

NO.	DATE	DESCRIPTION
1	08/11/23	ISSUE 1 - PRELIMINARY
2	03/05/24	PR-1
3	04/15/24	CITY COMMENTS
4	05/01/24	CITY COMMENTS
5	05/06/24	CITY COMMENTS
6	05/09/24	CITY COMMENTS

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.

ELI J. SANNEY, P.E.
DATE: 07/26/2023 MN LIC. NO. 59488

phase CD
date 04/15/2024
checked by EIS
drawn by CWE
project number
project name

SICK
Minneapolis Campus
Phase 2
Office/Resource
Center

SITE PLAN

sheet number

C400

LEGEND	
	PROPERTY LINE
	PROPOSED FENCE, SEE LANDSCAPE PLANS
	SETBACK LINE
	PROPOSED CURB AND GUTTER
	RETAINING WALL, DESIGN BY OTHERS
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED LANDSCAPED AREA, SEE LANDSCAPE PLANS
	PROPOSED STORMWATER ROCK, SEE LANDSCAPE PLANS
	PROPOSED DECORATIVE TRAP ROCK, SEE LANDSCAPE PLANS
	PROPOSED SALVAGED TRAP ROCK, SEE LANDSCAPE PLANS
	PROPOSED MAINTENANCE ROCK, SEE LANDSCAPE PLANS
	REPLACE HARDSCAPE AS NEEDED FOR UTILITY CONNECTIONS, MATCH EXISTING PAVEMENT SECTIONS PER CITY OF BLOOMINGTON AND SOUTH LOOP STANDARDS
	SITE LIGHTING, SEE LIGHTING PLAN
	GEOTHERMAL WELL LOCATION
	BENCH LOCATION, SEE LANDSCAPE PLAN

NOTE: CONTRACTOR TO REFER TO THE LANDSCAPE PLANS FOR PAVEMENT TREATMENTS, COLOR ADDITIVES, AND FINISHING SPECIFICATIONS.

PHASE 2 PARKING	
TOTAL REQUIRED PH 2 PARKING	542 STALLS
OFFICE PARKING	488 STALLS (1,285 SF OFFICE)
CONVENTION CENTER PARKING	100 STALLS @ 1 STALL / 3 OCCUPANTS
10% TRANSIT REDUCTION	59 (58% 10%)
REPLACEMENT SPACES FOR REDUCTION TO PHASE 1 PARKING	12 STALLS
PROPOSED PARKING	575 STALLS (555 STALLS @ RAMP 19 STALLS @ SURFACE LOT)

PROPERTY SUMMARY	
SICK CAMPUS	
TOTAL LOT 1 PROPERTY AREA	5.46 AC
TOTAL LOT 2 PROPERTY AREA	2.83 AC
TOTAL LOT 3 PROPERTY AREA	2.07 AC
TOTAL LOT 4 PROPERTY AREA	3.55 AC
TOTAL PROPERTY	13.91 AC
PROPOSED IMPERVIOUS AREA	3.84 AC
PROPOSED PERVIOUS AREA	0.9 AC
TOTAL DISTURBED AREA	4.74 AC
ZONING SUMMARY	
EXISTING ZONING	LINDAU MIXED USE (LX)
PROPOSED ZONING	LINDAU MIXED USE (LX)
PARKING SETBACKS	SIDE/REAR = 5' ROAD = 20'
BUILDING SETBACKS	FRONT = 10' SIDE = 10' REAR = 10'
BUILDING DATA SUMMARY	
AREAS	
OVERALL PROPERTY AREA	13.91 AC
BUILDING AREA	±47,000 SF

SITE PLAN NOTES

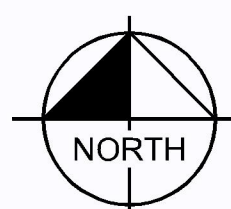
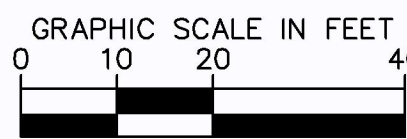
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXISTING PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADI ARE TO BE 3' AND OUTER CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 5'.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SURGE LAND SURVEYING ON AUGUST 31ST, 2022.
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- Pylon / Monument Signs shall be constructed by others. Signs are shown for graphical & informational purposes only. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
- SIDEWALK CLOSURES WILL BE CONSIDERED ONLY FOR A LIMITED DURATION. ALTERNATIVE ACCESS/THRU WILL BE REQUIRED, AS APPROVED BY CITY ENGINEER.
- CONTRACTOR TO MAINTAIN EMERGENCY VEHICLE ACCESS AND CIRCULATION THROUGHOUT CONSTRUCTION PROCESS.
- ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING AND STORAGE OF EQUIPMENT AND MATERIALS MUST BE ON-SITE. USE OF PUBLIC STREETS FOR PRIVATE CONSTRUCTION PARKING, LOADING/UNLOADING, AND STORAGE WILL NOT BE ALLOWED.
- CONSTRUCTION RELATED DAMAGE TO EXISTING HARDSCAPE, NOT SPECIFIED IN THE PLANS, ALONG WINSTEAD WAY AND LINDAU LANE WILL BE REPAIRED TO CITY OF BLOOMINGTON SPECIFICATIONS AT THE EXPENSE OF THE CONTRACTOR. CONTRACTOR TO MATCH EXISTING MATERIALS AND COLOR.

KEYNOTE LEGEND

(A)	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
(B)	COMMERCIAL DRIVEWAY APRON PER CITY OF BLOOMINGTON DETAIL
(C)	ACCESSIBLE PARKING SIGN PER STATE OF MINNESOTA ADA GUIDELINES
(D)	ACCESSIBLE PARKING STALL AND ACCESS AISLE PER STATE OF MINNESOTA ADA GUIDELINES
(E)	AREA STRIPED WITH 4" BY 8" @ 45° 2" O.C.
(F)	B612 CURB & GUTTER (TYP.)
(G)	FLUSH CURB AND GUTTER
(H)	LANDSCAPE AREA - SEE LANDSCAPE PLANS
(I)	SURMOUNTABLE CURB AND GUTTER
(J)	CLEAR VIEW TRIANGLE 15' FROM PROPERTY LINE AND DRIVEWAY APPROACHES
(K)	B624 CURB & GUTTER
(L)	EXISTING STREET LIGHTING
(M)	PEDESTRIAN CURB RAMP
(N)	TRANSITION FROM FLUSH CURB TO SURMOUNTABLE
(O)	36" STEEL BOLLARD
(P)	PAVEMENT MARKINGS IN ACCORDANCE WITH MUTCD (TYP.)
(Q)	RETAINING WALL CAST-IN-PLACE CONCRETE (PREFER TO STRUCTURAL PLANS)
(R)	SITE LIGHTING - SEE LIGHTING PLANS
(S)	*AUTHORIZED VEHICLES ONLY* SIGN (R5-11)
(T)	REINSTALL STREET LIGHT PER CITY OF BLOOMINGTON STANDARDS
(U)	CAST-IN-PLACE CONCRETE RETAINING WALL WITH GUARD RAIL (REFER TO STRUCTURAL PLANS)
(V)	BOCCO BALL (REFER TO LANDSCAPE PLANS)



Know what's below.
Call before you dig.



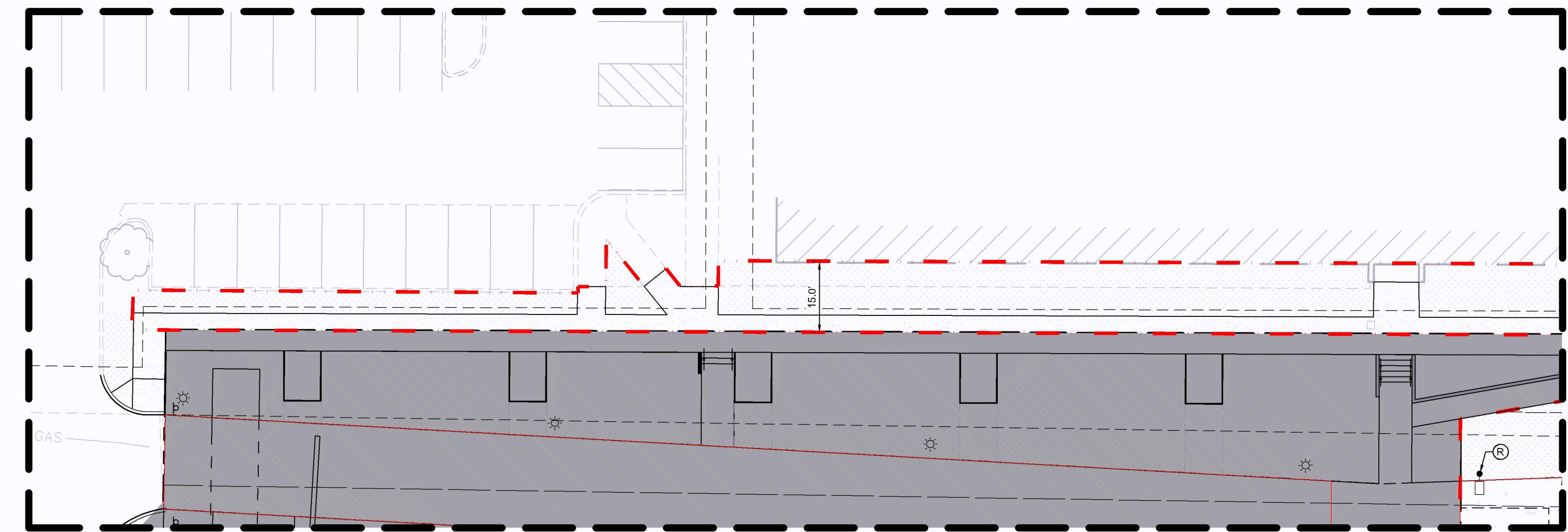
ENGINEERING DIVISION
Approved By: Julie Long, PE
05/09/2024 4:32:34 PM

INSET A

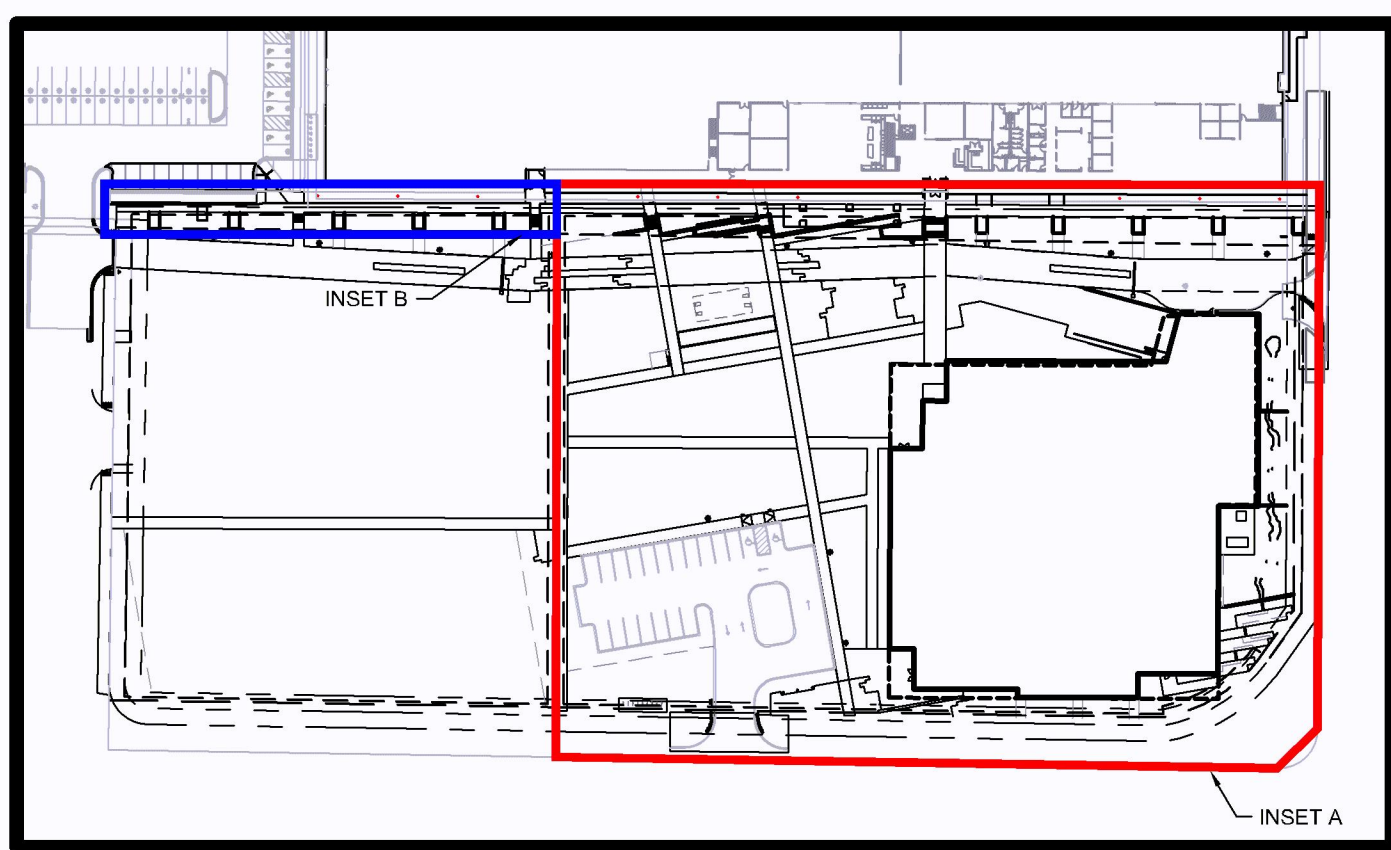
LINDAU LANE

WINSTEAD WAY

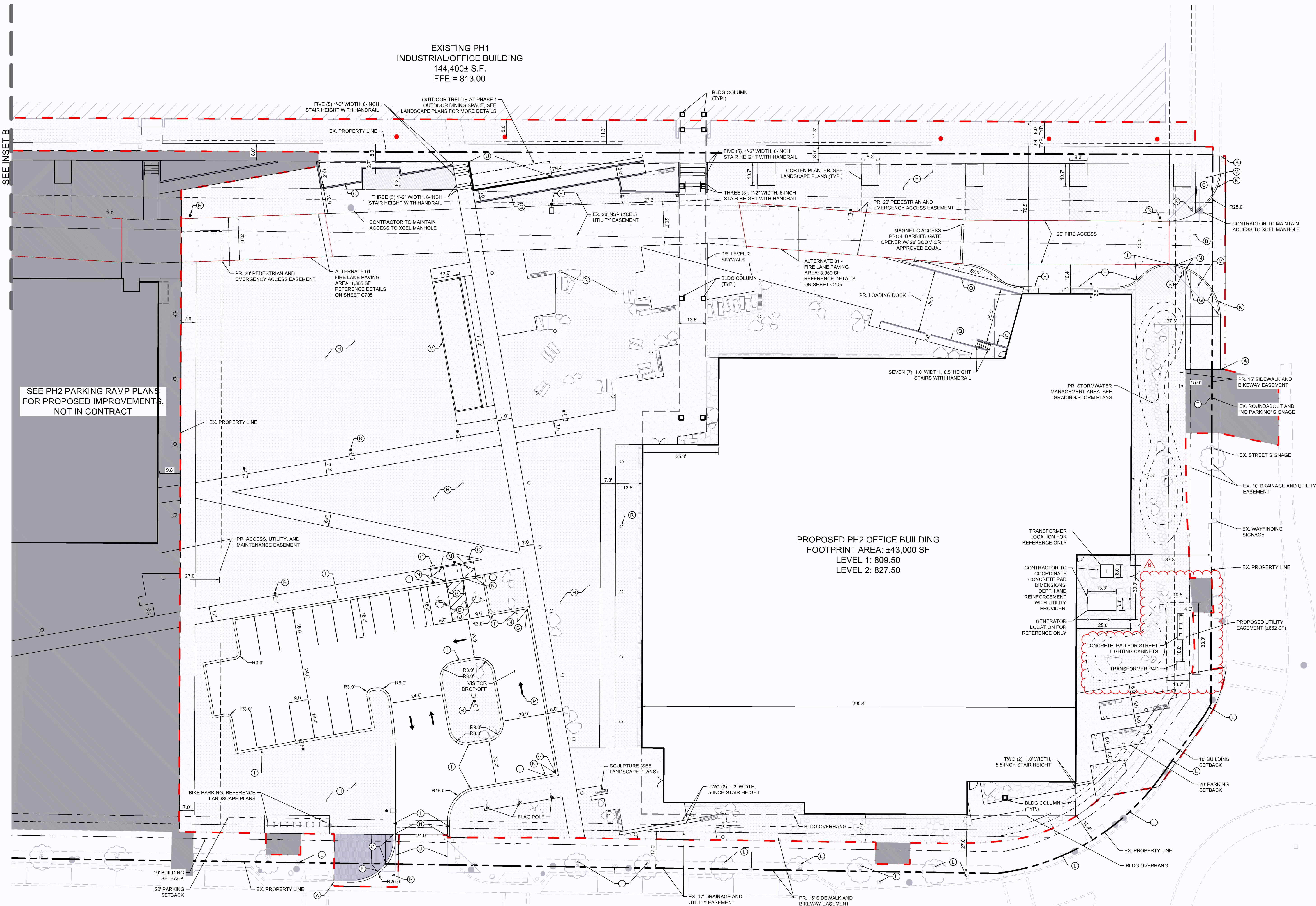
PROPOSED PH2 OFFICE BUILDING
FOOTPRINT AREA: ±43,000 SF
LEVEL 1: 809.50
LEVEL 2: 827.50



INSET B



KEY MAP
NOT TO SCALE



SEE PH2 PARKING RAMP PLANS
FOR PROPOSED IMPROVEMENTS,
NOT IN CONTRACT

EXISTING PH1
INDUSTRIAL/OFFICE BUILDING
144,400± S.F.
FFE = 813.00