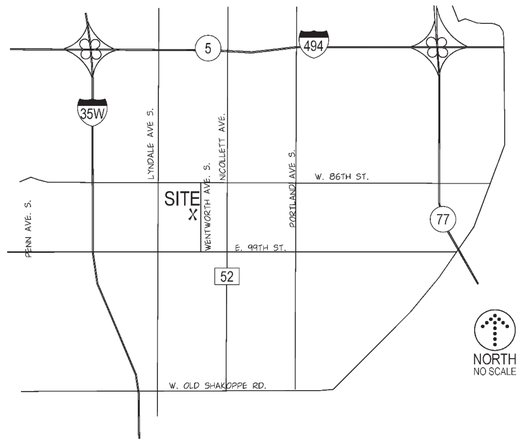
8824 WENTWORTH AVE. S. STORAGE LOT

BLOOMINGTON, MN

AREA LOCATION MAP

CITY, STATE



ABBREVIATIONS

D	Angle	JT.	Joint
&	And	L.F.	Lineal Feet
@	At	L.P.	Low Point / Liquid Petroleum
100 YR.	100 Year Flood Elevation	LB.	Pound
A.B.	Anchor Bolt	LGU	Local Government Unit
A.D.	Area Drain	LONG.	Longitudinal
A/C	Air Conditioning Unit	LT.	Light / Lighting
ADD.	Addendum	MAINT.	Maintenance
ADDL.	Additional	MAS.	Masonry
ADJ.	Adjacent / Adjust	MATL.	Material
AHU	Air Handling Unit	MAX.	Maximum
ALT.	Alternate	MECH	Mechanical
ALUM.	Aluminum	MED	Medium
ANOD.	Anodized	MFR.	Manufacturer
APPROX.	Approximate	MH	Manhole
ARCH	Architect / Architectural	MIN.	Minimum / Minute
AUTO.	Automatic	MISC.	Miscellaneous
AVG.	Average	MNDOT	Minnesota Department Of Transportation
B.C.	Back of Curb	MOD.	Module / Modular
B/W	Bottom of Wall	MUL.	Mullion
BFE	Basement Floor Elevation	N.	North
BIT	Bituminous (Asphaltic)	N.I.C.	Not In Contract
BLDG	Building	NO. OR #	Number
BSMT.	Basement	NOM	Nominal
C.F.	Cubic Feet	NTS	Not to Scale
C.F.S.	Cubic Feet Per Second	NWE	Normal Water Elevation
C.G.	Corner Guard	NWL	Normal Water Level
C.J.	Control Joint	O.C.	On Center
C.L.	Centerline	O.D.	Outside Dimension
C.M.U.	Concrete Masonry Unit	O.E.	Overhead Electric
C.O.	Cleanout	OH	Overhead
C.O.E.	U.S. Army Corps Of Engineers	OHWL	Ordinary High Water Level
C.Y.	Cubic Yards	OPNG.	Opening
CB	Catch Basin	ORIG.	Original
CB&MH	Catch Basin Manhole	P.C.	Point of Curvature
CEM.	Cement	P.I.	Point of Intersection
CIP	Cast Iron Pipe	PIV	Post Indicator Valve
CMP	Corrugated Metal Pipe	P.L. OR P/L	Property Line
CONC.	Concrete (Portland)	P.O.B.	Point of Beginning
CONN.	Connection	P.S.F.	Pounds Per Square Foot
CONST.	Construction	P.S.I.	Pounds Per Square Inch
CONT.	Continuous	P.T.	Point of Tangency
CONTR.	Contractor	P.V.C.	Point of Vertical Curvature
COP.	Copper	P.V.I.	Point of Vertical Intersection
CU.	Cubic	P.V.T.	Point of Vertical Tangency
D.S.	Down Spout	PE	Polyethylene
DEG.	Degree	PED.	Pedestal / Pedestrian
DEMO.	Demolition / Demolish	PERF.	Perforated
DEPT.	Department	PREP.	Preparation
DET.	Detail	PROJ.	Project
DIA.	Diameter	PROP.	Proposed
DIAG.	Diagonal	PVC	Poly-Vinyl-Chloride (Pipe)
DIM.	Dimension	PVMT.	Pavement
DIP	Ductile Iron Pipe	QTR.	Quarter
DN.	Down	QTY.	Quantity
DWG.	Drawing	R	Radius
E.	East	RAD.	Radius
E.J.	Expansion Joint	R.D.	Roof Drain
E.O.F.	Emergency Overflow	R.E.	Remover Existing
E.O.S.	Emergency Overflow Swale	R.O.	Rough Opening
E.W.	Each Way	R.P.	Radius Point
EA.	Each	RCP	Reinforced Concrete Pipe
EL.	Elevation	R.S.	Rough Slab
ELEC.	Electrical	RSD	Roof Storm Drain
ELEV.	Elevation	RE.	Regarding
EMER.	Emergency	REINF.	Reinforced
ENGR.	Engineer	REQ'D	Required
ENTR.	Entrance	REV.	Revision / Revised
EQ.	Equal	RGU	Regulatory Government Unit
EQUIP.	Equipment	ROW OR R/W	Right of Way
EQUIV.	Equivalent	S.	South
EXIST.	Existing	S.F.	Square Feet
EXP.	Expansion	SAN.	Sanitary Sewer
F & I	Furnish and Install	SECT.	Section
F.B.O.	Furnished by Others	SE	Side Exit
F.C.	Face of Curb	SEWO	Side Exit Walk Out
F.D.	Floor Drain	SHT.	Sheet
F.D.C.	Fire Department Connection	SIM.	Similar
F.V.	Field Verify	SLNT.	Sealant
FB	Full Basement	SPEC.	Specification
FBWO	Full Basement Walk Out	SQ.	Square
FBLO	Full Basement Look Out	SSD	Subsurface drain
FDN.	Foundation	STMH	Storm Sewer Manhole
FES	Flared End Section	STD.	Standard
FFE	Finished Floor Elevation	STRUCT.	Structural
FLR.	Floor	SYM.	Symetrical
FT. OR (')	Foot	T	Thickness
FUT.	Future	T/R	Top of Rim
G.B.	Grade Break	T/W	Top of Wall
G.C.	General Contractor	TEMP.	Temporary
GAL.	Gallon	THK.	Thick / Thickness
GALV.	Galvanized	TNH	Top Nut Hydrant
GFE	Garage Floor Elevation	TYP.	Typical
GL.	Glass	U.N.O.	Unless Noted Otherwise
GR.	Grade	V.B.	Vapor Barrier
H.	Height	V.C.	Vertical Curve
H.P.	High Point	V.I.F.	Verify In Field
HDPEP	High Density Polyethylene Pipe	VER.	Verify
HGT.	Height	VERT.	Vertical
HORIZ.	Horizontal	VEST.	Vestibule
HVAC	Heating, Ventilation, Air Conditioning	W	Watch
HYD	Hydrant	W.PT.	Working Point
I.D.	Inside Dimension	W.W.F.	Welded Wire Fabric
IN. OR (")	Inches	W/	With
INFO.	Information	W/O	Without
INL.	Inlet Elevation	WO	Walk Out
INSUL.	Insulation	WETL.	Wetland
INV.	Invert Elevation	WP	Waterproof
		WT.	Weight
		YD.	Yard
		YR.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	MAJOR CONTOUR	120	MAJOR CONTOUR
	MINOR CONTOUR	123	MINOR CONTOUR
234.5	SPOT ELEVATION	123.45	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT. EDGE	EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	PAVING BLOCK		GUARD RAIL
	STORM SEWER LINE		CONCRETE RETAINING WALL
	SANITARY SEWER LINE		MODULAR RETAINING WALL
	WATER MAIN		FIELDSTONE RETAINING WALL
	OVERHEAD ELECTRIC		EXIT LOCATION
	UNDERGROUND TELEPHONE		LIGHT STANDARD
	UNDERGROUND ELECTRIC	Ø	POWER POLE
	GAS LINE	1.00%	SLOPE DIRECTION
	CONCRETE CURB		CATCH BASIN
	FENCING		MANHOLE
	RETAINING WALL		BOLLARD
	SET 1/2" X 14" IRON PIPE CAP NUMBER 44647		STORM SEWER
	IRON MONUMENT FOUND		SANITARY SEWER-WASTE
	SURVEY DISK (BENCHMARK)		FORCE MAIN
	POWERPOLE		ROOF DRAIN SYSTEM
	GUY WIRE	GATE VALVE	WATERMAIN
	GUARD POST		FIRE LINE (IF SEPARATE)
GM	GAS METER		FIRE DEPT. CONNECTION
	TRANSFORMER	C.O.	SOIL SUBDRAIN
	WATER SHUT-OFF VALVE		GAS LINE-UNDERGROUND
	TRAFFIC SIGN		ELECTRIC-UNDERGROUND
	FLAG POLE		TELEPHONE-UNDERGROUND
	LIGHT POLE		UNDERGROUND CABLE/TV
	TREES		LAWN SPRINKLER SLEEVE
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
MB	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B-X	SOIL BORING		

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 / 1	LARGE SHEET DETAIL
C21	COORDINATE POINT
2	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

PER EXHIBIT "A" OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-647614-MPLS HAVING A COMMITMENT DATE OF DECEMBER 24, 2013:

THE WEST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 27, RANGE 24 LYING NORTH OF THE SOUTH 924.0 FEET OF SAID QUARTER QUARTER AND SOUTH OF THE NORTH 4 ACRES OF SAID QUARTER QUARTER; EXCEPT THAT PART THEREOF LYING SOUTHERLY OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER DISTANT 0.23 FEET NORTH OF THE NORTHWEST CORNER OF SAID SOUTH 924.0 FEET OF SAID QUARTER QUARTER SECTION TO A POINT IN THE NORTH LINE OF SAID SOUTH 924.0 FEET, DISTANT 164 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTH 924.0 FEET.

BENCHMARK

PROJECT BENCHMARK:
MNDOT CSAH STATION #52643
STATION NAME: 2782 AL
IN BLOOMINGTON, IN SIDEWALK IN SOUTHEAST CORNER OF 90TH STREET BRIDGE NUMBER 9040OVER INTERSTATE HIGHWAY 35W, 1.5 MILES SOUTH ALONG INTERSTATE HIGHWAY 35W FROM JUNCTION OF INTERSTATE HIGHWAY 35W AND INTERSTATE HIGHWAY 494, 6.8 FEET NORTHWEST OF LIGHT POST, 1.8 FEET NORTH OF END OF BRIDGE, 29.5 FEET SOUTH OF CENTERLINE.
ELEVATION = 844.35 (NAVD 88)

SITE BENCHMARK:
TOP NUT OF FIRE HYDRANT
LOCATION: APPROXIMATELY 251 FEET SOUTH OF THE SOUTHEAST PROPERTY CORNER OF THE SUBJECT PROPERTY AND APPROXIMATELY 25 FEET WEST OF THE CENTERLINE OF WENTWORTH AVE.
ELEVATION = 837.91 (NAVD 88)

OWNER

THE LUTHER COMPANY,LLLP
3701 ALABAMA AVENUE SOUTH
SAINT LOUIS PARK, MN 55416
TEL (952) 258-8814
FAX (612) 708-7149
CONTACT: LINDA McGINTY

CIVIL SHEET INDEX

SHEET NO.	DESCRIPTION
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C2.1	SITE PLAN

SITE/UTILITY CONTACTS

ENGINEERING
CITY OF BLOOMINGTON
1800 WEST OLD SHAKOPEE RD
BLOOMINGTON, MN 55431

JEN DESRUDE

TEL: 952-563-4862
FAX:

PLANNER
CITY OF BLOOMINGTON
1800 WEST OLD SHAKOPEE RD
BLOOMINGTON, MN 55431

LONDELL PEASE

TEL: (952) 563-8926
FAX:

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DEVELOPER

THE LUTHER COMPANY,LLLP
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN 55416
TEL (952)258-8800 - FAX (952)258-8900

MUNICIPALITY

CITY OF BLOOMINGTON MINNESOTA

PROJECT

8824 WENTWORTH AVE. S. STORAGE LOT
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
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C2.1	SITE PLAN

REVISION HISTORY

CONTACT LANDFORM FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
02 04 2014	CITY SUBMITTAL	SES

PROJECT MANAGER REVIEW

BY: SB DATE: 04.03.2014

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THEN SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CITY SUBMITTAL
04.02.2014

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C001LUT020.DWG

PROJECT NO. LUT13020

COVER SHEET

C0.1

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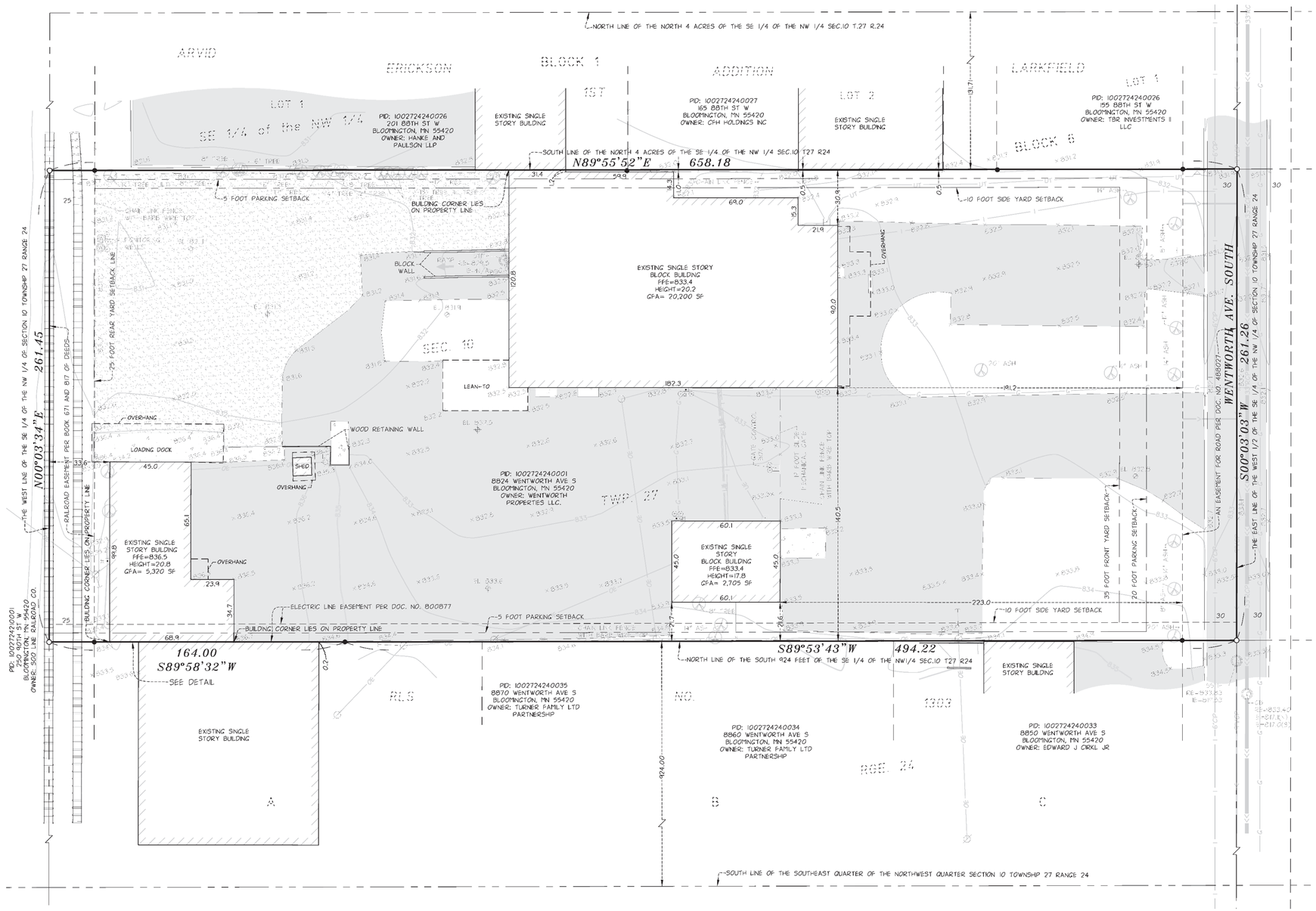

EXISTING CONDITIONS

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN, ON JANUARY 14 AND 16, 2014, EXPRESSLY FOR THIS PROJECT; BLOOMINGTON, MN RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

DEVELOPER

THE LUTHER COMPANY,LLLP
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BY SS DATE 04.02.2014

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FILE NAME C101LUT020.DWG

PROJECT NO. LUT13020

EXISTING CONDITIONS

C1.1

Know what's Below. Call before you dig.

NORTH

0 30 60

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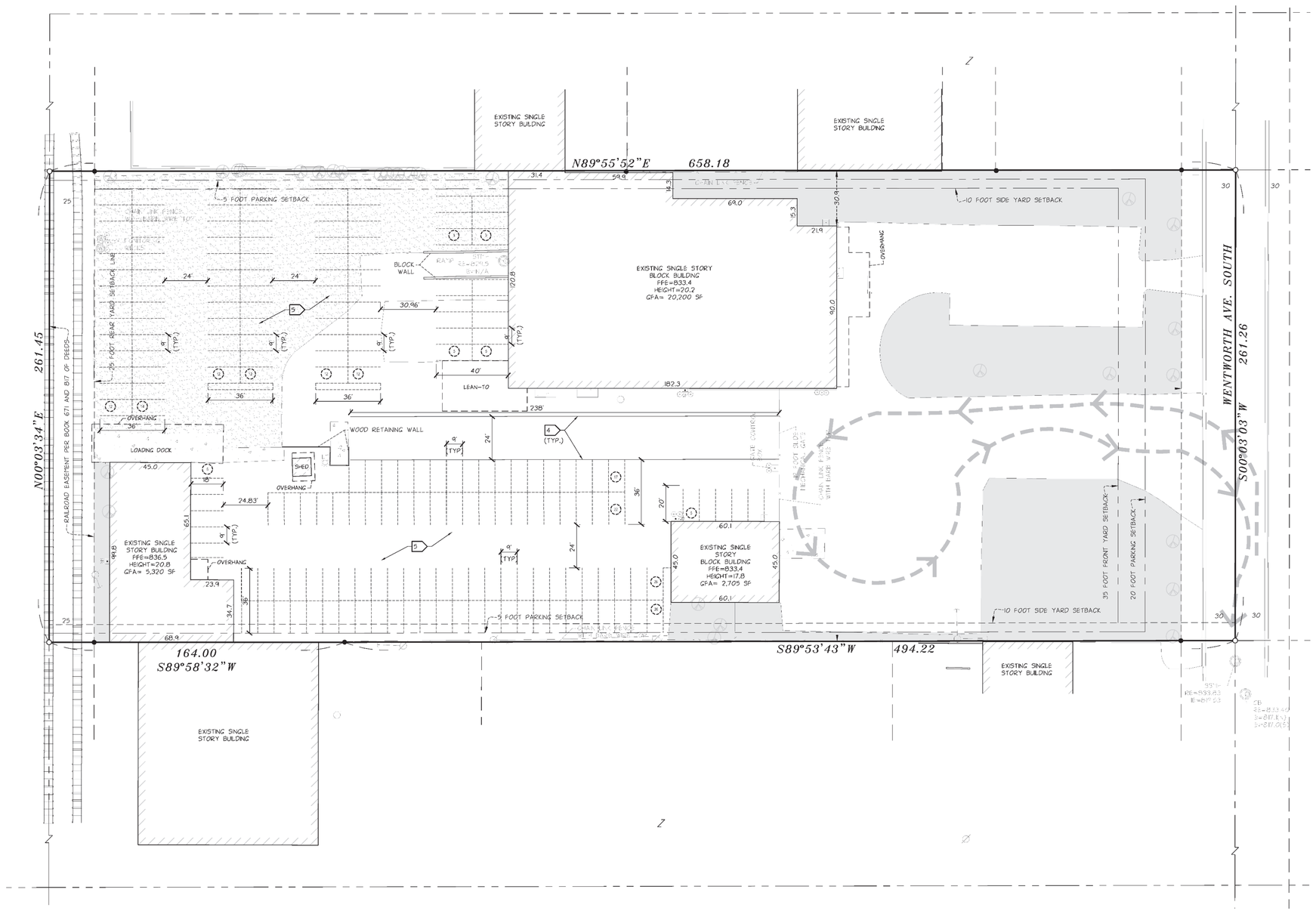

SITE PLAN NOTES

1. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
2. THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
3. DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. DELINEATE FIRE LANE WITH A 4-INCH WIDE WHITE PAINTED STRIPE.
5. THE INVENTORY STORAGE AREA PARKING LAYOUT IS SUGGESTED ONLY. THIS AREA IS INTENDED TO BE FLEXIBLE WHILE MAINTAINING THE REQUIRED FIRE ACCESS LANE AS DELINEATED PER PLAN.

PARKING SUMMARY

PROVIDED PARKING:

SALES INVENTORY STALLS (APPROXIMATED) (9x18)		192 EA.
TOTAL PARKING STALLS PROVIDED		192 EA.

AREA SUMMARY

EXISTING:

PERVIOUS	50,278 S.F.	17.5%
IMPERVIOUS	130,001 S.F.	82.5%
TOTAL (3.62 Ac)	157,656 S.F.	100.0%

FLOOR AREA RATIO = 17.9%

ZONING AND PARKING SUMMARY

THE CURRENT ZONING IS I-3.

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD = 30 FT.
REAR = 25 FT.
SIDE = 10 FT.

PARKING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD = 20 FT.
REAR = 25 FT.
SIDE = 5 FT.

LEGEND

- GREEN SPACE (LANDSCAPE AREA)
- FIRE LANE
- ESTIMATED INVENTORY PARKING STALLS (UNPAINTED)
- TRUCK ROUTE

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NORTH

0 30 60

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BY SS DATE 04.02.2014

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SITE PLAN
C2.1

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