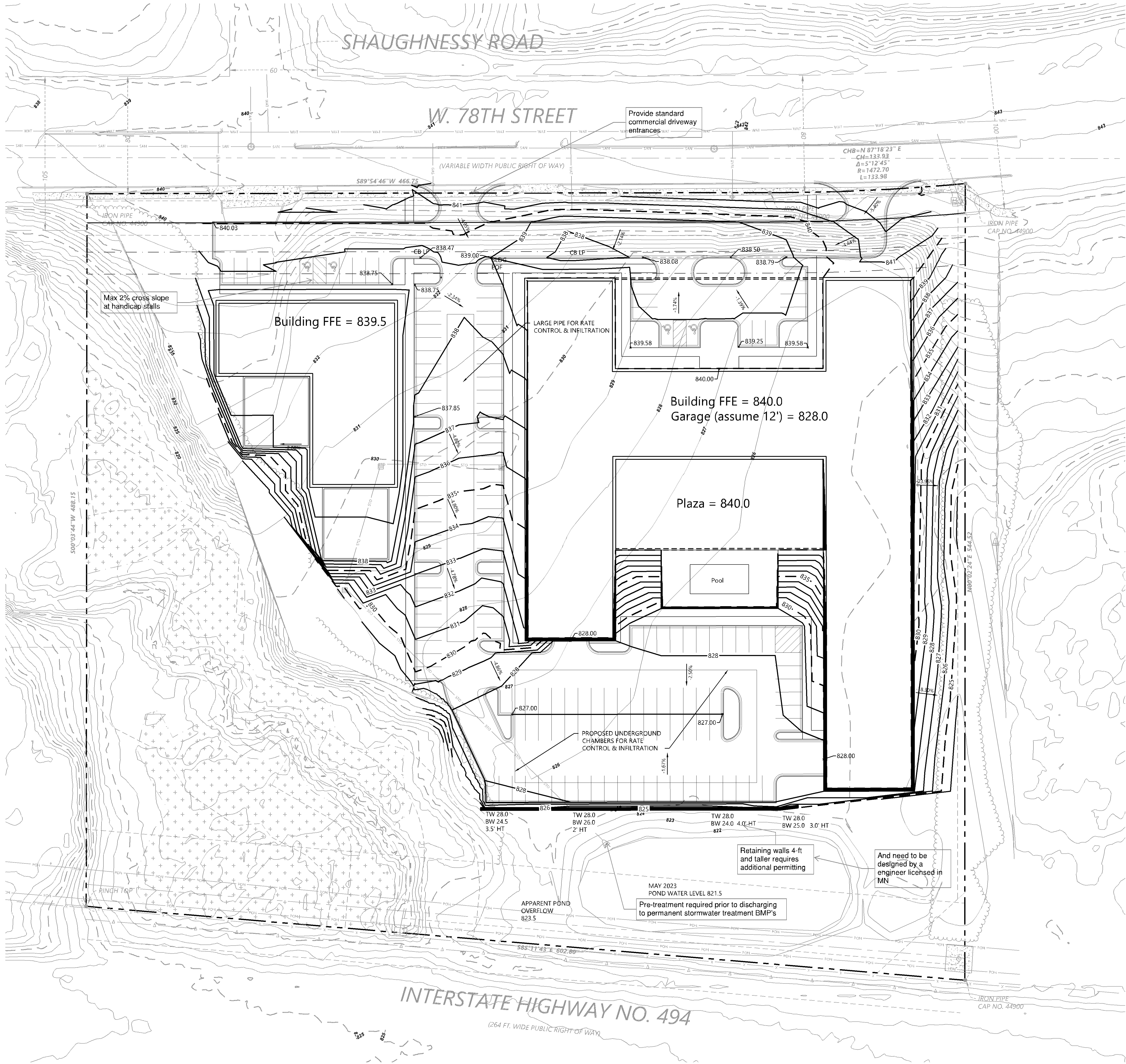
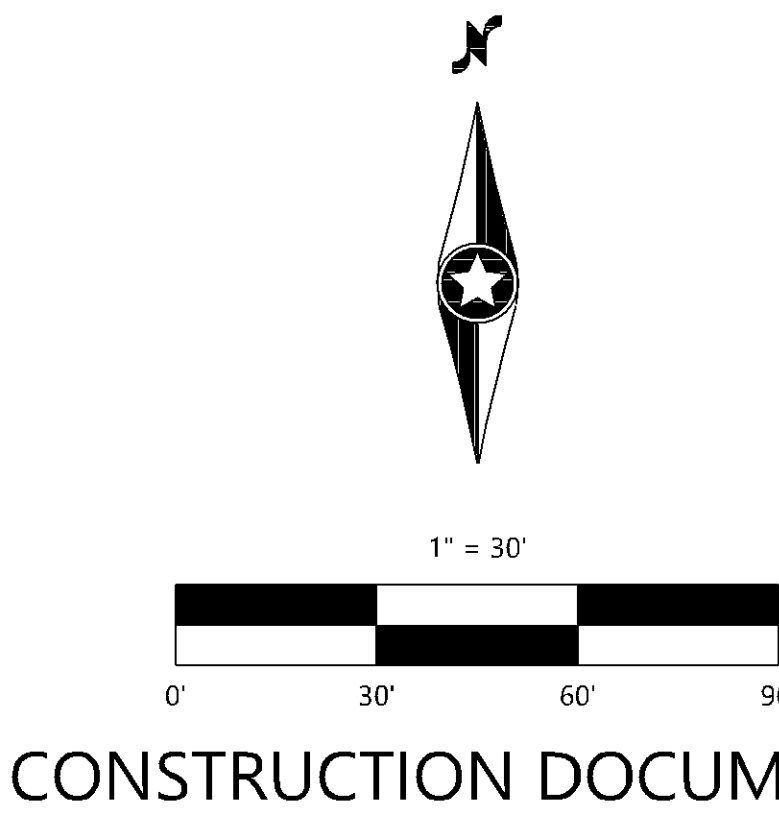




PL2023-146
PL202300146



Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance

DESIGNED	SSA
CHECKED	SSA
DRAWN	AWL
DATE	08/24/2023
SCALE	6" = 1'

DATE	08/24/2023
SCALE	6" = 1'
SCALE	6" = 1'
SCALE	6" = 1'
SCALE	6" = 1'
SCALE	6" = 1'

PREPARED FOR:
ENCLAVE DEVELOPMENT
300 23RD AVE. E. SUITE 100
FARGO, ND 58103

DESIGNED BY: SHAWN L. ADAMS
CHECKED BY: SHAWN L. ADAMS
DATE: 08/24/2023
SCALE: 6" = 1'

ENCLAVE BLOOMINGTON 494
BLOOMINGTON, MN

Westwood
Professional Services, Inc.
1525 Westwood Drive, Suite 100
Bloomington, MN 55403
Phone: (612) 885-1111
Fax: (612) 885-1112
Email: info@westwoodps.com

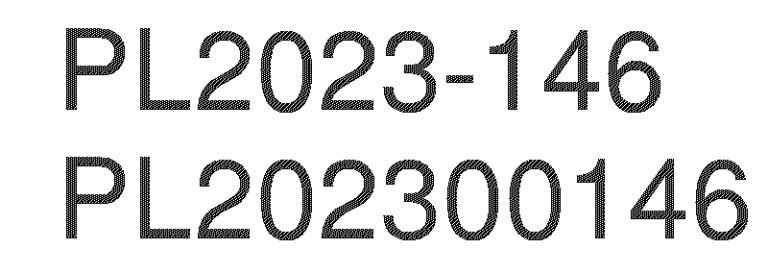
CONCEPT GRADING PLAN

SHEET NUMBER:
C300

DATE: 08/24/2023

PROJECT NUMBER: 0030774.00

ENCLAVE BLOOMINGTON 494



DESIGNED	SSA
CHECKED	SSA
DRAWN	AVU
HORIZONTAL SCALE	
VERTICAL SCALE	
6 in = 3	

PREPARED FOR:

ENCLAVE DEVELOPMENT

300 23RD AVE E, SUITE 300
FARGO, ND 58078

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

SHARI LYNN S. AHRENS

DATE 08/24/2023 LICENSE NO. 42797

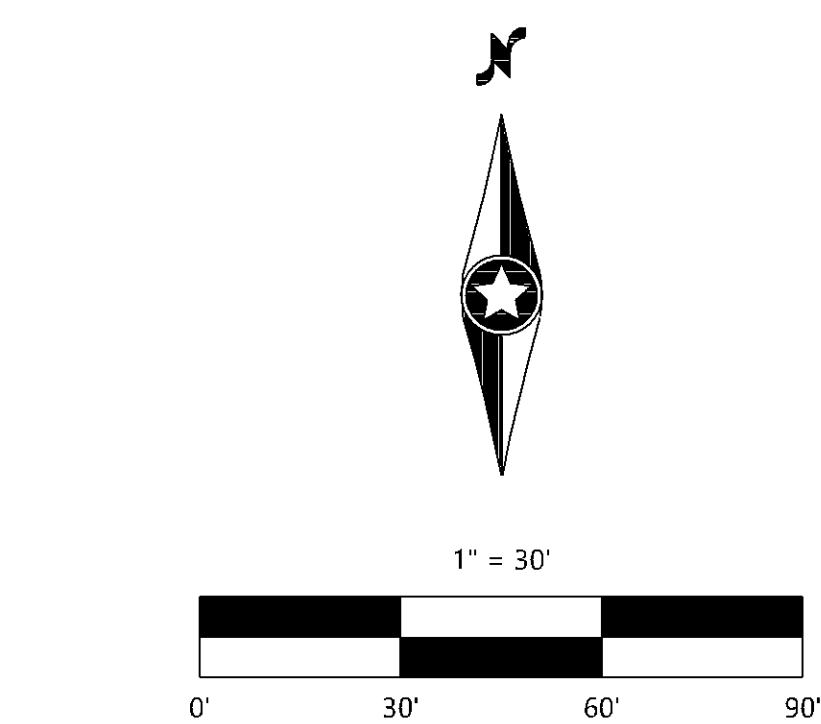
ENCLAVE BLOOMINGTON 494
BLOOMINGTON, MN

Westwood

Phone (952) 937-5150 12701 Whittewater Drive, Suite #300
Fax (952) 937-5922 Minneapolis, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SITE PLAN

SHEET NUMBER:
C200
DATE: 08/24/2023
NUMBER: 0030774.00



CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 0030774.00

PL2023-146
PL202300146

Must meet 2020 MN
State Building Code

Building plans must
be signed by a MN
licensed architect.

SAC review by MET council
will be required.

Must meet 2020 MN
Accessibility Code.

Provide a detailed code
analysis with the plans.

SITE PLAN KEY

- 1 BUILDING ENTRANCE
- 2 GARAGE ENTRANCE
- 3 COURTYARD AMENITY
- 4 DOG RUN
- 5 ROOFTOP DECK
- 6 PLAZA BELOW
- 7 POOL

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

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

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

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

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

Appliances/cooking producing grease
laden vapors requires a hood and
suppression system.

Building/property shall be adequately
signed for emergency response.

Proposed pool must be approved by the
Minnesota Department of Health prior to
construction.

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

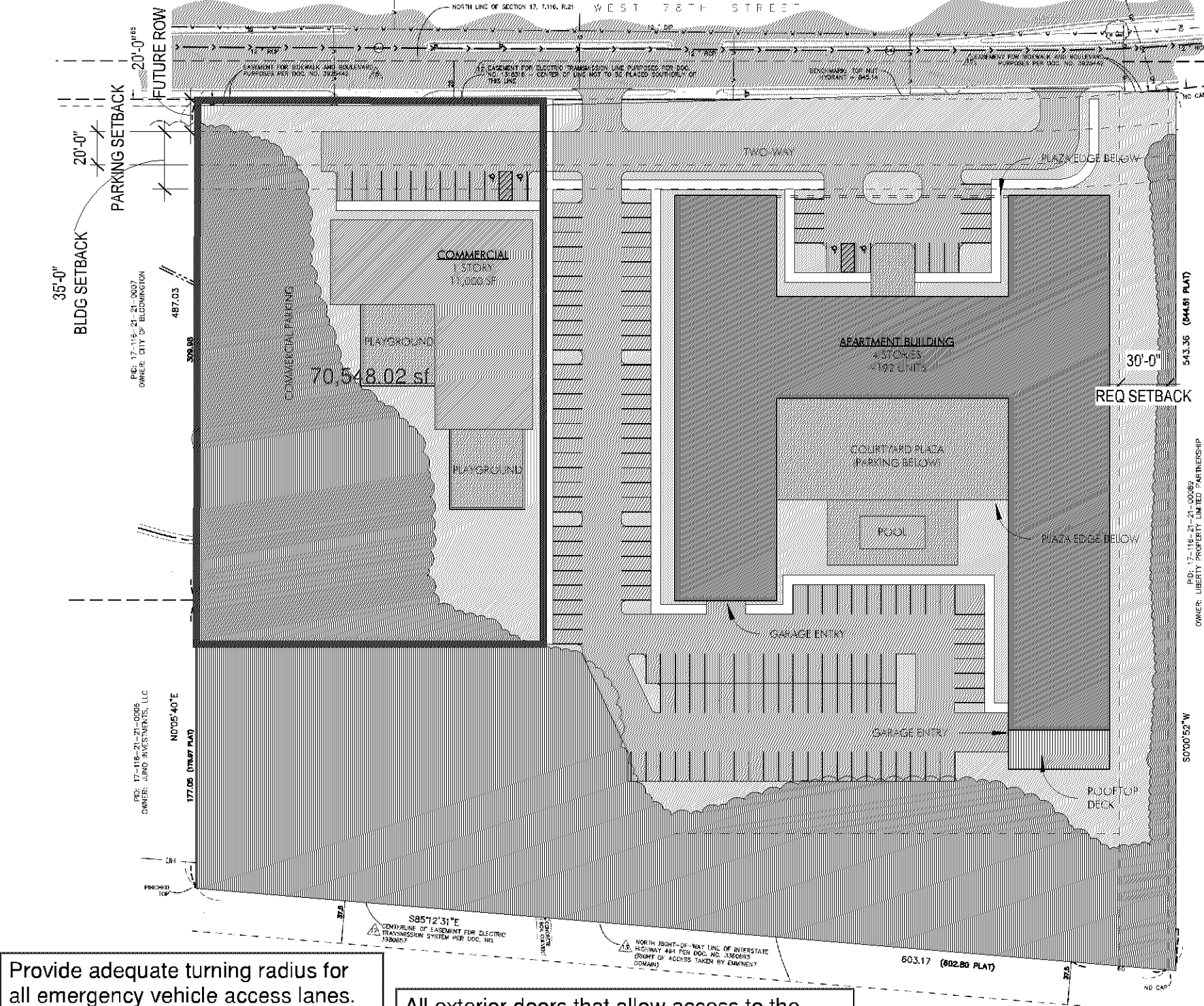
Project Data:

Commercial Space
11,000 SF

Four Floors Residential
46,000 SF
~192 Units

Garage Parking
191 Stalls
Surface Parking
149 Stalls

Total Parking
340 Stalls



Provide adequate turning radius for
all emergency vehicle access lanes.

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.

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

SITE PLAN

Enclave Bloomington