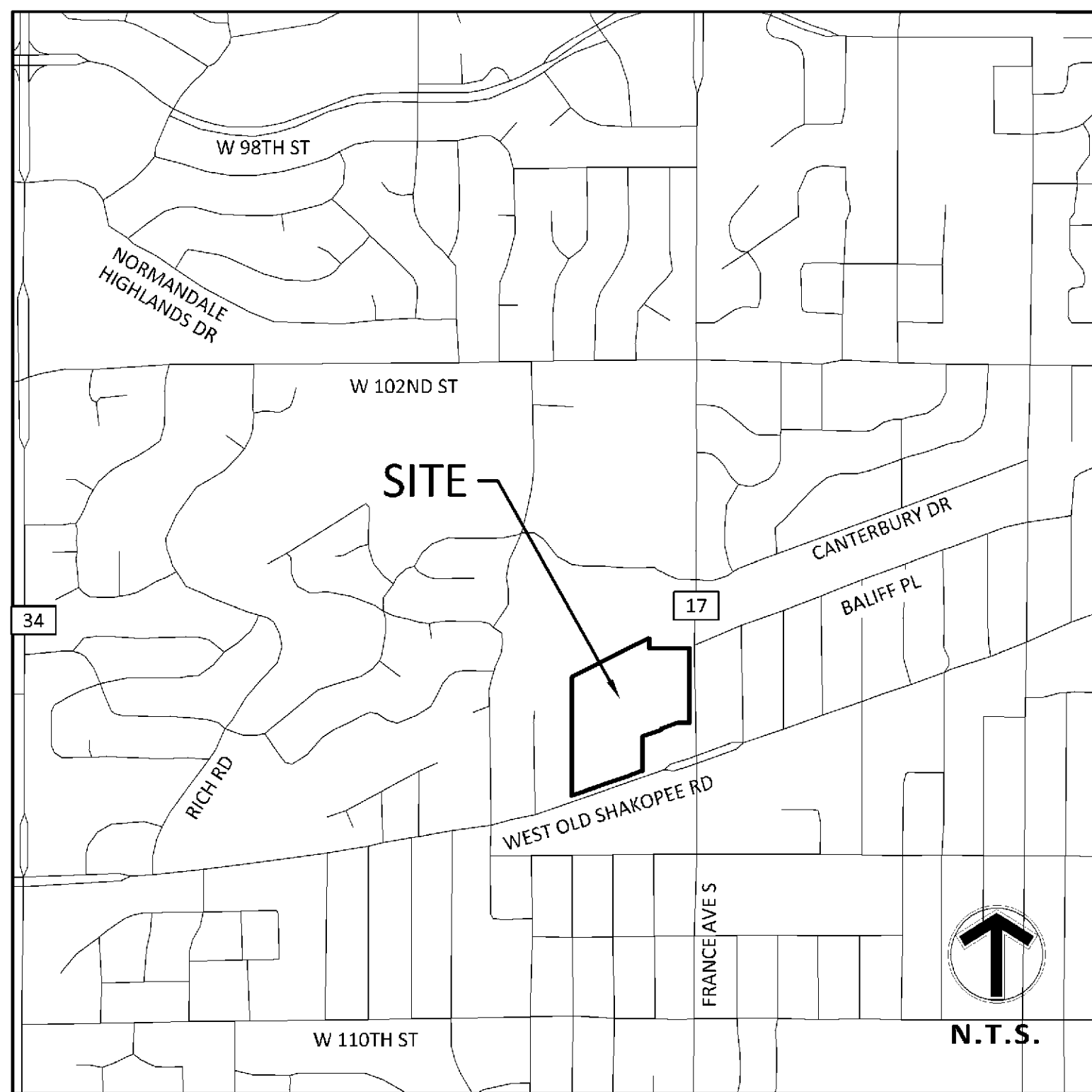


Preliminary Site Development Plans
for
Valley West Shopping Center
Bloomington, Minnesota

Presented by:
Kraus Anderson



VICINITY MAP
NO SCALE

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
KRAUS ANDERSON
501 SOUTH EIGHTH STREET
MINNEAPOLIS, MN 55404
(612) 336-6410
CONTACT: TIM MARCO

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
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CONTACT: BRADY BUSSELMAN

ARCHITECT
SPERIDES REINERS ARCHITECTS, INC
4200 WEST OLD SHAKOPEE ROAD
BLOOMINGTON, MN 55437
(952) 996-9662
CONTACT: JONAH RITTER

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CONTACT:

GEOTECHNICAL
BRAUN INTERTEC
1826 BUERKLE ROAD
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(651) 487-7079
CONTACT: RICHARD FRITZ

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
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FAX 763-476-8532
CONTACT: JOSH MCKINNEY

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C2.02	DEMOLITION PLAN
C3.01	SITE PLAN
C3.02	VEHICLE TURN EXHIBIT
C4.01	GRADING, DRAINAGE & UTILITY PLAN
C5.01	PHASE I EROSION CONTROL PLAN
C5.02	PHASE II EROSION CONTROL PLAN
C5.03	EROSION CONTROL NOTES & DETAILS
C9.01	DETAILS
C9.02	DETAILS
C9.03	DETAILS
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE DETAILS-NOTES

GOVERNING SPECIFICATIONS

CITY OF BLOOMINGTON STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2016 EDITION)

Client
**KRAUS
ANDERSON**

501 S 8TH STREET
MINNEAPOLIS, MN 55404

Project
**VALLEY WEST
SHOPPING
CENTER DEMO**

Location
**BLOOMINGTON,
MN**
10520 FRANCE AVENUE S.

Certification
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.

Brady D. Busselman
Registration No. 44579 Date: MM/DD/2019
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary
Designed: AR Drawn: JMW
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 08/07/2019

Revision History
No. Date By Submittal / Revision
09/30/20 JGP CUP/PERMIT SET

Sheet Title
TITLE SHEET

Sheet No. Revision
C1.01

Project No. 21618



1. Subject property's address is 10520 FRANCE AVENUE SOUTH, its property identification number is 19-027-24-41-0029.
2. The gross area of the subject property is 24.646 Acres or 1,073,616 Square Feet.

THE VERTICAL DATUM IS BASED ON NAVD88.

BENCHMARK #1
STORM MANHOLE LOCATED BLOCK 1, LOT 3 OF VALLEY WEST SHOPPING CENTER 2ND ADDITION
ELEV.= 827.67

BENCHMARK #2
HYDRANT LOCATED IN PARKING LOT ADJACENT TO THE KRAUS ANDERSON REALTY COMPANY BUILDING
ELEV.= 829.19

1. THE HORIZONTAL DATUM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (2011 ADJUST) AND VERTICAL DATUM IS NAVD 88.
2. FIELD WORK WAS COMPLETED ON 04/16/2019.
3. ALL UNDERGROUND UTILITIES ARE SHOWN PER AS-BUILT PLAN AND ARE APPROXIMATE.

JOHNSON CIRCLE

SITE

OLD SHAKOPEE ROAD

FRANCE AVENUE S

N.T.S.

SECTION 11, TOWNSHIP 115N, RANGE 23W
HENNEPIN COUNTY, MINNESOTA

12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

501 S 8TH STREET
MINNEAPOLIS, MN 55404

Location
BLOOMINGTON

10520 FRANCE AVENUE S.

Certification

Summary

Designed: - Drawn: PLF
Approved: MC Book / Page: -
Phase: EX. COND. Initial Issue: 05/02/2019

Revision History

No.	Date	By	Submittal / Revision
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Sheet Title
**EXISTING
CONDITIONS**

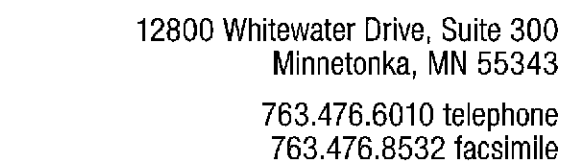
Sheet No. Revision

1/1

Project No. 21618

LEGEND

● FOUND MONUMENT	— BOUNDARY LINE	- - - EASEMENT LINE
⊙ FOUND CAST IRON MONUMENT	— RIGHT-OF-WAY LINE	- - - SETBACK LINE
⊙ FOUND RIGHT-OF-WAY MONUMENT	— UNDERLYING / ADJACENT LOT TIE LINE	△ RESTRICTED ACCESS
○ SET MONUMENT	— SECTION LINE	~ TREE LINE
○ MARKED LS 21729	(100.00) DEED DISTANCE	— CONCRETE CURB
✕ GATE VALVE / HYDRANT	— WATERMAIN	— BUILDING LINE
⊙ SANITARY MANHOLE	— SANITARY SEWER	— BUILDING CANOPY
⊙ CLEAN OUT	— STORM SEWER	— BITUMINOUS SURFACE
⊙ STORM MANHOLE	— UNDERGROUND ELECTRIC	— CONCRETE SURFACE
⊙ STORM CATCH BASIN	— UNDERGROUND TELEPHONE	
⊙ FLARED END SECTION	— UNDERGROUND GAS	⊙ DECIDUOUS TREE
⊙ TRANSFORMER	— OVERHEAD ELECTRICAL WIRE	✕ CONIFEROUS TREE
✕ LIGHT	— CHAIN LINK FENCE	590.9
✕ GUY ANCHOR	— WOOD FENCE	2412.2
✕ UTILITY POLE	— WIRE FENCE	ST + 999.9
■ GUARD POST	— WET LAND	SOIL BORING
■ SIGN	— RETAINING WALL	⊙ REGULAR PARKING
⊙ GAS METER	— BLOCK RETAINING WALL	⊙ STALL COUNT
⊙ GAS MANHOLE	— STONE RETAINING WALL	
⊙ ELECTRIC MANHOLE	— POND / WATER LINE	⊙ TRAFFIC MARKERS
⊙ ELECTRIC METER	— FEMA FLOOD ZONE LINE	
⊙ TELEPHONE PEDESTAL		
⊙ CABLE TV BOX		
⊙ COMMUNICATIONS MANHOLE		



Client
KRAUS
ANDERSON

Project
VALLEY WEST
SHOPPING
CENTER DEMO

10520 FRANCE AVENUE S

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Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 08/07/2019

No.	Date	By	Submittal / Revision
	09/30/20	JGP	CUP/PERMIT SET

Sheet No. Revision
C2.02

Sep 29, 2020 - 5:58pm - User:JPistorius L:\PROJECTS\21618\CAD\Civil\Sheets\21618-C2-DEMO.dwg

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE PREPARED BY A SAMPLE DATED 04-16-2019. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, CONCRETE SLABS, BRIDGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
4. CLEARING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
6. CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
7. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
8. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.
9. THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN



GAS METER
 HYDRANT
 LIGHT
 STORM SEWER
 DRAIN TILE
 WATERMAIN
 FORCE MAIN
 SANITARY SEWER
 OVERHEAD ELECTRIC
 UNDERGROUND TELEPHONE
 UNDERGROUND CABLE TV
 UNDERGROUND ELECTRIC
 UNDERGROUND GAS
 WIRE FENCE
 IRON FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 STONE RETAINING WALL
 SPRINKLER HEAD
 SPRINKLER VALVE
 GUARD RAIL
 HANDRAIL
 EDGE OF TREES
 TREES / SHRUBS
 CONCRETE
 GUARD POLES
 SIGNS
 CONCRETE CURB
 BITUMINOUS CURB
 BUILDING
 REMOVE EXISTING WALL
 REMOVE EXIST CONCRETE CURB
 SAW CUT EXIST BITUMINOUS PAVEMENT
 REMOVE EXISTING BITUMINOUS PAVEMENT
 REMOVE EXISTING CONCRETE PAVEMENT
 REMOVE EXISTING BUILDING
 REMOVE EXISTING GRAVEL DRIVE
 REMOVE EXISTING LANDSCAPING
 REMOVE EXISTING TREE
 REMOVE EXISTING

 \wedge

E



Traffic destined to this site should primarily be approaching from Old Shakopee Road from the driveway directly across from the RBCU/Walgreens driveway. This is the site driveway where modifications have been made on Old Shakopee Road to provide a protected left turn lane for traffic accessing the site. City recommends additional guidance in the parking lot to create and designate an access route to get to this new proposed parking area and drive thru.

There will be traffic safety concerns if there is a significant increase in eastbound left turns at the western site driveway, as this move results in unanticipated back-ups and queues in the through lane on Old Shakopee Road. If traffic safety issues develop, there will be consideration to restricting eastbound left turns at this location.

- ## DEVELOPMENT NOTES
1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
 4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 7. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
 8. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
 9. REFER TO FINAL PLAN FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.

- A. BUILDING, STOODS, STAIRS - SEE ARCHITECTURAL PLANS
- B. B-612 CONCRETE CURB AND GUTTER - SEE DETAIL 3, SHEET C9.03
- C. FLAT CURB SECTION - SEE DETAIL 3, SHEET C9.03
- D. BIKE RACKS - SEE DETAIL 5, SHEET C9.03
- E. LIGHT POLE - SEE MEP PLANS
- F. PATIO WALL BY OTHERS - SEE ARCHITECTURAL PLANS
- G. ACCESSIBLE RAMP - SEE MNDOT DETAIL, SHEET C9.03
- H. ACCESSIBLE PARKING STRIPING - SEE DETAIL 1, SHEET C9.02
- I. MEET AND MATCH EXISTING CURB AND GUTTER
- J. MEET AND MATCH EXISTING BITUMINOUS PAVEMENT
- K. DD "DRIVE-THRU" DIRECTIONAL SIGNAGE - SEE DETAIL, SHEET C9.03
- L. DD "SEE YOU SOON / EXIT" DIRECTIONAL SIGNAGE - SEE DETAIL, SHEET C9.03
- M. CONCRETE SIDEWALK - SEE DETAIL 120, SHEET C9.01

Project No. 21618

Several hydrants exist in islands/parking area along the west side near the FDC's. Access to the hydrants shall be maintained.

Access to existing FDC locations along the west side shall be maintained. It appears that this configuration may block two or more.

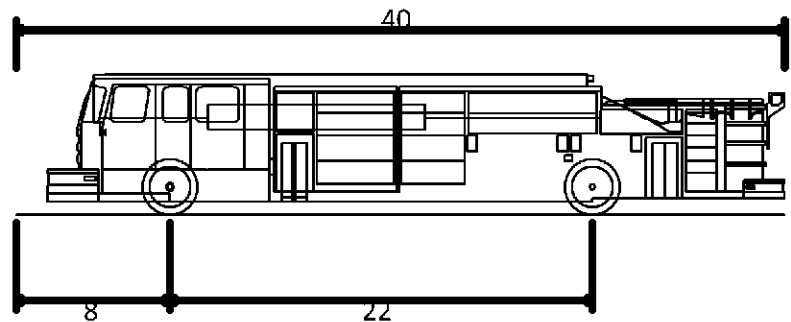
PARKING SUMMARY (PROJECT AREA ONLY)					
EXISTING BUILDINGS:	BUILDING AREA (SF)	REQUIREMENT	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED (IN PROJECT AREA)	PARKING ALLOCATED (OUTSIDE PROJECT AREA)
GOODYEAR	8,109	1/300 PLUS 2 PER BAY (8 BAYS)	43	0	0
PLANET FITNESS	13,014	1 PER 250 SF	52	0	0
		TOTAL	95	26	69
PROPOSED PARKING:					TOTAL STALL ALLOCATION
	13,044	TBD		46	115

LEGEND

	PROPOSED	EXISTING		
PROPERTY LIMIT				
CURB & GUTTER			ASPHALT PAVING	
EASEMENT			CONCRETE SIDEWALK	
BUILDING			EXISTING CONCRETE	
RETAINING WALL				
WETLAND LIMITS				
TREE LINE				
SAWCUT LINE				
SIGN				
PIPE BOLLARD				
NUMBER OF PARKING STALLS PER ROW				
KEY NOTE				

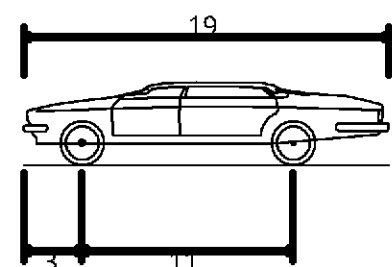
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11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
12. ALL STRIPING TO BE PAINTED WHITE.



Pumper Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

40.000ft
8.167ft
7.745ft
0.656ft
8.167ft
5.00s
45.00°



P - Passenger Car
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

19.000ft
7.000ft
4.300ft
1.115ft
6.000ft
4.00s
31.60°

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL _____. THIS QUALITY LEVEL WAS DETERMINED _____. ACCORDING TO THE GUIDELINES OF ASCE/318.02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA," THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TIE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, DEPTH AND IF THE TIE LINE IS ACTIVE. NO DRAIN TIE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Sep 29, 2020 - 5:57pm - User:JPistorius L:\PROJECTS\21618\CAD\Civil\Sheets\21618-C3-SITE.dwg



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763.476.6010 telephone
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Engineering | Surveying | Planning | Environmental

Client
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ANDERSON

501 S 8TH STREET
MINNEAPOLIS, MN 55404

Project
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CENTER DEMO

Location
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10520 FRANCE AVENUE S

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Brady D. Busselman
Registration No. 44579 Date: MM/DD/201

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Summary

Designed: AR Drawn: JMW
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 08/07/2019

Revision History

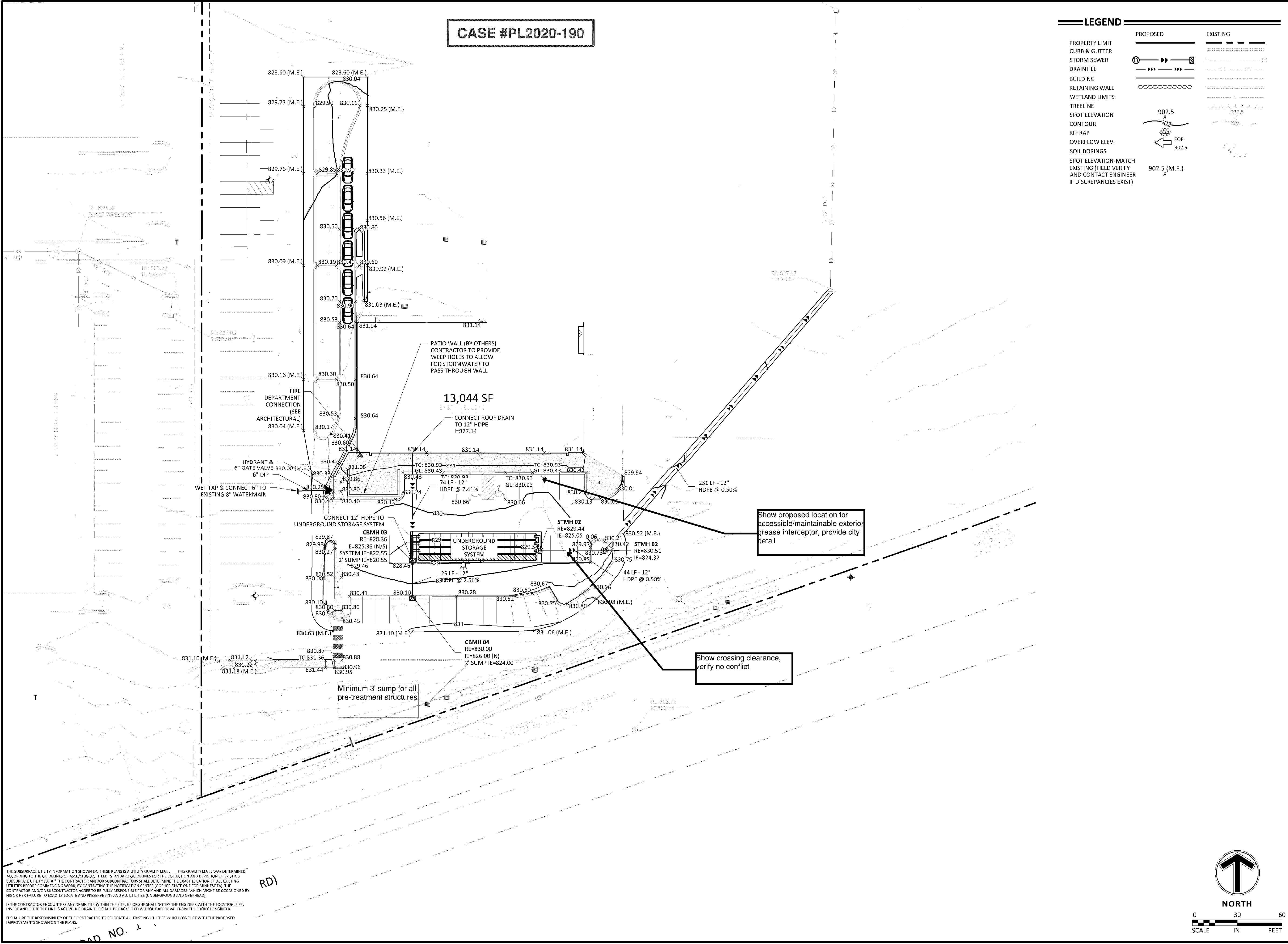
No.	Date	By	Submittal / Revision
09/30/20	JGP	CUP/PERMIT SET	

Sheet Title
VEHICLE TURN
EXHIBIT

Sheet No. Revision

C3.02

Project No. 21618



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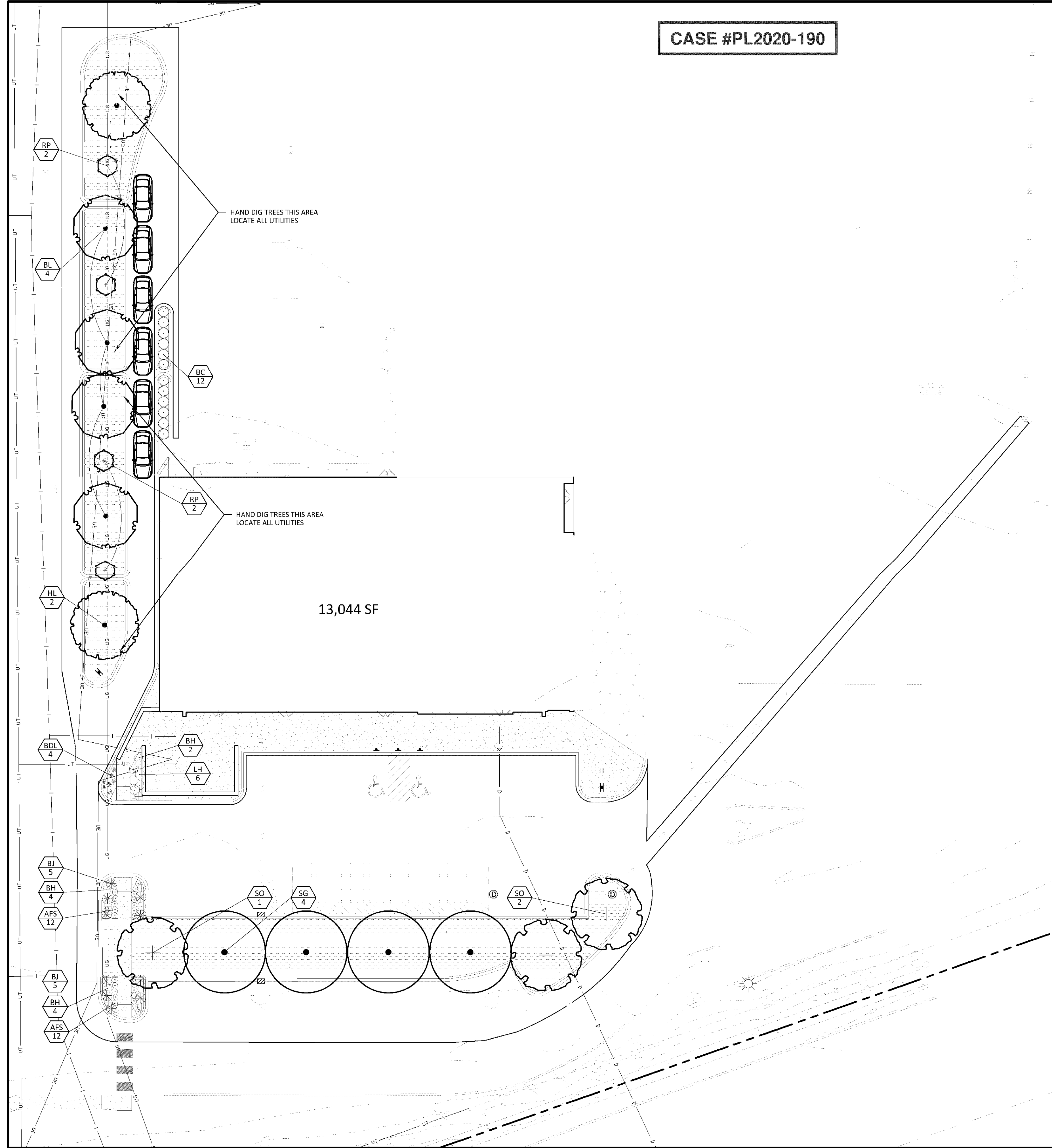
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Revision History
No. Date By Submittal / Revision
09/30/20 JGP CUP/PERMIT SET

Sheet Title
GRADING,
DRAINAGE &
UTILITY PLAN

Sheet No. Revision
C4.01

Project No. 21618



CASE #PL2020-190

LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			CONCRETE SIDEWALK
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRRAIN			
LIMITS OF DISTURBANCE			
SIGN			
PIPE BOLLARD			
RIPRAP			

BLOOMINGTON LANDSCAPE CODE

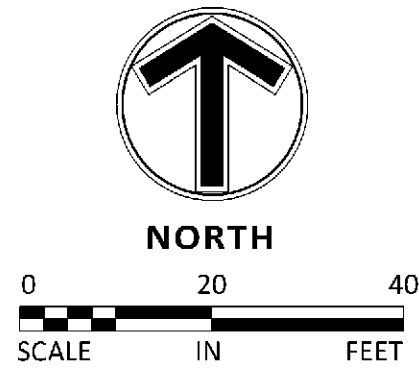
SUBMITTED LANDSCAPE PLAN MUST FULFILL THE MINIMUM FOLLOWING REQUIREMENTS:

ONE (1) TREE PER 2300 SF OF DISTURBED AREA
ONE (1) SHRUB PER 1000 SF OF DISTURBED AREA
DISTURBED AREA: .85 ACRE - 36,875 SF
ONE (1) TREE PER PARKING ISLAND

REQUIRED PLANTING MATERIAL

PLANT TYPE	REQUIRED	PROVIDED
TREES	17	17
SHRUBS / PERENNIALS	37	38

PLANT SCHEDULE						
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL		QTY
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5"Cal		4
	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5"Cal		2
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		3
	RP	Quercus robur x warei 'Long' / Regal Prince Oak	B & B	2.5"Cal		4
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal		4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	BC	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	5 gal			12
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal			10
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal			6
	BJ	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	5 gal			10
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	BDL	Hemerocallis x 'Baja' / Baja Daylily	1 gal			4
	AFS	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal			24
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	TUR HIG	Turf Sod Highland Sod / Sod	Sod			7,630 sf





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VALLEY WEST
SHOPPING
CENTER DEMO

Location

BLOOMINGTON,
MN

10520 FRANCE AVENUE S.

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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

WILLIAM DELANEY
Registration No. 40252 Date: MM/DD/YYYY

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: AR Drawn: JMW
Approved: BDB Book / Page:
Phase: PRELIMINARY Initial Issue: 08/07/2019

Revision History

No.	Date By	Submittal / Revision
09/30/20	JGP	CUP/PERMIT SET

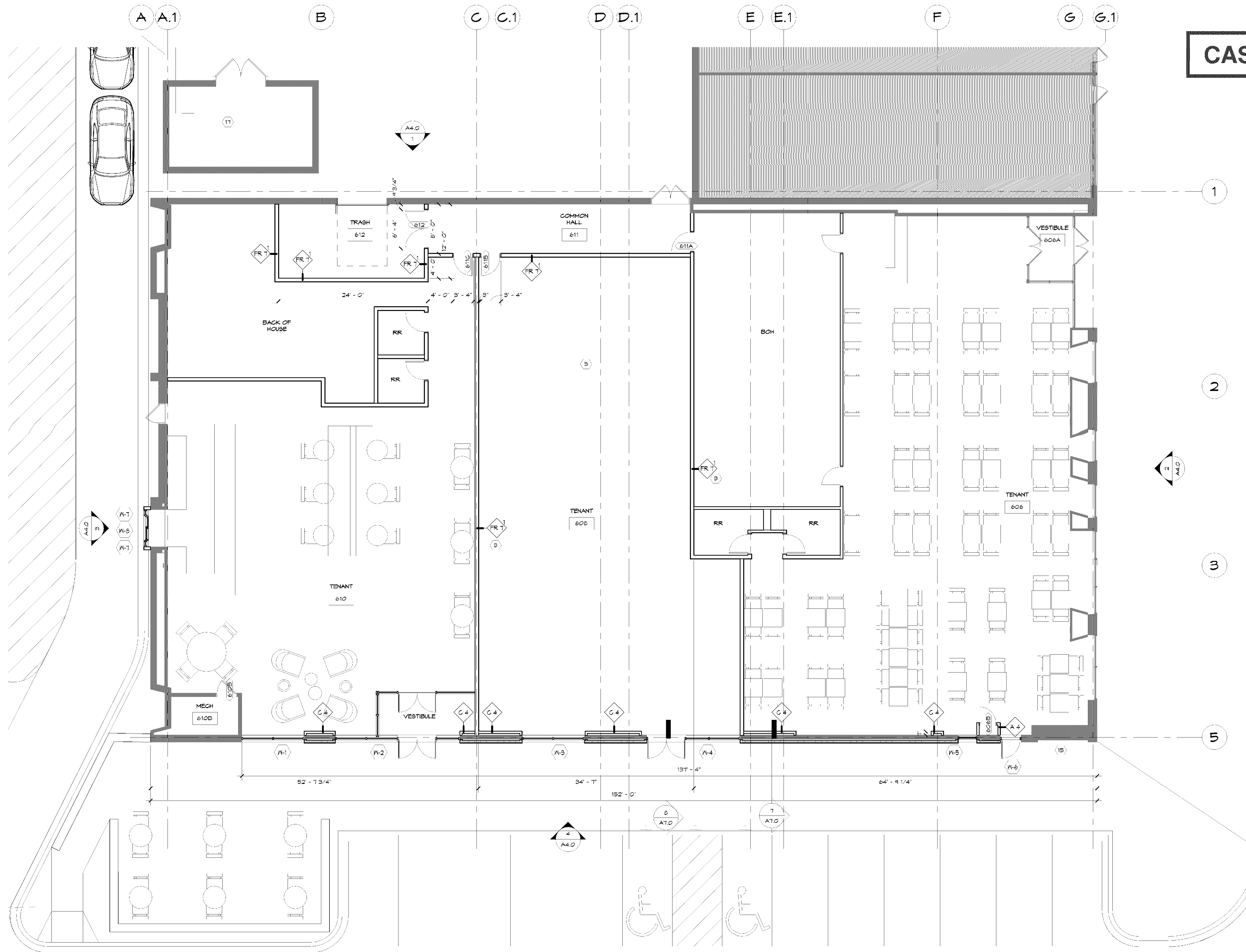
Sheet Title

LANDSCAPE
PLAN

Sheet No. Revision

L1.01

Project No. 21618



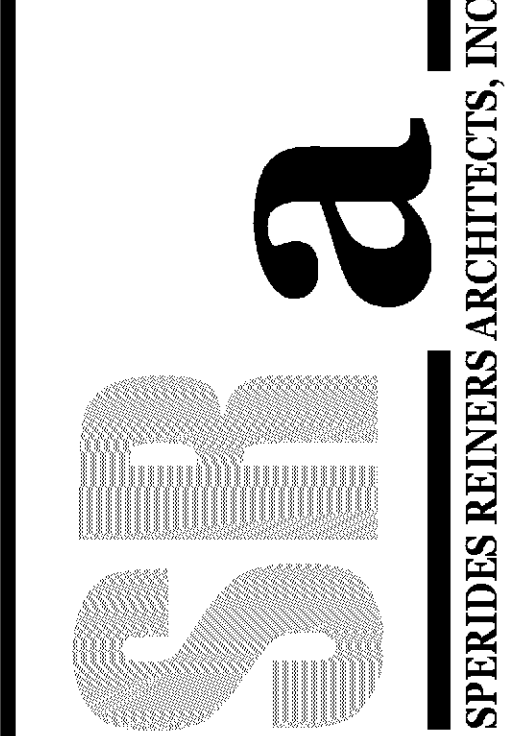
CASE #PL2020-190

FLOOR PLAN GEN. NOTES

- DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION.
- SEE SHEET A-1 FOR PARTITION TYPE INFORMATION.
- DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF GYP BD UNLESS NOTED OTHERWISE.
- THE TYPICAL DIMENSION FROM OUTSIDE EDGE OF DOOR FRAME TO THE FACE OF ADJACENT PERPENDICULAR WALL IS 3" UNLESS NOTED OTHERWISE.
- ALL WALLS TO DECK TO BE CONSTRUCTED TO ACCOMMODATE DEFLECTION OF ROOF STRUCTURE. PROVIDE MOISTURE RESISTANT GYP BD AT ALL JET WALLS.
- PROVIDE CONTROL JOINTS IN GYP BD AS RECOMMENDED BY MANUFACTURER.
- COORDINATE UNDERGROUND AND UNDER SLAB UTILITIES. COORDINATE ALL SLEEVES THROUGH / UNDER FOOTING AND FOUNDATION BY STRUCTURAL ENGINEER.
- PROVIDE FIRE EXTINGUISHERS OF SIZE AND TYPE AND LOCATION AS REQUIRED BY THE FIRE MARSHALL.
- VERIFY / COORDINATE LOCATION OF KNOX BOX WITH LOCAL FIRE MARSHALL (IF REQUIRED).
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO STRUCTURAL COMPONENT SIZES, LOCATIONS, CONFIGURATIONS, AND CAPACITIES.
- SUBCONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES, DISCREPANCIES, OR CONFLICTS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- AT PENETRATIONS OCCURRING IN A FIRE-RATED ENCLOSURE, THE SPACE AROUND PENETRATION SHALL BE FIRE STOPPED TO MEET REQUIRED RATINGS.
- PLANTS AND LANDSCAPE TO BE RELOCATED ON SITE. VERIFY WITH OWNER FOR LOCATION.

FLOOR PLAN KEYNOTES

- EXISTING CONSTRUCTION TO REMAIN SHOWN SHADED, TYPICAL.
- ALIGN PARTITION WITH EXISTING CONSTRUCTION.
- PULL HEIGHT DIMENSION WALL.
- CONCRETE PAVING. CONTROL JOINTS TO ALIGN WITH EXISTING.
- CONCRETE PEDESTRIAN CURB RAMP. 1:10 MAX SLOPE. FLARED SIDES 1:10 MAX SLOPE CENTER ON DOOR OPENING.
- CONCRETE STRUCTURAL STOOD. SEE DETAIL 11A-0.
- LANDSCAPE AREA.
- EXISTING OPEN-FACE DOWNSPOUT TO REMAIN.
- EXISTING STEEL CANOPY TO REMAIN SHOWN DASHED ABOVE.
- ALIGN CONCRETE PAVING WITH EXISTING, TYPICAL.
- OVERHEAD ROLLING GRILLE. ELECTRIC OPERATED. CURTAIN FINISH. CLEAR AND CURED ALUM. BOTTOM BAR. CLEAR AND CURED ALUM.
- ROLLING GRILLE STRUCTURE. PROVIDED BY GRILLE MANUFACTURER. PATCH AND PAINT GYPSUM BOARD DISTURBED DURING CONSTRUCTION.
- CONTRACTOR TO FIELD VERIFY A HOOK-UP BEAM EXISTS IN THE ROOF FRAMING AT THE LOCATION OF THE EXISTING RTU. PROVIDE DOCUMENTATION TO ARCHITECT AND STRUCTURAL ENGINEER.
- EXTEND CONCRETE TO FACE OF BUILDING.
- BICYCLE RACK. GRID STYLE. MATCH EXISTING RACKS ON SITE.
- RAILINGS.
- EXISTING TRASH ENCLOSURE.



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SUITE 920
BLOOMINGTON, MINNESOTA 55437
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6190 EARLE BROWN DRIVE
SUITE 700
MINNEAPOLIS, MN 55430

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE RECORD	DESCRIPTION
ISSUE #	DATE

VALLEY WEST SHOPPING END CAP

PLAN

PROJECT NO. 18-037
DRAWN BY: BC
CHECKED BY: JR

A3.0

8/21/2019 9:05:35 AM

10520 FRANCE AVE S. BLOOMINGTON, MN 55431

Garbage Enclosure Minimum Design Standards.
Refuse storage and handling facilities, other than those identified in Section 19.51(c)(1), shall have an exterior design using building materials consistent with the primary structure. The interior shall comply with the following minimum requirements:
(1) For all uses other than grocery stores, restaurants or other food service facilities:
(A) Doors shall be designed to function properly during periods of ice and snow.
(B) Bump rails or bollards are required to prevent penetration of the walls by the dumpster.
(2) For grocery stores and food service facilities:
(A) Floors shall be covered with quarry tile or equivalent with integral sanitary cove base tile.
(B) Interior walls shall have a smooth non-absorbent material sealed or finished to withstand frequent cleaning.
(C) Bump rails or bollards are required to prevent penetration of the walls by the dumpster.
(D) Doors shall be designed to function properly during periods of ice and snow.
(E) Hose bib with back flow prevention shall be provided for cleaning the facility.
(F) Floor drains shall be connected to the sanitary sewer system.
(G) Ventilation (UMC) and heat source to maintain a temperature above a minimum of 55 degrees Fahrenheit.

Provide an Environmental Health Plan Review application with plan submittal for each proposed food facility.

Provide screens or other approved means for all exterior openings. Direct open floors to the outside in any food facility is not approved and must be separated.

LEVEL 1 PLAN AT END CAP
SCALE: 1/8" = 1'-0"