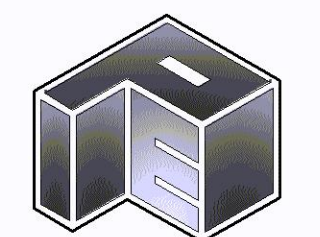


Charles W. Plowe
CHARLES W. PLOWE
DATE: 12.13.2022 LIC. NO. 18227

**401 W 86TH STREET
PARKING LOT
BLOOMINGTON, MINNESOTA**

EXISTING SITE CONDITIONS

PREPARED FOR:
ROGER PETERS



**SITE PLANNING
& ENGINEERING**

PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

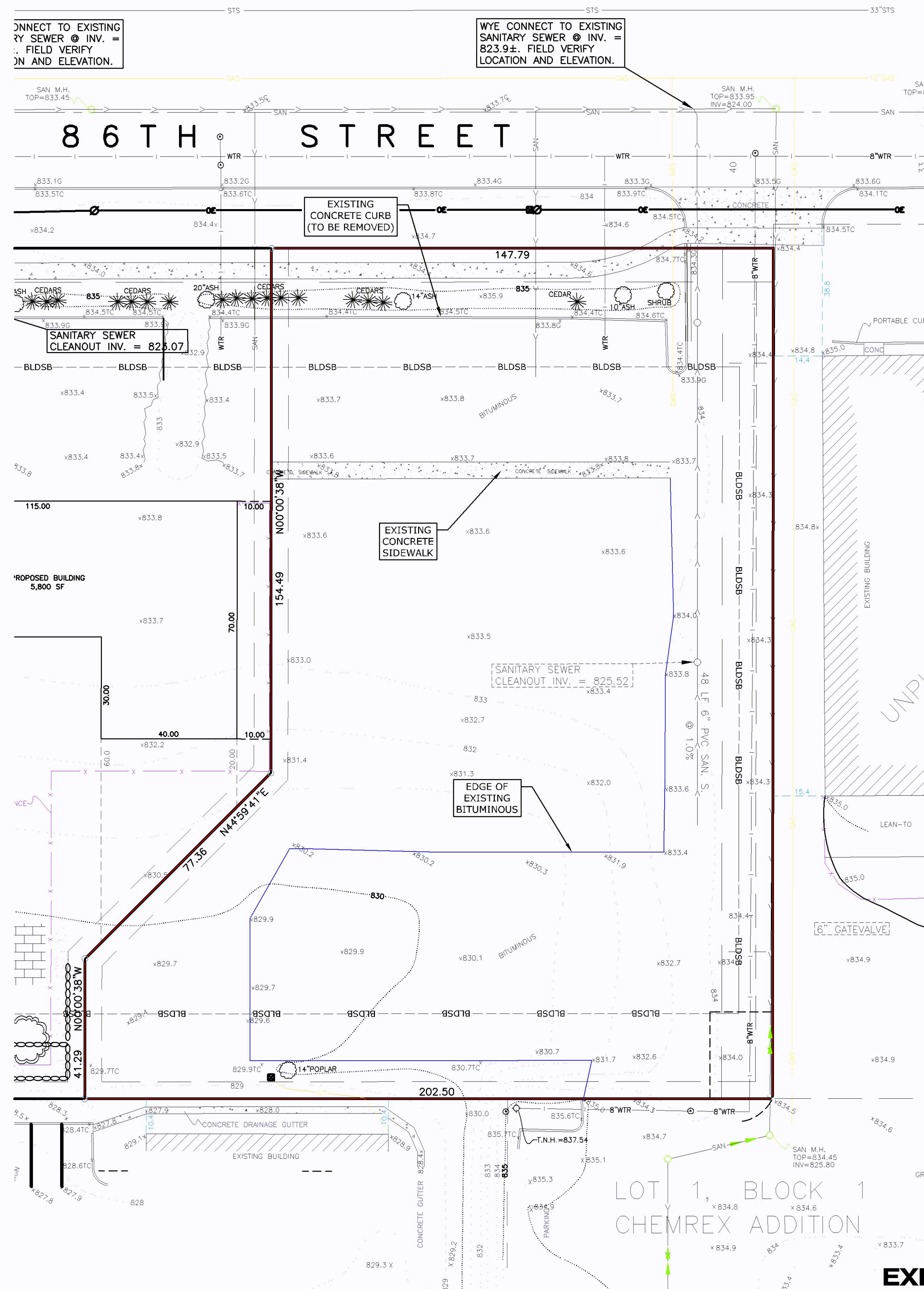
NORTH



0 10 20

1 INCH = 20 FEET

c1



EXISTING SITE CONDITIONS 401 W 86TH ST



Know what's **below**.
Call before you dig.



401 w 86th
st

Upgrade
existing
parking to
code

Existing Right of Way
Easement

333 w 86th st

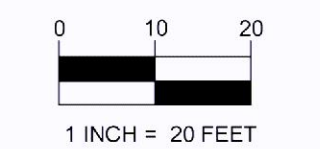
Combine 333 and
401 properities
into a single
parcel

**401 W 86TH STREET
PARKING LOT
BLOOMINGTON, MINNESOTA**

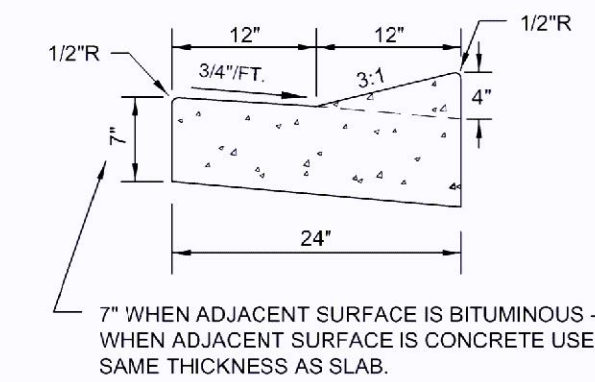
**PROPOSED GRADING AND DRAINAGE
PLAN**

PLOWE
ENGINEERING, INC.

NORTH



c1.1



NOTES:

1. PROVIDE MIN. 4" CLASS 5 UNDER CURB (TYP)
2. FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.


 D412 CONCRETE
 CURB & GUTTER
 N.T.S.

* SAW CUT EXISTING BITUMINOUS FOR
CONCRETE VALLEY GUTTER

TOTAL DISTURBED = 4,524 SF

PROPOSED GRADING AND DRAINAGE PLAN

401 W 86TH ST



Know what's below.
Call before you dig.

