

PAKWA BUSINESS CENTER

5221 – 5275 EDINA INDUSTRIAL BLVD.

EDINA, MINNESOTA

VARIANCE REQUEST EXPLANATORY INFORMATION

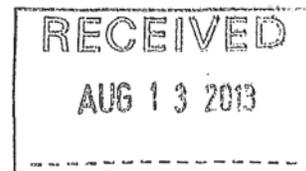
AUGUST 13, 2013

A: As can be seen from the aerial picture in the information package, there has been a continuing problem with trucks making the turn behind the existing building. This project was built about 40 years ago and the design met requirements at that time. The reality is that trucks cannot make the tight turn and the resulting condition is unsightly and very difficult to manage due to ice and snow. Gravel and other debris sloughing off the bank due to rain run-off is a continual problem. In the winter, if ice builds up, trucks side-slide into the guard posts installed to protect the building.

B: The variance will allow the property to comply with the zoning ordinance since trucks will remain on a paved surface and not drive on the landscaping, which is not permitted.

C: The variance will bring the site into compliance with the ordinance for landscaping and curbing in an aesthetic manner.

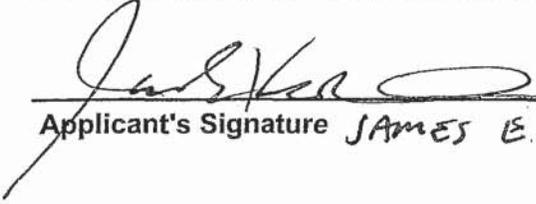
D: This minor variance will not affect the surrounding buildings or the character of the neighborhood. At this location, there is little chance that neighbors will even notice.



APPLICANT'S STATEMENT

This application should be processed in my name, and I am the party whom the City should contact about this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments and other debts or obligations due to the City by me or for this property have been paid. I further certify that I am in compliance with all ordinance requirements and conditions regarding other City approvals that have been granted to me for any matter.

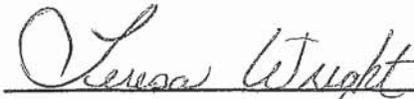
I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.


Applicant's Signature JAMES E. KELLISON 8/13/13
Date

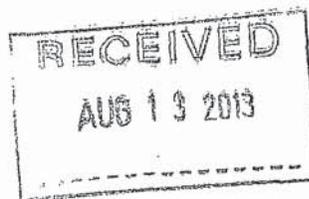
OWNER'S STATEMENT

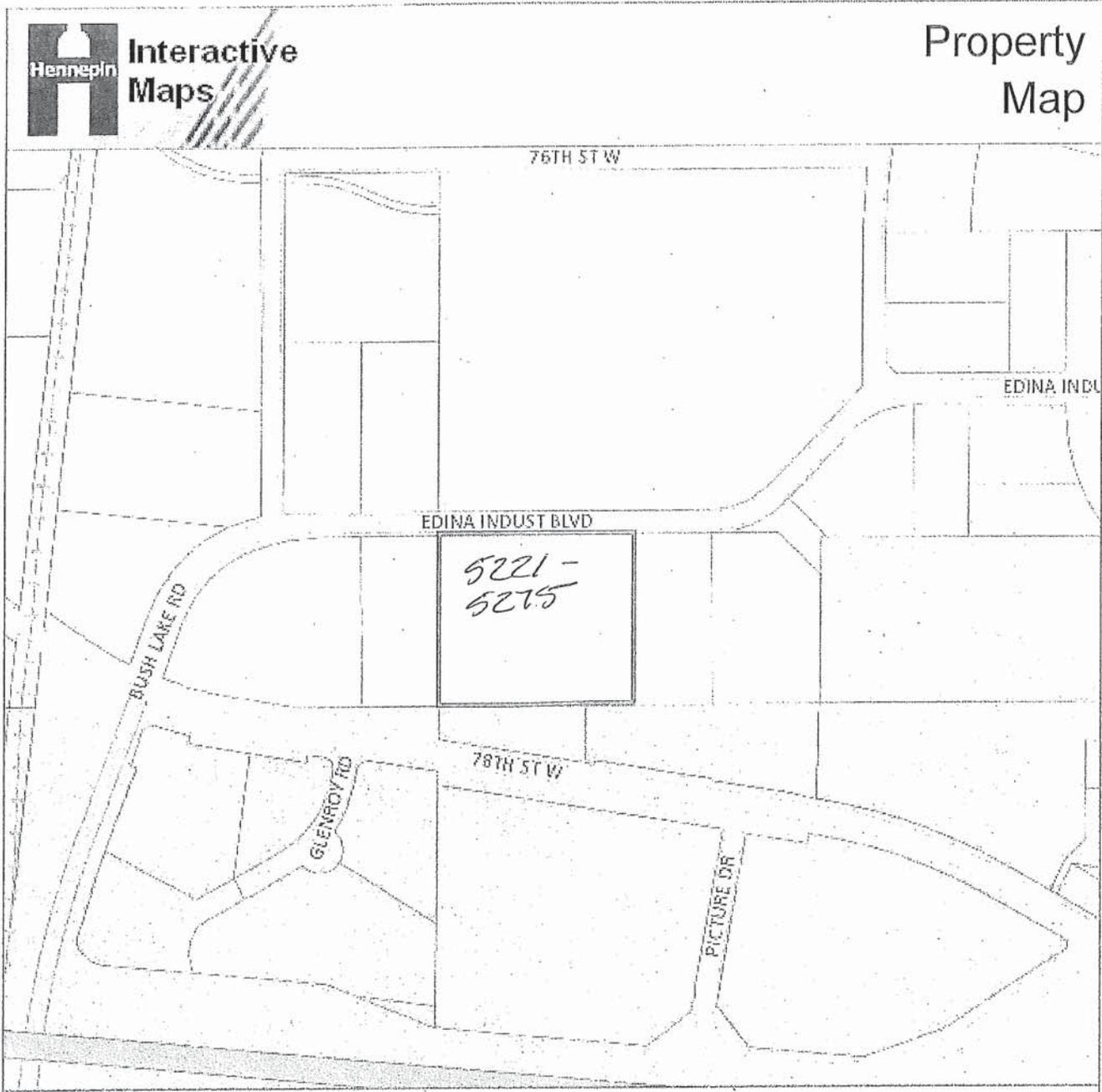
I am the fee title owner of the above described property, and I agree to this application.

(If a corporation or partnership is the fee title holder, attach a resolution authorizing this application on behalf of the board of directors or partnership.)


Owner's Signature TERESA WRIGHT 8/13/13
Date
PRESIDENT, HOYT PROPERTIES

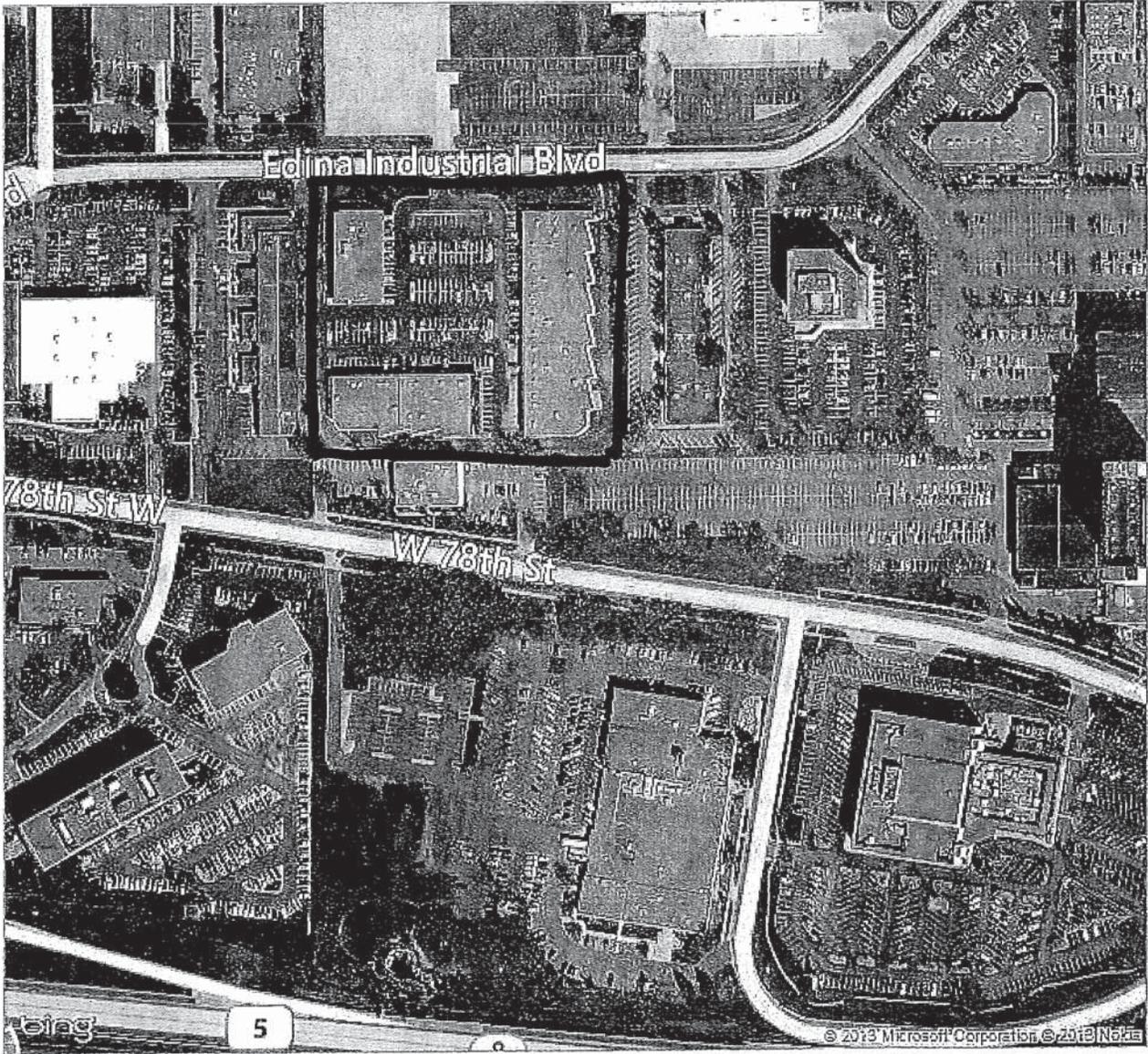
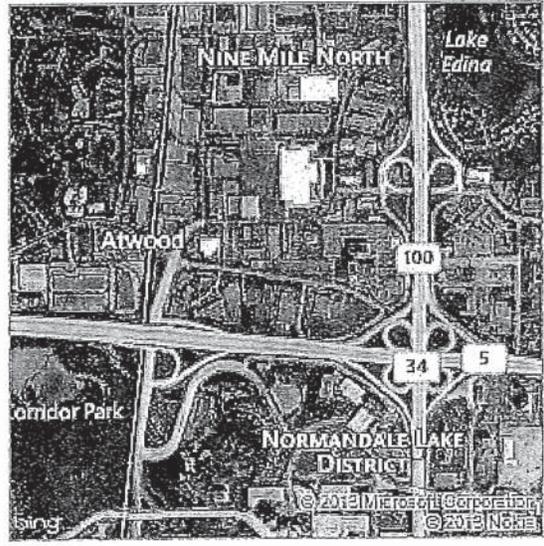
Note. Both signatures are required (if the owner is different than the applicant) before we can process the application, otherwise it is considered incomplete.





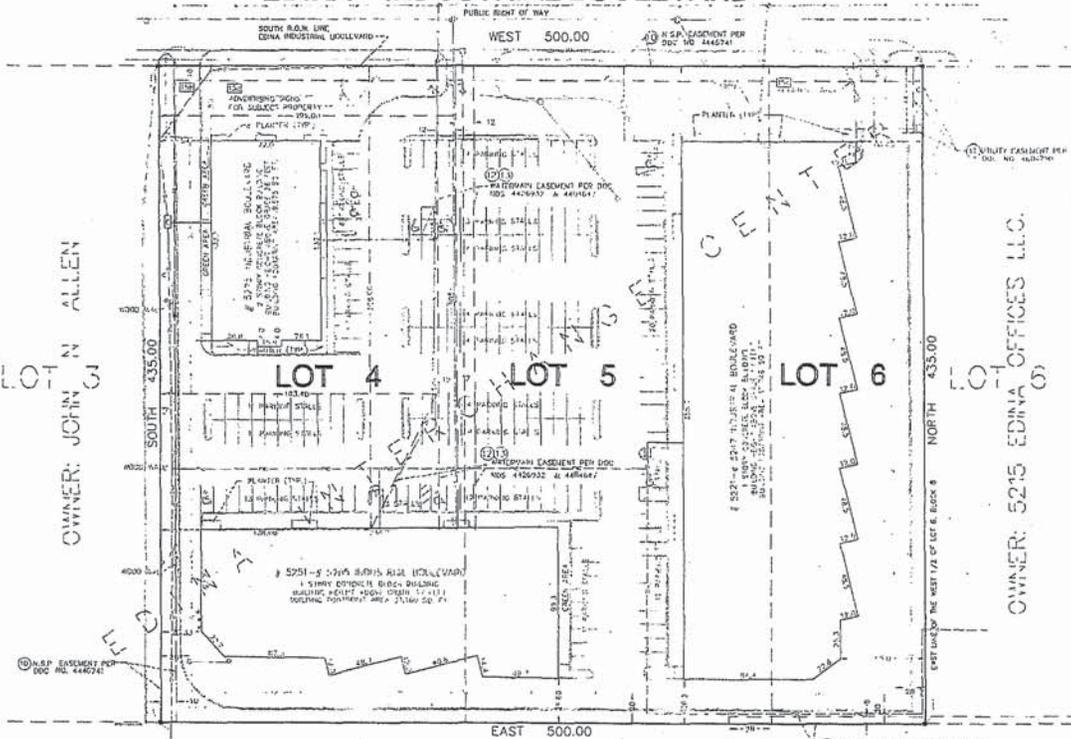
Site Location

SITE
LOCATION



A2.

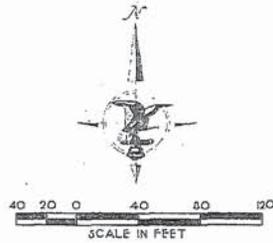
EDINA INDUSTRIAL BOULEVARD



OWNER: JOHN N ALLEN
LOT 4

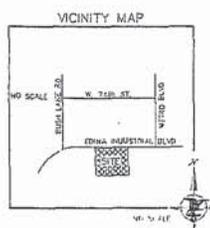
OWNER: WESTERN NATIONAL MUTUAL INS. CO.
ENERVEST 1ST ADD.

OWNER: 5215 EDINA OFFICES LLC.
LOT 6



LEGEND

Property Monument	Concrete
Concrete Curb	Underground Telephone
Water	Gas
Overhead Electric	Sanitary Sewer
Storm Sewer	Parking Subsoil Line
Building Setback Line	Underground Electric
Nightm	Power Pole
Guy Wire Anchor	Gate Valve
Guard Post	Catchbasin
Manhole	Sanitary Manhole
Gas Meter	Telephone Gas



- ### GENERAL NOTES:
- The existing system used is based on the plan of EDINA INTERCHANGE CENTER.
 - The location of the underground utilities shown herein, if any, are approximate only. REFER TO THE CONTRACT CORNER STAKE CALL AT (612) 464-0027 PRIOR TO ANY EXCAVATION.
 - Sublot property is described on plans in "Data 2, Area of Mineral Flotation" on First Interstate Rate Map, Community-Plan No. 225510416, effective date September 7, 2014.
 - 7.5201-7.5204 (Phased Industrial District) are City of Edina. Central Planning Department (922) 627-3600.
 - Setback requirements per city of Edina
During Setback
Front = 30'
Side = 20'
Rear = 10'
Paving Subsoil
Interior lot lines = 10'
Right of way = 20'
 - Site Area = 217,000 square feet = 4.99 acres
 - 3.5000 parking stalls 200 ft² in which 5 are designated handicap.
 - All field measurements reflected around dimensions within the precision requirements of ALTA/ACSM specifications (unless noted otherwise).
 - This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.
 - There are no water table data shown on this subject property.

LEGAL DESCRIPTION

Lots 4, 5 and West half of Lot 6, Block B, EDINA INTERCHANGE CENTER, Hennepin County, Minnesota.
Abstract Property
Note: Legal description taken from First American Title Insurance Company Commitment No. MCS-227261-GH1 dated July 4, 2014, revised October 23, 2015

NOTES CORRESPONDING TO SCHEDULE B:

- Combination Overhead and Underground Easement dated January 5, 1979, and January 23, 1979, as Document No. 446274, and the easements, together with access and incidental rights, conveyed to Northern States Power Company, and the land and easements and both thereon, including the right of Northern States Power Company to install on the easement area the utility facilities as reflected on the survey filed October 23, 2015, and revised October 15, 2015, prepared by Harry S. Johnson, Co. No. Thomas C. Hubert, LS No. 23597 (the "Survey"), SHOWN ON SURVEY.
- Easement dated November 3, 1990, and November 16, 1990, as Document No. 480470, and the easements, together with access and incidental rights, conveyed to Hawthornish, Inc. (Hawthornish Company), and the land and easements and both thereon, as reflected on the Survey SHOWN ON SURVEY.
- Easement dated October 17, 1978, and November 7, 1978, as Document No. 442932, and the utility and drainage easements, including but not limited to sanitary sewer, storm sewer, and water lines, together with access and incidental rights, conveyed to the City of Edina, and the terms and conditions set forth therein. The easements for Sanitary Sewer purposes only were vacated or endorsed by Order of Confirmation of Encroachment on Vacations of Easement for Sanitary Sewer purposes dated June 25, 1979, and June 27, 1979, as Document No. 449253, as reflected on the Survey SHOWN ON SURVEY.
- Easement for watermain dated July 21, 1979, and August 22, 1978, as Document No. 440447, and the easement together with access and incidental rights conveyed to the City of Edina, and the terms and conditions set forth therein, as reflected on the Survey SHOWN ON SURVEY.
- Drainage and utility easements on both the subject and the adjacent lot of EDINA INTERCHANGE CENTER set on Document No. 343350, as reflected on the Survey SHOWN ON SURVEY.

STATEMENT OF POTENTIAL ENCROACHMENTS:

- Signs and markings will be located into the easement area of the easement described in Document Number 446274.
- Underground electric line at the northwest corner of the proposed lot is not within an easement area.

LAND TITLE SURVEY

ALTA/ACSM
for:
HOYT PROPERTIES, INC.
5221 EDINA INDUSTRIAL BLVD.

RECEIVED
AUG 13 2013

CERTIFICATION

This undersigned hereby certifies, as of this 13th day of August, 2013, to Subcontractor HOYT PROPERTIES, INC. its successors and assigns, Faxon Subsidiary, LLC, Drexler Associates LLC, First American Title Insurance Company, Wells Fargo Bank, N.A., as trustee for the registered holders of 1/2, Horton Chase Commercial Mortgage Investment Corp., Commercial Mortgage Investment Corp., and other investors, that this is a true and correct copy of the title as shown on this plan of survey in made at least in accordance with the minimum standards established by and applicable to surveys and land surveys and with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by the American Land Title Association and American College of Surveyors and approved by the American College of Surveyors, including Items No. 2, 3, 4, 6, 7, 8, 9, 10, 11, 12 and 13 of Item A therein. Item 11 is hereby certified unless the location of a building, structure or other improvement is shown on the subject premises and that, except on such cases, there are no visible encroachments or rights of way across said premises or any other easements or rights of way which the undersigned has been advised, no party with an encroachment or other adjoining premises, streets or ditches by way of said buildings, structures or other improvements, and no encroachments onto said premises or other improvements situated on adjoining premises.

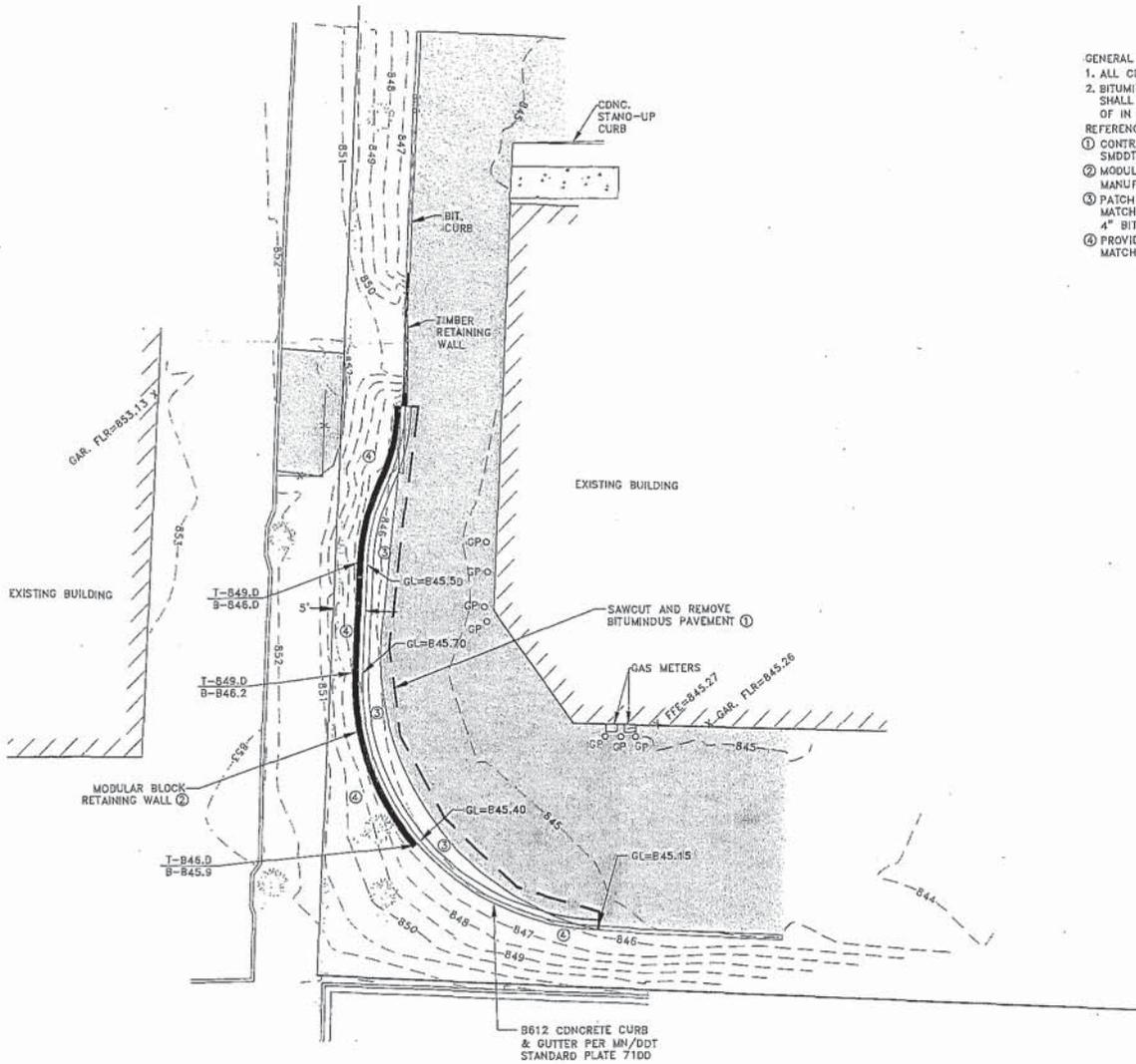
Date: Aug 13, 2013

 Harry S. Johnson
 Land Surveyor & Consultants
 License No. 142-00000
 Scale: 1 OF 1
 Sheet: 495 OF 74
 Project: 2006295
 Client: ONI

SURVEY PERFORMED BY:

 HARRY S. JOHNSON CO. INC.
 LAND SURVEYORS & CONSULTANTS
 506 S Lyndale Avenue South
 Bloomington, MN 55403
 (952) 884-3341
 (952) 884-3344 Fax
 Email: hsj@harrysjohnson.com

HARRY S. JOHNSON CO., INC.
 LAND SURVEYORS & CONSULTANTS
 BLOOMINGTON, MINNESOTA
 PHONE: 652-884-3341 FAX: 652-884-3344



- GENERAL NOTES:
1. ALL CONCRETE CURB AND GUTTER SHALL TIP-OUT.
 2. BITUMINOUS AND CONCRETE ITEMS DISTURBED DURING CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
- REFERENCE NOTES:
- ① CONTRACTOR SHALL SAWCUT BITUMINOUS PAVEMENT TO CREATE A SMOOTH EDGE.
 - ② MODULAR BLOCK RETAINING WALL SHALL BE DESIGNED BY THE MANUFACTURER'S ENGINEER.
 - ③ PATCH BITUMINOUS PAVEMENT. PROPOSED PAVEMENT SECTION SHALL MATCH THE EXISTING PAVEMENT SECTION. MINIMUM SECTION SHALL BE 4" BITUMINOUS OVER 6" CLASS 5 AGGREGATE BASE.
 - ④ PROVIDE TOPSOIL AND SOO AS NEEDED TO REPAIR SLOPE AND TO MATCH NEW CURB AND WALL.

RECEIVED
AUG 13 2013

SCALE 1" = 20'
IN FEET

Aug 08, 2013 - 8:52am
K:\Users\m\OneDrive\Projects\3811\01\Map\381101DRIMDING.dwg

DATE	REVISION

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.

Timothy A. Fogelberg, P.E.
Timothy A. Fogelberg, P.E.
Lic. No. 43362
Date 8/8/13

DWG NO. TAE
DATE TAE
08/08/13 BRW



Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

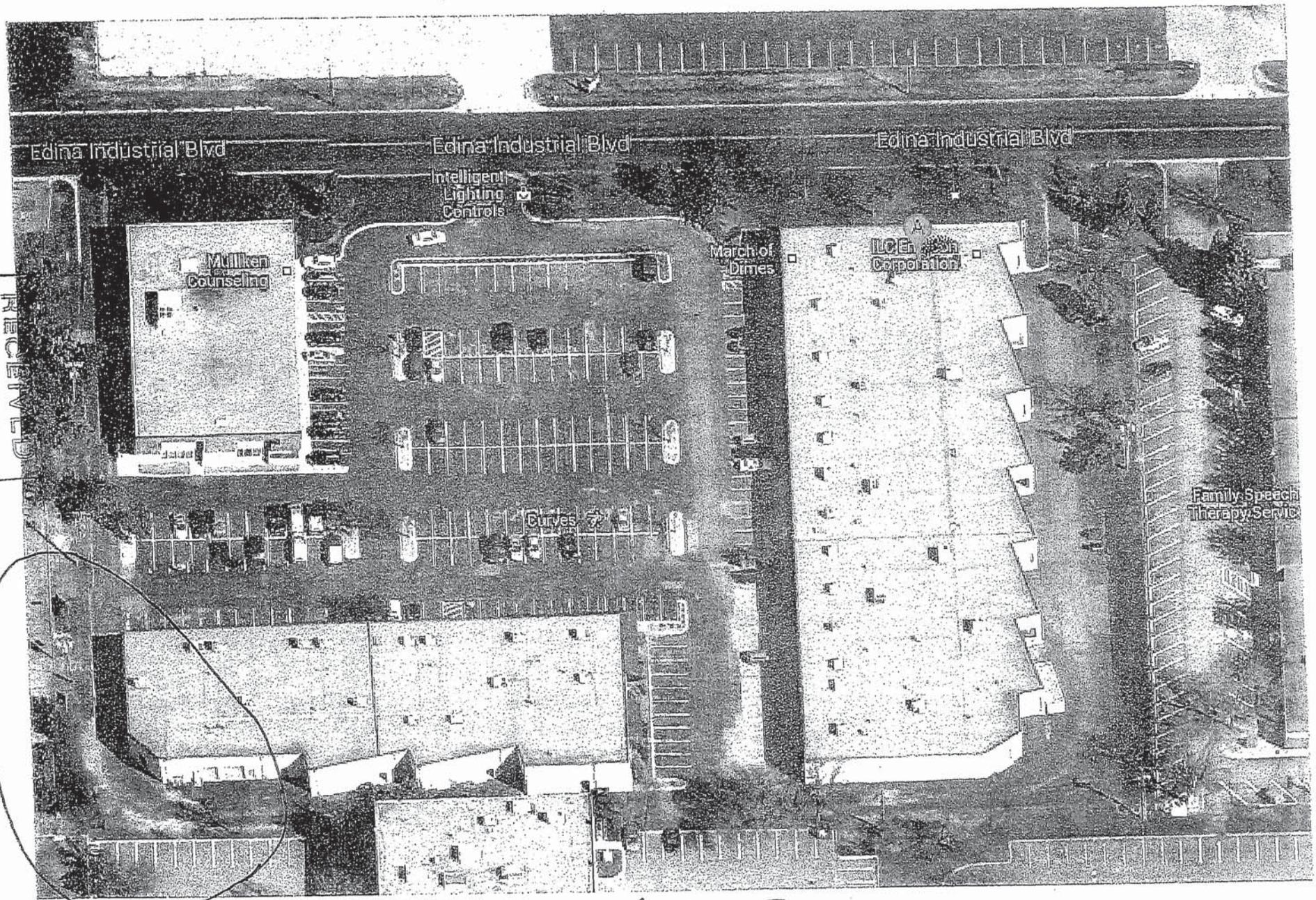
PAKWA CENTER
PARKING LOT IMPROVEMENTS

CONSTRUCTION PLAN
CITY OF EDINA, MINNESOTA

SHEET 1 OF 1
SHEETS 1
3811.01

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google

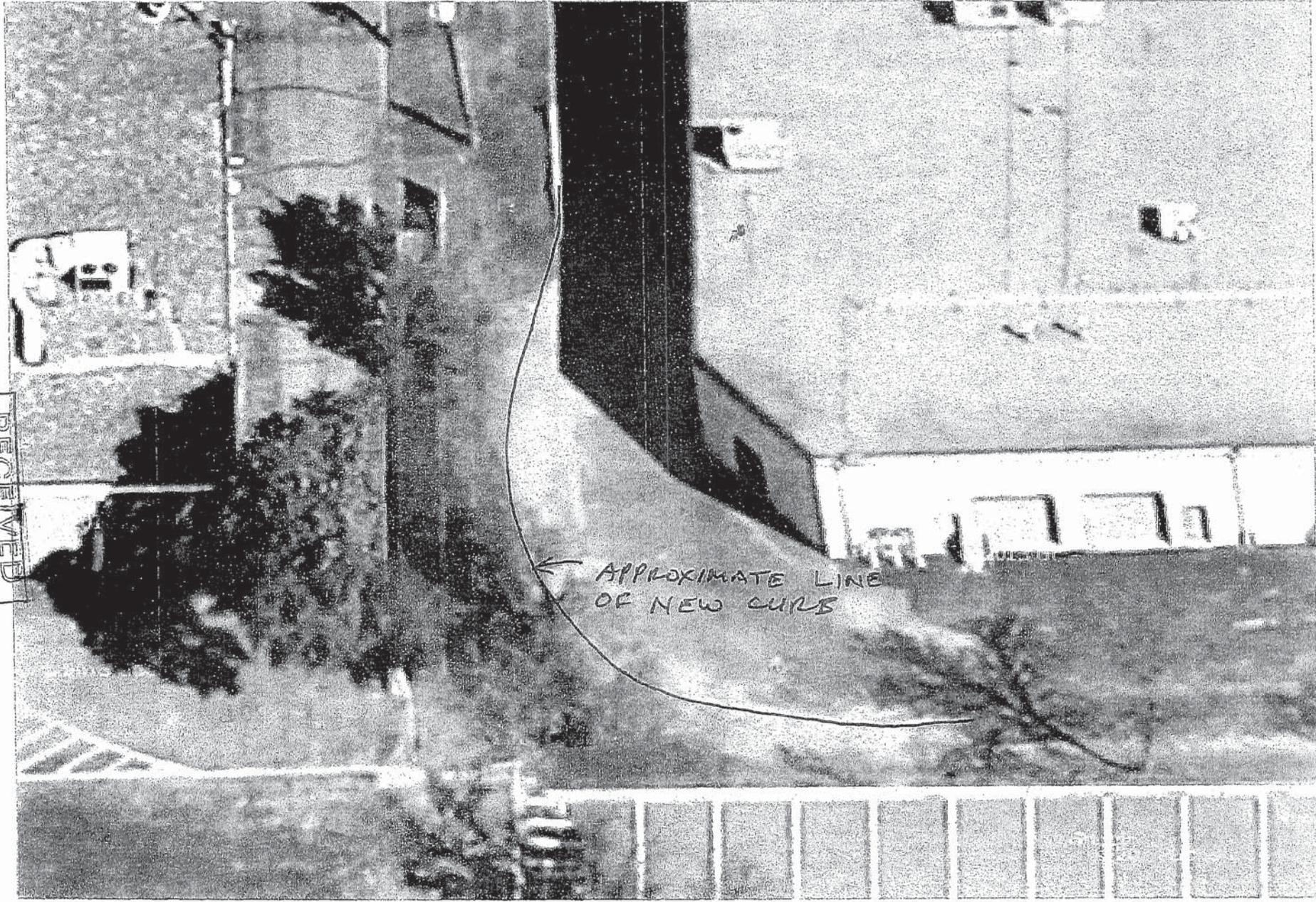


RECEIVED
AUG 13 2013

AS.

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



← APPROXIMATE LINE OF NEW CURB

A/c.

RECEIVED
AUG 13 2013

Engineering Department • Phone 952-826-0371
Fax 952-826-0392 • www.CityofEdina.com



Date: August 21, 2013
To: Kris Aaker – Assistant City Planner
From: Wayne D. Houle – Director of Engineering
Re: Review of 5221 Edina Industrial Blvd

Engineering has reviewed the revised plans for the above stated project and offer the following comments:

- Engineering has no objection to the variance request to expand the parking lot in the southwesterly corner of the property.
- The applicant will need to acquire permission from Xcel Energy (NSP) to encroach into their easement, see Land Title Survey.

Please contact me if you have any questions regarding this first review.