

Lot 1, Block 1, Nine Mile West 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.  
Abstract Property

The plat of Nine Mile West 2nd Addition was filed of record on April 30, 1968, as Document No. 3712009.

First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-883051-MPLS, Revision Information: Rev. 1, commitment date March 19, 2018, was relied upon as to matters of record.

① Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

10.) Drainage and utility easements as shown on the plat of Nine Mile West 2nd Addition dated January 24, 1968, recorded April 30, 1968 as Document No. 3712009. [shown on survey]

11.) Rights of the United States of America and/or the State of Minnesota, the county, the municipality, and the public, in and to that part of the land which may be within Nine Mile Creek, as shown on the plat of Nine Mile West 2nd Addition dated January 24, 1968, recorded April 30, 1968 as Document No. 3712009. [Creek is shown on survey]

12.) Terms, conditions and easement for electrical transmission purposes, including any incidental rights, in favor of Northern States Power Company, as contained in the Easement dated April 14, 1925, recorded November 16, 1925 as Document No. 1318316 in Book 1051 of Deeds, Page 597. [shown on survey]

Above Easement was modified by Partial Release of Easement, dated March 20, 1961, recorded March 23, 1961, as Document No. 3281393 in Book 2293 of Deeds, Page 543. [shown on survey]

13.) Easement for floodage and maintenance purposes, including any incidental rights, in favor of the City of Bloomington, as contained in the Quit Claim Deed dated November 30, 1971, recorded January 4, 1972 as Document No. 3925441. [shown on survey]

14.) Easement for sidewalk and boulevard purposes, including any incidental rights, in favor of the City of Bloomington, as contained in the Quit Claim Deed dated November 30, 1971, recorded January 4, 1972 as Document No. 3925442. [shown on survey]

15.) Easements for drainage and utility purposes, including any incidental rights, in favor of the City of Bloomington, as contained in the Quit Claim Deed dated November 30, 1971, recorded January 4, 1972 as Document No. 3925443. [shown on survey]

16.) Terms, conditions, access limitations and easements for channel change and snow fence purposes, including any incidental rights, in favor of the State of Minnesota, as contained in the Final Certificate dated March 20, 1962, recorded August 15, 1962 as Document No. 3360895 in Book 2354 of Deeds, Page 169. [shown on survey]

17.) Terms, conditions and easements for access and electrical transmission line purposes, including any incidental rights, in favor of Northern States Power Company, as contained in the Judgment and Final Decree dated October 19, 1972, recorded November 2, 1972 as Document No. 3980857. [shown on survey]

1.) Survey coordinate and bearing basis: Hennepin County Coordinates

2.) "No Buildings Observed" on the surveyed property in the process of conducting the fieldwork.

3.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.

4.) There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

5.) Wetlands shown hereon are shown in their approximate location per survey prepared by Elfering & Associates, dated October 02, 2014, supplied to us.

There were no wetland delineation markers observed in the process of conducting the fieldwork.

6. There are no proposed changes in street right of way lines per the City of Bloomington Public Works Department and MnDOT Right of Way Division. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown herein. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

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

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 180170467.

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

1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain), within Zone AE (base flood elevations determined) and within Administrative Floodway (Subject to Local Regulations) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 275230045F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.

2. The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.

No parking spaces observed on site

Gross = 308,339 square feet or 7.078 acres

- 1.) Top of top nut of first fire hydrant west of Shaughnessy Road on the south side of W. 78th Street.  
Elevation = 842.78feet
- 2.) Top of top nut of first fire hydrant east of Shaughnessy Road on the south side of W. 78th Street.  
Elevation = 845.19 feet

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 18th day of May, 2018

SUNDE LAND SURVEYING, LLC.

00 000

By: Arlee J. Carlson  
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

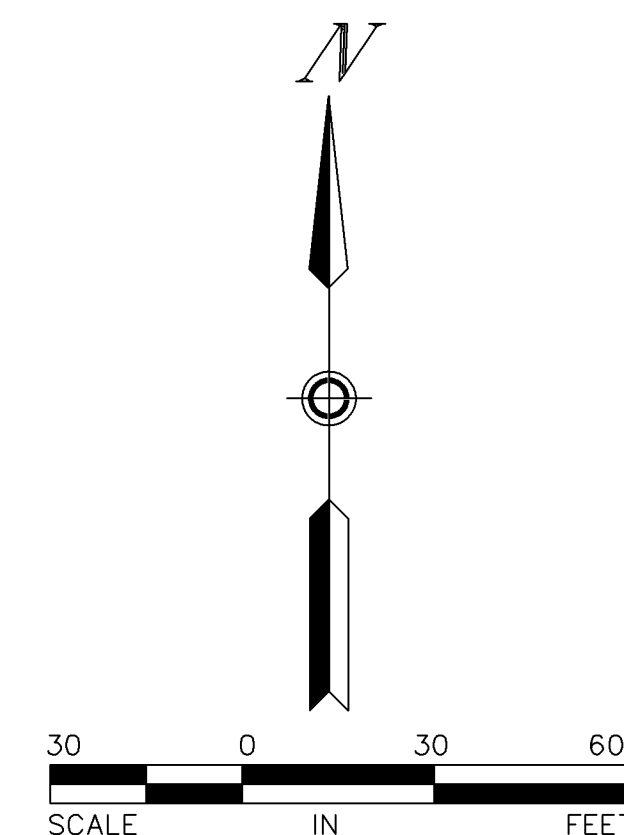
Revision	By	Date
Survey originally dated January 24, 2018	SMT	

Drawing Title:  
**PARTIAL BOUNDARY, LOCATION, TOPOGRAPHIC  
and UTILITY SURVEY FOR:  
OPUS DESIGN BUILD, L.L.C.  
6701 78th Street West, Bloomington, MN**

**SUNDE**  
LAND SURVEYING

9001 East Bloomington Freeway (35W) • Suite 118  
Bloomington, Minnesota 55420-3435  
952-881-2455 (Fax: 952-888-9526)  
[www.sunde.com](http://www.sunde.com)

Project: 2018-007	Bk/Pg: 858/55	Date: 05/18/2018
Township: 116 Range: 21	Section: 17	Sheet: 1 of 1
File: 2018007002.dwg		





**BLOOMINGTON SENIOR HOUSING**

PROJECT ADDRESS  
6701 WEST 78TH STREET  
BLOOMINGTON, MN 55439

PROJECT NUMBER  
31247

**ISSUE RECORD**

05/23/18	DEVELOPMENT APPLICATION SET
06/15/18	ISSUE TO WATERSHED
10/29/18	PROGRESS SET
12/07/18	50% CD SET

DATE

PROJECT MANAGER: WILLIAM D. MATZEK, P.E.

DRAWN BY: LEC

CHECKED BY: WOM

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.

WILLIAM D. MATZEK, P.E.

DATES: 12/18/18 MN LIC. NO.

**DIMENSIONED SITE PLAN**

**C3.0**

**LEGEND**

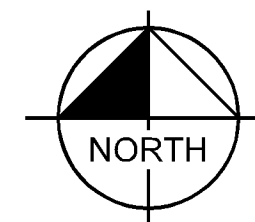
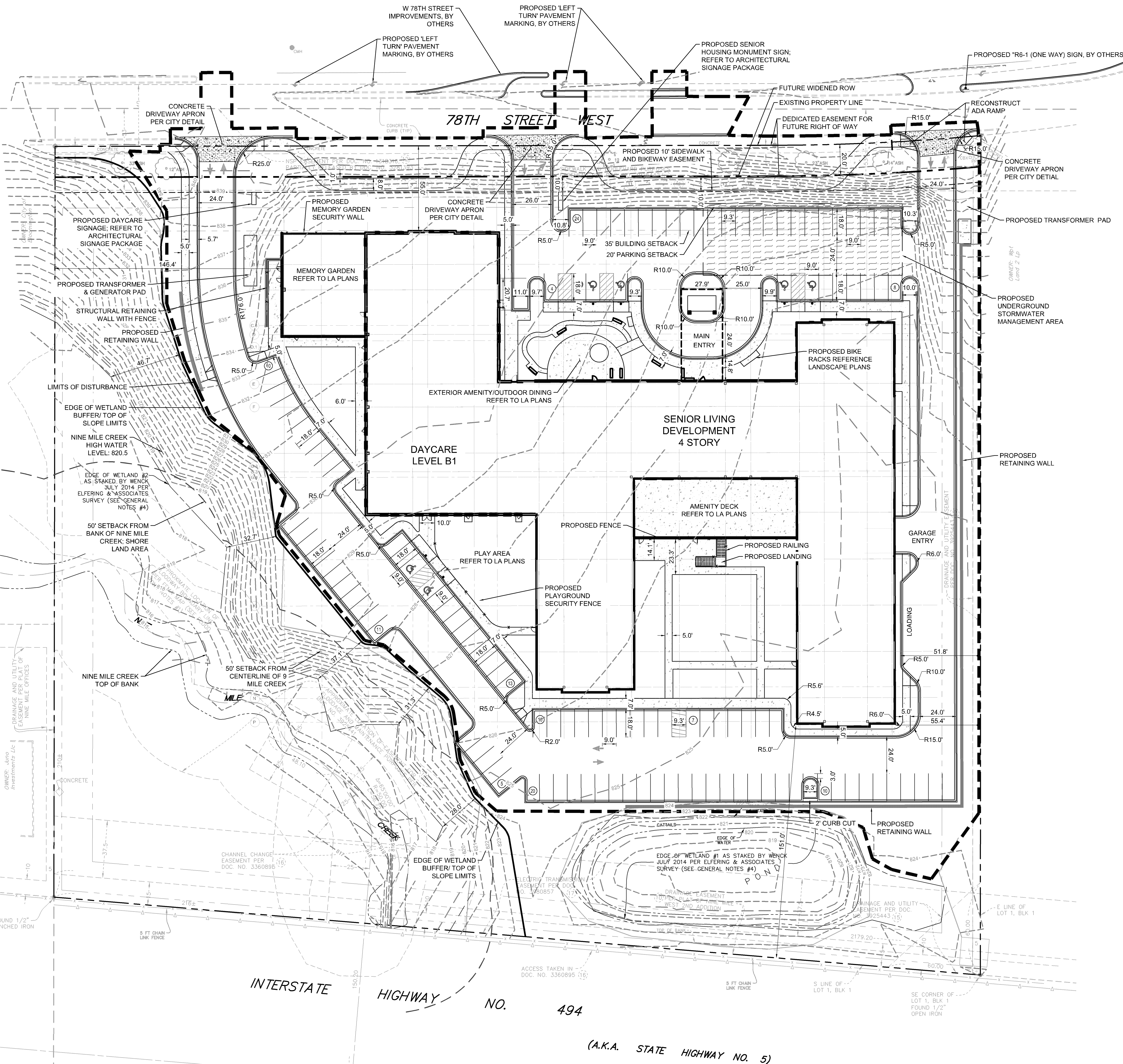
---	PROPERTY LINE
-x-x-x-x-	PROPOSED FENCE
---	SETBACK LINE
=====	RETAINING WALL
=====	PROPOSED CURB AND GUTTER
=====	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
=====	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
=====	PROPOSED STORMWATER MANAGEMENT AREA

**PROPERTY SUMMARY**

BLOOMINGTON SENIOR LIVING	
TOTAL PROPERTY AREA	308,339 SF (7.1 AC)
TOTAL DEVELOPABLE AREA	191,171 SF (4.4 AC)
ZONING SUMMARY	
EXISTING ZONING	C-4 (FREEWAY OFFICE DISTRICT)
PROPOSED ZONING	C-4 (FREEWAY OFFICE DISTRICT)
PARKING SETBACKS	SIDE/REAR = 5' ROAD = 20'
BUILDING SETBACKS	FRONT = 35' SIDE = 20' REAR = 20'

**SITE PLAN NOTES**

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. REFER TO LANDSCAPE PLAN FOR EXACT SODDING AND SEEDING LIMITS AND SPECIFICATIONS.
- ALL INNER CURBED RADII ARE TO BE 4.7' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'. ALL CURB AND GUTTER IS TYPE B612 UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE LAND SURVEYING.
- REFER TO ELECTRICAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- CONTRACTOR IS REQUIRED TO ENSURE ALL SIDEWALKS MEET ADA STANDARDS.
- RESTORE CITY STREET BY COMPLYING WITH THE BLOOMINGTON CITY STREET IMPROVEMENT POLICY.
- ALL PARKING STALL STRIPING MUST BE PAINTED WHITE.
- STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPOSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATION IN CITY RIGHT-OF-WAY.



GRAPHIC SCALE IN FEET  
0 15 30 60

PRELIMINARY - NOT FOR CONSTRUCTION