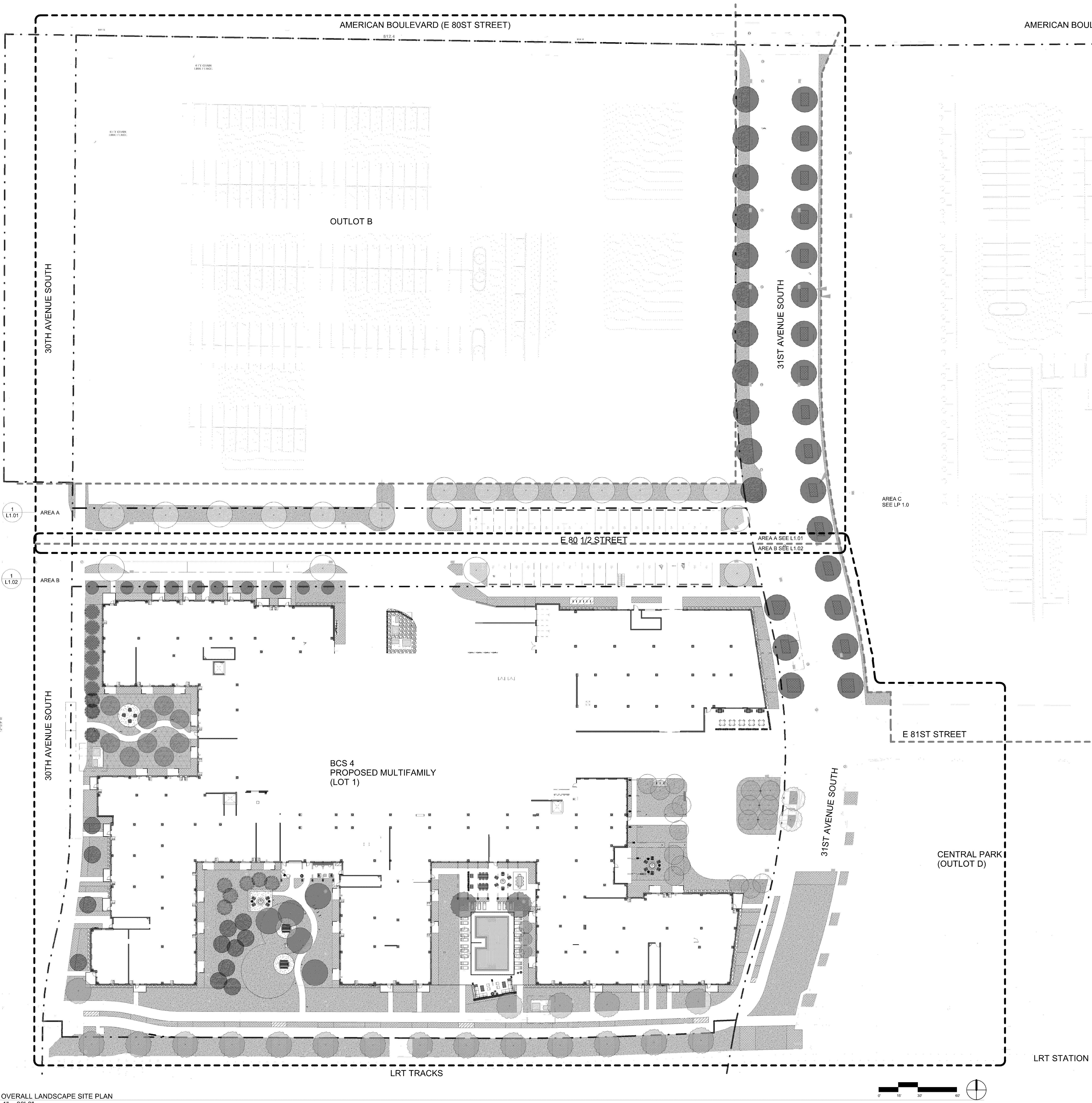




CASE #PL2021-57

BCS PHASE 4

8100 31st AVENUE SOUTH
BLOOMINGTON, MN



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Signature
Han Zhang
Typed or Printed Name
54480 10/29/21
License # Date

EXISTING BCS HYATT REGENCY HOTEL

BCS4 SHEET LIST

SHEET NUMBER	SHEET NAME
L1.00	BCS 4 OVERALL LANDSCAPE SITE PLAN AND LEGENDS
L1.01	AREA A LANDSCAPE SITE PLAN
L1.02	AREA B LANDSCAPE SITE PLAN
L2.00	ENLARGED COURTYARD PLAN
L3.00	IRRIGATION PERFORMANCE PLAN
L5.00	LANDSCAPE DETAILS
L5.01	LANDSCAPE DETAILS

LEGEND

- TURF GRASS SOD
- FESCUE SEED
- STANDARD CONCRETE: SEE CIVIL FOR DETAIL AND SPECIFICATION
SEE LANDSCAPE COURTYARD PLAN FOR CONTROL JOINT PATTERN
- PLANTING BED, PROVIDE PLANTING SOIL AND HARDWOOD MULCH
SEE LANDSCAPE DETAIL FOR SOIL DEPTH
- ROCK MULCH TYPE 1: 1.5" DRESSER TRAP ROCK
- ROCK MULCH TYPE 2: 3" DRESSER TRAP ROCK
- ROCK MULCH TYPE 3: CLASS 5 LIMESTONE SAND, BUFF COLOR
- ROCK MULCH TYPE 4: 3/4" DRESSER TRAP ROCK
- LIMESTONE BLOCKS
- LP LIGHT POLE
SEE ELECTRICAL
- LF FLOOD LIGHT
SEE ELECTRICAL
- UL UPLIGHT
SEE ELECTRICAL
- LB BOLLARD
SEE ELECTRICAL
- XX PROPOSED DECIDUOUS TREE WITH SPECIES KEY
- XX PROPOSED EVERGREEN TREE WITH SPECIES KEY
- EXISTING TREES TO REMAIN
- PROPOSED SHRUBS, PERENNIALS, GROUNDCOVERS AND GRASSES
- CONTOUR LINES
- LANDSCAPE EDGING
- PAVEMENT JOINT
- PAVEMENT EXPANSION JOINT
- MATCHLINE
- PROPERTY LINE
- KEYNOTE - REFER TO KEYNOTE TABLE

CONSTRUCTION
DOCUMENTS
10/29/21

ORIGINAL ISSUE:
10/29/21

REVISIONS:
No. Description Date

2635.010
PROJECT NUMBER

KEY PLAN

BCS PHASE 4

BCS 4 OVERALL LANDSCAPE
SITE PLAN AND LEGENDS

L1.00

10/29/2021 5:14:37 PM
1 OVERALL LANDSCAPE SITE PLAN
1" = 30'-0"

CASE #PL2021-57

BCS PHASE 4

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BLOOMINGTON, MN



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AREA A PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
23	QB	Quercus bicolor	SWAMP WHITE OAK	3"	B&B	MATCHED SPECIMEN
16	UA	Ulmus americana "Princeton"	PRINCETON ELM	3"	B&B	MATCHED SPECIMEN
39						
PERENNIALS						
125	CA	Calamagrostis acutiflora "Karl Foerster"	KARL FOERSTER GRASS	#1	CONT.	24" O.C.
1	PA	Perovskia atriplicifolia	RUSSIAN SAGE	#1	CONT.	24" O.C.
120	PV	Panicum virgatum "RR1" Ruby Ribbons	RUBY RIBBONS SWITCHGRASS	#1	CONT.	24" O.C.
246						

AREA A PLANT SCHEDULE CONT.

AREA	TYPE	PLANT DESCRIPTION
TURF AND GRASSES	TURF GRASS SOD	MNST-12 SOD
10849 SF		

NOTES:

- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT SCHEDULES AND THE PLAN, THE PLANS SHALL GOVERN.
- RESTORE ALL AREAS DISTURBED BY CONSTRUCTION UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL STAKE OUT THE LOCATIONS OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL TREES TO BE TAGGED AT PLACE OF GROWTH BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL HAVE ORGANIC MULCH UNLESS OTHERWISE NOTED.
- SEE IRRIGATION PERFORMANCE PLAN FOR IRRIGATION SYSTEM DESCRIPTION AND CONNECTION TO EXISTING SYSTEM.

LANDSCAPING PLAN APPROVED



NMJ
01/20/2022

CONSTRUCTION
DOCUMENTS
10/29/21

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No. Description Date

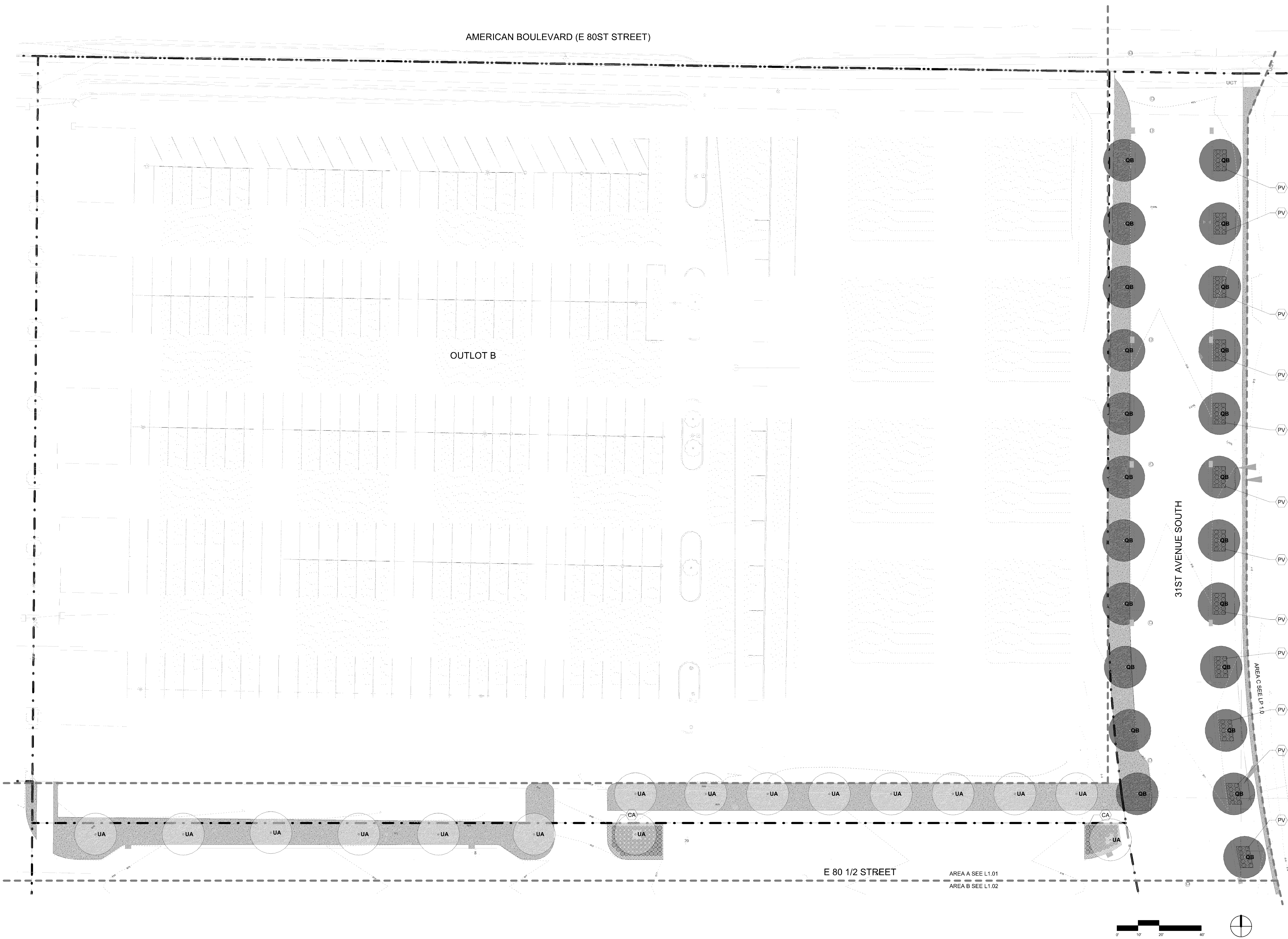
2635.010
PROJECT NUMBER

KEY PLAN

BCS PHASE 4

AREA A LANDSCAPE SITE
PLAN

L1.01



1 AREA A LANDSCAPE SITE PLAN
1" = 20'-0"

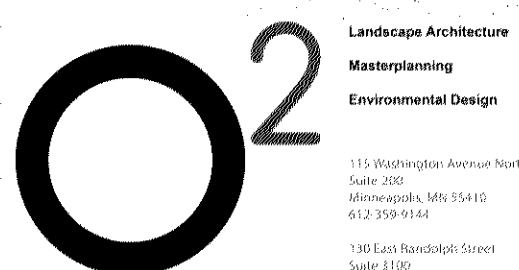
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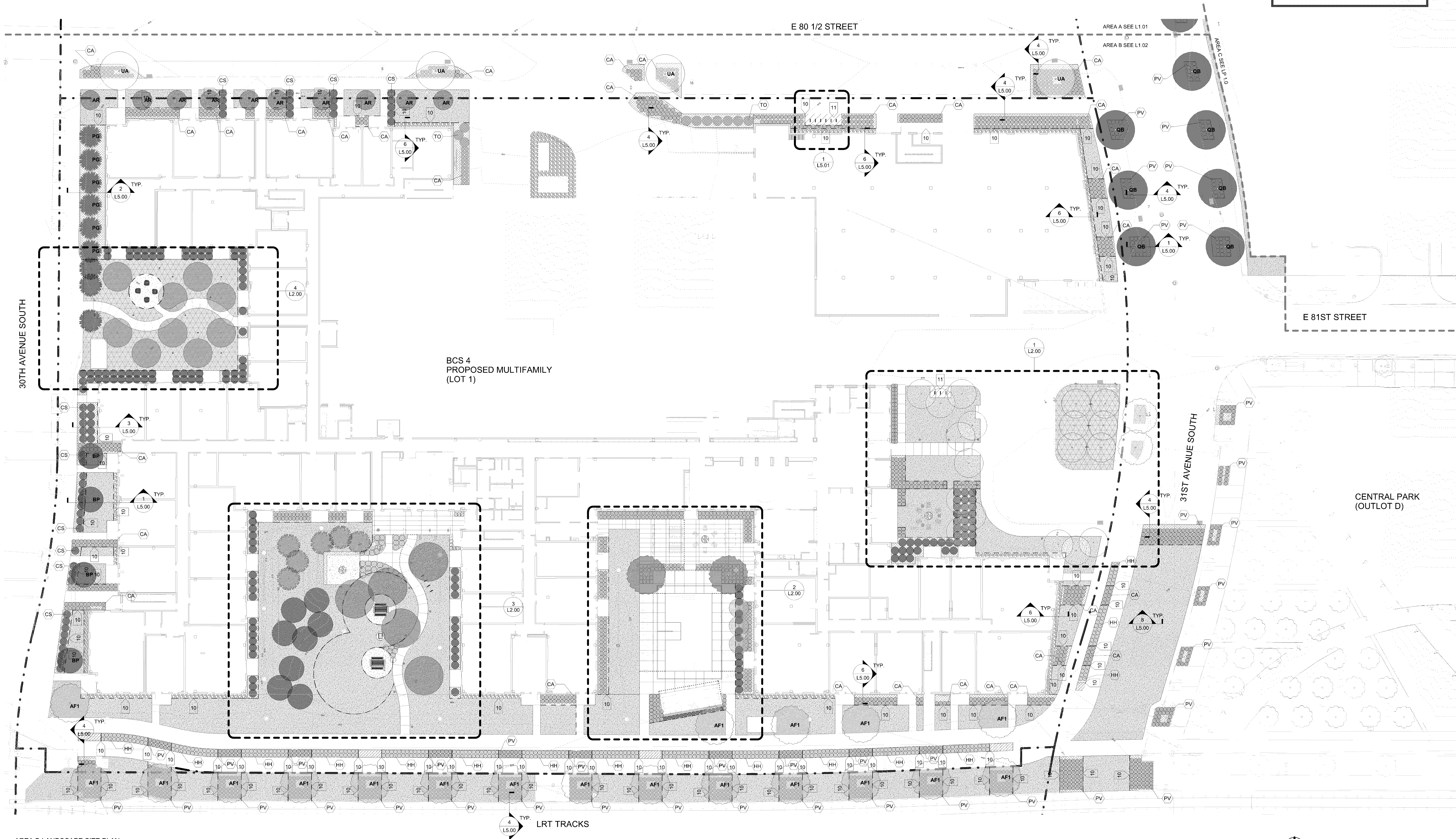
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54480 10/29/21
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DOCUMENTS
10/29/21ORIGINAL ISSUE:
10/29/21REVISIONS:
No. Description Date2635.010
PROJECT NUMBER

KEY PLAN

BCS PHASE 4

AREA B LANDSCAPE SITE
PLAN

L1.02

1 AREA B LANDSCAPE SITE PLAN
1" = 20'-0"

AREA B PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
5	AF	Acer x freemanii 'Sienna'	SIENNA GLEN MAPLE	4.5"	B&B	4" TO 5" SIZE RANGE ACCEPTABLE
19	AF1	Acer x freemanii 'Jefferson'	AUTUMN BLAZE MAPLE	3"	B&B	MATCHED SPECIMEN
2	AF2	Acer x freemanii 'Firefall'	FIREFALL MAPLE	4.5"	B&B	MATCHED SPECIMEN, SEEDLESS MALE CULTIVAR
10	AR	Acer rubrum 'Armstrong'	ARMSTRONG RED MAPLE	3"	B&B	MATCHED SPECIMEN
12	BP	Betula populifolia 'Whitespire'	WHITESPIRE BIRCH	3"	B&B	MATCHED SPECIMEN
2	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	3.5"	B&B	MATCHED SPECIMEN, 12H X 5W MIN.
9	PG	Picea glauca densata	BLACK HILL SPRUCE	12" HEIGHT	B&B	MATCHED SPECIMEN
6	PS	Pinus strobus	WHITE PINE	12" HEIGHT	B&B	3" MIN. BRANCH CLEARANCE
18	PT	Populus tremuloides	QUAKING ASPEN	2.5"	B&B	14" H MIN.
7	QB	Quercus bicolor	SWAMP WHITE OAK	3"	B&B	MATCHED SPECIMEN
3	QR	Quercus robur f. fastigiata	REGAL PRINCE OAK	3"	B&B	MATCHED SPECIMEN
9	TA	Tilia americana 'Boulevar'	BOULEVARD LINDEN	3.5"	B&B	MATCHED SPECIMEN
4	UA	Ulmus americana 'Princeton'	PRINCETON ELM	3"	B&B	MATCHED SPECIMEN
106						

SHRUBS						
202	CS	Cornus sericea	RED TWIG DOGWOOD	#5	CONT.	4' O.C. MATCHED SPECIMEN
15	TN	Taxus cuspidata 'Nova'	NOVA YEW	3.5' HEIGHT	B&B	2' O.C. MATCHED SPECIMEN
10	TO	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	6' HEIGHT	B&B	5' O.C. MATCHED SPECIMEN
227						

PERENNIALS						
1083	CA	Calamagrostis acutiflora 'Karl Foerster'	KARL FOERSTER GRASS	#1	CONT.	24" O.C.
354	HH	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1	CONT.	24" O.C.
39	MS	Miscanthus sinensis 'Purpureascens'	FLAME GRASS	#1	CONT.	36" O.C.
113	PA	Pteris aquilina	RUSSIAN SAGE	#1	CONT.	24" O.C.
326	PV	Panicum virgatum 'RR1' Ruby Ribbons	RUBY RIBBONS SWITCHGRASS	#1	CONT.	24" O.C.
2515						

AREA B PLANT SCHEDULE CONT.

AREA	TYPE	PLANT DESCRIPTION
TURF AND GRASSES		
5163 SF	FESCUE SEED	100% TALL FESCUE SEED MIX
31499 SF	TURF GRASS SOD	MINST-12 SOD

NOTES:

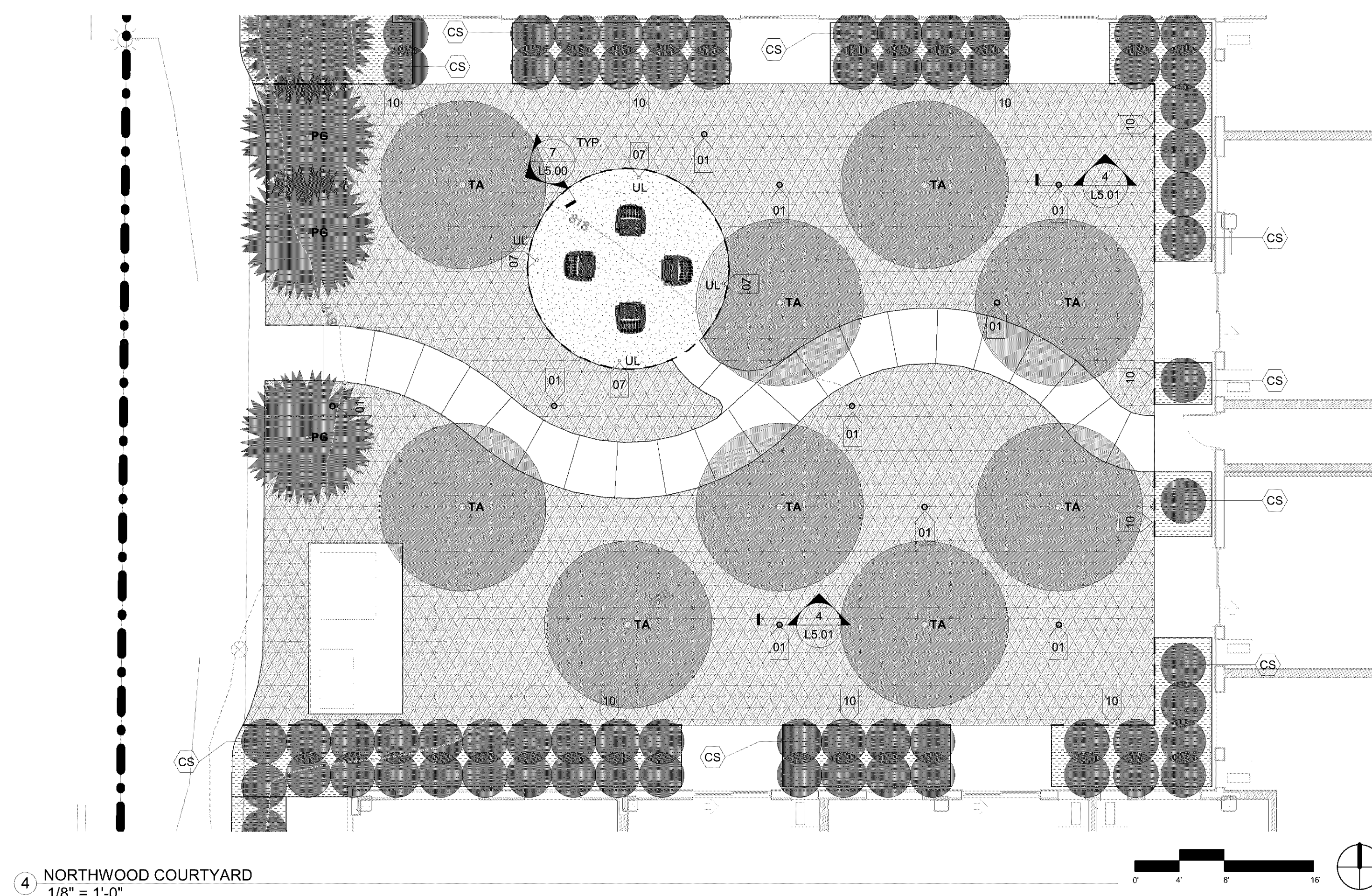
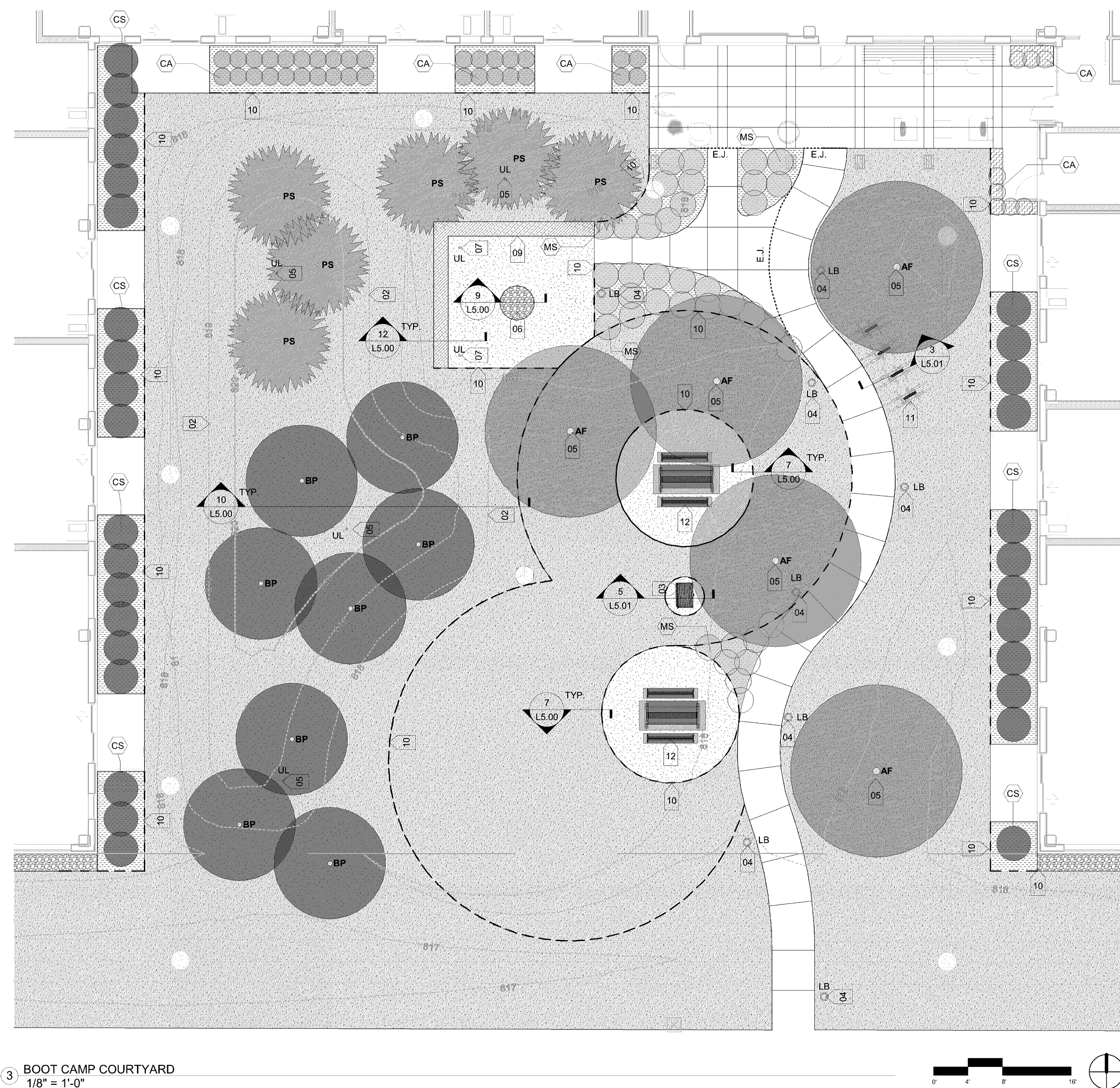
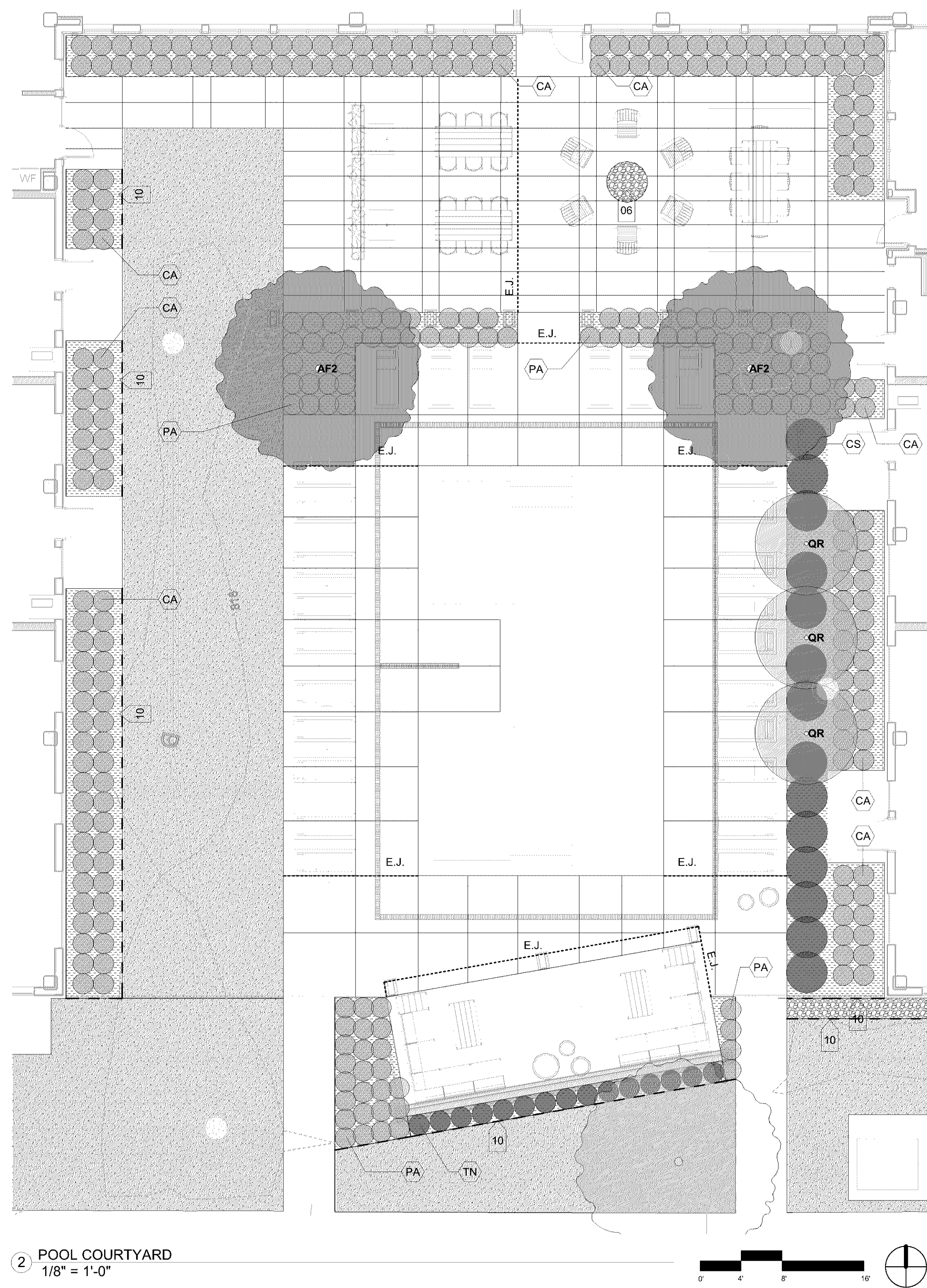
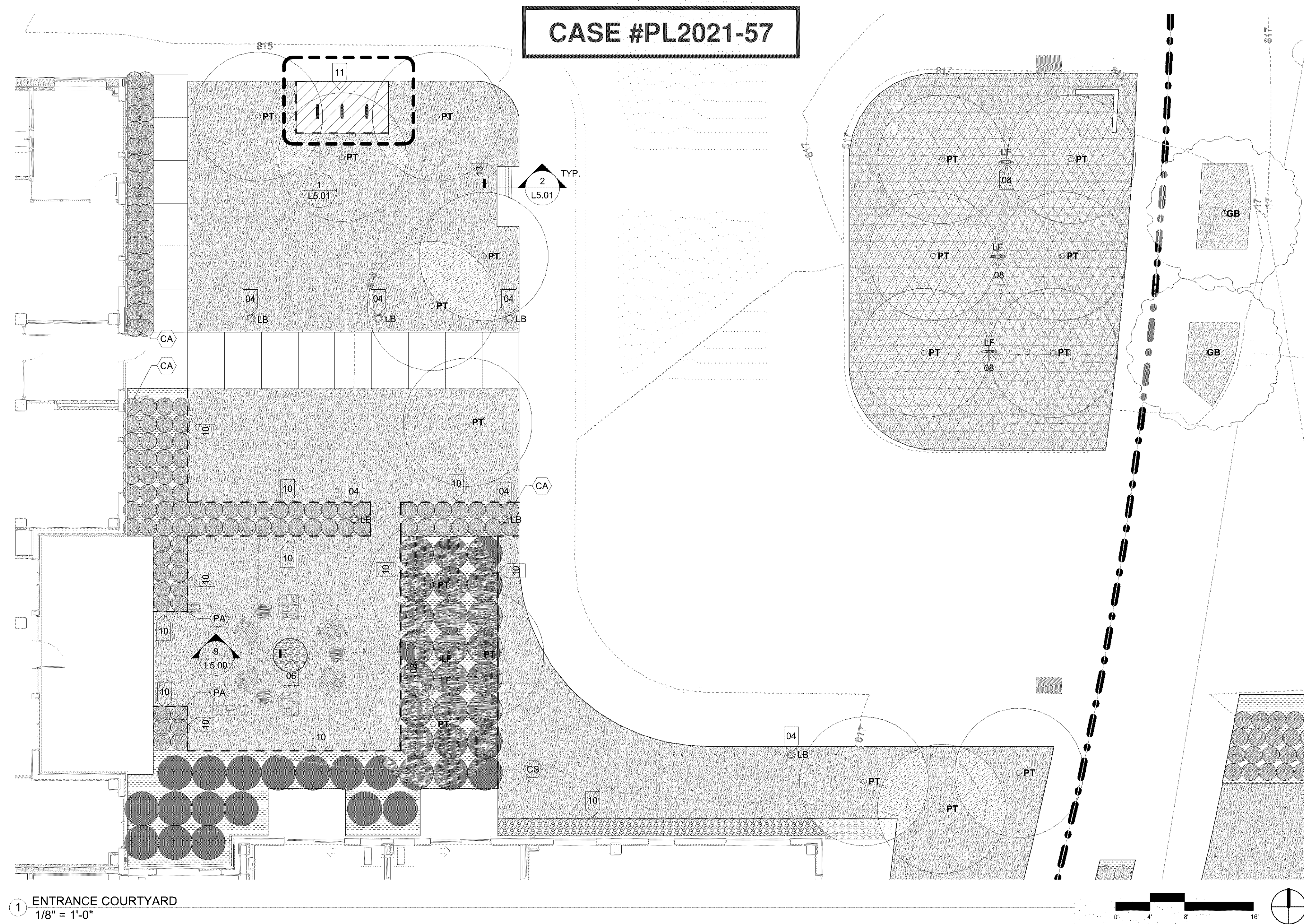
- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT SCHEDULES AND THE PLAN, THE PLANS SHALL GOVERN.
- RESTORE ALL AREAS DISTURBED BY CONSTRUCTION UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL STAKE OUT THE LOCATIONS OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL TREES TO BE TAGGED AT PLACE OF GROWTH BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL HAVE ORGANIC MULCH UNLESS OTHERWISE NOTED.
- SEE IRRIGATION PERFORMANCE PLAN FOR IRRIGATION SYSTEM DESCRIPTION AND CONNECTION TO EXISTING SYSTEM.

LAYOUT KEYNOTES

- | KEY | CONTENT |
|-----|--|
| 01 | WOOD POLE FOR FLOOD LIGHT AND HAMMOCK ATTACHMENT |
| 02 | LANDFORM |
| 03 | GAS GRILL, SEE ARCH |
| 04 | BOLLARD LIGHT |
| 05 | PROVIDE OUTLET FOR CANOPY TREES AND EACH TREE GROVES |
| 06 | OUTDOOR FIREPIT, SEE ARCH |
| 07 | LANDSCAPE ACCENT UPLIGHT |
| 08 | FLOOD LIGHT FOR TREE GROVES |
| 09 | LIMESTONE BLOCK SEATING |
| 10 | LANDSCAPE EDGING |
| 11 | BIKE RACKS |
| 12 | FARM STYLE TABLE AND BENCH, SEE ARCH |
| 13 | MANUFACTURED BENCH |

LANDSCAPING PLAN APPROVED

NMJ
01/20/2022



LAYOUT KEYNOTES

KEY	CONTENT
01	WOOD POLE FOR FLOOD LIGHT AND HAMMOCK ATTACHMENT
02	LANDFORM
03	GAS GRILL, SEE ARCH
04	BOLLARD LIGHT
05	PROVIDE OUTLET FOR CANOPY TREES AND EACH TREE GROVES
06	OUTDOOR FIRE PIT SEE ARCH
07	LANDSCAPE ACCENT UPLIGHT
08	FLOOD LIGHT FOR TREE GROVES
09	LIMESTONE BLOCK SEATING
10	LANDSCAPE EDGING
11	BIKE RACKS
12	FARM STYLE TABLE AND BENCH, SEE ARCH
13	MANUFACTURED BENCH

LEGEND

	TURF GRASS SOD
	FESCUE SEED
	STANDARD CONCRETE, SEE CIVIL FOR DETAIL AND SPECIFICATION SEE LANDSCAPE COURTYARD PLAN FOR CONTROL JOINT PATTERN
	PLANTING BED, PROVIDE PLANTING SOIL AND HARDWOOD MULCH SEE LANDSCAPE DETAIL FOR SOIL DEPTH
	ROCK MULCH TYPE 1: 1.5" DRESSER TRAP ROCK
	ROCK MULCH TYPE 2: 3" DRESSER TRAP ROCK
	ROCK MULCH TYPE 3: CLASS 5 LIMESTONE SAND, BUFF COLOR
	ROCK MULCH TYPE 4: 3/4" DRESSER TRAP ROCK
	LIMESTONE BLOCKS

LP	LIGHT POLE SEE ELECTRICAL
LF	FLOOD LIGHT SEE ELECTRICAL
UL	UPLIGHT SEE ELECTRICAL
LB	BOLLARD SEE ELECTRICAL
XX XX	PROPOSED DECIDUOUS TREE WITH SPECIES KEY
XX XX	PROPOSED EVERGREEN TREE WITH SPECIES KEY
	EXISTING TREES TO REMAIN
	PROPOSED SHRUBS, PERENNIALS, GROUNDCOVERS AND GRASSES
	CONTOUR LINES
	LANDSCAPE EDGING
	PAVEMENT JOINT
	PAVEMENT EXPANSION JOINT
	MATCHLINE
	PROPERTY LINE
XX	KEYNOTE - REFER TO KEYNOTE TABLE

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CONSTRUCTION DOCUMENTS 10/29/21

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KEY PLAN

BCS PHASE 4

ENLARGED COURTYARD
PLAN

L2.00

CASE #PL2021-57

BCS PHASE 4

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BCS PHASE 4

IRRIGATION PERFORMANCE
PLAN

L3.00

AMERICAN BOULEVARD (E 80ST STREET)

AMERICAN BOULEVARD (E 80ST STREET)

OUTLOT B

30TH AVENUE SOUTH

31ST AVENUE SOUTH

EXISTING BCS HYATT REGENCY HOTEL

AREA A

E 80 1/2 STREET

AREA A SEE L1 01
AREA B SEE L1 02

AREA B

30TH AVENUE SOUTH

BCS 4
PROPOSED MULTIFAMILY
(LOT 1)

E 81ST STREET

31ST AVENUE SOUTH

CENTRAL PARK
(OUTLOT D)

LRT STATION

LRT TRACKS

LEGEND

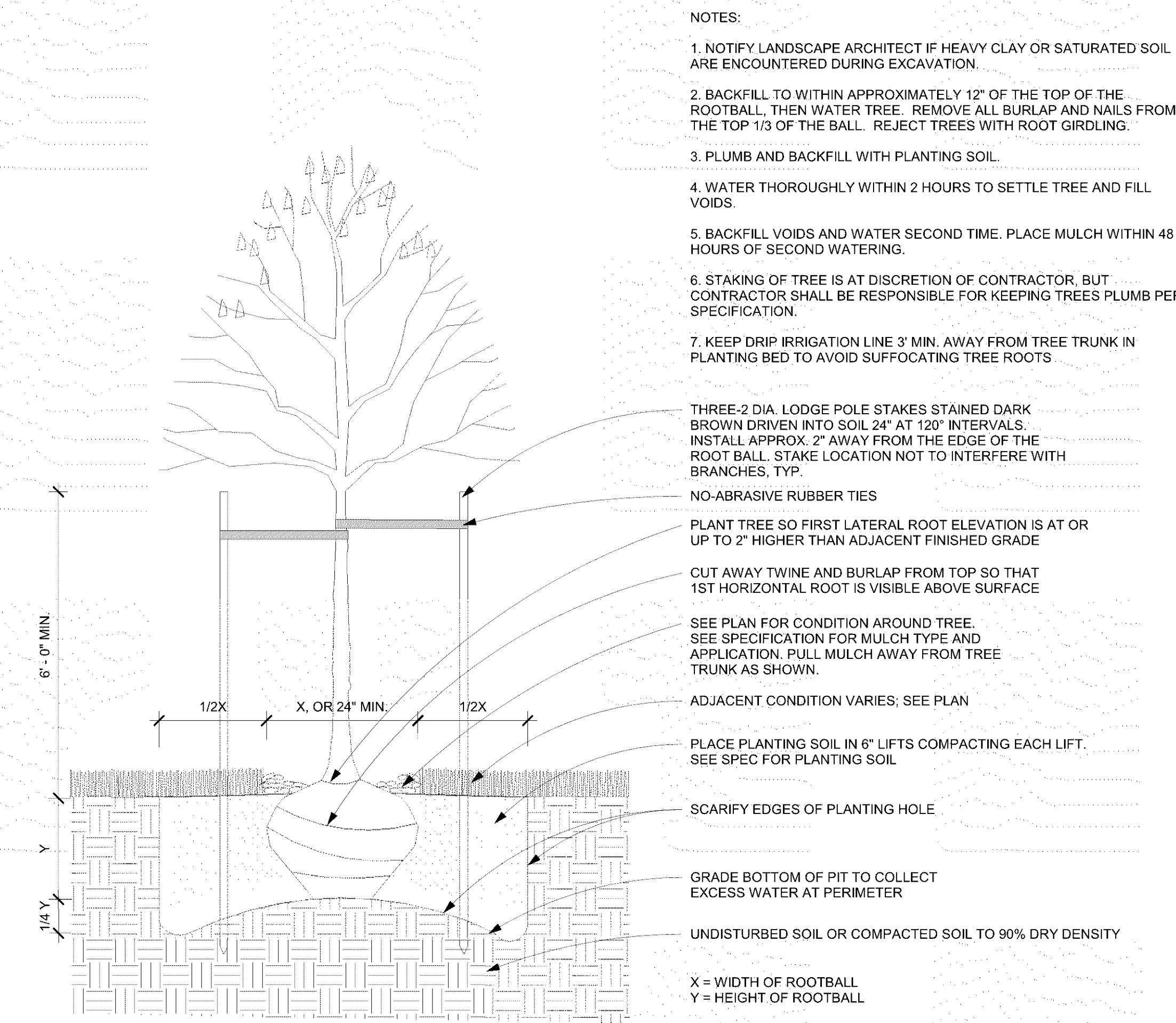
- NEW STREET AND BOULEVARD LANDSCAPE IRRIGATION
TIES INTO THE BCS MASTER ASSOCIATION IRRIGATION SYSTEM
COORDINATE WITH MASTER ASSOCIATION MANAGEMENT
- EXISTING STREET LANDSCAPE IRRIGATION ALONG 30TH AVE S AND 31ST AVE S
TO REMAIN, REPAIR AS NEEDED
TIES INTO THE BCS MASTER ASSOCIATION IRRIGATION SYSTEM
COORDINATE WITH MASTER ASSOCIATION MANAGEMENT
- BCS HYATT HOTEL LANDSCAPE IRRIGATION
TIES INTO EXISTING HOTEL IRRIGATION SYSTEM
COORDINATE WITH HOTEL (PRIVATE OWNER) FACILITY MANAGER
- BCS 4 RESIDENCE LANDSCAPE IRRIGATION
OTHER AREAS NOT DESCRIBED ABOVE IN THIS PROJECT
PROVIDE NEW IRRIGATION SYSTEM FOR BCS 4 RESIDENCE PHASE

NOTES:

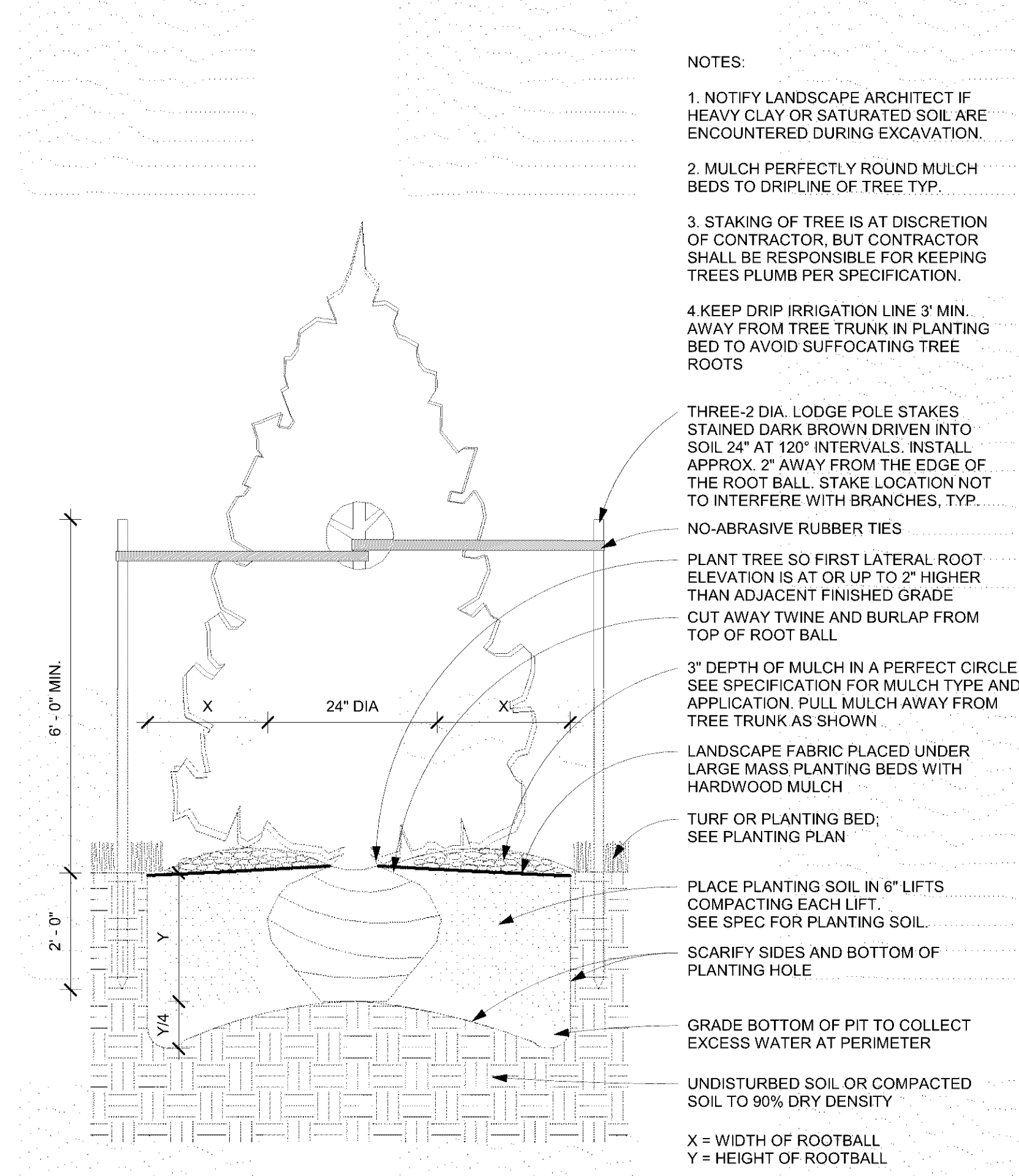
- PROVIDE DRIP IRRIGATION FOR ALL PLANTING BED AREA. PROVIDE SPRAY IRRIGATION FOR SOD AREA. IRRIGATION CONTRACTOR TO SUBMIT IRRIGATION LAYOUT AND SHOP DRAWING FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
- MANDATE PRE-CONSTRUCTION MEETING WITH DEVELOPER, PRIVATE OWNER AND MASTER ASSOCIATION MANAGEMENT TO COORDINATE PREFERRED IRRIGATION CONTROL SYSTEM, WATER CONNECTION AND OPERATION ZONES
- COORDINATE IRRIGATION WATER SOURCE WITH MASTER ASSOCIATION MANAGEMENT, DEVELOPER, AND PRIVATE OWNER. COORDINATE CONTROL BOX LOCATION WITH ALL STAKEHOLDERS, PROJECT MANAGER, MEP AND LANDSCAPE ARCHITECT.
- PROVIDE IRRIGATION SLEEVE THROUGH SITE RETAINING WALL AND CONCRETE WALK AS NEEDED. TYP. SUBMIT IRRIGATION SLEEVE PLAN TO CIVIL ENGINEER FOR APPROVAL.
- PROVIDE MINIMUM ONE QUICK COUPLER FOR EACH COURTYARD AND EACH SIDE OF NEW STREET BLOCK.
- KEEP DRIP IRRIGATION LINE 3" MIN. AWAY FROM TREE TRUNK IN PLANTING BED TO AVOID SUFFOCATING TREE ROOTS

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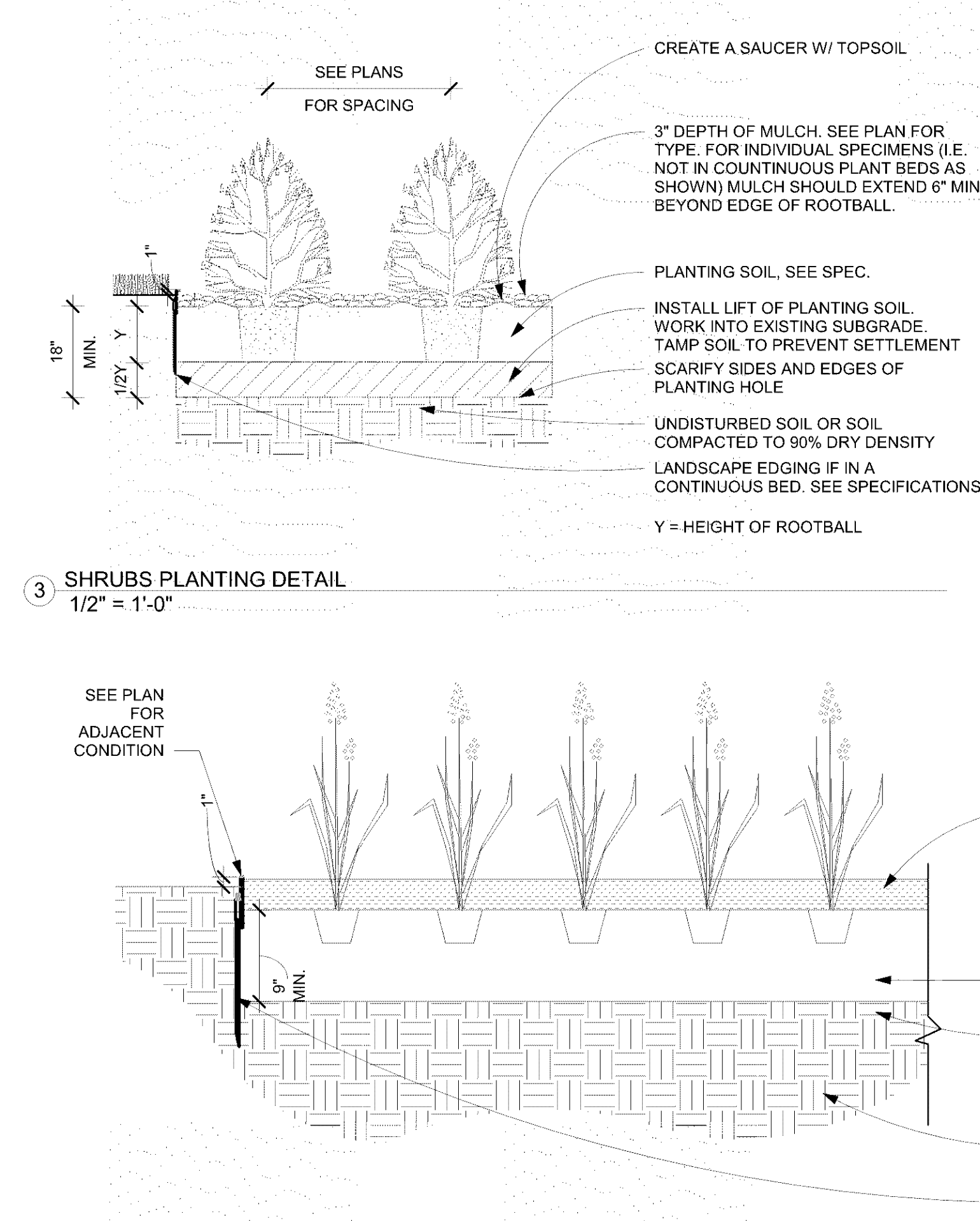
1 IRRIGATION PERFORMANCE PLAN
1" = 30'-0"



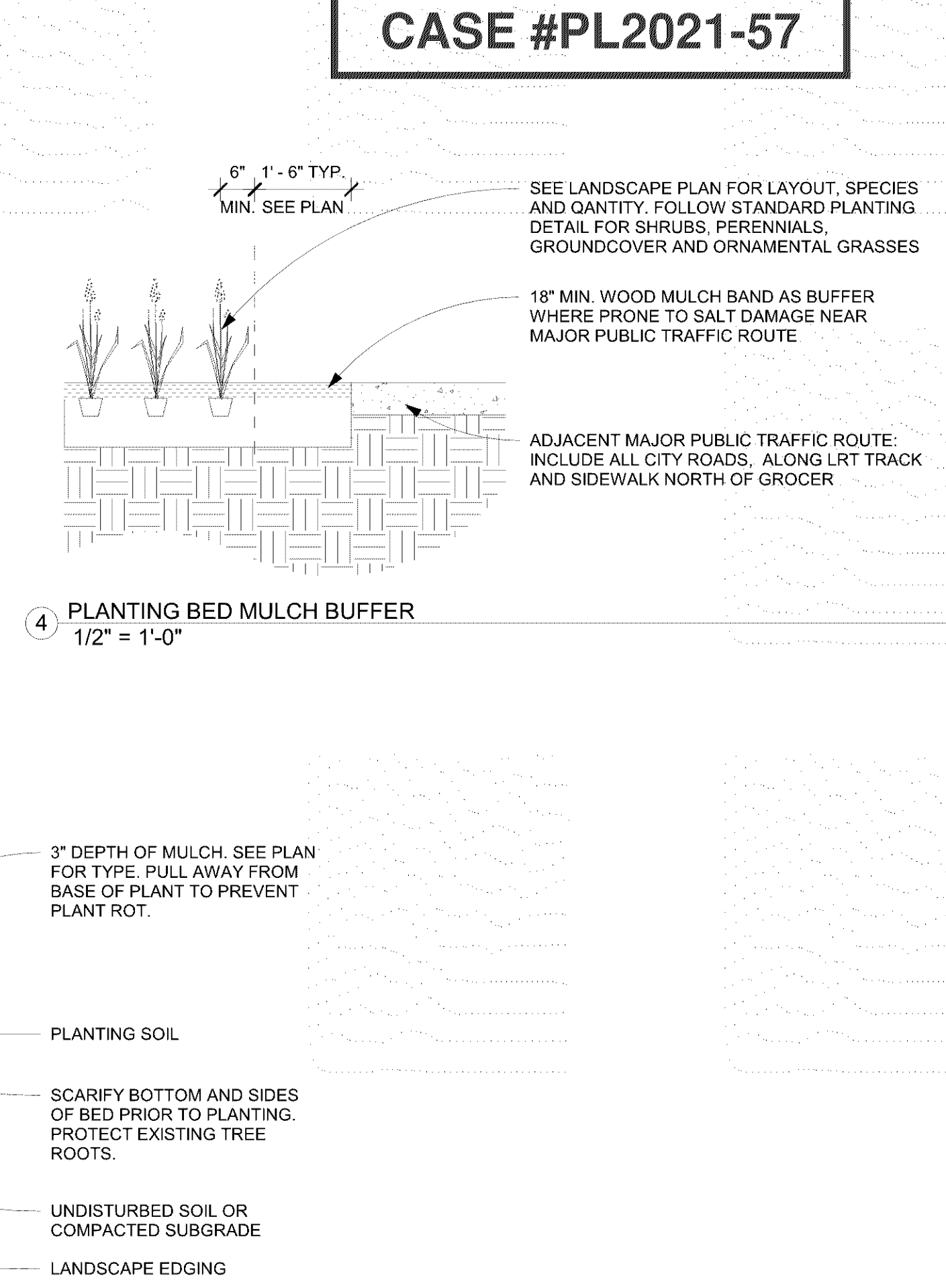
1 DECIDUOUS TREE PLANTING DETAIL
3/4" = 1'-0"



2 CONIFER PLANTING DETAIL
1/2" = 1'-0"

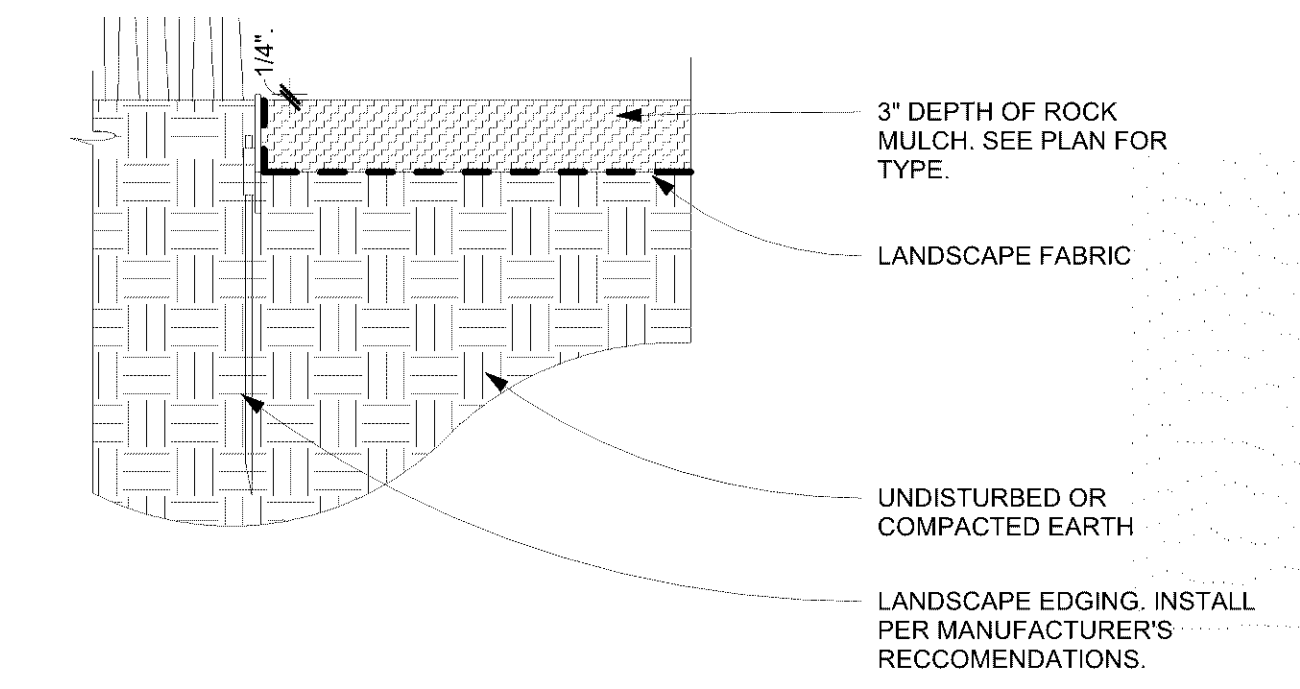


3 SHRUBS PLANTING DETAIL
1/2" = 1'-0"

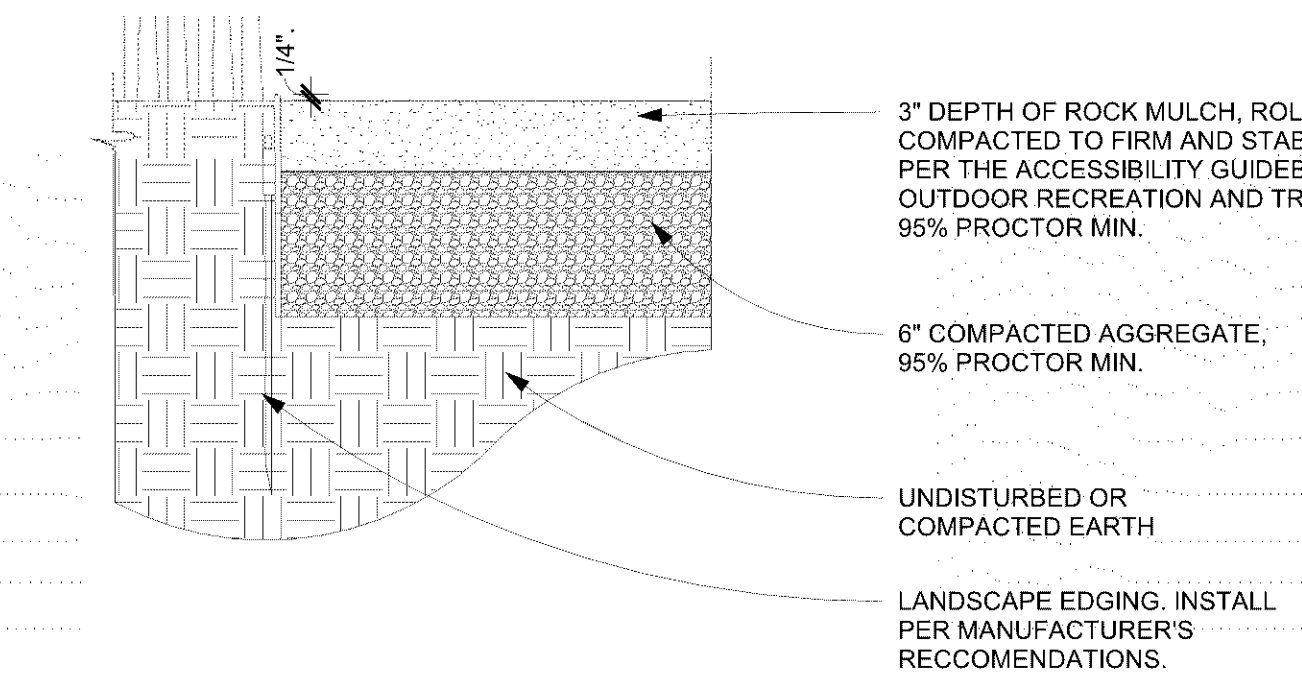


4 PLANTING BED MULCH BUFFER
1/2" = 1'-0"

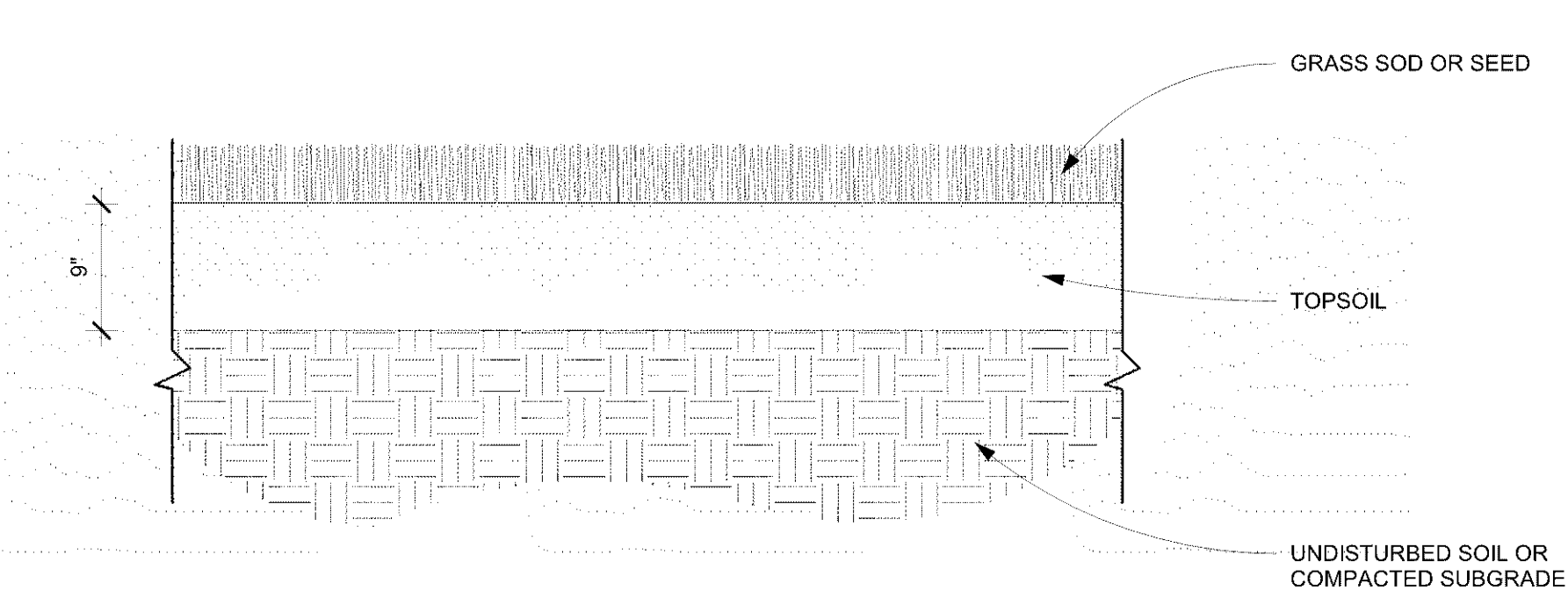
5 PERENNIAL, GROUNDCOVER AND ORNAMENTAL GRASSES PLANTING BED AND EDGING DETAIL
1" = 1'-0"



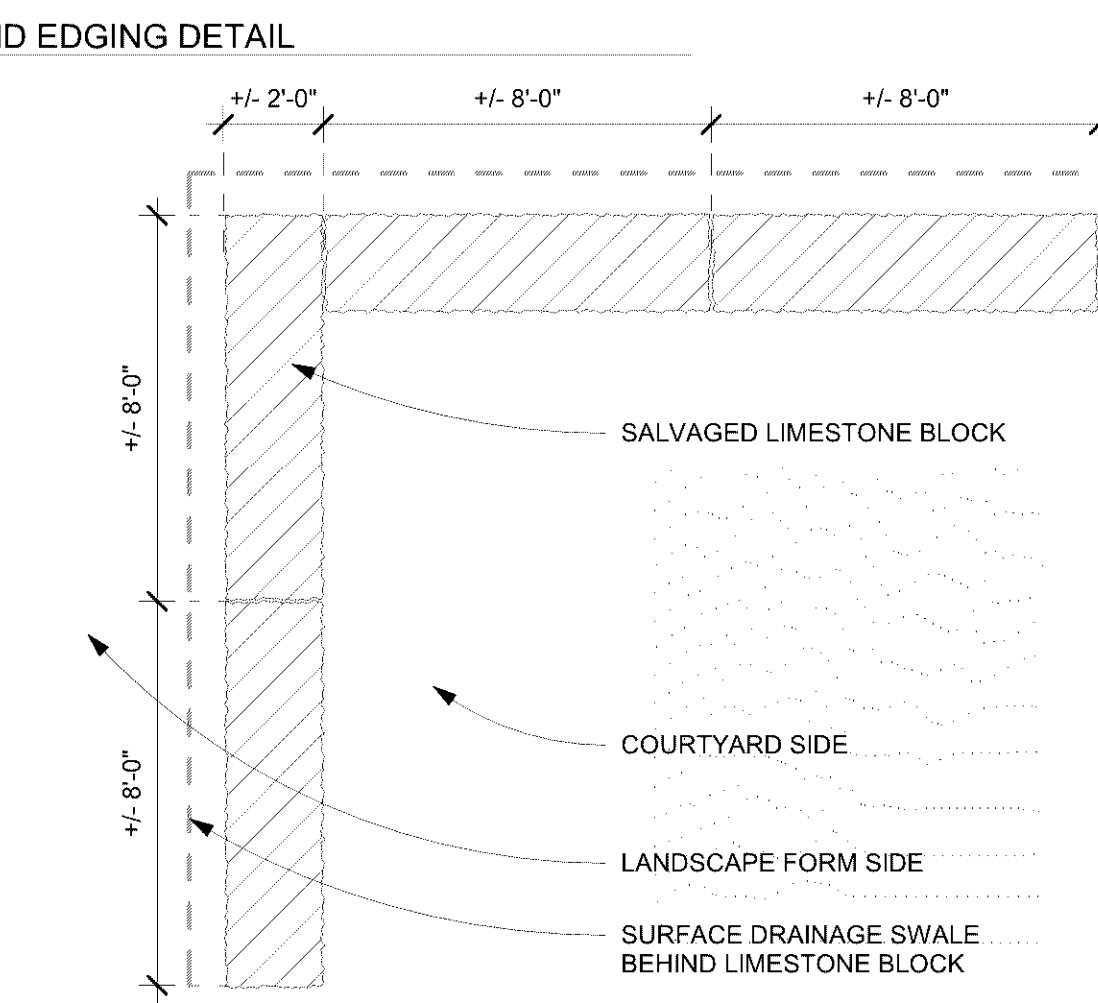
6 ROCK MULCH MAINTENANCE STRIP DETAIL
1 1/2" = 1'-0"



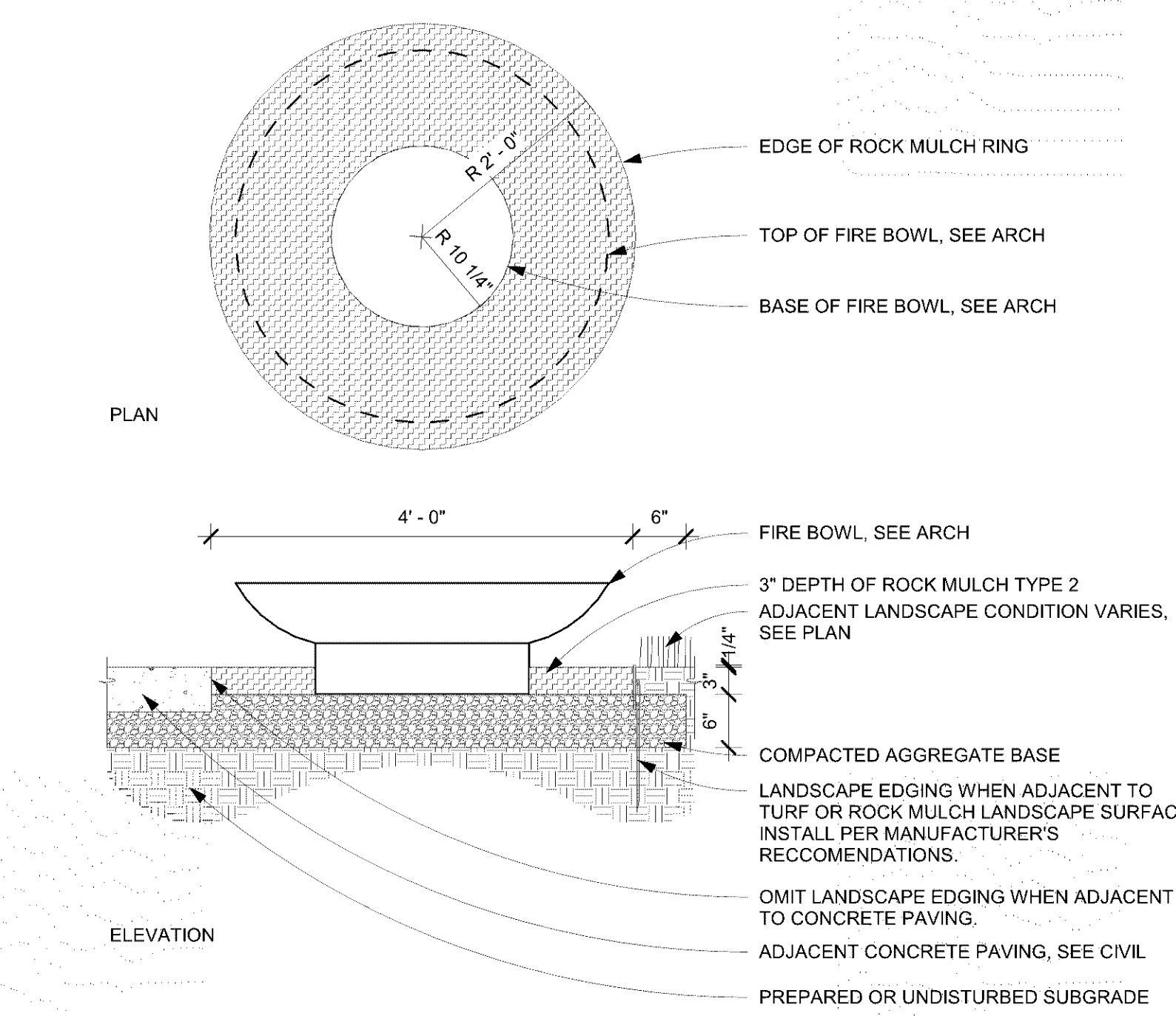
7 COMPACTED ROCK MULCH SURFACE DETAIL
1 1/2" = 1'-0"



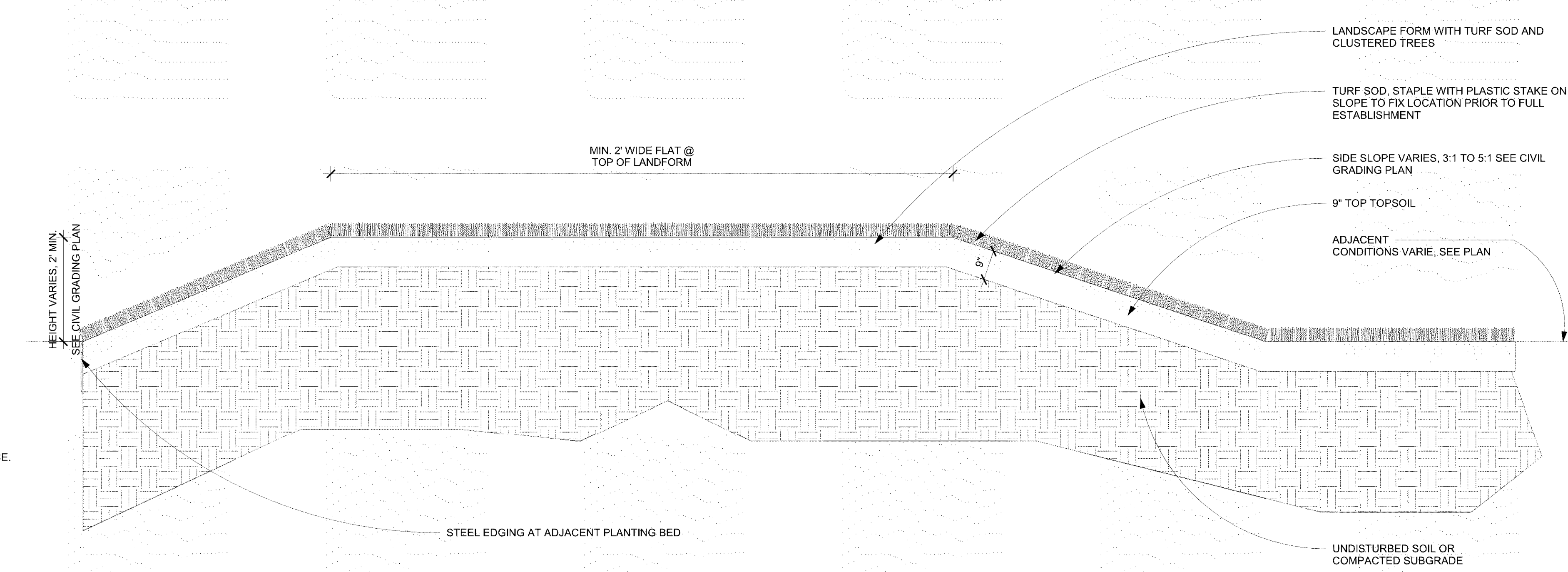
8 GRASS SOD AND SEED DETAIL
1" = 1'-0"



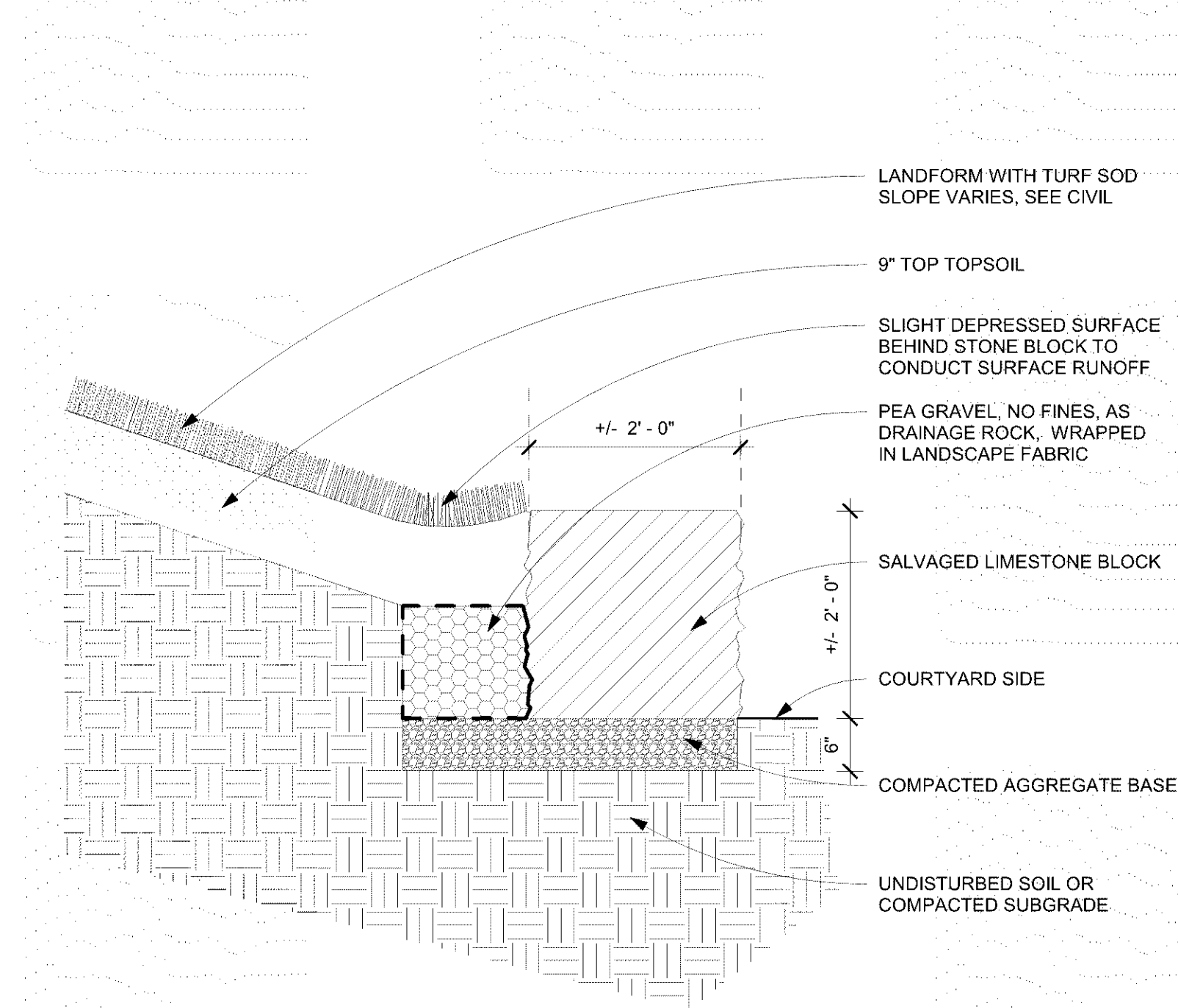
11 LIMESTONE BLOCK SEAT PLAN
1/4" = 1'-0"



9 ROCK MULCH RING AT OUTDOOR FIREPIT
3/4" = 1'-0"



10 LANDFORM SECTION
1/2" = 1'-0"



12 LIMESTONE BLOCK SEAT ELEVATION
3/4" = 1'-0"

CASE #PL2021-57

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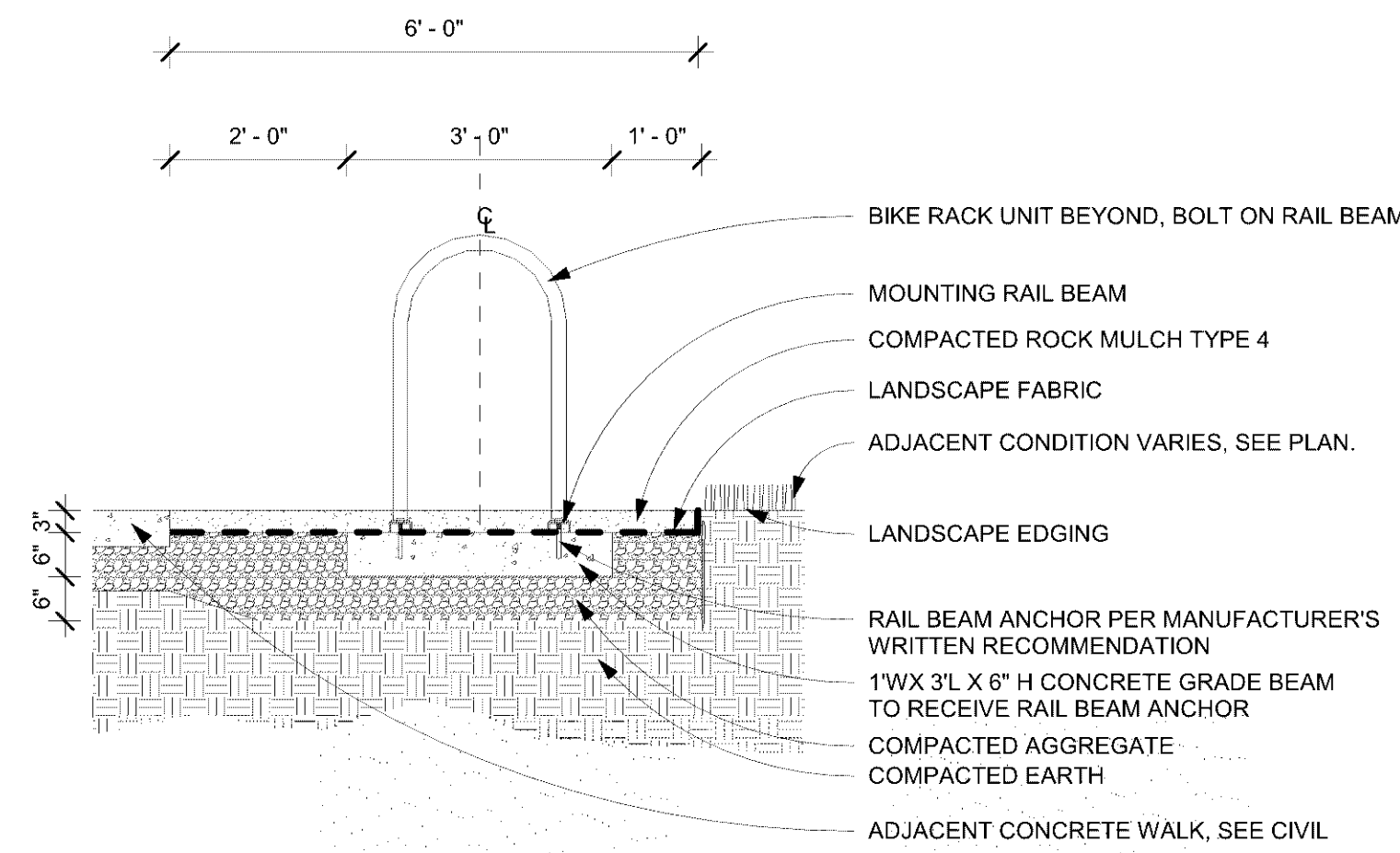
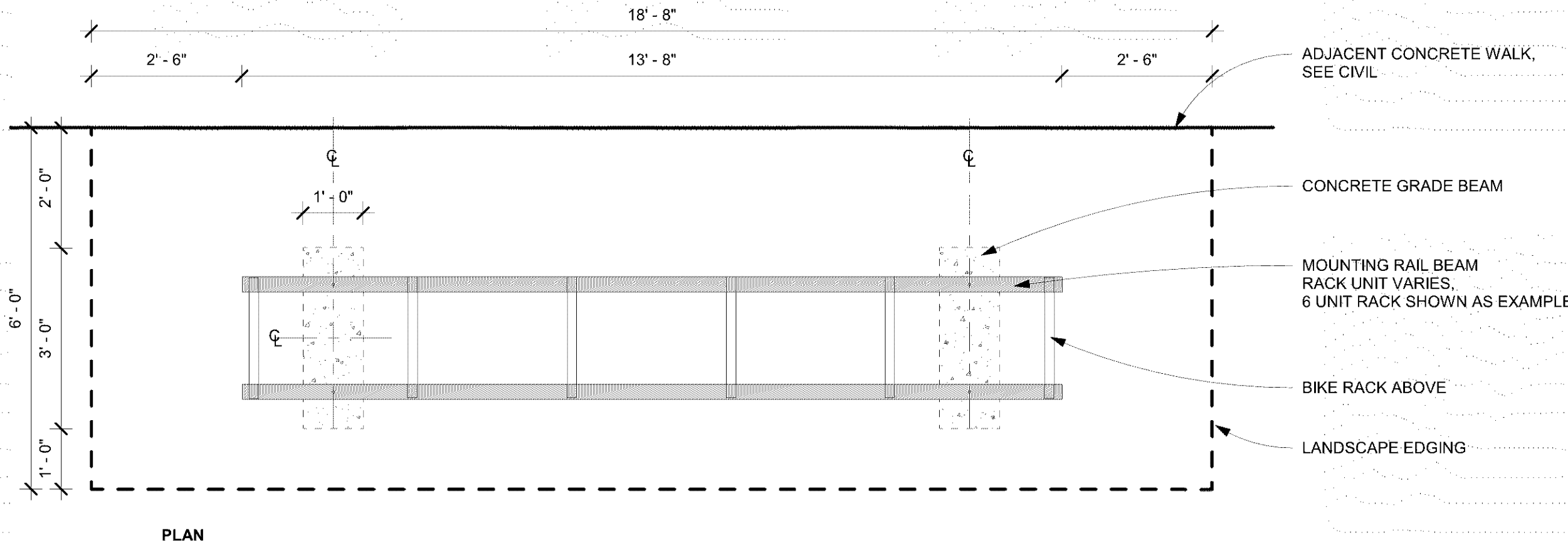
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2635.010
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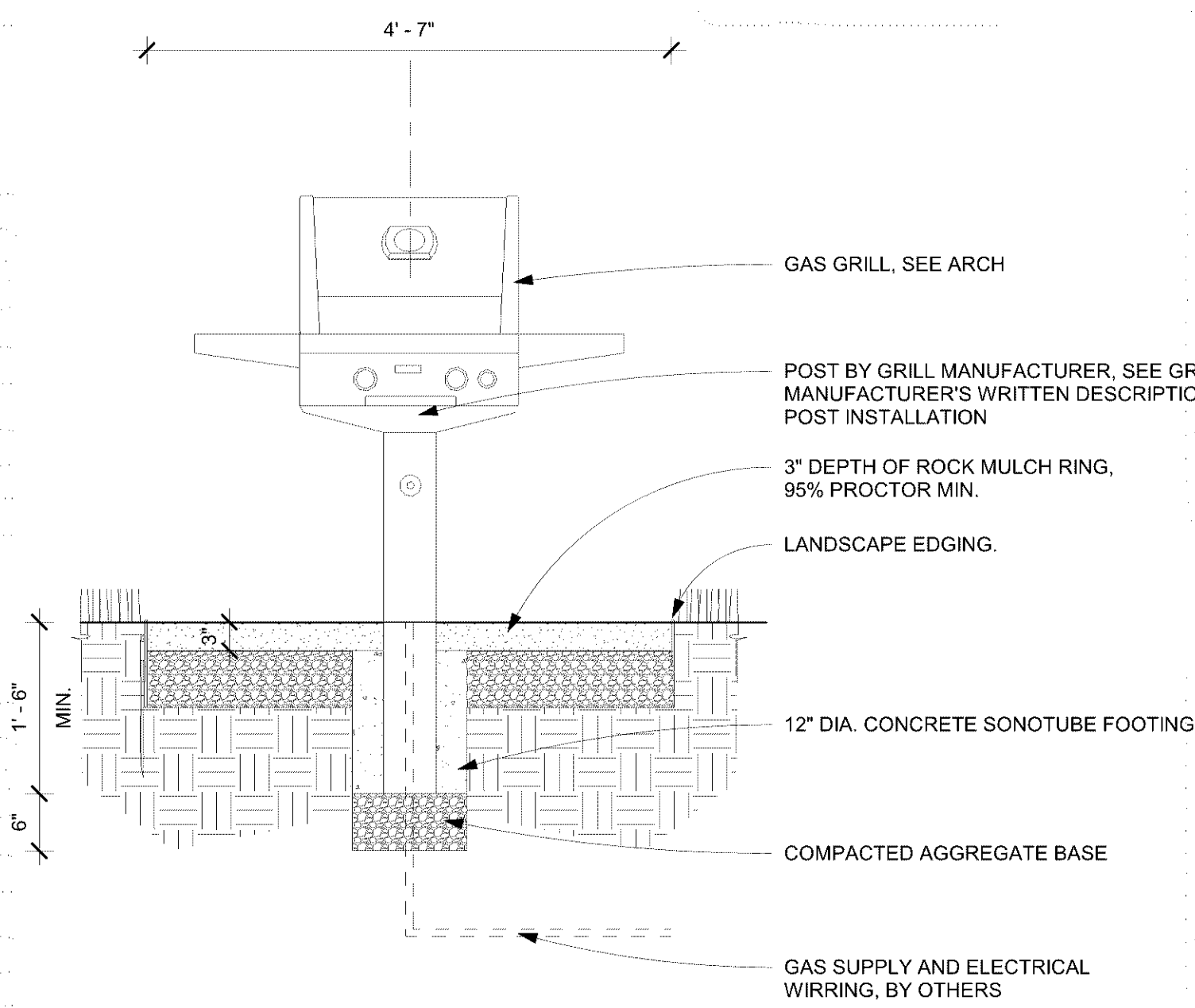
KEY PLAN

BCS PHASE 4

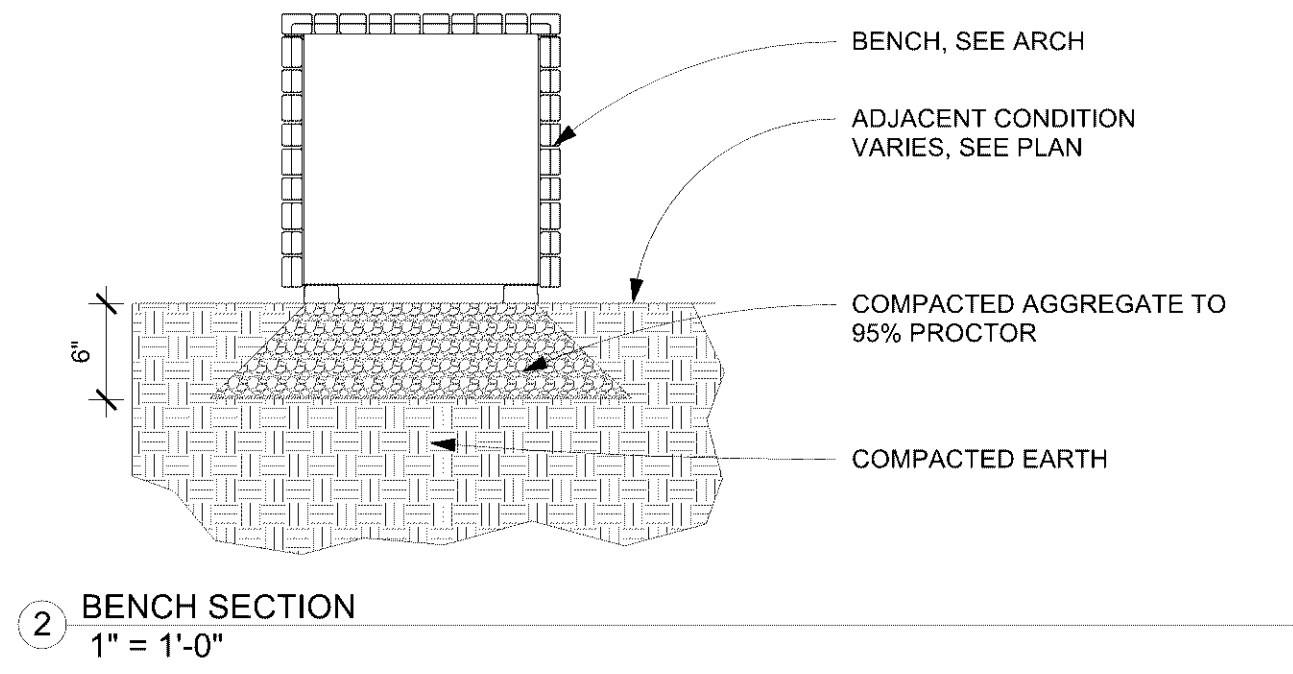
LANDSCAPE DETAILS
L5.00



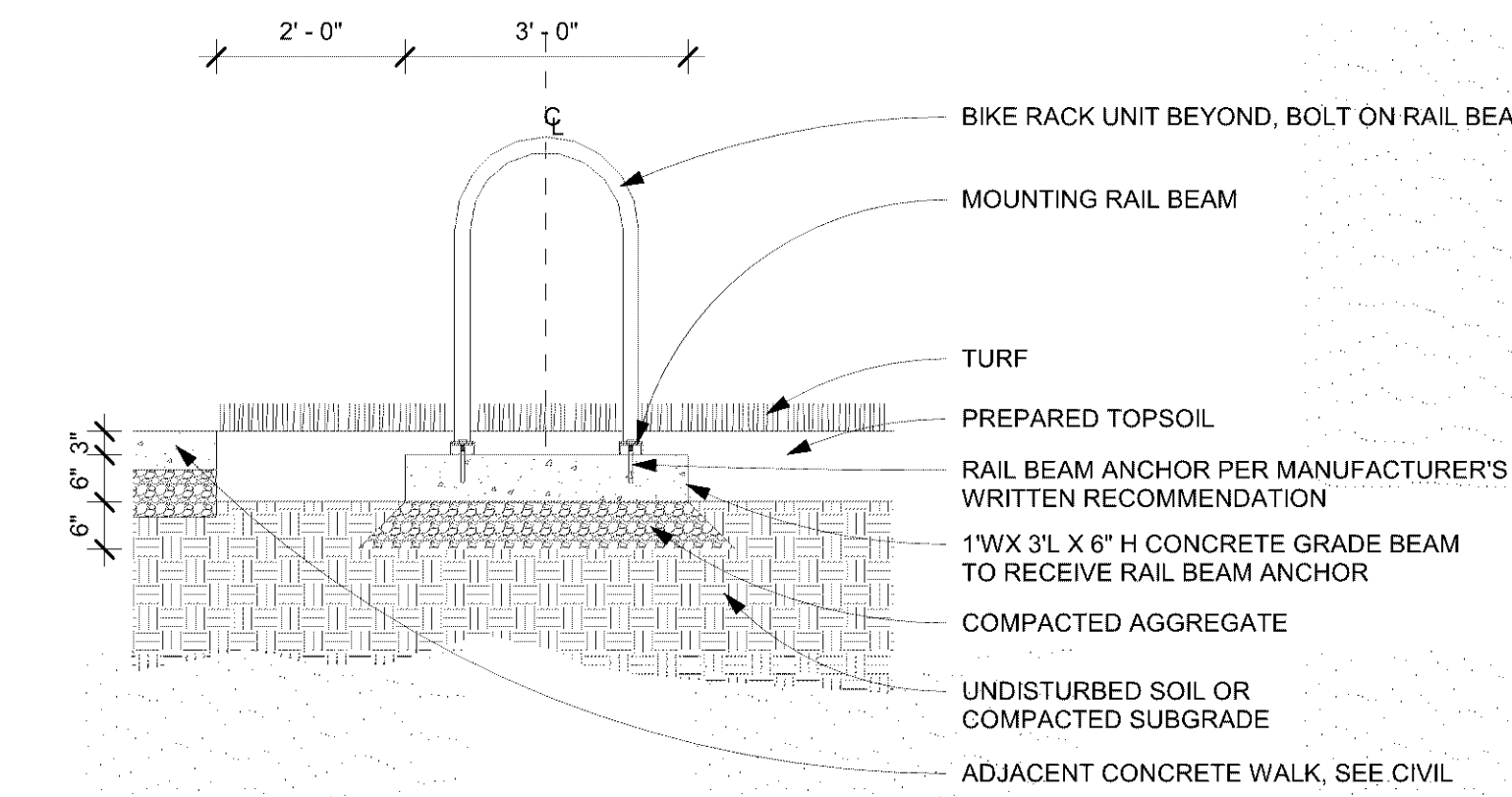
1 BIKE RACK IN ROCK MULCH BED
1/2" = 1'-0"



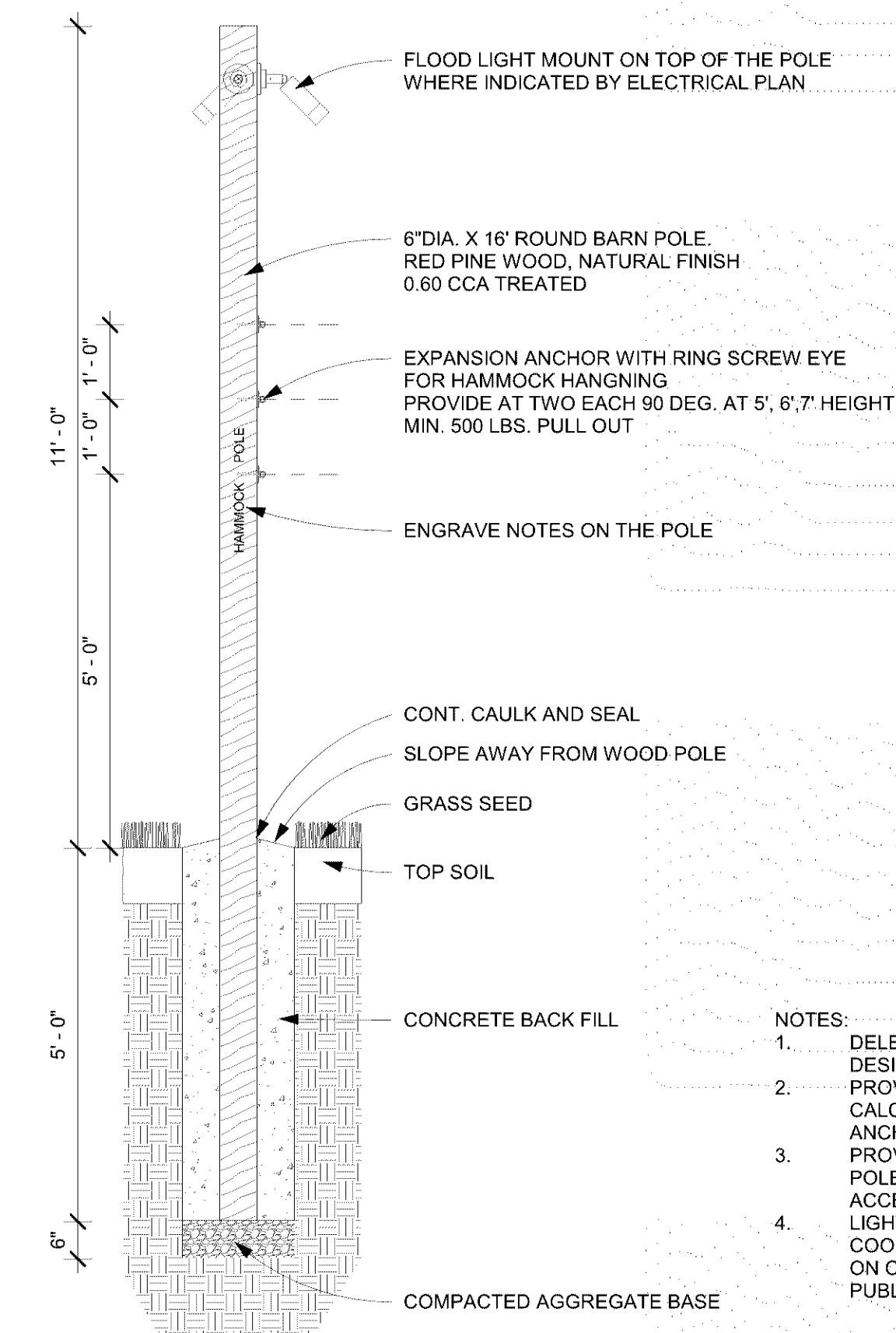
5 GAS GRILL POST FOOTING DETAIL
3/4" = 1'-0"



2 BENCH SECTION
1" = 1'-0"



3 BIKE RACK IN LAWN
1/2" = 1'-0"



- NOTES:
1. DELEGATED DESIGN. THIS DETAIL IS TO SHOW DESIGN CONCEPT, NOT FOR CONSTRUCTION.
 2. PROVIDE STRUCTURAL DESIGN AND CALCULATION ON WOOD POLE FOOTING AND ANCHORING ATTACHMENT DETAIL.
 3. PROVIDE SAMPLES TO VERIFY FINISH ON WOOD POLE, WOOD CARVING AND ANCHORING ACCESSORIES.
 4. LIGHT CONDUIT AND WIRING BY OTHERS. COORDINATE WITH ELECTRICAL CONTRACTOR ON CONDUIT LOCATION TO DISGUISE FROM PUBLIC.

4 WOOD POLE, DESIGN CONCEPT SHOWN, NOT FOR CONSTRUCTION
1/2" = 1'-0"

CASE #PL2021-57

BCS PHASE 4

8100 31st AVENUE SOUTH
BLOOMINGTON, MN



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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 landscape architect under the laws of the State of Minnesota.

Signature: *Han Zhang*
Typed or Printed Name: Han Zhang
Date: 10/29/21
License #: 54480

CONSTRUCTION
DOCUMENTS
10/29/21

ORIGINAL ISSUE:
10/29/21

REVISIONS:

No.	Description	Date
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2635.010
PROJECT NUMBER

KEY PLAN

BCS PHASE 4

LANDSCAPE DETAILS
L5.01