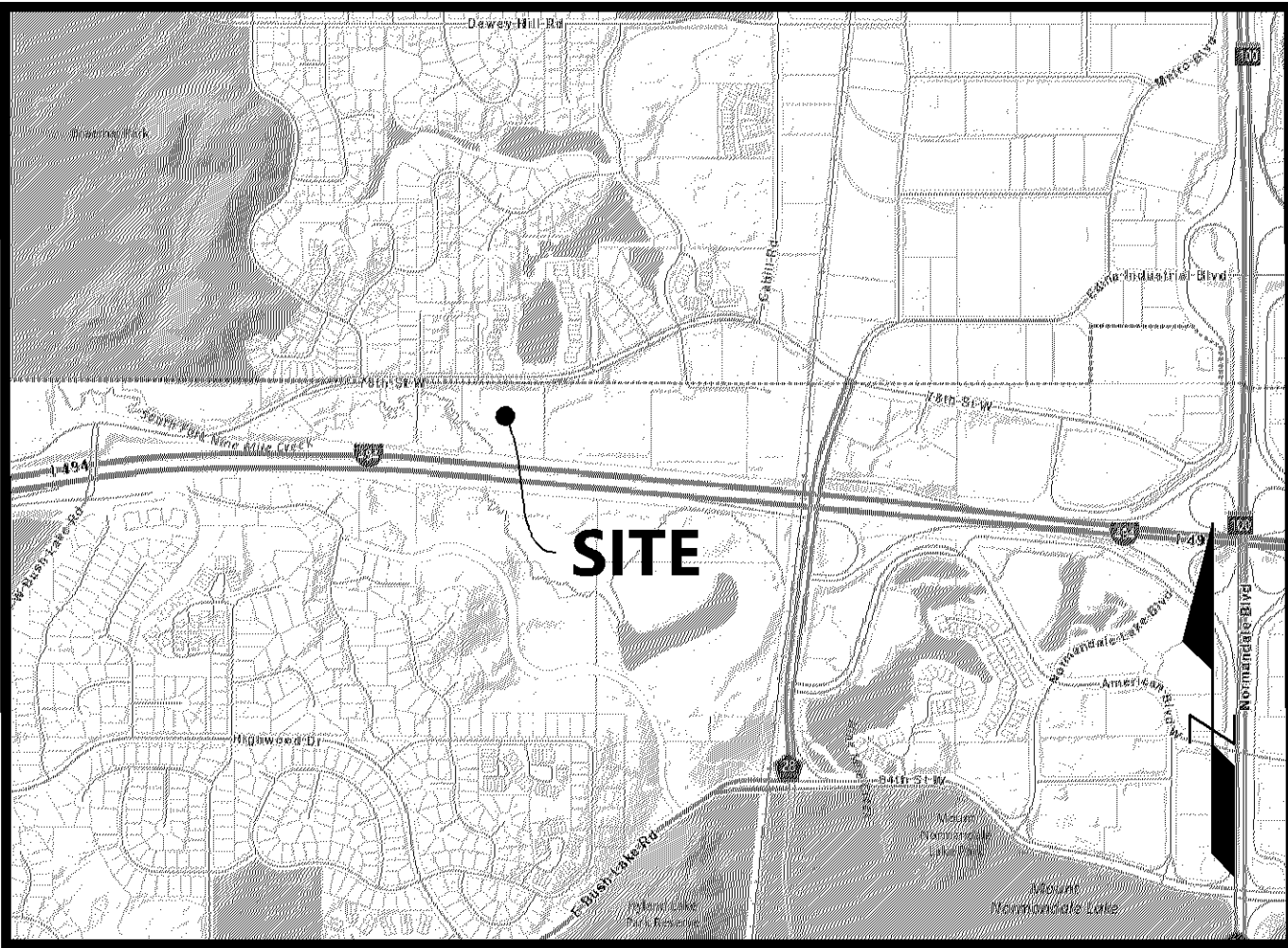


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PRELIMINARY DEVELOPMENT PLANS

PL202300193
PL2023-193



Vicinity Map
(NOT TO SCALE)

FOR

ENCLAVE BLOOMINGTON 78TH STREET BLOOMINGTON, MN

PREPARED FOR:

ENCLAVE DEVELOPMENT

300 23RD AVE E, SUITE 300

FARGO, ND 58078

CONTACT: BRIAN BOCHMAN

PHONE: 701-212-8110

EMAIL: BRIAN@ENCLAVECOMPANIES.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0043990.00

CONTACT: SHARI LYNN S. AHRENS

SHEET INDEX

Sheet Number	Sheet Title
C001	COVER
C100	EXISTING CONDITIONS & REMOVALS PLAN
C101	TREE INVENTORY PLAN
C200	SITE PLAN
C201	PRELIMINARY PLAT
C300	GRADING PLAN
C301	WETLAND BUFFER PLAN
C400	EROSION CONTROL PLAN
C500	SANITARY SEWER & WATERMAIN
C501	STORM SEWER PLAN
C600	CITY DETAILS
C601	SITE DETAILS
L100	LANDSCAPE PLAN

NO.	DATE	REVISION	SHEETS
	12/14/2023	CITY & WATERSHED COMMENTS	ALL
	12/29/2023	ISSUED FOR PERMIT	
	01/10/2024	CITY RESUBMITTAL	C200, C300, C601
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

PRELIMINARY DEVELOPMENT PLANS

FOR

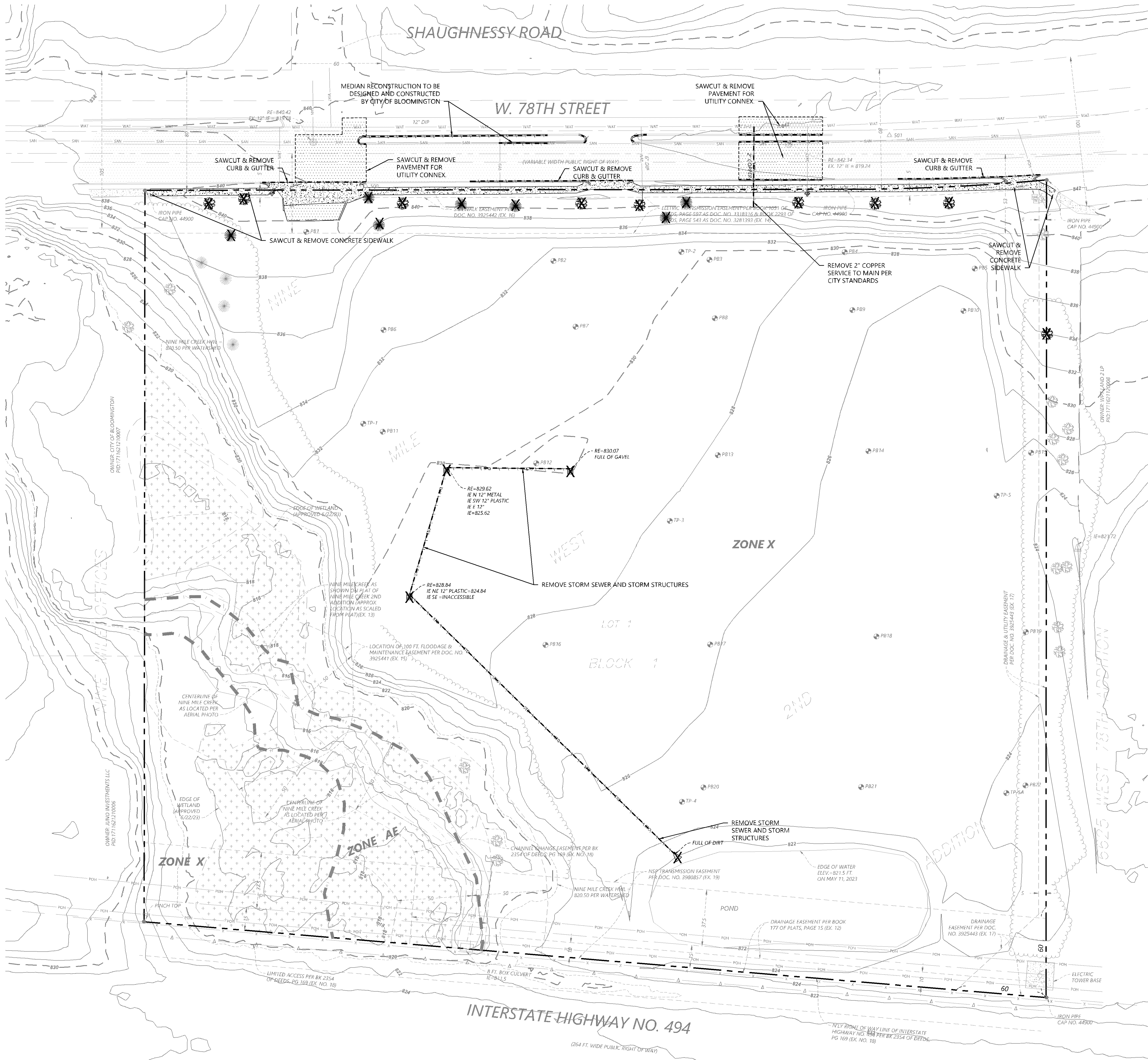
ENCLAVE BLOOMINGTON 78TH STREET
BLOOMINGTON, MN

INITIAL SUBMITTAL DATE: 11/14/2023 SHEET: C001

PROJECT NUMBER: 0043990.00

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ENCLAVE BLOOMINGTON 78TH STREET



PL202300193
PL2023-193

LEGEND

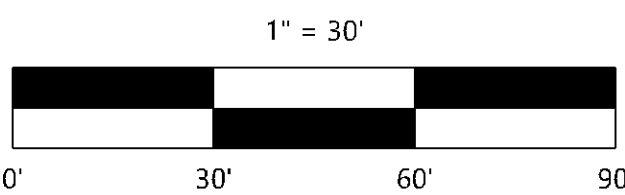
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	CATCH BASIN		RIGHT-OF-WAY LINE
	FLARED END SECTION		EASEMENT LINE
	HYDRANT		SECTION LINE
	GATE VALVE		TREE LINE
	GUY WIRE		GAS LINE
	POWER POLE		POWER OVERHEAD
	HAND HOLE/JUNCTION BOX		SANITARY SEWER
	MISCELLANEOUS PEDESTAL		STORM SEWER
	SIGN		WATERMAIN
	SOIL BORING		FENCE LINE
	BUSH/SHRUB		CONTROLLED ACCESS
	CONIFEROUS TREE		CURB & GUTTER
	DECIDUOUS TREE		CONCRETE SURFACE
	FOUND MONUMENT (SEE LABEL)		BITUMINOUS SURFACE
	SET MONUMENT (SEE LABEL)		WETLAND

REMOVAL LEGEND

EXISTING	PROPOSED	PROPERTY LINE
		SAW CUT PAVEMENT
		CURB & GUTTER
		STORM SEWER
		CONCRETE
		BITUMINOUS
		TREE LINE

REMOVAL NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- SEE SURVEY FOR LEGAL DESCRIPTION.
- 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. ADD NOTE TO SITE PLAN AND OTHER PLAN SHEETS.



ISSUED FOR PERMIT

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED	11/14/2023
CHECKED	12/14/2023
DRAWN	12/29/2023
ISSUED FOR PERMIT	01/10/2024
CITY RESUBMITTAL	01/10/2024
VERTICAL SCALE	6" = 3'

PREPARED FOR:
ENCLAVE DEVELOPMENT
300 23RD AVE. E. SUITE 500
FARGO, ND 58078

PROJECT LOCATION: 300 23RD AVE. E. SUITE 500
OWNER: ENCLAVE DEVELOPMENT
DATE: 01/10/2024
ENGINEER: SWARTZMAN S. JENSEN
42797

ENCLAVE BLOOMINGTON 78TH STREET
BLOOMINGTON, MN

Westwood
Professional Services, Inc.
1525 Westwood Drive, Suite 200
Fargo, ND 58103
Phone: (701) 785-5522
Fax: (701) 785-5522
www.westwoodps.com

EXISTING CONDITIONS & REMOVALS PLAN

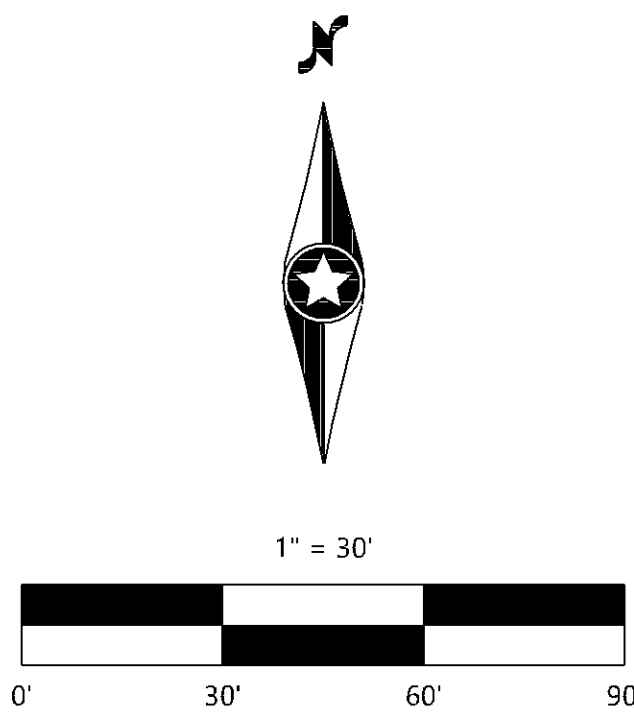
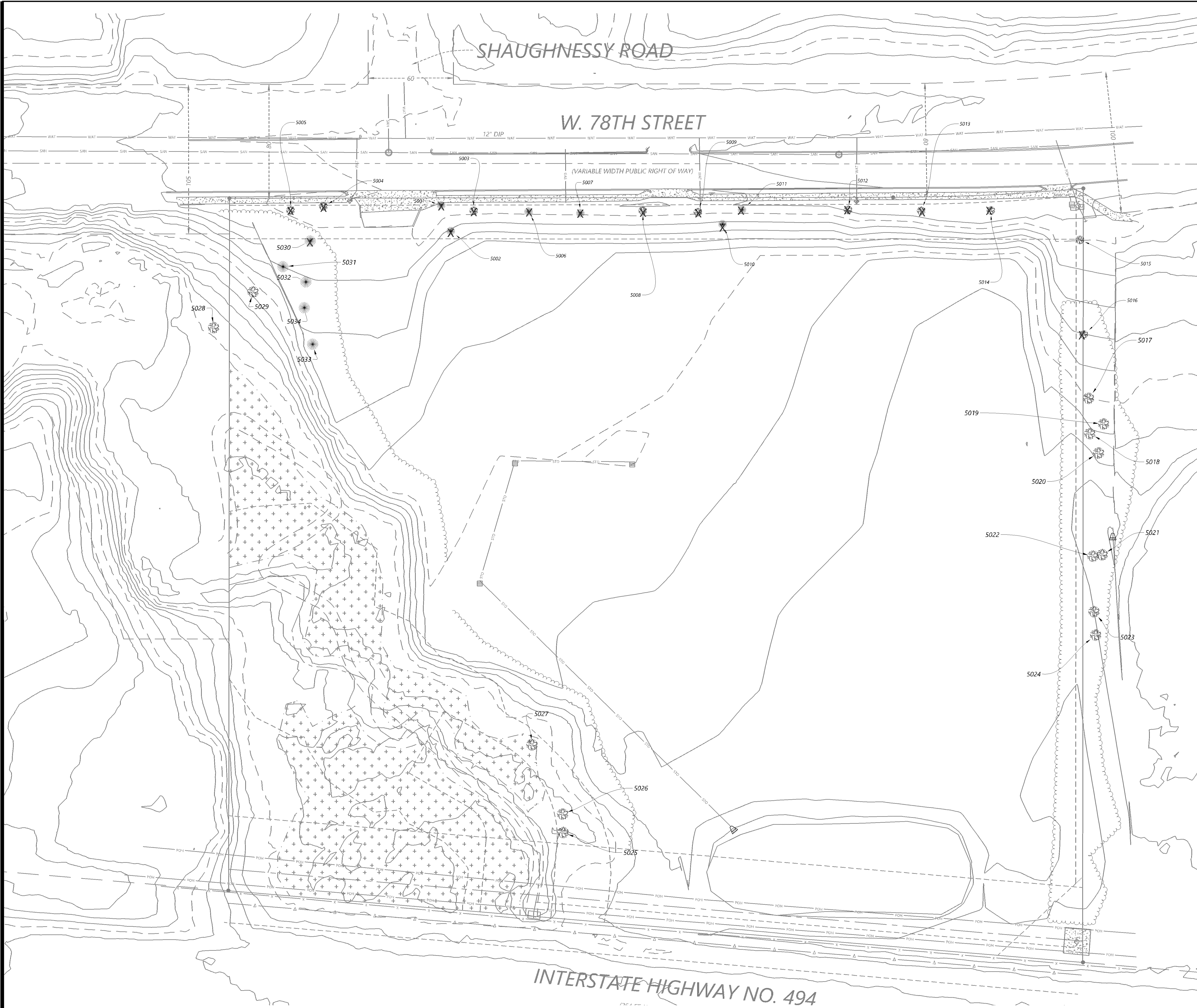
SHEET NUMBER:

C100

DATE: 01/10/2024

PROJECT NUMBER: 0043990.00

ENCLAVE BLOOMINGTON 78TH STREET



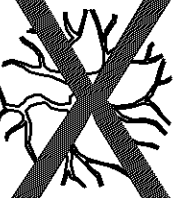
PL202300193
PL2023-193

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

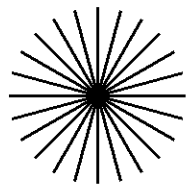
LANDSCAPE LEGEND



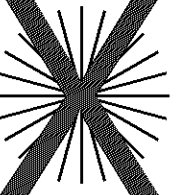
EXISTING DECIDUOUS TREE



DECIDUOUS TREE FOR REMOVAL



EXISTING CONIFEROUS TREE



CONIFEROUS TREE FOR REMOVAL

PRESERVATION SUMMARY

MITIGATION/REFORESTATION NOT REQUIRED

PER CITY OF BLOOMINGTON TREE PRESERVATION CODE (21.301.14): The regulations contained in this section apply to all proposed single- and two-family residential lots for which a plat application was received after August 31, 2006, with the exception of plats that create only lot line adjustments and do not alter the number of lots. The regulations continue to apply for a period of two years after the date the plat was recorded with the county.

TREE INVENTORY

Tree ID	Species	DBH (in)	Significant	Removal
5001	Norway Spruce	18	X	X
5002	Norway Spruce	17	X	X
5003	Sugar Maple	18	X	X
5004	Green Ash	14	X	X
5005	Green Ash	34	X	X
5006	Norway Spruce	18	X	X
5007	Norway Spruce	11	X	X
5008	Sugar Maple	25	X	X
5009	Norway Maple	18	X	X
5010	Norway Spruce	17	X	X
5011	Norway Spruce	13	X	X
5012	Green Ash	26	X	X
5013	Green Ash	24	X	X
5014	Green Ash	18	X	X
5015	Hackberry	9		
5016	Bur Oak	23	X	X
5017	Bur Oak	22	X	
5018	Cottonwood	38	X	
5019	Cottonwood	42,18		
5020	Cottonwood	62,32		
5021	Cottonwood	24	X	
5022	Cottonwood	51	X	
5023	Green Ash	13	X	
5024	Cottonwood	15	X	
5025	American Elm	12	X	
5026	American Elm	18	X	
5027	American Elm	14	X	
5028	Bur Oak	11	X	
5029	Bur Oak	21	X	
5030	Red Pine	12	X	X
5031	Red Pine	19	X	
5032	Red Pine	12	X	
5033	Red Pine	14	X	
5034	Red Pine	12	X	

DESIGNED	SSA
CHECKED	SSA
DRAWN	AWJ
HORIZONTAL SCALE	8" = 1'
VERTICAL SCALE	8" = 1'

INITIAL ISSUE	11/14/2023
REVISIONS	
12/14/2023	CITY & WATERSHED COMMENTS
12/29/2023	ISSUED FOR PERMIT
01/10/2024	CITY RESUBMITTAL

PREPARED FOR:
ENCLAVE DEVELOPMENT
300 23RD AVE. E. SUITE 500
FARGO, ND 58108

DESIGNED BY: JEFFERY R. WESTENDORF
CHECKED BY: JEFFERY R. WESTENDORF
DRAWN BY: JEFFERY R. WESTENDORF
DATE: 01/10/2024
PLATE NO.: 4401B

ENCLAVE BLOOMINGTON 78TH STREET
BLOOMINGTON, MN

Westwood
Professional Services, Inc.
1225 Westwood Drive, Suite 400
Bloomington, MN 55410
Phone: (612) 933-5522
Fax: (612) 933-5520
www.westwoodps.com

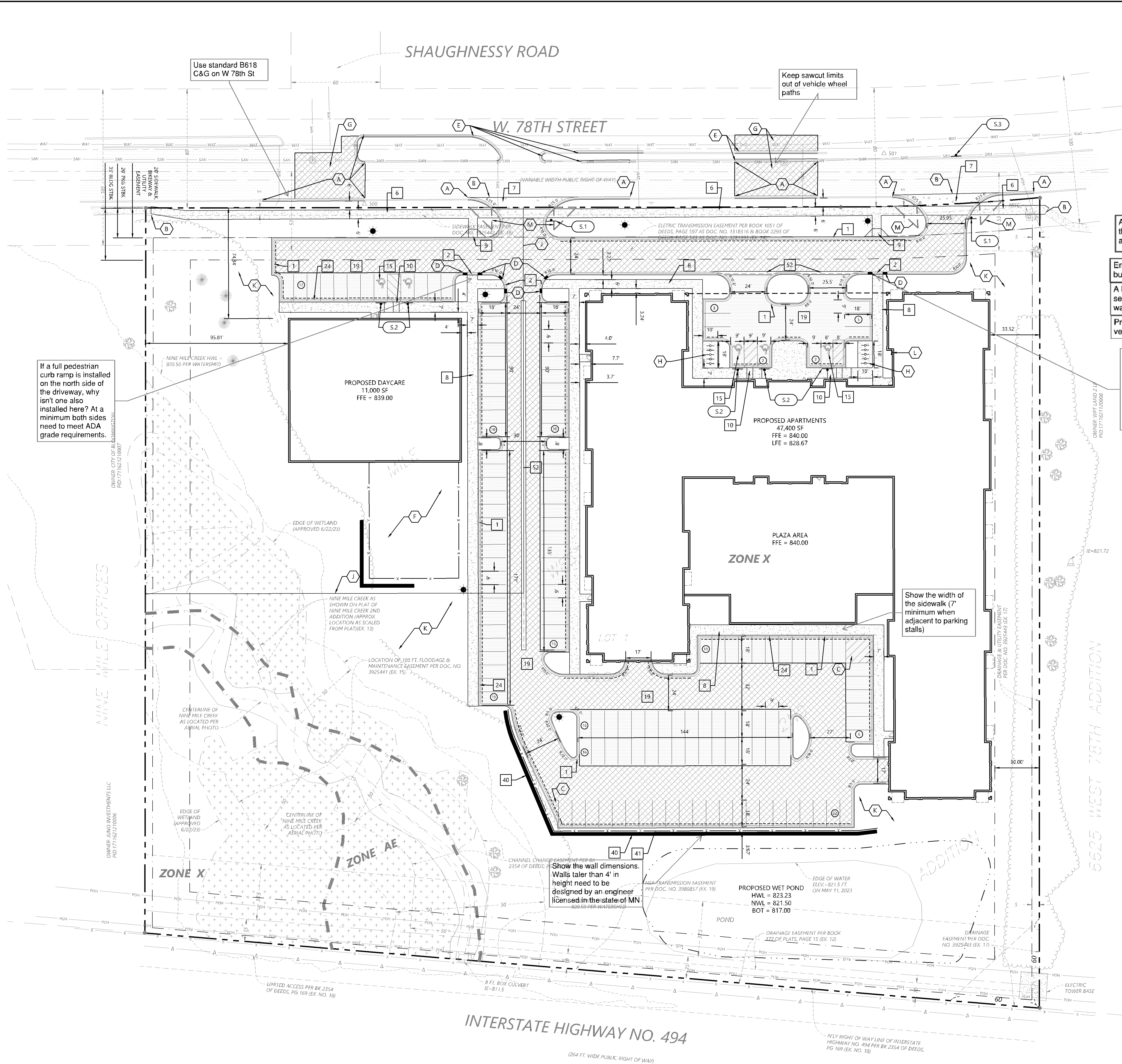
TREE INVENTORY PLAN

SHEET NUMBER:
C101

DATE: 01/10/2024

PROJECT NUMBER: 0043990.00

ENCLAVE BLOOMINGTON 78TH STREET

PL202300193
PL2023-193

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE

GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, 5/11/2023.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.
- 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. ADD NOTE TO SITE PLAN AND OTHER PLAN SHEETS.

SITE DEVELOPMENT SUMMARY

• ZONING:	C-4, FREEWAY OFFICE (PLANNED DEV.)
• PARCEL DESCRIPTION:	LOT 1, BLOCK 1, NINE MILE WEST 2ND ADDITION
• PROPERTY AREA:	308,232 SF (7.076 AC)
• EXISTING IMPERVIOUS SURFACE:	322 AC (45.5%)
• PROPOSED IMPERVIOUS SURFACE:	346 AC (48.9%)
• BUILDING GROSS SIZE:	58,400 SF
• MULTI-FAMILY:	47,400 SF
• DAYCARE:	11,000 SF
• BUILDING SETBACK PER CODE:	35'-FRONT 30'-SIDE 30'-REAR
• PARKING SETBACK:	20'-FRONT AND ROW 5'-SIDE AND REAR
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 24' AISLE
• PARKING RATIO REQUIREMENT	CITY OF BLOOMINGTON
• VEHICLE PARKING	18R OR EFFICIENCY - 1.6 STALLS PER UNIT 28R AND GREATER - 2 STALLS PER UNIT 25'-78' X 1.6 = 165 STALLS 98' X 2.0 = 196 STALLS 361 STALLS
• APARTMENT REQUIRED:	361 STALLS
• DAYCARE REQUIRED:	1 STALL PER CAREGIVER, 1.2 STALLS PER 10 STUDENTS 30'1" X 150'1.2/10 = 30 + 18 48 STALLS
• TOTAL REQUIRED PARKING ON SITE:	325 + 48 = 373 STALLS
• PROPOSED:	358 STALLS (209 ENCLOSED, 149 SURFACE)

OPPORTUNITY HOUSING ORDINANCE REDUCTION

10% (9% AFFORDABLE): 36 STALLS

TOTAL REQUIRED WITH OHO: 325 STALLS

ESTIMATED DAYCARE REQUIRED:

TOTAL DAYCARE REQUIRED:

TOTAL REQUIRED PARKING ON SITE:

PROPOSED:

OPPORTUNITY HOUSING ORDINANCE CONVERSION

10% ENCLOSED ALLOWED TO BE CONVERTED TO EXTERIOR PARKING

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED	SSA
CHECKED	SSA
DRAWN	AWL
DATE	11/14/2023
PROJECT	CITY & WATERED COMMENTS
ISSUED FOR PERMIT	12/14/2023
CITY RESUBMITAL	01/10/2024
DATE	01/10/2024
SCALE	6" = 1'

PREPARED FOR:
ENCLAVE DEVELOPMENT
300 23RD AVE. E. SUITE 300
FARGO, ND 58103DESIGNED BY: ENCLAVE DEVELOPMENT
DESIGNED BY: ENCLAVE DEVELOPMENT
DATE: 01/10/2024
SCALE: 1" = 30'ENCLAVE BLOOMINGTON 78TH
STREET
BLOOMINGTON, MNWestwood
Professional Services, Inc.
12500 Highway 100, Suite 200
Minnetonka, MN 55345
Phone: 952.891.5400
Fax: 952.891.5401
www.westwoodps.com

SITE PLAN

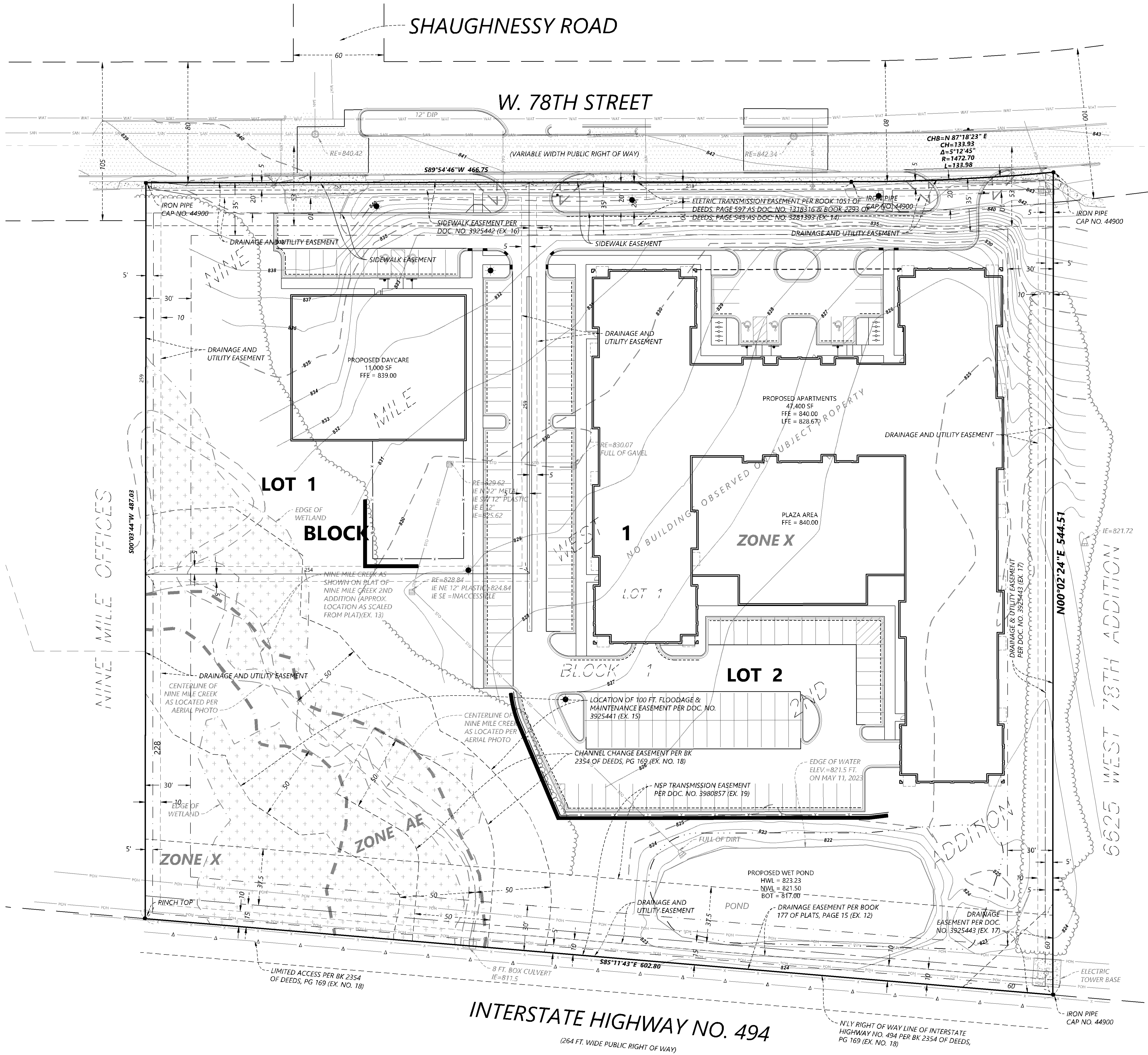
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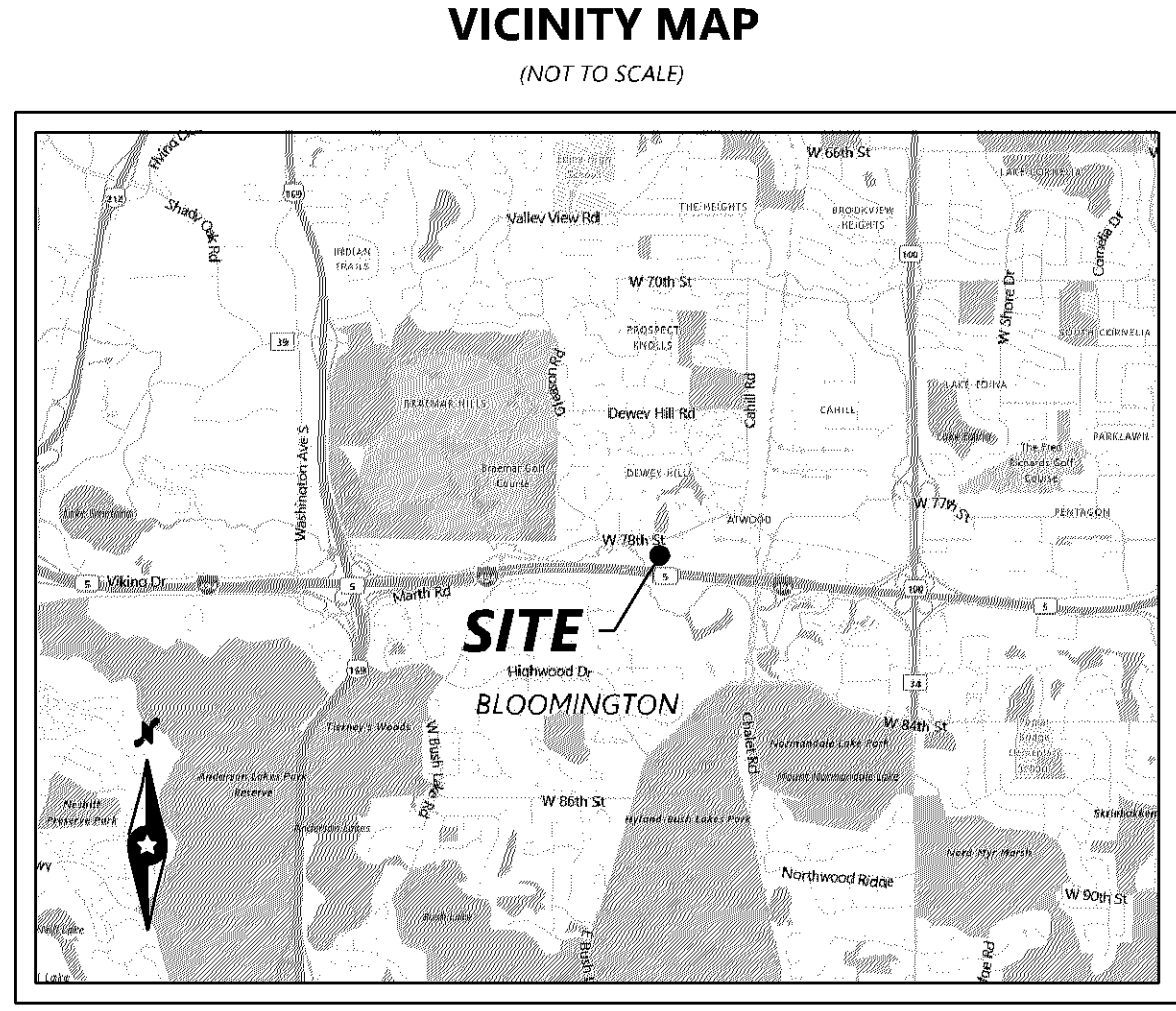
DATE: 01/10/2024

PROJECT NUMBER: 0043990.00

ENCLAVE BLOOMINGTON 78TH STREET



PL202300193
PL2023-193



LEGAL DESCRIPTION

The following information was provided in First American Title Insurance Company National Commercial Services File Number NCS-1176533-MPLS which has an effective date of April 16, 2023:

Lot 1, Block 1, Nine Mile West 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

(Abstract Property)

GENERAL NOTES

- Bearings of property lines shown hereon are based on the Hennepin coordinate system, (NAD 83 - 2011 Control Adjustment).
- The address of the surveyed parent property is 6701 W. 78th Street, Bloomington, MN.
- Lengths of lines and distances between features are measured in US-Survey Feet.
- Elevations and ground contours shown hereon are relative to the NAVD88 vertical datum and are relative to Mndot Benchmark 2785 BM which has an elevation of 863.15 ft.
- The description of the property provided by title is contiguous internally with no gaps, gores or overlaps. There were no adjoining deeds provided and as such Westwood cannot certify as to the contiguity around the perimeter of the subject property boundary.

LOT AREA CHART

LEGAL DESCRIPTION	LOT AREA (ACRE)
LOT 1, BLOCK 1	1.51 AC.
LOT 2, BLOCK 1	5.56 AC.
TOTAL	7.076 AC.

OWNER:

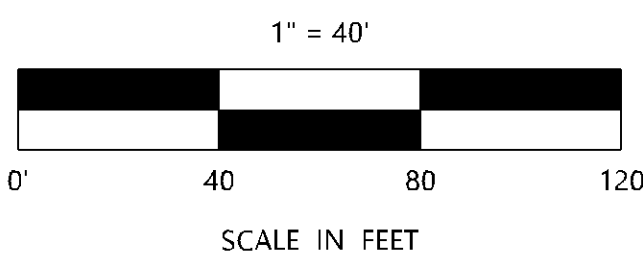
L77 REAL ESTATE COMPANY
PID: 1711621210004

SURVEYOR/ENGINEER

Westwood Professional Services, Inc.
72701 Whitewater Drive, Suite #300
Minnetonka, Minnesota 55343

LEGEND

BOUNDARY LINE	SANITARY MANHOLE	POWER POLE	SANITARY SEWER
LOT LINE	CATCH BASIN	HAND HOLE/JUNCTION BOX	STORM SEWER
RIGHT-OF-WAY LINE	FLARED END SECTION	MISCELLANEOUS PIEDISTAL	FENCE LINE
ADJACENT LINE	CULVERT	SKIN	CONTROLLED ACCESS
EASEMENT LINE	HYDRANT	TREE LINE	FEMA BOUNDARY LINE
BUILDING OR PARKING SETBACK LINE	GATE VALVE	GAS LINE	CURB & GUTTER
FOUND MONUMENT (SEE LABEL)	GUY WIRE	POWER OVERHEAD	CONCRETE SURFACE
			BITUMINOUS SURFACE
			WETLAND



DESIGNED	SSA
CHECKED	SSA
DRAWN	AWL
ISSUED FOR PERMIT	AWL
CITY RESUBMITTAL	AWL
HORIZONTAL SCALE	6" = 1'
VERTICAL SCALE	6" = 1'

PREPARED FOR:
ENCLAVE DEVELOPMENT
300 23RD AVE. E. SUITE 300
FARGO, ND 58108

PROJECT: ENCLAVE DEVELOPMENT
DATE: 07/10/2024
DRAWN BY: S. J. JENSEN
DATE: 07/10/2024
REVISION NO.: 42797

ENCLAVE BLOOMINGTON 78TH STREET
BLOOMINGTON, MN

Westwood
Professional Services, Inc.
72701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Phone: (952) 835-5522
Fax: (952) 835-5522
www.westwoodps.com

NINE MILE WEST FOURTH ADDITION PRELIMINARY PLAT

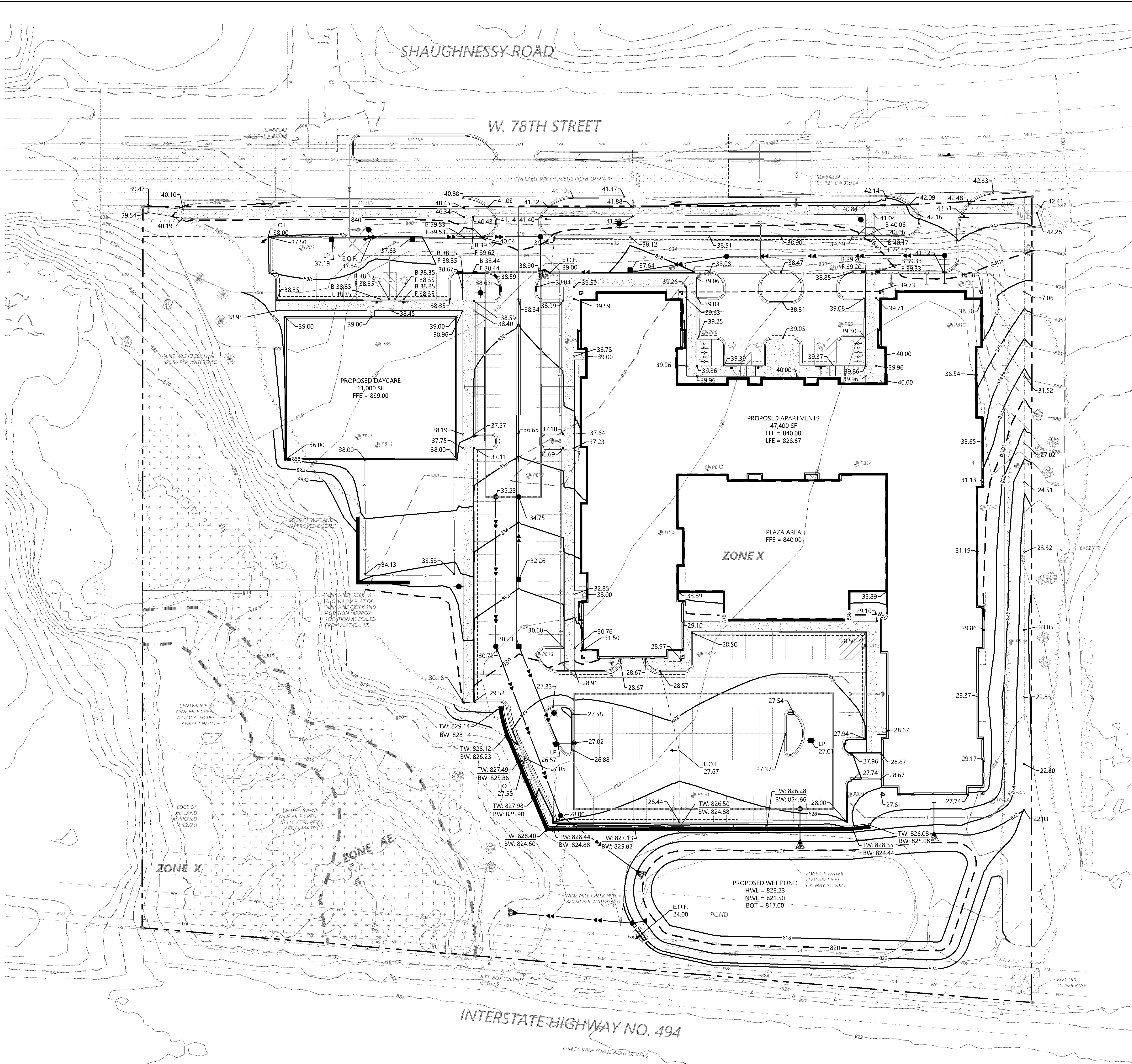
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DATE: 01/10/2024

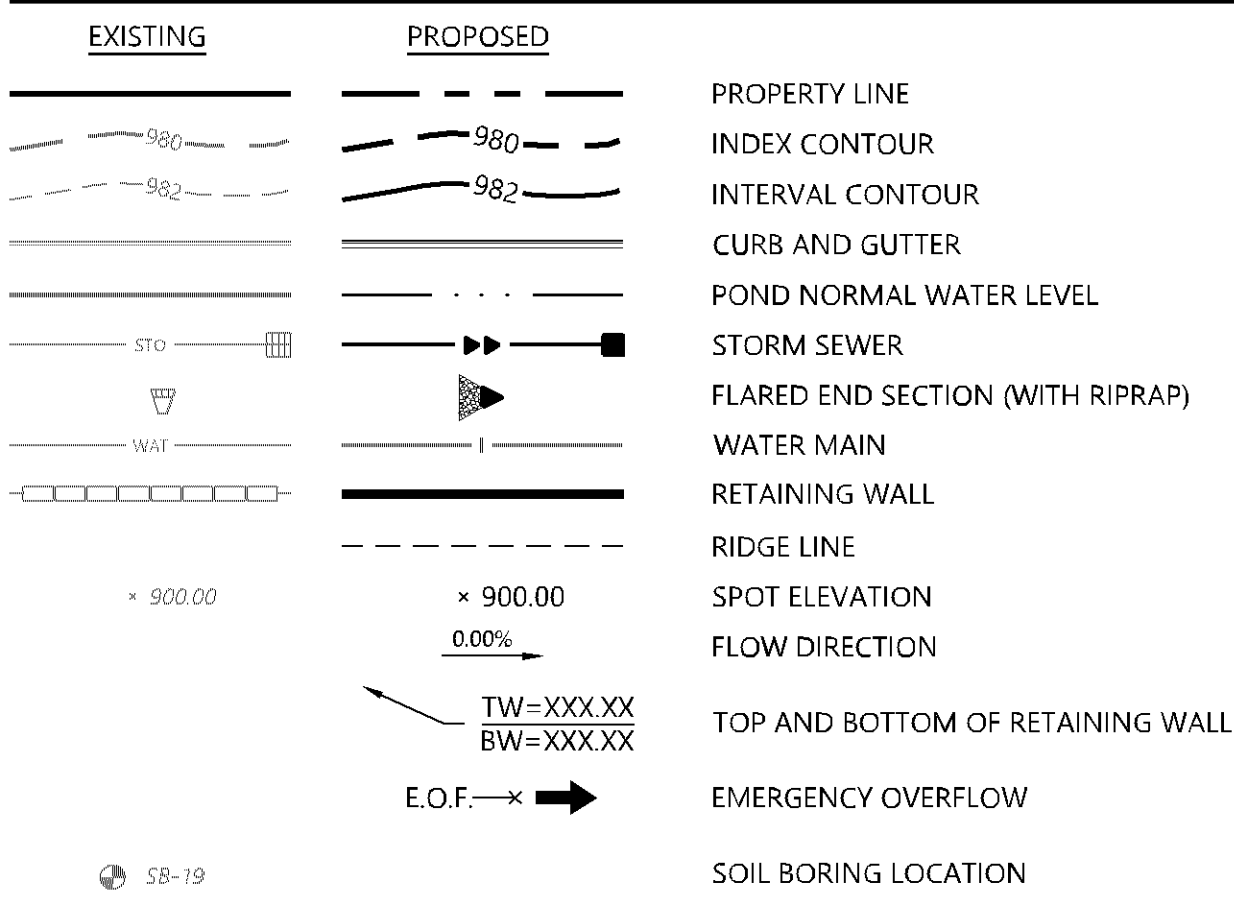
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ENCLAVE BLOOMINGTON 78TH STREET



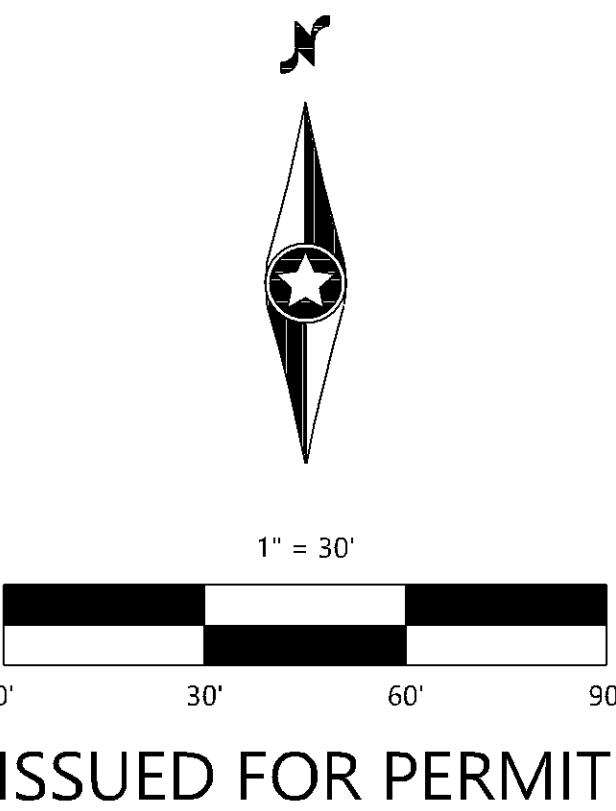
PL202300193
PL2023-193

GRADING LEGEND



GRADING NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUIVALENT, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
14. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
15. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
16. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.



DESIGNED	SSA
CHECKED	SSA
DRAWN	AWL
DATE	12/29/2023
ISSUED FOR PERMIT	12/29/2023
CITY RESUBMITTAL	01/10/2024
VERTICAL SCALE	6" = 3'

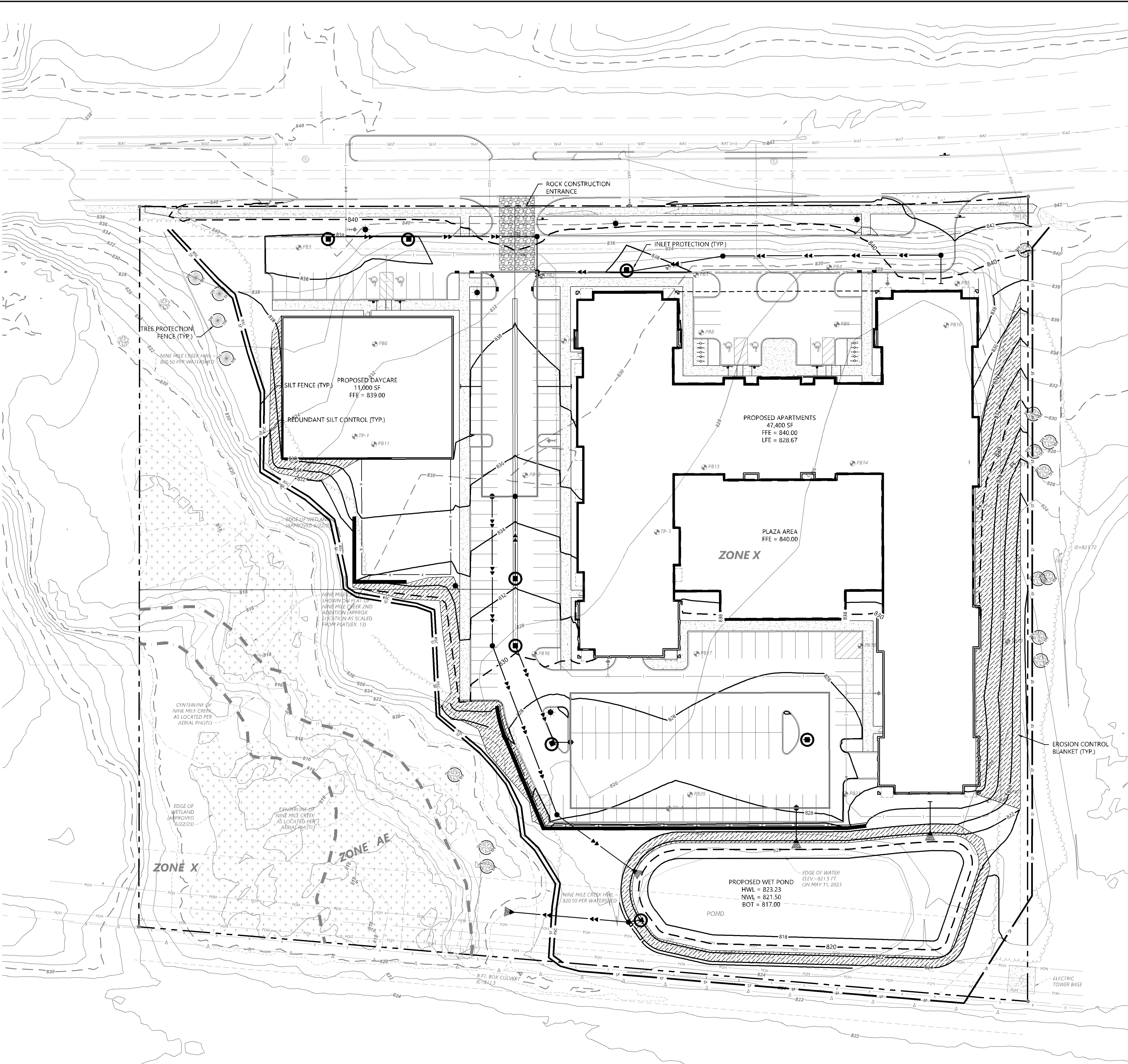
PREPARED FOR:
ENCLAVE DEVELOPMENT
300 23RD AVE. E. SUITE 500
FARGO, ND 58108

DESIGNED BY: SSA
CHECKED BY: SSA
DRAWN BY: AWL
DATE: 01/10/2024
PROJECT NO.: 0043990

ENCLAVE BLOOMINGTON 78TH STREET
BLOOMINGTON, MN

Westwood
Professional Services, Inc.
1525 Westwood Drive, Suite 200
Bloomington, MN 55410
Phone: (612) 333-3333
Fax: (612) 333-3334
www.westwoodps.com

GRADING PLAN
SHEET NUMBER:
C300
DATE: 01/10/2024
PROJECT NUMBER: 0043990.00
ENCLAVE BLOOMINGTON 78TH STREET



PL202300193
PL2023-193

EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		REDUNDANT SILT CONTROL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		RETAINING WALL
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		SOIL BORING LOCATION
		INLET PROTECTION
		TREE PROTECTION FENCE

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811 or call811.com
Common Ground Alliance

GENERAL EROSION CONTROL NOTES

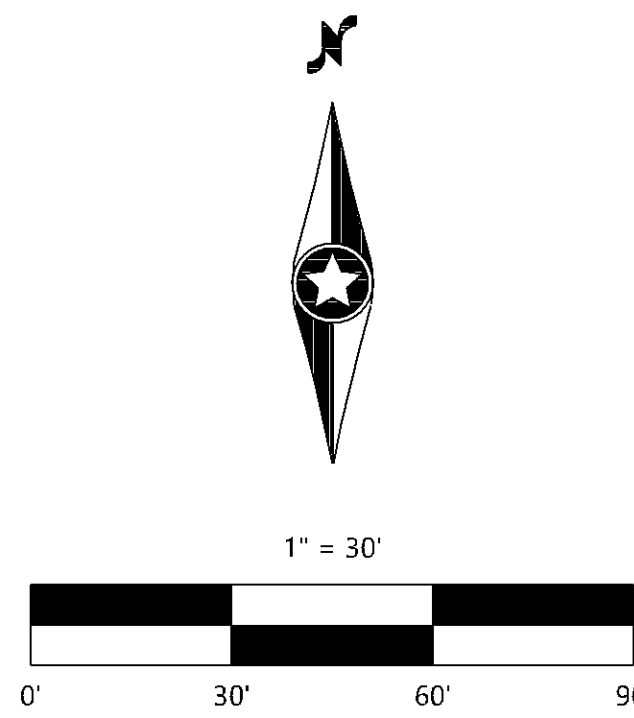
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER. ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
 - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
 - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE.
 - C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
 - D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
 - E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
 - F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREGGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.

GENERAL EROSION CONTROL MAINTENANCE NOTES

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPs AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs. FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE THE CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL ROUTINE AND POST RAINFALL EVENTS. ALL NONFUNCTIONAL 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 ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED BELOW.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF THE EROSION AND SEDIMENT CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:

1. ALL NON-FUNCTIONAL BMPs - OBSERVED CONDITION: SEDIMENT OVERTOPPING, UNDER WATER, SCOURED ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC. - SHALL BE MAINTAINED OR REPLACED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
2. PERIMETER SEDIMENT CONTROL (SILT FENCE, FIBER LOGS, BERMS, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FLATTENED TO 1/2 HEIGHT, DRIVEN OVER, UNDERMINED, SCOURED, MOVED FOR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERIMETER SEDIMENT CONTROL SHOULD BE DONE BY THE END OF NEXT BUSINESS DAY OR AD FIELD CONDITIONS ALLOW.
3. INLET PROTECTION BMPs, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION: SEDIMENT DEPOSITION, SEDIMENT DELTAS AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVAL/CLEAN OUT OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
4. TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENT BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION TO 1/2 OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT MATERIAL WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
5. SITE EXIT LOCATIONS, ROCK EXIT PADS, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP. TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK EXIT OR OTHER ANTI-TRACKING CONTROLS, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
6. PAVED SURFACES AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL PRO THE SITE HAULING OR ACCESS - SWEEP WITHIN 1 CALENDAR DAY OF DISCOVERY, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY OR PREVENT WASHING FROM FORECASTED RAINS.



ISSUED FOR PERMIT

DESIGNED	SSA
CHECKED	SSA
DRAWN	AWL
DATE	12/06/2023
SCALE	HORIZONTAL SCALE 1"=30'
SCALE	VERTICAL SCALE 1"=3'

PREPARED FOR:	ENCLAVE DEVELOPMENT
DATE	11/14/2023
PROJECT	CITY & WATERBURY COMMENTS
DATE	12/06/2023
SCALE	ISSUED FOR PERMIT
DATE	01/10/2024
SCALE	CITY RESUBMITTAL

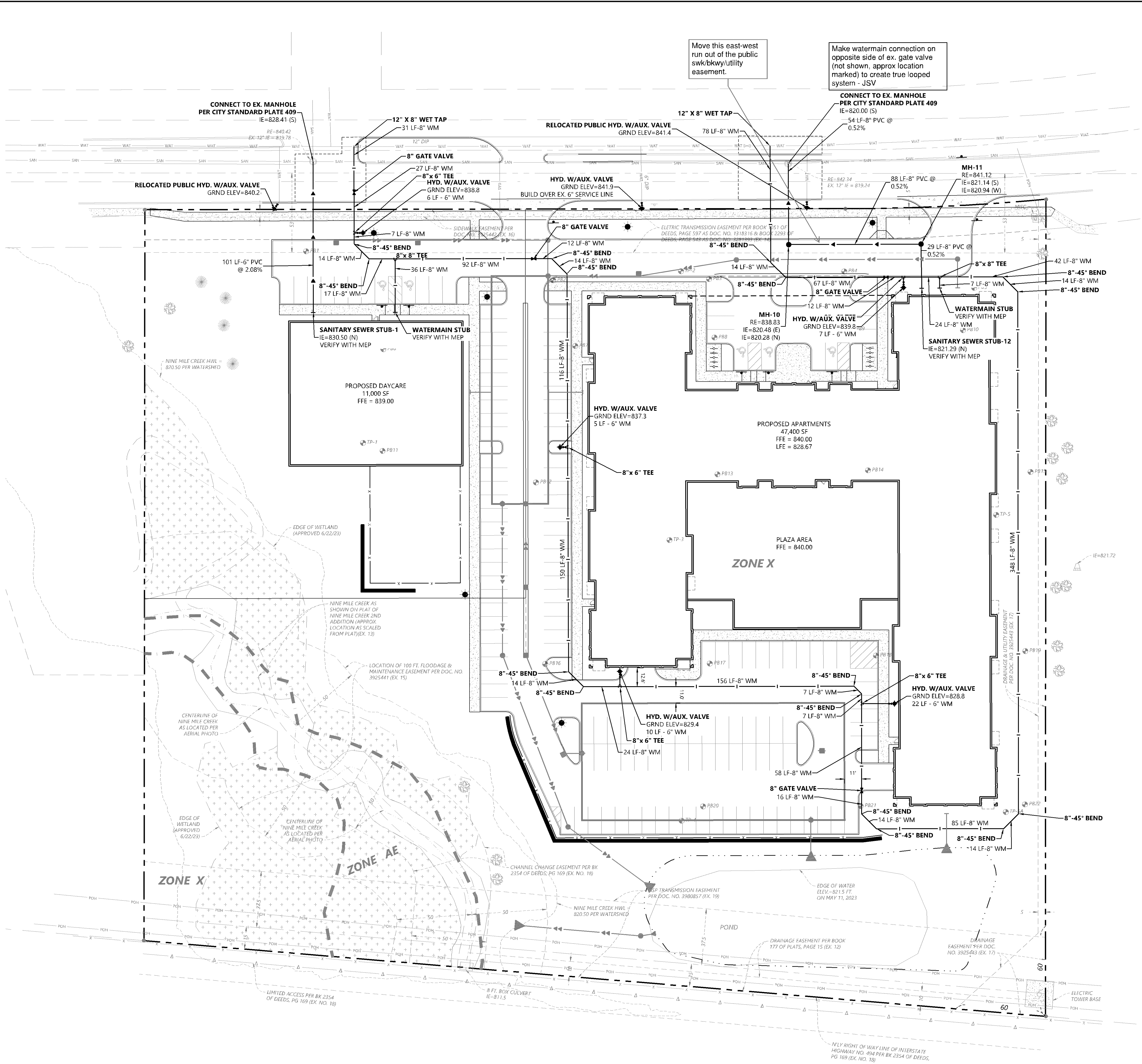
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SCALE	CITY RESUBMITTAL



PL202300193
PL2023-193

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811 or call811.com
Common Ground Alliance

SANITARY SEWER AND WATERMAIN LEGEND

EXISTING	PROPOSED	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE

GENERAL WATERMAIN & SANITARY SEWER NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OR SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10 FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
- ALL WATER LINES SHALL HAVE 8" MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8" OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
- ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE, PART 604.9.
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
- ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

DESIGNED	SSA
CHECKED	SSA
DRAWN	AWJ
DATE	11/14/2023
ISSUED FOR PERMIT	12/14/2023
CITY RESUBMITTAL	01/10/2024
DATE	01/10/2024
SCALE	6" = 1'

PREPARED FOR:
ENCLAVE DEVELOPMENT
300 28RD AVE. E. SUITE 300
FARGO, ND 58108

PROJECT LOCATION: 300 28RD AVE. E. SUITE 300
FARGO, ND 58108
DATE: 01/10/2024
SCALE: 6" = 1'

ENCLAVE BLOOMINGTON 78TH STREET
BLOOMINGTON, MN

Westwood
Professional Services, Inc.
1527 Westwood Drive, Suite 300
Bloomington, MN 55425
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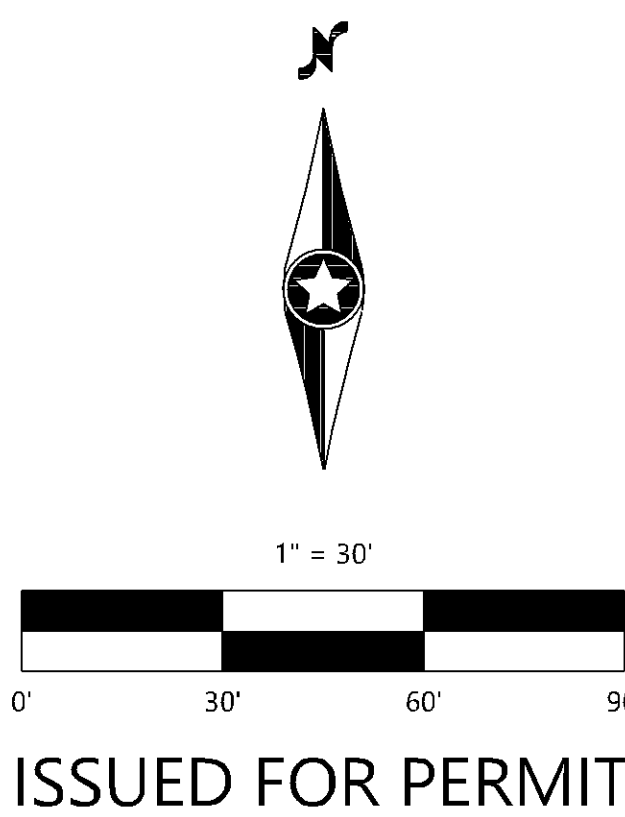
SANITARY SEWER & WATERMAIN

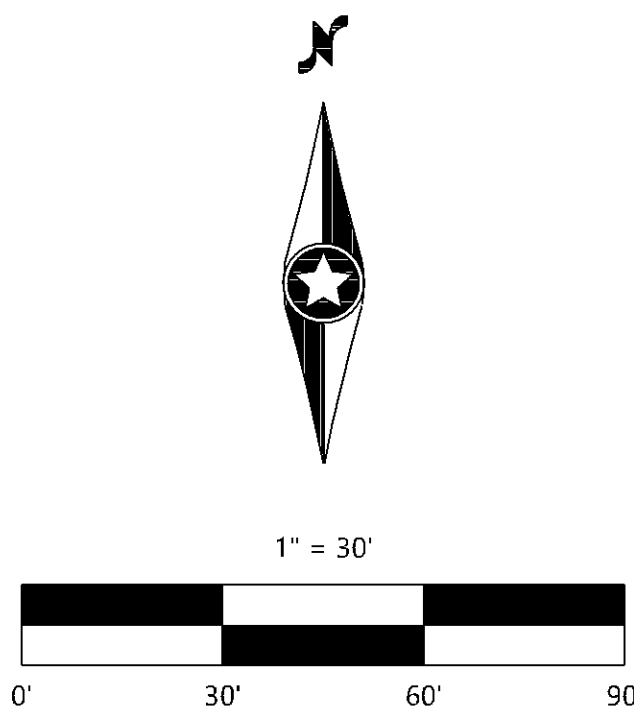
SHEET NUMBER:

C500

DATE: 01/10/2024

PROJECT NUMBER: 0043990.00





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EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
		SANITARY SEWER
		STORM SEWER
		WATER MAIN
		HYDRANT
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL STORM SEWER MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF BUILDINGS, RAMP, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXIST BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH STORM SEWER. THE WATER LINE SHALL HAVE JOINTS OR CONNECTION WITHIN 10- FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
8. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
9. STORM SEWER PIPE:
 - A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
 - B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, BUT PER ASTM C76 WITH GASKETS PER ASTM C443.
 - C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M254. FITTINGS SHALL BE PER ASTM D2322 AND INSTALLED PER ASTM D2321.
 - D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2265 AND INSTALLED PER ASTM D2321.
 - E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A750 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10- FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
 - F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE TIGHTSEAL OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER 18" AND WITHIN 10- FEET OF A WATERMAIN OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
 - G. HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING AN L-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN- PLACE RUBBER BOOT, OR APPROVED EQUIV. WHERE THE ALIGNMENT PERMITTED OR USE OF THE ABOVE APPROVED WATER TIGHT METHOD, CONSIST 231 WATERSTOP SEALANT, OR APPROVED EQUIV. WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.
 - H. NON CONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE, PART 604.9.
11. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST- CONSTRUCTION ELEVATIONS IS REQUIRED.
12. ALL CATCH BASIN CASTERING IN CURBS SHALL BE SUMPTED 5 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPTED 10.5 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPTED ELEVATIONS.

LIBRARY OF THE UNIVERSITY OF MICHIGAN
DANA J. HENNING PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA

SHARI LYNN S. AHRENS
DATE 01/10/2024 LICENSE NO. 42797

PREPARED FOR:

ENCLAVE DEVELOPMENT

300 23RD AVE E, SUITE 300
FARGO, ND 58078

ENCLAVE BLOOMINGTON 78TH STREET
BLOOMINGTON, MN

Westwood

Phone (952) 937-5150 12701 Whittewater Drive, Suite #300
Fax (952) 937-5922 Minneapolis, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

STORM SEWER PLAN

SHEET NUMBER:

C501

DATE: 01/10/2024

NUMBER: 0043990.00

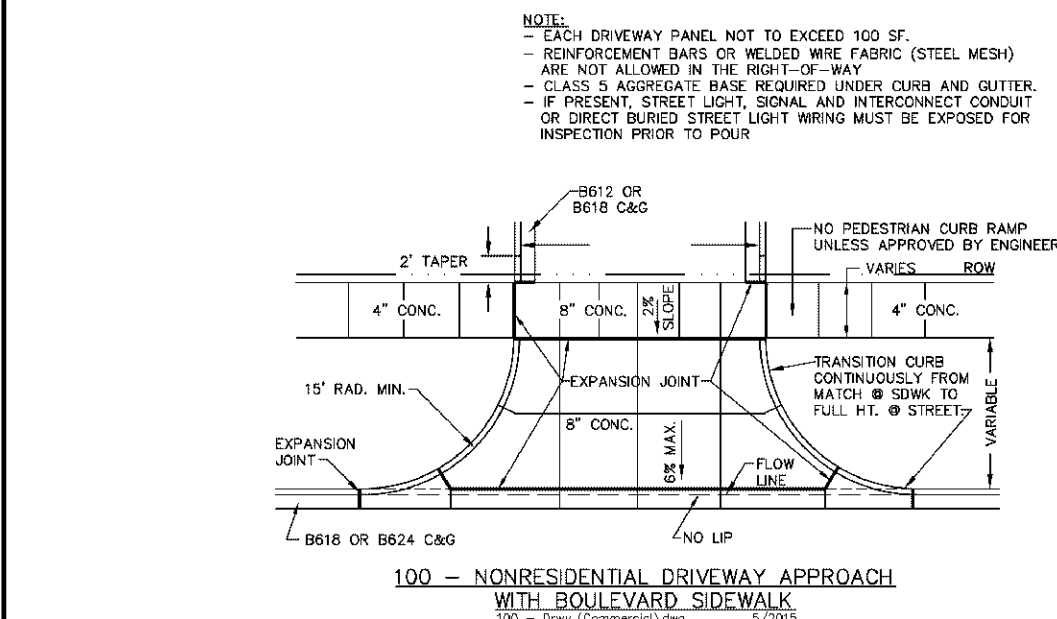


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LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

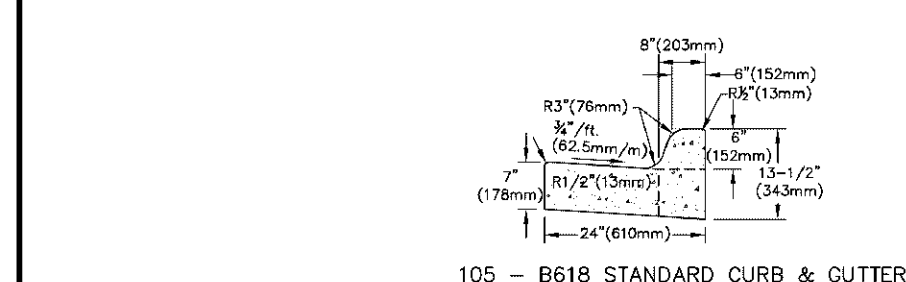


PLATE NAME: 105 - C&G (Bloom Std)
LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

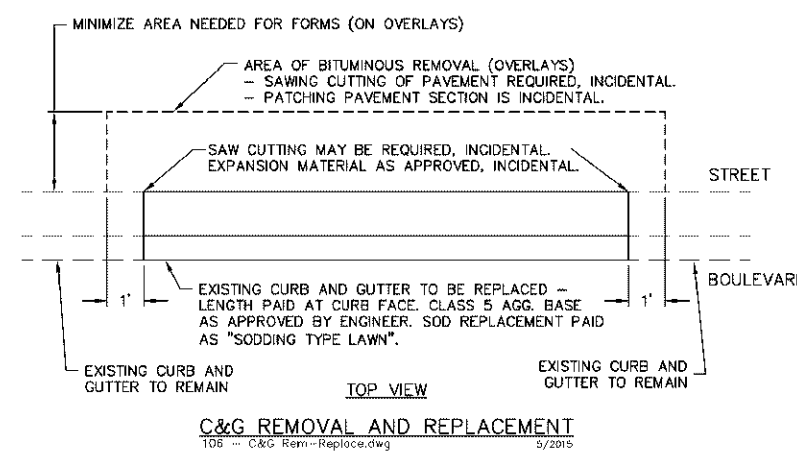


PLATE NAME: 106 - C&G Rem-Replace
LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

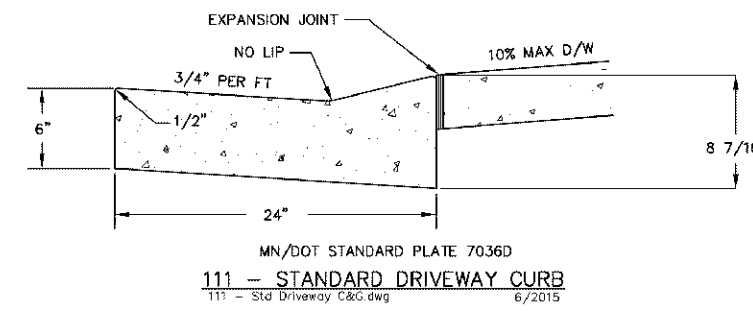


PLATE NAME: 111 - Std Driveway C&G
LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

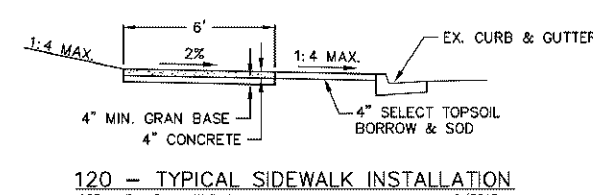


PLATE NAME: 120 - Typ Conc. Walk
LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

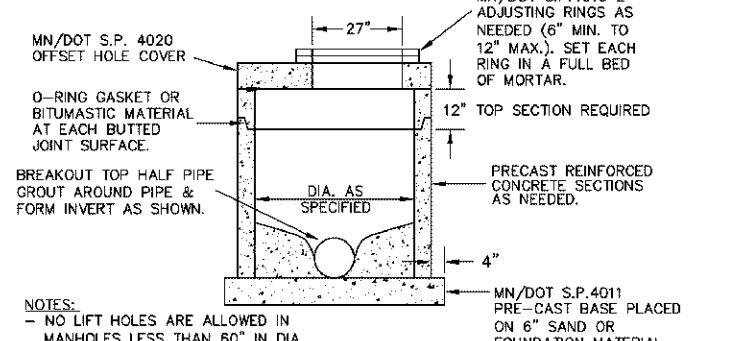


PLATE NAME: 200 - Std MH
LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

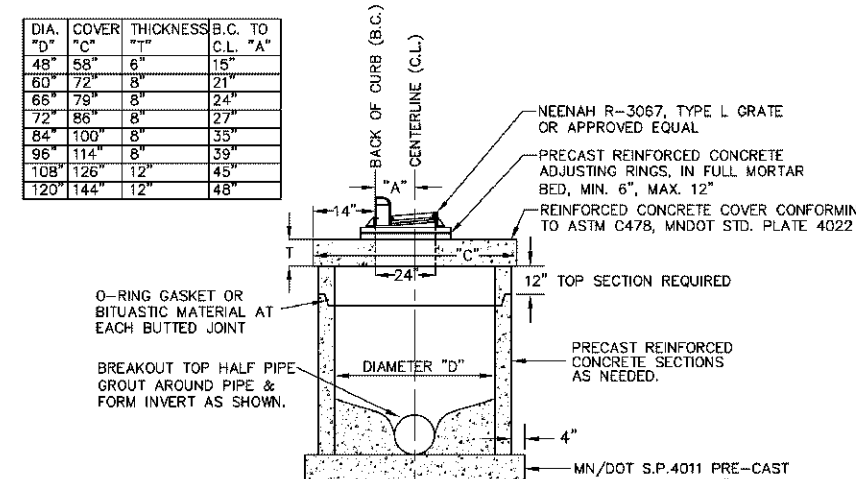


PLATE NAME: 201 - Std MH (2x2' Cov)
LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

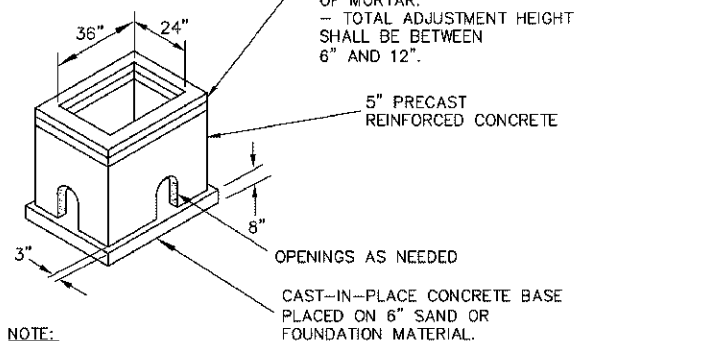


PLATE NAME: 206 - Std CB
LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

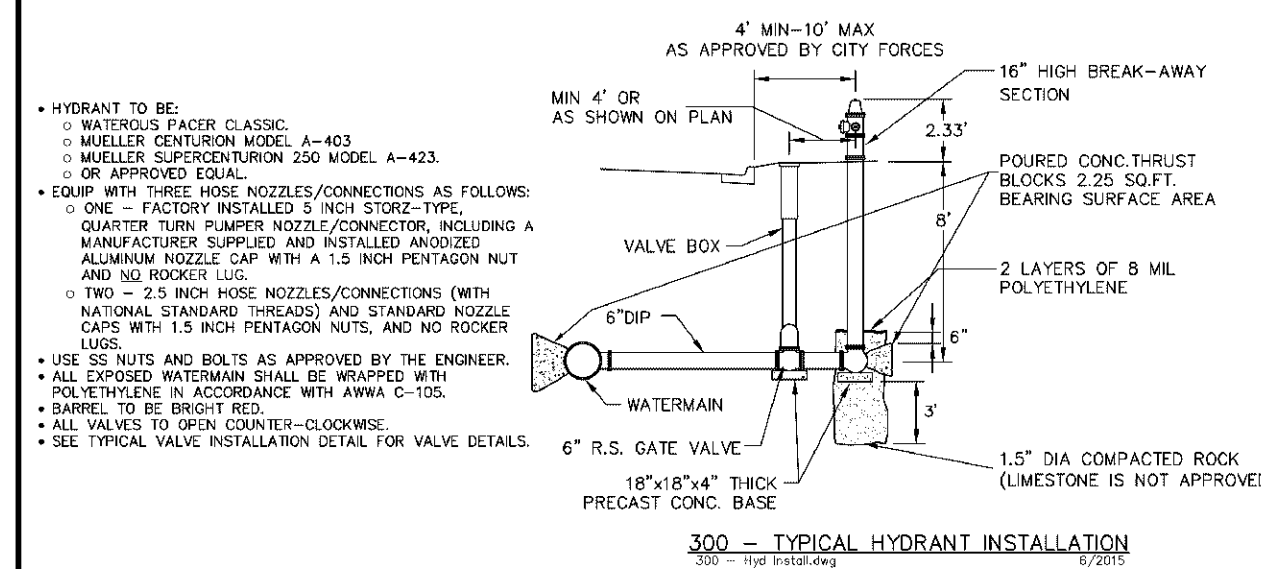


PLATE NAME: 300 - Hyd Install
LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

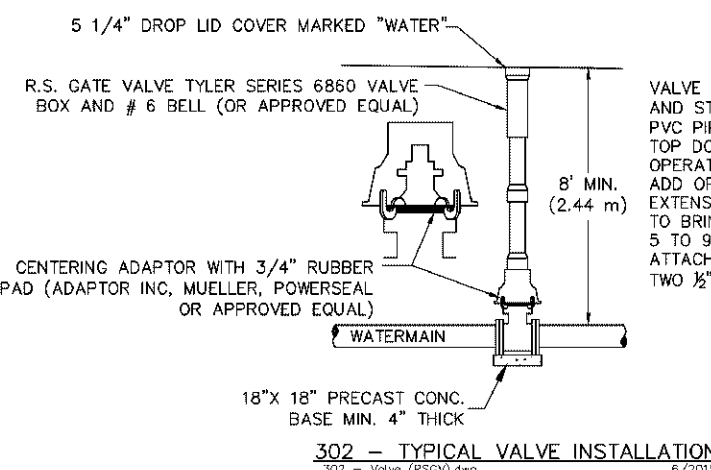


PLATE NAME: 302 - Valve (RSCV)
LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

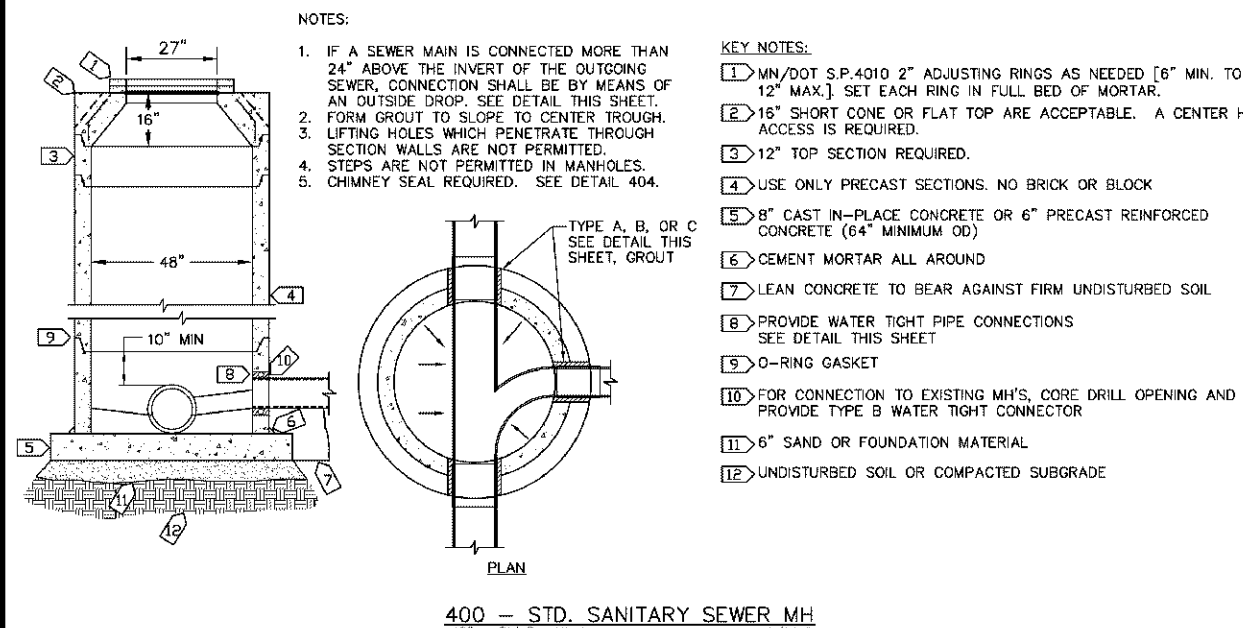


PLATE NAME: 400 - Std San MH
LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

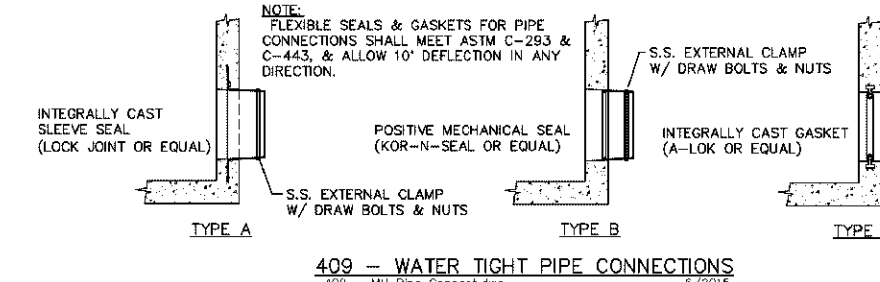


PLATE NAME: 409 - MH Pipe Connect
LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

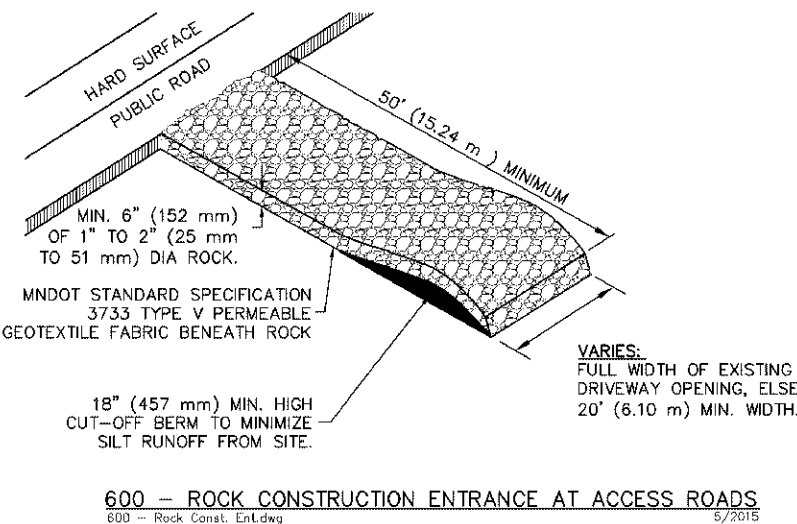


PLATE NAME: 600 - Rock Const. Entr
LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

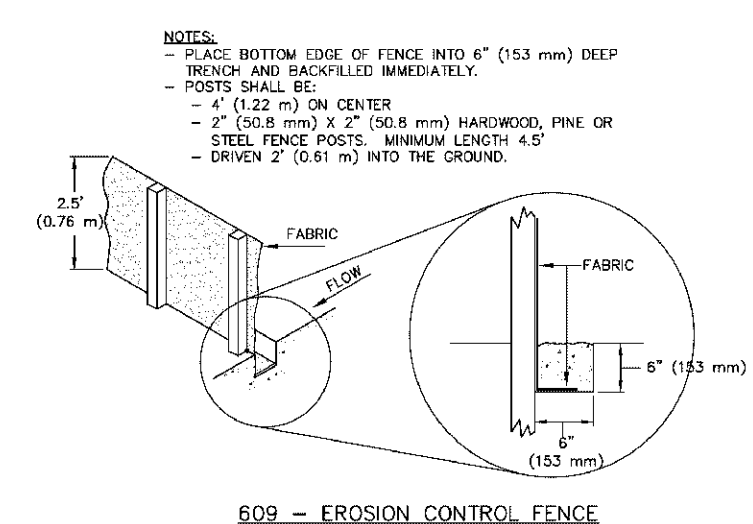


PLATE NAME: 609 - Silt Pen (STANDARD)
LAST REVISED: 6/1/2015
LAST REVISED BY: KNO
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED	SSA
CHECKED	SSA
DRAWN	ANL
APPROVED	ANL
DATE	01/10/2024
SCALE	AS SHOWN

INITIAL ISSUE	11/14/2023
REVISIONS	
△	12/14/2023 CITY & WATERSHED COMMENTS
△	12/29/2023 ISSUED FOR PERMIT
△	01/10/2024 CITY RESUBMITAL
△	
△	

PREPARED FOR:
ENCLAVE DEVELOPMENT
300 23RD AVE. E. SUITE 300
FARGO, ND 58103

PROJECT NO.: 42797
DATE: 01/10/2024
SHEET NO.: 42797

ENCLAVE BLOOMINGTON 78TH STREET
BLOOMINGTON, MN

Westwood
Professional Services, Inc.
10700 Highway 100, Suite 200
Fargo, ND 58103
Phone: (701) 785-1000
Fax: (701) 785-1001
www.westwoodps.com

CITY DETAILS

SHEET NUMBER:
C600
DATE: 01/10/2024
PROJECT NUMBER: 0043990.00

ISSUED FOR PERMIT

