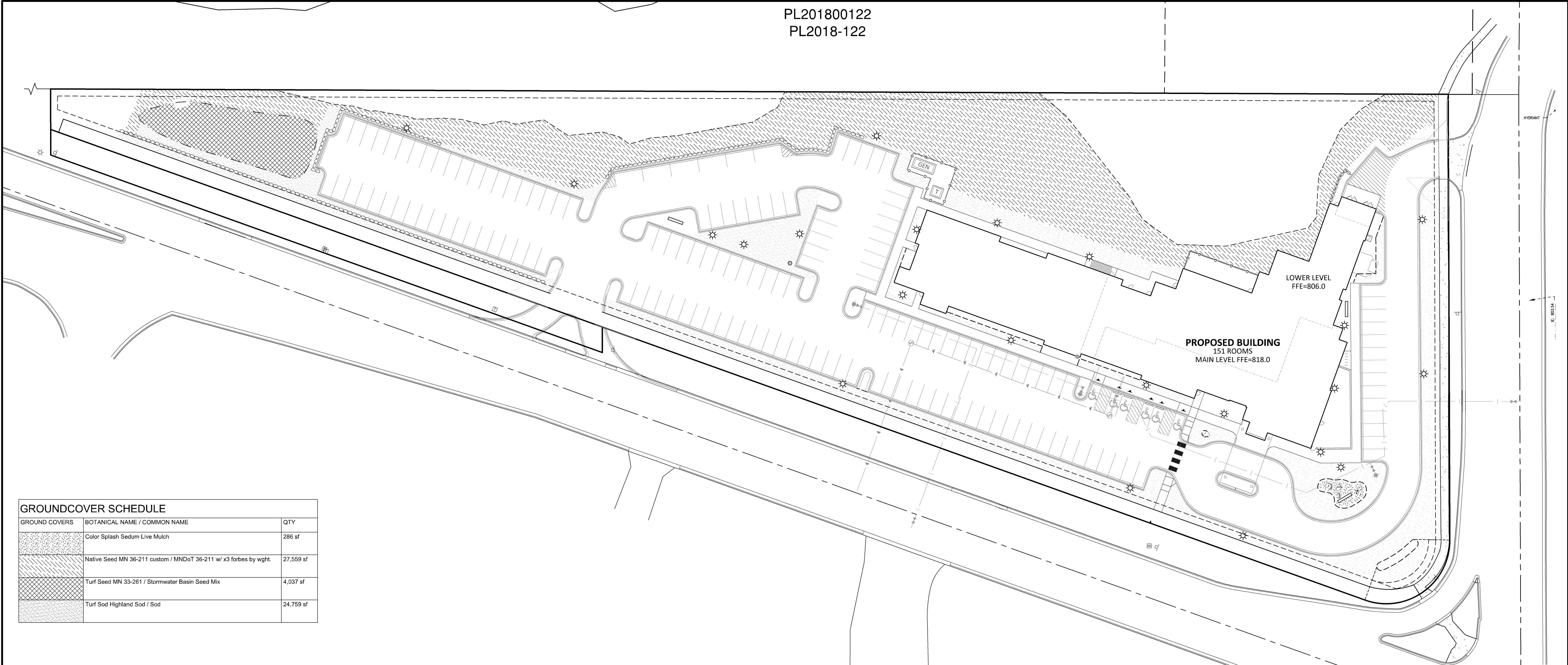


GROSS SITE AREA:	208,671 SF
MINUS AREA BELOW 800' CONTOUR:	21,460 SF
LESS RIGHT-OF-WAY	7,058 SF
REMAINING DEVELOPABLE AREA:	180,153 SF
SHADE TREES/ CONIFERS REQUIRED:	72 TREES
SHRUBS REQUIRED	180 SHRUBS
NEW TREES PLANNED	71 TREES
CURRENT SAVED TREES PER PLAN	5 TREES
NEW SHRUBS PLANNED	199 SHRUBS

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
①	TREE TO BE SAVED		
②	BIKE RACK - SEE DETAIL 4/L2.01		
③	PET WASTE RECEPTICAL		
⊗	TREE TO BE REMOVED		

**Project No.** 21061





#### GROUND COVER SCHEDULE

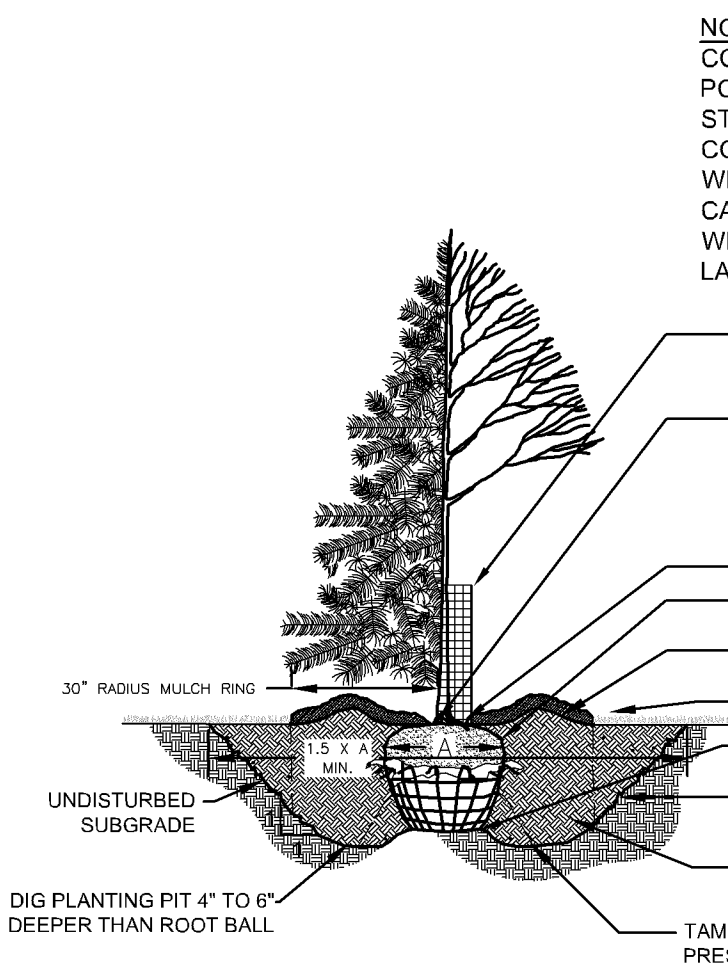
GROUND COVERS	BOTANICAL NAME / COMMON NAME	QTY
	Color Splash Sedum Live Mulch	286 sf
	Native Seed MN 36-211 custom / MNDot 36-211 w/ x3 forbes by wght.	27,559 sf
	Turf Seed MN 33-261 / Stormwater Basin Seed Mix	4,037 sf
	Turf Sod Highland Sod / Sod	24,759 sf

#### NOTES

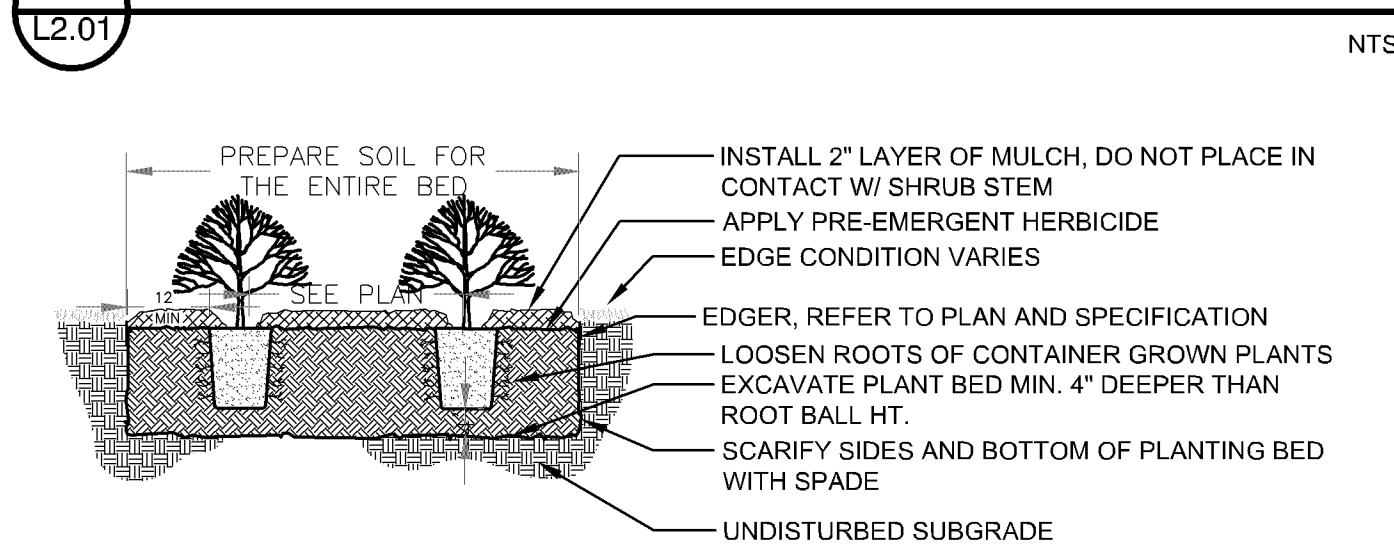
- GENERAL NOTES:**
- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
  - THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
  - THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
  - LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND Gopher State. ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
  - THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
  - THE CONTRACTOR SHALL REVIEW THE SITE FOR SPECIFICITIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
  - THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
  - THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
  - EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
  - LONG TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
  - CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
  - CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
  - SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS  
17.1. POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1  
17.2. DECIDUOUS /8&8: 4/1 - 6/1; 9/21 - 11/1  
17.3. EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1  
17.4. EVERGREEN 8&8: 4/1 - 5/1; 9/21 - 11/1  
17.5. TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20  
17.6. NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20
  - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
  - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
  - WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
  - SEEDING MIX TURF'S SHALL BE BASED ON MNDOT SEED MIX 36-211 WITH THE ADDITION OF 3 TIMES THE BASE FORBES MIX BY WEIGHT. APPLICATION RATE SHALL REMAIN CONSISTENT WITH RECOMMENDED AMOUNTS. DEPENDING ON TIME OF YEAR OF SEEDING, EITHER OATS OR WINTER WHEAT SHALL BE SEEDING IN CONJUNCTION WITH THE SEED MIX AT A RATE OF 56 LBS PER ACRE.

#### PLANTING NOTES:

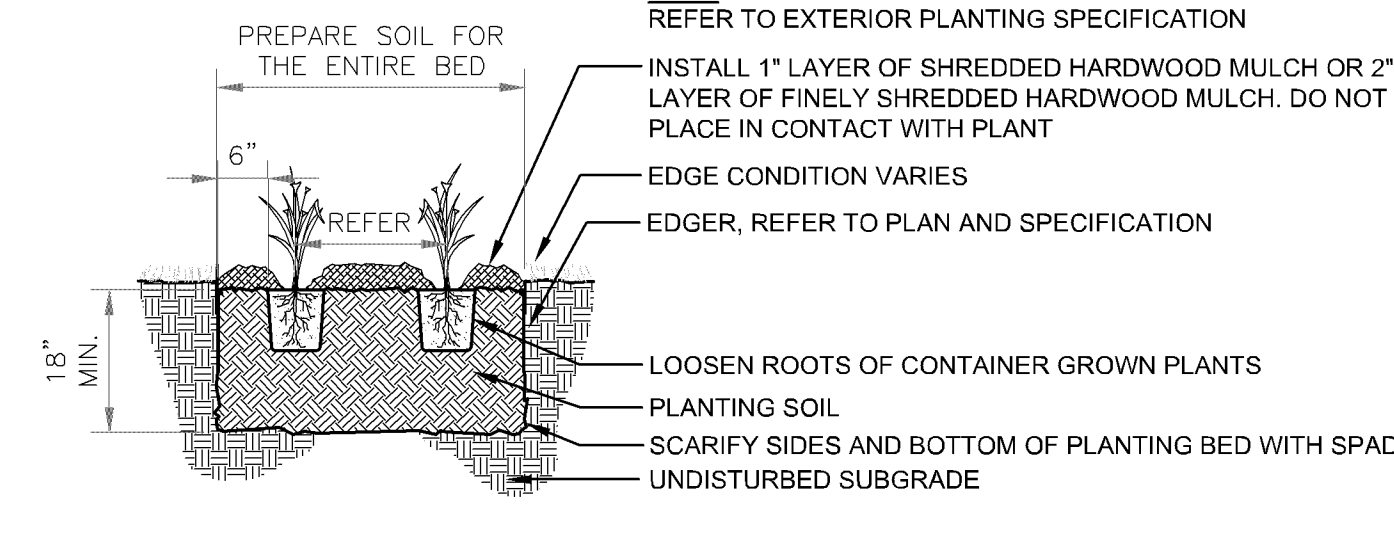
- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURER'S RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," AND-260, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
- USE ANTI-DESCICCANT (WILTRUP OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3677 TYPE B SELECT TOPSOIL MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-10-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND PHOTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.



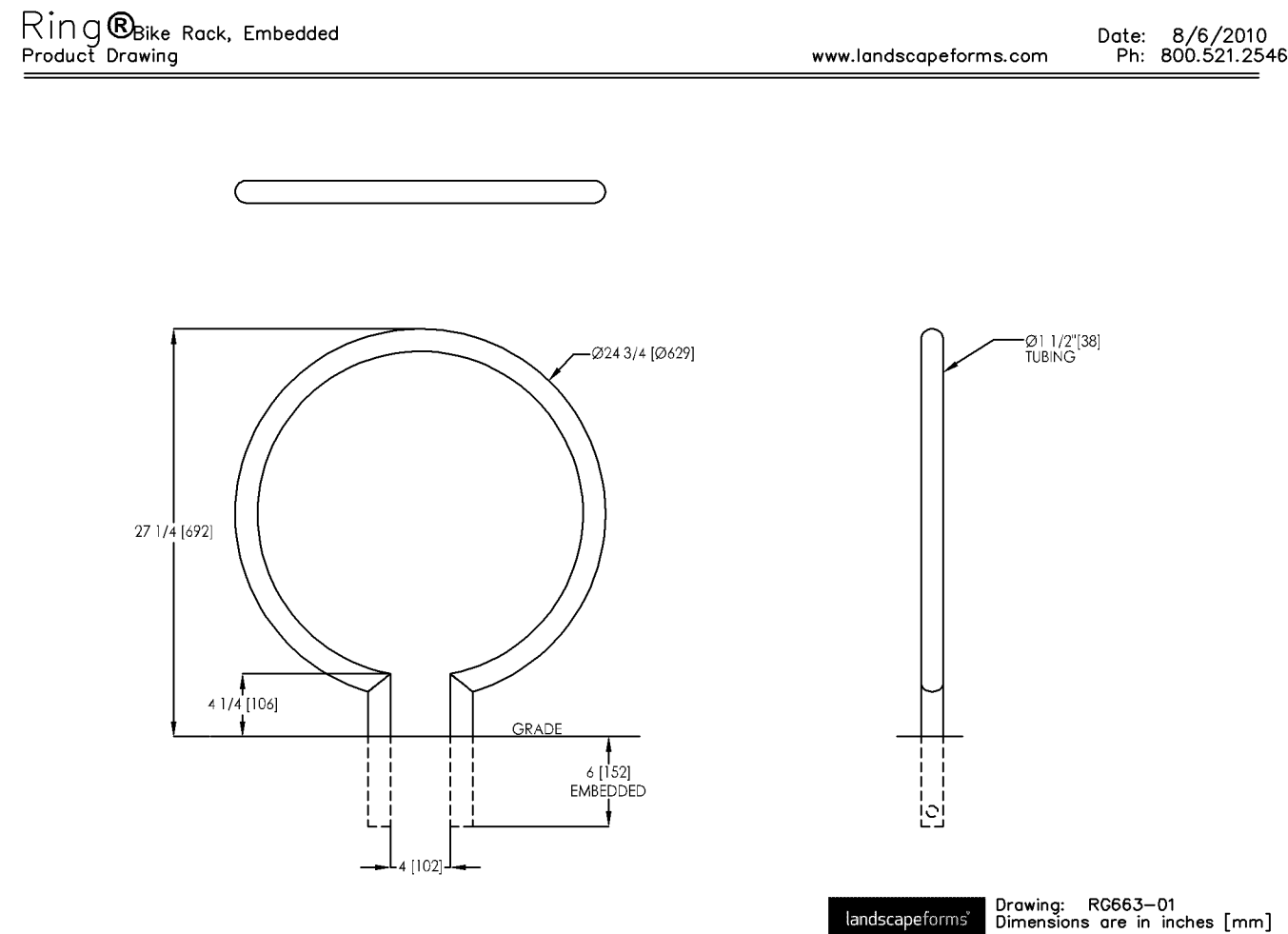
1 TREE PLANTING DETAIL



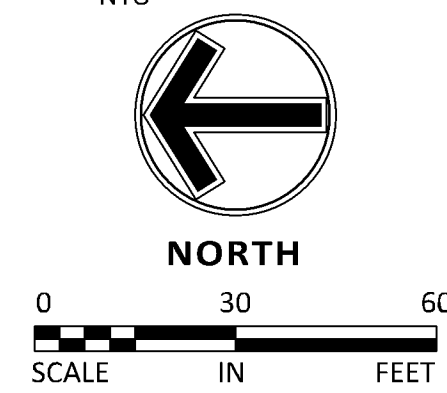
2 SHRUB PLANTING DETAIL



3 PERENNIAL PLANTING DETAIL



5 RING BIKE RACK



#### Certification

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

*William L. Delaney*  
William L. Delaney  
Registration No. 40252 Date: 09/21/2018

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnesota, MN office.

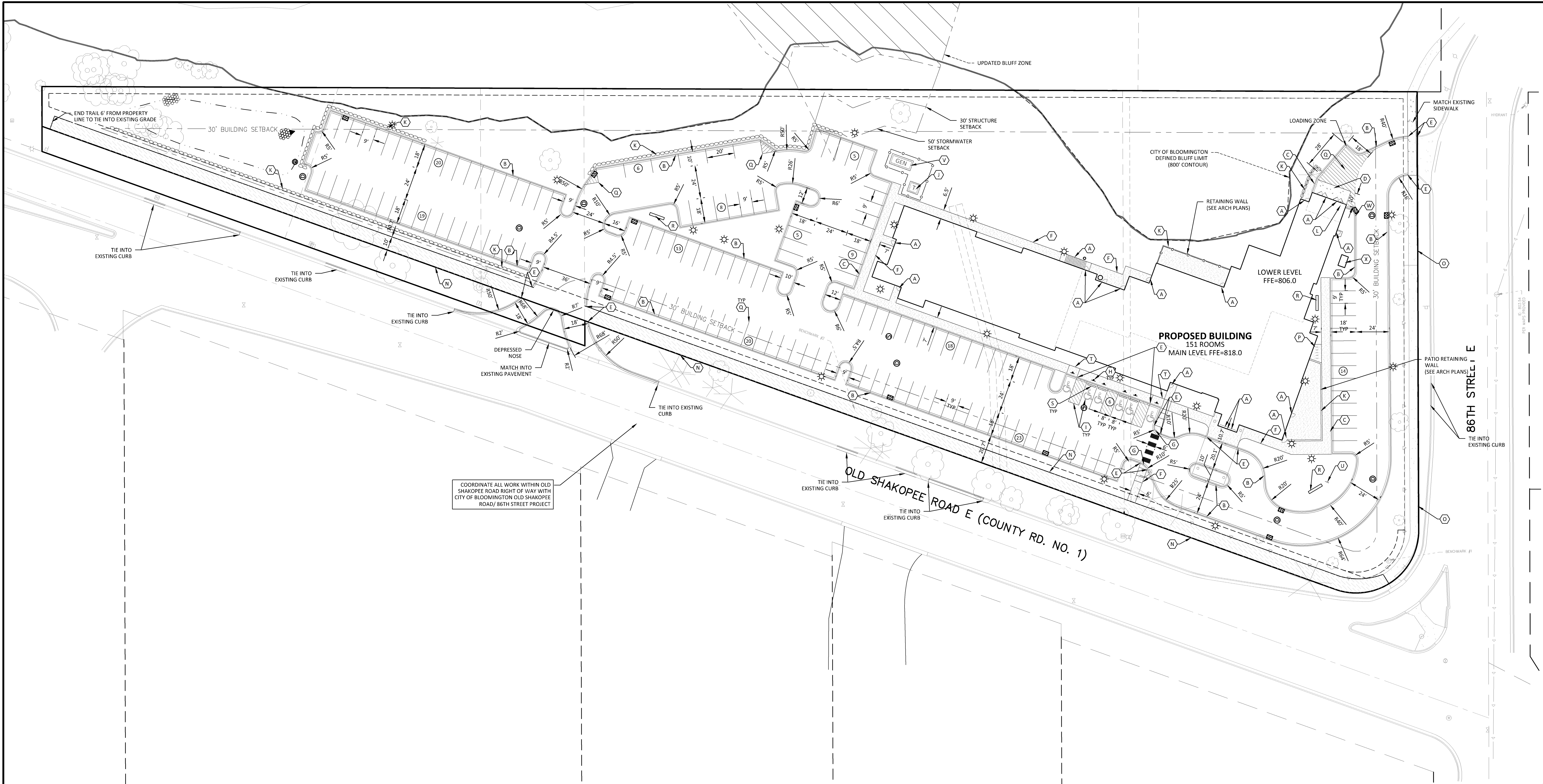
#### Summary

Designed: JLL Drawn: JMW  
Approved: CA Book / Page:  
Phase: CD Initial Issued: 04/04/2018

#### Revision History

No.	Date By	Submitted / Revision
05/31/18	BL	Site Plan & Landscape Plan
09/21/18	EV	Revisions
01/29/19	ML	Issued for Permit





COORDINATE ALL WORK WITHIN OLD SHAKOPEE ROAD RIGHT OF WAY WITH CITY OF BLOOMINGTON OLD SHAKOPEE ROAD/ 86TH STREET PROJECT

DEVELOPMENT SUMMARY			
AREA			
GROSS SITE AREA	208,671 SF	4.79 AC	
LESS RIGHT-OF-WAY	7,058 SF	0.16 AC	
NET SITE AREA	201,613 SF	4.63 AC	
BUILDING SETBACKS			
FRONT YARD	30 FEET		
REAR YARD	30 FEET		
SIDE YARD	30 FEET		
PARKING/LANDSCAPING SETBACKS			
RIGHT OF WAY	20 FEET		
OTHER PROPERTY LINE	5 FEET		
ZONING			
EXISTING ZONING	B-1 NEIGHBORHOOD OFFICE & RO-50 RESIDENTIAL OFFICE		
PROPOSED ZONING	C4 FREEWAY OFFICE		
PARKING SUMMARY			
STALLS REQUIRED (1:1 STALLS/ROOM)	166 STALLS		
STANDARD STALLS PROVIDED	160 STALLS		
ADA STALLS PROVIDED	6 STALLS		
TOTAL STALLS PROVIDED	166 STALLS		

- DEVELOPMENT NOTES
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
  - ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
  - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
  - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
  - SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
  - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
  - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE NOT TO EXCEED 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE NOT TO EXCEED 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL NOT EXCEED 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR. SEE DETAIL SHEET C9.03 FOR ADA ACCESSIBLE ROUTE AND DETAILS.
  - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
  - SEE ARCHITECTURAL LIGHTING PLANS FOR LIGHT POLE LOCATIONS AND PHOTOMETRICS.

- KEY NOTES
- A. BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS
  - B. 6-12 CONCRETE CURB AND GUTTER
  - C. INTEGRATED CURB AND SIDEWALK
  - D. CONCRETE APRON
  - E. BEGIN FLUSH PAVEMENT/CURB
  - F. CONCRETE SIDEWALK
  - G. ACCESSIBLE RAMP
  - H. ACCESSIBLE PARKING SIGN
  - I. ACCESSIBLE STALL STRIPING
  - J. TRANSFORMER PAD
  - K. SEGMENTAL BLOCK RETAINING WALL
  - L. TRASH ENCLOSURE
  - M. MONUMENT SIGN
  - N. 10' ASPHALT TRAIL
  - O. EXISTING CONCRETE WALK TO REMAIN
  - P. BIKE RACK - SEE DETAIL ON L3.02
  - Q. WHITE PAVEMENT STRIPING
  - R. MONUMENT SIGN
  - S. CONCRETE CURB STOP
  - T. PEDESTRIAN CURB RAMP - PARALLEL
  - U. FLAGPOLE
  - V. GENERATOR PAD
  - W. 3' CURB CUT
  - X. GREASE INTERCEPTOR - DESIGN BY OTHERS

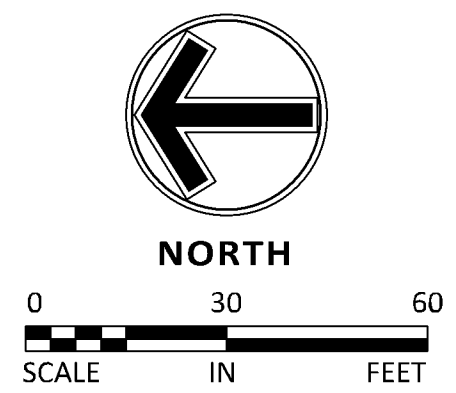
LEGEND			
PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING	
PROPERTY LIMIT		CONCRETE PAVING	
CURB & GUTTER		CONCRETE SIDEWALK	
EASEMENT		ASPHALT TRAIL	
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW			
KEY NOTE			
BALCONY FENCE			
LIGHT POLE			
BLUFF LIMIT (800' CONTOUR)			

THE SURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY (UQ) OF 1. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF AUCUT 18-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DISPOSITION OF EXISTING SURFACE UTILITY DATA". THE CONTRACTOR SHALL REVIEW THE UQ DATA AND SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (NOC) OF THE STATE OF MINNESOTA, THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHEN CAUSED BY NEGLIGENCE, OR OTHER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY OBSTACLE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITHIN THE LOCATION, SIZE, DEPTH AND IF THE UTILITY IS ACTIVE, AND DRAINAGE SHALL BE INSTALLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

PL201800122  
PL2018-122



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Engineering | Surveying | Planning | Environmental

Client

JR HOSPITALITY

Project

HYATT HOUSE  
HOTEL,  
BLOOMINGTON

Location

BLOOMINGTON,  
MINNESOTA

2300 86TH STREET E  
2325 OLD SHAKOPEE RD E  
2349 OLD SHAKOPEE RD E  
2357 OLD SHAKOPEE RD E  
2373 OLD SHAKOPEE RD E

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.

*Chad Ayers*  
Chad Ayers  
Registration No. 41301 Date: 09/21/2018  
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: BUL Drawn: JMW  
Approved: CA Book / Page:  
Phase: CD Initial Issued: 04/04/2018

Revision History

No.	Date	By	Submittal / Revision
05/31/18	BL	Site Plan & Landscape Plan	Revisions
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01/29/19	ML	Issued for Permit	

Sheet Title

SITE PLAN

Sheet No. Revision

C3.01

Project No. 21061