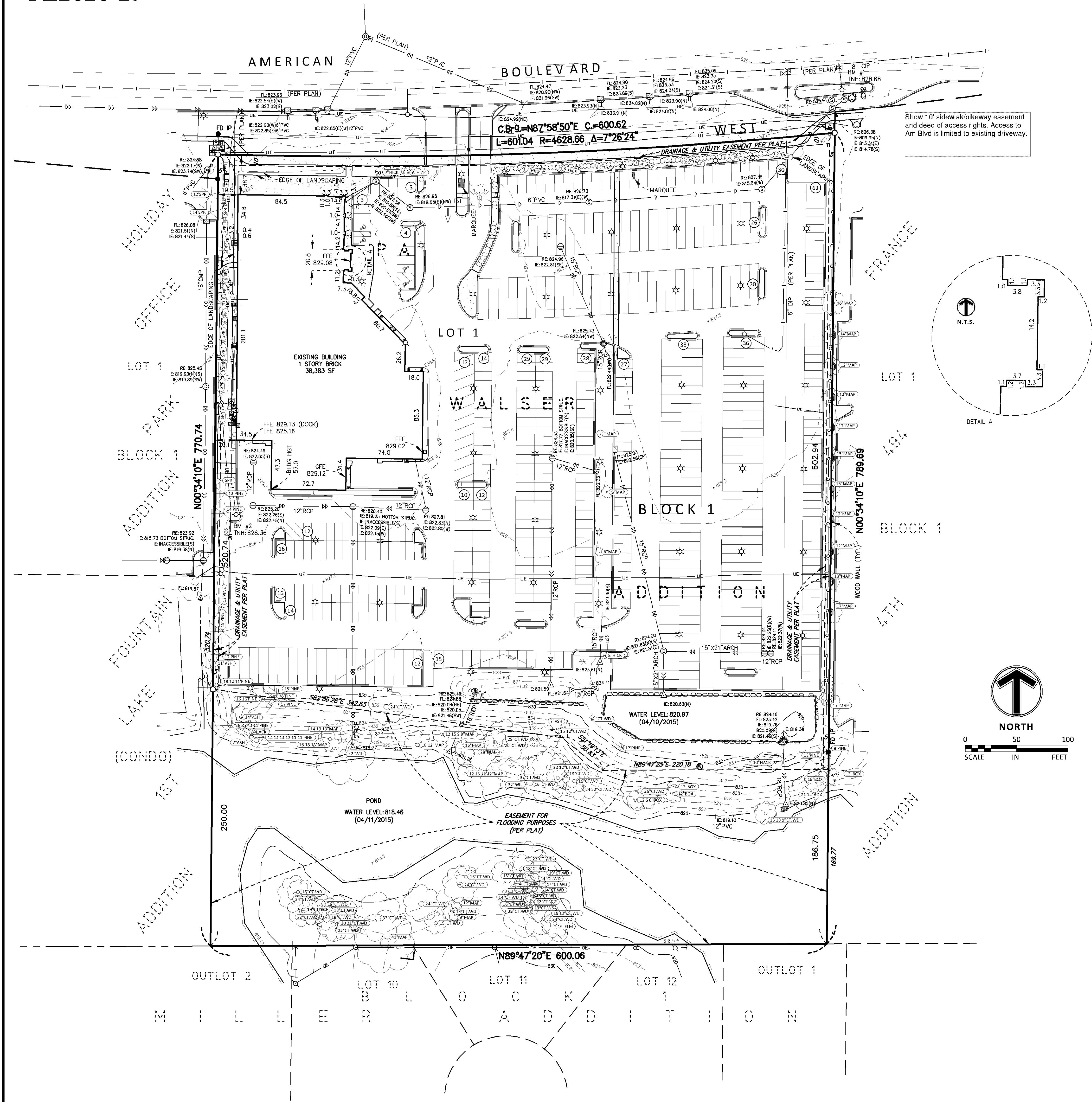


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LEGEND		
● FOUND MONUMENT	—◇— WATERMAIN	--- EASEMENT LINE
○ SET MONUMENT	—○— SANITARY SEWER	--- SETBACK LINE
⊠ MARKED LS 21729	—◇— SANITARY LIFT STATION	--- CONCRETE CURB
⊠ ELECTRIC METER	—◇— STORM SEWER	--- BUILDING LINE
⊠ LIGHT	—◇— FLARED END SECTION	--- BUILDING CANOPY
⊠ AIR CONDITIONER	—◇— BEEHIVE/ROOF DRAIN	--- BITUMINOUS SURFACE
—◇— GUY ANCHOR	—◇— ELECTRIC TRANSFORMER	--- CONCRETE SURFACE
⊠ HANDICAP STALL	—◇— TELEPHONE PEDESTAL	--- RIP RAP SURFACE
⊠ UTILITY POLE	—◇— GAS METER	--- NO PARKING
⊠ POST	—◇— OVERHEAD ELECTRIC	--- DECIDUOUS TREE
⊠ SIGN	—◇— CHAIN LINK FENCE	--- CONIFEROUS TREE
⊠ COMM. VAULT	—◇— IRON FENCE	--- SHRUB LINE
⊠ COMM. PEDESTAL		--- BUSH
⊠ WELL HANDPUMP		
⊠ SKIMMER		

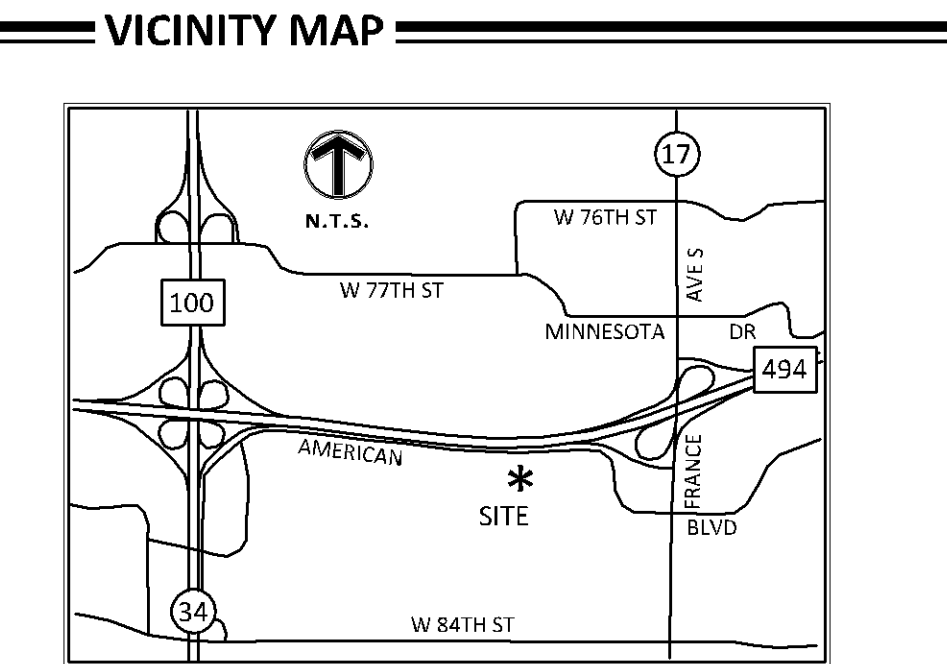
DESCRIPTION

Lot 1, Block 1, PA WALSER ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

- PROPERTY SUMMARY**
- Subject property's address is 4401 American Boulevard, its property identification number is 06-027-24-13-0128.
 - The gross area of the subject property is 10.657 Acres or 464,226 Square Feet.
 - The subject property is zoned CS-0.5 (PD), Commercial Service 0.5 Planned Development, per City of Bloomington zoning map dated 01/30/2014 and City of Bloomington online GIS map.
 - The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.

- BENCHMARKS**
- The vertical datum is based on NAVD88. The originating bench marks are MNDOT CAVALIA and MNDOT FRANCE RM 2, both referenced from the MNDOT Geodetic Database.
- BENCHMARK #1**
Top nut of hydrant north of northeast property corner. Elev.=828.68
- BENCHMARK #2**
Top nut of hydrant southwesterly of southwest building corner on property. Elev.=828.36

- SURVEY NOTES**
- The bearing system is based on the west line of Lot 1, Block 1, PA WALSER ADDITION having an assumed bearing of North 00 degrees 34 minutes 10 seconds East.
 - This survey was prepared without the benefit of a Title Commitment or abstract and the surveyor has made no independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate title search may disclose. Therefore, this survey may be revised by showing that which would be cited in a title commitment and then illustrated on the survey.
 - A Gopher State One Call (GSOC) request was placed on 03/24/2015, under Ticket Number 150830813 for utility locates on this site. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216.B contact Gopher State One Call at (651-454-0002) prior to any excavation.
 - Field work was completed on 04/11/2015.
 - The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.



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www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
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Project
**WALSER
TOYOTA,
BLOOMINGTON**
Location
**BLOOMINGTON,
MN**
4401 AMERICAN BOULEVARD

Certification
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LAND SURVEYOR under the laws of the State of Minnesota.

Rick M. Blom
Rick M. Blom
Registration No. 21729 Date: 04/16/2015
If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

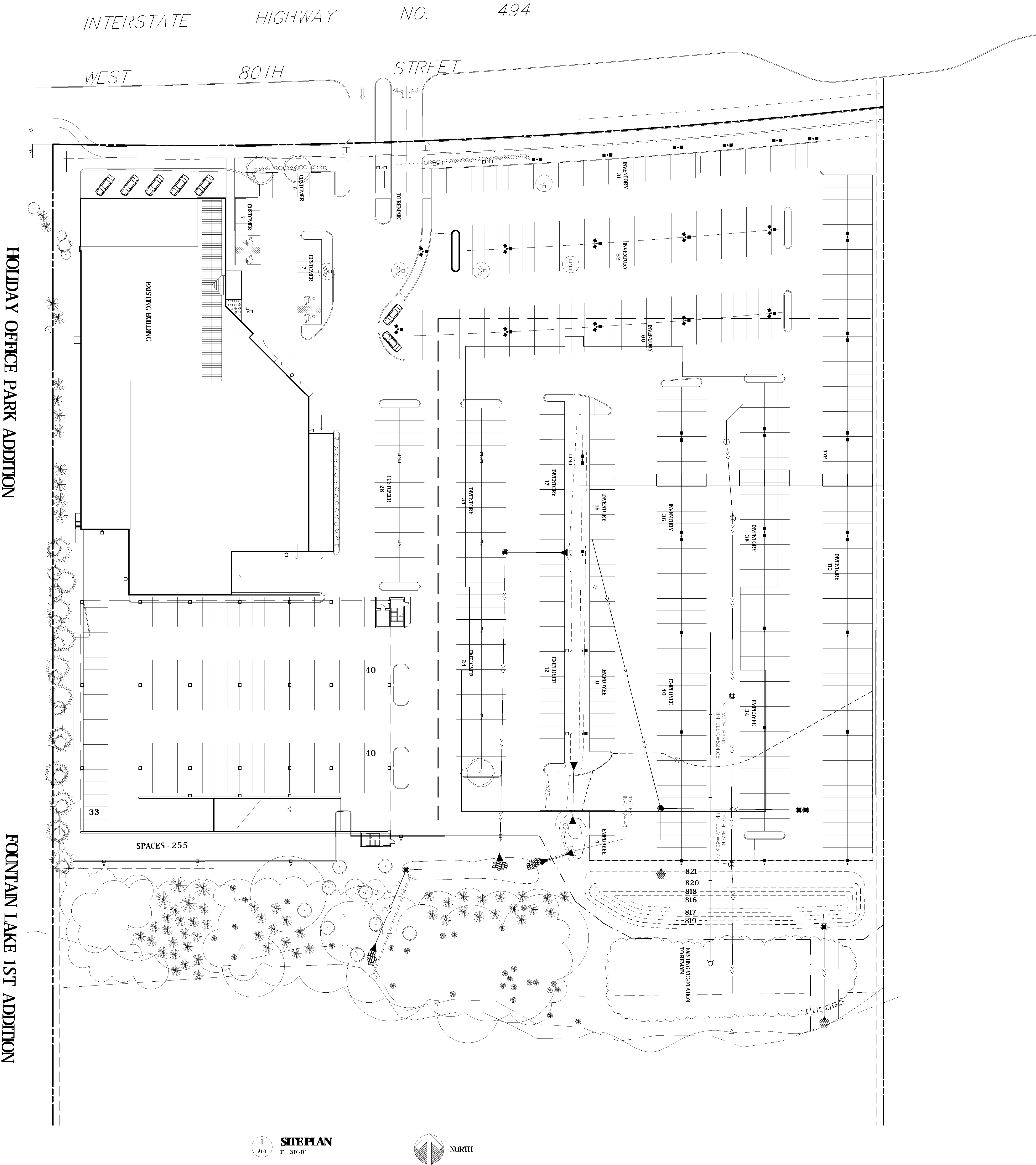
Summary
Designed: Drawn: DL
Approved: RMB Book / Page: 933/54
Phase: Initial Issued: 04/16/2015

Revision History
No. Date By Submittal / Revision

Sheet Title
**BOUNDARY
AND
TOPOGRAPHICAL
SURVEY**

Sheet No. Revision
1/1
Project No. PHI20304

PL2020000029
PL2020-29



In narrative Phase 1 is parking ramp not building

2020 NEW BUILDING FOR:
WALSER TOYOTA RAMP
4401 AMERICAN BLVD
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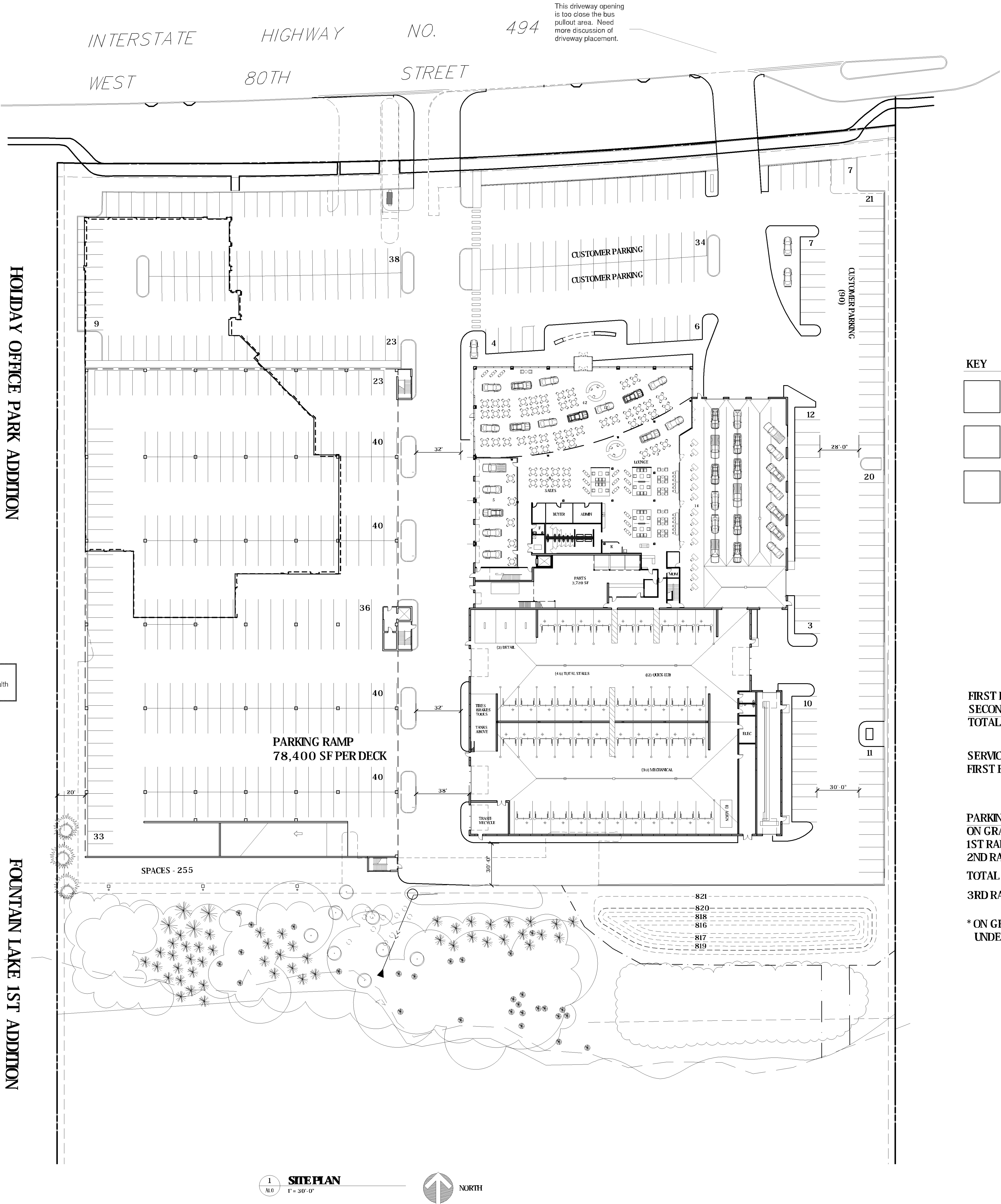
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CHECKED BY: DAP
PROJECT NO.:

SITE PLAN

PHASE - 1

A1.0

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Must meet current MN State Building Code

Must meet MN Accessibility Code

SAC review by MET council will be required.

Separate permit required for Parking Lot/driveway

Separate permit and review by Mn State Elevator inspector for elevators, escalators and moving walkways.

When 80 percent of plans are completed, a preliminary plan review meeting can be set up with Building and Inspections manager.

Emergency vehicle access to the existing building(s) shall be provide during construction.

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

Provide adequate turning radius for BFD Ladder 4 for all emergency vehicle access lanes.

Provide for emergency vehicle access throughout the property and around the structures. Access roads to be a minimum 20' wide and able to support 40 tons.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.

If food is going to be offered to customers, it must be licensed and approved by the Environmental Health Division prior to implementation

Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

Building/property shall be adequately signed for emergency response.

Insure the proposed landscaping doesn't interfere with access to the building.

This driveway opening is too close the bus pullout area. Need more discussion of driveway placement.

- KEY
- PHASE- 1
SOUTH PORTION OF RAMP
 - PHASE- 2
NEW BUILDING
 - PHASE- 3
DEMO EXISTING BUILDING
NORTH PORTION OF RAMP

FIRST FLOOR 72,000 SF
SECOND FLOOR 19,000 SF
TOTAL 91,000 SF

SERVICE STALLS
FIRST FLOOR 46

PARKING COUNT
ON GRADE 560* STALLS
1ST RAMP LEVEL 210 - 230 STALLS
2ND RAMP LEVEL 210 - 230 STALLS
TOTAL 980 STALLS
3RD RAMP LEVEL 210 - 230 STALLS

* ON GRADE INCLUDES STALLS UNDER RAMP

2020 NEW BUILDING FOR:
WALSER TOYOTA
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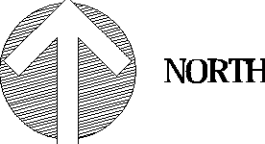
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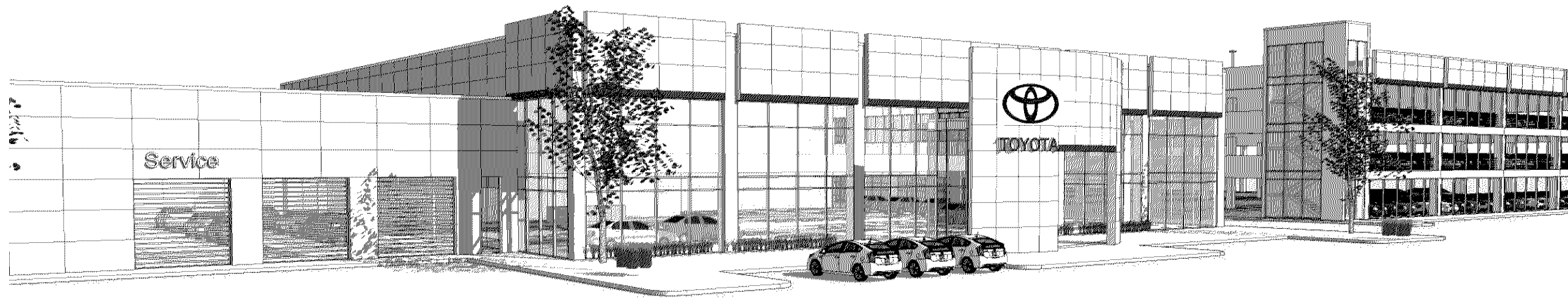
A1.0

1 SITE PLAN
A1.0 1" = 30'-0"



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2020 NEW FACILITY FOR:

WALSER TOYOTA

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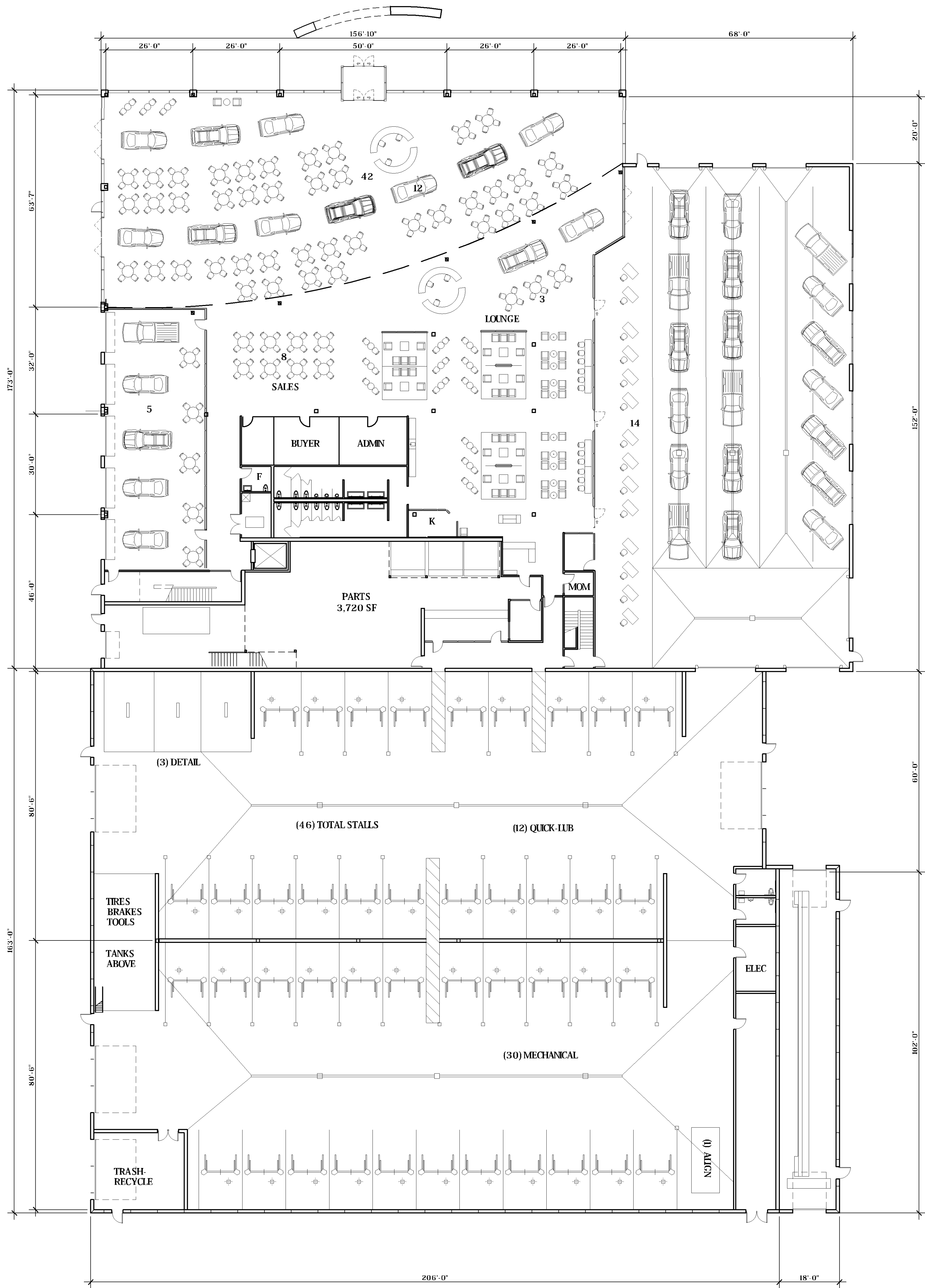
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1 FIRST FLOOR PLAN
A2.0 1/16" = 1'-0" NORTH

2020 NEW BUILDING FOR:
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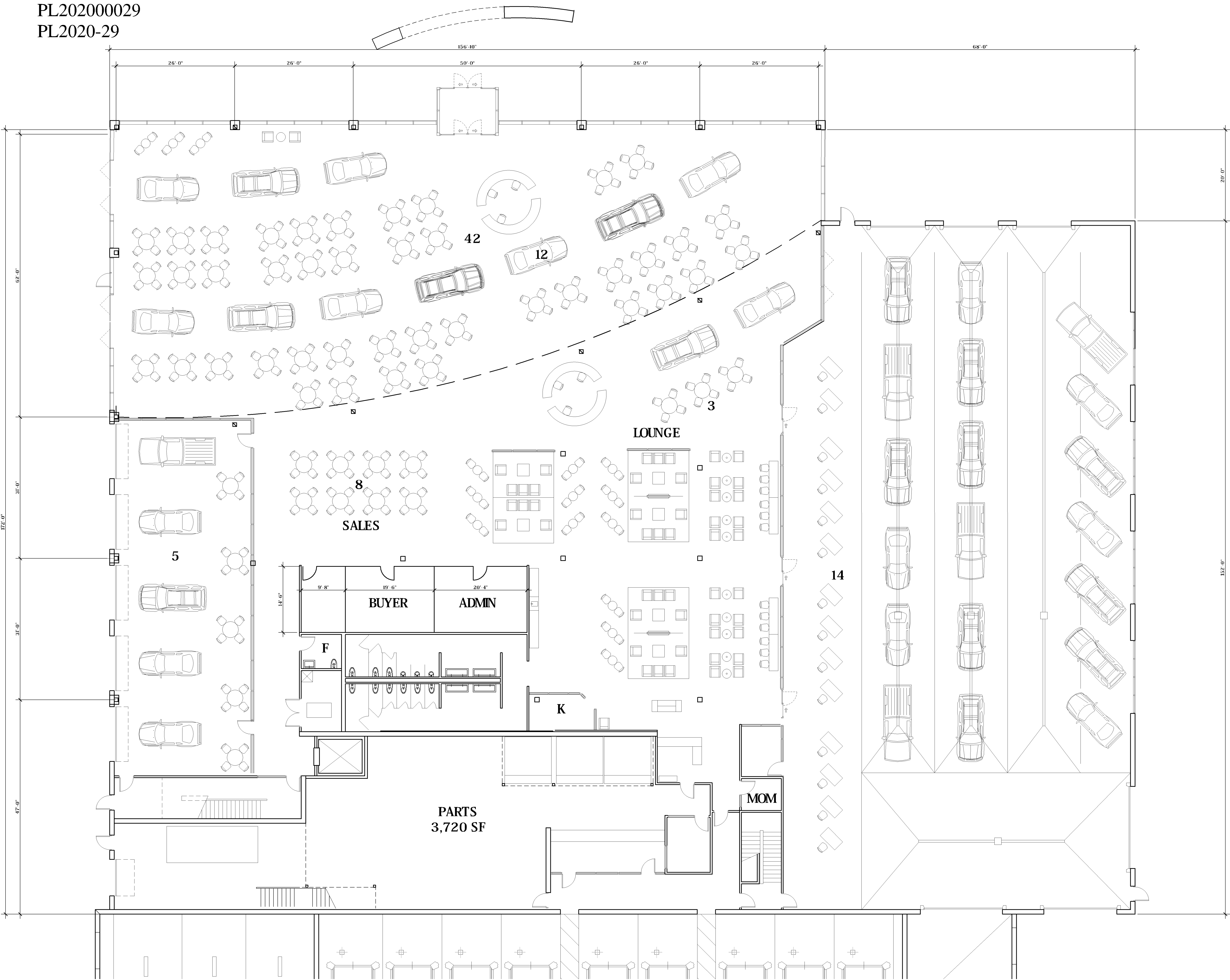
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FIRST FLOOR PLAN

A2.0

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1 FIRST FLOOR PLAN
A2.0 1/8" = 1'-0" NORTH

2020 NEW BUILDING FOR:
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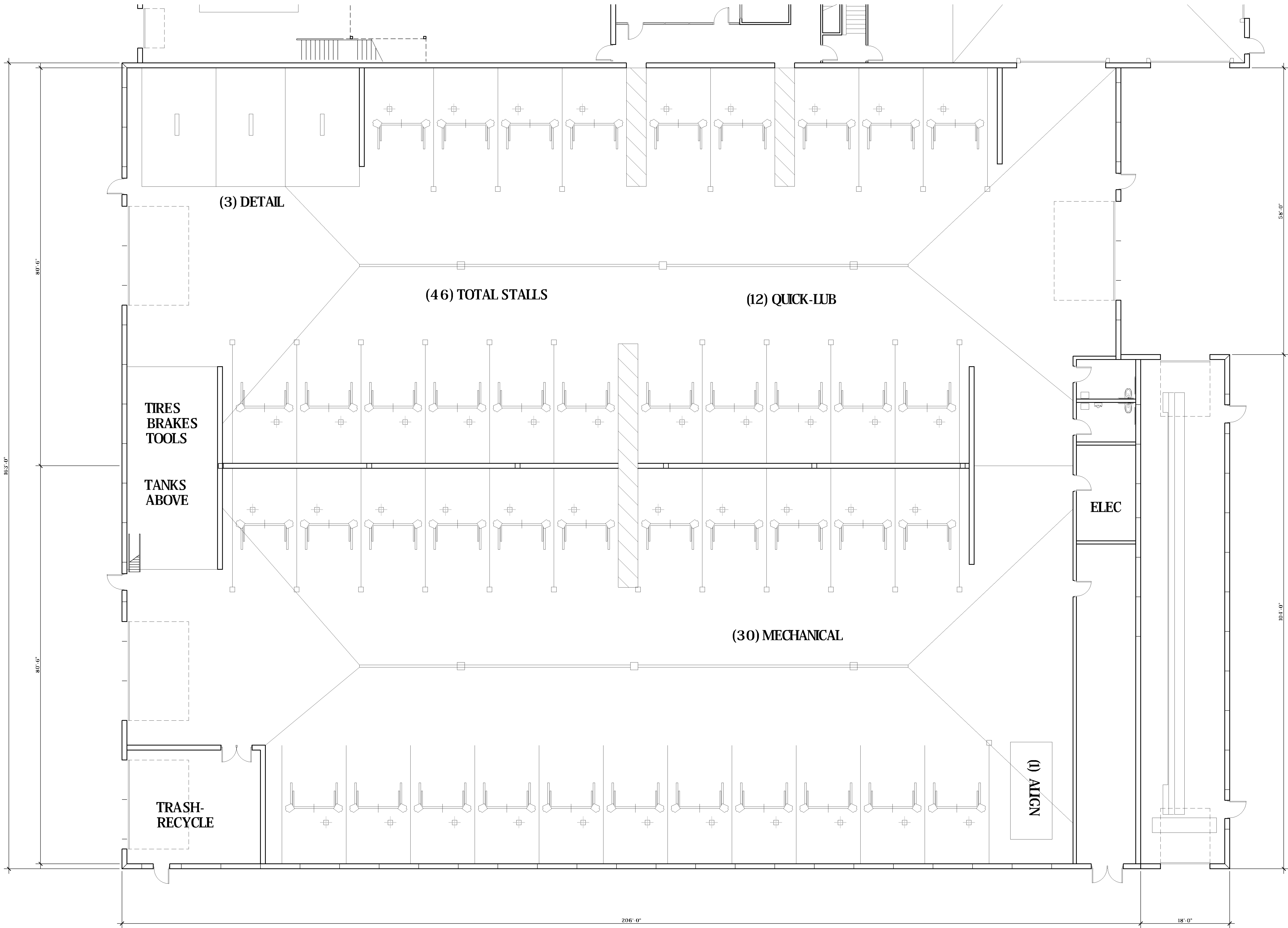
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FIRST FLOOR PLAN

B5

A2.01

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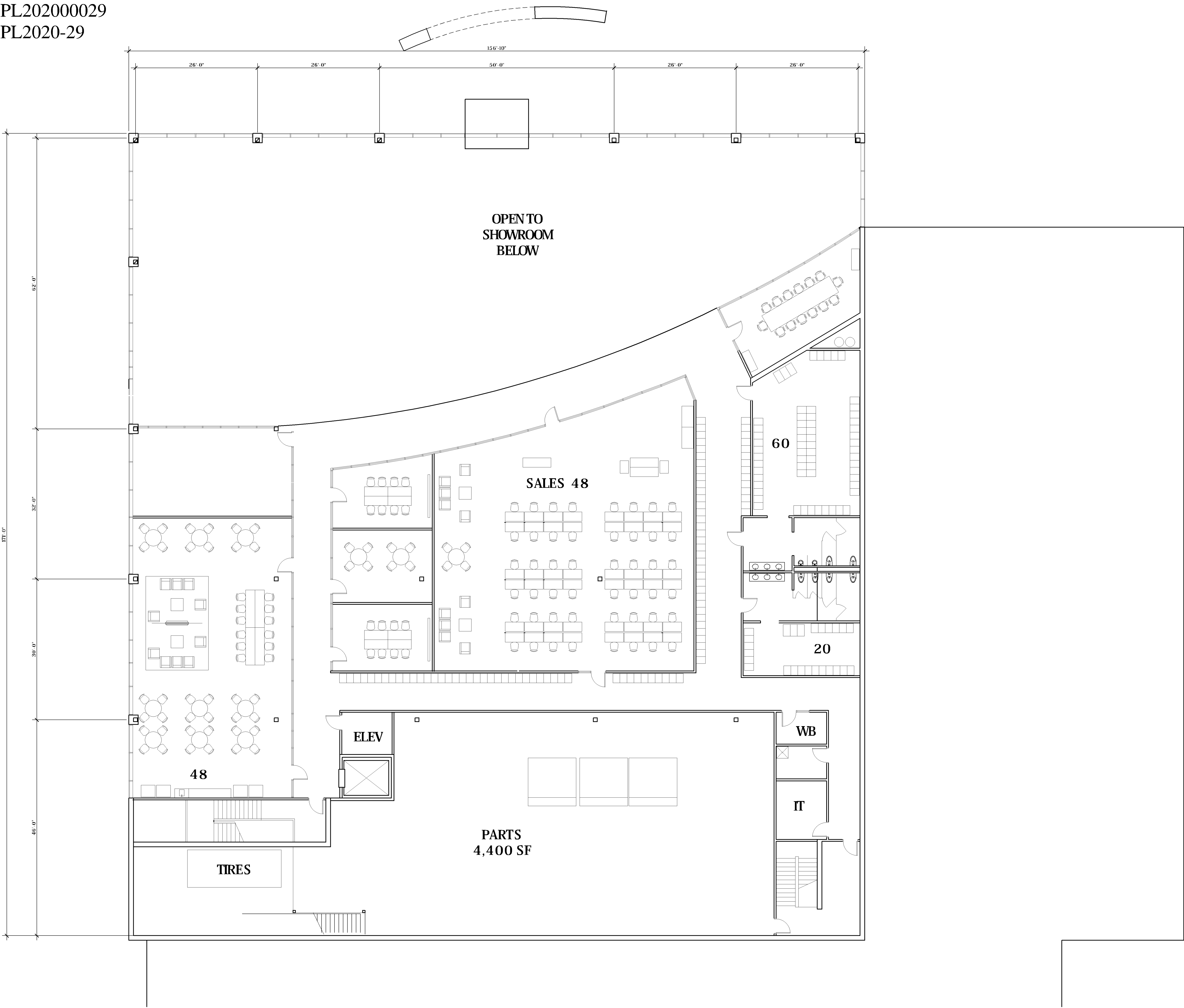
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FIRST FLOOR PLAN

A2.02

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1 2ND FLOOR PLAN
A2X 1/8" = 1'-0" NORTH

2020 NEW BUILDING FOR:
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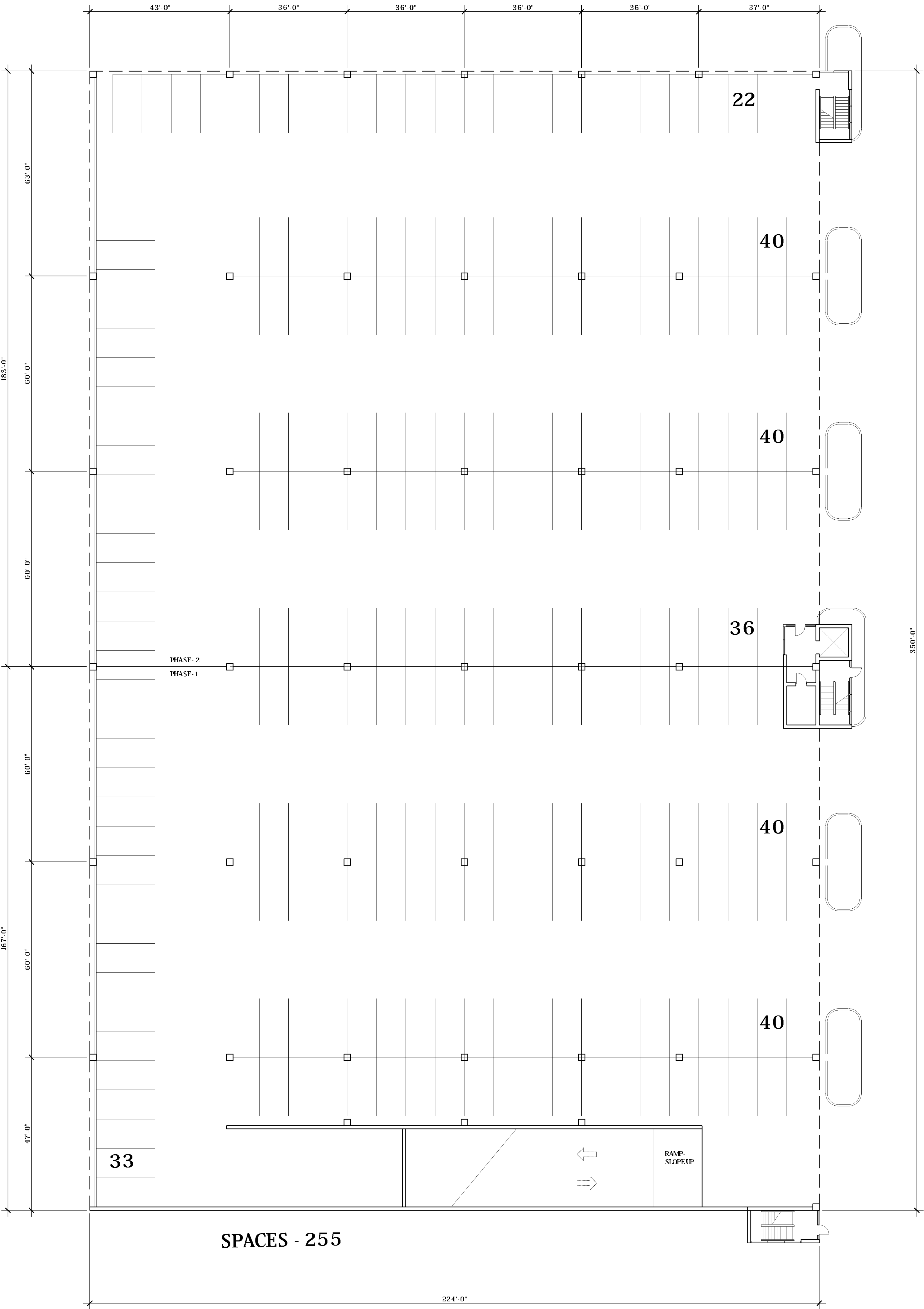
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SECOND FLR PLAN

B5 (4)

A2.11

PL2020000029
PL2020-29



1 FLOOR PLAN
A2.2 1/16"=1'-0"

NORTH

2020 NEW BUILDING FOR:
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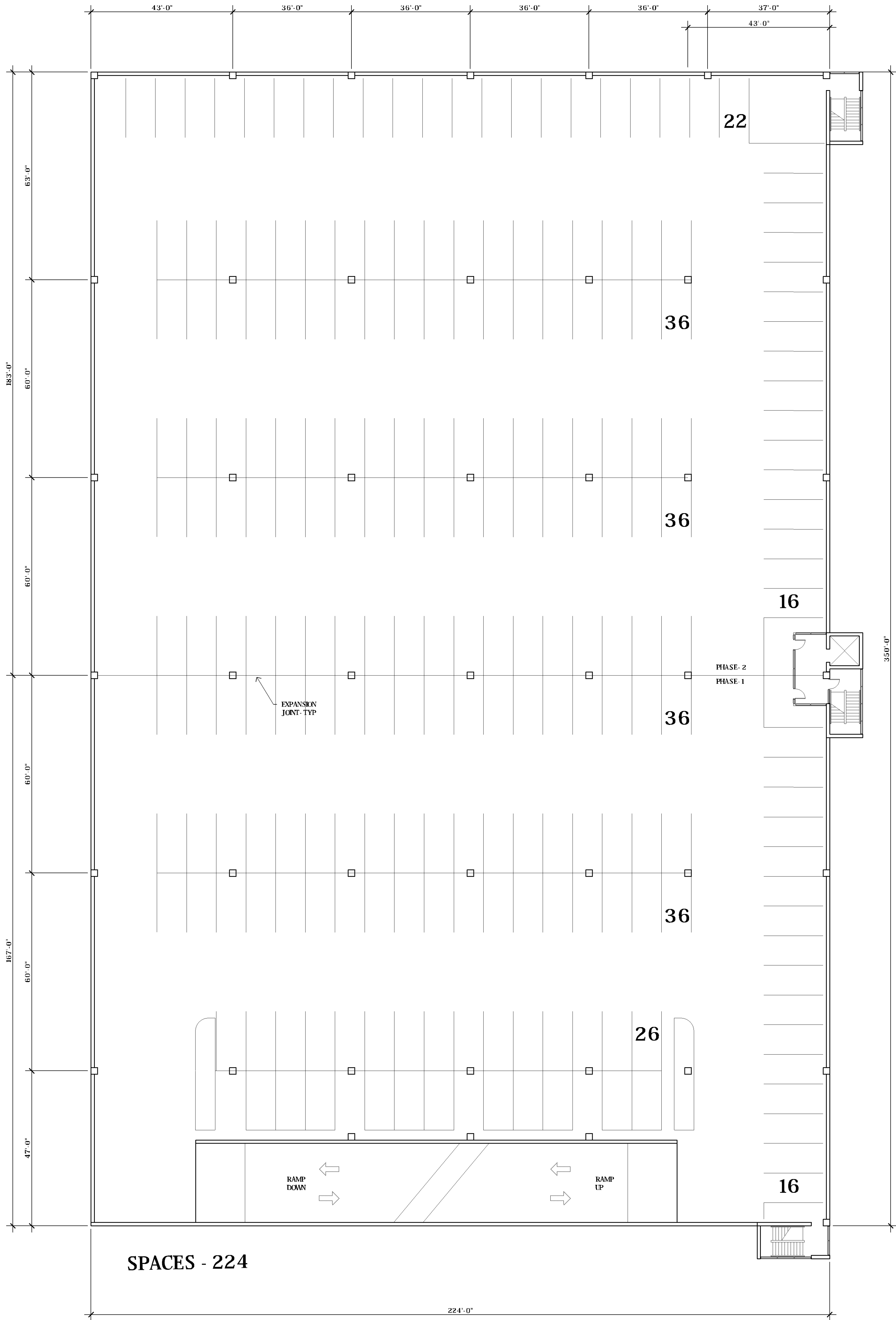
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**FLOOR PLAN -
GROUND LEVEL**

A2.0

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2020 NEW BUILDING FOR:
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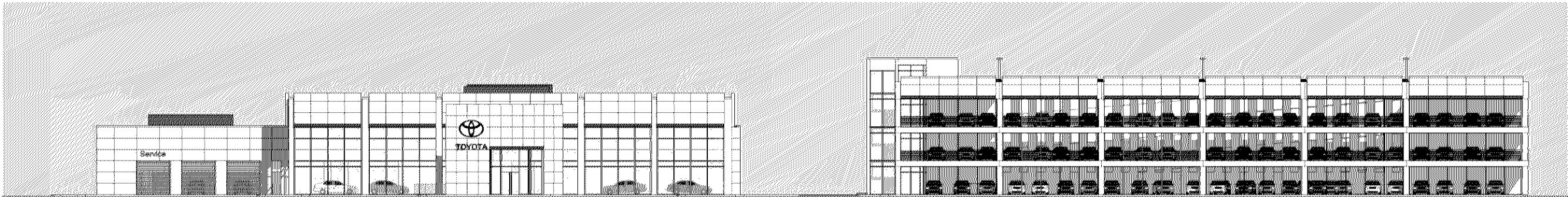
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FLOOR PLAN -
MID LEVEL

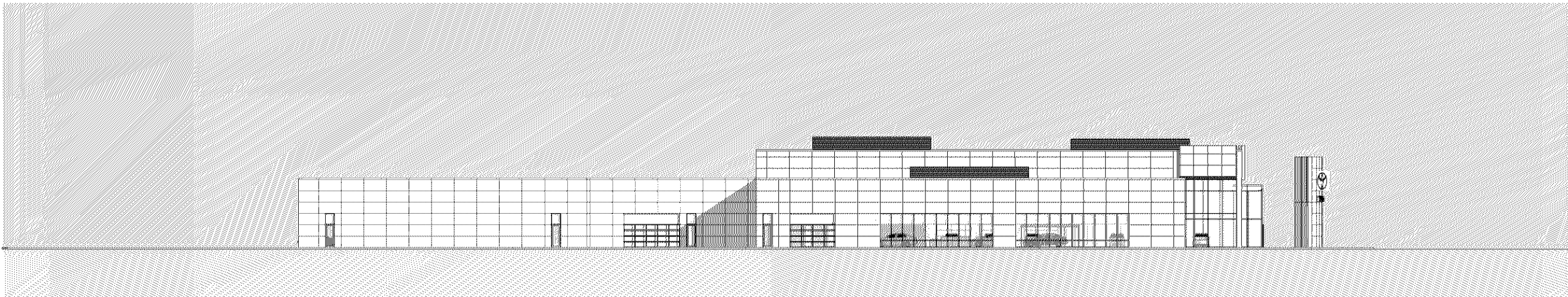
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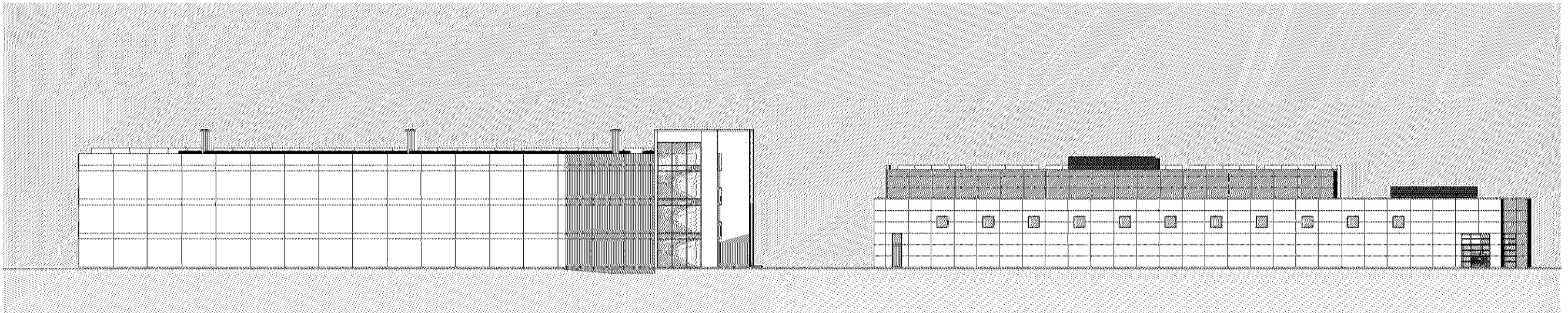
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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

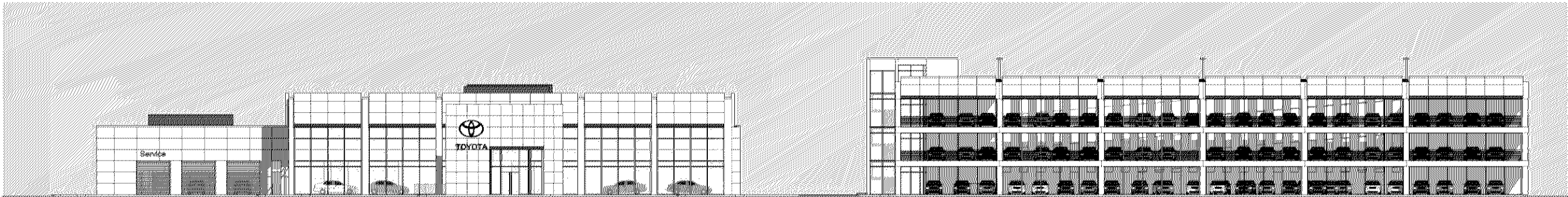
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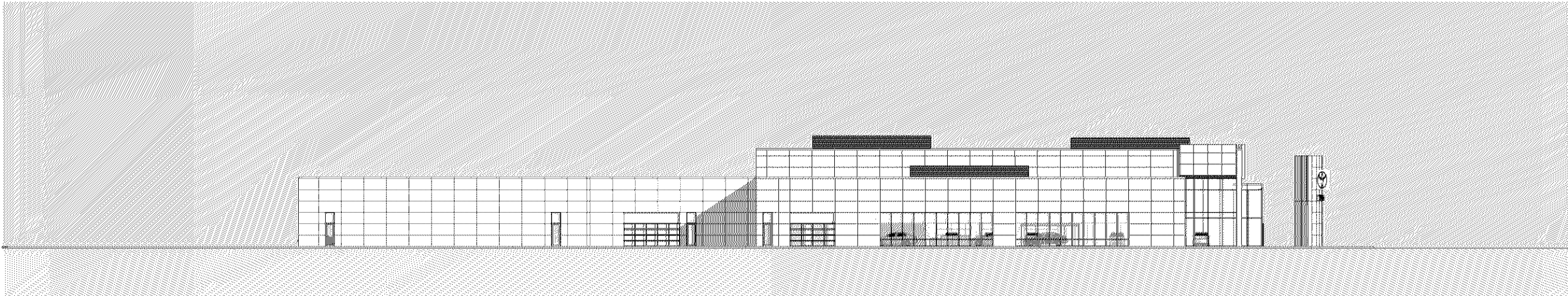
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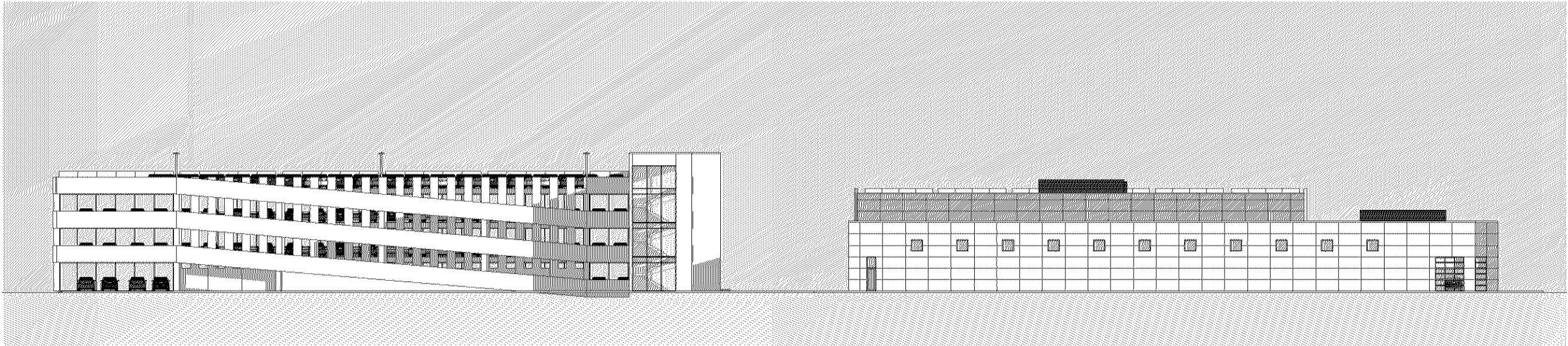


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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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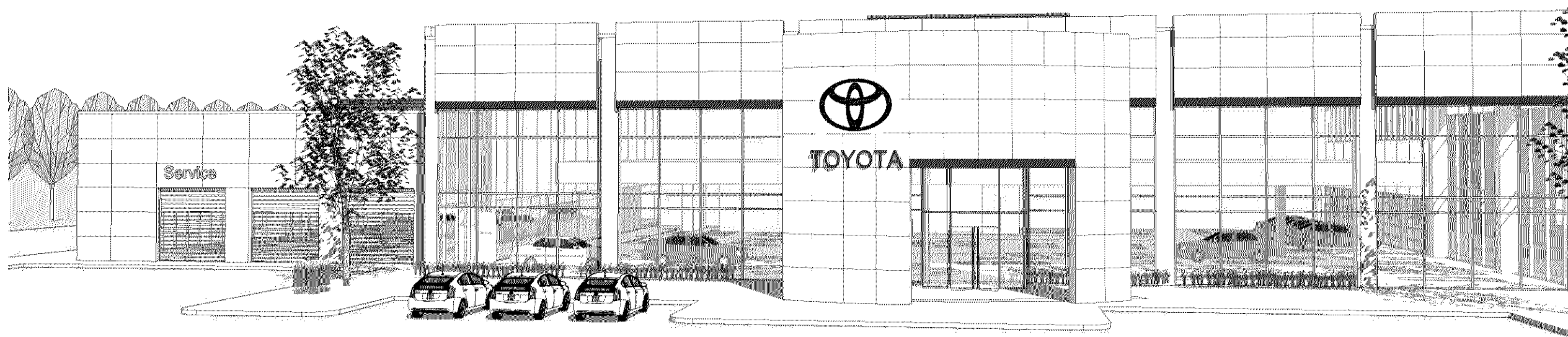
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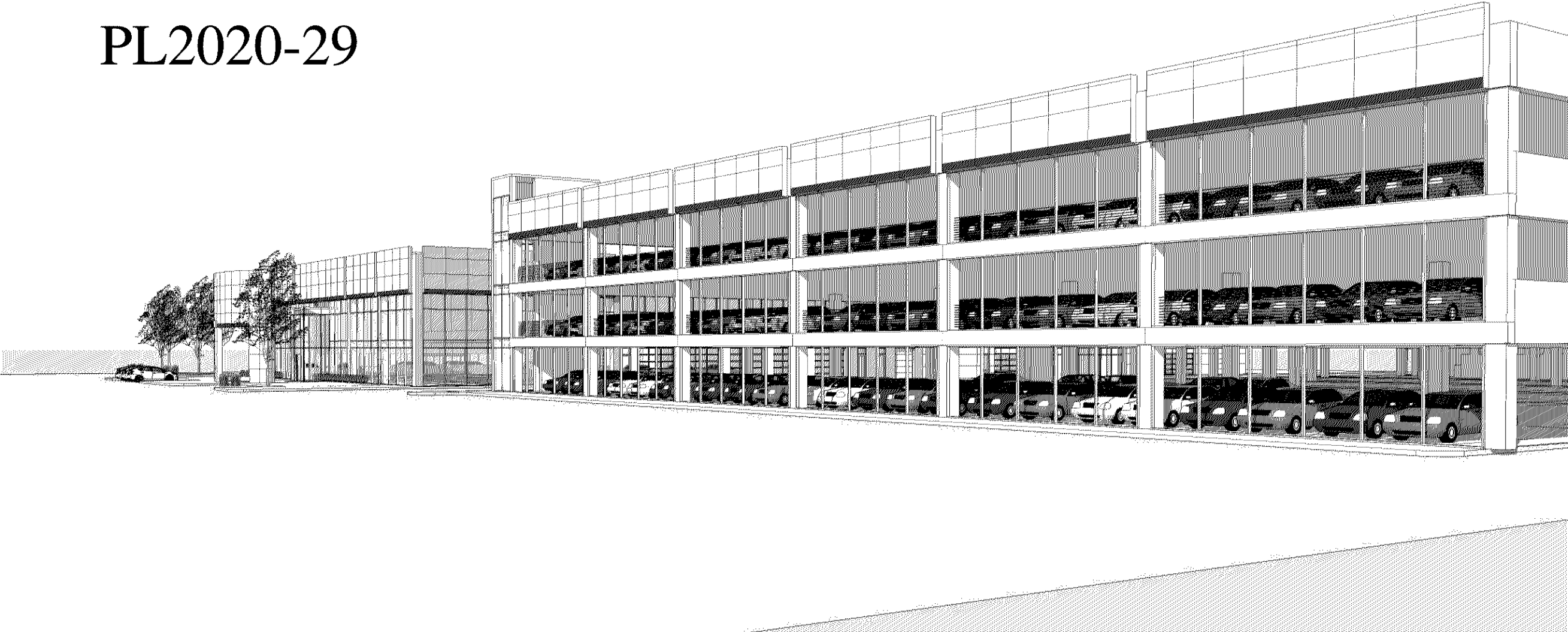
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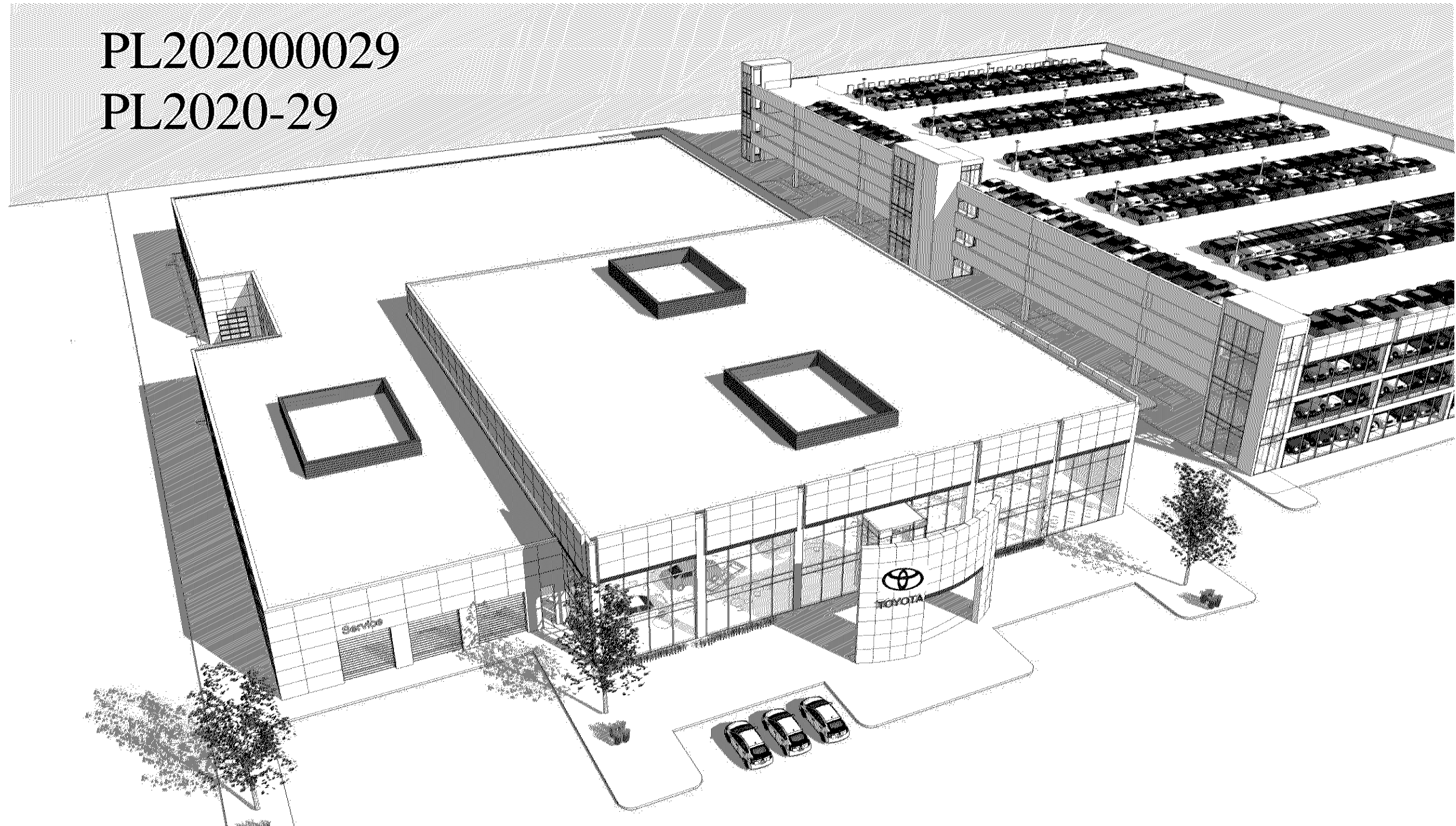
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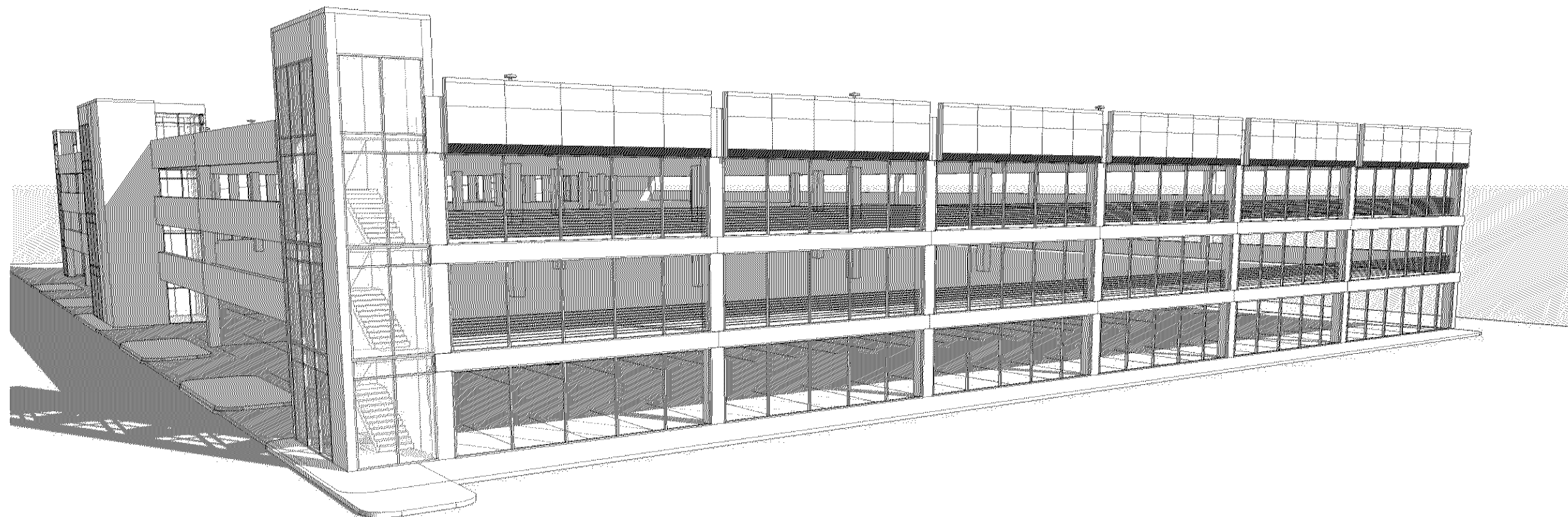
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An enclosed parking ramp as defined in the IBC shall have sprinkler protection.

Dry hose valves shall be provided throughout the parking garage within 130' of all areas of the garage starting with the stairwells.

2020 NEW FACILITY FOR:
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