PL202300178

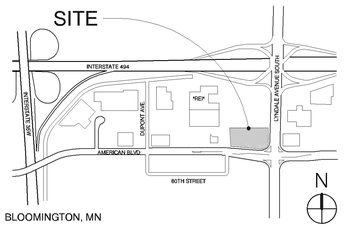
SR - 700 American Boulevard

October 11, 2023

SCHEMATIC DESIGN | LAND USE APPLICATION

VICINITY MAP

NOT TO SCALE



BLOOMINGTON, MN

BUILDING GROSS AREA SUMMARY

	GROSS AREA
LEVEL 5	27,086 SF
LEVEL 4	27,086 SF
LEVEL 3	27,086 SF
LEVEL 2	27,086 SF
LEVEL 1 - RESIDENTIAL	25,135 SF
LEVEL 1 - RETAIL	1,600 SF
SUBLEVEL	42,834 SF
GRAND TOTAL	177,913 SF

PARKING STALLS

STALL TYPE	SUBLEVEL ENCLOSED	SURFACE	TOTAL PARKING
ACCESSIBLE PARKING STALL	4	4	8
COMPACT PARKING STALL	25	5	30
STANDARD PARKING STALL	89	38	127
GRAND TOTAL	118	47	165

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.
3. **PROJECT CODE NARRATIVE**
   700 AMERICAN BOULEVARD IS PROPOSED TO BE A 5-STORY MIXED-USE PROJECT THAT INCLUDES AFFORDABLE SENIOR LIVING APARTMENT PROJECT (138 UNIT, 55+, INDEPENDENT LIVING, GROUP R2 OCCUPANCY w/ AMENITIES) AND A 1,500sf RETAIL TENANT (GROUP M). THE BUILDING WILL CONSIST OF A TYPE 1 SUBLEVEL PARKING GARAGE AND (5) STORIES OF TYPE III WOOD-FRAMED CONSTRUCTION ABOVE; CONCRETE CONSTRUCTION ABOVE LEVEL 1 AT THE RETAIL AND AMENITY SPACES IS TO BE CONSIDERED TYPE III AND IS NOT REQUIRED FOR SEPARATIONS, HEIGHT INCREASES OR AREA INCREASES.

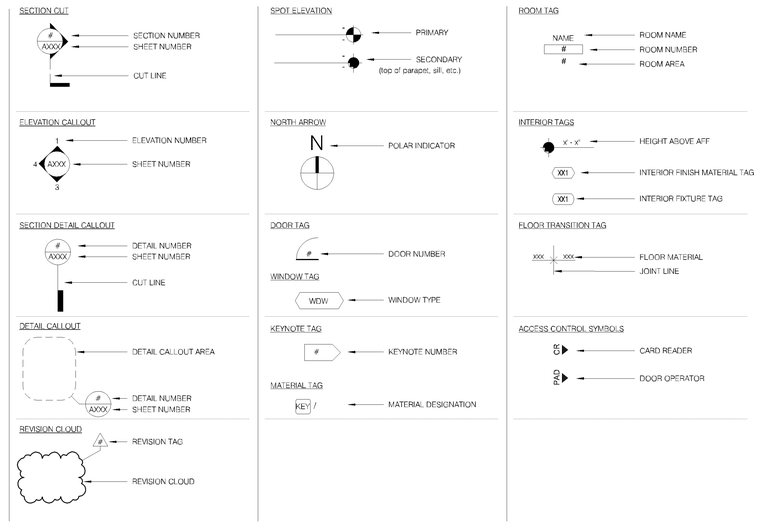
UNIT COUNT

5% TYPE A REQUIRED, 7 UNITS PROVIDED

UNIT TYPE	N.USF	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTALS
1BR UNIT	37,103 SF	9	12	13	12	12	58
1BR UNIT - TYPE A	2,562 SF	2	1	0	1	0	4
1BR + D UNIT	2,911 SF	0	1	1	1	1	4
2BR UNIT	46,330 SF	7	10	10	11	12	50
2BR UNIT - TYPE A	2,786 SF	1	1	1	0	0	3
2BR+D UNIT	4,632 SF	0	1	1	1	1	4
3BR UNIT	5,964 SF	1	1	1	1	1	5
GRAND TOTAL	102,288 SF	20	27	27	27	27	128

LAND USE | SCHEMATIC DESIGN SHEET INDEX

SYMBOL INDEX



CONTACTS

DEVELOPER/CLIENT
NAME: SHAFER RICHARDSON
CONTACT: ACACIA GALLE
KATIE ANTHONY
ADDRESS: 900 NORTH 3RD ST
MINNEAPOLIS, MN 55401
PHONE No.: 612.359.5845
EMAIL: AGALLE@SR-RE.COM
KANTHONY@SR-RE.COM

ARCHITECT
NAME: URBANWORKS ARCHITECTURE
CONTACT: DEVON LUNDY
SIDNEY ANGELL
ADDRESS: 901 NORTH 3RD ST, STE #145
MINNEAPOLIS, MN 55401
PHONE No.: 612.455.3109
EMAIL: DLUNDY@URBAN-WORKS.COM
SANGELL@URBAN-WORKS.COM

CIVIL ENGINEER
NAME: BKBM ENGINEERS
CONTACT: KEITH MATTE
SAM DOLLERSCHELL
ADDRESS: 6128 EARLE BROWN DR., STE 700
MINNEAPOLIS, MN 55430
PHONE No.: 763.843.0446
EMAIL: KMATTE@BKBM.COM
SDOLLERSCHELL@BKBM.COM

LANDSCAPE ARCHITECT
NAME: DAMON FARBER
CONTACT: JESSE SYMYNKYWICZ
BLAKE SLATTE
ADDRESS: 310 S. 4TH AVE., STE 7050
MINNEAPOLIS, MN 55415
PHONE No.: 612.332.7522
EMAIL: JSYMYNKYWICZ@DAMONFARBER.COM
BSLATTE@DAMONFARBER.COM

STRUCTURAL ENGINEER
NAME: BKBM ENGINEERS
CONTACT: JOHN TIMM
MARIE DESHARNAIS
ADDRESS: 6128 EARLE BROWN DR. STE 700
MINNEAPOLIS, MN 55430
PHONE No.: 763.843.0420
EMAIL: JTIMM@BKBM.COM
MDESHARNAIS@BKBM.COM

SR - 700 American
700 W AMERICAN BLVD / BLOOMINGTON, MN

URBANWORKS

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN
10.11.2023

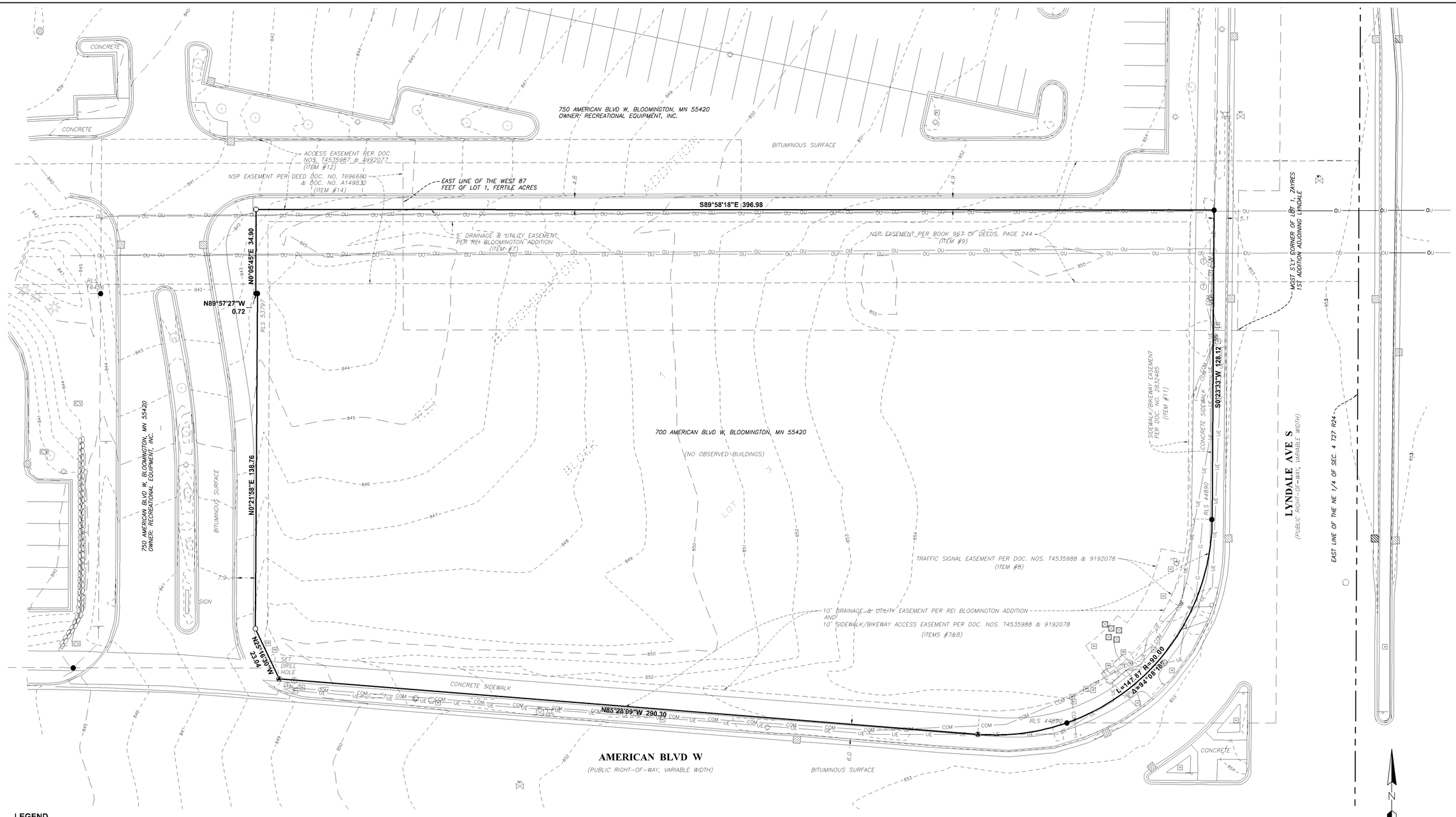
REVISIONS

DATE 10/11/2023
PROJECT # 23-0001
PHASE SCHEMATIC DESIGN
DRAWN BY DPSL
CHECKED BY -

TITLE SHEET

G001

Plot Date & Time: 29 September 2023 10:25 AM



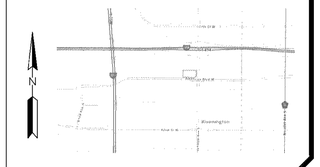
LEGEND

- SET 1/2" x14" IRON PIPE WITH PLASTIC CAP 54850
- FOUND "PK" NAIL
- FOUND MONUMENT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER INLET
- HYDRANT
- AUTO SPRINKLER
- GAS METER
- COMMUNICATIONS PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- DECORATIVE LIGHT
- WATER VALVE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TRAFFIC SIGN
- BOLLARD/POST
- UTILITY POLE
- ANCHOR CABLE
- LIGHT POLE
- HANDICAP PARKING SPACE
- STOP LIGHT
- HAND HOLE
- IRRIGATION CONTROL VALVE
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- OVERHEAD UTILITY LINE
- TREE LINE
- UNDERGROUND ELECTRIC
- BUILDING

GENERAL NOTES

1. Bearings shown hereon are based on the Hennepin County Coordinate System relative to the NAD83(11) control adjustment.
2. Elevations and contours shown hereon were established with GPS and are relative to the NAVD88 vertical datum.

VICINITY MAP



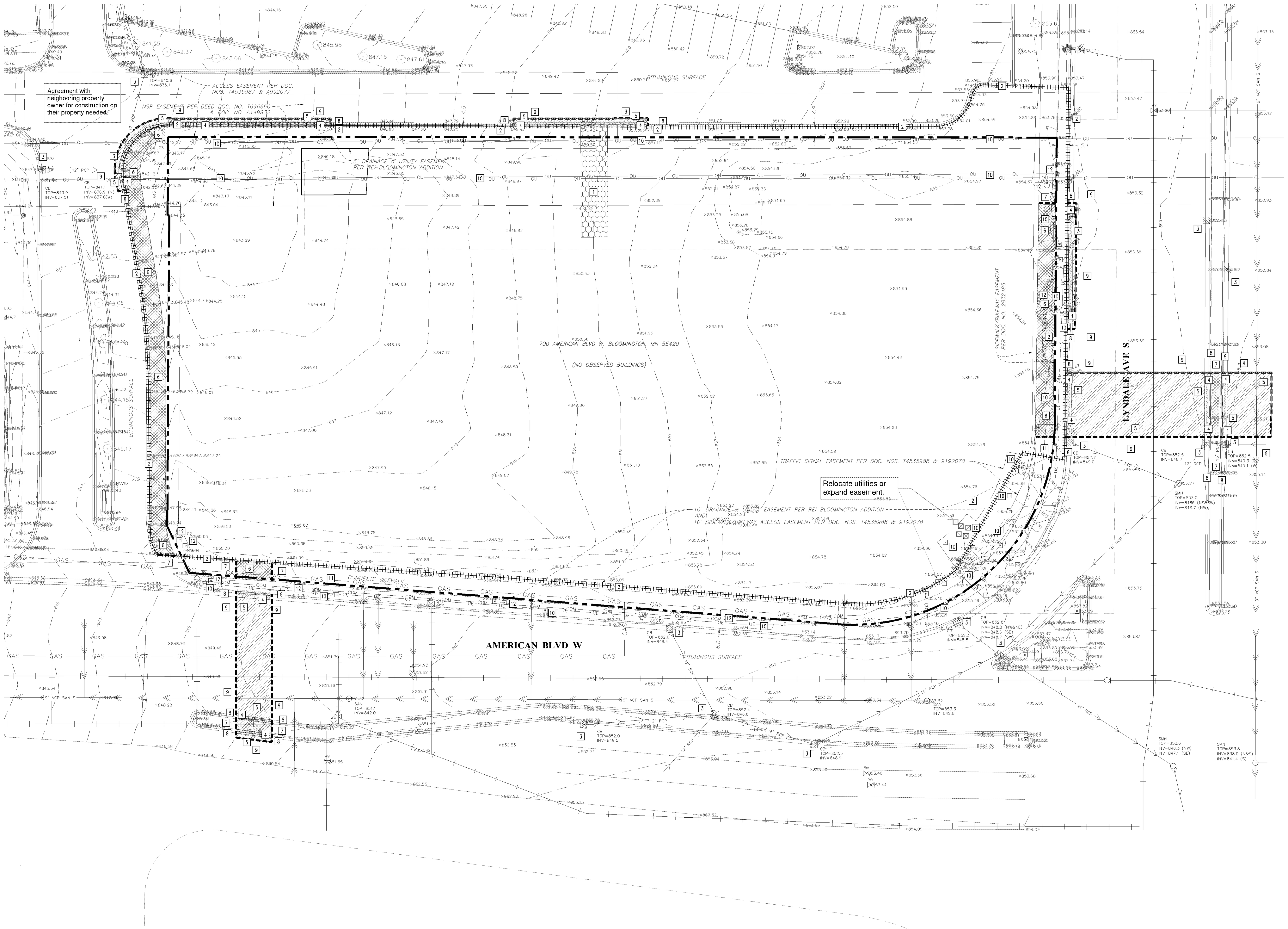
PL202300178

Stantec

CLIENT NAME: SCHAFER RICHARDSON, INC.	PROJECT TITLE: ALTA/NSPS LAND TITLE SURVEY		
	DWN BY: KAD	CHK'D: SFH	APP'D: SFH
	DWG DATE: SEE CERT.		
	SCALE: SEE SCALE BAR		
	PROJECT NO.: 193806056	SHEET NO.: 2 OF 2	

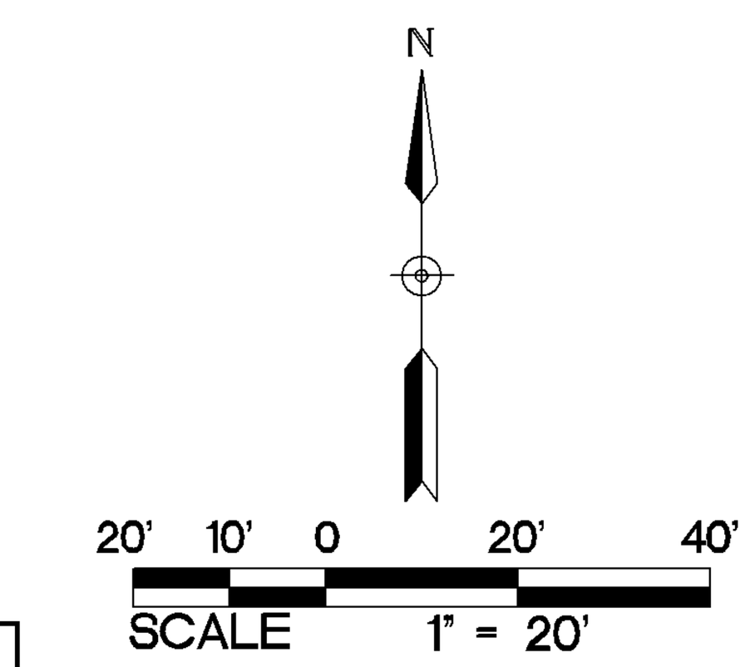
\\A\193806056\survey\CAD\193806056_ALTA_2.dwg

PL202300178



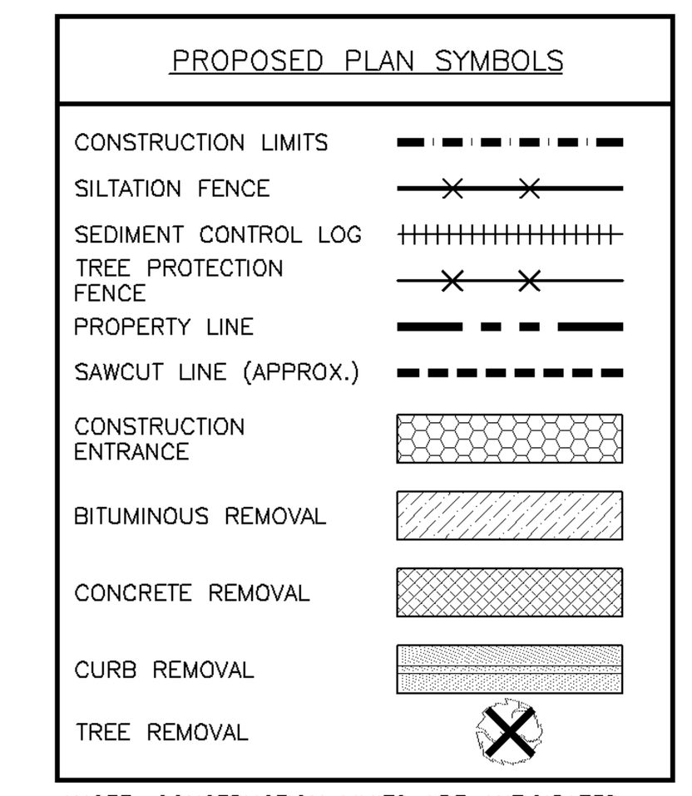
1 C100.0 SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1" = 20'

ABBREVIATIONS	
CB	Catch Basin
E	Electrical Manhole
H	Hand Hole
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
OU	Overhead Utility
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
SAN	Sanitary Sewer Structure
SMH	Storm Sewer Structure
T	Telephone Manhole
TP	Telephone Pedistal
UE	Underground Electrical Line
VCP	Vitrified Clay Pipe
WV	Water Valve



NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAILS 4/C500.0, 5/C500.0, AND 6/C500.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO OBTAIN CLEAR UNDERSTANDING OF THE FULL SCOPE OF TREE, UNDER BRUSH, AND OTHER VEGETATION CLEARING THAT NEEDS TO OCCUR.



*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500.0.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500.0 AND 3/C500.0.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500.0, 5/C500.0, AND 6/C500.0.
4. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
5. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
6. SAWCUT AND REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
7. EXISTING CONCRETE PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
8. EXISTING CONCRETE CURB AND GUTTER TO REMAIN. PROTECT AT ALL TIMES.
9. EXISTING BITUMINOUS PAVEMENT TO REMAIN. PROTECT AT ALL TIMES.
10. EXISTING LIGHT POLES, HANDHOLES, TRANSFORMER, OVERHEAD LINES, AND UNDERGROUND LINES TO REMAIN. PROTECT AT ALL TIMES.
11. EXISTING GAS MAIN TO REMAIN. PROTECT AT ALL TIMES.
12. EXISTING COMMUNICATION LINE TO REMAIN. PROTECT AT ALL TIMES.

DEMOLITION AND REMOVAL NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF BLOOMINGTON STANDARDS AND SPECIFICATIONS.
2. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF BLOOMINGTON AND NINE MILE CREEK WATERSHED DISTRICT. PERIMETER SEDIMENT PROTECTION SHALL BE INSTALLED ALONG THE CONTOUR.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO CLEARLY IDENTIFY IN THE FIELD THE WETLAND PERIMETERS THAT ARE NOT TO BE IMPACTED SO THAT NO ENCROACHMENT OCCURS. AFTER THE PERIMETERS ARE CLEARLY MARKED IN THE FIELD, THE CONTRACTOR SHALL CONTACT NINE MILE CREEK WATERSHED DISTRICT TO CONFIRM AND APPROVE NO ENCROACHMENT LIMITS.
5. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
6. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER.
7. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
8. EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER SHOWN TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT SHALL BE REMOVED FROM THE SAW CUT LINES TO THE NEAREST JOINT.
9. THE BACKGROUND INFORMATION WAS PREPARED BY STANTEC. (612) 712-2000.
10. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF BLOOMINGTON. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF BLOOMINGTON STANDARDS AND SPECIFICATIONS.

GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF BLOOMINGTON AND UTILITY OWNER.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
4. THE CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF BLOOMINGTON FOR THE EXACT CONSTRUCTION ENTRANCE LOCATION.

SR - 700 American
700 W AMERICAN BLVD / BLOOMINGTON, MN

URBANWORKS

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN / CITY SUBMITTAL
10.11.2023

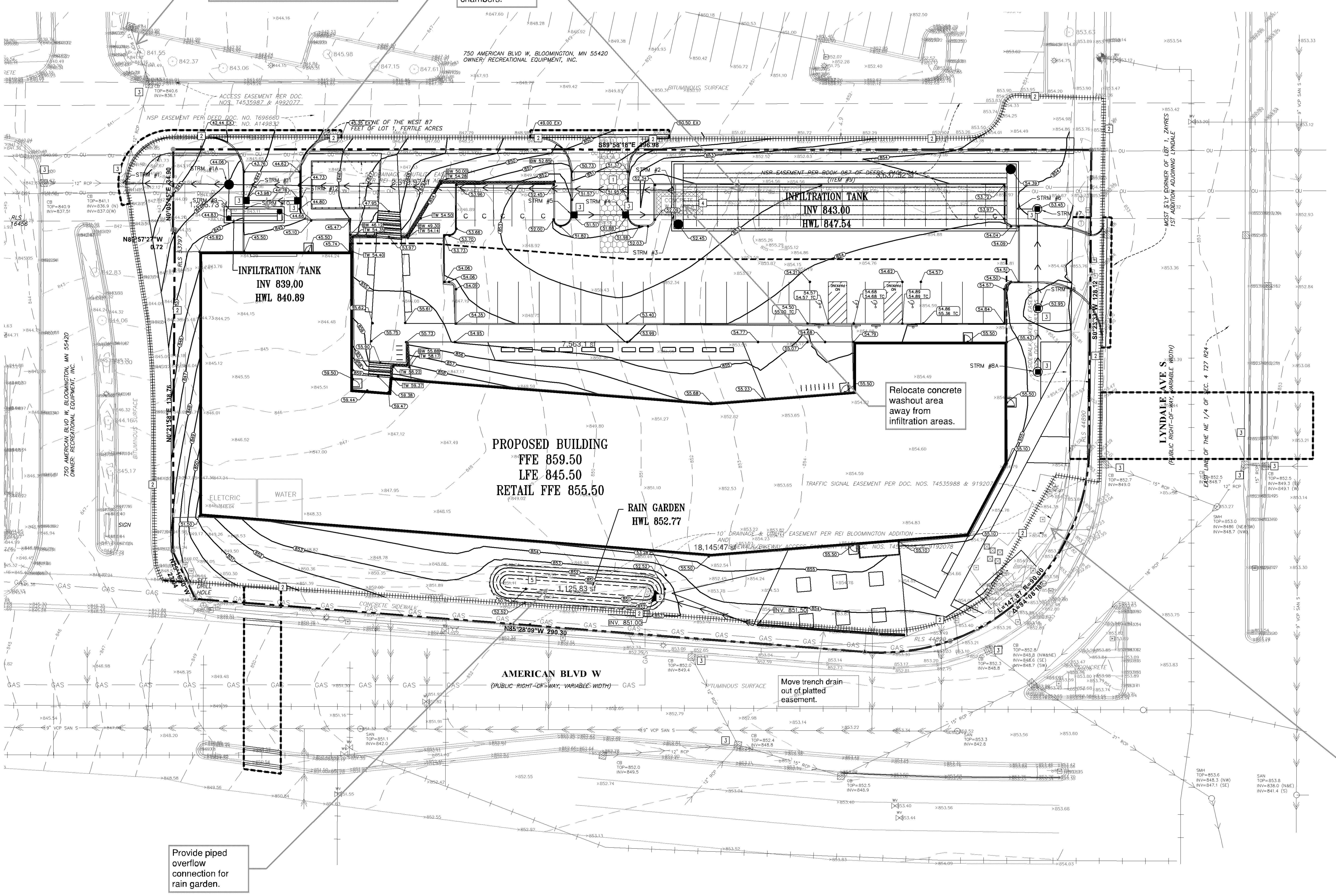
REVISIONS

DATE	10/11/2023
PROJECT #	23-0001
PHASE	SD/CITY SUBMITTAL
DRAWN BY	WH
CHECKED BY	STD

SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

C100.0

9/13/2023 3:27:38 PM 23-0001 A22 SR Bloomington_detached.rvt



ABBREVIATIONS	
BS	Bottom of Step
BW	Bottom of Wall
CB	Catch Basin
E	Electrical Manhole
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
H	Hand Hole
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
OU	Overhead Utility
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
STRM	Storm Sewer Structure
T	Telephone Manhole
TP	Telephone Pedistal
TC	Top of Curb
TS	Top of Step
TW	Top of Wall
UE	Underground Electric Line
VCP	Vitrified Clay Pipe
W.O.	Washout

N

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

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- SILTATION FENCE
- SEDIMENT CONTROL LOG
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- PROPOSED CONTOUR (854)
- DRAIN TILE
- STORM SEWER
- CATCH BASIN
- MANHOLE
- ROCK CONSTRUCTION ENTRANCE
- DRAINAGE FLOW ARROW (1.0%)
- SPOT ELEVATION (57.50)
- SOIL BORING (SB-1)
- CONCRETE WASHOUT AREA (CONCRETE W.O. AREA)

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

APPROXIMATE DISTURBED AREA IS **1.90** ACRES

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAILS 4/C500.0, 5/C500.0, AND 6/C500.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

Show location of all inlet protection on SWPPP. Provide for overflow at low areas.

RETAINING WALL NOTES:

1. ALL TOP AND BOTTOM ELEVATIONS CORRESPOND TO THE RESPECTIVE GRADE ELEVATIONS ON EACH SIDE OF THE WALL.
2. THE BOTTOM ELEVATION IS THE ELEVATION OF THE LOW-GRADE SIDE OF THE WALL, NOT THE TOP ELEVATION OF THE BURIED BLOCK COURSE.
3. ALL RETAINING WALLS SHALL HAVE PROTECTIVE FENCING AT THE TOP WHERE THE VERTICAL HEIGHT EXCEEDS 30 INCHES. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS AND SPECIFICATIONS.
4. MODULAR BLOCK RETAINING WALL SHALL BE DESIGNED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND ARCHITECT AT LEAST THREE WEEKS PRIOR TO CONSTRUCTION OF WALL.

WALKWAY NOTES:

1. GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
2. ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

[1] INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500.0.

[2] INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500.0 AND 3/C500.0.

[3] INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500.0, 5/C500.0, AND 6/C500.0.

[4] APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.

[5] RAIN GARDEN IS TO BE CONSTRUCTED AT THE END OF GRADING OPERATIONS ONCE THE TRIBUTARY AREA'S FINAL STABILIZATION HAS BEEN INSTALLED. REFER TO DETAIL 10/C500.0 FOR RAIN GARDEN CROSS SECTION. **CONSTRUCTION TRAFFIC IN RAIN GARDEN AREA IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. RAIN GARDEN AREA IS NOT APPROVED BORROW SITES AND IS NOT TO BE USED FOR TEMPORARY SEDIMENT BASIN(S) ONCE BASIN(S) SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATES AT A MINIMUM RATE OF 0.90-INCHES PER HOUR USING A DOUBLE RING INFILTROMETER TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTROMETER TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.**

Storm sewer needed in SE corner of site to collect snow melt before sheeting across sidewalk.

1 / C200.0 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
1" = 20'

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT AND NINE MILE CREEK WATERSHED DISTRICT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND NINE MILE CREEK WATERSHED DISTRICT. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
2. ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY AND NINE MILE CREEK WATERSHED DISTRICT, BEFORE, DURING, OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
3. NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.
4. FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY AND NINE MILE CREEK WATERSHED DISTRICT WITHIN 24 HOURS OF REQUEST.
5. FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATERS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
6. SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
7. SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY THE CITY AND NINE MILE CREEK WATERSHED DISTRICT DISTRICT, THROUGHOUT THE DURATION OF CONSTRUCTION.
8. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY AND NINE MILE CREEK WATERSHED DISTRICT.
9. ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
10. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 **(7 IF IMPAIRED)** DAYS:
    - A. ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
    - B. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
    - C. IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
    - D. GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
    - E. ALL AREAS THAT WILL NOT BE MOWED OR MAINTAINED AS PART OF THE ULTIMATE DESIGN WILL BE PERMANENTLY RESTORED USING SEED MIXTURE MNDOT 25-141 AT A RATE OF 59 POUNDS PER ACRE.
    - F. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS **(I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN)**, PERMANENT TURF RESTORATION SHALL CONSIST OF **SOD**.
    - G. WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
    - H. MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES UNLESS THE LONGITUDINAL SLOPE IS LESS THAN 2 PERCENT.
    - I. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
11. GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
12. TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 20 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
13. ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS, AND DITCHES SHALL BE REMOVED PRIOR TO, DURING, AND AFTER COMPLETION OF GRADING ACTIVITIES.
14. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND NINE MILE CREEK WATERSHED DISTRICT.

GRADING NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
2. THE BACKGROUND INFORMATION WAS PREPARED BY STANTEC. (612) 712-2000.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
5. NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
6. ALL SPOT ELEVATIONS SHOWN AS **XX.X**, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN **XXX.XX**.
7. ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER UNLESS NOTED OTHERWISE.
8. NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
9. ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
10. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
11. **UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR HIRED BY THE CONTRACTOR. SURVEY SHALL BE PROVIDED TO CIVIL ENGINEER.**
12. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY AND NINE MILE CREEK WATERSHED DISTRICT WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
13. ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
14. THE CONTRACTOR MAY STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDED THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING, AND RE-SPREADING SHALL BE DONE IN ACCORDANCE WITH, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
15. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
16. IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1 AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
17. WINTER MULCHING:
    - 17.A. SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
    - 17.B. FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER AT A RATE OF 2000 GALLONS PER ACRE OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
18. **RETAINING WALLS AND APPROPRIATE SAFETY FENCING ALONG THE TOP OF WALLS ARE TO BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER. SUBMIT RETAINING WALL SHOP DRAWINGS TO PROJECT TEAM PRIOR TO CONSTRUCTION.**
19. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

9/13/2023 3:27:38 PM
23-0001 A22 SR Bloomington_detached.rvt

SR - 700 American
700 W AMERICAN BLVD / BLOOMINGTON, MN

URBANWORKS

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN / CITY SUBMITTAL
10.11.2023

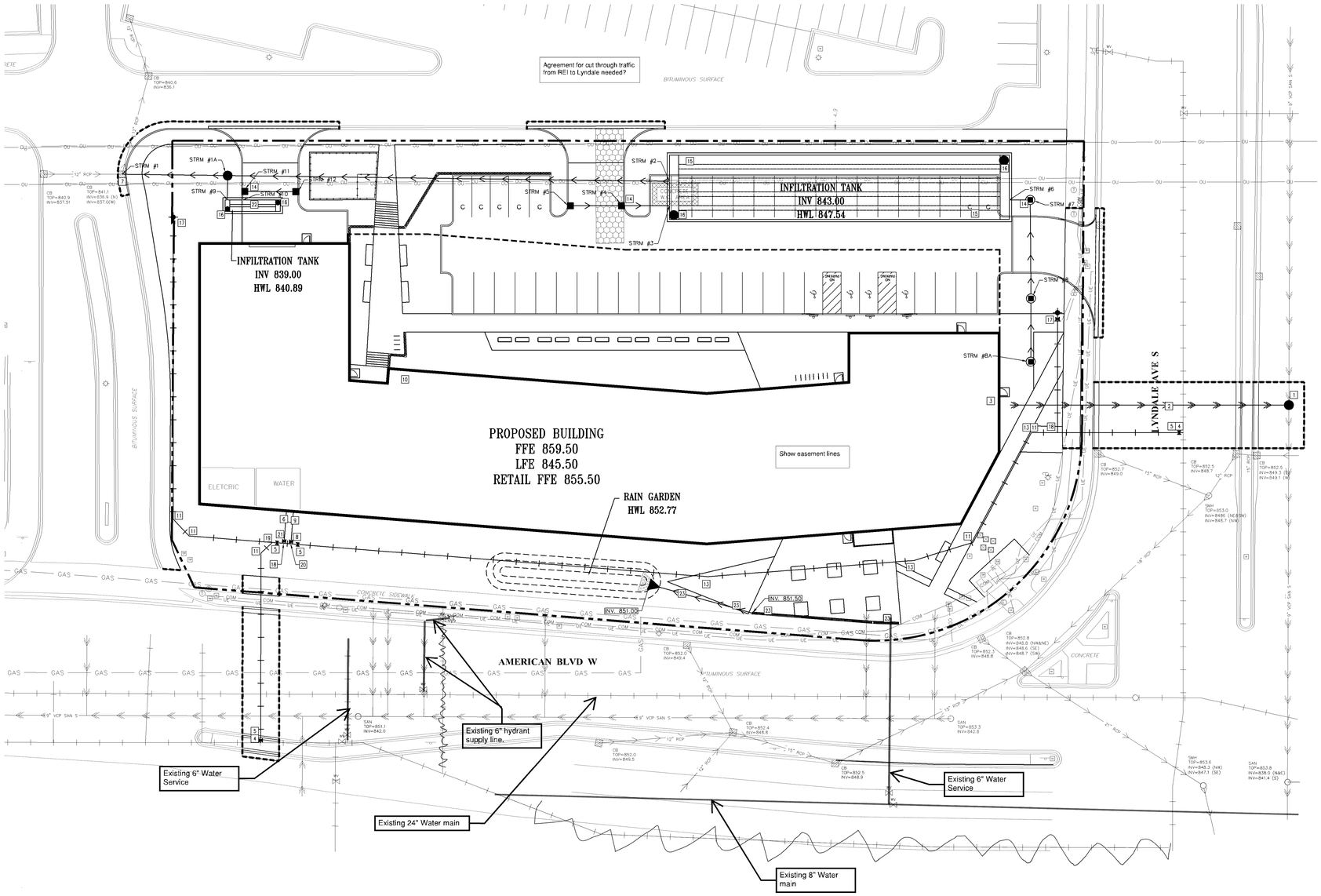
REVISIONS

DATE	10/11/2023
PROJECT #	23-0001
PHASE	SD/CITY SUBMITTAL
DRAWN BY	WH
CHECKED BY	STD

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

C200.0

PL202300178



1 C300.0 UTILITY PLAN
1" = 20'

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #1	EX. MH	NA		W = 837.00 N = 836.90 E = 837.61	--------- --------- 46 L.F. OF 12" RCP @ 3.31%, STRM #1A
STRM #1A	48" MH	R-1733	844.06	W = 839.13 E = 839.13 S = 840.18	--------- 192 L.F. OF 12" RCP @ 3.31%, STRM #2 11 L.F. OF 6" PVC @ 3.00%, STRM #9
STRM #2	TANK CONNECTION	NA		W = 845.50	---------
STRM #3	TANK CONNECTION	NA		W = 847.35	20 L.F. OF 12" RCP @ 1.00%, STRM #4
STRM #4	48" SUMP CB MH	R-3067	851.88	E = 847.55 W = 847.55	--------- 24 L.F. OF 12" RCP @ 1.00%, STRM #5
STRM #5	24"x36" CB	R-3067	851.51	E = 847.79	---------
STRM #6	TANK CONNECTION	NA		E = 847.30	9 L.F. OF 10" PVC @ 2.00%, STRM #7
STRM #7	48" SUMP CB MH	R-2390	853.44	W = 847.48 S = 847.48	--------- 43 L.F. OF 10" PVC @ 2.00%, STRM #8
STRM #8	YARD DRAIN	REFER TO DETAIL 8/C500.1	852.95	N = 848.34 S = 849.09	--------- 28 L.F. OF 10" PVC @ 6.54%, STRM #8A
STRM #8A	YARD DRAIN	REFER TO DETAIL 8/C500.1	854.75	N = 850.89	---------
STRM #9	TANK CONNECTION	NA		N = 840.50	---------
STRM #10	TANK CONNECTION	NA		N = 840.20	4 L.F. OF 10" PVC @ 1.00%, STRM #11
STRM #11	48" SUMP CB MH	R-3067	843.98	S = 840.24 E = 840.24	--------- 24 L.F. OF 10" PVC @ 1.00%, STRM #12
STRM #12	24"x36" CB	R-3067	844.78	W = 840.48	---------

ABBREVIATIONS

BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PIV	Post Indicator Valve
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RD	Roof Drain

PROPOSED PLAN SYMBOLS

CONSTRUCTION LIMITS
PROPERTY LINE
SAWCUT LINE (APPROX.)
SANITARY SEWER
WATER PIPE
DRAIN TILE
STORM SEWER
RETAINING WALL
FIRE HYDRANT
GATE VALVE
FIRE CONNECTION
CLEANOUT
CATCH BASIN
MANHOLE
PIPE INSULATION
SEWER INVERT ELEVATION (INV. XXXX)

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

N

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

NOTE:
AN AS-BUILT SURVEY OF ALL STORMWATER BMPS (INFILTRATION TANK, OUTLET STRUCTURES, CLEAN OUTS, SUMP CATCH BASINS, ETC..) SHALL BE SUBMITTED TO NINE MILE CREEK WATERSHED DISTRICT PRIOR TO PROJECT CLOSEOUT. THE AS-BUILT SURVEY SHALL INCLUDE THE INFILTRATION BASIN LAYOUT FOR VERIFICATION THAT THE SYSTEM WAS INSTALLED PROPERLY.

UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

1. FOLLOW ALL CITY OF BLOOMINGTON AND HENNEPIN STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT-OF-WAY AND OBTAIN ALL APPLICABLE PERMITS.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [XX] ON PLAN.

1. CONTRACTOR SHALL INSTALL MANHOLE IN LINE WITH EXISTING 9-INCH VCP PIPE. APPROXIMATE INVERT OF EXISTING PIPE IS **XXX.XX**. PRIOR TO INSTALLATION OF MANHOLE, CONTRACTOR SHALL CONTACT CIVIL ENGINEER WITH EXACT INVERT ELEVATION.
2. INSTALL 121-FEET OF 6-INCH PVC PIPE AT 2.0% TO INVERT OF 850.00. STUB TO WITHIN 5-FEET OF PROPOSED BUILDING. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
3. LOCATION OF PROPOSED SANITARY SEWER SERVICE. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
4. INSTALL 8-INCH WET TAP. TAPS OF LIVE WATER MAINS SHALL BE PERFORMED BY THE CITY OF BLOOMINGTON AND PAID FOR AND COORDINATED WITH THE CONTRACTOR.
5. INSTALL 8-INCH GATE VALVE.
6. STUB 6-INCH FIRE PROTECTION LINE TO WITHIN 5-FEET OF THE PROPOSED BUILDING. TOP OF WATER SERVICE SHALL BE 7.5 FEET BELOW FINISHED GRADE AT THE PROPOSED CONNECTION POINT. COORDINATE EXACT LOCATION WITH MECHANICAL AND STRUCTURAL PLANS PRIOR TO THE START OF CONSTRUCTION.
7. CORE DRILL EXISTING MANHOLE FOR PROPOSED PIPE CONNECTION. GROUT SEAL AROUND OPENING.
8. INSTALL 3-INCH GATE VALVE.
9. STUB 3-INCH DOMESTIC WATERLINE TO WITHIN 5-FEET OF THE PROPOSED BUILDING. TOP OF WATER SERVICE SHALL BE 7.5 FEET BELOW FINISHED GRADE AT THE PROPOSED CONNECTION POINT. COORDINATE EXACT LOCATION WITH MECHANICAL AND STRUCTURAL PLANS PRIOR TO THE START OF CONSTRUCTION.
10. INSTALL FIRE DEPARTMENT CONNECTION. REFER TO MECHANICAL PLANS.
11. INSTALL 8-INCH 45-DEGREE BEND WITH THRUST BLOCKING.
12. INSTALL 8-INCH 22.5-DEGREE BEND WITH THRUST BLOCKING.
13. INSTALL 8-INCH 11.25-DEGREE BEND WITH THRUST BLOCKING.
14. INSTALL SUMP CATCH BASIN WITH SNOUT, ENVIROHOOD, OR APPROVED EQUAL. REFER TO DETAIL 4/C501.
15. INSTALL INFILTRATION SYSTEM PER DETAIL 6/C501. INFILTRATION SYSTEM SHALL HAVE AN INFILTRATION VOLUME OF **7,577** CUBIC FEET, A TOTAL VOLUME OF **15,617** CUBIC FEET, AND MEET THE RATE CONTROL REQUIREMENTS INDICATED ON SHEET C600.0. SYSTEM FOOTPRINT IS BASED ON CMP PIPE DESIGN. ANY ALTERNATE DESIGNS MUST BE APPROVED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.
16. INSTALL ACCESS RISER PER MANUFACTURER'S RECOMMENDATIONS.
17. INSTALL FIRE HYDRANT AND 6-INCH GATE VALVE.
18. INSTALL 8-INCH BY 6-INCH TEE.
19. INSTALL 8-INCH WYE WITH THRUST BLOCKING.
20. INSTALL 8-INCH BY 3-INCH TEE.
21. INSTALL 6-INCH GATE VALVE.
22. INSTALL INFILTRATION SYSTEM PER DETAIL 7/C501. INFILTRATION SYSTEM SHALL HAVE AN INFILTRATION VOLUME OF **172** CUBIC FEET, A TOTAL VOLUME OF **376** CUBIC FEET, AND MEET THE RATE CONTROL REQUIREMENTS INDICATED ON SHEET C600.0. SYSTEM FOOTPRINT IS BASED ON CMP PIPE DESIGN. ANY ALTERNATE DESIGNS MUST BE APPROVED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.
23. INSTALL TRENCH DRAIN. REFER TO DETAIL 9/C500.1.
24. INSTALL 47 FEET OF 8-INCH PVC WITH FLARED END SECTION. REFER TO PLAN FOR INVERT ELEVATIONS. CONNECT TO TRENCH DRAIN UPSTREAM. REFER TO DETAIL 9/C500.1.

UTILITY NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF BLOOMINGTON STANDARDS AND SPECIFICATIONS.
2. COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
3. COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
4. ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
5. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
6. ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF BLOOMINGTON AND HENNEPIN COUNTY STANDARDS.
7. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
8. ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
9. PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF BLOOMINGTON. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS, AND HYDRANT LEADS.
10. SANITARY SEWER PIPING SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
11. STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS NOTED OTHERWISE. ALL 12-INCH THROUGH 18-INCH RCP STORM SEWER PIPE SHALL BE CLASS 5. RCP PIPE LARGER THAN 18-INCH SHALL BE CLASS 3 UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES SHALL BE SCHEDULE 40 PVC.
12. CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION, AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
13. WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
14. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE. PIPING MATERIAL SHALL BE SCHEDULE 40 PVC.
15. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

URBANWORKS

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

SR - 700 American

700 W AMERICAN BLVD / BLOOMINGTON, MN

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN
/ CITY SUBMITTAL
10.11.2023

REVISIONS

DATE 10/11/2023
PROJECT # 23-0001
PHASE SD/CITY SUBMITTAL
DRAWN BY WH
CHECKED BY STD

UTILITY PLAN

C300.0

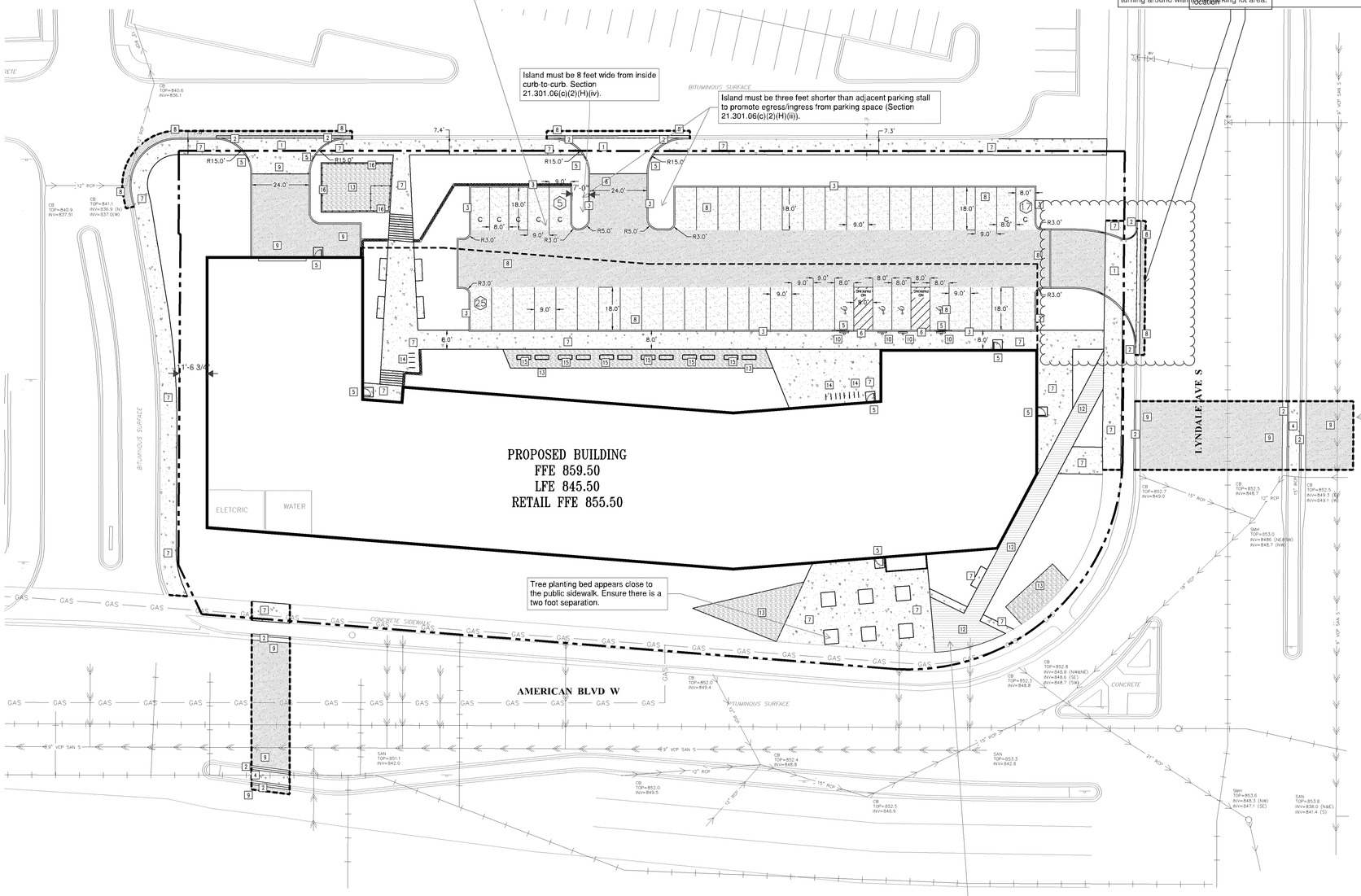
PL202300178

On the architectural plan, the compact spaces and handicap spaces are marked differently. Ensure the plans are matched for consistency.

Island must be 8 feet wide from inside curb-to-curb. Section 21.301.06(c)(2)(H)(iv).

Island must be three feet shorter than adjacent parking stall to promote egress/ingress from parking space (Section 21.301.06(c)(2)(H)(ii)).

A standard driveway onto Lyndale Ave will not be allowed by Traffic Engineering to provide emergency access. Engineering will work with Fire to propose a design that would provide a hard maintainable surface but would not make accessible to general traffic. A "hammerhead" will have to be provided to accommodate vehicles turning around within the parking lot area.



Tree planting bed appears close to the public sidewalk. Ensure there is a two foot separation.

Pavers, plaza and crushed stone are located in the 20 foot landscape yard. Deviation has been requested.

1 C400.0 PAVING AND GEOMETRIC PLAN
1" = 20'

ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MNMUTCD	Minnesota Manual on Uniform Traffic Control Devices

N

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

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- RETAINING WALL
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK
- FLAT CURB AND GUTTER
- CONCRETE CRUSHED STONE
- PERVIOUS PAVERS
- ACCESSIBLE PARKING SYMBOL
- SIGN
- PARKING STALL COUNT (25)

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

Keep sawcut limits out of vehicle wheel paths

KEYED NOTES

KEYED NOTES ARE DENOTED BY (ND) ON PLAN.

1. INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 1/C500.2.
2. INSTALL B618 CONCRETE CURB AND GUTTER. REFER TO DETAIL 2/C500.2.
3. INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 5/C500.2.
4. INSTALL CONCRETE MEDIAN. REFER TO DETAIL 3/C500.2.
5. INSTALL NOSE-DOWN CURB SECTION. REFER TO DETAIL 7/C500.2.
6. INSTALL FLAT CONCRETE CURB. REFER TO DETAIL 6/C500.2.
7. INSTALL CONCRETE WALK. REFER TO DETAIL 4/C500.2.
8. INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 8/C500.2.
9. INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 9/C500.2.
10. INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAIL 10/C500.2.
11. STOOP. REFER TO STRUCTURAL PLANS AND DETAILS.
12. INSTALL PERVIOUS PAVERS. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS.
13. INSTALL CRUSHED STONE. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS.
14. INSTALL BIKE RACKS. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS.
15. INSTALL GARDEN PLANTERS. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS.
16. INSTALL FENCING. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS.

Pervious pavers require further review and a maintenance agreement filed and recorded with Hennepin County.

PAVING NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF BLOOMINGTON AND HENNEPIN COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
4. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
5. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
6. FOLLOW ALL CITY OF BLOOMINGTON AND HENNEPIN COUNTY RULES, REGULATIONS, AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
7. STRIPE PARKING LOT AS SHOWN. ALL PARKING STALLS ARE TO BE 9 FEET WIDE BY 18 FEET LONG, UNLESS NOTED OTHERWISE.
8. ACCESSIBLE AISLES SHALL BE STRIPED PER MN CODE (SECTION 502). WHERE "NO PARKING" SIGNAGE WOULD OBSTRUCT A CURB RAMP OR ACCESSIBLE ROUTE, "NO PARKING" SHALL BE PRINTED ON THE SURFACE OF THE ACCESS AISLE.
9. THE CONTRACTOR IS TO CONTACT THE CITY OF BLOOMINGTON FIRE MARSHALL FOR THE EXACT PLACEMENT OF FIRE LANES, YELLOW-PAINTED CURBING, AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.
10. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
11. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
12. ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
13. MATCH NEW PAVEMENT, CURB AND GUTTER, AND SIDEWALK INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
14. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
15. INSTALL DRIVE ENTRANCE PER CITY OF BLOOMINGTON STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF BLOOMINGTON AND HENNEPIN COUNTY REQUIREMENTS FOR TRAFFIC CONTROL.
16. **REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.**

SR - 700 American
700 W AMERICAN BLVD / BLOOMINGTON, MN

URBANWORKS

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN / CITY SUBMITTAL
10.11.2023

REVISIONS

DATE	10/11/2023
PROJECT #	23-0001
PHASE	SD/CITY SUBMITTAL
DRAWN BY	WH
CHECKED BY	STD

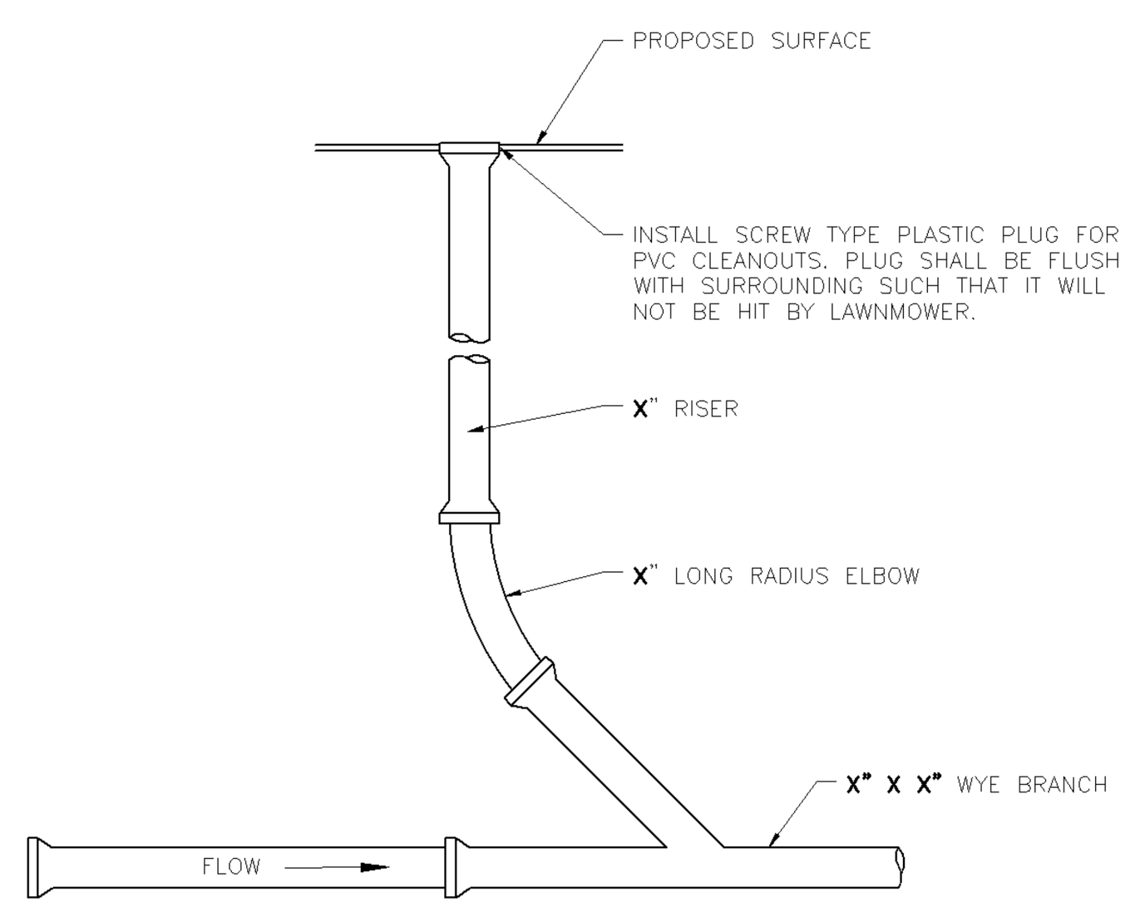
PAVING AND GEOMETRIC PLAN

C400.0

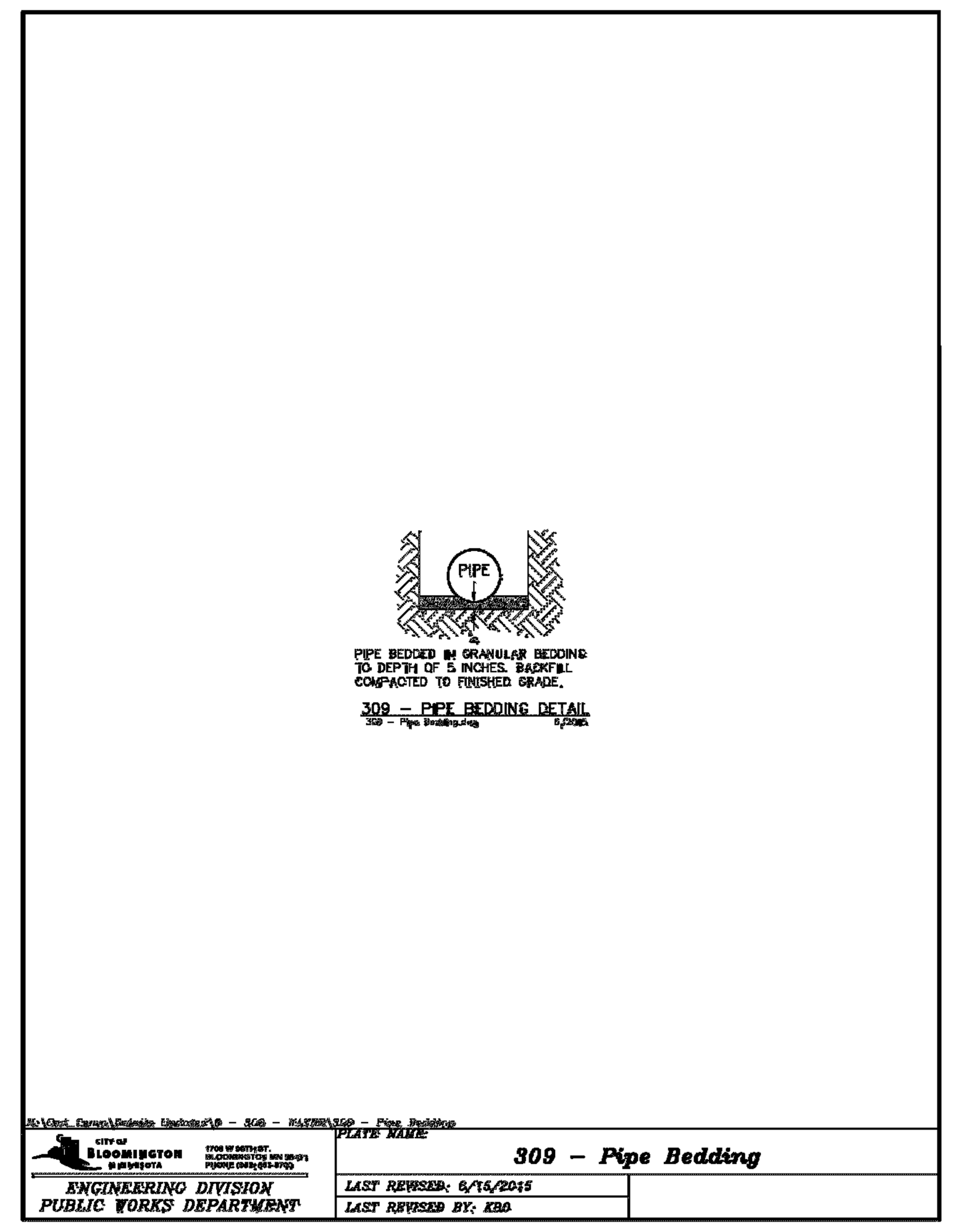
23-0001 A27 SR Bloomington_detached.rvt

9/13/2023 3:27:38 PM

PL202300178



13 C500.0 SEWER CLEANOUT IN PERVIOUS AREA
NOT TO SCALE

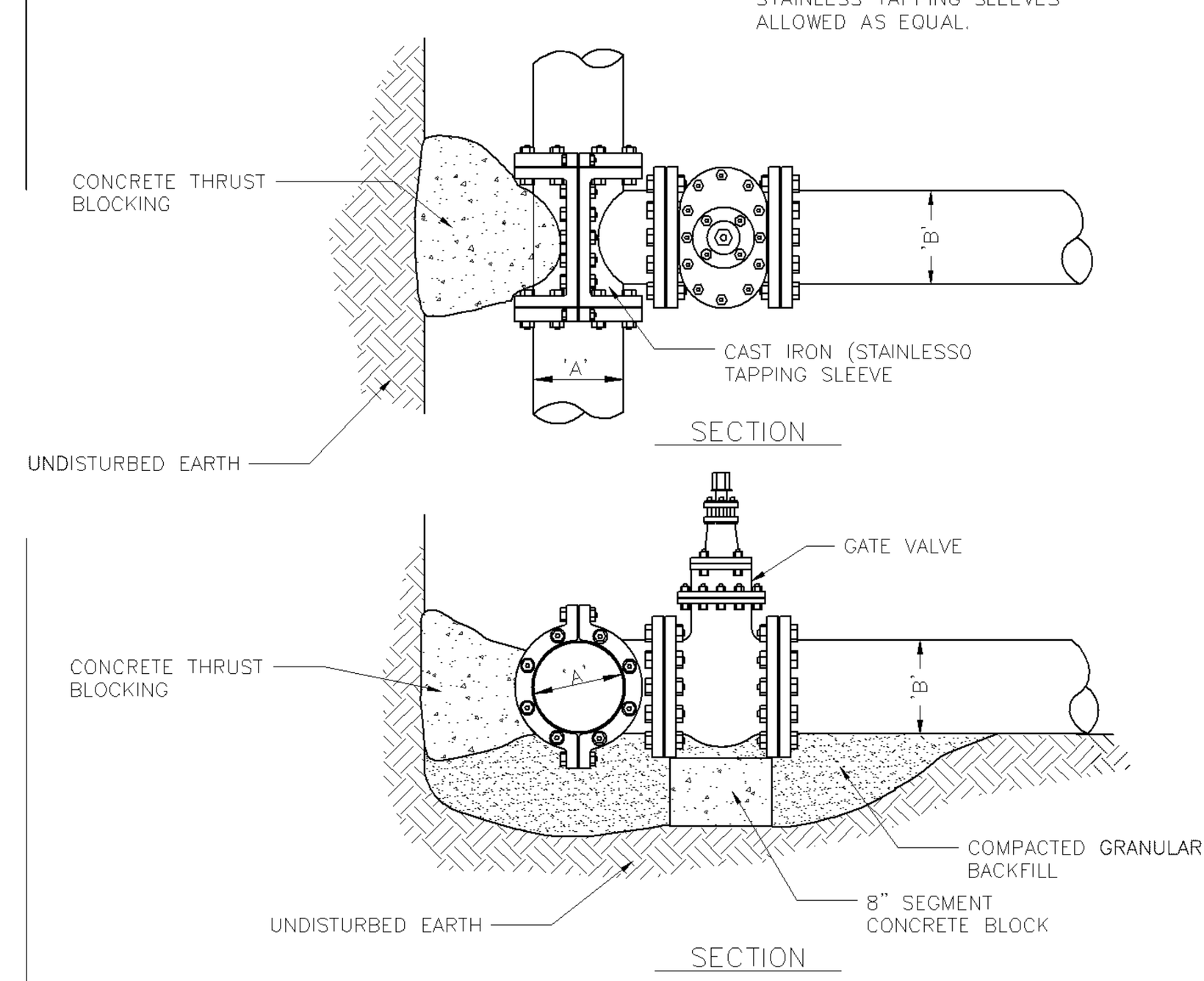


10 C500.0 PIPE BEDDING
NOT TO SCALE

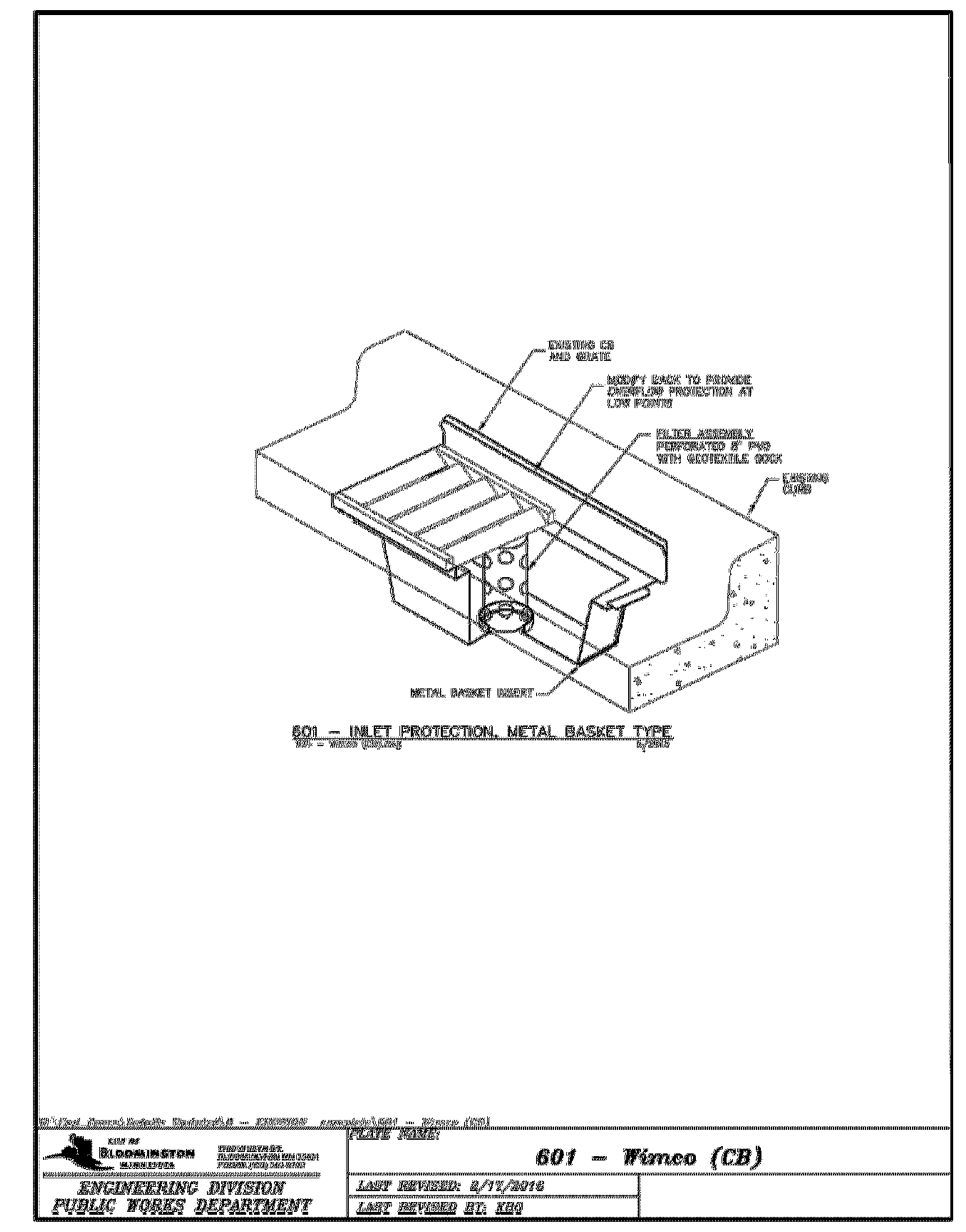
		EXISTING PIPE 'A'						
		18"	16"	14"	12"	10"	8"	6"
BRANCH PIPE 'B'	12"	C,D	C,D	C	C			
	10"	C,D	C,D	C,D	C	C		
	8"	C,D	C,D	C,D	C,D	C	C	
	6"	C,D	C,D	C,D	C,D	C,D	C	C
	4"	C,D	C,D	C,D	C,D	C,D	C,D	C

C – CLOW F-5205,TCiW A212A OR EQUAL. FULL CAST IRON TAPPING SLEEVE.
D – KENNEDY SQUARESEAL OR EQUAL. CAST IRON TAPPING SLEEVE.

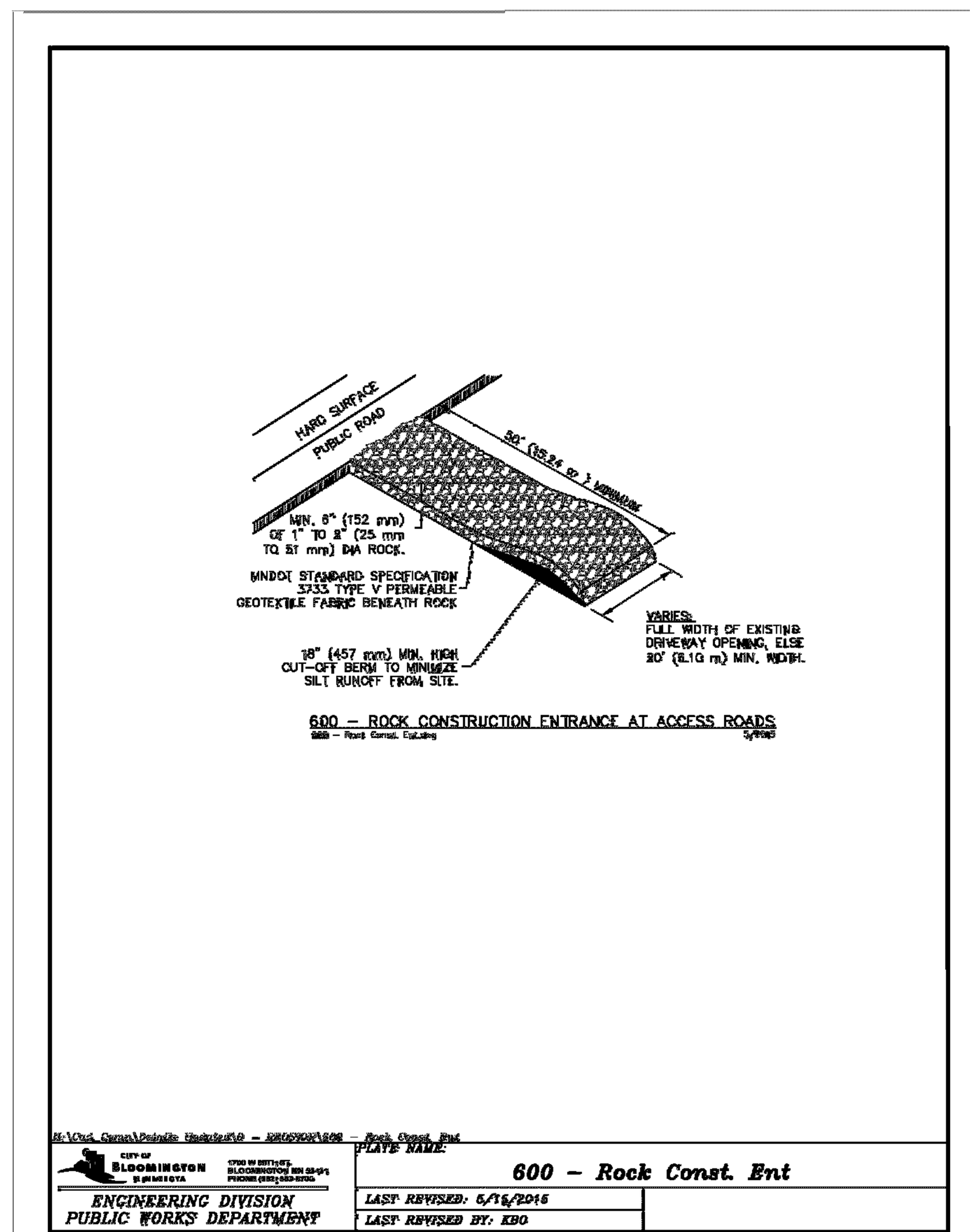
NOTE:
STAINLESS TAPPING SLEEVES ALLOWED AS EQUAL.



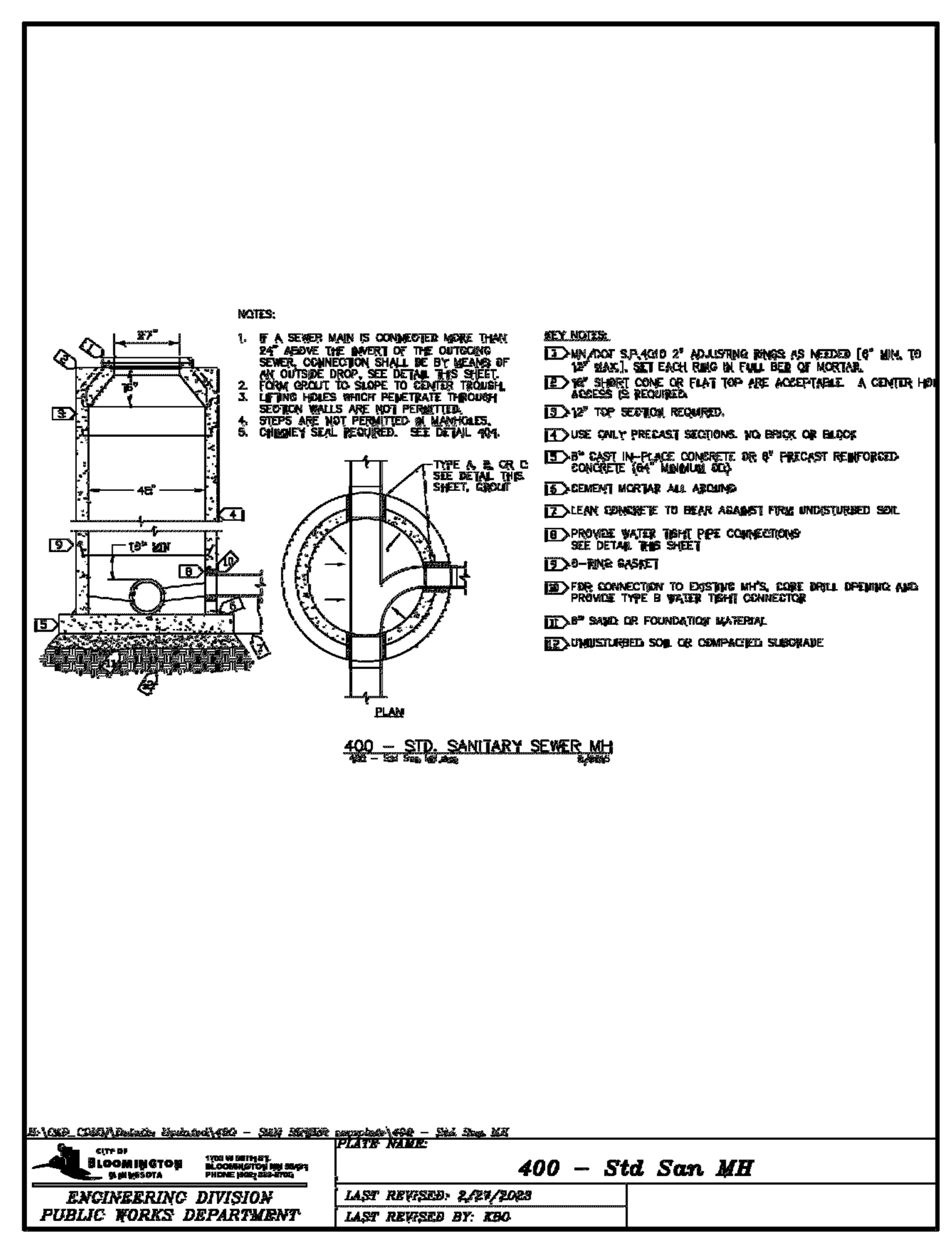
7 C500.0 WATERMAIN WET TAP (TYP.)
NOT TO SCALE



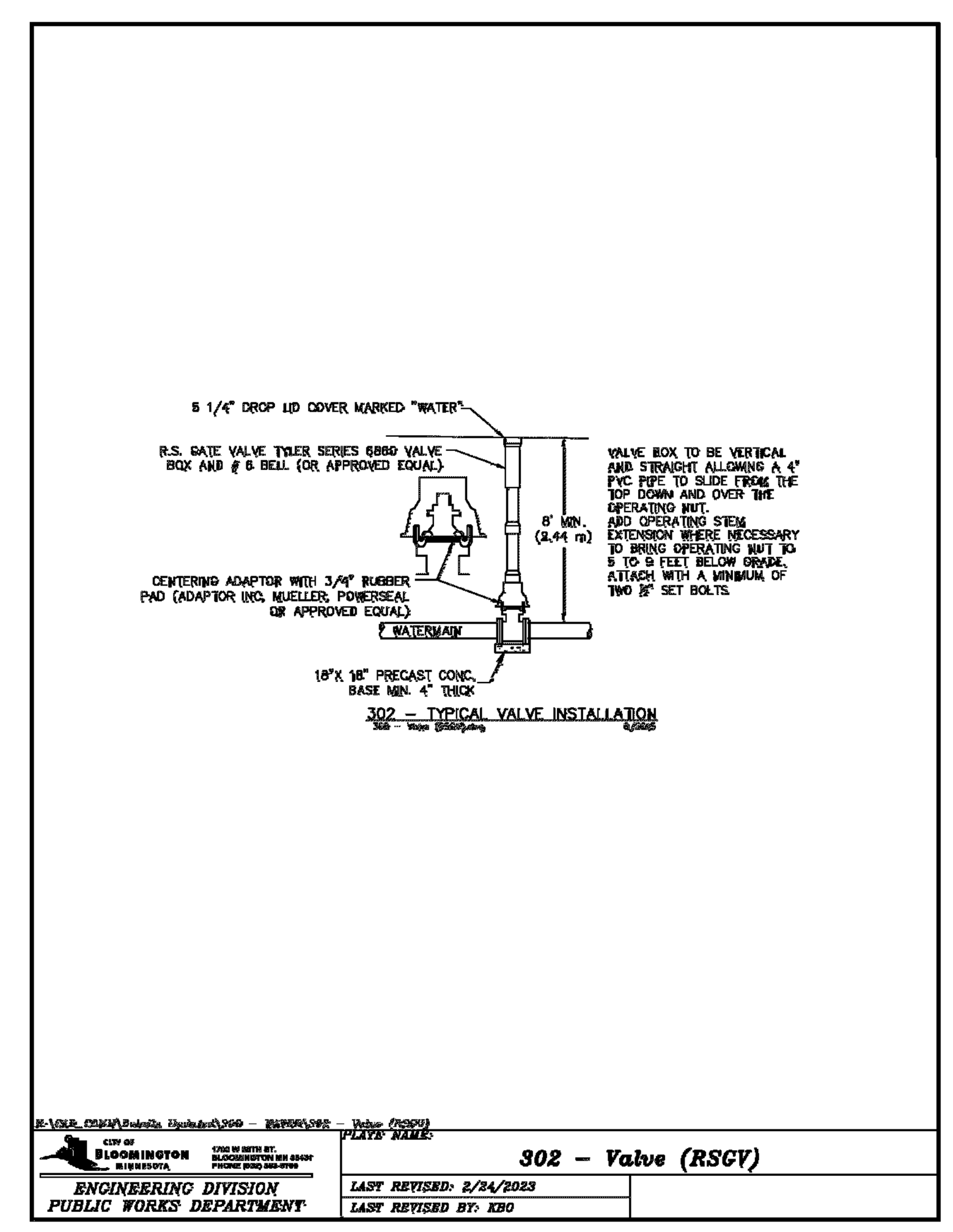
4 C500.0 INLET PROTECTION
NOT TO SCALE



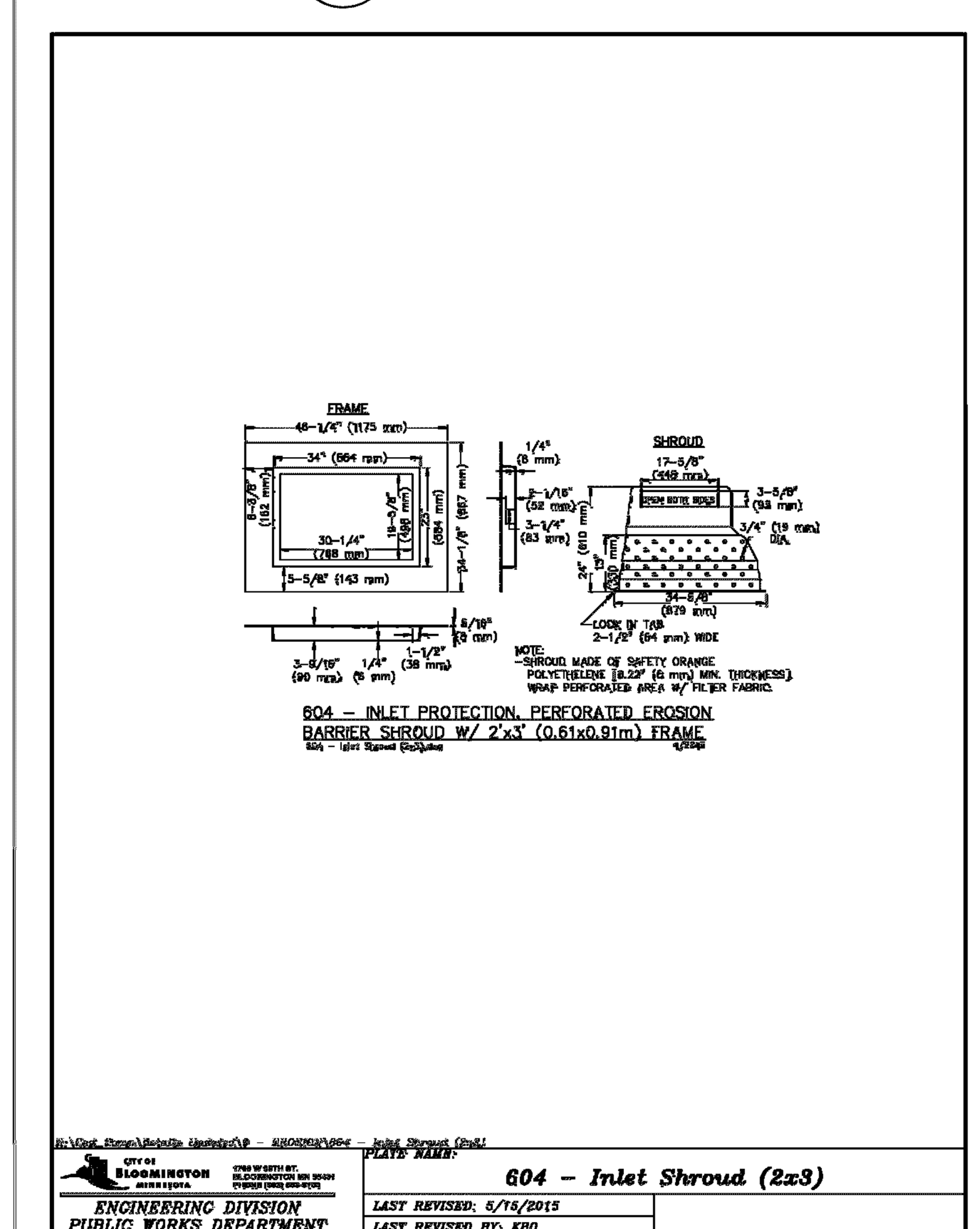
1 C500.0 ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



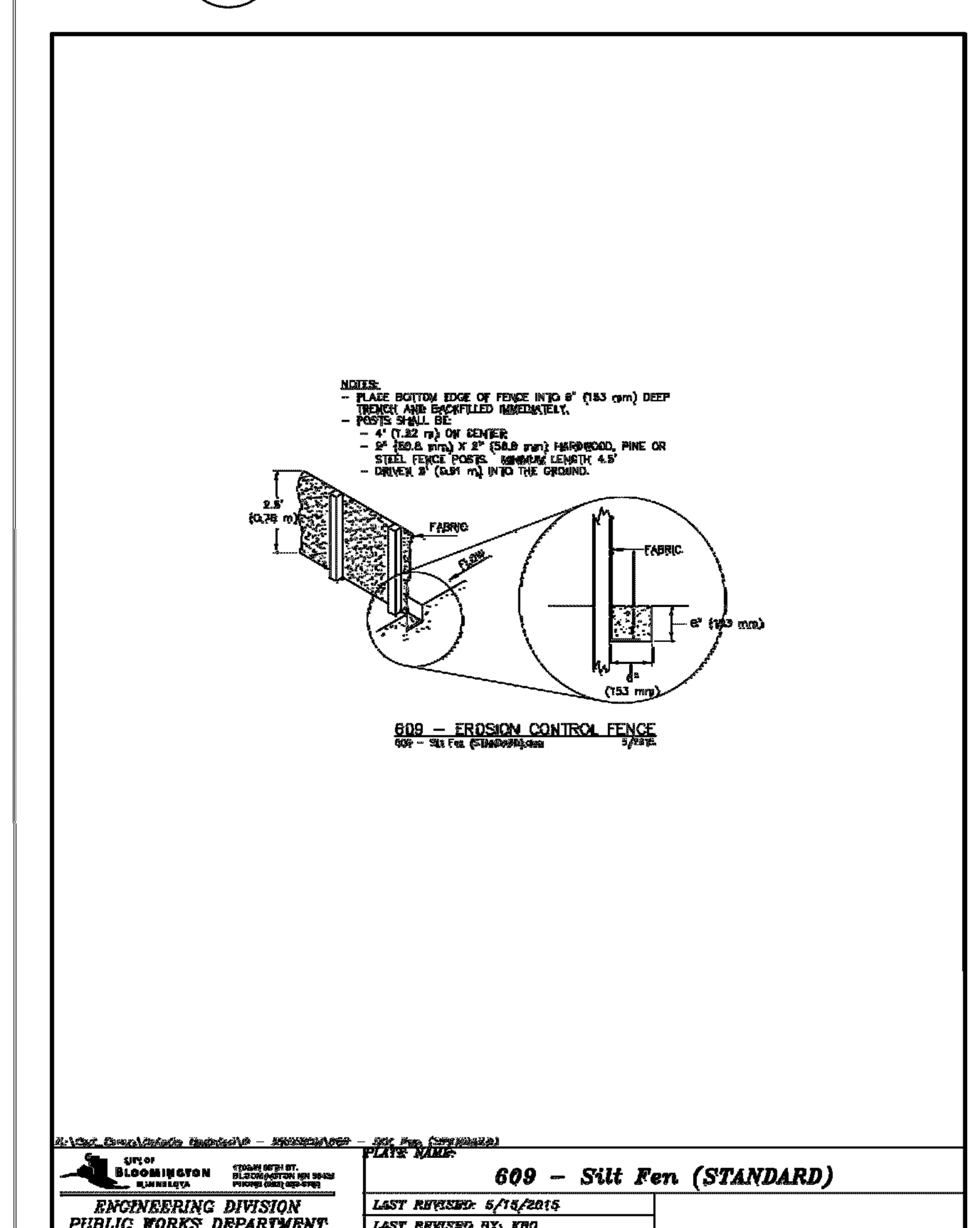
11 C500.0 SANITARY SEWER MANHOLE
NOT TO SCALE



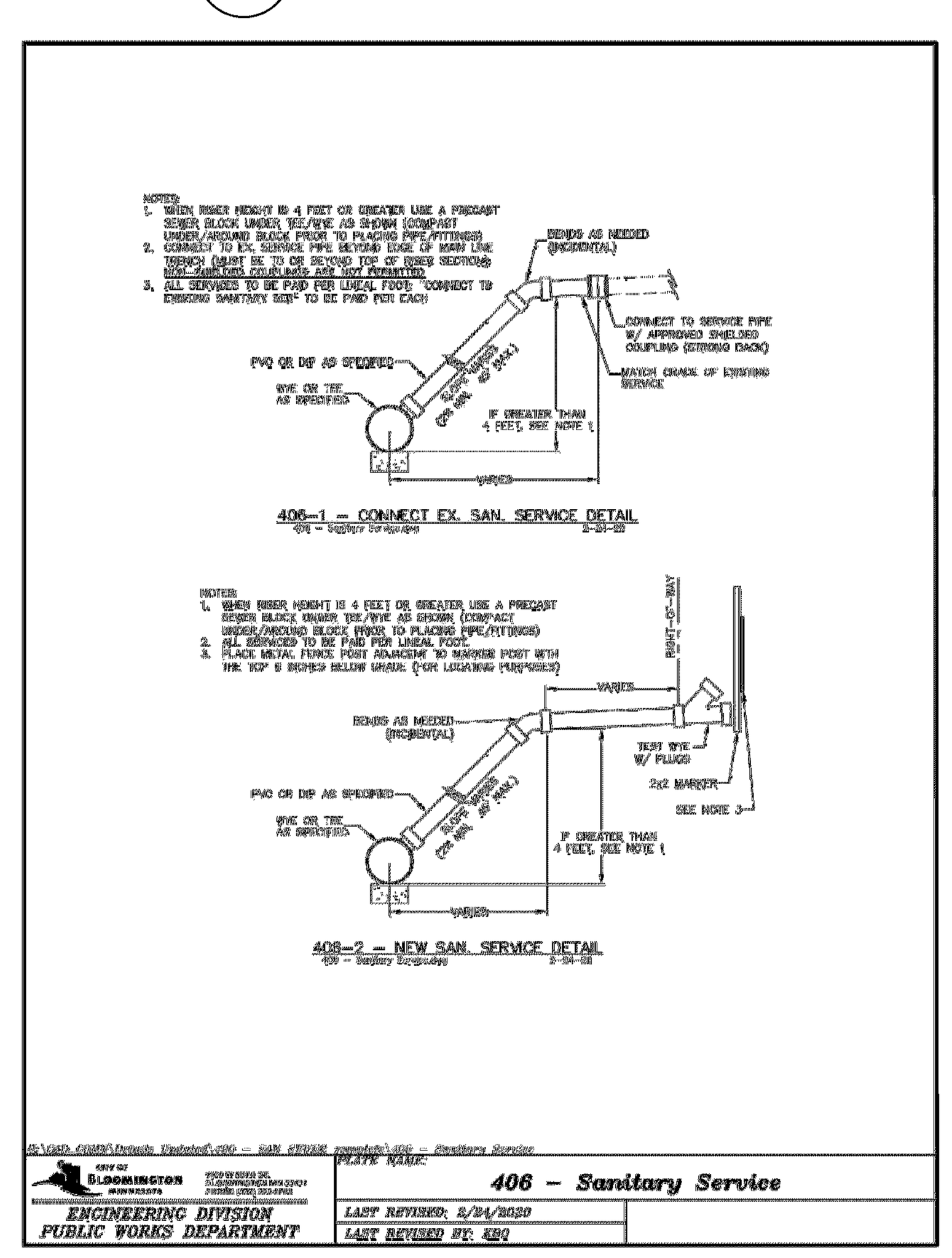
8 C500.0 GATE VALVE
NOT TO SCALE



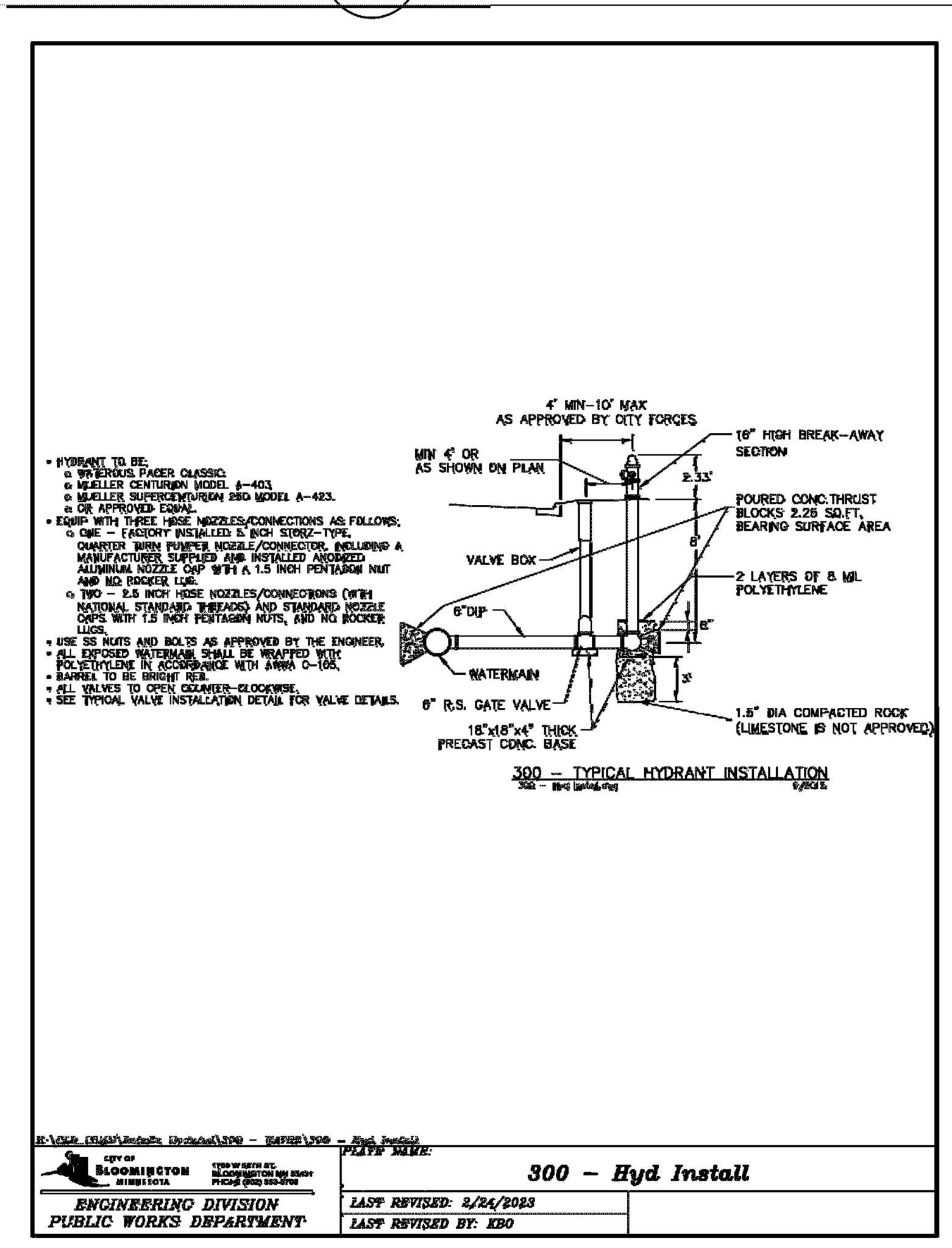
5 C500.0 INLET PROTECTION
NOT TO SCALE



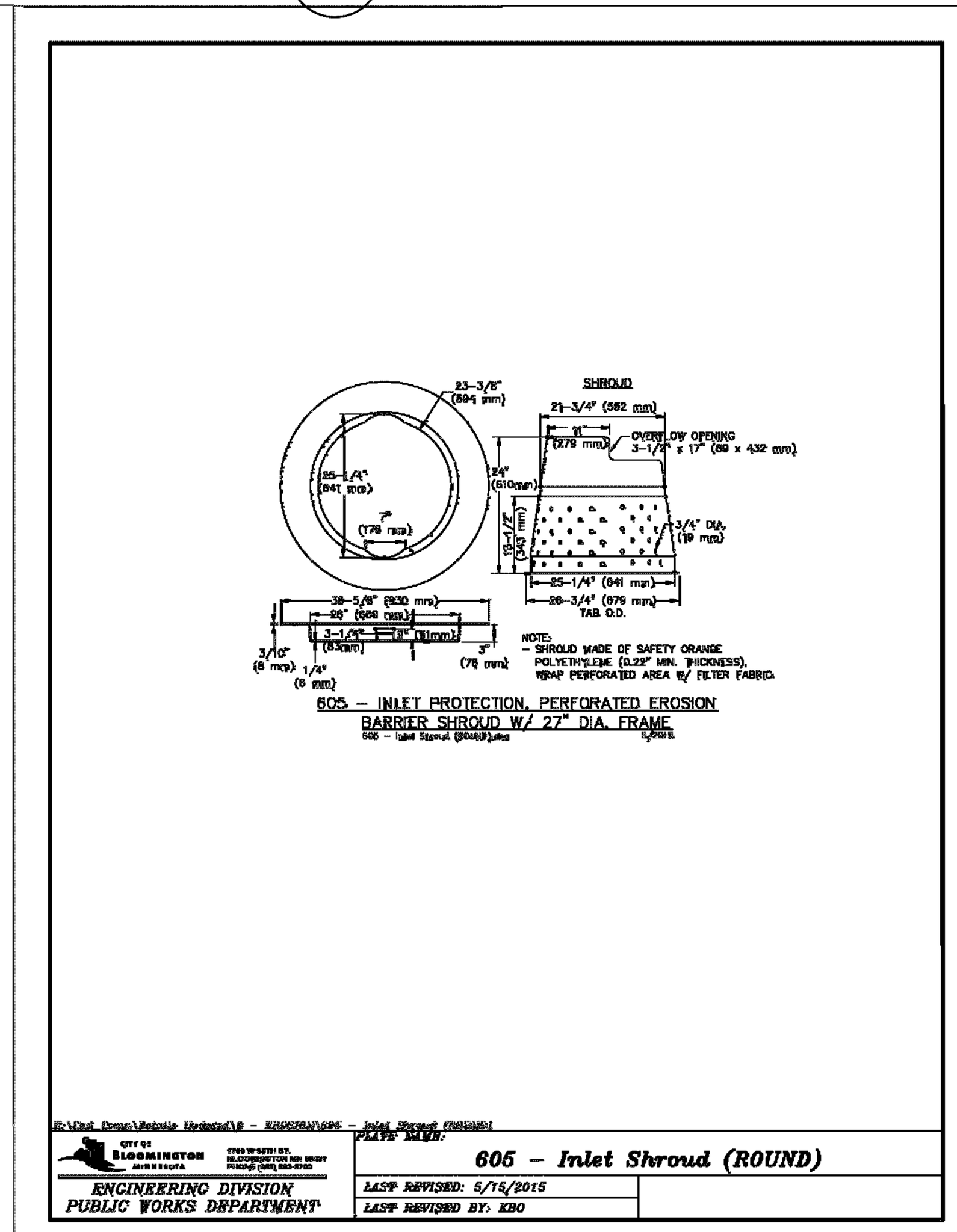
2 C500.0 SILT FENCE
NOT TO SCALE



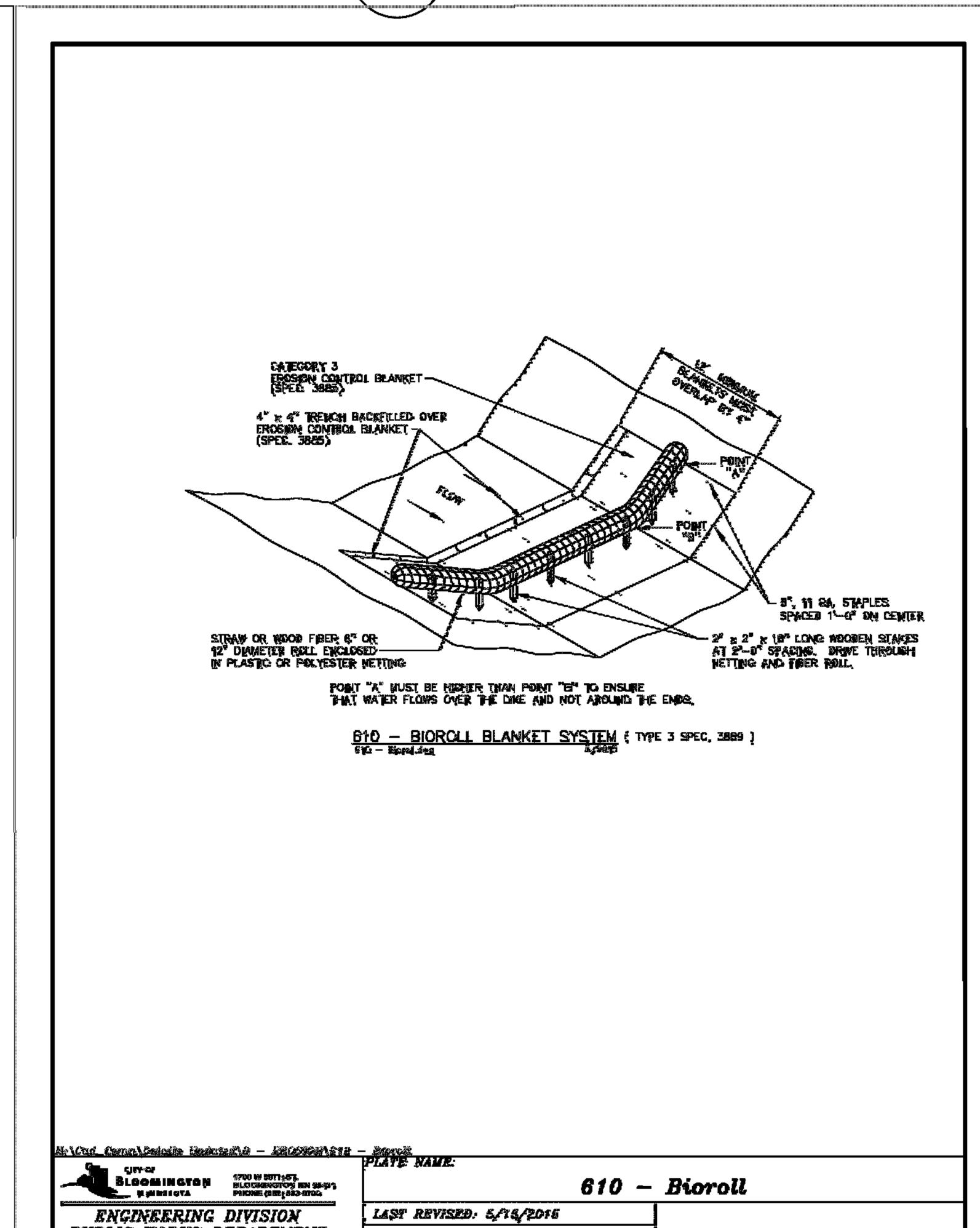
12 C500.0 SANITARY SEWER SERVICE
NOT TO SCALE



9 C500.0 HYDRANT INSTALLATION
NOT TO SCALE



6 C500.0 INLET PROTECTION
NOT TO SCALE



3 C500.0 BIO ROLL
NOT TO SCALE

SR - 700 American
700 W AMERICAN BLVD / BLOOMINGTON, MN

URBANWORKS

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN / CITY SUBMITTAL
10.11.2023

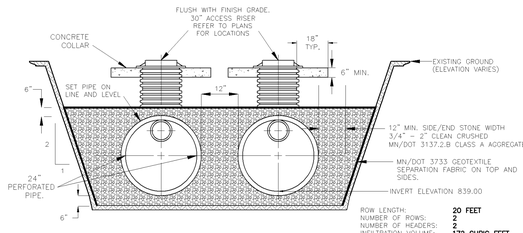
REVISIONS

DATE	10/11/2023
PROJECT #	23-0001
PHASE	SD/CITY SUBMITTAL
DRAWN BY	WH
CHECKED BY	STD

CIVIL DETAILS

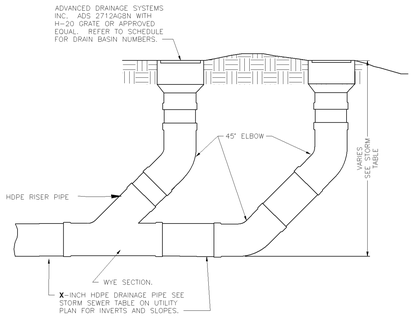
C500.0

PL202300178

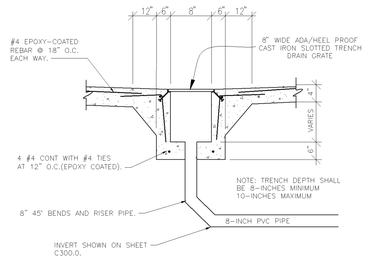


1. CONTRACTOR HAS OPTION TO USE CMP OR HDPE PIPE. SYSTEM LAYOUT IS DESIGNED BASED ON CMP PIPE. ANY ALTERNATE DESIGNS MUST BE APPROVED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.
2. UTILIZE CARE WHEN LOWERING UNIT INTO THE TRENCH. HANDLE USING NYLON SLINGS AND TWO PICK POINTS.
3. PLACE BACKFILL AROUND THE UNIT IN UNIFORM 8"–12" LIFTS, COMPACTED TO 95% SPD.
4. WHEN THE UNIT CONSISTS OF 2 SECTIONS, PLACE THE DOWNSTREAM SECTION FIRST. CONNECT AND HOME THE REMAINING SECTIONS.
5. ALL CONNECTION POINTS ARE TO BE SOIL PROOF.
6. ACCESS RISERS AND CONCRETE COLLARS SHALL BE DESIGNED TO WITHSTAND HS25 LOADING.
7. PIPE SHALL BE FURNISHED WITH PERFORATIONS 3/8" IN DIAMETER AND PERFORATED FOR THE FULL 360 DEGREE CIRCUMFERENCE OF THE PIPE. MINIMUM OPEN AREA SHALL BE 2.3% OR GREATER.
8. CONSTRUCTION TRAFFIC IN TANK BASIN IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. TANK BASINS ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED AS TEMPORARY SEDIMENT BASIN ONCE BASIN SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATES AT A MINIMUM RATE AS INDICATED ON PLAN USING A DOUBLE RING INFILTROMETER TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTROMETER TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.

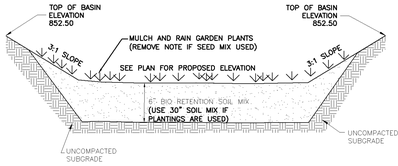
7 C500.1 WEST INFILTRATION TANK DETAIL
NOT TO SCALE



8 C500.1 TYPICAL YARD DRAIN INLET PIPE
NOT TO SCALE



9 C500.1 TRENCH DRAIN DETAIL
NOT TO SCALE

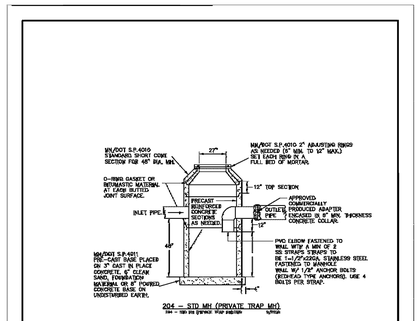


BIORETENTION SOIL MIX –

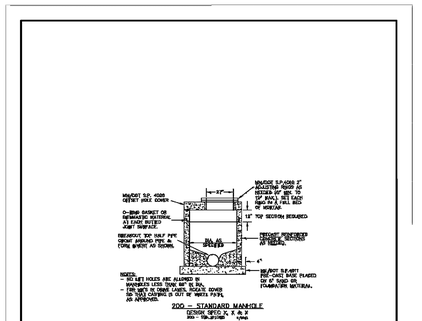
- 85–88% SAND BY VOLUME (ASTM C33)
- 8–12% FINES BY VOLUME (SILT AND CLAY), MAX CLAY CONTENT 5%)
- 3–5% MN/DOT 3890 GRADE 2 COMPOST BY VOLUME

NOTES:
1. SUBMIT MIX DESIGN SHOP DRAWING FOR APPROVAL.
2. CONSTRUCTION TRAFFIC IN BASIN IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. BASINS ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED AS TEMPORARY SEDIMENT BASIN ONCE BASIN SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATES AT A MINIMUM RATE AS INDICATED ON PLAN USING A DOUBLE RING INFILTROMETER TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTROMETER TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.
3. **REFER TO LANDSCAPE ARCHITECTURAL SITE PLAN FOR RAIN GARDEN PLANTINGS. PROVIDE 3–INCHES SINGLE SHRED HARDWOOD MULCH WITH NO WEED MAT. (REMOVE SEED MIX IF USED)**

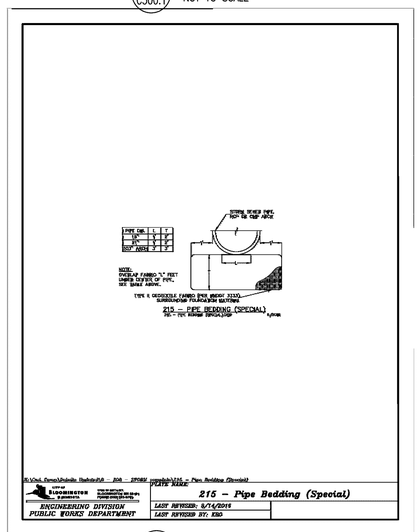
10 C500.1 RAIN GARDEN SECTION
NOT TO SCALE



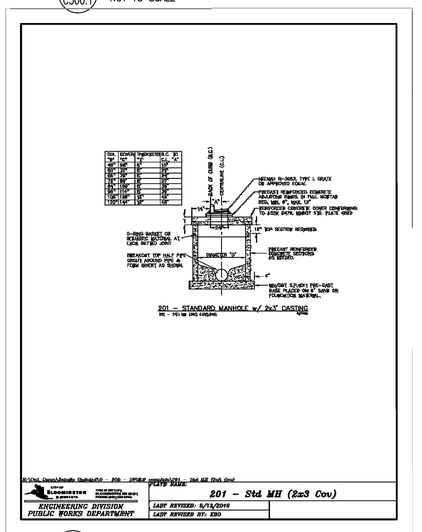
4 C500.1 SUMP MANHOLE
NOT TO SCALE



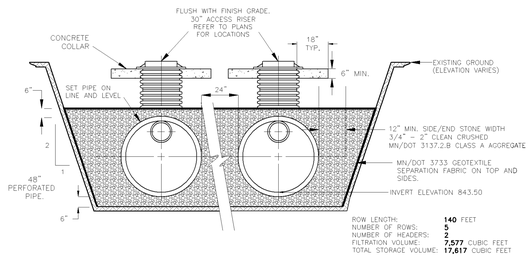
1 C500.1 STANDDARD STORM SEWER MANHOLE
NOT TO SCALE



5 C500.1 PIPE BEDDING
NOT TO SCALE

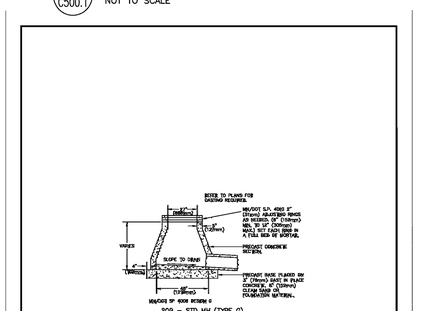


2 C500.1 STANDARD MANHOLE W/2'X3' CASTING
NOT TO SCALE



1. CONTRACTOR HAS OPTION TO USE CMP OR HDPE PIPE. SYSTEM LAYOUT IS DESIGNED BASED ON CMP PIPE. ANY ALTERNATE DESIGNS MUST BE APPROVED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.
2. UTILIZE CARE WHEN LOWERING UNIT INTO THE TRENCH. HANDLE USING NYLON SLINGS AND TWO PICK POINTS.
3. PLACE BACKFILL AROUND THE UNIT IN UNIFORM 8"–12" LIFTS, COMPACTED TO 95% SPD.
4. WHEN THE UNIT CONSISTS OF 2 SECTIONS, PLACE THE DOWNSTREAM SECTION FIRST. CONNECT AND HOME THE REMAINING SECTIONS.
5. ALL CONNECTION POINTS ARE TO BE SOIL PROOF.
6. ACCESS RISERS AND CONCRETE COLLARS SHALL BE DESIGNED TO WITHSTAND HS25 LOADING.
7. PIPE SHALL BE FURNISHED WITH PERFORATIONS 3/8" IN DIAMETER AND PERFORATED FOR THE FULL 360 DEGREE CIRCUMFERENCE OF THE PIPE. MINIMUM OPEN AREA SHALL BE 2.3% OR GREATER.
8. CONSTRUCTION TRAFFIC IN TANK BASIN IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. TANK BASINS ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED AS TEMPORARY SEDIMENT BASIN ONCE BASIN SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATES AT A MINIMUM RATE AS INDICATED ON PLAN USING A DOUBLE RING INFILTROMETER TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTROMETER TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.

6 C500.1 EAST INFILTRATION TANK DETAIL
NOT TO SCALE



3 C500.1 STANRDARD MANHOLE – TYPE C
NOT TO SCALE

URBANWORKS
SR - 700 American
700 W AMERICAN BLVD / BLOOMINGTON, MN
© URBANWORKS ARCHITECTURE LLC, 2019
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401
CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN / CITY SUBMITTAL
10.11.2023

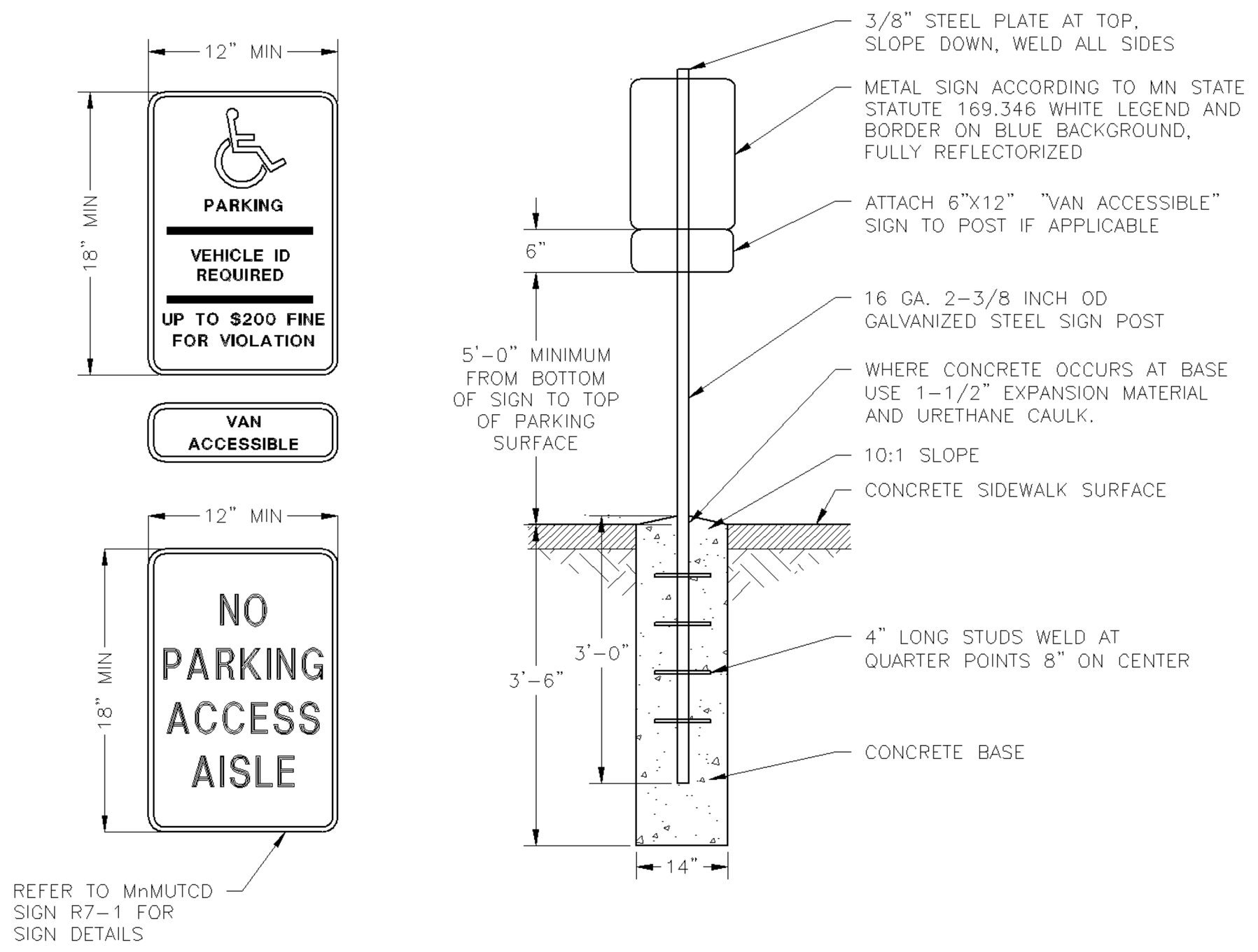
REVISIONS

DATE	10/11/2023
PROJECT #	23-0001
PHASE	SD/CITY SUBMITTAL
DRAWN BY	WH
CHECKED BY	STD

CIVIL DETAILS

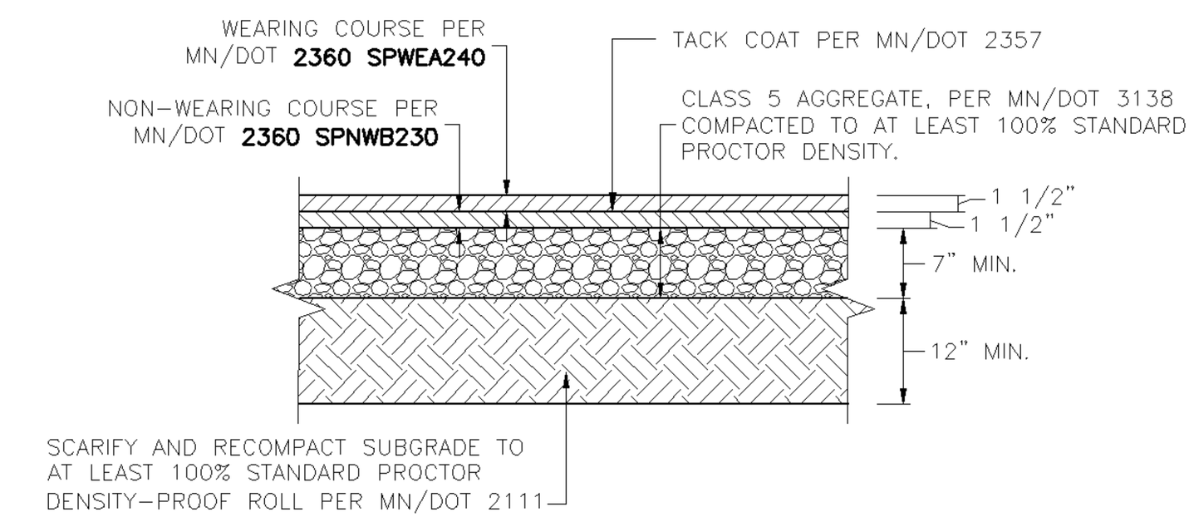
C500.1

PL202300178

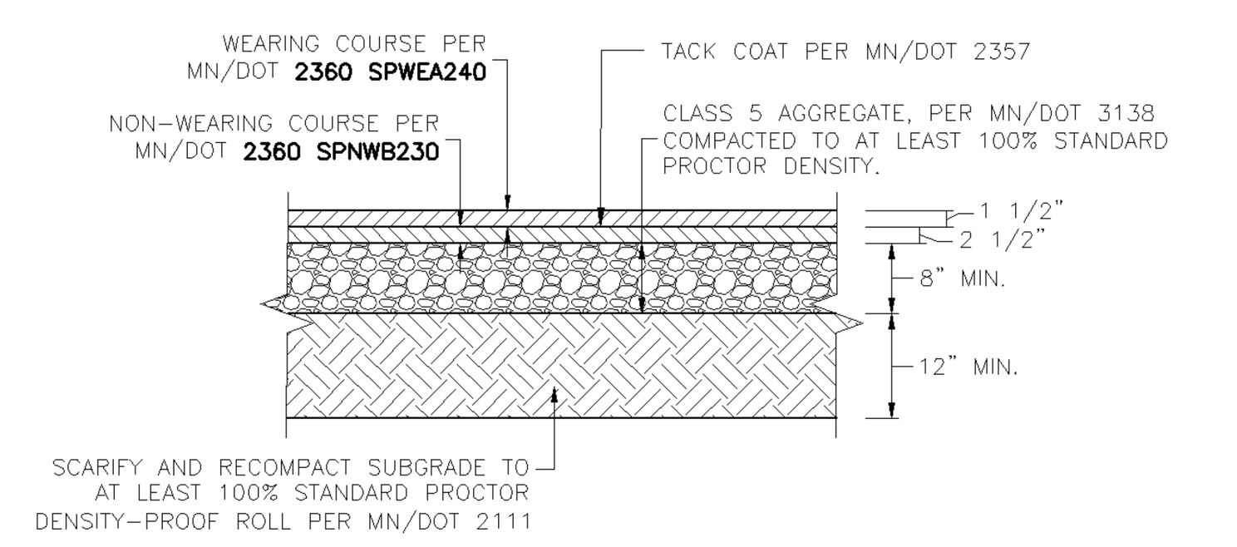


IMPERVIOUS SURFACE POST WITH SIGN

10 / C500.2 SIGN AND POST
NOT TO SCALE

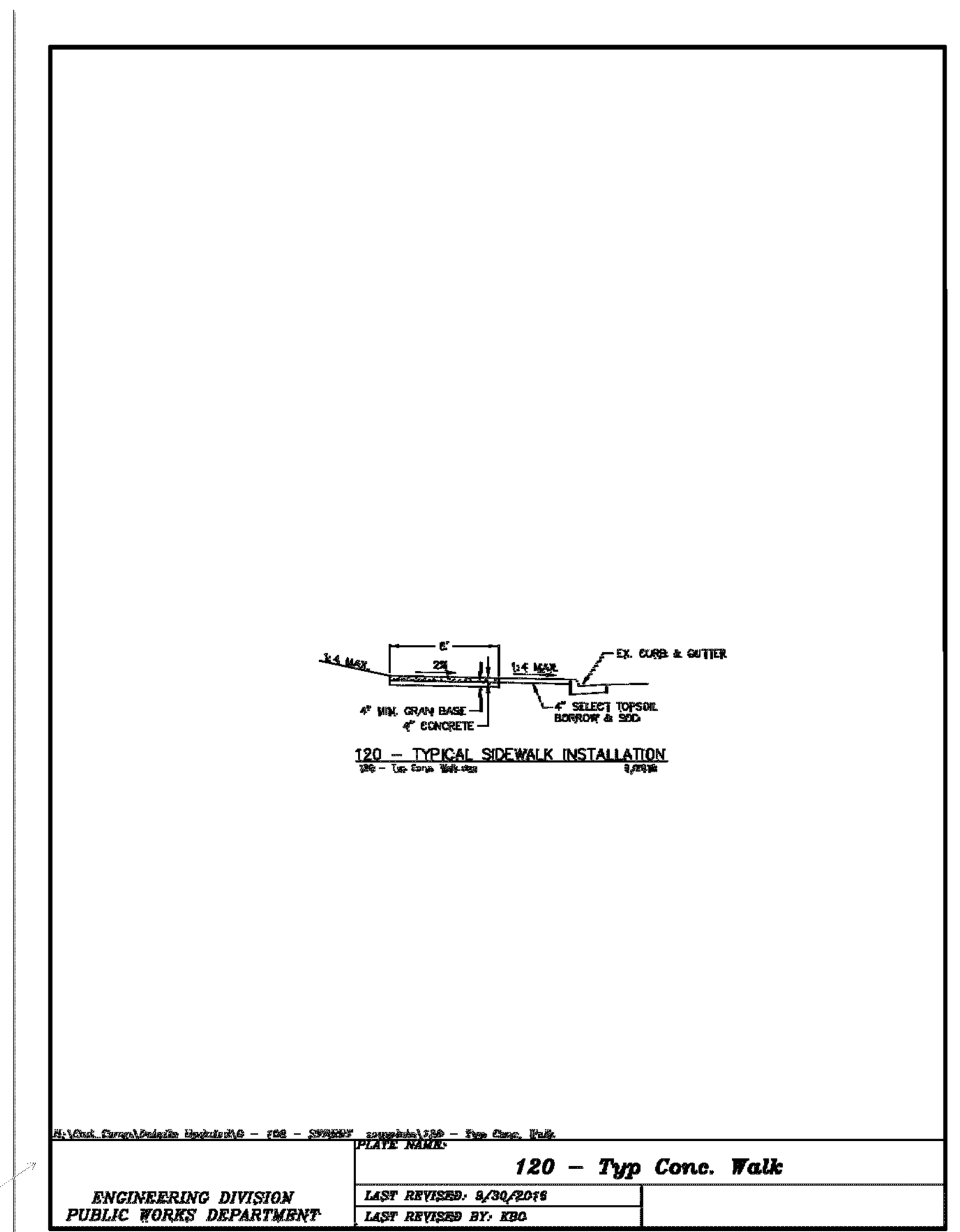


8 / C500.2 LIGHT-DUTY BITUMINOUS PAVEMENT
NOT TO SCALE

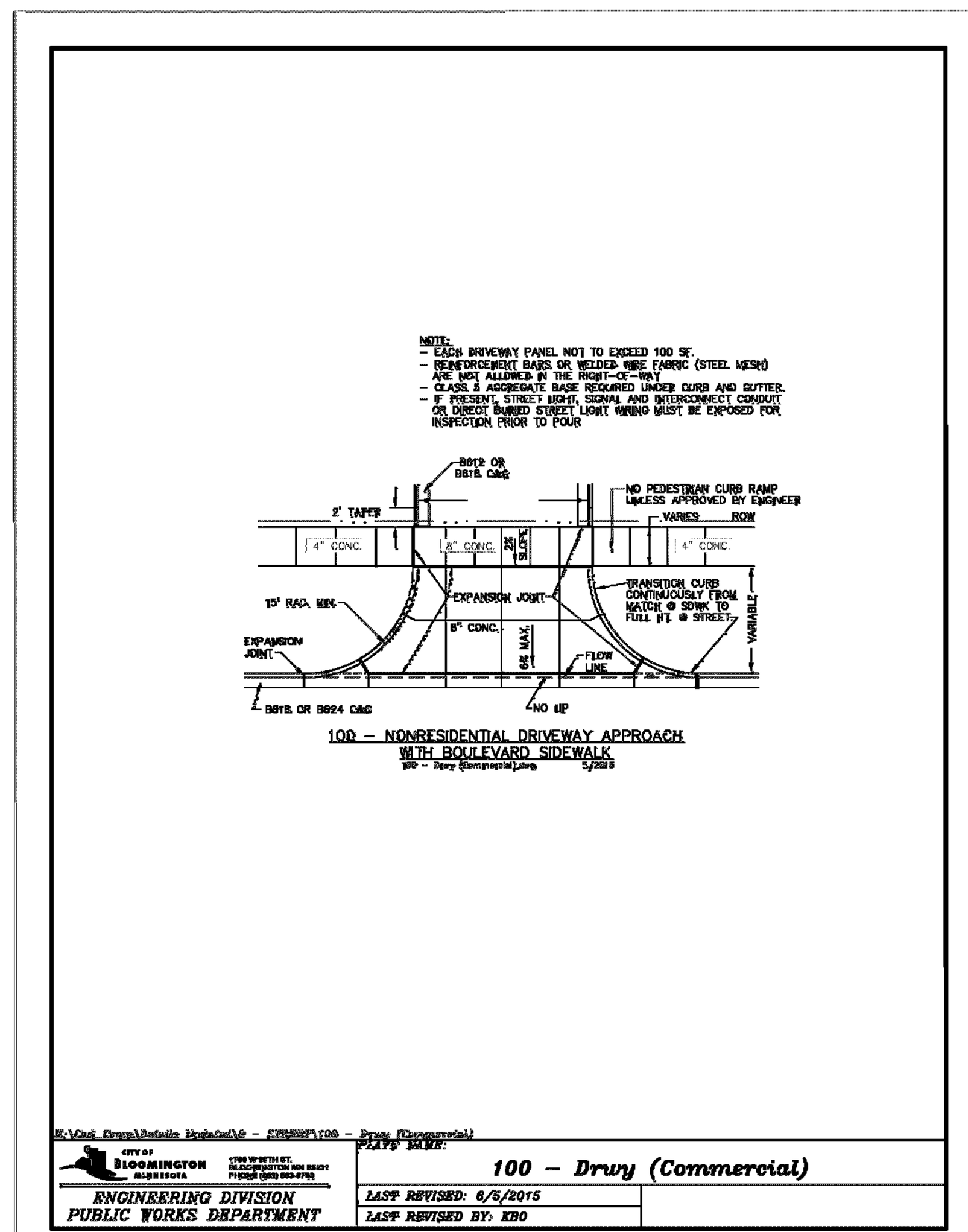


9 / C500.2 HEAVY-DUTY BITUMINOUS PAVEMENT
NOT TO SCALE

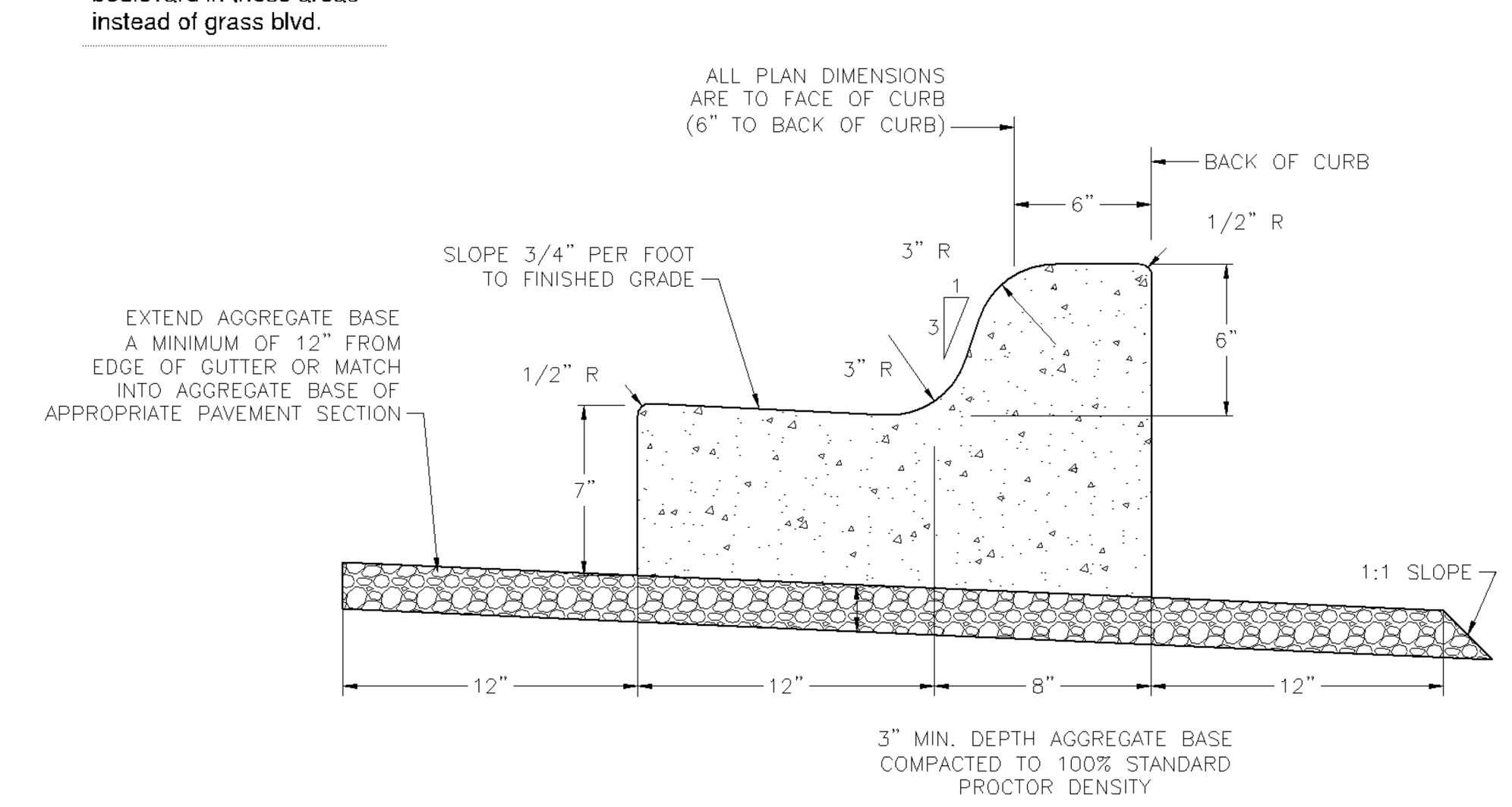
add a detail for the concrete walk along Lyndale Avenue and American Blvd - stamped/colored concrete boulevard in these areas instead of grass blvd.



4 / C500.2 SIDEWALK INSTALLATION
NOT TO SCALE



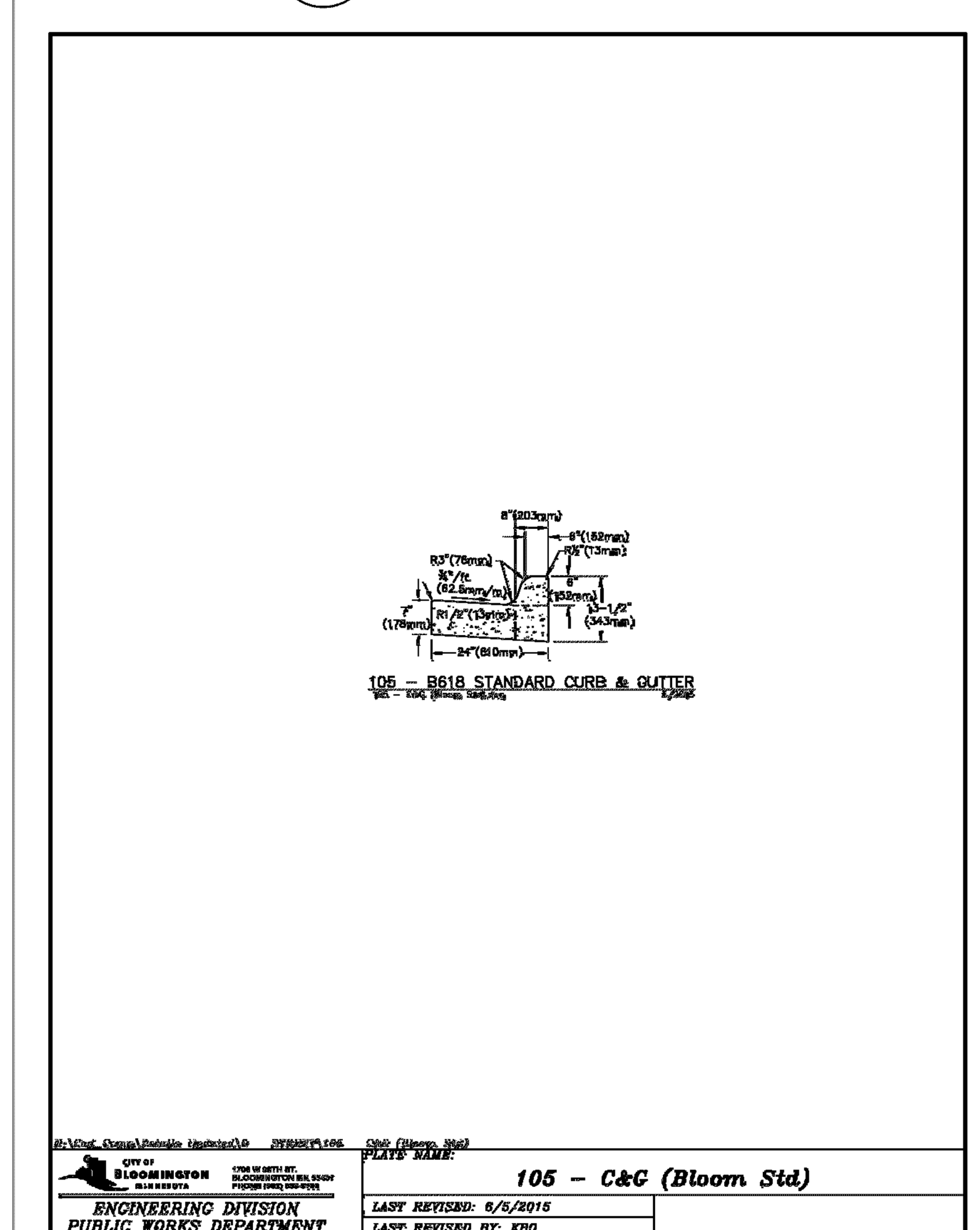
1 / C500.2 DRIVEWAY ENTRANCE
NOT TO SCALE



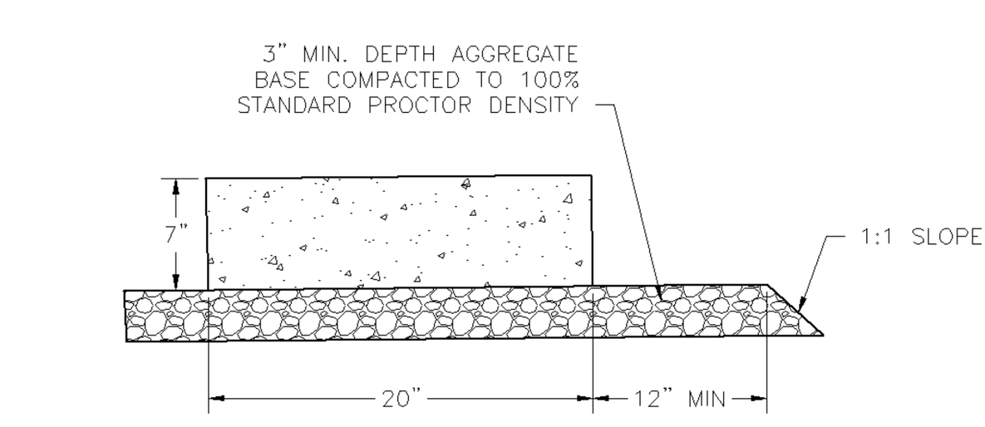
NOTES:

1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE.
2. CONSTRUCT CURB AND GUTTER IN ACCORDANCE WITH MNDOT SPECIFICATION 2531.

5 / C500.2 B612 CONCRETE CURB AND GUTTER
NOT TO SCALE



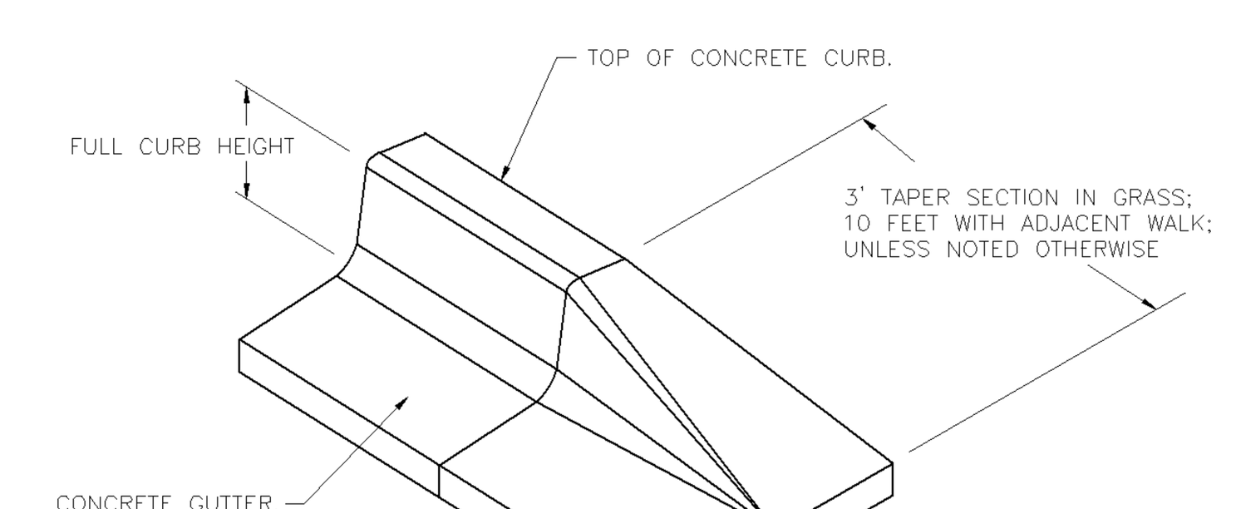
2 / C500.2 B618 CURB AND GUTTER
NOT TO SCALE



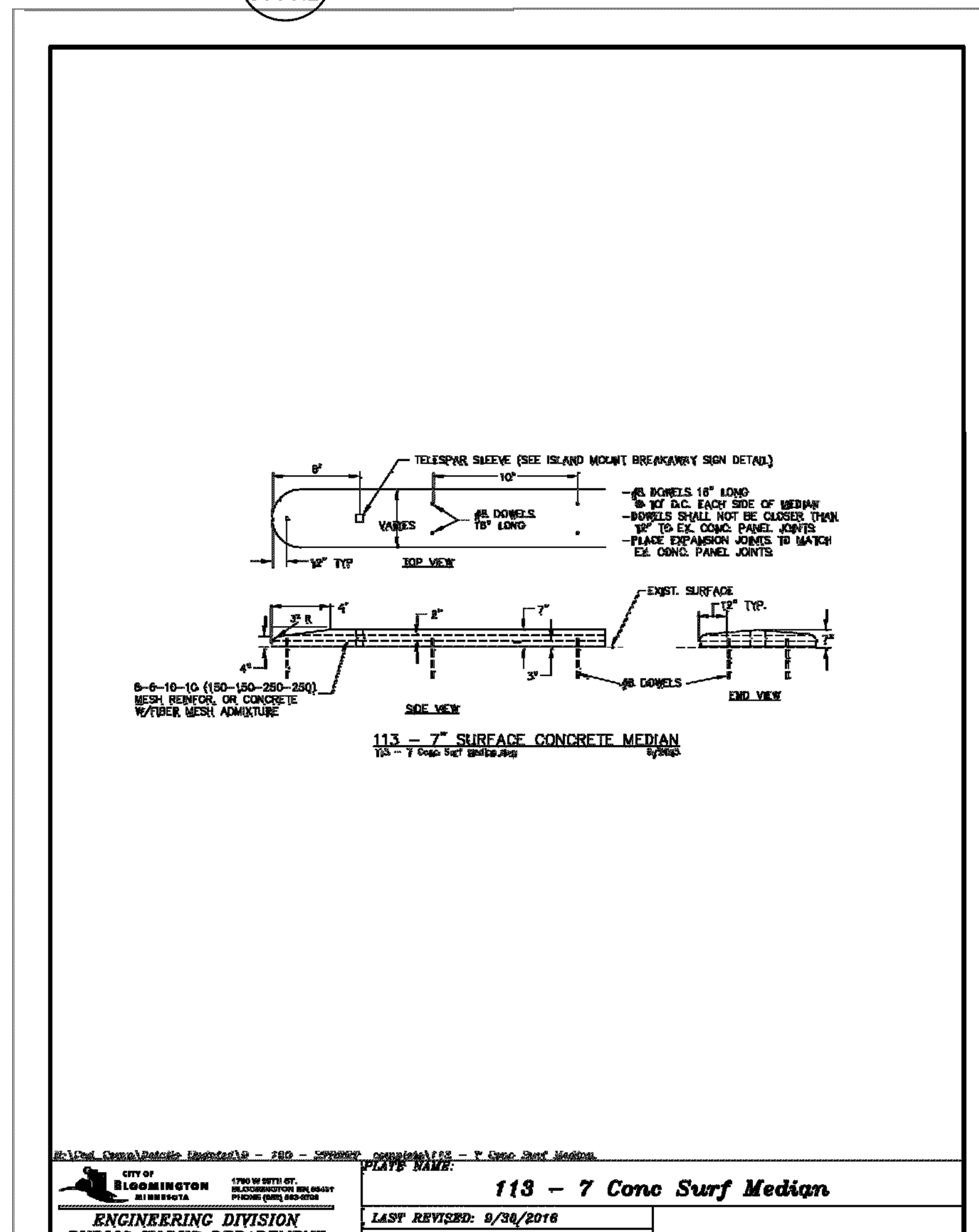
NOTE:

1. CURB SECTION IS TO SLOPE TOWARD PARKING LOT PER GRADING PLAN. TRANSITION INTO B612 CURBING USING NOSE-DOWN CURB SECTION.

6 / C500.2 FLAT CURB/CONCRETE EDGER
NOT TO SCALE



7 / C500.2 NOSE-DOWN CURB SECTION
NOT TO SCALE



3 / C500.2 CONCRETE MEDIAN
NOT TO SCALE

SR - 700 American

700 W AMERICAN BLVD / BLOOMINGTON, MN

URBANWORKS

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN / CITY SUBMITTAL
10.11.2023

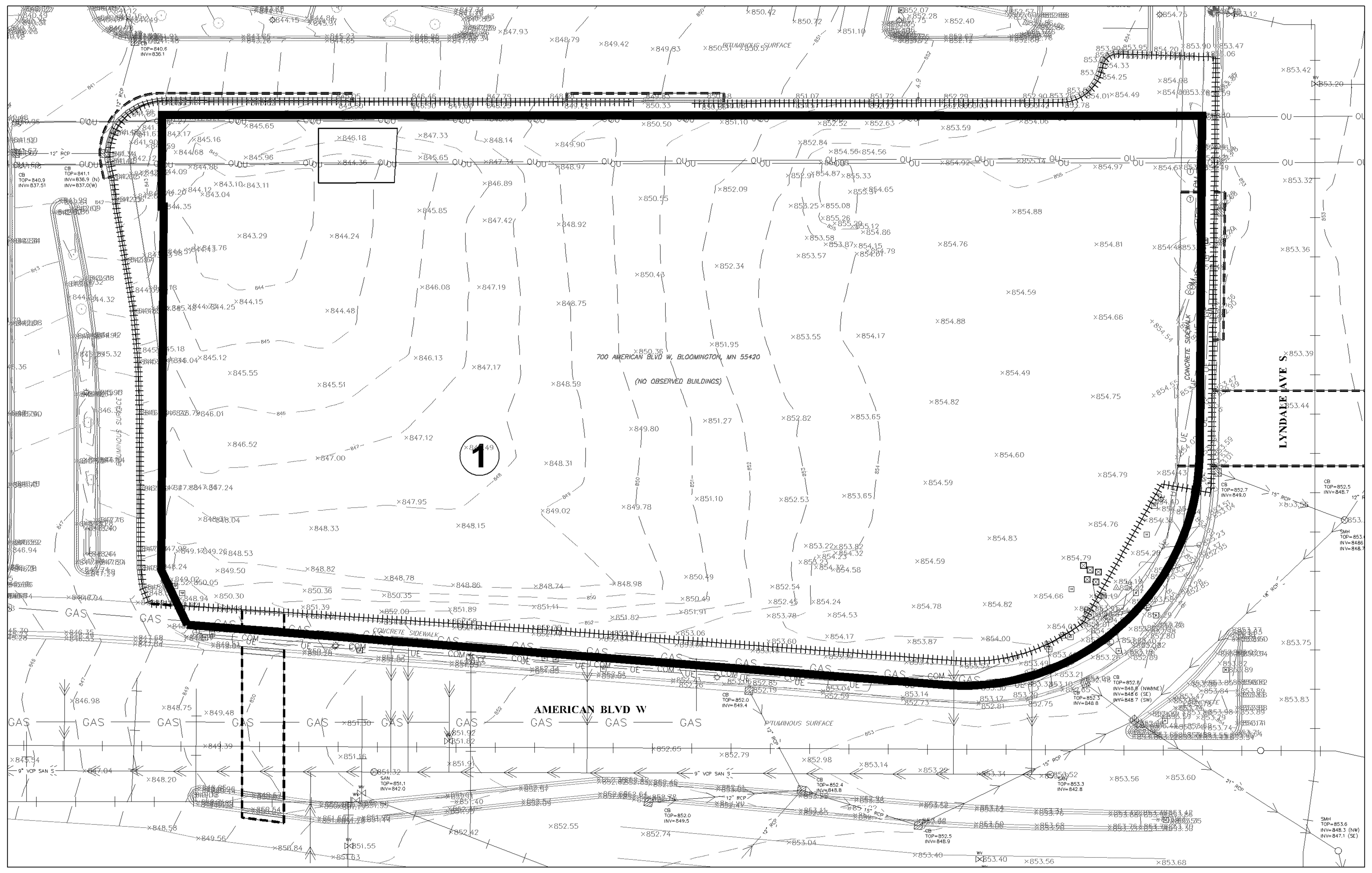
REVISIONS

DATE	10/11/2023
PROJECT #	23-0001
PHASE	SD/CITY SUBMITTAL
DRAWN BY	WH
CHECKED BY	STD

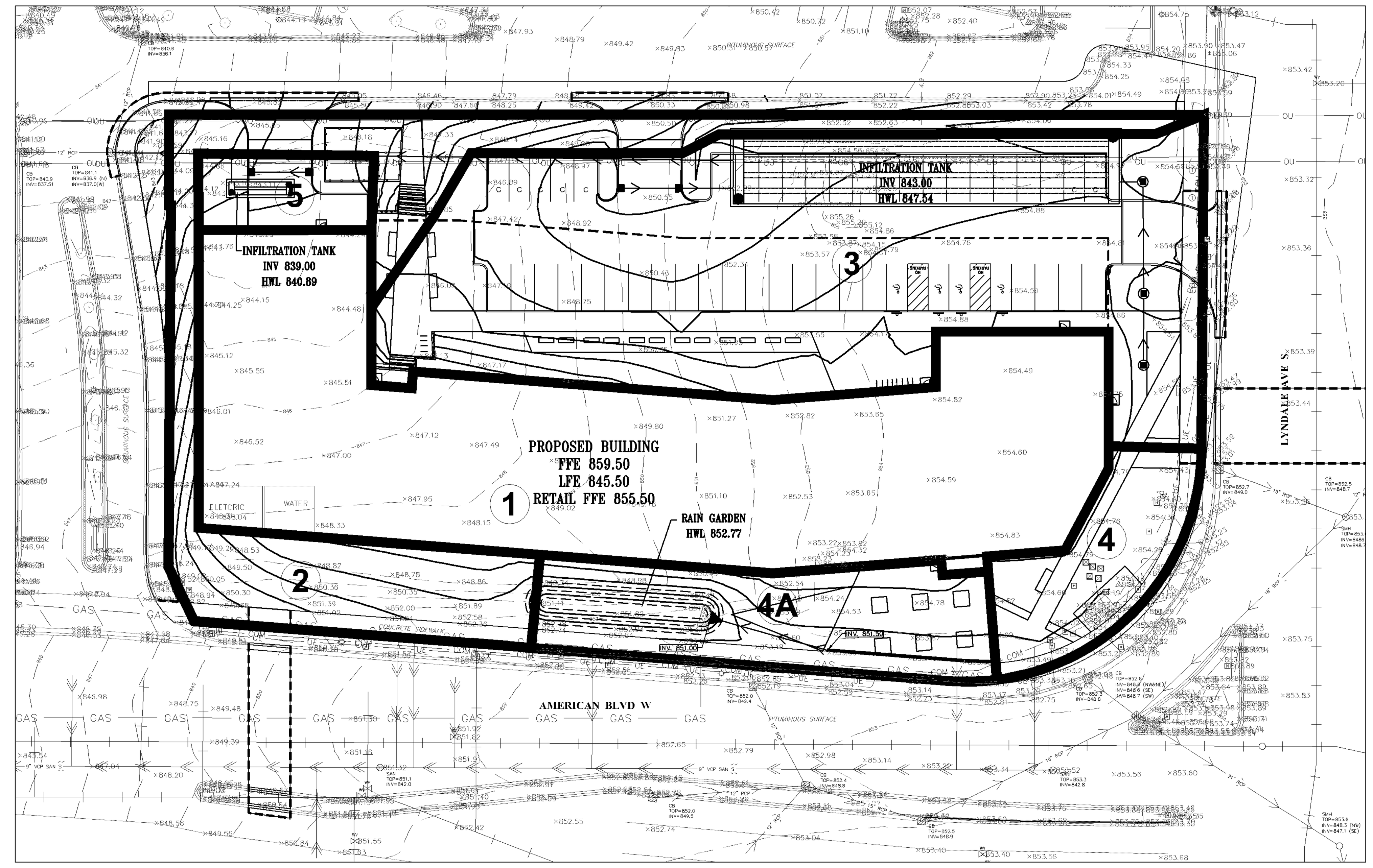
CIVIL DETAILS

C500.2

9/13/2023 3:27:38 PM 23-0001 A22 SR Bloomington_detached.rvt



1 C600.0 EXISTING CONDITIONS
1" = 30'



2 C600.0 PROPOSED CONDITIONS
1" = 30'

N

30' 15' 0 30' 60'
SCALE 1" = 30'

PL202300178

EXISTING DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT 2-YEAR (2.84")	10-YEAR (4.25")	100-YEAR (7.49")	ROUTING
1	0.09	1.76	1.85	0.67	2.37	7.89	SHEET FLOWS TO NORTHWEST CORNER OF SITE
TOTAL	0.09	1.76	1.85	0.67	2.37	7.89	

PROPOSED DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT 2-YEAR (2.84")	10-YEAR (4.25")	100-YEAR (7.49")	ROUTING
1	0.63	0.00	0.63	–	–	–	EAST INFILTRATION TANK
2	0.10	0.37	0.48	0.33	0.74	1.91	SHEET FLOWS OFFSITE TO EXISTING STORM SEWER
3	0.42	0.20	0.62	–	–	–	EAST INFILTRATION TANK
4	0.02	0.06	0.09	0.10	0.24	0.62	SHEET FLOWS OFFSITE TO LYNDALE AVE
5	0.02	0.02	0.05	–	–	–	WEST INFILTRATION TANK
EAST UNDERGROUND INFILTRATION TANK	–	–	–	0.00	0.35	3.35	EXISTING STORM SEWER EAST OF SITE
WEST UNDERGROUND INFILTRATION TANK	–	–	–	0.00	0.03	0.35	EXISTING STORM SEWER EAST OF SITE
RAIN GARDEN	–	–	–	0.00	0.00	0.09	AMERICAN BLVD
TOTAL	1.20	0.65	1.85	0.43	1.36	6.32	

STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.84") RUNOFF (CFS)	10-YR STORM (4.25") RUNOFF (CFS)	100-YR STORM (7.49") RUNOFF (CFS)
EXISTING SITE	0.67	2.37	7.89
PROPOSED SITE	0.43	1.36	6.32

Verify site location on SWPPP.

VICINITY MAP
BLOOMINGTON, MINNESOTA

9/13/2023 3:27:38 PM 23-0001 A22 SR Bloomington_detached.rvt

INSPECTIONS

EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2 INCH OVER 24 HOURS RAIN EVENT.

STABILIZED AREAS: ONCE EVERY 30 DAYS.

FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.

RECORDS: A COPY OF THE GRADING, DRAINAGE EROSION CONTROL PLAN AND WATERSHED DATA & SWPPP PLANS AS WELL AS THE INSPECTIONS/MAINTENANCE LOGS ARE TO BE KEPT EITHER IN THE FIELD OFFICE, INSPECTOR'S VEHICLE, OR CONTRACTOR'S VEHICLE.

FINAL STABILIZATION

STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY)

DRAINAGE DITCHES STABILIZED.

ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMP'S REMOVED.

CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

GRADING & SOILS

BASED ON SOIL BORING(S) PROVIDED BY BRAUN INTERTEC SOILS TYPICALLY FOUND ON THIS PROJECT ARE: FILL SP, AND SP-SM

REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SPECIAL AND IMPAIRED WATERS

THESE SPECIAL AND IMPAIRED WATERS ARE LOCATED WITHIN ONE MILE (AERIAL RADIUS) OF THE PROJECT LIMITS AND RECEIVE RUNOFF FROM THE PROJECT SITE. DUE TO THE PROXIMITY OF THESE SPECIAL AND IMPAIRED WATERS, THE BMPS DESCRIBED IN SECTION 23 OF THE NPDES PERMIT WILL APPLY TO ALL AREAS OF THE SITE.

WATERBODY	IMPAIRMENT(S)
PENN LAKE	NUTRIENTS

MINIMUM ESTIMATED QUANTITIES FOR EROSION CONTROL		
ITEM DESCRIPTION	ESTIMATED QUANTITY	
DRAINAGE STRUCT. INLET FILTER	13	EACH
ROCK CONSTRUCTION ENTRANCE	1	EACH
CONCRETE WASHOUT	1	EACH
BIO LOG	1216	LF

NOTE: QUANTITIES SHOWN ARE THE MINIMUM REQUIRED, ADDITIONAL QUANTITIES MAY BE NEEDED IF REQUIRED BY THE MPCA, WATERSHED DISTRICT, OR CITY. CONTRACTOR IS RESPONSIBLE FOR FINAL DETERMINATION OF QUANTITIES PRIOR TO CONSTRUCTION.

CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES

CONTRACTOR SHALL STABILIZE ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES). STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

FOR PUBLIC WATER THAT THE DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, ALL EXPOSED SOIL AREAS THAT ARE WITHIN 200 FEET OF THE WATER'S EDGE, AND DRAIN TO THESE WATERS MUST COMPLETE THE STABILIZATION ACTIVES WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24-HOURS AFTER CONNECTION TO A SURFACE WATER.

SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN.

PORTABLE TOILET NOTES:

1. PORTABLE TOILETS POSE AN ENVIRONMENTAL HAZARD WHEN PLACED IN THE VICINITY OF STORM DRAINS OR BODIES OF WATER. PORTABLE TOILET CLEANING ACTIVITIES CAN ALSO GENERATE POLLUTANTS THAT CAN DEGRADE WATER QUALITY.
2. PORTABLE TOILET PLACEMENT:
   - 2.1. PLACE PORTABLE TOILETS ON FLAT STABLE GROUND WITH CLEAR ACCESS TO THE UNITS.
   - 2.2. LOCATE TOILETS A MINIMUM OF 20 FEET FROM ANY WATER BODY AND 10 FEET FROM ANY CURB AND GUTTER. IF UNFEASIBLE, AN EARTHERN BERM OR SAND BAG BERM SHALL BE PLACED AROUND THE UNIT FOR SPILL AND LEAK CONTAINMENT.
   - 2.3. AVOID PLACING TOILETS ON IMPERVIOUS SURFACES THAT WILL QUICKLY DRAIN TO STORM SEWERS.
   - 2.4. LOCATE TOILETS SO THAT EXPOSURE TO TRAFFIC AND MOVING EQUIPMENT IS MINIMIZED.
   - 2.5. SECURE TOILETS TO THE GROUND WITH STAKES OR CABLES.
   - 2.6. RINSE WATER FROM CLEANING ACTIVITIES SHALL NOT BE DISPOSED ON SITE.
3. REGULARLY CHECK TOILETS FOR DAMAGE, LEAKS AND SPILLS AS PART OF THE WEEKLY STORMWATER SITE INSPECTION.
4. OWNER IDENTIFICATION AND CONTACT INFORMATION SHALL BE DISPLAYED IN A PROMINENT LOCATION ON EACH UNIT.

NOTE:

THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL.

CONTRACTOR SHALL SUPPLY CONSTRUCTION PHASING NARRATIVE, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT, AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW MINNESOTA POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

POLLUTION PREVENTION MANAGEMENT MEASURES

SOLID WASTE DISPOSED PROPERLY; COMPLY WITH MPCA REQUIREMENTS.

HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.

NO EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION ALLOWED ON-SITE.

CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. THE CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH MPCA REQUIREMENTS.

STORAGE HANDLING AND DISPOSAL OF CONSTRUCTION PRODUCTS, MATERIALS, AND WASTES:

BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER.

PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER.

HAZARDOUS MATERIALS, TOXIC WASTE (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS MUST BE PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGES.

HANDLING AND STORAGE OF HAZARDOUS MATERIALS:

IF THE CONTRACTOR INTENDS TO USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ON THE PROJECT SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:

1. THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.
2. CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH, AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA.
3. CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.

ON-SITE FUEL TANKS REQUIRE SECONDARY CONTAINMENT AS REQUIRED BY THE PERMIT. PORTABLE FUEL TRUCKS SHALL HAVE THEIR SPILL KITS AVAILABLE DURING FUELING. SPILLS GREATER THAN 5 GALLONS MUST BE REPORTED TO THE PROPER AUTHORITIES.

SWPPP IMPLEMENTATION, INSTALLATION, INSPECTION, AND BMP MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR.

NAME: ____________________

CERTIFICATION #:_____________

DATE: ____________________

NOTE:

AN AS-BUILT SURVEY OF ALL STORMWATER BMPS INFILTRATION TANK SYSTEM, OUTLET STRUCTURES, CLEAN OUTS, SUMP CATCH BASINS, ETC...) SHALL BE SUBMITTED TO NINE MILE CREEK WATERSHED DISTRICT PRIOR TO PROJECT CLOSEOUT. THE AS-BUILT SURVEY SHALL INCLUDE THE INFILTRATION TANK LAYOUT FOR VERIFICATION THAT THE SYSTEM WAS INSTALLED PROPERLY.

OTHER NOTES:

1. LONG TERM MAINTENANCE OF THE SITE WILL BE PERFORMED BY THE **OWNER, XXXXX**. INCLUDED MAINTENANCE FOR STORMWATER DEVICES SHALL BE:
   - 1.1. INSPECT SUMP CATCH BASINS ON A BIANNUAL BASIS, ONCE IN THE SPRING AND ONCE IN THE FALL
   - 1.2. CLEAN SUMP CATCH BASINS OF SEDIMENT AND DEBRIS ANNUALLY OR WHEN SEDIMENTS FILL 1/3 OF THE STORAGE VOLUME.
   - 1.3. INSPECT UNDERGROUND TANK SYSTEM ON AN ANNUAL BASIS FOR SEDIMENT BUILD-UP AND/OR STANDING WATER. REMOVE SEDIMENT AS NECESSARY.
2. THIS SWPPP WAS PREPARED BY PERSONNEL THAT ARE CERTIFIED IN THE DESIGN OF CONSTRUCTION SWPPPS. COPIES OF THE CERTIFICATIONS ARE ON FILE WITH BKBM AND ARE AVAILABLE UPON REQUEST.
3. THIS SWPPP DOCUMENT MUST BE AMENDED AS NECESSARY DURING CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AS THE SITE. THE SITE MAP SHOWING LOCATIONS OF ALL STORM WATER CONTROLS MUST BE POSTED ON THE SITE AND UPDATED TO REFLECT THE PROGRESS OF CONSTRUCTION.

SEDIMENT AND EROSION CONTROL MAINTENANCE

PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED BY CITY OR WATERSHED.

CONSTRUCTION SITE DEWATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. DISCHARGE FROM ALL DEWATERING OPERATIONS SHALL BE DIRECTED TO ON-SITE DEPRESSIONS. NO DISCHARGE FROM DEWATERING OPERATIONS SHALL BE DIRECTED OFF-SITE TOWARDS A WATER OF THE STATE.

MECHANICAL AND NON STORMWATER DISCHARGES, EXISTING AND PROPOSED

1. WATER LINE FLUSHING
2. LANDSCAPE IRRIGATION
3. DISCHARGE FROM POTABLE WATER SOURCES
4. FOUNDATION DRAINS
5. AIR CONDITIONING CONDENSATION
6. INDIVIDUAL RESIDENT CAR WASHING
7. STREET WASH WATERS
8. RESIDENTIAL BUILDING WASH WATERS WITHOUT DETERGENTS.

AGENCY CONTACTS

CITY OF BLOOMINGTON
ENGINEERING DEPARTMENT
PHONE: (952) 563-4870

MINNESOTA POLLUTION CONTROL AGENCY
PHONE: (651) 296-6300

NINE MILE CREEK WATERSHED DISTRICT
PHONE: (952) 835-2078

OWNER
COMPANY
ADDRESS
ADDRESS
PHONE: (XXX) XXX-XXXX

NOTE:

THE CONTRACTOR MUST COMPLETE, SIGN, OBTAIN OWNERS SIGNATURE, PAY FEE, AND SEND IN THE NPDES PERMIT APPLICATION. CONTRACTOR SHALL PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR. SWPPP DOCUMENTATION, INCLUDING INSPECTION REPORTS SHALL BE RETAINED FOR A PERIOD OF THREE (3) YEARS. DESIGN CALCULATIONS ARE ON FILE AT BKBM.

THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS, BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION HAS BEEN FILED.

STOCKPILES:

ON-SITE STOCKPILES OF SOIL SHALL HAVE PERIMETER SEDIMENT CONTROL. STOCKPILES SHALL BE STABILIZED WITH BLANKETS, TARPS, OR HYDRO MULCH IF LEFT ON-SITE FOR MORE THAN 7 DAYS.

TEMPORARY SEDIMENT BASINS:

TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED PER APPENDIX A, SECTION C.1.B OF THE MPCA GENERAL STORMWATER PERMIT.

ENGINEER ANTICIPATES THAT, PRIOR TO EXCAVATION FOR INFILTRATION TANK, CONTRACTOR WILL USE PROPOSED INFILTRATION TANK AREA AS TEMPORARY SEDIMENT BASINS. CONTRACTOR SHALL EXCAVATE TEMPORARY BASINS PRIOR TO USE. SURFACE WATER SHALL BE REMOVED BY SKIMMER DEVICE SUCH AS FAIRCLOTH SKIMMER OR THIRSTY DUCK, OR USING A PUMP WITH A FILTER. ALTERNATIVE TEMPORARY SEDIMENT BASINS SHALL BE APPROVED BY ENGINEER PRIOR TO USE.

IN LIEU OF USING TEMPORARY SEDIMENT BASINS, THE CONTRACTOR MAY PHASE THEIR CONSTRUCTION SO THAT NOT MORE THAN 5 ACRES OF AREA IS DISTURBED AT ONE TIME. FULL STABILIZATION OF THE DISTURBED AREA IS REQUIRED PRIOR TO DISTURBING ADDITIONAL AREAS. (IMPAIRED ONLY)

PROJECT NARRATIVE

EXISTING SITE DESCRIPTION -- THE EXISTING SITE IS APPROXIMATELY 1.8 ACRES IN SIZE AND IS UNDEVELOPED. STORMWATER RUNOFF GENERALLY SHEET FLOWS FROM EAST TO WEST, WHERE IT ENTERS EXISTING STORM SEWER IN THE ACCESS DRIVE. THERE IS NO EXISTING STORMWATER MANAGEMENT ON SITE.

PROPOSED SITE DESCRIPTION -- THE PROPOSED DEVELOPMENT WILL CONSIST OF A NEW BUILDING, BITUMINOUS PARKING LOT, CONCRETE SIDEWALK, AND GREEN SPACE. THE PROPOSED WORK IS EXPECTED TO ADD **1.11** ACRES OF IMPERVIOUS AREA. TO MEET THE STORMWATER MANAGEMENT STANDARDS, AN UNDERGROUND INFILTRATION TANK IS PROPOSED TO BE INSTALLED UNDERNEATH THE PROPOSED PARKING LOT. STORMWATER RUNOFF WILL BE COLLECTED BY PROPOSED STORM SEWER IN THE BITUMINOUS PARKING LOT AND PIPED TO THE UNDERGROUND INFILTRATION TANK SYSTEM.

SR - 700 American
700 W AMERICAN BLVD / BLOOMINGTON, MN

URBANWORKS

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN / CITY SUBMITTAL
10.11.2023

REVISIONS

DATE	10/11/2023
PROJECT #	23-0001
PHASE	SD/CITY SUBMITTAL
DRAWN BY	WH
CHECKED BY	STD

STORM WATER POLLUTION PREVENTION PLAN

C600.0

PL202300178

MATERIALS SCHEDULE			
	EDGING		
SYMBOL	DESCRIPTION	QTY	DETAIL
ED-01	EDGING TYPE 1 - STEEL EDGER	986 LF	
	FENCE & GUARDRAIL		
SYMBOL	DESCRIPTION	QTY	DETAIL
FE-01	FENCE TYPE 1 - CHAIN LINK - 4.5'	282 LF	
FE-02	FENCE TYPE 2 - GUARDRAIL	97 LF	
	LANDSCAPE AMENITY		
SYMBOL	DESCRIPTION	QTY	DETAIL
LA-01	COMMUNITY GARDEN PLANTER	12	
	PAVING		
SYMBOL	DESCRIPTION	QTY	DETAIL
P-01	PAVING TYPE 1 - CONCRETE WALK	10,040 SF	
P-02	PAVING TYPE 2 - PERVIOUS PAVERS	1,282 SF	
P-03	PAVING TYPE 3 - CRUSHED STONE	2,284 SF	
	SITE FURNITURE		
SYMBOL	DESCRIPTION	QTY	DETAIL
SF-01	BENCH TYPE 1 - LANDSCAPE FORMS BANCAL - DOUBLE	1	
SF-02	BENCH TYPE 2 - LANDSCAPE FORMS BANCAL - SINGLE	7	
SF-03	BIKE RACK	14	

PLANT SCHEDULE								
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES		REMARKS
	AL	16	ACER RUBRUM `ARMSTRONG' / ARMSTRONG MAPLE	2.5" CAL.	B&B			
	BF	6	BETULA PLATYPHYLLA 'FARGO' TM / DAKOTA PINNACLE WHITE BIRCH	2" CAL.	B&B	SINGLE STEM		
	TI-B2	13	TILIA AMERICANA `BOULEVARD` / BOULEVARD LINDEN	2.5" CAL.	B&B			
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES		REMARKS
	PD	2	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE	6` HT.	B&B			
	PC2	2	PINUS CEMBRA / SWISS STONE PINE	6` HT.	B&B	NATURAL FORM, SINGLE LEADER		
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES		REMARKS
	AG	6	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY	8` HT. CLUMP	B&B			
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES	SPACING	REMARKS
	HL2	36	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA	#2	CONT.		48" o.c.	
	RG	99	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5	POT		60" o.c.	
	RI-A	70	RIBES ALPINUM / ALPINE CURRANT	#2	POT	SPACE 4`-0" O.C.	48" o.c.	
	SP2	70	SALIX PURPUREA `NANA` / DWARF ARCTIC WILLOW	#2	CONT.		54" o.c.	
	SS4	119	SORBARIA SORBIFOLIA `SEM` / SEM ASH LEAF SPIREA	#2	CONT.		36" o.c.	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES	SPACING	REMARKS
	JT	59	JUNIPERUS CHINENSIS 'MONLEP' / MINT JULEP® CHINESE JUNIPER	#5	POT		48" o.c.	
	TT2	33	TAXUS X MEDIA `TAUNTONII` / TAUTON YEW	#2			48" o.c.	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES	SPACING	REMARKS
	CK	133	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	#1			24" o.c.	
	PA-H	67	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	#1	POT	SPACE 2`-6" O.C.	30" o.c.	
	SB	143	SCHIZACHYRIUM SCOPARIUM `BLUE HEAVEN` / BLUE HEAVEN LITTLE BLUESTEM	1 GAL	CONT.	SPACE 2`-0" O.C.	24" o.c.	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES	SPACING	REMARKS
	AT-S	49	ALLIUM TANGUTICUM 'SUMMER BEAUTY' / SUMMER BEAUTY GLOBE LILY	#1	POT	SPACE 1`-6" O.C.	18" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES	SPACING	REMARKS
	SOD	10,779 SF	SOD	SOD				
NATIVE PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES	SPACING	REMARKS
	SM1	1,494 SF	RAIN GARDEN PLANTING MIX	SEED		10 LBS PER ACRE, SEE SPECIFICATIONS		

SITE AND LANDSCAPE NOTES

SITE PREPARATION NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
6. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
8. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
9. HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
10. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
12. CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
13. CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
14. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

PLANTING

1. SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
2. FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
3. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
4. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
6. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
7. INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
9. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
10. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
11. FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
12. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS. PLANTING SOIL SHALL CONSIST OF MnDOT 3877-B MODIFIED TO CONTAIN A MAXIMUM OF 30% SAND, A PH OF 7.1 MAX. OR AS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS MANUAL.
13. TREE WRAPPING MATERIAL SHALL BE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
14. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

1. INSTALL 4" DEEP SHREDDED HARDWOOD MULCH] RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
2. INSTALL 3" DEEP SHREDDED HARDWOOD MULCH] RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
3. INSTALL 3" DEEP FINELY SHREDDED MULCH IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS - PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.

WATERING

1. PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
2. TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.

WARRANTY

1. WARRANTY NEW PLANT MATERIAL THROUGH [ONE] CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TURF NOTES

1. SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
5. FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION THAT MEETS THE REQUIREMENTS OF THE PROVIDED PERFORMANCE SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. CONTRACTOR SHALL FIELD VERIFY WATER SUPPLY, VOLUME, PRESSURE AND LOCATION FOR SYSTEM TAP PRIOR TO SYSTEM DESIGN.
3. CONTRACTOR SHALL CONFIRM COMPLETE LIMITS OF IRRIGATION WITH LANDSCAPE ARCHITECT PRIOR TO SUPPLYING SHOP DRAWINGS.
4. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF MULCH.
5. CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS, DETAILED SYSTEM OPERATION INSTRUCTIONS AND AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND PLANTED MATERIAL GROWTH REQUIREMENTS.
6. IRRIGATION SYSTEM SHALL BE DESIGNED SO THAT NO WATER DIRECTED TOWARDS OR IS IN CONTACT WITH VERTICAL HARDSCAPE AND/OR STRUCTURES.

SR - 700 American

700 W AMERICAN BLVD / BLOOMINGTON, MN

URBANWORKS

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

PRELIMINARY

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN / CITY SUBMITTAL
10.11.2023

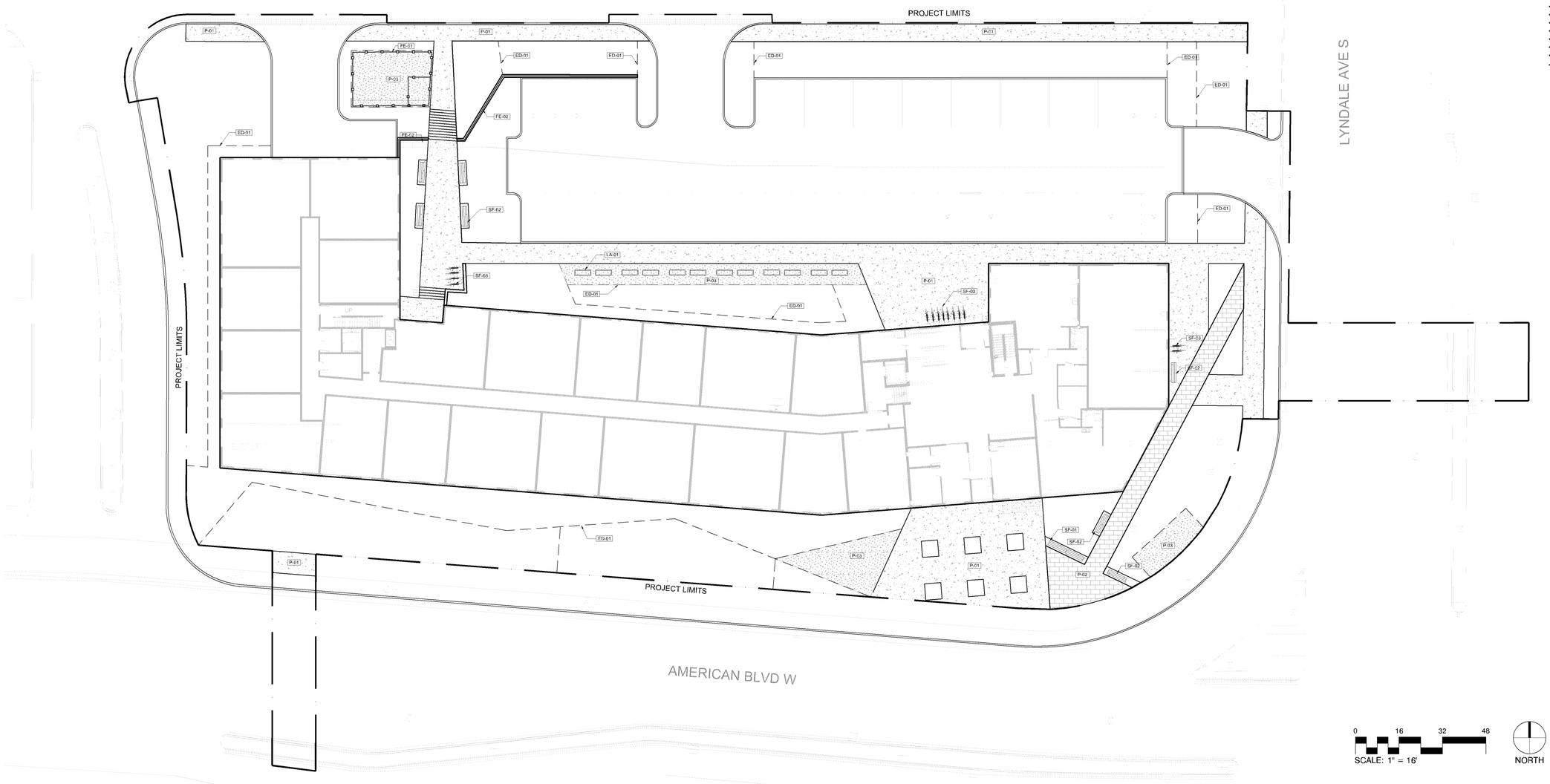
REVISIONS

DATE 10/11/2023
PROJECT # 23-0001
PHASE SCHEMATIC DESIGN
DRAWN BY SMS
CHECKED BY JS

LANDSCAPE SCHEDULES & NOTES

L010

PL202300178



0 16 32 48

SCALE: 1" = 16'

NORTH

MATERIALS LEGEND

SYMBOL	EDGING DESCRIPTION	QTY	DETAIL
ED-01	EDGING TYPE 1 - STEEL EDGER	986 LF	

SYMBOL	FENCE & GUARDRAIL DESCRIPTION	QTY	DETAIL
FE-01	FENCE TYPE 1 - CHAIN LINK - 4.5'	282 LF	
FE-02	FENCE TYPE 2 - GUARDRAIL	97 LF	

SYMBOL	LANDSCAPE AMENITY DESCRIPTION	QTY	DETAIL
LA-01	COMMUNITY GARDEN PLANTER	12	

SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
P-01	PAVING TYPE 1 - CONCRETE WALK	10,040 SF	
P-02	PAVING TYPE 2 - PERVIOUS PAVERS	1,282 SF	
P-03	PAVING TYPE 3 - CRUSHED STONE	2,284 SF	

SYMBOL	SITE FURNITURE DESCRIPTION	QTY	DETAIL
SF-01	BENCH TYPE 1 - LANDSCAPE FORMS BANCAL - DOUBLE	1	
SF-02	BENCH TYPE 2 - LANDSCAPE FORMS BANCAL - SINGLE	7	
SF-03	BIKE RACK	14	

10/5/2023 3:31:54 PM C:\Revit Project Files\23-0001 A22 Central_devlandy.rvt

SR - 700 American

700 W AMERICAN BLVD / BLOOMINGTON, MN

URBANWORKS

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

PRELIMINARY

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN / CITY SUBMITTAL
10.11.2023

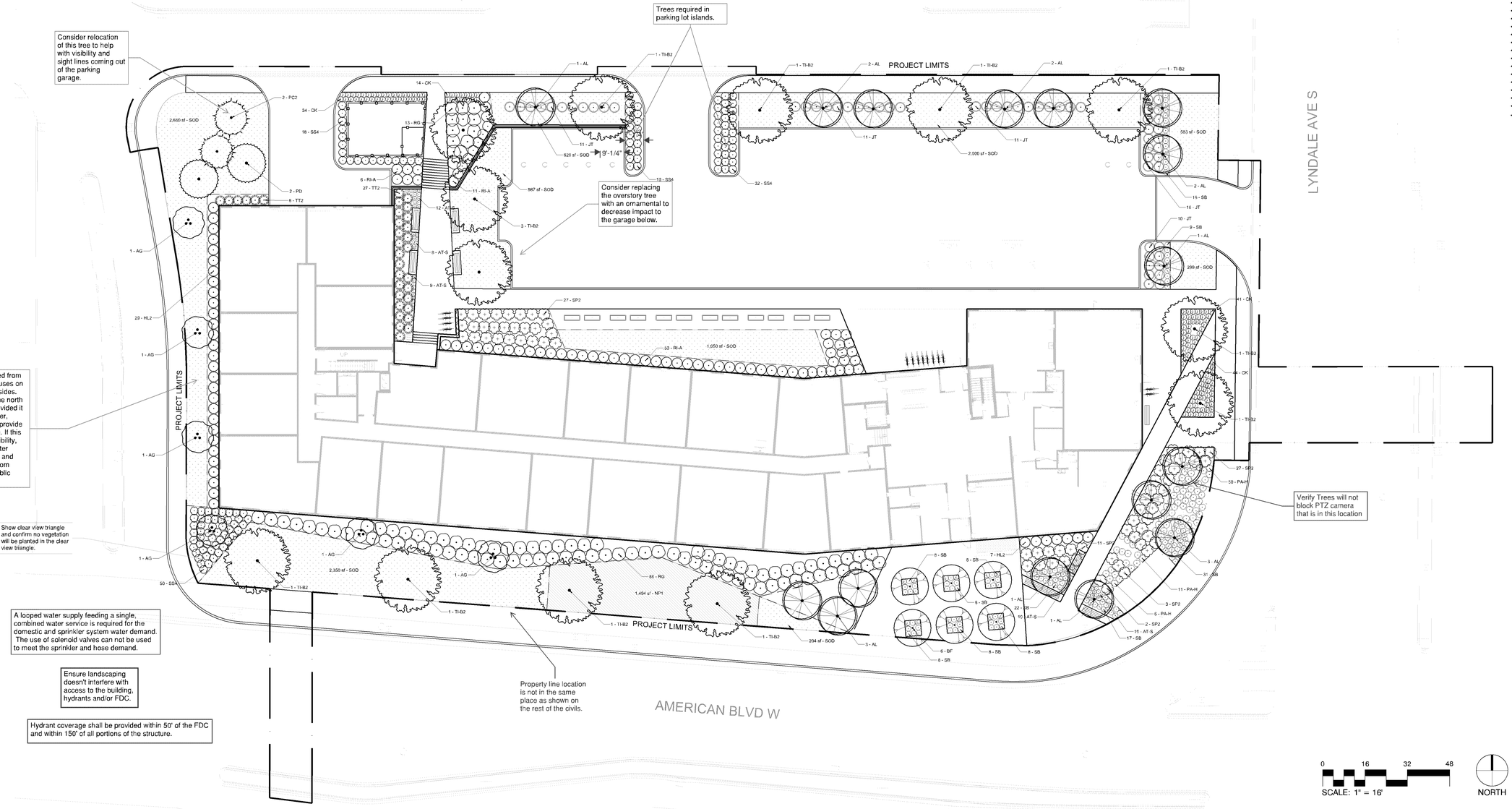
REVISIONS

DATE 10/11/2023
PROJECT # 23-0001
PHASE SCHEMATIC DESIGN
DRAWN BY SMS
CHECKED BY JS

HARDSCAPE PLAN

L110

PL202300178



0 16 32 48
SCALE: 1" = 16'

NORTH

PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AL	16	ACER RUBRUM `ARMSTRONG' / ARMSTRONG MAPLE
	BF	6	BETULA PLATYPHYLLA "FARGO" TM / DAKOTA PINNACLE WHITE BIRCH
	TI-B2	13	TILIA AMERICANA `BOULEVARD` / BOULEVARD LINDEN
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	PD	2	PICEA GLAUCA `DENSATA` / BLACK HILLS SPRUCE
	PC2	2	PINUS CEMBRA / SWISS STONE PINE
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	AG	6	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY
DECIDUOUS SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	HL2	36	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA
	RG	99	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	RI-A	70	RIBES ALPINUM / ALPINE CURRANT
	SP2	70	SALIX PURPUREA `NANA` / DWARF ARCTIC WILLOW
	SS4	119	SORBARIA SORBIFOLIA `SEM` / SEM ASH LEAF SPIREA

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	JT	59	JUNIPERUS CHINENSIS 'MONLEP' / MINT JULEP® CHINESE JUNIPER
	TT2	33	TAXUS X MEDIA `TAUNTONII` / TAUTON YEW
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	CK	133	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
	PA-H	67	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
	SB	143	SCHIZACHYRIUM SCOPARIUM `BLUE HEAVEN` / BLUE HEAVEN LITTLE BLUESTEM
PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	AT-S	49	ALLIUM TANGUTICUM 'SUMMER BEAUTY' / SUMMER BEAUTY GLOBE LILY
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SOD	10,779 SF	SOD
NATIVE PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SM1	1,494 SF	RAIN GARDEN PLANTING MIX

SR - 700 American
700 W AMERICAN BLVD / BLOOMINGTON, MN

URBANWORKS

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT
DF/ DAMON FARBER LANDSCAPE ARCHITECTS

PRELIMINARY

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN / CITY SUBMITTAL
10.11.2023

REVISIONS

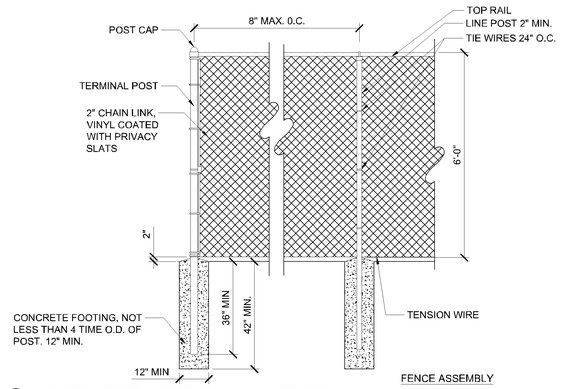
DATE 10/11/2023
PROJECT # 23-0001
PHASE SCHEMATIC DESIGN
DRAWN BY BMS
CHECKED BY JS

LANDSCAPE PLAN

L140

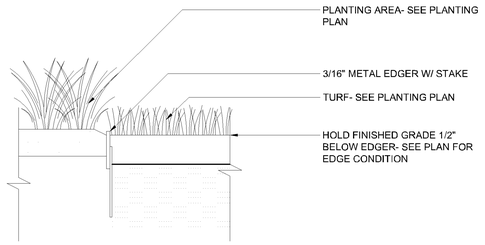
PL202300178

bike rack detail not included - Site plan references this sheet for bike rack detail



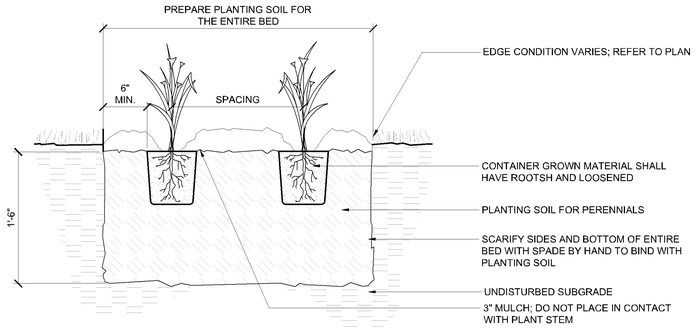
5 6' HEIGHT PERIMETER CHAINLINK FENCE

1/2" = 1'-0" P-UR3-34



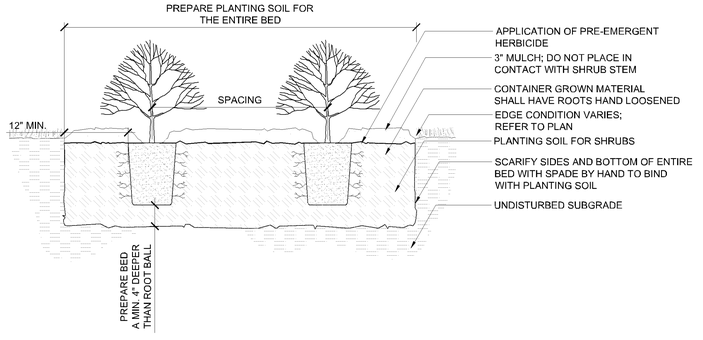
4 DETAIL - STEEL EDGER

1 1/2" = 1'-0" P-UR3-09



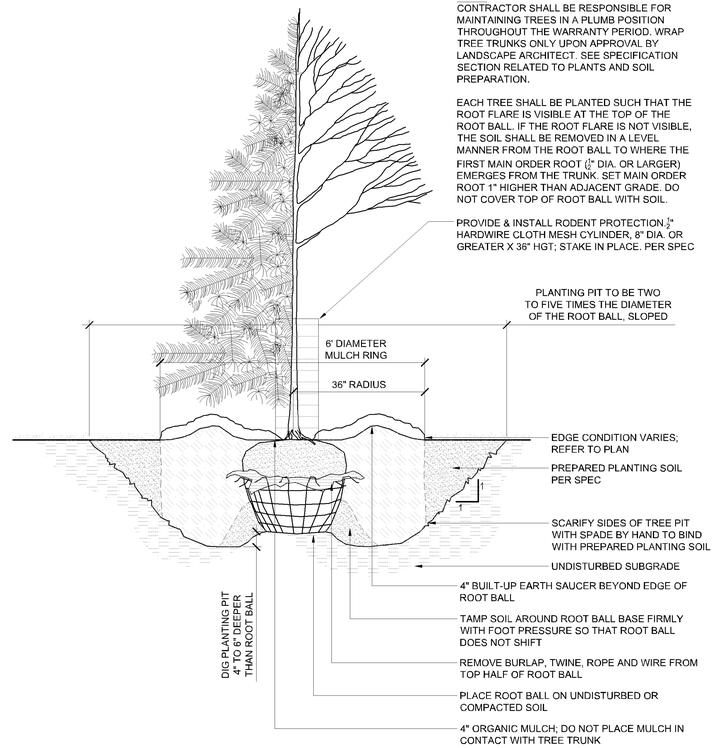
3 DETAIL - PERENNIAL PLANTING

1 1/2" = 1'-0" P-UR3-04



2 DETAIL - SHRUB PLANTING

1" = 1'-0" P-UR3-02



1 DETAIL - TREE PLANTING

3/4" = 1'-0" P-UR3-01

10/5/2023 3:31:54 PM C:\Revit Project Files\23-0001 A22 Central_devlundy.rvt

SR - 700 American

700 W AMERICAN BLVD / BLOOMINGTON, MN

URBANWORKS

901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

PRELIMINARY

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN / CITY SUBMITTAL 10.11.2023

REVISIONS

DATE 10/11.2023
PROJECT # 23-0001
PHASE SCHEMATIC DESIGN
DRAWN BY SMS
CHECKED BY JS

LANDSCAPE DETAILS

L500