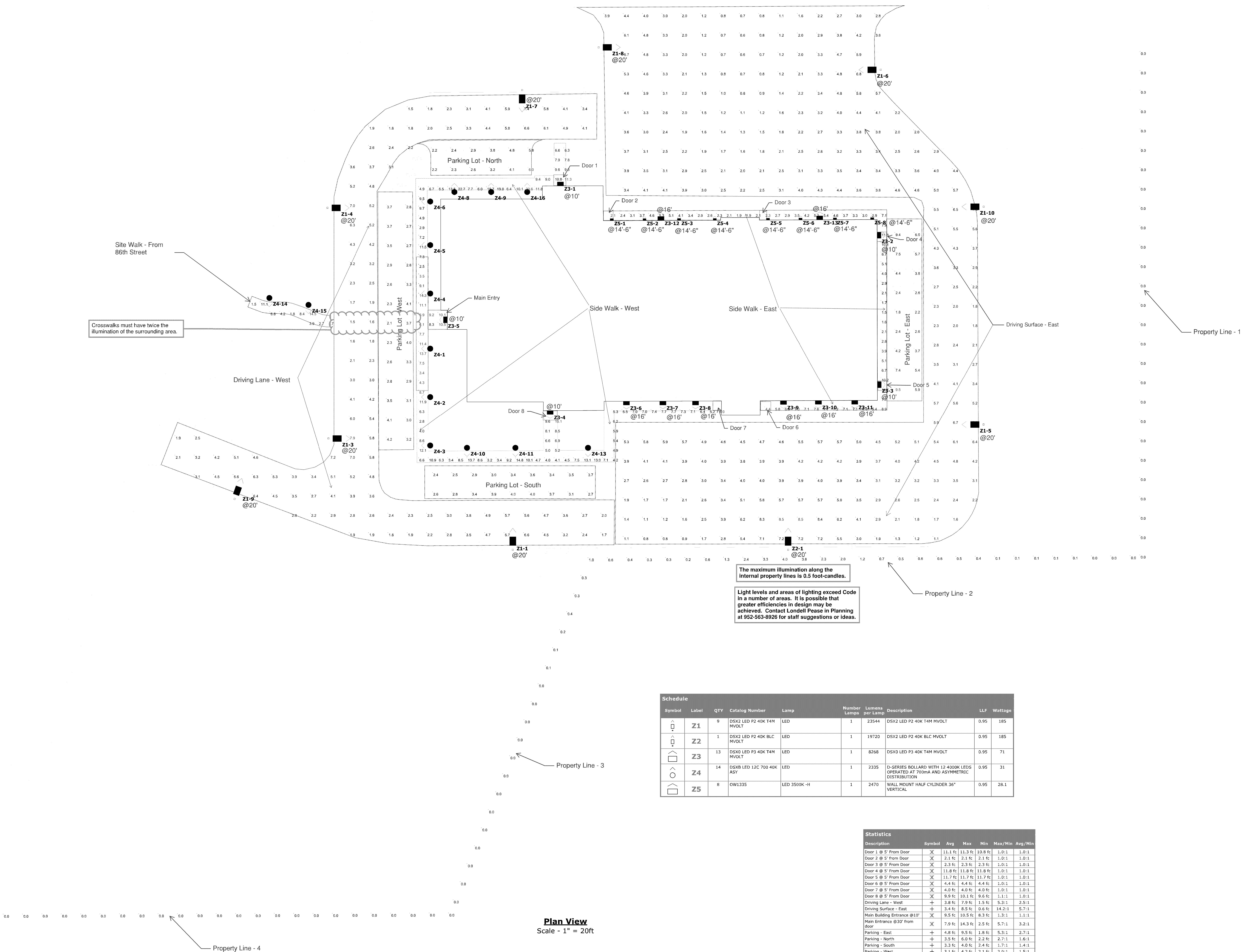
DWG. No.

A102



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING SQUARE FOOTAGE	
FIRST FLOOR	22,000 SF
SECOND FLOOR	7,800 SF
TOTAL AREA	29,800 SF



Schedule	Symbol	Label	QTY	Catalog Number	Lamp	Number Lamps	Lumens per Lamp	Description	LLF	Wattage
		Z1	9	DSX2 LED P2 40K T4M MVOLT	LED	1	23544	DSX2 LED P2 40K T4M MVOLT	0.95	185
		Z2	1	DSX2 LED P2 40K BLC MVOLT	LED	1	19720	DSX2 LED P2 40K BLC MVOLT	0.95	185
		Z3	13	DSX0 LED P3 40K T4M MVOLT	LED	1	6268	DSX0 LED P3 40K T4M MVOLT	0.95	71
		Z4	14	DSX0 LED 12C 700 40K ASY	LED	1	2335	D-SERIES ROLLARD WITH 12 4000K LEDS OPERATED AT 700mA AND ASYMMETRIC DISTRIBUTION	0.95	31
		Z5	8	OWL1315	LED 3500K -H	1	2470	WALL MOUNT HALF CYLINDER 36" VERTICAL	0.95	28.1

Statistics										
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	LLF	Wattage	LLF	Wattage
Door 1 @ 5' From Door	X	11.1 fc	11.3 fc	10.8 fc	1.0:1	1.0:1				
Door 2 @ 5' From Door	X	2.1 fc	2.1 fc	2.1 fc	1.0:1	1.0:1				
Door 3 @ 5' From Door	X	2.3 fc	2.3 fc	2.3 fc	1.0:1	1.0:1				
Door 4 @ 5' From Door	X	11.8 fc	11.8 fc	11.8 fc	1.0:1	1.0:1				
Door 5 @ 5' From Door	X	11.7 fc	11.7 fc	11.7 fc	1.0:1	1.0:1				
Door 6 @ 5' From Door	X	4.4 fc	4.4 fc	4.4 fc	1.0:1	1.0:1				
Door 7 @ 5' From Door	X	4.0 fc	4.0 fc	4.0 fc	1.0:1	1.0:1				
Door 8 @ 5' From Door	X	9.9 fc	10.1 fc	9.6 fc	1.1:1	1.0:1				
Driving Surface - West	+	3.8 fc	7.9 fc	1.5 fc	5.3:1	2.5:1				
Driving Surface - East	+	3.4 fc	8.5 fc	0.6 fc	14.2:1	5.7:1				
Main Building Entrance @10'	X	9.5 fc	10.5 fc	8.3 fc	1.3:1	1.1:1				
Main Entrance @30' from door	X	7.9 fc	14.3 fc	2.5 fc	5.7:1	3.2:1				
Parking - East	+	4.8 fc	9.5 fc	1.8 fc	5.3:1	2.7:1				
Parking - North	+	3.5 fc	6.0 fc	2.2 fc	2.7:1	1.6:1				
Parking - South	+	3.3 fc	4.0 fc	2.4 fc	1.7:1	1.4:1				
Parking - West	+	3.1 fc	4.2 fc	2.1 fc	2.0:1	1.5:1				
Property Line - 1	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A				
Property Line - 2	+	0.9 fc	4.0 fc	0.0 fc	N/A	N/A				
Property Line - 3	+	0.1 fc	1.0 fc	0.0 fc	N/A	N/A				
Property Line - 4	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A				
Side Walk - East	+	4.8 fc	11.8 fc	1.5 fc	7.9:1	3.2:1				
Side Walk - From 86th Street	+	5.7 fc	14.5 fc	1.5 fc	9.7:1	3.8:1				
Side Walks - West	+	8.2 fc	23.6 fc	2.5 fc	9.4:1	3.3:1				