

PL202300156

BCS 5

3001 AMERICAN BOULEVARD EAST
BLOOMINGTON, MN



McGough



esg
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5588 | f 612.339.5382
www.esgarch.com

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
Thomas I. Lincoln
Typed or Printed Name
21433 09-06-2023
License # Date

Kimley»Horn

SITE DEVELOPMENT PLANS
FOR
BCS PHASE 5

S6, T27N, R23W
BLOOMINGTON, HENNEPIN, MINNESOTA

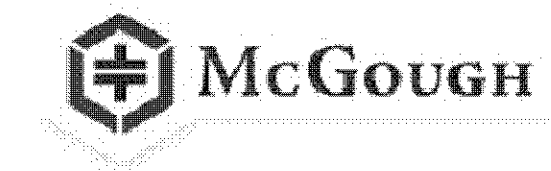
ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn

PREPARED BY: TOM LINCOLN, P.E.
767 N EUSTIS ST, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

ARCHITECT
ESG ARCHITECTS
DAVE EGBERT, AIA
500 WASHINGTON AVENUE S, SUITE 1080
MINNEAPOLIS, MN 55415
TELEPHONE (612) 373-4684

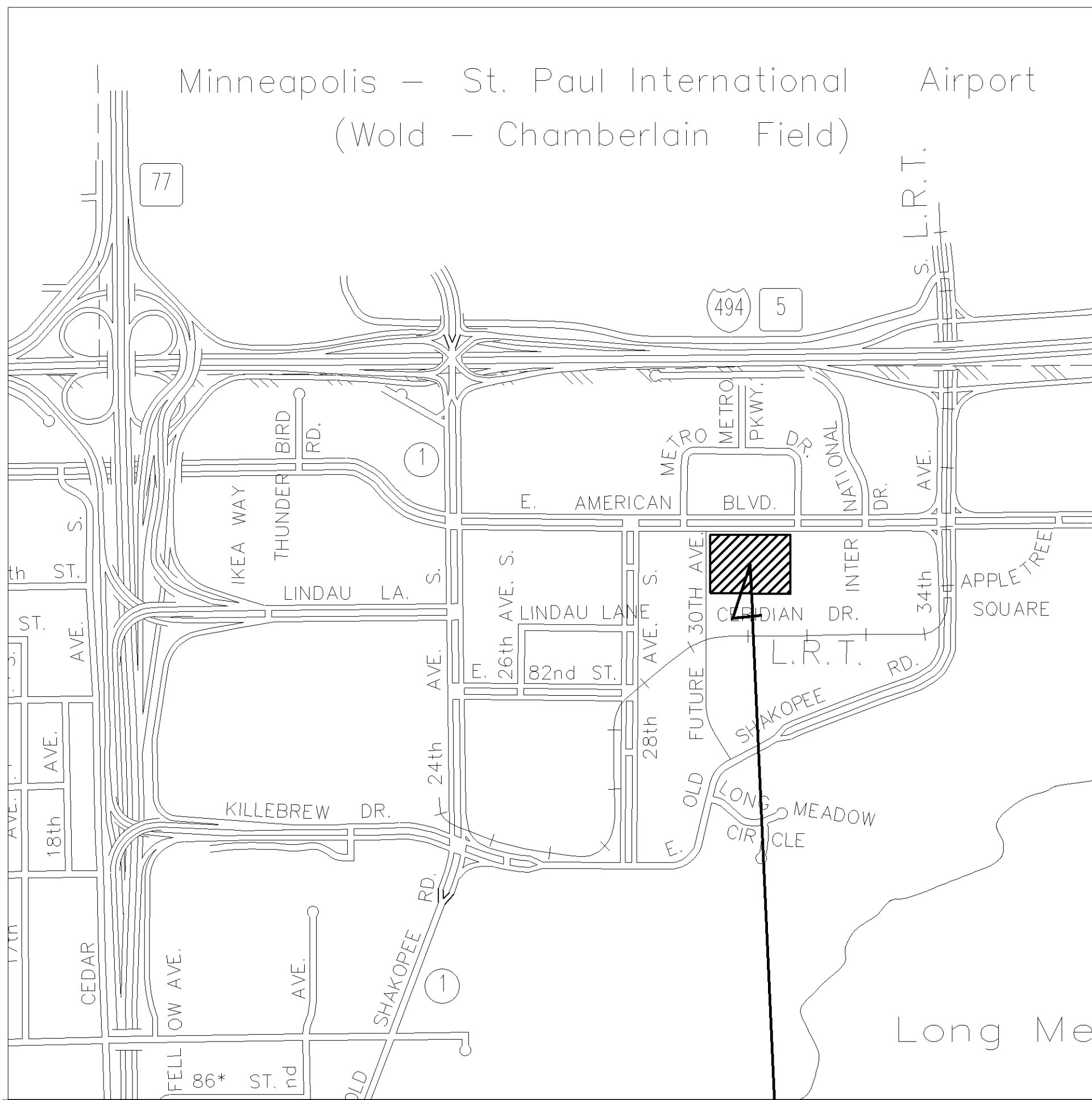
OWNER / DEVELOPER
MCGOUGH DEVELOPMENT
DAVE HIGGINS



2737 FAIRVIEW AVENUE NORTH
ST. PAUL, MN 55113
TELEPHONE: (651) 634- 4687

GEOTECHNICAL ENGINEER
AMERICAN ENGINEERING TESTING, INC.
JEFF VOYEN
550 CLEVELAND AVENUE NORTH
ST. PAUL, MN 55114
TELEPHONE (651) 659-1305

SURVEYOR
SUNDE LAND SURVEYING
LENNY CARLSON, PLS
9001 EAST BLOOMINGTON FREEWAY,
SUITE 118
BLOOMINGTON, MN 55420
TELEPHONE (952) 886-3109



VICINITY
N.T.S.

NORTH

SITE

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 30" X 42" SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C0.0	PDP MASTER CONTEXT PLAN
C0.1	PDP MASTER CONTEXT PLAN - PHASE 2023
P1.0	DRAFT PRELIMINARY PLAT
C2.0	EXISTING CONDITIONS & REMOVAL PLANS
C3.0	OVERALL SITE PLAN
C3.1	ENLARGED SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
A1.0	LOWER LEVEL OVERALL PLAN
A1.1	LEVEL 1 OVERALL PLAN
A1.2	LEVEL 2 AND LEVEL 3 OVERALL PLANS
A1.3	LEVEL 4 AND LEVEL 5 OVERALL PLANS

NOT FOR
CONSTRUCTION

SCHEMATIC
DESIGN

ORIGINAL ISSUE: 9/6/2023

REVISIONS:

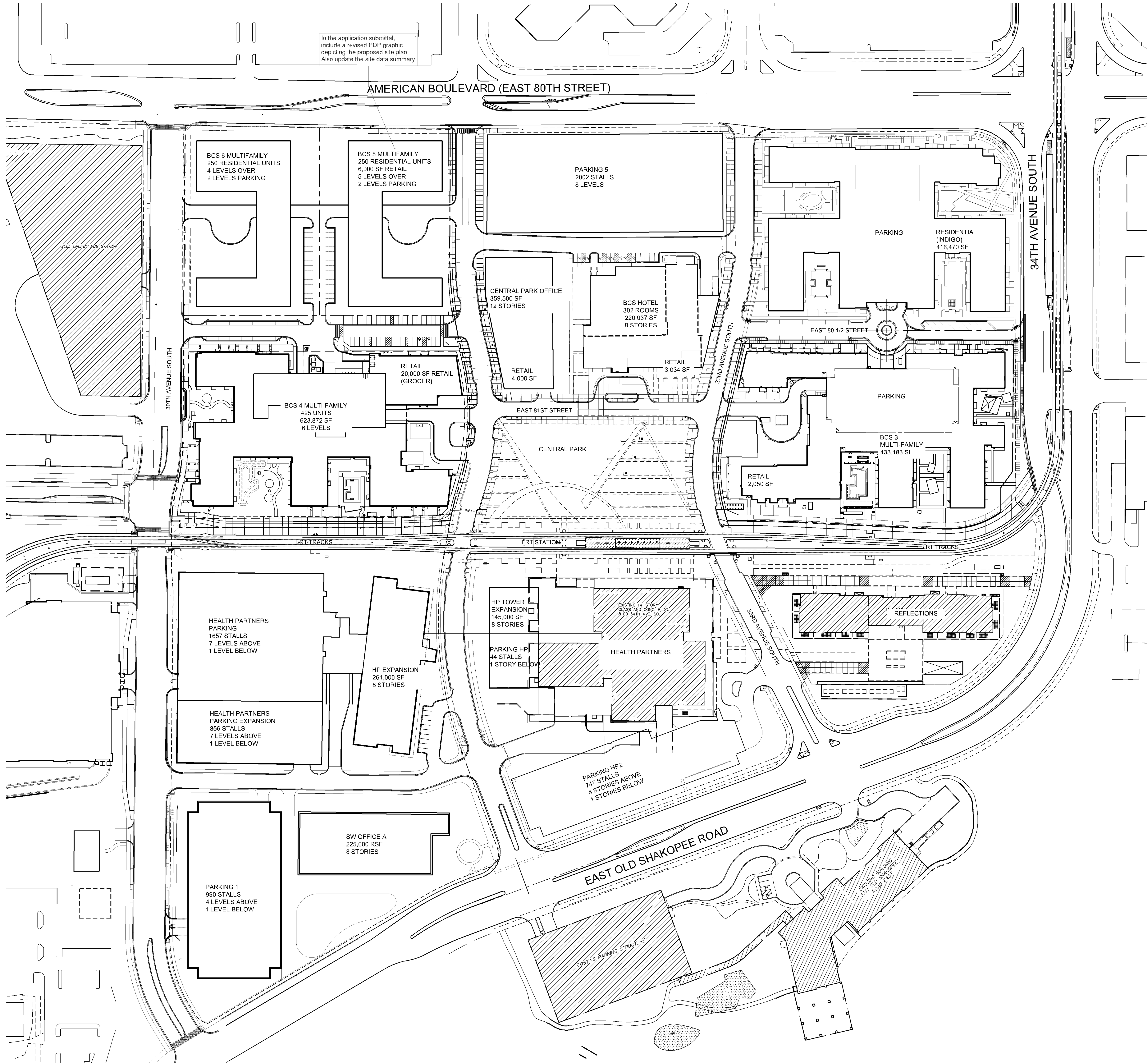
No.	Description	Date
1	Pre-Application DRC	9/6/2023

PROJECT NUMBER

KEY PLAN

BCS 5
FDP COVER SHEET

C1.0



PL202300156

BCS 5

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SITE DATA

BCS RESIDENTIAL (INDIGO)
SITE AREA = 168,054 SF
BUILDING AREA = 416,470 SF
FLOOR AREA RATIO (FAR) = 2.48
BUILDING HEIGHT = 74'-8"

BCS 3 MULTI-FAMILY (FENLEY)
SITE AREA = 185,756 SF
BUILDING AREA = 433,183 SF
RETAIL AREA = 2,050 SF
FAR = 2.33
BUILDING HEIGHT = 75'-6"

BCS HOTEL (HYATT REGENCY)
SITE AREA = 76,739 SF (FUTURE)
BUILDING AREA = 220,037 SF
RETAIL AREA = 3,034 SF
FAR = 2.87
BUILDING HEIGHT = 101'-0"

HEALTHPARTNERS EXPANSION AND TOWER EXPANSION
SITE AREA = 249,242 SF
BUILDING AREA = 615,900 SF
FAR = 2.47
BUILDING HEIGHT = 126'-0"

BCS 4 MULTI-FAMILY
SITE AREA = 187,210 SF
BUILDING AREA = 419,076 SF
RETAIL AREA = 20,000 SF
FAR = 2.24
BUILDING HEIGHT =

SOUTHWEST OFFICE A
SITE AREA = 124,307 SF
BUILDING AREA = 225,000 SF
FAR = 1.81
BUILDING HEIGHT = 136'-8"

HEALTHPARTNERS EXPANSION
SITE AREA = 211,485 SF
BUILDING AREA = 261,000 SF
FAR = 1.23
BUILDING HEIGHT = 136'-8"

BCS 5 MULTI-FAMILY
SITE AREA = 89,656 SF
BUILDING AREA = 276,000 SF
RETAIL AREA = 6,000 SF
FAR = 3.08
BUILDING HEIGHT =

BCS 6 MULTI-FAMILY
SITE AREA = 93,337 SF
BUILDING AREA = 270,000 SF
FAR = 2.89
BUILDING HEIGHT =

CENTRAL STATION PARK
SITE AREA = 96,243 SF

REFLECTIONS AT BCS
SITE AREA = 138,258 SF
BUILDING AREA = 282,000 SF
FAR = 2.04
BUILDING HEIGHT = 171'-0"

CENTRAL PARK OFFICE
SITE AREA = 152,278 SF
BUILDING AREA = 359,500 SF
RETAIL AREA = 4,000 SF
FAR = 2.36
BUILDING HEIGHT = 171'-0"

TOTAL DEVELOPMENT AREA = 1,996,421 SF

LRT EASEMENT AREA = 111,559 SF

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
Thomas J. Lincoln
Typed or Printed Name
21493 09-06-2023
License # Date

Kimley»Horn

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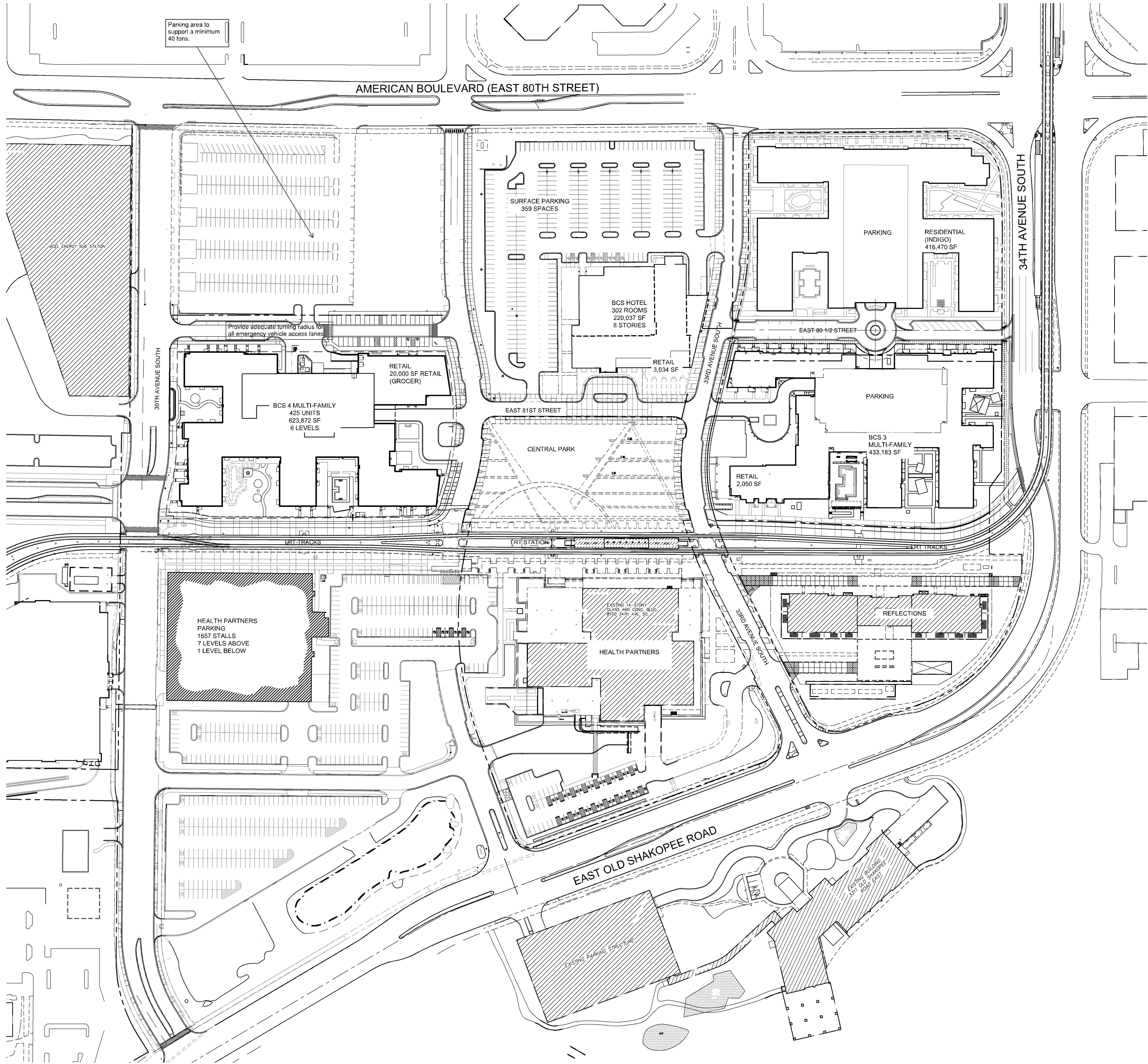
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KEY PLAN

BCS 5
CURRENT PDP MASTER
CONTEXT PLAN

C0.0



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2/4/23 09-06-2023
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DRC

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KEY PLAN

BCS 5
CURRENT PDP MASTER
CONTEXT PLAN - PHASE 2021

C0.1

DESCRIPTION OF PROPERTY SURVEYED

Outlots B, Bloomington Central Station 7th Addition, Hennepin County, Minnesota.

PLAT RECORDING INFORMATION

The plat of BLOOMINGTON CENTRAL STATION 7TH ADDITION was filed of record on December 21, 2021, as Document No. 11055986.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTE

1.) Survey coordinate basis: Hennepin County Coordinate System NAD 83 1986 ADJ

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 202960651.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

ZONING NOTES

Per City of Bloomington Engineering Department property is currently zoned (HX-R) High Intensity Mixed Use with Residential District.

Per City of Bloomington Code §19.29

- Dimensional requirements.
 - Building placement. HX-R Zoning District building placement requirements are intended to promote intensity, to maximize design flexibility, to facilitate pedestrian movement and to create an active pedestrian environment.
 - There is no minimum building setback required from property lines fronting public streets.
 - The minimum building setback along a lot line not adjacent to a public street is ten feet, unless the lot line separates two portions of the same site, in which case no minimum building setback from the internal lot line is required.
 - Buildings must not encroach into public easements.
 - To create an active pedestrian level environment, at least one public entrance to buildings with ground level retail and service uses must be located within 20 feet of a public street, internal private street or major pedestrian way. The City Council may approve an alternative location for buildings with ground level retail and service uses provided the alternative location better serves the goal of creating an active pedestrian level environment.
 - Skyways, tunnels and similar pedestrian connection structures have no setback requirements from property lines for a width of 120 feet.

BENCHMARKS (BM)

(NGVD 29)

- Not shown on survey
- Top of top nut of fire hydrant in the northwest corner of park area
Elevation = 819.23 feet
- Top of top nut of fire hydrant in the southwest corner of park area, north of light rail tracks
Elevation = 818.18 feet
- Removed
- Top of top nut of first fire hydrant north of Lindau Ln. on the east side of 30th Ave.
Elevation = 819.53 feet
- Top of top nut of second fire hydrant north of Lindau Ln. on the east side of 30th Ave.
Elevation = 817.60 feet
- Top of top nut of fire hydrant in the southwest quadrant of 30th Ave. and American Blvd.
Elevation = 813.23 feet
- Top of top nut of first fire hydrant east of 30th Ave. on the south side of American Blvd.
Elevation = 814.47 feet
- Removed
- Top of top nut of fire hydrant east of the northeast corner of parking ramp, south of light rail tracks.
Elevation = 818.82 feet

SITE ADDRESSE

3001 American Blvd. E.,
Bloomington, Minnesota.

AREAS

PROPOSED LOTS:

Lot 1, Block 1: 101,355 sq. ft. or 2.327 acres
Lot 2, Block 1: 81,432 sq. ft. or 1.869 acres
Total: 182,787 sq. ft. or 4.196 acres

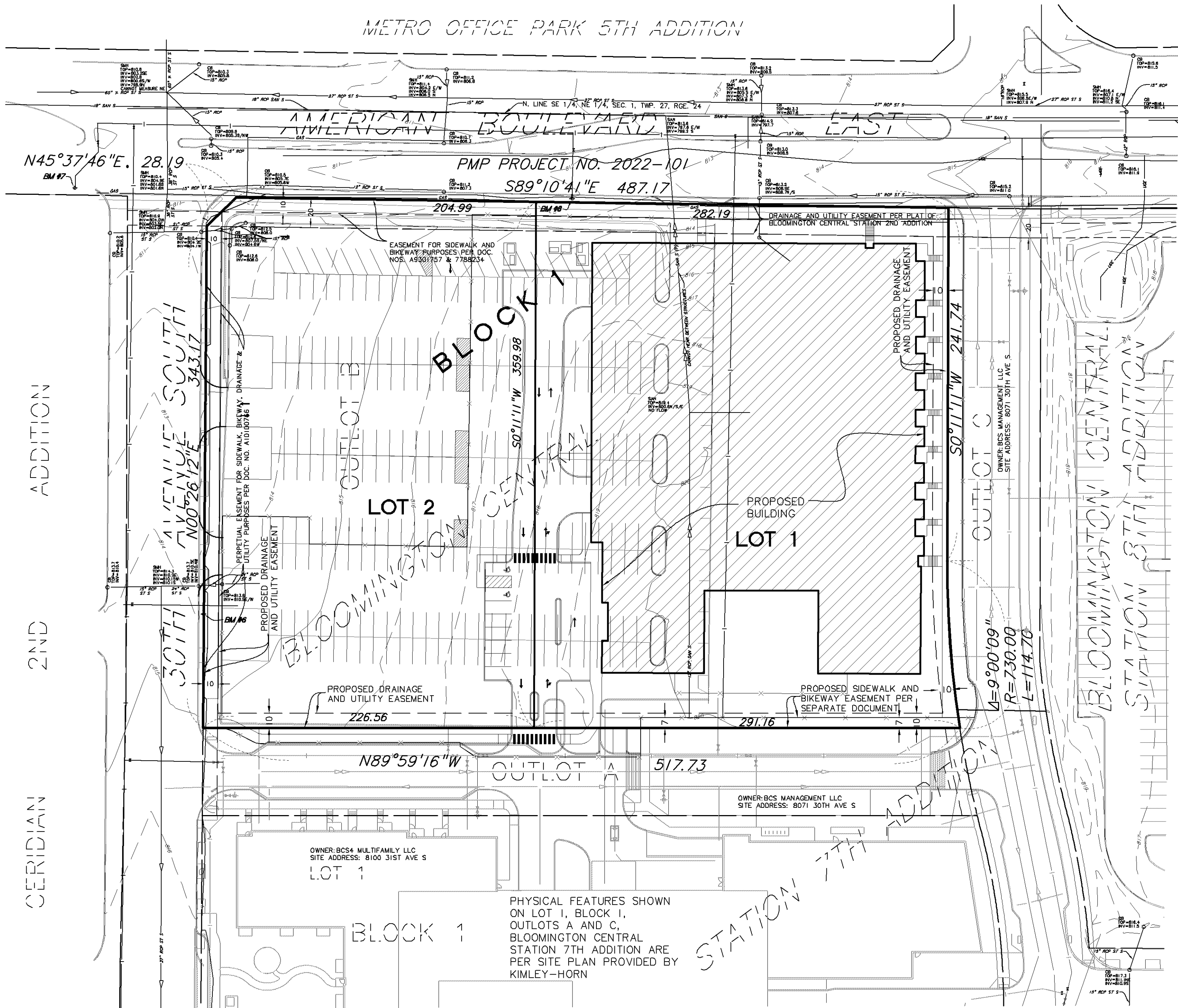
OWNER

BCS GD West, LLC
[Outlot B, BLOOMINGTON CENTRAL STATION 7TH ADDITION]

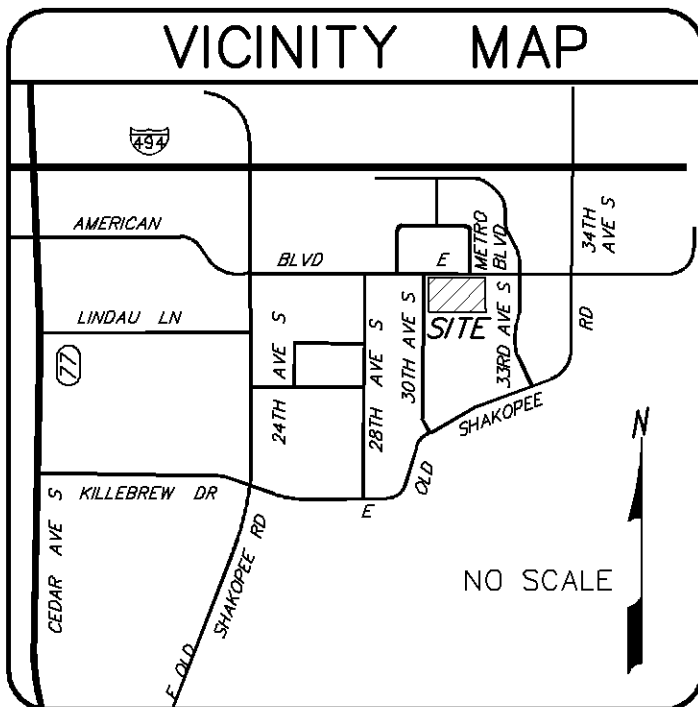
APPLICANT

Kimley-Horn and Associates, Inc.
767 N Eustis Street
Suite 100
St. Paul, MN 55114

Attn: Thomas Lincoln
Phone: 651-645-4197



PRELIMINARY
SUBJECT TO REVISION



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.

Dated this 5th day of September, 2023

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Revision	By	Date
	KDK	

Drawing Title:
PRELIMINARY PLAT OF:

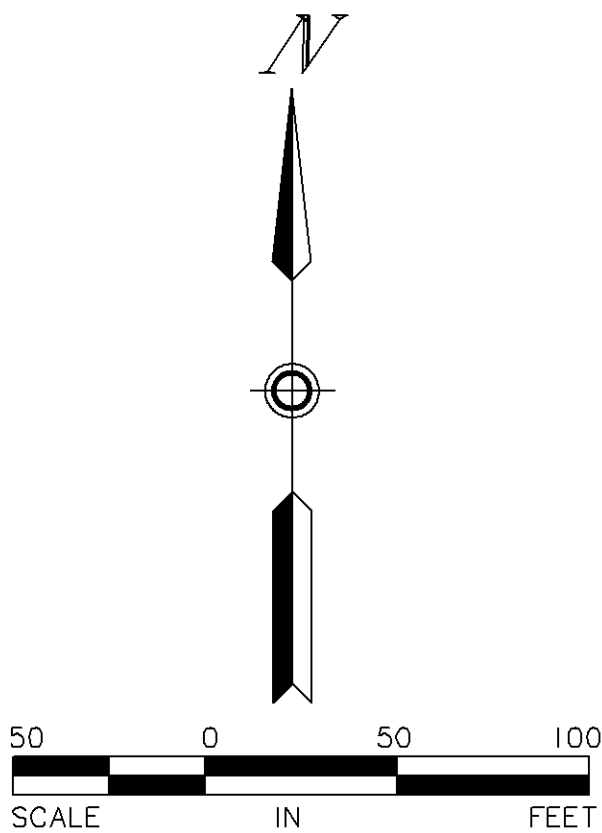
BLOOMINGTON CENTRAL STATION
9TH ADDITION

SUNDE
LAND SURVEYING
www.sunde.com

Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

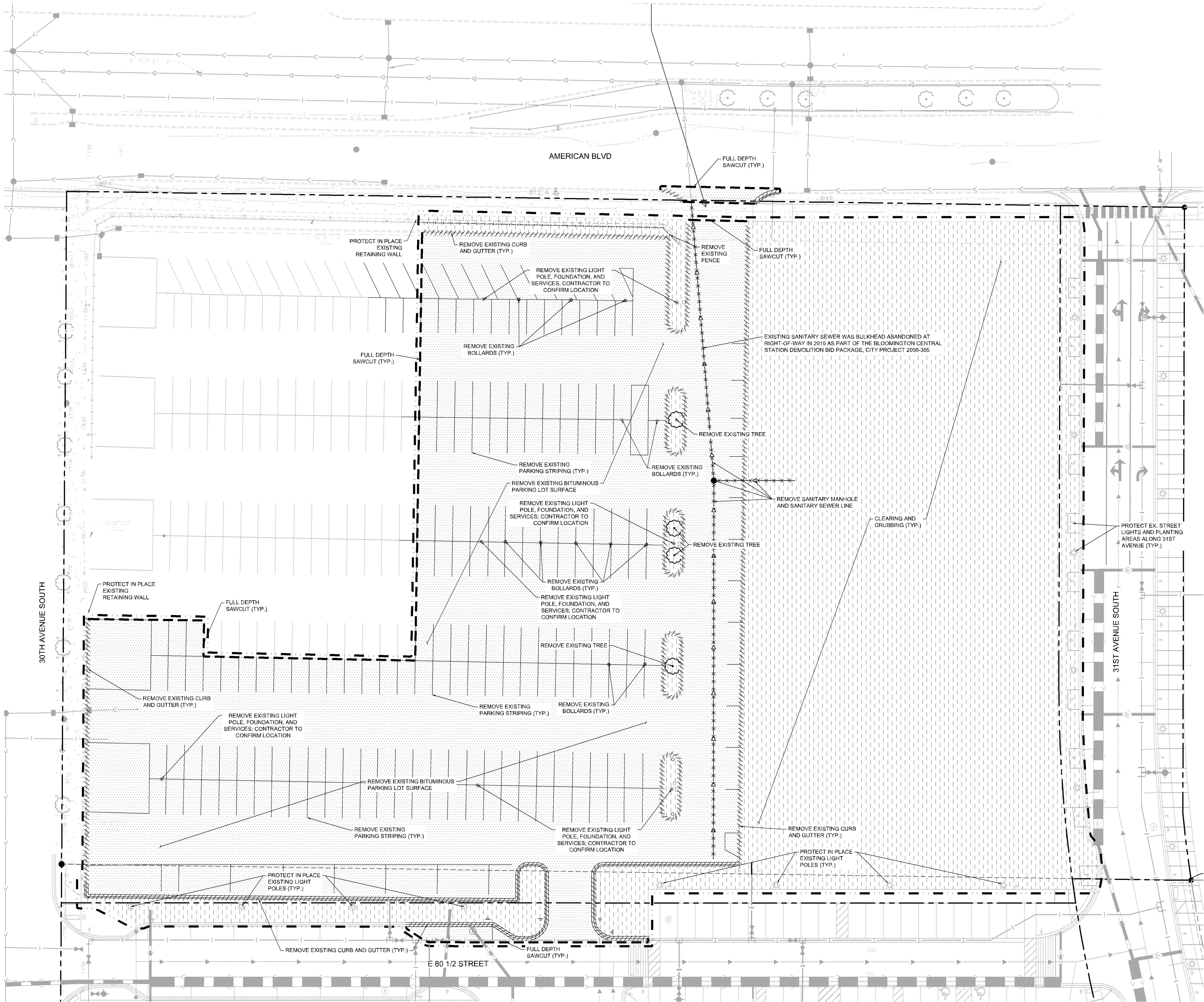
Project: 85-161-KH7 Bk/Pg: 1124
Township: 27 Range: 23 Section: 06
File: 85161KH7-PRELIPLAT.dwg

Date:
09/05/2023
Sheet: 1 of 1



PL202300156

Sidewalk Closures –
Any requested
sidewalk closure will
only be considered
for a limited duration
and alternative
access/TPAR will be
required, as approved
by the City Engineer.

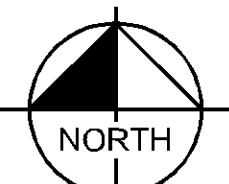


DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL, IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, ALL STRUCTURES, PAVE WALLS, FENCES, FOUNDATIONS, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING THE PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES. ENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RE-LOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH BLOOMINGTON.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
12. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
13. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTORS EXPENSE.
14. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF BLOOMINGTON DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
15. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
16. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
17. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL MINNESOTA REQUIREMENTS.
18. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION MANAGER IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL AND PER THE PROJECT SPECIFICATIONS.
19. ALL CONSTRUCTION AND POST-CONSTRUCTION PARK AND STORAGE OF EQUIPMENT AND MATERIALS MUST BE ON-SITE. USE OF PUBLIC STREET FOR PRIVATE CONSTRUCTION PARKING, LOADING/UNLOADING, AND STORAGE WILL NOT BE ALLOWED.
20. ALL UNUSED WATER SERVICES MUST BE PROPERLY ABANDONED AT THE MAIN. ALL UNUSED SANITARY SEWER SERVICES MUST BE PROPERLY ABANDONED AT THE PROPERTY LINE.

LEGEND

- | | |
|--|--|
| | PROPERTY LINE |
| | REMOVE BITUMINOUS SURFACE |
| | REMOVE CONCRETE SURFACE |
| | REMOVE BUILDING |
| | CLEARING & GRUBBING |
| | FULL DEPTH SAWCUT |
| | LIMITS OF DISTURBANCE (OFFSET FOR CLARITY) |
| | REMOVE TREE |
| | REMOVE CONCRETE CURB & GUTTER |
| | REMOVE UTILITY LINES |
| | FILL & ABANDON UTILITY LINES |
| | LIMITS OF CONSTRUCTION |
| | EXISTING OVERHEAD POWER LINE |
| | EXISTING CHAINLINK FENCE |
| | EXISTING J-BARRIER |
| | EXISTING RETAINING WALL |
| | EXISTING SANITARY SEWER |
| | EXISTING STORM SEWER |
| | EXISTING WATERMAIN |
| | EXISTING GAS MAIN |
| | EXISTING UNDERGROUND TELEPHONE |
| | EXISTING CTV |
| | EXISTING VDR |
| | EXISTING CONTOUR |
| | EXISTING CURB & GUTTER |
| | EXISTING SIGN |
| | EXISTING FLARED END SECTION |
| | EXISTING STORM MANHOLE |
| | EXISTING STORM CATCHBASIN |
| | EXISTING GAS METER |
| | EXISTING POST INDICATOR VALVE |
| | EXISTING WELL |
| | EXISTING AUTOMATIC SPRINKLER |
| | EXISTING ROOF DRAIN |
| | EXISTING GATE VALVE |
| | EXISTING HYDRANT |
| | EXISTING METAL COVER |
| | EXISTING ELECTRICAL METER |
| | EXISTING AIR CONDITIONER |
| | EXISTING TELEPHONE MANHOLE |
| | EXISTING CABLE BOX |
| | EXISTING GUY WIRE |
| | EXISTING POWER POLE |
| | EXISTING LIGHT POLE |
| | EXISTING TREE |
| | EXISTING TREE LINE |



GRAPHIC SCALE IN FEET
0 10 20 40



Know what's below.
Call before you dig.

BCS 5

3001 AMERICAN BOULEVARD EAST
BLOOMINGTON, MN



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Signature

Thoms J. Lincoln

Typed or Printed Name

21493 09-06-2023

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Kimley»Horn

- LEGEND
- PROPERTY LINE

SETBACK LINE

DRAINAGE AND UTILITY EASEMENT

PROPOSED FENCE

RETAINING WALL

PROPOSED CURB AND GUTTER

STANDARD DUTY ASPHALT PAVEMENT

CONCRETE SIDEWALK

PROPOSED COLORED CONCRETE, COLOR TYPE 2 - BUFF

PROPOSED COLORED CONCRETE, COLOR TYPE 3 - SLATE GRAY

- SITE PLAN NOTES
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

2. 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.

3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

4. ALL INNER CURBED RADI ARE TO BE 4.7' AND OUTER CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 5'. ALL CURB AND GUTTER IS TYPE B&U UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

6. 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.

7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNBEL LAND SURVEYING.

8. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

9. CONTRACTOR IS REQUIRED TO ENSURE ALL SIDEWALKS MEET ADA STANDARDS.

10. RESTORE CITY STREET BY COMPLYING WITH THE BLOOMINGTON CITY STREET IMPROVEMENT POLICY.

11. ALL PARKING STALL STRIPING MUST BE PAINTED WHITE.

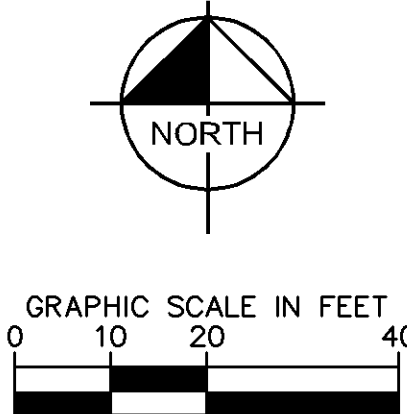
12. STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPOSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATION IN CITY FRONT-OF-WAY.

13. ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING AND STORAGE OF EQUIPMENT AND MATERIALS MUST BE ON-SITE. USE OF PUBLIC STREETS FOR PRIVATE CONSTRUCTION PARKING, LOADING/UNLOADING, AND STORAGE WILL NOT BE ALLOWED.

14. COORDINATE CONSTRUCTION AND TRAFFIC CONTROL WITH AREA PROJECTS, INCLUDING, BUT NOT LIMITED TO THE METRO TRANSIT BLUE LINE FINANCING PROJECT AND THE CITY OF BLOOMINGTON AMERICAN BLVD SANITARY SEWER PROJECT.

Not enough space for southbound vehicles to merge. Follow MnMUTCD guidelines

Consider removing parking space to increase visibility of pedestrian crossing



SCHEMATIC
DESIGN

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REVISIONS:		
No.	Description	Date
1	Pre-Application	9/6/2023
DRC		

PROJECT NUMBER

KEY PLAN

BCS 5

OVERALL SITE PLAN

C3.0

PL202300156

BCS 5

3001 AMERICAN BOULEVARD EAST
BLOOMINGTON, MN

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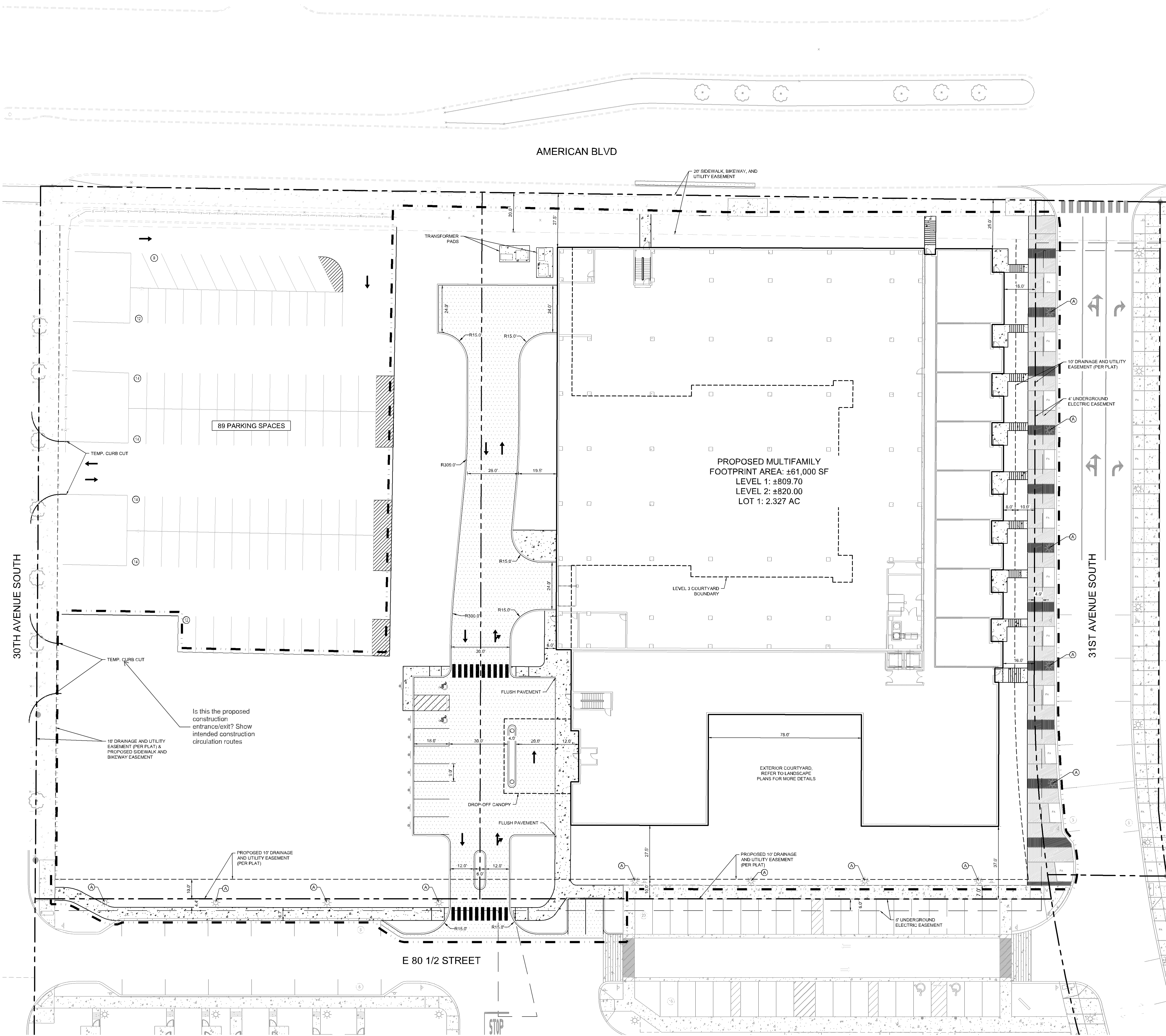
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Signature
Thomas J. Lincoln
Typed or Printed Name
21493 09-06-2023
License # Date

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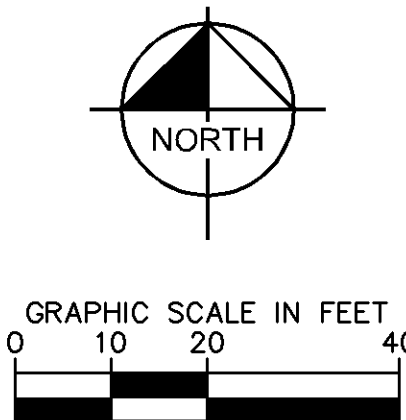
LEGEND	
	PROPERTY LINE
	SETBACK LINE
	DRAINAGE AND UTILITY EASEMENT
	PROPOSED FENCE
	LIMITS OF DISTURBANCE (OFFSET FOR CLARITY)
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED COLORED CONCRETE; COLOR TYPE 2 - BUFF
	PROPOSED COLORED CONCRETE; COLOR TYPE 3 - SLATE GRAY

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	2.327 AC / 101,355 SF
DISTURBED AREA	3.276 AC / 142,704 SF
EXISTING IMPERVIOUS AREA	1.756 AC / 76,484 SF
EXISTING PERVIOUS AREA	1.520 AC / 66,220 SF
PROPOSED IMPERVIOUS AREA	1.957 AC / 85,243 SF
PROPOSED PERVIOUS AREA	1.319 AC / 57,461 SF
NET INCREASE IN IMPERVIOUS AREA	0.201 AC / 8,758 SF
SITE DATA	
EXISTING ZONING	HX-R
PROPOSED ZONING	HX-R
PROPOSED LAND USE	RESIDENTIAL
BUILDING DATA	
TOTAL BUILDING AREA	±276,500 SF
PERCENT OF TOTAL PROPERTY AREA	60.18%
PARKING SUMMARY	
REQUIRED PARKING	221 SPACES
TOTAL PROPOSED PARKING	221 SPACES
REQUIRED ACCESSIBLE PARKING	7 STANDARD SPACES 2 VAN ACCESSIBLE

The total City Code requirement is 246 spaces. 221 spaces represents the requirement with a 10 percent reduction.

KEYNOTE LEGEND	
(A)	EXISTING STREETLIGHT

16 street stalls are proposed to be "counted" towards meeting parking supply. 28 street stalls were identified for Carbon 31. Please include a graphic depicting which street stalls are technically allotted to the various developments.



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DESIGN

ORIGINAL ISSUE: 9/6/2023

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KEY PLAN

BCS 5
ENLARGED SITE PLAN

C3.1



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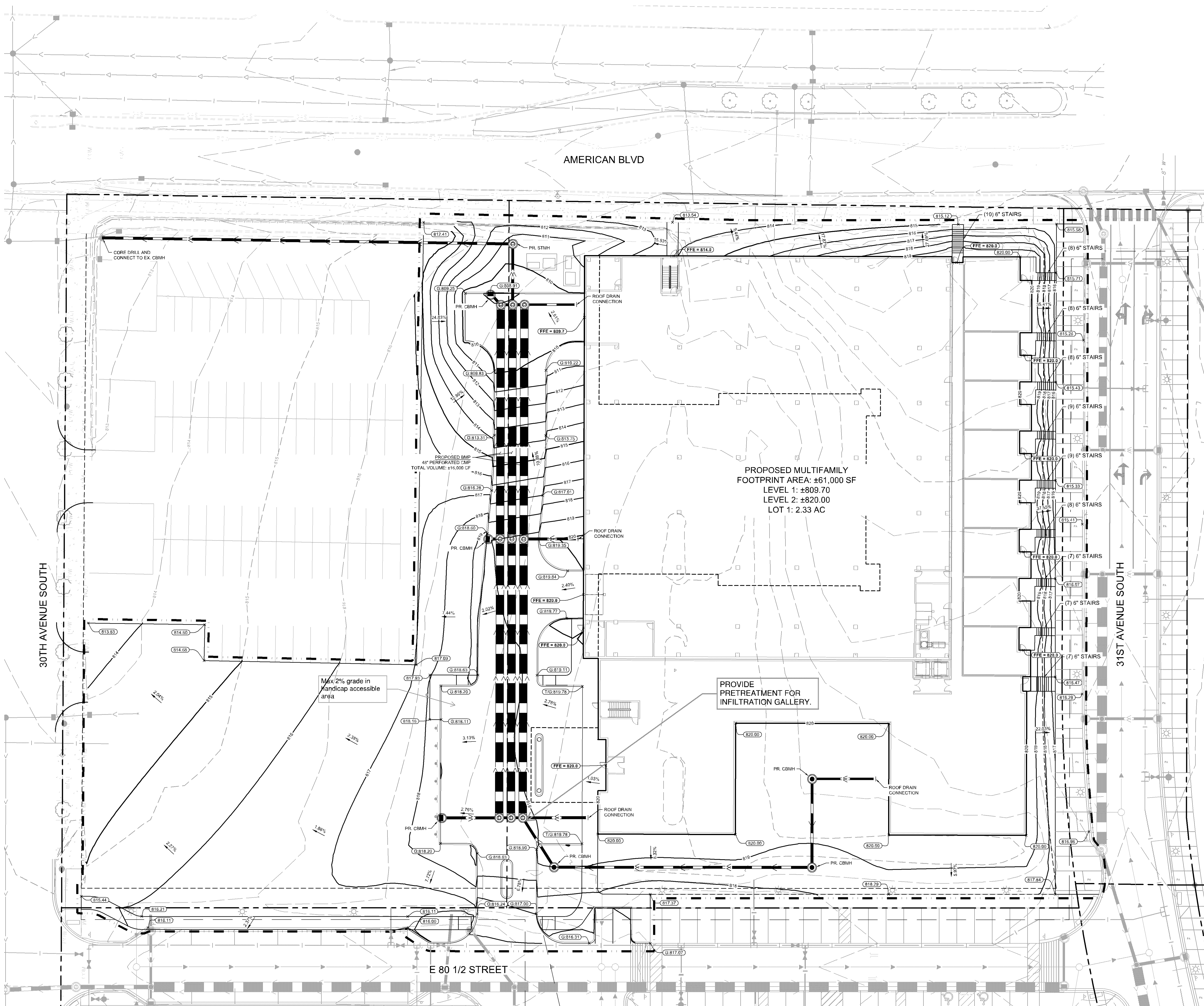
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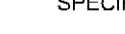
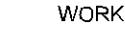
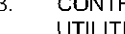
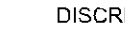
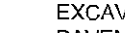
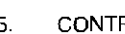
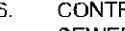
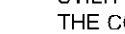
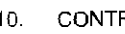
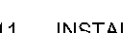
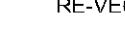
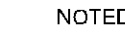
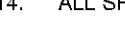
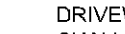
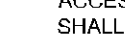
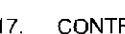
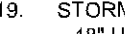
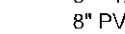
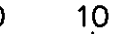
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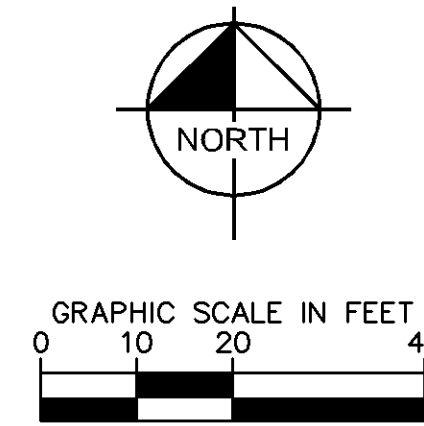
BCS 5
GRADING & DRAINAGE PLAN

C4.0



LEGEND	
	PROPERTY LINE
	LIMITS OF DISTURBANCE (OFFSET FOR CLARITY)
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED SWALE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (CATCH BASIN) (CURB INLET CASTING)
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER
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- GRADING PLAN NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
 - CONTRACTOR TO CALL Gopher State Call One @ 1-800-252-1188 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION CONSTRUCTION FOR UTILITY LOCATIONS.
 - CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
 - SURFACE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROPERLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL. SEWER ALIGNMENTS.
 - GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
 - ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
 - REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE, LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE SCHEDULE.
 - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES WITH PROPER POSITIVE DRAINAGE.
 - INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER.
 - UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
 - ALL SPOT ELEVATIONS/CONTOURS ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED.
 - ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
 - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. SLOPES SHALL NOT EXCEED 2% LONGITUDINALLY OR EXCEED 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION.
 - "MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
 - CONTRACTOR TO PROVIDE 3" INSULATION BY 3" WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
 - ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - STORM SEWER PIPE SHALL BE AS FOLLOWS:
48" HDPE
8" - 12" RCP PER ASTM C76
6" PVC ASTM PER D2321, ASTM D3034, SDR-26, OR AS INDICATED



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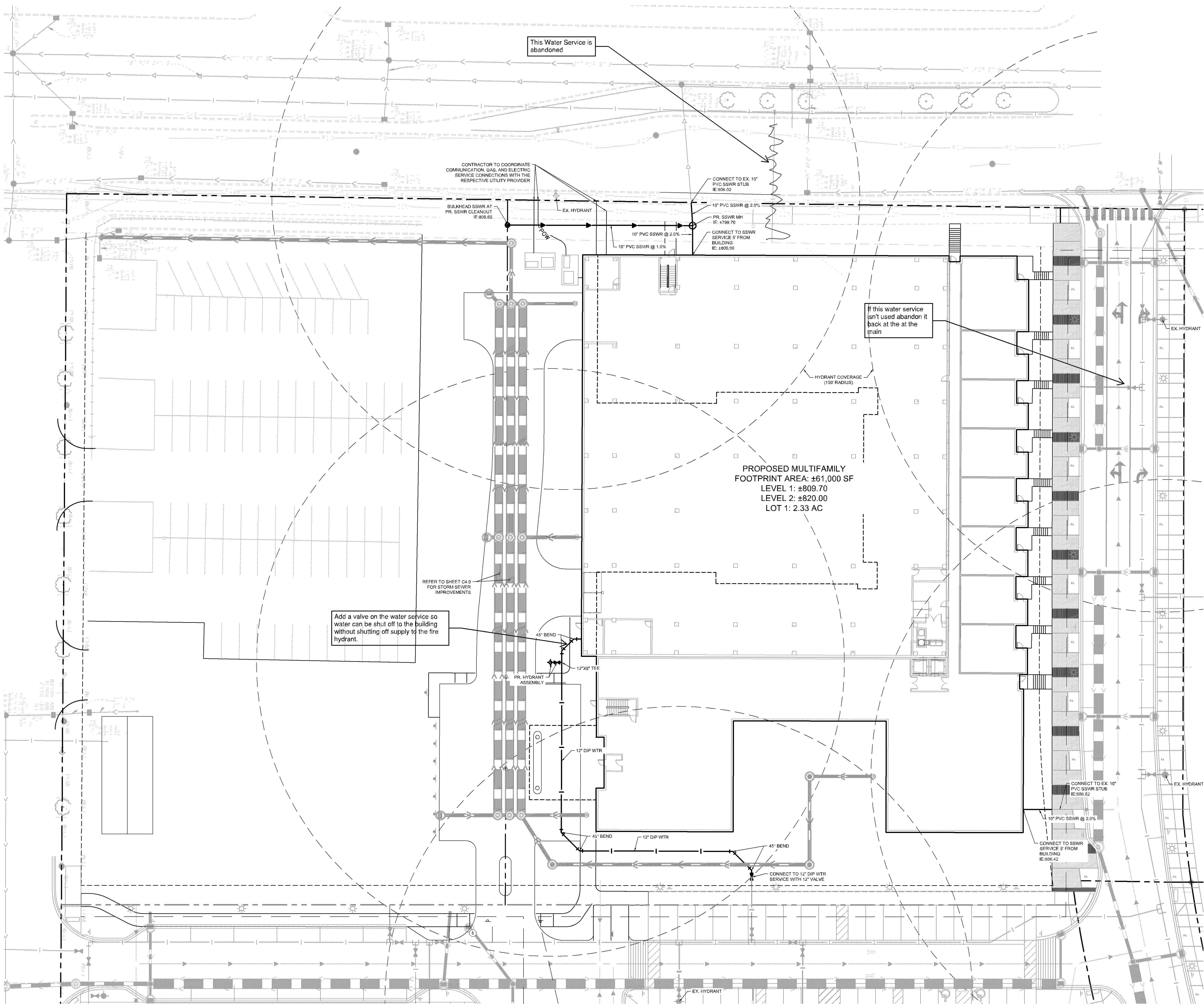
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PROJECT NUMBER

KEY PLAN

BCS 5
UTILITY PLAN

C5.0



LEGEND

EXISTING	PROPOSED	
		DATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
		UNDERGROUND ELECTRIC
		TELEPHONE
		GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
8" PVC SDR26 PER ASTM D 3034
8" PVC C-900 PER AWWA C900
6" PVC SCHEDULE 40
DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
12" AND SMALLER USE CLASS 52 DIP
A MINIMUM OF 8 MIL V-BOND ENHANCED POLYETHYLENE ENCASEMENT IS REQUIRED ON ALL DIP. WATER LINES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST CURRENT EDITION OF DEAM SPECIFICATIONS
ALL DUCTILE IRON PIPE SHALL BE COATED WITH A LAYER OF ARC-SPRAYED ZINC PER ISO 8179.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10) APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 8" OF COVER ON ALL WATER LINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
16. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
17. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
18. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH. PLANS.
19. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES BLOOMINGTON WITH REGARD TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
20. ALL ON-SITE WATERMANS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.
22. HOPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING AN ALLOK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL.
23. TAPS OF LIVE WATER MAINS ARE DONE BY CITY FORCES AND PAID FOR AND COORDINATED WITH THE CONTRACTOR.
24. UTILITY AND MECHANICAL CONTRACTORS MUST COORDINATE THE INSTALLATION OF ALL WATER AND SEWER SERVICE PIPES INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.
25. COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD-ON FLANGE OR W/M TO FLANGE ADAPTER.
26. ALL COMPONENTS OF THE WATER SYSTEM UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT MUST UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS. THE USE OF UNLINED OR UNCOATED PIPE IS NOT ALLOWED.
27. ALL UNUSED WATER SERVICES MUST BE PROPERLY ABANDONED AT THE MAIN. ALL UNUSED SANITARY SEWER SERVICES MUST PROPERLY ABANDONED AT THE PROPERTY LINE.
28. UTILITY PERMITS ARE REQUIRED FOR CONNECTIONS TO THE PUBLIC STORM, SANITARY, AND WATER SYSTEM. CONTACT UTILITIES (612) 463-8771 FOR PERMIT INFORMATION.
29. WATER SERVICE(S) MUST BE METERED WITHIN 10' OF WHERE IT CROSSES THE OUTSIDE WALL OF THE BUILDING.

PL202300156

BCS 5

3001 AMERICAN BOULEVARD EAST
BLOOMINGTON, MN



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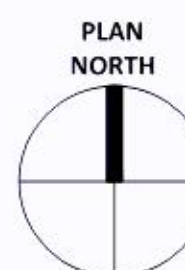
Schematic Design

ORIGINAL ISSUE: 9/6/2023

REVISIONS:
No. Description Date
1 Pre-Application 9/6/2023
DRC

223532.00
PROJECT NUMBER

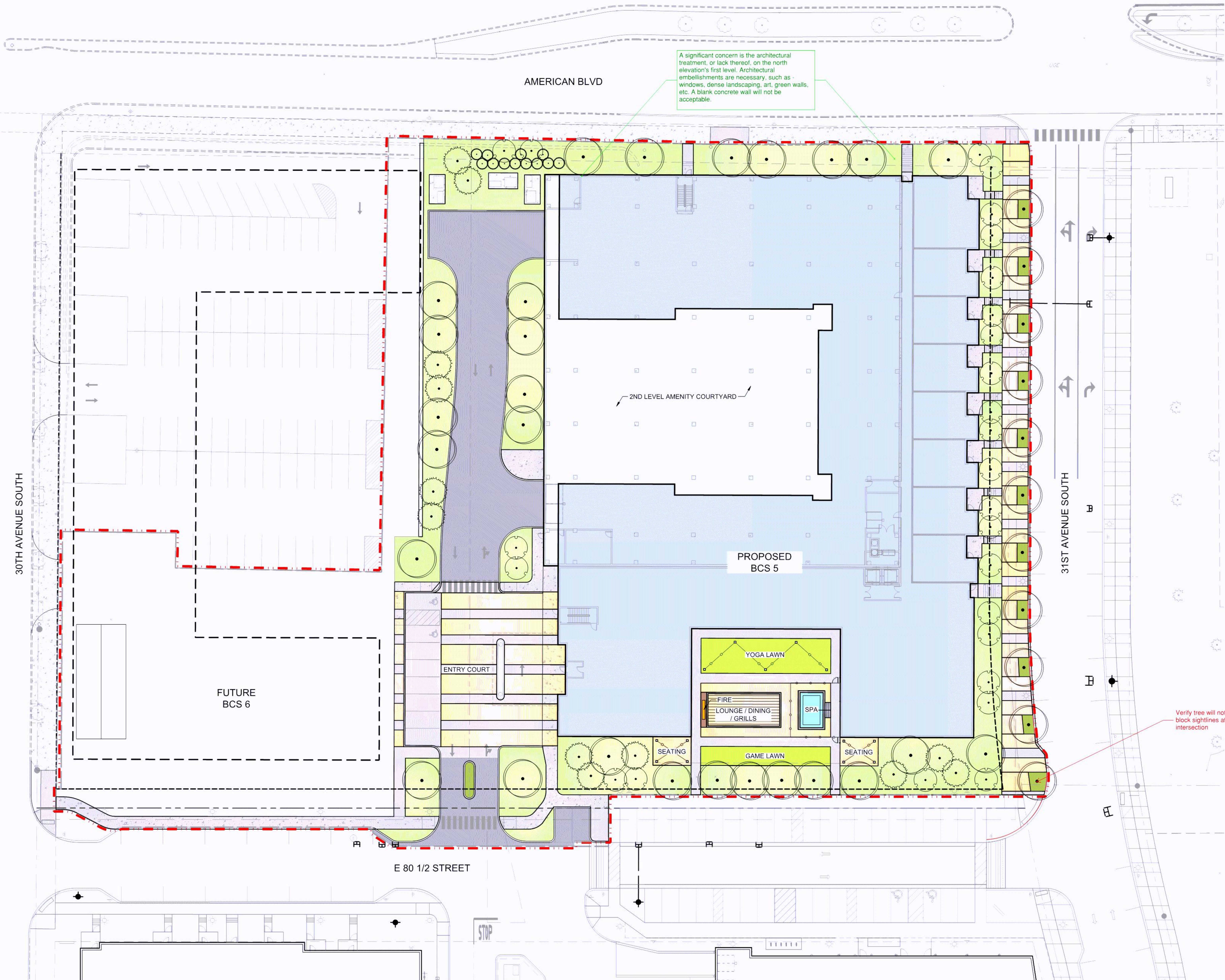
KEY PLAN



BCS 5

LANDSCAPE CONCEPT PLAN

L1.0



Must meet 2020 MN State Building Code

Building plans must be signed by a MN licensed architect.

SAC review by MET council will be required.

Must meet 2020 MN Accessibility Code.

Provide a detailed code analysis with the plans.

Separate permit and review by MN State Elevator inspector for elevators.

If there will be any alternate means requests - please schedule a meeting with City Plan Reviewer to discuss.

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

Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.

Emergency responder radio coverage shall meet appendix P of the MSFC and provided within structure.

Access shall be provided to/from all stairwells on all floors and parking levels.

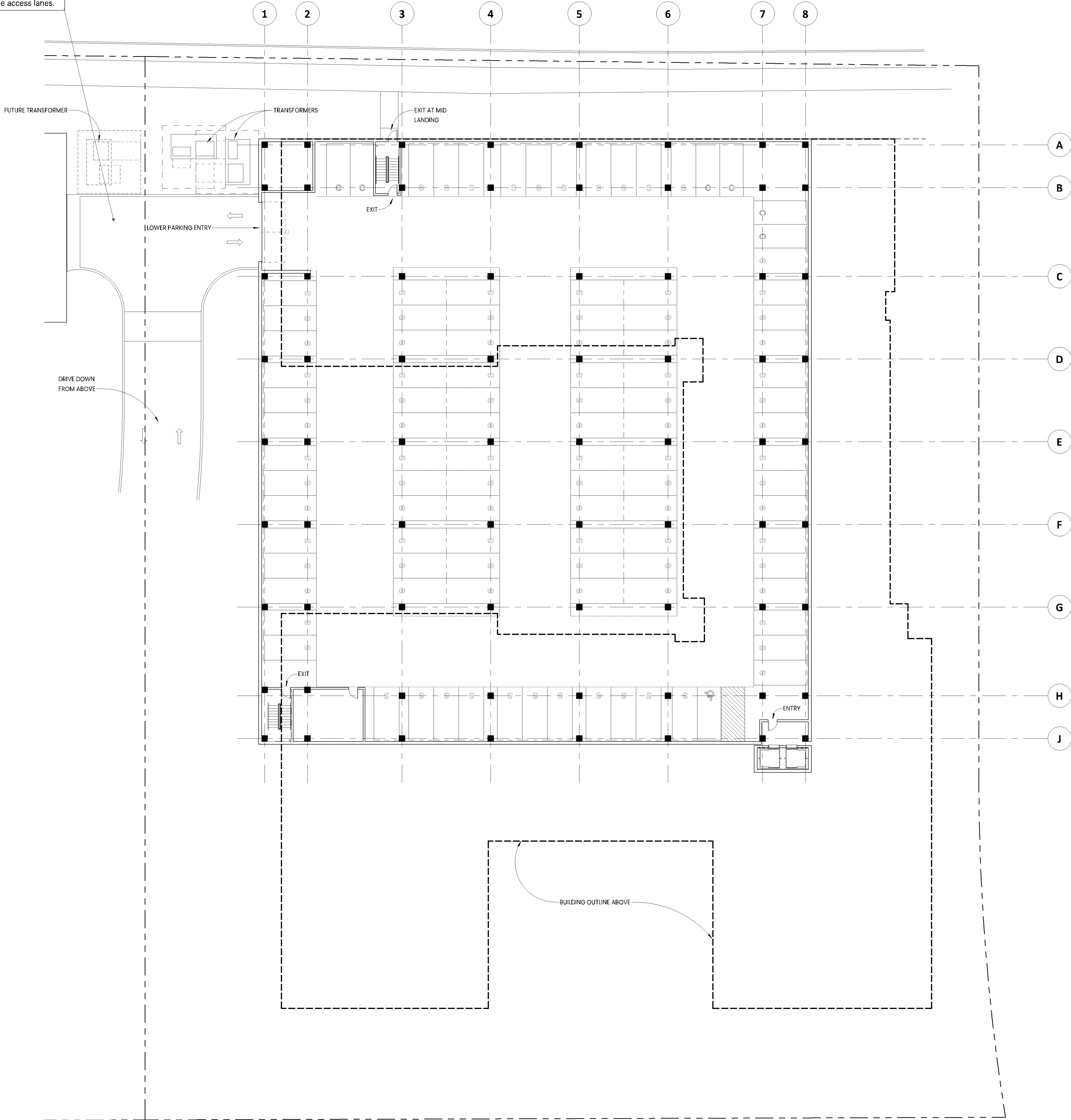
Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe

All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.

Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.

PL202300156

Provide adequate turning radius for all emergency vehicle access lanes.



1 LOWER LEVEL FLOOR PLAN
A1.0 1/16" = 1'-0"

BCS 5

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BLOOMINGTON, MN

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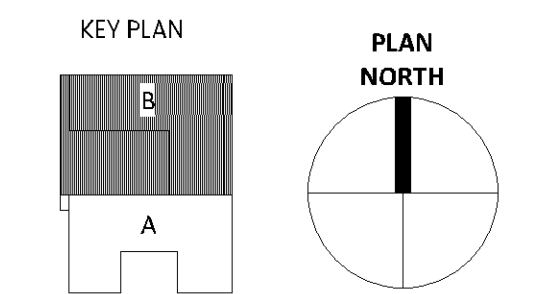
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Schematic
Design

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No.	Description	Date
1	Pre-Application DRC	9/6/2023

223532.00
PROJECT NUMBER



BCS 5

LOWER LEVEL OVERALL PLAN

A1.0

PL202300156

BCS 5

3001 AMERICAN BOULEVARD EAST
BLOOMINGTON, MN



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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
architect under the laws of the State of
Minnesota

Signature _____
Typed or Printed Name _____
License # _____ Date _____

NOT FOR
CONSTRUCTION

Schematic
Design

ORIGINAL ISSUE:

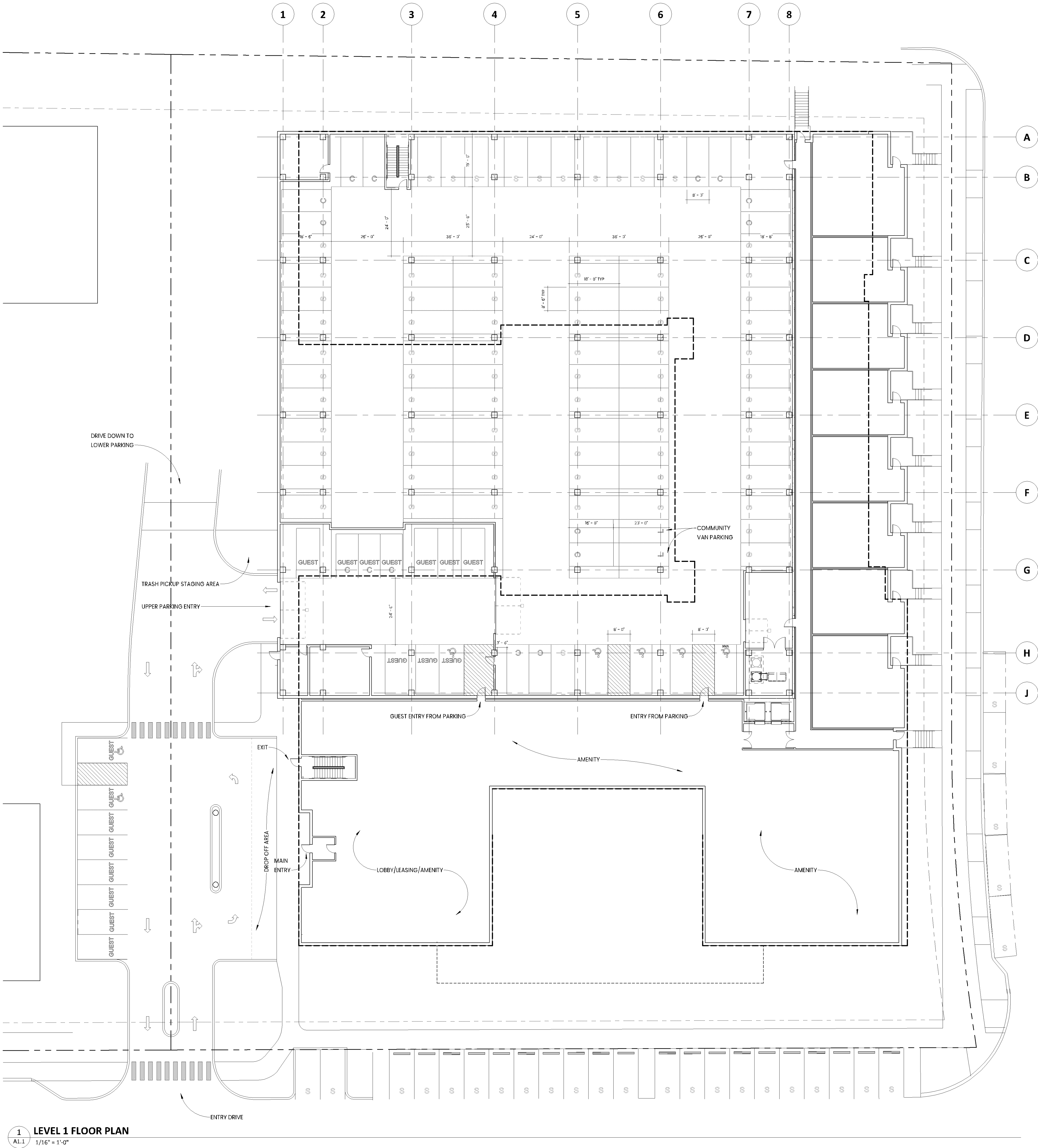
REVISIONS:
No. Description Date
1 Pre-Application DRC 9/6/2023

223532.00
PROJECT NUMBER

KEY PLAN
PLAN NORTH

BCS 5

LEVEL 1 OVERALL PLAN
A1.1



1
A1.1
LEVEL 1 FLOOR PLAN
1/16" = 1'-0"

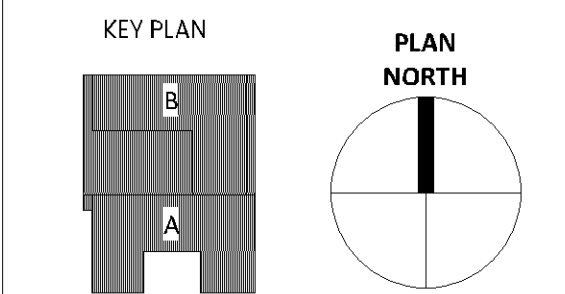
NOT FOR
CONSTRUCTION

Schematic
Design

ORIGINAL ISSUE:

No.	Description	Date
1	Pre-Application DRC	9/6/2023

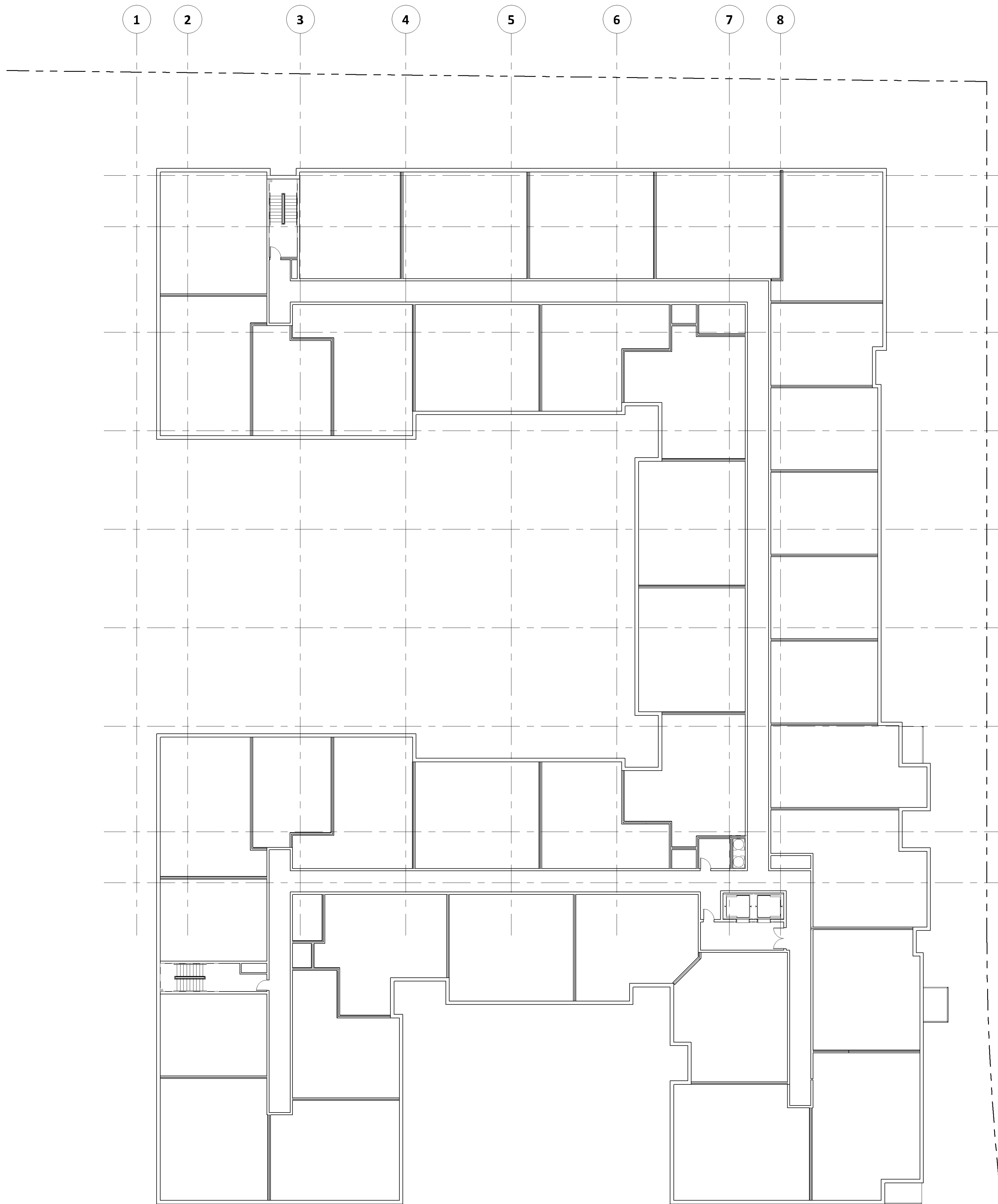
223532.00
PROJECT NUMBER



BCS 5

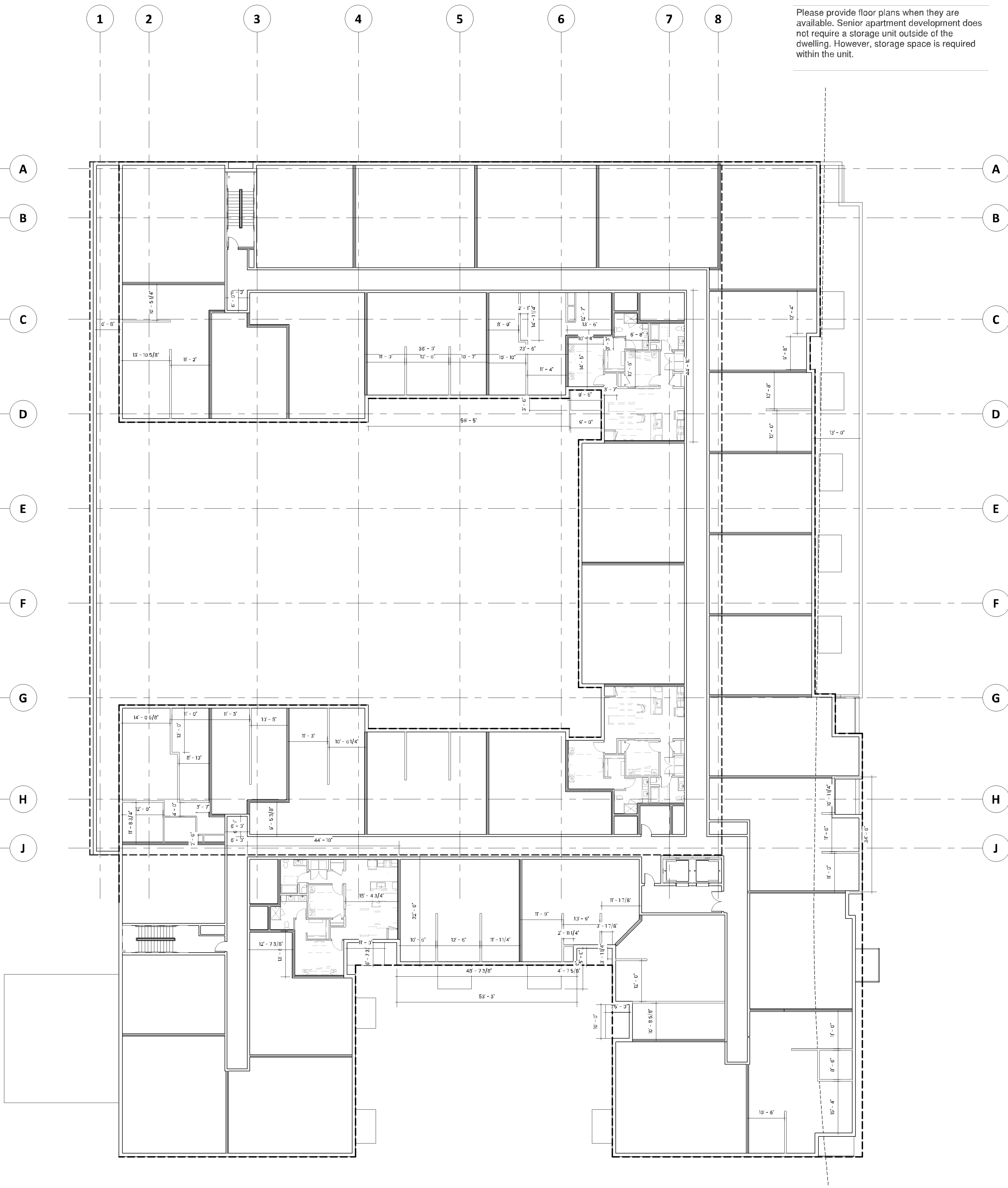
LEVEL 2 AND LEVEL 3 OVERALL
PLANS

A1.2



2 LEVEL 3 FLOOR PLAN
A1.2 1/16" = 1'-0"

9/6/2023 11:05:55 AM



1 LEVEL 2 FLOOR PLAN
A1.2 1/16" = 1'-0"

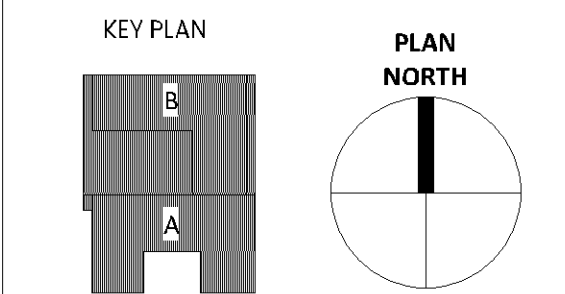
NOT FOR
CONSTRUCTION

Schematic
Design

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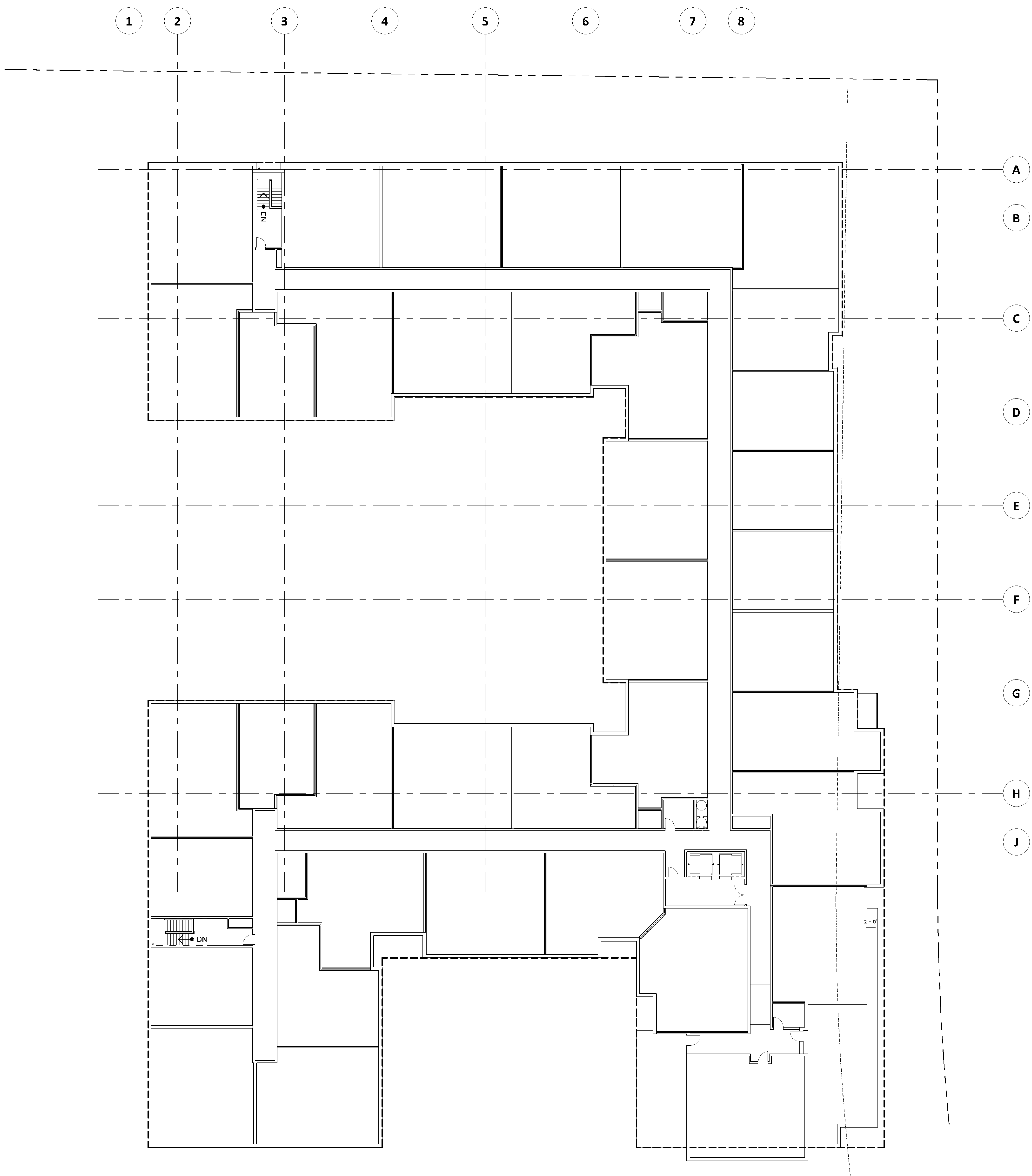
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PROJECT NUMBER



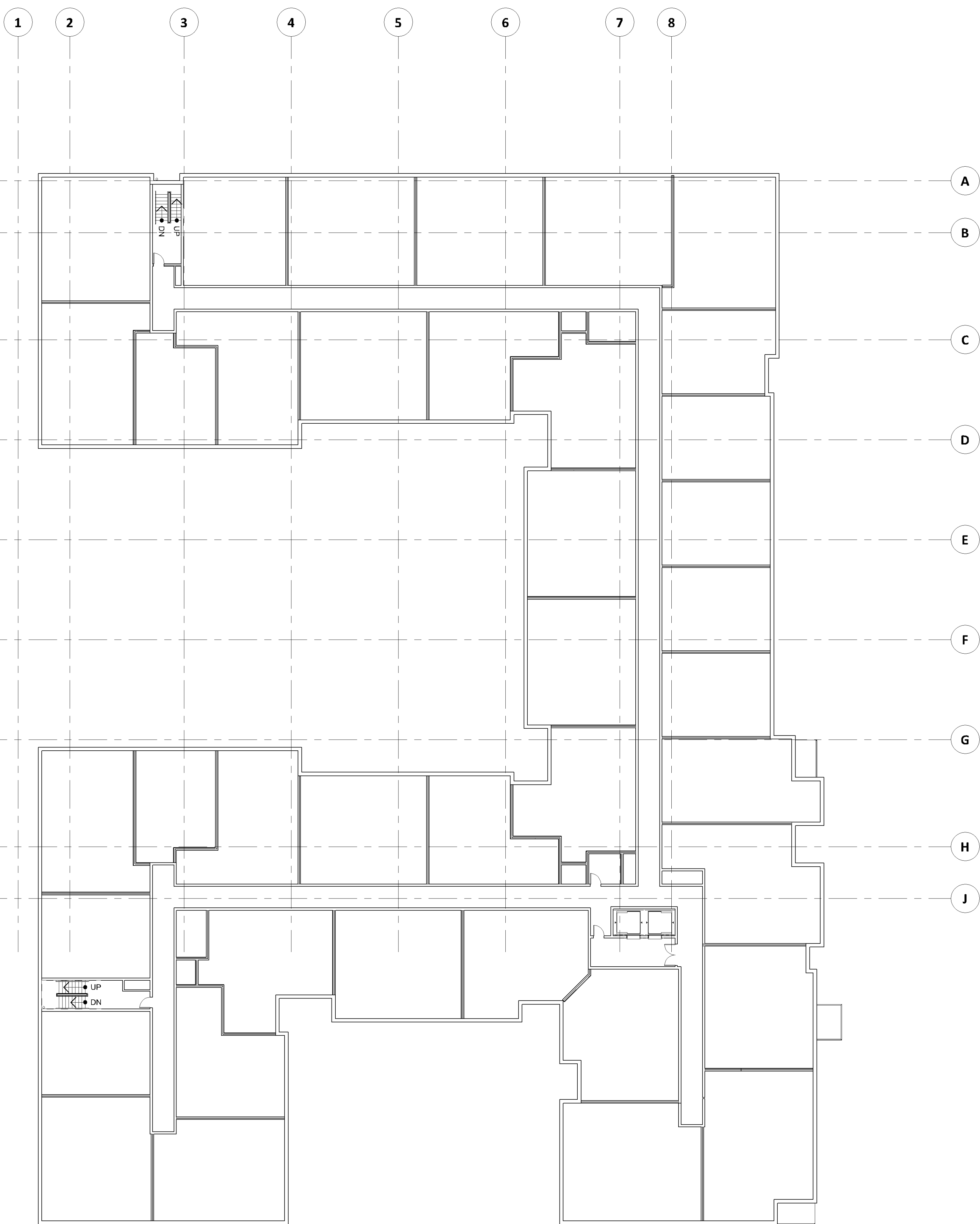
BCS 5

LEVEL 4 AND LEVEL 5 OVERALL
PLANS

A1.3



2 LEVEL 5 FLOOR PLAN
A1.3 1/16" = 1'-0"



1 LEVEL 4 FLOOR PLAN
A1.3 1/16" = 1'-0"