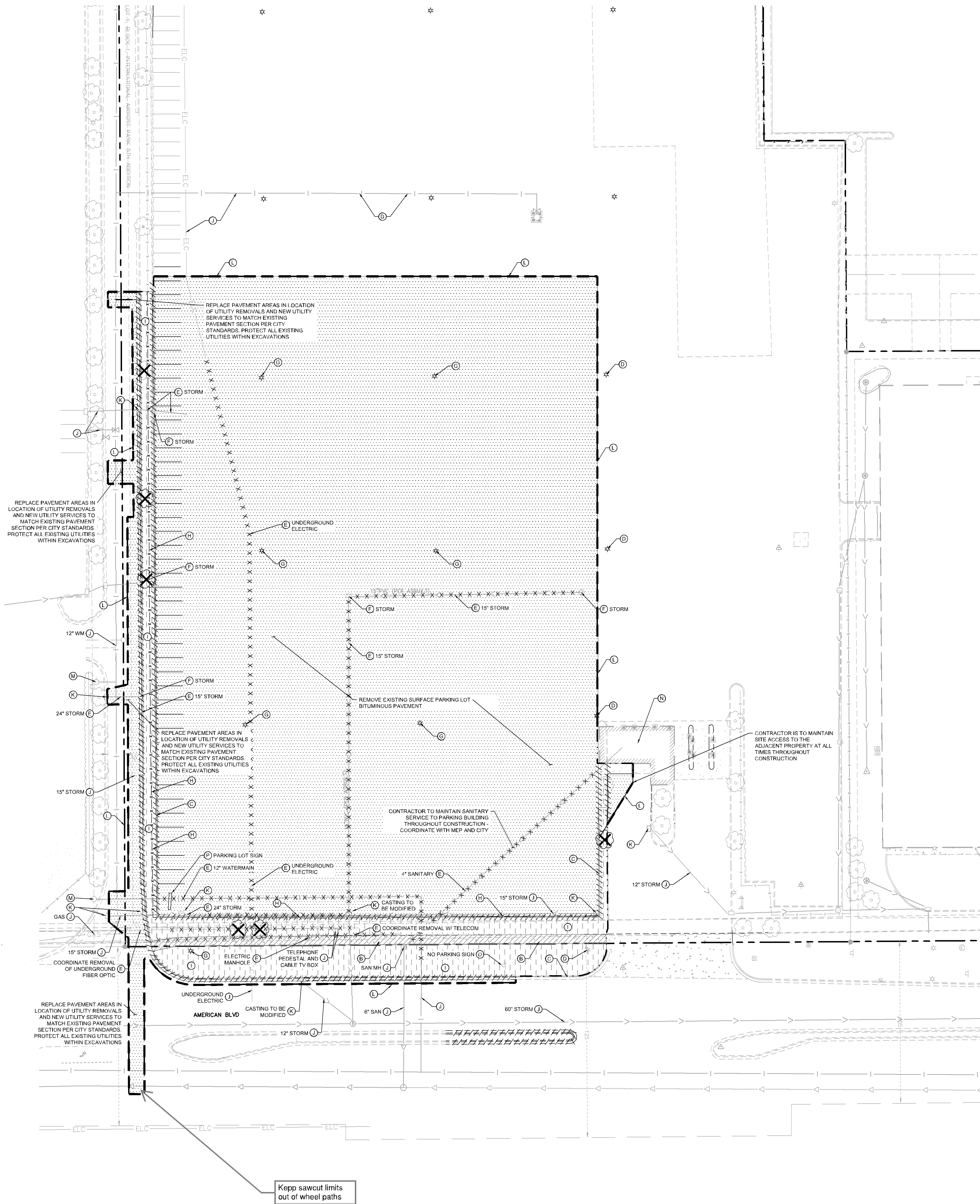




LEGEND

	PROPERTY LINE		EXISTING UNDERGROUND CABLE
	REMOVE BITUMINOUS SURFACE		EXISTING CONTOUR
	REMOVE CONCRETE SURFACE		EXISTING CURB & GUTTER
	CLEARING & GRUBBING		EXISTING STORM MANHOLE
	FULL DEPTH SAWCUT		EXISTING STORM CATCHBASIN
	REMOVE TREE		EXISTING GAS METER
	REMOVE CONCRETE CURB & GUTTER		EXISTING GATE VALVE
	REMOVE UTILITY LINES		EXISTING HYDRANT
	FILL & ABANDON UTILITY LINES		EXISTING METAL COVER
	LIMITS OF CONSTRUCTION		EXISTING ELECTRICAL METER
	EXISTING OVERHEAD POWER LINE		EXISTING TELEPHONE MANHOLE
	EXISTING CHAINLINK FENCE		EXISTING CABLE BOX
	EXISTING SANITARY SEWER		EXISTING GUY WIRE
	EXISTING STORM SEWER		EXISTING POWER POLE
	EXISTING WATERMAIN		EXISTING LIGHT POLE
	EXISTING GAS MAIN		EXISTING TREE
	EXISTING UNDERGROUND TELEPHONE		EXISTING TREE LINE

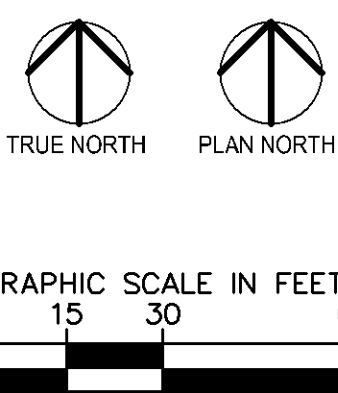
KEYNOTE LEGEND

(A)	REMOVE EXISTING BITUMINOUS PAVEMENT
(B)	REMOVE EXISTING CONCRETE PAVEMENT
(C)	REMOVE CURB AND GUTTER
(D)	PROTECT EXISTING LIGHT POLE
(E)	REMOVE EXISTING UTILITIES
(F)	REMOVE EXISTING STRUCTURE
(G)	REMOVE EXISTING LIGHT POLE/POWER POLE/SEWER AND ASSOCIATED FOUNDATIONS/FEATURES
(H)	REMOVE EXISTING FENCE
(I)	CLEARING AND GRUBBING
(J)	PROTECT EXISTING UTILITIES
(K)	PROTECT STORM STRUCTURE
(L)	SAWCUT LINE
(M)	PROTECT EXISTING HYDRANT
(N)	PROTECT EXISTING BUILDING, FOOTINGS, FOUNDATIONS, AND ASSOCIATED SERVICES
(O)	REMOVE AND SALVAGE EXISTING SIGN
(P)	REMOVE EXISTING SIGN

DEMOLITION PLAN NOTES

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

In addition, the contractor shall notify Bloomington Environmental Health Division at 952-563-8934 if a well is found.



ISSUE #	DATE	DESCRIPTION
	02/12/2020	DRC REVIEW

NOT FOR
CONSTRUCTION

CERTIFICATION

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WILLIAM D. MATZEK, P.E.
DATE: _____ MN LIC. NO. _____

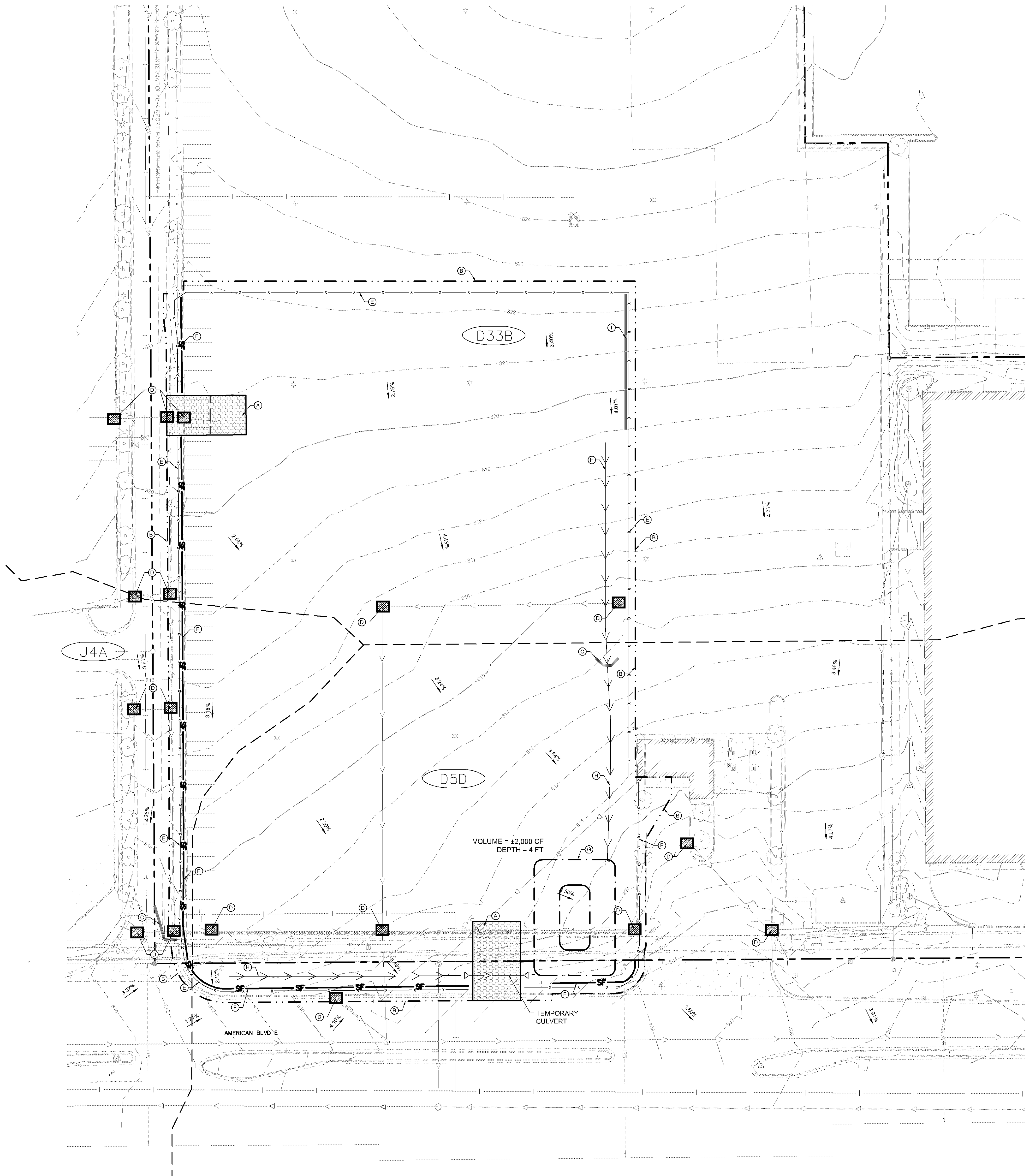
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CHECKED BY: MGC
COMMISSION NUMBER: 160116000

SHEET TITLE

DEMO PLAN

SHEET NUMBER

C200



LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE, OFFSET FOR CLARITY
- LIMITS OF DISTURBANCE
- SAFETY FENCE, OFFSET FOR CLARITY
- TEMPORARY CHECK DAM
- SOIL BOUNDARY
- URBAN LAND-DORSET COMPLEX, 0 TO 8 PERCENT SLOPES
- DORSET-TWO INLETS COMPLEX, 12 TO 18 PERCENT SLOPES
- URBAN LAND-UPRISAMMENTS (CUT AND FILL LAND) COMPLEX, 0 TO 2 PERCENT SLOPES
- TEMPORARY DIVERSION DITCH
- SEDIMENT TRAP BASIN

KEYNOTE LEGEND

- CONSTRUCTION ENTRANCE
- LIMITS OF DISTURBANCE
- TEMPORARY CHECK DAM
- INLET PROTECTION
- SAFETY FENCE, OFFSET FROM BACK OF CURB/LIMITS OF DISTURBANCE FOR CLARITY
- SILT FENCE
- SEDIMENT TRAP BASIN
- TEMPORARY DIVERSION DITCH
- ROCK SOCK

LIMITS OF DISTURBANCE	3.08 AC
TOTAL SITE AREA	2.92 AC
PRE-DEVELOPMENT PERVIOUS AREA	0.30 AC
PRE-DEVELOPMENT IMPERVIOUS AREA	2.78 AC
POST-DEVELOPMENT PERVIOUS AREA	0.87 AC
POST-DEVELOPMENT IMPERVIOUS AREA	2.21 AC

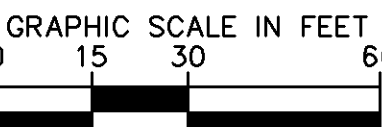
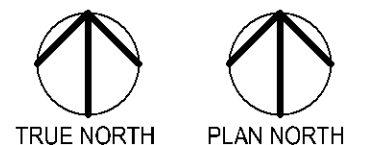
BMP QUANTITIES		
BMP	UNIT	QUANTITY
CONSTRUCTION ENTRANCE	EA.	2
ROCK SOCK	LF	85
INLET PROTECTION	EA.	17
SAFETY FENCE	LF	1,340
SILT FENCE	LF	635
SEDIMENT TRAP BASIN	EA.	1
CHECK DAM	EA.	1
DIVERSION DITCH	LF	420

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

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

RECEIVING BODY OF WATER: THE SITE DISCHARGES TO THE EXISTING CITY STORM SEWER LOCATED WITHIN AMERICAN BOULEVARD WHICH ULTIMATELY DISCHARGES TO THE MISSISSIPPI RIVER LOCATED APPROXIMATELY 0.75 MILES SOUTHEAST OF THE PROJECT. THE MISSISSIPPI RIVER IS CLASSIFIED AS AN IMPAIRED WATER BODY.

Minnesota River not Mississippi - correct on all sheets



BKV GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

Boorman Kroos Vogel Group Inc.

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EOE

CONSULTANTS

kimbleco
RELEVANT. RESULTS. REAL ESTATE.
CELEBRATING 5 YEARS

Kimley»Horn

PROJECT TITLE

3700 AMERICAN BLVD

ISSUE #	DATE	DESCRIPTION
	02/12/2020	DRC REVIEW

NOT FOR CONSTRUCTION

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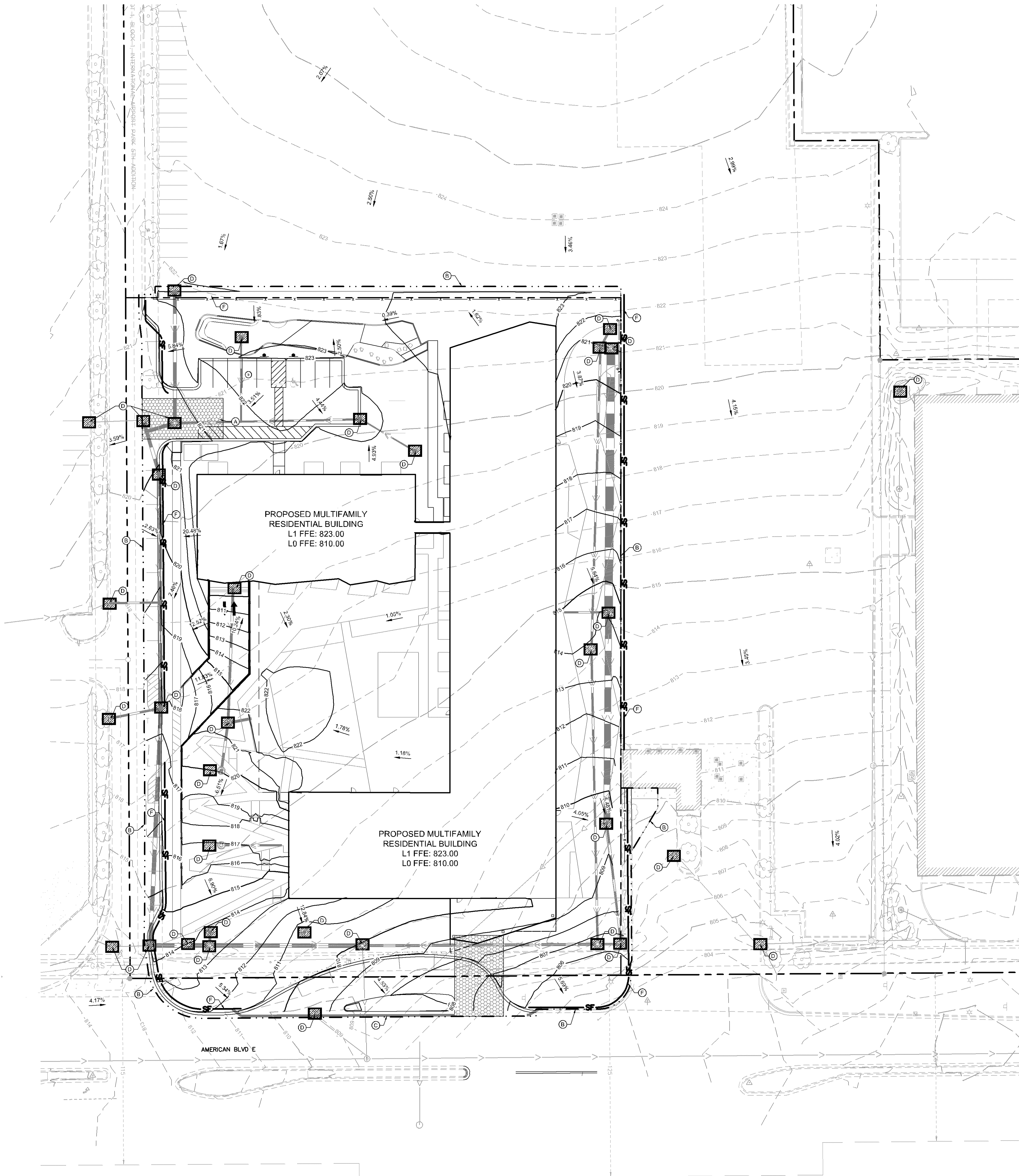
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CHECKED BY: MGC
COMMISSION NUMBER: 160116000

SHEET TITLE

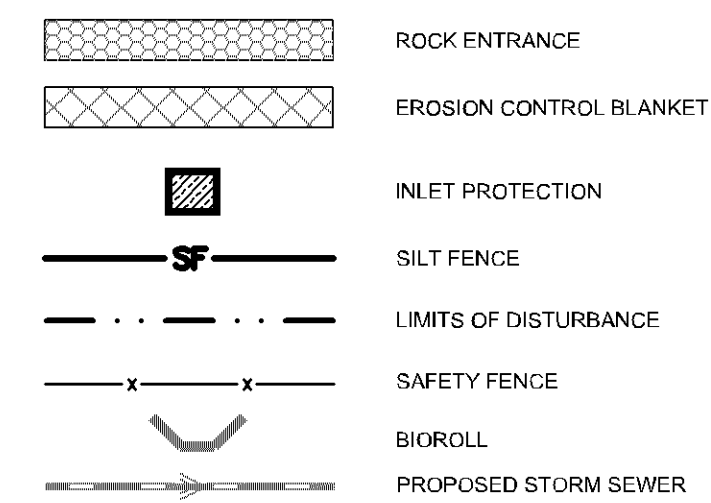
EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

SHEET NUMBER

C300



LEGEND



KEYNOTE LEGEND

- (A) CONSTRUCTION ENTRANCE
- (B) LIMITS OF DISTURBANCE
- (C) ROCK SOCK
- (D) INLET PROTECTION
- (E) CONSTRUCTION SAFETY FENCE, OFFSET FROM BACK OF CURB/LIMITS OF DISTURBANCE FOR CLARITY
- (F) SILT FENCE

LIMITS OF DISTURBANCE	3.08 AC
TOTAL SITE AREA	2.92 AC
PRE-DEVELOPMENT PERVIOUS AREA	0.30 AC
PRE-DEVELOPMENT IMPERVIOUS AREA	2.78 AC
POST-DEVELOPMENT PERVIOUS AREA	0.87 AC
POST-DEVELOPMENT IMPERVIOUS AREA	2.21 AC

BMP QUANTITIES		
BMP	UNIT	QUANTITY
CONSTRUCTION ENTRANCE	EA	2
ROCK SOCK	LF	140
INLET PROTECTION	EA	31
SAFETY FENCE	LF	0
SILT FENCE	LF	910

EROSION CONTROL PLAN NOTES

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

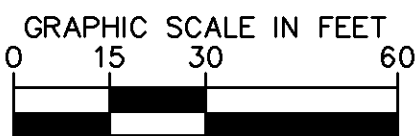
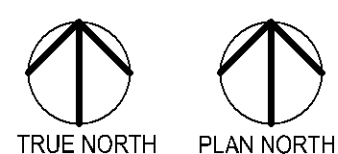
SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

- TEMPORARILY SEED THROUGHOUT CONSTRUCTION, DENIED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
- INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
- INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
- PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- PREPARE SITE FOR PAVING.
- PAVE SITE AND INSTALL STRIPING.
- INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
- COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
- OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED, THEN:
 - REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
 - STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPs.

RECEIVING BODY OF WATER: THE SITE DISCHARGES TO THE EXISTING CITY STORM SEWER LOCATED WITHIN AMERICAN BOULEVARD WHICH ULTIMATELY DISCHARGES TO THE MISSISSIPPI RIVER LOCATED APPROXIMATELY 0.75 MILES SOUTHEAST OF THE PROJECT. THE MISSISSIPPI RIVER IS CLASSIFIED AS AN IMPAIRED WATER BODY.



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BLVD

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WILLIAM D. MATZEK, P.E.
DATE: MN LIC. NO.

DRAWN BY: LEC
CHECKED BY: MGC
COMMISSION NUMBER: 160116000

SHEET TITLE

EROSION AND
SEDIMENT
CONTROL PLAN
- PHASE 2

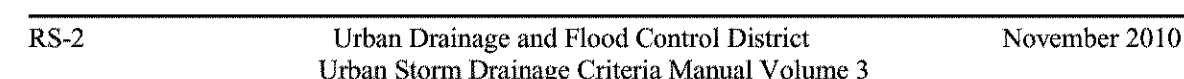
SHEET NUMBER

C301

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610 - BIOROLL BLANKET SYSTEM (TYPE 3 SPEC. 3889)
610 - Bioroll.dwg 5/2015



- PLACE BOTTOM EDGE OF FENCE INTO 6" (153 mm) DEEP TRENCH AND BACKFILLED IMMEDIATELY.
- POSTS SHALL BE:
 - 4" (1.22 m) ON CENTER
 - 2" (50.8 mm) X 2" (50.8 mm) HARDWOOD, PINE OR STEEL FENCE POSTS. MINIMUM LENGTH 4.5'
 - DRIVEN 2' (0.61 m) INTO THE GROUND.



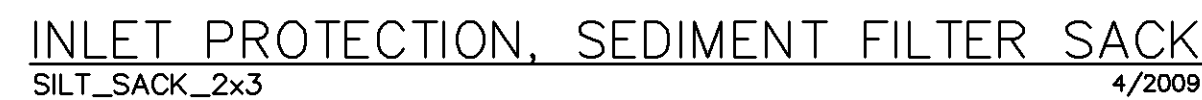
* GRAVEL SHALL BE 2"-3" CLEAN STONE

NOTE:
OUTLET DIMENSIONS PROVIDED
BELOW AND VOLUME FOR EACH
SEDIMENT TRAP LOCATED ON THE
PLANS. (SEE SITE MAPS)

NOTE:
OUTLET DIMENSIONS PROVIDED
BELOW AND VOLUME FOR EACH
SEDIMENT TRAP LOCATED ON THE
PLANS. (SEE SITE MAPS)

L (IN FEET) = 6' OR
1 x DRAINAGE AREA (AC)
WHICHEVER IS LARGER

TEMPORARY SEDIMENT TRAP



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SHEET TITLE

EROSION AND

EROSION AND

SEDIMENT

CONTROL

CONTROL

DETAILS

SHEET NUMBER

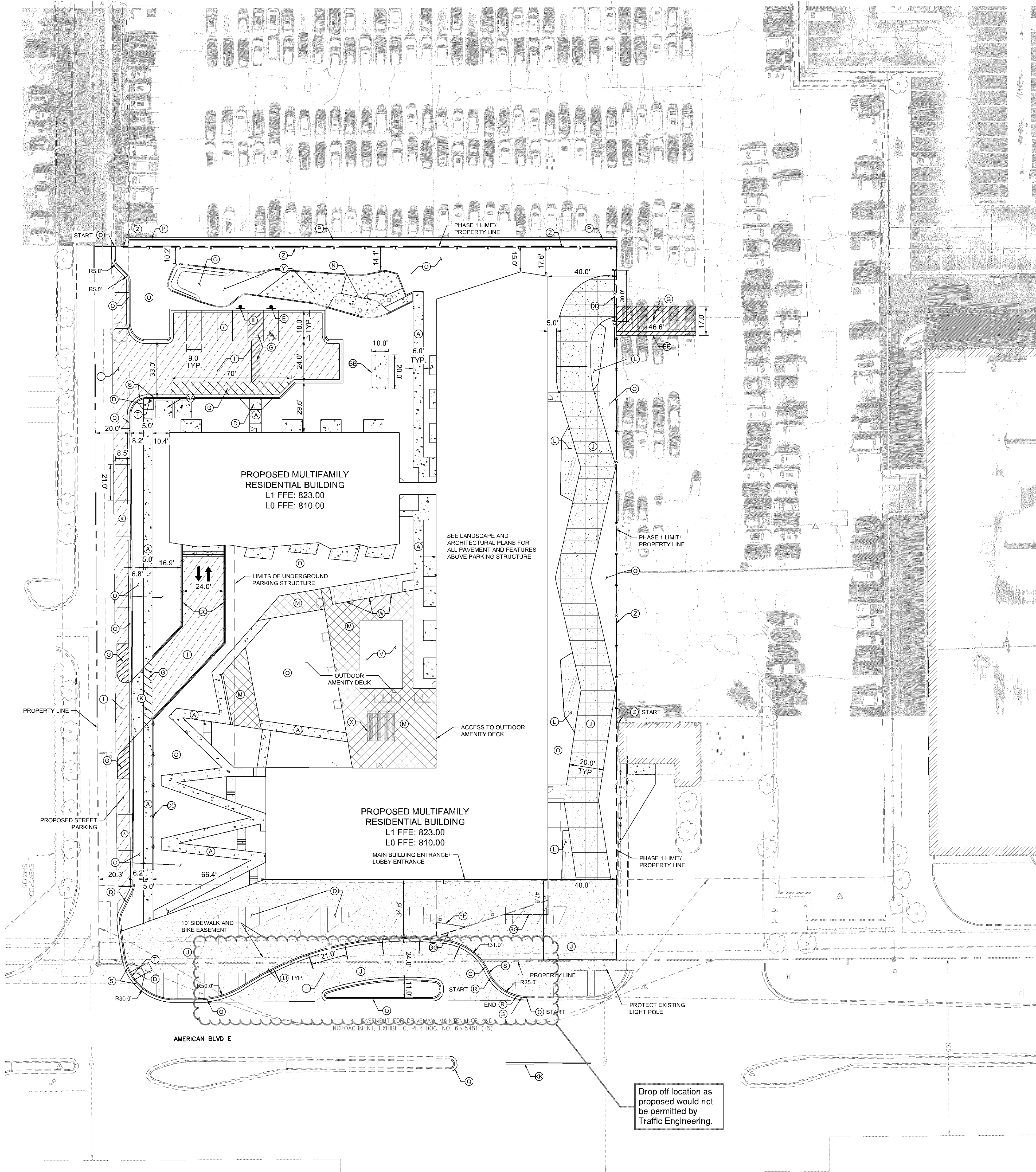
SHEET NUMBER

C302

CS02

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LEGEND

---	PROPERTY LINE
- - - - -	PROPOSED FENCE
=====	RETAINING WALL
=====	PROPOSED CURB AND GUTTER
=====	PROPOSED STANDARD DUTY ASPHALT
=====	PROPOSED HEAVY DUTY ASPHALT
=====	PROPOSED DECORATIVE CONCRETE PAVEMENT, SEE LANDSCAPE PLANS
=====	PROPOSED CONCRETE SIDEWALK
=====	PERMEABLE UNIT PAVING, SEE LANDSCAPE PLANS
=====	PEDESTAL PAVERS, SEE LANDSCAPE PLANS
=====	PEA GRAVEL, SEE LANDSCAPE PLANS
=====	LANDSCAPE AREA, SEE LANDSCAPE PLANS

PROPERTY SUMMARY

3700 AMERICAN BLVD	
TOTAL PROPERTY AREA	127,410 SF (2.92 AC)
PROPOSED IMPERVIOUS AREA	2.21 AC
PROPOSED PERVIOUS AREA	0.87 AC
TOTAL DISTURBED AREA	3.08 AC
ZONING SUMMARY	
EXISTING ZONING	HR-X (HIGH INTENSITY MIXED USE WITH RESIDENTIAL)
PROPOSED ZONING	HR-X (HIGH INTENSITY MIXED USE WITH RESIDENTIAL)
PARKING SETBACKS	STREET ROW = 20' NON-STREET ROW = 5'
BUILDING SETBACKS	FRONT = NA SIDE = 0' REAR = 0'

BUILDING DATA SUMMARY

AREAS	
PROPOSED PROPERTY	2.92 AC
BUILDING AREA	31,700 SF (30.7% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED PARKING	1.47 SPACES PER UNIT

KEYNOTE LEGEND

(A)	CONCRETE SIDEWALK
(B)	EXISTING PIPE BOLLARD
(C)	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
(D)	ACCESSIBLE CURB RAMP
(E)	ACCESSIBLE PARKING SIGN
(F)	ACCESSIBLE PARKING
(G)	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
(H)	-NOT USED-
(I)	HEAVY DUTY ASPHALT PAVEMENT
(J)	DECORATIVE CONCRETE PAVEMENT, SEE LANDSCAPE PLANS
(K)	STANDARD CONCRETE PAVEMENT
(L)	PERMEABLE UNIT PAVING, SEE LANDSCAPE PLANS
(M)	PEDESTAL PAVERS, SEE LANDSCAPE PLANS
(N)	PEA GRAVEL, SEE LANDSCAPE PLANS
(O)	LANDSCAPE AREA, SEE LANDSCAPE PLANS
(P)	B612 CURB & GUTTER (TYP.)
(Q)	B618 CURB & GUTTER (TYP.)
(R)	S412 CURB & GUTTER (TYP.)
(S)	TRANSITION CURB
(T)	FLAT CURB
(U)	COMMERCIAL DRIVEWAY APRON
(V)	POOL, BY OTHERS
(W)	CABANAS, BY OTHERS
(X)	PERGOLA, BY OTHERS
(Y)	DOG RUN AREA, SEE ARCHITECTURAL PLANS
(Z)	SECURITY FENCE, SEE ARCHITECTURAL PLANS
(AA)	10' X 10' CONCRETE TRANSFORMER PAD, SEE MEP PLANS
(BB)	20' X 10' CONCRETE GENERATOR PAD, SEE MEP PLANS
(CC)	RETAINING WALL WITH 42" DECORATIVE METAL FENCE, (SEE ARCHITECTURAL PLANS), DESIGNED BY OTHERS
(CD)	ELECTRONIC CANTILEVER SECURITY GATE, SEE ARCHITECTURAL PLANS
(ED)	NO PARKING AREA
(FF)	APPROXIMATE LIMIT OF BUILDING OVERHANG
(GG)	APPROXIMATE LIMIT OF BALCONY OVERHANG
(HH)	BUILDING COLUMN
(II)	"LOADING AREA" SIGNAGE, BY OTHERS
(JJ)	BOLLARDS, SEE LANDSCAPE PLANS
(KK)	PAVEMENT STRIPING

SITE PLAN NOTES

- ALL WORK AND MATERIAL SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADI ARE TO BE 5' AND OUTER CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED. STORIED RADI ARE TO BE 5'.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SAMBATEK, INC. DATED 03/04/2019.
- KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 2.92 ACRES.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.

Boarman

Kroos

Vogel

Group

Inc.

222 North Second Street
Long & Kees Bldg, Suite 101
Minneapolis, MN 55401
Telephone: 612.339.3752
www.bkvgroup.com
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CONSULTANTS

kimbleco
RELEVANT. RESULTS. REAL ESTATE.
CELEBRATING 5 YEARS

Kimley»Horn

PROJECT TITLE

3700 AMERICAN
BLVD

ISSUE #	DATE	DESCRIPTION
	02/12/2020	DRG REVIEW

NOT FOR
CONSTRUCTION

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN,
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THAT I AM A QUALIFIED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
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WILLIAM D. MATZEK, P.E.
DATE: _____ MN LIC. NO. _____

DRAWN BY: _____ LEC
CHECKED BY: _____ MGC
COMMISSION NUMBER: 160116000

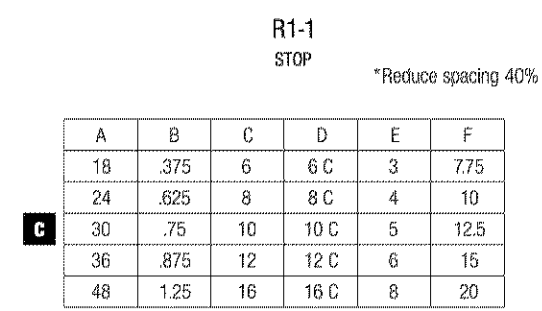
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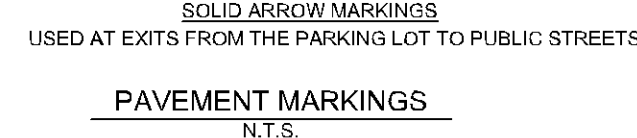
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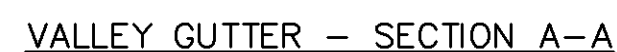
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1-1



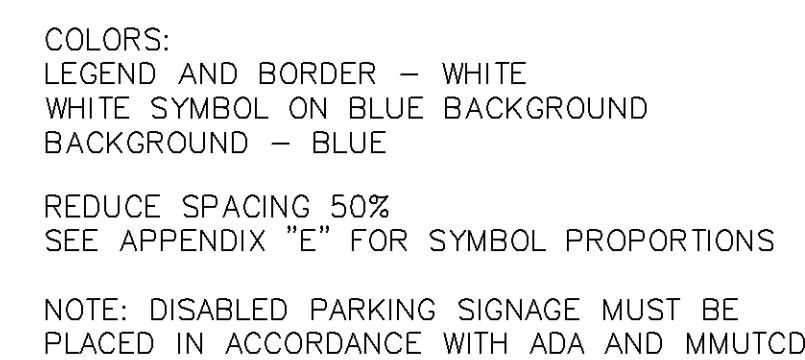
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TYP_CONC_WALK.dwg 11/2012



- ER AT INTERSECTION



Do not use this crosswalk detail on public property

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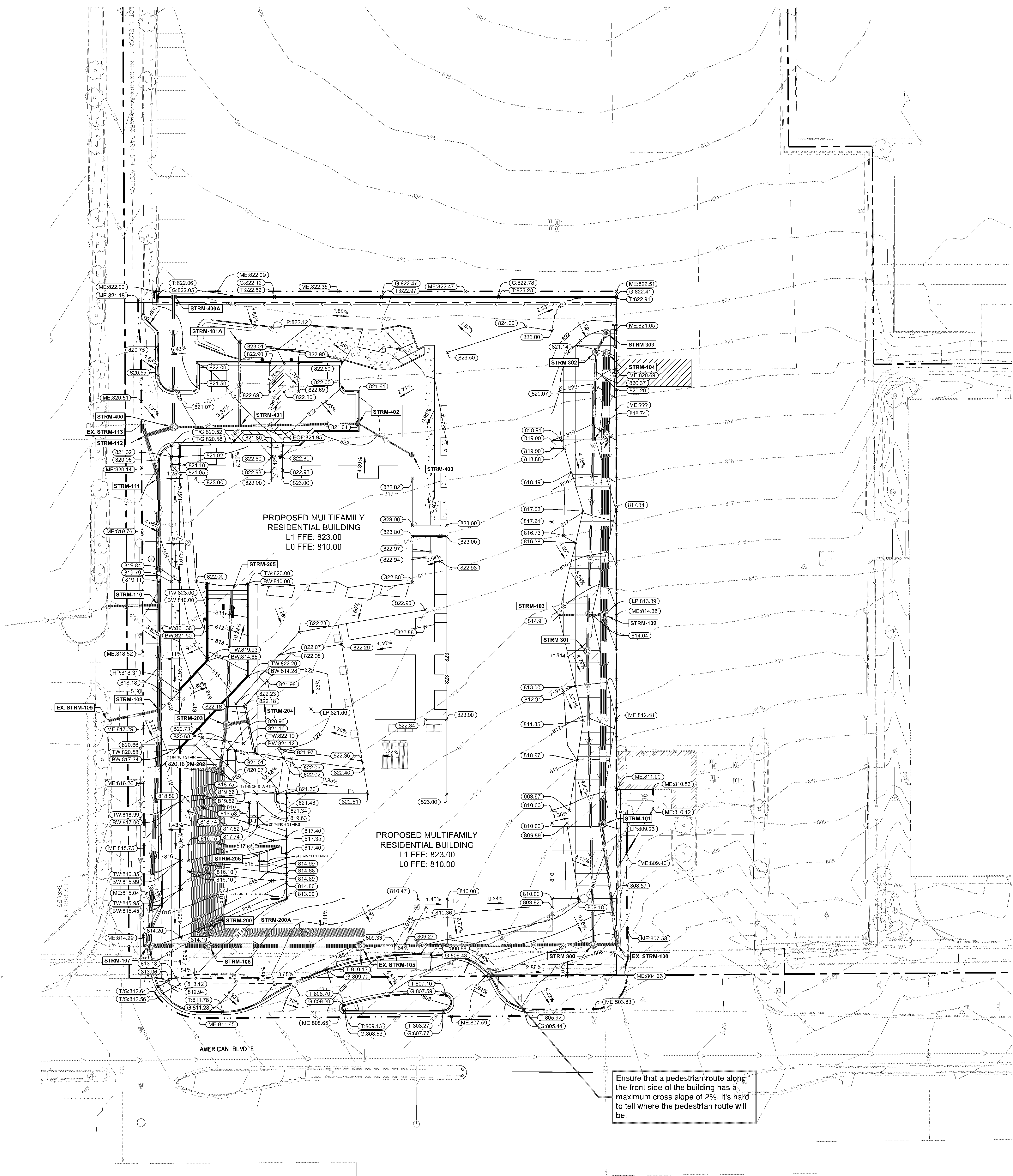
SITE DETAILS

SHEET NUMBER

C401

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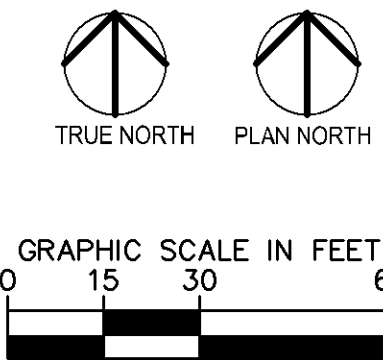
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LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENDOUT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE / STORM CATCHBASIN / SANITARY MANHOLE
- EXISTING STORM CATCHBASIN (ON CURB)
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED ADA SLOPE
- RETAINING WALL
- LIMITS OF DISTURBANCE
- PROPOSED CURB AND GUTTER

- GRADING PLAN NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
 - CONTRACTOR TO CALL GORHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
 - STORM SEWER PIPE SHALL BE AS FOLLOWS:
 - RCP PER ASTM C-76
 - HOPE 12" OR GREATER PER ASTM F-2305
 - PVC SCH. 40 PER ASTM D-3034STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
 - HOPE PER ASTM C-76, JOINTS PER ASTM C-361, C-399, AND C-443
 - PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
 - CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
 - SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL SEWER ALIGNMENTS.
 - CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
 - GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
 - ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNDESIRABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
 - REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE SCHEDULE.
 - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES WITH PROPER POSITIVE DRAINAGE.
 - INSTALL A MINIMUM OF 6" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER.
 - UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
 - ALL SPOT ELEVATIONS/CONTOURS ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED.
 - ALL SPOT ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
 - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINALLY OR EXCEED 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION.
 - "MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
 - CONTRACTOR TO PROVIDE 3" INSULATION BY 2" WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
 - HOPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING ALKO OR WATERTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL, WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.
 - MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.



BKV GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

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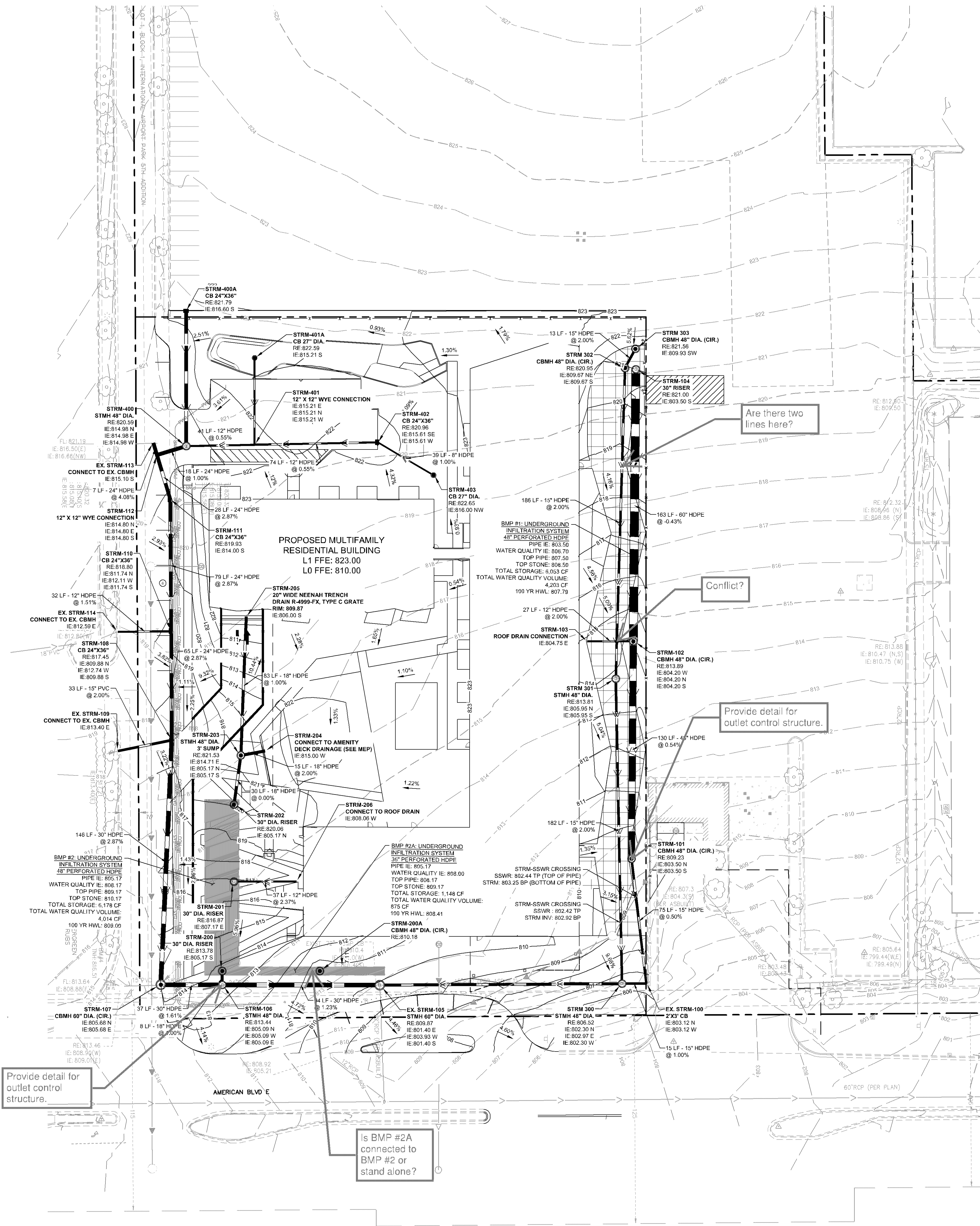
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GRADING PLAN

SHEET NUMBER

C500

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LEGEND

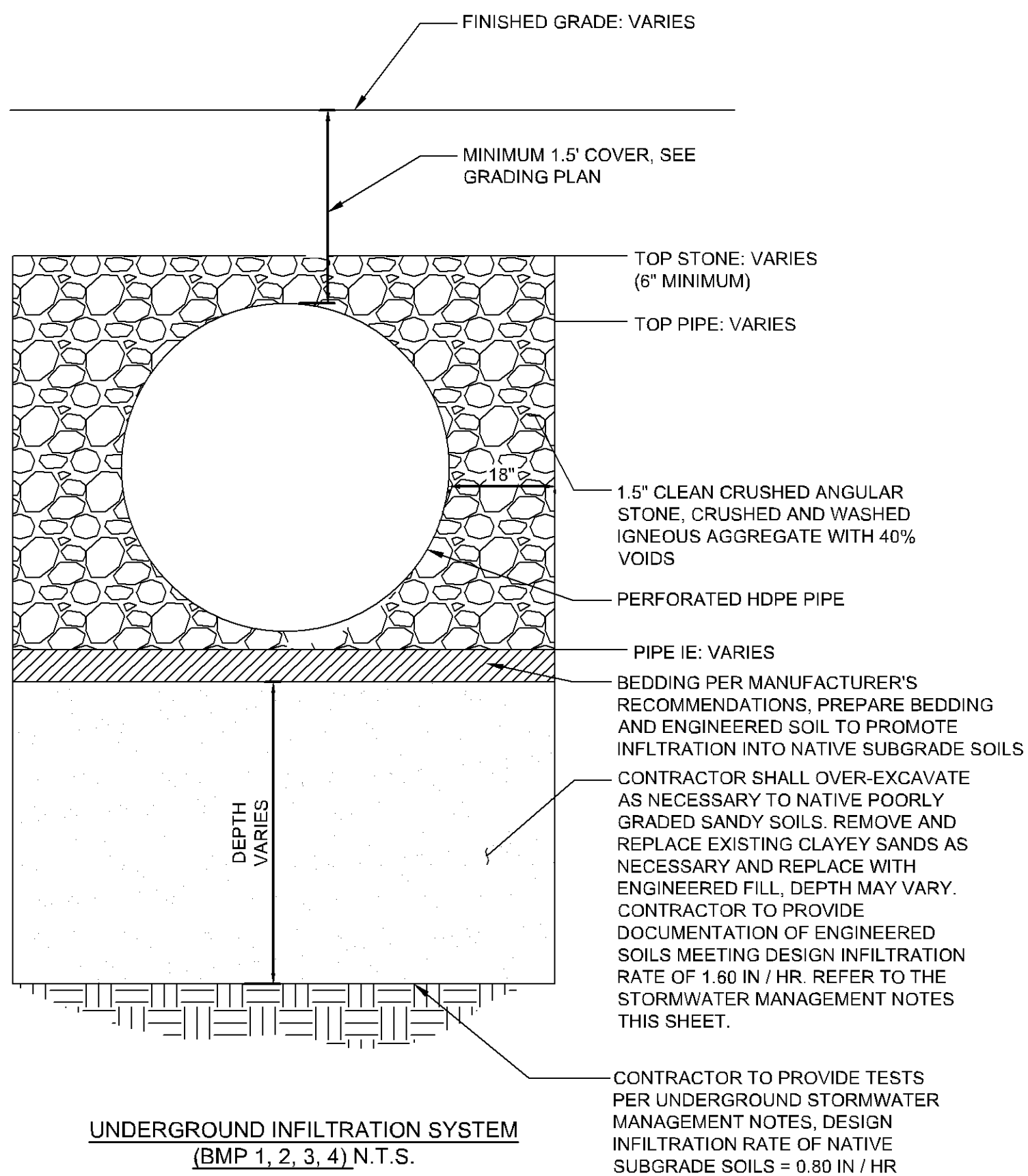
---	PROPERTY LINE
- - - -	EXISTING CONTOUR
- - - -	PROPOSED CONTOUR
---	30"
●	PROPOSED STORM MANHOLE (SOLID CASTING)
○	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
○	PROPOSED STORM SEWER CLEOUT
---	PROPOSED STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE / STORM CATCH-BASIN / SANITARY MANHOLE
■	EXISTING STORM CATCH-BASIN (ON CURB)

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOMPER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
RCP PER ASTM C-76
HOPE: 12" OR GREATER PER ASTM F-2306
PVC SCH 40 PER ASTM D-3034
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-360, AND C-443
HOPE PER ASTM D-3034, JOINTS PER ASTM D-3212
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER BESSAGE. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROPERLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL SEWER ALIGNMENTS.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SURBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE SCHEDULE.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURBS AND GUTTER WITH SMOOTH UNIFORM SLOPES WITH PROPER POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 8" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED.
15. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
16. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINALLY OR EXCEED 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION.
17. "MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
18. CONTRACTOR TO PROVIDE 2" INSULATION BY 2" WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
19. HOPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING A GASKET OR WATERSTOP GASKET OR BOOT. CAST-IN-PLACE RUBBER FOOT, OR APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.
20. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
21. COORDINATE WITH MEP ON ROOF DRAINAGE CONNECTION

UNDERGROUND STORMWATER MANAGEMENT NOTES

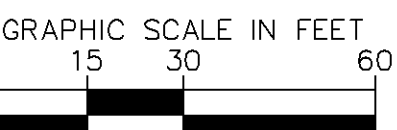
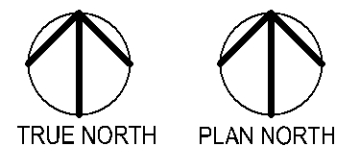
1. CONTRACTOR SHALL OVER-EXCAVATE ALL CLAYEY SANDS AS NECESSARY TO NATIVE POORLY GRADED SANDY SOILS. EXCAVATION SHALL BE REPLACED WITH SUITABLE ENGINEERED FILL MEETING THE MANDATORY SPECIFICATION FOR COARSE FILTER AGGREGATE PER SECTION 1144.2H. DEPTHS OF CLAYEY SANDS EXPECTED TO VARY. CONTRACTOR SHALL VERIFY DEPTHS OF EXCAVATION AND PERFORM INFILTRATION TESTS PRIOR TO INSTALLING UNDERGROUND SYSTEM.
2. IF NATIVE SUBGRADE SOILS ARE DETERMINED TO NOT BE CONDUIVE TO THE DESIGN INFILTRATION REQUIREMENTS, THE CONTRACTOR SHALL REMOVE AND REPLACE THE POORLY INFILTRATING SOILS TO A DEPTH WHERE THE EXISTING NATIVE SUBGRADE SOILS MEET OR EXCEED THE DESIGN INFILTRATION RATE AS REVIEWED BY THE ENGINEER.
3. UPON COMPLETION OF THE STORMWATER BMPS AND FINAL STABILIZATION OF THE TRIBUTARY DRAINAGE AREA, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE BMPS AFTER A SIGNIFICANT RAIN EVENT THAT SHOWS THE BMPS DRAW DOWN WITHIN 48 HOURS.
4. NO CONSTRUCTION EQUIPMENT SHALL TRAVEL WITHIN THE UNDERGROUND INFILTRATION AREAS. USE EXCAVATOR WITH TOOTHED BUCKET FOR INFILTRATION BASIN EXCAVATION TO AVOID COMPACTING OR SMEARING OF SOILS.
5. FINAL EXCAVATION OF UNDERGROUND INFILTRATION SYSTEM AREAS AND INSTALLATION OF OF ENGINEERED SOIL MUST OCCUR IN DRY SOIL CONDITIONS TO PREVENT SMEARING AND COMPACTION. DO NOT WORK IN INFILTRATION SYSTEM AREA IF SOIL CONDITIONS ARE WET.
6. IMMEDIATELY FOLLOWING SYSTEM CONSTRUCTION, THE EXCAVATION FOR THE TRENCH SHALL BE IMMEDIATELY BACKFILLED WITH APPROVED BACKFILL MATERIAL PER MANUFACTURER'S RECOMMENDATION. OR THE EXCAVATION SHALL BE PROTECTED WITH SILT FENCE AND OR BARRIERS SUCH THAT ON-SITE SOILS DO NOT ENTER THE TRENCH. EXCAVATION AND CLOS UP THE BOTTOMSIDES OF THE TRENCH LIMITING THE INFILTRATION CAPACITY OF THE UNDERGROUND SYSTEM.
7. IF ANY SOILS ENTER THE TRENCH PRIOR TO BACKFILLING, THE CONTRACTOR SHALL REMOVE SOILS AND CONFIRM THE INFILTRATION CAPACITY OF THE NATIVE SUBGRADE SOILS IS MET WITH INFILTRATION TESTS.
8. CONTRACTOR SHALL COORDINATE AND COMPLETE CERTIFIED AS-BUILT PLANS DEMONSTRATING ALL CONSTRUCTED STORMWATER CONVEYANCE STRUCTURES, AND STORMWATER MANAGEMENT FACILITIES (INCLUDING AS-BUILT VOLUMES) CONFORM TO DESIGN AND/OR PLANS AS APPROVED BY THE CITY.



UNDERGROUND INFILTRATION SYSTEM
(BMP 1, 2, 3, 4) N.T.S.

Infiltration systems must remain offline until areas tributary to each system are fully stabilized.

Show actual number of pipes and label appropriately.



CONSULTANTS

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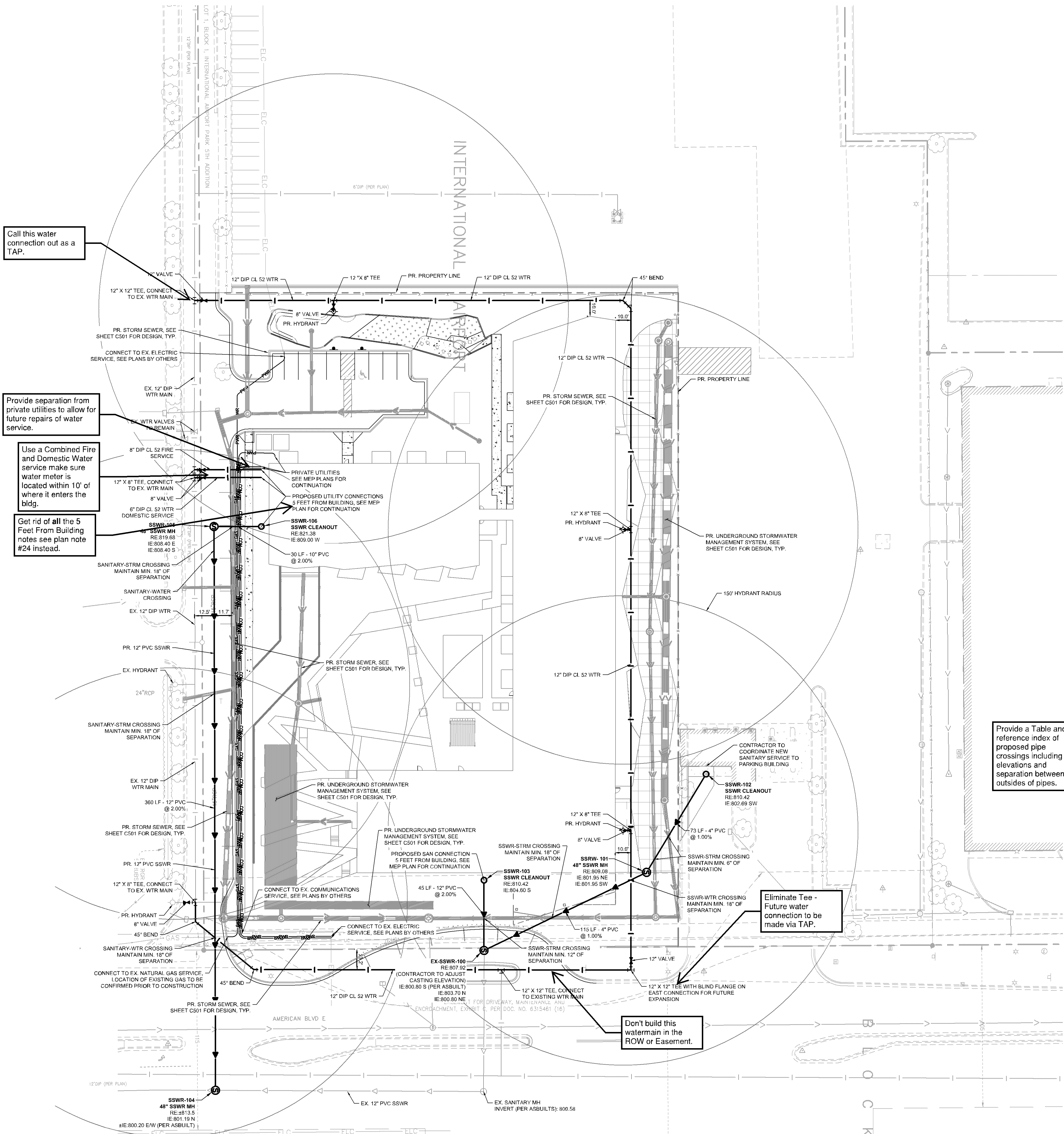
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SHEET TITLE

STORM SEWER
PLAN

SHEET NUMBER

C501

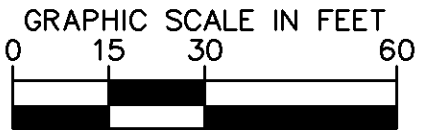
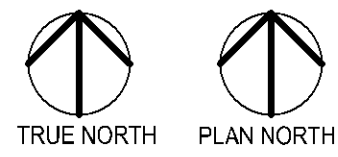


LEGEND

	PROPOSED TEE
	PROPOSED GATE VALVE
	PROPOSED HYDRANT
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED TELEPHONE
	PROPOSED GAS MAIN
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING COMMUNICATIONS CABLE
	EXISTING STORM MANHOLE / STORM CATCHBASIN / SANITARY MANHOLE
	EXISTING STORM CATCHBASIN (ON CURB)
	EXISTING GATE VALVE
	EXISTING HYDRANT
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING COMMUNICATIONS BOX
	EXISTING LIGHT POLE

UTILITY PLAN NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
12" PVC SDR35, SCHEDULE 40, OR EQUIVALENT PER ASTM D 3034
8" PVC SDR35, SCHEDULE 40, OR EQUIVALENT PER ASTM D 3034
6" PVC SCHEDULE 40
DUCTILE IRON PIPE PER AWWA C150
- WATER LINES SHALL BE AS FOLLOWS:
12" AND LARGER DUCTILE IRON PIPE PER AWWA C150
12" AND SMALLER USE CLASS 50 DIP
A MINIMUM OF 8 MIL POLYWRAP IS REQUIRED ON ALL DIP
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI Z1.11 (AWWA C151) (CLASS 50).
- UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS IN GREEN AREAS WITH WATER TIGHT LIDS.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- BACKFLOW DEVICES (DDCV AND PR2 ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH PLANS.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES' BLOCKING WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- ALL ON-SITE WATERMANS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL WATERMAIN SUBROUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.
- HOPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING AN A-J-OK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL.
- TAPS OF LIVE WATER MAINS ARE DONE BY CITY FORCEES AND PAID FOR AND COORDINATED WITH THE CONTRACTOR.
- UTILITY AND MECHANICAL CONTRACTORS MUST COORDINATE THE INSTALLATION OF ALL WATER AND SEWER SERVICE PIPES INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.
- ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT MUST UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSIAWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS. THE USE OF UNLINED OR UNCOATED PIPE IS NOT ALLOWED.
- ALL UNUSED WATER SERVICES MUST BE PROPERLY ABANDONED AT THE MAIN. ALL UNUSED SANITARY SEWER SERVICES MUST PROPERLY ABANDONED AT THE PROPERTY LINE.
- UTILITY PERMITS ARE REQUIRED FOR CONNECTIONS TO THE PUBLIC STORM, SANITARY, AND WATER SYSTEM. CONTACT CITY OF BLOOMINGTON UTILITIES DIVISION (652-563-8777) FOR PERMIT INFORMATION.
- RESTORE UTILITY TRENCHES PER STANDARDS LISTED IN ARTICLE 5, CH. 17 OF THE BLOOMINGTON CITY CODE (SEE UTILITY DETAILS).
- INTERIOR CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY MANHOLES.



ISSUE #	DATE	DESCRIPTION
02/12/2020		ORC REVIEW

NOT FOR
CONSTRUCTION

CERTIFICATION

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 WISCONSIN.

WILLIAM D. MATZEK, P.E.
DATE: _____ MN LIC. NO. _____

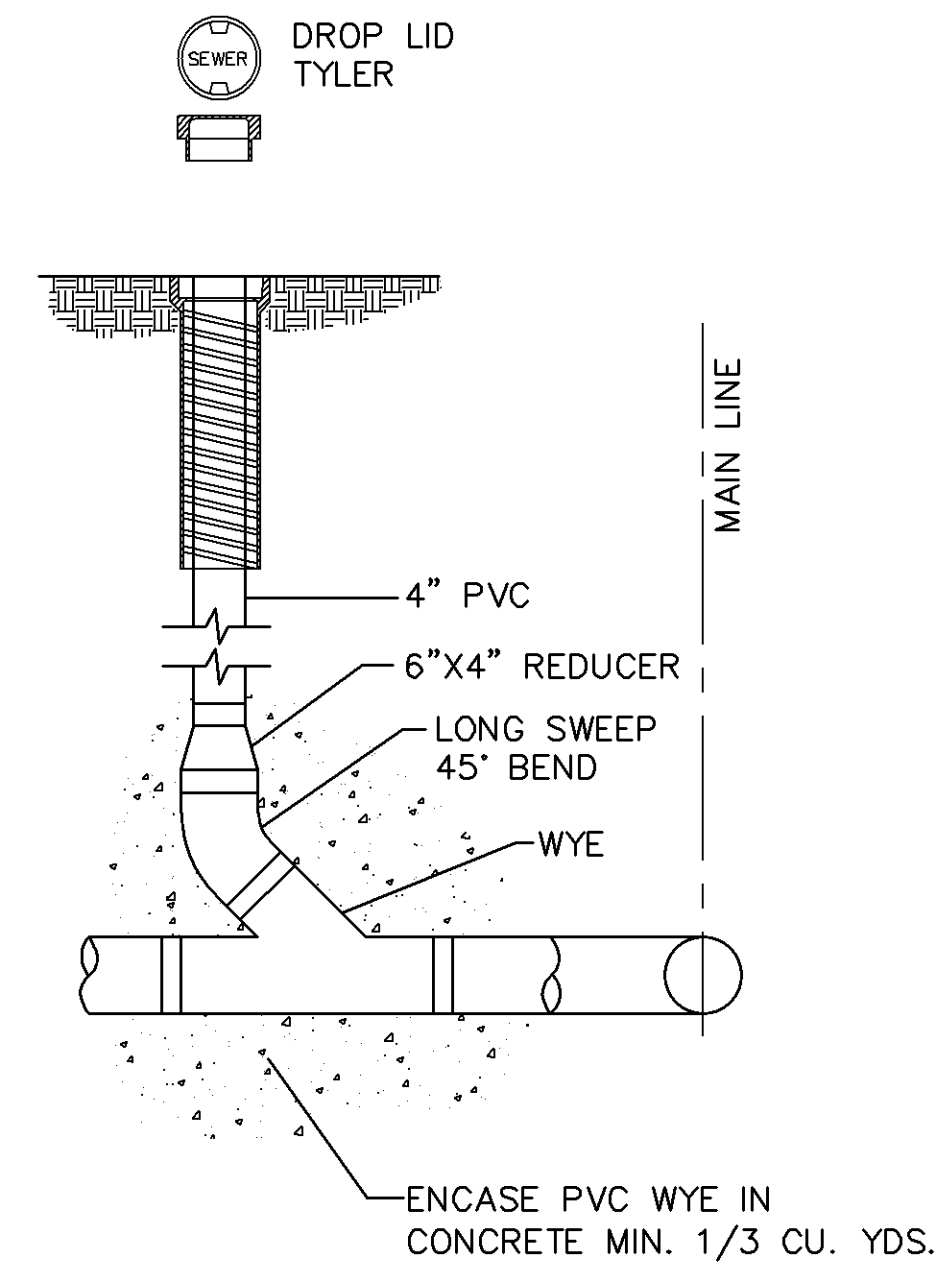
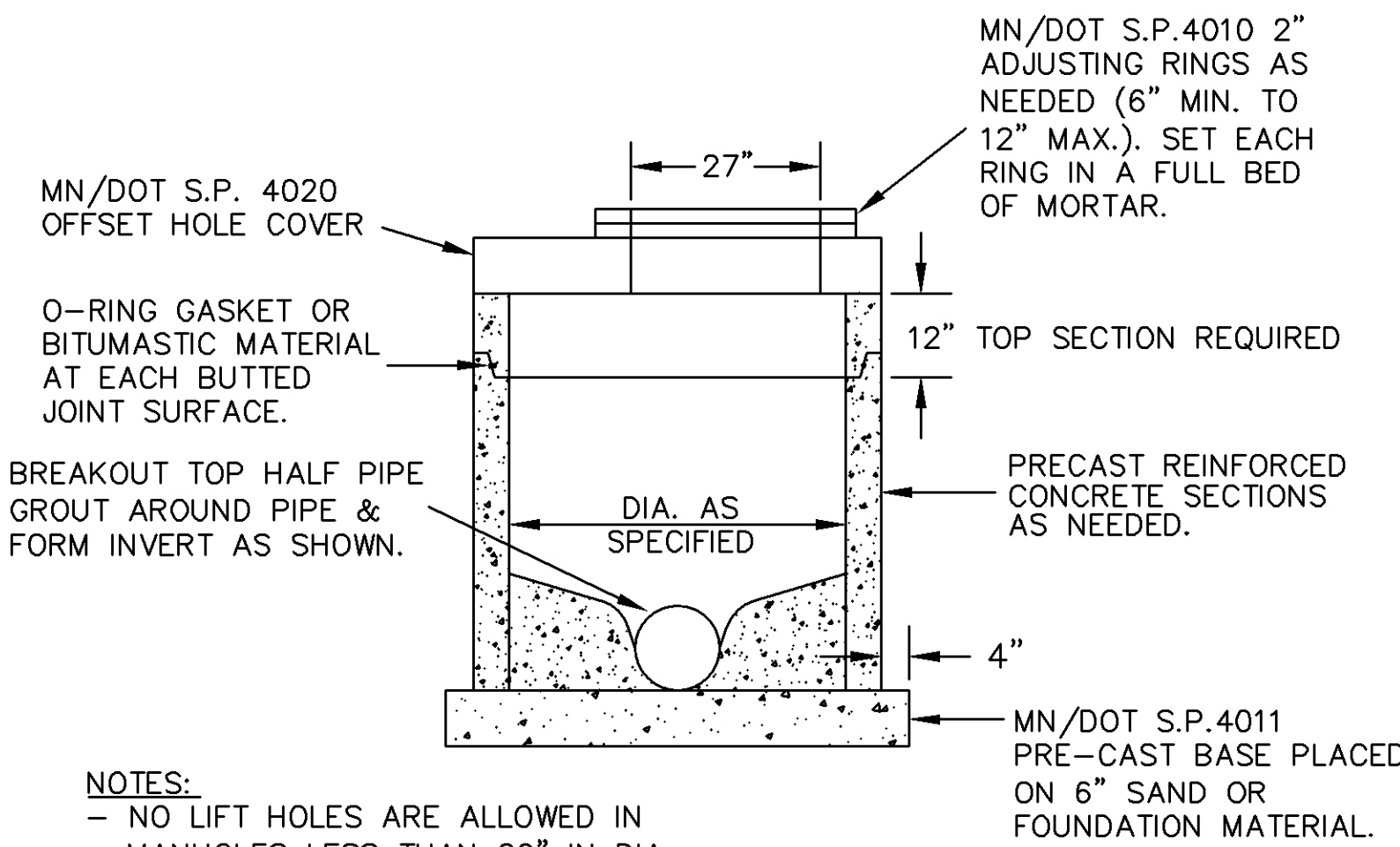
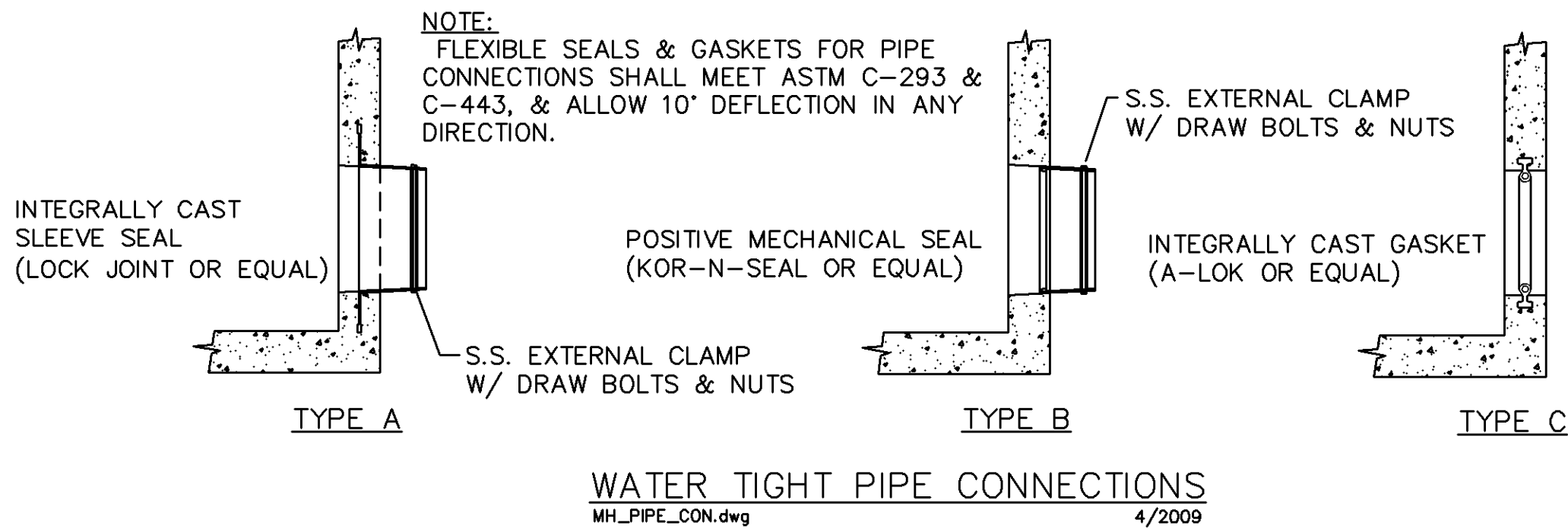
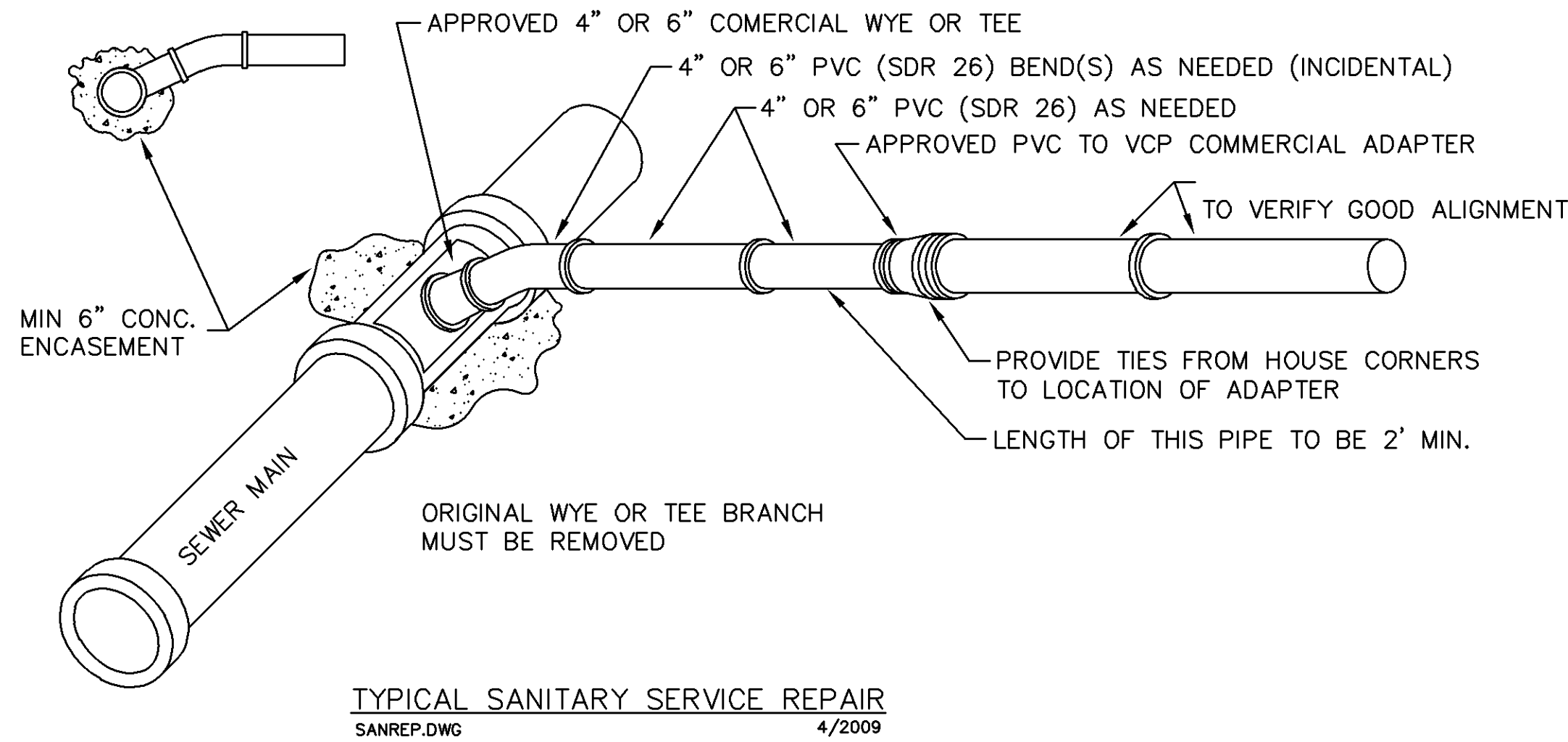
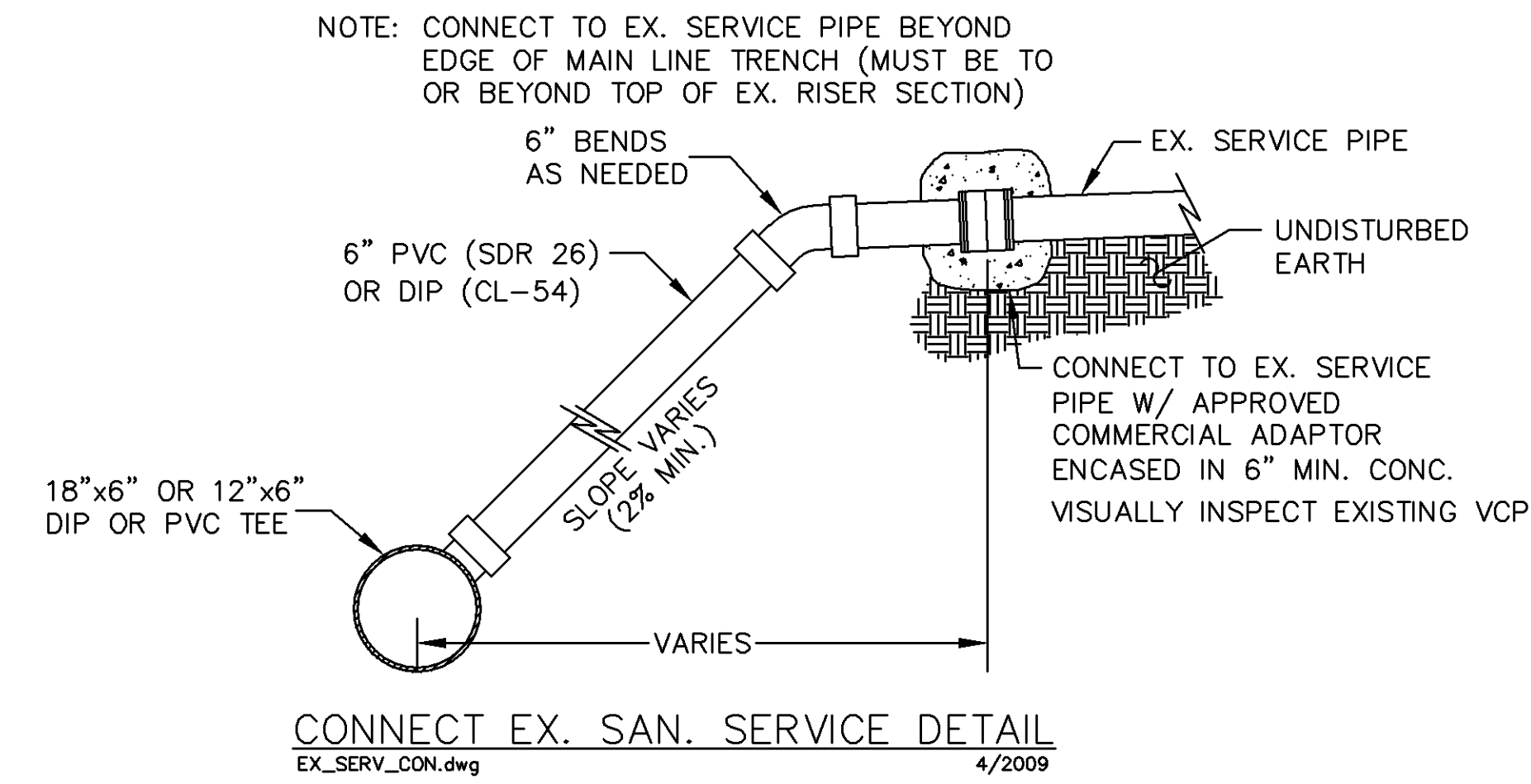
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CHECKED BY: _____ MGC
COMMISSION NUMBER: 160116000

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

PL202000028

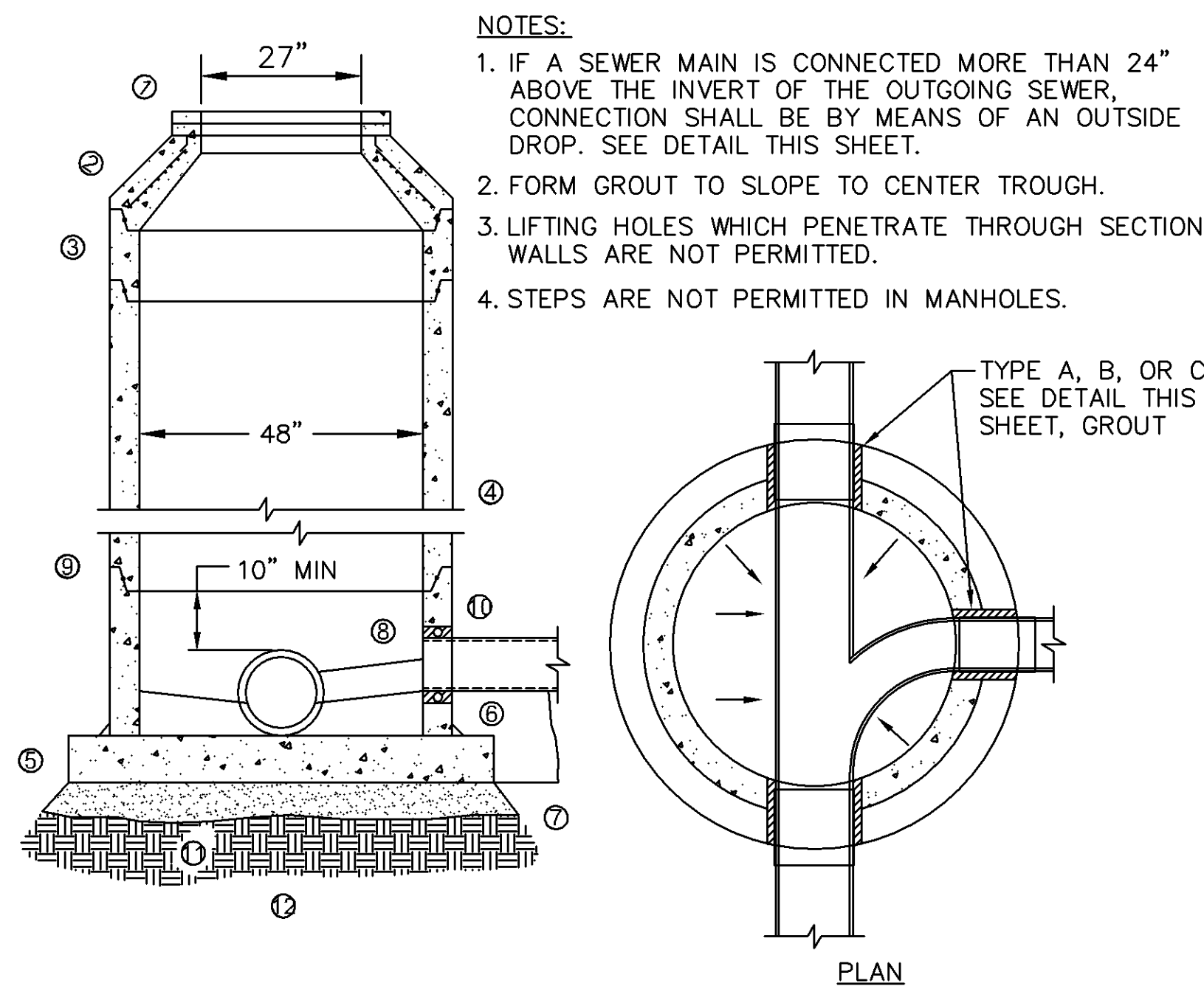
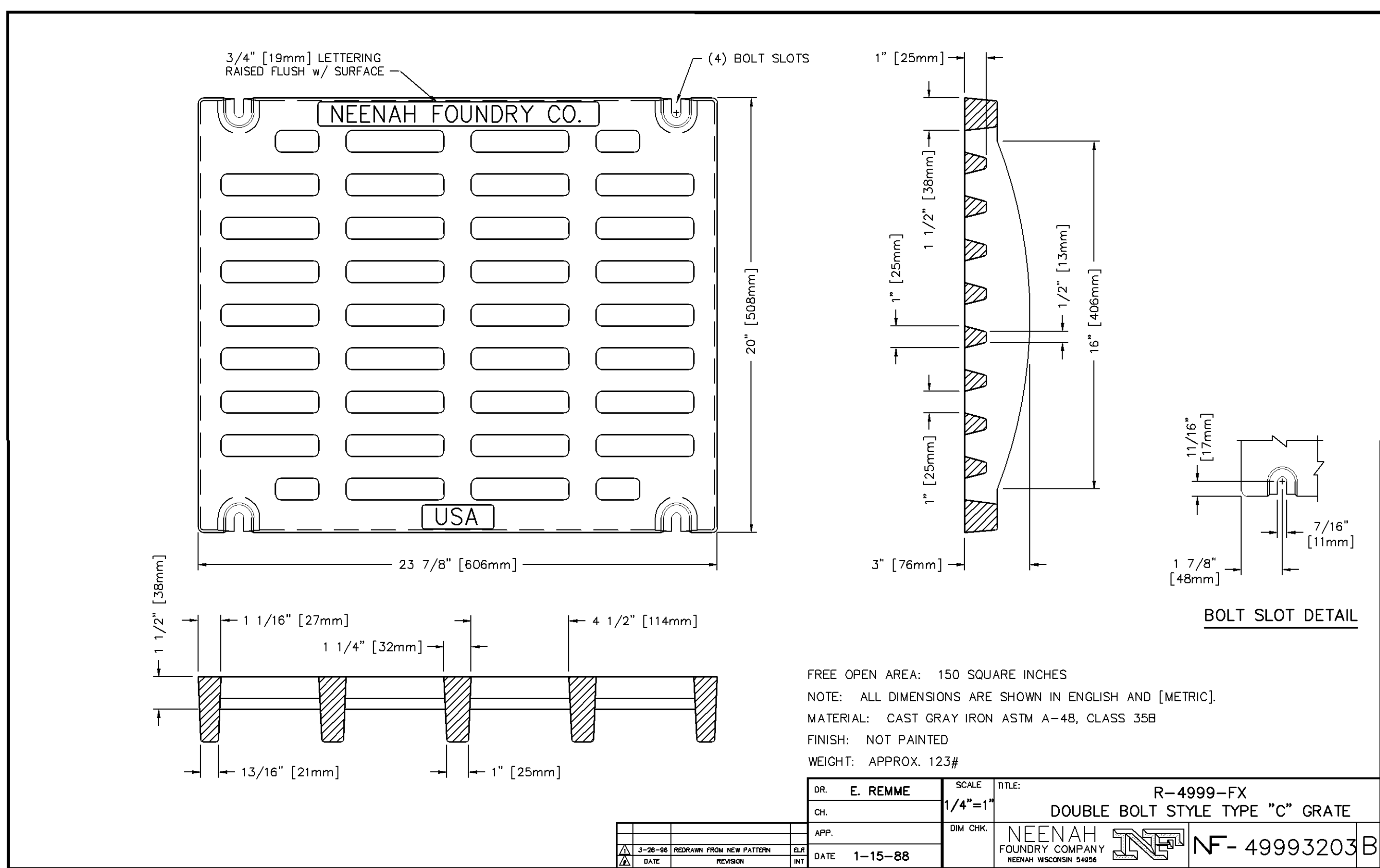
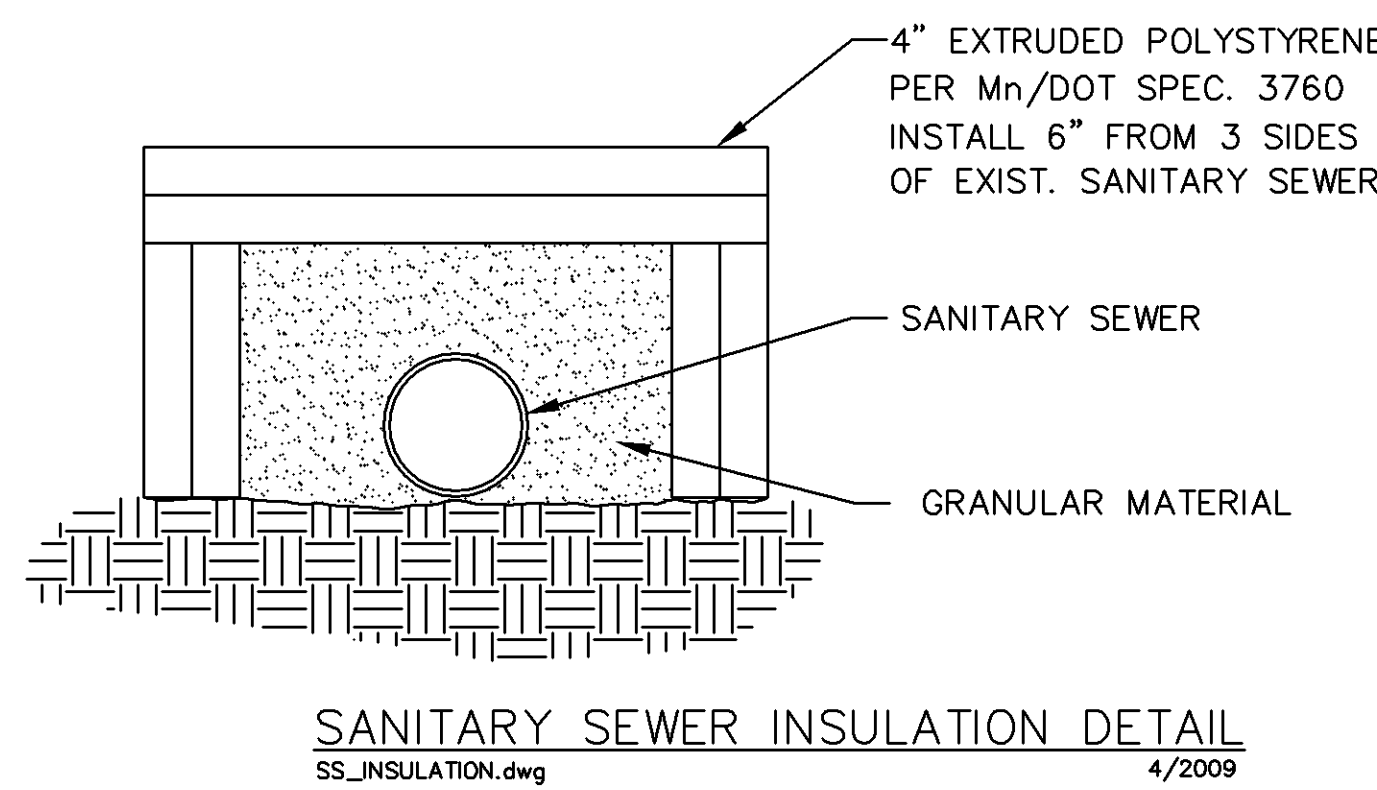


NOTES:

G.V. BOX TOP SECTION WITH DROP LID (SEWER)

ENCLOSE LONG SWEEP BEND OR COMBINATION WYE IN CONCRETE AS SHOWN.

SANITARY SEWER CLEANOUT



STD. SANITARY SEWER MH

STD_SS_MH.dwg 1/2013

KEY NOTES:

- MN/DOT S.P.4010 2" ADJUSTING RINGS AS NEEDED [6" MIN. TO 12" MAX.] SET EACH RING IN FULL BED OF MORTAR.
- MN/DOT S.P.4010 STD. SHORT CONE SECTION.
- 12" TOP SECTION REQUIRED.
- USE ONLY PRECAST SECTIONS. NO BRICK OR BLOCK
- 8" CAST IN-PLACE CONCRETE OR 6" PRECAST REINFORCED CONCRETE (64" MINIMUM OD)
- CEMENT MORTAR ALL AROUND
- LEAN CONCRETE TO BEAR AGAINST FIRM UNDISTURBED SOIL
- PROVIDE WATER TIGHT PIPE CONNECTIONS SEE DETAIL THIS SHEET
- O-RING GASKET
- FOR CONNECTION TO EXISTING MH'S, CORE DRILL OPENING AND PROVIDE TYPE B WATER TIGHT CONNECTOR
- 6" SAND OR FOUNDATION MATERIAL
- UNDISTURBED SOIL OR COMPACTED SUBGRADE

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WILLIAM D. MATZEK, P.E.
DATE: _____ MN LIC. NO. _____

DRAWN BY: _____ LEC
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COMMISSION NUMBER: 160116000

SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

C601

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BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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Vogel
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CONSULTANTS

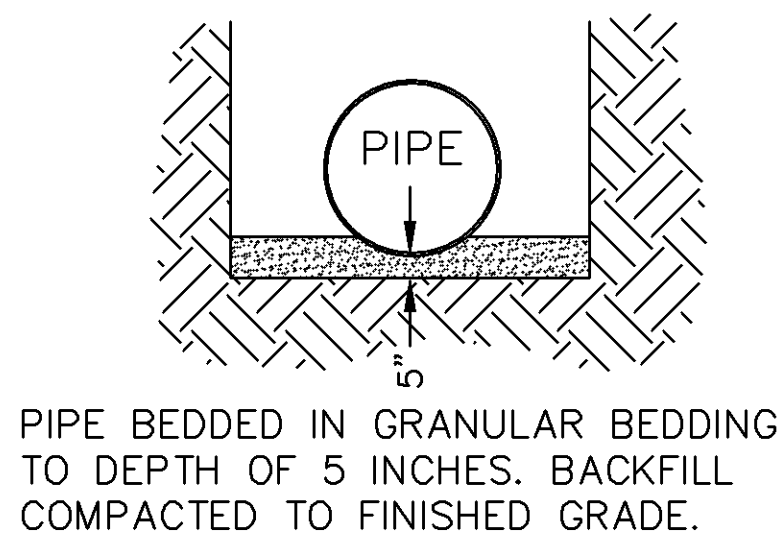
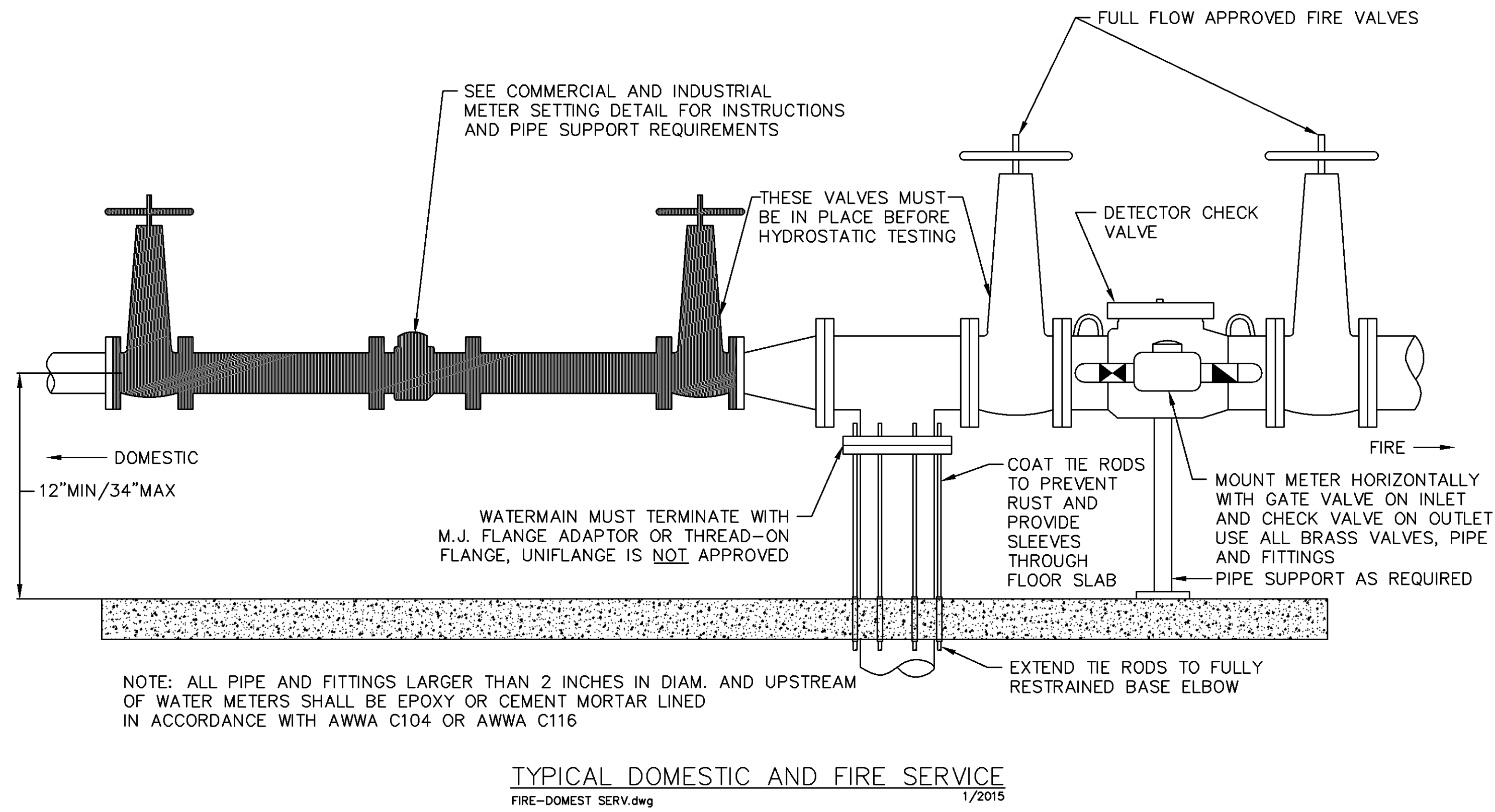
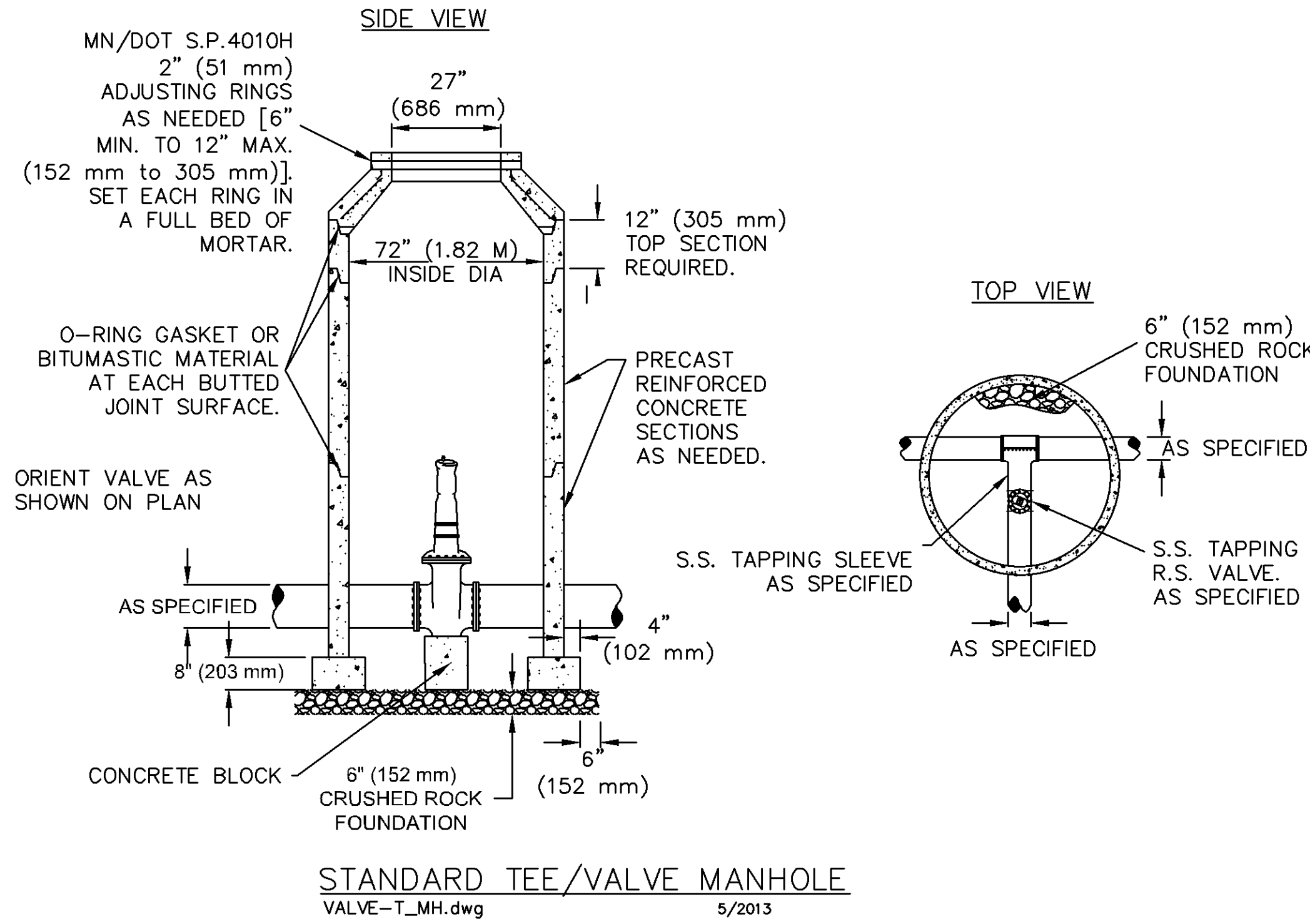
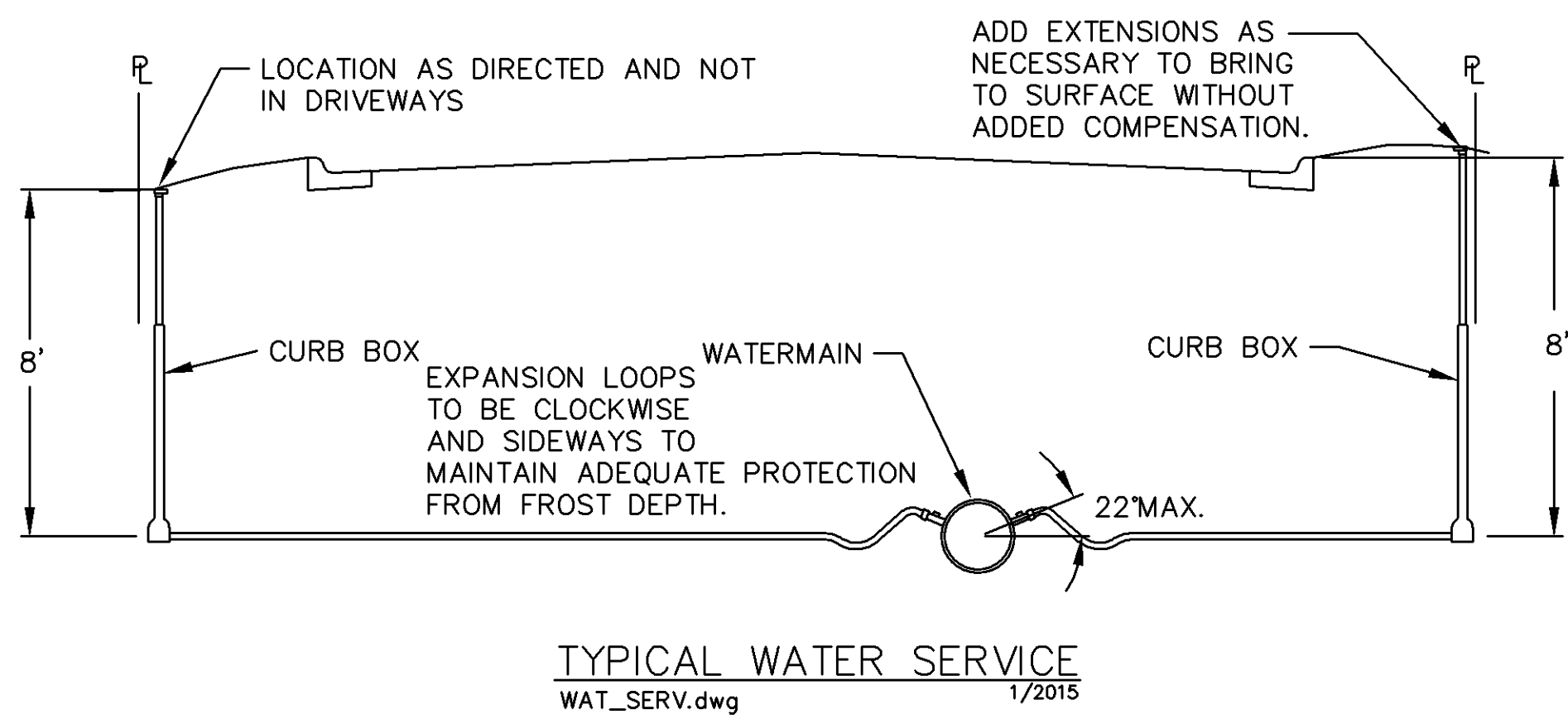
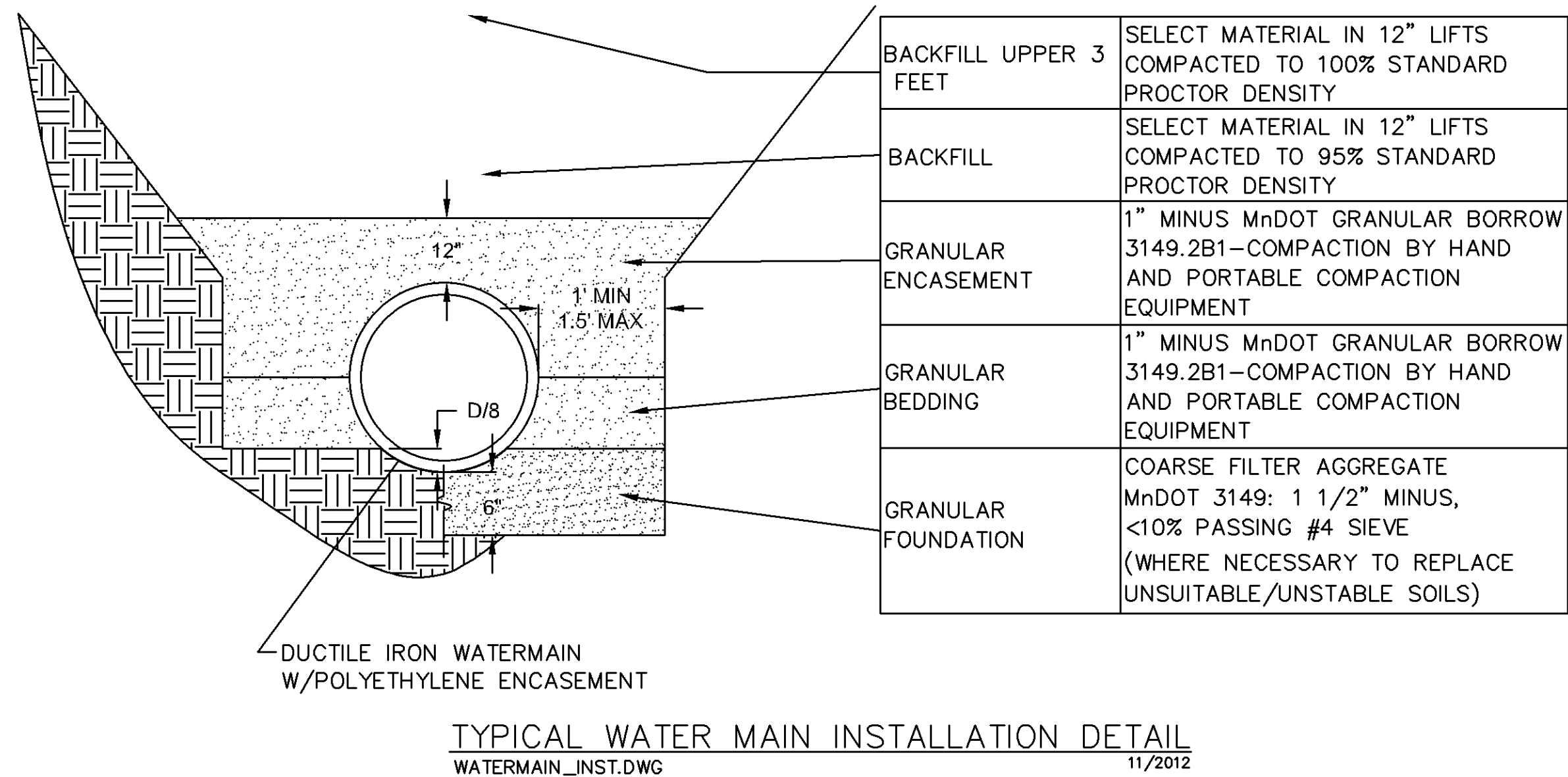
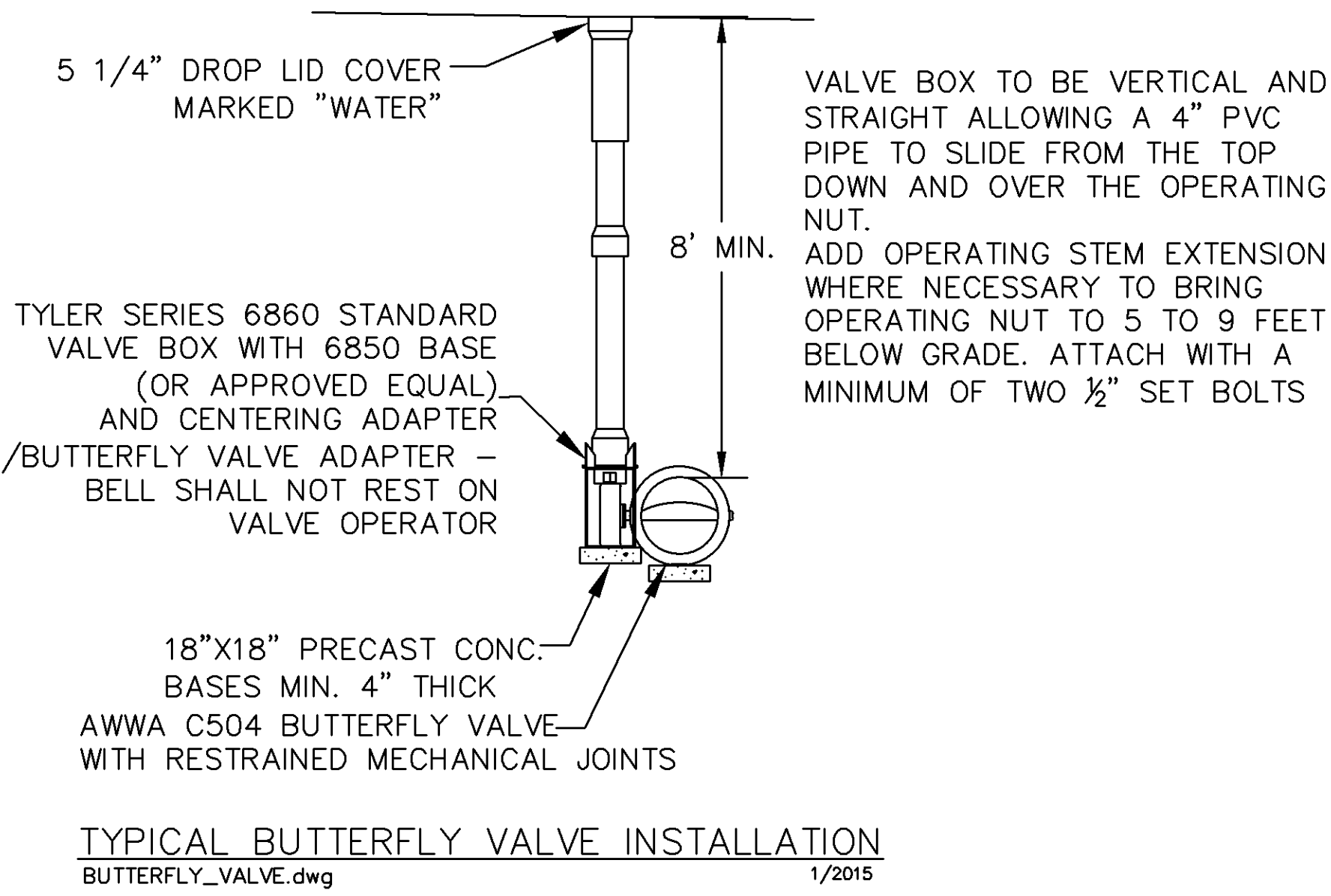
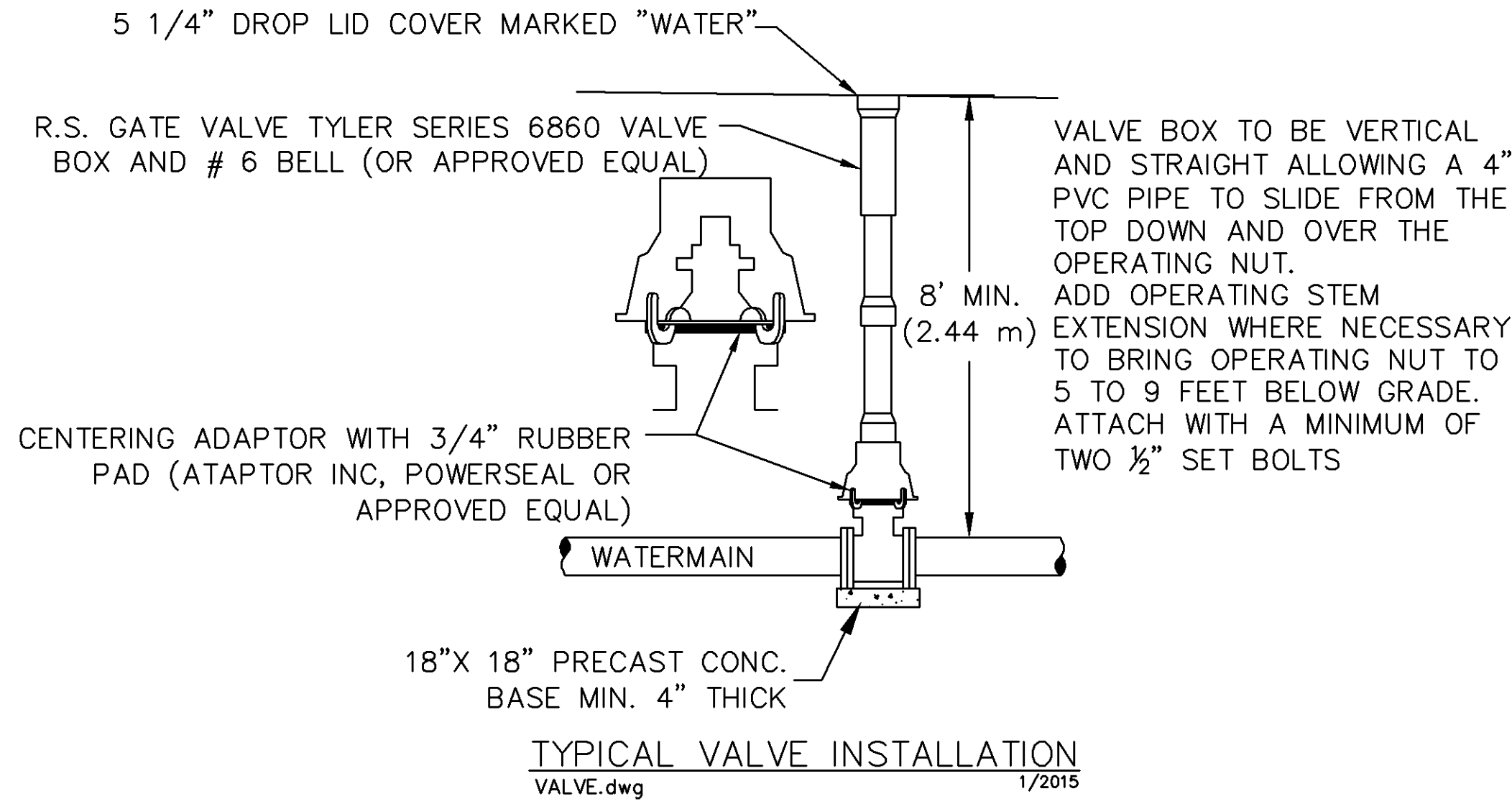
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RELEVANT. RESULTS. REAL ESTATE.
CELEBRATING 5 YEARS

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PROJECT TITLE

3700 AMERICAN BLVD

ISSUE #	DATE	DESCRIPTION
	02/12/2020	ORC REVIEW



- HYDRANT TO BE:
 - WATEROUS PACER CLASSIC.
 - MUELLER SUPERCENTURION 250 MODEL A-423.
 - OR APPROVED EQUAL.
- EQUIP WITH THREE HOSE NOZZLES/CONNECTIONS AS FOLLOWS:
 - ONE - FACTORY INSTALLED 5 INCH STORZ PUMPER NOZZLE/CONNECTOR, INCLUDING A MANUFACTURER SUPPLIED AND INSTALLED ANODIZED ALUMINUM NOZZLE CAP WITH A 1.5 INCH PENTAGON NUT AND NO ROCKER LUG.
 - TWO - 2.5 INCH HOSE NOZZLES/CONNECTIONS (WITH NATIONAL STANDARD THREADS) AND STANDARD NOZZLE CAPS WITH 1.5 INCH PENTAGON NUTS, AND NO ROCKER LUGS.
- USE SS NUTS AND BOLTS AS APPROVED BY THE ENGINEER.
- ALL EXPOSED WATERMAIN SHALL BE WRAPPED WITH POLYETHYLENE IN ACCORDANCE WITH AWWA C-105.
- BARREL TO BE BRIGHT RED.
- ALL VALVES TO OPEN COUNTER-CLOCKWISE.
- SEE TYPICAL VALVE INSTALLATION DETAIL FOR VALVE DETAILS.
- WATEROUS PACER CLASSIC HYDRANTS SHALL INCLUDE INSTALLATION OF THE MANUFACTURERS MOST CURRENT ANTI-CHATTER BRASS UPPER VALVE WASHER.

