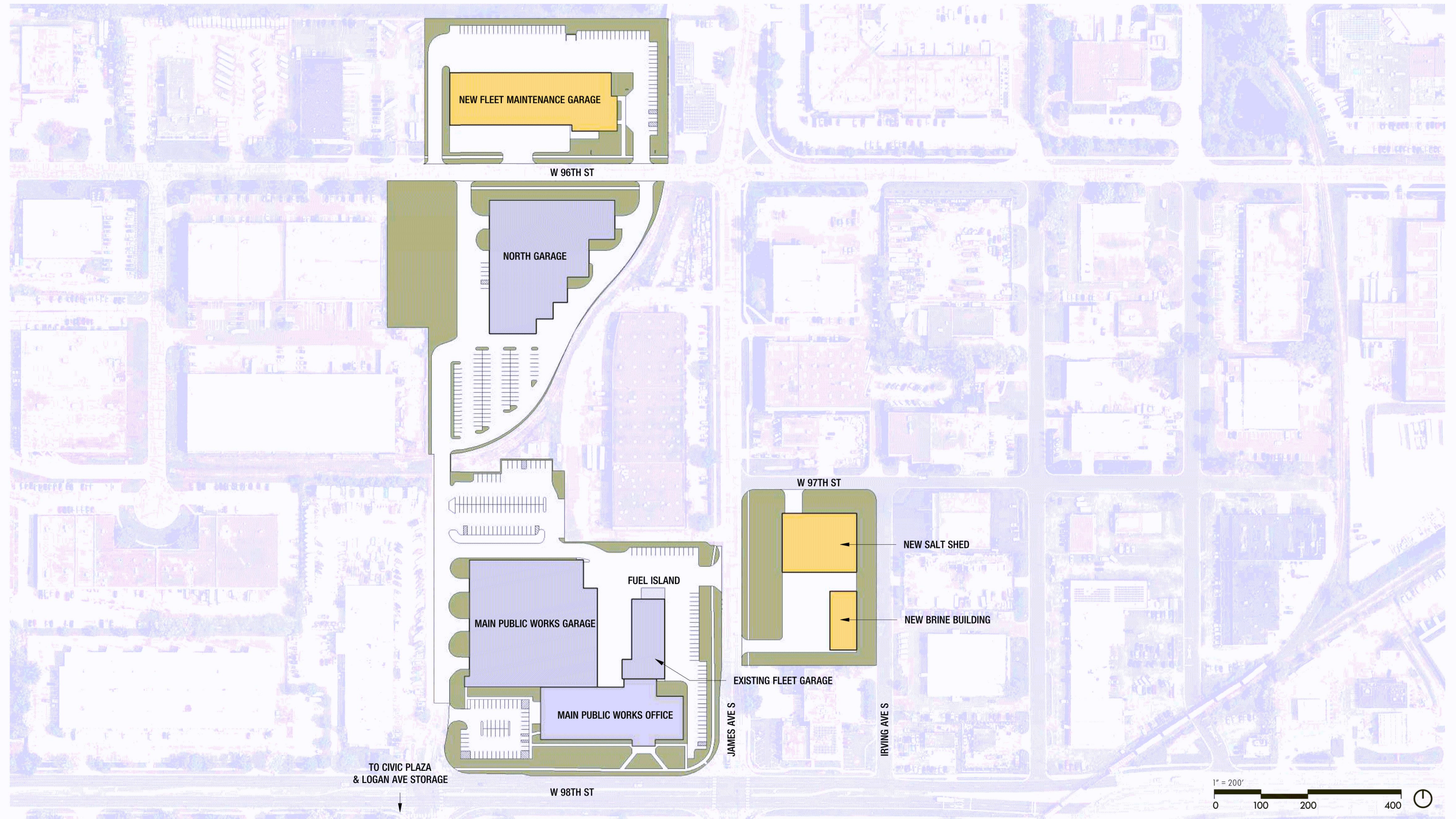
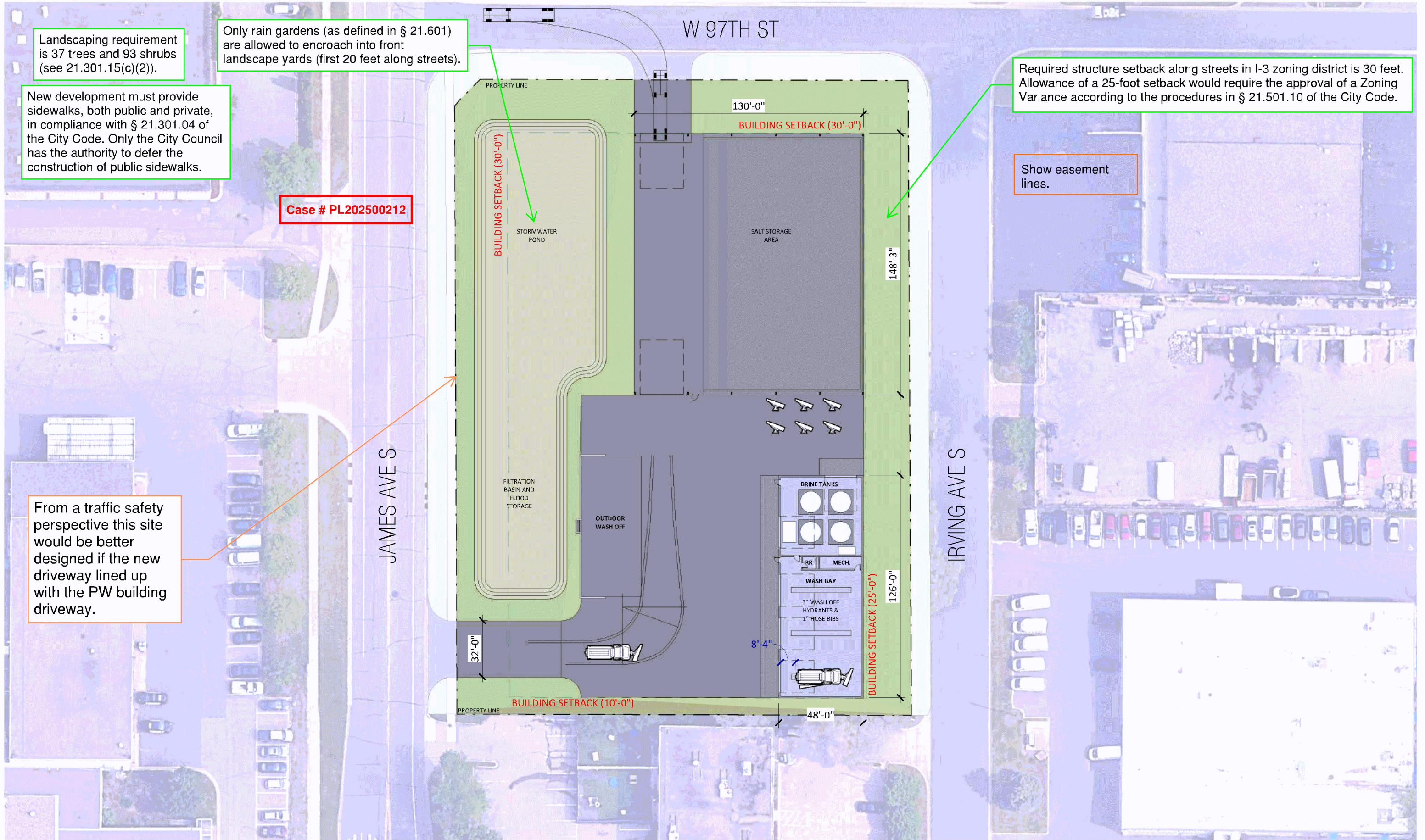


# SCHEMATIC DESIGN

## CAMPUS PLAN - NEW CONSTRUCTION

Case # PL202500212





Landscaping requirement is 37 trees and 93 shrubs (see 21.301.15(c)(2)).

Only rain gardens (as defined in § 21.601) are allowed to encroach into front landscape yards (first 20 feet along streets).

New development must provide sidewalks, both public and private, in compliance with § 21.301.04 of the City Code. Only the City Council has the authority to defer the construction of public sidewalks.

Case # PL202500212

Required structure setback along streets in I-3 zoning district is 30 feet. Allowance of a 25-foot setback would require the approval of a Zoning Variance according to the procedures in § 21.501.10 of the City Code.

Show easement lines.

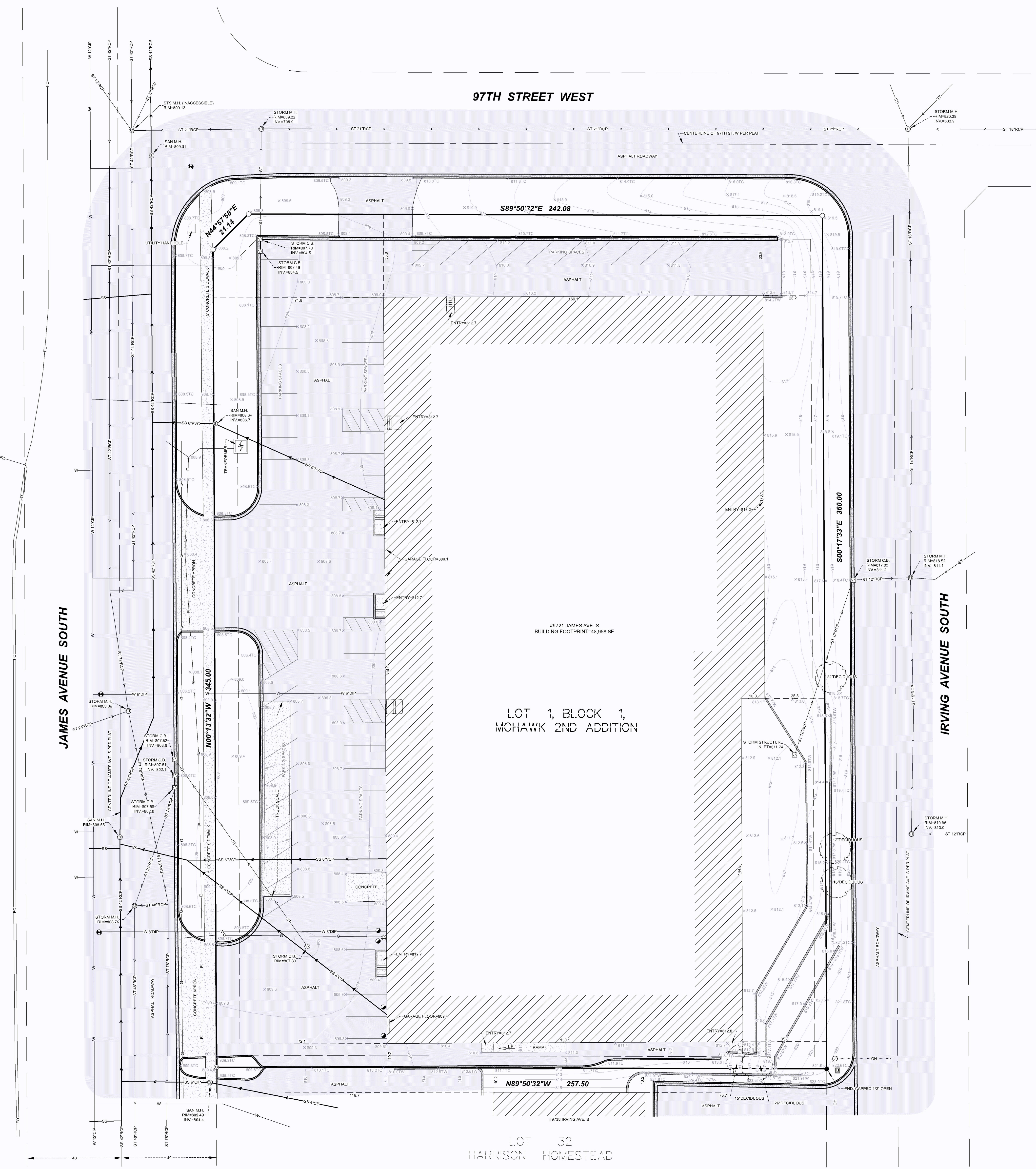
From a traffic safety perspective this site would be better designed if the new driveway lined up with the PW building driveway.

# SALT SHED AND BRINE BUILDING

## SITE PLAN

# EXISTING CONDITION SURVEY FOR: THE CITY OF BLOOMINGTON

Case # PL202500212



**AREA CALCULATION:**  
Lot Area = 82,509 SF or 2.12 Acres  
**EXISTING IMPERVIOUS SURFACE:**  
Building Footprint = 48,958 SF  
Parking Lot, Curbing, Stoops, Steps = 26,185 SF  
Total = 75,143 SF  
Existing Impervious Surface = 81.2%

**GENERAL NOTES:**  
Existing building dimensions are measured to siding and not building foundation.  
No title commitment was provided and no research was performed for any easements not shown on this survey.  
Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

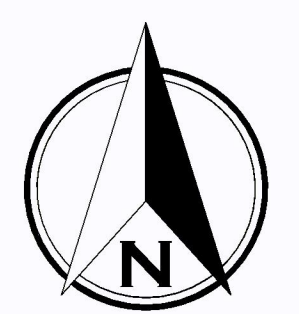
<b>JOB NO.</b> 300-25	<b>SCALE</b> 1" = 20'	<b>SITE ADDRESS</b> 9721 James Ave. S Bloomington, MN 55431
<b>BOOK/PAGE</b> SHEET 1 of 1	<b>DRAWN</b> CME	<b>PROPERTY DESCRIPTION</b> Lot 1, Block 1, MOHAWK 2ND ADDITION, Hennepin County, Minnesota. ID No. 31-095; T.N.H. at the west side of James Ave. S, 275' south of 97th St. W. Elevation = 811.18. ID No. 31-022; T.N.H. at the northwest corner of James Ave. S and 97th St. W. Elevation = 812.52.

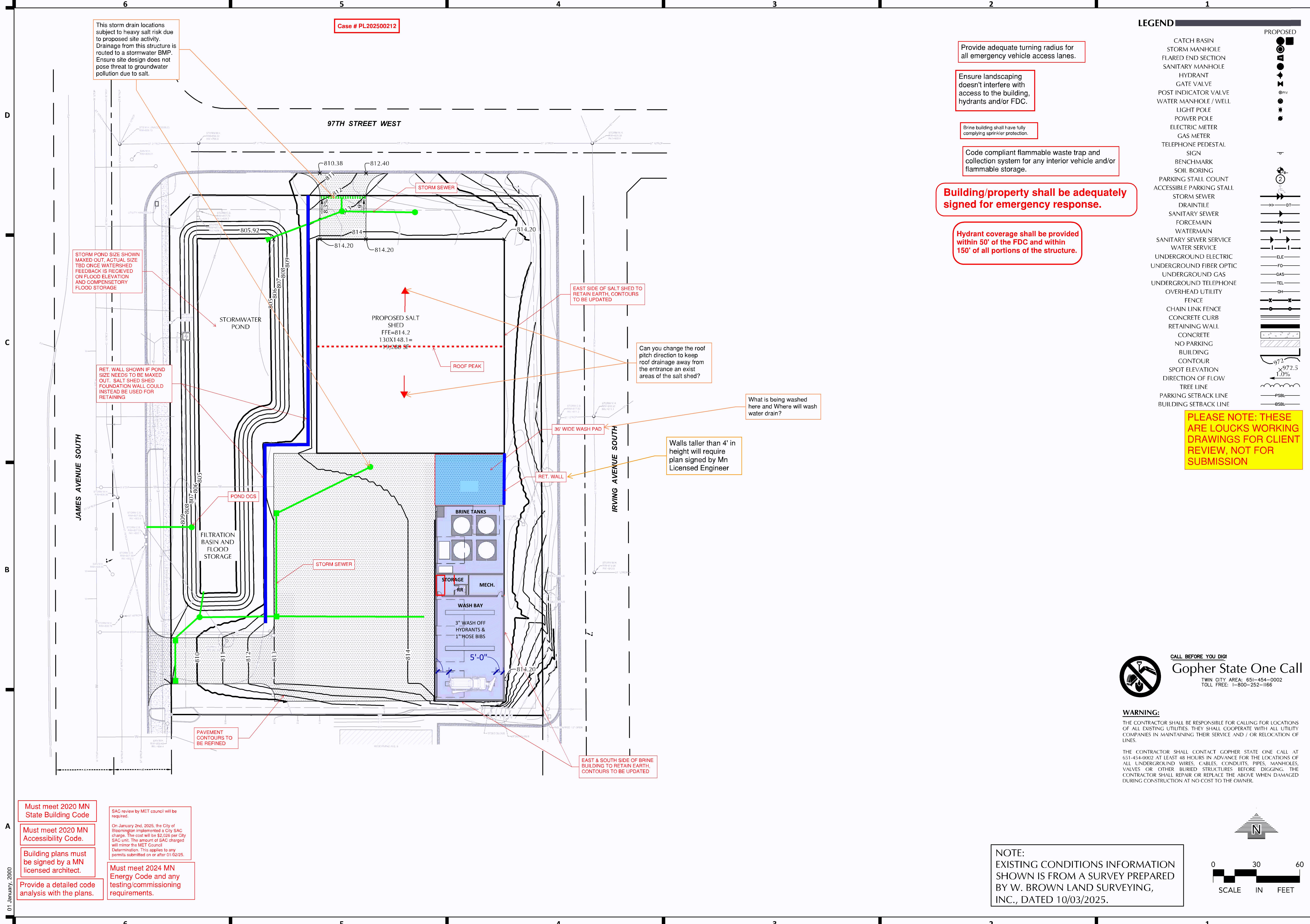
REVISIONS	
DATE	REMARKS

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.  
**W. BROWN LAND SURVEYING, INC.**  
Wodrow A. Brown, R.L.S. MN REG 15230  
DATED: 10-03-2025

**W. BROWN LAND SURVEYING, INC.**  
8030 OLD CEDAR AVENUE So., SUITE 228  
BLOOMINGTON, MN 55425  
PH: (952) 854-4055  
WBROWNLANDSURVEYING.COM  
EMAIL: INFO@WBROWNLANDSURVEYING.COM

- LEGEND**
- OH— Overhead Utilities
  - E— Underground Electric
  - FO— Underground Fiber Optic
  - SS— Sanitary Sewer
  - ST— Storm Sewer
  - W— Water Main
  - G— Gas Line
  - Retaining Wall
  - Utility Pedestal
  - Transformer
  - Storm Manhole
  - Storm Catch Basin
  - Sanitary Manhole
  - Unknown Manhole
  - Gate Valve
  - Gas Meter
  - Power Pole
  - Guard Post
  - Existing Elevation
  - Top of Curb Elevation
  - Top of Wall Elevation
  - Existing Contour
  - Set Mag Nail
  - Found Iron Monument
  - Set Iron Monument
  - Inscribed R.L.S 15230





Case # PL202500212

This storm drain locations subject to heavy salt risk due to proposed site activity. Drainage from this structure is routed to a stormwater BMP. Ensure site design does not pose threat to groundwater pollution due to salt.

Provide adequate turning radius for all emergency vehicle access lanes.

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

Brine building shall have fully complying sprinkler protection.

Code compliant flammable waste trap and collection system for any interior vehicle and/or flammable storage.

Building/property shall be adequately signed for emergency response.

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

STORM POND SIZE SHOWN MAXED OUT, ACTUAL SIZE TBD ONCE WATERSHED FEEDBACK IS RECEIVED ON FLOOD ELEVATION AND COMPENSATORY FLOOD STORAGE

RET. WALL SHOWN IF POND SIZE NEEDS TO BE MAXED OUT. SALT SHED SHED FOUNDATION WALL COULD INSTEAD BE USED FOR RETAINING

EAST SIDE OF SALT SHED TO RETAIN EARTH, CONTOURS TO BE UPDATED

Can you change the roof pitch direction to keep roof drainage away from the entrance an exist areas of the salt shed?

What is being washed here and Where will wash water drain?

Walls taller than 4' in height will require plan signed by Mn Licensed Engineer

EAST & SOUTH SIDE OF BRINE BUILDING TO RETAIN EARTH, CONTOURS TO BE UPDATED

**LEGEND**

PROPOSED

- CATCH BASIN
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- POST INDICATOR VALVE
- WATER MANHOLE / WELL
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- BENCHMARK
- SOIL BORING
- PARKING STALL COUNT
- ACCESSIBLE PARKING STALL
- STORM SEWER
- DRAINTILE
- SANITARY SEWER
- FORCEMAIN
- WATERMAIN
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- FENCE
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- BUILDING
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- TREE LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE



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Minneapolis, MN 55401  
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**REVISION SCHEDULE**

NO.	DESCRIPTION	DATE

**PLEASE NOTE: THESE ARE LOUCKS WORKING DRAWINGS FOR CLIENT REVIEW, NOT FOR SUBMISSION**

**PRELIMINARY NOT FOR CONSTRUCTION**

CITY OF BLOOMINGTON  
**SALT SHED AND BRINE BUILDING**  
BLOOMINGTON, MN



CALL BEFORE YOU DIG!  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

**WARNING:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.  
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



NOTE:  
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A SURVEY PREPARED BY W. BROWN LAND SURVEYING, INC., DATED 10/03/2025.

Must meet 2020 MN State Building Code

Must meet 2020 MN Accessibility Code.

Building plans must be signed by a MN licensed architect.

Provide a detailed code analysis with the plans.

SAC review by MET council will be required.

On January 2nd, 2025, the City of Bloomington implemented a City SAC charge. The cost will be \$2,025 per City SAC unit. The amount of SAC charged will mirror the MET Council Determination. This applies to any permits submitted on or after 01/02/25.

Must meet 2024 MN Energy Code and any testing/commissioning requirements.

01 January, 2020

DATE	11/30/2025
PHASE	SCHEMATIC DESIGN
PROJECT	22263.01
SHEET	C3-1

**C3-1**  
GRADING PLAN