

EXISTING DESCRIPTION

Lot 1, Block 1, INTERNATIONAL AIRPORT PARK ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.
 TOGETHER WITH
 Outlot A, INTERNATIONAL AIRPORT PARK 3RD ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

PROPOSED DESCRIPTION

Lot 1, Block 1, INTERNATIONAL AIRPORT PARK 6TH ADDITION, Hennepin County, Minnesota.

PROPERTY SUMMARY

- Subject property's addresses and property identification numbers are:
 Lot 1, Block 1: 7901 34th Ave S 06-027-23-21-0003
 Outlot A: 3500 American Blvd E 06-027-23-21-0008
- The gross area of the subject property, and area of proposed Lot 1, is 6.775 Acres or 295,138 Square Feet.
- The subject property is zoned MX-R, High Intensity Mixed Use with Residential, per City of Bloomington zoning map dated 01/24/2017. Per city code of the City of Bloomington, requirements for properties zoned MX-R are as follows:
 Minimum Building Setbacks:
 Front: None (must not encroach into public easements)
 Side: 10 feet, or none if separating two lots on the same site.
 Maximum Building Height: Limited by Minneapolis-St. Paul International Airport zoning ordinance
 Minimum Floor Area Ratio: 1.5
 Maximum Floor Area Ratio: 2.0 (may be increased through bonus provisions)
 Minimum Site Area: 120,000 Square Feet
- Maximum construction height without an Airport Zoning Permit (measured from the lower of curb level or natural grade 10 feet away from front center of structure) is 150.00 feet, per Minneapolis-St. Paul International Airport Zoning Ordinance (adopted 04/29/1984, amended 04/29/2004), Plate MCH-21. Subject property is in Airport Safety Zone C, per said zoning ordinance, Plat S2-21.

SURVEY NOTES

- The bearing system for this survey is based on the east line of Lot 1, Block 1, INTERNATIONAL AIRPORT PARK ADDITION having an assumed bearing of South 00 degrees 23 minutes 10 seconds East.
- A Gopher State One Call (GSOC) request was placed on 01/27/2017, under Ticket Number 170270554 for utility locates on this site. The underground utility locations, shown herein, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown herein, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown herein, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216 D contact Gopher State One Call at (651-454-0002) prior to any excavation.
- Field work was completed on 02/13/2017.
- The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.

BENCHMARKS

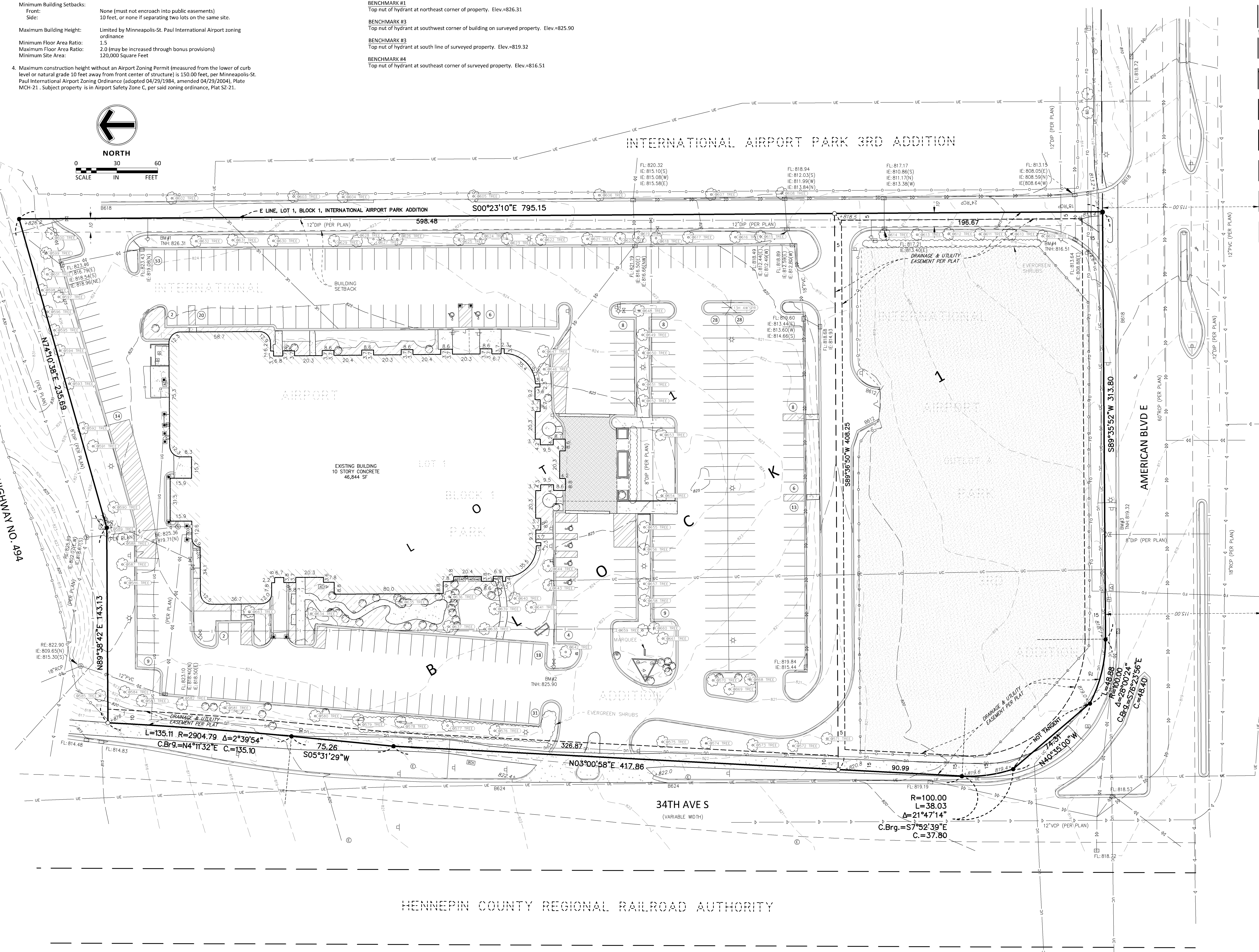
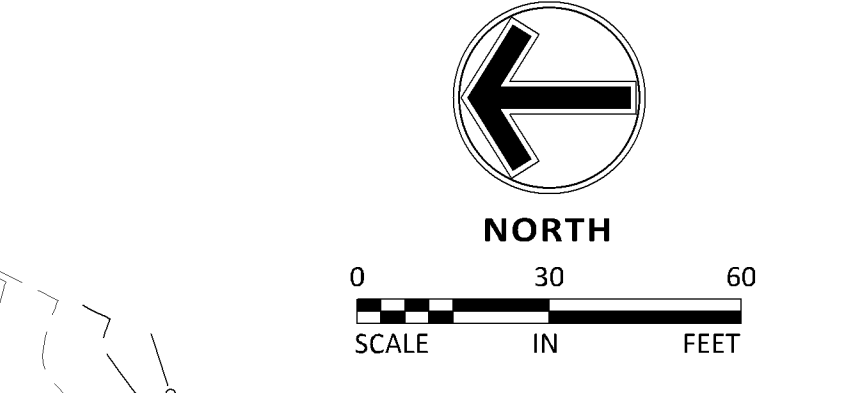
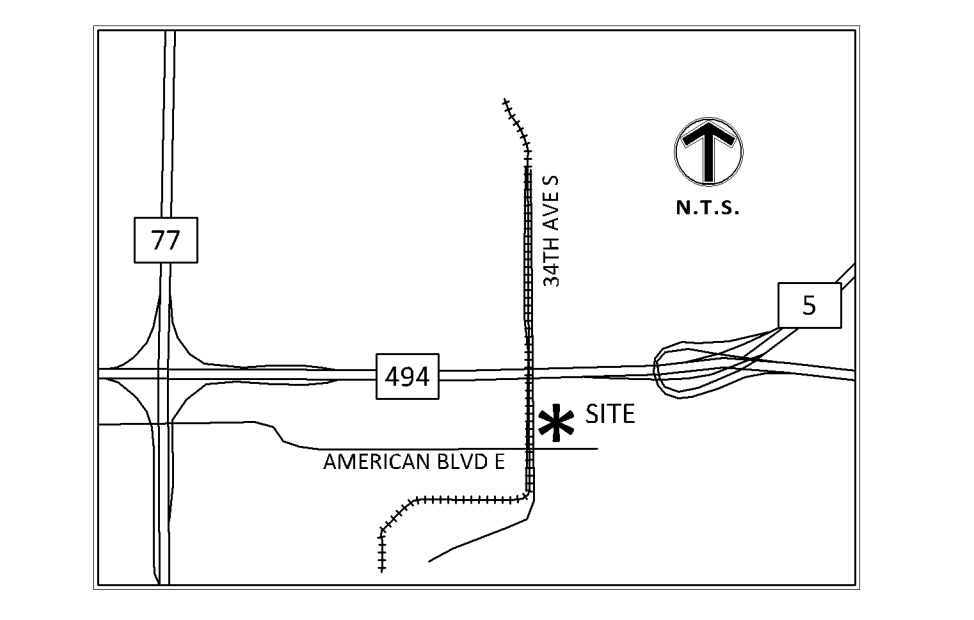
- The vertical datum is based on NAVD83. The originating bench marks are BERM and 2785 AV, both referenced from the MDOT Geodetic Database.
 BENCHMARK #1
 Top nut of hydrant at northeast corner of property. Elev = 826.31
 BENCHMARK #3
 Top nut of hydrant at southwest corner of building on surveyed property. Elev = 825.90
 BENCHMARK #3
 Top nut of hydrant at south line of surveyed property. Elev = 819.32
 BENCHMARK #4
 Top nut of hydrant at southeast corner of surveyed property. Elev = 816.51

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LEGEND

- FOUND MONUMENT
- SET MONUMENT
- MARKED US 23729
- GATE VALVE / HYDRANT
- SANITARY MANHOLE
- CLEAN OUT
- STORM MANHOLE
- STORM CATCH BASIN
- TRANSFORMER
- LIGHT
- GROUND LIGHT
- GUARD POST
- SIGN
- GAS METER
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- FLAG POLE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- UNDERLYING / ADJACENT LOT
- TIE LINE
- SECTION LINE
- DEED DISTANCE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- RETAINING WALL
- SPOT ELEVATION
- CONTOUR
- EASEMENT LINE
- SETBACK LINE
- TREE LINE
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- BRICK PAVEMENT SURFACE
- LANDSCAPE MULCH SURFACE
- GRAVEL SURFACE
- NO PARKING SURFACE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- REGULAR PARKING
- STALL COUNT

VICINITY MAP



Tree Tag List		
Tree Number	Size	Tree Name
568	4	Spruce - Colorado (Picea pungens)
569	4	Spruce - Colorado (Picea pungens)
570	4	Spruce - Colorado (Picea pungens)
571	15	Pine - Red (Pinus resinosa)
572	13	Locust - Honey (Robinia pseudoacacia)
573	9	Locust - Honey (Robinia pseudoacacia)
574	9	Locust - Honey (Robinia pseudoacacia)
575	9	Locust - Honey (Robinia pseudoacacia)
576	12	Locust - Honey (Robinia pseudoacacia)
577	12	Locust - Honey (Robinia pseudoacacia)
578	12	Locust - Honey (Robinia pseudoacacia)
579	13	Locust - Honey (Robinia pseudoacacia)
580	14	Locust - Honey (Robinia pseudoacacia)
581	21	Locust - Honey (Robinia pseudoacacia)
582	20	Locust - Honey (Robinia pseudoacacia)
583	24	Pine - Red (Pinus resinosa)
584	13	Pine - Red (Pinus resinosa)
585	16	Pine - Red (Pinus resinosa)
586	11	Pine - Red (Pinus resinosa)
587	12	Pine - Red (Pinus resinosa)
588	12	Pine - Red (Pinus resinosa)
589	14	Pine - Red (Pinus resinosa)
590	29	Basewood (Tilia americana)
591	11	Crab Apple (Malus spp.)
592	13	Crab Apple (Malus spp.)
593	22	Ash - Green (Fraxinus pennsylvanica)
594	13	Pine - Red (Pinus resinosa)
595	12	Pine - Red (Pinus resinosa)
596	12	Pine - Red (Pinus resinosa)
597	15	Pine - Red (Pinus resinosa)
598	13	Pine - Red (Pinus resinosa)
599	14	Pine - Red (Pinus resinosa)
600	13	Pine - Red (Pinus resinosa)
601	20	Basewood (Tilia americana)
602	6	Aspen - Quaking (Populus tremuloides)
603	5	Aspen - Quaking (Populus tremuloides)
604	6	Aspen - Quaking (Populus tremuloides)
605	10	Aspen - Quaking (Populus tremuloides)
606	6	Aspen - Quaking (Populus tremuloides)
607	4	Aspen - Quaking (Populus tremuloides)
608	7	Aspen - Quaking (Populus tremuloides)
609	5	Maple - Red (Acer rubrum)
610	5	Maple - Red (Acer rubrum)
611	5	Maple - Red (Acer rubrum)
612	6	Maple - Red (Acer rubrum)
613	6	Maple - Red (Acer rubrum)
614	5	Maple - Red (Acer rubrum)
615	13	Basewood (Tilia americana)
616	7	Maple - Red (Acer rubrum)
617	13	Ash - Green (Fraxinus pennsylvanica)
618	4	Crab Apple (Malus spp.)
619	14	Pine - Red (Pinus resinosa)
620	14	Pine - Red (Pinus resinosa)
621	14	Pine - Red (Pinus resinosa)
622	8	Crab Apple (Malus spp.)
623	15	Pine - Red (Pinus resinosa)
624	14	Basewood (Tilia americana)
625	13	Basewood (Tilia americana)
626	12	Pine - Red (Pinus resinosa)
627	10	Pine - Red (Pinus resinosa)
628	11	Pine - Red (Pinus resinosa)
629	11	Pine - Red (Pinus resinosa)
630	13	Ash - Green (Fraxinus pennsylvanica)
631	13	Ash - Green (Fraxinus pennsylvanica)
632	7	Maple - Amur (Acer glabrum)
633	21	Pine - Red (Pinus resinosa)
634	16	Ash - Green (Fraxinus pennsylvanica)
635	6	Spruce - Colorado (Picea pungens)
636	5	Spruce - Colorado (Picea pungens)
637	11	Locust - Honey (Robinia pseudoacacia)
638	11	Locust - Honey (Robinia pseudoacacia)
639	13	Pine - Red (Pinus resinosa)
640	16	Pine - Red (Pinus resinosa)
641	16	Pine - Red (Pinus resinosa)
642	6	Locust - Honey (Robinia pseudoacacia)
643	3	Crab Apple (Malus spp.)
644	3	Crab Apple (Malus spp.)
645	8	Crab Apple (Malus spp.)
646	7	Crab Apple (Malus spp.)
647	5	Crab Apple (Malus spp.)
648	19	Pine - Red (Pinus resinosa)
649	2	Maple - Amur (Acer glabrum)
650	4	Maple - Amur (Acer glabrum)
651	3	Maple - Amur (Acer glabrum)
652	3	Maple - Amur (Acer glabrum)
653	14	Basewood (Tilia americana)
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655	4	Maple - Amur (Acer glabrum)
656	4	Maple - Amur (Acer glabrum)
657	3	Maple - Amur (Acer glabrum)
658	3	Maple - Amur (Acer glabrum)
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661	10	Spruce - Colorado (Picea pungens)

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PREPARED UNDER THE SEAL OF EDWARD R. YOST.
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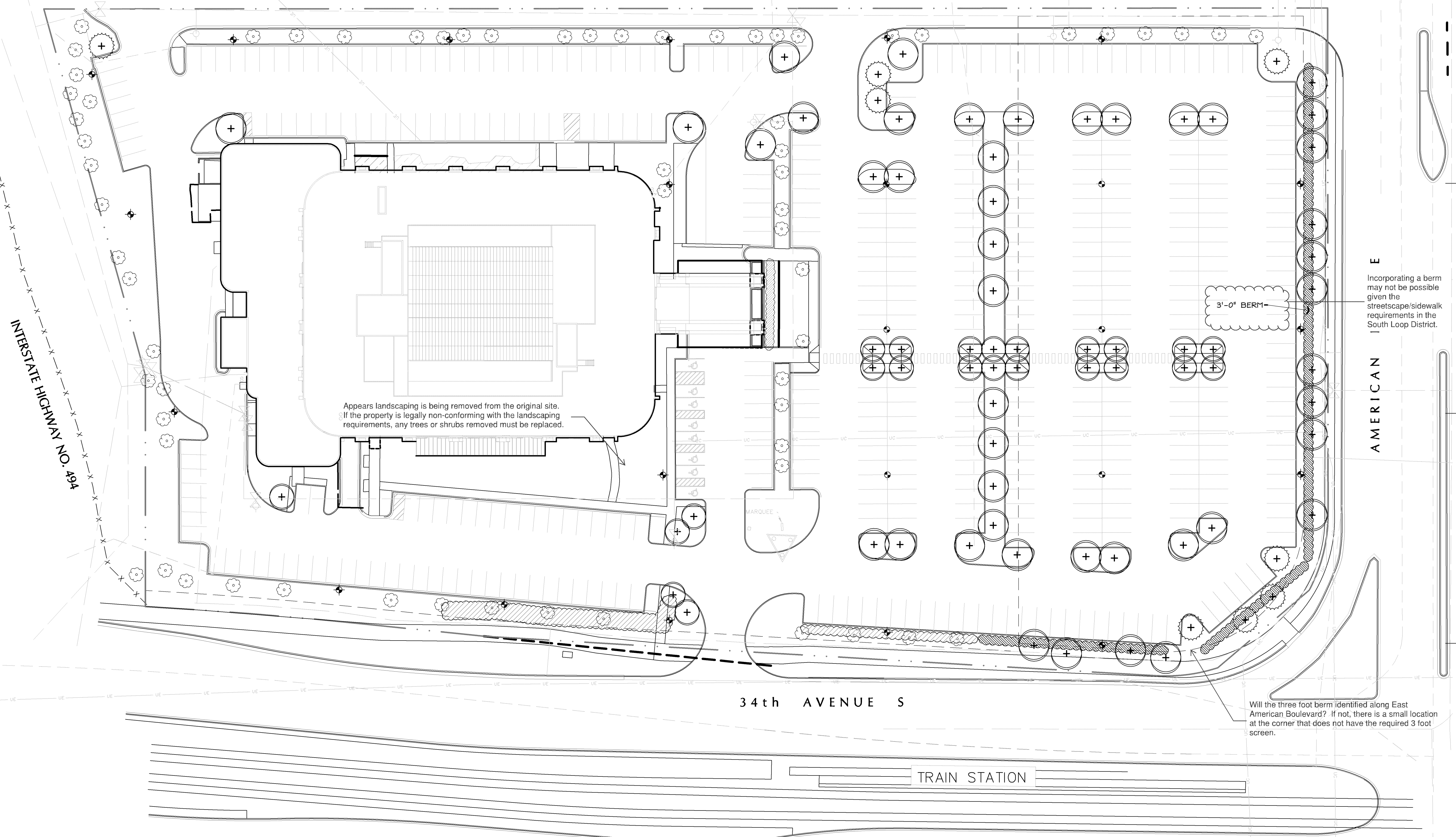


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REVISIONS:

PROJECT NO.: 16031
SHEET NO.: L101



A OVERALL LANDSCAPE PLAN
1" = 30'-0"

B LANDSCAPE NOTES

1. SCREENING - 10,800 SQUARE FEET / 2,500 = 4 REQUIRED TREES
2. PARKING LOT SCREENING - 540 LINEAR FEET OF EVERGREEN TREES AND BERMS.
3. LARGE TREES - MINIMUM 2 1/2" CALIPER
4. ORNAMENTAL TREES - MINIMUM 1 1/2" CALIPER.
5. EVERGREEN - MINIMUM HEIGHT 6'
6. PARKING LOT SCREENING WITH 2' TALL EVERGREEN SHRUBS.

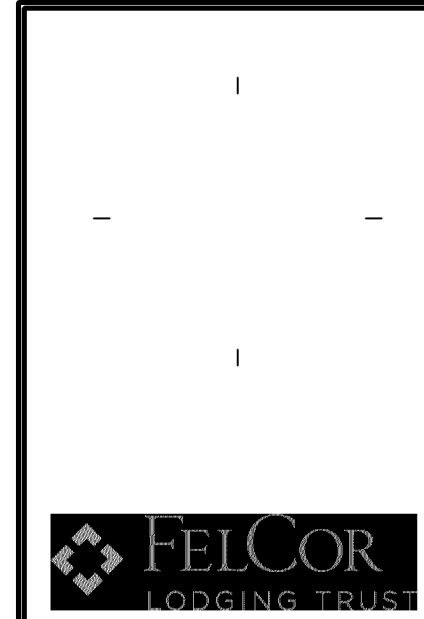
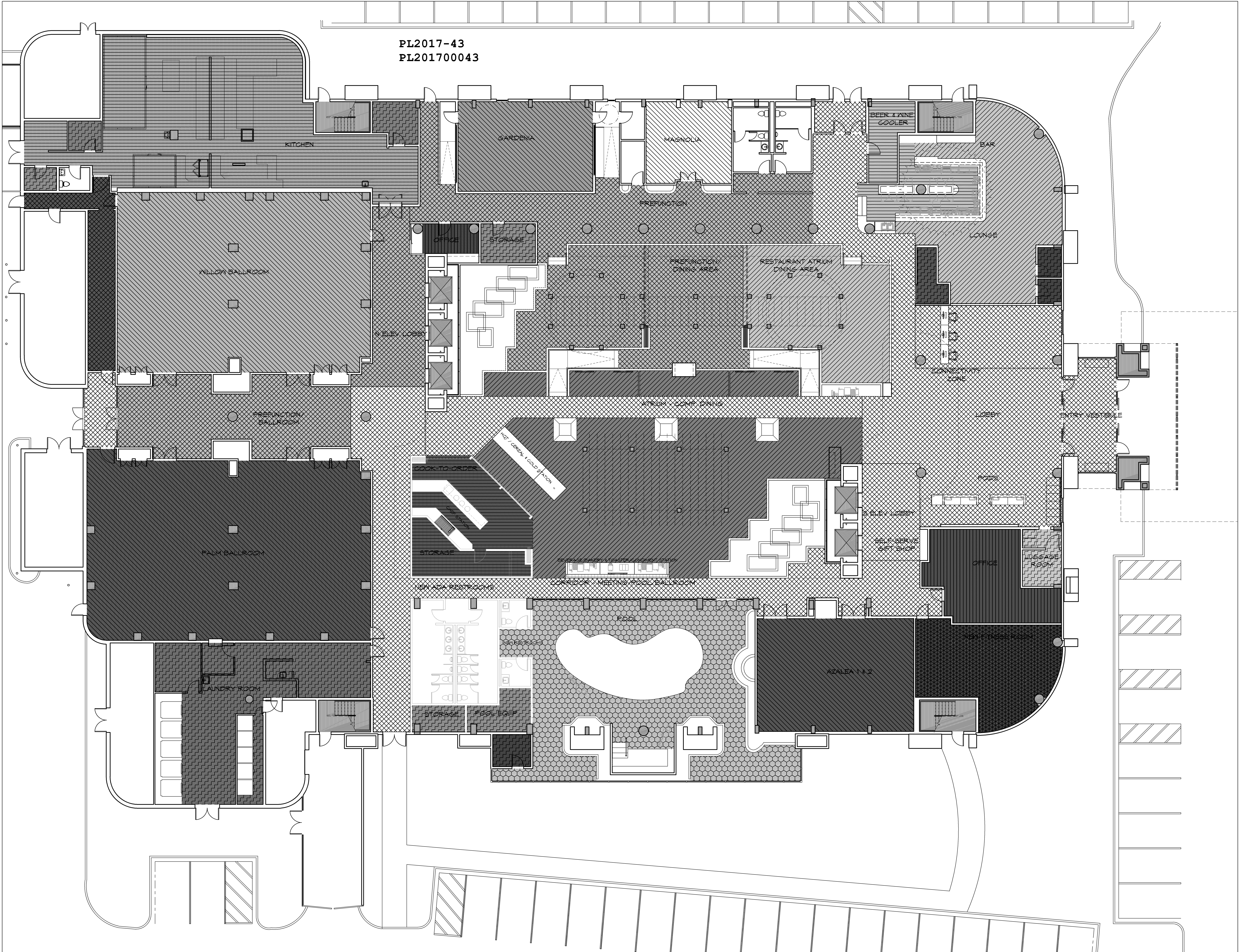
Proposed lot to be developed lot is 78,653 square feet and required 79 shrubs and 31 trees. (Section 19.52(c)(2))

Provide a landscaping table identifying the plant species, quantity, and planting size.

C LANDSCAPE LEGEND

- EXISTING DECIDUOUS OR EVERGREEN TREE
- EXISTING JUNIPER SHRUBS
- PROPOSED EVERGREEN TREE
- PROPOSED MEDIUM DECIDUOUS TREE
- PROPOSED LARGE DECIDUOUS TREE
- NEW JUNIPER PARKING LOT SCREENING SHRUBS

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PROJECT NO:	16031
SHEET NO:	G402

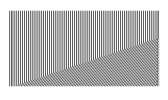
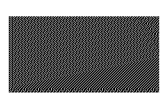
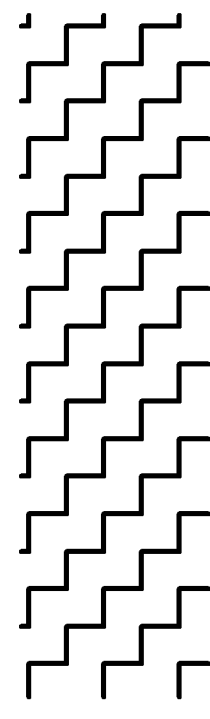

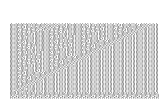
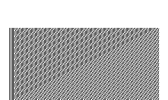
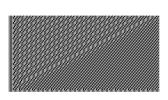

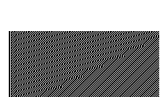

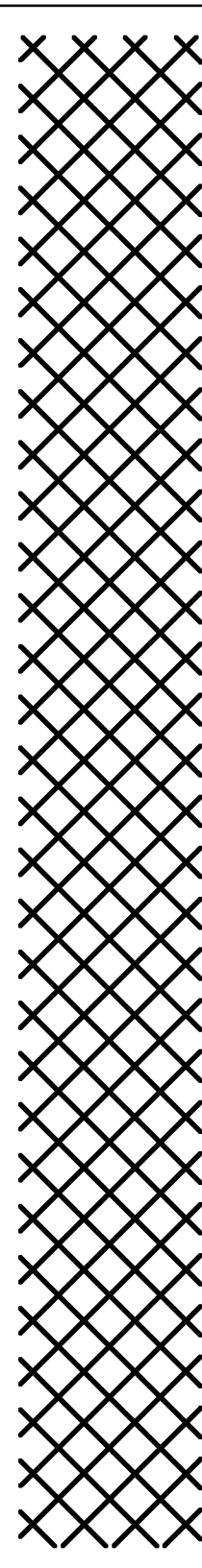
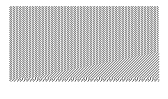
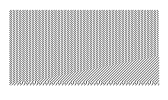
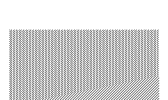

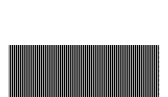




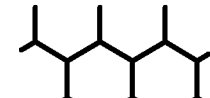


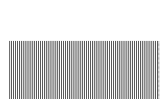
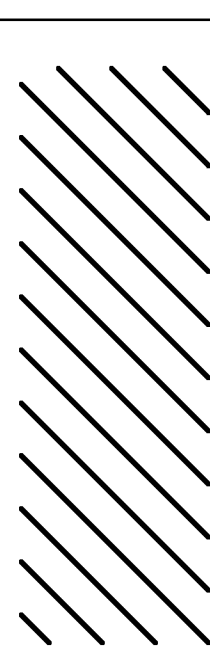

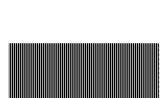
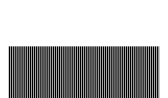
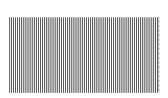
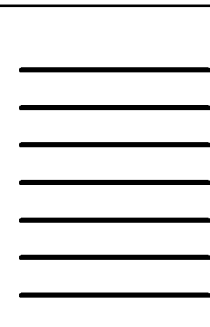




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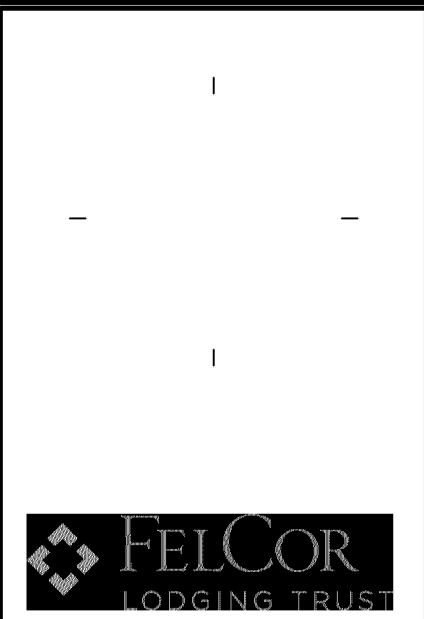
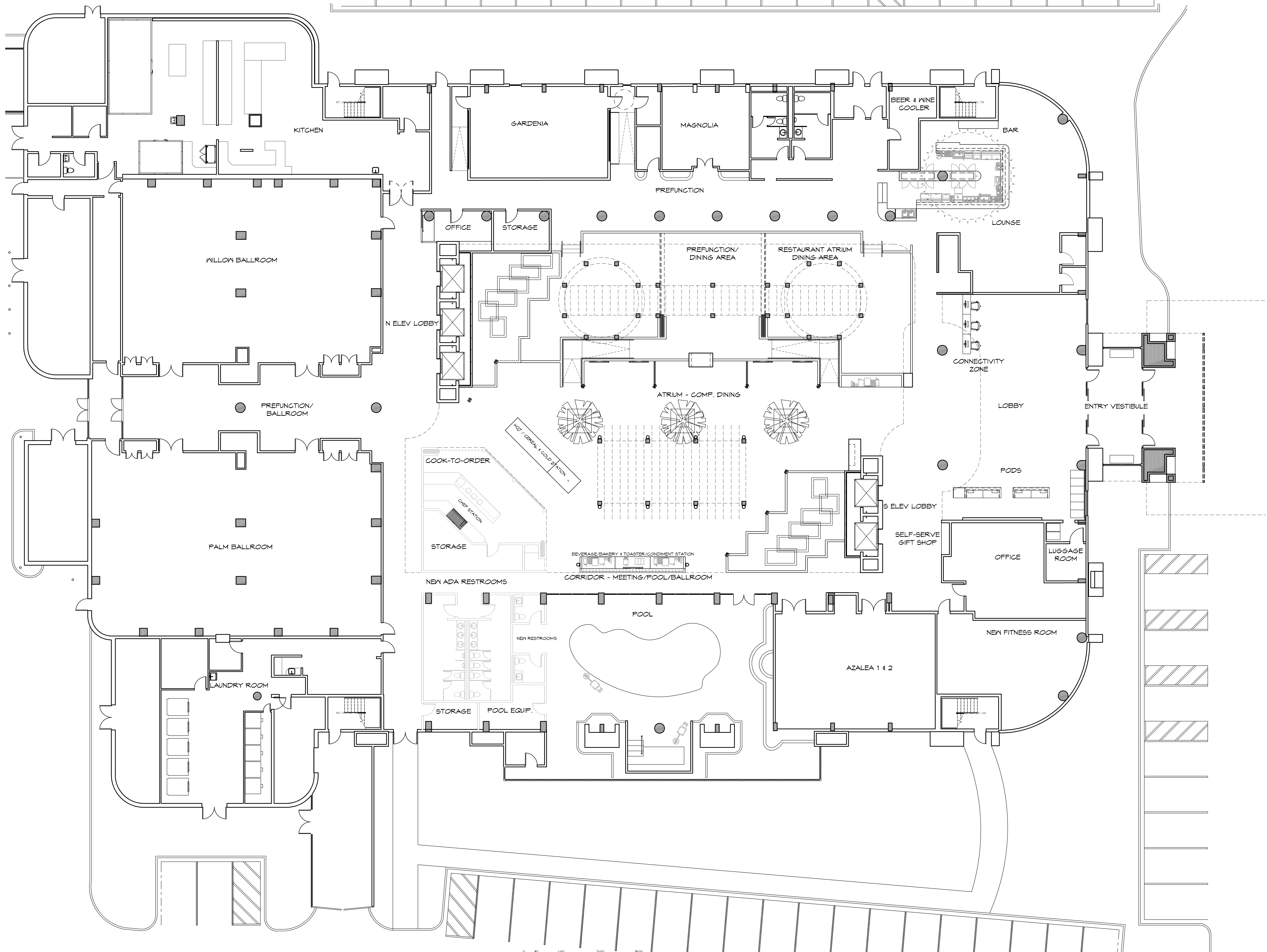
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**OVERALL NEW SQ FOOTAGE
 PLAN/ OCCUPANCY CHART
 OPTION 2**

The occupancy chart and drawing is very helpful for the main level. Are there any banquet or meeting facilities on other levels? Are floors 2 through 10 only guest rooms? How many guest rooms would there be with the seven new rooms?

ROOM NAME	ROOM SQFT	OCC. TYPE	OCC. SQFT TOTAL
 EXIT STAIRS & ELEVATOR	629		629
 ELECTRICAL ROOM	164		2,256
 CHEF'S OFFICE	180		
 VALET/LUGGAGE /STORAGE	144		
 STORAGE	430		
 LAUNDRY ROOM	1,250		
 FIRE ACCESS AREA	88		
 OFFICE	630		
 OFFICE	110		
ENTRY VESTIBULE	367		11,851
EAST VESTIBULE	103		
REAR VESTIBULE	152		
LOBBY	3,139		
SOUTH ELEVATOR LOBBY	368		
CONNECTIVITY AREA	575		
CORRIDOR-MEETING/ POOL/BALLROOM	2,032		
 NORTH ELEVATOR LOBBY	605		
 PREFUNCTION/ BALLROOM	1,076		
 PREFUNCTION/ LOUNGE	1,589		
 PREFUNCTION	1,441		
 SERVICE CORRIDOR	404		
 LOUNGE	1,205		
 RESTAURANT DINING/ATRIUM	1,069		
 ATRIUM - COMP. DINING	3,066		
 POOL	1,778		1,778
 FITNESS	800		800
 GARDENIA	793		8,672
 WILLOW BALLROOM	2,946		
 PALM BALLROOM	3,317		
 AZALEA 1 & 2	1,166		
MAGNOLIA	450		
 EXISTING KITCHEN	2,602		3,769
 NEW CHEF STATION AND STORAGE	679		
 BAR AND STORAGE	488		
RESTROOM	1,067	RESTROOM	1,067
TOTAL	36,902		36,902

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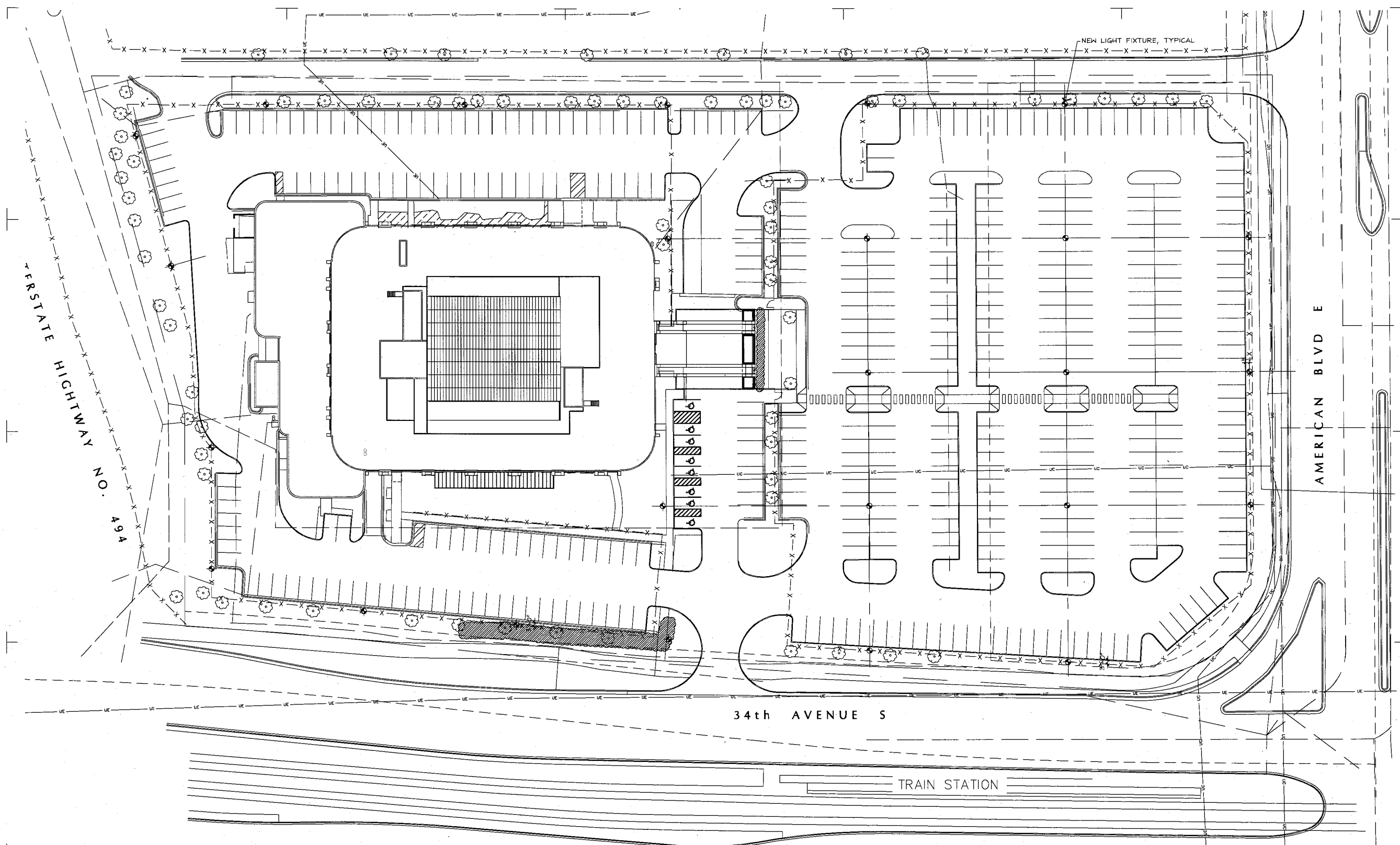
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 16031
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A406

01 OVERALL FIRST FLOOR OPTION 2 (RAISED)
 SCALE: 1/8"=1'-0"



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 DATE: 9/22/16 10:58 AM
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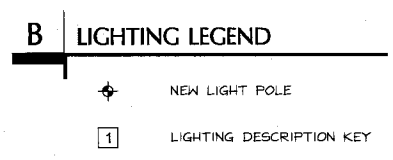
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A SITE LIGHTING PLAN

PL2017-43
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- C LIGHTING NOTES**
1. LIGHT FIXTURE HEIGHT 33' MAXIMUM.
 2. 1.5 FOOTCANDLE AT THE PARKING LOT.
 3. FINAL PHOTOMETRIC PLAN WILL BE PROVIDE.
 4. NO OFF-SITE LIGHT SPILL.
 5. LIGHTING CONTROLS PER CITY REQUIREMENT.