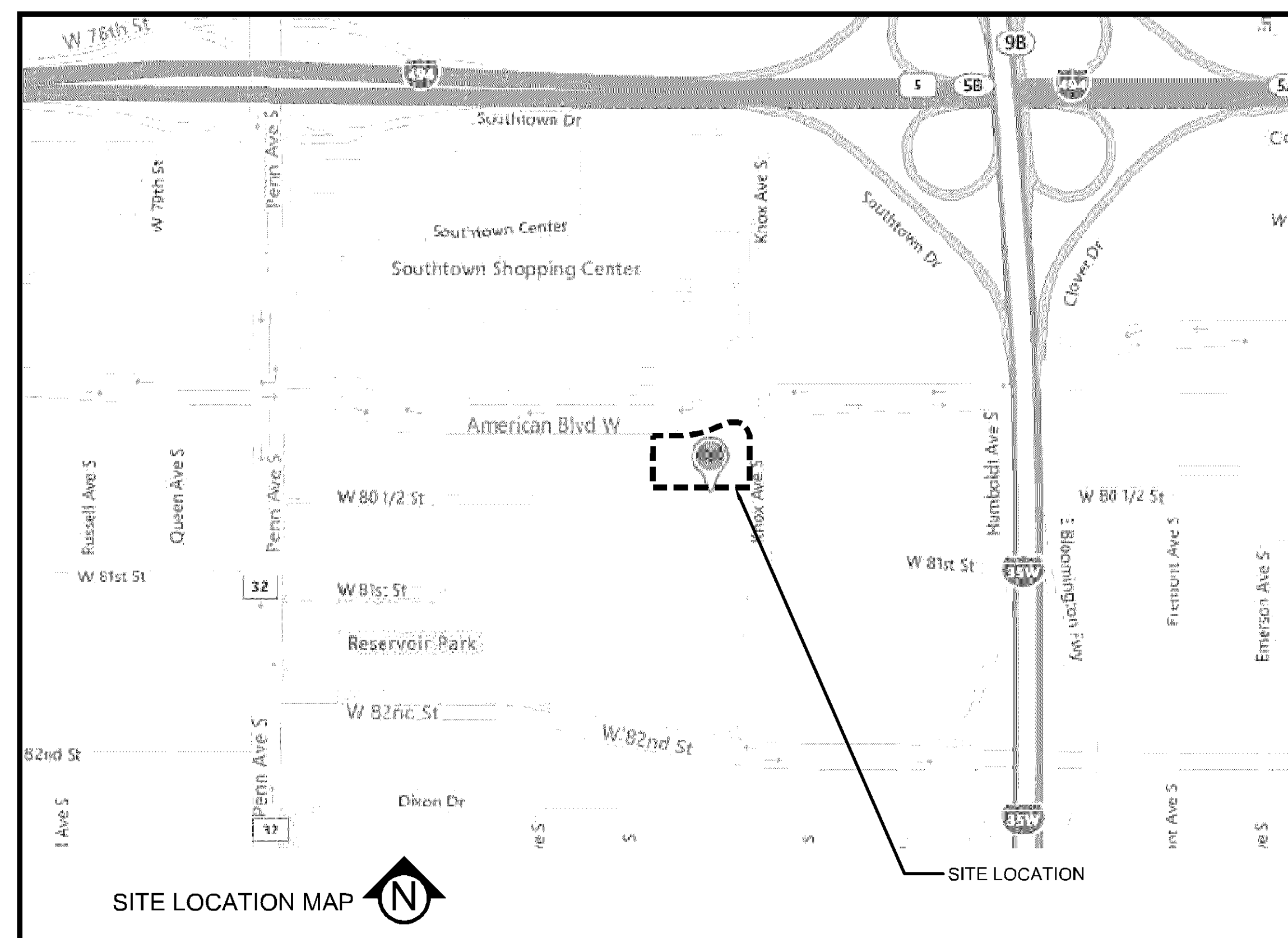


PL202300068

KNOX & AMERICAN II

BLOOMINGTON, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



ARCHITECT:

ESG ARCHITECTURE & DESIGN
500 WASHINGTON AVE S, SUITE 1080
MINNEAPOLIS, MN 55415
CONTACT: ARON THOMAS
612-268-2440

DEVELOPER / PROPERTY OWNER:

STUART DEVELOPMENT CORPORATION
1000 W 80TH STREET
MINNEAPOLIS, MN 55420
CONTACT: RYAN DUNLAY
952-948-9546

ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422 CIVIL ENGINEER CONTACT: MATT PAVEK 612-615-0080 EXT 701	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422 LANDSCAPE ARCHITECT CONTACT: BILL BROHMAN 612-615-0060 EXT 710
--	---

SURVEYOR:

CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: RORY SYNSTELIEN
RORY@CIVILSITEGROUP.COM
612-615-0060

GEOTECHNICAL ENGINEER:

BRAUN INTERTEC CORPORATION
11001 HAMPSHIRE AVE S
MINNEAPOLIS, MN 55438
CONTACT: JOSEPH L. WESTPHAL
952-995-2000

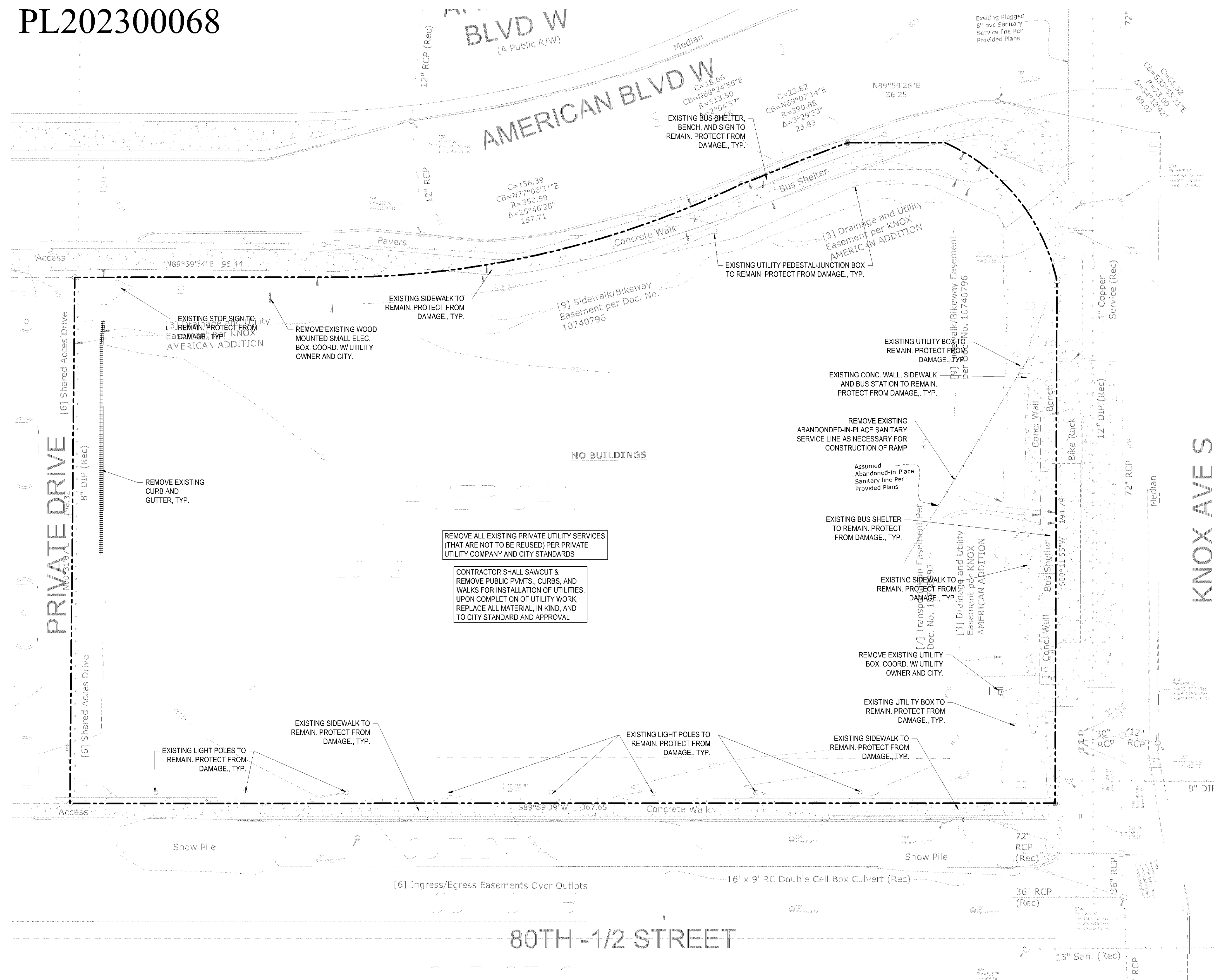
ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



Know what's **below**.
Call before you dig.

SHEET INDEX		06/17/2023 DEVELOPMENT APPLICATION SUBMITTAL	
SHEET NUMBER	SHEET TITLE	DRAWN BY: JR, BB REVIEWED BY: MP PROJECT NUMBER: 23027	REVISION SUMMARY DATE DESCRIPTION
C0.0	TITLE SHEET		
V1.0	SITE SURVEY		
C1.0	REMOVALS PLAN		
C2.0	SITE PLAN		
C2.1	SITE PLAN - TURNING MOVEMENT EXHIBIT		
C2.2	SITE PLAN - EASEMENT EXHIBIT		
C3.0	GRADING PLAN		
C4.0	UTILITY PLAN		
C5.0	CIVIL DETAILS		
C5.1	CIVIL DETAILS		
C5.2	CIVIL DETAILS		
C5.3	CIVIL DETAILS		
C5.4	CIVIL DETAILS		
L1.0	LANDSCAPE PLAN	TITLE SHEET C0.0	C06PVSICAT-2023-001 SITE GRADING INC.
L1.1	LANDSCAPE PLAN NOTES & DETAILS		
SW1.0	SWPPP - EXISTING CONDITIONS		
SW1.1	SWPPP - PROPOSED CONDITIONS		
SW1.2	SWPPP - DETAILS		
SW1.3	SWPPP - NARRATIVE		
SW1.4	SWPPP - ATTACHMENTS		
SW1.5	SWPPP - ATTACHMENTS		

PL202300068



CITY OF BLOOMINGTON REMOVAL NOTES:

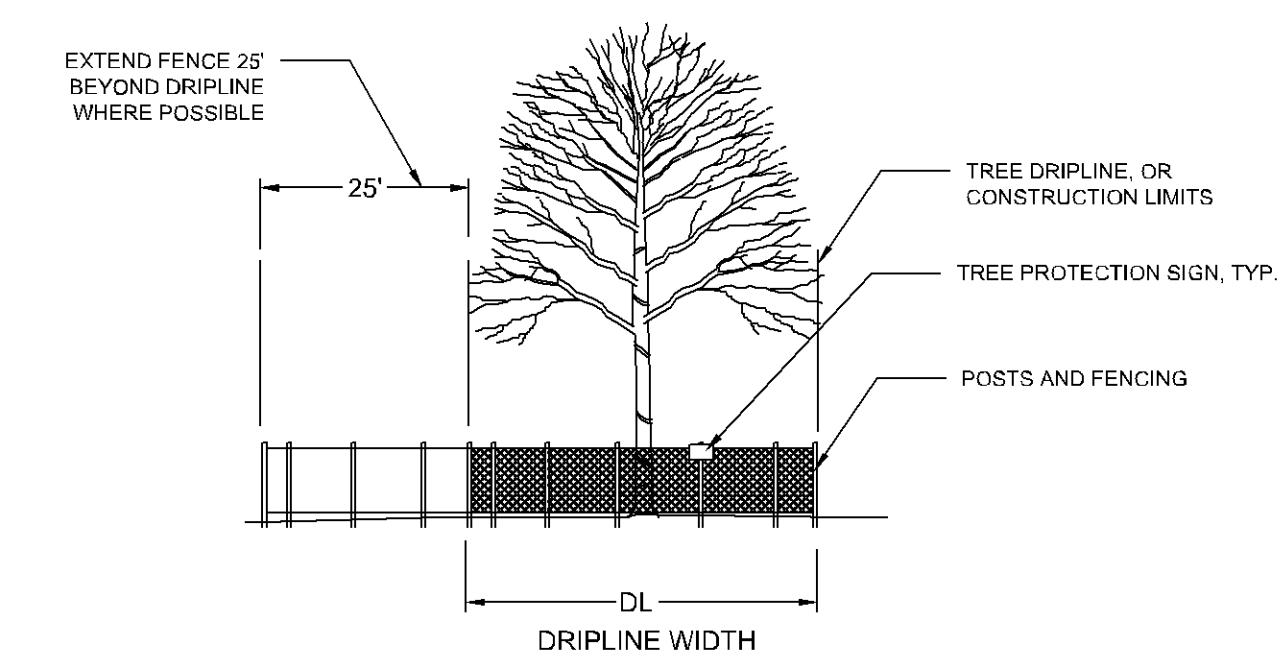
1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION

REMOVALS LEGEND:

- | | |
|---|---|
|  | <p>EX. 1' CONTOUR ELEVATION INTERVAL</p> <p>REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BITT, CONC., AND GRAVEL PMVTS.</p> |
|  | <p>REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.</p> |
|  | <p>REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.</p> |
|  | <p>TREE PROTECTION</p> |
|  | <p>TREE REMOVAL - INCLUDING ROOTS AND STUMPS</p> |



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Golden Valley, MN 55422

civilsitegroup.com 612-615-0060

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CONSTRUCTION

CT
KNOX & AMERICAN II

8000 KNOX AVE S, BLOOMINGTON, MN 55431

STUART DEVELOPMENT CORPORATION
1000 W 80TH STREET, MINNEAPOLIS, MN 55420

PROJECT

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.


Matthew R. Pavak
DATE 05/17/23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3/9/2023	SKETCH PLAN
4/28/2023	PRE-APP DRC SUBMISSION
05/17/2023	DEVELOPMENT APPLICATION SUBMITTAL

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.	19.	20.	21.	22.	23.	24.	25.	26.	27.	28.	29.	30.	31.	32.	33.	34.	35.	36.	37.	38.	39.	40.	41.	42.	43.	44.	45.	46.	47.	48.	49.	50.	51.	52.	53.	54.	55.	56.	57.	58.	59.	60.	61.	62.	63.	64.	65.	66.	67.	68.	69.	70.	71.	72.	73.	74.	75.	76.	77.	78.	79.	80.	81.	82.	83.	84.	85.	86.	87.	88.	89.	90.	91.	92.	93.	94.	95.	96.	97.	98.	99.	100.
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DRAWN BY: JR, BB REVIEWED BY: MP

REVISION SUMMARY

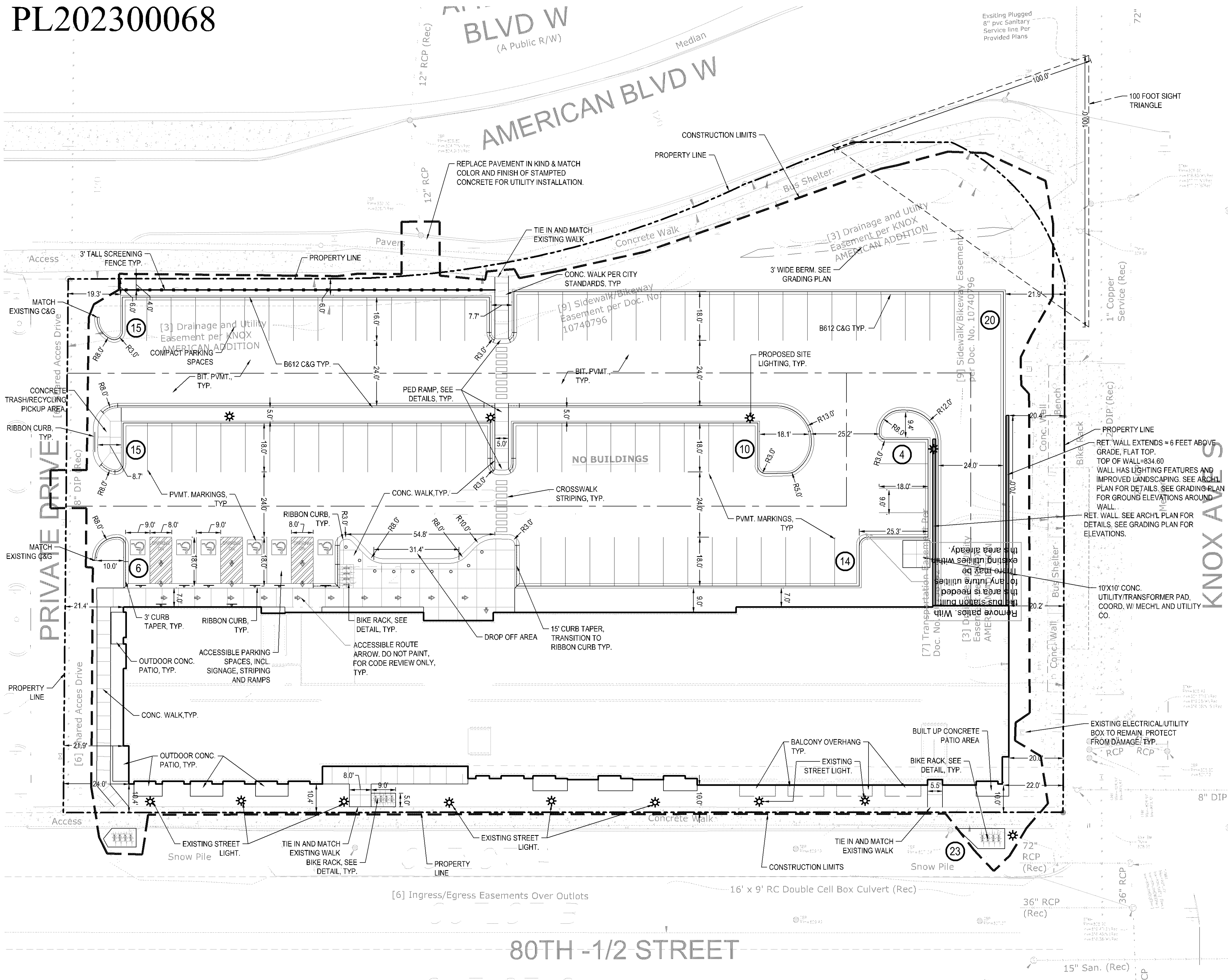
DATE	DESCRIPTION
7-2	
8-2	
9-2	
10-2	
11-2	
12-2	

REMOVALS PLAN

C1.0

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PL202300068



CITY OF BLOOMINGTON SITE SPECIFIC NOTES:

- ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING AND STORAGE OF EQUIPMENT AND MATERIALS MUST BE ON-SITE. USE OF PUBLIC STREETS FOR PRIVATE CONSTRUCTION PARKING, LOADING/UNLOADING, AND STORAGE WILL NOT BE ALLOWED.

SITE DATA

EXISTING ZONING	COMMUNITY COMMERCIAL (CC)
PROPOSED ZONING	HIGH DENSITY RESIDENTIAL (HDR) RM-100
NUMBER OF UNITS	99
PROPOSED DENSITY	54.82 DU/ACRE
PARKING SPACE	9'X18'
DRIVE AISLE	24'
REFER TO ARCHITECTURAL SITE PLAN FOR PARKING REQUIREMENTS	
SURFACE PARKING LOT SPACES PROVIDED	83
SURFACE PARKING LOT SPACES EXISTING	23
UNDERGROUND PARKING SPACES	50
TOTAL PARKING SPACES PROVIDED	156

OPERATIONAL NOTES:

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF-SITE
TRASH REMOVAL:	TRASH SHALL BE WHEELED OUT TO EXTERIOR TRASH PICK-UP AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES:	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE AREA TABLE:

SITE AREA CALCULATIONS			
	EXISTING CONDITION	PROPOSED CONDITION	
BUILDING COVERAGE	5,553 SF 7.1%	20,155 SF 25.6%	
ALL PAVEMENTS	59,530 SF 75.7%	42,917 SF 54.5%	
ALL NON-PAVEMENTS	13,608 SF 17.3%	15,619 SF 19.8%	
TOTAL SITE AREA	78,691 SF 100.0%	78,691 SF 100.0%	
IMPERVIOUS SURFACE			
EXISTING CONDITION	65,083 SF 82.7%		
PROPOSED CONDITION	63,072 SF 80.2%		
DIFFERENCE (EX. VS PROJ.)	-2,011 SF -2.6%		

SITE LAYOUT NOTES:

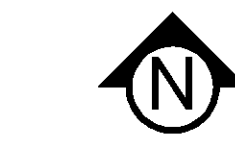
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- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE PLAN LEGEND:

	LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
	HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
	CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
	PROPERTY LINE
	CONSTRUCTION LIMITS
	CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
	TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
	SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
	ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.



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1" = 20'-0"
10'-0" 0 20'-0"

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KNOX & AMERICAN II

8000 KNOX AVE S, BLOOMINGTON, MN 55431

STUART DEVELOPMENT CORPORATION

PROJECT

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.

Matthew R. Pavlek
DATE 05/17/23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
3/8/2023 SKETCH PLAN
4/26/2023 PRE-APP DISC SUBMISSION
6/9/2023 DEVELOPMENT APPLICATION SUBMITTAL

DRAWN BY: JR, BB REVIEWED BY: MP
PROJECT NUMBER: 23027

REVISION SUMMARY
DATE DESCRIPTION

SITE PLAN

C2.0

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PROJECT
KNOX & AMERICAN II
8000 KNOX AVE S, BLOOMINGTON, MN 55431
STUART DEVELOPMENT CORPORATION
1000 W 40TH STREET MINNEAPOLIS, MN 55420

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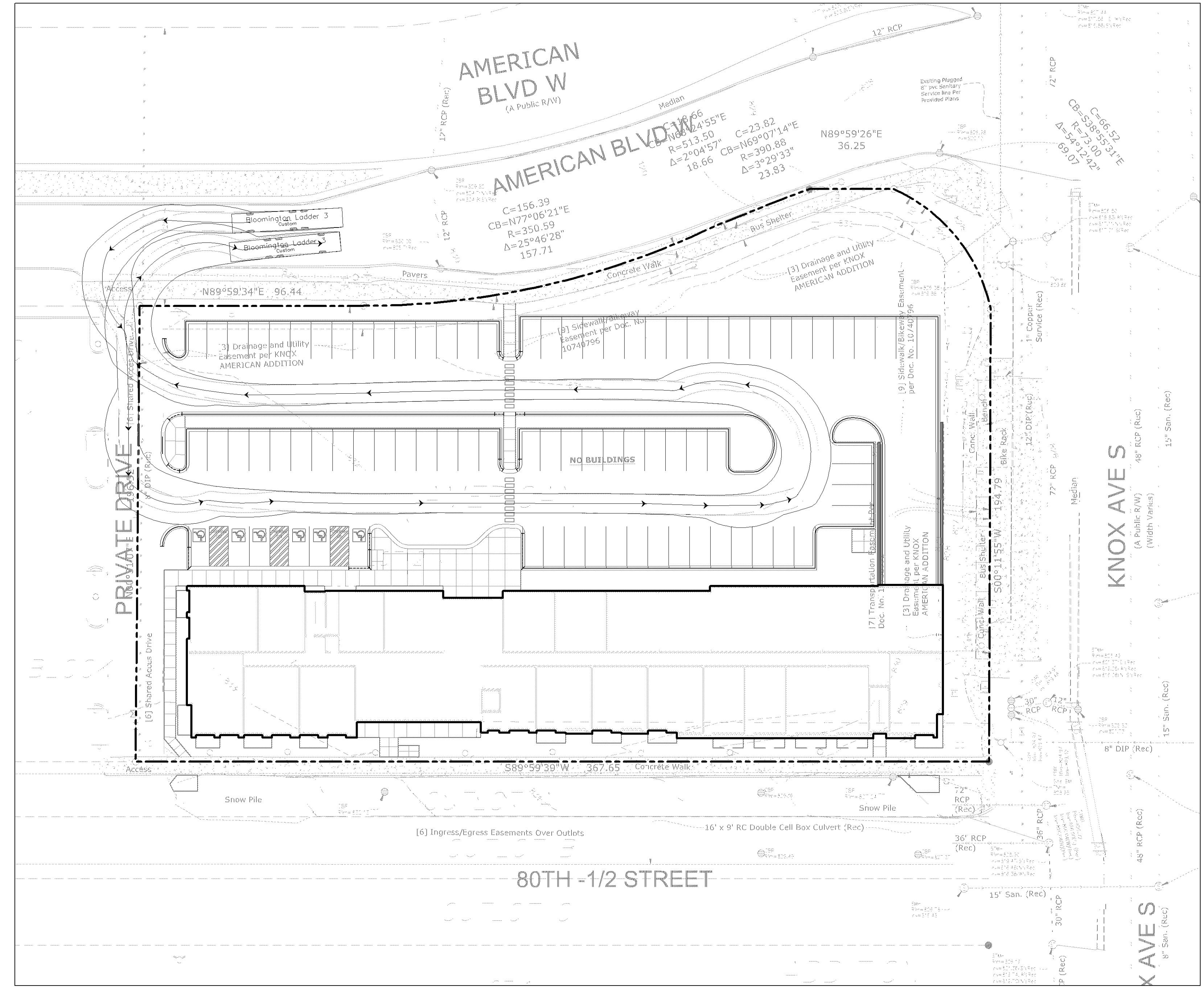
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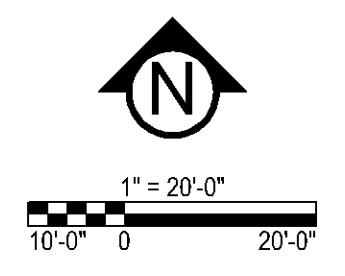
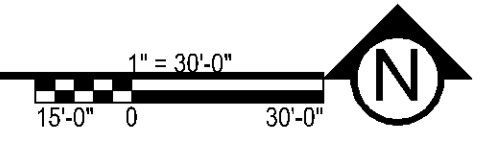
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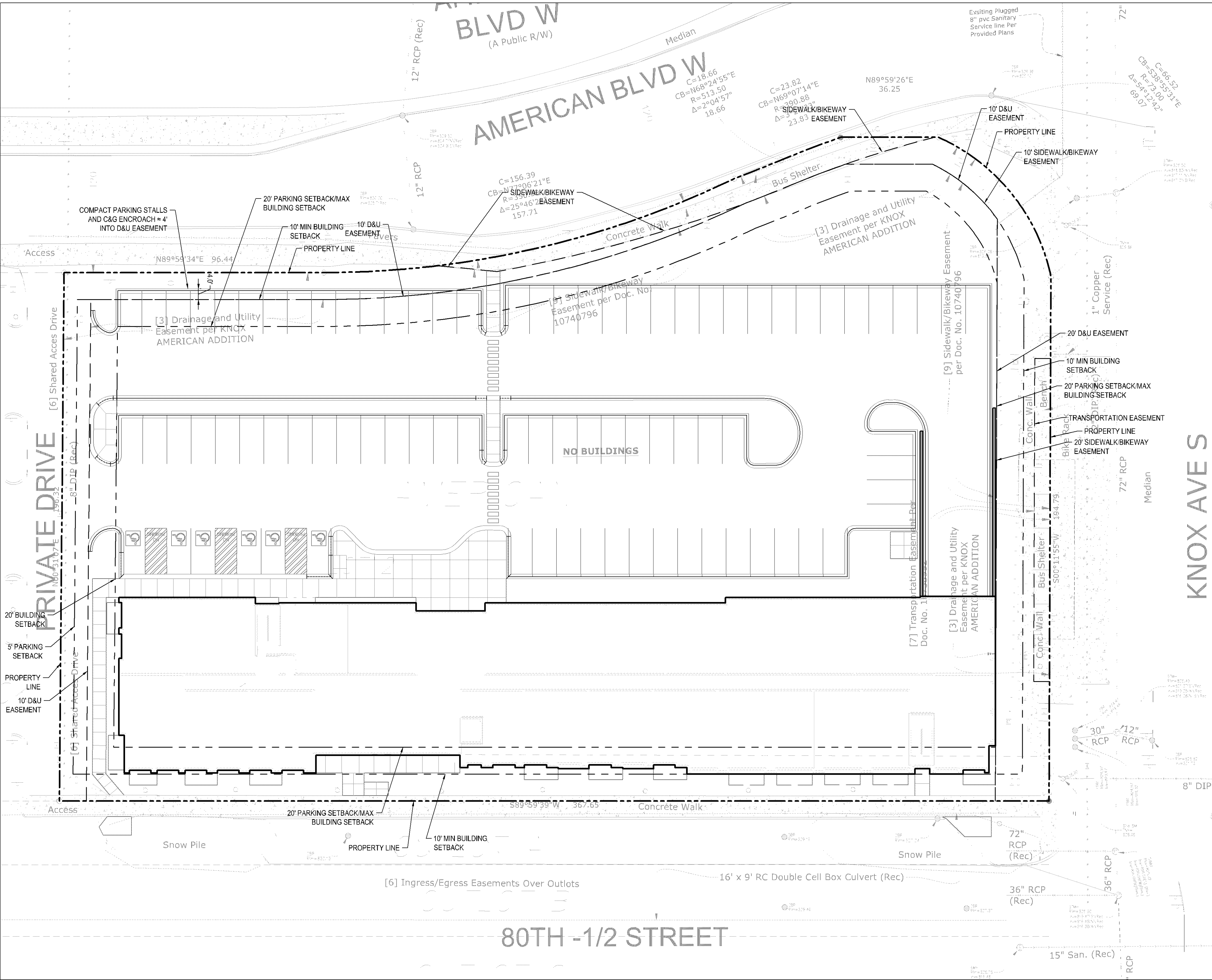
REVISION SUMMARY	
DATE	DESCRIPTION

SITE PLAN - TURNING
MOVEMENT EXHIBIT

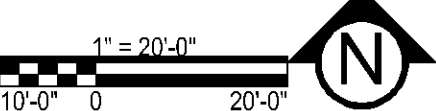


1 TURNING MOVEMENT EXHIBIT - FIRE TRUCK





1 SITE PLAN EASEMENT EXHIBIT



PRELIMINARY:
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CONSTRUCTION

KNOX & AMERICAN II
8000 KNOX AVE S, BLOOMINGTON, MN 55431

STUART DEVELOPMENT CORPORATION
1000 W 40TH STREET MINNEAPOLIS, MN 55420

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Matthew R. Pavlek
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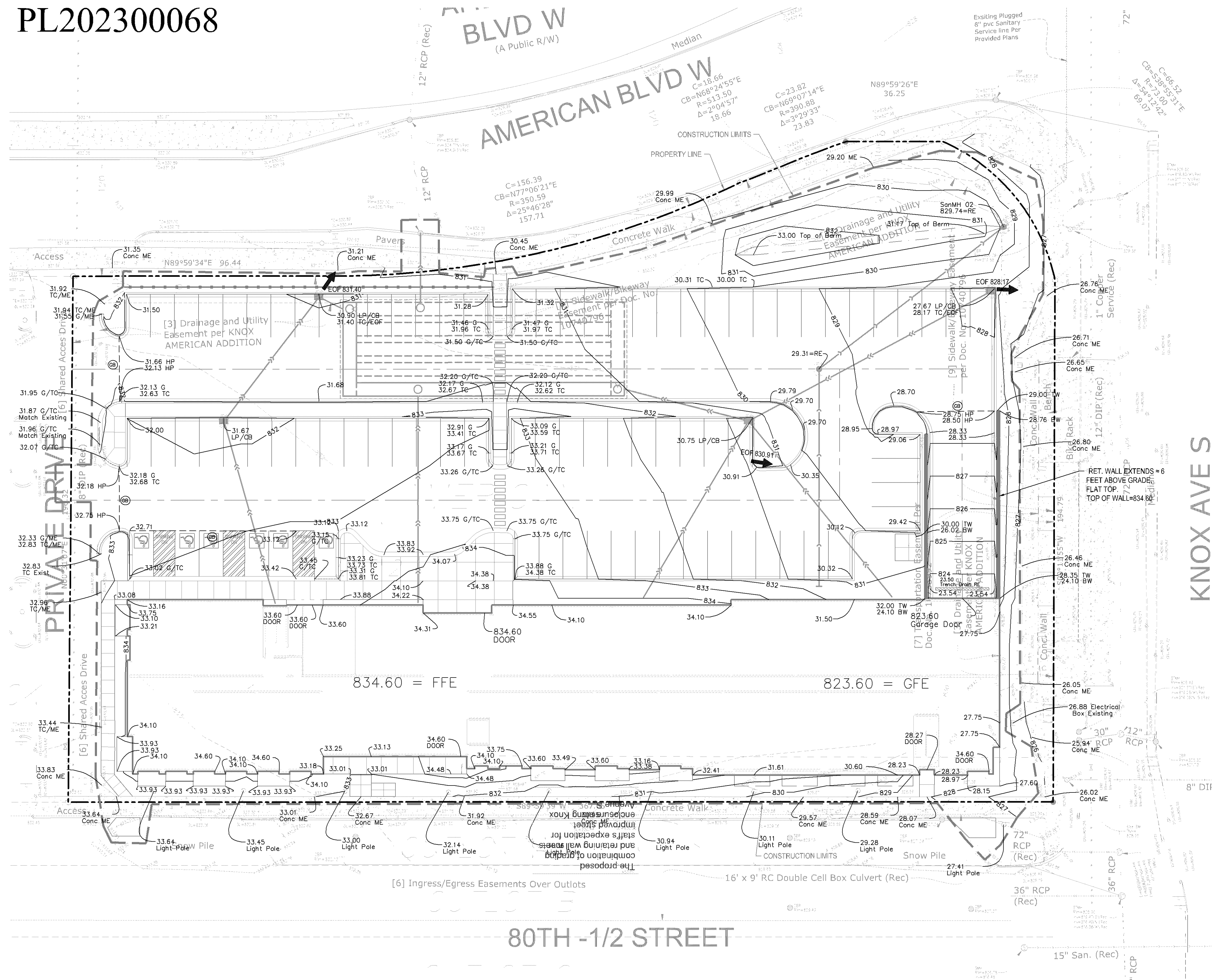
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3/20/23	SKETCH PLAN
4/26/23	PRE-APP DISC SUBMISSION
05/17/2023	DEVELOPMENT APPLICATION SUBMITTAL

DRAWN BY: JR, BB REVIEWED BY: MP
PROJECT NUMBER: 23027

REVISION SUMMARY	
DATE	DESCRIPTION

SITE PLAN -
EASEMENT EXHIBIT

PL202300068



GENERAL GRADING NOTES:

1. CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE, FFE) PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS, PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
13. TOLERANCES
- 3.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
- 3.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
- 3.3. AREAS WHICH ARE TO RECEIVE TOPSOIL, SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- 3.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
14. MAINTENANCE
- 4.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
- 4.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDDED AND MULCHED.
- 4.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

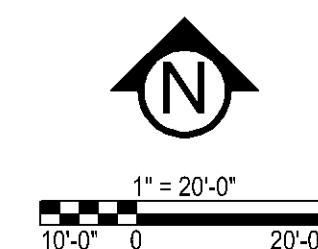
GRADING PLAN LEGEND:

----- 1125 -----	EX. 1' CONTOUR ELEVATION INTERVAL
----- 1137 -----	1.0' CONTOUR ELEVATION INTERVAL
↘ 41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 GFE	GARAGE FLOOR ELEVATION
891.00 FFE	FINISHED FLOOR ELEVATION
891.00 CB	SPOT GRADE ELEVATION CATCH BASIN
891.00 LP	SPOT GRADE ELEVATION LOW POINT
891.00 HP	SPOT GRADE ELEVATION HIGH POINT
891.00 RE	SPOT GRADE ELEVATION RIM ELEVATION
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BW/TW	SPOT GRADE ELEVATION BOTTOM OF WALL/TOP OF WALL
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
----- (CB) -----	GRADE BREAK - HIGH POINTS
=====	CURB AND GUTTER (T.O = TIP OUT)

→
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CT
KNOX & AMERICAN II

8000 KNOX AVE S, BLOOMINGTON, MN 55431

STUART DEVELOPMENT CORPORATION
1000 W 80TH STREET, MINNEAPOLIS, MN 55420

PROJECT

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.


Matthew R. Pavak
DATE 05/17/23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3/9/2023	SKETCH PLAN
4/26/2023	PRE-APP DRC SUBMISSION
05/17/2023	DEVELOPMENT APPLICATION SUBMITTAL

6	10
8	20

9	10
9	10

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are labeled 'x' and 'y' at their positive ends. There are no tick marks or grid lines shown.

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DRAWN BY:JR, BB REVIEWED BY: MP

PROJECT NUMBER: 23027

REVISION SUMMARY

DATE	DESCRIPTION

10	9	
10	8	

u	v
u	v

GRADING PLAN

GRADING PLAN

Table 1

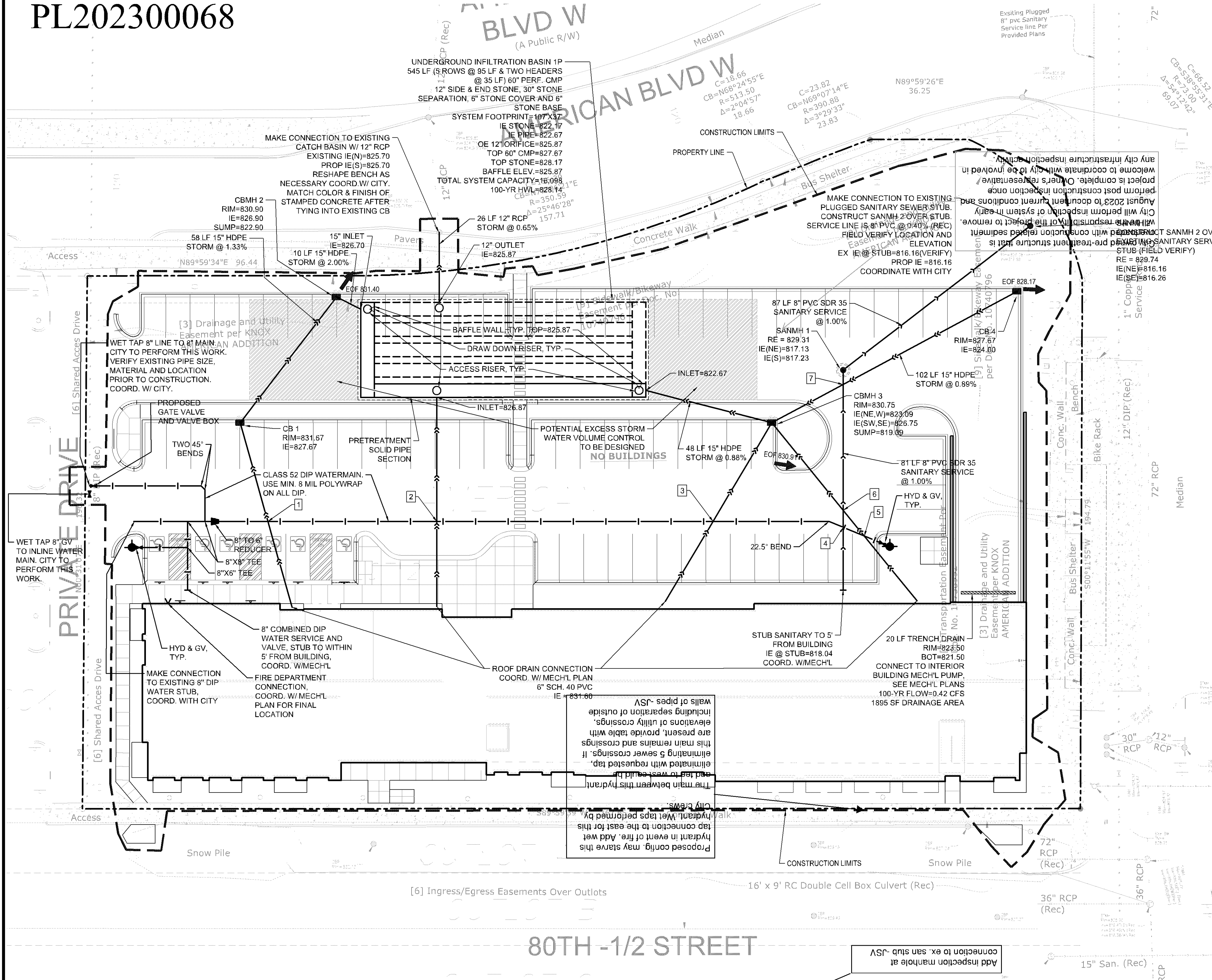
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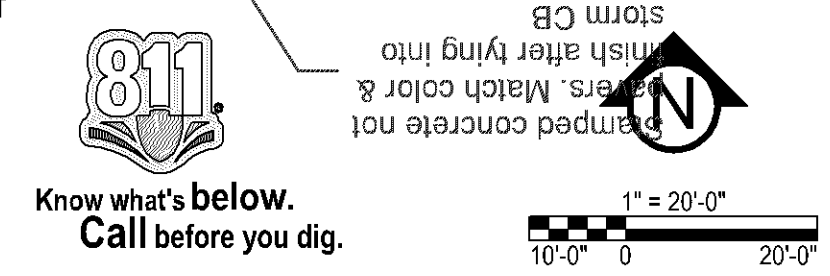


- GENERAL UTILITY NOTES:**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
 - CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
 - UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS' ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
 - CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
 - ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F769, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
 - ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
 - UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
 - CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
 - ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
 - HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
 - A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
 - A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
 - ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
 - CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
 - COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
 - COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
 - ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
 - ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
 - CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
 - CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
 - ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
 - ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
 - FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

- CITY OF BLOOMINGTON UTILITY NOTES:**
- UTILITY AS-BUILTS MUST BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING AN A-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.
 - UTILITY PERMITS ARE REQUIRED FOR CONNECTIONS TO THE PUBLIC STORM SANITARY AND WATER SYSTEM. CONTACT UTILITIES (952-563-8777) FOR PERMIT INFORMATION.
 - UTILITY AS-BUILTS MUST BE PROVIDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - COMBINATION OF FIRE AND DOMESTIC SERVICE MUST TERMINATE WITH A THREAD ON FLANGE OR AN MJ TO FLANGE ADAPTER.
 - TAPS OF LIVE WATER MAINS ARE DONE BY CITY FORCES. THE CONTRACTOR PAYS FOR AND COORDINATES THIS WORK.
 - CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT FOR UNDERGROUND WORK WITHIN THE RIGHT-OF-WAY. A PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT UTILITIES (952-563-4568 FOR PERMIT INFORMATION.
 - UTILITY AND MECHANICAL CONTRACTORS MUST COORDINATE THE INSTALLATION OF ALL WATER AND SEWER SERVICE PIPES INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.
 - A MINIMUM 10-FOOT HORIZONTAL SEPARATION AND 18-INCH VERTICAL SEPARATION IS REQUIRED BETWEEN WATER MAIN AND SEWERS.
 - USE CLASS 52 DIP WATER MAIN FOR PIPE 12 INCH DIAMETER AND SMALLER. A MINIMUM 8 MIL POLYWRAP IS REQUIRED ON ALL DIP.
 - ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT MUST UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS. THE USE OF UNLINED OR UNCOATED PIPES IS NOT ALLOWED.

UTILITY CROSSING INFORMATION		
MAINTAIN MINIMUM 18" OF SEPARATION AT ALL WATERMAIN-SEWER CROSSINGS. INSULATE AS NECESSARY		
UTILITY CROSSING NUMBER	ELEVATION OF OUTER DIAMETER OF PIPE	SEPARATION BETWEEN OUTER DIAMETER OF PIPES [FT] (MIN 18" OR 1.5 FT)
1	BOTTOM OF STORM SEWER=829.8 TOP OF WATER MAIN=825.4	4.4
2	BOTTOM OF STORM SEWER=829.7 TOP OF WATER MAIN=826.0	3.7
3	BOTTOM OF STORM SEWER=829.5 TOP OF WATER MAIN=824.3	5.2
4	BOTTOM OF WATER MAIN=822.4 TOP OF SANITARY SEWER=818.5	3.9
5	BOTTOM OF STORM SEWER=829.8 TOP OF WATER MAIN=822.8	7.0
6	BOTTOM OF STORM SEWER=829.1 TOP OF SANITARY SEWER=818.4	10.7
7	BOTTOM OF STORM SEWER=823.3 TOP OF SANITARY SEWER=818.0	5.3

- UTILITY LEGEND:**
- MANHOLE
 - CATCH BASIN
 - GATE VALVE AND VALVE BOX
 - PROPOSED FIRE HYDRANT
 - WATER MAIN
 - SANITARY SEWER
 - STORM SEWER
 - FES AND RIP RAP



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KNOX & AMERICAN II
8000 KNOX AVE S, BLOOMINGTON, MN 55431

STUDIOS DEVELOPMENT CORPORATION
1000 W 40TH STREET MINNEAPOLIS, MN 55420

PROJECT

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.

DATE 05/17/23 PROJECT NO. 44263

ISSUED FOR PERMIT SUBMITTAL SUMMARY

DATE DESCRIPTION

3/26/2023 EXISTING UTILITIES

4/26/2023 PRELIMINARY SUBMISSION

5/17/2023 PERMIT APPLICATION SUBMITTAL

DRAWN BY: JR, BB REVIEWED BY: MP
PROJECT NUMBER: 23027

REVISION SUMMARY

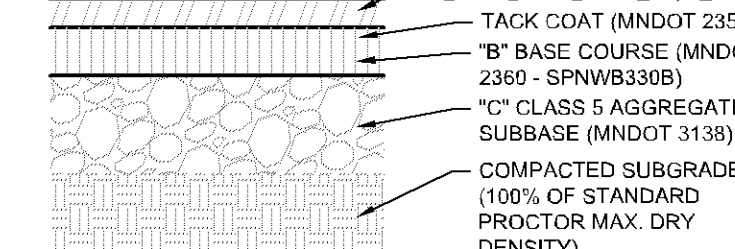
DATE DESCRIPTION

UTILITY PLAN

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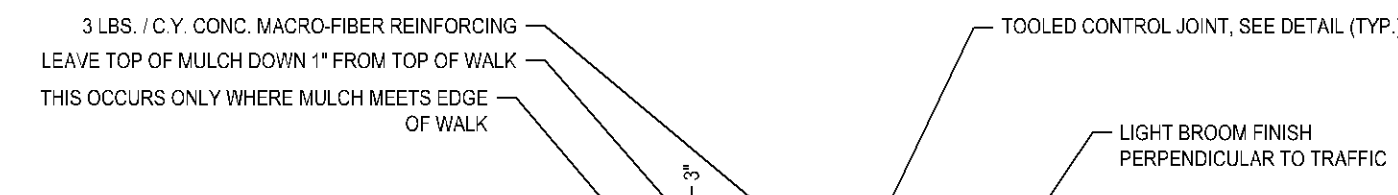
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TYPE	PAVEMENT DESIGN		
	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	1.5"	2.0"	7.0"
HEAVY DUTY	2.0"	2.0"	8.0"

NOTE:
IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE
GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE
CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO
GEOTECH FOR FINAL PAVEMENT SECTION.

1 BITUMINOUS PAVEMENT - ALL TYPES N T S

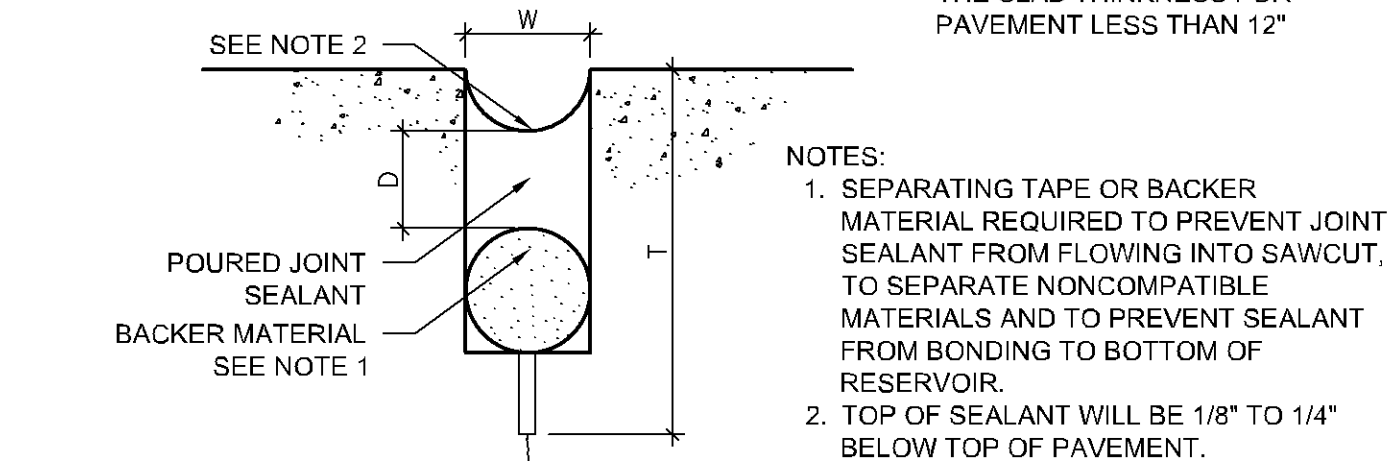
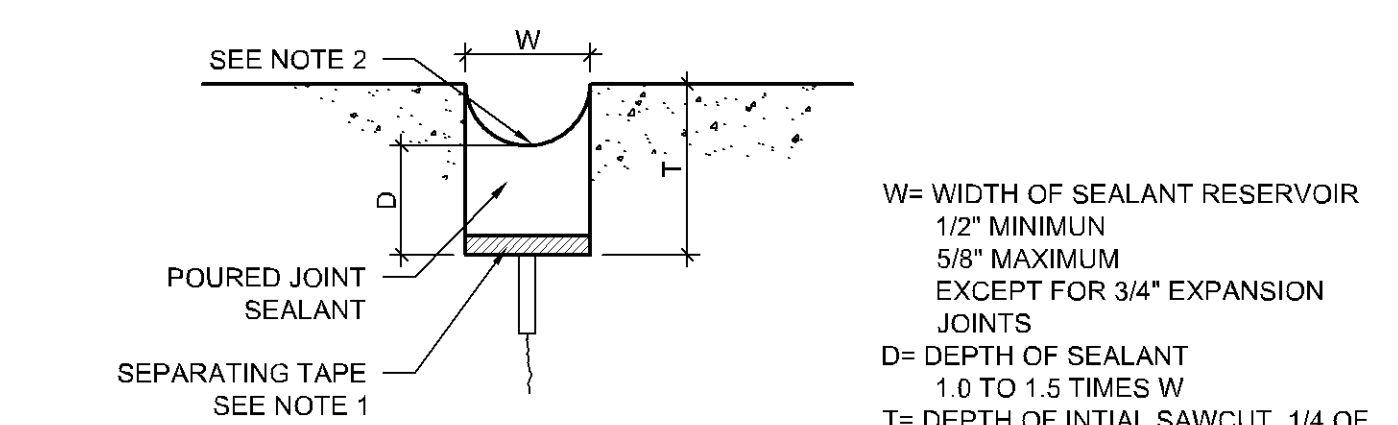


- NOTES:
- ALL CONCRETE PVMT. ON-SITE SHALL INCLUDE FIBER REINFORCING - 3 LBS./CY CONC. MACRO-FIBERS PER ASTM C1116
 - INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
 - SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
 - SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
 - SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
 - 1/2" WIDE EXPANSION JOINT AND SEALANT AT ALL CURBS.
 - IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
 - IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

TYPE	PAVEMENT DESIGN	
	CONC. (A)	AGG. (B)
WALKS	5"	6"
CONC. PVMT.	X"	X"

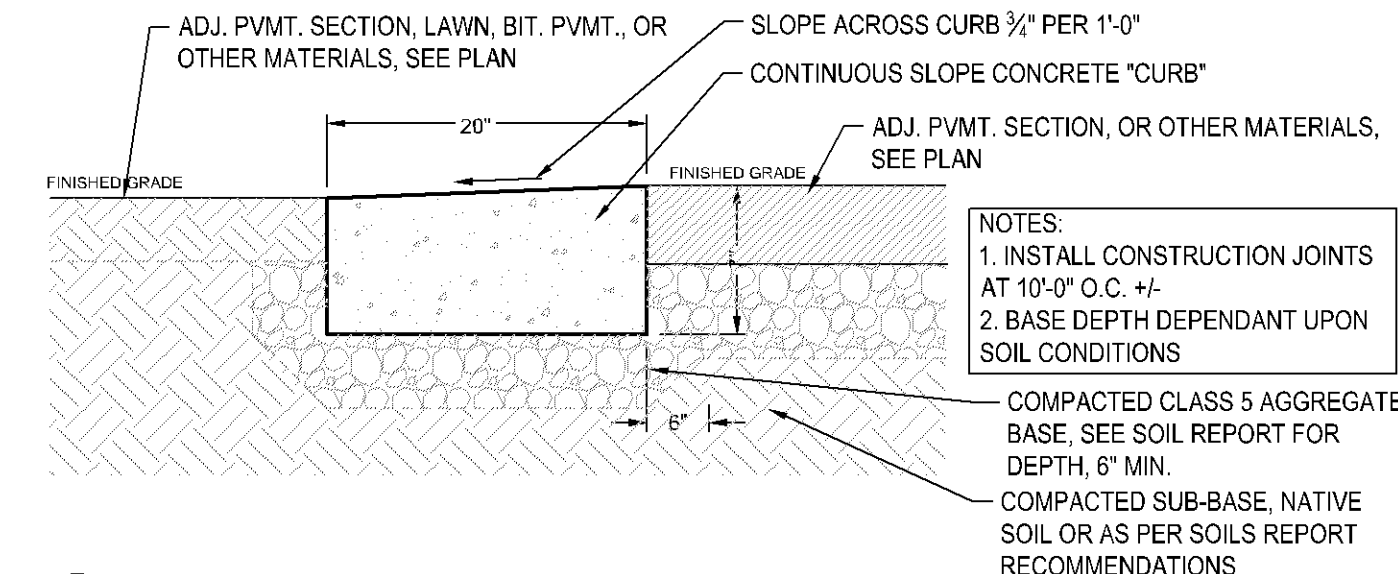
1. CURING:
- 1.1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINISHING OF CONC. SURFACE.
 - 1.2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS APPLIED PER ASTM C-309, AT 200 S.F. PER GAL.
 - 1.3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

2 CONCRETE PVMT./WALK/PAD N T S (PRIVATE PROPERTY)



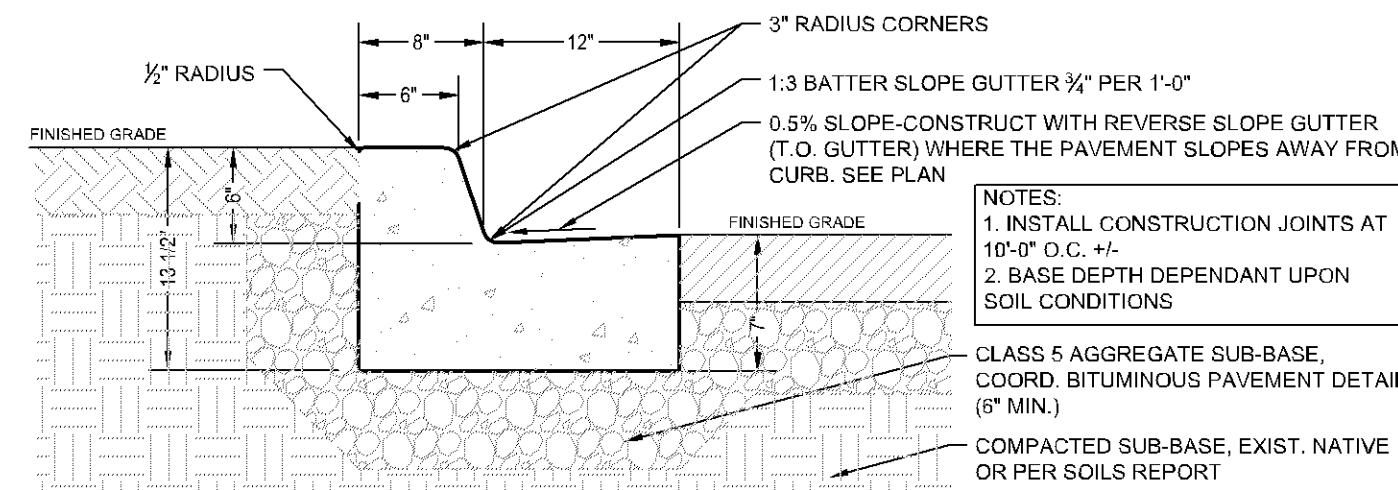
- NOTES:
- SEPARATING TAPE OR BACKER MATERIAL REQUIRED TO PREVENT JOINT SEALANT FROM FLOWING INTO SAWCUT, TO SEPARATE NONCOMPATIBLE MATERIALS AND TO PREVENT SEALANT FROM BONDING TO BOTTOM OF RESERVOIR.
 - TOP OF SEALANT WILL BE 1/8" TO 1/4" BELOW TOP OF PAVEMENT.

3 JOINT SEALANT DETAILS N T S



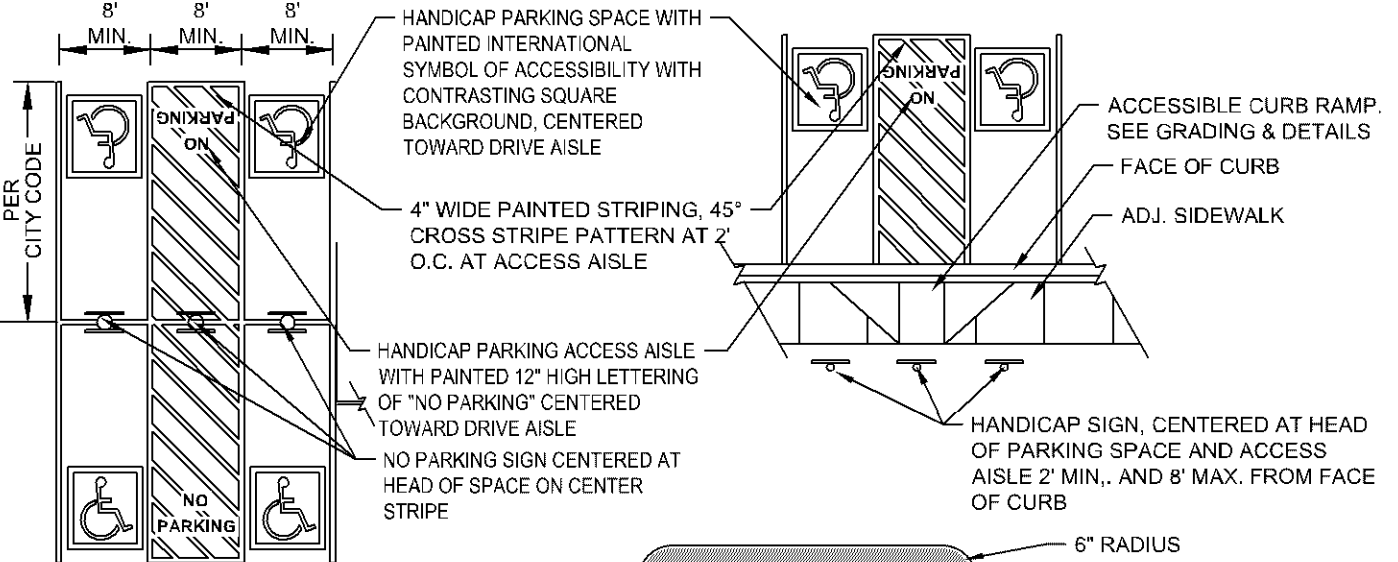
- NOTES:
- INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
 - BASE DEPTH DEPENDANT UPON SOIL CONDITIONS
- COMPACTED CLASS 5 AGGREGATE BASE, SEE SOIL REPORT FOR DEPTH, 6" MIN.
- COMPACTED SUB-BASE, NATIVE SOIL OR AS PER SOILS REPORT RECOMMENDATIONS

4 RIBBON CURB N T S

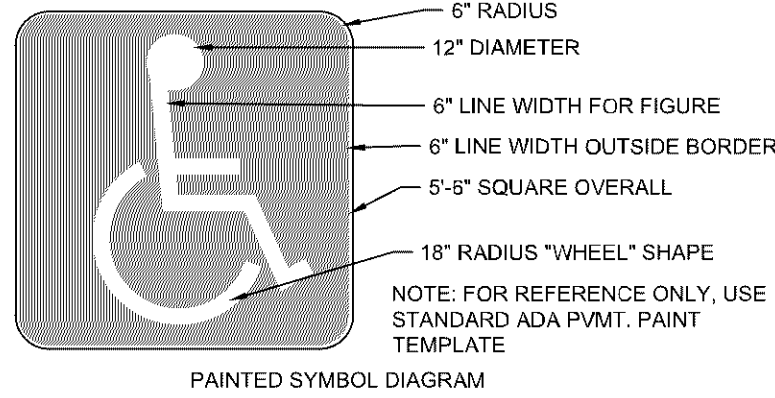


- NOTES:
- INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
 - BASE DEPTH DEPENDANT UPON SOIL CONDITIONS
- CLASS 5 AGGREGATE SUB-BASE, COORD. BITUMINOUS PAVEMENT DETAIL (6" MIN.)
- COMPACTED SUB-BASE, EXIST. NATIVE OR PER SOILS REPORT

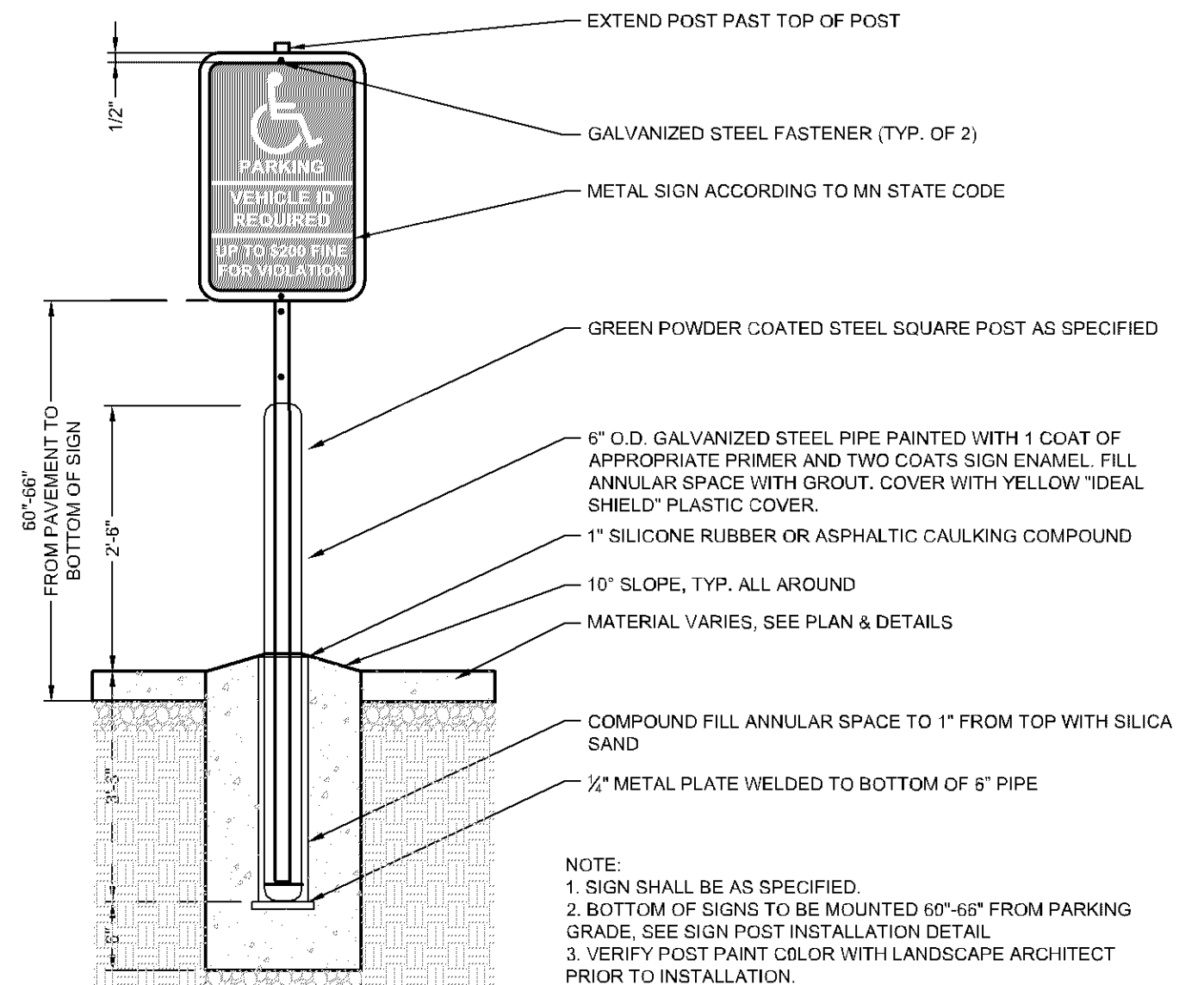
5 B-612 CONCRETE CURB AND GUTTER N T S



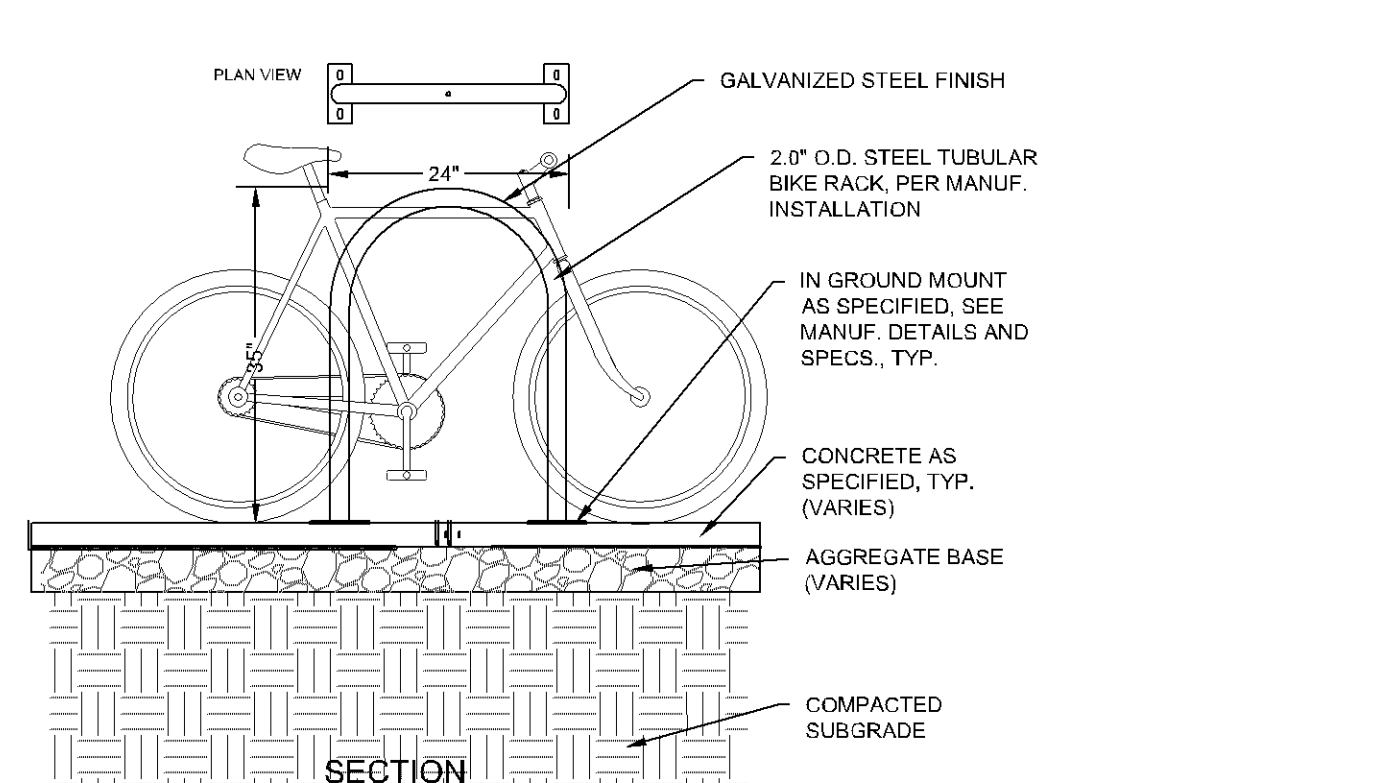
- NOTE:
- ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
 - VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION.
 - SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT.
 - ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS.



6 ACCESSIBLE PARKING PAVEMENT MARKING N T S



7 ACCESSIBLE SIGN AND POST N T S

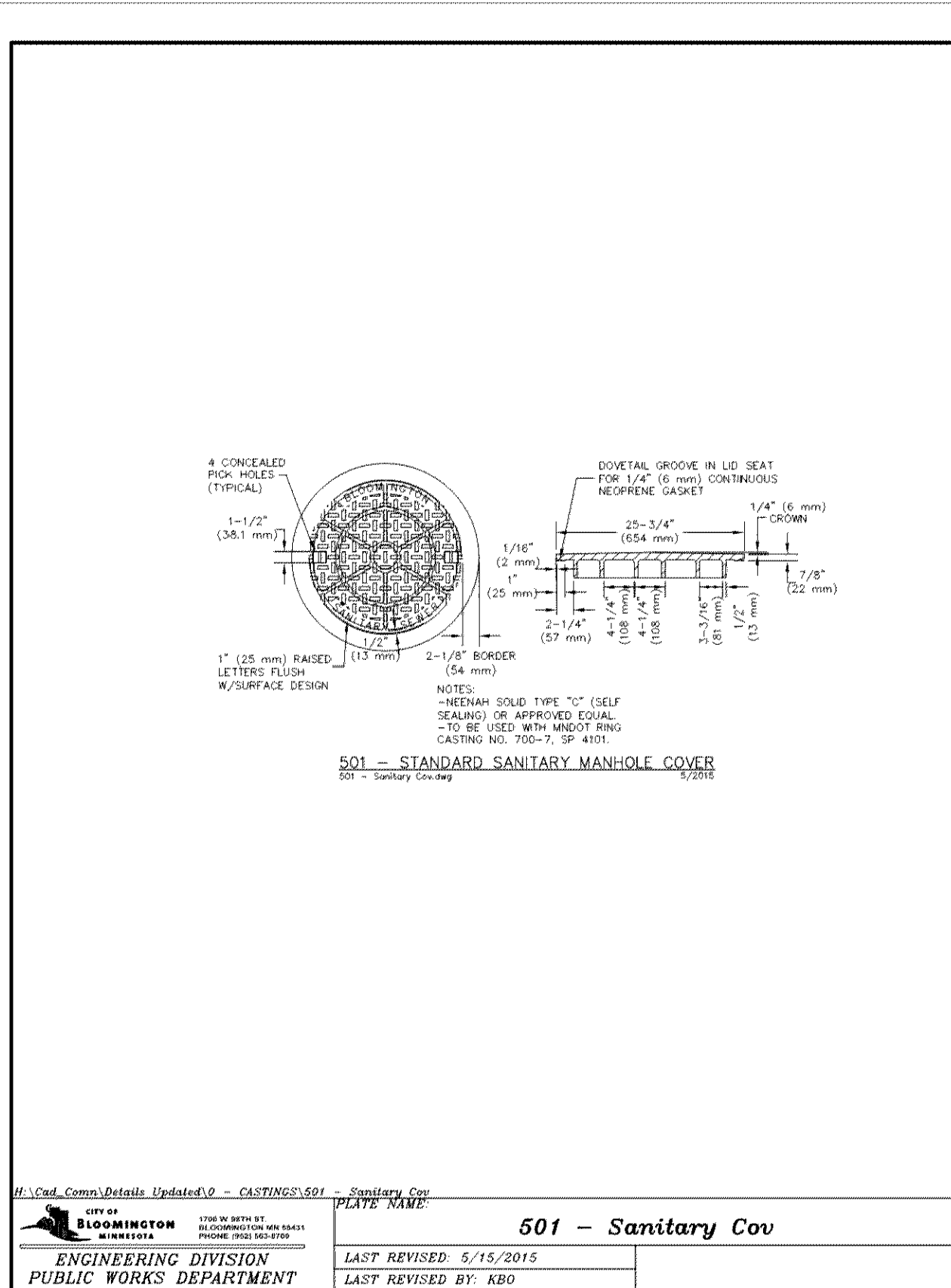


- NOTES:
- SEE GEO-TECHNICAL REPORT FOR FOOTING AND BASE MATERIAL RECOMMENDATIONS.
 - SUBMIT SHOP DRAWINGS AND FINISH COLOR SAMPLES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
 - COORDINATE INSTALLATION OF SLEEVES AND APPURTENANCES WITH THE MANUFACTURERS RECOMMENDATIONS.
 - CAST IN CONCRETE INSTALLATION UNLESS OTHERWISE NOTED.
 - TYPE: DOUBLE SIDED PARKING

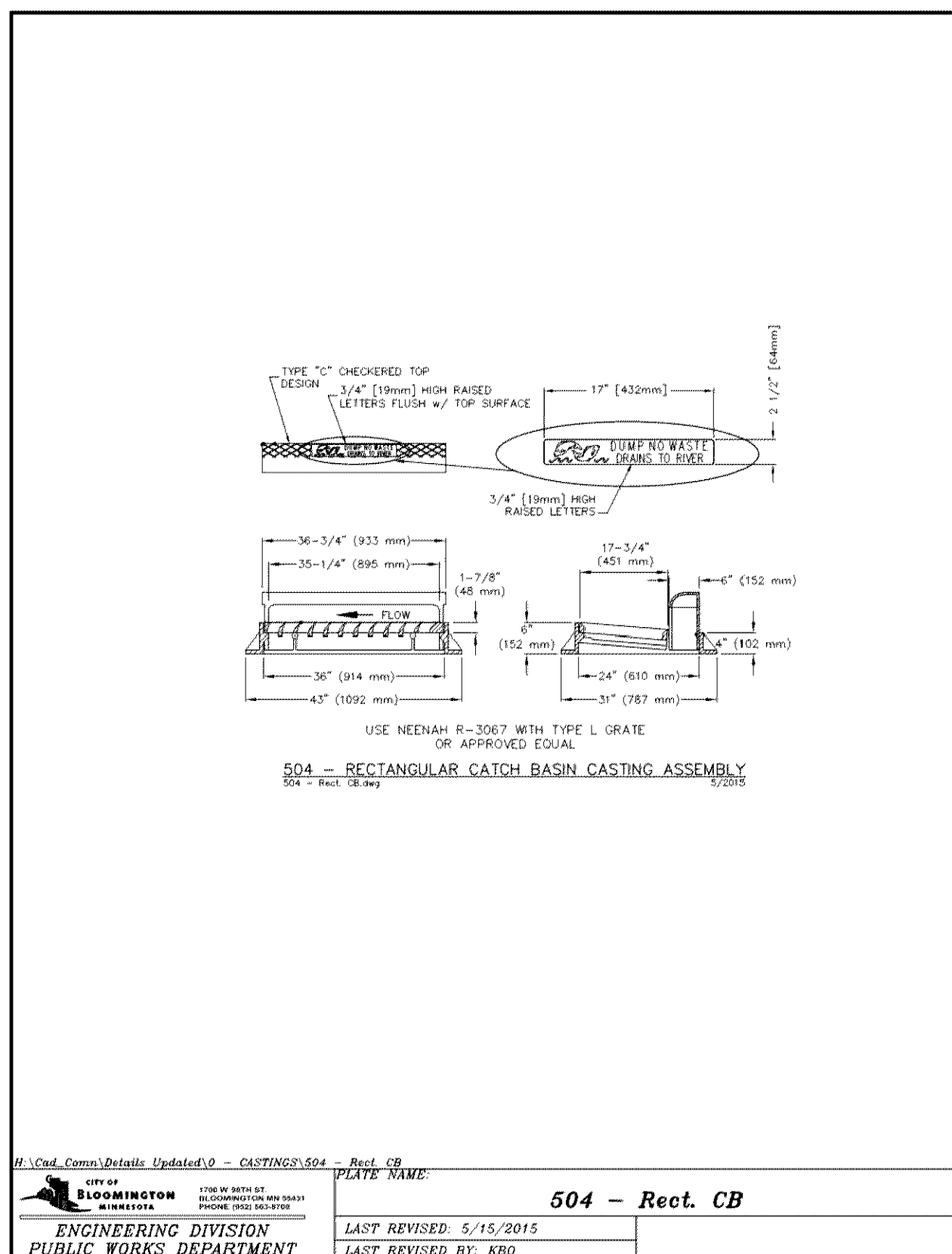
8 BICYCLE RACK - HOOP STYLE N T S

GENERAL DETAILS NOTES:

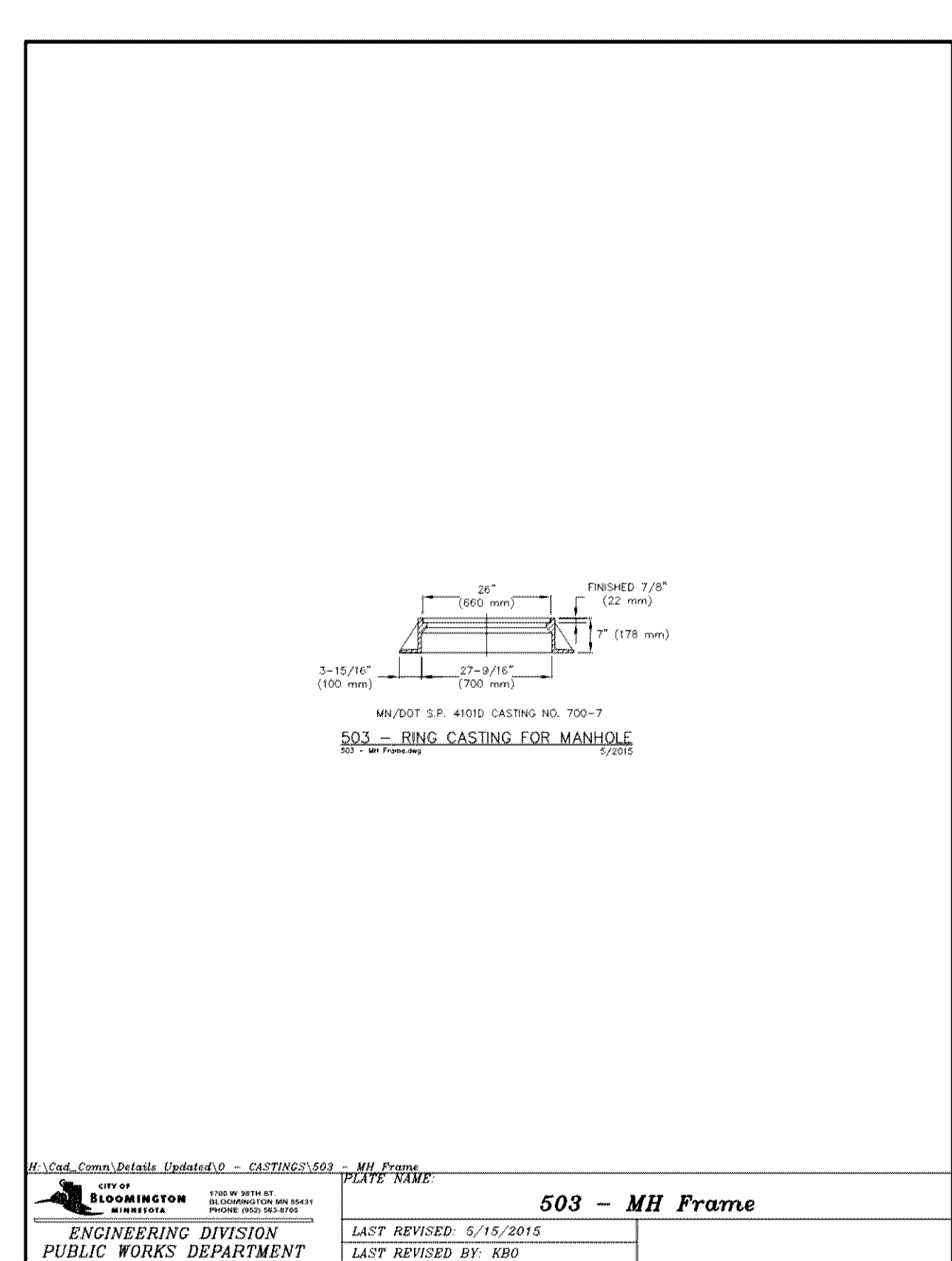
CONTRACTOR SHALL REVIEW ALL CIVIL AND ARCHITECTURAL DETAILS PRIOR TO WORK. ANY REDUNDANT, CONTRADICTIONARY OR CONFLICTING INFORMATION PRESENTED IN ANY PLAN OR DETAIL THROUGHOUT THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT AND CIVIL ENGINEER AND RESOLVED PRIOR TO WORK COMMENCING.



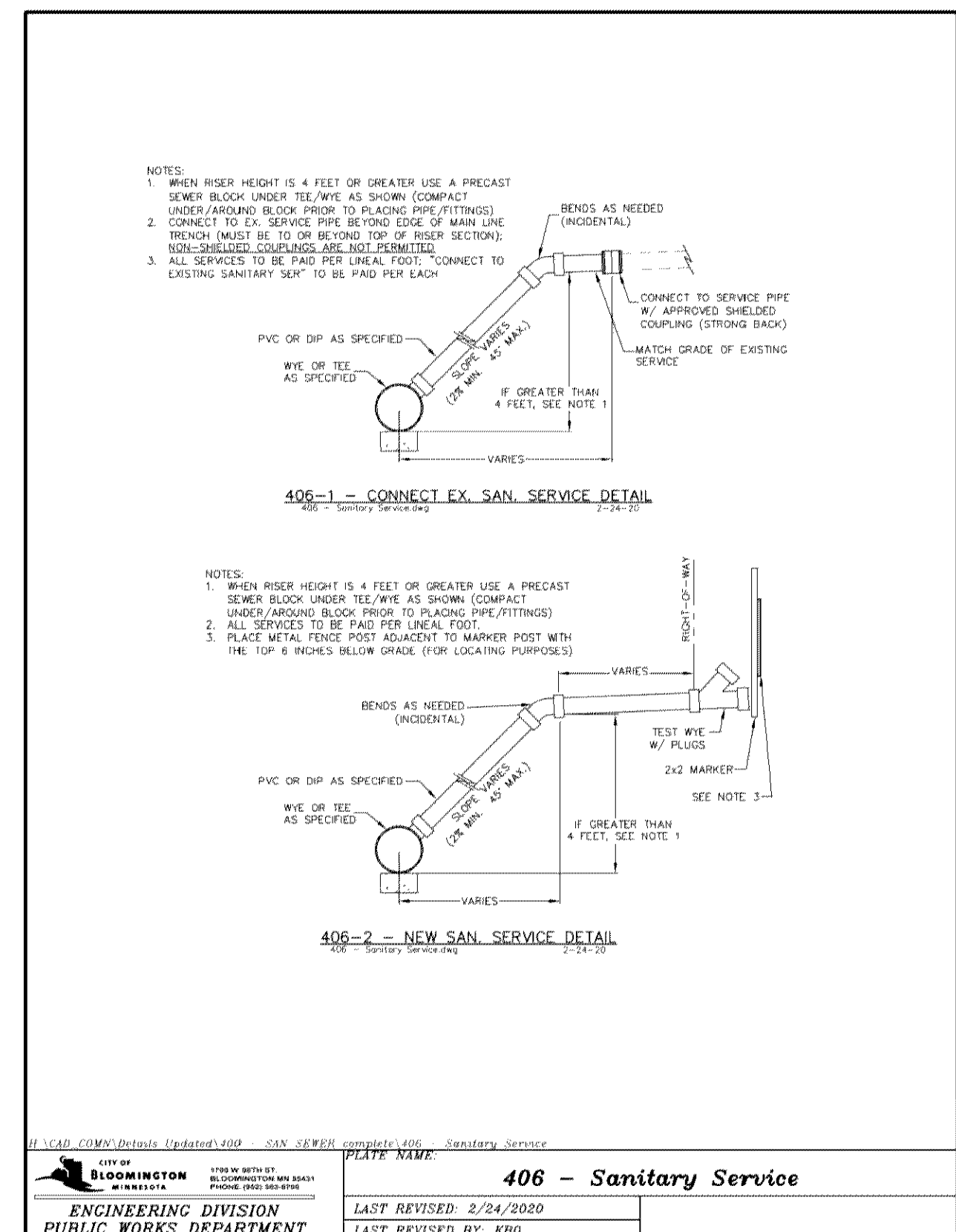
CITY OF BLOOMINGTON	
ENGINEERING DIVISION	PUBLIC WORKS DEPARTMENT
LAST REVISED: 5/15/2015	LAST REVISED BY: KBO



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LAST REVISED: 5/15/2015	LAST REVISED BY: KBO



CITY OF BLOOMINGTON	
ENGINEERING DIVISION	PUBLIC WORKS DEPARTMENT
LAST REVISED: 2/24/2020	LAST REVISED BY: KBO

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.

Matthew R. Pavlek
DATE 05/17/23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
3/26/2023	SHEET 2 OF 3 PLAN
4/26/2023	PRE-APP DISC SUBMISSION
05/17/2023	DEVELOPMENT APPLICATION SUBMITTAL

DRAWN BY: JR, BB REVIEWED BY: MP
PROJECT NUMBER: 23027

REVISION SUMMARY	
DATE	DESCRIPTION

CIVIL DETAILS

NOTES:

- 1 IF A SEWER MAIN IS CONNECTED MORE THAN 24" ABOVE THE INVERT OF THE OUTGOING SEWER, CONNECTION SHALL BE AT LEAST OF AN OUTSIDE DROP. SEE DETAIL THIS SHEET.
- 2 TOP GROUND TO FLOORS TO CENTER THROUGH LIFTED HOLES WHICH PENETRATE THROUGH CONCRETE WALLS ARE NOT PERMITTED.
- 3 STEPS ARE NOT PERMITTED IN MANHOLES.
- 4 CHIMNEY SEAL REQUIRED. SEE DETAIL 404.
- 5 TYPE A, B, OR C SEE DETAIL THIS SHEET, GROUP 1.

REMARKS:

- 1 MIN/101 2" 4010 2" ADJUSTING RINGS AS NEEDED [6" MIN. TO 12" MAX.] SET EACH RING IN FULL BED OF MORTAR.
- 2 15" SHORT CONE OR FLAT TOP ARE ACCEPTABLE. A CENTER HOE ACCESS IS REQUIRED.
- 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 (404 MINIMUM OD).
- 6 CONCRETE MORTAR ALL AROUND.
- 7 CLEAN CONNECTION TO BEAR AGAINST FIRM UNDISTURBED SOIL.
- 8 PROVIDE WATER TIGHT PIPE CONNECTIONS.
- 9 DETAIL THIS SHEET.
- 10 10" RING GASKET.
- 11 FOR CONNECTION TO EXISTING M.W.'S, CORE DRILL OPENING AND PROVIDE PIPE B WATER TIGHT CONNECTOR.
- 12 18" SAND OR FOUNDATION MATERIAL.
- 13 UNDISTURBED SOIL OR COMPACTED SUBGRADE.

400 STD. SANITARY SEWER MH

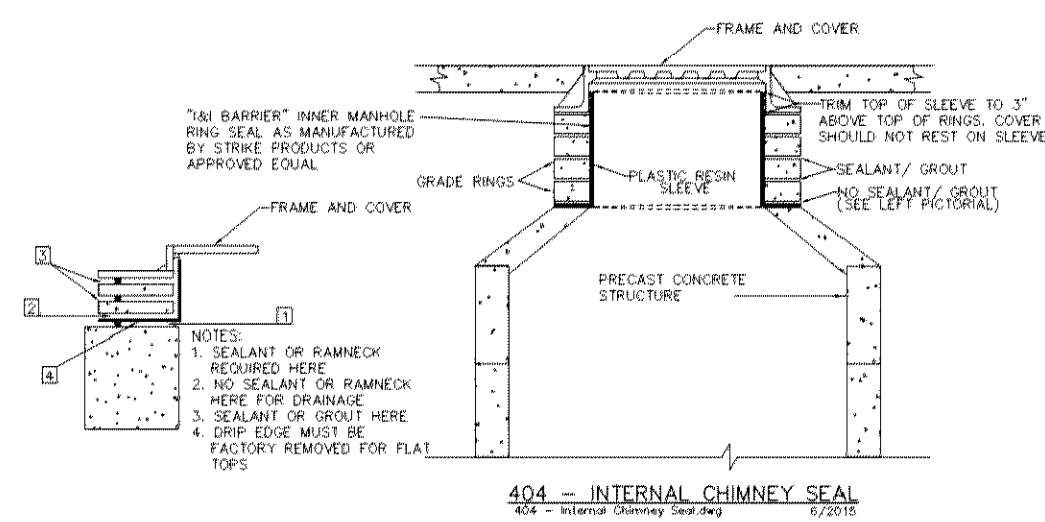
100 - SEE 404

7/2005

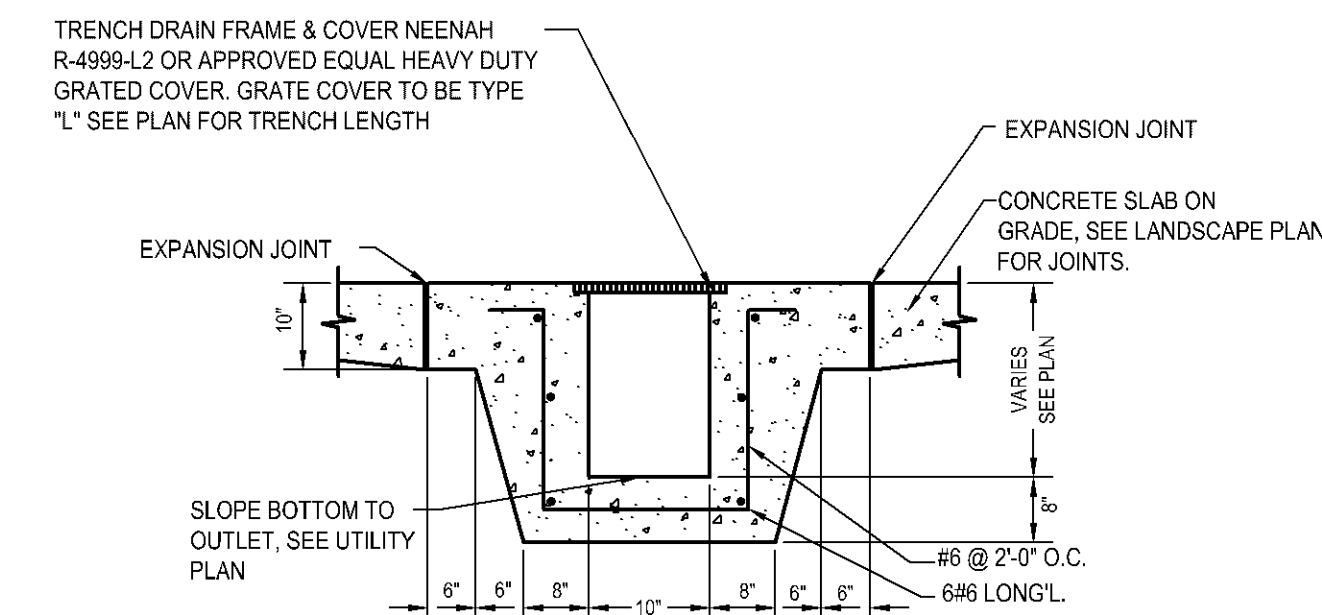

 CITY OF BLOOMINGTON
 1700 W. 84TH ST
 BLOOMINGTON, MN 55420
 Phone: (612) 253-3121

ENGINEERING DIVISION
 PUBLIC WORKS DEPARTMENT

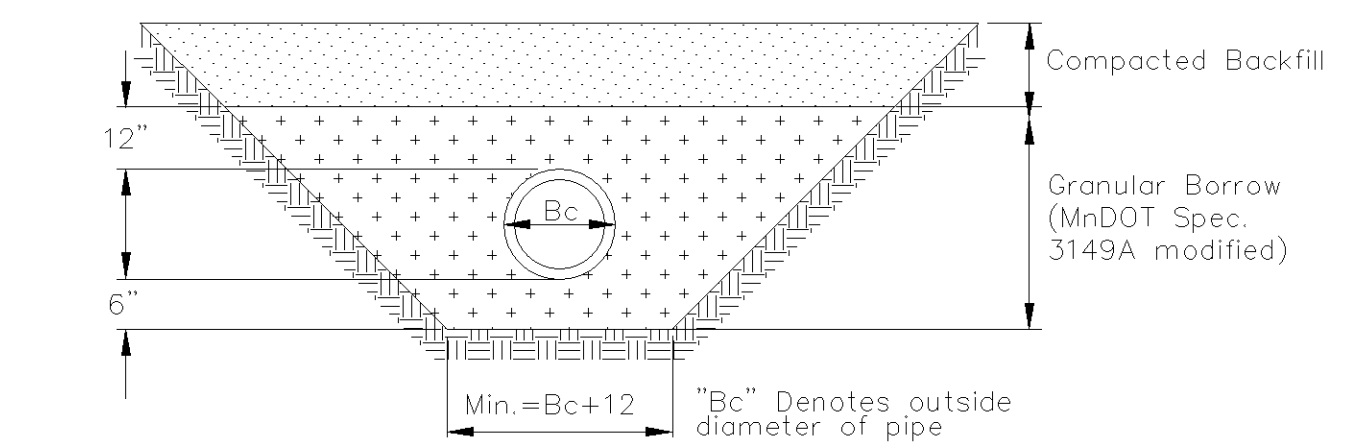
H:\CAD_COMS\Details Updated\400 - SAN SEWER complete\400 - Std San MH
 PLATE NAME: 400 - Std San MH
 LAST REVISED: 2/27/2023
 LAST REVISED BY: KBO



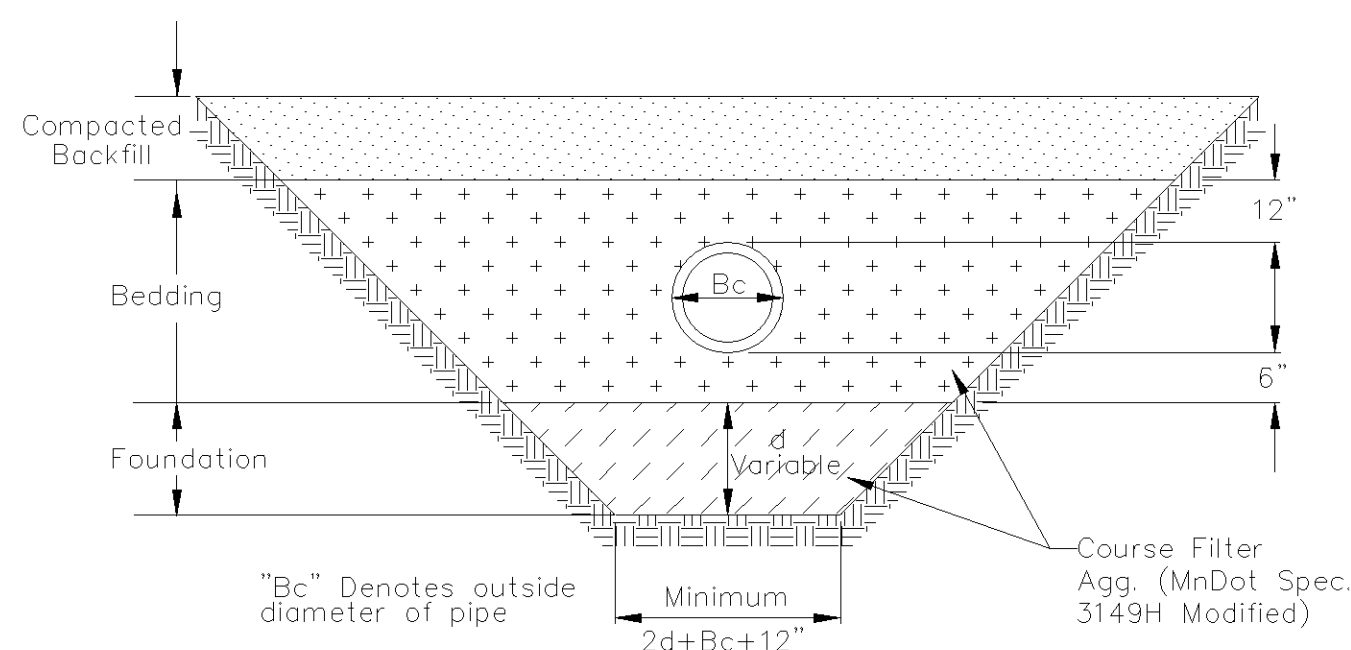
CITY OF BLOOMINGTON MINNESOTA 1100 W. WELLS ST. 1ST FLOOR, SUITE 100 BLOOMINGTON, MN 55405 PHONE: (612) 254-8100		PLATE NAME 404 - Internal Chimney Seal
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT		LAST REVISED 6/15/2015 LAST REVISION BY: KBO



1 TRENCH DRAIN
N T S

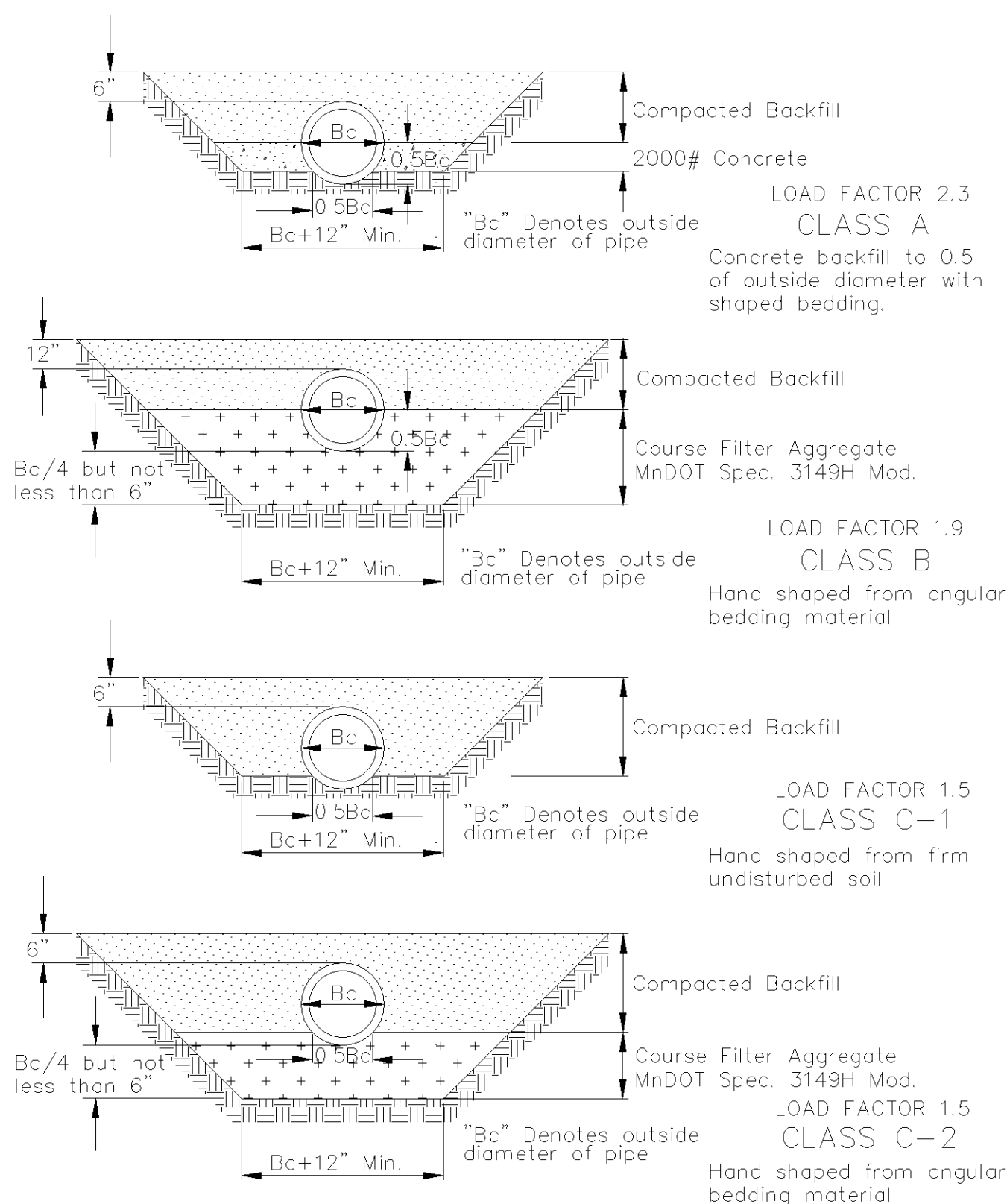


PIPE FOUNDATION & BEDDING IN GOOD SOILS

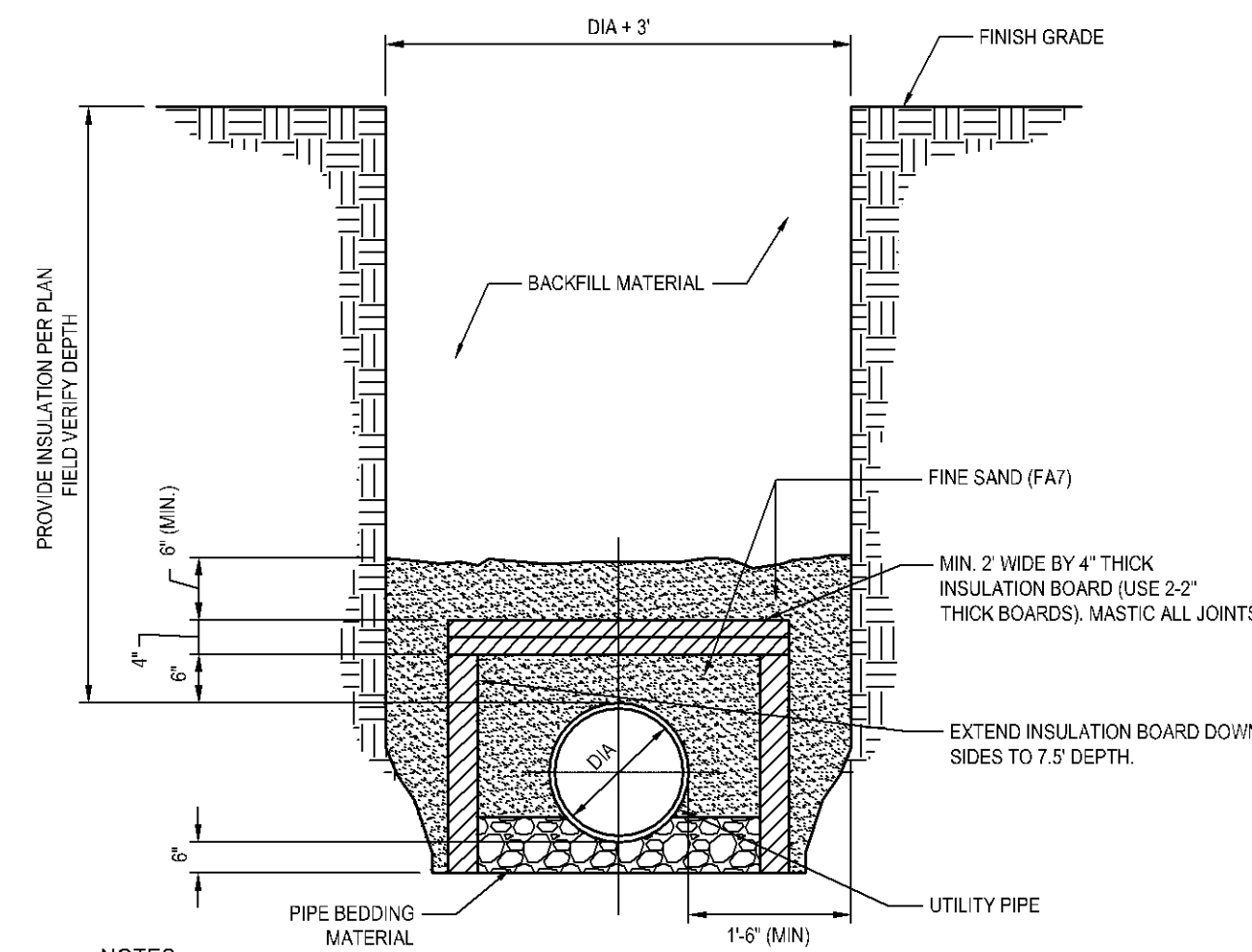


PIPE FOUNDATION & BEDDING IN POOR SOILS

2 PIPE BEDDING - PVC
NTS

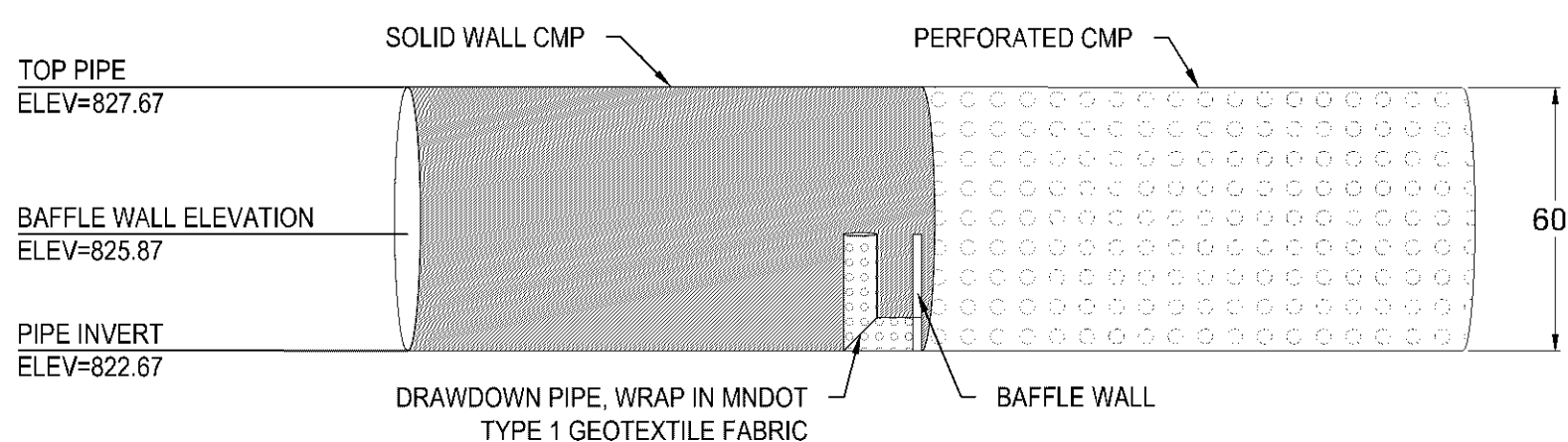


3 PIPE BEDDING - RCP & DIP
NTS

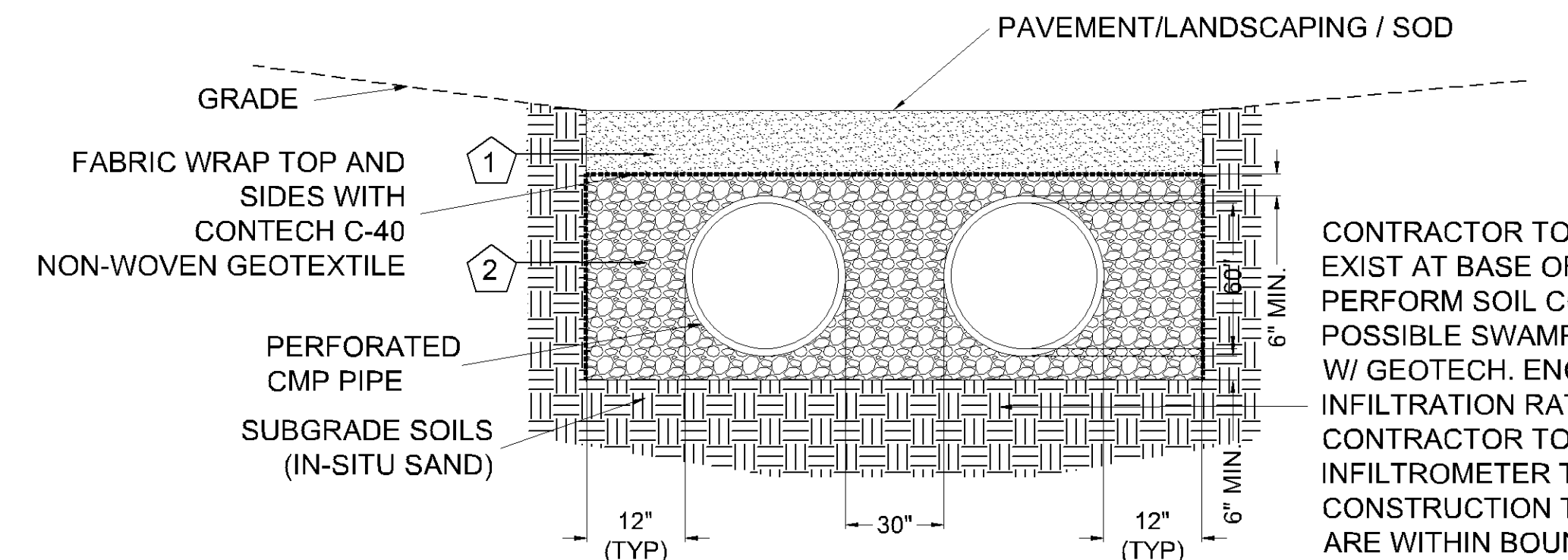


- NOTES:**
1. INSULATION BOARD TO BE CLOSED CELL, EXTRUDED POLYSTYRENE FOAM MEETING ASTM 578, TYPE VI, 40PSI COMPRESSING STRENGTH (ASTM D1621) 0.1% MAX. WATER ABSORPTION (ASTM C272).
 2. BACKFILL MATERIAL AROUND INSULATION MUST BE FINE SAND FREE FROM ROOT, ORGANIC MATERIAL, OR OTHER INJURIOUS MATERIALS.
 3. OVERLAP ALL INSULATION BOARD JOINTS.

4 UTILITY PIPE INSULATION DETAIL



5 DRAWDOWN RISER DETAIL
NTS



SECTION DETAIL

- KEY**  NTS
1. TOPSOIL
2. FREE DRAINING ANGULAR WASHED STONE 3/4" - 2" PARTICLE SIZE (NON CARBONATE).
INSTALL TO MIN. 95% STANDARD DENSITY PER AASHTO T99.

CONSTRUCTION SEQUENCING

- | | |
|---|---|
| 1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION. | 9. PLANT AND MULCH SITE. |
| 2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMPs MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS. | 10. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED. |
| 3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES. | <u>GENERAL NOTES</u> |
| 4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF BIOTRETENTION DEVICE. | 1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION. |
| 5. PERFORM ALL OTHER SITE IMPROVEMENTS. | 2. GRADING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS. |
| 6. SEED AND MULCH ALL AREAS AFTER DISTURBANCE. | 3. ALL SUB MATERIALS BELOW THE SPECIFIED RETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED. |
| 7. CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA. | |
| 8. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES. | |

6 UNDERGROUND INFILTRATION SYSTEM

PRELIMINARY:
NOT FOR
CONSTRUCTION

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UNDER THE LAWS OF THE STATE OF
MINNESOTA.


Matthew R. Pavek
DATE 05/17/23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3/9/2023	SKETCH PLAN
4/26/2023	PRE-APP DRC SUBMISSION
05/17/2023	DEVELOPMENT APPLICATION SUBMITTAL

DRAWN BY: JR, BB REVIEWED BY: MP
PROJECT NUMBER: 23027

REVISION SUMMARY	
DATE	DESCRIPTION
11/1/2011	Initial design
11/15/2011	Revised design
11/25/2011	Final design
12/1/2011	Final design
12/15/2011	Final design
12/25/2011	Final design
1/1/2012	Final design
1/15/2012	Final design
1/25/2012	Final design
2/1/2012	Final design

PRELIMINARY:
NOT FOR
CONSTRUCTION

LECT KNOX & AMERICAN II

8000 KNOX AVE S, BLOOMINGTON, MN 55431

STUART DEVELOPMENT COORPORATION

1000 W 80TH STREET, MINNEAPOLIS, MN 55420

PROJECT

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MINNESOTA.


Matthew R. Pavek
DATE 05/17/23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

[illegible]

DRAWN BY: JR, BB REVIEWED BY: MP
PROJECT NUMBER: 23027

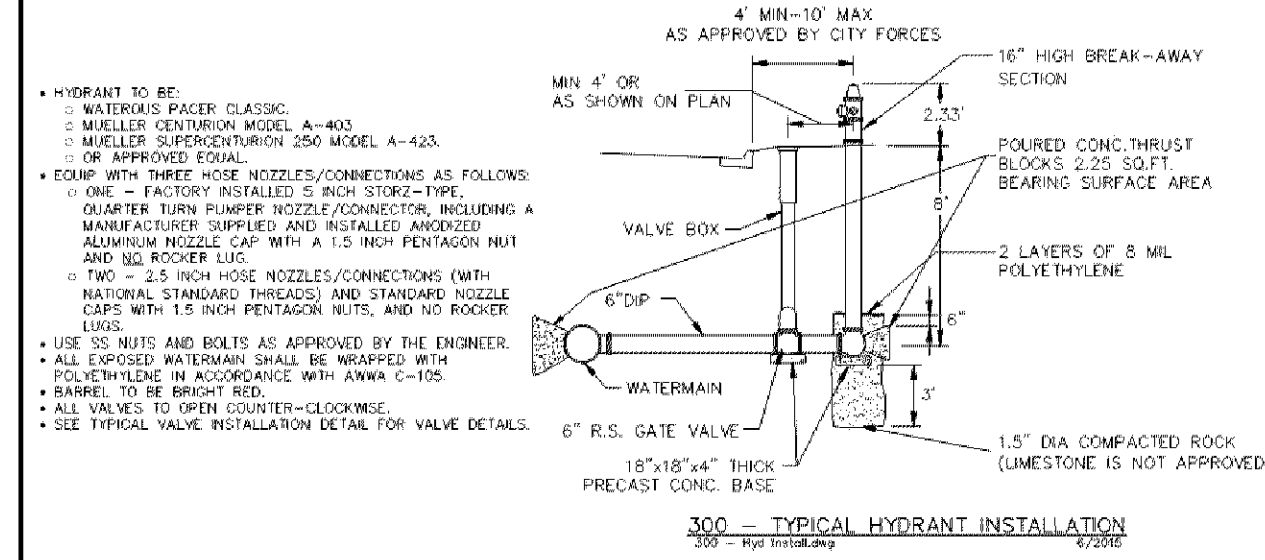
REVISION SUMMARY

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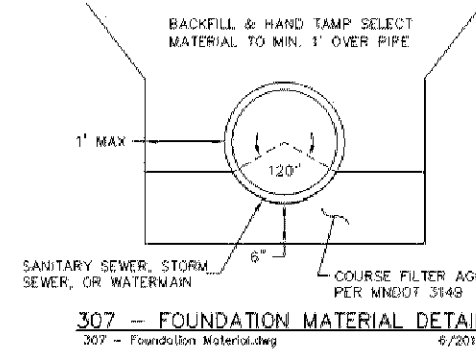
CIVIL DETAILS

C5.3

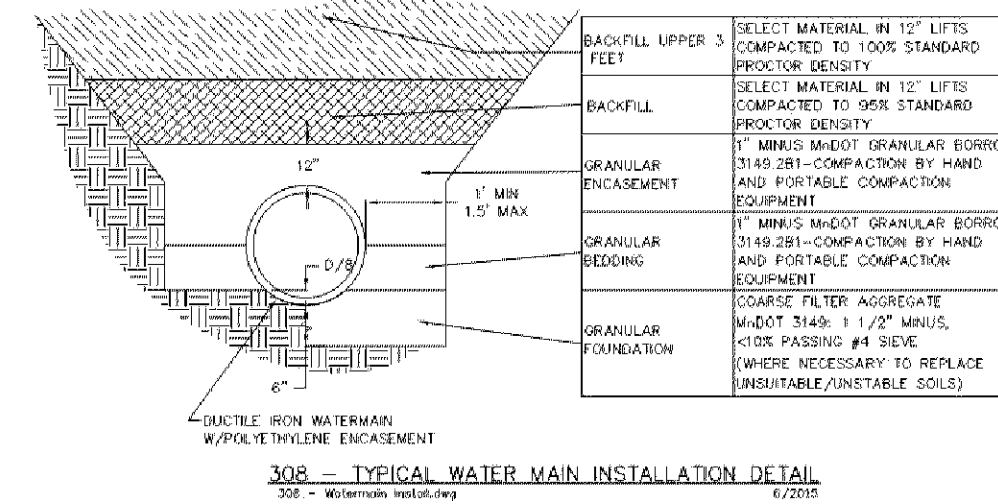
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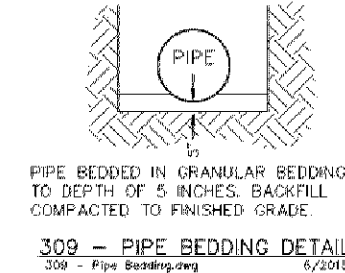
W:\CAD_CADD\Details\Updated\300 - WATER\300 - Hyd Install  CITY OF BLOOMINGTON ILLINOIS 1700 W. GILDER ST. BLOOMINGTON, IL 61701 (312) 255-2000 FAX (312) 255-2001		PLATE NAME: 300 - Hyd Install	
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT		LAST REVISED: 2/24/2023 LAST REVISED BY: KBC	



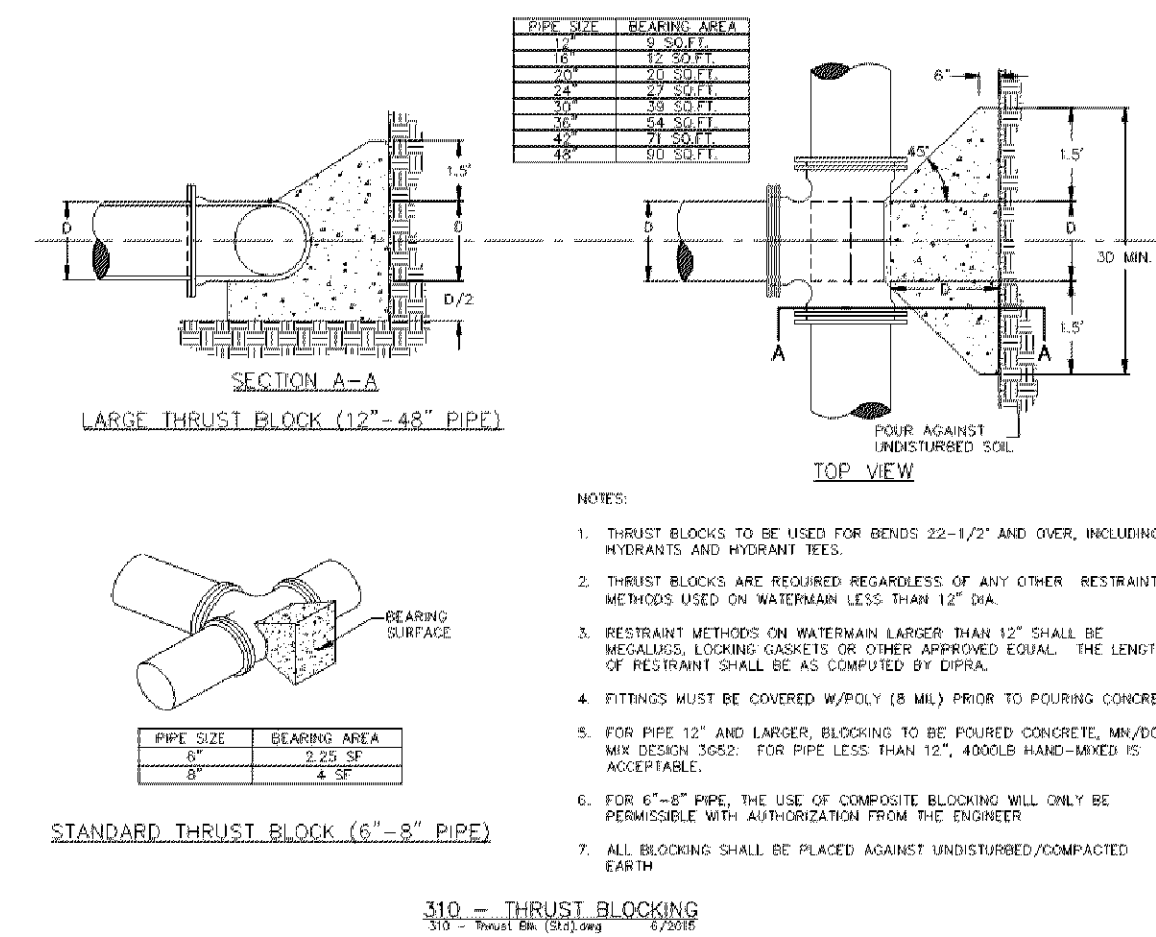
CITY OF BLOOMINGTON 1100 N. MERIDITA BLOOMINGTON, IN 47403 PHONE: (317) 247-2700		H:\Cod_Cmn\Details\Updates\0 - 300 - WATER\307 - Foundation Material PLATE NAME:	
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT		307 - Foundation Material LAST REVISED: 6/15/2015 LAST REVISED BY: NRG	



H:\Cad_Cons\Drawings\Updated\0 - 300 - WATER\300 - Watermain Install  CITY OF BLOOMINGTON INDIANAPOLIS ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT		FILED BY: BKS/STW BLOOMINGTON, IN 47403 PHONE: (317) 243-6762	DRAWING NAME 308 - Watermain Install LAST REVISED: 6/15/2015 LAST REVISED BY: KBO
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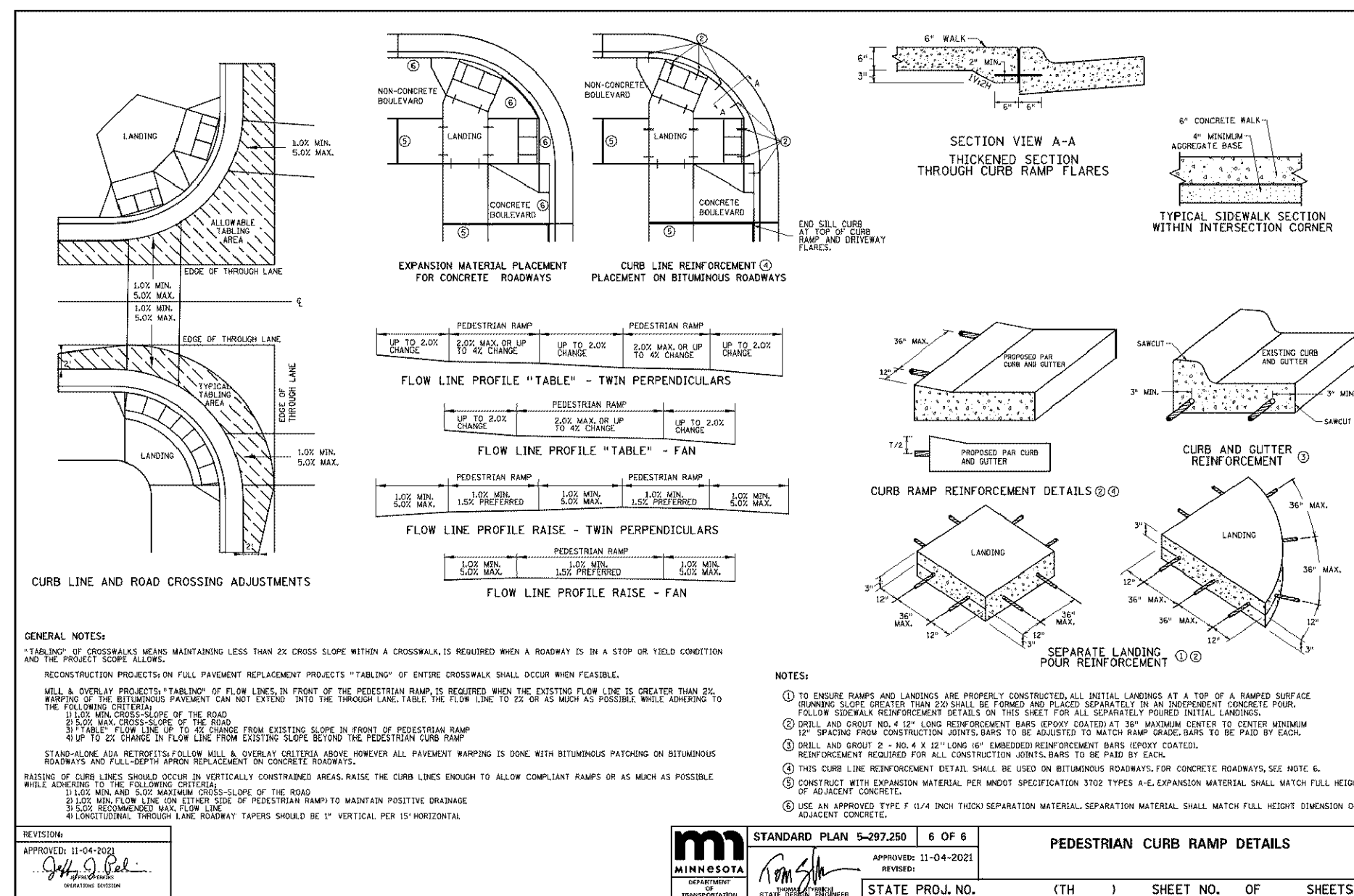
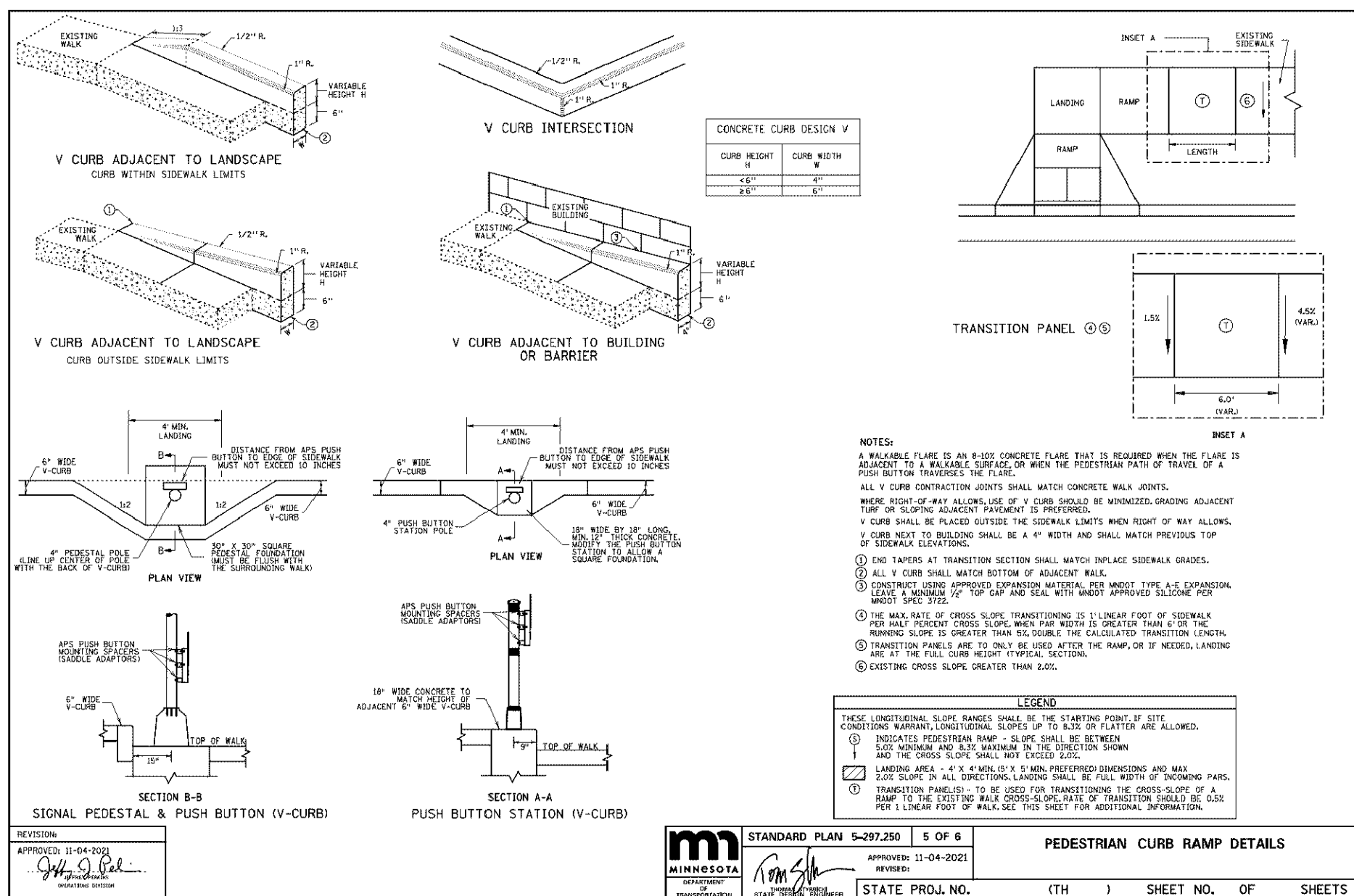
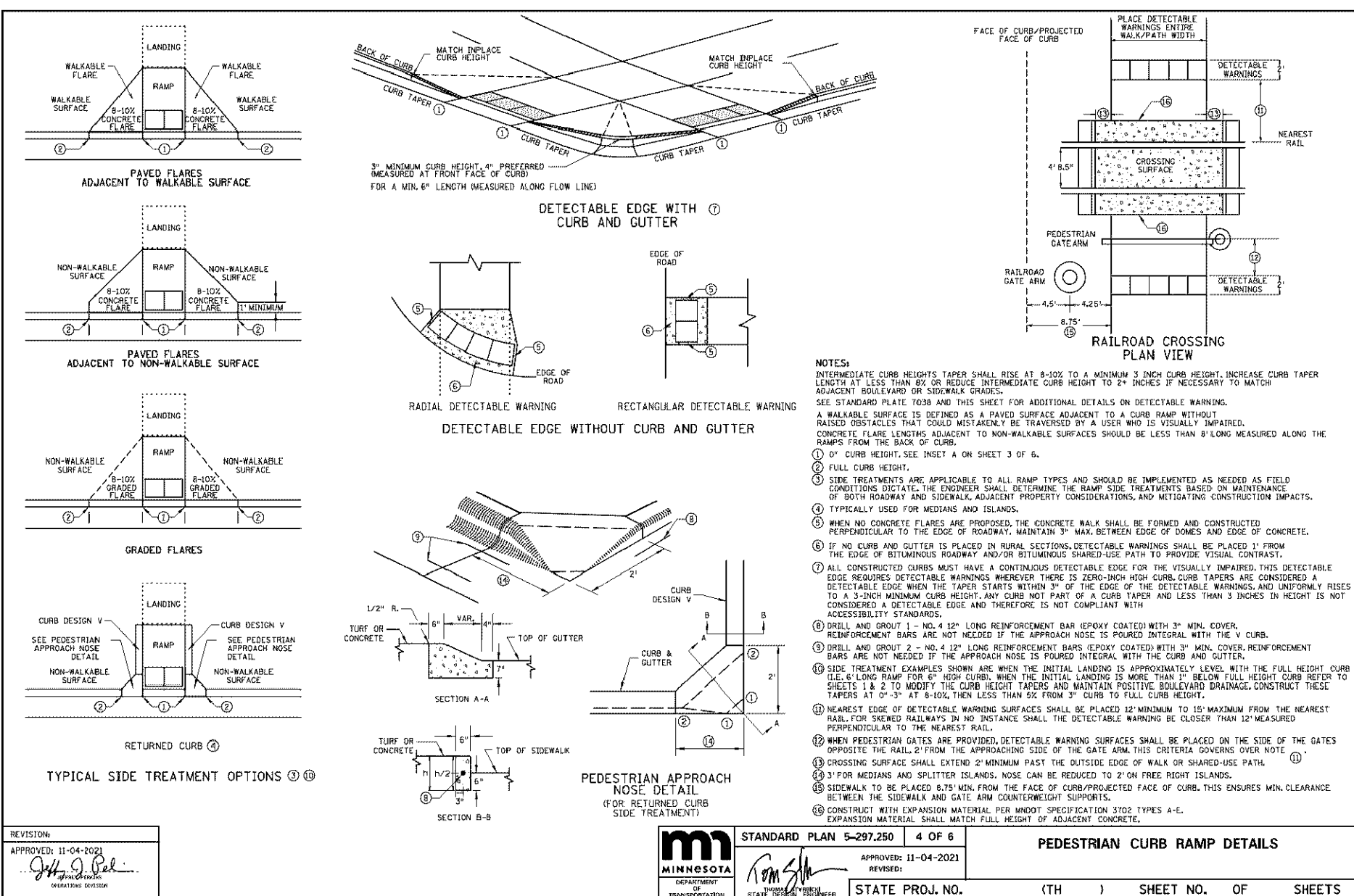
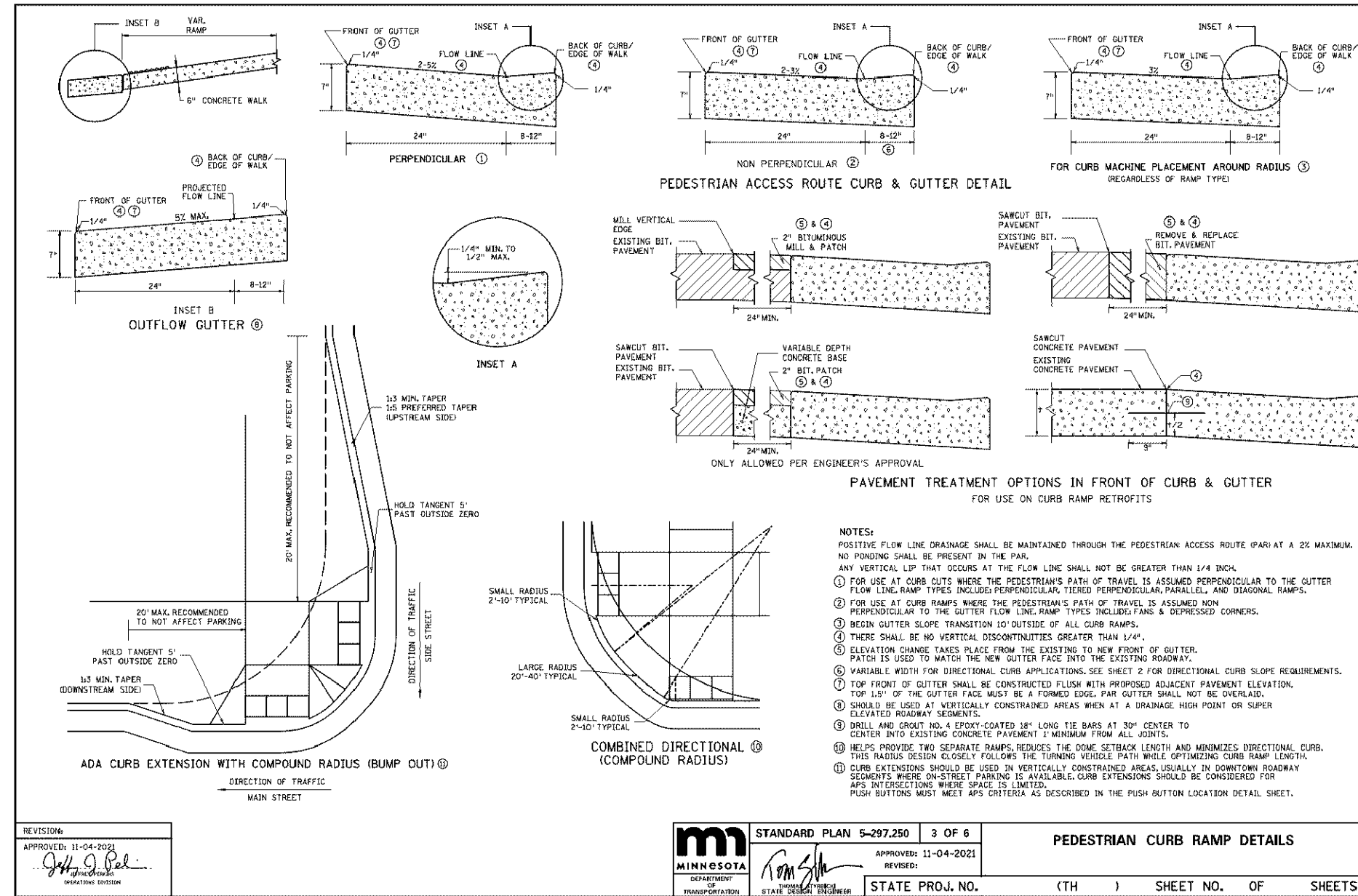
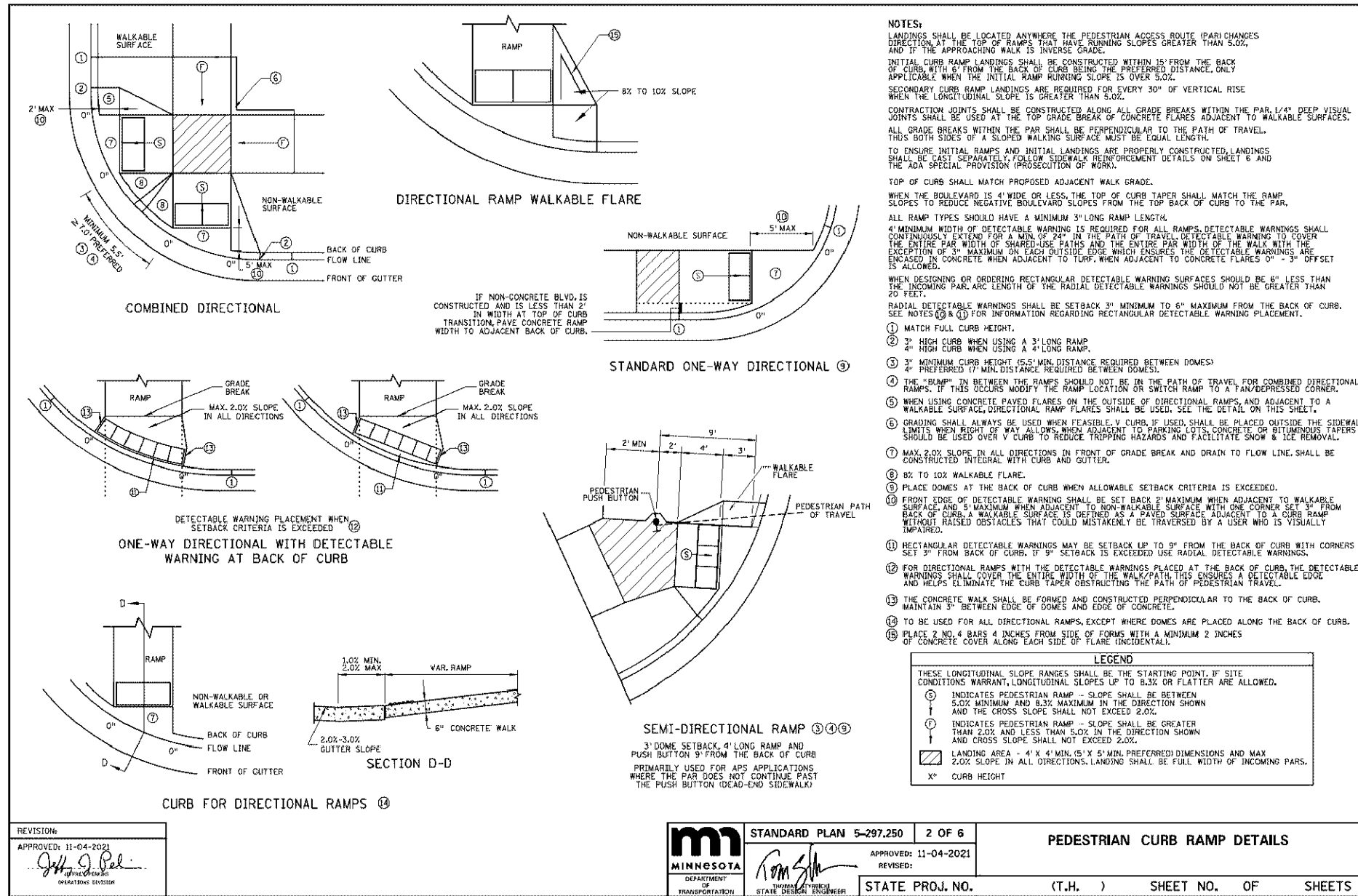
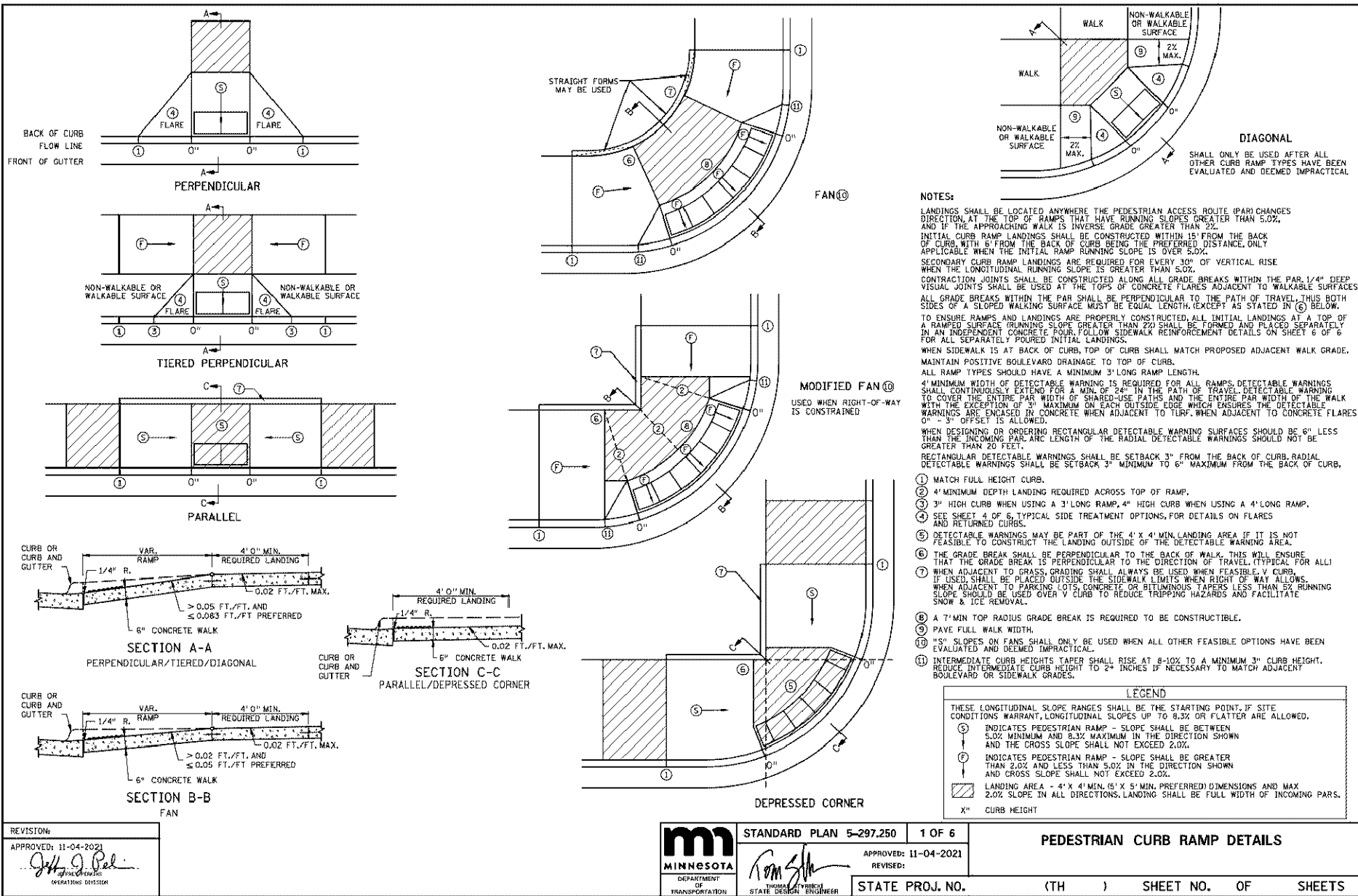


H:\Cad_Corps\Details\Updates\0 - 309 - WATER\309 - Pipe Bedding  CITY OF BLOOMINGTON MINNESOTA 1700 N. MYRTLE AVE. BLOOMINGTON, MN 55403 PHONE: (612) 252-3100		DRAWING NAME: 309 - Pipe Bedding	
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT		LAST REVISED: 6/15/2015 LAST REVISED BY: KBO	

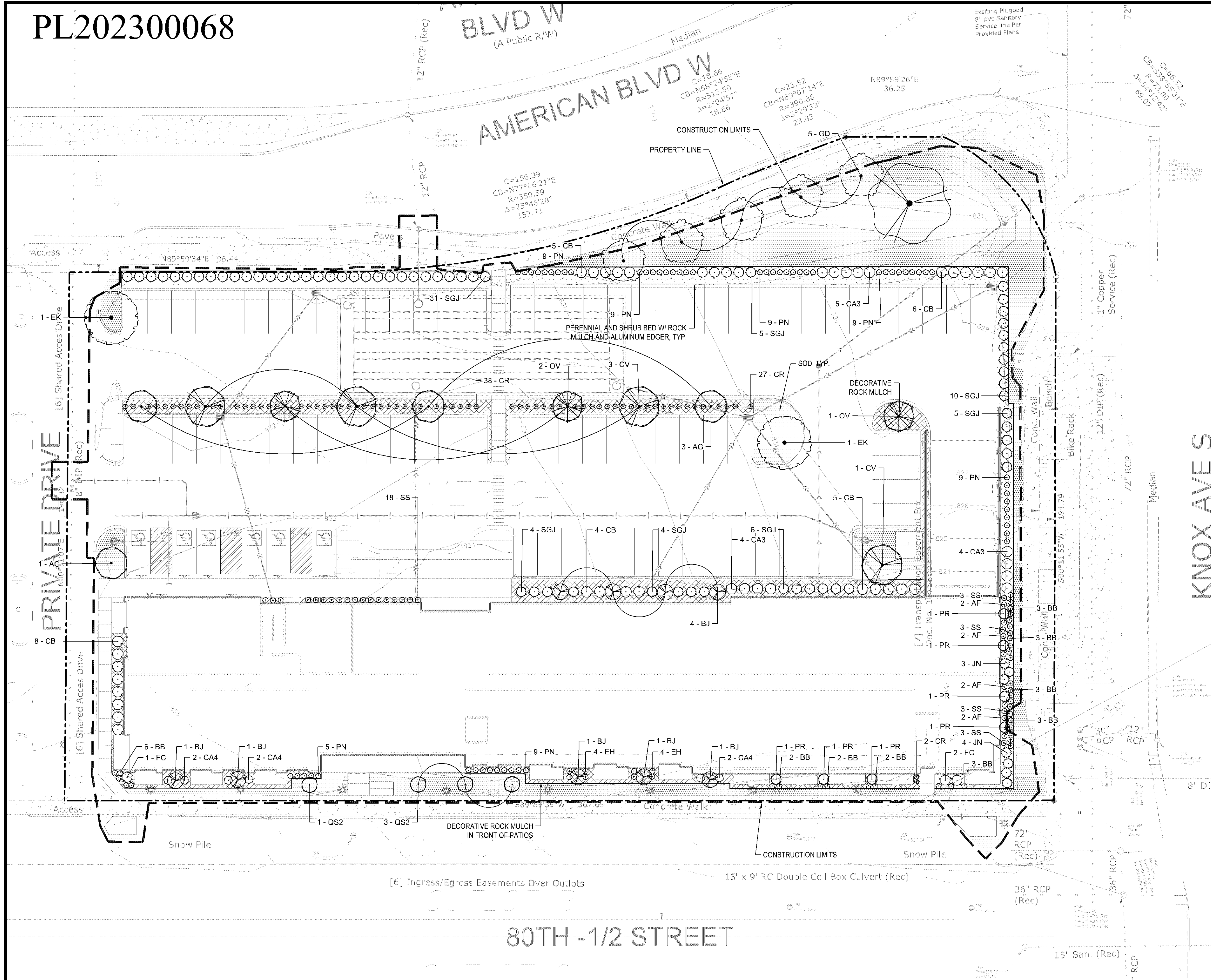


W:\CAB_CORD\Details Updated\369 - WATER\310 - Thrust Blocking CITY OF BLOOMINGTON MEMPHIS 1700 W MAIN ST BLOOMINGTON TN 37411 (PHONE) (615) 582-9070		PLATE NAME: 310 - Thrust Blocking
ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT		LAST REVISED: 3/1/2023 LAST REVISED BY: RKG

This detail was updated on 2/24/23. Replace this detail with the revised detail.



PL202300068



LANDSCAPE NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF DECORATIVE ROCK MULCH.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZE LIMESTONE Boulders COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE PERMANENTLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1/2" MINIMUM. SEE MECHANICAL PLANS COVERAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER BY FUNCTION. REMOTE SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3' BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

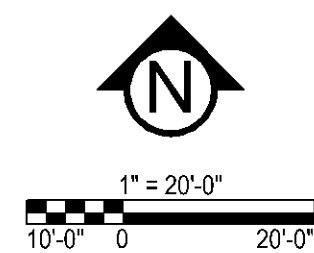
Landscape Requirements	
Developable Landscape Area (square feet):	78,691
Required Trees:	31
Provided Trees:	32
Required Shrubs:	79
Provided Shrubs:	129

LEGEND

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM,
BASKET OR CURB GRADE, TO INCLUDE ALL CONNECTORS,
STAPLES & ALL APPROPRIATE PERMAN. INSTALL PER MANUF.



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ARCHITECTURE & DESIGN

PRELIMINARY:
NOT FOR
CONSTRUCTION

LECT KNOX & AMERICAN II

8000 KNOX AVE S, BLOOMINGTON, MN 55431

STUART DEVELOPMENT CORPORATION
1000 W 80TH STREET, MINNEAPOLIS, MN 55420

I HEREBY CERTIFY THAT THIS PLAN,
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PREPARED BY ME OR UNDER MY DIRECT
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LICENSED LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF MINNESOTA.


Patrick J. Sarver
DATE 05/17/23 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3/9/2023	SKETCH PLAN
4/26/2023	PRE-APP DRC SUBMISSION
05/17/2023	DEVELOPMENT APPLICATION SUBMITTAL

DRAWN BY: JR, BB REVIEWED BY: MP

PROJECT NUMBER: 23027

REVISION SUMMARY

DATE	DESCRIPTION
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[illegible]

17	8

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LANDSCAPE PLAN

LANDSCAPE PLAN

Table 1

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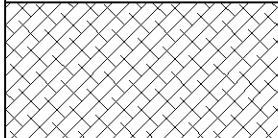
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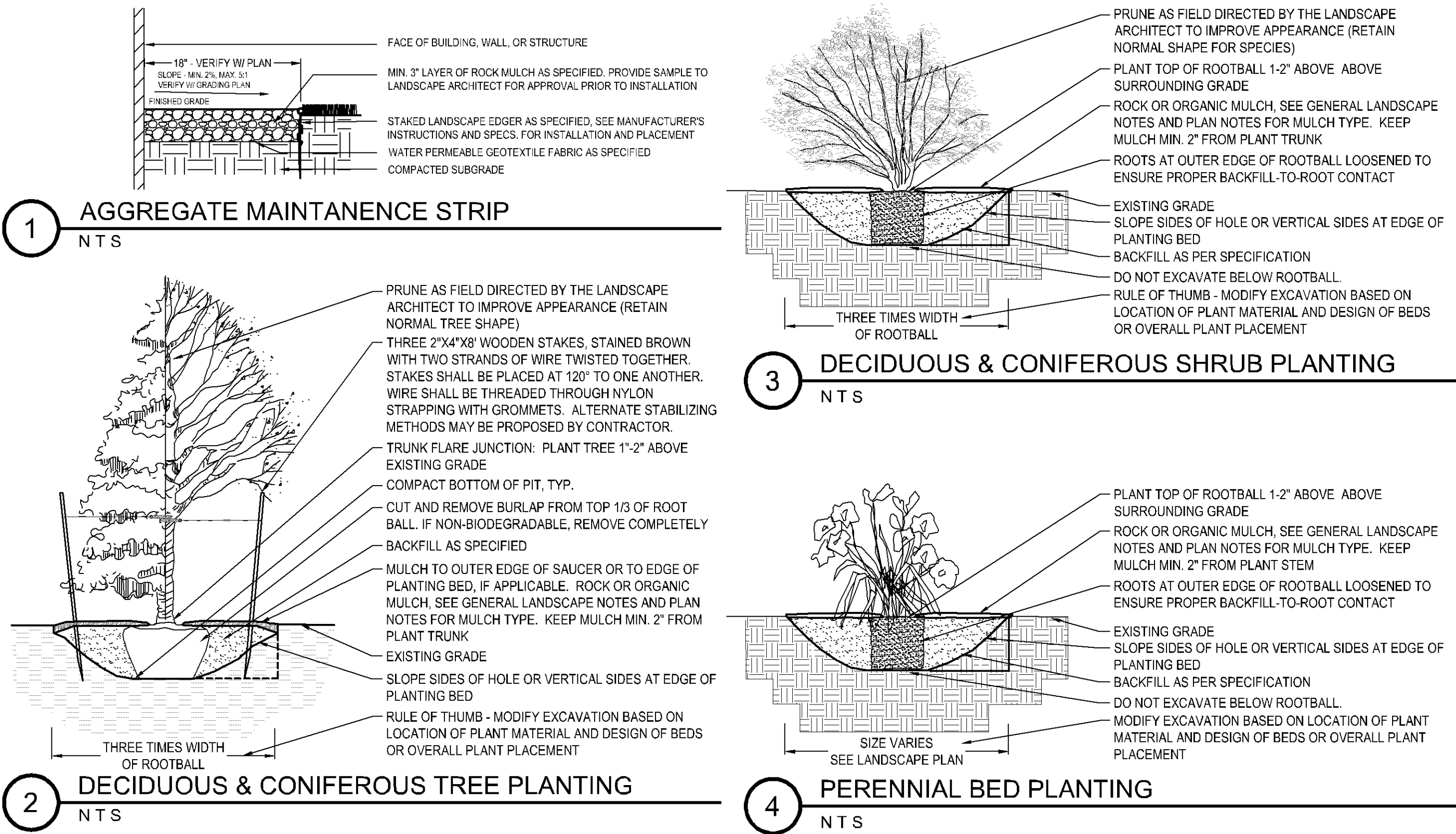
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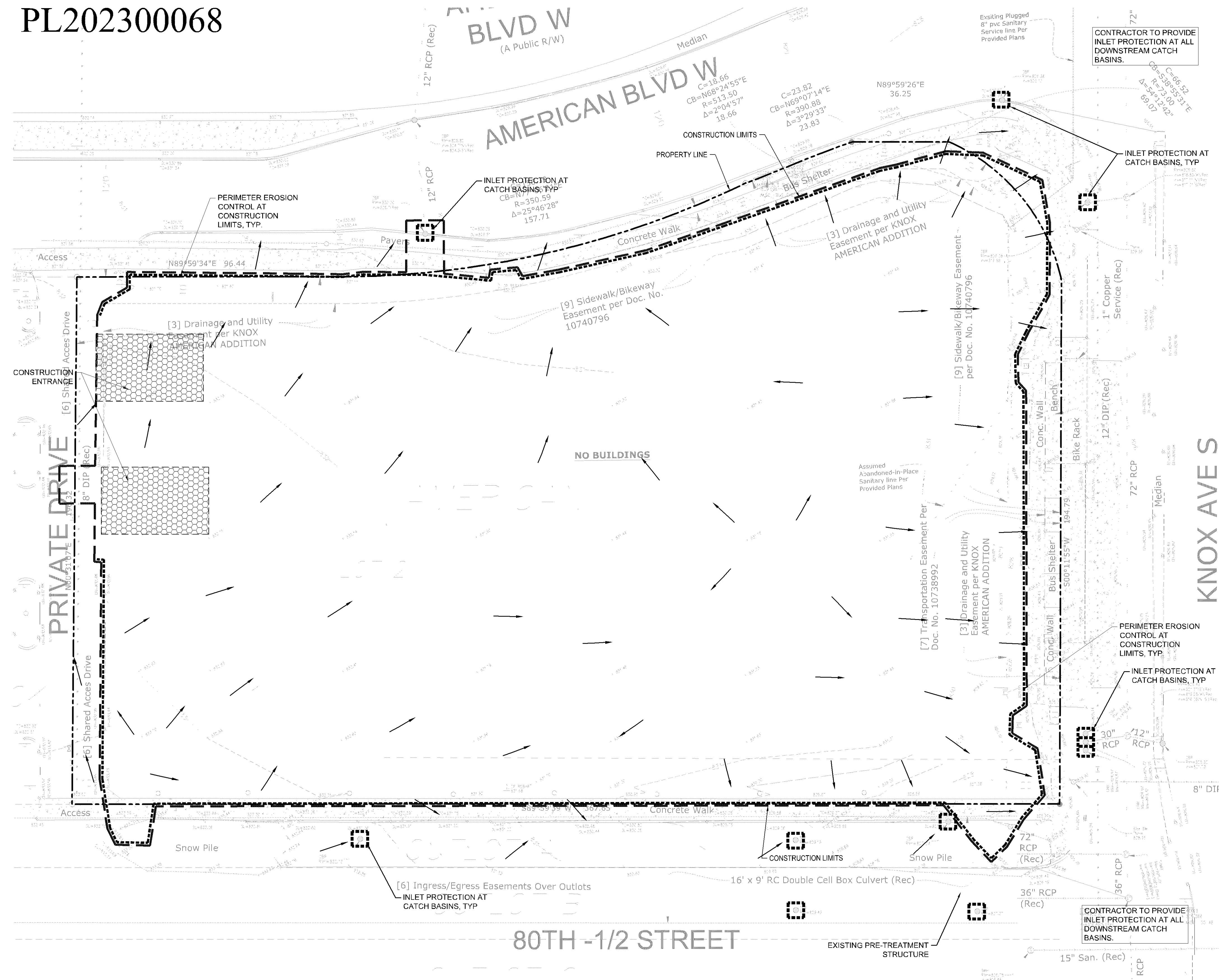
PL 202300068
PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
BJ	9	Parkland Pillar® Asian White Birch / Betula platyphylla 'Jefpark'	2.5" CAL. B&B	NOT NATIVE	N
GD	5	Street Keeper Honey Locust / Gleditsia triacanthos 'Draves' TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
EK	2	Espresso Kentucky Coffeetree / Gymnocladus dioica 'Espresso'	2.5" Cal. B&B	NATIVE CULTIVAR	N
QP	1	American Dream® Oak / Quercus bicolor 'JFS-KW12'	2.5" CAL. B&B	NATIVE CULTIVAR	N
QS2	4	Kindered Spirit Oak / Quercus robur x bicolor 'Nader'	2.5" Cal. B&B	NOT NATIVE	Y
ORNAMENTAL TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
AG	4	Autumn Brilliance Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	1.5" Cal. B&B	NATIVE	Y
CV	4	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis TM	1.5" Cal. B&B	NATIVE	Y
OV	3	American Hophornbeam / Ostrya virginiana	1.75" Cal B&B	NATIVE	Y
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
CA4	6	New Jersey Tea / Ceanothus americanus	#1 CONT	NATIVE	Y
CA3	13	Arctic Fire Dogwood / Cornus sericea 'Arctic Fire'	#5 CONT	NATIVE CULTIVAR	Y
CB	28	Firedance Dogwood / Cornus sericea 'Balladeline' TM	#5 CONT	NATIVE CULTIVAR	Y
FC	3	Gold Tide Forsythia / Forsythia x 'Courtasol' TM	#2 CONT	NOT NATIVE	Y
SGJ	65	Sea Green Juniper / Juniperus chinensis 'Sea Green'	#5 CONT	NOT NATIVE	N
JN	7	Grey Guardian Juniper / Juniperus virginiana 'Greguard' TM	#5 CONT	NATIVE	N
PR	7	Raspberry Lemonade Ninebark / Physocarpus opulifolius 'ZLEYel2' TM	#5 CONT	NATIVE CULTIVAR	Y
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
BB	27	Blonde Ambition Blue Grama / Bouteloua gracilis 'Blonde Ambition'	#1 CONT	NATIVE CULTIVAR	Y
CR	67	Reed Grass / Calamagrostis brachytricha	#1 CONT	NOT NATIVE	N
EH	8	Bottlebrush Grass / Elymus hystrix	#1 CONT	NATIVE	Y
PN	59	Northwind Switch Grass / Panicum virgatum 'North Wind'	#1 CONT	NATIVE CULTIVAR	Y
SS	32	Smoke Signal Little Bluestem / Schizachyrium scoparium 'Smoke Signal'	#1 CONT	NATIVE CULTIVAR	Y
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
AF	8	Blue Fortune Anise Hyssop / Agastache x 'Blue Fortune'	#1 CONT	NATIVE CULTIVAR	Y

PLANT SCHEDULE		
GROUND COVERS	COMMON / BOTANICAL NAME	SIZE
	Decorative Rock Mulch / Decorative Rock Mulch 2"- 4" Dresser Trap Rock, uniform in size over filter fabric. Include aluminum edging as shown on plan, or as needed. Provide Samples.	Mulch
	Blue Grass Based / Sod Commercial grade, locally grown, well rooted sod blend of improved Kentucky Bluegrass w/ uniform color, leaf texture, density and varieties consisting of a minimum of two and no more than four common cultivars.	Sod



PL202300068



CITY OF BLOOMINGTON EROSION CONTROL NOTES:

1. AN EROSION CONTROL BOND IS REQUIRED. COORDINATE WITH CITY.
2. CITY OWNED PRE-TREATMENT STRUCTURE THAT IS OVERLOADED WITH CONSTRUCTION RELATED SEDIMENT WILL BE THE RESPONSIBILITY OF THE PROJECT TO REMOVE. CITY WILL PERFORM AN INSPECTION OF THE SYSTEM IN EARLY AUGUST 2023 TO DOCUMENT CURRENT CONDITIONS AND PERFORM POST CONSTRUCTION INSPECTION ONCE PROJECT IS COMPLETE. OWNER'S REPRESENTATIVE WELCOME TO COORDINATE WITH CITY TO BE INVOLVED IN ANY CITY INFRASTRUCTURE INSPECTION ACTIVITY.
3. ENSURE ALL INLET PROTECTION DEVICES HAVE EMERGENCY OVERFLOW PROTECTION TO PREVENT FLOODING.

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (851-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

- 1125 - - - - - EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 - - - - - 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET



Know what's below.
Call before you dig.



1" = 20'-0"
10'-0" 0 20'-0"

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
KNOX & AMERICAN II

8000 KNOX AVE S, BLOOMINGTON, MN 55431

STUART DEVELOPMENT CORPORATION
1000 W 40TH STREET MINNEAPOLIS, MN 55420

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.

Matthew R. Pavlek
DATE 05/17/23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3/20/23	SKETCH PLAN
4/26/2023	PRE-APP DISC SUBMISSION
05/17/2023	DEVELOPMENT APPLICATION SUBMITTAL

DRAWN BY: JR, BB REVIEWED BY: MP
PROJECT NUMBER: 23027

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

PL202300068

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
KNOX & AMERICAN II
8000 KNOX AVE S, BLOOMINGTON, MN 55431
STUART DEVELOPMENT CORPORATION
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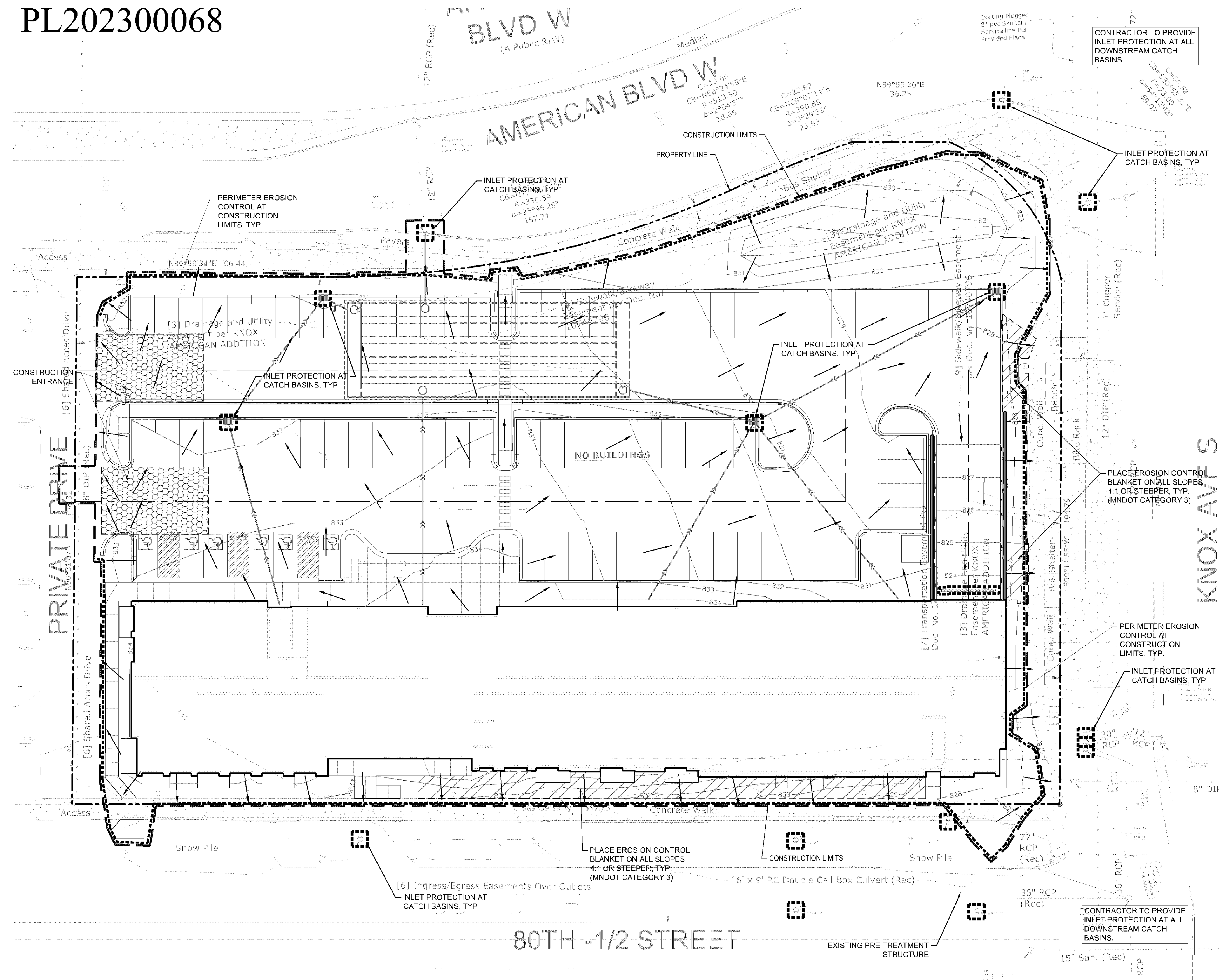
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PROJECT NUMBER: 23027	
REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1
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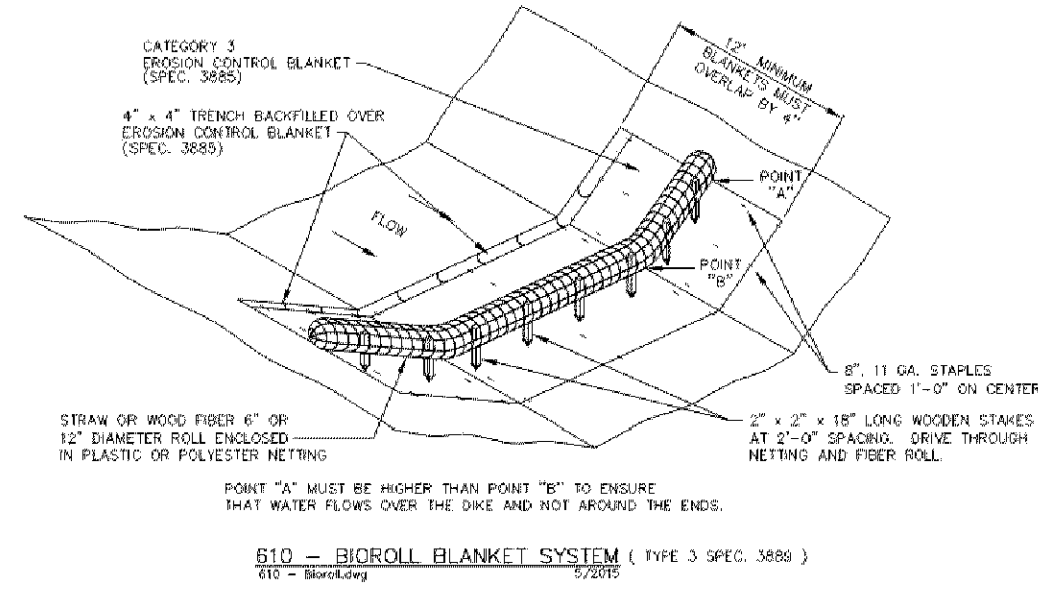
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- SILT FENCE / BIOROLL - GRADING LIMIT
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- ▨ EROSION CONTROL BLANKET

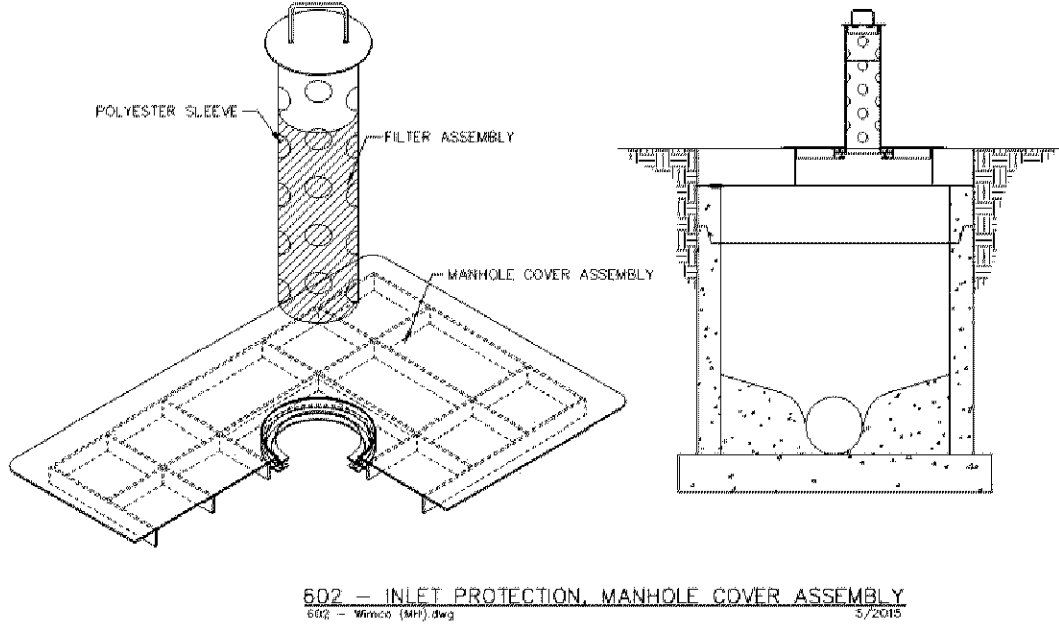
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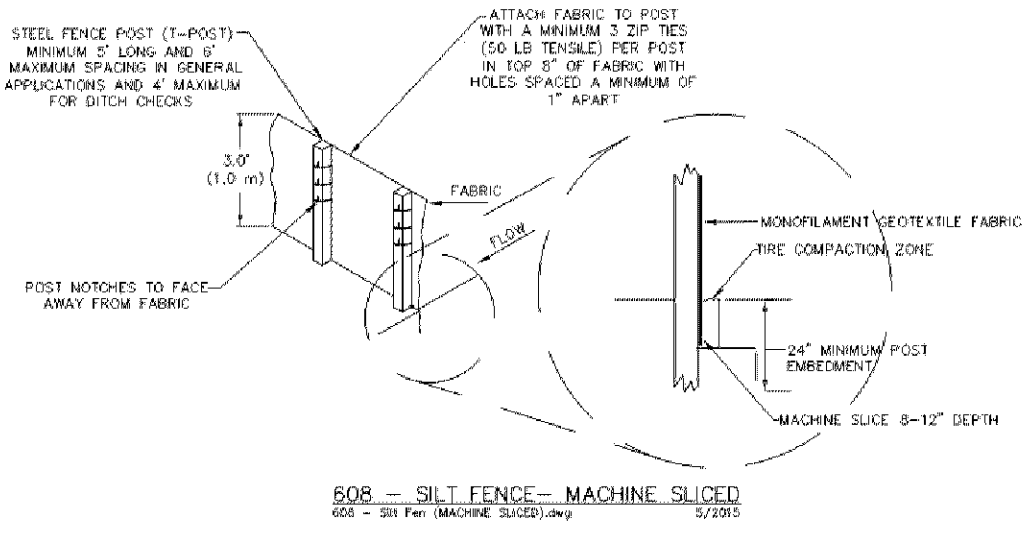
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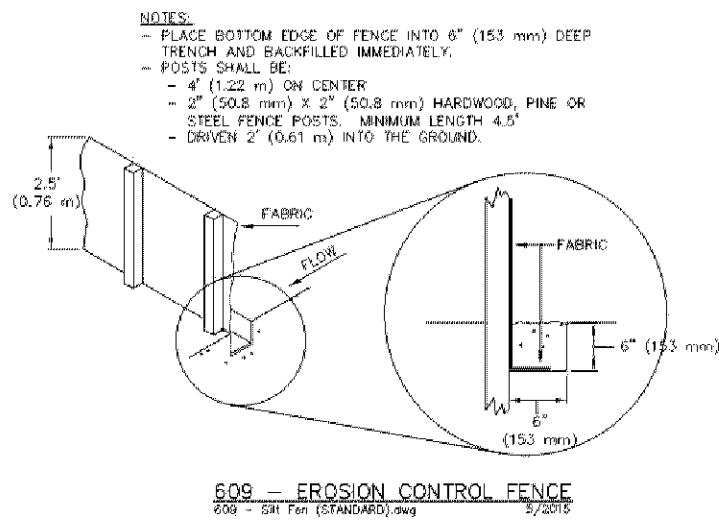
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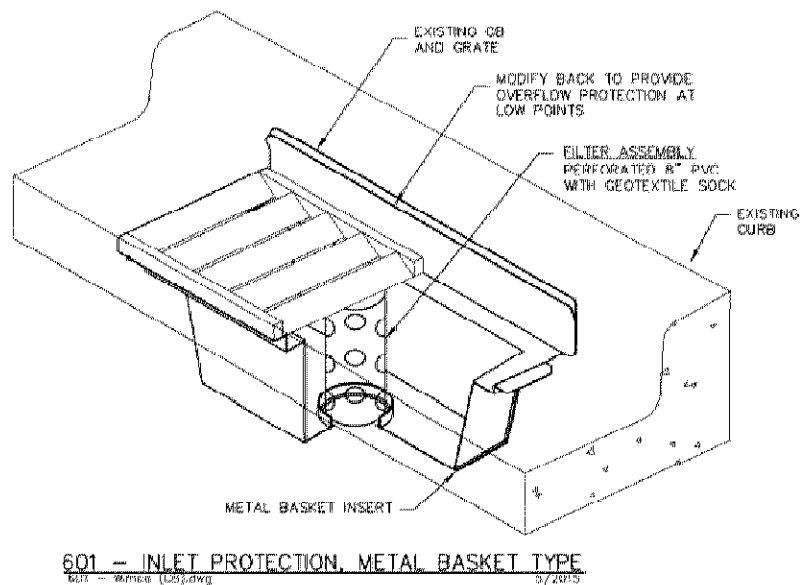
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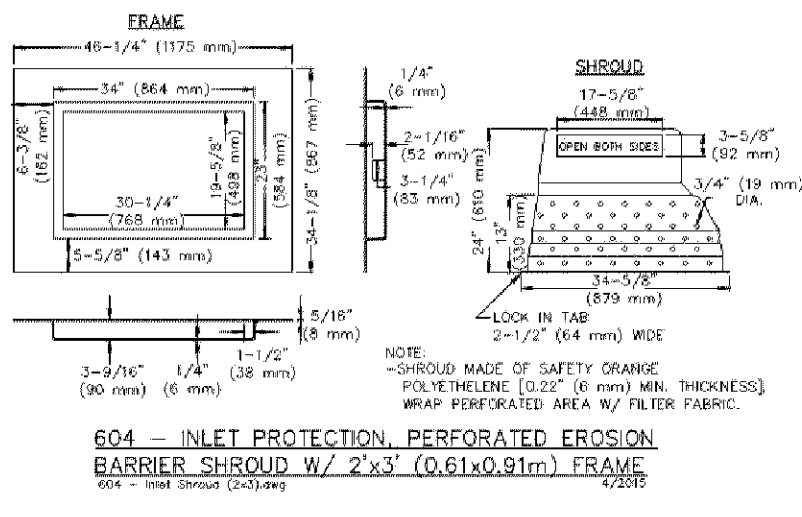
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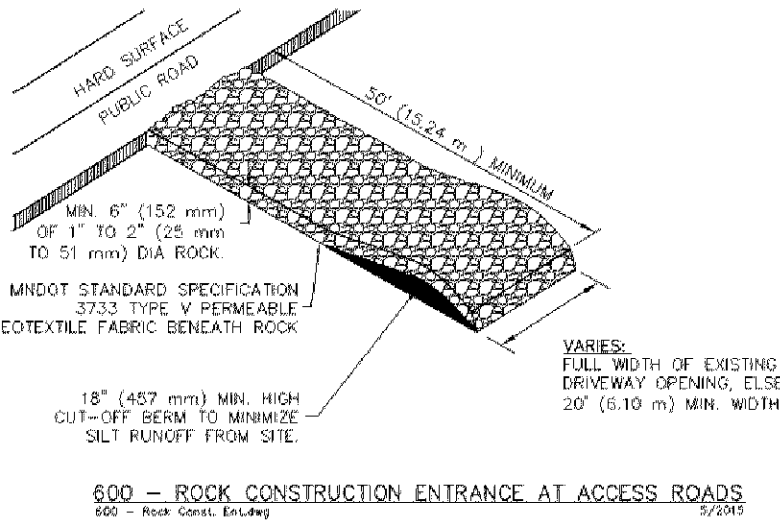
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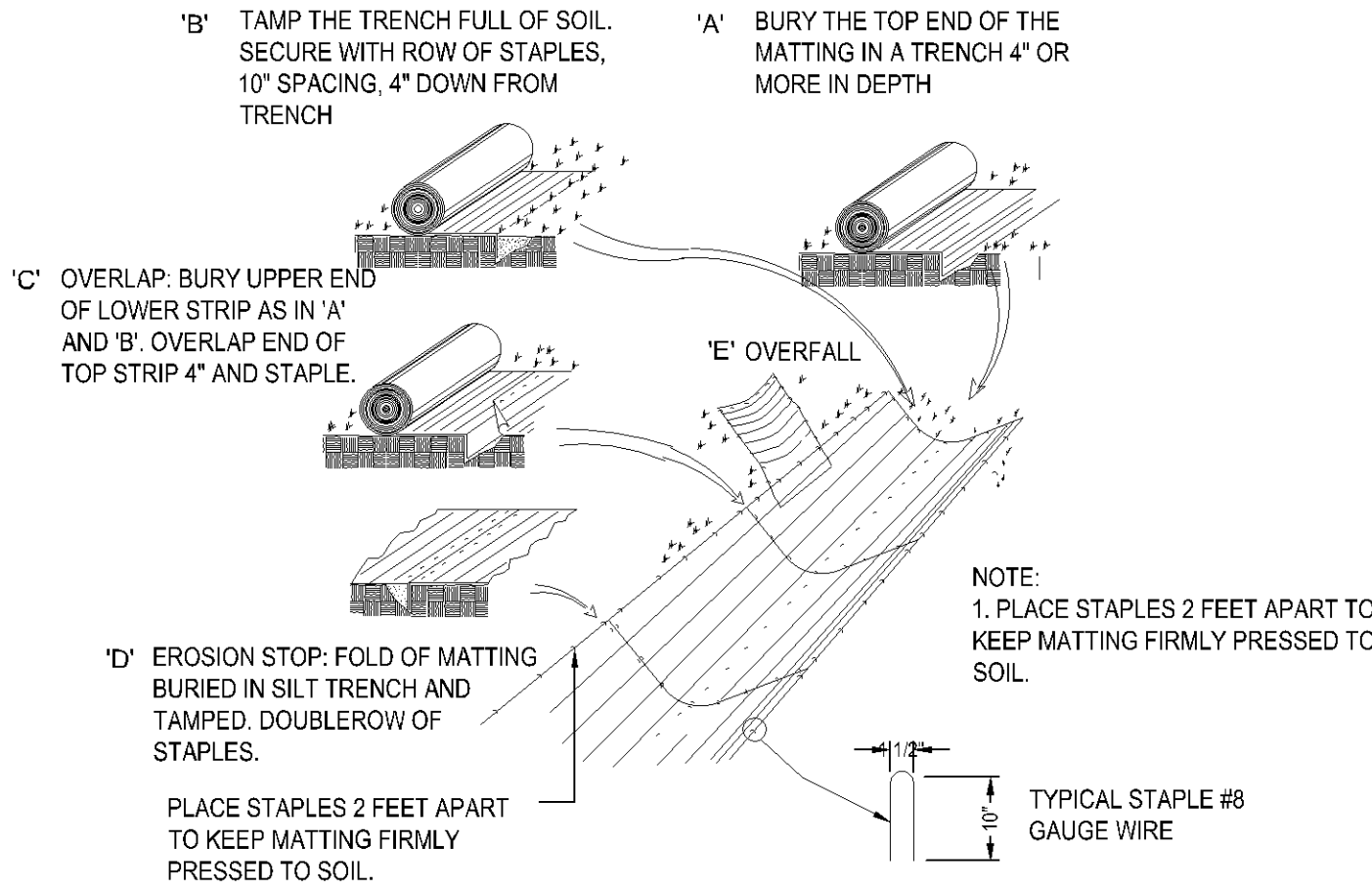
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 CITY OF BLOOMINGTON MINNESOTA ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT DESIGNED BY: RBO DESIGNED DATE: 5/15/2015 PROJECT TITLE: SWPPP DATE: 5/15/2015 DESIGNED BY: RBO	PLATE NAME: 604 – Inlet Shroud (2x3) LAST REVISED: 5/15/2015 LAST REVISED BY: RBO
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 CITY OF BLOOMINGTON MINNESOTA ENGINEERING DIVISION PUBLIC WORKS DEPARTMENT DESIGNED BY: RBO DESIGNED DATE: 5/15/2015 PROJECT TITLE: SWPPP DATE: 5/15/2015 DESIGNED BY: RBO	PLATE NAME: 600 – Rock Const. Ent LAST REVISED: 5/15/2015 LAST REVISED BY: RBO
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1 EROSION BLANKET

