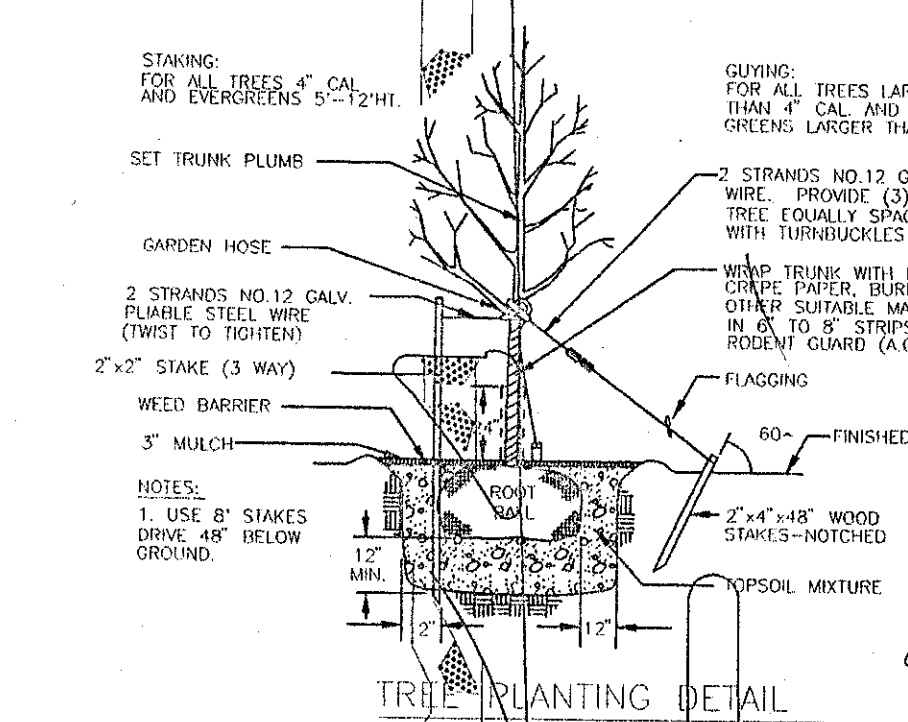
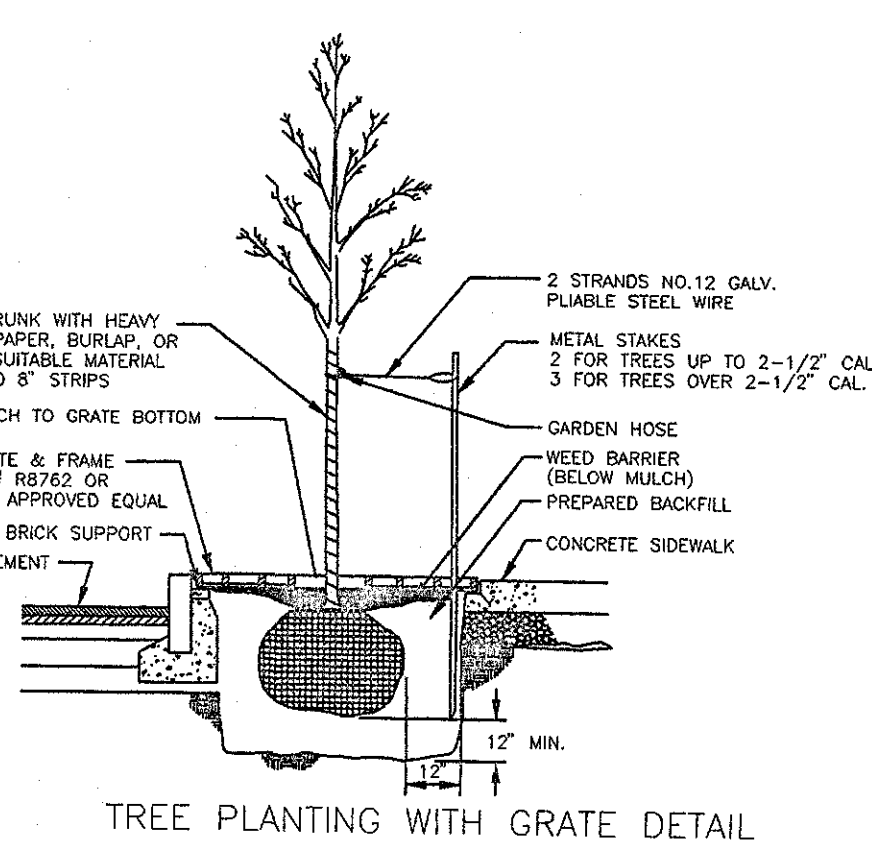
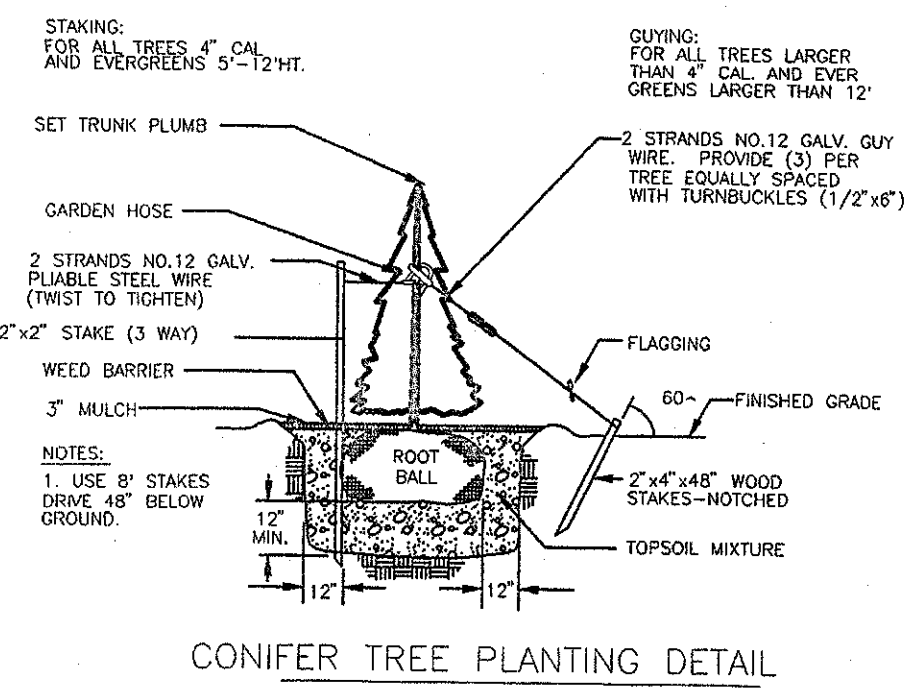
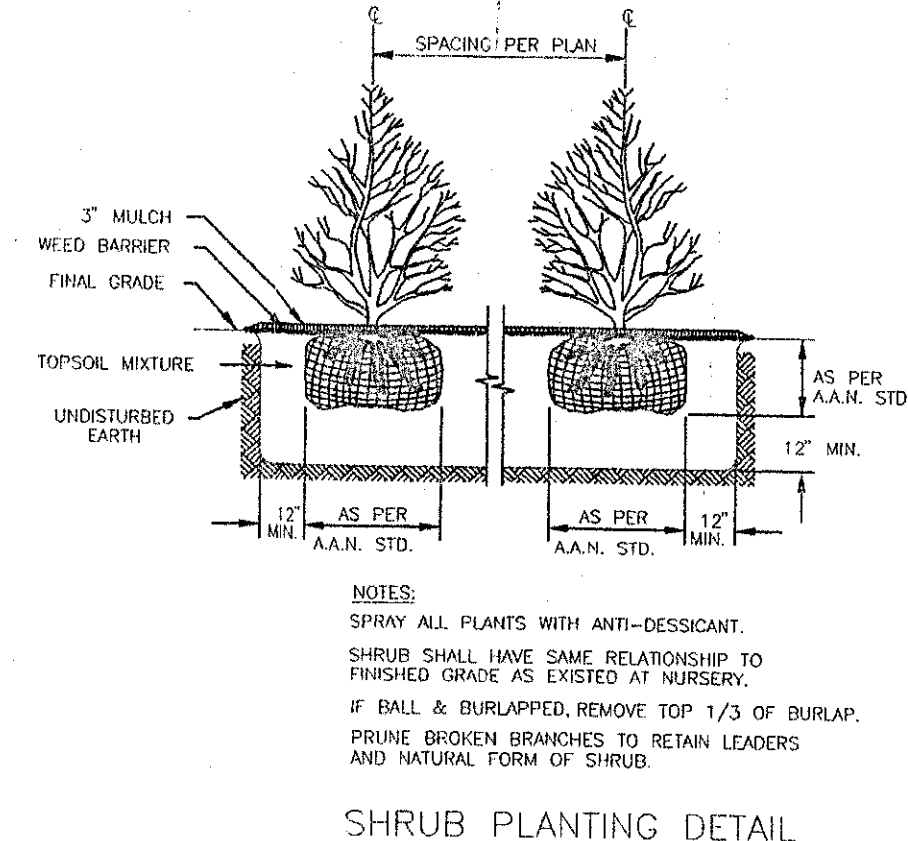
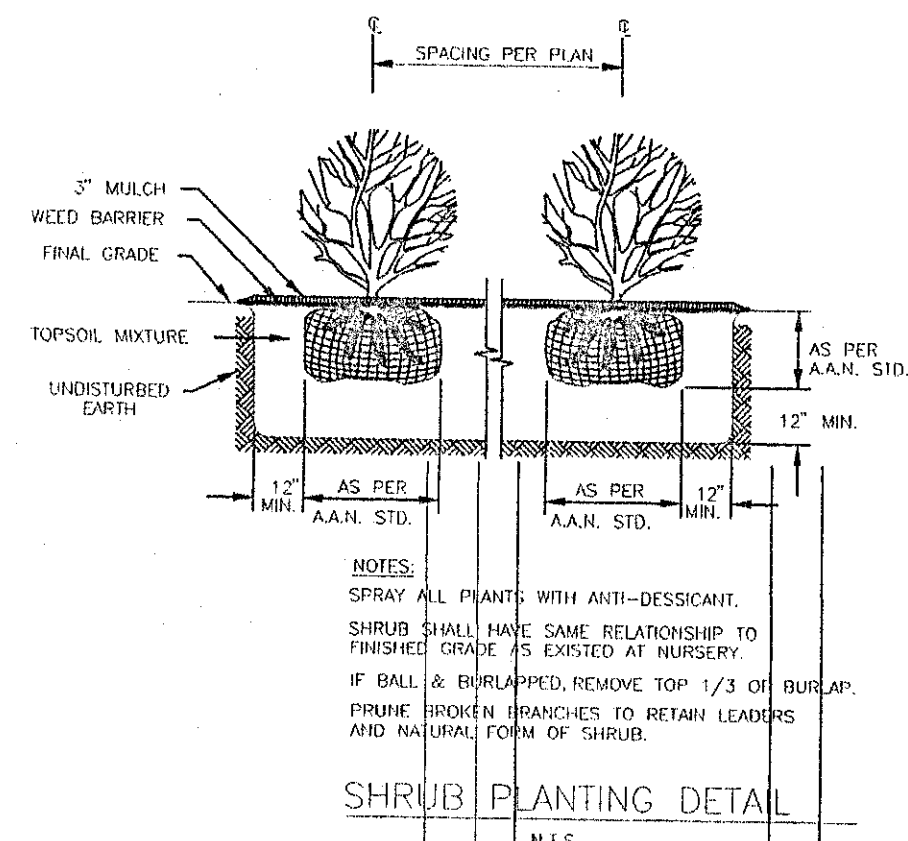
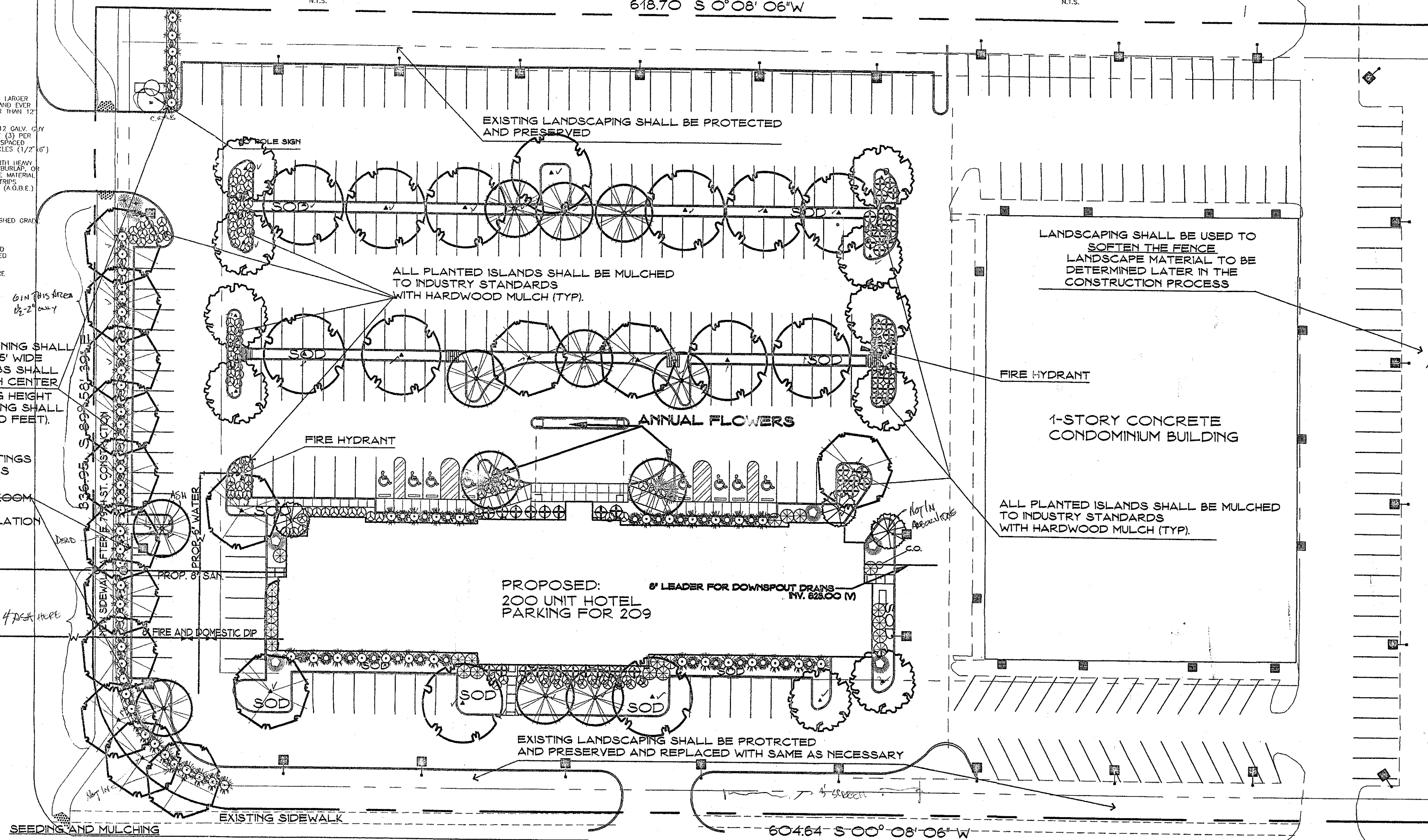


Case 9294A-98



LANDSCAPE SCREENING SHALL BE PLANTED IN A 5' WIDE MULCH BED. SHRUBS SHALL BE PLANTED 3' ON CENTER MINIMUM PLANTING HEIGHT OF ALL SCREENING SHALL BE 24 INCHES (TWO FEET).

COORDINATION OF ALL PLANTINGS AT OR AROUND LIGHT FIXTURES SHALL BE DONE ON SITE. PLEASE CALL GALEN DOVYZGOM 612-948-8924 PRIOR TO ANY PLANT INSTALLATION.



LANDSCAPING LEGEND			
PLANT COMMON NAME & MATURE SIZE	BOTANICAL NAME	SYMBOL	PLANTING SIZE & ROOT
GREEN ASH 50'-60' HT., 30'-40' SPREAD	FRAXINUS PENNSYLVANICA		2 1/2" CALIPER B&B
MALUS (THUNDERCHILD) 15'-20' HT., 15'-20' SPREAD	MALUS		2 1/2" CALIPER B&B
ARMSTRONG MAPLE 50' HT., 15' SPREAD	ACER X FREEMANII 'ARMSTRONG'		2 1/2" CALIPER B&B
MAPLE (NORTHWOOD) 40'-50' HT., 20'-40' SPREAD	ACER RUBRUM		2 1/2" CALIPER B&B
AM. LINDEN (REDWOOD) 70'-90' HT., 50'-45' SPREAD	TILIA AMERICANA		2 1/2" CALIPER B&B
TECHNY ARBORVITAE 15'-20' HT. & 4'-6' SPREAD	THUJA OCCIDENTALIS 'TECHNY'		6" B&B MINIMUM
SEAGREEN JUNIPER 4' HT. & 3'-6' SPREAD	JUNIPERUS CHINENSIS 'SEAGREEN'		5 GAL MINIMUM
SAVIN JUNIPER 5' HT. & 3'-4' SPREAD	JUNIPERUS SABINA		5 GAL MINIMUM
BLUE CHIP JUNIPER 2' HT. 3'-5' SPREAD	JUNIPERUS HORIZONTALIS		5 GAL MINIMUM
POTENTILLA 3'-4' HT. 3'-4' SPREAD	POTENTILLA FRUTICOSA (SELECTIONS)		5 GAL MINIMUM
SPIREA 3'-4' HT. 3'-4' SPREAD	SPIRAEA X BUNALDA (SELECTIONS)		5 GAL MINIMUM
COLUMNAR BUCKTHORN 12'-15' HT. 4'-5' SPREAD	RHAMNUS FRANGULA 'COLUMNARIS'		7 GAL MINIMUM

Tharaldson

Development

Company

Heritage Inn

Tharaldson Enterprises

P.O. Box 10519 Fargo, ND 58106

BLOOMINGTON AVENUE

LANDSCAPE NOTES:

- ALL TREES SHALL HAVE A MIN. OF 2 1/2" CALIPER TRUNK AT THE TIME OF PLANTING.
- ALL SHRUBS SHALL BE 24" MIN. OR IN A 5 GAL. CONTAINER AT THE TIME OF PLANTING.
- PROVIDE EDGING W/ DECORATIVE AGGREGATE ON LANDSCAPE FABRIC AT ALL PLANTING AREAS.
- PROVIDE UNDERGROUND IRRIGATION SYSTEM AT ALL PLANTING AND SODDED AREAS.
- ALL TREES SHALL HAVE MULCH RINGS INSTALLED AT THE Drip LINE OF THE TREE, AT PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY TAKEOFF.
- CONTRACTOR SHALL WARRANT ALL LANDSCAPE MATERIAL TO INCLUDE WORKMANSHIP FOR INSTALLATION FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- CONTRACTOR IS HEARBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST ON THE SITE AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL LOCATIONS.

DOWNSPOUT EXTENDERS

- REQUIRED AND HIGHLY RECOMMENDED.
- INSTALL AS SOON AS GUTTERS AND DOWNSPOUTS ARE COMPLETED.
- ROUTE WATER TO A STORM SEWER LEADER.
- MAINTAIN UNTIL A LAWN IS ESTABLISHED.

PRESERVING EXISTING VEGETATION

- WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION.
- TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.

- NOTE:
- PERMITS FROM ENGINEERING ARE REQUIRED FOR WORK IN RIGHT-OF-WAY INCLUDING SIDEWALKS, DRIVEWAYS, AND GUTTERS, ETC.
 - CONCRETE APRONS ARE REQUIRED FROM STREET GUTTER THROUGH SIDEWALK.



LANDSCAPING

RECEIVED
DIVISION OF CITY PLANNING

JUL 27 1999

CITY OF BLOOMINGTON
MINNESOTA

LAND

LANDSCAPE PLAN

DATE: JUNE 1997

SCALE: 1" = 30'

DRAWN BY: KARI W. / BOB

PROJECT: 200 UNIT HOTEL

BLOOMINGTON, MN

REVISIONS:

STEVAN G. DEWALD

DATE: 7-23-98

PROJECT NO.: 97-02

APPROVED

By: *[Signature]*
Director of Planning

Date: 8/3/98

LANDSCAPE FILE

Case 9294A-06

LEGEND

- 18" ASH EXISTING TREE TO REMAIN
- PROPOSED SHRUB PLANTING - HEDGE
- PROPOSED DECIDUOUS TREE
- WM/E/F WOOD MULCH/EDGER/LANDSCAPE FABRIC
- PLANT SPECIES - ID
- QUANTITY

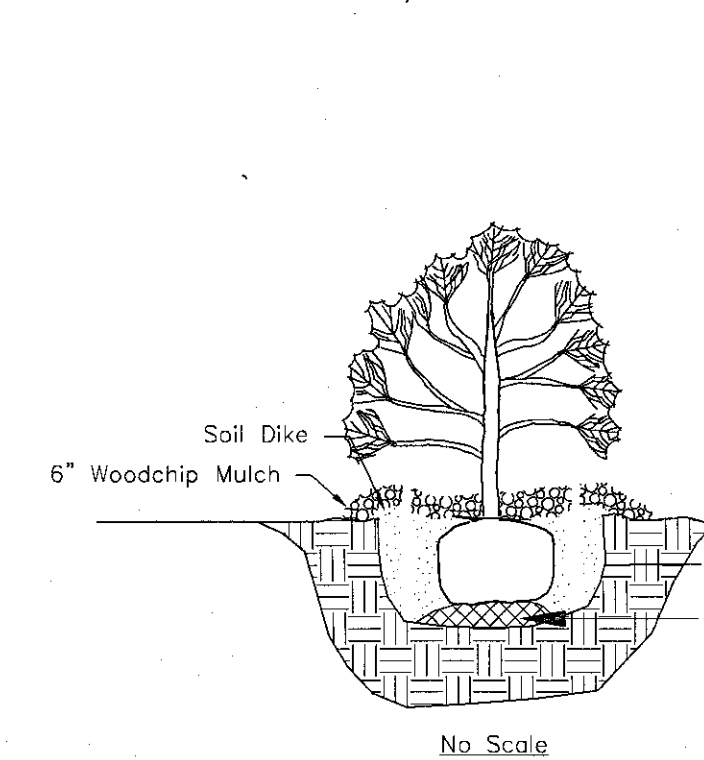
CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA (651)454-0002
MINNESOTA TOLL FREE 1-800-252-1166

PLANT SCHEDULE

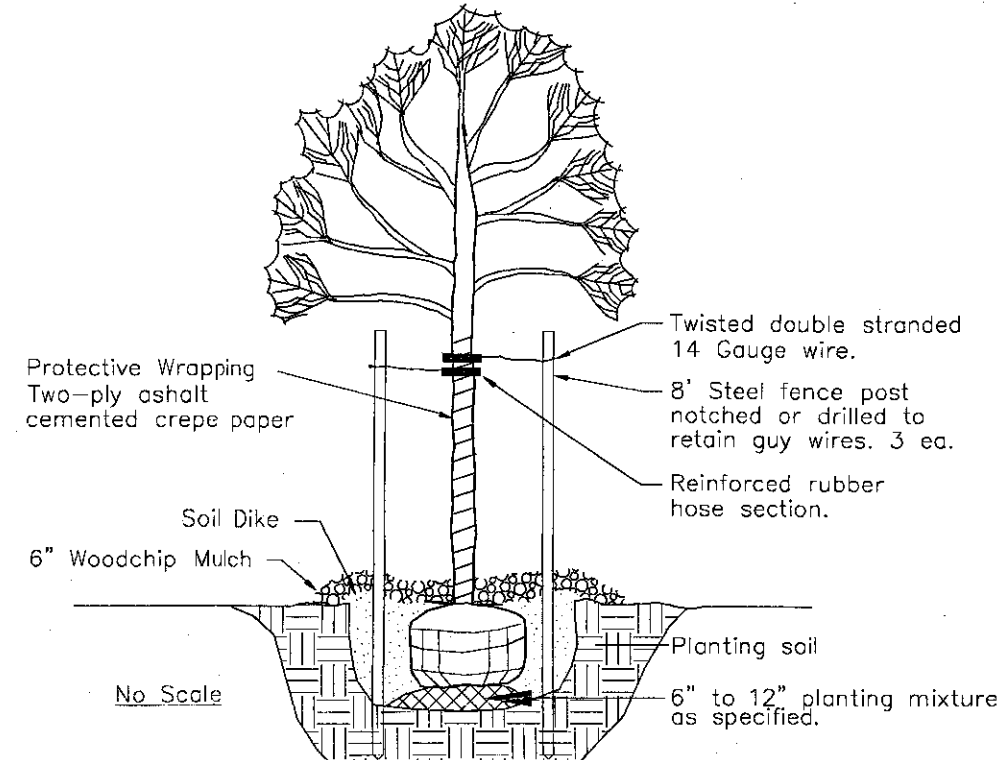
QTY	ID	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
16	AB	AUTUMN BLAZE MAPLE	A. FREEMANII	3.0"	BB	
3	GA	MARSHALLS ASH	F. PENNSYLVANICA	3.0"	BB	
40	AW	ANTHONY WATERERS SPIRAEA	S. X. BUMALDA	#5	CONT	
4	AJ	ARCADIA JUNIPER	J. HORIZONTALIS	#5	CONT	

PLANTING NOTES

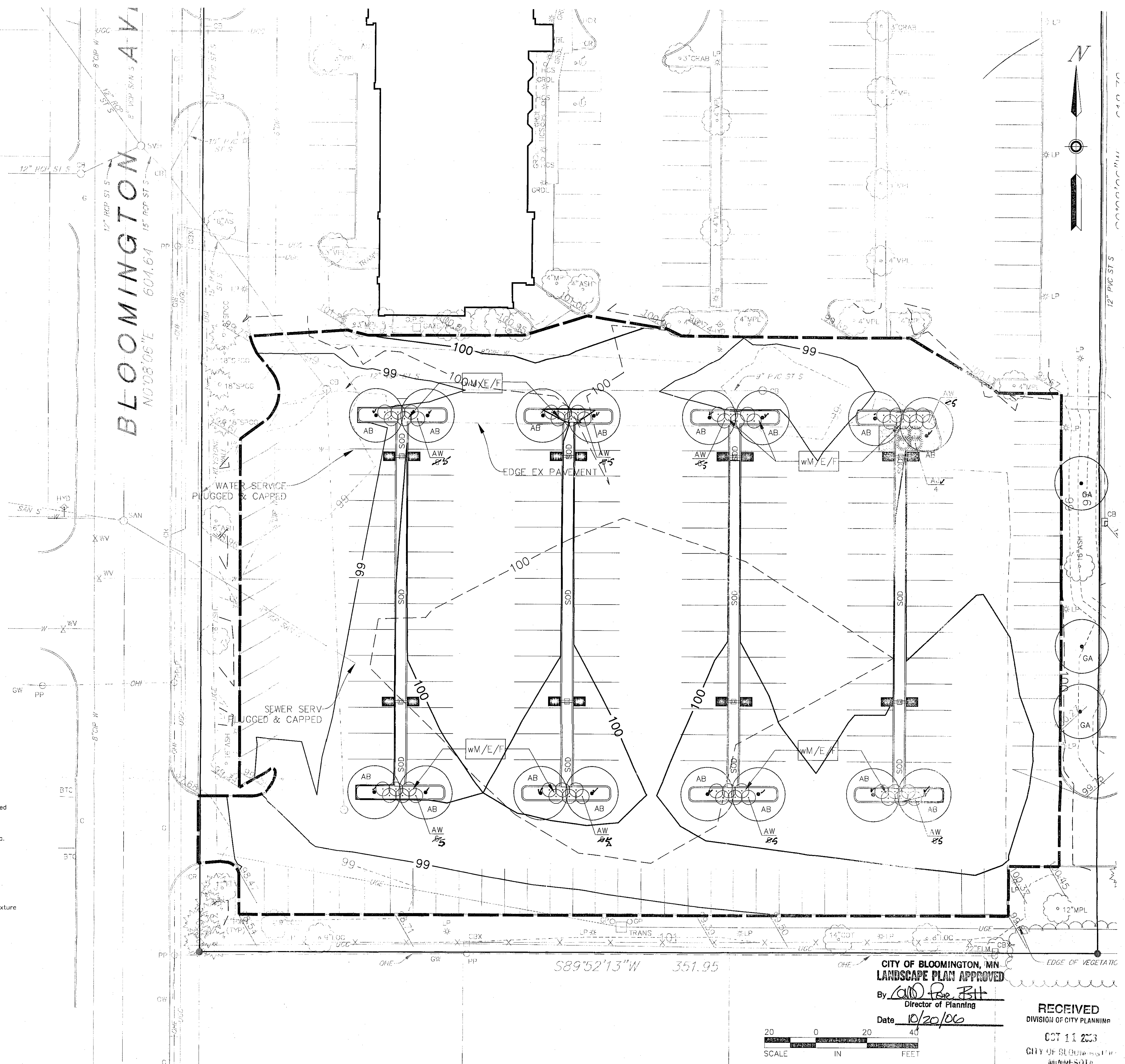
- UNLESS OTHERWISE NOTED, ALL DISTURBED AREA SHALL BE SOD. INSTALL SOD OVER 4 INCHES OF BLACK TOPSOIL CONTAINING NO MORE THAN 35% SAND.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK," AMERICAN ASSOCIATION OF NURSERYMEN. NO SUBSTITUTION OF SIZE OR GRADE SHALL BE PERMITTED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.
- ALL PLANTS TO BE INSTALLED PER PLANTING DETAIL. UNLESS SPECIFIED ON PLAN, MULCH FOR PLANTING SHALL BE HARDWOOD.
- ALL EVERGREEN TREES TO RECEIVE 6" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- PER PLAN, USE HARDWOOD MULCH (TO MATCH) IN PLANTING AREAS AS DESIGNATED; 3" OVER LANDSCAPE FABRIC.
- ALL TREES AND SHRUBS TO BE SIZED AND PURCHASED AS SPECIFIED IN THE TREE AND SHRUB SCHEDULES. SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY AS APPROVED BY THE LANDSCAPE ARCHITECT AND/OR THE CITY OF BLOOMINGTON.
- THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- A WARRANTY (TWO FULL GROWING SEASONS) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED. REPLACEMENT OF THE PLANT STOCK SHALL BE LIMITED TO ONE REPLACEMENT, AT SPECIFIED SIZE, FORM, AND VARIETY, PER TREE/SHRUB LOCATION THROUGHOUT THE TWO YEAR GUARANTEE PERIOD.
- DELIVER, STORE, PROTECT AND HANDLE PLANTS AND PRODUCTS ACCORDING TO ESTABLISHED HORTICULTURAL PRACTICES. IMMEDIATELY HEEL-IN PLANTS THAT ARE NOT TO BE PLANTED WITHIN FOUR HOURS.
- ALL PLANTS SHALL BE TRUE TO TYPE, HAVE NORMAL AND WELL DEVELOPED BRANCH SYSTEM, AND HAVE A VIGOROUS AND FIBROUS ROOT SYSTEM. ALL PLANTS SHALL ALSO BE FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, ABRASIONS, DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL NEW PLANTS SHALL BE NURSERY GROWN IN SIMILAR CLIMATIC CONDITIONS AS THAT FOUND IN THE METROPOLITAN MINNEAPOLIS AREA.
- PLANT COUNT ON PLAN SHALL TAKE PRECEDENT OVER PLANT LIST.
- IRRIGATION: PROVIDE IRRIGATION TO LANDSCAPE PARKING ISLANDS. CONTRACTOR TO PROVIDE IRRIGATION PLAN, PREPARED BY LANDSCAPE CONTRACTOR, PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.



SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



CITY OF BLOOMINGTON, MN
LANDSCAPE PLAN APPROVED
By: [Signature]
Director of Planning
Date: 10/20/06

RECEIVED
DIVISION OF CITY PLANNING
CST 11 2003
CITY OF BLOOMINGTON, MN

20 0 20 40
SCALE IN FEET

NO.	DATE	DESCRIPTION OF REVISIONS
1	10-2-2006	11633

Anderson Engineering of Minnesota, LLC
CIVIL ENGINEERING AND LAND SURVEYING
13605 1st AVENUE NORTH, SUITE 100, PLYMOUTH, MN 55441
TEL: (763) 412-4000 FAX: (763) 412-4090

HOLIDAY INN EXPRESS
1601 AMERICAN BLVD E
BLOOMINGTON, MN
THARALDSON PROPERTY MGMT

LANDSCAPE PLAN
PARKING LOT IMPROVEMENTS

COURT NO. 11633
DRAWING NO. 3 OF 4

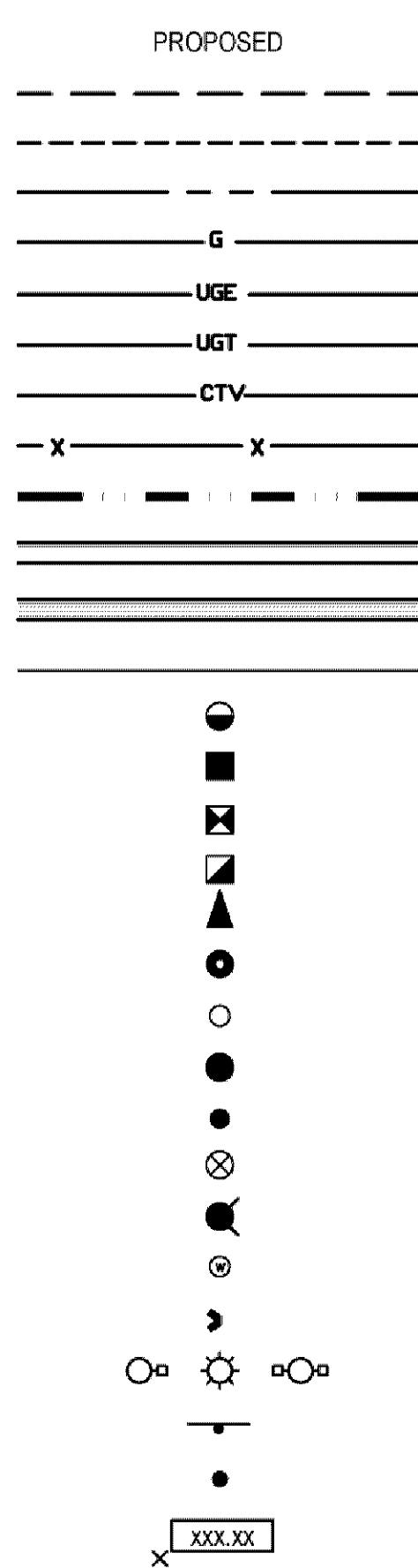
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF THE CITY OF BLOOMINGTON, STATE OF MINNESOTA, AND ANY/OR OTHER AGENCIES INVOLVING JURISDICTION.
2. UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM UTILITY OWNERS AND THEREFORE MAY NOT BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY AND OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT HAVE AN IMPACT ON THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES WHETHER THEY ARE SHOWN OR NOT ON THE PLANS.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT PROPOSED CONNECTIONS AND/OR CROSSINGS, AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.
4. AT LEAST 48 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT OPR&E STATE ONE-CALL (855-464-4400) FOR THE LOCATION OF UNDERGROUND GAS AND WATER LINES. THE CONTRACTOR SHALL OBTAIN A ONE-CALL PASS (855-464-4400) PRIOR TO EXCAVATION.

- THAT ANY OF THE FOLLOWING CONDITIONS ON THESE PLANS, THE CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL COMPONENTS OF SUCH SYSTEMS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: (1) ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, MINIMUM STANDARD REQUIREMENTS, OR AS SPECIFIED HEREIN, WHICHEVER IS MORE STRINGENT.
16. ROADWAY, DRIVEWAY, AND PARKING AREA PAVEMENT RESTORATION SHALL BE PERFORMED WITH SURFACE AND BASE MATERIAL MATCHING EITHER THE EXISTING MATERIALS IN QUALITY AND THICKNESS, PER MINIMUM REQUIREMENTS, OR PER THE FOLLOWING, WHICHEVER IS MORE STRINGENT:
- A. ASPHALT PAVEMENT - 4" ASPHALT MWDOT SP7BEM40
 - B. GRAVEL ROAD AND DRIVEWAYS - 8" MWDOT CLASS 5 AGGREGATE
 - C. CONCRETE ROADS - 8" 3000 PSI CONCRETE
 - D. CONCRETE DRIVEWAYS - 6" 3500 PSI CONCRETE
17. ALL LOT MARKERS AND MONUMENT POINTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
18. FINAL CLEANUP AND RESTORATION SHALL CONSIST OF FINE GRADINGS OF CONSTRUCTION AREAS, REMOVAL OF CONSTRUCTION SIGNS, ETC. TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS, FOLLOWED BY SEED, FERTILIZER AND EROSION MAT OR STRAW MULCH, OR AS FURTHER REQUIRED BY THE LANDSCAPING PLANS AND SPECIFICATIONS. ALL REQUIRED RESTORATION ITEMS NOT SPECIFICALLY IDENTIFIED IN THIS ITEM SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
19. THE UTILITY POLES SHOWN ON THESE DRAWINGS ARE INTENDED TO SHOW ONLY THE LOCATION OF EXISTING POLES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITY AND DIRECTION OF OVERHEAD LINES. THE COST FOR SUPPORTING AND RELOCATING POLES SHALL BE INCIDENTAL TO THE PROJECT.
20. THE MEANS AND METHODS OF CONTROLLING GROUNDWATER AND DEWATERING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL COST ASSOCIATED WITH DEWATERING SHALL BE INCIDENTAL TO THE CONTRACT.

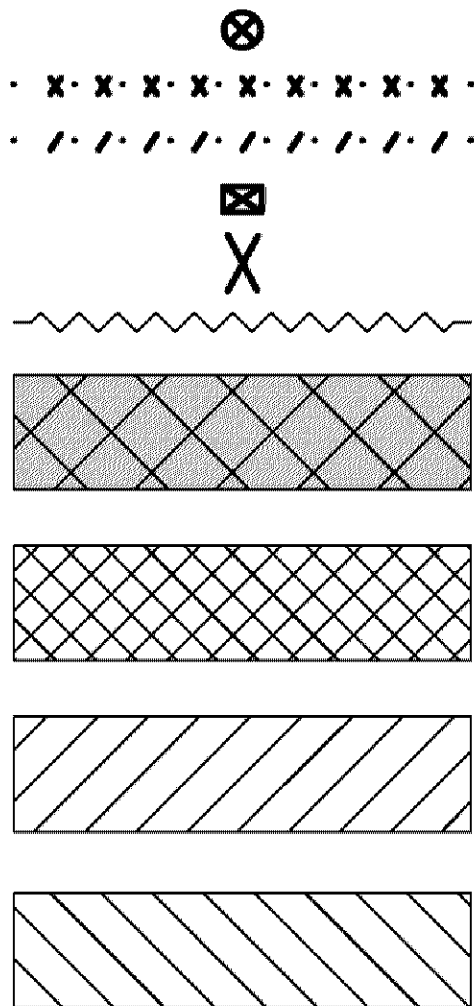
1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
2. WITH THE EXCEPTION OF AN AMOUNT OF EXCAVATED MATERIALS SUFFICIENT FOR BACKFILLING AND CONSTRUCTION OF FILLS AS CALLED FOR ON THE PLANS AND AS INDICATED BELOW, ALL BROKEN CONCRETE, STONE AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN THEIR OWN DISPOSAL DROUGHT, AND WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DISPOSING OF ANY OF THE EXCESS MATERIALS. MATERIALS ACCEPTABLE TO THE ENGINEER MAY BE DISPOSED OF ON-SITE AT THE CONTRACTORS EXPENSE IN A MANNER APPROVED IN ADVANCE BY THE ENGINEER.
3. THE EDGE OF EXISTING PAVEMENT SHALL BE CLEANED OF EARTH AND OTHER FOREIGN MATERIAL, BEFORE ADJACENT POURS ARE PLACED.
4. ALL BULKHEADING AND/OR SERVICE PIPE REMOVAL NECESSITATED BY THE REMOVAL OF DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE STRUCTURE REMOVAL.
5. STREET MARKING IN THE WORK AREA SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND RESET IMMEDIATELY AS A TEMPORARY CHANGE, AS APPROVED BY THE ENGINEER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING SIGNS AND POSTS SCHEDULED TO REMAIN, AS DIRECTED BY THE ENGINEER.
7. ALL UNDERGROUND UTILITIES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PRIVATE PROPERTY INCLUDING BUILDINGS AND FOUNDATIONS THROUGHOUT CONSTRUCTION AND SHALL MAINTAIN SAFE PEDESTRIAN ACCESS AT ALL TIMES.
9. THE REMOVAL OF PAVEMENT, CURBS AND WALKS SHALL INCLUDE ALL REQUIRED SMOOTHING. CURB REMOVAL IS INCIDENTAL TO PAVEMENT REMOVAL.

STORM SEWER
SANITARY SEWER
WATER MAIN
GAS MAIN

UNDERGROUND ELECTRIC LINES
UNDERGROUND TELEPHONE LINES
UNDERGROUND CABLE TELEVISION LINES
FENCE LINE
PROJECT PHASE LIMIT LINE
CONCRETE CURB AND GUTTER (STANDARD)
CONCRETE CURB AND GUTTER (REVERSED)
THICKENED SLAB CURB/WALK
STORM MANHOLE
CATCH BASIN
YARD BASIN
INLET BASIN
END SECTION
OVERFLOW/OUTLET STRUCTURE
STORM CLEAN OUT
SANITARY MANHOLE
SANITARY CLEAN OUT
GATE VALVE
FIRE HYDRANT
STOP BOX AND VALVE
FDC CONNECTION
LIGHT POLE
SIGN POST
GUARD POST/BOLLARD
SPOT ELEVATION



- REMOVE UTILITY STRUCTURE
- REMOVE UTILITY PIPE
- ABANDON UTILITY PIPE
- CUT AND BULKHEAD UTILITY PIPE
- REMOVE OBJECT
- REMOVE CURB
- MILL HMA SURFACE
- REMOVE CONCRETE PAVEMENT
- REMOVE ASPHALT PAVEMENT
- REMOVE SIDEWALK



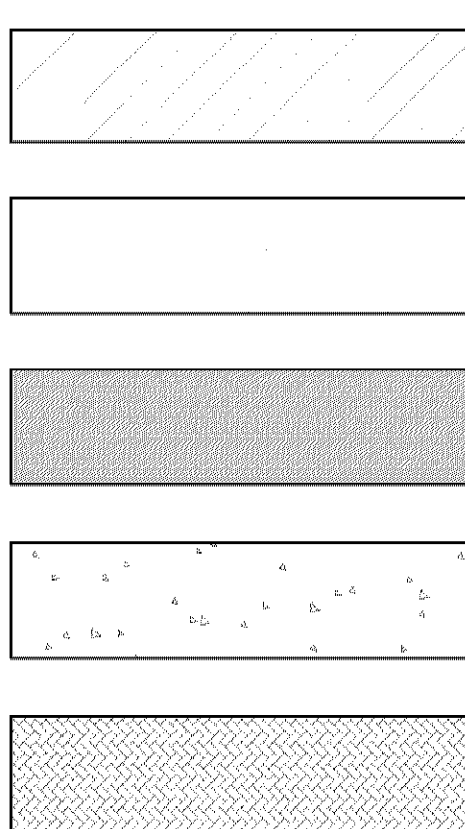
COMPACTED SAND BACKFILL (CSB)

AGGREGATE MATERIAL

ASPHALT PAVEMENT

CONCRETE PAVEMENT

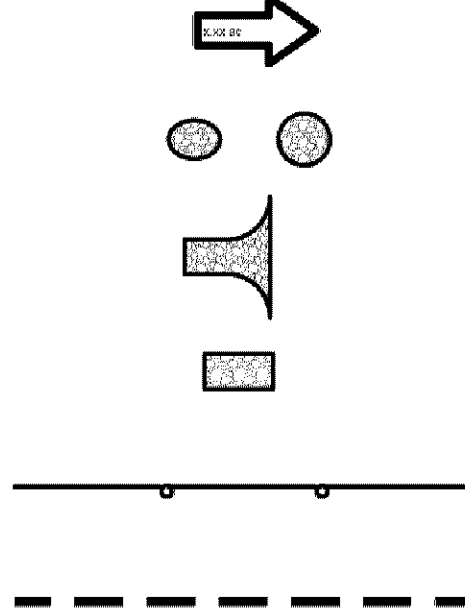
BRICK PAVERS



1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
2. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF BLOOMINGTON.
3. ANY EROSION AND SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. (WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS AND WETLANDS.)
4. THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHENEVER OTHERWISE REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
5. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENTATION CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORT OF DIRT OUT OF THE WORK AREA.
6. THE CONTRACTOR SHALL PRESERVE NATURAL VEGETATION AS MUCH AS POSSIBLE.
7. PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.
8. VEGETATION STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.
9. THE CONTRACTOR SHALL SWEEP THE EXISTING PARKING LOT AND STREETS SURROUNDING THE PROJECT SITE ONCE A WEEK, OR AS DIRECTED BY THE ENGINEER OR INSPECTOR. STREET SCRAPING SHALL BE PERFORMED IN CONJUNCTION WITH THIS SWEEPING ON AN AS NEEDED BASIS.
10. THE SEDIMENT CONTROL FENCING INDICATED ON THIS PLAN IS NOT INTENDED TO SHOW THE EXACT LOCATION OF THE FENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE REQUIRED TO CONTAIN SEDIMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL APPLICABLE NPDES REGULATIONS, INCLUDING INSPECTION, RESTORATION, AND RECORD KEEPING REQUIREMENTS.
12. THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL SOIL EROSION CONTROLS AS INDICATED BY THESE PLANS.
13. CONSTRUCTION ACTIVITIES INCLUDING INSTALLATION OF PIPE AND ASSOCIATED VALVES, STRUCTURES, BACK FILL, SURFACE RESTORATION, AND REMOVAL OF EXCESS EXCAVATED MATERIAL, SHALL BE ACCOMPLISHED IN ONE CONTINUOUS OPERATION.
14. PAVEMENT AND/OR VEGETATION SHALL NOT BE STRIPPED FROM AN AREA UNLESS CONSTRUCTION ACTIVITIES ARE TO COMMENCE IN THAT AREA WITHIN THE NEXT THREE DAYS.
15. IF FOR ANY REASON PERMANENT STABILIZATION CANNOT BE PROVIDED WITHIN 15 DAYS OF THE COMPLETION OF PIPE LAYING OPERATIONS, TEMPORARY STABILIZATION SHALL BE PROVIDED AT ALL DISTURBED AREAS. TEMPORARY STABILIZATION SHALL FURTHERMORE BE PROVIDED DURING THE NON-GROWING SEASON (OCTOBER 1 THROUGH APRIL 20) FOR ALL AREAS TO BE SEED.
16. TEMPORARY STABILIZATION SHALL CONSIST OF EITHER SMALL GRASS, STRAW OR GRASS WAFER SPREAD AT THE RATE OF 1.5 TO 2 TONS PER ACRE, OR MULCH BLANKETS, WHICH SHALL BE SECURED IN PLACE TO PREVENT DISPLACEMENT FROM WIND AND RAIN. TEMPORARY STABILIZATION SHALL BE REPAIRED AS OFTEN AS NECESSARY, AS DETERMINED BY THE AGENCY WITH JURISDICTION.
17. ALL DISTURBED SHALL BE ACCOMPLISHED IN A MANNER THAT WILL NOT CONTRIBUTE TO DEPOSITION OF SEDIMENT IN ROAD DITCHES OR OPEN WATER.
18. THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH CURRENT STATUTES AND REGULATIONS OF THE CITY OF BLOOMINGTON AND STATE OF MINNESOTA.
19. SEDIMENT CONTROL FENCING SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED STORM EVENTS. IF THE FENCE IS SAGGING, OR SOIL HAS REACHED ONE HALF OF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC SHALL BE REMOVED AND DISPOSED OF IN A STABLE AREA OF THE SITE. IF WATER IS SEEPING UNDER THE FENCE, OR THE FABRIC IS DECOMPOSED OR OTHERWISE INEFFECTIVE, THE FENCE SHALL BE REMOVED AND PROPERLY REINSTALLED AS INDICATED ON THESE PLANS.
20. MUD MAT ENTRANCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH STORM RAINFALL. THE SURROUNDING ROADS SHALL ALSO BE INSPECTED AT THIS TIME. FENCING THAT MUD IS BEING TRACKED OFF OF THE SITE. MAINTENANCE SHALL INCLUDE THE INSTALLATION OF ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. ALL SEDIMENT DROPPED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY BY SWEEPING AND SCRAPING (AS MAY BE REQUIRED BY THE ENGINEER).
21. SEDIMENT FILTER FLATS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED STORM EVENTS. THE FILTERS SHALL BE CLEANED PERIODICALLY THROUGHOUT CONSTRUCTION TO AVOID CLOGGING. FILTERS THAT CANNOT BE MAINTAINED BY CLEANING SHALL BE COMPLETELY REPLACED.

1. INSTALL MUD MATS, SILT FENCE AND INLET FILTERS AT ALL EXISTING LOCATIONS AS SHOWN AND AS REQUIRED TO ACHIEVE ON SITE CONTAINMENT.
2. INSTALL STORM SEWER AND ALL ASSOCIATED STORM WATER IMPROVEMENTS AS SHOWN ON PLANS. IMMEDIATELY INSTALL INLET FILTERS AT ALL CATCH BASINS.
3. ROUGH GRADE THE PROJECT "WORK AREA" AS NEEDED.
4. INSTALL SANITARY SEWER AS SHOWN ON PLANS.
5. INSTALL WATER MAIN AS SHOWN ON PLANS.
6. INSTALL OTHER UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC) AND/OR ALL NEEDED CONDUITS AND SLEEVES.
7. INSTALL PAVEMENT BACKFILL AND SEED & MULCH ALL DISTURBED AREAS.
8. CLEAR ALL ACCUMULATED SILT AND REMOVE ALL EROSION CONTROL DEVICES.
9. INSTALL LANDSCAPING MATERIALS AS INDICATED PER PLANS & RE-SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.

DRAINAGE AREA
SEDIMENT INLET FILTER
MUD MAT ENTRANCE
CHECK DAM
SEDIMENT CONTROL FENCE
DRAINAGE AREA LINE



CIVIL PLANS APPROVED
JEN DESRUDE
DATE: 10/30/15

HILTON GARDEN INN
1601 EAST AMERICAN BLVD.
BLOOMINGTON, MINNESOTA

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PERMIT REVISIONS	10.26.2015
PERMIT REVISIONS	10.23.2015
PERMIT REVISIONS	09.09.2015
FOR CONSTRUCTION	10.02.2015
BID/PERMIT	07.17.2015
OWNER REVIEW	07.10.2015
OWNER REVIEW	06.29.2015
OWNER REVIEW	05.29.2015
SITE PLAN SUBMITTAL	05.18.2015
OWNER REVIEW	04.24.2015
OWNER REVIEW	04.15.2015
OWNER REVIEW	12.19.2014
SITE PLAN SCHEMATIC	11.05.2014
SITE PLAN CONCEPT	10.30.2014
Revision	Date
Date	10.30.2014
Project Number	2014096
Sheet Title	

Sheet Number

C01

1601 E. 79TH ST. Heritage Inn 1998

NOTE:

- PERMITS FROM ENGINEERING ARE REQUIRED FOR WORK IN RIGHT-OF-WAY INCLUDING SIDEWALKS, DRIVEWAYS, AND GUTTERS, ETC.
- CONCRETE APRONS ARE REQUIRED FROM STREET GUTTER THROUGH SIDEWALK.

LOT 2, BLOCK 1, CEDAR PARK ADDITION

BENCHMARK
TOP NUT OF
HYDRANT.
ELEV. = 828.54

LOT 4

LOT 3

LOT 2

LOT 1

LOT 3

LOT 4

SITE LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
EXISTING SANITARY SEWER & MANHOLE	---
EXISTING WATER MAIN	---
EXISTING WATER VALVE & FIRE HYDRANT	---
EXISTING STORM DRAIN	---
EXISTING STORM INLET & MANHOLE	---
EXISTING GAS MAIN/SERVICE OR CURB	---
EXISTING EDGE OF PAVEMENT OR CURB	---
EXISTING CONTOUR	---
PROPOSED WATER VALVE & FIRE HYDRANT	---
PROPOSED SANITARY SEWER, MANHOLE & CLEANOUT	---
PROPOSED STORM DRAIN, INLET, MH	---
PROPOSED CONCRETE CURB	---
PROPOSED CONCRETE SIDEWALK	---
* THICKENED EDGE MAY BE USED IN LIEU OF CONCRETE CURB WHEN SHOWN THIS	
PROPOSED CONTOUR	---
PROPOSED SPOT ELEVATION	62 X 50
PROPOSED TOP OF CURB ELEVATION (BOTTOM OF CURB IMPLIED 6" LOWER, UNLESS NOTED OTHERWISE)	6260 TC
PROPOSED ROOF DRAINS: DOWNSPOUT CLEANOUT DRAIN PIPE	---
EXISTING ELECTRIC	---
EXISTING TELEPHONE	---
EXISTING CABLE TV	---
EXISTING POWER LINES	---
PROPOSED ELECTRIC	---
PROPOSED TELEPHONE	---
PROPOSED CABLE TV	---
PROPOSED GAS	---
TRANSFORMER	---
SHEET DRAINAGE FLOW DIRECTION	---
REFUSE ENCLOSURE & STORAGE SHED	---

NOTE:
COORDINATE TYPING SAN,
SEWER AND WATER
INTO EAST 79TH
STREET WITH THE CITY

LOT 1, BLOCK 1,
SUMMIT STATE BANK ADDITION

LOT 3, BLOCK 1,
EDDIE WEBSTER'S
1ST ADDITION

LOT 1, BLOCK 1,
DOUGLAS 1ST

LOT 3, BLOCK 1,
ADDITION

PART OF THE SW 1/4
OF THE NE 1/4
OF SECTION 2

UTILITY PLAN



30' 20' 10' 0' 30'

NOTE:

- ALL WATER LINE SHALL BE D.I.P. W/ 8 MIL POLY WRAP 6" CLASS 55/8" CLASS 54
- ALL STORM SEWER SHALL BE RCP
- ALL SAN. SEWER SHALL BE PVC SDR 26 OR P.V.C. SCHED. 40

NOTE:

ALL UNUSED WATER AND SEWER SERVICES MUST BE ABANDONED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF BLOOMINGTON.

NOTE:
TAP MADE BY
CITY FORCES
AND PAID FOR
BY CONTRACTOR

UTILITY PLAN

DATE: JUNE 1997

SCALE: 1" = 30'

DRAWN BY: KARI W. / BOB

PROJECT: 200 UNIT HOTEL

REVISIONS:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

APPROVED: *Stevan G. Dewald*
STEVEN G. DEWALD

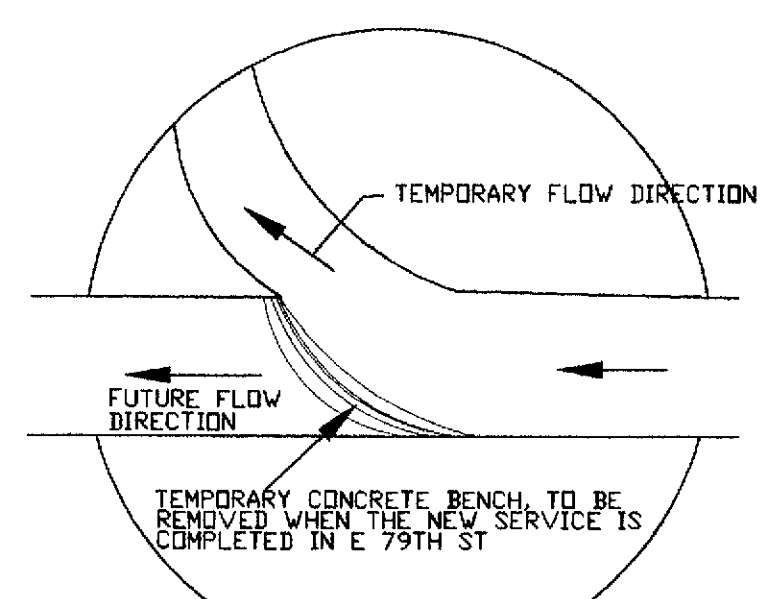
5-5-98

REG. NO. 16475

L3.1

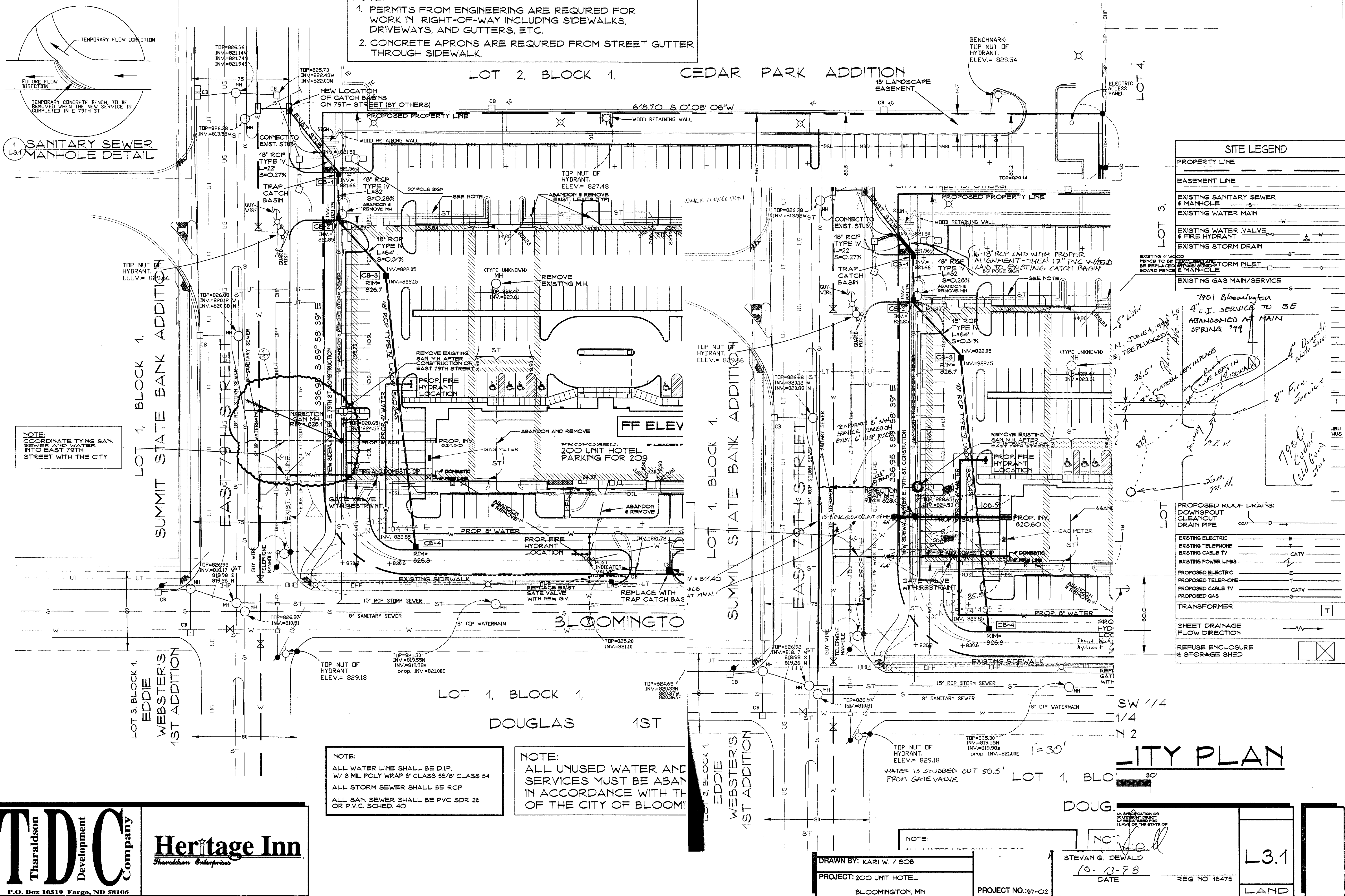
TDC
Tharaldson Development Company
P.O. Box 10519 Fargo, ND 58106

Heritage Inn
Tharaldson Enterprises



1
L3.1
SANITARY SEWER
MANHOLE DETAIL

NOTE:
1. PERMITS FROM ENGINEERING ARE REQUIRED FOR WORK IN RIGHT-OF-WAY INCLUDING SIDEWALKS, DRIVEWAYS, AND GUTTERS, ETC.
2. CONCRETE APRONS ARE REQUIRED FROM STREET GUTTER THROUGH SIDEWALK.



SITE LEGEND	
PROPERTY LINE	---
EASEMENT LINE	---
EXISTING SANITARY SEWER & MANHOLE	—S—
EXISTING WATER MAIN	—W—
EXISTING WATER VALVE & FIRE HYDRANT	—V—
EXISTING STORM DRAIN	—ST—
EXISTING GAS MAIN/SERVICE	—G—
EXISTING STORM INLET	—SI—
EXISTING GAS MAIN/SERVICE	—G—
PROPOSED ROOF DRAINS:	
DOWNSPOUT	—D—
CLEANOUT	—C—
DRAIN PIPE	—DP—
EXISTING ELECTRIC	—E—
EXISTING TELEPHONE	—T—
EXISTING CABLE TV	—CATV—
EXISTING POWER LINES	—P—
PROPOSED ELECTRIC	—E—
PROPOSED TELEPHONE	—T—
PROPOSED CABLE TV	—CATV—
PROPOSED GAS	—G—
TRANSFORMER	—T—
SHEET DRAINAGE FLOW DIRECTION	—W—
REFUSE ENCLOSURE & STORAGE SHED	—X—

7901 Bloomington
4" C.I. SERVICE TO BE
ABANDONED AT MAIN
SPRING 1999

5" Water
N. JUNE 4, 1998
5" TEE PLUGGED
36.5' PLUMBING
4" C.I. SERVICE
36.5' PLUMBING
4" C.I. SERVICE
7900 Cedar
(old beam
structure)

NOTE:
ALL WATER LINE SHALL BE D.I.P.
W/ 8 MIL POLY WRAP 6" CLASS 55/8" CLASS 54
ALL STORM SEWER SHALL BE RCP
ALL SAN. SEWER SHALL BE PVC SDR 26
OR P.V.C. SCHED. 40

NOTE:
ALL UNUSED WATER AND
SERVICES MUST BE ABAN
IN ACCORDANCE WITH TH
OF THE CITY OF BLOOMI

NOTE:
WATER IS STUBBED OUT 50.5'
FROM GATE VALVE

ITY PLAN

T

Tharaldson

Development

Company

P.O. Box 10519 Fargo, ND 58106

Heritage Inn

Tharaldson Enterprises

NO. 10-12-98

DATE

STEVAN G. DEWALD

REG. NO. 16475

DRAWN BY: KARI W. / BOB

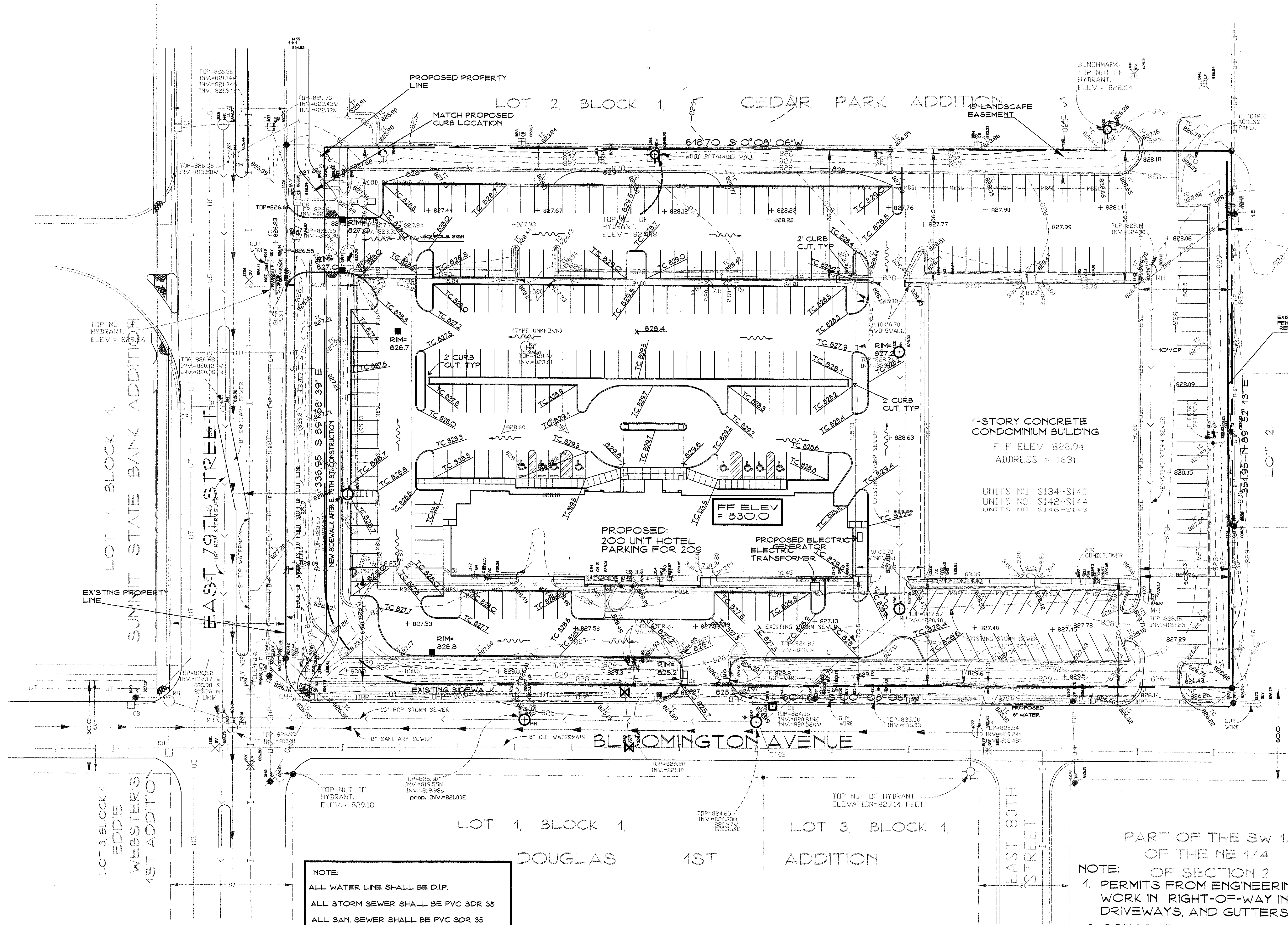
PROJECT: 200 UNIT HOTEL

BLOOMINGTON, MN

PROJECT NO.: 97-02

L3.1

LAND



SITE LEGEND	
PROPERTY LINE	---
EASEMENT LINE	---
EXISTING SANITARY SEWER & MANHOLE	—○—
EXISTING WATER MAIN	—W—
EXISTING WATER VALVE & FIRE HYDRANT	—V—
EXISTING STORM DRAIN	—ST—
EXISTING STORM INLET & MANHOLE	—○—
EXISTING GAS MAIN/SERVICE	—G—
EXISTING EDGE OF PAVEMENT OR CURB	---
EXISTING CONTOUR	---62---
PROPOSED WATER VALVE & FIRE HYDRANT	—V—
PROPOSED SANITARY SEWER, MANHOLE & CLEANOUT	—S—
PROPOSED STORM DRAIN, INLET, MH	—ST—
PROPOSED CONCRETE CURB	---
PROPOSED CONCRETE SIDEWALK	---
* THICKENED EDGE MAY BE USED IN lieu OF CONCRETE CURB WHEN SHOWN THIS	
PROPOSED CONTOUR	---62---
PROPOSED SPOT ELEVATION	62 X 60
PROPOSED TOP OF CURB ELEVATION	62.60 TC
BOTTOM OF CURB M.S.D. 6' LOWER, UNLESS NOTED OTHERWISE	
PROPOSED ROOF DRAINS: DOWNSPOUT, CLEANOUT, DRAIN PIPE	—D—
EXISTING ELECTRIC	—E—
EXISTING TELEPHONE	—T—
EXISTING CABLE TV	—CATV—
EXISTING POWER LINES	—P—
PROPOSED ELECTRIC	—E—
PROPOSED TELEPHONE	—T—
PROPOSED CABLE TV	—CATV—
PROPOSED GAS	—G—
TRANSFORMER	—T—
SHEET DRAINAGE FLOW DIRECTION	---
REFUSE ENCLOSURE & STORAGE SHED	---

NOTE:
 ALL WATER LINE SHALL BE D.I.P.
 ALL STORM SEWER SHALL BE PVC SDR 35
 ALL SAN. SEWER SHALL BE PVC SDR 35

NOTE: OF SECTION 2
 1. PERMITS FROM ENGINEERING ARE REQUIRED FOR WORK IN RIGHT-OF-WAY INCLUDING SIDEWALKS, DRIVEWAYS, AND GUTTERS, ETC.
 2. CONCRETE APRONS ARE REQUIRED FROM STREET GUTTER THROUGH SIDEWALK.

PUBLIC WORKS
 ENGINEERING DIVISION
 APPROVED *[Signature]*
 NOT APPROVED
 DATE 5/12/98

T

Tharaldson

D

Development

C

Company

Heritage Inn

Tharaldson Enterprises

P.O. Box 10519

Fargo, ND 58106

NORTH

30' 20' 10' 0' 30'

GRADING PLAN

GRADING PLAN

DATE: JUNE 1997

SCALE: 1" = 30'

DRAWN BY: KARI W. / BOB

PROJECT: 200 UNIT HOTEL

BLOOMINGTON, MN

REVISIONS:

DATE: 5-5-98

PROJECT NO.: 97-02

HEARBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

STEVAN G. DEWALD

DATE: 5-5-98

REG. NO. 16475

L3

LAND

RECEIVED

OCT 20 2006
City of Bloomington
Engineering Division
Services Section

HOLIDAY INN EXPRESS PARKING LOT IMPROVEMENTS

SITE PLAN.....SHEET 1

GRADING & EROSION CONTROL PLAN.....SHEET 2

LANDSCAPE PLAN.....SHEET 3

PHOTOMETRIC LIGHTING PLAN.....SHEET 4

PROJECT LIMIT AREA.....71,110 FT².....1.63 AC

PERVIOUS AREA PRI.....1,481 FT².....0.03 AC
IMPERVIOUS AREA PRI.....69,629 FT².....1.60 AC

PERVIOUS AREA POST.....3,728 FT².....0.09 AC
IMPERVIOUS AREA POST.....67,382 FT².....1.54 AC

LEGEND

	EXISTING CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED CONTOUR
	PROPOSED 10' CONTOUR
	CL STREET
	CURB & GUTTER
	BLDG. SETBACK LINE
	D & U EASEMENT LINE
	WETLAND & POND
	16.5' BUFFER LINE
	DELINEATED WETLAND LINE
	DRAINAGE ARROW
	SILT FENCE
	EXISTING SAN. SEWER
	PROPOSED SAN. SEWER
	EXISTING WM
	PROPOSED WM
	EXISTING STORM SEWER
	PROPOSED STORM SEWER

8" Water service needs to be abandoned at the main. This will require a shut down of the hotel.

WATER SERVICE PLUGGED & CAPPED

EXISTING PARKING SPACES FROM PREVIOUS USE

SEWER SERV. PLUGGED & CAPPED

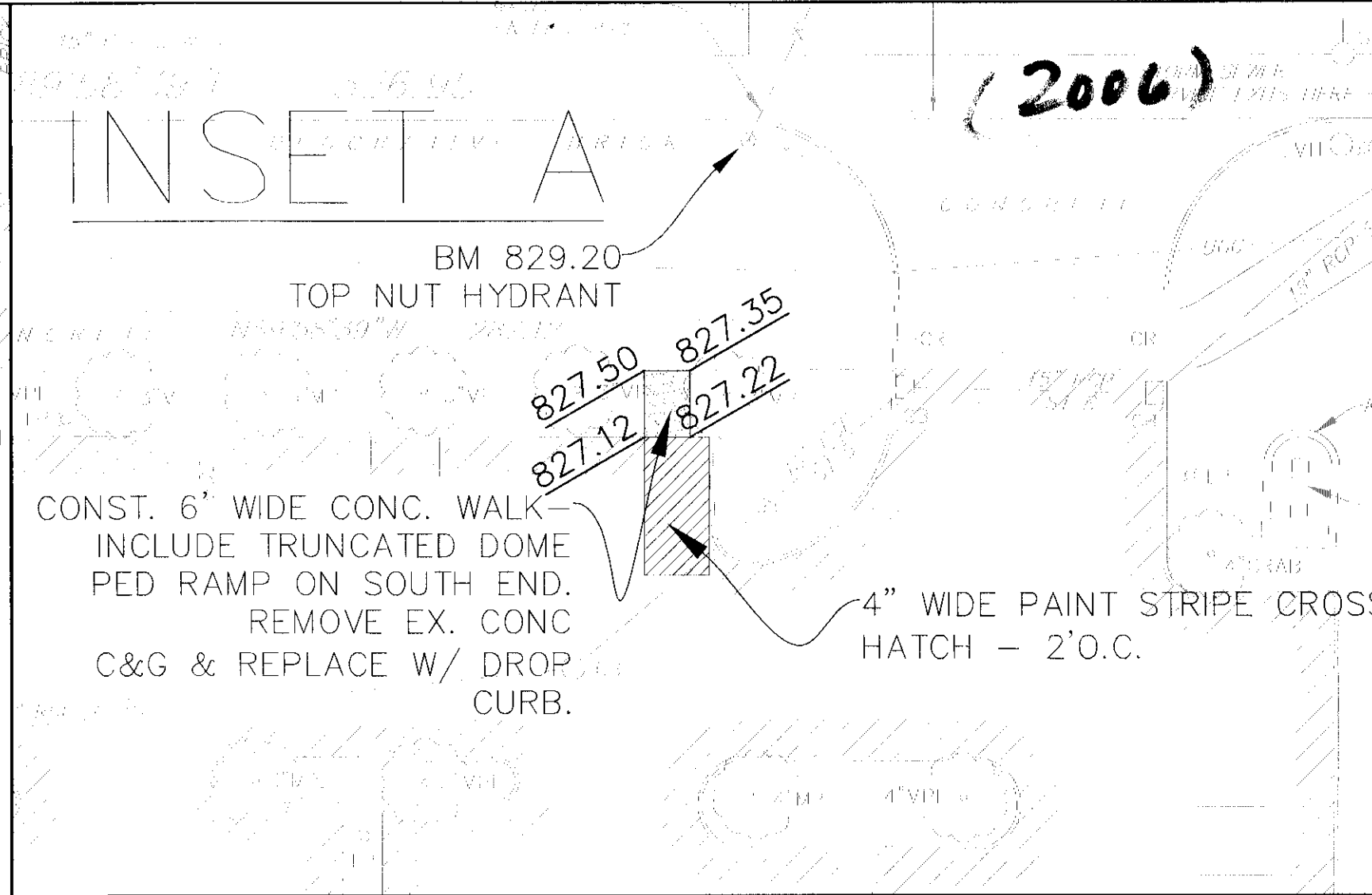
PROJECT LIMITS

4" WHITE PAINT STRIPE CROSS HATCH - 2'O.C.

EXISTING PARKING SPACES FROM PREVIOUS USE

4" WHITE PAINT STRIPE CROSS HATCH - 2'O.C.

SCALE
20 0 20 40
IN FEET



PUBLIC WORKS
ENGINEERING DIVISION

Approved: [Signature]
Not Approved: _____
Date: 10/25/06

11633			
1	10-19-06	10-09-06 & 10-18-06	STAFF COMMENTS
NO.	DATE	DESCRIPTION OF REVISIONS	

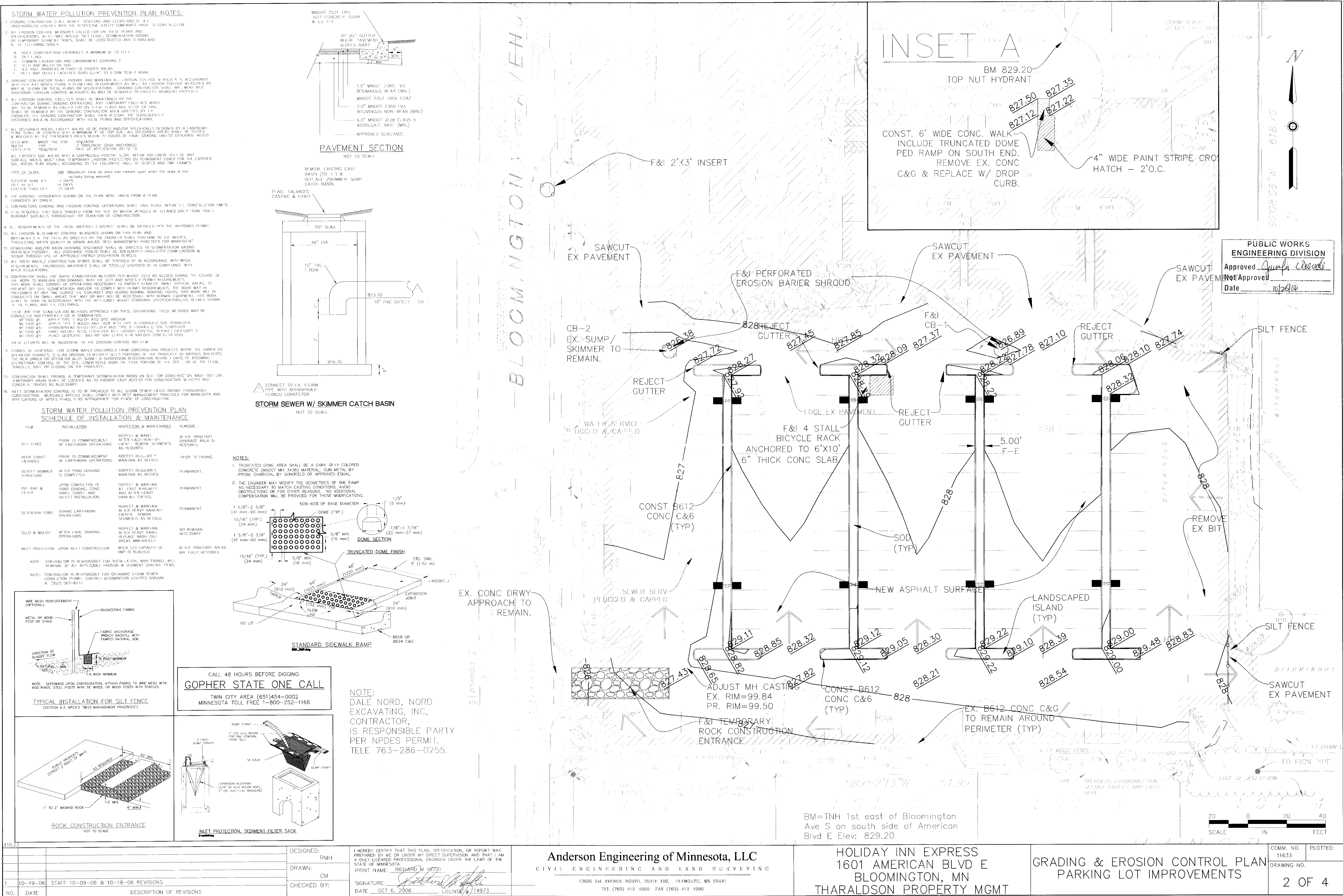
DESIGNED:	RMH
DRAWN:	CM
CHECKED BY:	
SIGNATURE:	<u>[Signature]</u>
DATE:	OCT 6, 2006
LICENSE #:	14973

Anderson Engineering of Minnesota, LLC
CIVIL ENGINEERING AND LAND SURVEYING
13005 1st AVENUE NORTH, SUITE 100, PLYMOUTH, MN 55441
TEL (763) 412-4000 FAX (763) 412-4090

HOLIDAY INN EXPRESS
1601 AMERICAN BLVD E
BLOOMINGTON, MN
THARALDSON PROPERTY MGMT

SITE PLAN
PARKING LOT IMPROVEMENTS

COMM. NO.
11633
PLOTTED:
DRAWING NO.
1 OF 4



Architect

giffels webster

Engineers
Surveyors
Planners
Landscape Architects
Environmental Specialists
28 W. Adams Street
Suite 1200
Denver, CO 80202
P: (303) 965-4442
F: (303) 962-3068
www.giffelswebster.com

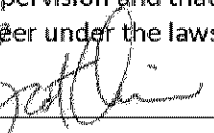
Consultant

**W2005/FARGO
HOTELS (POOL C)
REALTY, L.P.**
6011 CONNECTION DRIVE
IRVING, TEXAS

Owner

HILTON GARDEN INN
1801 EAST AMERICAN BLVD.
BLOOMINGTON, MINNESOTA

Project

Professional Engineer
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: 
Typed or Printed Name: Scott T. Claff
Date: 11/06/2015 License Number: 52068

Seal

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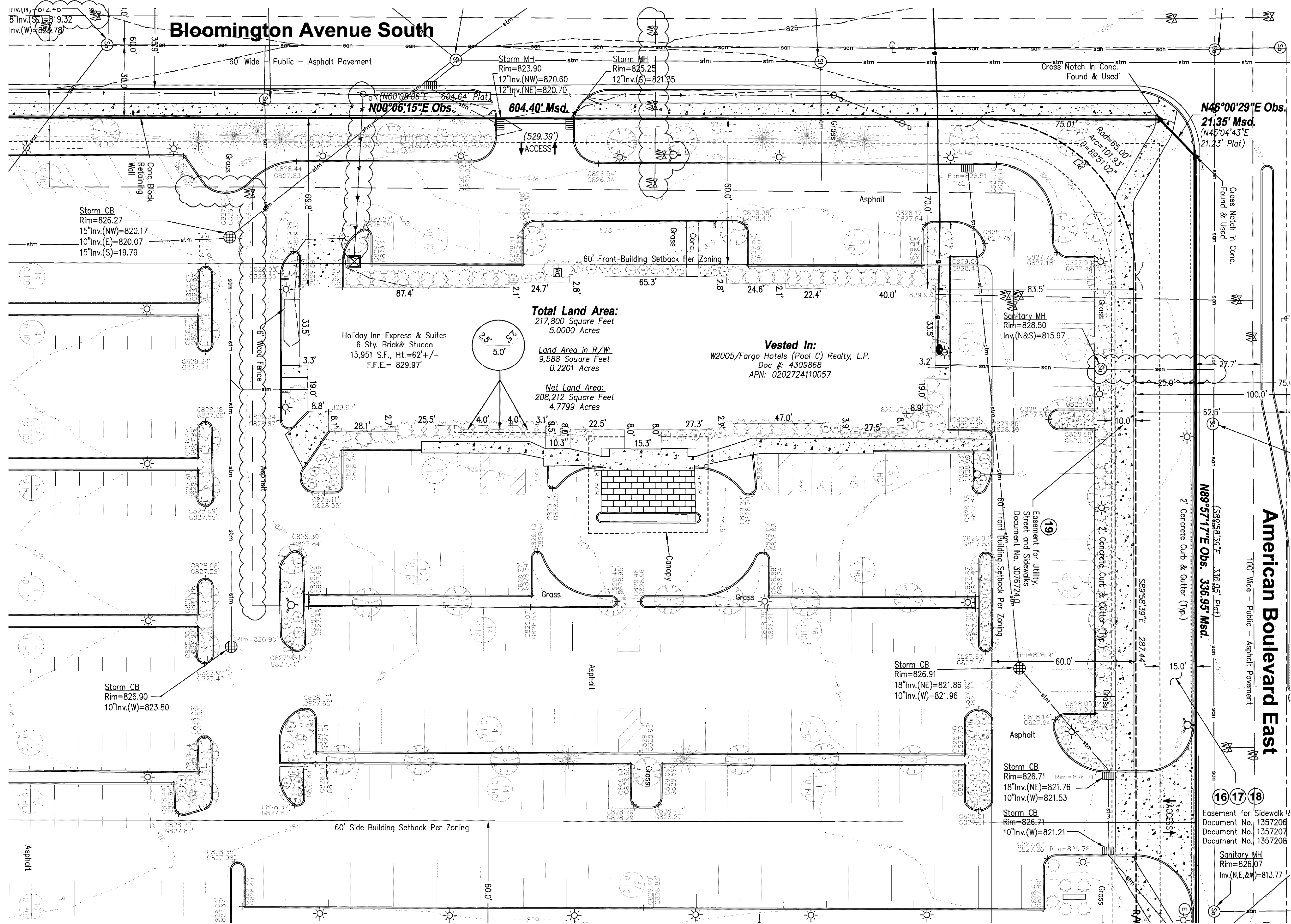
BULLETIN 001	11.06.2015
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PERMIT REVISIONS	10.23.2015
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OWNER REVIEW	12.19.2014
SITE PLAN SCHEMATIC	11.05.2014
SITE PLAN CONCEPT	10.30.2014

Revision	Date
Date	10.30.2014
Project Number	2014096
Sheet Title	

**EXISTING
CONDITIONS**

Sheet Number

C02



PARKING:

370 Parking Spaces
8 Handicapped Spaces
378 Total Parking Spaces

ZONING:

Zoning Classification: FD-1 with PD Overlay (Freeway Development with Planned Development Overlay)
Permitted Use: Permitted by Approved Planned Development
Minimum Building Setbacks:
Front: Per Approved Site Plan
Side: Per Approved Site Plan
Rear: Per Approved Site Plan
Parking/Other Setbacks: None
Maximum Building Height: Per Approved Site Plan
Parking Ratio: Per Approved Site Plan
SOURCE: City of Bloomington, Hennepin County, Minnesota Planning (952) 563-8920

This zoning information is based upon current zoning regulations. These conditions may not reflect the zoning regulations at the time of building or site construction.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

BASIS OF BEARING:

The meridian for all bearings shown hereon is the East right of way line of Bloomington Avenue South, known as being N09°06'15"E, per Cedar Park Addition Document No. 1357205 of Hennepin County Records.

MISCELLANEOUS NOTES:

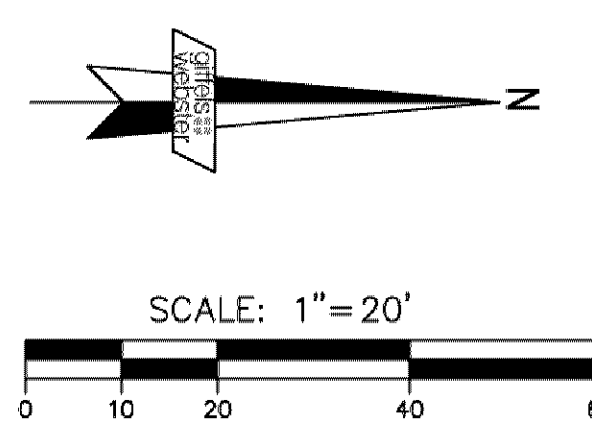
- There is direct access to the subject property via East American Boulevard and Bloomington Avenue South, both public right-of-ways.
- The location of the underground utilities shown hereon have been obtained by searches of available records, diligent field check, and field verified where accessible only. It is believed that they are essentially correct, but their accuracy or completeness is not guaranteed; therefore the contractor is urged to proceed with caution, follow the procedure for contacting the utility protection service prior to commencing construction, and field verify for accuracy, location and conditions.
- The posted address on site is 1801 East American Boulevard.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, pump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Insurance Company Title Commitment No. 236404 with an effective date of October 13, 2014.
- Professional Liability Insurance Policy obtained by Milman National Land Services in the in the minimum amount of \$3,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Hennepin, Community Panel No. 2705300457E, Effective Date 09/02/2004.

NOTE:

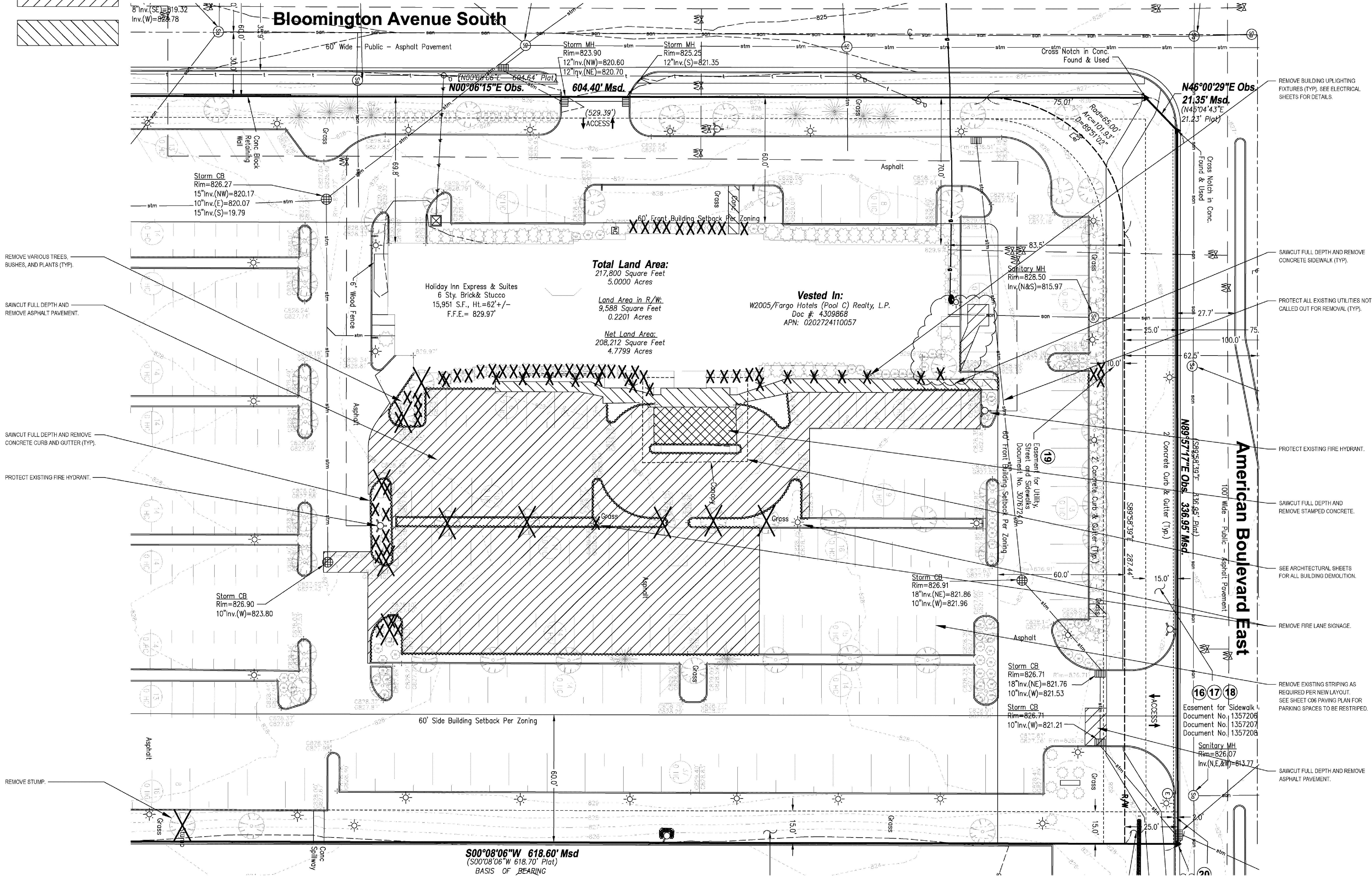
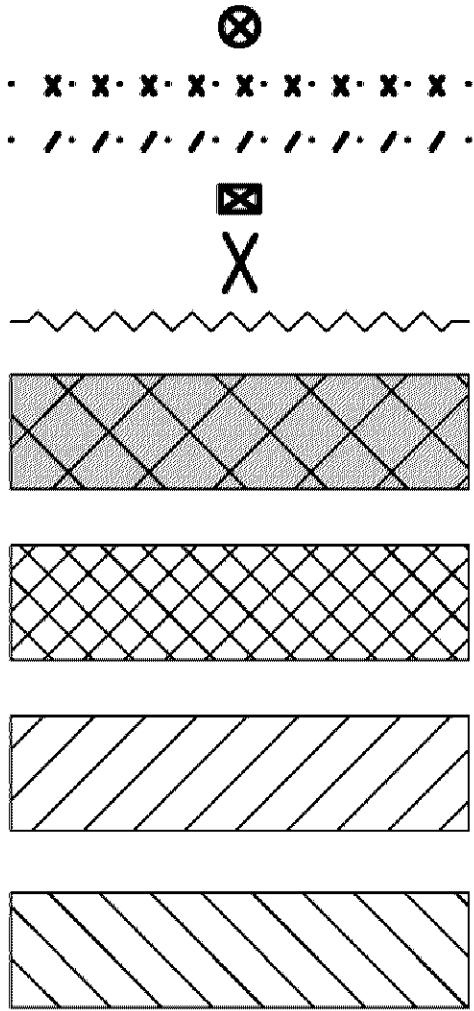
TOPOGRAPHIC SURVEY PRODUCED 11.07.2014 BY JPJ ENGINEERING, INC. AND PROVIDED BY THE OWNER.



SYMBOL LEGEND	
R/W P/L C Rad L A D Ch ChB No Rad L A D Ch ChB No Rad L A D Ch ChB No	- Right-of-Way - Adjacent Property Line - Centerline - Radius - Arc Length - Delta Angle - Chord Length - Chord Bearing - Schedule B-Section II Item - Number - Radius - Arc Length - Delta Angle - Chord Length - Chord Bearing - Monumentation Found as Noted - Cross Cut in Concrete Found - No. of Regular Parking Spaces - No. of Handicap Parking Spaces - Storm Manhole - Curb Inlet Basin w/ Grate - Ground Light
	- Catch Basin - Sanitary Manhole - Fire Hydrant - Water Valve - Gas Meter - Air Condition Unit - Electric Transformer - Electric Manhole - Handicap Space - Utility Pole - Light Pole - Fence - Overhead Utilities - Concrete Area - No Parking Area - Building Area - ACCESS

DEMOLITION LEGEND

- REMOVE UTILITY STRUCTURE
REMOVE UTILITY PIPE
ABANDON UTILITY PIPE
CUT AND BULKHEAD UTILITY PIPE
REMOVE OBJECT
REMOVE CURB
MILL HMA SURFACE
REMOVE CONCRETE PAVEMENT
REMOVE ASPHALT PAVEMENT
REMOVE SIDEWALK



CASE FILE NO. 09294A-15

KraemerDesignGroup
1400 Broadway | Detroit MI 48226 | P 313 965 3399 | F 313 965 3355
www.kraemerdesigngroup.com

Architect

giffels webster

Engineers
Surveyors
Planners
Landscape Architects
Environmental Specialists
28 W. Adams Street
Suite 1200
Detroit, MI 48226
P 313 965 4442
F 313 965 3068
www.giffelswebster.com

Consultant

W2005/FARGO
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Owner

HILTON GARDEN INN
1801 EAST AMERICAN BLVD.
BLOOMINGTON, MINNESOTA

Project

Professional Engineer
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature:
Typed or Printed Name: Scott T. Clift
Date: 11/06/2015 License Number: 52068

Seal

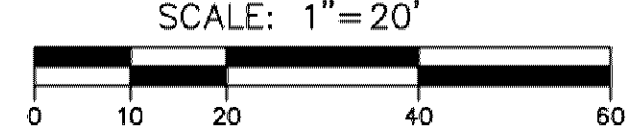
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Revision	Date
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Project Number	2014096
Sheet Title	

DEMOLITION
PLAN

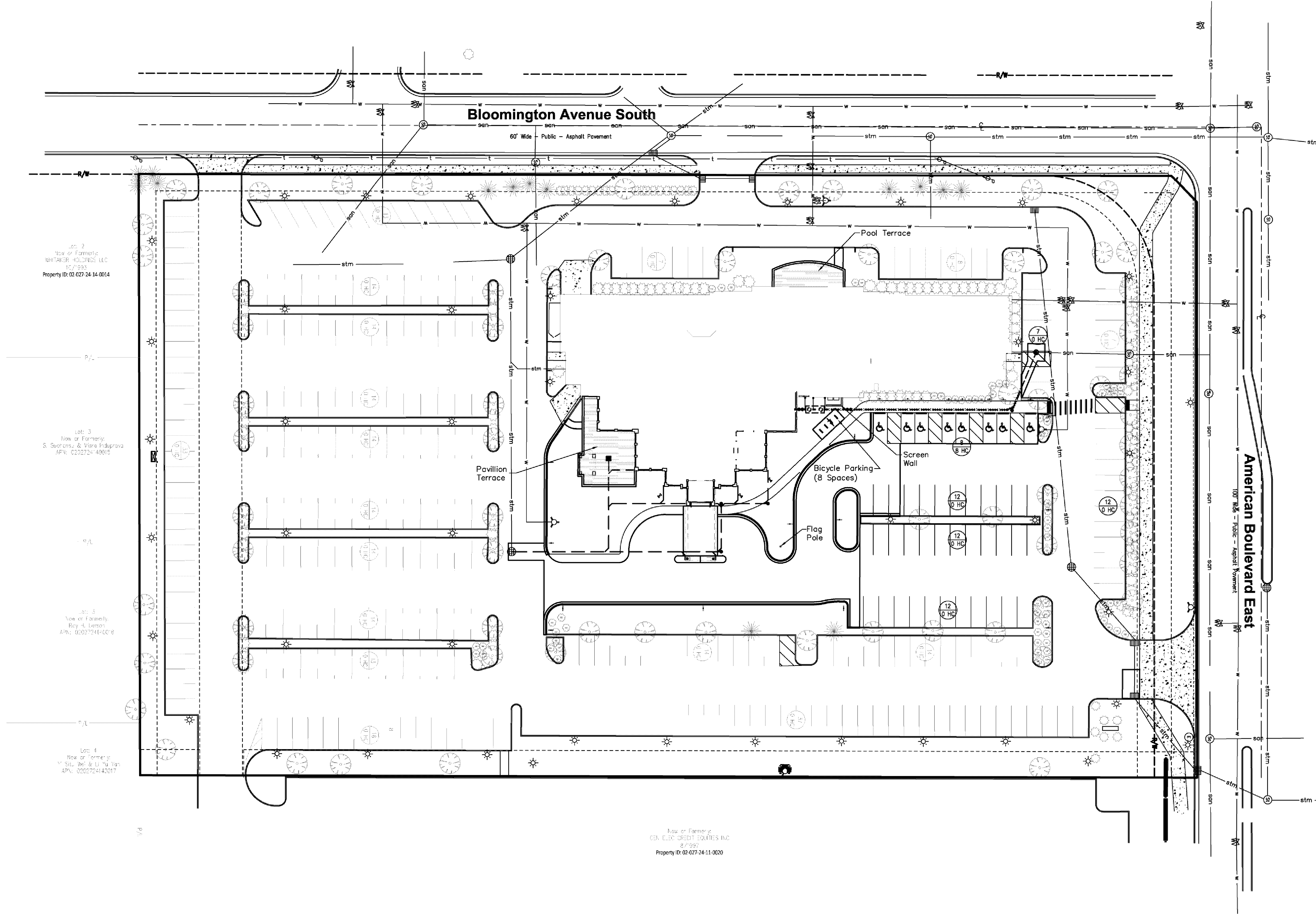
Sheet Number

C03



- CITY OF BLOOMINGTON NOTES:
1. ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING SHALL BE ON-SITE. NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
 2. ALL PUBLIC SIDEWALKS SHALL REMAIN UNOBSTRUCTED.
 3. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
 4. CONTACT UTILITIES AT 952-563-8777 FOR STORM SEWER PERMIT.
 5. ALL SIGNAGE TO BE INSTALLED OUTSIDE OF CITY RIGHT-OF-WAY.
 6. TEMPORARY ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.

CASE FILE NO. 09264A-15

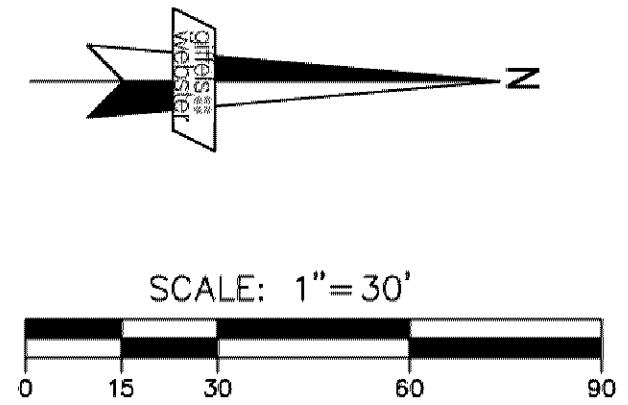


PARKING REQUIREMENTS			
SPECIFIC LAND USE	UNIT	REQUIRED SPACES	SPACES
HOTEL	200 ROOMS	11 SPACE PER ROOM	220
TOTAL SPACES REQUIRED			220
TOTAL SPACES PROVIDED			220

ADA ACCESSIBLE PARKING REQUIREMENTS			
TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES	MINIMUM NUMBER OF VAN-ACCESSIBLE SPACES	MINIMUM NUMBER OF CAR-ACCESSIBLE SPACES
323	8	2	6
TOTAL VAN-ACCESSIBLE SPACES PROVIDED			8
TOTAL CAR-ACCESSIBLE SPACES PROVIDED			0

APPROVED

CIVIL PLANS APPROVED:
JEN DESRUDE
DATE: 10/30/15



KraemerDesignGroup
1400 Broadway | Detroit MI 48226 | P 313.965.3399 | F 313.965.3352
www.kraemerdesigngroup.com

Architect

giffels webster
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Landscape Architects
Environmental Specialists
28 W. Adams Street
Suite 1200
Detroit, MI 48226
P 313.965.4442
F 313.965.5068
www.giffelswebster.com

Consultant

W2005/FARGO
HOTELS (POOL C)
REALTY, L.P.
6011 CONNECTION DRIVE
IRVING, TEXAS

Owner

HILTON GARDEN INN
1601 EAST AMERICAN BLVD.
BLOOMINGTON, MINNESOTA

Project

Professional Engineer
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: *Scott T. Claff*
Typed or Printed Name: Scott T. Claff License Number: 52058
Date: 10/27/2015

Seal

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Sheet Title	

SITE PLAN

Sheet Number

C04

EROSION CONTROL NOTES

1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
2. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF BLOOMINGTON.
3. ANY EROSION AND SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. (WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS AND WETLANDS)
4. THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHENEVER OTHERWISE REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
5. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENTATION CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF DIRT OUT OF THE WORK AREA.
6. THE CONTRACTOR SHALL PRESERVE NATURAL VEGETATION AS MUCH AS POSSIBLE.
7. PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.
8. VEGETATION STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.
9. THE CONTRACTOR SHALL SWEEP THE EXISTING PARKING LOT AND STREETS SURROUNDING THE PROJECT SITE ONCE A WEEK, OR AS DIRECTED BY THE ENGINEER OR INSPECTOR. STREET SCRAPING SHALL BE PERFORMED IN CONJUNCTION WITH THIS SWEEPING ON AN AS NEEDED BASIS.
10. THE SEDIMENT CONTROL FENCING INDICATED ON THIS PLAN IS NOT INTENDED TO SHOW THE EXACT LOCATION OF THE FENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE REQUIRED TO CONTAIN SEDIMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL APPLICABLE NPDES REGULATIONS, INCLUDING: INSPECTION, RESTORATION, AND RECORD KEEPING REQUIREMENTS.
12. THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL SOIL EROSION CONTROLS AS INDICATED BY THESE PLANS.
13. CONSTRUCTION ACTIVITIES (INCLUDING INSTALLATION OF PIPE AND ASSOCIATED VALVES, STRUCTURES, BACK FILLING, SURFACE RESTORATION, AND REMOVAL OF EXCESS EXCAVATED MATERIAL) SHALL BE ACCOMPLISHED IN ONE CONTINUOUS OPERATION.
14. PAVEMENT AND/OR VEGETATION SHALL NOT BE STRIPPED FROM AN AREA UNLESS CONSTRUCTION ACTIVITIES ARE TO COMMENCE IN THAT AREA WITHIN THE NEXT THREE DAYS.
15. IF FOR ANY REASON PERMANENT STABILIZATION CAN NOT BE PROVIDED WITHIN 15 DAYS OF THE COMPLETION OF PIPE LAYING OPERATIONS, TEMPORARY STABILIZATION SHALL BE PROVIDED AT ALL DISTURBED AREAS. TEMPORARY STABILIZATION SHALL FURTHERMORE BE PROVIDED DURING THE NON-GROWING SEASON (OCTOBER 1 THROUGH APRIL 20) FOR ALL AREAS TO BE SEEDDED.
16. TEMPORARY STABILIZATION SHALL CONSIST OF EITHER SMALL GRAIN STRAW OR GRASS HAY SPREAD AT THE RATE OF 1.5 TO 2 TONS PER ACRE, OR MULCH BLANKETS, WHICH SHALL BE ANCHORED IN PLACE TO PREVENT DISPLACEMENT FROM WIND AND RAIN. TEMPORARY STABILIZATION SHALL BE REPAIRED AS OFTEN AS NECESSARY, AS DETERMINED BY THE AGENCY WITH JURISDICTION.
17. ALL DITCHING SHALL BE ACCOMPLISHED IN A MANNER THAT WILL NOT CONTRIBUTE TO DEPOSITION OF SEDIMENT IN ROAD DITCHES OR OPEN WATER.
18. THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH CURRENT STATUTES AND REGULATIONS OF THE CITY OF BLOOMINGTON AND STATE OF MINNESOTA.
19. SEDIMENT CONTROL FENCING SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED STORM EVENTS. IF THE FENCE IS SAGGING, OR SOIL HAS REACHED ONE HALF OF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC SHALL BE REMOVED AND DISPOSED OF IN A STABLE AREA OF THE SITE. IF WATER IS SEEPING UNDER THE FENCE, OR THE FABRIC IS DECOMPOSED OR OTHERWISE INEFFECTIVE, THE FENCE SHALL BE REMOVED AND PROPERLY REINSTALLED AS INDICATED ON THESE PLANS.
20. MUD MAT ENTRANCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH STORM RAINFALL. THE SURROUNDING ROADS SHALL ALSO BE INSPECTED AT THIS TIME FOR EVIDENCE THAT MUD IS BEING TRACKED OFF OF THE SITE. MAINTENANCE SHALL INCLUDE THE INSTALLATION OF ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. ALL SEDIMENT DROPPED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY BY SWEEPING AND SCRAPING (AS MAY BE REQUIRED BY THE ENGINEER).
21. SEDIMENT INLET FILTERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED STORM EVENTS. THE FILTERS SHALL BE CLEANED PERIODICALLY THROUGHOUT CONSTRUCTION TO AVOID CLOGGING. FILTERS THAT CANNOT BE MAINTAINED BY CLEANING SHALL BE COMPLETELY REPLACED.

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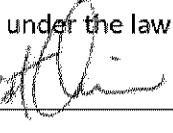
Consultant

W2005/FARGO
HOTELS (POOL C)
REALTY, L.P.
6011 CONNECTION DRIVE
IRVING, TEXAS

Owner

HILTON GARDEN INN
1801 EAST AMERICAN BLVD.
BLOOMINGTON, MINNESOTA

Project

Professional Engineer
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: 
Typed or Printed Name: Scott T. Clark License Number: 52068
Date: 10/27/2015

Seal

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Project Number	2014096
Sheet Title	

SOIL EROSION
CONTROL PLAN

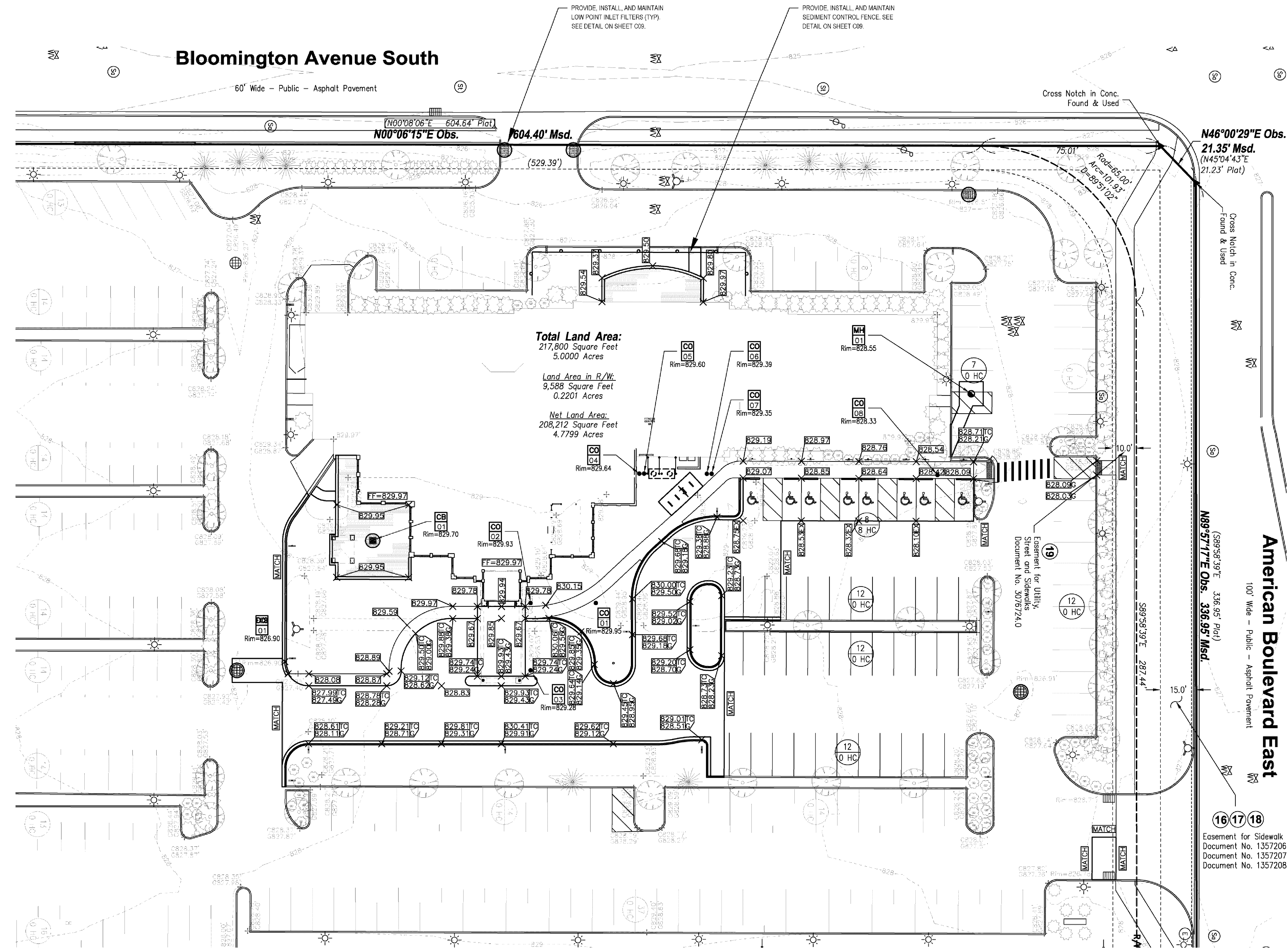
Sheet Number

C05

SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION		
	START DAY	END DAY
PLACE INLET FILTERS	1	1
GRADE AND BALANCE AS REQUIRED, STABILIZE DITCHES, SWALES, COMMON AREAS AND SLOPES PER PLAN WITHIN 5 DAYS OF GRADE	2	6
INSTALL UNDERGROUND UTILITIES (i.e. SANITARY, STORM AND WATER MAIN)	7	8
INSTALL PAVEMENT, FIRST LIFT	9	13
INSTALL BUILDINGS, COMPLETE	14	43
COMPLETE PAVEMENT AND CLEAN OUT STORM SEWER SYSTEM	44	46
SITE LANDSCAPING, COMPLETE	47	49
REMOVE CATCH BASIN FILTERS FOLLOWING COUNTY APPROVAL	50	50

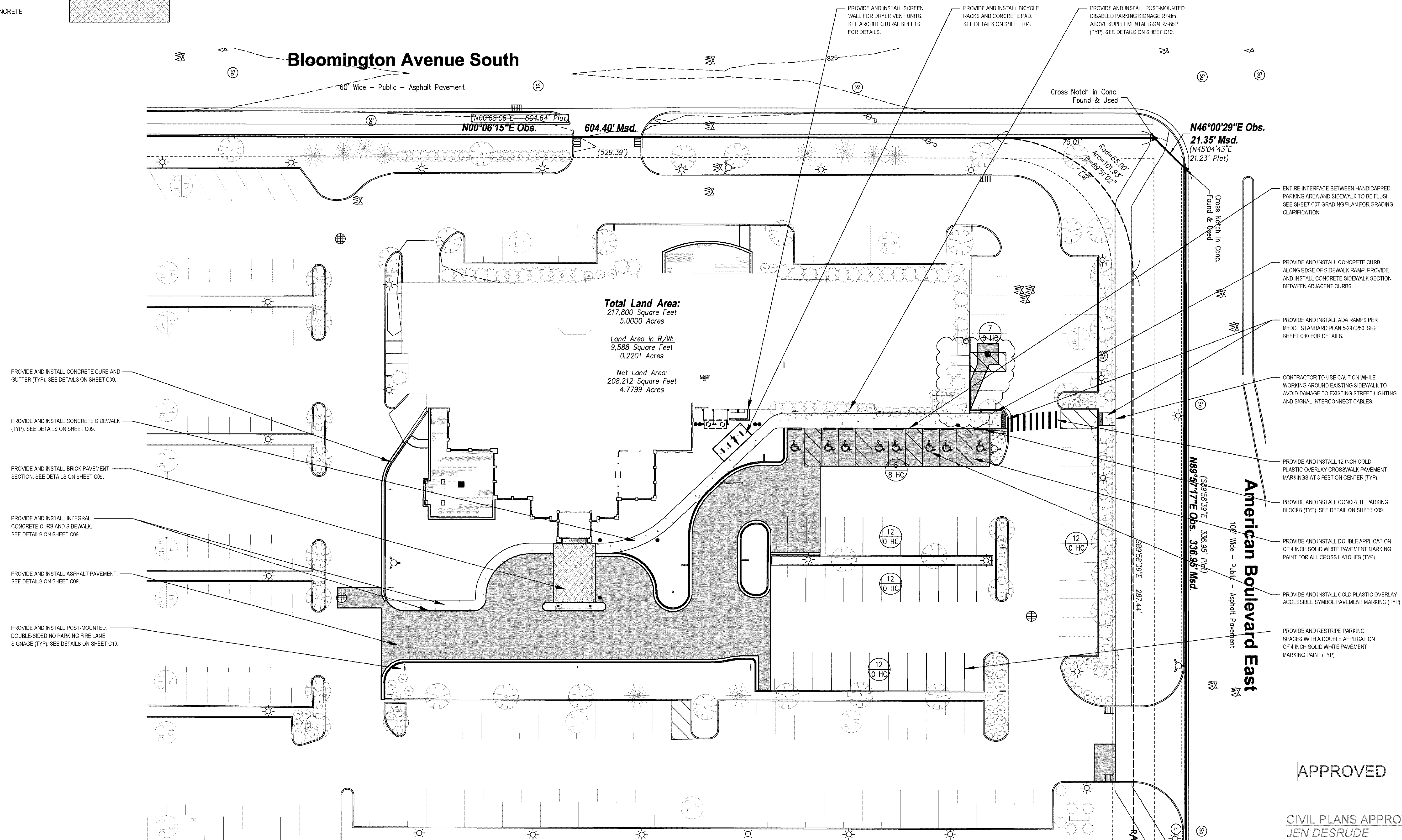
STREET CLEANING SCHEDULE							
	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY (IF WORKING)
SCRAPE STREETS		✓	✓	✓	✓	✓	✓
SWEEP STREETS				✓			

SOIL EROSION QUANTITIES		
DESCRIPTION	LEGEND	QUANTITY
SEDIMENT CONTROL FENCE		125 LF
LOW POINT INLET FILTER		5 EACH



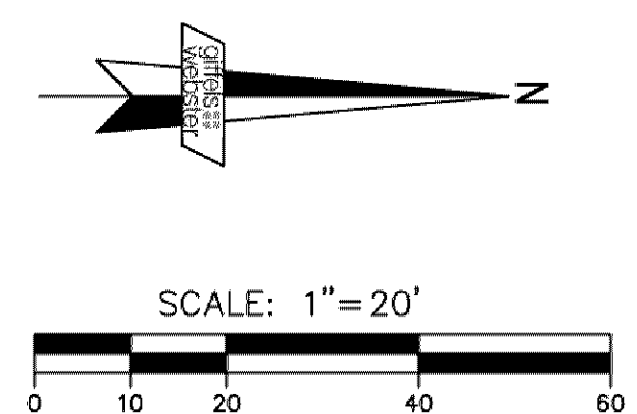
COMPACTED SAND BACKFILL (CSB)	
AGGREGATE MATERIAL	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
BRICK PAVERS/STAMPED CONCRETE	

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 4. CONTACT UTILITIES AT 952-563-8777 FOR STORM SEWER PERMIT.
 5. ALL SIGNAGE TO BE INSTALLED OUTSIDE OF CITY RIGHT-OF-WAY.
 6. TEMPORARY ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.



APPROVED

CIVIL PLANS APPROVED:
JEN DESRUDE
DATE: 10/30/15



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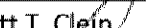
onsultan

**WZ003/FARGO
HOTELS (POOL C)
REALTY, L.P.**
6011 CONNECTION DRIVE
IRVING, TEXAS

owner

1601 EAST AMERICAN BLVD.
BLOOMINGTON, MINNESOTA

project

Professional Engineer
I hereby certify that this plan, specification, or report was
prepared by me or under my direct supervision and that I
am a duly Licensed Professional Engineer under the laws of
the state of Minnesota.
Signature: 
Typed or Printed Name: Scott T. Klein
Date: 11/06/2015 License Number: 52068

deal

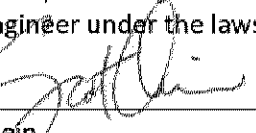
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Project Number	2014096
Sheet Title	

PAVING PLAN

Sheet Number

C06

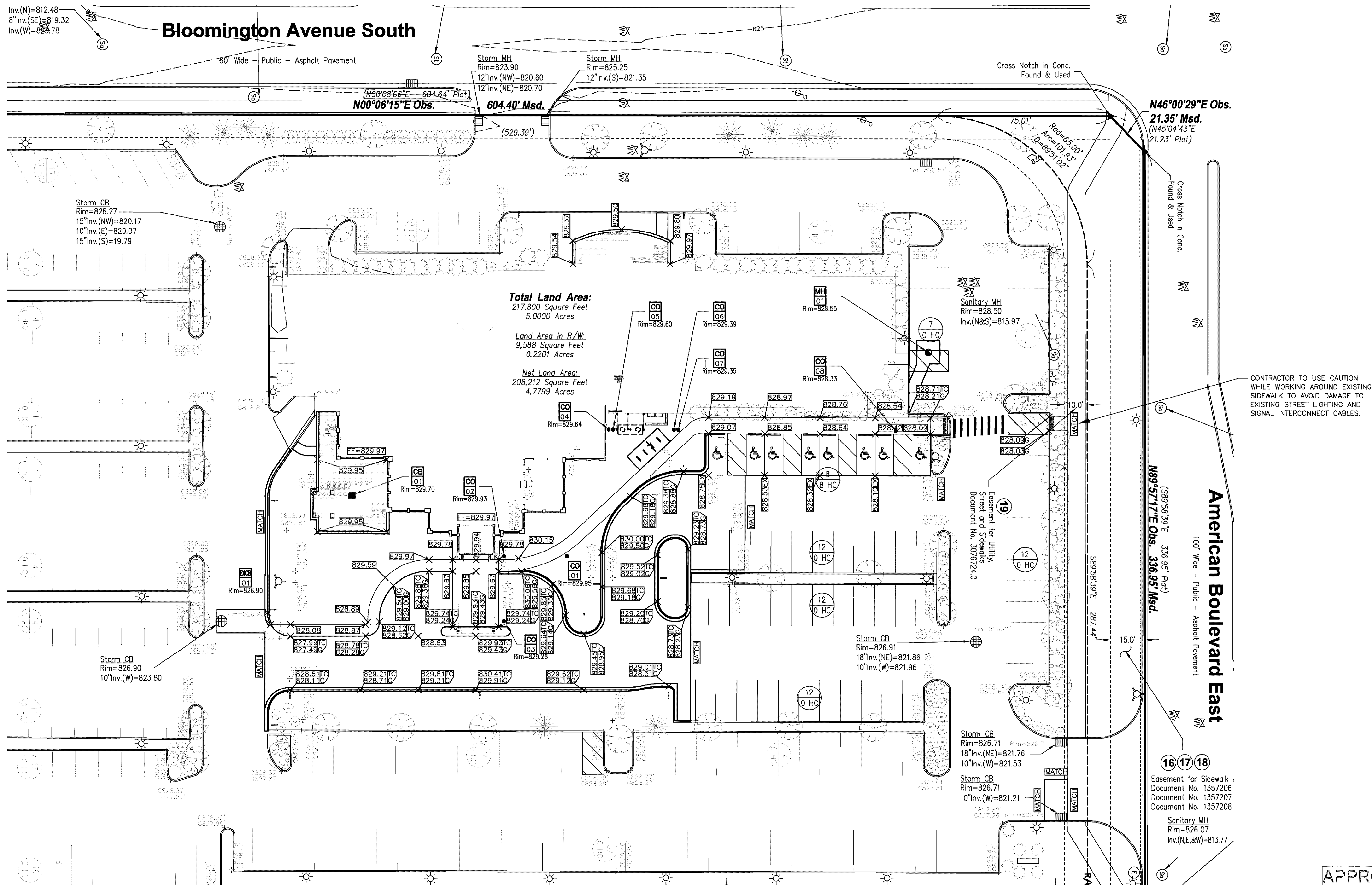
Professional Engineer
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: 
Date: 10/27/2015 License Number: 52068

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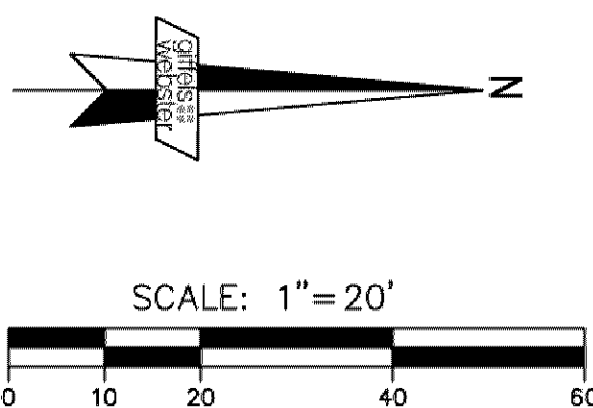
GRADING
PLAN

C07



APPROVED

CIVIL PLANS APPROVED:
JEN DESRUDE
DATE: 10/30/15



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 6. TEMPORARY ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.

CASE FILE NO. 08294A-15

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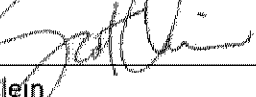
Consultant

W2005/FARGO
HOTELS (POOL C)
REALTY, L.P.
6011 CONNECTION DRIVE
IRVING, TEXAS

Owner

HILTON GARDEN INN
1801 EAST AMERICAN BLVD.
BLOOMINGTON, MINNESOTA

Project

Professional Engineer
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: 
Typed or Printed Name: Scott T. Giffels License Number: 52068
Date: 11/06/2015

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Sheet Title	

UTILITY
PLAN

Sheet Number

C08

APPROVED

CIVIL PLANS APPROVED:
JEN DESRUDE
DATE: 10/30/15



SCALE: 1"=20'
0 10 20 40 60

PROVIDE AND INSTALL DRAIN BASIN W/ PEDESTRIAN GRATE. SEE DETAIL ON SHEET C11.

PROVIDE AND INSTALL BI-DIRECTIONAL CLEANOUTS ON EITHER SIDE OF THE PROPOSED GREASE INTERCEPTOR (TYP). SEE DETAIL ON SHEET C09.

PROVIDE AND INSTALL INSULATION FOR SANITARY SEWER PIPING WHERE PROPOSED PIPE DEPTH IS LESS THAN 8 FEET. SEE DETAIL ON SHEET C11.

PROVIDE AND INSTALL MANHOLE AND COVER OVER EXISTING 8" SANITARY SERVICE LEAD FOR PROPOSED GREASE INTERCEPTOR CONNECTION. SEE DETAIL ON SHEET C11. INVERT ELEVATIONS OF EXISTING SANITARY SERVICE LEAD ARE BASED UPON RECORD DRAWINGS; CONTRACTOR TO FIELD VERIFY INVERT ELEVATIONS. PROPOSED SANITARY SEWER SLOPE SHALL BE 2% MINIMUM.

CONTRACTOR TO ADJUST PIPE BENDS AS NECESSARY TO AVOID CONFLICTS WITH EXISTING LANDSCAPING.

PROVIDE AND INSTALL SANITARY SEWER CLEANOUT (TYP). SEE DETAIL ON SHEET C09 AND COVER PRODUCT SHEET ON C11.

SEE MECHANICAL SHEET M201 FOR GREASE INTERCEPTOR DETAILS. GREASE INTERCEPTOR SIZING IS SUBJECT TO FINAL APPROVAL BY THE CITY OF BLOOMINGTON PLUMBING DEPARTMENT.

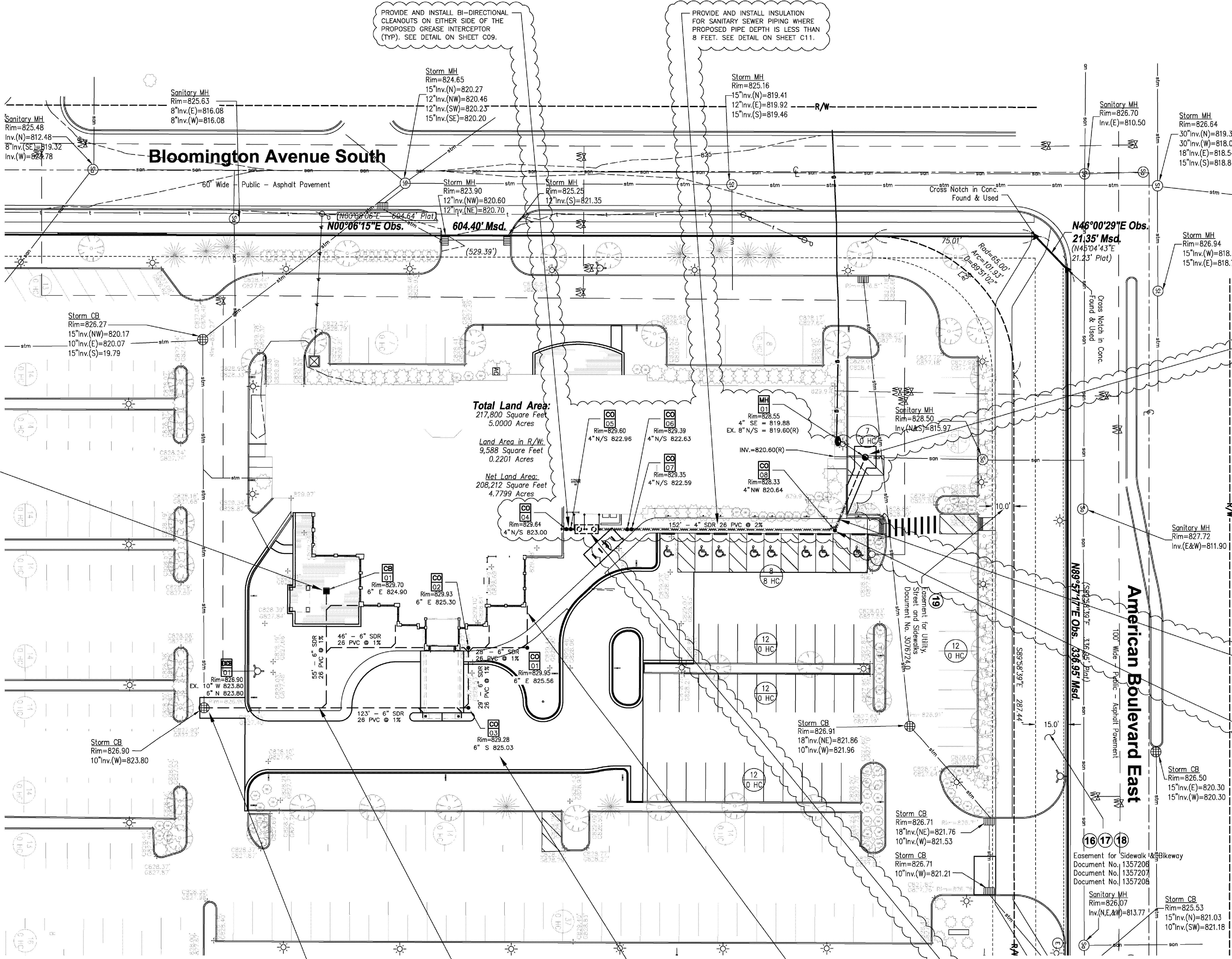
SEE DOWNSPOUT CONNECTION DETAIL ON SHEET C09 (TYP).

PROVIDE AND INSTALL STORM SEWER CLEANOUT (TYP). SEE DETAIL ON SHEET C09.

PROVIDE AND INSTALL DOWNSPOUT DRAINAGE SYSTEM. ALL PIPE TO BE 6" SDR 26 PVC @ 1% MINIMUM (TYP).

TAP EXISTING CATCH BASIN.

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Professional Engineer
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
 Signature: *Scott T. Chapp*
 Typed or Printed Name: **Scott T. Chapp** License Number: 52085
 Date: 11/05/2015

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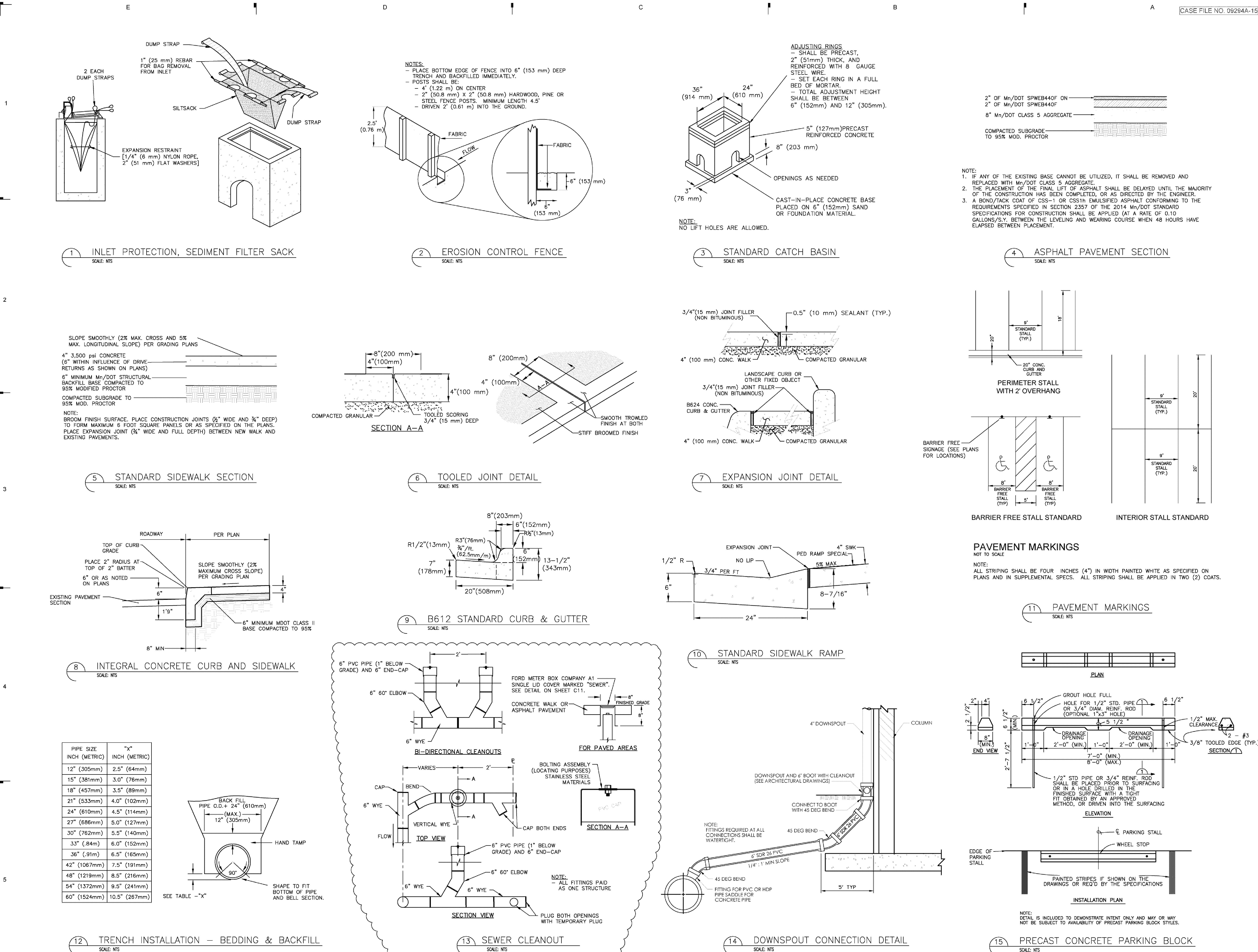
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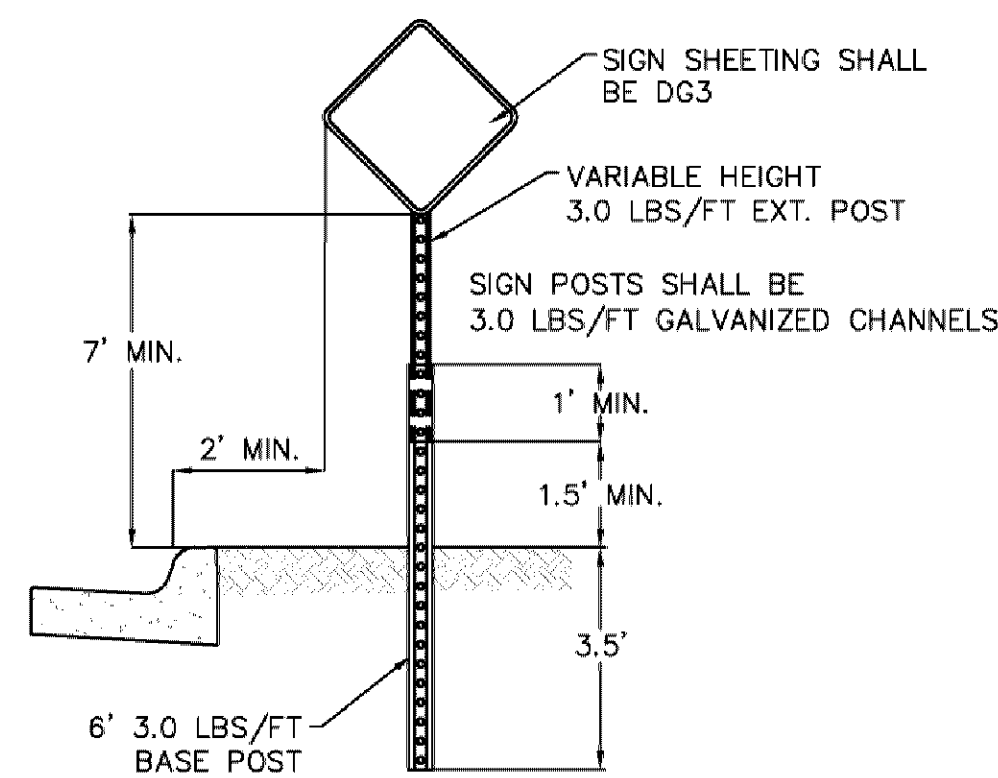
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DETAILS

Sheet Number

C09



Sheet Title

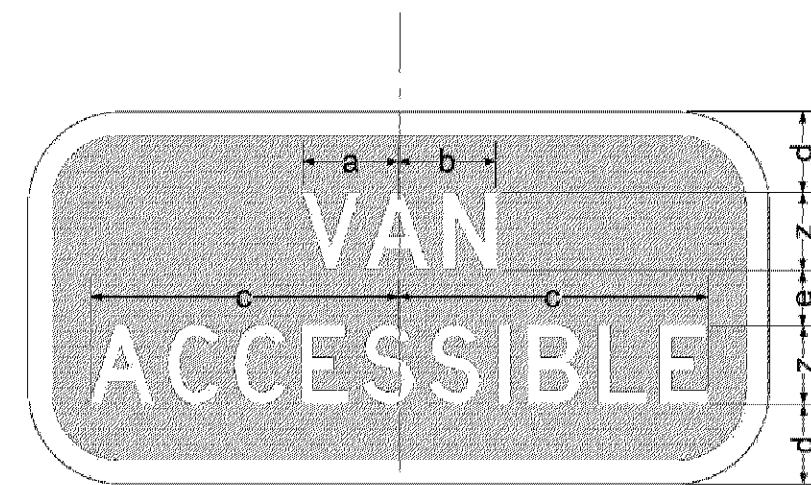
NOTE:
ALL TRAFFIC CONTROL DEVICES, INSTALLATION
AND SIGNING SHALL CONFORM TO THE LATEST
VERSION OF THE MINNESOTA MANUAL ON
UNIFORM TRAFFIC CONTROL DEVICES (MN MUTCD).

SCALE: NTS



R7-Special;
1.5" Radius, 0.6" Border, 0.4" Indent, Red on White;
[NO] D 2K specified length;
[PARKING] C 2K specified length;
[FIRE] D 2K specified length;
[LANE] D 2K specified length;

2



VAN ACCESSIBLE		
APPROVED 5/22/92	DATE OF REV.	
		SIGN NUMBER R7-8bP

E

D

C

B

A

The Ford Meter Box Company, Inc.

Home Products Documents Submittals Sales & Distribution Search

Home > Products > Section D: Lids and Covers > Single Lid Covers

Catalog Section
Price Book
Flyers & Brochures
Installation Instructions
Submittals

Type A Cover
Type B Cover
Type C Cover
Type X Cover
PMBC-3 Plastic Cover



Type A Single Lid Covers with (Inset) Iron Lid

Cover with Locking Iron Lid	Cover with Lockless Iron Lid	Cover with Locking Electronic Meter Reading Iron Lid (2" Hole)		Lid Size*	Tile Size I.D.	Approx. Wt. Lbs.
		Single Hole Lid	Double Hole Lid			
A1	A31-LL	A31-T	A31-TT	8"	15"	27.0
A2	A32-LL	A32-T	A32-TT	11-1/2"	15"	29.0
A3	A33-LL	A33-T	A33-TT	11-1/2"	18"	30.0
A4	A4-LL	A4-T	A4-TT	11-1/2"	20"	37.0
A5	A53-T	A53-T	A53-TT	15"	20"	43.0
Cover with Extra Heavy Frame and Extra Heavy Lid						
A1H	-	A31H-T	A31H-TT	8"	15"	45.0
A3H	-	A33H-T	A33H-TT	11-1/2"	20"	54.0
Cover with Double Extra Heavy Frame and Extra Heavy Lid						
A32H	-	A32H-T	A32H-TT	11-1/2"	18"	64.0

Type A Covers with (Inset) Plastic Lid

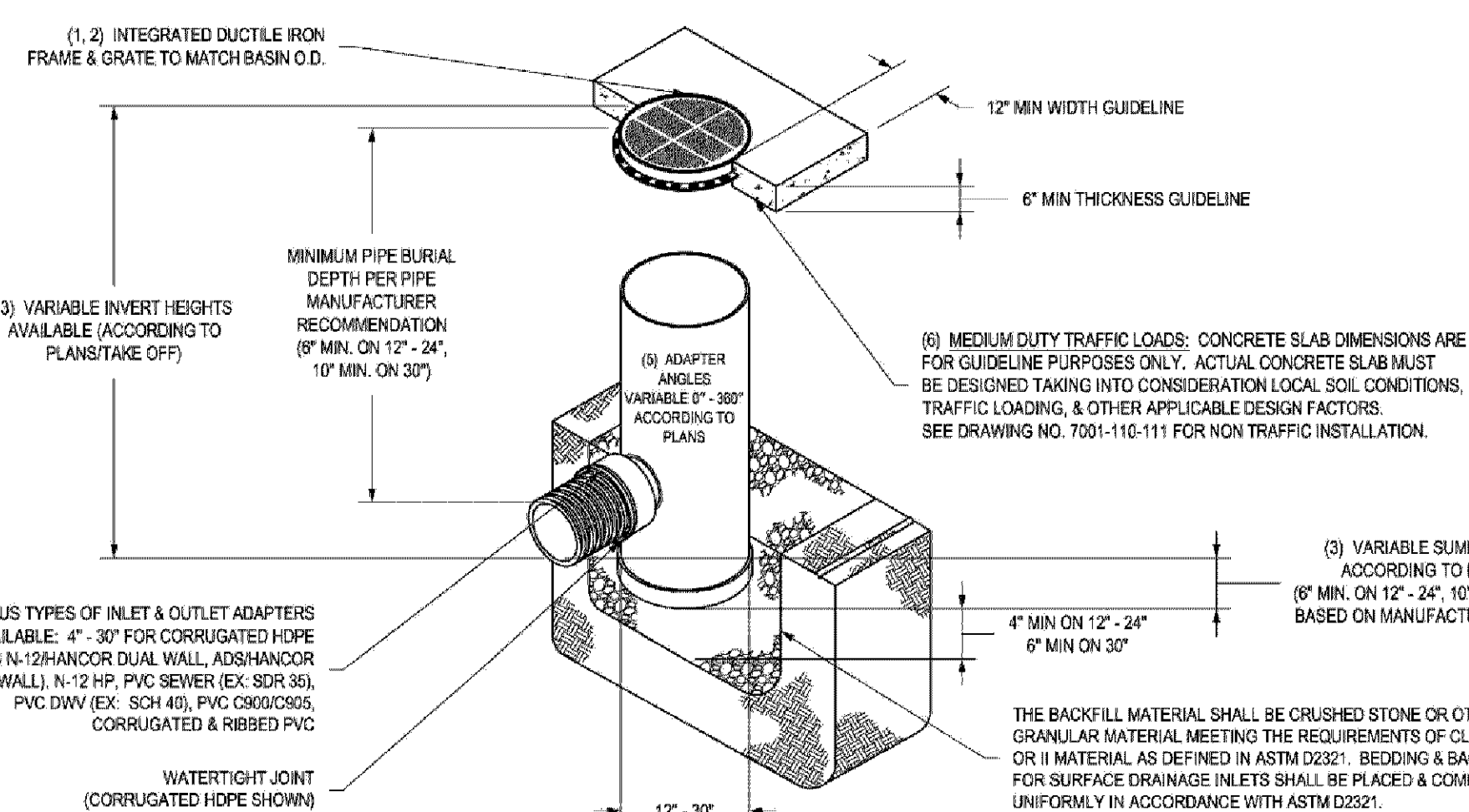
Catalog Number	Cover with "Inset" Locking Plastic Lid	Lid Size*	Tile Size I.D.	Approx. Wt. Lbs.
A31PR	A31PR	11-1/2"	15"	21.0
A32PR	A32PR	11-1/2"	18"	25.0
A33PR	A33PR	11-1/2"	20"	30.0
A4PR	A4PR	11-1/2"	21"	24.0

Note: Locking lids are supplied with a standard pentagon bolt. For an optional large bolt, add "LB" to the catalog number.

* Lid Size indicates approximate pit access opening; actual lid diameter is approximately 1" larger.

• Add "BR" to the end of the catalog number for the plastic ERT bracket.

NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE



1. 12" x 24" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 25000.
2. 12" x 24" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 25000.
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE DESIGNED FOR BURNING OVER 8" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 1299CGP.
4. DRAINAGE CONNECTION STUD JOINT TOP MUST BE CONFORM TO NEW CODE FOR CORRUGATED HOPE. 4" MIN. FOR CORRUGATED HOPE (ASTM A536) OR 6" MIN. FOR CORRUGATED HOPE (ASTM A536).
5. ADAPTERS CAN BE ADJUSTED TO 10" MIN. TO 10" MAXIMUM.
6. 12" x 24" PEDESTRIAN GRATES SHALL MEET 10" MIN. TO 10" MAXIMUM.
7. PEDESTRIAN GRATE SHALL MEET 10" MIN. TO 10" MAXIMUM.
8. PEDESTRIAN GRATE SHALL MEET 10" MIN. TO 10" MAXIMUM.

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PROJECT NO: 1299CGP
DATE: 4-28-13
DWG NO: 1299CGP
SCALE: 1/8" = 1'-0"
SHEET: 1 OF 1
REV: C

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NYLOPLAST
DRAIN BASIN WITH PEDESTRIAN GRATE
QUICK SPEC INSTALLATION DETAIL

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NYLOPLAST
12" x 24" PEDESTRIAN GRATE ASSEMBLY
QUICK SPEC INSTALLATION DETAIL

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18 DRAIN BASIN WITH PEDESTRIAN GRATE

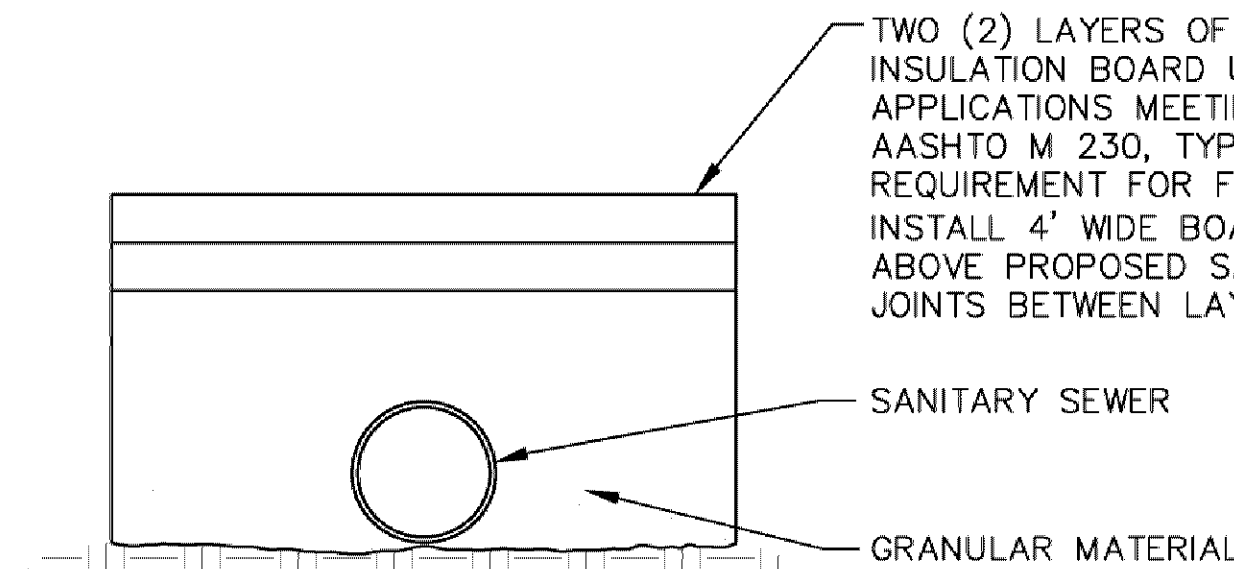
SCALE: NTS

19 PEDESTRIAN GRATE

SCALE: NTS

20 CLEANOUT COVER

SCALE: NTS

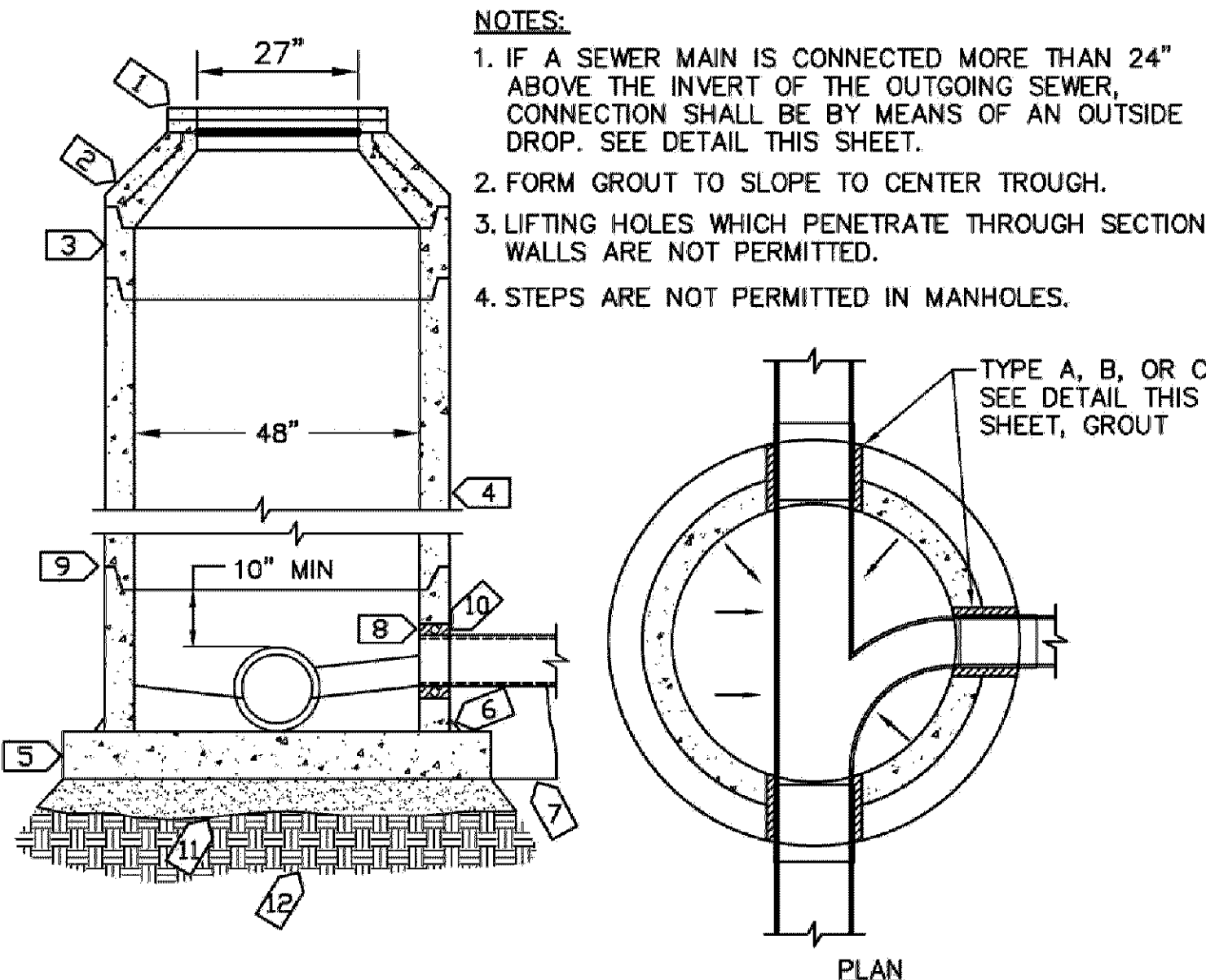


TWO (2) LAYERS OF 2" EXTRUDED POLYSTYRENE INSULATION BOARD USED FOR HIGHWAY INSULATION APPLICATIONS MEETING THE REQUIREMENTS OF AASHTO M 230, TYPE VI, EXCEPT THAT THE REQUIREMENT FOR FLAMMABILITY WILL NOT APPLY. INSTALL 4" WIDE BOARDS CENTERED OVER AND 6" ABOVE PROPOSED SANITARY SEWER. STAGGER JOINTS BETWEEN LAYERS.

SANITARY SEWER
GRANULAR MATERIAL

21 SANITARY SEWER INSULATION

SCALE: NTS



NOTES:

1. IF A SEWER MAIN IS CONNECTED MORE THAN 24" ABOVE THE INVERT OF THE OUTGOING SEWER, CONNECTION SHALL BE BY MEANS OF AN OUTSIDE DROP. SEE DETAIL THIS SHEET.
2. FORM GROUT TO SLOPE TO CENTER TROUGH.
3. LIFTING HOLES WHICH PENETRATE THROUGH SECTION WALLS ARE NOT PERMITTED.
4. STEPS ARE NOT PERMITTED IN MANHOLES.

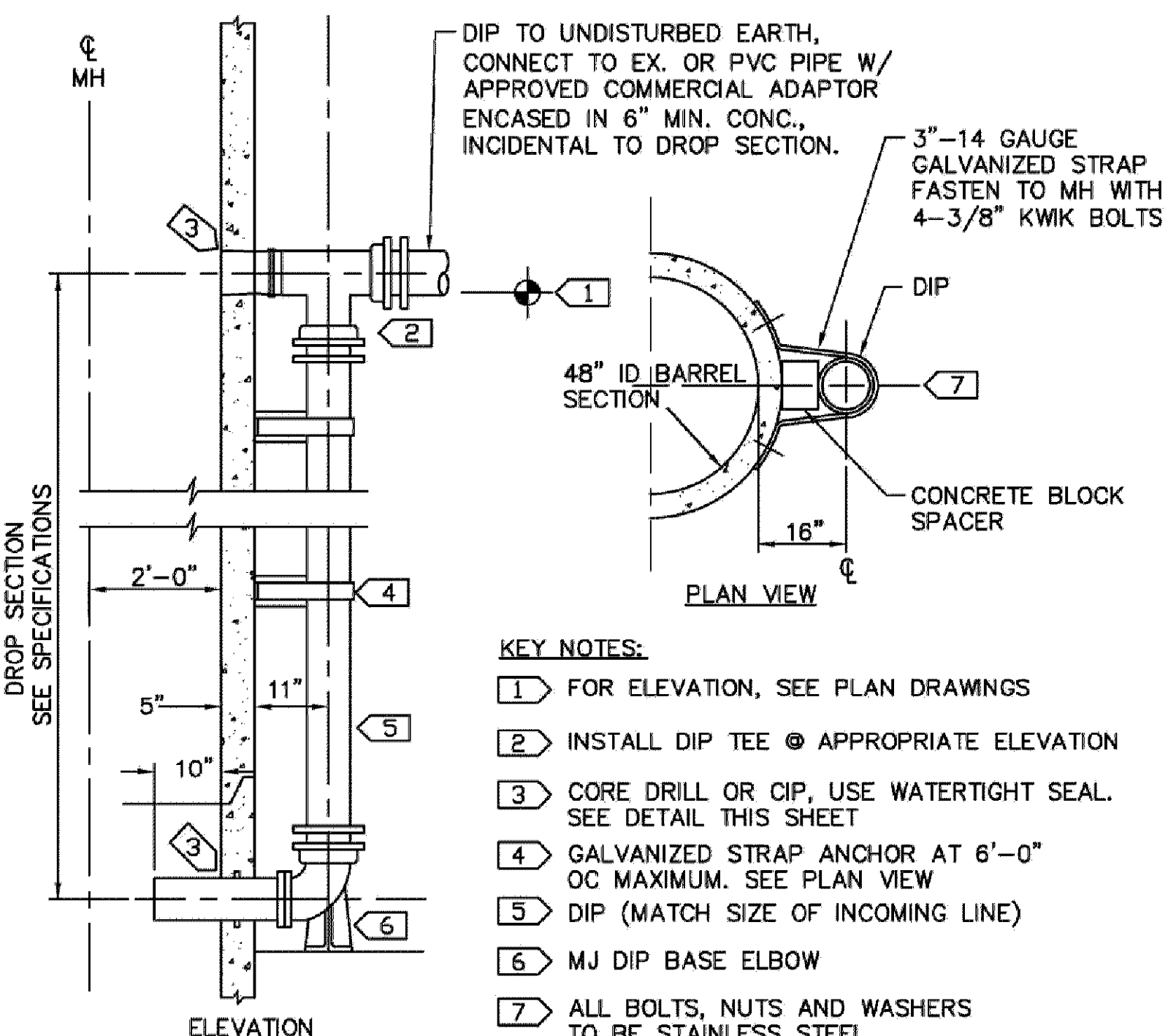
TYPE A, B, OR C
SEE DETAIL THIS SHEET, GROUT

KEY NOTES:

1. MN/DOT S.P.4010 2" ADJUSTING RINGS AS NEEDED. [6" MIN. TO 12" MAX.] SET EACH RING IN FULL BED OF MORTAR.
2. MN/DOT S.P.4010 STD. SHORT CONE SECTION.
3. 12" TOP SECTION REQUIRED.
4. USE ONLY PRECAST SECTIONS. NO BRICK OR BLOCK.
5. 8" CAST-IN-PLACE CONCRETE OR 6" PRECAST REINFORCED CONCRETE (64" MINIMUM OD).
6. CEMENT MORTAR ALL AROUND.
7. LEAN CONCRETE TO BEAR AGAINST FIRM UNDISTURBED SOIL.
8. PROVIDE WATER TIGHT PIPE CONNECTIONS. SEE DETAIL THIS SHEET.
9. O-RING GASKET.
10. FOR CONNECTION TO EXISTING MH'S, CORE DRILL OPENING AND PROVIDE TYPE B WATER TIGHT CONNECTOR.
11. 6" SAND OR FOUNDATION MATERIAL.
12. UNDISTURBED SOIL OR COMPACTED SUBGRADE.

400 - STD. SANITARY SEWER MH

400 - Std San MH.dwg 6/2015

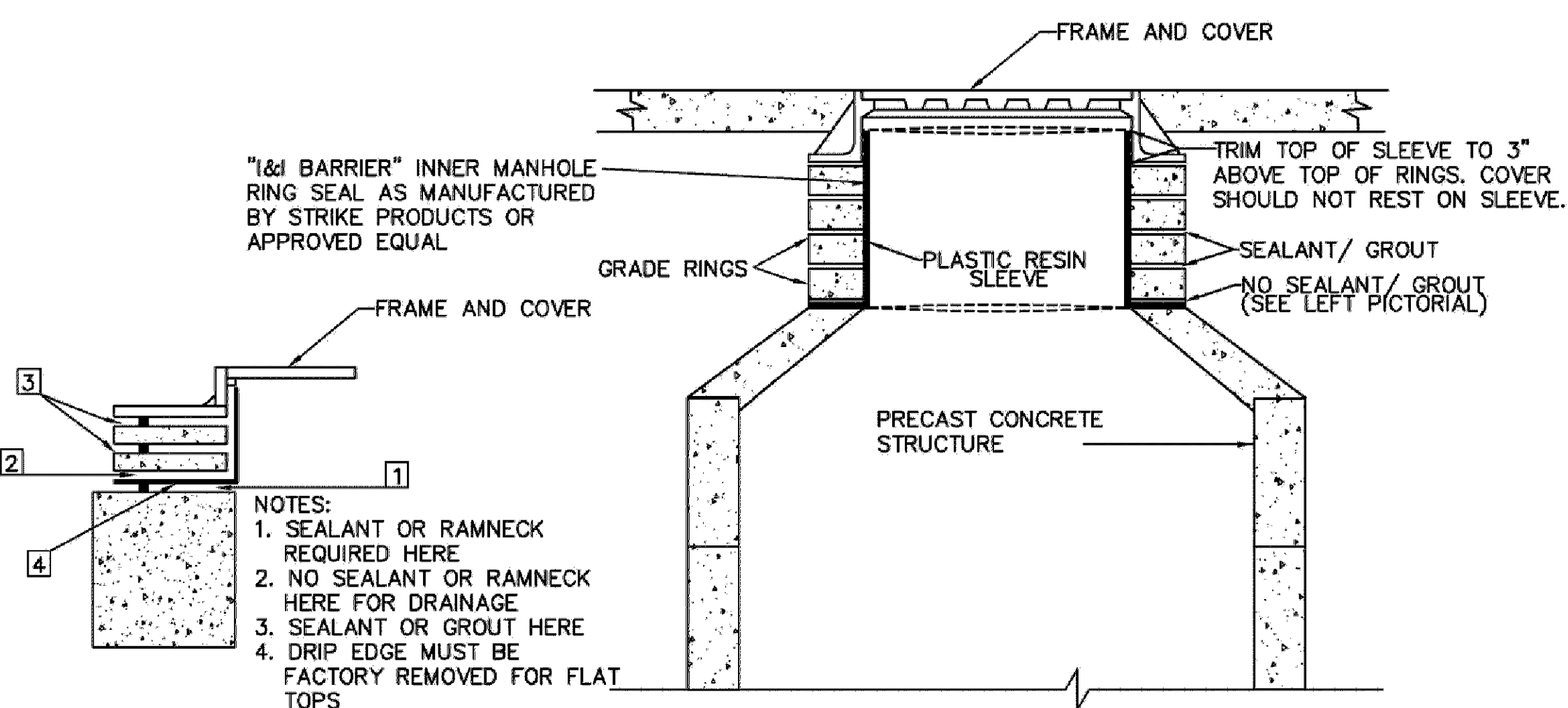


KEY NOTES:

1. FOR ELEVATION, SEE PLAN DRAWINGS.
2. INSTALL DIP TEE @ APPROPRIATE ELEVATION.
3. CORE DRILL OR CIP, USE WATERTIGHT SEAL. SEE DETAIL THIS SHEET.
4. GALVANIZED STRAP ANCHOR AT 6'-0" OC MAXIMUM. SEE PLAN VIEW.
5. DIP (MATCH SIZE OF INCOMING LINE).
6. MJ DIP BASE ELBOW.
7. ALL BOLTS, NUTS AND WASHERS TO BE STAINLESS STEEL.

402 - OUTSIDE DROP SECTION

402 - Outside Drop.dwg 6/2015



"1/2" BARRIER" INNER MANHOLE RING SEAL AS MANUFACTURED BY STRIKE PRODUCTS OR APPROVED EQUAL.

FRAME AND COVER

GRADE RINGS

PLASTIC RESIN SLEEVE

SEALANT/ GROUT (SEE LEFT PICTORIAL)

PRECAST CONCRETE STRUCTURE

TRIM TOP OF SLEEVE TO 3" ABOVE TOP OF RINGS. COVER SHOULD NOT REST ON SLEEVE.

NOTES:
1. SEALANT OR RAMNECK REQUIRED HERE.
2. NO SEALANT OR RAMNECK HERE FOR DRAINAGE.
3. SEALANT OR GROUT HERE.
4. DRIP EDGE MUST BE FACTORY REMOVED FOR FLAT TOPS.

404 - INTERNAL CHIMNEY SEAL

404 - Internal Chimney Seal.dwg 6/2015

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Consultant

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HOTELS (POOL C)
REALTY, L.P.
6011 CONNECTION DRIVE
IRVING, TEXAS

Owner

HILTON GARDEN INN
1801 EAST AMERICAN BLVD.
BLOOMINGTON, MINNESOTA

Project

Professional Engineer
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: *Scott T. Chao*
Typed or Printed Name: Scott T. Chao
Date: 11/06/2015 License Number: 52068

Seal

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PERMIT REVISIONS	10.26.2015
PERMIT REVISIONS	10.23.2015
PERMIT REVISIONS	10.09.2015
FOR CONSTRUCTION	10.02.2015
BID/PERMIT	07.17.2015
OWNER REVIEW	07.10.2015
OWNER REVIEW	06.10.2015
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SITE PLAN SUBMITTAL	05.18.2015
OWNER REVIEW	04.24.2015
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SITE PLAN CONCEPT	10.30.2014
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Date	10.30.2014
Project Number	2014096
Sheet Title	

DETAILS

Sheet Number

C11

CITY OF BLOOMINGTON NOTE:
ALL SIGNAGE TO BE INSTALLED OUTSIDE OF CITY RIGHT-OF-WAY.

Architect

Consult

Owner

Project

Date: 10/27/2015 License Number: 52068

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HEREIN, ARE AN INSTRUMENT OF PROGRAMMATIC POLICY AND ARE

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C12

