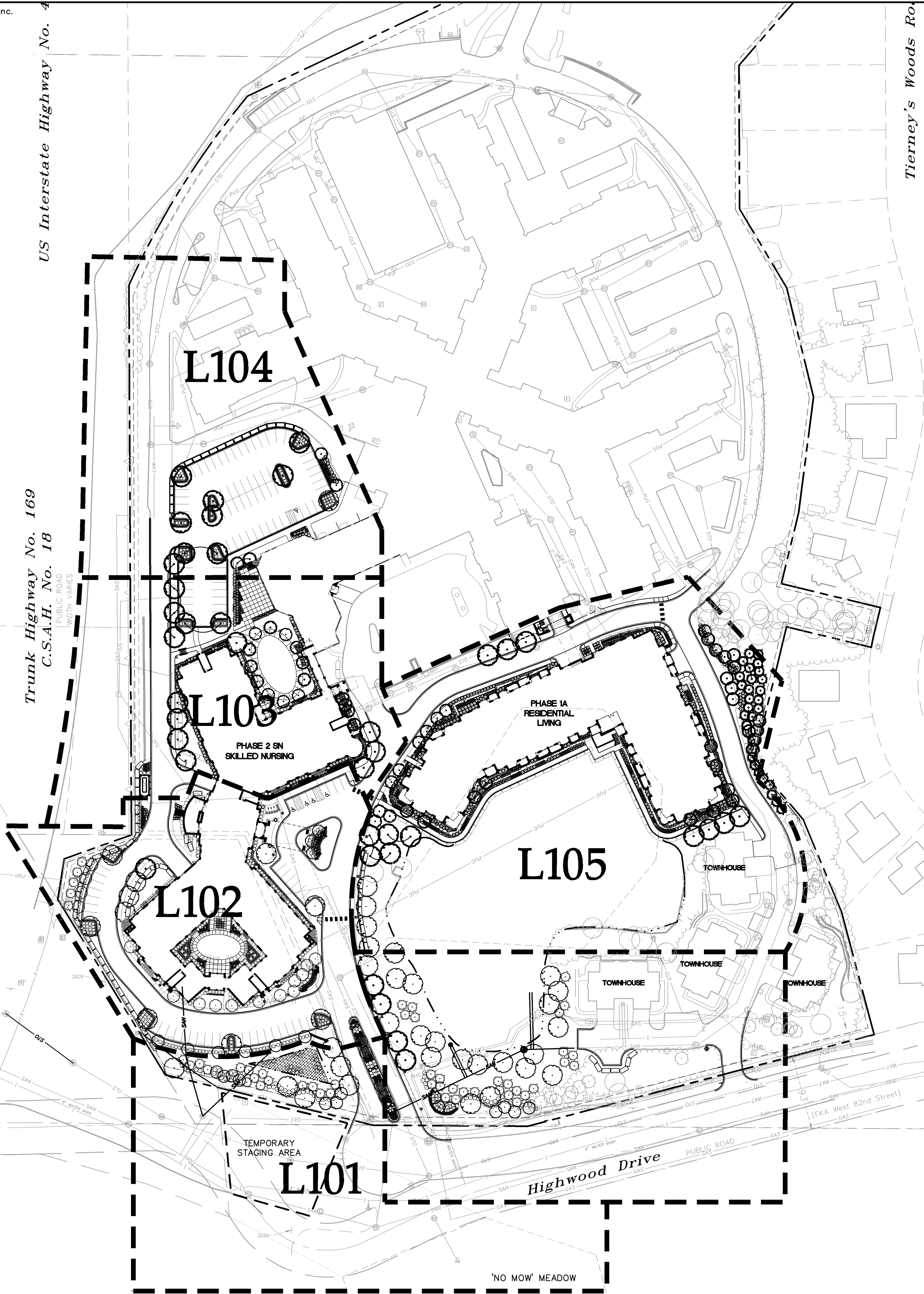


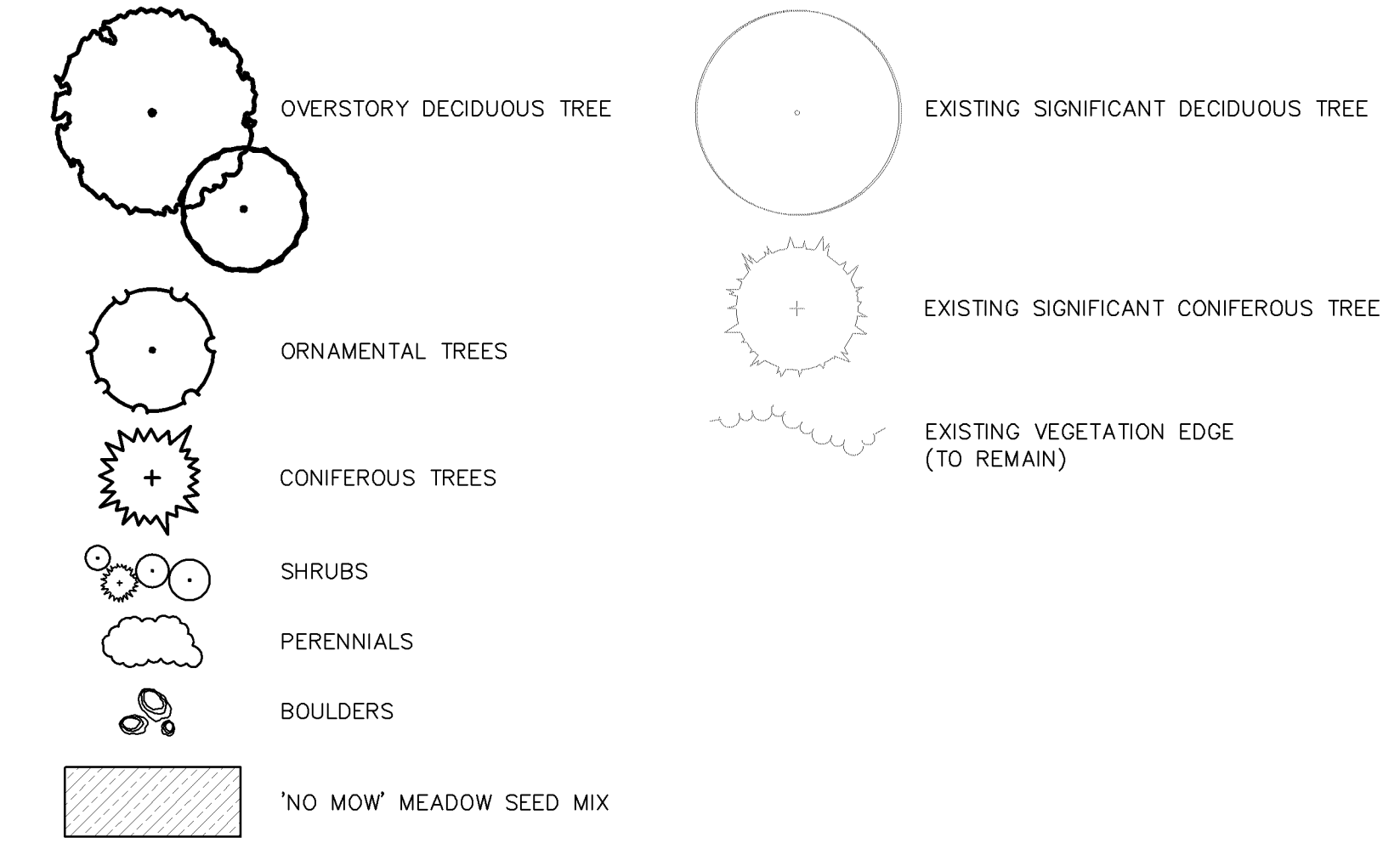
US Interstate Highway No. 4

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

Tierney's Woods Ro.



Plant Legend



Landscape Requirements

CITY DEVELOPABLE AREA LANDSCAPE REQUIRED:	404,500 S.F.
* TOTAL AREA OF A DEVELOPMENT SITE OR PHASE MINUS NATURAL WATER BODIES, WETLANDS, OR WOODED AREAS.	
- ONE TREE PER 2,500 S.F.	162 TREES
- ONE SHRUB PER 1,000 S.F.	405 SHRUBS

Tree Replacement Requirements

TREE REPLACEMENT REQUIREMENTS:	194 TREES
* REFORESTATION REQUIRED FOR REMOVAL OF SIGNIFICANT TREES BEYOND 50% OF THE TOTAL DBH INCHES OF SIGNIFICANT TREES	
- 484 DBH INCHES TO MITIGATED WITH 2.5" REPLACEMENT TREES	
(SEE CALCULATIONS ON TREE PRESERVATION PLAN)	

Total Site Landscape Requirements

TOTAL LANDSCAPING REQUIRED:	356 TREES
* TREES:	356 TREES
* SHRUBS:	405 SHRUBS
- UP TO 50% OF REQUIRED SHRUBS MAY BE PERENNIALS.	
- FOUR PERENNIALS EQUALS ONE SHRUB.	

Total Landscape Provisions

TOTAL LANDSCAPING PROVIDED:	259 TREES
* DECIDUOUS OVERSTORY TREES:	106 TREES
* EVERGREEN TREES:	76 TREES
* ORNAMENTAL TREES:	77 TREES
* SHRUBS: (NOT INCLUDED IN TOTAL)	1337 PLANTS
* PERENNIALS / GRASSES: (NOT INCLUDED IN TOTAL)	3487 PLANTS

CASE FILE #PL201700250



Westwood

Westwood Professional Services, Inc.
 7699 Anagram Drive
 Eden Prairie, MN 55344
 Phone (952) 937-5150
 Fax (952) 937-5822
 TollFree (888) 937-5150
 westwoodps.com

Designed: SAR
 Checked: JRW
 Drawn: SAR
 Record Drawing by/date:

- Revisions:
- 05/10/2017 DRC Submittal
 - 06/08/2017 Per City Comments
 - 11/15/2017 DRC Submittal
 - 02/01/2018 100% DD Submittal
 - 03/02/2018 Watershed Comments
 - 04/18/2018 Construction Drawings

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: 04/18/18 License No.

Prepared for:

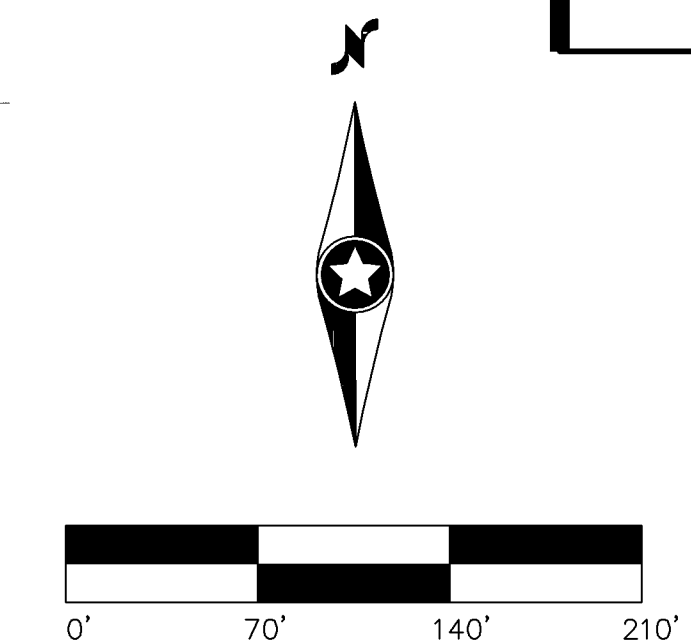
Lifespace Communities

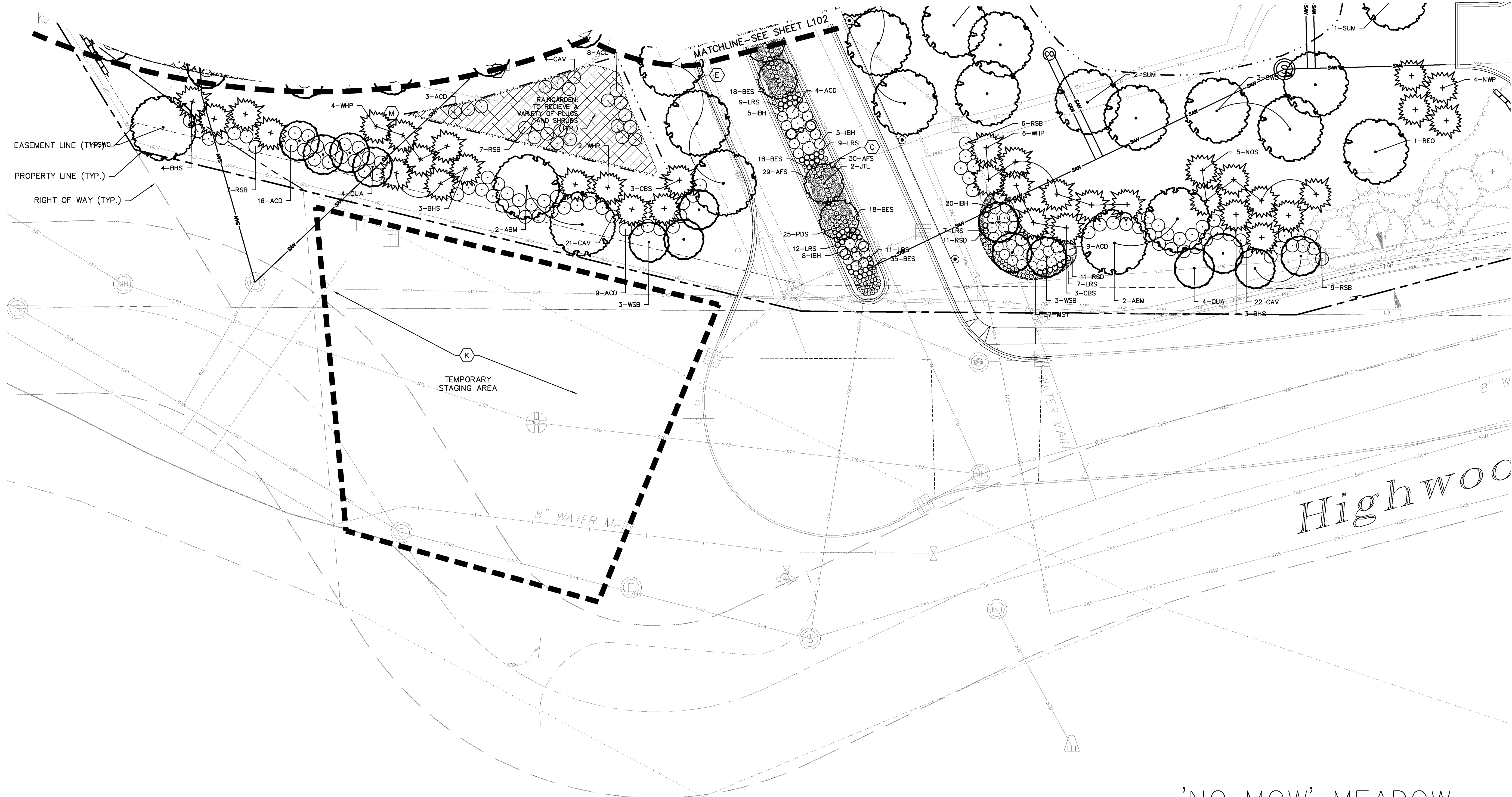
Friendship Village

Bloomington, Minnesota

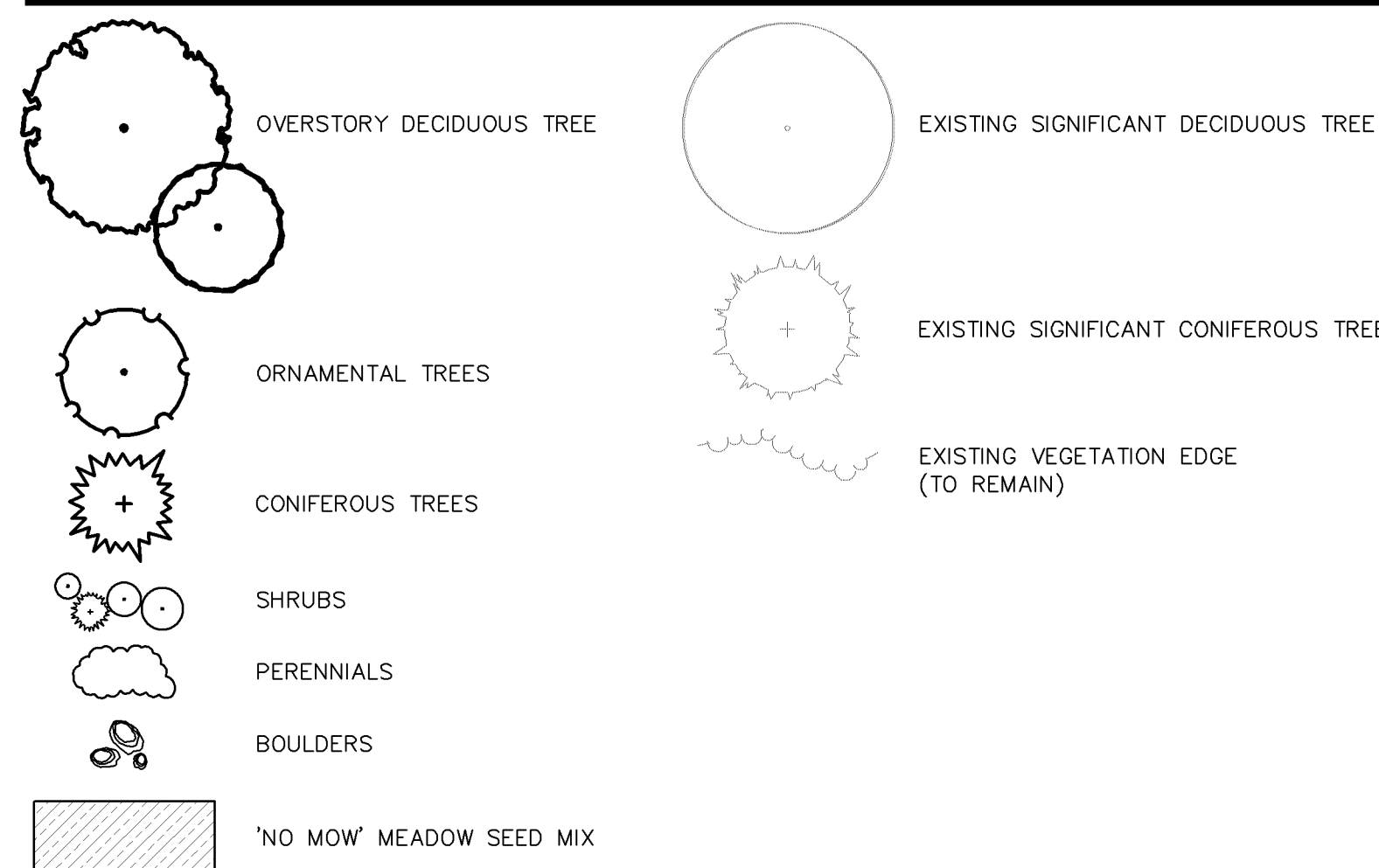
OVERALL LANDSCAPE PLAN

Date: 03/29/18
 Sheet: L100 OF 45





Plant Legend



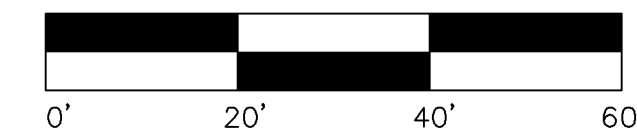
Landscape Notes

- 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.)

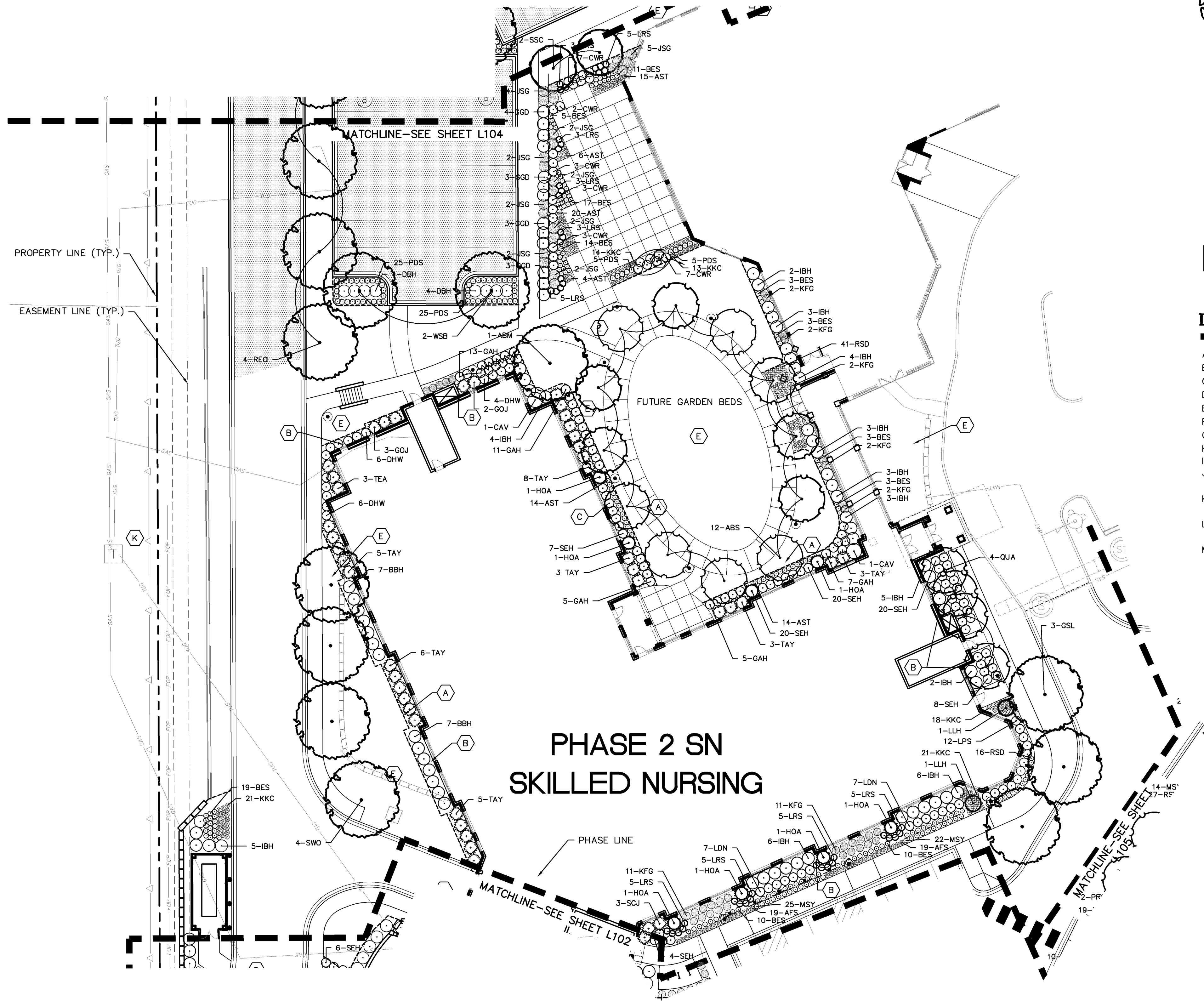
'NO MOW' MEADOW

CASE FILE #PL201700250

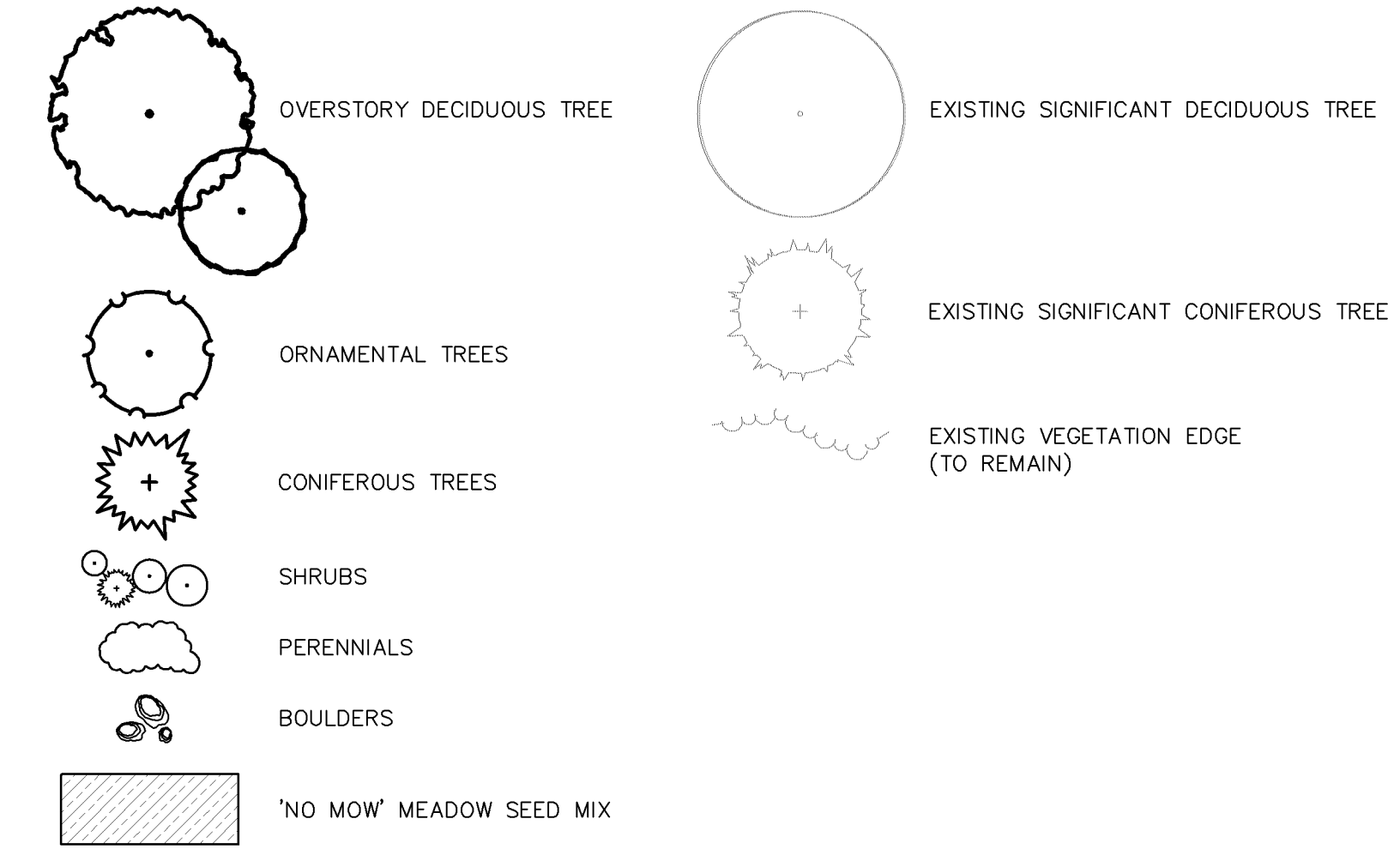
LANDSCAPE PLAN APPROVED
 NMJ 05/30/2018



CASE FILE #PL201700250



Plant Legend



Landscape Notes

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Designed: SAR
 Checked: JRW
 Drawn: SAR
 Record Drawing by/date:

Revisions:

- 1 05/10/2017 DRC Submittal
- 2 06/08/2017 Per City Comments
- 3 11/15/2017 DRC Submittal
- 4 02/01/2018 100% DD Submittal
- 5 03/02/2018 Watershed Comments
- 6 04/18/2018 Construction Drawings

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Jeffery R. Westendorf

Date: 04/18/18 License No.:

Prepared for:

**Lifespace
 Communities**

**Friendship
 Village**

Bloomington, Minnesota

**PHASE 2 SN
 LANDSCAPE PLAN**

Date: 03/29/18

Sheet: L103 OF 45

Designed: SAR
 Checked: JRW
 Drawn: SAR
 Record Drawing by/date:

Revisions:
 1 05/10/2017 DRC Submittal
 2 06/08/2017 Per City Comments
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Prepared for:

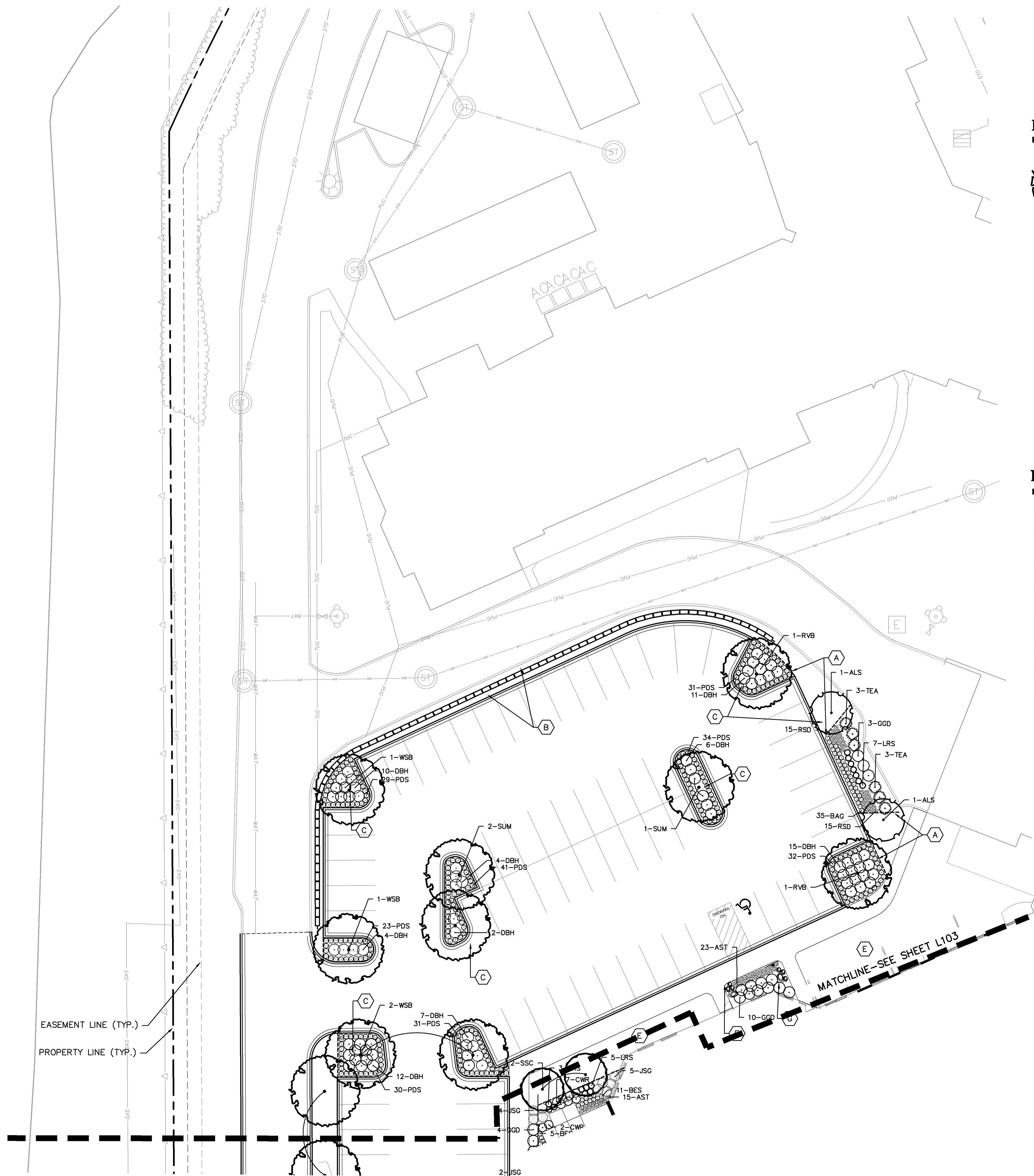
**Lifespace
 Communities**

**Friendship
 Village**

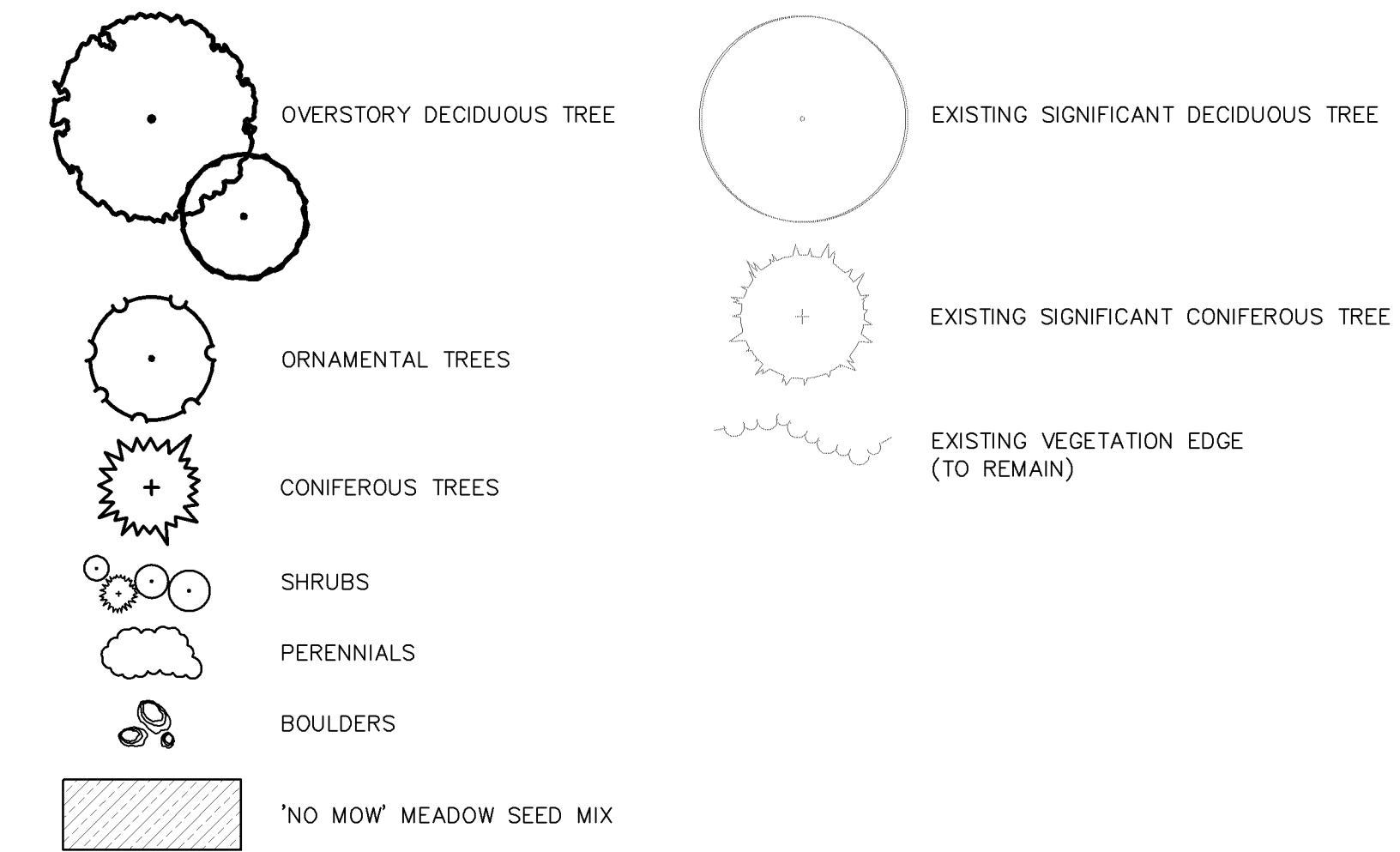
Bloomington, Minnesota

**PHASE 4 LANDSCAPE
 PLAN**

Date: 03/29/18
 Sheet: L104 OF 45



Plant Legend

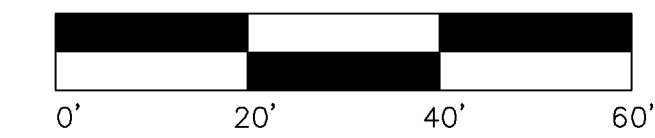


Landscape Notes

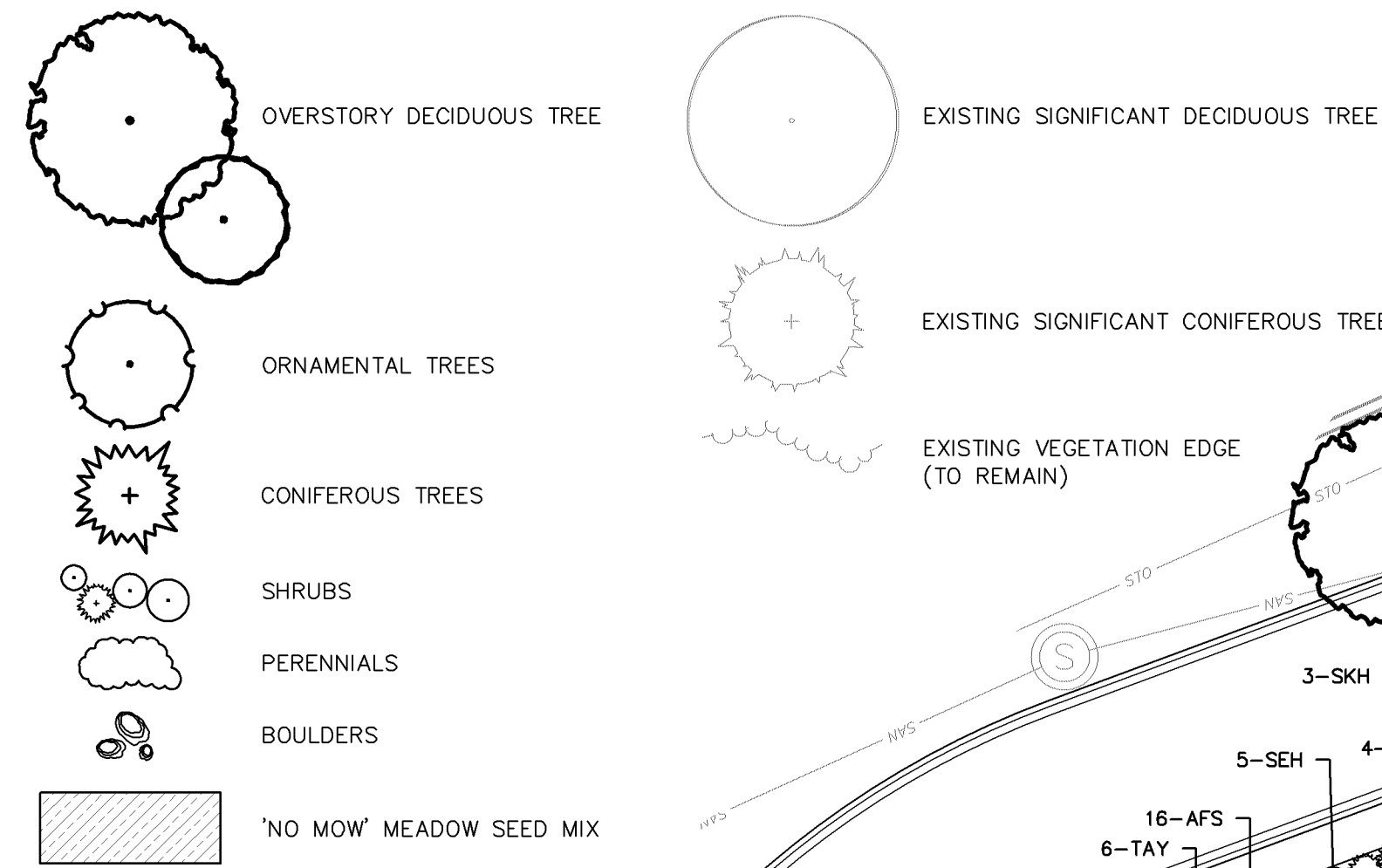
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- M SAVANNA GRASS MIX WITH MIXED HEIGHT/MESIC WILDFLOWER MIX (TYP.)

CASE FILE #PL201700250

LANDSCAPE PLAN APPROVED
 CITY OF BLOOMINGTON
 NMJ 05/30/2018



Plant Legend



Landscape Notes

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- B ROCK MULCH (TYP.)
- C SHREDDED HARDWOOD MULCH (TYP.)
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Jeffery R. Westendorf

Date: 04/18/18 License No.:

Prepared for:

Lifespace Communities

Friendship Village

Bloomington, Minnesota

PHASE 1A RL LANDSCAPE PLAN

Date: 05/10/17

Sheet: L105 of 45

0009018PL01.dwg

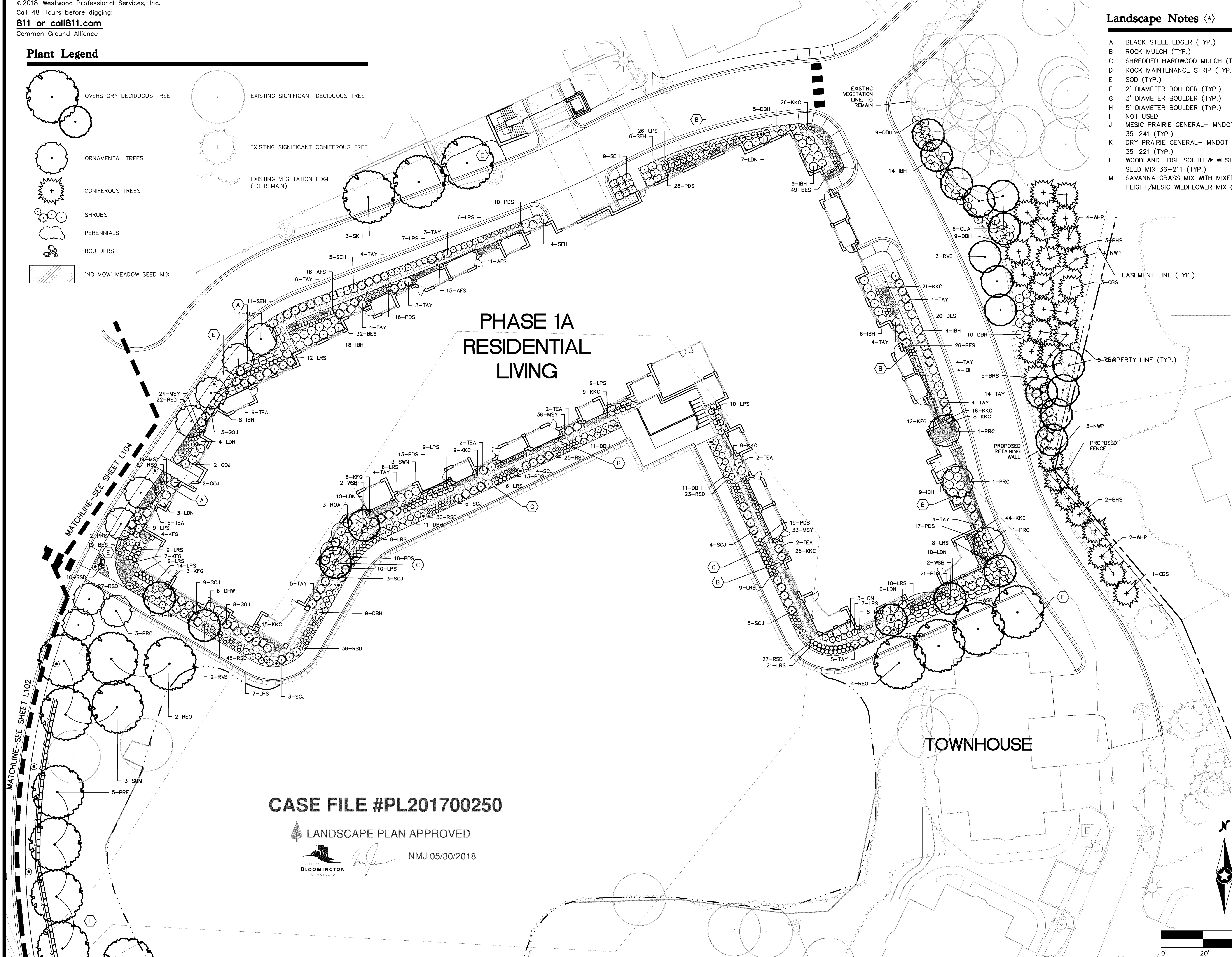
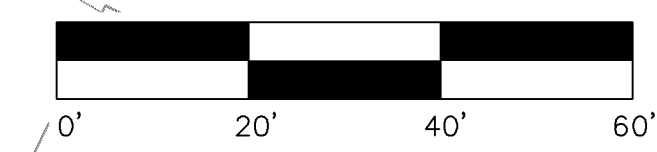
**PHASE 1A
 RESIDENTIAL
 LIVING**

TOWNHOUSE

CASE FILE #PL201700250

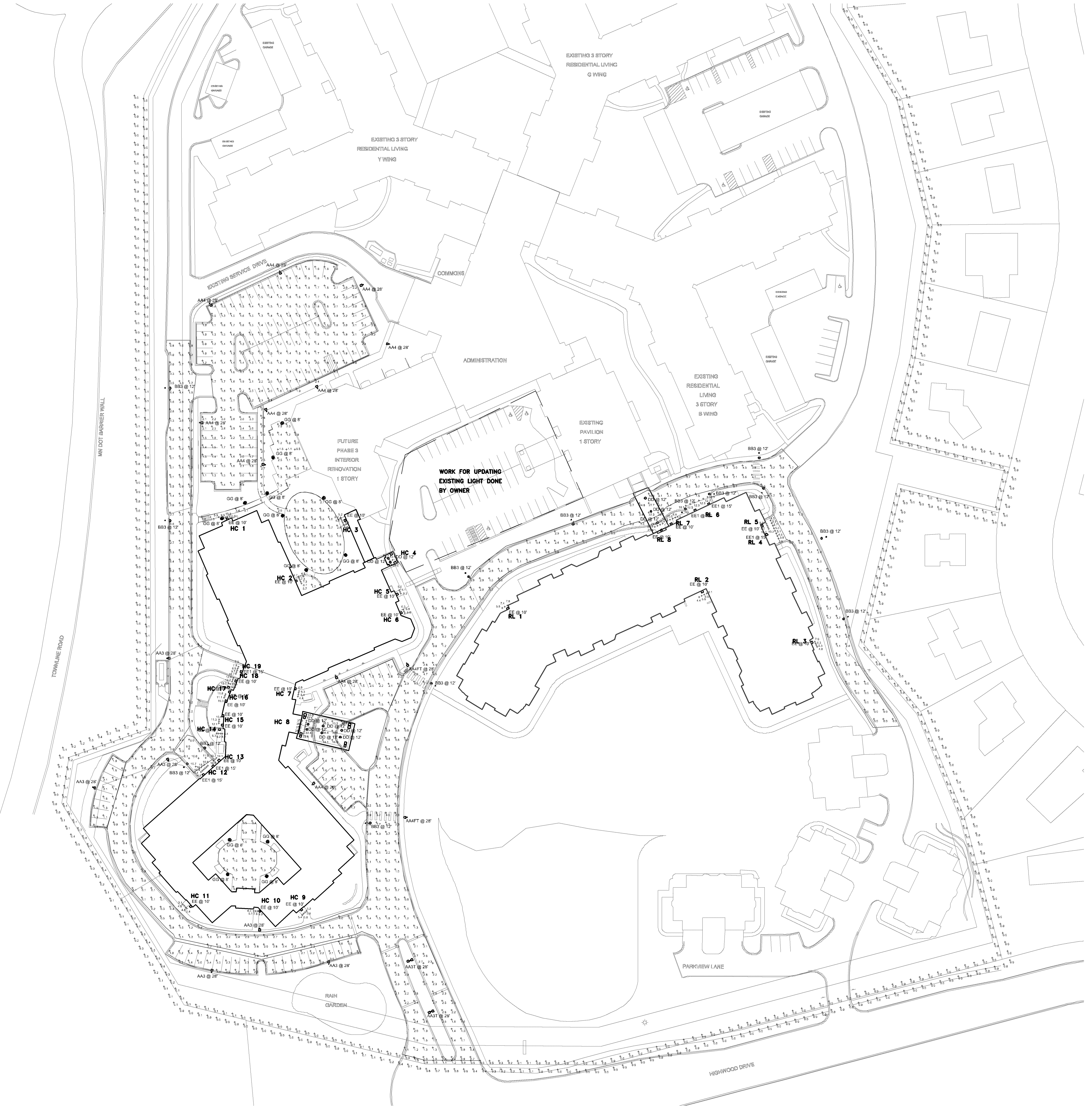
LANDSCAPE PLAN APPROVED

 NMJ 05/30/2018




Symbol	Label	QTY	Manufacturer	Catalog Number	Lumens per Lamp	LLF	Wattage	Mounting Height	Lumens per Watt
□	AA3	6	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-SL3	380	0.81	113	28	
□	AA3T	2	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-SL3	380	0.81	226		
□	AA4	10	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-T4W	378	0.81	113		
□	AA4FT	2	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-03-LED-E1-T4FT	380	0.81	166		
○	BB3	14	Amerlux Exterior	DPM-DSM-T3-4L	6526	0.81	82.1		
○	DD	12	PRESCOLITE	MDRLEDRL35K8 8MDBLXFL55	8530	0.81	78.1		
□	EE	23	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR2B-W	2102	0.81	18.2		
□	EE1	6	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR4B-W	4203	0.81	37.7		
⊙	GG	13	ARCHITECTURAL AREA LIGHTING	PROS-Y5-2040	1895	0.81	25.1		

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
10ft Beyond Property	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
Courtyard	+	1.0 fc	1.7 fc	0.4 fc	4.3:1	2.5:1
Drive Lane	+	1.9 fc	27.7 fc	0.0 fc	N/A	N/A
Front Parking	+	4.1 fc	38.6 fc	1.1 fc	35.1:1	3.7:1
Garden Zone new	+	1.3 fc	5.5 fc	0.2 fc	27.5:1	6.5:1
HC 1	+	10.4 fc	10.9 fc	9.5 fc	1.1:1	1.1:1
HC 2	+	6.7 fc	7.3 fc	5.7 fc	1.3:1	1.2:1
HC 3	+	8.2 fc	8.8 fc	5.2 fc	1.3:1	1.2:1
HC 4	+	41.4 fc	43.6 fc	37.0 fc	1.2:1	1.1:1
HC 5	+	5.9 fc	6.2 fc	5.5 fc	1.1:1	1.1:1
HC 6	+	6.6 fc	6.8 fc	6.3 fc	1.1:1	1.0:1
HC 7	+	5.8 fc	6.9 fc	4.4 fc	1.6:1	1.3:1
HC 8	+	33.6 fc	38.0 fc	23.8 fc	1.6:1	1.4:1
HC 9	+	5.6 fc	5.8 fc	5.2 fc	1.1:1	1.1:1
HC 10	+	6.6 fc	8.3 fc	4.5 fc	1.8:1	1.5:1
HC 11	+	4.4 fc	5.4 fc	3.1 fc	1.7:1	1.4:1
HC 12	+	15.8 fc	16.5 fc	14.5 fc	1.1:1	1.1:1
HC 13	+	15.5 fc	16.7 fc	14.1 fc	1.2:1	1.1:1
HC 14	+	8.8 fc	9.2 fc	8.3 fc	1.1:1	1.1:1
HC 15	+	11.4 fc	12.1 fc	10.8 fc	1.1:1	1.1:1
HC 16	+	11.1 fc	11.8 fc	10.3 fc	1.1:1	1.1:1
HC 17	+	13.7 fc	14.4 fc	13.0 fc	1.1:1	1.1:1
HC 18	+	13.1 fc	13.5 fc	12.6 fc	1.1:1	1.0:1
HC 19	+	8.8 fc	10.7 fc	7.0 fc	1.5:1	1.3:1
HC Garage	+	8.4 fc	11.0 fc	6.0 fc	1.8:1	1.4:1
New Parking Lot	+	1.7 fc	2.9 fc	0.9 fc	3.2:1	1.9:1
North Side Parking	+	1.6 fc	2.1 fc	1.0 fc	2.1:1	1.6:1
Property Line	+	0.1 fc	1.4 fc	0.0 fc	N/A	N/A
RL 1	+	6.9 fc	7.8 fc	5.6 fc	1.4:1	1.2:1
RL 2	+	5.7 fc	6.5 fc	4.4 fc	1.5:1	1.3:1
RL 3	+	5.7 fc	7.0 fc	4.0 fc	1.8:1	1.4:1
RL 4	+	4.7 fc	5.7 fc	2.9 fc	2.0:1	1.6:1
RL 5	+	9.6 fc	10.2 fc	8.6 fc	1.2:1	1.1:1
RL 6	+	12.0 fc	12.7 fc	10.1 fc	1.3:1	1.2:1
RL 7	+	9.1 fc	15.0 fc	4.5 fc	3.3:1	2.0:1
RL 8	+	23.4 fc	24.6 fc	21.4 fc	1.1:1	1.1:1
West Side Parking	+	2.1 fc	3.6 fc	1.0 fc	3.6:1	2.1:1



LIGHTING PLAN APPROVED

 NMJ
07/17/2018

CASE FILE #PL201700250

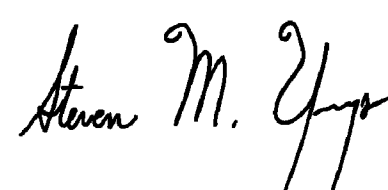
1 SITE PHOTOMETRIC - MAINTAINED
1" = 50'-0"

FRIENDSHIP VILLAGE BLOOMINGTON
A LIFESPACE COMMUNITY - HEALTH CARE CENTER
 BLOOMINGTON, MN
 8100 HIGHWOOD DRIVE.
 SITE PHOTOMETRIC - MAINTAINED

NO.	DESCRIPTION	DATE
	CODE REVIEW	03-05-18
	ISSUED FOR BID & PERMIT	04-06-18

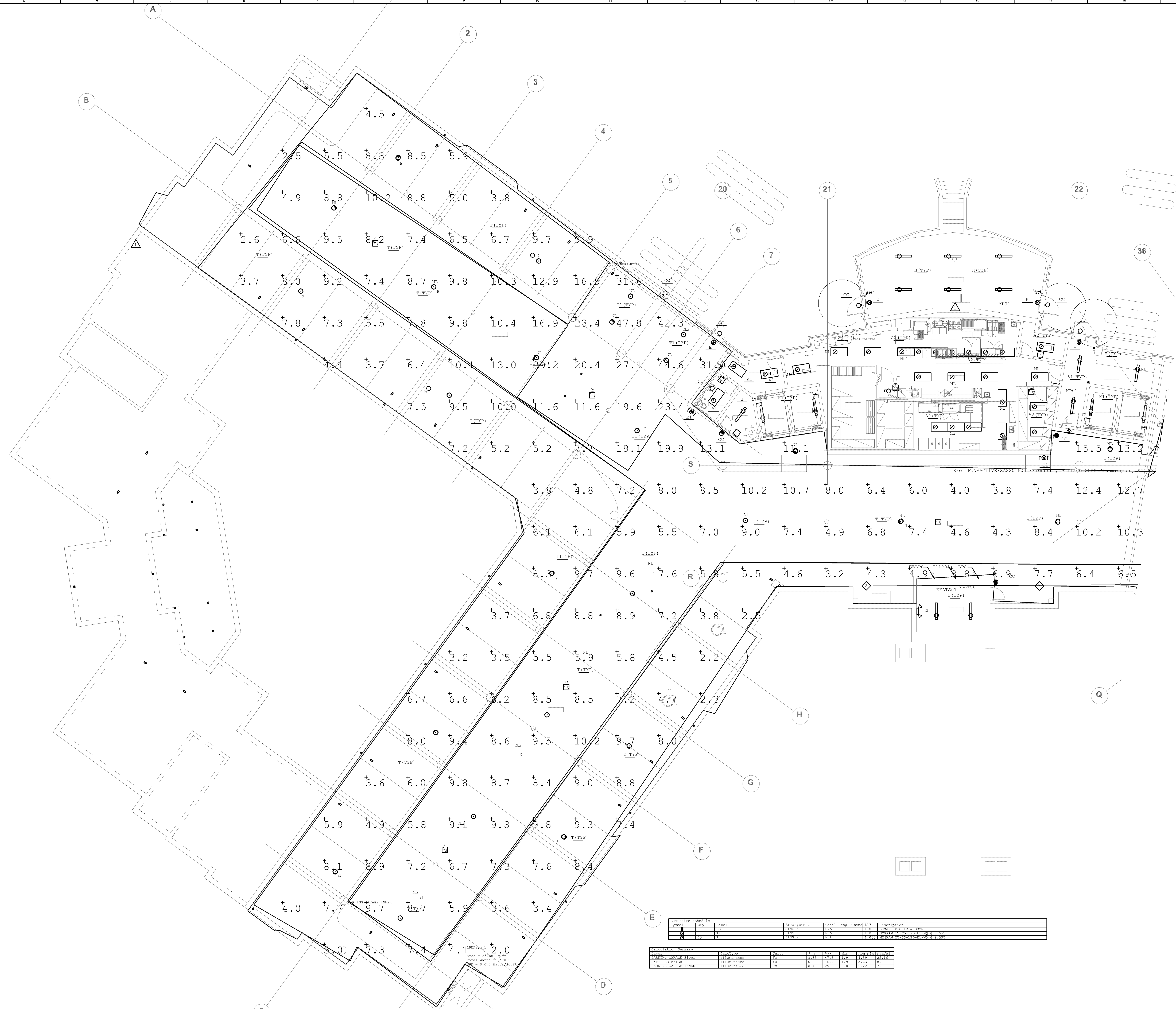
KEY PLAN

SIGNATURE
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STATE OF MINNESOTA LICENSE
STEVEN M. YOUNG 16544
EXPIRES: JUNE 30, 2018


DRAWN BY	APPROVED BY
DJL	SMY
JOB NO.	DATE
SAS201601	04/06/18
SHEET NO.	

E102



**LOWER LEVEL
PHOTOMETRIC PLAN - PHASE 1 - INITIAL**
1/8" = 1'-0"

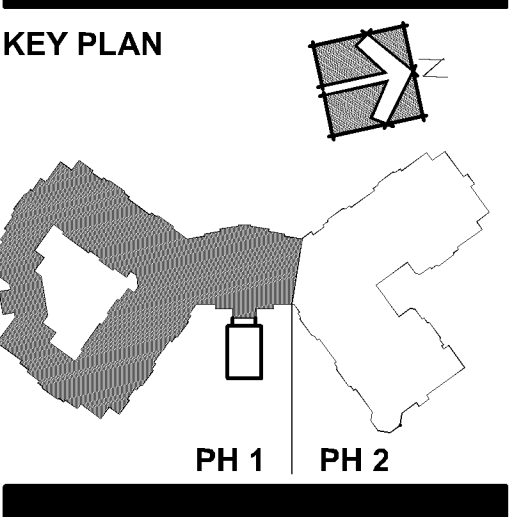
LIGHTING PLAN APPROVED

 NMJ
07/17/2018

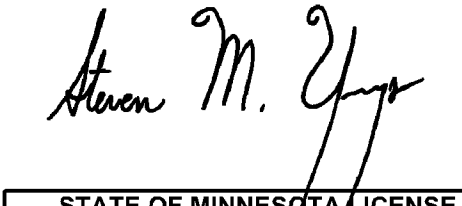
CITY OF BLOOMINGTON MINNESOTA
CASE FILE #PL201700250

**FRIENDSHIP VILLAGE BLOOMINGTON
A LIFESPACE COMMUNITY- HEALTH CARE CENTER**
BLOOMINGTON, MN
8100 HIGHWOOD DRIVE.
LOWER LEVEL PHOTOMETRIC PLAN - PHASE 1 - INITIAL

NO.	DESCRIPTION	DATE
1	CODE REVIEW	03-05-18
2	ISSUED FOR BID & PERMIT	04-06-18

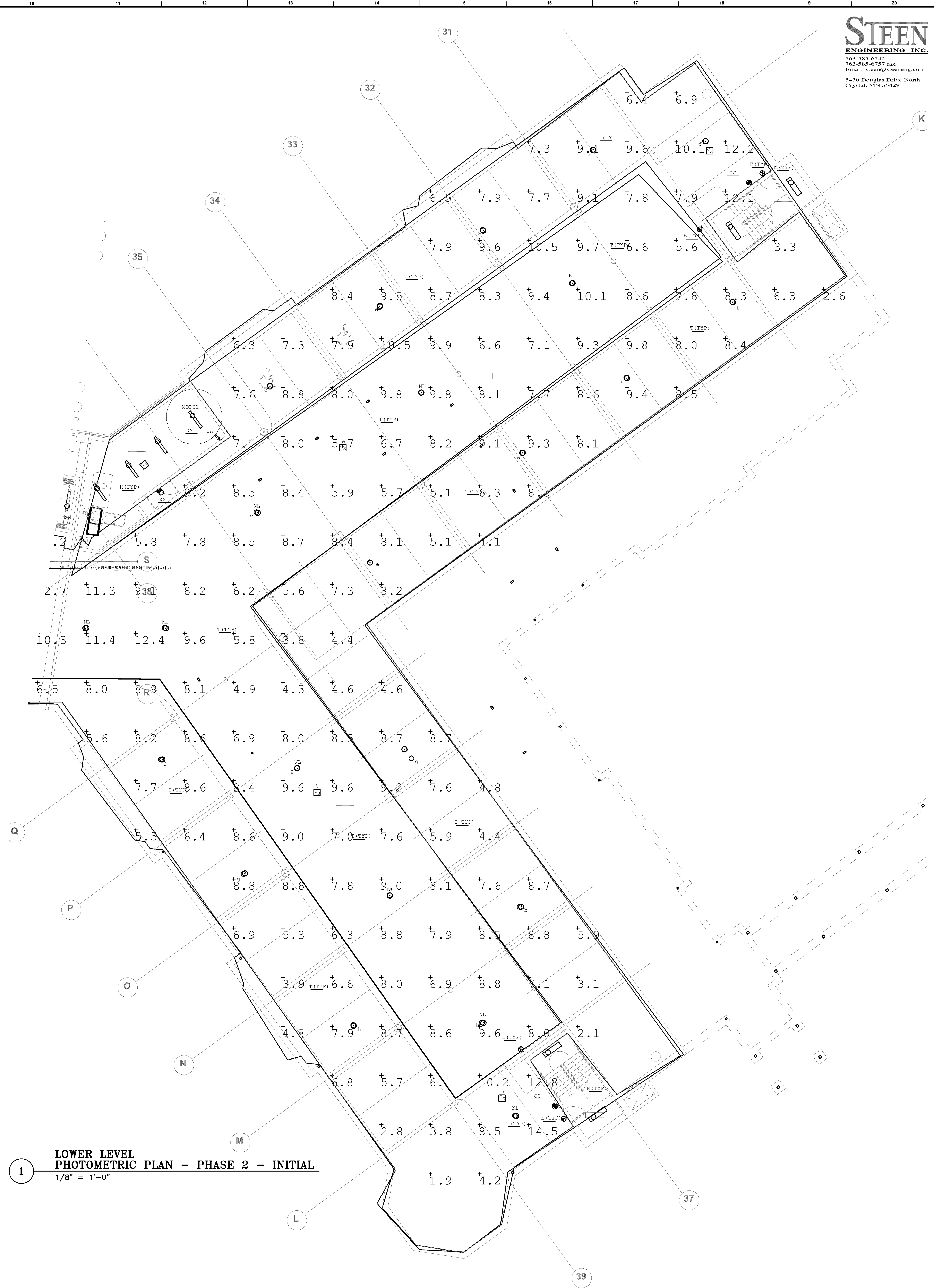


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STATE OF MINNESOTA LICENSE
STEVEN M. YOUNG 16544
EXPIRES: JUNE 30, 2018

DRAWN BY	APPROVED BY
DJL	SMY
JOB NO.	DATE
SAS201601	04/06/18
SHEET NO.	

E200.3



**LOWER LEVEL
PHOTOMETRIC PLAN - PHASE 2 - INITIAL**
1/8" = 1'-0"

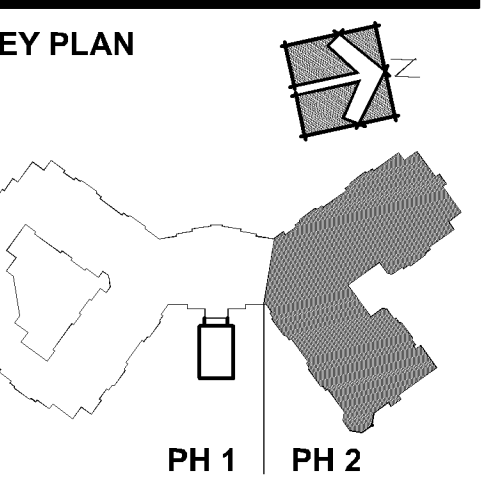
LIGHTING PLAN APPROVED

 *NMJ*
CITY OF BLOOMINGTON MINNESOTA
NMJ
07/17/2018

CASE FILE #PL201700250

**FRIENDSHIP VILLAGE BLOOMINGTON
A LIFESPACE COMMUNITY- HEALTH CARE CENTER**
BLOOMINGTON, MN
8100 HIGHWOOD DRIVE.
LOWER LEVEL PHOTOMETRIC PLAN - PHASE 2 - INITIAL

NO.	DESCRIPTION	DATE
1	CODE REVIEW	03-05-18
2	ISSUED FOR BID & PERMIT	04-06-18

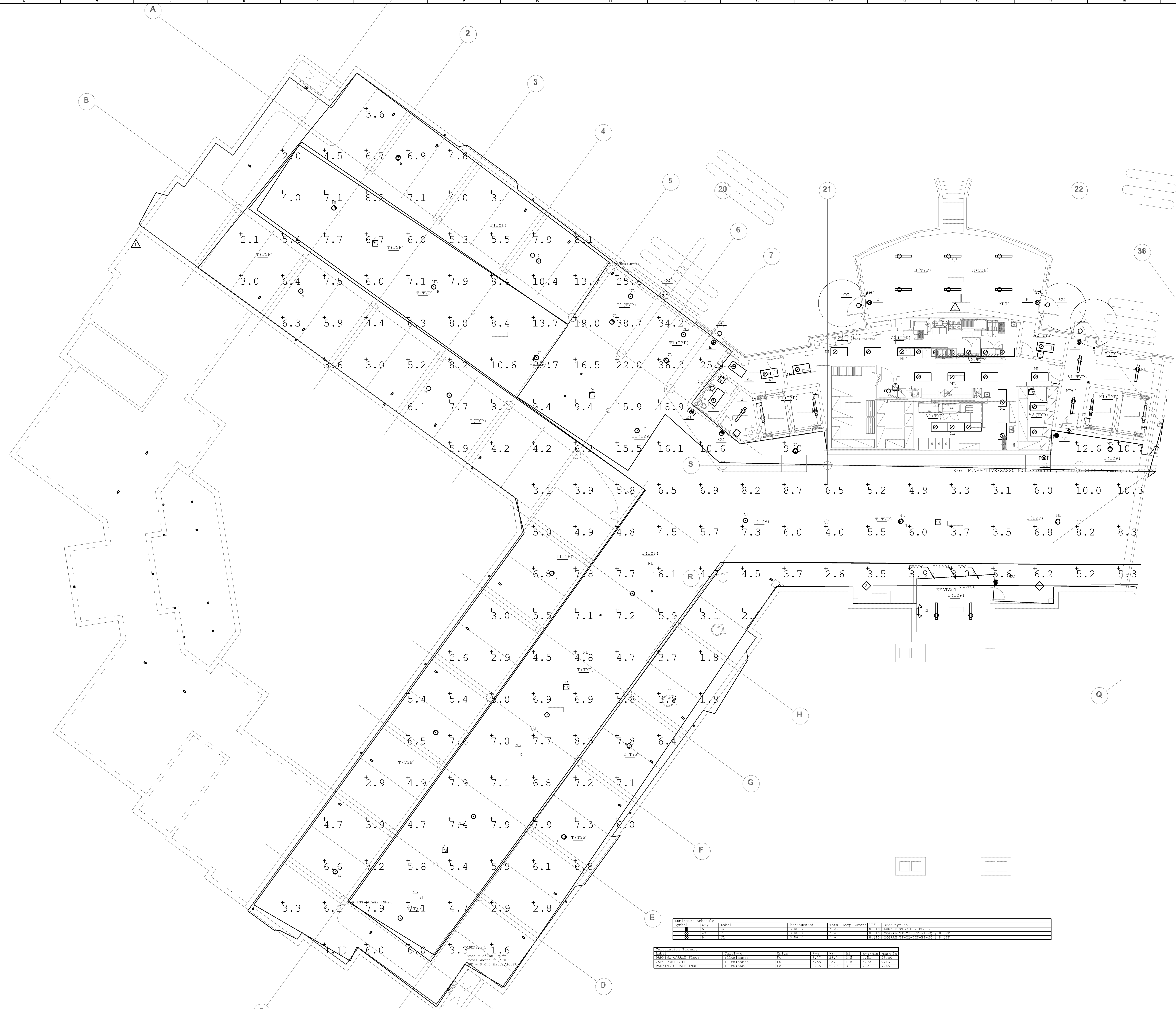


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Steven M. Young
STATE OF MINNESOTA LICENSE
STEVEN M. YOUNG 16544
EXPIRES: JUNE 30, 2018

DRAWN BY	APPROVED BY
DJL	SMY
JOB NO.	DATE
SAS201601	04/06/18
SHEET NO.	

E200.4



NO.	DESCRIPTION	DATE
1	CODE REVIEW	03-05-18
2	ISSUED FOR BID & PERMIT	04-06-18

NO.	DESCRIPTION	DATE
1	ISSUED FOR BID & PERMIT	04-06-18

**LOWER LEVEL
PHOTOMETRIC PLAN - PHASE 1 - MAINTAINED**
1/8" = 1'-0"

LIGHTING PLAN APPROVED

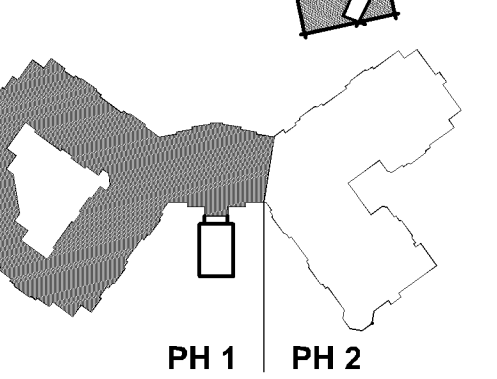
 *NMJ*
CITY OF BLOOMINGTON MINNESOTA
NMJ
07/17/2018

CASE FILE #PL201700250

**FRIENDSHIP VILLAGE BLOOMINGTON
A LIFESPACE COMMUNITY- HEALTH CARE CENTER**
BLOOMINGTON, MN
8100 HIGHWOOD DRIVE.
LOWER LEVEL PHOTOMETRIC PLAN - PHASE 1 - MAINTAINED

NO.	DESCRIPTION	DATE
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KEY PLAN

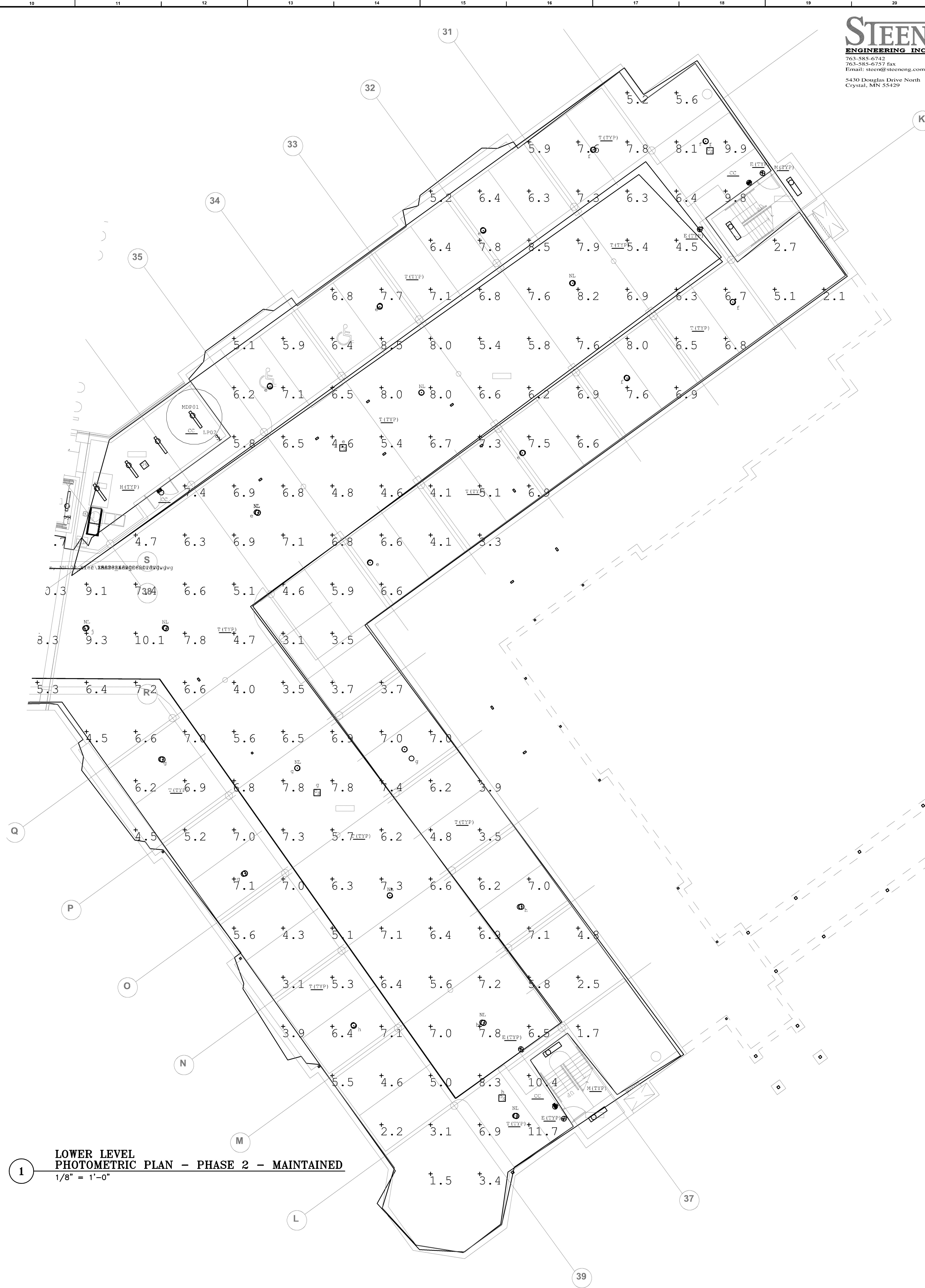


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STEVEN M. YOUNG 16544
STATE OF MINNESOTA LICENSE
EXPIRES: JUNE 30, 2018

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JOB NO. SAS201601 **DATE** 04/06/18
SHEET NO.

E200.5



**LOWER LEVEL
PHOTOMETRIC PLAN - PHASE 2 - MAINTAINED**
1/8" = 1'-0"

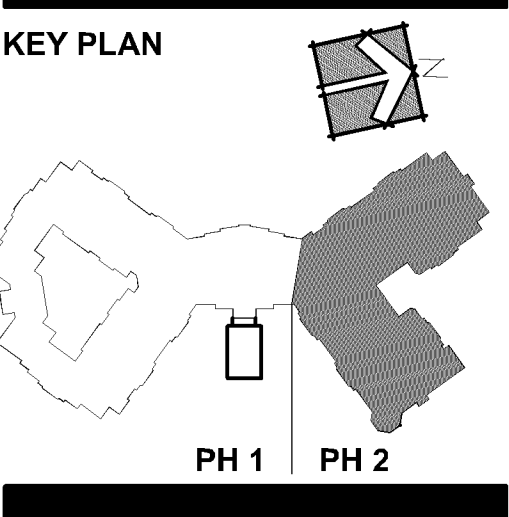
LIGHTING PLAN APPROVED

 *NMJ*
CITY OF BLOOMINGTON MINNESOTA
NMJ
07/17/2018

CASE FILE #PL201700250

**FRIENDSHIP VILLAGE BLOOMINGTON
A LIFESPACE COMMUNITY - HEALTH CARE CENTER**
BLOOMINGTON, MN
8100 HIGHWOOD DRIVE.
LOWER LEVEL PHOTOMETRIC PLAN - PHASE 2 - MAINTAINED

NO.	DESCRIPTION	DATE
NO. 1	CODE REVIEW	03-05-18
NO. 2	ISSUED FOR BID & PERMIT	04-06-18



SIGNATURE
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.

Steven M. Young
STATE OF MINNESOTA LICENSE
STEVEN M. YOUNG 16544
EXPIRES: JUNE 30, 2018
DRAWN BY: DJL APPROVED BY: SMY
JOB NO.: SAS201601 DATE: 04/06/18
SHEET NO.:

E200.6