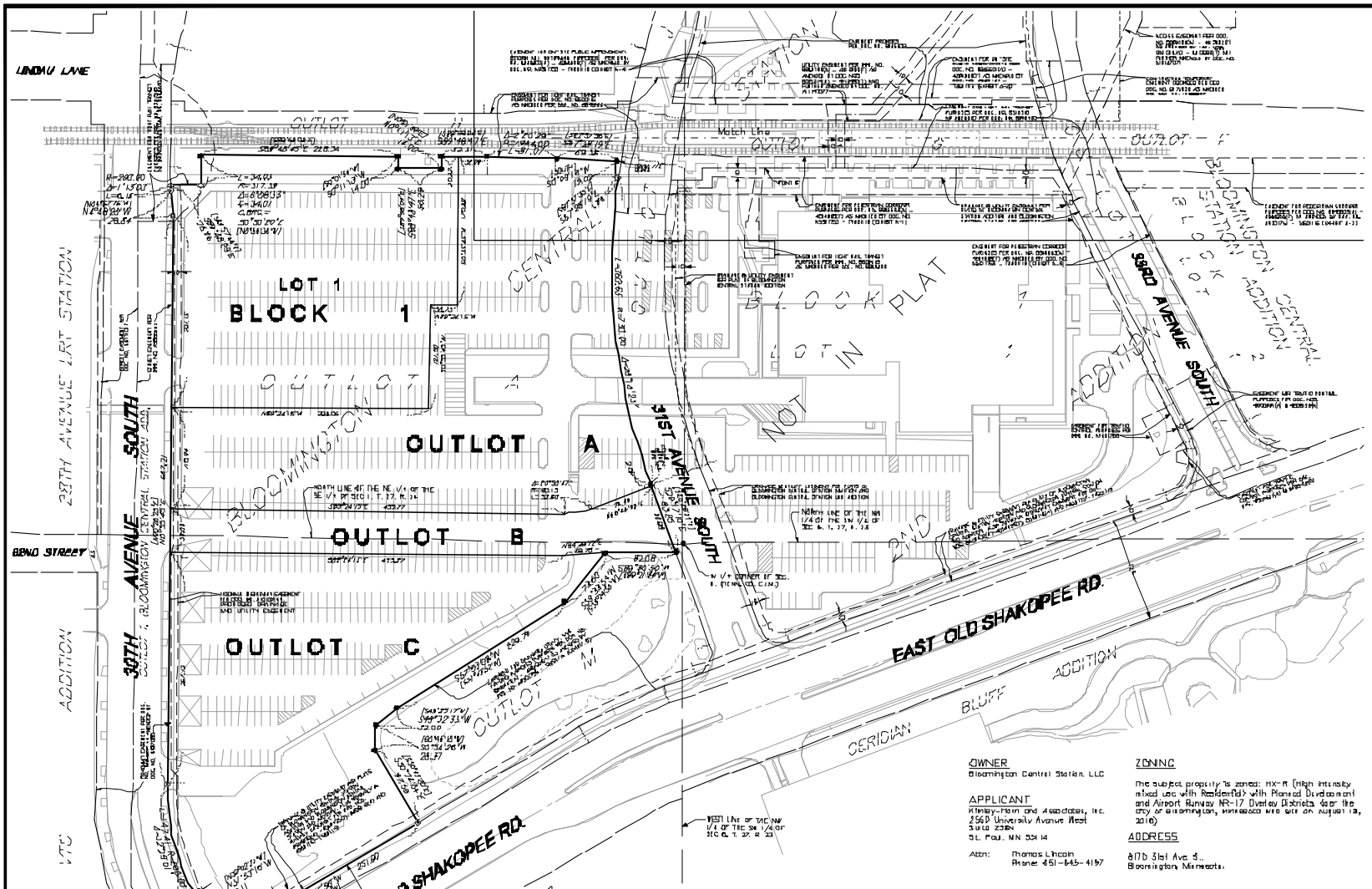
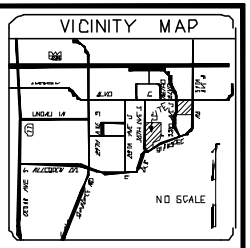




N

SCALE 60 0 60 120 IN FEET

Survey Coordinate Basis
Hennepin County Coordinate System NAD 83 1996 Adj.

- Denotes found iron pipe with cap marked PLS 18418, unless otherwise noted.
- Denotes found mag nail
- Denotes set iron pipe marked P.L.S 16480.
- Denotes 1.17 inch diameter brass monumented marker with disk cap stamped LS_16480 set in asphalt.

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company, Commitment for Title Insurance commitment No. NCS-804656-MPLS, effective date July 13, 2016)

Parcel 1:

Lot 1, Block 1 and Outlot A, Bloomington Central Station 2nd Addition, Hennepin County, Minnesota.

Abstract and Registered Property)
Certificate of Title No. 1360564

[Note: Title commitment contains additional property]

PLAT RECORDING INFORMATION

The plat of Bloomington Central Station Addition was filed of record on December 30, 2004, as R.T. Document No. 4059422, O.R. Document No. 850047.

[ ] Bearings and/or dimensions taken from deeds are per plat or record documents.

TITLE COMMITMENT

First American Title Insurance Company, Commitment for Title Insurance Commitment No. NCS-804656-MPLS, effective date July 16, 2016, was relied upon as to matters of record.

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 22nd day of August, 2016

SUNDE LAND SURVEYING, LLC.
By: Mark S. Hansen
Mark S. Hansen P.L.S. Minn. Lic. No. 15480

OWNER

Bloomington Central Station, LLC

APPLICANT

Kimley-Horn and Associates, Inc.
2550 University Avenue West
Suite 238N
St. Paul, MN 55114

Attn: Thomas Lincoln
Phone: 651-645-4197

ZONING

The subject property is zoned: MX-R (High Intensity mixed use with Residential) with Planned Development and Airport Runway MR-17 Overlay Districts. See the city of Bloomington, Minnesota web site on August 13, 2016.

ADDRESS

8170 31st Ave. S.,
Bloomington, Minnesota.

BENCH MARKS (BM)

(NGVD 29)

1.) Top of top nut of fire hydrant 2897± feet west of northwest building corner.
Elevation = 815.59 feet

2.) Top of top nut of fire hydrant on north side of concrete wall at loading dock entrance drive.
Elevation = 814.60 feet

3.) Top of top nut of fire hydrant near northeast corner of pond.
Elevation = 814.70 feet

AREAS

Outlot A, BLOOMINGTON CENTRAL STATION 2ND ADDITION
= 365,704 sq. ft. or 8.396 acres

PROPOSED LOTS:

Lot 1:	96,800 sq. ft. or	2.480 acres
Outlot A:	120,855 sq. ft. or	2.775 acres
Outlot B:	29,918 sq. ft. or	0.687 acres
Outlot C:	124,107 sq. ft. or	2.849 acres

UTILITY NOTES

1.) Utility information from plans and markings was combined when 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. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked on site by those utility companies whose locators responded to Gopher State One Call, Ticket number 111583331.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for practical onsite location of utilities prior to any excavation.

Revision	By	Date

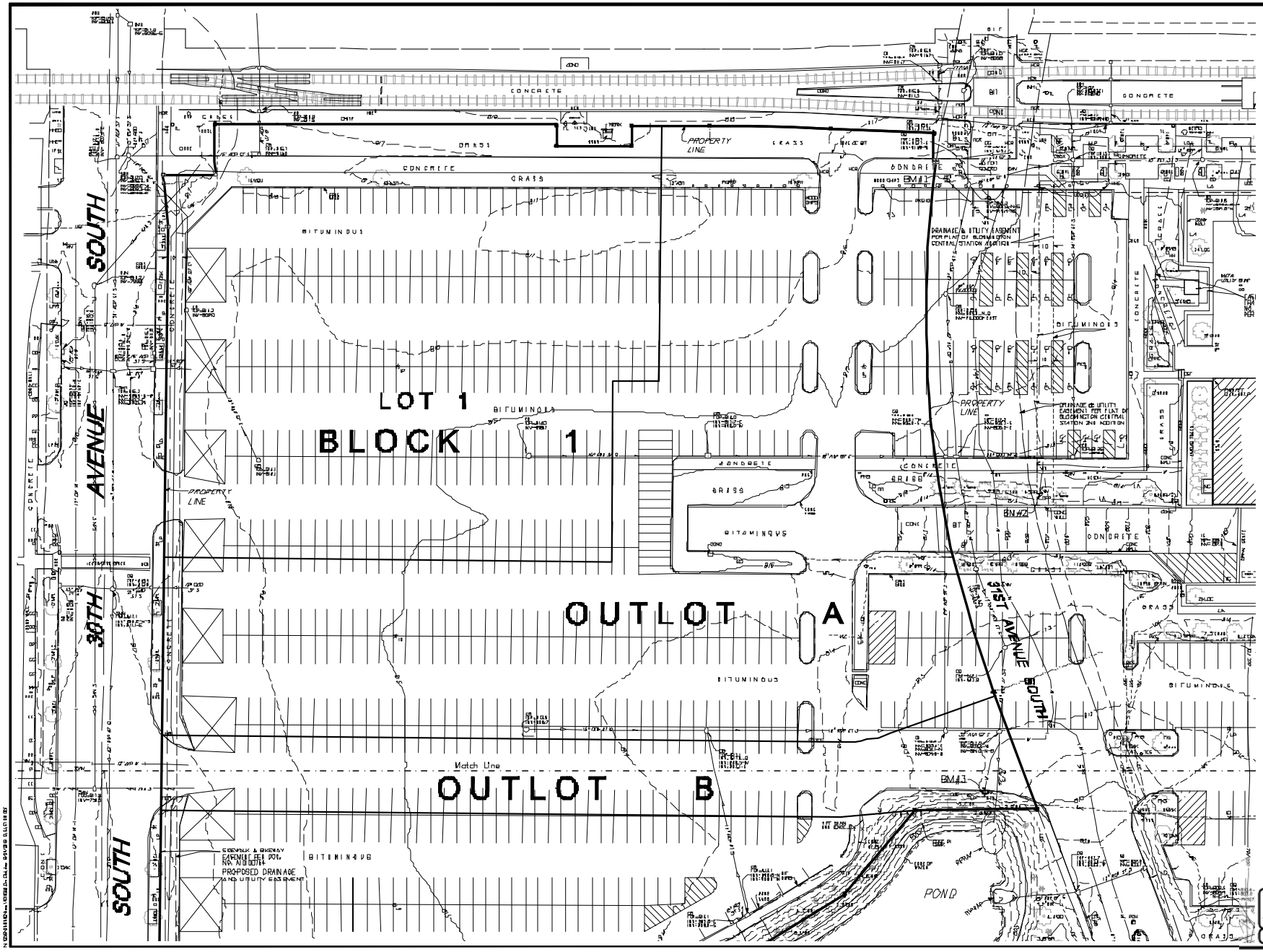
DRAWING TITLE:

PRELIMINARY PLAT OF:
BLOOMINGTON CENTRAL STATION 5TH ADDITION

SUNDE LAND SURVEYING
www.sunde.com

Main Office
[illegible]
Phone: 952-888-1741
Fax: 952-888-7501
Chaska, Minnesota 55318

Project: 2016-062	Bk/Pg: 925/21
Township: 27 Range: 24 Section: 01	Date: 8/22/2016
File: 2016062_Pre Plat.dwg	Sheet 1 of 3



LEGEND

AIR	Denotes air conditioner
AS	Denotes advertisement/information sign
AE	Denotes automatic entrance
BEN	Denotes bench
BR	Denotes bike rack
BTC	Denotes top of bituminous curb
BTL	Denotes brower tall curb
CB	Denotes catch basin
CBOX	Denotes control box
CBX	Denotes communication box
CC	Denotes curb cut
CLRR	Denotes center line of railroad track
CMH	Denotes communication manhole
CST	Denotes concrete step
CWB	Denotes concrete wall balcony
CWT	Denotes concrete wall top
DG	Denotes drain grate
EB	Denotes electric box
EMH	Denotes electric manhole
EO	Denotes electric outlet
FDL	Denotes floor drain line
G	Denotes gutter
GDCR	Denotes garage door core reader
GEN	Denotes generator
GRDL	Denotes ground light
GYP	Denotes guy pole
HGR	Denotes handicap ramp
HCS	Denotes handicap sign
HH	Denotes hand hole
HHC	Denotes communication hand hole
HHE	Denotes electric hand hole
HHF	Denotes fiber optic hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
LA	Denotes landscaped area
MG	Denotes metal grate
MH	Denotes manhole
OD	Denotes overhead door
(P)	Denotes per plan/not field verified
PKS	Denotes parking sign
PVC	Denotes polyvinyl chloride pipe
RC	Denotes ribbon curb
RCP	Denotes reinforced concrete pipe
RRDL	Denotes railroad crossing light
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SMH	Denotes storm manhole
ST S	Denotes storm sewer
STAT	Denotes statue
STC	Denotes top of surmountable curb
TC	Denotes top of concrete curb
TS BOX	Denotes traffic control box
TCS	Denotes traffic control sign
TL	Denotes traffic light
TRANS	Denotes transformer box
UCC	Denotes underground communication line
UEC	Denotes underground electric line
UGD	Denotes underground gas
W	Denotes water line
WV	Denotes water valve
BIR	Denotes birch tree
CRAB	Denotes Crabapple tree
EVG	Denotes evergreen tree
LOC	Denotes locust tree
MPL	Denotes Maple tree
PIN	Denotes Pine tree
SPR	Denotes Spruce tree
TR	Denotes deciduous tree

BENCH MARKS (BM)

(NGVD 29)

1.) Top of top nut of fire hydrant 280± feet west of northwest building corner.
Elevation = 816.80 feet

2.) Top of top nut of fire hydrant on north side of parking lot at 30th Avenue entrance drive.
Elevation = 816.66 feet

3.) Top of top nut of fire hydrant near northeast corner of pond.
Elevation = 814.70 feet

Dated this 29th day of August, 2016

Certified by: Mark S. Hansen, P.L.S.

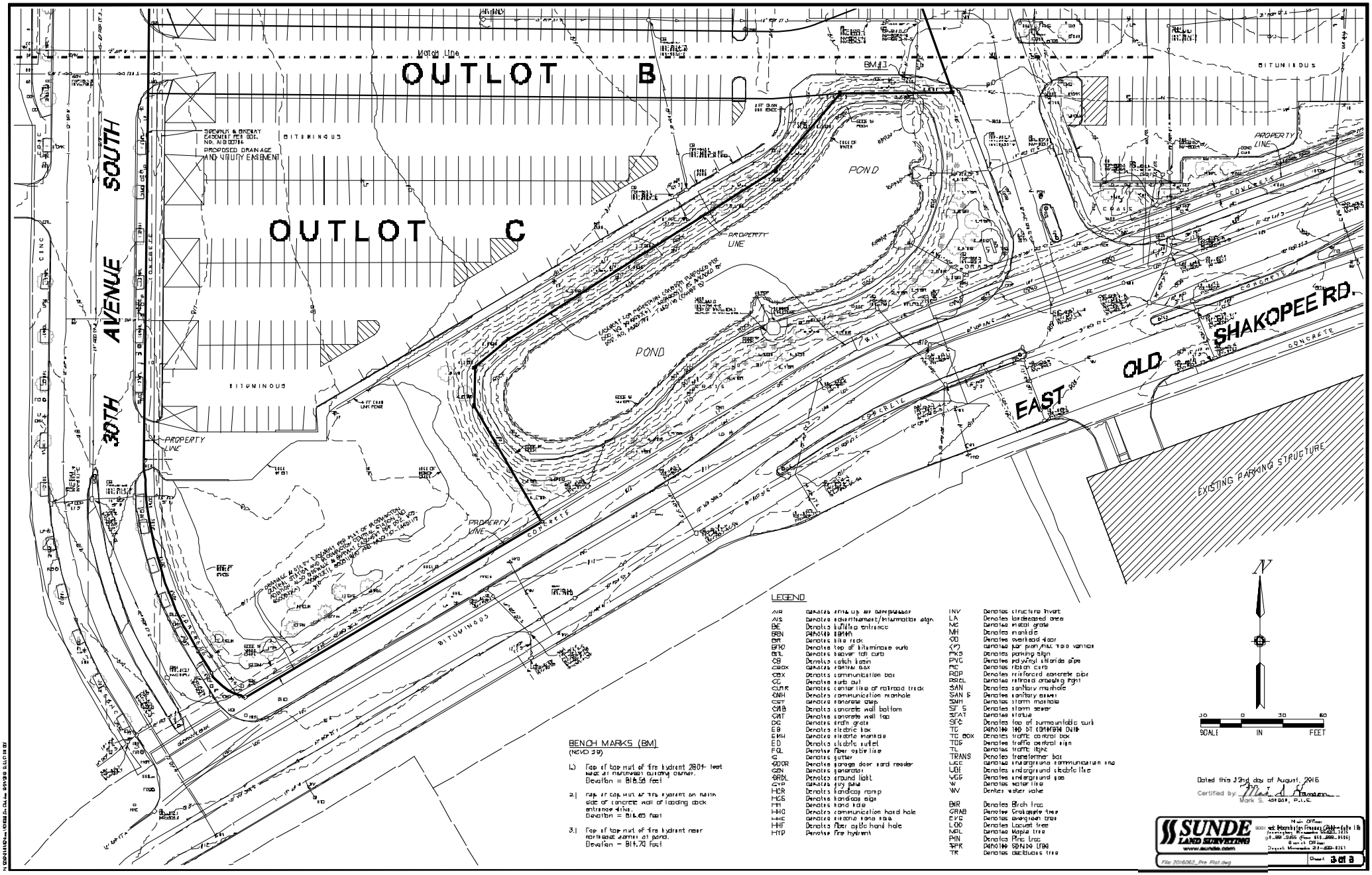
N

SCALE 30 0 30 60 IN FEET

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
901 Blomaker Drive, Suite 1B
Chanhassen, Minnesota 55317
(952) 988-0455 Fax: 952-988-0581
Branch Office:
Dayton, Minnesota 763-428-8361

File: 2016062_Pre Plat.dwg

Sheet 2 of 3



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Elevation = 816.65 feet

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Elevation = 814.70 feet

LEGEND

AIR	Denotes air line up air compressor
AIS	Denotes advertisement/information sign
BE	Denotes bulletin entrance
BBN	Denotes BBNN
BR	Denotes bike rack
BTC	Denotes top of bituminous curb
BVL	Denotes beaver tail curb
CB	Denotes catch basin
CBOX	Denotes CATV box
CBX	Denotes communication box
CC	Denotes curb cut
CLRR	Denotes center line of railroad track
CMH	Denotes communication manhole
CST	Denotes concrete step
CWB	Denotes concrete wall bottom
CWT	Denotes concrete wall top
DG	Denotes drain grate
EB	Denotes electric box
EMH	Denotes electric manhole
ED	Denotes electric outlet
FOL	Denotes fiber optic line
G	Denotes gutter
GDOR	Denotes garage door card reader
GEN	Denotes generator
GRDL	Denotes ground light
GVP	Denotes dry pipe
HCR	Denotes handicap ramp
HCS	Denotes handicap sign
HH	Denotes hand hole
HHC	Denotes communication hand hole
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CRAB	Denotes Crabapple tree
EVG	Denotes evergreen tree
LOC	Denotes Locust tree
MPL	Denotes Maple tree
PIN	Denotes Pine tree
SPK	Denotes SPINDLE TREE
TR	Denotes deciduous tree

Dated this 22nd day of August, 2016

Certified by: Mark S. Sunde, P.L.S.

SUNDE LAND SURVEYING
www.sunde.com

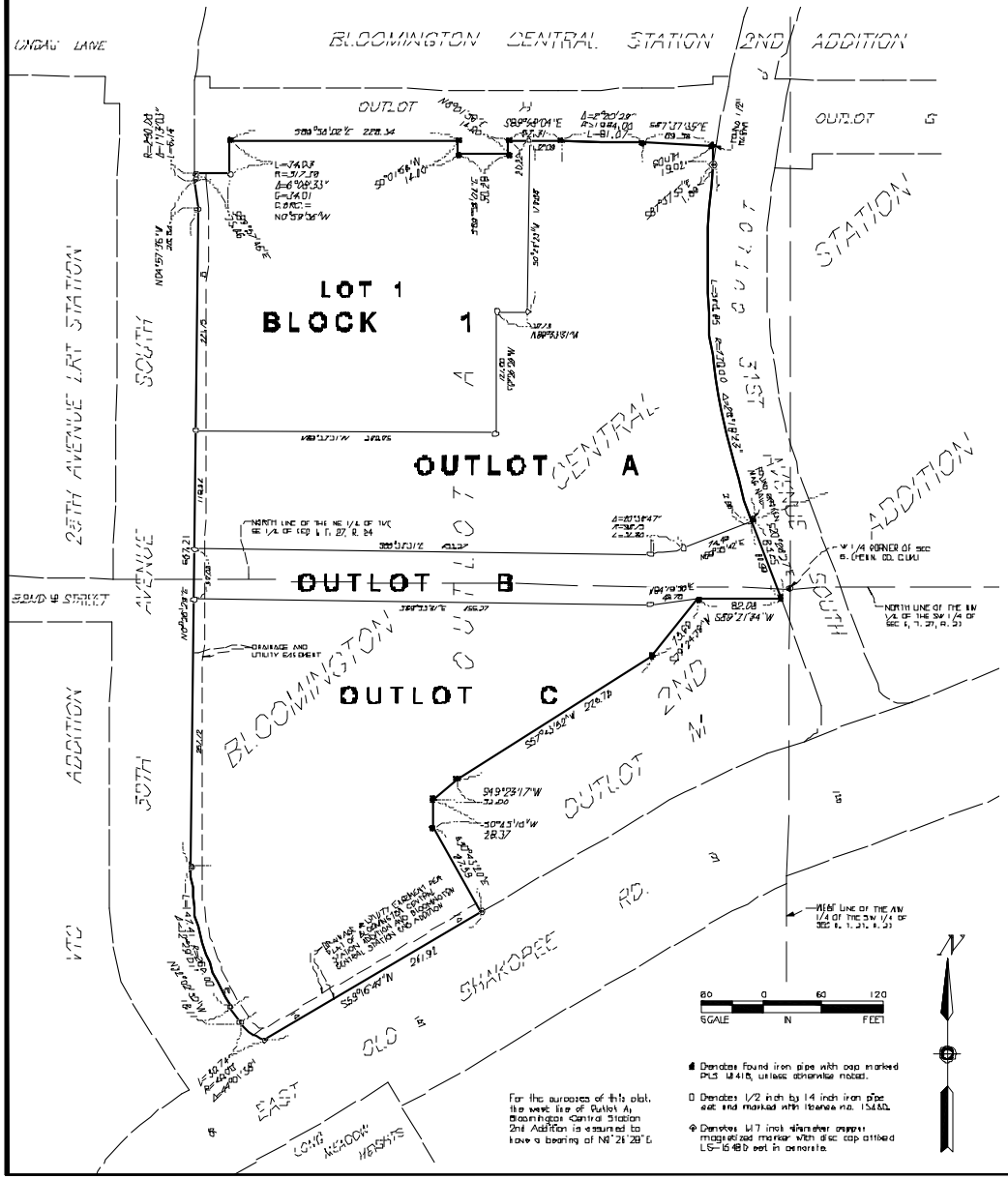
Main Office:
9001 Bloomington Freeway (Hwy 35W) - Suite 1B
Bloomington, Minnesota 55420-1335
952-888-0655 (Fax: 952-888-8584)
Branch Office:
Chaska, Minnesota 952-368-8361

File: 20160862_Pre Plat.dwg

Sheet 3 of 3

BLOOMINGTON CENTRAL STATION 5TH ADDITION

C.R. DOC. NO._____



For the purposes of this plat, the west line of Outlot A, Bloomington Central Station 2nd Addition is assumed to have a bearing of N0°21'28"E.

● Denotes found iron pipe with cap marked PLS 18418, unless otherwise noted.

○ Denotes 1/2 inch by 14 inch iron pipe set and marked with license no. 15480.

⊕ Denotes 1/7 inch diameter copper magnetized marker with disc cap stamped LS-15480 set in concrete.

KNOW ALL PERSONS BY THESE PRESENTS: That Bloomington Central Station, LLC, a Delaware limited liability company, owner of the following described property:

Outlot A, Bloomington Central Station 2nd Addition, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as BLOOMINGTON CENTRAL STATION 5TH ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Bloomington Central Station, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

SIGNED: Bloomington Central Station, LLC, a Delaware limited liability company
By NG Bloomington, LLC, a Delaware limited liability company its manager

By: _____, Its president
Thomas J. McGough Jr.

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20___ by Thomas J. McGough Jr., the president of NG Bloomington, LLC, a Delaware limited liability company, the manager of Bloomington Central Station, LLC, a Delaware limited liability company, on behalf of said company.

_____
_____
Notary Public _____ County_____
My Commission Expires_____

I, Mark S. Hanson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wetlands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on the plat.

Dated this _____ day of _____, 20___.

_____
Mark S. Hanson, Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___, by Mark S. Hanson.

_____
_____
Notary Public_____County, Minnesota
My Commission Expires_____

BLOOMINGTON, MINNESOTA

This plat of BLOOMINGTON CENTRAL STATION 5TH ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this _____ day of _____, 20___, and said plat is in conformance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By _____, Mayor By _____, City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20___ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20___.

Mark V. Chopin, County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20___.

Chris R. Mavis, County Surveyor By _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of BLOOMINGTON CENTRAL STATION 5TH ADDITION was recorded in this office this _____ day of _____, 20___ at _____ o'clock ___M.

Martin McDermick, County Recorder By _____ Deputy

SUNDE LAND SURVEYING

REVISED FINAL DEVELOPMENT PLANS

FOR

BCS HEALTHPARTNERS PARKING RAMP

S6, T27N, R23W
BLOOMINGTON, HENNEPIN, MINNESOTA

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»Horn

PREPARED BY:
2550 UNIVERSITY AVE W, SUITE 238 N
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

OWNER / DEVELOPER
MCGOUGH DEVELOPMENT

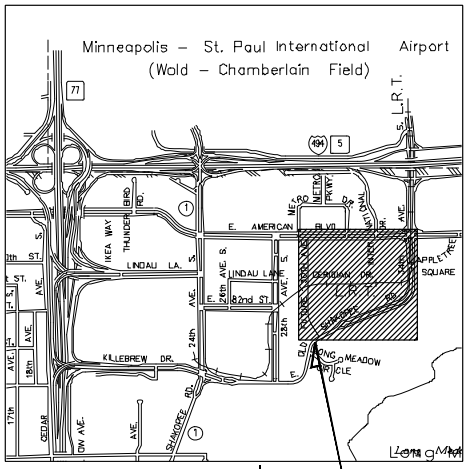
McGough

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

ARCHITECT
BWBR ARCHITECTS
380 ST. PETER STREET, SUITE 600
ST. PAUL, MN 55102
TELEPHONE (651) 222-3701

LANDSCAPE ARCHITECT
OSLUND AND ASSOCIATES
115 WASHINGTON AVE N, SUITE 200
MINNEAPOLIS, MN 55401
TELEPHONE (612) 359-9144

ELECTRICAL
HUNT ELECTRIC CORPORATION
7900 CHICAGO AVE S
BLOOMINGTON, MN 55420
TELEPHONE (651) 646-6576



VICINITY
N.T.S.

NORTH

SITE

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE HAVE THE ARRANGEMENT SHOWN ON THE DRAWINGS INCLUDED IN THIS CONSTRUCTION.
2. IF TEXT DOES NOT MATCH THE SCALED DIMENSION THE PLANS ARE BASED ON A SCALE OF 1/8" = 1 FOOT.
3. ALL NEW SIGNS OR MODIFICATIONS AND RELOCATION OF EXISTING SIGNS SHALL BE COORDINATED WITH THE CITY OF BLOOMINGTON. THE CONTRACTOR SHALL REFER TO THE CITY OF BLOOMINGTON STANDARDS AND SPECIFICATIONS FOR SIGNS AND MUTCD REQUIREMENTS FOR SIGN SIZE, LOCATION AND MOUNTING HEIGHT.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (CASE BOARD, FINAL UTILITIES, AND FINAL GRADING) BY THE BEGINNING OF THE PROJECT (CONSTRUCTION).

811

K:\TWC_DEV\MCGOUGH\BCS\DWG\PLAN SHEETS\HEALTH PARTNERS EXPANSION\C0.0.dwg August 24, 2016 – 12:28pm

PRELIMINARY – NOT FOR CONSTRUCTION

Bloomington Central Station

McGough

Kimley»Horn

BLOOMINGTON CENTRAL STATION
HEALTHPARTNERS PARKING RAMP

No.	Date	Revisions	App.
1	8/24/16	CITY SUBMITTAL	

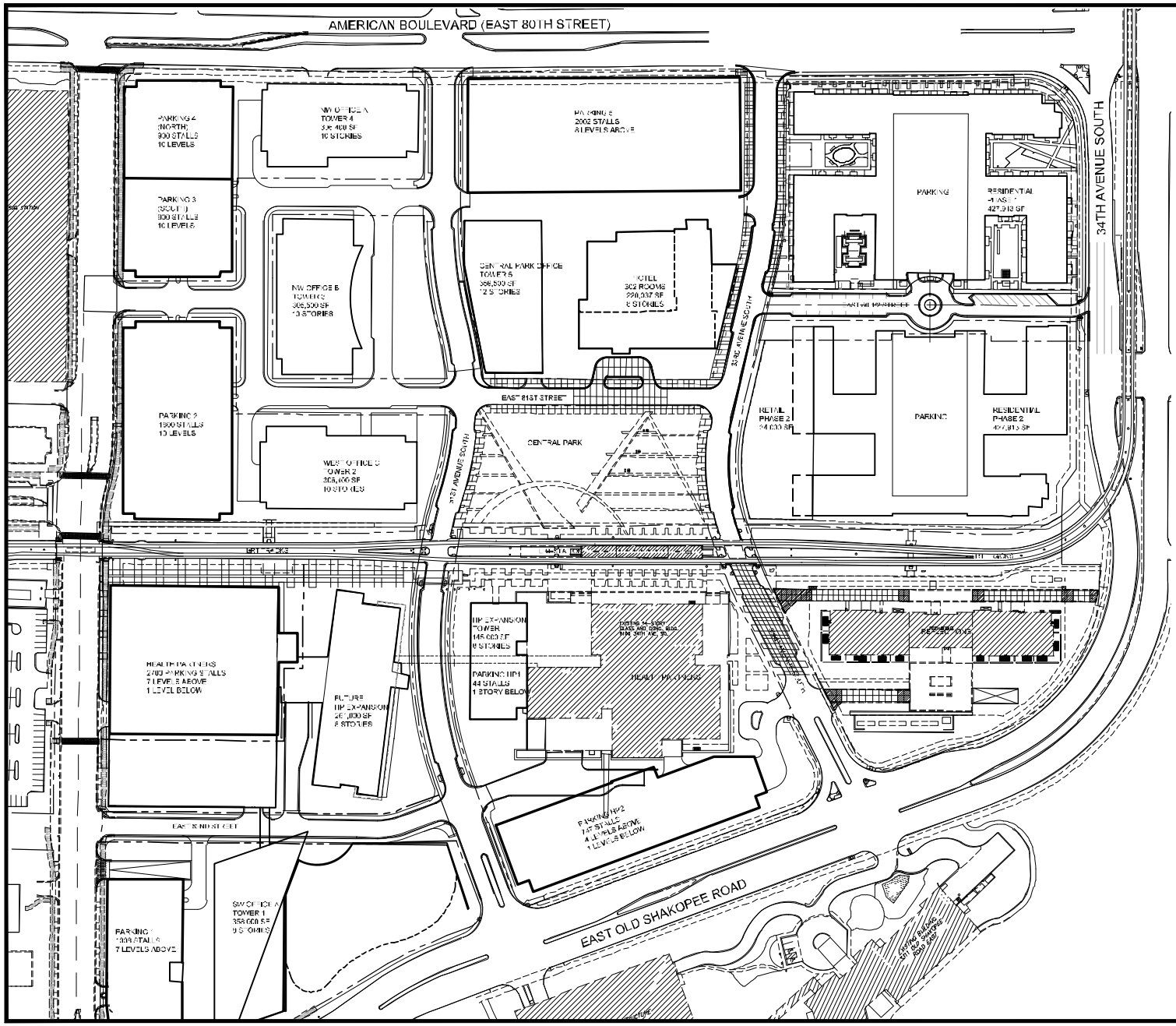
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

THOMAS J. LINCOLN
MN LIC. NO. 21433
DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED:

TITLE SHEET

C0.0



SITE DATA

BCS RESIDENTIAL PHASE 1
SITE AREA = 188,054 SF
BUILDING AREA = 427,913 SF
FLOOR AREA RATIO (FAR) = 2.55
BUILDING HEIGHT = 74'-8"

BCS RESIDENTIAL PHASE 2
SITE AREA = 185,756 SF
BUILDING AREA = 461,913 SF
FAR = 2.49
BUILDING HEIGHT = 74'-8"

BCS HOTEL
SITE AREA = 86,293 SF (FUTURE)
BUILDING AREA = 220,037 SF
FAR = 2.55
BUILDING HEIGHT = 101'-0"

HEALTH PARTNERS EXPANSION TOWER
SITE AREA = 279,554 SF
BUILDING AREA = 616,900 SF
FAR = 2.20
BUILDING HEIGHT = 126'-0"

CENTRAL PARK OFFICE
SITE AREA = 143,036 SF
BUILDING AREA = 359,500 SF
FAR = 2.51
BUILDING HEIGHT = 171'-0"

SOUTHWEST OFFICE A
SITE AREA = 124,307 SF
BUILDING AREA = 358,000 SF
FAR = 2.88
BUILDING HEIGHT = 136'-8"

HEALTH PARTNERS EXPANSION
SITE AREA = 89,343 SF
BUILDING AREA = 261,000 SF
FAR = 2.92
BUILDING HEIGHT = 136'-8"

WEST OFFICE C
SITE AREA = 165,375 SF
BUILDING AREA = 306,400 SF
FAR = 1.85
BUILDING HEIGHT = 135'-6"

NORTHWEST OFFICE A
SITE AREA = 151,181 SF
BUILDING AREA = 306,400 SF
FAR = 2.03
BUILDING HEIGHT = 135'-6"

NORTHWEST OFFICE B
SITE AREA = 107,728 SF
BUILDING AREA = 305,500 SF
FAR = 2.84
BUILDING HEIGHT = 135'-6"

CENTRAL STATION PARK
SITE AREA = 96,243 SF

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

TOTAL DEVELOPMENT AREA = 1,996,421 SF

LRT EASEMENT AREA = 111,559 SF

GRAPHIC SCALE IN FEET
0 40 80 160

Bloomington Central Station

Kimley»Horn

BLOOMINGTON CENTRAL STATION
HEALTH PARTNERS MASTER PLAN

No.	Date	Revisions	App.
1	8/24/16	CITY SUBMITTAL	

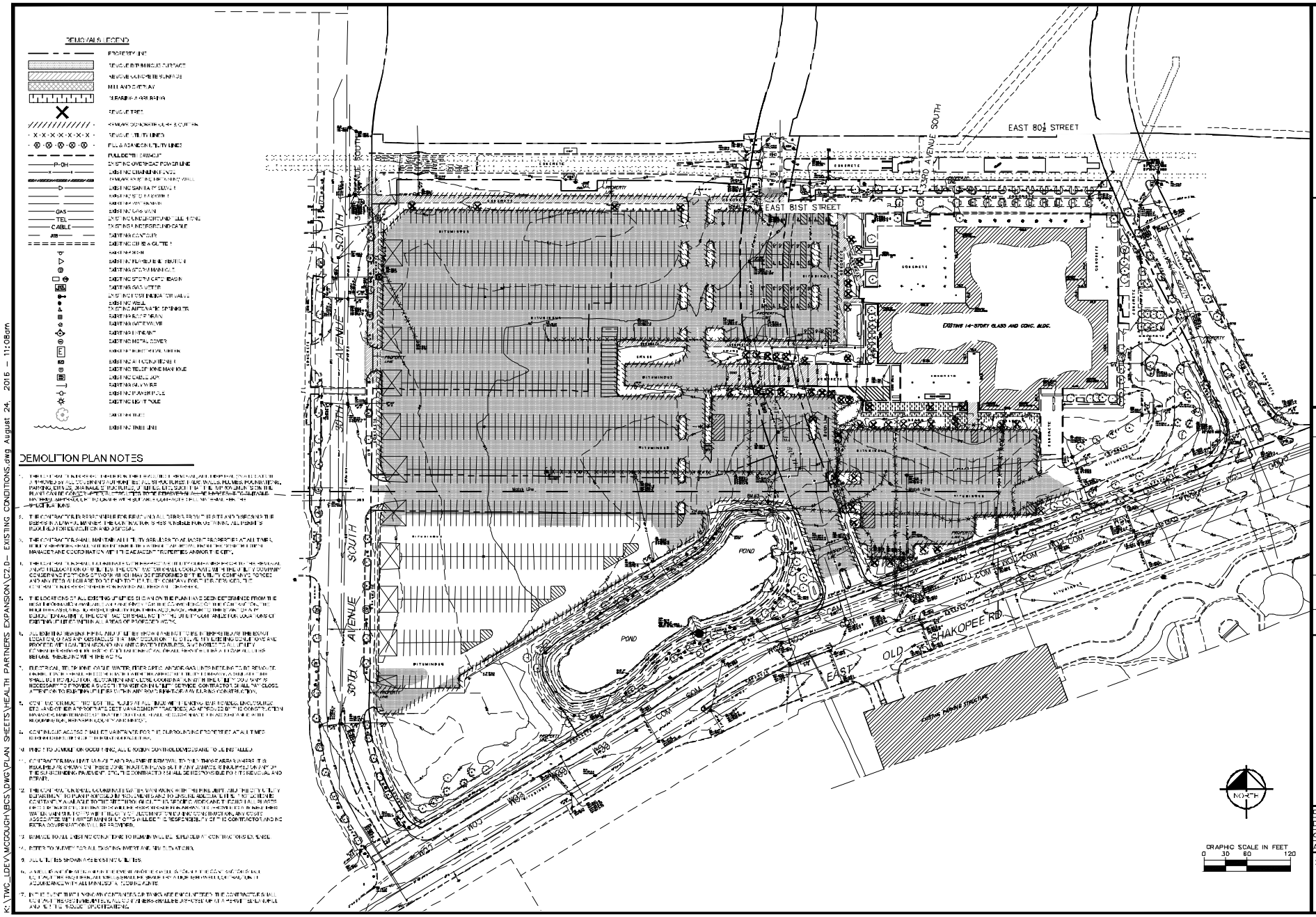
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TOM LINCOLN
DATE XX/XX/08 MN LIC. NO. 21433

DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED:

MASTERPLAN CONTEXT PLAN

C1.0



DEMOLITION PLAN NOTES

1. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT, CURB AND GUTTER, SIDEWALK, AND OTHER ITEMS AS NECESSARY TO CONSTRUCT THE NEW PARKING RAMP, DRIVEWAYS, STRUCTURES, ETC. SUCH AS THE NEW ADMINISTRATION BUILDING, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH AS THE NEW WATER MAIN, SEWER, TELEPHONE, ELECTRIC, ETC. THIS TYPE OF REMOVAL IS NOT MEASURED SEPARATELY BY THE CONTRACTOR. THE COST OF THIS REMOVAL SHALL BE INCLUDED IN THE APPROPRIATE CONSTRUCTION ITEMS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LEGAL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES SERVICE TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT PRIOR WRITTEN NOTICE TO THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION OF THE UTILITY COMPANIES WHICH ARE TO BE ABANDONED AND/OR RELOCATED. ALL UTILITIES THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONSIDERING REMOVAL OPERATIONS OR WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCES AND WHICH PRESENT A HAZARD TO EMPLOYEES OF THE UTILITY COMPANY OR THE PUBLIC. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR REMOVAL OF SERVICES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. AN ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF THE UTILITIES ON THE PLAN. THE REMOVAL OPERATIONS, AS WELL AS THE CONSTRUCTION OPERATIONS, MAY BE HINDERED BY THE PRESENCE OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING TRANSFORMERS, POLES, AND OTHER ITEMS SHOWN ON THE PLAN TO BE REMOVED ARE THE EXACT LOCATIONS OF THOSE ITEMS. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND PROPERTIES AT THE LOCATION NEAR ANY AND ALL RELATED FEATURES. ANY NOTIFICATION OF THE UTILITY COMPANY FOR REMOVAL OF THE ITEMS SHOULD BE MADE AT LEAST TWO WEEKS PRIOR TO THE ACTUAL REMOVAL OF THE ITEMS.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC AND GAS LINES INTERFERING WITH REMOVAL OPERATIONS SHALL BE RELOCATED FOR RELOCATION AND LONG COORDINATION WITH THE UTILITY COMPANY. IF NECESSARY, TO PROVIDE A SUCCESSFUL TRANSITION OF THE UTILITY SERVICE, CONTRACTOR SHALL NOT CLOSE A SECTION TO EXISTING UTILITIES WITHIN ANY ROAD BEFORE ANY ALTERNATE CONSTRUCTION.
8. CONTRACTOR SHALL TAKE THE NECESSARY ALL PRECAUTIONS TO PROTECT EXISTING TREES, BUILDINGS, UTILITIES, ETC. AND OTHER APPROPRIATE DEBRIS AND DUST CONTROL PRACTICES AS APPROVED BY THE CONSTRUCTION MANAGER. ANY DAMAGE TO THE EXISTING PROPERTIES, TREES, ETC. SHALL BE MADE TO THE SATISFACTION OF THE BLOOMINGTON PARKS AND RECREATION.
9. CONTINUOUS ACCESS TO ALL BUILDINGS AND PROPERTIES IN THE SURROUNDING PROPERTIES AT ALL TIMES TO BE MAINTAINED BY THE CONTRACTOR.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED.
11. CONTRACTOR MAY HAVE SAWCUT AND PAVEMENT REMOVAL TO THE TRANSITIONS AREA WHERE IT IS REQUIRED AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL PROVIDE ALL SAWCUTS, REMOVAL OPERATIONS AND UP TO THE SURROUNDING PAVEMENT. ALL THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WITH THE WATER MAIN WORK WITH THE PARKING RAMP. ONLY THE CITY WILL BE ALLOWED TO PLAN WATER SHUTDOWNS AND TO CONTROL ACCESS TO THE WATER SYSTEM. THE CONTRACTOR SHALL ADHERE TO THE SPECIFICATIONS AND CITY REQUIREMENTS. ALL REPAIRS OR DEFICIENCIES DISCOVERED DURING THE WORK SHALL BE REPORTED IMMEDIATELY TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH WATER MAIN BREAKS WHICH ARE CAUSED BY THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REMOVAL TO ALL EXISTING CONCRETE TO BE MINIMIZED. SPECIFIED AT CONTRACTOR'S EXPENSE.
14. REFER TO SHEET C3.0 FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
15. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
16. ANY REMOVAL OF ASPHALT OR CONCRETE PAVEMENT AND/OR CURB & GUTTER SHALL BE CONTINUOUS BETWEEN EXISTING PAVEMENT. ANY REMOVAL SHALL BE MADE BY A SAWCUT OR REMOVAL TO EXPOSE A NEW EDGE IN ACCORDANCE WITH MINNESOTA 2101.3.A.1.
17. IN THE EVENT THAT WORK AND CONTRACTS OR TASKS ARE INADVERTENTLY OMITTED, THE CONTRACTOR SHALL COMPLETE THE REQUIREMENTS, AS THE CITY OF BLOOMINGTON SHALL BE APPROVED OR IN A MANNER SUITABLE AND IN THE ISSUED SPECIFICATIONS.

No.	Date	Revisions	App.
1		CITY SUBMITTAL	

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.

THOMAS J. LINCOLN
MN. LIC. NO. 21433
DATE

DESIGNED BY: NJL
DRAWN BY: MRA
CHECKED BY: TJL
APPROVED:

EXISTING CONDITIONS AND REMOVALS - OVERALL

C2.0

Bloomington Central Station

Kimley»Horn

BLOOMINGTON CENTRAL STATION
HEALTHPARTNERS PARKING RAMP

K:\TWC_LDEV\MCDOUGH\BCS\DWG\PLAN SHEETS\HEALTH PARTNERS EXPANSION\C2.0- EXISTING CONDITIONS.dwg August 24, 2016 – 11:08am

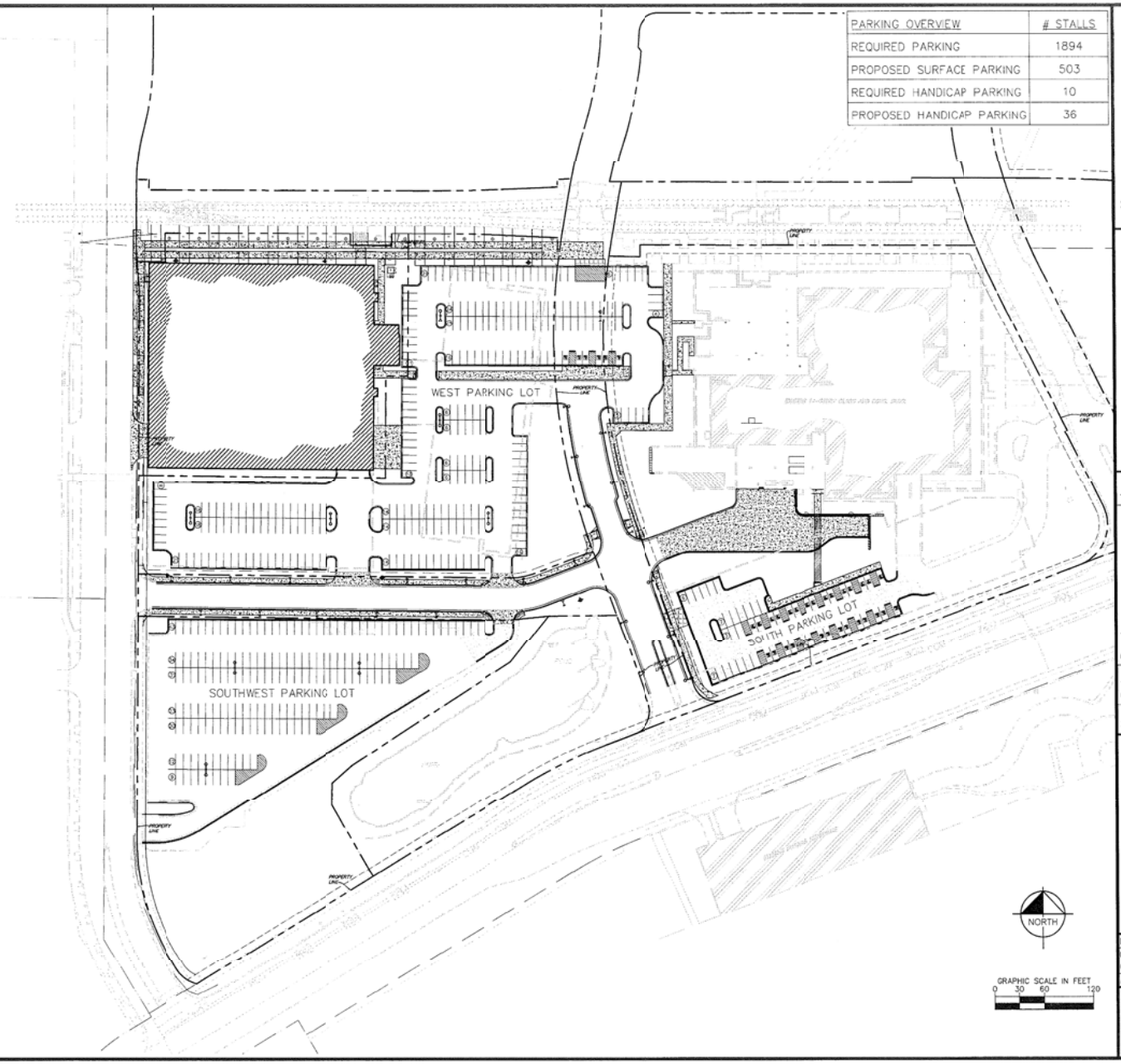
LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- FULL DEPTH SAWCUT
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BRIDGE
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED COLORED CONCRETE

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 RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. 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.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
11. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.

PARKING OVERVIEW	# STALLS
REQUIRED PARKING	1894
PROPOSED SURFACE PARKING	503
REQUIRED HANDICAP PARKING	10
PROPOSED HANDICAP PARKING	36



Bloomington Central Station

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BLOOMINGTON CENTRAL STATION
HEALTHPARTNERS PARKING RAMP
AND 8170 IMPROVEMENTS

No.	Date	Revisions	App.
1	8/24/16	CITY SUBMITTAL	
2	10/7/16	CITY RESUBMITTAL	

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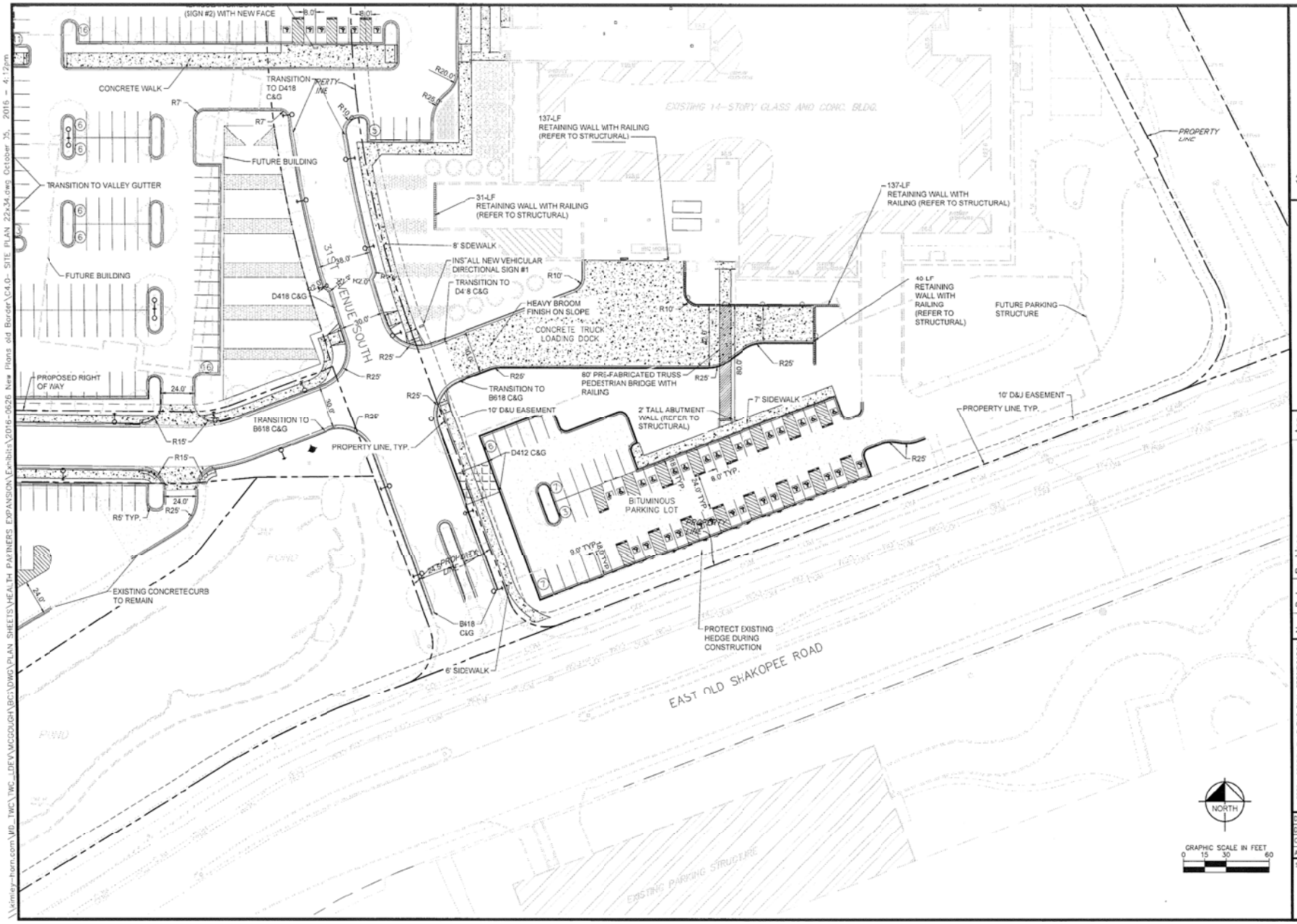
THOMAS J. LINCOLN
DATE: MN LIC. NO. 21433

DESIGNED BY: NJL
DRAWN BY: MRA
CHECKED BY: TJL
APPROVED:
SITE PLAN - OVERALL

C4.0

\\kimley-horn.com\MD_TWC\TWC_LDEV\MCGOUGH\BCS\DWG\PLAN SHEETS\HEALTH PARTNERS EXPANSION\Exhibits\2016-0626 New Plans old Border\C4.0- SITE PLAN 22x34.dwg October 05, 2016 -- 4:12pm



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BLOOMINGTON CENTEAL STATION

HEALTHPARTNERS PARKING RAMP

AND 8170 IMPROVEMENTS

No.	Date	Revisions	App
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THOMAS J. LINCOLN

MN LIC. NO. 21433

DATE:

DESIGNED BY: NJL

DRAWN BY: MRA

CHECKED BY: TJL

APPROVED:

SITE PLAN - SOUTH

C4.1

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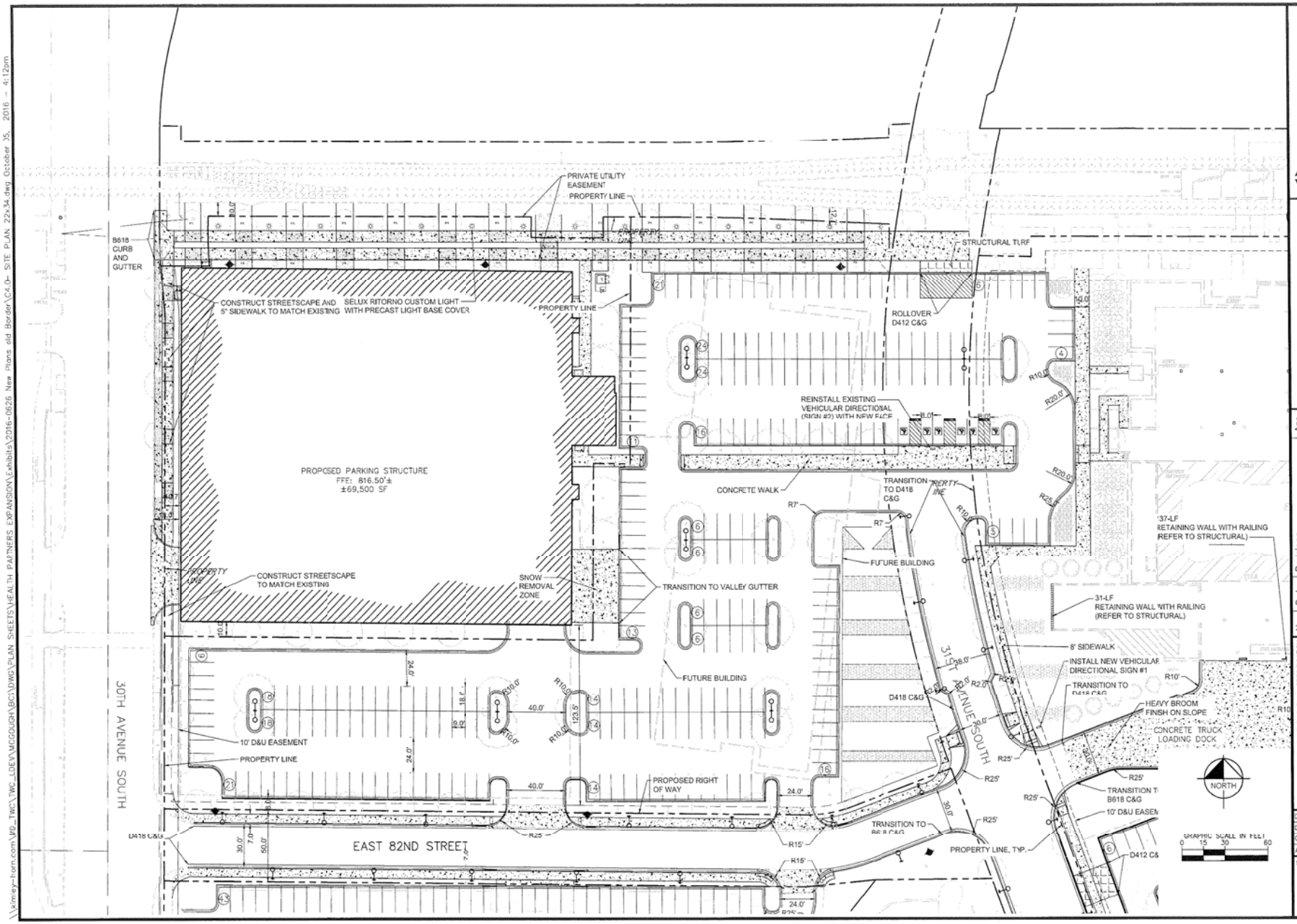

Bloomington Central Station

McCough

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BLOOMINGTON CENTRAL STATION

HEALTHPARTNERS PARKING RAMP

AND 8170 IMPROVEMENTS

No.	Date	Revisions	Apr.
1	8/24/16	CITY SUBMITTAL	
2	10/7/16	CITY RESUBMITTAL	

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THOMAS J. LINDOW

MN LIC. NO. 21433

DATE:

DESIGNED BY: NJL

DRAWN BY: MRA

CHECKED BY: TJL

APPROVED:

SITE PLAN - WEST

C4.2

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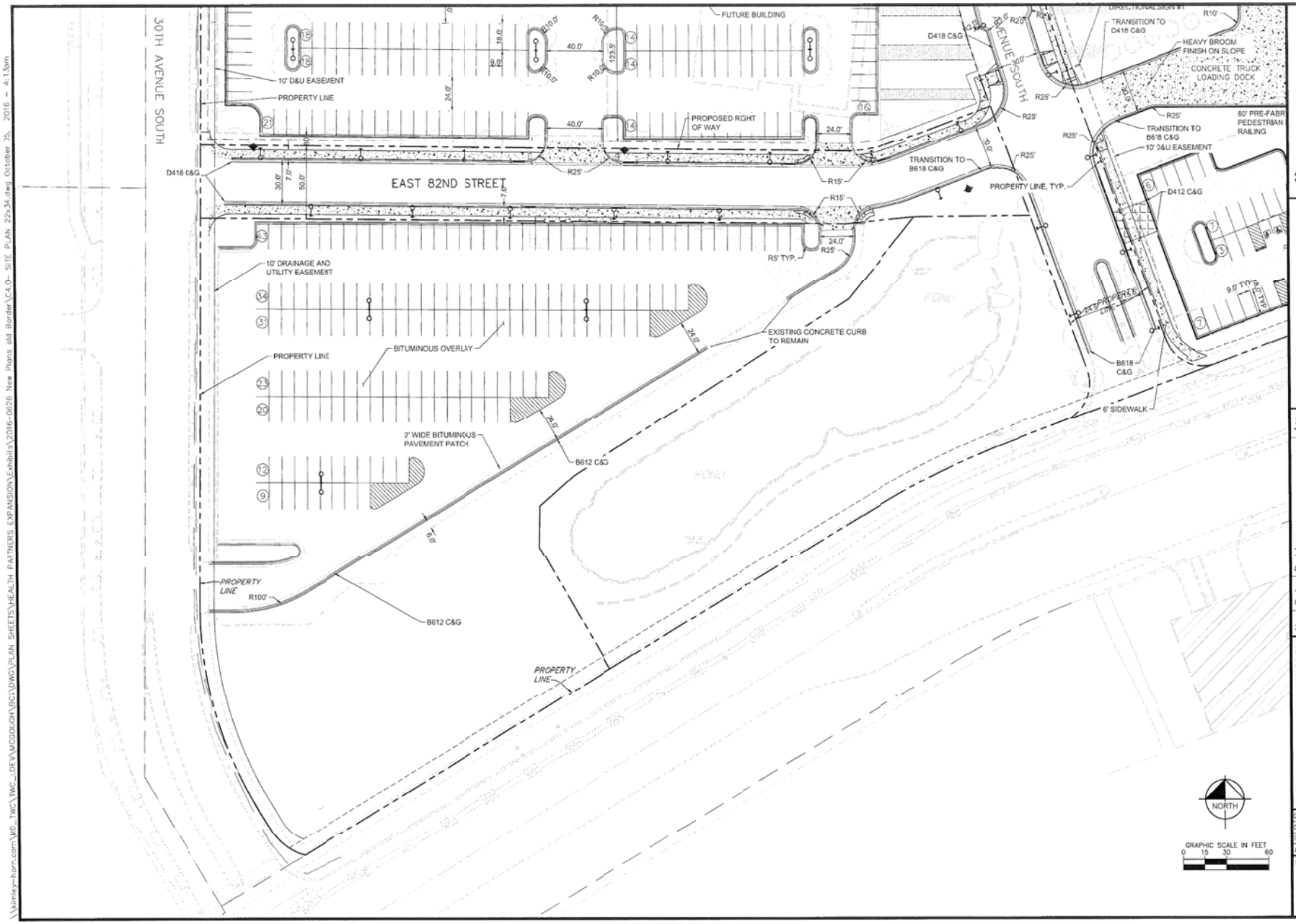

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BLOOMINGTON CENTRAL STATION

HEALTHPARTNERS PARKING RAMP

AND 8170 IMPROVEMENTS

No.	Date	Revisions	Apr.
1	8/24/16	CITY SUBMITTAL	
2	10/7/16	CITY RESUBMITTAL	

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THOMAS J. LINDON

MN LIC. NO. 21433

DATE:

DESIGNED BY: NJL

DRAWN BY: MRA

CHECKED BY: TJL

APPROVED:

SITE PLAN - SW

C4.3

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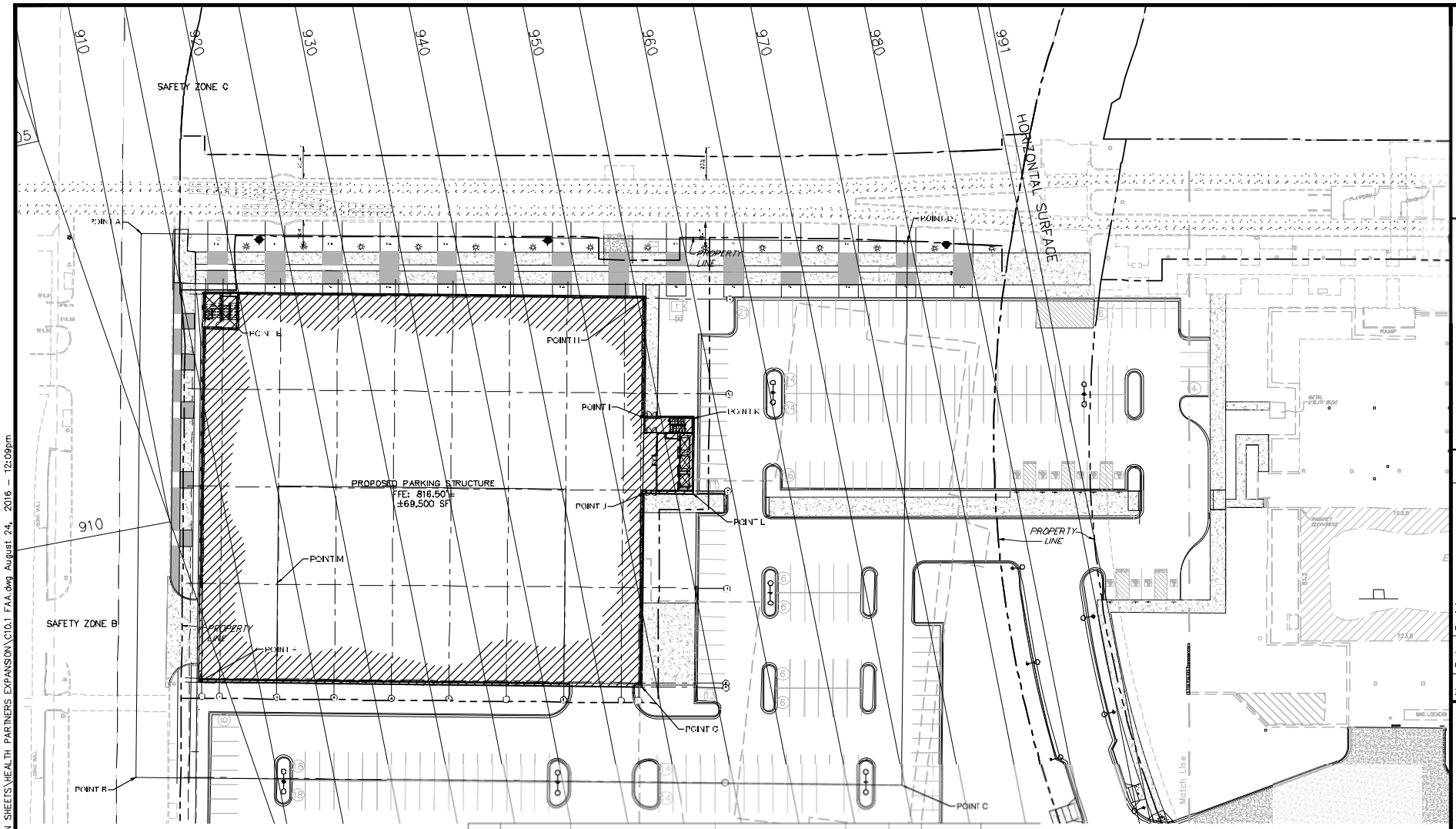

POINT	DESCRIPTION	GEODETIC POSITION (NAD 83, MINNESOTA, SOUTH ZONE) (dd mm ss)		MINNESOTA SOUTH STATE PLANE COORDINATES (feet)		GROUND ELEVATION (feet)	OBJECT HEIGHT (feet)	CONSTRUCTION OBJECT ELEVATION (feet)	OFFSET FROM RUNWAY 35-17 CENTERLINE (feet)
		LATITUDE	LONGITUDE	NORTHING	EASTING				
A	Work Zone (Crane)	N44° 51'22.77"	W93° 1347.33"	1005731.91	2824383.53	805.8	226	1031.8	1091.25
B	Work Zone (Crane)	N44° 51'19.42"	W93° 1347.39"	1005392.46	2824382.58	805.8	226	1031.8	1022.23
C	Work Zone (Crane)	N44° 51'19.37"	W93° 1341.58"	1005391.30	2824800.61	816.5	226	1042.5	1438.61
D	Work Zone (Crane)	N44° 51'22.73"	W93° 1341.53"	1005730.74	2824801.91	816.5	226	1042.5	1509.26
E	Parking Ramp Corner	N44° 51'22.42"	W93° 1346.78"	1005696.55	2824423.23	816.5	69.5	886.0	1121.58
F	Parking Ramp Corner	N44° 51'20.01"	W93° 1346.82"	1005452.27	2824422.71	816.5	69.5	886.0	1074.17
G	Parking Ramp Corner	N44° 51'19.97"	W93° 1342.96"	1005451.61	2824701.09	816.5	69.5	886.0	1347.23
H	Parking Ramp Corner	N44° 51'21.17"	W93° 1342.94"	1005573.03	2824701.41	816.5	69.5	886.0	1370.77
I	Elevator Corner	N44° 51'21.64"	W93° 1342.93"	1005620.06	2824701.46	816.5	83.5	900.0	1379.96
J	Elevator Corner	N44° 51'22.38"	W93° 1342.92"	1005697.90	2824701.54	816.5	83.5	900.0	1394.59
K	Elevator Corner	N44° 51'21.63"	W93° 1342.51"	1005619.98	2824732.08	816.5	83.5	900.0	1410.09
L	Elevator Corner	N44° 51'21.17"	W93° 1342.51"	1005572.95	2824732.01	816.5	83.5	900.0	1400.94
M	Light Pole	N44° 51'20.55"	W93° 1346.12"	1005508.16	2824472.77	816.5	25	911.0	1134.17

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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BLOOMINGTON CENTRAL STATION
HEALTHPARTNERS PARKING RAMP

No.	Date	Revisions	App.

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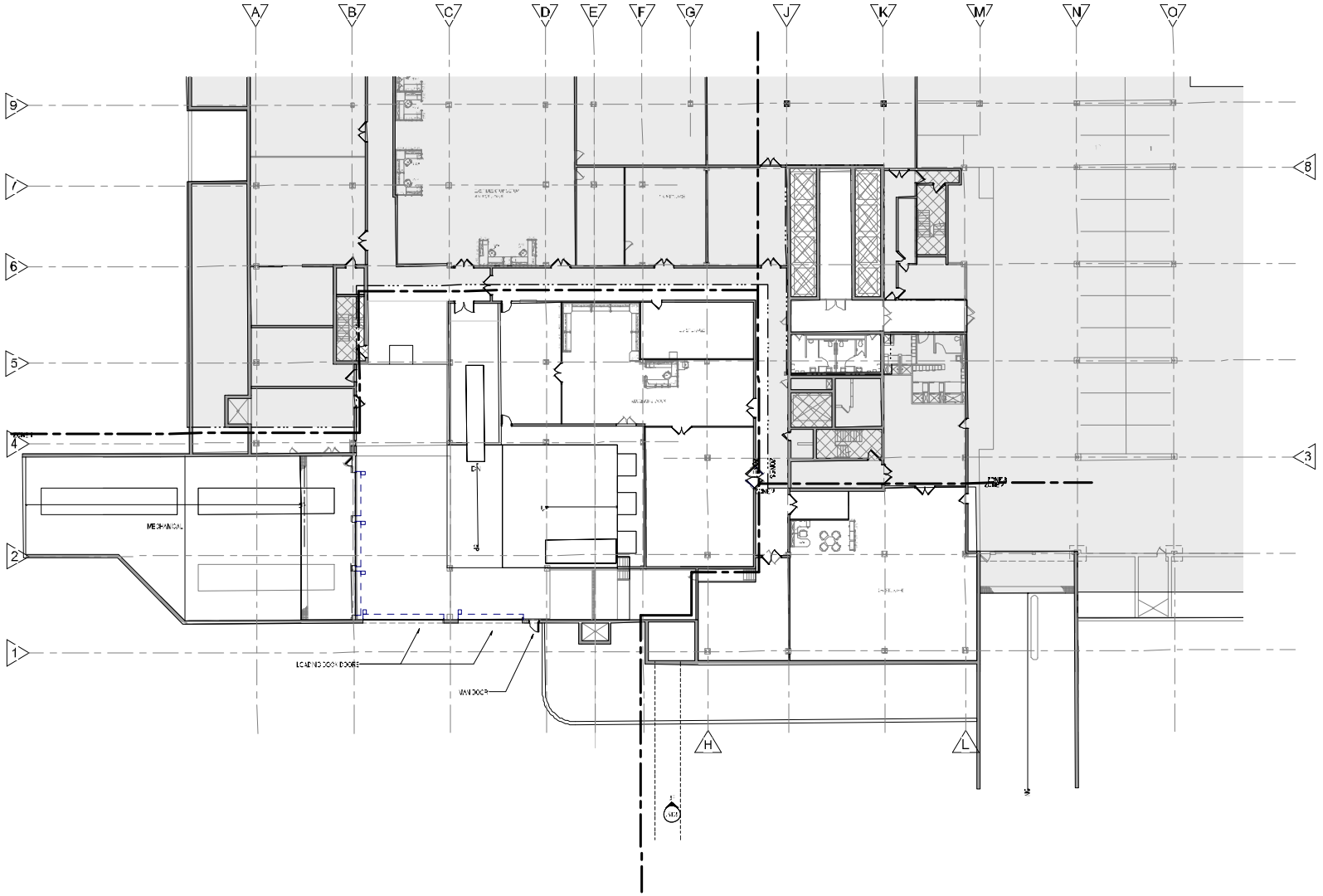
THOMAS J. LINCOLN
DATE: MN LIC. NO. 21433

DESIGNED BY: NJL
DRAWN BY: MRA
CHECKED BY: TJL
APPROVED:

FOR AIRPORT ZONING PERMIT PLAN

C10.1

K:\TWC_LDEV\MCGOUGH\BCS\DWG\PLAN SHEETS\HEALTH PARTNERS EXPANSION\C10.1 FAA.dwg August 24, 2016 - 12:09pm



H FLOOR PLAN - LOWER LEVEL
1/8" = 1'-0"

BCS/HP PARKING RAMP AND 8170 IMPROVEMENTS

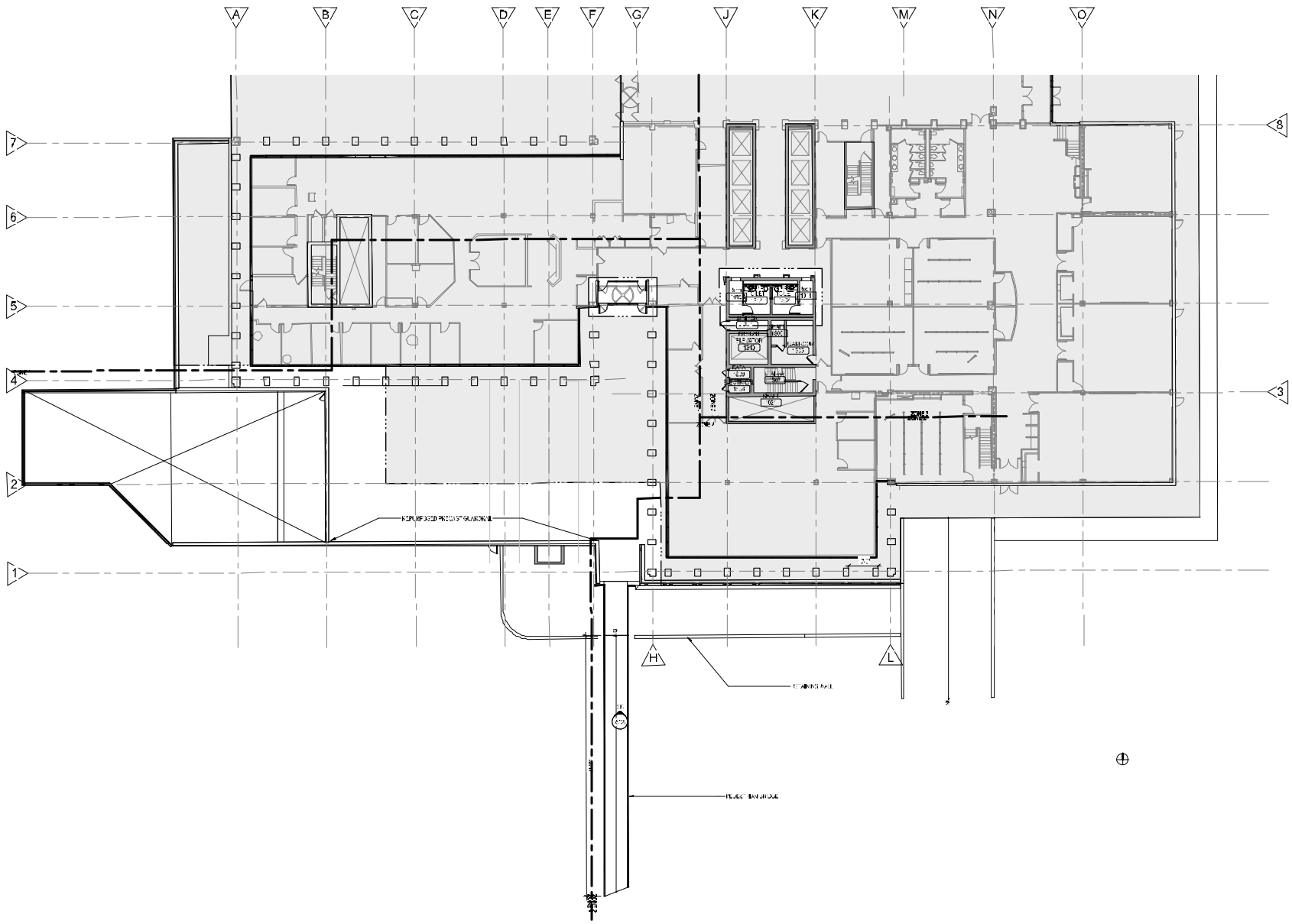
McGOUGH

BWBR

NOT FOR CONSTRUCTION

8170 - LOWER LEVEL PLAN

A1.1



FLOOR PLAN - FIRST LEVEL

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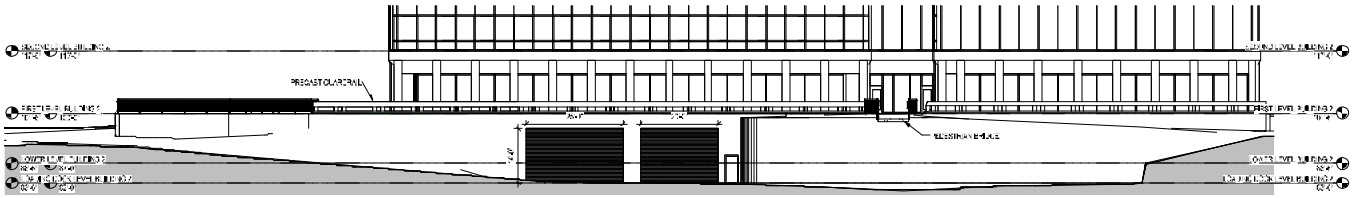
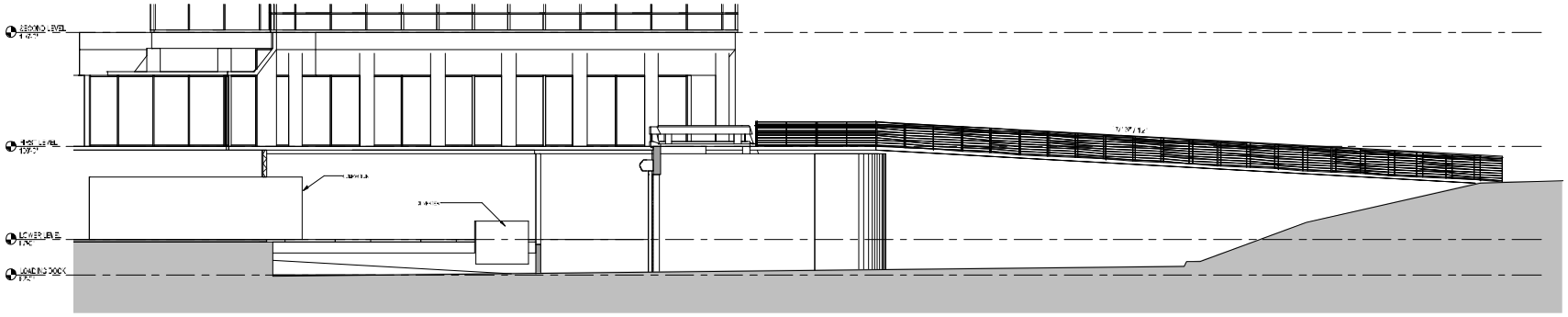
8170 - LEVEL 1 PLAN

A1.2



1E EXTERIOR ELEVATION 8170 - SOUTH
A1.2 1/8" = 1'-0"



1H BUILDING SECTION AT 8170 PEDESTRIAN BRIDGE
A1.2 1/8" = 1'-0"

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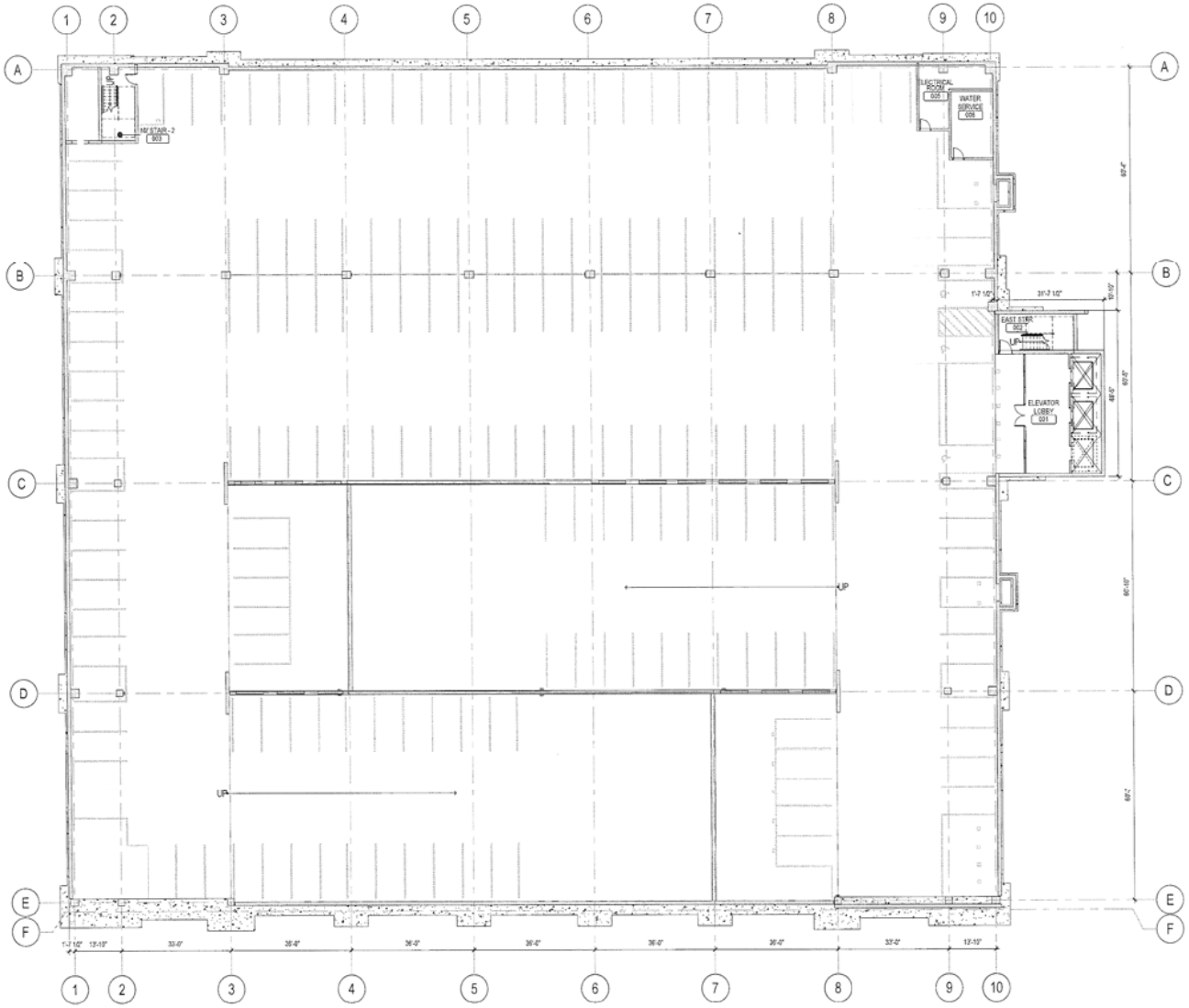
Sheet Title
8170 - ELEVATION AND SECTION

Sheet No.
A1.3



1E FLOOR PLAN - LOWER LEVEL
A2.1 1/16" = 1'-0"

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FDP RESUBMITTAL	10/07/2016

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RAMP - LOWER LEVEL PLAN

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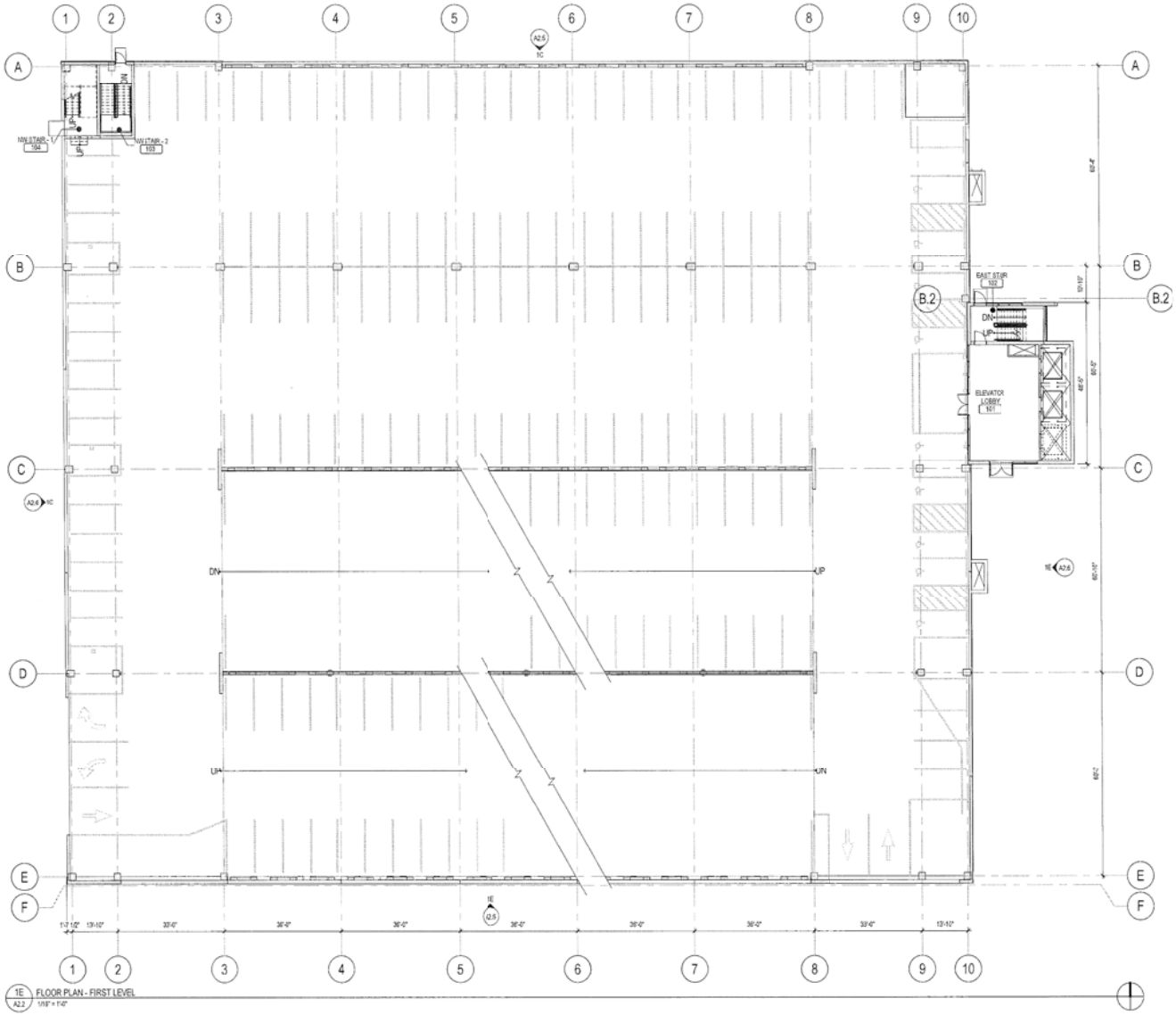

1E A2.2 FLOOR PLAN - FIRST LEVEL
1/16" = 1'-0"

BCS/HP PARKING RAMP AND 8170 IMPROVEMENTS

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Item	Date
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FOR RESUBMITTAL	10/07/2016

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RAMP - FIRST LEVEL PLAN

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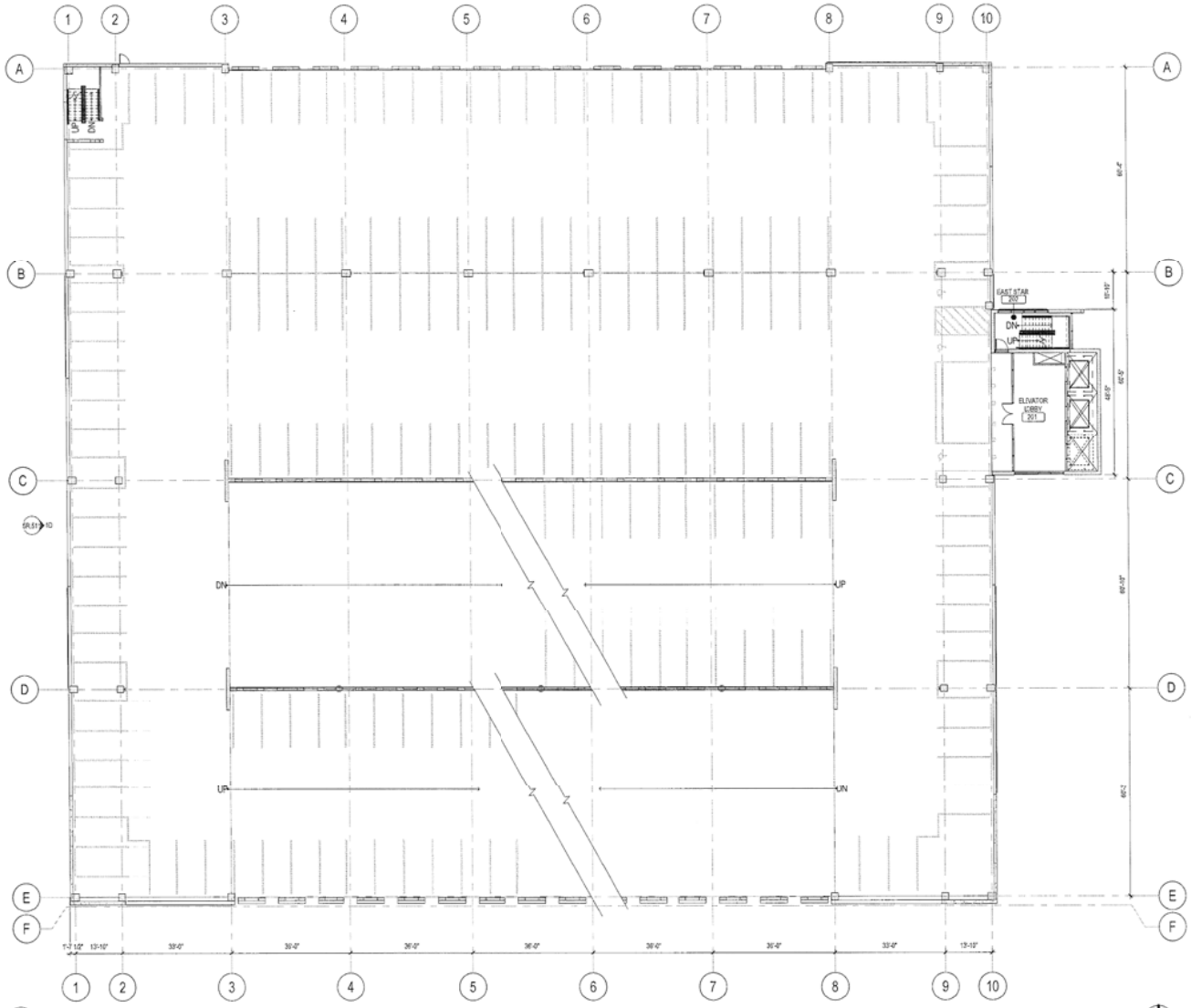

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Item	Date
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FDP RESUBMITTAL	10/07/2016

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RAMP - SECOND THROUGH SIXTH LEVEL PLAN

Sheet No.

A2.3

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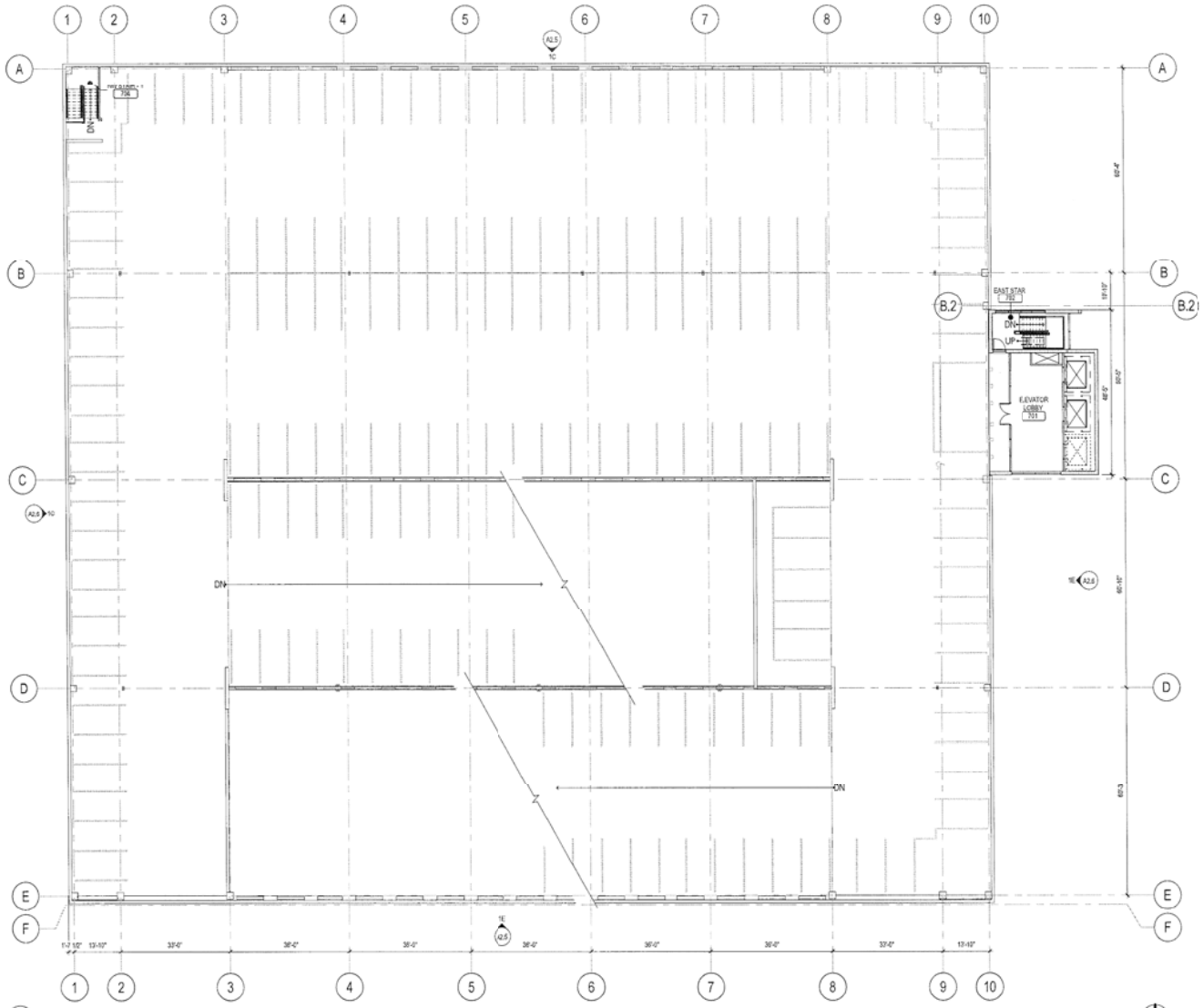

1E FLOOR PLAN - SEVENTH LEVE.
A2.4 1/16" = 1'-0"

BCS/HP PARKING RAMP AND 8170 IMPROVEMENTS

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Sheet Title
RAMP - SEVENTH LEVEL PLAN

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A2.4

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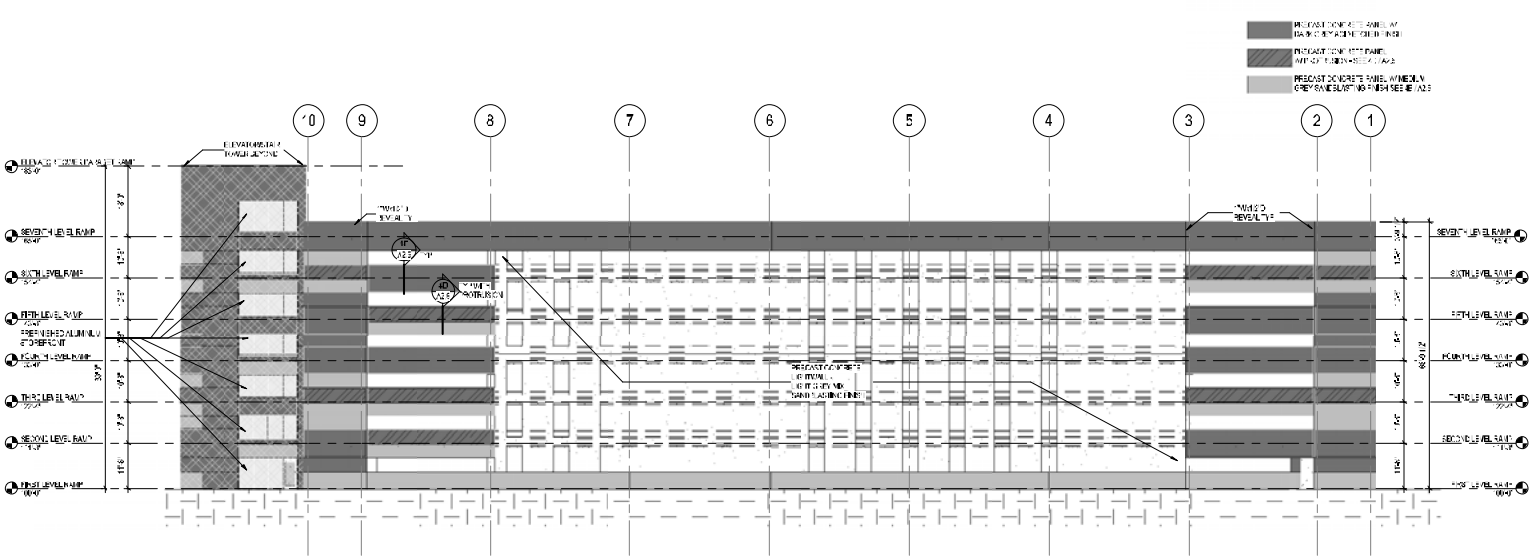
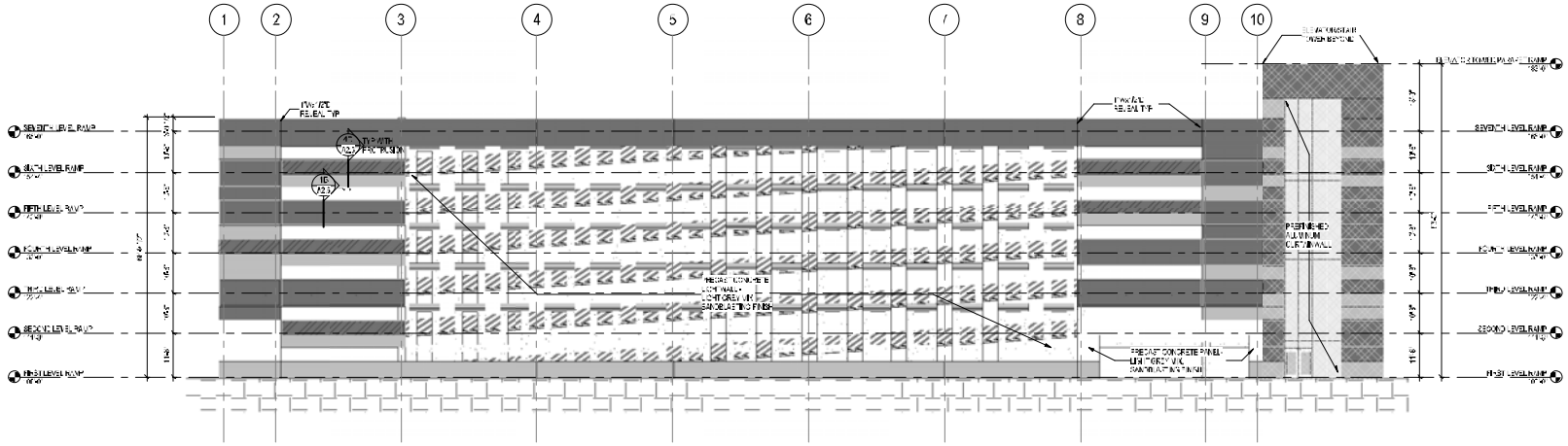


EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

BCS/HP PARKING RAMP AND 8170 IMPROVEMENTS

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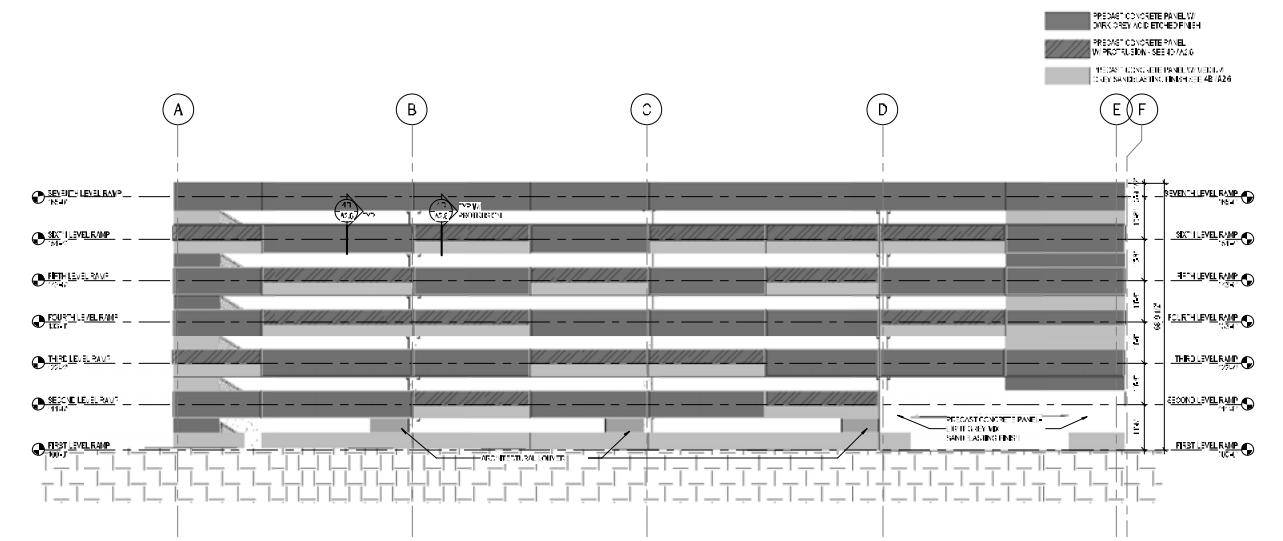
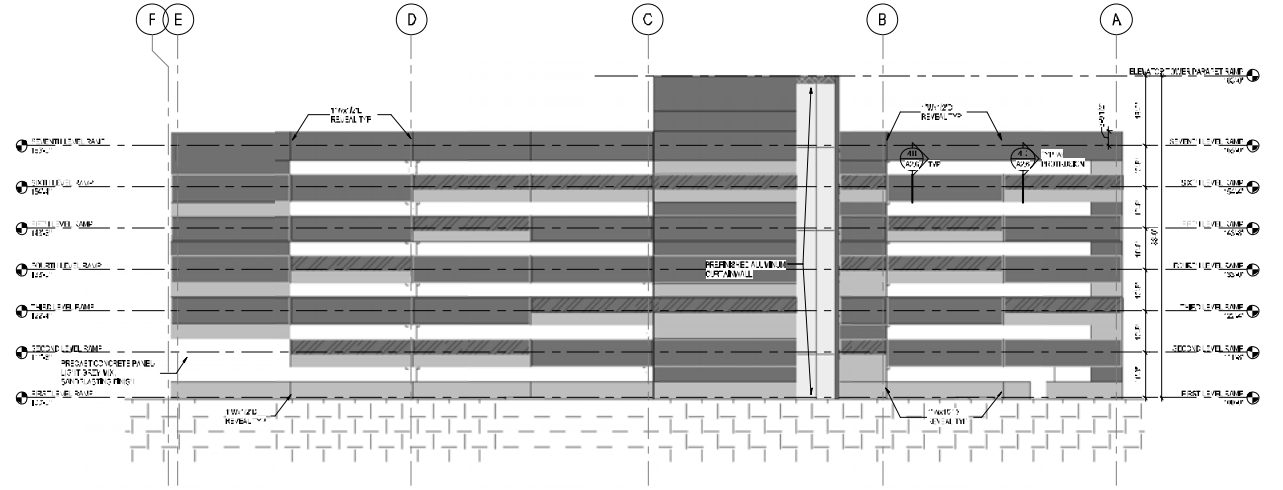
RAMP - EXTERIOR ELEVATIONS

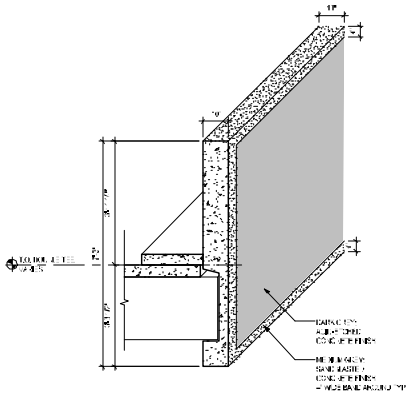
A2.5



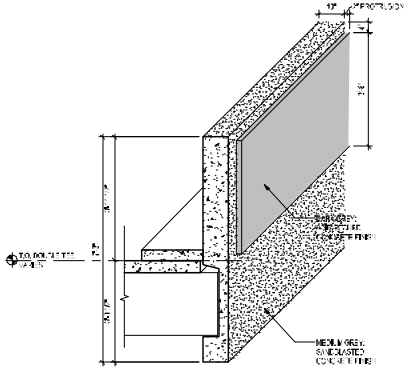
1C A2.6 RDP ELEVATION - WEST



1E A2.6 RDP ELEVATION - EAST



4D A2.6 RDP TYPICAL FLAT PRECAST CONCRETE SPANDREL PANEL



4E A2.6 RDP PRECAST CONCRETE SPANDREL PANEL WITH 2" PROTRUSION

BCS/HP PARKING RAMP AND 8170 IMPROVEMENTS

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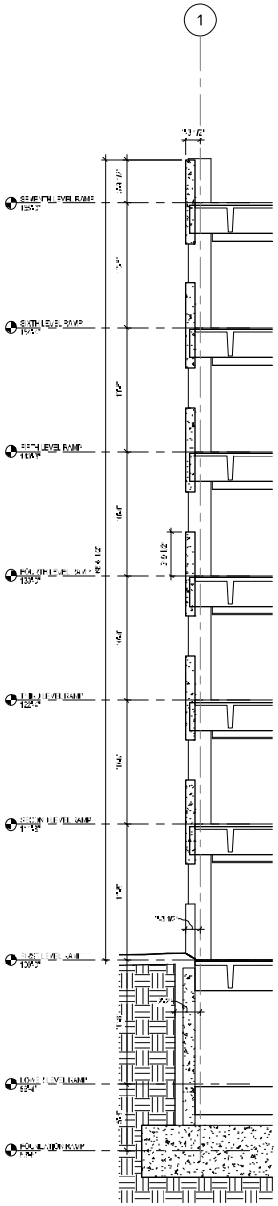
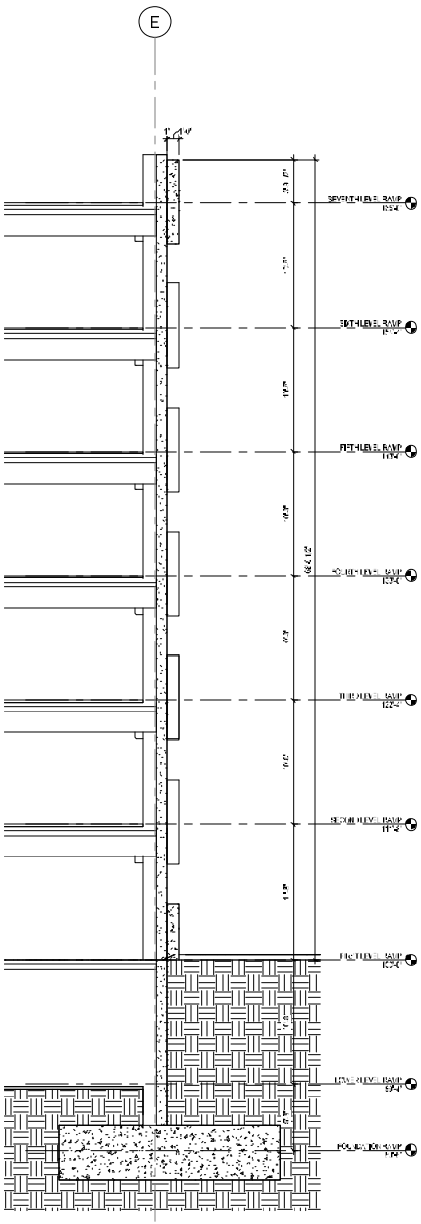
RAMP - EXTERIOR ELEVATIONS

A2.6



1E WALL SECTION - TYPICAL WALL



2E WALL SECTION - EXPOSED LIGHTWALL

BCS/HP PARKING RAMP AND 8170 IMPROVEMENTS

McGOUGH

BWBR

380 St Peter Street, Ste. 600
Saint Paul, MN 55102
wbr.com

Consultant:

Name:

Date Issue Date Reg. No.

Issued For:

Item Date

FINAL DEVELOPMENT PLANS

NOT FOR CONSTRUCTION

This sheet may have Redacted copy.

The Hatchery is 1" long on a full Size Sheet, Drawing Scale, apply to full Size Sheets.

Project No. Sheet

3/20/2020 Author

Sheet Title

RAMP - WALL SECTIONS

Sheet No.

A2.7

PERSPECTIVE - SOUTHEAST APPROACH

BCS/HP PARKING RAMP AND 8170 IMPROVEMENTS

McGOUGH

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Sheet No.
A2.8

PERSPECTIVE - SOUTHWEST APPROACH

BCS/HP PARKING RAMP AND 8170 IMPROVEMENTS

McGough

BWBR

380 St. Peter Street, Ste. 600
Saint Paul, MN 55102
651.[illegible]
bwbr.com

Consultants

Name

Date | Reg. No.

Issued For

Item	Date
HLRC DEVELOPMENT PLANS	[illegible]
TIDP PERMITTAL	[illegible]

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[redacted] This sheet may be a Redacted copy.
The Redacted is in Imaging and Full Size Sheet, Drawing Stamp, and Full Size Sheets.

Project No. | Client
3 20.61.70.20 | Author

Sheet Title
RAMP - EXTERIOR IMAGES

Sheet No.
A2.9

BCS/HP PARKING RAMP AND 8170 IMPROVEMENTS

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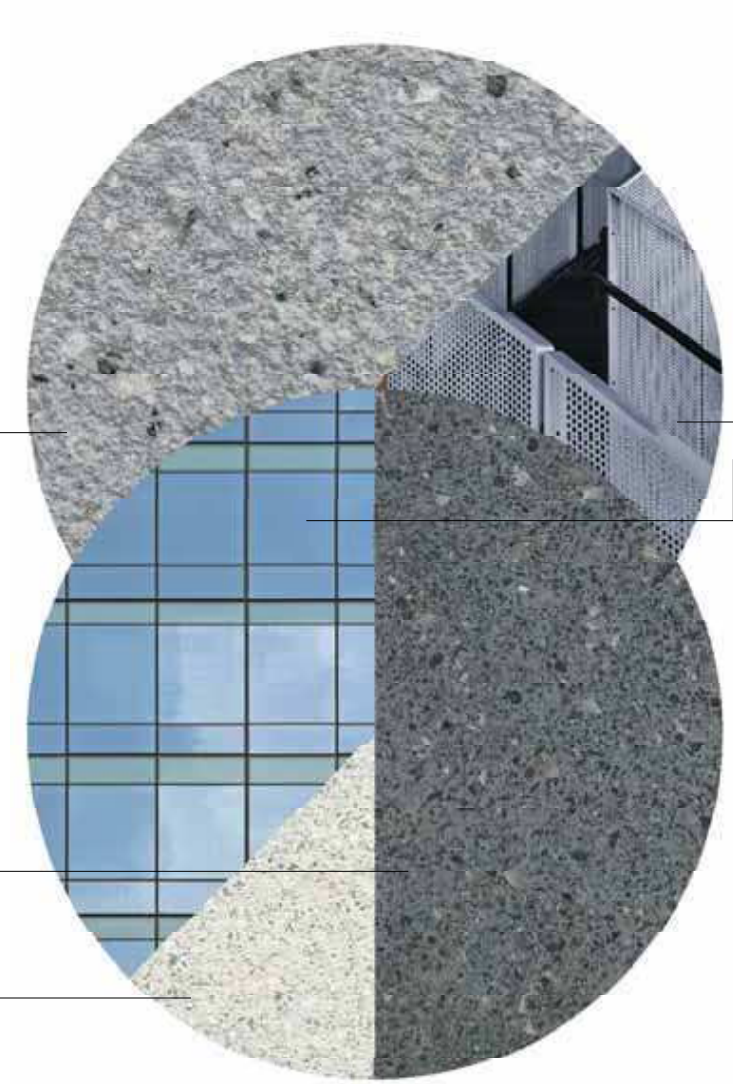
RAMP - EXTERIOR IMAGES

A2.10



BCS/HP PARKING RAMP AND 8170 IMPROVEMENTS

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RAMP - VIRTUAL MATERIAL BOARD

A2.11

Project For

BCS HEALTH PARTNERS

PARKING RAMP

NO	DESCRIPTION	DATE

oslund.and.assoc.

LANDSCAPE ARCHITECTURE
MASTER PLANNING
ENVIRONMENTAL DESIGN
MINNEAPOLIS MN 55[illegible]
SUITE [illegible]
[illegible]
TEL [illegible]
[illegible]

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Name

Date

Registration Number

Signature

ILLUSTRATIVE SITE PLAN

ISSUED FOR CITY SUBMITTAL

Date [illegible]

Scale: 1" = 40'-0"

Project Number: [illegible]

Drawn: [illegible]

L100

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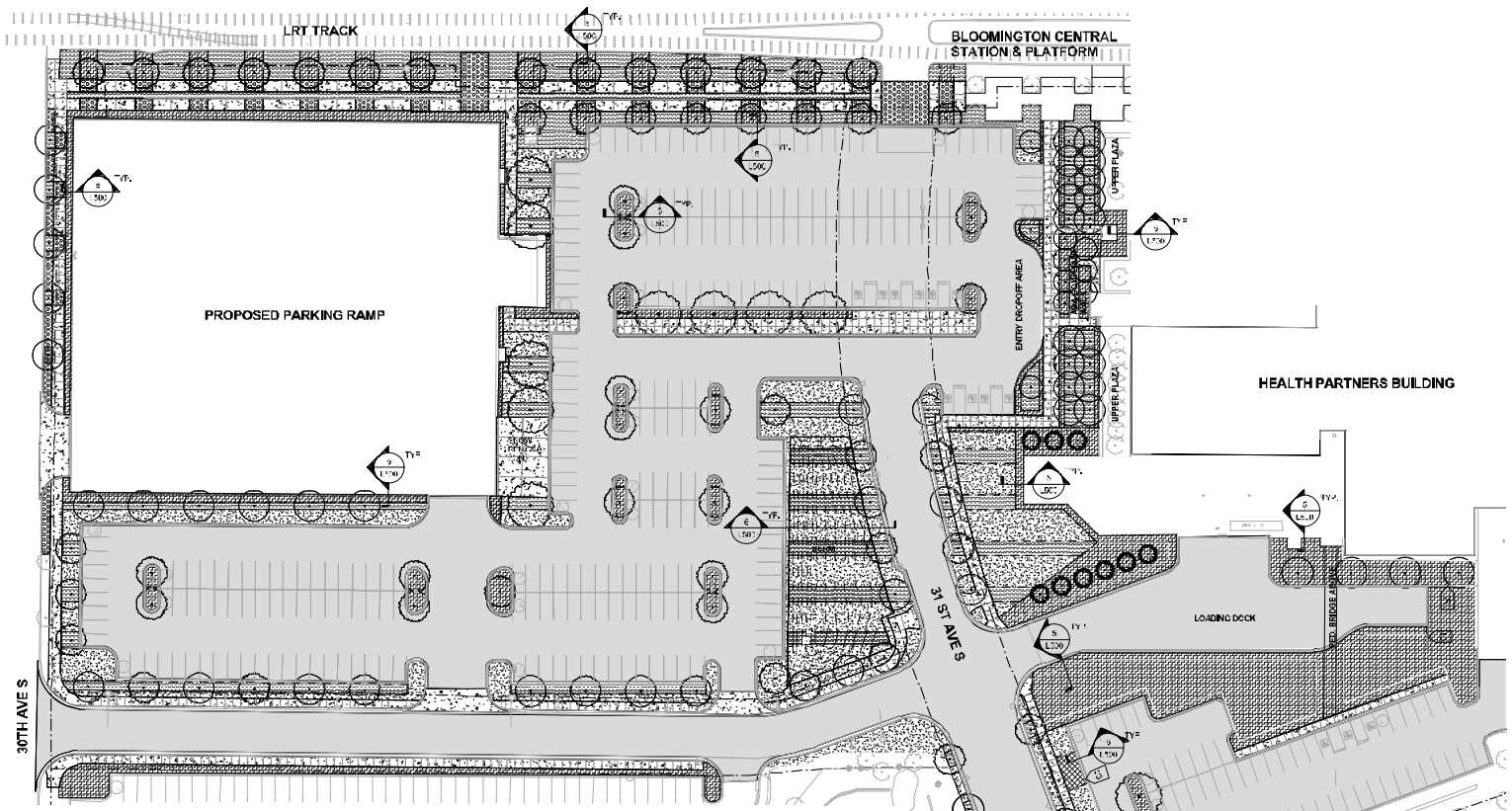

LEGEND

- ASPHALT - SEE CIVIL
- STANDARD CONCRETE - SEE CIVIL
- INTEGRALLY COLORED CONCRETE - SEE CIVIL
- ROCK MULCH - TYPE 1
- ROCK MULCH - TYPE 2
- HAY/WOOD MULCH
- SOD
- REINFORCED TURF - SEE CIVIL
- CONCRETE CONTROL JOINT
- LANDSCAPE EDGING
- PROPERTY LINE
- SECTION DETAIL KEY
- CALL OUT DETAIL KEY
- KEYNOTE - REFER TO KEYNOTE TABLE

LAYOUT KEYNOTES

KEY	CONTENT
01	RETAINING WALL, SEE CIVIL AND STRUCTURAL
08	FIRE TRUCK ACCESS LANE, SEE CIVIL FOR SECTION

Project For

BCS HEALTH PARTNERS

PARKING RAMP

NO	DESCRIPTION	DATE

oslund.and.assoc.

LANDSCAPE ARCHITECTURE
MASTER PLANNING
ENVIRONMENTAL DESIGN
MINNEAPOLIS MN 55402
SUITE 100
TEL 612-851-6600
FAX 612-851-6601

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Name

Date

Registration Number

Signature

LANDSCAPE LAYOUT AND SURFACE PLAN

ISSUED FOR CITY SUBMITTAL

Date: [illegible]

Scale: 1" = 40'-0"

Project Number: [illegible]

Drawn: [illegible]

L200

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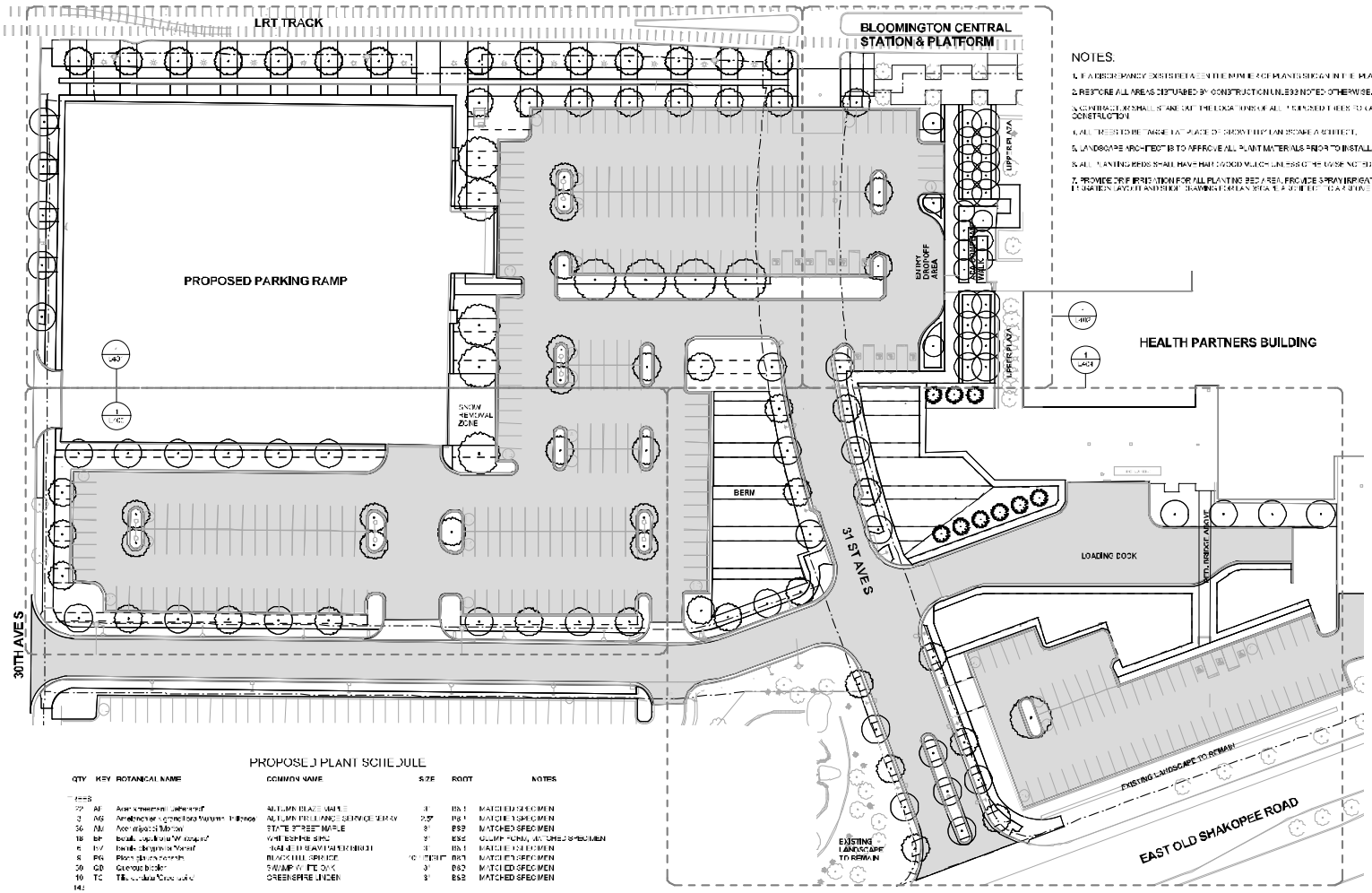

NOTES.

1. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT SCHEDULE AND THE PLAN, THE PLANS SHALL GOVERN.
2. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL STAKE OUT THE LOCATIONS OF ALL PROPOSED TREES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. ALL TREES TO BE MARGINED AT PLACE OF GROWTH BY LANDSCAPE ARCHITECT.
5. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIALS PRIOR TO INSTALLATION.
6. ALL PLANTING BEDS SHALL HAVE HARDWOOD MULCH UNLESS OTHERWISE NOTED.
7. PROVIDE DRIP IRRIGATION FOR ALL PLANTING BED AREA. PROVIDE SPRAY IRRIGATION FOR SOD AREA. IRRIGATION CONTRACTOR TO SUBMIT IRRIGATION LAYOUT AND SHOP DRAWINGS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION.

PROPOSED PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
TREES						
22	AF	Acer x freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	3"	B&B	MATCHED SPECIMEN
3	AG	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	2.5"	B&B	MATCHED SPECIMEN
36	AM	Acer rubrum 'Franksred'	STATE STREET MAPLE	3"	B&B	MATCHED SPECIMEN
18	BP	Betula papyrifera 'Whitespire'	WHITESPIRE BIRCH	3"	B&B	CLUMP FORM, MATCHED SPECIMEN
5	BV	Betula nigra 'Heritage'	HERITAGE RIVER BIRCH	3"	B&B	MATCHED SPECIMEN
8	PG	Picea glauca 'Densata'	BLACK HILLS SPRUCE	10' HEIGHT	B&B	MATCHED SPECIMEN
30	QB	Quercus bicolor	SWAMP WHITE OAK	3"	B&B	MATCHED SPECIMEN
10	TC	Tilia cordata 'Greenspire'	GREENSPIRE LINDEN	3"	B&B	MATCHED SPECIMEN
142						
SHRUBS						
79	CR	Cornus racemosa 'Morton'	MUSKMELON DOGWOOD	#5	CONT.	4' O.C., MATCHED SPECIMEN
28	TC	Taxus cuspidata 'Densiformis'	JAPANESE YEW	4' HEIGHT	B&B	4' O.C., MATCHED SPECIMEN
241	TM	Taxus x media 'Taunton'	TAUNTON YEW	#5	CONT.	3' O.C., MATCHED SPECIMEN
347						
PERENNIALS						
1,445	CA	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER GRASS	#1	CONT.	18" O.C.
1,437	CK	Calamagrostis x acutiflora 'Overdam'	FEATHER REED GRASS	#1	CONT.	18" O.C.
1,016	DC	Deschampsia cespitosa 'Goldtau'	TUFTED HAIR GRASS	#1	CONT.	24" O.C.
1,544	HH	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1	CONT.	12" O.C.
155	MS	Miscanthus sinensis 'Morgan's Red'	CARREX GRASS	#1	CONT.	36" O.C.
571	PV	Panicum virgatum 'Heavy Metal'	HEAVY METAL SWITCH GRASS	#1	CONT.	24" O.C.
6,253						

REPLACEMENT PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
TREES						
5	AF	Acer x freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	3"	B&B	MATCHED SPECIMEN
5						
PERENNIALS						
41	CA	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER GRASS	#1	CONT.	18" O.C.
110	SS	Sesleria autumnalis 'Autumn Joy'	SEDGE, AUTUMN JOY	#1	CONT.	18" O.C.
151						

Project For

BCS HEALTH PARTNERS

PARKING RAMP

NO	DESCRIPTION	DATE

oslund and assoc.

LANDSCAPE ARCHITECTURE
URBAN PLANNING
ENVIRONMENTAL DESIGN
MINNEAPOLIS MN 55405
612.338.0051
FAX 612.338.6802
WWW.OSLUND.COM

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Name

Date

Registration Number

Signature

OVERALL LANDSCAPE PLANTING PLAN

ISSUED FOR CITY SUBMITTAL

Date 6/30/06

Scale: 1" = 40'-0"

Drawn By: 06-05-06

Design: 17 MR

L400

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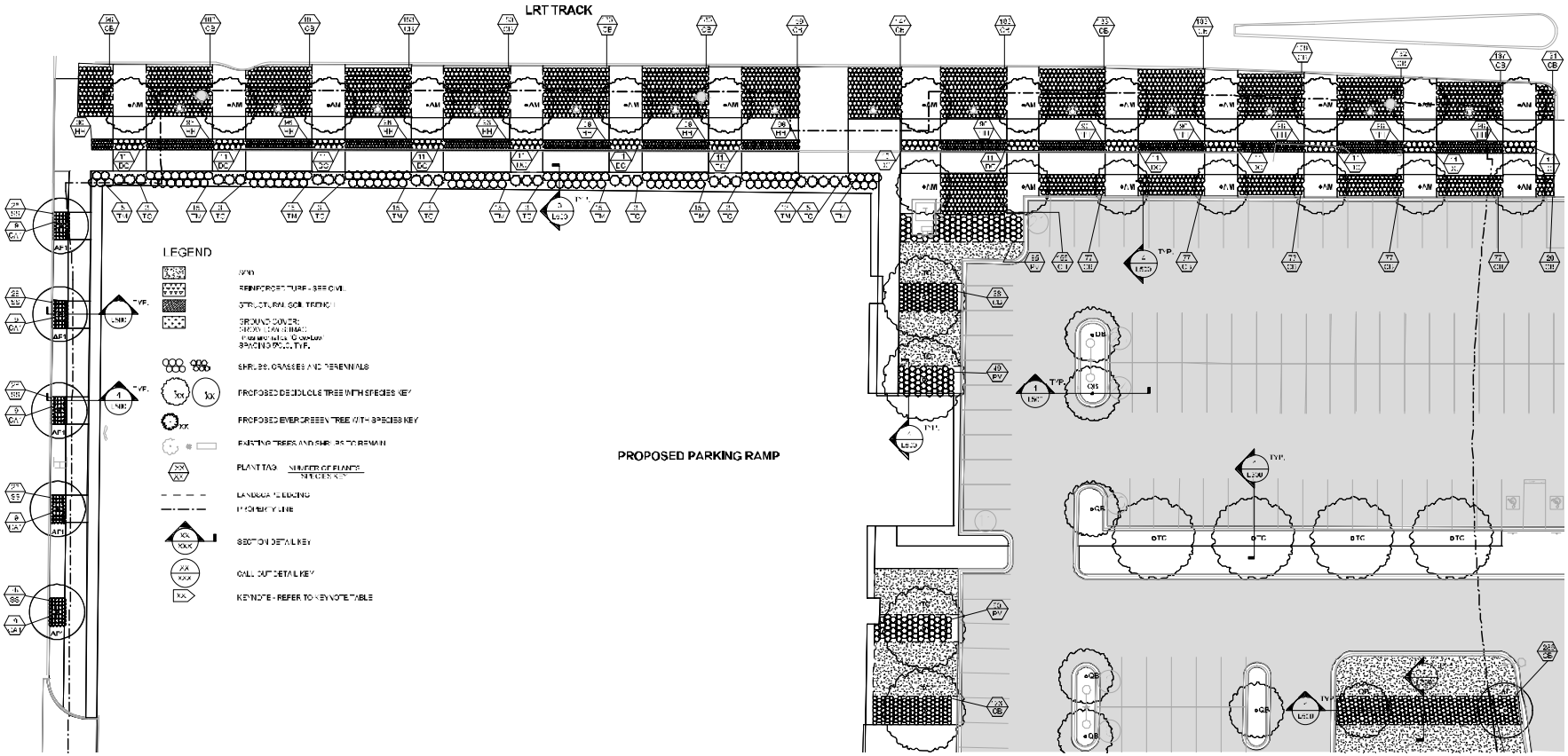

Project For

BCS HEALTH PARTNERS

PARKING RAMP

NO	DESCRIPTION	DATE

oslund.and.assoc.

LANDSCAPE ARCHITECTURE
MASTER PLANNING
ENVIRONMENTAL DESIGN
MINNEAPOLIS MN 55402
SUITE 500
PLANNING & ENVIRONMENTAL DESIGN
TEL 612-338-5800
FAX 612-338-5801

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Name

Date

Registration Number

Signature

PLANTING PLAN AREA A

ISSUED FOR CITY SUBMITTAL

Date: [illegible]

Scale: 1" = 20'-0"

Project Number: [illegible]

Drawn: [illegible]

L401

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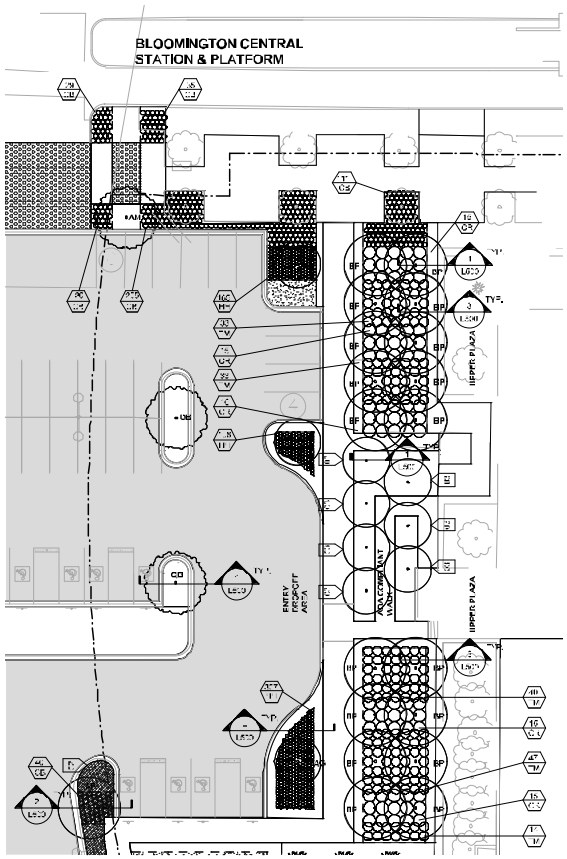

LEGEND

- SOD
- REINFORCED TURF - SEE CIVIL
- STRUCTURAL SOIL TRENCH
- GROUND COVER
  GROW LOW SUMAC
  Rhus aromatica Grow-Low
  SPACING TWO, TYP.
- SHRUBS, GRASSES AND PERENNIALS
- PROPOSED DECIDUOUS TREE WITH SPECIES KEY
- PROPOSED EVERGREEN TREE WITH SPECIES KEY
- EXISTING TREES AND SHRUBS TO REMAIN
- PLANT TAG — NUMBER OF PLANTS / SPECIES KEY
- LANDSCAPE EDGING
- PROPERTY LINE
- SECTION DETAIL KEY
- CALL OUT DETAIL KEY
- KEYNOTE - REFER TO KEYNOTE TABLE

PLANTING PLAN KEYNOTES

KEY	CONTENT
01	EXISTING LANDSCAPE TO REMAIN
02	STRUCTURAL SOIL TRENCH
03	EXISTING CRABAPPLE TO BE TRANSPLANTED

Project For

BCS HEALTH PARTNERS

PARKING RAMP

NO	DESCRIPTION	DATE

oslund and assoc.

LANDSCAPE ARCHITECTURE
MASTER PLANNING
ENVIRONMENTAL DESIGN
MINNEAPOLIS MN 55[illegible]
SUITE [illegible]
[illegible] AVENUE
[illegible]
[illegible]

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Name

Date

Registration Number

Signature

PLANTING PLAN AREA B

ISSUED FOR CITY SUBMITTAL

Date	[illegible]
Scale	1" = 20'-0"
Project Number	[illegible]
Drawn	[illegible]

L402

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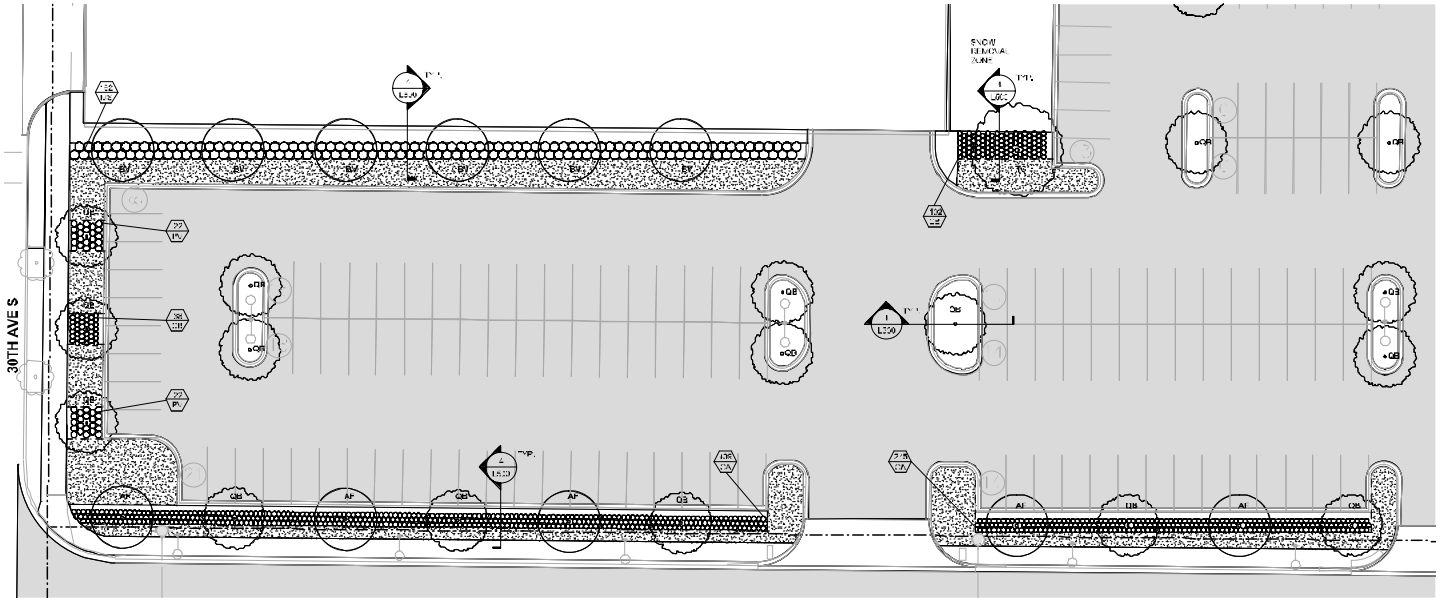

LEGEND

- SOD
- REINFORCED TURF - SEE CIVIL
- STRUCTURAL SOIL TRENCH
- GROUND COVER: GROW-LOW SUMAC, Rhus aromatica Grow-Low, SPACING 3'-0" O.C. TYP.
- SHRUBS, GRASSES AND PERENNIALS
- PROPOSED DECIDUOUS TREE WITH SPECIES KEY
- PROPOSED EVERGREEN TREE WITH SPECIES KEY
- EXISTING TREES AND SHRUBS TO REMAIN
- PLANT TAG — NUMBER OF PLANTS / SPECIES KEY
- LANDSCAPE EDGING
- PROPERTY LINE
- SECTION DETAIL KEY
- CALL OUT DETAIL KEY
- KEYNOTE - REFER TO KEYNOTE TABLE

Project For

BCS HEALTH PARTNERS

PARKING RAMP

NO	DESCRIPTION	DATE

oslund.and.assoc.
LANDSCAPE ARCHITECTURE
MASTER PLANNING
ENVIRONMENTAL DESIGN
MINNEAPOLIS MN 55402
SUITE 100
TEL 612-338-5000

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Name

Date

Registration Number

Signature

PLANTING PLAN AREA C

ISSUED FOR CITY SUBMITTAL

Date: 05/20/16

Scale: 1" = 20'-0"

Project Number: 2835.005

Drawn: [illegible]

L403

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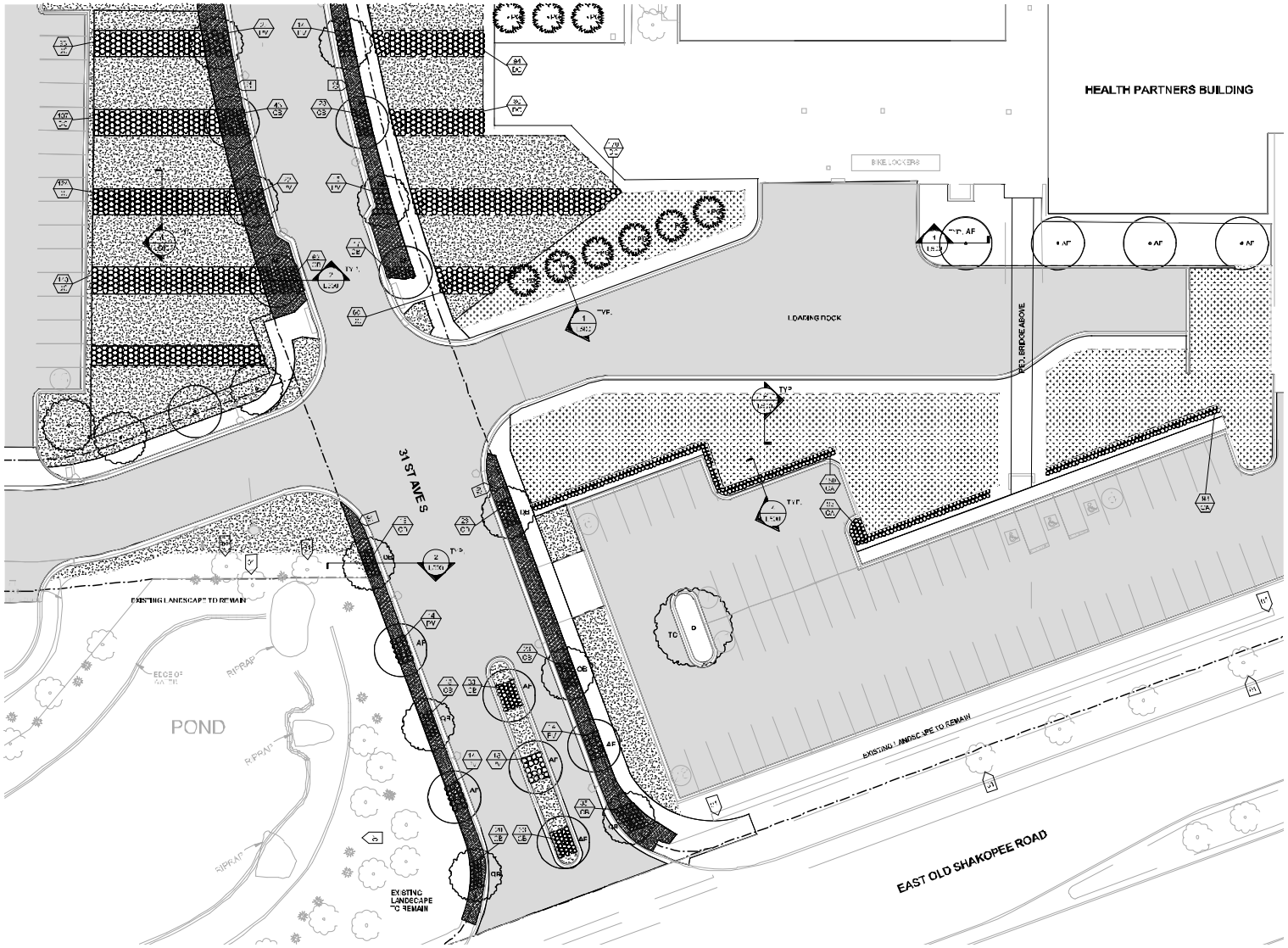

LEGEND

- SOD
- REINFORCED TURF - SEE CIVIL
- STRUCTURAL SOIL TRENCH
- GROUND COVER: CINCO ICEY MUMMO, Rosa carolina 'Cruzon', SPACING SEE PLANS
- SHRUBS, GRASSES AND PERENNIALS
- PROPOSED DECIDUOUS TREE WITH SPECIES KEY
- PROPOSED EVERGREEN TREE WITH SPECIES KEY
- EXISTING TREES AND SHRUBS TO REMAIN
- PLANT TAG: NUMBER OF PLANTS / SPECIES KEY
- LIMIT OF WORK
- PROPERTY LINE
- SECTION DETAIL KEY
- CALL OUT DETAIL KEY
- KEYNOTE - REFER TO KEYNOTE TABLE

PLANTING PLAN KEYNOTES

KEY	CONTENT
01	EXISTING LANDSCAPE TO REMAIN
02	STRUCTURAL SOIL TRENCH
03	EXISTING GRASS AREA TO BE TRANSPLANTED

Project For

BCS HEALTH PARTNERS

PARKING RAMP

NO	DESCRIPTION	DATE

oslund and assoc.

LANDSCAPE ARCHITECTURE
URBAN PLANNING
ENVIRONMENTAL DESIGN
MINNEAPOLIS MN 55415
612.338.0090
FAX 612.338.7486
WWW.OSLUND.COM

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Name

Date

Registration Number

Signature

PLANTING PLAN AREA D

ISSUED FOR CITY SUBMITTAL

Date: 12/07/06

Scale: 1" = 20'-0"

Drawn By: D.R.S.

Checked By: J.T.

L404

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NOTES:

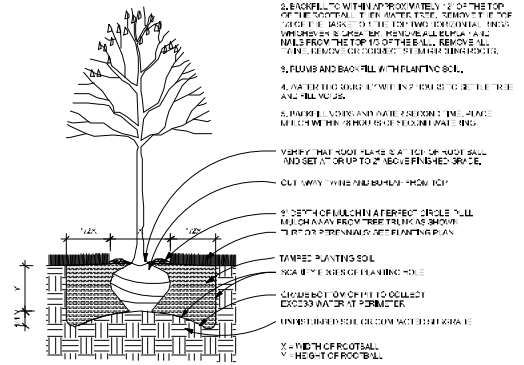
1. NOTIFY LANDSCAPE ARCHITECT IF HEAVY CLAY OR SATURATED SOIL ARE ENCOUNTERED DURING EXCAVATION.

2. BACKFILL TO WITHIN APPROXIMATELY 1/2 OF THE TOP OF THE ROOTBALL. THEN WATER TREE. REMOVE THE TOP 1/3 OF THE BASKET TO THE TOP TWO HORIZONTAL TWINES WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL WIRE, TWINE OR OTHER MATERIAL FROM THE ROOTS.

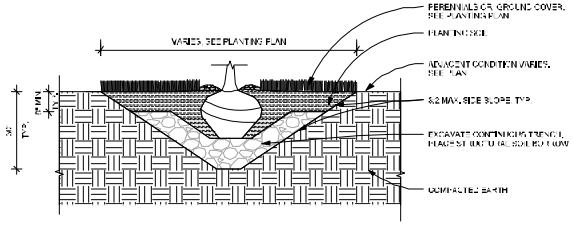
3. PLUMB AND BACKFILL WITH PLANTING SOIL.

4. WATER THOROUGHLY WITHIN 2 HOURS OF COMPLETE TREE AND FILL VOIDS.

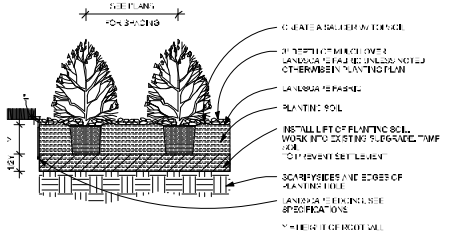
5. PACKFILL, WORK AND WATER SECOND TIME. PLACE MULCH WITHIN 48 HOURS OF SECOND WATERING.



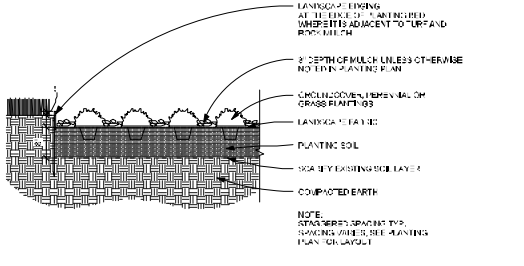
1 TREE PLANTING DETAIL
1/2" = 1'-0"



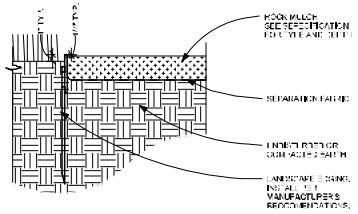
2 TREE WITH STRUCTURAL SOIL PLANTING DETAIL
1/2" = 1'-0"



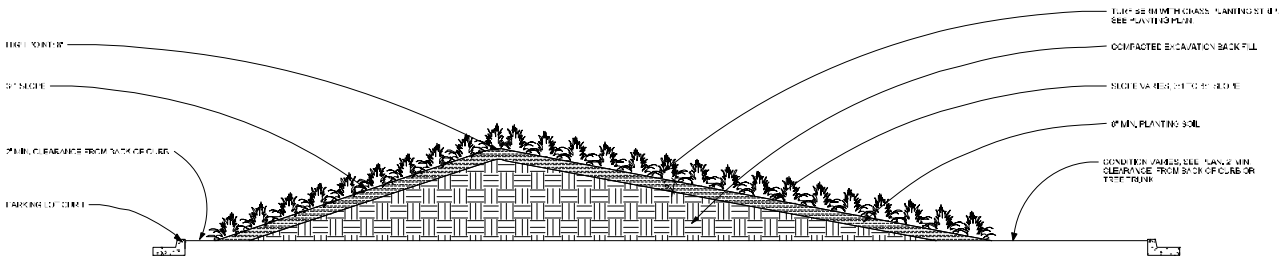
5 SHRUB PLANTING DETAIL
1/2" = 1'-0"



4 PERENNIAL AND GROUNDCOVER PLANTING BED DETAIL
3/4" = 1'-0"



6 ROCK MULCH DETAIL
1 1/2" = 1'-0"



6 BERM SECTION DETAIL
1/4" = 1'-0"

Project For

BCS HEALTH PARTNERS

PARKING RAMP

NO	DESCRIPTION	DATE

oslund and assoc.

LANDSCAPE ARCHITECTURE
MASTER PLANNING
ENVIRONMENTAL DESIGN
MINNEAPOLIS MN 55405
612.338.0051
TRANSPORTATION PLANNING
612.338.0051
www.oslund.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 Landscape Architect under the laws of the State of Minnesota.

Name

Date

Registration Number

Signature

LANDSCAPE DETAILS

ISSUED FOR CITY SUBMITTAL

Date

Scale: As indicated

Drawn by

Checked by

L500

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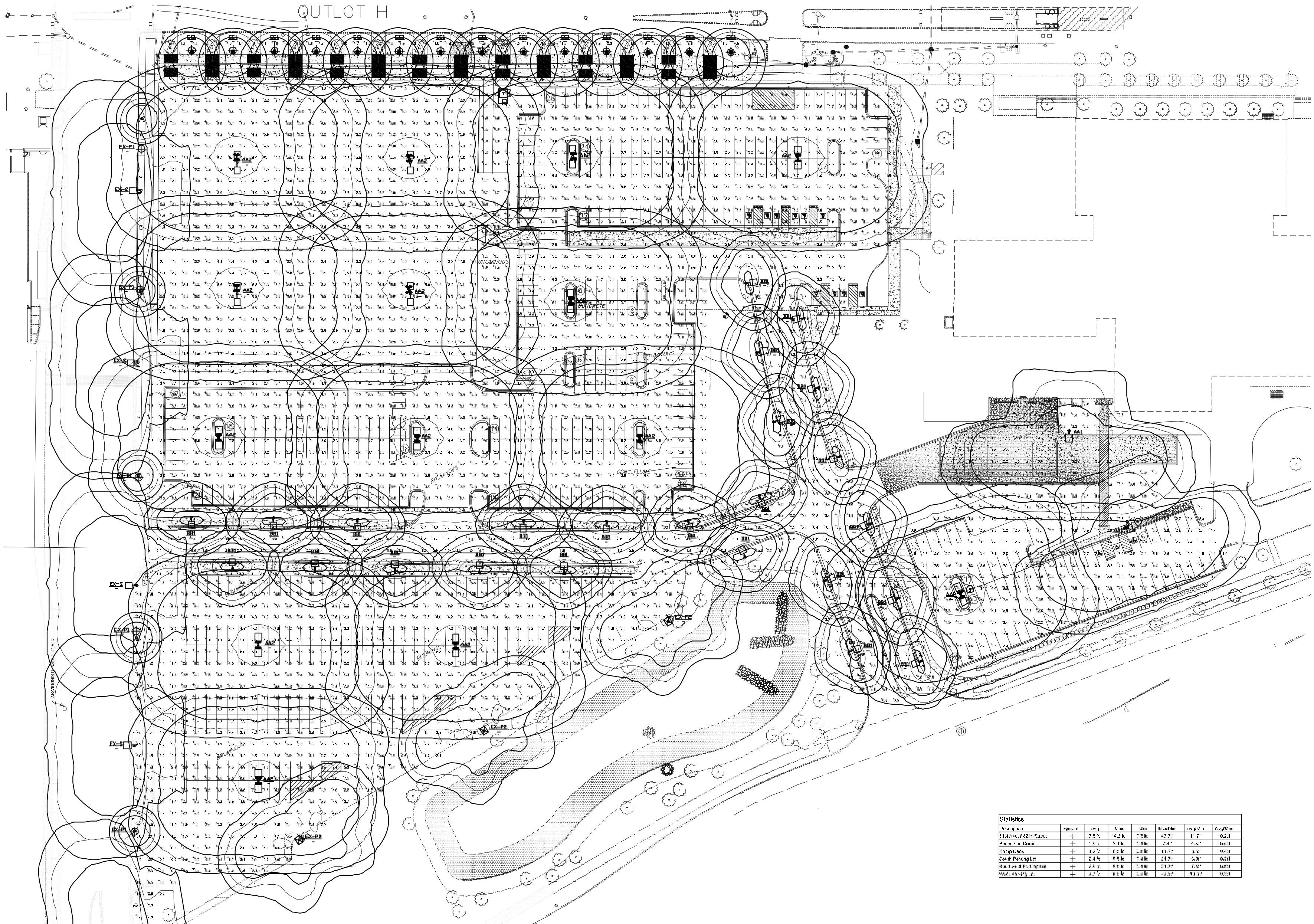

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
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Pedestrian Corridor	+	1.5 fc	5.1 fc	0.4 fc	[illegible]	[illegible]	0.3:1
Ramp Deck	+	3.2 fc	6.3 fc	0.6 fc	[illegible]	[illegible]	0.4:1
South Parking Lot	+	2.4 fc	5.5 fc	0.4 fc	21.3:1	[illegible]	0.3:1
Southwest Parking Lot	+	2.5 fc	5.5 fc	0.4 fc	[illegible]	[illegible]	0.2:1
West Parking Lot	+	2.7 fc	6.3 fc	0.2 fc	[illegible]	10.5:1	0.3:1

1/HE1 BCS - HEALTHPARTNERS INITIAL LIGHT LEVELS

SCALE: 1" = 40'-0"

PLOT DATE: 8.22.2016

HUNT
Electric Corporation
2300 Territorial Road
Saint Paul, MN 55114
(651) 646-2911
Fax (651) 643-6575

BCS HEALTHPARTNERS
PARKING RAMP
PROJECT

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.

DANIEL PAUL BIGGAR

LICENSE # 26752 DATE: 08/24/16

NO.	REVISION	DATE

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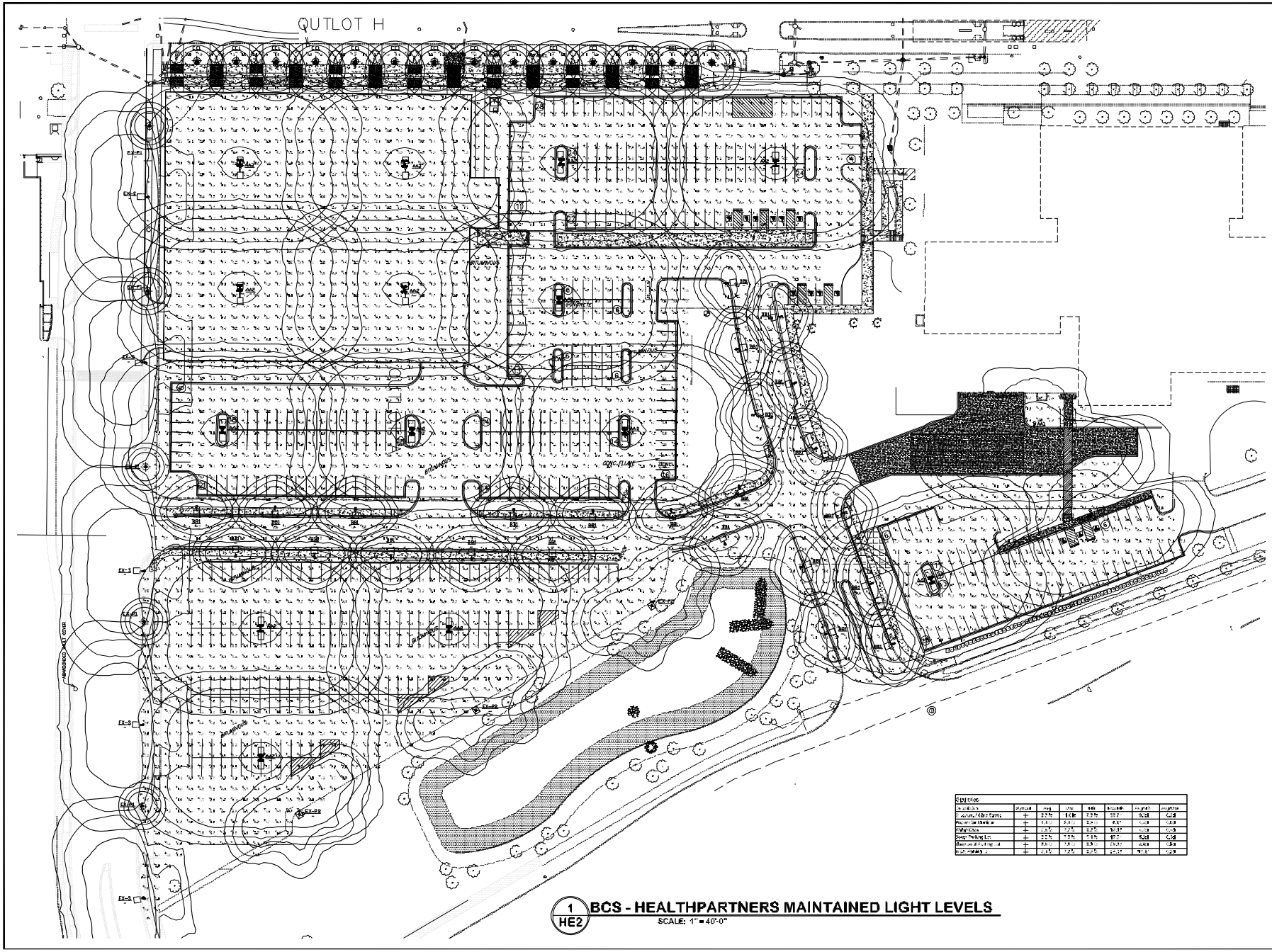
INITIAL LIGHT LEVELS

JOB NO:	[illegible]
DATE:	08.24.2016
DRAWN:	JW
CHECKED:	RK
SCALE:	AS NOTED
SHEET:	

HE-1



Statistics							
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[illegible]	+	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	+	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Ramp Parking Lot	+	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	+	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	+	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

1 HE2 **BCS - HEALTHPARTNERS MAINTAINED LIGHT LEVELS**

SCALE: 1" = 40'-0"

HUNT
Electric Corporation
2300 Territorial Road
Saint Paul, MN 55114
(651) 646-2911
Fax (651) 643-6575

BCS HEALTHPARTNERS
PARKING RAMP
PROJECT

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.

NAME: PAUL BIGGAR
LICENSE # 26752 DATE: 08/24/16

NO.	REVISION	DATE

MAINTAINED LIGHT LEVELS

JOB NO:	[illegible]
DATE:	08.24.2016
DRAWN:	JW
CHECKED:	PB
SCALE:	AS NOTED
SHEET:	

HE-2

8.22.2016