

Show ROW lines. No parking or drive aisles can encroach on MnDOT ROW.

1494

# Clover Drive

S84°50'33"W 390.82 (REC.)

$$\begin{aligned} R &= 448.69 \\ L &= 240.68 \\ \Delta &= 30^\circ 44' 03'' \end{aligned}$$

R=448.69  
L=121.63  
 $\Delta=15^{\circ}31'54''$

$$\begin{aligned} R &= 448.69 \\ L &= 119.05 \\ \Delta &= 15^\circ 12' 10'' \end{aligned}$$

**Total Footprint = 81,025 Sq. Ft.**  
**297 Parking/Stalls Provided**

### Intermittent island required

With the significant redevelopment, parking islands are required at the end of each parking tier as required by Code. This includes an island where the proof of parking starts.

## Add more dimensions

Must meet MN Accessibility Code

fix sidewalk  
connectivity around  
the cul-de-sac

LOT 1, BLOCK  
WALSER 2ND  
ADDITION

emont Avenue South

venue South  
N 0° 06' 53" E 32.43 (PLAT)

$R=55.00$  CB   
 $L=134.58$   
 $\Delta=140^{\circ}11'41''$

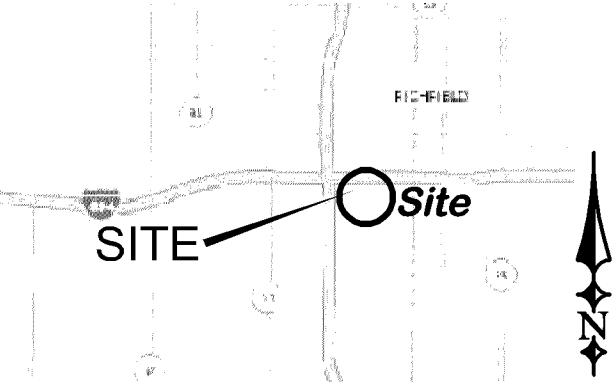
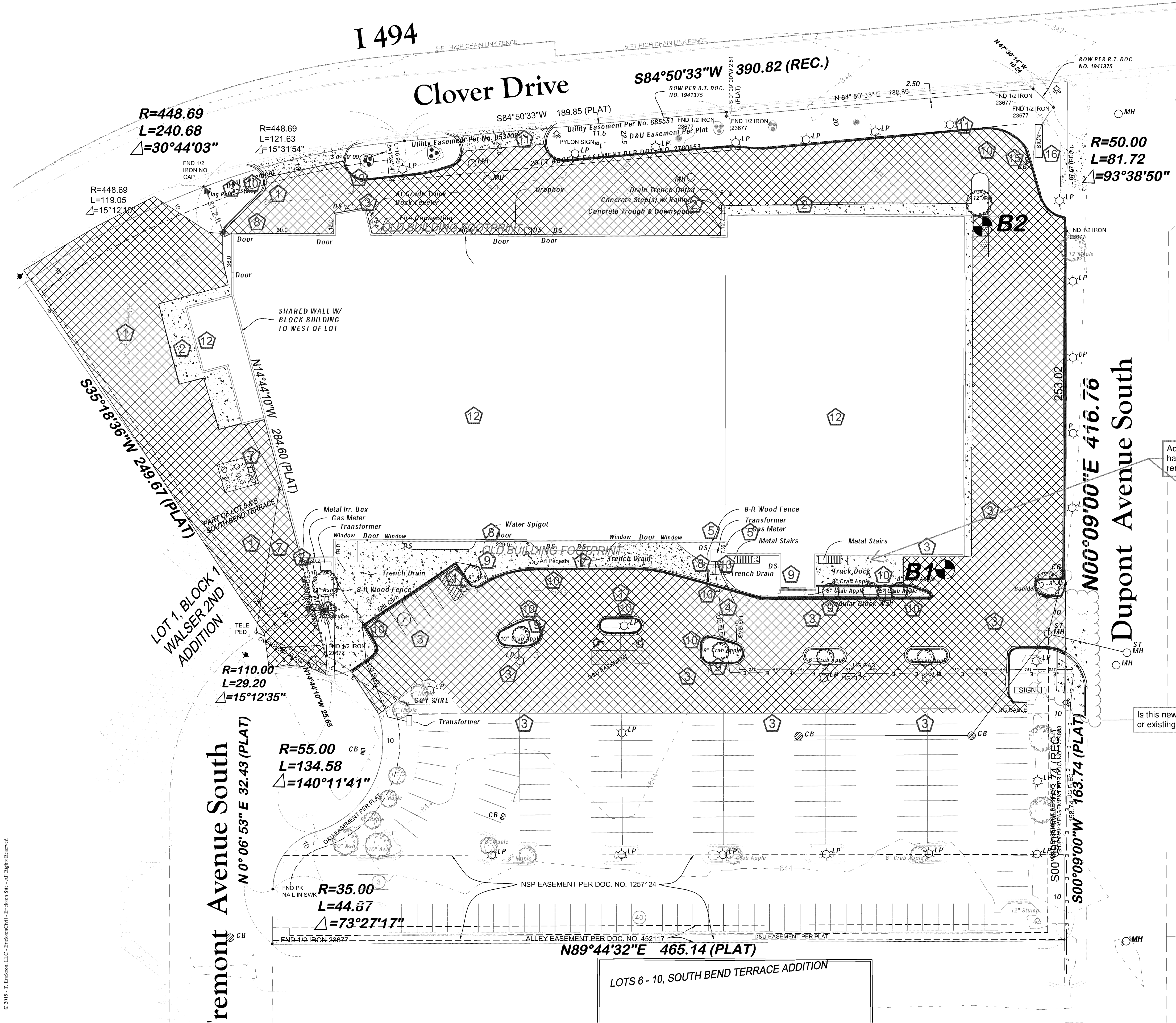
All parking islands must be three feet shorter than the adjacent parking space on each end.

$$\begin{aligned} R &= 35.00 \\ L &= 44.87 \\ \Delta &= 73^\circ 27' 17'' \end{aligned}$$

N89°44'32"E 465.14 (PLAT)

LOTS 6 - 10, SOUTH BEND TERRACE ADDITION

Corridors of Commerce project scheduled for 2022-2024 along I-494 preliminary plans show modifications to Clover Drive & Dupont Ave.  
More information to come



VICINITY MAP  
NO SCALE

SCALE 1 INCH = 30 FEET



GRAPHIC SCALE

### Legend

- EXISTING PROPERTY BOUNDARY
- DENOTES FOUND IRON PIPE MONUMENT, TYPE AS INDICATED
- NOTES FIRE HYDRANT.
- CB DENOTES STORM CATCH BASIN.
- MH DENOTES STORM/SANITARY MANHOLE
- ⊥ DS DENOTES DOWNSPOUT
- CO DENOTES CLEANOUT
- ⊙ LP DENOTES LIGHT POLE
- ⊙ DENOTES POWER POLE (OVERHEAD ELECTRICAL LINES)
- DENOTES PARKING STALL COUNT
- DENOTES EXISTING BITUMINOUS SURFACE TO REMAIN
- DENOTES EXISTING CONCRETE SURFACE
- DENOTES EXISTING BIT. REMOVAL AREA

### Keyed Notes

- REMOVE EXISTING BITUMINOUS PAVEMENT AND BASE MATERIAL.
- REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL.
- SAW CUT BIT. EDGE PRIOR TO REMOVAL.
- REMOVE AND DISPOSE OF EXISTING MODULAR BLOCK WALL.
- REMOVE AND DISPOSE OF EXISTING METAL STAIRWAY.
- TRANSFORMER AND GAS METER TO BE RELOCATED.
- WORK WITH XCEL ENERGY TO RELOCATE OVERHEAD ELECTRIC LINE
- EXISTING WALL/PORTION OF BUILDING TO BE REMOVED (SEE ARCHITECTURAL)
- REMOVE AND DISPOSE OF EXISTING TREE
- REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER.
- PYLON SIGN(S) TO BE REMOVED AND A NEW ONE INSTALLED (SEE ARCHITECTURAL DRAWINGS FOR NEW LOCATION)
- DEMO EXISTING BUILDING
- WORK WITH XCEL ENERGY ON REPLACEMENT FOR TRANSFORMER
- REMOVE EXISTING UNDERGROUND STORAGE TANK (BY OTHERS)
- REMOVE CATCH BASIN AND BULK HEAD EXISTING PIPE
- REMOVE EXISTING SIGN

**ERICKSON CIVIL**

333 North Main Street, Suite 201  
Stillwater, Minnesota 55082  
Phone (612) 309-3804

www.ericksoncivilsite.com

|                   |
|-------------------|
| DRAWING PHASE:    |
| OWNER REVIEW      |
| ✓ AGENCY REVIEW   |
| BID DOCUMENT      |
| FOR CONSTRUCTION  |
| AS-BUILT DOCUMENT |

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.

TODD A. ERICKSON, PE  
40418

LICENSE NO.  
07/17/2018

DATE:

OWNER/DEVELOPER

HOM FURNITURE  
10301 Woodcrest Drive NW  
Coon Rapids, Minnesota 55433

PROJECT TITLE

HOM FURNITURE  
7800 Dupont Avenue South  
Bloomington, Minnesota

DATE

REVISION

DESCRIPTION

NO.

JOB NO.

15-123

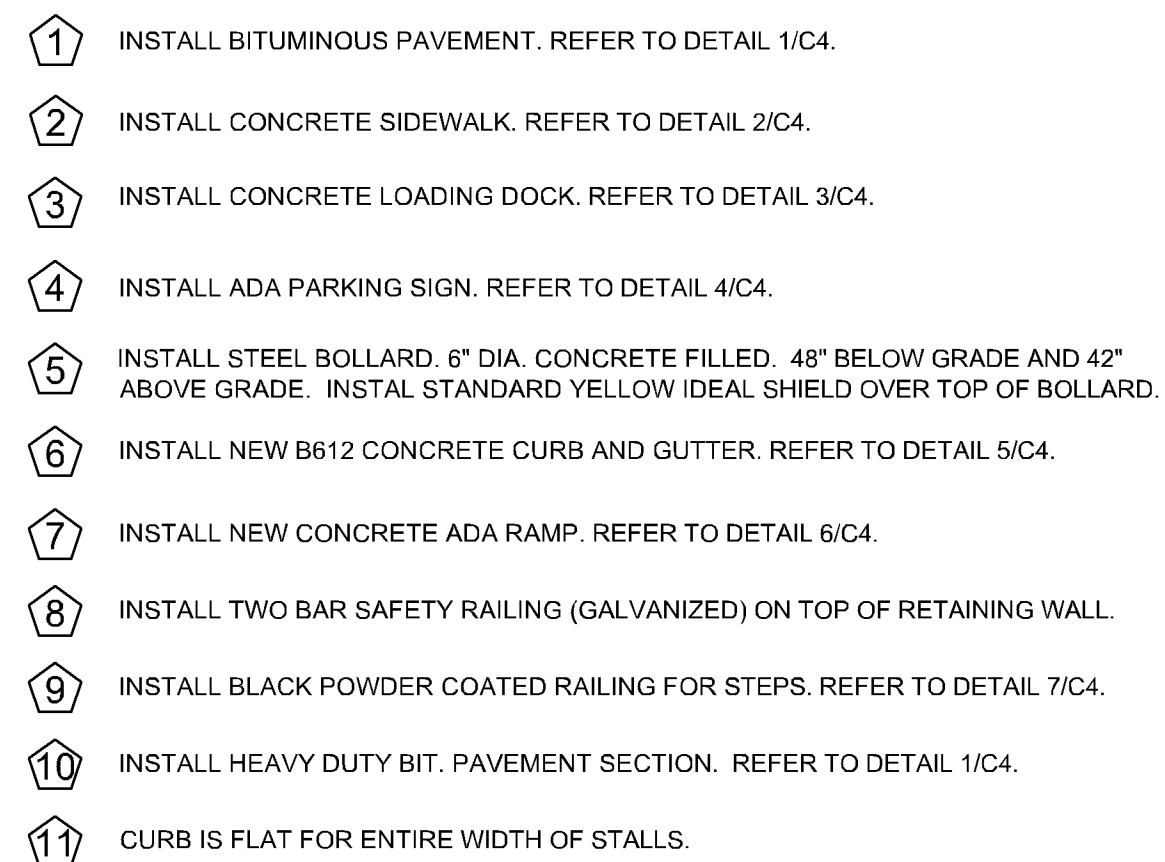
SHEET TITLE

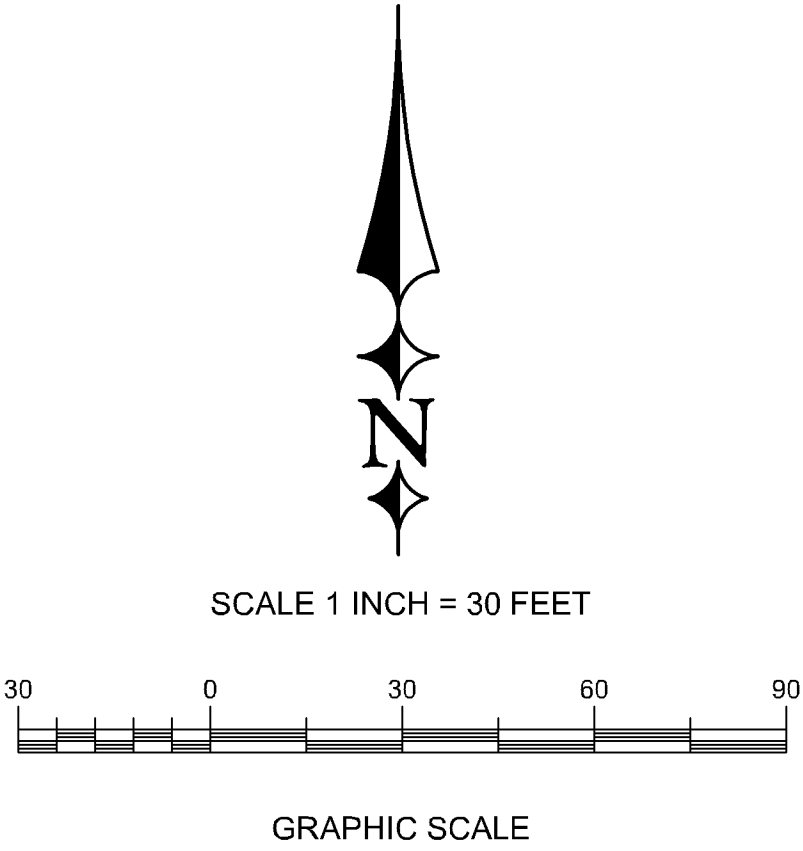
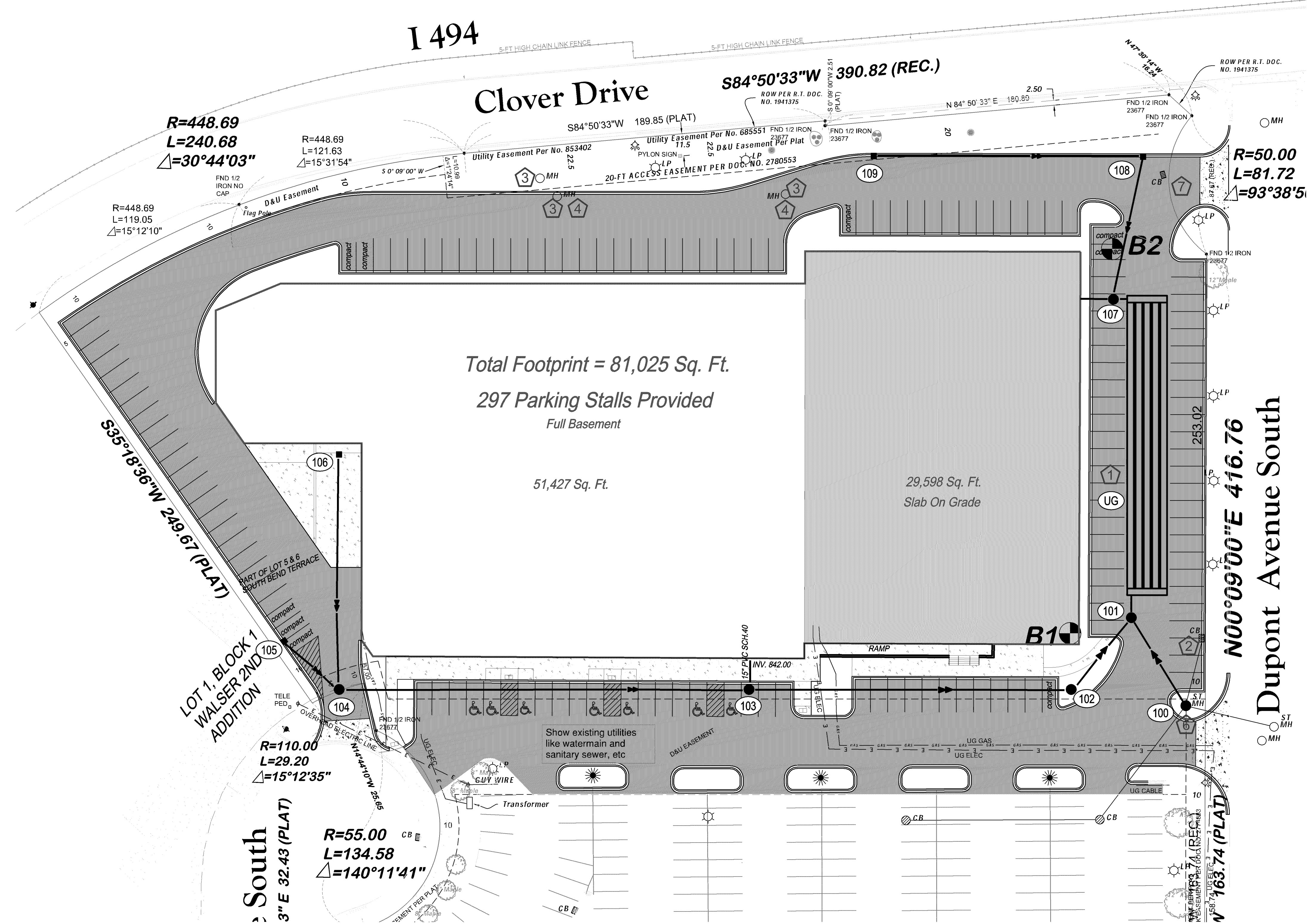
EXISTING  
CONDITIONS &  
DEMO PLAN

SHEET NO.

C1

SHEET 1 OF 6





LEGEND

- PROPERTY BOUNDARY
- PROPOSED STREET LIGHT - XCEL 100 HPS CALIFORNIA ACORN (BLACK) WITH 15-FT BLACK ALUMINUM POLES.
- UTILITY EASEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER

Keyed Notes

- CONNECT TO EXISTING STORM SEWER CATCH BASIN AND SEAL CONNECTION WITH CONCRETE
- ADJUST EXISTING RIM OF CATCH BASIN, REPLACE EXISTING RINGS AND INSTALL INFRASHIELD AROUND RINGS.
- ADJUST EXISTING RIM OF MANHOLE, REPLACE EXISTING RINGS AND INSTALL INFRASHIELD AROUND RINGS.
- MAINTAIN EXISTING SEWER AND WATER CONNECTIONS TO BUILDING
- CONTRACTOR SHALL INSTALL (5) ROWS OF 42" DIAMETER PERFORATED HDPE PIPING OVER 18" OF 1-1/2" ROCK PER DETAIL. REFER TO DETAIL 8/C5.
- CONSTRUCT NEW 72" DIA. MANHOLE OVER EXISTING STORM SEWER, SEAL ALL EXISTING CONNECTIONS WITH CONCRETE.
- REMOVE EXISTING CATCH BASIN AND BULK HEAD EXISTING PIPE WITH CONCRETE.

Notes

1) ALL NEW PLUMBING SHALL BE SERVICED FROM INTERNAL CONNECTIONS TO EXISTING SERVICES. PLUMBER RESPONSIBLE FOR DESIGN.

Water quality treatment structures are typically just upstream of underground system. Is there a fueling station on-site? Need for oil separator? Weir or overflow to City storm sewer?

| Structure | Rim    | Invert In | Invert Out | Invert Down | Pipe Size | Pipe Length | Pipe Slope | Sump Invert | Total Build | Dia. | Casting | Notes          |
|-----------|--------|-----------|------------|-------------|-----------|-------------|------------|-------------|-------------|------|---------|----------------|
| 109       | 844.40 | 840.40    | 840.40     | 838.00      | 12        | 140         | -1.71%     | 836.40      | 8.00        | 48"  | R-3067V |                |
| 108       | 842.35 | 838.35    | 838.35     | 838.00      | 15        | 75          | -0.47%     | 834.35      | 8.00        | 48"  | R-3067V |                |
| 107       | 842.35 | 838.00    | 838.00     | 837.80      | 15        | 6           | -3.33%     | 834.00      | 8.35        | 48"  | R-1761  |                |
| 106       | 842.50 | 838.50    | 838.50     | 838.00      | 12        | 123         | -0.41%     | 834.50      | 8.00        | 48"  | R-2500  | Oil Separator  |
| 105       | 843.15 | 839.15    | 839.15     | 838.75      | 15        | 38          | -1.05%     | 835.15      | 8.00        | 48"  | R-3067V | Water Quality  |
| 104       | 843.00 | 838.00    | 838.00     | 838.00      | 18        | 214         | 0.00%      |             | 5.00        | 48"  | R-1761  | Water Quality  |
| 103       | 844.70 | 838.00    | 838.00     | 838.00      | 18        | 168         | 0.00%      |             | 6.70        | 48"  | R-1761  | Water Quality  |
| 102       | 846.60 | 838.00    | 839.50     | 838.35      | 18        | 50          | -0.70%     |             | 8.60        | 48"  | R-1761  |                |
| 101       | 844.80 | 840.80    | 838.20     | 838.00      | 18        | 12          | -1.67%     | 834.20      | 10.6        | 72"  | R-1761  |                |
| 100       | 843.30 | 839.00    | 839.50     | 838.00      | 18        | 50          | 0.40%      | 835.00      | 8.30        | 72"  | R-1761  |                |
| UG        |        | 835.00    | 835.00     |             |           |             |            |             |             |      |         | Volume Control |

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7800 Dupont Avenue South  
Bloomington, Minnesota

| NO. | REVISION | DESCRIPTION | DATE |
|-----|----------|-------------|------|
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JOB NO. 15-123

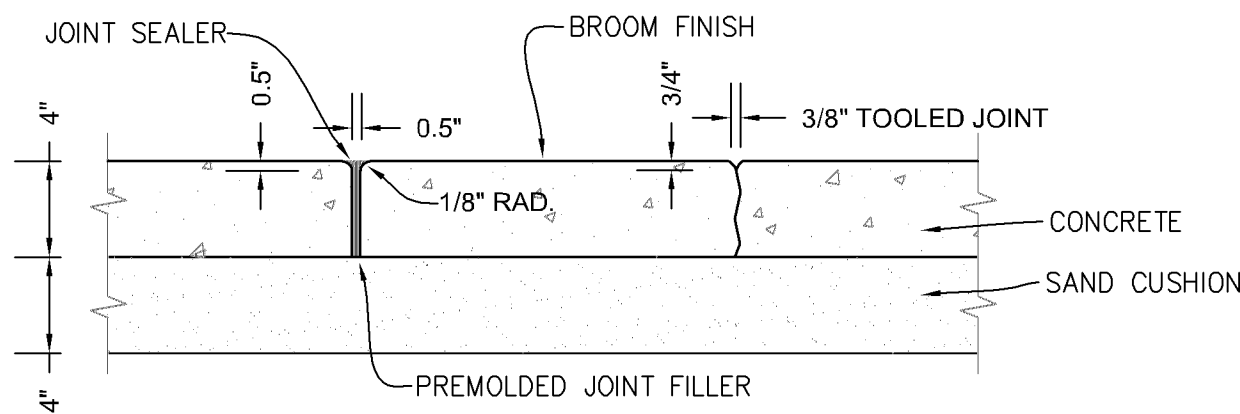
SHEET TITLE  
UTILITY PLAN

SHEET NO.  
C4

SHEET 4 OF 6

SUBGRADE CORRECTION AS REQUIRED BY ENGINEER &  
MECHANICALLY COMPACT SUBGRADE OVER UTILITY TRENCHES  
TO 95% PROCTOR (MnDOT FABRIC TYPE 5, MAY BE REQUIRED  
AS DIRECTED BY ENGINEER).

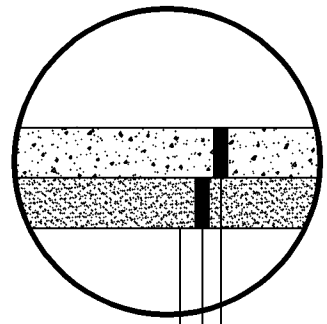
C5 NO SCALE



C5 NO SCALE

1) JOINT SPACING SHALL MATCH WALK WIDTH UNLESS SHOWN OTHERWISE ON PLANS.

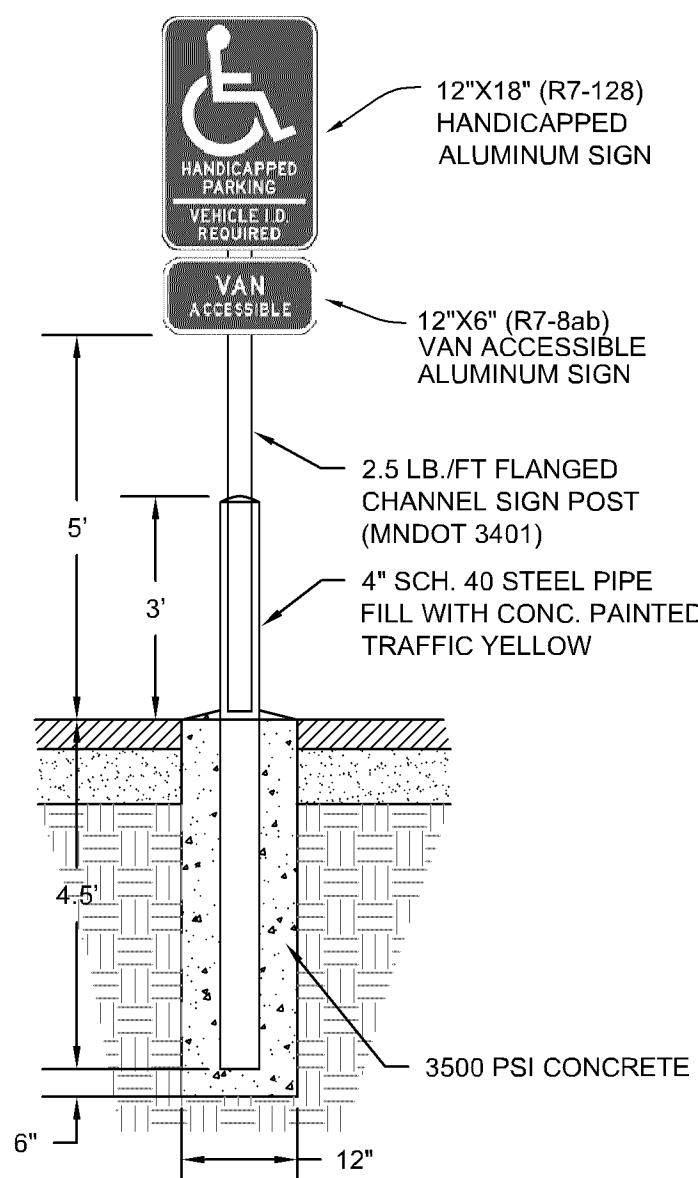
3) JOINT SEALER SHALL MEET ASTM D-412, GRAY, SELF  
LEVELING,  
EPOXY, AS WITH "QUICKJOINT 300" OR EQUAL.



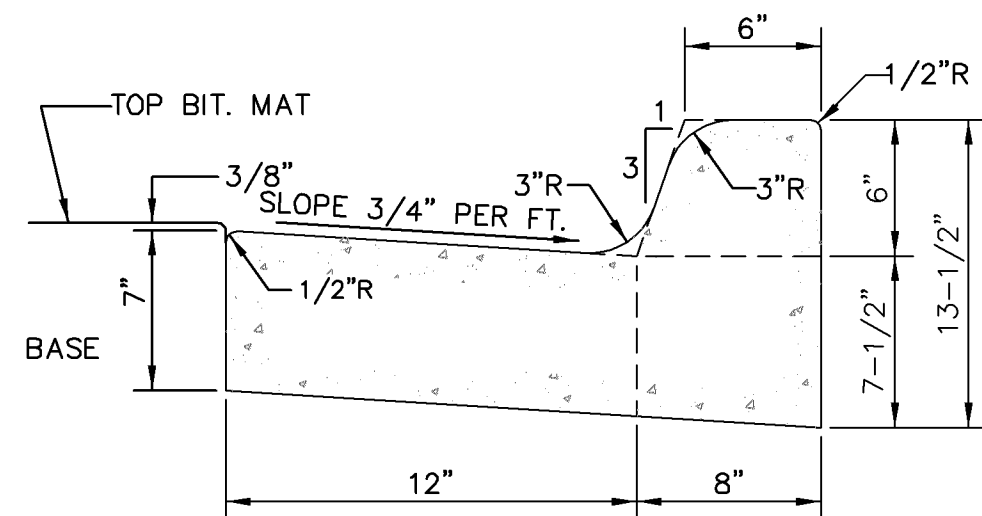
2) JOINT SEALER SHALL MEET ASTM D-412, GRAY, SELF  
LEVELING, EPOXY, AS WITH "QUICKJOINT 300" OR EQUAL.

- COMPACTED SUBGRADE

|    |          |
|----|----------|
| C5 | NO SCALE |
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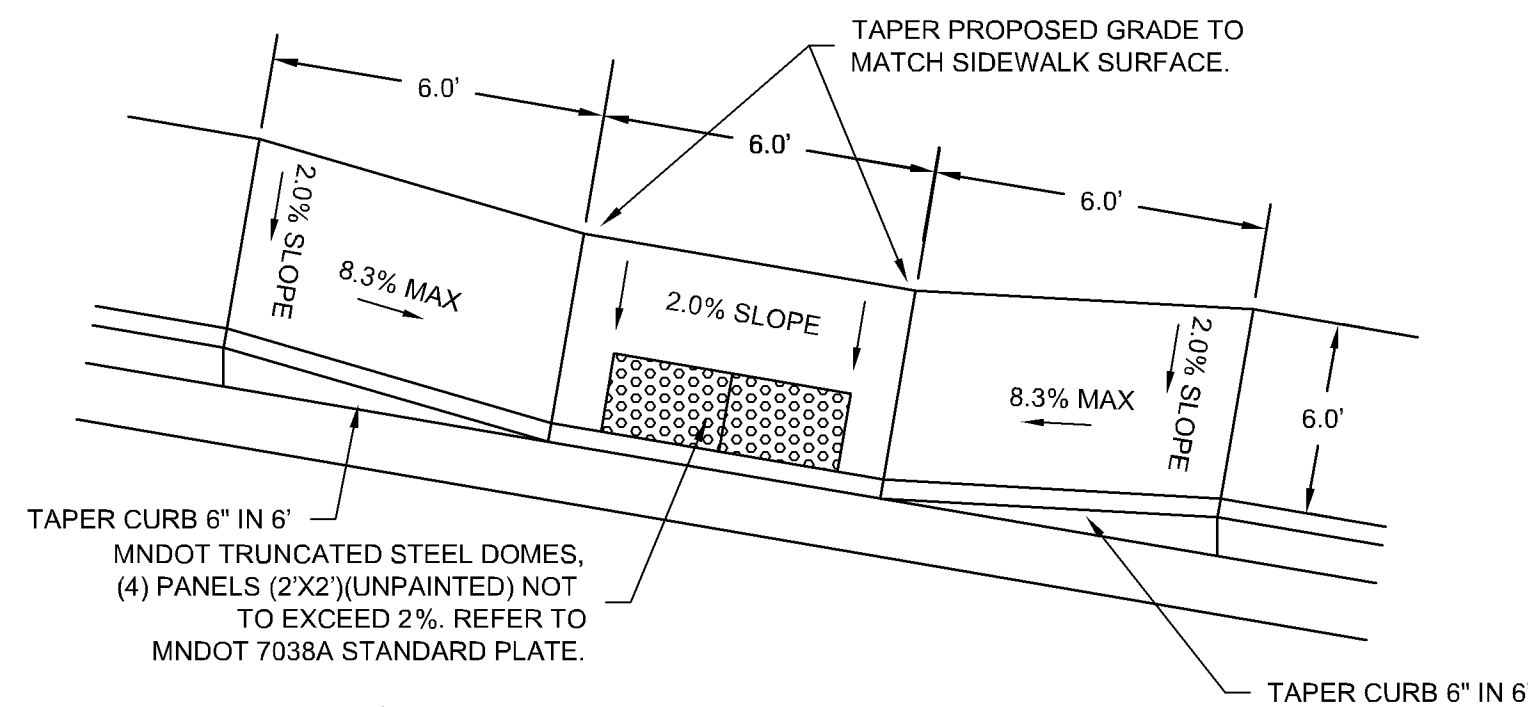


C5 NO SCALE

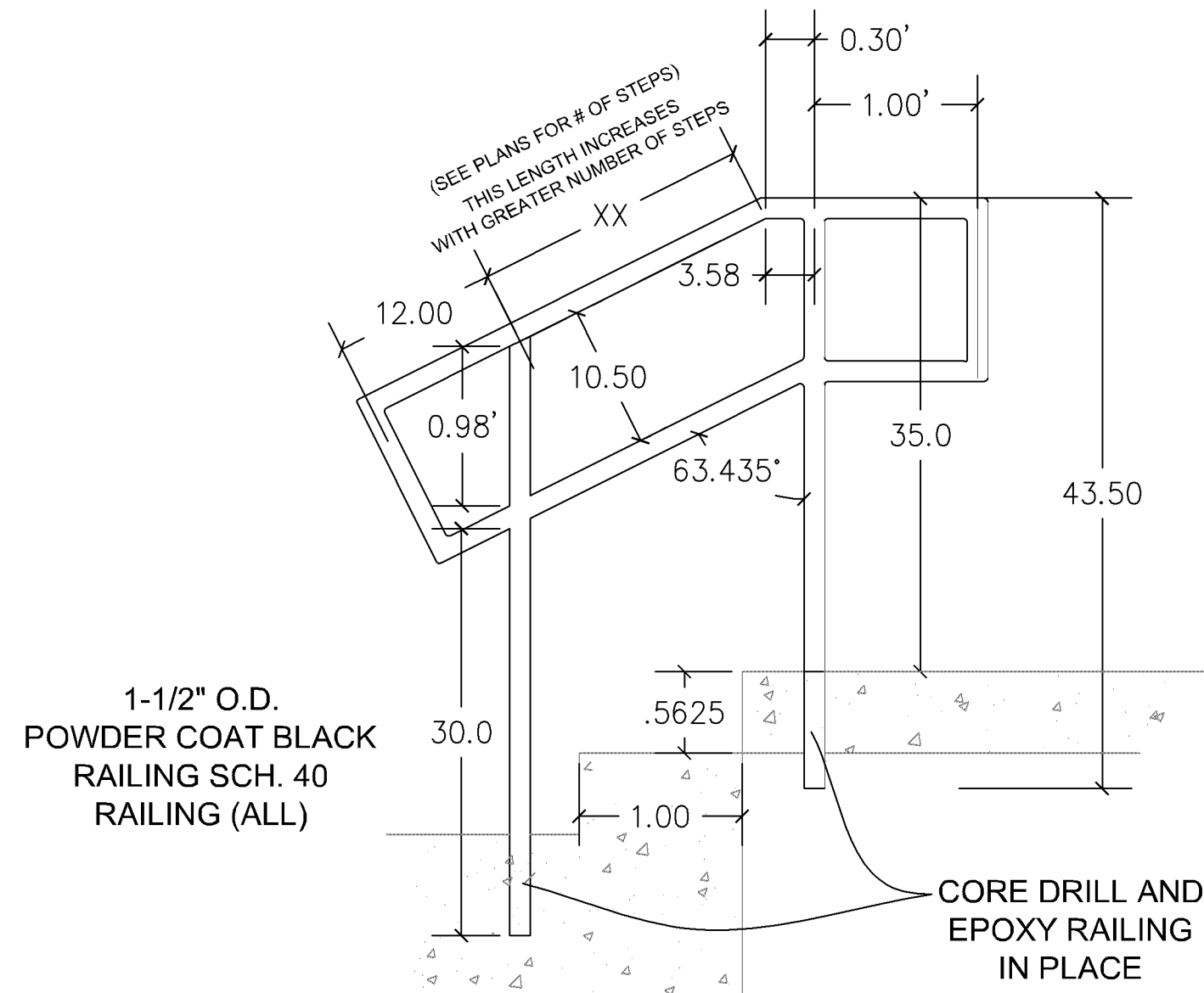


C5 NO SCALE

Provide detail for manholes and sump structures



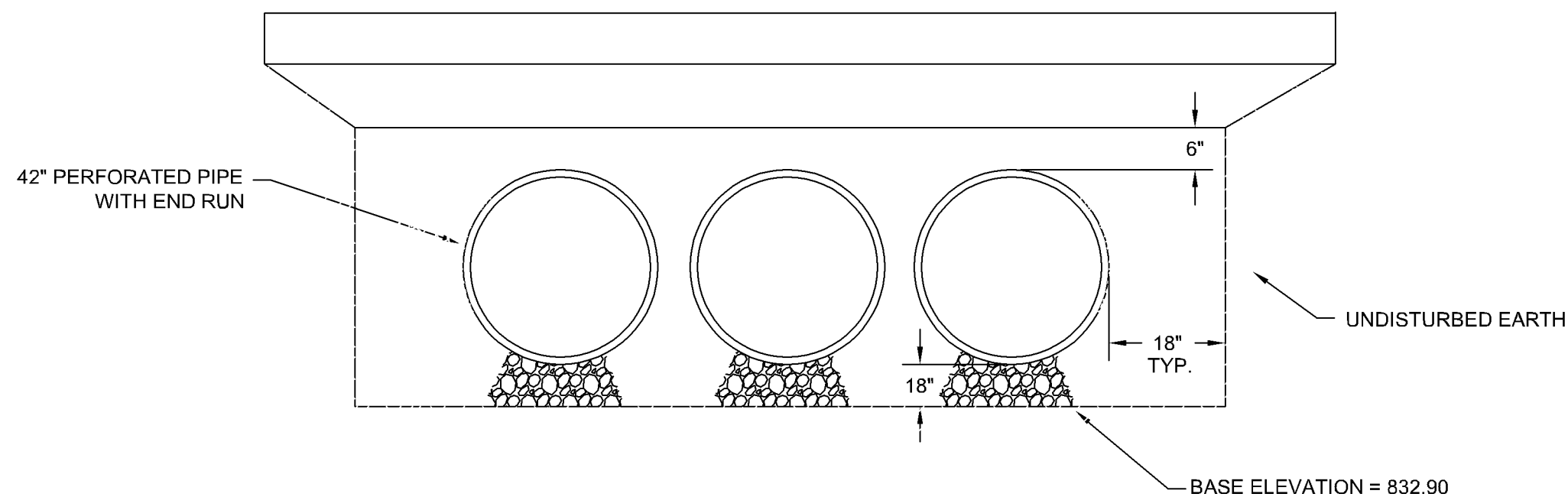
C7) NO SCALE



|    |          |
|----|----------|
| C5 | NO SCALE |
|----|----------|

Per Safety Rail Company:  
4244 Shoreline Drive, Spring Park, MN 55384  
Phone: 888-434-2720 | Fax: 888-471-4931  
[www.safetyrailcompany.com](http://www.safetyrailcompany.com)

\* Underground system shall be as-built and certified by a Professional Engineer



7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

C5 NO SCALE

[illegible]

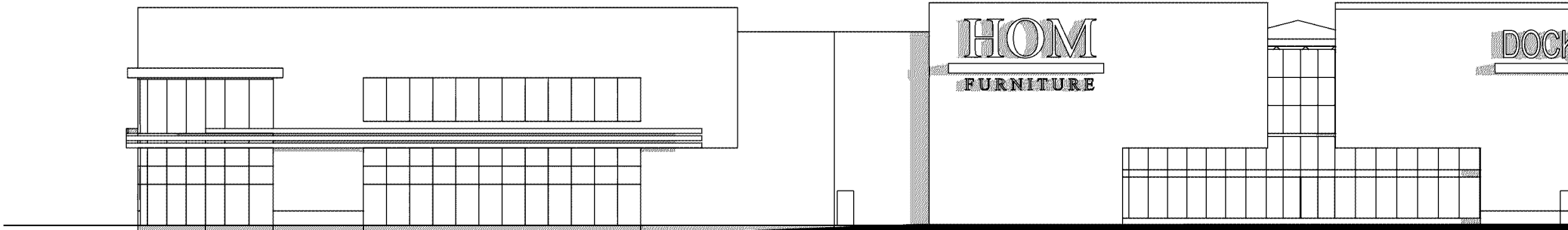
JOB NO. 15-123

**SHEET TITLE**

## DETAILS

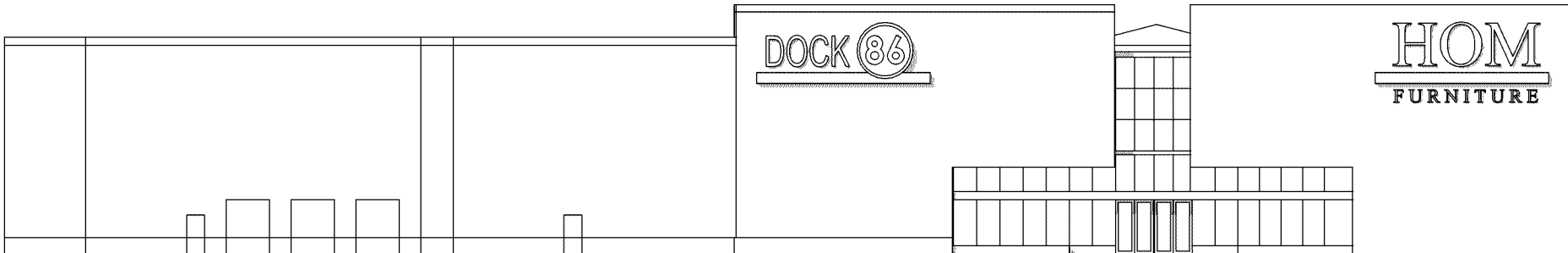
SHEET NO.

# C5

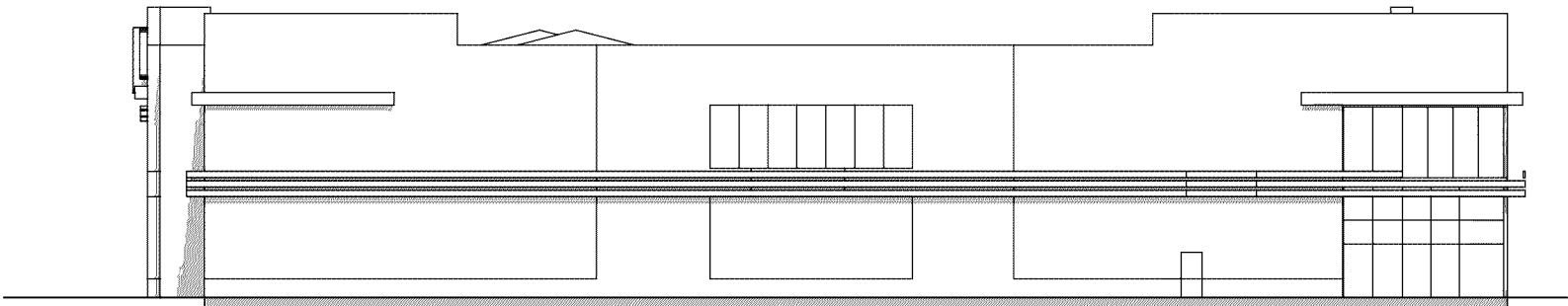


NORTH ELEVATION SCALE: 1"=30'

Signs on the north and south elevations are limited to individual letters not to exceed the allocation or a total of 1 wall should a cabinet sign be used. The lines below the signs and the "86" circle is considered a cabinet. Code allow part of the individual letters not to exceed 25 percent of the sign. The signs as shown would not comply with the Co addition, some signs are shown above the roof line on the updated elevations and is prohibited by City



SOUTH ELEVATION SCALE: 1"=30'

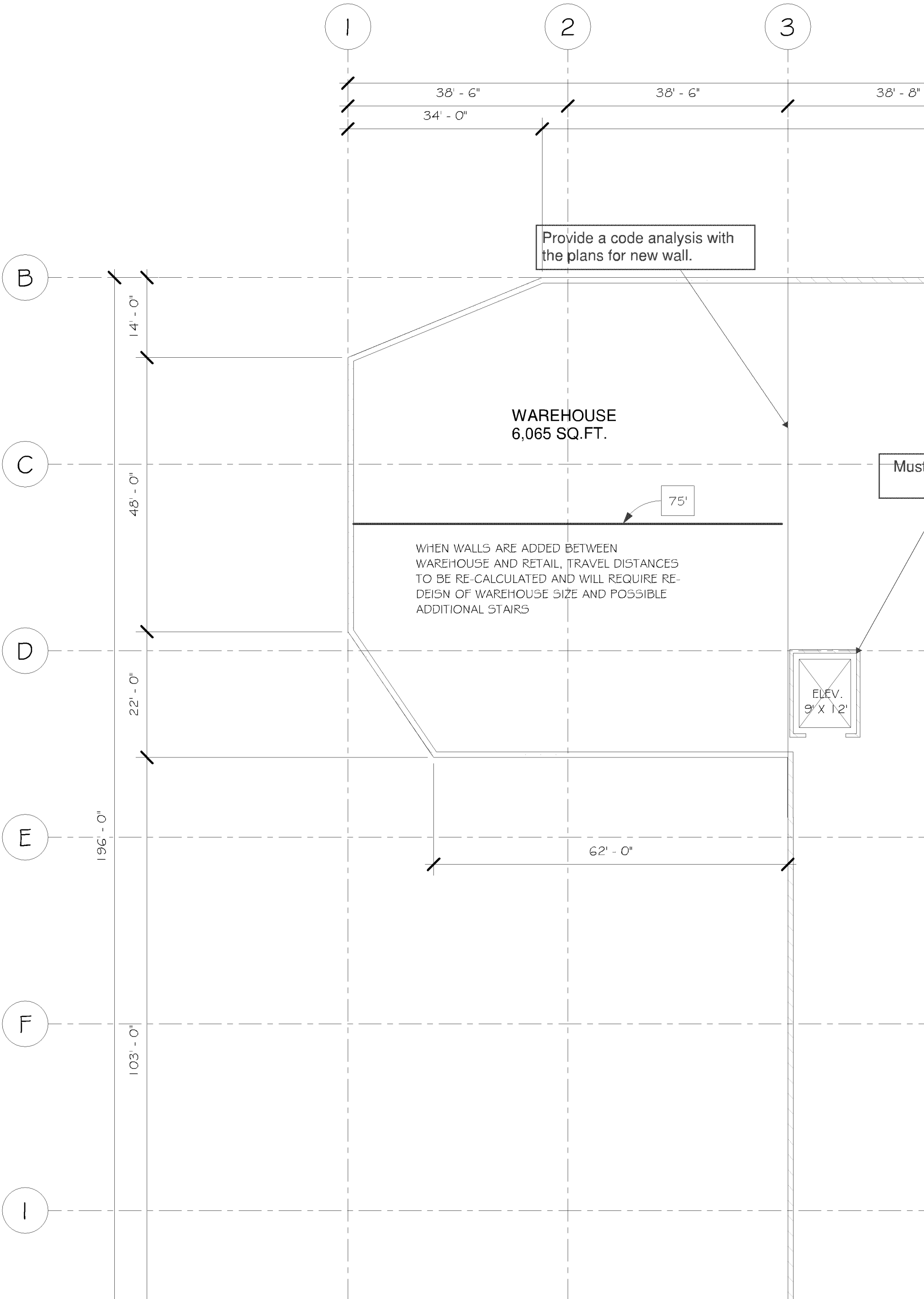


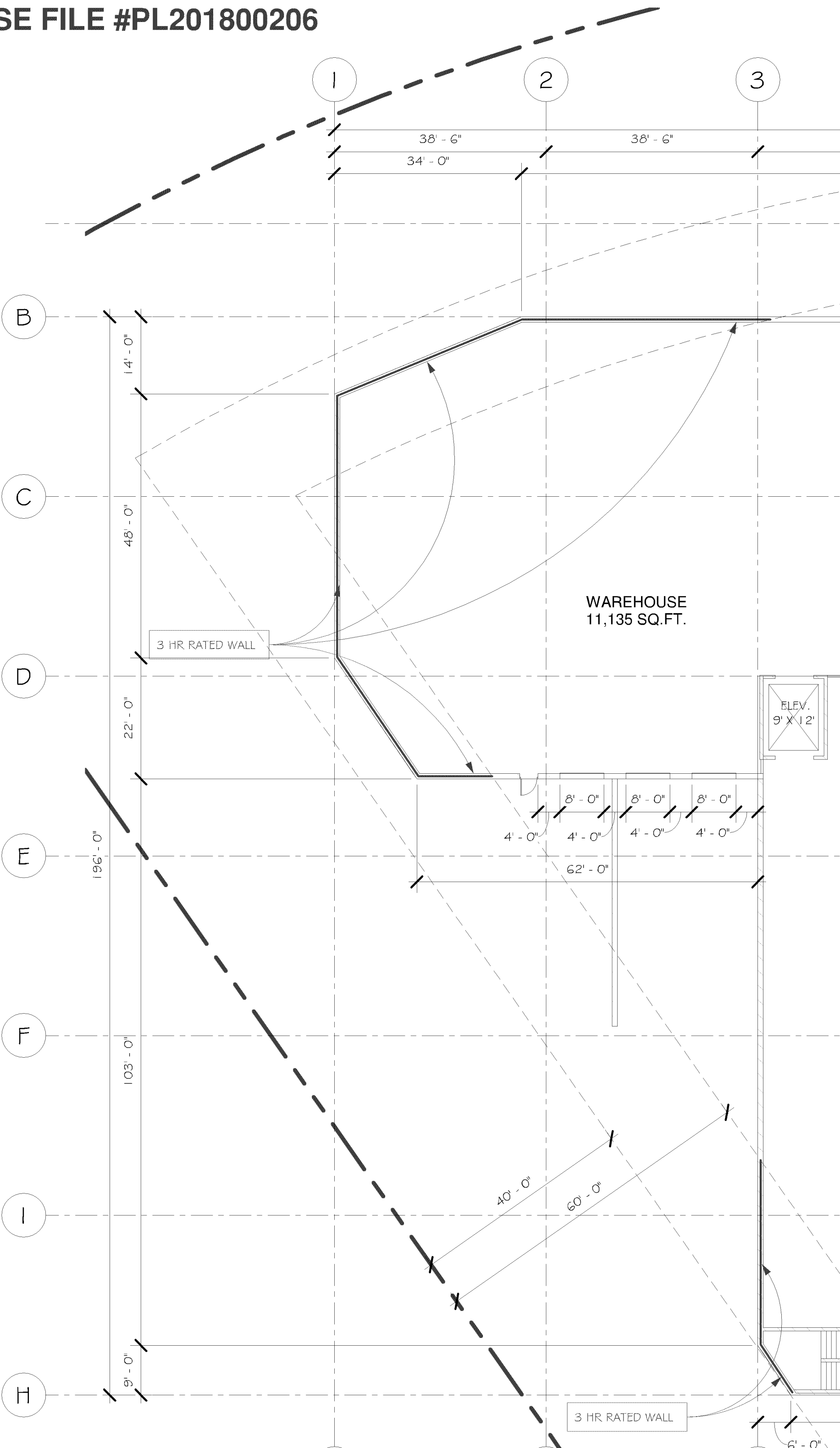
EAST ELEVATION SCALE: 1"=30'

DRAFT FURNITURE RETAIL - SUBJECT TO CHANGE  
BLOOMINGTON, MN

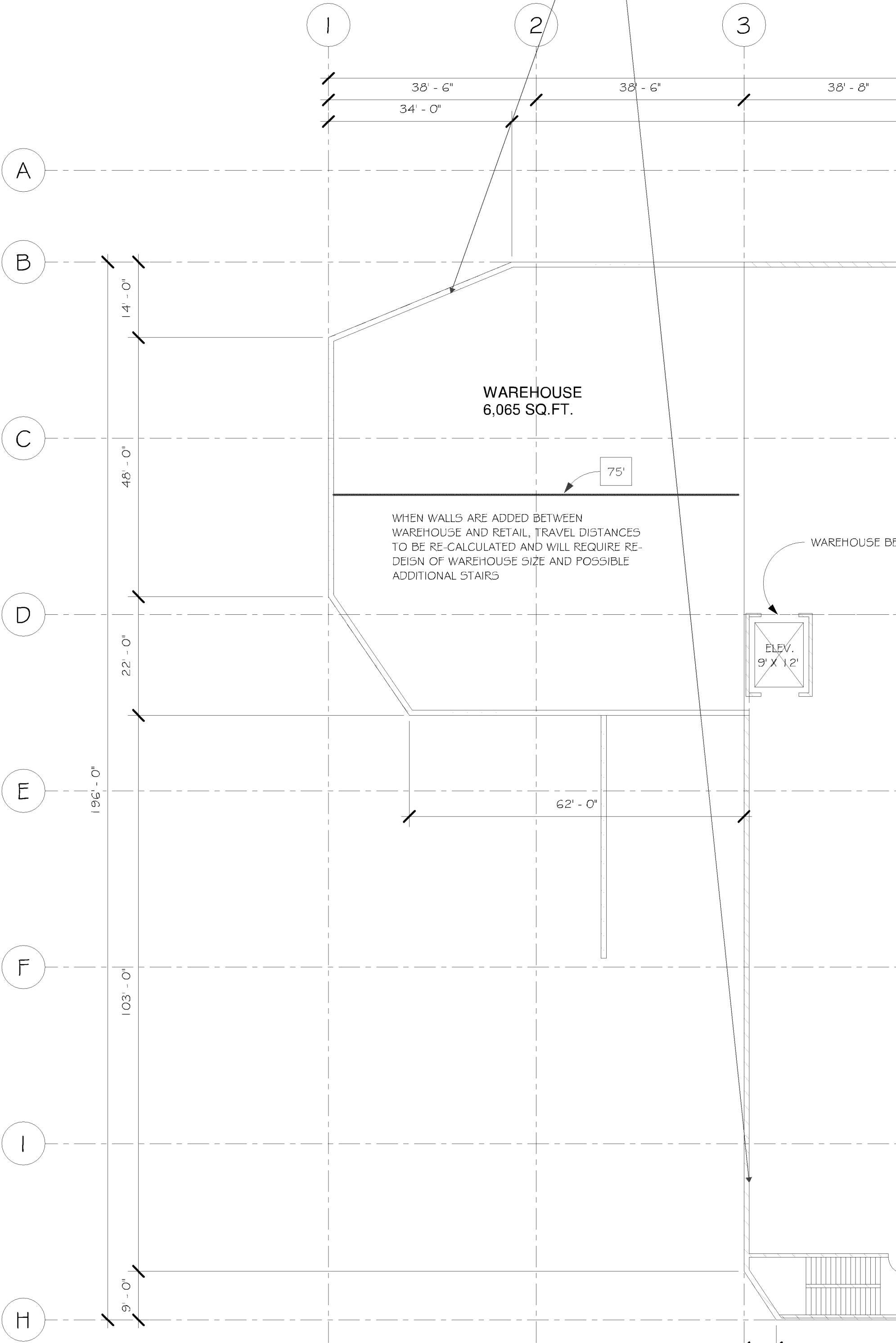
Provide a  
code analysis  
with the plans.

SA  
rec





Do we need 3 hr wall here



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HOM

Furniture

7800 Dupont Ave. S.  
Bloomington, Minnesota

| Revisions |      |
|-----------|------|
| Item      | Date |
|           |      |
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|           |      |

Registration Information

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

DATELicense #

Sheet Information

SITE LANDSCAPING PLAN  
SHRUBS

Project No: 15-107Drawing No:

Drawn By: RLT

Checked By: L2

Date: 07-17-18

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