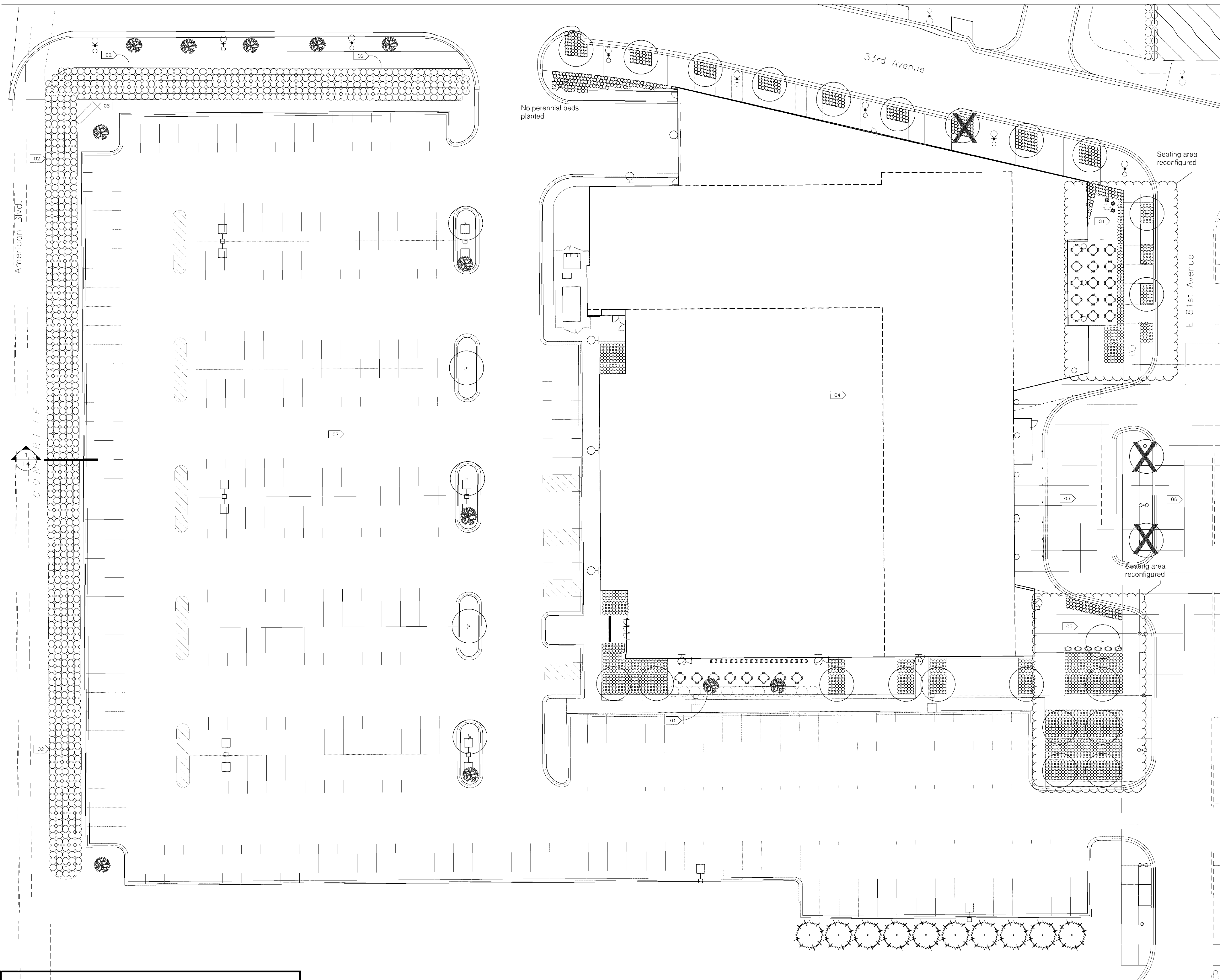


BCS Hotel
Case 2630ABCDE-13
Received 3/18/13
DT:skd

APPROVED

PL202100261

Landscaping inspected 6.11.17 by M. Centinário. Landscaping quantity exceeded what is depicted on the approved plan, but locations of some plantings were amended. Changes identified in the field are in red.



- KEYNOTES
- 01 OUTDOOR RESTAURANT SPACE
 - 02 PRAIRIE BERM
 - 03 DROP OFF AREA
 - 04 HOTEL
 - 05 CAFE SEATING SPACE
 - 06 STREET/PLAZA
 - 07 PARKING LOT
 - 08 SIGNAGE

- LEGEND
- SECTION
 - X LXXX -DETAIL NUMBER
 - LXXX -DRAWING SHEET
 - ELEVATION
 - A LXXX -DETAIL NUMBER
 - LXXX -DRAWING SHEET
 - DETAIL
 - X LXXX -DETAIL NUMBER
 - LXXX -DRAWING SHEET
 - 01 KEY NOTE
 - LIGHTING. SEE ELEC. DWGS.
 - LIGHTING. SEE ELEC. DWGS.
 - LIGHTING. SEE ELEC. DWGS.

Bloomington Central
Station Hotel
Bloomington, Minnesota



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MINNEAPOLIS MINNESOTA 55415
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FAX. 612.339.5342
WWW.ESGARCH.COM

Kimley-Horn
and Associates, Inc.
2550 UNIVERSITY AVE. WEST, SUITE 238N
ST. PAUL, MINNESOTA 55114
TEL. NO. (651) 645-4197
FAX. NO. (651) 645-5116

I hereby certify that this document was
prepared by me or under my direct supervision
and that I am a duly licensed engineer
under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

February 27, 2013
Final Development
Plan

ISSUE DATE: February 27, 2013
REVISION: March 18, 2013

2635.001
PROJECT NUMBER

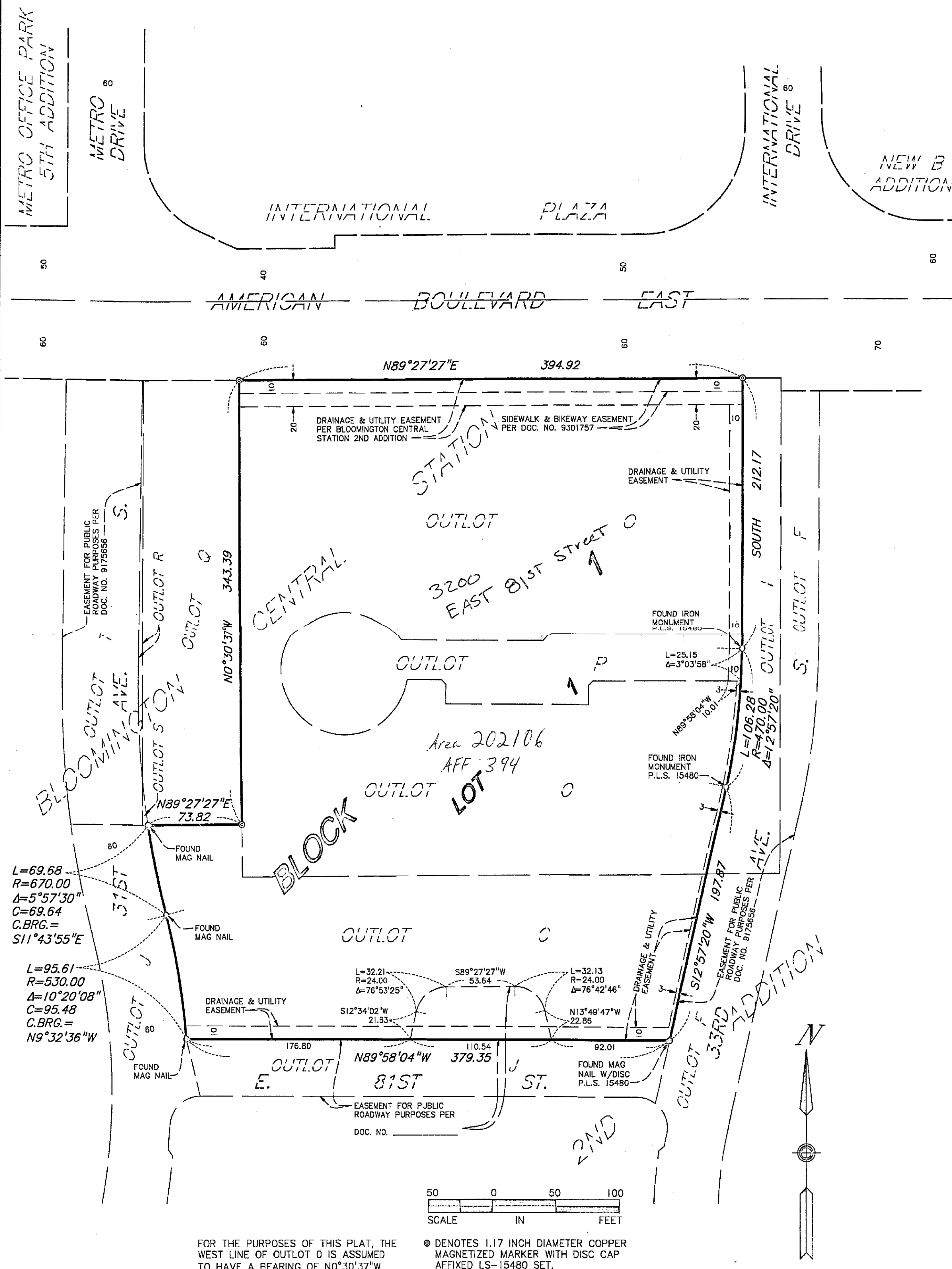
RH TK
DRAWN BY CHECKED BY

LANDSCAPE LAYOUT PLAN

L1

BLOOMINGTON CENTRAL STATION 3RD ADDITION

C.R. DOC. NO.



KNOW ALL PERSONS BY THESE PRESENTS: That BCS Hotel LLC, a Delaware limited liability company, owner and proprietor of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Outlots C, O and P, Bloomington Central Station 2nd Addition, Hennepin County, Minnesota.

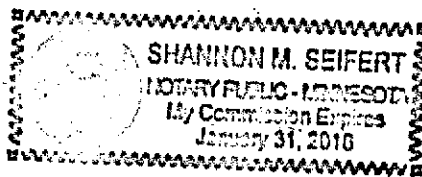
Has caused the same to be surveyed and platted as BLOOMINGTON CENTRAL STATION 3RD ADDITION and does hereby dedicate to the public for public use forever the the easements for drainage and utility purposes as shown on this plat.

In witness whereof said BCS Hotel LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officers this 9th day of April, 2014.

BY: Shannon M. Seibert its Executive V.P. on Mark S. Hanson its Vice President

STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 9th day of April, 2014 by Shannon M. Seibert the Executive V.P. and Mark S. Hanson the Vice President of said BCS Hotel LLC, a Delaware limited liability company, on behalf of said company.



Shannon M. Seibert
Shannon Seibert
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2016

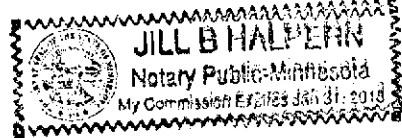
I, Mark S. Hanson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on the plat.

Dated this 1st day of April, 2014.

Mark S. Hanson
Mark S. Hanson, Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 1st day of April, 2014, by Mark S. Hanson.



Jill B. Halpern
Jill B. Halpern
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2016

BLOOMINGTON, MINNESOTA

This plat of BLOOMINGTON CENTRAL STATION 3RD ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By _____, Mayor By _____, City Manager

TAXPAYER SERVICES DEPARTMENT, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20____.

Mark V. Chapin, County Auditor BY: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 383B.565 (1969), this plat has been approved this ____ day of _____, 20____.

William P. Brown, County Surveyor BY: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of BLOOMINGTON CENTRAL STATION 3RD ADDITION was recorded in this office this ____ day of _____, 20____ at _____ o'clock ____M.

Martin McCormick, County Recorder BY: _____ Deputy

SUNDE
LAND SURVEYING

APPROVED

AMERICAN BOULEVARD (EAST 80TH STREET)

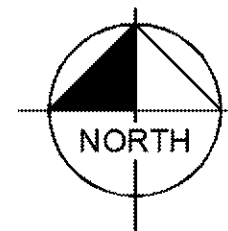
34TH AVENUE SOUTH

EAST 81ST STREET

LRT STATION

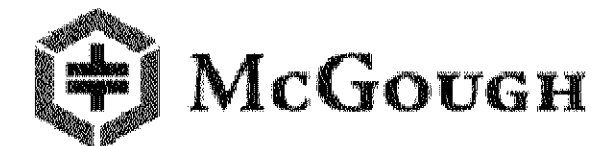
EAST OLD SHAKOPEE ROAD

283CABCD-E-3



GRAPHIC SCALE IN FEET
0 50 100 200

Bloomington Central
Station Hotel
Bloomington, Minnesota



elness swenson graham architects inc
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MINNEAPOLIS MINNESOTA 55415
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and Associates, Inc.
2550 UNIVERSITY AVE. WEST, SUITE 238N
ST. PAUL, MINNESOTA 55114
TEL. NO. (651) 645-4197
FAX. NO. (651) 645-5116

I hereby certify that this document was
prepared by me or under my direct supervision
and that I am a duly licensed **engineer**
under the laws of the State of **Minnesota**

Signature _____

Typed or Printed Name _____

License # _____ Date _____

February 27, 2013
Final Development
Plan

ISSUE DATE: 02/27/2013

160573002
PROJECT NUMBER

JNL TIL
DRAWN BY CHECKED BY

SHEET 3 OF 40

MASTER PLAN CONTEXT PLAN

G3

 McGOUGH
Aimbridge
Hospitality



elness swenson graham architects inc
500 washington avenue south
minneapolis minnesota 55415
tel. 612.339.5508
fax. 612.339.5382
www.esgarch.com



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License #	Date
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February 27, 2013
Final Development
Plan

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JNL
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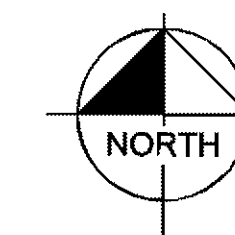
TJL
CHECKED BY

SHEET 6 OF 40

PHASING PLAN 3 – AFTER
CONSTRUCTION

G6

HEALTHPARTNERS PARKING SUMMARY	
AREA	PARKING COUNT AVAILABLE TO HEALTHPARTNERS
NORTHWEST SURFACE	1013
HOTEL SURFACE	320
SOUTHWEST SURFACE	832
SOUTH CENTRAL SURFACE	167
TOTAL	2332



GRAPHIC SCALE IN FEET



A horizontal graphic scale bar with tick marks at 0, 50, 100, and 200 feet. The bar is divided into four equal segments, each representing 50 feet. The segments are colored in a repeating pattern: white, black, white, black.

APPROVED

Bloomington Central
Station Hotel
Bloomington, Minnesota



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minneapolis minnesota 55415
tel. 612.339.550 &
fax. 612.339.53 & 2
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February 27, 2013
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Plan

ISSUE DATE: 02/27/2013

283CABODE-43

160573002
PROJECT NUMBER

JNL
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SHEET 8 OF 40

PEDESTRIAN CIRCULATION &
SURFACE PLAN

G8

AMERICAN BOULEVARD

33RD AVENUE SOUTH

8' WIDE SIDEWALK
(TYP.)

EXISTING 9' SIDEWALK

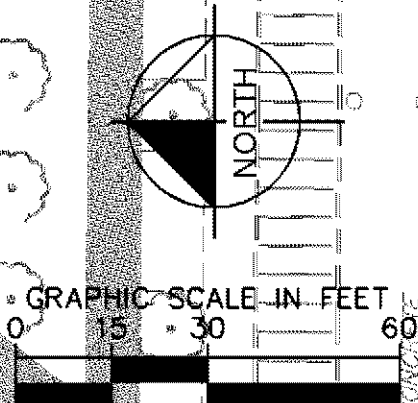
PROPOSED HOTEL

6' WIDE SIDEWALK
(TYP.)

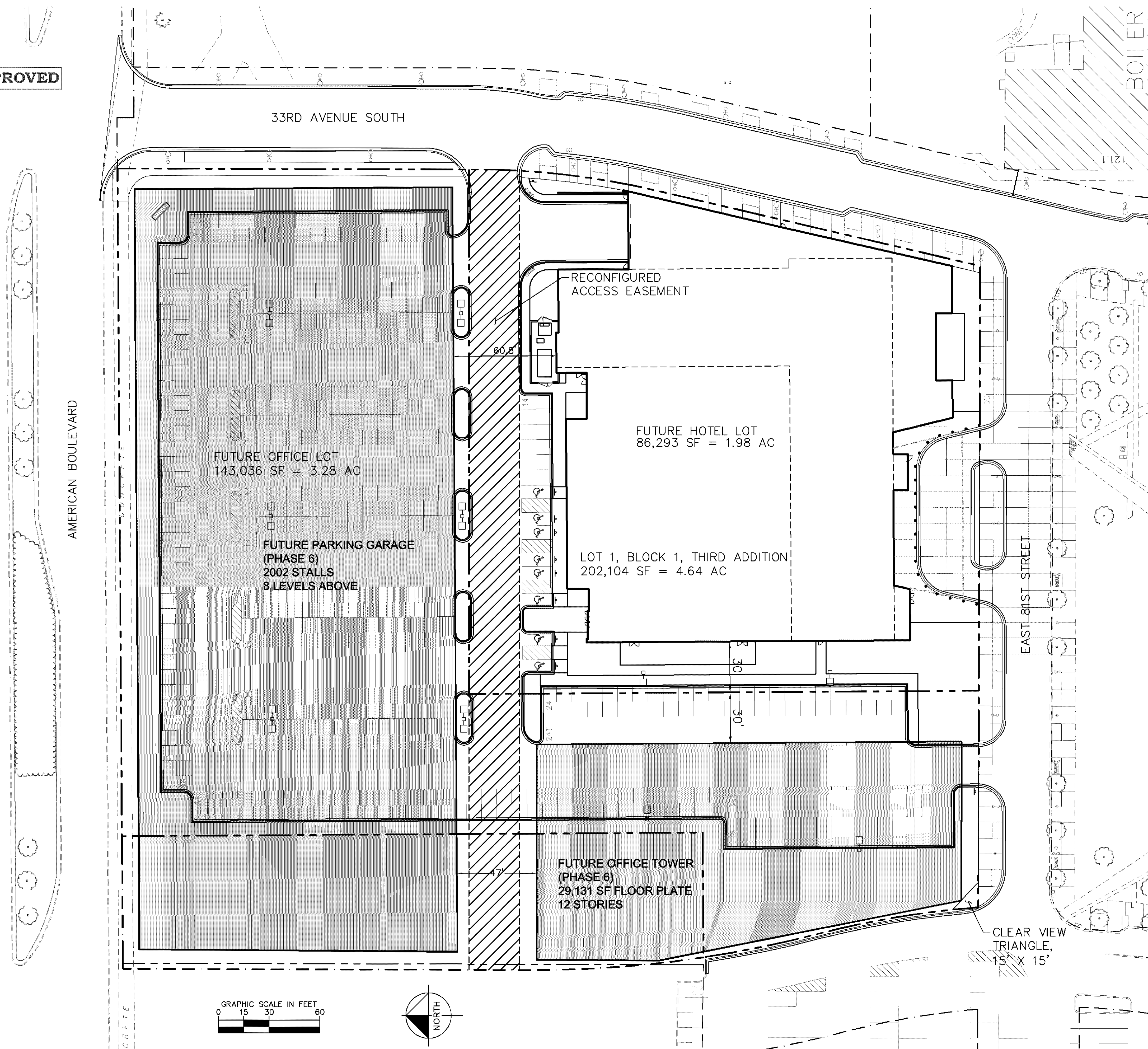
EAST 81ST STREET

CENTRAL STATION PARK

BOILER PLANT

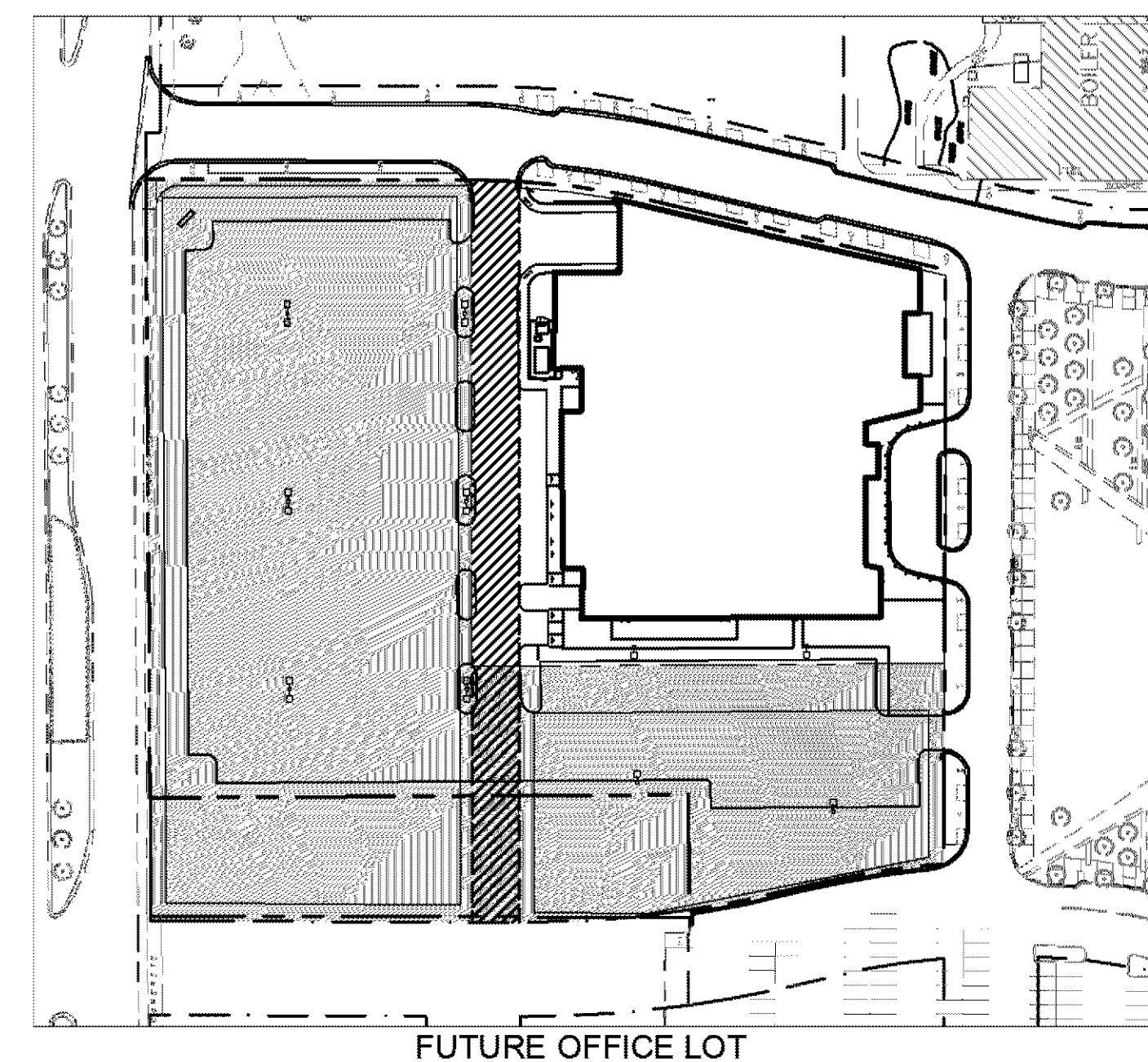
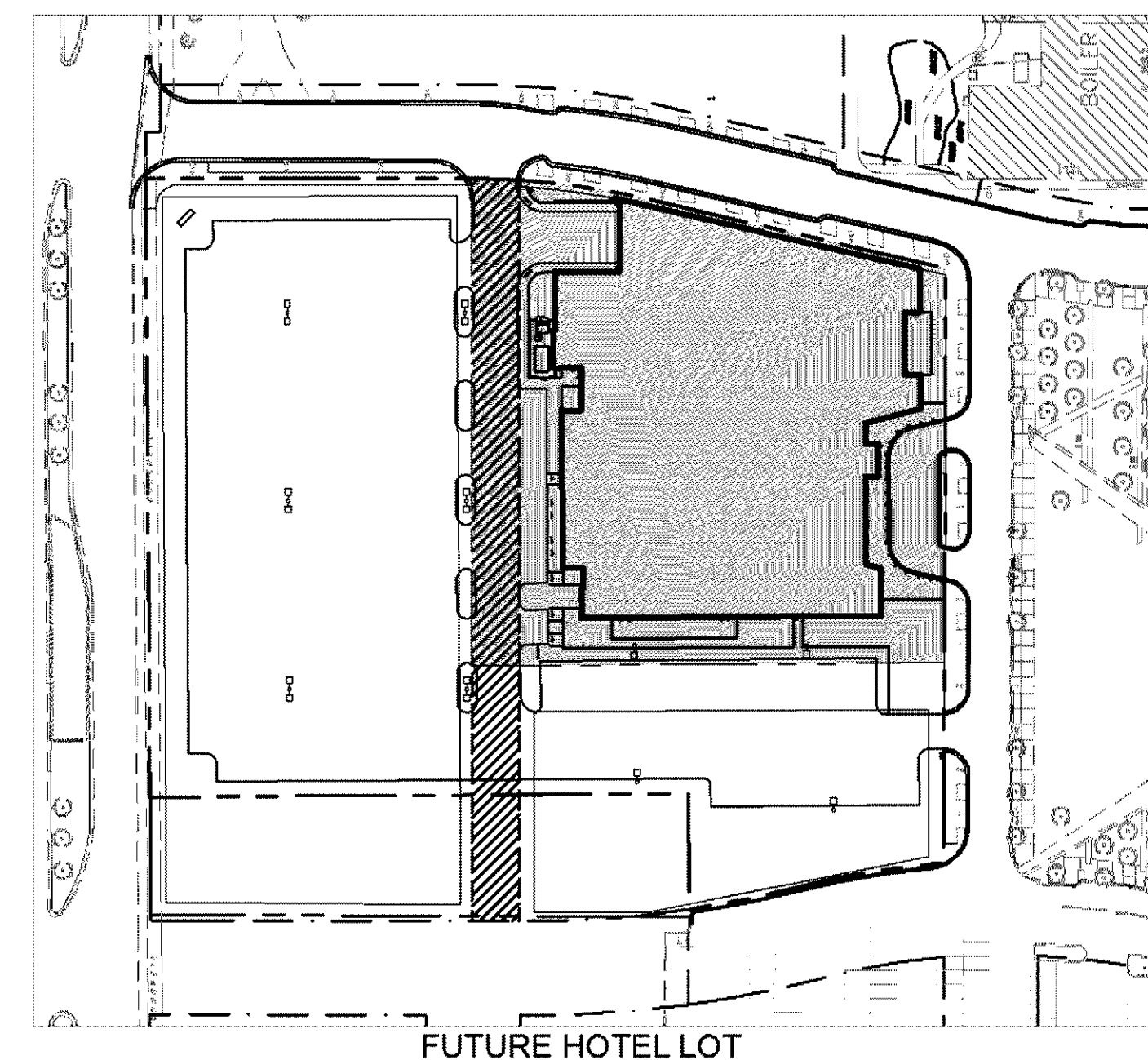
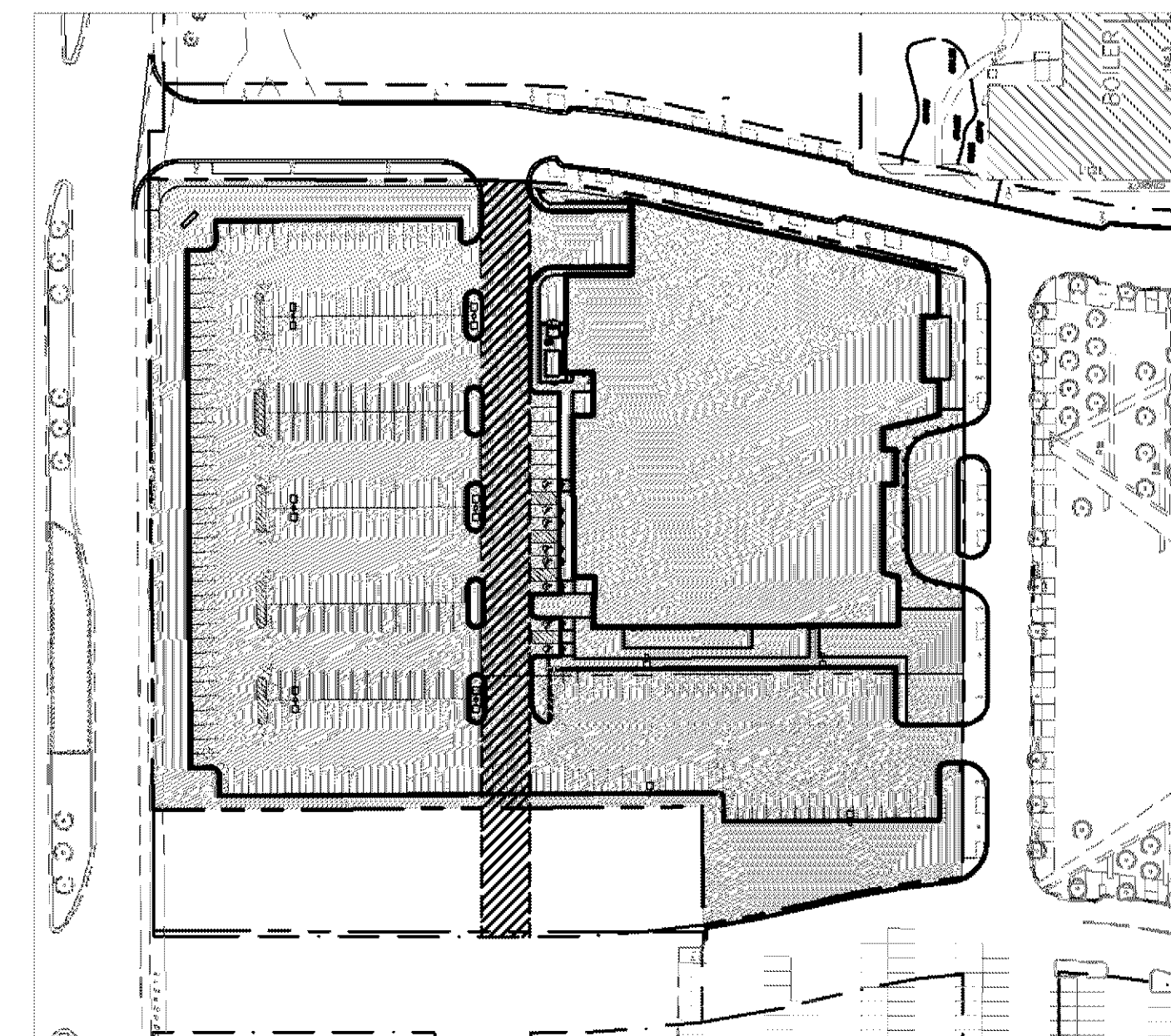


APPROVED



PROPOSED FLOOR AREA RATIO (FAR):
(HOTEL) / (LOT 1, BLOCK 1, THIRD ADDITION)
(220,037 SF) / (202,104 SF) = 1.09

FUTURE FLOOR AREA RATIO (FAR):
(HOTEL) / (FUTURE HOTEL LOT)
(220,037 SF) / (86,293 SF) = 2.55



Bloomington Central
Station Hotel
Bloomington, Minnesota



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FAX. NO. (651) 645-5116

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under the laws of the State of **Minnesota**

Signature _____

Typed or Printed Name _____

License # _____ Date _____

February 27, 2013
Final Development
Plan

ISSUE DATE: 02/27/2013

2830A3CDE-13

160573002
PROJECT NUMBER

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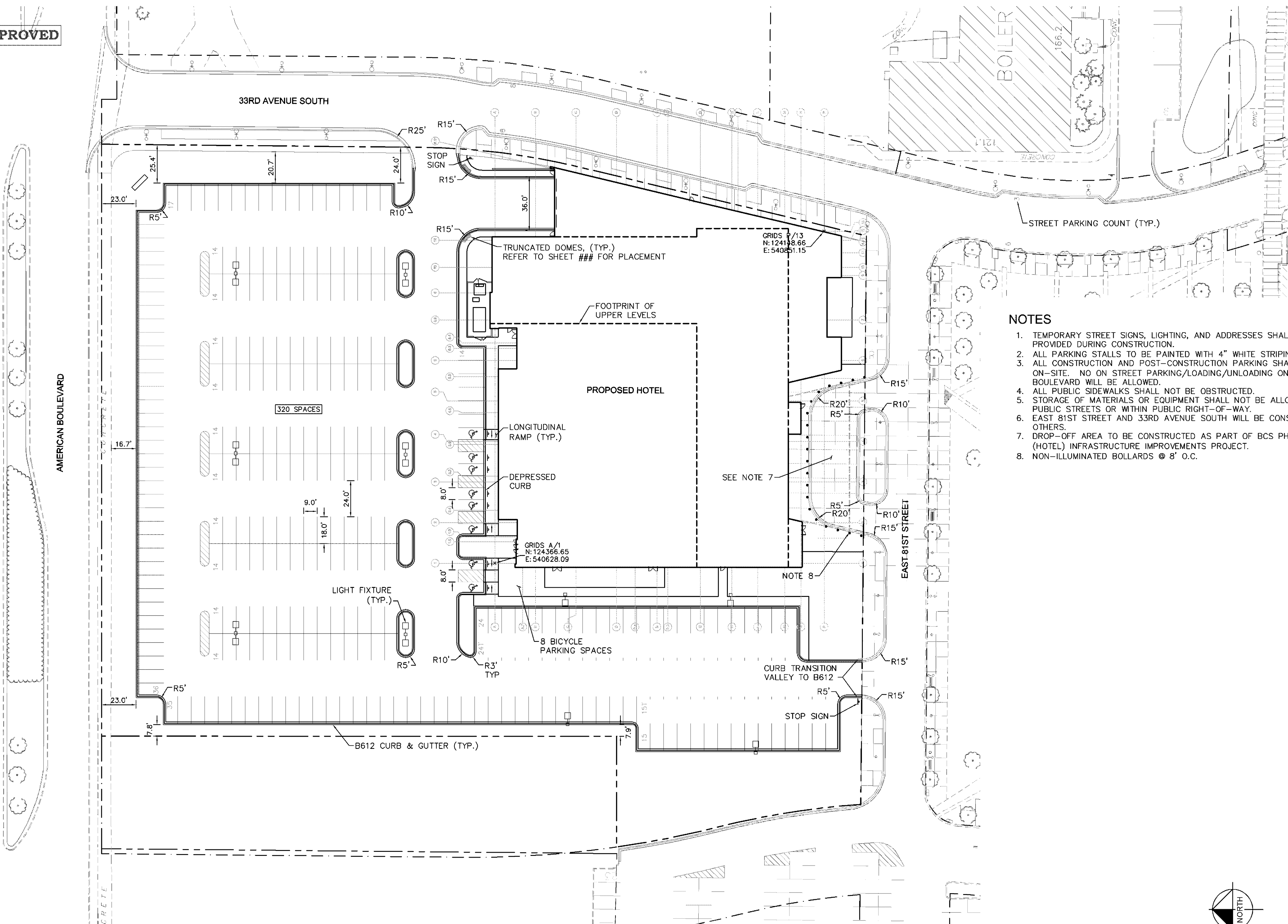
TJL
CHECKED BY

SHEET 9 OF 40

FUTURE PARCEL EXHIBIT

G9

APPROVED



NOTES

1. TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.
2. ALL PARKING STALLS TO BE PAINTED WITH 4" WHITE STRIPING.
3. ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING SHALL BE ON-SITE. NO ON STREET PARKING/LOADING/UNLOADING ON AMERICAN BOULEVARD WILL BE ALLOWED.
4. ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED.
5. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. EAST 81ST STREET AND 33RD AVENUE SOUTH WILL BE CONSTRUCTED BY OTHERS.
7. DROP-OFF AREA TO BE CONSTRUCTED AS PART OF BCS PHASE 2 (HOTEL) INFRASTRUCTURE IMPROVEMENTS PROJECT.
8. NON-ILLUMINATED BOLLARDS @ 8' O.C.

Bloomington Central
Station Hotel
Bloomington, Minnesota



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February 27, 2013
Final Development
Plan

ISSUE DATE: 02/27/2013

2830ABCD-E-13

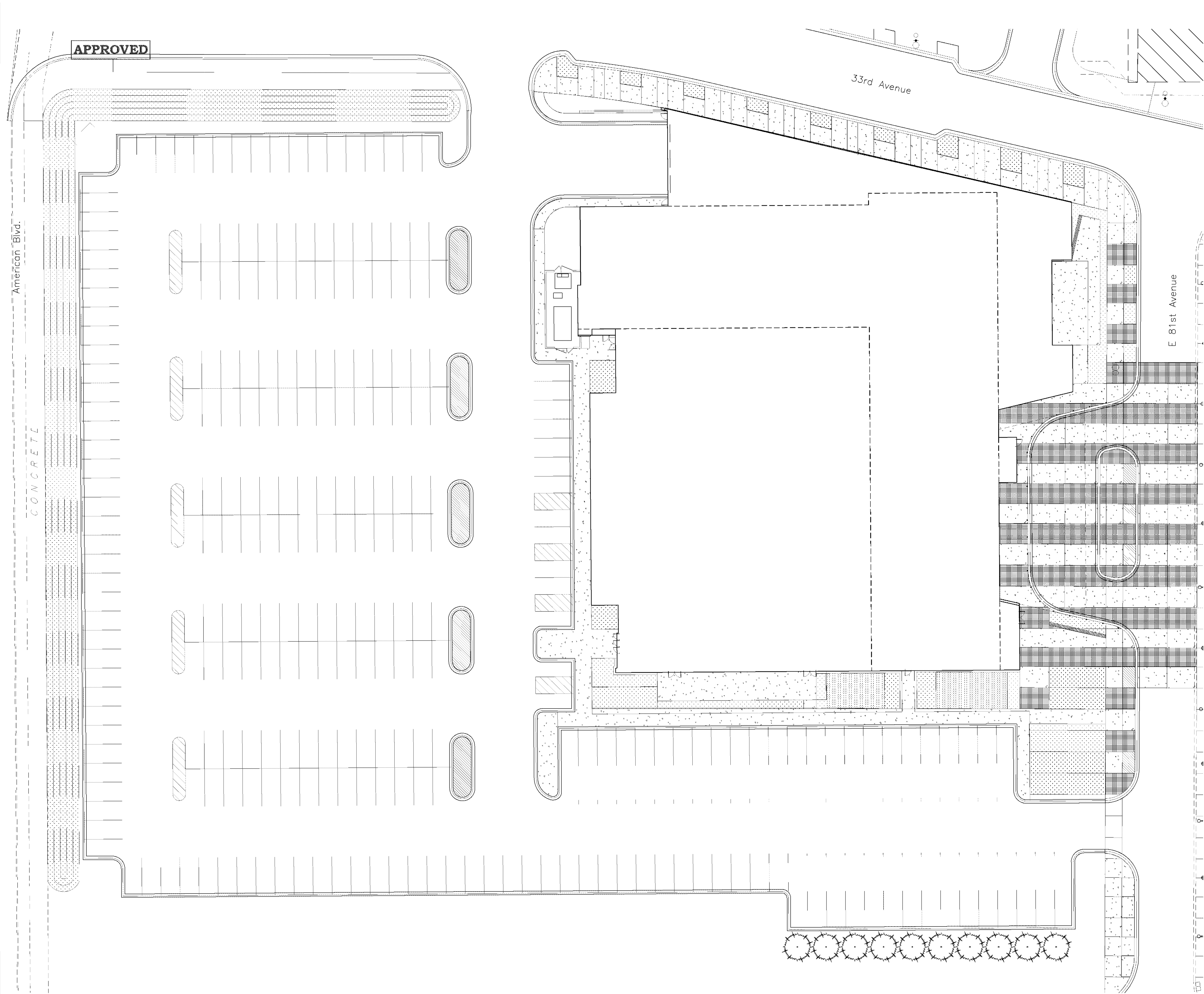
160573002
PROJECT NUMBER

JNL TIL
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SHEET 11 OF 40

SITE PLAN

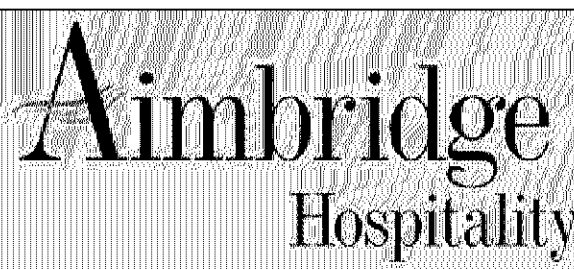
C2



LEGEND

- ROCK MULCH
- TURF GRASS
- PLANTING SOIL
- CONCRETE
- COLORED CONCRETE

**Bloomington Central
Station Hotel**
Bloomington, Minnesota



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Signature _____

Typed or Printed Name _____

License # _____ Date _____

**February 27, 2013
Final Development
Plan**

ISSUE DATE: February 27, 2013

2830ABCDE-13

2635,001
PROJECT NUMBER

RH TK
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SHEET 25 OF 40

LANDSCAPE MATERIALS PLAN

L3

APPROVED

PRE-CAST CONC: COLOR #3

LOUVER

GLAZING

PRE-CAST CONC: COLOR #3

PRE-CAST CONC: COLOR #2

PRE-CAST CONC: COLOR #1

PRE-CAST CONC: COLOR #3

PRE-CAST CONC: COLOR #2

PRE-CAST CONC
PANEL WITH
MASONRY INSETS

GLAZING

PRE-CAST BASE

ENTRY CANOPY

1 SOUTH ELEVATION

A7 1/16" = 1'-0"



METAL PANEL: COLOR #1

PRE-CAST CONC: COLOR #3

GLAZING

PRE-CAST CONC: COLOR #1

PRE-CAST CONC: COLOR #2

PRE-CAST CONC: COLOR #3

METAL PANEL: COLOR #1

GLAZING

PRE-CAST CONC
PANEL WITH
MASONRY INSETS

Bloomington
Central Station
Hotel

Bloomington, Minnesota

McGough

Aimbridge
Hospitality

esg

elmsworth swenson graham architects

500 Washington Avenue South
Minneapolis Minnesota 55415
612.339.5508
612.339.5382
www.esgarch.com

Elmsworth Swenson Graham Architects was
incorporated in the State of Minnesota on
January 1, 1998. It is a professional corporation
under the laws of the State of Minnesota.

Signature

Typed or Printed Name

License # Date

GLAZING

METAL PANEL: COLOR #1
OR PRE-CAST CONC PANEL

LOUVER

PRE-CAST CONC: COLOR #2

METAL PANEL: COLOR #2

PRE-CAST CONC: COLOR #2

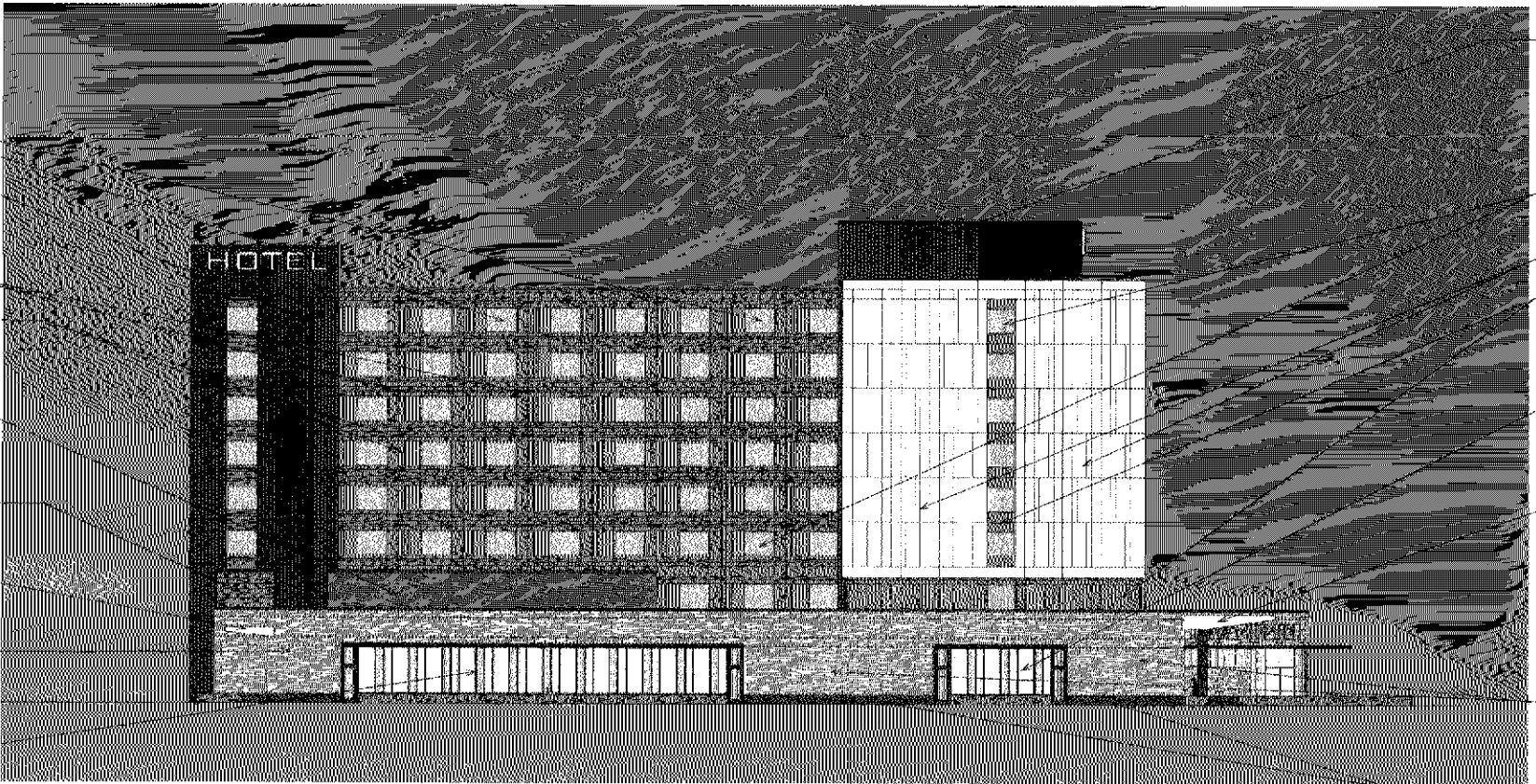
ENTRY CANOPY

PRE-CAST CONC PANEL
WITH MASONRY INSETS

GLAZING

2 WEST ELEVATION

A7 1/16" = 1'-0"



METAL PANEL: COLOR #1

GLAZING

PRE-CAST CONC: COLOR #3

PRE-CAST CONC: COLOR #2

GLAZING

ENTRY CANOPY

PRE-CAST CONC PANEL
WITH MASONRY INSETS

PRE-CAST BASE

February 27, 2013
Final Development
Plan

ORIGINAL ISSUE 1/2/2012

REVISIONS

No. Description Date

2880AB00E-13

212318

PROJECT NUMBER

Author Checker

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Bloomington Central
Station Hotel

EXTERIOR ELEVATIONS

A7

APPROVED

GLAZING

METAL PANEL: COLOR #1 OR
PRE-CAST CONC PANEL

PRE-CAST CONC: COLOR #2

METAL PANEL: COLOR #1

PRE-CAST CONC
PANEL WITH
MASONRY INSETS



PRE-CAST CONC: COLOR #3

LOUVER

GLAZING

PRE-CAST CONC: COLOR #1

PRE-CAST CONC: COLOR #2

PRE-CAST CONC: COLOR #3

ENTRY CANOPY

PRE-CAST CONC
PANEL WITH
MASONRY INSETS

1 NORTH ELEVATION
AS 1/16" = 1'-0"

METAL PANEL: COLOR #1

PRE-CAST CONC: COLOR #3

GLAZING

PRE-CAST CONC: COLOR #1

PRE-CAST CONC: COLOR #2

PRE-CAST CONC: COLOR #3

PRE-CAST CONC: COLOR #2

PRE-CAST CONC
PANEL WITH
MASONRY INSETS

GLAZING

PRE-CAST BASE



PRE-CAST CONC: COLOR #3

GLAZING

PRE-CAST CONC: COLOR #2

LOUVER

GLAZING

PRE-CAST CONC PANEL
WITH MASONRY INSETS

PRE-CAST BASE

2 EAST ELEVATION
AS 1/16" = 1'-0"

Bloomington
Central Station
Hotel

Bloomington, Minnesota



Aimbridge
Hospitality



elness swenton graham architects

500 Washington Avenue South
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www.esgarch.com

I hereby certify that the design 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.

Signature

Typed or Printed Name

DATE: FEB 27 2013

February 27, 2013
Final Development
Plan

ORIGINAL ISSUE: 12/06/12

REVISIONS

No.	Description	Date
1	283CABODE-13	

212318

PROJECT NUMBER

Author Checker

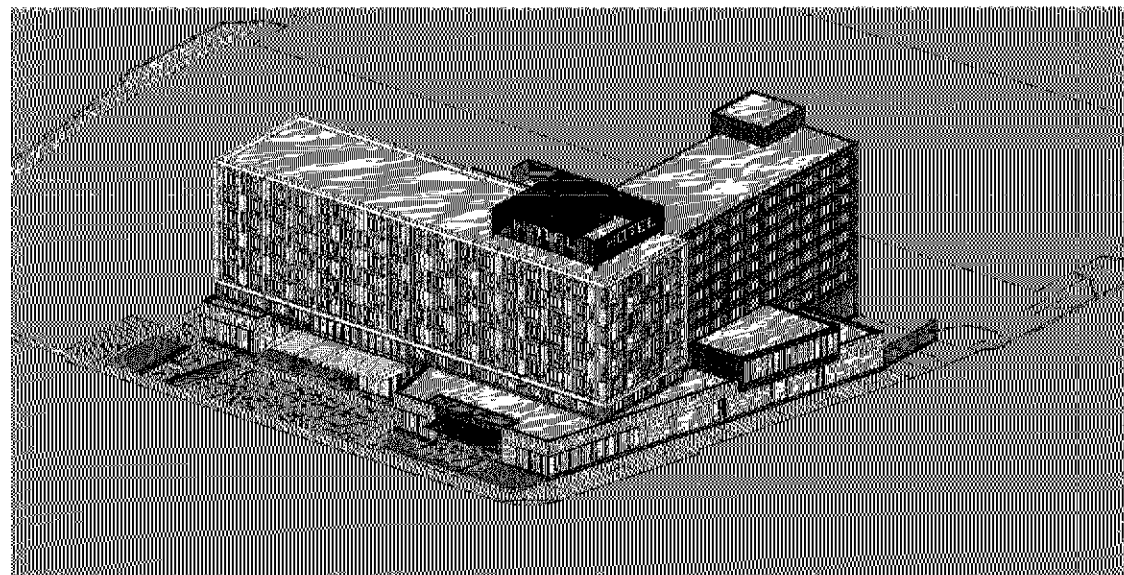
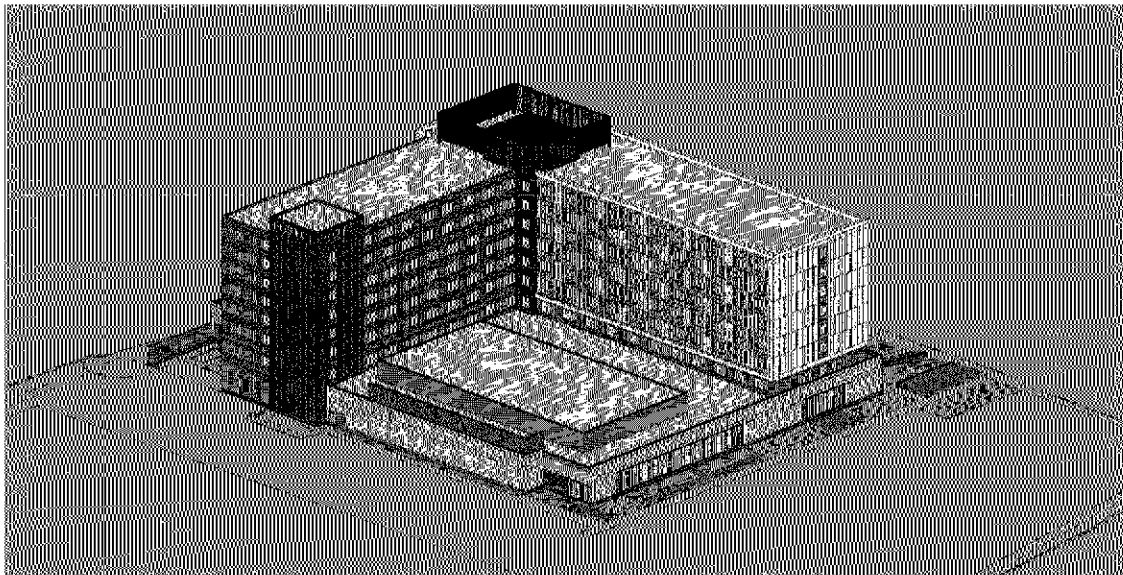
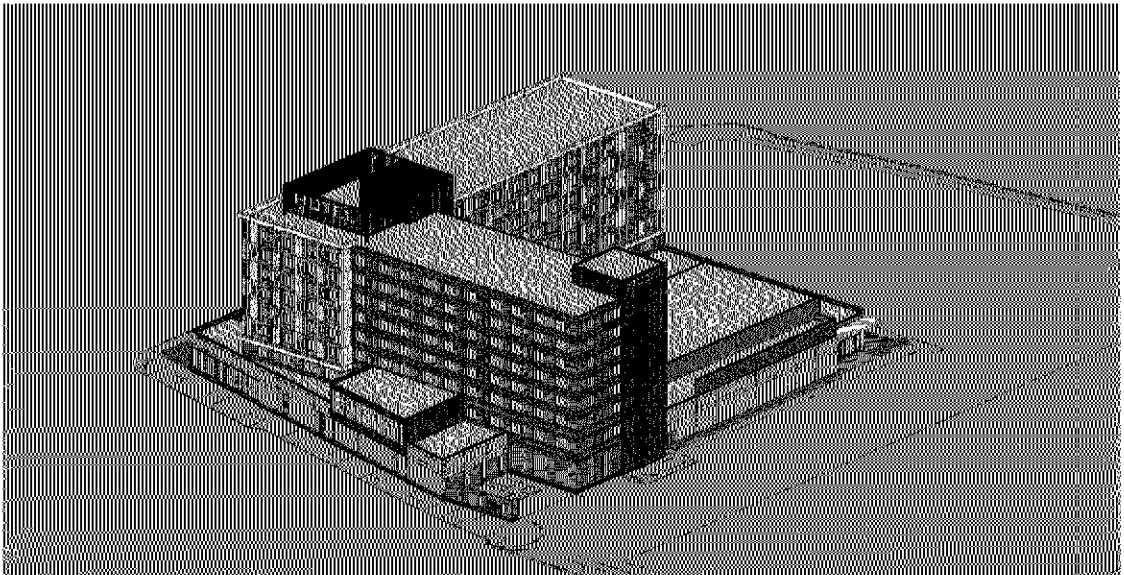
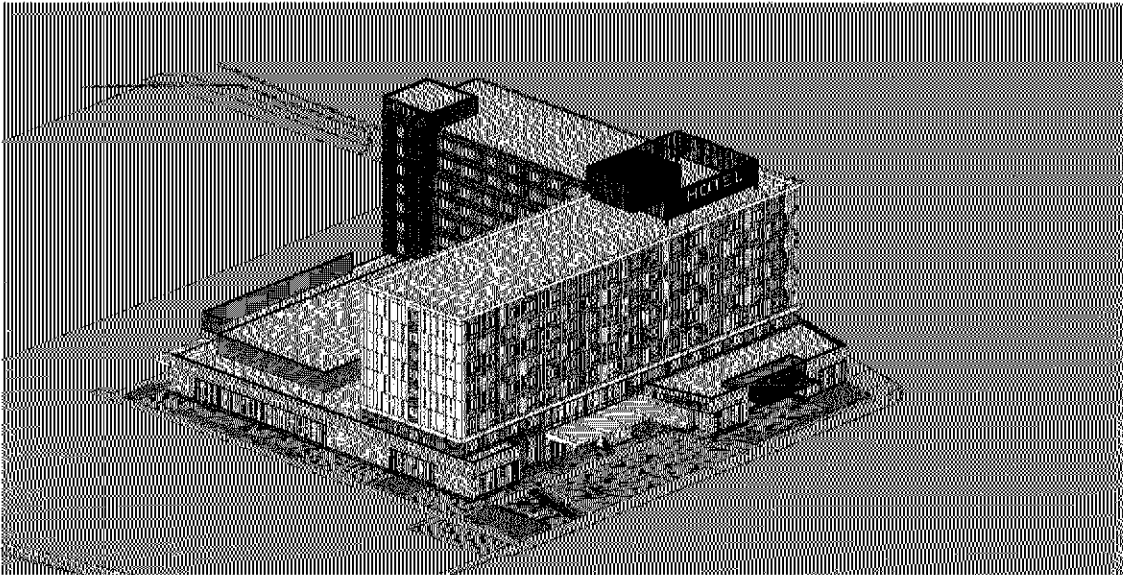
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Bloomington Central
Station Hotel

EXTERIOR ELEVATIONS

A8

APPROVED



Bloomington
Central Station
Hotel

Bloomington, Minnesota



Aimbridge
Hospitality



olness swenson graham architects

500 washington avenue south
minneapolis minnesota 55415
p: 612.333.9155
f: 612.333.9182
www.esgarch.com

I, the undersigned, do hereby certify that the
information contained herein is true and correct
and that I am a duly licensed architect
under the laws of the State of Minnesota.

Signature _____

Type or Printed Name _____

License No. _____

2830AB002-13

February 27, 2013
Final Development
Plan

ORIGINAL ISSUE: 1/1/2013

REVISIONS

No.	Description	Date
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212318

PROJECT NUMBER

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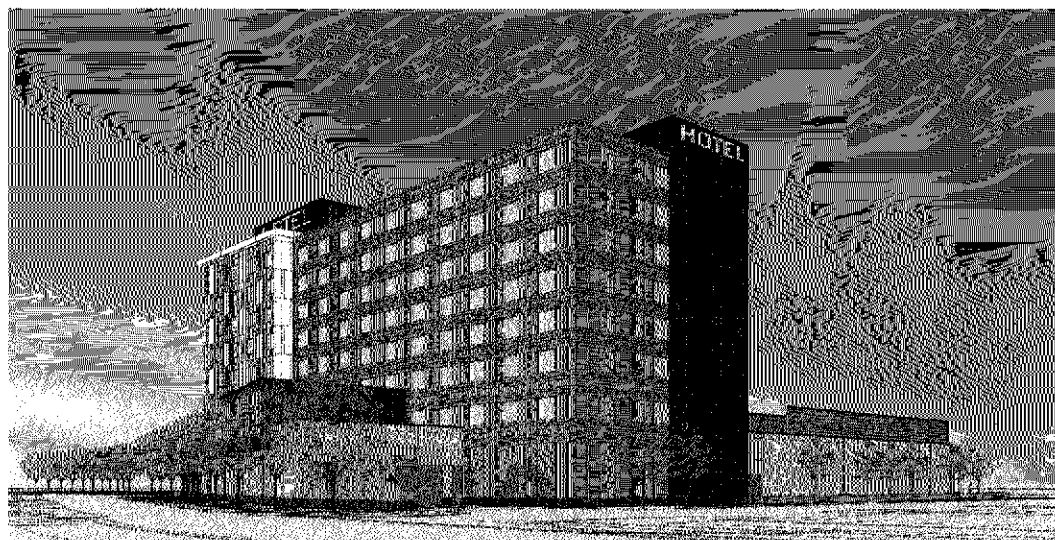
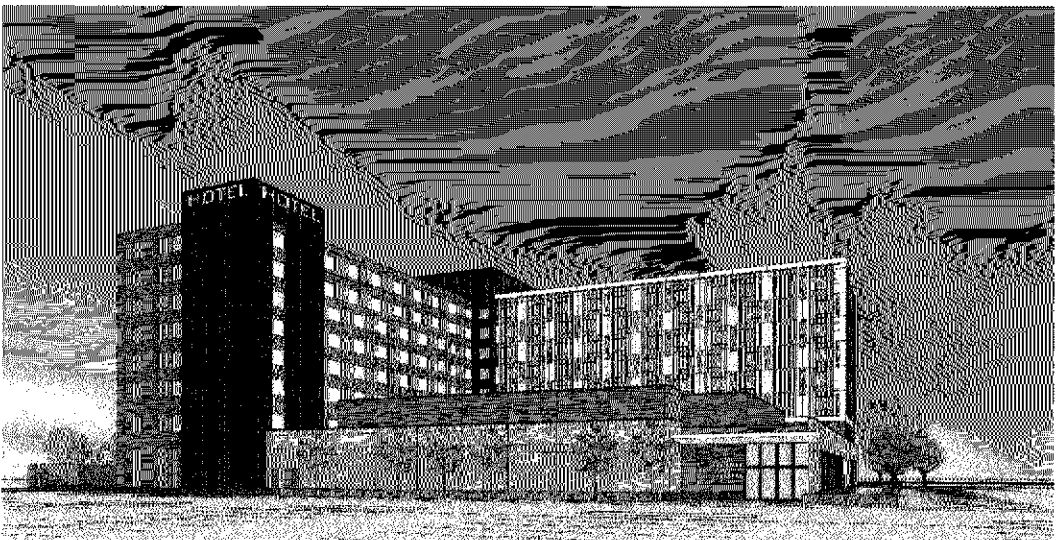
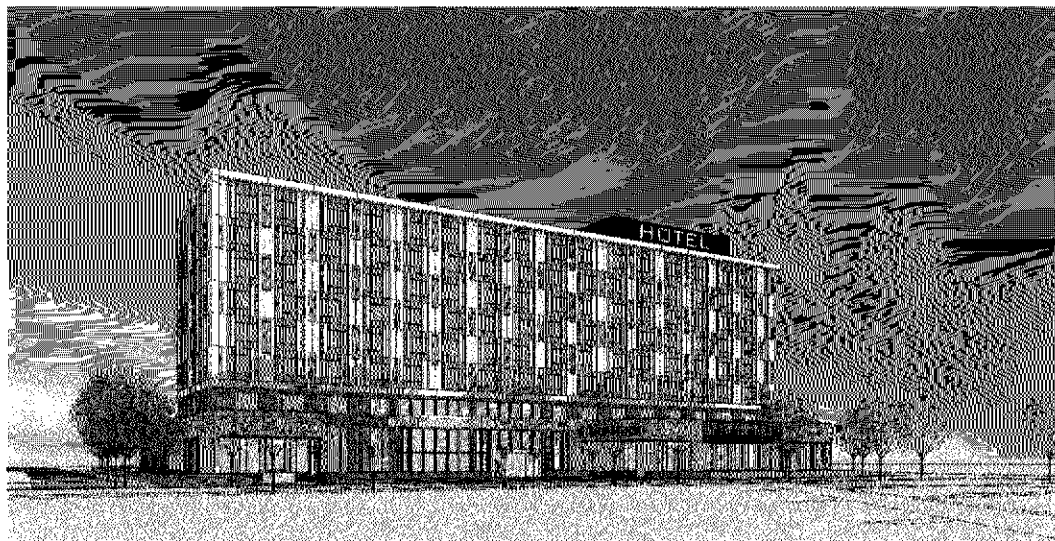
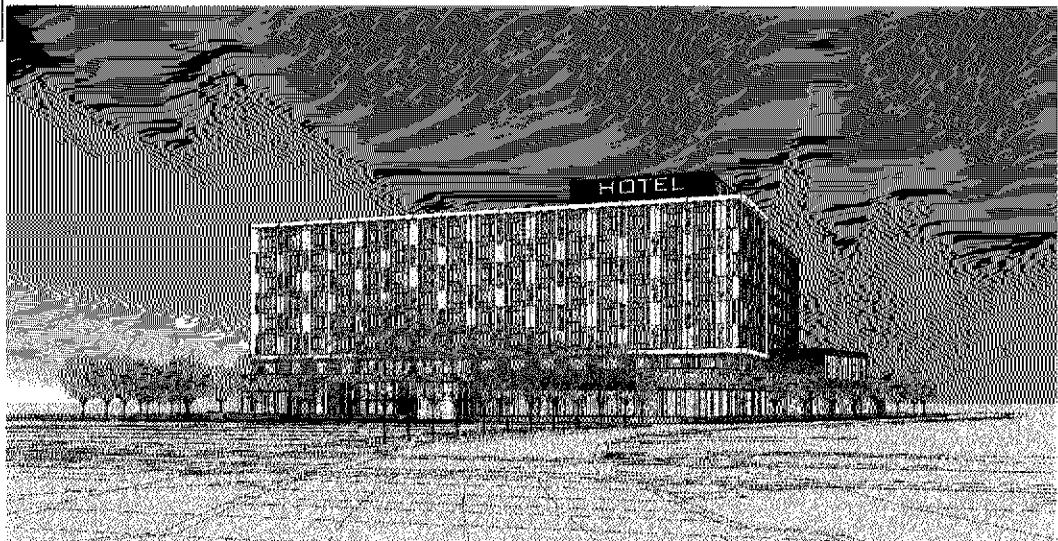
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Bloomington Central
Station Hotel

AXONOMETRIC VIEWS

A9

APPROVED



PERSPECTIVE VIEWS

Bloomington
Central Station
Hotel

Bloomington, Minnesota

McGough
Aimbridge
Hospitality



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500 Washington Avenue South
Minneapolis, Minnesota 55415
P: 612.339.5508
F: 612.339.5392
WWW.ESGARCH.COM

whereby it is the intent of this document to
be used by the owner as a guide to the construction
of the building in accordance with the
under the laws of the State of Minnesota

Signature

Typed or Printed Name

DATE

2830ABCDE-13

February 27, 2013
Final Development
Plan

ORIGINAL ISSUE 1/27/13

REVISIONS

No. Description Date

212318
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Author Checker
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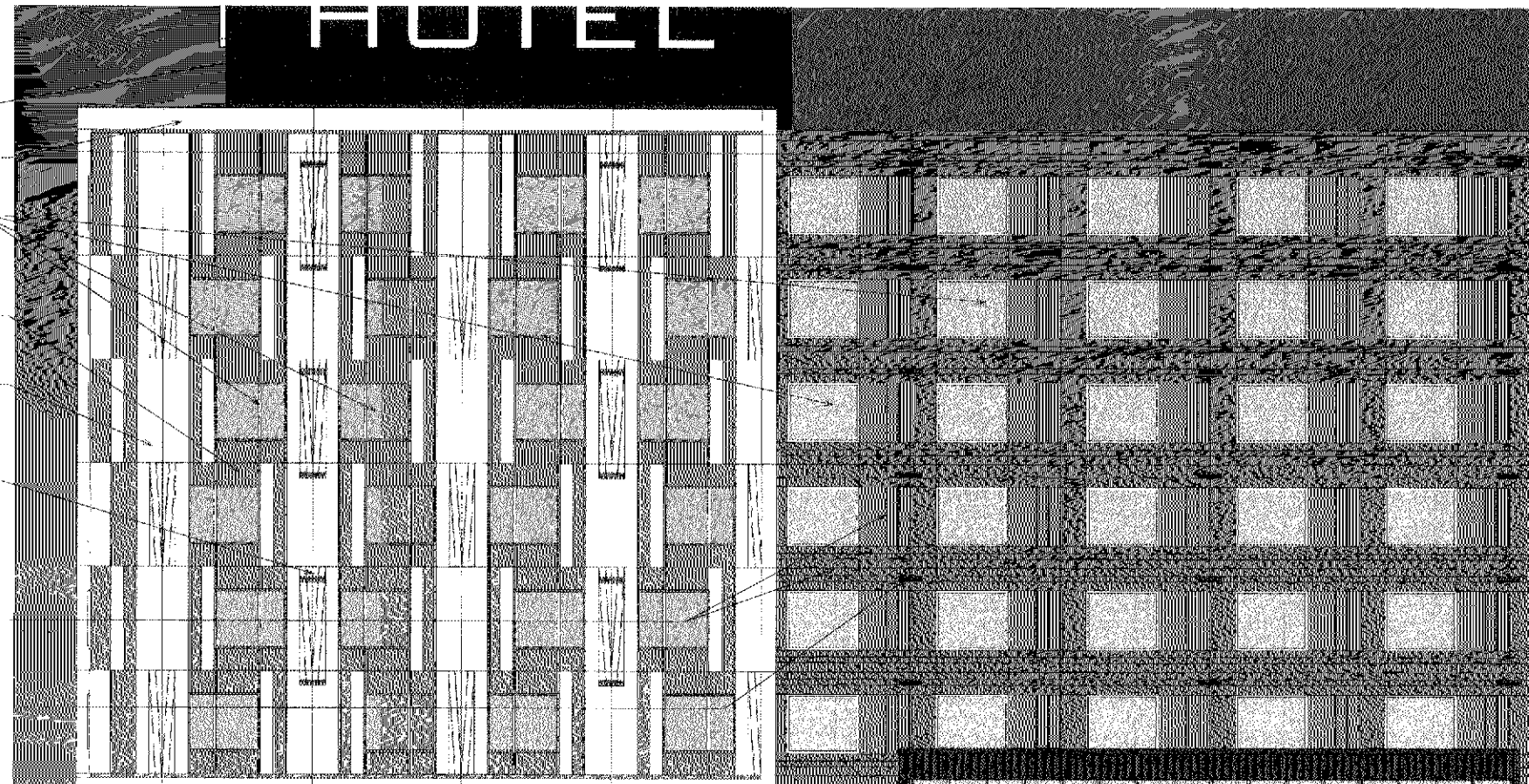
Bloomington Central
Station Hotel

PERSPECTIVE VIEWS

A10

APPROVED

METAL PANEL: COLOR #1
PRE-CAST CONC: COLOR #3
GLAZING
PRE-CAST CONC: COLOR #2
PRE-CAST CONC: COLOR #1
LOUVER
PRE-CAST CONC: COLOR #2
LOUVER



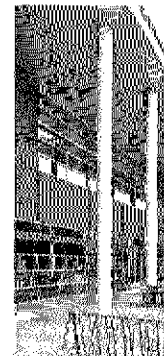
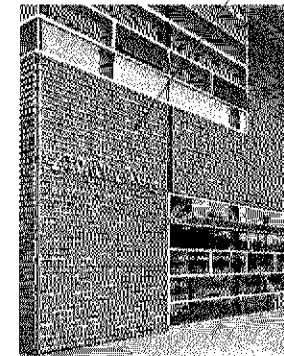
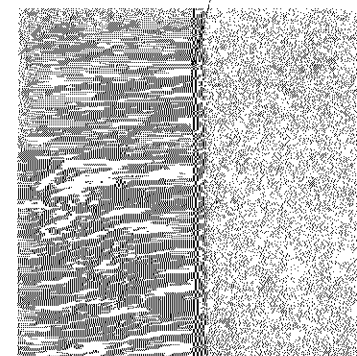
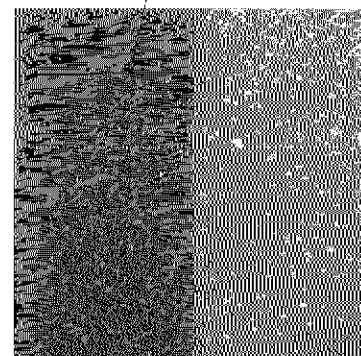
EXTERIOR PRE-CAST DETAIL

PRE-CAST COLOR 3

PRE-CAST COLOR #2

PRE-CAST COLOR #1

METAL PANEL

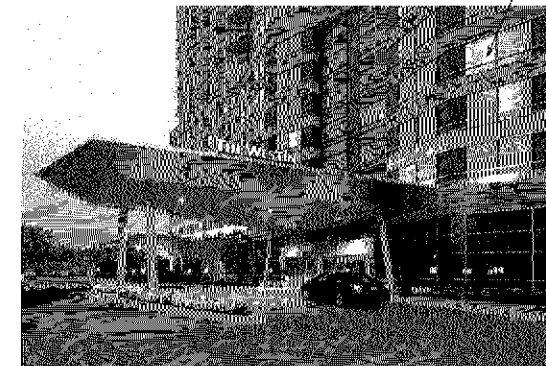


FIRST FLOOR GLAZING -
CLEAR AND SEMI-
TRANSPARENT

HOTEL LOBBY
GLAZING



HOTEL TOWER
GLAZING



VIRTUAL MATERIALS BOARD

Bloomington
Central Station
Hotel

Bloomington, Minnesota



Aimbridge
Hospitality



Kress Swenson Graham Architects

500 Washington Avenue South
Minneapolis, Minnesota 55415
P. 612.330.5508
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www.esgarch.com

This is a preliminary document and may
be subject to change without notice.
It is not to be used for construction
under the laws of the State of Minnesota.

Signature

Typed or Printed Name

License # Date

February 27, 2013
Final Development
Plan

ORIGINAL ISSUE 02/27/13

REVISIONS

No.	Description	Date
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212318

Project Number

Author Checker

Drawn by Checked by

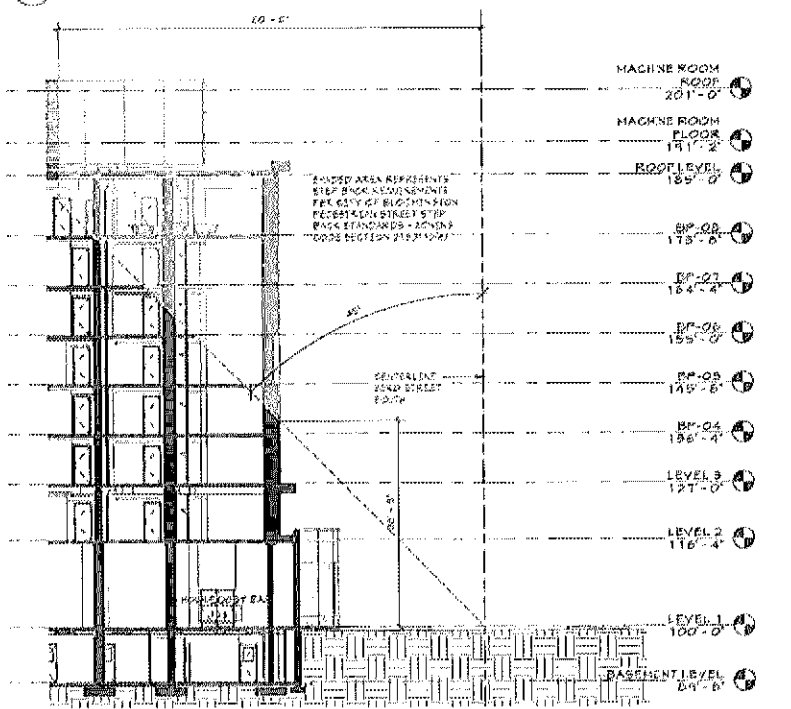
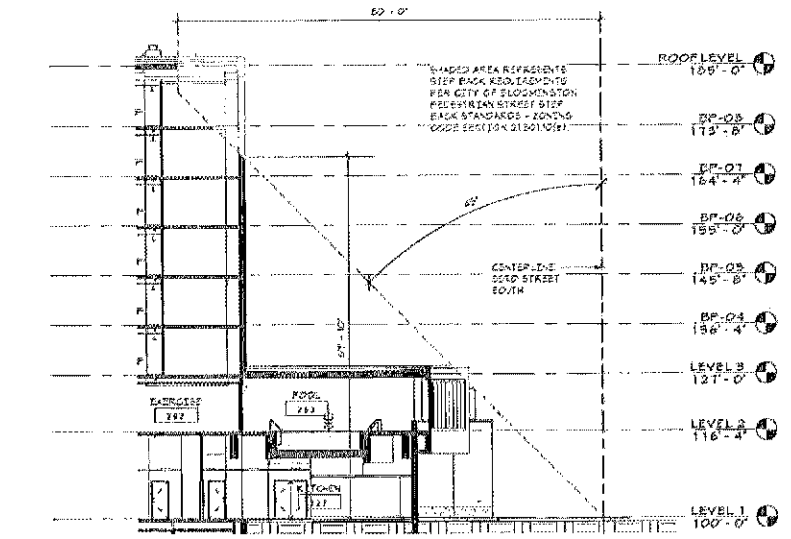
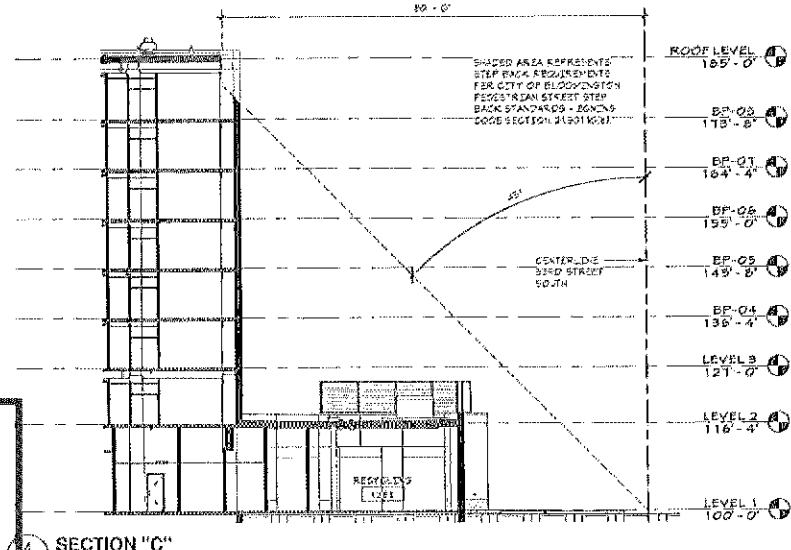
Bloomington Central
Station Hotel

VIRTUAL MATERIALS BOARD
AND EXTERIOR DETAIL

A11

APPROVED

BCS Hotel
Case 2830ABCDE-13
Received 3/18/13
DFields



2 SECTION "A"
1/16" = 1'-0"

CITY OF BLOOMINGTON PEDESTRIAN STREET STEP BACK STANDARDS
SUMMARY PER BLOOMINGTON ZONING CODE SECTION 21.301.10(e)

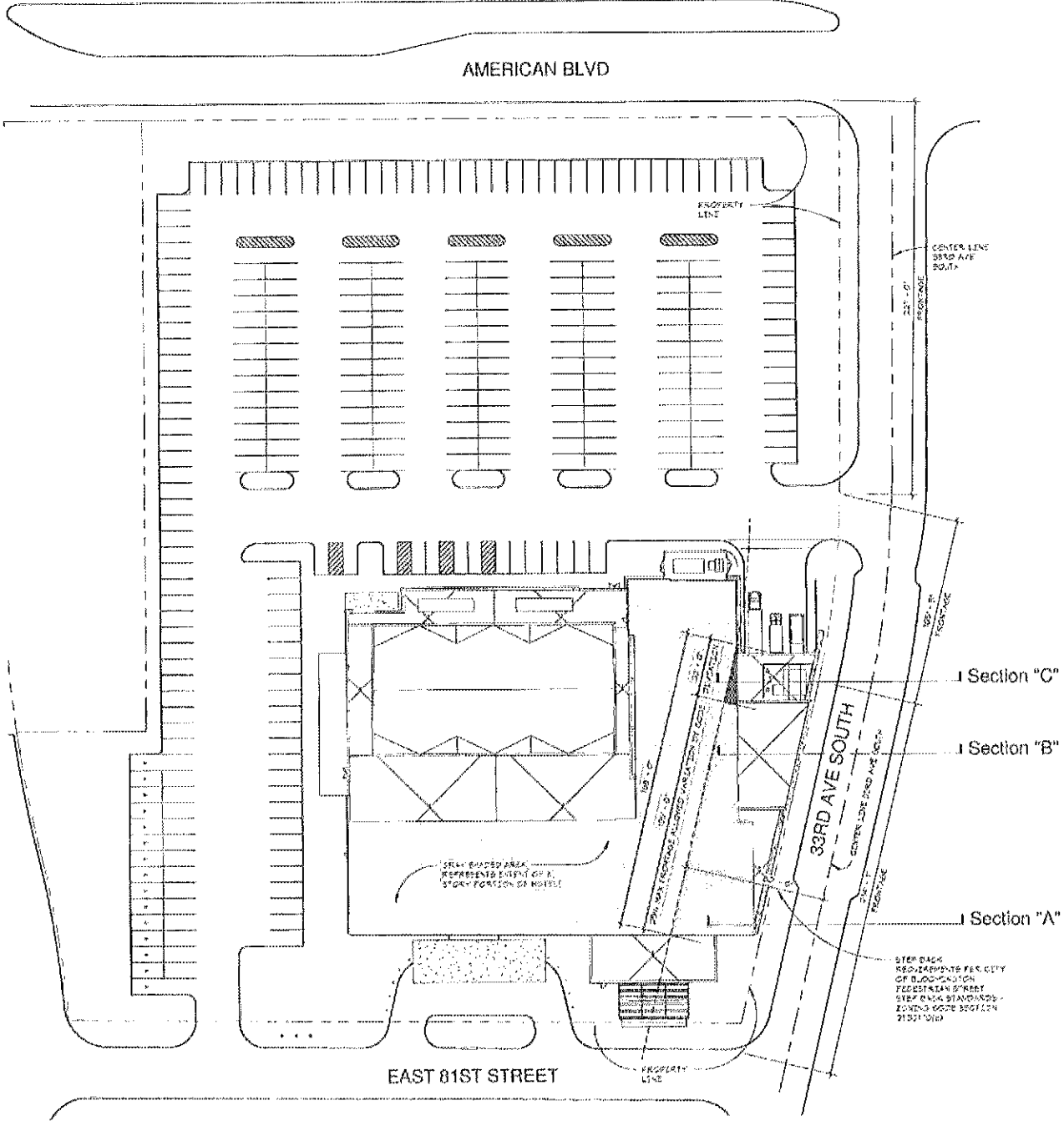
THE HEIGHT OF ANY PORTION OF A NEW BUILDING OR STRUCTURE ADJACENT TO A PEDESTRIAN STREET SEGMENT MAY NOT EXCEED THE HORIZONTAL DISTANCE OF THAT PORTION OF THE STRUCTURE TO THE CENTERLINE OF THE ADJACENT PEDESTRIAN STREET SEGMENT, EXCEPT THAT PORTIONS OF BUILDINGS OR STRUCTURES MORE THAN 80 FEET FROM THE CENTERLINE OF THE ADJACENT PEDESTRIAN STREET SEGMENT ARE EXEMPT FROM FURTHER STEP BACK.

EXCEPTION: UP TO 25% OF THE WIDTH OF AN INDIVIDUAL BLOCK FACE MAY INCLUDE PROPOSED BUILDINGS THAT EXCEED THE PEDESTRIAN STREET SETBACK STANDARD.

BLOCK FACE LENGTH ALONG 33RD STREET SOUTH = 540 FEET.

PROPOSED LENGTH OF STRUCTURE EXCEEDING STEP BACK STANDARD = 168 FEET OR 31% OF BLOCK LENGTH ALONG 33RD STREET SOUTH.

REQUEST TO ALLOW DEVIATION / FLEXIBILITY TO EXCEED STEP BACK STANDARD BY 6%.



1 STEP BACK PLAN DIAGRAM
1/16" = 1'-0"

Bloomington
Central Station
Hotel

Bloomington, Minnesota

McGough
Aimbridge
Hospitality

2830ABCDE-13



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This study was prepared by the design team and is prepared by means of a preliminary design and is not intended to be used as a basis for construction without the approval of the City of Bloomington.

Signature _____
Typed or Printed Name _____
Created: Date _____

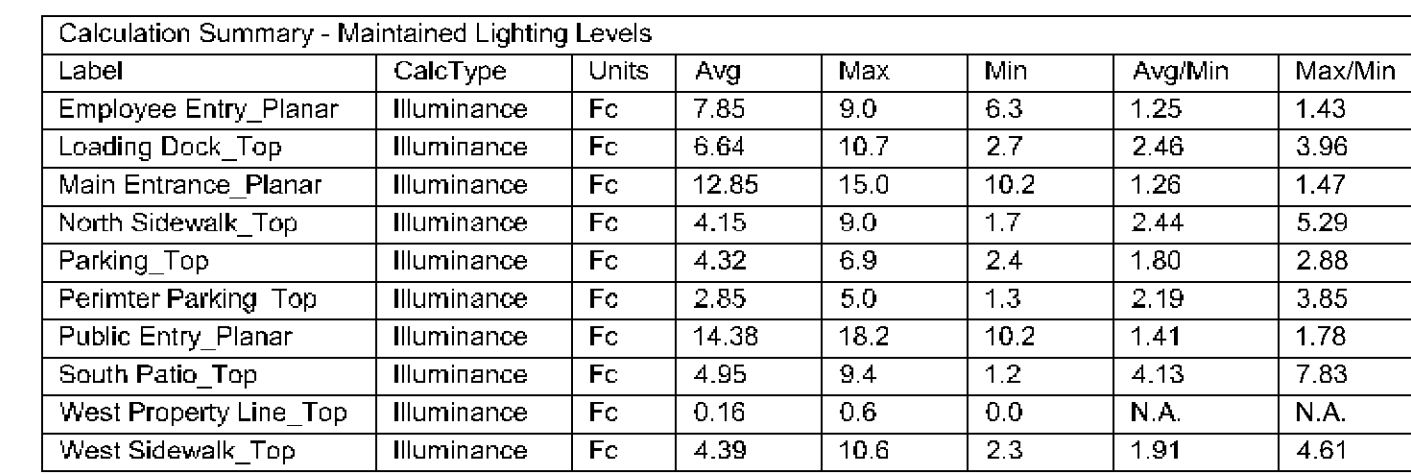
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Plan

ORIGINAL ISSUE: 02/13/13
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No. Description Date
Issue Date: 03/18/2013

212316
PROJECT NUMBER
Author _____
Checked by _____
Bloomington Central
Station Hotel

PEDESTRIAN STREET STEP
BACK PLAN AND SECTION
DIAGRAMS

A12



Bloomington, MN



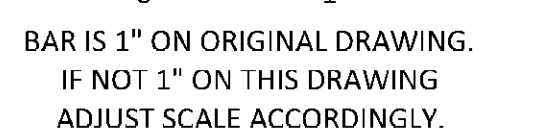
Engineering Stamp

Project Information

PERMIT SET

NOVEMBER 14, 2014

Sheet Reference Scale



Revisions

Sheet Name

SITE LIGHTING PLAN - MAINTAINED LIGHTING LEVELS

Sheet Number

E102

Approved Plan



Stormwater Management Technical Memorandum

To: City of Bloomington

APPROVED

From: Thomas J. Lincoln, PE - Kimley-Horn and Associates, Inc.
Jon Libby, EI (MI), LEED AP - Kimley-Horn and Associates, Inc.

ENGINEERING DIVISION

Cc: McGough Development

APPROVED: MJL

Date: February 27, 2013

NOT APPROVED:

DATE: 3/21/13

Subj: BCS Hotel Stormwater Management Summary Technical Memorandum
Bloomington, Minnesota

APPROVED
S Anderson

The stormwater management plan for the proposed Bloomington Central Station (BCS) Hotel development is consistent with the overall Stormwater Management Summary for BCS, which was last revised on March 15, 2006 for consistency with the proposed conditions of the Central Station Park. The construction of BCS has been and will continue to be a phased approach with the first four phases draining to a detention and water quality pond located in the southwest portion of the site (BCS Pond). The BCS Hotel is considered to be Phase 2 of the build-out plan, while the temporary surface parking lots on the north and west side of the BCS Hotel are temporary, with removal planned as part of future phases.

RUNOFF VOLUME AND PEAK DISCHARGE RATES:

North BCS Hotel Area

The northern section of the BCS Hotel property drains to the northwest corner of the lot where it is collected in catch basins and conveyed to a surface bio-infiltration swale. Vegetated side slopes along the swale provide biological pre-treatment while existing sandy soils allow for high rates of infiltration and volume reduction. The swale extends beyond the BCS Hotel property to the west where it travels in a clockwise direction around the existing Xcel electrical switches then follows along the sidewalk adjacent to American Boulevard. Storm water discharges from the swale and enters into an existing infiltration area. There is a control structure that ultimately discharges to the public storm sewer system in American Boulevard.

Area = 1.79 Acres (1.44 Acres Parking Lot & 0.35 Acres Landscaping)

Q10 = 9.29 CFS to Bio-Infiltration Swale ✓

V10 = 0.479 ac-ft to Bio-Infiltration Swale

Bio-Infiltration Swale

Length=310' Width=12' Side Slopes=3H:1V Depth=2'
Surface Area = 310'x12' = 3,720 SF

0.356 ac-ft

Infiltration Rate = 1.6 inches/hour

THE A SOIL
MAX RATE



(Based on field data and observations, limited to Minnesota Stormwater Manual maximum design infiltration rate)

Peak Infiltration = 3,720 SF x 1.6 Inches/hour = 0.14 CFS ✓

Area = 1.79 Acres (1.44 Acres Parking Lot & 0.35 Acres Landscaping)

Q10 = 8.47 CFS to American Boulevard ✓

V10 = 0.301 ac-ft to American Boulevard

According to the overall BCS stormwater management summary, peak discharge to American Boulevard in pre-development conditions is 17.0 CFS for the 10-year event. The proposed discharge of 8.47 CFS is well under that value.

8.47 CFS (proposed) < 17.0 CFS (pre-development)

South BCS Hotel Area

The rest of the BCS Hotel property surface drains to catch basins on the property where stormwater is ultimately conveyed to the detention basin (BCS Pond) located at the southwest corner of the overall Bloomington Central Station development. To separate the north lot from the rest of the site, a ridge line is proposed along the north side of the landscaped islands. This allows for future phases to be completed without altering the overall stormwater management plan, as the location of the ridge is located where the south face of the future parking garage would be constructed.

Area = 2.85 Acres (2.43 Acres Parking Lot, Roof Area & 0.42 Acres Landscaping)

Q10 = 15.42 CFS to BCS Pond

V10 = 0.812 ac-ft to BCS Pond

Pre-development discharge for the overall drainage area in which this area is located is 112.8 CFS. The impervious area and building footprint are comparable to the 31st Avenue/Park Drainage Areas in the Phase 2 drainage area map.

The following is an excerpt from the BCS Overall Stormwater Management Summary regarding Treatment and Conveyance Facilities:

The construction of Bloomington Central Station will be a phased approach with the first four phases draining to a temporary pond located in the southwest portion of the site. (See Appendix C for drainage areas and construction phasing.) This includes the runoff from LRT. The final phase, Phase V, will increase the drainage area to the pond and will require a vertical wall to be placed along the pond's north and west sides.

The stormwater draining to the BCS Pond, or "temporary pond in the southwest" as it is referred to in the overall summary, in this phase is under the peak discharge and volumes accounted for in the design of that pond.



WATER QUALITY & PHOSPHOROUS REMOVAL EFFICIENCIES:

The infiltration provided by the existing soils is high, therefore suitable for infiltrating stormwater runoff. The City of Bloomington requires 70% removal of phosphorus. The proposed bio-infiltration swale and infiltration basin provide 100% removal efficiency for total phosphorus according to the Minnesota Stormwater Manual. Stormwater entering these facilities are pre-treated by 12" depth sumps in catch basins directly upstream. These provide for removal of total suspended solids prior to discharge into the infiltration facilities in order to prevent clogging of the existing soils and provide for continued infiltration following construction. An operations and maintenance plan will be in place to ensure that the facilities are maintained and operating in a manner that is consistent with the proposed design for treatment. Stormwater that does not enter these infiltration facilities will be conveyed to the BCS Pond. The Minnesota Stormwater Manual suggests 50% phosphorous removal for wet detention basins, such as the existing BCS Pond. The following is a tabulation of the proposed total phosphorous removal from the impervious areas of the proposed development.

Phosphorous Removal at Hotel Areas

North parking area	=1.44 Acres	pre-treated	to bio-infiltration swale ✓
Roof Area	=1.24 Acres	not pre-treated	to BCS Pond
South parking, walks, patios	=1.06 Acres	not pre-treated	to BCS Pond
Total impervious area	=3.72 Acres	39% pre-treated	
Total applicable area	=2.50 Acres	Total impervious - roof area, which is n/a (isolated & does not generate phosphorous) ✓	

Assume 100% of north parking area is infiltrated in 1.25-inch event
1.44 Acres at 100% total phosphorous removal = 1.44 Acres treated

Assume 100% of south parking, walks are conveyed to BCS Pond in 1.25-inch event
1.06 Acres at 50% total phosphorous removal = 0.58 Acres treated

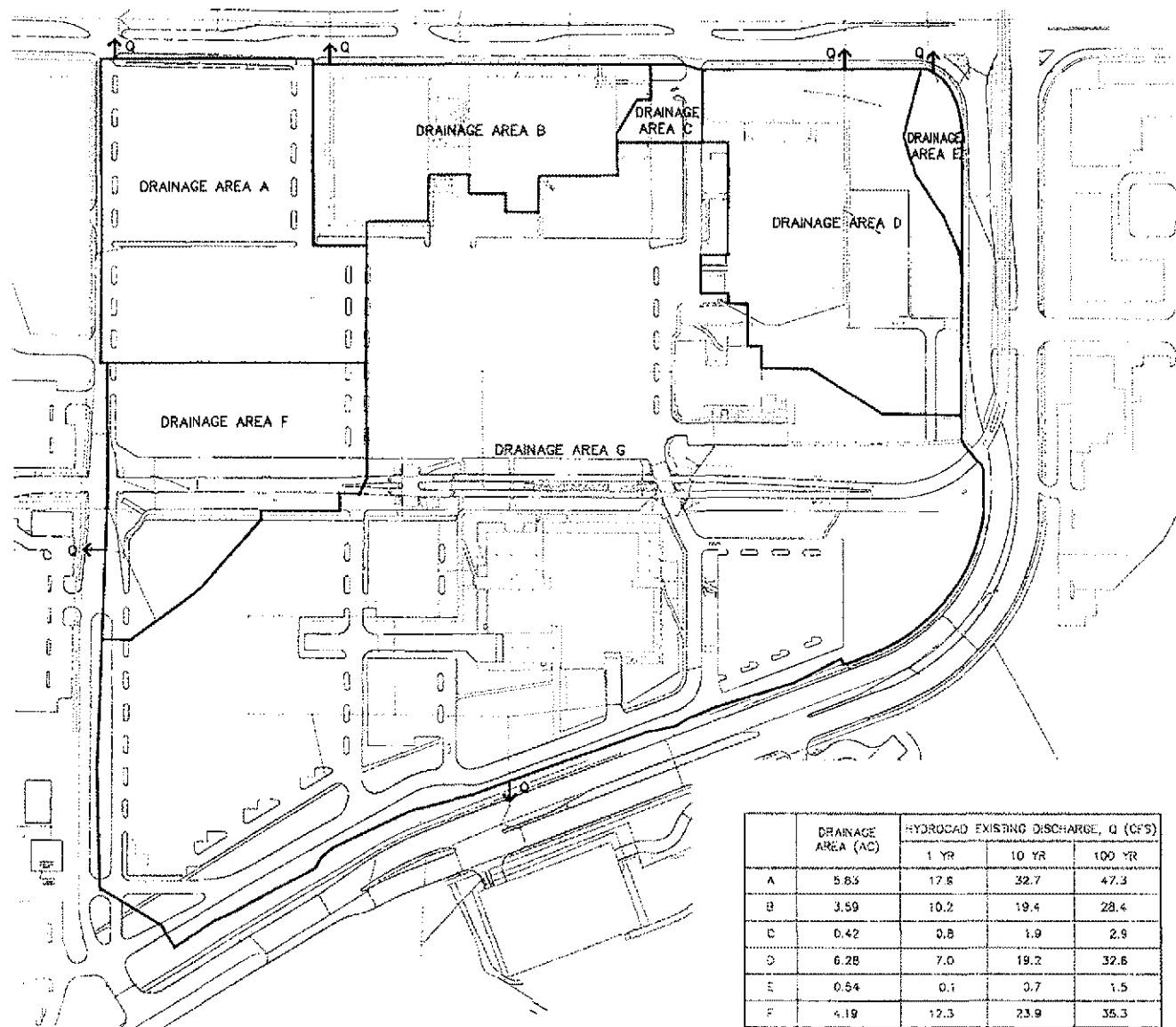
Total phosphorous removed = 1.44 Acres + 0.58 Acres = 2.02 Acres
= treated / total applicable area
= 2.02 Acres / 2.50 Acres
= 80% total phosphorous removal

CONCLUSION

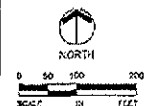
The proposed BCS Hotel development meets the design intent for storm water management in the overall BCS plan. The peak discharge rates, runoff volume, and water quality treatment provided in this phase will be incorporated into future phases as Bloomington Central Station continues to develop in the future.

Attachments

BCS Overall Drainage Areas – Existing Conditions (Pre-Development) – EX1
BCS Overall Phase 1 Drainage Areas – PH1
BCS Overall Phase 2 Drainage Areas – PH2



	DRAINAGE AREA (AC)	HYDROCAD EXISTING DISCHARGE, Q (CFS)		
		1 YR	10 YR	100 YR
A	5.83	17.8	32.7	47.3
B	3.59	10.2	19.4	28.4
C	0.42	0.8	1.9	2.9
D	6.28	7.0	19.2	32.6
E	0.54	0.1	0.7	1.5
F	4.19	12.3	23.9	35.3
G	30.26	52.4	112.8	173.4



URS

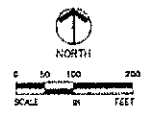
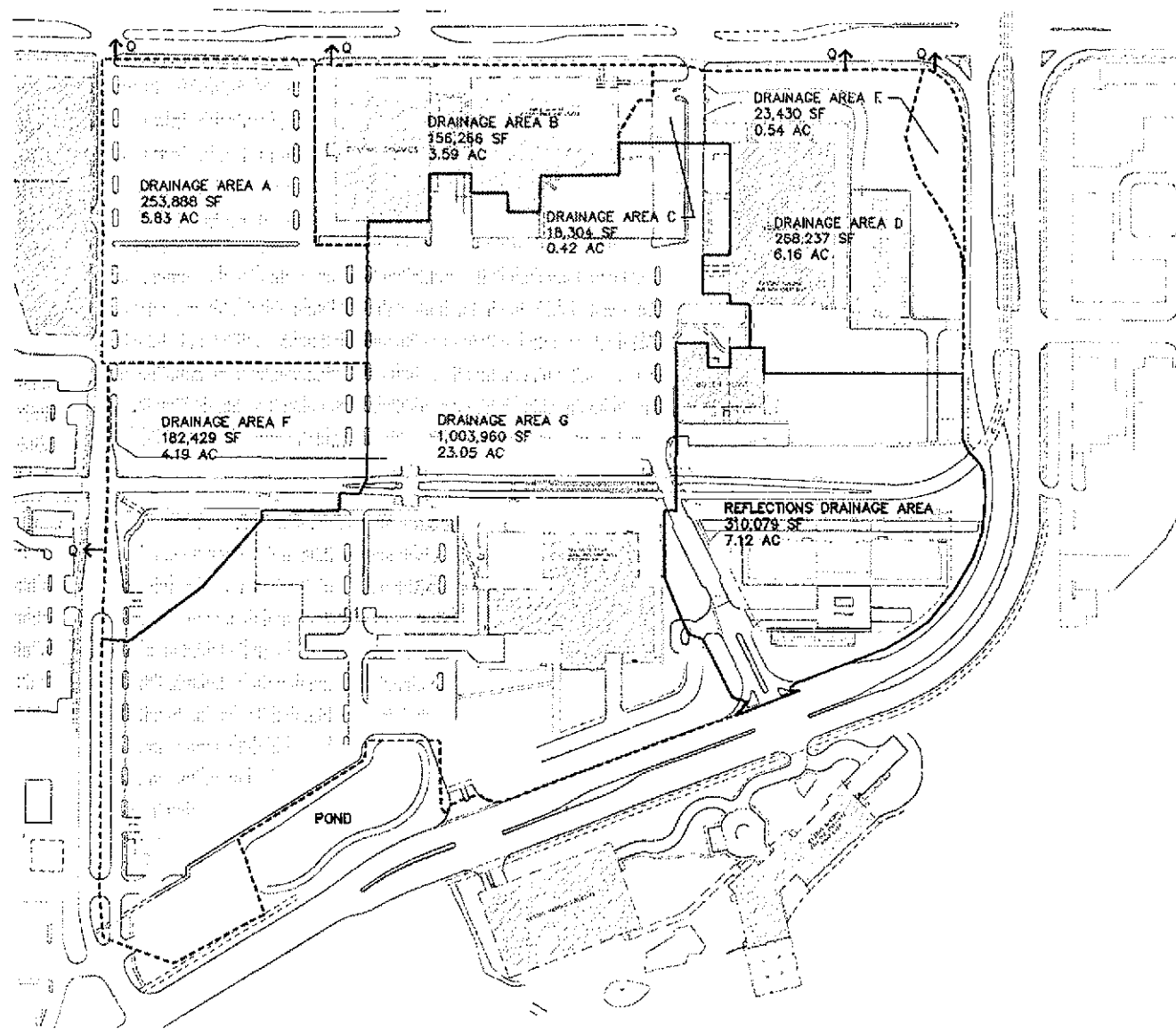
DRAINAGE AREAS
EXISTING CONDITIONS
(PRE-DEVELOPMENT)
HYDROCAD MODEL

**Bloomington Central
Station**



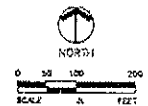
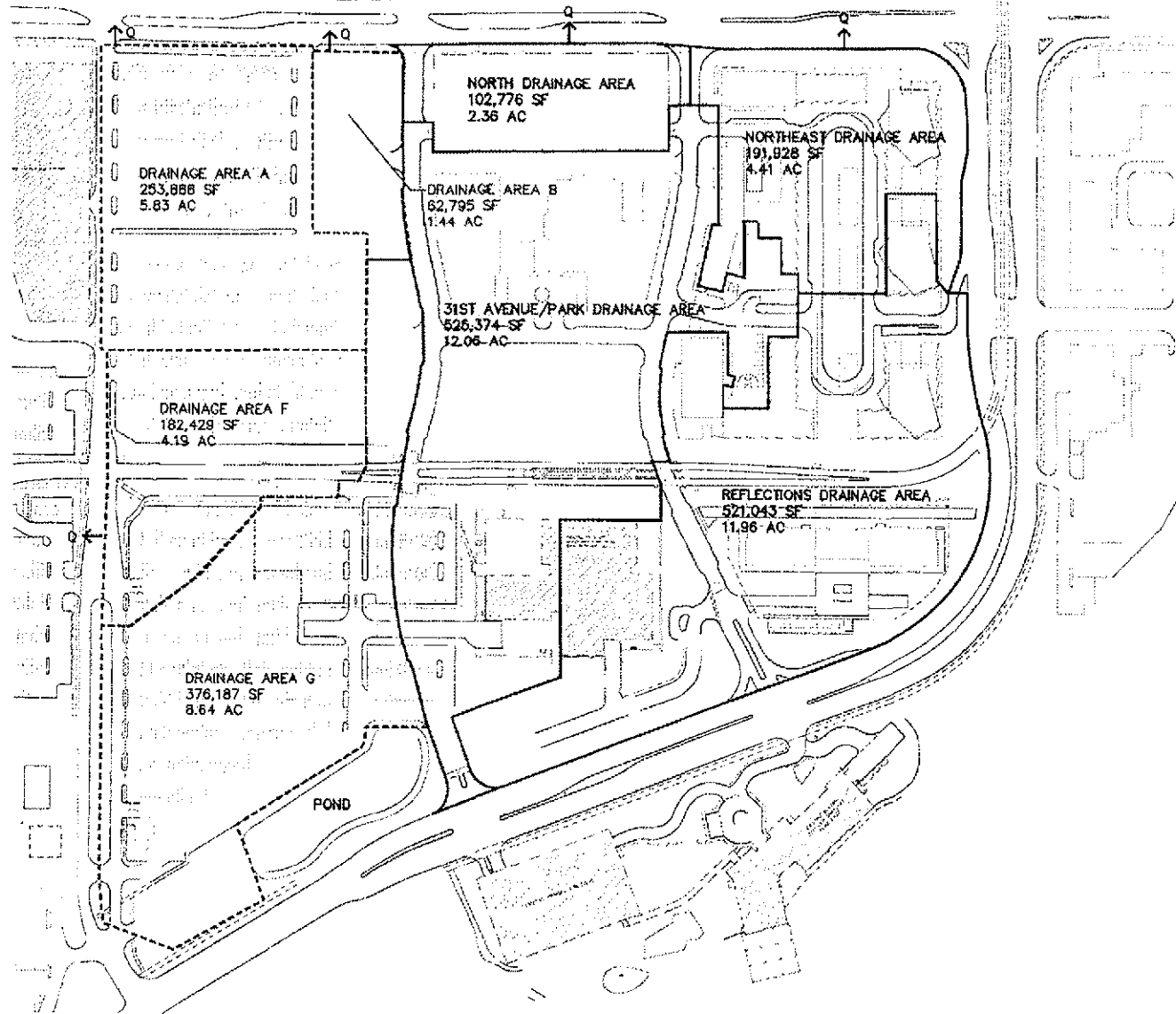
EX1

MARCH 15, 2006



	DRAINAGE AREAS TO POND FOLLOWING COMPLETION OF PHASE 1 CONSTRUCTION		PH1
	Bloomington Central Station		

DATE: MARCH 15, 2006



URS	DRAINAGE AREAS TO POND FOLLOWING COMPLETION OF PHASE 2 CONSTRUCTION	Bloomington Central Station McGough	PH2
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MARCH 15, 2006