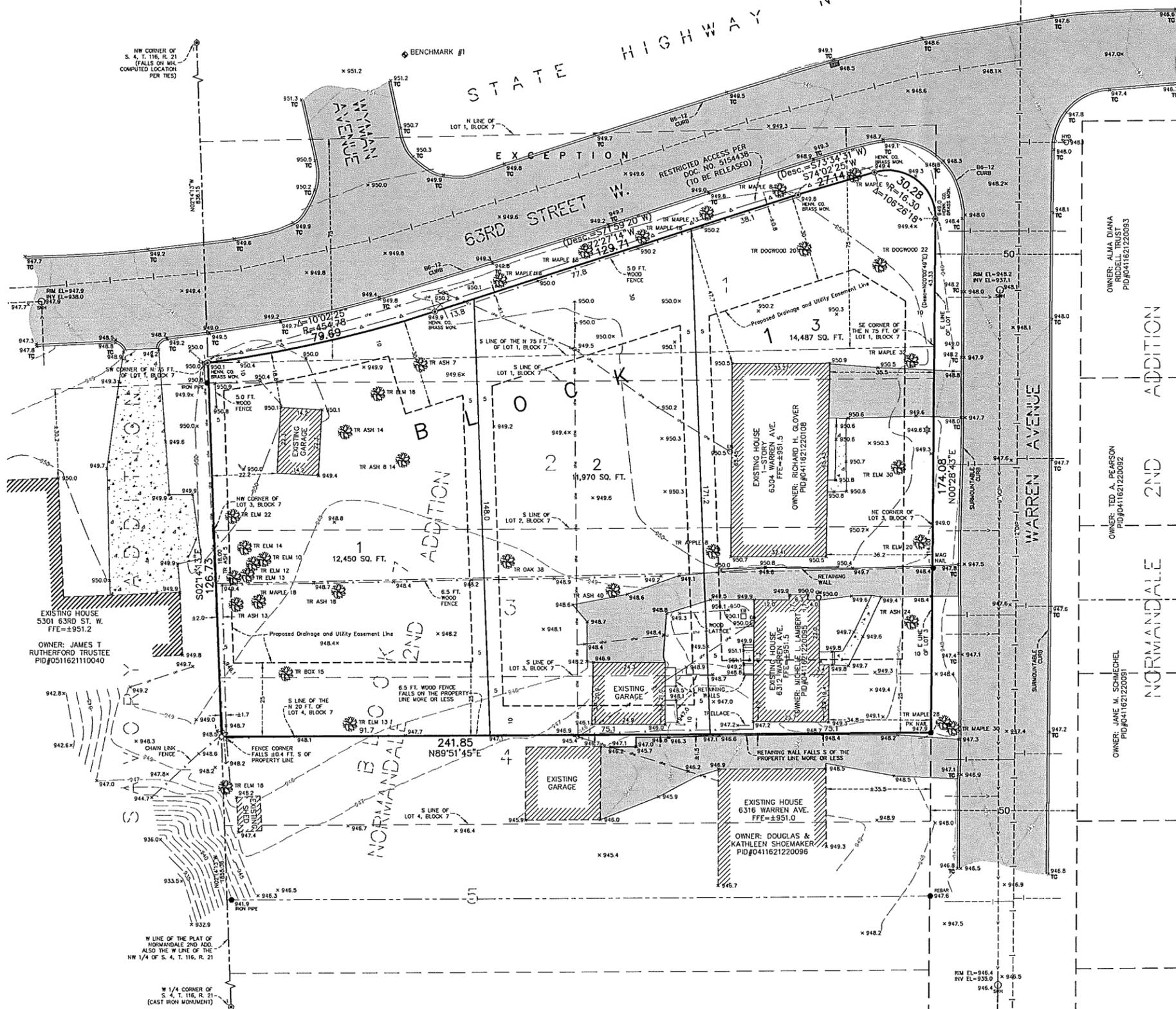


# WYMAN PLACE

## EDINA, MINNESOTA



**PARCEL DESCRIPTIONS:**

(Per Schedule A of Title Commitment No. HB-26717, with a commitment date of September 4, 2013, at 7:00 A.M., prepared by Custom Home Builders Title, LLC, as issuing agent for Stewart Title Guaranty Company)

Lot 1, except the North 75 feet thereof, all of Lot 2 and that part of Lot 3 lying Northerly of a line running from a point in the East line of said Lot 3, distant 14 feet South of the Northeast corner thereof to a point in the West line of said Lot 3 distant 18 feet South of the Northwest corner thereof, all in Block 7, "Normandale Second Addition". That part of the North 75.00 feet of Lot 1, Block 7, "Normandale Second Addition," which lies Southerly of the following described line: Commencing at the Southeast corner of the North 75.00 feet of said Lot 1; thence North 0 degrees, 00 minutes, 49 seconds East, along the East line of said Lot 1, a distance of 43.33 feet to the beginning of the line to be described; thence Northerly and Westerly a distance of 30.28 feet along a tangential curve to the left, having a radius of 16.30 feet and a central angle of 106 degrees, 26 minutes, 19 seconds; thence South 73 degrees, 34 minutes, 31 seconds West, tangent to said curve, a distance of 27.14 feet; thence South 71 degrees, 59 minutes, 20 seconds West a distance of 129.71 feet; thence Westerly along a curve, concave to the North having a radius of 454.78 feet to the Southwest corner of the North 75.00 feet of said Lot 1, and said line there terminating, Hennepin County, Minnesota.

AND

(Per Schedule A of Title Commitment No. HB-26758, with a commitment date of September 4, 2013, at 7:00 A.M., prepared by Custom Home Builders Title, LLC, as issuing agent for Stewart Title Guaranty Company)

That part of Lot 3 lying Southerly of a line running from a point in the East line of said Lot 3, distant 14 feet South of the Northeast corner thereof to a point in the West line of said Lot 3, distant 18 feet South of the Northwest corner thereof, and the North 20 feet of Lot 4, Block 7, "Normandale Second Addition", according to the recorded plat thereof, Hennepin County, Minnesota.

(Abstract Property)

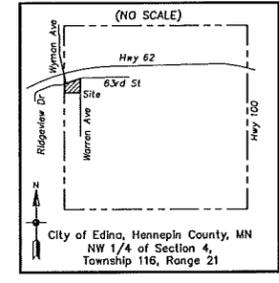
**GENERAL NOTES:**

- The field work for this survey was completed on January 7, 2014.
- Bearings shown hereon are based on the West line of the Northwest Quarter of Section 4, Township 116, Range 21, which is assumed to bear S02°14'13"E.
- Surveyed property addresses - 6304 & 6312 Warren Avenue, Edina, MN 55439.
- Surveyed property contains ±38,907 Sq. Ft. (±0.89 acres).
- Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
- Due to snow and winter conditions, an additional site visit may be needed in the Spring to locate additional improvements which may not have been visible at the time of survey.
- Restricted Access per Doc. No. 515443B will need to be released.

**LEGEND**

- ⊙ - Denotes Hennepin County Monument, as noted
- - Denotes Found Monument, as noted
- - Denotes Set Iron Pipe, Marked with RLS 40361
- ★ - Denotes Light Pole
- - Denotes Sanitary Manhole
- - Denotes Existing Spot Elevation
- - Denotes Existing Tree
- - Denotes Television Box
- - Denotes Fire Hydrant
- - Denotes Gate Valve
- - Denotes Electric Box
- - Denotes Gas Meter
- - Denotes Catch Basin
- - Denotes Electric Meter
- - Denotes Utility Pole
- - Denotes Miscellaneous Manhole
- - Denotes Underground Electric
- - Denotes Overhead Utility
- - Denotes Watermain
- - Denotes Sanitary Sewer
- - Denotes Overhead Utilities
- - Denotes Storm Sewer
- - Denotes Existing Fence as noted
- - Denotes Concrete Surface
- - Denotes Bituminous Surface
- - Denotes Existing 1 Ft. Contour
- - Denotes Existing 5 Ft. Contour

**VICINITY MAP**



**SITE DATA**

TOTAL PARCEL AREA	±38,907 sq. ft.
Lot 1	12,450 sq. ft.
Lot 2	11,970 sq. ft.
Lot 3	14,487 sq. ft.
TOTAL NUMBER OF LOTS	3
AVERAGE LOT AREA	12,969 sq. ft.
Minimum Lot Width at 50 ft. from front lot line	= 75 ft
Minimum Lot Depth at midpoint of lot	= 135 ft.
Minimum Lot Area	= 10,116 sq. ft.
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1
UTILITIES	AVAILABLE

PROPOSED DRAINAGE AND UTILITY EASEMENTS, BEING 5' ADJACENT TO SIDE LOT LINES AND 10' ADJACENT TO FRONT OR REAR LOT LINES, UNLESS OTHERWISE SHOWN AND DENOTED ON THIS PLAT.

**BENCHMARKS**

- Disk located on the SE wingwall of bridge over Hwy. 62  
Elev. = 951.59 (NGVD 29)
- Top nut of hydrant located ±212 ft. west of the NW corner of the subject property.  
Elev. = 939.39 (NGVD 29)



**SHEET INDEX**

- EXISTING CONDITIONS & PRELIMINARY PLAT
  - PRELIMINARY SITE & UTILITY PLAN
  - PRELIMINARY GRADING & EROSION CONTROL PLAN
- 1.1 PRELIMINARY LANDSCAPE PLAN

PRELIMINARY PLAT & EXISTING CONDITIONS

HOMESTEAD PARTNERS, LLC  
525 15th Avenue S.  
Hopkins, MN 55343

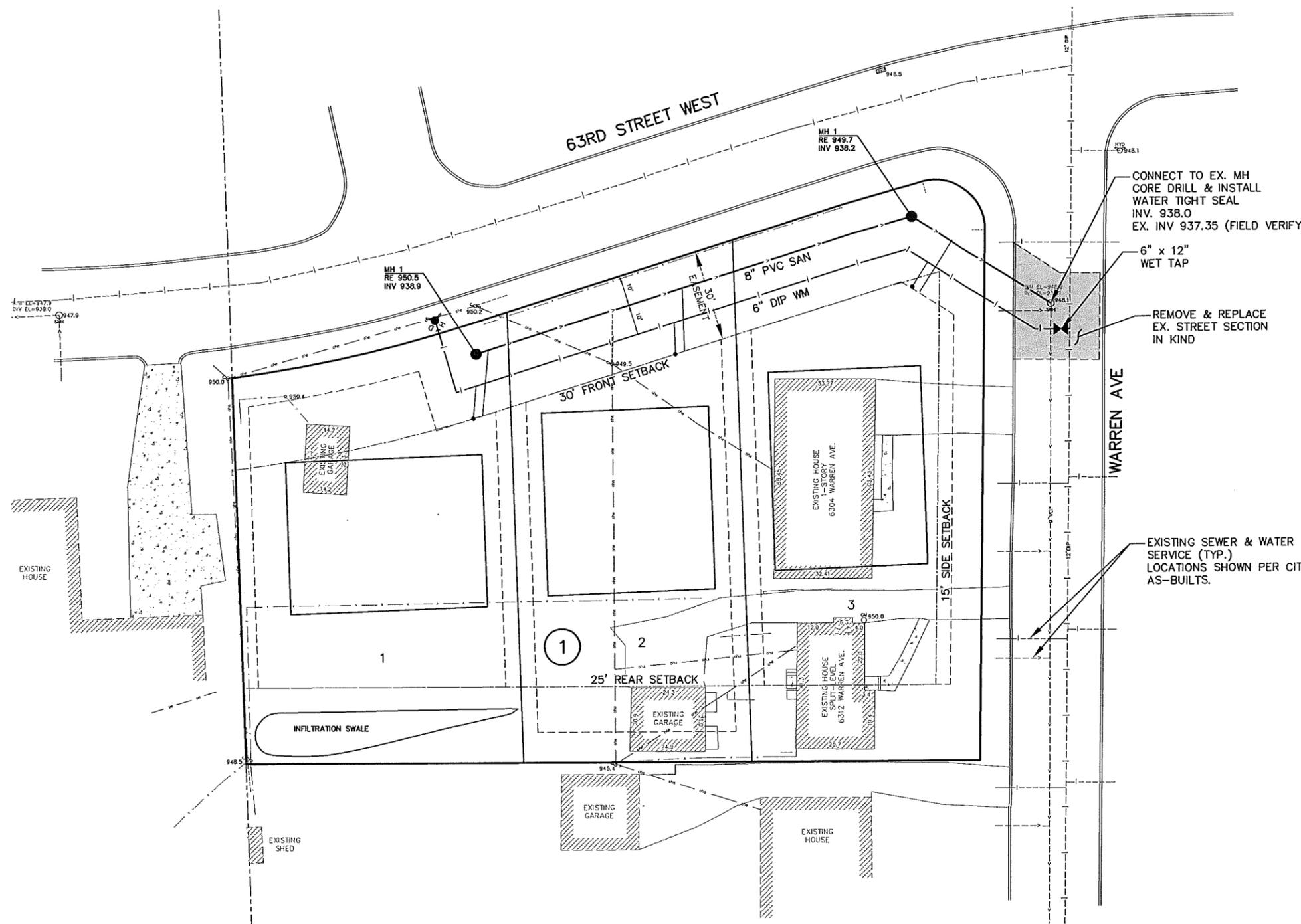
**REVISIONS**

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DRAWN BY:	MLS
REVIEWED BY:	TRB
ISSUE DATE:	01/13/14

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.

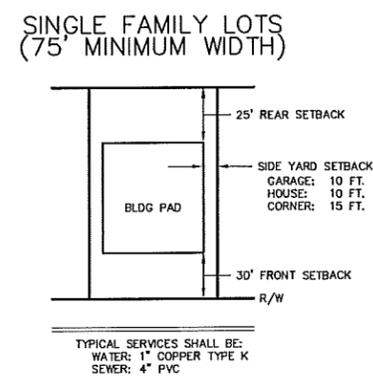
Name: Thomas R. Balluff  
Signature: *Thomas R. Balluff*  
Date: 01/13/14 License #: 40361

**Carlson McCain**  
ENVIRONMENTAL - ENGINEERING - SURVEYING  
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014  
Phone: 763-489-7900 Fax: 763-489-7959



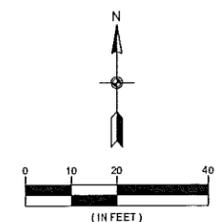
**SITE PLAN LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SETBACK LINE	---	---
CURB	---	---
SAWCUT	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
WETLAND	---	---
FENCE	---	---
OVERHEAD ELECTRIC	---	---
LIGHT POLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BDX	---	---
TELEVISION BOX	---	---
POWER POLE	---	---



**BENCHMARKS**

- Disk located on the SE wingwall of bridge over Hwy. 62. Elev. = 951.59 (NGVD 29)
- Top rail of hydrant located ±212 ft. west of the NW corner of the subject property. Elev. = 939.39 (NGVD 29)



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 Phone: 763-489-7900 Fax: 763-489-7959

**PRELIMINARY SITE & UTILITY PLAN**

**WYMAN PLACE**  
 Edina, Minnesota

**HOMESTEAD PARTNERS, LLC**  
 525 15th Avenue S.  
 Hopkins, MN 55343

**REVISIONS**

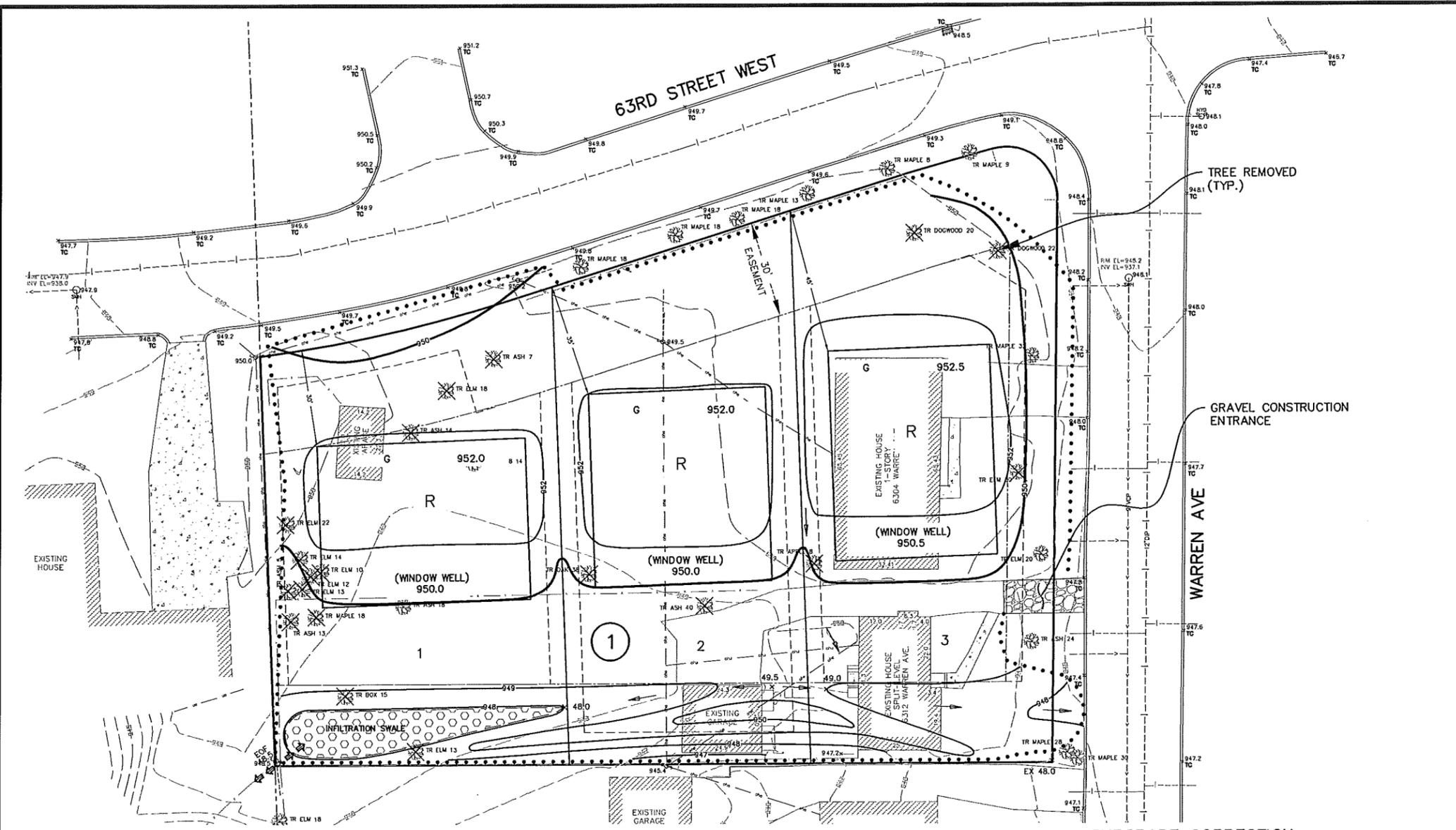
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DRAWN BY: JDH  
 DESIGNED BY: BJK  
 ISSUE DATE: 01/13/13

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

Name: Brian J. Krystoflak, P.E.  
 Signature: *Brian J. Krystoflak*  
 Date: 01/13/13 License #: 25063

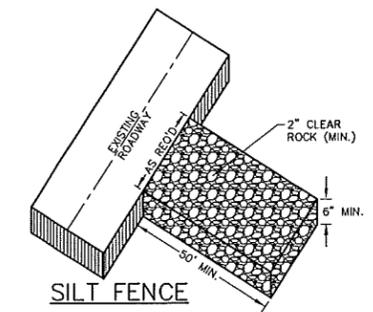
2 of 3



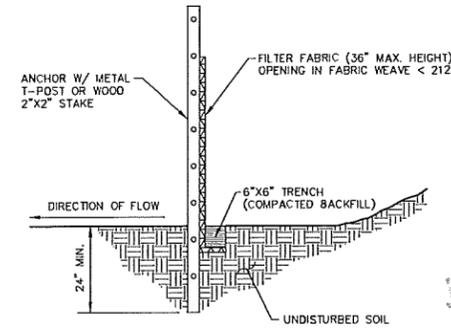
**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
SILT FENCE (STANDARD OIL #2001)	---	---
TREELINE	---	---
EMERGENCY OVERTURN	---	---
TREE	---	---

**ROCK CONSTRUCTION ENTRANCE**

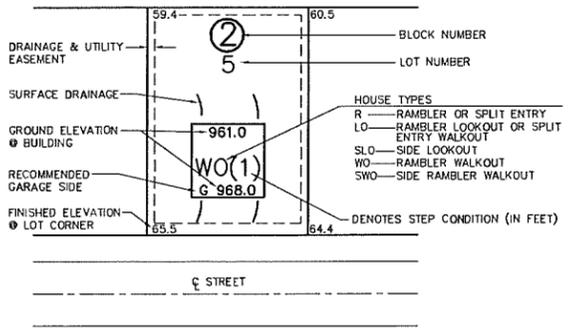


**SILT FENCE**

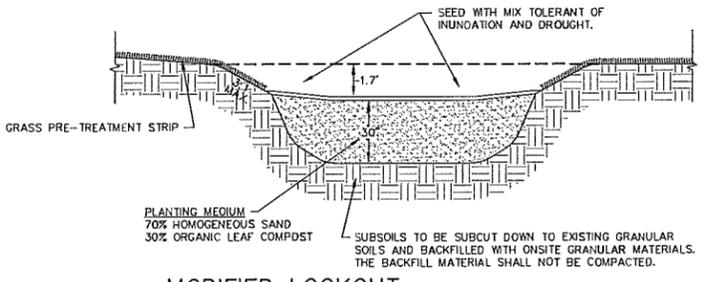


- NOTES:**
- DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
  - DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
  - POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
  - LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
  - SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
  - SEE MNDOT SPECIFICATIONS 2573 & 3886.

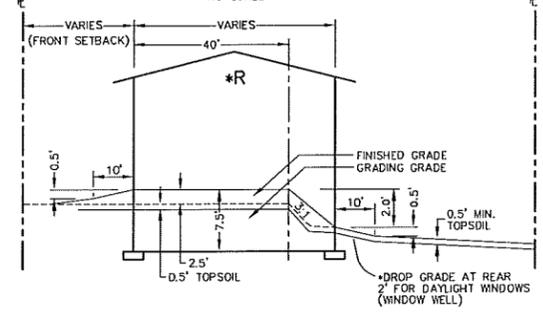
**GRADING PLAN LOT KEY**



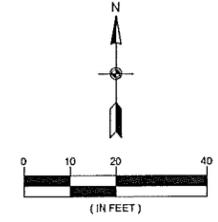
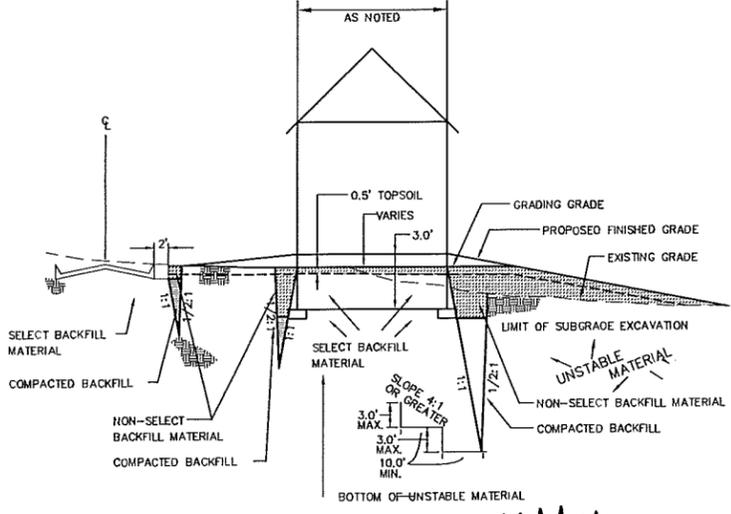
**INFILTRATION BASIN**



**MODIFIED LOOKOUT**



**SUBGRADE CORRECTION**



**BENCHMARKS**

- Disk located on the SE wingwall of bridge over Hwy. 62. Elev. = 951.59 (NGVD 29)
- Top nut of hydrant located ±212 ft. west of the NW corner of the subject property. Elev. = 939.39 (NGVD 29)



**TURF ESTABLISHMENT**

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2005) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

SEED: MNDOT MIXTURE 250 AT 70 POUNDS PER ACRE.

ORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 24-12-24 AT 300 POUNDS PER ACRE.

**Carlson McCain**  
 ENVIRONMENTAL • ENGINEERING • SURVEYING  
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014  
 Phone: 763-489-7900 Fax: 763-489-7959

**PRELIMINARY GRADING & EROSION CONTROL PLAN**

**WYMAN PLACE**  
 Edina, Minnesota

**HOMESTEAD PARTNERS, LLC**  
 525 15th Avenue S.  
 Hopkins, MN 55343

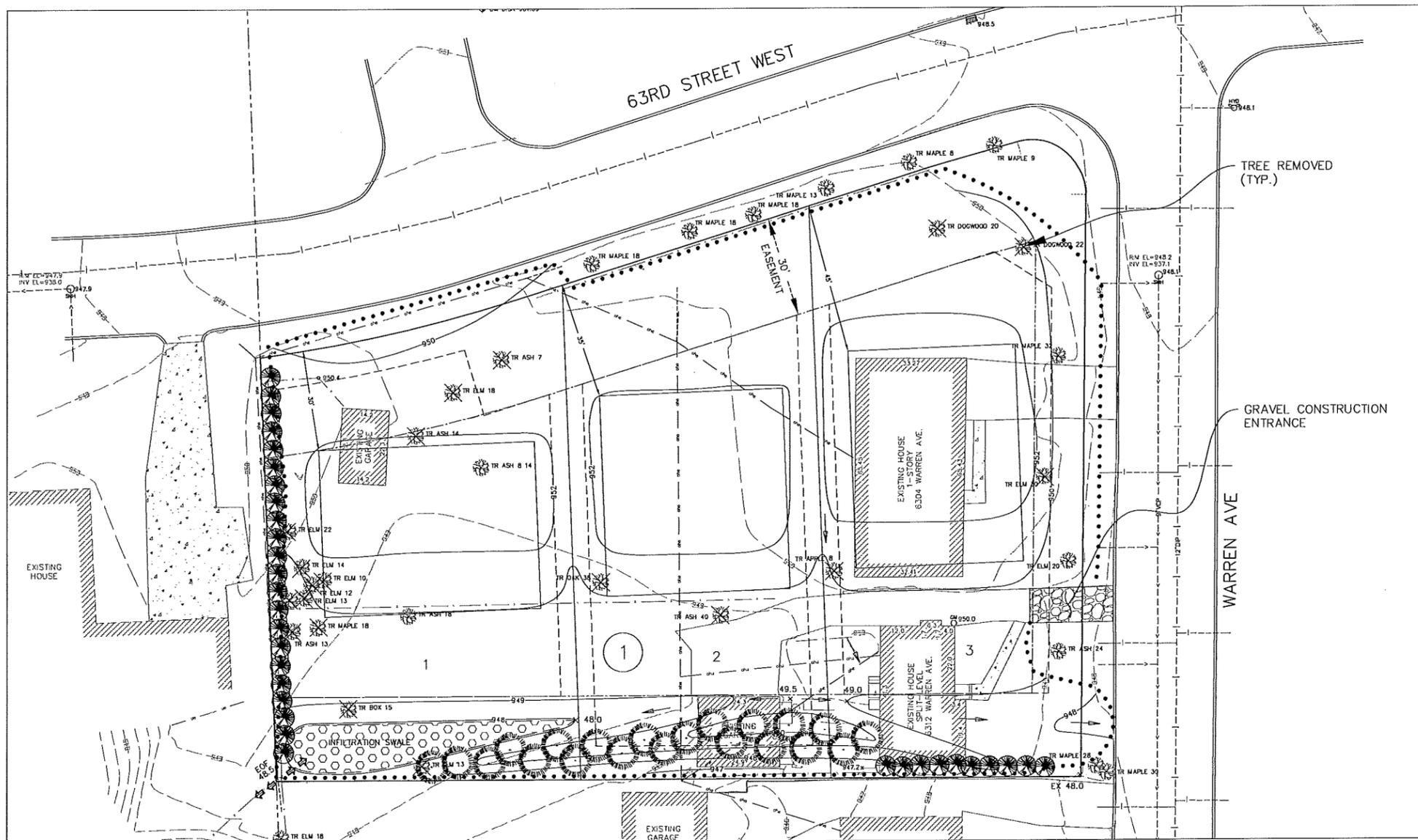
**REVISIONS**

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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

Name: Brian J. Krystofak, P.E.  
 Signature: *Brian J. Krystofak*  
 Date: 01/13/13 License #: 25063

3 of 3



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 ENVIRONMENTAL - ENGINEERING - SURVEYING  
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55014  
 Phone: 763-489-7900 Fax: 763-489-7959

**PRELIMINARY LANDSCAPE PLAN**  
**WYMAN PLACE**  
 Edina, Minnesota

**HOMESTEAD PARTNERS, LLC**  
 525 15th Avenue S.  
 Hopkins, MN 55343

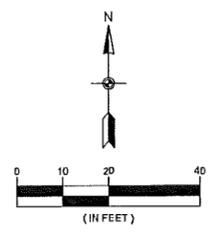
**PLANTING NOTES**

1. ALL PLANTS MUST BE HEALTHY VIGOROUS MATERIAL FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
4. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
6. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6" O.C. MAXIMUM SPACING.
7. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
8. ALL TREES MUST BE PLANTED, MULCHED, AND STAKED AS SHOWN IN THE DETAILS.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED. SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR TREES, SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
11. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
13. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
14. THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
16. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND OGDH STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
17. USE ANTI-DESICCANT (WILT-PRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
18. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-10-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING INTO THE TOP 12" OF SOIL.
19. ALL PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
20. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
21. SEASONS/TIME OF PLANTING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.  
 DECIDUOUS POTTED PLANTS:  
 APRIL 1-JUNE 1; AUG. 21-NOV. 1  
 EVERGREEN POTTED PLANTS:  
 APRIL 1-JUNE 1; AUG. 21-OCT. 1  
 EVERGREEN B&B:  
 APRIL 1-MAY 15; AUG. 21-SEPT. 15
22. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
23. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
24. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
25. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
26. SEE SHEET 2.01 FOR PROPOSED IRRIGATION SYSTEM.
27. ALL DISTURBED AREAS TO BE SEEDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

LANDSCAPE LEGEND						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	REMARKS
CONIFEROUS TREES						
	<i>Picea glauca densata</i>	BLACK HILLS SPRUCE	6'	HT.	21	
	<i>Thuja occidentalis 'Techny'</i>	TECHNY ARBORVITAE	6'	HT.	32	

**LANDMATTERS LLC**  
 Landscape Architecture  
 Place Making  
 phone 612.598.5706

JAN 13 2011



REVISIONS	
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5.	
6.	
DRAWN BY:	KO
DESIGNED BY:	KO
ISSUE DATE:	01/13/14

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.  
 Name: Kathleen O'Connell  
 Signature: \_\_\_\_\_  
 Date: 01/13/14 License #: 20862