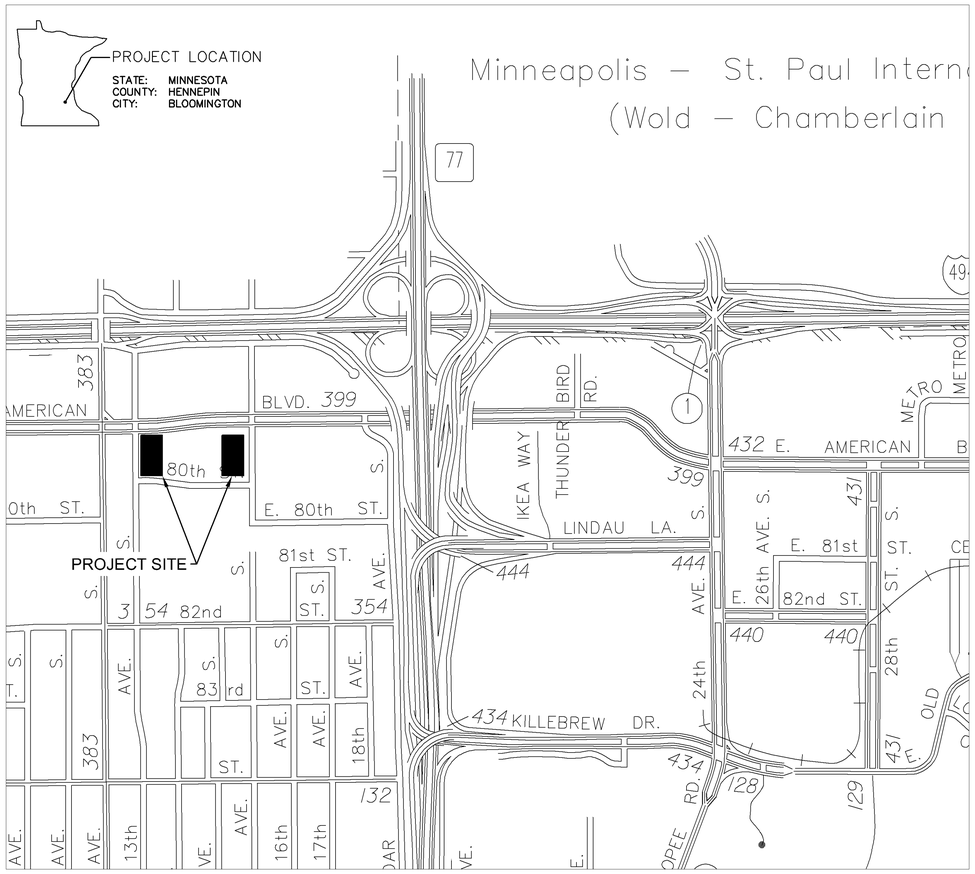
PENN AND AMERICAN PHASE 2

BLOOMINGTON, MINNESOTA

Case 10911ABCD-13
Rec. 7/31/13



VICINITY MAP

NORTH

GRAPHIC SCALE IN FEET
0 250 500 1000

INDEX OF SHEETS	
Sheet Number	Sheet Title
C01	COVER SHEET
C02	MASTER PLAN
C03	EXISTING CONDITIONS AND REMOVAL PLAN
C04	DIMENSIONED SITE PLAN
C05	PEDESTRIAN CIRCULATION
C06	GRADING PLAN
C07	EROSION AND SEDIMENTATION CONTROL PLAN
C08	UTILITY PLAN
C09	CIVIL DETAILS
C10	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
E1	LIGHTING AND PHOTOMETRICS PLAN
E2	LIGHTING DETAILS
A1	ARCHITECTURAL – LEVEL PARKING
A2	ARCHITECTURAL – LEVEL 1 PLAN
A3	ARCHITECTURAL – LEVEL 2 PLAN
A4	ARCHITECTURAL – ROOFTOP PLAN
A5	ARCHITECTURAL – BUILDING A ELEVATIONS
A6	ARCHITECTURAL – BUILDING A ELEVATIONS
A7	ARCHITECTURAL – BUILDING B ELEVATIONS
A8	ARCHITECTURAL – IMAGES
A9	ARCHITECTURAL – IMAGES
A10	ARCHITECTURAL – BUILDING B SOUTH ELEVATION
A11	ARCHITECTURAL – IMAGES
A12	ARCHITECTURAL – IMAGES
A13	ARCHITECTURAL – VIRTUAL MATERIALS BOARD
P1	PRELIMINARY PLAT
P2	FINAL PLAT
TMA1.0	1ST AND 2ND FLOOR PLANS
TMA1.1	TYP. UPPER FLOOR AND ROOF PLANS

PROJECT TEAM								
HOTEL DEVELOPER	OWNER	SURVEY	GEOTECHNICAL	TRAFFIC	CIVIL	LANDSCAPE ARCHITECTURE	ARCHITECTURE	ELECTRICAL
KAEDING DEVELOPMENT, LLC	UNITED PROPERTIES 3500 AMERICAN BLVD. W., SUITE 200 BLOOMINGTON, MN 55420	SUNDE LAND SURVEY 9001 E BLOOMINGTON FWY SUITE 118 BLOOMINGTON, MN 55420	BRAUN INTERTEC CORP. 11001 HAMPSHIRE AVE. S. MINNEAPOLIS, MN 55438	ALLIANT ENGINEERING 233 PARK AVE. S., SUITE 300 MINNEAPOLIS, MN 55415	KIMLEY–HORN & ASSOCIATES 2550 UNIVERSITY AVE. W., SUITE 238N ST PAUL, MN 55114 THOMAS J LINCOLN (651) 643–0453	BOB CLOSE STUDIO, LLC 1588 FULHAM ST. FALCON HEIGHTS, MN 55108	ELNESS SWENSON GRAHAM ARCHITECTS 500 WASHINGTON AVE. S. MINNEAPOLIS, MN 55415	PARSONS ELECTRIC LLC 5960 MAIN STREET NE FRIDLEY, MN 55432

PENN AND
AMERICAN PHASE 2
BLOOMINGTON, MINNESOTA

UNITED PROPERTIES

Kimley-Horn
and Associates, Inc.

CITY OF BLOOMINGTON MINNESOTA

BOB CLOSE STUDIO, LLC

TUSHIE MONTGOMERY ARCHITECTS

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JULY 31, 2013
FINAL
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PLAN

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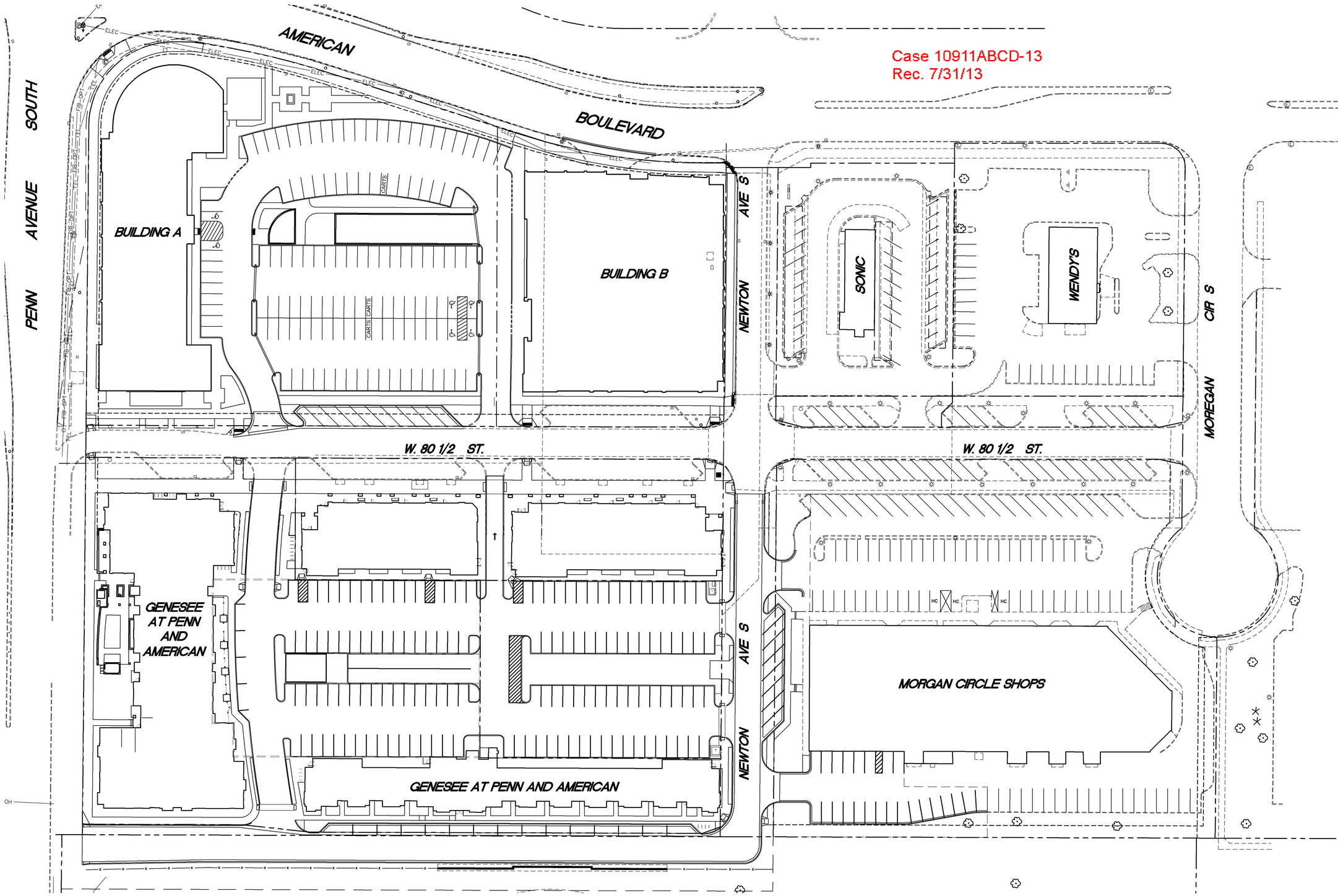
PENN AND AMERICAN PHASE 2

COVER SHEET

C01



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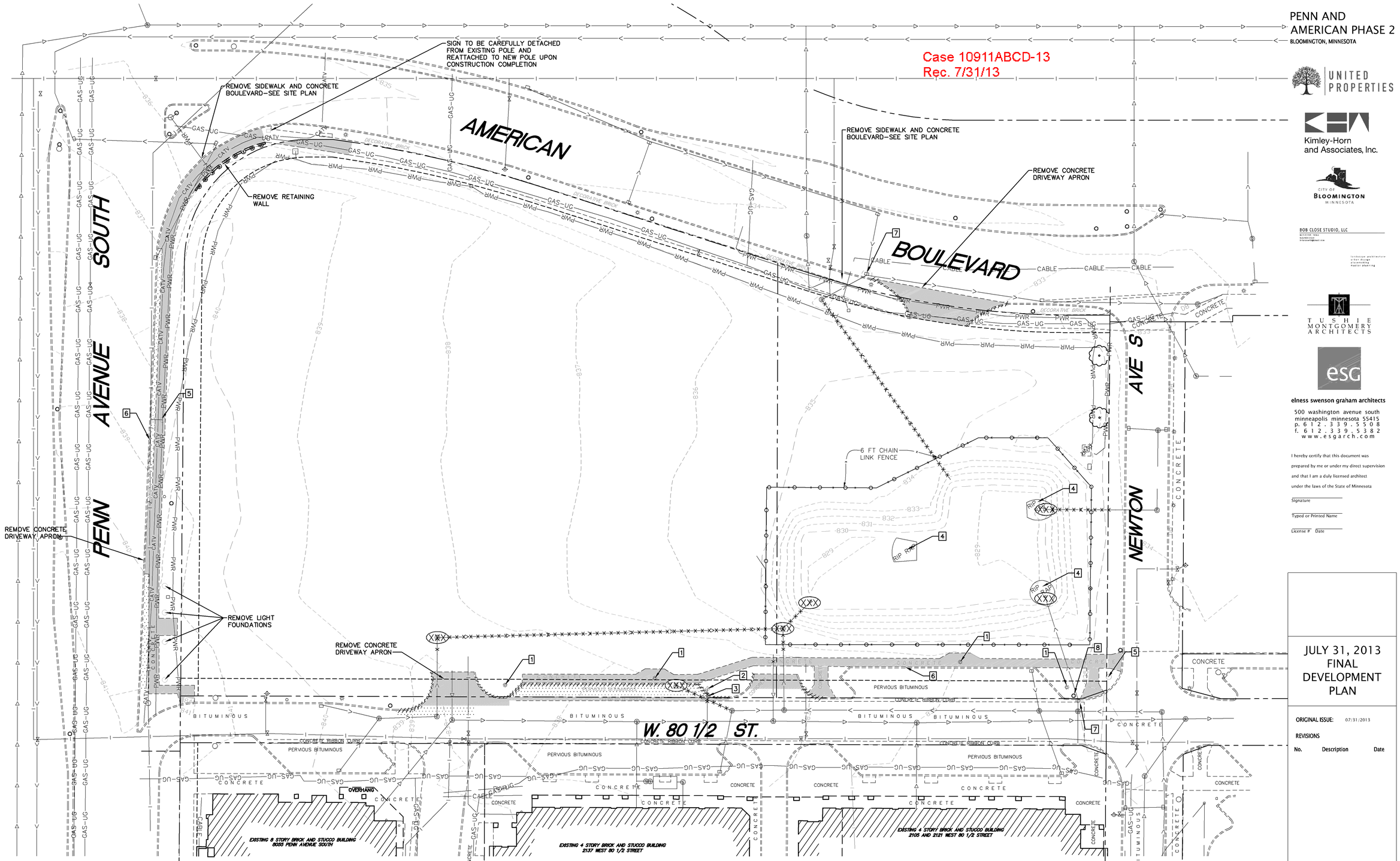
PENN AND AMERICAN PHASE 2

MASTER PLAN

C02

7/31/2013 9:14 AM



PENN AND AMERICAN PHASE 2
BLOOMINGTON, MINNESOTA

Case 10911ABCD-13
Rec. 7/31/13

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REMOVAL LEGEND

- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- REMOVE RETAINING WALL
- REMOVE CHAIN LINK FENCE
- REMOVE STORM SEWER STRUCTURE
- EXISTING CONTOURS

GENERAL REMOVAL NOTES:

1. CONTRACTOR SHALL CALL GOPHER STATE ONE CALL AT 651-454-002. ALL UTILITIES MUST BE LOCATED PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITY STRUCTURES THAT ARE NO BEING REMOVED.
3. TRENCH BOXES OR OTHER TRENCH STABILIZATION METHODS MAY BE REQUIRED DURING CONSTRUCTION TO MINIMIZE REMOVAL LIMITS.
4. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO SAWCUTTING.
5. PRIOR TO THE START OF ANY DEMOLITION, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE UTILITY LOCATIONS.
6. DAMAGE TO ANY REMAINING EXISTING CONDITIONS NOT BEING REMOVED OR MODIFIED AS SHOWN ON THESE PLANS WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PHASING THE DEMOLITION AND/OR RELOCATIONS SUCH THAT THE EXISTING BUSINESSES REMAIN OPERATIONAL. ALL PHASING AND SERVICE INTERRUPTIONS MUST BE COORDINATED WITH THE AFFECTED BUSINESSES.

REMOVAL NOTES LEGEND

1. PROTECT LIGHT POLE
2. SALVAGE HYDRANT
3. SALVAGE GATE VALVE
4. REMOVE RIPRAP
5. SALVAGE POWER POLE
6. PROTECT CURB AND GUTTER
7. PROTECT CATCH BASINS
8. PROTECT WATER MANHOLE

JULY 31, 2013
FINAL DEVELOPMENT PLAN

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PENN AND AMERICAN PHASE 2

EXISTING CONDITIONS AND REMOVAL PLAN

C03

7/31/2013 9:53 AM

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PARKING DATA

STANDARD SURFACE PARKING 115 STALLS	W 80½TH STREET PARKING +5 STALLS	ACCESIBLE SURFACE PARKING 6 STALLS
TOTAL SURFACE PARKING 126 STALLS	TOTAL UNDERGROUND PARKING 231 STALLS	TOTAL PARKING 357 STALLS
CODE REQUIRED PARKING 368 STALLS		

GENERAL SITE NOTES:

1. SEE ARCHITECTURAL PLANS FOR INFORMATION ON PROPOSED BUILDINGS.
2. ALL PARKING STALLS TO BE PAINTED WITH WHITE STRIPING.
3. STORAGE OF MATERIALS SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
4. TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION AS REQUIRED.
5. ALL PROPOSED CURB IS B6 INTEGRAL UNLESS OTHERWISE NOTED.
6. ALL PROPOSED RADII ARE 2' UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
8. SEE SHEET C10 FOR PAVEMENT INSETS.
9. RESTORE CITY STREET BY COMPLYING WITH THE CITY STREET IMPROVEMENT POLICY. CONTACT UTILITIES (952-563-4568) FOR REQUIREMENTS.
10. THE CONTRACTOR SHALL OBTAIN A HENNEPIN COUNTY WORK PERMIT FOR WORK WITHIN THE RIGHT-OF-WAY. CONTACT HENNEPIN COUNTY PERMIT ENGINEER AT 612-596-0336 FOR PERMIT APPLICATION AND FEE.

LEGEND

- 4" CONCRETE WALK
- STANDARD CONCRETE PAVING
- PARKING STRUCTURE
- COLORED STAMPED CONCRETE
- PAVERS (SEE LANDSCAPE)
- FUTURE RIGHT TURN LANE FACE OF CURB
- LIGHT POLE

Case #10911ABCDE-13
Penn American Phase 2

PEDESTRIAN CURB RAMP (TYP.), SEE SHEET C10 FOR DETAILS

AMERICAN BOULEVARD

SOUTH AVENUE

PENN AVE S

NEWTON AVE S

EXISTING R/W

EXISTING UTILITY EASEMENT

REFER TO LANDSCAPE PLANS FOR DETAILS

A & 5
N:124600.12
E:519421.74

FUTURE RIGHT TURN LANE FACE OF CURB

R340'

B618 CURB AND GUTTER

N:124543.97
E:519940.35

EXPANSION JOINT (TYP.)

CARTS

R10'
R40'
R278'
R37'
R5'

9'
26'
5'
24'

RETAINING WALL
SEE ARCH.

N & 4
N:124536.92
E:519811.88

11.14'
11.00'
10.00'

BUILDING A - FIRST FLOOR
HOTEL - 108 ROOMS (3,724 GSF)
GENERAL RETAIL/OFFICE
(9,126 GSF)
FULL SERVICE RESTAURANT
(6,223 GSF)

BUILDING B
GROCERY SALES FLOOR
(25,214 GSF)

OVERHEAD BARRIERS (TYP.)

CARTS CARTS 5'

24' TYP.
9' TYP.
18'

CONCRETE RIBBON CURB
END 50:1 TAPER
BEGIN 50:1 TAPER

R40'
R5'
R104'
R80'
R15'
R3'
R2'

2'
8'
11.67'
6'
10'

EXISTING UTILITY EASEMENT

N:124330.65
E:519410.42

N:124329.07
E:519924.40

NONRESIDENTIAL DRIVEWAY APPROACH

B618 CURB AND GUTTER

POROUS ASPHALT

EXISTING R/W
REPLACE REMOVED PAVEMENT PER CITY OF BLOOMINGTON NONRESIDENTIAL DRIVEWAY APPROACH DETAIL

W. 80 1/2 ST.

OVERHANG

EXISTING 8 STORY BRICK AND STUCCO BUILDING
8055 PENN AVENUE SOUTH

EXISTING 4 STORY BRICK AND STUCCO BUILDING
2137 WEST 80 1/2 STREET

EXISTING 4 STORY BRICK AND STUCCO BUILDING
2105 AND 2121 WEST 80 1/2 STREET

8/23/2013 11:48 AM

PENN AND AMERICAN PHASE 2

BLOOMINGTON, MINNESOTA

UNITED PROPERTIES

Kimley-Horn and Associates, Inc.

CITY OF BLOOMINGTON MINNESOTA

BOB CLOSE STUDIO, LLC
landscape architecture
urban design
placemaking
master planning

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JULY 31, 2013
FINAL DEVELOPMENT PLAN

ORIGINAL ISSUE: 07/31/2013

REVISIONS

No.	Description	Date
1	DRC REVISIONS	8/23/13

160576000
PROJECT NUMBER

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PENN AND AMERICAN PHASE 2

DIMENSIONED SITE PLAN

C04

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PARKING DATA

STANDARD SURFACE PARKING	W 80TH STREET PARKING	ACCESIBLE SURFACE PARKING
120 STALLS	+5 STALLS	6 STALLS
TOTAL SURFACE PARKING	**TOTAL UNDERGROUND PARKING**	**TOTAL PARKING**
131 STALLS	241 STALLS	372 STALLS

GENERAL SITE NOTES:

1. SEE ARCHITECTURAL PLANS FOR INFORMATION ON PROPOSED BUILDINGS.
2. ALL PARKING STALLS TO BE PAINTED WITH WHITE STRIPING.
3. STORAGE OF MATERIALS SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
4. TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION AS REQUIRED.
5. ALL PROPOSED CURB IS B6 INTEGRAL UNLESS OTHERWISE NOTED.
6. ALL PROPOSED RADII ARE 2' UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
8. SEE SHEET C10 FOR PAVEMENT INSETS.

LEGEND

- 4" CONCRETE WALK
- STANDARD CONCRETE PAVING
- 4" CONCRETE TOPPING SLAB
- 6" CONCRETE TOPPING SLAB
- COLORED STAMPED CONCRETE
- PAVERS (SEE LANDSCAPE)
- BITUMINOUS PAVEMENT
- FUTURE RIGHT TURN LANE FACE OF CURB
- LIGHT POLE

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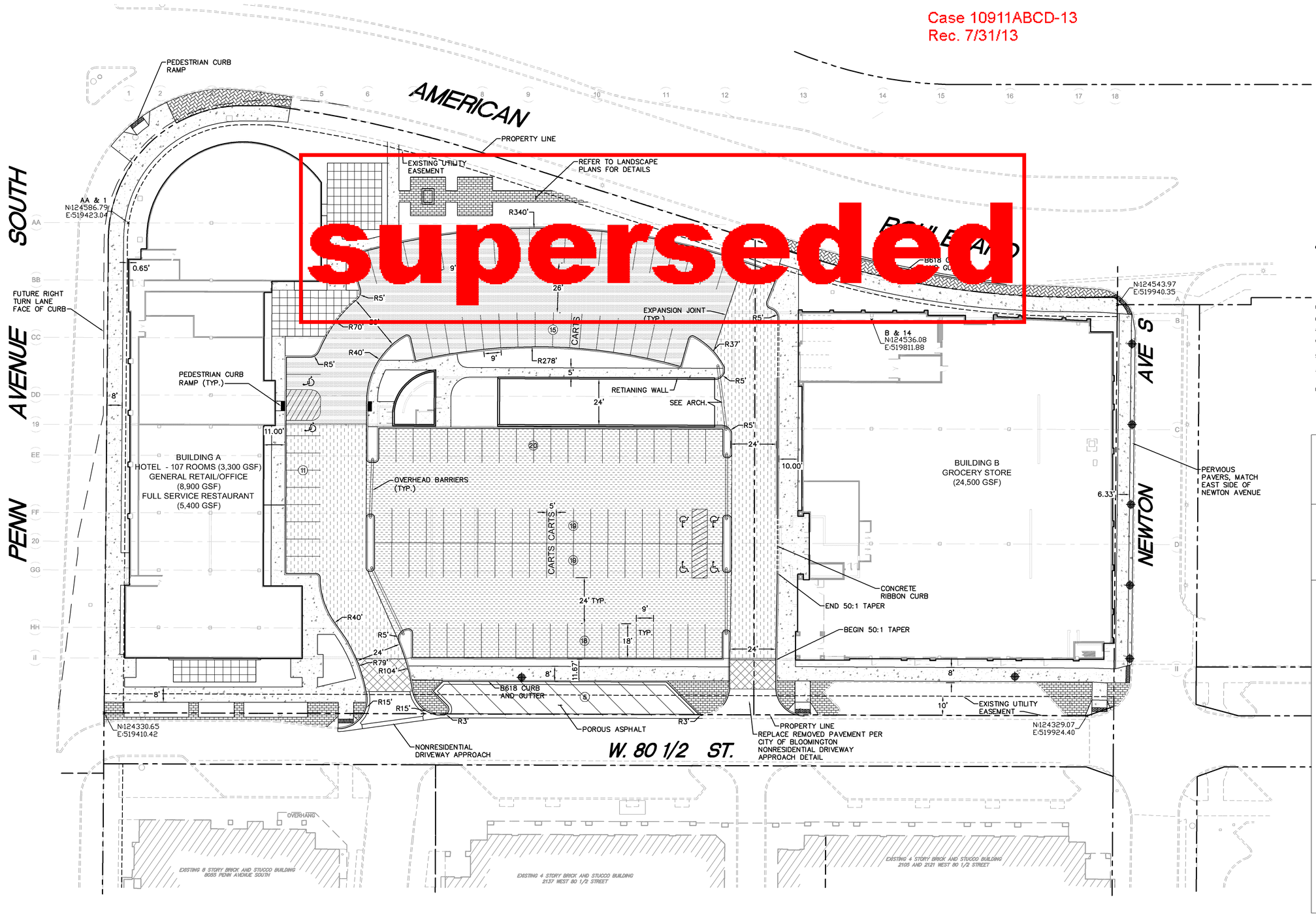
Rec. 7/31/13

superseded



PENN AND AMERICAN PHASE 2
BLOOMINGTON, MINNESOTA

UNITED PROPERTIES

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DIMENSIONED SITE PLAN

C04

7/31/2013 9:55 AM

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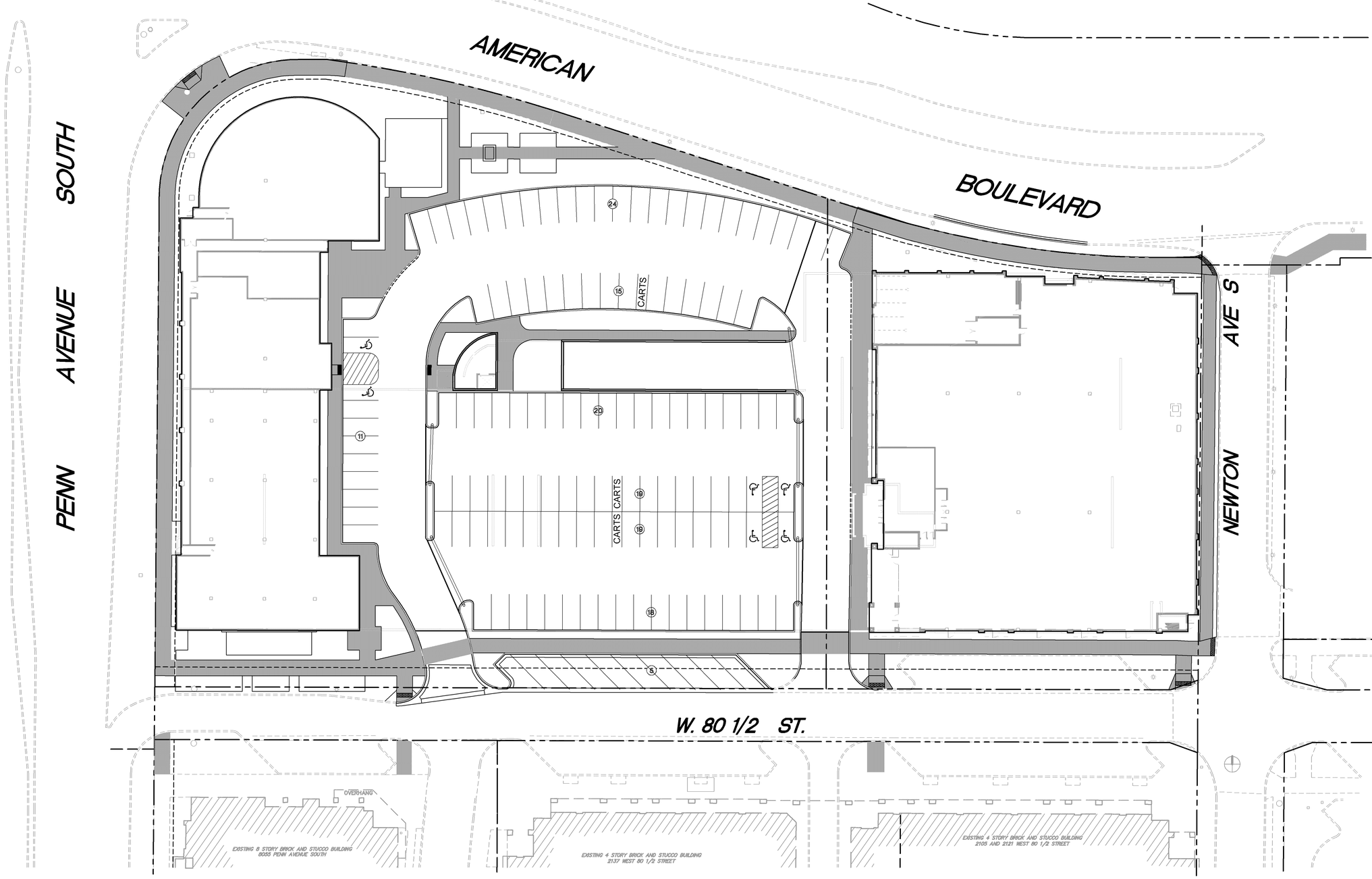

GRAPHIC SCALE IN FEET
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7/31/2013 9:58 AM

PENN AND
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BLOOMINGTON, MINNESOTA

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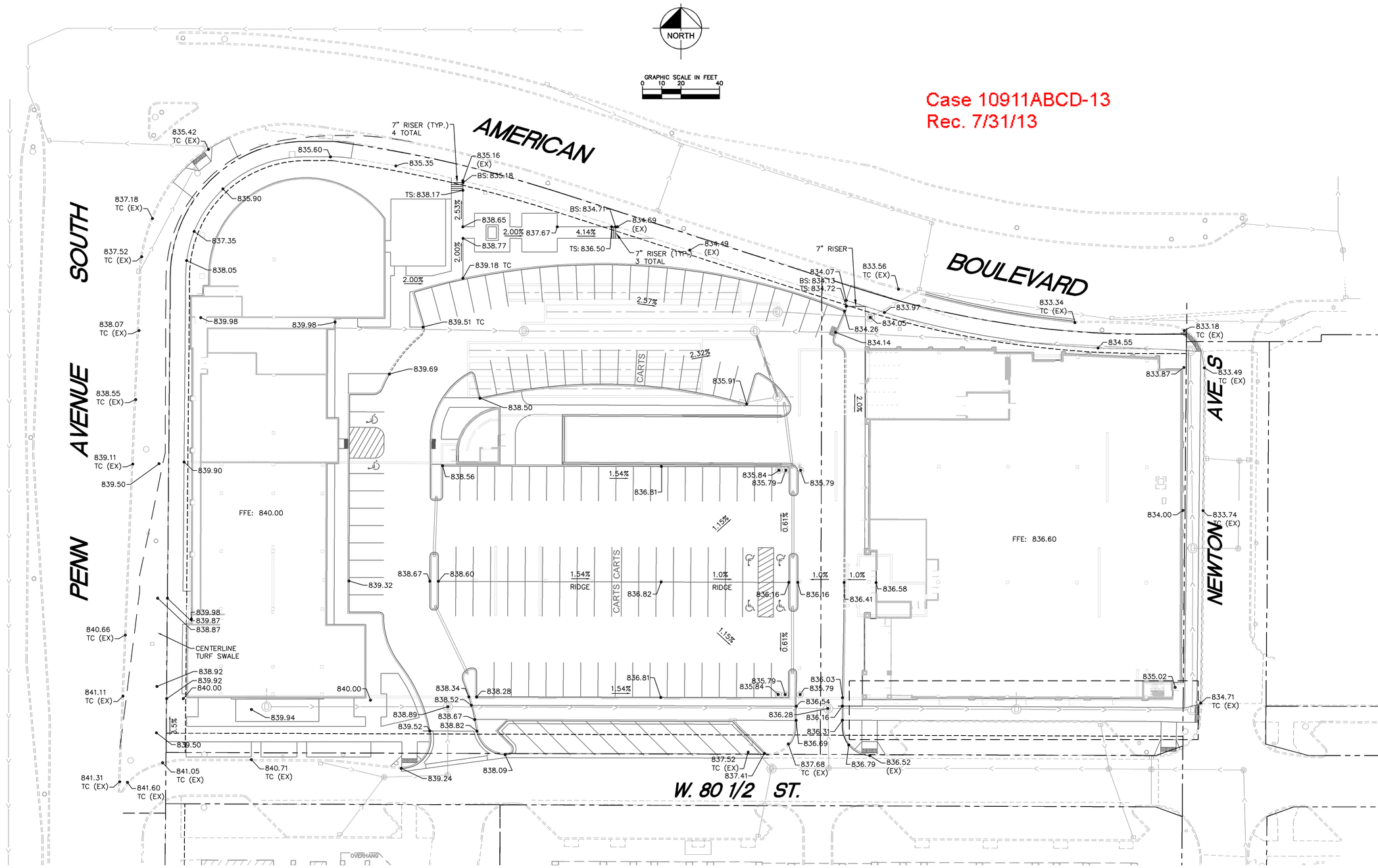
PENN AND AMERICAN PHASE 2

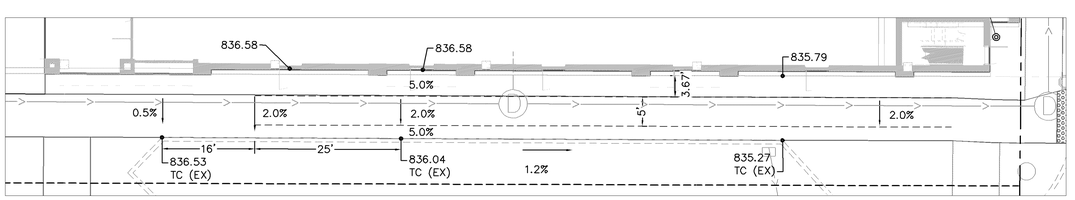
PEDESTRIAN
CIRCULATION

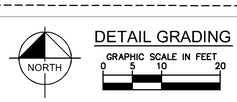
C05



GRADING NOTES:

1. ALL SPOT ELEVATIONS SHOWN ARE FLOW LINE OF CURB OR TO SURFACE OF PAVEMENT.
2. SPOT ELEVATIONS AND GRADES SHOWN OUTSIDE OF THE PROPOSED SITE PROPERTY LINES ARE EXISTING AND FOR REFERENCE ONLY.





DETAIL GRADING

GRAPHIC SCALE IN FEET
0 5 10 20

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GRADING PLAN

C06

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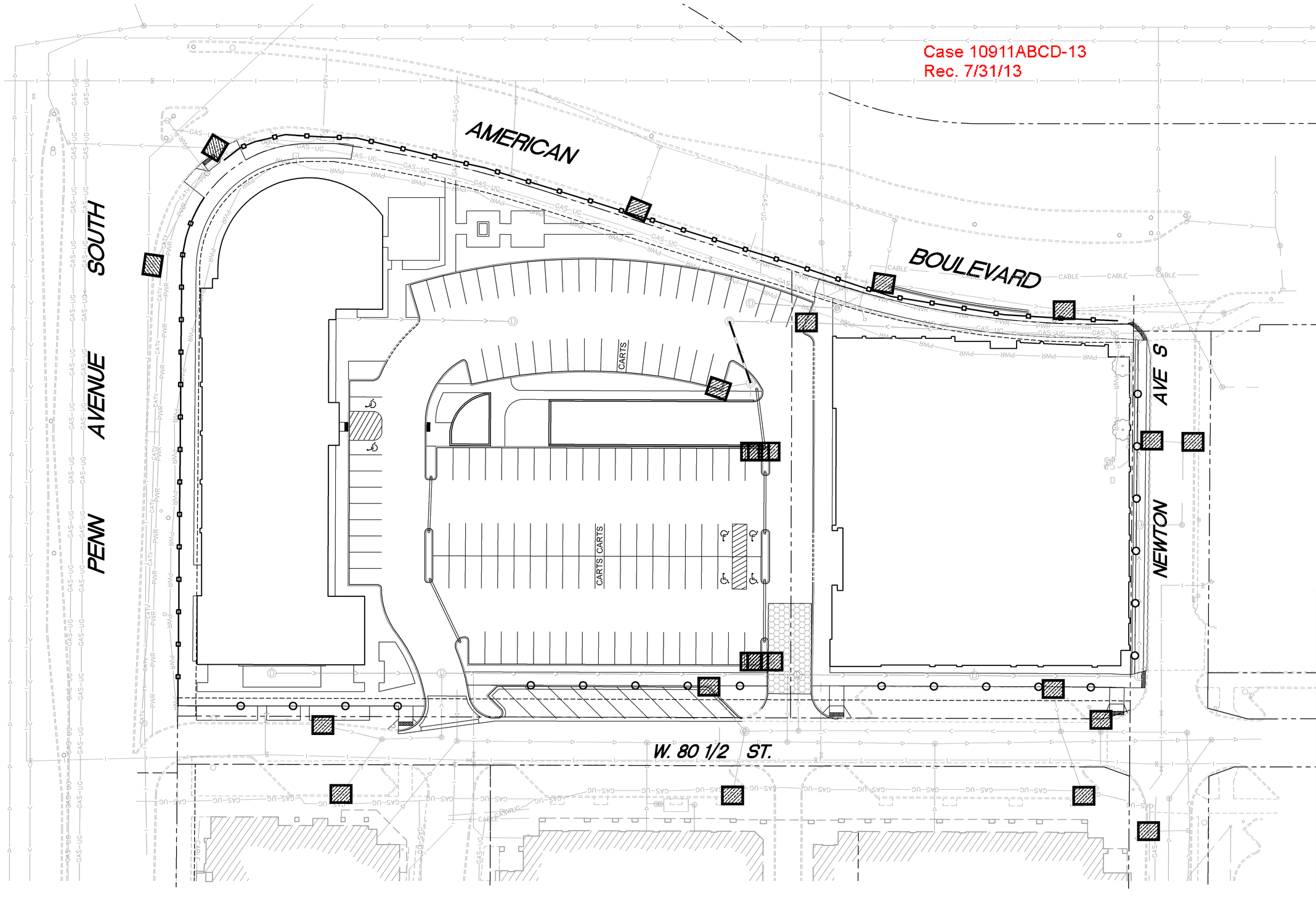

PENN AND
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Case 10911ABCD-13
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LEGEND

- ROCK ENTRANCE
- STORM SEWER STRUCTURE PROTECTION
- EROSION CONTROL FENCE
- STRAW BIOROLL

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
2. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE CONCRETE WAS WATER LOCATIONS, ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED ACCORDING TO THE GENERAL PERMIT.
3. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS.
4. DUST ON THE SITE SHALL BE CONTROLLED ACCORDING TO THE GENERAL PERMIT.
5. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES WATERS OF THE STATE.
6. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES.
7. ALL MATERIALS DROPPED, SPILLED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

JULY 31, 2013
FINAL
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PLAN

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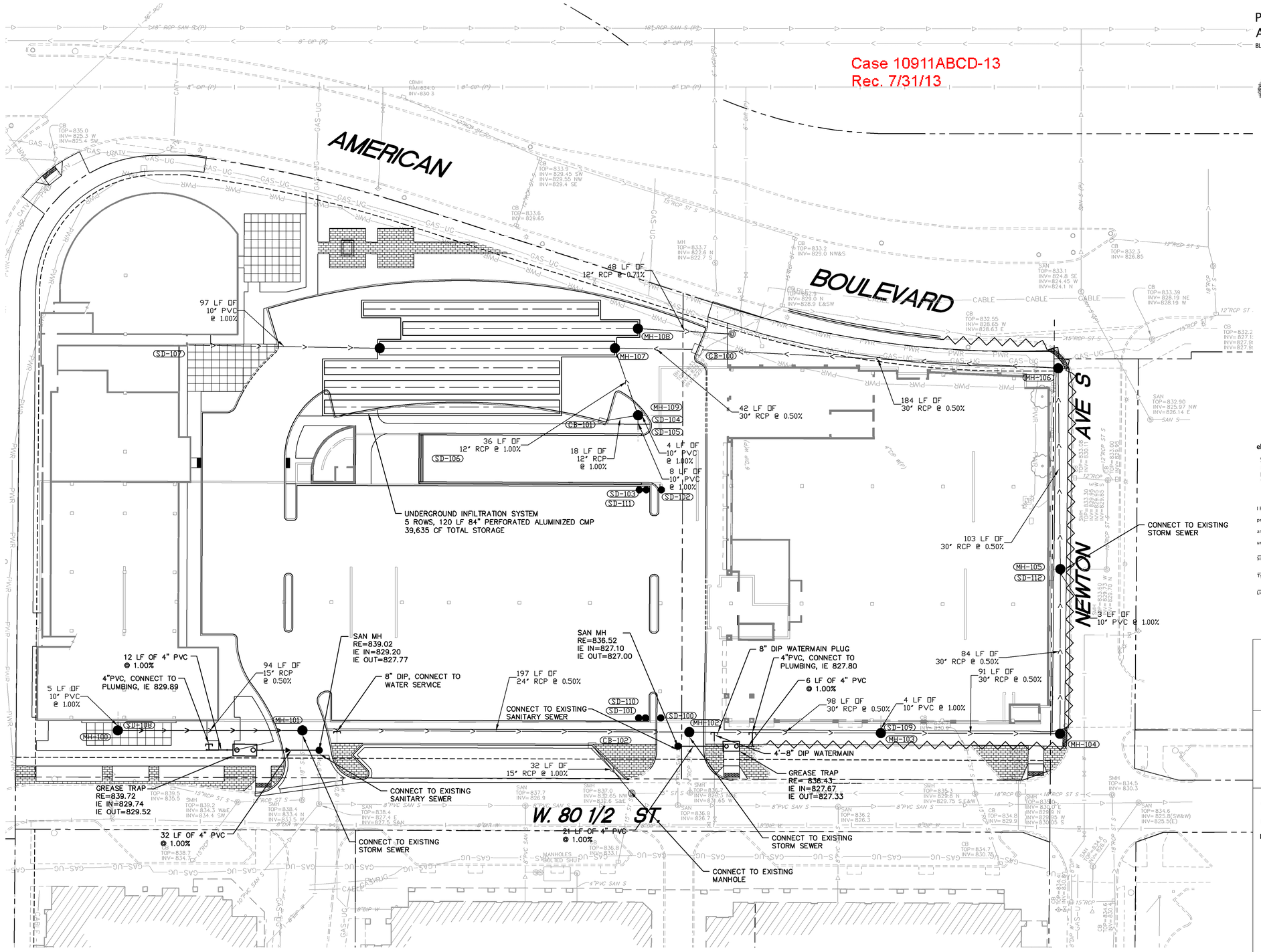
PENN AND AMERICAN PHASE 2

EROSION AND SEDIMENTATION
CONTROL PLAN

C07

7/31/2013 9:59 AM

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CB-100	48" MHCB RIM: 834.140 INV IN: 825.970 E INV OUT: 825.870 W
CB-101	2' X 3' CB RIM: 835.910 INV OUT: 830.000 E
CB-102	2' X 3' CB RIM: 0.000 INV OUT: 832.968 SE
EXMH-1	EXISTING MANHOLE RIM: 837.000 INV IN: 832.650 NW
EXMH-2	EXISTING MANHOLE RIM: 834.050 INV IN: 829.290 W
MH-100	48" MH RIM: 835.950 INV IN: 833.780 N INV OUT: 833.680 E
MH-101	48" MH RIM: 838.890 INV IN: 833.210 W INV OUT: 833.110 E
MH-102	48" MH RIM: 836.280 INV IN: 832.120 W INV OUT: 829.170 E
MH-103	48" MH RIM: 836.550 INV IN: 828.679 W INV IN: 828.680 N INV OUT: 828.580 E
MH-104	48" MH RIM: 834.990 INV IN: 828.120 W INV OUT: 828.020 N
MH-105	48" MH CONNECT TO PLUMBING ROOF DRAINAGE RIM: 833.870 INV IN: 827.600 S INV IN: 827.600 W INV OUT: 827.500 N
MH-106	48" MH RIM: 833.280 INV IN: 826.990 S INV OUT: 826.890 W
MH-107	48" MH CONNECT TO UNDERGROUND NFILTRATION SYSTEM RIM: 835.180 INV IN: 825.660 E INV IN: 829.358 S
MH-108	48" MH CONNECT TO UNDERGROUND INFILTRATION SYSTEM RIM: 835.000 INV OUT: 829.630 E
MH-109	48" MH RIM: 836.500 INV IN: 829.815 W INV IN: 829.820 E INV IN: 829.820 S INV OUT: 829.720 N
MH-110	48" MH CONNECT TO UNDERGOUND INFILTRATION SYSTEM RIM: 837.600 INV IN: 831.025 W
SD-100	AREA DRAIN CONNECT TO PLUMBING RIM: 835.790
SD-101	AREA DRAIN CONNECT TO PLUMBING RIM: 835.790
SD-102	AREA DRAIN CONNECT TO PLUMBING RIM: 835.790
SD-103	AREA DRAIN CONNECT TO PLUMBING RIM: 835.790
SD-104	CONNECT TO PLUMBING INV OUT: 829.858 W
SD-105	CONNECT TO PLUMBING INV OUT: 829.895 N
SD-106	FLOOR DRAIN CONNECT TO PLUMBING
SD-107	CONNECT TO PLUMBING ROOF DRAINAGE INV OUT: 832.000 E
SD-108	CONNECT TO PLUMBING ROOF DRAINAGE INV OUT: 833.825 S
SD-109	CONNECT TO PLUMBING ROOF DRAINAGE INV OUT: 828.722 S
SD-110	AREA DRAIN CONNECT TO PLUMBING RIM: 835.840
SD-111	AREA DRAIN CONNECT TO PLUMBING RIM: 835.840
SD-112	CONNECT TO PLUMBING ROOF DRAINAGE INV OUT: 827.628 E



UTILITY NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR INFORMATION ON PROPOSED BUILDINGS AND ASSOCIATED PARKING AREAS
2. SEE PHASE 3 INFRASTRUCTURE IMPROVEMENTS FOR ROADWAY AND UTILITY DESIGN
3. TAPS OF LIVE WATER MAINS TO BE DONE BY CITY FORCES, HOWEVER THEY SHALL BE PAID FOR AND COORDINATED BY THE CONTRACTOR
4. ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT, (I.E.: MAINLINE PIPES, SERVICES LARGER THAN 2", VALVES, FITTINGS, CAPS, ETC..) SHALL UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS. THE USE OF UNLINED OR UNCOATED (CAST-IRON, GRAY-IRON, STEEL GALVANIZED, ETC..) PIPE SHALL NOT BE ALLOWED
5. COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD ON FLANGE OR AN MJ TO FLANGE ADAPTER
6. UTILITY AND MECHANICAL CONTRACTORS SHALL COORDINATED INSTALLATION OF SEWER SERVICES ALL THE WAY INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING

LEGEND

- PROPOSED TEE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- ELEC-UG — PROPOSED UNDERGROUND ELECTRIC
- PROPOSED CURB AND GUTTER
- PROPOSED PROPERTY LINE
- TEMPORARY SHEETING

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

7/31/2013 10:03 AM

PENN AND AMERICAN PHASE 2

BLOOMINGTON, MINNESOTA

UNITED PROPERTIES

Kimley-Horn and Associates, Inc.

CITY OF BLOOMINGTON MINNESOTA

BOB CLOSE STUDIO, LLC

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I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

JULY 31, 2013
FINAL DEVELOPMENT PLAN

ORIGINAL ISSUE: 07/31/2013

REVISIONS

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160576000
PROJECT NUMBER

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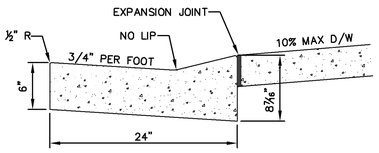
PENN AND AMERICAN PHASE 2

UTILITY PLAN

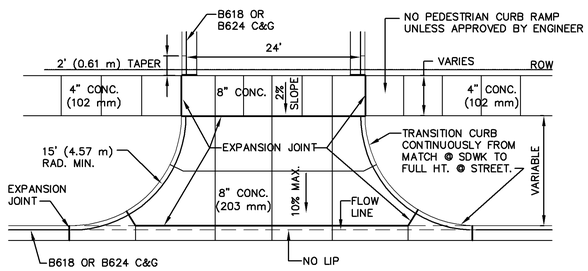
C08

Case 10911ABCD-13
Rec. 7/31/13

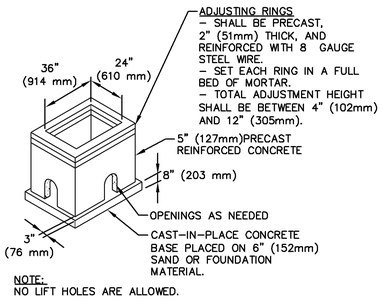


STANDARD DRIVEWAY CURB

NOTE:
- EACH DRIVEWAY PANEL NOT TO EXCEED 100 SF (9.29 m2).
- REINFORCEMENT BARS OR WELDED WIRE FABRIC (STEEL MESH) ARE NOT ALLOWED IN THE RIGHT-OF-WAY
- CLASS 5 AGGREGATE BASE REQUIRED UNDER CURB AND GUTTER.
- IF PRESENT, STREET LIGHT, SIGNAL AND INTERCONNECT CONDUIT OR DIRECT BURIED STREET LIGHT WIRING MUST BE EXPOSED FOR INSPECTION PRIOR TO POUR

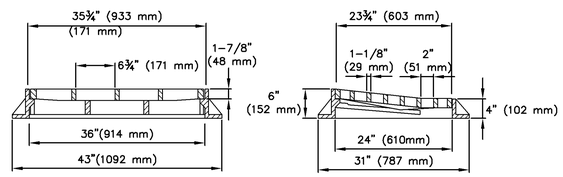


NONRESIDENTIAL DRIVEWAY APPROACH WITH BOULEVARD SIDEWALK



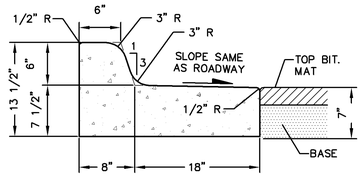
NOTE:
NO LIFT HOLES ARE ALLOWED.

STANDARD CATCH BASIN

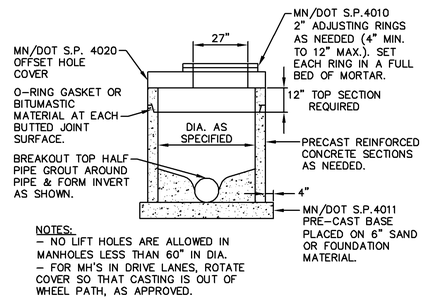


USE NEENAH R-3290-A OR APPROVED EQUAL

RECTANGULAR DRIVEWAY CATCH BASIN CASTING ASSEMBLY

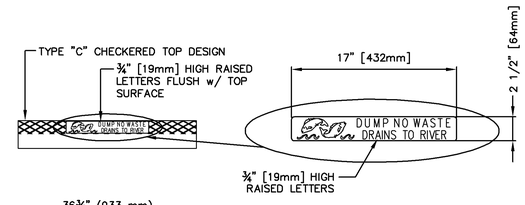


B618 CURB & GUTTER (OUTFALL)



NOTES:
- NO LIFT HOLES ARE ALLOWED IN MANHOLES LESS THAN 60" IN DIA.
- FOR MH'S IN DRIVE LANES, ROTATE COVER SO THAT CASTING IS OUT OF WHEEL PATH, AS APPROVED.

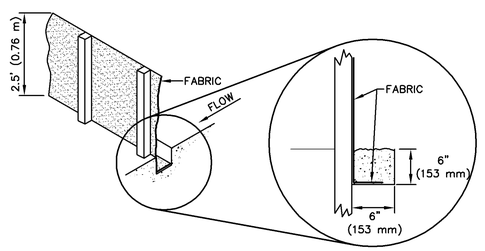
STANDARD MANHOLE



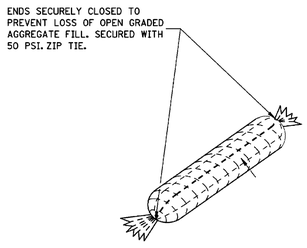
USE NEENAH R-3067 WITH TYPE V GRATE OR APPROVED EQUAL

RECTANGULAR CATCH BASIN CASTING ASSEMBLY

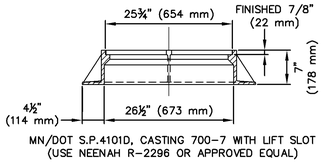
NOTES:
- PLACE BOTTOM EDGE OF FENCE INTO 6" (153 mm) DEEP TRENCH AND BACKFILLED IMMEDIATELY.
- POSTS SHALL BE:
  - 4' (1.22 m) ON CENTER
  - 2" (50.8 mm) X 2" (50.8 mm) HARDWOOD, PINE OR STEEL FENCE POSTS. MINIMUM LENGTH 4.5'
  - DRIVEN 2' (0.61 m) INTO THE GROUND.



EROSION CONTROL FENCE



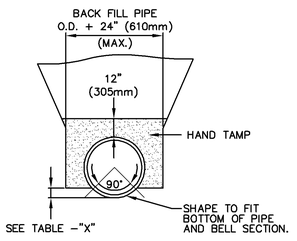
STRAW BIOROLL



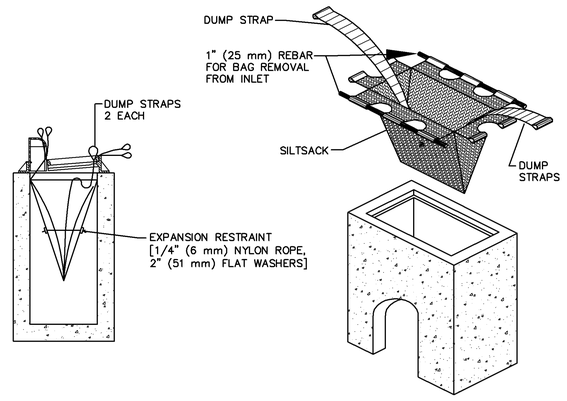
MN/DOT S.P.4101D, CASTING 700-7 WITH LIFT SLOT
(USE NEENAH R-2296 OR APPROVED EQUAL)

STANDARD MANHOLE FRAME

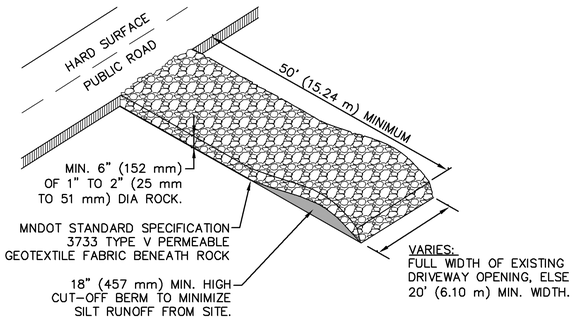
PIPE SIZE INCH (METRIC)	"X" INCH (METRIC)
12" (305mm)	2.5" (64mm)
15" (381mm)	3.0" (76mm)
18" (457mm)	3.5" (89mm)
21" (533mm)	4.0" (102mm)
24" (610mm)	4.5" (114mm)
27" (686mm)	5.0" (127mm)
30" (762mm)	5.5" (140mm)
33" (.84m)	6.0" (152mm)
36" (.91m)	6.5" (165mm)
42" (1067mm)	7.5" (191mm)
48" (1219mm)	8.5" (216mm)
54" (1372mm)	9.5" (241mm)
60" (1524mm)	10.5" (267mm)



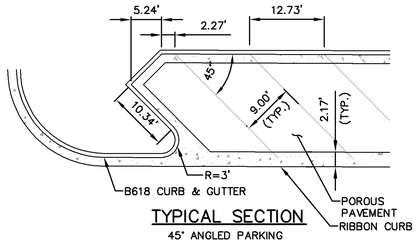
TRENCH INSTALLATION - BEDDING & BACKFILL



INLET PROTECTION, SEDIMENT FILTER SACK



ROCK CONSTRUCTION ENTRANCE AT ACCESS ROADS



TYPICAL SECTION
45° ANGLED PARKING

PENN AND AMERICAN PHASE 2
BLOOMINGTON, MINNESOTA

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PENN AND AMERICAN PHASE 2

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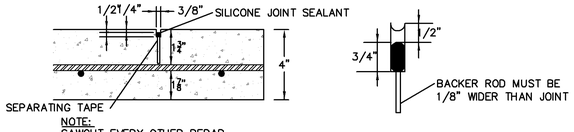
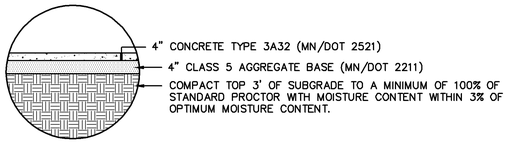
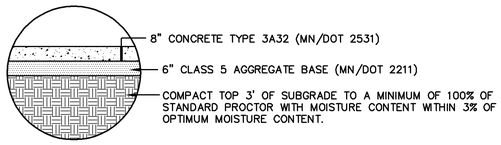


NOTE:
SAWCUT EVERY OTHER REBAR PERPENDICULAR TO JOINT.

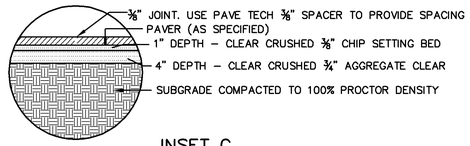
CONTRACTION JOINT



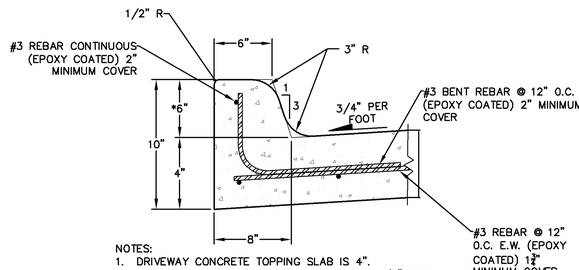
INSET A
CONCRETE SIDEWALK



INSET B
CONCRETE DRIVEWAY

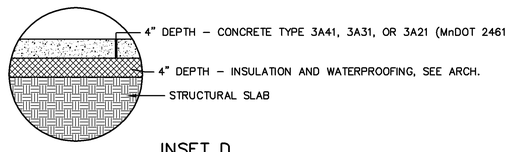


INSET C
STREETSCAPE PAVERS

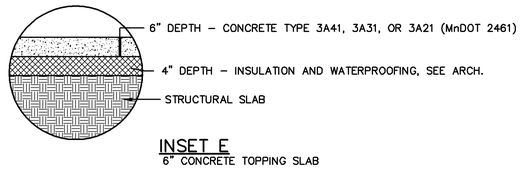


NOTES:
1. DRIVEWAY CONCRETE TOPPING SLAB IS 4".
2. OUTFALL INTEGRAL B6 CURB SHALL SLOPE 1/2" PER FOOT AWAY FROM THE CURB.

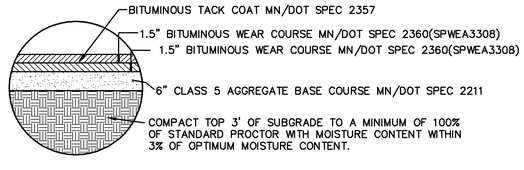
INTEGRAL B6 CURB



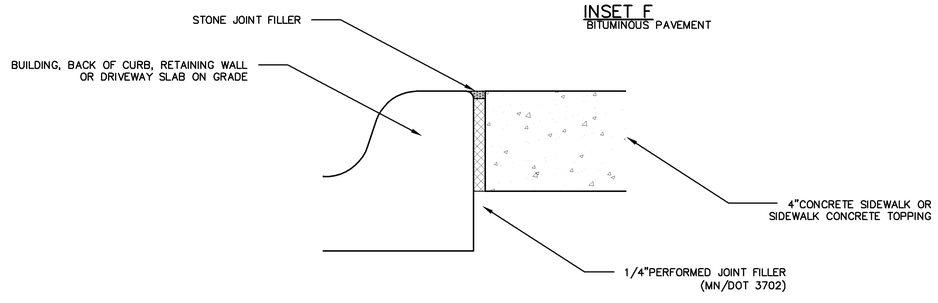
INSET D
4" CONCRETE TOPPING SLAB



INSET E
6" CONCRETE TOPPING SLAB



INSET F
BITUMINOUS PAVEMENT



1/4"EXPANSION JOINT

Case 10911ABCD-13
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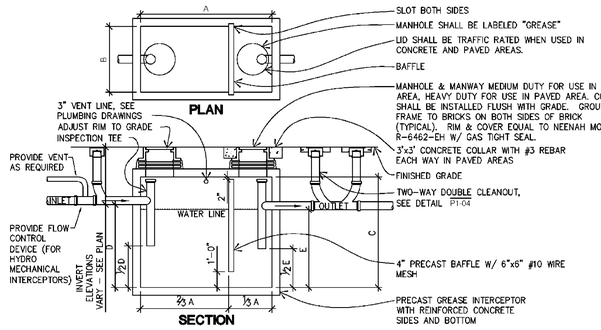
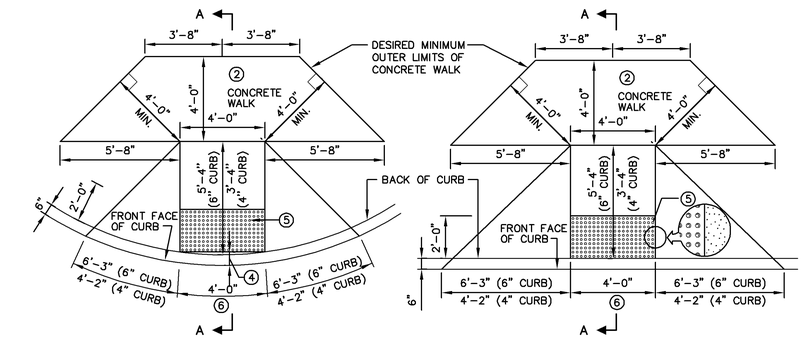
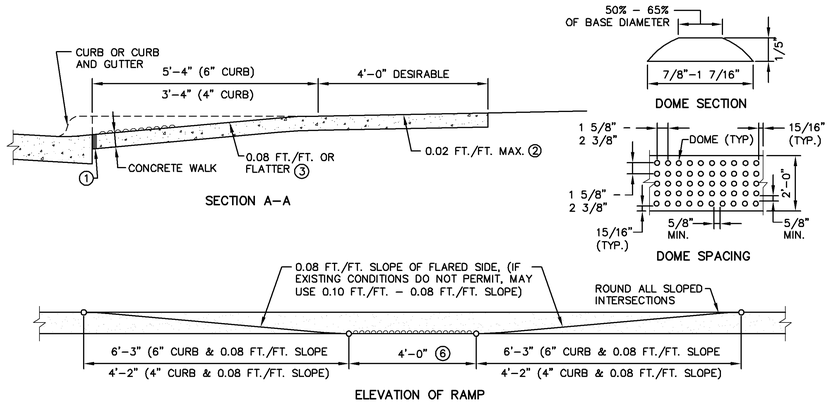


SANITARY GREASE INTERCEPTOR (GT-1)
SCALE: NO SCALE

SIZING CHART					
GALLON CAPACITY	A	B	C	D	E
600	5'-4"	4'-0"	6'-0"	3'-7"	3'-3"
750	6'-4"	4'-0"	6'-8"	4'-4"	4'-0"
1000	7'-0"	4'-8"	6'-8"	4'-6"	4'-2"
1250	8'-4"	4'-8"	6'-8"	4'-8"	4'-4"
1500	9'-4"	5'-0"	7'-0"	5'-3"	4'-11"
1750	9'-9"	5'-0"	7'-0"	5'-3"	4'-11"
2000	11'-2"	5'-0"	7'-0"	5'-3"	4'-11"
2500	11'-2"	6'-0"	7'-6"	5'-5"	5'-1"
2750	12'-0"	6'-0"	7'-6"	5'-6"	5'-2"
3000	13'-0"	6'-0"	7'-6"	5'-6"	5'-2"
4000	14'-0"	7'-6"	7'-6"	5'-6"	5'-2"
5000	16'-0"	7'-0"	8'-4"	6'-4"	6'-0"
6000	16'-0"	7'-6"	8'-4"	6'-4"	6'-0"

NOTES
A. CONCRETE: 28 DAY STRENGTH = 4,500 PSI
B. REBAR: ASTM A615 GRADE 60
C. MESH: ASTM A185 GRADE 65
D. DESIGN: ACI318-83 BUILDING CODE
ASTM C-857 MINIMUM STRUCTURAL DESIGN LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES
E. LOADS: H-20 TRUCK WHEEL WITH 30% IMPACT PER AASHTO
F. FILL WITH CLEAN WATER PRIOR TO SYSTEM START
G. CONTRACTOR TO SUPPLY AND INSTALL ALL PIPING AND SANITARY TEES, CLEANOUTS AS REQUIRED PER LOCAL AUTHORITY.
H. GRAY WATER ONLY, BLACK WATER TO BE CARRIED BY SEPARATE SEWER.
I. PLACE UNIT ON 6" COMPACTED AGGREGATE BASE.





NOTES:
THE CURB AND CURB TRANSITION ON THE RAMP WILL BE PAID FOR AS LINEAR FEET OF CONCRETE CURB OR CONCRETE CURB AND GUTTER. THE RAMP AREA WILL BE PAID FOR AS CONCRETE WALK. THE TRUNCATED DOME AREA SHALL BE CONSIDERED INCIDENTAL.

① 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.

② WHEN POSSIBLE, PROVIDE A PATH OF TRAVEL 4' 0" WIDE BEHIND THE PEDESTRIAN RAMP. A RELATIVELY FLAT 4' X 4' LANDING WILL ALLOW WHEELCHAIRS TO NAVIGATE AROUND THE PEDESTRIAN RAMP.

③ WHEN A MEDIAN IS NOT WIDE ENOUGH FOR TWO PEDESTRIAN RAMPS AND A 48" LANDING BETWEEN THEM, THE PEDESTRIAN CROSSING SHALL BE CUT THROUGH THE MEDIAN AT STREET LEVEL.

④ 6" TO 8" IS THE REQUIRED OFFSET OF THE DETECTABLE WARNINGS/ TRUNCATED DOME AREA FROM THE FRONT FACE OF CURB, OR PLACE THE DETECTABLE WARNINGS AT THE BACK OF CURB.

⑤ ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2' 0" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH (3' 0" OR 4' 0" TYP.) OF THE CURB RAMP. THIS 2' 0" BY 3' 0" OR 4' 0" WIDTH (TYP.) TRUNCATED DOME AREA SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE. THE ENTIRE TRUNCATED DOME AREA SHALL BE A LIGHT COLOR (LIGHT GRAY, WHITE, OR YELLOW) WHEN THE ADJACENT SIDEWALK IS A DARK COLOR. THE ENTIRE TRUNCATED DOME AREA SHALL BE A DARK COLOR (RED, BLACK, DARK GRAY, OR BRIGHT YELLOW) WHEN THE ADJACENT SIDEWALK IS A "WHITE" OR LIGHT GRAY CEMENT COLOR.

⑥ 4'–0" FOR NEW CONSTRUCTION. 3'–0" ALLOWED FOR RETROFITS OR PRESERVATION PROJECTS.

PEDESTRIAN CURB RAMP

PENN AND
AMERICAN PHASE 2
BLOOMINGTON, MINNESOTA

UNITED PROPERTIES

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Typed or Printed Name

License # Date

JULY 31, 2013
FINAL
DEVELOPMENT
PLAN

ORIGINAL ISSUE: 07/31/2013

REVISIONS

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PENN AND AMERICAN PHASE 2

CIVIL DETAILS

C10

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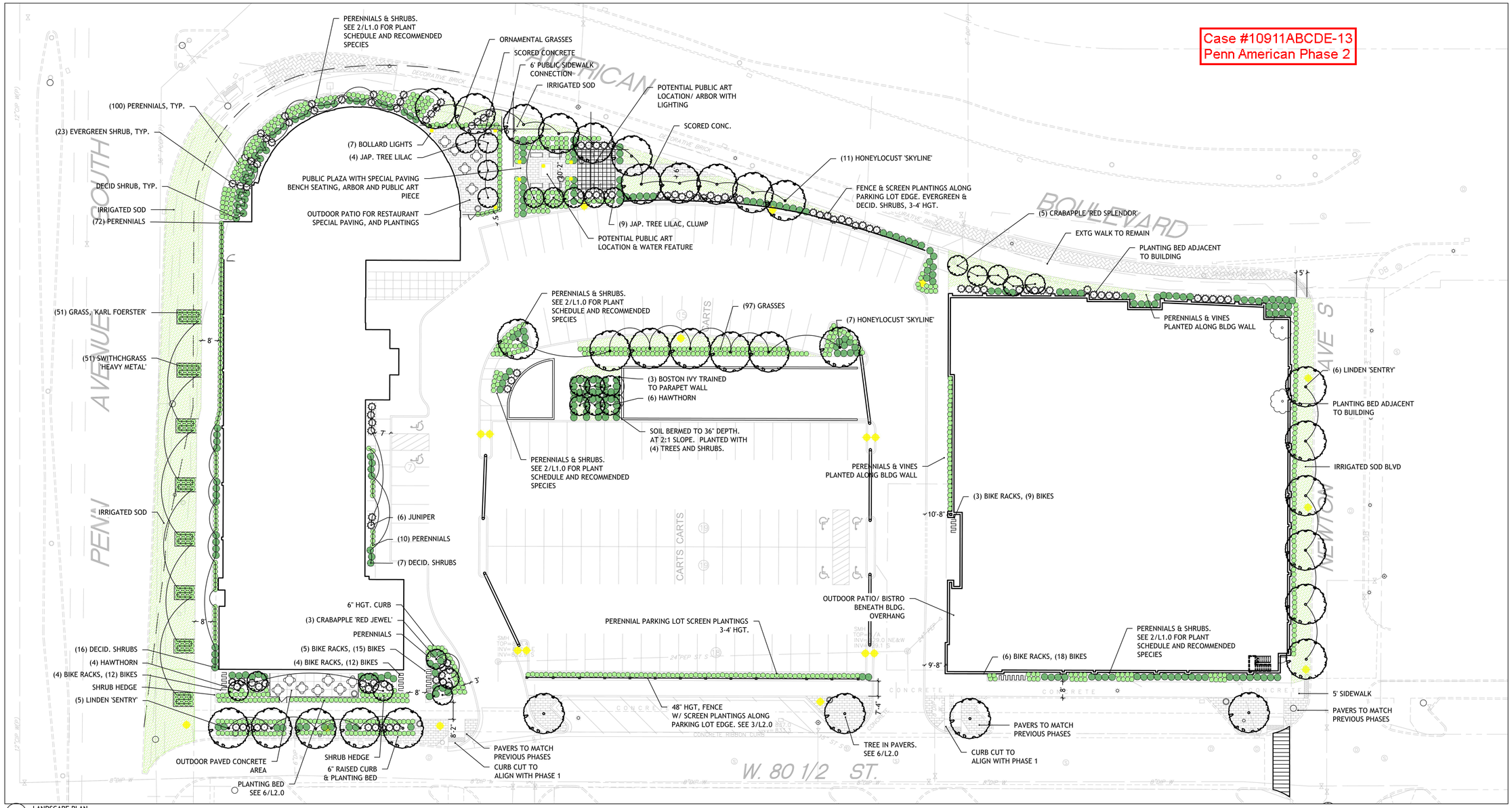
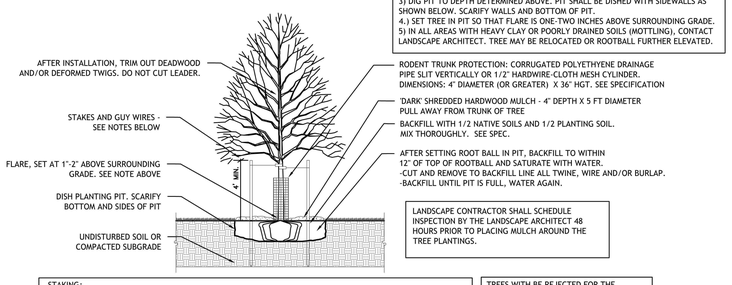
Case #10911ABCDE-13
Penn American Phase 2



1 LANDSCAPE PLAN
SCALE= 1"= 20'-0"



NOTES:
1) CONTRACTOR SHALL LOCATE WITH PIN THE ROOT FLARE OF EACH TREE PRIOR TO DIGGING THE PLANTING PIT. (THE FLARE IS THE TRANSITION ZONE BETWEEN THE MAIN STEM AND THE ROOT SYSTEM.)
2) REMOVE SOIL FROM TOP OF ROOTBALL TO EXPOSE TOP OF FLARE. TREES WITH MORE THAN 2" OF EXCESS SOIL ABOVE THE FLARE WILL BE REJECTED. MEASURE DISTANCE BETWEEN FLARE AND BOTTOM OF ROOTBALL. SUBTRACT 10% TO DETERMINE DEPTH OF PLANTING PIT.
3) DIG PIT TO DEPTH DETERMINED ABOVE. PIT SHALL BE DISHED WITH SIDEWALLS AS SHOWN BELOW. SCARIFY WALLS AND BOTTOM OF PIT.
4.) SET TREE IN PIT SO THAT FLARE IS ONE-TWO INCHES ABOVE SURROUNDING GRADE.
5) IN ALL AREAS WITH HEAVY CLAY OR POORLY DRAINED SOILS (MOTTLING), CONTACT LANDSCAPE ARCHITECT. TREE MAY BE RELOCATED OR ROOTBALL FURTHER ELEVATED.

RODENT TRUNK PROTECTION: CORRUGATED POLYETHYENE DRAINAGE PIPE SLIT VERTICALLY OR 1/2" HARDWIRE-CLOTH MESH CYLINDER. DIMENSIONS: 4" DIAMETER (OR GREATER) X 36" HGT. SEE SPECIFICATION

'DARK' SHREDDED HARDWOOD MULCH - 4" DEPTH X 5 FT DIAMETER PULL AWAY FROM TRUNK OF TREE

BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL. MIX THOROUGHLY. SEE SPEC.

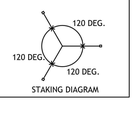
AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOTBALL AND SATURATE WITH WATER.
-CUT AND REMOVE TO BACKFILL LINE ALL TWINE, WIRE AND/OR BURLAP.
-BACKFILL UNTIL PIT IS FULL, WATER AGAIN.

LANDSCAPE CONTRACTOR SHALL SCHEDULE INSPECTION BY THE LANDSCAPE ARCHITECT 48 HOURS PRIOR TO PLACING MULCH AROUND THE TREE PLANTINGS.

STAKING:
GUY ASSEMBLY NOT MANDATORY BUT, CONTRACTOR SHALL MAINTAIN TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRIP- (TYP.) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS @ 120 DEG. O.C. (SEE STAKING DIAGRAM).

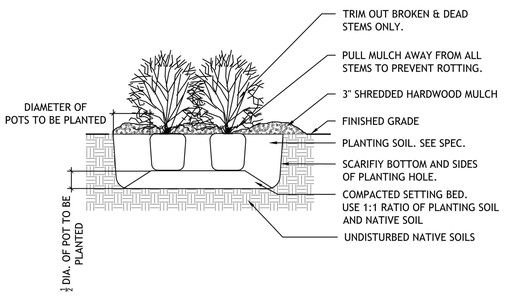
COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY LINES AND STAKES.



STAKING DIAGRAM

TREES WITH BE REJECTED FOR THE FOLLOWING REASONS:
-POOR FORM
-DAMAGED TRUNK
-BURIED ROOT FLARES
-ENCIRCLING TRANSPORT ROOTS
-UNCONSOLIDATED ROOTBALL SOIL (DUE TO EXCESSIVE HANDLING)

2 TREE PLANTING DETAILS
SCALE= 1"= 4'-0"



3 SHRUB PLANTING DETAIL
SCALE= 1"= 4'-0"

1. All quantities, shapes of beds and locations shall be verified and adjusted as required to conform to the exact conditions of the site. Review with landscape architect prior to digging.
2. Locate all utilities, including irrigation lines, with the Owner. Notify the Landscape Architect of any conflicts to facilitate plant relocation. Contractor shall be responsible for the repair of any damages to same.
3. The Contractor shall be responsible for complying with all applicable codes, regulations and permits governing the work.
4. The Contractor shall be responsible for all mulches and planting soil quantities to complete the work shown on the plan. Verify all quantities shown on the plant schedule.
5. The Contractor shall remove from the site all sod/turf which has been removed for new plant beds. Long-term storage of materials or supplies on-site will not be allowed. Any plant stock not planted on day of delivery shall be heeled in and watered until installation. Plants not maintained in this manner will be rejected.
6. The Contractor shall keep pavements, planters and buildings clean and unstained. All waste shall be promptly removed from the site. Any damage to existing facilities shall be repaired at the Contractor's expense.
7. The plan takes precedence over the plant schedule if discrepencies exist. The specifications take precedence over the planting notes and general notes.
8. Amend pH of bed with Iron Sulfate.
9. No substitutions of plant materials shall be accepted unless approved in writing by the landscape architect.
10. All planting stock shall conform to the 'American Standard for Nursery Stock' ANSI, latest edition, of the American Association of Nurserymen, Inc.
11. All plants shall be guaranteed for one year unless otherwise specified. The guarantee shall cover the full cost of replacement, including labor and plants.
12. Seasons/Time of Planting:
Deciduous potted plants: April 1- June 1 +/- Aug. 21- Nov. 1
Deciduous B&B: April 1 - June 1 +/- Aug.21- Nov. 1
Evergreen potted plants: April 1- May 15 +/- Aug. 21-Oct. 1
Evergreen B&B: April 1- May 15 +/- Aug. 21 - Sept. 15
Note: The Contractor may elect to plant in the off-seasons entirely at his/her risk.
13. Planting soil for tree and shrub pits: By volume, mix 1/2 native soils with 1/2 imported planting soils. See specs.
14. Planting soil for shrub and perennial beds. Thoroughly mixed in equal parts by volume-1/3 amended topsoil, 1/3 washed sand, 1/3 peat or organic compost. See specs.
15. Fracture all compacted soils. See Soil Decompaction Notes
16. Irrigation system, if specified, shall be fully operational and tested at the time of planting. During first season, contractor shall monitor moisture conditions and adjust irrigation as needed to avoid over and under watering of plant materials during establishment.
17. Mulch: Double shredded hardwood mulch- clean and free of noxious weeds, soil, and other deleterious material. Use for all tree plantings and over all planting beds for shrubs and perennials. Deliver mulch on planting day and mulch all material within 24 hours of installation. Use the following depths: 4 inches for trees, 3 inches for shrubs, 2 inches for perennials. PULL MULCH AWAY FROM THE TRUNKS AND STEMS OF ALL PLANT MATERIAL.
18. Maintenance shall begin immediately after each portion of the work is in place. Plant materials shall be protected and maintained until the installation of all plants is complete, inspection has been made and the planting accepted, exclusive of the guarantee. Maintenance shall include watering, cultivating, mulching, pruning and removal of dead material, and keeping the plants in a plumb position. After acceptance, the Owner shall assume maintenance responsibilities. The Contractor shall maintain all materials in a plumb position for the duration of the guarantee period.
19. The Contractor shall request in writing a final acceptance inspection.
20. Geotextile fabric shall not be used under mulch. Shrub and perennial bed shall have spaded edges unless plans indicate otherwise.

5 PLANTING NOTES
SCALE= 1"= 4'-0"

9/4/2013 11:33:58 AM

PENN & AMERICAN PHASE 2
8001 Penn Ave S
Bloomington, MN

UNITED PROPERTIES

KAEDING DEVELOPMENT, LLC
HOTEL DEVELOPER

Kimley-Horn and Associates, Inc.

CITY OF BLOOMINGTON MINNESOTA

BOB CLOSE STUDIO, LLC

TUSHIE MONTGOMERY ARCHITECTS

esg

elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed engineer under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

SEPT. 6, 2013
FINAL SITE & BUILDING PLANS

ORIGINAL ISSUE: 09/06/2013

REVISIONS

No.	Description	Date

PROJECT NUMBER

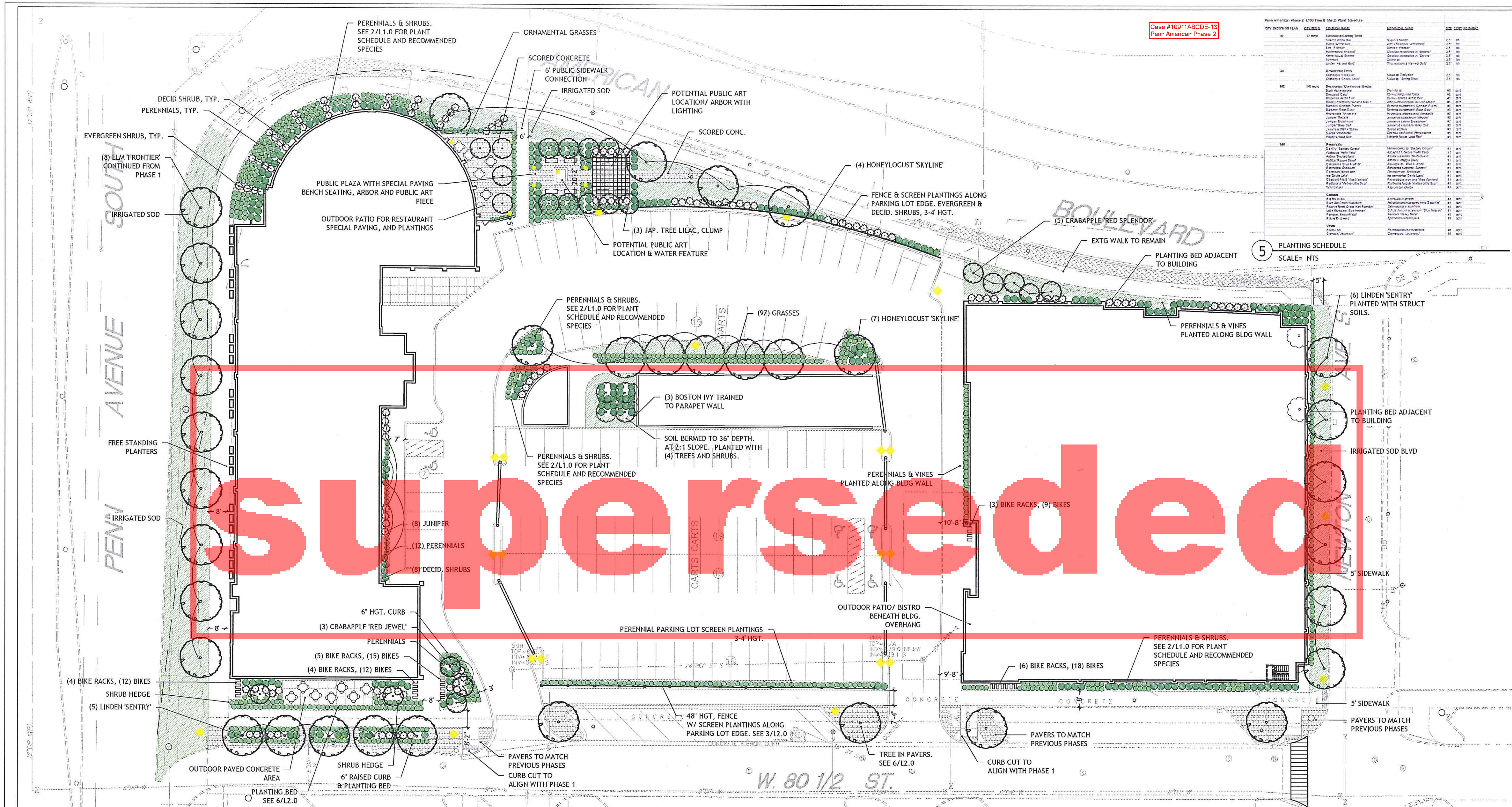
be DRAWN BY | bc CHECKED BY

PENN & AMERICAN PHASE 2

LANDSCAPE PLAN

L1.0

Case #10911ABCDE-13
Penn American Phase 2



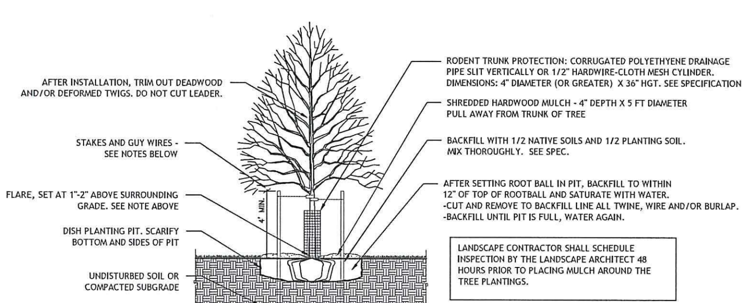
superseded

1 LANDSCAPE PLAN
SCALE= 1"= 20'-0"

Penn American Phase 2 L100 Tree & Shrub Plant Schedule

QTY SHOWN ON PLAN	QTY REQ'D	COMMON NAME	BOTANICAL NAME	SIZE	COND	REMARKS
47	57 req'd	Deciduous Canopy Trees				
		Swamp White Oak	Quercus bicolor	2.5"	bb	
		Maple 'Armstrong'	Acer x freemanii 'Armstrong'	2.5"	bb	
		Elm 'Frontier'	Ulmus x 'Frontier'	2.5"	bb	
		Honeylocust 'Imperial'	Gleditsia triacanthos in. 'Imperial'	2.5"	bb	
		Honeylocust 'Skyline'	Gleditsia triacanthos in. 'Skyline'	2.5"	bb	
		Ironwood	Ostrya sp.	2.5"	bb	
		Linden 'Harvest Gold'	Tilia mongolica 'Harvest Gold'	2.5"	bb	
29		Ornamental Trees				
		Crabapple 'Profusion'	Malus sp. 'Profusion'	2.5"	bb	
		Crabapple 'Spring Snow'	Malus sp. 'Spring Snow'	2.5"	bb	
442	142 req'd	Deciduous / Coniferous Shrubs				
		Bush Honeysuckle	Diervilla sp.	#5	cont	
		Dogwood 'Cato'	Cornus sanguinea 'Cato'	#5	cont	
		Dogwood 'Arctic Fire'	Cornus sericea 'Arctic Fire'	#5	cont	
		Black Chokeberry 'Autumn Magic'	Aronia melanocarpa 'Autumn Magic'	#5	cont	
		Barberry 'Crimson Pygmy'	Berberis thunbergeii 'Crimson Pygmy'	#5	cont	
		Barberry 'Rose Glow'	Berberis thunbergeii 'Rose Glow'	#5	cont	
		Hydrangea 'Annabelle'	Hydrangea arborescens 'Annabelle'	#5	cont	
		Juniper 'Medora'	Juniperus scopulorum 'Medora'	#5	cont	
		Juniper 'Broadmoor'	Juniperus sabina 'Broadmoor'	#5	cont	
		Juniper 'Grey Owl'	Juniperus virginiana 'Grey Owl'	#5	cont	
		Japanese White Spirea	Spirea albiflora	#5	cont	
		Spirea 'Vanhouttei'	Spirea x vanhouttei 'Renaissance'	#5	cont	
		Weigela 'Java Red'	Weigela florida 'Java Red'	#5	cont	
840		Perennials				
		Daylily 'Barbary Corsair'	Hemerocallis sp. 'Barbary Corsair'	#1	cont	
		Asclepias 'Hello Yello'	Asclepias tuberosa 'Hello Yello'	#1	cont	
		Astilbe 'Deutschland'	Astilbe x arendsii 'Deutschland'	#1	cont	
		Astilbe 'Maggie Daley'	Astilbe x 'Maggie Daley'	#1	cont	
		Columbine 'Blue & White'	Aquilegia sp. 'Blue & White'	#1	cont	
		Echinacea 'Sundown'	Echinacea purpurea 'Sundown'	#1	cont	
		Geranium 'Brookside'	Geranium sp. 'Brookside'	#1	cont	
		Iris 'Devils Lake'	Iris germanica 'Devils Lake'	#1	cont	
		Obedient Plant 'Miss Manners'	Physostegia virginiana 'Miss Manners'	#1	cont	
		Rudbeckia 'Viettes Little Suzy'	Rudbeckia fulgida 'Viettes Little Suzy'	#1	cont	
		Wild Ginger	Asarum canadense	#1	cont	
		Grasses				
		Big Bluestem	Andropogon gerardii	#1	cont	
		Blue Oat Grass 'Sapphire'	Helictotrichon sempervirens 'Sapphire'	#1	cont	
		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora	#1	cont	
		Little Bluestem 'Blue Heaven'	Schizachyrium scoparium 'Blue Heaven'	#1	cont	
		Panicum 'Heavy Metal'	Panicum 'Heavy Metal'	#1	cont	
		Prairie Dropseed	Sporobolus heterolepis	#1	cont	
		Vines				
		Boston Ivy	Parthenocissus tricuspidata	#1	cont	
		Clematis 'Jackmanii'	Clematis sp. 'Jackmanii'	#1	cont	

5 PLANTING SCHEDULE
SCALE= NTS



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120 DEG.
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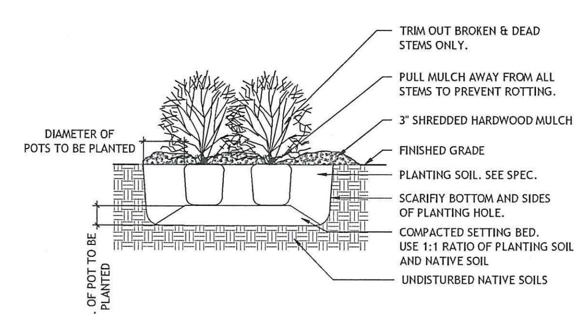
SCALE= 1"= 4'-0"



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5 PLANTING NOTES
SCALE= 1"= 4'-0"

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PENN & AMERICAN
Bloomington, MN

CITY OF BLOOMINGTON MINNESOTA
UNITED PROPERTIES
esg
Kimley-Horn and Associates, Inc.
BOB CLOSE STUDIO, LLC
TUSHIE MONTGOMERY ARCHITECTS

elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature
Typed or Printed Name
License # Date

DRC SUBMITTAL
7-31-13

ORIGINAL ISSUE: ATE

REVISIONS

No.	Description	Date
1.	REVISED PLAN	8-23-13

204000.00
PROJECT NUMBER

DRW ___ CHK ___
DRAWN BY CHECKED BY

LANDSCAPE PLAN

L1.0

Case 10911ABCD-13
Rec. 7/31/13

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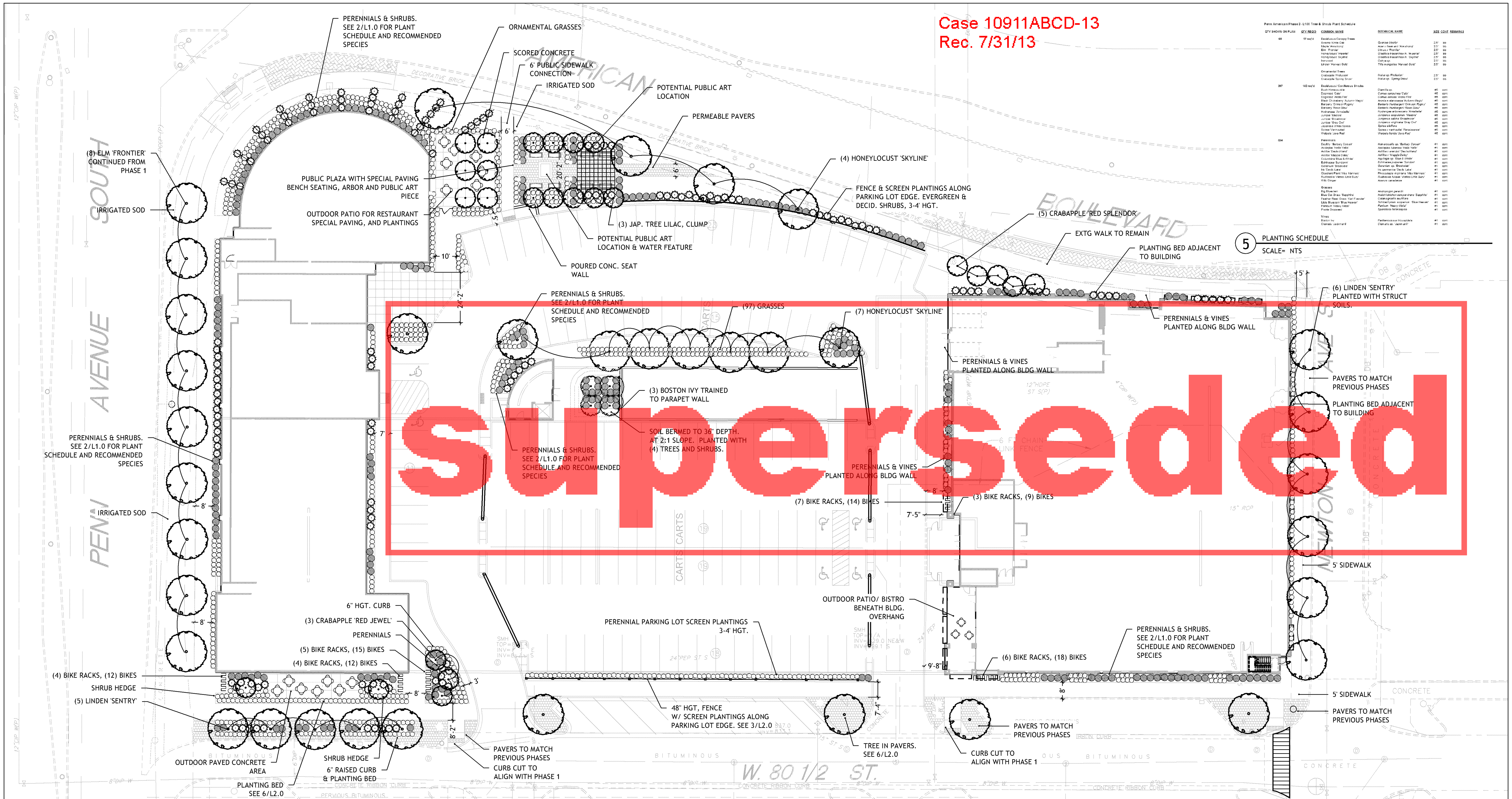

1 LANDSCAPE PLAN
SCALE= 1"= 20'-0"

Penn American Phase 2- L100 Tree & Shrub Plant Schedule

QTY SHOWN ON PLAN	QTY REQ'D	COMMON NAME	BOTANICAL NAME	SIZE	CONT	REMARKS
60	57 req'd	**Deciduous Canopy Trees**				
		Swamp White Oak	*Quercus bicolor*	2.5"	bb	
		Maple 'Armstrong'	*Acer x freemanii 'Armstrong'*	2.5"	bb	
		Elm 'Frontier'	*Ulmus x 'Frontier'*	2.5"	bb	
		Honeylocust 'Imperial'	*Gleditsia triacanthos in. 'Imperial'*	2.5"	bb	
		Honeylocust 'Skyline'	*Gleditsia triacanthos in. 'Skyline'*	2.5"	bb	
		Ironwood	*Ostrya sp.*	2.5"	bb	
		Linden 'Harvest Gold'	*Tilia mongolica 'Harvest Gold'*	2.5"	bb	
		Ornamental Trees				
		Crabapple 'Profusion'	*Malus sp. 'Profusion'*	2.5"	bb	
		Crabapple 'Spring Snow'	*Malus sp. 'Spring Snow'*	2.5"	bb	
397	142 req'd	**Deciduous / Coniferous Shrubs**				
		Bush Honeysuckle	*Diervilla sp.*	#5	cont	
		Dogwood 'Cato'	*Cornus sanguinea 'Cato'*	#5	cont	
		Dogwood 'Arctic Fire'	*Cornus sericea 'Arctic Fire'*	#5	cont	
		Black Chokeberry 'Autumn Magic'	*Aronia melanocarpa 'Autumn Magic'*	#5	cont	
		Barberry 'Crimson Pygmy'	*Berberis thunbergeri 'Crimson Pygmy'*	#5	cont	
		Barberry 'Rose Glow'	*Berberis thunbergerii 'Rose Glow'*	#5	cont	
		Hydrangea 'Annabelle'	*Hydrangea arborescens 'Annabelle'*	#5	cont	
		Juniper 'Medora'	*Juniperus scopulorum 'Medora'*	#5	cont	
		Juniper 'Broadmoor'	*Juniperus sabina 'Broadmoor'*	#5	cont	
		Juniper 'Grey Owl'	*Juniperus virginiana 'Grey Owl'*	#5	cont	
		Japanese White Spirea	*Spirea albiflora*	#5	cont	
		Spirea 'Vanhouttei'	*Spirea x vanhouttei 'Renaissance'*	#5	cont	
		Weigela 'Java Red'	*Weigela florida 'Java Red'*	#5	cont	
834		**Perennials**				
		Daylilly 'Barbary Corsair'	*Hemerocallis sp. 'Barbary Corsair'*	#1	cont	
		Asclepias 'Hello Yello'	*Asclepias tuberosa 'Hello Yello'*	#1	cont	
		Astilbe 'Deutschland'	*Astilbe x arendsii 'Deutschland'*	#1	cont	
		Astilbe 'Maggie Daley'	*Astilbe x 'Maggie Daley'*	#1	cont	
		Columbine 'Blue & White'	*Aquilegia sp. 'Blue & White'*	#1	cont	
		Echinacea 'Sundown'	*Echinacea purpurea 'Sundown'*	#1	cont	
		Geranium 'Brookside'	*Geranium sp. 'Brookside'*	#1	cont	
		Iris 'Devils Lake'	Iris germanica 'Devils Lake'	#1	cont	
		Obedient Plant 'Miss Manners'	*Physostegia virginiana 'Miss Manners'*	#1	cont	
		Rudbeckia 'Viettes Little Suzy'	*Rudbeckia fulgida 'Viettes Little Suzy'*	#1	cont	
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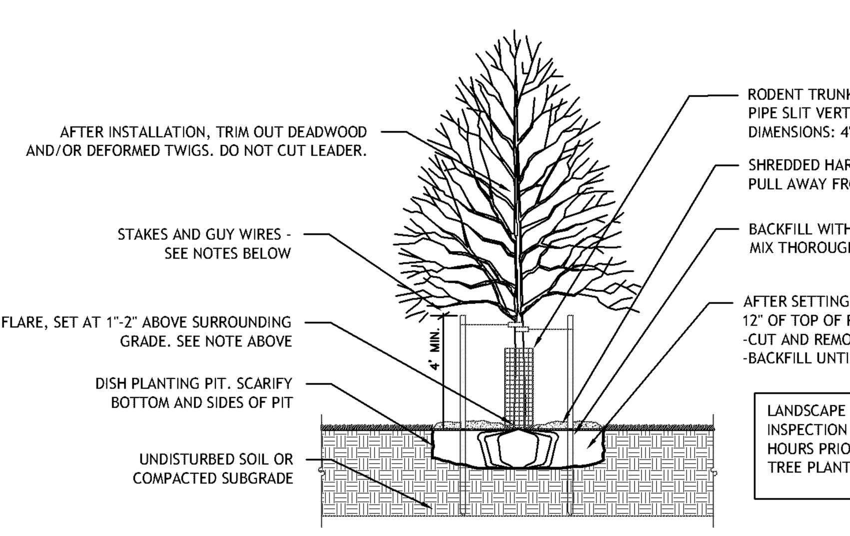

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120 DEG. 120 DEG. 120 DEG.
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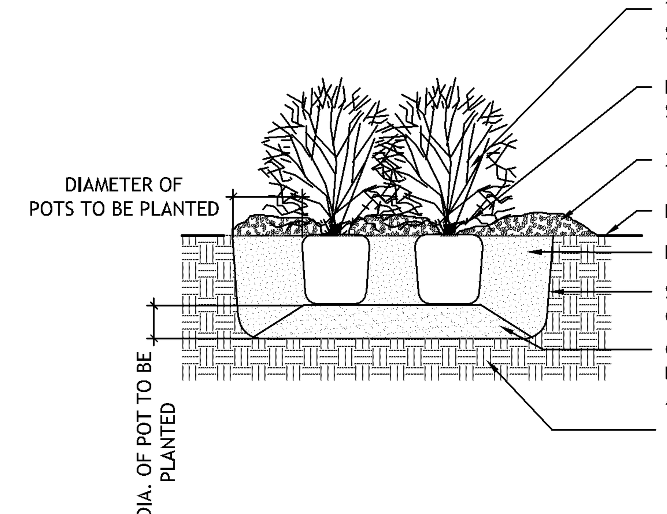
2 TREE PLANTING DETAILS
SCALE= 1"= 4'-0"



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7. The plan takes precedence over the planting notes and general notes.
The specifications take precedence over the planting notes and general notes.
8. Amend pH of bed with Iron Sulfate.
9. No substitutions of plant materials shall be accepted unless approved in writing by the landscape architect.
10. All planting stock shall conform to the 'American Standard for Nursery Stock' ANSI, latest edition, of the American Association of Nurserymen, Inc.
11. All plants shall be guaranteed for one year unless otherwise specified. The guarantee shall cover the full cost of replacement, including labor and plants.
12. Seasons/Time of Planting:
Deciduous potted plants: April 1- June 1 +/- Aug. 21- Nov. 1
Deciduous B&B: April 1 - June 1 +/- Aug.21- Nov. 1
Evergreen potted plants: April 1- May 15 +/- Aug. 21-Oct. 1
Evergreen B&B: April 1- May 15 +/- Aug. 21 - Sept. 15
Note: The Contractor may elect to plant in the off-seasons entirely at his/her risk.
13. Planting soil for tree and shrub pits: By volume, mix 1/2 native soils with 1/2 imported planting soils. See specs.
14. Planting soil for shrub and perennial beds. Thoroughly mixed in equal parts by volume-1/3 amended topsoil, 1/3 washed sand, 1/3 peat or organic compost. See specs.
15. Fracture all compacted soils. See Soil Decompaction Notes
16. Irrigation system, if specified, shall be fully operational and tested at the time of planting. During first season, contractor shall monitor moisture conditions and adjust irrigation as needed to avoid over and under watering of plant materials during establishment.
17. Mulch: Double shredded hardwood mulch- clean and free of noxious weeds, soil, and other deleterious material. Use for all tree plantings and over all planting beds for shrubs and perennials. Deliver mulch on planting day and mulch all material within 24 hours of installation. Use the following depths: 4 inches for trees, 3 inches for shrubs, 2 inches for perennials. PULL MULCH AWAY FROM THE TRUNKS AND STEMS OF ALL PLANT MATERIAL.
18. Maintenance shall begin immediately after each portion of the work is in place. Plant materials shall be protected and maintained until the installation of all plants is complete, inspection has been made and the planting accepted, exclusive of the guarantee. Maintenance shall include watering, cultivating, mulching, pruning and removal of dead material, and keeping the plants in a plumb position. After acceptance, the Owner shall assume maintenance responsibilities. The Contractor shall maintain all materials in a plumb position for the duration of the guarantee period.
19. The Contractor shall request in writing a final acceptance inspection.
20. Geotextile fabric shall not be used under mulch. Shrub and perennial bed shall have spaded edges unless plans indicate otherwise.

5 PLANTING NOTES
SCALE= 1"= 4'-0"

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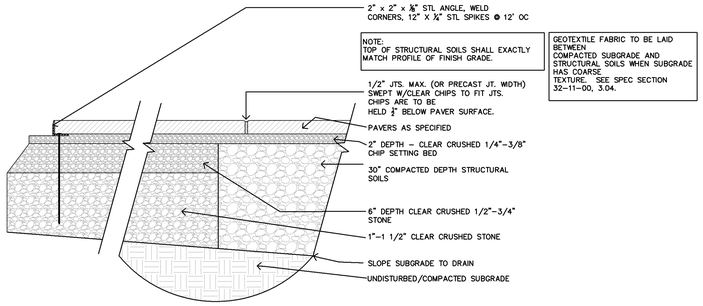

1 TYPICAL PAVER SECTION
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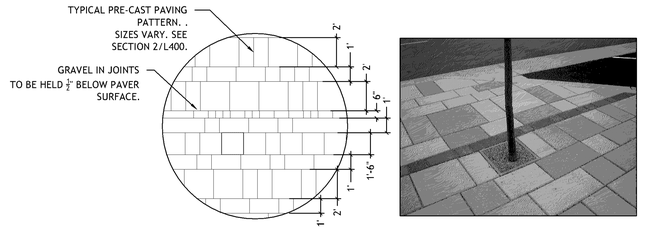

2 TYPICAL PAVER PLAN
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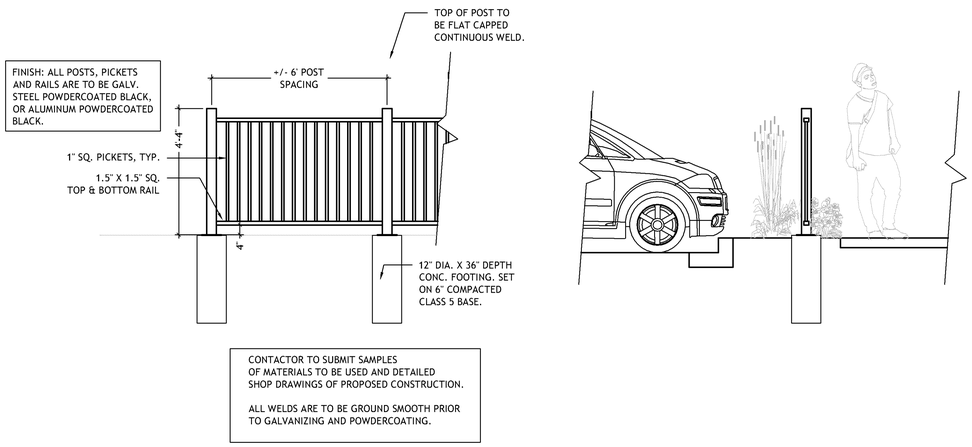

3 FENCE DETAIL
SCALE= 1"= 4'-0"

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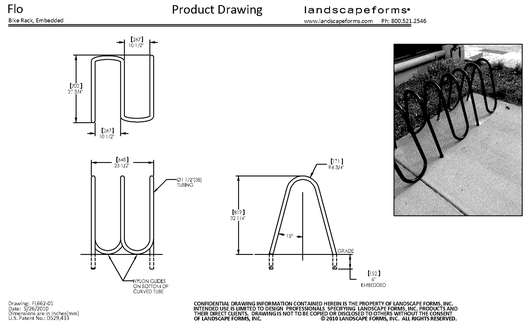

Drawing: FL662-01
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Dimensions are in inches[mm]
U.S. Patent No.: D529,433

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4 BIKE RACK DETAIL
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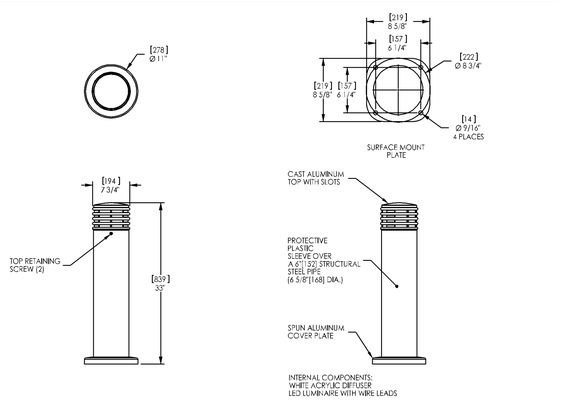

Drawing: AN449-04
Date: 5/13/2010
Dimensions are in Inches[mm]

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5 BOLLARD DETAIL
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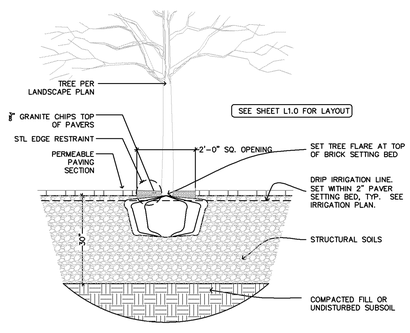

6 BOLLARD DETAIL
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Case #10911ABCDE-13
Penn American Phase 2

Penn American Phase 2- L100 Tree & Shrub Plant Schedule

QTY SHOWN ON PLAN	QTY REQ'D	COMMON NAME	BOTANICAL NAME	SIZE	CONT	REMARKS
33	57 req'd	**Deciduous Canopy Trees**				
		Swamp White Oak	*Quercus bicolor*	2.5"	bb	
		Maple 'Armstrong'	*Acer x freemanii 'Armstrong'*	2.5"	bb	
		Elm 'Frontier'	*Ulmus x 'Frontier'*	2.5"	bb	
		Honeylocust 'Imperial'	*Gleditsia triacanthos in. 'Imperial'*	2.5"	bb	
		Honeylocust 'Skyline'	*Gleditsia triacanthos in. 'Skyline'*	2.5"	bb	
		Ironwood	*Ostrya sp.*	2.5"	bb	
		Linden 'Harvest Gold'	*Tilia mongolica 'Harvest Gold'*	2.5"	bb	
27		**Ornamental Trees**				
		Crabapple 'Profusion'	*Malus sp.'Profusion'*	2.5"	bb	
		Crabapple 'Spring Snow'	*Malus sp. 'Spring Snow'*	2.5"	bb	
		Japanese Tree Lilac	*Syringa reticulata*	2.5"	bb	
		Hawthorn	*Crataegus crus galli inermis*	2.5"	bb	
381	142 req'd	**Deciduous / Coniferous Shrubs**				
		Bush Honeysuckle	*Diervilla sp.*	#5	cont	
		Dogwood 'Cato'	*Cornus sanguinea 'Cato'*	#5	cont	
		Dogwood 'Arctic Fire'	*Cornus sericea 'Arctic Fire'*	#5	cont	
		Black Chokeberry 'Autumn Magic'	*Aronia melanocarpa 'Autumn Magic'*	#5	cont	
		Barberry 'Crimson Pygmy'	*Berberis thunbergerii 'Crimson Pygmy'*	#5	cont	
		Barberry 'Rose Glow'	*Berberis thunbergerii 'Rose Glow'*	#5	cont	
		Hydrangea 'Annabelle'	*Hydrangea arborescens 'Annabelle'*	#5	cont	
		Juniper 'Medora'	*Juniperus scopulorum 'Medora'*	#5	cont	
		Juniper 'Broadmoor'	*Juniperus sabina 'Broadmoor'*	#5	cont	
		Juniper 'Grey Owl'	*Juniperus virginiana 'Grey Owl'*	#5	cont	
		Japanese White Spirea	*Spirea alboflora*	#5	cont	
		Spirea 'Vanhouttei'	*Spirea x vanhouttei 'Renaissance'*	#5	cont	
		Weigela 'Java Red'	*Weigela florida 'Java Red'*	#5	cont	
995		**Perennials**				
		Daylilly 'Barbary Corsair'	*Hemerocallis sp. 'Barbary Corsair'*	#1	cont	
		Asclepias 'Hello Yello'	*Asclepias tuberosa 'Hello Yello'*	#1	cont	
		Astilbe 'Deutschland'	*Astilbe x arendsii 'Deutschland'*	#1	cont	
		Astilbe 'Maggie Daley'	*Astilbe x 'Maggie Daley'*	#1	cont	
		Columbine 'Blue & White'	*Aquilegia sp. 'Blue & White'*	#1	cont	
		Echinacea 'Sundown'	*Echinacea purpurea 'Sundown'*	#1	cont	
		Geranium 'Brookside'	*Geranium sp. 'Brookside'*	#1	cont	
		Iris 'Devils Lake'	*Iris germanica 'Devils Lake'*	#1	cont	
		Obedient Plant 'Miss Manners'	*Physostegia virginiana 'Miss Manners'*	#1	cont	
		Rudbeckia 'Viettes Little Suzy'	*Rudbeckia fulgida 'Viettes Little Suzy'*	#1	cont	
		Wild Ginger	*Asarum canadense*	#1	cont	
		Grasses				
		Big Bluestem	*Andropogon gerardii*	#1	cont	
		Blue Oat Grass 'Sapphire'	*Helichtotrichon sempervirens 'Sapphire'*	#1	cont	
		Feather Reed Grass 'Karl Foerster'	*Calamagrostis acutiflora*	#1	cont	
		Little Bluestem 'Blue Heaven'	*Schizachyrium scoparium 'Blue Heaven'*	#1	cont	
		Panicum 'Heavy Metal'	*Panicum 'Heavy Metal'*	#1	cont	
		Prairie Dropseed	*Sporobolis heterolepsis*	#1	cont	
		Vines				
		Boston Ivy	*Parthenocissus tricuspidata*	#1	cont	
		Clematis 'Jackmanii'	*Clematis sp. 'Jackmanii'*	#1	cont	

1 PLANT SCHEDULE
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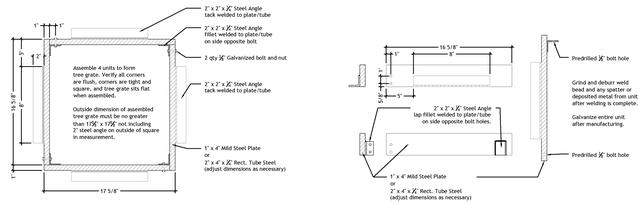

4 TREE GRATE/ PAVER EDGE RESTRAINT DETAIL
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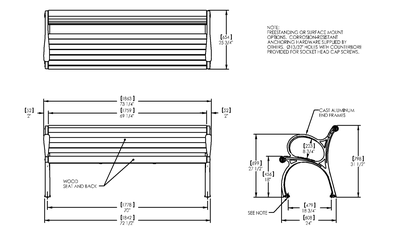

Drawing: PL271-03
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Dimensions are in inches[mm]
U.S. Patent No. D615,341

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2 PLAINWELL BENCH DETAIL
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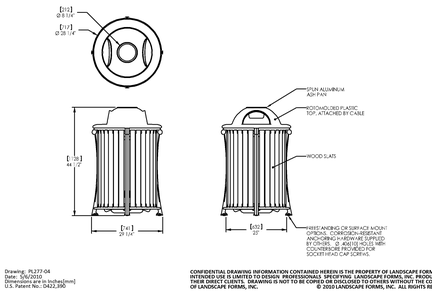

Drawing: PL377-04
Date: 5/6/2010
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U.S. Patent No.: D422,390

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3 PLAINWELL TRASH RECEPT.
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SCALE= 1"= 4'-0"

6 NOT USED
SCALE= 1"= 4'-0"

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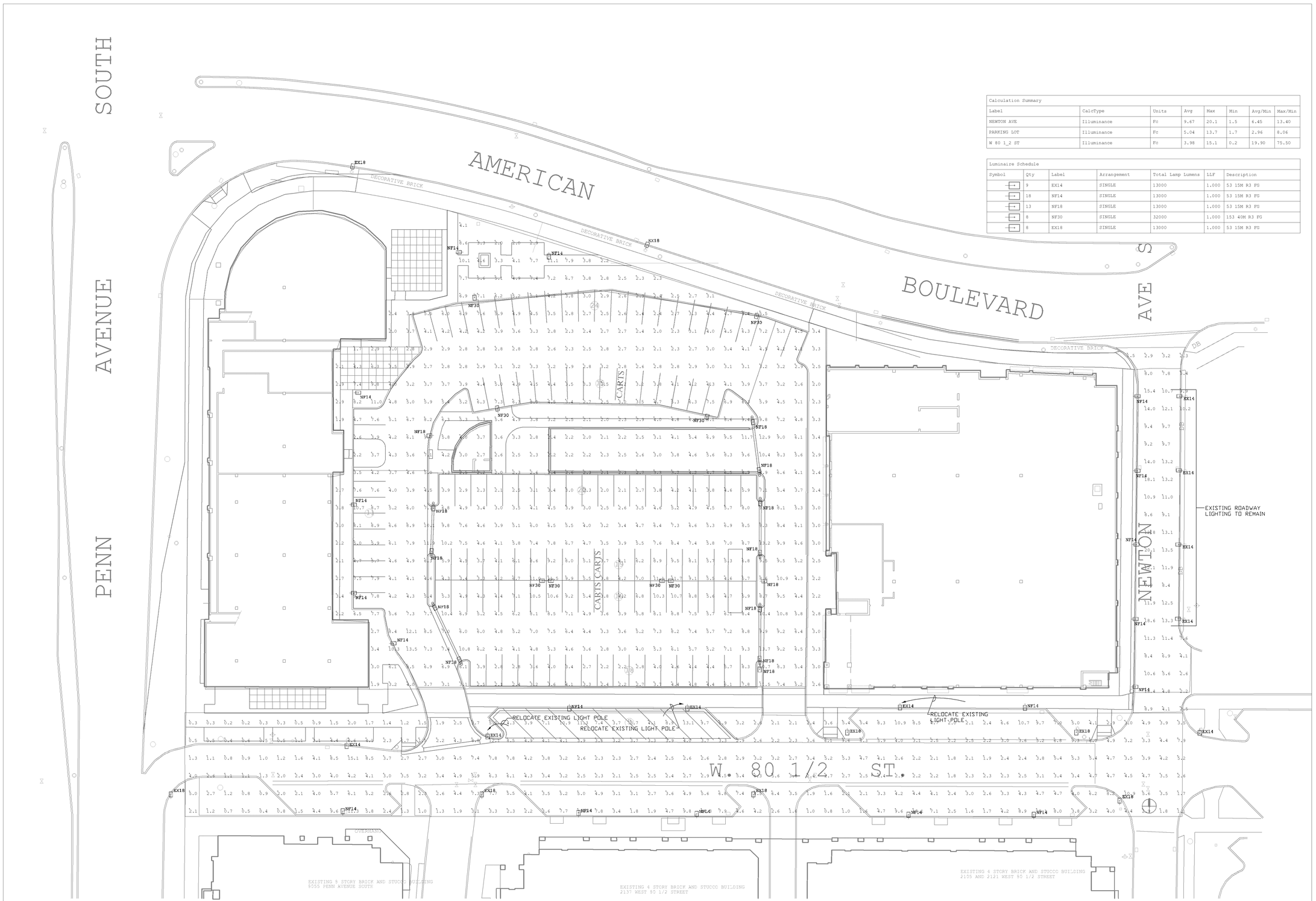

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Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NEWTON AVE	Illuminance	Fc	9.67	20.1	1.5	6.45	13.40
PARKING LOT	Illuminance	Fc	5.04	13.7	1.7	2.96	8.06
W 80 1_2 ST	Illuminance	Fc	3.98	15.1	0.2	19.90	75.50

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	9	EX14	SINGLE	13000	1.000	53 15M R3 FG
	18	NF14	SINGLE	13000	1.000	53 15M R3 FG
	13	NF18	SINGLE	13000	1.000	53 15M R3 FG
	8	NF30	SINGLE	32000	1.000	153 40M R3 FG
	8	EX18	SINGLE	13000	1.000	53 15M R3 FG

GENERAL NOTES:

A. FIXTURE TYPES TYPES STARTING WITH "EX" ARE EXISTING LIGHT FIXTURES.

B. FIXTURE TYPES STARTING WITH "NF" ARE NEW LIGHT FIXTURES.

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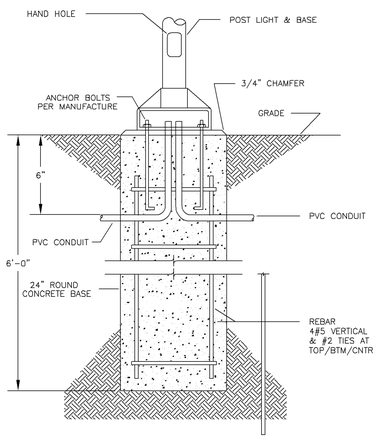

1 / E2 WALKWAY POLE BASE DETAIL
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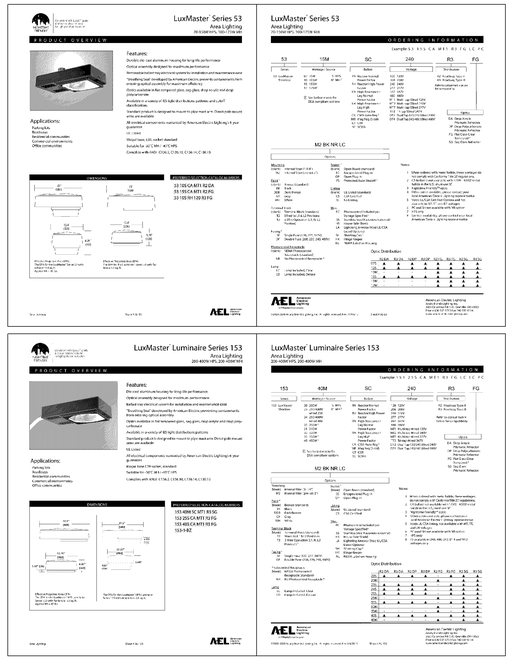

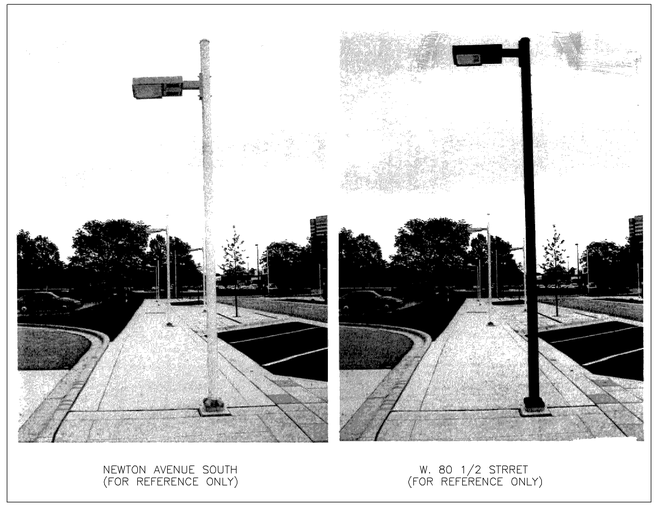

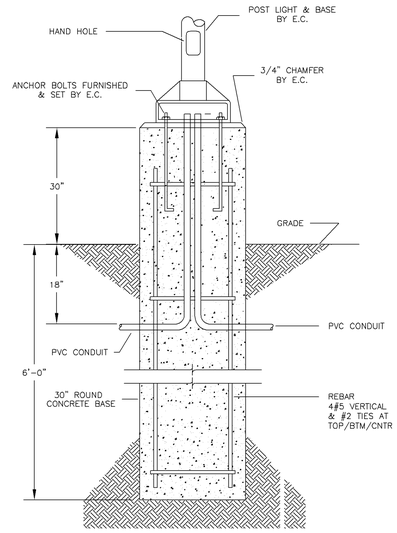

2 / E2 PARKING LOT POLE BASE DETAIL
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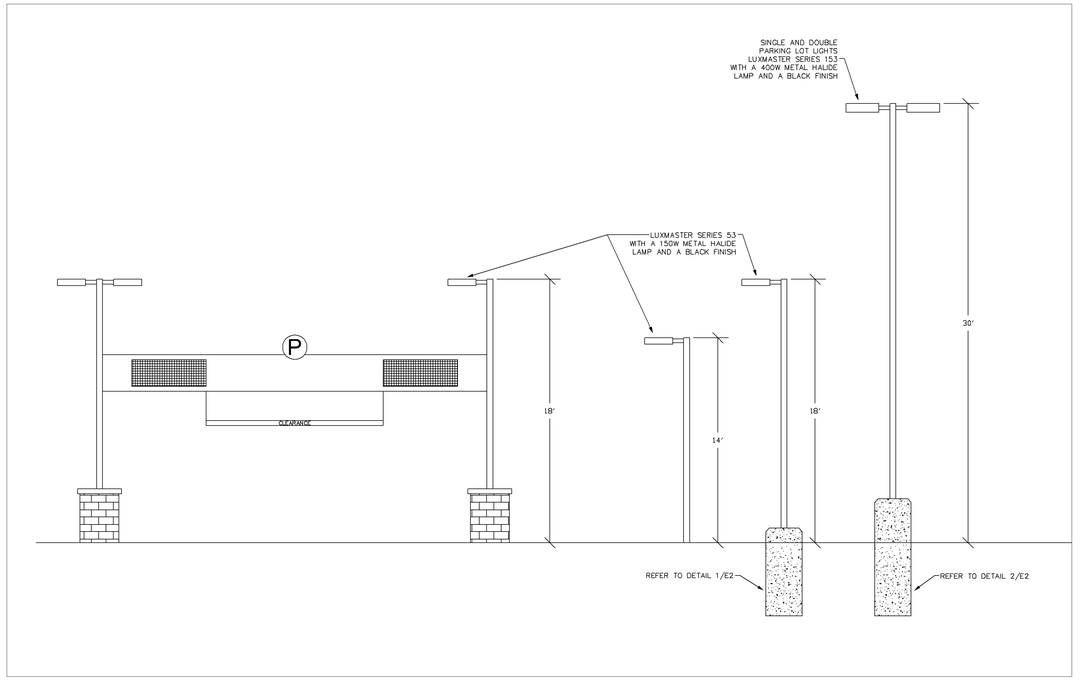

3 / E2 EXTERIOR POLE MOUNTED LIGHT FIXTURES
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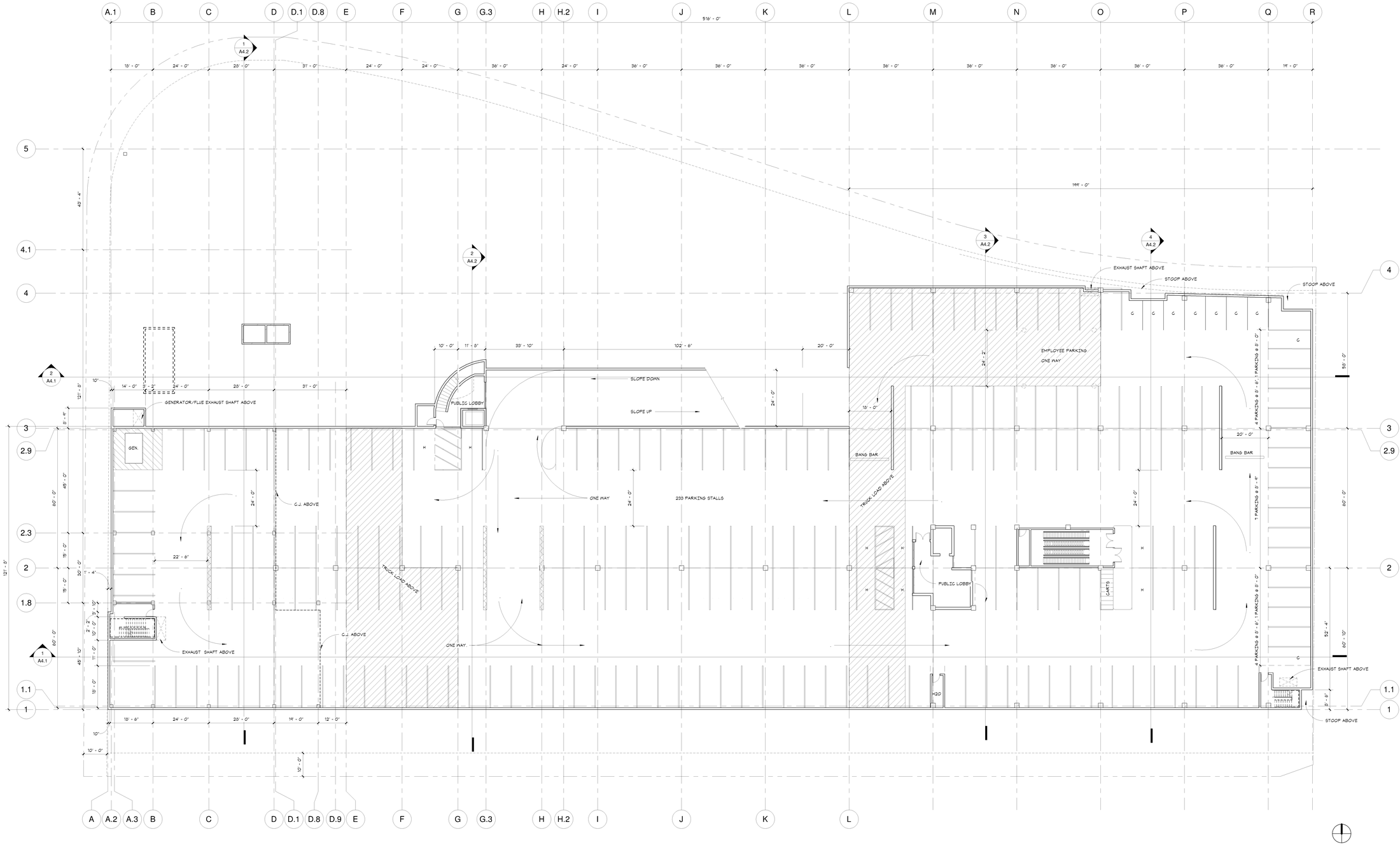

1 A1.0 **GARAGE LEVEL**
1/16" = 1'-0"

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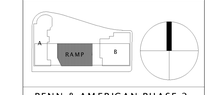

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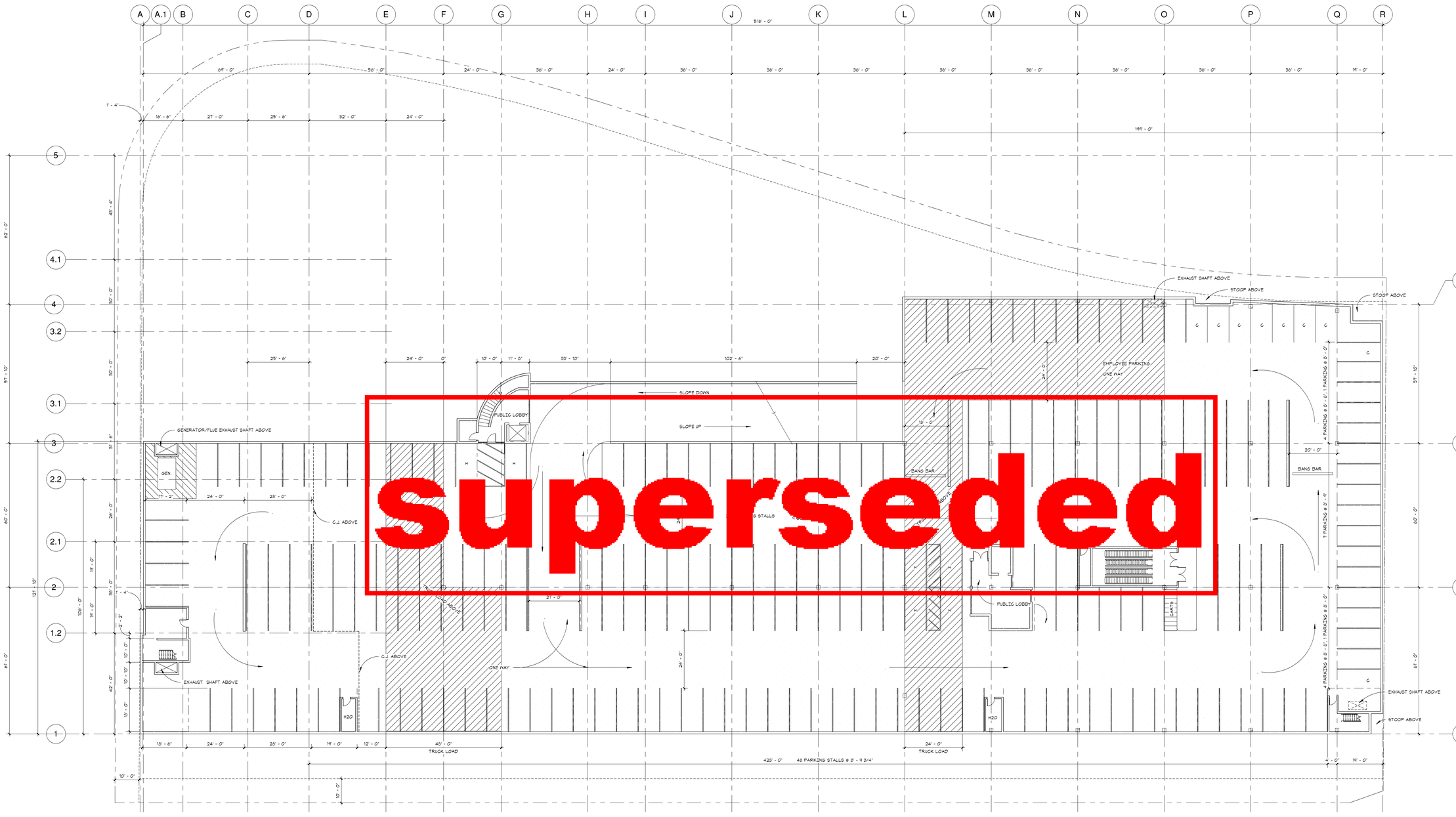
Penn American Phase 2



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1 / A1 **GARAGE LEVEL**
1/16" = 1'-0"

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PRICING PLANS

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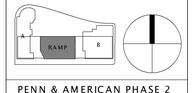
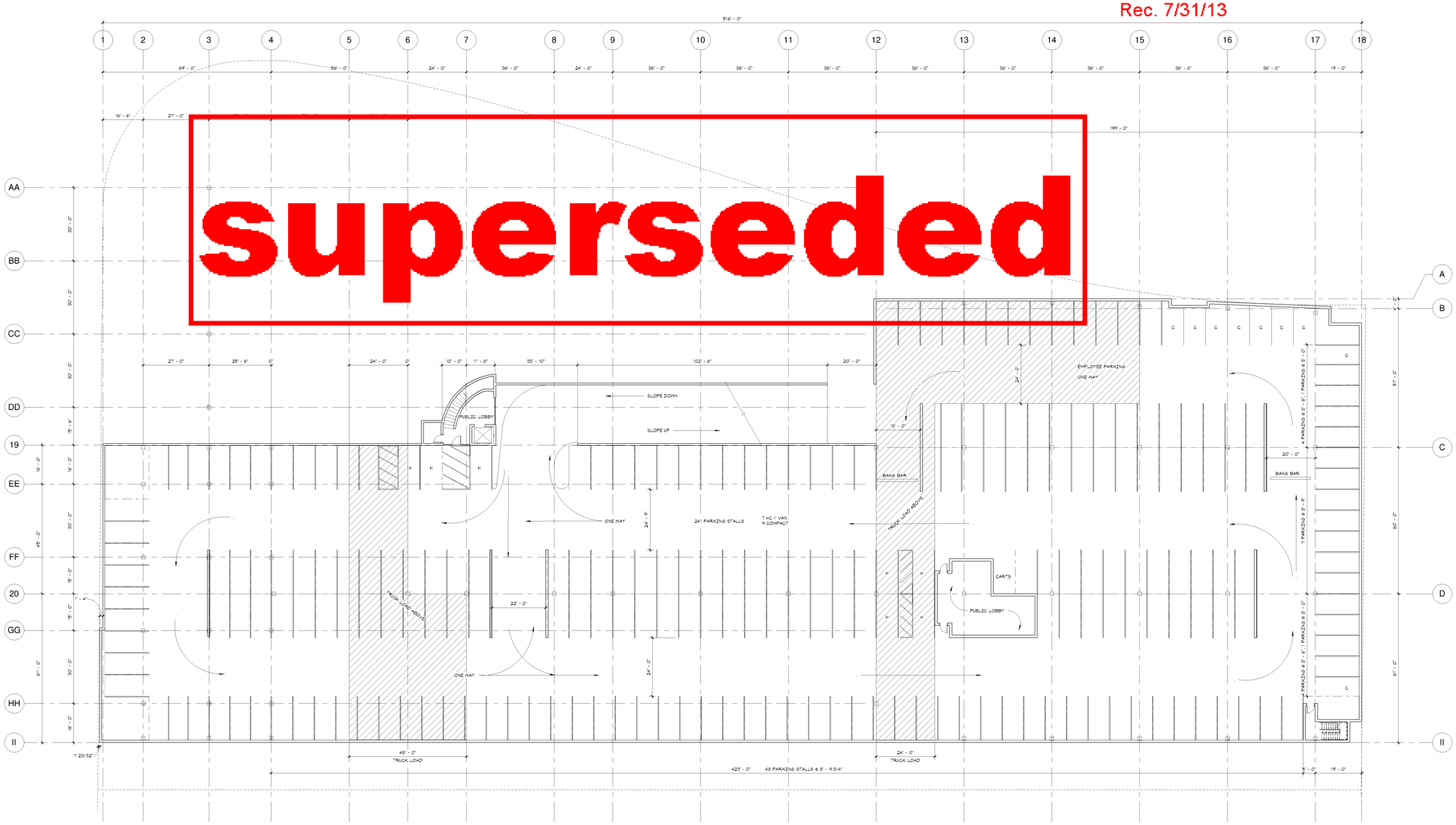


PENN & AMERICAN PHASE 2

ARCHITECTURAL – LEVEL PARKING

A1

Case 10911ABCD-13
Rec. 7/31/13



1 / A1 **GARAGE LEVEL**
1/16" = 1'-0"

7/31/2013 12:02:58 PM

PENN & AMERICAN
PHASE 2
Bloomington, MN

UNITED PROPERTIES

KAEDING
DEVELOPMENT, LLC
HOTEL DEVELOPER

Kimley-Horn
and Associates, Inc.

CITY OF
BLOOMINGTON
MINNESOTA

BOB CLOSE STUDIO, LLC

TUSHIE
MONTGOMERY
ARCHITECTS

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JULY 31, 2013
FINAL
DEVELOPMENT
PLAN

ORIGINAL ISSUE: 07/31/2013

REVISIONS

No.	Description	Date

212805
PROJECT NUMBER

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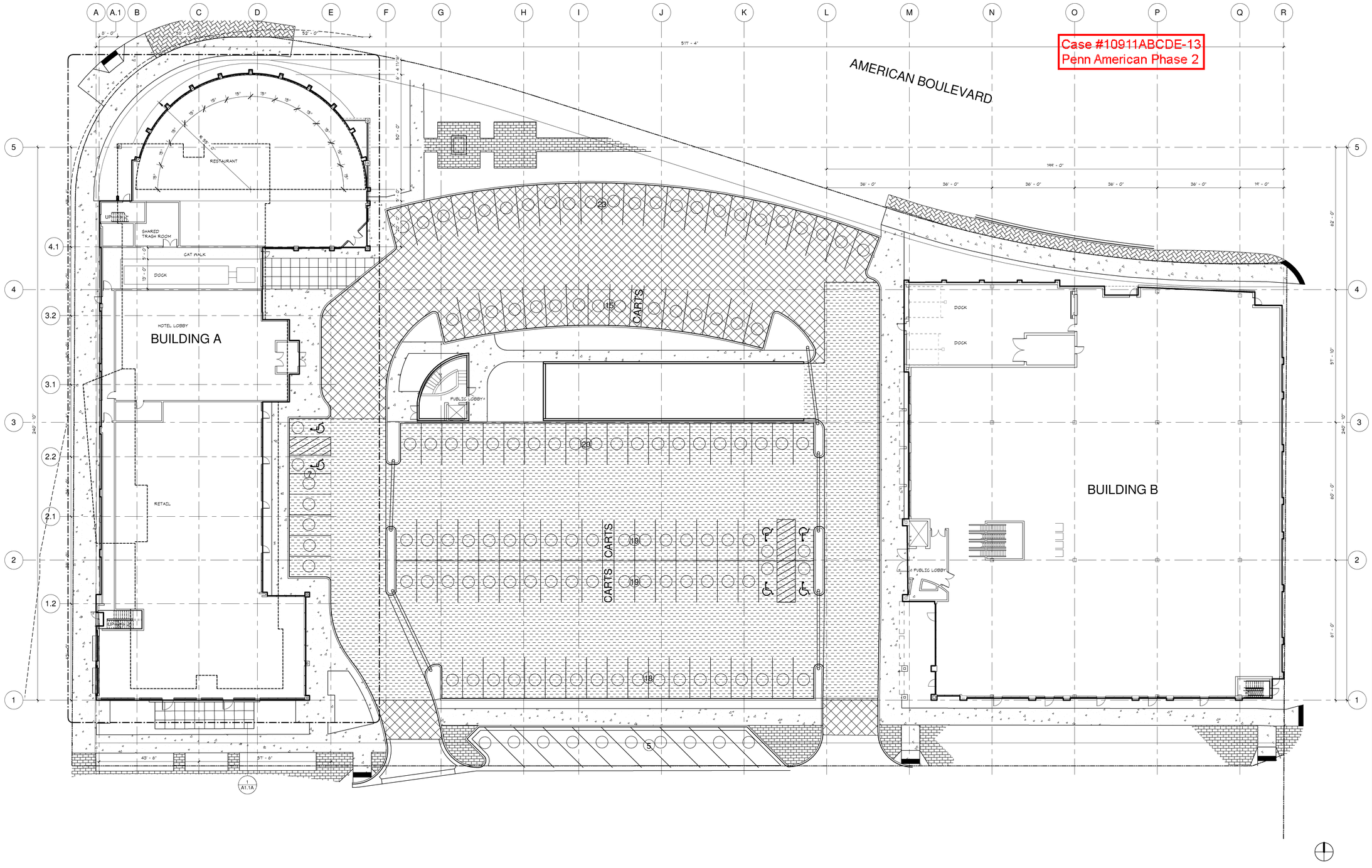
PENN & AMERICAN PHASE 2

ARCHITECTURAL – LEVEL PARKING

A1



1 A2 **OVERALL SITE PLAN**
1/16" = 1'-0"

8/27/2013 2:07:54 PM

PENN & AMERICAN PHASE 2
8001 Penn Ave S
Bloomington, MN

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AUGUST 28TH PRICING PLANS

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REVISIONS

No.	Description	Date

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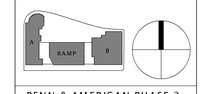
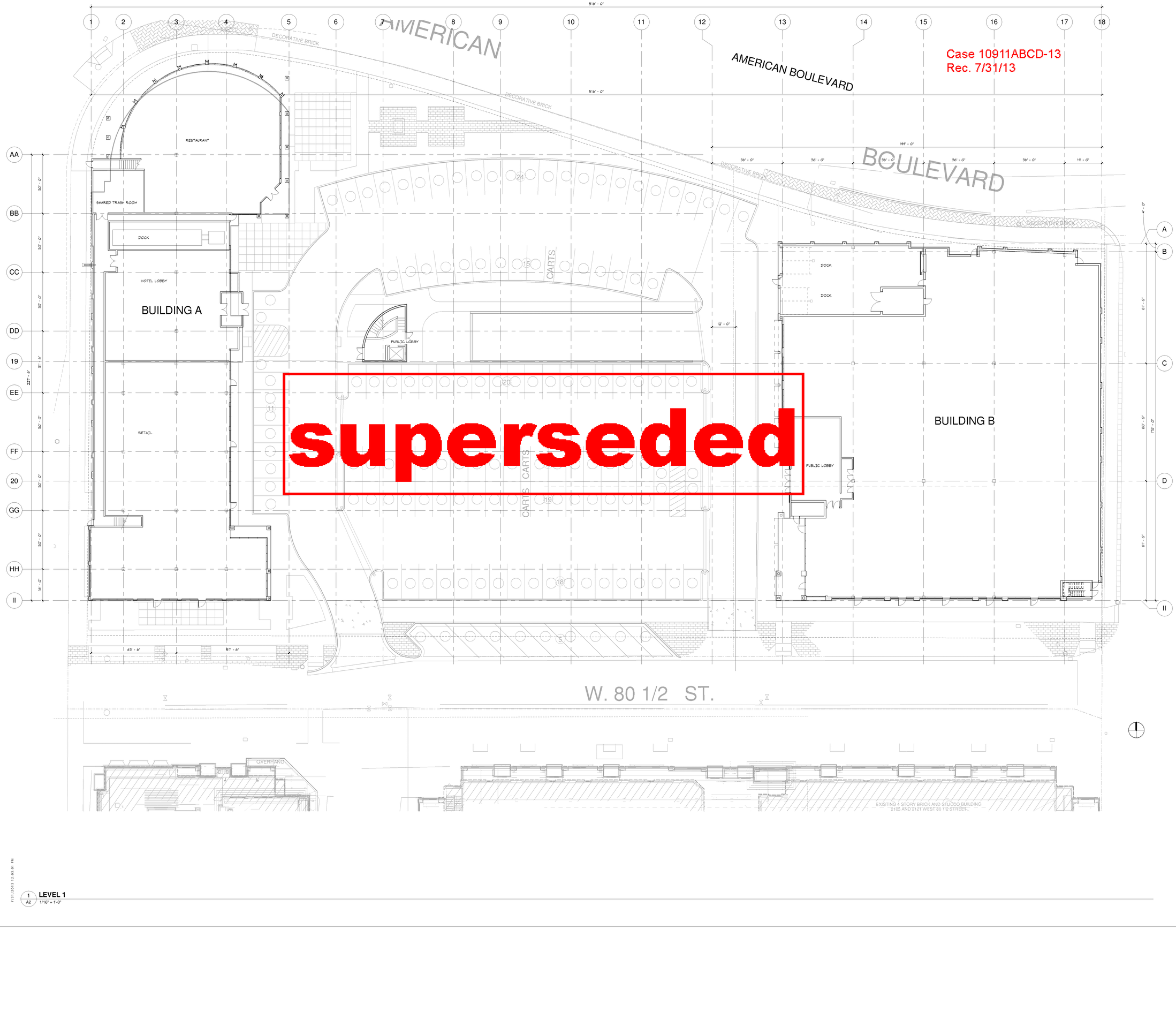


PENN & AMERICAN PHASE 2

ARCHITECTURAL - LEVEL 1

A2



Case 10911ABCD-13
Rec. 7/31/13

superseded

1 / A2 **LEVEL 1**
1/16" = 1'-0"

7/31/2013 12:03:01 PM

PENN & AMERICAN
PHASE 2
Bloomington, MN

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ORIGINAL ISSUE: 07/31/2013

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No.	Description	Date

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PROJECT NUMBER

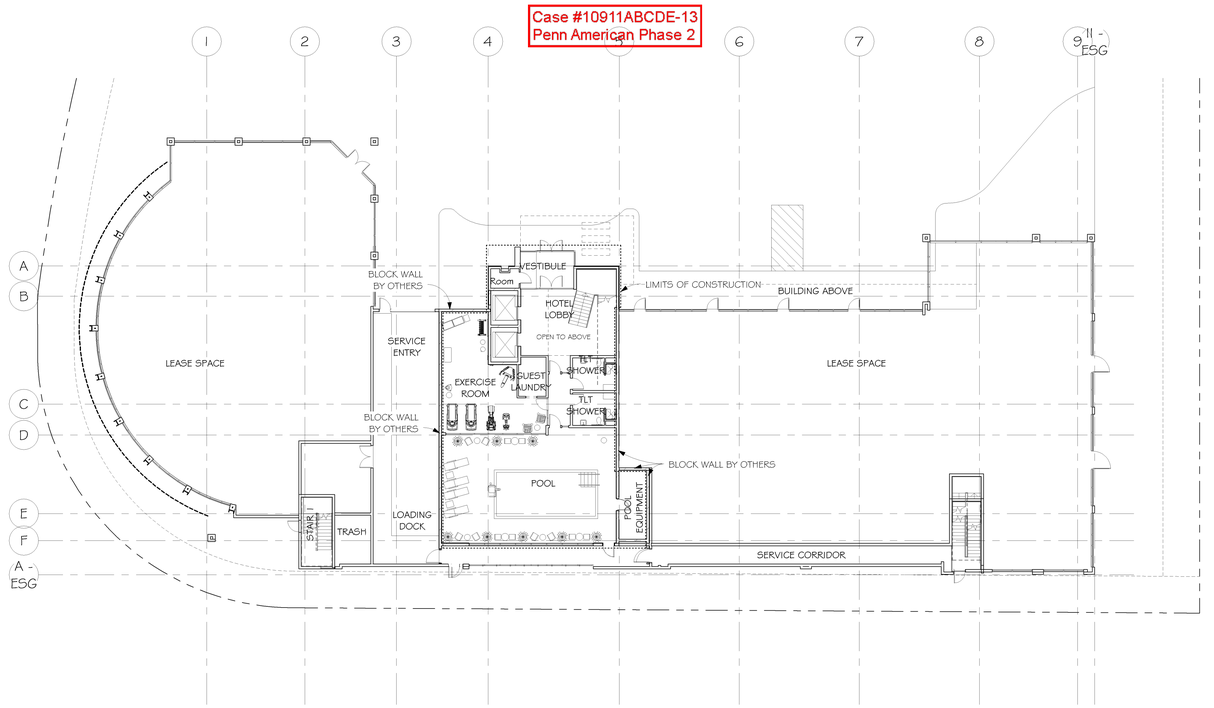
YYM DRAWN BY DS CHECKED BY

PENN & AMERICAN PHASE 2

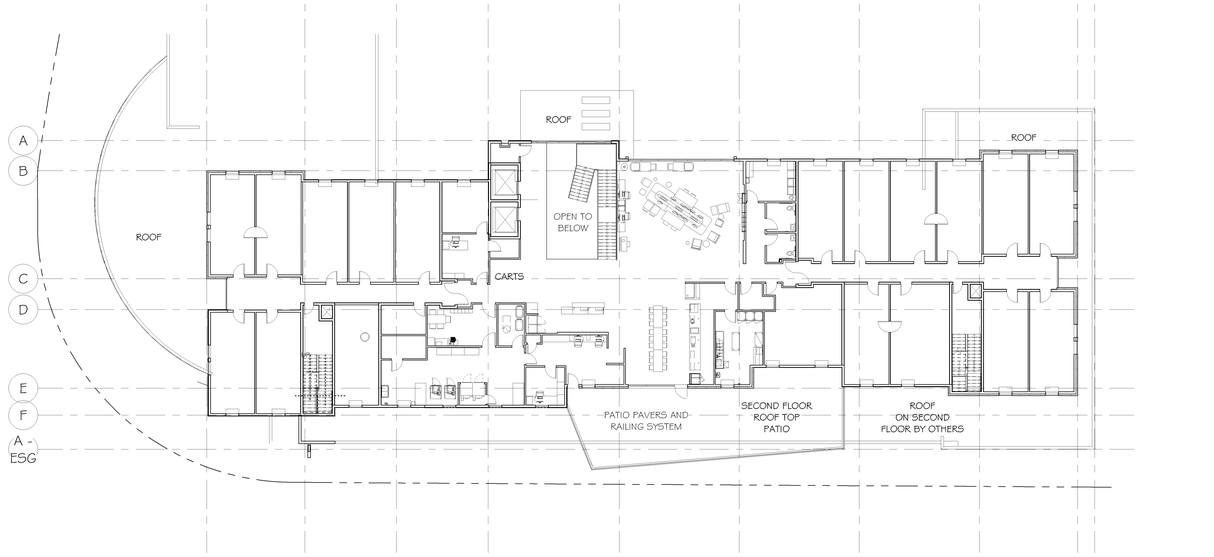
ARCHITECTURAL – LEVEL 1 PLAN

A2

Case #10911ABCDE-13
Penn American Phase 2



1 1ST FLOOR PLAN
SCALE 1/16" = 1'-0"



2 2ND FLOOR PLAN
SCALE 1/16" = 1'-0"

8/27/2013 10:10:08 AM

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Bloomington, MN

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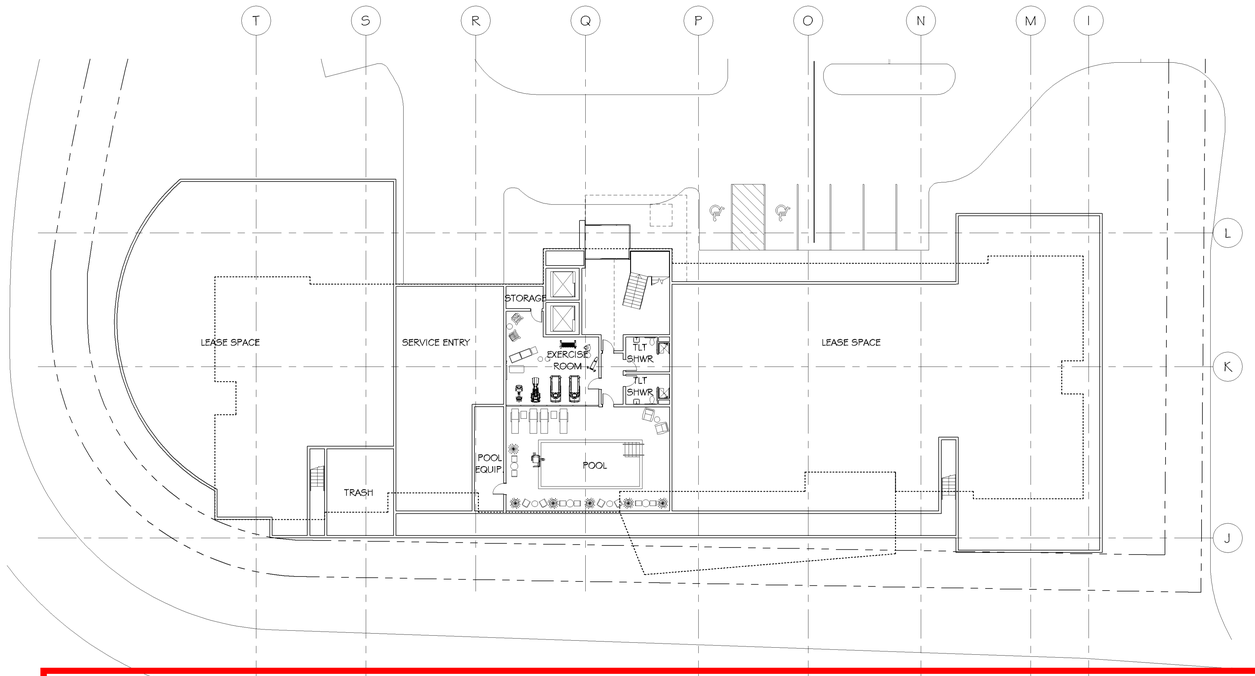
HOTEL – BLOOMINGTON – PENN / AMERICAN

1ST AND 2ND FLOOR PLANS

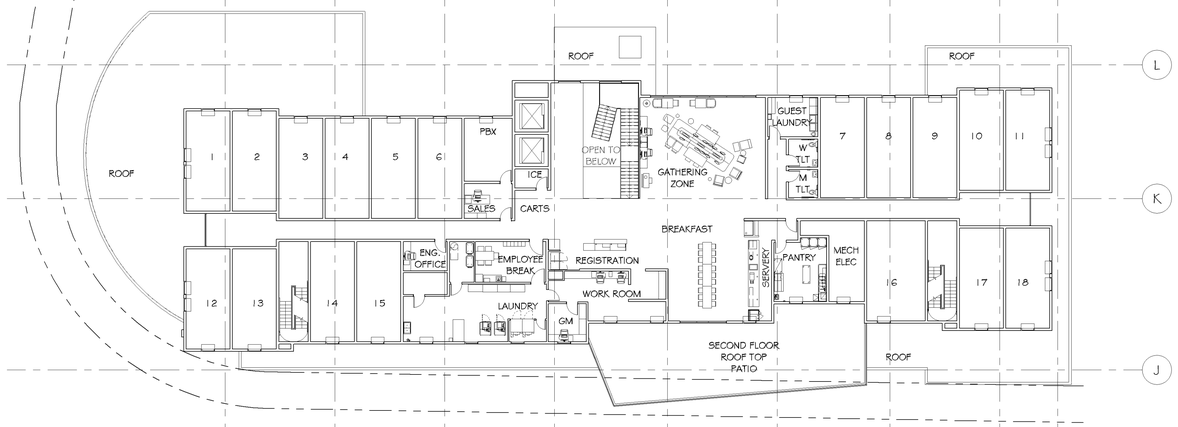
A3

Case 10911ABCD-13
Rec. 7/31/13



1 1ST FLOOR PLAN
SCALE 1/16" = 1'-0"

superseded



2 2ND FLOOR PLAN
SCALE 1/16" = 1'-0"

7/31/2013 10:09:54 AM

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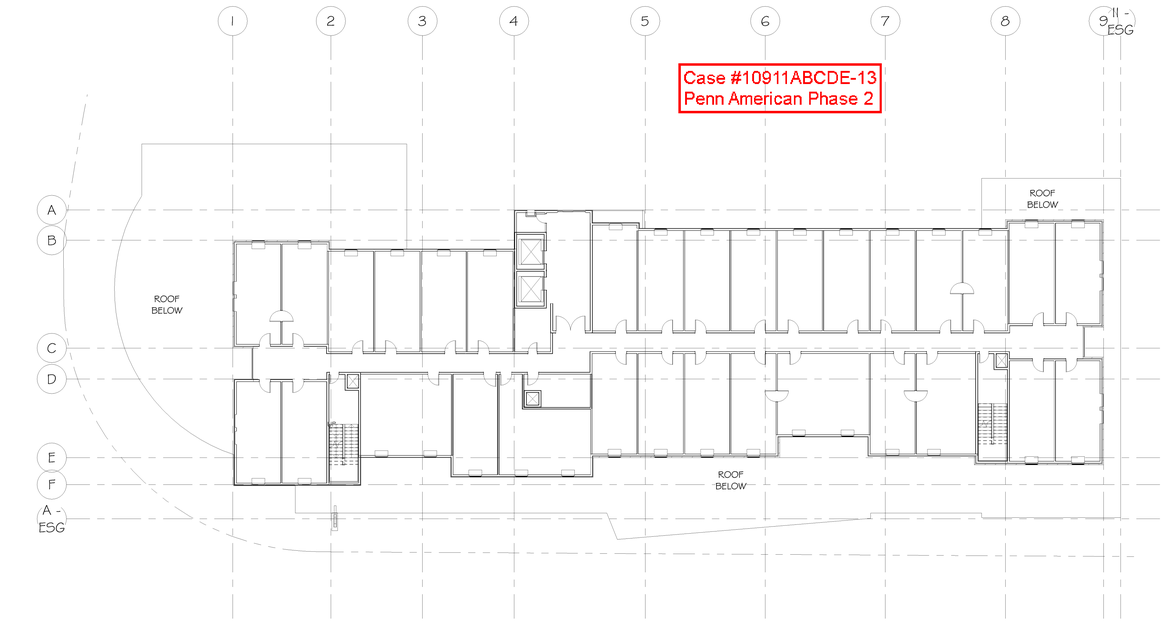
HOTEL – BLOOMINGTON – PENN / AMERICAN

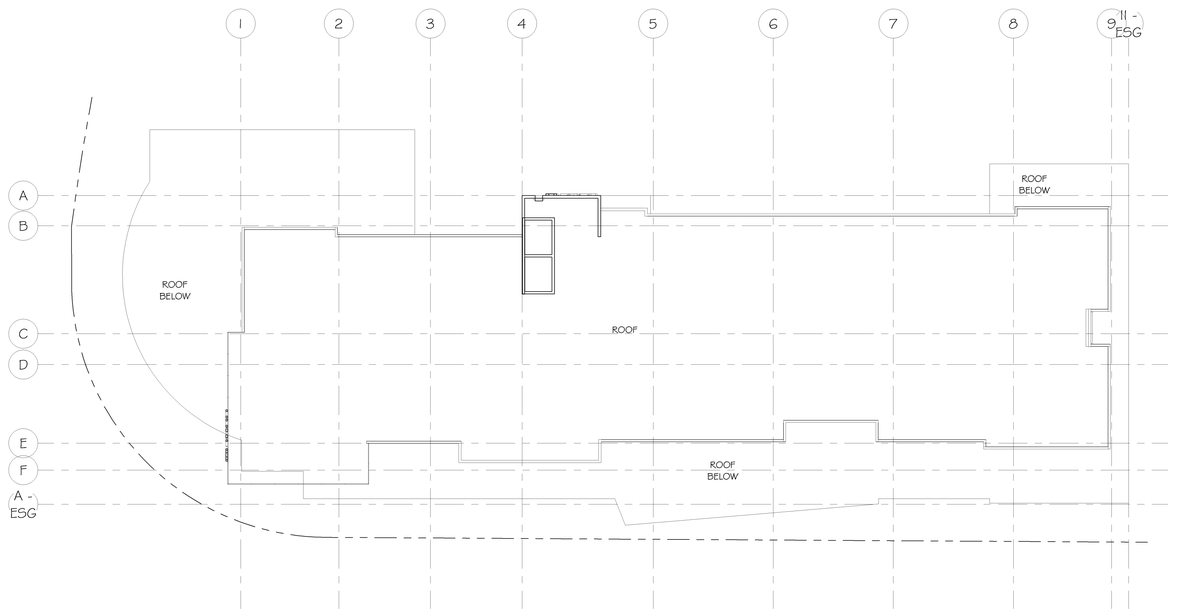
1ST AND 2ND FLOOR PLANS

A3



1 TYP. 3RD - 5TH FLOOR PLAN

SCALE 1/16" = 1'-0"



2 ROOF PLAN

SCALE 1/16" = 1'-0"

8/27/2013 10:10:19 AM

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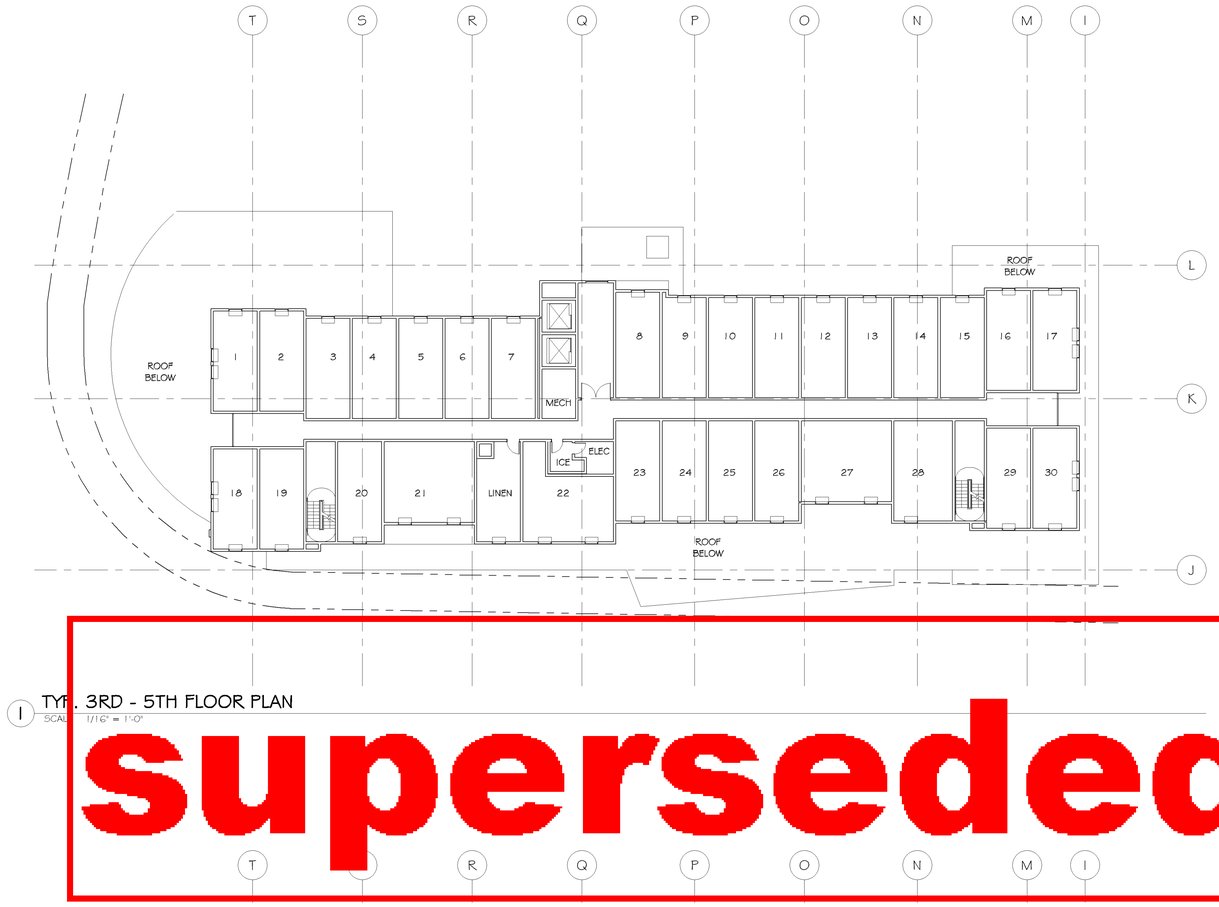
TYP. UPPER FLOORS AND ROOF PLANS

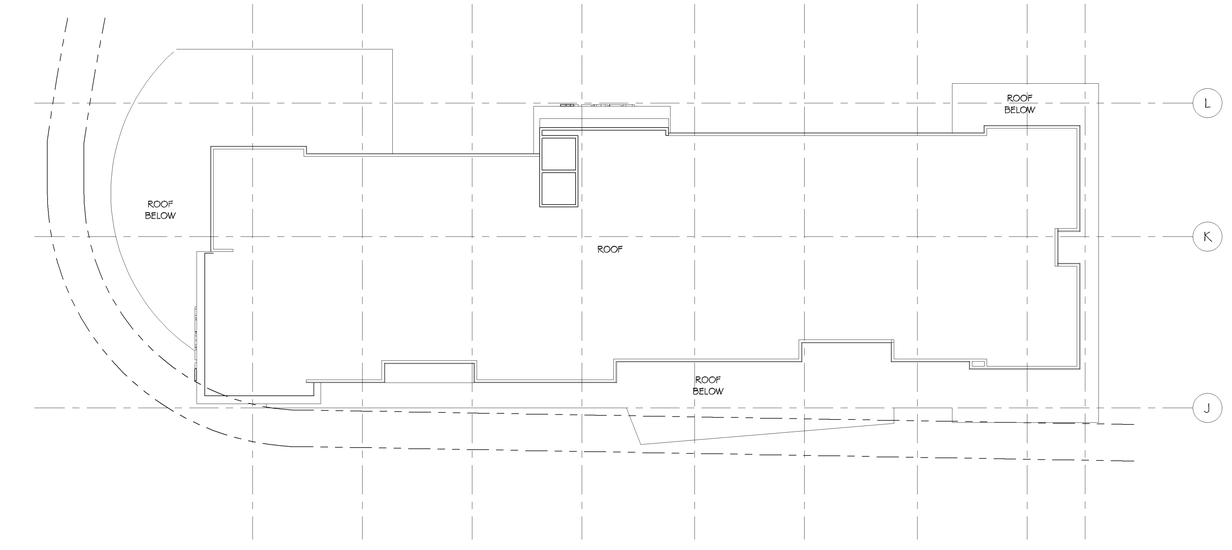
A4

Case 10911ABCD-13
Rec. 7/31/13



1 TYP. 3RD - 5TH FLOOR PLAN
SCALE 1/16" = 1'-0"

superseded



2 ROOF PLAN
SCALE 1/16" = 1'-0"

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HOTEL – BLOOMINGTON – PENN / AMERICAN

TYP. UPPER FLOORS AND ROOF PLANS

A4

7/31/2013 9:05:54 AM

Case #10911ABCDE-13
Penn American Phase 2

EXTERIOR FINISH LEGEND	
Key Value	Keynote Text
1	ARRISCRAFT
2A	BROWN BRICK
2B	HERRING BONE BRICK
3A	BROWN STUCCO
3B	BUFF STUCCO
4	BATTEN SIDING
5	STANDING SEAM ROOF
6	ALUMINUM CANOPY
7	GLASS
8	SIGN FRAME
9	STANDING SEAM AWNING
10	LAP SIDING

4 A5 **ELEVATION - BUILDING A - WEST**
1/8" = 1'-0"

5 A5 **ELEVATION - BUILDING A - EAST**
1/8" = 1'-0"

8.27.2013 10:27:28 AM

PENN & AMERICAN PHASE 2
8001 Penn Ave S
Bloomington, MN

UNITED PROPERTIES

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HOTEL DEVELOPER

Kimley-Horn and Associates, Inc.

CITY OF BLOOMINGTON MINNESOTA

ROB CLOSE STUDIO, LLC

TUSHIE MONTGOMERY ARCHITECTS

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AUGUST 28TH
PRICING PLANS

ORIGINAL ISSUE: 12/08/05

REVISIONS

No.	Description	Date

212805
PROJECT NUMBER

Author DRAWN BY Checker CHECKED BY

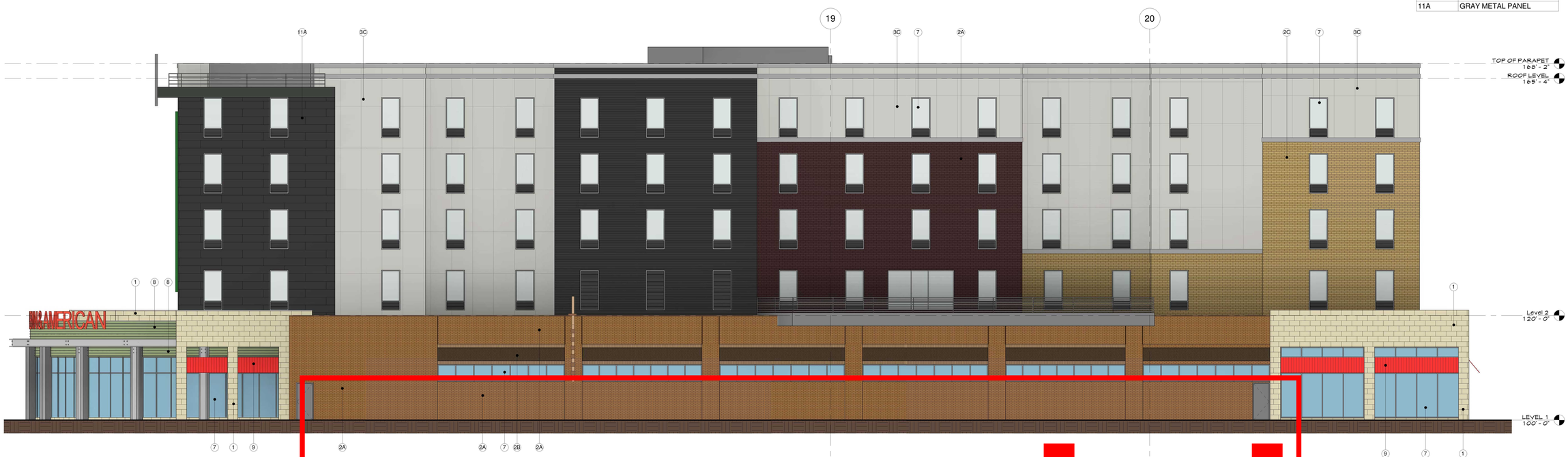
PENN & AMERICAN PHASE 2

ARCHITECTURAL – BUILDING A ELEVATIONS

A5

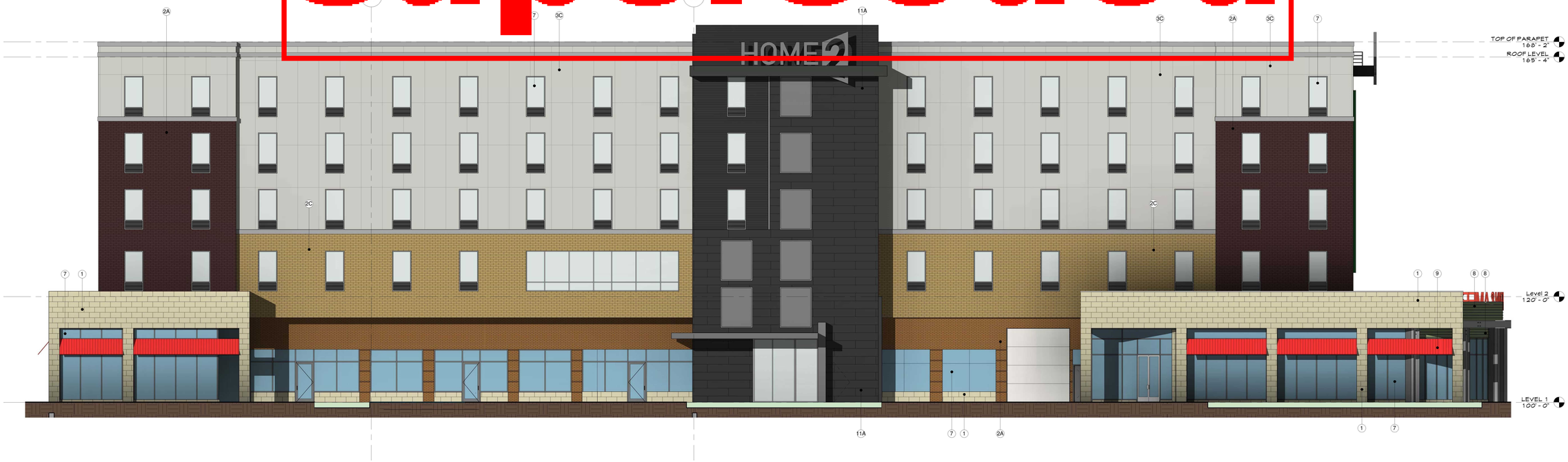
Case 10911ABCD-13
Rec. 7/31/13

EXTERIOR FINISH LEGEND	
Key Value	Keynote Text
1	ARRISCRAFT
2A	BROWN BRICK
2B	HERRING BONE BRICK
2C	BUFF BRICK
3A	BROWN STUCCO
3B	BUFF STUCCO
3C	GRAY STUCCO
4	BATTEN SIDING
5	STANDING SEAM ROOF
6	ALUMINUM CANOPY
7	GLASS
8	SIGN FRAME
9	STANDING SEAM AWNING
10	LAP SIDING
11A	GRAY METAL PANEL



4 A5 ELEVATION - BUILDING A - WEST
1/8" = 1'-0"

superseded



5 A5 ELEVATION - BUILDING A - EAST
1/8" = 1'-0"

7/31/2013 8:55:42 AM

PENN & AMERICAN
PHASE 2
Bloomington, MN

UNITED PROPERTIES

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HOTEL DEVELOPER

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ROB CLOSE STUDIO, LLC

TUSHIE MONTGOMERY ARCHITECTS

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ORIGINAL ISSUE: 12/08/05

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No.	Description	Date

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PENN & AMERICAN PHASE 2

ARCHITECTURAL –
BUILDING A ELEVATIONS

A5

Case #10911ABCDE-13
Penn American Phase 2

2 A6 **ELEVATION - BUILDING A - NORTH**
1/8" = 1'-0"

1 A6 **ELEVATION - BUILDING A - SOUTH**
1/8" = 1'-0"

8/27/2013 10:28:13 AM

EXTERIOR FINISH LEGEND	
Key Value	Keynote Text
1	ARRISCRAFT
2A	BROWN BRICK
2B	HERRING BONE BRICK
3A	BROWN STUCCO
3B	BUFF STUCCO
4	BATTEN SIDING
5	STANDING SEAM ROOF
6	ALUMINUM CANOPY
7	GLASS
8	SIGN FRAME
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10	LAP SIDING

PENN & AMERICAN
PHASE 2
8001 Penn Ave S
Bloomington, MN

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HOTEL DEVELOPER

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and Associates, Inc.

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AUGUST 28TH
PRICING PLANS

ORIGINAL ISSUE: 04/05/10

REVISIONS

No.	Description	Date

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PROJECT NUMBER

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PENN & AMERICAN PHASE 2

ARCHITECTURAL –
BUILDING A ELEVATIONS

A6

Case 10911ABCD-13
Rec. 7/31/13

EXTERIOR FINISH LEGEND	
Key Value	Keynote Text
1	ARRISCRAFT
2A	BROWN BRICK
2B	HERRING BONE BRICK
2C	BUFF BRICK
3A	BROWN STUCCO
3B	BUFF STUCCO
3C	GRAY STUCCO
4	BATTEN SIDING
5	STANDING SEAM ROOF
6	ALUMINUM CANOPY
7	GLASS
8	SIGN FRAME
9	STANDING SEAM AWNING
10	LAP SIDING
11A	GRAY METAL PANEL

2 A6 **ELEVATION - BUILDING A - NORTH**
1/8" = 1'-0"

superseded

1 A6 **ELEVATION - BUILDING A - SOUTH**
1/8" = 1'-0"

PENN & AMERICAN
PHASE 2
Bloomington, MN

UNITED PROPERTIES

KAEDING
DEVELOPMENT, LLC
HOTEL DEVELOPER

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JULY 31, 2013
FINAL
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PLAN

ORIGINAL ISSUE: 04/05/10

REVISIONS

No.	Description	Date

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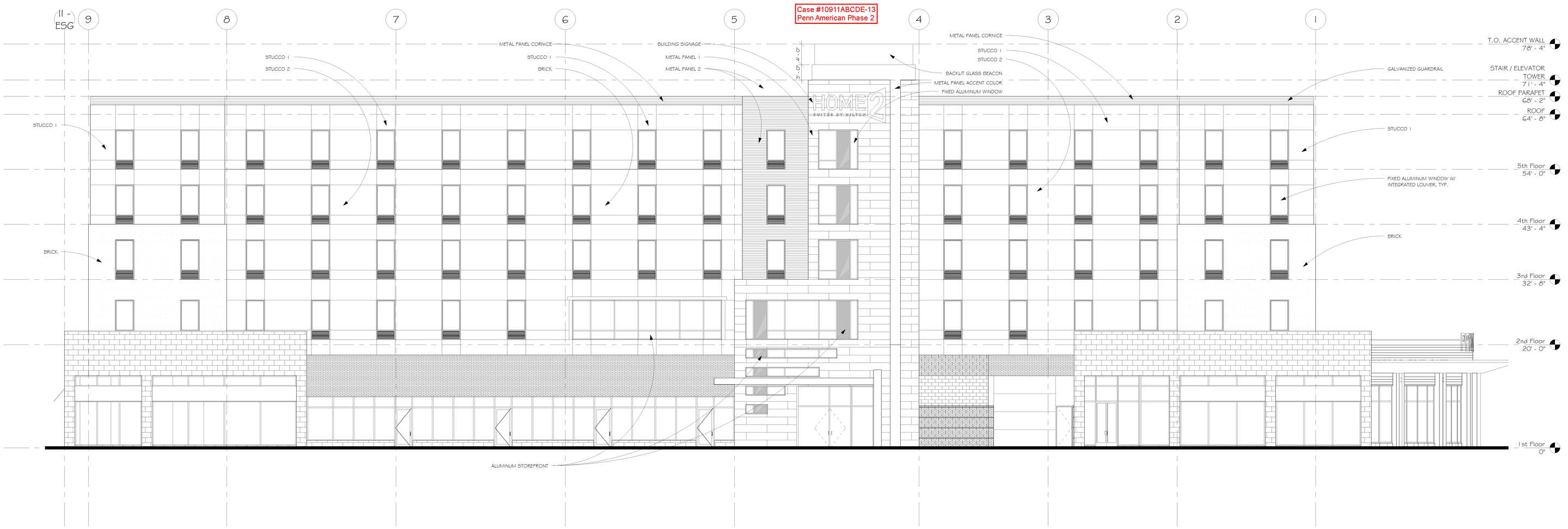
PENN & AMERICAN PHASE 2

ARCHITECTURAL –
BUILDING A ELEVATIONS

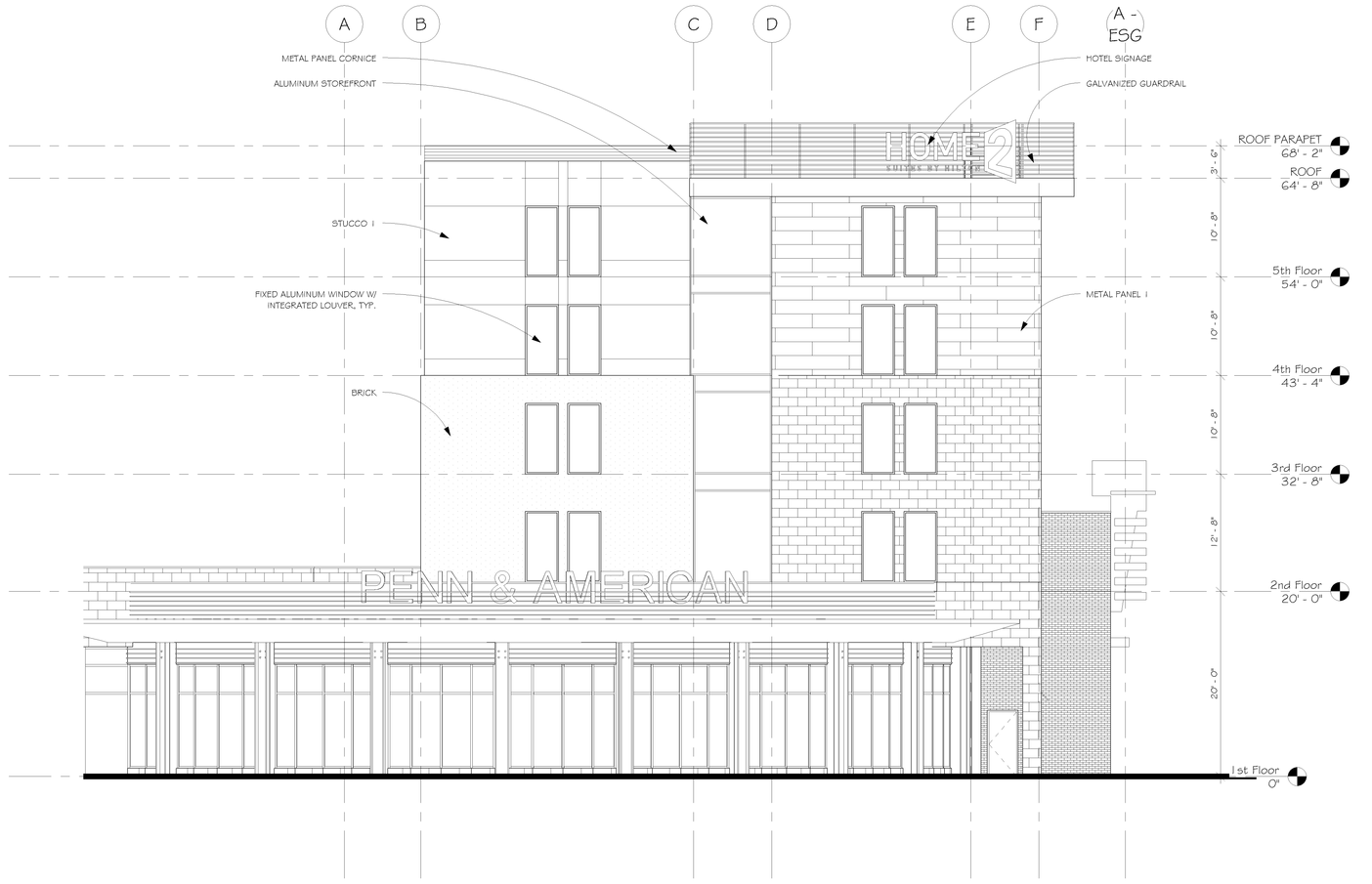
A6

7/31/2013 8:58:05 AM

Case #10911ABCDE-13
Penn American Phase 2



1 EAST ELEVATION
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE 1/8" = 1'-0"

8/27/2013 10:10:13 AM

HOTEL – BLOOMINGTON – PENN / AMERICAN
Bloomington, MN

UNITED PROPERTIES

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TUSHIE MONTGOMERY ARCHITECTS

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ORIGINAL ISSUE: 08/27/13

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HOTEL – BLOOMINGTON – PENN / AMERICAN

ELEVATIONS
A6.1

Case #10911ABCDE-13
Penn American Phase 2

1 WEST ELEVATION
SCALE 1/8" = 1'-0"

2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

8/27/2013 10:10:19 AM

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Bloomington, MN

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ORIGINAL ISSUE: 08/27/13

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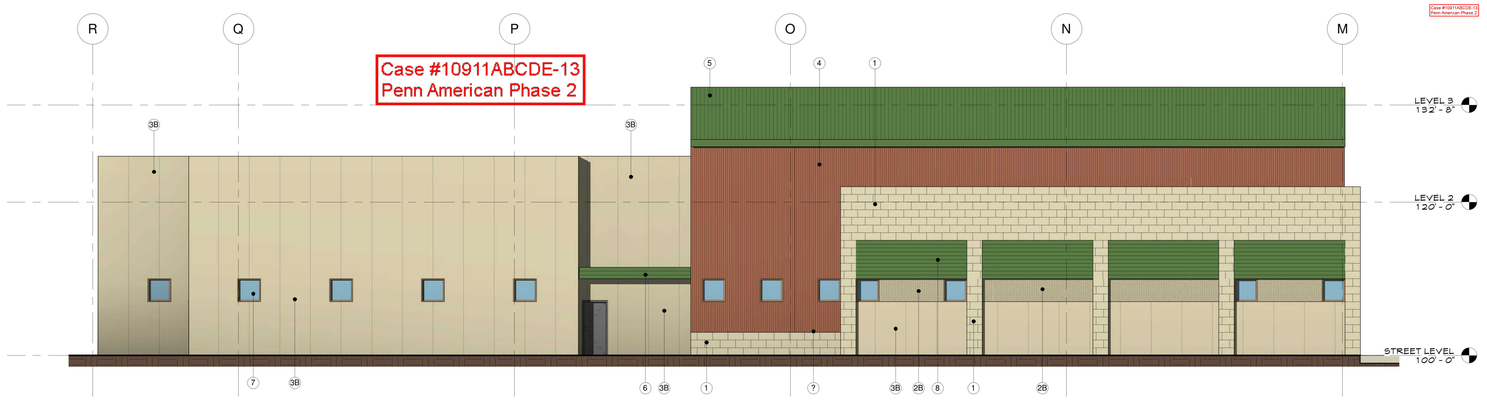
HOTEL – BLOOMINGTON – PENN / AMERICAN

ELEVATIONS

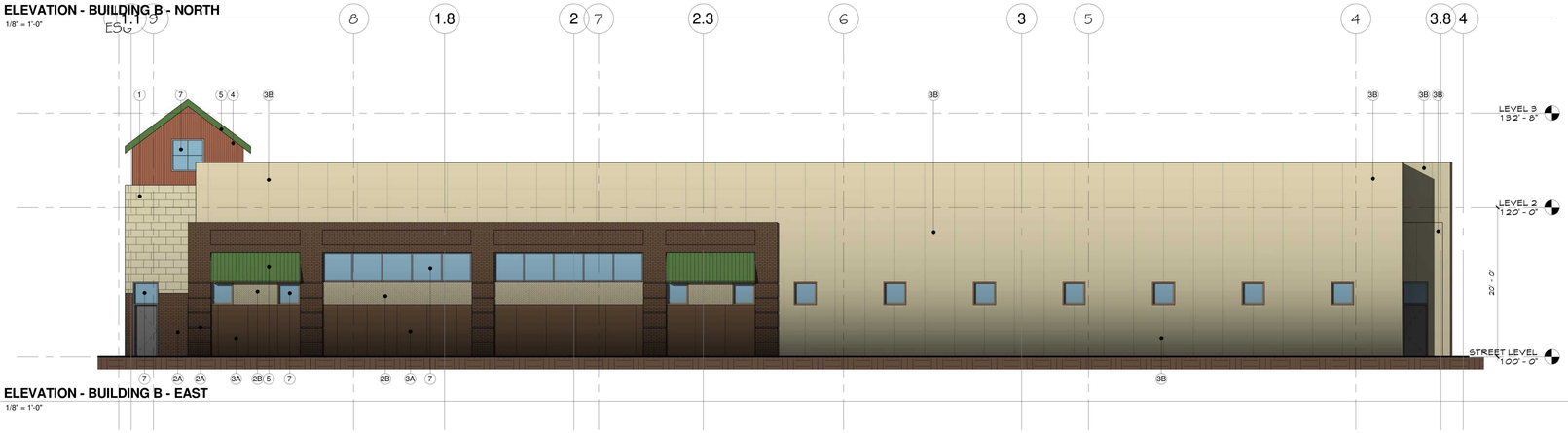
A6.2

Case #10911ABCDE-13
Penn American Phase 2

Case #10911ABCDE-13
Penn American Phase 2



4 A7 **ELEVATION - BUILDING B - NORTH**
1/8" = 1'-0"



3 A7 **ELEVATION - BUILDING B - EAST**
1/8" = 1'-0"

2 A7 **ELEVATION - BUILDING B - SOUTH**
1/8" = 1'-0"

1 A7 **ELEVATION - BUILDING B - WEST**
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
Key Value	Keynote Text
1	ARRISCRAFT
2A	BROWN BRICK
2B	HERRING BONE BRICK
3A	BROWN STUCCO
3B	BUFF STUCCO
4	BATTEN SIDING
5	STANDING SEAM ROOF
6	ALUMINUM CANOPY
7	GLASS
8	SIGN FRAME
9	STANDING SEAM AWNING
10	LAP SIDING

PENN & AMERICAN
PHASE 2
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Bloomington, MN

UNITED PROPERTIES

KAEDING
DEVELOPMENT, LLC
HOTEL DEVELOPER

Kimley-Horn
and Associates, Inc.

CITY OF BLOOMINGTON MINNESOTA

BOB CLOSE STUDIO, LLC

TUSHIE MONTGOMERY ARCHITECTS

esg

elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

I hereby certify that this document was
prepared by me or under my direct supervision
and that I am a duly licensed architect
under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

AUGUST 28TH
PRICING PLANS

ORIGINAL ISSUE: 07/25/13

REVISIONS

No.	Description	Date

212805
PROJECT NUMBER

Author
DRAWN BY

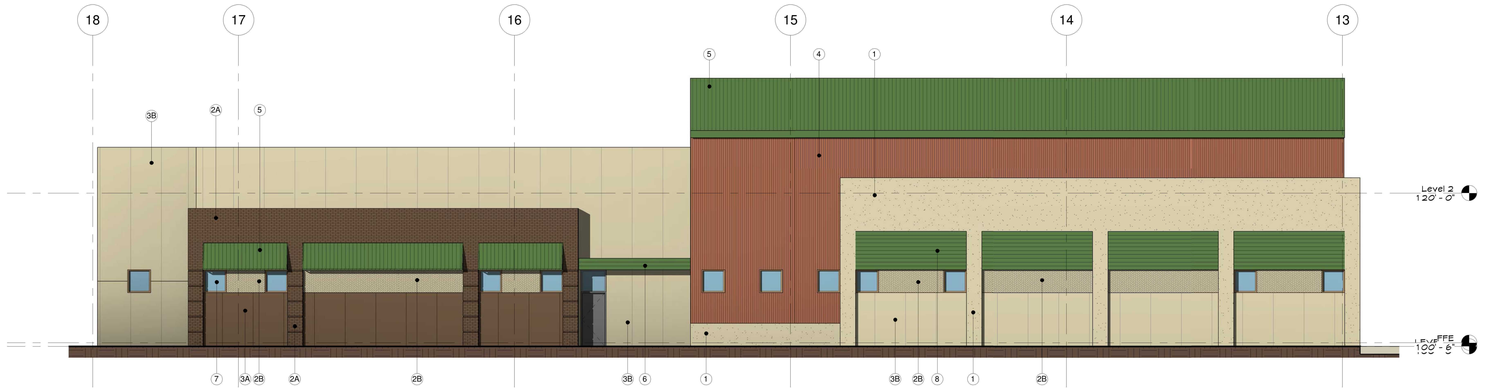
Checker
CHECKED BY

PENN & AMERICAN PHASE 2

ARCHITECTURAL –
BUILDING B ELEVATIONS

A7

8/27/2013 10:28:25 AM



4 A7 **ELEVATION - BUILDING B - NORTH**
1/8" = 1'-0"

3 A7 **ELEVATION - BUILDING B - EAST**
1/8" = 1'-0"

superseded

2 A7 **ELEVATION - BUILDING B - SOUTH**
1/8" = 1'-0"

1 A7 **ELEVATION - BUILDING B - WEST**
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
Key Value	Keynote Text
1	ARRISCRAFT
2A	BROWN BRICK
2B	HERRING BONE BRICK
2C	BUFF BRICK
3A	BROWN STUCCO
3B	BUFF STUCCO
3C	GRAY STUCCO
4	BATTEN SIDING
5	STANDING SEAM ROOF
6	ALUMINUM CANOPY
7	GLASS
8	SIGN FRAME
9	STANDING SEAM AWNING
10	LAP SIDING
11A	GRAY METAL PANEL

Case 10911ABCD-13
Rec. 7/31/13

PENN & AMERICAN
PHASE 2
Bloomington, MN

UNITED PROPERTIES

KAEDING
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HOTEL DEVELOPER

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CITY OF BLOOMINGTON MINNESOTA

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Signature

Typed or Printed Name

License # Date

JULY 31, 2013
FINAL
DEVELOPMENT
PLAN

ORIGINAL ISSUE: 07/25/13

REVISIONS

No.	Description	Date

212805
PROJECT NUMBER

Author
DRAWN BY

Checker
CHECKED BY

PENN & AMERICAN PHASE 2

ARCHITECTURAL –
BUILDING B ELEVATIONS

A7

7/31/2013 8:58:43 AM

Case 10911ABCD-13
Rec. 7/31/13

3 A8 **AMERICAN BLVD TO BUILDING A STREET VIEW**

2 A8 **PENN AND AMERICAN CORNER STREET VIEW**

1 A8 **PENN AMERICAN CORNER ARIAL VIEW**

PENN & AMERICAN
PHASE 2
Bloomington, MN

UNITED PROPERTIES

KAEDING
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HOTEL DEVELOPER

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CITY OF BLOOMINGTON MINNESOTA

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Signature

Typed or Printed Name

License # Date

JULY 31, 2013
FINAL
DEVELOPMENT
PLAN

ORIGINAL ISSUE: 07/31/2013

REVISIONS

No.	Description	Date

212805
PROJECT NUMBER

YYM
DRAWN BY

DS
CHECKED BY

PENN & AMERICAN PHASE 2

ARCHITECTURAL – IMAGES

A8

7/31/2013 9:29:24 AM

Case 10911ABCD-13
Rec. 7/31/13

4 A9 **AMERICAN AND NEWTON CORNER STREET VIEW**

3 A9 **AMERICAN BLVD TO BUILD B STREET VIEW**

2 A9 **80 1/2 ST AND PENN CORNER STREET VIEW**

1 A9 **80 1/2 ST AND PENN CORNER ARIAL VIEW**

7/31/2013 9:25:01 AM

PENN & AMERICAN
PHASE 2
Bloomington, MN

UNITED PROPERTIES

KAEDING
DEVELOPMENT, LLC
HOTEL DEVELOPER

Kimley-Horn and Associates, Inc.

CITY OF BLOOMINGTON MINNESOTA

BOB CLOSE STUDIO, LLC

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JULY 31, 2013
FINAL
DEVELOPMENT
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No.	Description	Date

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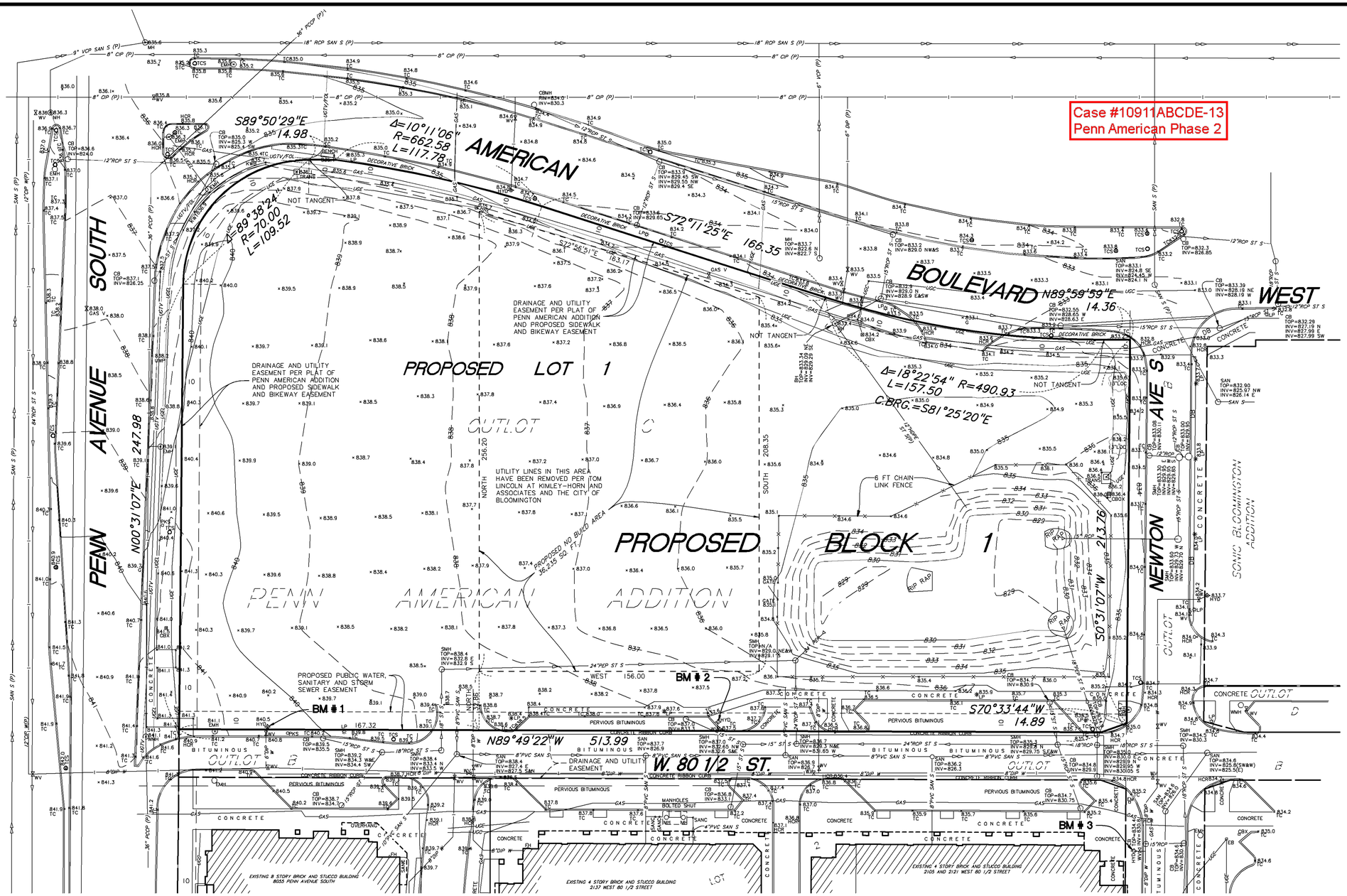
YYM DRAWN BY | DS CHECKED BY

PENN & AMERICAN PHASE 2

ARCHITECTURAL – IMAGES

A9



DESCRIPTION OF PROPERTY SURVEYED

Outlot C, PENN AMERICAN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

PLAT RECORDING INFORMATION

The plat of PENN AMERICAN ADDITION was filed of record on June 2, 2011, as Document No. 9660044.

TITLE COMMITMENT

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

LEGEND

BH	Denotes beehive catch basin
CB	Denotes catch basin
CBMH	Denotes catch basin manhole
CBOX	Denotes control box
CBX	Denotes communications box
CIP	Denotes cast iron pipe
DB	Denotes decorative brick pavers
DG	Denotes drain grate
DIP	Denotes ductile iron pipe
EB	Denotes electric box
EMH	Denotes electric manhole
EM	Denotes electric meter
FH	Denotes fire hookup
FOI	Denotes fiber optic line
FW	Denotes face of walk
G	Denotes gutter
GAS V	Devotes gas valve
HCR	Denotes handicap ramp
HHE	Denoted electric hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
KWB	Denotes keystone wall bottom
KWT	Denotes keystone wall top
LP	Denotes light pole
MH	Denotes manhole
(P)	Denotes per plan/not field verified
PEP	Denotes polyethylene pipe
PKS	Denotes parking sign
PPLP	Denotes power and light pole
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SANC	Denotes sanitary cleanout
SMH	Denotes storm manhole
SNMH	Denotes sanitary manhole
ST S	Denotes storm sewer
STC	Denotes top of surmountable curb
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
TL	Denotes traffic light
TNH	Denotes top of top nut of fire hydrant
TRANS	Denotes transformer box
UGC	Denotes underground communications line
UGE	Denotes underground electric line
UGEL	Denotes underground electric line for light
UGTV	Denotes underground cable television
VCP	Denotes vitrified clay pipe
W	Denotes water line
WMH	Denotes water manhole
WV	Denotes water valve
LOC	Denotes Locust tree

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 3rd day of July, 2013

SUNDE LAND SURVEYING, LLC.

By: _____
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

GENERAL NOTES

1.) Survey coordinate basis: Hennepin County Coordinate System

2.) At the time field work was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary. This sketch does not purport to show all utilities.

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 onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 131552183.

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

BENCH MARKS (BM)

1.) Top of top nut of 1st fire hydrant east of Penn Avenue on the north side of West 80 1/2 Street.
Elevation = 843.20 feet

2.) Top of top nut of 2nd fire hydrant east of Penn Avenue on the north side of West 80 1/2 Street.
Elevation = 839.69 feet

3.) Top of top nut of fire hydrant in the southwest quadrant of West 80 1/2 Street and Newton Avenue.
Elevation = 836.45 feet

Note: Elevations shown are based on City of Bloomington datum.

AREA

Proposed Lot 1 = 141,625 square feet or 3.251 acres

OWNER:
HRA Bloomington

APPLICANT AND CONTACT:
Tom Lincoln
Kimley-Horn Associates, Inc.
2550 University Avenue West
Suite 238N
St. Paul, MN 55114
651-643-0453

N

30 0 30 60
SCALE IN FEET

1 Revise back to one lot	SMT	08/22/2013
1 Revise lot line	SMT	07/29/2013
1 Per comments	SMT	07/23/2013
1 Preliminary plat	SMT	07/03/2013
Revision	By	Date
	CWJ	

Drawing Title:

PRELIMINARY PLAT OF:

PENN AMERICAN 2ND ADDITION

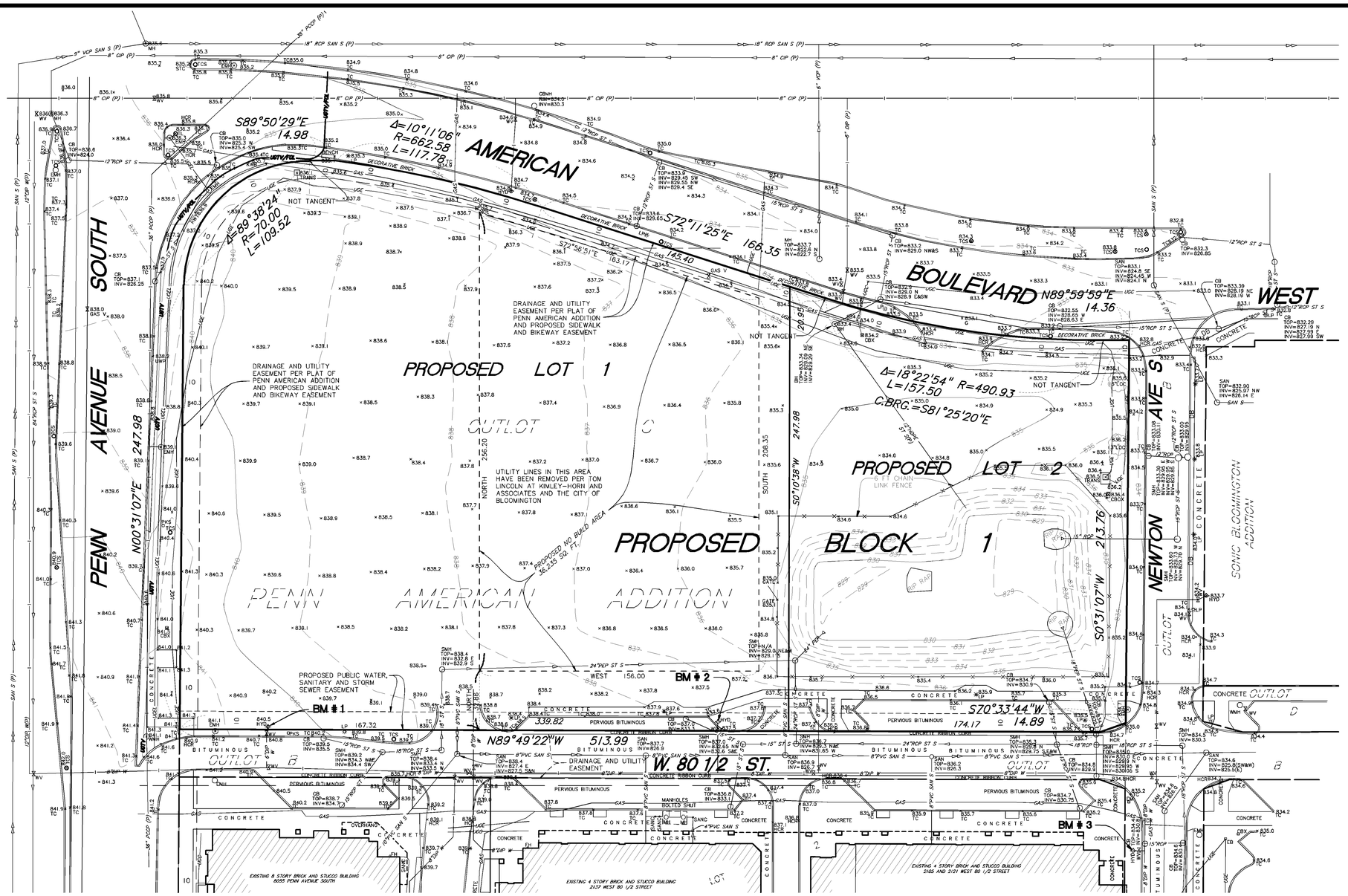
SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
West Office:
Mandan, North Dakota 701-663-5562

Project: 2009-025-P Bk/Pg: 952/80 Date: 07/03/2013
Township: 27 Range: 24 Section: 4
File: 2009025P_pplatR3.dwg Sheet: 1 of 1

SHEET P1

N:\2009\2009025\2009025P\Dwg\2009025P_pplatR3.dwg 9/23/2013 12:43:17 PM CDT

Case 10911ABCD-13
Rec. 7/31/13



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Elevation = 843.20 feet

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Elevation = 839.69 feet

3.) Top of top nut of fire hydrant in the southwest quadrant of West 80 1/2 Street and Newton Avenue.
Elevation = 836.45 feet

Note: Elevations shown are based on City of Bloomington datum.

AREAS

Proposed Lot 1 = 98,723 square feet or 2.266 acres
Proposed Lot 2 = 42,902 square feet or 0.985 acres

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 3rd day of July, 2013

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date
Revise lot line	SMT	07/29/2013
Per comments	SMT	07/23/2013
Preliminary plat	SMT	07/03/2013
	CWJ	

Drawing Title:

PRELIMINARY PLAT OF:

PENN AMERICAN 2ND ADDITION

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
West Office:
Mandan, North Dakota 701-663-5562

Project: 2009-025-P Bk/Pg: 952/80
Township: 27 Range: 24 Section: 4
File: 2009025P_pplatR2.dwg
Date: 07/03/2013

P1

30 0 30 60
SCALE IN FEET

N:\2009\2009025\2009025P\dwg\2009025P_pplatR2.dwg 7/30/2013 8:42:24 AM GST

PENN AMERICAN 2ND ADDITION

Case #10911ABCDE-13
Penn American Phase 2

C.R. DOC. NO._____

KNOW ALL MEN BY THESE PRESENTS: That Housing and Redevelopment Authority in and for the City of Bloomington, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, owner and proprietor of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Outlot C, Penn American Addition

Has caused the same to be surveyed and platted as PENN AMERICAN 2ND ADDITION and does hereby donate to the public for public use forever the easements for drainage and utility purposes as shown on this plat.

In witness whereof said Housing and Redevelopment Authority in and for the City of Bloomington, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

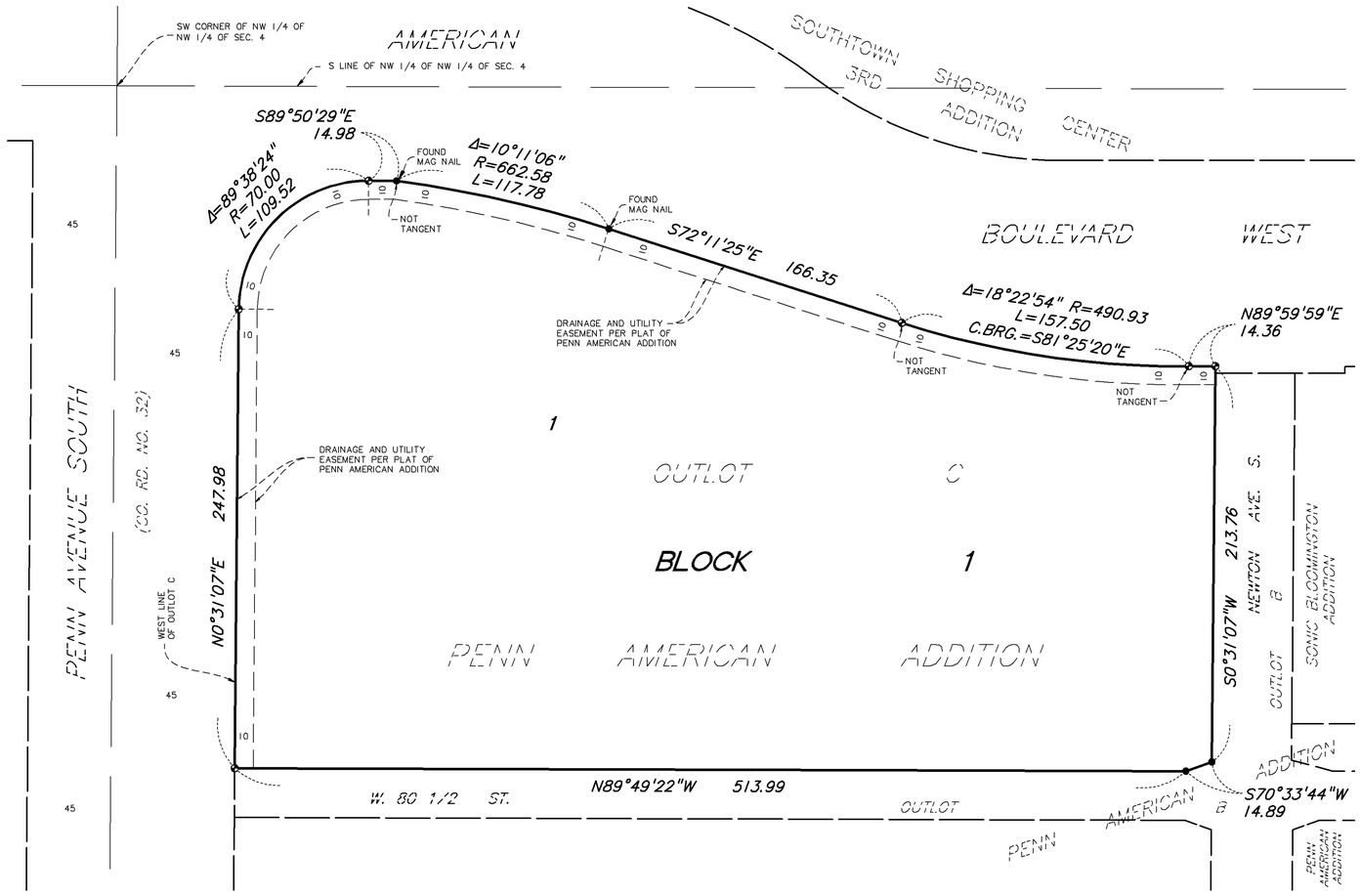
Housing and Redevelopment Authority in and for the City of Bloomington, Minnesota

SIGNED: _____ its _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____ the _____ of said Housing and Redevelopment Authority in and for the City of Bloomington, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, on behalf of said public body corporate and politic.

_____
_____
Notary Public, _____ County, Minnesota
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 wet lands 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, Licensed Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF HENNEPIN

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 PENN AMERICAN 2ND ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this _____ day of _____ 20___. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By _____, Mayor By _____, City Manager

TAXPAYER SERVICES DEPARTMENT, 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___.

Jill L. Alverson, 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___.

William P. Brown, County Surveyor BY: _____

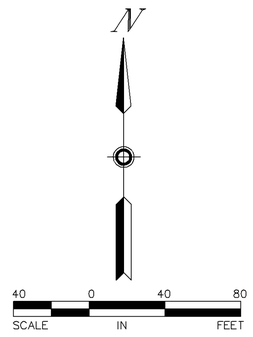
COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of PENN AMERICAN 2ND ADDITION was recorded in this office this _____ day of _____, 20___ at _____ o'clock ___M.

Martin McCormick, County Recorder BY: _____Deputy

- ● DENOTES FOUND IRON MONUMENT, UNLESS OTHERWISE NOTED
- ○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED WITH PLS NO. 15480
- ◉ DENOTES 1.17 INCH DIAMETER COPPER MAGNETIZED MARKER WITH DISC CAP AFFIXED STAMPED LS-15480 FOUND

FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF OUTLOT C IS ASSUMED TO BEAR N0°31'07"E.



SUNDE LAND SURVEYING

PENN AMERICAN 2ND ADDITION

Case 10911ABCD-13
Rec. 7/31/13

C.R. DOC. NO._____

KNOW ALL MEN BY THESE PRESENTS: That Housing and Redevelopment Authority in and for the City of Bloomington, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, owner and proprietor of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Outlot C, Penn American Addition

Has caused the same to be surveyed and platted as PENN AMERICAN 2ND ADDITION and does hereby donate to the public for public use forever the easements for drainage and utility purposes as shown on this plat.

In witness whereof said Housing and Redevelopment Authority in and for the City of Bloomington, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

Housing and Redevelopment Authority in and for the City of Bloomington, Minnesota

SIGNED: _____ its _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____ the _____ of said Housing and Redevelopment Authority in and for the City of Bloomington, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, on behalf of said public body corporate and politic.

_____
Notary Public, _____ County, Minnesota
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 wet lands 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, Licensed Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF HENNEPIN

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 PENN AMERICAN 2ND ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this _____ day of _____, 20___. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By _____ Mayor

By _____, City Manager

TAXPAYER SERVICES DEPARTMENT, Hennepin County, Minnesota

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Jill Iverson, County Auditor

BY: _____Deputy

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William P. Brown, County Surveyor

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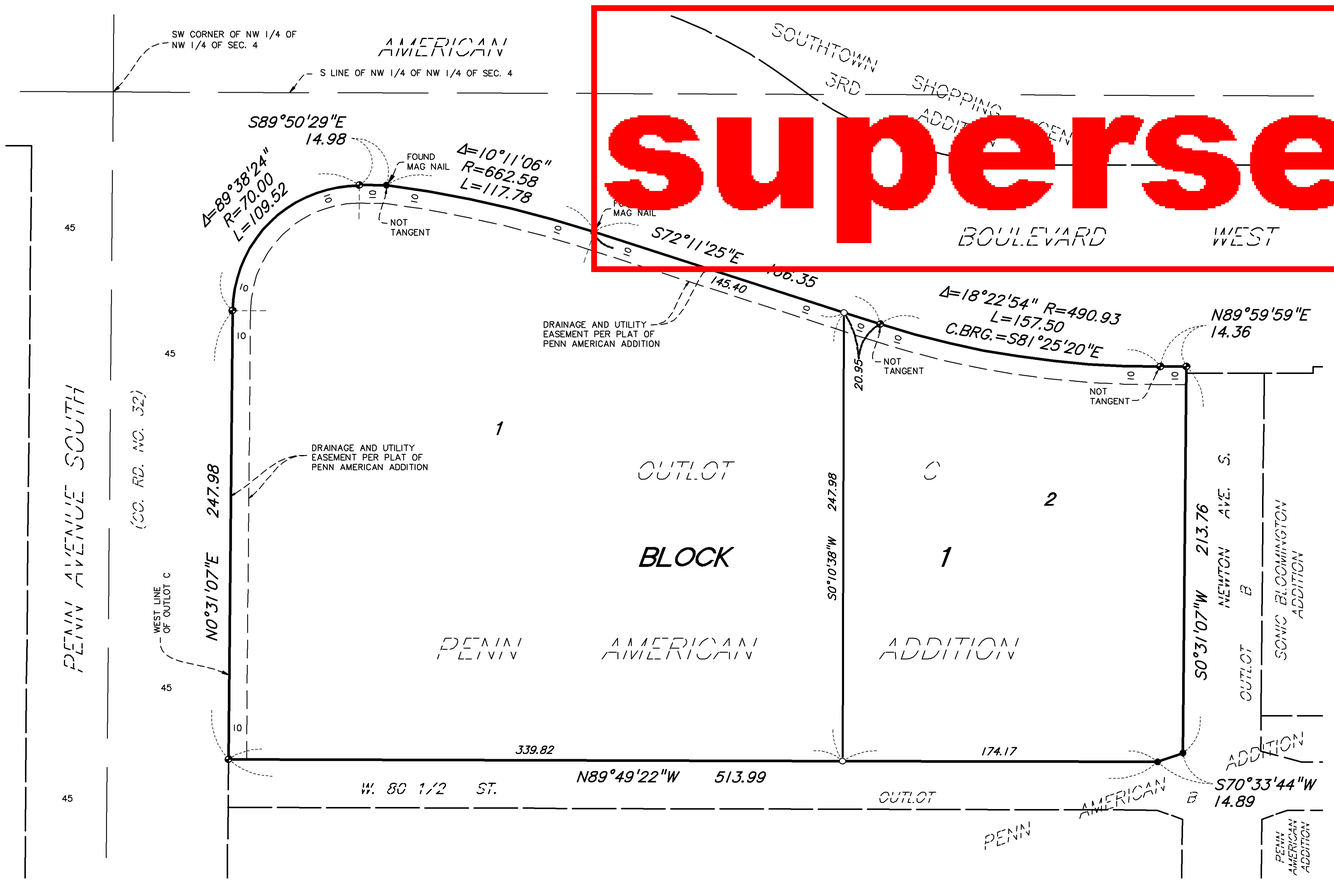
Martin McCormick, County Recorder

BY: _____Deputy



superseded

- ● DENOTES FOUND IRON MONUMENT, UNLESS OTHERWISE NOTED
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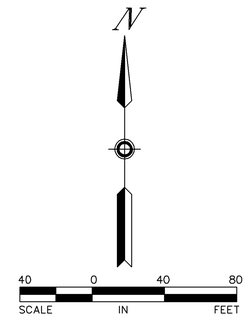
FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF OUTLOT C IS ASSUMED TO BEAR N0°31'07"E.



SUNDE LAND SURVEYING