

KNOX AND AMERICAN II



Address:
1801 American Blvd W
Bloomington MN 55431



500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

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 architect under the laws of the State of Minnesota

Signature _____

Typed or Printed Name _____

License # _____ Date _____

NOT FOR CONSTRUCTION

ORIGINAL ISSUE:
REVISIONS

No.	Description	Date

223403
PROJECT NUMBER

ESG DRAWN BY	ESG CHECKED BY
-----------------	-------------------

KEY PLAN

Knox & American II

TITLE SHEET

DRC-Title

PROJECT TEAM	
OWNER/DEVELOPER:	Stuart Development Company Ryan Dunlay, President 1000 West 80th Street Minneapolis, MN 55420 Ph: 952-948-9546
ARCHITECT:	Elness Swenson Graham Architects, Inc. 500 Washington Ave. South, Suite 1080 Minneapolis, MN 55415 Ph: 612-339-5508 Fx: 612-339-5382
CONTRACTOR:	T.B.D.
CIVIL ENGINEER:	CivilSite Group 5000 Glenwood Avenue Golden Valley, MN 55422 Ph: 612-615-0060
LANDSCAPE ARCHITECT:	CivilSite Group 5000 Glenwood Avenue Golden Valley, MN 55422 Ph: 612-615-0060
STRUCTURAL ENGINEER:	TBD
MECHANICAL ENGINEER:	TBD
PLUMBING ENGINEER:	TBD
ELECTRICAL ENGINEER:	TBD

DRAWING INDEX	
DRAWING INDEX DRC	
DRAWING NUMBER	DRAWING NAME
GENERAL INFORMATION	
DRC-Title	TITLE SHEET
CIVIL	
C2.0	SITE PLAN
C2.1	SITE PLAN - TURNING MOVEMENT EXHIBIT
C2.2	SITE PLAN - EASEMENT EXHIBIT
C4.0	UTILITY PLAN
LANDSCAPE	
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
ARCHITECTURAL	
DRC-0.0	EXISTING CONTEXT & SITE PHOTOS
DRC-0.1	ARCHITECTURAL SITE PLAN & PROJECT DATA
DRC-1.1	FLOOR PLANS
DRC-2.1	BUILDING ELEVATIONS
DRC-3.0	3D VIEWS

PROJECT LOCATION

Vicinity

Site Location



500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
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REVISIONS

No.	Description	Date

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DRAWN BY _____ Checker _____
CHECKED BY _____

KEY PLAN

Knox & American II

EXISTING CONTEXT & SITE PHOTOS

DRC-0.0



SITE PHOTO: VIEW SOUTHWEST TOWARD SITE



SITE PHOTO: VIEW SOUTHWEST AT NORTHERN EDGE



SITE PHOTO: VIEW SOUTH AT NORTHERN EDGE



1 EXISTING CONTEXT
DRC-0.0 1" = 30'-0"

PL202300061

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

Building/property shall be adequately signed for emergency response.

Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.

Provide adequate turning radius for all emergency vehicle access lanes.

PROJECT DATA SUMMARY	
CASE NO:	TBD
PROJECT ADDRESS:	TBD - 1801 American Blvd W + 1851 American Blvd W + 8020 Knox Ave S (existing) Bloomington, MN 55431
PARCEL IDS:	0402724240035 (1801), 0402724240036 (1851), 0402724240037 (8020) Knox
ZONING DISTRICT (EXISTING):	C-5 (Commercial) with PD (Planned Development) Overlay
ZONING DISTRICT (PROPOSED):	RM-100 (Multi-Family Residential) with PD (Planned Development) Overlay
ZONING SUMMARY	
COMPREHENSIVE PLAN LAND USE RE-GUIDING REQUESTED	
<ul style="list-style-type: none"> REQUESTING A RE-GUIDANCE OF THE COMPREHENSIVE PLAN'S FUTURE LAND USE FROM CC TO HIGH DENSITY RESIDENTIAL (HDR) TO CREATE CONSISTENCY IN LAND USE AND INCREASE HOUSING UNITS --- OF VARIOUS INCOME LEVELS --- TO MEET CURRENT HOUSING AND MARKET DEMANDS (A SIGNIFICANT GOAL WITHIN THE COMPREHENSIVE PLAN, SECTION 3). 	
ANTICIPATED DEVIATIONS	
PARKING BETWEEN BUILDING AND STREET (§21.303.09 (d)) <ul style="list-style-type: none"> REQUESTING EXEMPTION FOR MULTIPLE STREET FRONTAGES AND PROPOSING ALTERNATIVE COMPLIANCE (ENHANCED STREET WALL AND BUILDING FRONTAGE) USING C-5 FRONTAGE STANDARDS FOR PROPOSING PARKING BETWEEN BUILDING & STREET 	
PARKING SETBACKS (§21.301.06 (1)) <ul style="list-style-type: none"> PROPOSING DEVIATION: 19 SURFACE PARKING SPACES AT NORTHWEST CORNER OF SITE AT A 5 FT 7 IN SETBACK (INSTEAD OF THE 20 FT MIN. REQUIRED SETBACK) 	
STORAGE SPACE (§21.302.09, (d)(7), §9.23) <ul style="list-style-type: none"> WHILE THE APPLICANT PROPOSES THE MINIMUM COUNT REQUIRED, 51+/- SPACES (49 STORAGE SPACES MODIFIED MIN.-REQUIRED PER § 9.23), THE STORAGE SPACE SIZE REQUIREMENT IS LIKELY NOT MET AND TBD WITH FURTHER DESIGN. 	
OPPORTUNITY HOUSING REDUCTIONS/ALLOWANCES APPLIED	
<ul style="list-style-type: none"> SITE AREA (§ 9.16.02) --- REQUESTING REDUCTION (25% FOR 9% UNITS AT VERY LOW INCOME): PROPOSING 78,691 +/- SF (1.806 +/- acres) (60,000 SF MODIFIED MIN.-REQUIRED) SITE WIDTH (§ 9.16.03) --- REQUESTING REDUCTION (25% FOR 9% UNITS AT VERY LOW INCOME): PROPOSING 196 FT 3 IN (150 FT MODIFIED MIN.-REQUIRED) USABLE OPEN SPACE (§ 9.16.05) --- REQUESTING REDUCTION (25% REDUCTION FOR 9% UNITS @ VERY LOW INCOME): PROPOSING 26,000 +/- SF (23.27% SF MODIFIED MIN.-REQUIRED) STORAGE SPACE (§21.302.09, (d)(7), §9.23) --- REQUESTING REDUCTION (50% REDUCTION FOR 9% UNITS AT OR BELOW 60% AMI): PROPOSING 51+/- STORAGE SPACES (49 STORAGE SPACES MODIFIED MIN.-REQUIRED) VEHICLE PARKING, OVERALL SPACES (§ 9.19) --- REQUESTING REDUCTION (TRANSIT TIER 1 = 15% FOR 9% UNITS @ VERY LOW INCOME): PROPOSING 156 PARKING SPACES (135 PARKING SPACES MODIFIED MIN.-REQUIRED) ENCLOSED VEHICLE PARKING (§ 9.20) --- REQUESTING REDUCTION (50% REDUCTION FOR 9% UNITS @ VERY LOW INCOME): PROPOSING 50 ENCLOSED PARKING SPACES (49 ENCLOSED PARKING SPACES MODIFIED MIN.-REQUIRED) EXTERIOR BUILDING MATERIALS (§ 9.22) --- ACKNOWLEDGING THE OPPORTUNITY HOUSING FLEXIBILITY FOR ALTERNATIVE, EXTERIOR BUILDING MATERIALS (FIBER CEMENT, ENGINEERED WOOD, EIFS, 20-YR WARRANTY METALS) WHICH MAY COVER UP TO 75% OF FACADES NOT FACING PUBLIC STREETS. FINAL EXTERIOR BUILDING MATERIALS ARE TBD. 	

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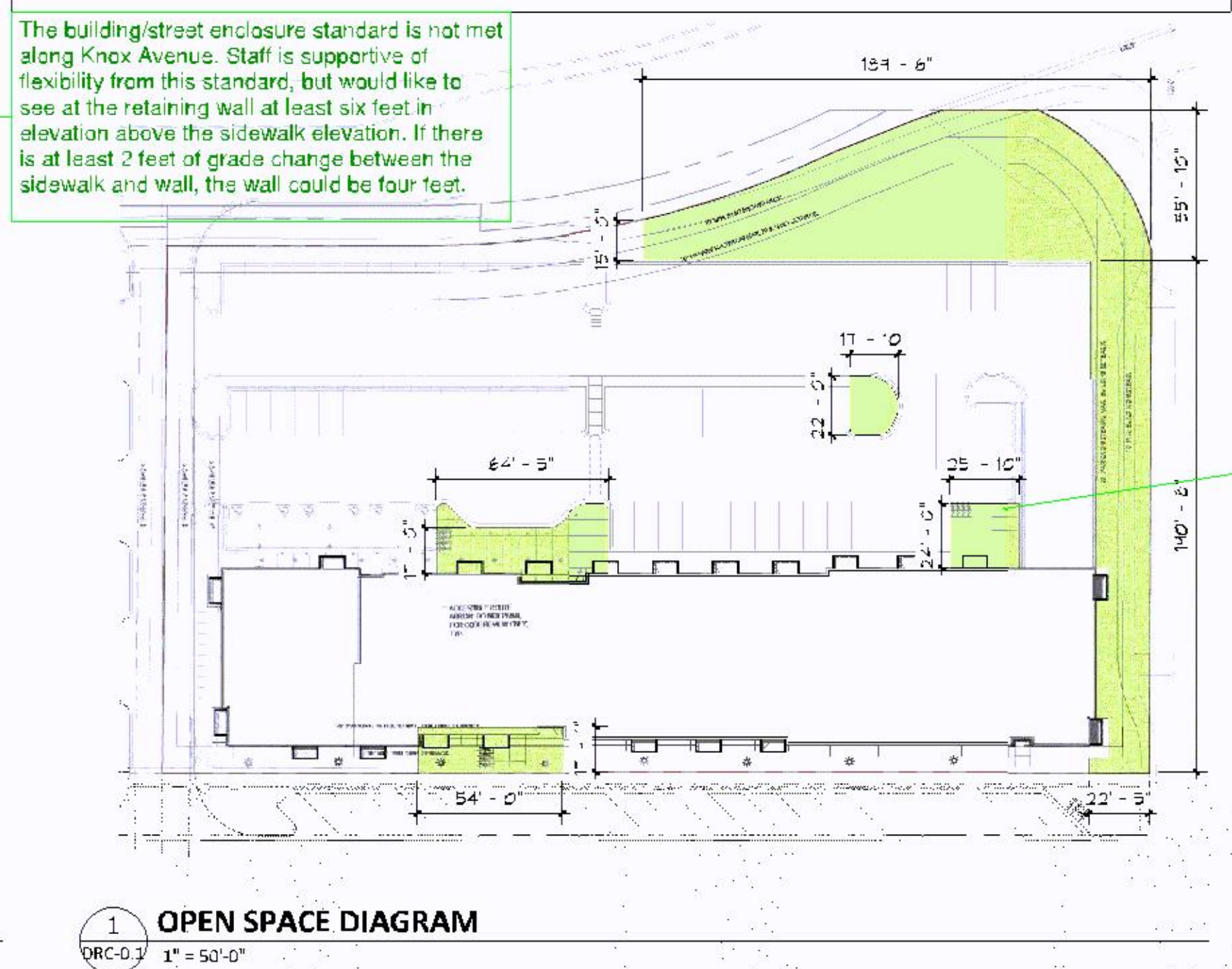
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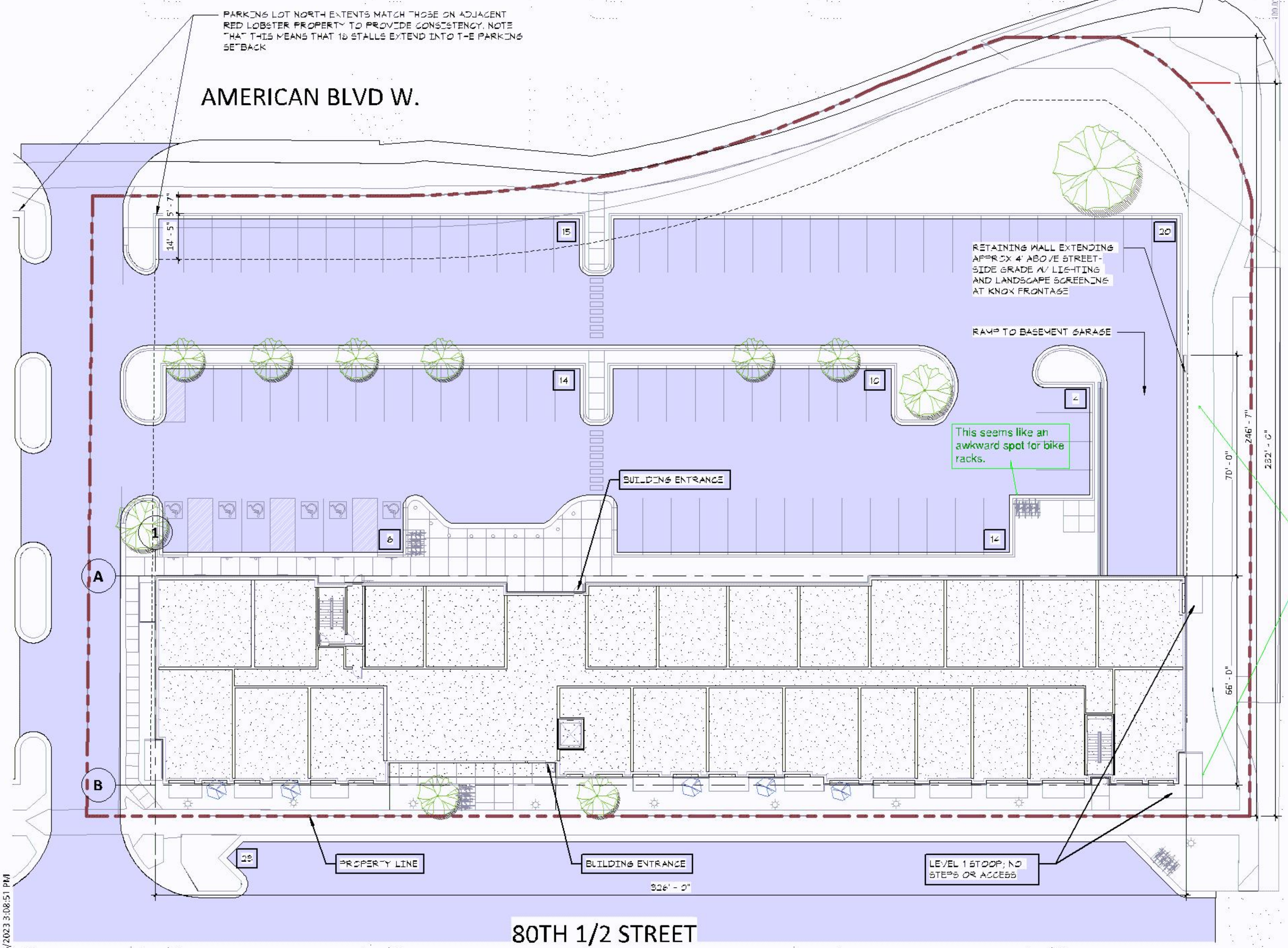
Signature _____
Typed or Printed Name _____
License # _____ Date _____

NOT FOR CONSTRUCTION

ZONING SUMMARY: OPEN SPACE DATA			
Scheme:	Current Plan 4.24.23		
Stall Count:	Garage: 50	99 D.U.	
	Service parking lot: 83	1.6 Pkz	
	On-Street: 23	136.6	
	Total: 156	0.85 15% Reduction: 3% AMI, Very low 77 transit Area Tier 1	134.64
Open Space:	total open space required (unit count x 403 / 404)	29700	
	to meet min. (unit count)	74%	99 D.U.
	Net open space required	22275	16370 Open space credit from Building Elements
	Recesses @ 50d	2550	50 SF of balcony
	Recess 150d for first 2nd for each additional of	8950	99 # of balconies
	Stoops @ 25d	1004	150 base balcon @ 50d
	Open 150d for first 50 sf 25d for each additional of	2870	72 SF of stoop
	Accessory Road Deck	700	24 # of stoops
	to meet min. (unit count)	104%	
	Total: 33614		Open Space needed from Site factoring building element contribution
	Open space requirement met?	YES	



1 OPEN SPACE DIAGRAM
1" = 50'-0"



2 ARCHITECTURAL SITE PLAN
3/64" = 1'-0"

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KEY PLAN
Remove utility pad areas from usable open space measurements.

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ARCHITECTURAL SITE PLAN & PROJECT DATA

DRC-0.1

4/25/2023 3:08:51 PM

Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFG shall be provided throughout the property and within the structures.

All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.

Standpipes requirement in all stairwells and hose valves shall be located at the floor landing

Access shall be provided to/from all stairwells on all floors and parking levels.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.

Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.

PL202300061

- Must meet 2020 MN State Building Code
- SAC review by MET council will be required.
- Provide a detailed code analysis with the plans.
- Must meet 2020 MN Accessibility Code.
- When plans are 20 percent complete please contact Building and Inspections to set up a Building Code review.
- Building Code comments are preliminary - additional comments will be provided when more detailed plans are submitted.

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4 LEVEL 4 PLAN
DRC-1.1 1" = 20'-0"



3 LEVEL 2 PLAN (LEVEL 3 SIM.)
DRC-1.1 1" = 20'-0"



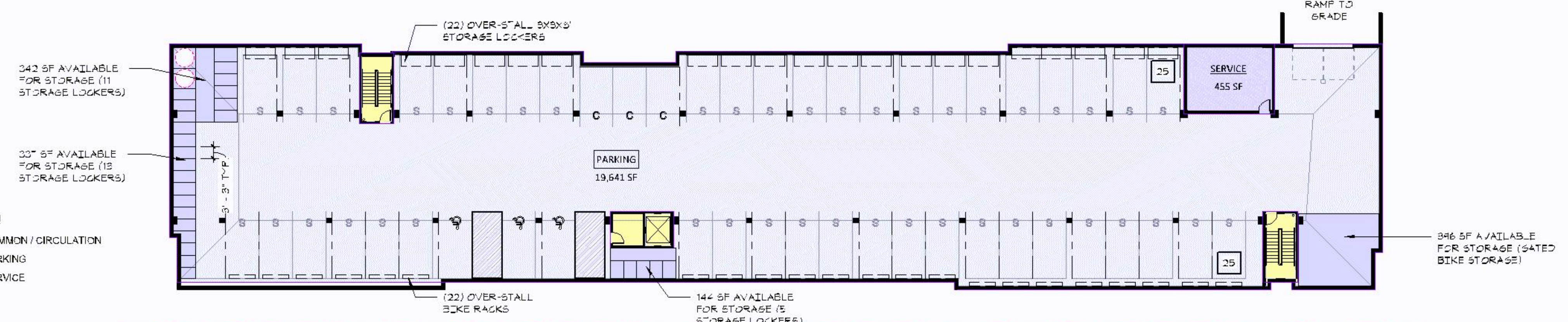
2 LEVEL 1 PLAN
DRC-1.1 1" = 20'-0"

- Area Legend**
- 1 BED
 - 1 BED + DEN
 - ALCOVE
 - AMENITY
 - COMMON / CIRCULATION
 - SERVICE
 - STUDIO



1 LEVEL P1 PLAN
DRC-1.1 1" = 20'-0"

- Area Legend**
- COMMON / CIRCULATION
 - PARKING
 - SERVICE



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FLOOR PLANS
DRC-1.1

4/25/2023 2:38:48 PM

PL202300061

ZONING: EXTERIOR BUILDING MATERIAL & FINISH REQUIREMENTS
 §19.63.03(c)

(1) Exterior wall finish. Exterior wall surfaces of all buildings, excluding those portions of foundation walls extending normally above finished grade, shall be faced with glass, exterior coated plaster (stucco), natural stone, brick, architectural concrete (excluding abut panel construction unless faced with code compliant material), metal in accordance with adopted policies and procedures set forth in the adopted resolution, or an equivalent or better. Except for glass or metal, all color shall be integral to the exterior wall finish material unless a colored and opaque coating for all or some part of the exterior wall finish material is specifically approved by the City Council as part of a development approval process and where the application has included:

- (A) Certification by the coating manufacturer that the coating is appropriate for the intended purpose and will not damage the exterior wall finish material to which it is to be applied; and
- (B) Certification by the exterior wall finish material manufacturer that the coating to be applied is one that is appropriate for the exterior wall finish material and that its use will not reduce or void the exterior wall finish material warranty.

(2) Coating of exterior walls. No existing uncoated exterior wall finish material regulated by this section shall be coated after the effective date of this section except for the following:

- (A) As approved in subsections (f), (g), and (h) below;
- (B) Those portions of foundation walls above finished grade may be coated or sealed;
- (C) Secondary materials as listed in subsection (c)(3) below may be coated or sealed;
- (D) All exterior wall surfaces and secondary materials that were coated prior to the effective date of this section or allowed to be coated after that date by reason of the granting of development approval, administrative approval or a variance may be maintained, to include sealing and recoating, in a manner appropriate to that wall finish material or trim and consistent with that existing surface treatment or any prior approval by the issuing authority; and
- (E) Murals are counted as a secondary material. To protect the integrity and durability of exterior building materials, murals may not be applied directly to the surface of a building elevation. Murals may be applied to separate materials and attached to the building elevation.

(3) Secondary materials. Up to 15% of the exterior wall surface of a building elevation may be secondary materials, such as wood, metal, exterior insulation finish system (EIFS) or other equivalent material as approved by the issuing authority.

(4) Canopies and awnings. Up to 5% of the exterior wall surface of a building elevation may be covered by canopies and/or awnings intended to provide aesthetic embellishment, shade or weather protection. Exterior wall surface materials covered by canopies or awnings must meet the applicable requirements of this section and, depending on the wall surface material, count

ZONING: ALTERNATIVE EXTERIOR MATERIALS ALLOWANCE
 § 19.22 ALTERNATIVE EXTERIOR MATERIALS ALLOWANCE

(A). To encourage the construction of opportunity housing units affordable to households at or below 60% of AMI, a residential development that includes at least 10% of its total housing units affordable to households at or below 60% of AMI may use the alternative exterior materials of four cement, engineered wood, exterior insulation finishing system (EIFS), and 23 year warranty metal on facades not being put to street where otherwise not allowed by the city code as follows:

- (1) A development with 8% of its units qualifying as extremely low income affordable housing may cover up to 100% of qualifying facades with the listed alternative exterior materials;
- (2) A development with 5% of its units qualifying as very low income affordable housing may cover up to 75% of qualifying facades with the listed alternative exterior materials; or
- (3) A development with 3% of its units qualifying as low income affordable housing may cover up to 50% of qualifying facades with the listed alternative exterior materials.

(B). The alternative exterior materials allowances provided in this section are not cumulative. Each qualifying development is eligible for only one alternative construction material allowance of 50%, 75%, or 100% depending on the level of affordability provided.

(Ord. 2019-16, passed 2-25-2019; Ord. 2021-11, passed 3-4-2021)



2 EAST ELEVATION_DRC
 DRC-2.1 1/16" = 1'-0"



1 SOUTH ELEVATION_DRC
 DRC-2.1 1/16" = 1'-0"

The south, east, and north building elevations are street facing and are not eligible for exterior materials incentives. The narrative identifies some flexibility may be south for the north building elevation. Please continue to communicate with staff.

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ORIGINAL ISSUE: 04/19/23

REVISIONS

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Author	Checker
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KEY PLAN

Knox & American II

BUILDING ELEVATIONS

DRC-2.1

PL202300061

Knox &
American II
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KEY PLAN

Knox & American II

3D VIEWS
DRC-3.0



VIEW OF KNOX STREETScape LOOKING NORTHWEST



VIEW OF 80-1/2 STREETScape LOOKING EAST



VIEW OF LANDSCAPE WALL ALONG KNOX AVENUE AND BUILDING RELATIONSHIP WITH EXISTING BUS STOP

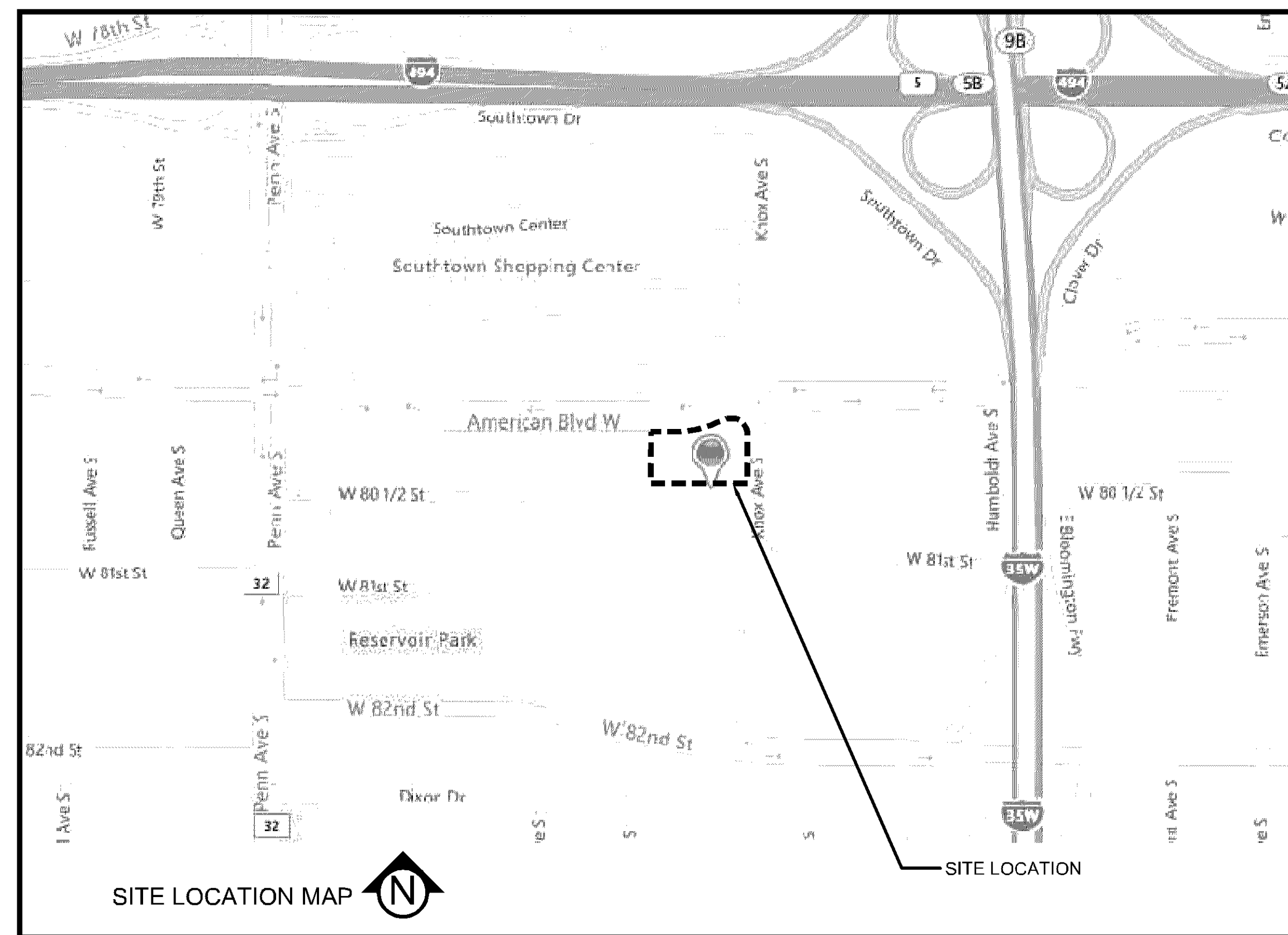


AERIAL VIEW OF 80-1/2 STREET FRONTAGE LOOKING NORTH

KNOX & AMERICAN II

BLOOMINGTON, MINNESOTA ISSUED FOR: CITY SUBMITTAL

PRELIMINARY:
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CONSTRUCTION



ARCHITECT:

ESG ARCHITECTURE & DESIGN
500 WASHINGTON AVE S, SUITE 1080
MINNEAPOLIS, MN 55415
CONTACT: ARON THOMAS
612-268-2440

DEVELOPER / PROPERTY OWNER:

STUART DEVELOPMENT CORPORATION
1000 W 80TH STREET
MINNEAPOLIS, MN 55420
CONTACT: RYAN DUNLAY
952-948-9546

ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CIVIL ENGINEER CONTACT:
MATT PAVEK
612-615-0060 EXT 701

CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
LANDSCAPE ARCHITECT CONTACT:
BILL BROHMAN
612-615-0060 EXT 710

SURVEYOR:

CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: RORY SYNSTELIEN
RORY@CIVILSITEGROUP.COM
612-615-0060

GEOTECHNICAL ENGINEER:

BRAUN INTERTEC CORPORATION
11001 HAMPSHIRE AVE S
MINNEAPOLIS, MN 55438
CONTACT: JOSEPH L. WESTPHAL
952-995-2000

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "OTHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



Know what's below.
Call before you dig.

PROJECT
KNOX & AMERICAN II
8000 KNOX AVE S, BLOOMINGTON, MN 55431
STUART DEVELOPMENT CORPORATION
1000 W 80TH STREET, MINNEAPOLIS, MN 55420

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Matthew R. Pavek
DATE: 4-26-23 LICENSE NO.: 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3/30/23	SHEET TO PLAN
4/26/23	PRE-APP SUBMISSION

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C1.1	TREE PRESERVATION PLAN
C2.0	SITE PLAN
C2.1	SITE PLAN - TURNING MOVEMENT EXHIBIT
C2.2	SITE PLAN - EASEMENT EXHIBIT
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

DRAWN BY: JR, BB REVIEWED BY: MP
PROJECT NUMBER: 23027

REVISION SUMMARY	
DATE	DESCRIPTION

TITLE SHEET

DATE	DESCRIPTION

C0.0

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KNOX & AMERICAN II
8000 KNOX AVE S, BLOOMINGTON, MN 55431
STUART DEVELOPMENT CORPORATION
1400 W 40TH STREET, MINNEAPOLIS, MN 55420

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Matthew R. Pavsek
DATE: 4-26-23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
3/30/23	SHEET TO PLAN
4/26/23	PRELIMINARY SUBMISSION

REVISION SUMMARY	
DATE	DESCRIPTION

DRAWN BY: JR, BB REVIEWED BY: MP
PROJECT NUMBER: 23027

REVISION SUMMARY	
DATE	DESCRIPTION

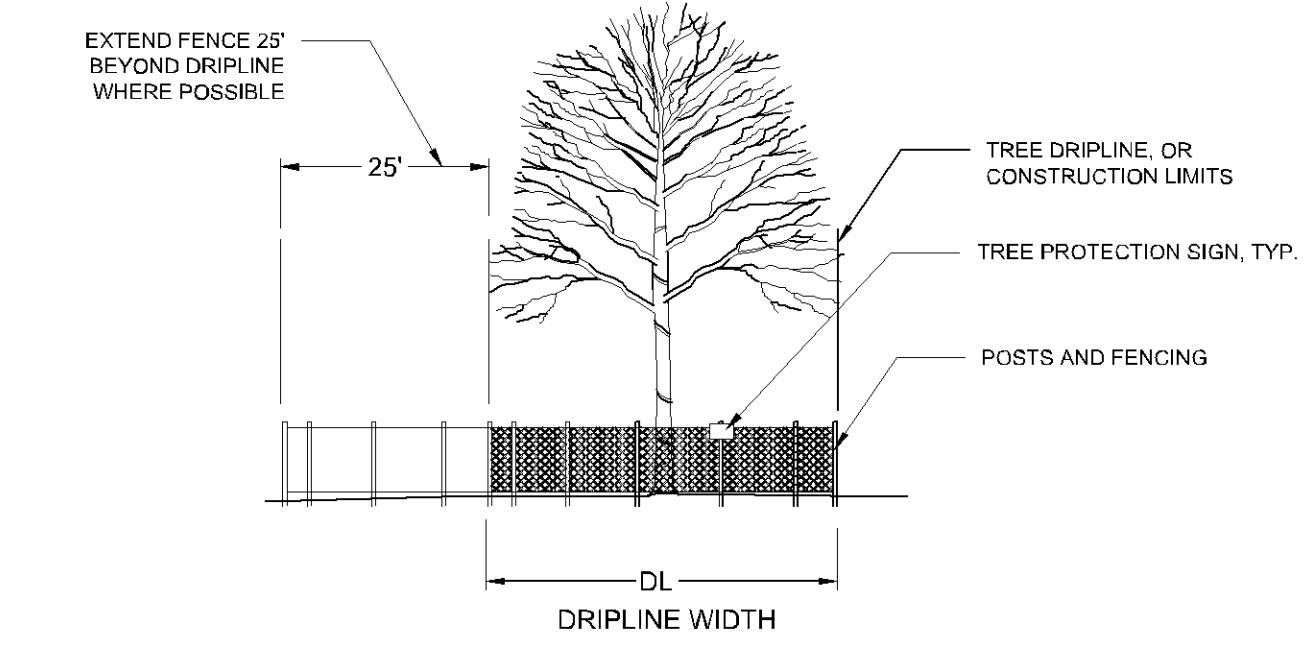
REMOVALS PLAN

C1.0

REMOVAL NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
- ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

1 TREE PROTECTION NOTES



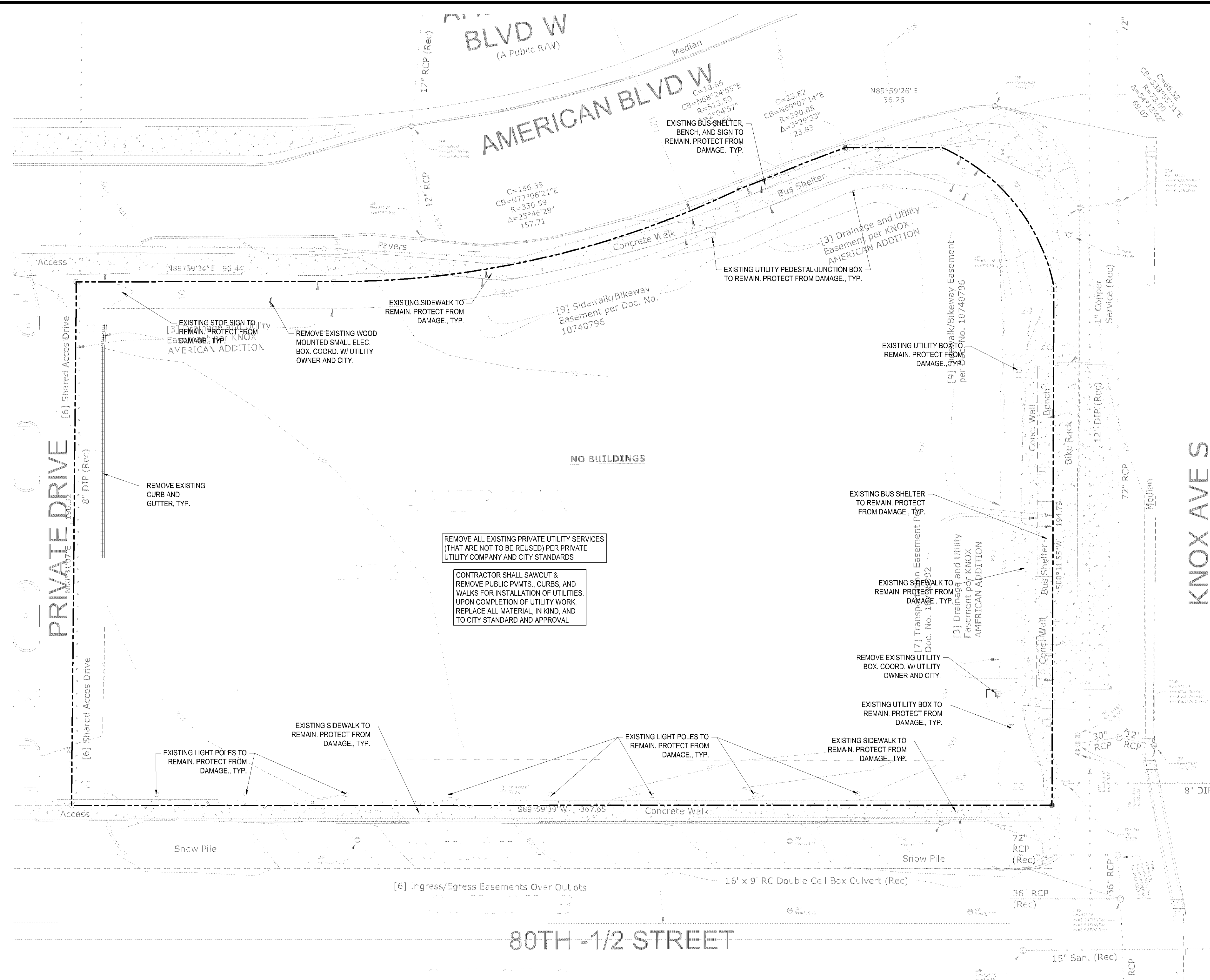
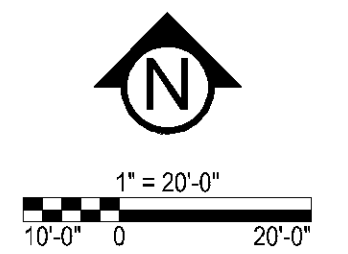
FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

REMOVALS LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PAVTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS



Know what's below.
Call before you dig.



CITY OF BLOOMINGTON REMOVAL NOTES:
1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:
SEE SWPPP ON SHEETS SW1.0 - SW1.5

REMOVE ALL EXISTING PRIVATE UTILITY SERVICES (THAT ARE NOT TO BE REUSED) PER PRIVATE UTILITY COMPANY AND CITY STANDARDS
CONTRACTOR SHALL SAWCUT & REMOVE PUBLIC PVMTS, CURBS, AND WALKS FOR INSTALLATION OF UTILITIES. UPON COMPLETION OF UTILITY WORK, REPLACE ALL MATERIAL, IN KIND, AND TO CITY STANDARD AND APPROVAL

NO BUILDINGS

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

KNOX & AMERICAN II
8000 KNOX AVE S, BLOOMINGTON, MN 55431
STUART DEVELOPMENT CORPORATION
1000 W 40TH STREET, MINNEAPOLIS, MN 55420

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.

Matthew R. Pavsek
DATE: 4-26-23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
3/30/23 S&ETC-PL-AN
4/26/23 PREL-APP-UBC SUBMISSION

DRAWN BY: JR, BB REVIEWED BY: MP
PROJECT NUMBER: 23027

REVISION SUMMARY
DATE DESCRIPTION

DATE DESCRIPTION

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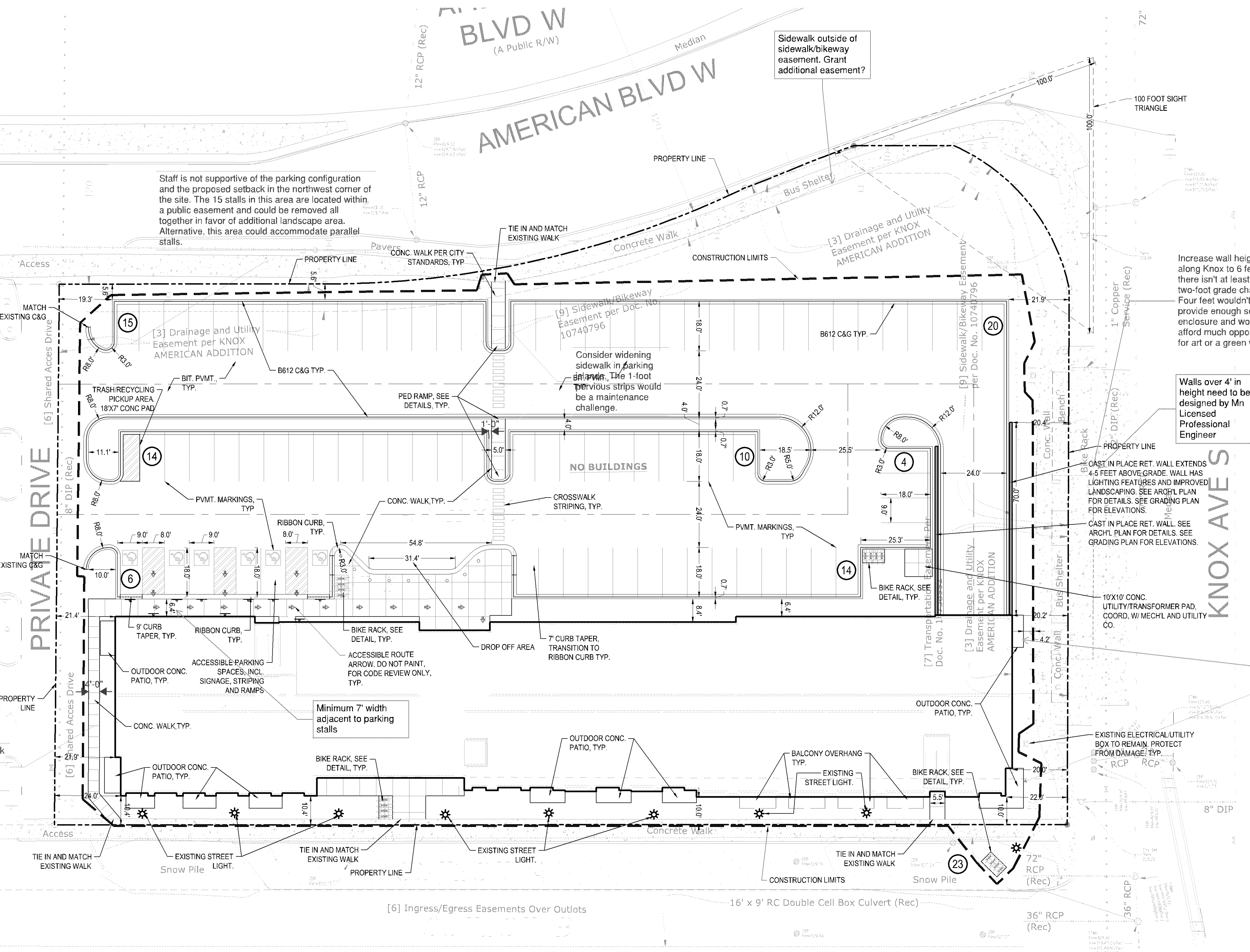
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SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
- HC = ACCESSIBLE SIGN
- NP = NO PARKING FIRE LANE
- ST = STOP
- CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.



CITY OF BLOOMINGTON SITE SPECIFIC NOTES:
1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

SITE DATA	
EXISTING ZONING	COMMUNITY COMMERCIAL (CC)
PROPOSED ZONING	HIGH DENSITY RESIDENTIAL (HDR) RM-100
NUMBER OF UNITS	99
PROPOSED DENSITY	54.82 DU/ACRE
PARKING SPACE	9'X18'
DRIVE AISLE:	24'
SURFACE PARKING LOT SPACES PROPOSED	83
SURFACE PARKING LOT SPACES EXISTING	23
UNDERGROUND PARKING SPACES	50
TOTAL PARKING SPACES	156

OPERATIONAL NOTES:

SNOW REMOVAL: ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF-SITE.

TRASH REMOVAL: TRASH SHALL BE WHEELED OUT TO EXTERIOR TRASH PICK-UP AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.

DELIVERIES: DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE AREA TABLE:

SITE AREA CALCULATIONS			
	EXISTING CONDITION	PROPOSED CONDITION	
BUILDING COVERAGE	5,553 SF 7.1%	20,174 SF	25.6%
ALL PAVEMENTS	59,530 SF 75.7%	43,192 SF	54.9%
ALL NON-PAVEMENTS	13,608 SF 17.3%	15,325 SF	19.5%
TOTAL SITE AREA	78,691 SF 100.0%	78,691 SF	100.0%

IMPERVIOUS SURFACE			
	EXISTING CONDITION	PROPOSED CONDITION	
EXISTING CONDITION	65,083 SF 82.7%		
PROPOSED CONDITION	63,366 SF 80.5%		
DIFFERENCE (EX. VS PROP.)	-1,717 SF -2.2%		



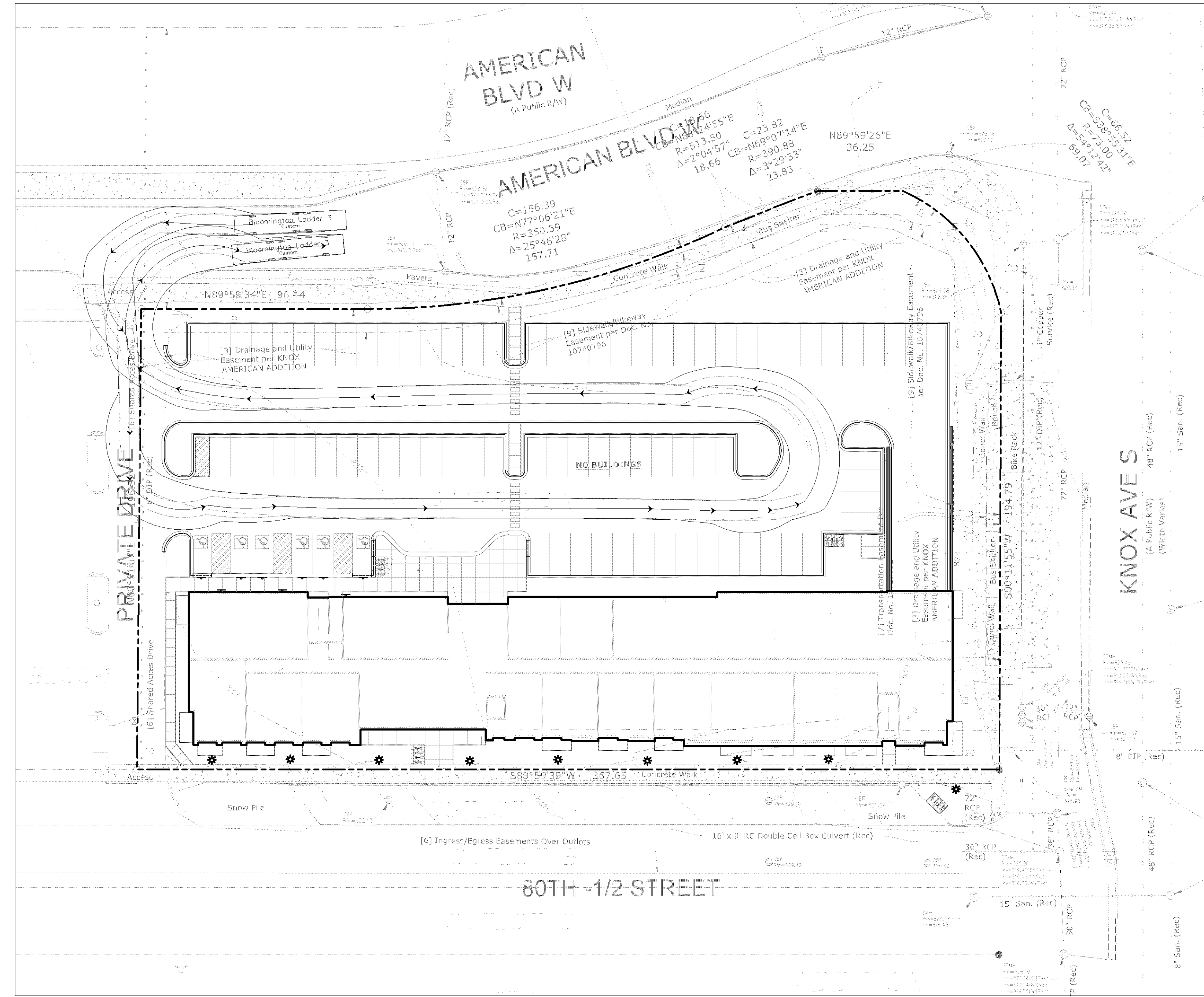
Know what's below.
Call before you dig.



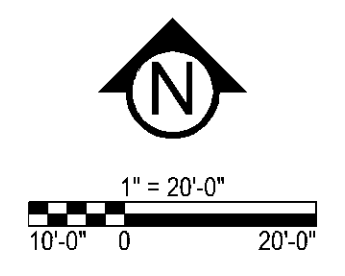
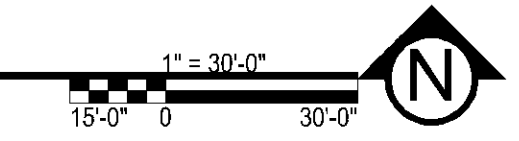
1" = 20'-0"
10'-0" 0 20'-0"

C2.0

PRELIMINARY:
NOT FOR
CONSTRUCTION



1 TURNING MOVEMENT EXHIBIT - FIRE TRUCK



KNOX & AMERICAN II
8000 KNOX AVE S, BLOOMINGTON, MN 55431
STUART DEVELOPMENT CORPORATION
1000 W 40TH STREET, MINNEAPOLIS, MN 55420

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.

Matthew R. Pavsek
DATE: 4-26-23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
3/23/23	S&ETC-PLAN
4/26/23	PRE-APP SUBMISSION

DRAWN BY: JR, BB REVIEWED BY: MP
PROJECT NUMBER: 23027

REVISION SUMMARY	
DATE	DESCRIPTION

SITE PLAN - TURNING MOVEMENT EXHIBIT

C2.1

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

KNOX & AMERICAN II
8000 KNOX AVE S, BLOOMINGTON, MN 55431
STUART DEVELOPMENT CORPORATION
1000 W 40TH STREET, MINNEAPOLIS, MN 55420

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Matthew R. Pavak
Matthew R. Pavak
DATE: 4-26-23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
3/23/23	SHEET TO PLAN
4/26/23	PRELIMINARY SUBMISSION

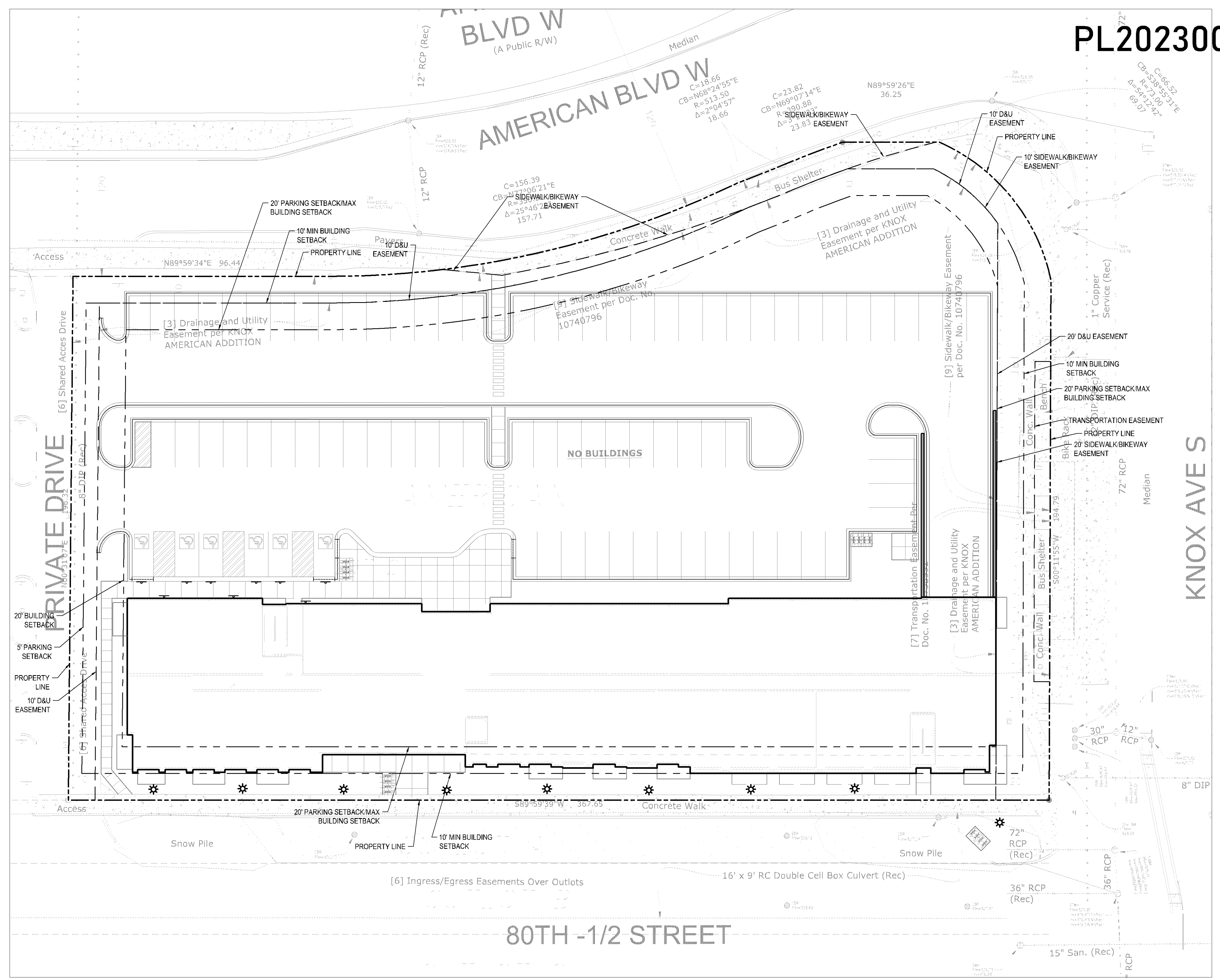
REVISION SUMMARY	
DATE	DESCRIPTION

DRAWN BY: JR, BB REVIEWED BY: MP
PROJECT NUMBER: 23027

REVISION SUMMARY	
DATE	DESCRIPTION

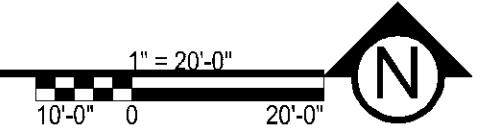
SITE PLAN - EASEMENT EXHIBIT

C2.2



PL202300061

1 SITE PLAN EASEMENT EXHIBIT



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

KNOX & AMERICAN II
8000 KNOX AVE S, BLOOMINGTON, MN 55431
STUART DEVELOPMENT CORPORATION
1000 W 40TH STREET, MINNEAPOLIS, MN 55420

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Matthew R. Payek
DATE: 4-26-23 LICENSE NO. 44263

DATE	DESCRIPTION
3/30/23	SUBMITTAL PLAN
4/26/23	PRELIMINARY SUBMISSION

DRAWN BY: JR, BB REVIEWED BY: MP
PROJECT NUMBER: 23027

REVISION SUMMARY	
DATE	DESCRIPTION

UTILITY PLAN

Know what's below.
Call before you dig.

DATE	DESCRIPTION

UTILITY PLAN

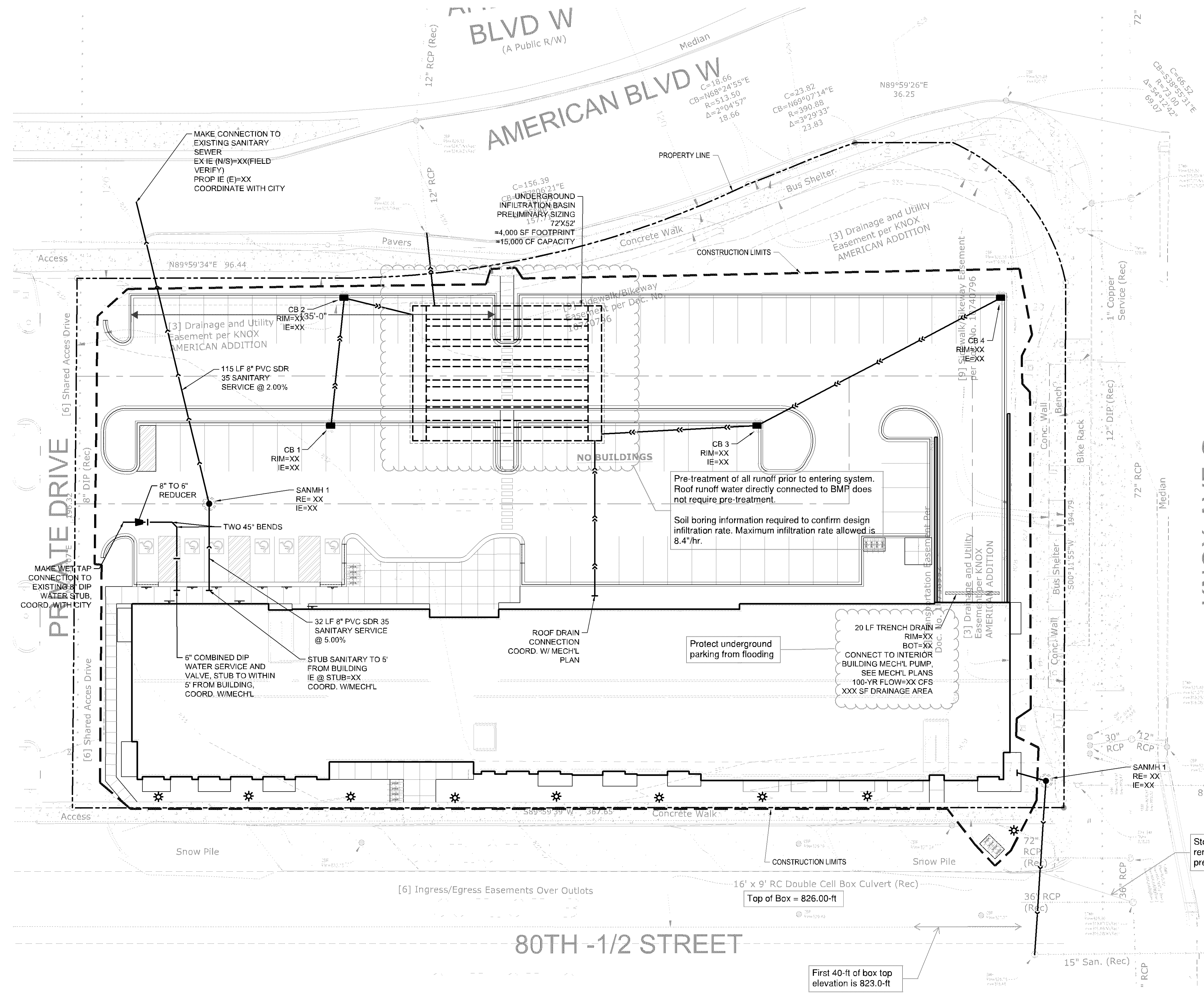
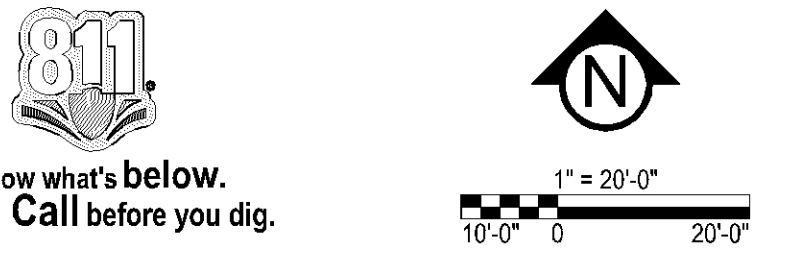
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GENERAL UTILITY NOTES

- ALL EXISTING UTILITY LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
- FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

UTILITY LEGEND:

- MANHOLE
- CATCH BASIN
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP



CITY OF BLOOMINGTON UTILITY NOTES:
1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

16' x 9' RC Double Cell Box Culvert (Rec)
Top of Box = 826.00-ft

First 40-ft of box top elevation is 823.0-ft

Pre-treatment of all runoff prior to entering system. Roof runoff water directly connected to BMP does not require pre-treatment.

Soil boring information required to confirm design infiltration rate. Maximum infiltration rate allowed is 8.4"/hr.

Protect underground parking from flooding

20 LF TRENCH DRAIN
RIM=XX
BOT=XX
CONNECT TO INTERIOR BUILDING MECH'L PUMP. SEE MECH'L PLANS
100-YR FLOW=XX CFS
XXX SF DRAINAGE AREA

80TH -1/2 STREET

[6] Ingress/Egress Easements Over Outlots

KNOX AVE S

BLVD W
(A Public R/W)

AMERICAN BLVD W

PRIVATE DRIVE

MAKE WELL TAP CONNECTION TO EXISTING 8\"/>

MAKE CONNECTION TO EXISTING SANITARY SEWER EX IE (N/S)=XX (FIELD VERIFY) PROP IE (E)=XX COORDINATE WITH CITY

115 LF 8\"/>

8\"/>

TWO 45\"/>

32 LF 8\"/>

8\"/>

STUB SANITARY TO 5' FROM BUILDING IE @ STUB=XX COORD. W/MECH'L

ROOF DRAIN CONNECTION COORD. W/ MECH'L PLAN

NO BUILDINGS

CONSTRUCTION LIMITS

[3] Drainage and Utility Easement per KNOX AMERICAN ADDITION

[3] Drainage and Utility Easement per KNOX AMERICAN ADDITION

[9] Shared Access Drive

Storm sewer removed under previous project

SANMH 1 RE=XX IE=XX

8\"/>

12\"/>

30\"/>

72\"/>

1\"/>

72\"/>

12\"/>

72\"/>

1\"/>

72\"/>

12\"/>

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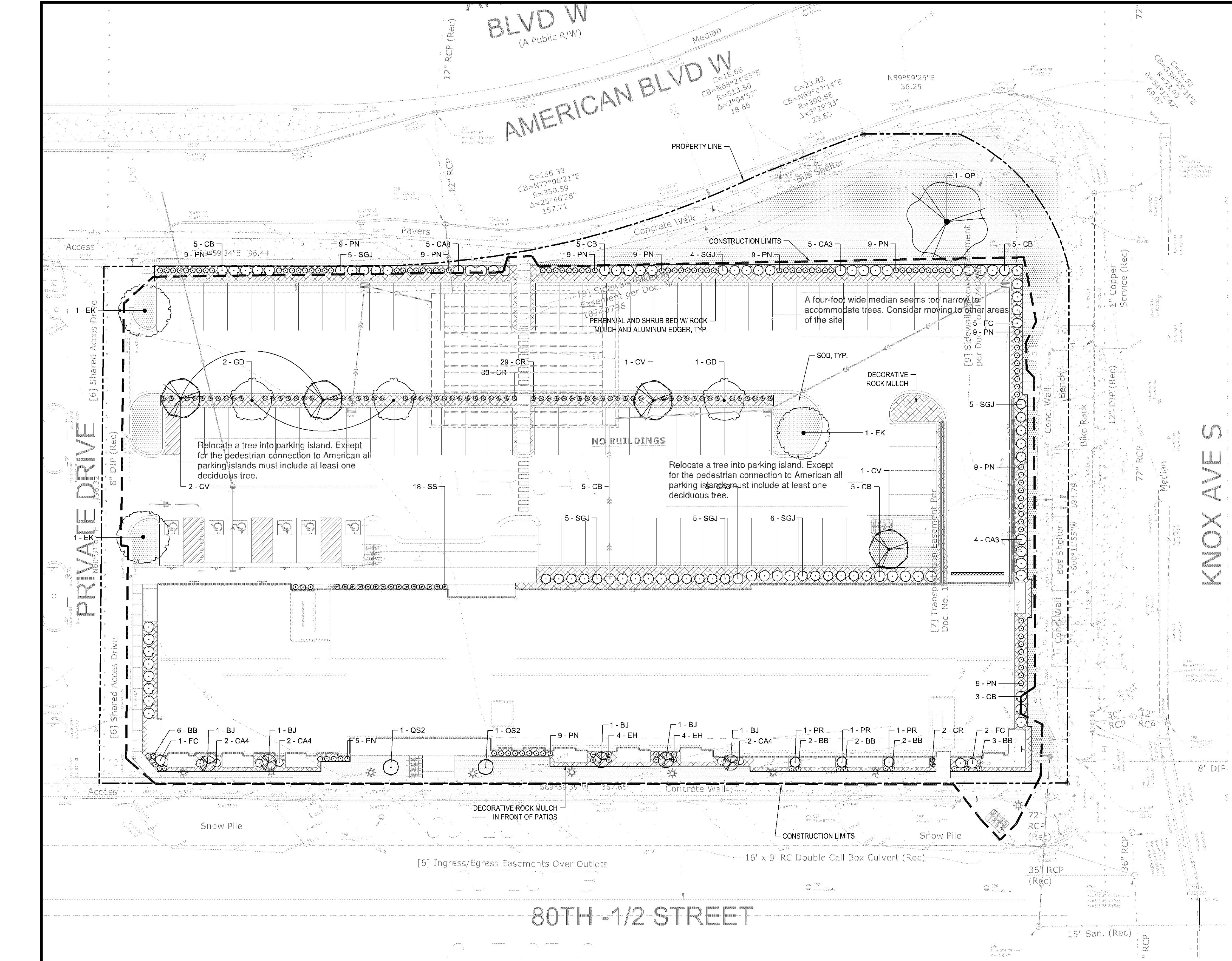
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PL 202300061

- LANDSCAPE NOTES:**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1168) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT THE CONTRACTOR'S OWNERS RISK.
 - WHERE SHOWN, PERMANENT BEDS SHALL BE MULCHED WITH PERENNIAL MULCH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATION) TO PROTECT FROM WEAR AND TEAR.
 - ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2' FROM TREE TRUNK.
 - IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
 - PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
 - UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
 - CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
 - ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
 - REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
 - SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
 - PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
 - CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

- IRRIGATION NOTES:**
- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
 - CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
 - SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
 - CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
 - IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS COVERAGE.
 - ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
 - ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
 - ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
 - CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
 - CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
 - FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
 - BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
 - ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
 - GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
 - IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
 - CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
 - AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
 - ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
 - USE SCREENS ON ALL HEADS.
 - A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
 - ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
 - ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX.
 - THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

Landscape Requirements

Developable Landscape Area (square feet):	14,721
Required Trees:	6
Provided Trees:	14
Required Shrubs:	15
Provided Shrubs:	155

The landscaping requirements are substantially greater than what is listed on the plan. The developable area is equivalent to the site area for this development - 78,691 square feet. Please adjust the landscape plan accordingly. The shrub quantity is met.

SEE SHEET L1.1 FOR PLANTING SCHEDULE

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	4" DEPTH, DECORATIVE ROCK	YES	NO	SEE DETAIL SHT. L1.1 AND GROUND COVER SCHEDULE
MAINT. STRIP AT BUILDING FOUNDATION	NA	NA	NA	
DOG PARK MULCH	NA	NA	NA	
NATIVE SEED AREAS	NA	NA	NA	

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS

LEGEND

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR. INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

KNOX & AMERICAN II
8000 KNOX AVE S, BLOOMINGTON, MN 55431
STUART DEVELOPMENT CORPORATION
1000 W 40TH STREET, MINNEAPOLIS, MN 55420

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
Patrick J. Sarver
DATE: 4-26-23 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3/20/23	SHEET PLAN
4/26/23	PERMITS SUBMISSION

REVISION SUMMARY

DATE	DESCRIPTION

DRAWN BY: JR. BB REVIEWED BY: NP
PROJECT NUMBER: 23027

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN



Know what's below.
Call before you dig.


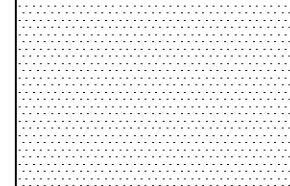


1" = 20'-0"
0 20'-0"

L1.0

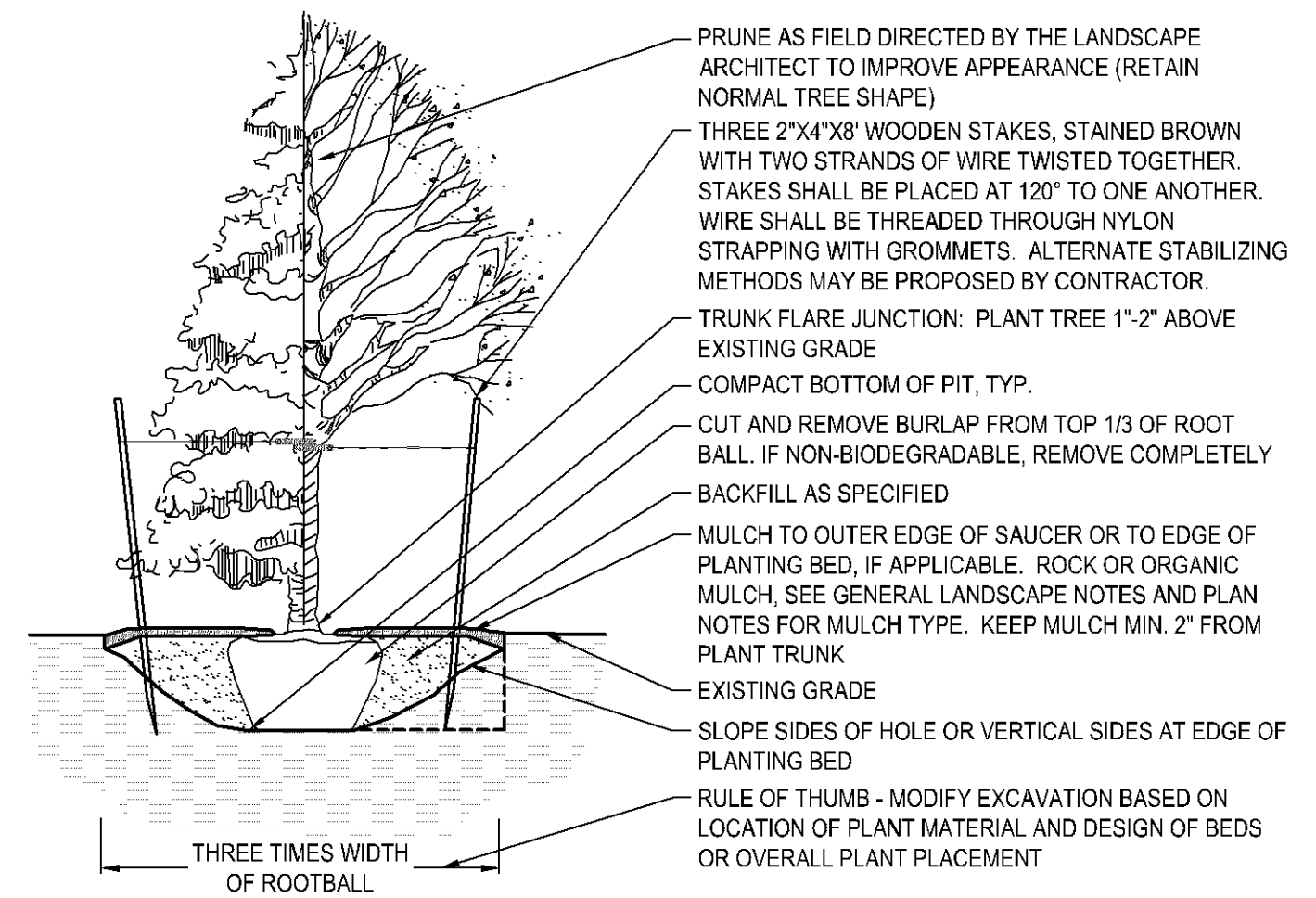
PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
BJ	5	Parkland Pillar® Asian White Birch / Betula platyphylla 'Jefpark'	2.5" CAL. B&B	NOT NATIVE	N
GD	3	Street Keeper Honey Locust / Gleditsia triacanthos 'Draves' TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
EK	3	Espresso Kentucky Coffeetree / Gymnocladus dioica 'Espresso'	2.5" Cal. B&B	NATIVE CULTIVAR	N
QP	1	American Dream® Oak / Quercus bicolor 'JFS-KW12'	2.5" CAL. B&B	NATIVE CULTIVAR	N
QS2	2	Kindered Spirit Oak / Quercus robur x bicolor 'Nader'	2.5" Cal. B&B	NOT NATIVE	Y
ORNAMENTAL TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
CV	4	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis TM	1.5" Cal. B&B	NATIVE	Y
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
CA4	6	New Jersey Tea / Ceanothus americanus	#1 CONT	NATIVE	Y
CA3	19	Arctic Fire Dogwood / Cornus sericea 'Arctic Fire'	#5 CONT	NATIVE CULTIVAR	Y
CB	36	Firedance Dogwood / Cornus sericea 'Bailadeline' TM	#5 CONT	NATIVE CULTIVAR	Y
FC	8	Gold Tide Forsythia / Forsythia x 'Courtasol' TM	#2 CONT	NOT NATIVE	Y
SGJ	31	Sea Green Juniper / Juniperus chinensis 'Sea Green'	#5 CONT	NOT NATIVE	N
PR	3	Raspberry Lemonade Ninebark / Physocarpus opulifolius 'ZLEYel2' TM	#5 CONT	NATIVE CULTIVAR	Y
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
BB	15	Blonde Ambition Blue Grama / Bouteloua gracilis 'Blonde Ambition'	#1 CONT	NATIVE CULTIVAR	Y
CR	70	Reed Grass / Calamagrostis brachytricha	#1 CONT	NOT NATIVE	N
EH	8	Bottlebrush Grass / Elymus hystrix	#1 CONT	NATIVE	Y
PN	104	Northwind Switch Grass / Panicum virgatum 'North Wind'	#1 CONT	NATIVE CULTIVAR	Y
SS	18	Smoke Signal Little Bluestem / Schizachyrium scoparium 'Smoke Signal'	#1 CONT	NATIVE CULTIVAR	Y

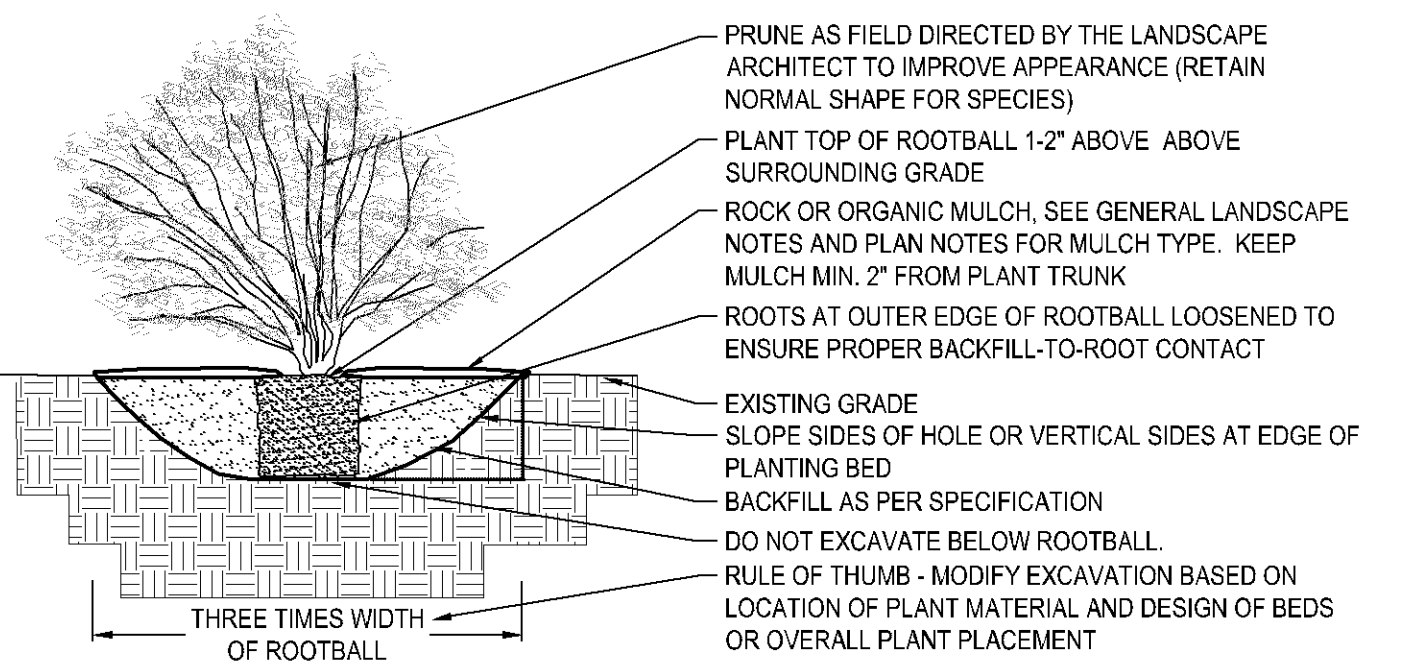
PLANT SCHEDULE		
GROUND COVERS	COMMON / BOTANICAL NAME	SIZE
	Decorative Rock Mulch / Decorative Rock Mulch 2"- 4" Dresser Trap Rock, uniform in size over filter fabric. Include aluminum edging as shown on plan, or as needed. Provide Samples.	Mulch
	Blue Grass Based / Sod Commercial grade, locally grown, well rooted sod blend of improved Kentucky Bluegrass w/ uniform color, leaf texture, density and varieties consisting of a minimum of two and no more than four common cultivars.	Sod

PL202300061

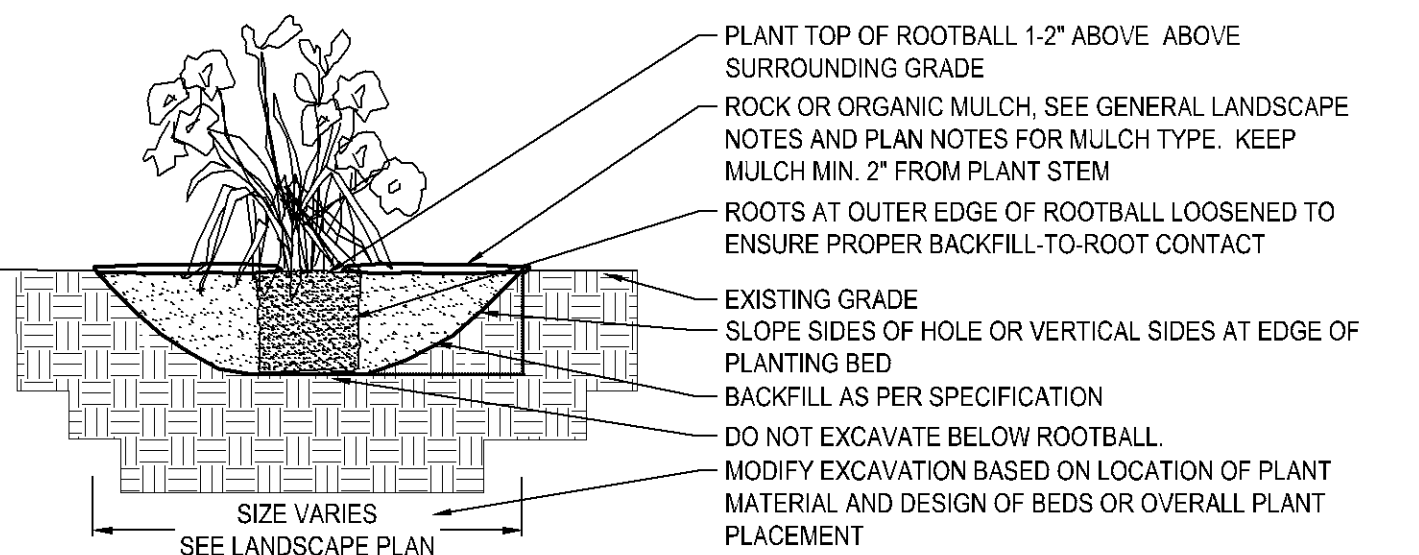
1 AGGREGATE MAINTANENCE STRIP
N T S



2 DECIDUOUS & CONIFEROUS TREE PLANTING
N T S



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
N T S



4 PERENNIAL BED PLANTING
N T S




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Patrick J. Sarver
DATE 4-26-23 LICENSE NO. 24804

DATE	DESCRIPTION
3/30/23	S&E TO PLAN
4/26/23	PRELIMINARY SUBMISSION

DATE	DESCRIPTION

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN
NOTES & DETAILS

L1.1

PROJECT

DRAWN BY: JR. BB REVIEWED BY: MP
PROJECT NUMBER: 23027