

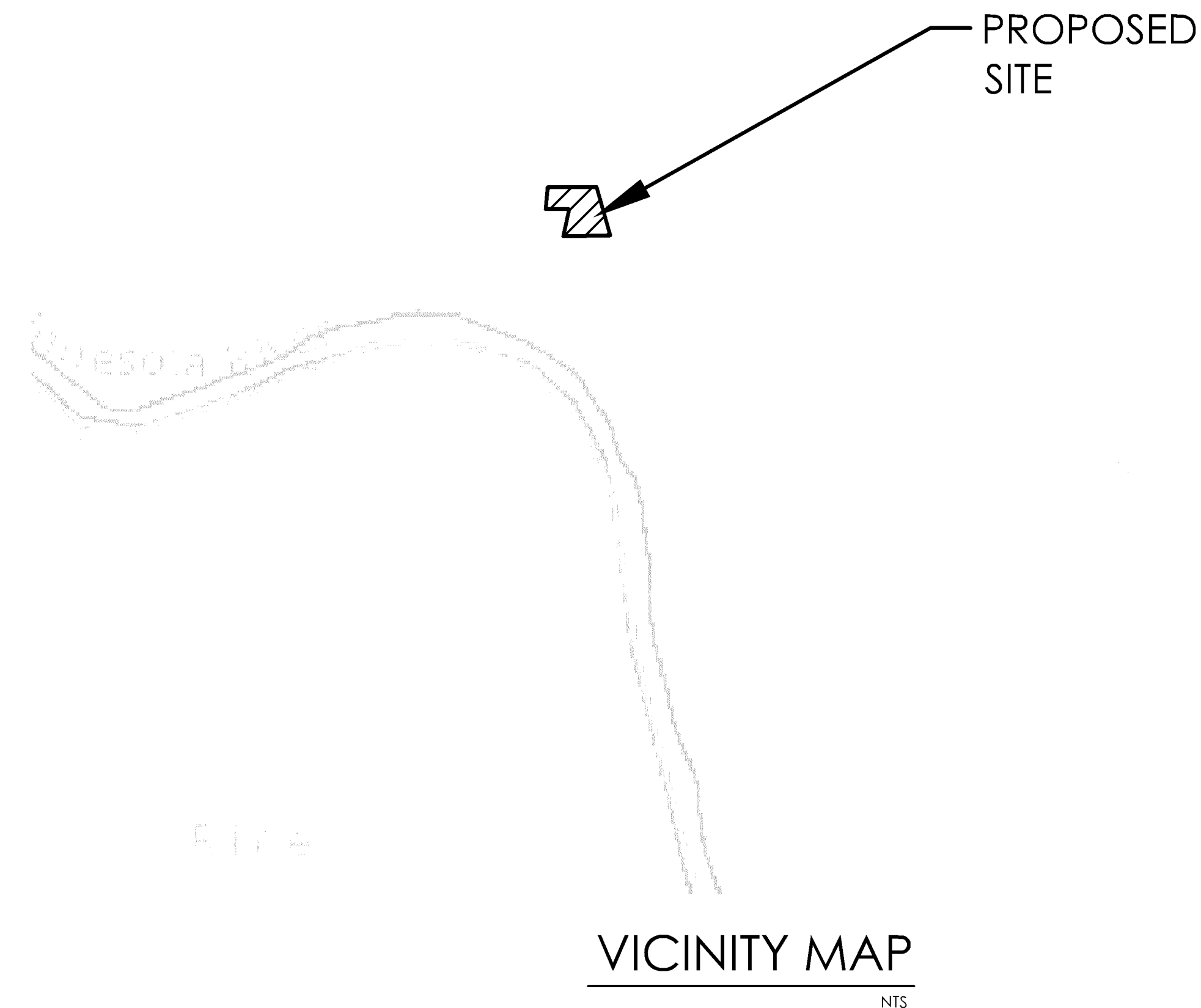
WEST HAVEN

BLOOMINGTON FERRY ROAD BLOOMINGTON, HENNEPIN COUNTY, MINNESOTA

PRELIMINARY CIVIL ENGINEERING SET

SHEET INDEX

C1.....TITLE SHEET
 C2.....PRELIMINARY SITE PLAN
 C3.....PRELIMINARY STANDARD DETAILS
 C4.....PRELIMINARY DEMOLITION PLAN
 C5.....PRELIMINARY GRADING PLAN
 C6.....PRELIMINARY SWPPP-PLAN VIEW
 C7.....PRELIMINARY UTILITY PLAN
 C8.....PRELIMINARY PAVING PLAN



PRELIMINARY - NOT FOR CONSTRUCTION



**SCHULTZ ENGINEERING
& SITE DESIGN**

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 SARTELL, MINNESOTA 56377
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 FX: (866) 433-1830
 schultzeng@live.com
 www.schultzengdesign.com

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BRIAN J. SCHULTZ, PE
 LICENSE NO.: 43129
 DATE: 04/21/2025

REVISIONS

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4	xx/xx/2025	

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 REVIEWED BY: BJS
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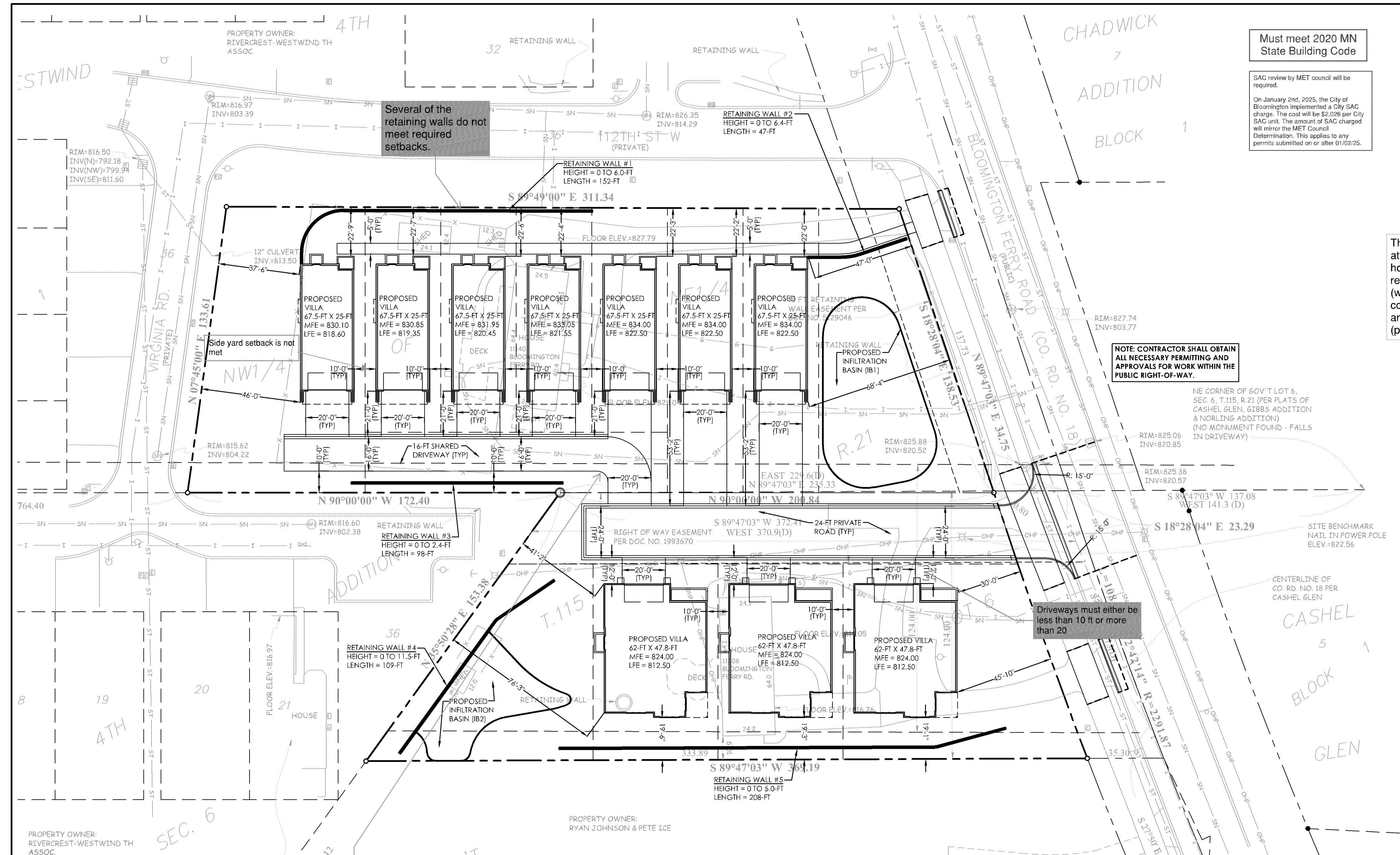
WEST HAVEN

BLOOMINGTON
 FERRY ROAD
 BLOOMINGTON, MN

TITLE SHEET

24046Title.dwg

C1



Several of the retaining walls do not meet required setbacks.

Must meet 2020 MN State Building Code

SAC review by MET council will be required.
On January 2nd, 2025, the City of Bloomington implemented a City SAC charge. The cost will be \$2,026 per City SAC unit. The amount of SAC charged will mirror the MET Council Determination. This applies to any permits submitted on or after 01/02/25.

There is a note that this project is attempting to avoid an HOA. Consider how you will coordinate snow removal responsibilities on this private drive (won't be plowed by the City). Also consider how retaining wall ownership and responsibilities will be handled (private property item).

NOTE: CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITTING AND APPROVALS FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

Driveways must either be less than 10 ft or more than 20

I think the private drive and driveway configuration shown will make it difficult for on-site circulation. Garbage, emergency services, even access/egress from the driveways.

No visitor parking shown on site - parking is not allowed on Bloomington Ferry Road.

If more than two units are connected, they will require sprinkler protection.

A looped water supply supporting the hydrant system will be required.

An approved emergency vehicle access road from Virginia or Wyoming road to Bloomington Ferry Road through the new construction area is required.

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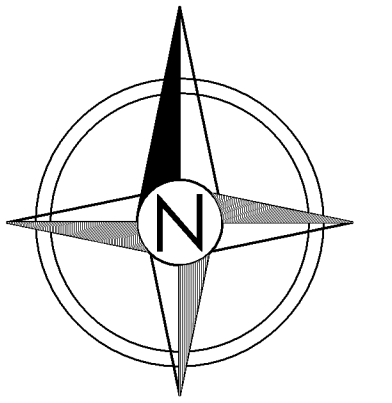
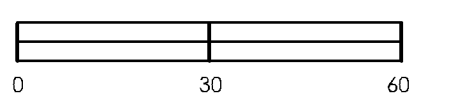
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FERRY ROAD
BLOOMINGTON, MN

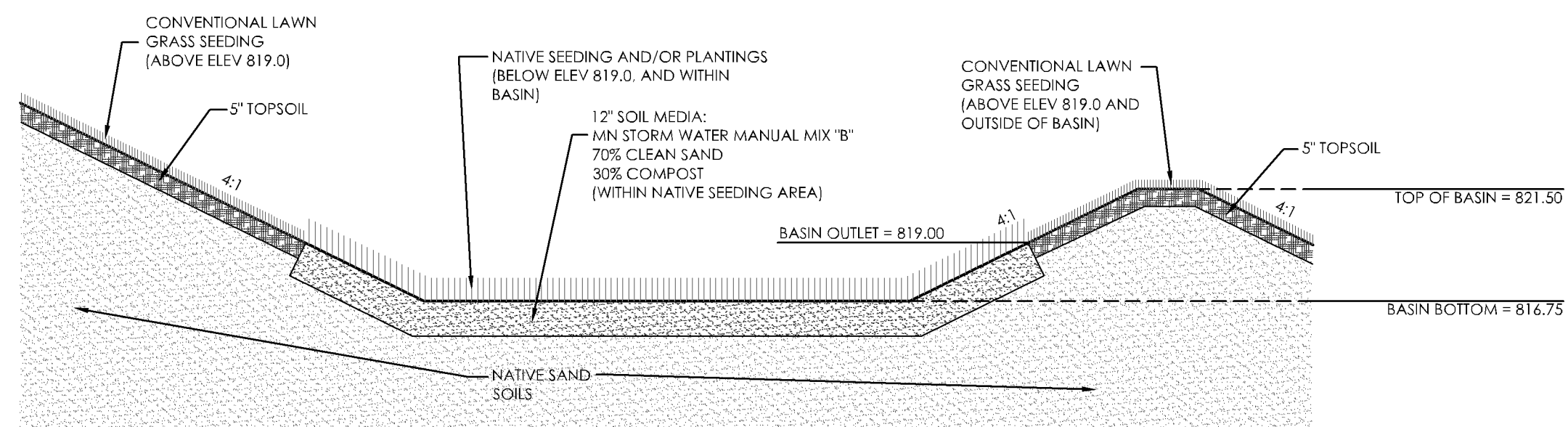
PRELIMINARY
SITE PLAN

SCALE: 1"=30'



C2

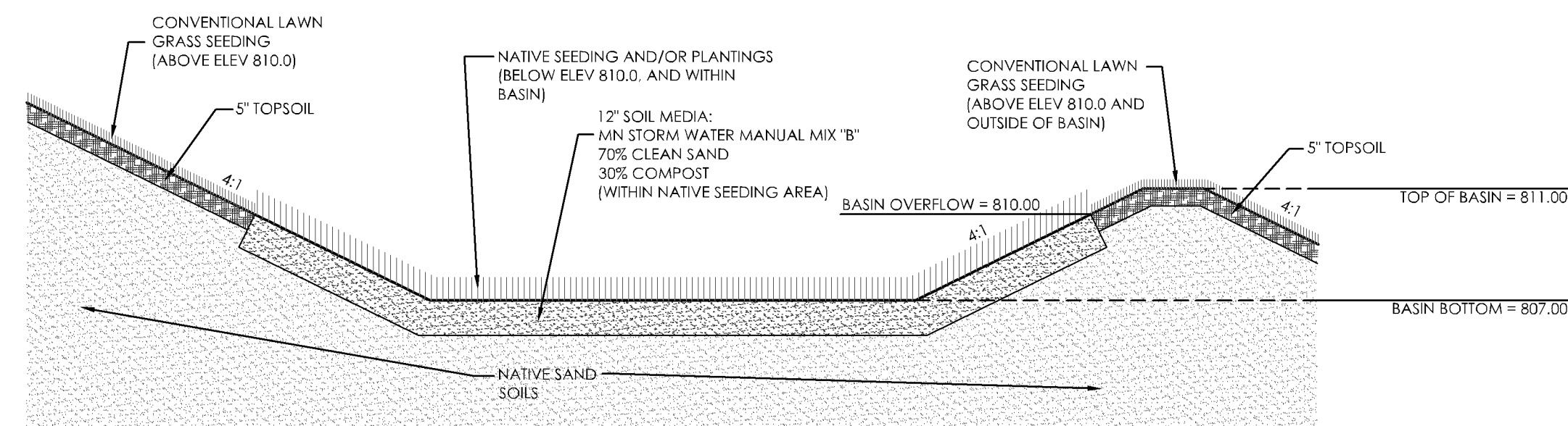
24046PreSite.dwg



NOTES:

1. BASIN SHALL BE EXCAVATED THROUGH ANY EXISTING CLAY/SILT SOILS UNSUITABLE FOR INFILTRATION, SUCH THAT NATIVE SANDS ARE EXPOSED. THIS SHALL BE FIELD VERIFIED, AND CERTIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER/TECHNICIAN, OR SOIL SCIENTIST.
2. SOIL MEDIA SHALL CONSIST OF MINNESOTA STORM WATER MANUAL SOIL MIX "B": 70% CLEAN, WASHED SAND, AND 30% MNDOT 3890 GRADE 2 COMPOST, BY VOLUME.
3. THE BASIN BOTTOM AND SIDEWALLS SHALL BE SEEDED WITH NATIVE SEED MIX AND/OR PROVIDED WITH NATIVE PLANTINGS TO AN ELEVATION OF 819.0.

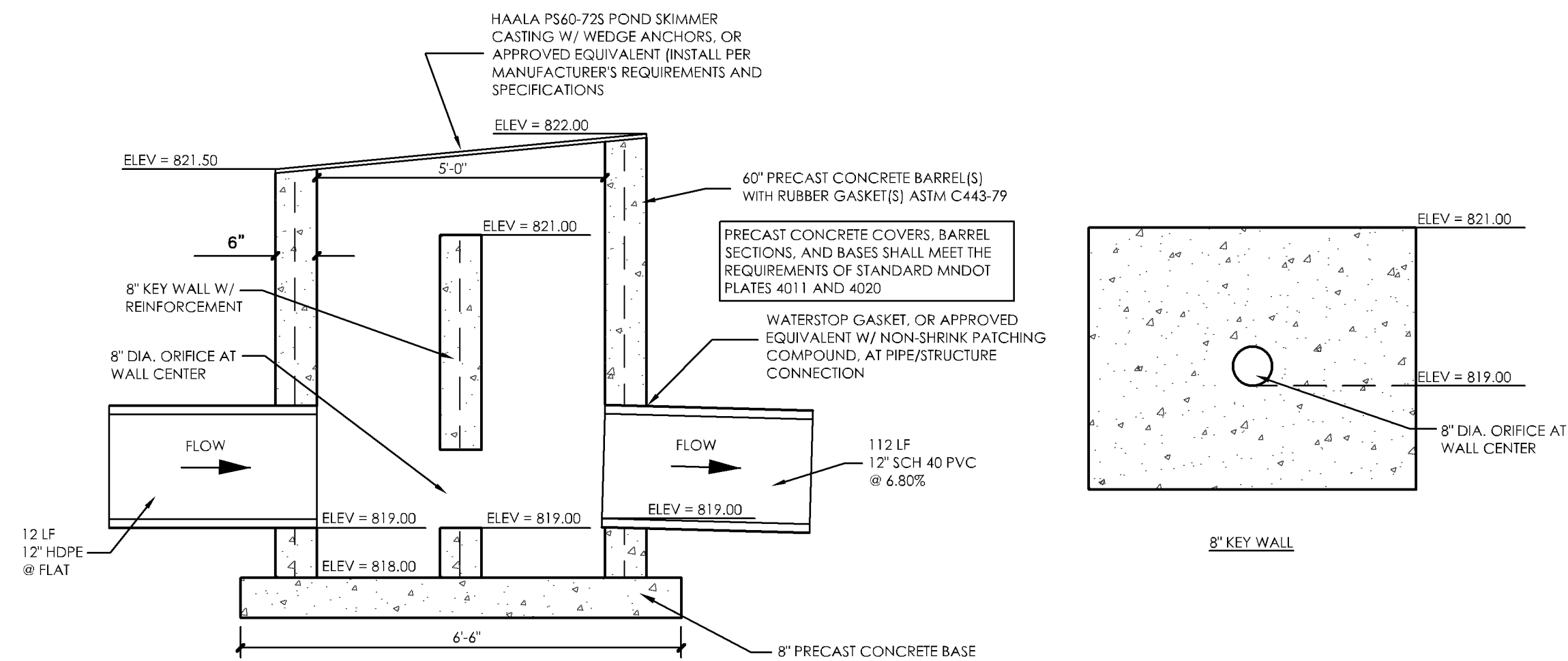
1 INFILTRATION BASIN PROFILE (IB1) NTS



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2 INFILTRATION BASIN PROFILE (IB2) NTS



3 OUTLET CONTROL STRUCTURE (OCS1) NTS

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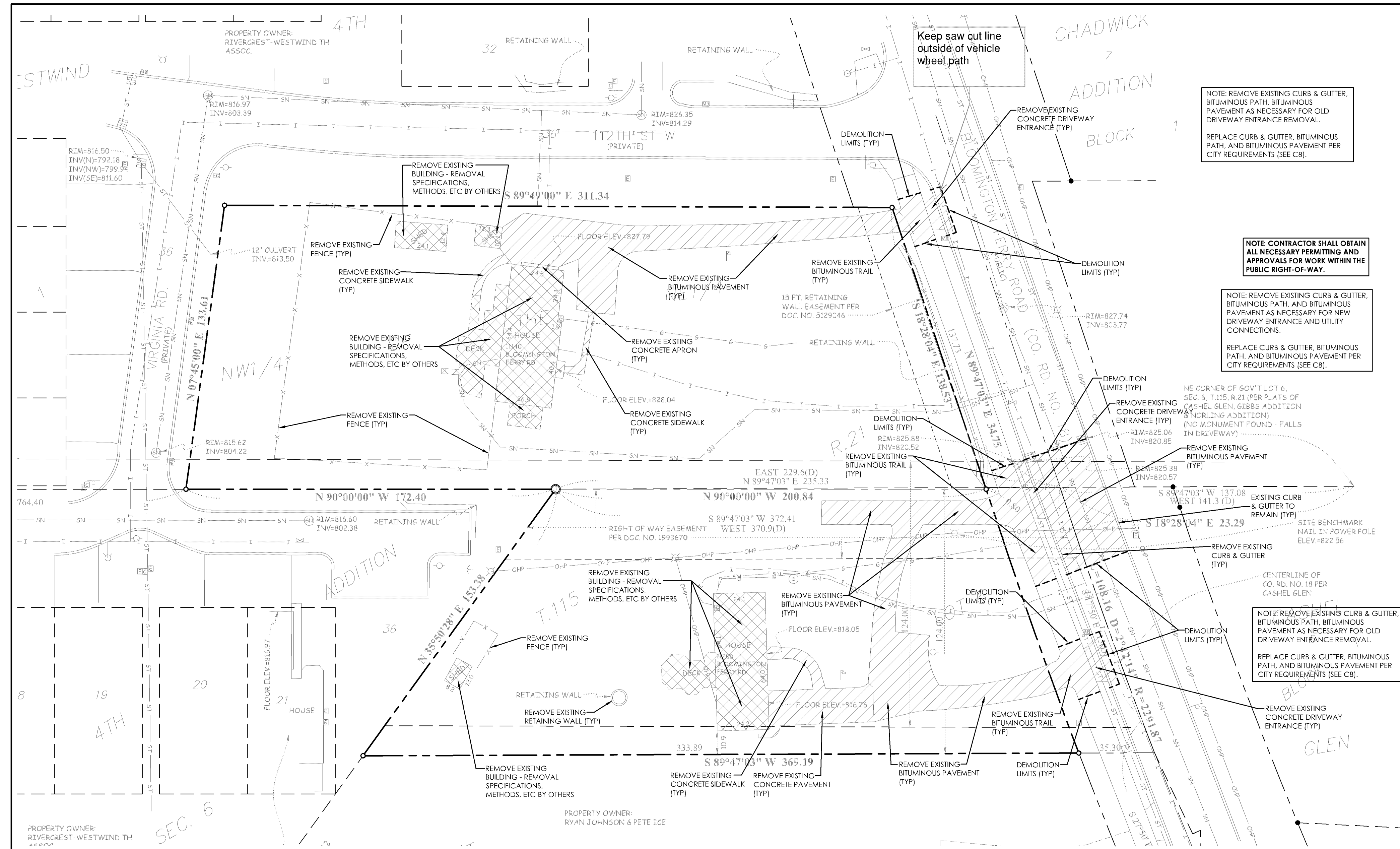
WEST HAVEN

BLOOMINGTON
 FERRY ROAD
 BLOOMINGTON, MN

PRELIMINARY STANDARD DETAILS

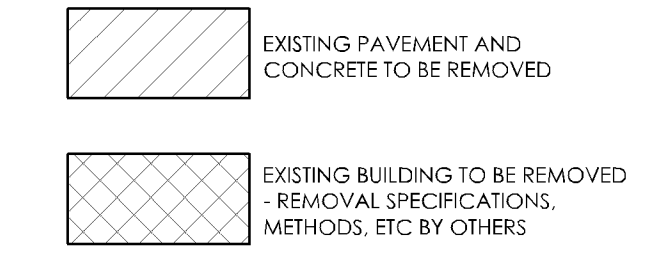
24046PreDetails.dwg

C3



DEMOLITION AND REMOVAL NOTES:

1. DURING ALL DEMOLITION OPERATIONS THE CONTRACTOR SHALL BE CAREFUL SO AS TO NOT DAMAGE EXISTING BUILDINGS, PAVEMENT/HARDSCAPES, OR UTILITIES (IE: MANHOLES, GATE VALVE, ETC.) DESIGNATED TO REMAIN. THE CONTRACTOR SHALL COORDINATE DEMOLITION AND REMOVAL OPERATIONS WITH THE OWNER, AND SHALL CONTACT GOPHER STATE ONE CALL (800) 252-1166 FOR A UTILITY LOCATE. ANY BUILDINGS, PAVEMENT/HARDSCAPE, OR UTILITIES DESIGNATED TO REMAIN, THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. ALL BITUMINOUS AND CONCRETE MATERIAL DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
3. EXISTING PAVEMENT AND/OR SIDEWALK AT THE DEMOLITION LIMITS SHALL BE SAWCUT WITH AN APPROPRIATE SAW TO OBTAIN A STRAIGHT VERTICAL EDGE.
4. EXISTING LAWN AREAS, NOT DESIGNATED FOR DISTURBANCE, WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RE-GRADED, SEEDED, AND MULCHED. THE MULCH SHALL BE DISANCHORED.
5. TREES LOCATED IN THE PROPOSED CONSTRUCTION AREA SHALL BE REMOVED. VERIFY EXTENT OF TREE REMOVAL WITH OWNER.
6. COORDINATE ALL NECESSARY RELOCATION AND/OR ADJUSTMENTS OF EXISTING NON-SEWER AND NON-WATER UTILITIES (GAS, ELECTRIC, COMMUNICATIONS, ETC.) WITH LOCAL UTILITY.



NOTE: REMOVE EXISTING CURB & GUTTER, BITUMINOUS PATH, BITUMINOUS PAVEMENT AS NECESSARY FOR OLD DRIVEWAY ENTRANCE REMOVAL.
REPLACE CURB & GUTTER, BITUMINOUS PATH, AND BITUMINOUS PAVEMENT PER CITY REQUIREMENTS (SEE C8).

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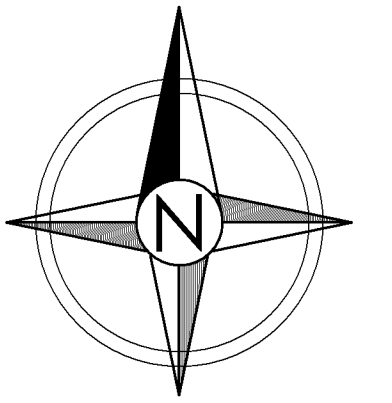
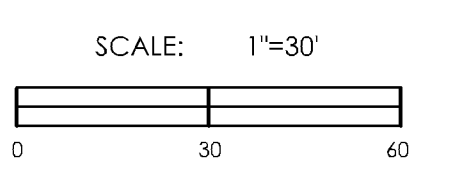
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WEST HAVEN

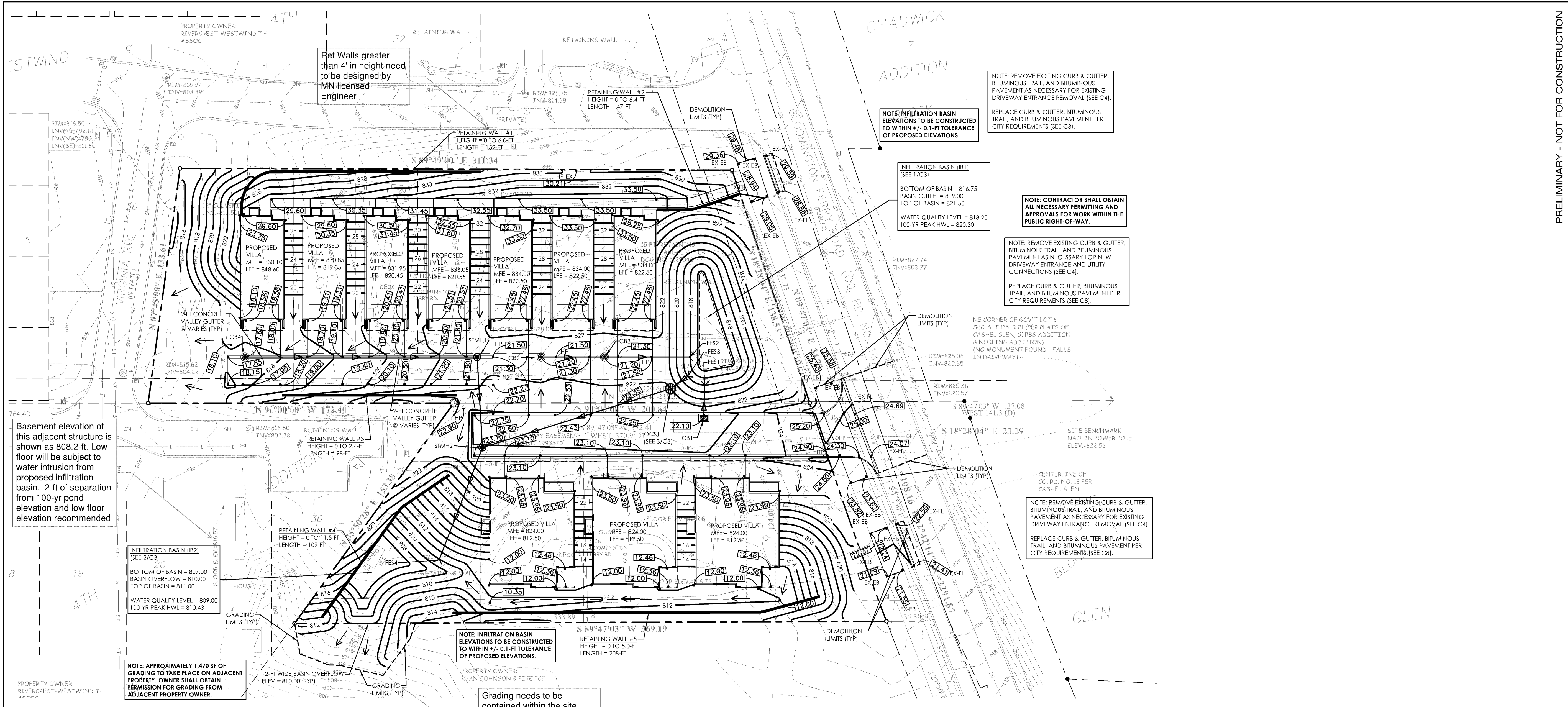
BLOOMINGTON
 FERRY ROAD
 BLOOMINGTON, MN

PRELIMINARY DEMOLITION PLAN



C4

24046PreDemo.dwg



Basement elevation of this adjacent structure is shown as 808.2-ft. Low floor will be subject to water intrusion from proposed infiltration basin. 2-ft of separation from 100-yr pond elevation and low floor elevation recommended

Grading needs to be contained within the site. This proposed basin overflow location is not allowable due to impacts to downstream properties as well as City and LMRWD Steep Slope Standards

STORM SEWER PIPE SCHEDULE

STRUCTURE	TYPE/DIA*	CASTING**	ELEVATIONS		LENGTH	SEWER PIPE LEAVING SIZE	TO STRUCTURE	COMMENTS
			RIM	INVERT				
CB1	48"	R-3067-L	822.10	INV = 819.10 SUMP = 815.10	20 LF	12" HDPE @ 0.50%	FES1	INV = 819.00
CB2	27"	R-2560-EA	821.20	818.70	36 LF	12" HDPE @ 0.54%	CB3	
CB3	48"	R-2560-EA	821.20	814.5	48 LF	12" HDPE @ 0.54%	FES2	INV = 818.25
FES3	NA	NA	819.00	819.00	12 LF	12" HDPE @ FLAT	OCS1	
OCS1	60"	PS60-72S	822.00	819.00	112 LF	12" SCH 40 PVC @ 6.80%	STMH2	
CB4	27"	R-3075-L	817.60	815.10	132 LF	12" SCH 40 PVC @ 2.02%	STMH1	
STMH1	48"	R-1733	821.05	812.43	52 LF	12" HDPE @ 2.02%	STMH2	
STMH2	48"	R-1733	823.00	INV = 811.38 SUMP = 807.38	68 LF	12" HDPE @ 2.02%	FES4	INV = 810.00

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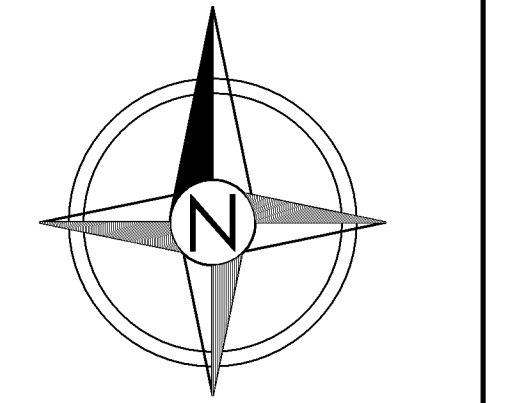
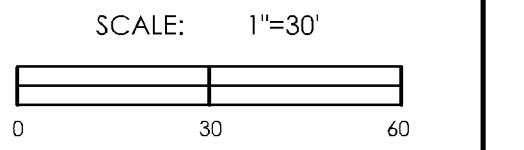
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 BLOOMINGTON, MN

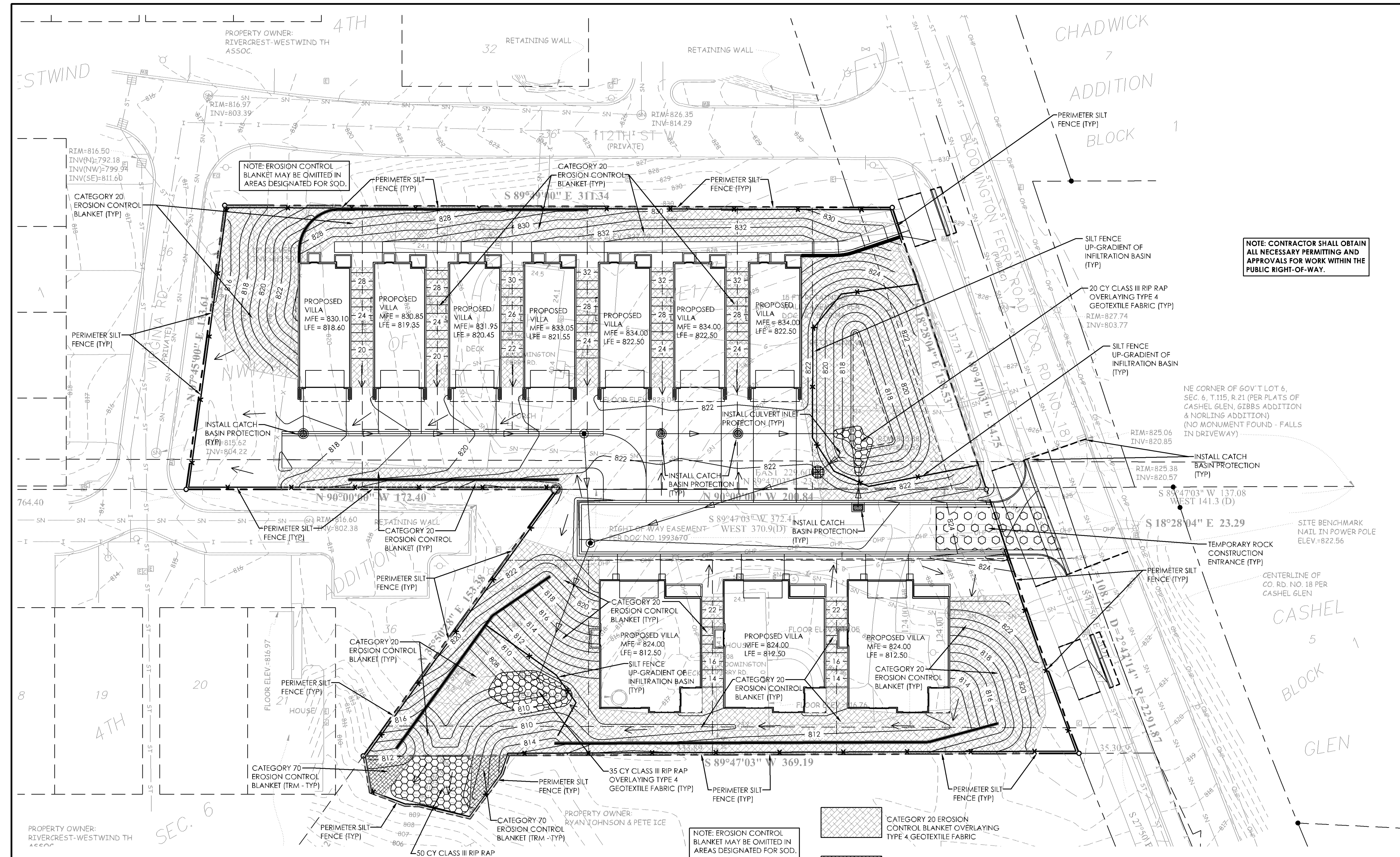
PRELIMINARY GRADING PLAN




C5

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24046PreGrading.dwg




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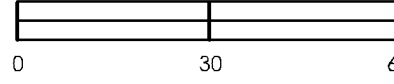
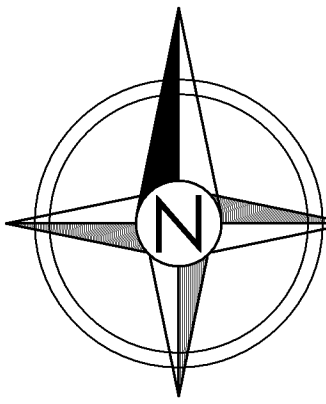
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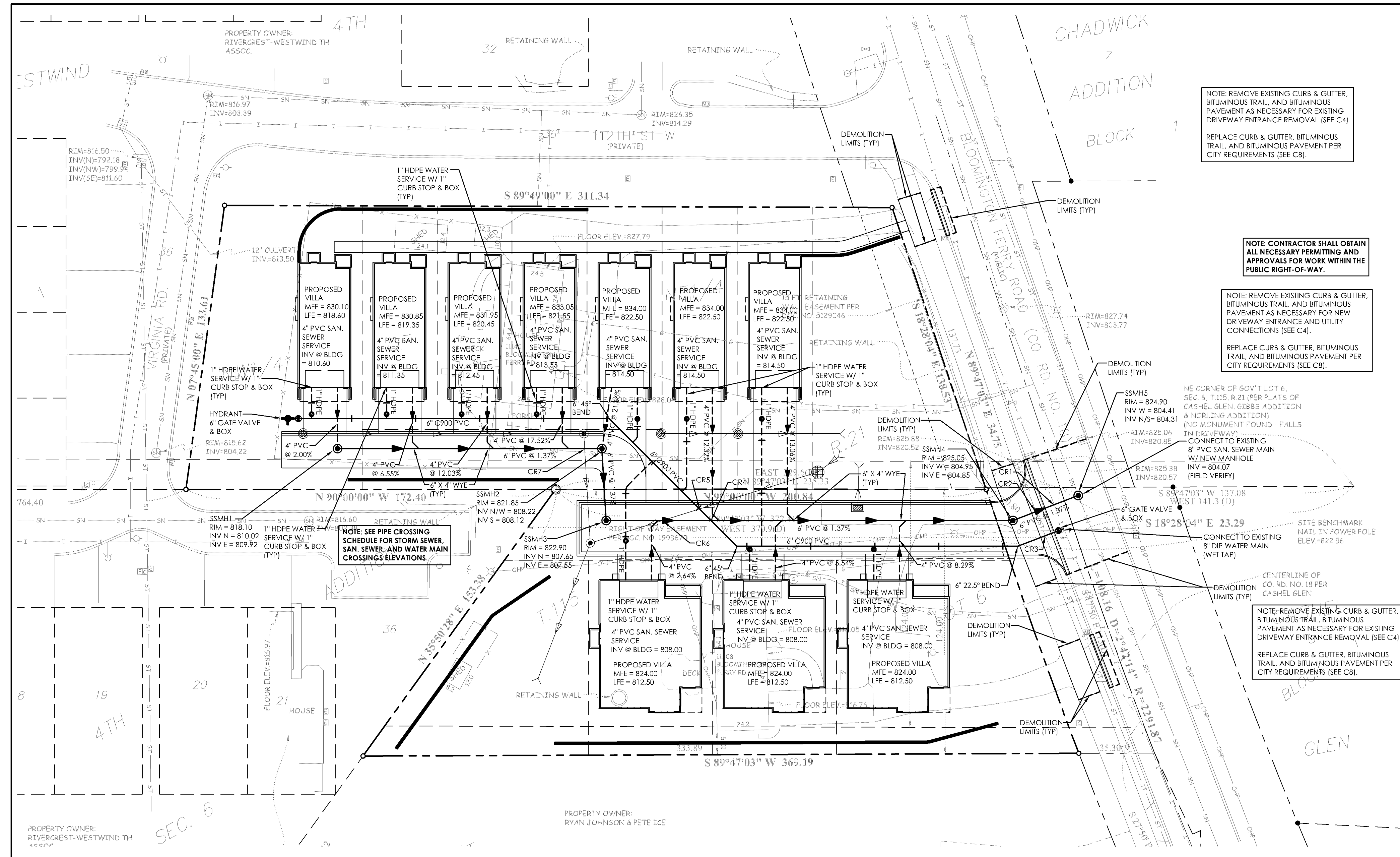
PRELIMINARY
 SWPPP - PLAN VIEW

SCALE: 1"=30'

C6

24046PreSWPPP-Plan.dwg



NOTE: REMOVE EXISTING CURB & GUTTER, BITUMINOUS TRAIL, AND BITUMINOUS PAVEMENT AS NECESSARY FOR EXISTING DRIVEWAY ENTRANCE REMOVAL (SEE C4).
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NOTE: SEE PIPE CROSSING SCHEDULE FOR STORM SEWER, SAN. SEWER, AND WATER MAIN CROSSINGS/ELEVATIONS.

NOTE: REMOVE EXISTING CURB & GUTTER, BITUMINOUS TRAIL, BITUMINOUS PAVEMENT AS NECESSARY FOR EXISTING DRIVEWAY ENTRANCE REMOVAL (SEE C4).
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PIPE CROSSING SCHEDULE

NUMBER	PIPE TYPE		PIPE MATERIAL		PIPE DIAMETER		PIPE ELEVATION		
	CROSSING	TOP	BOTTOM	TOP PIPE	BOTTOM PIPE	TOP PIPE	BOTTOM PIPE	BOTTOM OF TOP PIPE	TOP OF BOTTOM PIPE
CR1	WATER	SANITARY	DIP	PVC	12"	8"	816.85	805.23	
CR2	STORM	SANITARY	RCP	PVC	18"	6"	819.84	805.36	
CR3	STORM	WATER	RCP	C900 PVC	18"	6"	819.60*	817.12	
CR4	WATER	SANITARY	C900 PVC	PVC	6"	6"	814.54	807.54	
CR5	STORM	WATER	SCH 40 PVC	C900 PVC	12"	6"	814.96	811.96	
CR6	STORM	SANITARY	SCH 40 PVC	PVC	12"	6"	813.74	807.85	
CR7	STORM	SANITARY	HDPE	PVC	12"	6"	812.13	808.99	

* CONTRACTOR SHALL MAINTAIN 2-FT MINIMUM OF SEPARATION BETWEEN WATER AND STORM SEWER PIPES AT CR3 WITHIN THE PUBLIC ROW

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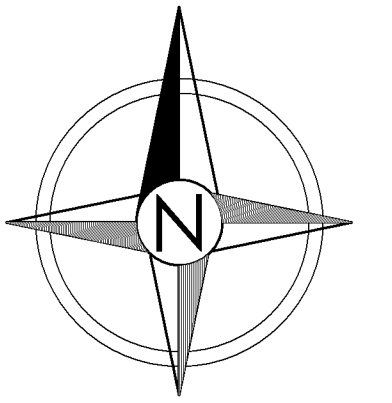
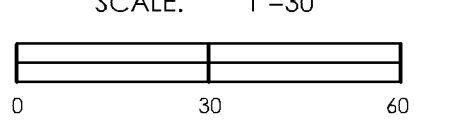
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FERRY ROAD
BLOOMINGTON, MN

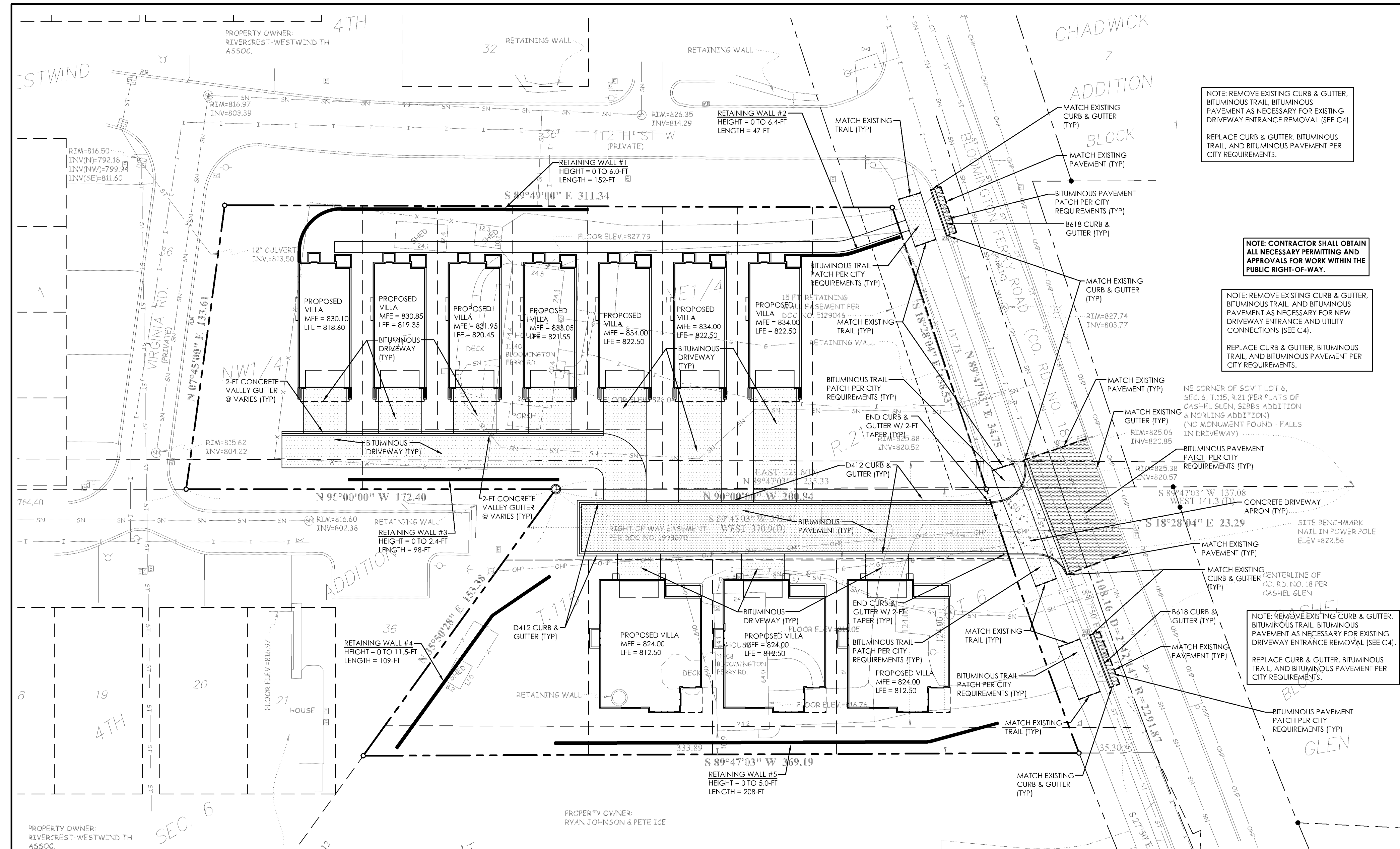
PRELIMINARY
UTILITY PLAN

SCALE: 1"=30'



C7

24046PreUtility.dwg



NOTE: REMOVE EXISTING CURB & GUTTER, BITUMINOUS TRAIL, BITUMINOUS PAVEMENT AS NECESSARY FOR EXISTING DRIVEWAY ENTRANCE REMOVAL (SEE C4).
REPLACE CURB & GUTTER, BITUMINOUS TRAIL, AND BITUMINOUS PAVEMENT PER CITY REQUIREMENTS.

NOTE: CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITTING AND APPROVALS FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

NOTE: REMOVE EXISTING CURB & GUTTER, BITUMINOUS TRAIL, AND BITUMINOUS PAVEMENT AS NECESSARY FOR NEW DRIVEWAY ENTRANCE AND UTILITY CONNECTIONS (SEE C4).
REPLACE CURB & GUTTER, BITUMINOUS TRAIL, AND BITUMINOUS PAVEMENT PER CITY REQUIREMENTS.

NE CORNER OF GOV T LOT 6, SEC. 6, T.115, R. 21 (PER PLATS OF CASHIEL GLEN, GIBBS ADDITION & NORLING ADDITION) (NO MONUMENT FOUND - FALLS IN DRIVEWAY)
RIM=825.06
INV=820.85

NOTE: REMOVE EXISTING CURB & GUTTER, BITUMINOUS TRAIL, BITUMINOUS PAVEMENT AS NECESSARY FOR EXISTING DRIVEWAY ENTRANCE REMOVAL (SEE C4).
REPLACE CURB & GUTTER, BITUMINOUS TRAIL, AND BITUMINOUS PAVEMENT PER CITY REQUIREMENTS.

PRELIMINARY - NOT FOR CONSTRUCTION



SCHULTZ ENGINEERING & SITE DESIGN

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PH: (320) 339-0669
FX: (866) 433-1830
schultzeng@live.com
www.schultzengdesign.com

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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

[Signature]

BRIAN J. SCHULTZ, PE
LICENSE NO.: 43129
DATE: 04/21/2025

REVISIONS

NO.	DATE	DESCRIPTION
1	xx/xx/2025	
2	xx/xx/2025	
3	xx/xx/2025	
4	xx/xx/2025	

SCHULTZ ENG. PROJECT NO.: 24046
ISSUE DATE: 04/21/2025
DRAWN BY: NES
REVIEWED BY: BJS
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CIVIL SHEET INDEX

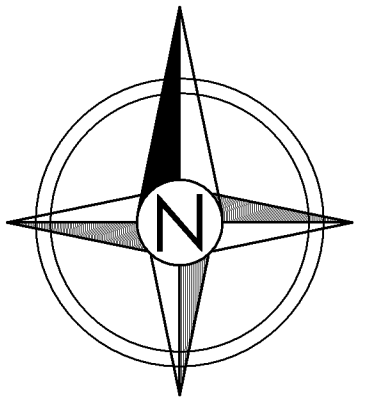
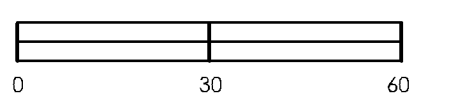
- C1 - TITLE SHEET
- C2 - PRELIMINARY SITE PLAN
- C3 - PRELIMINARY STANDARD DETAILS
- C4 - PRELIMINARY DEMOLITION PLAN
- C5 - PRELIMINARY GRADING PLAN
- C6 - PRELIMINARY SWPPP - PLAN VIEW
- C7 - PRELIMINARY UTILITY PLAN
- C8 - PRELIMINARY PAVING PLAN

WEST HAVEN

BLOOMINGTON
FERRY ROAD
BLOOMINGTON, MN

PRELIMINARY PAVING PLAN

SCALE: 1"=30'



C8

24046PrePaving.dwg