




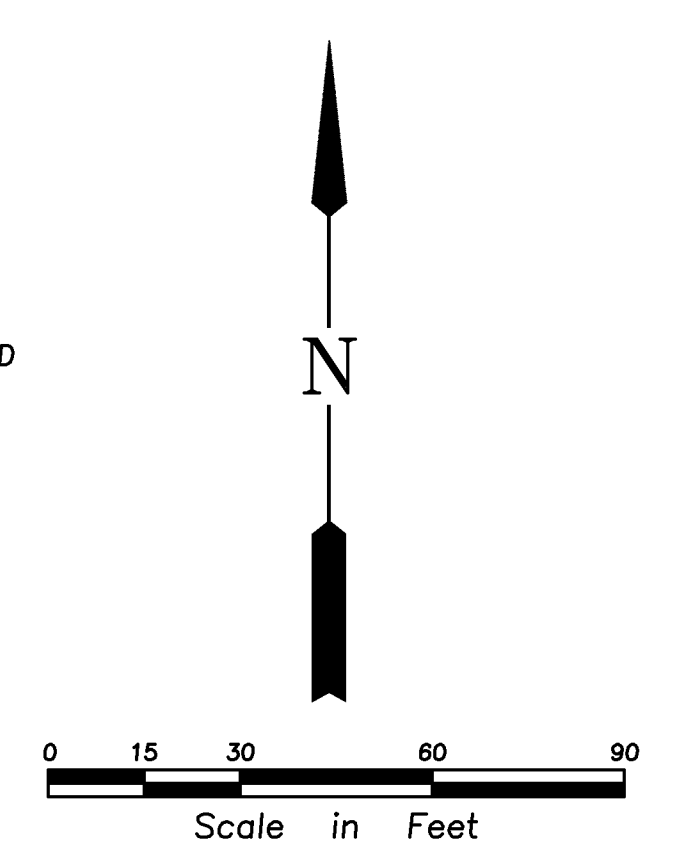


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NOTE: CONTRACTOR TO COORDINATE REMOVAL/ABANDONMENT AND RELOCATION OF EXISTING POWER POLES, OVERHEAD ELECTRIC LINES, BURIED ELECTRIC LINES, BURIED COMMUNICATION LINES AND BURIED GAS LINES WITH THE APPROPRAITE UTILITY COMPANY.

- ## LEGEND
- | | |
|---|-----------------------------------|
|  | BOUNDARY/ROW/BLOCK LINE |
|  | EXISTING BITUMINOUS TO BE REMOVED |
|  | EXISTING CONCRETE TO BE REMOVED |
|  | EXISTING TREE TO BE REMOVED |
|  | |

PER FRANCE 494 4TH
WANDA MILLER POND
NWL = 821.22
100-YR HWL = 825.17
PONDING EASEMENT



WALSER TOYOTA
CITY OF BLOOMINGTON

CASE #PL2021-42

AMERICAN BOULEVARD

WEST

Boundary & Topographical information on the existing Walser Toyota property was prepared by Sambatek (4-16-15).
Boundary & Topographical information on the existing Joe Senser's Restaurant property was prepared by Harry S. Johnson Co., Inc. (1-11-21).
This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.



**REHDER
& ASSOCIATES, INC.**
10441 Foothill Avenue, Suite 100, San Diego, CA 92121

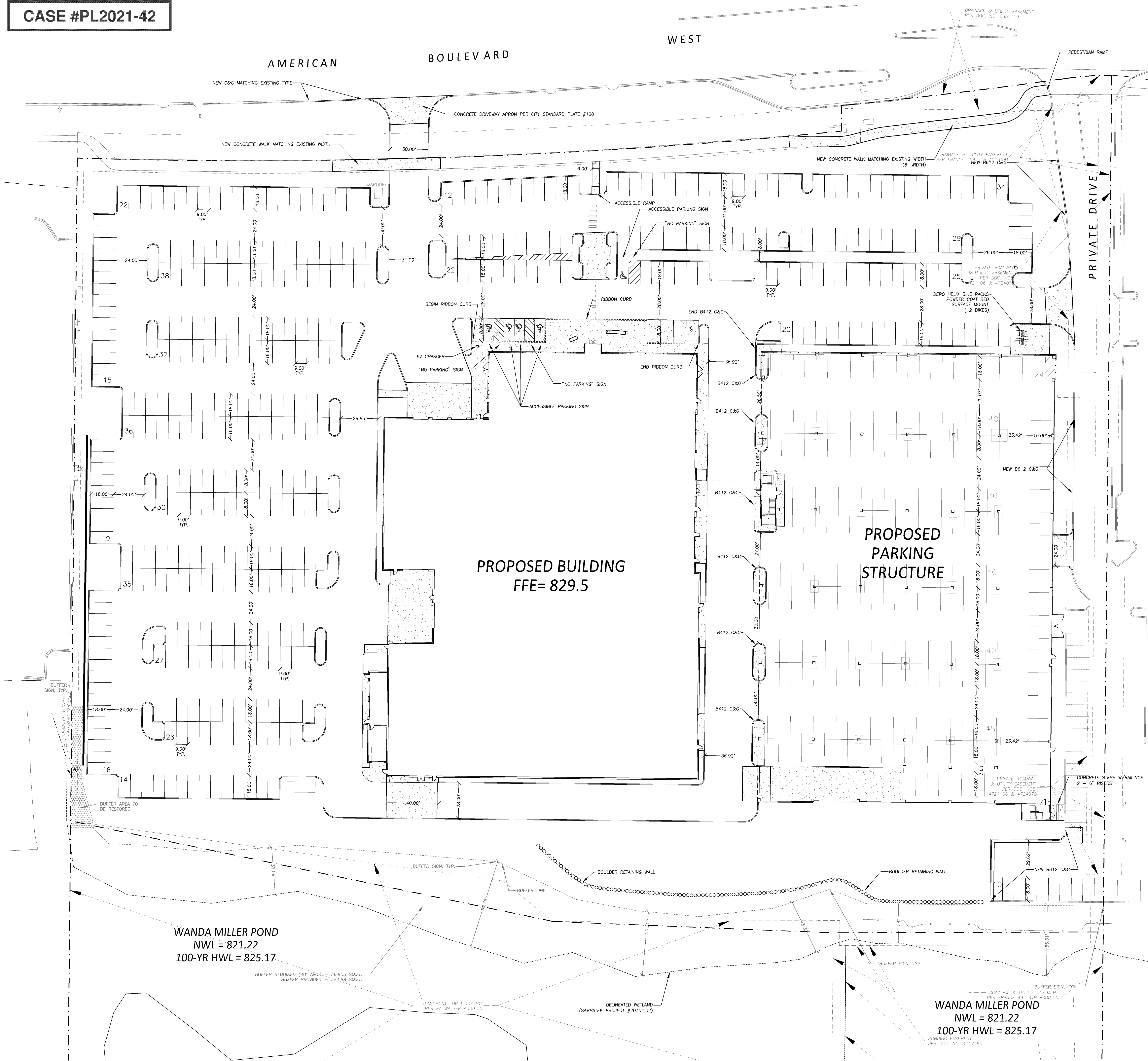
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Issued	
DRESS WATERSHED COMMENTS	3-15-21
OUTLET TO INFILTRATION BASIN 1	7-14-21
PARKING RAMP BUILDING PERMIT	7-20-21
ADDRESS, CITY, COMMENTS	8-13-21

SITE DIMENSION PLAN
WALSER TOYOTA
CITY OF BLOOMINGTON

SHEET NUMBER

C1



SITE SUMMARY

SITE AREA = 14.66 ACRES
DISTURBED AREA = 9.89 ACRES
EXISTING IMPERVIOUS AREA = 8.99 ACRES
NEW & RECONSTRUCTED IMPERVIOUS AREA = 8.32 ACRES
POST CONSTRUCTION IMPERVIOUS AREA = 8.91 ACRES
REQUIRED IMPERVIOUS AREA TO TREAT = 8.82 ACRES (0.09 ACRES OF SIDEWALK ARE EXEMPT)








PARKING STALLS PROVIDED

STANDARD STALLS	481
ACCESSIBLE STALLS	5
LOWER LEVEL RAMP STALLS	259
PARKING RAMP STALLS	685
<u>TOTAL</u>	<u>1,430</u>

SITE NOTES

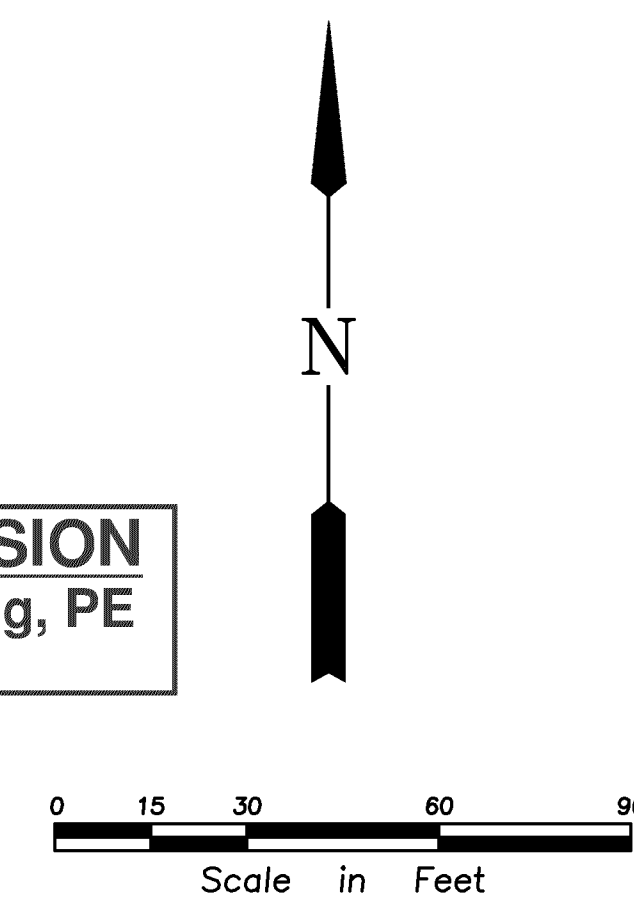
- ① - All dimensions between curbing and to radius points are to face of curb.
- ② - All dimensions abutting curbs are to back of curb.
- ③ - All curb and gutter on private property shall be type B-612 unless otherwise noted.
- ④ - All parking stall striping width is 9.00' unless otherwise noted.
- ⑤ - All parking stall striping shall be painted white.

LEGEND

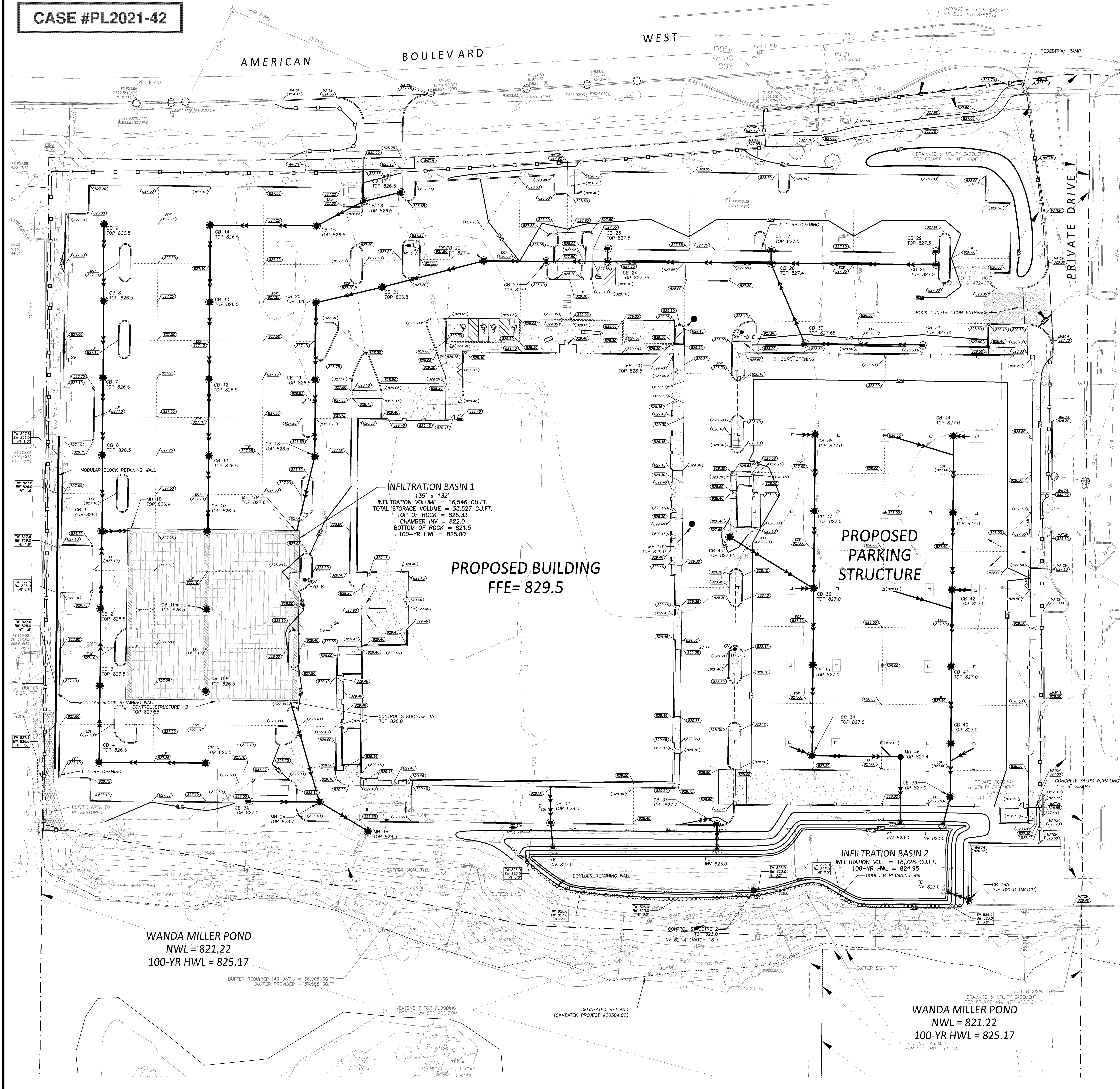
-  PROPOSED CONCRETE
 PROPOSED STD. DUTY BITUMINOUS
 PROPOSED HEAVY DUTY BITUMINOUS
 BOUNDARY/ROW/BLOCK LINE
 EASEMENT
 LOT LINE
 BUILDING/PARKING SETBACK LINE

APPROVED
Zoning Review Only
11/02/2022 NMJ

ENGINEERING DIVISION
Approved By: Julie Long, PE
11/02/2022 9:40:11 AM



CASE #PL2021-42



PARTY RESPONSIBLE FOR
MAINTENANCE OF ALL
EROSION AND SEDIMENT
CONTROL MEASURES

xxxxxxxx
xxxxxxxx
xxxx
xxxx, MN xxxxx
Ph: xxx-xxx-xxxx

Boundary & Topographical information on the existing Walser Toyota property was prepared by Sambatek (4-16-15).
Boundary & Topographical information on the existing Joe Senser's Restaurant property was prepared by Harry S. Johnson Co., Inc. (1-11-21).
This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

CITY OF BLOOMINGTON STANDARD NOTES

1. 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.
2. Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within the right-of-way. Permit application and fee information is available at <http://www.ci.bloomington.mn.us> or contact Hanson at 952-562-4543 or hansen@cibloomington.mn.us for permit application and fee information.
3. Public Works permit application for underground work within the right-of-way is required prior to removal or installation of sanitary sewer lines. Permit application and fee information is available at <http://www.ci.bloomington.mn.us> or contact Utilities at 952-562-4568 for permit application and fee information.
4. Use approved inlet protection at all active storm sewer inlets; no bales allowed for inlet protection and/or ditch checks.
5. Utility service additions/removals to be at the Developer's expense.
6. Designate all approved parking stalls with white 4' wide striping.
7. All public sidewalks shall not be obstructed
8. Street lighting and interconnect conduit must be exposed for City inspection prior to pouring concrete or backfilling excavations in the City right-of-way.
9. Removal of materials from the right-of-way shall not be allowed on public streets or within public right-of-way.
10. Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-562-4568) for the requirements.
11. Temporary street signs, lighting, and addresses shall be provided during construction.
12. All parking stall striping must be painted white.

GRADING NOTES

- 1 - All elevations shown are to final surfaces.

EROSION CONTROL NOTES

- ① All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- ② Sweep paved public streets as necessary where construction sediment has been deposited.
- ③ Each area disturbed by construction shall be restored per the specifications within 7 days after the construction activity and that portion of the site temporarily or permanently ceased.
- ④ Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curbs and gutter systems, or conduits and ditches.
- ⑤ All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
- ⑥ Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.
- ⑦ Spring/summer temporary turf establishment: seed shall be MNDOT Mixture 21-111 @ 100 lbs/acre (mulch shall be MNDOT Type 1).
- ⑧ Winter temporary turf establishment: seed shall be MNDOT Mixture 21-112 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
- ⑨ The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion site, or diserts water into a ditch or swale, must be stabilized within 200 linear feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 linear feet must be completed within 24 hours after connecting to a surface water.
- ⑩ Mulch, hydromulch, tackifier, polyacrylamide, or similar erosion prevention practices cannot be used within the normal wetted perimeter of drainage ditches or swale sections with a continuous slope greater than 2%.
- ⑪ Dewatering shall use a filter bag or approved valve. Discharge the water to well vegetated areas that are adjacent to the water body to allow the additional water to infiltrate and not be used to unless approved by the City. If using filters with backwash water, backwash water must be hauled away for disposal, returned to the beginning of the treatment process, or incorporated into the site in a manner that does not erode into runoff.

INSPECTION AND MAINTENANCE






















- The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
 - Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
 - All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
 - Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must commence within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.
 - Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.
 - Infiltration areas shall be graded to finished grade when all contributing drainage areas have been stabilized. Proper infiltration area from sediment and heavy equipment compaction during/after construction with silt fence.
 - All noneroded BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow.
- ### **POLLUTION PREVENTION MANAGEMENT**
- All solid waste must be disposed of off-site per the MPCA disposal requirements.
 - Hazardous waste must be properly stored with restricted access to storage areas to prevent vandalism.
 - Storage and disposal of hazardous waste must be in compliance with MPCA Regulations.
 - Portable toilets must be positioned so that they are secure.

INFILTRATION BASIN NOTES

- A. Grading and construction of the infiltration basin shall not begin until all construction in the contributing drainage area has been completed and the site is stabilized.
- B. Grading shall be done using low-impact earthmoving equipment to prevent compaction of underlying soils.
- C. Small tracked dozers and
- D. Excavate the infiltration basin to the specified depth. All sub-material below the specified elevation shall be left undisturbed.
- E. In the event that sediment is introduced into the infiltration basin following excavation, this material will need to be removed prior to finishing her construction process.
- F. Seeding shall be completed within 48 hours of completion of the excavation.
- F. The site shall be free from all weeds and invasive plant species.

ENGINEERING DIVISION
Approved By: Julie Long, PE
11/02/2022 9:40:28 AM

LEGEND

-  PROPOSED CATCH BASIN/MANHOLE
 PROPOSED CATCH BASIN
 PROPOSED HYDRANT
 PROPOSED GATE VALVE
 PROPOSED FLARED END
 PROPOSED STORM SEWER
 PROPOSED CONCRETE
 PROPOSED STD. DUTY BITUMINOUS
 PROPOSED HEAVY DUTY BITUMINOUS
 PROPOSED CONTOUR
 PROPOSED ELEVATION
 SILT FENCE
 INLET PROTECTION DEVICE
 PROPOSED EQ. BLANKET
 MNDOT CAT. 3P - 2S STRAW
 CONSTRUCTION LIMITS
 BOUNDARY/ROW/BLOCK LINE
 EASEMENT
 BUILDING/PARKING SETBACK LINE
 EXISTING CONTOUR
 EXISTING ELEVATION

GRADING, DRAINAGE, EROSION CONTROL & SWPPP PLAN
WALSER TOYOTA
CITY OF BLOOMINGTON

SHEET NUMBER

C2

REHDER
& ASSOCIATES, INC.
 Civil Engineers & Land Surveyors

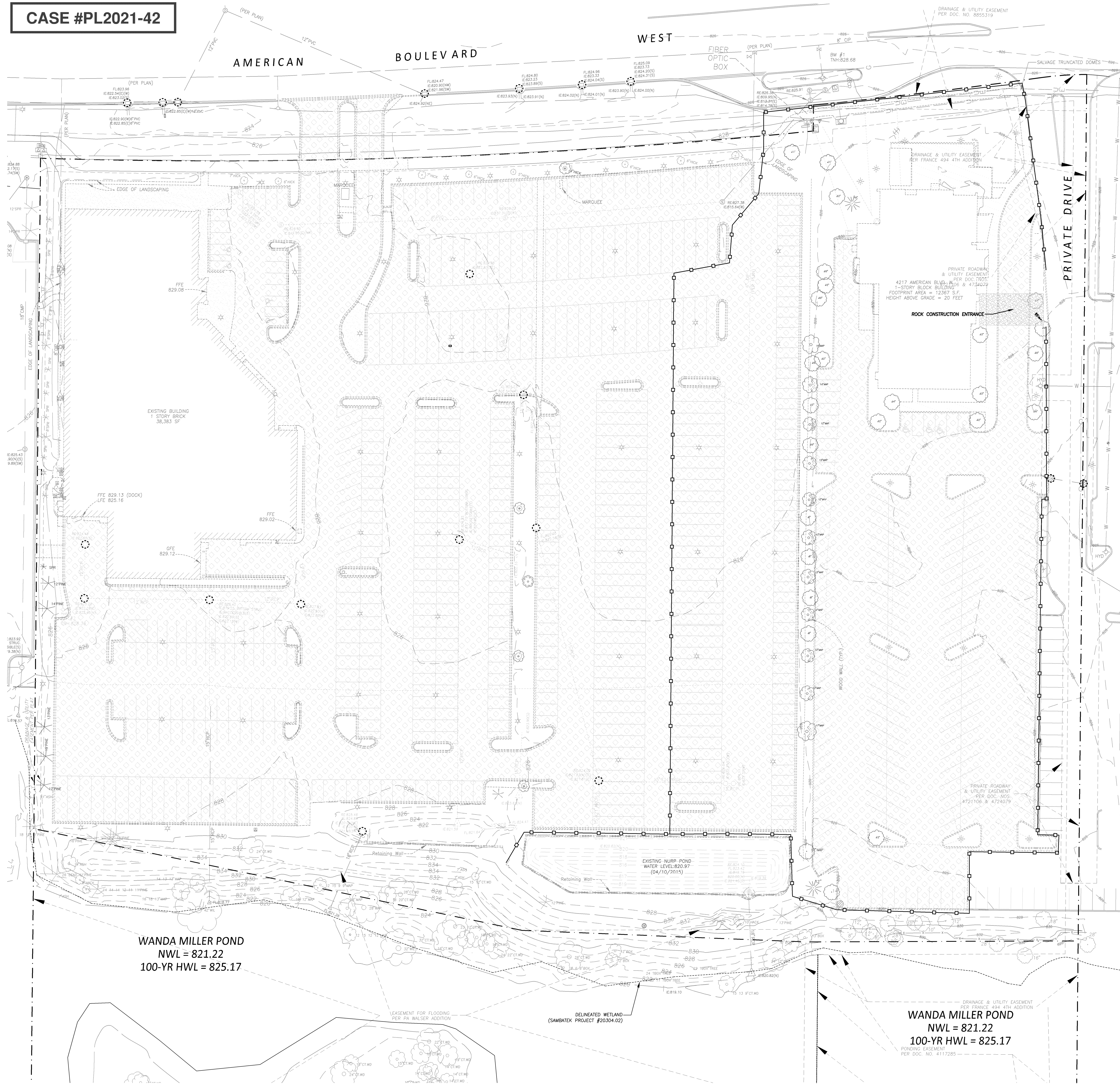
3440 Federal Drive, Suite 110
 Eagan, MN 55122
 Telephone: 651-452-5951
www.rehder.com

PROJECT NO.: 201-2245.016 DRAWING FILE: 2245016.DWG

_____ hereby certify that this plan 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.

Nicholas P. Adam Date 10-24-22
Name Nicholas P. Adam Reg. No. 43856

CASE #PL2021-42



PARTY RESPONSIBLE FOR
MAINTENANCE OF ALL
EROSION AND SEDIMENT
CONTROL MEASURES
XXXXXXXXXX
XXXX
XXXX, MN XXXXXX
Ph: XXX-XXX-XXXX

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4. Public Works permit application for underground work within the right-of-way is required prior to removal or installation of sanitary sewer, water or storm work within the public right-of-way. Contact Utilities at 952-563-4568 for permit application and for fee information.
5. Use approved inlet protection at all active storm sewer inlets; no bales allowed for inlet protection and/or ditch checks.
6. Utility service additions/removals to be at the Developer's expense.
7. Designate all approved parking stalls with white 4" wide striping.
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INSPECTION AND MAINTENANCE

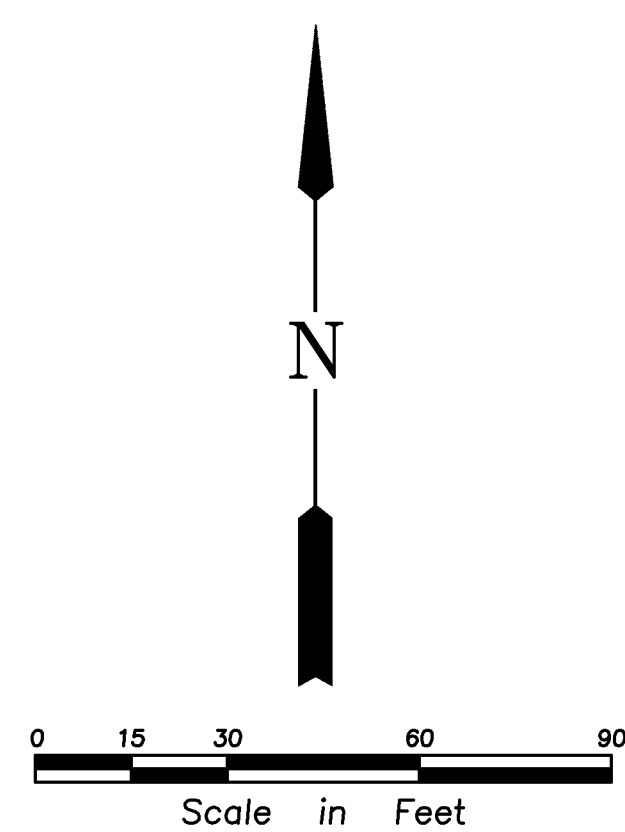
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- Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.
- Infiltration areas shall be graded to finished grade when all contributing drainage areas have been stabilized. Protect infiltration area from sediment and heavy equipment compaction during/after construction with silt fence.
- All nonfunctional BMP's must be repaired, replaced, or supplemented with functional BMP's by the end of the next business day after discovery, or as soon as field conditions allow.

POLLUTION PREVENTION MANAGEMENT

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LEGEND

- SILT FENCE
- INLET PROTECTION DEVICE
- CONSTRUCTION LIMITS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- EXISTING CONTOUR
- EXISTING ELEVATION
- EXISTING BITUMINOUS TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING TREE TO BE REMOVED



ENGINEERING DIVISION
Approved By: Julie Long, PE
04/28/2022 1:20:45 PM

REHDER & ASSOCIATES, INC.
3400 Highland Drive, Suite 110
Bloomington, MN 55425
Telephone 612-452-5051
www.rehder.com

PROJECT NO.: 201-2245-016 DRAWING FILE: 2245016.DWG

I hereby certify that this plan 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.

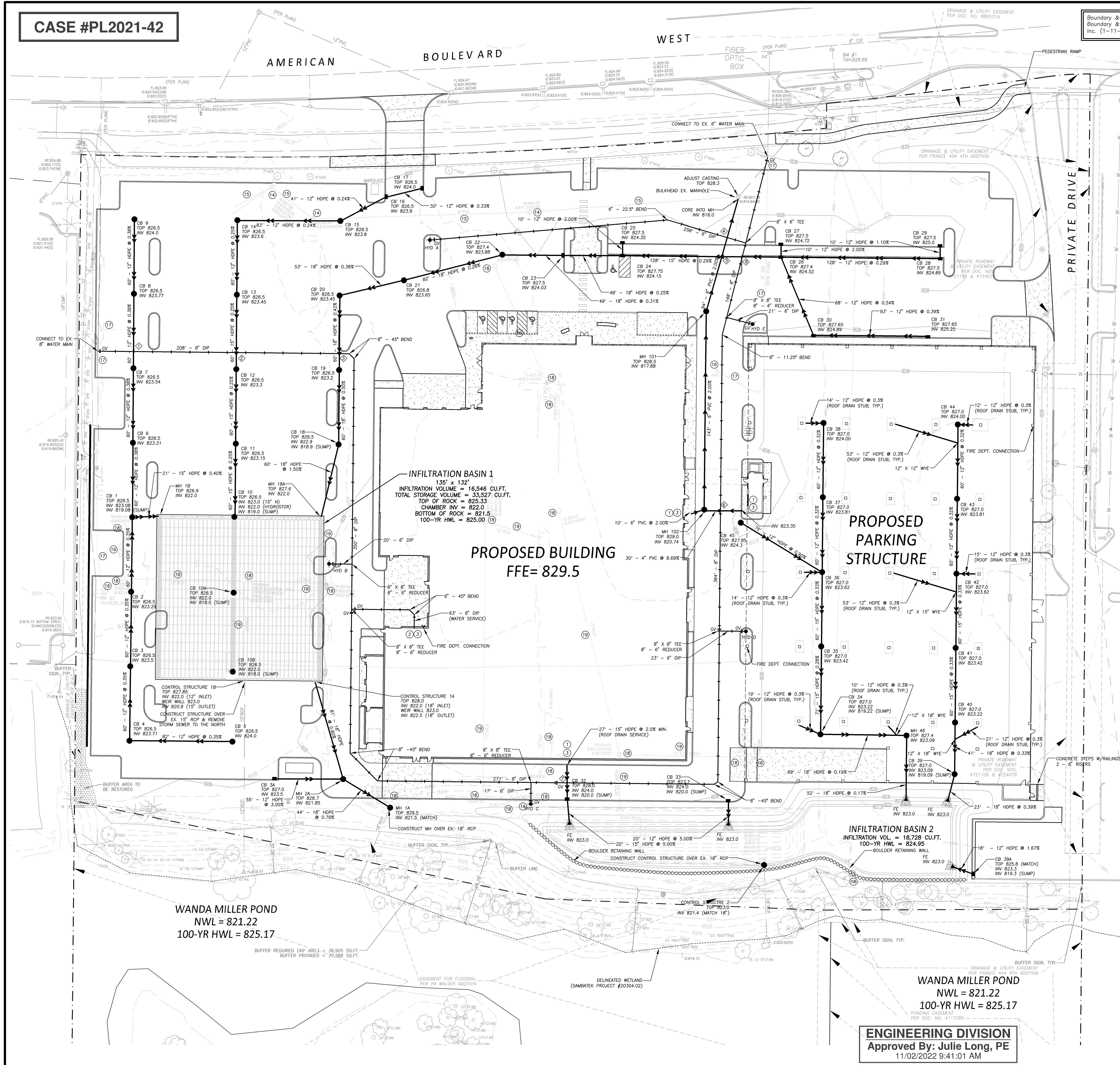
Name: Nicholas P. Adam Date: 4-28-22 Reg. No. 43856

DATE	DESCRIPTION
3-15-21	PHASE 1 PROPOSED SET
3-15-21	ADDRESS WATER-SHED COMMENTS
3-15-21	REVISIONS
7-20-21	PARKING RAMP BUILDING PERMIT
8-13-21	ADDRESS CITY COMMENTS
4-28-22	FOUNDATION PERMIT

PHASE 1 EROSION CONTROL & SWPPP PLAN
WALSER TOYOTA
CITY OF BLOOMINGTON

SHEET NUMBER
C2A

CASE #PL2021-42



Boundary & Topographical information on the existing Waiser Toyota property was prepared by Sambatek (4-16-15).
Boundary & Topographical information on the existing Joe Sencer's Restaurant property was prepared by Harry S. Johnson Co., Inc. (1-11-21). This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

PIPE CROSSING TABLE				
CROSSING NO.	WATERMAIN	SANITARY SEWER	STORM SEWER	SEPARATION
1	818.85 (TOP)	X	823.60 (BOT)	4.75'
2	818.80 (TOP)	X	823.35 (BOT)	4.55'
3	818.75 (TOP)	X	823.25 (BOT)	4.50'
4	819.15 (BOT)	817.20 (TOP)	X	1.95'
5	X	817.50 (TOP)	824.40 (BOT)	6.90'
6	820.40 (TOP)	821.90 (BOT)	X	1.50'
7	820.25 (TOP)	X	824.25 (BOT)	4.00'
8	819.55 (TOP)	X	824.40 (BOT)	4.85'

UTILITY NOTES

- Bring sewer services all the way into the proposed building to accommodate City inspection and testing.
- Bring water main all the way into the proposed building (i.e. up to meters and/or fire service equipment) to accommodate City inspection and testing.
- Verify all service locations and inverts with mechanical engineer before construction.
- All watermain, valves, services, etc. shall have a minimum of 8' and maximum of 10' of cover.
- Taps of live water mains to be done by City forces; however, they shall be paid for and coordinated by the Contractor.
- Combination Fire and Domestic services must terminate with a thread on flange or an MUI to flange connector.
- There shall be at least a 10-foot horizontal separation between water and sewer lines.
- Water mains crossing storm or sanitary sewers shall have a minimum of 18-inch vertical separation.
- Wrap DIP water main with 8 mil minimum poly.
- All ductile iron pipe shall be coated with a layer of arc-sprayed zinc per ISO 8179. The mass of the zinc shall be a minimum of 200g/m² with a finishing layer of asphaltic coating. Ductile iron pipe shall be lined with cement mortar lining per ANSI/AWWA 21.4/C104. Manufacture all ductile iron pipe in the USA. All metal pipe shall be covered with a V-Bio polyethylene encasement conforming to the latest revisions of AWWA/ANSI C105/21.05 to include anti-microbial biocide and VBI on inside surface of 3-layer co-extruded linear low-density polyethylene fused into a single layer no less than 8-mils in thickness. All mechanical joint bolts and nuts shall be made domestically of a minimum 304 stainless steel. Either standard body fittings (AWWA C110/A21.10) or short body fittings (AWWA C153/A21.53) are approved. Manufacture all fittings in the USA.
- Coordinate tap and water valve cut in with City of Bloomington Utilities.
- HDPE & PVC Pipe connections into all concrete structures shall 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, Conserve 231 waterstop sealant, or approved equal will only be allowed as approved by the Engineer.
- Prior to issuance of the Certificate of Occupancy, the developer/contractor must submit electronic utility as-built to the Public Works Department. Contact Brian Hansen (952-563-4543) for requirements.
- PVC sewer services shall be Schedule 40, SDR 26 or approved equal.
- Install interior chimney seals on all sanitary sewer manholes.
- All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed. Water meter shall be located within 10 feet of enter building, within 4 feet of a floor drain.

UTILITY REMOVAL NOTES

- Remove existing sanitary sewer manhole.
- Remove existing sanitary sewer pipe.
- Remove existing hydrant and valve.
- Remove existing water main pipe.
- Remove existing storm sewer catch basin/manhole/flared end.
- Remove existing storm sewer pipe.

NOTE: CONTRACTOR TO COORDINATE REMOVAL/ABANDONMENT AND RELOCATION OF EXISTING POWER POLES, OVERHEAD ELECTRIC LINES, BURIED ELECTRIC LINES, BURIED COMMUNICATION LINES AND BURIED GAS LINES WITH THE APPROPRIATE UTILITY COMPANY.

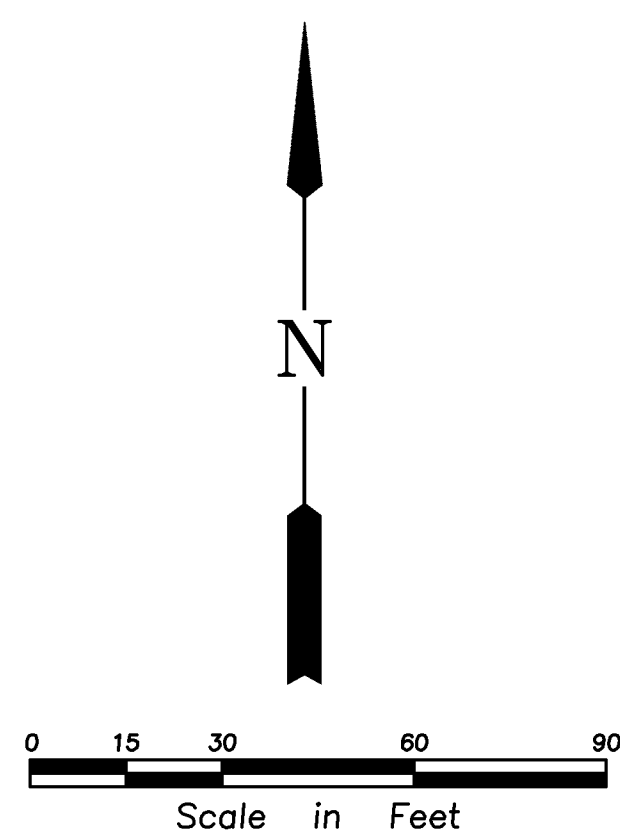
NOTE: UTILITY PERMITS ARE REQUIRED FOR CONNECTIONS TO THE PUBLIC STORM SEWER, SANITARY, AND WATER SYSTEM. CONTACT UTILITIES (952-563-8777) FOR PERMIT.

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
CB 1	48"	R-2573-1C
CB 2	48"	R-2573-1C
CB 3	48"	R-2573-1C
CB 4	48"	R-2573-1C
CB 5	27"	R-2573-1C
CB 6	48"	R-2573-1C
CB 7	48"	R-2573-1C
CB 8	48"	R-2573-1C
CB 9	27"	R-2573-1C
CB 10	48"	R-2573-1C
CB 11	48"	R-2573-1C
CB 12	48"	R-2573-1C
CB 13	48"	R-2573-1C
CB 14	48"	R-2573-1C
CB 15	48"	R-2573-1C
CB 16	48"	R-3067V
CB 17	24" X 36"	R-3067V
CB 18	48"	R-2573-1C
CB 19	48"	R-2573-1C
CB 20	48"	R-2573-1C
CB 21	48"	R-2573-1C
CB 22	48"	R-2573-1C
CB 23	48"	R-3067V
CB 24	48"	R-3067V
CB 25	24" X 36"	R-3067V
CB 26	24" X 36"	R-3067V
CB 27	24" X 36"	R-3067V
CB 28	48"	R-3067V
CB 29	24" X 36"	R-3067V
CB 30	48"	R-3067V
CB 31	24" X 36"	R-3067V
CB 32	48"	R-3067V
CB 33	48"	R-3067V
CB 34	48"	R-2573-1C
CB 35	48"	R-2573-1C
CB 36	60"	R-2573-1C
CB 37	48"	R-2573-1C
CB 38	48"	R-2573-1C
CB 39	48"	R-2573-1C
CB 40	48"	R-2573-1C
CB 41	48"	R-2573-1C
CB 42	48"	R-2573-1C
CB 43	48"	R-2573-1C
CB 44	48"	R-2573-1C
CB 45	48"	R-2573-1C
CB 46	48"	R-1642B
MH 1A	48"	R-1642B
MH 1B	48"	R-1642B
MH 2A	48"	R-1642B
CB 3A	24" X 36"	R-3067V
CB 10A	48"	R-2573-1C
CB 10B	48"	R-2573-1C
MH 18A	48"	R-1642B
CB 39A	48"	R-3067V
CONTROL STRUCTURE 1A	48"	R-1642B
CONTROL STRUCTURE 1B	48"	R-1642B
CONTROL STRUCTURE 2	48"	SEE DETAIL 10/C4

HYDRANT SCHEDULE

HYDRANT NO.	BREAKOFF FLANGE
HYD A	828.0
HYD B	829.0
HYD C	828.5
HYD D	828.9
HYD E	828.9



LEGEND

- PROPOSED CATCH BASIN/MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- CONSTRUCTION LIMITS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- EXISTING CONTOUR
- EXISTING ELEVATION

ENGINEERING DIVISION
Approved By: Julie Long, PE
11/02/2022 9:41:01 AM

REHDER & ASSOCIATES, INC.
2400 Grandview Drive, Suite 100
Bloomington, MN 55425
Phone: 612.452.5001
Fax: 612.452.5002
www.rehder.com

I hereby certify that this plan 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.
Date: 10-24-22
Name: Nicholas P. Adam, Reg. No. 43858

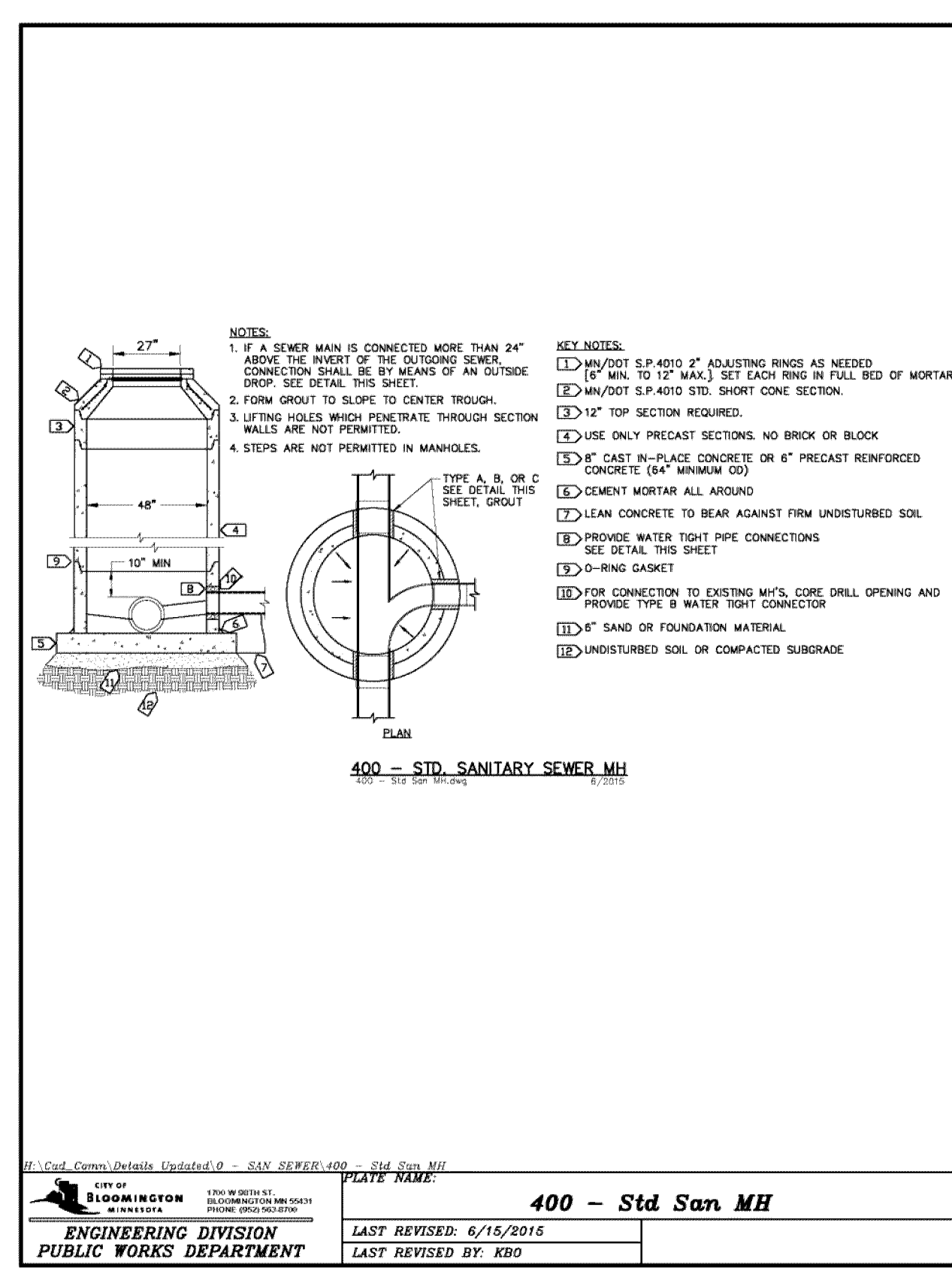
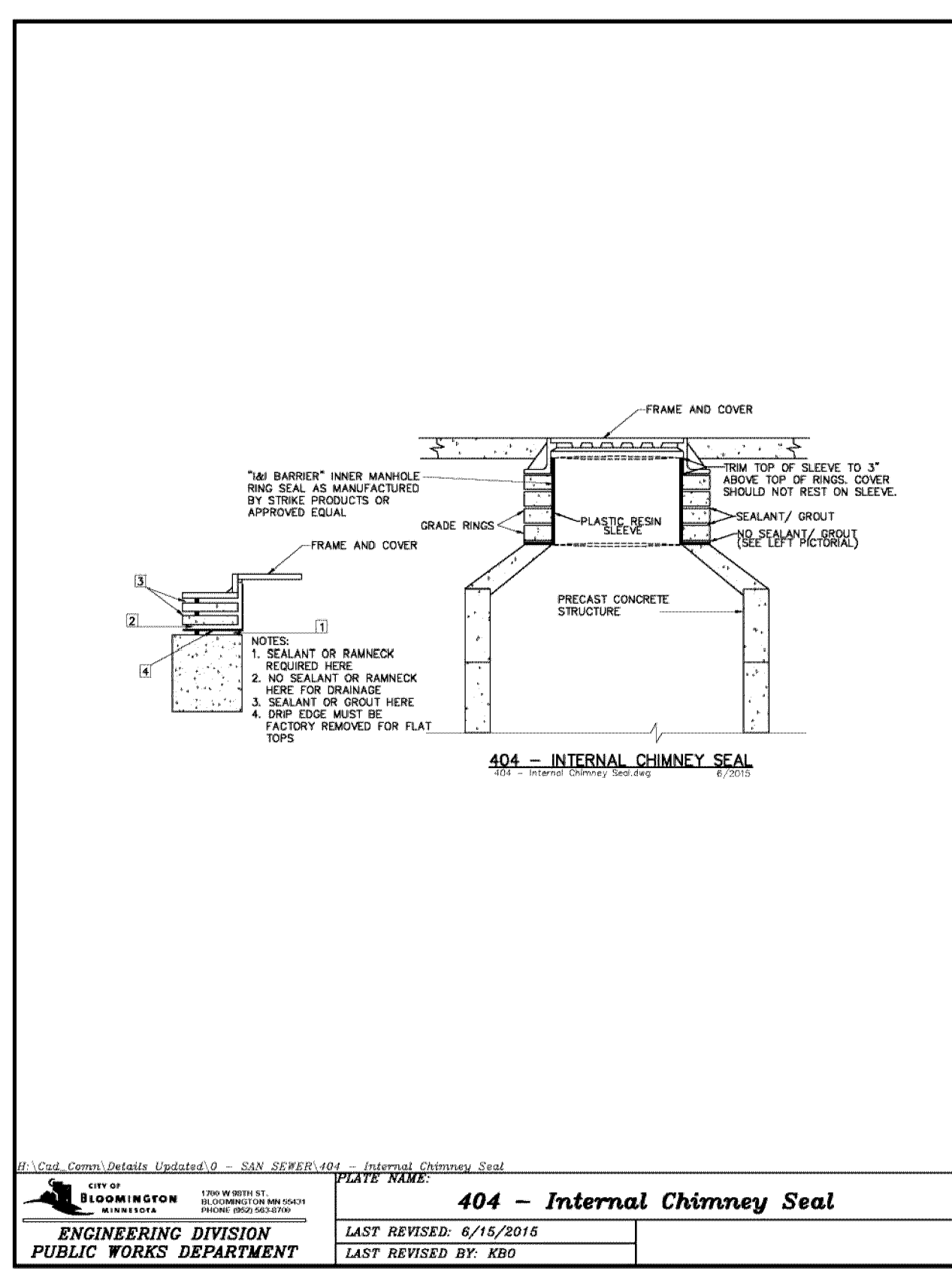
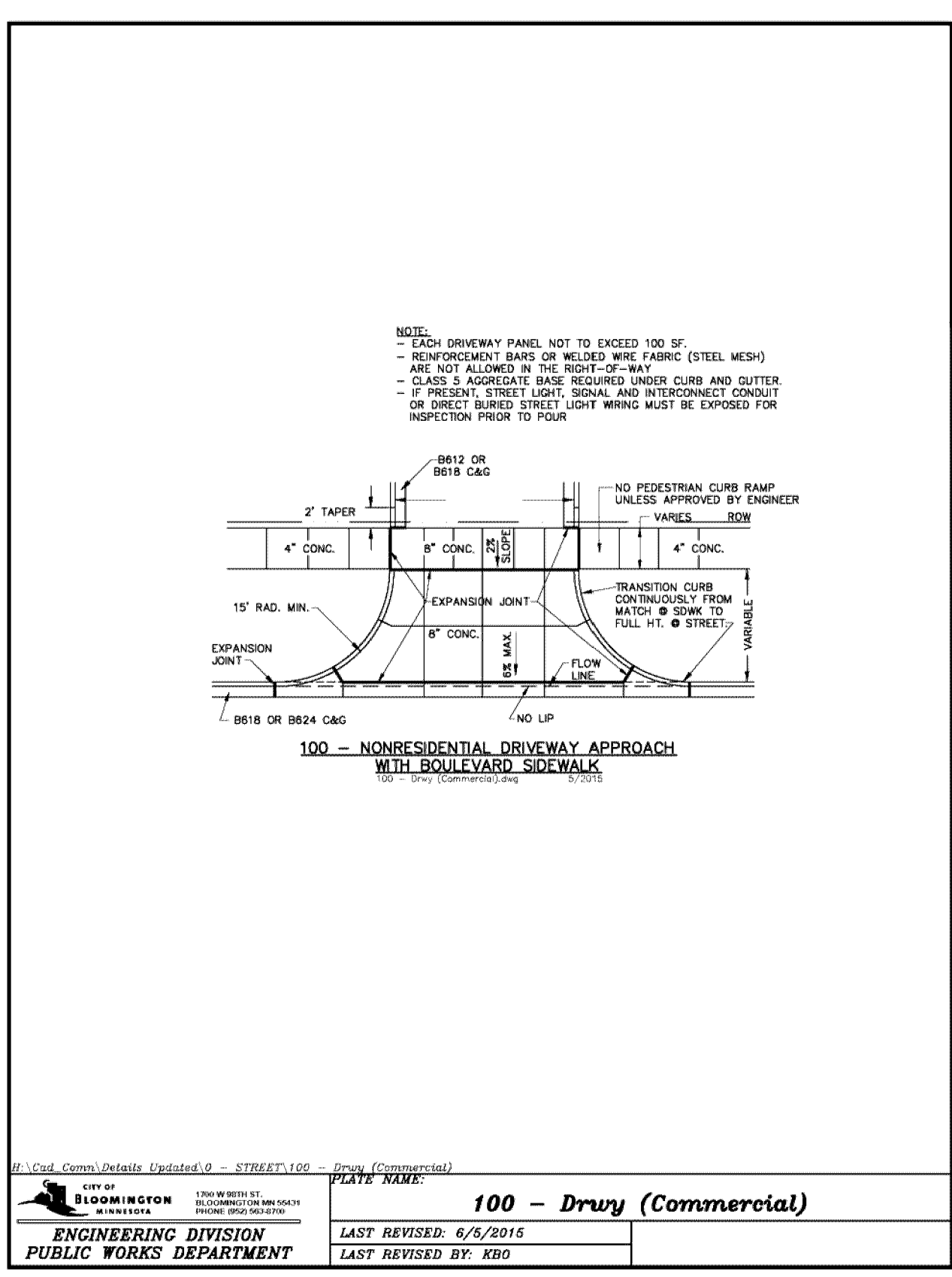
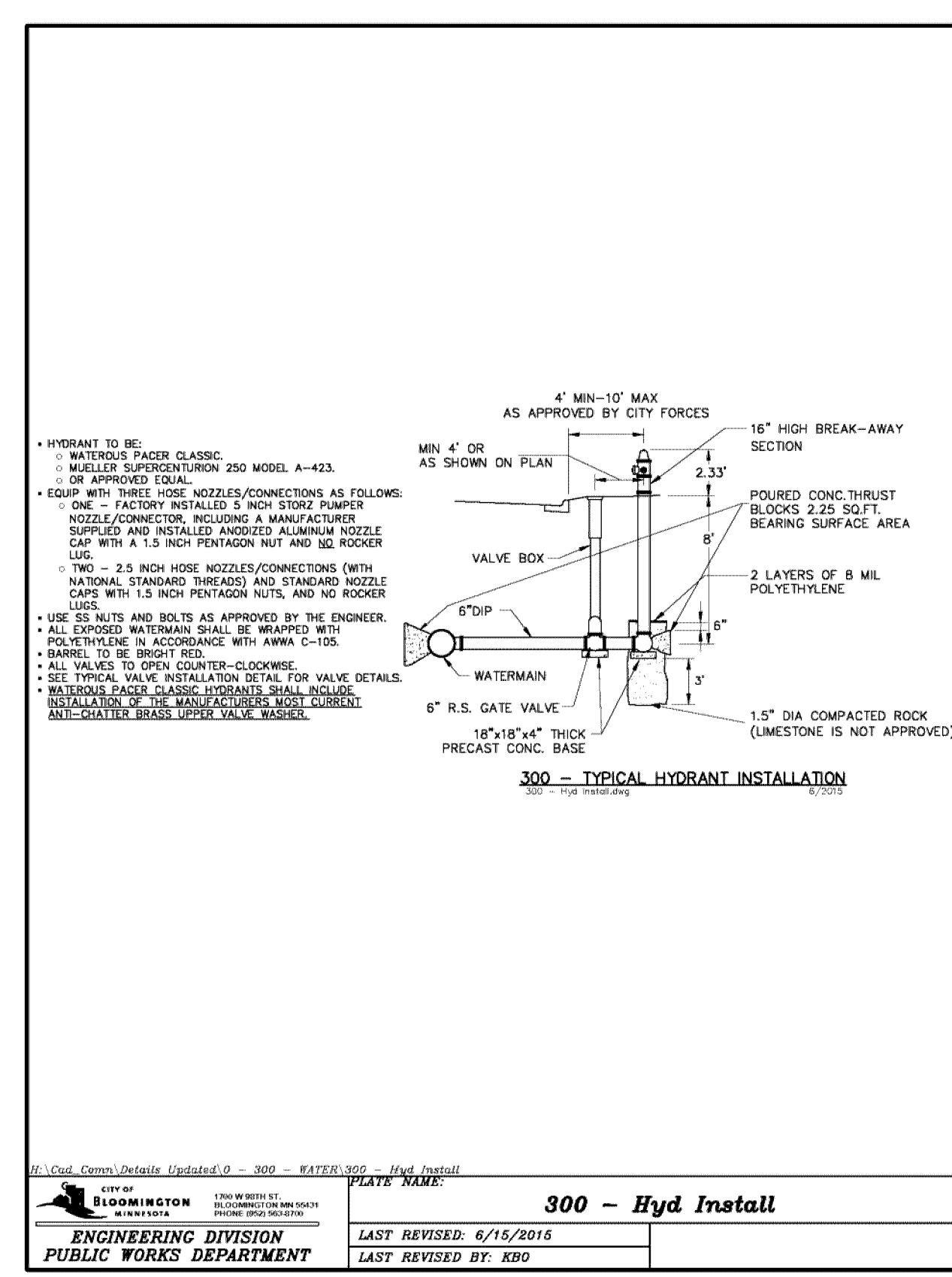
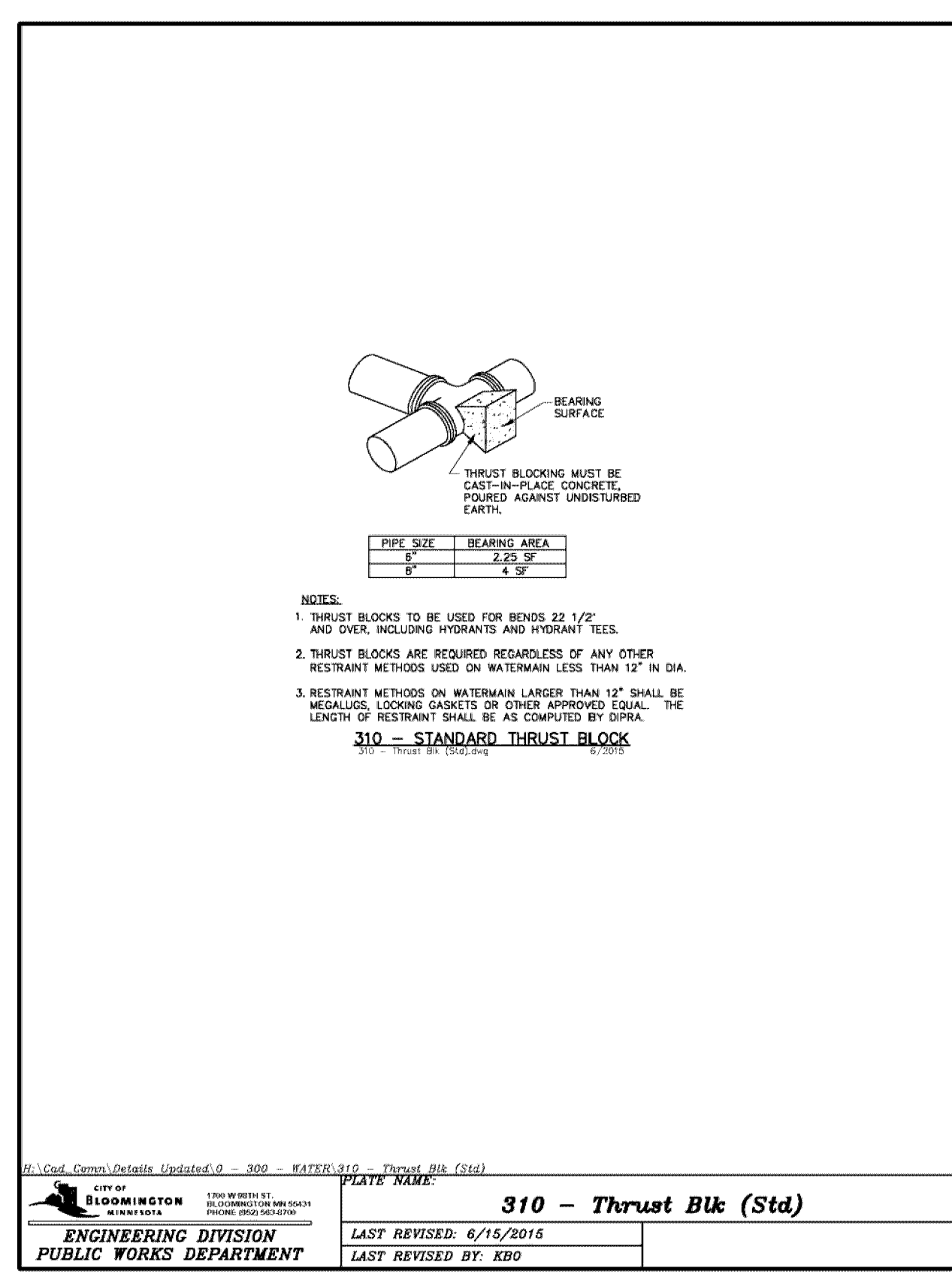
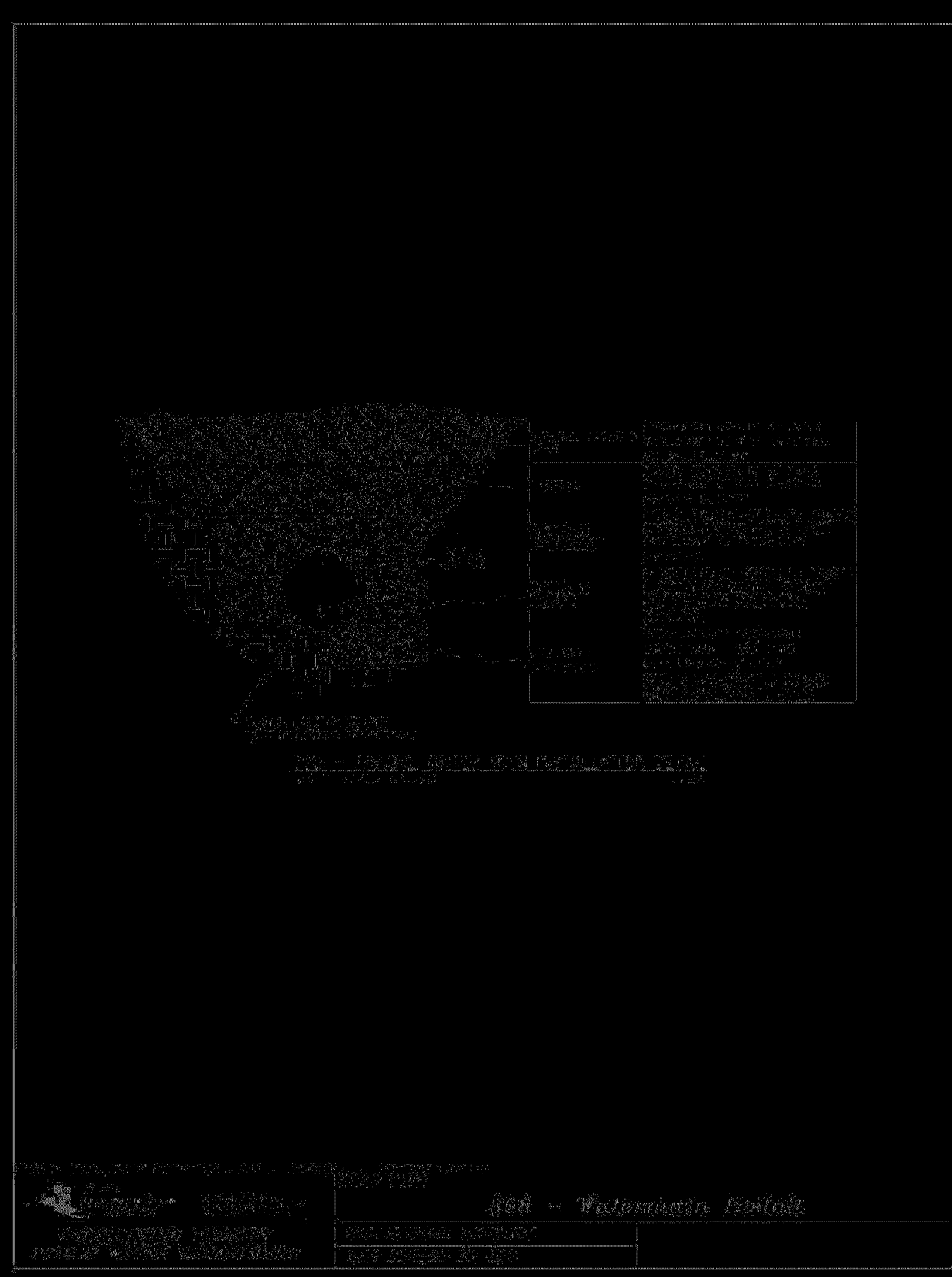
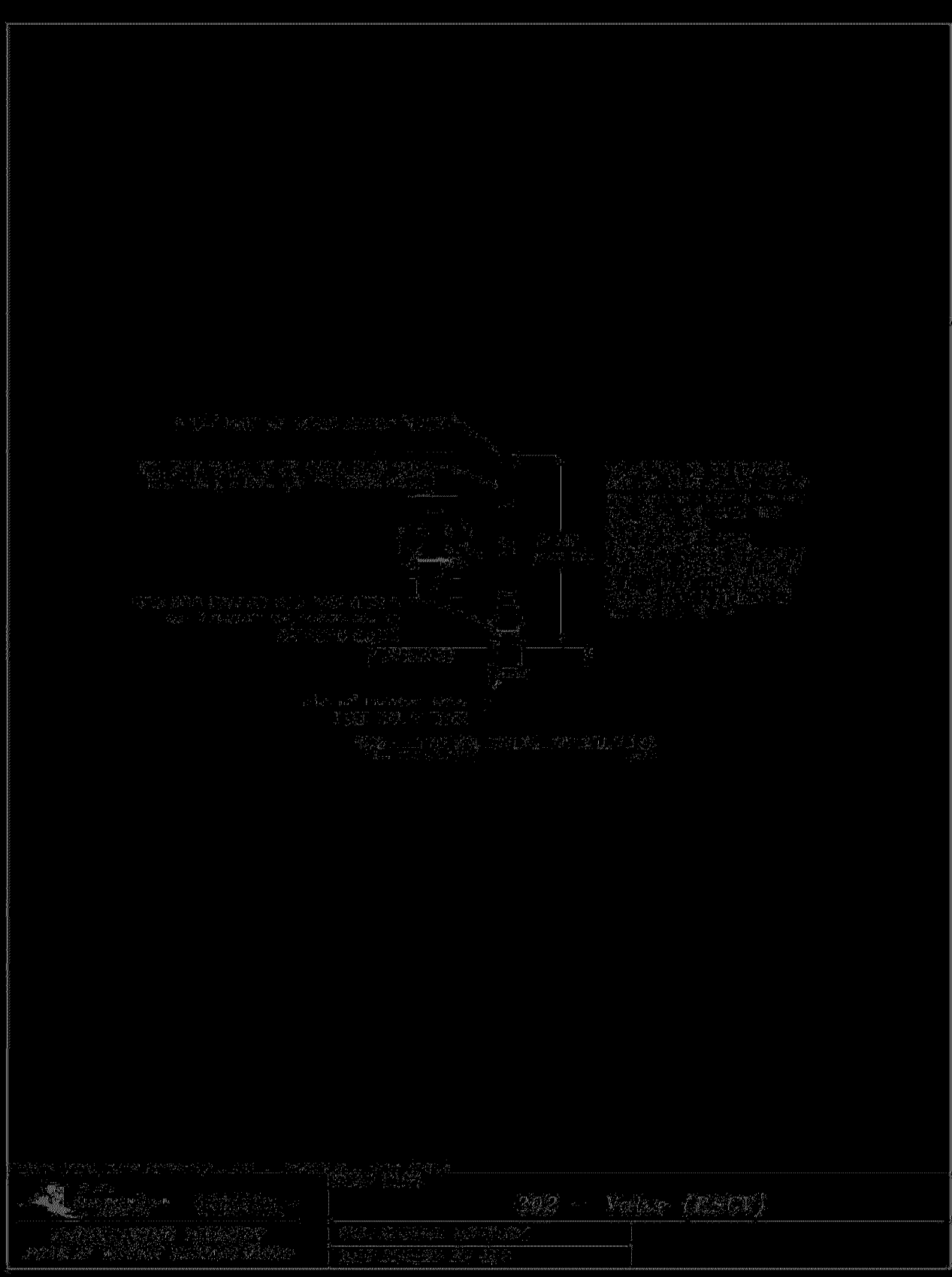
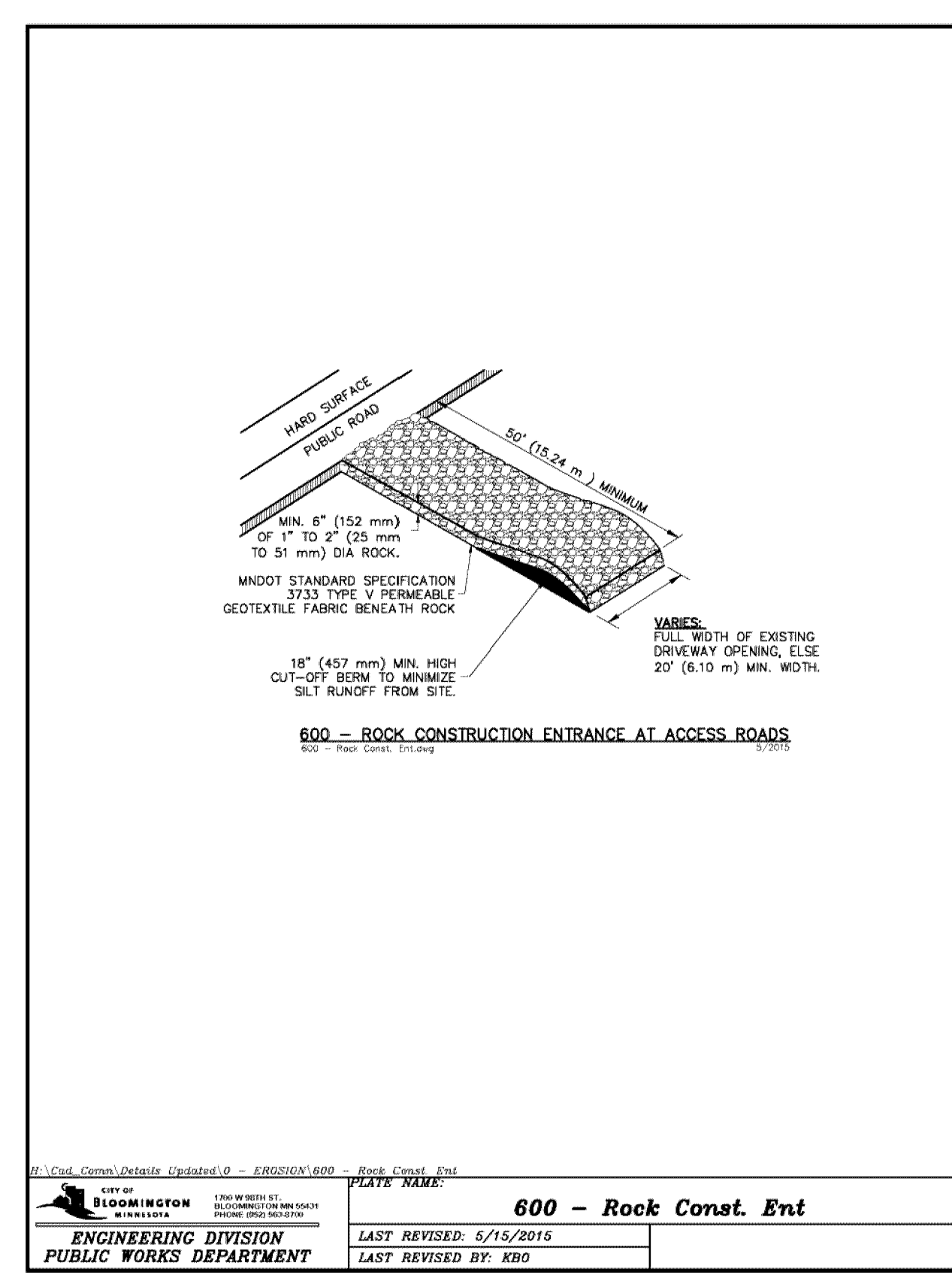
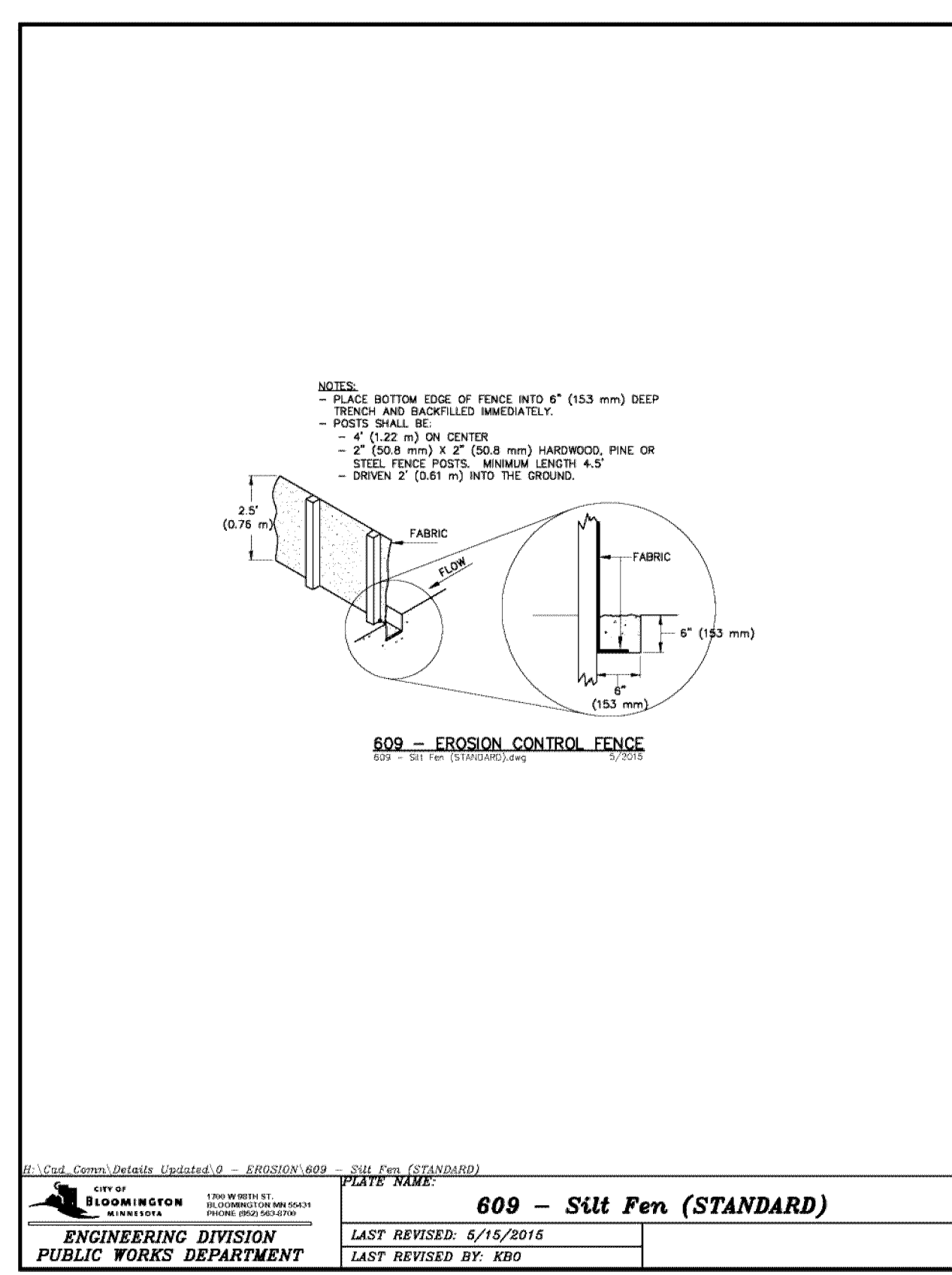
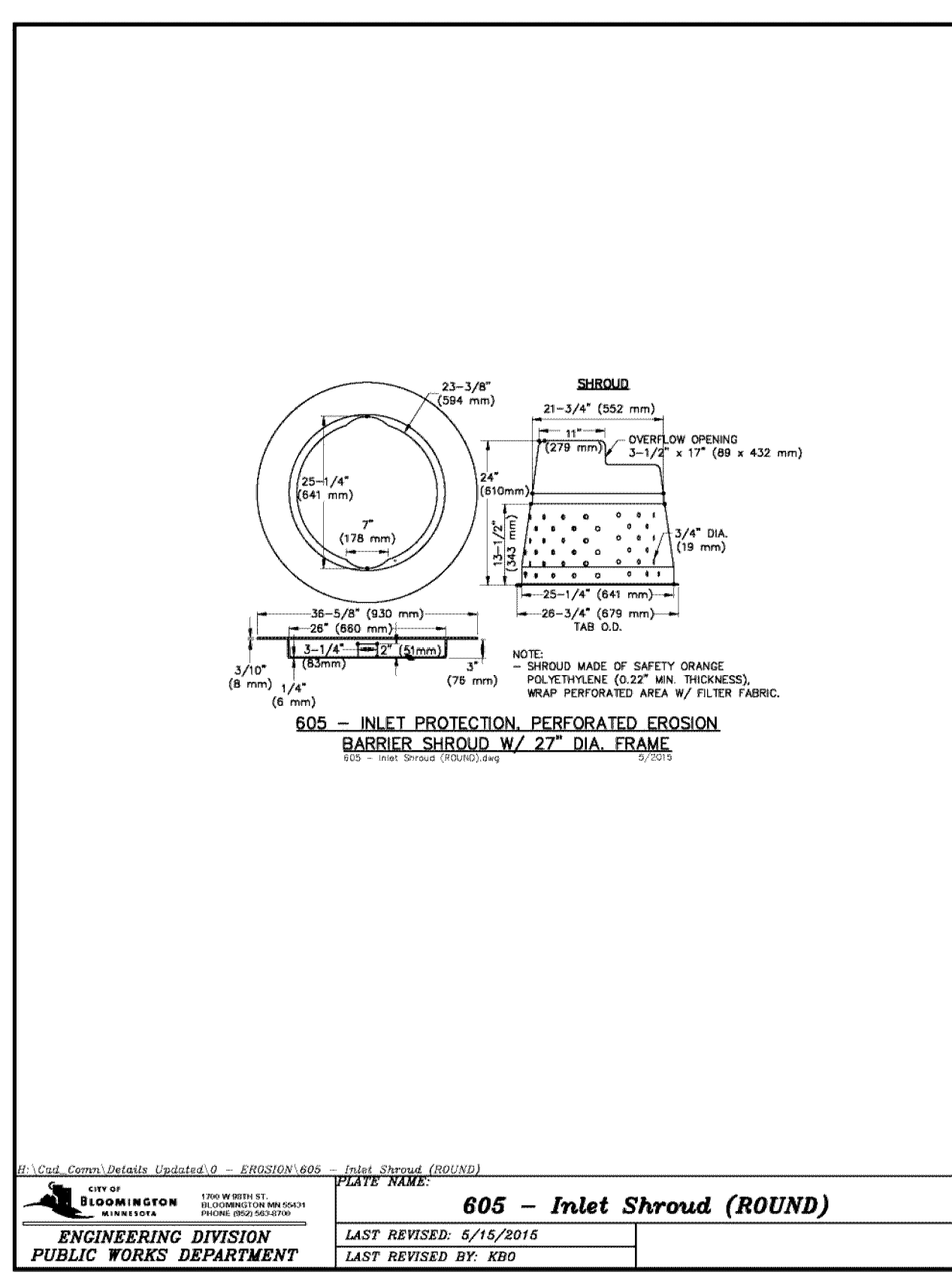
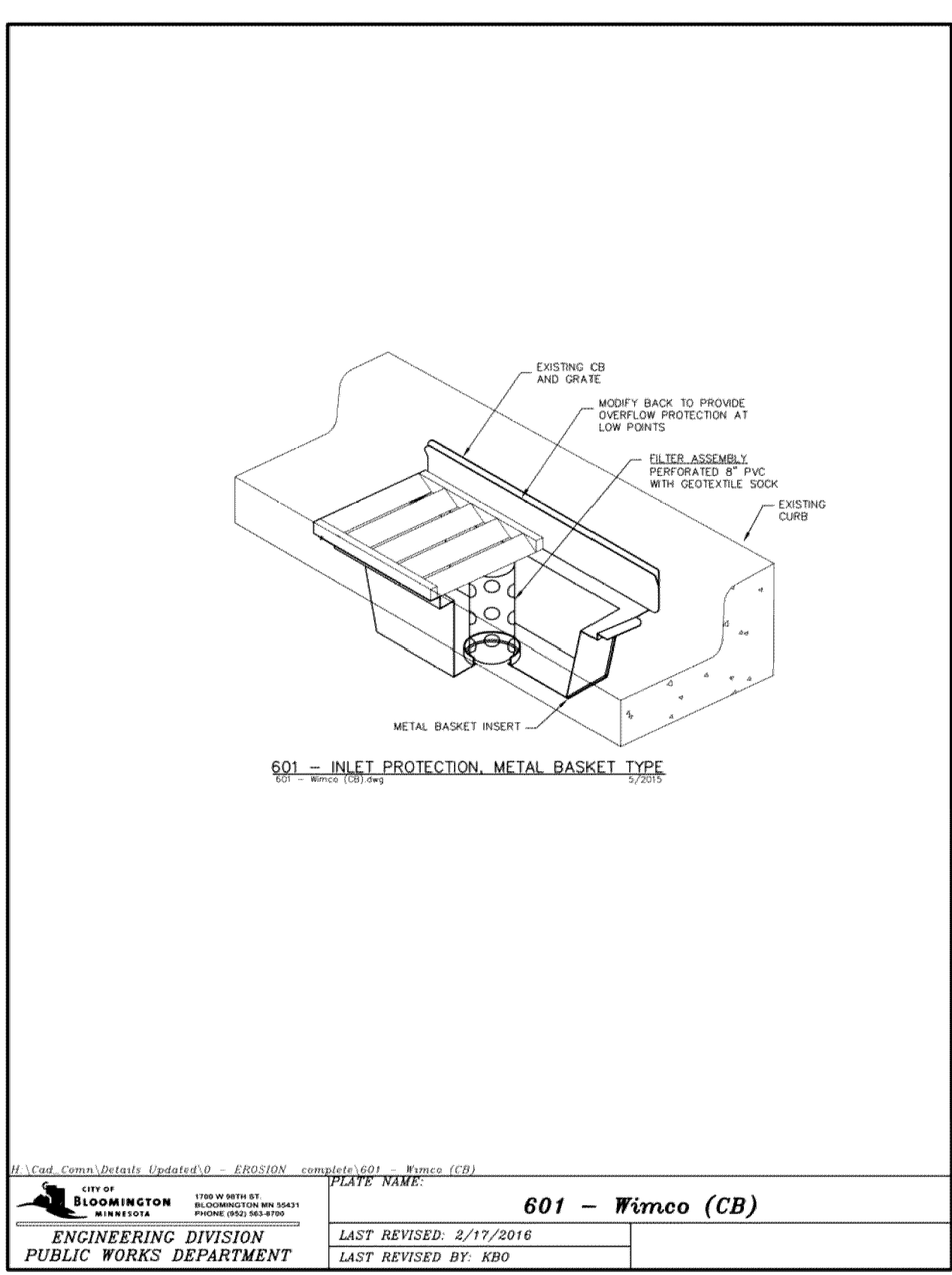
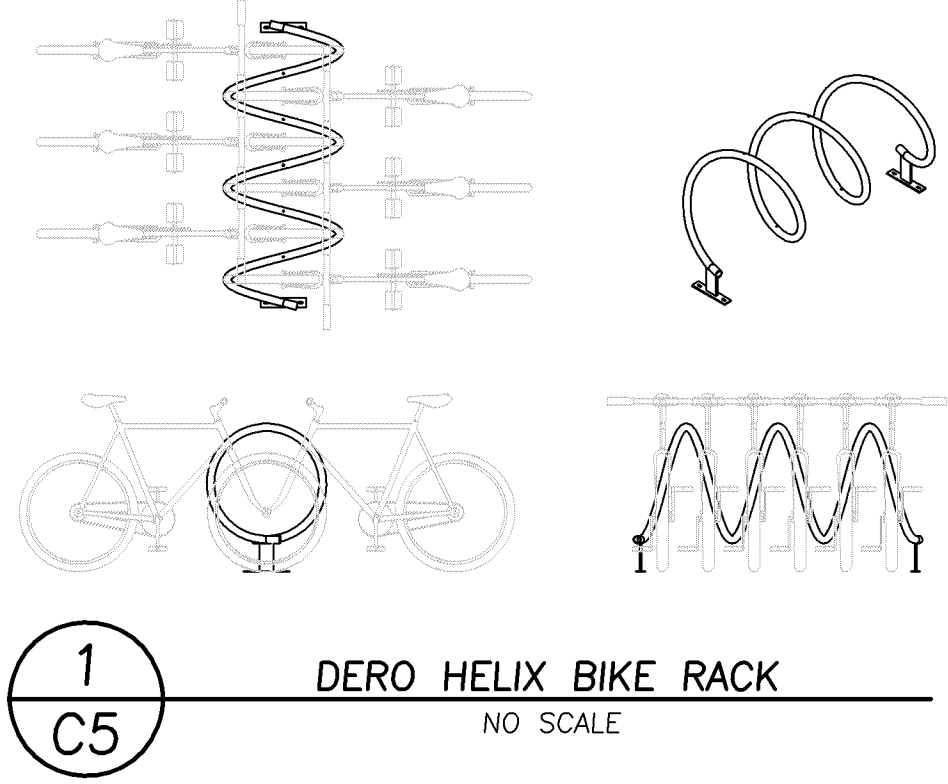
ISSUED	REVISION
7-20-21	PARING RAMP BUILDING PERMIT
8-13-21	ADDRESS CITY COMMENTS
11-23-21	ADDRESS CITY COMMENTS
3-23-22	REVISION
10-24-22	MISC. SITE PLAN REVISIONS

UTILITY PLAN
WALSER TOYOTA
CITY OF BLOOMINGTON

SHEET NUMBER

C3

CASE #PL2021-42



PROGRESS PRINT
9-13-22

