



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
Direct: (952) 352-2698
Cell: (612) 965-0720
Email: jnoah@frana.com

Brian Hoheisel
Project Superintendent
Direct: (952) 838-2905
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SEE INSET ON C6.02

LEGEND

CURB & GUTTER
STORM SEWER
SANITARY SEWER
FORCEMAIN (SAN.)
WATERMAIN
EASEMENT
DRAIN TILE
GAS LINE
ELECTRIC
TELEPHONE

PROPOSED

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LS —————▶
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CITY OF BLOOMINGTON NOTES

- A. HDPE PIPE CONNECT ORS INTO ALL CONCRETE STRUCTURES SHALL BE MADE WITH WATER "TIGHT" MATERIALS, UTILIZING AN A-10 OR WATER/PO GASKET OR BUSH, CAST-IN-PLACE RUBBER STOP, OR AN APPROVED EQUIVALENT. WHERE THE ALIGNMENT PREVENTS THE USE OF THE ABOVE APPROVED WATER-TIGHT METHODS, CONCEAL 231 WATERSTOP SEALANT SHALL BE USED. NO EQUIVALENT SHALL BE ALLOWED AS PER THE ENGINEER'S REQUIREMENTS.
- B. 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.
- C. MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN WATER MAIN CROSSING STORM OR SANITARY SEWER LINES.
- D. TAPS OF JUV WATER MAINS TO BE DONE BY CITY FORCES; HOWEVER, THEY SHALL BE PAID FOR AND COORDINATED BY THE CONTRACTOR.
- E. ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICES EQUIPMENT, (IE MAINLINE PIPES, SERVICES, LARGER THAN 2" VALVES, FITTINGS, CAPS, ETC.) SHALL UTILIZE PROTECTIVE INTRINSIC COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATING. THE USE OF JUV LINED OR UNCOATED (CAST-IRON, GRAYIRON, STEEL, GALVANEZED ETC.) PIPES SHALL NOT BE ALLOWED.
- F. COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A TEEH ON FLANGE OR AN M TO FLANGE ADAPTER.
- G. PLUMBING AND MECHANICAL CONTRACTORS SHALL COORDINATE INSTALLATION OF WATER SERVICE PIPES, FITTINGS, AND VALVES ALL THE WAY INTO THE BUILDING (E UP TO THE METERS AND/OR FIRE SERVICE EQUIPMENT) TO ACCOMMODATE CITY INSPECTION AND TESTING.
- H. ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING SHALL BE ON-SITE. NO ON-STREET PARKING/LOADING/UNLOADING IS ALLOWED.
- I. ALL PUBLIC SIDEWALKS SHALL NOT BE OBTSTRUCTED.
- J. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- K. STREET LIGHTING AND IN "ECONOMEC" CONDUIT MUST BE EXPOSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATIONS IN CITY RIGHT-OF-WAY.
- L. ALL WATERMAIN PIPE 12" DIAMETER AND SMALLER SHALL BE CLASS 52 DIP WITH 8 MIL MINIMUM POLY WARP. INSTALL INTERIOR CITY STREETS AS PER ALL CITY SANS MANHOLES.
- M. RESTORE CITY STREETS BY COMPLYING WITH THE CITY'S STREET IMPROVEMENT POLICY; CONTACT UTILITIES AT 952-563-4568 FOR REQUIREMENTS.

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.

George D. Abernathy
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, Minnetonka, MN office.

Summary

Designed: MLL Drawn: AIR
Approved: GDA 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 1. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/ACI 302, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND CDS-JACOBI AND GYSENY, QUALIFIED "AS EXISTING LOCATIONS OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION WORK, BY CONTACTING THE NOTIFICATION CENTER, GOMPER STATE OFFICE FOR MINNESOTA. THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT 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 WITH THE LOCATION, SIZE, INVERT AND IF THE TILE 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

DOI: 10.1002/for

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