

OWNER:  
SIKH SOCIETY  
OF MINNESOTAOWNER:  
SIKH SOCIETY  
OF MINNESOTA

OWNER

ACORN MINI  
STORAGE XI,  
L.L.C.  
6200 SHINGLE CREEK  
PARKWAY, SUITE 300,  
BROOKLYN CENTER,  
MN 55430

OWNER REPRESENTATIVE

c/o DAVID A HUNT  
T (952) 484-4451

DEVELOPER

OAK  
MANAGEMENT &  
DEVELOPMENT  
COMPANY  
6200 SHINGLE CREEK  
PARKWAY, SUITE 300,  
BROOKLYN CENTER,  
MN 55430c/o CHRIS KIRWAN  
T (762) 231-2372**ARCHITECTURAL  
CONSORTIUM L.L.C.**1600 W LAKE STREET,  
SUITE 127  
MINNEAPOLIS, MN 55408  
612-436-4030

PROJECT

ACORN MINI  
STORAGE - PHASE III

BLOOMINGTON, MN

ISSUE

PERMIT SET  
02/05/2021REVISION DATE  
RESPONSE TO CITY'S COMMENTS 03/04/21**Elan**  
DESIGN LAB  
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

I hereby certify that this plan 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.Stephen M. Johnston DATE  
REGISTRATION NO. 18914 02/05/21

SHEET C101ARC08.DWG

SITE PLAN

C-101

PROJECT NO.  
ARC17008

## SITE PLAN NOTES

- DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- CONTRACTOR TO OBTAIN FILE FROM ENGINEER FOR CONSTRUCTION STAKING.
- MEET AND MATCH EXISTING CONDITIONS. PROVIDE PROPER TRANSITION AS NECESSARY.
- ON-SITE CURB TO BE B612 CONCRETE CURB & GUTTER.
- ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 100'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
- ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE WHITE STRIPING. ACCESSIBLE SYMBOLS TO BE PAINTED IN WHITE AND ACCESSIBILITY ACCESS AISLES TO BE PAINTED WITH A 4" WIDE WHITE PAINTED STRIPE 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO STALL, WITH NO PARKING MARKED NEAR THE DRIVE AISLE. REFLECTORIZED PAINT SHALL COMPLY WITH MNDOT 3592.

## PROJECT SUMMARY

## AREA SUMMARY

EXISTING SITE AREA 184,846 SF. (4.24 AC.)  
92ND RIGHT-OF-WAY 12,785 SF. (0.29 AC.)  
SITE AREA 172,061 SF. (3.95 AC.)

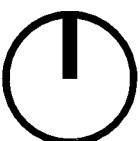
LAND USE	EXISTING AREA (POST PHASE I)	PHASE II
BUILDING BUILDING ADDITION	58,947 SF (35%)	58,947 SF (35%) 17,947 SF (10%)
PAVEMENT (WALK/ DRIVE/ PARKING) DISTURBED AND NEW EXISTING	53,899 SF (31%) 10,072 SF 43,827 SF	49,953 SF (29%) 7,085 SF 42,868 SF
TOTAL IMPERVIOUS	112,846 SF (66%)	126,847 SF (74%)
PERVIOUS	59,215 SF (34%)	45,214 SF (26%)

## PARKING SUMMARY

EXISTING:  
28 STALLS + 4 ACCESSIBLE STALLS  
BICYCLE 2 SPACESPROPOSED:  
17 STALLS + 1 ACCESSIBLE STALLS  
2 INSIDE LOADING STALLS  
BICYCLE 2 SPACES

## LEGEND

	CONCRETE SIDEWALK
	NEW BITUMINOUS PAVEMENT
	PERVIOUS AREA

APPROVED  
Zoning Review Only  
04/05/2021 NMJKnow what's below.  
Call before you dig.30 90  
SCALE IN FEET1 SITE PLAN  
1" = 30'OWNER:  
DONALDSON COMPANY INCOWNER:  
DONALDSON COMPANY INC

CASE #PL2018-67

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL PLANT MATERIALS ARE TO CONFORM WITH STATE & LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
- QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
- TOPSOIL TO BE MNDOT 3877.2B LOAM TOPSOIL BORR6 OW FOR LANDSCAPED AREAS AND PLANTING BEDS. PROVIDE ROOTING TOPSOIL BORROW MNDOT 3877.2E FOR PLANT RESTORATION, WATER QUALITY AND INFILTRATION PLANTING.
- PLANTING SOIL TO BE CONSISTED OF 50% SELECT TOPSOIL BORROW (MNDOT 3877) AND 50% GRADE 2 COMPOST (MNDOT 3880). PLANTING SOIL TO HAVE A PH BETWEEN 6.5-7.5, BE FREE OF CHEMICAL CONTAMINANTS, DEBRIS, LARGE ROCKS GREATER THAN 1/2" DIAMETER, AND FRAGMENTS OF WOOD. SUBSOIL SHALL BE SCARIFIED TO A DEPTH OF 4" BEFORE PLANTING SOIL IS SPREAD.
- SPREAD PLANTING SOIL AT MINIMUM EIGHTEEN (18) INCH DEEP IN ALL PLANTING BEDS PRIOR TO PLANTING. THOROUGHLY WATER TWICE TO FACILITATE CONSOLIDATION PRIOR TO PLANTING. DO NOT OVERLY COMPACT SOIL.
- SOD SHOWN ON LANDSCAPE PLAN TO BE INSTALLED BY LANDSCAPE CONTRACTOR. SOD TO BE MNDOT 3878.2A, DENSE, AND OF UNIFORM TEXTURE, FREE OF WEEDS AND DISEASE. APPLY MINIMUM SIX (6) INCHES OF SELECT TOPSOIL BORROW AND THOROUGHLY APPLY FERTILIZER TO TOP TWO (2) INCHES BEFORE LAYING SOD. LANDSCAPE CONTRACTOR TO MAINTAIN SODDED AREAS IN HEALTHY CONDITION UNTIL FIRMLY ROOTED.
- MULCH TO BE SHREDDED HARDWOOD BARK MULCH (MNDOT 3882 TYPE 6), CONSISTED OF RAW WOOD MATERIAL FROM TIMBER AND BE A PRODUCT OF A MECHANICAL CHIPPER, HAMMER MILL, OR TUB GRINDER. THE MATERIAL SHALL BE SUBSTANTIALLY FREE OF MOLD, DIRT, SAWDUST, AND FOREIGN MATERIAL AND SHALL NOT BE IN AN ADVANCED STATE OF DECOMPOSITION. THE MATERIAL SHALL NOT CONTAIN CHIPPED UP MANUFACTURED BOARDS OR CHEMICALLY TREATED WOOD, INCLUDING, BUT NOT LIMITED TO, WATER BOARD, PARTICLE BOARD, AND CHROMATED COPPER ARSENATE (CCA) OR PENTA TREATED WOOD. THE MATERIAL SHALL BE TWICE-GROUND/ SHREDDED, SUCH THAT, NO INDIVIDUAL PIECE SHALL EXCEED 2 INCHES IN ANY DIMENSION.
- EDGE ALL SHRUB BEDS WITH 3/16" X 4" MILL FINISHED ALUMINUM EDGING WITH STAKES. ALL EDGING TO BE COMMERCIAL GRADE.
- APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL SHRUB BED AREAS AND APPLY THREE (3) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN PERENNIAL AREAS. PRIOR TO MULCHING, APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS.
- FERTILIZER TO BE A COMMERCIAL FORMULA AND APPLIED PER MANUFACTURER'S RECOMMENDATION. PROVIDE FERTILIZER WITH PERCENTAGE OF NITROGEN REQUIRED TO PROVIDE. NOT LESS THAN 1 POUND OF ACTUAL NITROGEN PER 1,000 SQ.FT. OF LAWN AND 10 PERCENT OF POTASSIUM, NITROGEN MUST BE IN A FORM AVAILABLE TO LAWN DURING THE INITIAL ESTABLISHMENT. PROVIDE SLOW RELEASE FERTILIZER 20-10-5 FOR TREES AND SHRUBS.
- LANDSCAPED AREAS AS INDICATED ON PLAN SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM. NO WATER IS ALLOWED ON ANY PAVEMENT, PARKING, WALKWAY, AND BUILDING. THE IRRIGATION CONTRACTOR IS TO DESIGN AND SUBMIT SHOP DRAWINGS OF IRRIGATION DESIGN AND CALCULATIONS TO LANDSCAPE ARCHITECT FOR REVIEW 5 DAYS PRIOR TO PURCHASING AND INSTALLATION. IRRIGATION DESIGN IS TO MEET ALL CITY AND STATE PLUMBING CODES AND REQUIREMENTS.
- FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT WARRANTY PERIOD. THE WARRANTY PERIOD IS TWO FULL YEARS FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE. WARRANTY PERIOD FOR PLANT MATERIAL INSTALLED AFTER JUNE 1ST SHALL COMMENCE THE FOLLOWING YEAR.

PLANT SCHEDULE

KEY	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
PERENNIALS						
○	27	BIG TIME HAPPY DAYLILY	HEMEROCALLIS BIG TIME HAPPY	1 GAL.	POT	1.5H X 1.5W
*	34	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	1 GAL.	POT	4H X 2W

SUBSTITUTIONS: IF ANY SUBSTITUTIONS ARE REQUIRED, SUBMIT WRITTEN DOCUMENTS AND PROPOSED SUBSTITUTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL 5 DAYS PRIOR TO PURCHASE AND/OR INSTALLATION.

LANDSCAPE SUMMARY

PHASE 2	
REMOVE PHASE I REPLACE	30 PERENNIALS 61 PERENNIALS
REMOVE REPLACE	93 LF OF BUILDING FRONTAGE PLANTING 93 LF OF PLANTING (SUBSTITUTED PLANTING AT EAST OF CURB LINE)

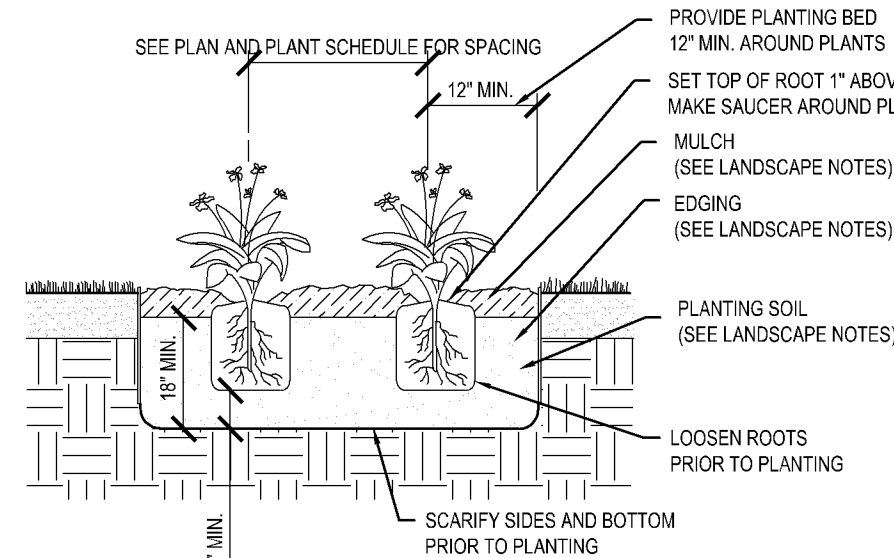
LEGEND



LANDSCAPING PLAN APPROVED

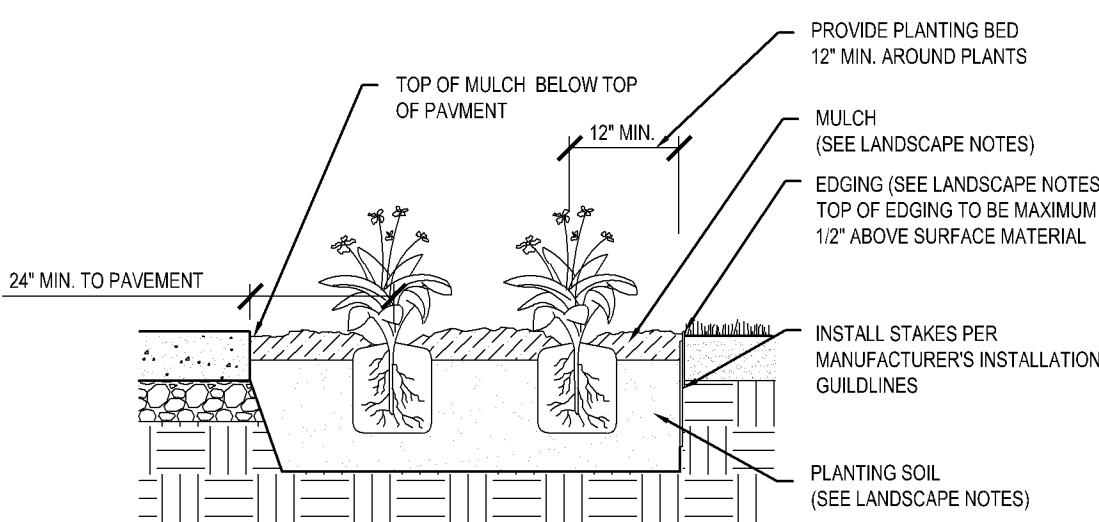


NMJ  
04/05/2021



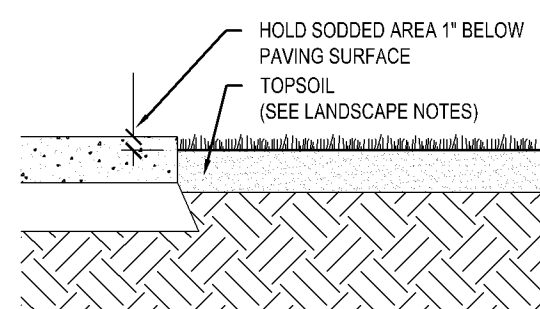
PERENNIAL PLANTING

NO SCALE



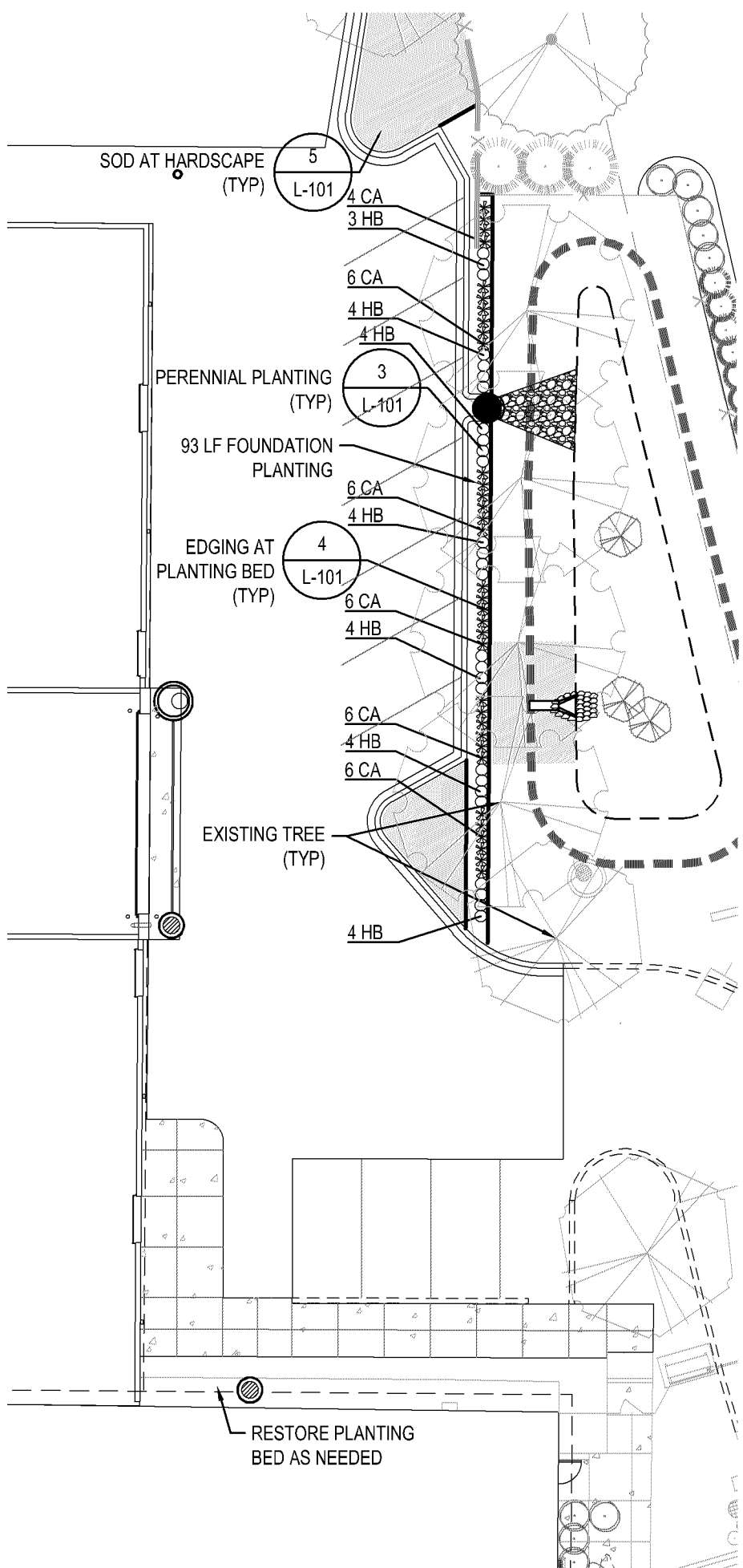
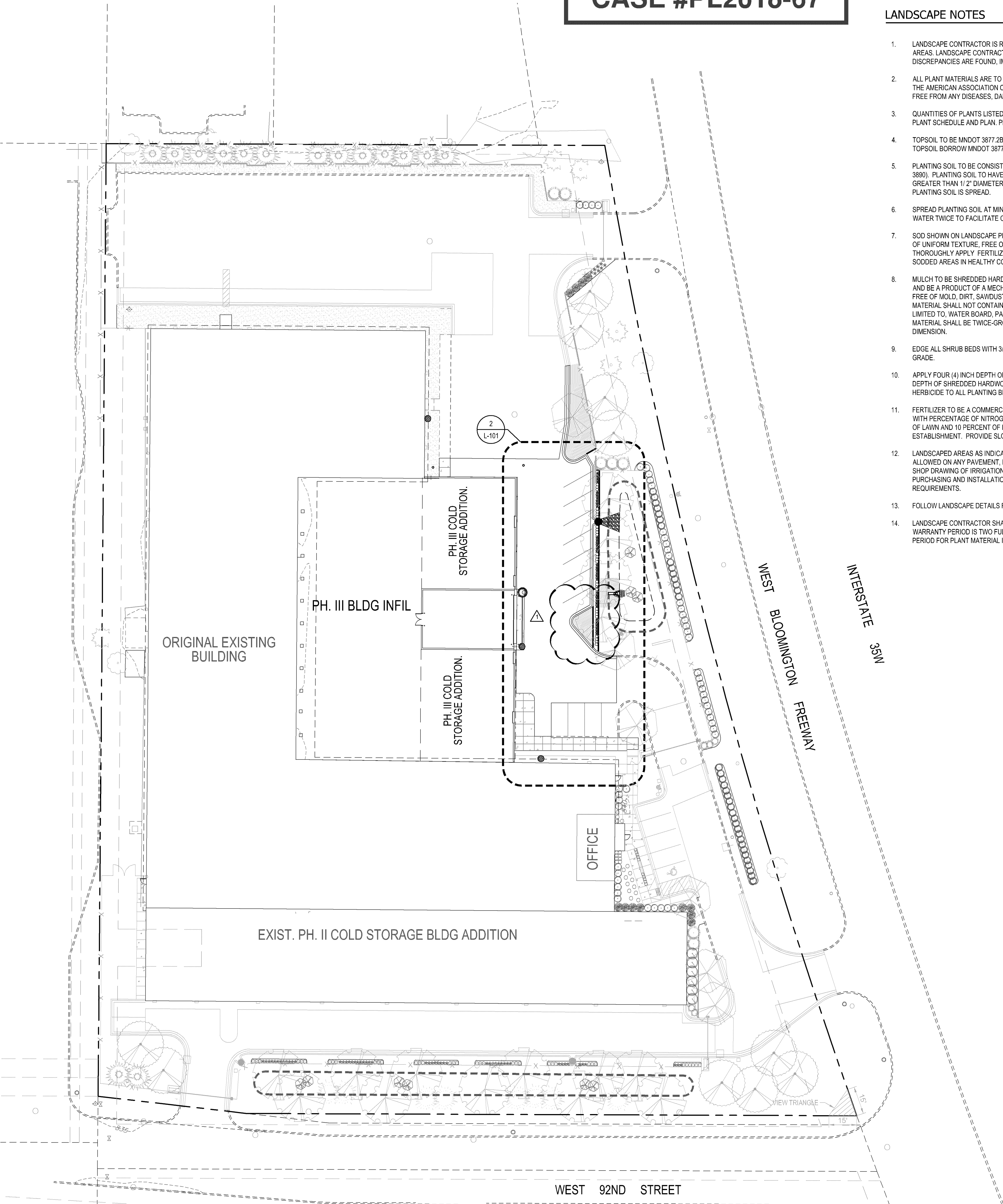
EDGING AT PLANTING BED

NO SCALE



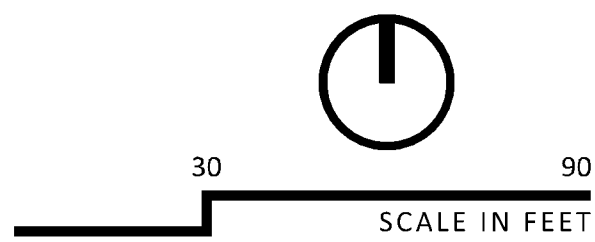
SOD AT HARDSCAPE EDGE

NO SCALE



1 LANDSCAPE PLAN  
1" = 30'

2 LANDSCAPE PLAN  
1" = 20'



OWNER

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CERTIFICATION

I hereby certify that this plan 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.

Plarsinee Sarathong  
REGISTRATION NO. 45059

DATE 02/05/21

SHEET

LANDSCAPE PLAN

L-101

PROJECT NO.  
ARC17008

