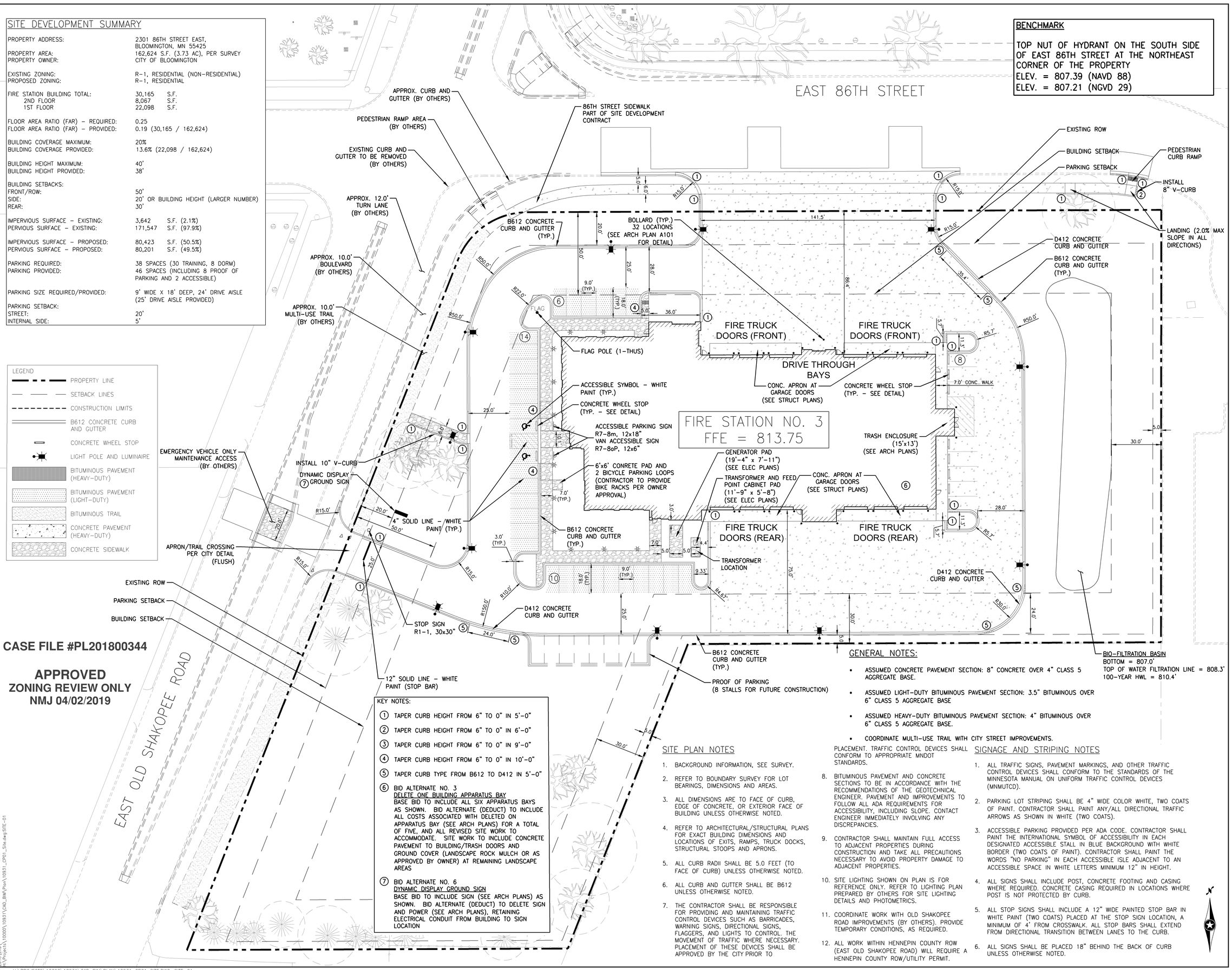
SITE DEVELOPMENT SUMMARY

PROPERTY ADDRESS:	2301 86TH STREET EAST, BLOOMINGTON, MN 55425
PROPERTY AREA:	162,624 S.F. (3.73 AC), PER SURVEY
PROPERTY OWNER:	CITY OF BLOOMINGTON
EXISTING ZONING:	R-1, RESIDENTIAL (NON-RESIDENTIAL)
PROPOSED ZONING:	R-1, RESIDENTIAL
FIRE STATION BUILDING TOTAL:	30,165 S.F.
2ND FLOOR	8,067 S.F.
1ST FLOOR	22,098 S.F.
FLOOR AREA RATIO (FAR) – REQUIRED:	0.25
FLOOR AREA RATIO (FAR) – PROVIDED:	0.19 (30,165 / 162,624)
BUILDING COVERAGE MAXIMUM:	20%
BUILDING COVERAGE PROVIDED:	13.6% (22,098 / 162,624)
BUILDING HEIGHT MAXIMUM:	40'
BUILDING HEIGHT PROVIDED:	38'
BUILDING SETBACKS:	
FRONT/ROW:	50'
SIDE:	20' OR BUILDING HEIGHT (LARGER NUMBER)
REAR:	30'
IMPERVIOUS SURFACE – EXISTING:	3,642 S.F. (2.1%)
PERVIOUS SURFACE – EXISTING:	171,547 S.F. (97.9%)
IMPERVIOUS SURFACE – PROPOSED:	80,423 S.F. (50.5%)
PERVIOUS SURFACE – PROPOSED:	80,201 S.F. (49.5%)
PARKING REQUIRED:	38 SPACES (30 TRAINING, 8 DORM)
PARKING PROVIDED:	46 SPACES (INCLUDING 8 PROOF OF PARKING AND 2 ACCESSIBLE)
PARKING SIZE REQUIRED/PROVIDED:	9' WIDE X 18' DEEP, 24' DRIVE AISLE (25' DRIVE AISLE PROVIDED)
PARKING SETBACK:	
STREET:	20'
INTERNAL SIDE:	5'

BENCHMARK

TOP NUT OF HYDRANT ON THE SOUTH SIDE OF EAST 86TH STREET AT THE NORTHEAST CORNER OF THE PROPERTY
ELEV. = 807.39 (NAVD 88)
ELEV. = 807.21 (NGVD 29)



LEGEND

- PROPERTY LINE
- SETBACK LINES
- CONSTRUCTION LIMITS
- B612 CONCRETE CURB AND GUTTER
- CONCRETE WHEEL STOP
- LIGHT POLE AND LUMINAIRE
- BITUMINOUS PAVEMENT (HEAVY-DUTY)
- BITUMINOUS PAVEMENT (LIGHT-DUTY)
- BITUMINOUS TRAIL
- CONCRETE PAVEMENT (HEAVY-DUTY)
- CONCRETE SIDEWALK

CASE FILE #PL201800344

APPROVED
ZONING REVIEW ONLY
NMJ 04/02/2019

KEY NOTES:

1. TAPER CURB HEIGHT FROM 6" TO 0" IN 5'-0"
2. TAPER CURB HEIGHT FROM 6" TO 0" IN 6'-0"
3. TAPER CURB HEIGHT FROM 6" TO 0" IN 9'-0"
4. TAPER CURB HEIGHT FROM 6" TO 0" IN 10'-0"
5. TAPER CURB TYPE FROM B612 TO D412 IN 5'-0"
6. BID ALTERNATE NO. 3
   DELETE ONE BUILDING APPARATUS BAY
   BASE BID TO INCLUDE ALL SIX APPARATUS BAYS AS SHOWN. BID ALTERNATE (DEDUCT) TO INCLUDE ALL COSTS ASSOCIATED WITH DELETED ON APPARATUS BAY (SEE ARCH PLANS) FOR A TOTAL OF FIVE, AND ALL REVISED SITE WORK TO ACCOMMODATE. SITE WORK TO INCLUDE CONCRETE PAVEMENT TO BUILDING/TRASH DOORS AND GROUND COVER (LANDSCAPE ROCK MULCH OR AS APPROVED BY OWNER) AT REMAINING LANDSCAPE AREAS
7. BID ALTERNATE NO. 6
   DYNAMIC DISPLAY GROUND SIGN
   BASE BID TO INCLUDE SIGN (SEE ARCH PLANS) AS SHOWN. BID ALTERNATE (DEDUCT) TO DELETE SIGN AND POWER (SEE ARCH PLANS), RETAINING ELECTRICAL CONDUIT FROM BUILDING TO SIGN LOCATION

GENERAL NOTES:

- ASSUMED CONCRETE PAVEMENT SECTION: 8" CONCRETE OVER 4" CLASS 5 AGGREGATE BASE.
- ASSUMED LIGHT-DUTY BITUMINOUS PAVEMENT SECTION: 3.5" BITUMINOUS OVER 6" CLASS 5 AGGREGATE BASE
- ASSUMED HEAVY-DUTY BITUMINOUS PAVEMENT SECTION: 4" BITUMINOUS OVER 6" CLASS 5 AGGREGATE BASE.
- COORDINATE MULTI-USE TRAIL WITH CITY STREET IMPROVEMENTS.

SITE PLAN NOTES

1. BACKGROUND INFORMATION, SEE SURVEY.
2. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
3. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF CONCRETE, OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, TRUCK DOCKS, STRUCTURAL STOOPS AND APRONS.
5. ALL CURB RADII SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
6. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS, AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
8. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. PAVEMENT AND IMPROVEMENTS TO FOLLOW ALL ADA REQUIREMENTS FOR ACCESSIBILITY, INCLUDING SLOPE. CONTACT ENGINEER IMMEDIATELY INVOLVING ANY DISCREPANCIES.
9. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
10. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.
11. COORDINATE WORK WITH OLD SHAKOPEE ROAD IMPROVEMENTS (BY OTHERS). PROVIDE TEMPORARY CONDITIONS, AS REQUIRED.
12. ALL WORK WITHIN HENNEPIN COUNTY ROW (EAST OLD SHAKOPEE ROAD) WILL REQUIRE A HENNEPIN COUNTY ROW/UTILITY PERMIT.

SIGNAGE AND STRIPING NOTES

1. ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE STANDARDS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MNMUTCD).
2. PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE, TWO COATS OF PAINT. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS AS SHOWN IN WHITE (TWO COATS).
3. ACCESSIBLE PARKING PROVIDED PER ADA CODE. CONTRACTOR SHALL PAINT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN EACH DESIGNATED ACCESSIBLE STALL IN BLUE BACKGROUND WITH WHITE BORDER (TWO COATS OF PAINT). CONTRACTOR SHALL PAINT THE WORDS "NO PARKING" IN EACH ACCESSIBLE ISLE ADJACENT TO AN ACCESSIBLE SPACE IN WHITE LETTERS MINIMUM 12" IN HEIGHT.
4. ALL SIGNS SHALL INCLUDE POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB.
5. ALL STOP SIGNS SHALL INCLUDE A 12" WIDE PAINTED STOP BAR IN WHITE PAINT (TWO COATS) PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO THE CURB.
6. ALL SIGNS SHALL BE PLACED 18" BEHIND THE BACK OF CURB UNLESS OTHERWISE NOTED.

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BLOOMINGTON, MN 55425

Bloomington Fire Station #3

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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.

SIGNATURE: MICHAEL C. AARON
Date 02-28-2019 License # 25721

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NO.	REVISIONS	DATE

DWG. TITLE

SITE PLAN

SCALE IN FEET: 0 20 40

DATE	02-28-2019
SCALE	
DWN.	CHK
PROJ. No.	484401 (SRF 10931.00)
DWG. No.	C2-0

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