PL201900186
PL2019-186

EAST 80 1/2 STREET

SOUTH

33RD AVENUE

81ST ST.

Orientate so that the sitting area is adjacent to the north-south sidewalk and the tall Fenley sign component is furthest east from the roadway (to maximize sightlines of vehicles exiting the site).

MATCH EXISTING PAVEMENT SECTION AT UTILITY REMOVAL LIMITS

PROPOSED ADA CURB RAMP

FOUR 6" RISERS

THREE 7" RISERS

THREE 6" RISERS

TWO 6" RISERS

ONE 7" RISER

TRANSITION FROM FLUSH TO MOUNTABLE CURB AND GUTTER

D418 CURB AND GUTTER

PROPOSED ADA CURB RAMP

SNOW REMOVAL PAD

MOUNTABLE CURB AND GUTTER

PROPOSED TRANSFORMER PAD

8" CONCRETE PAVEMENT

BUILDING ACCESS

ONE 7" RISER

TWO 6" RISERS

TRANSITION FROM FLUSH TO MOUNTABLE CURB AND GUTTER

TWO 7" RISERS

ONE 6" RISER

PROPOSED ADA CURB RAMP

SEE SHEET C3.1 - FDP COURTYARD DETAIL PLAN

THREE 7" RISERS

TWO 7" RISERS

TWO 6" RISERS

B612 CURB AND GUTTER

RIBBON CURB

PROPOSED ADA CURB RAMP

Property Line

Monument sign location; coordinate with underground utilities. Move east if conflict

REFER TO DETAILED LANDSCAPE PLAN FOR MATERIAL DESIGNATIONS AND PLANTINGS

DRIVEWAY TURNAROUND

HEAVY DUTY BITUMINOUS PAVEMENT SEE PAVEMENT SECTION SHEET C6.3

PROPOSED MULTIFAMILY RESIDENTIAL BUILDING
FFE: 821.50

SEE SHEET C3.2 - FDP COURTYARD DETAIL PLAN

REFER TO DETAILED LANDSCAPE PLAN FOR MATERIAL DESIGNATIONS AND PLANTINGS

COURTYARD

PROPOSED RETAINING WALL; REFER TO LANDSCAPE PLANS

RIBBON CURB

THREE 6" RISERS

PROPOSED RETAIL
FFE: 819.50

PATIO

PROPOSED RETAINING WALL

FOUR 7" RISERS

REFER TO ARCHITECTURAL DRAWINGS FOR SITE FURNISHING DETAILS IN POOL AREA

SEE SHEET C3.2 - FDP COURTYARD DETAIL PLAN

REFER TO DETAILED LANDSCAPE PLAN FOR MATERIAL DESIGNATIONS AND PLANTINGS

COURTYARD

DOG RUN AREA

"AUTHORIZED VEHICLES ONLY" SIGN

TRANSITION FROM 6" TO 2" CURB AND GUTTER

PROPOSED B218 CURB AND GUTTER

PROPOSED BITUMINOUS PATCH

TRANSITION FROM 6" TO 2" CURB AND GUTTER

MATCH EXISTING ADA CURB RAMP

TWO 6" RISERS

FIVE 7" RISERS

PROPOSED TRANSFORMER PAD

FOUR 7" RISERS

PROPOSED TRANSFORMER PAD

RAMP

MATCH EXISTING AT TOP OF CURB

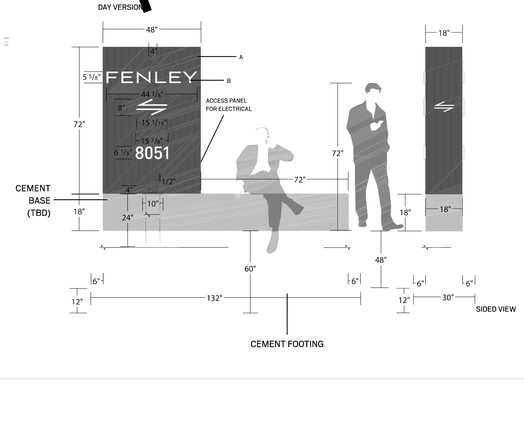
REMOVE AND REPLACE EXISTING ADA RAMPS; MEET LOCAL ADA REQUIREMENTS; MATCH EXISTING GRADES

MATCH EXISTING PAVEMENT

EXISTING ADA RAMP

LOCATED NORTH OF PROJECT AREA ALONG 34TH AVE S.

DAY VERSION



10/13/2017 10:20:30 AM

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL INNER CURBED RADII ARE TO BE 4.7' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'. ALL CURB AND GUTTER IS TYPE B612 UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE LAND SURVEYING.
9. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
10. CONTRACTOR IS REQUIRED TO ENSURE ALL SIDEWALKS MEET ADA STANDARDS.
11. RESTORE CITY STREET BY COMPLYING WITH THE BLOOMINGTON CITY STREET IMPROVEMENT POLICY.
12. ALL PARKING STALL STRIPING MUST BE PAINTED WHITE.
13. STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPOSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATION IN CITY RIGHT-OF-WAY.
14. METRO TRANSIT PERMIT HAS BEEN ACQUIRED, REFERENCE UTILITY PERMIT NO. P2018-34. METRO TRANSIT ON TRACK SAFETY TRAINING REQUIRED FOR PROJECT SUPERINTENDENTS AND CRANE OPERATORS

LEGEND

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK; COLOR TYPE 1 - STANDARD
- PROPOSED COLORED CONCRETE; COLOR TYPE 2 - BUFF
- PROPOSED COLORED CONCRETE; COLOR TYPE 3 - SLATE GRAY
- PROPOSED COMMERCIAL DRIVE; REFER TO CITY DETAIL
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
- PROPOSED LIGHTING; REFER TO LIGHTING PLANS

RFI#053

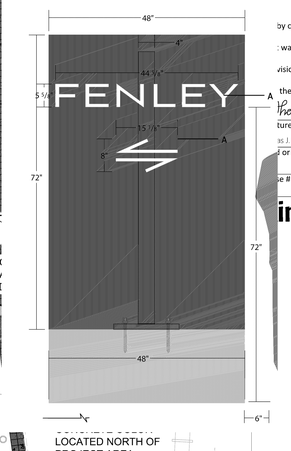
KEYNOTE LEGEND

- (A) EXISTING LIGHT POLE
- (B) PROPOSED LIGHTING; REFER TO LIGHTING PLANS
- (C) PROPOSED BOLLARD
- (D) PROPOSED LANDSCAPE AREA; REFER TO LANDSCAPE PLANS

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DAY VERSION



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McGOUGH

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by certify that this plan, specification, or
was prepared by me or under my direct
vision and that I am a duly licensed engineer
the laws of the State of Minnesota

ture

ss J. Lincoln
d or Printed Name

08-15-2018
se # Date

imley»Horn

CONSTRUCTION DOCUMENTS
02/28/2019

ORIGINAL ISSUE:
08/15/18

REVISIONS:

No.	Description	Date
1	EARTHWORK PERMIT	9/28/18
2	EARTHWORK PERMIT AMENDMENT #1	11/01/18
3	ASI #3	01/10/19
4	CONSTRUCTION DOCUMENTS	02/28/19
5	ASI #5	05/10/19
6	ASI #7	06/14/19
7	ASI #10	08/30/19

217530.00
PROJECT NUMBER

LEC DRAWN BY | TJL CHECKED BY

KEY PLAN

BCS Phase 3 Housing

FDP DIMENSIONED SITE PLAN

C3.0