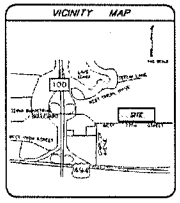
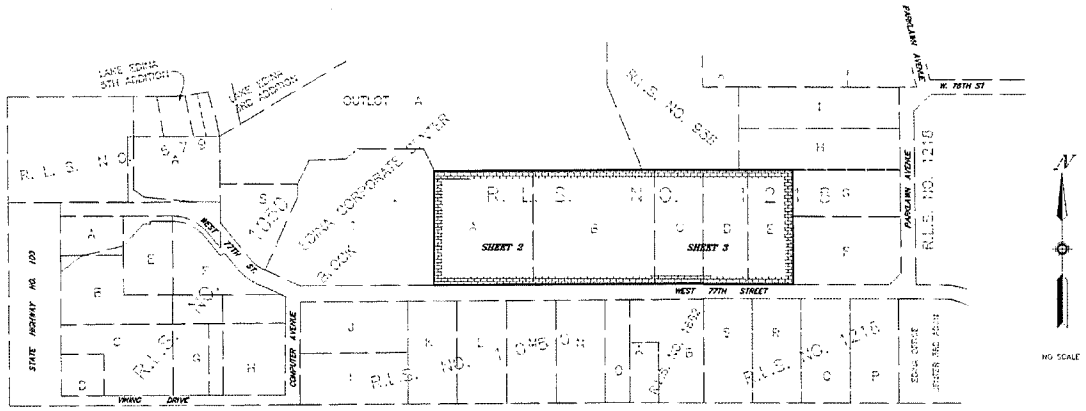
SIENNA ON THE PARK

EDINA, MINNESOTA
ISSUED FOR: CITY SUBMITTAL

W 76th St
W 77th St
Parkham Ave
France Ave S
Barr Engineering Co.
Minnesota Dr
Trader Joe's
Olive Garden Italian
American Blvd W
Viking Dr
Xerxes Ave S
Nicollet Ave S
Bryant Ave S
Minnehaha St
Cornelia Ave
Grove Valley Dr
Picture Dr
W 78th St
W 78th St
W 77th St
W 77th St
W 76th St
W 76th St
W 76





LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor, should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

[A] Possible encroachments are indicated on survey with boxed letters as listed below.

A.) Storm sewer near the northwest corner of the subject property

B.) Chain link fence near the northwest corner of the subject property

C.) Possible underground electric line (shown hereon per plan) without benefit of an easement northerly at the 4520 building

D.) Driveway to the golf course outside of the easement in the southwesterly corner of the 7600 building property

E.) Storm sewer running off of the property near the driveway to the golf course

F.) Underground electric line outside of the easement near the southwest corner of the subject property

G.) Concrete wall lying within easement on the west side of the 4000 building

H.) Enclosed walkway over easement between 4520 and 4500 buildings

LEGEND

AC	Denotes air conditioner
BE	Denotes building entrance
BTC	Denotes bituminous curb top
CB	Denotes catch basin
COCK	Denotes control box
CIP	Denotes cast iron pipe
CMP	Denotes corrugated metal pipe
COL	Denotes building column
DG	Denotes drain grate
DIP	Denotes ductile iron pipe
EM	Denotes electric meter
EMH	Denotes electric manhole
FCAP	Denotes fiber cap
FF	Denotes finished floor
FH	Denotes fire hydrant
FP	Denotes flag pole
GAS V	Denotes gas valve
GM	Denotes gas meter
GP	Denotes guard post
HCP	Denotes handicap ramp
HCS	Denotes handicap sign
HH	Denotes hand hole
HYD	Denotes fire hydrant
LP	Denotes light pole
MB	Denotes mail box
MH	Denotes manhole
MONELL	Denotes monitoring well
OD	Denotes overhead door
OHE	Denotes overhead electric line
(P)	Denotes per plan/not field verified
PEP	Denotes polyethylene pipe
PP	Denotes power pole
PVC	Denotes plastic pipe
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SAPC	Denotes sanitary cleanout
ST S	Denotes storm sewer
TB	Denotes telephone box
TCS	Denotes traffic control sign
TL	Denotes traffic light
TMH	Denotes telephone manhole
TRANS	Denotes electric transformer box
UTC	Denotes underground communication line
UGE	Denotes underground electric line
V	Denotes vent
VP	Denotes vent pipe
VCP	Denotes vitrified clay pipe
W	Denotes water line
WV	Denotes water valve
ARB	Denotes Arborvitae
BLCH	Denotes Black Cherry tree
BTX	Denotes Boxelder tree
CED	Denotes Cedar tree
COT	Denotes Cottonwood tree
CRAB	Denotes Crabapple tree
HACK	Denotes Hackberry tree
LIND	Denotes Linden tree
LOC	Denotes Locust tree
MPL	Denotes Maple tree
PIN	Denotes Pine tree
PINP	Denotes Red Pine tree
SPRC	Denotes Colorado Green Spruce tree
WIL	Denotes Willow tree
♿	Denotes handicap parking space
●	Denotes found iron monument marked with RLS No. 17256, unless otherwise noted
◆	Denotes found scribed "X", unless otherwise noted
[ ]	Denotes bearings or distances per document

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company, Commitment No. NCS-529453-CHI2, commitment date August 26, 2012, Revision Information: September 17, 2012)

Parcel A (Certificate of Title No. 1329909):

Tracts A, B, C, D and E, Registered Land Survey No. 1218, Hennepin County, Minnesota

Parcel B:

Non-exclusive easements over parts of Tracts F and G, Registered Land Survey No. 1218, as contained in the Easement Agreement, dated November 9, 2006, recorded December 12, 2006, in the office of the Hennepin County Registrar of Titles as Doc. No. 4336212

PLAT RECORDING INFORMATION

Registered Land Survey No. 1218 was filed of record on May 22, 1967, as Document No. 874865

TITLE COMMITMENT

First American Title Insurance Company Commitment No. NCS-529453-CHI2, commitment date August 26, 2012, Revision Information: September 17, 2012, was relied upon as to matters of record

Schedule B Exceptions:

(1) Exceptions are indicated on survey with circled numbers where applicable.

10.) The following appears as a recital on the Certificate of Title for the Land: Subject to snow fence easements over that portion of the premises described in CR Book 356 of Miscellaneous Records, page 16, and in CR Book 366 of Miscellaneous Records, page 121. (not specifically defined, not shown on survey) (See General Notes #4)

17.) Easement for power line purposes in favor of Northern States Power Company, as contained in the Underground Easement, dated March 20, 1968 recorded March 22, 1968, as Doc. No. 3042224 (shown on survey)

18.) Easement for ingress and egress purposes, as contained in the Quit Claim Deed, dated August 19, 1968, recorded January 2, 1969, as Doc. No. 3318113. (shown on survey)

19.) Easement for power line purposes in favor of Northern States Power Company, as contained in the Underground Easement, dated July 23, 1969, recorded July 29, 1969, as Doc. No. 3440779. (shown on survey)

20.) Terms and conditions, including an easement for ingress and egress purposes, as contained in the Easement Agreement, dated September 24, 1982, recorded May 17, 1983 as Doc. No. 3375224. (shown on survey)

21.) Affidavit Regarding Underground Tanks, recorded March 12, 1993, as Doc. No. 3862400 (shown on survey) (See General Notes #5)

22.) Easements for road right of way, sewer, utility and walkway purposes, in favor of the City of Edina, as contained in the Easement, dated July 26, 2002, recorded September 6, 2002, as Doc. No. 3598356. (shown on survey)

23.) Terms and conditions, including easements for parking, access, and utility purposes, as contained in the Easement Agreement, dated November 9, 2006, recorded November 12, 2006, as Doc. No. 4336212. (blanket in nature over 4520 and 4510 buildings, not shown on survey) (See General Notes #6)

24.) Conditions contained in Resolution No. 2009-12 by the City of Edina, recorded April 27, 2009, as Doc. No. 4637056

GENERAL NOTES

1.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title report by a title insurance company.

2.) Survey coordinate and bearing basis: Hennepin County coordinates.

3.) CR Book 358 Miscellaneous Records, page 16 does not appear to affect the subject property. CR Book 366 of Miscellaneous Records, page 121 describes "the right to construct and maintain temporary snow fences upon said lands and upon the lands adjacent thereto". The land described in said document lies 1500± feet easterly of Tract A.

4.) Location of underground tanks per Doc. No. 3862400 are shown in their approximate location as shown in said Doc. No. 3862400.

5.) Property is subject to terms, conditions, covenants, restrictions, obligations, provisions, and non-exclusive easements for building, parking and access as contained and described in the Easement Agreement Doc. No. 4336212, which excludes an easement permitting the existing location of the building known as 4520 West 77th Street on Tract G, Registered Land Survey No. 1218. Exhibit A attached to said document is illegible and, therefore, not located hereon.

6.) Physical features shown hereon are as they appeared on May 26, 2012.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

1.) The subject property appears to lie within Other Areas Zone X (areas determined to be outside the 0.2% annual chance floodplain), and Other Flood Areas Zone X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual flood) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel Nos. 270 0604516 and 270160045GE, dated September 2, 2004

ZONING NOTES

1.) Zoning and setback information shown hereon is per information provided by First American Title Insurance Company on September 17, 2012

The subject property is zoned MDD-6 (Mixed Development District)

2.) The setbacks for zone MDD-6 are:

Building: Front Street = 35 feet
Side Street = 35 feet
Interior Side Yard = 20 feet
Rear Yard = 20 feet

Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot verify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys".

3.) Surface parking: 1204 Regular
22 Handicap
1226 Total

Please see individual buildings for underground parking counts

AREAS

Area:
Gross = 744,518 square feet or 17.092 acres
Net (excludes right of way) = 743,778 square feet or 17.075 acres

SURVEYOR'S CERTIFICATION

To SPI Pentagon Park, LLC, Pentagon North, LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8(a), 7(a), 7(b)(1), 8, 9, 11(b) and 13 of Table A thereof. The field work was completed on May 24, 2012.

Dated this 17th day of September, 2012

SUNDE LAND SURVEYING, LLC

By Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44400

DATE	DESCRIPTION

REVISION SUMMARY

SITE SURVEY

V1.0

6	Client name change	SMT 09/19/2012
5	Certification name change, title commitment	SMT 09/17/2012
4	Per comments	SMT 08/21/2012
3	Update, add security STAR parking	SMT 05/25/2012
2	Update and recently	SMT 05/23/2012
1	Change certification names	SMT 03/24/2010
0	Update and recently portions of property	SMT 02/12/2010
	Update with topography and utilities	SMT 02/29/2007
	ALTA update over portions of property	TCS 11/14/2006
	ALTA update over portions of property	TCS 11/09/2006
	Per comments	10/07/2003
	Update and recently	09/30/2003
	Re: Lawyers Title Insurance Commitment	12/01/1993
	Add notes	11/16/1993
	Revise per client	11/15/1993
	Update and recently	10/11/1993
	Add: Information & names to certification	09/22/1993
	Update and recently	12/23/1992
		08/29/1990
Revised	By	Date

Survey No.

ALTA/ACSM LAND TITLE SURVEY FOR:

Pentagon North, LLC

PENTAGON OFFICE PARK

SUNDE LAND SURVEYING
4101 East Bloomington Freeway (Cliff) Minneapolis, Minnesota 55406-1420
952-881-7510 (Fax) 952-881-9281
www.sunde.com

Project: 80-214-0100 Dr. By: KKZ Ck. By: LFC Rev. 6-25-12 Scale: NONE
Drawing: PN Monger 3d Survey 3
File: 80214-0100PN3.dwg
Sheet: 1 of 3

EDINA CORPORATE CENTER

N89°47'30"E 950.00

S89°47'30"W 1200.00

TRACT A

TRACT B

TRACT C

W. 77TH STREET

BITUMINOUS

3 LEVEL PRECAST CONCRETE OFFICE BUILDING 4660 W. 77TH STREET

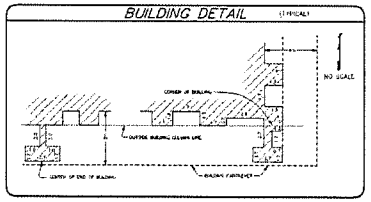
BUILDING FOOTPRINT = 19,520± SQ. FT.

3 LEVEL PRECAST CONCRETE OFFICE BUILDING 4620 W. 77TH STREET

BUILDING FOOTPRINT = 19,530± SQ. FT.

3 LEVEL PRECAST CONCRETE OFFICE BUILDING 4600 W. 77TH STREET

BUILDING FOOTPRINT = 19,530± SQ. FT.



REVISION SUMMARY

DATE	DESCRIPTION

SITE SURVEY

V1.1

SCALE 30 0 30 60 FEET

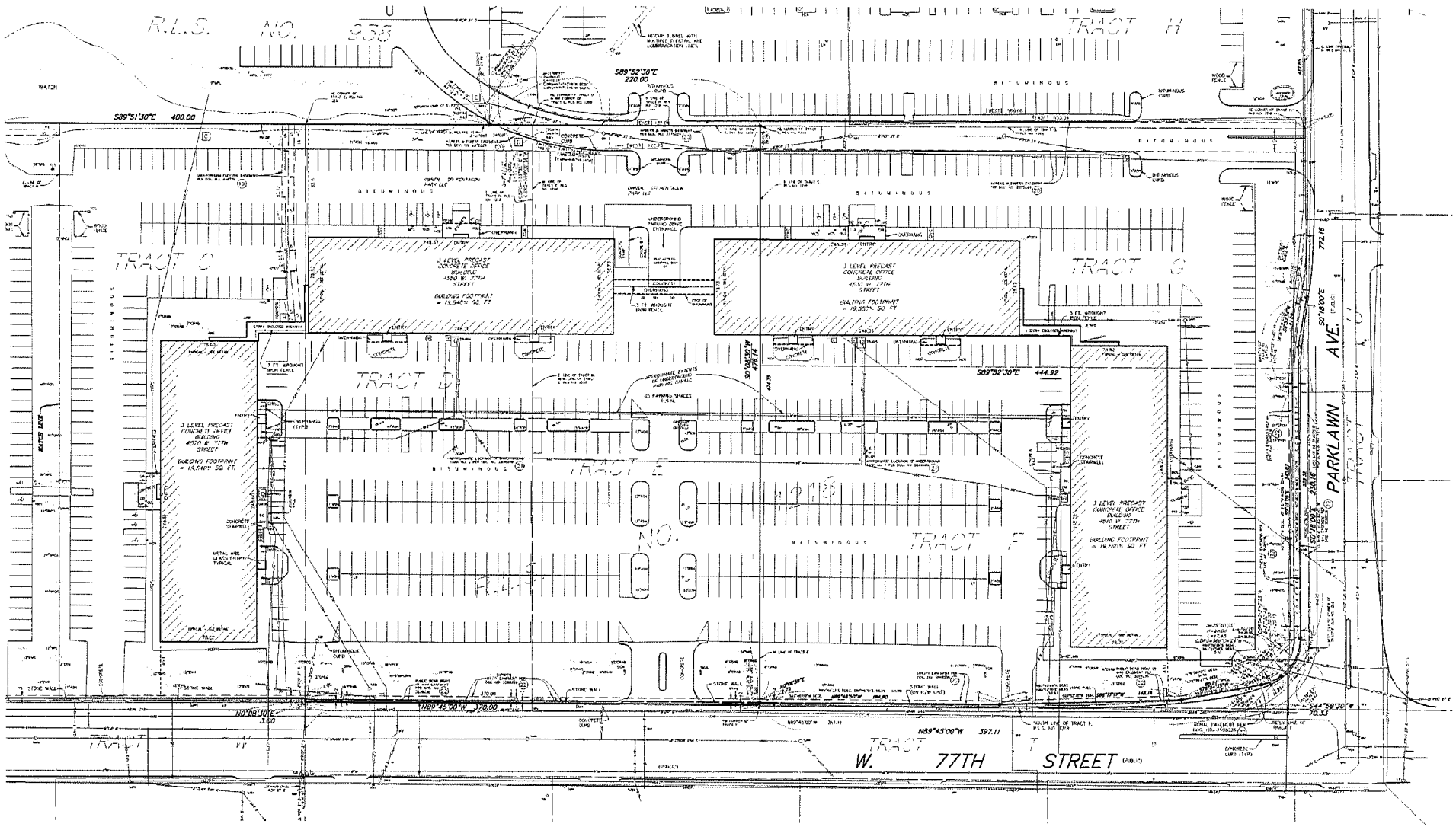
Dated this 19th day of September, 2012

Certified by Leonard F. Carlson

Leonard F. Carlson, P.L.S. Minn. Lic. No. 44800

SUNDE LAND SURVEYING

Sheet 2 of 3



Dated this 19th day of September, 2012

Certified by Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44893

N

SCALE 30 0 30 60 IN FEET

REVISION SUMMARY

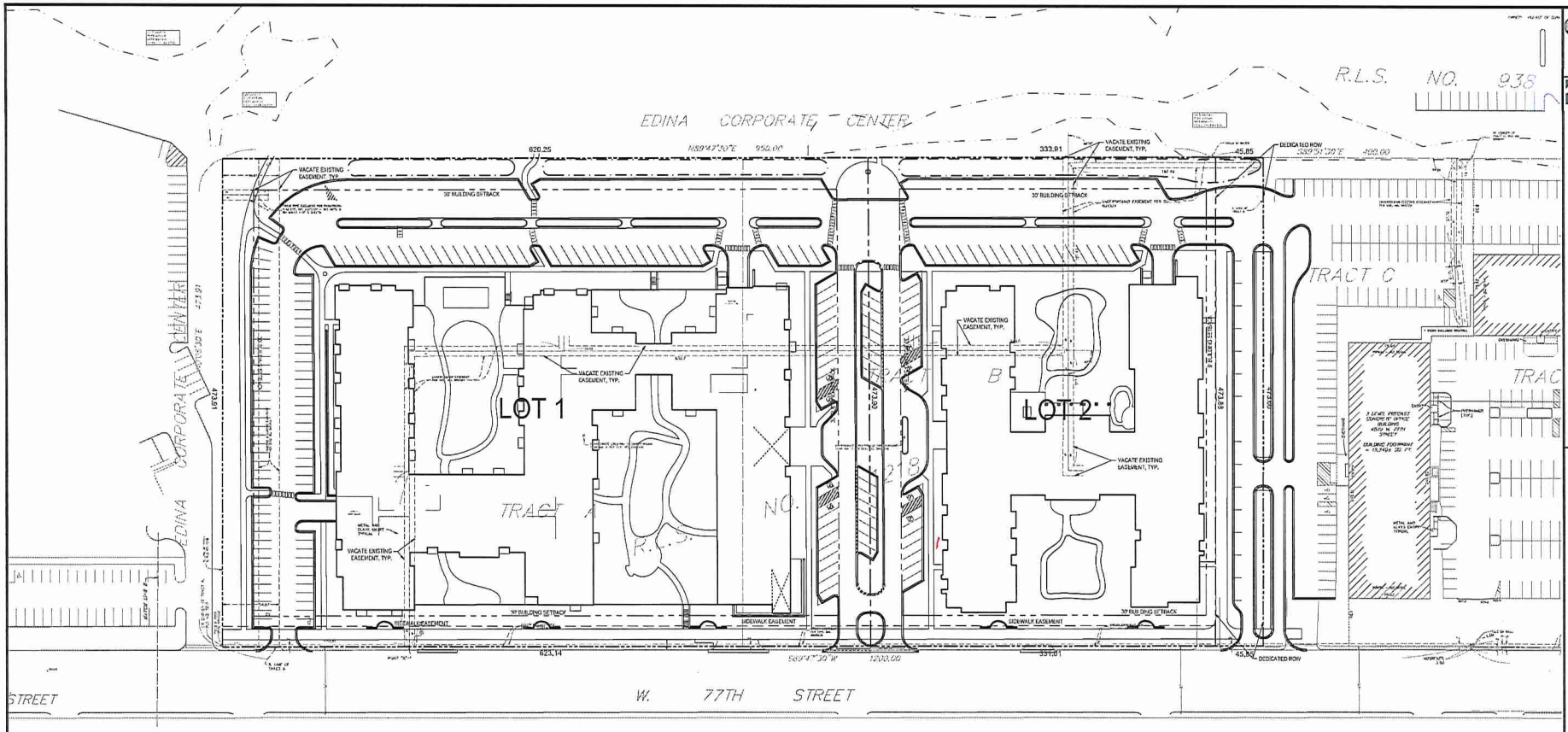
DATE	DESCRIPTION

SITE SURVEY

V1.2

SUNDE LAND SURVEYING

Sheet 3 of 3



PRELIMINARY PLAT NOTES:

1. PROPOSED NAME OF SUBDIVISION: SIENNA ON THE PARK (LOT 1, LOT 2)
2. LEGAL DESCRIPTION OF THE PROPERTY:
   TRACT A & TRACT B, RLS. LAND SURVEY 1218, HENNEPIN COUNTY, MINNESOTA, ABSTRACT PROPERTY
3. SITE ADDRESS: 4600 & 4660 77TH ST W, EDINA, MN 55435
4. PROPERTY OWNER: SIENNA ON THE PARK, LLC
5. SUBDIVIDER: SIENNA ON THE PARK, LLC
6. ENGINEER: CIVIL SITE GROUP, 4931 W 35TH ST, SUITE 200, ST. LOUIS PARK, MN 55416
7. SURVEYOR: SUNDE LAND SURVEYING, 1031 E BLOOMINGTON FWY #118, BLOOMINGTON, MN 55420
8. CURRENT ZONING: MIXED-4: MIXED DEVELOPMENT DISTRICT
9. PROPOSED ZONING: OR, OFFICE RESIDENTIAL
10. THE GROSS LAND AREA (EXISTING) IS 473,894+- SQUARE FEET OR 10.88 +/- ACRES.
11. PROPOSED SUBDIVISION SUMMARY:
    LOT 1: 294,922 +/- SQUARE FEET OR 6.76 +/- ACRES
    LOT 2: 157,948 +/- SQUARE FEET OR 3.62 +/- ACRES
    ROW DEDICATION: 21,719 ± SF, OR 0.50 ± ACRES

ZONING NOTES:

CURRENT ZONING: MIXED-4, MIXED DEVELOPMENT DISTRICT

PROPOSED ZONING: OR, OFFICE-RESIDENTIAL

ZONING REGULATIONS

SETBACKS:

FRONT YARD (W. 77th STREET): 30 FEET
SIDE YARD (E): 20 FEET
SIDE YARD (W): 30 FEET
REAR YARD (N): 30 FEET

PRELIMINARY PLAT LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

1" = 40'-0"

CivilSite GROUP
4931 W. 35TH ST., SUITE 200
ST. LOUIS PARK, MN 55416
EMAIL@CIVILSITE.COM
612-615-0002

KWW HOOD WILSON ARCHITECTS

PROJECT

SIENNA ON THE PARK

4600 & 4660 77TH ST W, EDINA, MN 55435

CHASE REAL ESTATE, INC.

2140 COUNTY RD. 42 W, BURNSVILLE, MN 55337

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.

Matthew R. Finger

DATE 7/10/18 LICENSE NO. 44765

ISSUED/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/10/18	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER # 1717

PRELIMINARY PLAT

C0.1

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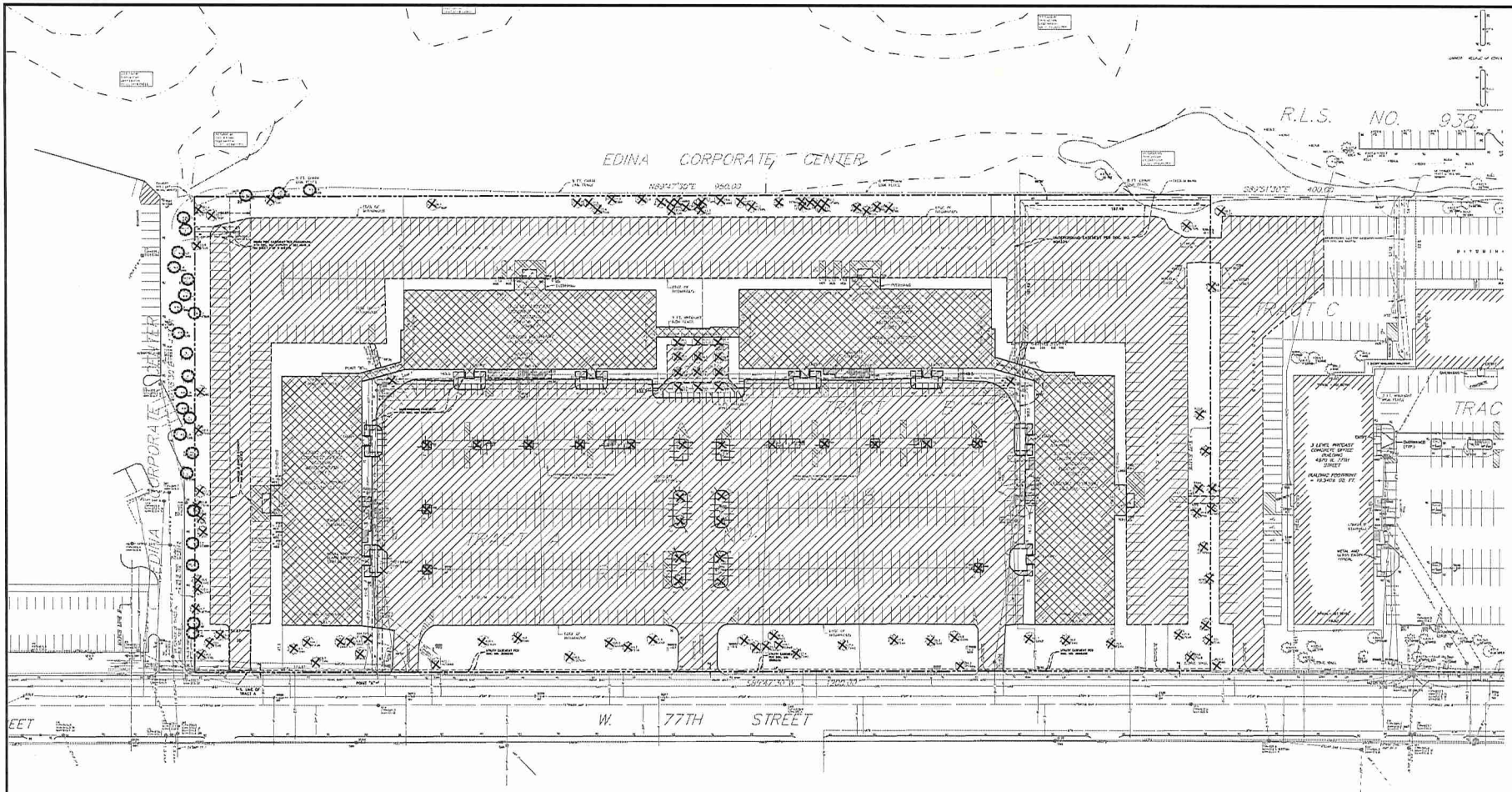

REMOVAL NOTES:

1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
2. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH VENDOR, STATE AND LOCAL REGULATIONS.
3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
4. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
5. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
6. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
7. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
8. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEANUP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
9. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THIS PLAN AND PER CITY REQUIREMENTS.
10. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
11. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
15. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
16. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

CITY OF EDINA REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

REMOVALS LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(651) 454-0002 TOLL FREE
(651) 454-0002 LOCAL

1" = 40'-0"

CivilSite GROUP
4715 W. 37TH ST., SUITE 260
ST. LOUIS PARK, MN 55416
EMS@CivilSiteGroup.com
612-615-0267

KWW HOOD WILSON ARCHITECTS

PROJECT

SIENNA ON THE PARK

4600 & 4660 77TH ST W, EDINA, MN 55435

CHASE REAL ESTATE, INC.

2140 COUNTY RD. 42 W, BURNSVILLE, MN 55337

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.

Matthew K. Finan

DATE 7/19/18 LICENSE NO. 46763

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/19/18	CITY SUBMITTAL
7/31/18	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER # 17171

REMOVALS PLAN

C1.0

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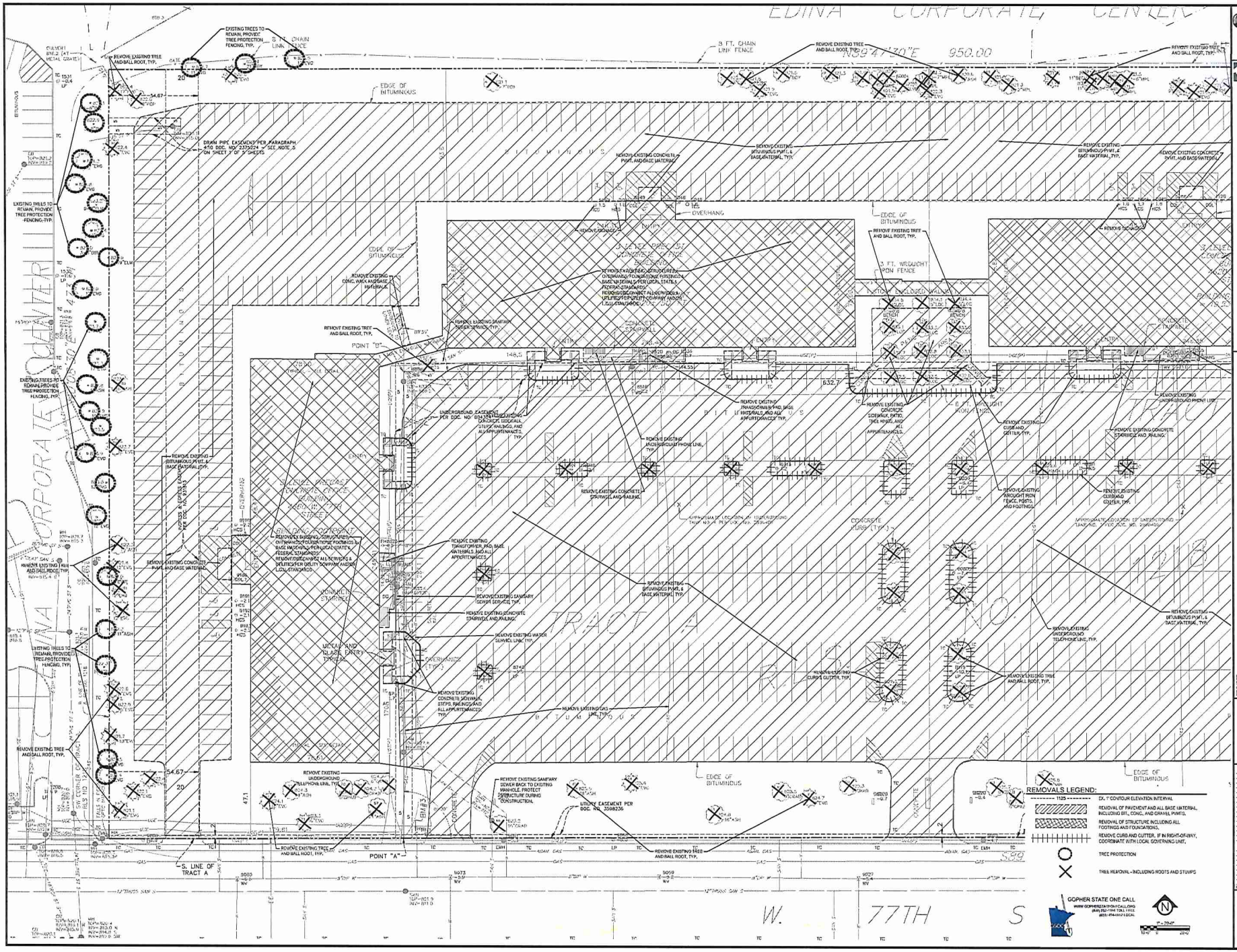

CivilSite GROUP
4931 W. 35TH ST., SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
612-474-6450

KWW wilson architects

PROJECT

SIENNA ON THE PARK

4600 & 4660 77TH ST W, EDINA, MN 55435

CHASE REAL ESTATE, INC.

2140 COUNTY RD. 42 W, BURNSVILLE, MN 55337

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.

Matthew R. Fawes

DATE 7/15/19 LICENSE NO. 44763

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/15/19	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER: 17121

REMOVALS PLAN
WEST SECTION

C1.1

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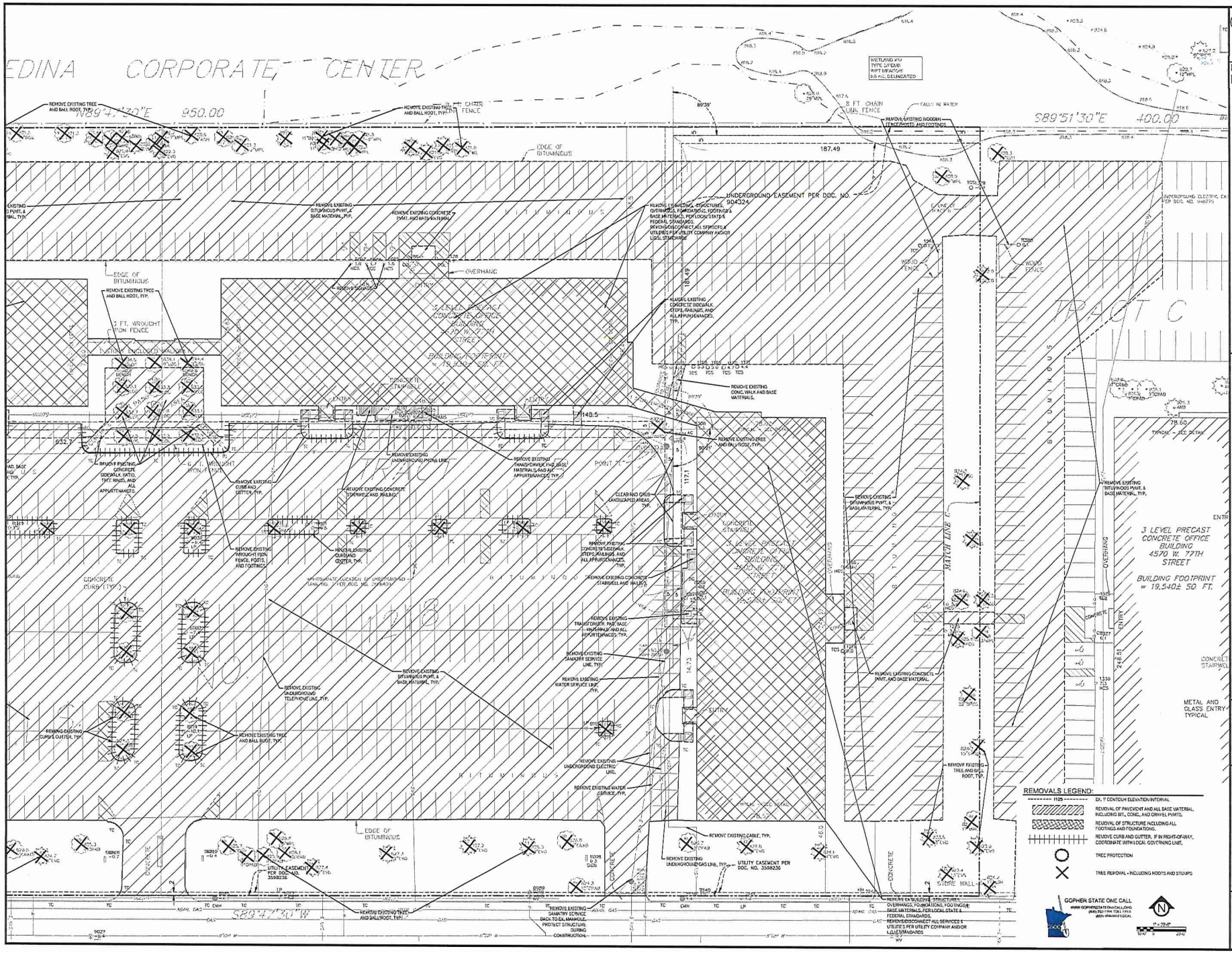


CivilSite GROUP

KW

SIENNA ON THE PARK

4600 & 4660 77TH ST W, EDINA, MN 55435

CHASE REAL ESTATE, INC.

2140 COUNTY RD. 42 W, BURNSVILLE, MN 55337

I HEREBY CERTIFY THAT THE 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.

Matthew R. Finger

DATE 7/19/18 LICENSE NO. 44703

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/29/18	CITY SUBMITTAL
7/19/18	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER: 17211

REMOVALS PLAN
EAST SECTION

C1.2

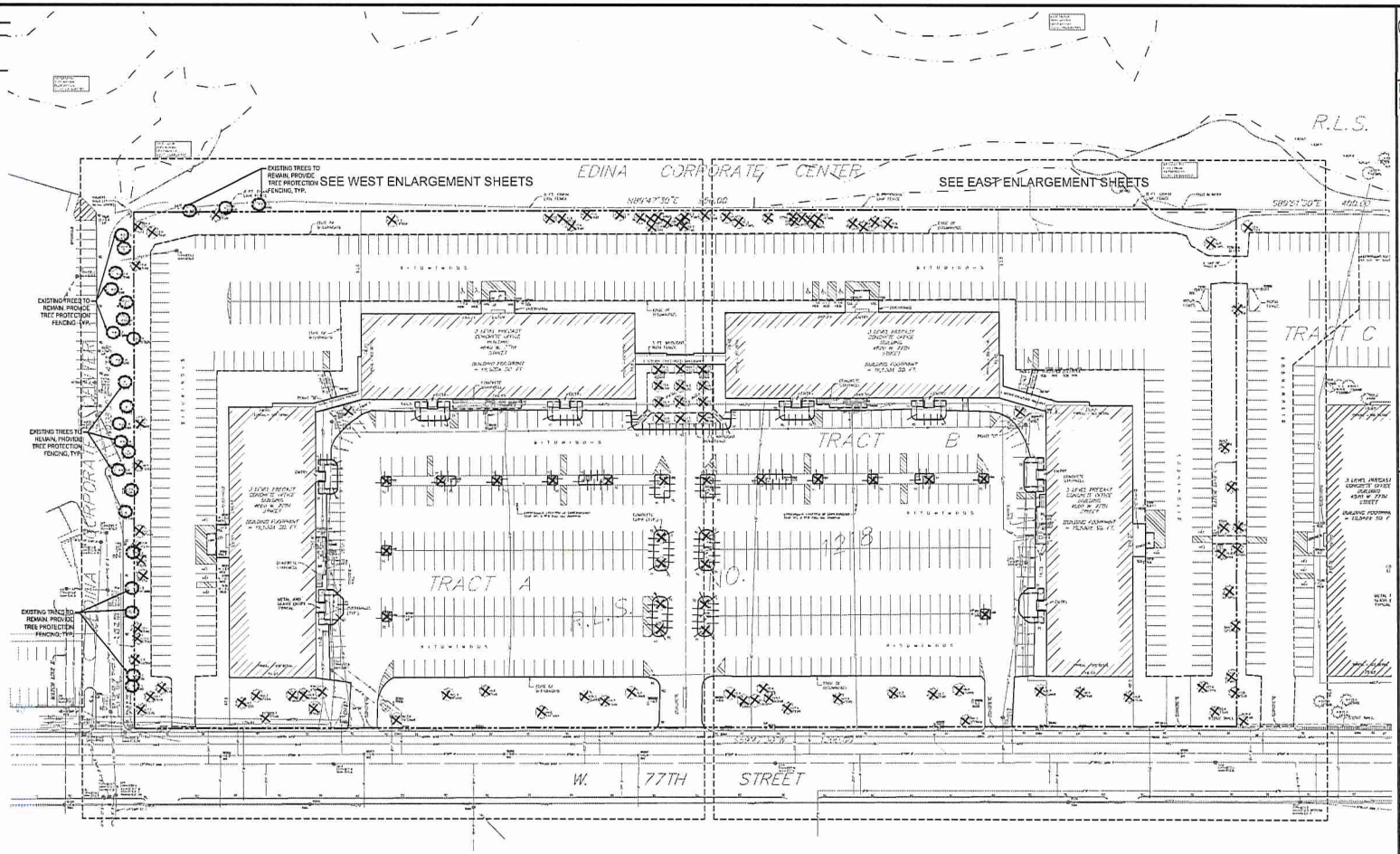
TREE SURVEY:

ON-SITE TREE INVENTORY

TREE NO.	SPECIES	TRUNK SIZE 1	2	3	TYPE	REMOVED	SIGNIF.
1	EVERGREEN	17			C	X	X
2	POPLAR	12			D	X	
3	EVERGREEN	3			C	X	
4	BOXELDER	7	7	7	D	X	
5	COTTONWOOD	23			D	X	X
6	COTTONWOOD	23			D	X	X
7	EVERGREEN	15			C	X	X
8	BOXELDER	11			D	X	
9	COTTONWOOD	48			D	X	X
10	MAPLE	6	6	6	D	X	X
11	MAPLE	6	6	6	D	X	X
12	EVERGREEN	9			C	X	X
13	MAPLE	6	6	6	D	X	X
14	EVERGREEN	9			C	X	X
15	MAPLE	8			D	X	X
16	EVERGREEN	9			C	X	X
17	MAPLE	7	7	7	D	X	X
18	ASH	11			D	X	X
19	MAPLE	7	7	7	D	X	X
20	MAPLE	2	2		D	X	
21	EVERGREEN	12			C	X	X
22	BIRCH	11			D	X	X
23	BIRCH	11			D	X	X
24	MAPLE	7	7		D	X	X
25	MAPLE	2	2		D	X	
26	MAPLE	6			D	X	
27	MAPLE	6	6		D	X	X
28	EVERGREEN	9			C	X	X
29	EVERGREEN	9			C	X	X
30	EVERGREEN	9			C	X	X
31	WILLOW	13			D	X	
32	MAPLE	26			D	X	X
33	SPRUCE	13			C	X	X
34	SPRUCE	16			C	X	X
35	SPRUCE	16			C	X	X
36	MAPLE	30			D	X	X
37	SPRUCE	13			C	X	X
38	MAPLE	13			D	X	X
39	SPRUCE	14			C	X	X
40	SPRUCE	22			C	X	X
41	SPRUCE	15			C	X	X
42	MAPLE	17			D	X	X
43	EVERGREEN	13			C	X	X
44	EVERGREEN	13			C	X	X
45	EVERGREEN	13			C	X	X
46	EVERGREEN	16			C	X	X
47	EVERGREEN	16			C	X	X
48	CRABAPPLE	12			D	X	
49	CRABAPPLE	12			D	X	
50	CRABAPPLE	12			D	X	
51	EVERGREEN	18			C	X	X
52	EVERGREEN	12			C	X	X
53	EVERGREEN	22			C	X	X
54	EVERGREEN	12			C	X	X
55	CRABAPPLE	7			D	X	
56	MAPLE	30			D	X	X
57	CRABAPPLE	6			D	X	
58	CRABAPPLE	6			D	X	
59	CRABAPPLE	6			D	X	
60	CRABAPPLE	9			D	X	
61	EVERGREEN	18			C	X	X
62	CRABAPPLE	9			D	X	
63	ASH	16	16		D	X	X
64	EVERGREEN	16			C	X	X
65	ASH	26			D	X	X
66	CRABAPPLE	16			D	X	
67	ASH	24			D	X	X
68	CRABAPPLE	6			D	X	
69	CRABAPPLE	6			D	X	
70	CRABAPPLE	6			D	X	
71	EVERGREEN	16			C	X	X
72	ASH	24			D	X	X
73	EVERGREEN	16			C	X	X
74	EVERGREEN	4			C	X	
75	EVERGREEN	15			C	X	X
76	EVERGREEN	15			C	X	X
77	EVERGREEN	16	16		C	X	X
78	EVERGREEN	15			C	X	X
79	EVERGREEN	15			C	X	X
80	EVERGREEN	12			C	X	X
81	EVERGREEN	12			C	X	X
82	EVERGREEN	12			C	X	X
83	ASH	15			D	X	X
84	EVERGREEN	12			C	X	X
85	ASH	18			D	X	X
86	EVERGREEN	17			C	X	X
87	ASH	9			D	X	X
88	ASH	12			D	X	X
89	ASH	12			D	X	X
90	ASH	11			D	X	X
91	ASH	11			D	X	X
92	ASH	12			D	X	X
93	ASH	11			D	X	X
94	ASH	11			D	X	X
95	ASH	12			D	X	X
96	ASH	12			D	X	X
97	ASH	9			D	X	X
98	ASH	9			D	X	X
99	ASH	9			D	X	X
100	HACKBERRY	8			D	X	X
101	ASH	9			D	X	X
102	HACKBERRY	8			D	X	X
103	HACKBERRY	8			D	X	X
104	ASH	11			D	X	X
105	HACKBERRY	8			D	X	X
106	ASH	9			D	X	X
107	ASH	9			D	X	X
108	ASH	9			D	X	X
109	ASH	9			D	X	X
110	ASH	28			D	X	X
111	HONEYLOCUST	9			D	X	X
112	HONEYLOCUST	9			D	X	X
113	HONEYLOCUST	9			D	X	X
114	HONEYLOCUST	9			D	X	X
115	HONEYLOCUST	9			D	X	X
116	HONEYLOCUST	9			D	X	X
117	HONEYLOCUST	9			D	X	X
118	HONEYLOCUST	9			D	X	X
119	HONEYLOCUST	9			D	X	X
120	HONEYLOCUST	9			D	X	X
121	HONEYLOCUST	9			D	X	X
122	HONEYLOCUST	9			D	X	X
123	ASH	24			D	X	X
124	ASH	17			D	X	X

	NUMBER	CAL. INCHES
SIGNIFICANT TREES	102	1389
TOTAL ON-SITE	124	1691

	NUMBER	CAL. INCHES
TOTAL SIGNIFICANT TREES REMOVED	102	1389
TOTAL REPLACEMENT TREES	102	255



TREE PRESERVATION LEGEND:

○ TREE PROTECTION

X TREE REMOVAL - INCLUDING ROOTS AND STUMPS

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(952) 474-1786 TOLL FREE
(651) 454-0002 LOCAL

1" = 40'-0"

CivilSite GROUP
4931 W. 35TH ST., SUITE 200
ST. LOUIS PARK, MN 55416
EMS@CivilSite.com
612-874-0052

KW hoot wilson ARCHITECTURE

PROJECT

SIENNA ON THE PARK

4600 & 4660 77TH ST W, EDINA, MN 55435

CHASE REAL ESTATE, INC.

2140 COUNTY RD. 42 W, BURNSVILLE, MN 55337

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.

Matthew R. Finnan

DATE 7/10/18 LICENSE NO. 44763

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
6/15/18	CITY SUBMITTAL
7/10/18	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER: 17-121

TREE PRESERVATION PLAN

C1.3

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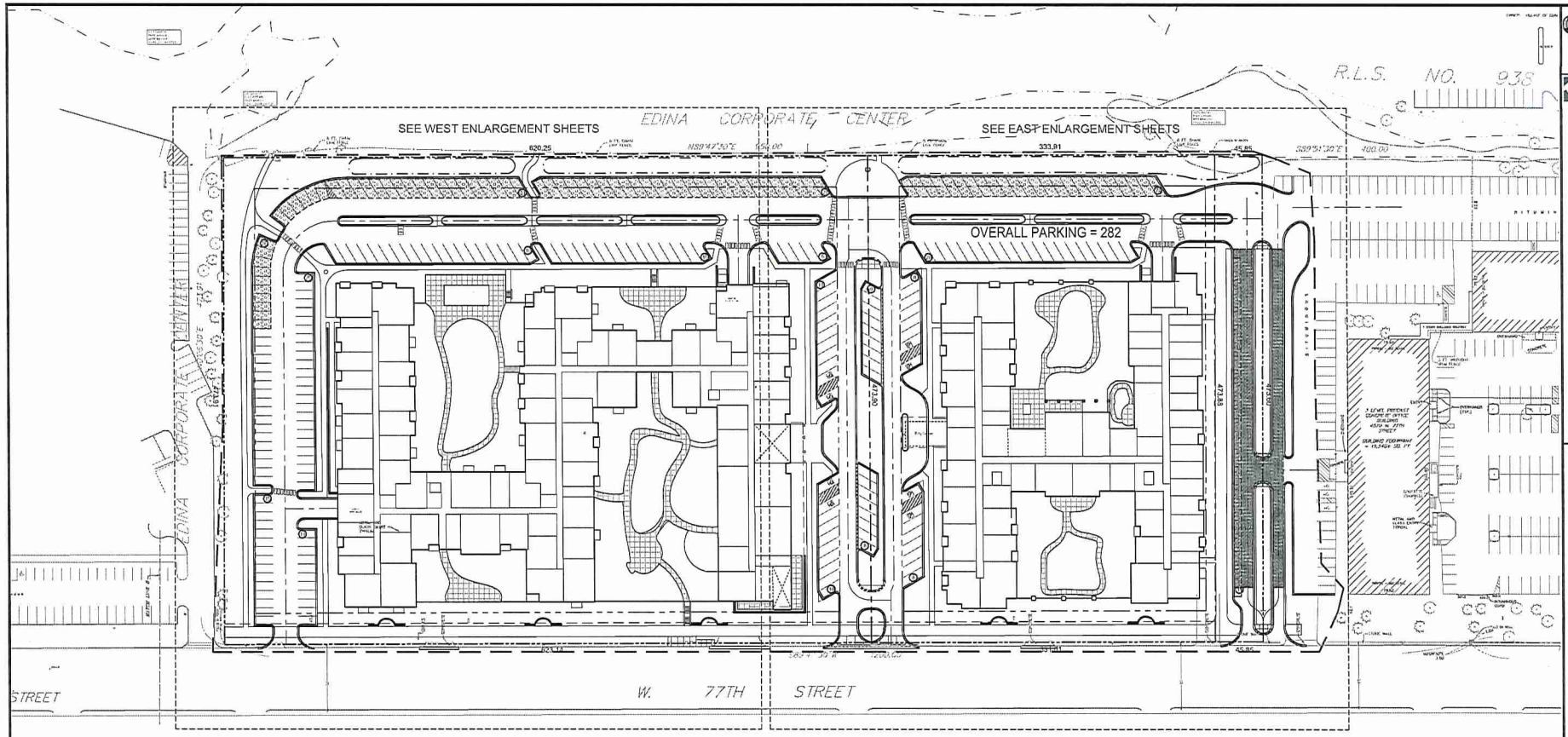

SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
10. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
11. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
15. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

CITY OF EDINA SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING		PROPOSED LOT 1		PROPOSED LOT 2		LOT 2 ROW DEDICATION	
BUILDING COVERAGE	78,110 SF	16.5%	80,587 SF	27.4%	49,625 SF	30.5%	0 SF	0.0%
ALL PAVEMENTS	285,874 SF	60.3%	89,190 SF	30.3%	48,720 SF	29.9%	7,600 SF	46.0%
ALL NON-PAVEMENTS	109,910 SF	23.2%	124,845 SF	42.4%	64,421 SF	39.6%	8,906 SF	54.0%
TOTAL SITE AREA	473,894 SF	100.0%	294,622 SF	100.0%	162,766 SF	100.0%	16,506 SF	100.0%
IMPERVIOUS SURFACE								
EXISTING CONDITION	363,984 SF	76.8%						
PROPOSED CONDITION LOT 1	109,777 SF	25.8%	109,777 SF	57.6%				
PROPOSED CONDITION LOT 2	98,345 SF	20.8%			98,345 SF	60.4%	7,600 SF	4.7%
PROP. PERVIOUS PAVER LOT 1	10,732	2.3%						
PROP. PERVIOUS PAVER LOT 2	13,978	2.9%						
DIFFERENCE (EX. VS PROP.)	-120,572 SF	-25.4%						
IMPERVIOUS TOTAL	243,412 SF	51.4%						

SURFACE PARKING COUNT:

TOTAL STALLS INCLUDING ADA = 289

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(651) 454-0002 LOCAL
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

1" = 40'-0"

SITE PLAN LEGEND:

- SPECIALTY PAVEMENT - PROVIDE BID FOR THE FOLLOWING OPTIONS. INCLUDE VARIATIONS OF BASE MATERIAL AND OTHER NECESSARY COMPONENTS.
  1. STAMPED & COLORED CONCRETE.
  2. CONCRETE PAVERS
  PAVERS, COLORS, MODELS, & PATTERN TO BE INCLUDED IN SHOP DRAWING SUBMITTAL PRIOR TO CONSTRUCTION.
- PERVIOUS PAVEMENT - INCLUDE ALL BASE MATERIAL AND APPURTENANCES AS SPECIFIED PER MANUFACTURER SPECIFICATIONS & INSTRUCTIONS.
  MAKE: T.B.D.
  MODEL: T.B.D.
  COLOR: T.B.D. - PROVIDE SAMPLES, SHOP DRAWINGS & PRODUCT DATA REQUIRED PRIOR TO CONSTRUCTION.
- SHARED PARKING SPACES
- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  HC = ACCESSIBLE SIGN
  NP = NO PARKING FIRE LANE.
  ST = STOP
  CP = COMPACT CAR PARKING ONLY

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612-615-6060

kaas wilson architects

PROJECT
SIENNA ON THE PARK
4600 & 4660 77TH ST W, EDINA, MN 55435
CHASE REAL ESTATE, INC.
2140 COUNTY RD. 42 W, BURNSVILLE, MN 55337

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.

Matthew R. Flower
DATE 07/31/18 LICENSE NO. 44243

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/31/18	CITY SUBMITTAL
07/31/18	CITY REQUIREMENTS

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER: 17235

SITE PLAN

C2.0

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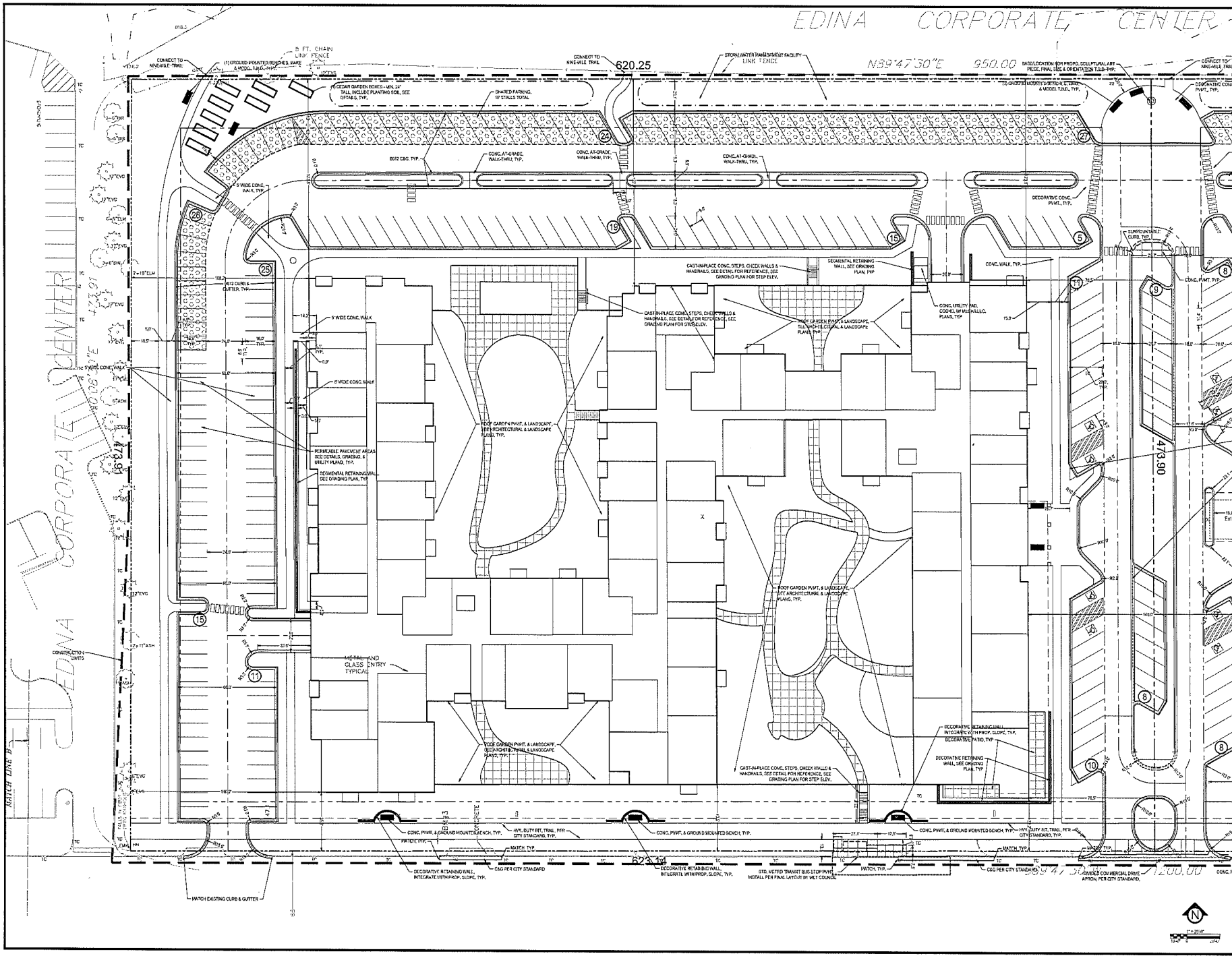

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601 W. BATES ST., SUITE 2nd
ST. LOUIS PARK, MN 55410
CivilSite@Gmail.com
612-616-6002

KVW

PROJECT

SIENNA ON THE PARK

4600 & 4650 77TH ST W, EDINA, MN 55435

CHASE REAL ESTATE, INC.

2140 COUNTY RD. 42 W, BURNSVILLE, MN 55337

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.

Matthew R. Fields

DATE 7/29/16 LICENSE NO. 46701

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/29/16	CITY SUBMITTAL
6/29/16	CITY RESUBMITTAL

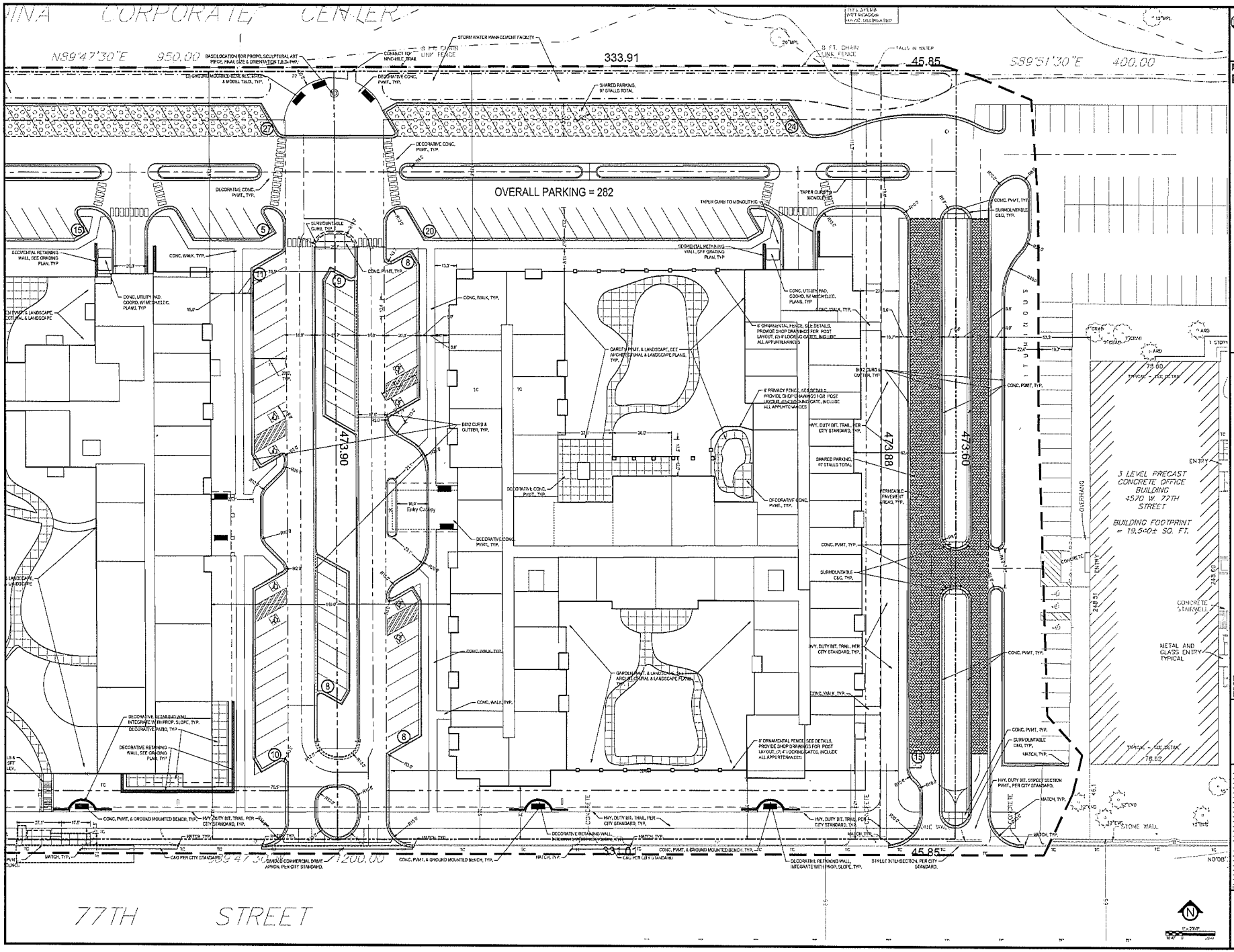
REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER: 15-115

SITE PLAN
WEST SECTION

C2.1



CivilSite GROUP

6959 W. 36th Ave., Suite 204
St. Louis Park, MN 55426
Cale@CivilSite.com
612-615-0069

KWA Karin Wilson Architects

PROJECT

SIENNA ON THE PARK

4600 & 4660 77TH ST W, EDINA, MN 55435

CHASE REAL ESTATE, INC.

2140 COUNTY RD. 42 W, BURNSVILLE, MN 55337

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.

Matthew H. Fever

DATE 7/10/18 LICENSE NO. 45291

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/11	CITY SUBMITTAL
11/18	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER: 17175

SITE PLAN
EAST SECTION

C2.2

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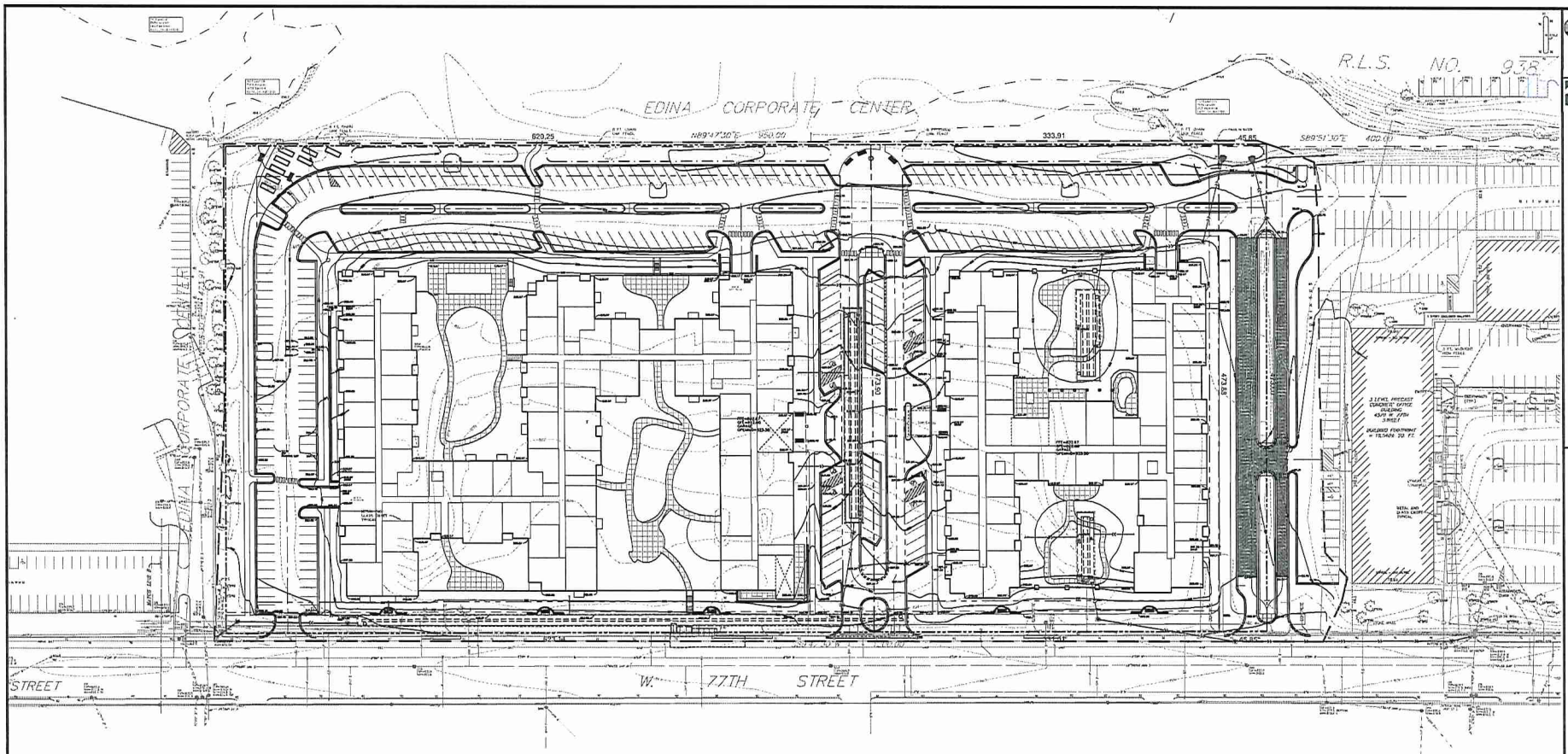

GENERAL GRADING NOTES:

1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNERS SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNERS SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. PROPOSED SPOT GRADES ARE FLOWLINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
13. TOLERANCES
    - 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.20 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
14. MAINTENANCE
    - 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.3

GROUNDWATER INFORMATION:

PER GEOTECHNICAL REPORT BY HAUGO GEOTECHNICAL INC., DATED 3-21-18 GROUNDWATER WAS OBSERVED AT ELEVATIONS RANGING FROM 818.00 TO 820.40

THE BORINGS & GROUNDWATER ARE AS FOLLOWS:

SB-3	820.40
SB-6	818.00

PROPOSED BUILDING LOW FLOOR ELEVATION = 822.00

CITY OF EDINA GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(651) 454-0102 TWIN CITIES
(1-800-252-1166) TOLL FREE

1" = 20'-0"
20'-0" 0 40'-0"

CivilSite GROUP
4931 W. 35TH ST., SUITE 200
ST. LOUIS PARK, MN 55416
(952) 929-1040

KWW kaas wilson architecture

PROJECT
SIENNA ON THE PARK
4600 & 4660 77TH ST W, EDINA, MN 55435
CHASE REAL ESTATE, INC.
2140 COUNTY RD. 42 W, BURNSVILLE, MN 55337

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.

Matthew R. Fieler
DATE 7/13/18 LICENSE NO. 46763

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/13/18	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER 17121

GRADING PLAN

C3.0

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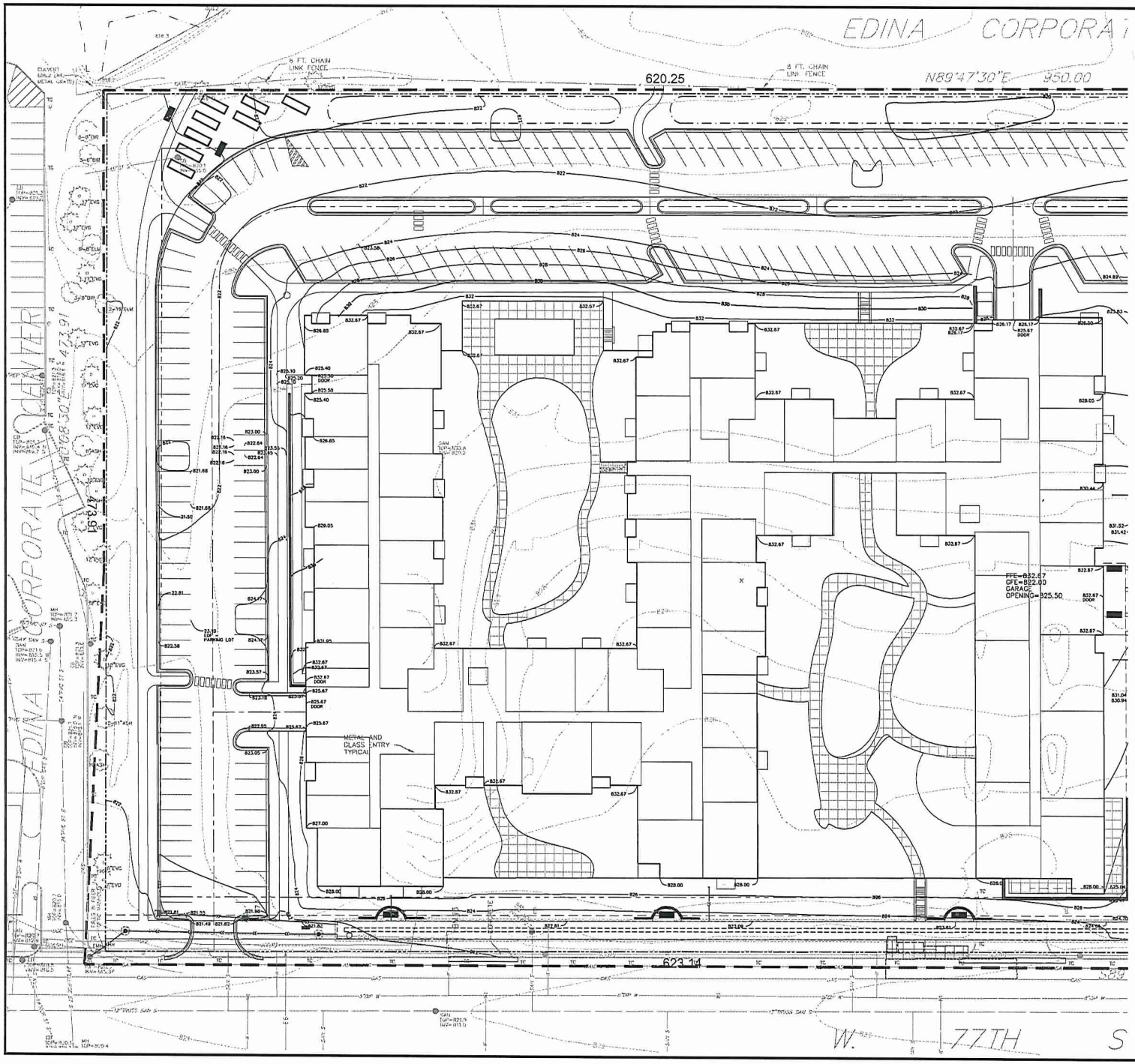

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0102 LOCAL

1" = 20'-0"

CivilSite GROUP
4931 W. 35TH ST., SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
612-417-1437

KWW hoyt wilson architects

PROJECT

SIENNA ON THE PARK

4600 & 4660 77TH ST W, EDINA, MN 55435

CHASE REAL ESTATE, INC.

2140 COUNTY RD. 42 W, BURNSVILLE, MN 55337

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.

MATTHEW R. FINNEY

DATE 2/13/18 LICENSE NO. 44763

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
2/13/18	CITY SUBMITTAL
2/16/18	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER: 17115

GRADING PLAN
WEST SECTION

C3.1

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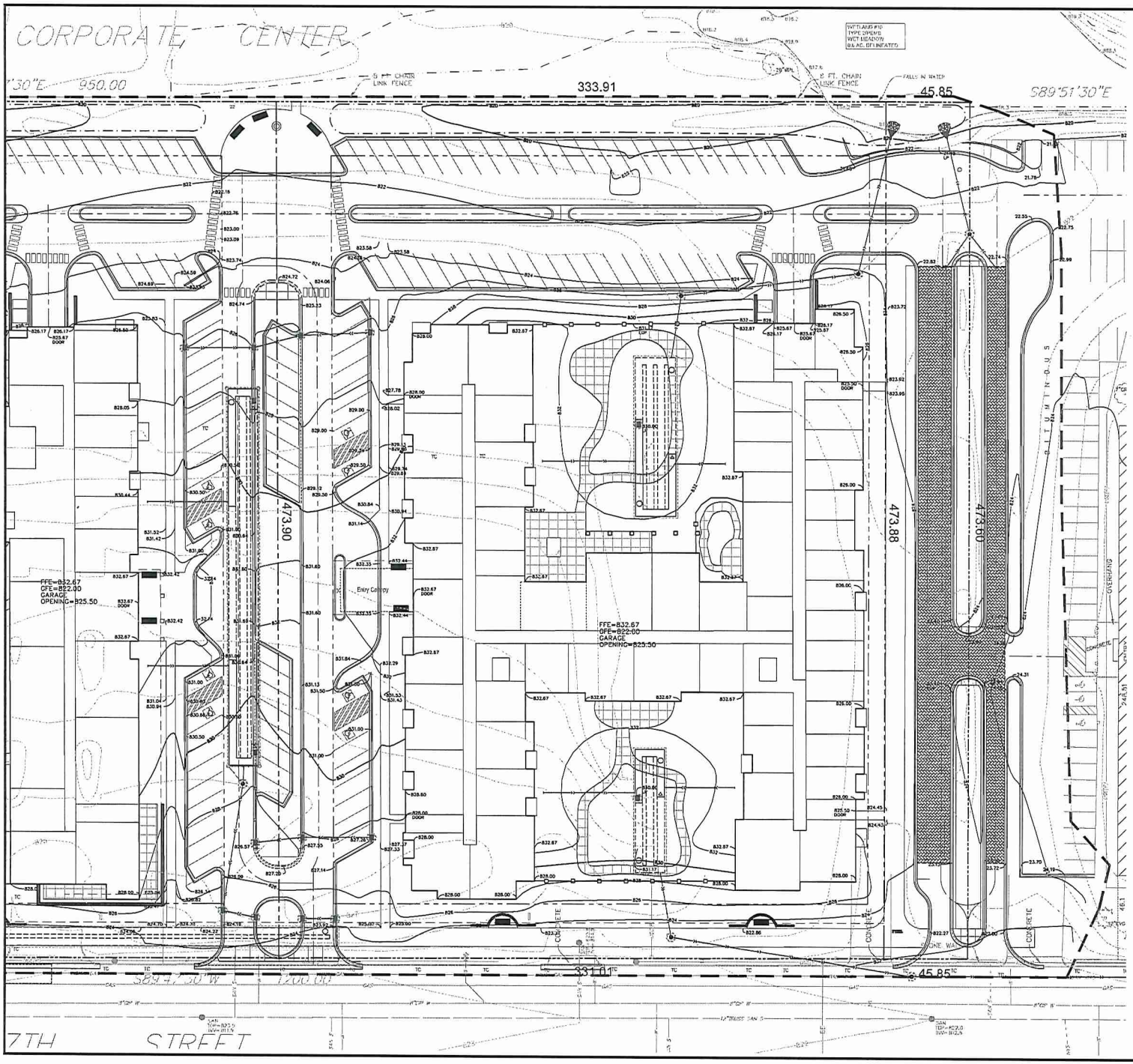

GRADING PLAN LEGEND:

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1137	1.0' CONTOUR ELEVATION INTERVAL
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	CURB AND GUTTER (T.O. = TIP OUT)
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GOPHER STATE ONE CALL
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(651) 454-0102 LOCAL

1" = 20'-0"

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612-541-0050

KVW wilson architects

PROJECT

SIENNA ON THE PARK

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CHASE REAL ESTATE, INC.

2140 COUNTY RD. 42 W, BURNSVILLE, MN 55337

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Matthew K. Finnes

DATE 7/19/18 LICENSE NO. 44363

ISSUES/SUBMITTAL SUMMARY

DATE	DESCRIPTION
7/19/18	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NUMBER 17141

GRADING PLAN
EAST SECTION

C3.2