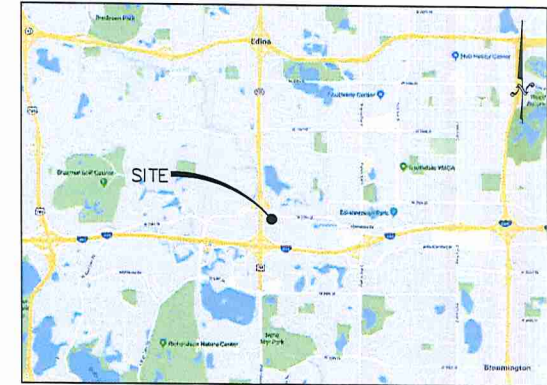


Preliminary Site Improvement Plans

for

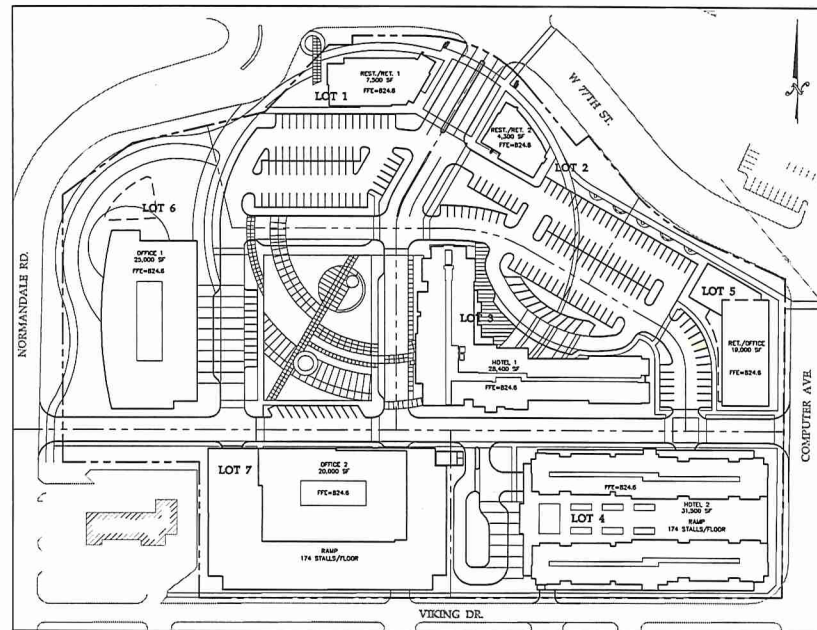
Pentagon Park South Edina, MN

Vicinity Map



(Not to Scale)

Overall Development Plan



(Not to Scale)

Prepared for:

Solomon Real Estate Group
8560 Kelzer Pond Drive
Victoria, MN 55386
Contact: Jay Scott
Phone: (651) 336-6060
Email: JayScott@solomonre.com

Prepared by:

Westwood

Phone: (651) 837-6100 • 12701 Whitewater Drive, Suite #300
Fax: (651) 837-6822 • Minneapolis, MN 55446
Toll-Free: (800) 637-0100 • westwoodps.com

Westwood Professional Services, Inc.

Project number: 0013450.00
Contact: Daniel M. Parks

Sheet List Table

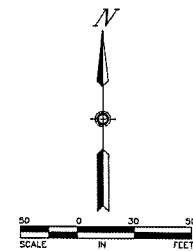
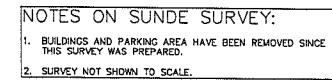
Sheet Number	Sheet Title
C000	COVER SHEET
C100	LAND SURVEY
C200	PRELIMINARY PLAT
C300	CIVIL SITE PLAN
C400	GRADING & DRAINAGE PLAN
C401	EROSION CONTROL PLAN
C500	UTILITY PLAN
C600	LANDSCAPE PLAN
C700	PHASING PLAN

NOT FOR CONSTRUCTION

Preliminary Site Improvement Plans

for
Pentagon Park South
Edina, MN

Date: 04/09/18 Sheet: 1 of 9



Dated this 3rd day of October, 2013
 Certified by: Leonard F. Carlson
 Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



NOT FOR CONSTRUCTION

Date: 04/09/18 Sheet C100 of 9

LAND SURVEY

Pentagon Park South

Edina, MN

Westwood
 Phone: (952) 857-8180 52701 Westwater Drive, Suite #300
 Fax: (952) 937-8922 Minneapolis, MN 55431
 Toll-Free: (888) 537-6150 www.westwoodpa.com
Westwood Professional Services, Inc.

Taxpayer _____
Date _____
Check No. _____
Deno. _____
Bank Branch & Date _____

Prepared for: **Solomon Real Estate Group**
8560 Kaiser Ford Drive
Victoria, MN 55386

Real property in the County of Hennepin, State of Minnesota, described as follows:

Real property in the County of Hennepin, State of Minnesota, described as follows:

These parts of Tract A and B lying Southwesterly of the following described line: Beginning at a point on the West line of said Tract B distant 220 feet North of the Southwest corner thereof; thence run Northwesterly to a point on the North line of said Tract B distant 170 feet West of the Northwest corner thereof; thence run Northwesterly to a point on the East line of said Tract A distant 40 feet North of the Southwest corner thereof and there terminating.

JWS

Ernst C.

Tracts E and F, except those parts thereof lying Northerly of the following described line:
 Beginning at a point on the East line of Tract A, distant 40 feet South of the Southwest

beginning of a point on the East line of Tract A, distant 40 feet North of the Southeast corner thereof, thence run Northerly to a point distant 120 feet West and 32 feet South of the Northeast corner of said Tract E; thence run Easterly parallel with the North line of said Tract E for 20 feet; thence S 81° 15' E for the left of an angle of 90 degrees 00 minutes 00 seconds for 12 feet; thence run Easterly and Southeastly parallel with the Northerly and Westerly lines of said Tracts C and F to its intersection with the following described line: beginning at a point on the Southeastly line of Tract S distant 125 feet South of the West line of said Tract S (when measured along said Southeastly line); thence run Southeastly at right angles to said Southeastly line for 100 feet and thence terminating.

AND
Fiscal C

Treat G, except the East 50 feet of the Southern 300 feet thereof, that part of Treat H, lying North of the South 300 feet thereof;

The Case

The East 50 test of the Southern 300 test of Trust G:

THE SON

4K to Registered Lead Survey No.

HE IS REGISTERED WITH JAMES H. TULL, MARSHFIELD COUNTY, MINNESOTA.

Lot 1, Block 1 - 59,610 Sq. Ft. or 1.37 Acres

Lot 1, Block 1 - 59,610 Sq. Ft. or 1.37 Acres

Lot 2, Block 1 = 47,211 Sq. Ft. or 1.08 Acres

Lot 3, Block 1 = 78,234 Sq. Ft. or 1.80 Acres

Lot 4, Block 1 = 91,569 Sq. Ft. or 2.10 Acres

Lot 5, Block 1 = 42.301 Sq. Ft. or 0.97 Acres

Lot 6, Block 1 = 1.11811 Sq. Ft. or 1.01 Acres

Lot 7, Block 1 = 76,883 Sq. Ft. or 1.77 Acres

Lot 7, Block 1 in 76,987 Sq. Ft. or 1.77 Acres

○	BLIND/POINTER	⊗	STORM MANHOLE
○	CONCRETE TRUNK	⊗	TELEPHONE BOX
○	DEODORANT TRAP	⊗	TELEPHONE MANHOLE
○	WELAND	⊗	TRAFFIC CONTROL BOX
⊗	STEEL POLE	⊗	WALL HOLE
⊗	DOWN-THROAT/ENDER	⊗	WATER LOSS
⊗	DOWN-THROAT/ENDER	⊗	WATER VALVE
⊗	WALL HOSE	⊗	HYDRANT
⊗	HANDICAPPED STALL	⊗	WATER METER
⊗	POPC TEST	⊗	CURB STOP BOX
⊗	MONITORING WELL	⊗	WATER MANHOLE
⊗	CABLE TV BOX	⊗	WELL
⊗	SAFE	⊗	WALL HOLE
⊗	STREET LIGHT	⊗	GAS LINE
⊗	JOINT PIPE	⊗	POWER OVERHEAD
⊗	POWER PILE	⊗	POWER UNDERGROUND
⊗	ELECTRIC BOX	⊗	SANITARY SEWER
⊗	ELECTRIC METER	⊗	STORM LEVER
⊗	ELECTRIC MANHOLE	⊗	TELEPHONE OVERHEAD
⊗	ELECTRIC FLOW	⊗	TELEPHONE UNDERGROUND
⊗	STORM MANHOLE	⊗	TELEPHONE UNDERGROUND
⊗	SEWER CLEANOUT	⊗	TRUCK OPEN LINE
⊗	SEWER BACKWASH	⊗	UNDER CONTROL
⊗	CLAYD BRICK	⊗	FENCE LINE
⊗	FLARED END SECTION	⊗	CONCRETE TRUNK LINE
⊗	DAUGHTER	⊗	CURB & GUTTER



NOT FOR CONSTRUCTION

Datum: 04/09/78

DocId:34507001-64g
Directly C200 of 9

PRELIMINARY
PLAT

Pentagon
Park South

Edina, MN

Phone: (802) 937-6150 12701 Whitewater Drive, Suite #300
Fax: (802) 937-0822 6690 Kania, NW 5543
Toll-Free: (888) 937-6150 www.wslps.com
Whitewater Professional Services, Inc.

I hereby certify that this plan 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 Missouri.

Dale W. [Signature]
 Dale C. Westendorf
 Date: 04/09/18 License No. 53797

Referrals	Detected
	Checked
	Prized
	Revised Drawing Institute

Prepared for: **Solomon Real Estate Group**
8560 Kelser Pond Drive
Victoria, MN 55386

Pentagon
Park South

Site Development Summary						
Lot	Lot Area (SF)	Building Type	Building Area (SF)	Floors	Gross Building Area (SF)	Units / Parking Stalls
1	29,900	REST./RET. 1	7,500	1	7,500	--- 25
2	47,200	REST./RET. 2	4,300	1	4,300	--- 18
3	78,200	HOTEL 1	28,400	4	113,600	193 28
4	91,800	HOTEL/RAMP 2	31,500	4	126,000	153 322
5	42,300	RET./OFFICE	11,100	2	22,200	--- 41
6	131,600	OFFICE 1	25,000	3	75,000	--- 22
7	77,000	OFFICE/RAMP 2	20,000	4	80,000	--- 896

General Site Notes

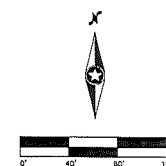
- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY SUNDC SURVEY AND WESTWOOD FOR BOUNDARY SURVEY.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOORS.
- ALL CURB RADI SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE 8812 UNLESS OTHERWISE NOTED.

Site Legend

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	LOT LINE
---	SETBACK LINE
---	EASEMENT LINE
---	CURB AND GUTTER
---	POND NORMAL WATER LEVEL
---	RETAINING WALL
---	FENCE
---	CONCRETE PAVEMENT
---	CONCRETE SIDEWALK
---	HEAVY DUTY BITUMINOUS PAVEMENT
---	STANDARD DUTY BITUMINOUS PAVEMENT
---	NUMBER OF PARKING STALLS
---	TRANSFORMER
---	SITE LIGHTING
---	TRAFFIC SIGN
---	POWER POLE
---	DOLLAR / POST

Site Details

- 8812 CURB & GUTTER (TYP.)
- PEDESTRIAN CONCRETE SIDEWALK
- DECORATIVE CONCRETE
- WATER FEATURE
- BENCH
- ARTWORK DISPLAY
- DECORATIVE CROSSWALK
- GREEN SCREEN FOR VINES
- CONCRETE BAND
- MONUMENT SIGN
- ROOFTOP PLANTERS



NOT FOR CONSTRUCTION

Date 04/09/18

Sheet CS00 of 9

**Pentagon
Park South**

Edina, MN

CIVIL SITE
PLAN**Westwood**

Westwood Professional Services, Inc.
1401 1st Avenue, Suite 100
Edina, MN 55425
Phone: (612) 437-4400
Fax: (612) 437-4401
www.westwoodmn.com

I hereby certify that this plan 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.
David M. Kuhn
Date: 04/09/18 License No. 19919

Reviewed: _____
Checked: _____
Drawn: _____
Based Drawing: _____

Designed: _____
Checked: _____
Drawn: _____
Based Drawing: _____

Prepared for:

Solomon Real Estate Group8360 Kaler Pond Drive
Victoria, MN 55386

Stormwater Summary

- EXISTING 100 YR. FLOODPLAIN ELEVATION= 822.6' (EAST) & 821.9' (WEST)
 - EXISTING 100 YR. FLOOD VOLUME ON SITE= 3.30 AC.-FT.
 - PROPOSED 100 YR. FLOOD VOLUME (ABOVE GROUND)= 1.00 AC.-FT.
 - PROPOSED 100 YR. FLOOD VOLUME (BELOW GROUND)= 4.30 AC.-FT.
 - MINIMUM BUILDING ELEVATIONS= 824.6' (EAST) & 823.9' (WEST)
- BELOW GROUND STORMWATER VAULTS TO BE STORMTECH MC-3500 CHAMBERS-OR APPROVED EQUIV.

Grading Notes

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIST FORMED, RAMPS, TRUCK BLOCKS, WEDGE BUILDING DIVISIONS, EXIST BUILDING UTILITY ENTRANCE LOCATIONS, AND EXIST LOCATIONS AND NUMBER OF DOWNPOINETS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOIL OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLASHERS 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 APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE AND SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANGLED ROLLER TRAILER EQUIPMENT, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. ANY SOIL FAILURE SHALL BE EXCAVATED AND RECOMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE PRIMARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER, EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSATURABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

Grading Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	INDEX CONTOUR
---	---	INTERVAL CONTOUR
---	---	CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	SILT FENCE
---	---	BIOLOGS
---	---	STORM SEWER
---	---	FLARED END SECTION (WITH REPAIR)
---	---	WATER MAIN
---	---	SANITARY SEWER
---	---	RETAINING WALL
---	---	DRAIN TIE
---	---	EDGE LINE
---	---	GRADING LIMITS
---	---	ROCK CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL BLANKET
---	---	TURF REINFORCEMENT MAT
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	TOP AND BOTTOM OF RETAINING WALL
---	---	EMERGENCY OVERTURN
---	---	SOIL BORING LOCATION
---	---	INLET PROTECTION
---	---	TEMPORARY ROCK CHECK DAM



NOT FOR CONSTRUCTION

Date: 04/09/18

Sheet: C400 of 9

**Pentagon
Park South**

Edina, MN

**GRADING &
DRAINAGE PLAN**

Westwood

Professional Services, Inc.
11711 Hennepin Avenue, Suite 200
Edina, MN 55425
Phone: (612) 437-4322
Fax: (612) 437-4322
Email: info@westwoodmn.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
Date: 04/09/18 License No: 58919

Revisions:
Checked: []
Drawn: []
Typed: []
Revised: []

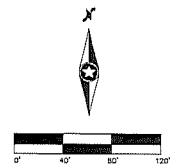
Prepared for:
Solomon Real Estate Group
3560 Kalmar Pond Drive
Victoria, MN 55386

Erosion Control Notes

1. SILT FENCE WILL BE INSTALLED AROUND SITE IN ALL FILL AREAS AND LOCATIONS WHERE STORM WATER RUNOFF MAY LEAVE THE SITE PRIOR TO ANY EXCAVATION/CONSTRUCTION ACTIVITIES.
2. ROCK CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
3. SILTATION AND EROSION CONTROL: THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO CATCH BASIN INLETS, ROCK CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKETS, AND SILT FENCE. CONTROL SHALL COME WITH DRAINAGE AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND ADJACENT AREAS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR DRAINS SHALL BE REMOVED AFTER EACH RAIN AFFECTED AREA SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER. ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. CONTRACTOR SHALL INSTALL TEMPORARY INLET PROTECTION (MUD OR EQUIVALENT) AROUND ALL CATCH BASIN INLETS AFFECTED BY THIS CONSTRUCTION.
5. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED WITHIN SEVEN (7) DAYS.
6. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOIL OR MUD FROM BLANKET IS REQUIRED.
7. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE COMPLETED DAILY.

Grading Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		BIODIVERSITY
		STORM SEWER
		FLARED END SECTION (WITH RESEAL)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		POSSIBLE LINE
		GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		INLET PROTECTION
		TEMPORARY ROCK CHECK DAM



NOT FOR CONSTRUCTION

Date: 04/09/18

Sheet: C401 of 9

**Pentagon
Park South**

Edina, MN

**EROSION
CONTROL PLAN**

Westwood

Westwood Professional Services, Inc.
1101 Westwood Drive, Suite 400
Edina, MN 55425
Phone: (612) 421-4200
Fax: (612) 421-4201
www.westwoodmn.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

David M. Fager
Title: P.E.
Date: 04/09/18 License No.: 38919

Reviewed: _____
Checked: _____
Drawn: _____
Based: _____

Designed: _____
Checked: _____
Drawn: _____
Based: _____

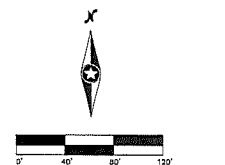
Prepared for:
Solomon Real Estate Group
8560 Kalmar Pond Drive
Victoria, MN 55386

General Utility Notes

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF ANY DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN INSTALLATIONS SHALL BE PER MINNESOTA PLUMBING CODE AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR EXACT LOCATION AND DIMENSIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48 HOURS BEFORE ANY WORK TO COMMENCE WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT AND/OR DISCONNECT OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF DISTURBED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE CONTRACTOR SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. THE CONTRACTOR SHALL CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER OR STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
12. ALL WATER LINES SHALL BE DUCTILE IRON WRAPPED IN POLYETHYLENE GLASS 52 WITH 7.5" MINIMUM COVER. PROVIDE MINIMUM SEPARATION OF 18" FROM SANITARY SEWER & STORM SEWER. INSULATE WATER MAIN IF LESS THAN 7.5' OF COVER.
13. INSULATION SHALL BE DOW STYROFOAM HR BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
14. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. 26" IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF BUILDING AND UNDER FOOTINGS, PIPE SHALL BE PVC SCHEDULE 40.
15. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (CLASS 3 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 24" AND LARGER UNLESS OTHERWISE NOTED) WITH 4" CASING OR RCP. STORM SEWER PIPE IF ALLOWED BY THE CITY, HDPE STORM PIPE SHALL MEET REQUIREMENTS OF ASTM F2383. PIPE SHALL BE WATER TIGHT. ACCORDING TO ASTM D3212 REQUIREMENTS. SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED. RCP STORM SEWER PIPE SHALL BE SCHEDULE 40 PIPE. PLUMED END SECTIONS SHALL BE RCP WITH TRASH GUARDS & RIP-RAP.
16. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH LOCATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.

Utility Legend

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	EASEMENT LINE
---	CURB AND GUTTER
---	SANITARY SEWER
---	SANITARY SEWER FORCE MAIN
---	STORM SEWER
---	WATER MAIN
---	HYDRAULIC
---	GAS
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	UNDERGROUND TELEPHONE
---	OVERHEAD TELEPHONE
---	TELEPHONE FIBER OPTIC
---	CABLE TELEVISION
---	DRAIN TILE
---	GATE VALVE
---	PLUMED END SECTION (WITH RIPRAP)
---	LIGHT POLE
---	VERTICAL UTILITY SEPARATION



NOT FOR CONSTRUCTION

Date 04/09/18

Sheet C500 of 9

UTILITY PLAN

**Pentagon
Park South**

Edina, MN

Prepared for: **Solomon Real Estate Group**

8540 Kalen Road Drive
Victoria, MN 55386

Westwood

1601 Westwood Drive, Suite 100
Edina, MN 55425
Phone: (612) 437-1000
Fax: (612) 437-1001
www.westwoodmn.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
Date: 04/09/18 License No.: 38919

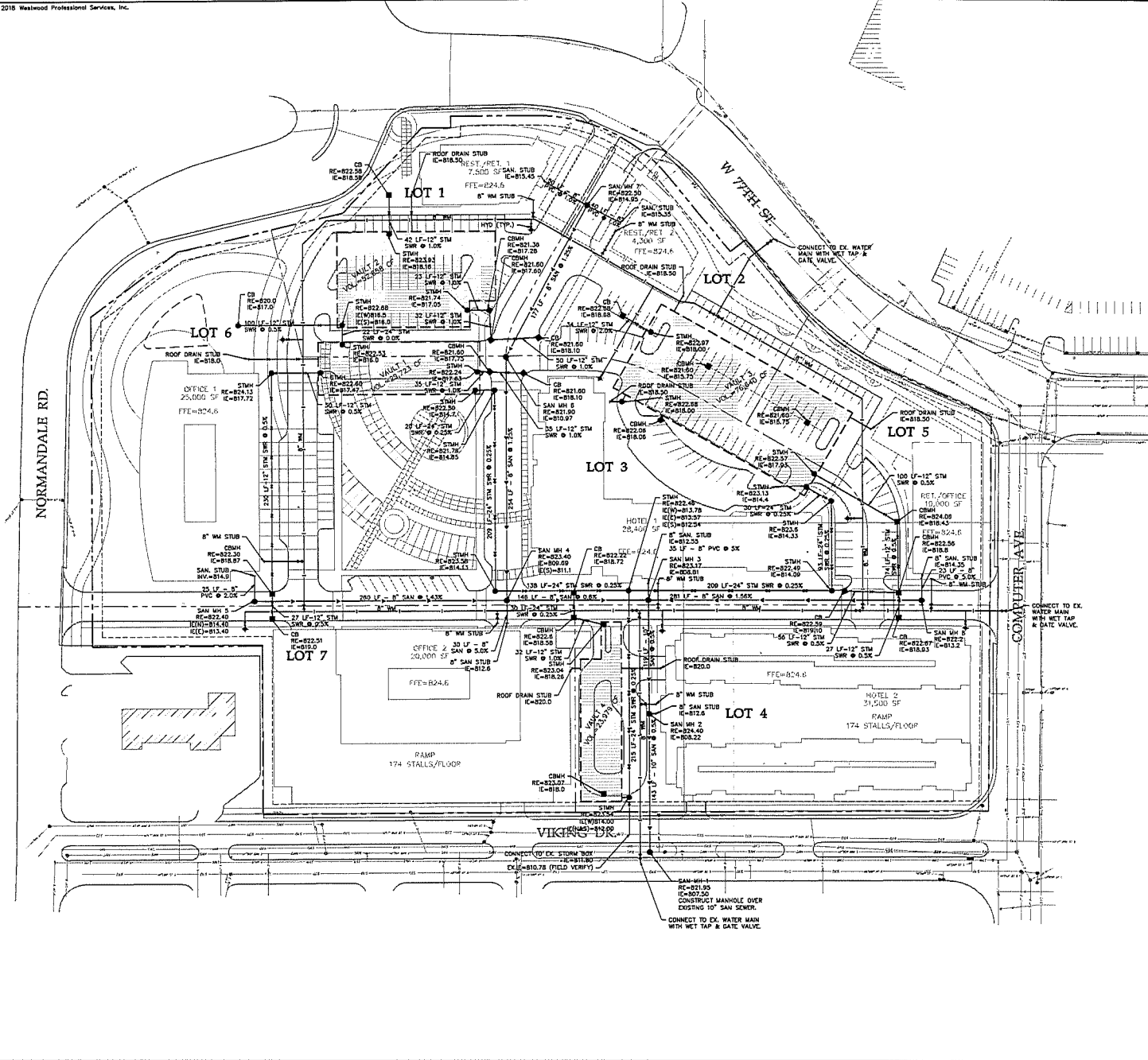
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DECIDUOUS	CONIFEROUS	% OF TOTAL	MIN. ECHO.
2" CAL.	5" HT. OR LESS	4	
3.5" CAL.	6" HT.	19	
5" CAL.	8" HT.	20	
6.5" CAL.	10" HT.	20	
8" CAL.	12" HT.	20	
10" CAL.	15" HT.	15	

MINIMUM SIZE OF REQUIRED OVERSTORY TREES FOR BUILDING HEIGHT GREATER THAN 24' AS FOLLOWS:
IN ADDITION TO THE REQUIRED NUMBER OF OVERSTORY TREES, A FULL COMPLIMENT OF UNDERSTORY TREES AND SHRUBS SHALL BE PROVIDED TO COMPLETE A QUALITY LANDSCAPE TREATMENT.
OVERSTORY TREES = 112
CONIFEROUS TREES = 19
SHRUBS PROPOSED ON SITE = 1,170
PERMANENTS PROPOSED ON SITE = 2,700
LOT PERIMETER = 2,994 LF / 40' = 74.8
TREES REQUIRED ON SITE IS DETERMINED BY THE SITE PERIMETER OF THE LOT DIVIDED BY 40.

DATE	DESCRIPTION	BY	CHKD
04/09/18	LANDSCAPE PLAN	JTB	JTB
04/09/18	LANDSCAPE PLAN	JTB	JTB
04/09/18	LANDSCAPE PLAN	JTB	JTB

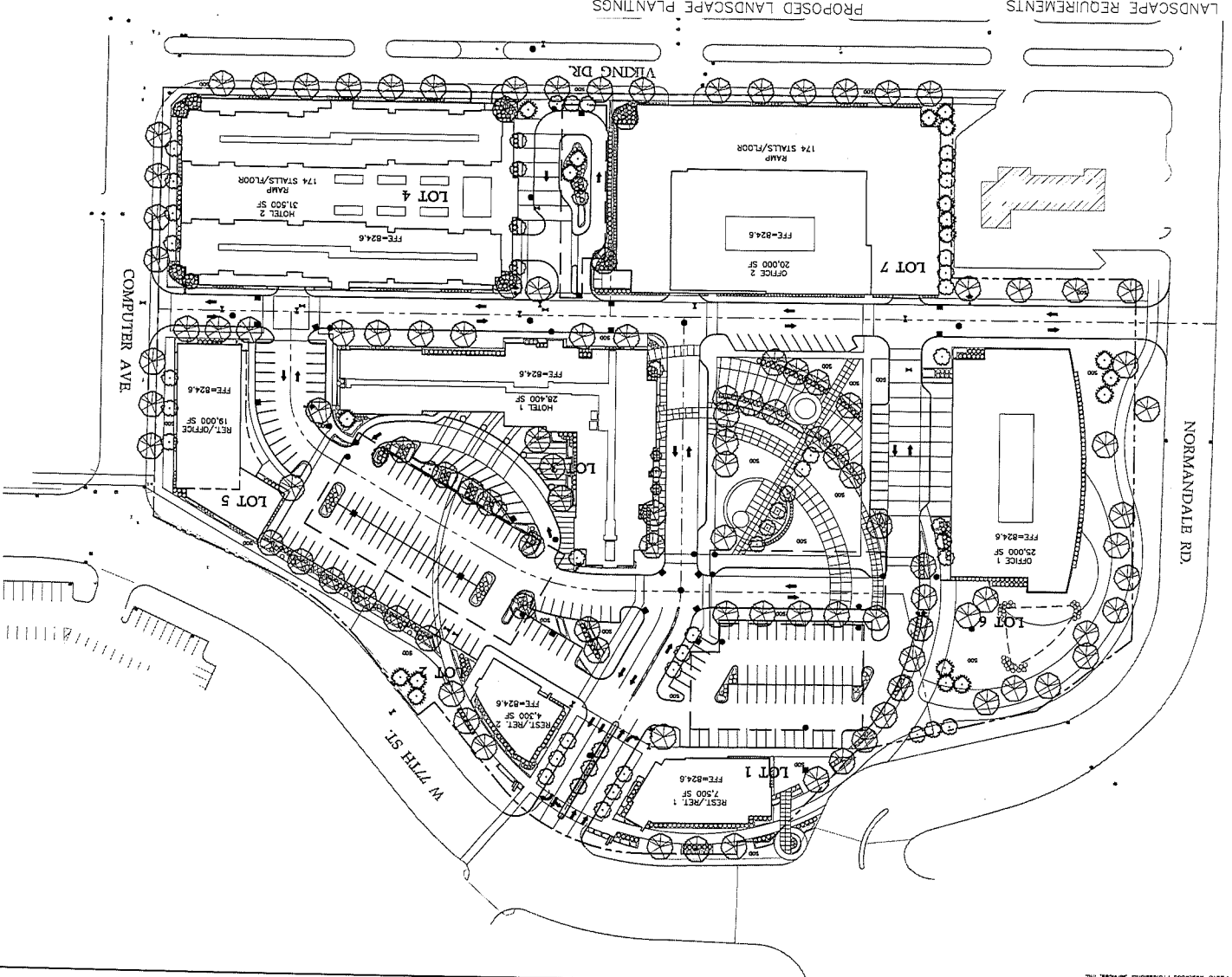
Solomon Real Estate Group
6500 Ridge Road Drive
Villanova, NJ 08386

Pentagon Park South

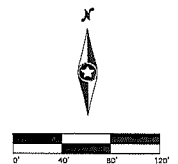
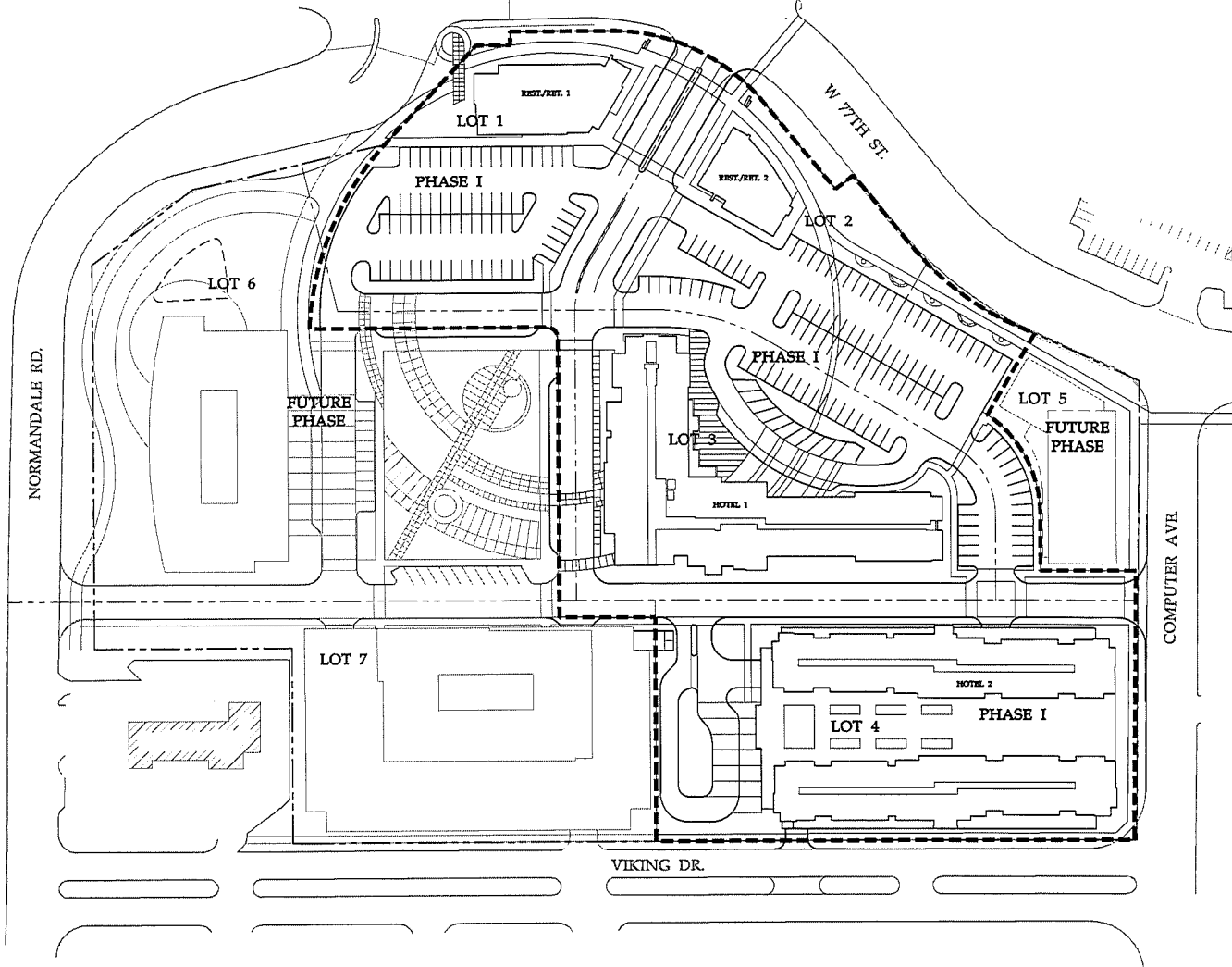
LANDSCAPE PLAN

NOT FOR CONSTRUCTION

0' 40' 80' 120'



CODE	QTY	COMMON NAME/ALT. NAME	SIZE	ROOT	REMARKS
01	1	PLANT SCHEDULE			
02	1	PLANT SCHEDULE			
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100	1	PLANT SCHEDULE			



NOT FOR CONSTRUCTION

Date: 04/09/18 Scale: C700 or 9

Westwood

1270 Westwood Drive, Suite 1000
Minneapolis, MN 55414
Westwood Professional Services, Inc.

I hereby certify that this plan 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.
Signature: *[Signature]*
Date: 04/09/18 License No.: 19919

Reviewed: _____
Checked: _____
Drawn: _____
Based: _____

Designed: _____
Checked: _____
Drawn: _____
Based: _____

Prepared for:
Solomon Real Estate Group
8500 Kellogg Road Drive
Victoria, MN 55386

**Pentagon
Park South**

Minneapolis, MN

PHASING
PLAN