

Building/property shall be adequately signed for emergency response.

Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division.

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

STATE HIGHWAY NO. 100  
(NORMANDALE BLVD. - COUNTY ROAD NO. 34)

If the parking ramps is partially or fully enclosed per the building code, sprinkler protection may be required. Standpipes will be required regardless.

Must meet 2020 MN State Building Code

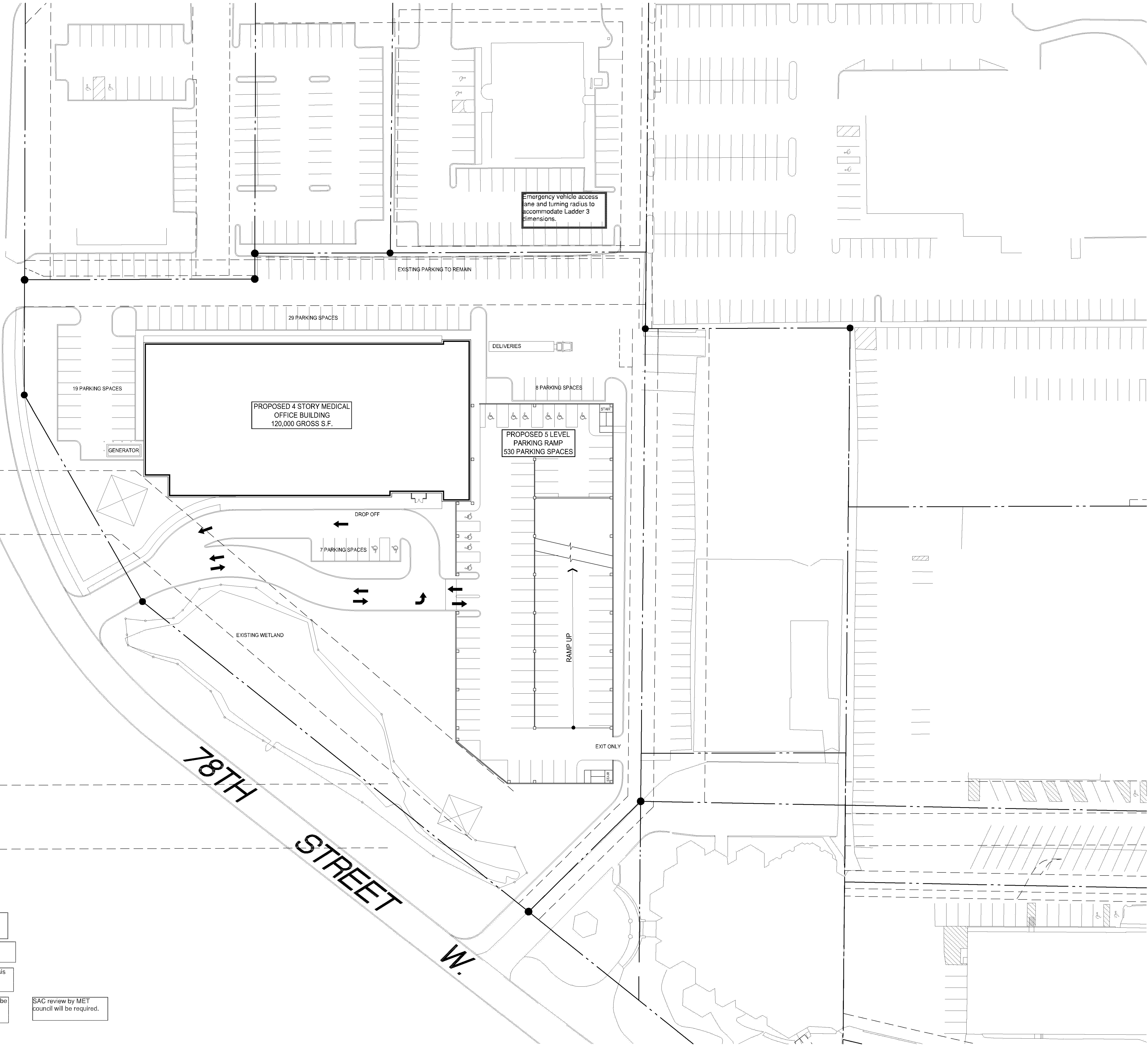
Must meet 2020 MN Accessibility Code

Provide a code analysis with the plans.

Building plans must be signed by a MN licensed architect.

SAC review by MET council will be required.

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



POPE ARCHITECTS  
1295 BANDANA BLVD N, SUITE 200  
ST. PAUL, MN 55108-2735  
(651) 642-9200 | FAX (651) 642-1101  
www.popearch.com



CASE #PL2020-201

## SITE PLAN

Issues and Revisions:  
DRC REVIEW 10-14-2020

Commission No. 75372-18198  
Drawn by JL  
Checked by DR

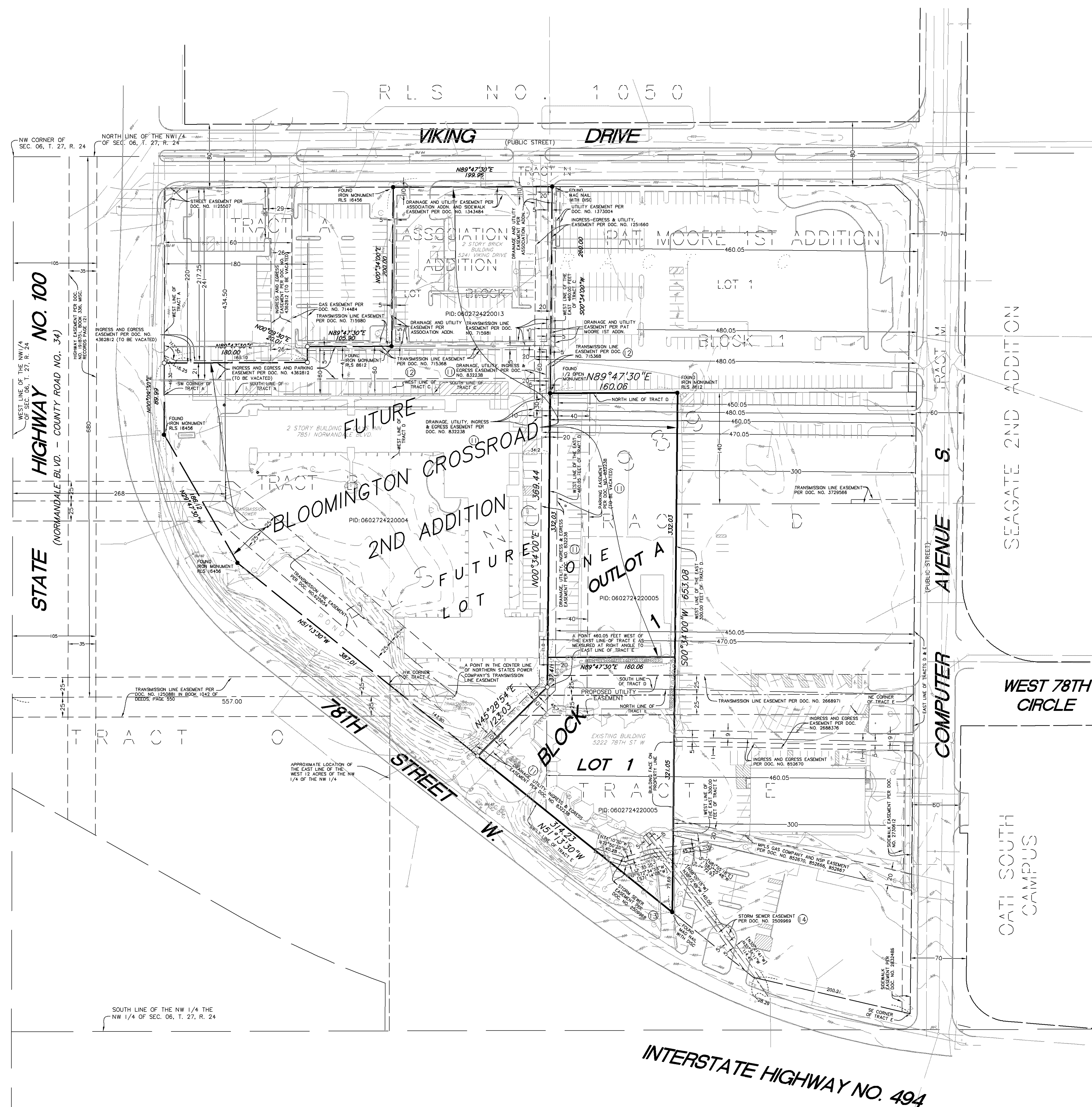
SHEET

A1

TRUE SHEET SCALE  
0' 10' 20'



CASE #PL2020-201



#### DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-867716-MPLS, commitment date August 25, 2017)

#### PARCEL 1:

All of Tracts D and E lying East of a line drawn parallel with and distant 460.05 feet West of the East line of said Tracts D and E and lying West of a line drawn parallel with and distant 300.0 feet West of the East line of Tracts D and E, all as measured at right angles to the East line of said Tracts D and E. Registered Land Survey No. 989 Hennepin County, Minnesota.

#### PARCEL 2:

All that part of Tract E lying West of a line drawn parallel with and distant 460.05 feet West of the East line of said Tract E and lying East of a line drawn from a point on the North line of Tract E, 460.05 feet West of the Northeast corner of said tract, as measured at right angles to the East line thereof to a point on the Southwesterly line of Tract E, distant 143.9 feet Southeast of the Northwest corner of Tract E, as measured along the Southwesterly line thereof. Registered Land Survey No. 989 Hennepin County, Minnesota.

All Torrens property. Certificate of Title No. 800649

#### PLAT RECORDING INFORMATION

Registered Land Survey No. 989 was filed of record on April 7, 1961, as Document No. 654105

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

#### TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-867716-MPLS, commitment date August 25, 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.) Subject to snow fence easements over that portion of the premises described in the Final Certificate dated April 29, 1937, recorded May 28, 1937 as Document No. 1880816 in Book 358 of Miscellaneous Records, page 16, and in the Final Certificate dated December 17, 1937, recorded January 14, 1938 as Document No. 1918751 in Book 366 of Miscellaneous Records, page 121, and shown by recital on the certificate of title. (Affects both parcels and other land not insured herein.) [shown on survey]

[lies west of subject property]

10.) Declaration of License Agreement, and the terms, conditions and provisions thereof, dated May 9, 1962, recorded April 5, 1963 as Document No. 722585. (Affects parcel 2 and other land not insured herein.)

11.) Nonexclusive easements for parking, ingress, egress, and installation and maintenance of utility and drainage facility purposes, and the terms, conditions, covenants, restrictions, obligations and provisions thereof, as described in the Easement Agreement dated January 19, 1965, recorded December 17, 1965 as Document No. 832238. (Affects both parcels and other land not insured herein.) [shown on survey]

12.) Agreement, and the terms, conditions, covenants, restrictions, obligations and provisions thereof, dated September 7, 1965, recorded December 17, 1965 as Document No. 832241, and the following easements referenced therein:

(a) Easement dated May 2, 1960, recorded May 6, 1960 as Document No. 625654; [shown on survey]

(b) Easement dated December 28, 1962, recorded January 3, 1963 as Document No. 715368; [shown on survey]

and

(c) Easement dated February 13, 1924, recorded December 8, 1924 as Document No. 1250881 in Book 1042 of Deeds, page 550. [shown on survey]

NOTE: Only the Agreement document is memorialized on the current certificate of title.

(Affects both parcels.)

13.) Easement for storm sewer purposes, together with any incidental rights, in favor of Science Incorporated, a Delaware corporation, its heirs and assigns, contained in the Easement dated April 29, 1994, recorded May 2, 1994 as Document No. 2509968. (Affects both parcels and other land not insured herein.) [shown on survey]

14.) Easement for sanitary sewer purposes, and the terms and conditions thereof, contained in the Easement dated April 29, 1994, recorded May 2, 1994 as Document No. 2509968. (Affects both parcels and other land not insured herein.) [shown on survey]

#### OWNERS/SUBDIVIDERS:

United Properties  
631 Nicollet Mall-Suite 450  
Minneapolis, MN 55402

Contact person: Rick McKeelvey  
Phone: (952)-831-1000

William S. Mack  
5222 78th St. W.  
Bloomington, MN 55435  
Contact person: Brianna Maersbecker  
Phone: (612)-977-8884

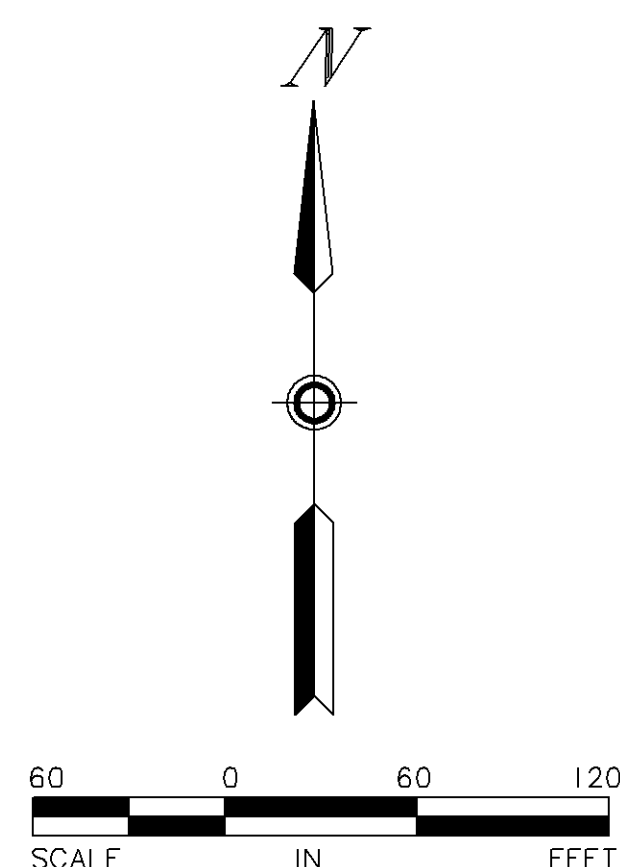
#### CIVIL ENGINEER:

Kimley-Horn  
2550 University Ave. W-Suite 238N  
St. Paul, MN 55114  
Contact person: Thomas J. Lincoln, P.E.  
Phone: (651)-643-5453

#### SURVEYOR:

Sunde Land Surveying, LLC  
9001 E. Bloomington Freeway  
Suite 118  
Bloomington, MN 55420

Contact person: Mark Hanson  
Phone: (952)-881-2455



#### LEGEND

- Denotes iron monument set marked with P.L.S. No. 15480
- Denotes found iron monument

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.

Dated this 18th day of December, 2017

SUNDE LAND SURVEYING, LLC

By: Mark S. Hanson  
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

#### GENERAL NOTE

1.) Survey coordinate basis: Hennepin County Coordinate System.

#### UTILITY NOTES

- 1.) 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. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 172560701, 172560738 and 172560716.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

#### FLOOD\_ZONE NOTE

- 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. 275230C00451F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.

#### AREAS

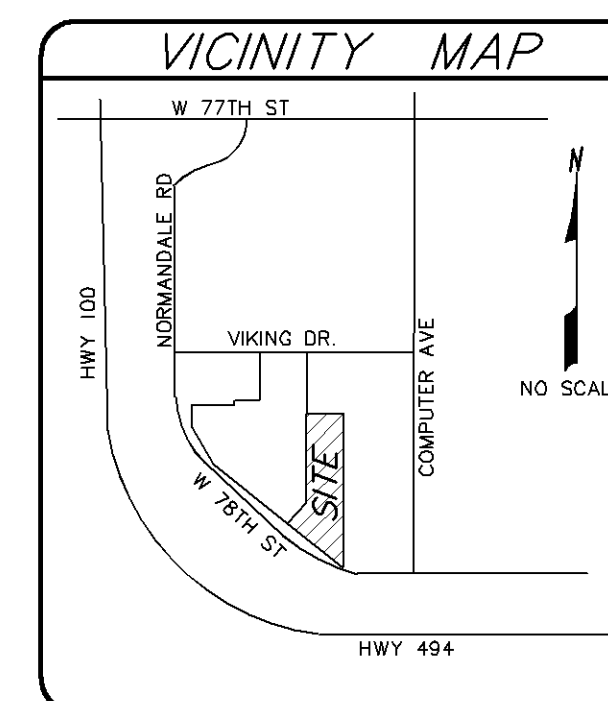
Proposed Lot 1, Block 1 = 47,882 square feet or 1.099 acres

Proposed Outlot A = 53,140 square feet or 1.220 acres

#### BENCH MARKS (BM)

(NGVD 29)

- 1.) Top of top nut of fire hydrant in the southeast quadrant of Viking Dr. and W. 78th St.  
Elevation = 823.36 feet
- 2.) Top of top nut of fire hydrant, 2nd hydrant southeast of Viking Dr. on the east side of W. 78th St.  
Elevation = 824.57 feet
- 3.) Top of top nut of fire hydrant, 3rd hydrant southeast of Viking Dr. on the east side of W. 78th St.  
Elevation = 828.98 feet
- 4.) Top of top nut of fire hydrant in the center island of Viking Dr., 1st east of W. 78th St.  
Elevation = 825.78 feet



Rev. Lat Layout	JMD	12/18/2017
Revision	By	Date
Originally dated 9/26/2017	NDV	

Drawing Title: **PRELIMINARY PLAT OF:  
BLOOMINGTON CROSSROADS ADDITION**

<b>SUNDE</b> LAND SURVEYING www.sunde.com	Main Office: 9001 East Bloomington Freeway (358) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9526) Branch Office: Cloquet, Minnesota 218-499-8267
Project: 2016-089-A Township: 27 Range: 24 Section: 08 File: 2016089A004-PPAT-RI.dwg	Date: 12/18/2017 Sheet: 1 of 1



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CASE #PL2020-201

STATE HIGHWAY 100  
(NORMANDALE BLVD. - COUNTY ROAD NO. 34)

STATE HIGHWAY 100  
(NORMANDALE BLVD. - COUNTY ROAD NO. 34)

78TH STREET

78TH STREET

INTERSTATE HWY

LOT 1  
BLOCK 1

ADDITION

PARKING RAMP

TRACT B

TRACT D

TRACT C

TRACT E

TRACT F

TRACT G

TRACT H

MnDOT has plans for 494 that will affect the alignment of 78th Street in the future. New alignment will likely follow public right-of-way line. Place sidewalk in a sidewalk/bikeway easement behind property line.

Minimum front building setback in CS-1 district is 80 feet. Are you planning to rezone to C-4?

Non-Residential  
Driveway Approach  
required

Maximum structure lot coverage in CS-1 district is 30% (Sec. 19.40.07(g)). The proposed condition, including parking structure, would have a structure lot coverage of 37.5%.

Site must have 70 trees and 175 shrubs (Sec. 19.52).

A medical office with 123,000 gross square feet would require interior trash and recycling storage with a minimum area of 600 square feet (Sec. 21.301.17).

Exterior lighting for the overall development must comply with Section 21.301.07 of the City Code. Photometric lighting plan (with both Initial and Maintained (LLF 0.81) light levels) must be provided.

The proposed medical office facility would require 421 total parking stalls. A formal parking analysis would be completed upon receipt of the architectural floor plans.

Parking structure design must comply with Section 21.301.06(h)(2)(B) of the City Code. Ramp must be designed to block visibility of headlights from the exterior. Ramp facades that front public streets must be enhanced as described in Code.

Parking structure stall dimensions and associated drive aisles must comply with Section 21.301.06(h)(2)(C) of the City Code.

APPROXIMATE LOCATION OF THE EAST LINE OF THE WEST 12 ACRES OF THE NW 1/4 OF THE NW 1/4

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- RETAINING WALL
- PROPOSED CURB AND GUTTER

PROPERTY SUMMARY

PROJECT NAME

ZONING SUMMARY

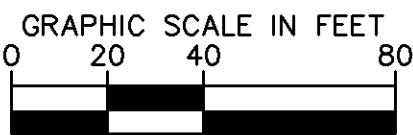
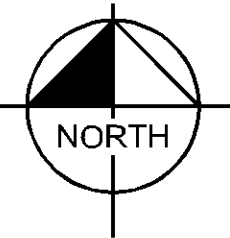
BUILDING DATA SUMMARY

PARKING

PROPOSED SURFACE PARKING	66 SPACES
SURFACE ADA STALLS REQ'D / PROVIDED	2 STALLS / 2 STALLS
TOTAL PROPERTY AREA	4.02 AC

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE <3' AND OUTER CURBED RADII ARE TO BE <10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE LAND SURVEYING, DATED 12/18/2017. KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 4.02 ACRES.
- PLYON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PLYON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
- THERE ARE WETLANDS EXISTING ON SITE.



PRELIMINARY - NOT FOR CONSTRUCTION

100 HEALTH

PREPARED FOR

UNITED

PROPERTIES

BLOOMINGTON

MINNESOTA

SITE PLAN

KHA PROJECT

XXXXXXX

DATE

10/13/2020

SCALE

AS SHOWN

DESIGNED BY

LEC

DRAWN BY

LEC

CHECKED BY

TJL

THESE PLANS AND THE PLAN INFORMATION OR REPORTS WERE 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.

THOMAS J. LINCOLN, PE

MN

LIC. NO.

DATE

10/13/2020

BY

TJL

REVISIONS

DATE

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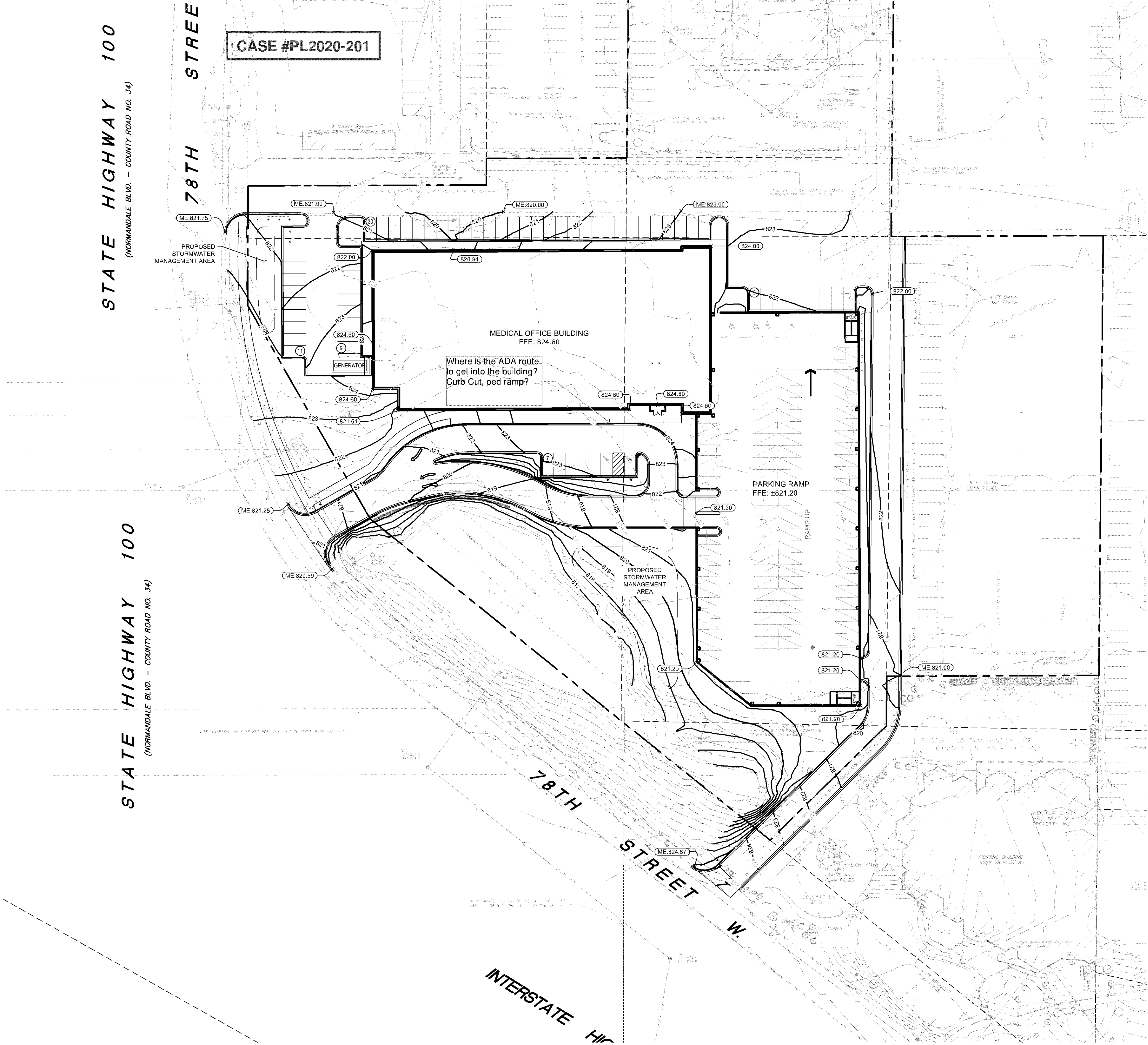
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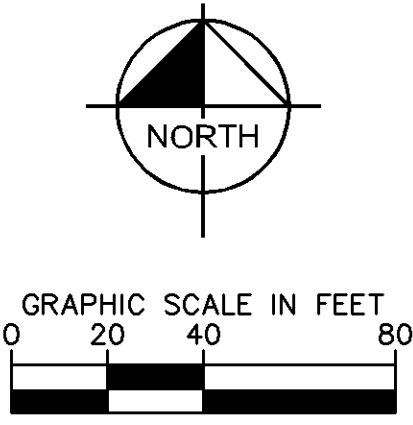




**LEGEND**

- PROPERTY LINE
- - - EXISTING CONTOUR
- PROPOSED CONTOUR
- (100.00) X PROPOSED SPOT ELEVATION
- (ME 0.0) X MATCH EXISTING ELEVATION

- GRADING PLAN NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
  - CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1165> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
  - CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
  - SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
  - GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
  - ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
  - REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
  - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
  - INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
  - UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
  - ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
  - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
  - MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
  - MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
  - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.



PRELIMINARY - NOT FOR CONSTRUCTION

100 HEALTH  
PREPARED FOR  
UNITED  
PROPERTIES  
BLOOMINGTON MINNESOTA

GRADING PLAN

KHA PROJECT	XXXXXXX
DATE	XX/XX/XXXX
SCALE	AS SHOWN
DESIGNED BY	LEC
DRAWN BY	LEC
CHECKED BY	TJL

THESE CERTIFICATIONS HAVE BEEN 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.

THOMAS J. LINCOLN PE  
MN LIC. NO. \_\_\_\_\_  
DATE: \_\_\_\_\_

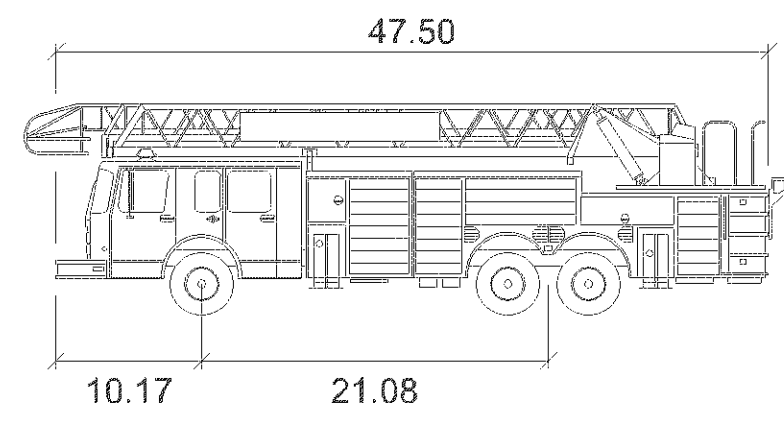
**Kimley»Horn**

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-946-4197  
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

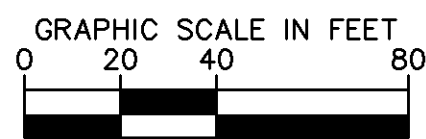
SHEET NUMBER  
C500





	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

THE VEHICLE MANEUVERINGS IDENTIFIED ON THIS PLAN WERE PREPARED USING AUTOTURN SOFTWARE AND DOES NOT NECESSARILY REPRESENT ACTUAL CONDITIONS NOR DOES IT ACCOUNT FOR EXTERNAL FACTORS. THIS ANALYSIS SHOULD NOT BE USED AS THE SOLE BASIS FOR THE CLIENT'S DECISION MAKING



**CASE #PL2020-201**

100 HEALTH		FIRE TRUCK EXHIBIT		KHA PROJECT XXXXXXXXX		Kimley»Horn	
PREPARED FOR				DATE 10/14/2020		© 2018 KIMLEY-HORN AND ASSOCIATES, INC.	
UNITED				SCALE AS SHOWN		767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114	
PROPERTIES				DESIGNED BY LEC		PHONE 651-956-4197	
BLOOMINGTON				DRAWN BY KAM		WWW.KIMLEY-HORN.COM	
MINNESOTA				CHECKED BY T.JL		No.	
						DATE	
						REVISIONS	
						BY	