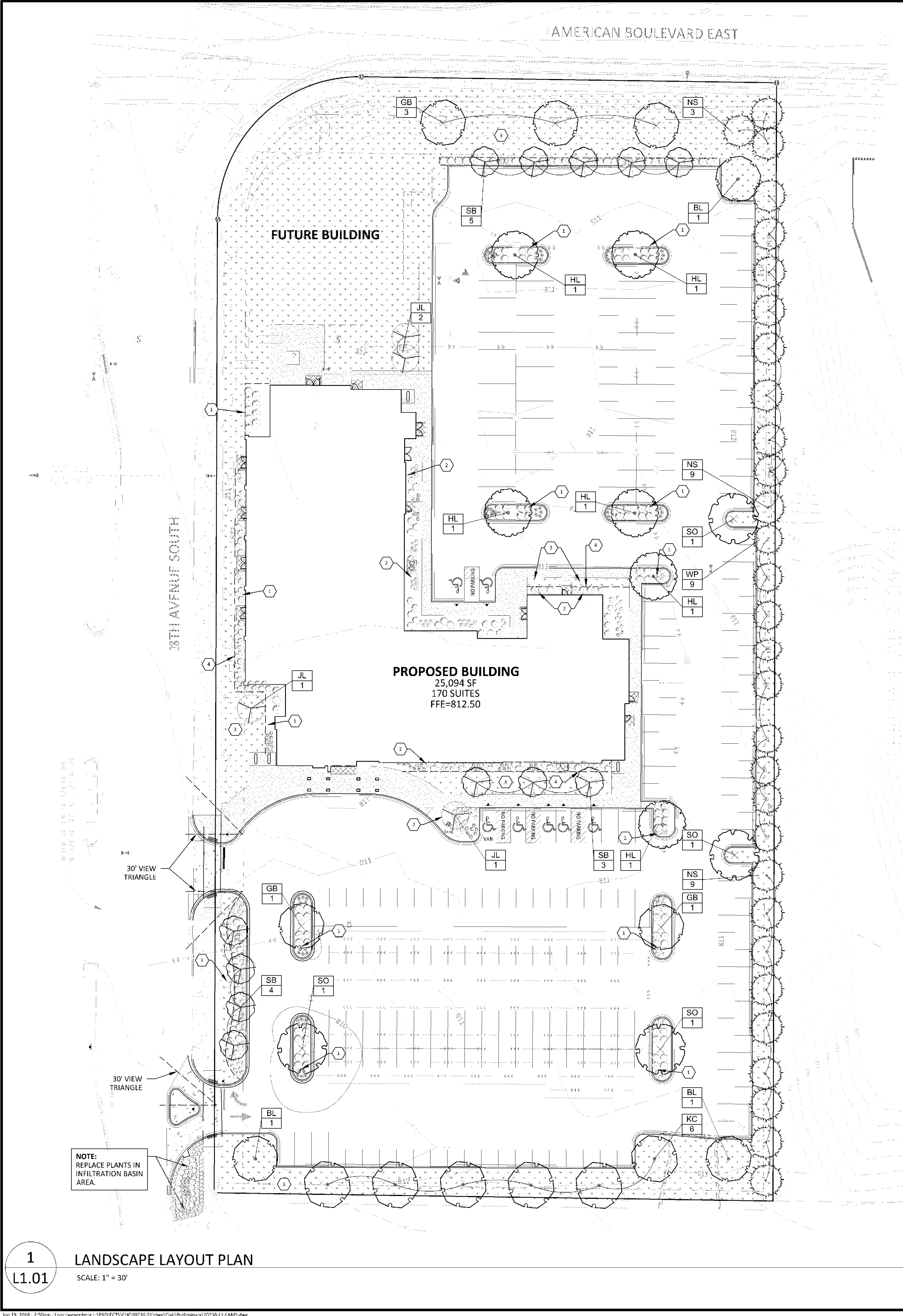




TREE SCHEDULE					
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5"Cal		5
HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5"Cal		6
KC	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal		6
SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		4
BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal		3
CONIFERS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
NS	Picea abies / Norway Spruce	B & B		6"	21
WP	Pinus strobus / White Pine	B & B		6"	9
ORN. TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2"Cal		12
JL	Syringa reticulata / Japanese Tree Lilac	B & B	2"Cal		4

CITY LANDSCAPE CODE	
BLOOMINGTON, MN CITY CODE (Section 19.52)	
LANDSCAPE STANDARDS:	
"Minimum Number of Trees and Shrubs. Excluding exceptions specified below in Section 19.52(c)(2)(E), development must at a minimum provide the following numbers of trees and shrubs in addition to any trees and shrubs required for screening in Section 19.52(d):	
(A) One tree per 2,500 square feet of Developable Landscaping Area and	
(B) One shrub per 1,000 square feet of Developable Landscaping Area"	
DEVELOPABLE LANDSCAPING AREA:	173,410 SF
TREES REQUIRED (1 TREE / 2,500 SF):	69 TREES
SHRUBS REQUIRED (1 SHRUB / 1,000 SF):	173 SHRUBS
PLANT TYPE	PROPOSED
SHADE TREES	24
EVERGREEN TREES	30
ORNAMENTAL TREES	17
SHRUBS	250

LANDSCAPE LEGEND	
1	ROCK MULCH (3/4" DRESSER TRAP ROCK W/ WEED BARRIER, MIN. 3" DEPTH)
2	SHREDDED HARDWOOD MULCH (NATURAL COLOR)
3	TURF (HIGHLAND SOD)
4	STEEL EDGER

Sambatek
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763.476.8632 facsimile
Engineering | Surveying | Planning | Environmental

Client
THE ORLEAN COMPANY
23875 COMMERCE PARK DRIVE,
#140
BEACHWOOD, OH 44122

Project
CAMBRIA SUITES
Location
BLOOMINGTON, MN
8001 28TH AVENUE SOUTH

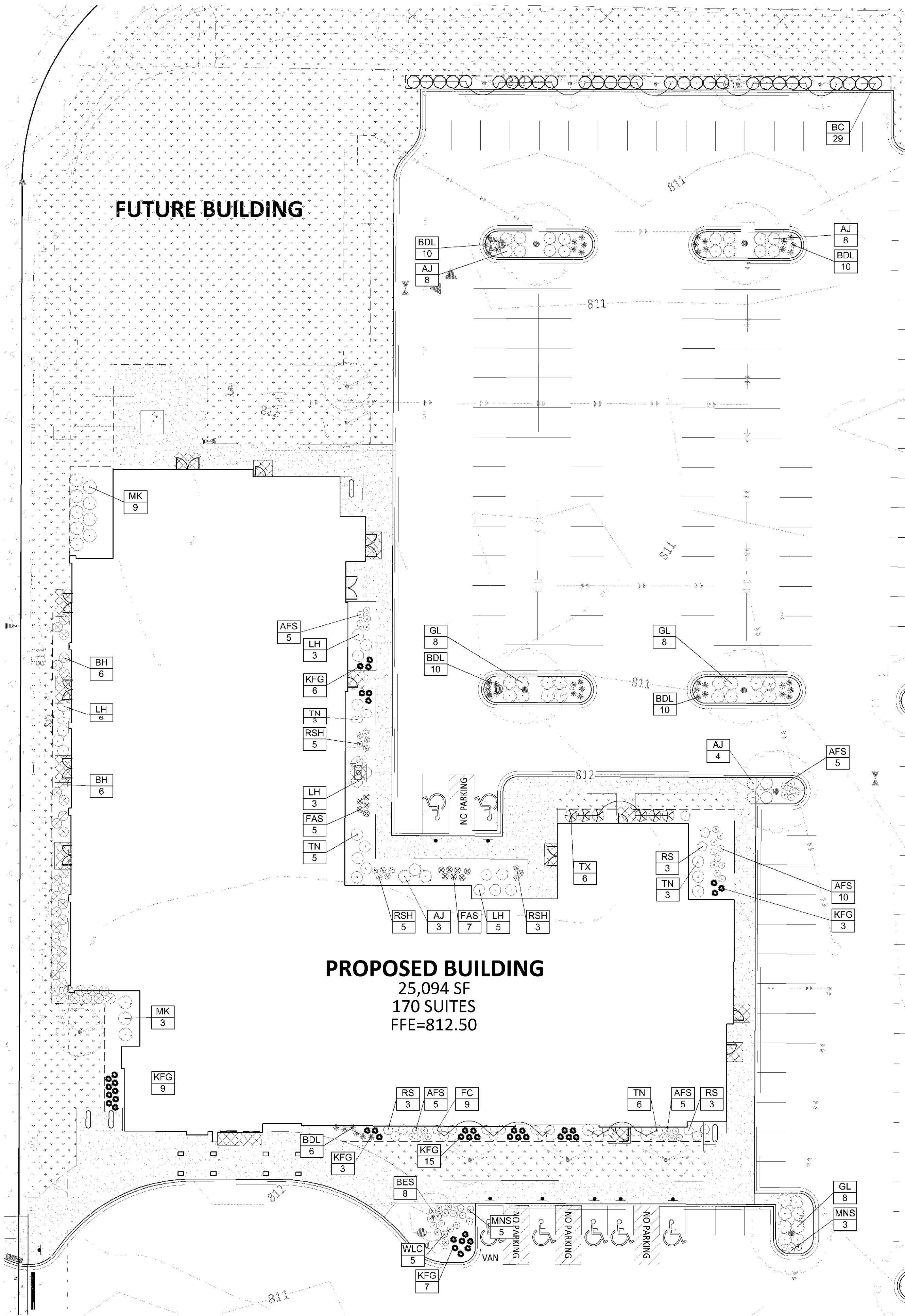
Certification
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.
Joshua J. McKinney
Joshua J. McKinney
Registration No. 53234 Date: 09/08/2017
This certification 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, Minnetonka, MN office.

Summary
Designed: GDA Drawn: JMW
Approved: EWM Book / Page:
Phase: PERMIT Initial Issued: 09/08/2017

Revision History		
No.	Date By	Submittal / Revision
07/02/2015		INFORMAL DRC
09/16/2015		FORMAL DRC
09/30/2015		REVISED FORMAL DRC
04/27/2016		CLIENT SET
09/08/2017		BUILDING PERMIT SUBMITTAL
12/04/2017		BUILDING PERMIT SUBMITTAL
01/19/2018		CITY COMMENTS

Sheet Title
LANDSCAPE PLAN

Sheet No. Revision
L1.01
Project No. CHO20236.01

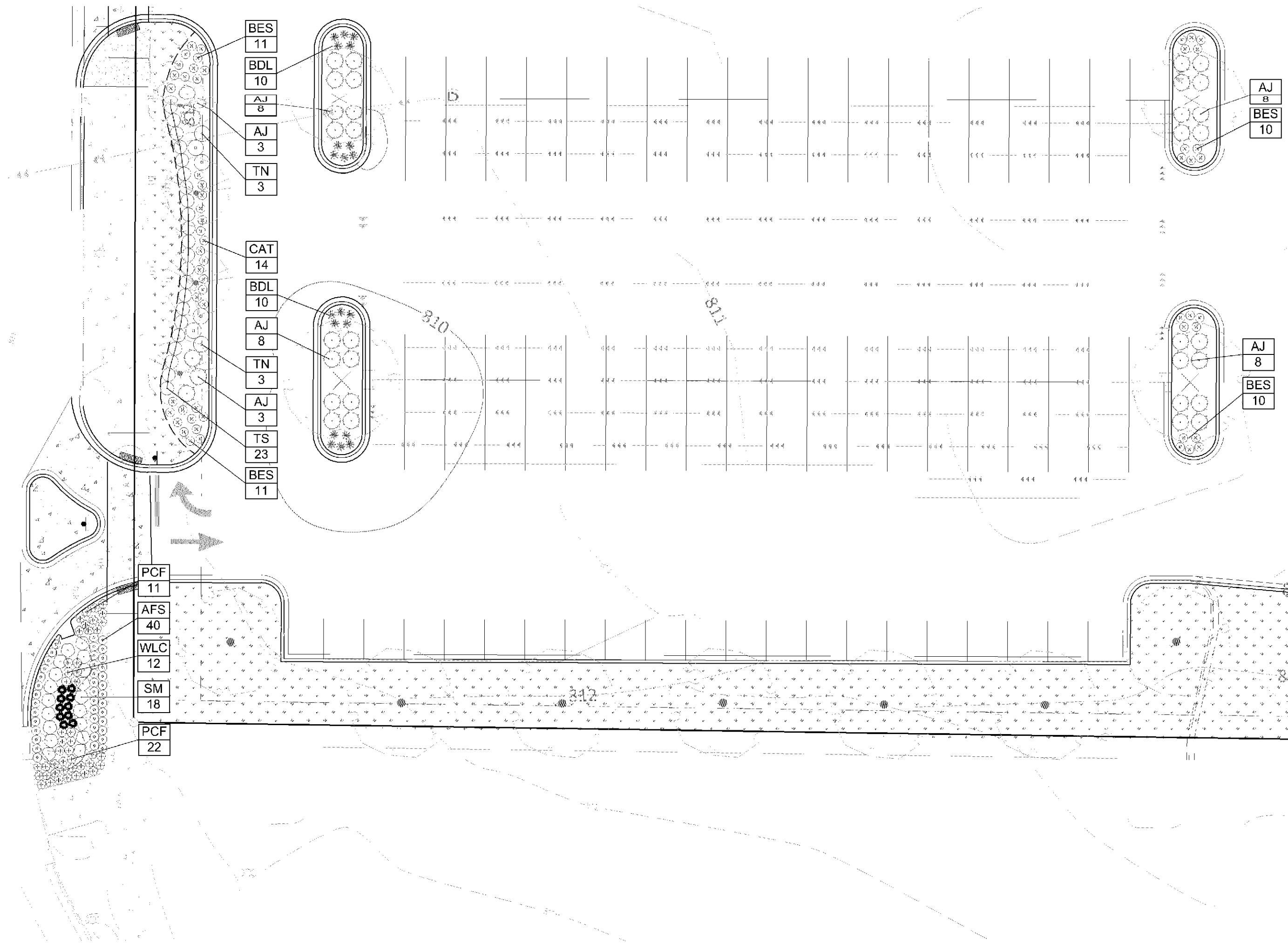


1 NORTH SHRUB LAYOUT PLAN
SCALE: 1" = 20'

PLANT SCHEDULE			
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
RS	Amelanchier alnifolia 'Regent' / Saskatoon Serviceberry	5 gal	9
BC	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	5 gal	29
BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	37
FC	Forsythia x 'Courtaneur' / Gold Cluster Forsythia	5 gal	9
LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal	17
AJ	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	5 gal	61
TN	Physocarpus opulifolius 'SMPOTW' / Tiny Wine Ninebark	5 gal	23
GL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	24
TS	Spiraea betulifolia 'Tor' / Birchleaf Spirea	5 gal	23
SM	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	5 gal	18
MK	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal	12
TX	Taxus x media 'Tauntoni' / Tauton Yew	5 gal	6

GRASSES	BOTANICAL NAME / COMMON NAME	CONT	QTY
KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	53

PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT	QTY
FAS	Astilbe x arendsii 'Fanal' / Fanal Astilbe	1 gal	12
PCF	Echinacea purpurea 'Rubinstern' / Purple Coneflower	1 gal	33
BDL	Heimerocallis x 'Baja' / Baja Daylily	1 gal	66
RSH	Hosta x 'Regal Splendor' / Plantain Lily	1 gal	13
CAT	Nepeta x faassenii 'Junior Walker' / Junior Walker Catmint	1 gal	14
WLC	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal	17
BES	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan	1 gal	50
MNS	Salvia x sylvestris 'May Night' / Sage	1 gal	8
AFS	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal	70



2 SOUTH SHRUB LAYOUT PLAN
SCALE: 1" = 20'

CITY LANDSCAPE CODE

BLOOMINGTON, MN CITY CODE (Section 19.52)
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DEVELOPABLE LANDSCAPING AREA: 173,410 SF

- TREES REQUIRED (1 TREE / 2,500 SF): 69 TREES
- SHRUBS REQUIRED (1 SHRUB / 1,000 SF): 173 SHRUBS

PLANT TYPE	PROPOSED
SHADE TREES	24
EVERGREEN TREES	30
ORNAMENTAL TREES	17
SHRUBS	268

Client
THE ORLEAN COMPANY

23875 COMMERCE PARK DRIVE,
#140
BEACHWOOD, OH 44122

Project
CAMBRIA SUITES

Location
BLOOMINGTON, MN
8001 28TH AVENUE SOUTH

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.

Joshua J. McKinney
Joshua J. McKinney
Registration No. 53234 Date: 09/08/2017
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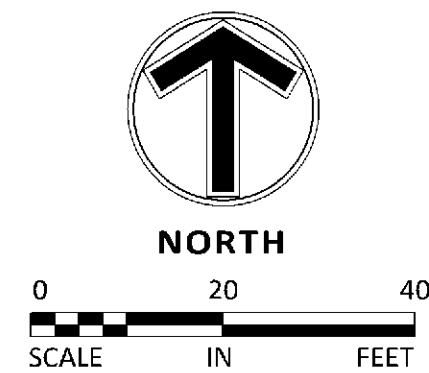
Summary
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Approved: EWM Book / Page:
Phase: PERMIT Initial Issued: 09/08/2017

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12/04/2017	BUILDING PERMIT SUBMITTAL	
01/19/2018	CITY COMMENTS	

Sheet Title
LANDSCAPE ENLARGEMENT PLANS

Sheet No. Revision
L1.02

Project No. CHO20236.01



Client

THE ORLEAN
COMPANY

23875 COMMERCE PARK DRIVE,
#140
BEACHWOOD, OH 44122

Project

CAMBRIA
SUITES

Location

BLOOMINGTON,
MN

8001 28TH AVENUE SOUTH

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Josh McKinney

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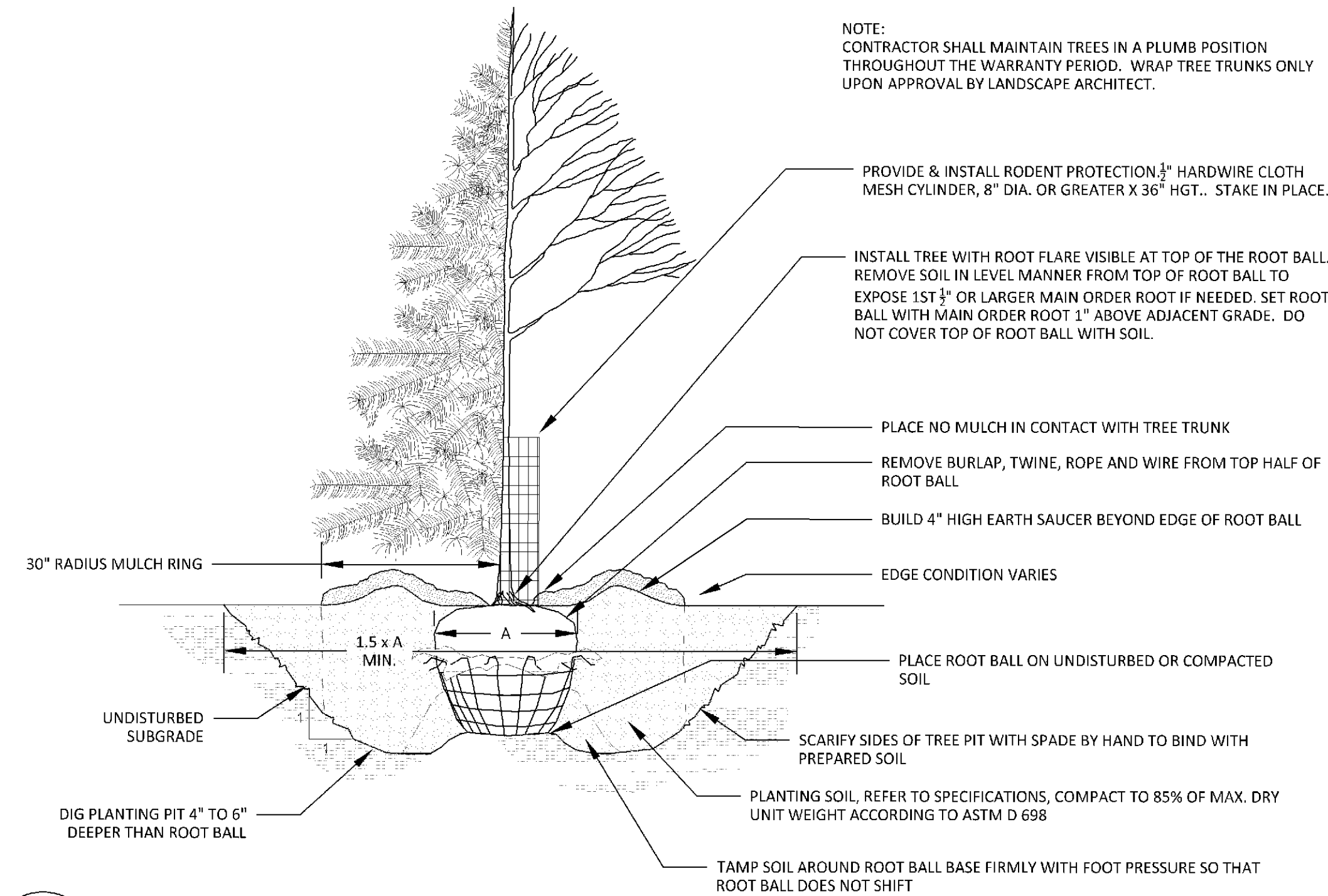
Sheet Title
PLANTING
DETAILS,
NOTES,
SCHEDULE

Sheet No. Revision

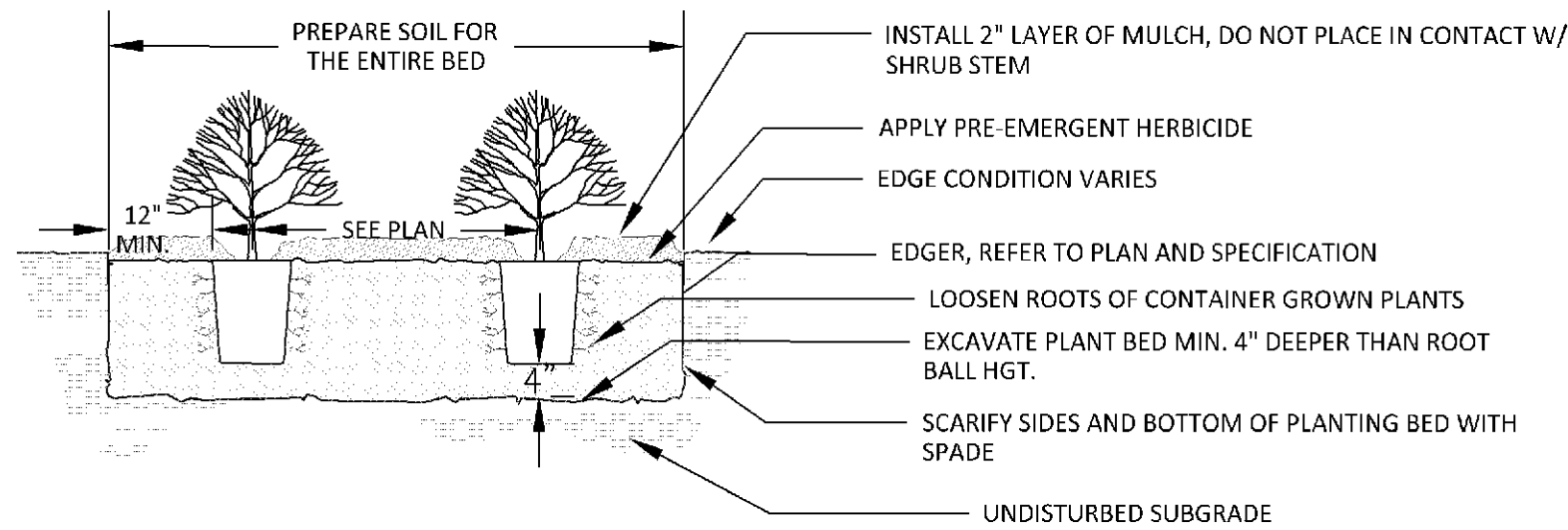
L2.01

Project No. CHO20236.01

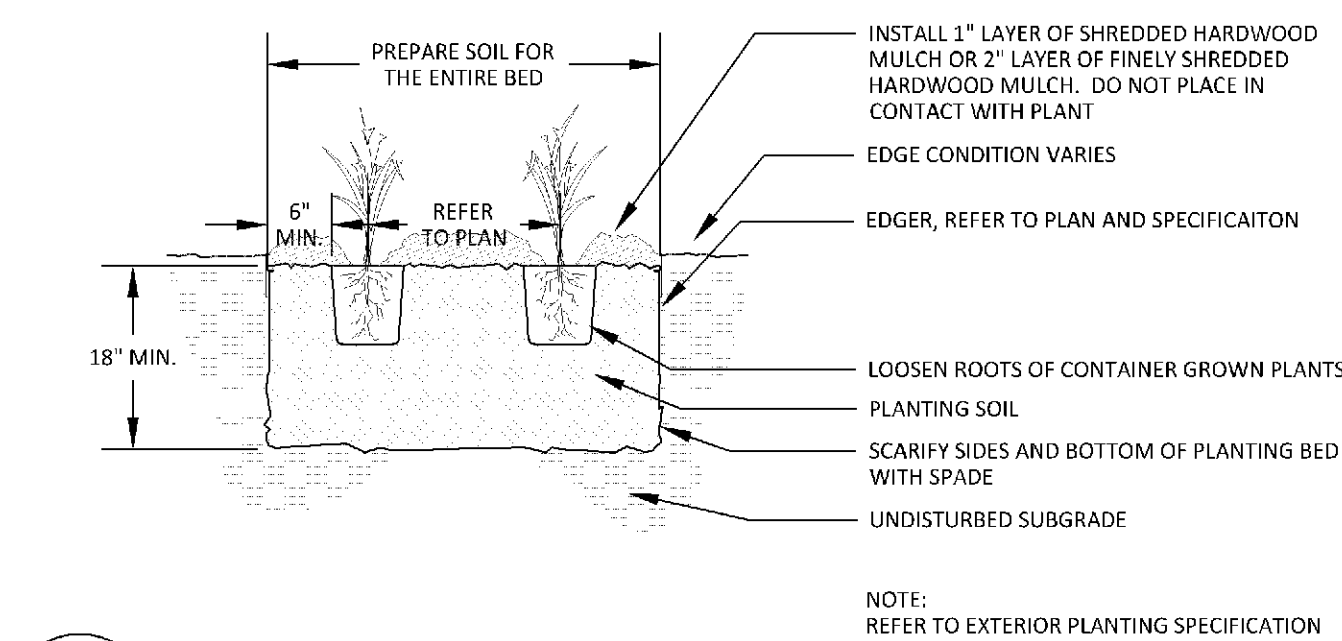
PLANTING DETAILS



1
L2.01
TREE PLANTING DETAIL
SCALE 1/2" = 1'-0"

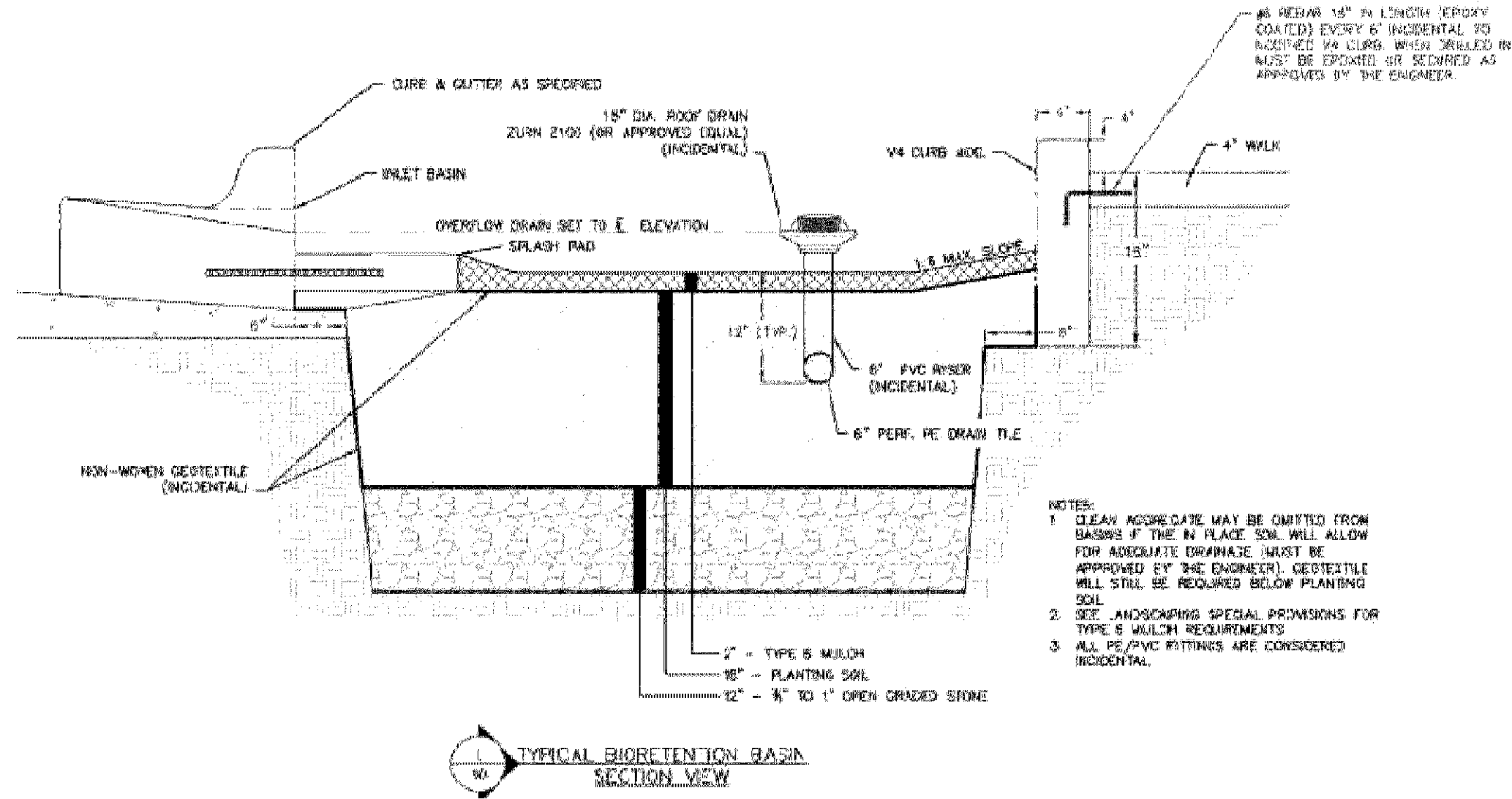


2
L2.01
SHRUB PLANTING DETAIL
SCALE 1/2" = 1'-0"



3
L2.01
PERENNIAL PLANTING DETAIL
SCALE 3/4" = 1'-0"

BIORETENTION BASIN DETAIL



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 CONTRACT SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES 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.

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 MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI Z60, 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 CONFORM 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-DESICCANT (WILTPRUF 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 OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 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 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTO-TILLING IT INTO THE TOP 12" OF SOIL.
- ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED 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.
- 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:
19.1. POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
19.2. DECIDUOUS B&B: 4/1 - 6/1; 9/21 - 11/1
19.3. EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
19.4. EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
19.5. TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
19.6. 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 DEFOOLIATES (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.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MNDOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

- ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 4" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 1/2" IN ANY DIMENSION.
- WHERE SOD ADJUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO. 25-121 (FORMERLY MNDOT 240) WILL BE PLACED AT THE RATE OF 70 POUNDS PER ACRE.
- ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
- ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

IRRIGATION NOTES:

- IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
- ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
- ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION, WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
- CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5" TYPE K SOURCE PIPE IS PROVIDED BY MECHANICAL.

Client

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23875 COMMERCE PARK DRIVE,
#140
BEACHWOOD, OH 44122

Project

CAMBRIA SUITES

Location

BLOOMINGTON, MN
8001 28TH AVENUE SOUTH

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: 09/08/2017

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Summary

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Approved: EWM Book / Page:
Phase: PERMIT Initial Issued: 09/08/2017

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01/19/2018			CITY COMMENTS

Sheet Title SITE PLAN

Sheet No. Revision C3.01

Project No. CHO20236.01

LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	HEAVY DUTY ASPHALT PAVING
EASEMENT	---	---	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
BUILDING	---	---	CONCRETE PAVING
RETAINING WALL	---	---	CONCRETE SIDEWALK
WETLAND LIMITS	---	---	
TREELINE	---	---	
SAWCUT LINE	---	---	
SIGN	---	---	
PIPE BOLLARD	---	---	
NUMBER OF PARKING STALLS PER ROW	XX	XX	
KEY NOTE	XX	XX	
LIGHT POLE	---	---	

DEVELOPMENT SUMMARY

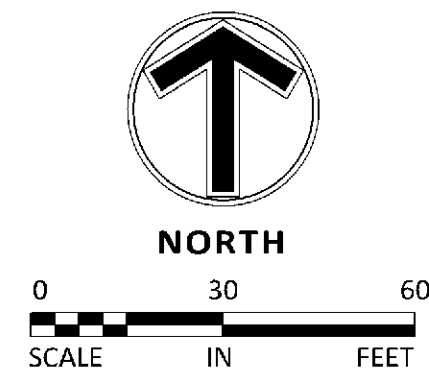
AREA			
TOTAL SITE AREA	173,411 SF	3.98 AC	100%
BUILDING AREA	25,094 SF	0.58 AC	14.5%
IMPERVIOUS AREA (NOT INCLUDING BUILDING)	104,365 SF	2.40 AC	60.2%
PERVIOUS AREA	43,952 SF	1.01 AC	25.3%
PARKING SETBACKS			
FRONT YARD			20 FEET
REAR YARD			5 FEET
SIDE YARD - NORTH			20 FEET
SIDE YARD - SOUTH			5 FEET
ZONING			CO1
EXISTING ZONING			LX
BUILDING REQUIREMENTS			
MINIMUM FLOOR AREA			10,000 SF
MAXIMUM BUILDING ELEVATION			890 FT
FRONT BUILDING SETBACK			15 FEET
PARKING REQUIREMENTS			
HOTEL			
1.1 SPACES PER ROOM PLUS 1 SPACE PER 1/3 CAPACITY OF BANQUET ROOM (1.1 X 170) + (1/3 X 80) + (1/3 X 72) + (1/3 X 101)			271 STALLS
FUTURE BUILDING			
1 SPACE PER 2.5 SEATS PLUS 1 SPACE PER 1/3 CAPACITY OF BANQUET ROOM (80/2.5)			32 STALLS
TOTAL PARKING REQUIRED (INCLUDES 7 ACCESSIBLE STALLS)			303 STALLS
TOTAL PARKING PROVIDED (INCLUDES 7 ACCESSIBLE STALLS)			250 STALLS
PROVIDED PARKING RATIO = 250/303=82.4%			

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.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 20' 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 LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
- ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMP (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 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. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
- "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO THE HIGH WATER LEVEL OF ALL PONDS.
- ALL PARKING STALLS TO BE PAINTED WITH WHITE STRIPING.
- 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.
- TEMPORARY STREET SIGNS, LIGHTING AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.

KEY NOTES

- BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
- B-612 CONCRETE CURB AND GUTTER
- B-618 CONCRETE CURB AND GUTTER
- TIP OUT CURB SECTION
- CONCRETE APRON
- FLAT CURB SECTION (SEE DETAIL 02, SHEET C7.02)
- NOT USED
- ACCESSIBLE RAMP (SEE DETAIL, SHEET C7.01)
- ONE WAY SIGN (MMUTCD R6-2R)
- ACCESSIBLE PARKING SIGN (SEE DETAIL 01, SHEET C7.02)
- BIKE RACKS
- CURB TRANSITION
- GREASE TRAP (SEE MEP PLANS)
- CONCRETE SIDEWALK
- TAPER CURB TO MATCH EXISTING DEPTH AND THICKNESS
- STOP SIGN (MMUTCD R1-1) WITH STOP BAR
- ONE WAY SIGN (MMUTCD R6-1R)
- REMOVE EXISTING CENTER MEDIAN ISLAND. FURNISH AND INSTALL CLASS 5 AGGREGATE BASE & BITUMINOUS PAVEMENT TO MATCH EXISTING ROADWAY SECTION.
- TRANSFORMER PAD (SIZE TO BE DETERMINED)
- 2" CURB CUT (SEE DETAIL, SHEET C7.01)



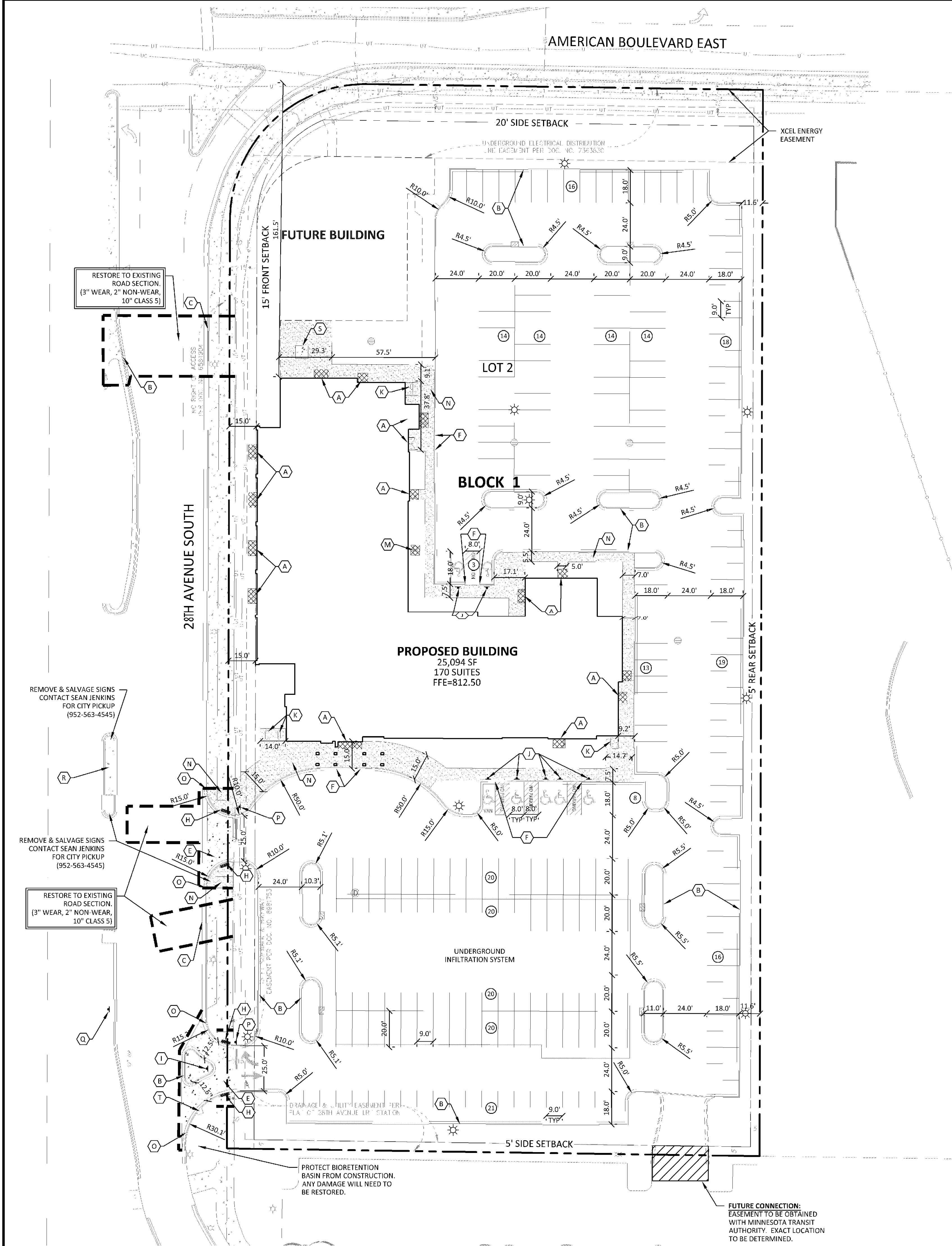
CITY OF BLOOMINGTON NOTES

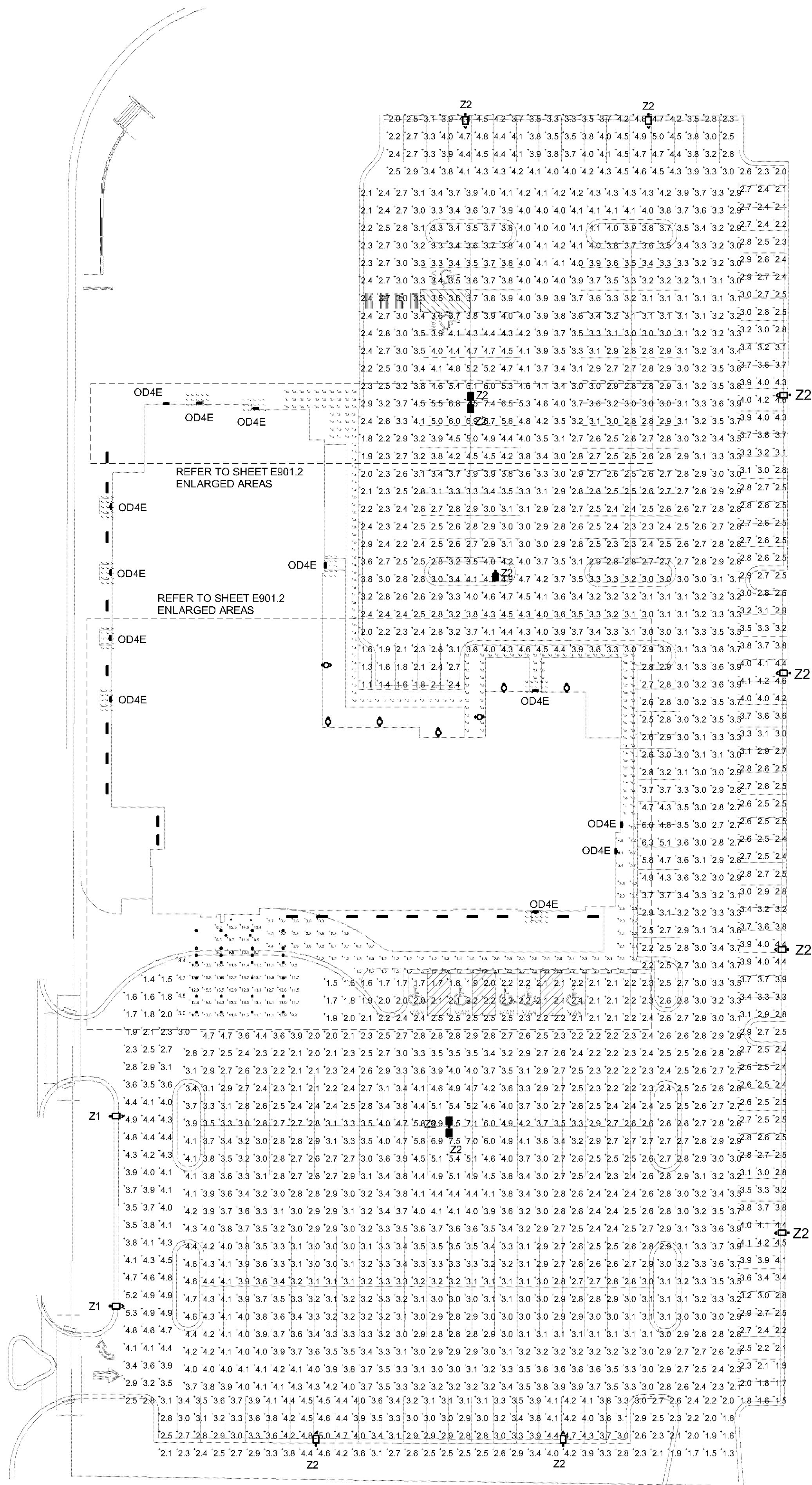
- ALL PARKING STALLS TO BE PAINTED WITH WHITE STRIPING.
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- ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED.
- STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- TEMPORARY STREET SIGNS, LIGHTING AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.
- FURNISH A CONSTRUCTION TRAFFIC CONTROL PLAN. PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE ISSUANCE OF PERMITS.
- CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT APPLICATION FOR OBSTRUCTIONS AND CONCRETE WORK WITHIN RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT SEAN JENKINS AT 952-563-4545 OR SJENKINS@BLOOMINGTONMN.GOV FOR PERMIT APPLICATION AND FOR FEE INFORMATION.
- RESTORE CITY STREET BY COMPLYING WITH THE CITY STREET IMPROVEMENT POLICY

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASEE/C 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 CONTACTING THE NOTIFICATION CENTER (BOPHE STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED 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 IMPROVEMENTS SHOWN ON THE PLANS.





SITE PHOTOMETRIC PLAN

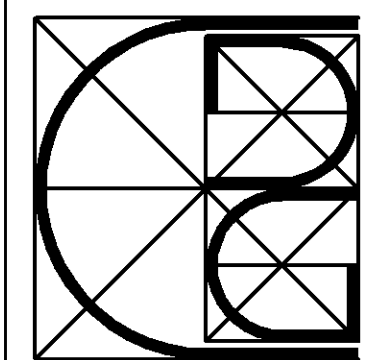
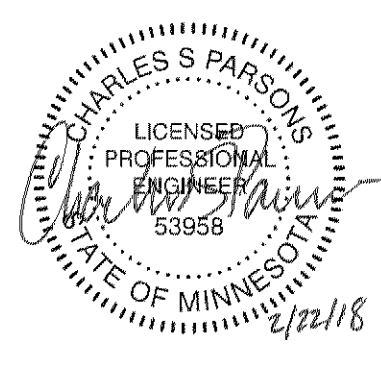
SCALE: 1" = 30'-0"

GRAPHIC SCALE: 1" = 30'-0"



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	20	F164-D255-H-02-1-00-0-00-00	EXTRUDED SEMI-SPECULAR METAL REFLECTOR WITH DIFFUSE METAL END PLATES, EXTRUDED WHITE PAINTED METAL BALLAST COVER, EXTRUDED CLEAR PLASTIC LENS, EXTRUDED WHITE PAINTED METAL FORWARD VISOR WITH FABRICATED WHITE PAINTED METAL END PLATES.	TWO 54-WATT T-5 SYLVANIA FP54/835/HO LINEAR FLUORESCENTS.	OF2_58132_4'.IES	5000	0.81	120
	Z1	10	DSX2 LED P5 40K T4M MVOLT	DSX2 LED P5 40K T4M MVOLT with houseside shield, MOUNTED ON A 30 FOOT POLE AND 2'-6" CONCRETE BASE.	LED	DSX2_LED_P5_40K_T4M_MVOLT.ies	Absolute	0.81	321
	Z2	5	DSX2 LED P5 40K T4M MVOLT HS	DSX2 LED P5 40K T4M MVOLT with houseside shield, MOUNTED ON A 30 FOOT POLE AND 2'-6" CONCRETE BASE.	LED	DSX2_LED_P5_40K_T4M_MVOLT_HS.ies	Absolute	0.81	321
	OD4E	12	DSXW1 LED 10C 1000 30K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 1000mA.	LED	DSXW1_LED_10C_1000_30K_T4M_MVOLT.ies	Absolute	0.81	38.8
	OD5	18	SY600-L1W181-R60	(1) Bridgelux BXRC-40E4000-F Round LED Array) White 18W SSL c/w Thomas Research Driver LED40W-036-C1050-M-D @ 120.00V	LED	SY600-L1W181-R60.ies	Absolute	0.81	18.5
	OD6	12	PDX4 9LED WHT30K MVOLT FLC SP	5"DIA. X 8-1/8"H. PARADOX SERIES IN-GRADE LED WITH SPOT DISTRIBUTION TEMPERED CLEAR FLAT BOROSILICATE GLASS LENS	LED	PDX4_9LED_WHT30K_MVOLT_FLC_SP.ies	Absolute	0.81	10.06
	OD8	2	SY310-L1W111-R40	Syriss	(1) Bridgelux BXRC-40E4000F Round LED Array) White 13W SSL c/w Thomas Research Driver LED20-057-C0350-D @ 120.00V	SY310-L1W111-R40.ies	Absolute	0.81	12.71
	OD10	7	L7713A	L7713A F&P Wall 7W LED 3000K sym	F&P Wall Led 100%	OD10 F+P-W_7W_LED_3000K.ies	352	0.50	7.12



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Graphic Design
Interior Design

BLOOMINGTON, MN
28TH AVE SOUTH & AMERICAN AVE

CAMBRIA
hotels & suites

**ELECTRICAL
SITE PLAN**

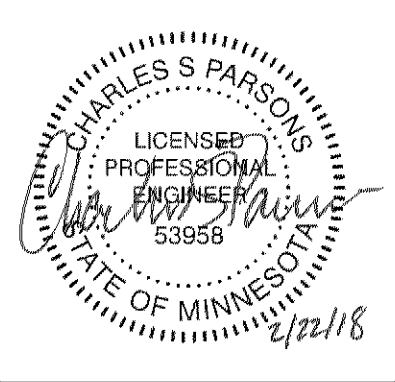
**PHOTOMETRY
81 LLF**

E901.1

2017.10.01

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EMAIL: sparsonsstadelman.net

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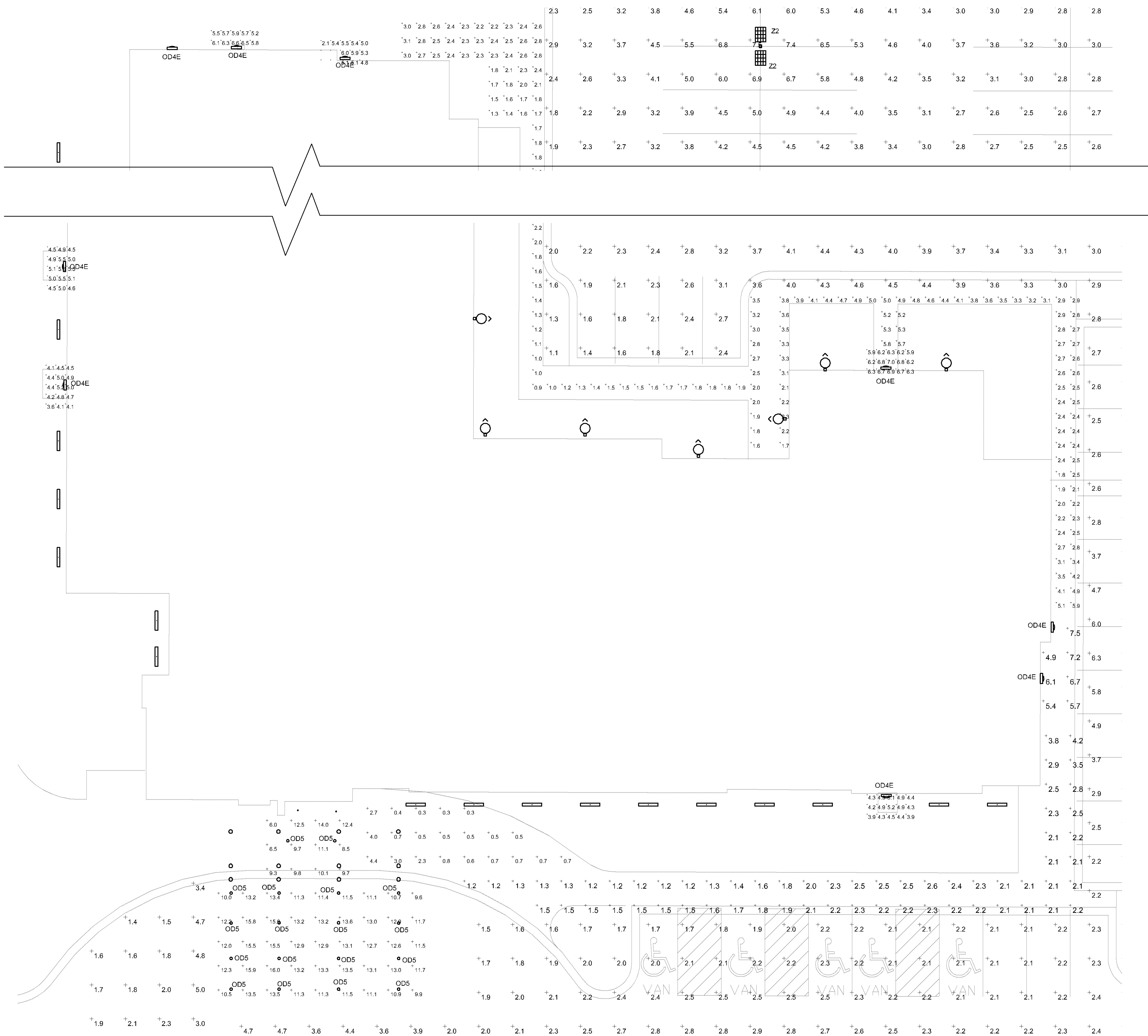
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28TH AVE SOUTH & AMERICAN AVE

ELECTRICAL
SITE PLAN

PHOTOMETRY
81 LLF

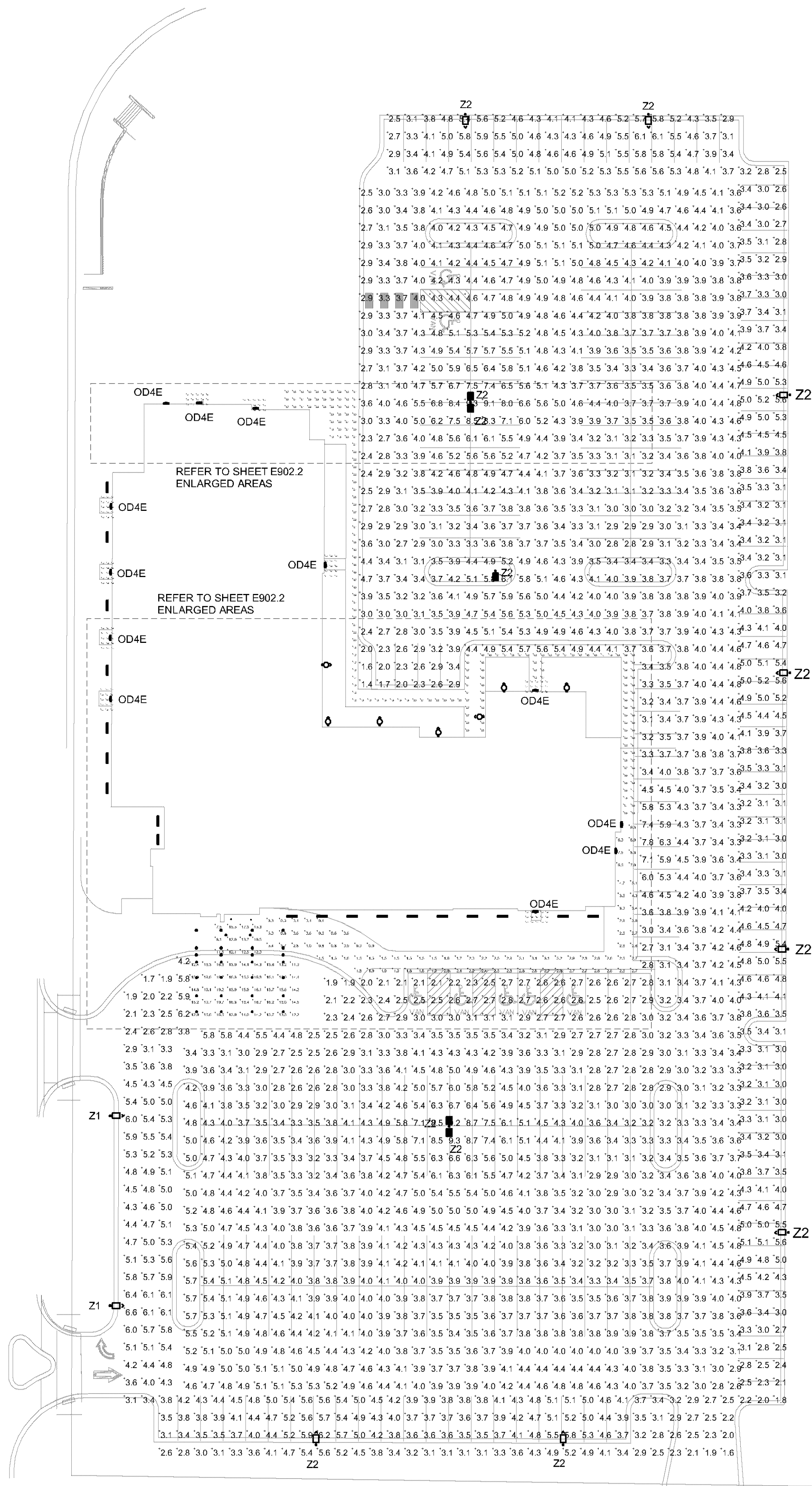
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**ENLARGED
PHOTOMETRIC AREAS**
SCALE: 1" = 10'-0"

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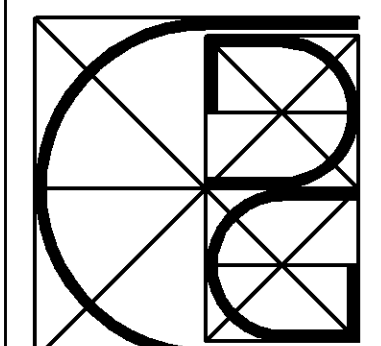
SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE: 1" = 30'-0"



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	Z1	10	DSX2 LED P5 40K T4M MVOLT	DSX2 LED P5 40K T4M MVOLT	LED	DSX2_LED_P5_40K_T4M_MVOLT.ies	Absolute	1.00	321
	OD5	18	SY600-L1W18r1-R60	(1) Bridgelux BXRC-40E4000-F Round LED Array) White 18W SSL c/w Thomas Research Driver LED40W-036-C1050-M-D @ 120.00V		SY600-L1W18r1-R60.ies	Absolute	1.00	18.5
	OD8	2	SY310-L1W11r-R40	Syrinx		SY310-L1W11r-R40.ies	Absolute	1.00	12.71
	OD10	7	L7713A	L7713A F&P Wall 7W LED 3000K sym	F&P Wall Led 100%	OD10_F&P-Wall 7W LED_3000K.ies	352	1.00	7.12
	OD6	12	PDX4 9LED WHIT30K MVOLT FLC SP	9'DIA. X 8-1/8" PARADOX SERIES IN-GRADE LED WITH SPOT DISTRIBUTION TEMPERED CLEAR FLAT BOROSILICATE GLASS LENS	LED	PDX4_9LED_WHIT30K_MVOLT_FLCLC_SP.ies	Absolute	1.00	10.06
	A	20	F164-D255-H-021-00-0-00-00	EXTRUDED SEMI-SPECULAR METAL REFLECTOR WITH DIFFUSE METAL END PLATES, EXTRUDED WHITE PAINTED METAL BALLAST COVER, EXTRUDED CLEAR PLASTIC LENS, EXTRUDED WHITE PAINTED METAL FORWARD VISOR WITH FABRICATED WHITE PAINTED METAL END PLATES.	TWO 54-WATT T-5 SYLVANIA FP54/835/HO LINEAR FLUORESCENTS.	OP2 58132_4.ies	5000	1.00	120
	OD4E	12	DSXW1 LED 10C 1000 30K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES TYPE T4M OPTIC, 3000K, @ 1000ma.	LED	DSXW1_LED_10C_1000_30K_T4M_MVOLT.ies	Absolute	1.00	38.8
	Z2	5	DSX2 LED P5 40K T4M MVOLT HS	DSX2 LED P5 40K T4M MVOLT with houseside shield	LED	DSX2_LED_P5_40K_T4M_MVOLT_HS.ies	Absolute	1.00	321
	Z3	0	DSX2 LED P8 40K TSW MVOLT	DSX2 LED P8 40K TSW MVOLT	LED	DSX2_LED_P8_40K_TSW_MVOLT.ies	Absolute	1.00	431
	Z4	0	DSX2 LED P8 40K TFTM MVOLT	DSX2 LED P8 40K TFTM MVOLT	LED	DSX2_LED_P8_40K_TFTM_MVOLT.ies	Absolute	1.00	431



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**ELECTRICAL
SITE PLAN**

**PHOTOMETRY
1.0 LLF**

E902.1

2017.10.01

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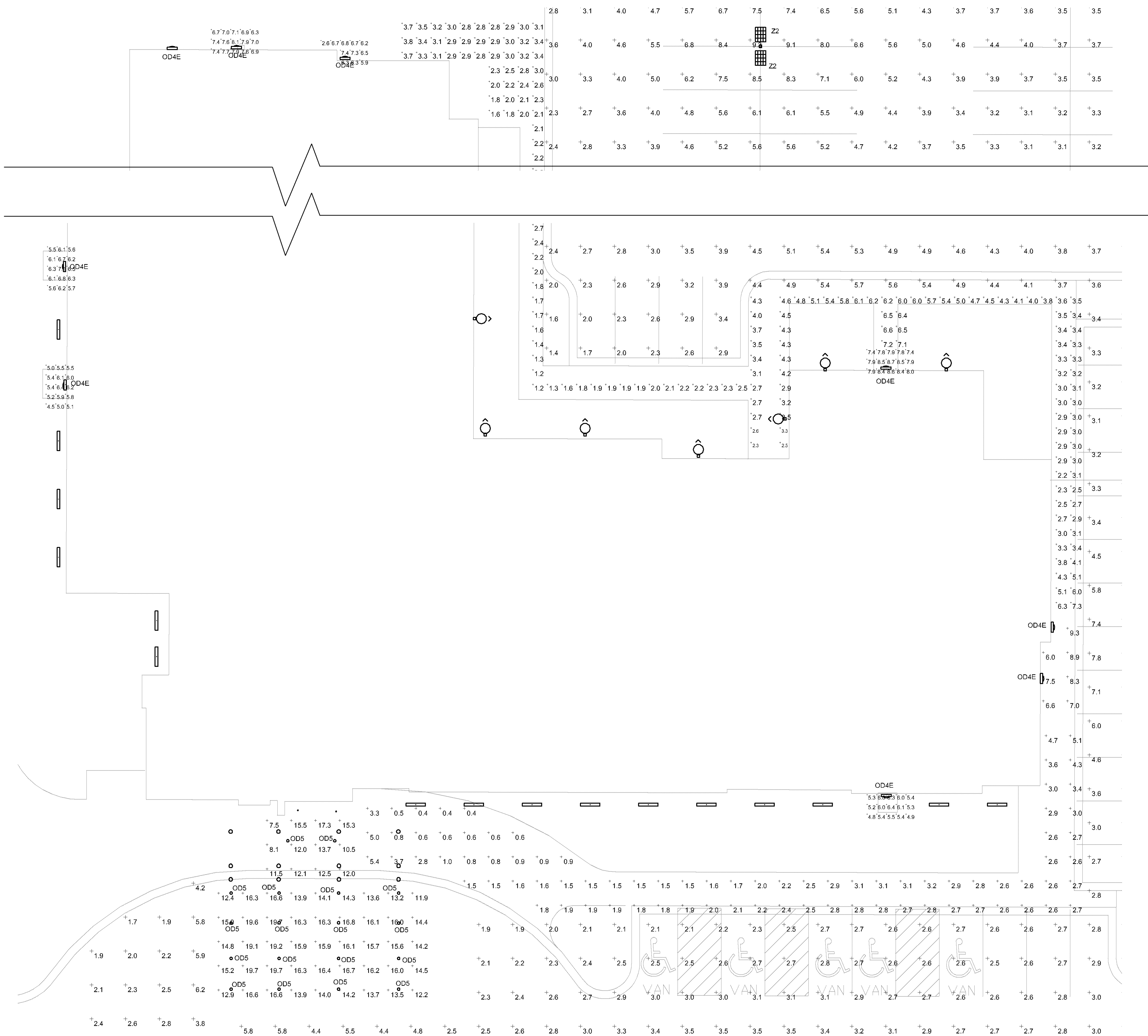
BLOOMINGTON, MN
28TH AVE SOUTH & AMERICAN AVE

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PHOTOMETRY
1.0 LLF

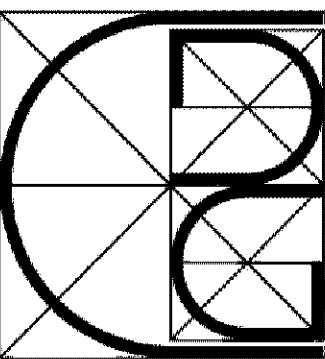
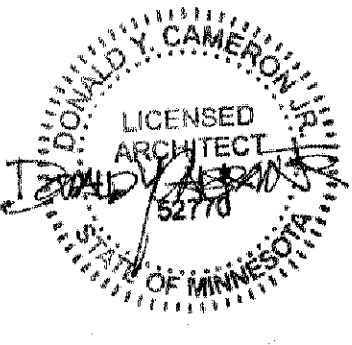
E902.2

2017.10.01
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**ENLARGED
PHOTOMETRIC AREAS**
SCALE: 1" = 10'-0"

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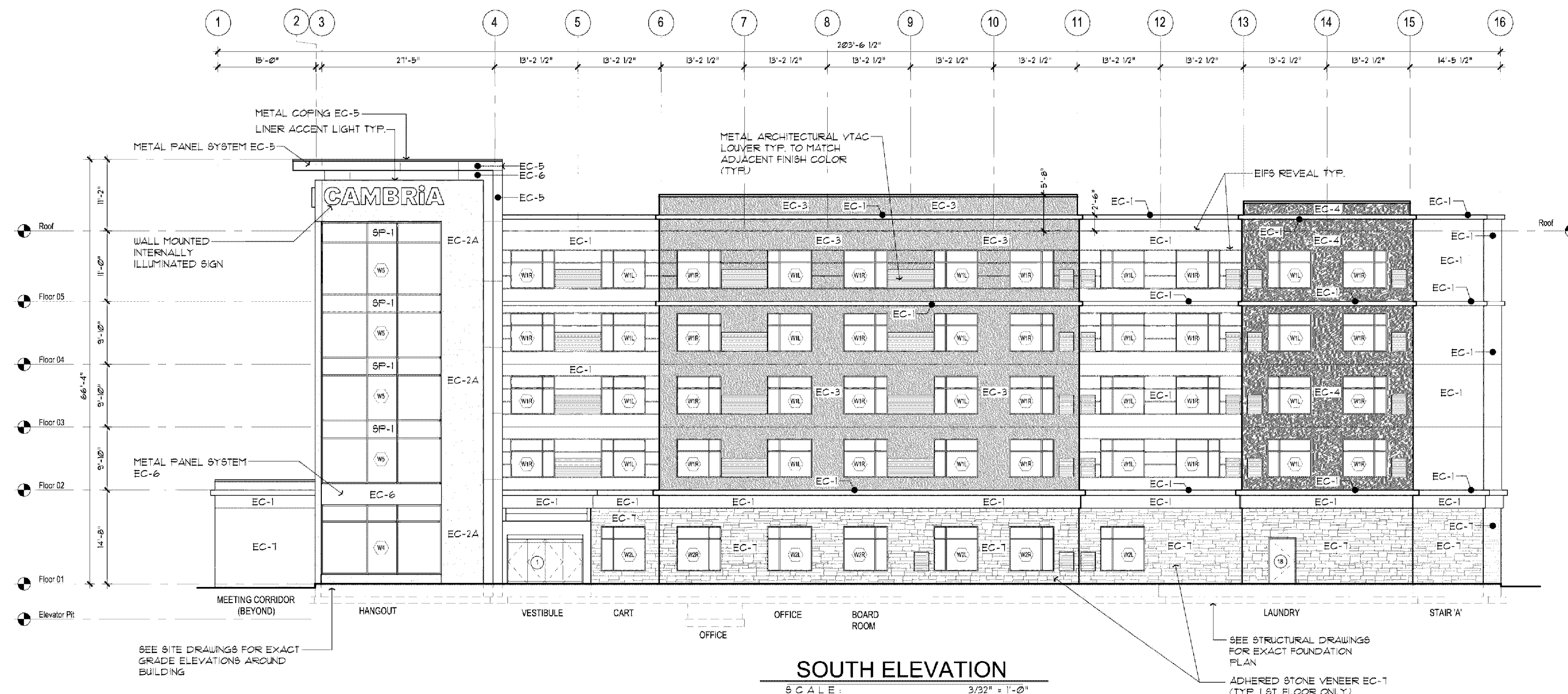
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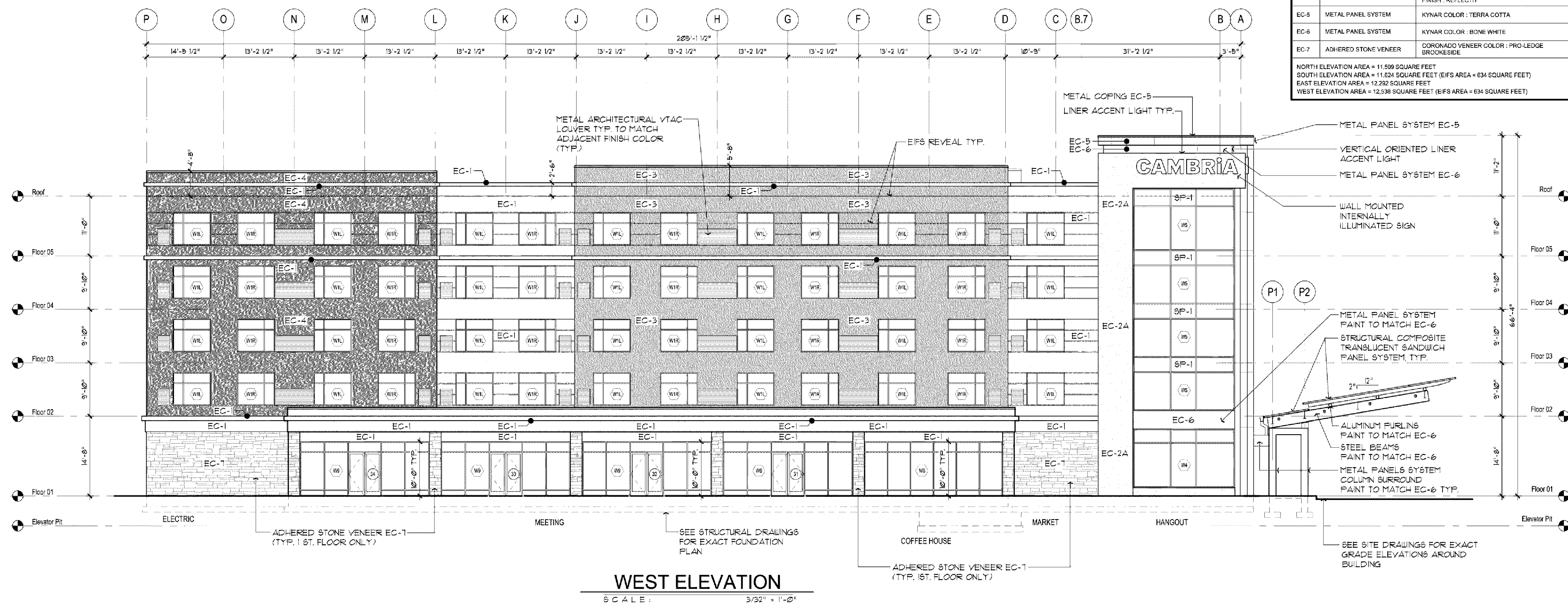
**SOUTH &
WEST
EXTERIOR
ELEVATIONS**

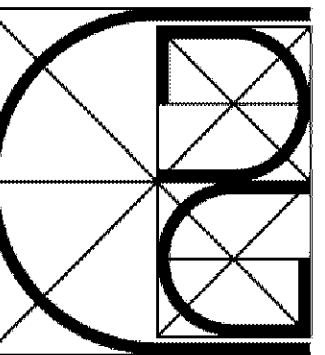
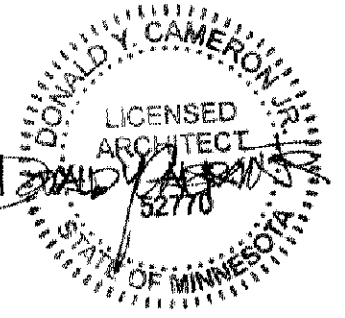
A-7
01-03-18



EXTERIOR FINISH MATERIAL LEGEND			
TAG #	MATERIAL	COLOR	POCHE KEY
EC-1	STUCCO	STUCCO COLOR: #101 SUPER WHITE FINISH: SANDESBLE FINE	
EC-2	STUCCO	STUCCO COLOR: #627a TWILIGHT GRAY FINISH: REFLECTIT	
EC-2A	EIFS (EXCLUDE TOTAL EIFS AREA = 1500)	EIFS COLOR: #627a TWILIGHT GRAY FINISH: REFLECTIT	
EC-3	STUCCO	STUCCO COLOR: #620 PEWTER FINISH: REFLECTIT	
EC-4	STUCCO	STUCCO COLOR: #634a GRANITE GRAY FINISH: REFLECTIT	
EC-5	METAL PANEL SYSTEM	KYNAR COLOR: TERRA COTTA	
EC-6	METAL PANEL SYSTEM	KYNAR COLOR: BONE WHITE	
EC-7	ADHERED STONE VENEER	CORONADO VENEER COLOR: PRO-LEDGE BROOKSIDE	

NORTH ELEVATION AREA = 11,599 SQUARE FEET
SOUTH ELEVATION AREA = 11,634 SQUARE FEET (EIFS AREA = 634 SQUARE FEET)
EAST ELEVATION AREA = 12,282 SQUARE FEET
WEST ELEVATION AREA = 12,538 SQUARE FEET (EIFS AREA = 634 SQUARE FEET)





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**NORTH &
EAST
EXTERIOR
ELEVATIONS**

A-8

01-03-18

