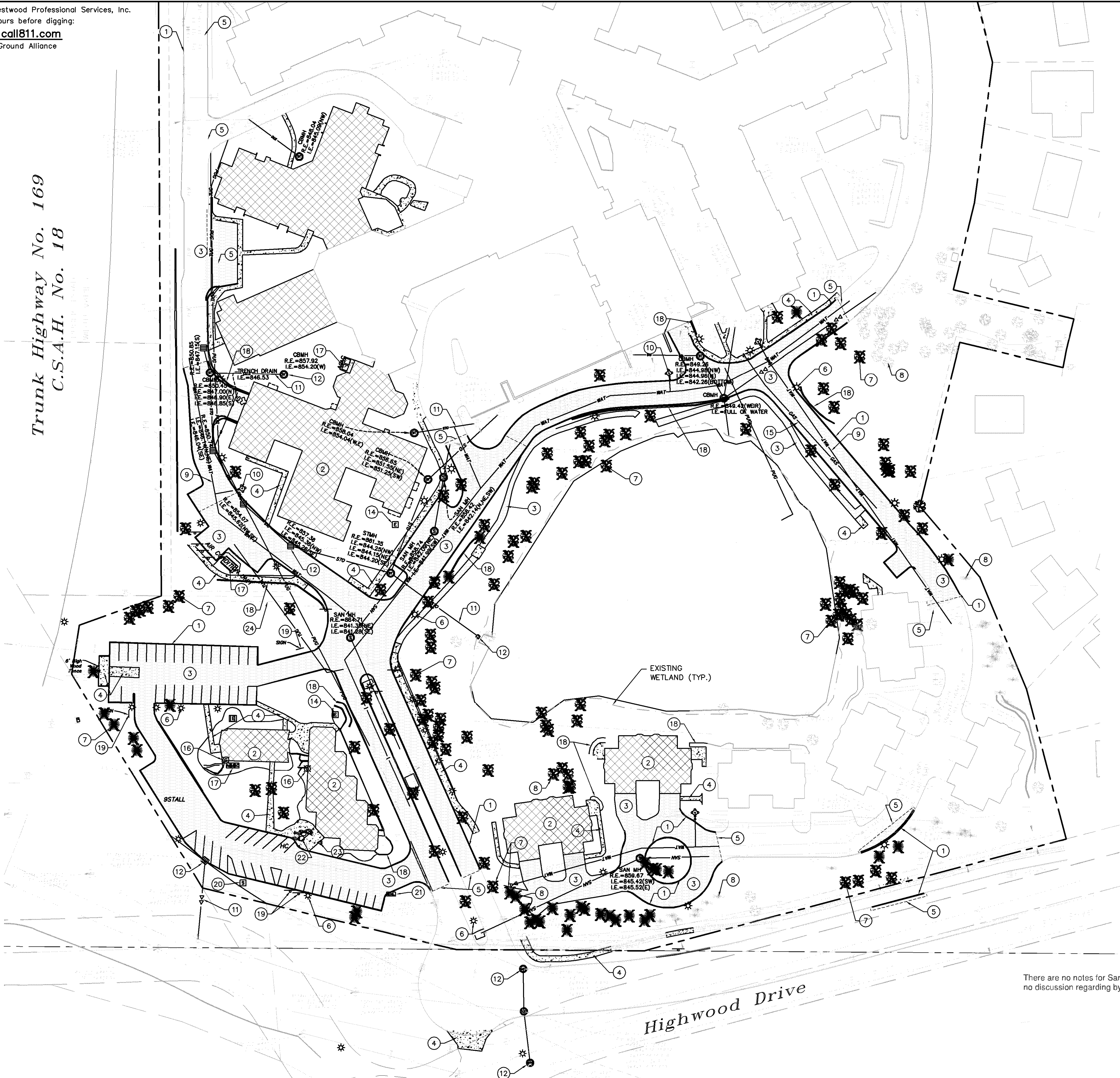


Trunk Highway No. 169
C.S.A.H. No. 18



Removal Legend

EXISTING	REMOVALS	
---	---	PROPERTY LINE
---	---	CURB & GUTTER
---	---	SAW CUT PAVEMENT
---	---	SANITARY SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	STORM SEWER
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE
---	---	BITUMINOUS
---	---	BUILDING
---	---	TREE
---	---	LIGHT POLE
---	---	TRAFFIC SIGN
---	---	CONSTRUCTION BARRICADE
---	---	SOIL BORING LOCATION
---	---	TREE LINE

Removal Notes

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

Keynotes ①

- REMOVE CONCRETE CURB AND GUTTER (TYP.)
- REMOVE BUILDING (TYP.)
- REMOVE BITUMINOUS (TYP.)
- REMOVE CONCRETE (TYP.)
- SAWCUT LINE (TYP.)
- REMOVE LIGHT POLE (TYP.)
- REMOVE TREE (TYP.)
- EXISTING TREE TO REMAIN (TYP.)
- REMOVE WATER MAIN (TYP.)
- REMOVE HYDRANT (TYP.)
- REMOVE STORM SEWER (TYP.)
- REMOVE STORM SEWER STRUCTURE (TYP.)
- REMOVE POWER LINE (TYP.)
- REMOVE ELECTRICAL BOX (TYP.)
- REMOVE GAS LINE (TYP.)
- REMOVE GAS METER (TYP.)
- REMOVE AC UNIT (TYP.)
- REMOVE RETAINING WALL (TYP.)
- REMOVE SIGN (TYP.)
- REMOVE CURB STOP
- REMOVE MAILBOX
- REMOVE FLAGPOLE (TYP.)
- REMOVE UPLIGHT (TYP.)
- REMOVE UNDERGROUND TELEPHONE LINE (TYP.)

There are no notes for Sanitary Sewer Abandonment and no discussion regarding bypass during construction.

Westwood

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Designed:

Checked:

Drawn:

Record Drawing by/date:

Revisions:

- 05/10/2017 DRC Submittal
- 06/08/2017 Per City Comments
- 11/15/2017 DRC Submittal

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly certified PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Ryan M. Bluhm
Date: 11/15/2017 License No. 41257

DRC Submittal

Prepared for:

Lifespace Communities

100 East Grand Avenue, Suite 200
Des Moines, IA 50309

Friendship Village

Bloomington, Minnesota

REMOVALS PLAN

Date: 06/22/2017

Sheet: C200 OF 44

Trunk Highway No. 169
C.S.A.H. No. 18



Phasing Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
		PHASE 1 WORK AREA
		PHASE 2 WORK AREA
		PHASE 3 WORK AREA

Phasing Notes

1. THE EXISTING FACILITIES WILL REMAIN OPEN DURING CONSTRUCTION. ACCESS SHALL BE MAINTAINED DURING ALL HOURS OF OPERATION.
2. WORK SHALL BE PHASED TO MINIMIZE IMPACTS TO THE FACILITIES AND ADJACENT NEIGHBORS. AN ALTERNATE PHASING PLAN MAY BE UTILIZED BY CONTRACTOR IF APPROVED BY OWNERSHIP.
3. PROVIDE ALL REQUIRED TRAFFIC CONTROL AND SIGNAGE.
4. PAVING DIRECTION SHALL FOLLOW THE MAIN FLOW/DIRECTION OF TRAFFIC.

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Date: 11/15/2017 License No. 41257

DRC Submittal

Prepared for:

**Lifespace
Communities**

**Friendship
Village**

Bloomington, Minnesota

PHASING PLAN

Date: 06/22/2017

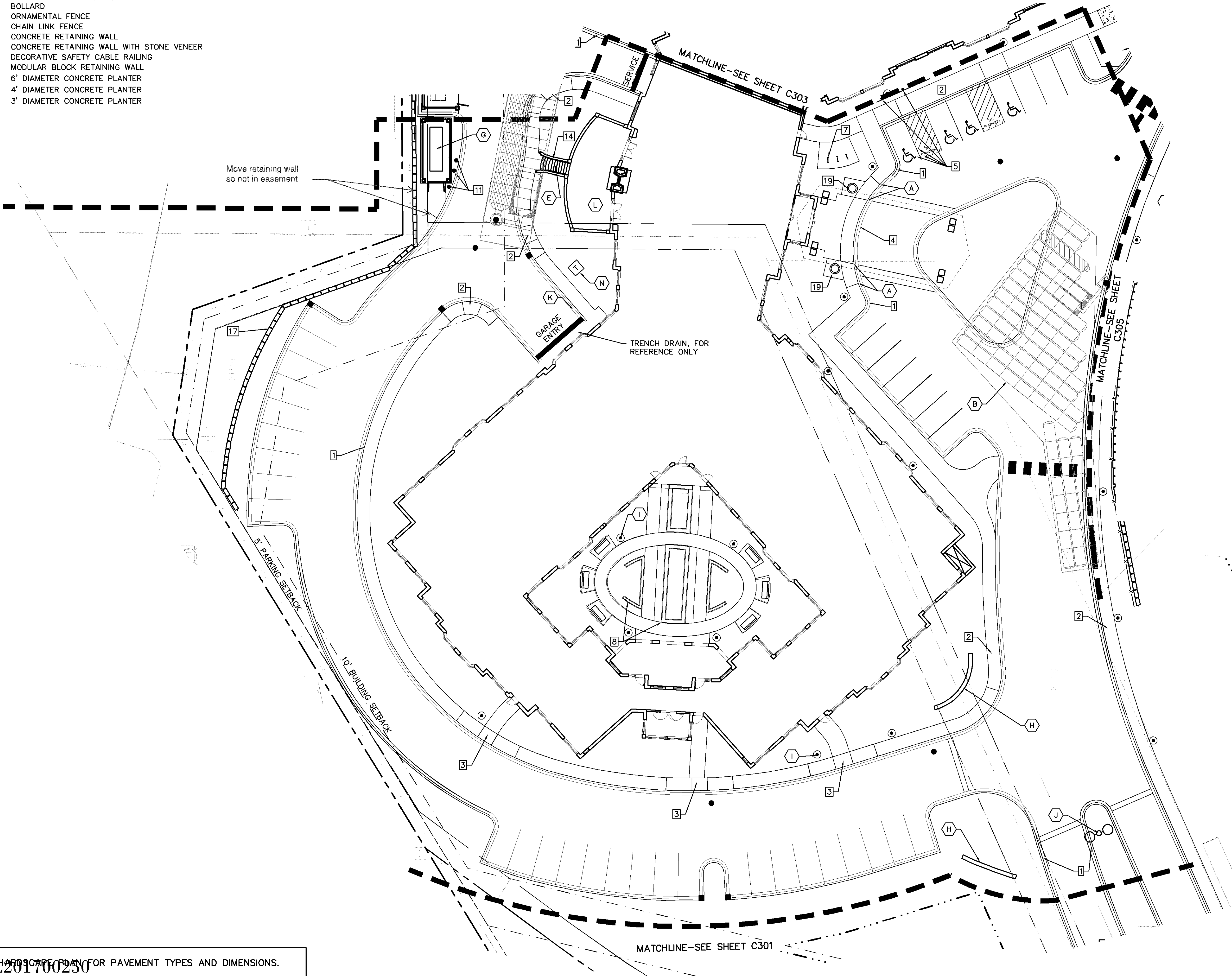
Sheet: C201 OF 44

0009018PH01.dwg

SEE C300 – OVERALL SITE PLAN FOR SITE DEVELOPMENT SUMMARY
AND GENERAL SITE NOTES

1 Site Details

- 1 B612 CURB & GUTTER
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- 4 FLUSH CONCRETE CURB & GUTTER
- 5 ACCESSIBLE PARKING LOGO, STRIPING, & SIGNAGE
- 6 CROSS WALK STRIPING
- 7 BIKE RACK
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- 16 DECORATIVE SAFETY CABLE RAILING
- 17 MODULAR BLOCK RETAINING WALL
- 18 6" DIAMETER CONCRETE PLANTER
- 19 4" DIAMETER CONCRETE PLANTER
- 20 3" DIAMETER CONCRETE PLANTER



Site Notes A

- A CURB TRANSITION, SEE GRADING PLAN
- B UNDERGROUND STORM VAULT, FOR REFERENCE ONLY, SEE UTILITY PLAN
- C MATCH EXISTING CURB & GUTTER
- D SAWCUT & MATCH EXISTING PAVEMENT
- E STEPS AND HANDRAIL (SEE ARCH.)
- F FENCE
- G GENERATOR
- H MONUMENT SIGN (SEE ARCH.)
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- J DECORATIVE STREET LIGHT (SEE LIGHTING) (TYP.)
- K TRENCH DRAIN, FOR REFERENCE ONLY, SEE UTILITY PLAN
- L TERRACE (SEE ARCH.)
- M PATIO
- N TRANSFORMER LOCATION (SEE ELECTRICAL)
- O UPLIGHT (SEE LIGHTING) (TYP.)
- P FLAGPOLE
- Q MODULAR BLOCK RETAINING WALL, MATCH EXISTING
- R TIE INTO EXISTING MODULAR BLOCK RETAINING WALL
- S EXISTING SIDEWALK TO REMAIN
- T REPLACE SIDEWALK IN LIKE KIND ONCE CONSTRUCTION IS COMPLETE
- U REPLACE CURB AND GUTTER IN LIKE KIND ONCE CONSTRUCTION IS COMPLETE

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Ryan M. Bluhm

Date: 11/15/2017 License No. 41257

DRC Submittal

Prepared for:

Lifespace
Communities

Friendship
Village

Bloomington, Minnesota

PHASE 1 NORTH
SITE PLAN

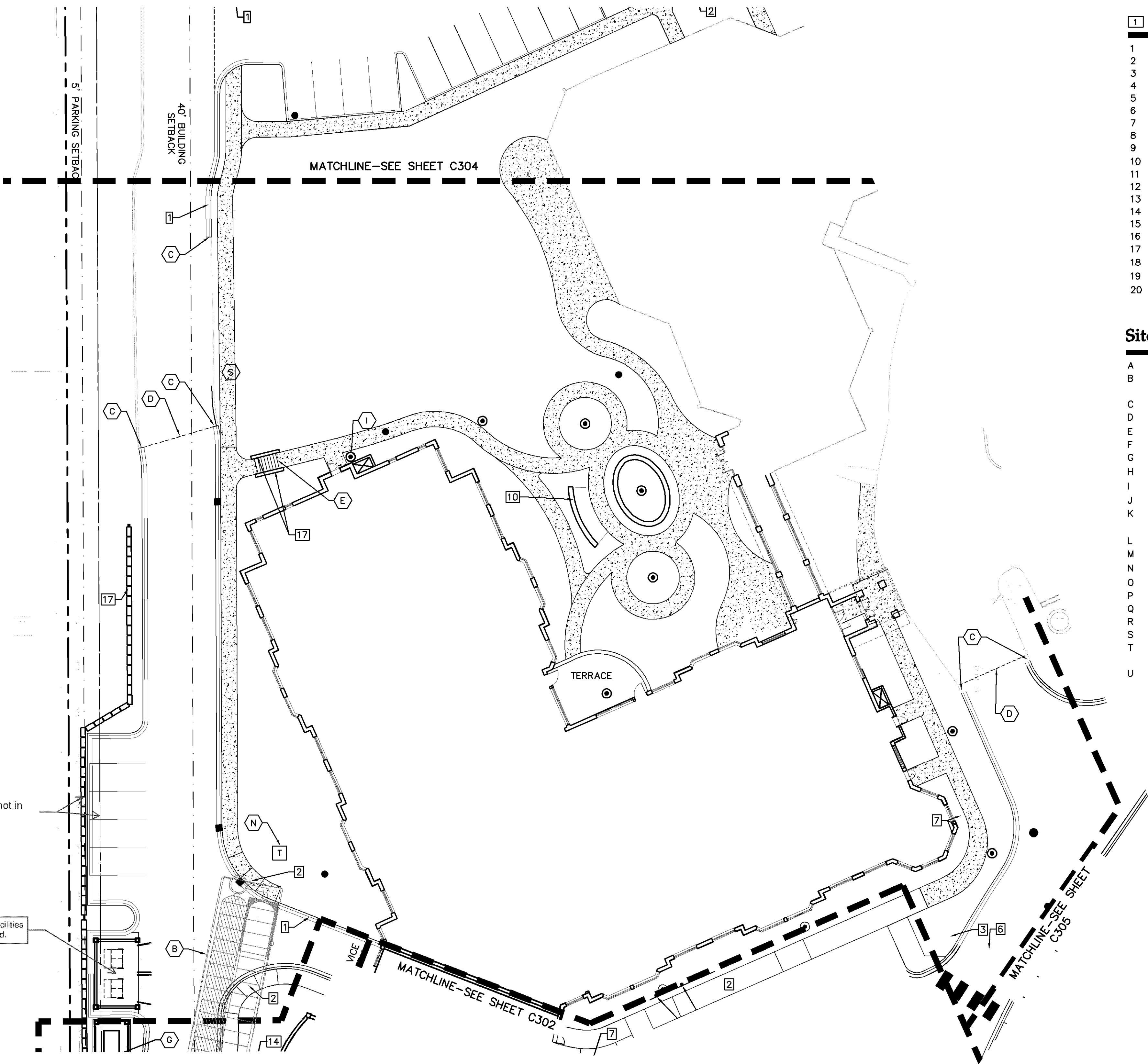
Date: 06/22/2017

Sheet: C302 OF 44

SEE LANDSCAPE PLAN FOR PAVEMENT TYPES AND DIMENSIONS.

PL201700250

0009018SP01.dwg



SEE HARDSCAPE PLAN FOR PAVEMENT TYPES AND DIMENSIONS.
PL201700230

1 Site Details

- 1 B612 CURB & GUTTER
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Site Notes A

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D SAWCUT & MATCH EXISTING PAVEMENT
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G GENERATOR
H MONUMENT SIGN (SEE ARCH.)
I BOLLARD LIGHT (SEE LIGHTING) (TYP.)
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M PATIO
N TRANSFORMER LOCATION (SEE ELECTRICAL)
O UPLIGHT (SEE LIGHTING) (TYP.)
P FLAGPOLE
Q MODULAR BLOCK RETAINING WALL, MATCH EXISTING
R TIE INTO EXISTING MODULAR BLOCK RETAINING WALL
S EXISTING SIDEWALK TO REMAIN
T REPLACE SIDEWALK IN LIKE KIND ONCE CONSTRUCTION IS COMPLETE
U REPLACE CURB AND GUTTER IN LIKE KIND ONCE CONSTRUCTION IS COMPLETE

Site Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD
---	---	BOLLARD LIGHT
---	---	UPLIGHT
---	---	FLAGPOLE
---	---	6" DIAMETER CONCRETE PLANTER
---	---	4" DIAMETER CONCRETE PLANTER
---	---	3" DIAMETER CONCRETE PLANTER
---	---	DECORATIVE BENCH
---	---	DECORATIVE STREET LIGHT
---	---	ADIRONDACK CHAIR
---	---	IPE WOOD DINING CHAIR
---	---	IPE WOOD 48" ROUND TABLE
---	---	BIKE RACK
---	---	SANITARY SEWER
---	---	STORM SEWER
---	---	HYDRANT
---	---	FLARED END SECTION (WITH RIPRAP)

SEE C300 — OVERALL SITE PLAN FOR SITE DEVELOPMENT SUMMARY AND GENERAL SITE NOTES

Westwood

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Designed:

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Drawn:

Record Drawing by/date:

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Ryan M. Bluhm

Date: 11/15/2017 License No. 41257

DRC Submittal

Prepared for:

Lifespace Communities

Friendship Village

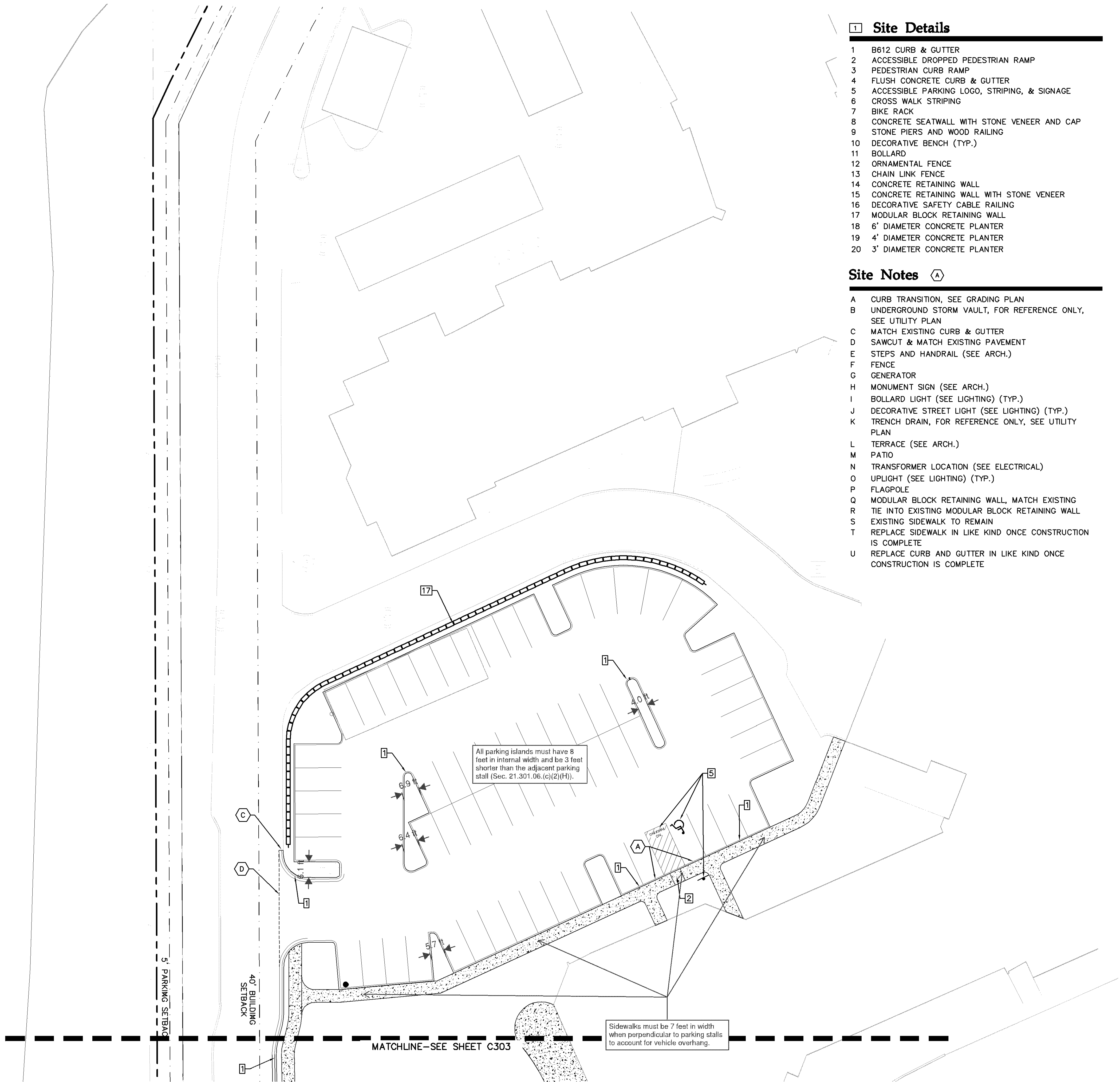
Bloomington, Minnesota

PHASE 2 HCC SOUTH SITE PLAN

Date: 06/22/2017

Sheet: C303 OF 44

0009018SP01.dwg



SEE HARDSCAPE PLAN FOR PAVEMENT TYPES AND DIMENSIONS.
PL201700250

1 Site Details

- 1 B612 CURB & GUTTER
- 2 ACCESSIBLE DROPPED PEDESTRIAN RAMP
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Site Notes A

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B UNDERGROUND STORM VAULT, FOR REFERENCE ONLY, SEE UTILITY PLAN
C MATCH EXISTING CURB & GUTTER
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F FENCE
G GENERATOR
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K TRENCH DRAIN, FOR REFERENCE ONLY, SEE UTILITY PLAN
L TERRACE (SEE ARCH.)
M PATIO
N TRANSFORMER LOCATION (SEE ELECTRICAL)
O UPLIGHT (SEE LIGHTING) (TYP.)
P FLAGPOLE
Q MODULAR BLOCK RETAINING WALL, MATCH EXISTING
R TIE INTO EXISTING MODULAR BLOCK RETAINING WALL
S EXISTING SIDEWALK TO REMAIN
T REPLACE SIDEWALK IN LIKE KIND ONCE CONSTRUCTION IS COMPLETE
U REPLACE CURB AND GUTTER IN LIKE KIND ONCE CONSTRUCTION IS COMPLETE

Site Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD
---	---	BOLLARD LIGHT
---	---	UPLIGHT
---	---	FLAGPOLE
---	---	6' DIAMETER CONCRETE PLANTER
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---	---	IPE WOOD 48" ROUND TABLE
---	---	BIKE RACK
---	---	SANITARY SEWER
---	---	STORM SEWER
---	---	HYDRANT
---	---	FLARED END SECTION (WITH RIPRAP)

SEE C300 - OVERALL SITE PLAN FOR SITE DEVELOPMENT SUMMARY AND GENERAL SITE NOTES

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westwoodps.com

Designed:

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Drawn:

Record Drawing by/date:

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Ryan M. Bluhm

Date: 11/15/2017 License No. 41257

DRC Submittal

Prepared for:

Lifespace
Communities

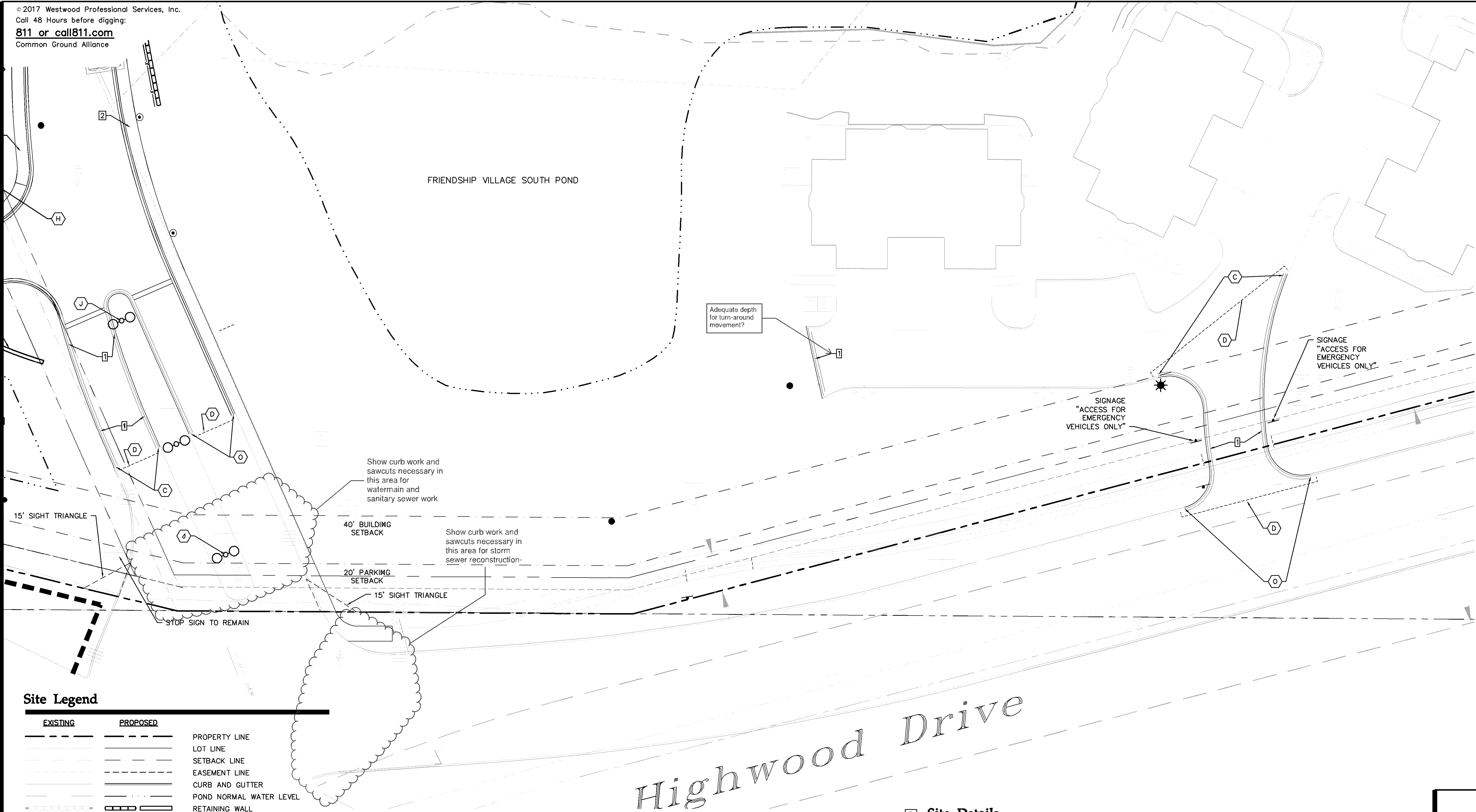
Friendship
Village

Bloomington, Minnesota

PHASE 2 HCC
NORTH SITE PLAN

Date: 06/22/2017

Sheet: C304 OF 44



Site Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
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---	---	HYDRANT
---	---	FLARED END SECTION (WITH RIPRAP)

Site Notes (A)

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1 Site Details

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SEE C300 -- OVERALL SITE PLAN FOR SITE DEVELOPMENT SUMMARY AND GENERAL SITE NOTES

SEE HARDSCAPE PLAN FOR PAVEMENT TYPES AND DIMENSIONS.

PL201700250

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DRC Submittal

Prepared for:

Lifespace
Communities

Friendship
Village

Bloomington, Minnesota

PHASE 2 POND

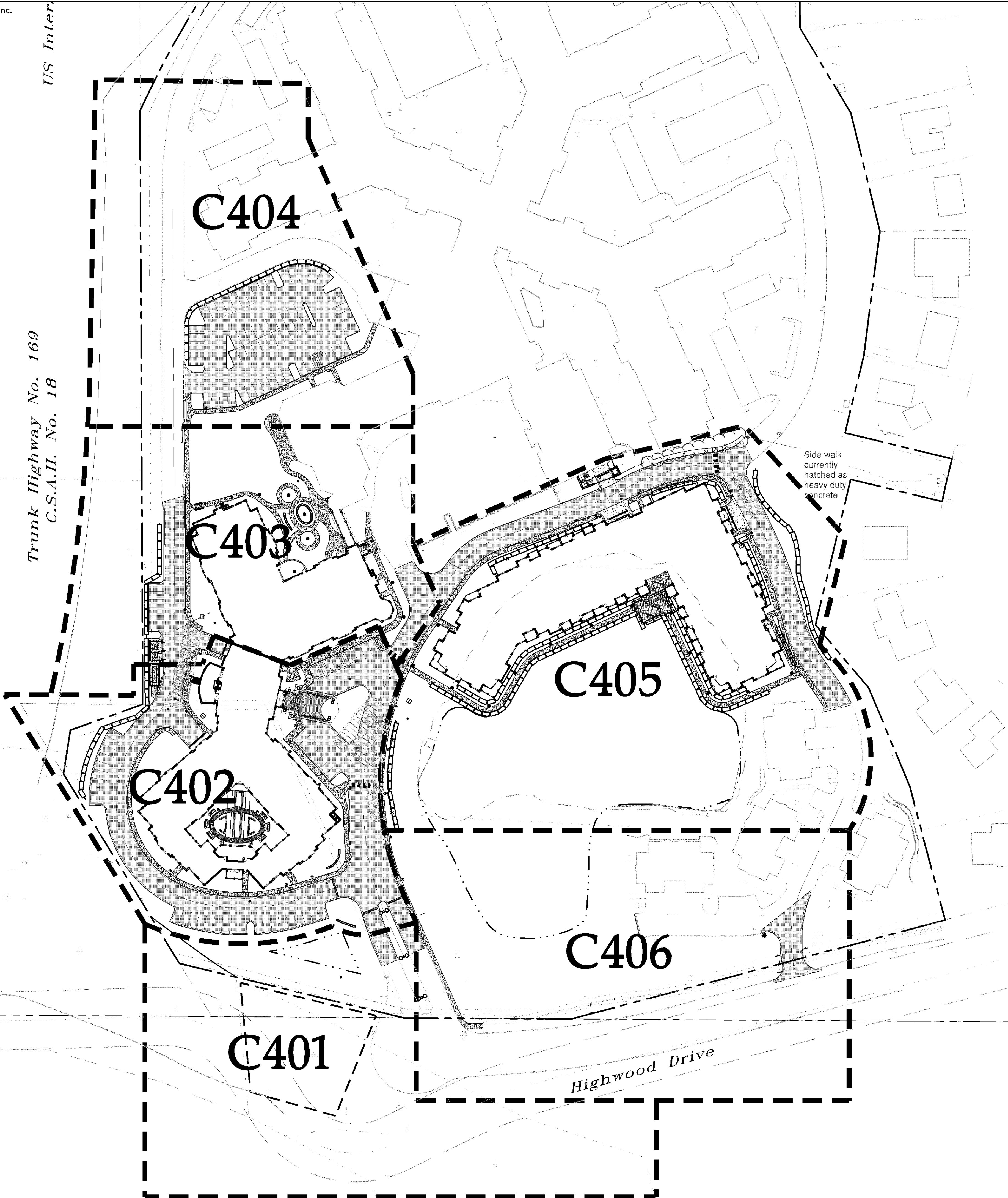
Date: 06/22/2017

Sheet: C306 OF 44

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US Inter

Trunk Highway No. 169
C.S.A.H. No. 18



Hardscape Notes

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
4. ALL CURB RADII SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
5. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
6. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
7. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
8. SEE SOILS REPORT FOR PAVEMENT THICKNESS AND HOLD DOWNS.
9. ALL MANHOLE CASTINGS AND CATCH BASINS SHALL BE SUMPED 0.05' IN PAVED AREAS AND 0.15' IN GUTTERS. RIM ELEVATIONS SHOWN DO NOT REFLECT SUMPED ELEVATIONS.

Hardscape Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	CURB AND GUTTER
---	---	TIP OUT CURB AND GUTTER
---	---	SAW CUT PAVEMENT
---	---	CONCRETE HEAVY DUTY PAVEMENT
---	---	PRIVATE CONCRETE SIDEWALK
---	---	STANDARD DUTY BITUMINOUS PAVEMENT
---	---	CONCRETE PAVERS
---	---	STAMPED CONCRETE PAVING WITH INTEGRAL COLOR
---	---	CONCRETE PAVING WITH INTEGRAL COLOR 1
---	---	CONCRETE PAVING WITH INTEGRAL COLOR 2
---	---	CONCRETE PAVING WITH INTEGRAL COLOR 3
---	---	CONCRETE PAVING WITH INTEGRAL COLOR 4
---	---	CONCRETE PAVING WITH INTEGRAL COLOR 5
---	---	LIGHT POLE
---	---	HYDRANT
---	---	STORM SEWER CATCH BASIN
---	---	SANITARY SEWER MANHOLE

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Lifespace
Communities

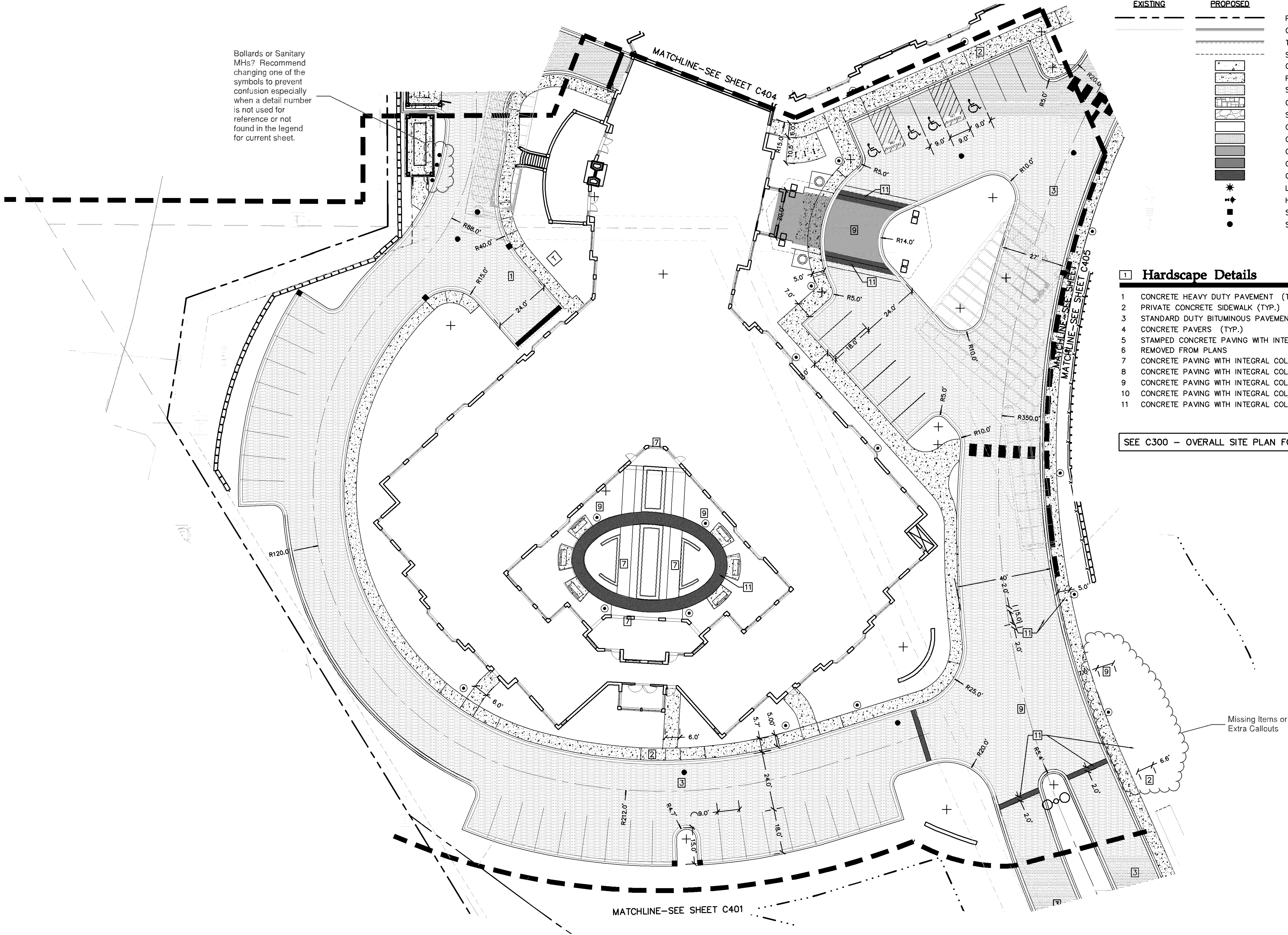
100 East Grand Avenue, Suite 200
Des Moines, IA 50309

Friendship
Village

Bloomington, Minnesota

OVERALL
HARDSCAPE PLAN

Date: 06/22/2017
Sheet: C400 OF 44



EXISTING

PROPOSED

PROPERTY LINE

CURB AND GUTTER

TIP OUT CURB AND GUTTER

SAW CUT PAVEMENT

CONCRETE HEAVY DUTY PAVEMENT

PRIVATE CONCRETE SIDEWALK

STANDARD DUTY BITUMINOUS PAVEMENT

CONCRETE PAVERS

STAMPED CONCRETE PAVING WITH INTEGRAL COLOR

CONCRETE PAVING WITH INTEGRAL COLOR 1

CONCRETE PAVING WITH INTEGRAL COLOR 2

CONCRETE PAVING WITH INTEGRAL COLOR 3

CONCRETE PAVING WITH INTEGRAL COLOR 4

CONCRETE PAVING WITH INTEGRAL COLOR 5

LIGHT POLE

HYDRANT

STORM SEWER CATCH BASIN

SANITARY SEWER MANHOLE

1

Hardscape Details

1

CONCRETE HEAVY DUTY PAVEMENT (TYP.)

2

PRIVATE CONCRETE SIDEWALK (TYP.)

3

STANDARD DUTY BITUMINOUS PAVEMENT (TYP.)

4

CONCRETE PAVERS (TYP.)

5

STAMPED CONCRETE PAVING WITH INTEGRAL COLOR (TYP.)

6

REMOVED FROM PLANS

7

CONCRETE PAVING WITH INTEGRAL COLOR 1 (TYP.)

8

CONCRETE PAVING WITH INTEGRAL COLOR 2 (TYP.)

9

CONCRETE PAVING WITH INTEGRAL COLOR 3 (TYP.)

10

CONCRETE PAVING WITH INTEGRAL COLOR 4 (TYP.)

11

CONCRETE PAVING WITH INTEGRAL COLOR 5 (TYP.)

SEE C300 – OVERALL SITE PLAN FOR HARDSCAPE NOTES

Westwood

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Eden Prairie, MN 55344

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Designed: RAH
Checked: RMB/RW
Drawn: RAH
Record Drawing by/date:

Revisions:
1 05/10/2017 DRC Submittal
2 06/08/2017 Per City Comments
3 11/15/2017 DRC Submittal

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly certified PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Ryan M. Bluhm
Date: 11/15/2017 License No. 41257

DRC Submittal

Prepared for:

Lifespace
Communities

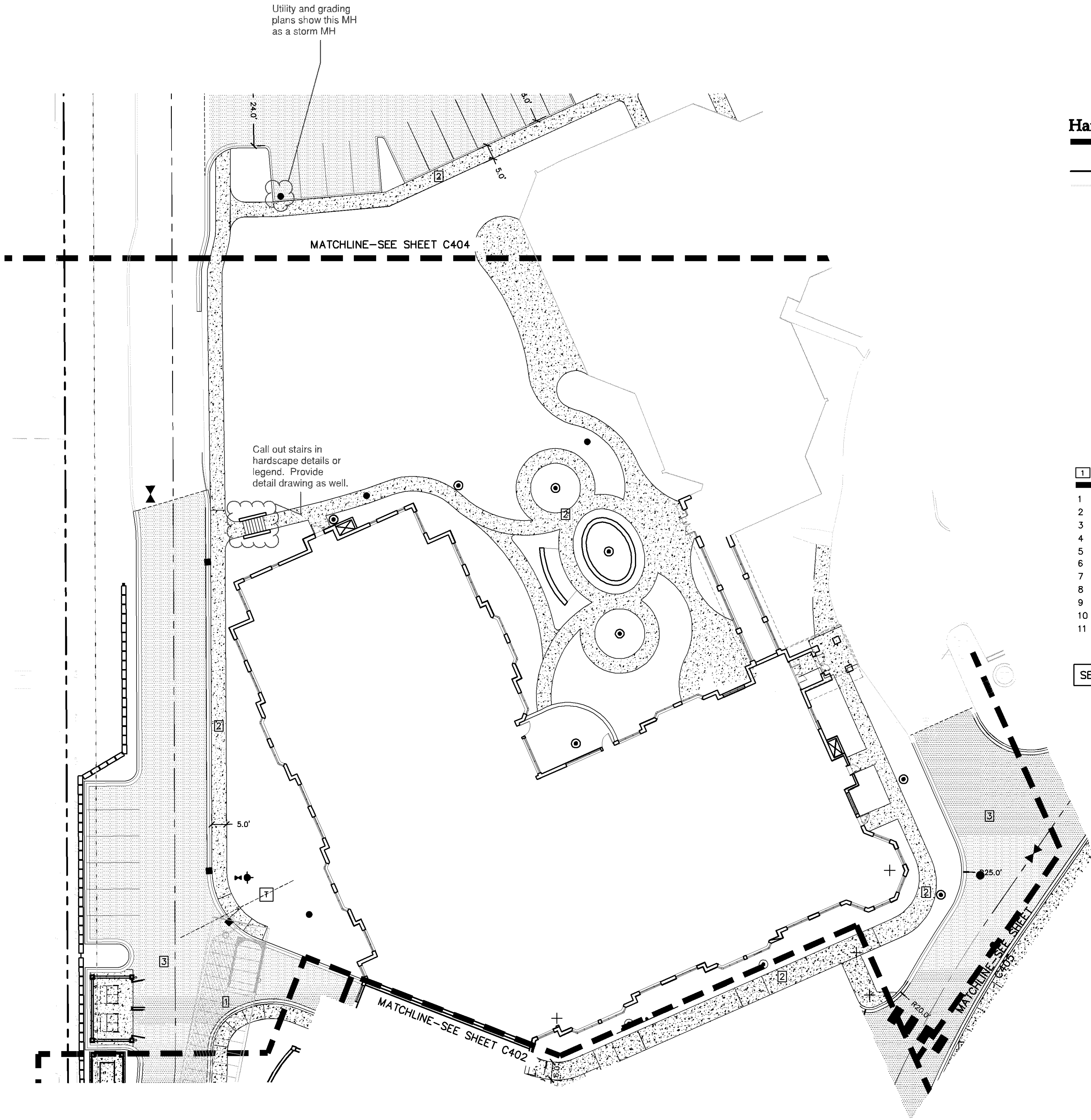
100 East Grand Avenue, Suite 200
Des Moines, IA 50309

Friendship
Village

Bloomington, Minnesota

PHASE 1 NORTH
HARDSCAPE PLAN

Date: 06/22/2017
Sheet: C402 OF 44



Hardscape Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		CURB AND GUTTER
		TIP OUT CURB AND GUTTER
		SAW CUT PAVEMENT
		CONCRETE HEAVY DUTY PAVEMENT
		PRIVATE CONCRETE SIDEWALK
		STANDARD DUTY BITUMINOUS PAVEMENT
		CONCRETE PAVERS
		STAMPED CONCRETE PAVING WITH INTEGRAL COLOR
		CONCRETE PAVING WITH INTEGRAL COLOR 1
		CONCRETE PAVING WITH INTEGRAL COLOR 2
		CONCRETE PAVING WITH INTEGRAL COLOR 3
		CONCRETE PAVING WITH INTEGRAL COLOR 4
		CONCRETE PAVING WITH INTEGRAL COLOR 5
		LIGHT POLE
		HYDRANT
		STORM SEWER CATCH BASIN
		SANITARY SEWER MANHOLE

1 Hardscape Details

- 1 CONCRETE HEAVY DUTY PAVEMENT (TYP.)
- 2 PRIVATE CONCRETE SIDEWALK (TYP.)
- 3 STANDARD DUTY BITUMINOUS PAVEMENT (TYP.)
- 4 CONCRETE PAVERS (TYP.)
- 5 STAMPED CONCRETE PAVING WITH INTEGRAL COLOR (TYP.)
- 6 REMOVED FROM PLANS
- 7 CONCRETE PAVING WITH INTEGRAL COLOR 1 (TYP.)
- 8 CONCRETE PAVING WITH INTEGRAL COLOR 2 (TYP.)
- 9 CONCRETE PAVING WITH INTEGRAL COLOR 3 (TYP.)
- 10 CONCRETE PAVING WITH INTEGRAL COLOR 4 (TYP.)
- 11 CONCRETE PAVING WITH INTEGRAL COLOR 5 (TYP.)

SEE C300 – OVERALL SITE PLAN FOR HARDSCAPE NOTES

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Revisions:

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Ryan M. Bluhm

Date: 11/15/2017 License No. 41257

DRC Submittal

Prepared for:

Lifespace Communities

100 East Grand Avenue, Suite 200
Des Moines, IA 50309

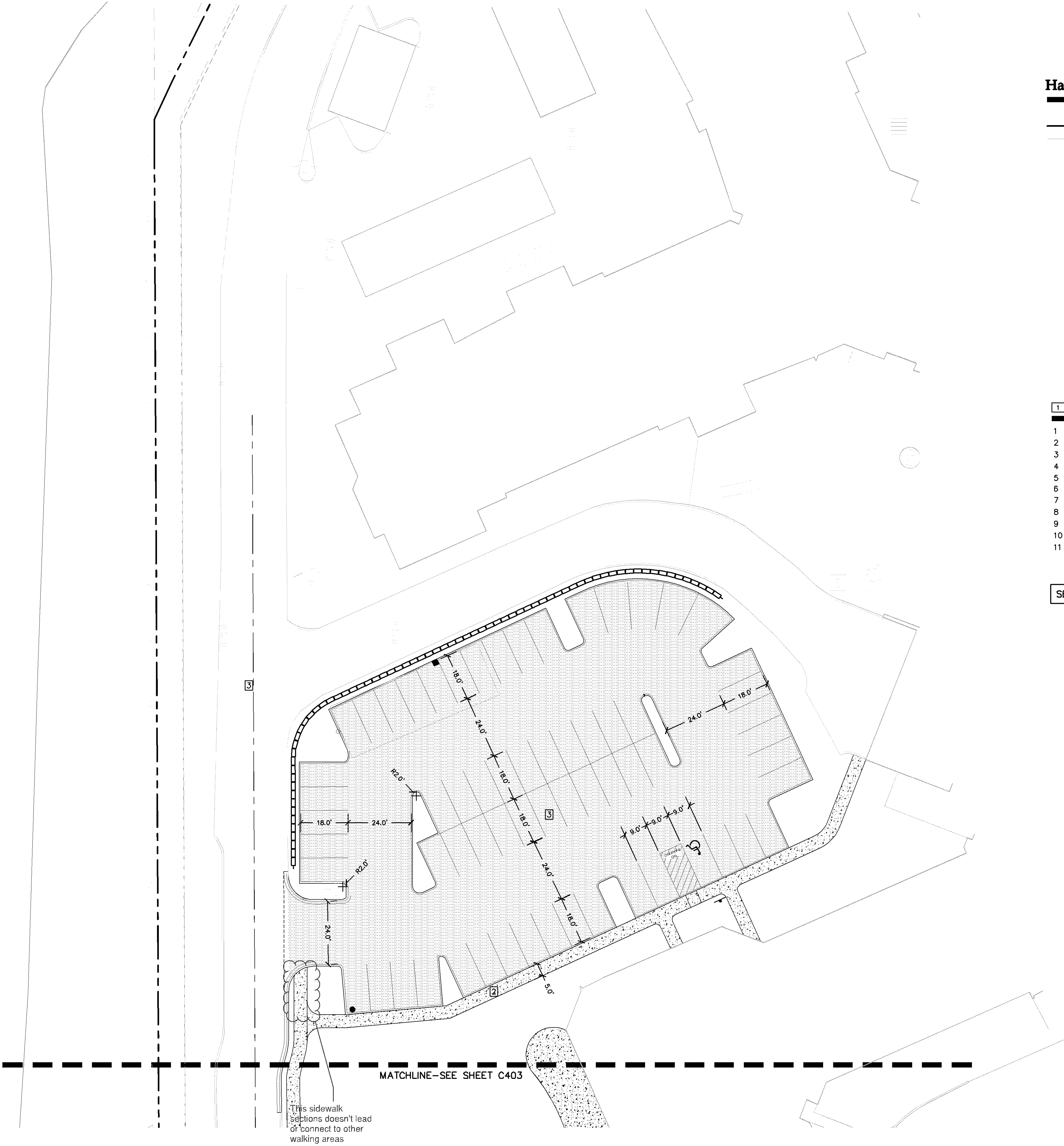
Friendship Village

Bloomington, Minnesota

PHASE 2 HCC SOUTH HARDSCAPE PLAN

Date: 06/22/2017

Sheet: C403 OF 44



Hardscape Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		CURB AND GUTTER
		TIP OUT CURB AND GUTTER
		SAW CUT PAVEMENT
		CONCRETE HEAVY DUTY PAVEMENT
		PRIVATE CONCRETE SIDEWALK
		STANDARD DUTY BITUMINOUS PAVEMENT
		CONCRETE PAVERS
		STAMPED CONCRETE PAVING WITH INTEGRAL COLOR
		CONCRETE PAVING WITH INTEGRAL COLOR 1
		CONCRETE PAVING WITH INTEGRAL COLOR 2
		CONCRETE PAVING WITH INTEGRAL COLOR 3
		CONCRETE PAVING WITH INTEGRAL COLOR 4
		CONCRETE PAVING WITH INTEGRAL COLOR 5
		LIGHT POLE
		HYDRANT
		STORM SEWER CATCH BASIN
		SANITARY SEWER MANHOLE

1 Hardscape Details

- 1 CONCRETE HEAVY DUTY PAVEMENT (TYP.)
- 2 PRIVATE CONCRETE SIDEWALK (TYP.)
- 3 STANDARD DUTY BITUMINOUS PAVEMENT (TYP.)
- 4 CONCRETE PAVERS (TYP.)
- 5 STAMPED CONCRETE PAVING WITH INTEGRAL COLOR (TYP.)
- 6 REMOVED FROM PLANS
- 7 CONCRETE PAVING WITH INTEGRAL COLOR 1 (TYP.)
- 8 CONCRETE PAVING WITH INTEGRAL COLOR 2 (TYP.)
- 9 CONCRETE PAVING WITH INTEGRAL COLOR 3 (TYP.)
- 10 CONCRETE PAVING WITH INTEGRAL COLOR 4 (TYP.)
- 11 CONCRETE PAVING WITH INTEGRAL COLOR 5 (TYP.)

SEE C300 – OVERALL SITE PLAN FOR HARDSCAPE NOTES

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Ryan M. Bluhm

Date: 11/15/2017 License No. 41257

DRC Submittal

Prepared for:

Lifespace
Communities

100 East Grand Avenue, Suite 200
Des Moines, IA 50309

Friendship
Village

Bloomington, Minnesota

PHASE 2 HCC
NORTH HARDSCAPE
PLAN

Date: 06/22/2017

Sheet: C404 OF 44

0009018PV01.dwg

GRADING IS
SHOWN WITHIN
MNDOT ROW.
A GRADING PERMIT
WILL BE REQUIRED
FROM MNDOT TO
COMPLETE THIS
WORK.

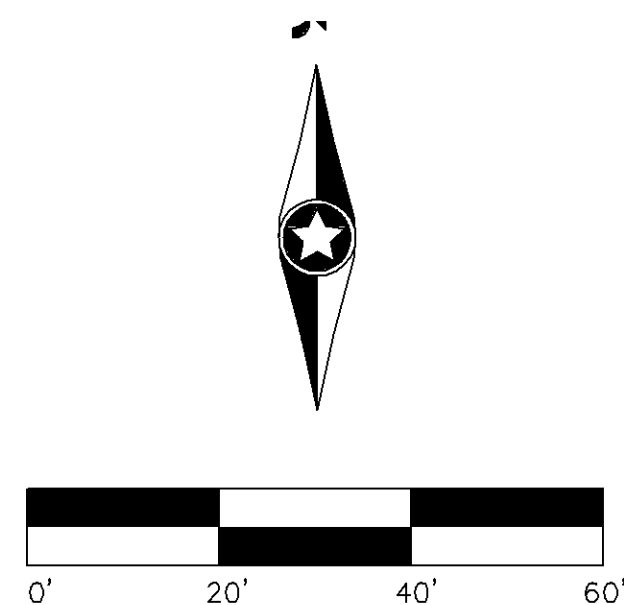
Retaining walls over four feet in height must meet the principal building setbacks. Deviation from this requirement is not identified or requested.

TW: 862.75
BW: 854.75

Is the intention to spill the runoff over the face of the wall or swale it to area drains and pick it up?

May want to consider modifying the grades along the access road to limit the water that flows down the ramp and into the parking garage during heavy events

Provide engineered retaining wall drawings with tiebacks lengths so it can be determined in the tie back remains on private property or if an easement is necessary. (typical)



Grading Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		BIOLOGS
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL

Grading Construction Notes

- 11 SILT FENCE
- 12 FLOATING SILT FENCE
- 13 OVER EXCAVATE POND TO REMOVE EXISTING CLAY LAYER. REPLACE WITH MEDIA FILTER AND SAND
- 14 CUT INTO EX. RETAINING WALL AND PLACE 4' WIDE CONCRETE STEPS UP TO PROPOSED SIDEWALK.
- 15 ROCK ENTRANCE

PHASE 2 HCC

FFE 859.5
BSMT 848.5

FFE	859.5
BSMT	848.5

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Record Drawing by/date: _____

Revisions:

- | | |
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| 1 | 05/10/2017 DRC Submittal |
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Ryan M. Bluhm
Date: **11/15/2017** License No. **41257**

DRC Submittal

Prepared for:

Lifespace Communities

100 East Grand Avenue, Suite 200
Des Moines, IA 50309

Friendship Village

Bloomington, Minnesota

PHASE 1 NORTH GRADING AND EROSION CONTROL PLAN

Date: 06/22/2017

Sheet: C502 OF 44

Grading Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		BIOLOGS
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		INLET PROTECTION
		TEMPORARY ROCK CHECK DAM

Grading Construction Notes

- 1 SILT FENCE
- 2 FLOATING SILT FENCE
- 3 OVER EXCAVATE POND TO REMOVE EXISTING CLAY LAYER. REPLACE WITH MEDIA FILTER AND SAND
- 4 CUT INTO EX. RETAINING WALL AND PLACE 4' WIDE CONCRETE STEPS UP TO PROPOSED SIDEWALK.
- 5 ROCK ENTRANCE

Westwood

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Ryan M. Bluhm

Date: 11/15/2017 License No. 41257

DRC Submittal

Prepared for:

Lifespace
Communities

100 East Grand Avenue, Suite 200
Des Moines, IA 50309

Friendship
Village

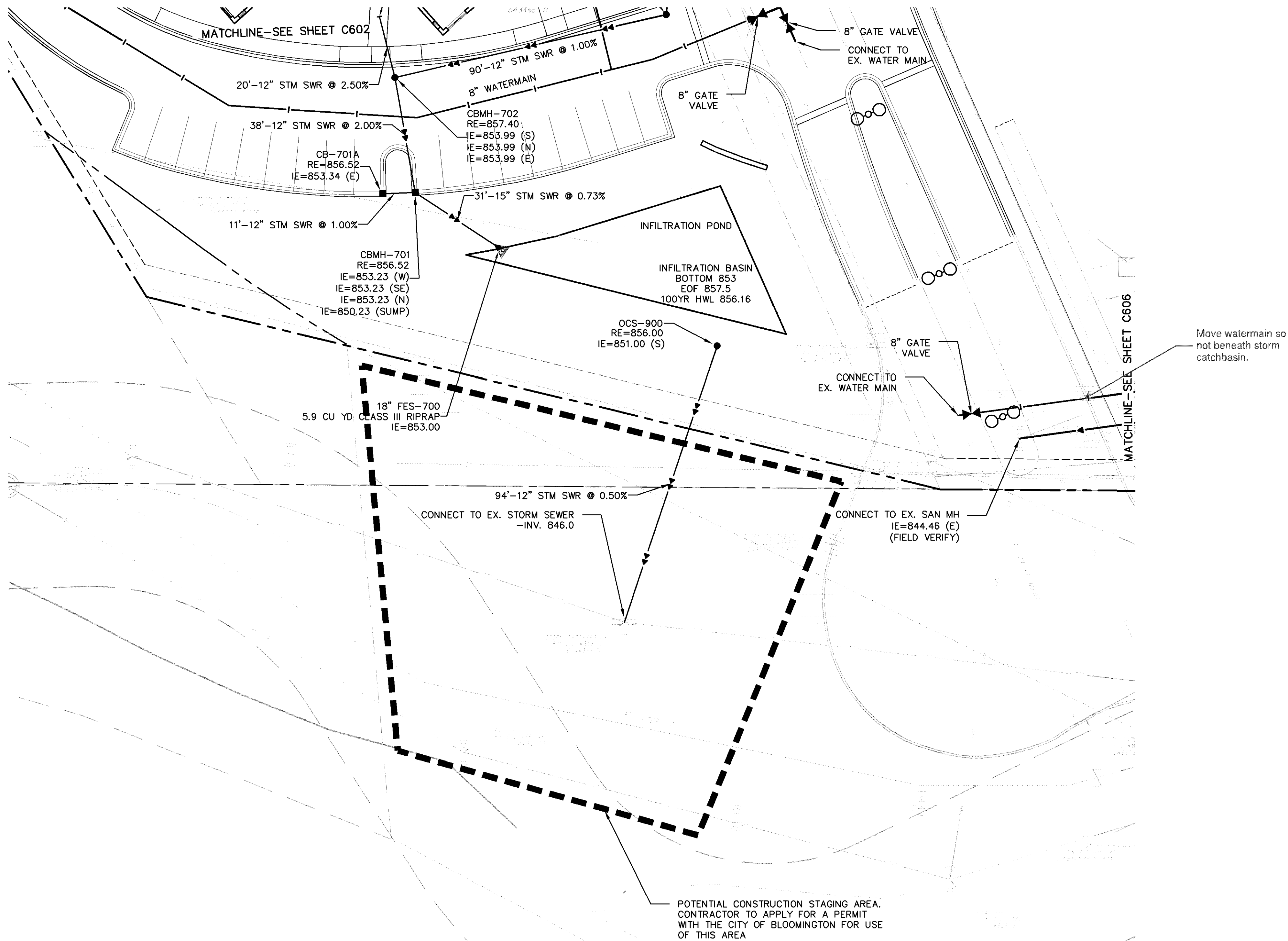
Bloomington, Minnesota

PHASE 2 HCC SOUTH
GRADING AND
EROSION CONTROL
PLAN

Date: 06/22/2017

Sheet: C503 OF 44

0009018GD01.dwg



Utility Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	FM	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	I	WATER MAIN
---	I	HYDRANT
---	GAS	GAS
---	PUG	UNDERGROUND ELECTRIC
---	POH	OVERHEAD ELECTRIC
---	TUG	UNDERGROUND TELEPHONE
---	TOH	OVERHEAD TELEPHONE
---	FOF	TELEPHONE FIBER OPTIC
---	CTV	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE
---	---	VERTICAL UTILITY SEPARATION

Utility Construction Notes

- EXISTING SANITARY SEWER TO REMAIN IN PLACE. CONTRACTOR SHALL VERIFY EXISTING ELEVATION MATCH THE PROPOSED GRADES.
- 24" STORM SEWER PIPE TO BE PLACED BELOW THE BUILDING. USE A 36" STEEL CASING WITHIN THE BUILDING FOOTPRINT
- 30" STORM SEWER PIPE TO PLACED BELOW THE BUILDING. USE A 42" STEEL CASING WITHIN THE BUILDING FOOTPRINT.

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DRC Submittal

Prepared for:

Lifespace
Communities

100 East Grand Avenue, Suite 200
Des Moines, IA 50309

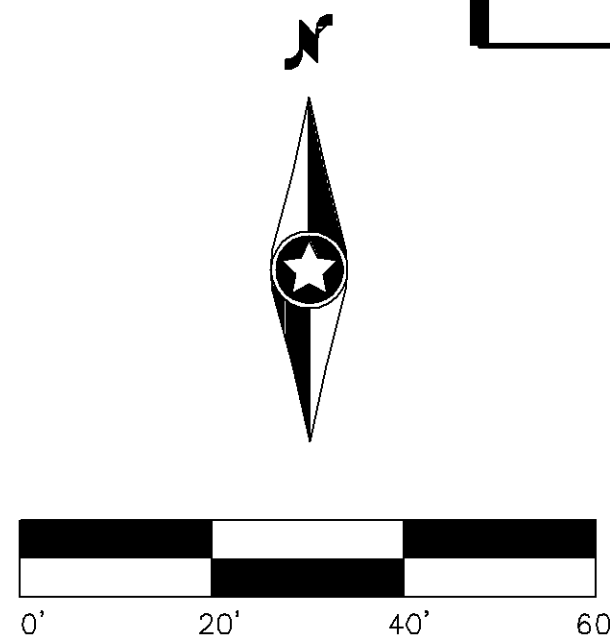
Friendship
Village

Bloomington, Minnesota

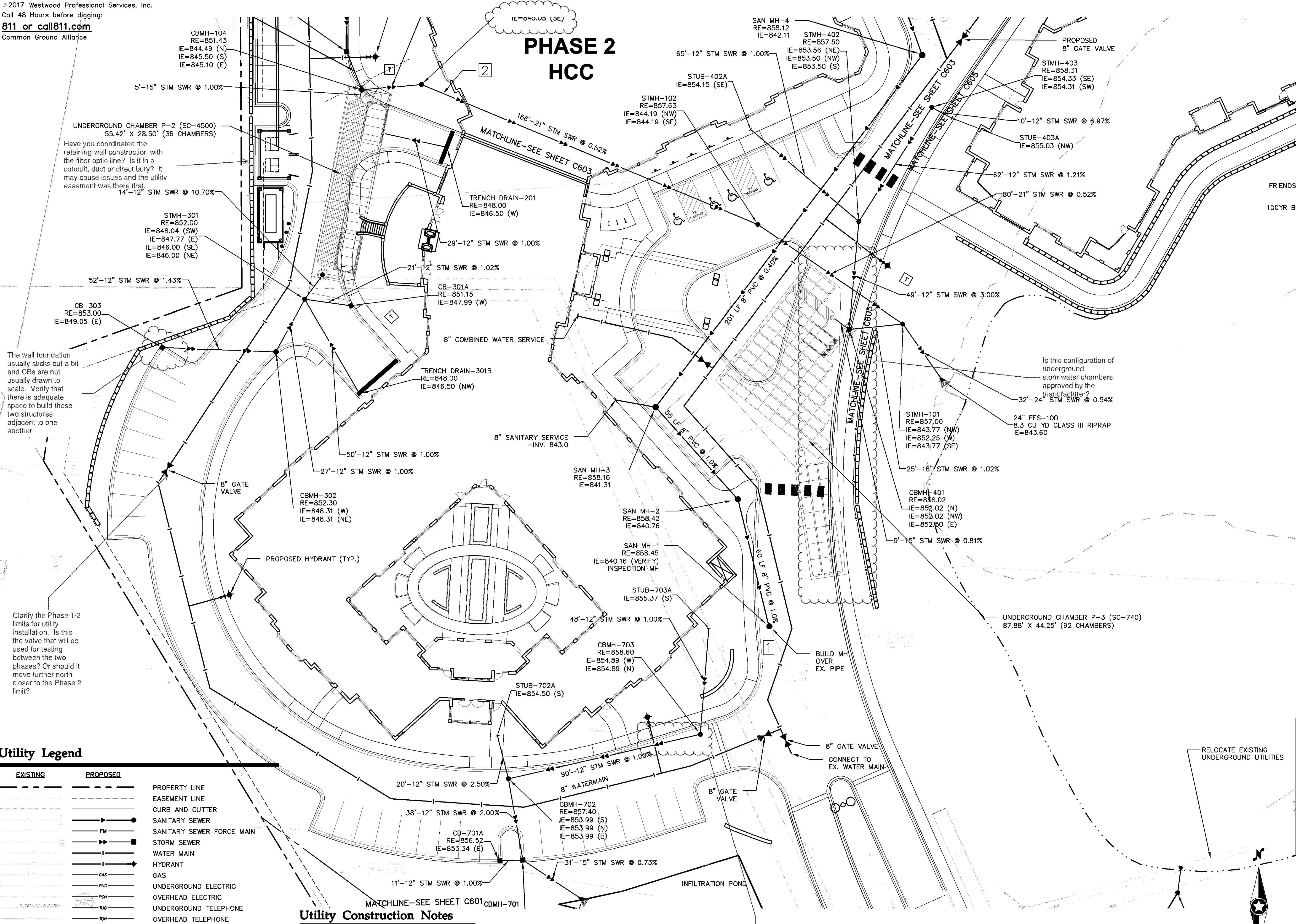
PHASE 1 SOUTH
UTILITY PLAN

Date: 06/22/2017

Sheet: C601 OF 44



PHASE 2 HCC



Utility Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE
---	---	VERTICAL UTILITY SEPARATION

Utility Construction Notes

- EXISTING SANITARY SEWER TO REMAIN IN PLACE. CONTRACTOR SHALL VERIFY EXISTING ELEVATION MATCH THE PROPOSED GRADES.
- 24" STORM SEWER PIPE TO BE PLACED BELOW THE BUILDING. USE A 36" STEEL CASING WITHIN THE BUILDING FOOTPRINT.
- 30" STORM SEWER PIPE TO BE PLACED BELOW THE BUILDING. USE A 42" STEEL CASING WITHIN THE BUILDING FOOTPRINT.

Line types and symbols for storm sewer and sanitary sewers are inconsistent and confusing throughout entire plan. This and several instances show a storm sewer lines running between sanitary junctions.

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DRC Submittal

Prepared for:

Lifespace Communities

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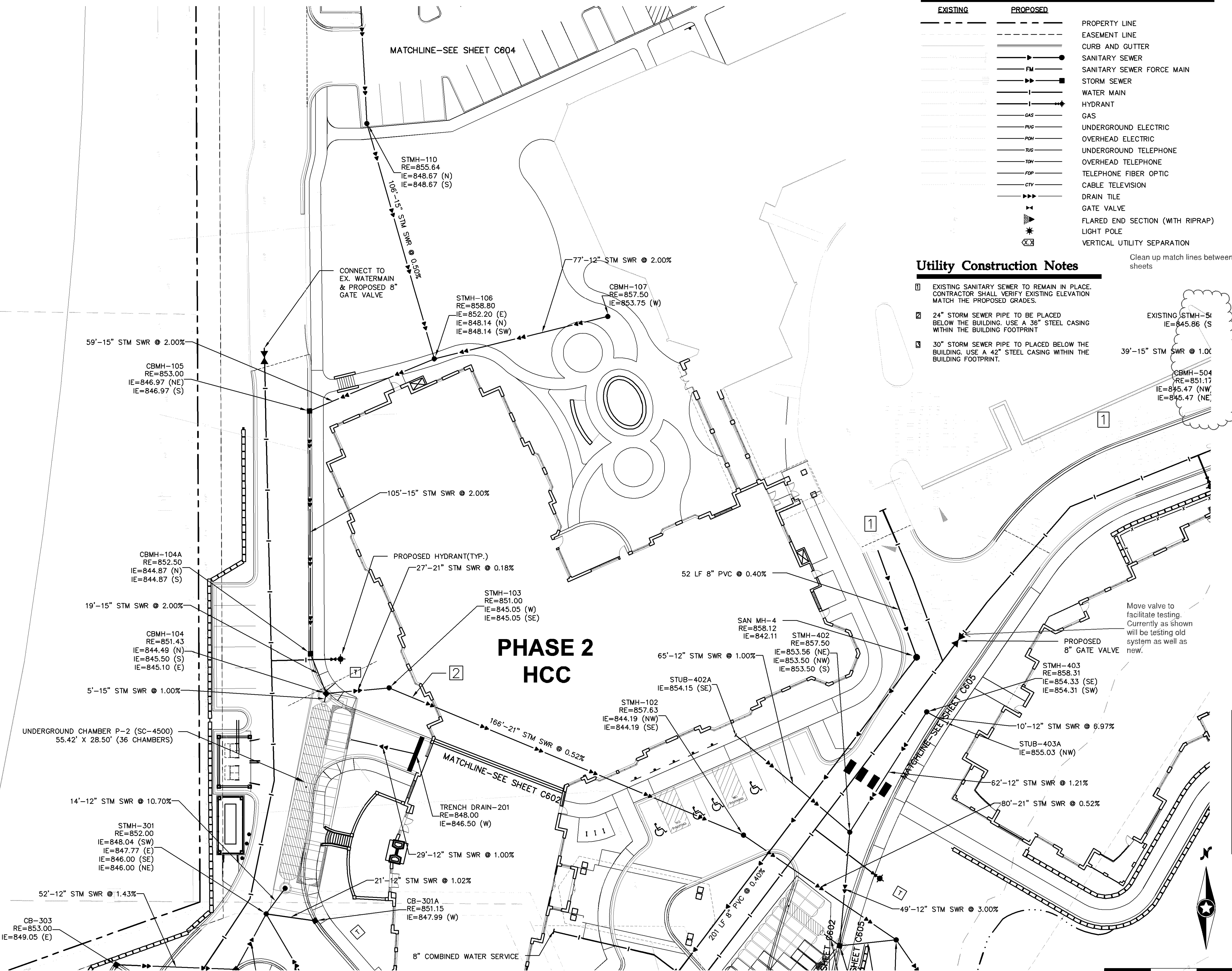
Friendship Village

Bloomington, Minnesota

PHASE 1 NORTH UTILITY PLAN

Date: 06/22/2017
Sheet: C602 OF 44

Trunk Highway No. 18
C.S.A.H. No. 18



Utility Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE
---	---	VERTICAL UTILITY SEPARATION

Utility Construction Notes

- EXISTING SANITARY SEWER TO REMAIN IN PLACE. CONTRACTOR SHALL VERIFY EXISTING ELEVATION MATCH THE PROPOSED GRADES.
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DRC Submittal

Prepared for:
Lifespace Communities

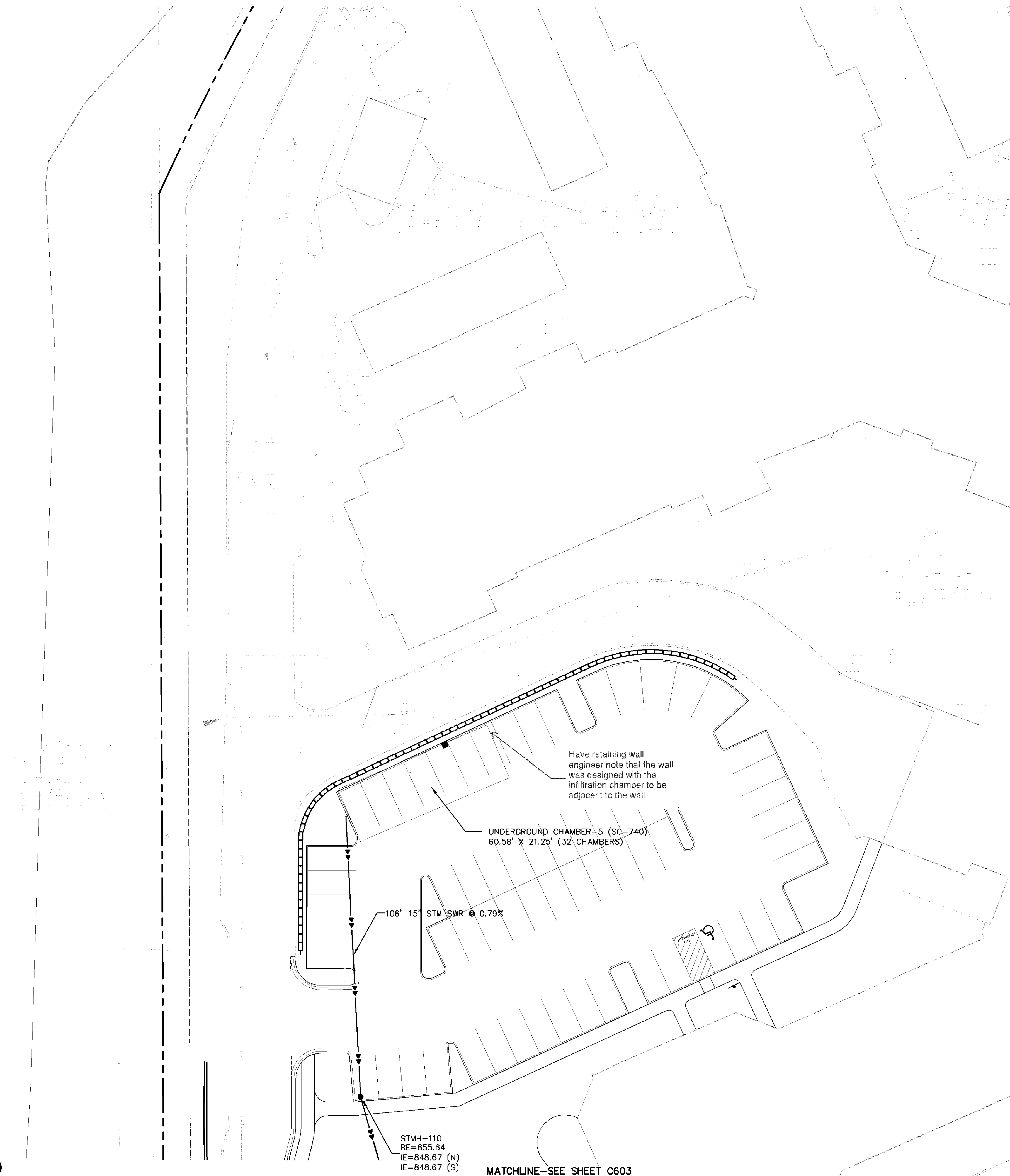
100 East Grand Avenue, Suite 200
Des Moines, IA 50309

Friendship Village

Bloomington, Minnesota

PHASE 2 HCC SOUTH UTILITY PLAN

Date: 06/22/2017
Sheet: C603 OF 44

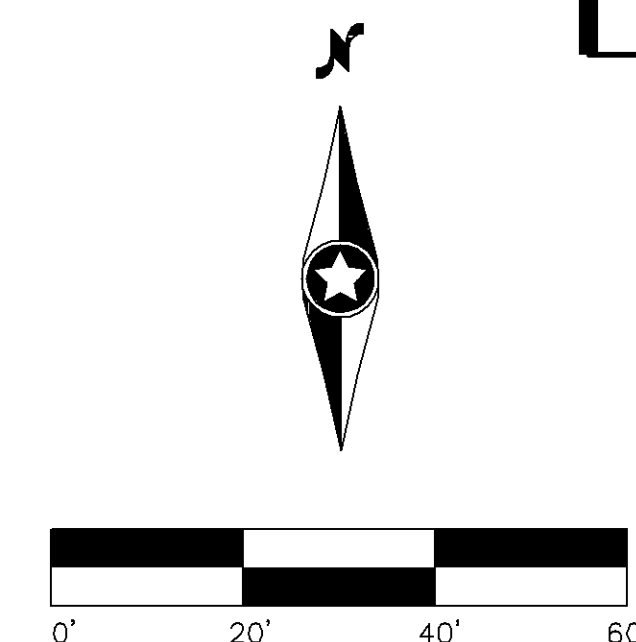


Utility Legend

[illegible]

Utility Construction Notes

- 11 EXISTING SANITARY SEWER TO REMAIN IN PLACE. CONTRACTOR SHALL VERIFY EXISTING ELEVATION MATCH THE PROPOSED GRADES.
- 12 24" STORM SEWER PIPE TO BE PLACED BELOW THE BUILDING. USE A 36" STEEL CASING WITHIN THE BUILDING FOOTPRINT
- 13 30" STORM SEWER PIPE TO PLACED BELOW THE BUILDING. USE A 42" STEEL CASING WITHIN THE BUILDING FOOTPRINT.



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DRC Submittal

Prepared for:

**Lifespace
Communities**

100 East Grand Avenue, Suite 200
Des Moines, IA 50309

Friendship Village

Bloomington, Minnesota

PHASE 2 HCC NORTH UTILITY PLAN

Date: 06/22/2017

Sheet: **C604** OF **44**

Designed:

Checked:

Drawn:

Record Drawing by/date:

Revisions:

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- 11/15/2017 DRC Submittal

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Date: 11/15/2017 License No. 41257

DRC Submittal

Prepared for:

Lifespace Communities

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Des Moines, IA 50309

Friendship Village

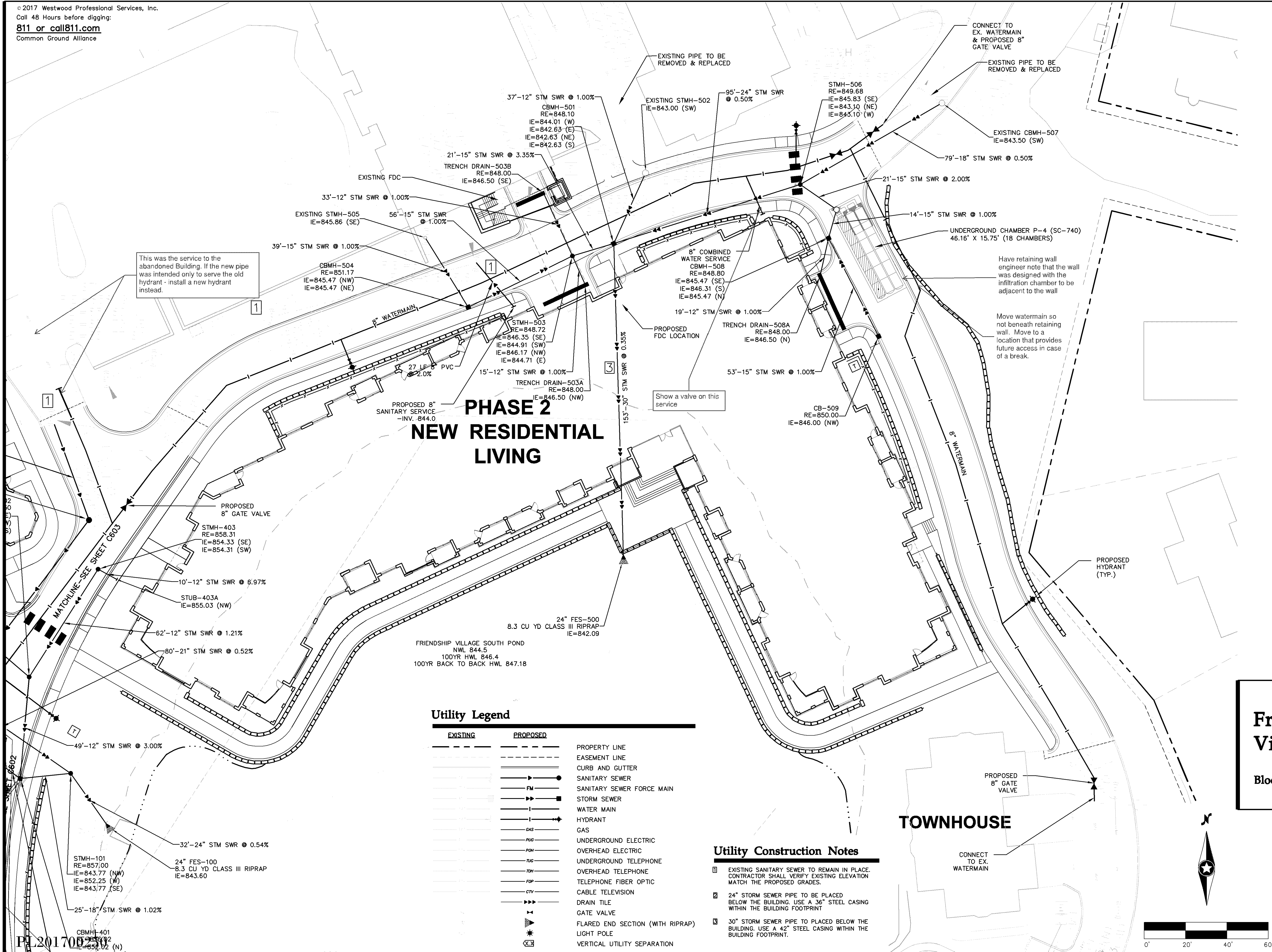
Bloomington, Minnesota

PHASE 2 RL UTILITY PLAN

Date: 06/22/2017

Sheet: C605 OF 44

0009018UT01.dwg



Westwood

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Lifespace Communities

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Friendship Village

Bloomington, Minnesota

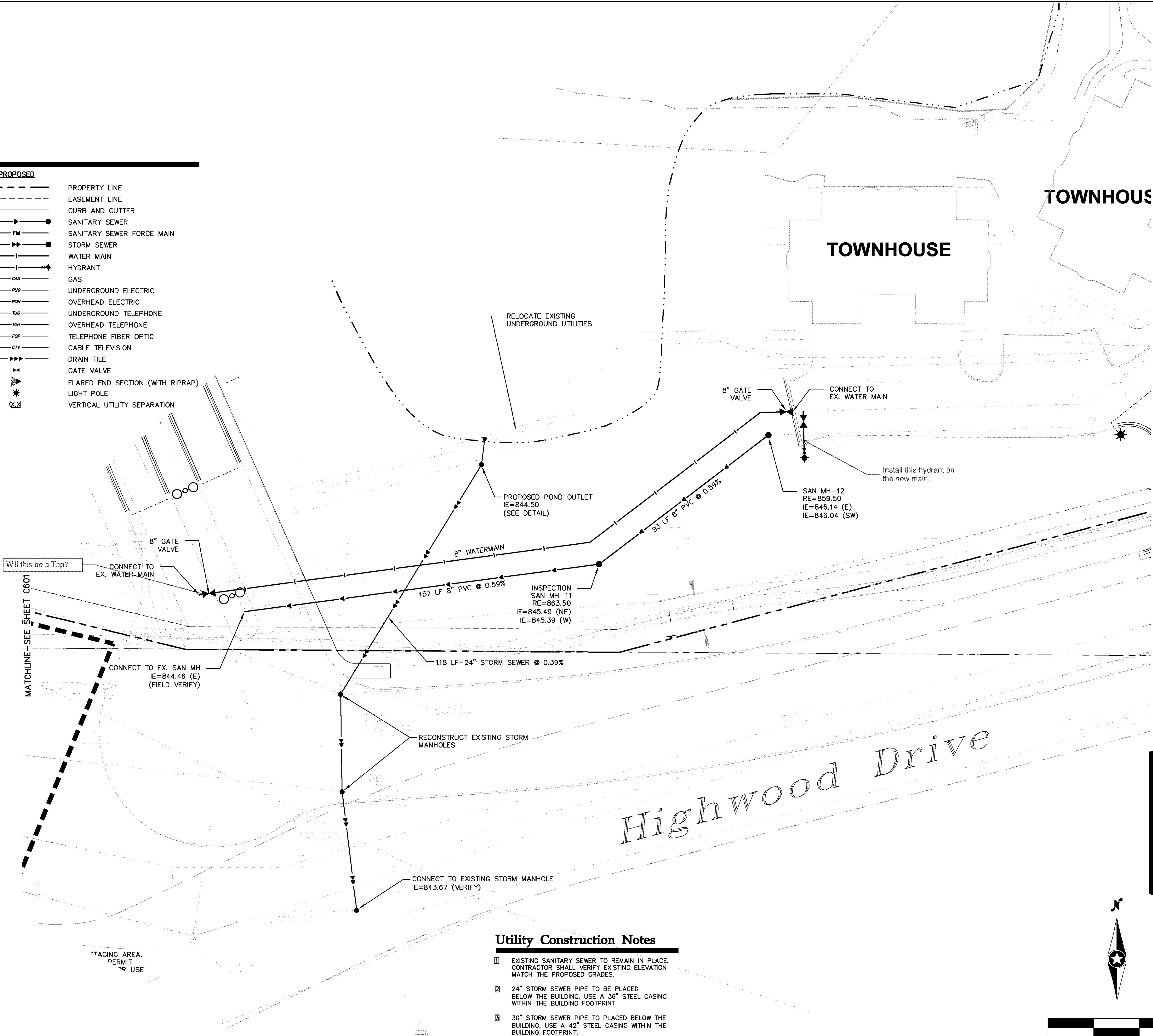
PHASE 2 POND

Date: 06/22/2017
Sheet: C606 OF 44

0009018UT01.dwg

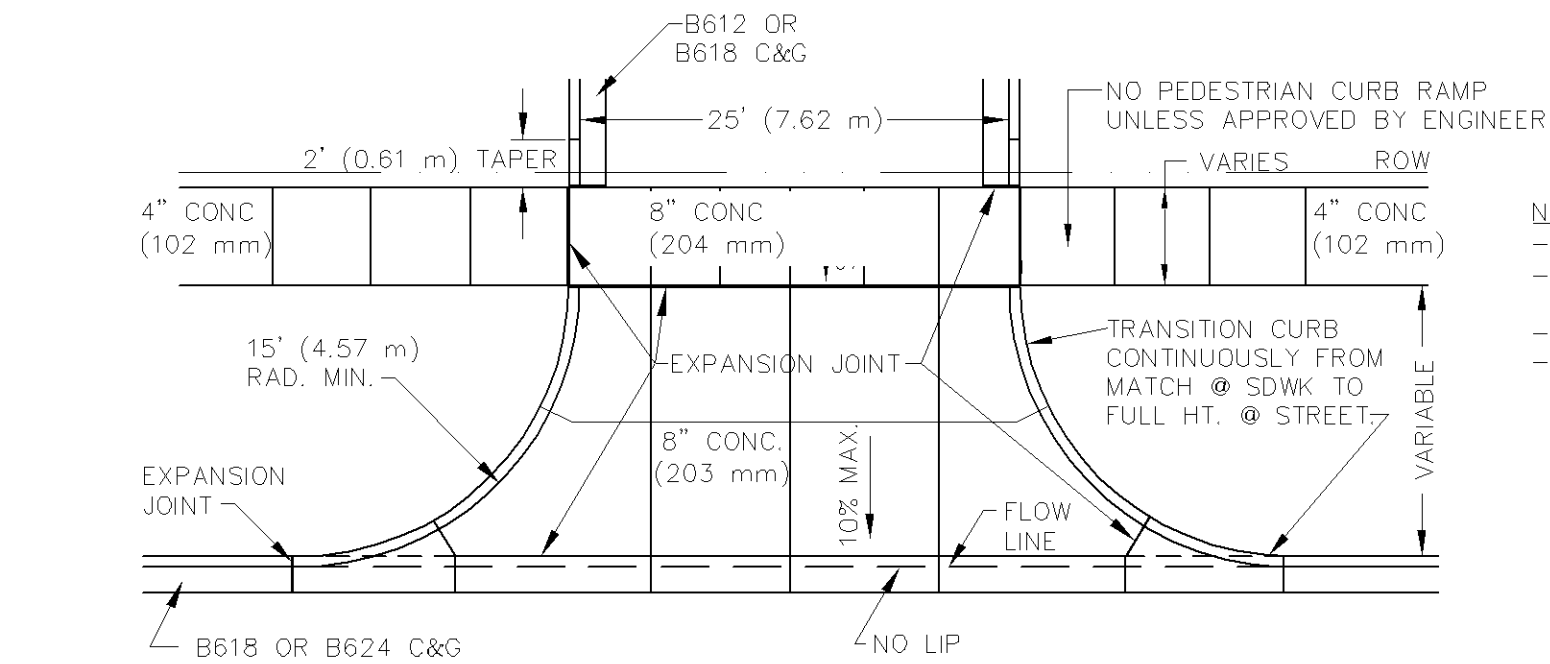
Utility Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE
---	---	VERTICAL UTILITY SEPARATION

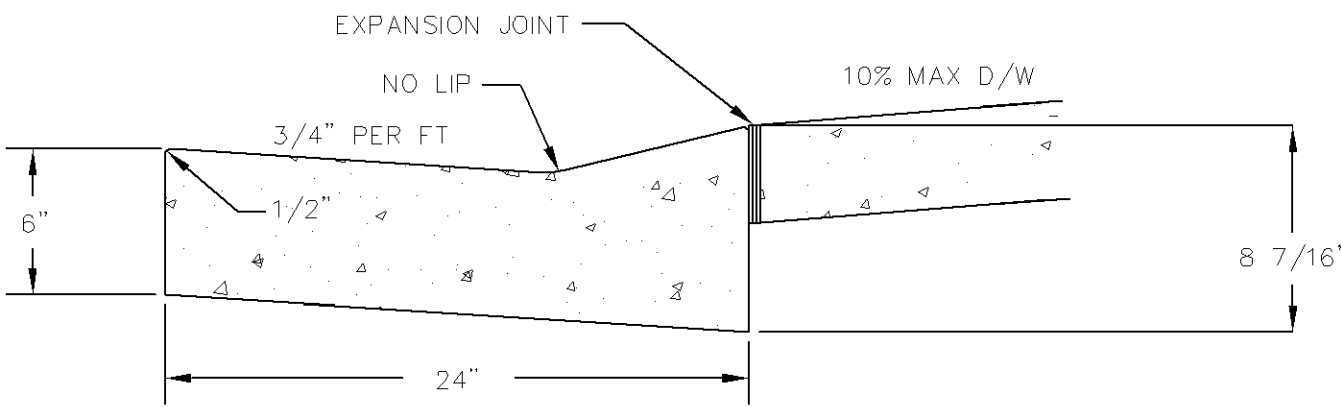


Utility Construction Notes

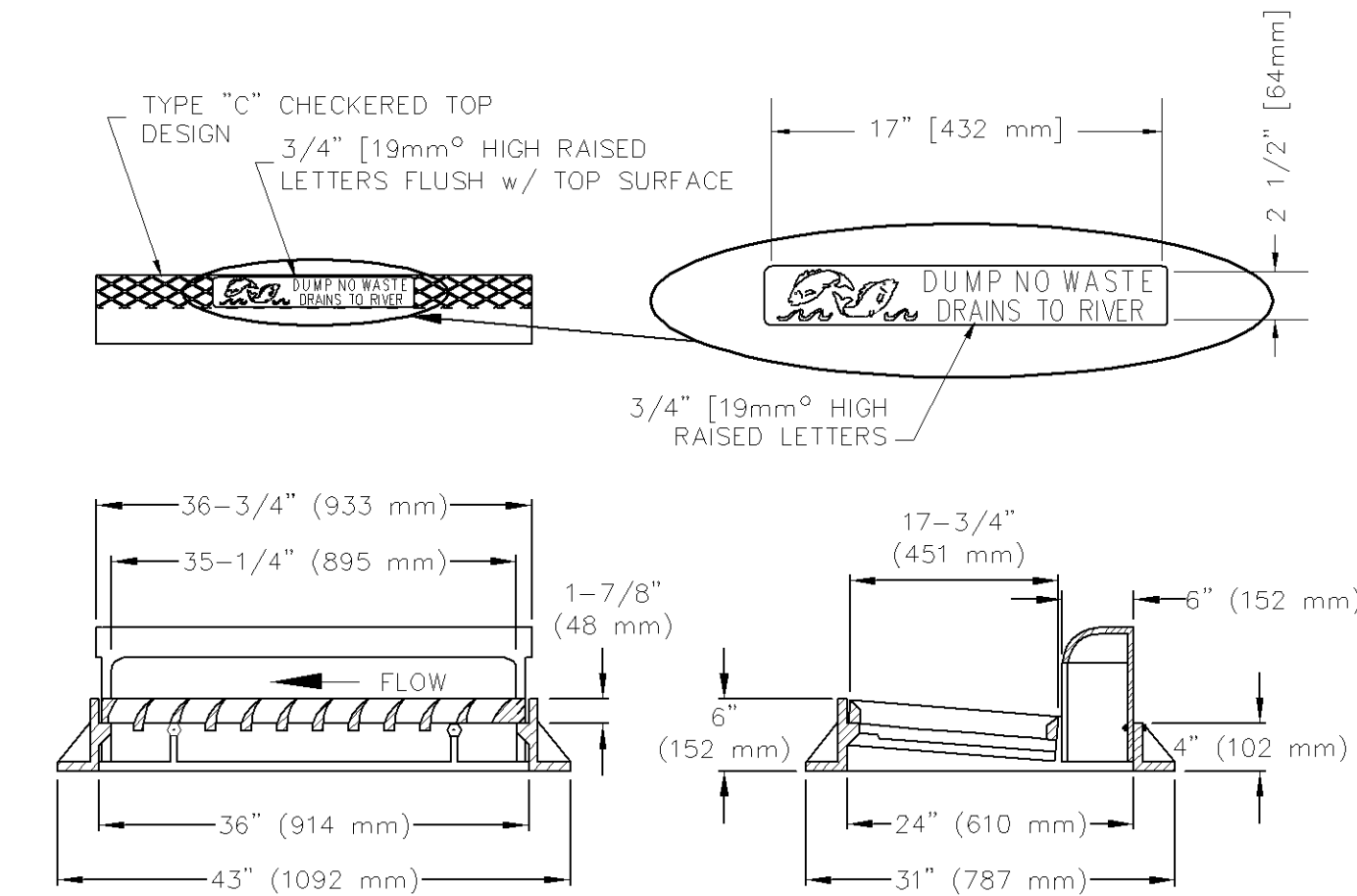
- EXISTING SANITARY SEWER TO REMAIN IN PLACE. CONTRACTOR SHALL VERIFY EXISTING ELEVATION MATCH THE PROPOSED GRADES.
- 24" STORM SEWER PIPE TO BE PLACED BELOW THE BUILDING. USE A 36" STEEL CASING WITHIN THE BUILDING FOOTPRINT.
- 30" STORM SEWER PIPE TO PLACED BELOW THE BUILDING. USE A 42" STEEL CASING WITHIN THE BUILDING FOOTPRINT.



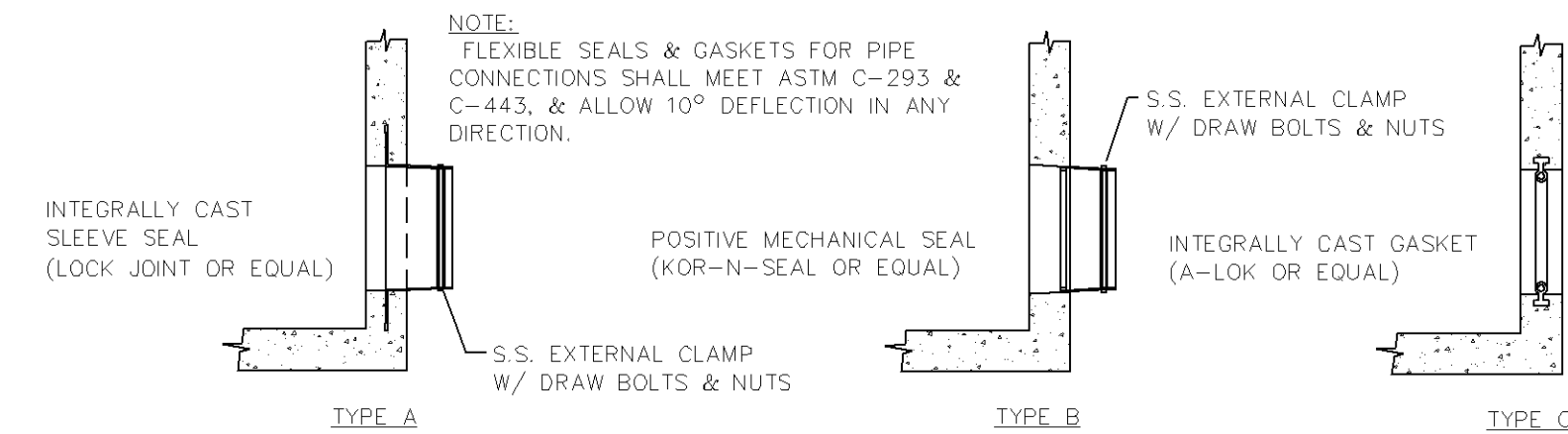
NONRESIDENTIAL DRIVEWAY APPROACH
WITH BOULEVARD SIDEWALK
DRWY_CDM.dwg 4/2009



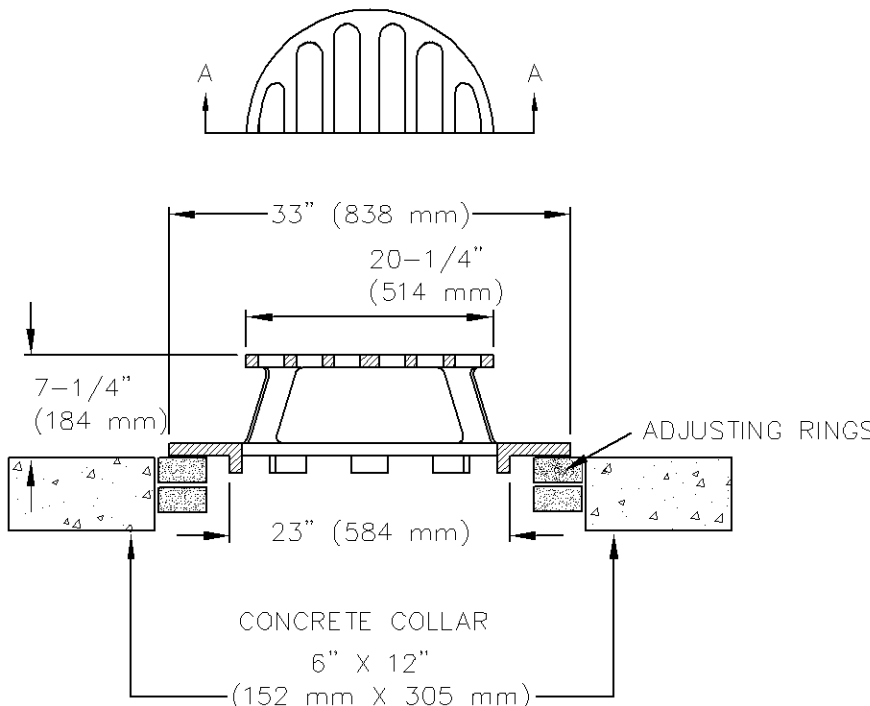
MN/DOT STANDARD PLATE 7036D
STd_dwy_curb 4/2009



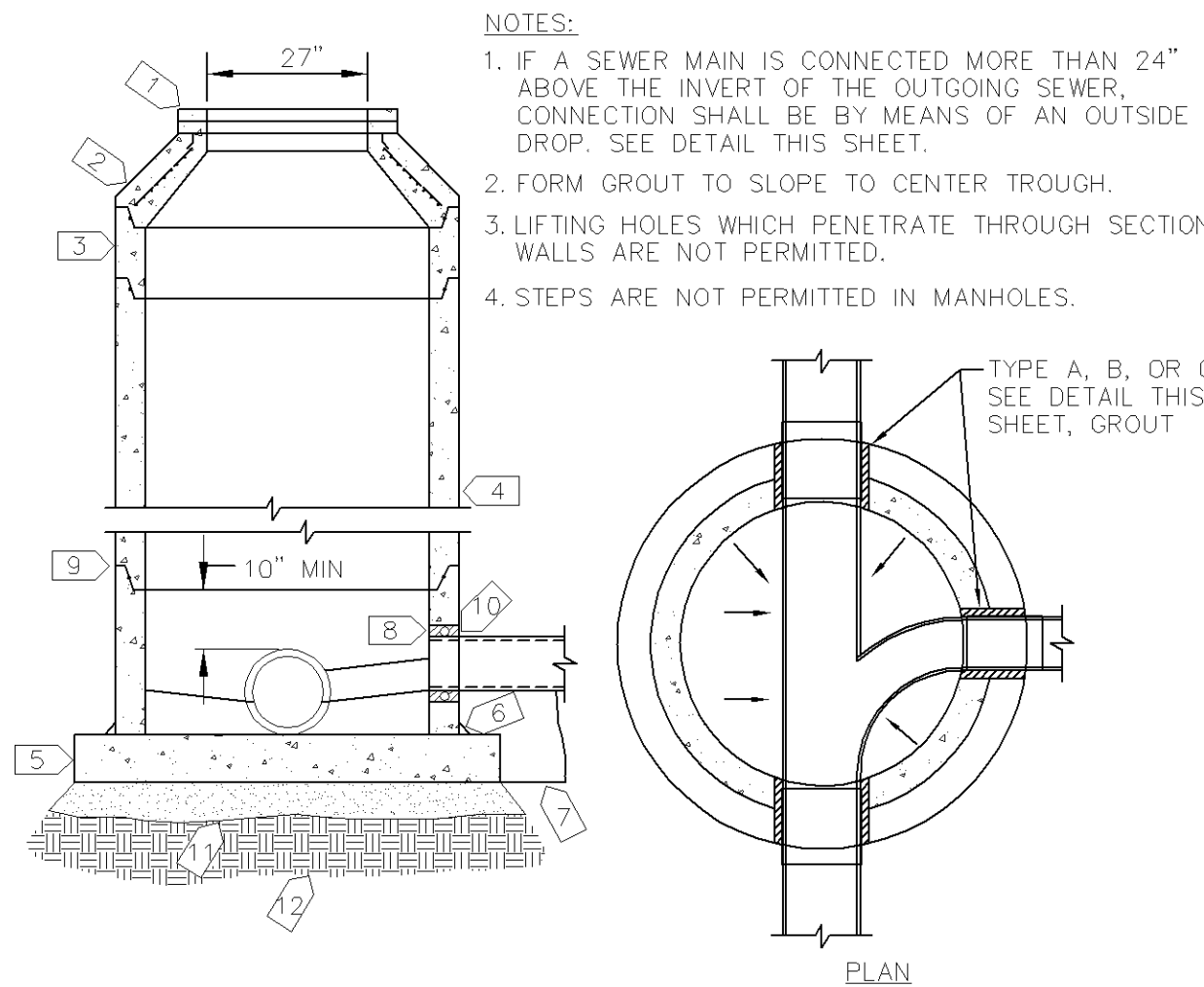
RECTANGULAR CATCH BASIN CASTING ASSEMBLY
RECT-CB.dwg 4/2009



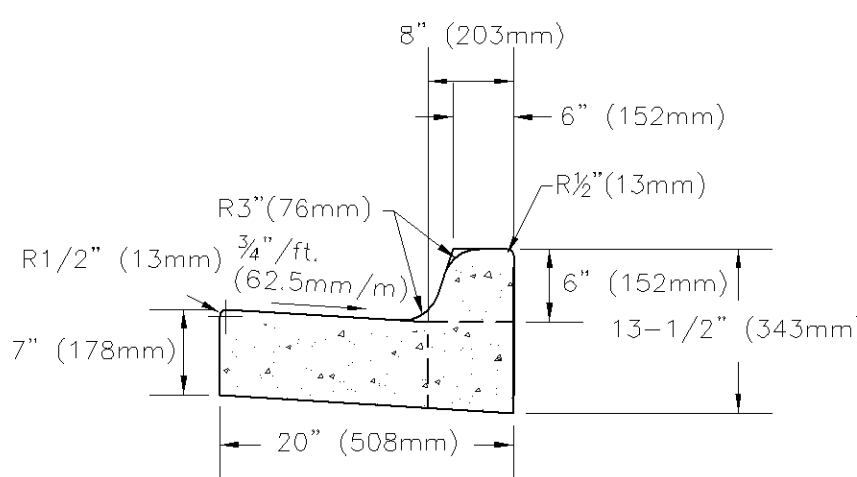
WATER TIGHT PIPE CONNECTIONS
MH_PIPE_CON.dwg 4/2009



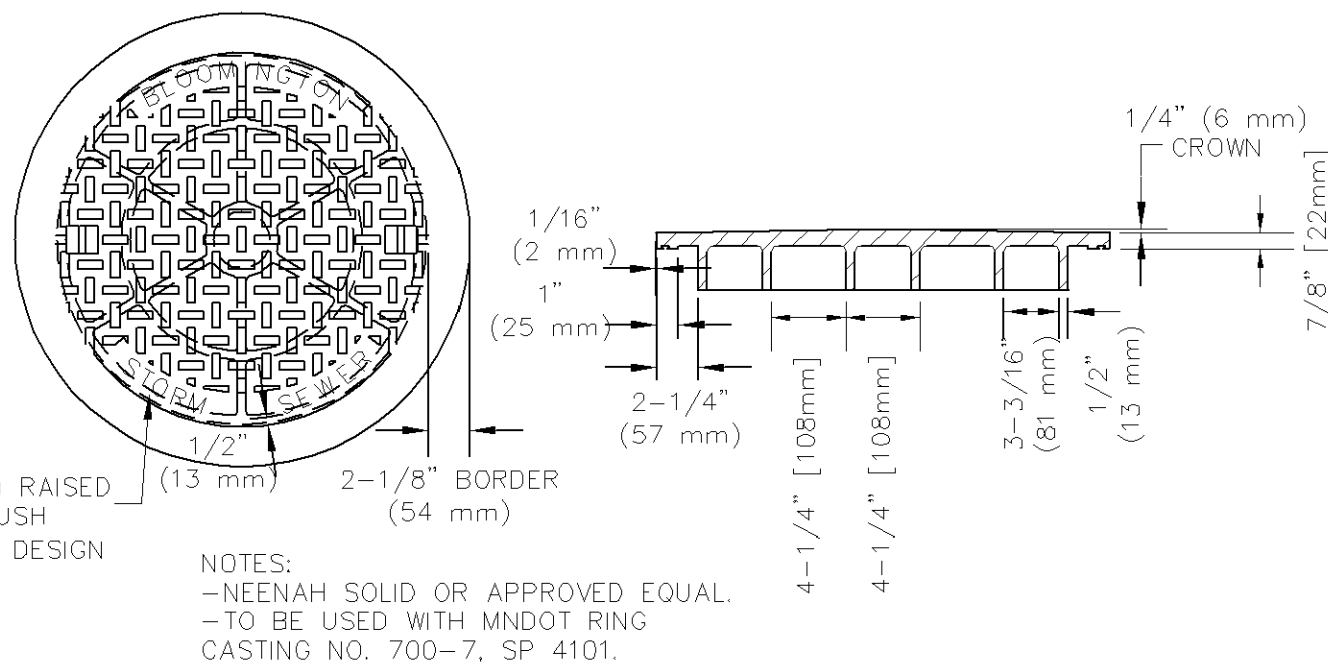
USE NEENAH R-4341A OR APPROVED EQUAL
STOOL.dwg 4/2009



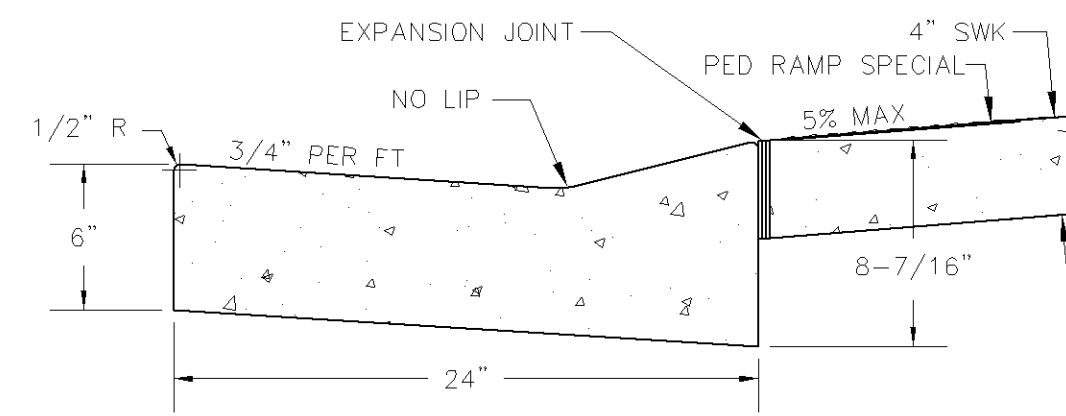
STD. SANITARY SEWER MH
STD_SS_MH.dwg 1/2013



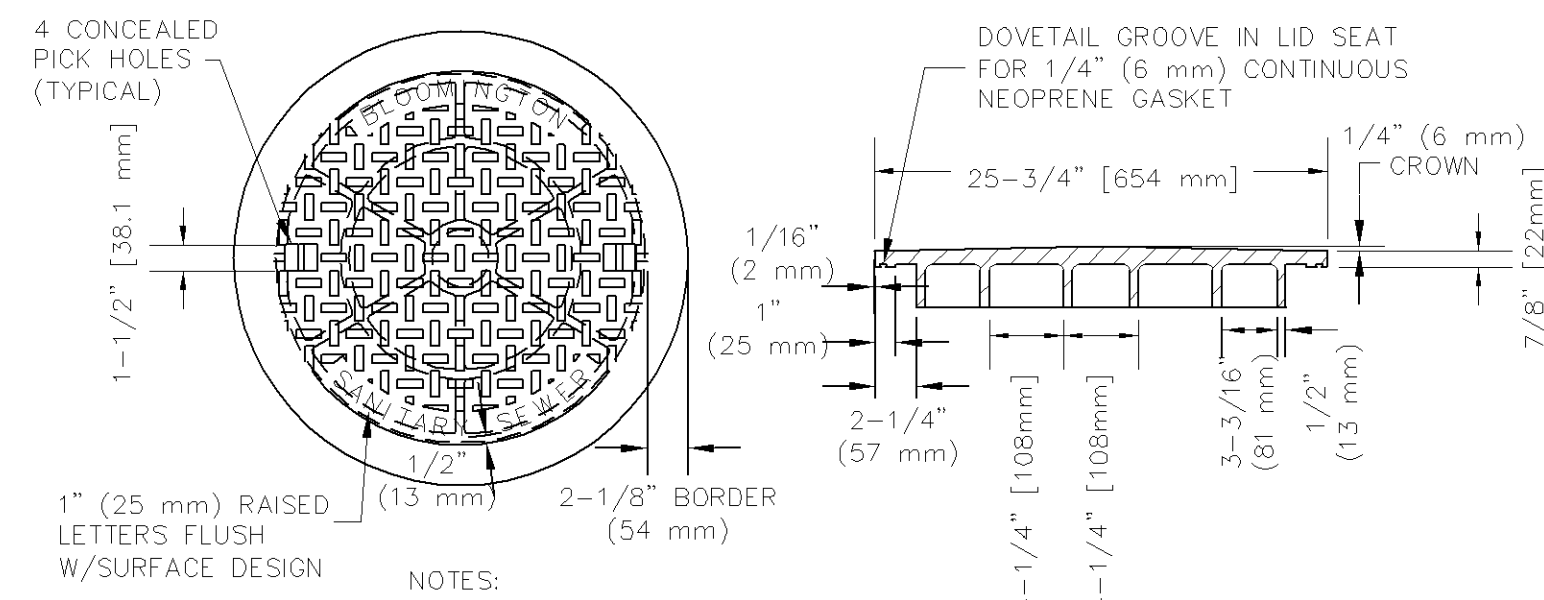
B612 STANDARD CURB & GUTTER
B612_C&G.dwg 4/2009



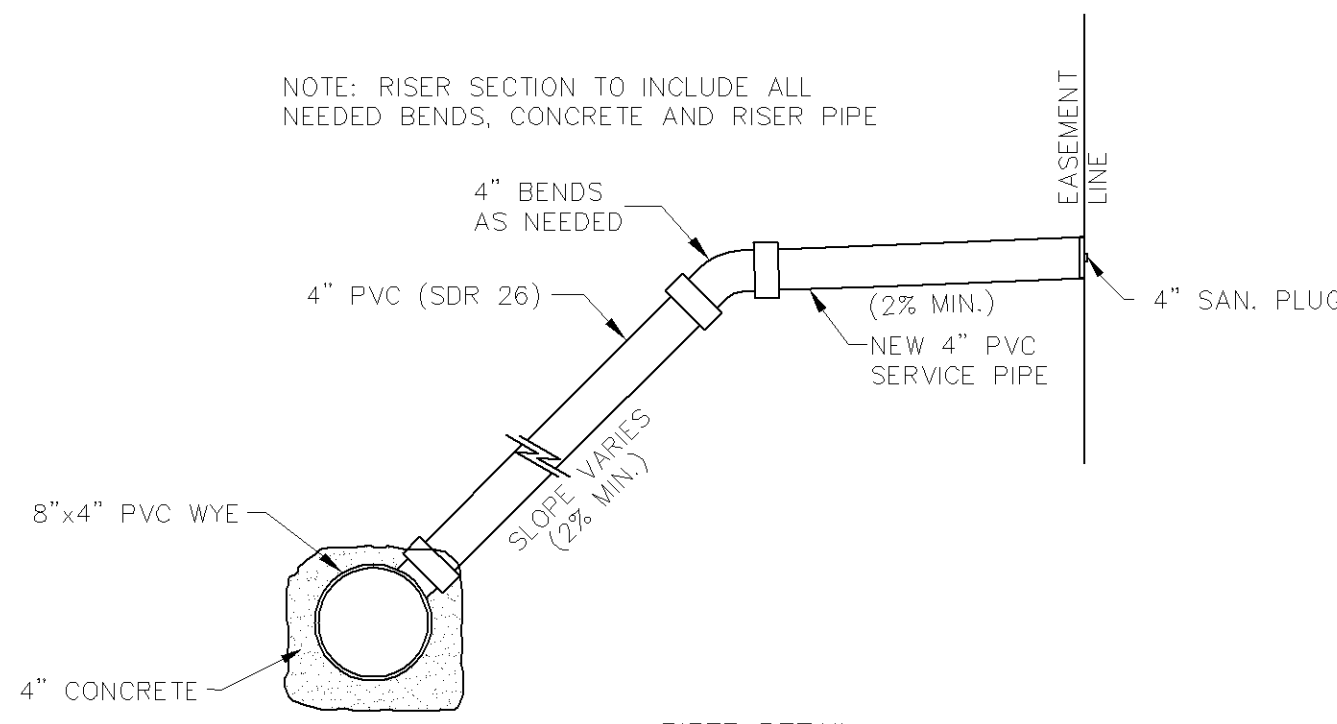
STANDARD STORM SEWER MANHOLE COVER
STMLD.dwg 4/2009



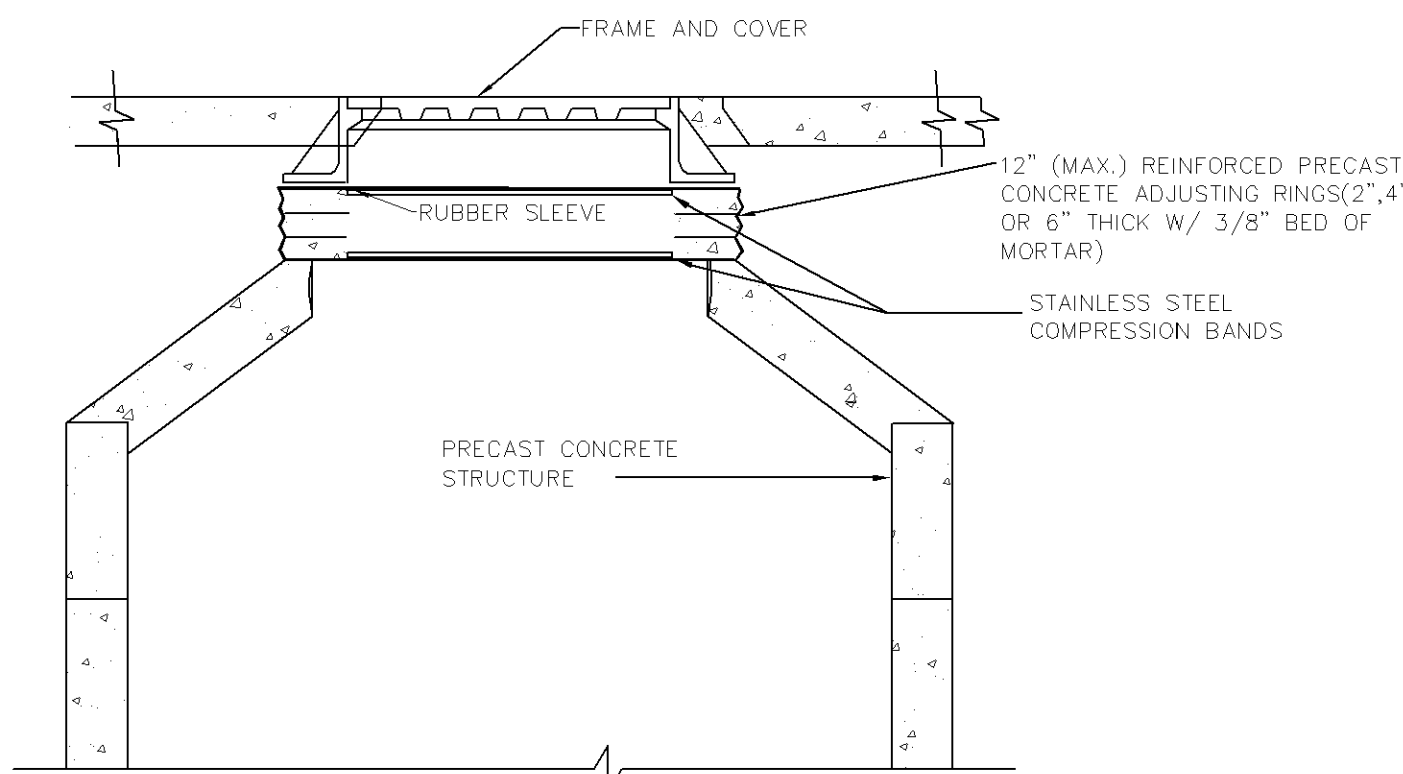
STANDARD SIDEWALK RAMP
SWKRM.DWG 4/2009



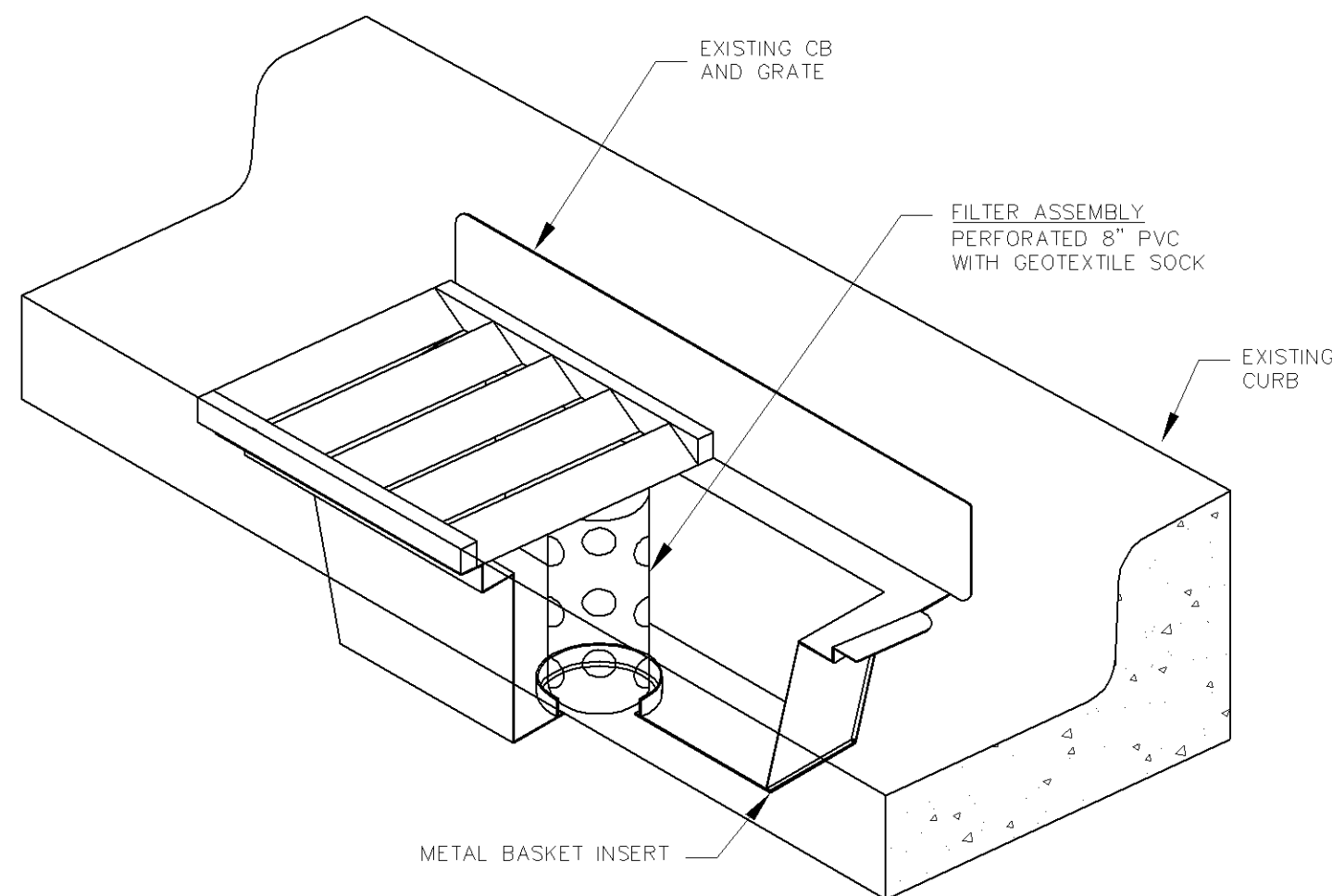
STANDARD SANITARY MANHOLE COVER
SANLID.dwg 4/2009



RISER DETAIL
RISER.dwg 4/2009



EXTERNAL CHIMNEY SEAL
External Chimney Seal.dwg 4/2009



INLET PROTECTION, METAL BASKET TYPE
WMCO_CB.dwg 4/2009

Westwood

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westwoodps.com

Designed:

Checked:

Drawn:

Record Drawing by/date:

Revisions:

- 05/10/2017 DRC Submittal
- 06/08/2017 Per City Comments
- 11/15/2017 DRC Submittal

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER in the State of Minnesota.

Ryan M. Bluhm

Date: 11/15/2017 License No. 41257

DRC Submittal

Prepared for:

Lifespace Communities

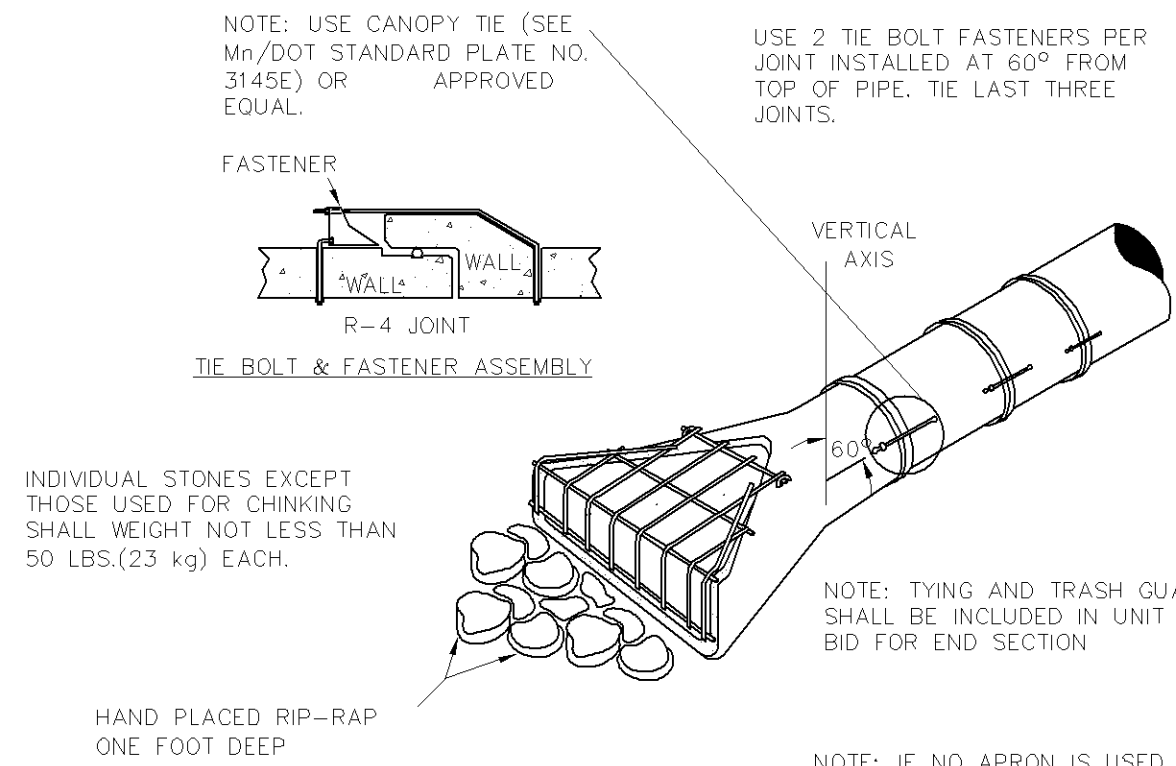
Friendship Village

Bloomington, Minnesota

DETAILS

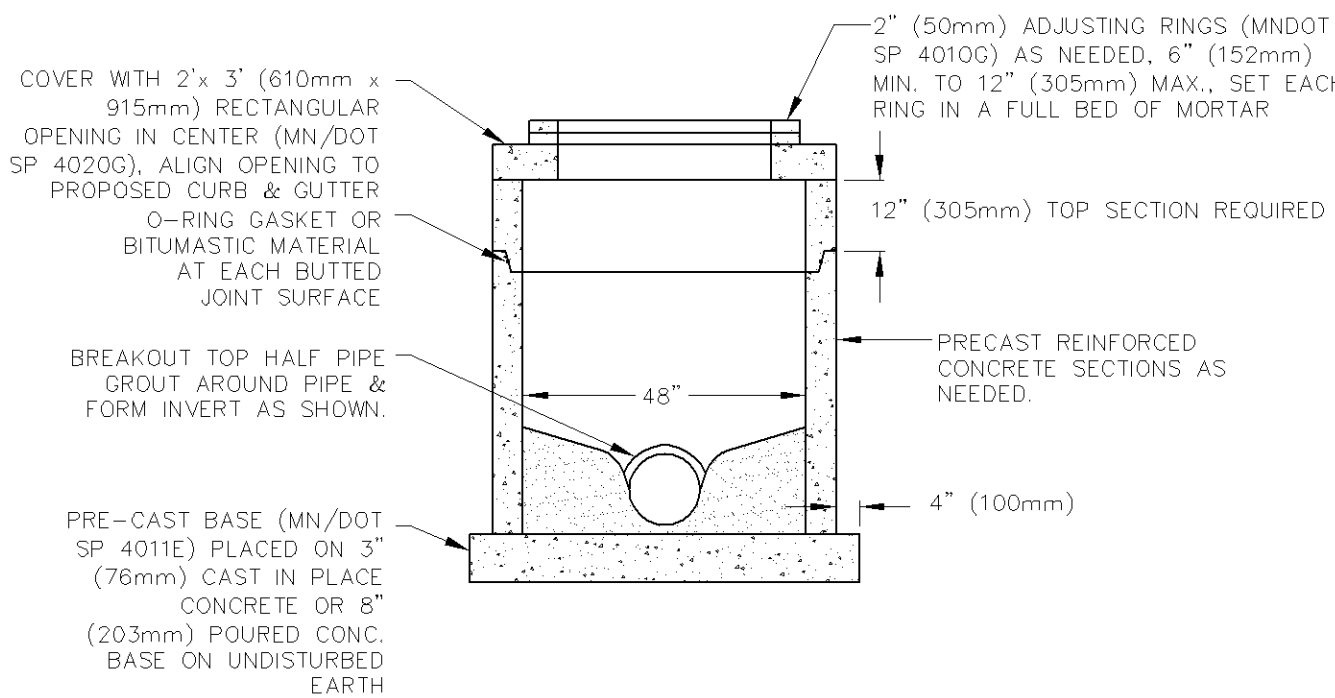
Date: 06/22/2017

Sheet: C700 OF 44

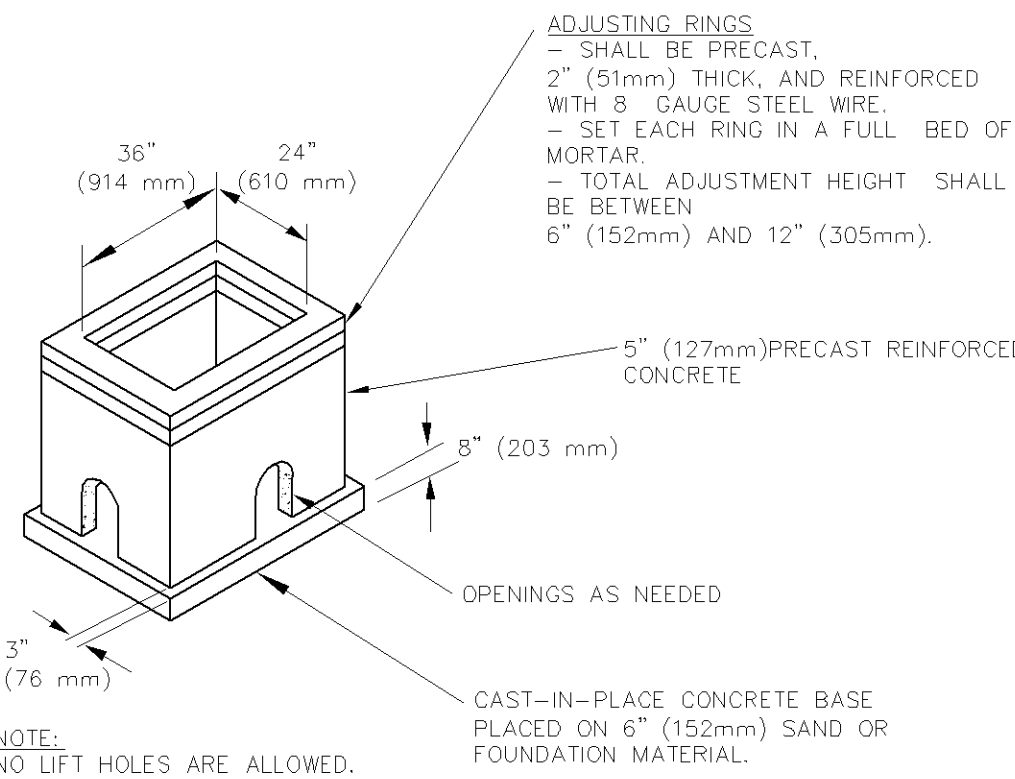


RIP-RAP REQUIRED		
SIZE OF PIPE	TONS	METRIC TONS
54" (1375 mm) & OVER	16	14.5
36-48" (900-1200 mm)	12	10.9
27-33" (700-850 mm)	8	7.3
24" (600 mm) & LESS	4	3.6

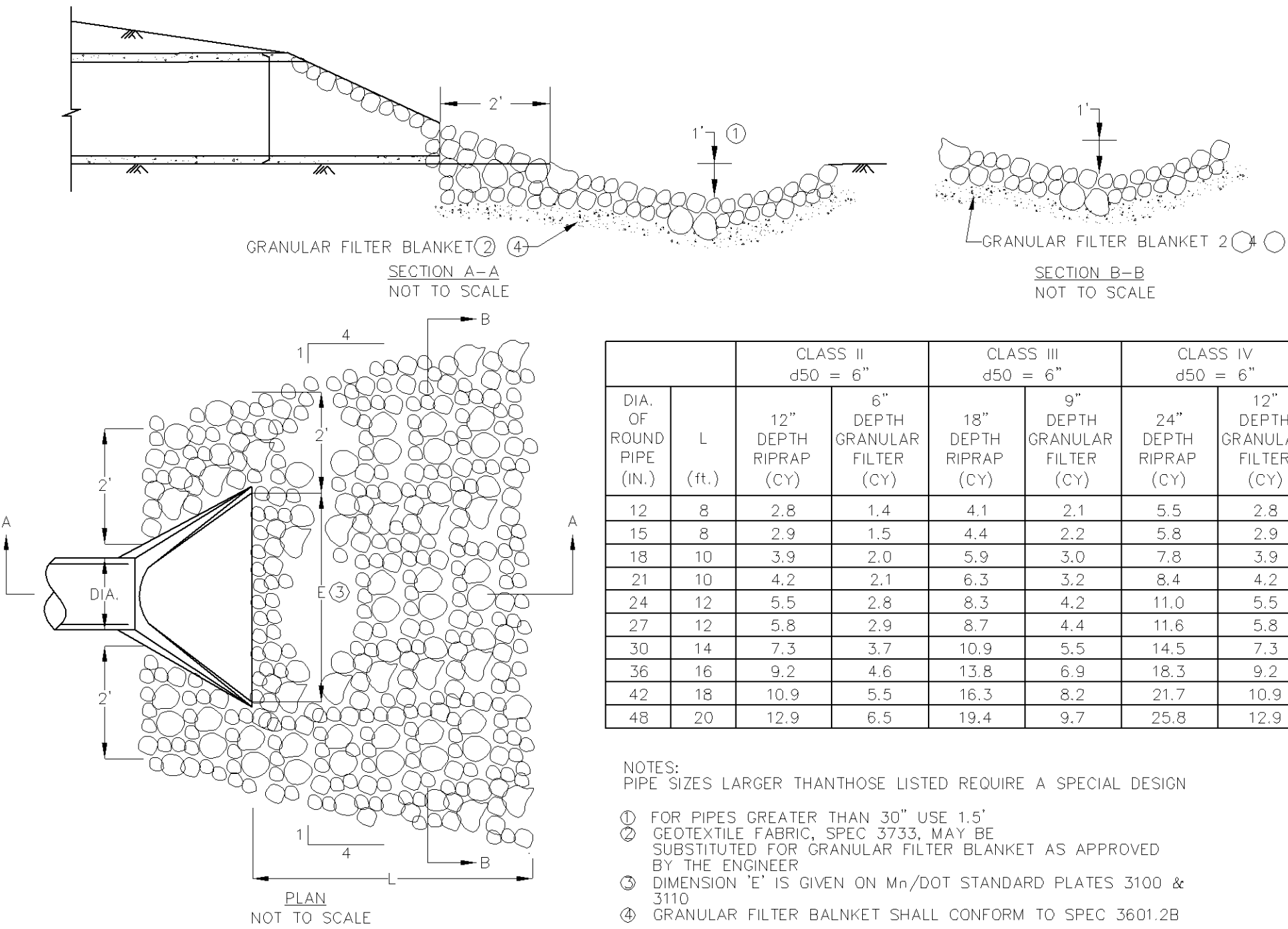
TIE BOLT REQUIREMENT		
PIPE SIZE	DIAMETER OF BOLT	
12-21" (300-550 mm)	1/2" (13mm)	
24-36" (600-900 mm)	5/8" (16mm)	
42-54" (1050-1375 mm)	3/4" (19mm)	
60" (1525 mm) & LARGER	1" (25mm)	



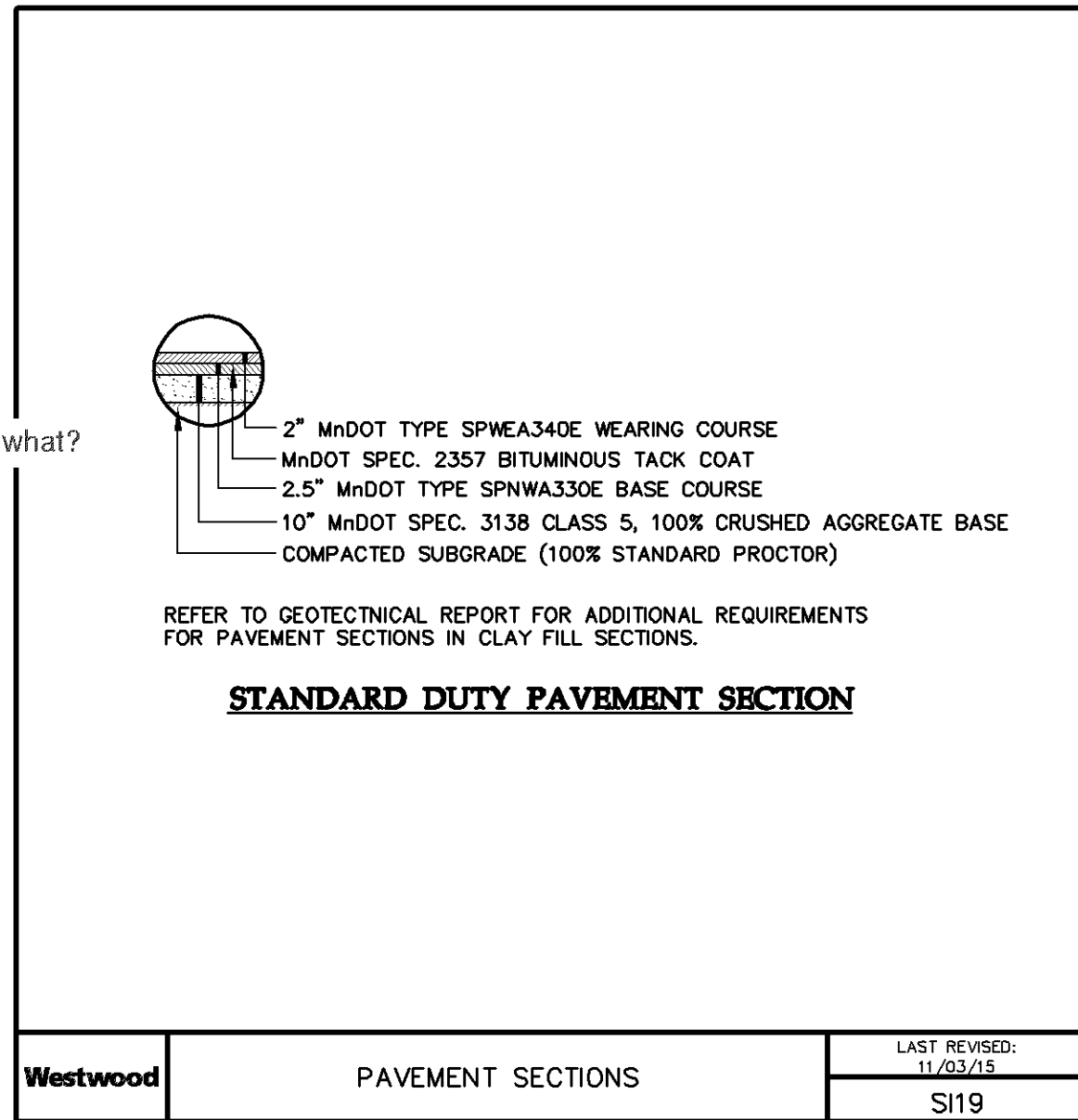
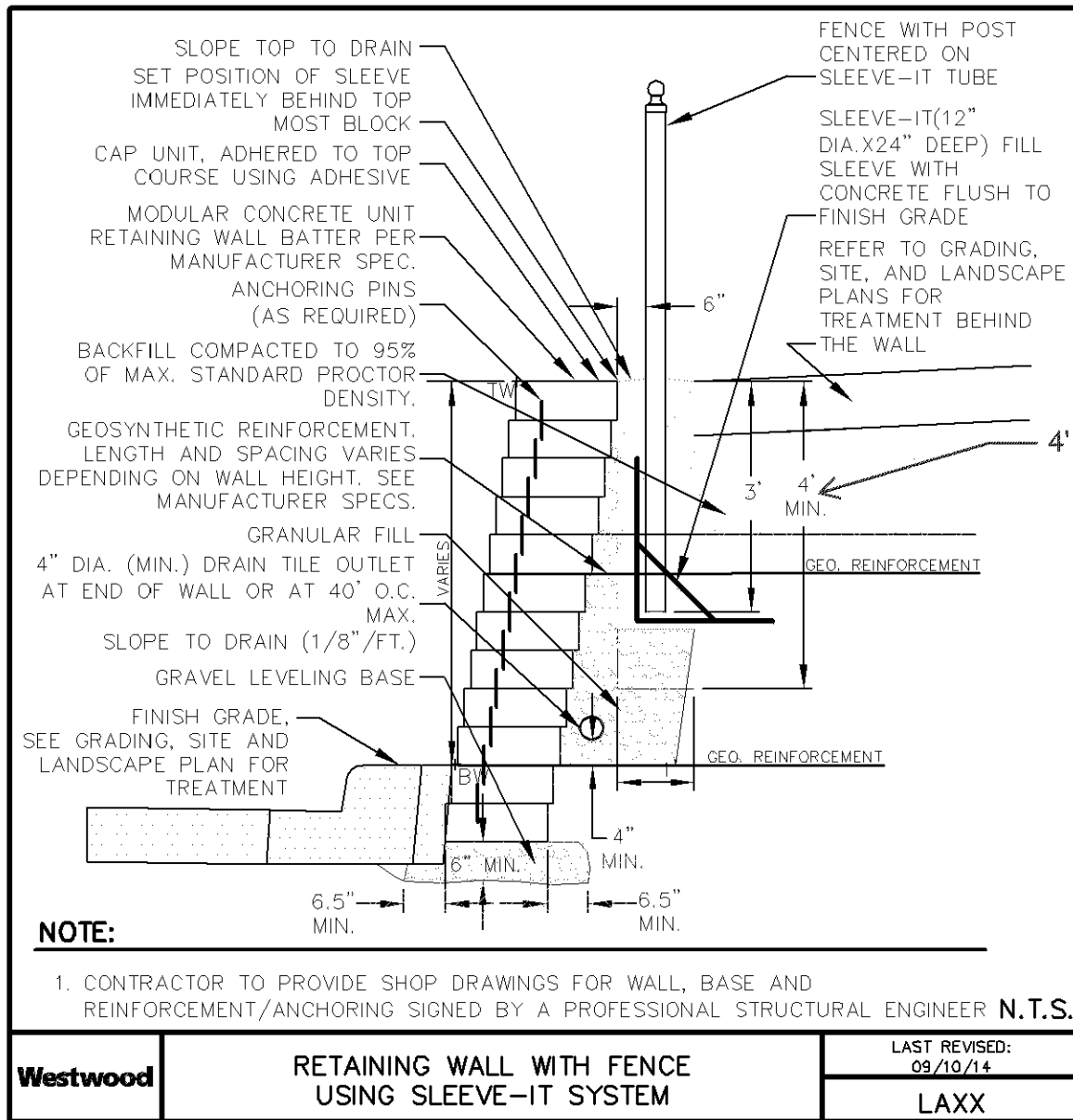
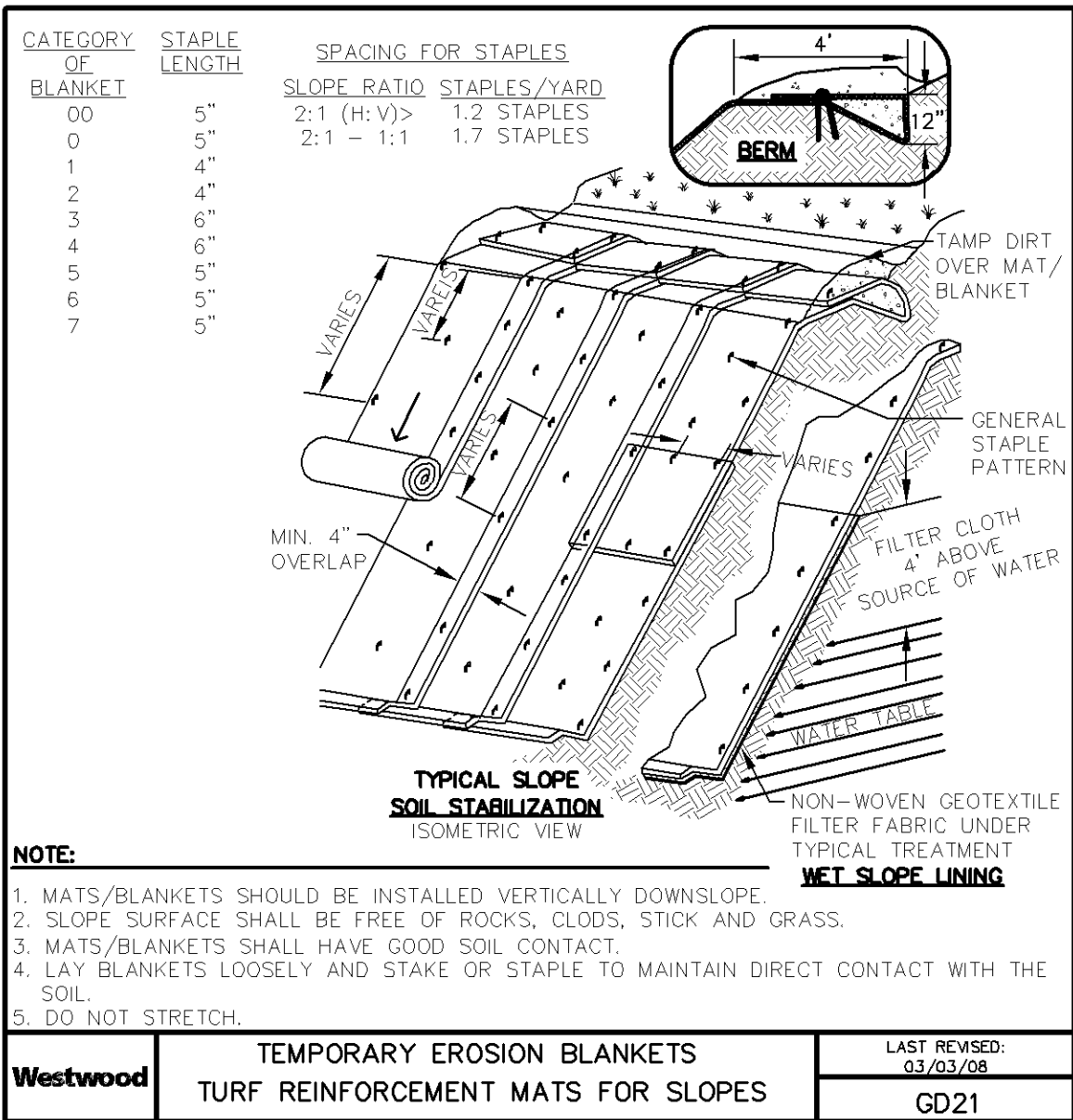
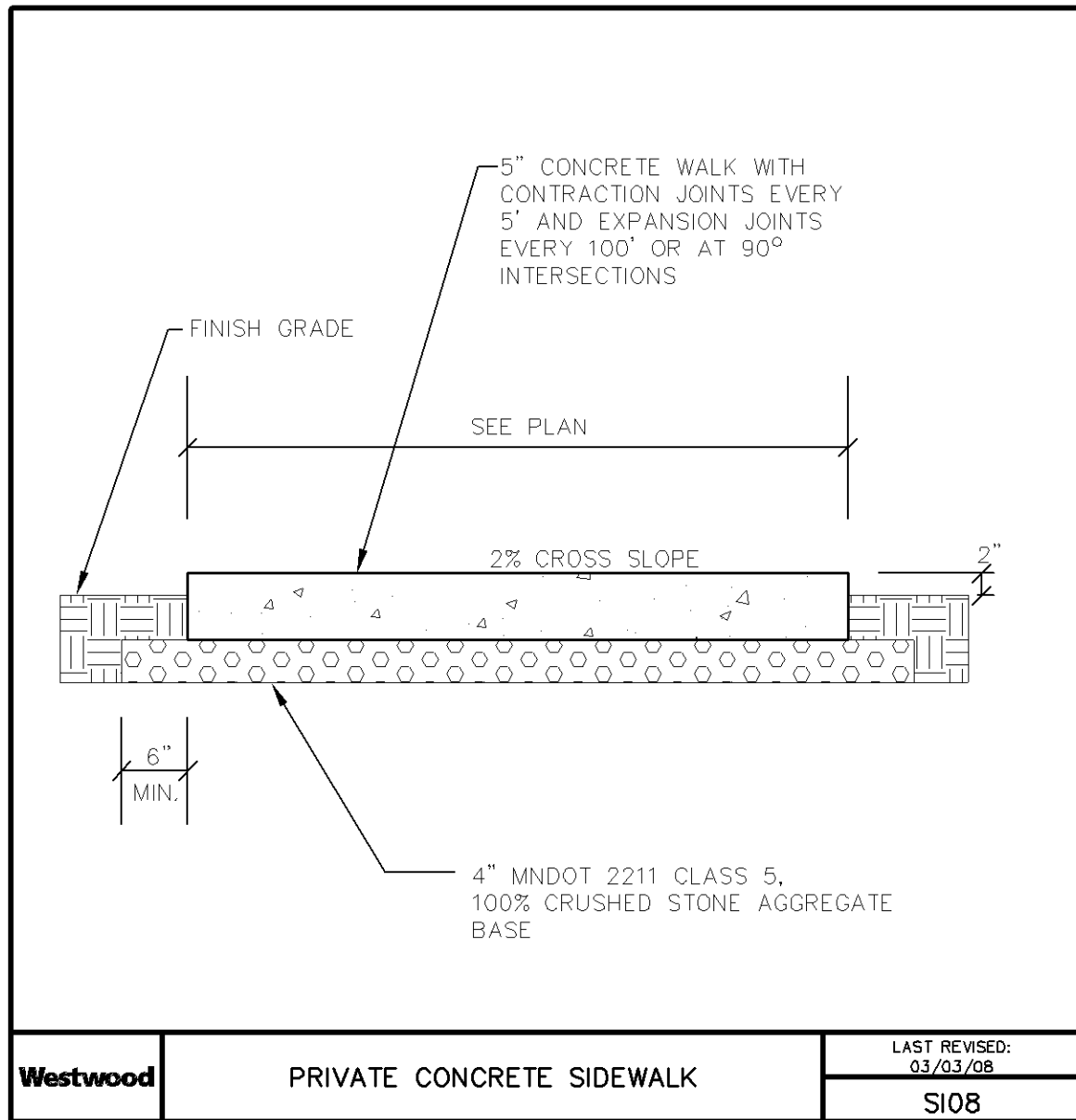
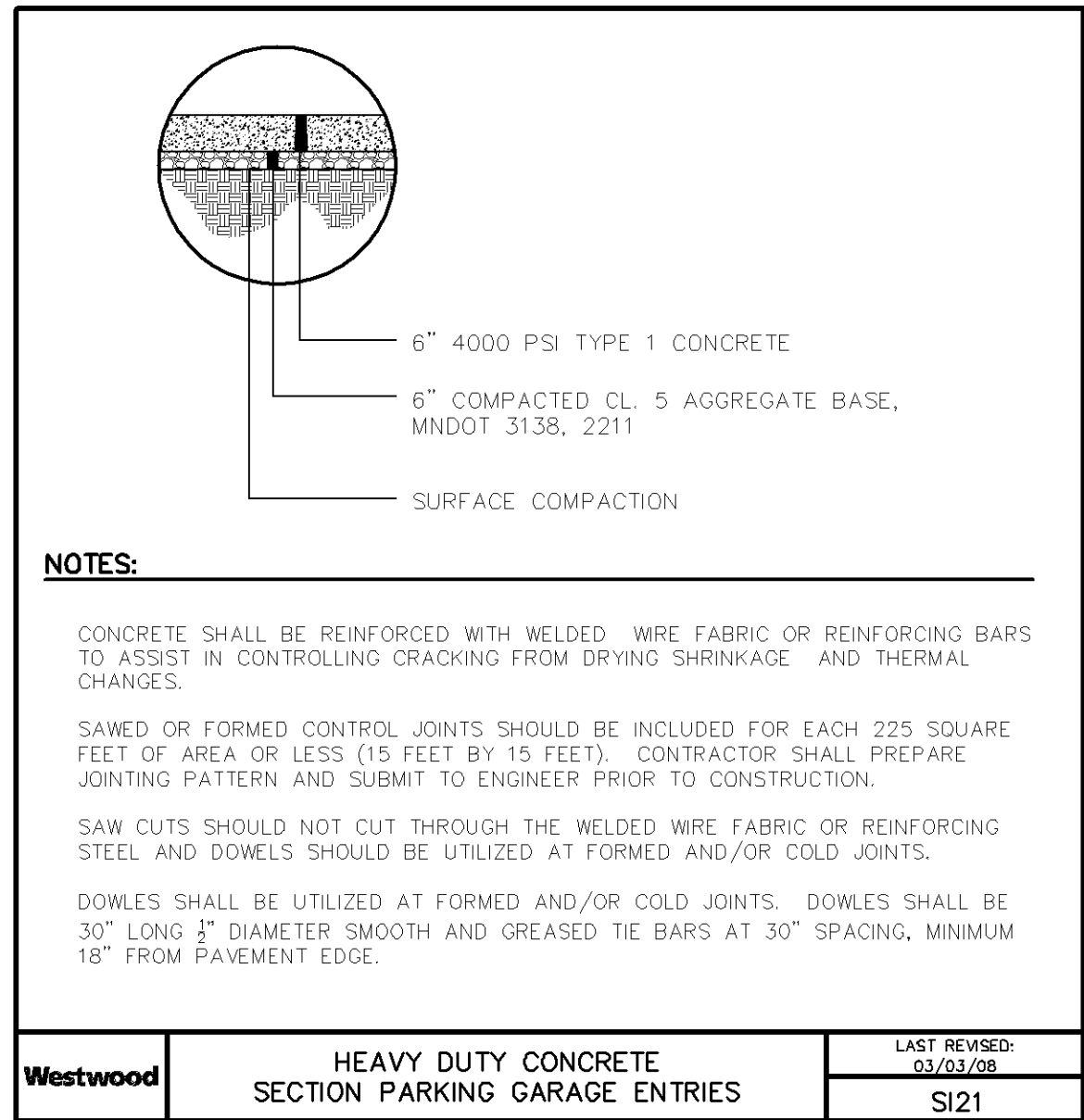
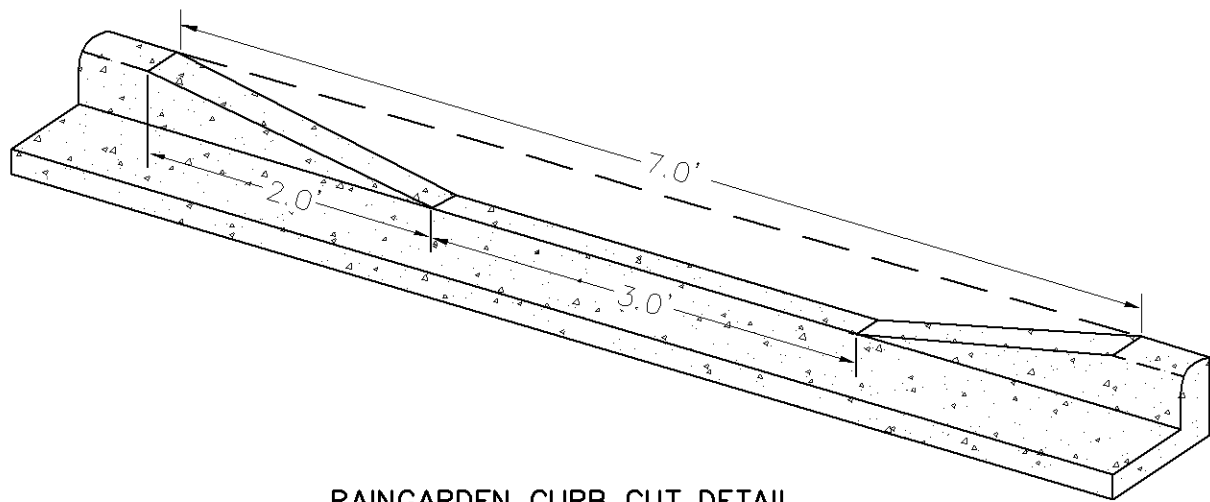
CATCH BASIN MANHOLE
STD_CB-MH.DWG 1/2013



STANDARD CATCH BASIN
STD_CB.DWG 1/2013



RIPRAP @ RCP OUTLETS
RIPRAP_AT_RC-OUTLET.DWG 4/2009



Westwood

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Checked:

Drawn:

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Ryan M. Bluhm

Date: 11/15/2017 License No. 41257

DRC Submittal

Prepared for:

Lifespace Communities

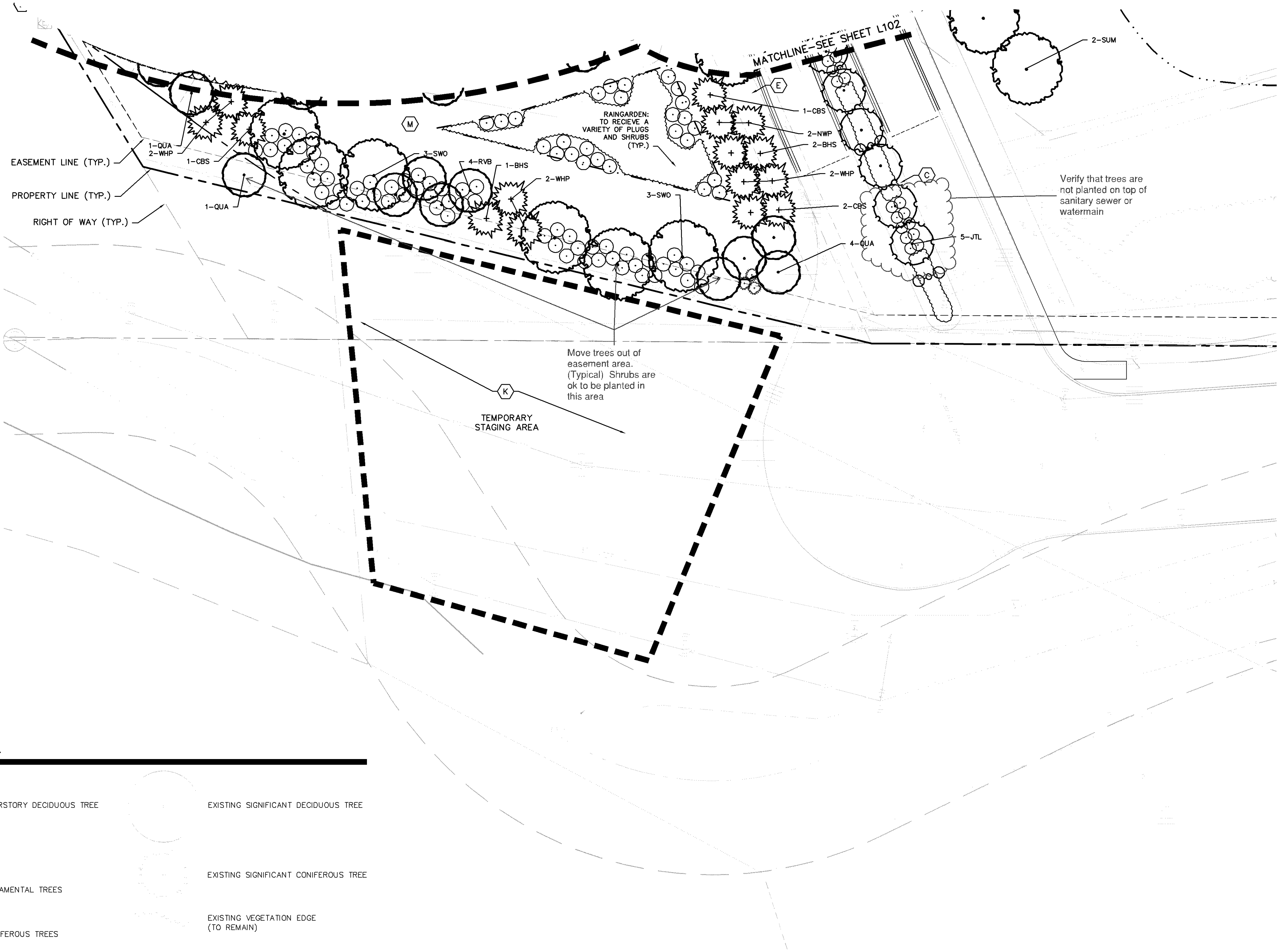
Friendship Village

Bloomington, Minnesota

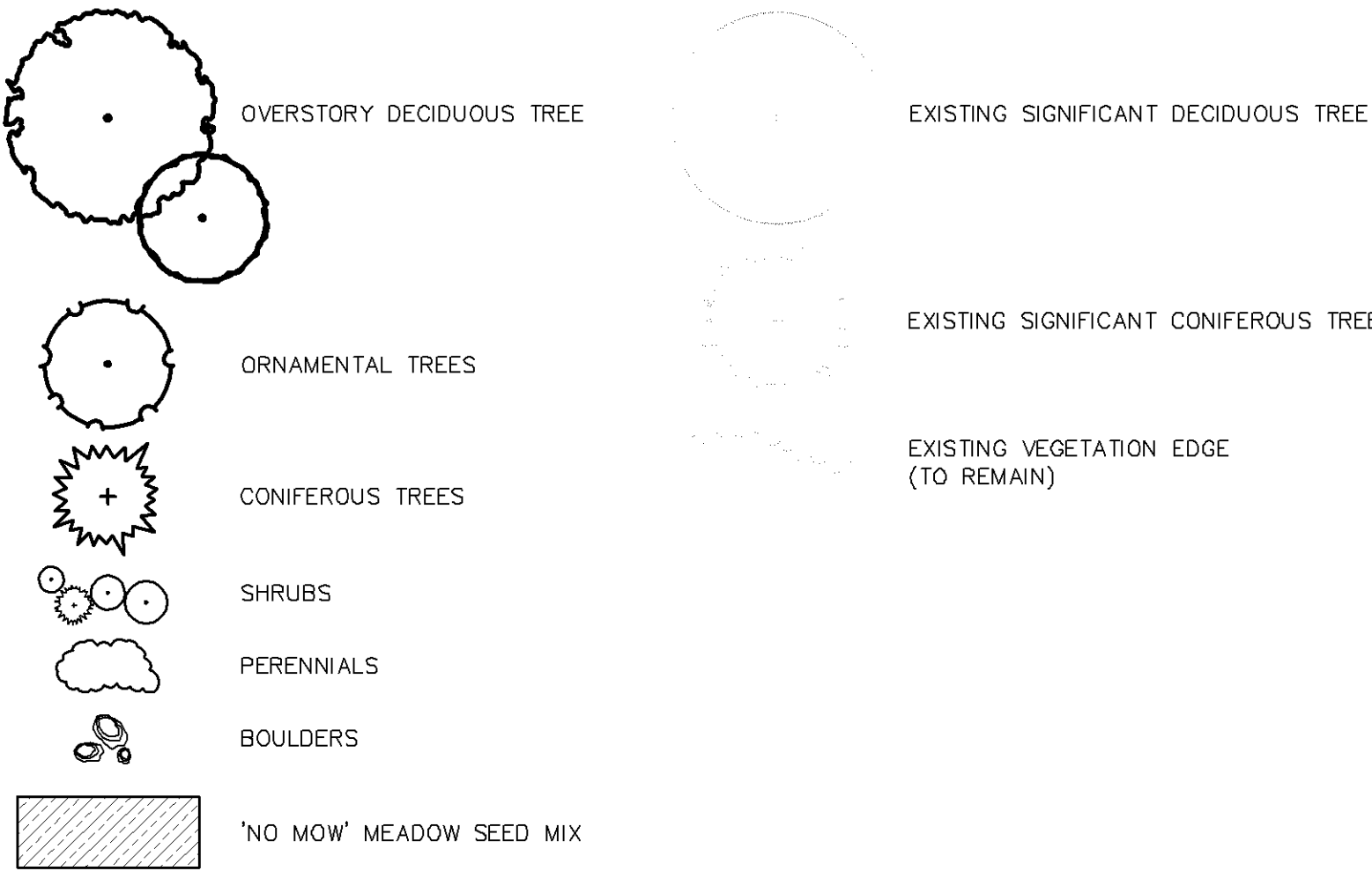
DETAILS

Date: 06/22/2017

Sheet: C702 OF 44



Plant Legend



Landscape Notes

- A BLACK STEEL EDGER (TYP.)
- B ROCK MULCH (TYP.)
- C SHREDDED HARDWOOD MULCH (TYP.)
- D ROCK MAINTENANCE STRIP (TYP.)
- E SOD (TYP.)
- F 2' DIAMETER BOULDER (TYP.)
- G 3' DIAMETER BOULDER (TYP.)
- H 5' DIAMETER BOULDER (TYP.)
- I NOT USED
- J MESIC PRAIRIE GENERAL- MNDOT SEED MIX 35-241 (TYP.)
- K DRY PRAIRIE GENERAL- MNDOT SEED MIX 35-221 (TYP.)
- L WOODLAND EDGE SOUTH & WEST- MNDOT SEED MIX 36-211 (TYP.)
- M SAVANNA GRASS MIX WITH MIXED HEIGHT/MESIC WILDFLOWER MIX (TYP.)

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Designed: RAH

Checked: JRW

Drawn: RAH

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly certified PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Jeffery R. Westendorf

Date: 11/15/2017 License No. *

DRC Submittal

Prepared for:

**Lifespace
Communities**

**Friendship
Village**

Bloomington, Minnesota

**PHASE 1 SOUTH
LANDSCAPE PLAN**

Date: 06/22/2017

Sheet: L101 OF 44

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Date: 11/15/2017 License No.

DRC Submittal

Prepared for:

Lifespace
Communities

Friendship
Village

Bloomington, Minnesota

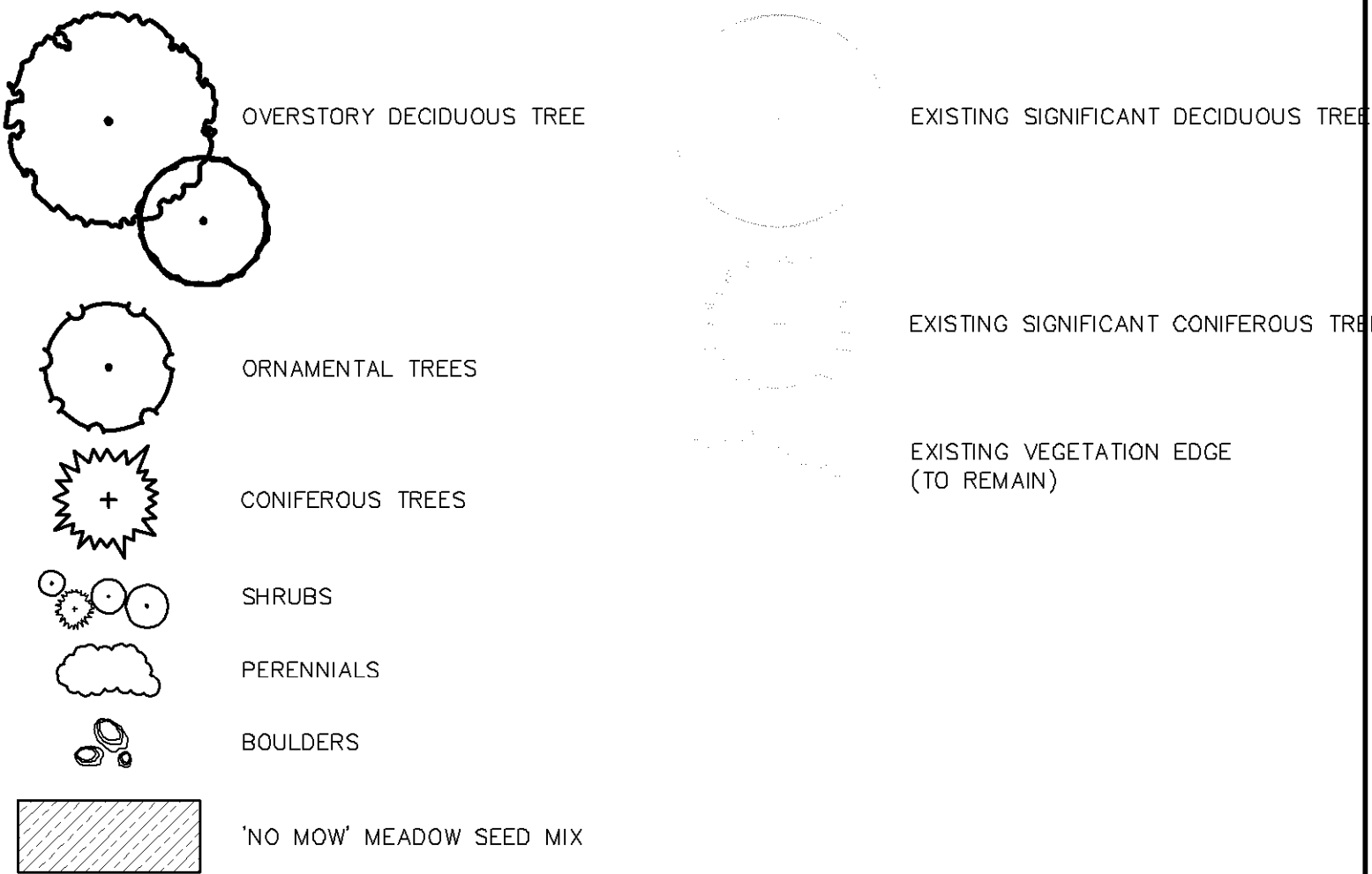
PHASE 2 HCC SOUTH
LANDSCAPE PLAN

Date: 06/22/2017

Sheet: L103 OF 44

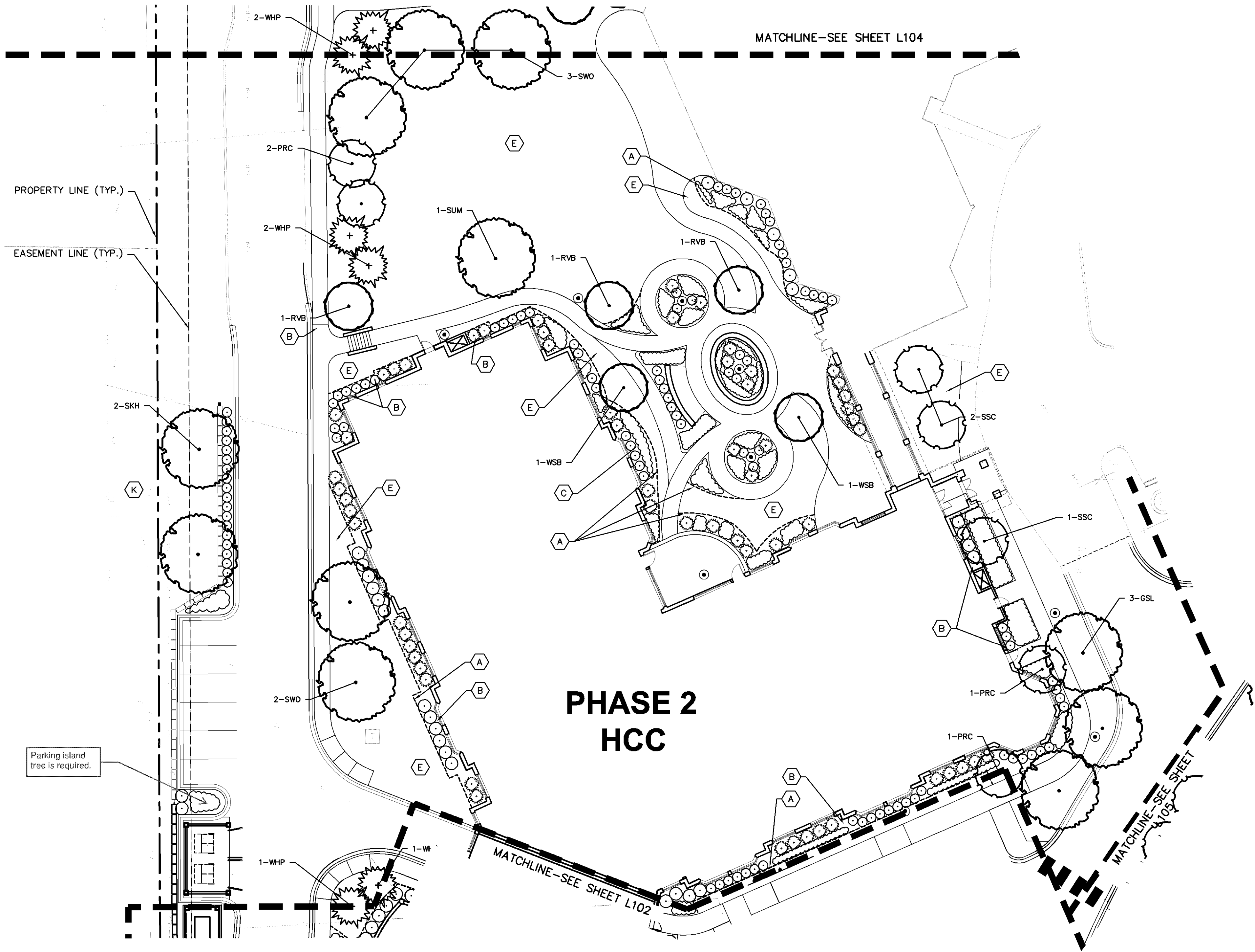
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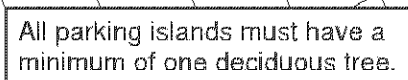
Plant Legend



Landscape Notes

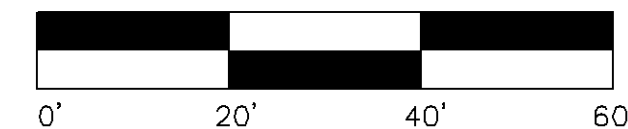
- A BLACK STEEL EDGER (TYP.)
- B ROCK MULCH (TYP.)
- C SHREDDED HARDWOOD MULCH (TYP.)
- D ROCK MAINTENANCE STRIP (TYP.)
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- F 2' DIAMETER BOULDER (TYP.)
- G 3' DIAMETER BOULDER (TYP.)
- H 5' DIAMETER BOULDER (TYP.)
- I NOT USED
- J MESIC PRAIRIE GENERAL- MNDOT SEED MIX 35-241 (TYP.)
- K DRY PRAIRIE GENERAL- MNDOT SEED MIX 35-221 (TYP.)
- L WOODLAND EDGE SOUTH & WEST- MNDOT SEED MIX 36-211 (TYP.)
- M SAVANNA GRASS MIX WITH MIXED HEIGHT/MESIC WILDFLOWER MIX (TYP.)





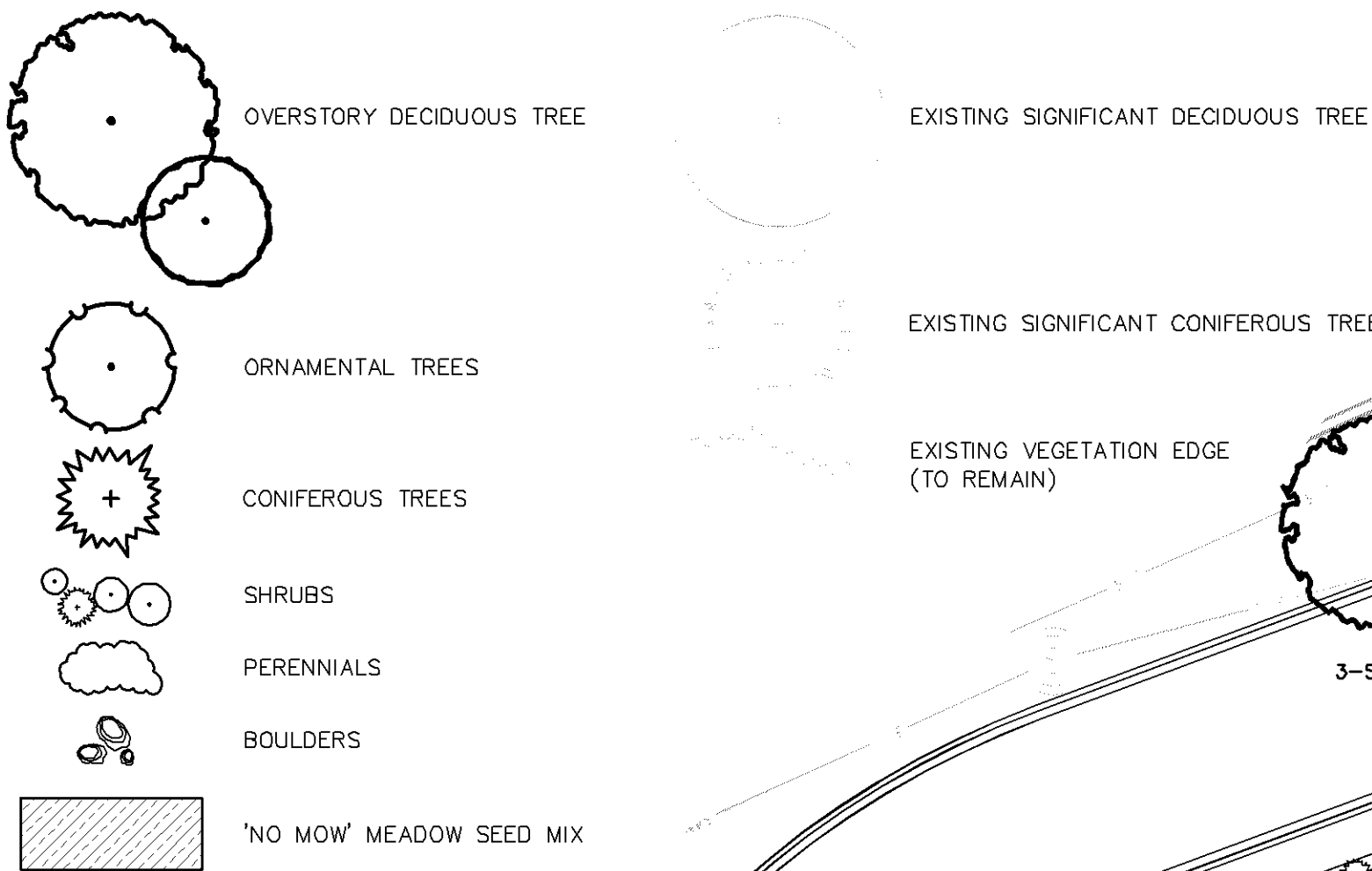
EXISTING VEGETATION EDGE
(TO REMAIN)

- A BLACK STEEL EDGER (TYP.)
- B ROCK MULCH (TYP.)
- C SHREDDED HARDWOOD MULCH (TYP.)
- D ROCK MAINTENANCE STRIP (TYP.)
- E SOD (TYP.)
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- K DRY PRAIRIE GENERAL- MNDOT SEED MIX 35-221 (TYP.)
- L WOODLAND EDGE SOUTH & WEST- MNDOT SEED MIX 36-211 (TYP.)
- M SAVANNA GRASS MIX WITH MIXED HEIGHT/MESIC MIDDLEFLOWER MIX (TYP.)



0009018PL01.dwg

Plant Legend



Landscape Notes

- A BLACK STEEL EDGER (TYP.)
- B ROCK MULCH (TYP.)
- C SHREDDED HARDWOOD MULCH (TYP.)
- D ROCK MAINTENANCE STRIP (TYP.)
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- M SAVANNA GRASS MIX WITH MIXED HEIGHT/MESIC WILDFLOWER MIX (TYP.)

PHASE 2
NEW RESIDENTIAL
LIVING

TOWNHOUSE

Westwood

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Jeffery R. Westendorf

Date: 11/15/2017 License No.

DRC Submittal

Prepared for:

Lifespace
Communities

Friendship
Village

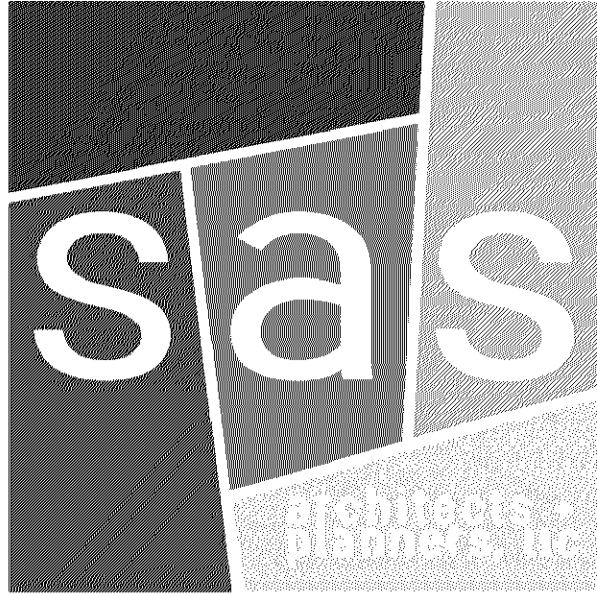
Bloomington, Minnesota

PHASE 2 RL
LANDSCAPE PLAN

Date: 06/22/2017

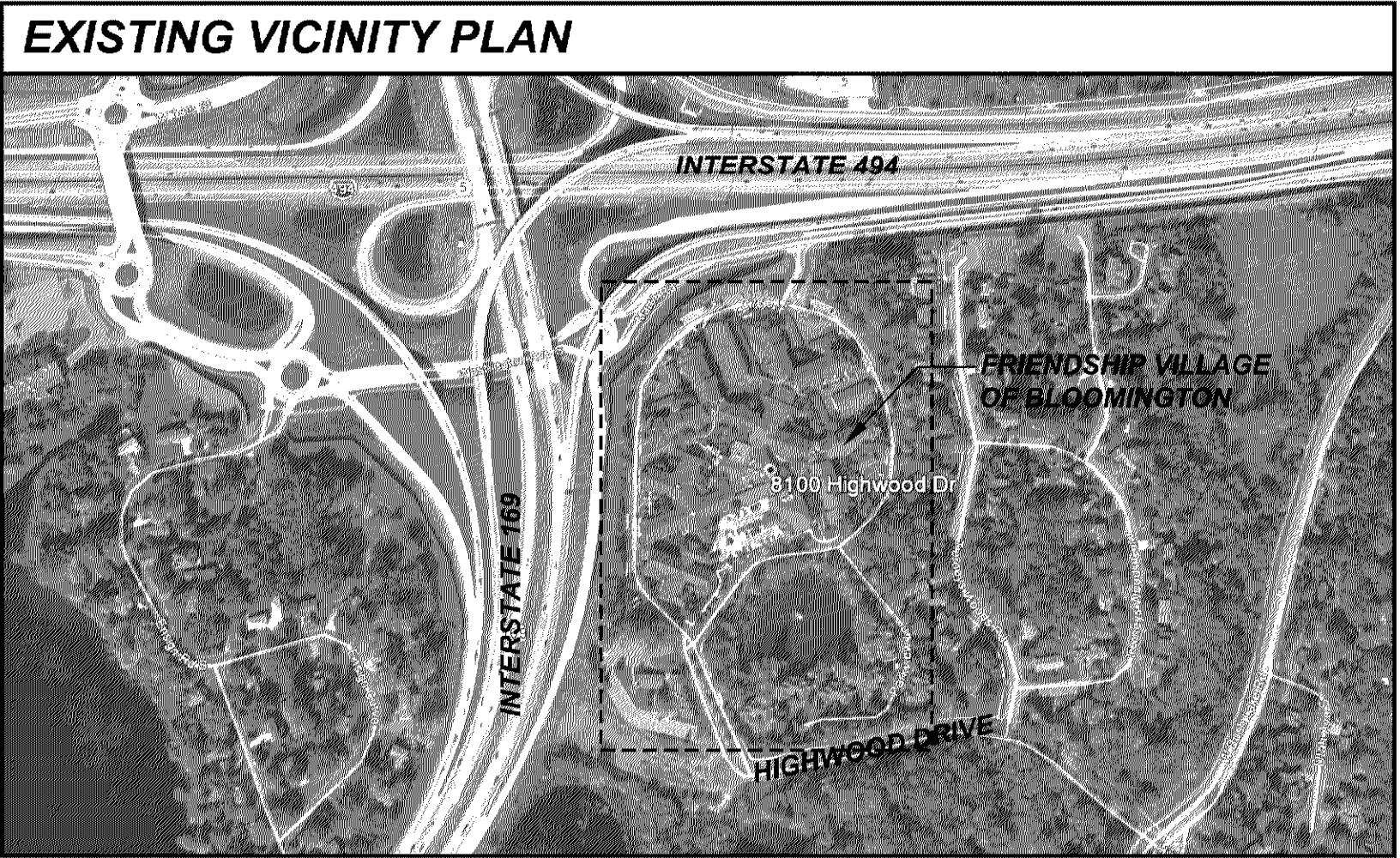
Sheet: L105 OF 44

0009018PL01.dwg



SAS Architects + Planners, LLC
630 Dundee Road Northbrook, IL 60062 847 564-8333 fax. 847 564-9989 www.sasarch.com

FRIENDSHIP VILLAGE, BLOOMINGTON
HEALTH CARE CENTER
8100 HIGHWOOD DRIVE, BLOOMINGTON, MN



A LIFESPACE COMMUNITY
8100 HIGHWOOD DRIVE, BLOOMINGTON, MN

DRAWING INDEX

T1 - TITLE SHEET
T2 - CODE STUDY AND PROJECT DATA

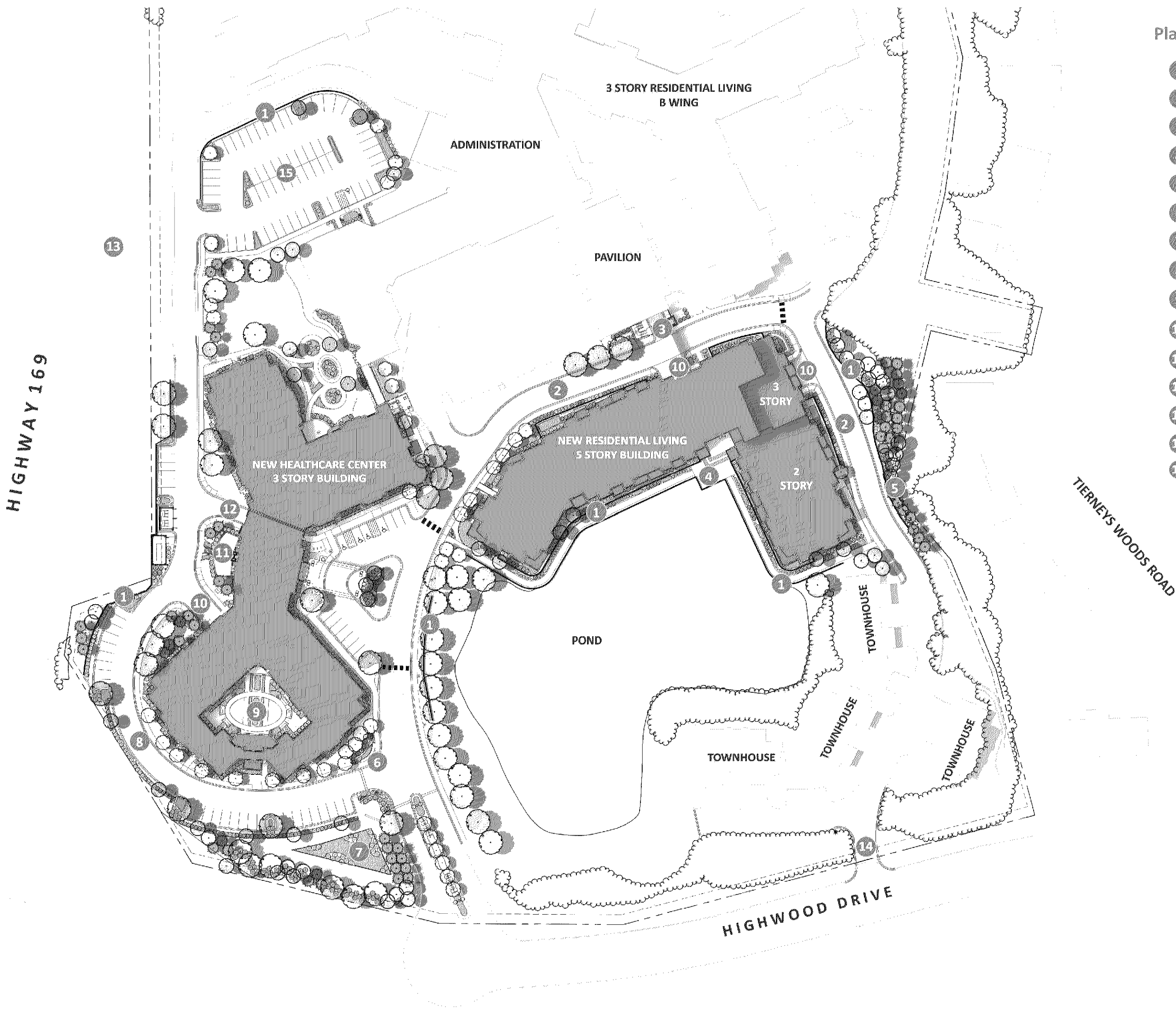
ARCHITECTURAL:
A1 - EXISTING SITE PLAN
A2 - PARKING STUDY
A3 - PROPOSED SITE PLAN - PHASE 1
A4 - PROPOSED SITE PLAN - PHASE 2
A5 - OPEN SPACE SITE PLAN AND CALCULATIONS
A6 - RESIDENTIAL LIVING SITE PLAN - SHADOW STUDY

HC0 - HEALTHCARE CENTER - LOWER LEVEL FLOOR PLAN
HC1 - HEALTHCARE CENTER - FIRST FLOOR PLAN
HC2 - HEALTHCARE CENTER - SECOND FLOOR PLAN
HC3 - HEALTHCARE CENTER - THIRD / TYP. FLOOR PLAN
HC4 - HEALTHCARE CENTER - EXTERIOR ELEVATIONS
HC5 - HEALTHCARE CENTER - EXTERIOR ELEVATIONS

RL0 - RESIDENTIAL LIVING - LOWER LEVEL FLOOR PLAN
RL1 - RESIDENTIAL LIVING - FIRST FLOOR PLAN
RL2 - RESIDENTIAL LIVING - SECOND FLOOR PLAN
RL3 - RESIDENTIAL LIVING - THIRD FLOOR PLAN
RL4 - RESIDENTIAL LIVING - FOURTH AND FIFTH FLOOR PLAN
RL5 - RESIDENTIAL LIVING - EXTERIOR ELEVATIONS
RL6 - RESIDENTIAL LIVING - EXTERIOR ELEVATIONS
RL7 - PAVILION EXTERIOR ELEVATION AT BUILDING LINK

CIVIL + LANDSCAPING:
C100 - COVER SHEET
V100 - PRELIMINARY PLAT
C100 - TREE PRESERVATION PLAN
C101 - TREE INVENTORY PLAN
C200 - REMOVALS PLAN
C201 - PHASING PLAN
C300 - OVERALL SITE PLAN
C301 - PHASE 1 SOUTH SITE PLAN
C302 - PHASE 1 NORTH SITE PLAN
C303 - PHASE 2 HCC SOUTH SITE PLAN
C304 - PHASE 2 HCC NORTH SITE PLAN
C305 - PHASE 2 RL SITE PLAN
C306 - PHASE 2 POND
C400 - OVERALL HARDSCAPE PLAN
C401 - PHASE 1 SOUTH HARDSCAPE PLAN
C402 - PHASE 1 NORTH HARDSCAPE PLAN
C403 - PHASE 2 HCC HARDSCAPE PLAN
C404 - PHASE 2 HCC NORTH HARDSCAPE PLAN
C405 - PHASE 2 RL HARDSCAPE PLAN
C406 - PHASE 2 POND
C500 - OVERALL GRADING AND EROSION CONTROL PLAN
C501 - PHASE 1 SOUTH GRADING AND EROSION CONTROL PLAN
C502 - PHASE 1 NORTH GRADING AND EROSION CONTROL PLAN
C503 - PHASE 2 HCC SOUTH GRADING AND EROSION CONTROL PLAN
C504 - PHASE 2 HCC NORTH GRADING AND EROSION CONTROL PLAN
C505 - PHASE 2 RL GRADING AND EROSION CONTROL PLAN
C506 - PHASE 2 POND GRADING AND EROSION CONTROL PLAN
C507 - WETLAND FILL AND BUFFER PLAN
C600 - OVERALL UTILITY PLAN
C601 - PHASE 1 SOUTH UTILITY PLAN
C602 - PHASE 1 NORTH UTILITY PLAN
C603 - PHASE 2 HCC SOUTH UTILITY PLAN
C604 - PHASE 2 HCC NORTH UTILITY PLAN
C605 - PHASE 2 RL UTILITY PLAN
C606 - PHASE 2 POND
C700 - DETAILS
C701 - DETAILS
C702 - DETAILS
C703 - DETAILS
L100 - OVERALL LANDSCAPE PLAN
L101 - PHASE 1 SOUTH LANDSCAPE PLAN
L102 - PHASE 1 NORTH LANDSCAPE PLAN
L103 - PHASE 2 HCC SOUTH LANDSCAPE PLAN
L104 - PHASE 2 HCC NORTH LANDSCAPE PLAN
L105 - PHASE 2 RL LANDSCAPE PLAN
L200 - LANDSCAPE DETAILS

SITE ELECTRICAL:
E100 - SITE ELECTRICAL PLAN
E101 - SITE PHOTOMETRIC INITIAL
E102 - SITE PHOTOMETRIC MAINTAINED
E103 - LIGHT FIXTURE CUTSHEETS



Plan Legend

- 1 Retaining Wall
- 2 Adjusted Road
- 3 Connection- Walkway at Second Floor
- 4 Patio and Pond View
- 5 Fence at Property Line
- 6 Monument Sign
- 7 Rain Garden
- 8 New Road
- 9 Courtyard
- 10 Garage Entry
- 11 Terrace
- 12 Service Entry
- 13 Existing Sound Wall
- 14 Emergency Access Lane
- 15 New Parking Lot

Insure landscaping doesn't interfere with fire department operations

Provide emergency radio coverage throughout the property and in all areas of the buildings

Meet requirements discussed at previous DRC and other meetings.

RENDERED SITE

SCALE: N.T.S.

TITLE SHEET

NOVEMBER 15, 2017



SAS Architects + Planners, LLC

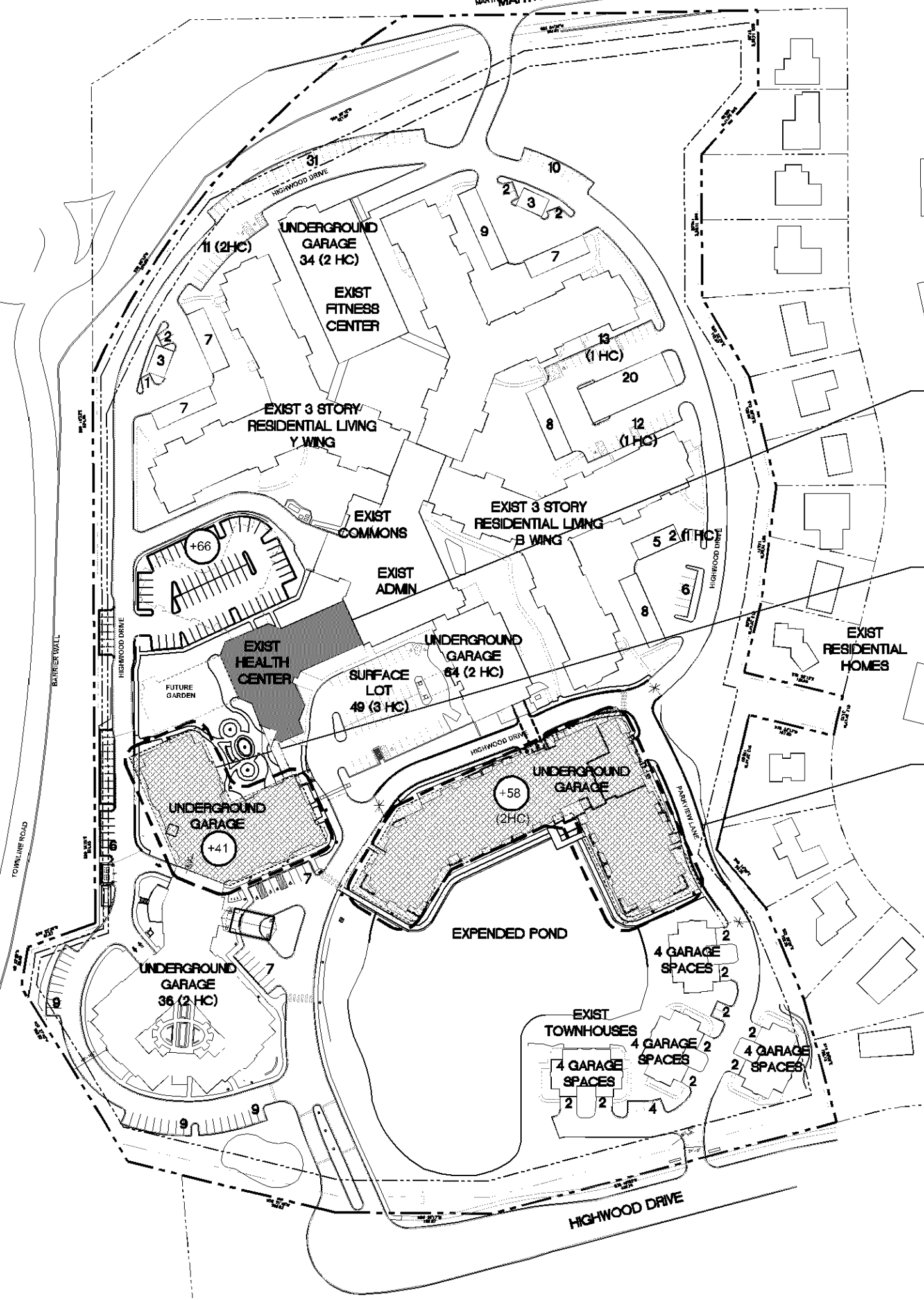
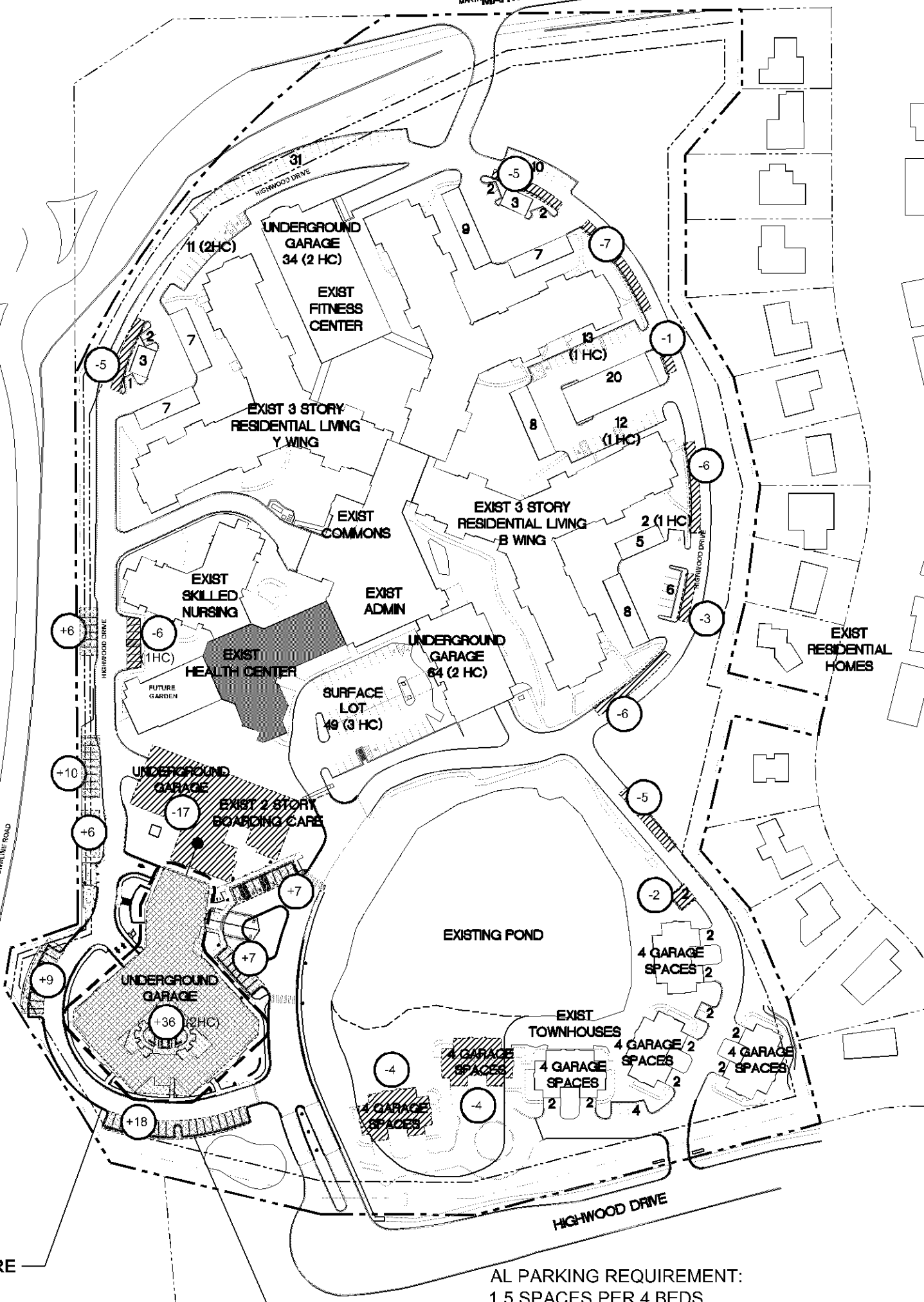
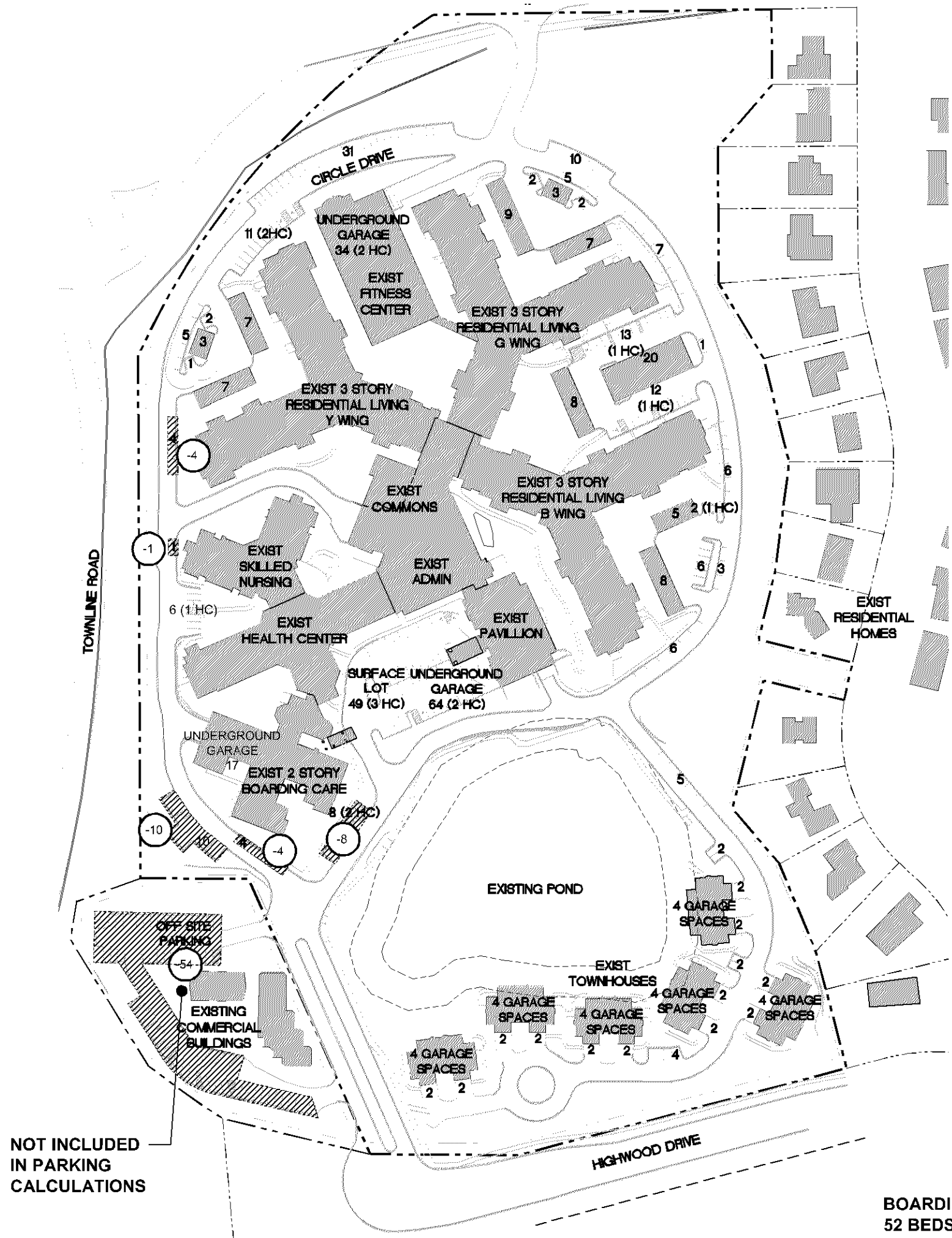
630 Dundee Road Northbrook, IL 60062 847 564-8333 fax. 847 564-9989 www.sasarch.com

FRIENDSHIP VILLAGE, BLOOMINGTON HEALTH CARE CENTER 8100 HIGHWOOD DRIVE, BLOOMINGTON, MN

Think about how to handle the parking needs on the site during construction of each phase - i.e. residents, staff and construction crews. May need to coordinate remote parking and shuttle.



A LIFESPACE COMMUNITY 8100 HIGHWOOD DRIVE, BLOOMINGTON, MN



EXISTING SKILLED NURSING
TO BE RELOCATED
66 BEDS

SN/STN - 3 STORY
66 BEDS
PARKING REQUIREMENT:
NO ADDITIONAL PARKING LOAD

RL - 5, 3, AND 2 STORY
98 UNITS
PARKING REQUIREMENT:
1.5 SPACES PER DWELLING UNIT
98 x 1.5 = 147 SPACES

EXISTING PARKING ACTUAL

PARKING TYPE	EXISTING	TO BE REMOVED	NEW	TOTAL BY TYPE
PARALLEL STREET PARKING	47	-	-	47
SURFACE PARKING	197	-	-	197
GARAGE	101	-	-	101
UNDERGROUND	115	-	-	115
SUB-TOTAL	460	-	-	460 SPACES

EXISTING PARKING REQUIRED

PARKING TYPE	DWELLING UNIT / BED	ADDED UNIT / BED	FORMULA	REQUIRED
RL COTTAGES	12	-	1.5/DU	18
RL APARTMENTS	296	-	1.5/DU	444
ASSISTED LIVING	26	-	1.5 / 4 BEDS	10
MEMORY CARE (AL)	26	-	1.5 / 4 BEDS	10
SKILLED NURSING	66	-	1.5 / 4 BEDS	25
PARTY ROOM (PAVILLION)	3,390 SF	-	1/100 SF	34
SUB-TOTAL				541

PHASE I PARKING ACTUAL

PARKING TYPE	EXISTING	TO BE REMOVED	NEW	TOTAL BY TYPE
PARALLEL STREET PARKING	47	-9	-	38
SURFACE PARKING	197	-18	+63	242
GARAGE	101	-	-	101
UNDERGROUND	115	-	+36	151
SUB-TOTAL	460	-27	+99	532 SPACES

* BUILDING TO BE REMOVED, PARKING NOT REQUIRED TO BE REPLACED

PHASE I - PARKING REQUIRED

PARKING TYPE	EXISTING UNIT / BED	ADDED UNIT / BED	FORMULA	REQUIRED
RL COTTAGES	12	-	1.5/DU	18
RL APARTMENTS	296	-	1.5/DU	444
ASSISTED LIVING	26	16	1.5 / 4 BEDS	16
MEMORY CARE (AL)	26	6	1.5 / 4 BEDS	12
SKILLED NURSING	66	-	1.5 / 4 BEDS	25
PARTY ROOM (PAVILLION)	3,390 SF	-	1/100 SF	34
SUB-TOTAL				549

PHASE II PARKING ACTUAL

PARKING TYPE	EXISTING	TO BE REMOVED	NEW	TOTAL BY TYPE
PARALLEL STREET PARKING	38	-38	-	0
SURFACE PARKING	242	-16	+66	292
GARAGE	101	-	-	101
UNDERGROUND	151	-17	+99	233
SUB-TOTAL	532	-71	+165	626 SPACES

Is this quantity of units correct? Is there a discrepancy? The new RL building contains 98 units.

PHASE II - PARKING REQUIRED

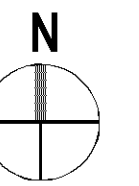
PARKING TYPE	EXISTING UNIT / BED	ADDED UNIT / BED	FORMULA	REQUIRED
RL COTTAGES	12	-4	1.5/DU	12
RL APARTMENTS	296	101	1.5/DU	596
ASSISTED LIVING	42	0	1.5 / 4 BEDS	16
MEMORY CARE (AL)	32	0	1.5 / 4 BEDS	12
SKILLED NURSING	66	0	1.5 / 4 BEDS	25
PARTY ROOM (PAVILLION)	3,390 SF	-	1/100 SF	34
SUB-TOTAL				695

LEGEND

- CHANGE TO PARKING COUNT
- PARKING SPACES TO BE REMOVED IN FUTURE PHASE
- PARKING SPACES ADDED DURING THIS PHASE

PARKING DIAGRAMS

SCALE: 1"=150'-0"
NOVEMBER 15, 2017



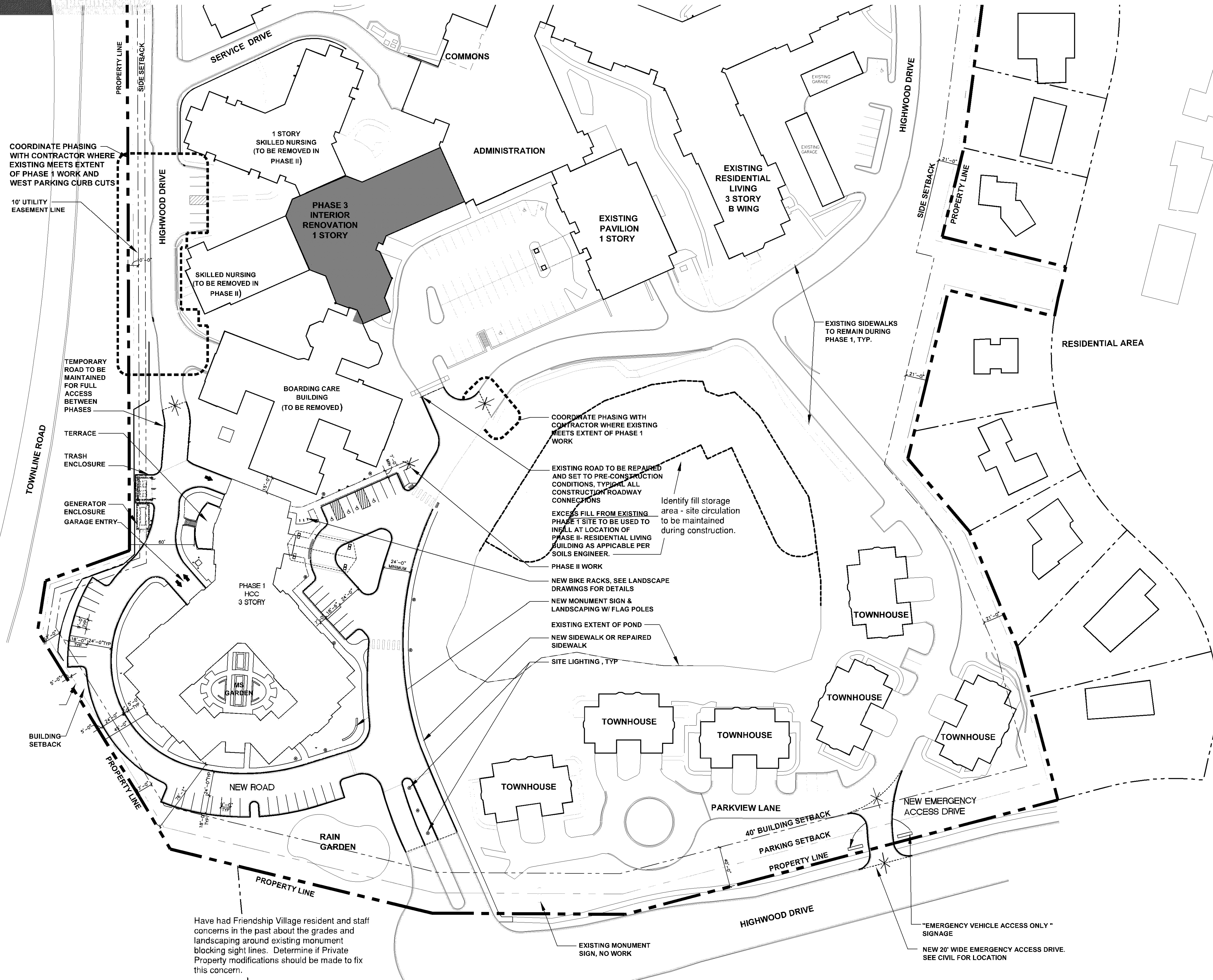
A2



**FRIENDSHIP VILLAGE, BLOOMINGTON
HEALTH CARE CENTER
8100 HIGHWOOD DRIVE, BLOOMINGTON, MN**



A LIFESPACE COMMUNITY
8100 HIGHWOOD DRIVE, BLOOMINGTON, MN



MEMORY SUPPORT/ASSISTED LIVING -- PHASE I:

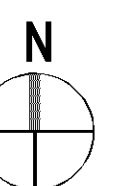
- 3 STORY W/ LOWER LEVEL PARKING
- 73,144 SF TOTAL BUILDING (PHASE 1)
- 74 TOTAL APARTMENTS (32 MS APARTMENTS/42 AL APARTMENTS)
- PARKING GARAGE: ± 36 HEATED PARKING SPACES
- CODE ANALYSIS:
 - OCCUPANCY: I-1 CONSTRUCTION TYPE: II-A
 - FULLY SPRINKLERED
 - 1-HR BEARING WALLS, COLUMNS AND BEAMS
 - 1-HR FLOOR AND ROOF ASSEMBLIES
 - 1-HR EXIT STAIRS/SHAFTS
 - LOWER LEVEL PARKING OCCUPANCY: S-2
- STRUCTURAL SYSTEMS
 - CONCRETE SPREAD FOOTINGS (ASSUMING 3,000 PSF SOIL)
 - CIP CONCRETE LOWER PARKING LEVEL AND FIRST FLOOR STRUCTURE
 - LIGHT GAUGE METAL FRAMING BEARING AND NON-BEARING WALLS
 - LIGHT GAUGE METAL FRAMING FLOOR JOISTS AND ROOF TRUSSES
- MECHANICAL SYSTEMS
 - VTAC (MAGIC-PAK) IN EACH RESIDENT APARTMENT
 - ROOF TOP UNITS FOR COMMON AREAS

SITE WORK:

- POND/WETLANDS - STORM WATER EXPANSION/WETLANDS REMEDIATION AND FILL
- ROAD WORK
- DEMOLITION OF BOARD AND CARE BUILDING (PRIOR TO PHASE II)

PROPOSED SITE PLAN - PHASE 1

SCALE: 1"=50'-0"
NOVEMBER 15, 2017



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**FRIENDSHIP VILLAGE, BLOOMINGTON
HEALTH CARE CENTER
8100 HIGHWOOD DRIVE, BLOOMINGTON, MN**



A LIFESPACE COMMUNITY

8100 HIGHWOOD DRIVE, BLOOMINGTON, MN

RESIDENTIAL LIVING--PHASE II:

- 2, 3, AND 5 STORY W/ LOWER LEVEL PARKING
- 166,700 SF TOTAL BUILDING
- 98 TOTAL APARTMENTS
- PARKING GARAGE: ± 61 HEATED PARKING SPACES

- CODE ANALYSIS:
 - OCCUPANCY: R-2 CONSTRUCTION TYPE: V-A
 - FULLY SPRINKLERED
 - 1-HR BEARING WALLS, COLUMNS AND BEAMS
 - 1-HR FLOOR AND ROOF ASSEMBLIES
 - 2-HR EXIT STAIRS/SHAFTS
 - LOWER LEVEL PARKING OCCUPANCY: S-2 (2 HR SEPARATION BETWEEN OCCUPANCIES)

- STRUCTURAL SYSTEMS
 - CONCRETE SPREAD FOOTINGS (ASSUMING 3000 PSF SOIL)
 - CIP CONCRETE LOWER PARKING LEVEL AND FIRST FLOOR STRUCTURE
 - DIMENSIONAL 2X WOOD FRAMING BEARING AND NON-BEARING WALLS (FLOORS 1-5)
 - DIMENSIONAL 2X WOOD FRAMING FLOOR JOISTS AND ROOF TRUSSES (FLOORS 2-ROOF)

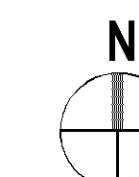
- MECHANICAL SYSTEMS
 - VTAC (MAGIC-PAK) IN EACH RESIDENT APARTMENT
 - ROOF TOP UNITS FOR COMMON AREAS

SKILLED NURSING/SHORT TERM REHAB--PHASE II:

- **3 STORY SKILLED NURSING/SHORT TERM REHAB ADDITION
W/ LOWER LEVEL PARKING GARAGE (TO REPLACE
EXISTING SKILLED NURSING)**
 - 66 TOTAL SUITES (16 SUITES SHORT TERM REHAB, 50 SUITES SKILLED NURSING)
 - TOTAL SQUARE FOOTAGE: 64,143 SF
- **PARKING GARAGE: ± 41 (2HC) HEATED PARKING SPACES**
- **CODE ANALYSIS:**
 - OCCUPANCY: I-2
 - CONSTRUCTION TYPE: II-A
 - FULLY SPRINKLERED
 - 1-HR BEARING WALLS, COLUMNS AND BEAMS
 - 1-HR FLOOR AND ROOF ASSEMBLIES
 - 1-HR EXIT STAIRS/SHAFTS
 - LOWER LEVEL PARKING OCCUPANCY: S-2
(2 HOUR SEPARATION BETWEEN OCCUPANCIES)
- **STRUCTURAL SYSTEMS**
 - CONCRETE SPREAD FOOTINGS (ASSUMING 3,000 PSF SOIL)
 - CIP CONCRETE LOWER PARKING LEVEL AND FIRST FLOOR STRUCTURE
 - LIGHT GAUGE METAL FRAMING BEARING AND NON-BEARING WALLS
 - LIGHT GAUGE METAL FRAMING FLOOR JOISTS AND ROOF TRUSSES
- **MECHANICAL SYSTEMS**
 - VTAC (MAGIC-PAK) IN EACH RESIDENT APARTMENT
 - ROOF TOP UNITS FOR COMMON AREAS

SITE WORK:

- **POND/WETLANDS - WETLANDS EXPANSION**
- **ROAD WORK**
- **DEMOLITION OF TOWNHOMES FOR WETLAND EXPANSION**
- **PARKING LOT ADDITION**
- **DEMOLITION OF SKILLED NURSING BUILDING FOR PARKING LOT**



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