

# PRELIMINARY PLANS

FOR

## SITE, GRADING, UTILITY, LANDSCAPE

FOR

### ENCLAVE BLOOMINGTON DRURY BLOOMINGTON, MN

PREPARED FOR:

#### ENCLAVE DEVELOPMENT

300 23RD AVE E, SUITE 300

FARGO, ND 58078

CONTACT: BRIAN BOCHMAN

PHONE: 701-212-8110

EMAIL: BRIAN@ENCLAVECOMPANIES.COM

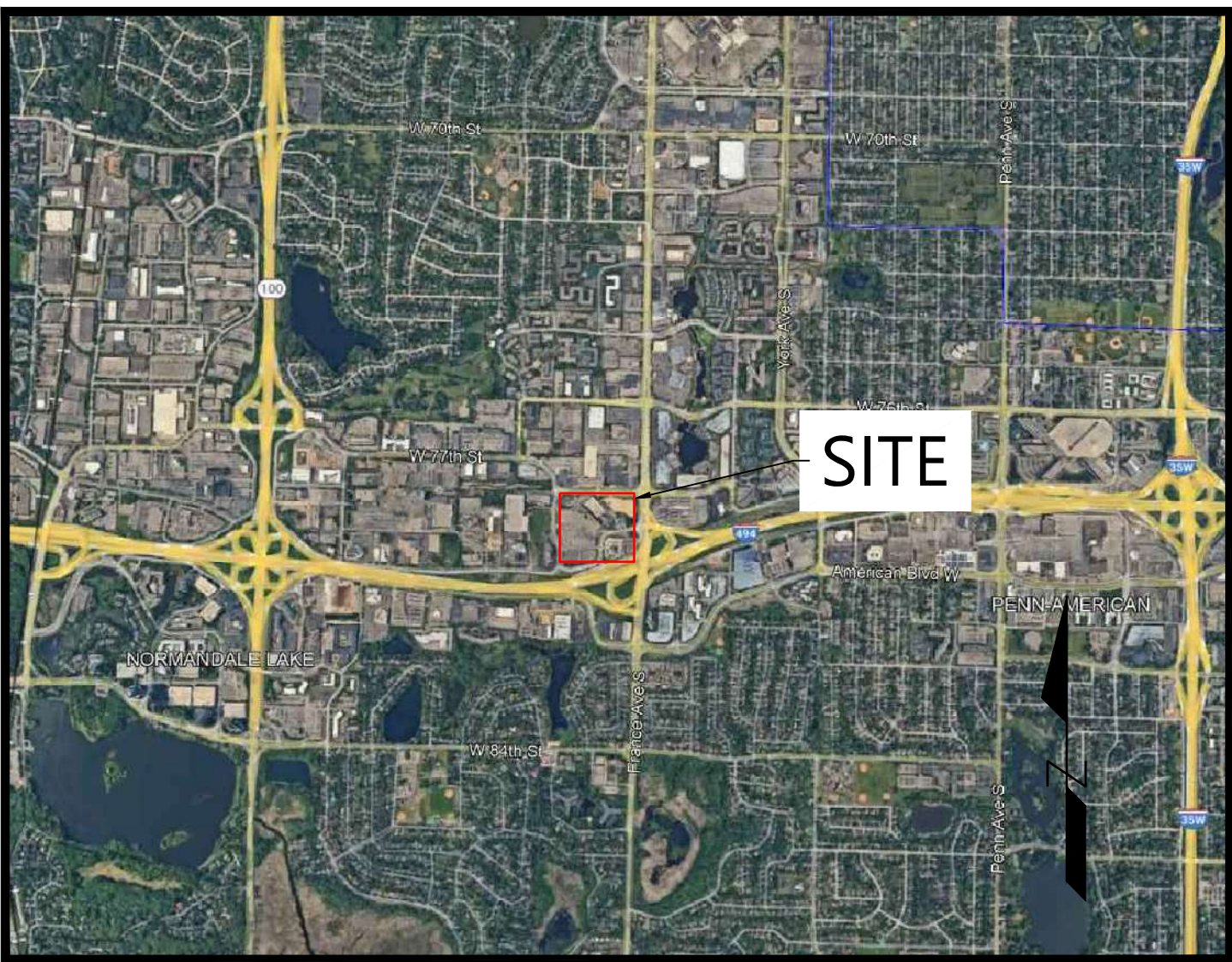
PREPARED BY:

**Westwood**

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300  
Fax (952) 937-5822 Minnetonka, MN 55343  
Toll Free (888) 937-5150 [westwoodps.com](http://westwoodps.com)  
Westwood Professional Services, Inc.

PROJECT NUMBER: 0057562.00

CONTACT: NICHOLAS T. MEYER



Vicinity Map  
(NOT TO SCALE)

#### SHEET INDEX

SHEET NUMBER	SHEET TITLE
C001	COVER
C100	EXISTING CONDITIONS & REMOVALS
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C300	GRADING PLAN
C400	EROSION CONTROL
C500	UTILITY PLAN
C600	DETAILS
C601	CITY DETAILS
L100	LANDSCAPE PLAN

NO.	DATE	REVISION	SHEETS
	-	-	
	-	-	
	-	-	
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#### PRELIMINARY PLANS

FOR

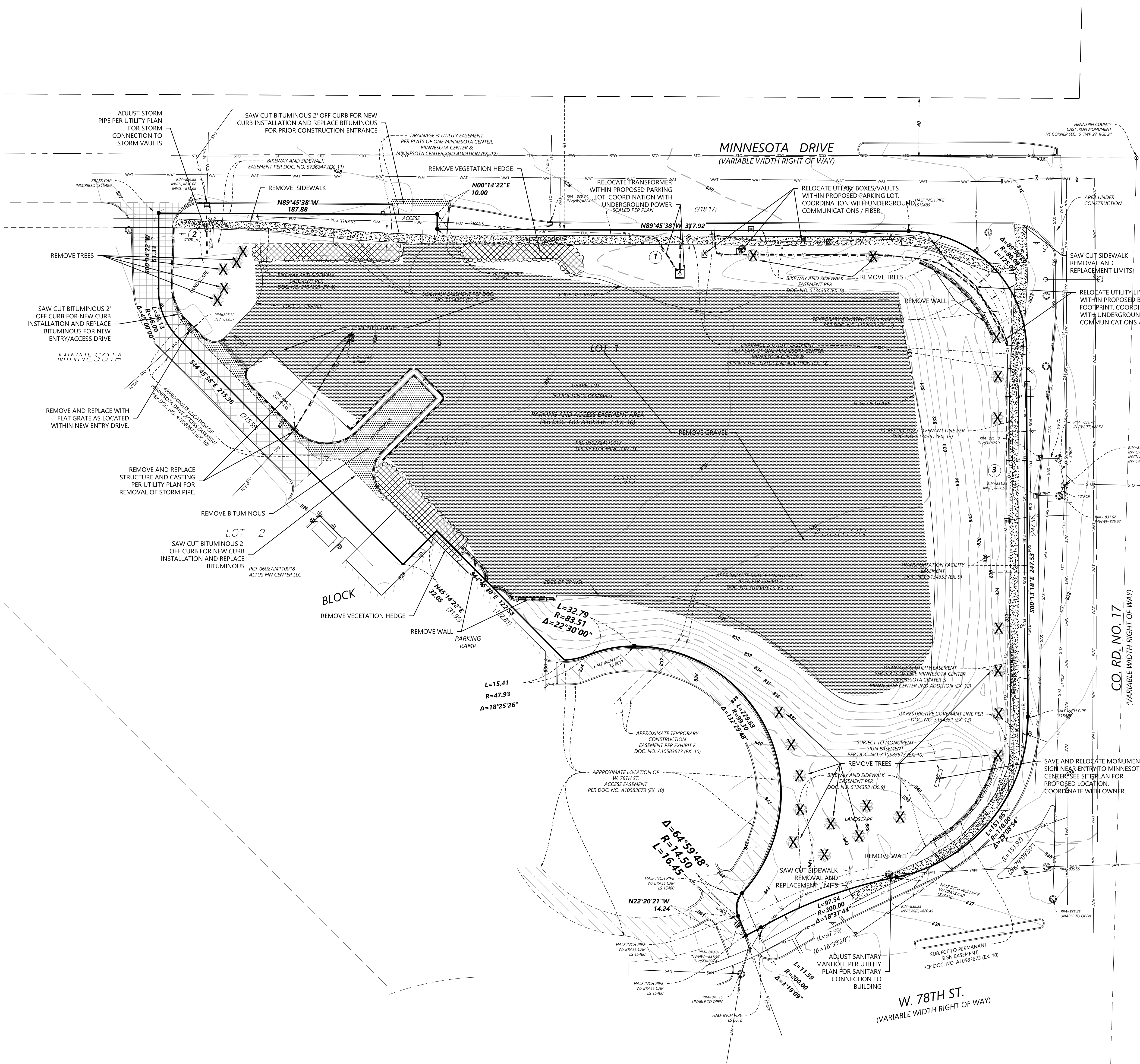
SITE, GRADING, UTILITY, LANDSCAPE

FOR

ENCLAVE BLOOMINGTON DRURY  
BLOOMINGTON, MN

INITIAL SUBMITTAL DATE: 11/13/2024 SHEET: C001 OF .





LEGEND

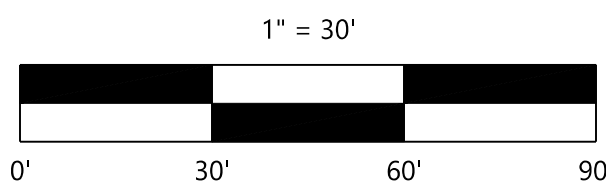
	SANITARY MANHOLE		BOUNDARY LINE
	STORM MANHOLE		RIGHT-OF-WAY LINE
	CATCH BASIN		LOT LINE
	HYDRANT		EASEMENT LINE
	GATE VALVE		SECTION LINE
	ELECTRIC BOX		TREE LINE
	ELECTRIC MANHOLE		GAS LINE
	STREET LIGHT		POWER UNDERGROUND
	POWER POLE		SANITARY SEWER
	MAST ARM W/ LIGHT		STORM SEWER
	TELEPHONE BOX		WATERMAIN
	TELEPHONE MANHOLE		FIBER OPTIC
	HAND HOLE/JUNCTION BOX		FENCE LINE
	SIGN		CONTROLLED ACCESS
	DECIDUOUS TREE		CURB & GUTTER
			CONCRETE SURFACE
			BITUMINOUS SURFACE
			GRAVEL SURFACE
			WETLAND

REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
		CURB & GUTTER
		SANITARY SEWER
		WATER MAIN
		HYDRANT
		STORM SEWER
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		RETAINING WALL
		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
		SOIL BORING LOCATION
		TREE LINE

REMOVAL NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.



NOT FOR CONSTRUCTION

DESIGNED:	SSA
CHECKED:	SSA
DRAWN:	ANV
DATE:	11/13/2024
PROJECT:	ENCLAVE DEVELOPMENT
SCALE:	1" = 30'
VERTICAL SCALE:	1" = 6'

PREPARED FOR:  
**ENCLAVE DEVELOPMENT**  
300 23RD AVE E, SUITE 300  
FARGO, ND 58078

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.  
SHARL LYNNE S. AHEENS  
DATE: 11/13/2024 LICENSE NO. 42797

**ENCLAVE BLOOMINGTON DRURY**  
BLOOMINGTON, MN

**Westwood**  
12701 Whitewater Drive, Suite #200  
Minneapolis, MN 55438  
(612) 837-2822  
Fax: (612) 837-2822  
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**EXISTING CONDITIONS & REMOVALS**

SHEET NUMBER:

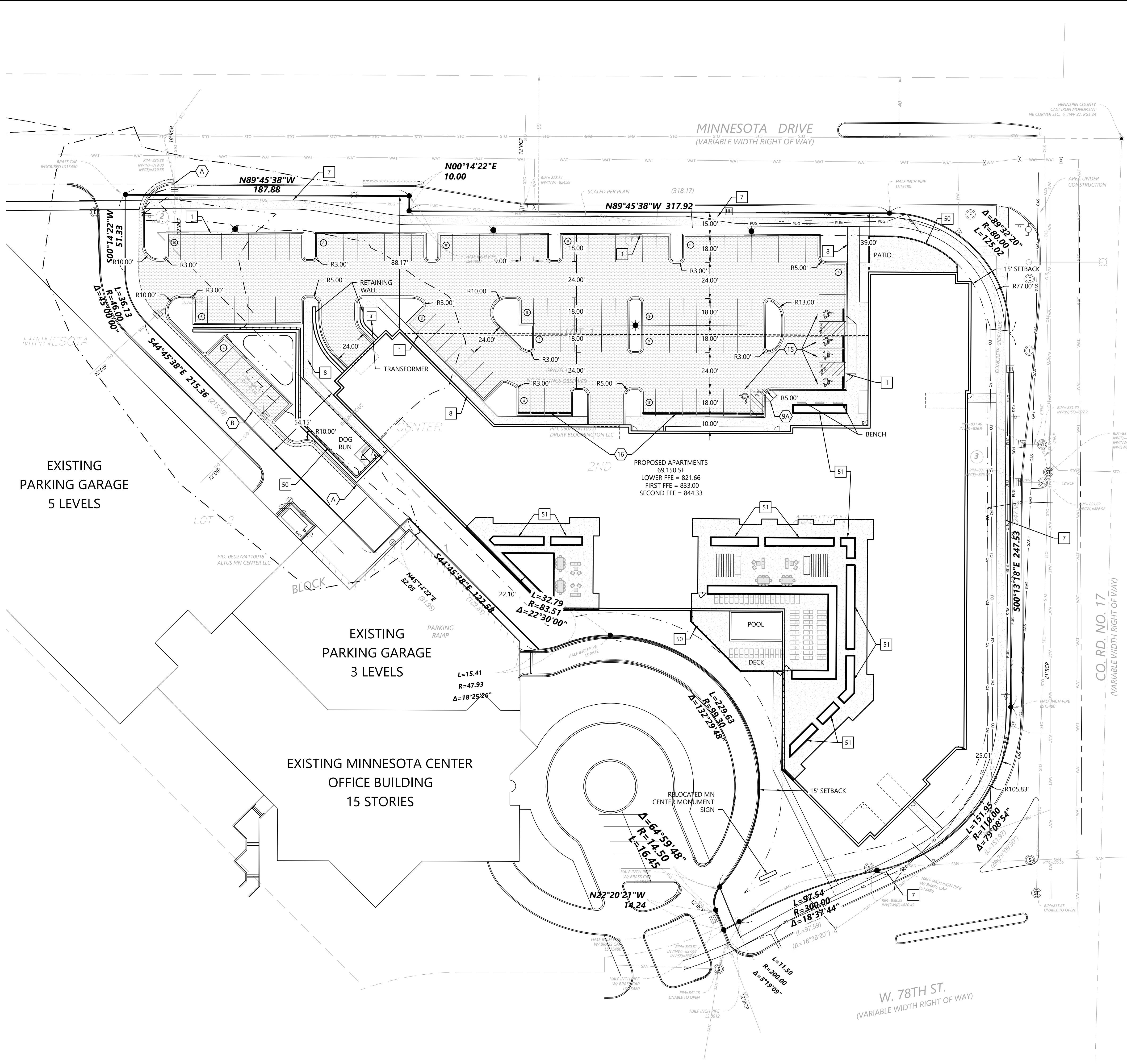
C100

DATE: 11/13/2024

PROJECT NUMBER: 0057562.00

ENCLAVE BLOOMINGTON DRURY





**SITE KEYNOTES**

- A MATCH EXISTING CURB
- B MATCH EXISTING CONCRETE PAVEMENT WITH SAWCUT
- C PAINT 4" WHITE DIAGONAL STRIPING
- D FLUSH CURB
- E TRANSITION CURB

**SITE LEGEND**

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

**GENERAL SITE NOTES**

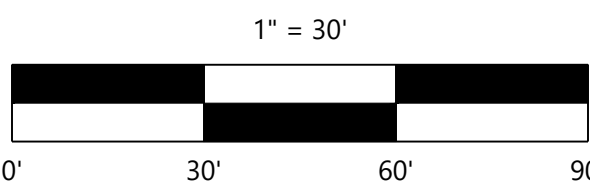
- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY COMPANY, CITY, STATE, DATE.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADI ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE **B612** UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGN, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

**SITE DEVELOPMENT SUMMARY**

EXISTING ZONING:	C-4, FREEWAY OFFICE DISTRICT PD, PLANNED DEVELOPMENT OVERLAY DISTRICT
PROPOSED ZONING:	<b>PUD, PLANNED UNIT DEVELOPMENT</b>
PARCEL DESCRIPTION:	0602724110017
PROPERTY AREA:	165,582 SF (3.8 AC)
EXISTING IMPERVIOUS SURFACE:	<b>XX,XXX SF (XX.X%)</b>
PROPOSED IMPERVIOUS SURFACE:	<b>XX,XXX SF (XX.X%)</b>
BUILDING GROSS SIZE:	<b>465,374 SF</b>
MULTIFAMILY:	<b>328,797 SF</b>
(275 UNITS & COMMUNITY/AMENITY SPACES)	
COMMERCIAL:	<b>5,480 SF</b>
PARKING:	<b>131,097 SF</b>
PROPOSED BUILDING SETBACKS:	<b>15'</b> = ALL SIDES
PROPOSED PARKING SETBACK:	<b>15'</b> = FRONT AND ROW
PARKING SPACE/DRIVE AISLE:	<b>9'</b> WIDE X <b>18'</b> LONG, <b>24'</b> AISLE
PROPOSED PARKING	<b>119 SPACES</b>
SURFACE: (5 ADA)	
37 MN CENTER, 15 COMMERCIAL, 67 RESIDENT	
GARAGE: (14 ADA)	<b>374 SPACES</b>
TOTAL PARKING PROVIDED:	<b>493 SPACES</b>
RESIDENT PARKING RATIO:	<b>1.6 SPACES / UNIT</b>
(441 SPACES/275 UNITS)	

**SITE DETAILS (SI-0XX)**

- B612 OR B618** CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- INTEGRAL CURB AND WALK
- CONCRETE CROSS GUTTER
- PUBLIC CONCRETE SIDEWALK
- PRIVATE CONCRETE SIDEWALK
- PUBLIC OR PRIVATE** PEDESTRIAN CURB RAMP
- PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- CROSS WALK STRIPING
- TRAFFIC ARROW
- SIGN INSTALLATION
- HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- PRECAST CONCRETE WHEEL STOP
- BOLLARD
- PAVEMENT SECTIONS
- HEAVY DUTY CONCRETE SECTION LOADING DOCK
- CONCRETE WALK AND DRIVEWAY OPENINGS AT RESIDENTIAL ENTRANCES
- BEAVERTAIL CURB (**B612**)
- ORNAMENTAL FENCE
- SIGN POST WITH BOLLARD
- SIDEWALK STEP AND LANDING
- CONCRETE CURB & GUTTER, CATCH BASIN LOCATION AND TRANSITION
- B612 AND SURMOUNTABLE CURB TRANSITION
- CONCRETE STAIR AND RAILING DETAIL
- CONCRETE STAIRS
- FENCE (SEE ARCHITECT)
- RAISED PLANTERS



NOT FOR CONSTRUCTION

Call 48 Hours before digging:  
**811 or call811.com**  
Common Ground Alliance

DESIGNED:	SSA
CHECKED:	SSA
DRAWN:	AKW
DATE:	01/30/2025
PROJECT:	ENCLAVE DEVELOPMENT
LOCATION:	300 23RD AVE E SUITE 300 FARGO, ND 58078

PREPARED FOR:  
**ENCLAVE DEVELOPMENT**  
300 23RD AVE E SUITE 300  
FARGO, ND 58078

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.  
CHARLENE S. KUHN  
DATE: 01/30/2025 LICENSE NO. 42797

**ENCLAVE BLOOMINGTON DRURY**  
BLOOMINGTON, MN

**Westwood**  
12701 Whitewater Drive, Suite #200  
Minneapolis, MN 55438  
(612) 837-2510  
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www.westwoodpro.com  
Westwood Professional Services, Inc.

**SITE PLAN**

SHEET NUMBER:

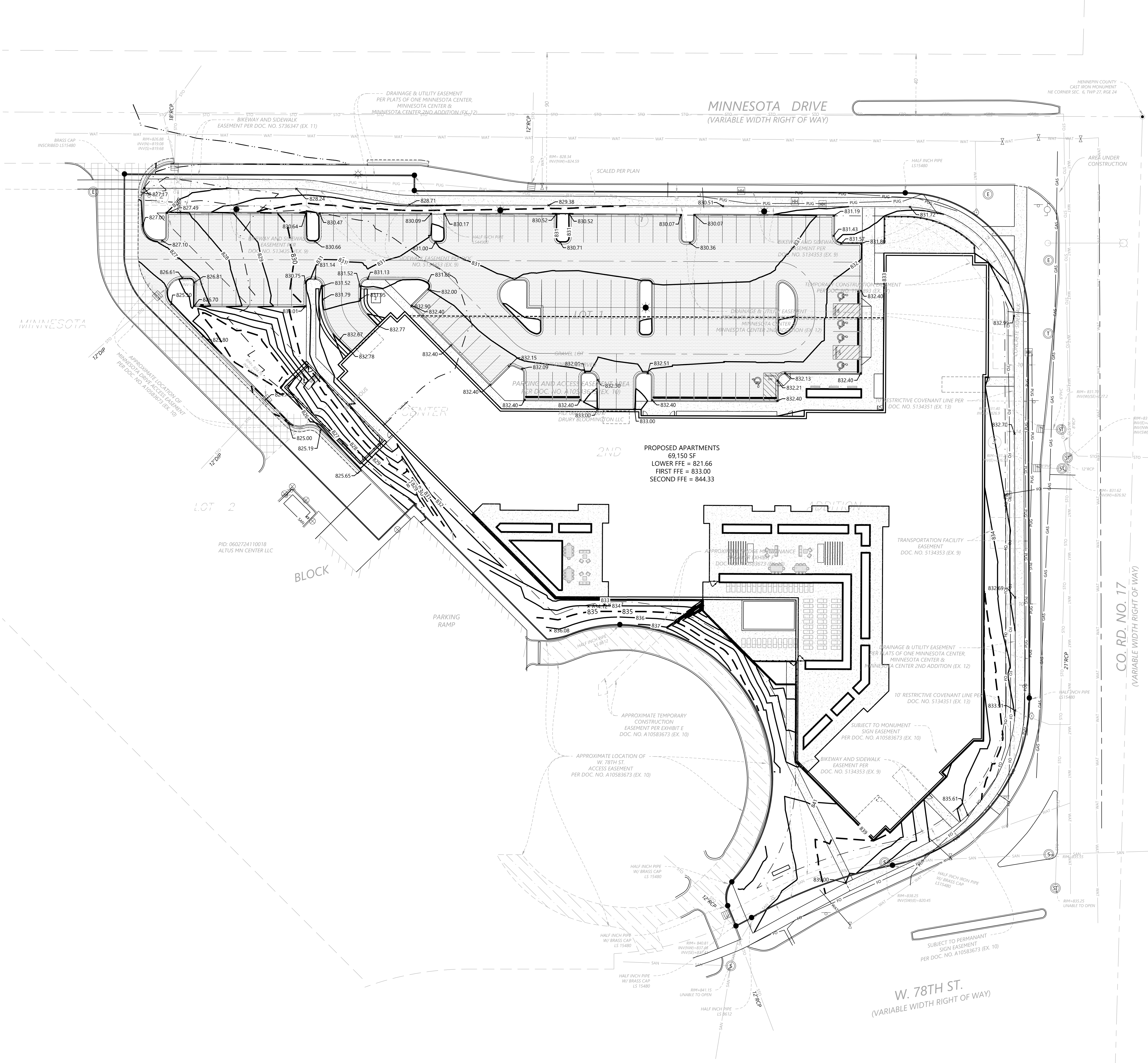
**C200**

DATE: 01/30/2025

PROJECT NUMBER: 0057562.00

ENCLAVE BLOOMINGTON DRURY



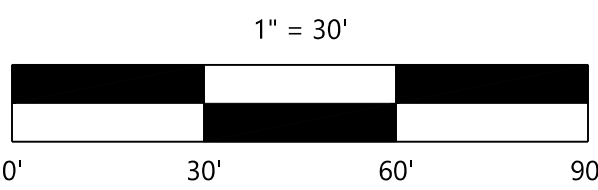


### GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION

### GRADING NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TAND-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.



NOT FOR CONSTRUCTION

DESIGNED:	SSA
CHECKED:	SSA
DRAWN:	ANY
APPROVED:	SSA
DATE:	11/13/2024
SCALE:	AS SHOWN
VERTICAL SCALE:	6" = 1'

INITIAL ISSUE: 11/13/2024

PREPARED FOR:  
**ENCLAVE DEVELOPMENT**  
300 23RD AVE E. SUITE 300  
FARGO, ND 58078

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.  
SHAUN LYNN S. AHEENS  
DATE: 11/13/2024 LICENSE NO. 42797

**ENCLAVE BLOOMINGTON**  
**DRURY**  
BLOOMINGTON, MN

**Westwood**  
12701 Whitewater Drive, Suite #300  
Minneapolis, MN 55443  
(612) 837-2510  
(612) 837-2522  
Fax: (612) 837-2522  
www.westwoodpro.com  
Westwood Professional Services, Inc.

GRADING PLAN

SHEET NUMBER:

C300

DATE: 11/13/2024

PROJECT NUMBER: 0057562.00

ENCLAVE BLOOMINGTON DRURY



DESIGNED:	SSA
CHECKED:	SSA
DRAWN:	ANV
CONSTRUCTION SCALE:	3/8" = 1'
VERTICAL SCALE:	6" = 1'

INITIAL ISSUE:	11/13/2024
REVISIONS:	

PREPARED FOR:  
**ENCLAVE DEVELOPMENT**  
300 23RD AVE E, SUITE 300  
FARGO, ND 58078

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
SHAUN LYNN S. AHRENS  
DATE: 11/13/2024 LICENSE NO. 42797

**ENCLAVE BLOOMINGTON**  
**DRURY**  
BLOOMINGTON, MN

**Westwood**  
12701 Whitewater Drive, Suite #300  
Minneapolis, MN 55438  
(612) 837-2500  
Phone  
(612) 837-2502  
Fax  
Westwood Professional Services, Inc.

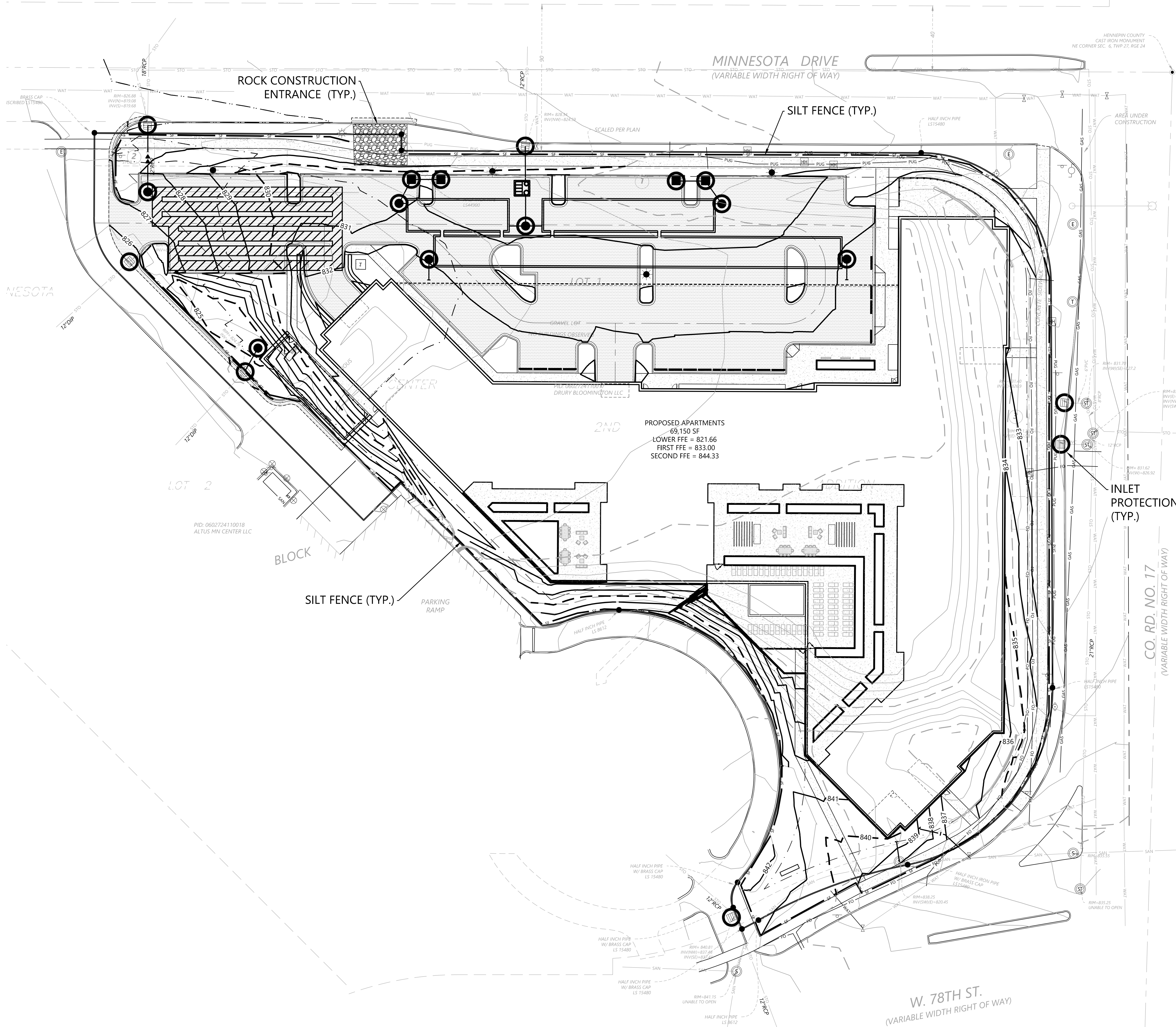
**EROSION CONTROL**

SHEET NUMBER:

**C400**

DATE: 11/13/2024

PROJECT NUMBER: 0057562.00

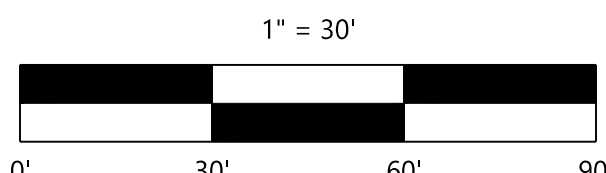


**EROSION CONTROL LEGEND**

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		HEAVY DUTY SILT FENCE
		REDUNDANT SILT CONTROL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		INLET PROTECTION

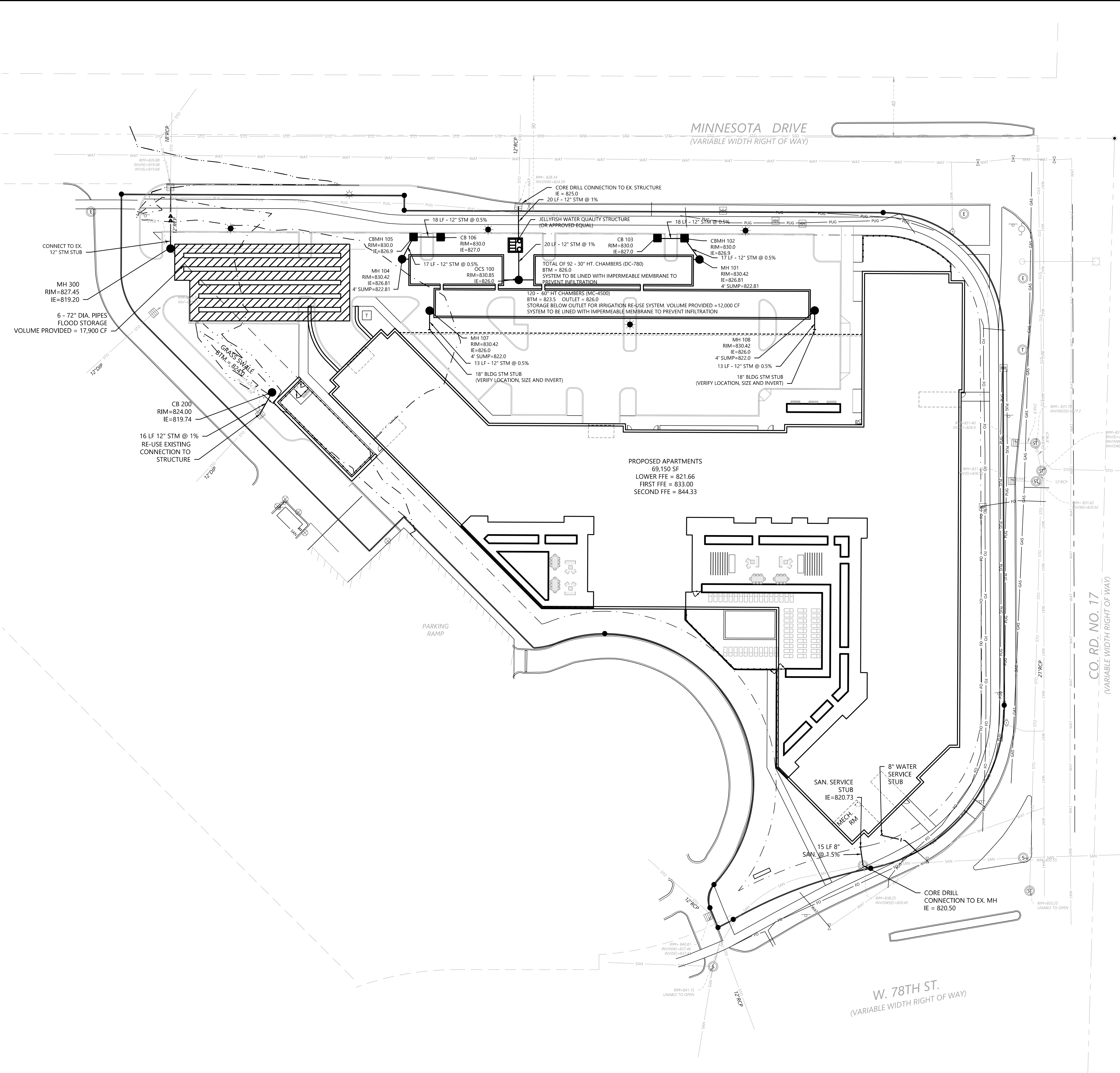
**GENERAL EROSION CONTROL NOTES**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER. ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
- WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
- ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
- THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPDA, NPDES, MNDOT, AND CITY.
  - TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
  - TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
  - INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
  - POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
  - GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
  - MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
- FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
- ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
- ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.



NOT FOR CONSTRUCTION



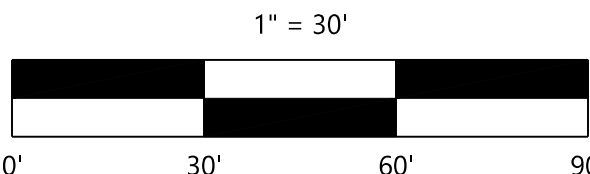


UTILITY LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE

GENERAL UTILITY NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH 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.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE LARGE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LOCAL JURISDICTION AND MINNESOTA PLUMBING CODE. ALL SMALL / DRY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS EXCEED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER AND WATER LINES SHALL CROSS ABOVE ANY SEWER. IF THIS IS NOT ACHIEVABLE, SANITARY AND STORM SEWER SHALL BE CONSTRUCTED OF A MATERIAL APPROVED FOR USE WITHIN A BUILDING AND AS LISTED IN TABLE 701.2 OF THE MINNESOTA PLUMBING CODE. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10- FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
- ALL WATER LINES SHALL HAVE 8" MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE AND NOT WITHIN 10' OF WATER LINE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY AND STORM SEWER PIPE WITHIN 10 FEET OF THE BUILDING AND UNDER FOOTINGS, AND WITHIN 10 FEET OF WATER LINE SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
- STORM SEWER PIPE:
  - RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY OR MN DEPARTMENT OF LABOR.
  - REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
  - HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
  - PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
  - CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A796. CMP MAY NOT BE INSTALLED WITHIN 10- FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
  - ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10- FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
- ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE 604.10.1.
- POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCV52 (OR EQUIVALENT).
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
- ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.



NOT FOR CONSTRUCTION

Call 48 Hours before digging:  
811 or call811.com  
Common Ground Alliance

DESIGNED:	SSA
CHECKED:	SSA
DRAWN:	ANY
DATE:	11/13/2024
SCALE:	AS SHOWN
VERTICAL SCALE:	6" = 1'

INITIAL ISSUE:	11/13/2024
REVISIONS:	

PREPARED FOR:  
**ENCLAVE DEVELOPMENT**  
300 23RD AVE E, SUITE 300  
FARGO, ND 58078

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.  
SHARL LYNNE S. AHRENS  
DATE: 11/13/2024 LICENSE NO. 42797

**ENCLAVE BLOOMINGTON**  
**DRURY**  
BLOOMINGTON, MN

**Westwood**  
12701 Whitewater Drive, Suite #300  
Minneapolis, MN 55443  
(612) 837-2510  
Fax: (612) 837-2522  
www.westwoodpro.com  
Westwood Professional Services, Inc.

**UTILITY PLAN**

SHEET NUMBER:

**C500**

DATE: 11/13/2024

PROJECT NUMBER: 0057562.00

ENCLAVE BLOOMINGTON DRURY



<p>NOTES: 1. EXPANSION JOINT SPACING IS 100' 2. MIN. 3" CL. 5 UNDER C&amp;G 3. CURB SHALL BE PER MDOT SPEC 2531</p>		<p>NOTES: 1. SIGN TO BE 2-SIDED WHERE HANDICAP PARKING STALLS FACE ONE ANOTHER. 2. PARKING GRADE IS DEFINED AS EITHER FLOW LINE OF CURB OR PAVEMENT SURFACE AT THE HEAD OF THE STALL.</p>		<p>NOTES: 1. PROVIDE A RELATIVELY FLAT MINIMUM 4" LANDING BEHIND THE PEDESTRIAN RAMP, 2% MAXIMUM CROSS SLOPE BOTH DIRECTIONS. 2. CURB RAMP AREA TO BE CONCRETE AND MEET LATEST ADA REQUIREMENTS. RAMP CROSS SLOPE 2% MAXIMUM. BACK-TO-BACK PEDESTRIAN RAMP SHALL HAVE MINIMUM 40" LANDING BETWEEN, OR PROVIDE AT-GRADE CROSSING. 3. SIDE FLARE TO BE CONCRETE AND IMPLEMENTED WHERE ADJACENT TO PAVED AREAS. FLARED SLOPE TO BE 10% MAXIMUM. EXISTING CURB RAMP ALTERATIONS, WITH NO LANDING, SHALL BE 8.33% MAXIMUM. PROVIDE 10% MAXIMUM SLOPE, UNLESS NOTED OTHERWISE. 4. ANY VERTICAL UP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH. 5. RAMP AND FLARED SIDE SURFACE TO BE MEDIUM BROOM FINISH, PERPENDICULAR TO TRAVEL PATH. WALK SHALL BE PER MDOT SPEC 2531 MIN. NO. 34.52 WITH A 28-DAY DESIGN STRENGTH OF 3900 PSI.</p>		<p>NOTES: 1. SEE ARCHITECTURAL PLANS FOR WALK SCORING AND JOINT LAYOUT. 2. WALK SHALL BE PER MDOT SPEC 2531 MIN. NO. 34.52 WITH A 28-DAY DESIGN STRENGTH OF 3900 PSI.</p>		<p>NOTES: 1. SET POSITION OF SLEEVE IMMEDIATELY BEHIND TOP MOST BLOCK CAP UNIT, ADHERED TO TOP COURSE WITH ADHESIVE ANCHORING PINS (AS REQUIRED) VERSALOK BRONCO 18H CONCRETE MODULAR BLOCK (OR APPROVED EQUAL) 1" - 1 1/4" FINISHED GRADE 8" MIN. LOW PERMEABLE SOIL SWALE AT TOP OF WALL MAY BE REQUIRED, VERIFY FILTER FABRIC RETAINED SOIL UNIT DRAINAGE FILL (3/4" CRUSHED ROCK OR STONE) APPROXIMATE LIMITS OF EXCAVATION FOUNDATION SOIL UNREINFORCED CONCRETE OR CRUSHED STONE LEVELING PAD 4" PERFORATED PVC DRAIN TILE WRAPPED IN FILTER FABRIC, DAYLIGHT OR TO STORM SYSTEM, AS REQUIRED NOTE: CONTRACTOR TO PROVIDE ENGINEERING AND SHOP DRAWINGS IF WALL IS GREATER THAN 4 FEET TALL. CONTRACTOR TO SUBMIT WALL BLOCK TYPE, SIZE, AND COLOR FOR APPROVAL.</p>		<p>NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR WALL, BASE AND REINFORCEMENT/ANCHORING SIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER IF HEIGHT EXCEEDS 4'.</p>													
Westwood	B6 STYLE CURB AND GUTTER	LAST REVISION: 09/06/20	SI01	Westwood	FLUSH CURB AND GUTTER	LAST REVISION: 11/29/19	SI02-D	Westwood	PRIVATE PEDESTRIAN CURB RAMP	LAST REVISION: 08/15/17	SI09	Westwood	PRIVATE CONCRETE SIDEWALK	LAST REVISION: 08/15/17	SI08	Westwood	PRIVATE PARALLEL PEDESTRIAN CURB RAMP	LAST REVISION: 08/15/17	SI10B	Westwood	SIGN POST INSTALLATION	LAST REVISION: 08/15/19	SI14

DESIGNED: SSA  
CHECKED: SSA  
DRAWN: ANW  
APPROVED: JMS  
VERTICAL SCALE: 1" = 4'-0"  
HORIZONTAL SCALE: 1" = 4'-0"

INITIAL ISSUE: 11/13/2024  
REVISIONS:  
1. 11/13/2024  
2. 11/13/2024  
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9. 11/13/2024  
10. 11/13/2024

PREPARED FOR:  
**ENCLAVE DEVELOPMENT**  
300 23RD AVE E. SUITE 300  
FARGO, ND 58107

1. HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA  
SHARILYN S. AHRENS  
DATE: 11/13/2024 LICENSE NO. 42797

**Westwood**  
12701 Whitewater Drive, Suite #100  
Minnetonka, MN 55343  
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Fax: (882) 837-2522  
Email: info@westwoodps.com  
Westwood Professional Services, Inc.

**ENCLAVE BLOOMINGTON DRURY**  
BLOOMINGTON, MN

DETAILS

SHEET NUMBER:  
**C600**

DATE: 11/13/2024  
PROJECT NUMBER: 0057562.00

NOT FOR CONSTRUCTION



