



FRANA
companies

Frana Companies General Contractors
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CASE #PL2020-69

APPROVED
Zoning Review Only
07/02/2020 NMJ

CONSTRUCTION MANAGEMENT PLAN

SOLO APARTMENTS

See attached Construction Phasing Diagram for reference.

Phase 1 – Demo ALL garages on the property as shown on the drawings. 7/15/20-8/5/20. Crews will start construction on the south lot in area 1 on diagram right away.

Phase 2 – Crews will start construction on west lot in area 2 on diagram. Tenants will park on leveled off areas 4 & 5 during construction of the 2 lots. Lots should be available to park by 9/15/20. Lots should have curb and gutter installed and 1st lift of asphalt. Landscaping and final lift of asphalt will occur in 2021.

Phase 3 – Start Building A (area 3 on diagram). 8/15/20-8/15/21.

Phase 4 – Start Building B (area 4 on diagram). 10/15/20-11/15/21.

The road around the site will be maintained and open through most of the project until work needs to be completed for the road and parking themselves. This work will happen in 2021 after school is out most likely to limit bus issues. We will have to construct in sections making our way around the site.

Construction Fence will be chain link panel fences so it can be moveable with 3 gates for construction access.

Working hours are typically 7am-3:30pm Monday thru Friday. Some Saturday work may take place.

Project Superintendent will be Brian Hoheisel. Cell Phone # is 612-247-9356. Email is bhoheisel@frana.com. Existing tenants are asked to call Brian with questions or concerns.

Onsite parking for existing tenants will be on area 4 and 5 while construction begins on the two parking lots 1 and 2. We will maintain 380 stalls on those two areas using construction fencing and cones to provide parking circulation. We have 36 stalls that are in two lots that are not being touched during the process at the south and east of the existing building.

Once lots 1 and 2 are complete, we will have 297 parking stalls at the south, east, and west, along with another 48 stalls at the north. To gain the remaining 71 stalls, we'll have to go into area 5 and possible some stalls to the west of area 3 as shown. All areas will be fenced off from the construction areas. This process will be fluid and will have to shift from time to time.

Per the Owner, construction parking can use the tenant parking during the day since most people are gone during the day to work. And construction workers will be gone by the time the residents get home. If more space is needed, there is a Best Western directly to the north that we can rent stalls from during the day for construction workers.

All existing fire hydrants will be marked and accessible during construction.

We will keep the road around the site open per the plan so firetrucks will be able to get around.

We will not use public streets for any staging of construction related items or parking during construction. All deliveries will utilize the construction entrance on the northwest side of the site. All deliveries will enter the site immediately and no queuing will happen in the public ROW.

Justin Noah
Project Manager
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Brian Hoheisel
Project Superintendent
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SEE INSET ON C6.02

LEGEND	PROPOSED	EXISTING
CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
FORCE MAIN (SAN.)		
WATER MAIN		
EASEMENT		
DRAIN TILE		
GAS LINE		
ELECTRIC		
TELEPHONE		

CITY OF BLOOMINGTON NOTES

- HDPE PIPE CONNECT ON SITE INTO ALL CONCRETE STRUCTURES SHALL BE MADE WITH WATER TIGHT MATERIALS, UTILIZING AN A-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN PLACE RUBBER BOOT, OR AN APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATER TIGHT METHODS, CONCEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.
- PUBLIC WORKS PERMIT APPLICATION FOR UNDERGROUND WORK WITHIN RIGHT-OF-WAY IS REQUIRED PRIOR TO REMOVAL OR INSTALLATION OF SANITARY, WATER OR STORM WORK WITHIN THE PUBLIC RIGHT-OF-WAY. CONTACT CITY UTILITIES DIVISION AT (952-563-4568) FOR PERMIT APPLICATION AND FOR FEE INFORMATION.
- MAINTAIN 18-INCH VERTICAL SEPARATION BETWEEN WATER MAINS CROSSING STORM OR SANITARY SEWER LINES.
- TAPS OF LIVE WATER MAINS TO BE DONE BY CITY FORCES; HOWEVER, THEY SHALL BE PAID FOR AND COORDINATED BY THE CONTRACTOR.
- ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT, (IE MAINLINE PIPES, SERVICES, VALVES, FITTINGS, CAPS, ETC.) SHALL UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS. THE USE OF UNLINED OR UNCOATED (CAST-IRON, GRAYIRON, STEEL, GALVANIZED ETC.) PIPE SHALL NOT BE ALLOWED.
- COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD ON FLANGE OR AN M TO FLANGE ADAPTER.
- UTILITY AND MECHANICAL CONTRACTORS SHALL COORDINATE INSTALLATION OF WATER SERVICE PIPES, FITTINGS, AND VALVES ALL THE WAY INTO THE BUILDING (IE UP TO THE METERS AND/OR FIRE SERVICE EQUIPMENT) TO ACCOMMODATE CITY INSPECTION AND TESTING.
- ALL CONSTRUCTION AND POST CONSTRUCTION PARKING SHALL BE ON-SITE. NO ON-STREET PARKING/LOADING/UNLOADING IS ALLOWED.
- ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED.
- STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPOSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATIONS IN CITY RIGHT-OF-WAY.
- ALL WATERMAIN PIPE 12" DIAMETER AND SMALLER SHALL BE CLASS 52 DIP WITH 8 MIL MINIMUM POLY WRAP.
- INSTALL INTERIOR CHIMNEY SEALS ON ALL SANITARY MANHOLES.
- RESTORE CITY STREETS BY COMPLYING WITH THE CITY STREET IMPROVEMENT POLICY; CONTACT UTILITIES AT 952-563-4568 FOR REQUIREMENTS.

Area 1 - Demo All garages
& build south lot-7/15/20-9/15/20

Area 2 - Build northwest lot
(2) - 7/15/20-9/15/20. Resident
parking on area 4 during this
time.

Area 3 - Start Bldg A -
8/15/20-8/15/21

Area 4 - Start Bldg B -
10/15/20-11/15/21

Staging Area - Staging Area,
west of Bldg B reserved for
construction use during
bldg construction. Used for
resident parking during lot
construction.

Red line will be the
construction fence which
will be movable to shift
during construction.

Sambatek
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Engineering | Surveying | Planning | Environmental

Client
**AEON VP
BLOOMINGTON,
LLC.**
MINNEAPOLIS, MN

Project
**VILLAGE CLUB
APARTMENTS**

Location
**BLOOMINGTON,
MN**
1900 EAST 86TH STREET

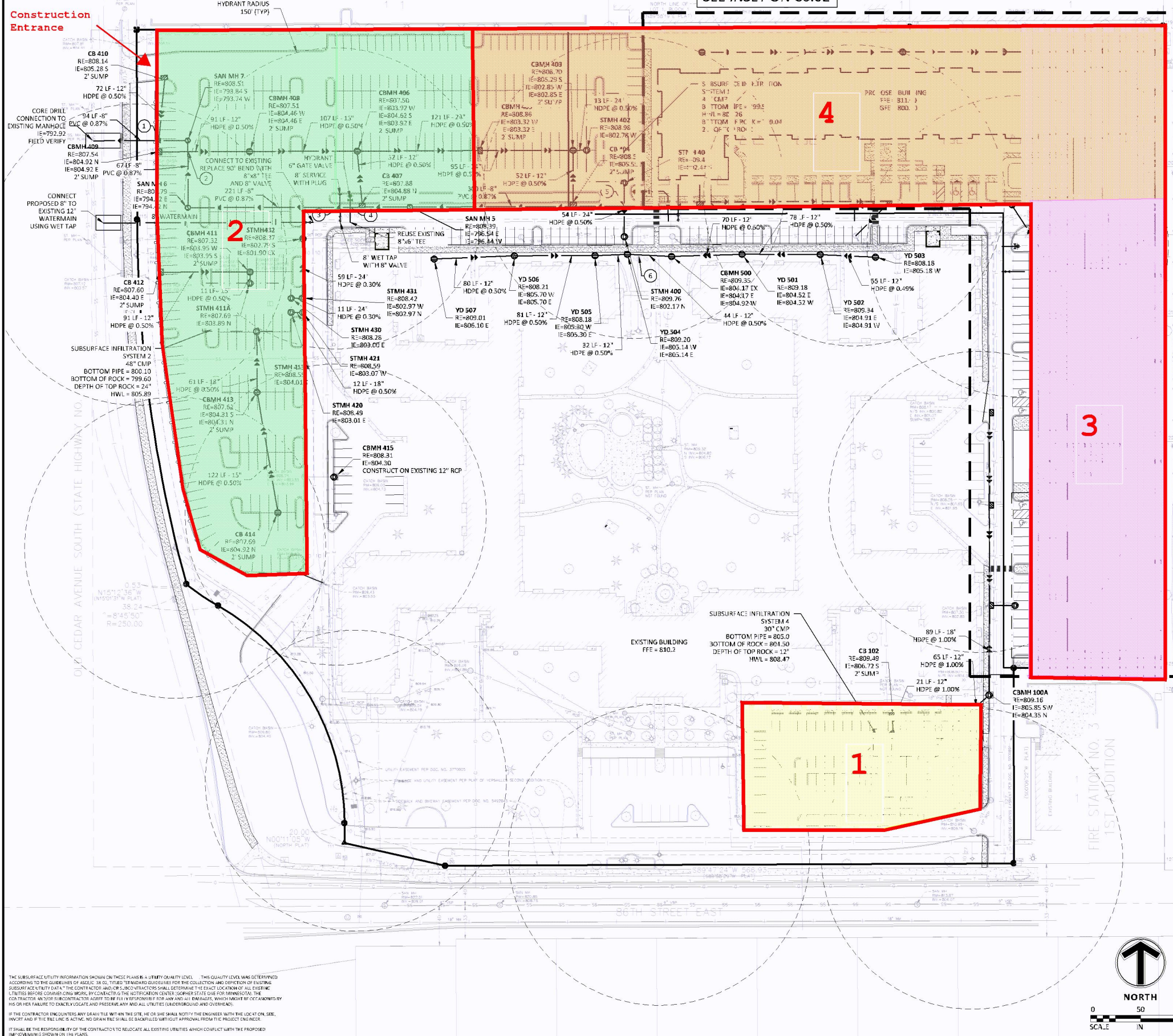
Certification
I hereby certify that this plan, specification or
report was prepared by me or under my direct
supervision and that I am a duly licensed
professional ENGINEER under the laws of the state
of Minnesota.
PRELIMINARY
George J. O'Malley
Registration No. 43505 Date: 04/01/2020
If applicable, contact us for a wet signed copy of this
plan which is available upon request at Sambatek's,
11/Minnetonka, MN office.

Summary
Designed: MLL Drawn: AIR
Approved: GJA Book / Page:
Phase: PRELIMINARY Initial Issued: 04/01/2020

Revision History
No. Date By Submittal / Revision
04/01/20 MLL CITY SUBMITTAL
04/17/20 MLL DRC COMMENTS

Sheet Title
**UTILITY PLAN -
OVERALL**

Sheet No. Revision
C6.01
Project No. 22084



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED
ACCORDING TO THE GUIDELINES OF ASCE 38.02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING
SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING
UTILITIES BEFORE COMMENCING WORK. BY CONTRACT TO THE NOTIFICATION CENTER (OFFICE OF THE STATE ENGINEER FOR MINNESOTA), THE
CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MAY BE INCURRED BY
HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITHIN THE LOCATIONS, SITE,
INVEST AND IF THIS LINE IS ACTIVE, NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED
NEW CONSTRUCTION SHOWN ON THESE PLANS.

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