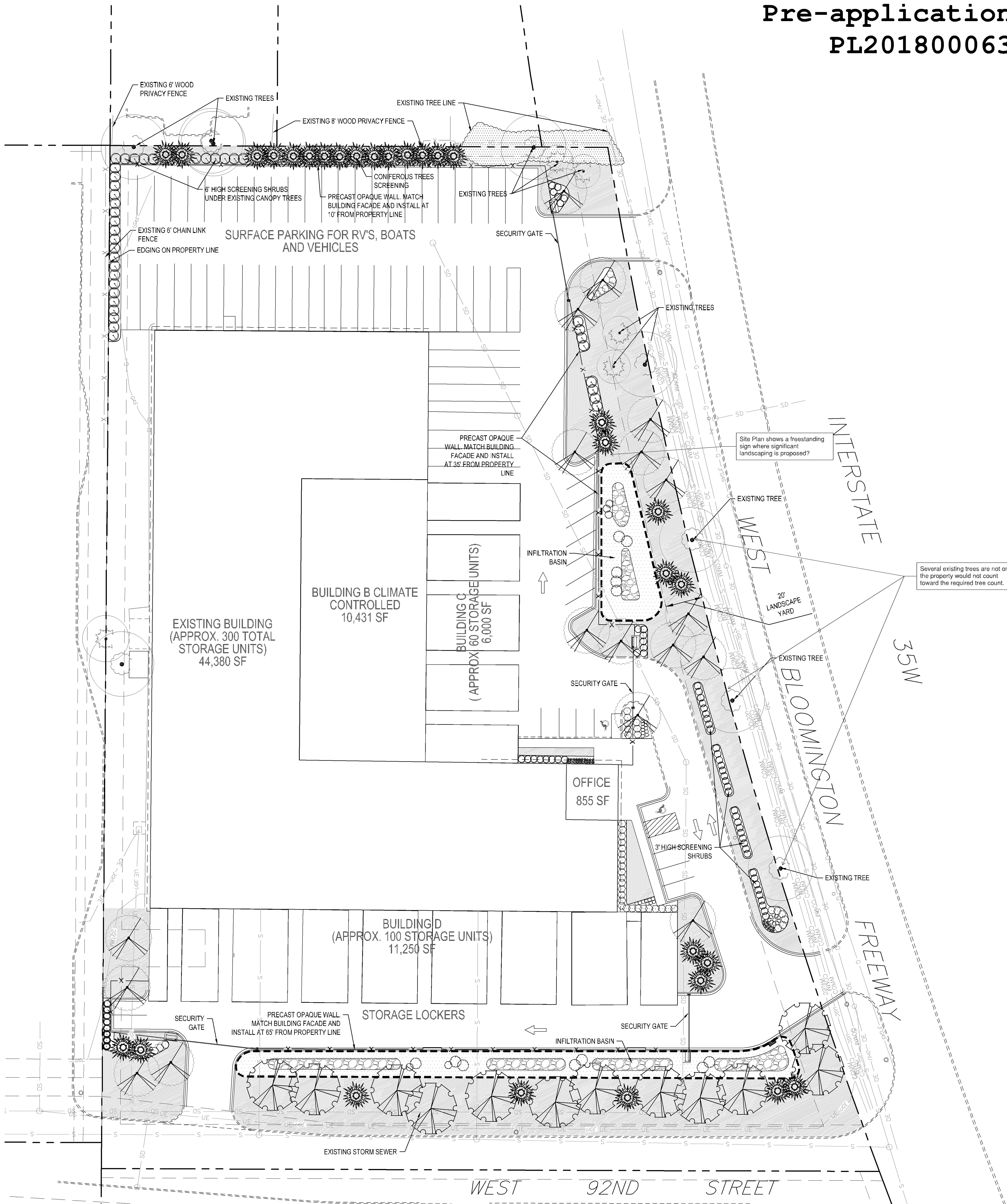


Pre-application DRC
PL201800063



LANDSCAPE SUMMARY

LANDSCAPE STANDARDS

DEVELOPABLE LANDSCAPING AREA (DEVELOPMENT SITE) = 172,256 SF.

1 TREE / 2,500 SF OF DEVELOPABLE LANDSCAPING AREA
69 TREES

1 SHRUB / 1,000 SF OF DEVELOPABLE LANDSCAPING AREA

LANDSCAPE YARD

PARKING LOT ISLAND

PERIMETER SCREENING

PARKING LOT SCREENING

REQUIRED

20' MIN. TO RIGHT-OF-WAY
5' MIN. NOT ADJACENT TO STREET

1 DECIDUOUS TREE/ PARKING LOT

SCREENING ABUTTING RESIDENTIAL DISTRICT

3' MIN. - 4' MAX. SCREENING
(2' HIGH AT PLANTING & 3' MIN. MATURE FOR SHRUB)

PROVIDED

TOTAL 69 TREES
30 DECIDUOUS TREES
30 CONIFEROUS TREES
9 RETAINED EXISTING TREES (5 CONIFEROUS)
PROVIDE 57% CONIFEROUS TREES FOR SCREENING
(25% ALLOWANCE)

TOTAL 172 SHRUBS

20'
10'

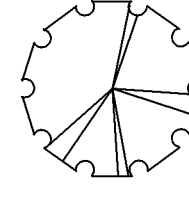
TOTAL 3 TREES
(1 DECIDUOUS TREE/ PARKING LOT)

PRECAST OPAQUE WALL, SHRUBS, & CONIFEROUS TREES

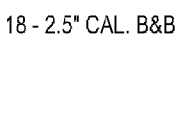
3' HIGH M.N. SHRUBS (2' MIN. AT PLANTING)

PLANT SCHEDULE

DECIDUOUS TREES



12 - 2.5' CAL. B&B
RIVER BIRCH (30'W X 40'H)
COMMON HACKBERRY (40'W X 50'H)
SWAMP WHITE OAK (40'W X 50'H)



16 - 2.5' CAL. B&B
FIREBALL MAPLE (25'W X 40'H)
IMPERIAL HONEYLOCUST (30'W X 35'H)
ESPRESSO KENTUCKY COFFEE TREE (40'W X 50'H)

CONIFEROUS TREES

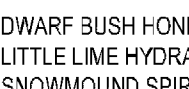


30 - 6' HT. B&B
NORWAY SPRUCE (25'W X 50'H)
BLACK HILLS SPRUCE (25'W X 45'H)
AUSTRIAN PINE (25'W X 50'H)

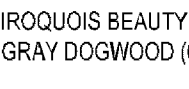
SHRUBS



172 - 5 GAL. POT
PRAIRIE FIRE DOGWOOD (6'W X 6'H)
DIABOLO NINEBARK (6'W X 6'H)
MISS KIM LILAC (6'W X 6'H)



172 - 5 GAL. POT
DWARF BUSH HONEYSUCKLE (4'W X 4'H)
LITTLE LIME HYDRANGEA (4'W X 4'H)
SNOWMOUND SPIREA (4'W X 4'H)



172 - 5 GAL. POT
IROQUOIS BEAUTY BLACK CHOKEBERRY (4'W X 4'H)
GRAY DOGWOOD (6'W X 6'H)



172 - 5 GAL. POT
KARL FOERSTER FEATHER REED GRASS
BODACIOUS RETURNS DAYLILY
BLACK EYED SUSAN
GUACAMOLE HOSTA

STORMWATER SEEDING



60 - 1 GAL. POT
KARL FOERSTER FEATHER REED GRASS
BODACIOUS RETURNS DAYLILY
BLACK EYED SUSAN
GUACAMOLE HOSTA

OWNER

OAK
MANAGEMENT &
DEVELOPMENT
COMPANY
3410 WINNETKA
AVENUE N SUITE C
NEW HOPE, MN 55427
c/o CHRIS KIRWAN
T (763) 231-2372

OWNER REPRESENTATIVE

CEANN COMPANY
10700 OLD COUNTY
ROAD 15,
PLYMOUTH, MN 55441
c/o DAVID A HUNT
T (952) 484-4451

ARCHITECTURAL
CONSORTIUM L.L.C.

901 NORTH THIRD STREET,
SUITE 220
MINNEAPOLIS, MN 55401
612-436-4030

PROJECT

ACORN STORAGE
BLOOMINGTON, MN

ISSUE

CITY REVIEW
02/21/2018

REVISION DATE

SHEET INDEX



DESIGN LAB

Civil Engineering | Landscape Architecture | Construction Services

901 N 3rd STREET, SUITE 120

MINNEAPOLIS, MN 55401

p 612.260.7980

f 612.260.7990

www.elanlab.com

CERTIFICATION

NOT FOR
CONSTRUCTION

REGISTRATION NO. DATE
02/21/18

SHEET L101ARC08.DWG

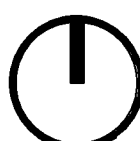
LANDSCAPE PLAN

L-101

PROJECT NO.
ARC17008



Know what's below.
Call before you dig.



SCALE IN FEET

1 LANDSCAPE PLAN

1" = 30'

Pre-application DRC
PL201800063

LEGEND	
	NEW OR DISTURBED IMPERVIOUS AREA - TREATED
	NEW OR DISTURBED IMPERVIOUS AREA - UNTREATED
	EXISTING IMPERVIOUS AREA - TREATED

PROJECT SUMMARY	
TOTAL SITE AREA	172,400 sf (3.96 Acres)
EXISTING IMPERVIOUS PERCENT IMPERVIOUS	118,700 sf 68.9%
PROPOSED IMPERVIOUS PERCENT IMPERVIOUS	129,954 sf 75.4%
TOTAL NEW AND DISTURBED IMPERVIOUS	48,100 sf (40.5% OF EX. IMPERVIOUS)
NEW AND DISTURBED IMPERVIOUS - TREATED	27,850 sf
EXISTING IMPERVIOUS - TREATED	20,450 sf
TOTAL TREATED IMPERVIOUS	48,300 sf
NEW AND DISTURBED IMPERVIOUS - UNTREATED	20,250 sf

Provide narrative and calculations meeting City SWMP

OWNER
OAK MANAGEMENT & DEVELOPMENT COMPANY
3410 WINNETKA AVENUE N SUITE C
NEW HOPE, MN 55427
c/o CHRIS KIRWAN
T (763) 231-2372

OWNER REPRESENTATIVE
CEANN COMPANY
10700 OLD COUNTY ROAD 15,
PLYMOUTH, MN 55441
c/o DAVID A HUNT
T (952) 484-4451

ARCHITECTURAL CONSORTIUM L.L.C.
901 NORTH THIRD STREET, SUITE 220
MINNEAPOLIS, MN 55401
612-436-4030

PROJECT
ACORN STORAGE
BLOOMINGTON, MN

ISSUE
CITY REVIEW
02/21/2018

REVISION	DATE

SHEET INDEX

Elan
DESIGN LAB
Civil Engineering | Landscape Architecture | Construction Services
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www.elanlab.com

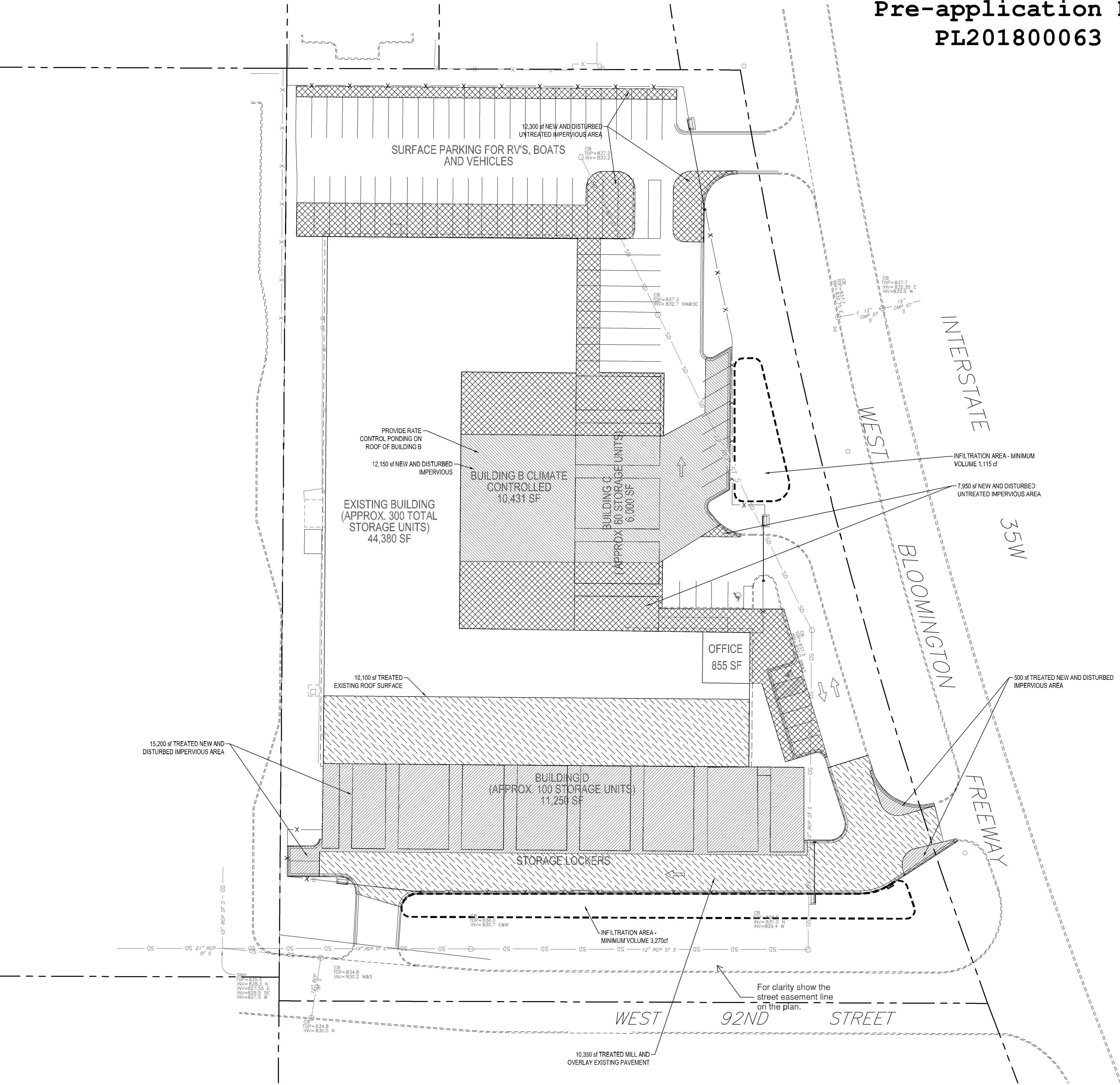
CERTIFICATION
I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA.

NOT FOR CONSTRUCTION

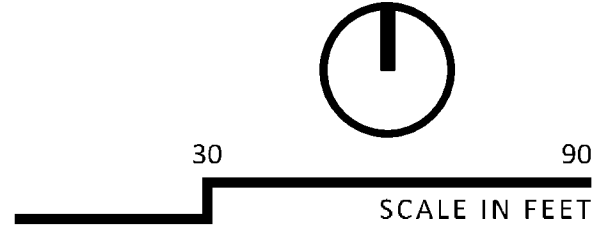
Stephen M. Johnston
REGISTRATION NO. 18914
DATE
02/21/18

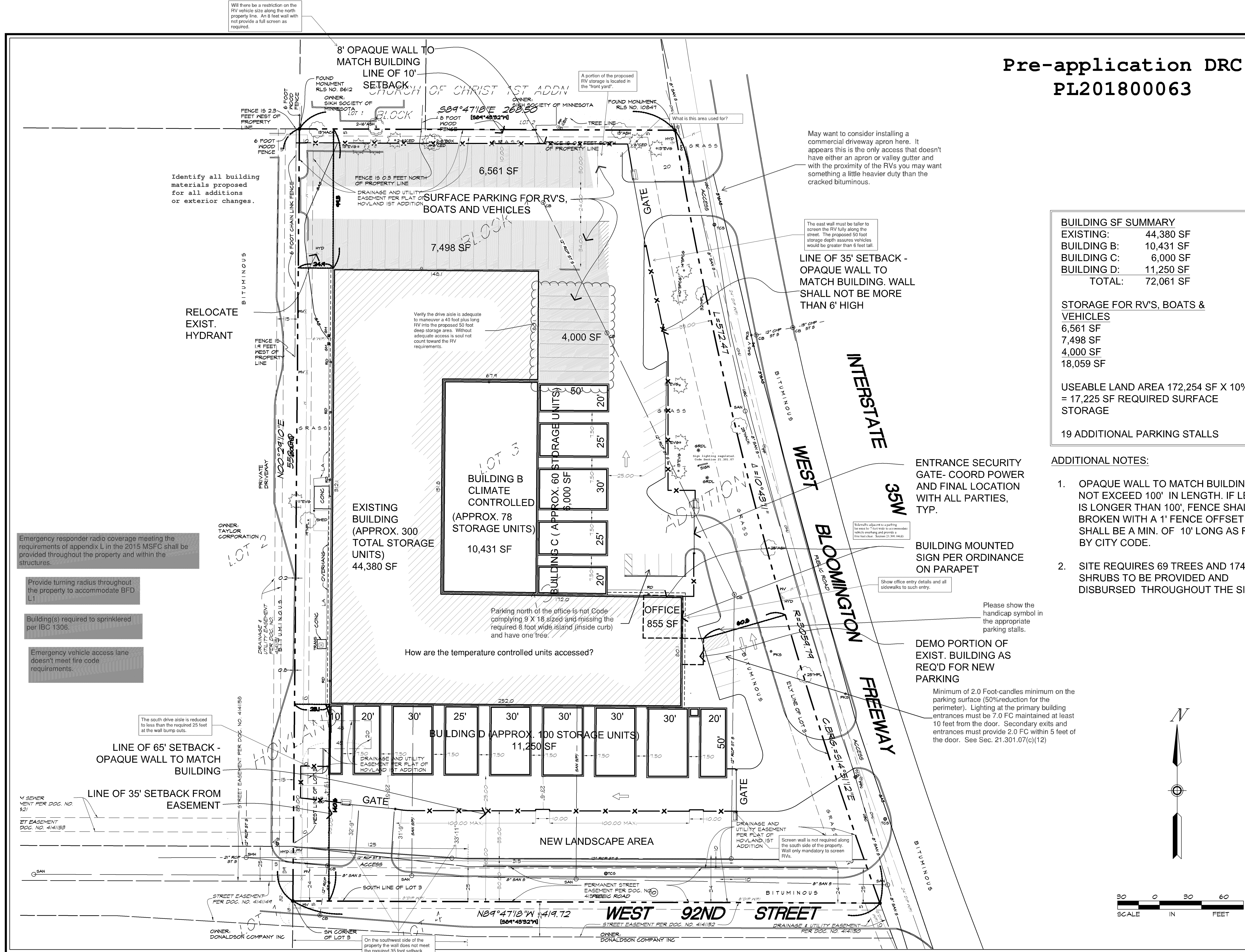
SHEET C201ARC08.DWG

SCHEMATIC STORMWATER MANAGEMENT PLAN
C-201
PROJECT NO.
ARC17008



1 SCHEMATIC STORMWATER MANAGEMENT PLAN
1" = 30'





Pre-application DRC
PL201800063

BUILDING SF SUMMARY	
EXISTING:	44,380 SF
BUILDING B:	10,431 SF
BUILDING C:	6,000 SF
BUILDING D:	11,250 SF
TOTAL:	72,061 SF

STORAGE FOR RV'S, BOATS & VEHICLES	
6,561 SF	
7,498 SF	
4,000 SF	
18,059 SF	

USEABLE LAND AREA 172,254 SF X 10%
= 17,225 SF REQUIRED SURFACE STORAGE

19 ADDITIONAL PARKING STALLS

- ADDITIONAL NOTES:
- OPAQUE WALL TO MATCH BUILDING SHALL NOT EXCEED 100' IN LENGTH. IF LENGTH IS LONGER THAN 100', FENCE SHALL BE BROKEN WITH A 1' FENCE OFFSET AND SHALL BE A MIN. OF 10' LONG AS REQ'D BY CITY CODE.
 - SITE REQUIRES 69 TREES AND 174 SHRUBS TO BE PROVIDED AND DISBURSED THROUGHOUT THE SITE.

ARCHITECTURAL
CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

Mark	Revision / Issue	Date
------	------------------	------

PRELIMINARY
NOT FOR CONSTRUCTION

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.

Printed Name: Kathy L. Anderson

Signature: _____

Date: _____ License #: _____

ACORN
MINI STORAGE

BLOOMINGTON, MN

SITE PLAN
SCALE: 1' = 30'-0"

PROJECT NUMBER:	17-1085-01
ISSUED DATE:	02-21-18
DRAWN BY:	MR
CHECKED BY:	KA

A1-K

Pre-application DRC
PL201800063

GENERAL NOTES

- Survey coordinate basis: Hennepin County Coordinate System.
- Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 173242207.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

LEGEND

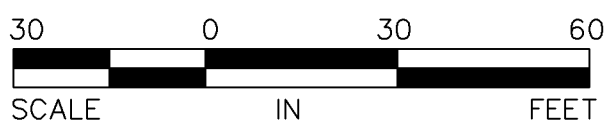
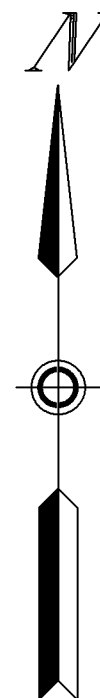
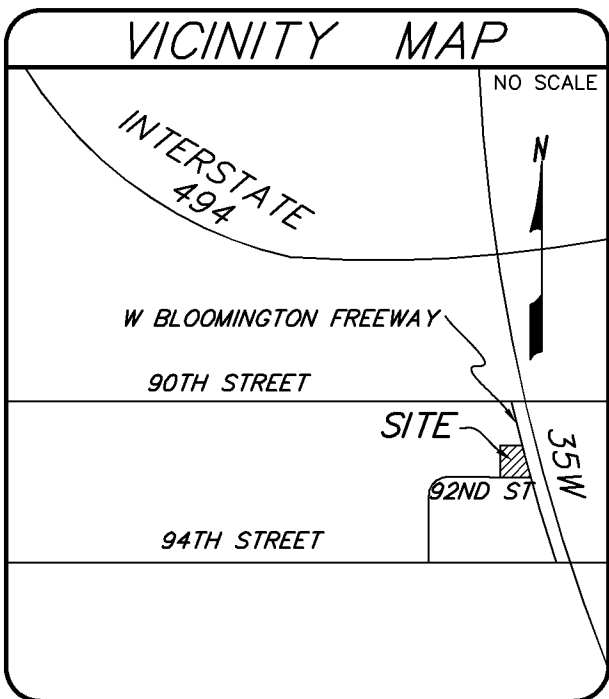
- Denotes found iron monument, R.L.S. #44655 [Unless noted otherwise]
- CB Denotes catch basin
- CBX Denotes communication box
- CMP Denotes corrugated metal pipe
- CONC Denotes concrete flatwork
- DIP Denotes ductile iron pipe
- EO Denotes electric outlet
- GAS V Denotes gas valve
- GM Denotes gas meter
- GRDL Denotes ground light
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HYD Denotes fire hydrant
- LA Denotes landscaping
- MB Denotes mailbox
- OHU Denotes overhead utility lines
- (P) Denotes per plan
- PKS Denotes parking sign
- PP Denotes power pole
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TCS Denotes traffic control sign
- TRANS Denotes transformer
- UGC Denotes underground communication line
- W Denotes water line
- WV Denotes water valve
- ASH Denotes Ash tree
- BOX Denotes Boxelder tree
- CED Denotes Cedar tree
- EVG Denotes evergreen tree
- HACK Denotes Hackberry tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- SPCG Denotes Colorado Green Spruce tree

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- A Possible encroachments are indicated on survey with boxed letters as listed below.

A.) Fence at northerly property line



DESCRIPTION OF PROPERTY SURVEYED

(Per Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company Commitment for Title Insurance File No. 53758, Effective Date: October 30, 2017)

Lot 3, Block 1, Hovland 1st Addition, Hennepin County, Minnesota.

Abstract Property

PLAT RECORDING INFORMATION

The plat of Hovland 1st Addition was filed of record on May 4, 1970, as Document No. 3826656.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company Commitment for Title Insurance File No. 53758, Effective Date: October 30, 2017, was relied upon as to matters of record.

Schedule B Exceptions:

- ① Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

9.) Easement for utilities and drainage as shown on the recorded plat of Hovland 1st Addition. [shown on survey]

10.) Easement for street purposes, in favor of the City of Bloomington, a Minnesota municipal corporation, as created in document dated August 14, 1975, filed August 22, 1975, as Document No. 4159679. [shown on survey]

11.) Easement for cable communications and/or telecommunications purposes, in favor of Time Warner Cable, its successors and assigns, as created in document dated December 15, 2003, filed January 7, 2005, as Document No. 8504531. [Blanket easement]

FLOOD ZONE NOTES

- 1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2752300458F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.

PARKING

195 Regular Spaces
3 Handicap Spaces
198 Total Spaces

AREA

184,846 square feet or 4.243 acres

SEE SHEET 2 FOR TOPOGRAPHY

SURVEYOR'S CERTIFICATION

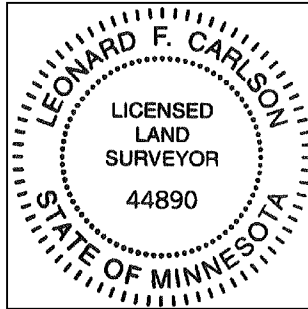
To: Oak Management & Development Company, a Minnesota corporation; Programmed Land, Inc., a Minnesota corporation; Commercial Partners Title, LLC and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on November 21, 2017.

Dated this 14th day of December, 2017.

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



Revision	By	Date
	DPO	

Drawing Title:
**ALTA / NSPS LAND TITLE SURVEY FOR:
OAK MANAGEMENT & DEVELOPMENT CO.
9100 W BLOOMINGTON FREEWAY
BLOOMINGTON, MINNESOTA**

SUNDE
LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

Project: 2017-221 Bk/Pg: 879/40 Date:
Township: 027 Range: 24 Section: 09 12/14/2017
File: 2017221001-ALTA.dwg Sheet: 1 of 2