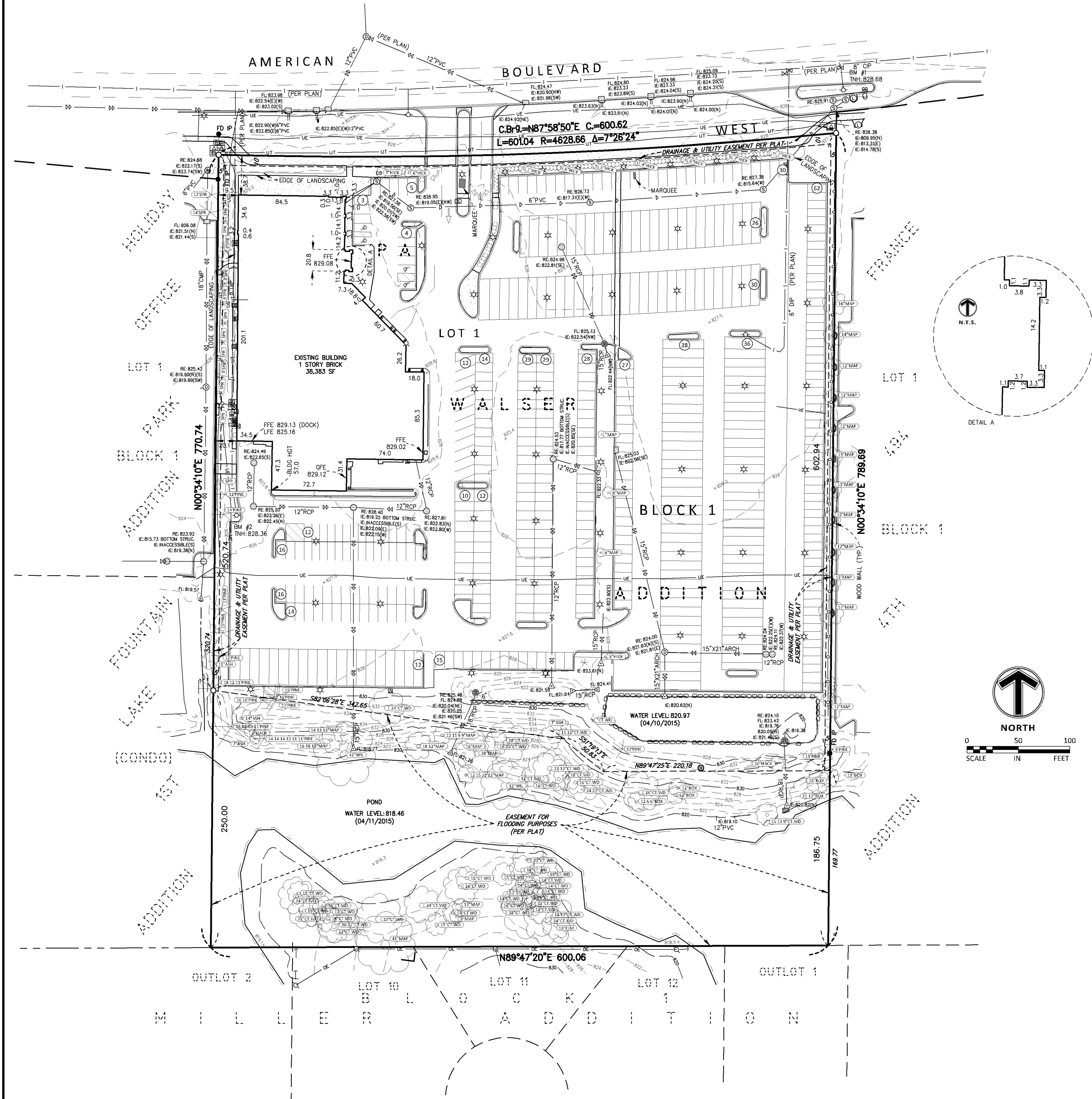




LEGEND		
● FOUND MONUMENT	— I — WATERMAIN	--- EASEMENT LINE
○ SET MONUMENT	⊙ SANITARY SEWER	--- SETBACK LINE
⊠ MARKED LS 21729	⊙ SANITARY LIFT STATION	--- CONCRETE CURB
⊠ ELECTRIC METER	⊠ FLARED END SECTION	--- BUILDING LINE
⊠ AIR CONDITIONER	⊠ BEEHIVE/ROOF DRAIN	--- BUILDING CANOPY
⊠ GUY ANCHOR	⊠ ELECTRIC TRANSFORMER	--- BITUMINOUS SURFACE
⊠ HANDICAP STALL	⊠ TELEPHONE PEDESTAL	--- CONCRETE SURFACE
⊠ UTILITY POLE	⊠ GAS METER	--- RIP RAP SURFACE
⊠ POST	⊠ OVERHEAD ELECTRIC	--- NO PARKING
⊠ SIGN	⊠ CHAIN LINK FENCE	--- DECIDUOUS TREE
⊠ COMM. VAULT	⊠ IRON FENCE	--- CONIFEROUS TREE
⊠ COMM. PEDESTAL		--- SHRUB LINE
⊠ WELL HANDPUMP		
⊠ SKIMMER		

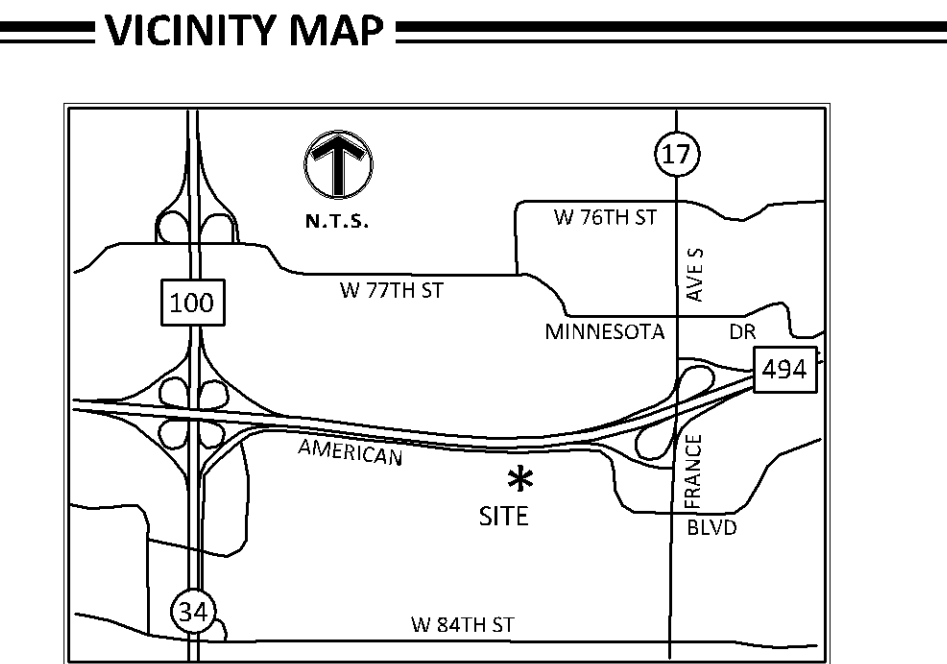
DESCRIPTION

Lot 1, Block 1, PA WALSER ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

- PROPERTY SUMMARY**
- Subject property's address is 4401 American Boulevard, its property identification number is 06-027-24-13-0128.
 - The gross area of the subject property is 10.657 Acres or 464,226 Square Feet.
 - The subject property is zoned CS-0.5 (PD), Commercial Service 0.5 Planned Development, per City of Bloomington zoning map dated 01/30/2014 and City of Bloomington online GIS map.
 - The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.

- BENCHMARKS**
- The vertical datum is based on NAVD88. The originating bench marks are MNDOT CAVALIA and MNDOT FRANCE RM 2, both referenced from the MNDOT Geodetic Database.
- BENCHMARK #1**
Top nut of hydrant north of northeast property corner. Elev.=828.68
- BENCHMARK #2**
Top nut of hydrant southwesterly of southwest building corner on property. Elev.=828.36

- SURVEY NOTES**
- The bearing system is based on the west line of Lot 1, Block 1, PA WALSER ADDITION having an assumed bearing of North 00 degrees 34 minutes 10 seconds East.
 - This survey was prepared without the benefit of a Title Commitment or abstract and the surveyor has made no independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate title search may disclose. Therefore, this survey may be revised by showing that which would be cited in a title commitment and then illustrated on the survey.
 - A Gopher State One Call (GSOC) request was placed on 03/24/2015, under Ticket Number 150830813 for utility locates on this site. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216.B contact Gopher State One Call at (651-454-0002) prior to any excavation.
 - Field work was completed on 04/11/2015.
 - The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.



Client
PHILLIPS
ARCHITECTS &
CONSTRUCTION,
LTD.

Project
WALSER
TOYOTA,
BLOOMINGTON

Location
BLOOMINGTON,
MN
4401 AMERICAN BOULEVARD

Certification
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LAND SURVEYOR under the laws of the State of Minnesota.

Rick M. Blom
Rick M. Blom
Registration No. 21729 Date: 04/16/2015
If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

Summary
Designed: Drawn: DL
Approved: RMB Book / Page: 933/54
Phase: Initial Issued: 04/16/2015

Revision History
No. Date By Submittal / Revision

Sheet Title
BOUNDARY
AND
TOPOGRAPHICAL
SURVEY

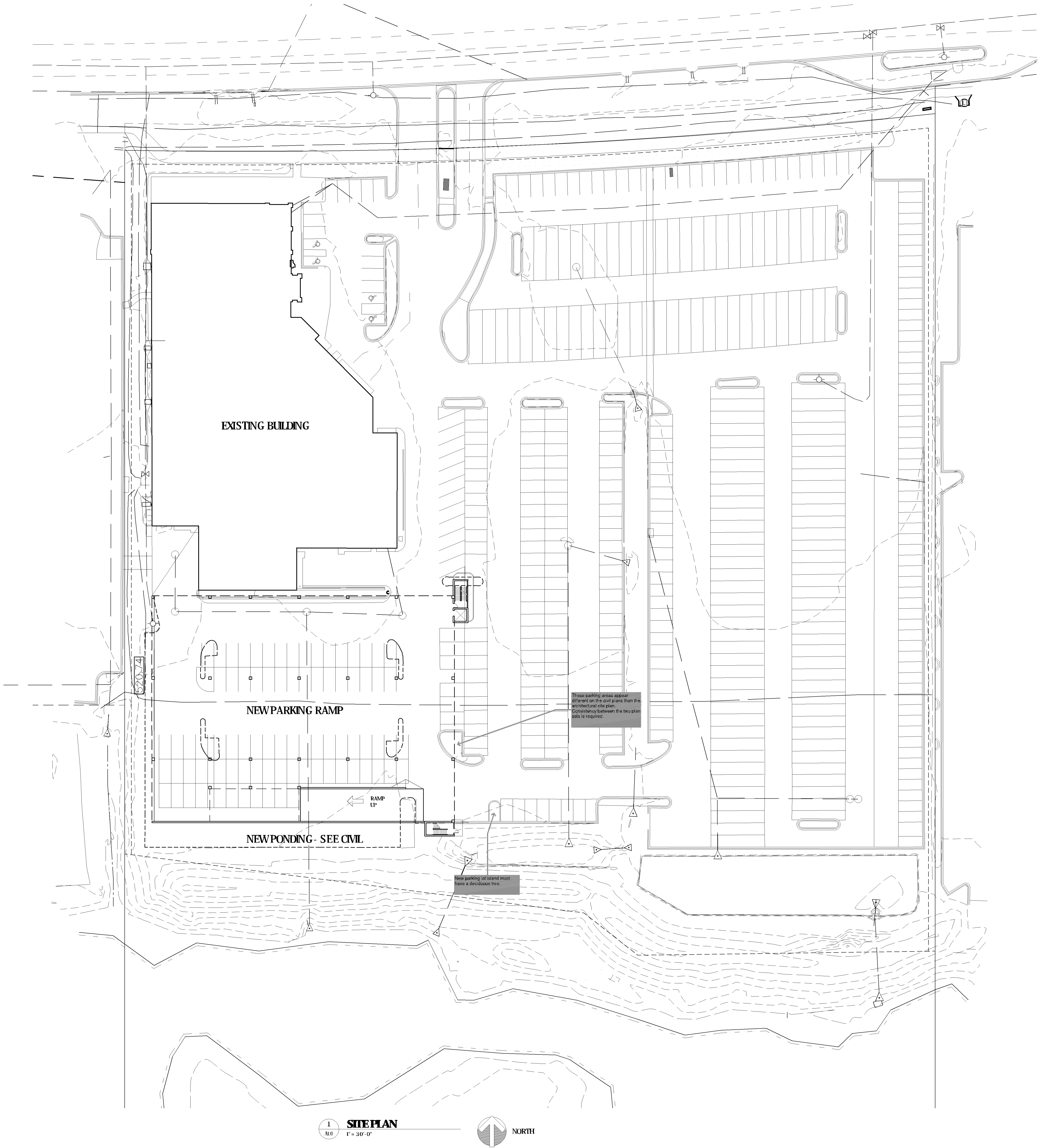
PL202000055

Provides for the new building to maintain for existing structures emergency vehicle access throughout the property.

Must meet current MN State Building Code

Must meet MN Accessibility Code

Separate permit and review by Mn State Elevator inspector for elevators, escalators and moving walkways.



KEY

- EXISTING BUILDING
- RAMP

DESIGN DATA

FLOOR AREA	
TIER (1, 2 & 3)	38,185 SF
TOTAL AREA	114,555 SF

1 SITE PLAN
A1.0 1" = 30'-0"



2020 NEW BUILDING FOR:
WALSER TOYOTA RAMP
4401 AMERICAN BLVD
BLOOMINGTON, MINNESOTA

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David A. Phillips

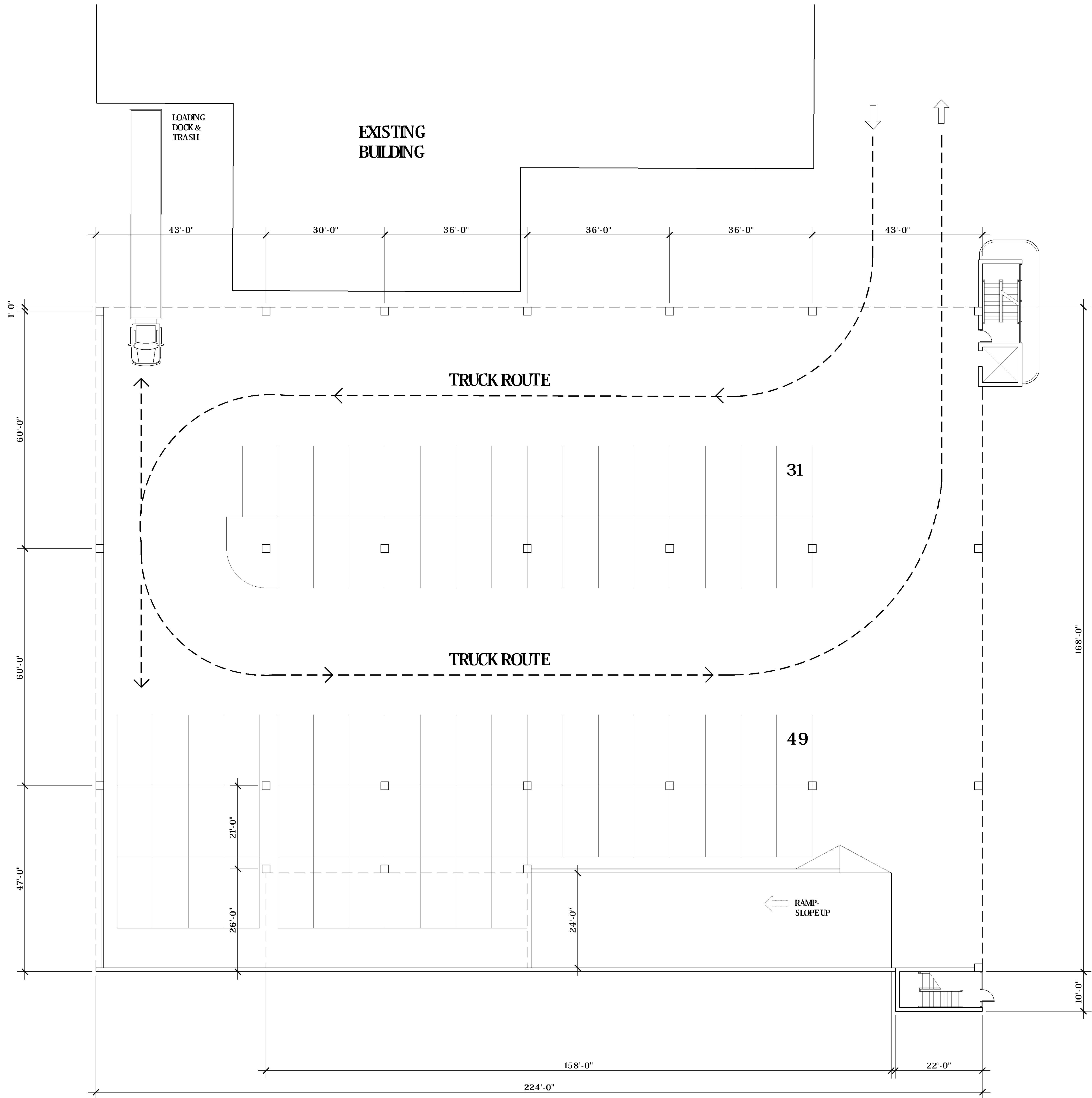
DATE: 3/17/2020 REG. NO. 17387
ISSUE: REVISION:
3/17/2020 CITY SUBMITTAL

DRAWN BY:
CHECKED BY: DAP
PROJECT NO.:

SITE PLAN

A1.0

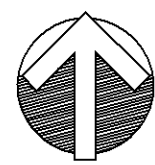
PL202000055
PL2020-55



1
A2.0

FLOOR PLAN

3/32"=1'-0"



NORTH

2020 NEW BUILDING FOR:
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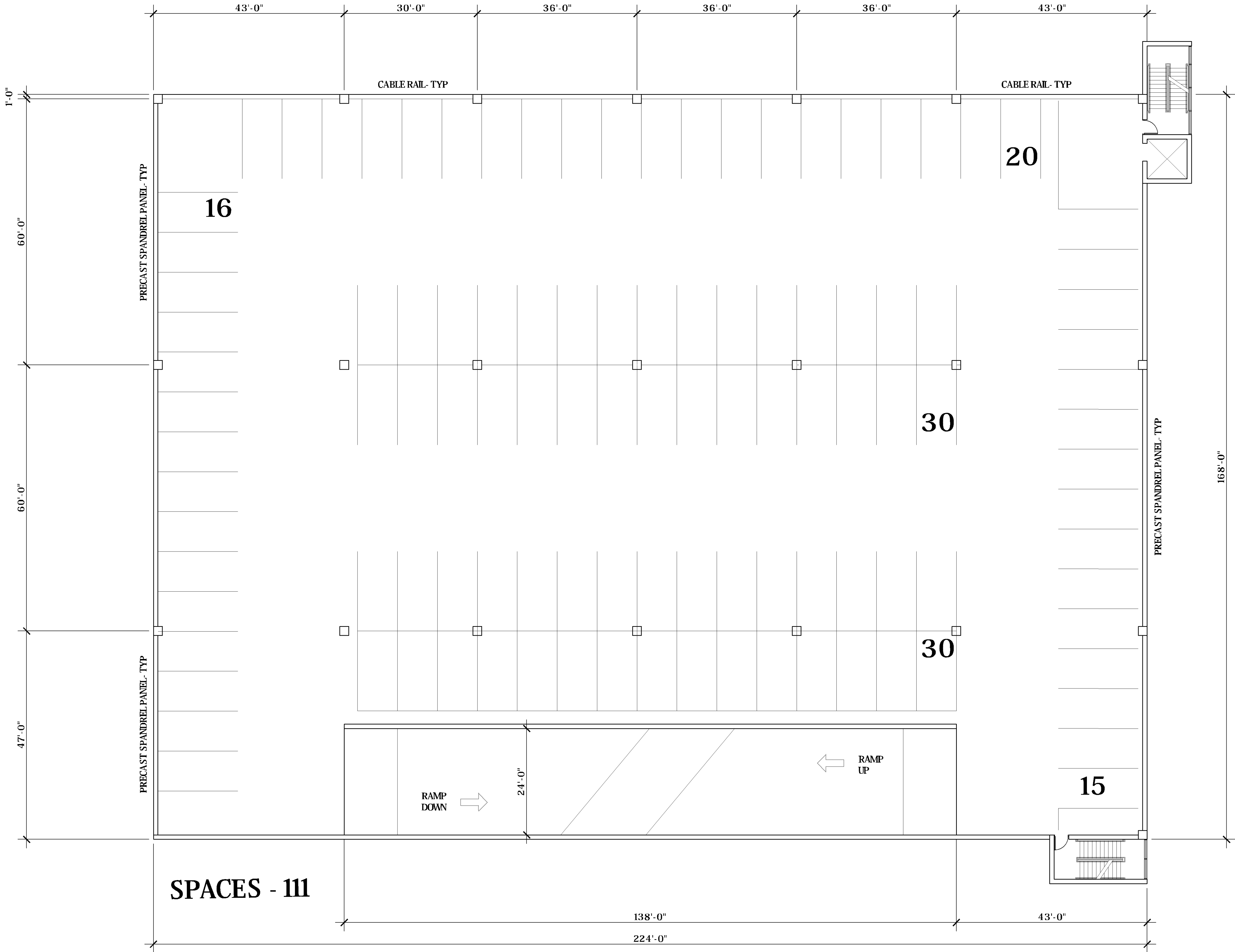
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**FLOOR PLAN-
GROUND LEVEL**

A2.0

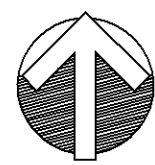
PL202000055
PL2020-55



1
A2.1

FLOOR PLAN

3/32" = 1'-0"



NORTH

2020 NEW BUILDING FOR:
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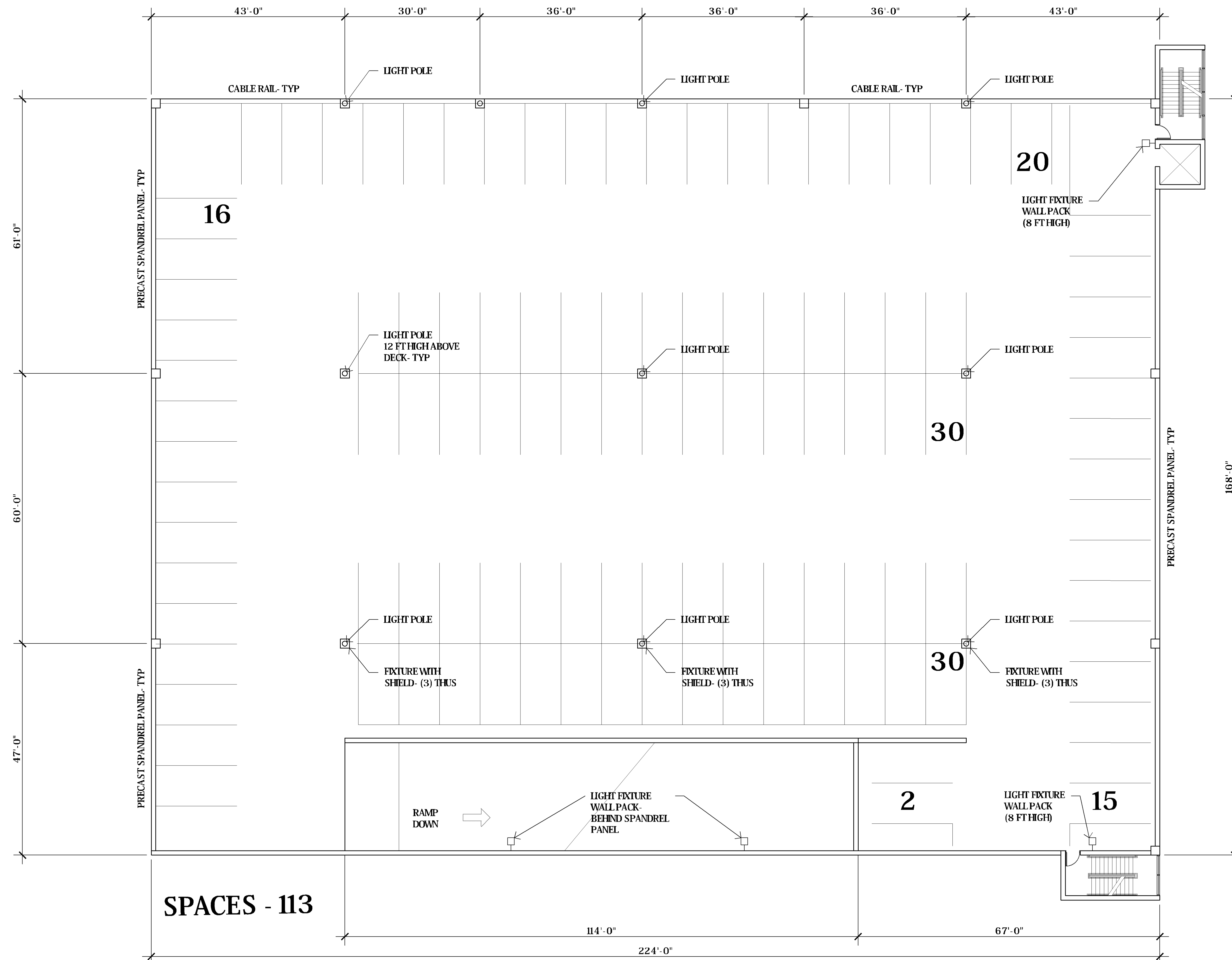
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**FLOOR PLAN -
MID LEVEL TIERS
(2)**

A2.1

PL202000055
PL2020-55



FLOOR PLAN
3/32" = 1'-0"



2020 NEW BUILDING FOR:
WALSER TOYOTA RAMP
4401 AMERICAN BLVD
BLOOMING TON, MINNESOTA

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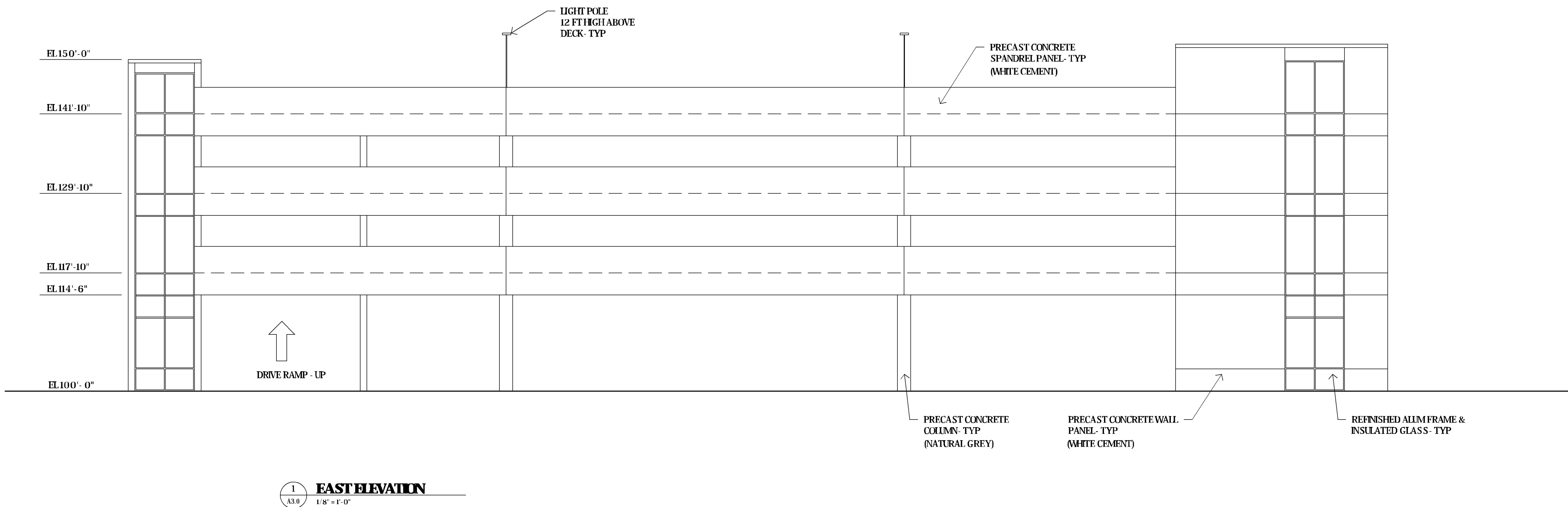
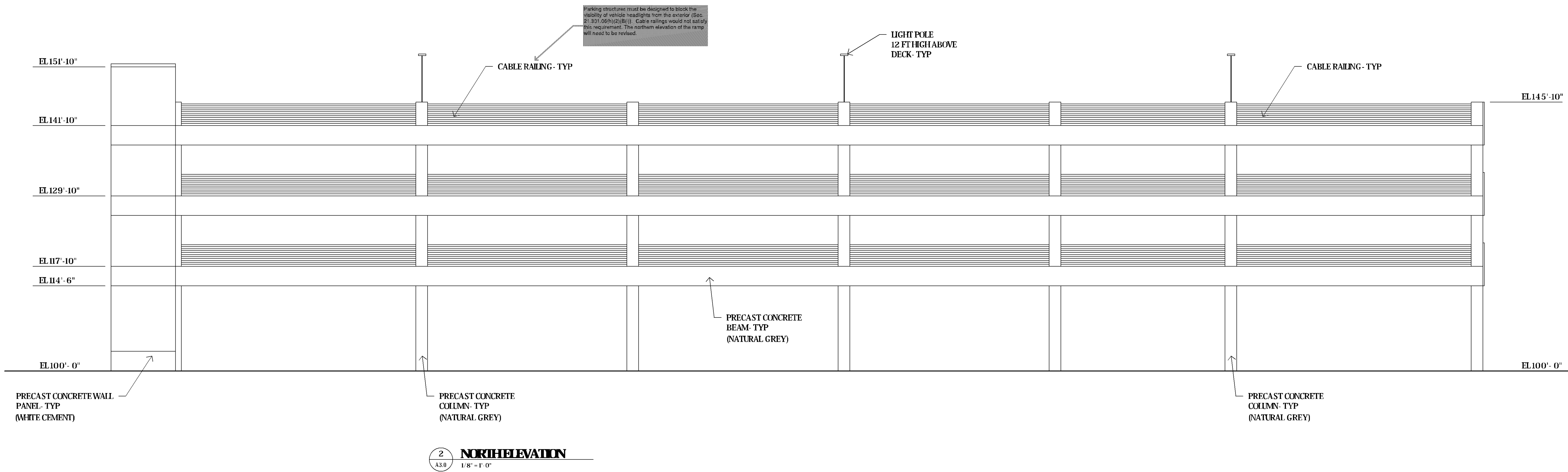
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ROOF PLAN & ROOF PARKING

A2.2

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PL2020-55



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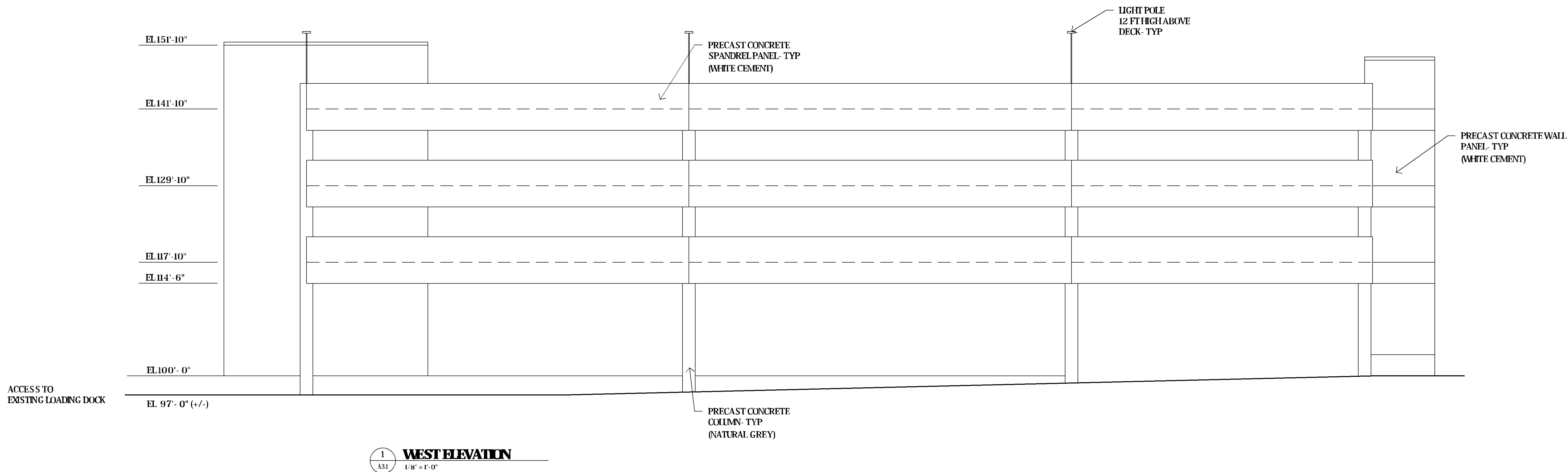
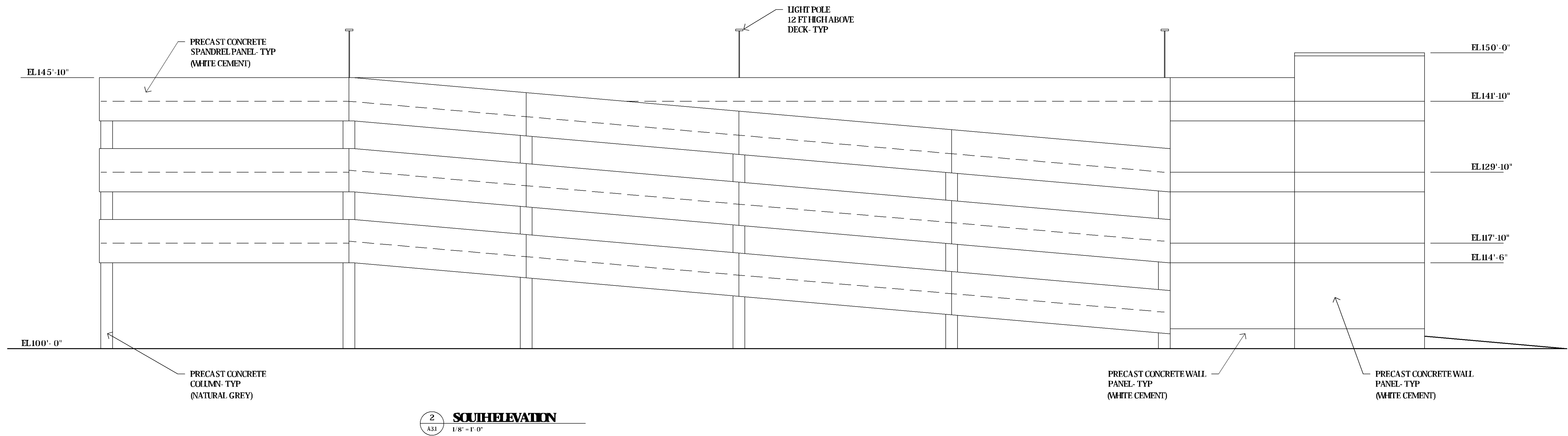
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**EXTERIOR
ELEVATIONS**

A3.0

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2020 NEW BUILDING FOR:
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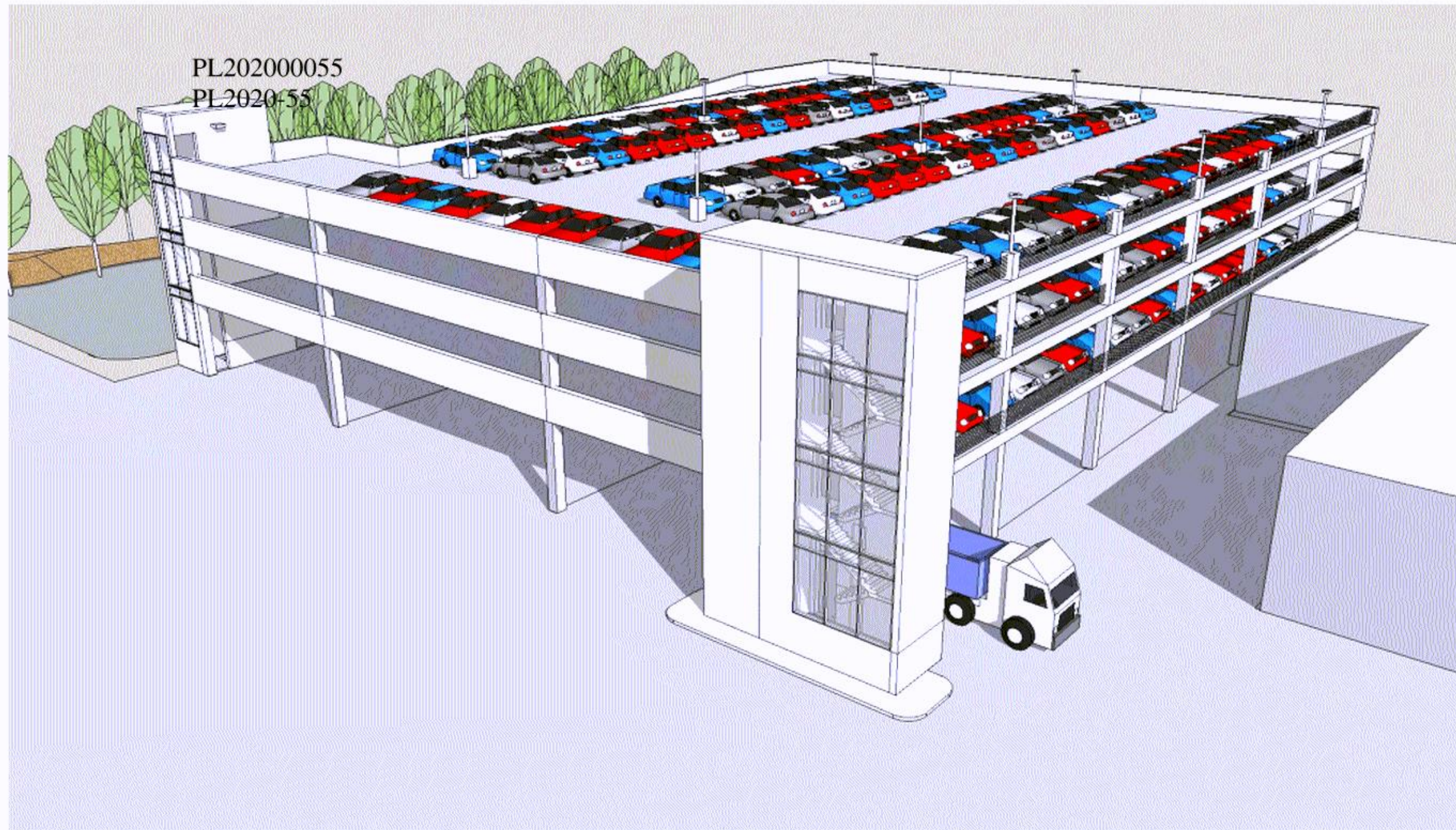
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**EXTERIOR
ELEVATIONS**

A3.1



2020 NEW FACILITY FOR:
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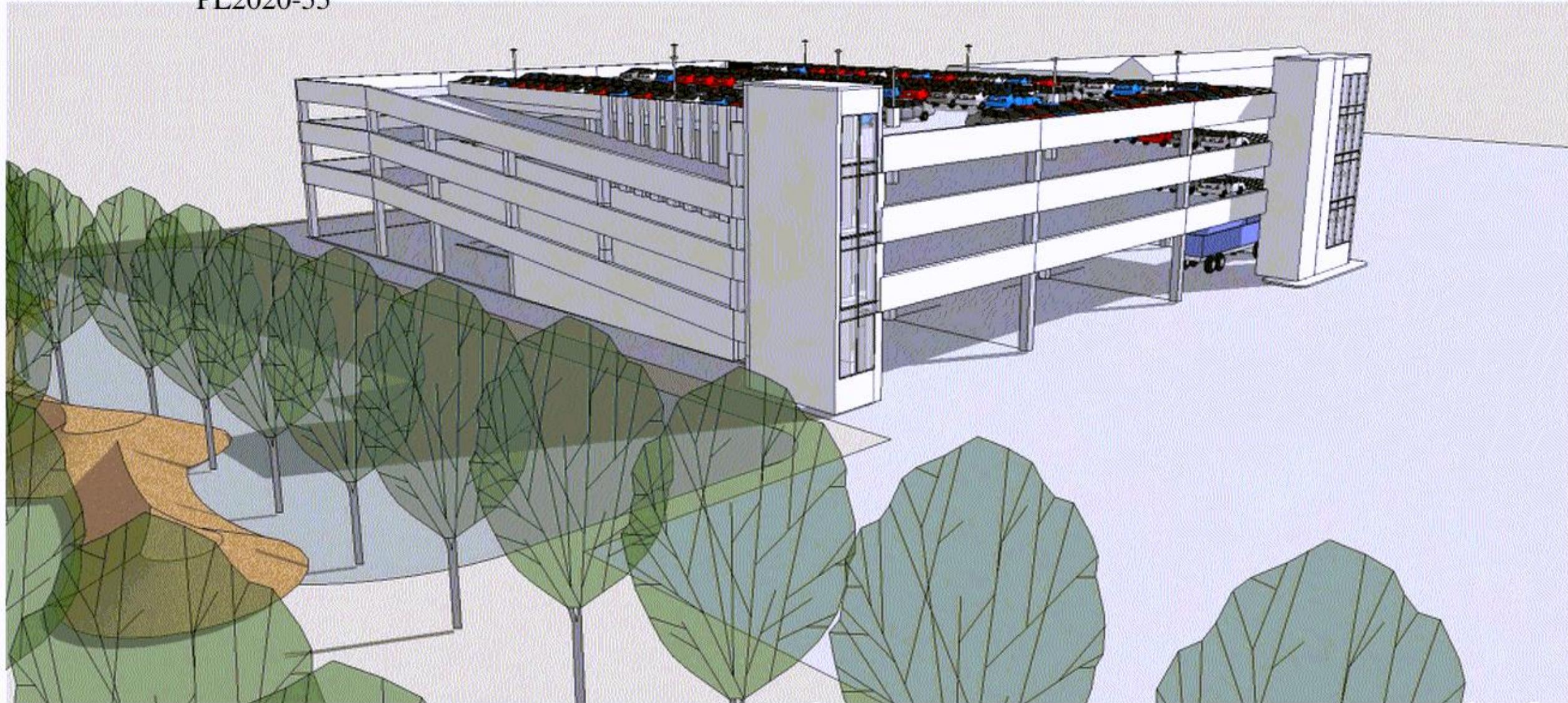
**PHILLIPS
ARCHITECTS**
401 NORTH 3RD STREET
SUITE 450
MINNEAPOLIS, MN 55401

DATE: 3/17/2020

PRELIMINARY
DESIGN

A3a

PL202000055
PL2020-55



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DATE: 3/17/2020

PRELIMINARY
DESIGN

A3b