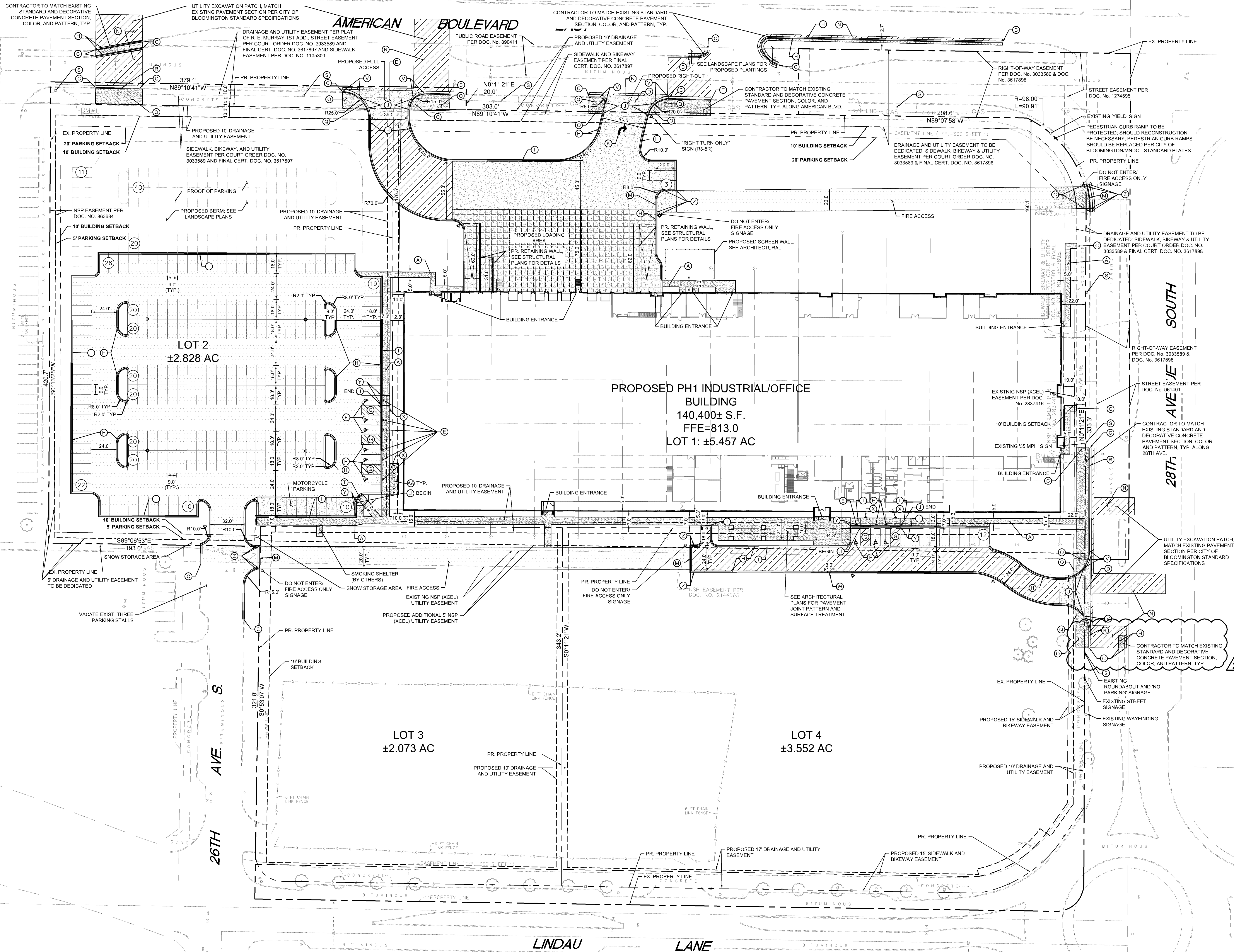


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LEGEND

---	PROPERTY LINE
- - - - -	PROPOSED FENCE
- - - - -	SETBACK LINE
- - - - -	PROPOSED CURB AND GUTTER
---	PROPOSED ASPHALT PAVEMENT
---	PROPOSED 8" HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED 8" HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED HEAVY DUTY ASPHALT
---	PROPOSED LIGHT POLE. REFER TO ELECTRICAL LIGHTING PLAN

PROPERTY SUMMARY

SICK Technology Campus - 2020	
TOTAL LOT 1 PROPERTY AREA	5.457 AC
TOTAL LOT 2 PROPERTY AREA	2.828 AC
TOTAL LOT 3 PROPERTY AREA	2.073 AC
TOTAL LOT 4 PROPERTY AREA	3.552 AC
TOTAL PROPERTY	13.910 AC
PROPOSED IMPERVIOUS AREA	6.25 AC
PROPOSED PERVIOUS AREA	3.88 AC
TOTAL DISTURBED AREA	10.13 AC

ZONING SUMMARY

EXISTING ZONING	LINDAU MIXED USE (LX)
PROPOSED ZONING	LINDAU MIXED USE (LX)
PARKING SETBACKS	SIDE REAR = 5' ROAD = 20'
BUILDING SETBACKS	FRONT = 10' SIDE = 10' REAR = 10'

BUILDING DATA SUMMARY

AREAS	
PROPOSED PROPERTY	13.91 AC
BUILDING AREA	140,400 SF (23.2% OF TOTAL PROPERTY AREA)

PHASE I PARKING

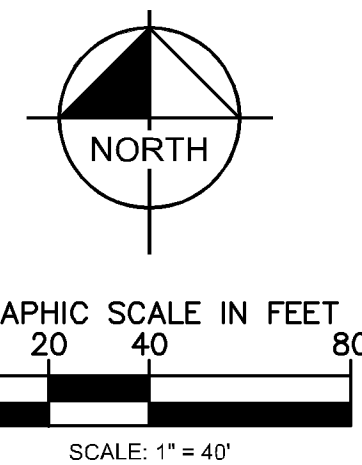
REQUIRED PARKING	273 STALLS
REQUIRED PARKING W/ 10% TRANSIT REDUCTION	246 STALLS
PROPOSED PARKING	219 STALLS
PROOF OF PARKING	65 STALLS
ADA STALLS REQ'D / PROVIDED	7 STALLS / 9 STALLS

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. REFER TO LANDSCAPE PLAN FOR EXACT SODDING AND SEEDING LIMITS AND SPECIFICATIONS.
- ALL INNER CURBED RADII ARE TO BE 4.7' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'. ALL CURB AND GUTTER IS TYPE B612 UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE LAND SURVEYING.
- REFER TO ELECTRICAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- CONTRACTOR IS REQUIRED TO ENSURE ALL SIDEWALKS MEET ADA STANDARDS.
- RESTORE CITY STREET BY COMPLYING WITH THE BLOOMINGTON CITY STREET IMPROVEMENT POLICY.
- ALL PARKING STALL STRIPING MUST BE PAINTED WHITE.
- STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPOSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATION IN CITY RIGHT-OF-WAY.
- ALL PARKING STALL STRIPING MUST BE PAINTED WHITE. PARKING ISLANDS MUST BE 3-FEET SHORTER THAN THE PARKING STALL AND 8-FEET WIDE.

KEYNOTE LEGEND

(A)	CONCRETE SIDEWALK
(B)	PROPOSED PIPE BOLLARD
(C)	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
(D)	COMMERCIAL DRIVEWAY APRON PER CITY OF BLOOMINGTON
(E)	ACCESSIBLE PARKING SIGN PER STATE OF MINNESOTA ADA GUIDELINES
(F)	ACCESSIBLE PARKING STALL AND ACCESS AISLE PER STATE OF MINNESOTA ADA GUIDELINES
(G)	AREA STRIPED WITH 4" SYSL @ 45° 2" O.C.
(H)	B612 CURB & GUTTER (TYP.)
(I)	TIP-OUT CURB
(J)	FLUSH CURB AND GUTTER
(K)	PAVEMENT LEGEND, SEE DETAIL
(L)	LANDSCAPE AREA - SEE LANDSCAPE PLANS
(M)	MOUNTABLE CURB AND GUTTER
(N)	BITUMINOUS PAVEMENT REPLACEMENT
(O)	CONCRETE SIDEWALK REPLACEMENT. PAVEMENT SECTION TO MATCH EXISTING EXTENTS OF CONCRETE AND EXISTING EXTENTS OF COLORED STAMPED CONCRETE
(P)	PAVEMENT MARKINGS IN ACCORDANCE WITH MMUTCD
(Q)	CLEAR VIEW TRIANGLE 15' FROM PROPERTY LINE AND DRIVEWAY APPROACHES
(R)	B624 CURB & GUTTER
(S)	EXISTING STREET LIGHTING
(T)	PEDESTRIAN CURB RAMP
(U)	REPLACE SALVAGED STREET LIGHTING. COORD. WITH CITY OF BLOOMINGTON
(V)	TRANSITION FROM B624 TO FLUSH CURB & GUTTER
(W)	3" CURB CUT
(X)	RESERVED NO PARKING SIGN
(Y)	TRANSITION FROM 6" CURB TO FLUSH CURB
(Z)	TRANSITION FROM 6" CURB TO 2" CURB
(AA)	PROPOSED BIKE RACK, TYP.



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revisions		
no.	date	description
1	06/04/2021	CITY REVIEW, ENGINEERING
2	06/18/2021	CITY REVIEW 2, ENGINEERING

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.
WILLIAM D. MATZEK, P.E.
DATE: 04/08/2021 MN LIC. NO. 45780

phase	BID SET
date	4/9/21
drawn by	LEC
checked by	WDM
project number	160687009
project name	

SICK - CAMPUS USA
PHASE I

SITE PLAN

C400