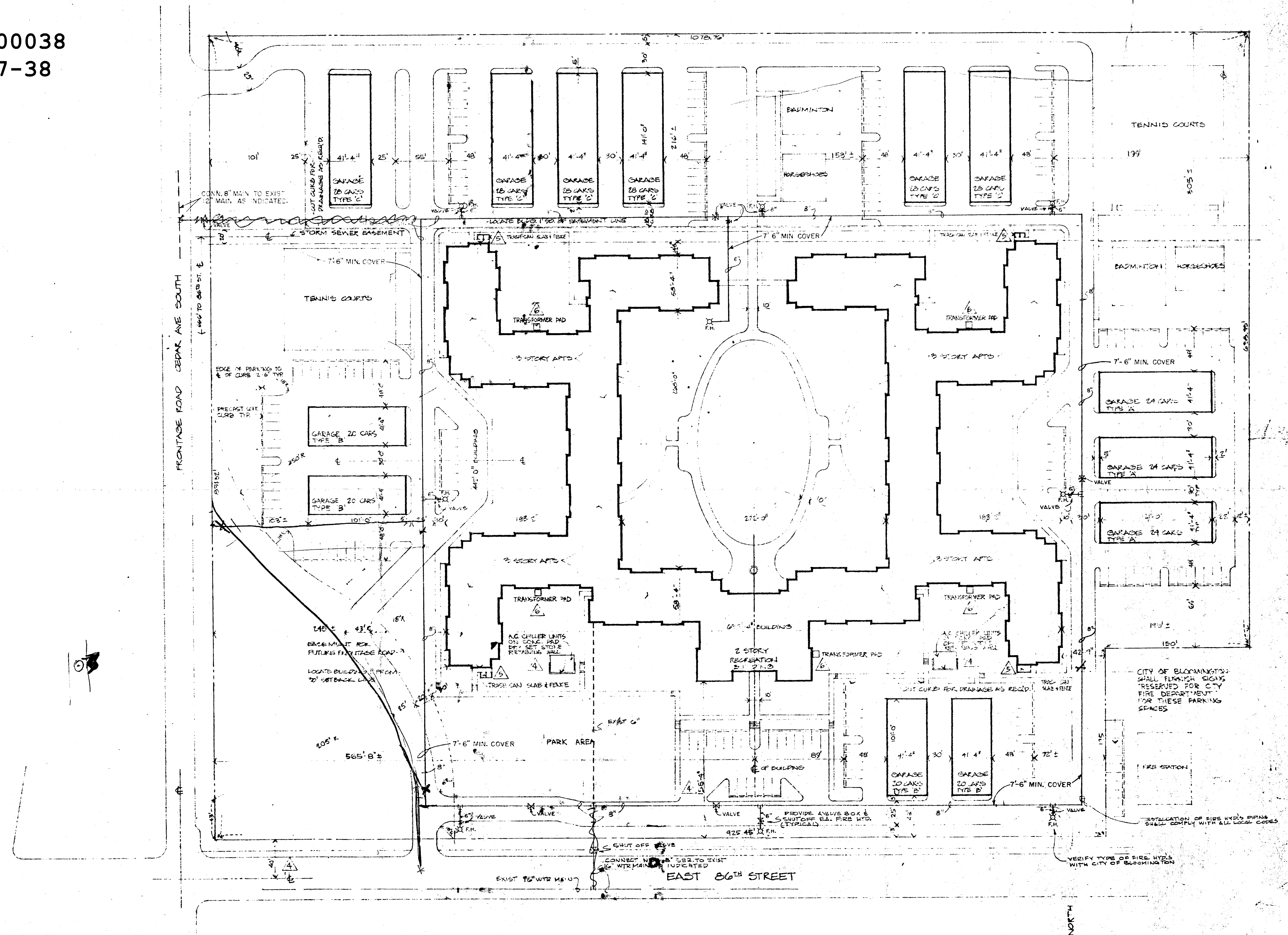


INDEX TO DRAWINGS

- 1 SITE PLAN
- 2 GRADING PLAN
- 3 LANDSCAPING PLAN
- 4 FLOOR PLAN
- 5 PARTIAL FLOOR PLAN
- 6 PARTIAL FLOOR PLAN
- 7 UNIT PLANS
- 8 BUILDING ELEVATIONS
- 9 WALL SECTION & DETAILS
- 10 RECREATION BUILDING FLOOR PLANS
- 11 RECREATION BUILDING DETAILS
- S5 PARTIAL FLOOR PLAN W/FOOTINGS
- S6 PARTIAL FLOOR PLAN W/FOOTINGS
- S10 REC. BUILDING FLOOR PLAN W/FOOTINGS

PL201700038
PL2017-38



NOTES

- ALL DRIVEWAYS & PARKING AREAS BITUMINOUS SURFACING.
- ALL DRIVEWAYS 25'-0" WIDE EXCEPT AS SHOWN.
- ALL PARKING SPACES 10'-0" x 20'-0" (MIN).
- ALL DRIVEWAYS & PARKING AREAS W/ BITUMINOUS CURBS EXCEPT WHERE PRECAST CONC CURBS ARE SHOWN.
- TYPICAL CURB RADIUS 10'-0".
- ALL SIDEWALKS POLISHED CONCRETE.
- ALL SIDEWALKS 5'-0" WIDE EXCEPT AS SHOWN.
- EXPANSION JOINTS EVERY 10' CONTROL JOINTS EVERY 6'

- LOCATE APT. BLDG. 1' MIN. FROM STORM SEWER BASEMENT
- FRONTAGE ROAD SETBACK LINE AS SHOWN
- APT. BLDG. & ALL GARAGES PARALLEL/PERPENDICULAR TO SOUTH PROPERTY LINE

STATISTICS

TYPE III CONSTRUCTION

APARTMENT TYPES

STUDIO UNITS	- 24
1 BEDROOM UNITS	- 156
2 BEDROOM UNITS	- 120
TOTAL UNITS	- 300

LOT AREA REQUIRED - 879,180 SQ. FT.
LOT AREA PROVIDED - 874,615 SQ. FT.

PARKING OPEN SPACES PROVIDED - 185
GARAGE SPACES PROVIDED - 320
TOTAL CARS - 505
NO. CARS REQUIRED - 459

24 STUDIOS @ 440' = 11,160
156 ONE BR @ 440' = 115,740
120 TWO BR @ 440' = 115,740
TOTAL LOT AREA REQ'D = 874,180 SQ. FT.

GROSS FLOOR AREA
APTS & RECREATION BLDGS = 321,664 SQ. FT.

SITE PLAN SCALE 1" = 30'

BASED ON SURVEY BY ROBERT A. CARP,
REGISTERED SURVEYOR #1089

NOTE
ADDED FIRE HYD. AND PIPING 4-16-69

REVISIONS	NO.	DATE	BY
1	5-16-69		
2	5-16-69		
3	5-16-69		
4	5-16-69		
5	5-16-69		
6	5-16-69		
7	5-16-69		
8	5-16-69		
9	5-16-69		
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11	5-16-69		
12	5-16-69		
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14	5-16-69		
15	5-16-69		
16	5-16-69		
17	5-16-69		
18	5-16-69		
19	5-16-69		
20	5-16-69		

GINGOLD-PINK
ARCHITECTURE
Minneapolis & Los Angeles

SITE PLAN
APARTMENT COMPLEX
EAST 86TH STREET & CEDAR AVE. SO.
BLOOMINGTON, MINNESOTA

314 TITLE INSURANCE BLDG. MINNEAPOLIS, MINN. 55401

PL201700038

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AVE

APPROX. LOCATION OF
EROSION CONTROL TO
BE MAINTAINED THROUGHOUT
CONSTRUCTION

12" YARD DRAIN
RIM=807.6
INV.=804.6

COORDINATE
GRADING AND
DRAINAGE
SHOWN ON
SHEET L-8.

12" YARD DRAIN
RIM=807.53
INV.=803.28

12" YARD
DRAIN
RIM=808.23
INV.=805.23

RIPRAP

HAY BALES AROUND
FLARED END SECTION

CONNECT 12" RCP
INTO EXISTING CB
& RECONSTRUCT
INVERT

INV 803.50 (E)

12" RCP
@ 8.5%
12" FES
W/ RIPRAP
INV. 805.2

CEDAR



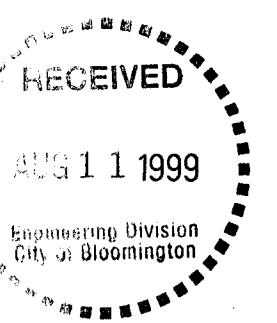
Scale
0 20 40 60
in feet

BENCH MARKS

BM1	TOP NUT OF HYDRANT 810.86
BM2	TOP NUT OF HYDRANT 809.99
BM3	TOP NUT OF HYDRANT 811.91
BM4	TOP NUT OF HYDRANT 810.33
BM5	TOP NUT OF HYDRANT 819.53
BM6	TOP NUT OF HYDRANT 817.35
BM7	TOP NUT OF HYDRANT 814.78

LEGEND

○	IRON MONUMENT	MAP	MAPLE
○	MANHOLE	SPR	SPRUCE
○	CATCH BASIN	PIN	PINE
○	HYDRANT	APP	APPLE
○	WATER VALVE	EVER	EVERGREEN
○	LIGHT POLE	LOC	LOCUST
○	POWER POLE		
○	GAS GRILL		
○	WATERMAIN		
○	SANITARY SEWER		
○	STORM SEWER		
○	TELEPHONE		
○	TELEVISION		
○	ELECTRIC		
○	GAS		



REVISIONS	
6/25/99	ADDENDUM A
7/30/99	BULLETIN 1

DRAWN	DRC
DESIGNED	SMV/MJB
CHECKED	LAJ
PROJ. NO.	98-006

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Professional Engineer under the laws of the State of Minnesota.

Laurie A. Johnson
Laurie A. Johnson
Reg. 18506 Date 6-1-99

HT Hansen Thorp
PO Pellinen Olson Inc.
7555 Office Ridge Circle
Eden Prairie, MN 55344-3644
(612) 828-0700 FAX (612) 828-7806
Engineers Surveyors
Landscape Architects

**VILLAGE PARK OF BLOOMINGTON
BLOOMINGTON, MN**

DETAILS

C-4

PL201700038

PL2017-38

ADDITION

M.C.M.L.

201

ADDITION

SEE SHEETS L-7, L-8, I-3, C-2, C-4
FOR WORK IN THIS AREA

AVE

CEDAR

DUMPSTER ENCLOSURE
-SEE SHEET L-13
(TYPICAL)BARRIER FREE RAMP
-SEE DETAIL 1, SHEET L-10SEE SHEETS L-3, L-4, I-2,
C-2 FOR WORK AROUND POOLBARRIER FREE RAMP
RAMP - SEE DETAIL 1,
SHEET L-10BARRIER FREE RAMP
-SEE DETAIL ON SHEET L-10NEW
TOT LOT

639.10

S0°06'22"W

S89°58'29"W 150.00

NOTES: CONTRACTORS SHALL DETERMINE LOCATION OF EXISTING PUBLIC
AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE
RESPONSIBLE FOR PRESERVING THESE. ANY REPAIRS NECESSARY
DUE TO CONTRACTORS OPERATIONS SHALL BE MADE AT
CONTRACTORS EXPENSE.

BEFORE DIGGING CALL: GOPHER STATE ONE CALL 651/454-0002

ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF BLOOMINGTON REQUIREMENTS.

MAINTAIN MINIMUM 1.5FT. VERTICAL SEPARATION BETWEEN WATERMAIN AND
SANITARY/STORM SEWER.EXISTING PAVEMENT AND CURB SHALL BE PRESERVED WHEREVER
POSSIBLE. CREATE SMOOTH TRANSITIONS BETWEEN EXISTING
AND NEW BITUMINOUS. ALL ASPHALT SHALL BE SAWCUT. NO
JACKHAMMERING.EROSION CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING
CONSTRUCTION.

NO PARKING ON PUBLIC STREETS, CIRCULATION DRIVES, OR FIRE LANES.

ALL APPROVED PARKING SHALL BE DESIGNATED WITH WHITE SURFACE MARKINGS,
EXCEPT FOR HANDICAP PARKING STALL THAT SHALL BE BLUE.AFTER REPAIRS ARE COMPLETE TO PARKING AND CURB THEN CHIP SEAL ASPHALT
THEN RESTRIPE ENTIRE LOT, REPAINT FIRE LANE CURB.

EAST

86TH

STREET

SEE SHEETS L-3, L-4, I-1
FOR WORK AT BLDG. ENTRANCE

BENCH MARKS

BM1	TOP NUT OF HYDRANT 810.86
BM2	TOP NUT OF HYDRANT 809.99
BM3	TOP NUT OF HYDRANT 811.91
BM4	TOP NUT OF HYDRANT 810.33
BM5	TOP NUT OF HYDRANT 819.53
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LEGEND

IRON MONUMENT	MAP	MAPLE
MANHOLE	SPR	SPRUCE
CATCH BASIN	PIN	PINE
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WATER VALVE	EVER	EVERGREEN
LIGHT POLE	LOC	LOCUST
POWER POLE		
GAS GRILL		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
TELEPHONE		
TELEVISION		
ELECTRIC		
GAS		

REPLACED BITUMINOUS

REPLACE B612 CURB & GUTTER

REPLACED INTEGRAL SIDEWALK & CURB

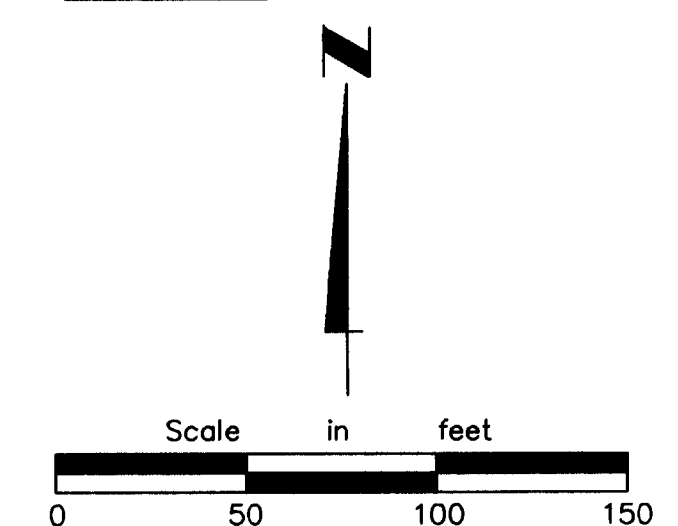
REPLACED SIDEWALK

ASPHALT OVERLAY

REMOVE & REPLACE ASPHALT

CRACKFILL

ASPHALT MILLING



REVISIONS

6/25/99	ADDENDUM A
7/30/99	BULLETIN 1

DRAWN	DRC
DESIGNED	SMV/MJB
CHECKED	LAJ
PROJ. NO.	98-006

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Ladrie A. Johnson
Ladrie A. Johnson
Reg. 18506 Date 6-1-99

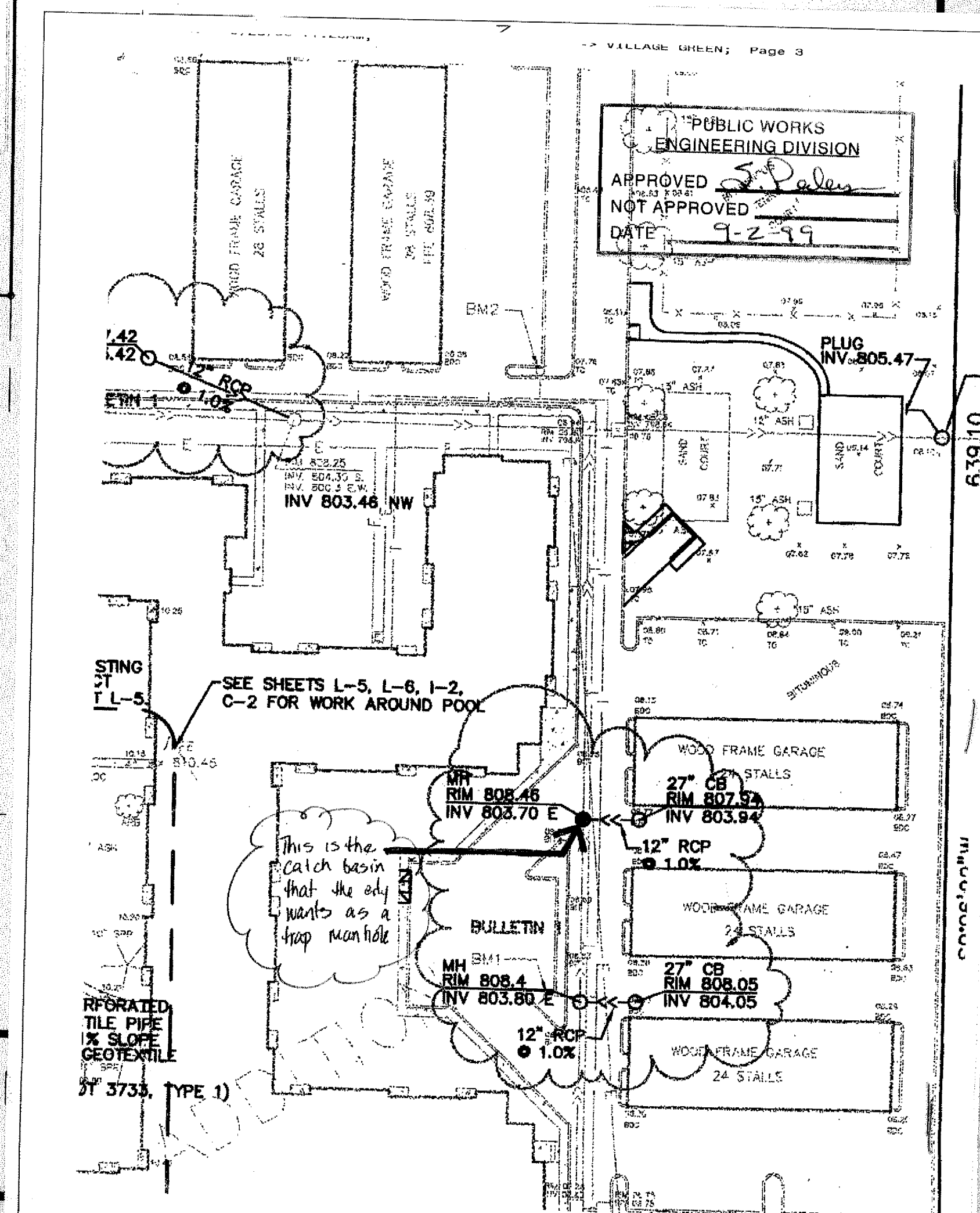
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Engineers Surveyors
Landscape Architects

VILLAGE PARK OF BLOOMINGTON
BLOOMINGTON, MN

**ASPHALT PAVEMENT, CONC. SIDEWALK,
CONC. CURB REPLACEMENT PLAN**

C-3





C-1