

Applicant: Ken Kraft; Frauenshuh
Consultant: Becky Guenther; ISG
Project: France Place Sanitary Sewer Improvements
Location: 3601 Minnesota Drive, Bloomington, MN
Applicable Rule(s): 4, 5, 11 and 12
Reviewer(s): Josh Phillips and Louise Heffernan; Barr Engineering Co.

General Background & Comments

The applicant proposes the replacement of a portion of sanitary sewer at France Place, located at 3601 Minnesota Drive in Bloomington. The 8-acre parcel is occupied by a commercial building and surface parking lots. The project will include construction of permeable pavers to provide rate control, volume retention, and water quality management within the paver foundation material for the 5,105 square-feet of disturbed area on the site including the 4,455 square-feet of reconstructed impervious surfaces.

Exhibits Reviewed:

1. Permit Application dated and received February 27, 2023.
2. Sheets C0-10, C0-20 to C0-24, C0-30, C0-31, C1-10, C1-11, C1-20, C1-30, C2-10, and C3-10 of the plans dated and received March 27, 2023, prepared by ISG.
3. Stormwater Management Memo dated February 24, 2023 (received February 27, 2023), prepared by ISG.
4. Electronic HydroCAD model received March 6, 2023, prepared by ISG.
5. Electronic MIDS Calculator model received March 6, 2023, prepared by ISG.

4.0 Stormwater Management

The district's requirements for stormwater management apply to the project because more than 50 cubic yards of material will be disturbed and 5,000 square feet or more of surface area is altered, Rules 4.2.1a and b. The utility replacement is not within a linear corridor therefore is not considered a linear project by definition. The project is therefore not being reviewed under rule 4.2.4 for linear projects.

The NMCWD's Rule for Redevelopment, Rule 4.2.3, states, if a proposed activity will disturb more than 50% of the existing impervious surface on the site or will increase the imperviousness of the site by more than 50%, stormwater management will apply to the entire project site. Otherwise, the stormwater requirements will apply only to the disturbed, replaced and net additional impervious surface on the project site.

The proposed project will result in a combined disturbance of less than 50% of the existing site impervious area and will not increase the site imperviousness by more than 50%; therefore,

stormwater management is required for the 4,455 square feet of reconstructed impervious surface and 650 square feet of newly disturbed pervious areas.

Stormwater management for compliance with subsection 4.3.1 will be provided within the foundation material of permeable pavers providing rate control, volume retention and water quality management for the regulated areas of the current project.

Rule 4.3.1b requires the 2-, 10-, and 100-year post development peak runoff rates be equal to or less than the existing discharge rates for the collection points. The applicant used a HydroCAD hydrologic model to simulate runoff rates. The existing and proposed 2-, 10- and 100-year frequency discharge rates from the disturbed area are summarized in the table below.

Rate Control Summary

	2- year (c.f.s.)	10- year (c.f.s.)	100- year (c.f.s.)
Existing Conditions	<1.0	<1.0	1.3
Proposed Conditions	<1.0	<1.0	<1.0

The proposed stormwater management plan provides rate control in compliance with the NMCWD requirements for the 2-, 10-, and 100-year events. Rule 4.3.1b is met.

A retention volume of 409 cubic feet is required from the proposed 4,455 square feet of regulated impervious surface. Soil borings were not performed for the project, however, the applicant indicated that soil types are known, in the vicinity of the project, to be consistent with Hydrologic Soil Group (HSG) B and soils will be verified during construction to confirm the underlying soil conditions. An infiltration rate of 0.3 inches per hour has been used for design, using infiltration rates for HSG B soils identified in the Minnesota Storm Water Manual. Data identifying the underlying soils beneath the proposed permeable pavers must be provided.

Rule 4.5.4d (i) requires that if infiltration of runoff is proposed, data must be submitted showing no evidence of groundwater or redoximorphic soil conditions within 3 feet of the bottom of the facility, practice or system and soil conditions within 5 feet of the bottom of any stormwater treatment facility, practice or system. The stormwater narrative indicates that a soil boring was not performed onsite and soil conditions will be verified during construction. A soil boring or hand auger is required to be completed by a geotechnical engineer during construction to verify the underlying soil conditions.

The table below summarizes the volume retention required and volume retention achieved. The proposed project is in conformance with subsection 4.3.1a. A retention volume of 418 cubic feet is proposed to be provided (409 cubic feet required) with an infiltration area of 1,045 square feet (341 square feet required).

Volume Retention Summary

Required Volume Retention Depth (inches)	Required Volume (cubic feet)	Provided Volume (cubic feet)
1.1	409	418

With an infiltration depth of 12 inches, the 418 cubic feet of volume retention is drawn down within the required 48-hours, complying with Rule 4.3.1a (ii).

NMCWD's water quality criterion requires 60% annual removal efficiency for total phosphorus (TP) and 90% annual removal efficiency for total suspended solids (TSS) from the regulated site runoff. A MIDS model was used to evaluate the annual removal efficiencies provided within the foundation material of proposed permeable pavers. The results of the MIDS modeling are summarized in the table below. We agree with the modeling results and the project is in conformance with Rule 4.3.1c criteria.

Annual TSS and TP Removal Summary

Pollutant of Interest	Regulated Site Loading (lbs./year)	Required Load Removal (lbs./year)	Provided Load Reduction (lbs./year)
Total Suspended Solids (TSS)	35.1	31.6 (90%)	32.2 (92%)
Total Phosphorus (TP)	0.19	0.11 (60%)	0.18 (92%)

Rule 4.3.3 states that all new and reconstructed buildings must be constructed such that the low floor is at least two feet above the 100-year high-water elevation or one foot above the emergency overflow of a constructed facility. Additionally, Rule 4.3.3 states that all new and reconstructed buildings must be constructed such that no opening where surface flow can enter the structure is less than two feet above the 100-year high-water elevation of an adjacent facility. Rule 4.3.3 also states that a stormwater management facility must be constructed at an elevation that ensures no adjacent habitable building will be brought into noncompliance with a standard in subsection 4.3.3. The 100-year high-water elevation of the proposed facility, elevation 830.9 M.S.L., will be contained by the system underground. Additionally, a high point at approximately elevation 834.0 M.S.L. is located between the proposed facility and the existing building, providing a separation of 3.1 feet. Rule 4.3.3 is met.

In accordance with Rule 4.3.4, a post-project chloride management plan must be provided that will, 1) designate an individual authorized to implement the chloride-use plan and 2) designate a MPCA certified salt applicator engaged in the implementation of the chloride-use plan for the site.

Subsection 4.3.5 requires the submission of a maintenance plan. All stormwater management structures and facilities must be designed for maintenance access and properly maintained in perpetuity to assure that they continue to function as designed. The applicant must provide a receipt showing recordation of a maintenance declaration for the operation and maintenance of the stormwater management facility.

5.0 Erosion and Sediment Control

The district's requirements for erosion and sediment control apply to the project because more than 50 cubic yards of material will be disturbed and 5,000 square feet or more of surface area is altered, Rules 5.2.1a and b.

The erosion control plan prepared by ISG includes installation of a rock construction entrance, perimeter control, and storm sewer inlet protection devices. The contractor for the project will

need to designate a contact who will remain liable to the district for performance under the district's Erosion and Sediment Control Rule 5.0 from the time the permitted activities commence until vegetative cover is established, in accordance with subsection 5.4.1e. NMCWD must be notified if the responsible individual changes during the permit term.

11.0 Fees

Fees for the project are:

Rules 4.0-5.0 \$2,000

12.0 Financial Assurances

Financial Assurances for the project are:

Rule 4.0: Stormwater Management Facility: 341 SF x \$12/SF \$4,092

Rule 5.0: Perimeter Control: 520 LF x \$2.50/LF \$1,300

Inlet Protection 1 x \$100 each \$100

Site Restoration: 0.10 acres x \$2,500/acre \$250

Contingency and Administration \$2,458

Total..... \$8,200

Findings

1. The proposed project includes the information necessary, plan sheets and erosion control plan for review. Additional information as described in the recommendations below is required to be submitted, reviewed and approved prior to the district's permit being issued for the project.
2. The proposed project will conform to Rules 4 and 5 with the fulfilment of the conditions identified below.
3. The proposed stormwater management facility will provide rate control, volume retention and water quality management in accordance with subsections 4.3.1a-c criteria.
4. In accordance with NMCWD Rule 4.3.5, the applicant must provide a maintenance and inspection plan that identifies and protects the design, capacity, and functionality of the stormwater management facility.

Recommendation

Approval, contingent upon:

Compliance with the General Provisions (attached).

Financial Assurance in the amount of \$13,200, including \$8,200 for stormwater management, erosion control, and site restoration, and \$5,000 for compliance with the chloride management requirements.

The applicant providing a name and contact information for the individual responsible for the erosion and sediment control at the site. NMCWD must be notified if the responsible individual changes during the permit term.

Per Rule 4.3.5, a receipt showing recordation of a maintenance declaration for the operation and maintenance of the stormwater management facility is required. A draft of the declaration must be approved by the district prior to recordation.

To comply with the NMCWD rules, a soil boring or hand auger must be completed and the following information provided:

1. Data showing no evidence of groundwater within three feet of the bottom of the proposed permeable pavement system in accordance with subsection 4.5.4d (i) criteria.
2. Data identifying the underlying soil conditions to verify the design infiltration rate used for analysis (0.3 inches per hour) based on Hydrologic Soil Group (HSG) Type B soils. If the geotechnical investigation does not support the design assumptions used for analysis, the stormwater management facility must be redesigned and the stormwater management plan must be resubmitted to demonstrate compliance with the NMCWD's rules.

By accepting the permit, when issued, the applicant agrees to the following stipulations for closeout of the permit:

The work for the France Place Sanitary Improvements project under the terms of Permit 2023-016, if issued, must have an impervious surface area, stormwater infrastructure design, and grading plans consistent with the approved plans. Design that differs materially from the approved plans will need to be the subject of a request for a permit modification or new permit, which will be subject to review for compliance with all applicable regulatory requirements.

Per Rule 4.5.6, an as-built drawing of the stormwater management facility conforming to the design specifications, including a stage volume relationship in tabular form for the permeable pavers, as approved by the district, must be provided.

Submission of a plan for post-project management of Chloride use on the site. The plan must include 1) the designation of an individual authorized to implement the chloride use plan and 2) the designation of a Minnesota Pollution Control Agency certified salt applicator engaged in the implementation of the chloride-use plan for the site.

Per Rule 12.4.1b, demonstration and confirmation that the stormwater management facility has been constructed or installed and is functioning as designed and permitted. Verification, through daily observation logs and photographs, must be provided showing the stormwater management facility used for volume retention has been drawn down within 48 hours from the completion of two 1-inch (approximate) separate rainfall events.

FRANCE PLACE PLUMBING REPLACEMENTS

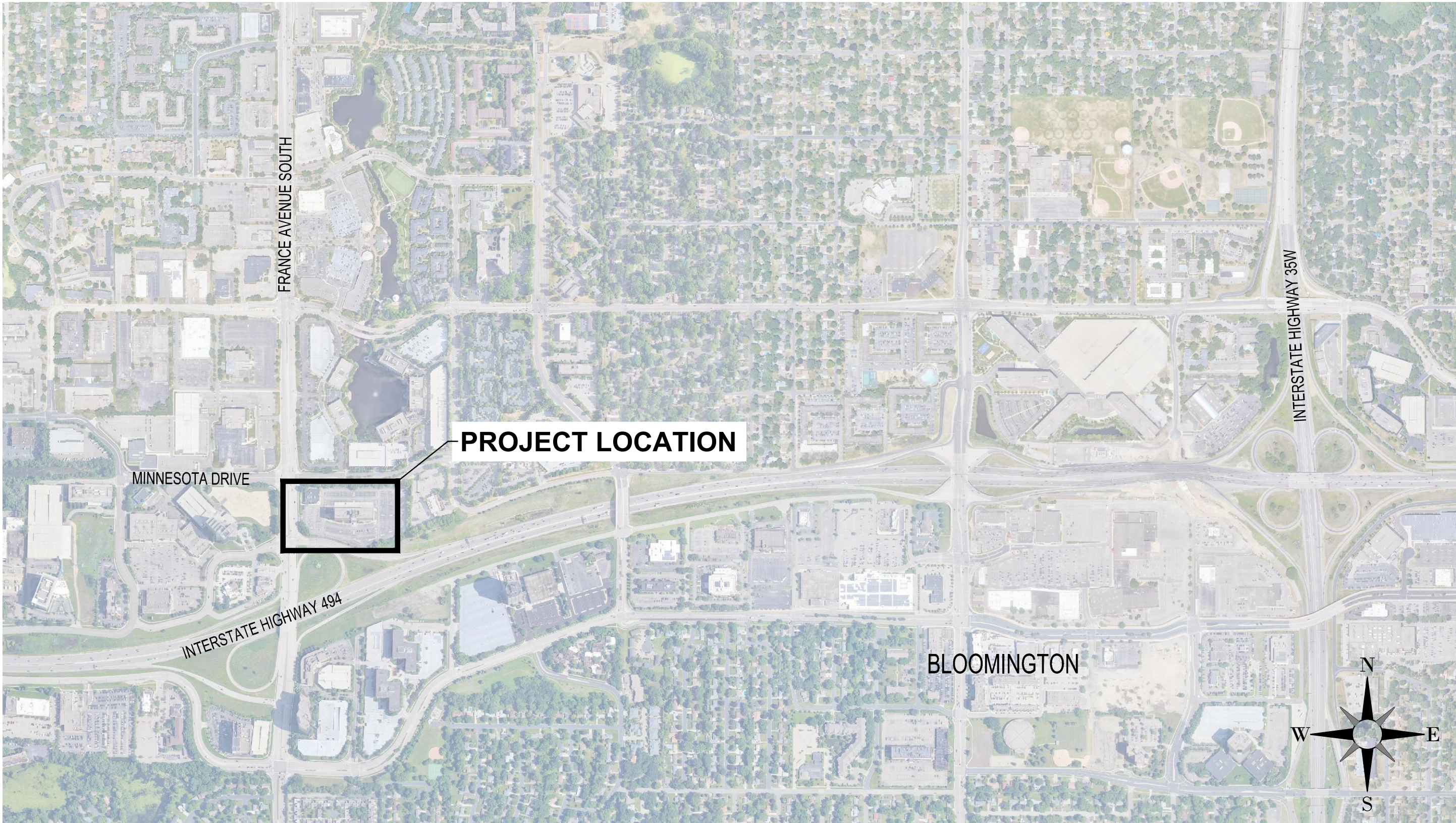
BLOOMINGTON, MINNESOTA

ISG PROJECT # 23-28296

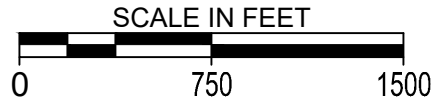


LEGEND

EXISTING	
	CITY LIMITS
	SECTION LINE
	QUARTER SECTION LINE
	RIGHT OF WAY LINE
	PROPERTY / LOTLINE
	EASEMENT LINE
	ACCESS CONTROL
	WATER EDGE
	WETLAND BOUNDARY
	WETLAND / MARSH
	FENCE LINE
	CULVERT
	STORM SEWER
	SANITARY SEWER
	SANITARY SEWER FORCEMAIN
	WATER
	GAS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND TV
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	UNDERGROUND FIBER OPTIC
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE LINE
	MANHOLE/STRUCTURE
	CATCH BASIN
	HYDRANT
	VALVE
	CURB STOP
	POWER POLE
	UTILITY PEDESTAL / CABINET
PROPOSED	
	LOT LINE
	RIGHT OF WAY
	EASEMENT
	CULVERT
	STORM SEWER
	STORM SEWER (PIPE WIDTH)
	SANITARY SEWER
	SANITARY SEWER (PIPE WIDTH)
	WATER
	GAS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND TV
	CONTOUR
	MANHOLE (STORM, SANITARY)
	CATCH BASIN
	HYDRANT
	VALVE



LOCATION MAP



ABBREVIATIONS:

AC	ACRE	CMP	CORRUGATED METAL PIPE	FDN	FOUNDATION	HORIZ	HORIZONTAL	MAX	MAXIMUM	PSI	POUNDS PER SQUARE INCH	SY	SQUARE YARD
ADA	AMERICANS WITH DISABILITIES ACT	CO	CLEANOUT	FES	FLARED END SECTION	HR	HOUR	MB	MAIL BOX	PVC	POLYVINYL CHLORIDE	T/C	TOP OF CURB
ADD	ADDENDUM	CONC	CONCRETE	FFE	FINISHED FLOOR ELEVATION	HWL	HIGH WATER LEVEL	MECH	MECHANICAL	PVMT	PAVEMENT	TEL	TELEPHONE
AFF	ABOVE FINISHED FLOOR	CONST	CONSTRUCTION	PPM	FEET PER MINUTE	HWY	HIGHWAY	MH	MANHOLE	QTY	QUANTITY	TEMP	TEMPORARY
AGG	AGGREGATE	CONT	CONTINUOUS	FPS	FEET PER SECOND	HYD	HYDRANT	MIN	MINIMUM	R	RIM	THRU	THROUGH
APPROX	APPROXIMATE	CY	CUBIC YARD	FT	FOOT, FEET	I	INVERT	MISC	MISCELLANEOUS	RD	RADIUS	TNHF	TOP NUT OF FIRE HYDRANT
ARCH	ARCHITECT, ARCHITECTURAL	C&G	CURB AND GUTTER	FTG	FOOTING	ID	INSIDE DIAMETER	NO	NUMBER	RCP	REINFORCED CONCRETE PIPE	TRANS	TRANSFORMER
BFE	BASEMENT FLOOR ELEVATION	DEMO	DEMOLITION	GA	GALVE	IN	INCH	NTS	NOT TO SCALE	RD	ROOF DRAIN	TV	TELEVISION
BIT	BITUMINOUS	DIA	DIAMETER	GAL	GALLON	INV	INVERT	NWL	NORMAL WATER LEVEL	REBAR	REINFORCING BAR	T/W	TOP OF WALL
CAD	COMPUTER-AIDED DESIGN	DS	DIMENSION	GALV	GALVANIZED	IP	IRON PIPE	OC	ON CENTER	REM	REMOVE	TYP	TYPICAL
CB	CATCH BASIN	DS	DOWNSPOUT	GC	GENERAL CONTRACTOR	IPS	IRON PIPE SIZE	OCEW	ON CENTER EACH WAY	ROW	RIGHT OF WAY	UT	UTILITY, UNDERGROUND
CFS	CUBIC FEET PER SECOND	EA	EACH	GFE	GARAGE FLOOR ELEVATION	J-BOX	JUNCTION BOX	OH	OVERHEAD	R/W	RIGHT OF WAY	VCP	VITRIFIED CLAY PIPE
CF	CUBIC FOOT	ELEC	ELECTRICAL	GL	GUTTER LINE	JT	JOINT	OHD	OVERHEAD DOOR	SAN	SANITARY	W/O	WITHOUT
CI	CAST IRON	ELEV	ELEVATION	GPM	GALLONS PER MINUTE	LF	LINEAR FEET	OZ	OUNCE	SCH	SCHEDULE	W/	WITH
CIP	CAST IRON PIPE	EOF	EMERGENCY OVERFLOW	GV	GATE VALVE	LIN	LINEAR	PED	PEDESTAL, PEDESTRIAN	SF	SQUARE FOOT	YD	YARD
CIPC	CAST IN PLACE CONCRETE	EQ	EQUAL	HDPE	HIGH DENSITY POLYETHYLENE	LPS	LOW PRESSURE STEAM	PERF	PERFORATED	SPEC	SPECIFICATION	YR	YEAR
CJ	CONTROL JOINT	EX	EXISTING	HD	HEAVY DUTY	LS	LUMP SUM	PL	PROPERTY LINE	SQ	SQUARE		
CL	CENTERLINE	FDC	FIRE DEPARTMENT CONNECTION	HH	HANDHOLE	LSO	LOWEST STRUCTURAL OPENING	PP	POLYPROPYLENE	STA	STATION		

PROJECT INDEX:

OWNER: KEN KRAFT

FRAUENSHUH
7101 WEST 78TH STREET
MINNEAPOLIS, MN 55439
KEN.KRAFT@FRAUENSHUH.COM

FRANCE PLACE
3601 MINNESOTA DR
BLOOMINGTON, MN 55435

S05 / T27N / R24W

MANAGING OFFICE:

BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

PROJECT MANAGER: BECKY GUENTHER
EMAIL: BECKY.GUENTHER@ISGINC.COM

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BLOOMINGTON REQUIREMENTS AND MIDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, AND THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2018, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1986 ADJUSTMENT (NAD83(1996)) ON THE HENNEPIN COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=836.02
TOP NUT OF FIRE HYDRANT LOCATED ON SITE ABOUT 90 FEET SOUTHWEST OF THE SOUTHWEST BUILDING CORNER

TOPOGRAPHIC SURVEY
THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JANUARY 2023 BY ISG.

SHEET INDEX

C0-10	TITLE SHEET
C0-20	SITE SPECIFICATIONS
C0-21	SITE SPECIFICATIONS
C0-22	SITE SPECIFICATIONS
C0-23	SITE SPECIFICATIONS
C0-24	SITE SPECIFICATIONS
C0-30	SITE DETAILS
C0-31	SITE DETAILS
C1-10	SWPPP NARRATIVE
C1-11	SWPPP NARRATIVE
C1-20	SWPPP DETAILS
C1-30	SWPPP
C2-10	EXISTING SITE AND REMOVALS
C3-10	SITE & UTILITY PLAN

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BECKY GUENTHER

DATE: 03/27/2023 LIC. NO.: 58680

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PROJECT

FRANCE PLACE PLUMBING REPLACEMENTS

BLOOMINGTON MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-28296

FILE NAME 28296 C0-DETAILS

DRAWN BY GRJ

DESIGNED BY GRJ, RAG

REVIEWED BY RAG

ORIGINAL ISSUE DATE 03/27/23

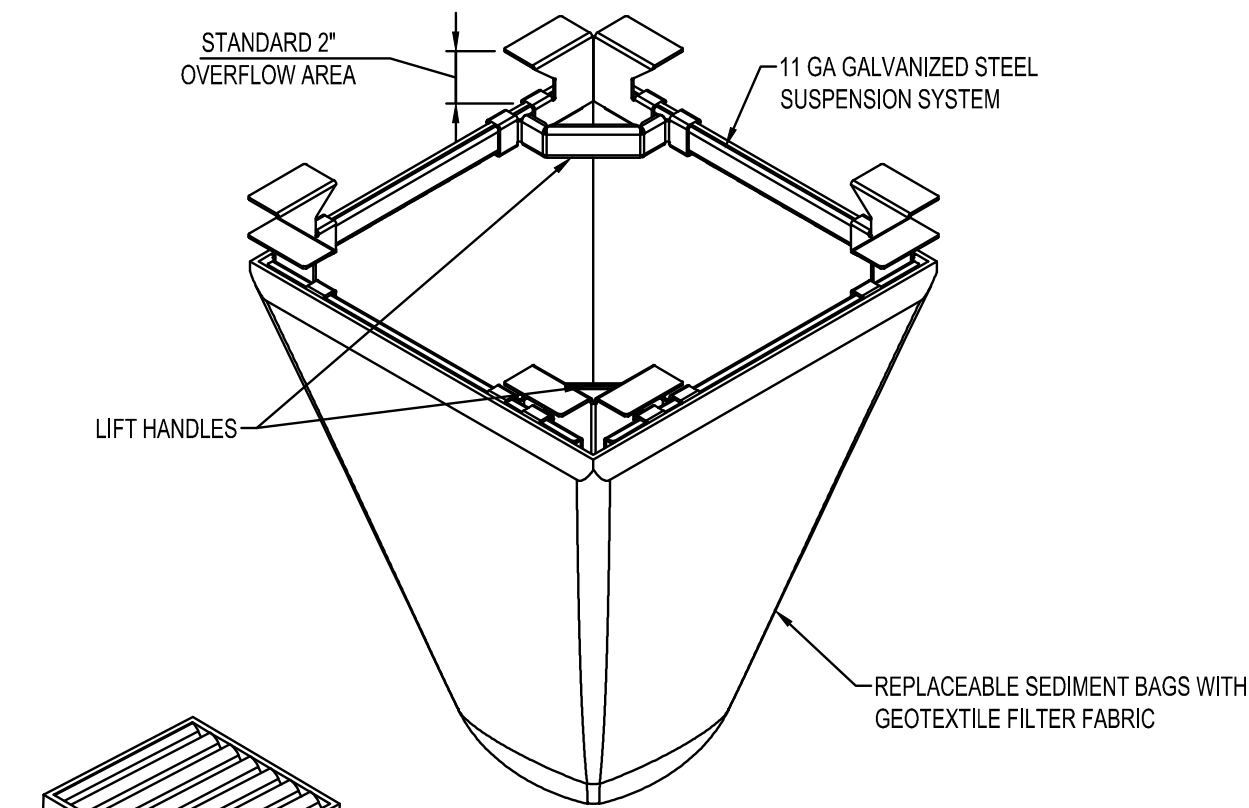
CLIENT PROJECT NO. -

TITLE

TITLE SHEET

SHEET

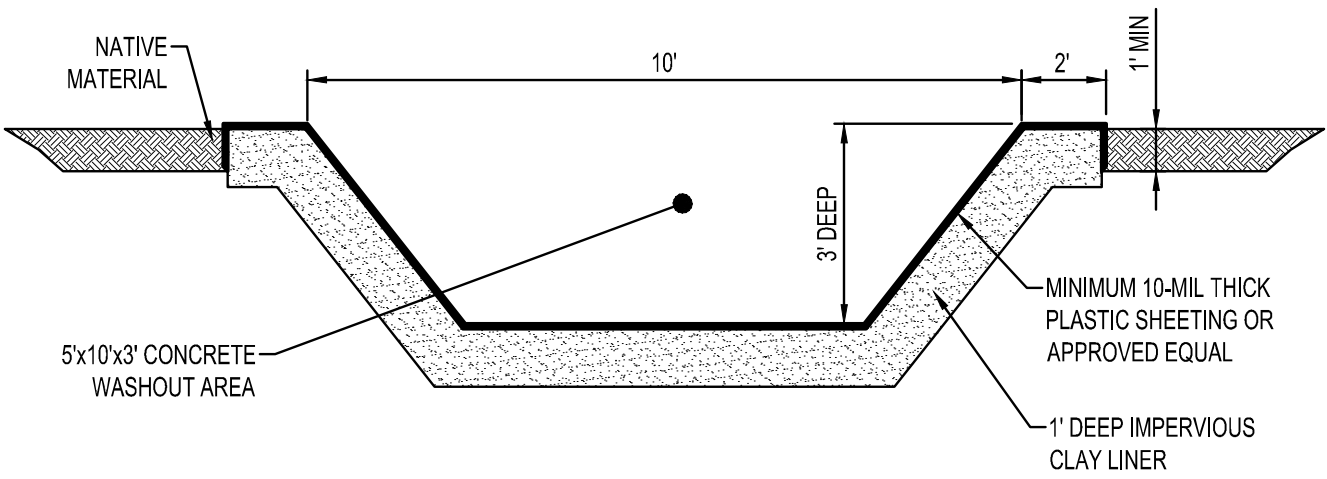
C0-10



NOTES:

- FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT
WWW.INLETFILTERS.COM
- INSTALLATION:**
- REMOVE GRATE
 - DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
 - REPLACE GRATE
- MATERIALS:**
- FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
 - SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME;
 - STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

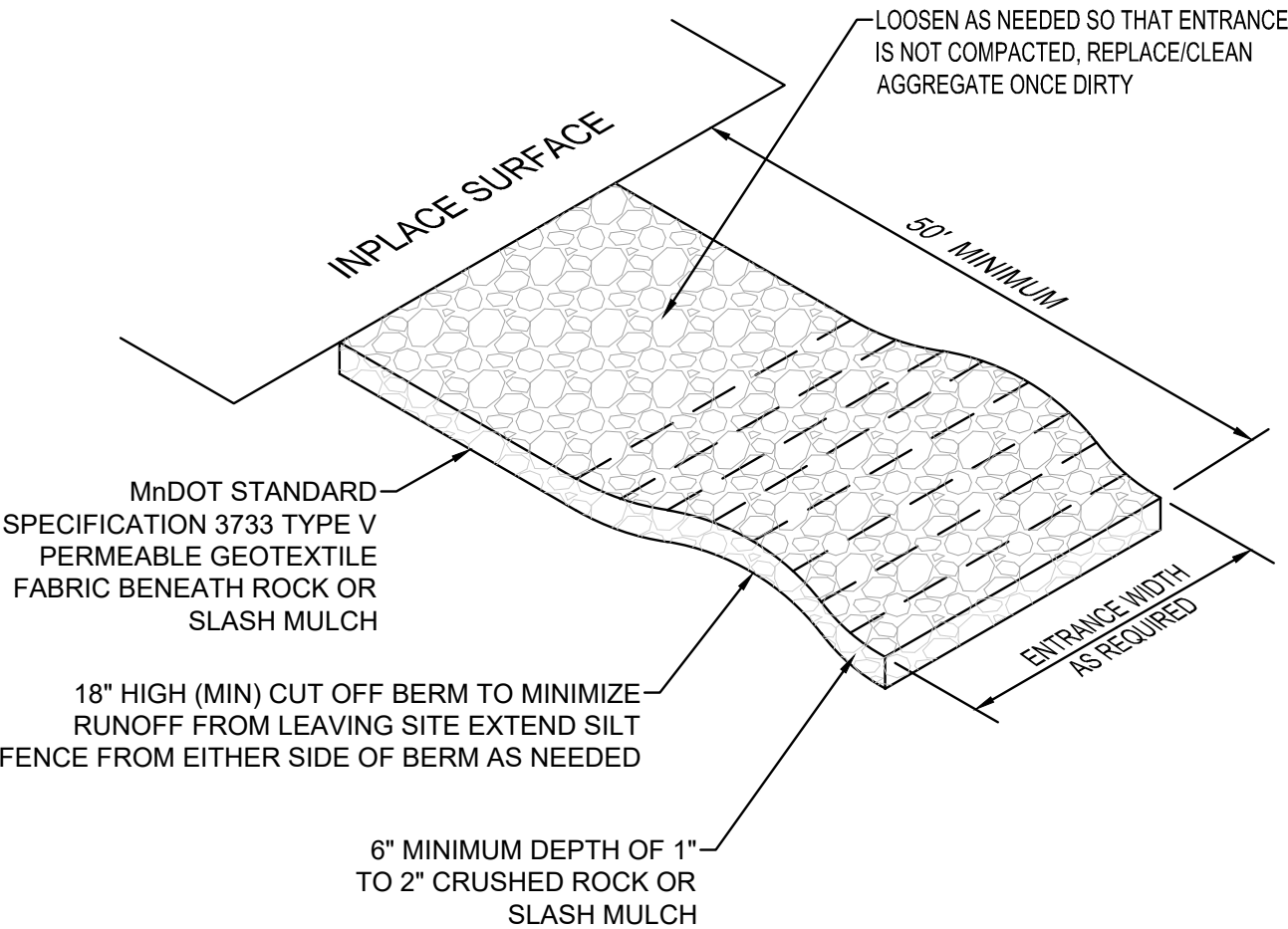
**RECTANGULAR FILTER
INLET PROTECTION**
NTS



NOTES:

- CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
- CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
- WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.
- CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.
- WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT
NTS



STABILIZED CONSTRUCTION EXIT
NTS



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**FRANCE PLACE
PLUMBING
REPLACEMENTS**

BLOOMINGTON MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

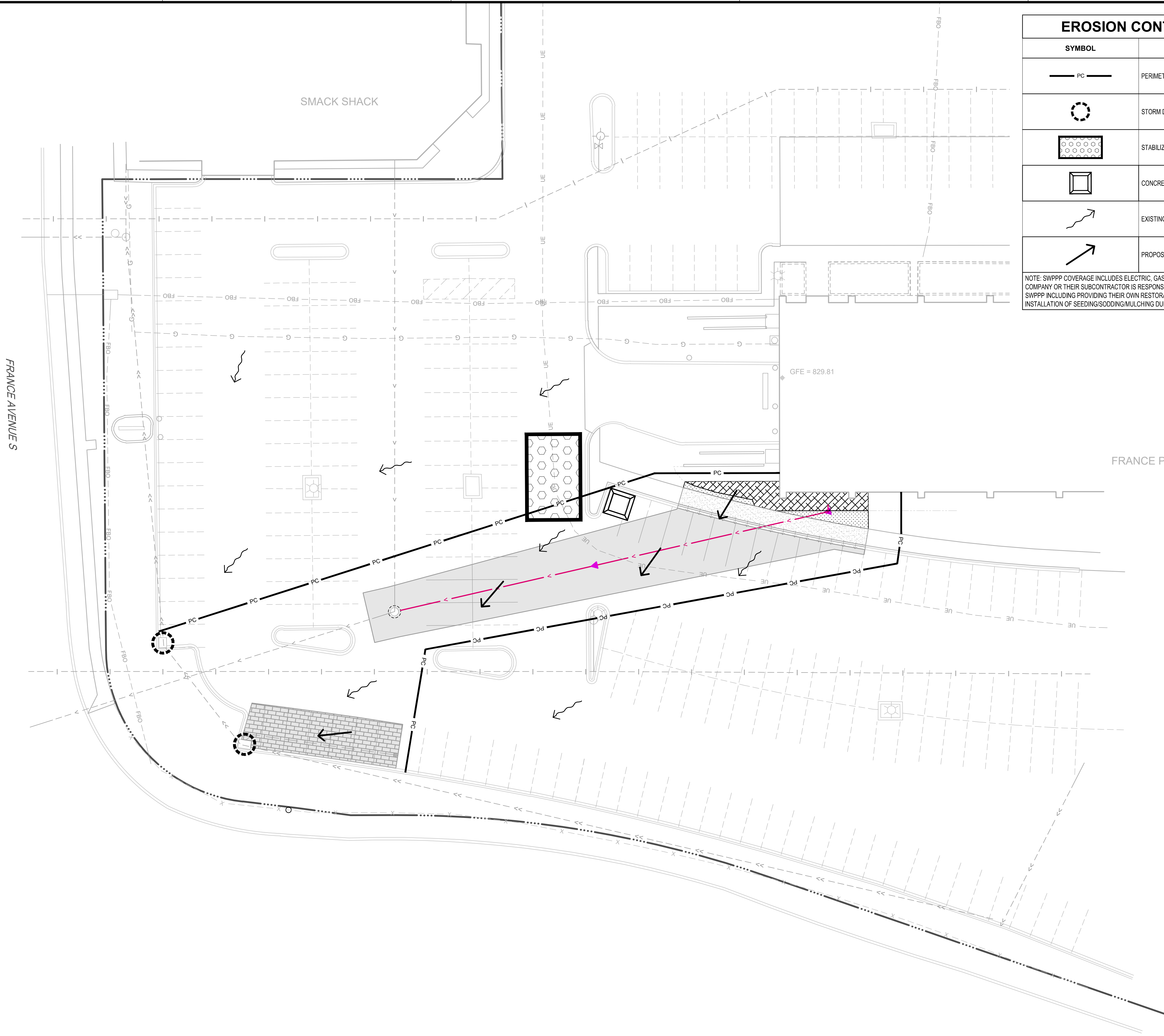
PROJECT NO.	23-28296
FILE NAME	28296 C1-SWPPP
DRAWN BY	GRJ
DESIGNED BY	GRJ, RAG
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	03/27/23
CLIENT PROJECT NO.	-

TITLE

SWPPP DETAILS

SHEET

C1-20



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	PERIMETER CONTROL
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.



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**FRANCE PLACE
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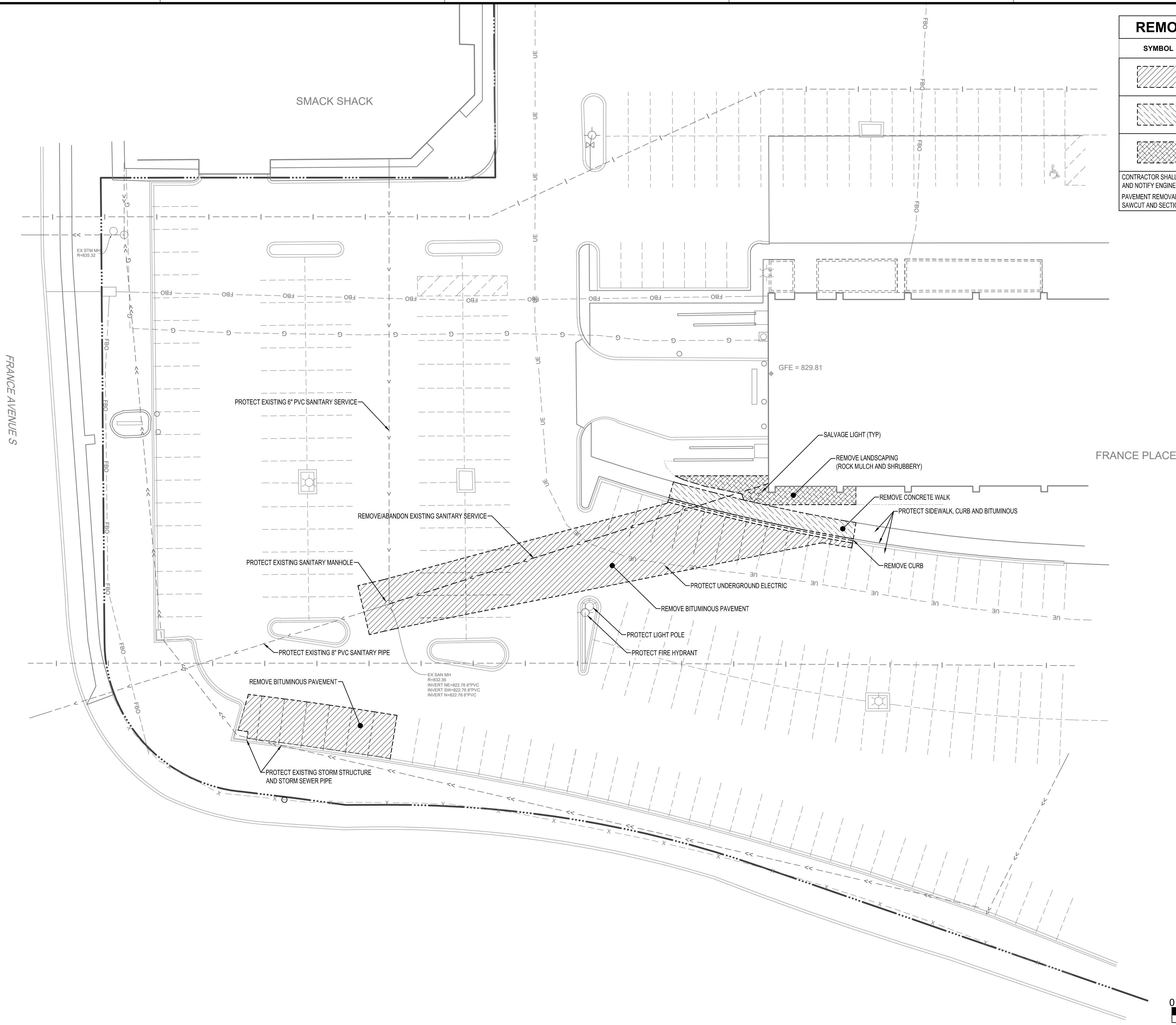
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CLIENT PROJECT NO.	-

TITLE

SWPPP

SHEET

C1-30



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE LANDSCAPING

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.



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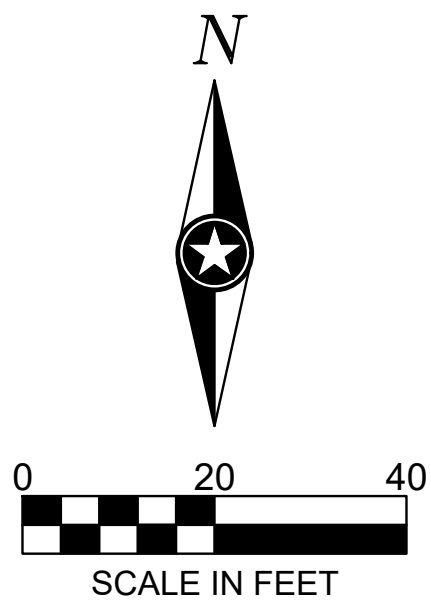
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FILE NAME	28296 C2-EXIST
DRAWN BY	GRJ
DESIGNED BY	GRJ, RAG
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	03/27/23
CLIENT PROJECT NO.	-

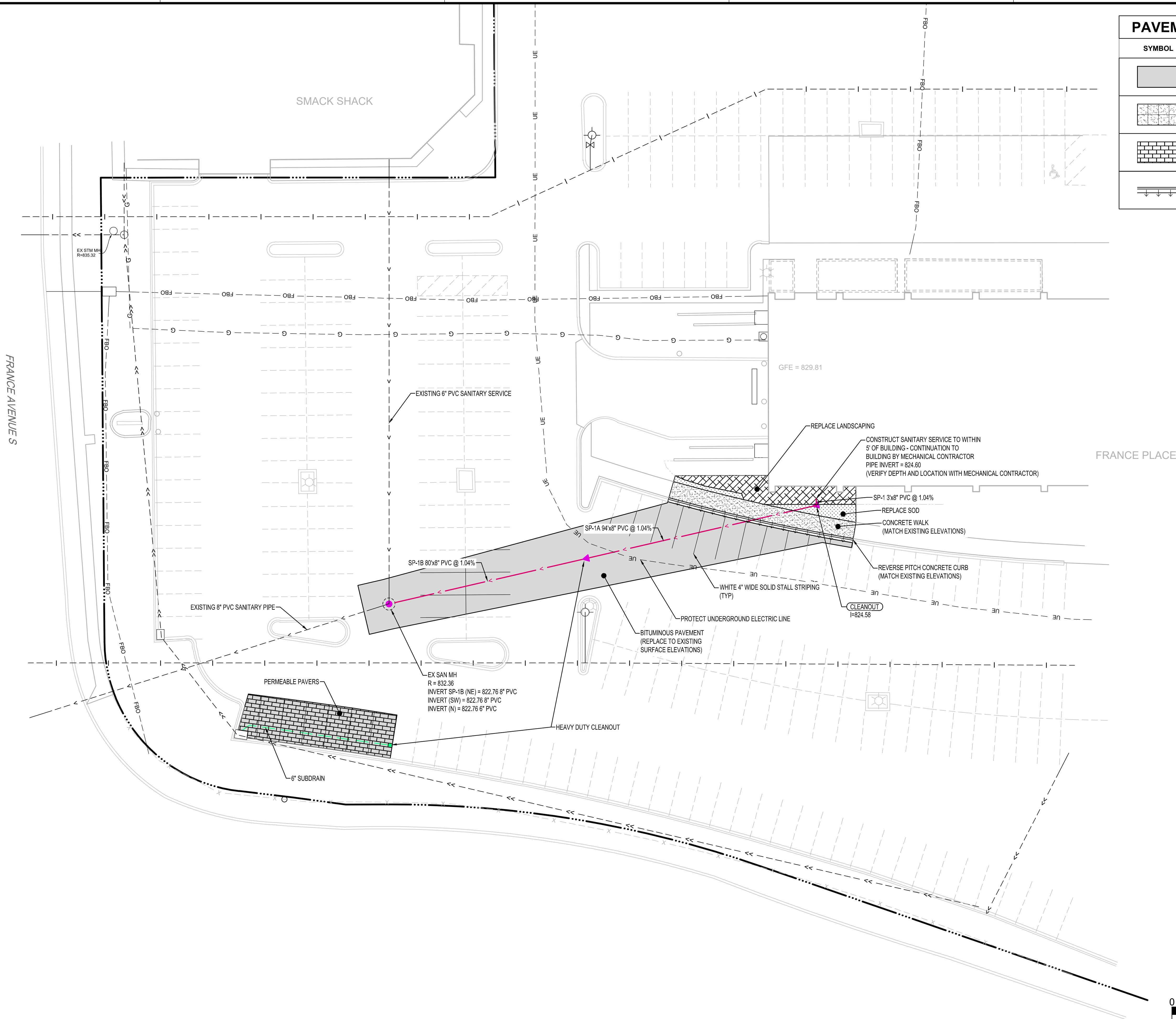
TITLE

EXISTING SITE
AND REMOVALS

SHEET

C2-10





PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	PERMEABLE PAVERS
	REVERSE PITCH CONCRETE CURB AND GUTTER



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SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF MINNESOTA.

BECKY GUENTHER

DATE: 03/27/2023 LIC. NO. 58680

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PROJECT

FRANCE PLACE PLUMBING REPLACEMENTS

BLOOMINGTON MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-28296
FILE NAME	28296 C3-SITE
DRAWN BY	GRJ
DESIGNED BY	GRJ, RAG
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	03/27/23
CLIENT PROJECT NO.	-

TITLE

SITE & UTILITY PLAN

SHEET

C3-10