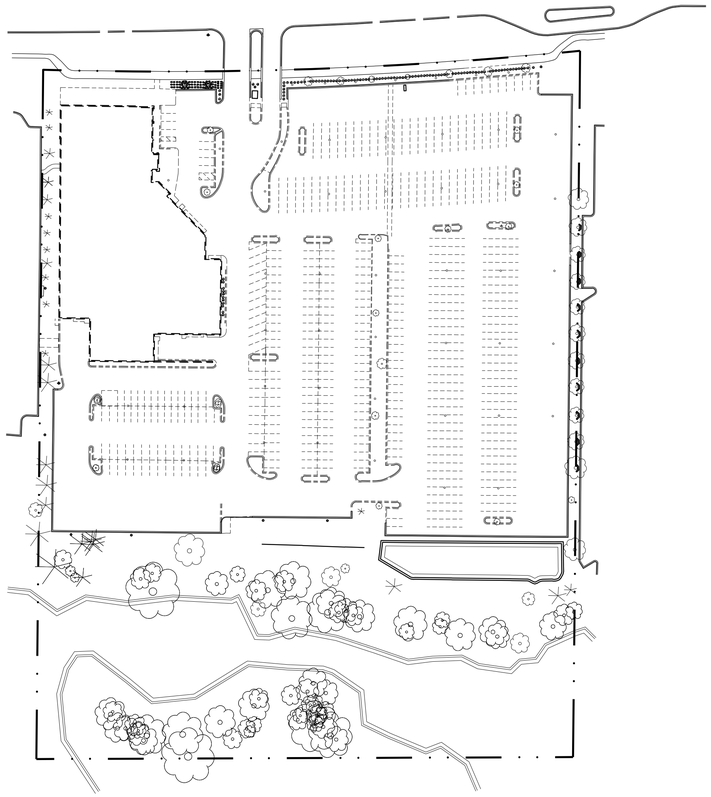


2 A1 DEMOLITION PLAN
SCALE: 1" = 80'-0"

NORTH

SITE DATA

LOT AREA – 464,226 S.F. = 10.66 ACRES
ZONING – PD, PLANNED DEVELOPMENT
MAJOR DEVELOPMENT CHANGE REQUIRES CITY APPROVAL
C.U.P. REQUIRED FOR CAR SALES
BUILDING – 229,634 S.F.
5– STORIES
FLOOR AREA RATIO
229,634 S.F./ 464,226 S.F. = 0.49 < 0.50

PARKING DATA

RETAIL – 8,459 S.F. AT 5.5/1000 = 47 STALLS
WAREHOUSE – 8,933 S.F. AT 1/1000 = 9 STALLS
OFFICE – 4,677 S.F. AT 1/285 = 16 STALLS
SERVICE – 3,004 S.F. (EXCL BAYS) AT 1/300 S.F. = 10 STALLS
49 SERVICE BAYS AT 3/BAY = 147 STALLS
TOTAL PARKING REQUIRED = 229 STALLS

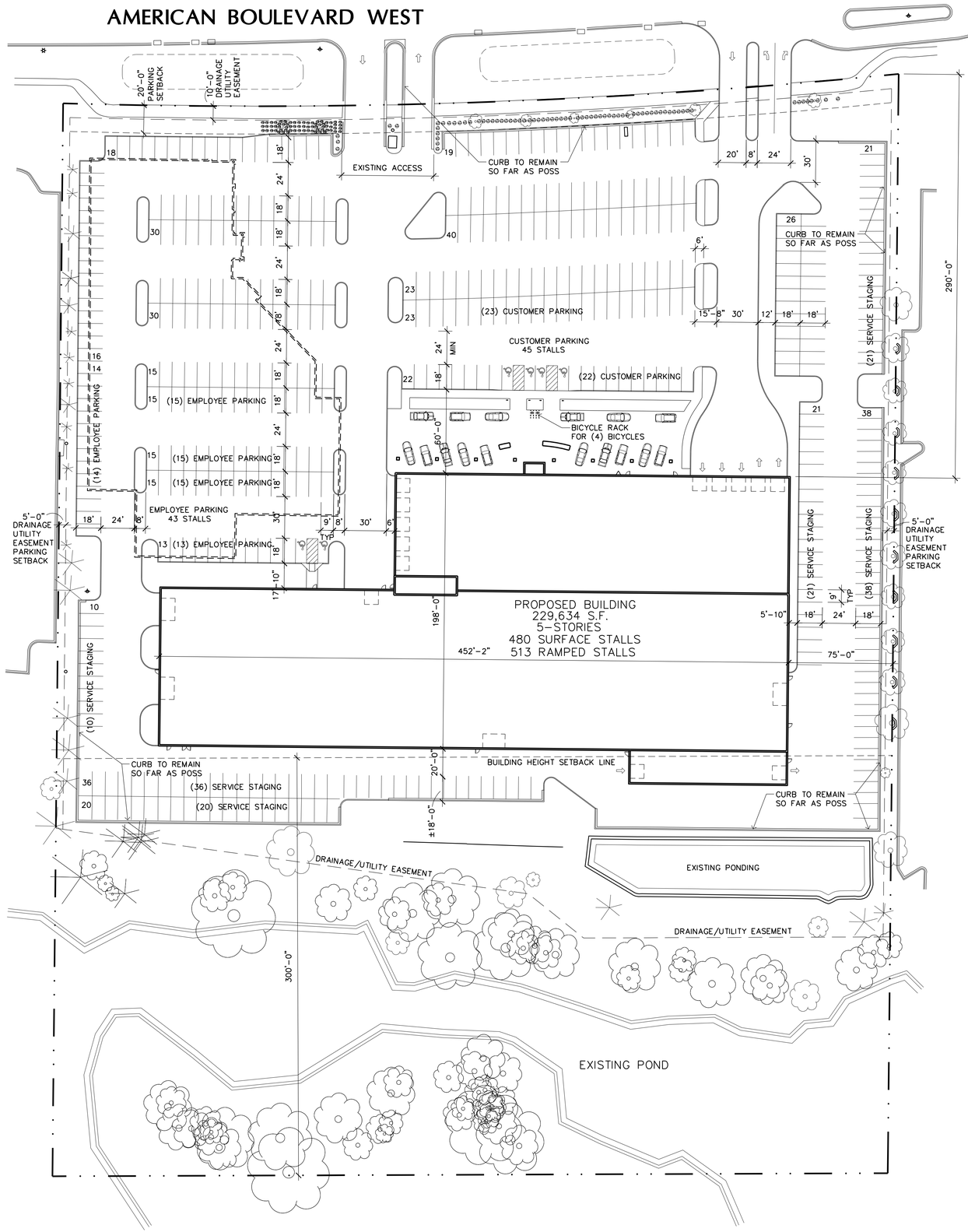
TOTAL PARKING PROVIDED
SURFACE PARKING
CUSTOMER – 45 STALLS
EMPLOYEE – 72 STALLS
SERVICE – 146 STALLS
INVENTORY – 217 STALLS
SURFACE PARKING = 480 STALLS
RAMPED PARKING
INVENTORY – 513 STALLS
993 STALLS

1 A1 SITE PLAN
SCALE: 1" = 40'-0"

NORTH

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA-A1

75'-0"



L A M P E R T
A R C H I T E C T S
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

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PRINT NAME
13669
LICENSE NUMBER

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RJRyan Construction, Inc.
Commercial Design and Construction
1100 Mendota Heights Road
Mendota Heights, MN 55120
Ph: 651-681-0200
Fax: 651-681-0235

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Checked By: LL
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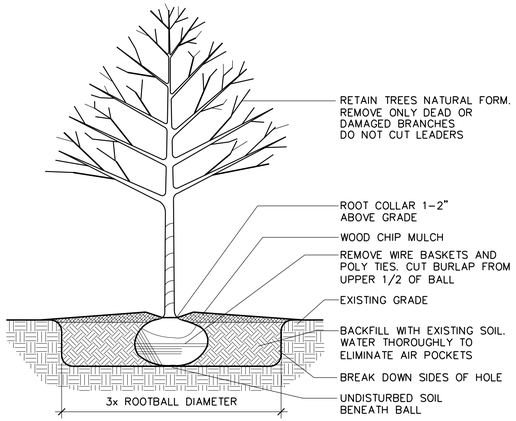
SITE PLAN

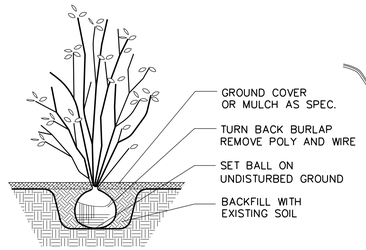
Sheet Number

A1

Project No. 160122-1



2 / L1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



3 / L1 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

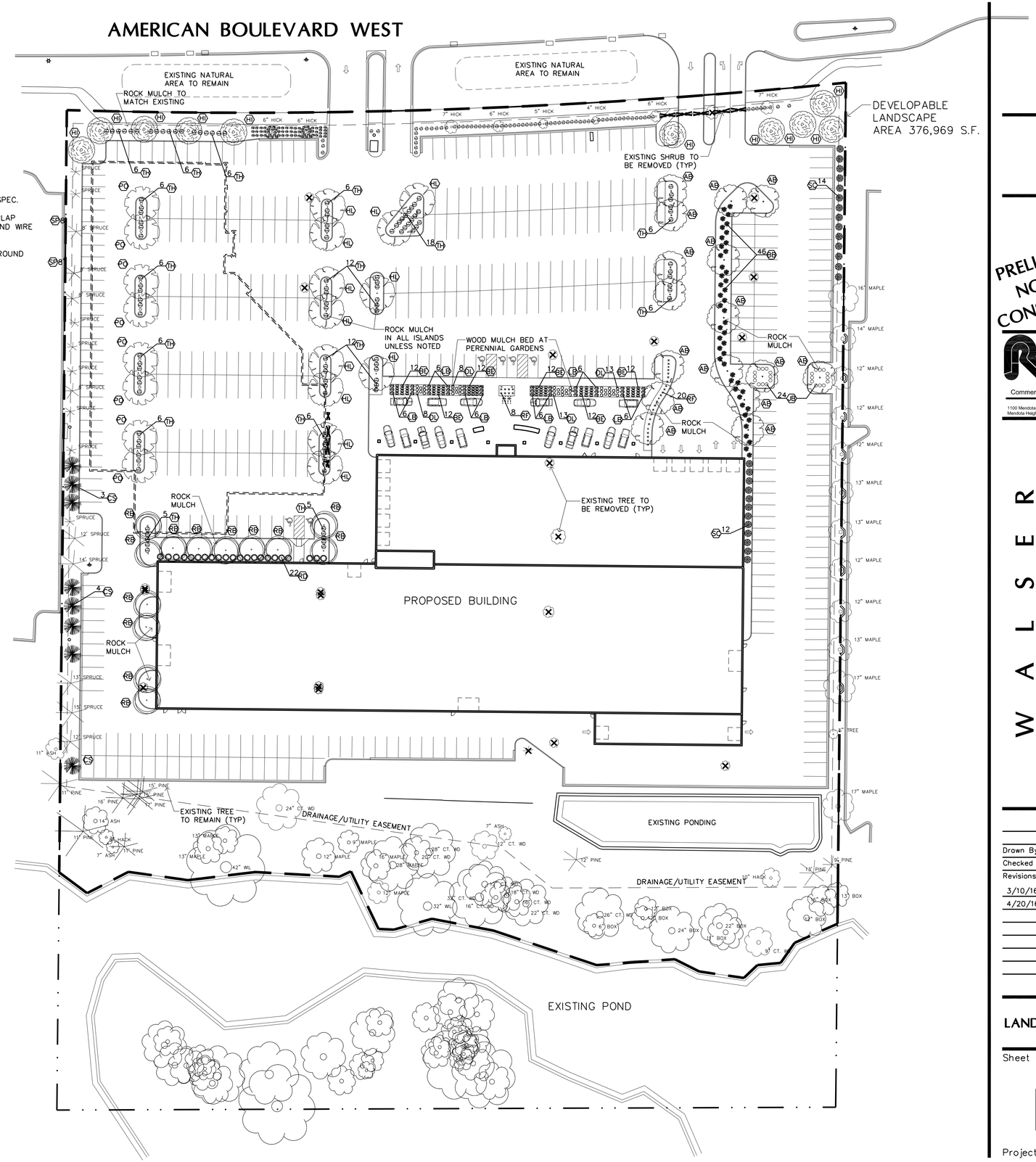
	PLANTING SCHEDULE						
	QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
TREES	10	HI	BITTERNUT HICKORY	CARYA CORDIFORMIS	2.5"	BB	TO MATCH EXISTING TREES
	8	PO	PIN OAK	QUARCUS PALUSTRIS	2.5"	BB	–
	12	HL	THORNLESS HONEYLOCUST	GELDITSIA TRICANTHOS 'INERMIS'	2.5"	BB	–
	16	AB	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.5"	BB	–
	13	RB	RIVER BIRCH	BETULA NIGRA	2.5"	BB	3 TRUNK CLUMP
	8	CS	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	2.5"	BB	–
SHRUBS	118	TH	'TIDE HILL' BOXWOOD	BUXUS MICROPHYLLA 'TIDE HILL'	#5	CONT.	–
	26	SC	PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA	#5	CONT.	
	22	RD	RED TWIGGED DOGWOOD	CORNUS BAILEYI 'CARDINAL'	#5	CONT.	
	46	BB	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5	CONT.	
	24	JB	JAPANESE BARBERRY	BERBERIS THUNBERGII	#5	CONT.	
PERENNIALS	42	DL	ORIENTAL RUBY DAYLILLY	HERMEROCALLIS 'ORIENTAL RUBY'	#5	CONT.	–
	36	LB	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#5	CONT.	–
	28	RF	RED FLAME MISCANTHUS	MISCANTHUS 'PURPURASCENS'	#5	CONT.	–
	72	BE	BLACK EYE SUSAN	RUDBECKIA HIRTA	#5	CONT.	–

NOTES
1. PROVIDE UNDERGROUND IRRIGATION FOR ALL SODDED PLANT AREAS
2. PROVIDE BLACK VINYL EDGER AT ALL TRANSITIONS FROM ROCK MULCH TO GROUND COVER
3. SOD ALL AREAS UNLESS NOTED UP TO BACK OF CURB OR SIDEWALK
4. LANDSCAPE QUANTITIES BASED ON 376,969 S.F. DEVELOPABLE LAND AREA

1. (1) TREE PER 2,500 S.F. DEVELOPABLE LAND = 151 TREES
   - EXISTING TREES TO REMAIN — 84 EXISTING
   - PROPOSED TREES — 67 PROVIDED
   - TOTAL TREES PROVIDED — 151 TREES
2. (1) SHRUB PER 1,000 S.F. DEVELOPABLE LAND = 377 SHRUBS
   - EXISTING SHRUBS TO REMAIN — 142 EXISTING
   - PROPOSED SHRUBS — 236 PROVIDED
   - TOTAL SHRUBS PROVIDED — 378 SHRUBS

1 / L1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

NORTH



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Commercial Design and Construction
1100 Mendota Heights Road, Mendota Heights, MN 55120 — Ph: 651-681-0200, Fax: 651-681-0235

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Checked By: LL
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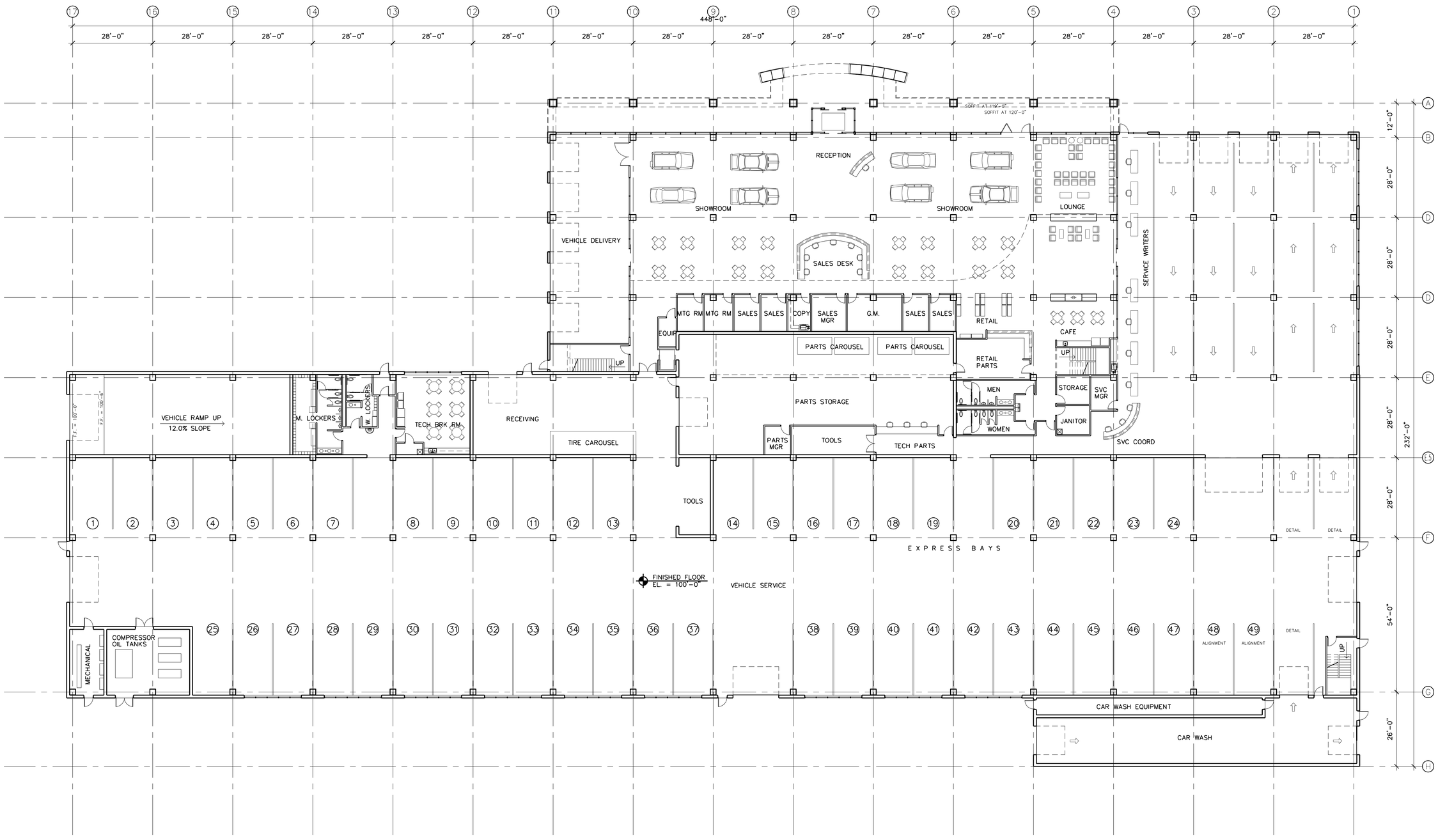
LANDSCAPE PLAN

Sheet Number
L1

Project No. 160122–1

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA–L1



1 A2 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"
78,241 S.F.

NORTH

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA-A2

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420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

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Ph: 651-681-0200
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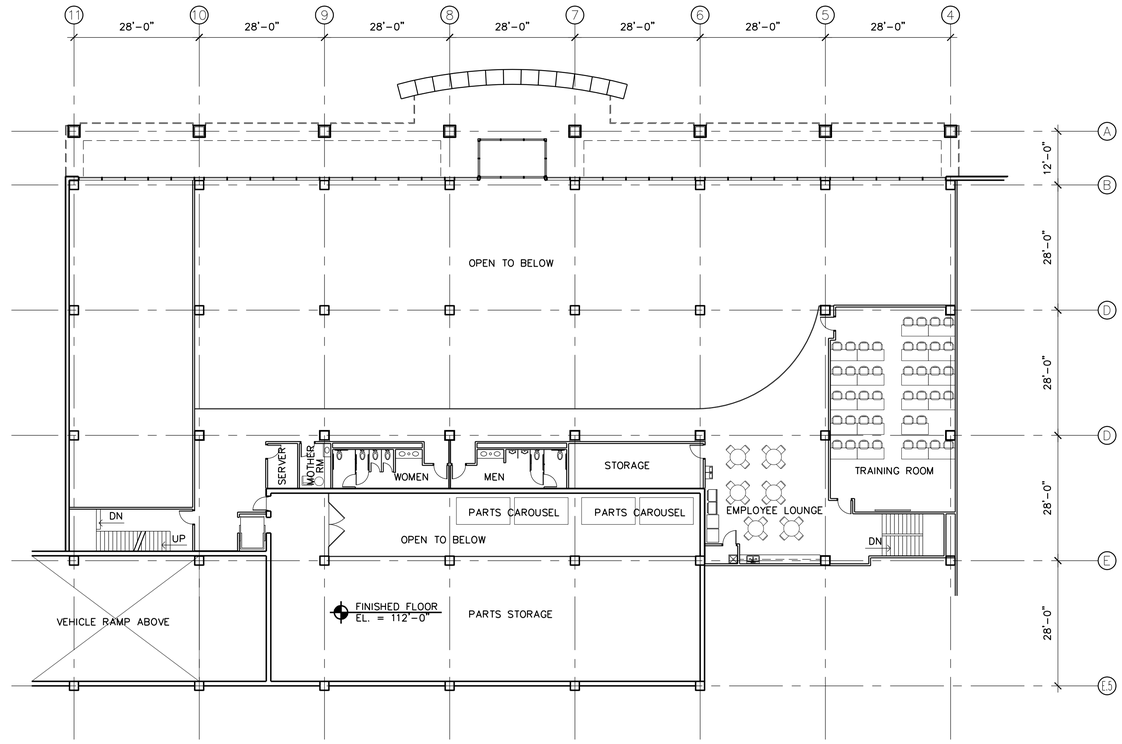
FIRST FLOOR PLAN

Sheet Number

A2

Project No. 160122-1



1 / A3 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"
9,175 S.F.

NORTH

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA-A3

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420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

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Commercial Design and Construction
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Fax: 651-681-0255

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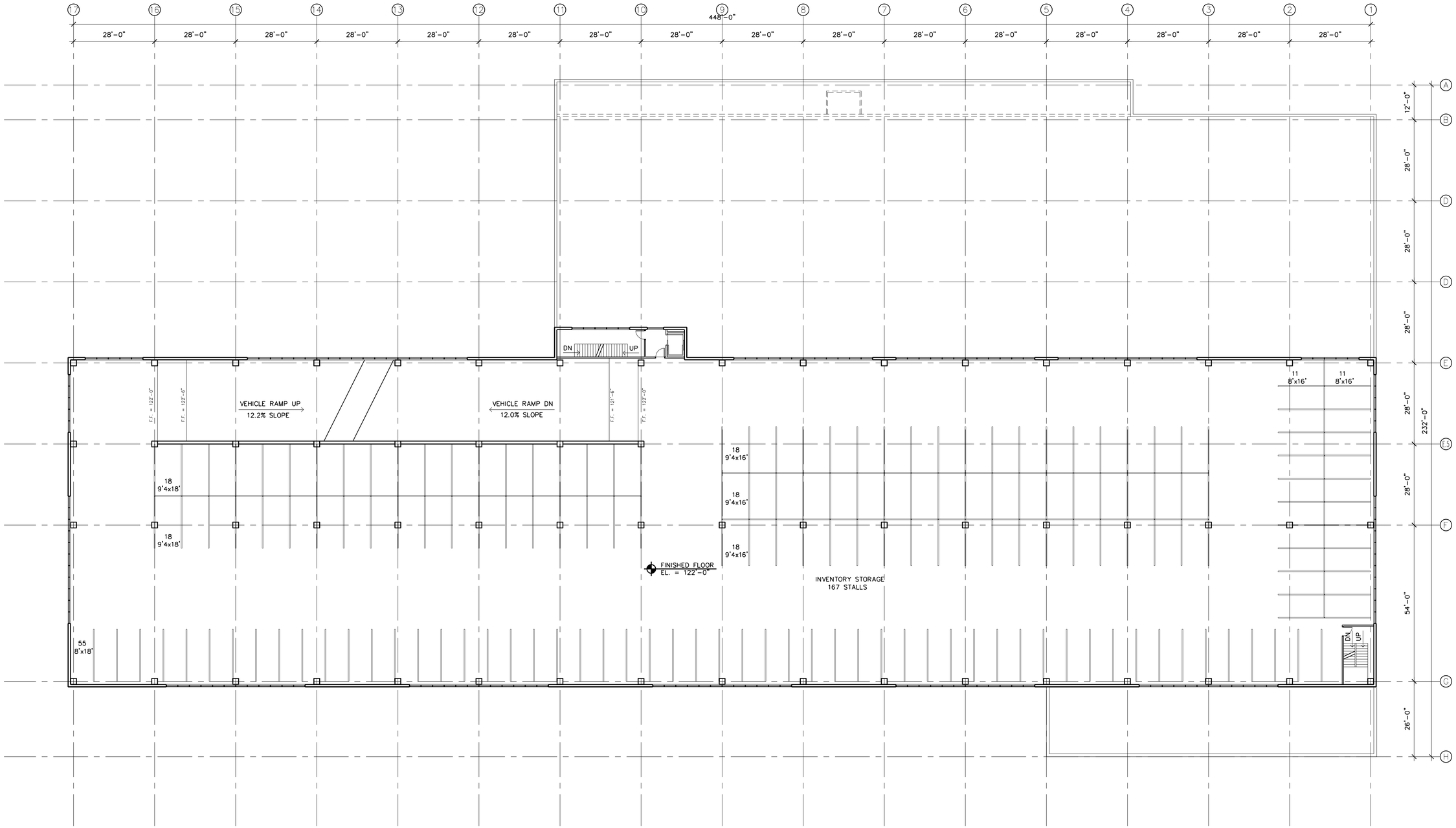
SECOND FLOOR PLAN

Sheet Number

A3

Project No. 160122-1



1 A4 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"
46,216 S.F.

NORTH

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420 Summit Avenue
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Phone:763.755.1211 Fax:763.757.2849
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Ph: 651-681-0200
Fax: 651-681-0255

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THIRD FLOOR PLAN

Sheet Number

A4

Project No. 160122-1

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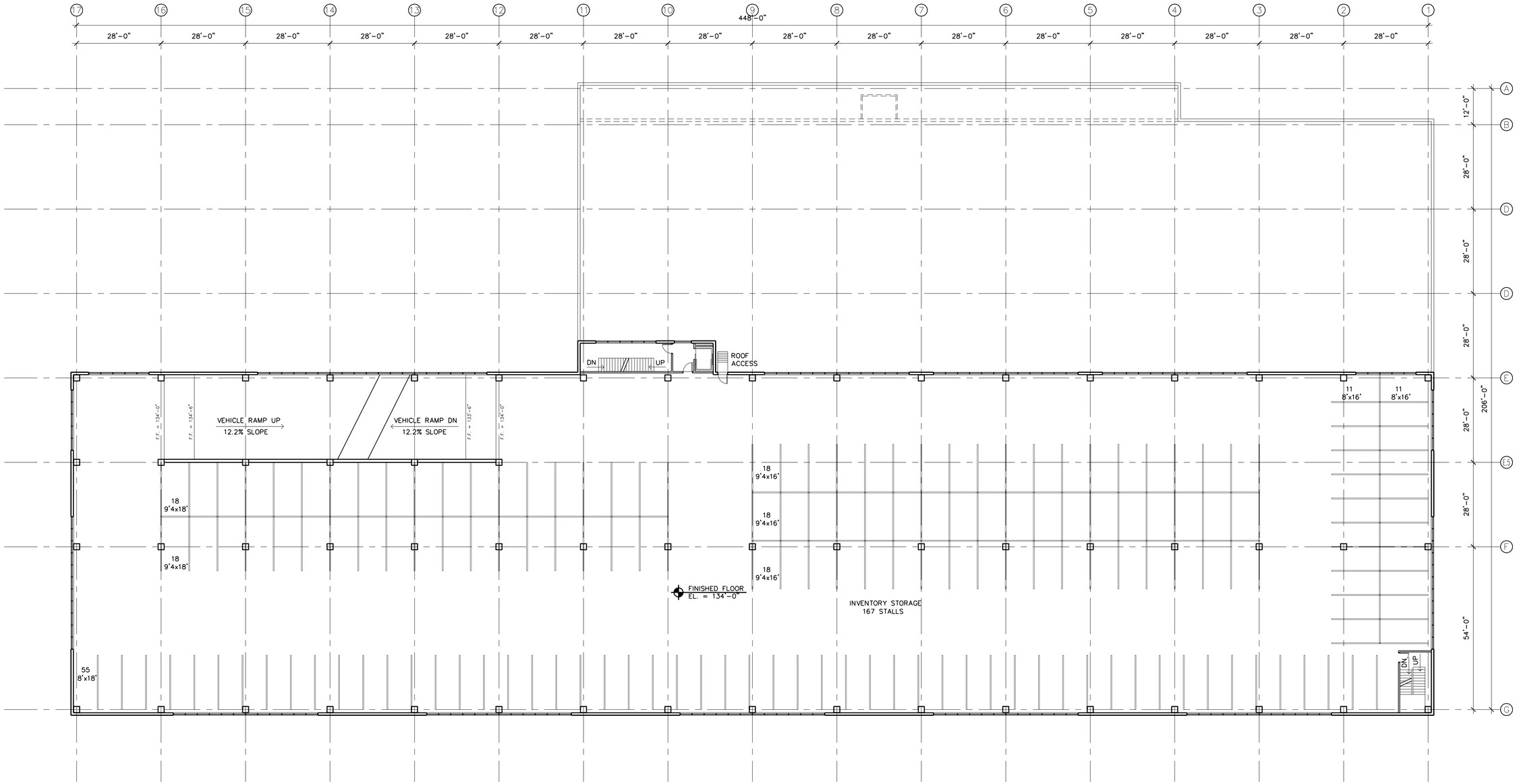

1 A5 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"
48,001 S.F.

NORTH

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA-A5

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420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
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Commercial Design and Construction
1100 Mendota Heights Road
Mendota Heights, MN 55120
Ph: 651-681-0200
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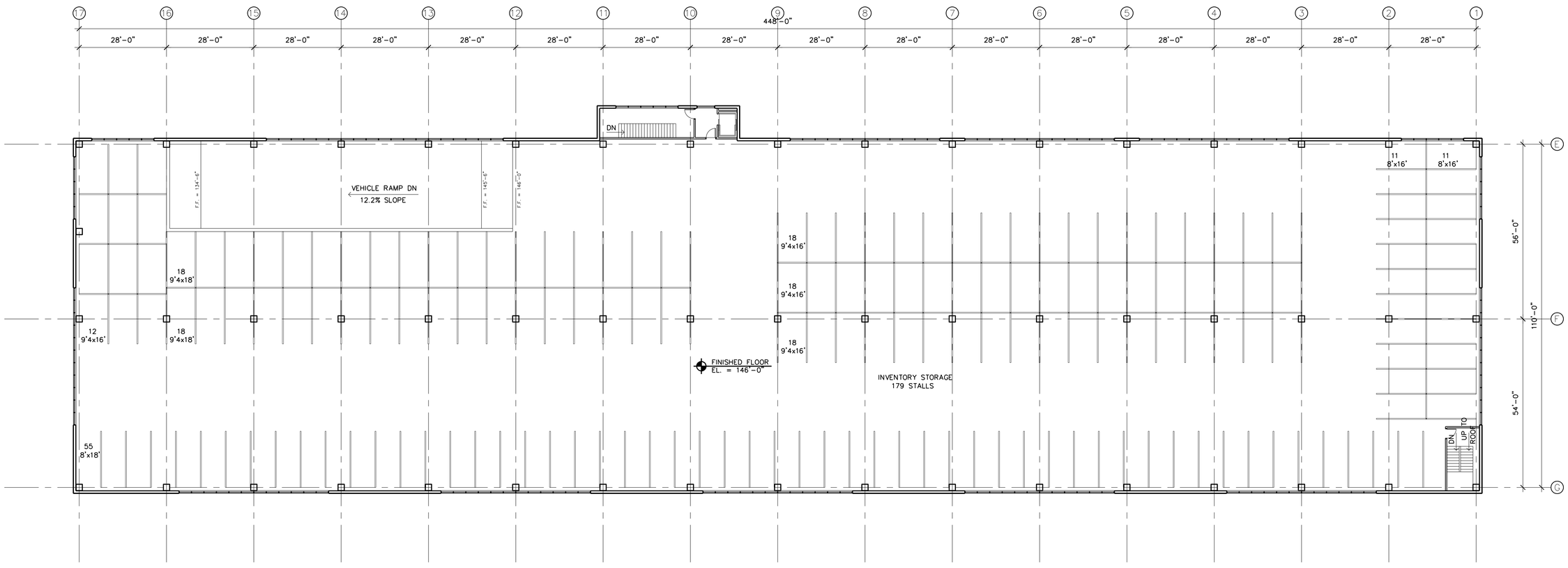
FOURTH FLOOR PLAN

Sheet Number

A5

Project No. 160122-1



1 A6 FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"
48,001 S.F.

NORTH

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA-A6

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420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
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Ph: 651-681-0200
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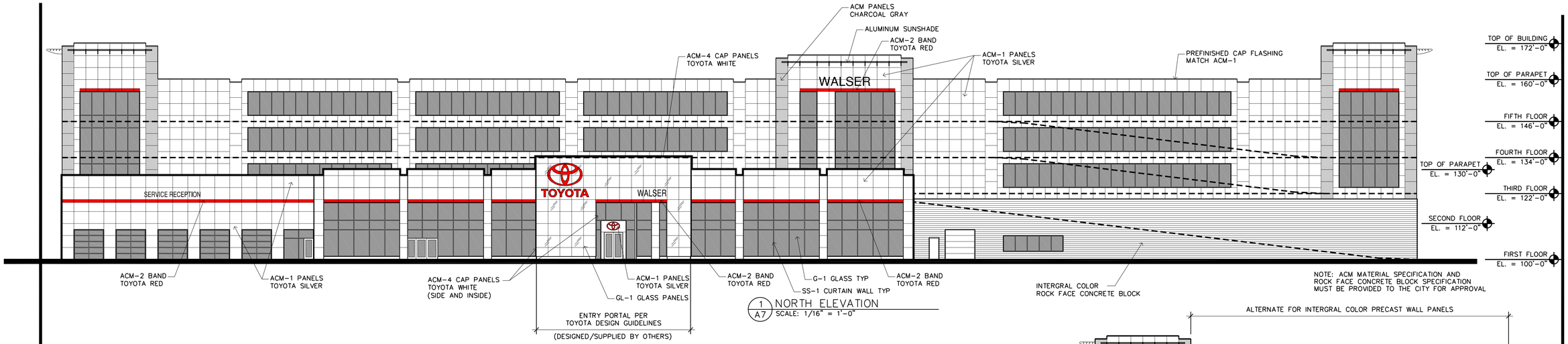
FIFTH FLOOR PLAN

Sheet Number

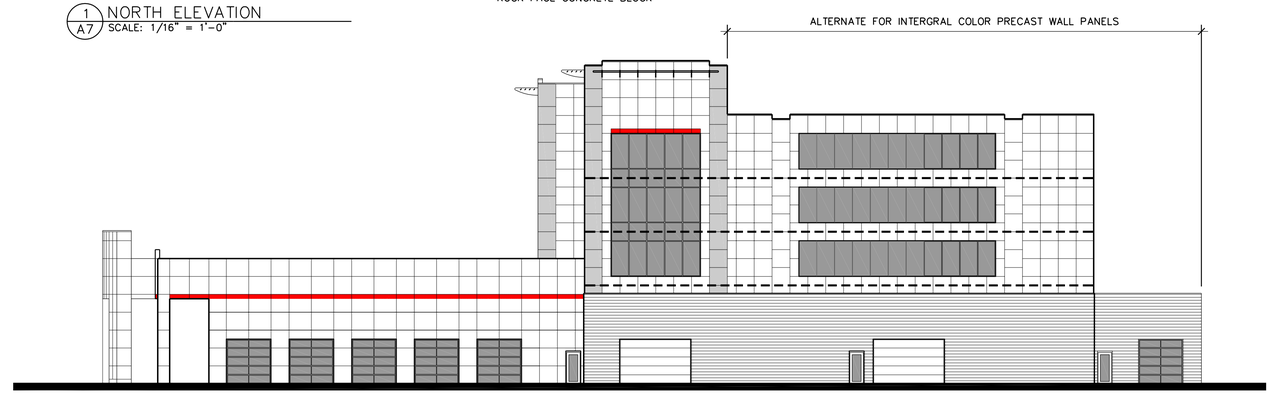
A6

Project No. 160122-1

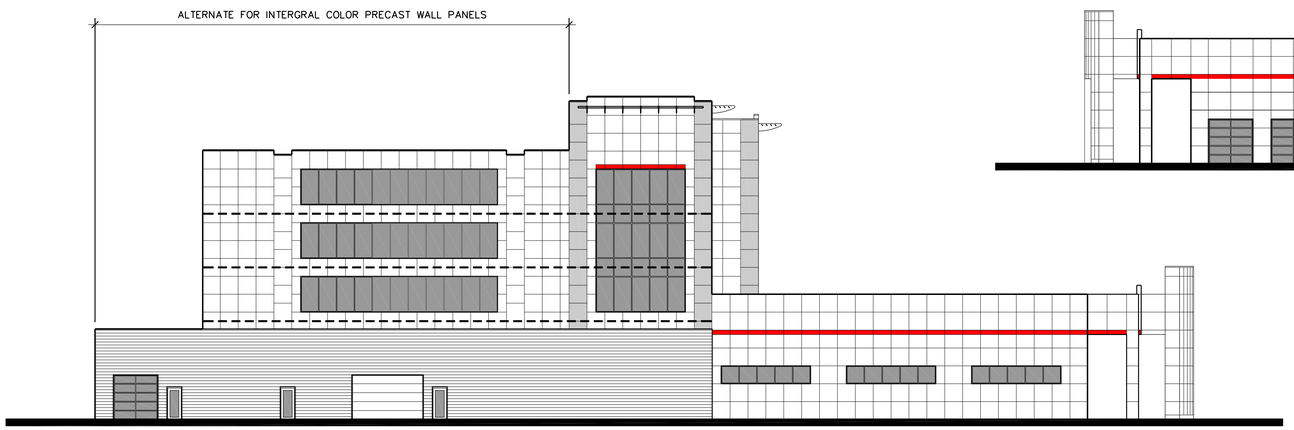


NOTE: ACM MATERIAL SPECIFICATION AND ROCK FACE CONCRETE BLOCK SPECIFICATION MUST BE PROVIDED TO THE CITY FOR APPROVAL

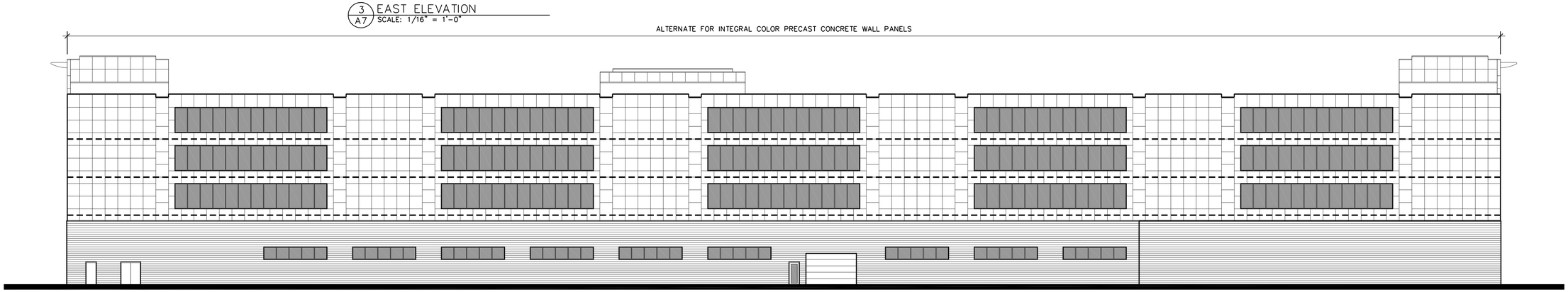
1 / A7 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 / A7 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 / A7 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 / A7 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
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Commercial Design and Construction
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Mendota Heights, MN 55120
Ph: 651-681-0200
Fax: 651-681-0255

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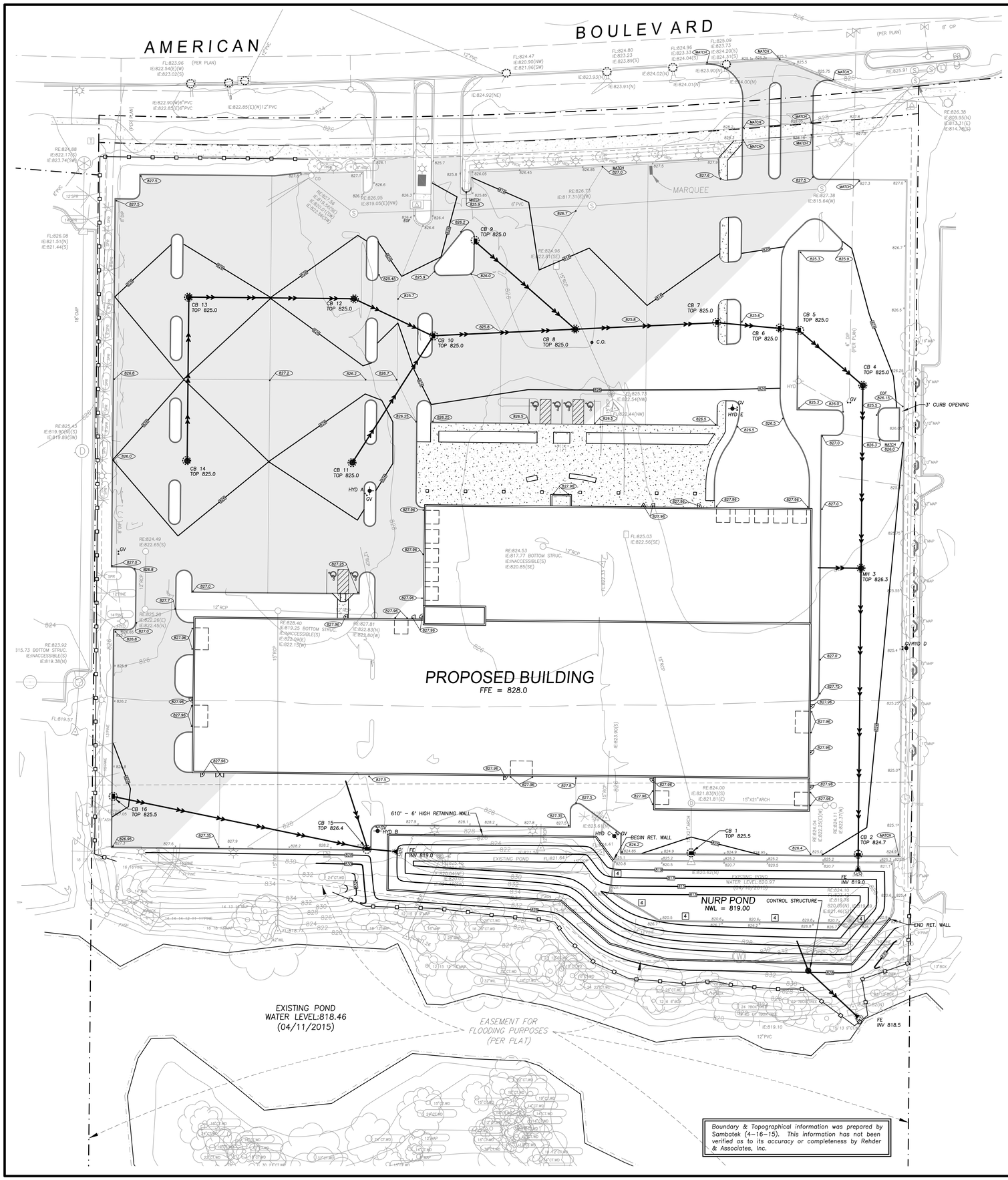
BUILDING ELEVATIONS

Sheet Number

A7

Project No. 160122-1

Filename: BLOOMINGTON TOYOTA\BLOOMINGTON TOYOTA-A7



Boundary & Topographical information was prepared by Sambatek (4–16–15). This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

CITY OF BLOOMINGTON STANDARD NOTES

1. NO PARKING ON PUBLIC STREETS AND RIGHT–OF–WAY, CIRCULATION DRIVES, OR FIRE LANES. PREPARE ON–SITE CONSTRUCTION MANAGEMENT SPACE FOR EMPLOYEE PARKING, MATERIALS, EQUIPMENT, FIELD SHACK, AND OTHER CONSTRUCTION RELATED ITEMS. ALL CONSTRUCTION RELATED LOADING, UNLOADING, AND STOCKPILING TO OCCUR ON–SITE AND OFF OF PUBLIC STREETS AND RIGHT–OF–WAY. Temporary street signs, lighting, and addresses shall be provided during construction.

2. Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within the Right–of–Way. Permit is required prior to removals or installation. Contact Brian Hansen at 952–563–4543 or bhansen@ci.bloomington.mn.us for permit application and fee information.

3. Public Works permit application for underground work within the right–of–way is required prior to removal or installation of sanitary sewer, water or storm work within the public right–of–way. Contact Utilities at 952–563–4568 for permit application and for fee information.

4. Use approved inlet protection at all active storm sewer inlets; no bales allowed for inlet protection and/or ditch checks.

5. Utility service additions/removals to be at the Developer's expense.

6. Designate all approved parking stalls with white 4" wide striping.

7. All public sidewalks shall not be obstructed.

8. Street lighting and interconnect conduit must be exposed for City inspection prior to pouring concrete or backfilling excavations in the City right–of–way.

9. Storage of materials or equipment shall not be allowed on public streets or within public right–of–way.

10. Restore City street by complying with the City Street Improvement Policy; contact Utilities (952–563–4568) for the requirements.

11. Temporary street signs, lighting, and addresses shall be provided during construction.

GRADING NOTES

1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
3 – See landscape plan for tree removals.
4 – Remove existing retaining wall.

EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep paved public streets as necessary where construction sediment has been deposited.
4 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
7 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

INSPECTION AND MAINTENANCE

– The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
– All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.
– Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
– All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
– Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.
– Construction site vehicle exit locations must have sediment removed from off–site paved surfaces within 24 hours of discovery.
– Infiltration areas shall be graded to finished grade when all contributing drainage areas have been stabilized. Protect infiltration area from sediment and heavy equipment compaction during/after construction with silt fence.

POLLUTION PREVENTION MANAGEMENT

– All solid waste must be disposed of off–site per the MPCA disposal requirements.
– All hazardous waste must be properly stored with restricted access to storage areas to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA Regulations.

LEGEND

- PROPOSED MANHOLE/CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- DRAINAGE ARROW
- 980 EXISTING CONTOUR
- × 995.50 EXISTING ELEVATION

N

0 15 30 60 90
Scale in Feet

Rehder & Associates, Inc.
Civil Engineers, Planners and Land Surveyors
3440 Federal Drive, Suite 110 • Eagan, Minnesota 55122
651-452-5051 • Fax: 651-452-9797 • e-mail: info@rehder.com

PROJECT NO.: 161–0348.070 DRAWING FILE: 0348070.DWG

I hereby certify that this plan 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.

PRELIMINARY

Date ____ Reg. No. ____

Name ____

Issued	4–20–16
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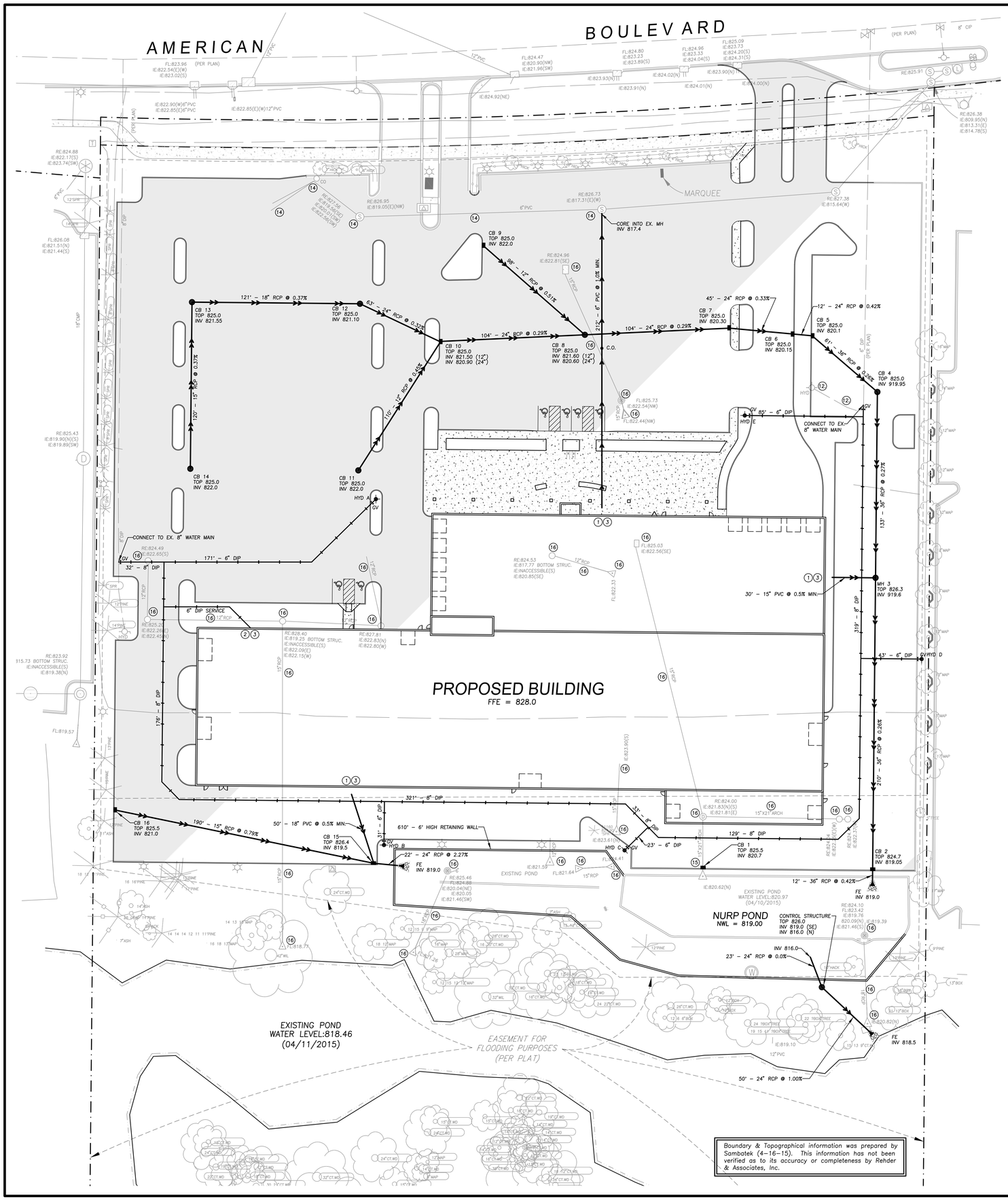
GRADING, DRAINAGE & EROSION CONTROL PLAN
WALSER TOYOTA
CITY OF BLOOMINGTON

SHEET NUMBER
C1



UTILITY NOTES

1. Bring sewer services all the way into the proposed building to acommodate City inspection and testing.
2. Bring water main all the way into the proposed building (i.e. up to meters and/or fire service equipment) to acommodate City inspection and testing.
3. Verify all service locations and inverts with mechanical engineer before construction.
4. All watermain to have a minimum of 8' and maximum of 10' of cover.
5. Taps of live water mains to be done by City forces; however, they shall be paid for and coordinated by the Contractor.
6. Combination Fire and Domestic services must terminate with a thread on flange or an MJ to flange adapter.
7. There shall be at least a 10–foot horizontal separation between water and sewer lines.
8. Water mains crossing storm or sanitary sewers shall have a minimum of 18–inch vertical separation.
9. Wrap DIP water main with 8 mil minimum poly.
10. All water main pipe 12" in diameter and smaller shall be Class 52 DIP.
11. Coordinate tap and water valve cut in with City of Bloomington Utilities.
12. Remove existing water main and hydrant.
13. PVC Pipe connections into all concrete structures shall be made with water tight materials, utilizing an A–Lok or WaterStop gasket or boot, cast–in–place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 waterstop sealant, or approved equal will only be allowed as approved by the Engineer.
14. Remove existing manhole, cleanouts, sanitary sewer pipe to the west and bulkhead ex. manhole.
15. Construct CB over existing storm sewer pipe and remove remaining pipe tp north.
16. Remove existing storm sewer manholes, catch basin, flared end sections & pipe.
17. Prior to issuance of the Certificate of Occupancy, the developer/contractor must submit electronic utility as–builts to the Public Works Department. Contact Jen Desrude (952–563–4862) for requirements.

LEGEND

- PROPOSED MANHOLE/CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE

N

0 15 30 60 90
Scale in Feet

Rehder & Associates, Inc.
Civil Engineers, Planners and Land Surveyors
3440 Federal Drive, Suite 110 • Eagan, Minnesota 55122
651-452-5051 • Fax: 651-452-9797 • email: info@rehder.com

PROJECT NO.: 161–0348.070 DRAWING FILE: 0348070.DWG

I hereby certify that this plan 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.

PRELIMINARY

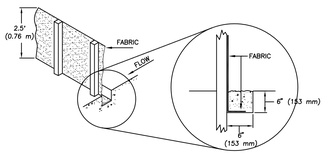
Name _____ Date _____ Regn. No. _____

Issued	
CITY SUBMITTAL	4–20–16

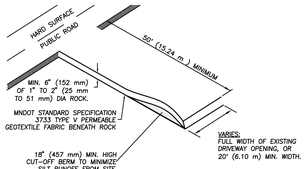
UTILITY PLAN
WALSER TOYOTA
CITY OF BLOOMINGTON

SHEET NUMBER
C2

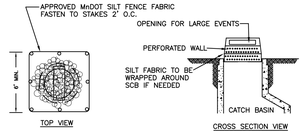
NOTES:
- PLACE BOTTOM EDGE OF FENCE INTO 6" (153 mm) DEEP TRENCH AND BACKFILLED IMMEDIATELY.
- POSTS SHALL BE:
  - 4' (1.22 m) ON CENTER
  - 2" X 2" HARDWOOD, PINE OR STANDARD STEEL FENCE POSTS, MIN. LENGTH 4.5'.
  - DRIVEN 2' (0.61 m) INTO THE GROUND.



1 C3 SILT FENCE
NO SCALE

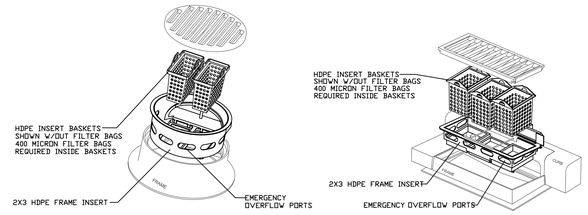


2 C3 ROCK CONSTRUCTION ENTRANCE
NO SCALE



NOTE: USE THIS TYPE OF INLET PROTECTION BEFORE THE CASTING IS INSTALLED.

3 C3 INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE



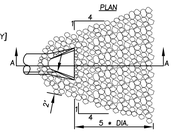
NOTE: USE THIS TYPE OF INLET PROTECTION AFTER THE CASTING IS INSTALLED.

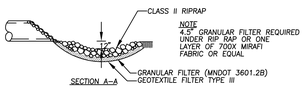
4 C3 INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE

RIPRAP REQUIREMENTS

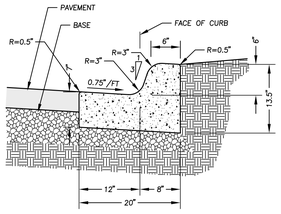
PIPE DIA.[in]	RIPRAP [CY]
12	1.3
15	1.7
21	2.2
24	2.8
27	3.5
30	4.1
33	5.0
36	6.6
42	8.2
48	10.1
54	11.9
60	13.8

(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)



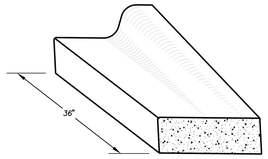


5 C3 RIPRAP DETAIL
NO SCALE



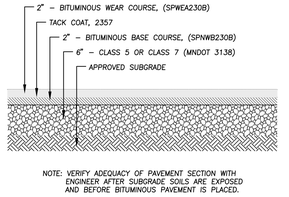
Note: Where contours indicate, ignore 0.75"/ft slope indicated above and match adjoining pavement slope to prevent gutter from "ponding".

6 C3 B612 CONCRETE CURB & GUTTER
NO SCALE



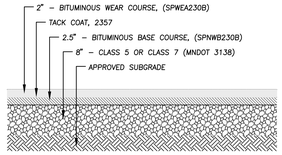
Note: Curb type B612 shown; similar for other curb types.

7 C3 CURB & GUTTER BEAVERTAIL
NO SCALE



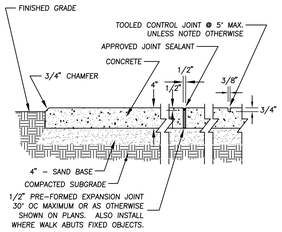
NOTE: VERIFY ADEQUACY OF PAVEMENT SECTION WITH ENGINEER AFTER SUBGRADE SOILS ARE EXPOSED AND BEFORE BITUMINOUS PAVEMENT IS PLACED.

8 C3 STANDARD DUTY PAVEMENT SECTION
NO SCALE

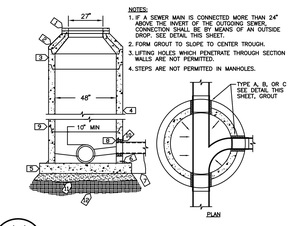


NOTE: VERIFY ADEQUACY OF PAVEMENT SECTION WITH ENGINEER AFTER SUBGRADE SOILS ARE EXPOSED AND BEFORE BITUMINOUS PAVEMENT IS PLACED.

9 C3 HEAVY DUTY PAVEMENT SECTION
NO SCALE



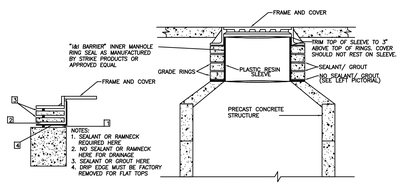
10 C3 CONCRETE SIDEWALK
NO SCALE



NOTES:
1. IF A SEWER MAIN IS CONNECTED MORE THAN 24" ABOVE THE INVERT OF THE OUTGOING SEWER, CONNECTION SHALL BE BY MEANS OF AN OUTSIDE DROP. SEE DETAIL THIS SHEET.
2. FORM GROUT TO SLOPE TO CENTER TROUGH.
3. LIFTING HOLES WHICH PENETRATE THROUGH SECTION WALLS ARE NOT PERMITTED.
4. STEPS ARE NOT PERMITTED IN MANHOLES.

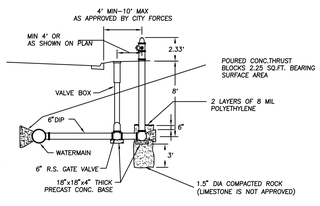
KEY NOTES:
1. MN/DOT S.P.4010. 2" ADJUSTING RINGS AS NEEDED (6" MIN. TO 12" MAX.). SET EACH RING IN FULL BED OF MORTAR.
2. MN/DOT S.P.4010 STD. SHORT CONE SECTION.
3. 12" TOP SECTION REQUIRED.
4. USE ONLY PRECAST SECTIONS. NO BRICK OR BLOCK
5. 8" CAST IN-PLACE CONCRETE OR 8" PRECAST REINFORCED CONCRETE (64" MINIMUM OD)
6. CEMENT MORTAR ALL AROUND
7. LEAN CONCRETE TO BEAR AGAINST FIRM UNDISTURBED SOIL
8. PROVIDE WATER TIGHT PIPE CONNECTIONS SEE DETAIL THIS SHEET
9. O-RING GASKET
10. FOR CONNECTION TO EXISTING MH'S, CORE DRILL OPENING AND PROVIDE TYPE B WATER TIGHT CONNECTOR
11. 6" SAND OR FOUNDATION MATERIAL
12. UNDISTURBED SOIL OR COMPACTED SUBGRADE

11 C3 STD. SANITARY SEWER MH
NO SCALE

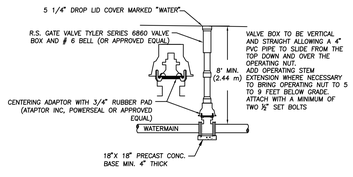


12 C3 INTERNAL CHIMNEY SEAL
NO SCALE

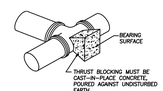
- HYDRANT TO BE:
  - WATEROUS PACER CLASSIC.
  - MUELLER SUPERCENTURION 250 MODEL A-423.
  - APPROVED SHEET EQUAL.
- EQUIP WITH THREE HOSE NOZZLES/CONNECTIONS AS FOLLOWS:
  - ONE – FACTORY INSTALLED 5 INCH STORZ PUMPER NOZZLE/CONNECTOR, INCLUDING A MANUFACTURER SUPPLIED AND INSTALLED ANODIZED ALUMINUM NOZZLE CAP WITH A 1.5 INCH PENTAGON NUT AND NO ROCKER LUG.
  - TWO – 2.5 INCH HOSE NOZZLES/CONNECTIONS (WITH NATIONAL STANDARD THREADS) AND STANDARD NOZZLE CAPS WITH 1.5 INCH PENTAGON NUTS, AND NO ROCKER LUGS.
- USE SS NUTS AND BOLTS AS APPROVED BY THE ENGINEER.
- ALL EXPOSED WATERMAIN SHALL BE WRAPPED WITH POLYETHYLENE BY MANUFACTURER WITH AWWA C-105.
- BY-PASS VALVE TO BE 1" BRASS.
- ALL VALVES TO OPEN COUNTER-CLOCKWISE.
- SEE TYPICAL VALVE INSTALLATION DETAIL FOR VALVE DETAILS.
- WATEROUS PACER CLASSIC HYDRANTS SHALL INCLUDE INSTALLATION OF THE MANUFACTURERS MOST CURRENT ANTI-CHATTER BRASS UPPER VALVE WASHER.



13 C3 TYPICAL HYDRANT INSTALLATION
NO SCALE



14 C3 TYPICAL VALVE INSTALLATION
NO SCALE



PIPE SIZE	BEARING AREA
6"	2.25 SF
8"	4 SF

NOTES:
1. THRUST BLOCKS TO BE USED FOR BENDS 22 1/2° AND OVER, INCLUDING HYDRANTS AND HYDRANT TEES.
2. THRUST BLOCKS ARE REQUIRED REGARDLESS OF ANY OTHER RESTRAINT METHODS USED ON WATERMAIN LESS THAN 12" IN DIA.
3. RESTRAINT METHODS ON WATERMAIN LARGER THAN 12" SHALL BE MEGALUGS, LOCKING GASKETS OR OTHER APPROVED EQUAL. THE LENGTH OF RESTRAINT SHALL BE AS COMPUTED BY DIPRA.

15 C3 TYPICAL THRUST BLOCK
NO SCALE

Rehder & Associates, Inc.
Civil Engineers, Planners and Land Surveyors
3440 Federal Drive, Suite 110 • Eagan, Minnesota 55122
651-452-5051 • Fax: 651-452-9707 • e-mail: info@rehder.com

PROJECT NO.: 161-0348.070 DRAWING FILE: 0348070.DWG

I hereby certify that this plan 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.

PRELIMINARY

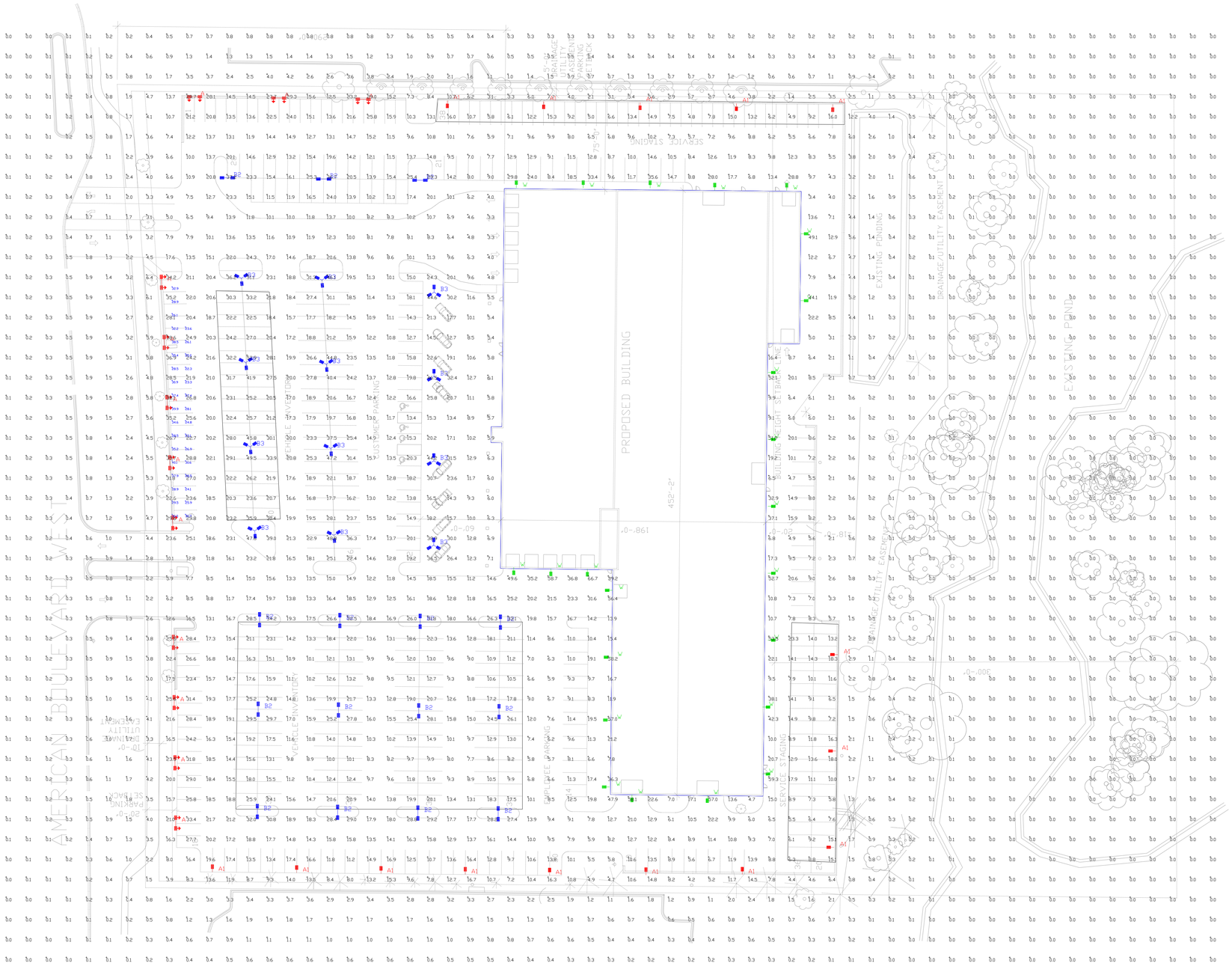
Name _____ Reg. No. _____ Date _____

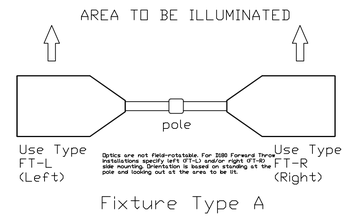
Issued

CITY SUBMITTAL	4-20-16

DETAILS & SPECIFICATIONS PLAN
WALSER TOYOTA
CITY OF BLOOMINGTON

SHEET NUMBER
C3

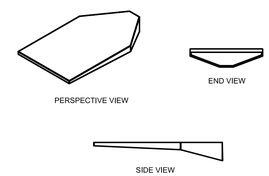




Fixture Type A

XLCM

LED Area Light



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ 4' ABOVE GRADE	Illuminance	Fc	6.80	66.7	0.0	N.A.	N.A.
FRONT LINE TYPICAL	Illuminance	Fc	30.04	40.1	22.3	1.35	1.80
FRONT INTERIOR ROW TYPICAL	Illuminance	Fc	28.29	52.9	18.4	1.54	2.88
FRONT SIDE INTERIOR LOT	Illuminance	Fc	14.77	29.7	7.7	1.92	3.86
REAR SERVICE STAGING	Illuminance	Fc	10.61	18.3	5.5	1.93	3.33
SERVICE AREA PERIMETER ROW	Illuminance	Fc	9.99	16.0	4.8	2.08	3.33

Total Project Watts
Total Watts = 35329.63

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	12	A	D180° 2RTD	XLCM-(1)FT-L,(1)FT-R-LED-HO-CW-D180RQT-30.5' MH	1.000	N.A.	61874	551.2
	15	A1	SINGLE	XLCM-FT-LED-HO-CW-SINGLE-30.5' MH	1.000	N.A.	30937	275.6
	23	W	SINGLE	XLCM-FT-LED-HO-CW-WALL MOUNT @ 18' MH	1.000	N.A.	30937	275.6
	15	B2	D180°	XLCM-5-LED-HO-CW-D180-30.5' MH	1.000	N.A.	62284	552.8
	12	B3	3 @ 120 DEGREES	XLCM-5-LED-HO-CW-T120-30.5' MH	1.000	N.A.	93426	829.2

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

3888 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-3201

LIGHTING PROPOSAL LO-132243A

WALSER TOYOTA
AMERICAN BOULEVARD WEST

BY: SMB	DATE: 4/5/2016	REV:	SHEET 1 OF 1

SCALE: 1"=40' 0 40