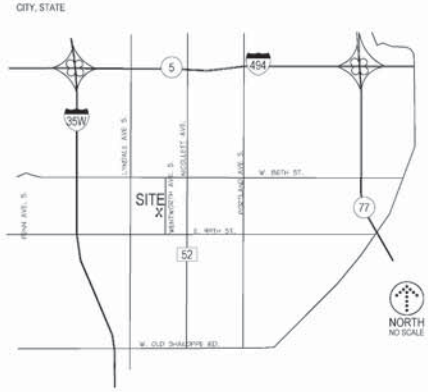
Case 10867A-14

8860 & 8870 WENTWORTH AVE. S. STORAGE LOT

BLOOMINGTON, MN

AREA LOCATION MAP

CITY, STATE



ABBREVIATIONS

∠	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.	Modular / Module
B/W	Bottom of Wall	MUL.	Mullion
BFE	Basement Floor Elevation	N.	North
BIT.	Bituminous (Asphalt)	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 Diameter
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
CBMH	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.	Remove 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 / Reviewed
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.	Structure
FLR.	Floor	SYM.	Symmetrical
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
HDPE(P)	High Density Polyethylene Pipe	VER.	Verify
HGT.	Height	VERT.	Vertical
HORIZ.	Horizontal	VEST.	Vestibule
HVAC	Heating, Ventilation, Air Conditioning	W.	Width
HYD	Hydrant	W.P.T.	Working Point
I.D.	Inside Diameter	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		MAJOR CONTOUR
	MINOR CONTOUR		MINOR CONTOUR
	SPOT ELEVATION	03.45	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL		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		POWER POLE
	GAS LINE	2.00%	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		WATERMAIN
	GUARD POST		FIRE LINE (IF SEPARATE)
	GAS METER		FIRE DEPT. CONNECTION
	TRANSFORMER	C.O.	SOIL SUBDRAIN
	WATER SHUT-OFF VALVE	GAS	GAS LINE-UNDERGROUND
	TRAFFIC SIGN	ELEC	ELECTRIC-UNDERGROUND
	FLAG POLE	TELE	TELEPHONE-UNDERGROUND
	LIGHT POLE	CATV	UNDERGROUND CABLE/TV
	TREES	LSS	LAWN SPRINKLER SLEEVE
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
	MAILBOX		
①	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
	SOIL BORING		

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING STALL COUNT
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-669461-MPLS HAVING A COMMITMENT DATE OF APRIL 30, 2014:

TRACTS B AND C, REGISTERED LAND SURVEY NO. 1303, COUNTY OF HENNEPIN.

TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES AND FOR INSTALLATION, SERVICE, REPAIR AND MAINTENANCE OF GAS AND ELECTRIC UTILITY LINES OVER AND ACROSS THE FOLLOWING DESCRIBED LAND TO WIT:

THE SOUTH 44 FEET OF THE NORTH 226 FEET EXCEPT THE WEST 240 FEET THEREOF OF THE WEST 1/2 OF THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 27, RANGE 24, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS: COMMENCING 660 FEET NORTH OF THE CENTER OF SAID SECTION 10; THENCE NORTH 264 FEET; THENCE WEST 1320 FEET; THENCE SOUTH 264 FEET; THENCE EAST 1320 FEET TO THE POINT OF BEGINNING. THE NORTH AND SOUTH DIMENSIONS OF SAID EASEMENT BEING MEASURED ALONG THE EAST AND WEST LINES OF THE WEST 1/2 OF SAID QUARTER-QUARTER SECTION AS IF SAID NORTH AND SOUTH LINES WERE EXTENDED THERETO EXCEPT THAT PORTION LYING WITHIN THE EAST 180 FEET OF THE NORTH 182.5 FEET THEREOF AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF BLOOMINGTON FOR STREET PURPOSES BY DEED DOCUMENT NUMBER 488074 AS SHOWN IN DEED DOCUMENT NOS. 834216 AND 834217 AND REFERRED TO IN DEED DOCUMENT NO. 920716.

(TORRENS PROPERTY, CERTIFICATE OF TITLE NO. 1325445)

BENCHMARK

PROJECT BENCHMARK:
MNDOT GSID STATION #52643
STATION NAME: 2780 AL
IN BLOOMINGTON, IN SIDEWALK IN SOUTHEAST CORNER OF 90TH STREET BRIDGE NUMBER 90PIOVER 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 25 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) 258-6814
FAX (612) 708-7148
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
MICHAEL CENTINARIO
TEL: (952) 563-8926
FAX:

811 Know what's Below. Call before you dig.

DEVELOPER

THE LUTHER COMPANY, LLLP
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN 55416

MUNICIPALITY

CITY OF BLOOMINGTON MINNESOTA

PROJECT

8860 & 8870 WENTWORTH AVE. S. STORAGE LOT
BLOOMINGTON, MN

SHEET INDEX

REVISION HISTORY

PROJECT MANAGER REVIEW

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

CITY SUBMITTAL
11.18.2014

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 C001LUT021.DWG
PROJECT NO. LUT13021

CIVIL TITLE SHEET
C0.1

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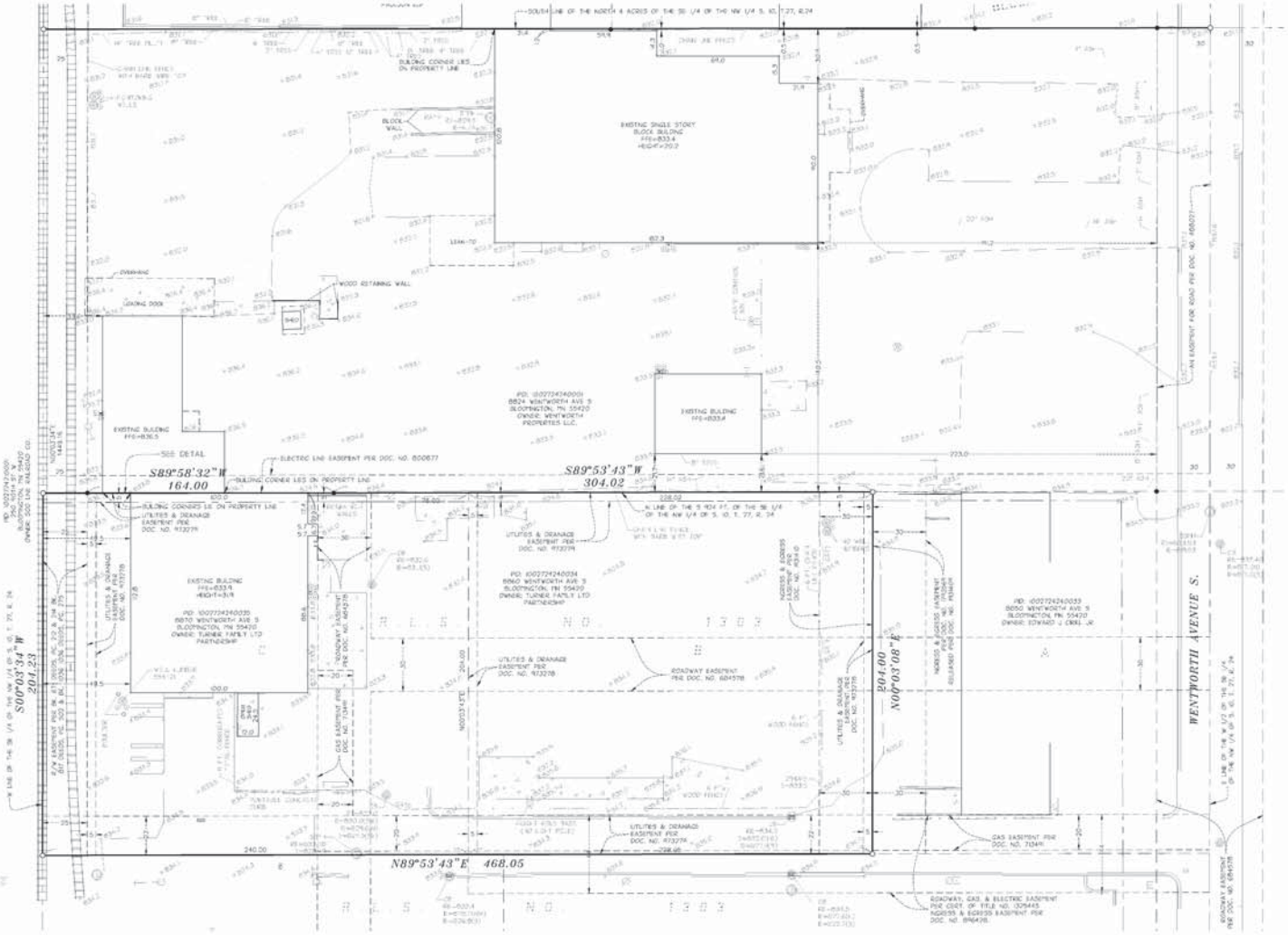

EXISTING CONDITIONS

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN, ON JUNE 14 OF, 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.

Case 10867A-14

DEVELOPER

THE LUTHER COMPANY, LLLP
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN 55416
TEL 952.224.4818 FAX 952.224.8600

MUNICIPALITY

CITY OF BLOOMINGTON MINNESOTA

PROJECT

8860 & 8870 WENTWORTH AVE. S. STORAGE LOT
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
C1.1	EXISTING CONDITIONS
C2.1	EXISTING DIMENSIONS
C3.1	SITE PLAN

REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	PROJ MGR
14 OCT 2014	CITY SUBMITTAL	BLD
23 NOV 2014	CHANGE ORDER	BLD
18 NOV 2014	CITY SUBMITTAL	BKD

PROJECT MANAGER REVIEW

DI BLD DATE 11.18.2014

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THIS DRAWING, EVEN OF YOUR LINES STRUCTURE BEING NOT VISIBLE, THAT SHEET HAS BEEN 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. ANY ALTERATION OF AN ENGINEER'S SEAL ON THIS DOCUMENT IS A VIOLATION OF STATE LAW. CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CITY SUBMITTAL
11.18.2014

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FILE NAME C101LUT021.DWG
PROJECT NO LUT1021

EXISTING CONDITIONS
C1.1

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NORTH
0 30 60

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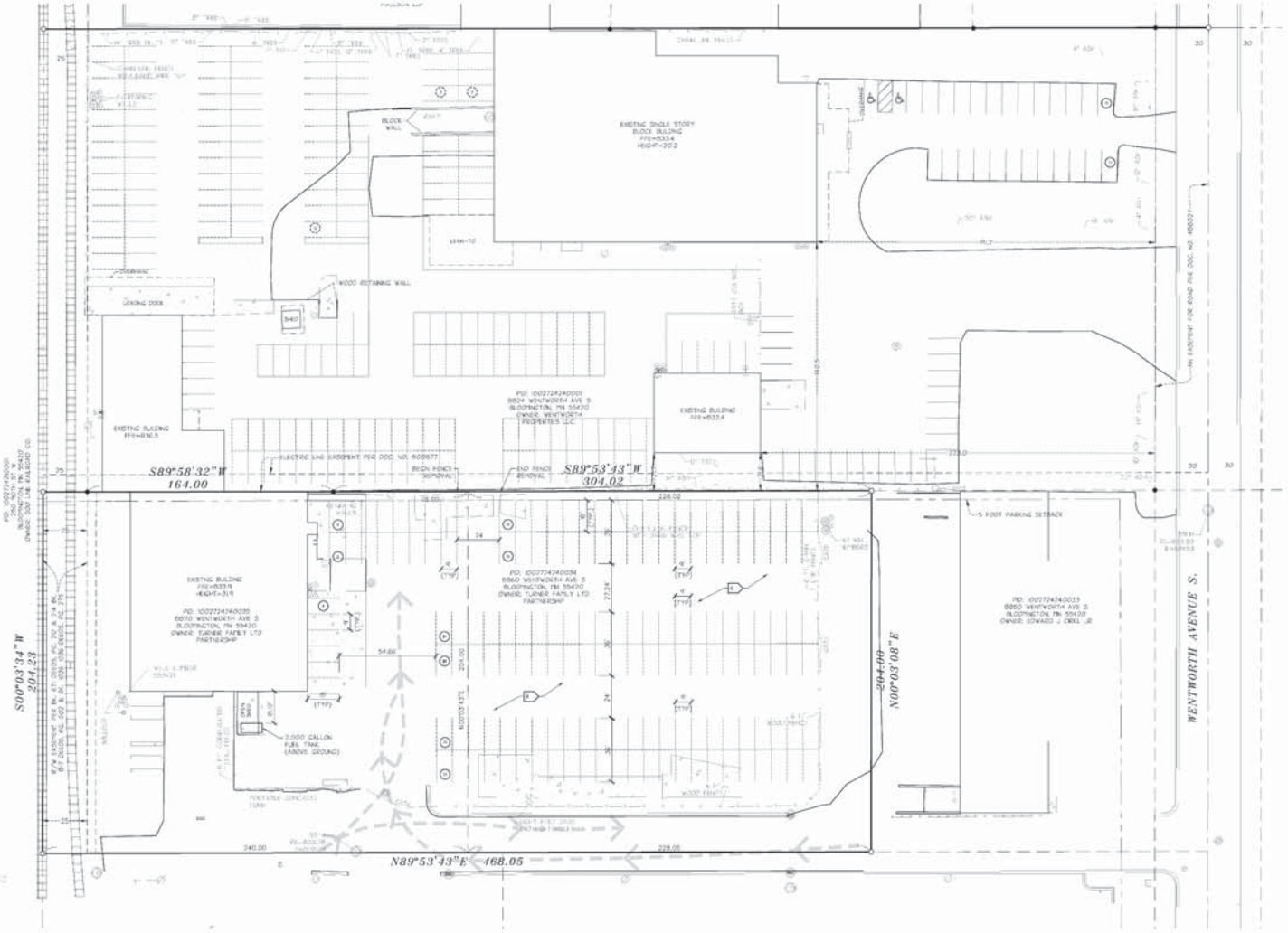

SITE PLAN NOTES

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. THE INVENTORY STORAGE AREA PARKING LAYOUT IS SUGGESTED ONLY. THIS AREA IS INTENDED TO BE FLEXIBLE.
5. TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.
6. CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT APPLICATION FOR OBSTRUCTIONS AND CONCRETE WORK WITHIN RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT SEAN JOHNSON AT 952-563-4545 OR SJOHNSON@BLOOMINGTONMN.GOV PERMIT APPLICATION AND FEE INFORMATION.
7. ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING SHALL BE ON-SITE. NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
8. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
9. ANY ALTERATIONS OR PAVING MAY REQUIRE STORM WATER MANAGEMENT. "TRACKING FROM UNPAVED SURFACES ONTO CITY STREETS SHALL BE SWEPT WITHIN 24 HOURS IF REQUESTED BY CITY STAFF.

PARKING SUMMARY

PROVIDED PARKING:

SALES INVENTORY STALLS (APPROXIMATE)	(%8)	198 EA.
TOTAL PARKING STALLS PROVIDED		198 EA.

AREA SUMMARY

EXISTING AND PROPOSED:

PERVIOUS	426	S.F.	0.40%
IMPERVIOUS	95,069	S.F.	99.6%
TOTAL (2.19 AC)	95,495	S.F.	100.0%

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)

ESTIMATED INVENTORY PARKING STALLS (UNPAINTED)

TRUCK ROUTE

Case 10867A-14

DEVELOPER

THE LUTHER COMPANY, LLLP
3701 ALABAMA AVENUE SOUTH
ST. LOUIS PARK, MN 55416
TEL 952-236-8800 FAX 952-236-8800

MUNICIPALITY

CITY OF BLOOMINGTON MINNESOTA

PROJECT

8860 & 8870 WENTWORTH AVE. S. STORAGE LOT
BLOOMINGTON, MN

SHEET INDEX

SHEET	TITLE
C0.1	SITE PREPARATION
C1.1	EXISTING CONDITIONS
C2.1	SITE PLAN

REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVISED
11 JUL 2014	ADD TO BIDDING	SJW
22 JUL 2014	CHANGE ROUTE	SJW
6 NOV 2014	CITY SUBMITTAL	SKD

PROJECT MANAGER REVIEW

PM SKD DATE 11.18.2014

CERTIFICATION

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CITY SUBMITTAL
11.18.2014

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FILE NAME C201LUT020.DWG
PROJECT NO. LUT13021

SITE PLAN
C2.1

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NORTH
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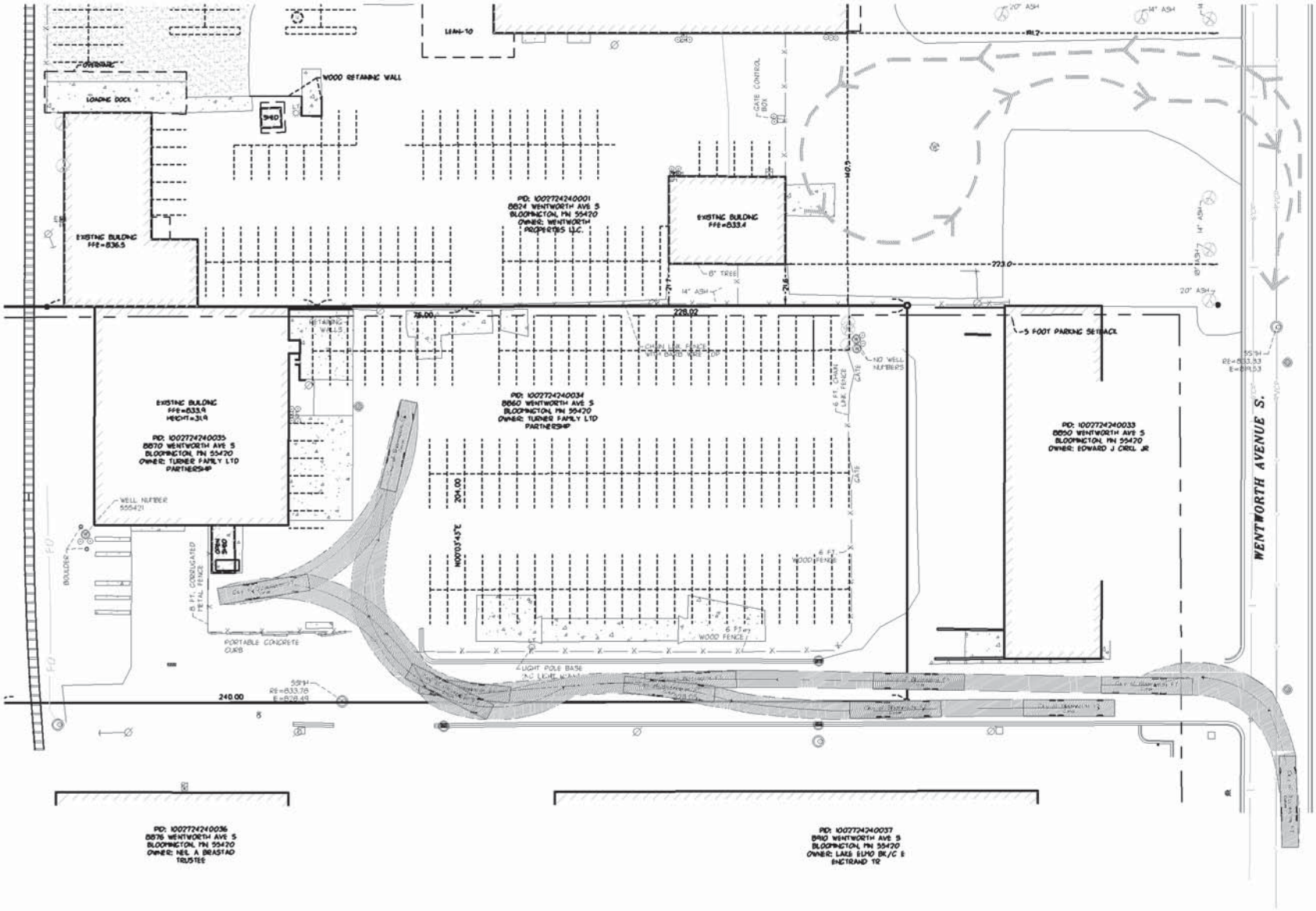
8860 & 8870 Wentworth Ave.

Bloomington, MN



LEGEND

- BITUMINOUS PAVEMENT
- ESTIMATED INVENTORY PARKING STALLS (UNPAINTED)
- TRUCK ROUTE
- FIRE TRUCK ROUTE

Case 10867A-14

NORTH

0 50

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Fire Truck Maneuvering Exhibit

11.18.2014

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