

Larkin Hoffman

8300 Norman Center Drive
Suite 1000
Minneapolis, Minnesota 55437-1060

GENERAL: 952-835-3800

FAX: 952-896-3333

WEB: www.larkinhoffman.com

October 1, 2019

Mr. Glen Markegard
Planning Manager
City of Bloomington
1800 W. Old Shakopee Road
Bloomington, MN 55431

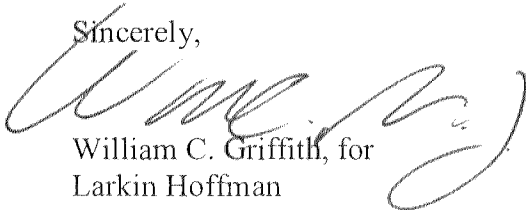
Re: Rosa Development Company Site Development Agreement

Dear Glen:

Attached you will find the Master Concept Plan prepared by BKV Group for 3700 and 3750 American Boulevard East.

We look forward to working with you and your staff on the proposed development. In the meantime, please let me or Julie Kimble know if you have questions regarding this submittal.

Sincerely,



William C. Griffith, for
Larkin Hoffman

Direct Dial: 952-896-3290

Direct Fax: 952-842-1729

Email: wgriffith@larkinhoffman.com

cc: Kristin Muir
Julie Kimble
Megan Rogers

Enclosure

3700 & 3750 American Boulevard East - Concept Master Plan

Rosa Development Co.

BKV
GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

Boorman
Kroos
Vogel
Group
Inc.

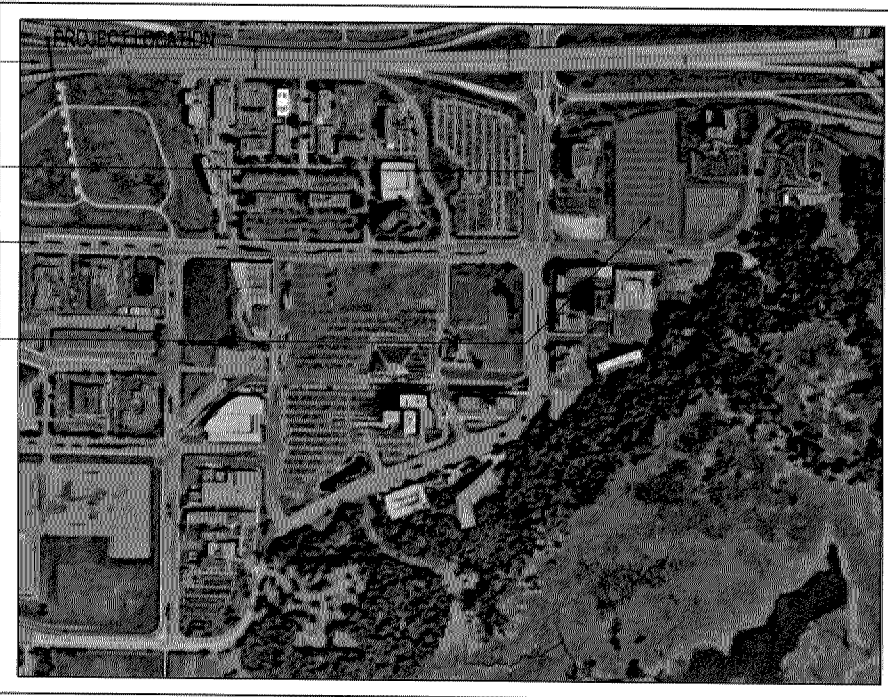
222 North Second Street
Long & Kees Bldg, Suite 101
Minneapolis, MN 55401
Telephone: 612.339.3752
www.bkvgroup.com
EOE

CONSULTANTS

PROJECT TITLE
**3700 & 3750
AMERICAN BLVD
EAST**

ISSUE #	DATE	DESCRIPTION
REV 1	09/11/19	CONCEPT MASTER PLAN

494
34TH AVE S
AMERICAN BLD E
PROJECT



SHEET INDEX

SHEET NUMBER	SHEET NAME	ISSUE DATE	ISSUE DATE	ISSUE DATE	ISSUE DATE	ISSUE DATE
G100	COVER	9/11/2019				
A010	SITE PLAN	9/11/2019				
A011	SITE DEVELOPMENT PARKING PLAN	9/11/2019				
EX-1	CONCEPT MASTER PLAN SITE AND STORMWATER EXHIBIT	9/11/2019				
EX-2	CONCEPT MASTER PLAN FIRE ACCESS EXHIBIT	9/11/2019				

PROJECT TEAM

Owner/Applicant:
Rosa Development Co.
334 NE 15th Avenue
Delray Beach, FL 33444
Phone: 561.854.5483
Contact: Kristin Mur

Mechanical Engineering:
Boorman Kroos Vogel Group, Inc.
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.6212
Contact: Alex Swartz

Architect:
Boorman Kroos Vogel Group, Inc.
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.6212
Contact: Robert Ewert

Electrical Engineering:
Boorman Kroos Vogel Group, Inc.
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.6212
Contact: Chad Kardi

Civil:
BNA, LLC
767 Marquette Street
Suite 100
St. Paul, MN 55114
Phone: 612.294.7230
Contact: Mitchell Cookes

Development Consultant/Owner's Rep.
UMB Associates
Minneapolis St. Paul
Phone: 612.670.8962
Contact: Julie Kimble
julie.kimble@umbassociates.com

Landscape:
Boorman Kroos Vogel Group, Inc.
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.6212
Contact: Brady Halverson

Structural Engineering:
Boorman Kroos Vogel Group, Inc.
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.6212
Contact: Charles Robinson

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2019-01

SHEET TITLE

COVER SHEET

SHEET NUMBER

G100

© 2019 BKV Group

SITE PLAN KEY NOTES

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boorman
Kroos
Vogel
Group
Inc.

222 North Second Street
Long & Kees Bldg, Suite 101
Minneapolis, MN 55401
Telephone: 612.339.3752
www.bkvgroup.com
EOE

CONSULTANTS

Proposed Major Use(s)

MULTI FAMILY RESIDENTIAL, HOTEL, OFFICE, MIXED USE

Development Square Footages

550,000 - 800,000 SQ FT

Location of Structured Parking

LOCATED BELOW THE FOOTPRINT OF THE BUILDINGS SHOWN

PROJECT TITLE

3700 & 3750
AMERICAN BLVD
EAST

SSA #	DATE	DESCRIPTION
	08/27/2019	CONCEPT MASTER PLAN

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	LSH
CHECKED BY	ME
COMMISSION NUMBER	1387-01

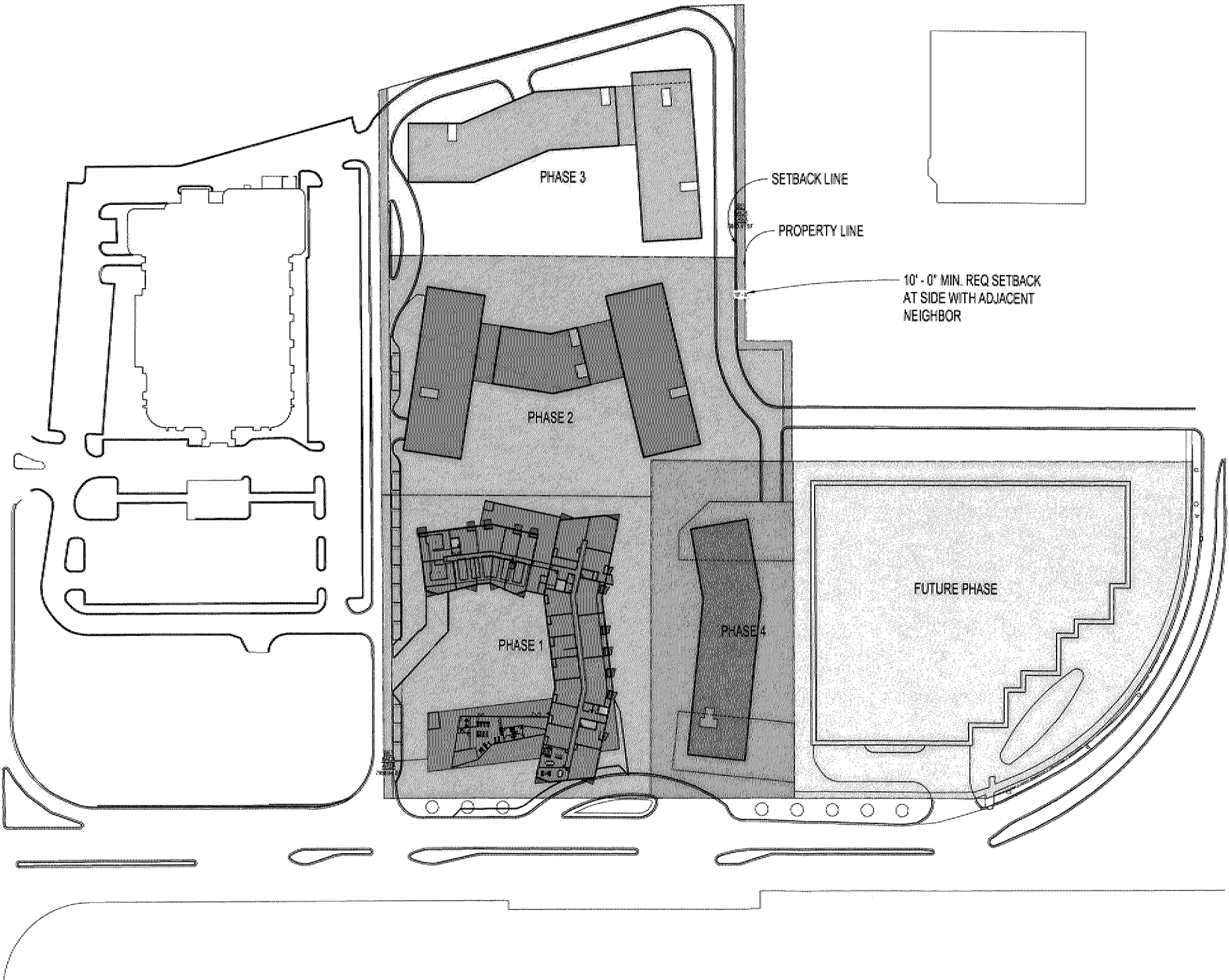
SHEET TITLE

MASTER SITE
PLAN

SHEET NUMBER

A010

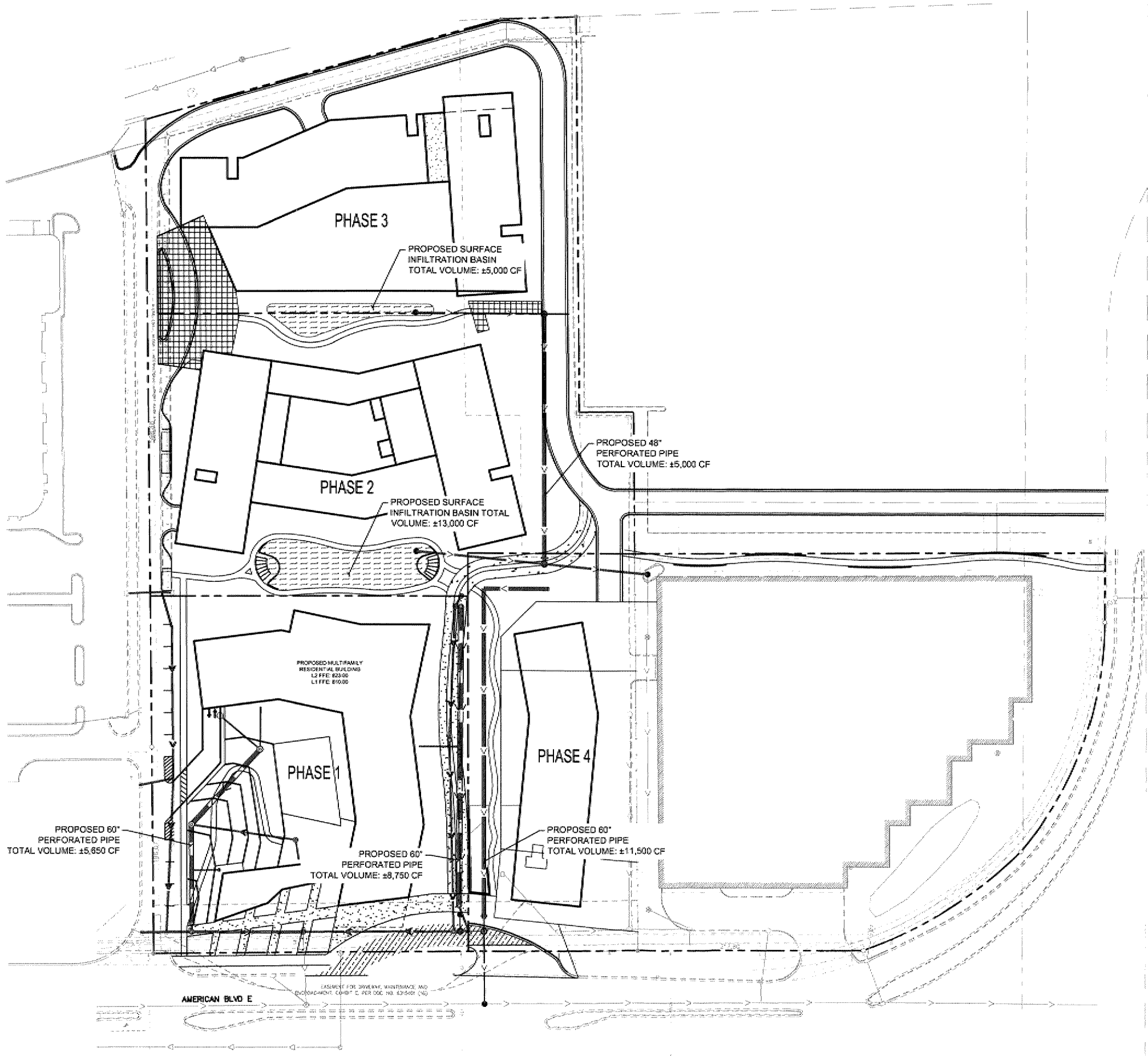
© 2019 BKV Group



MASTER SITE PLAN

K:\TWC_LDEV\Rosa Development\3700 American Blvd. Apartments\3 Design\CAD\Exhibits\EX-1 SITE PLAN_2019-0926.dwg September 27, 2019 - 2:05pm

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PRELIMINARY - NOT FOR CONSTRUCTION

3700 AMERICAN
BLVD

PREPARED FOR
ROSA

DEVELOPMENT CO
BLOOMINGTON MINNESOTA

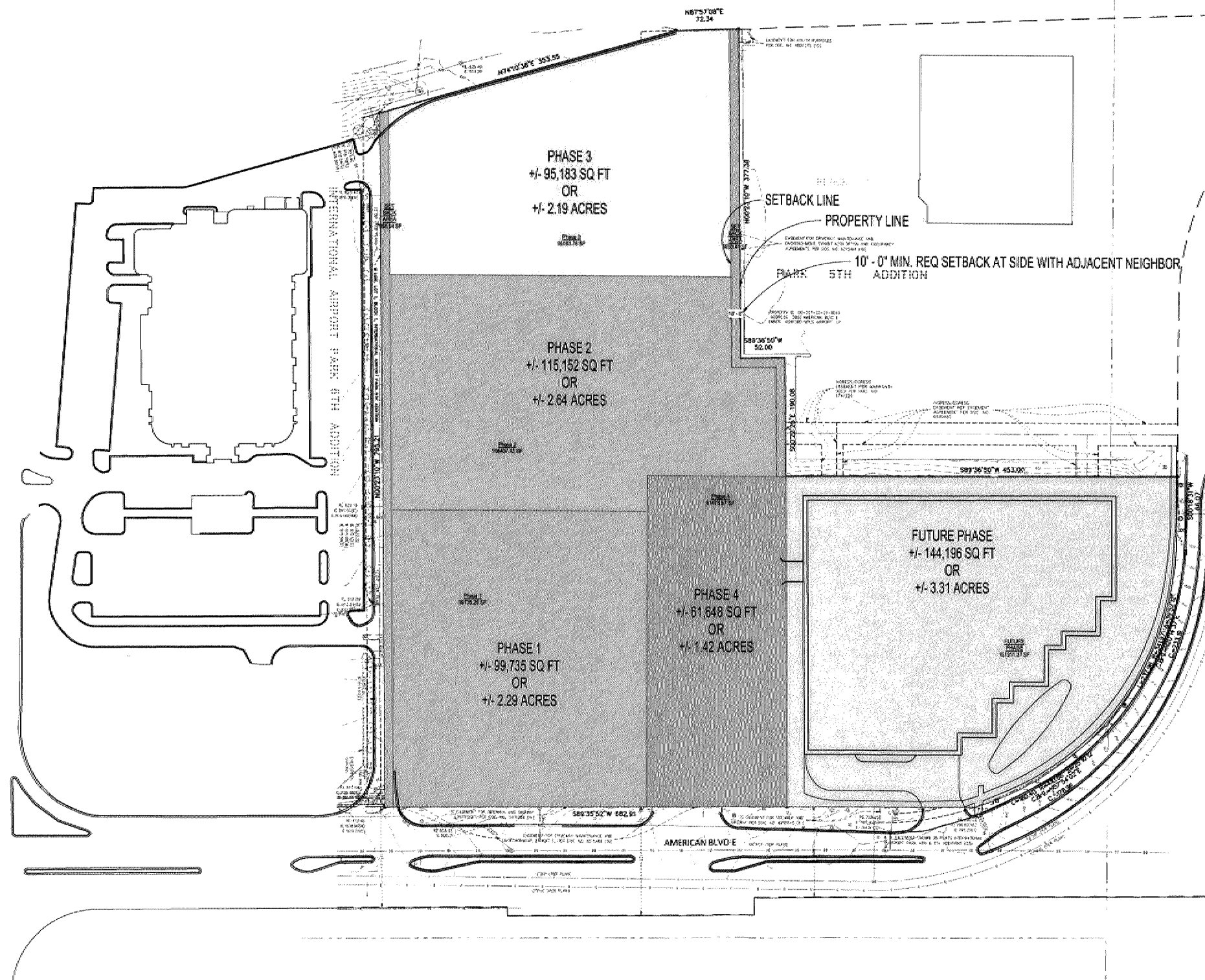
CONCEPT MASTER
PLAN SITE AND
STORMWATER
EXHIBIT

KHA PROJECT 150118000	DATE 09/27/19	SCALE AS SHOWN	DESIGNED BY LEG	CHECKED BY MGC
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.				
MITCHELL G. COOKMAN, P.E. DATE: 09/27/2019 US. NO. 20003				

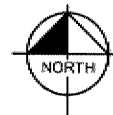
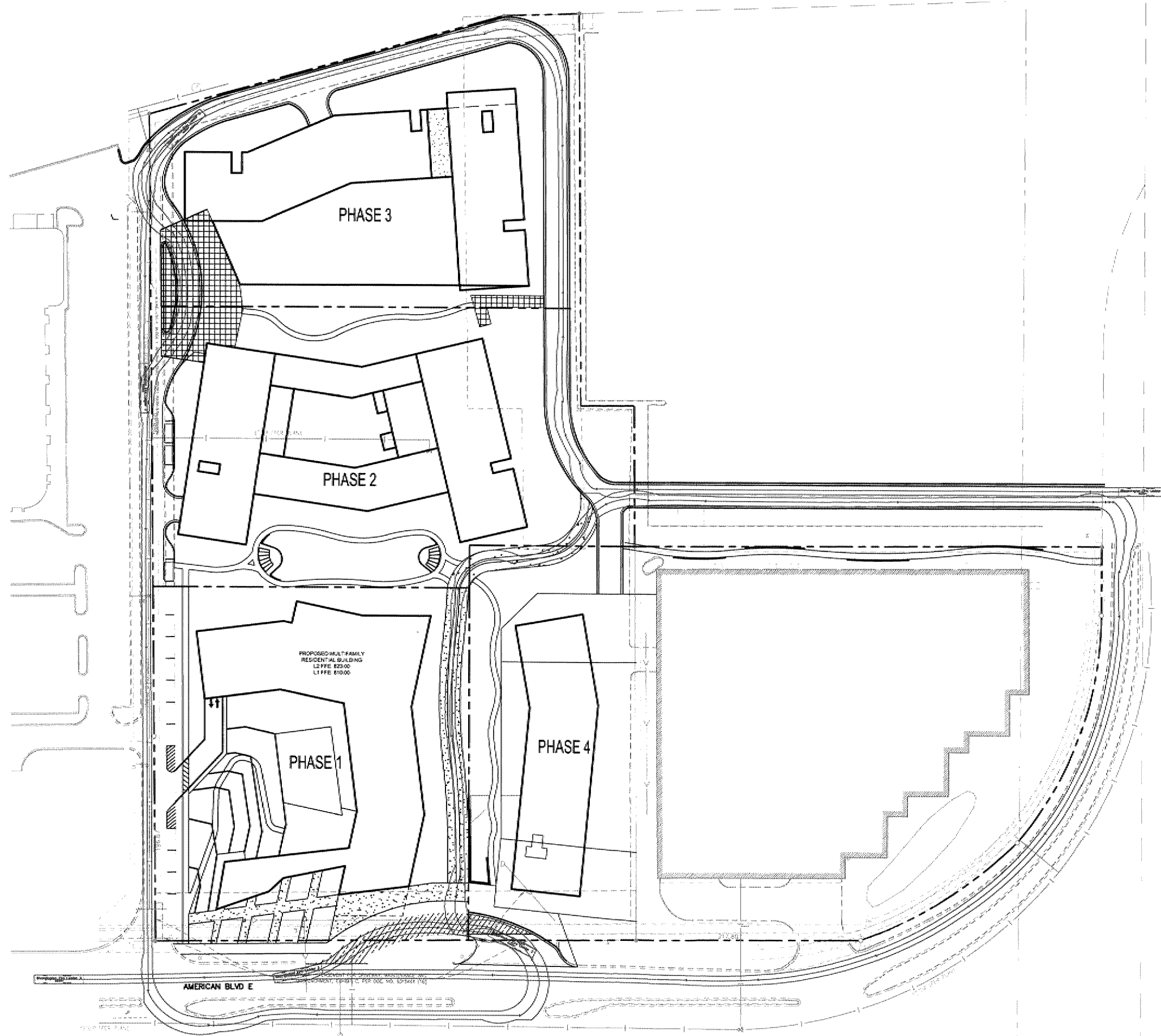
Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-466-4197
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SHEET NUMBER
EX-1



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. House of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



PRELIMINARY - NOT FOR CONSTRUCTION

3700 AMERICAN

PREPARED FOR

**ROSA
DEVELOPMENT CO.**
MINNEAPOLIS, MINN.

BLOOMINGTON MINNESOTA

**CONCEPT MASTER
PLAN FIRE
ACCESS EXHIBIT**

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 MISSISSIPPI.

I HEREBY CERTIFY THAT THIS PLAN, AS SHOWN ON THE ATTACHED DRAWING, 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 MISSISSIPPI.	RMA PROJECT 1601160000 DATE 9/27/19	SCALE AS SHOWN DESIGNED BY LEC DRAWN BY LEC CHECKED BY MCG	MITCHELL C COOKMAN P.L.A. MH NO. 3500000000 DATE 03/03/06
--	--	---	--

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY
-----	-----------	------	----