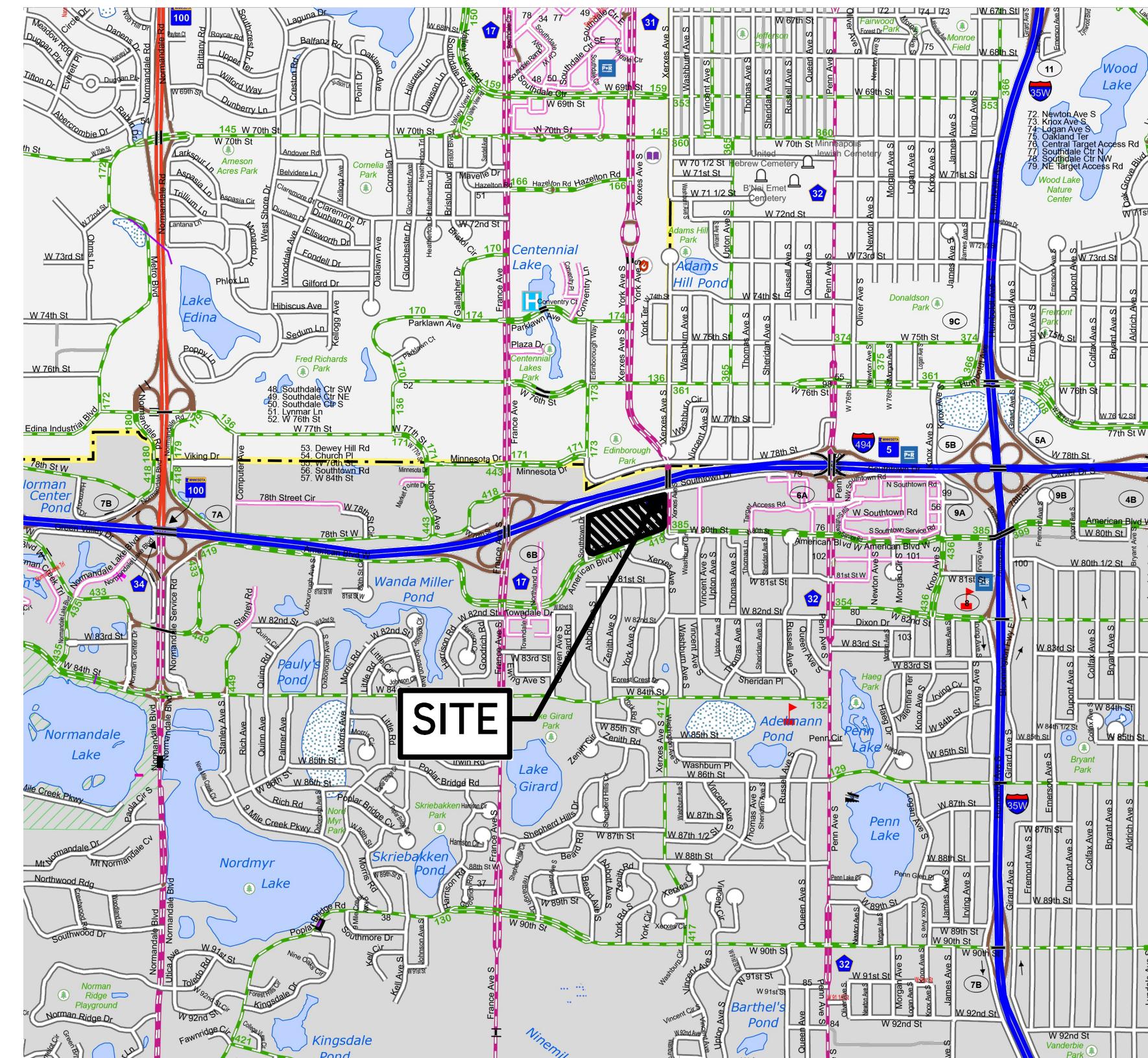


PROJECT COORDINATES

N 44° 51' 35"
W 93° 19' 11"



LOCATION MAP

1" = 2000'

GALLERY BLOOMINGTON

BLOOMINGTON, MINNESOTA

PDP/FINAL DEVELOPMENT PLANS

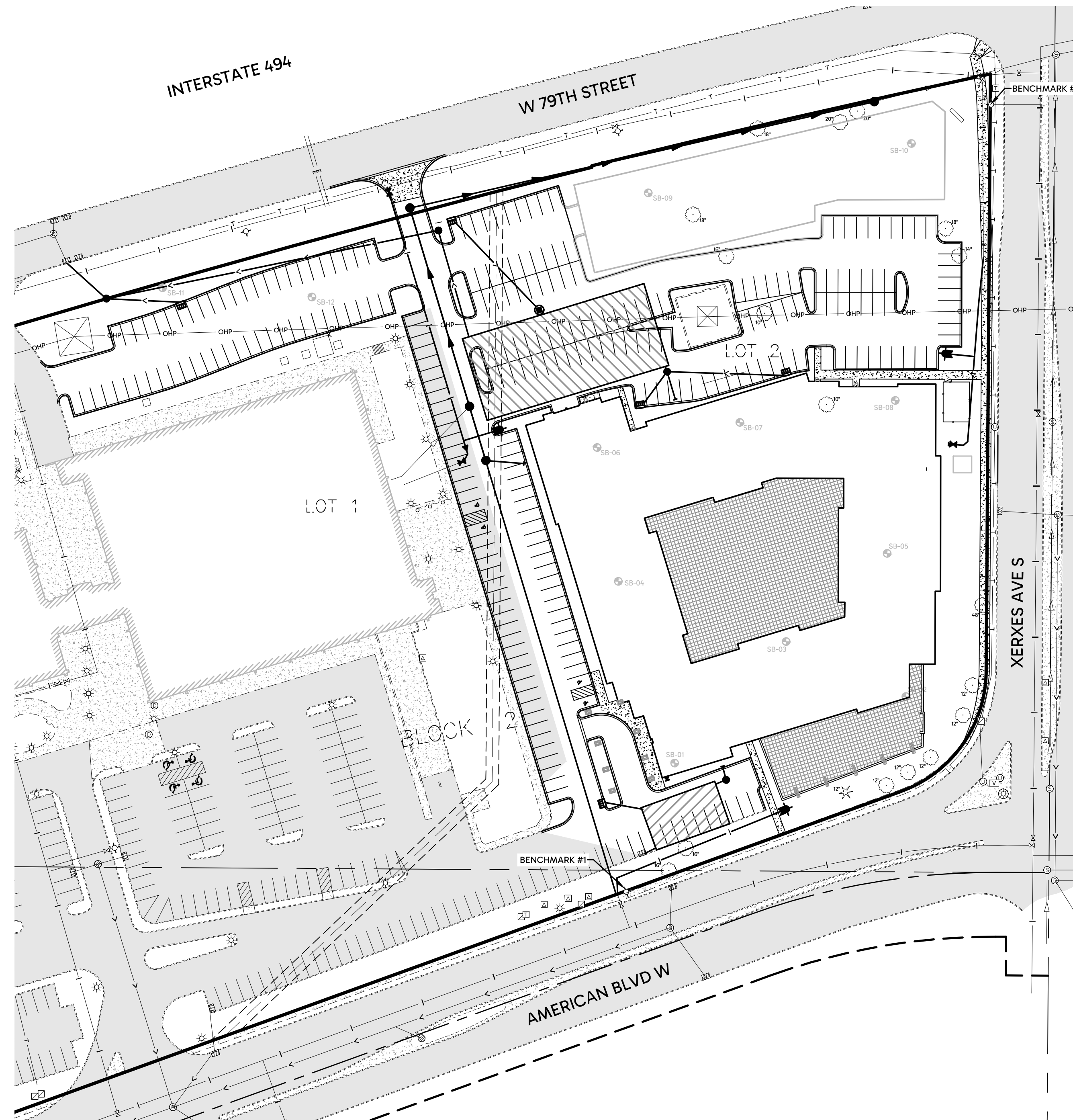
FOR

CHASE REAL ESTATE, INC

2100 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

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LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING TELEPHONE PEDESTAL
	EXISTING TV PEDESTAL
	EXISTING CURB & GUTTER
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING WETLAND EDGE
	EXISTING SOIL BORING LOCATION
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING WETLAND
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SERVICE
	PROPOSED WATER SERVICE
	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE
	PROPOSED PERFORATED DRAIN TILE
	PROPOSED CURB & GUTTER
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED INFILTRATION BASIN

DEVELOPER
CHASE REAL ESTATE, INC
2100 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

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COLLAGE ARCHITECTS LLC
708 NE 15TH AVE
MINNEAPOLIS, MN 55413
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952-890-6044

LANDSCAPE ARCHITECT
BE LANDSCAPE DESIGNS
708 NE 15TH AVE
MINNEAPOLIS, MN 55413
612-382-0902

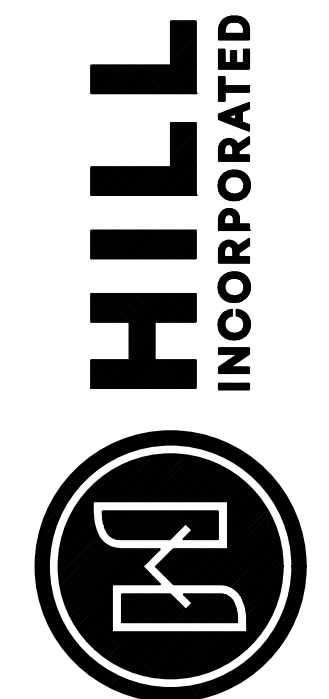
SURVEYOR
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952-890-6044

GEOTECHNICAL ENGINEER
HAUGO GEOTECHNICAL SERVICES
1985 COUNTY ROAD 90, SUITE 300
MAPLE PLAIN, MN 55359
612-297-4108

BENCHMARKS

- #1 TNH SW CORNER LOT 2, BLOCK 2
ELEV=854.45
- #2 TNH NE CORNER LOT 2, BLOCK 2
ELEV=858.43

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www.mmhill.com



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.
PROFESSIONAL ENGINEER
Date: _____ Reg. No. _____

GALLERY BLOOMINGTON
BLOOMINGTON, MINNESOTA
TITLE SHEET
FOR
CHASE REAL ESTATE, INC
2100 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY EPF
DATE 04/01/26
REVISIONS 2026-04-24 DRC COMMENTS
CAD FILE 24382TS
PROJECT NO. 24382
C100



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INTERSTATE 494

W 79TH STREET

XERXES AVE S

AMERICAN BLVD W

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD POWER
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC OUTLET POST
- EXISTING ELECTRIC TRANSFORMER BOX
- EXISTING HANDHOLE
- EXISTING MANHOLE (ELECTRIC)
- EXISTING MANHOLE (TELEPHONE)
- EXISTING MANHOLE (UTILITY)
- EXISTING TELEPHONE BOX
- EXISTING TELEVISION BOX
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING ADA PARKING
- EXISTING AUTO SPRINKLER
- EXISTING FLAGPOLE
- EXISTING GROUND LIGHT
- EXISTING GUARD POST
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SEMAPHORE
- EXISTING SIGN
- EXISTING TREELINE/TREES
- EXISTING SOIL BORING LOCATION
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING WETLAND
- REMOVE TREE
- REMOVE EXISTING FEATURE
- SAWCUT - FULL DEPTH

DEMOLITION NOTES

1. SANITARY AND WATER SERVICES TO ADJACENT PROPERTY TO REMAIN ONLINE UNTIL SERVICE DOWNTIME CAN BE MINIMIZED. COORDINATE SHUT OFF AND RECONNECTION WITH ADJACENT PROPERTY OWNER.
2. MAINTAIN ACCESS TO EXISTING WELLS FARGO ATM ON SITE. COMMUNICATION/UTILITY TUNNEL BETWEEN THE ATM AND ADJACENT WELLS FARGO BUILDING TO REMAIN INTACT UNTIL AND ALTERNATIVE CONNECTION CAN BE COMPLETED.
3. SHARED DRIVE AISLE TO REMAIN OPEN DURING CONSTRUCTION.

TREE REMOVAL TOTALS

268 CALIPER INCHES DECIDUOUS TREES REMOVED
 12 CALIPER INCHES CONIFEROUS TREES REMOVED
 280 TOTAL CALIPER INCHES REMOVED

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

PROFESSIONAL ENGINEER

Date: _____ Reg. No. _____

GALLERY BLOOMINGTON
 BLOOMINGTON, MINNESOTA

DEMOLITION PLAN

FOR
CHASE REAL ESTATE, INC
 2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
 EPF

DATE
 04/01/26

REVISIONS

2026-04-24 DRC COMMENTS

CAD FILE
 24382DEMO

PROJECT NO.
 24382

C102



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 BURNSVILLE, MN 55306
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 info@mmhill.com
 www.mmhill.com



GOVERNING SPECIFICATIONS

CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN COPIES OF THESE DOCUMENTS AND ALL WORK SHALL BE IN ACCORDANCE WITH THEIR REQUIREMENTS:

- 1. THE CITY OF BLOOMINGTON STANDARD SPECIFICATIONS (2024 - CURRENT VERSION VARIES).
2. MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION (2025) AND ALL SUPPLEMENTAL SPECIFICATIONS.
3. CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) CONSTRUCTION STANDARD SPECIFICATION (2023).
4. MINNESOTA PLUMBING CODE (2020).

GENERAL NOTES

- 1. EXISTING CONDITIONS ARE BASED ON SURVEY PREPARED BY HARRY S. JOHNSON, DATED 05/21/2025. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THESE PLANS IS UTILITY QUALITY LEVEL D DETERMINED IN ACCORDANCE WITH THE "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES", ASCE/UES/CI 38-22. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND CONDITION OF EXISTING UTILITIES AND NOTIFYING THE ENGINEER OF ANY DAMAGE OR DISCREPANCIES WITH THESE PLANS PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL SCHEDULE AND HOLD A PRECONSTRUCTION MEETING PRIOR TO COMMENCING WORK. A MINIMUM NOTICE OF 7 DAYS, INCLUDING TO CITY AND OTHER AGENCIES, SHALL BE PROVIDED.
4. CONTRACTOR SHALL MAINTAIN ACCESS, SERVICES (GARBAGE, MAIL, ETC.), UTILITY SERVICES AND DRAINAGE (SURFACE AND SUBSURFACE) FOR ADJACENT PROPERTIES AT ALL TIME DURING CONSTRUCTION.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES AND SITE FEATURES TO REMAIN, AND WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGES.
6. CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEERING SOILS REPORT AND CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THIS REPORT.
7. CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTING WITH THE OWNER'S TESTING REPRESENTATIVE. RE-WORK DUE TO TEST FAILURE(S), INCLUDING COSTS OF RETESTING, SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH ALL APPLICABLE AGENCY REQUIREMENTS, INCLUDING PREPARATION OF A TRAFFIC CONTROL PLAN IF REQUIRED.
9. REFER TO ARCHITECTURAL PLANS, INCLUDING STRUCTURAL, MEP AND LANDSCAPING SECTIONS, FOR ALL BUILDING AND BUILDING APPURTENANCE LOCATIONS AND DIMENSIONS, UTILITY SERVICE LOCATIONS, PLANTINGS, AMENITY AREA DESIGNS, SITE ELECTRICAL IMPROVEMENTS, ETC.
10. SITE LIGHTING DESIGN FOR REFERENCE ONLY. SITE LIGHTING TO BE DESIGN-BUILD BY CONTRACTOR AND SHALL MEET THE REQUIREMENTS OF THE CITY AND THE APPROVED PHOTOMETRIC PLAN -OR- REFER TO SITE LIGHTING PLANS FOR EXACT LOCATIONS AND CONSTRUCTION DETAILS.
11. THE GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE HARD COPIES AND/OR PDF PLANS. DESIGN TOOLS UTILIZED IN PREPARATION OF THESE DOCUMENTS, INCLUDING BUT NOT LIMITED TO CIVIL 3D MODELS, ARE NOT DELIVERABLES. CONTRACTOR IS CAUTIONED THAT THESE DESIGN TOOLS ARE NOT TO BE UTILIZED FOR LAYOUT OR OTHER CONSTRUCTION ACTIVITIES.
12. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO THE FINAL PLAT.

DEMOLITION NOTES

- 1. THIS PLAN IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS PRIOR TO COMMENCING WORK TO CONFIRM SCOPE OF REQUIRED WORK. CONTRACTOR SHALL CONTACT THE ENGINEER REGARDING ITEMS NOT IDENTIFIED FOR REMOVAL THAT MAY CONFLICT WITH PROPOSED IMPROVEMENTS, REGARDLESS OF THE SCOPE OF REMOVALS SHOWN ON THE DEMOLITION PLAN.
2. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION, REMOVAL AND DISPOSAL AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR RESTORING AREAS IMPACTED BY DEMOLITION WITH MATERIALS IN COMPLIANCE WITH PLANS (E.G. PAVEMENT, LANDSCAPING, SIDEWALK, ETC.), REGARDLESS OF THE SCOPE OF REMOVALS SHOWN ON THE DEMOLITION PLAN.
4. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS TO REMAIN DURING ALL PHASES OF CONSTRUCTION. UTILITIES TO BE ABANDONED SHALL BE REMOVED FROM PROPOSED BUILDING FOOTPRINT AND TO A DISTANCE OF 10' BEYOND.
5. CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS AND RELOCATION WITH THE AFFECTED UTILITY COMPANIES PRIOR TO COMMENCING WORK.
6. UNLESS SPECIFICALLY NOTED FOR REMOVAL, CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS ON AND ADJACENT TO THE SITE. PROTECTION MEASURES SHALL INCLUDE INSTALLATION OF 4' HIGH ORANGE PLASTIC TREE PROTECTION FENCE AROUND THE DRIP LINE OF THE TREES/SHRUBS. CONTRACTOR SHALL PREVENT ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS, ETC., WITHIN THE FENCED AREA.
7. CONTRACTOR SHALL REVIEW ALL TREE REMOVALS WITH OWNER AND ENGINEER PRIOR TO COMMENCING REMOVALS.
8. ALL REMOVALS SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE MATERIAL AS DIRECTED BY THE OWNERS TESTING REPRESENTATIVE.

INFILTRATION NOTES

- 1. CONTRACTOR SHALL PROTECT INFILTRATION AREA(S) FROM CONSTRUCTION TRAFFIC AND SEDIMENT-LADEN RUNOFF AT ALL TIMES. PRIOR TO COMMENCING GROUND DISTURBING ACTIVITIES, INSTALL PERIMETER CONTROL BMPs AROUND INFILTRATION AREA AS SHOWN ON THE EROSION CONTROL PLANS. PERIMETER CONTROL BMPs ARE TO REMAIN IN PLACE UNTIL ALL TRIBUTARY AREAS HAVE ACHIEVED FINAL STABILIZATION AND THE ENGINEER HAS APPROVED REMOVAL.
2. CONTRACTOR SHALL NOT EXCAVATE WITHIN 3' OF THE PROPOSED INFILTRATION BASIN BOTTOM UNTIL FINAL STABILIZATION ON ALL TRIBUTARY AREAS HAS BEEN ACHIEVED AND ENGINEER HAS APPROVED EXCAVATION.
3. ALL INLETS TO THE BASIN SHALL BE CONSTRUCTED WITH BYPASSES TO PREVENT RUNOFF FROM REACHING THE BASIN. BYPASSES SHALL REMAIN IN PLACE UNTIL BASIN CONSTRUCTION IS COMPLETED AND FINAL STABILIZATION HAS BEEN ESTABLISHED WITHIN THE BASIN BOTTOM AND ALL TRIBUTARY AREAS, AS APPROVED BY THE ENGINEER.
4. EXCAVATION OF THE INFILTRATION AREA SHALL BE COMPLETED FROM OUTSIDE THE FOOTPRINT OF THE BASIN. IF WORK IS NECESSARY WITHIN THE BASIN FOOTPRINT, ONLY LOW GROUND PRESSURE TRACKED EQUIPMENT IS ALLOWED TO COMPLETE THE WORK. RUBBER TIRE OR OTHER HIGH-PRESSURE EQUIPMENT IS NOT PERMITTED WITHIN THE BASIN FOOTPRINT.
5. FOLLOWING EXCAVATION, CONTRACTOR SHALL DECOMPACT INFILTRATION BASIN SOILS TO A DEPTH OF AT LEAST 18 INCHES BELOW SURFACE. DECOMPACTING SHALL BE ACCOMPLISHED WITH A BACKHOE RIPPER ATTACHMENT OR OTHER METHOD APPROVED BY THE ENGINEER.
6. INFILTRATION TESTING IS REQUIRED PRIOR TO PLACEMENT OF INFILTRATION MEDIA. TESTING SHALL BE COMPLETED BY EITHER A DOUBLE RING INFILTRMETER TEST MEETING THE REQUIREMENTS OF ASTM D3385 (MINIMUM 2 TESTS PER BASIN, PLUS ONE ADDITIONAL TEST FOR EACH 0.5 ACRE OF BASIN FLOOR AREA) OR BY MASS INFILTRATION TEST. MASS INFILTRATION TEST SHALL BE COMPLETED BY FLOODING THE BASIN TO A DEPTH SPECIFIED BY THE ENGINEER, WITH RATES MEASURED BY THE OWNERS TESTING REPRESENTATIVE. IF ANY SINGLE TEST RESULT IS BELOW THE REQUIRED INFILTRATION RATE OF 0.9 INCHES PER HOUR, OR IF THE MASS INFILTRATION TEST FAILS TO COMPLETELY DRAIN WITHIN 48 HOURS, CONTRACTOR SHALL AMEND THE SOILS AND RETEST UNTIL THE AVERAGE RATE IS COMPLIANT AT NO COST TO OWNER. CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF ALL RETESTING FOLLOWING THE INITIAL ROUND OF TESTS.
7. CONTRACTOR SHALL SUBMIT CERTIFICATION THAT INFILTRATION MEDIA IS COMPLIANT WITH THE SPECIFIED MIX REQUIREMENTS A MINIMUM OF TWO WEEKS PRIOR TO DELIVERING MATERIAL TO SITE. INFILTRATION MEDIA SHALL BE INSTALLED AS SOON AFTER COMPLIANT TEST RESULTS ARE REVIEWED AND ACCEPTED AS PRACTICABLE. CONSTRUCTION EQUIPMENT IS NOT PERMITTED WITHIN THE BASIN FOOTPRINT DURING OR AFTER PLACEMENT OF INFILTRATION MEDIA. PLACEMENT AND SPREADING OF INFILTRATION MEDIA SHALL BE ACCOMPLISHED WITH AN EXCAVATOR FROM OUTSIDE THE INFILTRATION BASIN FOOTPRINT.
8. BASIN SHALL BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE PLANS. CONTRACTOR SHALL RESEED/REPLANT AREAS WHERE VEGETATION IS NOT ESTABLISHED AS NECESSARY UNTIL COVERAGE IS ACHIEVED.

EROSION & SEDIMENT CONTROL NOTES & DETAILS

GENERAL EROSION & SEDIMENT CONTROL NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY (GENERAL PERMIT).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ROUTINE INSPECTIONS, AND DOCUMENTING THE INSPECTIONS AND RESULTING MAINTENANCE ACTIVITIES IN ACCORDANCE WITH THE GENERAL PERMIT.
3. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) CONSISTS OF THE EROSION AND SEDIMENT CONTROL PLANS (SHEETS CZ.01 - CZ.04), INCLUDING PLANS, DETAILS, NOTES AND NARRATIVE, ALONG WITH THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AND ALL RELATED DOCUMENTS. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH GROUND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE FULL SWPPP AND FOLLOW THE REQUIREMENTS THEREIN AT ALL TIMES.
4. CONTRACTOR SHALL PHASE CONSTRUCTION TO MINIMIZE DISTURBED AREA AND DURATION OF EXPOSED SOILS.
5. CONTRACTOR SHALL INSTALL BMPs SHOWN ON THE EROSION CONTROL PLANS AS SOON AS PRACTICABLE. ALL DOWNSTREAM BMPs SHALL BE INSTALLED PRIOR TO COMMENCING GROUND DISTURBING ACTIVITIES IN AN AREA.
6. BMPs SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY AREAS HAVE ACHIEVED FINAL STABILIZATION IN ACCOR WITH THE EROSION AND SEDIMENT CONTROL PLANS REFLECT SITE CONDITIONS PRIOR TO CONSTRUCTION (PHASE I) AND AFTER CONSTRUCTION IS COMPLETE (PHASE II). THE CONTRACTOR SHALL SUPPLEMENT THE BMPs SHOWN ON THESE PLANS AS NECESSARY THROUGHOUT CONSTRUCTION TO MEET THE INTENT AND REQUIREMENTS OF THE SWPPP AND APPLICABLE PERMITS, AT NO ADDITIONAL COST TO OWNER.
7. CONTRACTOR SHALL UPDATE THE SWPPP TO REFLECT PROGRESS, INCLUDING INSTALLATION/REMOVAL OF BMPs, DISTURBANCE/STABILIZATION OF SOILS, ETC. CONTRACTOR SHALL KEEP A COPY OF THE AMENDED SWPPP ON SITE.
8. BEST MANAGEMENT PRACTICES (BMPs) CONTRACTOR SHALL MAINTAIN ALL BMPs IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS, INCLUDING TIMING OF MAINTENANCE.
9. CONTRACTOR SHALL STABILIZE ALL DISTURBED SOILS THAT WILL WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 7 CALENDAR DAYS. STABILIZATION MUST BE INITIATED IMMEDIATELY UPON COMPLETION OF GROUND DISTURBING ACTIVITIES. STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
a. TEMPORARY STABILIZATION (ONE YEAR COVER CROP):
i.a. MAY 1 - AUGUST 1: MNDOT SEED MIX OATS (O), AT A RATE OF 100 LBS/ACRE.
i.b. AUGUST 1 - OCTOBER 1: MNDOT SEED MIX WINTER WHEAT (WW) AT A RATE OF 100 LBS/ACRE.
b. PERMANENT STABILIZATION SHALL COMPLY WITH THE LANDSCAPE PLANS.
c. SEEDED AREAS SHALL RECEIVE MNDOT TYPE 1 MULCH AT A RATE OF 2 TONS PER ACRE.
10. ALL TEMPORARY STOCKPILES SHALL BE ENCIRCLED WITH PERIMETER CONTROL BMP(S) AND STABILIZED PER THE TIMELINE DESCRIBED ABOVE. STOCKPILES SHALL NOT BE PLACED WITHIN 50' OF SURFACE WATERS, AND SHALL BE PLACED AWAY FROM CONVEYANCES SUCH AS CURB AND GUTTER.
11. AREAS WITH SLOPES OF 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS OR SOD.
12. CONTRACTOR SHALL DENOTE WASHOUT LOCATION ON THE SWPPP AND WITH A SIGN ON SITE. ALL LIQUID AND SOLID WASTES FROM WASHOUT ACTIVITIES SHALL BE CONTAINED AND PREVENTED FROM CONTACTING THE GROUND. ALL WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.
13. THE PROPOSED INFILTRATION BASIN(S) SHALL BE STAKED OFF AND PROTECTED BY SILT FENCE AT ALL TIMES FROM COMPACTION, SEDIMENTATION, AND OTHER ACTIVITIES IMPACTING THE INFILTRATION CAPABILITIES OF THE SOIL. REFER TO INFILTRATION NOTES SECTION ON SHEET C101 FOR COMPLETE REQUIREMENTS.
14. CONTRACTOR SHALL PROVIDE DUST CONTROL THROUGHOUT CONSTRUCTION ACTIVITIES WITH APPROVED MATERIALS/METHODS.

FOLLOWING COMPLETION OF ALL CONSTRUCTION ACTIVITY, AND WHEN FINAL STABILIZATION IS ACHIEVED IN ACCORDANCE WITH THE GENERAL PERMIT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER PRIOR TO REMOVING BMPs. UPON CONCURRENCE FROM THE OWNER AND ENGINEER, THE CONTRACTOR SHALL SUBMIT THE NOTICE OF TERMINATION FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITY AND FINAL STABILIZATION IN ACCORDANCE WITH THE GENERAL PERMIT.

SITE PLAN

SITE PLAN NOTES

- 1. DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL CONSTRUCT GUTTER OUT IN LOCATIONS WHERE DRAINAGE PATTERNS DIRECT RUNOFF AWAY FROM CURBS. ALL OTHER AREAS TO BE GUTTER IN DESIGN.
3. ALL SIGNS, PAVEMENT MARKINGS, ETC, SHALL CONFIRM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MN MUTCD) AND APPLICABLE CITY REQUIREMENTS.
4. PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL VERIFY GRADES ALONG ADA ROUTES AND LOADING AREAS ARE IN ACCORDANCE WITH THE CURRENT MN ACCESSIBILITY CODE. MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL ALONG AN ADA ROUTE SHALL BE NO STEEPER THAN 1:20, WITH A CROSS SLOPE NO STEEPER THAN 1:48. LOADING ZONES, INCLUDING PARKING STALLS AND STRIPED AREAS ADJACENT TO ACCESSIBLE PARKING STALLS, SHALL BE NO STEEPER THAN 1:48. CONTACT THE ENGINEER IF ADA CODE IS NOT MET IN ANY REQUIRED AREA. SLOPES IN EXCESS OF CODE MAXIMUM SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE SLOPES AT NO ADDITIONAL COST TO OWNER.
5. PAVEMENT SECTIONS SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S SOILS REPORT.

GRADING PLAN

GRADING AND DRAINAGE NOTES

- 1. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB REPRESENT GUTTER ELEVATIONS UNLESS NOTED OTHERWISE.
2. THE SITE HAS NOT BEEN DESIGNED TO BALANCE. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE EARTHWORK QUANTITIES FOR BIDDING PURPOSES, INCLUDING SOIL CORRECTIONS. CONTRACTOR SHALL DISPOSE OF EXCESS MATERIALS AND/OR IMPORT SUITABLE MATERIALS AS REQUIRED TO GRADE SITE PER PLANS, SPECIFICATIONS AND SOIL REPORT(S).
3. CONTRACTOR SHALL OBTAIN PERMITS FOR AND COMPLETE DEWATERING AS NECESSARY.
4. CONTRACTOR SHALL ENSURE ALL FINISHED SURFACES PROVIDE POSITIVE DRAINAGE. THIS INCLUDES EVALUATION OF GRADES PRIOR TO PLACEMENT OF FINAL SURFACES (PAVEMENT/TOPSOIL/ETC.) TO CONFIRM FINISHED GRADES WILL DRAIN BY GRAVITY. CONTACT THE ENGINEER TO REVIEW AREAS OF POTENTIAL POOR DRAINAGE.
5. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR TEST ROLLS AND COMPLETE SUBSEQUENT SOIL CORRECTIONS, BOTH AT THE DIRECTION OF THE OWNER'S TESTING REPRESENTATIVE.
6. IF ALLOWED BY OWNER, CONTRACTOR MAY PROPOSE TRENCH BORROW TO ACQUIRE STRUCTURALLY SUITABLE MATERIAL. TRENCH BORROW OPERATIONS MUST MAINTAIN A MINIMUM SEPARATION OF 10' FROM THE TOP OF THE TRENCH TO THE PROPOSED BUILDING AND EXTEND AT A SLOPE OF 1:1 OR FLATTER FROM THERE. ALL TRENCH BORROW ACTIVITIES SHALL BE DONE AT THE DIRECTION OF THE OWNER'S TESTING REPRESENTATIVE.
7. FINAL GRADE TOLERANCES: FINAL GRADES SHALL BE WITHIN 0.05' OF PROPOSED ELEVATION. ANY AMOUNT OF VARIATION FROM PROPOSED GRADES THAT NEGATIVELY IMPACTS SURFACE DRAINAGE IS NOT BE ACCEPTABLE AND WILL BE CORRECTED BY THE CONTRACTOR AT NO COST TO OWNER.
8. RETAINING WALLS ARE TO BE DESIGN BUILT BY THE CONTRACTOR, AND CONSTRUCTED OF A MATERIAL AND DESIGN SELECTED BY THE OWNER. CONTRACTOR SHALL PROVIDE CERTIFIED ENGINEERED DRAWINGS OF ALL PROPOSED RETAINING WALLS, ALONG WITH A LETTER CERTIFYING THAT ALL WALLS WERE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS.
9. EXISTING TREES TO REMAIN SHALL BE PROTECTED AT ALL TIMES (SEE DEMOLITION/LANDSCAPE/TREE PRESERVATION PLANS).

UTILITY PLAN

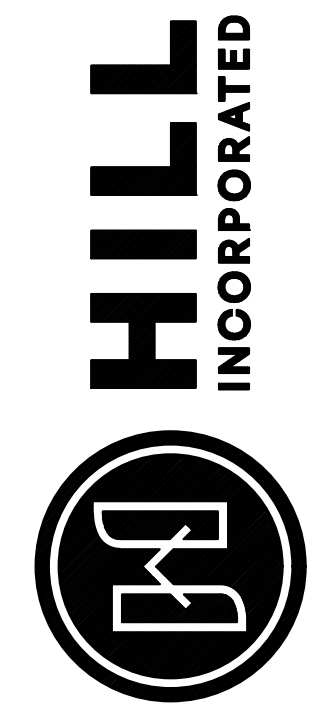
UTILITY NOTES

- 1. SEE GENERAL NOTES, SHEET C103, FOR ADDITIONAL RELEVANT INFORMATION.
2. CONTRACTOR SHALL COMPLY WITH THE CITY SPECIFICATIONS AND CITY ENGINEER ASSOCIATION OF MINNESOTA (CEAM) FOR ALL UTILITIES LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS.
a. IN ADDITION TO COMPLYING WITH THE ABOVE SPECIFICATIONS, CONTRACTOR SHALL COMPLY WITH THE CURRENT VERSION OF THE MINNESOTA PLUMBING CODE FOR ALL UTILITIES NOT WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENTS.
b. MATERIALS SHALL MEET ALL STANDARDS REFERENCED IN THESE SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL WATERMAIN TO BE PVC C-900 OR DUCTILE IRON CLASS 52
3. SANITARY SEWER MAINS, SERVICES AND FITTINGS
a. ALL SANITARY SEWER TO BE INSTALLED WITH A MINIMUM COVER OF 7.5'. WHERE THIS COVER CANNOT BE ACHIEVED, CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH CITY SPECIFICATIONS AND STANDARD DETAILS.
b. SANITARY SEWER MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
i. ALL MATERIALS OUTSIDE OF PUBLIC ROW/EASEMENTS SHALL BE IN ACCORDANCE WITH THE MATERIALS TABLE LISTED IN THE CURRENT VERSION OF THE MN PLUMBING CODE AS FOLLOWS:
1. PVC SCHEDULE 40 UP TO A DEPTH OF 22' OF COVER OR AS SPECIFIED IN THE GOVERNING SPECIFICATIONS.
2. WHERE DEPTH EXCEEDS THIS MAXIMUM, CONTRACTOR SHALL COMPLETE THE MNDLI ALTERNATE DESIGN REVIEW PROCESS TO RECEIVE APPROVAL FOR A MATERIAL THAT COMPLIES WITH CITY SPECIFICATIONS FOR MAXIMUM DEPTH OF COVER.
ii. PIPE WITHIN PUBLIC ROW/EASEMENTS:
1. IN ACCORDANCE WITH CITY SPECIFICATIONS. WHERE CITY SPECIFICATIONS DO NOT LIST MATERIAL BASED ON DEPTH, THE FOLLOWING SHALL APPLY:
a. DEPTH UP TO 16' SHALL BE SDR 35
b. DEPTH FROM 16' TO 22' SHALL BE SDR 26
c. DEPTH FROM 22' TO 32' SHALL BE PVC C900
d. DEPTH OVER 32' SHALL BE DIP
c. CONTRACTOR SHALL PROVIDE TRACER WIRE FOR SANITARY SEWER MEETING THE STANDARDS OF THE CITY SPECIFICATIONS.
4. WATER MAINS, SERVICES AND FITTINGS
a. ALL WATERMAINS AND SERVICES TO BE INSTALLED WITH A MINIMUM COVER OF 7.5'. WHERE THIS COVER CANNOT BE ACHIEVED, CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH CITY SPECIFICATIONS AND STANDARD DETAILS.
b. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
i. ALL MATERIALS OUTSIDE PUBLIC ROW/EASEMENTS SHALL BE IN ACCORDANCE WITH THE MATERIALS TABLE LISTED IN THE CURRENT VERSION OF THE MN PLUMBING CODE.
ii. ALL MATERIALS WITHIN THE PUBLIC ROW/EASEMENTS SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
c. CONTRACTOR SHALL PROVIDE TRACER WIRE FOR WATER MEETING THE STANDARDS OF THE CITY SPECIFICATIONS.
5. STORM SEWER MAINS, SERVICES AND FITTINGS
a. ALL STORM SEWER ROOF DRAINS TO BE INSTALLED WITH A MINIMUM COVER OF 7.5'. WHERE THIS COVER CANNOT BE ACHIEVED, CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH CITY SPECIFICATIONS AND STANDARD DETAILS, UP TO THE FIRST DOWNSTREAM STRUCTURE.
b. STORM SEWER MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
i. ALL MATERIALS OUTSIDE OF PUBLIC ROW/EASEMENTS SHALL BE IN ACCORDANCE WITH THE MATERIALS TABLE LISTED IN THE CURRENT VERSION OF THE MN PLUMBING CODE.
1. ALL ROOF DRAINS/BUILDING STORM CONNECTIONS SHALL BE PVC SCH40.
2. RCP AND/OR HDPE IN ACCORDANCE WITH CITY/CEAM SPECIFICATIONS ARE ACCEPTABLE PROVIDED THE CONTRACTOR OBTAIN APPROVAL FROM MN DEPARTMENT OF LABOR AND INDUSTRY FOR ALTERNATE MATERIALS. IN THIS CASE, STORM SEWER CROSSING WATERMAIN (WITHIN 10' HORIZONTALLY OF WATERMAIN) AND/OR WITHIN 10' OF A BUILDING SHALL BE IN ACCORDANCE WITH THE MATERIALS LISTED IN THE CURRENT VERSION OF THE MN PLUMBING CODE.
3. ALL MANHOLE CONNECTIONS SHALL BE MADE WITH FLEXIBLE GASKETED WATERTIGHT CONNECTIONS IN ACCORDANCE WITH THE CURRENT VERSION OF THE MN PLUMBING CODE.
ii. PIPE WITHIN PUBLIC ROW/EASEMENTS:
1. RCP IN ACCORDANCE WITH CITY STANDARDS.
c. CONTRACTOR SHALL PROVIDE TRACER WIRE FOR STORM SEWER MEETING THE STANDARDS OF THE CITY SPECIFICATIONS.
6. PIPE JOINT DEFLECTION AND PIPE CURVATURE SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
7. CONTRACTOR SHALL PROVIDE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM OUTSIDE OF ALL SANITARY/STORM SEWER PIPES/STRUCTURES/FITTINGS AND WATER MAINS/SERVICES/FITTINGS.
8. WHERE WATERMAIN AND SEWERS CROSS, A MINIMUM VERTICAL SEPARATION OF 18" (OUTSIDE TO OUTSIDE) SHALL BE PROVIDED, AND NO WATERMAIN JOINTS SHALL BE LOCATED WITHIN 10' OF THE CROSSING. INSTALL INSULATION IN ACCORDANCE WITH APPLICABLE SPECIFICATIONS AND DETAILS.
9. FILL BELOW PROPOSED UTILITY LOCATIONS SHALL BE PLACED IN ACCORDANCE WITH THE RECOMMENDATION OF THE GEOTECHNICAL REPORT AND TESTED/OBSERVED BY THE OWNERS TESTING CONSULTANT.
10. CONTRACTOR SHALL INSTALL BUILDING FOUNDATION DRAINS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE STRUCTURAL ENGINEER. BUILDING DRAINS ARE NOT SHOWN ON THE CIVIL PLANS. CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER TO DISCUSS BUILDING DRAIN CONNECTION LOCATIONS TO THE SITE STORM SEWER SYSTEM.
11. CONTRACTOR SHALL INSTALL SITE SUBGRADE DRAINS IN ACCORDANCE WITH THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.
12. CONTRACTOR SHALL PERFORM TESTING AND, WHERE REQUIRED, SUBMIT REPORTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, MDH, AND MNDLI. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE OWNER, ENGINEER AND UTILITY PROVIDER.
13. REFER TO MEP PLANS FOR ALL BUILDING UTILITY ENTRANCE LOCATIONS AND ELEVATIONS. CONTACT THE CIVIL ENGINEER AND MEP IMMEDIATE IF A DISCREPANCY BETWEEN CIVIL AND BUILDING PLANS IS DISCOVERED.
14. WHERE A CONFLICT BETWEEN WATER AND SEWER EXISTS, CONTRACTOR SHALL LOWER WATERMAIN IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS AND CITY SPECIFICATIONS AND DETAILS. PLANS DO NOT DEPICT VERTICAL CONFLICTS - CONTRACTOR IS RESPONSIBLE FOR DETERMINING LOCATIONS WHERE CONFLICTS EXIST AND INCLUDING THE REQUIRED ADJUSTMENTS IN THE BASE BID.
15. WATERMAINS AND SERVICES SHALL BE INSTALLED WITHOUT INTERMITTENT HIGH POINTS. HIGH POINTS SHALL BE LOCATED AT HYDRANTS OR AS NOTED ON PLANS.
16. ALL REQUIRED OBSERVATIONS SHALL BE COMPLETED PRIOR TO BACKFILLING UTILITIES. CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR REQUIRED INSPECTIONS.
17. CONTRACTOR SHALL PROVIDE COPIES OF RECORD PLANS TO OWNER AND ENGINEER FOLLOWING COMPLETION OF UTILITY INSTALLATION. ADDITIONALLY, CONTRACTOR SHALL PROVIDE RECORD PLANS/AS-BUILT SURVEY(S) TO AGENCIES IN ACCORDANCE WITH EACH AGENCY'S REQUIREMENTS. WHERE REQUIRED, UNDERGROUND UTILITIES SHALL BE SURVEYED BY A LICENSED SURVEYOR PRIOR TO PLACEMENT OF BACKFILL.

LEGEND

Legend table listing symbols for existing and proposed utilities: EXISTING WATERMAIN, EXISTING SANITARY SEWER, EXISTING STORM SEWER, EXISTING DRAINTILE, EXISTING UNDERGROUND ELECTRIC, EXISTING UNDERGROUND FIBER OPTIC, EXISTING UNDERGROUND GAS, EXISTING UNDERGROUND TELEPHONE, EXISTING OVERHEAD POWER, EXISTING OVERHEAD UTILITY, EXISTING CLEANOUT, EXISTING CURB STOP, EXISTING ELECTRIC METER, EXISTING ELECTRIC OUTLET POST, EXISTING ELECTRIC TRANSFORMER BOX, EXISTING GAS METER, EXISTING GAS VALVE, EXISTING GUY WIRE, EXISTING GUY WIRE POLE, EXISTING HANDHOLE, EXISTING LIFT STATION, EXISTING MANHOLE (ELECTRIC), EXISTING MANHOLE (TELEPHONE), EXISTING MANHOLE (UTILITY), EXISTING MANHOLE (WATER), EXISTING MONITORING WELL, EXISTING POST INDICATOR VALVE, EXISTING POWER POLE, EXISTING PIEZOMETER, EXISTING PROPANE TANK, EXISTING TELEPHONE BOX, EXISTING TELEVISION BOX, EXISTING VAULT, EXISTING VENT PIPE, EXISTING WELL, EXISTING CURB & GUTTER, EXISTING RETAINING WALL, EXISTING FENCE, EXISTING GUARD RAIL, EXISTING RAILROAD, EXISTING CONTOUR, EXISTING WETLAND EDGE, EXISTING ADA PARKING, EXISTING AIR CONDITIONER, EXISTING AUTO SPRINKLER, EXISTING FLAGPOLE, EXISTING GROUND LIGHT, EXISTING GUARD POST, EXISTING LIGHT POLE, EXISTING MAILBOX, EXISTING SEMAPHORE, EXISTING SPRINKLER HEAD, EXISTING SIGN, EXISTING TREELINE/TREES, EXISTING SOIL BORING LOCATION, EXISTING TEST PIT LOCATION, EXISTING ASPHALT, EXISTING CONCRETE, EXISTING GRAVEL, EXISTING WETLAND, PROPOSED WATERMAIN, PROPOSED SANITARY SEWER, PROPOSED SANITARY SERVICE, PROPOSED WATER SERVICE, PROPOSED STORM SEWER, PROPOSED DRAINTILE, PROPOSED PERFORATED DRAINTILE, PROPOSED CURB & GUTTER, PROPOSED RETAINING WALL, PROPOSED CONTOUR, PROPOSED GRADING LIMITS, PROPOSED EMERGENCY OVERFLOW, PROPOSED CONCRETE, PROPOSED ASPHALT SURFACE, PROPOSED SEDIMENT BASIN, PROPOSED INFILTRATION BASIN, PROPOSED SILT FENCE, PROPOSED SILT FENCE POST CONSTRUCTION, PROPOSED SILT FENCE HEAVY DUTY, PROPOSED WIMCO OR EQUAL POST STORM SEWER CONSTRUCTION, PROPOSED YARD CB INLET PROTECTION POST, PROPOSED DITCH CHECK - POST GRADING/UTILITY CONSTRUCTION, PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE, PROPOSED EROSION CONTROL BLANKET, PROPOSED MNDOT "SOUTHERN BOULEVARD" SEED MIX, PROPOSED MNDOT "WET DITCH" SEED MIX.

2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
info@mmhill.com
www.mmhill.com



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am duly licensed and registered in the State of Minnesota.
Professional Surveyor
Date: Reg. No.:

GALLERY BLOOMINGTON
BLOOMINGTON, MINNESOTA
GENERAL NOTES
FOR
CHASE REAL ESTATE, INC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
XXX

DATE
04/01/26

REVISIONS

2026-04-24 DRC COMMENTS

CAD FILE
24382GEN

PROJECT NO.
24382

C103

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GALLERY BLOOMINGTON - BLOOMINGTON, MN
These plans shall be considered part of the project Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP shall remain on site throughout active construction.

PROJECT SUMMARY
GALLERY BLOOMINGTON is a multi-family residential development project. The project includes construction of building pads, streets and parking lots, utilities and stormwater management bmps.

TYPE OF PROJECT: Development of 270 apartment units in the first phase, and approximately an additional 90 apartment units in a potential future phase.

TYPE OF WORK: Clearing and grubbing, demolition of existing structures, mass grading and soil correction, utility and street construction and installation of phone, communication, gas and electric utilities.

TOTAL SITE AREA (LOT 1 AND LOT 2, BLOCK 2): 16.71 AC

TOTAL DISTURBED AREA: 5.45 AC

EXISTING IMPERVIOUS AREA: 13.11 AC

PROPOSED DESIGN IMPERVIOUS AREA: 13.81 AC

IMPAIRED WATER: PENN LAKE has an EPA-approved impairment for: NUTRIENTS

These impairment(s) are considered to be construction related parameters and require the additional best management practices (BMPs) found in items 23.9 and 23.10 of the permit if the project has a discharge point on the project within 1 mile (aerial radius measurement) of, and flows to the impaired water.

23.9: Permittees must immediately initiate stabilization of exposed soil areas, as described in Item 8.4, and complete the stabilization within seven (7) calendar days after the construction activity in that portion of the site temporarily or permanently ceases.

23.10: Permittees must provide a temporary sediment basin as described in Section 14 for common drainage locations that serve an area with five (5) or more acres disturbed at one time.

A mandatory Stormwater Pollution Prevention Plan (SWPPP) review is required by the MPCA if the project will disturb over 50 acres and has a discharge point on the project within 1 mile (aerial radius measurement) of, and flows to the impaired water. Owners must submit the application for coverage and the SWPPP at least 30-days before the construction start date. The SWPPP can be attached electronically when using the online application.

ENVIRONMENTAL REVIEW
No environmental reviews were performed for the site, nor were any required by the City of Bloomington or for other agency approvals.

CONSTRUCTION PHASING
Mass grading will be one phase. Site grading and demolition may occur simultaneously. Mass grading is anticipated to take 3-4 weeks, which will include the construction of the stormwater basins. Utility installation will immediately follow grading. Upon completion of utilities, street construction will take place. Final construction work prior to home construction includes installation of phone, cable, gas and electric utilities, as well as retaining wall construction.

MPCA STORMWATER PERMIT - RESPONSIBILITY
Chase Real Estate, Inc is the Owner for the development. The owner will apply for the Stormwater Permit and shall remain responsible for implementation of the SWPPP until final stabilization and filing of the N.O.T. or Subdivision Registration Form.

OWNER:
Joe McElwain - Chase Real Estate, Inc - XXX-XXX-XXXX

PERMITTEE:
Name - Name - XXX-XXX-XXXX

OPERATOR(S):
Name - Name - XXX-XXX-XXXX

ENGINEER:
Eric Fagerberg, PE, Proj. Mgr - James R. Hill, Inc. - 952-890-6044

LGU CONTACT:
Name - Name - XXX-XXX-XXXX

MPCA COMPLIANCE:
Myles Peterson - XXX-XXX-XXXX

The Contractor shall follow the implementation sequence as described on these plans. Amendments shall be made as site conditions change. Amendments shall be reviewed by the engineer.

IMPLEMENTATION OF THE SWPPP
The GENERAL CONTRACTOR (GC) or their subcontractor is responsible for implementation of the SWPPP. Contractor has or will provide trained personnel responsible for inspection of erosion and sediment control BMPs. Either the Contractor or their subcontractor will provide trained personnel responsible for installing and maintaining erosion and sediment control BMPs.

Long term operation and maintenance of the permanent stormwater management system will be the responsibility of City of Bloomington.

DOCUMENTATION OF TRAINED INDIVIDUALS
Prior to start of construction, GC and/or their subcontractors shall ensure they have proper documentation for all individuals involved in implementing the SWPPP, as well as all involved individuals as described in section 21 of the General Stormwater Permit.

SWPPP Design: Eric Fagerberg, PE, training by University of Minnesota "Design of Construction SWPPP, 6/1/2023-5/31/2026. Instructor: Online.

SWPPP Contact for Contractor: Name - XXX-XXX-XXXX

Alternate SWPPP Contact for Contractor: Name - XXX-XXX-XXXX

REQUIREMENTS FOR NOTICE OF TERMINATION (NOT)
Before the submitting the NOT, the permittee must meet the following requirements:

- All construction activity associated with the project must be completed.
- All previous surfaces must be stabilized with permanent vegetative cover having a growth density of 70% of the expected full growth density (unless a specific area of the site specifies no vegetation.)
- The stormwater treatment system (basins, pipes, structures, ditches, swales, etc.) is cleaned, removing all accumulation of sediment and debris.
- All synthetic erosion and sediment prevention BMPs have removed.

RECORD RETENTION
During construction, the Contractor must retain a copy of the SWPPP and any amendments thereto on site at all times (or on the portion of the site for which the Contractor has control). The SWPPP may be kept in a designated repository, in the construction field office or in an on-site vehicle during normal working hours. Copies of all maintenance records, inspection reports shall also be retained on site with the SWPPP.

Upon completion of all construction and submittal of the NOT, the Owner shall retain the SWPPP documents for no less than three years, including the final SWPPP, other stormwater related permits, inspection and maintenance records, SWMP operational and maintenance agreements, and any other documents or binding agreements that relate to the operation and maintenance of the SWMP.

GC and/or their subcontractors shall ensure they have proper documentation for all individuals involved.

POTENTIAL FOR EROSION AND DISCHARGE OF SEDIMENT
There is moderate potential for erosion to occur. Certain portions of the site have grades exceeding 5% and shall be closely managed to prevent erosion. Contractor shall be required to appropriately manage individual erosion-prone areas, using BMPs suitable for the particular application.

GENERAL CONSTRUCTION SEQUENCING
1. Install perimeter control. Install inlet protection on existing structures.
2. Perform any clearing, as needed.
3. Perform demolition and debris removal.
4. Place topsoil perimeter berms and stabilize with seed and mulch.
5. Grade stormwater basins. Perform mass grading. As sheet drainage patterns develop, place silt fence or filter dikes as necessary to dissipate sediment transfer.
6. Construct utilities and pavements.
7. Construct buildings and structures.
8. Install phone, cable, gas and electric utilities.
9. Stabilize basins and swales with final stabilization. Stabilize landscape areas with final permanent vegetation, landscaping or turf. Stabilize future development areas with temp seed and mulch until final site development stage.

GUIDANCE FOR TIMING OF BMP INSTALLATION

Prior to Start of Construction

- Install all new perimeter control BMPs as specified on plans prior to start of construction. Ensure that all existing perimeter control BMPs are functional.
- Install or establish stabilized construction entrances.
- Install protection devices on existing ponds, outlets, storm sewer inlets, etc. prior to start of construction.
- Install sediment control practices on down gradient site perimeters.

During Construction

- Identify topsoil stockpile locations and stabilize with temporary seed and mulch.
- Areas in which construction becomes inactive must have stabilization commence immediately and be completed no later than 7 days after construction activity in that area has either temporarily or permanently ceased.
- Provide temporary or permanent energy dissipation at all pipe outlets within 24 hours of connection to a Surface Water.
- Minimize active construction areas. Where possible, establish final grade and stabilize with permanent vegetation, particularly around stormwater basins, filter strips, berms, etc.
- During grading construction, utilize street "hold down" areas for sediment trapping. Direct overland construction runoff towards stormwater basins to the fullest extent practicable.

- After construction is completed and grades are certified in a particular area of the site, review that the area is ready for permanent vegetation or other permanent cover.
- Identify locations where topsoil stockpiles will be placed for builders. Stabilize with temporary seed and mulch and install perimeter control around stockpile circumference. Stockpiles shall be located outside of natural buffers or surface waters, included stormwater conveyances, unless there is a bypass in place.

During Inactivity or After Construction

- Basins in which construction becomes inactive must have stabilization commence immediately and be completed no later than 7 days after construction activity in that area has either temporarily or permanently ceased.
- Final stabilization cover types are shown on the landscape plan. Final cover consists of vegetation, paved or gravel surfaces, sod, landscaping and buildings.
- At the point where vegetated cover has achieved 70% of expected full growth density, vegetated areas can be considered fully stabilized. Removal of synthetic sediment control BMPs can be initiated.
- Basins that have received sediment deposits shall be excavated to plan grade, removing accumulated sediment. Verify final grade and basin capacities.
- Inlet protection devices can be removed from structures as the attributing drainage area becomes fully stabilized.
- Maintain street and drive sweeping activities until construction activities are fully completed.

EROSION CONTROL BMPs

The construction plans anticipate the use of, but are not limited to, the following Erosion Control BMPs:

- Stabilized Construction Entrance
- Temporary straw mulch as needed.
- Seed and mulch
- Erosion Control Blanket
- Turf Reinforcement Mat (TRM)
- Rip rap
- Minimize active or disturbed work areas

SEDIMENT CONTROL BMPs

The construction plans anticipate the use of, but are not limited to, the following Sediment Control BMPs:

- Sediment traps constructed in street subcut or other strategic locations.
- Rock filter dikes in street subcut.
- Utilize permanent stormwater basins as Temporary Sediment Basins.
- Silt fence at project perimeter or toe of slopes.
- Inlet protection on existing catch basins.
- Inlet protection on existing culverts.
- Inlet protection after utility construction.
- Rock checks or bio roll checks.
- Inlet control along back of new curb and gutter or concrete (bio-roll or silt fence).
- Post construction silt fence along normal wetted perimeters of basins and filter strips.
- Routine street sweeping adjacent to construction entrances.

Refer to plans for designated locations of BMPs, details and implementation notes. All BMPs selected and implemented shall be appropriate for the time of year, the current site conditions and for the estimated duration of use.

Enhancing sedimentation with the use of chemicals and chemical treatment systems is NOT anticipated for this project.

BASIN AND TRAP DEWATERING BMPs

Should the need arise for basin or trap dewatering, Contractor shall utilize a floating skimmer pump intake, such that the water is drawn from the surface of the basin. Pumped effluent shall be discharged, to the extent feasible, over well-vegetated upland areas. Effluent shall not be discharged into Surface Waters in a visually turbid state. Turbid effluent shall be filtered with mechanical devices, chemical filtering, or a combination thereof, until it is no longer visually turbid.

POLLUTION CONTROL BMPs

BMPs and good housekeeping should be implemented to prevent spills, pollutants or chemicals from entering the drainage system.

- Fueling: A fixed fueling station is not anticipated. Contractor will be required to implement BMPs for onsite re-fueling of equipment.
- Concrete Washout: Refer to MPCA's recommendation for concrete washouts. The developer has the ability to adjust location or to provide alternative washout containment.
- There is not an anticipated need for storing chemicals, paints, solvents or other potentially toxic or hazardous materials on site. If at some point there is a need to store them on site, they must be stored in a receptacle or container capable of retaining spills. The container must be fenced and locked from unauthorized access.
- Portable toilets shall be positioned and secured to prevent tipping over.

SEED & MULCH SPECIFICATIONS

Seed placed for permanent cover or final stabilization requires 6" minimum topsoil cover. Exception: Infiltration basins - see basin details for soil type). Multiple site visits will be required to accommodate permanent or temporary stabilization as required during the phases of construction. Refer to MnDOT Seeding Manual, Latest Edition for more details.

- General Mix
 - A.Seed: Mesic Inslope at a rate of 65 lb/acre
 - B.Fertilizer: Type 1 20-10-20 NPK at a rate of 200 lb/acre
 - C.Mulch: MNDOT Type 1 at a rate of 2 tons/acre
- Native Mix
 - A.Seed: BWSR Mix 32-231 Mesic to Dry Prairie at a rate of 37.5 lb/acre
 - B.Fertilizer: Type 1 20-10-20 NPK at a rate of 200 lb/acre
 - C.Mulch: MNDOT Type 3 at a rate of 2 tons/acre
- Stormwater Basins/Wet Soils
 - A.Seed: BWSR Mix 33-261 Stormwater at a rate of 35.0 lb/acre
 - B.Fertilizer: Type 3 slow release 22-5-10 NPK at a rate of 200 lb/acre
 - C.Mulch: MNDOT Type 3 at a rate of 2 tons/acre
- Temporary Cover Crop
 - A.Seed: MNDOT Winter Wheat at a rate of 100.0 lb/acre
 - B.Fertilizer: Type 1 20-10-20 NPK at a rate of 200 lb/acre
 - C.Mulch: MNDOT Type 1 at a rate of 2 tons/acre

INSPECTION AND MAINTENANCE OF BMPs

Routine Inspection

- Rock Entrances - Inspect weekly. If rock becomes filled with sediment and tracked material to the extent the purpose ceases to function, remove the contaminated rock and replace with new rock.
- Stable Concrete Entrance - Inspect weekly. Remove dirt and debris and sweep regularly to control dust.
- Silt fence - inspect weekly, particularly for damaged sections, breaches, down-gradient areas, flow concentration points, scour areas and sections adjacent to sensitive areas. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
- Sediment traps and basins - Inspect weekly. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity within 72 hours of discovery.
- Inlet Protection - Inspect weekly or more frequently as needed after multiple rainfalls less than 0.5". Verify intake capacity is not compromised. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
- Slope - inspect steep slopes for rills and gullies, often forming after placement of topsoil, seed and erosion control blanket. As a guide, repair and re stabilize eroded areas where rills exceed 6" in depth.
- Inspect other site-specific BMPs on a weekly basis minimum.

Rain Event Inspection - Mandatory, within 24 hours after a rain event 0.5" or greater. Complete all items associated with Routine Inspection. Furthermore, inspect site for breaches, failures, scours and gullying. Take corrective actions as necessary to restore functionality to the BMPs. If a given situation is discovered to be prone to repetitive failure, advise the Engineer and Contractor for SWPPP and BMP amendments.

ADDITIONAL SWPPP NOTES

- All Erosion and Sediment Control facilities shall be maintained by the Contractor during the construction operations. Any temporary facilities which are to be removed as called for on these plans and specifications shall be removed by the Contractor at the time directed by the engineer. The Contractor shall then restore the subsequently disturbed areas in accordance with these plans and specifications.
- Wherever practical and feasible, the Contractor shall protect and preserve existing natural trees, grass and other vegetative cover in effort to provide natural buffering and filtering of runoff.
- Contractor shall be adaptable in adjusting construction schedules in anticipation of weather forecasts of precipitation, in order to minimize risk of erosion and sediment transport.
- It is the responsibility of the Contractor to keep public streets, travel ways, parking lots and trails utilized for ingress to and egress from the construction site free of dirt, sediment and debris, resulting from construction activity. Cost for this shall be considered incidental to the contract.
- Adequate control of dust shall be maintained by the Contractor. Cost for dust control shall be considered incidental to the contract.
- Perimeter controls shall not be removed until final stabilization of areas draining toward the control devices.
- When temperatures do not exceed 40° F, areas that require seed and mulch stabilization shall be dormant seeded. Application rate shall be two times the normal rate. No dormant seeding shall be done on ice or snow greater than 2" in depth.
- Any areas that were seeded that do not achieve 70% coverage shall be reseeded at the Contractor's expense, where coverage limitation is caused by lack of seed germination and growth.

STORMWATER BASIN MAINTENANCE

All stormwater basins within the project will be owned and maintained by the City. Suggested practices are as follows:

- For the first three years after construction, basins should be inspected for obvious signs of erosion, such as gullies, rills or sediment plumes. Identify the cause and take corrective measures such that grades are restored and surfaces re-established with appropriate vegetation.
- During the first year after final stabilization, mow the slopes of stormwater basins, approximately 30-day intervals, 6"-8" high. Over-seed any areas not fully established.
- Inspect for sediment accumulation at the pipe outlets into the pond at the completion of sod installation of last lot in plant. Remove sediment. Re-inspect every 3-5 years.
- Inspect inlets and outlets for blockage or debris buildup annually. Remove debris as necessary to allow for inlets and outlets to function as designed.
- Verify basin design capacity after 15 to 20 years of service.

TURF AND VEGETATION MAINTENANCE

Year 1

- Establishment (spring seeding)
 - Prepare site: Late April-May
 - Seed: April 15th - July 20th
- Maintenance
 - When vegetation reaches 10-14 inches tall, mow down to 6-8 inches. The site shall be mowed at least 3 times from the planting date until September 30th. Mowings will be approximately 30 days apart.
 - Weed Control - Mowing should help control annual weeds.
- Establishment (fall seeding)
 - Prepare site: Late August - early September
 - Seed: September 20th - October 20th
 - The following spring is Year 1 in the maintenance plan.
- Evaluation
 - Cover crop growing within 2 weeks of planting (except dormant plantings).
 - Seedlings spaced 1-6 inches apart in drill rows.
 - Native grass seedlings may only be 4-6 inches tall.
 - If there is a flush of growth from foxtail, etc., mow as necessary.

Year 2

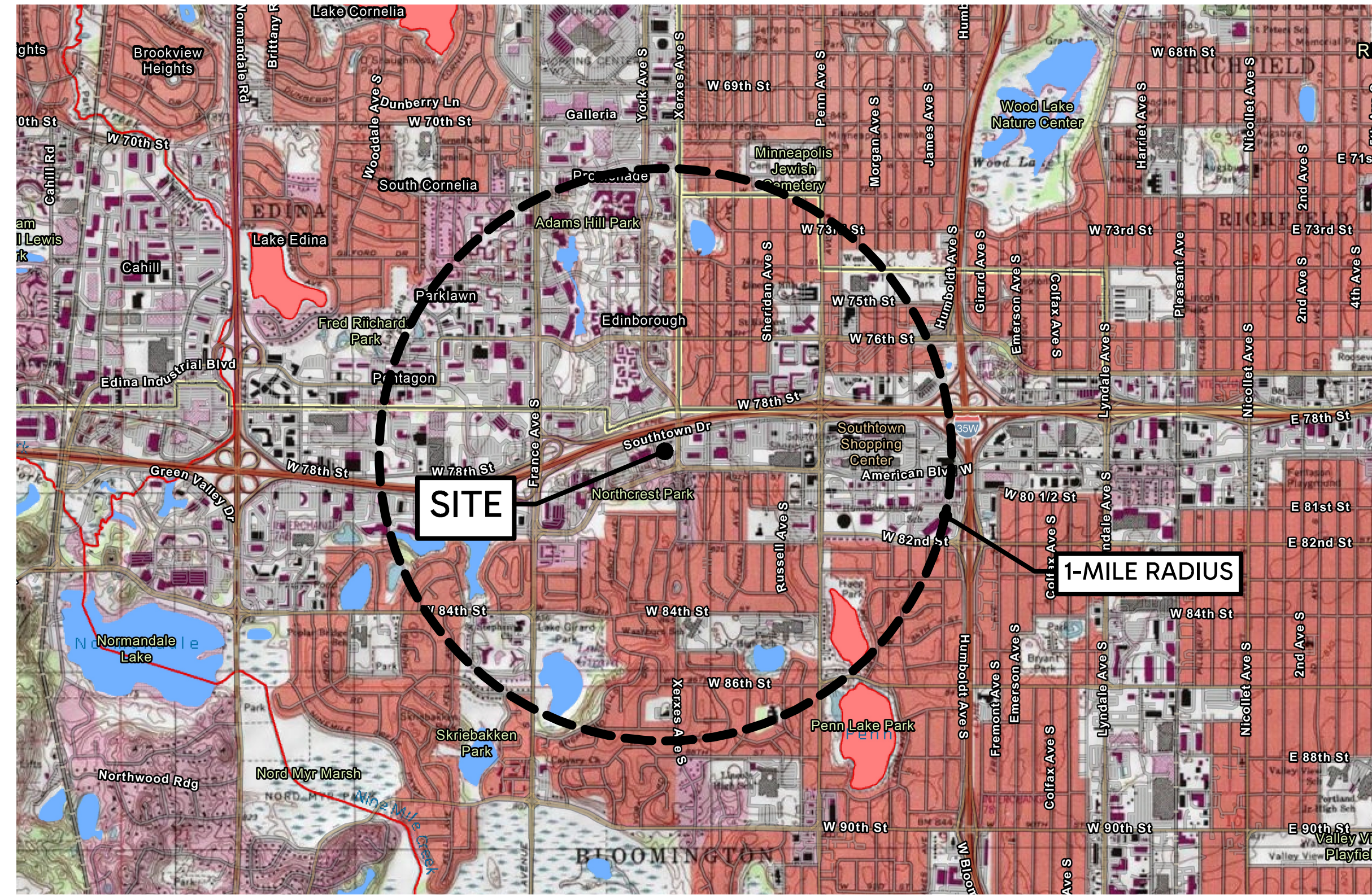
- Maintenance:
 - When vegetation reaches 10-14 inches tall, mow down to 6-8 inches. The site shall be mowed twice between June 1st and July 31st. Mowings will be approximately 30 days apart.
 - Weed control - Mowing should help control annual weeds. Spot spray thistles, etc. 1 time between August 1st and September 30th once vegetation has grown back after the second mowing.
 - Evaluation
 - Cover crop will be gone unless winter wheat is used in fall planting.
 - Grasses forming clumps 1-6 inches apart in drill rows, but still short.
 - Some flowers should be blooming (Black eyed Susans, Wild Bergamot, etc.)
 - If there is a flush of growth from foxtail, etc., mow site to a height of 6-8 inches.

Year 3

- Maintenance:
 - Spot spray perennial and first-year biennial weeds. Spot mow annual and second-year biennial weeds. Spot treatments must occur once every 3 to 5 weeks from June 1st to September 30th. At least three treatment cycles must be completed during this date window. Treatments must occur before weeds set seed.
 - Evaluation:
 - Planting should begin to resemble a prairie, with tall grasses, flowers, etc.

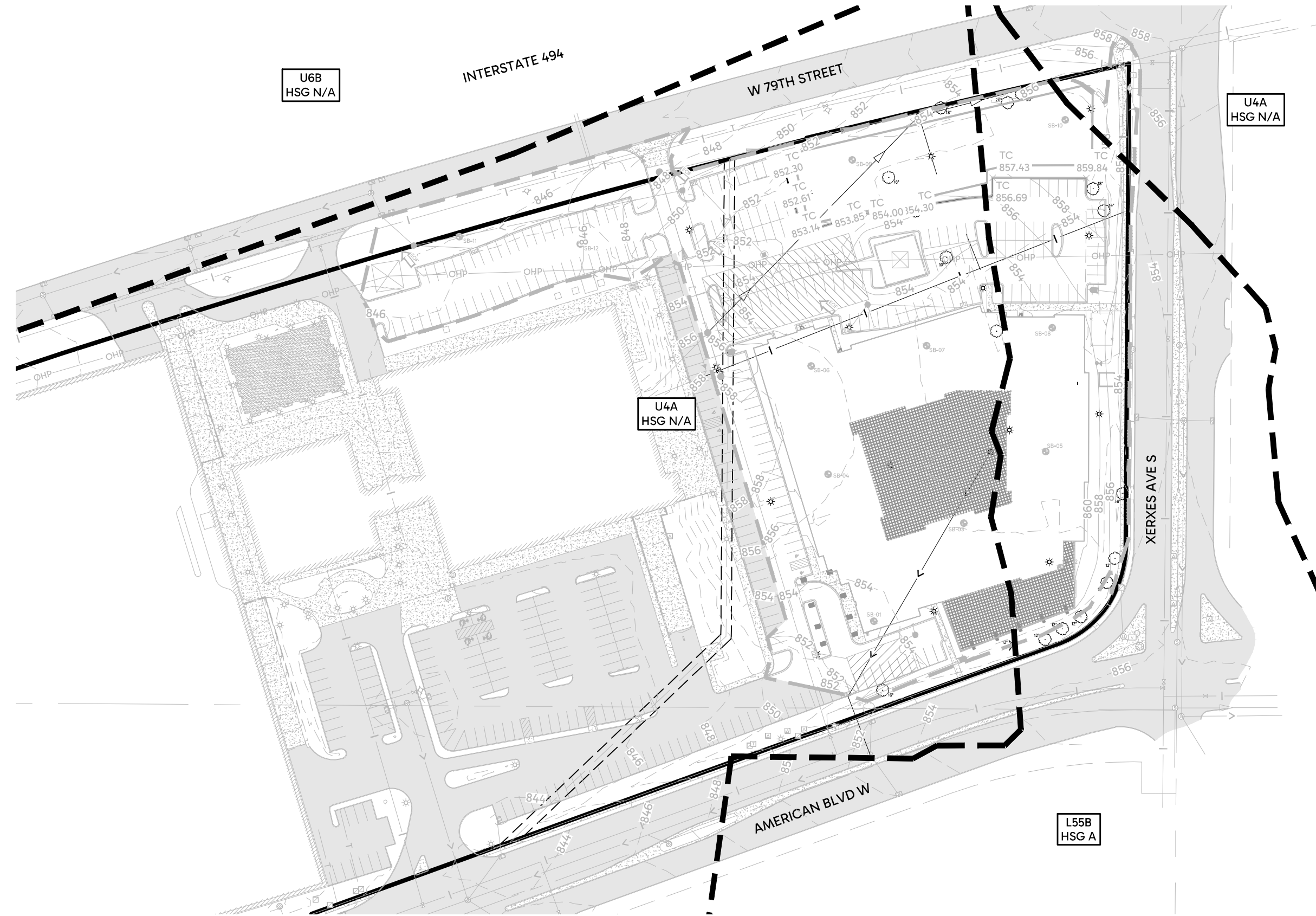
ESTIMATED EROSION AND SEDIMENT CONTROL QUANTITIES

CONSTRUCTION ROCK ENTRANCE	EA	1
STANDARD DUTY SILT FENCE	LF	1,630
HEAVY DUTY SILT FENCE	LF	
FLOATING SILT CURTAIN	LF	
MNDOT SEED MIX WET DITCH (STORMWATER BASIN)	AC	
MNDOT SEED MIX SOUTHERN BOULEVARD (GENERAL MIX) - 1.5X	EA	1.0
REAR YARD INLET PROTECTION	EA	
WIMCO OR APPROVED EQUAL INLET PROTECTION	EA	12



USGS MAP

1" = 2000'



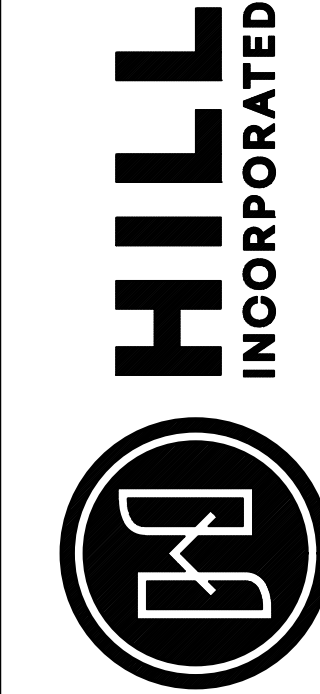
USDA SOIL MAP

1" = 200'

GENERAL PERMIT NOTE

VISIT THE MPCA WEB SITE FOR THE LATEST INFORMATION ON THE CONSTRUCTION STORMWATER PERMIT:
<https://www.pca.state.mn.us/business-with-us/construction-stormwater>

2999 WEST C.R. 42, SUITE 100
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PHONE: 952-890-6044
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www.mmhill.com



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Date: _____ Reg. No. _____

GALLERY BLOOMINGTON
BLOOMINGTON, MINNESOTA
EROSION & SEDIMENT CONTROL PLAN
SWPPP NOTES

DRAWN BY
EPF

DATE
04/01/26

REVISIONS

2026-04-24 DRC COMMENTS

CAD FILE
24382ERD

PROJECT NO.
24382

C301

FOR
CHASE REAL ESTATE, INC
2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

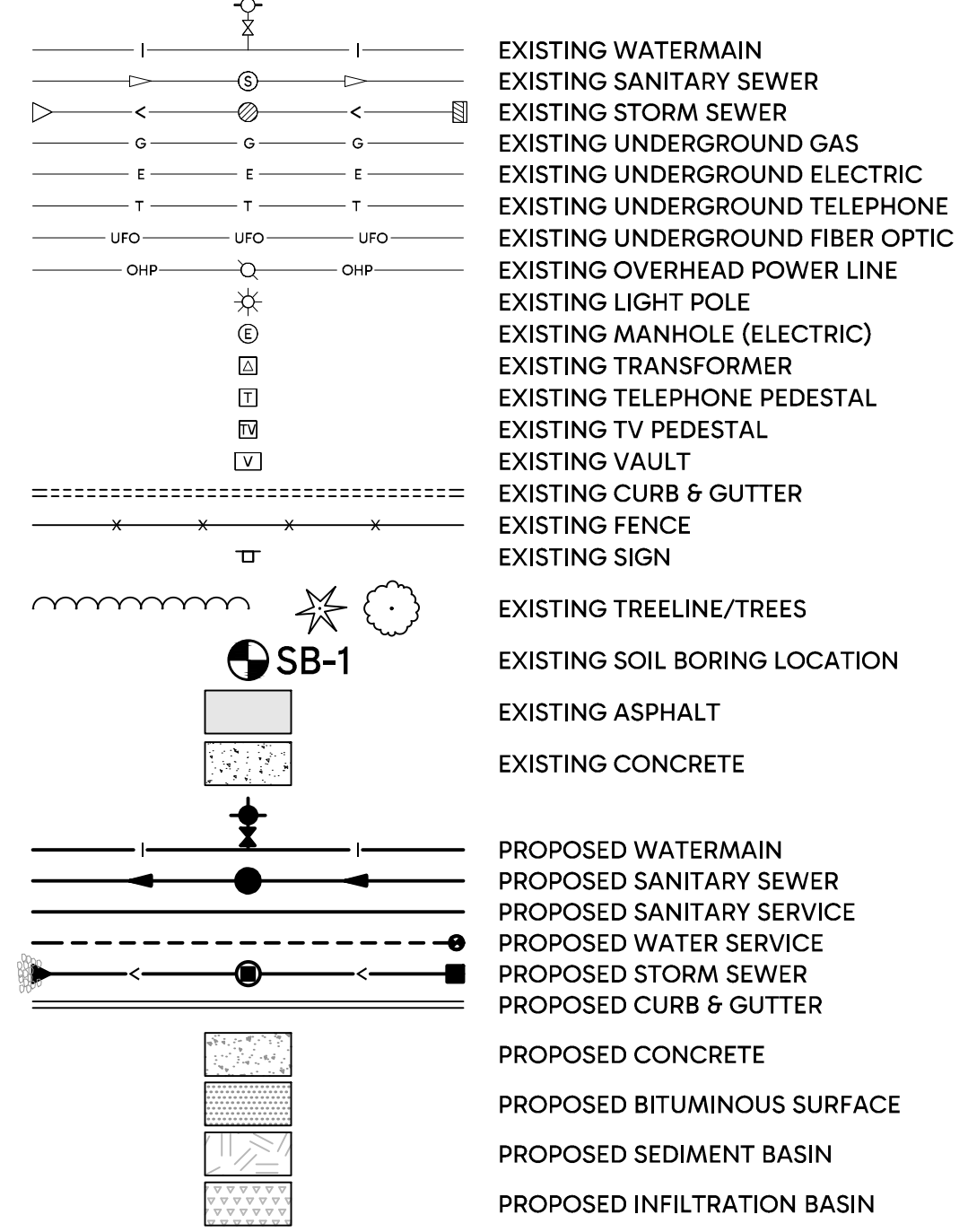
INTERSTATE 494

W 79TH STREET

XERXES AVES

AMERICAN BLVD W

LEGEND



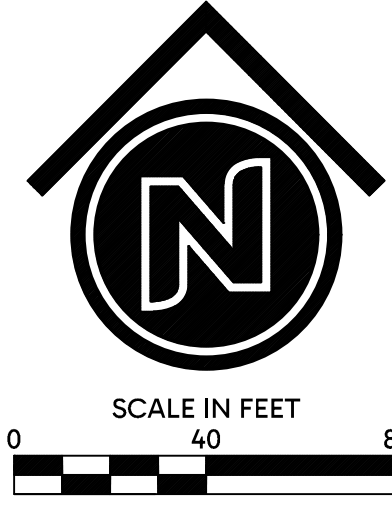
UTILITY NOTES

1. HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING AN A-LQK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.
2. ALL WATERMAIN TO BE CONSTRUCTED OF CLASS 52 DIP. A MINIMUM 8 MIL V-BIO ENCASEMENT IS REQUIRED ON ALL INSTALLED WATERMAIN.
3. COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD-ON FLANGE OR AN MJ TO FLANGE ADAPTER.
4. UTILITY AS-BUILTS MUST BE PROVIDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
5. TAPS OF LIVE WATERMAINS TO BE PERFORMED BY CITY FORCES. CONTRACT SHALL PAY FOR AND COORDINATE ALL REQUIRED WORK.
6. A MINIMUM 10 FOOT HORIZONTAL AND 18" VERTICAL SEPARATION IS REQUIRED BETWEEN WATERMAINS AND SEWERS.

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PRELIMINARY
 Reg. No. _____
 Date: _____

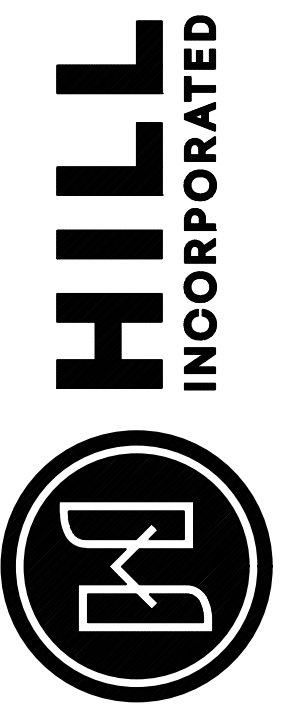
GALLERY BLOOMINGTON
 BLOOMINGTON, MINNESOTA
 UTILITY PLAN
 FOR
 CHASE REAL ESTATE, INC
 2140 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY	EPF
DATE	04/01/26
REVISIONS	
2026-04-24 DRC COMMENTS	
CAD FILE	24382U
PROJECT NO.	24382
C500	



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INTERSTATE 494

W 79TH STREET

PHASE 2 BUILDING
(FUTURE 90 UNITS)

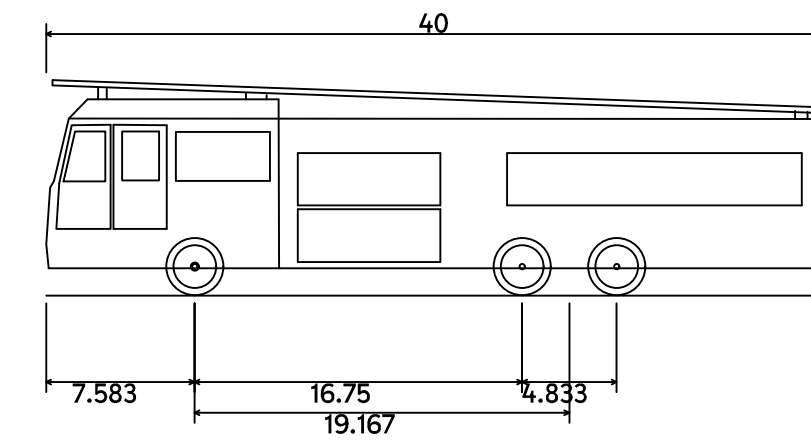
EXISTING BUILDING

XERXES AVE S

AMERICAN BLVD W

LEGEND

- EXISTING OVERHEAD POWER LINE
- EXISTING LIGHT POLE
- EXISTING MANHOLE (ELECTRIC)
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING SIGN
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED INFILTRATION BASIN



E-ONE HP100 Aerial
 Overall Length 40.000ft
 Overall Width 8.333ft
 Overall Body Height 11.000ft
 Min Body Ground Clearance 1.393ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°

40.000ft
 8.333ft
 11.000ft
 1.393ft
 8.333ft
 6.00s
 45.00°



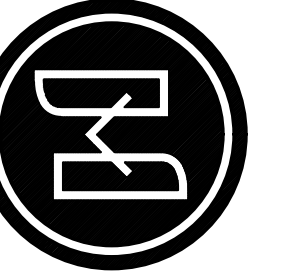
Know what's below.
Call before you dig.



SCALE IN FEET
0 40 80

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INCORPORATED



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 specification or report was prepared
 by me or under my direct supervision
 and that I am a duly licensed
 professional engineer in the State
 of Minnesota.

PROFESSIONAL ENGINEER
 Reg. No. _____
 Date: _____

GALLERY BLOOMINGTON
 BLOOMINGTON, MINNESOTA
 TURNING MOVEMENT EXHIBIT
 FOR
 CHASE REAL ESTATE, INC
 2100 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY
EPF

DATE
04/01/26

REVISIONS

2026-04-24 DRC COMMENTS

CAD FILE
24382PAV

PROJECT NO.
24382

C601

F:\Civil\3D Projects\24382D\PRE-PLAT PLANS\24382D.dwg - 4/24/2025 11:17AM

100 - Non-Rectangular Driveway Approach with Boulevard Sidewalk

PLATE NAME: 100 - Drury (Commercial)

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 4/16/2005

LAST REVISION BY: SIEMENS

105 - C&C (Bloom Std)

PLATE NAME: 105 - C&C (Bloom Std)

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 6/2/2015

LAST REVISION BY: KBO

106 - C&C Rem-Replace

PLATE NAME: 106 - C&C Rem-Replace

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 6/2/2015

LAST REVISION BY: KBO

120 - Typ Conc. Walk

PLATE NAME: 120 - Typ Conc. Walk

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 9/30/2016

LAST REVISION BY: KBO

201 - Std Mh (2x3 Cov)

PLATE NAME: 201 - Std Mh (2x3 Cov)

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 9/13/2016

LAST REVISION BY: KBO

211 - Sump MH Pretreatment Device

PLATE NAME: 211 - Sump MH Pretreatment Device

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 3/9/2003

LAST REVISION BY: KBO

300 - Hyd Install

PLATE NAME: 300 - Hyd Install

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 8/24/2003

LAST REVISION BY: KBO

302 - Valve (RSCV)

PLATE NAME: 302 - Valve (RSCV)

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 8/24/2003

LAST REVISION BY: KBO

307 - Foundation Material

PLATE NAME: 307 - Foundation Material

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 6/15/2015

LAST REVISION BY: KBO

308 - Watermain Install

PLATE NAME: 308 - Watermain Install

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 6/15/2015

LAST REVISION BY: KBO

PIPE DIA	BENDS (DEGREES)	SEE AND FINISH
4	22-72	45 NO 15/48
6	22-72	45 NO 15/48
8	22-72	45 NO 15/48
10	22-72	45 NO 15/48
12	22-72	45 NO 15/48
15	22-72	45 NO 15/48
18	22-72	45 NO 15/48
24	22-72	45 NO 15/48
30	22-72	45 NO 15/48
36	22-72	45 NO 15/48
42	22-72	45 NO 15/48
48	22-72	45 NO 15/48
54	22-72	45 NO 15/48
60	22-72	45 NO 15/48
72	22-72	45 NO 15/48
84	22-72	45 NO 15/48
96	22-72	45 NO 15/48
108	22-72	45 NO 15/48
120	22-72	45 NO 15/48
144	22-72	45 NO 15/48
168	22-72	45 NO 15/48
192	22-72	45 NO 15/48
216	22-72	45 NO 15/48
240	22-72	45 NO 15/48
270	22-72	45 NO 15/48
300	22-72	45 NO 15/48

310 - Thrust Blocking

PLATE NAME: 310 - Thrust Blocking

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 9/15/2003

LAST REVISION BY: KBO

318 - Fire-Domestic Serv

PLATE NAME: 318 - Fire-Domestic Serv

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 9/16/2016

LAST REVISION BY: KBO

321 - Comm. Meter Setting

PLATE NAME: 321 - Comm. Meter Setting

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 9/16/2003

LAST REVISION BY: KBO

400 - Std San MH

PLATE NAME: 400 - Std San MH

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 3/27/2003

LAST REVISION BY: KBO

401 - Monolithic Base

PLATE NAME: 401 - Monolithic Base

ENGINEERING DIVISION: PUBLIC WORKS DEPARTMENT

LAST REVISED: 6/15/2015

LAST REVISION BY: KBO

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BLOOMINGTON, MINNESOTA
CONSTRUCTION DETAILS
FOR
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2100 COUNTY ROAD 42 WEST, BURNSVILLE, MN 55337

DRAWN BY: EPF
DATE: 04/01/26
REVISIONS: 2026-04-24 DRC COMMENTS

CAD FILE: 24382D
PROJECT NO.: 24382
C700

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Date: _____ Reg. No. _____

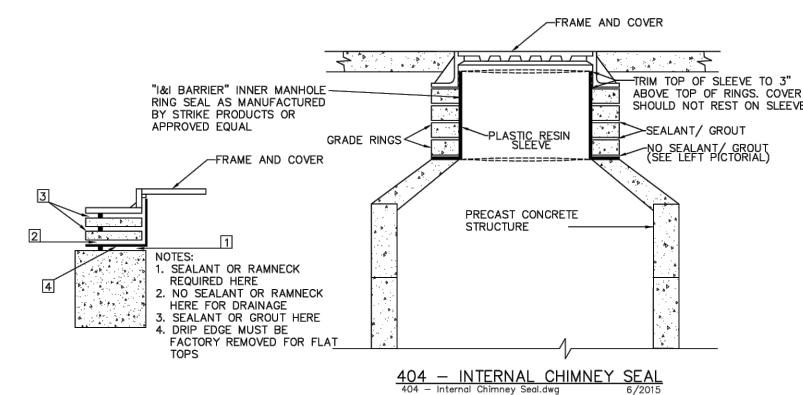


PLATE NAME: **404 - Internal Chimney Seal**
 LAST REVISED: 6/15/2015
 LAST REVISED BY: KBO

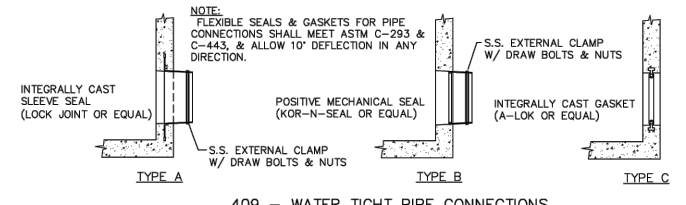


PLATE NAME: **409 - MH Pipe Connect**
 LAST REVISED: 6/15/2015
 LAST REVISED BY: KBO

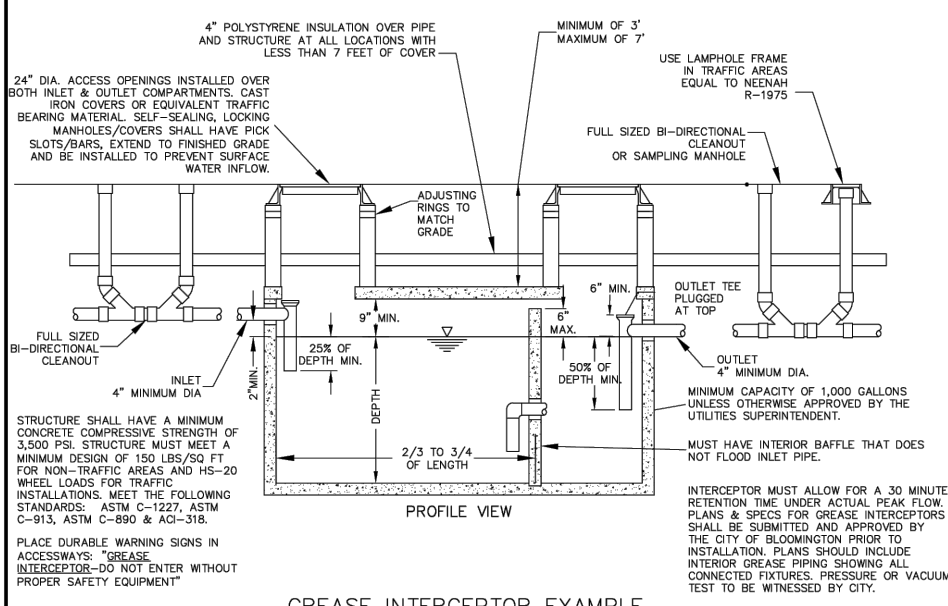
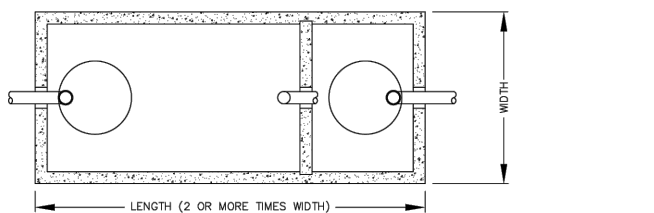


PLATE NAME: **412 - Typical Grease Interceptor**
 LAST REVISED: 2/21/2003
 LAST REVISED BY: KBO

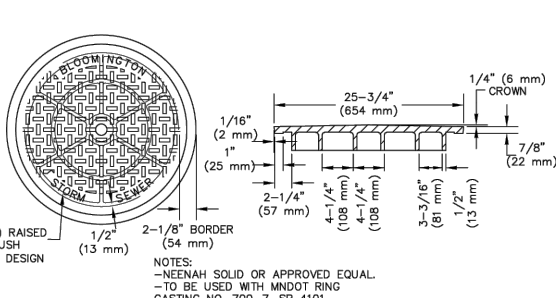


PLATE NAME: **500 - Storm Cov (Solid)**
 LAST REVISED: 6/15/2015
 LAST REVISED BY: KBO

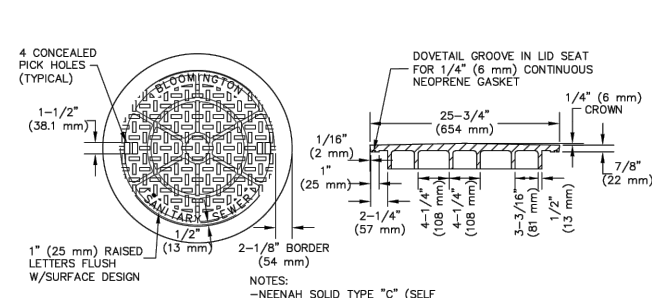


PLATE NAME: **501 - Sanitary Cov**
 LAST REVISED: 6/15/2015
 LAST REVISED BY: KBO

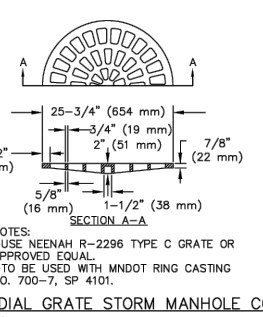


PLATE NAME: **502 - Radial Grate**
 LAST REVISED: 6/15/2015
 LAST REVISED BY: KBO

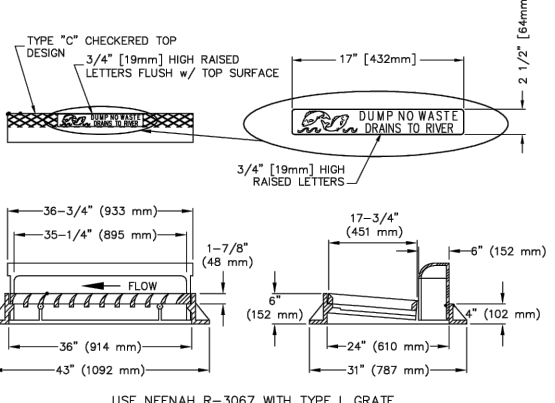


PLATE NAME: **504 - Rect. CB**
 LAST REVISED: 6/15/2015
 LAST REVISED BY: KBO

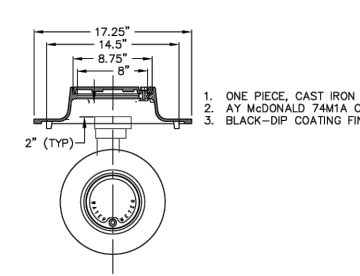


PLATE NAME: **508 - Curb Stop Casting**
 LAST REVISED: 6/15/2015
 LAST REVISED BY: KBO

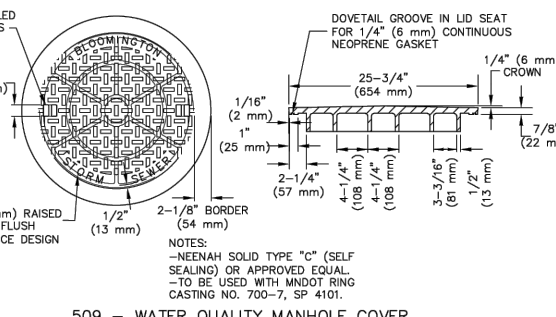
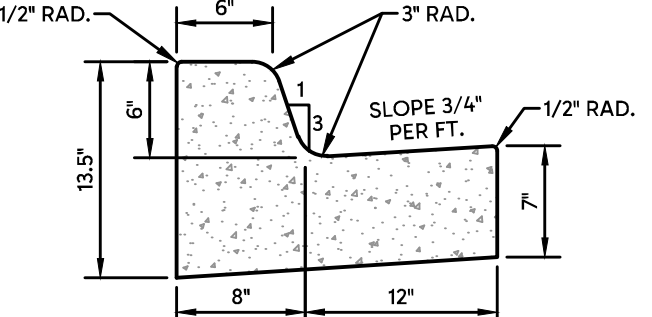
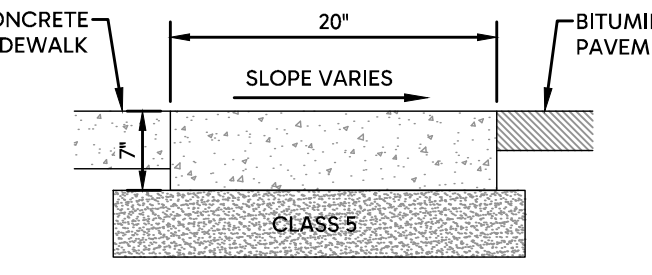


PLATE NAME: **509 - Wat Quality Cov**
 LAST REVISED: 6/15/2015
 LAST REVISED BY: KBO

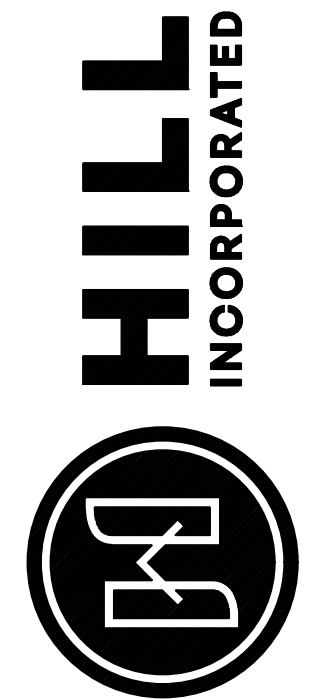


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CONSTRUCTION DETAILS
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REVISIONS
 2026-04-24 DRC COMMENTS

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PROJECT NO.
 24382

C701