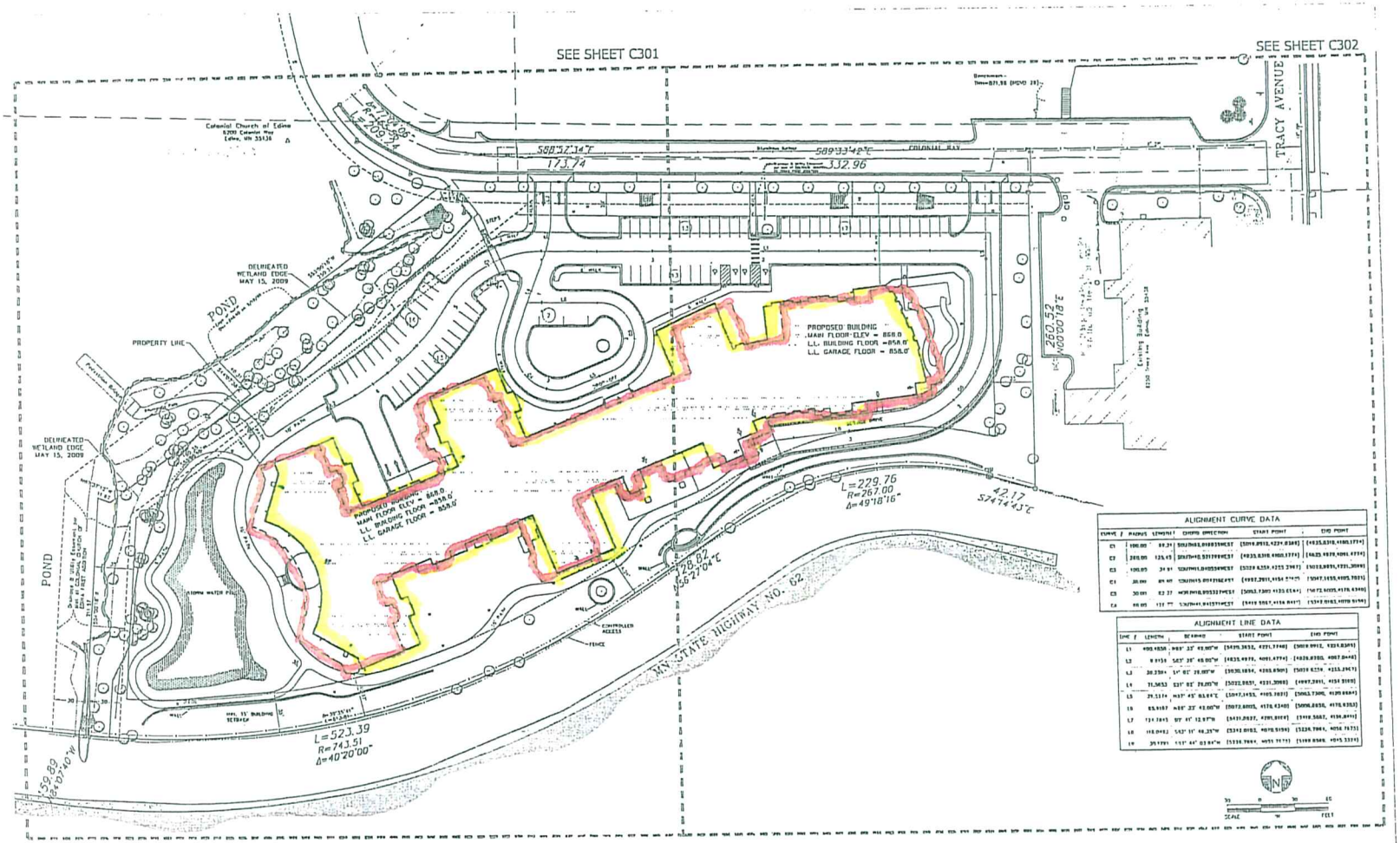
Approved

Revised



ALIGNMENT CURVE DATA

CURVE #	RADIUS	LENGTH	CHORD DIRECTION	START POINT	END POINT
C1	100.00	89.31	S01°06'E,86°03'59"E	[5016.8932,4229.8368]	[4935.8318,4180.1774]
C2	260.00	135.43	S74°44'43"E,53°37'09"E	[4935.8318,4180.1774]	[5025.4978,4091.4774]
C3	100.00	34.81	S26°09'41.84"E,20°56'E	[5029.6259,4253.2967]	[5053.9859,4231.3099]
C4	30.00	89.40	S26°09'15.84"E,89°12'E	[4992.2911,4154.5167]	[5047.1655,4105.7071]
C5	30.00	62.27	N29°39'E,89°53'29"E	[5052.7307,4123.6164]	[5072.6005,4178.4340]
C6	60.00	131.77	S76°44'43.84"E,76°44'E	[5019.5957,4156.8417]	[5049.0165,4079.9196]

ALIGNMENT LINE DATA

LINE #	LENGTH	BEARING	START POINT	END POINT
L1	495.4838	N89° 23' 43.00"W	[5439.3652, 4231.7740]	[5001.8913, 4231.8345]
L2	9.9158	S63° 28' 45.00"W	[4835.4978, 4091.4774]	[4826.8320, 4087.8448]
L3	30.3384	S4° 01' 28.00"W	[5030.1854, 4253.8509]	[5027.6254, 4253.2967]
L4	71.3453	S31° 05' 28.00"W	[5032.8851, 4231.3088]	[4997.2911, 4154.5167]
L5	29.5174	N37° 45' 43.84"E	[5047.1453, 4105.7071]	[5063.7306, 4129.8687]
L6	85.9187	N88° 23' 43.00"W	[5072.6005, 4178.4340]	[5006.0858, 4178.6353]
L7	124.7845	S9° 41' 12.97"W	[4991.8937, 4291.8909]	[4949.5687, 4159.8494]
L8	118.0493	S42° 31' 46.28"W	[5341.8983, 4070.9196]	[5329.7965, 4056.7675]
L9	39.1791	S37° 44' 43.84"E	[5338.7984, 4051.7775]	[5389.8569, 4045.3393]

ZONING REQUIRMENTS:

PARKING SUMMARY

LEGEND

KEY PLAN

Approved Building

Proposed Building

THE WATERS SENIOR LIVING

THE WATERS SENIOR LIVING OF EDINA

Proposed Senior Housing on the Campus of The Colonial Church of Edina

NOT FOR CONSTRUCTION

REVISION HISTORY

3077-001-00

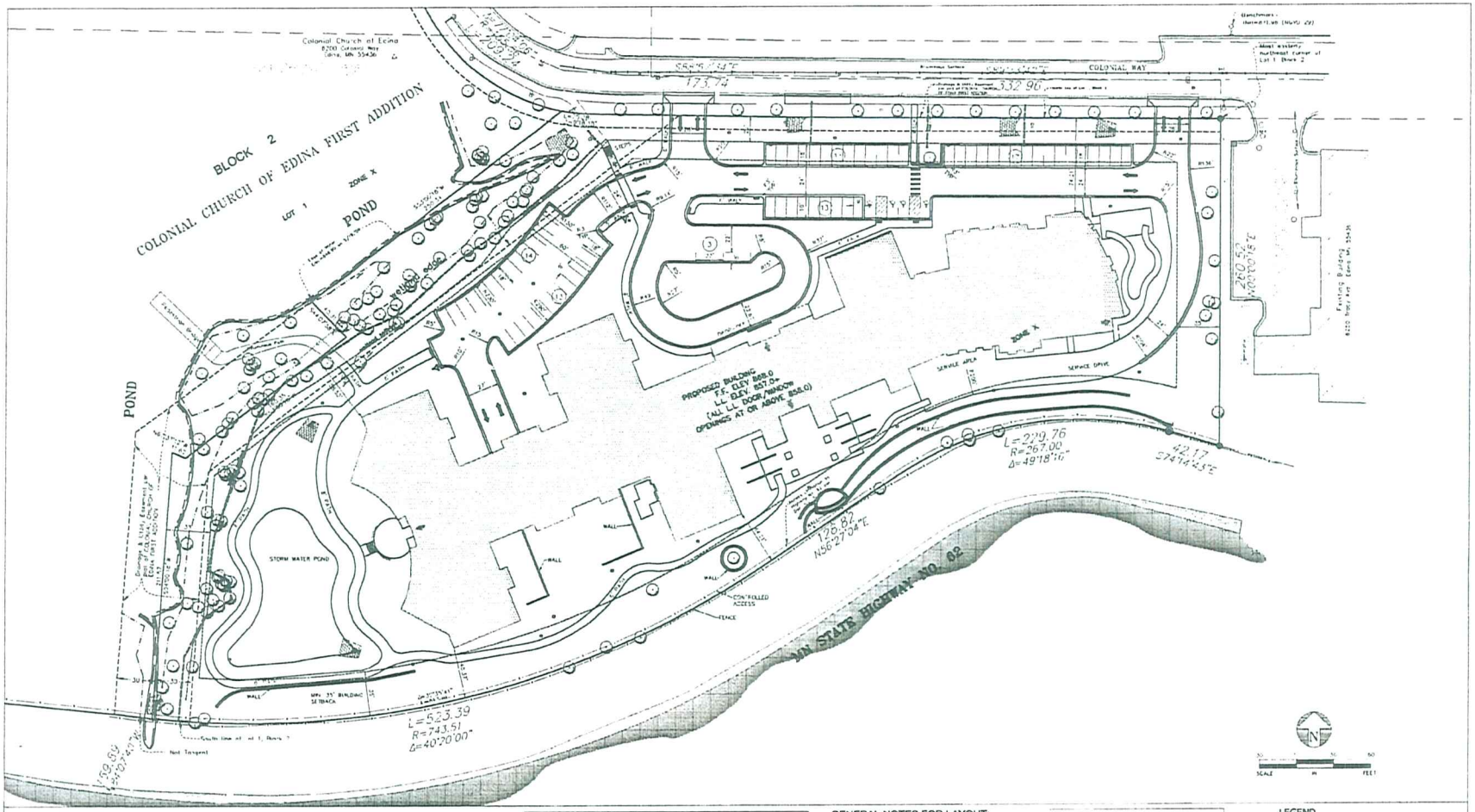
AS SHOWN

SITE LAYOUT AND SURFACING PLAN

C300

A89

APPROVED SITE PLAN



ZONING REQUIRMENTS:

CURRENT ZONING: R-1
PROPOSED ZONING: PRD-5
SITE ADDRESS: 114 WALL WAY, EDINA
PROPOSED USE: SENIOR HOUSING, ASSISTED LIVING, ASSISTED MEMORY CARE
SITE AREA: 273,348 SF OR 6.27 ACRES
FLOOR AREA RATIO: (TOTAL FLOOR AREA DIVIDED BY LOT AREA 217,000/273,348=0.80)
PERMITTED FLOOR AREA: 1.0 OR MAX. 223,000 SF

MINIMUM SETBACK REQUIREMENTS: 35' FRONT, SIDE, REAR YARDS, INCREASES WITH BUILDING HEIGHT
MINIMUM LANDSCAPE AREA: SEE SECTION 850.10 FOR LANDSCAPE REQUIREMENTS
LANDSCAPE AREA PROPOSED: NO MINIMUM HEIGHT IS DETERMINED BY REQUIRED SETBACKS
PERMITTED BUILDING HEIGHT: NO MAXIMUM HEIGHT IS DETERMINED BY REQUIRED SETBACKS
PROPOSED BUILDING HEIGHT: 36' 5" = 38.42 FEET

REQUIRED PARKING: 70 RESIDENT STALLS + 35 STAFF STALLS WITH STALLS
PARKING PROVIDED: 73 EXPOSED STALLS + 60 ENCLOSED STALLS = 133 STALLS

GENERAL NOTES FOR LAYOUT:

1. ALL DIMENSIONS TO CURBS AND CURB/GUTTER ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS TYPICALLY 8-INCHES BEHIND THE FACE OF CURB.
2. GUIDELINES FOR CONSTRUCTION OF NEW CONCRETE SURFACING
   a. MAXIMUM SPACING OF JOINING JOINTS IN WALKS 10 IN. 8-FEET, BUT GENERALLY MATCH THE WALK WIDTH
   b. MAXIMUM SPACING OF CONTROL JOINTS IN CONCRETE TRAFFIC SLABS TO BE 12-FEET
   c. MAXIMUM SPACING OF 1/2-INCH EXPANSION JOINTS TO BE 40-FEET
   d. ALIGN JOINTS WITH WALK CURBERS, HORIZONTAL DEFLECTING, BUILDING CORNERS, ETC. AND USE EQUAL PANEL SIZES
   e. SEE XX/XXX FOR JOINTING DETAILS

PARKING SUMMARY

ADA STALLS	4
VAN STALLS	60
GARAGE STALLS	90
TOTAL PARKING STALLS	163

LEGEND

DOOR ACCESS
MANHOLE
CATCHBASIN/INLET
HYDRANT
WATER VALVE
SOIL BORING LOCATION W/ GROUND ELEVATION
SINGLE SIGN
EXPANSION JOINT
CONTROL JOINT
DETECTABLE WARNING PLATE

THE WATERS SENIOR LIVING

HGA

THE WATERS SENIOR LIVING OF EDINA

Proposed Senior Housing on the Campus of The Colonial Church of Edina

NOT FOR CONSTRUCTION

REVISION HISTORY - THIS SHEET

FINAL DEVELOPMENT PLAN

DRAWN NO	3077-001-00
SCALE	AS SHOWN
DATE	MAY 28, 2010
DRAWN	R.WAIT

SITE LAYOUT PLAN

C300

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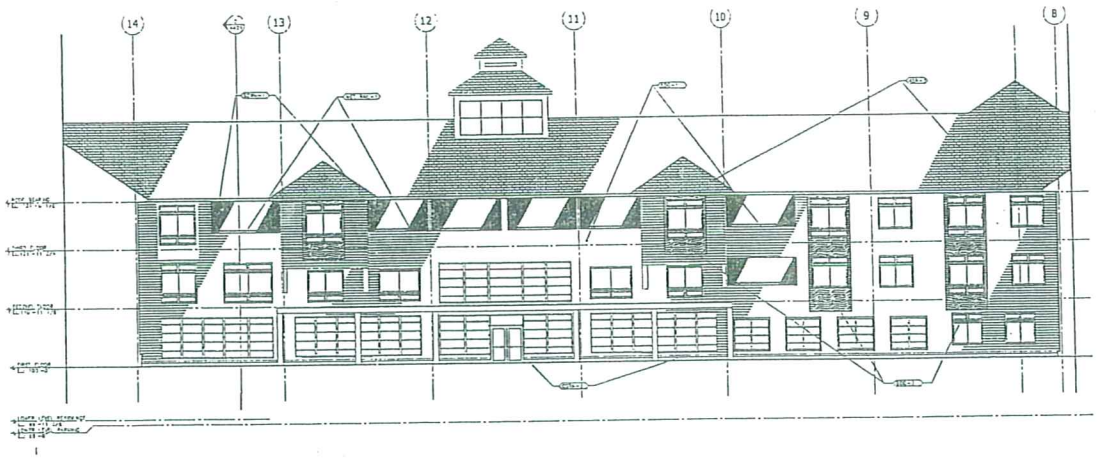
A9 Approved

Revised

A10

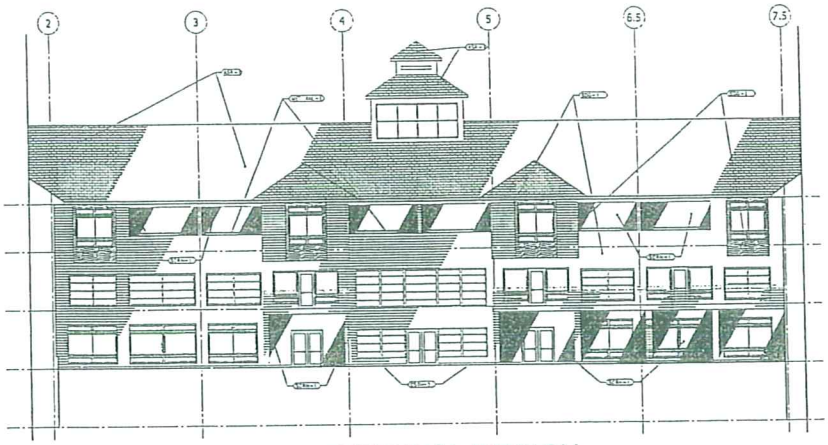


ORIGINAL DESIGN

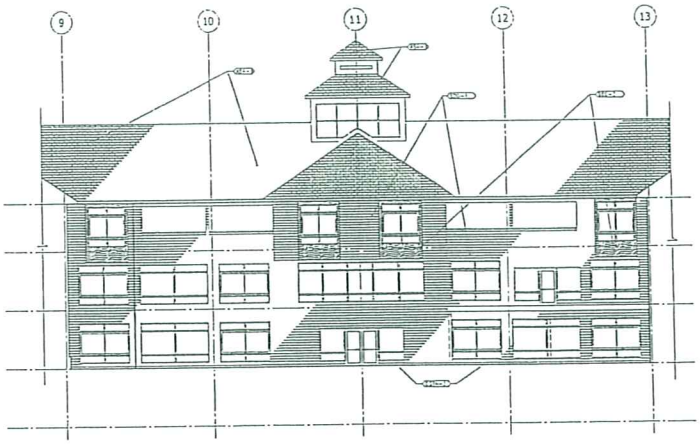
PROPOSED DESIGN

FRONT ELEVATION (NORTH)

A11



ORIGINAL DESIGN



REAR ELEVATION (SOUTH)

PROPOSED DESIGN

© 2009 RLK INC.

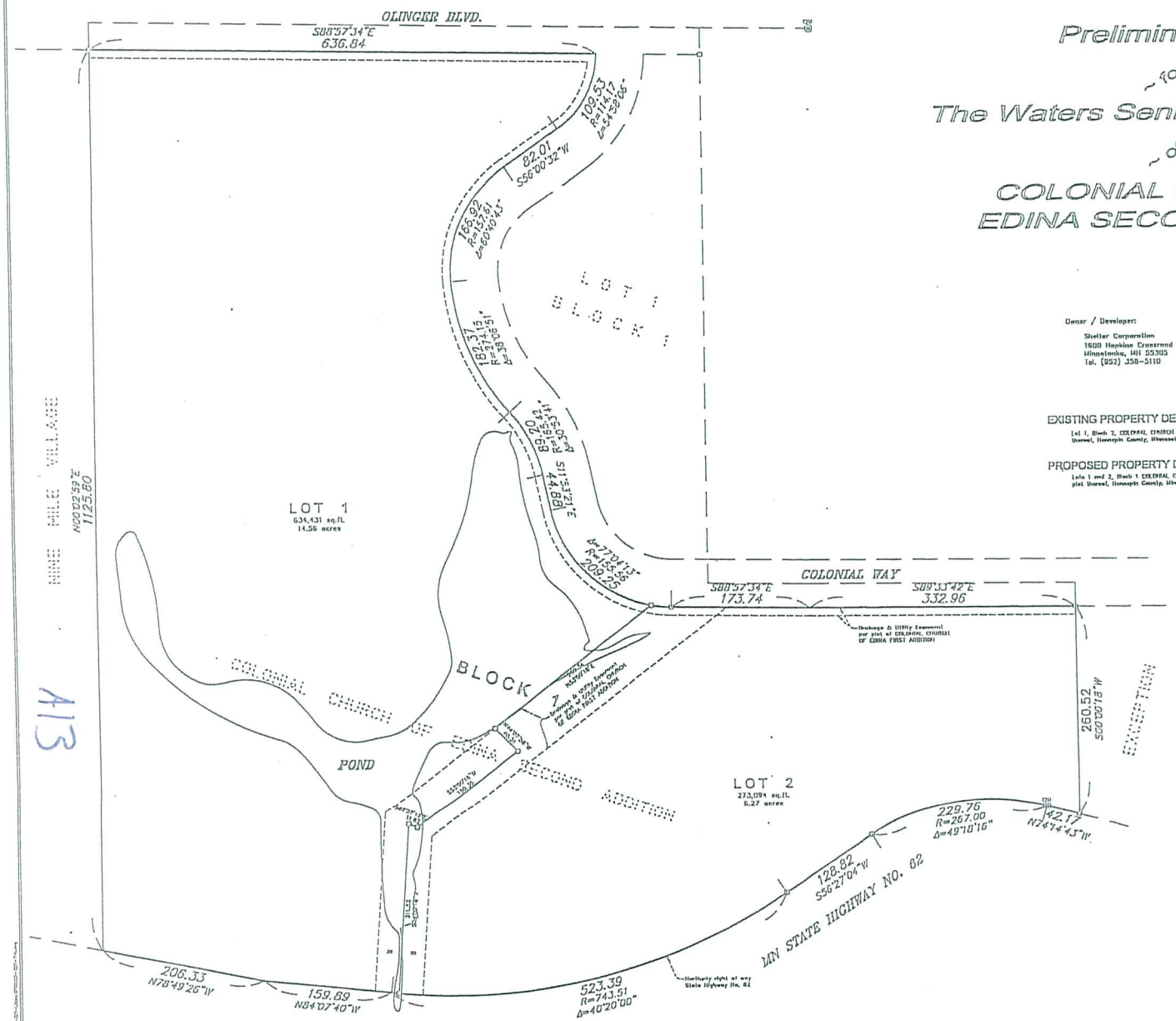
Preliminary Plat

~ for ~

The Waters Senior living of Edina

~ of ~

COLONIAL CHURCH OF EDINA SECOND ADDITION



Owner / Developer:

Shelter Corporation
1600 Hopkins Crossroad
Minnetonka, MN 55305
Tel. (952) 358-5110

Designer, Engineer & Surveyor:

RLK Incorporated
6110 Blue Circle Drive
Minnetonka, Minnesota 55343
Tel. (952) 933-0972
Kurt W. Kisch

EXISTING PROPERTY DESCRIPTION:

Lot 1, Block 2, COLONIAL CHURCH OF EDINA FIRST ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

PROPOSED PROPERTY DESCRIPTION:

Lots 1 and 2, Block 1 COLONIAL CHURCH OF EDINA SECOND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

Municipality: Edina

Proposed Utilities:
Sewer: Municipal
Water: Municipal

Lot summary:
Number of lots: 2

Area Summary:

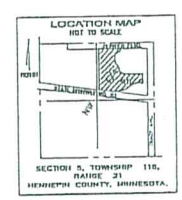
Lot 1	634,431 sq. ft. or 14.56 acres
Lot 2	273,094 sq. ft. or 6.27 acres
Total	907,525 sq. ft. or 20.83 acres

NOTE

For existing site conditions on proposed Lot 2, see Boundary/Topographic and Tree Survey dated December 28, 2009

BASIS OF BEARINGS

For the purposes of this survey the most easterly line of Lot 1, Block 2, COLONIAL CHURCH OF EDINA FIRST ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota is assumed to bear N00°00'18"E.



A13

REVISIONS

SCALE X
PAGE # X
DRAWN TBR
CHECKED RWK

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.

Kurt W. Kisch
DATE 1/15/10 REG. NO. 23988

RLK INCORPORATED
6110 Blue Circle Drive • Suite 100 • Minnetonka, MN 55343

Shelter Corporation
1600 Hopkins Crossroad
Minnetonka, MN 55305

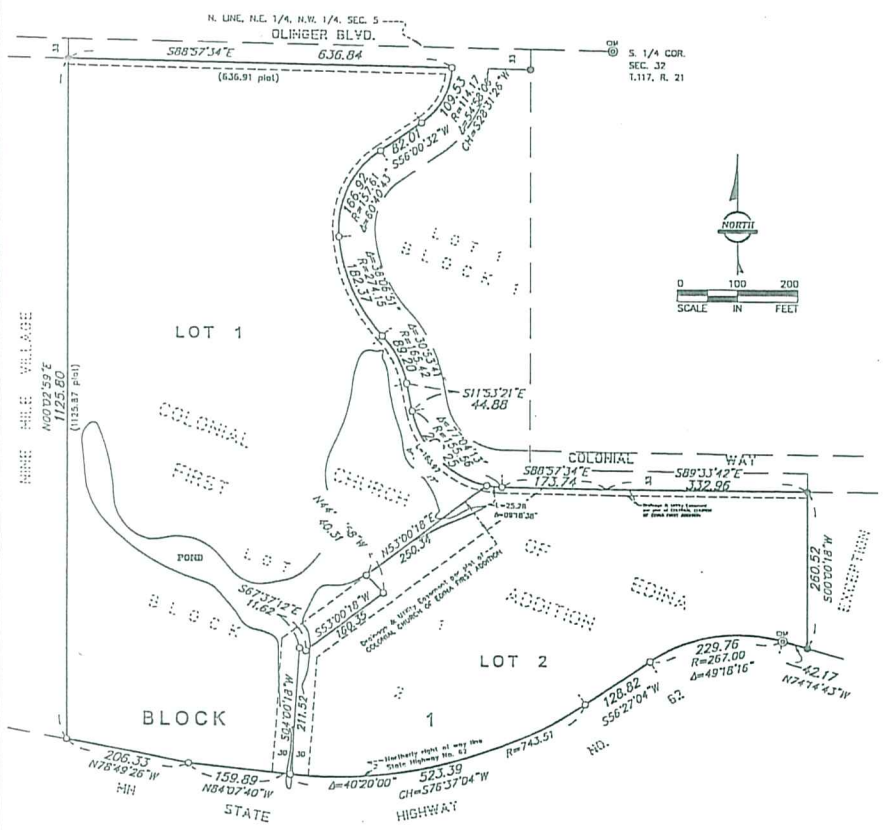
PT. of Lot 1, Block 2
COLONIAL CHURCH OF EDINA 1ST ADD.
EDINA, MINNESOTA

PRELIMINARY PLAT

SHEET # 1
PROJECT # 2009067L

COLONIAL CHURCH OF EDINA
SECOND ADDITION

C.R. DOC. NO._____



LEGEND

- ⊙ Found monument.
- ○ 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 23968.
- ⊙ Hennepin County Cast Iron Monument.
- ⊙ Judicial Landmark.

BASIS OF BEARINGS

For the purposes of this survey, the West line of Lot 1, Block 2, COLONIAL CHURCH OF EDINA FIRST ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota is assumed to bear N00°02'59"E.

KNOW ALL MEN BY THESE PRESENTS: That the Colonial Church of Edina, a Minnesota non-profit corporation, fee owner, of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lot 1, Block 2, COLONIAL CHURCH OF EDINA FIRST ADDITION

Has caused the same to be surveyed and platted as COLONIAL CHURCH OF EDINA SECOND ADDITION and does hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Colonial Church of Edina, a Minnesota non-profit corporation, under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 2010.

Colonial Church of Edina, a Minnesota non-profit corporation.

By: _____, Its _____.

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 2010, by _____, Its _____ of Colonial Church of Edina, a Minnesota non-profit corporation under the laws of Minnesota, on behalf of the Company.

_____

_____

Notary Public, _____ County, Minnesota

My Commission Expires _____

I hereby certify that this plat of COLONIAL CHURCH OF EDINA SECOND ADDITION is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as of the date of the surveyor's certification are shown and labeled on the plat; that all public ways are shown and labeled on the plat. I further certify that this plat 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.

_____

Kurt M. Kisch, Licensed Land Surveyor
Minnesota License Number 23968

STATE OF MINNESOTA
COUNTY OF _____
The foregoing surveyor's certificate was acknowledged before me this _____ day of _____, 20___, by Kurt M. Kisch, a Licensed Land Surveyor.

_____

Notary Public, Hennepin County, Minnesota
My Commission Expires _____

Preliminary - not for recording

EDINA, MINNESOTA

This plat of COLONIAL CHURCH OF EDINA SECOND ADDITION was approved and accepted by the City Council of Edina, Minnesota, at a regular meeting thereof held this _____ day of _____, 20___. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. State Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF EDINA, MINNESOTA

By _____, Mayor.

_____, City Clerk

TAXPAYER SERVICES DEPARTMENT, Hennepin County, Minnesota

I hereby certify that taxes payable in 20___ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20___.

Jill L. Alverson, County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to Minnesota Statute Sec. 383D.565 (1969), this plat has been approved this _____ day of _____ 20___.

William P. Brown, Hennepin County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of COLONIAL CHURCH OF EDINA SECOND ADDITION was recorded in this office, this _____ day of _____, 20___, at ____ o'clock __.m.

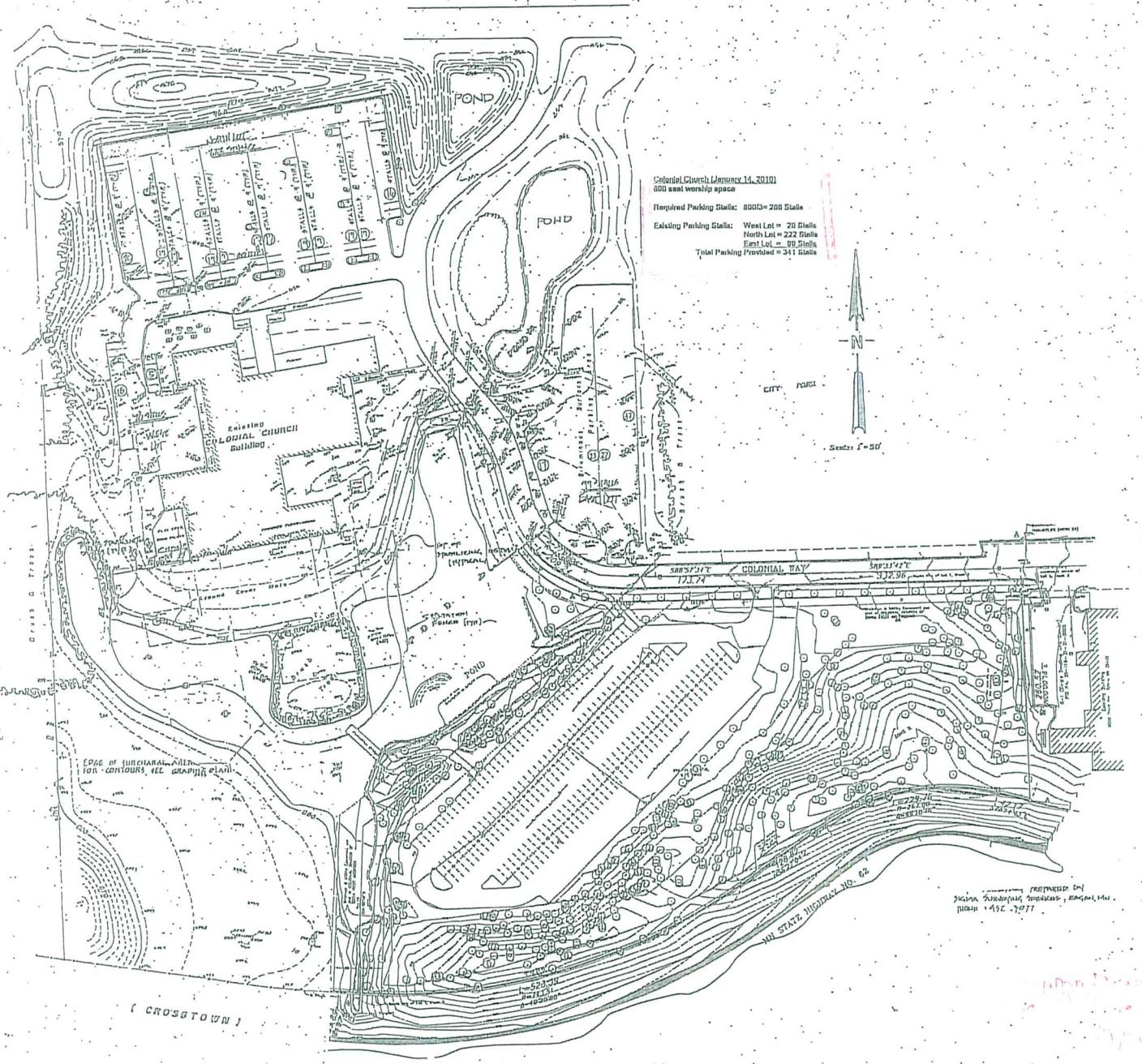
Michael N. Cunniff, County Recorder By: _____ Deputy

RLK INC.

SHEET 1 OF 1

414

FINAL PLAT



Colonial Church (January 14, 2010)
800 seat worship space

Required Parking Stalls: 800/3= 266 Stalls

Existing Parking Stalls: West Lot = 20 Stalls
North Lot = 222 Stalls
East Lot = 99 Stalls
Total Parking Provided = 341 Stalls

A15

FOR INFORMATION ONLY

THE COLONIAL CHURCH OF EDINA

Architects and Engineers
HAMMEL, GREEN AND ABRAHAMSON
7201 Hayes Plaza
Minneapolis, Minnesota 55435

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CP-1 PACKAGE
ISSUED WITH CP-2 PACKAGE

EXISTING SITE
SITE LAYOUT PLAN
FEATURES PLAN

CP-1 PACKAGE

C1.1