

Drawing name: X:\2019\190123\plan sheets\Final Plan Development\190123cover.dwg May 06, 2020 — 1:21pm

# AMERICAN SQUARE APARTMENTS

## AMERICAN BOULEVARD E AND 34TH AVE SOUTH BLOOMINGTON, MINNESOTA

### FINAL DEVELOPMENT PLAN

PL202000083



**ALLIANT**  
ENGINEERING

733 Marquette Avenue  
Suite 700  
Minneapolis, MN 55402  
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www.alliant-inc.com

#### DEVELOPER

KAEDING MANAGEMENT /  
RON CLARK CONSTRUCTION

#### ARCHITECT

MOMENTUM DESIGN GROUP  
PRIOR WORKS BUILDING  
755 PRIOR AVENUE NORTH  
SUITE #301A  
ST. PAUL, MINNESOTA 55104  
OFFICE: 952.583.9788  
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#### SURVEYOR

HARRY JOHNSON  
HARRY S. JOHNSON CO., INC.  
LAND SURVEYORS  
9063 LYNDALE AVENUE SOUTH  
BLOOMINGTON, MN 55437  
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#### CONSULTANT

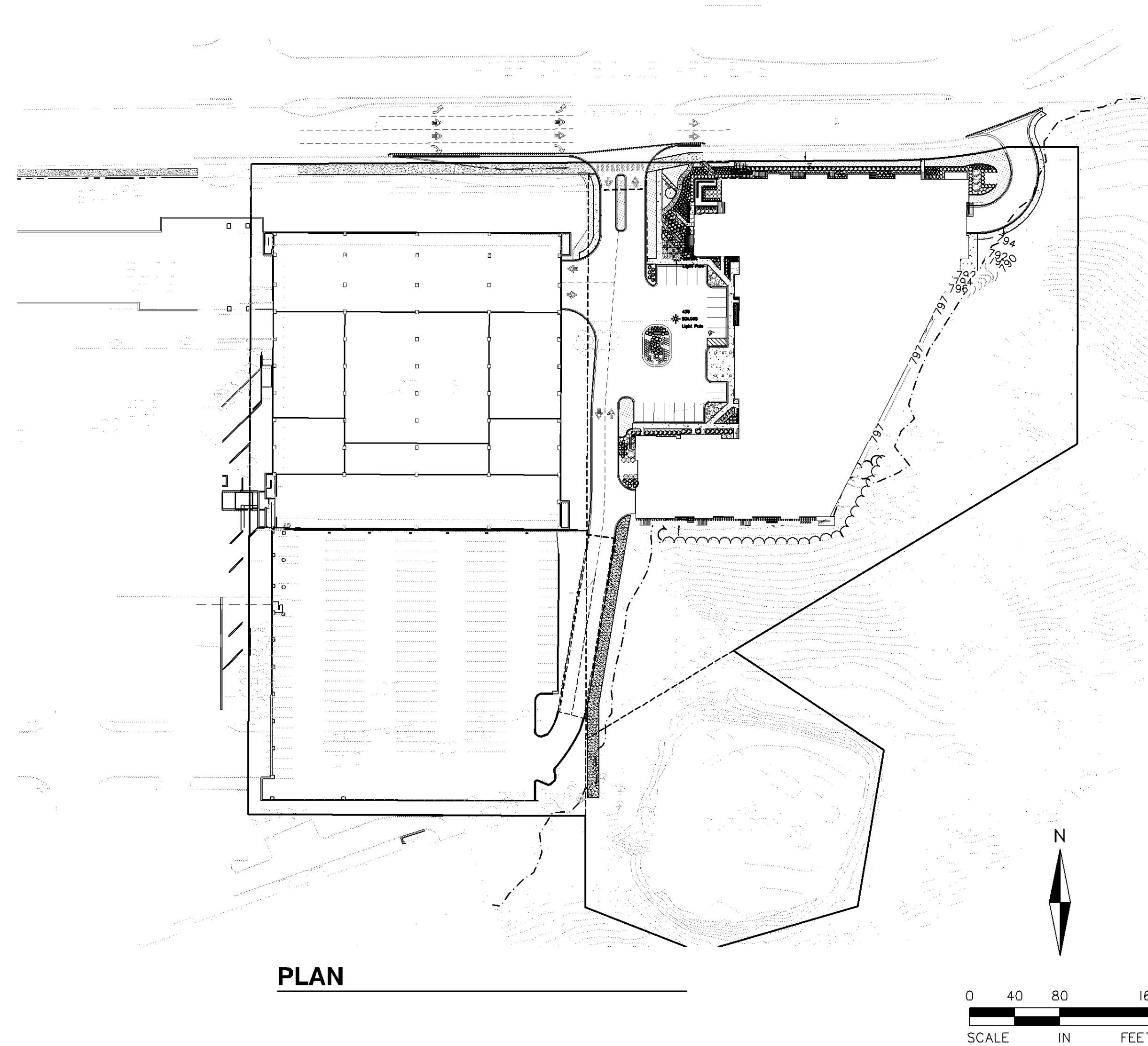
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#### CIVIL ENGINEER

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SITE VICINITY MAP

#### SHEET INDEX

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AMERICAN SQUARE APARTMENTS  
BLOOMINGTON, MN  
AMERICAN BOULEVARD E. AND 34TH AVE SOUTH  
3601 AMERICAN BOULEVARD EAST  
FINAL DEVELOPMENT PLAN  
COVER PAGE

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

DAVID NASH, PE  
12-30-19  
Date License No.

#### QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
01-29-20	CITY SUBMITTAL
03-27-20	PROGRESS PLOT
05-06-20	REVISED CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	DMS/DJN
DRAWN:	KDB/DMS
PROJECT NO:	190123

C-1.0



PL202000083

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LEGAL DESCRIPTION:

PARCEL 1:  
Outlot A, Lot 1, Block 1, except that part thereof embraced within the North 294.5 feet of the Southeast Quarter of the Northwest Quarter of Section 6, Township 27, Range 23, all in Hennepin County, Minnesota, TORRENS PROPERTY: Certificate of Title No. 1207183.

PARCEL 2:  
That part of Lot 1, Block 1, Apple Tree Square 4th Addition embraced within the North 294.5 feet of the Southeast Quarter of the Northwest Quarter of Section 6, Township 27, Range 23, Hennepin County, Minnesota, except that part of said Lot 1 which lies Northwesterly of a line run parallel with and distant 30 feet Southerly of Line 1 described below:  
Line 1: From a point on the North line of Section 6, Township 27 North, Range 23 West, distant 1083.23 feet East of the Northwest corner thereof, run Southerly at an angle of 89 degrees 56 minutes 48 seconds from said North section line (measured from East to South) for 332.91 feet; thence South to the right at an angle of 5 degrees 55 minutes 59 seconds for 835.2 feet; thence defect to the left at an angle of 5 degrees 18 minutes 00 seconds for 282.59 feet to the point of beginning;  
thence defect to the left at an angle of 90 degrees 36 minutes 39 seconds for 1038.00 feet; thence defect to the left on a circular curve having a radius of 381.97 feet, a delta angle of 88 degrees 18 minutes 18 seconds for 595.37 feet and three terminating, RESCUE PROPERTY.

PARCEL 3:  
Rights of the Lessee under the unrecorded Apple Tree Motel Parking Ramp Lease dated December 14, 1978, as amended by Lease Amendment dated April 8, 1979, and set out in Memorandum of Lease recorded August 27, 1997, as Document No. 283183 (Torrens) and recorded August 28, 1997, as Document No. 677124 (Abstract) and Memorandum of Lease recorded August 5, 1997, as Document No. 678709 (Abstract), affecting Lot 1, Block 1, Apple Tree Square 2nd Addition. Together with a non-exclusive perpetual easement for utilities and access dated September 6, 1978, and recorded as Document No. 453483 (Abstract) and Document No. 1354759 (Torrens) and as amended by Amendment of Declaration dated January 25, 1980, recorded as Document No. 4558767 (Abstract) and Document No. 1573540 (Torrens) and further amended by Second Amendment to Declaration of Easements dated April 30, 1984 and recorded as Document No. 4886760 (Abstract) and Document No. 1573598 (Torrens). Together with a non-exclusive easement for use as vehicular and pedestrian passage ways as set forth in Document No. 4038889 (Abstract), ABSTRACT AND TORRENS PROPERTY: Part of Certificate of Title No. 1375982.

NOTES CORRESPONDING TO EASEMENTS:

10. Easements for drainage and utility purposes as shown on the recorded plat of Apple Tree Square 4th Addition, recorded as Document No. 4488247 (Abstract) and as Document No. 1339007 (Torrens), (Affects Parcels 1 and 2). (AS SHOWN ON SURVEY)

11. Easements for drainage and utility purposes as shown on the recorded plat of Apple Tree Square 2nd Addition, recorded as Document No. 4029332 (Abstract) and as Document No. 1076392 (Torrens), (Affects Parcels 3 and 4). (AS SHOWN ON SURVEY)

12. Easement for pedestrian access in favor of the City of Bloomington dated July 31, 1973, recorded March 20, 1974, as Document No. 1101611 (Torrens), (Affects Parcel 1) (AS SHOWN ON SURVEY)

13. Terms and conditions of and easements created in Declaration of Easements dated September 6, 1978, recorded August 24, 1979, as Document No. 453483 (Abstract) and recorded October 30, 1979, as Document No. 1354759 (Torrens). Amended by Amendment to Declaration of Easements dated January 25, 1980, recorded April 28, 1980, as Document No. 4558767 (Abstract) and recorded April 18, 1984, as Document No. 1573429 (Torrens). Amended by Second Amendment to Declaration of Easements dated April 30, 1984, recorded May 2, 1984, as Document No. 4886760 (Abstract) and recorded May 3, 1984, as Document No. 1573598 (Torrens), (Affects Parcels 1, 2, 3 and 4) (AS SHOWN ON SURVEY)

14. Easement for drainage, ponding and floodage purposes in favor of the City of Bloomington dated October 15, 1985, recorded October 22, 1985, as Document No. 5044843 (Abstract) and as Document No. 1680038 (Torrens), (Affects Outlot A of Parcel 1) (AS SHOWN ON SURVEY)

15. Easement for utility purposes in favor of the City of Bloomington dated June 27, 1983, recorded July 1, 1983, as Document No. 4806019 (Abstract), (Affects Parcel 2) (AS SHOWN ON SURVEY)

16. Easement for sidewalk and bikeway purposes in favor of the City of Bloomington dated July 31, 1973, recorded August 2, 1979, as Document No. 4498335 (Abstract), (Affects Parcel 2) (AS SHOWN ON SURVEY)

17. Terms and conditions of and easements contained in Special Area Easement in favor of the City of Bloomington dated June 6, 1972, recorded July 13, 1972, as Document No. 3958057 (Abstract), (Affects Parcels 1 and 2) (AS SHOWN ON SURVEY)

18. Easement for drainage and utility purposes as shown on the recorded plat of Declaration of Easements dated January 6, 1981, recorded January 21, 1981, as Document No. 4491756 (Abstract), (Affects Parcel 3) (AS SHOWN ON SURVEY)

19. Non-exclusive easement for use as vehicular and pedestrian passage ways and utility services as set forth in the Lease dated August 27, 1973, recorded August 28, 1973, as Document No. 4038889 (Abstract), (Affects Parcels 3 and 4) (AS SHOWN ON SURVEY)

20. Easement for drainage, ponding and floodage purposes in favor of the City of Bloomington dated March 6, 1986, recorded April 24, 1986, as Document No. 6565014 (Abstract), (Affects Lot 2 of Parcel 3) (AS SHOWN ON SURVEY)

21. Easement for sidewalk and bikeway purposes in favor of the City of Bloomington dated March 6, 1986, recorded April 24, 1986, as Document No. 6565014 (Abstract), (Affects Lot 1 of Parcel 1) (AS SHOWN ON SURVEY)

22. Terms and conditions of and easements created in Reciprocal Easement Agreement dated May 15, 1984, recorded May 22, 1984, as Document No. 6187453 (Abstract) and recorded August 30, 1983, as Document No. 2415979 (Torrens), (Affects Parcel 4) (A BLANKET EASEMENT OVER PARCEL 4)

23. Easement for sidewalk and bikeway purposes in favor of the City of Bloomington dated December 11, 1995, recorded December 29, 1995, as Document No. 656086 (Abstract), (Affects Parcel 4) (AS SHOWN ON SURVEY)

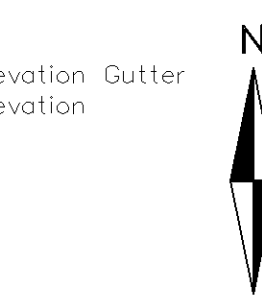
24. Skyway and Walkway Easement contained in Warranty Deed dated November 5, 1979, recorded November 9, 1979, as Document No. 4532060 (Abstract), (Affects Parcels 3 and 4) (AS SHOWN ON SURVEY)

GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown herein, if any, are approximate only. PRESUMED TO MEET 2102 CONTACT CODED STATE ONE C-AT (R12) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 270500176F, effective date November 4, 2016.
- Site Area = 386,500 square feet = 8.942 acres.
- There are 191 surface striped parking stalls on said property, 2 are designated as handicap. Parking Ramp Total = 185 parking stalls of which there are 24 Handicap parking (per 2014 survey by HJS).
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued First American Title Insurance Company Commitment Number MCS-706623-APLS dated December 3, 2014. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- Elevation datum is based on NAVD 88 data. HJS Benchmark #1 is located Top Nut Hydrant (AS SHOWN ON SURVEY) Elevation = 805.99
- LiDAR contour information was used to fill in the steep, overgrown and heavily wooded areas of the site. Note: These areas have contours only and no spot elevations.
- ENCLOSURE AND CREDITS: LiDAR data shown and provided is subject to the disclaimers provided in the data documentation from MnTPO. MnTPO is a collaborative effort between MnIT Services & Minnesota Department of Natural Resources and MnIT Services & MnDNR.

LEGEND

- Property Corner
- Concrete
- Concrete Curb
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Box
- Electric Manhole
- Hydrant
- Unknown Manhole
- Gate Valve
- Catchbasin
- Catchbasin
- Deciduous Tree (Dia. in In.)
- Coniferous Tree (Dia. in In.)
- Light Pole
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elevation
- Gutter
- Existing Spot Elevation



QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE

PROJECT TEAM DATA  
DESIGNED:  
DRAWN:  
PROJECT NO: 219-0123

C-2.0

Drawing name: X:\2019\190123\plan sheets\Final Plan Development\190123tree.dwg May 06, 2020 — 1:21pm

Tree Inventory

Tag Number	DBH	Common Name	Remove	Located in the Bluff	Notes
302	26	Basswood	X		2x trunk 15, 11
303	15	Basswood	X		
304	19	Basswood	X		
305	5	Hackberry		Yes	
306	6	Hackberry		Yes	
307	6	Hackberry		Yes	
308	7	Hackberry		Yes	
309	10	Hackberry		Yes	
310	16	Hackberry		Yes	
311	7	Hackberry		Yes	
312	15	Hackberry		Yes	
313	4	Hackberry		Yes	
314	9	Hackberry		Yes	
349	14	Hackberry		Yes	
350	12	Hackberry		Yes	
353	11	Hackberry		Yes	
354	8	Locust		Yes	
356	37	Locust		Yes	
357	6	Locust		Yes	
358	4	Hackberry		Yes	
359	27	Locust		Yes	
360	9	Hackberry		Yes	
361	5	Locust		Yes	
362	4	Hackberry		Yes	
363	6	Hackberry		Yes	
364	6	Hackberry		Yes	
365	6	Hackberry		Yes	
366	4	Oak		Yes	
367	15	Locust		Yes	
368	41	Oak		Yes	2x trunk 18, 23
369	4	Elm		Yes	
370	6	Elm		Yes	
371	10	Elm		Yes	
372	4	Oak		Yes	
373	14	Elm		Yes	
374	6	Elm		Yes	
375	10	Oak		Yes	
376	4	Elm		Yes	
377	9	Hackberry		Yes	
378	7	Hackberry		Yes	
379	12	Oak		Yes	
380	15	Elm		Yes	
381	30	Elm		Yes	2x trunk 18, 12
382	20	Russian Olive		Yes	
383	20	Russian Olive		Yes	2x trunk 10, 10
384	6	Hackberry		Yes	
385	4	Hackberry		Yes	
386	20	Hackberry		Yes	2x trunk 15, 5
387	7	Hackberry		Yes	
388	11	Elm		Yes	
389	8	Elm		Yes	
390	10	Elm		Yes	
391	25	Russian Olive		Yes	3x trunk 7, 10, 8
392	4	Hackberry		Yes	
393	7	Locust	X	Yes	
394	4	Locust	X		
395	4	Hackberry		Yes	
396	5	Hackberry		Yes	
397	6	Elm		Yes	
398	7	Elm		Yes	
399	4	Hackberry		Yes	
400	4	Hackberry		Yes	
402	6	Hackberry		Yes	
764	8	Elm		Yes	
765	8	Elm		Yes	
766	9	Elm		Yes	
767	9	Elm		Yes	2x trunk 5, 4
768	5	Elm		Yes	
769	8	Elm		Yes	
770	6	Elm		Yes	
771	5	Elm		Yes	
772	9	Elm		Yes	
773	4	Elm		Yes	
774	4	Elm		Yes	
775	19	Elm		Yes	
776	6	Hackberry		Yes	
777	7	Elm		Yes	
778	19	Elm		Yes	
779	4	Elm		Yes	
780	17	Elm		Yes	
781	6	Elm		Yes	
782	6	Elm		Yes	
783	5	Elm		Yes	
784	5	Hackberry	X	Yes	
785	5	Elm		Yes	
786	6	Elm	X	Yes	
787	10	Elm	X	Yes	
788	10	Elm	X	Yes	
789	7	Elm	X		
790	6	Elm	X	Yes	

Tag Number	DBH	Common Name	Remove	Located in the Bluff	Notes
791	6	Elm		Yes	
792	6	Elm	X	Yes	
793	5	Hackberry		Yes	
794	9	Elm		Yes	
795	6	Elm		Yes	
796	7	Elm		Yes	
797	12	Cottonwood		Yes	
798	9	Elm		Yes	
799	6	Elm		Yes	
901	5	Elm		Yes	
1396	15	Box Elder		Yes	
1498	5	Elm		Yes	
1499	5	Elm		Yes	
2193	15	Cottonwood		Yes	
2194	10	Elm		Yes	
2195	7	Elm		Yes	
2196	12	Cottonwood		Yes	
2199	16	Cottonwood		Yes	
2200	10	Elm	X	Yes	
2301	3	Colorado Green Spruce			11' tall
2303	3	Colorado Green Spruce			11' tall
2304	3	Colorado Green Spruce			11' tall
2305	12	Crab Apple			
2306	12	Crab Apple			
2307	12	Crab Apple			
2308	12	Crab Apple			
2309	12	Crab Apple			
2310	12	Crab Apple			
2311	12	Crab Apple			
2312	12	Crab Apple			
2313	12	Crab Apple			
2314	12	Crab Apple			
2315	12	Crab Apple			
2316	12	Crab Apple			
2318	19	Elm		Yes	
2319	26	Box Elder			2x trunk 16, 10
2320	38	Cottonwood	X		
2321	16	Cottonwood	X		
2322	45	Cottonwood			3x trunk 18, 15, 12
2323	64	Cottonwood		Yes	4x trunk 16, 16, 16, 16
2324	19	Cottonwood	X		
2325	12	Ash			
2326	14	Ash			
2327	14	Cottonwood	X		
2328	14	Cottonwood	X		
2329	15	Cottonwood	X		
2330	18	Cottonwood	X		
2331	12	Cottonwood	X		
2332	17	Cottonwood		Yes	
2334	38	Cottonwood		Yes	
2335	19	Cottonwood		Yes	
2336	23	Cottonwood		Yes	
2337	18	Cottonwood		Yes	
2338	17	Ash		Yes	
2339	18	Maple		Yes	
2340	96	Cottonwood		Yes	3x trunk 39, 29, 28
2341	14	Hackberry		Yes	
2342	19	Maple		Yes	
2343	16	Hackberry		Yes	
2344	23	Cottonwood		Yes	
2345	23	Cottonwood		Yes	
2399	16	Cottonwood		Yes	
2400	40	Cottonwood		Yes	
2572	4	Elm		Yes	
2573	32	Cottonwood		Yes	
2574	7	Elm		Yes	
2698	10	Elm		Yes	

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3601 AMERICAN BOULEVARD EAST

FINAL DEVELOPMENT PLAN

TREE INVENTORY

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

DAVID NASH, PE

12-30-19

Date

License No.

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BY	DATE
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01-29-20	CITY SUBMITTAL
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PROJECT TEAM DATA	
DESIGNED:	DMS/DJN
DRAWN:	KDB/DMS
PROJECT NO:	190123





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DEMOLITION PLAN

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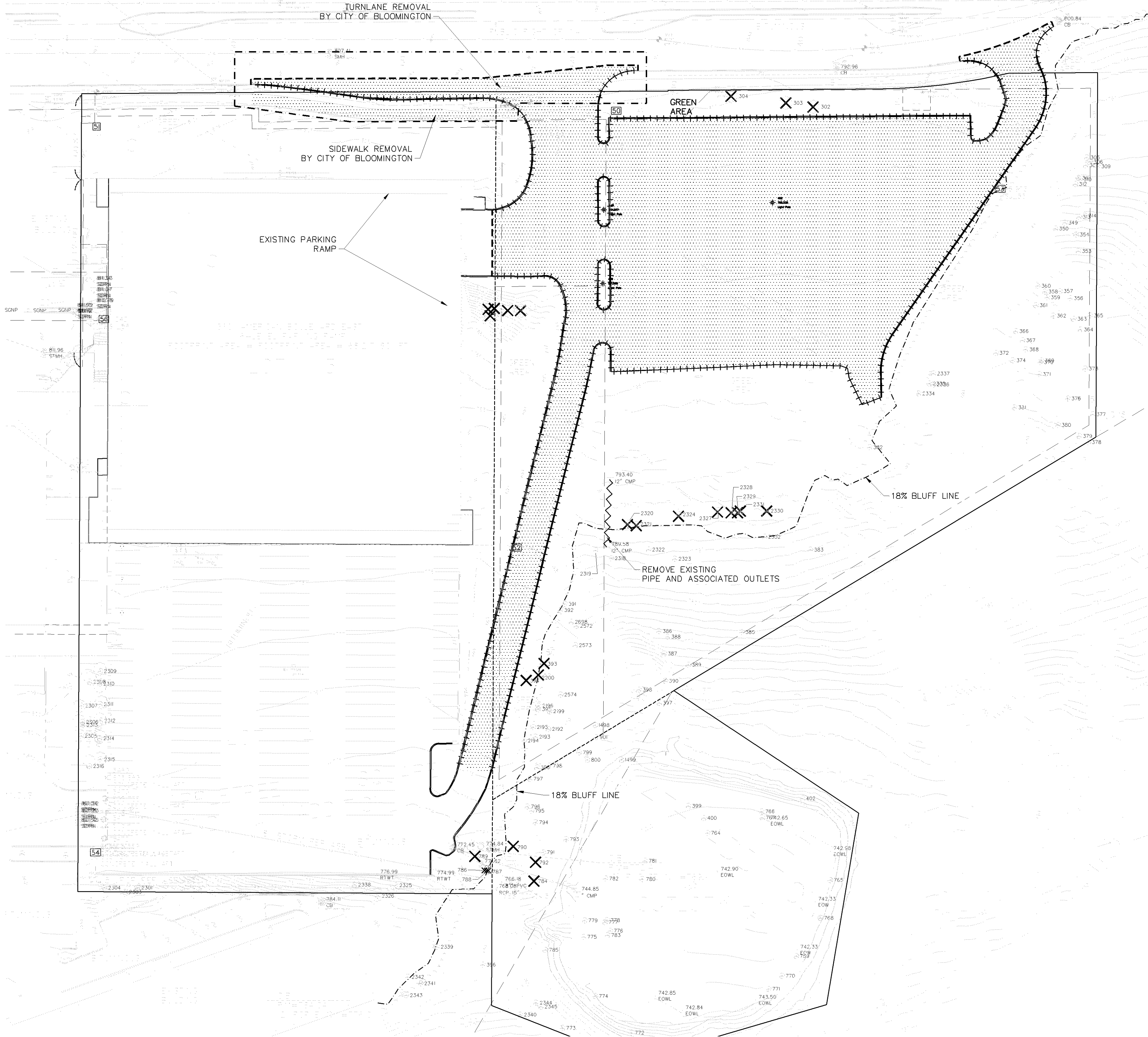
C-3.0

DEMOLITION NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE GEOTECHNICAL AND EVALUATION REPORTS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN GEOTECHNICAL AND EVALUATION REPORTS & PLANS, ETC.
2. NOTIFY GOPHER ONE 48 HOURS PRIOR TO ANY SITE DEMOLITION. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, CONTACT GOPHER STATE ONE CALL (1-800-252-1166) FOR UTILITY LOCATION PRIOR TO DEMOLITION AND CONSTRUCTION.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES. DEMOLITION CONTRACTOR SHALL ALSO FILE FOR ALL NECESSARY PERMITS FOR DEMOLITION WITH THE CITY OF BLOOMINGTON.
4. CONTRACTOR TO COORDINATE THE REMOVAL OF THE EXISTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES.
5. DEMOLITION CONTRACTOR SHALL PROVIDE AIR QUALITY CONTROL MEASURES AT THE REQUEST OF COUNTY/CITY HEALTH INSPECTOR/INSPECTIONS OFFICER. DEMOLITION CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP DUST LEVELS TO A MINIMUM.
6. CONTRACTOR SHALL FURNISH ALL NECESSARY FENCING BARRICADES AND SIGNING NEEDED TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC FROM HAZARDS RESULTING FROM DIRECTLY OR INDIRECTLY FROM CONSTRUCTION.
7. ALL ITEMS CALLED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE IN A LOCATION APPROVED BY THE STATE.
8. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN IN PROPOSED CONSTRUCTION DRAWINGS.
9. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
10. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES.
11. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH THE MOST CURRENT EDITION OF THE MINNESOTA TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL.
12. DEMOLITION CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE ENVIRONMENTAL REPORTS INCLUDING THE PHASE I REPORT AND FOLLOW REPORT RECOMMENDATIONS.

LEGEND

---	PROPERTY LINE
- - - -	EASEMENTS
X	REMOVE TREE
+++++	REMOVE CURB AND GUTTER
~~~~~	REMOVE EXISTING UTILITY
~~~~~	CLEARING LIMITS
- - - -	SAWCUT
	REMOVE BITUMINOUS PAVEMENT/PATH



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FINAL DEVELOPMENT PLAN

SITE PLAN

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

DAVID NASH, PE  
12-30-19  
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05-06-20	REVISED CITY SUBMITTAL

PROJECT TEAM DATA  
DESIGNED: DMS/DJN  
DRAWN: KDB/DMS  
PROJECT NO: 190123

C-4.0

## NOTES

- DIMENSIONS ARE TO TOP FACE OF CURB, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND SPECIFICATION FOR LOCATION OF EXITS, RAMPS, CONCRETE APRONS AND STOOPS.
- ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK TO BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
- ALL STRIPING SHALL BE 4 INCH WHITE PAVEMENT STRIPING, PER GOVERNING AGENCY STANDARDS.
- ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF BLOOMINGTON ENGINEERING DESIGN STANDARDS.
- ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
- CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
- BITUMINOUS PAVEMENT SECTION DESIGN TO BE IN ACCORDANCE WITH LOCAL CONSTRUCTION STANDARDS. REFER TO GEOTECHNICAL REPORT AND DETAIL SHEET.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
- ACCESSIBLE ROUTE SHALL BE PROVIDED FROM ACCESSIBLE STALLS TO BUILDING ENTRANCE. (SEE MN ACCESSIBILITY CODE). POLE MOUNT APPROVED SIGNS, ONE VAN ACCESSIBLE, CENTER ON STALL, LOCATION PER GENERAL CONTRACTOR. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY WHITE ON BLUE BACKGROUND. G.C. TO ENSURE SLOPE OF PAVEMENT AT ACCESSIBLE PARKING STALLS & ACCESS AISLE DOES NOT EXCEED 2% IN ALL DIRECTIONS.
- REFER TO PHOTOMETRIC PLAN FOR LIGHT LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS. FOUNDATION BY CONTRACTOR. CONTRACTOR TO FIELD VERIFY LOCATION OF PROPOSED LIGHT POLE WITH OWNER & G.C. AND THAT THERE ARE NO CONFLICTS WITH EXISTING & PROPOSED UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL TRENCHING AND PVC SLEEVING UNDER ANY PAVEMENT AS REQUIRED FOR IRRIGATION, LIGHTING, SIGNS ETC. AS NEEDED PRIOR TO PAVING.

## GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
- ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES AND STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES AND STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
- CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT PROPERTIES.
- CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, IF NEEDED, AND IN ADVANCE OF ALL RAIN EVENTS.
- CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED.
- CONTRACTOR SHALL PROVIDE TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES DURING CONSTRUCTION PERIOD.
- ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED DURING CONSTRUCTION UNLESS APPROVED BY CITY ENGINEER.
- STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT OF WAY.
- CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MnDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUT-FIELD MANUAL, LATEST EDITION, FOR ANY CONSTRUCTION IN PUBLIC ROW.



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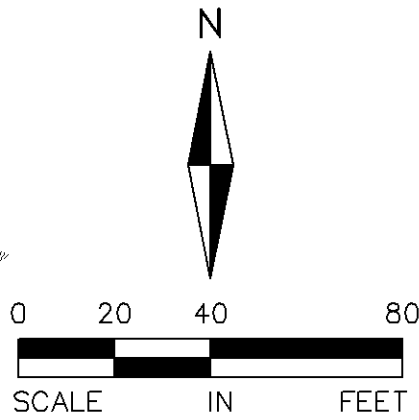
## LEGEND

	EXISTING CURB & GUTTER
	B612 CURB & GUTTER (EXCEPT IN ROW)
	HEAVY DUTY BITUMINOUS PAVING
	8' BITUMINOUS TRAIL
	CONCRETE SIDEWALK
	CONSTRUCTION LIMITS
	PROPERTY LINE
	BUILDING SETBACK
	18% SLOPE/BLUFF LINE
	RETAINING WALL (BY OTHERS)
	RETAINING WALL

## PARKING NOTES:

- SEE ARCHITECTURAL PLANS FOR PARKING REQUIREMENTS

FOR REVIEW ONLY  
PRELIMINARY  
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BLOOMINGTON, MN  
AMERICAN BOULEVARD E. AND 34TH AVE SOUTH  
3601 AMERICAN BOULEVARD EAST

FINAL DEVELOPMENT PLAN

GRADING AND EROSION CONTROL PLAN

GRADING NOTES

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF COUNTY, CITY AND WATERSHED.
3. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
5. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND FREQUENT TESTING REQUIREMENTS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
11. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATION, DESCRIPTIONS, NOTES AND DETAILS INCLUDING CONCRETE WASHOUT STATION INSTRUCTIONS.
12. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
13. A 4 FOOT SAFETY RAILING IS REQUIRED ATOP ALL WALLS 30" IN HEIGHT OR GREATER.

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING
- RETAINING WALL
- PROPOSED LUMINARIES
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED EASEMENT
- PROPERTY LINE
- DRAINAGE DIVIDE
- HEAVY DUTY SILT FENCE
- INLET PROTECTION
- ROCK CONSTRUCTION EXIT
- EROSION CONTROL BLANKET

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

DAVID NASH, PE  
12-30-19  
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
01-29-20	CITY SUBMITTAL
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05-06-20	REVISED CITY SUBMITTAL

PROJECT TEAM DATA  
DESIGNED: DMS/DJN  
DRAWN: KDB/DMS  
PROJECT NO: 190123

C-5.0

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0 20 40 80  
SCALE IN FEET



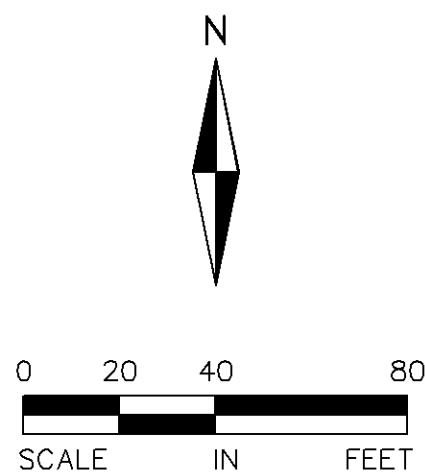




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LEGEND:

	PROPOSED STORM SEWER		PROPOSED HYDRANT
	PROPOSED SANITARY GRAVITY SEWER		PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED SANITARY FORCEMAIN		PROPOSED EASEMENT
	PROPOSED WATERMAIN		EXISTING STORM SEWER
	PROPOSED STORM CATCH BASIN /MANHOLE		EXISTING SANITARY SEWER
	PROPOSED SANITARY MANHOLE		EXISTING WATERMAIN
	PROPOSED BUTTERFLY/GATE VALVE		EXISTING SANITARY MANHOLE
	PROPOSED SUBGRADE DRAIN TILE		EXISTING STORM MANHOLE/CATCH BASIN
			EXISTING EASEMENTS



EXISTING 12" WATERMAIN

The existing water line feeding the hydrant is actually an 8" service to the property with an 8" valve and a 8x6 tee for the hydrant. If the 8" service isn't big enough for the water loop just replace the valve and Tee (with a 90 bend), add an 8 x 6 reducer and install a new hydrant in the location out of the new turn lane. Don't change the 12" x 8" tee, or extensive shutdowns and testing old pipe will be required. A new larger tap for the service loop (located just east of this point) would be less disruptive.

Show Tapping valve here second valve not needed.

SAWCUT, REMOVE AND REPLACE WITH MATCHING BITUMINOUS SECTION

CONNECT TO EXISTING STRUCTURE  
RIM=798.99  
CORE CUT 15" INV S=794.05  
EX 12" INV W=793.8  
EX 18" INV N=793.8  
EX 24" INV E=793.3

48 LF - 15" RCP @ 0.4%

EXISTING HYDRANT

FIELD VERIFY EXISTING 8" STUB LOCATION AND INVERT

Make sure sewer is 10' from hydrant.

RELOCATE EXISTING HYDRANT (3FT B.O.C.)

ADS YARD DRAIN  
RIM=803.0  
6" PVC INV=798.0

CB 112 (4FT BUILD)

SAN MH 5

8" SAN STUB

C-900 PVC SANITARY FORCEMAIN

CB 109 (4FT BUILD)

CONSTRUCT CBMH 300 ON EXISTING 18" RAMP OUTLET PIPE  
RIM=778.40  
(FIELD VERIFY) 18" INV=771.54

STUB WATERMAIN FOR FUTURE LOOPING

SAN MH 3  
SAN MH 2

ABANDON IN PLACE EXISTING 18" RAMP OUTLET DRAIN

FIELD VERIFY 8" OUTLET MAINTAINED, CONNECT TO CBMH 102 IF NECESSARY

10" SAN SERVICE 2

SAN MH 1

RD 3

CBMH 103

CBMH 102 WITH 4' SUMP

CBMH 101

RESTORE SLOPE WITH EROSION CONTROL FABRIC

FES 100 W/ RIPRAP

CONNECT TO EXISTING 12" MAIN WITH 10" WET TAP, REPLACE HYDRANT, LEAD, AND TEE

412 LF 10" PVC WM

CBMH 111

8" SAN SERVICE 1

10" COMBINED FIRE AND DOMESTIC WATER SERVICE

TEE AND GV, TYP.

HYDRANT AND G.V., TYP.

CBMH 110

FIRE DEPT. CONNECTION

10" SAN SERVICE 1

RD 2

CBMH 107

TRENCH DRAIN

CBMH 106

CBMH 105

LIFT STATION, TO BE DESIGNED BY OTHERS

CBMH 104

FFE = 804.0'

Water main to be DIP

8" SAN SERVICE 1

10" COMBINED FIRE AND DOMESTIC WATER SERVICE

TRENCH DRAIN, BY OTHERS (REFER TO PLUMBING PLANS)

Water main to be DIP

San Services shall be SDR 26 or Sch 40

USE 3 phase power for LS Work with Power Co.

PROVIDE SUMP MANHOLES AT ROOF DRAIN CONNECTIONS AS PER STORMWATER REPORT.

PROVIDE SAFL BAFFLE FOR PRETREATMENT AT INFILTRATION BASIN.

There are at least 8 water pipe crossings please show all to avoid conflicts.



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SANITARY SEWER SCHEDULE:

FROM MH	TO	PIPE O.D. [IN]	PIPE SLOPE [FT/FT]	PIPE LENGTH [FT]	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE [IN]	MANHOLE BUILD [FT]	PIPE TYPE
SAN MH6	EX SAN MH	8	0.004	25.7	801.30	801.20	805.75	48	4.45	SDR-35 PVC
8" SAN SERV 1	SAN MH5	8	0.028	103.3	796.00	793.08	N/A	N/A	N/A	SDR-35 PVC
8" SAN STUB	SAN MH6	8	0.028	9.2	793.35	793.09	N/A	N/A	N/A	SDR-35 PVC
SAN MH5	SAN MH4	10	0.057	166.9	792.98	783.42	801.98	48	9.00	SDR-35 PVC
10" SAN SERV 1	SAN MH4	10	0.019	28.1	783.50	782.96	N/A	N/A	N/A	SDR-35 PVC
SAN MH4	SAN MH3	10	0.055	69.8	782.86	779.04	794.37	48	11.51	SDR-35 PVC
SAN MH3	SAN MH2	10	0.055	21.2	778.94	777.78	792.38	48	13.44	SDR-35 PVC
10" SAN SERV 2	SAN MH1	8	0.004	6.3	773.45	773.42	N/A	N/A	N/A	SDR-35 PVC
SAN MH1	SAN MH2	8	0.004	128.7	773.32	772.81	779.27	48	5.95	SDR-35 PVC
SAN MH2	LIFT STATION	10	0.055	5.8	772.71	772.39	792.94	48	20.23	SDR-35 PVC

STORM SEWER SCHEDULE:

MH/CB FROM	TO	P. DIA. [IN]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	STR. TYPE	CAST TYPE	BUILD (FT)
RD 1	EX MH	15	0.004	RCP	48.1	794.2	794.0				
CB 112	CBMH 111	12	0.040	HDPE	45.0	797.7	795.9	801.7	2x3	R-3067-V	4.0
CBMH 111	CBMH 110	12	0.040	HDPE	137.6	795.9	790.4	802.3	48	R-3067-V	6.4
CBMH 110	CBMH 108	12	0.040	HDPE	16.6	790.4	789.7	799.6	48	R-3067-V	9.2
CB 109	CBMH 108	12	0.040	HDPE	35.2	794.2	792.8	798.2	2x3	R-3067-V	4.0
CBMH 108	CBMH 107	12	0.020	HDPE	49.5	792.8	791.8	798.9	48	R-3067-V	6.1
RD 2	CBMH 107	12	0.018	HDPE	10.2	787.0	786.8				
CBMH 107	CBMH 106	12	0.030	HDPE	34.3	786.8	785.8	791.9	48	R-3067-V	5.0
CBMH 300	CBMH 106	18	0.010	HDPE	32.0	771.5	771.2	778.4	48	R-4342	6.9
CBMH 106	CBMH 105	18	0.015	HDPE	33.0	771.2	770.7	791.3	48	R-3067-V	20.1
CBMH 105	CBMH 104	18	0.020	HDPE	42.2	770.7	769.9	789.1	48	R-3067-V	18.4
CBMH 104	CBMH 103	18	0.060	HDPE	131.9	769.9	762.0	789.0	48	R-1642	23.2
RD 3	CBMH 103	12	0.049	HDPE	8.1	785.0	784.6				
CBMH 103	CBMH 102	18	0.080	HDPE	56.3	762.0	757.5	776.6	48	R-1642	14.6
CBMH 102	CBMH 101	18	0.085	HDPE	19.8	757.5	755.8	771.2	48	R-1642	17.8
CBMH 101	FES 100	27	0.022	HDPE	39.9	745.8	744.9	760.1	48	R-1642	18.3

PIPE CROSSING SCHEDULE:

CROSSING	PIPE ABOVE	PIPE BELOW	ELEV. ABOVE	ELEV. BELOW	DISTANCE BETWEEN
A	STORM	SANITARY	795.26	793.84	1.41'

NOTES

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN. 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY W/ BENDS AND FITTINGS. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 3'.
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH CITY OF BLOOMINGTON ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- ALL STORM SEWER CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.
- ALL SANITARY SEWER MANHOLES SHALL BE 48" DIAMETER AND HAVE NEENAH CASTING UNLESS OTHERWISE NOTED ON THE PLAN.
- WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 8.0' OF COVER.
- ALL 8" WATERMAIN SHALL BE P-9 C900. ALL PVC C900 WATERMAIN SHALL BE INSTALLED WITH TRACER WIRE (COPPERHEAD INDUSTRIES OR APPROVED EQUAL).
- ALL SANITARY SERVICES SHALL BE PVC SDR 35 OF THE SIZE NOTED ON THE PLAN. ALL SANITARY FORCEMAIN TO BE C-900 PVC. SIZE TO BE DETERMINED BY OTHERS.
- CONTRACTOR TO VERIFY ALL BUILDING CONNECTION POINTS WITH ARCHITECTURAL PLANS.
- ALL STORM SEWER (EXCEPT TO FLARED END SECTIONS) SHALL BE ADS N-12 UNLESS OTHERWISE SPECIFIED ON THE PLAN. STORM SEWER TO FLARED END SECTIONS SHALL BE RCP.
- ALL ROOF DRAINS (RD) SHALL HAVE AN AT GRADE DOWNSPOUT OVERFLOW.
- ALL ROOF WATER SHALL BE ROUTED TO THE SOUTH FILTRATION BASIN PER THE APPROVED STORMWATER MANAGEMENT PLAN.
- MAINTAIN AND VERIFY 10' HORIZONTAL SEPARATION IS PROVIDED BETWEEN ALL WATERMAIN AND CATCHBASIN/MANHOLES.
- CONTRACTOR TO COORDINATE ALL REQUIRED WATER MAIN SHUT-OFF WITH CITY OF BLOOMINGTON AND CONTACT PROPERTY OWNERS.
- CONTRACTOR TO ORDER AND PAY CITY FOR ALL WET TAPS ON SITE.



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AMERICAN SQUARE APARTMENTS

BLOOMINGTON, MN  
AMERICAN BOULEVARD E. AND 34TH AVE SOUTH

FINAL DEVELOPMENT PLAN

UTILITY PLAN

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

DAVID NASH, PE

12-30-19 Date 21836 License No.

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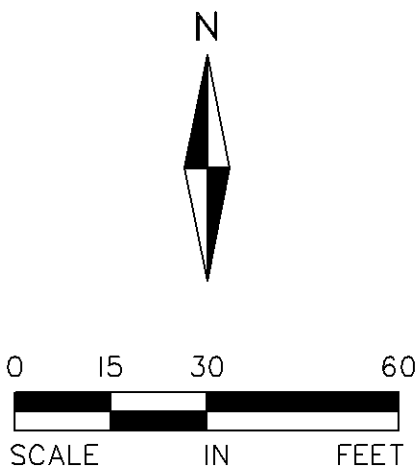
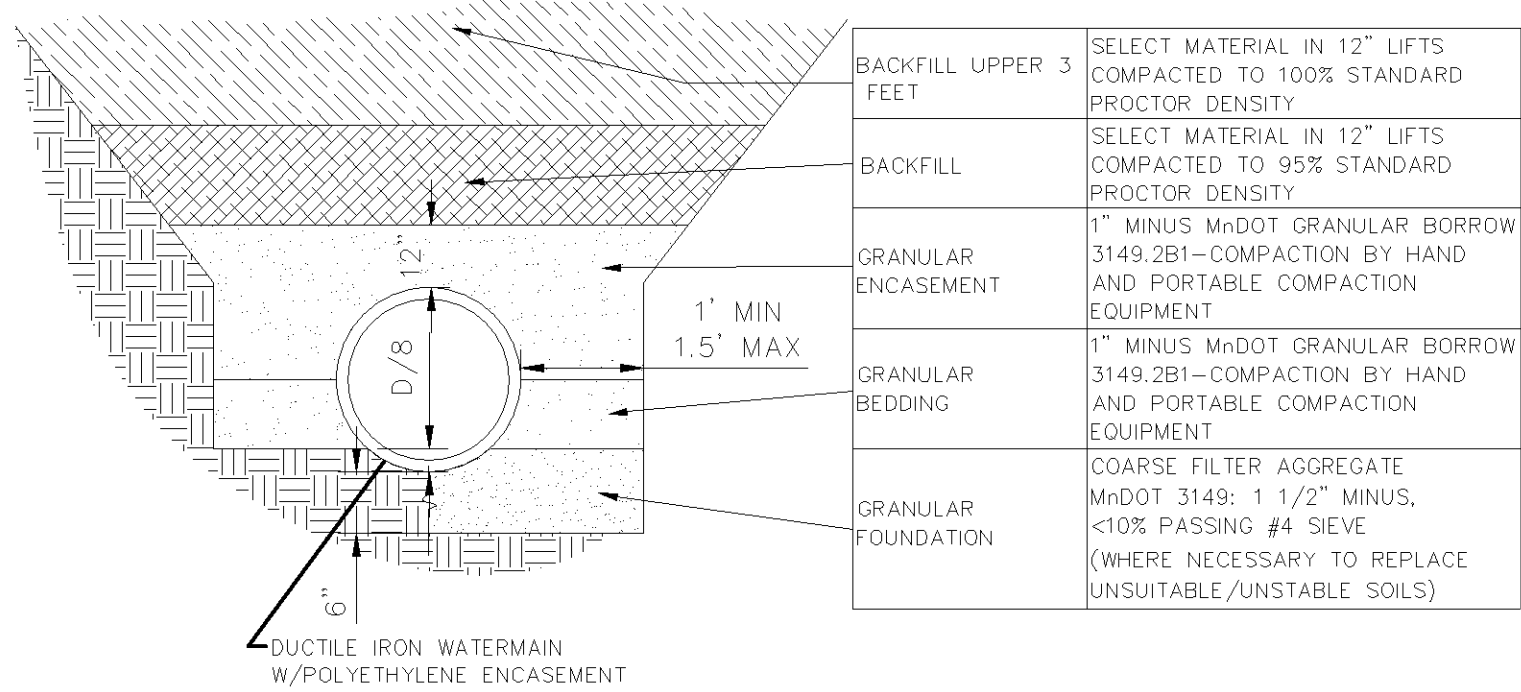
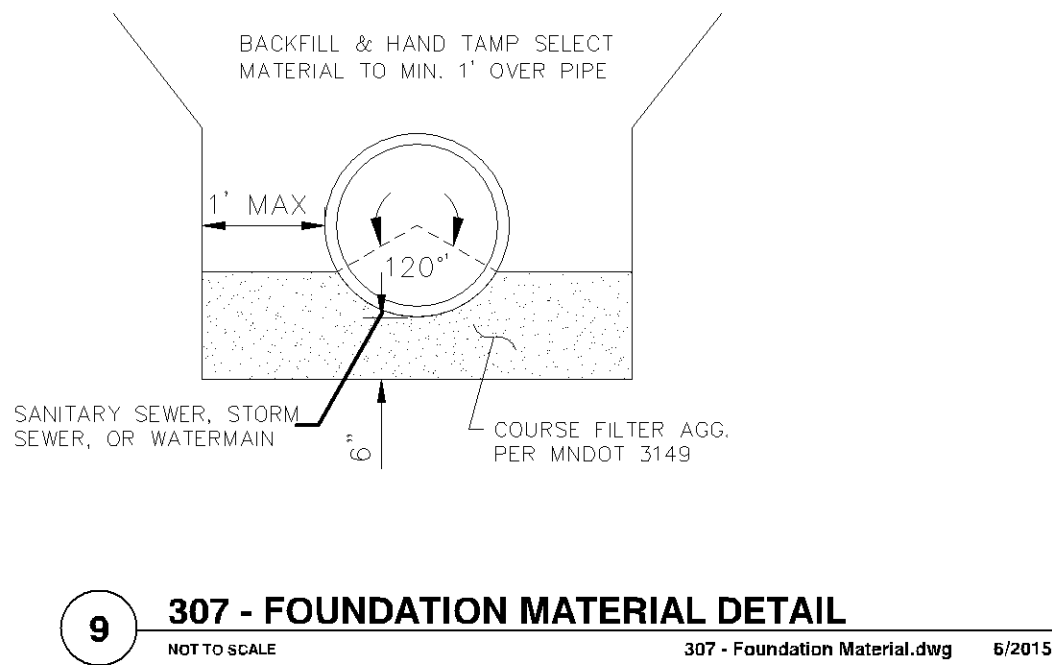
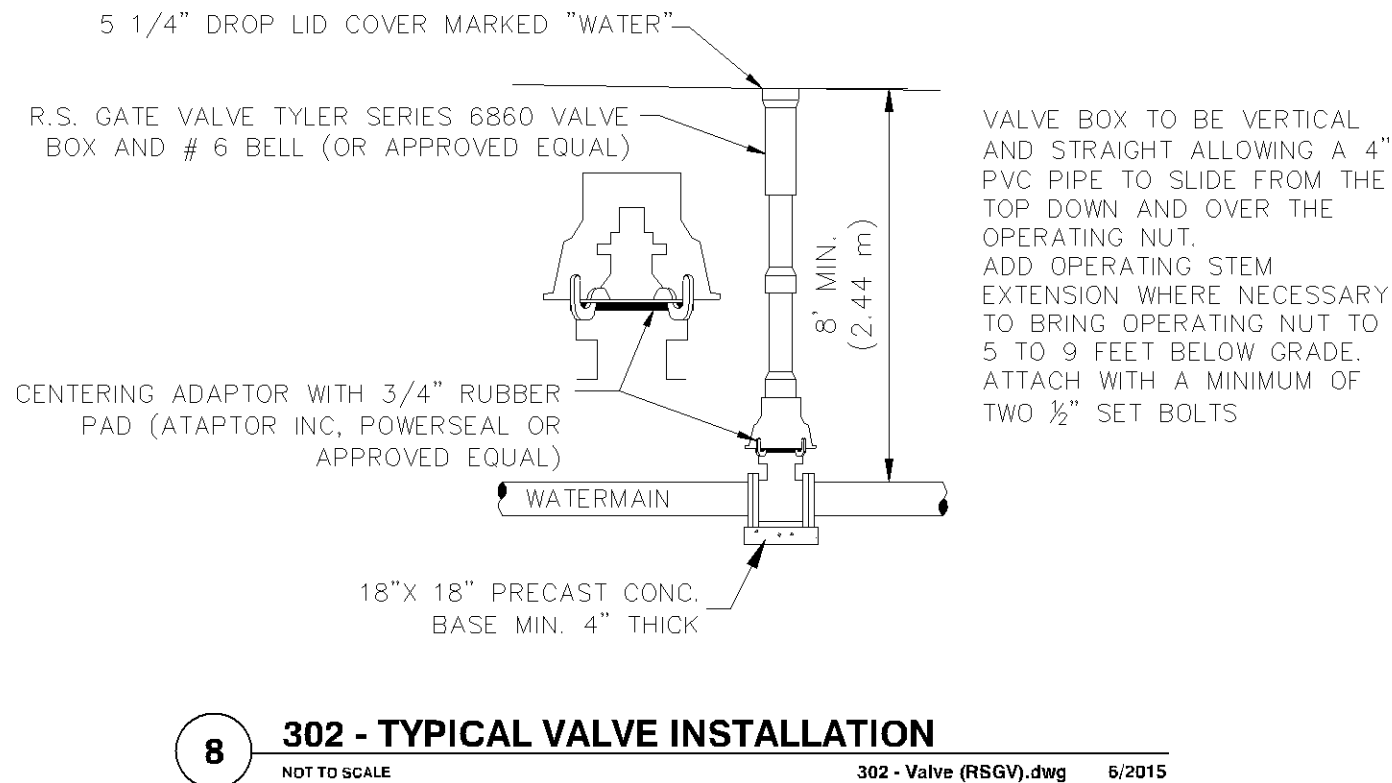
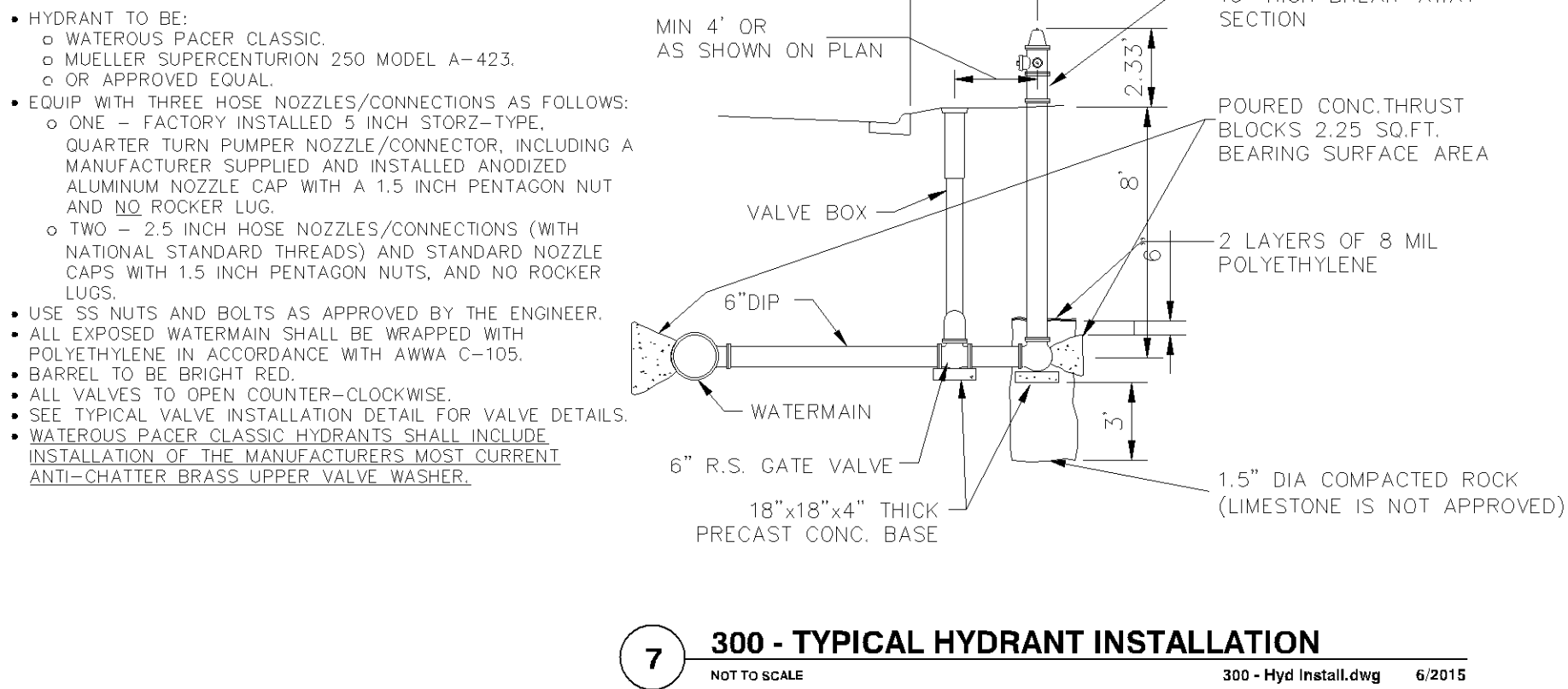
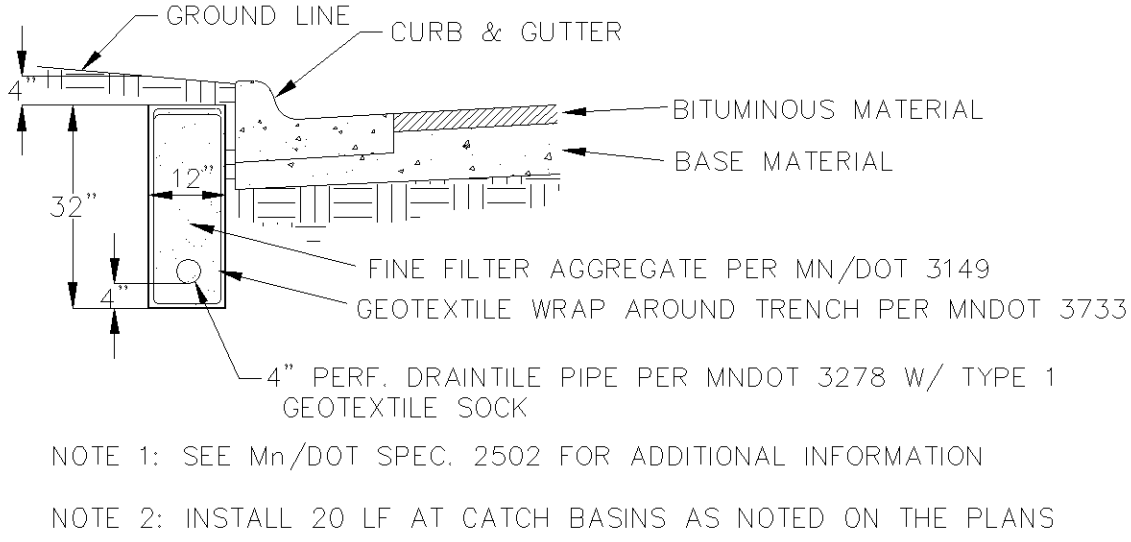
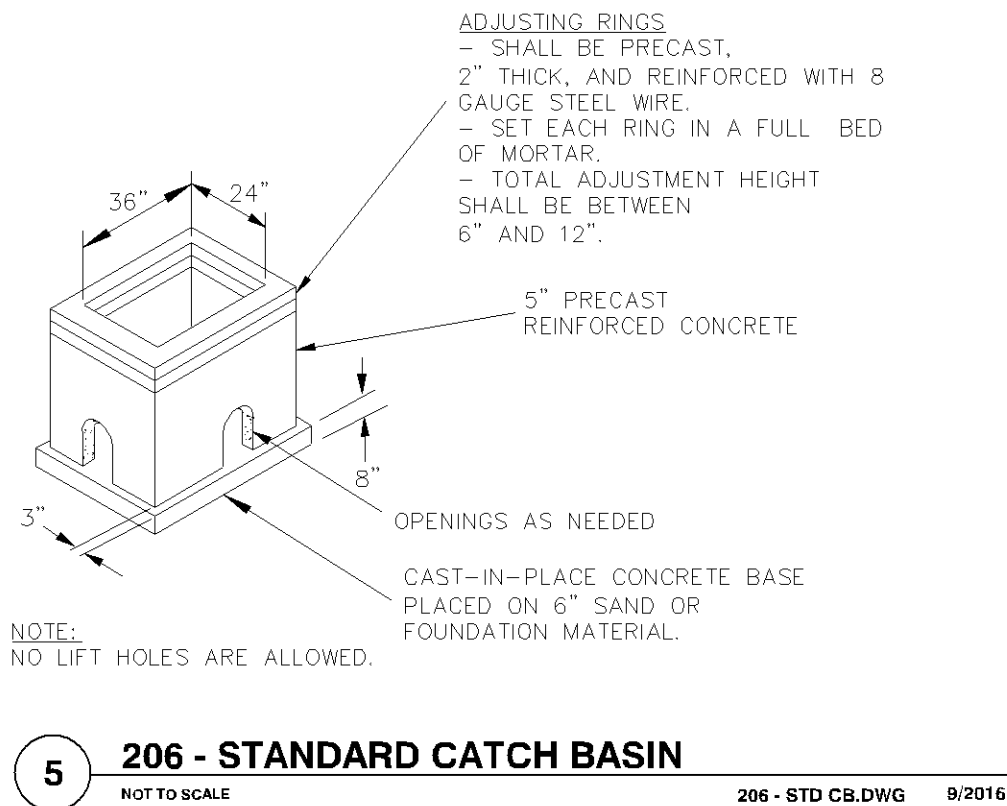
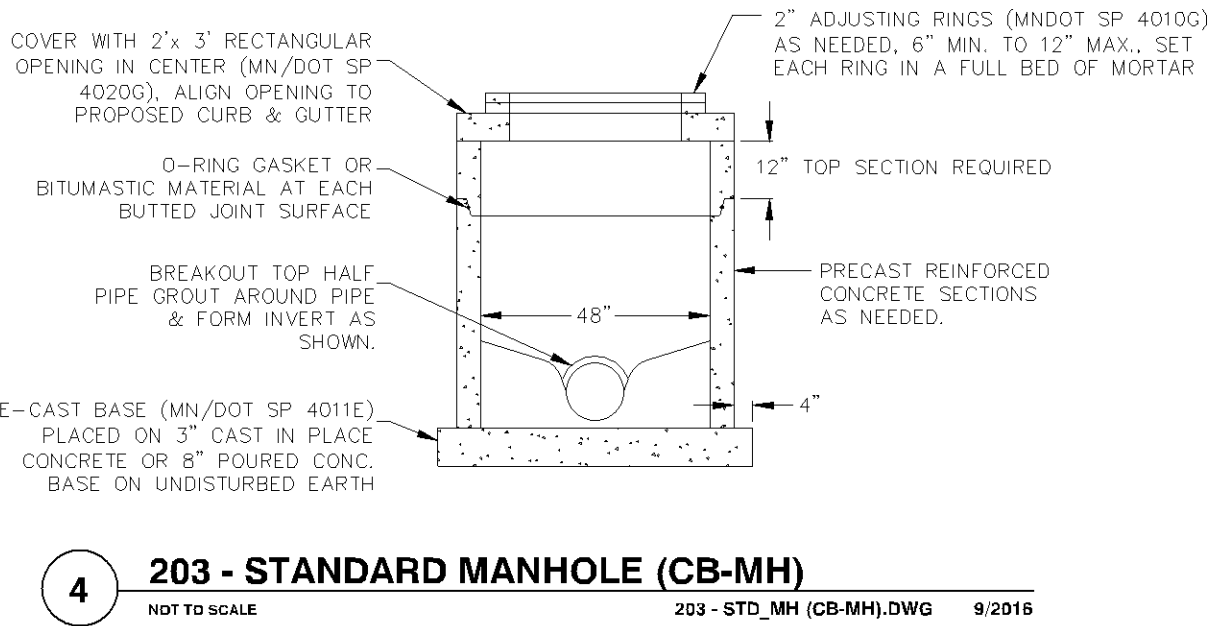
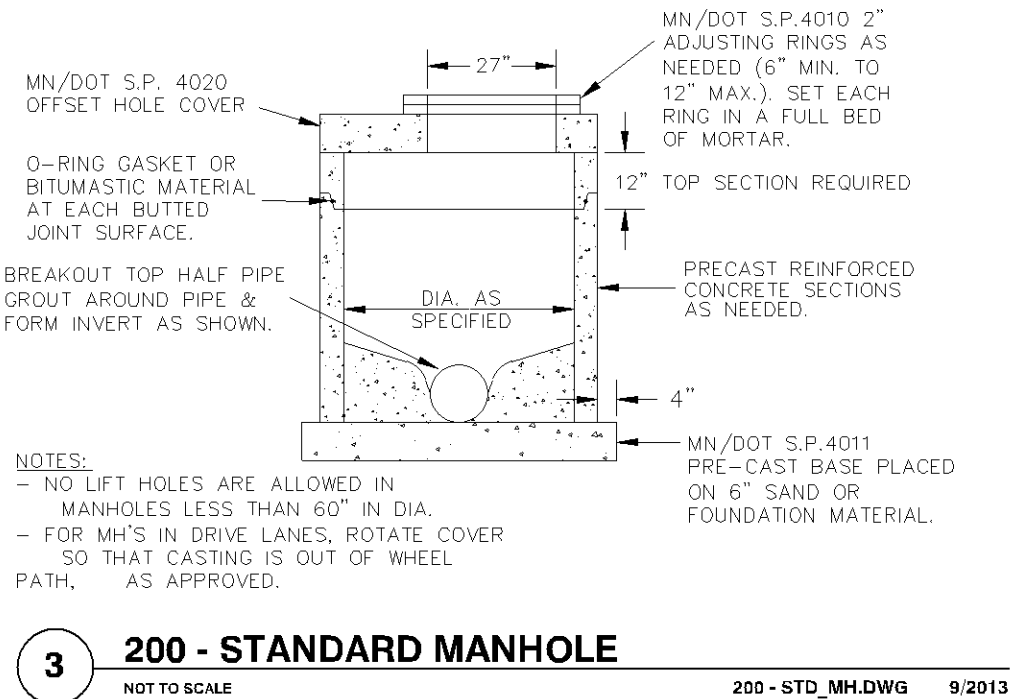
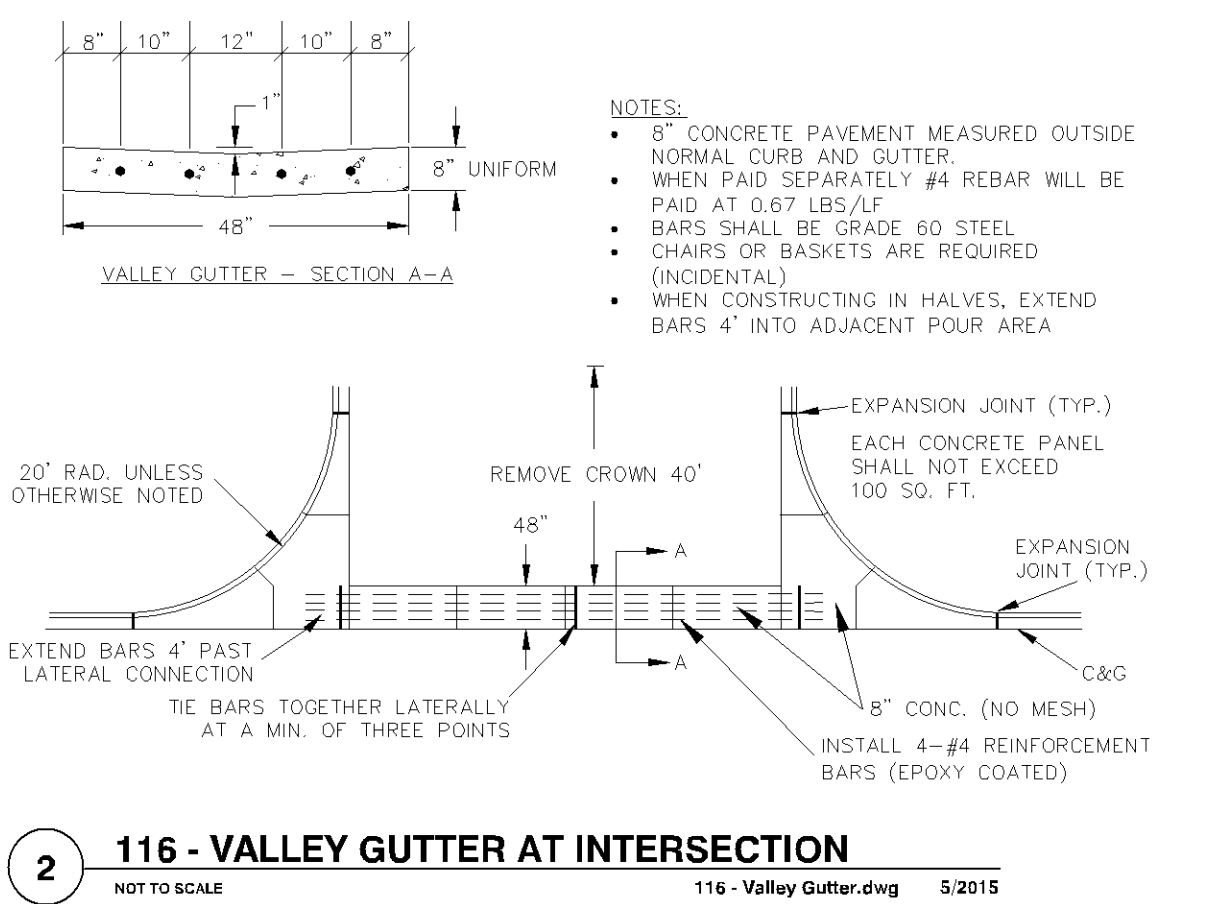
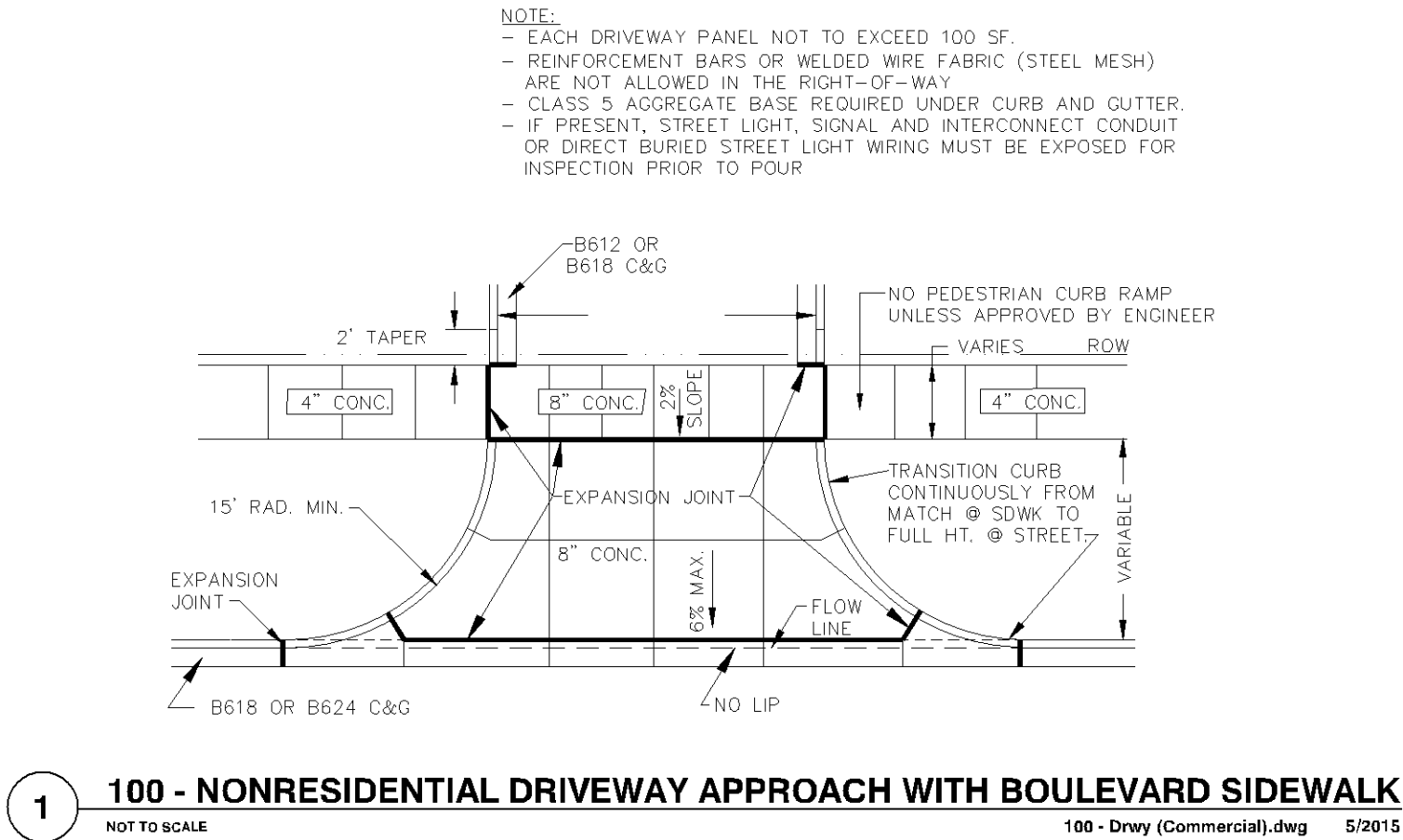
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DATE	ISSUE
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03-27-20	PROGRESS PLOT
05-06-20	REVISED CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: DMS/DJN  
DRAWN: KDB/DMS  
PROJECT NO: 190123

C-6.0





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

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12-30-19  
Date License No.

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**FINAL DEVELOPMENT PLAN**  
**DETAILS**

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DAVID NASH, PE

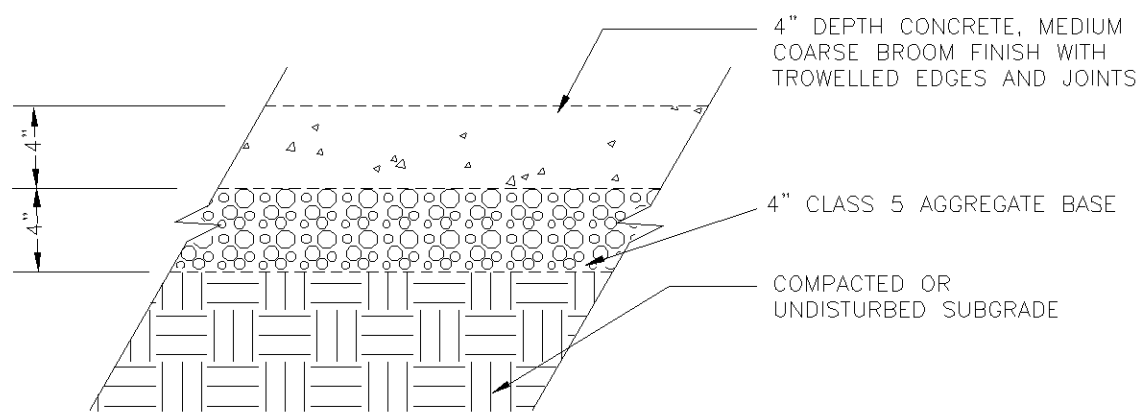
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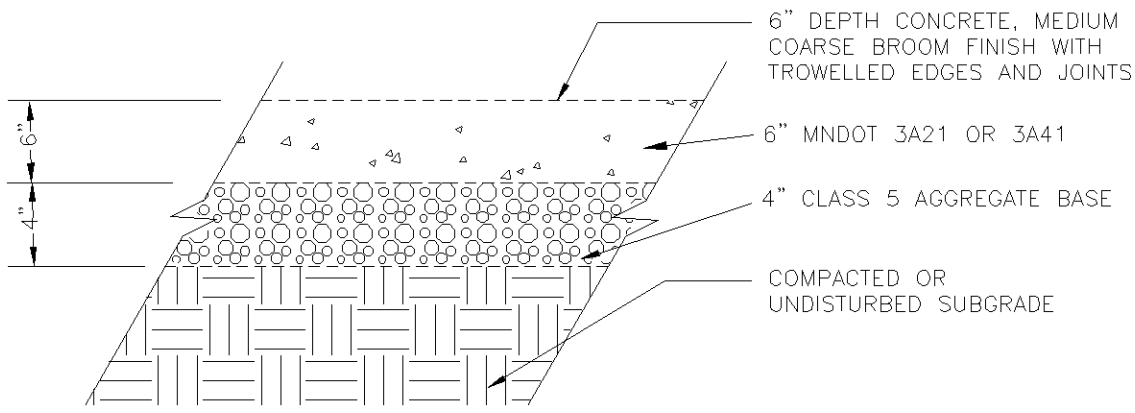
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PROJECT NO: 190123

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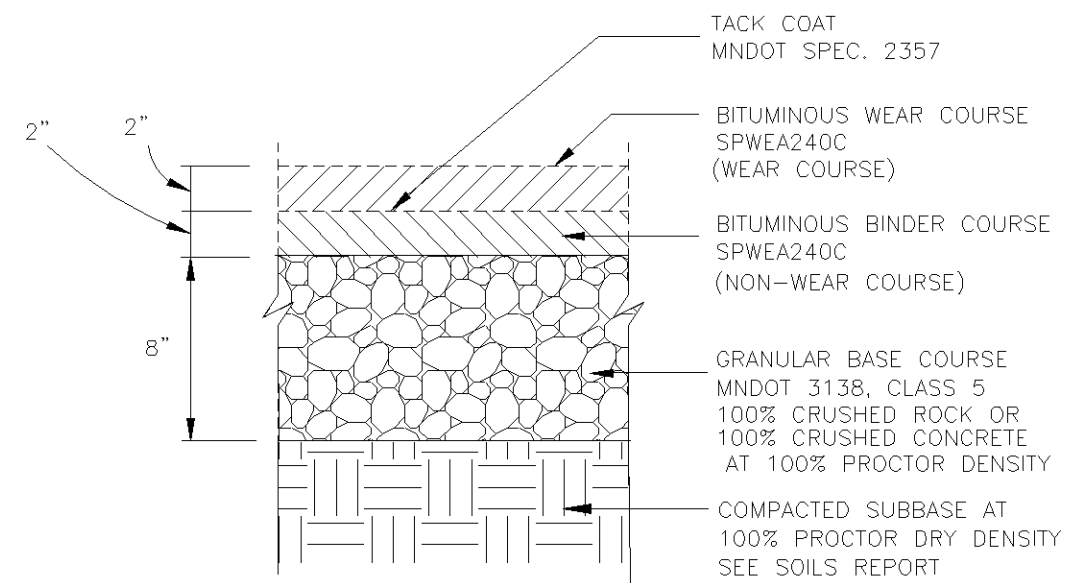


**4 CONCRETE SIDEWALK**  
NOT TO SCALE



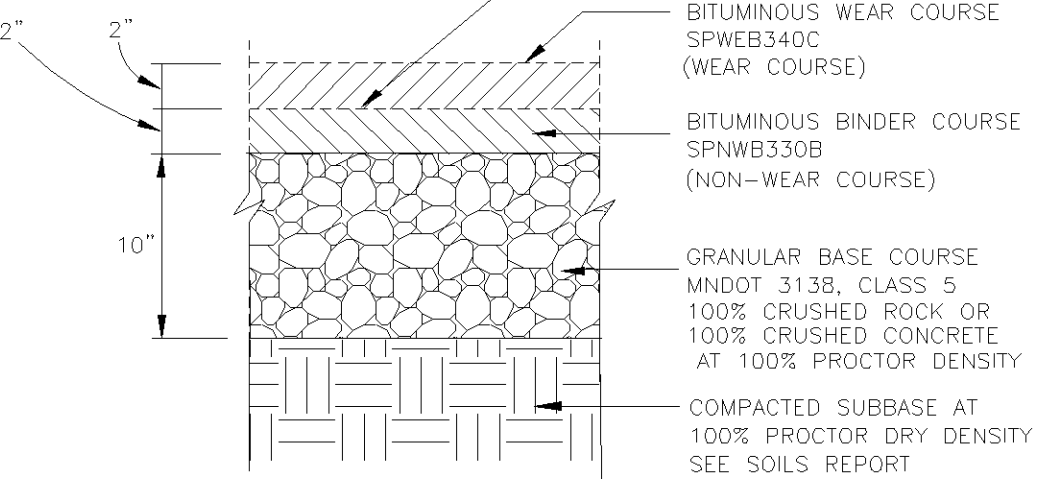
\*GEOTECH TO VERIFY FINAL DESIGN

**5 CONCRETE PAVEMENT**  
NOT TO SCALE



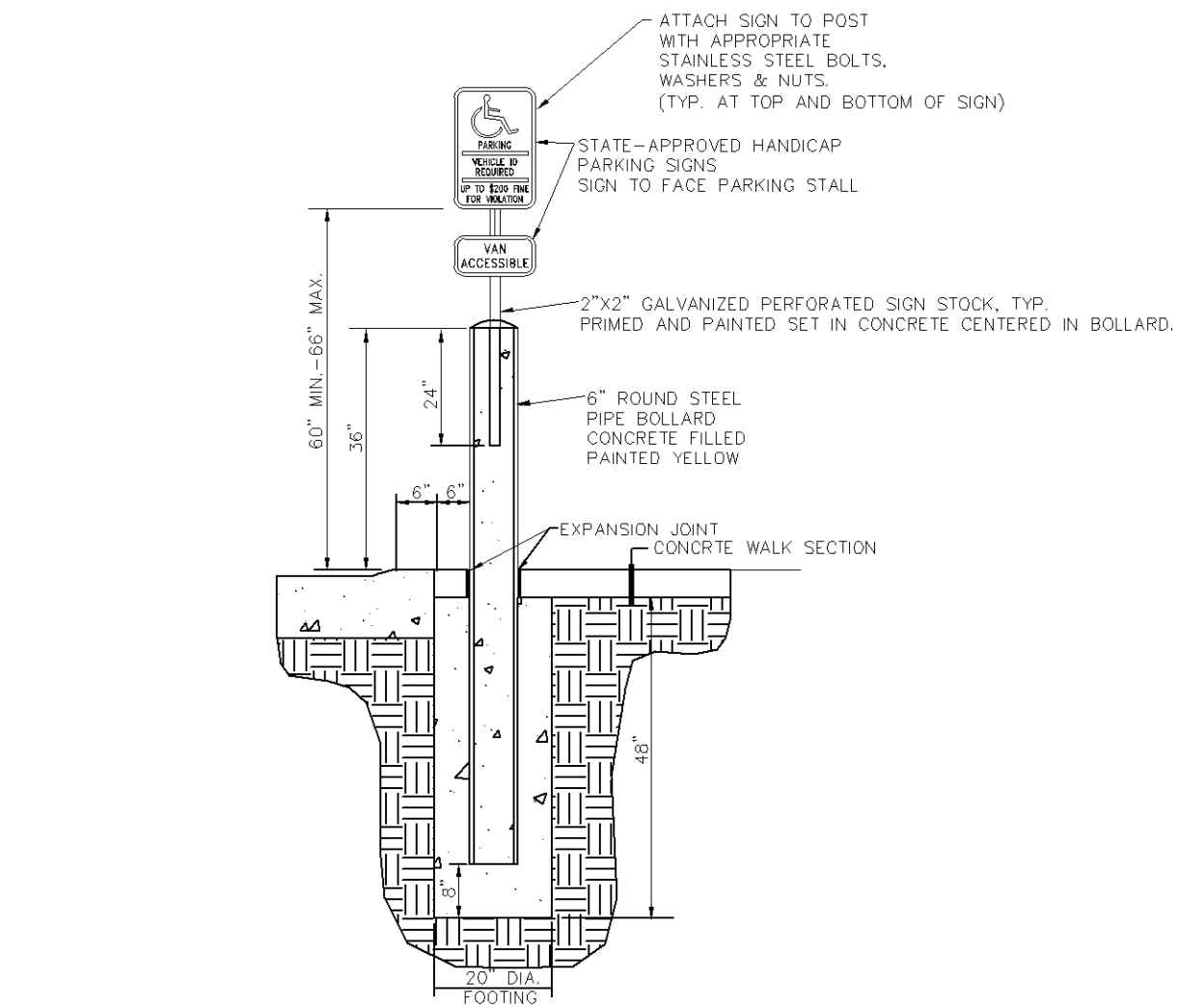
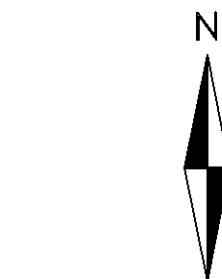
\*GEOTECH TO VERIFY FINAL DESIGN

**6 LIGHT-DUTY BITUMINOUS PAVEMENT**  
SOILS REPORT SUPERSEDES ABOVE SPEC NOT TO SCALE

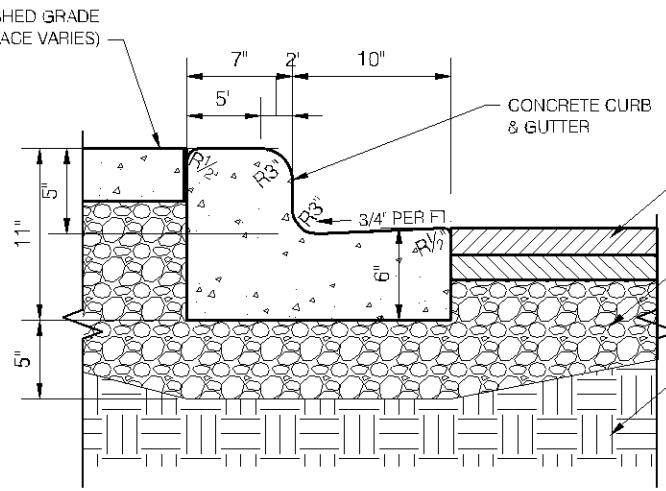


\*GEOTECH TO VERIFY FINAL DESIGN

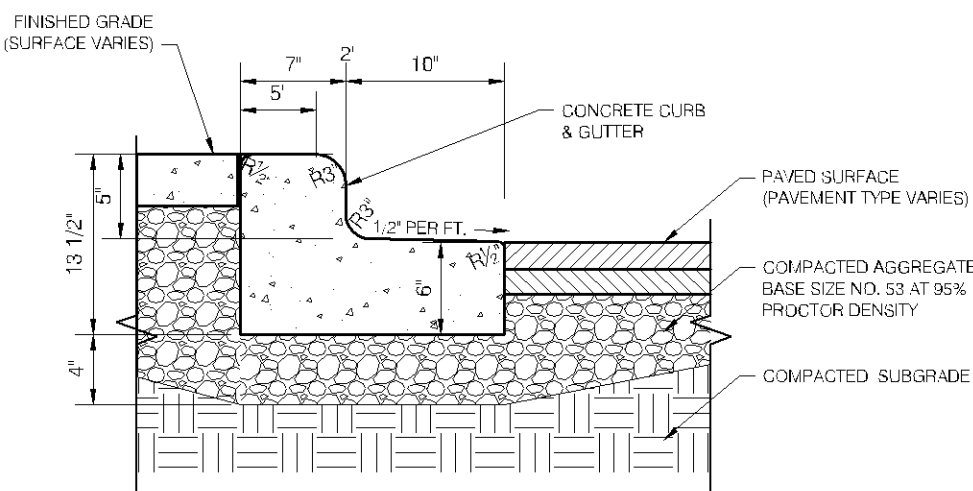
**7 HEAVY-DUTY BITUMINOUS PAVEMENT**  
SOILS REPORT SUPERSEDES ABOVE SPEC NOT TO SCALE



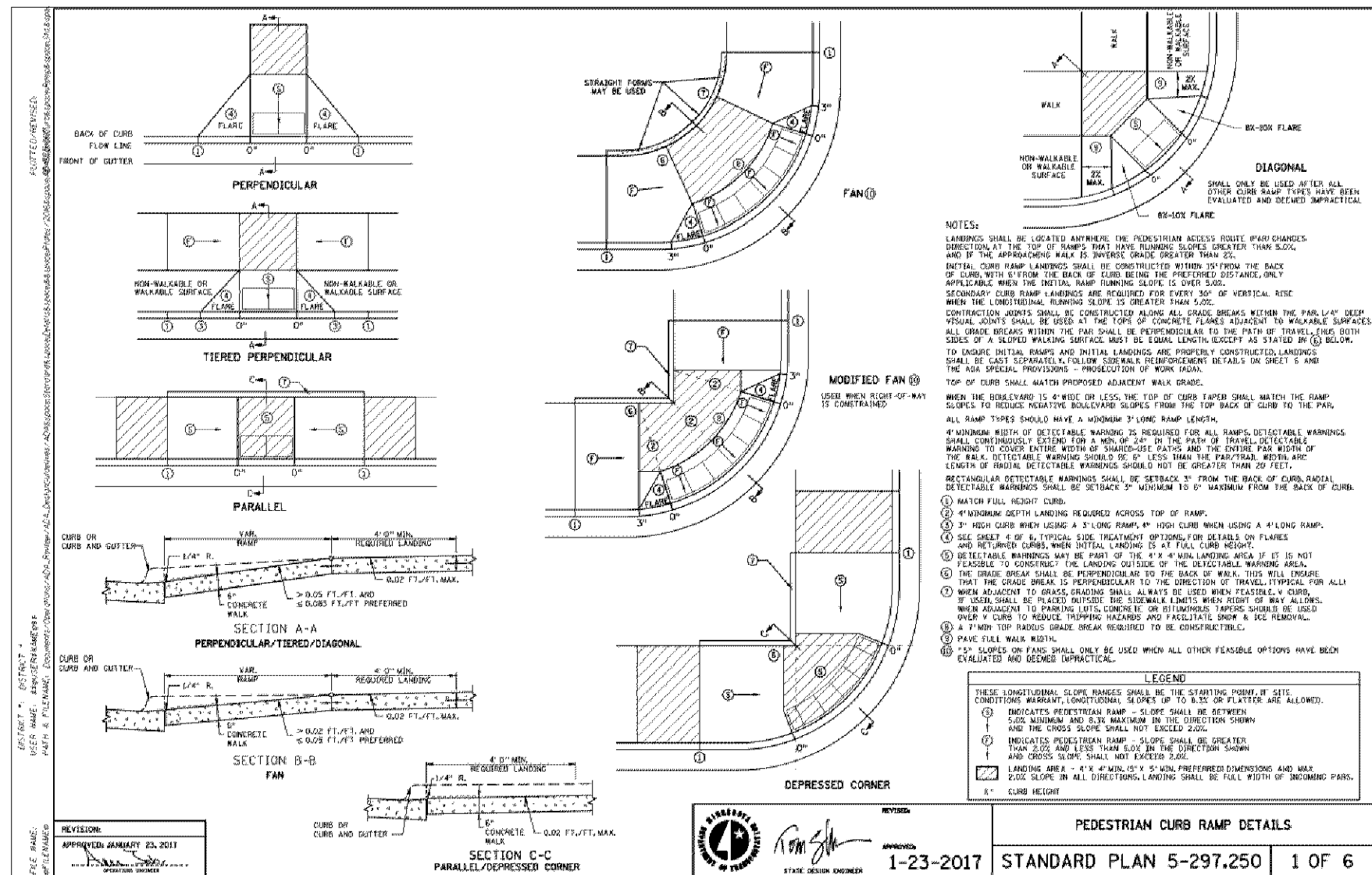
**1 ROUND BOLLARD WITH ACCESSIBLE SIGNAGE**  
NOT TO SCALE



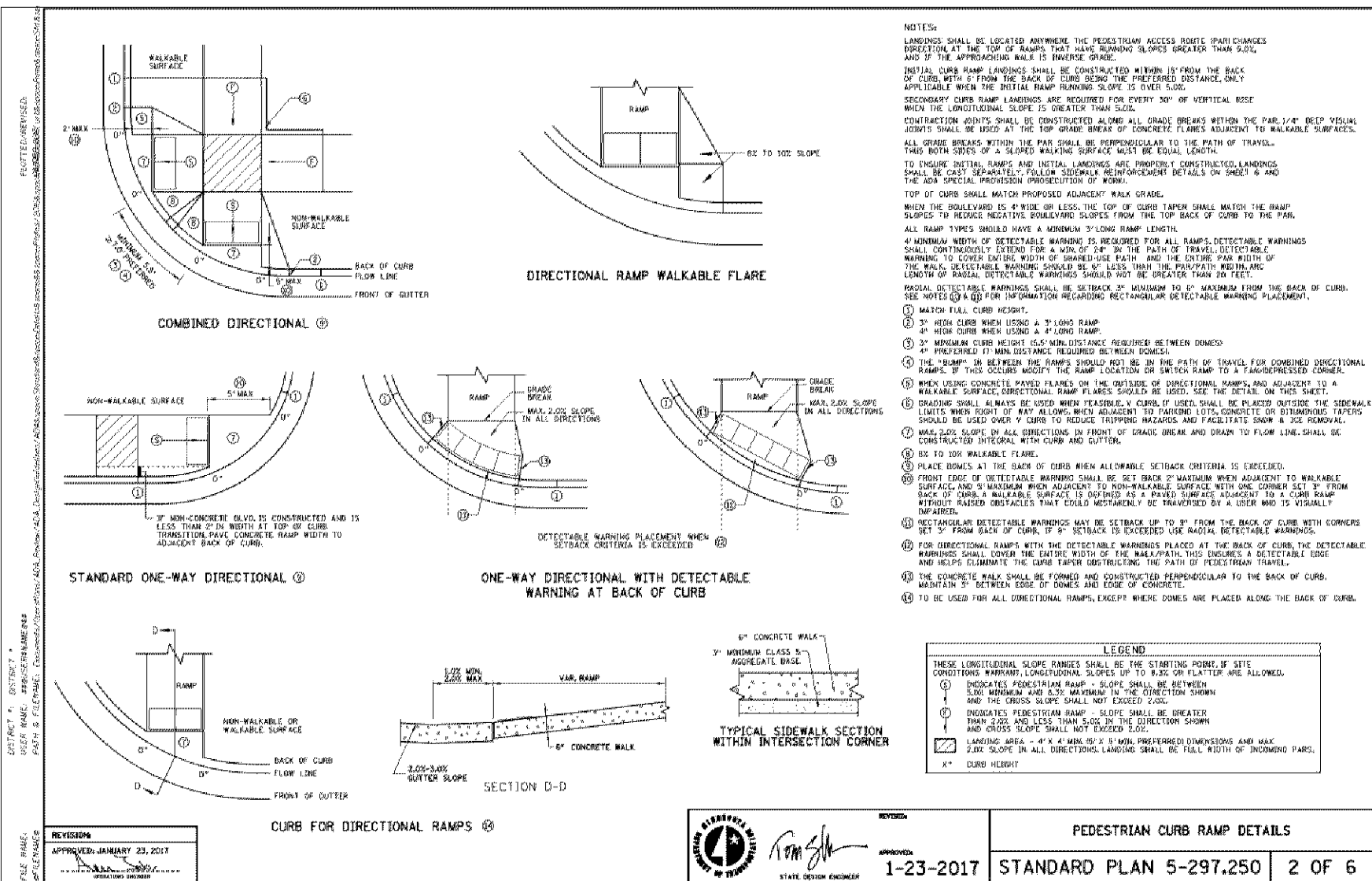
**2 B612 CURB AND GUTTER**  
NOT TO SCALE



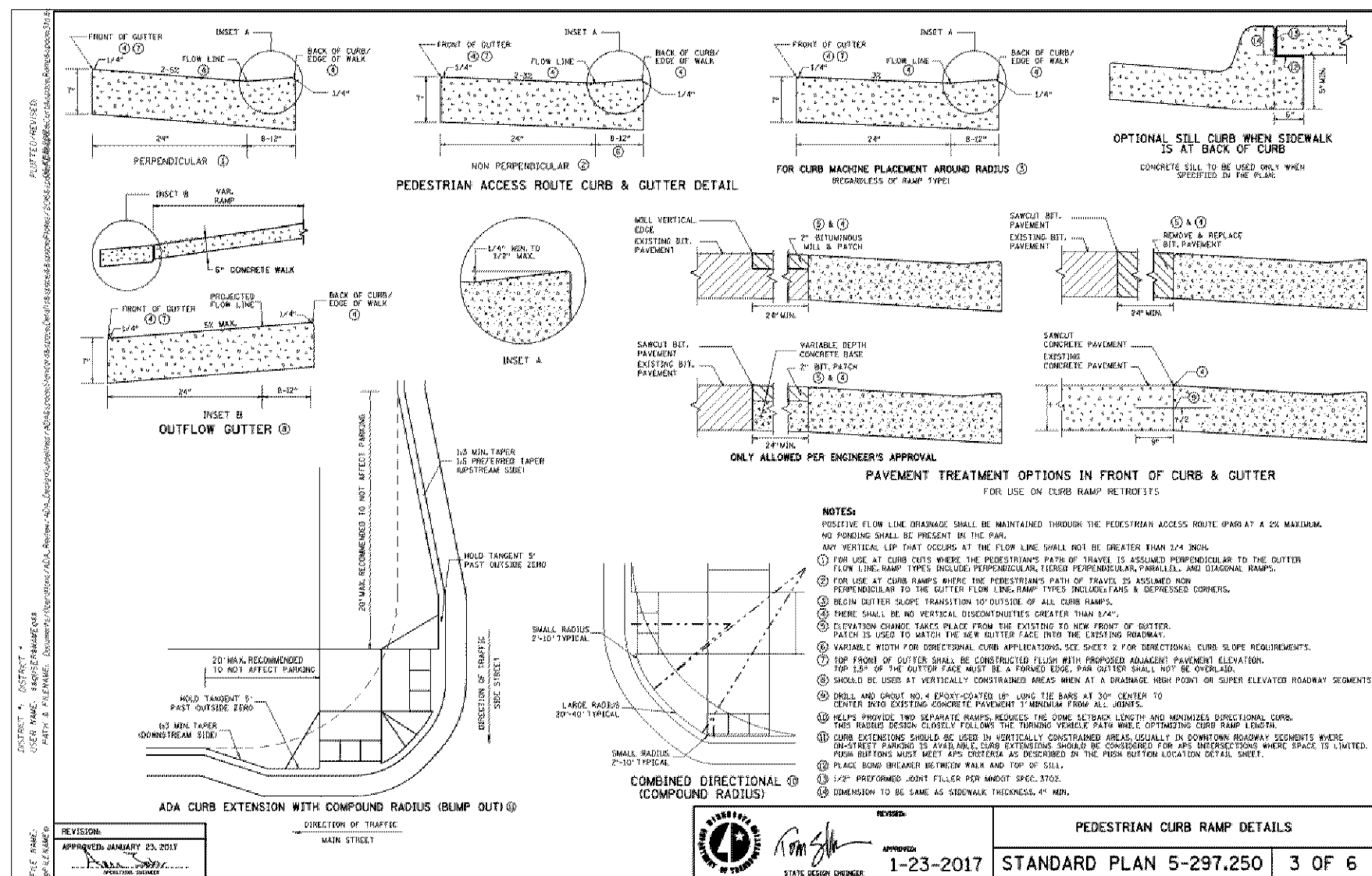
**3 B612 CURB AND GUTTER - OUTFALL**  
NOT TO SCALE



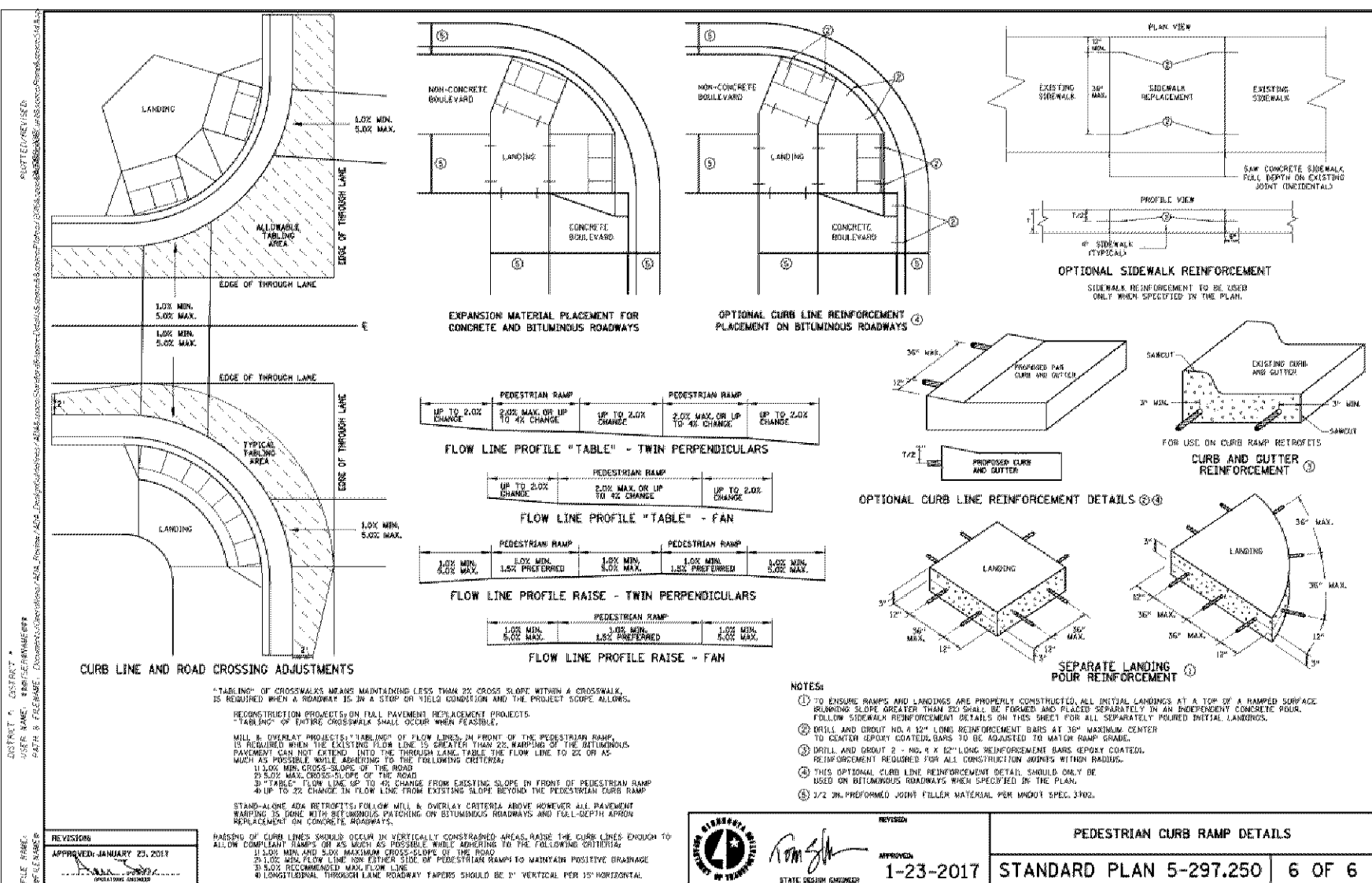
**PEDESTRIAN CURB RAMP DETAILS**  
1-23-2017 STANDARD PLAN 5-297.250 1 OF 6



**PEDESTRIAN CURB RAMP DETAILS**  
1-23-2017 STANDARD PLAN 5-297.250 2 OF 6



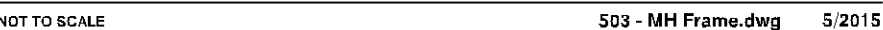
**PEDESTRIAN CURB RAMP DETAILS**  
1-23-2017 STANDARD PLAN 5-297.250 3 OF 6



**PEDESTRIAN CURB RAMP DETAILS**  
1-23-2017 STANDARD PLAN 5-297.250 6 OF 6

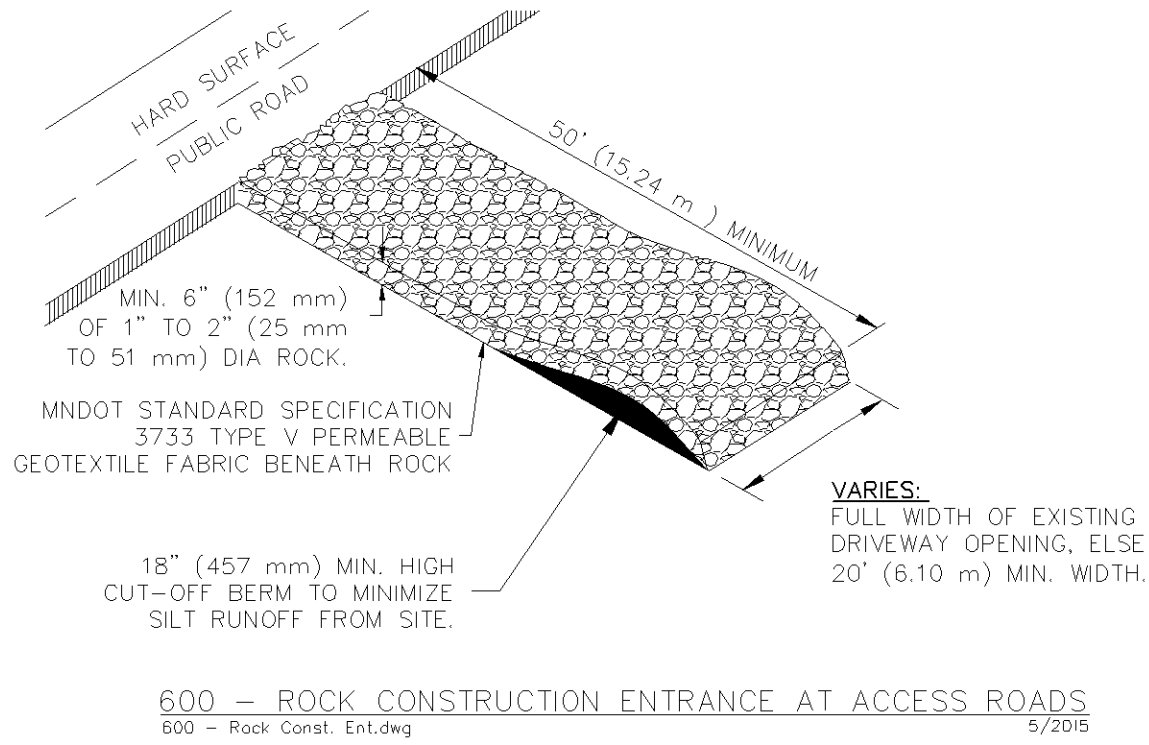
**8 PEDESTRIAN CURB RAMP**  
NOT TO SCALE



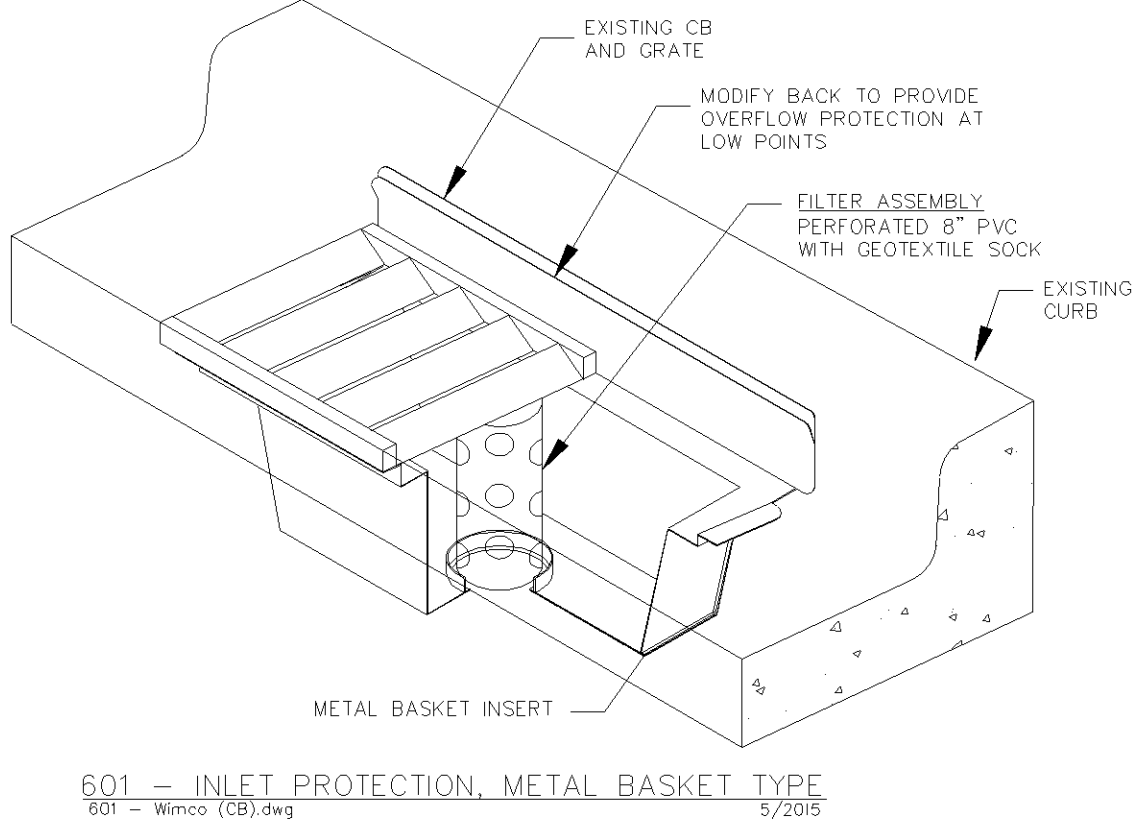


## C-7.2

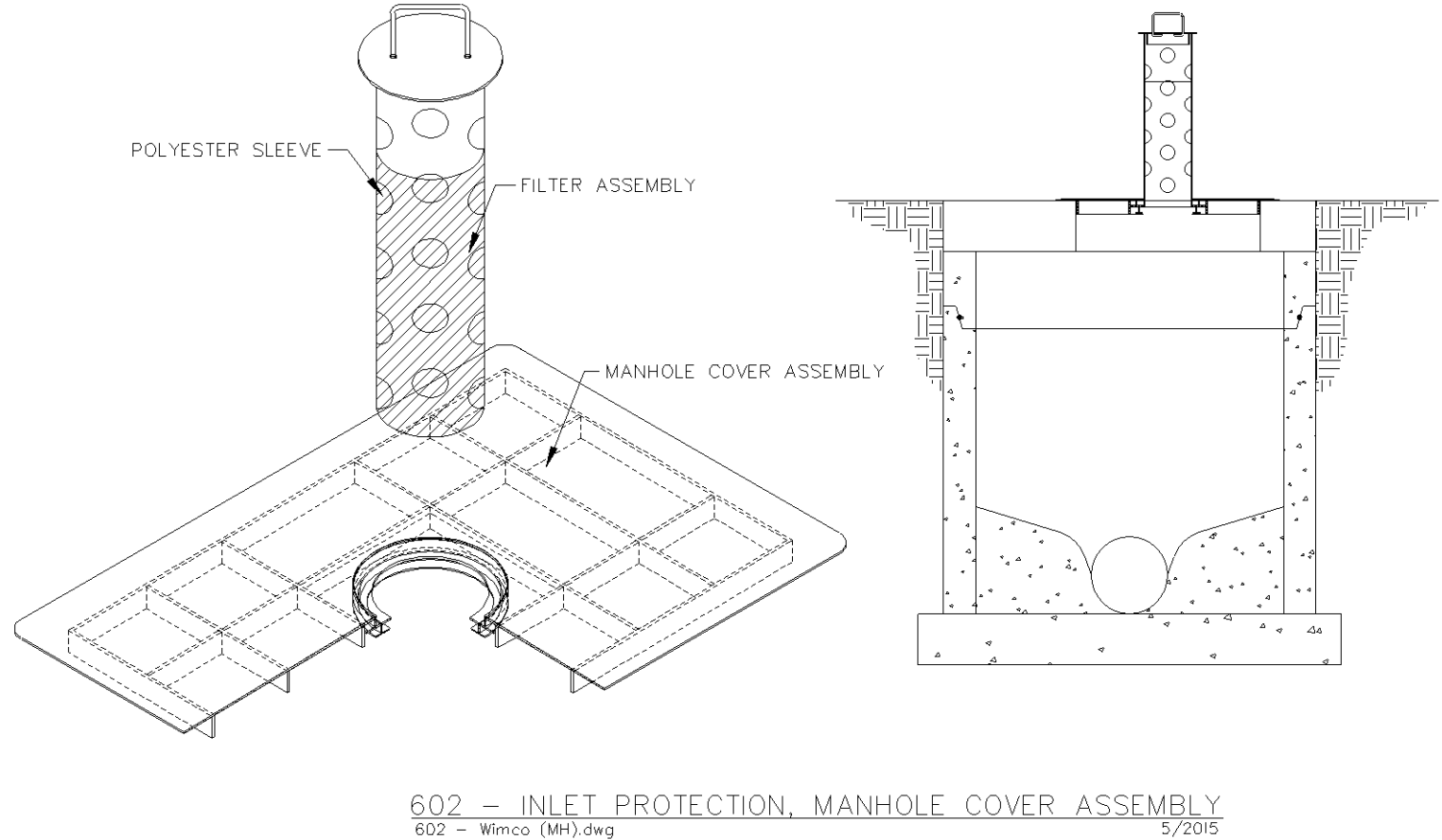
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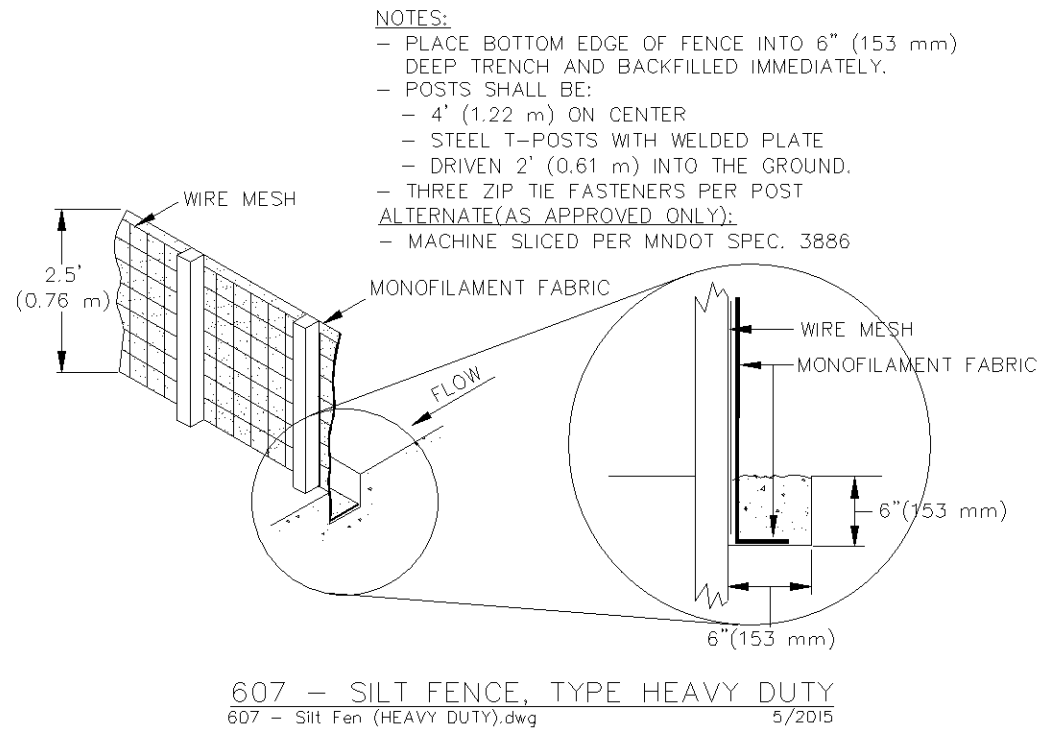
1    **600 - ROCK CONSTRUCTION ENTRANCE AT ACCESS ROADS**  
NOT TO SCALE    600 - Rock Const. Ent.dwg    5/2015



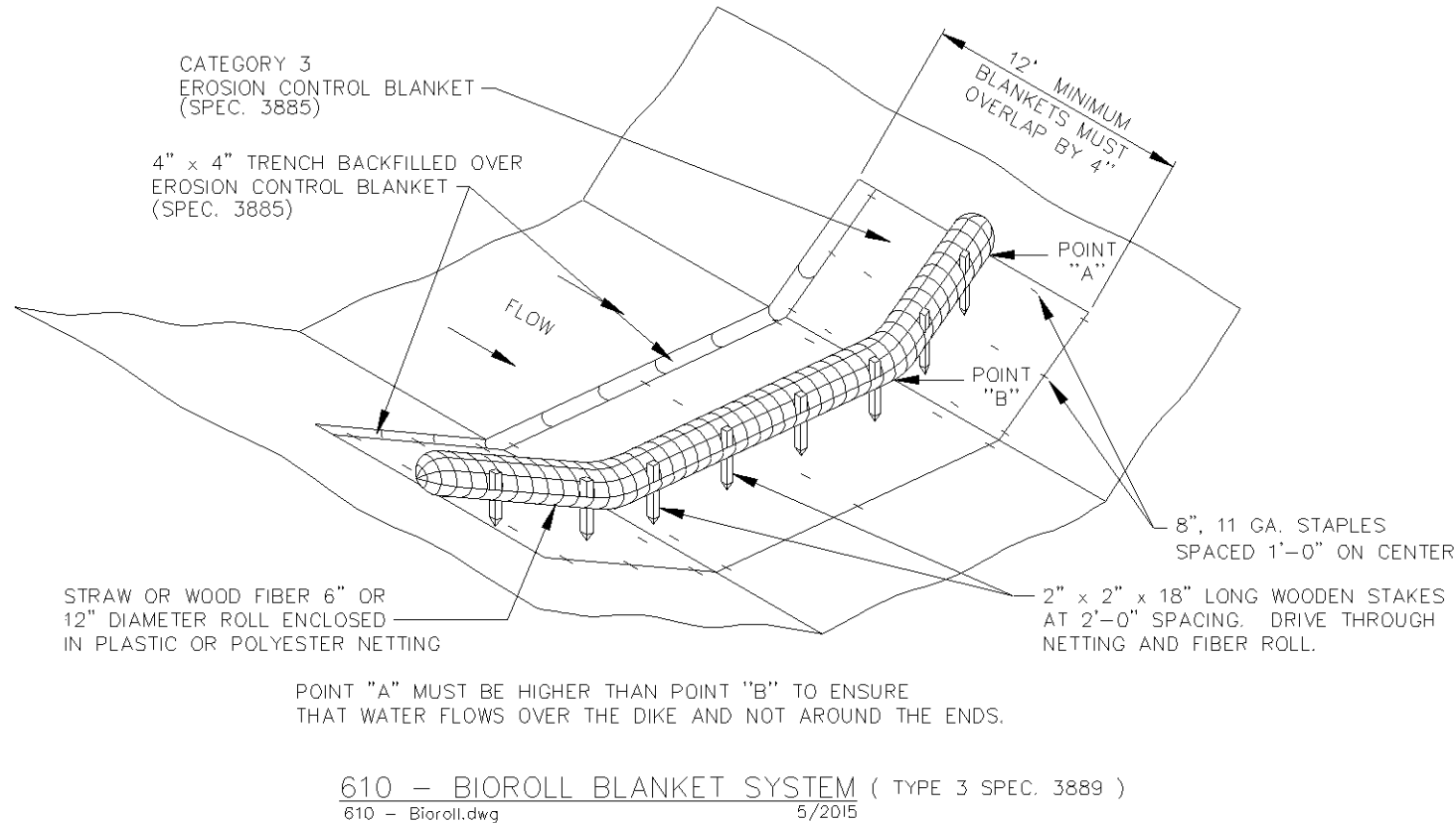
2    **601 - INLET PROTECTION, METAL BASKET TYPE**  
NOT TO SCALE    601 - Wimco (CB).dwg    5/2015



3    **602 - INLET PROTECTION, MANHOLE COVER ASSEMBLY**  
NOT TO SCALE    602 - Wimco (MH).dwg    5/2015



4    **607 - SILT FENCE, TYPE HEAVY DUTY**  
NOT TO SCALE    607 - Silt Fen (HEAVY DUTY).dwg    5/2015



5    **610 - BIOROLL BLANKET SYSTEM (TYPE 3 SPEC. 3889)**  
NOT TO SCALE    610 - Bioroll.dwg    5/2015

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

DAVID NASH, PE  
12-30-19  
Date    License No.

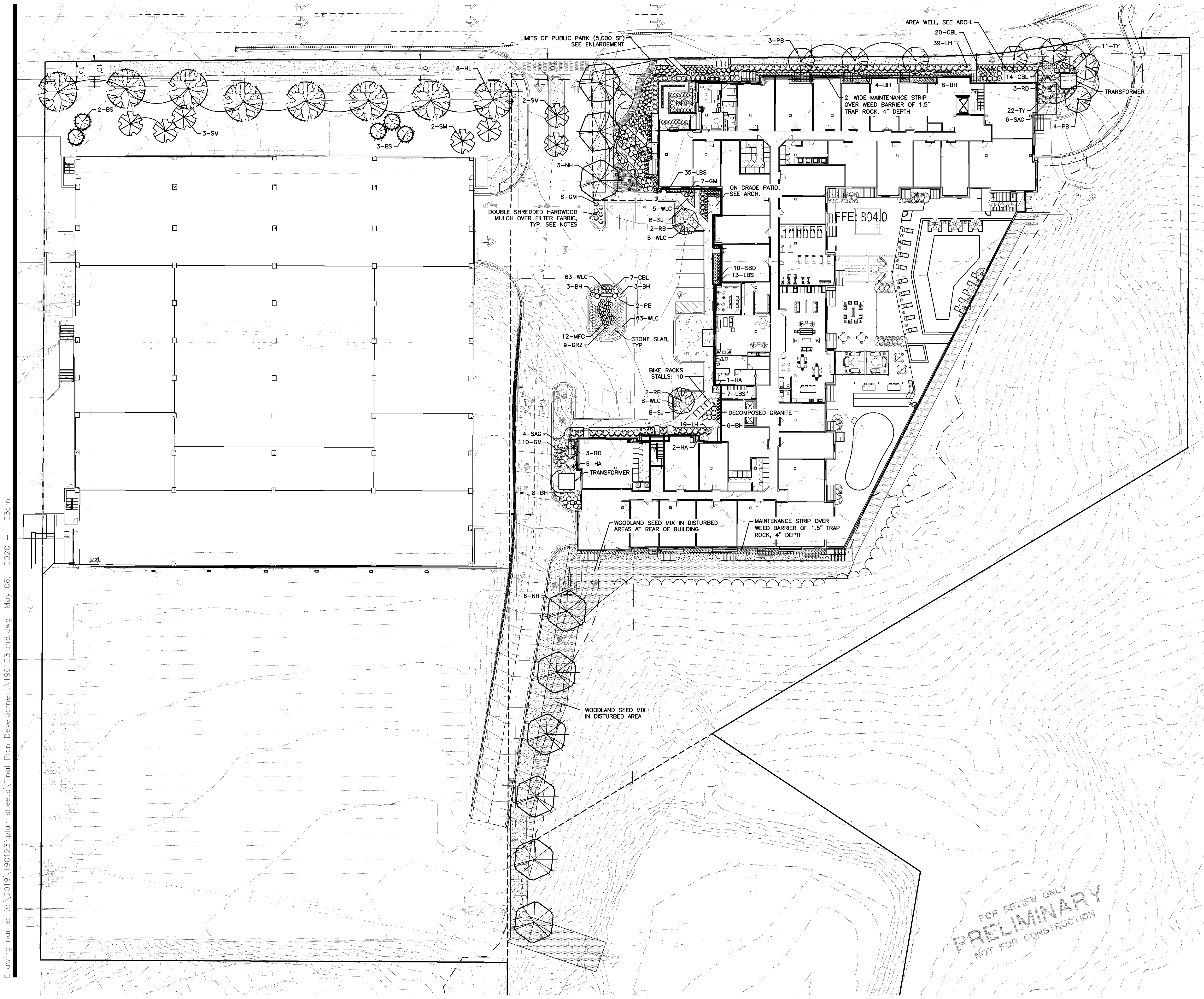
**QUALITY ASSURANCE/CONTROL**

BY	DATE
DATE	ISSUE
01-29-20	CITY SUBMITTAL
03-27-20	PROGRESS PLOT
05-06-20	REVISED CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	DMS/DJN
DRAWN:	KDB/DMS
PROJECT NO:	190123

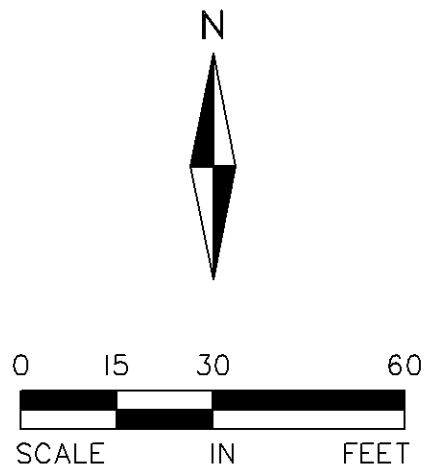


Drawing name: X:\2019\190123\plan sheets\Final Plan Development\190123land.dwg May 06, 2020 — 1:23pm



LEGEND

- DECIDUOUS OVERSTORY TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES/PERENNIAL
- SOD
- POLY EDGING
- WOODLAND SEED MIX (SEE SEEDING NOTES)



FOR REVIEW ONLY  
PRELIMINARY  
NOT FOR CONSTRUCTION

PL202000083

**ALLIANT**  
ENGINEERING

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Minneapolis, MN 55402  
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www.alliant-inc.com

AMERICAN SQUARE APARTMENTS  
BLOOMINGTON, MN

LANDSCAPE PLAN

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

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12-30-19  
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DESIGNED:	DMS/DJN
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L-1.0

