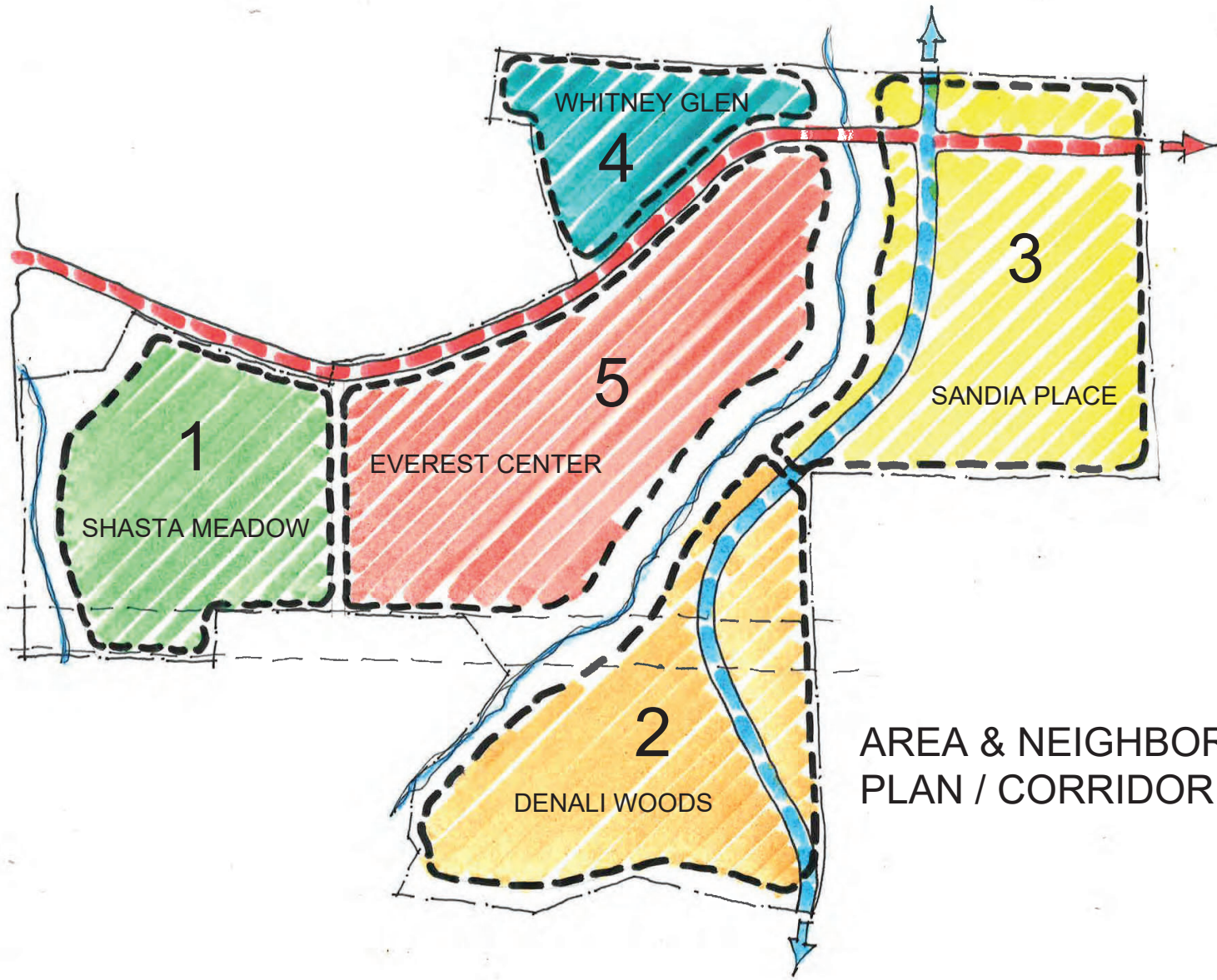
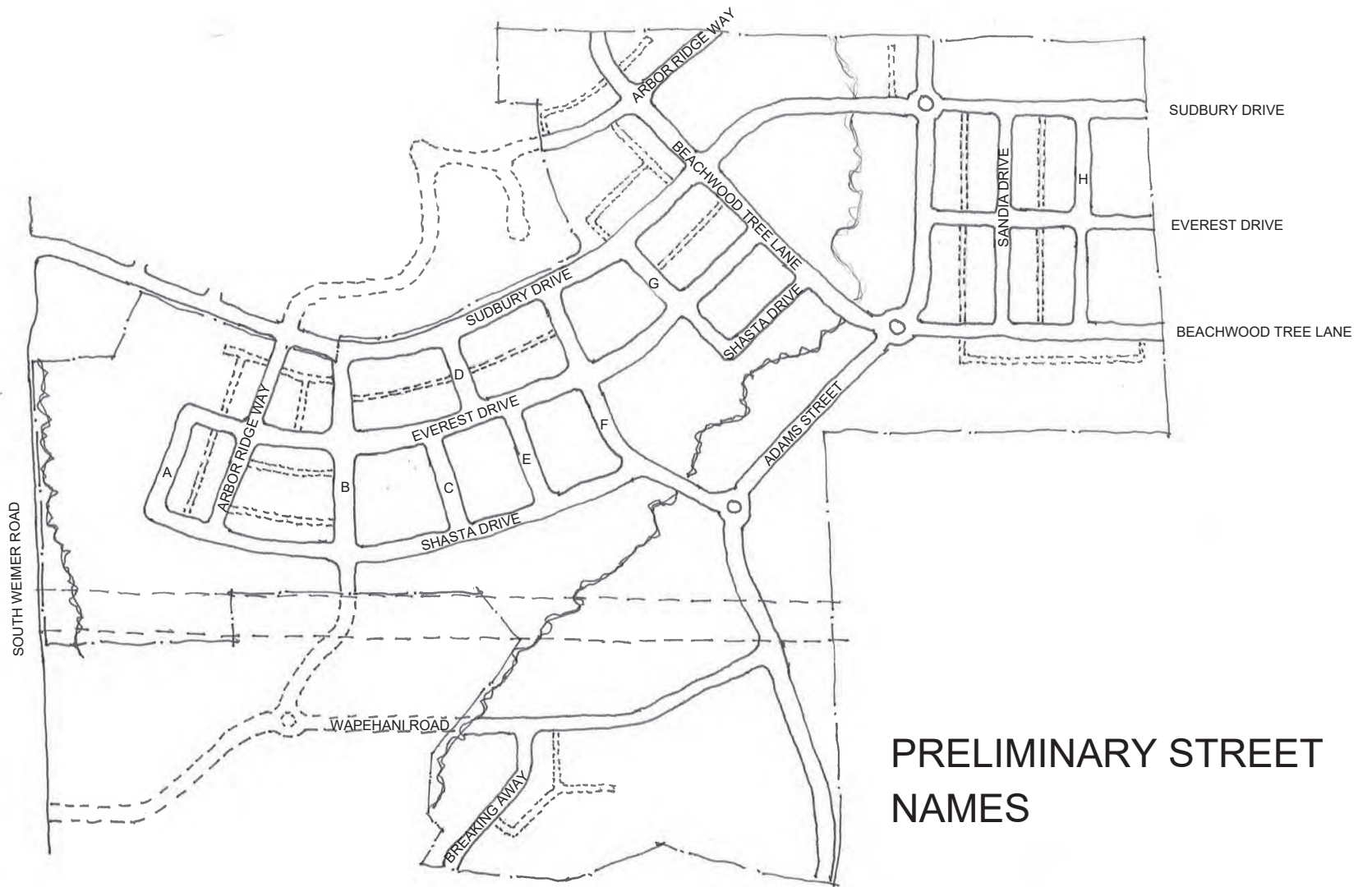


Preliminary Plan



AREA & NEIGHBORHOOD
PLAN / CORRIDOR STREETS

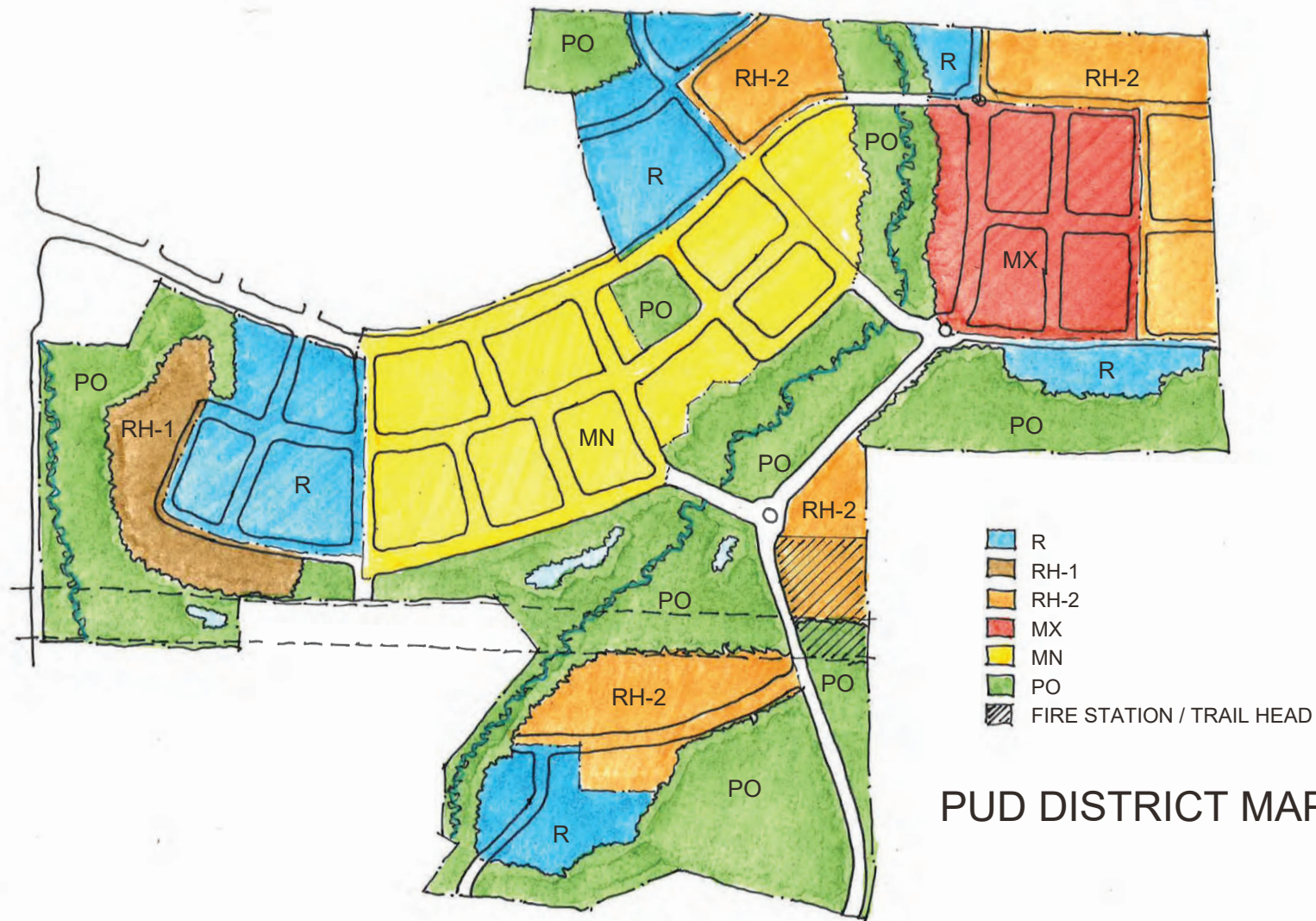


PRELIMINARY STREET NAMES

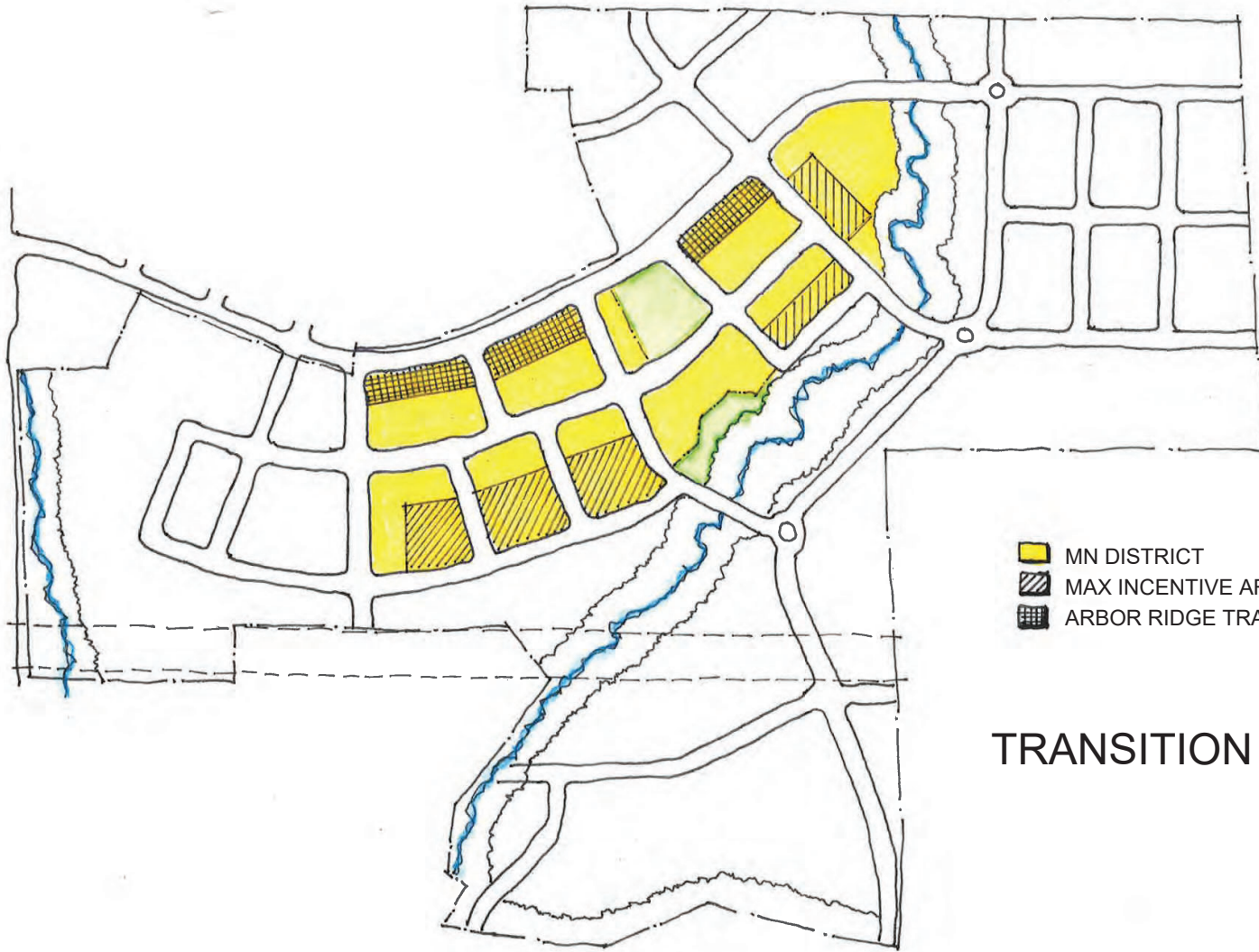





- OPEN SPACE (53.5 ACRES)
- PROTECTED BIKE LANES
- OFF STREET BIKE/PEDESTRIAN TRAILS

TRAILS & OPEN SPACE MAP

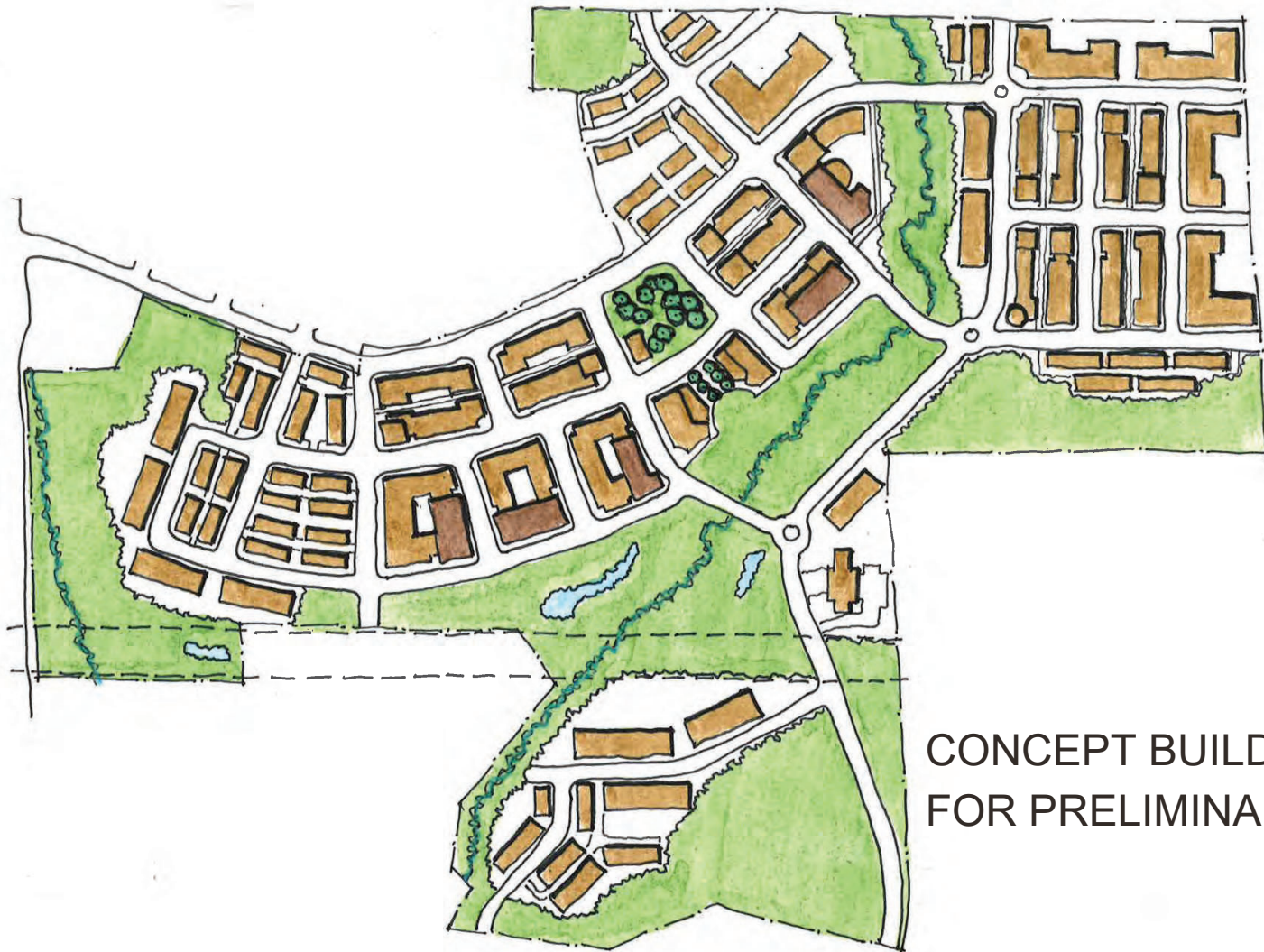


PUD DISTRICT MAP



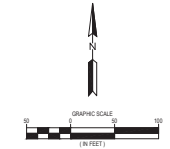
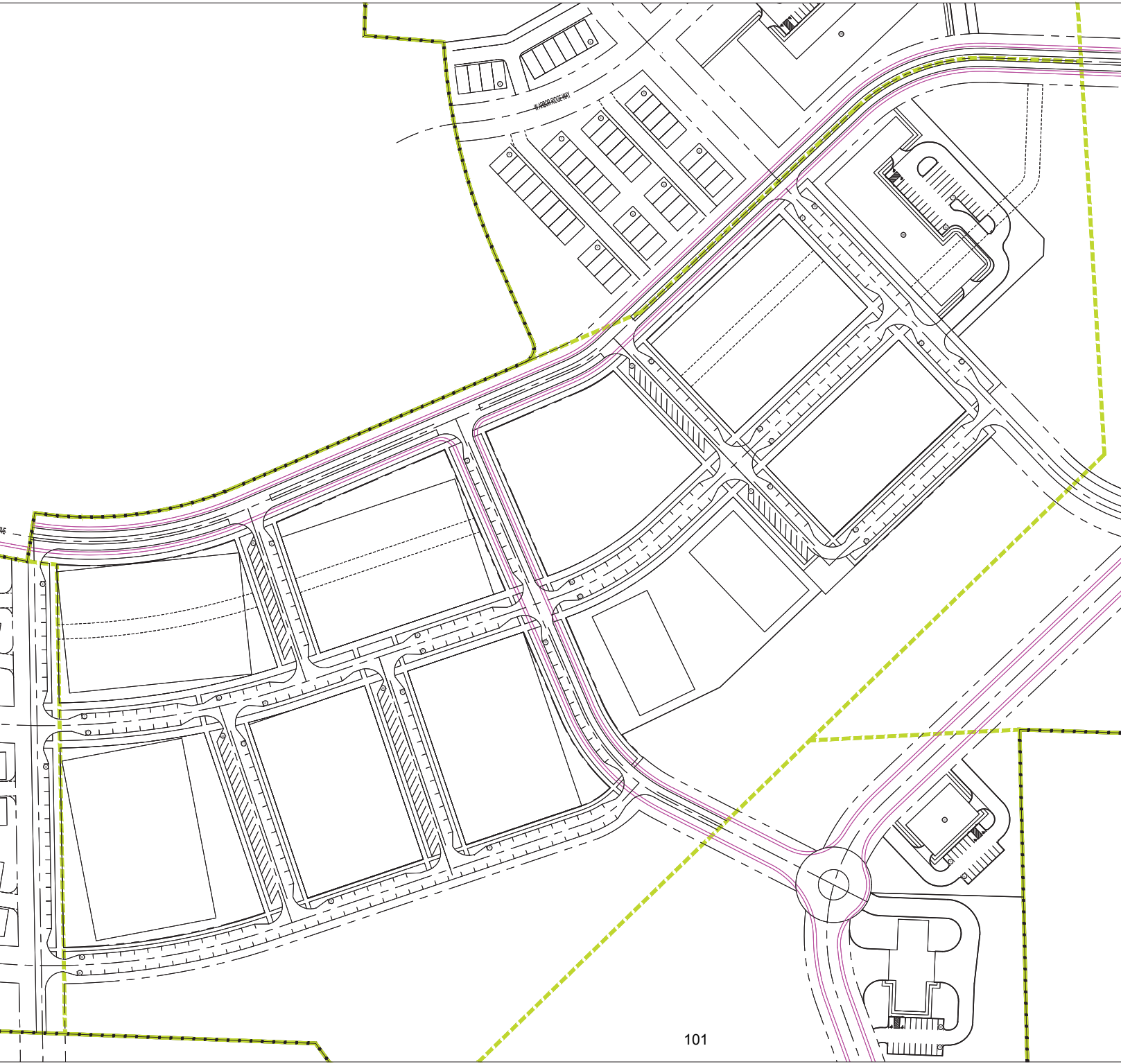
-  MN DISTRICT
-  MAX INCENTIVE AREAS
-  ARBOR RIDGE TRANSITIONAL AREA

TRANSITION MAP



CONCEPT BUILDING LAYOUT
FOR PRELIMINARY PLAN

116022222178
116022222178
116022222178



- LEGEND**
- PROPERTY BOUNDARY
 - LOT LINE
 - EASEMENT LINE
 - SETBACK LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - QUARTER LINE
 - EXISTING EASEMENT LINE
 - EXISTING PROPERTY LINE
 - EXISTING FENCE LINE
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - EXISTING CURB AND GUTTER
 - ○ ○ ○ ○ EXISTING TREE LINE
 - ○ ○ ○ ○ EXISTING TREE BOUNDARY
 - ○ ○ ○ ○ EXISTING SANITARY MANHOLE
 - ○ ○ ○ ○ EXISTING STORM SEWER MANHOLE
 - ○ ○ ○ ○ EXISTING STORM SEWER INLET
 - ○ ○ ○ ○ EXISTING FLARED END SECTION
 - ○ ○ ○ ○ EXISTING FLOWMETER
 - ○ ○ ○ ○ EXISTING WATER VALVE



SUMMIT DISTRICT DEVELOPMENT
8 ADAMS STREET AND SUBSIDIARY DRIVE
BLOOMINGTON, MN 55403, WINNEBAGO COUNTY

PROJECT TITLE	
DATE	10/20/2022
DESIGNER	TRG ENGINEERS
DATE	
PROJECT NO.	
SHEET NO.	1

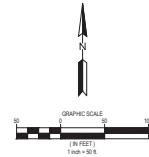
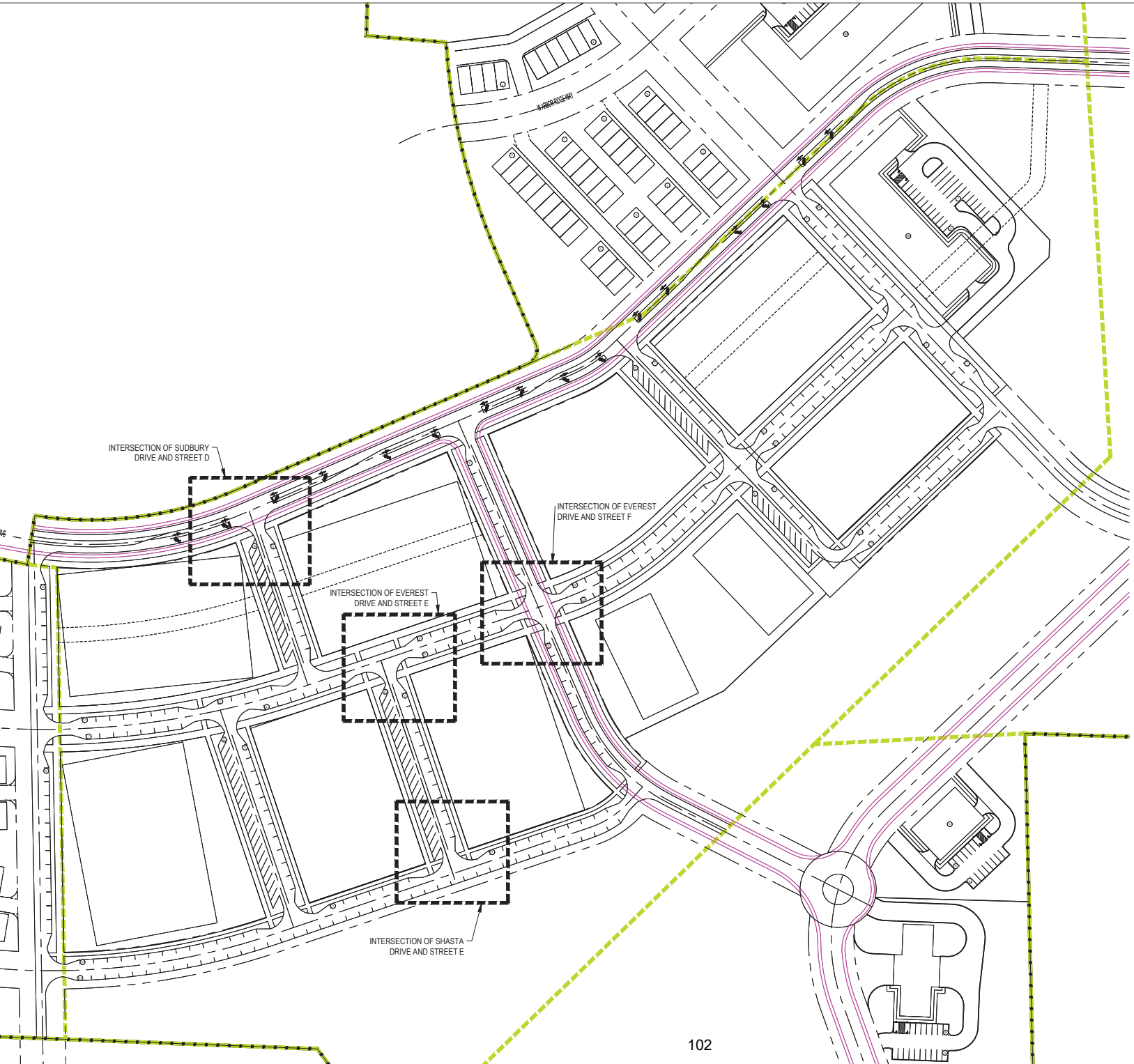
CERTIFICATION:
I, THE ENGINEER, CERTIFY THAT THE DESIGN, SPECIFICATIONS, OR REPORT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

LICENSE NO.: _____
DATE: _____

PROJECTING: _____
DRAWN BY: _____ CHECKED BY: _____ APP'D BY: _____

ISSUE DATE: _____
SHEET TITLE: _____
EVEREST CONCEPT PARKING
SHEET NO.: _____

11/13/2023 10:44 AM
11/13/2023 10:44 AM
11/13/2023 10:44 AM



- LEGEND**
- PROPERTY BOUNDARY
 - LOT LINE
 - EASEMENT LINE
 - SETBACK LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - QUARTER LINE
 - EXISTING EASEMENT LINE
 - EXISTING PROPERTY LINE
 - EXISTING FENCE LINE
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - EXISTING CURB AND GUTTER
 - EXISTING TREE LINE
 - EXISTING TIE LARD BOUNDARY
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM SEWER MANHOLE
 - EXISTING STORM SEWER INLET
 - EXISTING SANITARY SEWER INLET
 - EXISTING FLARED END SECTION
 - EXISTING FURNACE
 - EXISTING WATER VALVE



733 WINGOLTA AVE
MINNEAPOLIS, MN 55416
PHONE: 612.702.7000
WWW.STANTEC.COM

CLIENT:



THE DEVELOPMENT, LLC
MINNEAPOLIS, MN 55416
PHONE: 612.702.7000
WWW.TRGTRUCKCENTER.COM

**SUMMIT DISTRICT
DEVELOPMENT**
8 ADAMS STREET AND SUDBURY DRIVE
BLOOMINGTON, IN 47403, INDIANA COUNTY

PROJECT TITLE

DATE:	11/03/2023
ISSUED BY:	11/03/2023
DATE:	11/03/2023
ISSUED BY:	11/03/2023
DATE:	11/03/2023
ISSUED BY:	11/03/2023
DATE:	11/03/2023
ISSUED BY:	11/03/2023
DATE:	11/03/2023
ISSUED BY:	11/03/2023

CERTIFICATION:
I, THE ENGINEER, CERTIFY THAT THE DESIGN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly licensed PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

LICENSE NO.: _____
DATE: _____

PROJECTING NO.: _____
DRAWN BY: _____ CHECKED BY: _____ APP'D BY: _____

ISSUE DATE: _____
SHEET NO.: _____

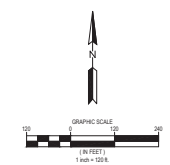
SHEET TITLE: _____

EVEREST CONCEPT PARKING
SHEET NO.: _____
PR-4

1/20/2023 12:52:27 PM



CLIENT:
TRG THE TRUCK CENTER
THE DEVELOPMENT, LLC
8000 W. 14TH ST
BLOOMINGTON, MN 55425



- LEGEND**
- PROPERTY BOUNDARY
 - LOT LINE
 - - - EASEMENT LINE
 - - - SETBACK LINE
 - - - RIGHT OF WAY LINE
 - - - SECTION LINE
 - - - QUARTER LINE
 - - - EXISTING EASEMENT LINE
 - - - EXISTING PROPERTY LINE
 - - - EXISTING FENCE LINE
 - - - EXISTING STORM SEWER
 - - - EXISTING SANITARY SEWER
 - - - EXISTING WATER MAIN
 - - - EXISTING EDGE OF PAVEMENT
 - - - EXISTING CURB AND GUTTER
 - - - EXISTING TREE LINE
 - - - EXISTING METEOROLOGICAL BOUNDARY
 - - - EXISTING SANITARY MANHOLE
 - - - EXISTING STORM SEWER MANHOLE
 - - - EXISTING STORM SEWER INLET
 - - - EXISTING SANITARY INLET
 - - - EXISTING FLARED END SECTION
 - - - EXISTING HIGHWAY
 - - - EXISTING WATER VALVE

SUMMIT DISTRICT DEVELOPMENT
8 ADAMS STREET AND SUBURBY DRIVE
BLOOMINGTON, MN 55405, WATSON COUNTY

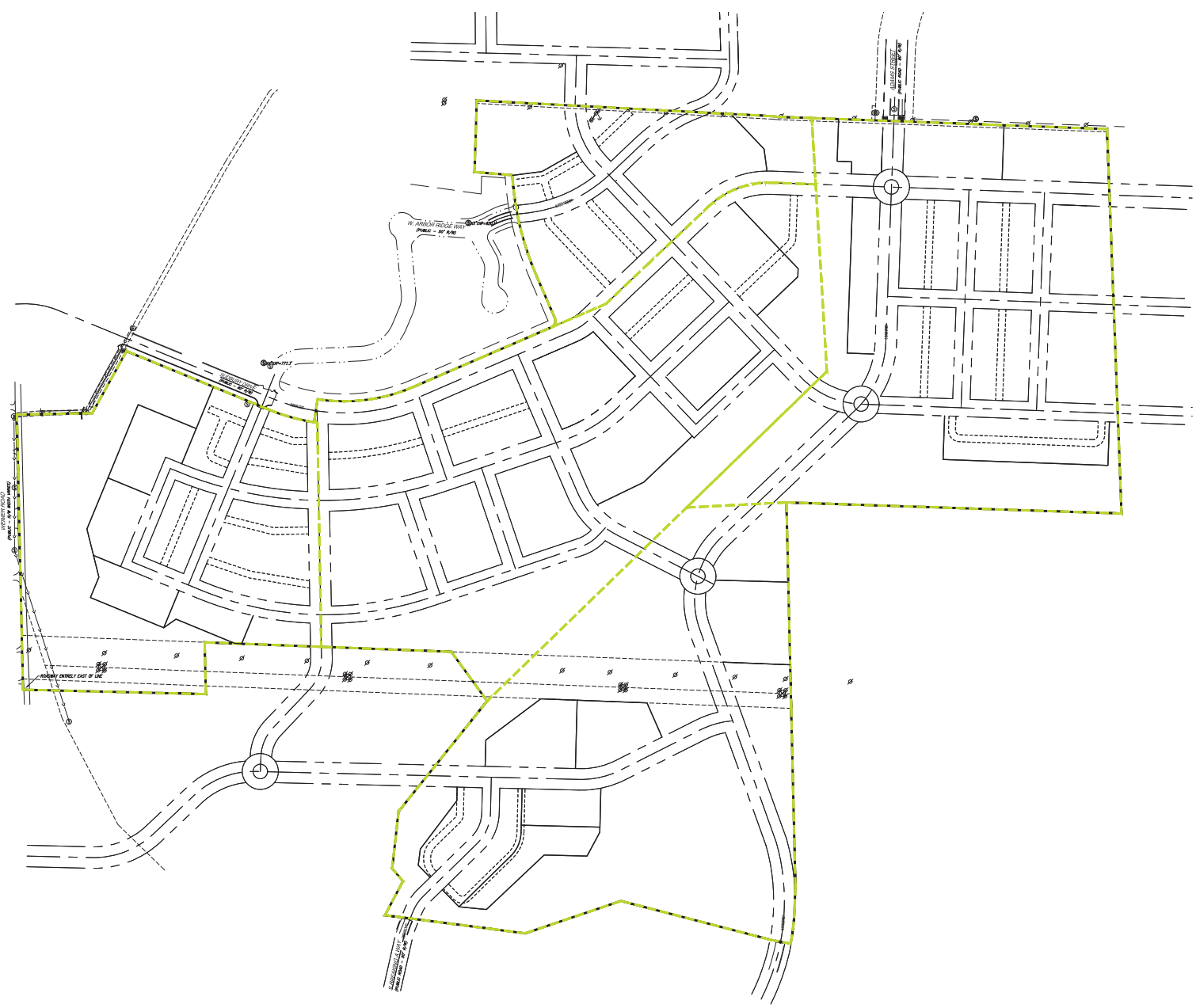
PROJECT TITLE	
ISSUE NO.	1
DESCRIPTION AND SUBMITTAL INFORMATION	
DATE	1/20/2023

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly licensed PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

LICENSE NO.: _____
DATE: _____

PROJECTING:
DRAWN BY: _____ CHECKED BY: _____ APP'D BY: _____

ISSUE DATE: _____
SHEET NO.: _____
SHEET TITLE: _____
OVERALL WITH CONCEPT SITE
SHEET NO.: **PR-1**





LEGEND

	PROPERTY BOUNDARY
	LOT LINE
	EASEMENT LINE
	SETBACK LINE
	RIGHT OF WAY LINE
	SECTION LINE
	QUARTER LINE
	EXISTING EASEMENT LINE
	EXISTING PROPERTY LINE
	EXISTING FENCE LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	EXISTING CURB AND GUTTER
	EXISTING FIRE LINE
	EXISTING WEIR LAND BOUNDARY
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING STORM SEWER INLET
	EXISTING MANHOLE END SECTION
	EXISTING HYDRANT
	EXISTING WATER VALVE
	PROPOSED SANITARY SEWER

DATE:	10/20/2023	
DESIGNER:	ANDERSON, LUTHELMAN	
CHECKER:		
DATE:		
PROJECTING:		
DRAWN BY:	CHWD BY:	APPRO BY:
ISSUE DATE:		
SHEET NO.:		
SHEET TITLE:	CONCEPT SANITARY SEWER PLAN	
SHEET NO.:	PR-3	

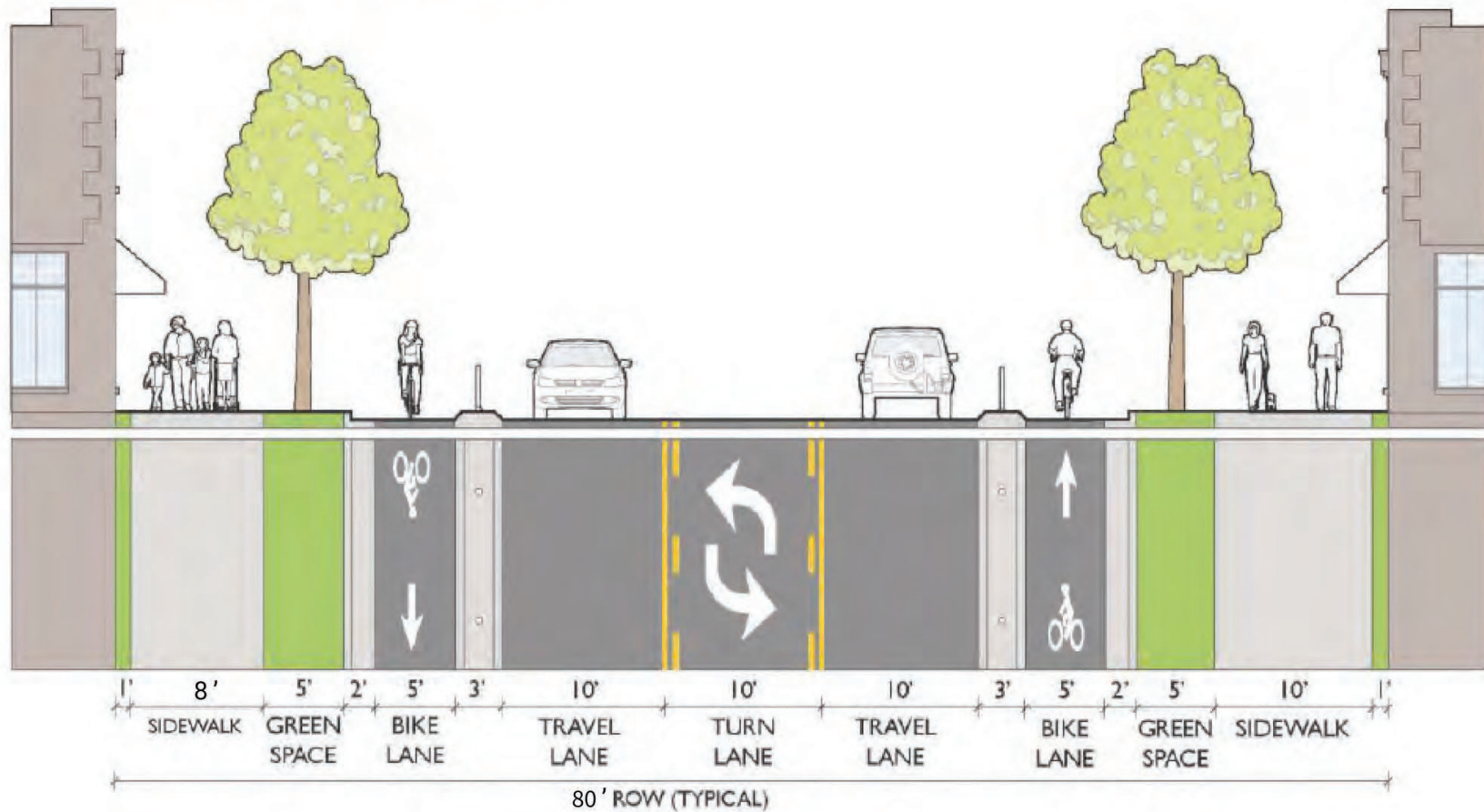
CERTIFICATION:
 I, THE ENGINEER, CERTIFY THAT THIS PLAN, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

10/20/2023 10:51:17 AM
 10/20/2023 10:51:17 AM
 10/20/2023 10:51:17 AM

Section 2: General Urban Street Typical Cross - Section (FIGURE 15, PG 29 OF TRANSPORTATION PLAN)

SUDBURY DRIVE

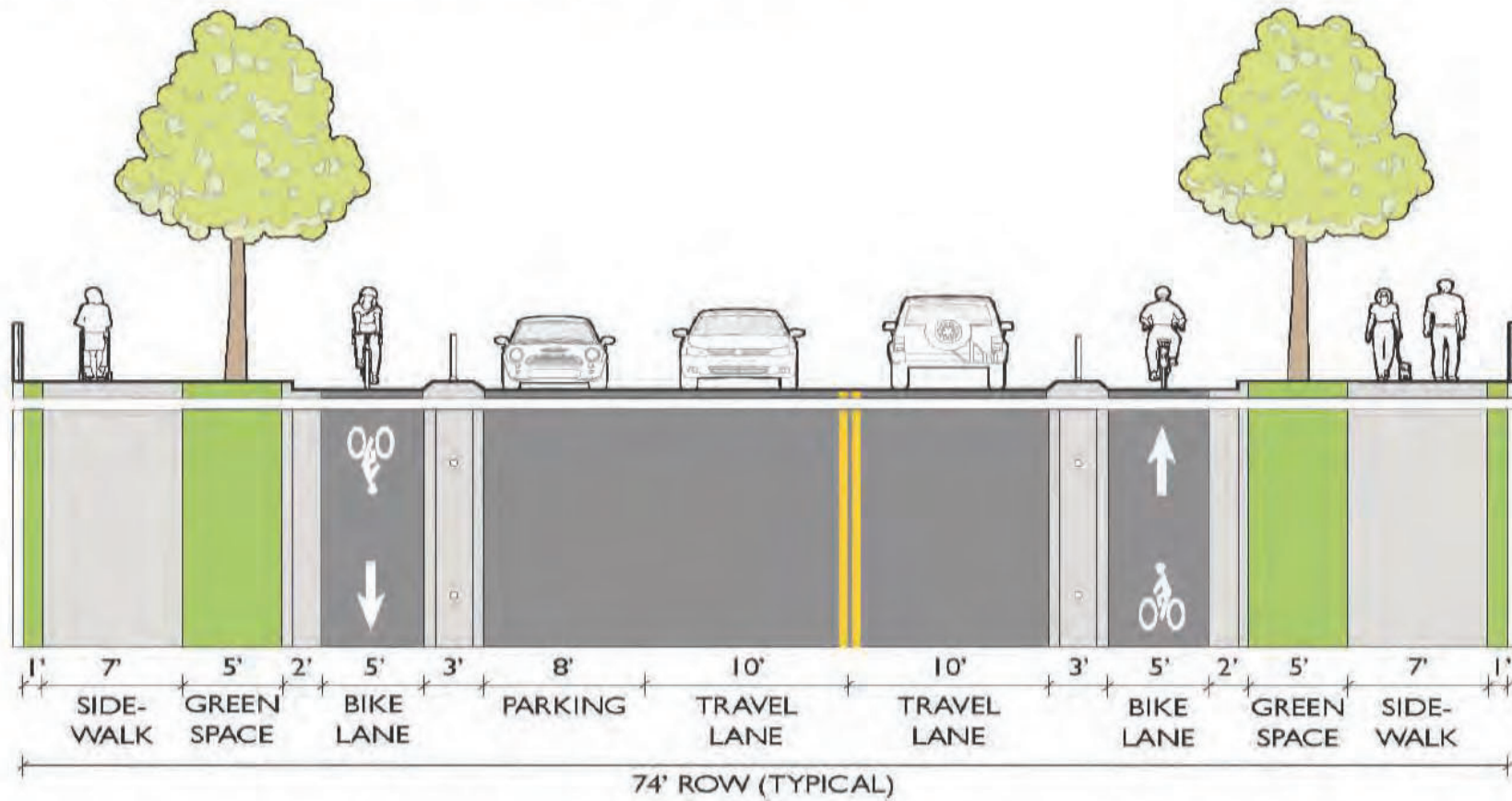
Figure 15. General Urban Street typical cross-section



Section 3: Neighborhood Connector Typical Cross - Section (FIGURE 16, PG 30 OF TRANSPORTATION PLAN)

S ADAMS STREET

Figure 16. Neighborhood Connector Street typical cross-section



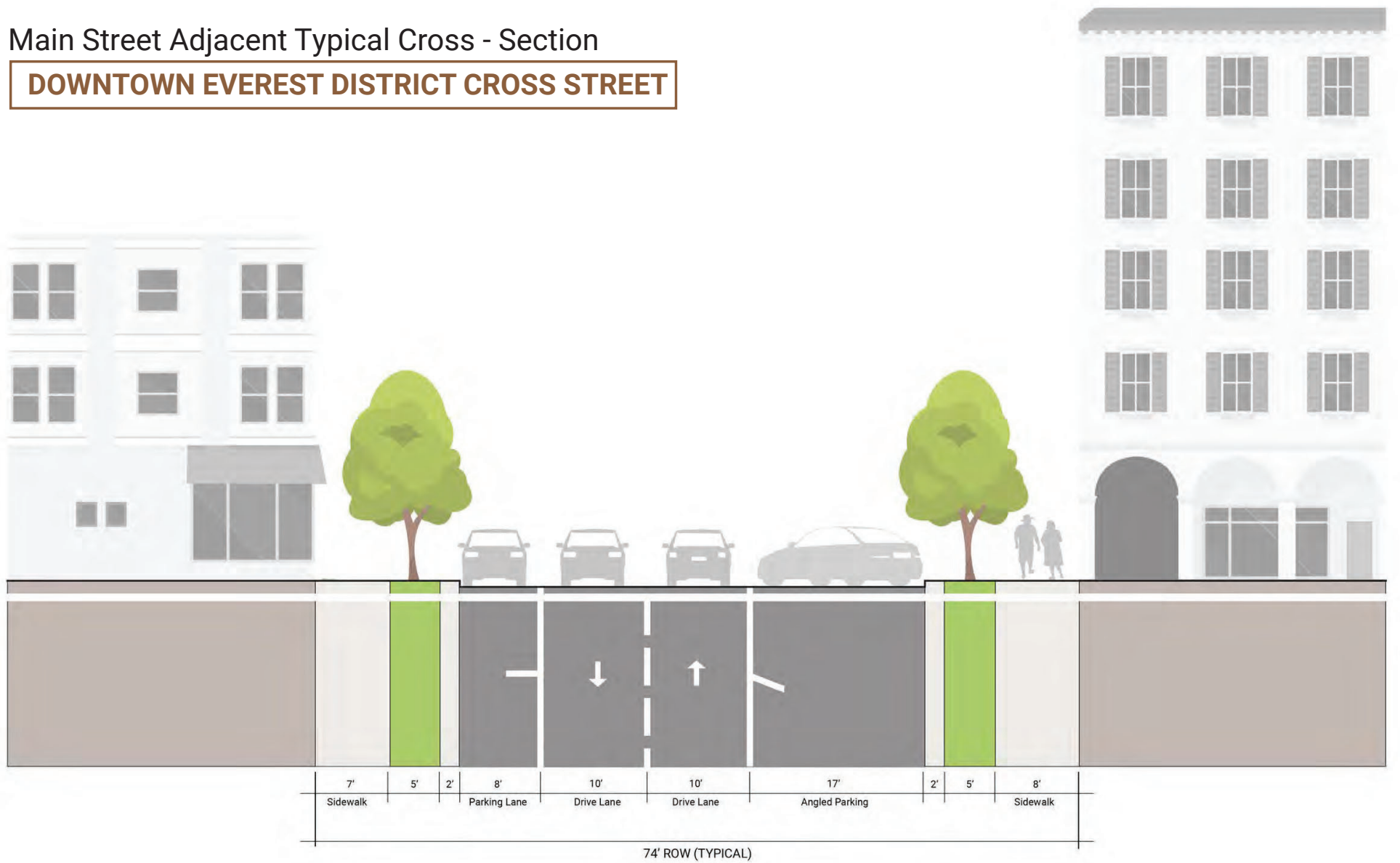
Main Street Modified Typical Cross - Section

DOWNTOWN EVEREST DISTRICT THROUGH STREET



Main Street Adjacent Typical Cross - Section

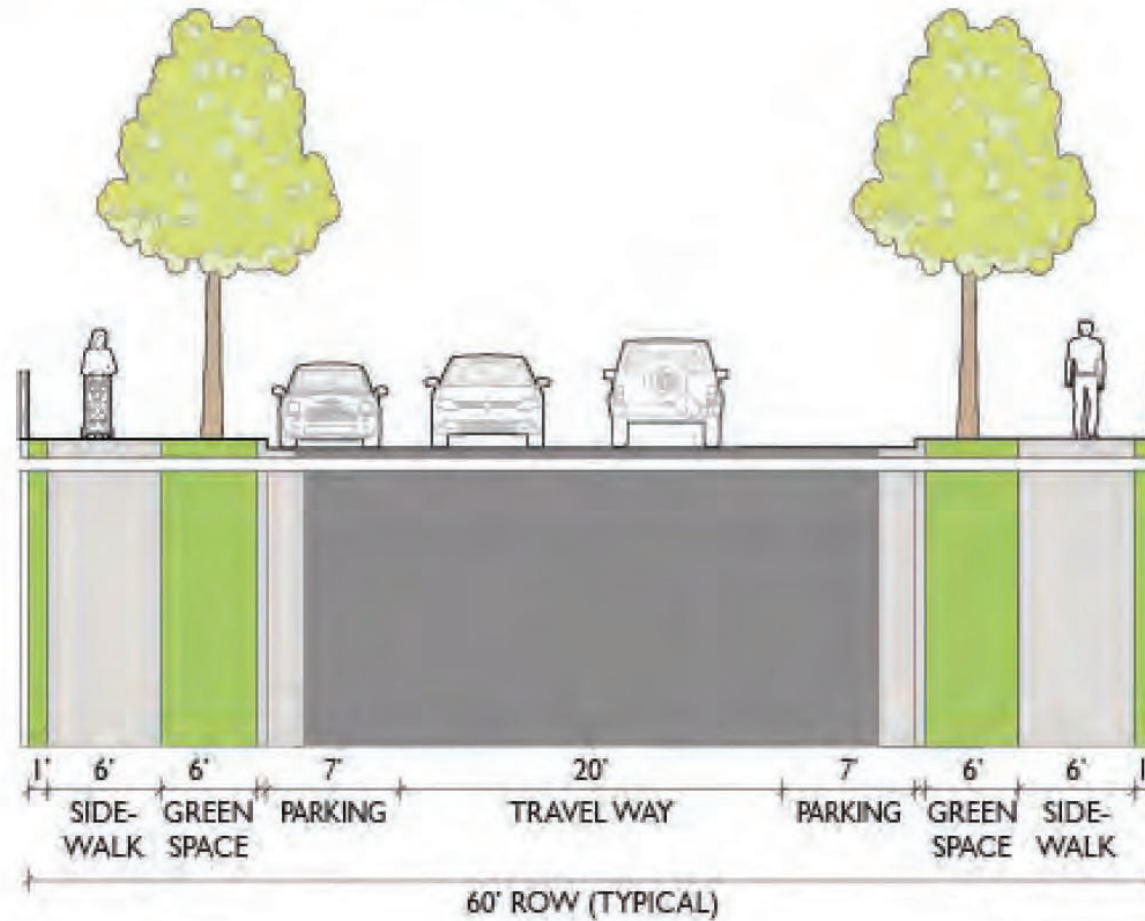
DOWNTOWN EVEREST DISTRICT CROSS STREET



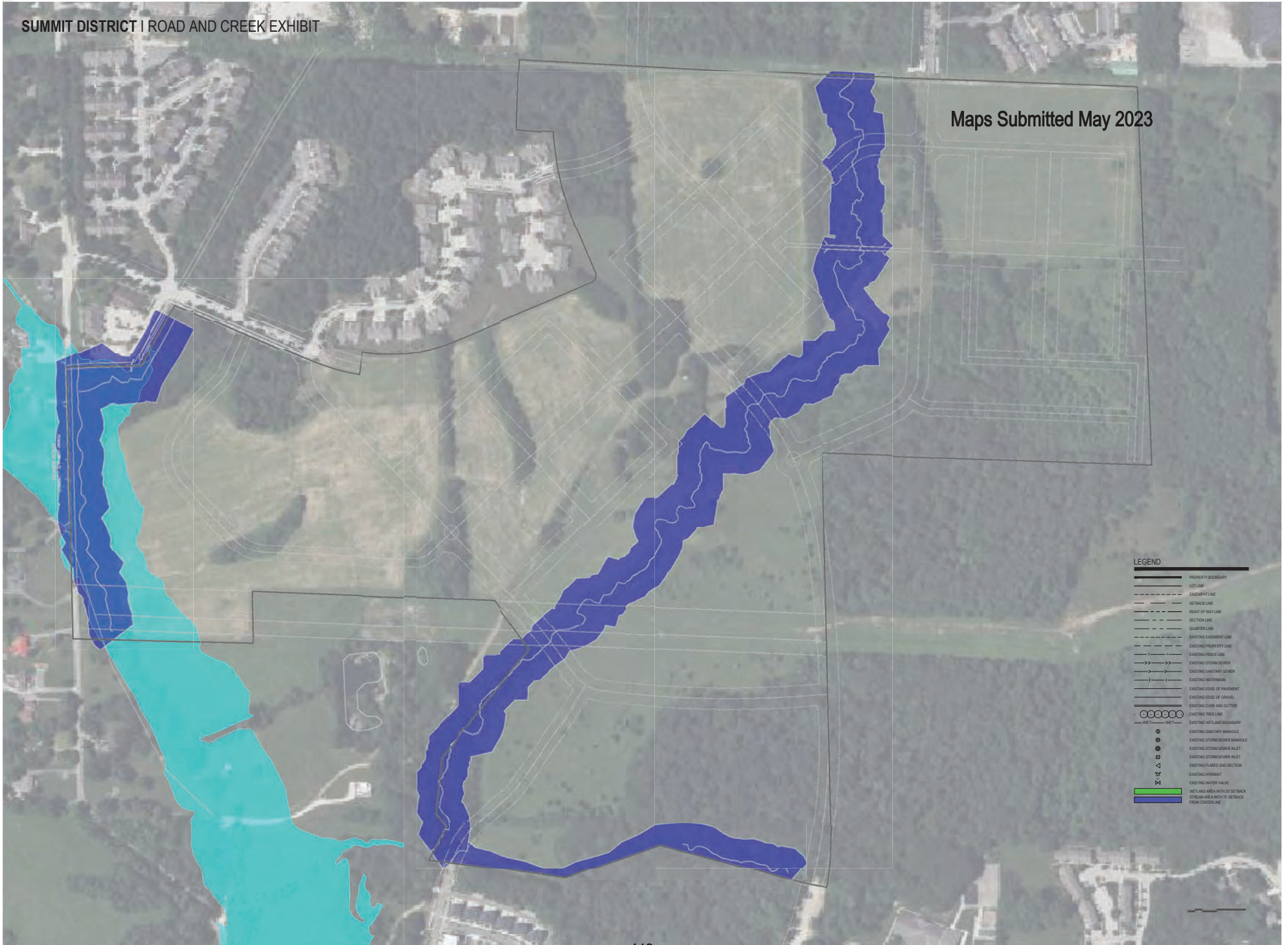
Section 4: Neighborhood Residential Street Typical Cross - Section (FIGURE 11, PG 25 OF TRANSPORTATION PLAN)

RESIDENTIAL STREET

Figure 11. Neighborhood residential street typical cross-section



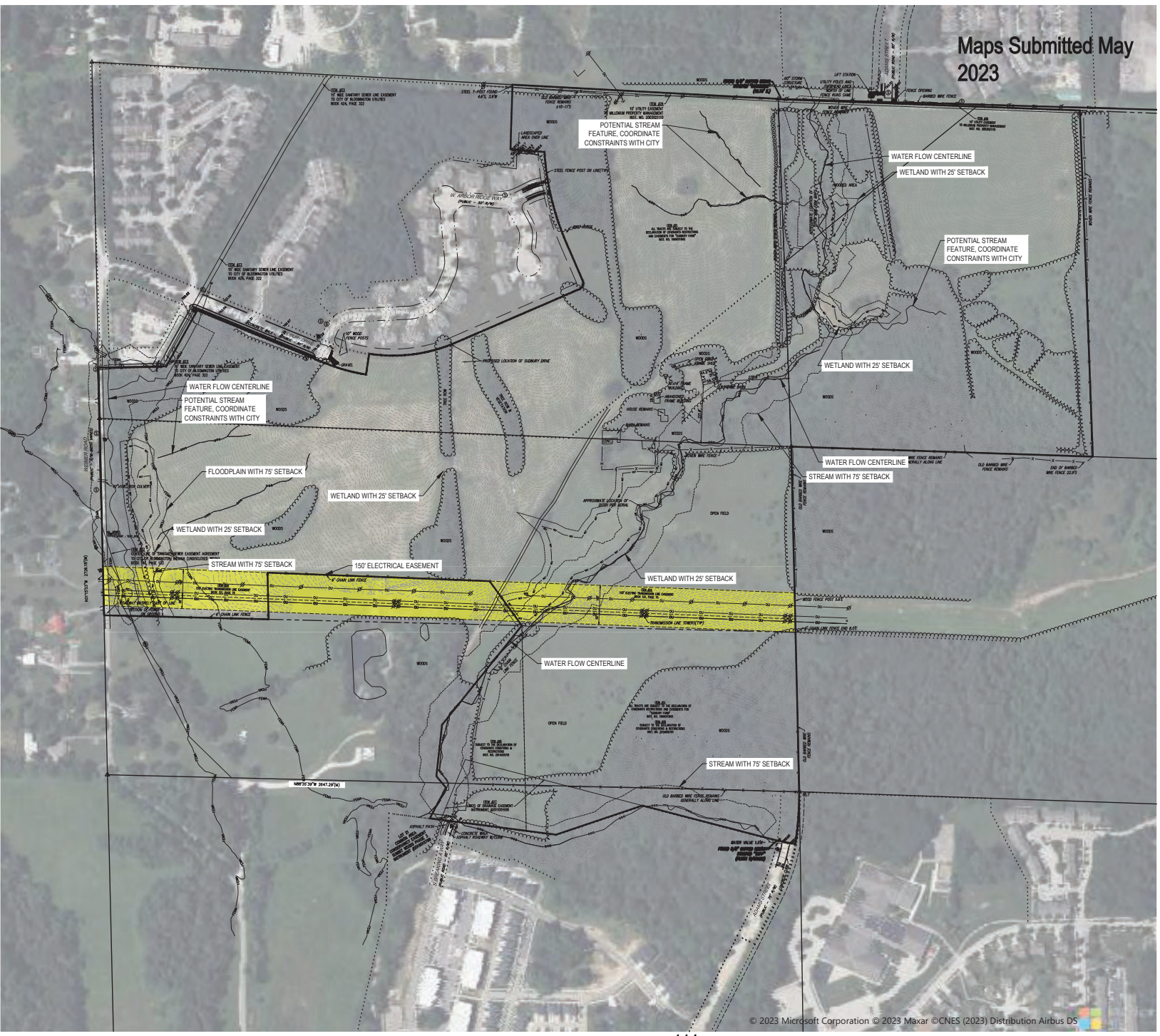
Maps Submitted May 2023



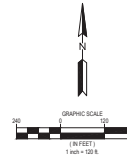
LEGEND

	PROPERTY BOUNDARY
	LOT LINE
	EASEMENT LINE
	SETBACK LINE
	RIGHT OF WAY LINE
	SECTION LINE
	QUARTER LINE
	EXISTING EASEMENT LINE
	EXISTING PROPERTY LINE
	EXISTING FENCE LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	EXISTING CURB AND GUTTER
	EXISTING TRAIL LINE
	EXISTING WETLAND BOUNDARY
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING STORM SEWER INLET
	EXISTING STORM SEWER INLET
	EXISTING PLUMBING SECTION
	EXISTING HYDRANT
	EXISTING WATER VALVE
	WETLAND AREA WITH 25' SETBACK FROM CENTERLINE
	WETLAND AREA WITH 10' SETBACK FROM CENTERLINE

4/16/2023 11:50:09 AM
 C:\Users\jgibson\OneDrive\Documents\Projects\2023\23001\23001.dwg
 114



Maps Submitted May
2023



LEGEND

	PROPERTY BOUNDARY
	LOT LINE
	EASEMENT LINE
	SETBACK LINE
	RIGHT OF WAY LINE
	SECTION LINE
	QUARTER LINE
	EXISTING EASEMENT LINE
	EXISTING PROPERTY LINE
	EXISTING FENCE LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WETLAND
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB AND GUTTER
	EXISTING TREE LINE
	EXISTING WETLAND BOUNDARY
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING PLANNED END SECTION
	EXISTING FURNACE
	EXISTING WATER VALVE
	EXISTING UTILITY AREA

720 WASHINGTON AVE.
MINNEAPOLIS, MN 55402
PHONE: 612.333.2200
WWW.STANTEC.COM

CLIENT:

TRG DEVELOPMENT, LLC
MINNEAPOLIS, MN 55402
PHONE: 612.333.2200
WWW.TRGDEVELOPMENT.COM

**SUMMIT DISTRICT
DEVELOPMENT**
S ADAMS STREET AND SUDBURY DRIVE
BLOOMINGTON, IN 47403, INDIANA COUNTY

PROJECT TITLE	SUMMIT DISTRICT DEVELOPMENT		
ISSUE NO.	1	DATE	05/20/2023
DESCRIPTION	LOT 100 SITE COORDINATE EMBLEM		

CERTIFICATION:
 I, THE ENGINEER, CERTIFY THAT THE PLANS, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

LICENSE NO.: _____
 DATE: _____

PROJECT NO.: _____
 DRAWN BY: _____ CHWD BY: _____ APPD BY: _____
 ISSUE DATE: _____
 SHEET NO.: _____
 SHEET TITLE: _____
 EXISTING UTILITY EASEMENTS
 SHEET NO.: **EX-7**

