

Construction Management Plan

“The District”

1801 W 80 ½ St
&
1901 W 80 ½ St,
Bloomington, MN 55431

**APPROVED
ZONING REVIEW ONLY
NMJ 07/30/2019**

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CASE FILE #PL201900040

Key Personnel Contact Information

Name	Phone	Email
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Scott Nelson – PM	612-243-4627	scottnelson@weisbuilders.com
Denny Lundblad – Supt.	651-361-9766	dennylundblad@weisbuilders.com

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Milestone Dates / Phasing

Date	Activity	Duration
08/12/19	Notice To Proceed	
08/12/19 – 09/11/19	Mobilization	30 days
09/11/19 – 12/10/19	Foundations	90 days
12/10/19 – 04/18/20	Framing	130 days
04/18/20 – 06/17/20	Dry-In	60 days
05/15/20 – 09/12/20	Site Work	120 days
06/17/20 – 04/13/21	Finishes	300 days
04/13/21 – 05/13/21	Final Inspection / Punch List	30 days
05/14/21	Completion Date	

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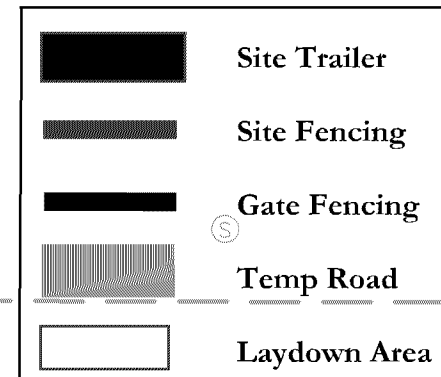
CASE FILE #PL201900040

Property Access Plan

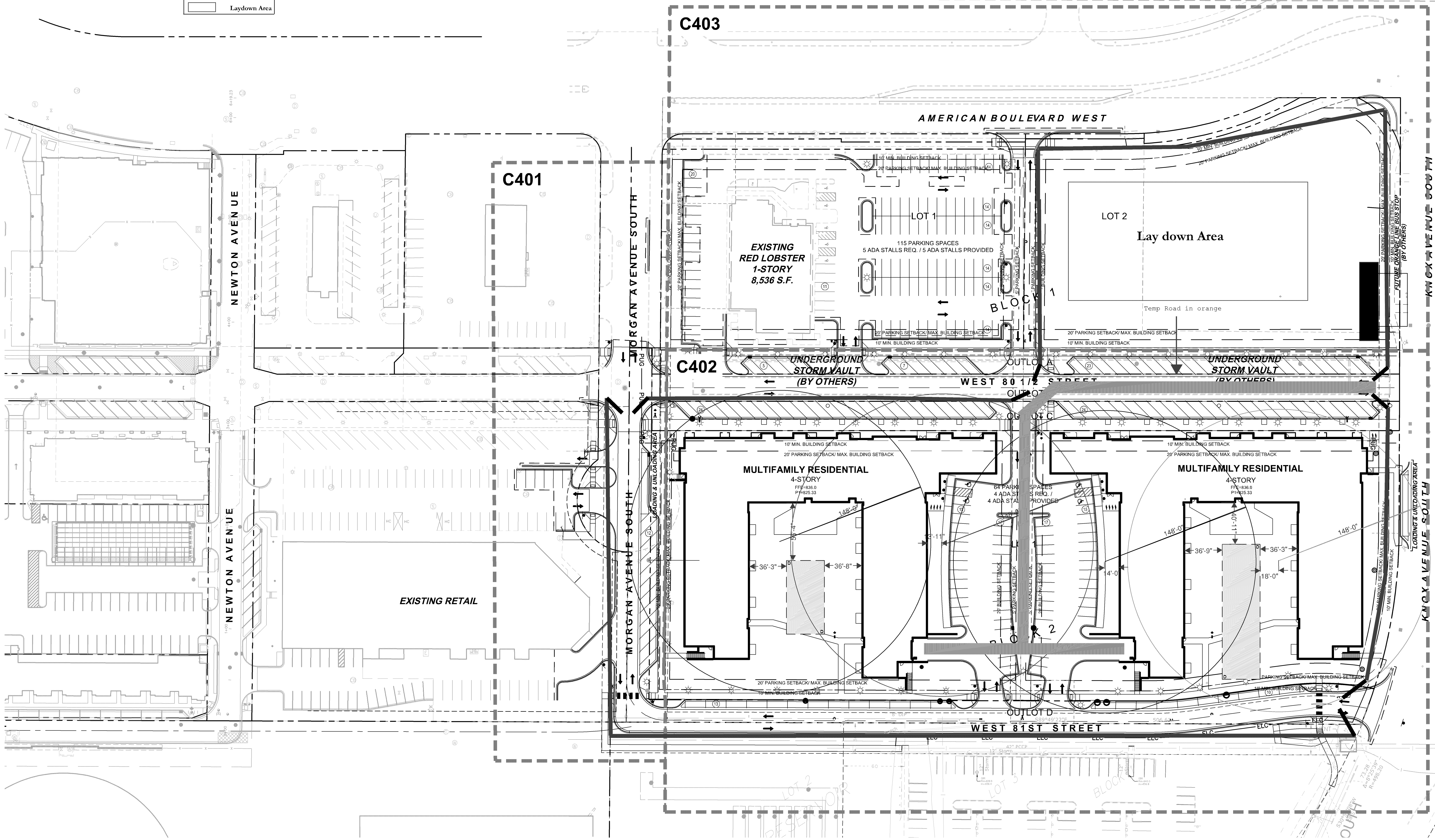
Entrance at the North-East Side of of Red Lobster Parking lot will remain open. Morgan Circle S will also remain open up to the intersection of W 80th Street. This will allow access to Red lobster from both American Boulevard and Morgan Circle S. Existing retail on the west side of Morgan Circle S will still have access via Morgan Circle S and Newton Avenue. See Site Logistics plan for extent of site fencing.

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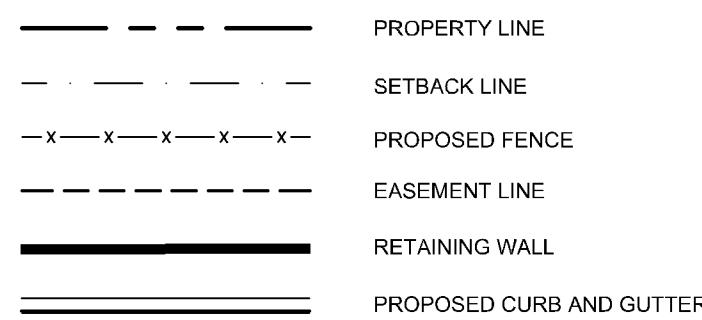
Legend



CASE FILE #PL201900040



LEGEND



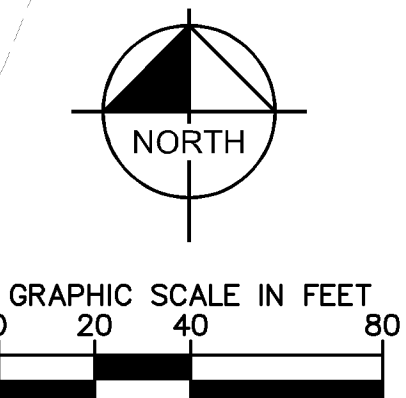
ZONING SUMMARY	
EXISTING ZONING	C-5 FREEWAY MIXED USE
PARKING SETBACKS	SIDE/REAR = 5' R.O.W. = 20'
BUILDING SETBACKS	FRONT = 10' MIN / 20' MAX R.O.W. = 20' / 30' BUILDINGS OVER FOUR STORIES REAR = 20'

BUILDING DATA SUMMARY		
	BUILDING GROSS SIZE	FLOOR AREA RATIO (FAR)
LOT 1, BLOCK 1 - RED LOBSTER	8,536 S.F.	0.12 FAR =(8,536/72,675)
LOT 1, BLOCK 2 - MULTI-FAMILY RESIDENTIAL	264,054 S.F.	1.39 FAR=(264,054/189,539)
TOTAL	272,590 S.F.	1.04 FAR =(272,590/262,214)

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IMPERVIOUS / PERVIOUS SUMMARY		
	IMPERVIOUS AREA	PERVIOUS AREA
LOT 1, BLOCK 1 - RED LOBSTER REQUIRED	95% MAXIMUM	5% MINIMUM
LOT 1, BLOCK 1 - RED LOBSTER PROVIDED	61,993 S.F. (85.30%)	10,682 S.F. (14.70%)
LOT 2, BLOCK 1 REQUIRED	95% MAXIMUM	5% MINIMUM
LOT 2, BLOCK 1 PROVIDED	N/A	N/A
LOT 1, BLOCK 2 - MULTI-FAMILY RESIDENTIAL REQUIRED	85% MAXIMUM	15% MINIMUM
LOT 1, BLOCK 2 - MULTI-FAMILY RESIDENTIAL PROVIDED	127,002 S.F. (67.00%)	62,542 S.F. (33.00%)

PARKING SUMMARY			
	PROPOSED	REQUIRED / EXISTING	ADA REQUIRED / PROPOSED
LOT 1, BLOCK 1 - RED LOBSTER	115 SPACES	120 SPACES (EXISTING)	5 SPACES / 5 SPACES
LOT 2, BLOCK 1	N/A	N/A	N/A
WEST 80 1/2 STREET	83 SPACES	N/A	N/A
LOT1, BLOCK 2 - MULTI-FAMILY RESIDENTIAL	258 SPACES (64 SPACES + 194 GARAGE SPACES)	435 SPACES TOTAL (248 GARAGE SPACES)+(16 ONE BEDROOM UNITS*1.8) + (92 TWO BEDROOM UNITS*1.8) + (0 THREE BEDROOM UNITS*1.8) + (0 FOUR BEDROOM UNITS*1.8) + (6,000 S.F. PARTY ROOM/100)	4 SPACES / 4 SPACES (EXTERIOR) 8 SPACES / 8 SPACES (GARAGE)
MORGAN CIRCLE	12 SPACES	N/A	N/A
WEST 81ST STREET	23 SPACES	N/A	N/A
TOTAL SPACES	491 SPACES	555 SPACES	
RED LOBSTER	-5 SPACES, NET LOSS		
KLODT PROPERTY	+2 SPACES, NET GAIN		
PARKING SPACE/PRIVATE AISLE	9' WIDE X 18' LONG, 24' AISLE		



THE DISTRICT
Bloomington, MN

STUARTCO
YOUR HOME. OUR COMMITMENT.

UNITED PROPERTIES
CREATING DEEP ROOTS

Kimley»Horn

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I hereby certify that this document was
prepared by me or under my direct supervision
and that I am a duly licensed Engineer
under the laws of the State of Minnesota

Signature
Daniel L. Elenbaas, P.E.
Typed or Printed Name
44614 XX-XX-2018
License # Date

GMP PRICING /
FOOTING &
FOUNDATION
PERMIT SET
5/24/2019

ORIGINAL ISSUE: 05/16/2018

REVISIONS

No.	Description	Date
1	INFORMAL DRC	05/16/2018
2	FORMAL DRC	08/08/2018
3	INFORMAL DRC	09/27/2018
4	FORMAL DRC	10/03/2018
5	RESPONSE TO COMMENTS	10/29/2018
6	CITY UPDATES	11/26/2018
7	BID PACKAGE	12/07/2018
8	CITY RESUBMITTAL	02/27/2019
9	PROGRESS SET	04/22/2019
10	PRICING SET	05/24/2019

PROJECT NUMBER
160682003
RAH DLE
DRAWN BY CHECKED BY
THE DISTRICT

OVERALL SITE PLAN
C400