



December 19, 2016

Planning & Zoning Resource Company
ATTN: Amanda Roe
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

RE: Doubletree Bloomington – Parcel Property PID Number and address: 2111616210006 (7800 Normandale Boulevard), 0911621340013 (7750 Normandale Boulevard), 1611621220002 (5700 West 78th Street – under separate ownership), 0911621330005 (City of Edina parcel – not included in this review), 1611621210002 (7816 Normandale Boulevard), 1611621210004 (5400 West 78th Street), and 1611621210003 (7832 Normandale Boulevard)

Dear Ms. Roe:

In response to your request for certain land use information regarding the Properties listed above, please be advised of the following as of the date hereof. Please note the parcel at 0911621330005 is in the City of Edina and not included in this review.

1) Zoning and Comprehensive Land Use Plan Designation:

The property is zoned CS-1 (Commercial Service)(Flood Hazard) and is subject to the applicable Bloomington City Code performance standards. The area designated Flood Hazard is a small portion of parking lot at the southeast corner. The Comprehensive Plan Land Use Plan designation is Community Commercial and Office. The adjoining property use, zoning and Comprehensive Plan designations are:

North, West and part East – City of Edina

South and part East – Hotels; Zoned CS-1 and designated Community Commercial

2) Conformance with Current Zoning Requirements:

The Property use as full service hotel is a permitted use in the CS-1 (Commercial Service) Zoning District. Several Planning and Zoning reviews have occurred over the years. The following zoning approvals have been granted for the Property.

- August 1966 – Approved a rezoning (Case 5960A-66), a Conditional Use Permit (Case 5960B-66), a variance to allow structure 25 feet from West 78th Street (Case 8960C-66), a variance to allow a zero lot line (Case 5960D-66), and a variance to eliminate a green strip along State Highway 5, all for a Radisson Hotel and Conference Center.

- February 1970 -- Variances to: 1) allow a 650 square foot sign on the top of the west wall. (Case 5960I-70); 2) allow a 650 square foot sign on the top of the east wall. (Case 5960H-70); 3) allow a third sign on the fascia at the northeast facade of the building. (Case 5960J-70); and 4) allow a fourth sign on the fascia at the Southwest corner of the building. (Case 5960K-70).
- April 1984 – Approved a Conditional Use Permit/ Final Site and Building Plans for a TGI Friday’s Restaurant. This development reduced the 1,257 spaces to 1,167 spaces. The applicant acquired a vacant service station at the southeast corner of the site and expanded the parking lot to provide 1,251 parking spaces. The applicants was required to, through the purchase of additional land or obtaining a lease from adjoining properties, provide 220 additional parking spaces for a total required parking of 1,471 parking spaces. (Agenda and report attached)
- April 1988 -- Variance to allow wall surface other then allowed by City Code.
- October 2000 – Variance to increase wall signs permitted from 400 square feet to 848 square feet. (Case 5960A-00)
- June 1, 2015 – Approved Final Site and Building plans for parking expansion to remove the violation resulting the removal of a parking lease from the adjoining properties. (5960B-15) NOTE: No work has commenced based on this plan and the property remains in violation. (Plans attached)

In 1995, one of the office buildings where parking was obtained via a lease was redeveloped. The hotel property owner (Minnesota California Partners) was required to replace the parking which was no longer provided. Minnesota California Partners worked with the City Traffic Engineer to evaluate parking demand and prepared alternatives to provide the 220 parking spaces required in the 1984 approval. This was accomplished through on-site parking modifications which provided 35 additional spaces and the parking lot reconfiguration adding the additional 60 spaces as evidenced in the Parking Agreement dated November 2, 1995 and recorded as Document number 6510394 (the “Parking Agreement”). This increased the total on-site parking spaces to 1,346 parking spaces. The net result was the Doubletree site was 125 spaces under the Code-required 1,471 parking spaces. Minnesota California Partners sought and received a joint parking agreement with the Hotel Sofitel property to the south (5601 West 78th Street) to allow an additional 125 parking spaces, which joint agreement is code compliant.

The 1995 City Code allowed joint parking to satisfy the City Code requirements provided:

- 1) The proposed joint parking space is within 500 feet of the use it serves;
- 2) The applicant shall show there is not substantial conflict in the principle operating hours of the two buildings or uses for which the joint use of off street parking facilities is proposed.

- 3) A properly drawn legal instrument, executed by the parties concerned, for joint use of off-street parking facilities shall be filed with the Division of Building and Inspections.

In accordance with the 1985 City Code, the City of Bloomington and the property owners entered into an agreement which established joint use of the parking between the Radisson and 5601 West 78th Street.

In 2014 the City of Bloomington has been notified that the lease for 41 spaces at 7808 Normandale Boulevard was not renewed and the easement for the 125 spaces at 5601 West 78th Street is being terminated.

Therefore, **the Doubletree Hotel is deficient 166 parking spaces** from the City Council approved 1,471 spaces, which is significantly lower than the City Code. This creates significant concern as there are ongoing parking issues. Action was commenced to resolve the violation and the applicant submitted and gained approval for parking lot modification to remove the violation in 2015. To date, not construction has started and the violation remains.

In 1996, the City Council approved a parking lot and security ordinance which required full compliance with the City Code at a future date. Therefore, by December 31, 2018, the site will require significant upgrades to the parking lot and building entry's to comply with these minimum requirements.

Considering materials and records on file, I cannot determine the level of City Code development performance standard compliance. To complete an in depth review, which includes a site visit and review of plans (if-provided) including but not limited to as-built surveys, any floor plans, use details, or other information is not included in this letter, that level of detail requires \$124 for the full analysis plus \$52 per hour for each hour over 2 hours. The building permit record retention schedule is 15 years and there are no building related plans on file.

The applicant City Code (zoning) sections applicable include but not limited to:

- Section 19.40.07 – Commercial Service Districts
- Section 19.51 – Refuse handling and storage
- Section 19.52 – Landscaping and screening
- Section 19.52.01 – Screening of roof mounted equipment
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.301.04 – Sidewalks
- Section 21.301.06 – Parking and Loading
- Section 21.301.07 – Exterior Lighting
- Section 21.301.10 – Height

3) Utilities serving the property:

According to the City of Bloomington Public Works Division records, the property is served by water, sanitary sewer and storm sewer. All other utilities are provided by non-City providers. Please contact the appropriate provider for detailed information on other services to the property.

4) Right to Rebuild Following Casualty:

The hotel / conference center / restaurant use may be reconstructed and continue following casualty, in accordance with the approval plans. If it is destroyed, reconstruction must comply with the applicable performance standards at the time it is reconstructed. If the property is non-conforming with any performance standards, which cannot be accurately determined without a full review of an as built survey and development details, and in the event of casualty, the Property would be required to meet the applicable codes at the time it is rebuilt. The property is currently in violation of the City Code with regard to landscaping and parking.

City records show no additional enforcement orders against the property other than the parking and landscaping previously mentioned. The violations noted above are to be removed with planting the required landscaping and constructing the approved parking. This statement does not mean that the property is free of additional violations or is in full compliance with federal, state and local applicable codes. As previously mention, the parking lot lighting must be upgraded by December 31, 2018. The property currently does not comply minimum parking lot lighting.

The City has issued food and lodging licenses for this address. The Bloomington Environmental Health Division conducts routine inspections related to these licenses. Copies of the inspection reports, if needed, are available through Mark Stangenes at 952-563-8980.

5) No Further Approvals or Licenses Required:

The current use by its present owners for hotel / conference center / restaurant purposes is permitted under the Zoning Ordinance without necessity of any rezoning, special exceptions, use permit, variance or other approval. I am not aware of any other permit or license required by this jurisdiction that a purchaser must obtain before it may acquire the Project or before the Project may continue to be used in the manner in which it is presently being used.

6) Compliance with Subdivision Regulations:

The Project complies with, or is otherwise exempt from, applicable subdivision regulations.

7) No Application(s) Pending:

No application for rezoning of the Project, or for a special or conditional use permit or variance in connection with the Property or Project, is now pending. No proceeding to challenge zoning or other governmental approval or use of the Project is pending, or to the best of my knowledge, overtly threatened.

8) Certificate of Occupancy: I am unable to locate a certificate of occupancy for the Project from our records. I have no reason to believe, given the case file history described above, that one was not properly issued, and the absence of a Certificate of Occupancy under such circumstances would not give rise to any enforcement action affecting the Project. It is not necessary for a new purchaser of the Property to obtain either a new Certificate of Occupancy or an amendment to the existing Certificate of Occupancy in order to own, use and occupy the Project in the manner which it is approved.9) Violations Outstanding or Development Related Fees Paid:

As previously stated, **the property is in violation for parking as well as landscaping.** I am unaware of any additional or alleged violations applicable to any zoning, subdivision, building or similar ordinances or regulations applicable to the Project within the past three years, or any other pending or contemplated enforcement proceedings against the Project. All required fees have been paid in connection with the development and use of the Project, including any impact-related fees, have been paid, and no such fees which would have applicability to the Project are otherwise pending or known at this time.

10) Flood Zone Designation: The Property is not located in a Flood Hazard Overlay Zoning District. The Flood Insurance Rate Map (FIRM) for the City of Bloomington designates the Property as Zone X on Panel Number 2753C0451F dated November 3, 2016.

This information was researched by the person signing this letter on behalf of the City of Bloomington, on request, as a service. The undersigned certifies that the above information is believed to be accurate based on or relating to the information supplied in the request for this zoning verification and the information on file with the City of Bloomington. The City assumes no liability for errors or omissions. All information was obtained from public records which may be inspected during regular business hours.

Please contact me at (952) 563-8926 or lpease@BloomingtonMN.gov for any questions.

Sincerely,



Londell Pease, Senior Planner
Community Development – Planning Division

(PLEASE COPY ONTO YOUR LETTERHEAD)

The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

12/08/2016

ATTN: Amanda Roe

Ref. No. 99225-1

RE: The Doubletree Bloomington, 7800 Normandale Boulevard, Bloomington, Minnesota

Add'l Info. Parcel: 0911621340013, 1611621220002, 0911621330005, 1611621210006,
1611621210002, 1611621210003 & 1611621210004

The current zoning classification for the subject property is: CS-1 (Commercial Service) (Flood Hazard)

Adjacent property zoning designations:

North: City of Edina

South: CS-1

East: City of Edina (Part) - Part CS-1

West: CS-1

Is the subject property part of a Planned Unit Development?

Yes, part of a PUD (See comment)

No, not part of a PUD

Comment: _____

Is the subject property part of an Overlay District?

Yes, within an Overlay District

No, not within an Overlay District

Comment: Flood Hazard (at the southeast corner parking lot)

The subject property is currently regulated by: SEE ATTACHED LETTER

_____ Section _____ of the Zoning Ordinance

_____ Planned Unit Development Ordinance No. _____ (copy attached)

_____ Site Plan Approval Case No. _____ (copy of plan and case attached)

Comment: SEE ATTACHED LETTER

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

- Permitted Use by Right
- Permitted Use by Special/Specific Use Permit
- Copy Attached
- Copy Not Available (see comment)
- Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- Non-Permitted Use

Comment: _____

The subject structure(s) was developed:

- In accordance with Current Zoning Code Requirements and is
 Legal Conforming
- Non-Conforming (see comments)
- In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-Conforming to current zoning requirements
- Prior to the adoption of the Zoning Code and is
 Grandfathered/Legal Non-conforming to current zoning requirements.
- In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement, the subject property would be considered legal non-conforming.

Comment: Assume legally non-conforming as the Code has changed since 1966.
Site currently in violation of parking and landscaping.

Information regarding variances, special permits/exceptions, ordinances or conditions:

- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
- The following apply to the subject property (see comments):
 - Variance - Documentation attached or is otherwise, no longer available (see comment)
 - Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
 - Ordinance Documentation attached or is otherwise, no longer available (see comment)
 - Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: SEE ATTACHED LETTER

Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.
- May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section _____ of the current zoning code/ordinance for details.

Comment: SEE ATTACHED LETTER

To the best of your knowledge, do your records show any unresolved zoning code violations?

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records. **SEE ATTACHED LETTER**

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

Site Plan Information:

_____ The subject property was not subject to a site plan approval process.

_____ The subject property was subject to site plan approval: a copy of the approved site plan is attached.

The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (was lost or destroyed). All other existing documents applicable to site plan approval for the site are attached if available.

_____ An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.

_____ Other, (as noted here): _____ **SEE ATTACHED LETTER**

Please call the undersigned at 952-563-8926, extension _____ if you have questions or concerns.

Sincerely:

Name: Londell Pease

Department: Planning

Title: Senior Planner

Email: lpease@bloomingtonmn.gov



RECEIPT OF PAYMENT

Receipt Number: 2016007875
Receipt Date: 12/09/2016
Date Paid: 12/09/2016
Full Amount: \$95.00

FROM: Planning and Zoning Resource Company

Payment Details:	Payment Method	Amount Tendered	Check Number
	Check	\$95.00	133000

Amount Tendered: \$95.00
Change / Overage: \$0.00

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Commercial, Industrial, and Residential Zoning Compliance Letters	PL201600222	\$95.00	\$95.00

REQUEST FOR COUNCIL ACTION

DATE April 5 1984

AGENDA SECTION: DEVELOPMENT BUSINESS	ORIGINATING DEPARTMENT COMMUNITY DEVELOPMENT Division of City Planning	Approved For Agenda By: _____
FORM NO.: Conditional Use Permit, Final Site Plan and Building Plans	By: _____	

Item 1A

Case 5960A-84

GENERAL INFORMATION

Applicant: T.G.I. Fridays, Inc.

Location: 7750 Normandale Boulevard

Request: Conditional use permit, final site plan and building plans for a restaurant

Existing Land Use and Zoning: Hotel; zoned FD-2

Surrounding Land Use and Zoning: North--restaurant and office; zoned PC-2 (Edina)
East--Highway 100, restaurant, motel and offices; zoned FD-2
South--liquor store, hotel; zoned FD-2
West--offices and undeveloped; zoned FD-2 in Bloomington, POD-2 and PC-2 (Edina)

Comprehensive Plan: The 1980 Comprehensive Land Use Plan recommends other commercial

Related Applications: Case 6249B-84, Item 1B, this agenda

PROPOSAL

The applicant proposes to construct a freestanding, one-story restaurant of 10,099 square feet on the north side of the entry drive from the east service road. The facility would have restaurant seating for 293, bar "seating" for 62 for a total of 353 seats. An outdoor patio would seat an additional 32 persons. The main entry would be in the northwest corner, a service court at the southeast corner and the patio area on the north side. A 520 square foot greenhouse is provided along the west wall.

Site plans indicate 155 assigned parking spaces in the northeast corner of the property under a shared parking arrangement. A new full-movement driveway from the frontage road is shown northeast of the restaurant.

COUNCIL ACTION: Motion by _____ Second by _____ to _____

T.G.I. Fridays, Inc.
Conditional Use Permit, Final
Site Plan and Building Plans

Case 5960A-84
Page Two

Exterior treatment consists of brick and
wood trim.

APPLICABLE REGULATIONS

Section 19.34(d)(7) and Section 19.64

FINDINGS REQUIRED

Section 19.22(4)(D), (E) and (F)

CHRONOLOGY

Planning Commission Agenda:

April 5, 1984--public hearing scheduled.

CASE 5960A-84



SCALE: 1" = 200'

CITY OF EDINA

SEC. 9, T. 116, R. 21

REPLAT OF EDINA INTERCHANGE CENTER
BLK. 1, LOT 3

385600
A 532

109-116-113A-0001
(2000-0000)

EDINA

STATE

HWY.

100

(3620)
112 886
C 596
(2)

272290
C 100
C 649
(6)
(1)

(3775)
34122
C 123
(1)

(3780)
57813
A 225
C 16
(2)

(3740)
6090
A 41

(3710)
12264
C 87
A 40
(4)

5601
346580
F 840
607
360
(5)

CABANA CLUB INN ADDITION

FD-2

PICTURE DRIVE
7800

STREET

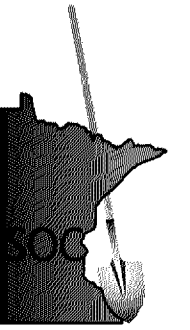
PICTURE DRIVE

78th

~~STATE HIGHWAY NO. 100~~

R-5

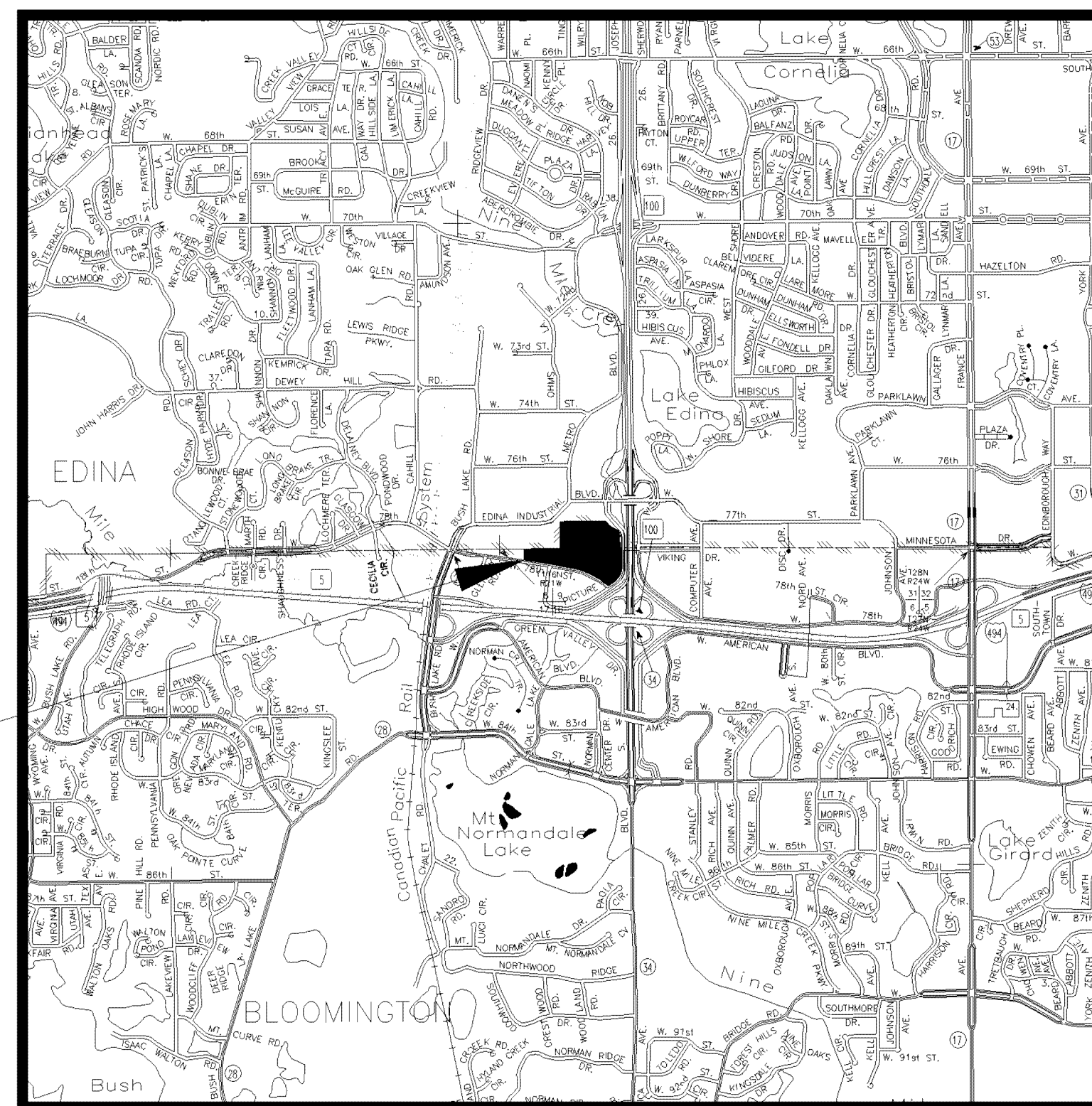
VALLEY



DOUBLETREE PARKING LOT RECONFIGURATION

7800 NORMANDALE BOULEVARD,
BLOOMINGTON, MN

PRELIMINARY PLANS



PROJECT LOCATION

VICINITY MAP

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3-4	SITE DEMOLITION PLAN
5	OVERALL SITE PLAN
6-7	SITE PLAN
8-9	GRADING, DRAINAGE AND EROSION CONTROL PLAN
10	UTILITY PLAN
11	CIVIL DETAILS
12	LANDSCAPE PLAN
13-14	LANDSCAPE DETAILS

1	05/13/15	TAM	CHL	CHL	CITY OF BLOOMINGTON DEVELOPMENT APPLICATION - STAFF APPROVAL
NO	DATE	BY	CKD	APPR	

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.
 Print Name: CHAD H. LOCKWOOD
 Date _____ License # 44986

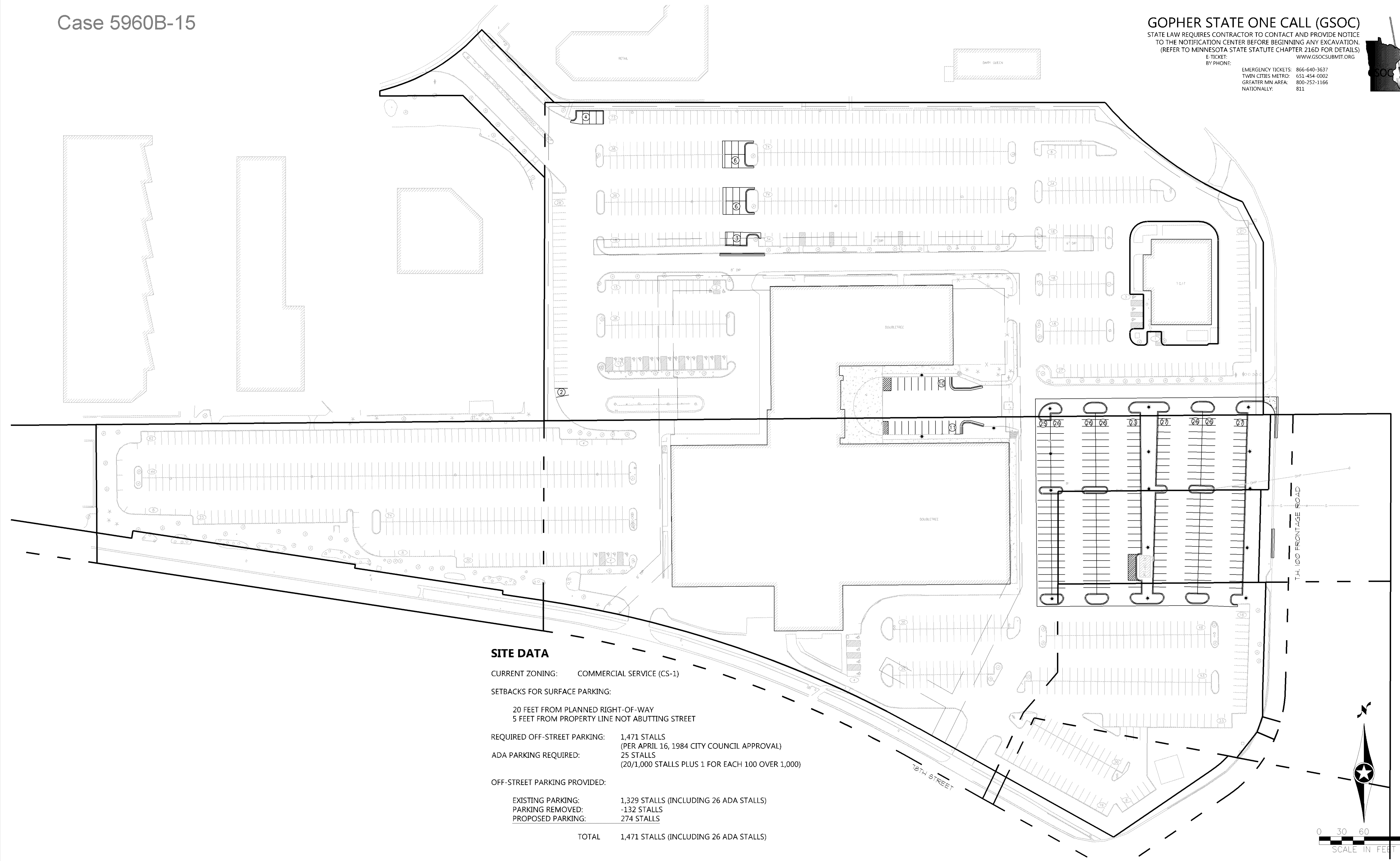
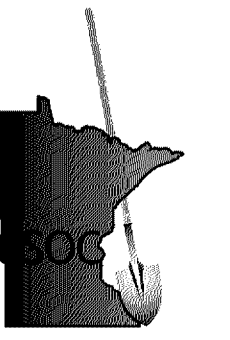
DRAWN BY
TAM
 DESIGNED BY
CHL
 CHECKED BY
EWB
 COMM. NO. 8830.00



**ENGINEERS
PLANNERS
DESIGNERS**

DOUBLETREE PARKING LOT RECONFIGURATION
 7800 NORMANDALE BLVD
 COVER SHEET
 BLOOMINGTON, MINNESOTA

SHEET
 1



SITE DATA

CURRENT ZONING: COMMERCIAL SERVICE (CS-1)

SETBACKS FOR SURFACE PARKING:

20 FEET FROM PLANNED RIGHT-OF-WAY
 5 FEET FROM PROPERTY LINE NOT ABUTTING STREET

REQUIRED OFF-STREET PARKING: 1,471 STALLS
 (PER APRIL 16, 1984 CITY COUNCIL APPROVAL)

ADA PARKING REQUIRED: 25 STALLS
 (20/1,000 STALLS PLUS 1 FOR EACH 100 OVER 1,000)

OFF-STREET PARKING PROVIDED:

EXISTING PARKING: 1,329 STALLS (INCLUDING 26 ADA STALLS)
 PARKING REMOVED: -132 STALLS
 PROPOSED PARKING: 274 STALLS

TOTAL 1,471 STALLS (INCLUDING 26 ADA STALLS)

5/13/2015 2:10:38 PM
 C:\008\04\04\Work\Projects\01_8830\Code\8830\Plan_8830_OVERALL_SITE_Plan.dwg\OVERALL_SITE_1

1	05/13/15	TAM	CHL	CHL	CITY OF BLOOMINGTON DEVELOPMENT APPLICATION - STAFF APPROVAL
NO	DATE	BY	CKD	APPR	

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.
 Print Name: CHAD H. LOCKWOOD
 Date _____ License # 44986


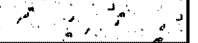

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TAM
 DESIGNED BY
CHL
 CHECKED BY
EWB
 COMM. NO. 8830.00



DOUBLETREE PARKING LOT RECONFIGURATION
 7800 NORMANDALE BLVD
 OVERALL SITE PLAN
 BLOOMINGTON, MINNESOTA

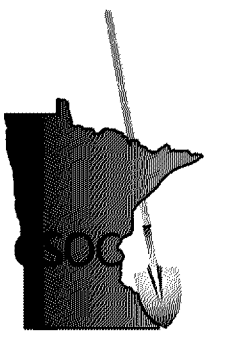
Case 5960B-15

LEGEND

-  BITUMINOUS PAVEMENT
-  CONCRETE PAVEMENT
-  CONCRETE CURB AND GUTTER

GOPHER STATE ONE CALL (GSOC)
 STATE LAW REQUIRES CONTRACTOR TO CONTACT AND PROVIDE NOTICE TO THE NOTIFICATION CENTER BEFORE BEGINNING ANY EXCAVATION. (REFER TO MINNESOTA STATE STATUTE CHAPTER 216D FOR DETAILS)

E-TICKET: WWW.GSOCSUBMIT.ORG
 BY PHONE: 866-640-3637
 EMERGENCY TICKETS: 866-640-3637
 TWIN CITIES METRO: 651-454-0007
 GREATER MN AREA: 800-252-1166
 NATIONALLY: 811



GENERAL NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL (GSOC)" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK. THE ONE CALL SERVICE IS FREE OF CHARGE. SOME UNDERGROUND LINES ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAY NOT BE MARKED BY A UTILITY. OTHER UNDERGROUND LINES, BETWEEN A METER AND THE HOME OR BUSINESS, MAY BE CONSIDERED PRIVATELY-OWNED. IN THESE CASES A CHARGE BY THE UTILITY MAY APPLY TO LOCATE AND MARK THOSE LINES.
2. THE CONTRACTOR SHALL CONTACT GSOC AT LEAST 48 HOURS IN ADVANCE FOR ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
11. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
12. EXISTING TOPOGRAPHY PROVIDED BY SRF CONSULTING GROUP, BOUNDARY & TOPOGRAPHIC SURVEY, DATED XX/XX/15.

SITE NOTES

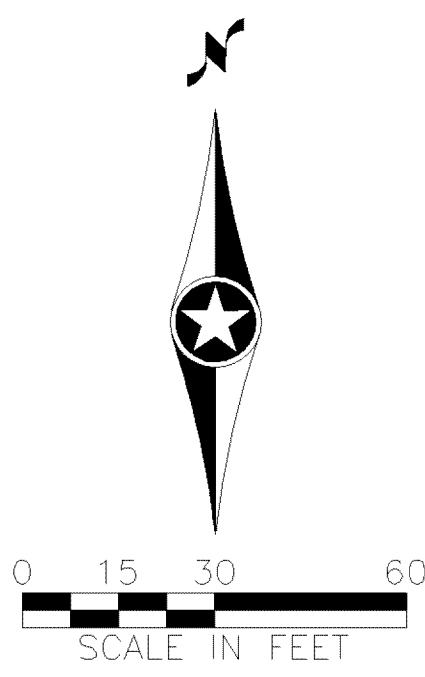
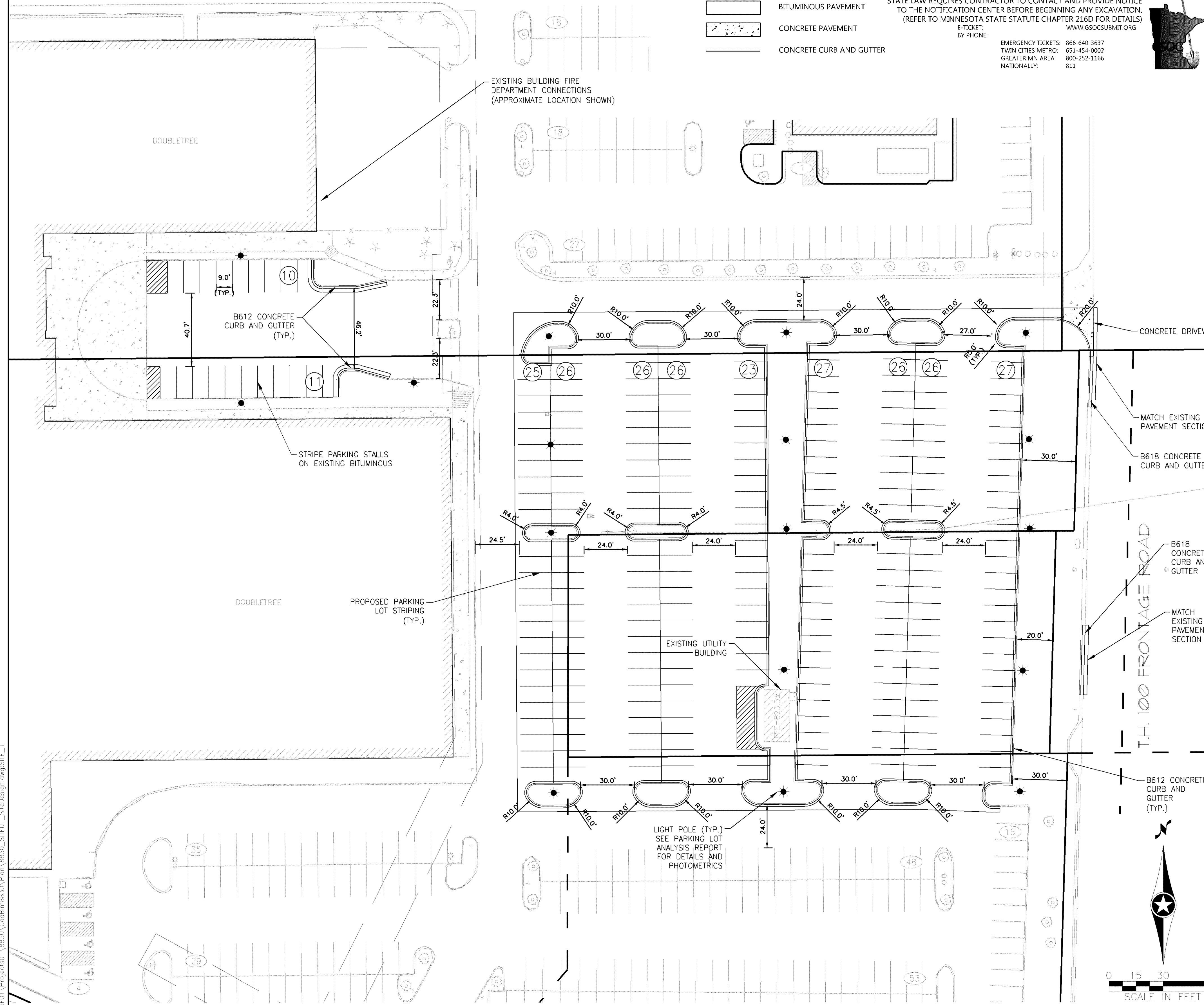
1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO CURB GUTTER LINE UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
7. ALL CURB TERMINI TO HAVE A 3 FOOT TAPER UNLESS OTHERWISE NOTED.
8. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.

SIGNAGE AND STRIPING NOTES

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2. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE PAVEMENT MARKING PAINT, 4" IN WIDTH.
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CITY OF BLOOMINGTON STANDARD NOTES

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3. RESTORE CITY STREET BY COMPLYING WITH THE CITY STREET IMPROVEMENT POLICY; CONTACT UTILITIES (952-563-4568) FOR THE REQUIREMENTS AND SHOW ON THIS PLAN.
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NO	DATE	BY	CHKD	APPR
1	05/13/15	TAM	CHL	CHL

CITY OF BLOOMINGTON DEVELOPMENT APPLICATION - STAFF APPROVAL

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.
 Print Name: **CHAD H. LOCKWOOD**
 Date: _____ License # **44986**

DRAWN BY TAM
 DESIGNED BY CHL
 CHECKED BY EWB
 COMM. NO. 8830.00


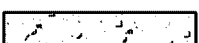



DOUBLETREE PARKING LOT RECONFIGURATION
 7800 NORMANDALE BLVD
 SITE PLAN
 BLOOMINGTON, MINNESOTA

SHEET 6

Case 5960B-15

LEGEND

-  BITUMINOUS PAVEMENT
-  CONCRETE PAVEMENT
-  CONCRETE CURB AND GUTTER

GOPHER STATE ONE CALL (GSOC)

STATE LAW REQUIRES CONTRACTOR TO CONTACT AND PROVIDE NOTICE TO THE NOTIFICATION CENTER BEFORE BEGINNING ANY EXCAVATION. (REFER TO MINNESOTA STATE STATUTE CHAPTER 216D FOR DETAILS)

E-TICKET: WWW.GSOCSUBMIT.ORG
 BY PHONE: EMERGENCY TICKETS: 866-640-3637
 TWIN CITIES METRO: 651-454-0007
 GREATER MN AREA: 800-252-1166
 NATIONALLY: 811



GENERAL NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL (GSOC)" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK. THE ONE CALL SERVICE IS FREE OF CHARGE. SOME UNDERGROUND LINES ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAY NOT BE MARKED BY A UTILITY. OTHER UNDERGROUND LINES, BETWEEN A METER AND THE HOME OR BUSINESS, MAY BE CONSIDERED PRIVATELY-OWNED. IN THESE CASES A CHARGE BY THE UTILITY MAY APPLY TO LOCATE AND MARK THOSE LINES.
2. THE CONTRACTOR SHALL CONTACT GSOC AT LEAST 48 HOURS IN ADVANCE FOR ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
11. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
12. EXISTING TOPOGRAPHY PROVIDED BY SRF CONSULTING GROUP, BOUNDARY & TOPOGRAPHIC SURVEY, DATED XX/XX/15.

SITE NOTES

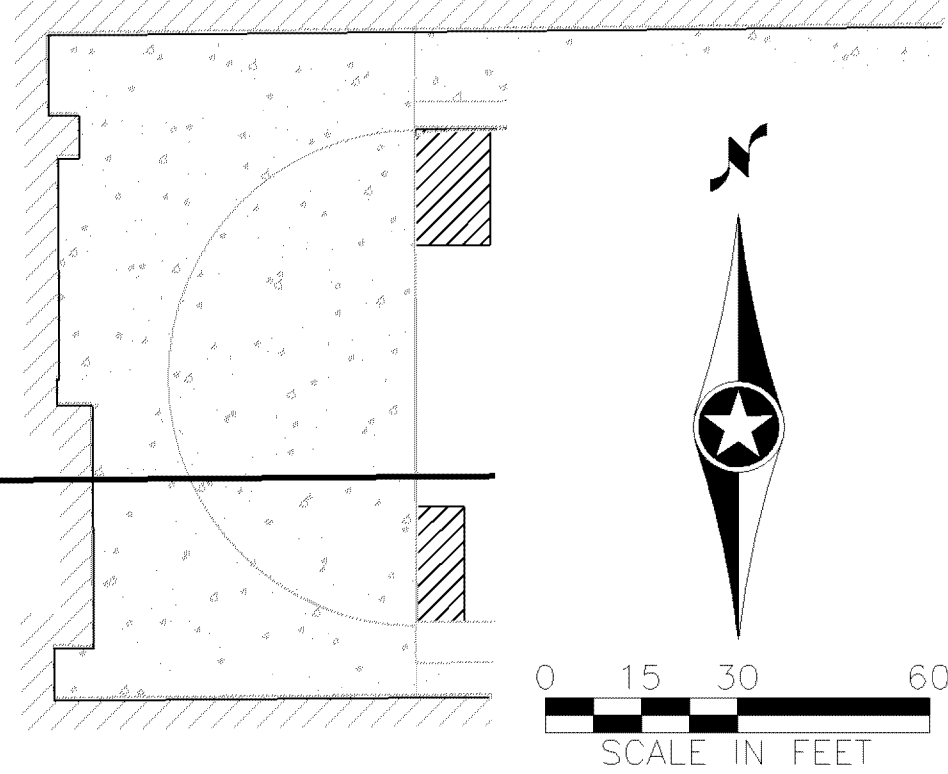
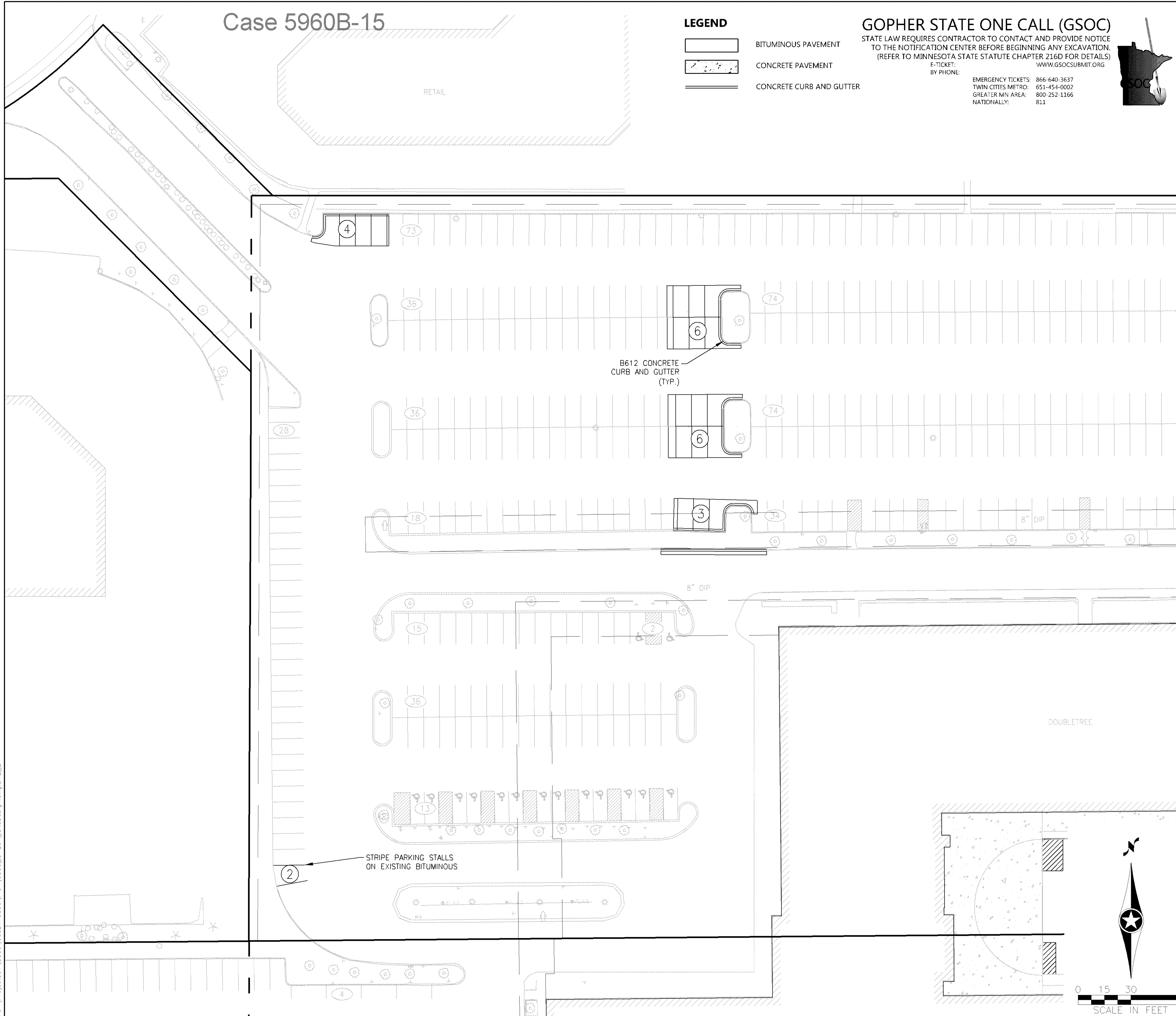
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2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO CURB GUTTER LINE UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
7. ALL CURB TERMINI TO HAVE A 3 FOOT TAPER UNLESS OTHERWISE NOTED.
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NO	DATE	BY	CHK	APPR
1	05/13/15	TAM	CHL	CHL
CITY OF BLOOMINGTON DEVELOPMENT APPLICATION - STAFF APPROVAL				

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.
 Print Name: CHAD H. LOCKWOOD
 Date: _____ License # 44986

DRAWN BY TAM
 DESIGNED BY CHL
 CHECKED BY EWB
 COMM. NO. 8830.00



DOUBLETREE PARKING LOT RECONFIGURATION
 7800 NORMANDALE BLVD
 SITE PLAN
 BLOOMINGTON, MINNESOTA

SHEET
7

Case 5960B-15 **APPROVED**

L. Pease
May 26, 2015

Double Tree Parking Lot Lighting Analysis - Maintained 5/20/15

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Light Beyond Lot	Illuminance	Fc	0.61	2.1	0.1	6.10	21.00
Main Parking Lot	Illuminance	Fc	3.38	5.2	1.3	2.60	4.00
North Driveway	Illuminance	Fc	2.10	3.0	1.4	1.50	2.14
Side Parking Lot	Illuminance	Fc	2.83	3.7	1.9	1.49	1.95
South Driveway	Illuminance	Fc	2.02	2.9	1.3	1.55	2.23

Luminaire Schedule								
Symbol	Tag	Qty	Label	Description	Arrangement	Mounting Height	LLF	Light Source
—□	LA	2	Single Type IV	Pureform P21-4-110LA-NW	SINGLE	33	0.810	LED
—□	LB	14	Twin Type IV	Pureform P21-4-140LA-NW	BACK-BACK	33	0.810	LED
—□	LC	3	Twin Type III	Pureform P21-3-110LA-NW	BACK-BACK	33	0.810	LED
—□	LD	4	Single Type III	Pureform P21-3-140LA-NW	SINGLE	33	0.810	LED

Luminaire Schedule (Continued)							
Symbol	Tag	Qty	Label	Average System Watts	Lumen Output	Color Temp	CRI
—□	LA	2	Single Type IV	108	9,648	4000K	70
—□	LB	14	Twin Type IV	274	13,168	4000K	70
—□	LC	3	Twin Type III	216	9,740	4000K	70
—□	LD	4	Single Type III	138	13,294	4000K	70



#	Date	Comments

Revisions

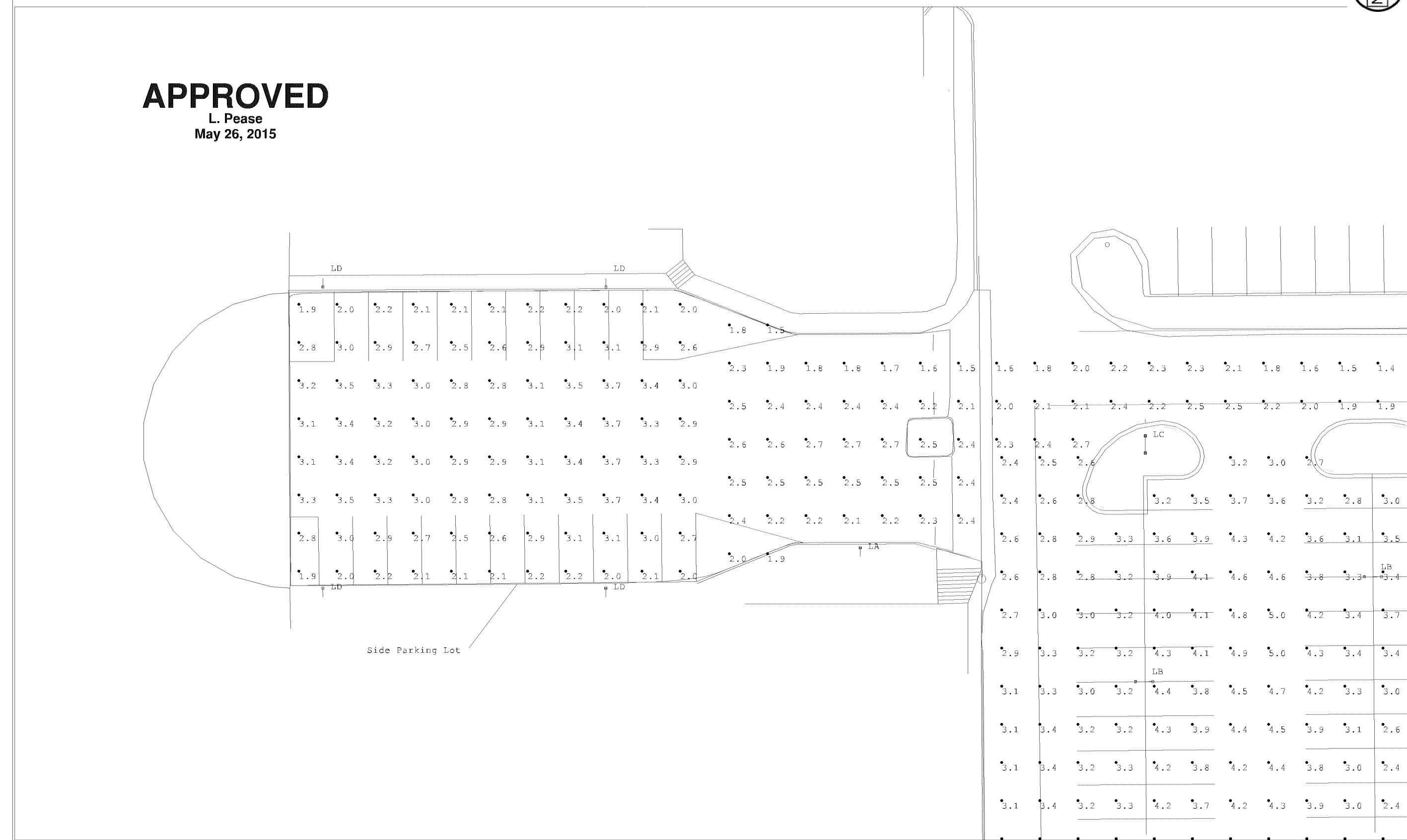
Drawn By: BMC
Checked By: SUM
Date: 5/20/2015
Scale: As Noted

Lot & Perimeter
Preliminary Photometrics

Case 5960B-15



APPROVED
L. Pease
May 26, 2015



Double Tree Parking Lot
Scale: 1 inch= 25 Ft.

#	Date	Comments

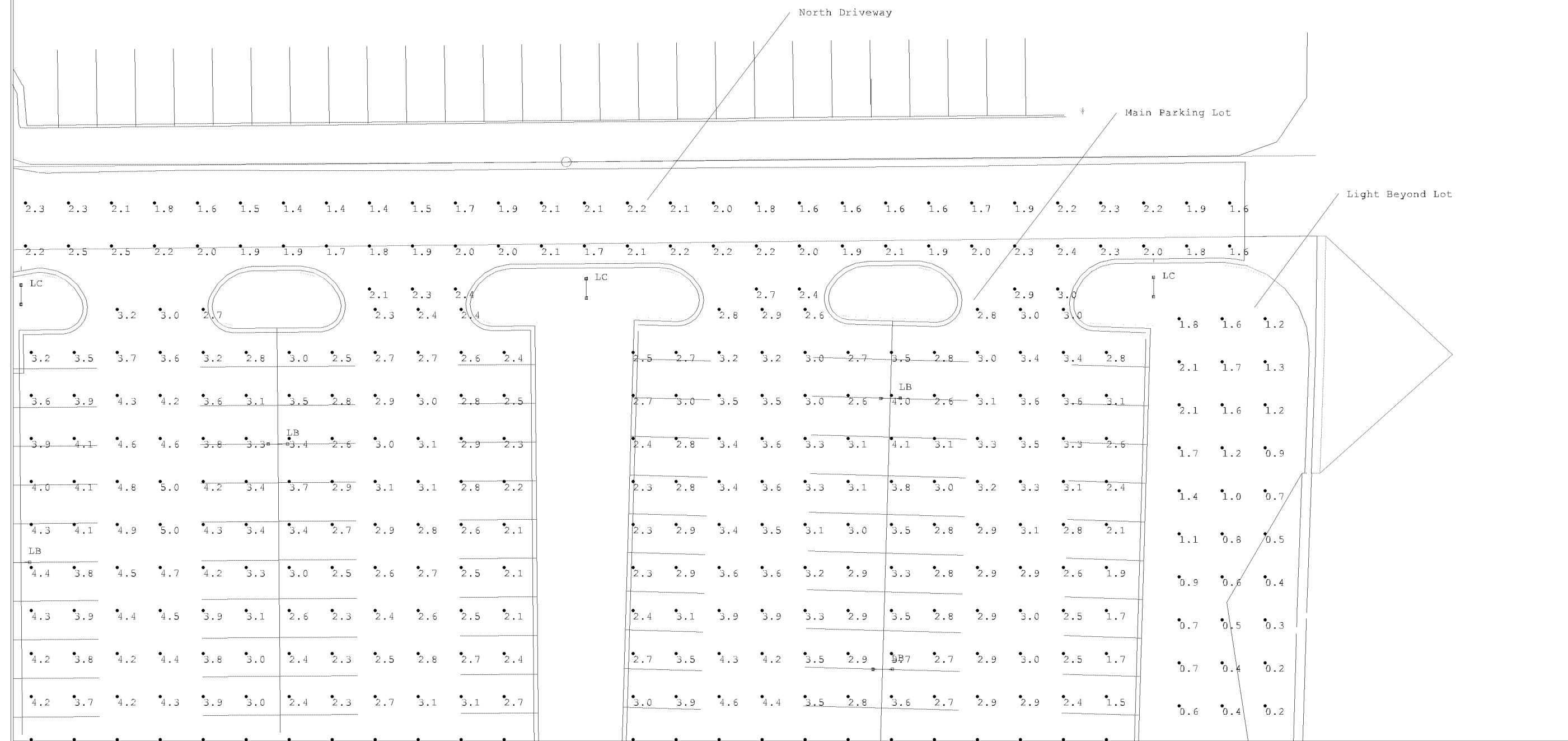
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BMC	SJM
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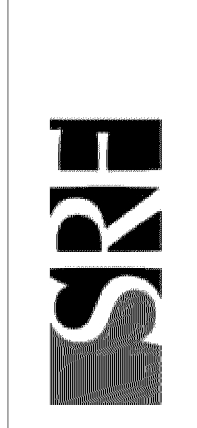
Approved Plan

Case 5960B-15

APPROVED
L. Pease
May 26, 2015



Double Tree Parking Lot
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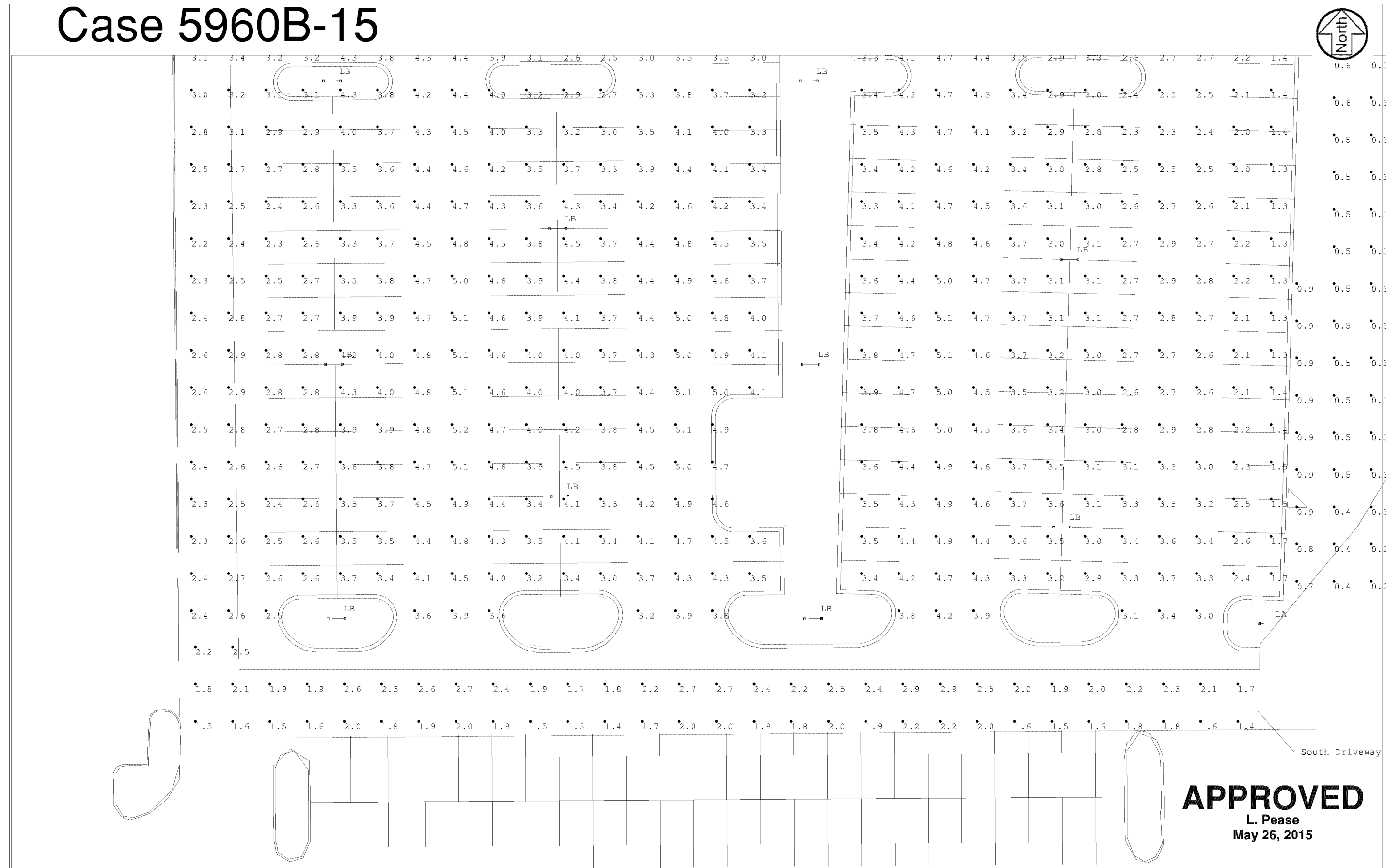
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Drawn By: BMJ
Checked By: SLM
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Lot & Perimeter
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Case 5960B-15



APPROVED
L. Pease
May 26, 2015

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Approved Plan



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Lot & Perimeter
Preliminary Photometrics

Case 5960B-15 APPROVED

L. Pease
May 26, 2015

Double Tree Parking Lot
Lighting Analysis - Initial
5/20/15

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Light Beyond Lot	Illuminance	Fc	0.76	2.6	0.1	7.60	26.00
Main Parking Lot	Illuminance	Fc	4.17	6.4	1.6	2.61	4.00
North Driveway	Illuminance	Fc	2.59	3.7	1.7	1.52	2.18
Side Parking Lot	Illuminance	Fc	3.49	4.6	2.4	1.45	1.92
South Driveway	Illuminance	Fc	2.50	3.6	1.7	1.47	2.12

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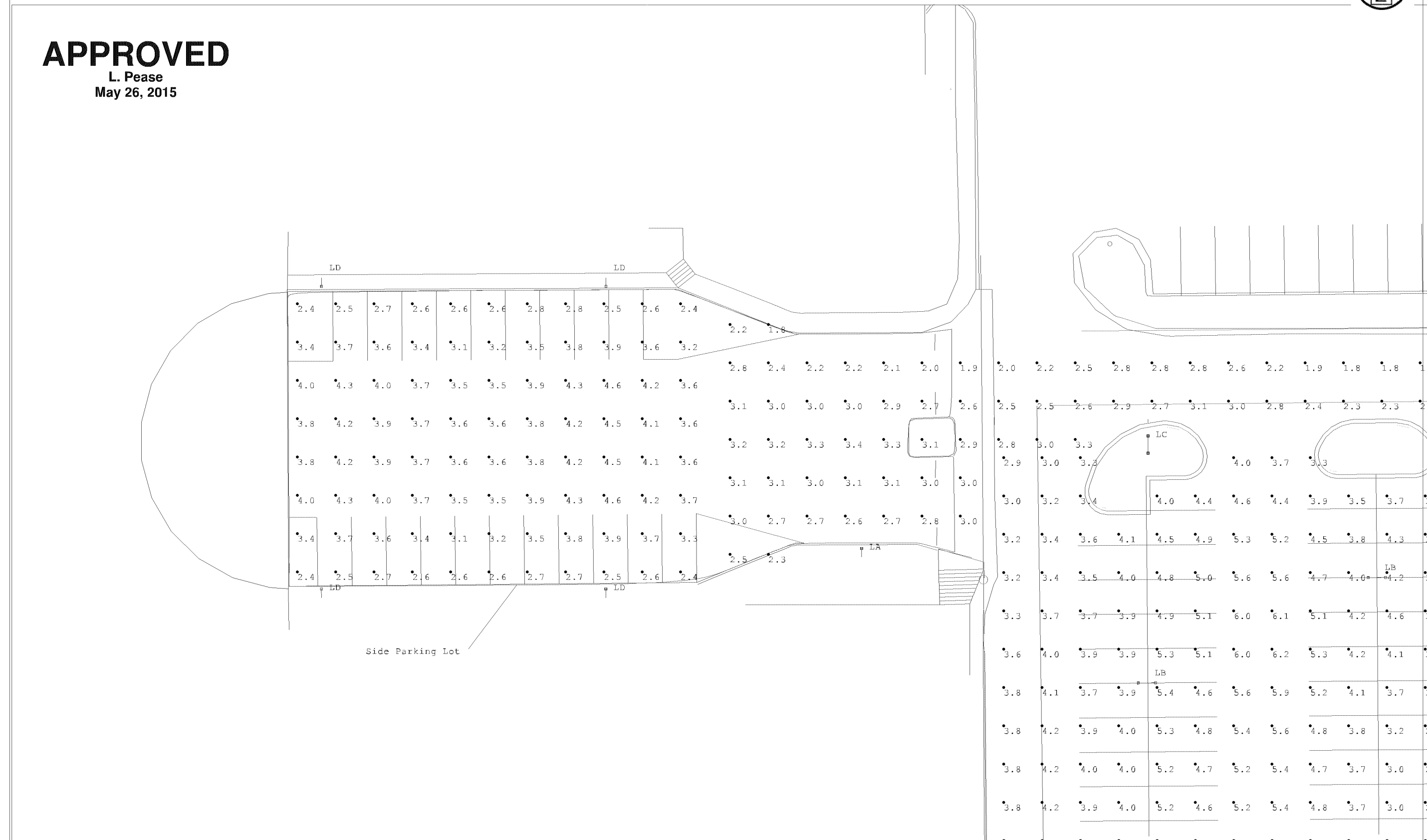
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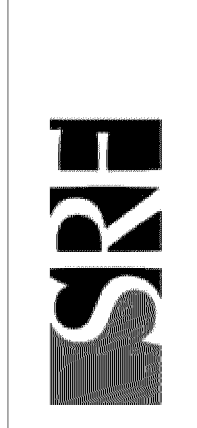
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Case 5960B-15

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May 26, 2015



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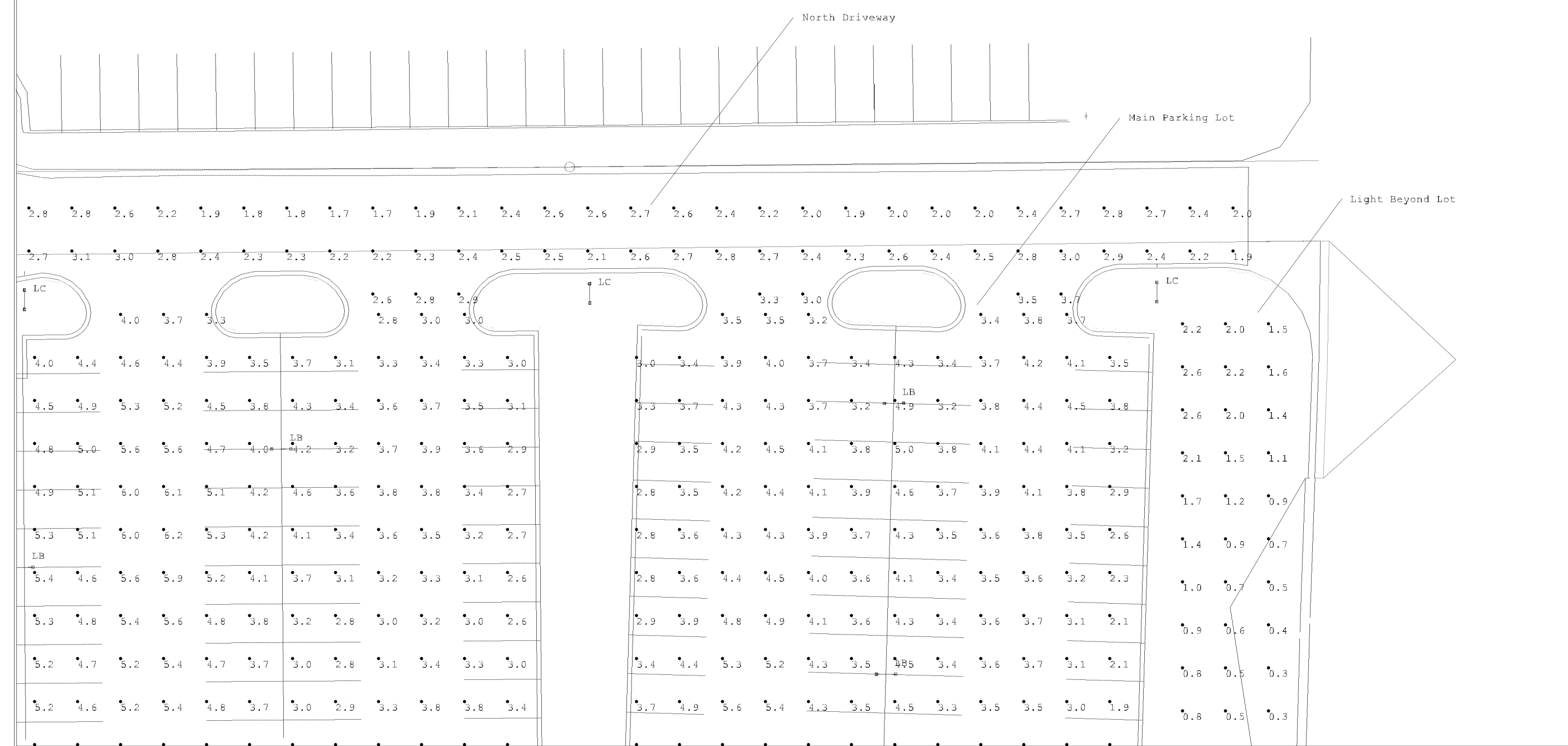
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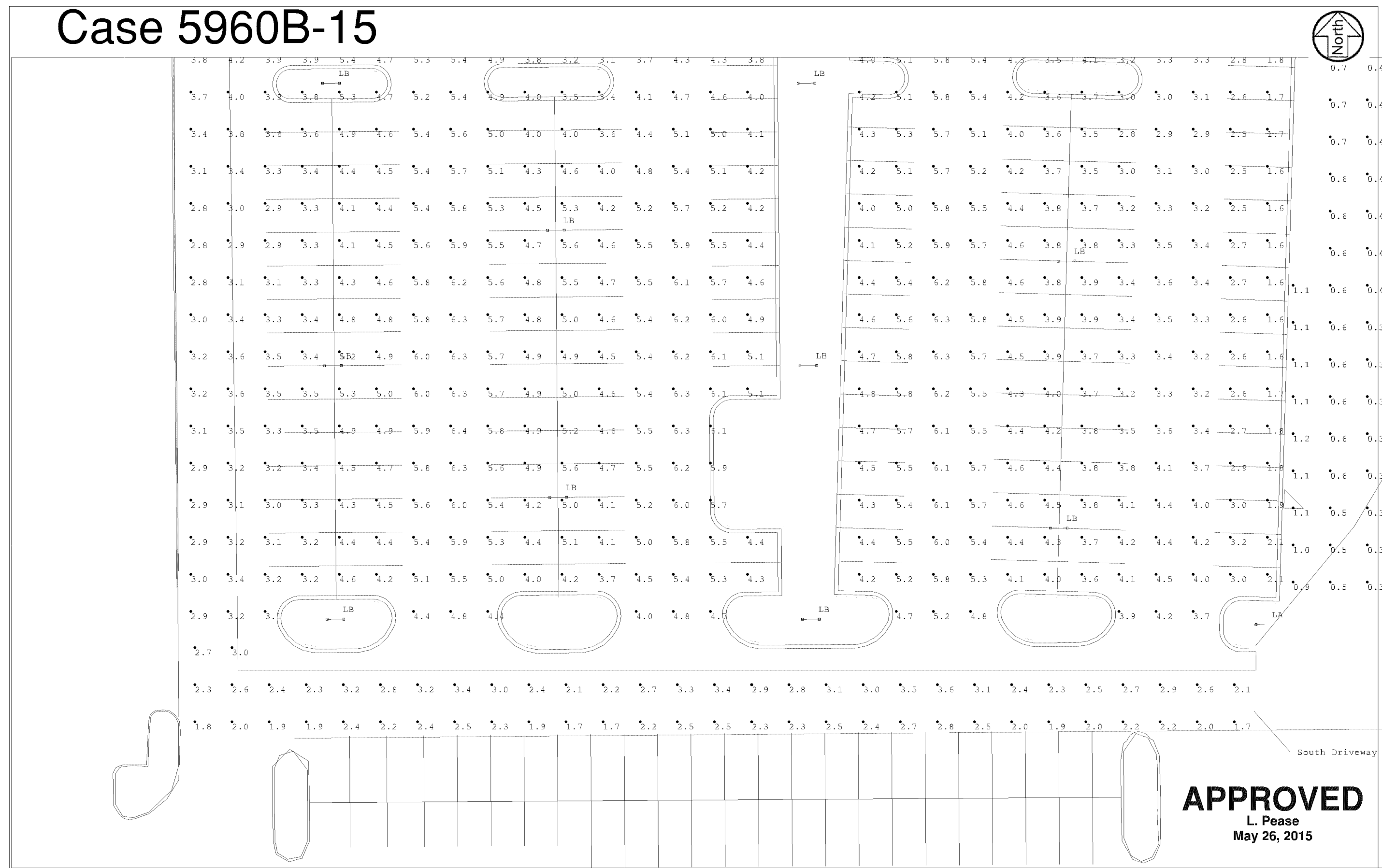
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