



Certification & Seal:
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.



James E. Skowronski 6/07/2017
Professional Engineer Registration Number

GENERAL NOTES

1. ALL TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL MEET ALL REQUIREMENTS OF THE MUTCD - ALL PARKING STALLS TO BE PAINTED WITH WHITE STRIPING.
2. DIMENSIONS ON CURB AND GUTTER ARE TO THE FACE OF THE CURB, INCLUDING RADIUS DIMENSIONS (UNLESS NOTED OTHERWISE).
3. GEOTECHNICAL INVESTIGATION REPORT AVAILABLE UPON REQUEST.
4. ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING SHALL BE ON-SITE - NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
5. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT APPLICATION FOR OBSTRUCTIONS AND CONCRETE WORK WITHIN RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT CITY OF BLOOMINGTON FOR PERMIT APPLICATION AND FOR FEE INFORMATION.
8. PUBLIC WORKS PERMIT APPLICATION FOR UNDERGROUND WORK WITHIN THE RIGHT-OF-WAY IS REQUIRED PRIOR TO REMOVAL OR INSTALLATION OF SANITARY, WATER, OR STORM WORK WITHIN THE PUBLIC RIGHT-OF-WAY. CONTACT UTILITIES AT 952-563-4568 FOR PERMIT APPLICATION AND FOR FEE INFORMATION.
9. ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED.
10. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN UTILIZING LAYOUTS FROM THE TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL, LATEST VERSION, PRIOR TO ANY WORK AFFECTING THE PUBLIC STREETS.
11. CUL-DE-SACS SHALL BE CONSTRUCTED TO CITY OF BLOOMINGTON STANDARD AND SPECIFICATIONS FOR PAVEMENT CROSS SECTIONS, CONSTRUCTION METHODS, ETC.

SITE INFORMATION

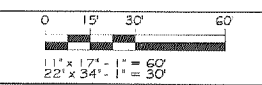
1. PARCEL AREA = 2.83 ACRES (SUBJECT TO REPLAT APPROVAL)
2. CURRENT ZONING: FD-2 (POSSIBLE REZONE TO C-4)
3. CURRENT USE: HOTEL
4. PAST USE: VARIED
5. REQUIRED PARKING: 171 ROOMS = 188 REQUIRED STALLS
6. PROPOSED PARKING:
 - 6.1. (165) REGULAR PARKING STALLS
 - 6.2. (6) HANDICAP STALLS
 - 6.3. (171) TOTAL PARKING STALLS (91.4% OF REQ'D PARKING)

NOTE: PARKING WILL BE IN CUL-DE-SAC UNTIL PARKING LOT IS COMPLETED.

LEGEND

- PROPOSED CONCRETE
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- CURB & GUTTER
- LOT LINE

PROPOSED SITE CONDITIONS



PROJECT NUMBER 33476
SHEET NUMBER C200