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# SITE DEVELOPMENT PLANS FOR

# BANK OF AMERICA

## SECTION 15, TOWNSHIP 27, RANGE 24 BLOOMINGTON, HENNEPIN COUNTY, MN

CASE #PL2020-14

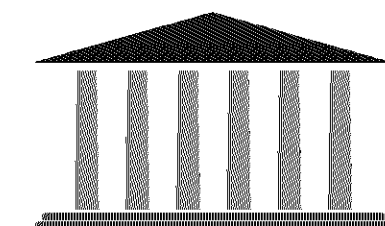
**PROJECT TEAM:**

ENGINEER & LANDSCAPE ARCHITECT  
KIMLEY-HORN AND ASSOCIATES, INC.



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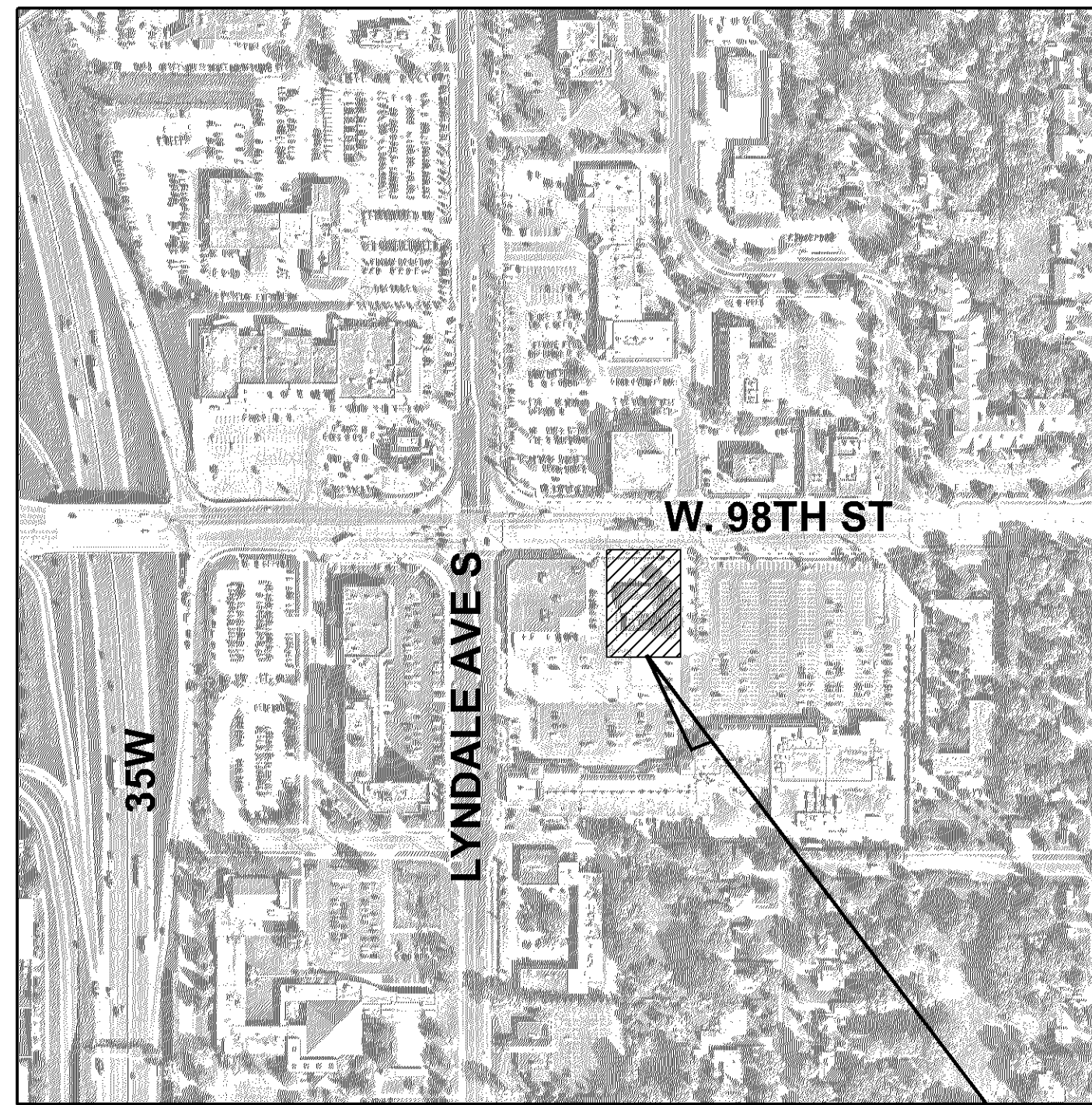
OWNER / DEVELOPER  
OPPIDAN



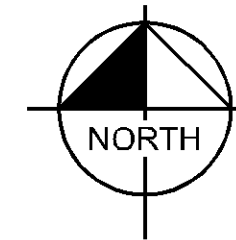
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**VICINITY**  
N.T.S.



**SITE**

**NOTES:**

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

DRAWING INDEX	
SHEET NO.	SHEET TITLE
C000	COVER SHEET
V100	ALTA NSPS LAND TITLE SURVEY
V101	ALTA NSPS LAND TITLE SURVEY
V200	PHOTOMETRIC PLAN - INITIAL
V201	PHOTOMETRIC PLAN - MAINTAINED
C100	GENERAL NOTES
C200	DEMO PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C400	SITE PLAN
C401	ACCESS PLAN
C500	GRADING PLAN
C501	STORM SEWER PLAN
C600	UTILITY PLAN
C700	CONSTRUCTION DETAILS
C701	CONSTRUCTION DETAILS
C702	CONSTRUCTION DETAILS
C703	CONSTRUCTION DETAILS
C704	CONSTRUCTION DETAILS
C705	CONSTRUCTION DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
S100	SCREEN WALL DETAILS

**ENGINEERING DIVISION**  
Approved By: Julie Long, PE  
11/05/2020 7:40:53 AM



Know what's below.  
Call before you dig.

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

**COVER SHEET**

**BANK OF AMERICA**  
PREPARED FOR  
**OPPIDAN**

SHEET NUMBER  
**C000**



2019 KIMLEY-HORN AND ASSOCIATES, INC.  
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
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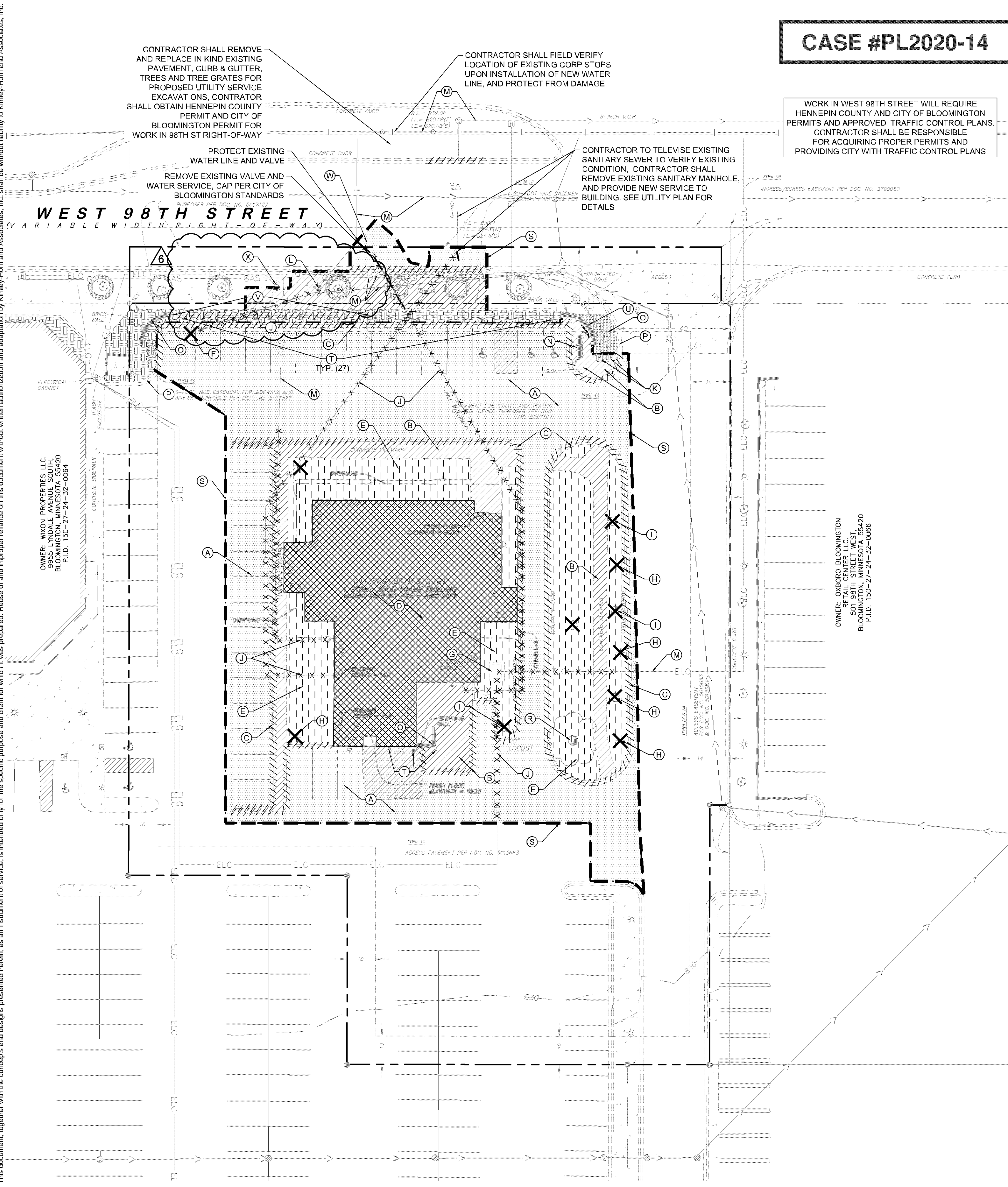
I hereby certify that this plan, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Benjamin R. Johnson*  
BENJAMIN R. JOHNSON  
MN LIC. NO. 53084  
DATE: 10/23/2020

KHA PROJECT 160774046  
DATE 10/23/2020  
SCALE AS SHOWN  
DESIGNED BY BPG  
DRAWN BY BPG  
CHECKED BY BRJ

No.	REVISIONS	DATE	BY
3	REVISIONS PER CITY COMMENTS	10/5/2020	BPG
2	ISSUE FOR GRADING PERMIT	9/9/2020	BPG
1	ISSUE FOR OWNER REVIEW	8/28/2020	BPG



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**CASE #PL2020-14**

WORK IN WEST 98TH STREET WILL REQUIRE HENNEPIN COUNTY AND CITY OF BLOOMINGTON PERMITS AND APPROVED TRAFFIC CONTROL PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING PROPER PERMITS AND PROVIDING CITY WITH TRAFFIC CONTROL PLANS

CONTRACTOR SHALL REMOVE AND REPLACE IN KIND EXISTING PAVEMENT, CURB & GUTTER, TREES AND TREE GRATES FOR PROPOSED UTILITY SERVICE EXCAVATIONS, CONTRACTOR SHALL OBTAIN HENNEPIN COUNTY PERMIT AND CITY OF BLOOMINGTON PERMIT FOR WORK IN 98TH ST RIGHT-OF-WAY

PROTECT EXISTING WATER LINE AND VALVE  
REMOVE EXISTING VALVE AND WATER SERVICE, CAP PER CITY OF BLOOMINGTON STANDARDS

CONTRACTOR TO TELEVISION EXISTING SANITARY SEWER TO VERIFY EXISTING CONDITION. CONTRACTOR SHALL REMOVE EXISTING SANITARY MANHOLE, AND PROVIDE NEW SERVICE TO BUILDING. SEE UTILITY PLAN FOR DETAILS

- KEYNOTE LEGEND**
- (A) REMOVE EXISTING BITUMINOUS PAVEMENT
  - (B) REMOVE EXISTING CONCRETE PAVEMENT/SIDEWALK
  - (C) REMOVE CURB AND GUTTER
  - (D) REMOVE EXISTING BUILDING, AND ASSOCIATED FOUNDATIONS/FEATURES
  - (E) CLEARING AND GRUBBING
  - (F) REMOVE STORM STRUCTURE
  - (G) REMOVE EXISTING ELECTRICAL EQUIPMENT
  - (H) REMOVE EXISTING LIGHT POLE AND ASSOCIATED FOUNDATIONS/FEATURES
  - (I) REMOVE EXISTING TREE
  - (J) REMOVE EXISTING UTILITIES
  - (K) PROTECT EXISTING ELECTRICAL HANDHOLE
  - (L) PROTECT EXISTING HYDRANT
  - (M) PROTECT EXISTING UTILITIES
  - (N) PROTECT EXISTING PYLON SIGN
  - (O) PROTECT EXISTING SIDEWALK/PAVEMENT
  - (P) PROTECT EXISTING CURB AND GUTTER
  - (Q) REMOVE RETAINING WALL
  - (R) PROTECT EXISTING TREE
  - (S) SAWCUT LINE
  - (T) REMOVE EXISTING SIGN/BOLLARDS
  - (U) PROTECT EXISTING BRICK WALL
  - (V) REMOVE EXISTING FENCING/COLUMNS
  - (W) PROPOSED UTILITY SERVICE EXCAVATIONS, MATCH EXISTING PAVEMENT SECTION PER CITY OF BLOOMINGTON STANDARDS
  - (X) PROTECT EXISTING LIGHT POLE

IF WELLS ARE ENCOUNTERED, CONTRACTOR SHALL SEAL IN ACCORDANCE WITH ALL LOCAL GOVERNMENTAL REGULATIONS AND CONSTRUCTION CONTINGENCY PLAN, PROVIDE INFORMATION TO THE CITY OF MINNEAPOLIS,

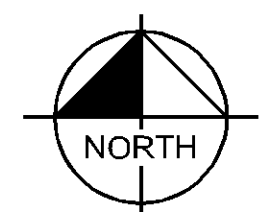
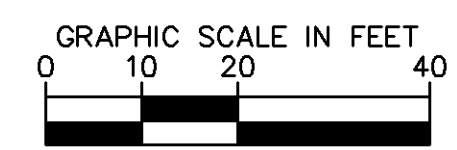
IF UNDERGROUND TANKS OR OIL BURNERS ARE ENCOUNTERED, CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS IN DO IN ACCORDANCE WITH ALL LOCAL GOVERNMENTAL REGULATIONS AND CONSTRUCTION CONTINGENCY PLAN.

IF CONTRACTOR ENCOUNTERS CONTAMINATED OR HAZARDOUS MATERIALS/SOILS, CONTRACTOR SHALL NOTIFY ENGINEER AND REFER TO ENVIRONMENTAL DOCUMENTATION PREPARED BY OTHERS TO ENSURE REMEDIATION AND DISPOSAL OF MATERIALS IS COMPLETED IN ACCORDANCE PER ALL LOCAL AND GOVERNMENTAL REGULATIONS

- DEMOLITION PLAN NOTES**
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
  - THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
  - THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
  - THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
  - THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
  - ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
  - ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
  - CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH BLOOMINGTON, HENNEPIN COUNTY COUNTY AND MNDOT.
  - CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
  - PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
  - CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
  - THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF BLOOMINGTON DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
  - REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
  - ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
  - IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
  - IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
  - CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAIN TILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAIN TILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

- LEGEND**
- PROPERTY LINE
  - REMOVE BITUMINOUS SURFACE
  - REMOVE CONCRETE SURFACE
  - REMOVE BUILDING
  - CLEARING & GRUBBING
  - FULL DEPTH SAWCUT
  - X REMOVE TREE
  - /// REMOVE CONCRETE CURB & GUTTER
  - X X X X X X REMOVE UTILITY LINES
  - ⊗ ⊗ ⊗ ⊗ ⊗ ABANDON UTILITY LINES
  - LIMITS OF CONSTRUCTION
  - EXISTING OVERHEAD POWER LINE
  - EXISTING CHAINLINK FENCE
  - EXISTING J-BARRIER
  - EXISTING RETAINING WALL
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING WATERMAIN
  - EXISTING GAS MAIN
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING UNDERGROUND CABLE
  - EXISTING CONTOUR
  - EXISTING CURB & GUTTER
  - EXISTING SIGN
  - EXISTING STORM MANHOLE
  - EXISTING STORM CATCHBASIN
  - EXISTING GAS METER
  - EXISTING ROOF DRAIN
  - EXISTING GATE VALVE
  - EXISTING HYDRANT
  - EXISTING ELECTRICAL METER
  - EXISTING POWER POLE
  - EXISTING LIGHT POLE
  - EXISTING TREE

**ENGINEERING DIVISION**  
Approved By: Julie Long, PE  
11/05/2020 7:38:30 AM



**ISSUED FOR PERMIT - NOT FOR CONSTRUCTION**

**BANK OF AMERICA**  
PREPARED FOR  
**OPPIDAN**

**Kimley»Horn**  
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**DEMO PLAN**

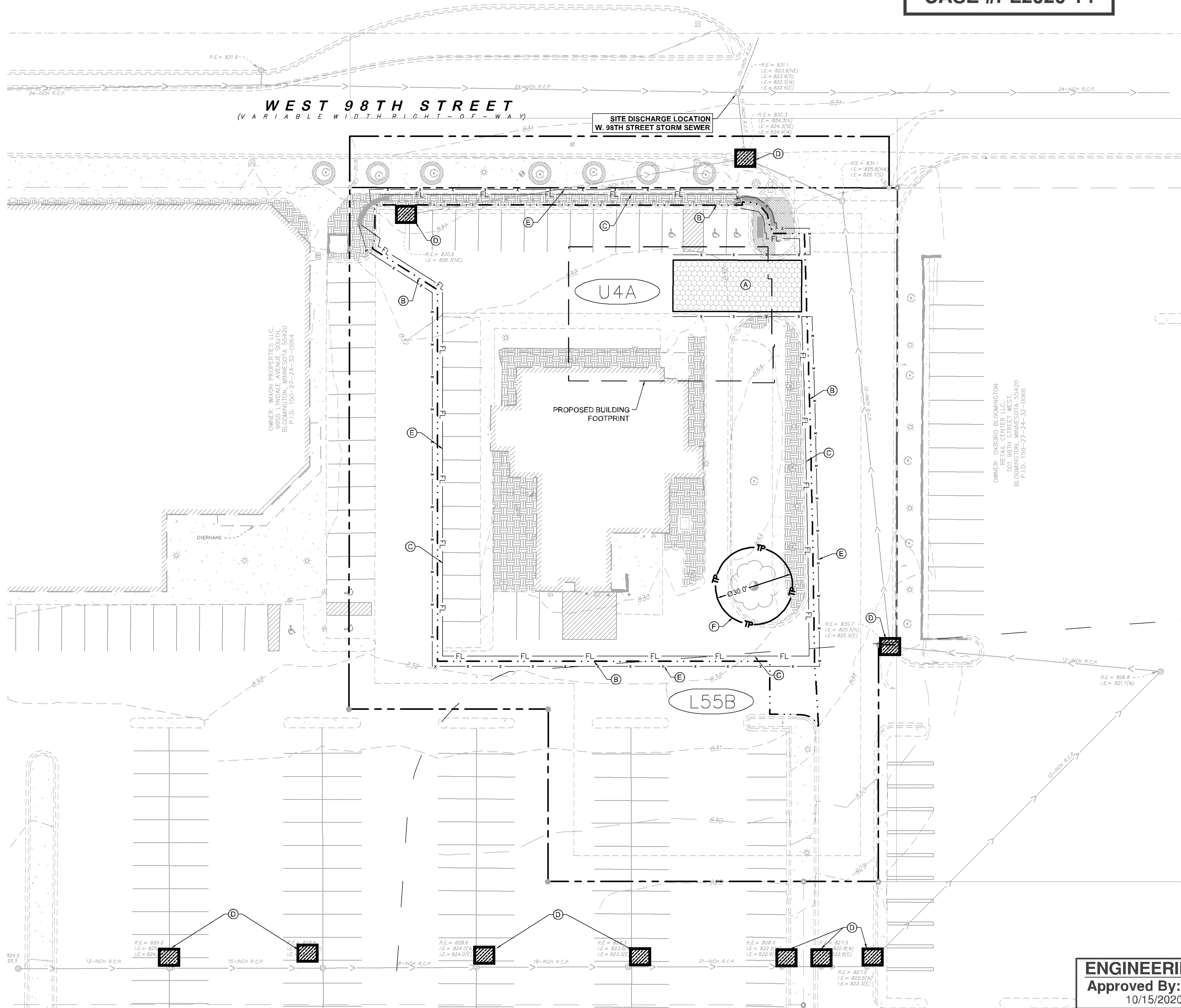
**BLOOMINGTON MN**

KHA PROJECT	160774046
DATE	10/2/2020
SCALE	AS SHOWN
DESIGNED BY	BPG
DRAWN BY	BPG
CHECKED BY	BRJ

DATE	BY	REVISIONS
11/4/2020	BPG	1. STORM SERVICE REVISIONS
10/29/2020	BPG	2. SANITARY SERVICE REVISIONS
10/28/2020	BPG	3. UTILITY REVISIONS
10/5/2020	BPG	4. REVISIONS PER CITY COMMENTS
9/9/2020	BPG	5. ISSUE FOR GRADING PERMIT
8/28/2020	BPG	6. ISSUE FOR OWNER REVIEW

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**CASE #PL2020-14**



**LEGEND**

	PROPERTY LINE
	ROCK ENTRANCE
	INLET PROTECTION
	FL FILTER LOG
	LIMITS OF DISTURBANCE
	SAFETY FENCE
	TREE PROTECTION FENCE
	APPROXIMATE SOIL BOUNDARY, PER USDA WEB SOIL SURVEY
	URBAN LAND-UDIPSMMENTS (CUT AND FILL) COMPLEX, 0-8% SLOPES
	URBAN LAND-MALARDI COMPLEX, 0-8% SLOPES

- EROSION CONTROL PLAN NOTES**
- ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
  - THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
  - WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
  - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
  - THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
  - ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
  - REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
  - THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
  - IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

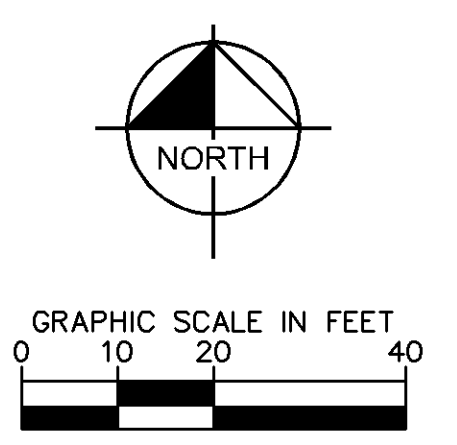
- SEQUENCE OF CONSTRUCTION:**
- UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:
- INSTALL INLET PROTECTION AT EXISTING STORMWATER INLETS.
  - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
  - PREPARE TEMPORARY PARKING AND STORAGE AREA.
  - CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
  - PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING.
  - ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
  - START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
  - TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF BLOOMINGTON GRADING PERMIT.

**BMP QUANTITIES**

BMP	UNIT	QUANTITY
CONSTRUCTION ENTRANCE	EA.	1
FILTER LOG	LF	640
INLET PROTECTION	EA.	10
SAFETY FENCE	LF	780
TREE PROTECTION	EA.	1

LIMITS OF DISTURBANCE	26,163 SF (0.60 AC)
TOTAL SITE AREA	51,581 SF (1.18 AC)
PRE-DEVELOPMENT PERVIOUS AREA	6,496 SF (0.14 AC)
PRE-DEVELOPMENT IMPERVIOUS AREA	45,085 SF (1.04 AC)
POST-DEVELOPMENT PERVIOUS AREA	6,212 SF (0.14 AC)
POST-DEVELOPMENT IMPERVIOUS AREA	45,369 SF (1.04 AC)

- KEYNOTE LEGEND**
- (A) CONSTRUCTION ENTRANCE
  - (B) LIMITS OF DISTURBANCE
  - (C) FILTER LOG
  - (D) INLET PROTECTION
  - (E) CONSTRUCTION SAFETY FENCE
  - (F) TREE PROTECTION ZONE



**ENGINEERING DIVISION**  
Approved By: Julie Long, PE  
10/15/2020 4:15:54 PM

**ISSUED FOR PERMIT - NOT FOR CONSTRUCTION**

**BANK OF AMERICA**  
PREPARED FOR  
**OPPIDAN**

**EROSION AND SEDIMENT CONTROL PLAN - PHASE 1**

**Kimley»Horn**  
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PHONE: 651-445-4187  
WWW.KIMLEY-HORN.COM

REV.	DATE	REVISIONS
1	10/15/2020	BPG REVISIONS PER CITY COMMENTS
2	9/9/2020	BPG ISSUE FOR GRADING PERMIT
3	8/28/2020	BPG ISSUE FOR OWNER REVIEW

DATE: 10/22/2020  
LIC. NO.: 53084  
MINN.: BENJAMIN R. JOHNSON

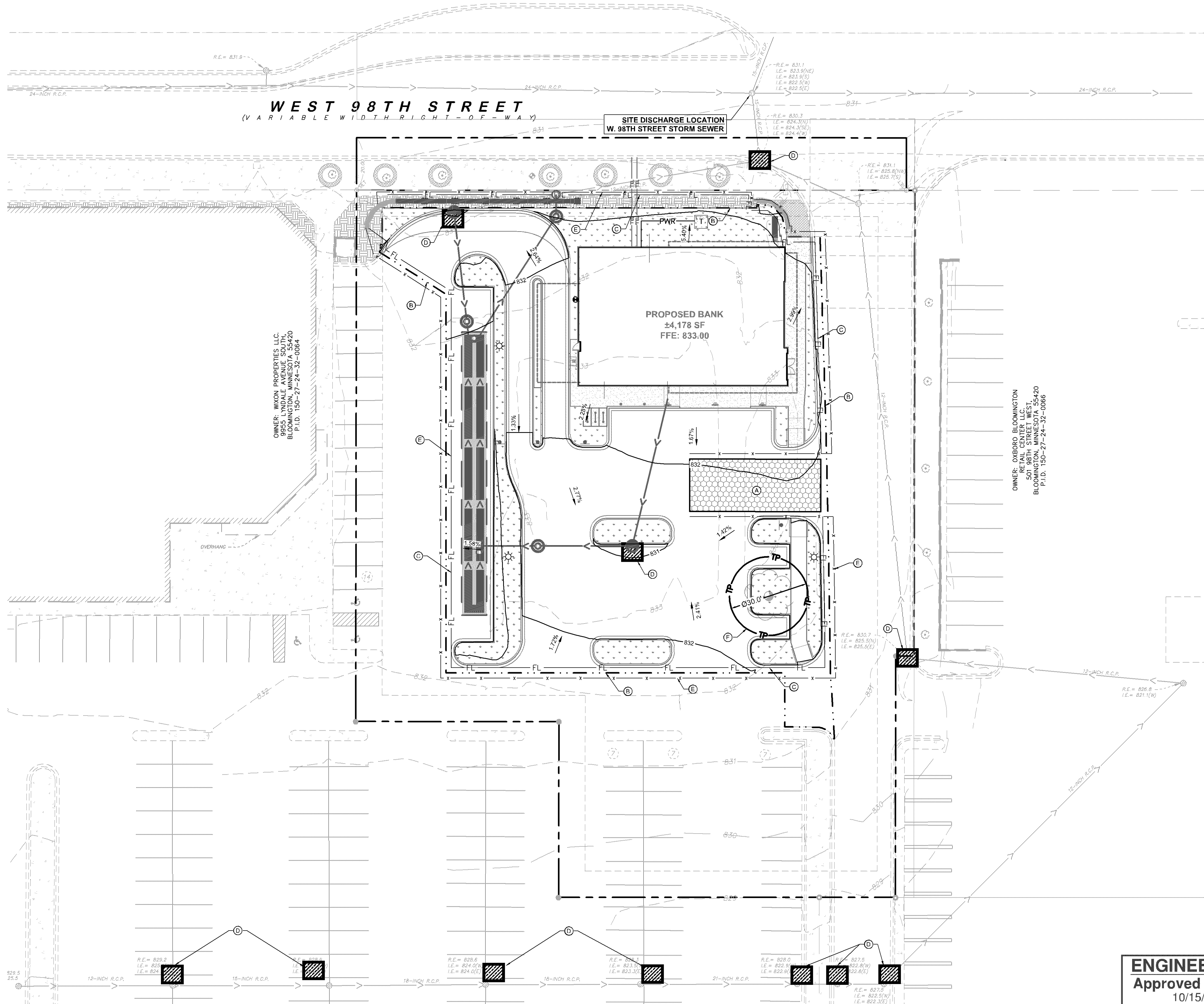
DATE: 10/22/2020  
LIC. NO.: 53084  
MINN.: BENJAMIN R. JOHNSON

SCALE: AS SHOWN  
DESIGNED BY: BPG  
DRAWN BY: BPG  
CHECKED BY: BRJ

SHEET NUMBER  
**C300**



**CASE #PL2020-14**



**LEGEND**

- PROPERTY LINE
- ROCK ENTRANCE
- TURF STABILIZATION, REFER TO LANDSCAPE PLANS FOR DETAILS
- INLET PROTECTION
- FILTER LOG
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- TREE PROTECTION FENCE

- EROSION CONTROL PLAN NOTES**
- ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
  - THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
  - WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
  - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
  - THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
  - ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
  - REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
  - THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
  - IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

- SEQUENCE OF CONSTRUCTION:**
- UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAVATORY, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:
- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
  - INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
  - INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
  - PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
  - PREPARE SITE FOR PAVING.
  - PAVE SITE AND INSTALL STRIPING.
  - INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
  - COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
  - OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
    - REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
    - STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

**BMP QUANTITIES**

BMP	UNIT	QUANTITY
CONSTRUCTION ENTRANCE	EA.	1
FILTER LOG	LF	640
INLET PROTECTION	EA.	11
SAFETY FENCE	LF	780
TREE PROTECTION	EA.	1

LIMITS OF DISTURBANCE	26,163 SF (0.60 AC)
TOTAL SITE AREA	51,581 SF (1.18 AC)
PRE-DEVELOPMENT PERVIOUS AREA	6,496 SF (0.14 AC)
PRE-DEVELOPMENT IMPERVIOUS AREA	45,085 SF (1.04 AC)
POST-DEVELOPMENT PERVIOUS AREA	6,212 SF (0.14 AC)
POST-DEVELOPMENT IMPERVIOUS AREA	45,369 SF (1.04 AC)

- KEYNOTE LEGEND**
- (A) CONSTRUCTION ENTRANCE
  - (B) LIMITS OF DISTURBANCE
  - (C) FILTER LOG
  - (D) INLET PROTECTION
  - (E) CONSTRUCTION SAFETY FENCE
  - (F) TREE PROTECTION ZONE

**GRAPHIC SCALE IN FEET**

**NORTH**

**ENGINEERING DIVISION**  
 Approved By: Julie Long, PE  
 10/15/2020 4:16:06 PM

**ISSUED FOR PERMIT - NOT FOR CONSTRUCTION**

**BANK OF AMERICA**  
 PREPARED FOR  
**OPPIDAN**

**EROSION AND SEDIMENT CONTROL PLAN - PHASE 2**

**Kimley»Horn**  
 2019 KIMLEY-HORN AND ASSOCIATES, INC.  
 767 EUBANK STREET, SUITE 100, ST. PAUL, MN 55114  
 PHONE: 651-445-4187  
 WWW.KIMLEY-HORN.COM

**REVISIONS PER CITY COMMENTS**

No.	REVISIONS	DATE	BY
3	REVISIONS PER CITY COMMENTS	10/15/2020	BPG
2	ISSUE FOR GRADING PERMIT	9/9/2020	BPG
1	ISSUE FOR OWNER REVIEW	8/28/2020	BPG

**SCALE** AS SHOWN  
**DESIGNED BY** BPG  
**DRAWN BY** BPG  
**CHECKED BY** BRJ

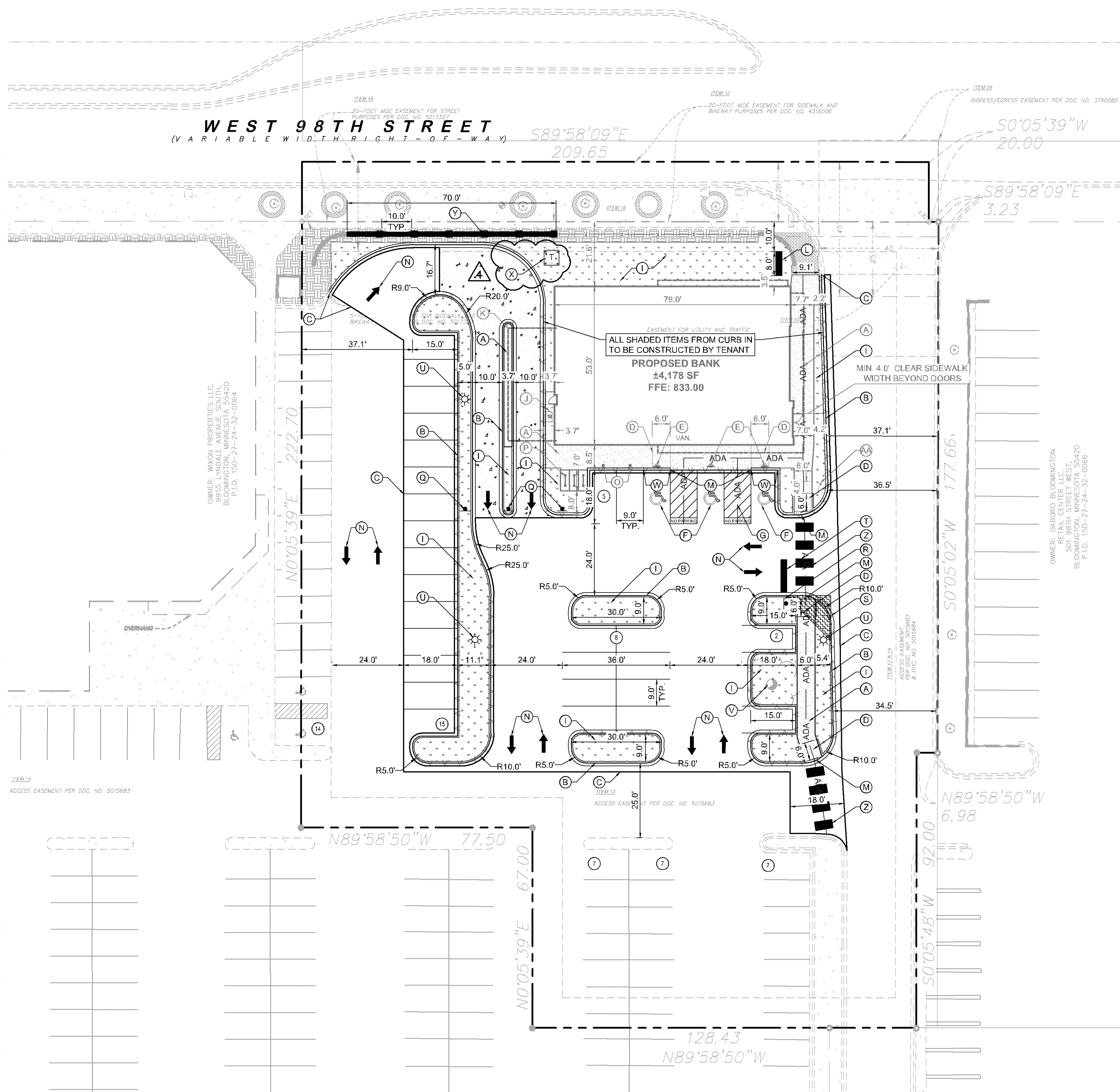
**DATE:** 10/22/2020  
**LIC. NO.:** 53084

**SHEET NUMBER**  
**C301**

**BLOOMINGTON MN**

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# HENNEPIN COUNTY STATE AID HIGHWAY NO. 1 PLAT 64



## SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EFN, DATED 7/23/2019.  
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT FOR OBSTRUCTIONS AND CONCRETE WORK WITHIN THE RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT SEAN JENKINS (952-563-4545, SJENKINS@BLOOMINGTONMN.GOV) FOR PERMIT INFORMATION.
- ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING AND STORAGE OF EQUIPMENT AND MATERIALS MUST BE ON-SITE. USE OF PUBLIC STREETS FOR PRIVATE CONSTRUCTION PARKING, LOADING/UNLOADING, AND STORAGE WILL NOT BE ALLOWED.

## LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED STANDARD CURB AND GUTTER
- PROPOSED REVERSE PITCH CURB AND GUTTER
- ADA
- ACCESSIBLE ROUTE, MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPING

## PROPERTY SUMMARY

BANK OF AMERICA	
TOTAL PROPERTY AREA	55,774 SF (1.28 AC)
EXISTING RIGHT OF WAY EASEMENT	4,193 SF (0.10 AC)
NET PROPERTY AREA	51,581 SF (1.18 AC)
PROPOSED IMPERVIOUS AREA	45,369 SF (1.04 AC)
PROPOSED PERVIOUS AREA	6,212 SF (0.14 AC)
TOTAL DISTURBED AREA	26,163 SF (0.60 AC)

## ZONING SUMMARY

EXISTING ZONING	B4 COMMUNITY COMMERCIAL, PUD OVERLAY
PROPOSED ZONING	B4 COMMUNITY COMMERCIAL, PUD OVERLAY
SETBACK REQUIREMENTS	FRONT = 65' SIDE = 25' REAR = 25'

## BUILDING DATA SUMMARY

AREAS	
PROPOSED PROPERTY	55,774 SF (1.28 AC)
BUILDING AREA	4,020 SF (7.2% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED PARKING	18 SPACES @ 1/240 SF
PROPOSED PARKING	64 SPACES (SHARED)
ADA STALLS REQ'D / PROVIDED	3 STALLS / 3 STALLS

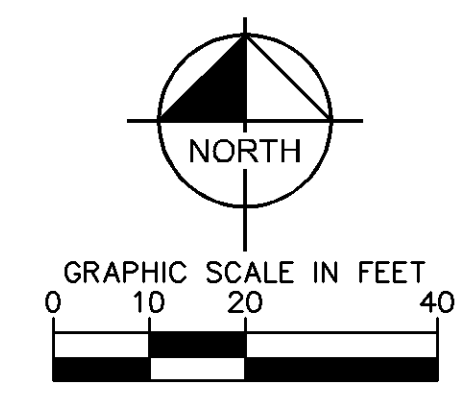
## KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) 8512 CURB & GUTTER (TYP.)
- (C) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (D) ACCESSIBLE CURB RAMP
- (E) ACCESSIBLE PARKING SIGN W/ BOLLARD BASE
- (F) ACCESSIBLE PARKING
- (G) AREA STRIPED WITH 4" SWSL @ 45° 2' O.C.
- (H) STANDARD DUTY ASPHALT PAVEMENT
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) DRIVE-UP ATM KIOSK - SEE ARCH/MECH PLANS
- (K) OVER-HEAD BUILDING CANOPY - SEE ARCH PLANS
- (L) PROPOSED MONUMENT SIGN
- (M) FLAT CURB
- (N) DIRECTIONAL STRIPING
- (O) PARKING SIGN: "LOW EMITTING VEHICLES SIGN" PER BANK SIGNAGE VENDOR. GC IS TO PROVIDE AND INSTALL BOLLARD, BOLLARD COVER & POST AS SHOWN ON ARCH PLANS
- (P) BICYCLE RACK
- (Q) R5-1 "DO NOT ENTER" SIGN, 30" X 30"
- (R) R1-1 "STOP" SIGN, 30" X 30"
- (S) 15' SITE TRIANGLE, FREE OF SIGNAGE AND LANDSCAPING
- (T) 24" WIDE STOP BAR
- (U) PROPOSED LIGHT POLE - SEE LIGHTING PLANS
- (V) EXISTING TREE TO REMAIN
- (W) TRANSITION CURB - 6" TO FLUSH
- (X) PROPOSED TRANSFORMER PAD
- (Y) CONSTRUCT SCREEN WALL, MATCH EXISTING WALL, SEE SHEET S100 FOR DETAILS
- (Z) PROPOSED CROSSWALK STRIPING - 6'X3' WHITE PAINT
- (AA) FLAGPOLE, SEE ARCH PLANS

**CASE #PL2020-14**

APPROVED  
Zoning Review Only  
11/20/2020 NMJ

**ENGINEERING DIVISION**  
Approved By: Julie Long, PE  
10/29/2020 9:36:58 AM



ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

**BANK OF AMERICA**  
PREPARED FOR  
**OPPIDAN**

**SITE PLAN**

BLOOMINGTON MN

DATE	BY	REVISIONS
10/28/2020	BPG	UTILITY REVISIONS
10/5/2020	BPG	REVISIONS PER CITY COMMENTS
9/9/2020	BPG	ISSUE FOR GRADING PERMIT
8/28/2020	BPG	ISSUE FOR OWNER REVIEW

No.	REVISIONS	DATE
1		

SHEET NUMBER  
**C400**

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PHONE: 651-454-1187  
767 EUBANK STREET, SUITE 100, ST. PAUL, MN 55114  
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CASE #PL2020-14

HENNEPIN COUNTY STATE AID HIGHWAY NO. 1 PLAT 64

**LEGEND**

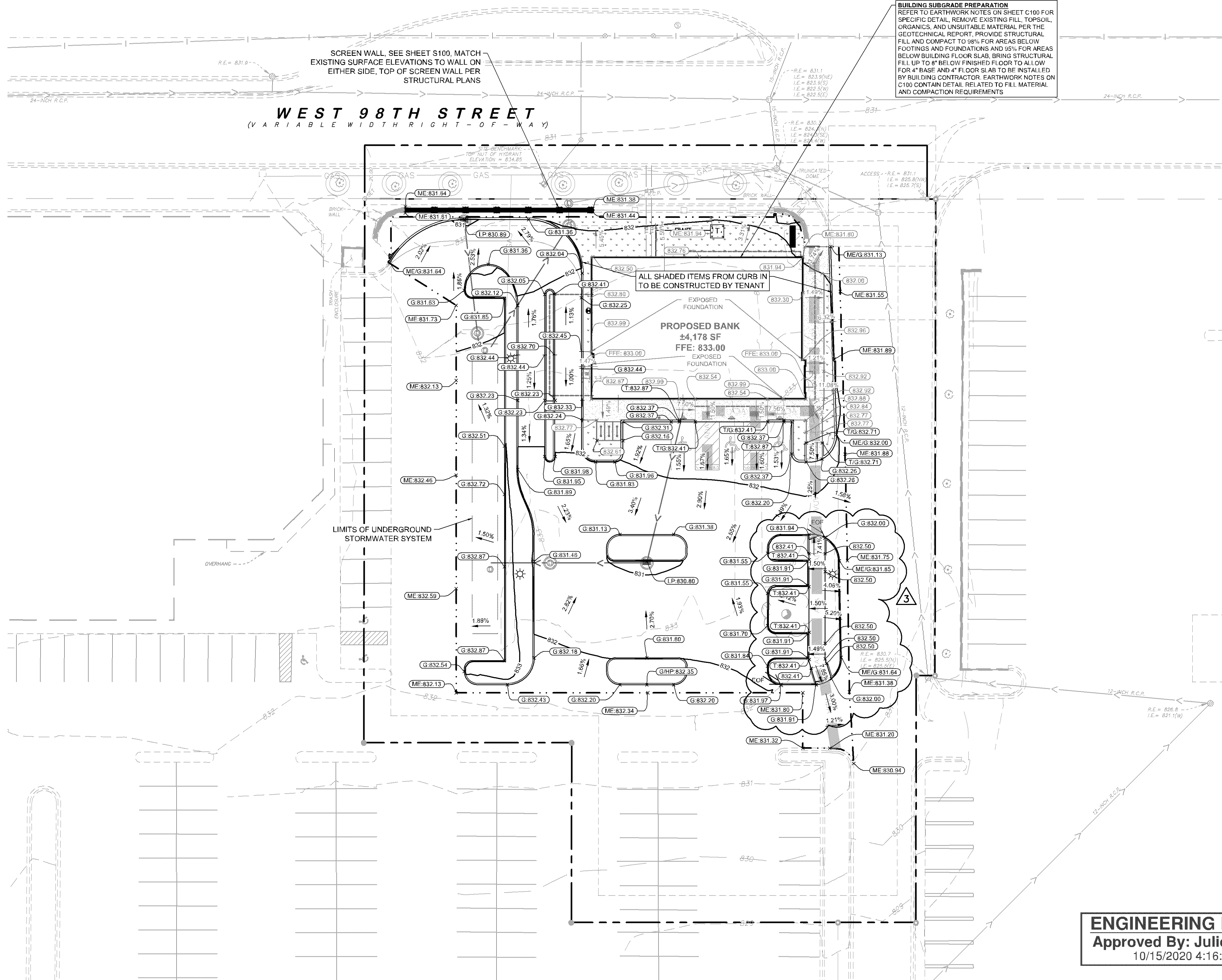
- PROPERTY LINE
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOT
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERTFLOW
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE
- ADA ACCESSIBLE ROUTE, SEE NOTE 14

**BUILDING SUBGRADE PREPARATION**  
 REFER TO EARTHWORK NOTES ON SHEET C100 FOR SPECIFIC DETAIL. REMOVE EXISTING FILL, TOPSOIL, ORGANICS, AND UNSUITABLE MATERIAL PER THE GEOTECHNICAL REPORT. PROVIDE STRUCTURAL FILL AND COMPACT TO 98% FOR AREAS BELOW FOOTINGS AND FOUNDATIONS AND 95% FOR AREAS BELOW BUILDING FLOOR SLAB. BRING STRUCTURAL FILL UP TO 8" BELOW FINISHED FLOOR TO ALLOW FOR 4" BASE AND 4" FLOOR SLAB TO BE INSTALLED BY BUILDING CONTRACTOR. EARTHWORK NOTES ON C100 CONTAIN DETAIL RELATED TO FILL MATERIAL AND COMPACTION REQUIREMENTS

SCREEN WALL, SEE SHEET S100. MATCH EXISTING SURFACE ELEVATIONS TO WALL ON EITHER SIDE, TOP OF SCREEN WALL PER STRUCTURAL PLANS

ALL SHADED ITEMS FROM CURB IN TO BE CONSTRUCTED BY TENANT

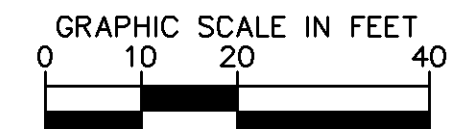
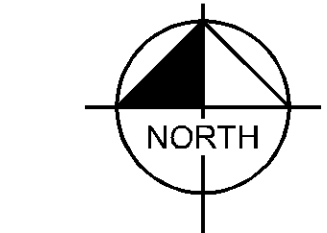
PROPOSED BANK  
 ±4,178 SF  
 FFE: 833.00



**GRADING PLAN NOTES**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL Gopher State Call One @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
- GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
- ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
- INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSINGS DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
- MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

**ENGINEERING DIVISION**  
 Approved By: Julie Long, PE  
 10/15/2020 4:16:27 PM



REV	DATE	BY	REVISIONS
1	10/15/2020	BPG	REVIEWS PER CITY COMMENTS
2	9/19/2020	BPG	ISSUE FOR GRADING PERMIT
3	8/28/2020	BPG	ISSUE FOR OWNER REVIEW

**Kimley»Horn**  
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 767 EUBANK STREET, SUITE 100, ST. PAUL, MN 55114  
 PHONE: 651-445-4187  
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LIBRARY CENTER: THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 Benjamin R. Johnson  
 BENJAMIN R. JOHNSON  
 MN LIC. NO. 53084  
 DATE: 10/22/2020

**GRADING PLAN**

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

BANK OF AMERICA  
 PREPARED FOR  
 OPPIDAN

BLOOMINGTON MN

SHEET NUMBER  
**C500**

K:\TWC\_LDEV\OPPIDAN\Bloomington - bank\3 Design\CAD\plansheets\C5-GRADING PLAN.dwg October 15, 2020 - 1:44pm

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**CASE #PL2020-14**

**LEGEND**

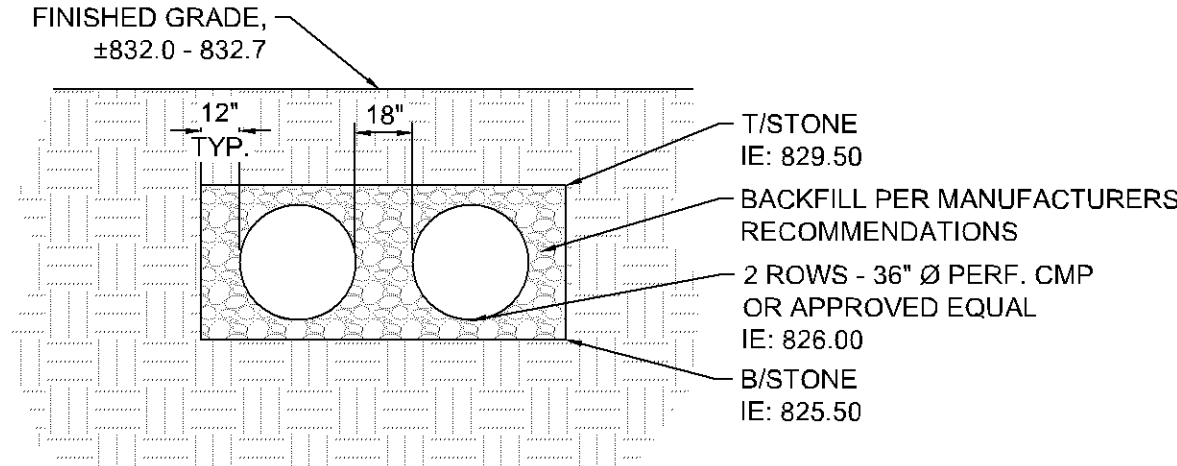
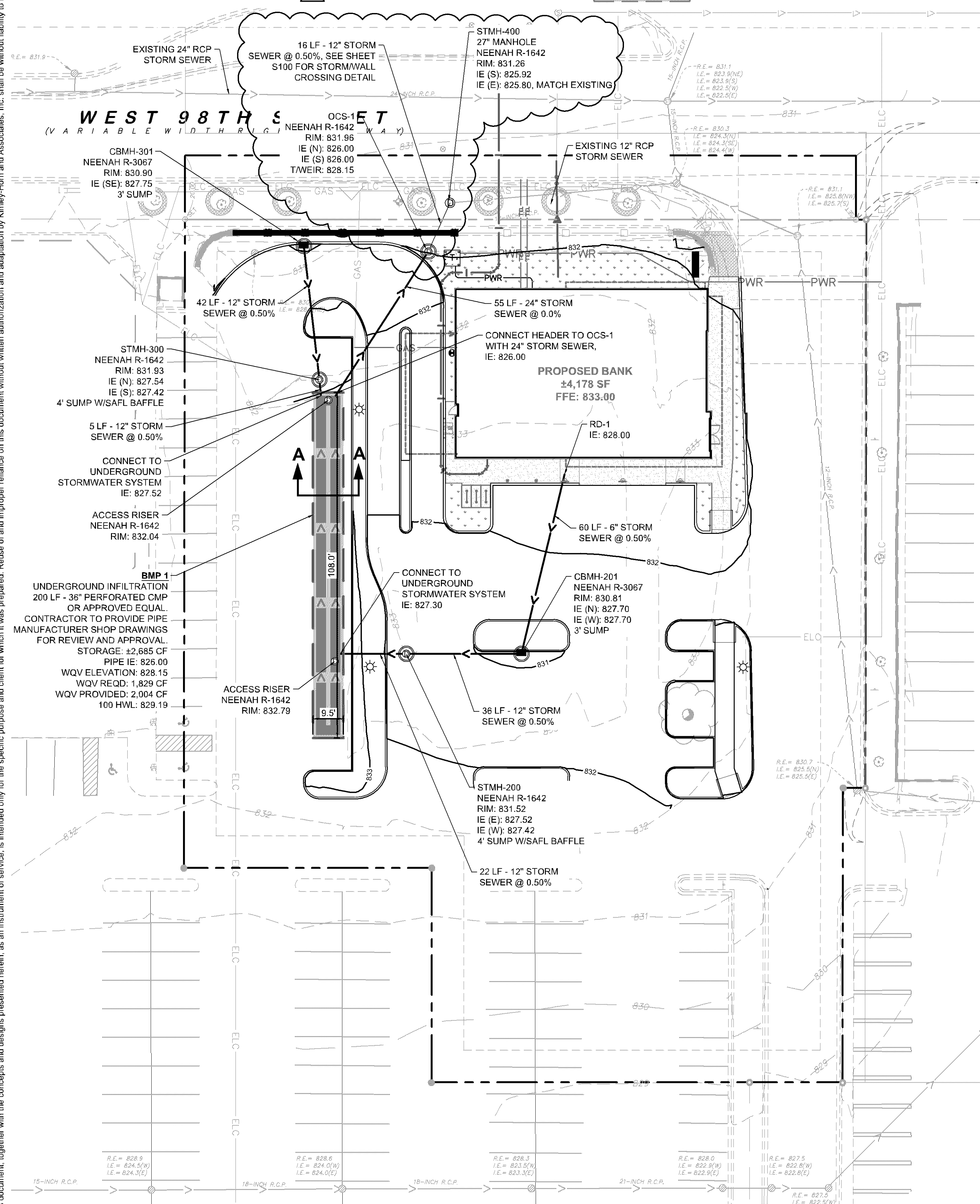
- PROPERTY LINE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND STORMWATER PIPE DETENTION

**UNDERGROUND STORMWATER MANAGEMENT NOTES**

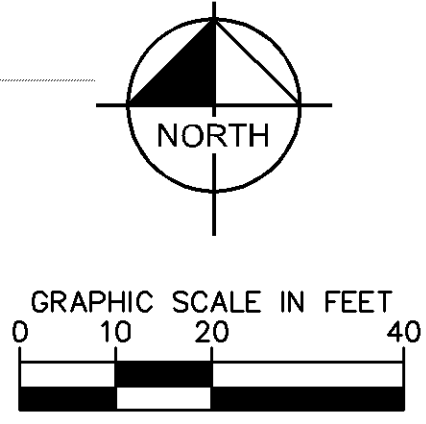
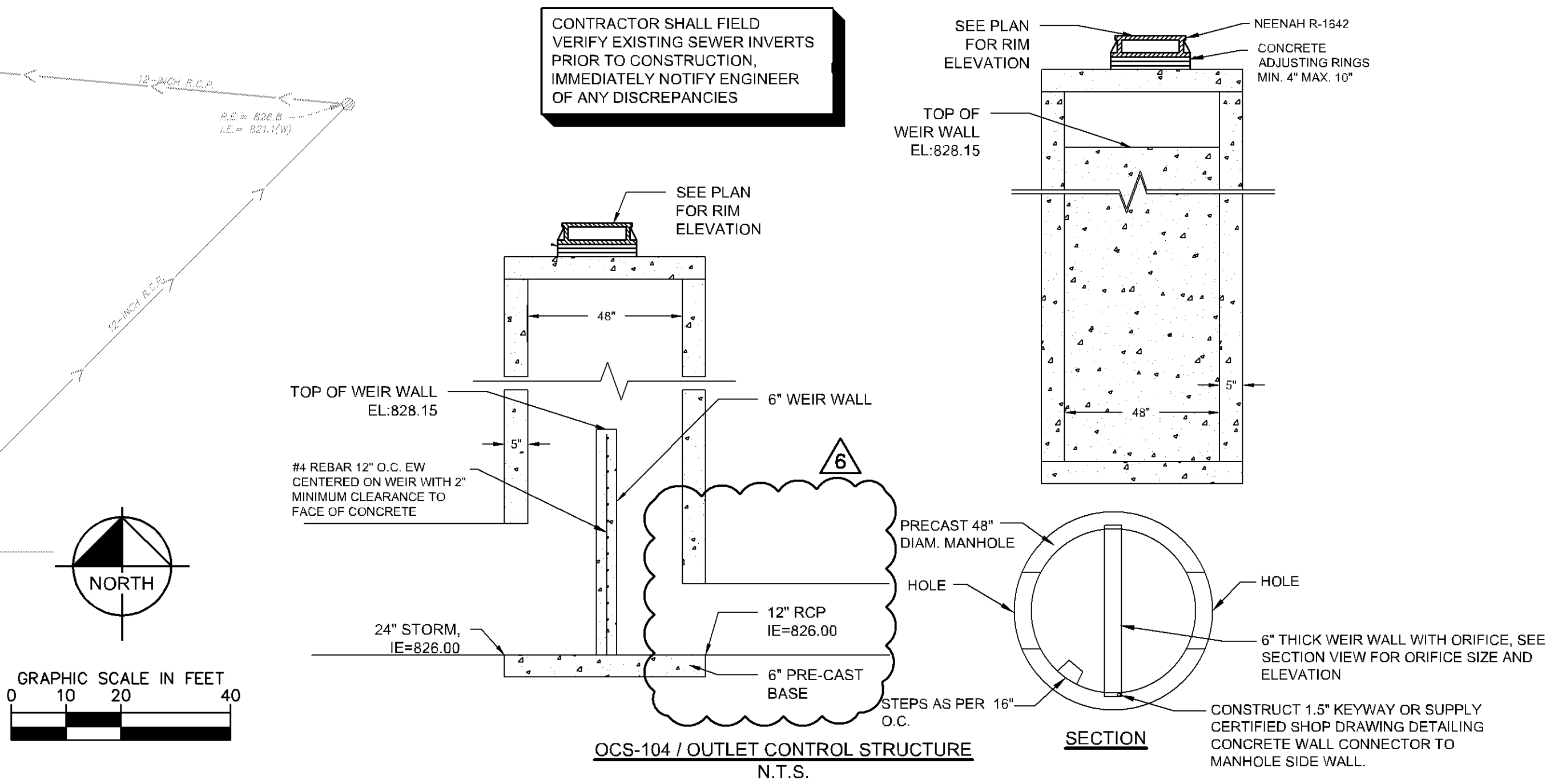
- CONTRACTOR TO PROVIDE (2) DOUBLE RING INFILTRATOR TESTS WITHIN THE UNDERGROUND SYSTEM EXCAVATION PRIOR TO INSTALLATION OF THE UNDERGROUND SYSTEM. **THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS BEFORE TESTING OCCURS AND PROVIDE THE RESULTS TO THE ENGINEER AND CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF THE UNDERGROUND SYSTEM.**
- IF NATIVE SUBGRADE SOILS BELOW UNDERGROUND SYSTEM ARE DETERMINED TO NOT BE CONDUCTIVE TO THE DESIGN INFILTRATION REQUIREMENTS (LESS THAN 0.8 INCHES/PER), THE CONTRACTOR SHALL REMOVE AND REPLACE THE POORLY INFILTRATING SOILS TO A DEPTH WHERE THE EXISTING NATIVE SUBGRADE SOILS MEET OR EXCEED THE DESIGN INFILTRATION RATE AS REVIEWED BY THE ENGINEER. SOILS TO BE REPLACED WITH SANDY MEDIA MEETING MNDOT GRADATION 3149.1.2 FOR FINE FILTER AGGREGATE.
- UPON COMPLETION OF THE STORMWATER BMP AND FINAL STABILIZATION OF THE TRIBUTARY DRAINAGE AREA, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION THE BMP AFTER A SIGNIFICANT RAIN EVENT THAT SHOWS THE BMPS DRAWS DOWN WITHIN 48 HOURS.
- NO CONSTRUCTION EQUIPMENT SHALL TRAVEL WITHIN THE UNDERGROUND INFILTRATION SYSTEM AREA. USE EXCAVATOR WITH TOOTHED BUCKET FOR INFILTRATION BASIN EXCAVATION TO AVOID COMPACTING OR SMEARING OF SOILS.
- FINAL EXCAVATION OF UNDERGROUND INFILTRATION SYSTEM AREA AND INSTALLATION OF ENGINEERED SOIL MUST OCCUR IN DRY SOIL CONDITIONS TO PREVENT SMEARING AND COMPACTION. DO NOT WORK IN INFILTRATION SYSTEM AREA IF SOIL CONDITIONS ARE WET.
- IMMEDIATELY FOLLOWING SYSTEM CONSTRUCTION, THE EXCAVATION FOR THE TRENCH SHALL BE IMMEDIATELY BACKFILLED WITH APPROVED BACKFILL MATERIAL PER MANUFACTURER'S RECOMMENDATION, OR THE EXCAVATION SHALL BE PROTECTED WITH SILT FENCE AND OR BIO-ROLLS SUCH THAT ON-SITE SOILS DO NOT ENTER THE TRENCH EXCAVATION AND CLOG UP THE BOTTOM/SIDES OF THE TRENCH LIMITING THE INFILTRATION CAPACITY OF THE UNDERGROUND SYSTEM.
- IF ANY SOILS ENTER THE TRENCH PRIOR TO BACKFILLING, THE CONTRACTOR SHALL REMOVE SOILS AND CONFIRM THE INFILTRATION CAPACITY OF THE NATIVE SUBGRADE SOILS IS MET WITH INFILTRATOR TESTS.
- CONTRACTOR SHALL COORDINATE AND COMPLETE CERTIFIED AS-BUILT PLANS DEMONSTRATING ALL CONSTRUCTED STORMWATER CONVEYANCE STRUCTURES, AND STORMWATER MANAGEMENT FACILITIES (INCLUDING AS-BUILT VOLUMES) CONFORM TO DESIGN AND/OR PLANS AS APPROVED BY THE CITY.

**STORM SEWER PLAN NOTES**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- ON-SITE STORM SEWER SHALL BE AS FOLLOWS:  
PVC SDR 26 PER ASTM D-3034 OR  
HDPE PER ASTM F-2306  
RCP PER ASTM C-76
- ON-SITE STORM SEWER FITTINGS SHALL BE AS FOLLOWS:  
PVC SDR 26 PER ASTM D-3034, JOINTS PER ASTM D-3212 OR  
HDPE PER ASTM 3212  
RCP PER ASTM C-361 AND C-443
- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
- ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
- ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- UPON PROJECT'S COMPLETION THE GENERAL CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL PROVIDE TO THE DEPARTMENT OF PUBLIC WORKS A FINAL STORMWATER MANAGEMENT REPORT INCLUDING RECORD DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORMWATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBSTANTIATE THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.
- SEWER DISCONNECTIONS ARE REQUIRED TO BE CUT AND BULKHEADED AT THE MAIN.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 474, SECTION 1109.
- HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING AN A-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.



**A-A INFILTRATION SYSTEM PIPE SECTION**  
SCALE 1"=5'



**ENGINEERING DIVISION**  
Approved By: Julie Long, PE  
11/05/2020 7:39:15 AM

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

**BANK OF AMERICA**  
PREPARED FOR  
**OPPIDAN**  
BLOOMINGTON

**STORM SEWER PLAN**

SHEET NUMBER  
**C501**

**Kimley»Horn**  
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767 EUBANK STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-945-4187  
WWW.KIMLEY-HORN.COM

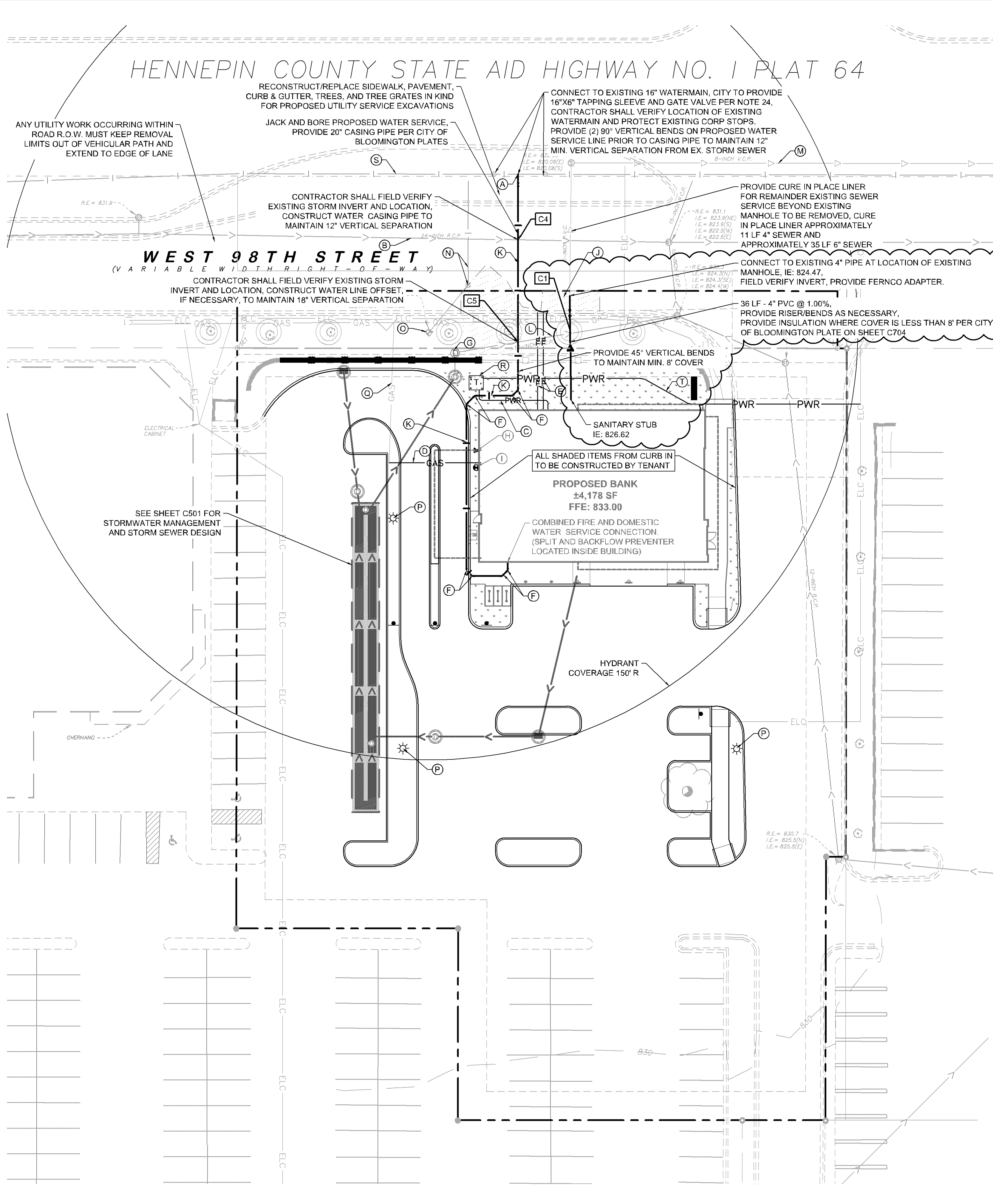
KHA PROJECT	160774046
DATE	10/20/2020
SCALE	AS SHOWN
DESIGNED BY	BPG
DRAWN BY	BPG
CHECKED BY	BRJ
DATE	10/20/2020
MIN. LIC. NO.	53084

STORM SERVICE REVISIONS	11/4/2020	BPG	BY
SANITARY SERVICE REVISIONS	10/29/2020	BPG	DATE
UTILITY REVISIONS	10/28/2020	BPG	
REVISIONS PER CITY COMMENTS	10/5/2020	BPG	
ISSUE FOR GRADING PERMIT	9/9/2020	BPG	
ISSUE FOR OWNER REVIEW	8/28/2020	BPG	
REVISIONS	No.		

K:\TWC\_LDEV\OPPIDAN\Bloomington - Bank3 Design\CAD\PlanSheets\C5-STORM SEWER PLAN.dwg November 04, 2020 - 10:54am  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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**KEYNOTE LEGEND**

- (A) CONNECT TO EXISTING WATERMAIN W/ GATE VALVE
- (B) EXISTING 24" RCP STORM SEWER
- (C) PROVIDE (1) 4" ELECTRICAL CONDUIT WITHIN 5' OF BUILDING PAD TO POWER SOURCE TRANSFORMER, COORDINATE W/ UTILITY
- (D) PROVIDE (1) 1.5" LOW PRESSURE OR (1) 1" MEDIUM PRESSURE PROPOSED GAS SERVICE WITHIN 5' OF BUILDING PAD, COORDINATE W/ UTILITY
- (E) PROVIDE (2) 4" COMMUNICATION CONDUIT WITHIN 5' OF BUILDING FOOTPRINT, COORDINATE W/ UTILITY
- (F) BEND
- (G) CONSTRUCT MANHOLE OVER EXISTING STORM SEWER
- (H) FDC
- (I) GAS METER
- (J) PROPOSED UTILITY SERVICE EXCAVATIONS, MATCH EXISTING PAVEMENT SECTION PER CITY OF BLOOMINGTON STANDARDS
- (K) PROPOSED 6" DIP COMBINED WATER SERVICE
- (L) PROTECT EXISTING 12" RCP STORM SEWER
- (M) PROTECT EXISTING 8" VCP SANITARY SEWER
- (N) PROTECT EXISTING 8" WATERMAIN AND GATE VALVE
- (O) EXISTING FIRE HYDRANT
- (P) PROPOSED LIGHT POLE - SEE LIGHTING PLANS
- (Q) PROTECT EXISTING UTILITY, MAINTAIN COVER
- (R) PROPOSED TRANSFORMER
- (S) PROTECT EXISTING 16" WATERMAIN
- (T) PRIMARY UNDERGROUND POWER SERVICE, COORDINATE W/ UTILITY

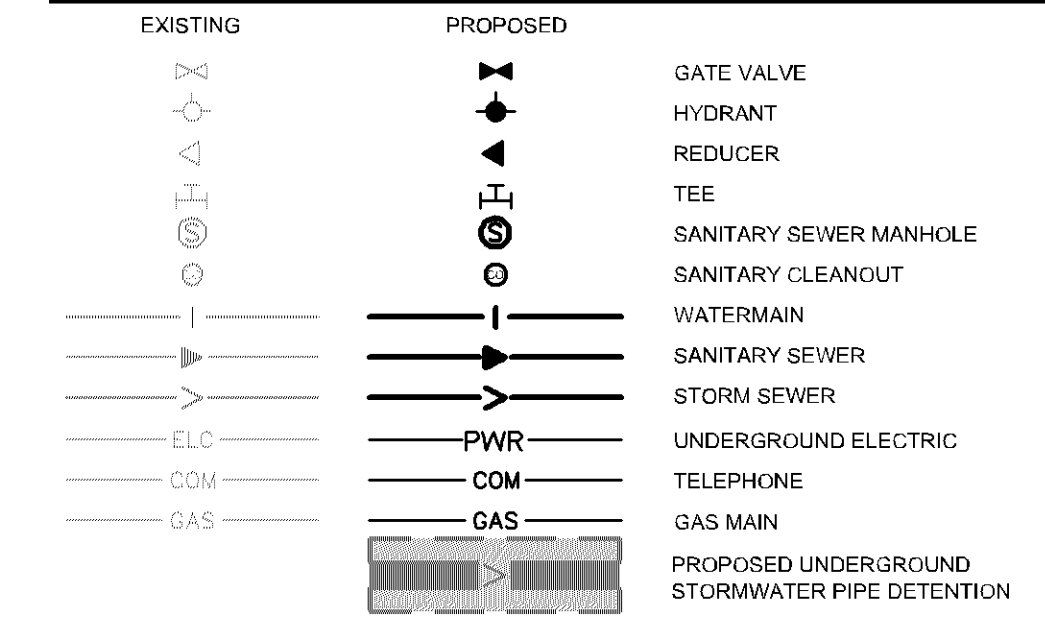
**UTILITY CROSSING LEGEND**

- C1 12" STORM T/P = 825.05  
4" SANITARY B/P = 826.38
- C4 24" STORM B/P = 822.52  
20" WATER CASING T/P = 821.52
- C5 12" STORM B/P = 825.09  
20" WATER CASING T/P = 821.52

**JACK AND BORE NOTES**

1. CONTRACTOR SHALL PROVIDE SUBMITTALS FOR THE FOLLOWING:
  - 1.1. DETAILED DRAWINGS SHOWING PLAN/LOCATION OF ALL JACK AND BORE PITS
  - 1.2. PROCEDURE FOR INSTALLING PIPE SUPPORTS BETWEEN CARRIER PIPE AND CASING PIPE
  - 1.3. CASING PIPE MATERIAL
  - 1.4. PIPE SUPPORT MATERIAL
  - 1.5. CARRIER PIPE MATERIAL
2. JACK AND BORE SHALL BE DONE IN ACCORDANCE WITH CITY OF BLOOMINGTON STANDARD PLATE 315 STD CASING PIPE

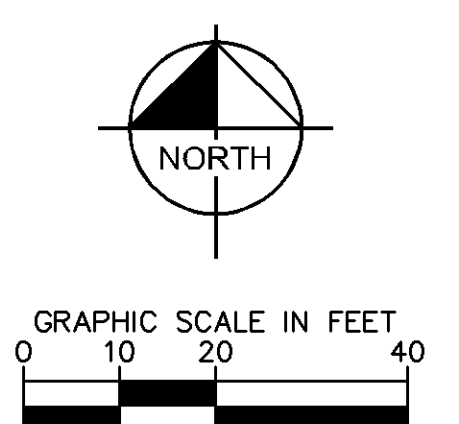
**LEGEND**



**UTILITY PLAN NOTES**

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:  
PVC SDR26 PER ASTM D-3034 OR SCH 40 PER ASTM D-1785 INSTALLED PER ASTM D-2321
3. WATER LINES SHALL BE AS FOLLOWS:  
CLASS 52 DIP PER ANSIAWWA A-24.51/C151 WITH JOINTING PER ANSIAWWA A-21.11/C111. MINIMUM 8 MIL POLYWRAP REQUIRED ON ALL DIP. WATER LINES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST CURRENT EDITION OF CEAM SPECIFICATIONS.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 8" AND MAXIMUM OF 10" COVER ON ALL WATER LINES.
8. INSTALL HIGH DENSITY POLYSTYRENE INSULATION TO PREVENT FREEZING ON SANITARY SEWER MAINLINES, CLEANOUTS, MANHOLES AND SERVICES WITHOUT ADEQUATE COVER.
9. A MINIMUM 18-FOOT HORIZONTAL SEPARATION AND 18-INCH VERTICAL SEPARATION IS REQUIRED BETWEEN WATERMAIN AND SEWERS.
10. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21-11 (AWWA C-151) (CLASS 50).
11. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
12. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
13. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
14. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
15. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
16. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF BLOOMINGTON AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
17. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
18. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
19. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
20. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
21. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
22. ALL ONSITE WATERMANS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
23. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.
24. TAPS OF LIVE WATERMANS, AND SLEEVE/ VALVES ARE DONE BY CITY FORCES AND PAID FOR AND COORDINATED WITH THE CONTRACTOR.
25. UTILITY AND MECHANICAL CONTRACTORS MUST COORDINATE THE INSTALLATION OF ALL WATER AND SEWER SERVICE PIPES INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.
26. COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD ON FLANGE OR AN IJ TO FLANGE ADAPTER. ALSO THE WATER METER MUST BE LOCATED WITHIN 10' OF WHERE THE SERVICE CROSSES THE OUTSIDE WALL OF THE BUILDING.
27. ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT MUST UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSIAWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS. THE USE OF UNLINED OR UNCOATED PIPE IS NOT ALLOWED.
28. UTILITY AS-BUILTS MUST BE PROVIDED PRIOR TO CERTIFICATE OF OCCUPANCY.
29. CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT FOR UNDERGROUND WORK WITHIN THE RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVAL OR INSTALLATION. CONTACT UTILITIES (952-563-4588) FOR PERMIT INFORMATION.
30. UTILITY PERMITS ARE REQUIRED FOR CONNECTIONS TO THE PUBLIC STORM, SANITARY, AND WATER SYSTEM. CONTACT UTILITIES (952-563-8777) FOR PERMIT INFORMATION.

**CASE #PL2020-14**



**ENGINEERING DIVISION**  
Approved By: Julie Long, PE  
11/02/2020 8:18:09 AM

**ISSUED FOR PERMIT - NOT FOR CONSTRUCTION**

**BANK OF AMERICA**  
PREPARED FOR  
**OPPIDAN**

**UTILITY PLAN**

**BLOOMINGTON MN**

SHEET NUMBER  
**C600**

**Kimley»Horn**  
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KHA PROJECT	160774046	DATE	10/22/2020	SCALE	AS SHOWN	DESIGNED BY	BPG	DRAWN BY	BPG	CHECKED BY	BRJ
UTILITY CENTER HAS THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.											
	Benjamin R. Johnson BENJAMIN R. JOHNSON MN LIC. NO. 53084 DATE: 10/22/2020										
	5	SANITARY SERVICE REVISIONS	10/29/2020	BPG							
	4	UTILITY REVISIONS	10/28/2020	BPG							
	3	REVISIONS PER CITY COMMENTS	10/15/2020	BPG							
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