

# 6725 YORK AVENUE

6725 YORK AVE.  
Edina, MN

PLANNING DEPARTMENT  
MAY 12 2014  
CITY OF EDINA

ESG

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MINNEAPOLIS, MINNESOTA 55415  
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This is to certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature  
Date of Print Sheet

License #

Other

ISSUED FOR  
REFERENCE  
ONLY

NOT FOR  
CONSTRUCTION



PROJECT ADDRESS:  
6725 York Ave S  
Edina, MN

## UNIT MIX & SQUARE FOOTAGES

6725 York Ave Edina, MN  
Lennox Multi-family

Level	Use	Total GSF	Finishing GSF	Final GSF	Appt GSF	Bedroom/Bedroom	Age 55+	Units	Residential	Surface	Efficiency
Level P1	Parking	57,252	57,252	57,252				2,117			
Level 3	Residential	88,293	87,842	87,842	38,333	4,077	3,007	31	440	183	295
Level 2	Residential	59,324		59,324	59,324	5,020		42	440		245
Level 1	Residential	53,831		53,831	53,831			47	240		140
Level 4	Residential	57,233		57,233	57,233			47	440		245
Level 5	Residential	52,839		52,839	52,839			47	440		245
Level 6	Residential	52,839		52,839	52,839			47	440		245
Total		442,157	145,026	1,107,236	276,330	9,097	481,201	250	4,417	374	1,835

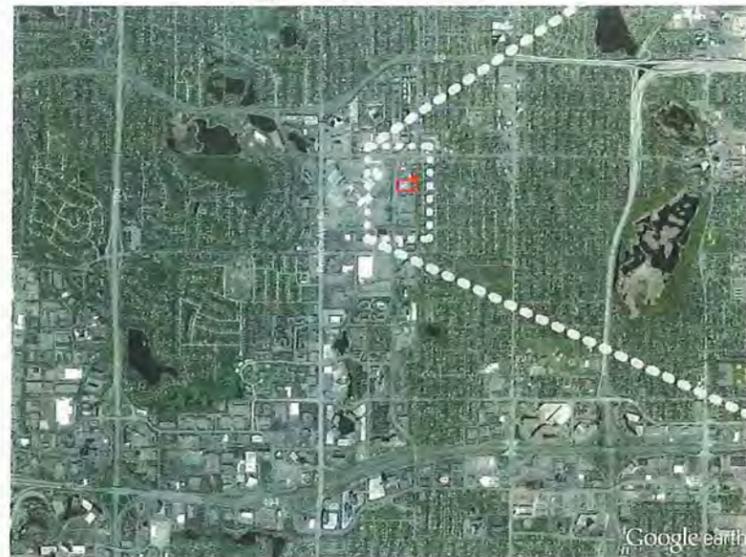
\* Surface parking includes 28 residential parking stalls  
\*\* Residential units are as shown  
\*\*\* Rate of 2.75 stalls per 1,000 sq ft  
\*\*\*\* Rate of 1.75 stalls per 1,000 sq ft

Unit Distribution Summary

Level	Studio	1-BR	2-BR	3-BR	4-BR	5-BR	Total	sq-ft
Level 1	0	0	4	0	5	0	9	20
Level 2	1	4	18	1	13	2	39	87
Level 3	1	4	22	2	19	7	55	124
Level 4	1	3	22	2	19	7	55	124
Level 5	1	3	22	2	19	7	55	124
Level 6	1	4	22	2	19	7	55	124
Total	5	27	112	8	98	35	265	599
%	1.9	10.2	42.3	3.0	37.1	13.5	100.0	
Avg Size	402	751	793	819	1,239	1,541	1,151	976
Range	501	622-748	738-910	849-925	1,142-1,371	1,641-1,959	1,019-1,592	

ESG Architects  
12/9/2014

## PROJECT LOCATION



Vicinity



Site Location

## PROJECT TEAM

- Owner/Developer:** Lennox Multifamily Investors  
1300 E. Woodfield Rd, Suite 304  
Schaumburg, IL 60173  
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Minneapolis, MN 55401  
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Contact: Jesse Symnykiewicz
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9201 E. Bloomington Fwy, Suite 118  
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Contact: Lenny Carlson
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12 South Sixth Street, Suite 810  
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Contact: Ross Turner
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Fx: 763-585-6757  
Contact: Kurt Smith
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Contact: Steve Youngs

## SHEET INDEX

SHEET NUMBER	SHEET NAME	POP & REZONING SUBMITTAL (03/03/2014)	FINAL DEVELOPMENT PLAN (05/12/2014)
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CIVIL			
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C1.1	GRADING AND DRAINAGE PLAN		
C1.2	SEWER AND WATER UTILITIES		
C1.3	STORMWATER POLLUTION PREVENTION PLAN		
C1.4	NOTES AND DETAILS		
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L1.1	LANDSCAPE SCHEDULE AND DETAILS		
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A1.7	ROOF PLAN		
A1.1	EXTERIOR ELEVATIONS		
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SURVEY			
SURVEY	SURVEY		

CITY OF EDINA  
FINAL  
DEVELOPMENT  
PLAN APPROVAL  
05/12/2014

ORIGINAL ISSUE: 04/01/2011

REVISIONS

No.	Description	Date

213506

PROJECT NUMBER

ESG

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6725 YORK AVE.

TITLE SHEET

T1.1



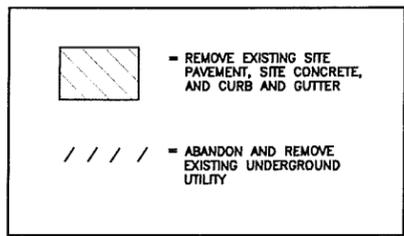
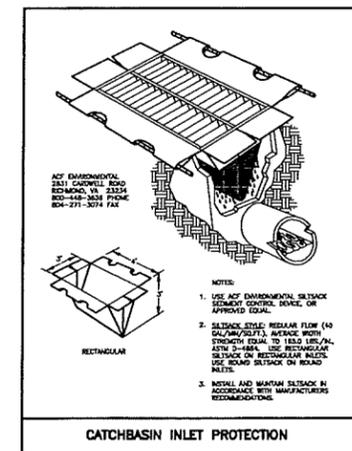
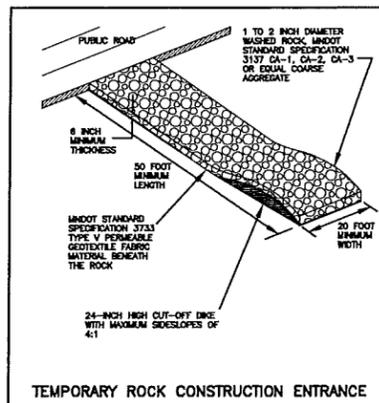
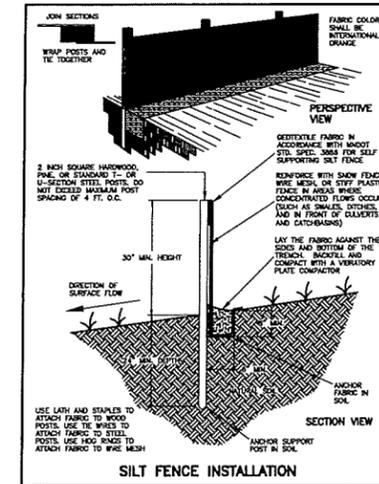
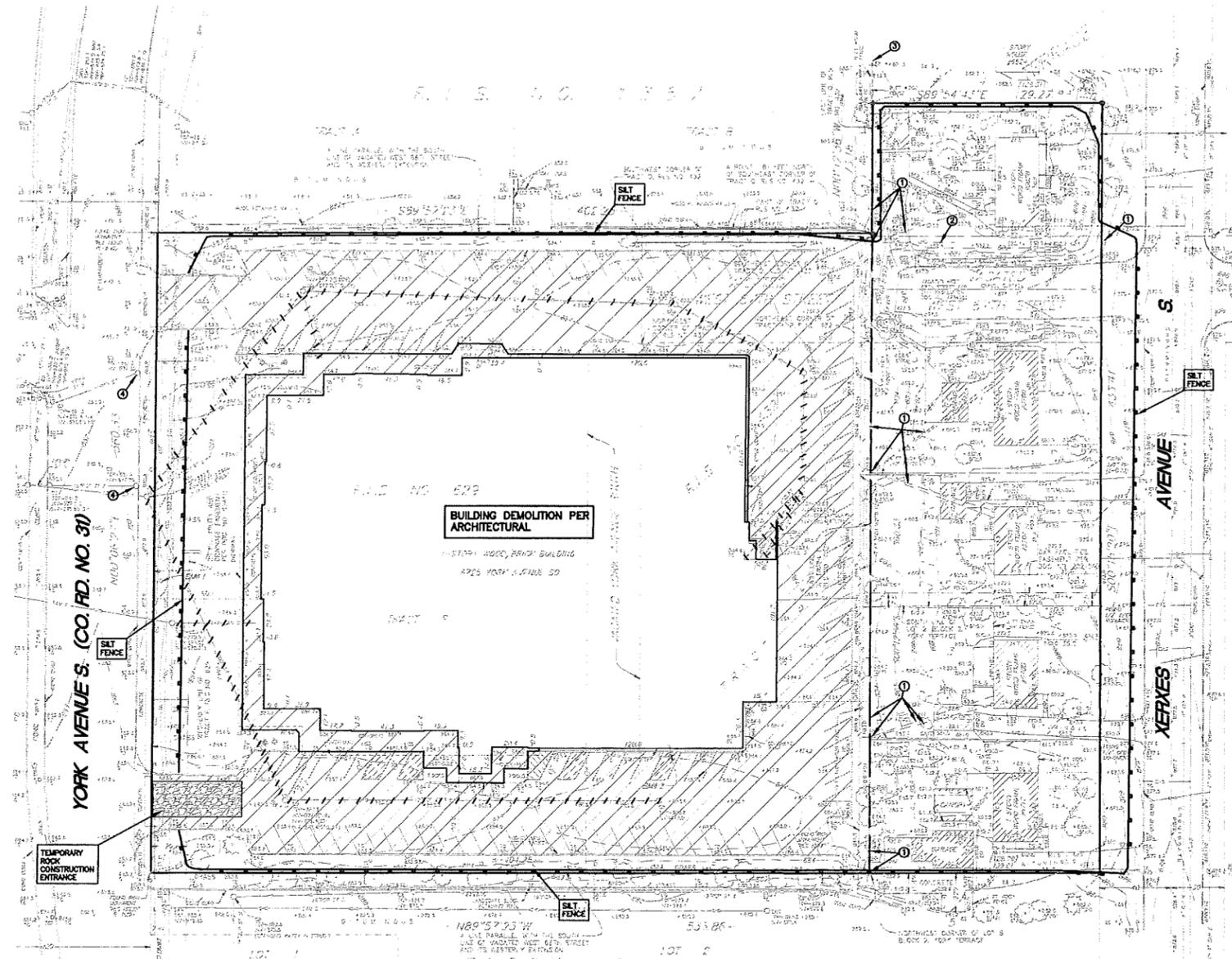
The following city information shown on this plan is City Public Utility. The utility lines are shown according to the information of G.A.C.E. 2012, unless otherwise indicated by the location of the utility lines shown on this plan.

**KEYNOTES:**

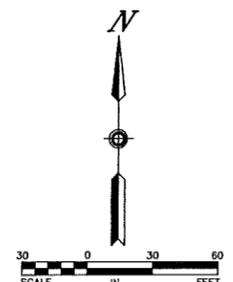
- ① - REMOVE POWER POLE, POWER LINES AND DATA CABLES.
- ② - XCEL SHALL REMOVE POWER FEEDER TO DEMOLISHED DISTRIBUTION SYSTEM.
- ③ - XCEL SHALL REFEED REMAINING DISTRIBUTION SYSTEM FROM NORTH END.
- ④ - CATCH BASIN INLET PROTECTION (ACF SILT SACK, OR CITY OF MINNEAPOLIS APPROVED EQUAL). SEE DETAIL.

**GENERAL DEMOLITION NOTES:**

POWER POLES ARE PROPERTY OF COMCAST  
 XCEL AND COMCAST WORK SHALL BE COORDINATED SO THAT ALL DEMO WORK OCCURS AT THE SAME TIME.



SEE LANDSCAPE PLANS FOR TREE PROTECTION DETAILS



SEE SHEETS C1.3 AND C1.4 FOR ADDITIONAL NOTES AND DETAILS



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I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed ENGINEER under the laws of the State of Minnesota.  
 Signature \_\_\_\_\_  
 Typed or Printed Name \_\_\_\_\_  
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CITY OF EDINA  
 FINAL DEVELOPMENT  
 PLAN APPROVAL  
 05/12/14

ORIGINAL ISSUE: 02/20/14  
 REVISIONS  
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6725 YORK AVE.  
 DEMOLITION AND EROSION CONTROL PLAN

**C1.0**

- SITE CLEARING:**
1. Perform all clearing and grubbing work in accordance with the provisions of MNDOT Standard Specification Section 2101, and the additional requirements contained herein.
  2. Clearing is defined as the complete removal and disposal of all portions of natural and artificial objectionable materials, structures, trees, shrubs, bushes, windfalls, grass, sod, and other vegetation in the designated areas that exist above ground except stumps. Grubbing is defined as the excavation, removal, and disposal of all portions of natural and artificial objectionable materials, structures, trees, shrubs, bushes, windfalls, and other vegetation that exist below ground including stumps.
  3. Clear and grub the construction area in advance of the grading operation.
  4. **Building Areas:** Completely remove all stumps, roots 40 mm (1.5 inches) in diameter or larger, buried logs, and all other objectionable material occurring within the lines of the new building and to horizontal distance of 4.5 m (15 feet) beyond the building walls.
  5. **Other Areas:** Grub all stumps, roots 40 mm (1.5 inches) in diameter or larger, buried logs, and all other objectionable material occurring within the grading limits to a depth of not less than 1 m (3.28 feet) below the existing ground surface or subgrade excavation, whichever is deeper.
  6. Backfill and compact all depressions resulting from the clearing and grubbing operation with suitable material in order to make the surface conform to the original adjacent surface of the ground.
  7. After the site has been cleared and prior to any cutting or filling operations, strip all topsoil and organic soils from areas to be built upon, paved, or where grades are to be changed more than 152 mm (6 inches). Strip the existing topsoil to whatever depths encountered. Prevent intermingling with underlying subsoil, or other objectionable material. Remove heavy growths of grass from areas before stripping. Where trees are to be left standing, stop topsoil stripping a sufficient distance away from the trees in order to prevent damage to the main root system.
  8. Stockpile soil to be re-used in an area clear of the new construction. Remove excess soil from the site.
  9. Construct stockpiles in a manner that will freely drain surface water. Maintain soil stockpiles free from debris and trash. Do not obstruct site drainage. Do not exceed a stockpile depth of 8 feet.
  10. Keep the soil stockpile damp in order to prevent drying and dust.







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I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly Licensed ENGINEER under the laws of the State of Minnesota

Signature \_\_\_\_\_

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CITY OF EDINA  
FINAL DEVELOPMENT PLAN APPROVAL  
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STORMWATER POLLUTION PREVENTION PLAN

C1.3

EROSION PREVENTION PRACTICES:

1. Delineate the location of areas not to be disturbed (e.g. with flags, stakes, signs, silt fence, etc.) on the development site before work begins.
2. Avoid removal of trees and surface vegetation wherever possible. Schedule construction in order to expose the smallest practical area of soil at any given time. Implement appropriate construction phasing, vegetative buffer strips, horizontal silt fence, and other construction practices that minimize erosion.
3. Following initial soil disturbance or redistribution, complete permanent or temporary stabilization against erosion due to rain, wind, and running water as soon as possible, but in no case later than 14 calendar days, on all disturbed or graded areas including stormwater management pond sites. This requirement does not apply to those areas that are currently being used for material storage or for those areas on which grading, site building, or other construction activities are actively underway.
4. Provide temporary grass seed cover on all topsoil stockpiles and other areas of stockpiled excavated material in order to prevent soil erosion and rapid runoff during the construction period. Prolonged periods of open, bare earth without grass cover will not be permitted. Stabilize all disturbed grass areas with a minimum of 4" topsoil immediately after final subsurface completion. Seed and mulch, or seed and stake these areas within 48 hours after completion of final grading work (weather permitting).
5. Stabilize all disturbed areas to be paved using early application of gravel base.
6. Apply necessary moisture to the construction area and haul roads in order to prevent the spread of dust.

SOIL STABILIZATION:

1. Water and maintain seeded or sodded areas on a timely day-to-day basis. In the event of a seeding failure, reseed and re-mulch the areas where the original seed has failed to grow and perform additional watering as necessary at no additional cost to the Owner. Promptly replace all soil that dries out to the point where it is presumed dead and all sod that has been damaged, displaced, weakened, or heavily infested with weeds at no additional cost to the Owner.
2. In areas to be temporarily seeded, use introduced seed mixture equivalent to MNDOT No. 250. Apply seed mixture at a rate of 78.4 kg per hectare (70 lbs per acre) in accordance with MNDOT Standard Spec. 2575. Incorporate a type 3 fertilizer (slow release type with 10 week residual) consisting of 22-10 (N-P-K) into the soil at an application rate of 392 kg per hectare (300 lbs per acre) by disk prior to seeding.
3. Establish sod seed mix in accordance with MNDOT Standard Spec. 2575.3. Use a Traxx type, or equal interspersed drill with at least two seed boxes: a small/finer seed box and a large/coarser seed box. Drill large/finer seeds to a final planting depth of 10 mm (1/2 inch) to 25 mm (1 inch) deep from the large/coarse seed box. Drill the drill rates in half and make two passes over the site in order to decrease compaction in drill rows. Scatter small/finer seeds over the soil surface by drop-seeding from the small/finer seed box, or broadcast. Coordinate with the seed vendor to keep the large/finer seeds separate from the small/finer seeds so that they may be installed from separate seed boxes. Lightly harrow or rake the site following the seeding operation. Pack the site following harrowing in order to ensure a firm seed-bed.
4. In areas to be permanently stabilized, landscape with decorative rock, plantings, and sod (refer to Landscaping Plan for design and details).
5. In seeded areas with slopes equal to or flatter than 4:1, apply MNDOT Standard Spec. 3502 Type 1 mulch uniformly over the soil surface by hand or machine within 24 hours after seeding in accordance with MNDOT Standard Spec. 2575.3. Apply mulch at a rate of 4.5 metric tons per hectare (2 tons per acre). Immediately after placement, anchor all mulch material into the soil by crimping (straight dishing) in a direction perpendicular to that of the overland storm water flow. Punch the mulch into the soil to a depth of 2 to 3 inches with a disk spacing of 8" or less.

POLLUTION PREVENTION MANAGEMENT MEASURES:

1. **Solid Waste:** Dispose of collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris, and other wastes properly off-site in compliance with Minnesota Pollution Control Agency regulations.
2. **Hazardous Materials:** Properly store oil, gasoline, paint and any hazardous substances in order to prevent spills, leaks or other discharge. Include secondary containment. Restrict access to storage areas in order to prevent vandalism. Storage and disposal of hazardous materials must be in compliance with MPCA regulations.
3. **Other Materials:** Dispose of unused building materials, garbage, trash, cleaning wastes, toxic materials, and wastewater properly off-site and in compliance with Minnesota Pollution Control Agency disposal requirements.
4. Furnish suitable trash containers and regularly remove the accumulated trash from the premises.
5. Do not allow solid waste, hazardous materials, and other materials shall be carried by runoff into a receiving water or storm sewer system.
6. Limit external washing of trucks and other construction vehicles to a defined area of the site. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device. Contain runoff and properly dispose of waste. Engine degreasing is prohibited.
7. **Concrete Washout Operations:** Contain all liquid and solid wastes generated by concrete washout operations in a leak-proof containment facility or impermeable liner. Do not allow the liquid and solid wastes to contact the ground. Prevent runoff from the concrete washout operations or areas. Dispose of liquid and solid wastes properly in compliance with Minnesota Pollution Control Agency regulations. Install a sign shall adjacent to each washout facility in order to inform concrete equipment operators to utilize the proper facilities.
8. **Sanitary and Septic Waste:** Furnish and install detached portable toilet facilities at the construction site. The portable toilets shall be conveniently located for the use of all workers on the project. Maintain the facilities in a clean, dry, sanitary condition in accordance with Minnesota Department of Health requirements.

FINAL STABILIZATION:

1. Complete all soil disturbing activities at the site and stabilize all soils by a uniform perennial vegetative cover with a density of 70% over the entire previous surface area, or other equivalent means necessary in order to prevent soil failure under erosive conditions.
2. Verify that the permanent stormwater treatment system is completed in accordance with the design and specifications. Remove all sediment from conveyance systems.
3. Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization with permanent vegetation establishment. Final stabilization for purposes of this removal is 70% established cover over denuded area.

SEDIMENT CONTROL PRACTICES:

1. Implement sediment control practices in order to minimize sediment from entering surface waters, including curb and gutter systems and storm drain inlets.
2. Install all temporary or permanent sediment control measures including silt fence at perimeter of construction, rock construction entrances, sediment filters, and silt socks prior to beginning site clearing, grading, or other land-disturbing activity.
3. Establish sediment control practices on all down gradient perimeters before any up gradient land disturbing activities begin. These practices must remain in place until final stabilization has been established.
4. The timing of the installation of sediment control practices may be adjusted in order to accommodate short-term activities, but sediment control practices must be installed before the next precipitation event even if the short-term activity is not complete.
5. If the down gradient treatment system becomes overloaded, install additional up gradient sediment control practices or redundant BMPs in order to eliminate the overload.
6. Inspect check dams, diversion silt fences, and other grade control practices in order to ensure sheet flow and prevent rills (for slope lengths greater than 75 feet with a grade of 3:1 or steeper).
7. Prior to beginning site clearing and grading, protect all storm sewer inlets that receive runoff from disturbed areas. In order to prevent sediment from entering the storm sewer system, seal all storm sewer inlets that are not needed for site drainage during construction. Protect all other storm sewer inlets by installing sediment control devices, silt socks, or silted silt fence. Silt fence or fabric under the grate or not acceptable forms of inlet protection. Protect new storm sewer inlets as they are completed. Maintain storm sewer inlet protection in place until all sources with potential for discharging to the inlets are stabilized.
8. Before beginning construction, install a TEMPORARY ROCK CONSTRUCTION ENTRANCE at each point where vehicles exit the construction site. Use 25 mm (1 inch) to 50 mm (2 inch) diameter rock, MNDOT Standard Specification 3137 CA-1, CA-2, CA-3, or equal Coarse Aggregate. Place the aggregate in a layer at least 152 mm (6 inches) thick across the entire width of the entrance. Extend the rock entrance at least 15 m (50 feet) into the construction zone. Use a MNDOT Standard Specification 3733 Type V permeable geotextile fabric material beneath the aggregate in order to prevent aggregate from being washed into the rock from below. Maintain the entrance in a condition that will prevent tracking or flowing of sediment onto paved roadways. Provide periodic soil dressing with additional stone as required. Close entrances not protected by temporary rock construction entrances to all construction traffic.
9. If necessary, clean the wheels of construction vehicles in order to remove soils before the vehicles leave the construction site. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device.
10. Remove all soils and sediments tracked or otherwise deposited onto adjacent property, pavement areas, sidewalks, streets, and alleys. Removal shall be on a daily basis throughout the duration of the construction. Clean paved roadways by shoveling or wet-sweeping. Do not dry sweep. If necessary, scrape paved surfaces in order to loosen compacted sediment material prior to sweeping. Haul sediment material to a suitable disposal area. Street washing is allowed only after sediment has been removed by shoveling or sweeping.
11. **Soil Stockpiles:** Install silt fence or other effective sediment controls around all temporary soil stockpiles. Locate soil or dirt stockpiles such that the down-slope drainage length is no less than 8 m (25 feet) from the toe of the pile to a surface water, including stormwater conveyance such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater. If remaining for more than 7 days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. During street repair, cover construction soil or dirt stockpiles located closer than 8 m (25 feet) to a roadway or drainage channel with tarps, and protect storm sewer inlets with silt socks or silted silt fence.
12. **Silt Fence:** Install silt fence along the contour (on a level horizontal plane) with the ends turned up (J-hooks) in order to help pond water behind the fence. Install the silt fence on the uphill side of the support posts. Provide a post spacing of 1.2 m (4 feet) or less. Drive posts at least 0.6 m (2 feet) into the ground. Anchor the silt fence fabric in a trench at least 152 mm (6 inches) deep and 152 mm (6 inches) wide dug on the up-slope side of the support posts. Lay the fabric in the trench and then backfill and compact with a vibratory plate compactor. Make any splices in the fabric at a fence post. At splices, overlap the fabric at least 152 mm (6 inches), fold it over, and securely fasten it to the fence post. Silt fence supporting posts shall be 51 mm (2 inch) square or larger hardwood, pine, or stamant T- or U-section steel posts. T- or U-section steel posts shall weigh not less than 1.8502 kg per meter (1.23 lb per linear foot). Posts shall have a minimum length of 1524 mm (5 feet). Posts shall have projections to facilitate fastening the fabric and prevent slippage. Geotextile fabric shall meet the requirements of MNDOT Standard Specification 3866 for presaturated silt fence, furnished in a continuous roll in order to avoid splices. Geotextile fabric shall be uniform in texture and appearance and have no defects, flaws, or tears. The fabric shall contain sufficient ultraviolet (UV) ray inhibitor and stabilizers to provide a minimum two-year service life outdoors. Fabric color shall be international orange.
13. Reinforce erosion control facilities in areas where concentrated flows occur (such as swales, ditches, and areas in front of culverts and catchbasins) by backing them with snow fences, wire mesh, or stiff plastic mesh reinforcement until paving and turf establishment operations have been completed. Posts for the reinforcing fence shall be 100 mm (4 inch) diameter wood posts, or standard steel fence posts weighing not less than 0.59 kg (1.3 lbs) per linear foot, with a minimum length of 762 mm (30 inches) plus burial depth. Space posts for the reinforcing fence at intervals of 3 m (10 feet) or less. Drive posts for the reinforcing fence at least 0.6 m (2 feet) into the ground.
14. Coordinate a meeting between a representative of the grading contractor, the Owner of the project, and the City staff in order to review the erosion control plan and the requirements of the City prior to any work on the site. Notify the City staff immediately after the erosion control measures are installed. Do not begin grading work until the City staff approves the installed erosion control measures.
15. Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized (hard-surfaced areas paved and vegetation established in grass areas). Repair any rilling, gully formation, or washouts. After final establishment of permanent stabilization, remove all temporary synthetic, structural, and nonbiodegradable erosion and sediment control devices and any accumulated sediments. Dispose-of off site.

MATERIALS:

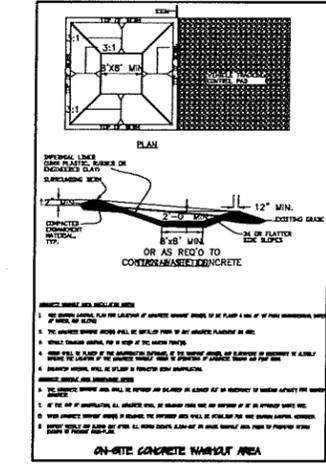
1. **Storm Sewer Inlet Protection:** The following are approved inlet sediment control devices:
  - a. Road Drain Top Silt Model RD 23 (fits rough opening for 2'x3' inlet), Road Drain Top Silt Model RD 27 (fits rough opening for 2'x3' inlet), or Road Drain Top Silt Model RD 3057 (fits Hensch Coating with 35-1/4"x17-3/4" dimensions) manufactured by WNDOT, 789 Third Drive, Shakopee, MN, 55379, Phone (952) 233-3055.
  - b. **Silt Sock:** Regular flow (40 gal/min/ft. R). Average weight strength equal to 165.0 lb/ft. ASTM D-4884. Rectangular fabric on rectangular inlets. Round siltsock on round inlets. Use ACE Environmental, Inc., 2331 Cornwell Road, Richmond, VA 23234. Phone (800) 448-3636, or approved equal.
  - c. **InfraSafe Sediment Control Barrier.** Inlet geotextile sock on the outside of the barrier in order to trap additional fines. Standard frames are available to fit 24" to 30" diameter and 2'x3' openings. Distributed by ROY ENTERPRISES AMERICA, 30622 Forest Boulevard, Stacy, MN, 55079, Phone (651) 462-2100.
  - d. Ridge Bag Rock Log. Rock logs only for curb inlets after pavement is in place. Manufactured by RED BARN RIDGE, 3135 County Road 136, Saint Cloud, MN, 55301, Phone (320) 253-3744.
2. **Topsoil:** Topsoil used for finishing grading of areas to be turfed or planted shall meet the requirements of MNDOT Standard Specification 3877 for topsoil borrow modified to contain no more than 50% sand. Topsoil shall be reasonably free of subsoil, heavy clay, coarse sand, stones, and other objects over 51 mm (2 inches) in diameter, and without plants, roots, sticks, and other objectionable material.
3. **Mulch:** MNDOT Standard Specification 3882 Type 1 mulch material.
4. **Geotextile Fabric for Subgrade Stabilization (if required):** MNDOT Standard Specification 3733 Type V permeable geotextile material.
5. **Supporting Posts for Siltfence:** 51 mm (2 inch) square or larger hardwood, pine, or stamant T- or U-section steel posts. T- or U-section steel posts shall weigh not less than 1.8502 kg per meter (1.23 lb per linear foot). Posts shall have a minimum length of 1524 mm (5 feet). Posts shall have projections to facilitate fastening the fabric and prevent slippage.
6. **Siltfence Fabric:** MNDOT Standard Specification 3866 silt supporting silt fence. Furnish in a continuous roll in order to avoid splices. Geotextile fabric shall be uniform in texture and appearance and have no defects, flaws, or tears. The fabric shall contain sufficient ultraviolet (UV) ray inhibitor and stabilizers to provide a minimum two-year service life outdoors. Fabric color shall be international orange.
7. **Aggregate for Temporary Rock Construction Entrance:** 25 mm (1 inch) to 50 mm (2 inch) diameter rock, MNDOT Standard Specification 3137 CA-1, CA-2, or CA-3 Coarse Aggregate, or equal.
8. **Geotextile Fabric for Temporary Rock Construction Entrance:** MNDOT Standard Specification 3733 Type V permeable geotextile fabric material.
9. **Temporary Seed:** MNDOT Standard Spec. 3876 No. 250.
10. **Fertilizer:** Slow release type with 10 week residual consisting of 22-5-10 (N-P-K).
11. **Biodegradable Erosion Control Blankets:** In accordance with MNDOT Standard Specification 3865.
12. **Staples:** Staples used to anchor erosion control blankets shall be U-shaped, 3 mm diameter or heavier steel wire. The open width at the crown shall be a minimum of 25 mm (1 inch). Staples shall have a length of 250 mm (10 inches) or more from top to bottom after bending.

ESTIMATED PRELIMINARY EROSION AND SEDIMENT CONTROL BMP QUANTITIES*	
ITEM	QUANTITY
Temporary Rock Construction Entrance	1
Silt Sock Inlet Protection	15
Erosion Control Blanket	D
Stone Riprap	0
Siltfence	1832

\* BMP quantities are subject to change. Provide additional temporary BMPs as necessary based on actual site conditions.

CONSTRUCTION SEQUENCE	
1	Delineate the location of areas not to be disturbed (e.g. with flags, stakes, signs, silt fence, etc.) before work begins.
2	Establish sediment control practices on all down gradient perimeters before any up gradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established.
3	Install all perimeter sediment control devices and construction entrances. The timing of the installation of sediment control practices may be adjusted in order to accommodate short-term activities, but sediment control practices must be installed before the next precipitation event even if the short-term activity is not complete.
4	Contact the City and/or Watershed District for approval of the sediment control devices.
5	Construct the stormwater pond.
6	Rough grade the site.
7	Install utilities.
8	Install pavement.
9	Install lawn and landscape.
10	Restore all disturbed areas.
11	Clean all storm sewer and conveyance systems.
12	After all disturbed areas are stabilized, obtain approval from the City and/or Watershed District.
13	Remove all temporary sediment control devices.
14	Submit notice of termination to the MPCA within 7 days of final stabilization.

IMPERVIOUS SURFACE (DISTURBED AREAS)	
PRE-CONSTRUCTION	POST-CONSTRUCTION
134,951 sq. ft.	167,631 sq. ft.



EROSION AND SEDIMENT CONTROL DEVICE OPERATION SCHEDULE			
ITEM	INSTALLATION	INSPECTION/MAINTENANCE	REMOVAL
Siltfence	Install prior to any construction.	Inspect a minimum of once every 7 days or 24 hours after a rain event greater than 0.5 inches in a 24-hour period. Remove sediments as required. Repair, replace, or supplement non-functional siltfence within 24 hours of discovery.	After disturbed areas have been stabilized.
Temporary Rock Construction Entrance	Install prior to any construction.	Inspect daily. Maintain as required. Inspect for evidence of off-site sediment tracking. Remove any tracked sediment on a daily basis.	When site paving operations begin.
Storm Sewer Inlet Protection	Install prior to any construction.	Inspect a minimum of once every 7 days or 24 hours after a rain event greater than 0.5 inches in a 24-hour period. Remove sediments as required. Make any necessary repairs within 24 hours of discovery.	After disturbed areas have been stabilized.
Temporary or Permanent Soil Stabilization	Install within 14 calendar days of the initial soil disturbance for all unworked exposed soil areas.	Inspect a minimum of once every 7 days or 24 hours after a rain event greater than 0.5 inches in a 24-hour period. Make any necessary repairs within 24 hours of discovery.	N/A
Protection of Temporary Stockpiles	Immediately install siltfence, or other effective sediment controls, around all temporary soil stockpiles.	Inspect a minimum of once every 7 days or 24 hours after a rain event greater than 0.5 inches in a 24-hour period. Remove sediments as required. Make any necessary repairs within 24 hours of discovery.	After stockpiles have been removed.
Temporary or Permanent Erosion Disposition at Pipe Outlets	Install within 24 hours.	Inspect a minimum of once every 7 days or 24 hours after a rain event greater than 0.5 inches in a 24-hour period. Make any necessary repairs within 24 hours of discovery.	N/A
Protection of Surface Waters (including drainage ditches and conveyance systems)	N/A	Inspect a minimum of once every 7 days or 24 hours after a rain event greater than 0.5 inches in a 24-hour period. Remove all debris and sediment. Destroy all stockpiles in the areas where sediment removal results in exposed soil. Remove and stabilize within 7 days of discovery.	N/A

SWPPP CONTACT INFORMATION			
AGENCY / POSITION	CONTACT PERSON	PHONE NUMBERS	
Owner*			office fax
Contractor**			office fax
Erosion Control Installer			office
Landscape Architect			office fax
SUNDE ENGINEERING, PLLC, 10830 Nesbitt Avenue South Bloomington, MN 55437 SWPPP Designer	Brian Mundstock	(952) 881-3344 office (952) 881-1913 fax	

Party responsible for long term operation and maintenance of the permanent stormwater management system.  
Party responsible for overseeing the implementation of the SWPPP.

INSPECTIONS AND MAINTENANCE REQUIREMENTS:

1. Inspect the entire construction site at least once every 7 days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in a 24-hour period. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days after that rainfall event.
2. Inspect all erosion prevention and sediment control BMPs and stabilized areas.
3. Record all inspections and maintenance conducted during construction in writing and keep these records with the SWPPP. The inspections and maintenance records must include date and time of inspections, date and amount of all rainfall events greater than 0.5 inches in a 24-hour period, name of personnel conducting inspections, findings of inspections, recommendations for corrective actions, and any corrective actions taken.
4. Inspect all erosion prevention and sediment control BMPs in order to ensure integrity and effectiveness. Repair, replace, or supplement any non-functional BMPs with functional BMPs within 24 hours after discovery, or as soon as field conditions allow access unless another time frame is specified.
5. Remove accumulated sediment deposits from behind erosion and sediment control devices as needed. Do not allow sediment to accumulate to a depth of more than one-third of the height of the erosion and sediment control devices. Repair, replace, or supplement deteriorated, damaged, rotted, or missing erosion control devices within 24 hours of discovery, or as soon as field conditions allow access.
6. Repair, replace, or supplement all silt fences when they become non-functional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.
7. Clean storm sewer catch basins and other drainage facilities as required in order to maintain their effectiveness. Removal must be completed within 72 hours, or as soon as field conditions allow access.
8. Inspect surface waters (including drainage ditches and conveyance systems) evidence of erosion and sediment deposition. Remove all debris and sediment deposited. Stabilize areas where sediment removal results in exposed soil. Removal and stabilization must be completed within 7 days of discovery unless precluded by legal, regulatory, or physical access constraints. If precluded, removal and stabilization must take place within 7 days of obtaining access.
9. Inspect construction site vehicle exit locations for evidence of off-site sediment tracking onto paved surfaces. Remove all soils and sediments tracked or otherwise deposited onto adjacent property, pavement areas, sidewalks, streets, and alleys. Removal shall be on a daily basis throughout the duration of the construction. Clean paved roadways by shoveling or wet-sweeping. Do not dry sweep. If necessary, scrape paved surfaces in order to loosen compacted sediment material prior to sweeping. Haul sediment material to a suitable disposal area. Street washing is allowed only after sediment has been removed by shoveling or sweeping.
10. Perform any corrective measures ordered by the City of Minneapolis (LDA for permitting and compliance) within 24 hours of notification. Install any additional erosion protection or sediment control measures deemed necessary by the City of Minneapolis within 24 hours of notification.



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I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed ENGINEER under the laws of the State of Minnesota.  
Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # Date \_\_\_\_\_



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NOT FOR CONSTRUCTION

CITY OF EDINA  
FINAL DEVELOPMENT PLAN APPROVAL  
05/12/14

ORIGINAL ISSUE: 02/20/14

REVISIONS

No.	Description	Date

213506  
PROJECT NUMBER

NM MK  
DRAWN BY CHECKED BY

6725 YORK AVE.

NOTES AND DETAILS

C1.4

GENERAL:

- Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). Comply with all applicable local, state, and federal safety regulations. OSHA prohibits entry into "confined spaces," such as manholes and inlets (see 29 CFR Section 1910.146), without undertaking certain specific practices and procedures. Construction safety is solely the responsibility of the Contractor, who is also solely responsible for the means, methods, and sequencing of the construction operations.
- Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by Sunde Land Surveying, LLC.
- Refer to the architectural plans for building and stoop dimensions, site layout and dimensions, pavement sections and details, striping, and other site features.
- Perform all construction work in accordance with State and Local requirements.
- A Licensed Surveyor shall perform construction staking. The Contractor shall provide and be responsible for the staking. Verify all plan and detail dimensions prior to construction staking. Stake the limits of walkways and curbing prior to valveboxes, manhole boxes, and catchbasin installation. Adjust valvebox and catchbasin hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter.
- Provide temporary fences, bermdikes, coverings, and other protections in order to preserve existing items to remain, and to prevent injury or damage to person or property.
- Connect to existing sanitary sewer and storm sewer line by encasing. Use water tight saddle encased in Type II or entrained concrete. Use saws or drills that provide water to the blade. Meet all City standards and specifications for the connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide watertight seals when penetrating a structure wall with a pipe. Take measurements before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.
- Testing and Inspections: All plumbing installations, including water and sewer services, must be tested and inspected in accordance with the requirements of the Minnesota Plumbing Code (Minnesota Rules Chapter 4715). Coordinate testing and inspection with the State Health Department and the City Public Works Department. No drainage or plumbing work may be covered prior to completing tests and inspections.
- Perform trench excavations for all utilities in accordance with the requirements of D.S.H.A. 29 CFR, Part 1926, Subpart P, "Excavations and Trenches." ([www.osha.gov](http://www.osha.gov))
- Coordinate building utility connection locations at 5 ft. out from the proposed building with the with the Interior Plumbing Contractor prior to construction. Verify water and sewer service locations, sizes, and elevations with the Mechanical Engineer prior to construction.
- The locations of existing utilities shown on this plan are from recent information. The Engineer does not guarantee that all existing utilities are shown, or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including water and sewer lines and appurtenances). Notify the Engineer if any discrepancies.
- Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact Gopher State One Call at (855) 454-0002 in the Minneapolis/St. Paul metro area, or 1-800-252-1166 elsewhere in Minnesota for exact locations of existing utilities of least 48 working hours (not including weekends and holidays) before beginning any construction in accordance with Minnesota Statute 216D. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information. Gopher State One Call is a free service that locates municipal and utility company lines, but does not locate private utility lines. Use an independent locator service or other means in order to obtain locations of private utility lines including, but not limited to, underground electric cables, telephone, TV, and lawn sprinkler lines.
- Where existing gas, electric, cable, or telephone utilities conflict with the Work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate local utility companies. Coordinate gas meter and gas line installation, electric meter and electric service installation, cable service, and telephone service installation with the local utility companies.
- Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris includes trees, stumps, pipe, concrete, asphaltic concrete, stone, or other waste material from the construction operations. Obtain the right to any areas for disposal of unsuitable or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable acid waste disposal permit regulations. Obtain all necessary permits at no cost to the OWNER.
- All materials required for the work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap slag. Unless otherwise indicated, the Contractor shall furnish all required materials.
- Restore the public right-of-way at temporary construction entrance locations. Replace any concrete curb and gutter, bituminous pavement, sidewalk, or vegetative cover damaged by the construction activity. Restore damaged turf with sod within the public right-of-way. The work area shown is general and may need to be adjusted in the field.
- Provide traffic control in accordance with local authorities and the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), including the Field Manual for Temporary Traffic Control Zone Layouts dated January 2001.
- Provide and maintain temporary drainage throughout construction until the permanent drainage system and structures are in place and operational. Install temporary ditches, piping, pumps, or other means as necessary in order to insure proper drainage at all times. Provide low points at building pads or roadways with positive outlets.
- Protect sub grades from damage by surface water runoff.
- Full design strength is not available in bituminous pavement areas until the final bit of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.
- When sawing or drilling concrete or masonry, use saws that provide water to the blade.
- Adjust all curb stops, valve boxes, maintenance hole castings, catchbasin castings, cleanout covers, and similar items to finished grade.
- 2% maximum slope in all directions in handpaved accessible parking areas.
- Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upwards. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
- Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project. Execute and inspect work in accordance with all local and state codes, rules, ordinances, or regulations pertaining to the particular type of work involved.
- Obtain permission from the City for work in the public right-of-way.
- Construct sanitary sewer, watermain, and storm sewer utilities in accordance with the City Engineer's Adoption of Minnesota Standard Specifications sections 2600, 2611, and 2621 dated 1999, or the latest revised edition.
- The Contractor shall be responsible for the design and construction of the proposed retaining walls. A Minnesota Licensed Civil Engineer shall design the retaining wall design. The Contractor shall be responsible for all costs associated with the retaining wall system design and construction, and shall include the costs of submitting detailed plans and specifications for the retaining wall system to the Owner for review.

SITE GRADING:

- Visit the site. Become familiar with the site and existing site conditions including available soil reports. Examine all local conditions at the site, and assume responsibility for the site, contours, and the character of the earth, existing conditions, and other items that may be encountered during excavation work above or below the existing grades. Review the drawings and specifications covering this work and become familiar with the anticipated site conditions.
- Unless otherwise noted, all proposed grades shown are finished grades. Finished grades at points between spot elevations or contours are determined by uniform slopes between the given grades. All proposed spot elevations shown at corners are at bottom of curb (gutterline) unless otherwise indicated.
- All locations where new work connects to existing work, field verify existing elevations and grades prior to beginning the new work. Match existing grades at construction limits.
- Remove all unsuitable material (organic soils, uncontrolled fill, debris, and natural or artificial obstructions) in the zone from 1 m (3.28 feet) below the finished subgrade to finished subgrade in the proposed pavement areas.
- Compact backfill in all utility trenches to 95% Standard Proctor maximum dry density (ASTM D698-78 or AASHTO T-99) from the pipe zone to within 1 m (3.28 feet) below the finished subgrade, and 100% Standard Proctor maximum dry density in the final 1 m (3.28 feet). Provide density tests in backfill and fill placed beneath footings, slabs, and pavements. At least one compaction test is required for every 100 feet of trench at vertical intervals not exceeding one foot.
- Compact all fill placed in pavement areas in accordance with MNDOT Standard Specification 2105.J.F1 (Specific Density Method). Compact all fill placed under buildings in accordance with the recommendations of the Geotechnical Engineer.
- Comply with the requirements of D.S.H.A. 29 CFR, Part 1926, Subpart P, "Excavations and Trenches." ([www.osha.gov](http://www.osha.gov))
- Construct all proposed slopes with grades not exceeding 3:1 (3 horizontal to 1 vertical), unless otherwise indicated.
- Provide positive drainage away from buildings at all times.
- Test roll the building and pavement areas in the presence of the Geotechnical Engineer. Perform base preparation and test rolling prior to curb and gutter construction, paving of gravel base, sand/gravel sub-base, bituminous stabilized base, or plant mixed bituminous base on all street and pavement areas. Test roll the area between 300 mm (12 inches) outside of the back of the curb on either side of the paved areas. Use a heavy pneumatic-tired roller, towed by suitable tractive equipment, with two wheels spaced not less than 1,800 mm (71 inches) apart (unwisely center to center), tire size equal to 16x22 (14" wide) inflated to a pressure of 500 kPa (94 psi), and a gross mass of the roller not less than 13.3 metric tons (14.9 tons) and not more than 13.7 metric tons (15.1 tons). Test roll the above specified area in a manner such that each part of the area comes in contact with one of the lines of the roller at a speed of not less than 4 km/h (2.5 mph) and not more than 8 km/h (5 mph). The roller shall be considered unstable if, at the time that the heavy roller passes over the subgrade, the surface shows yielding or rutting of more than 50 mm (2 inches), measured from the original surface to the bottom of the rut. Correct any soft spots or displacements which appear during the test rolling by scarifying, watering, and recompacting as required to obtain stability; or by encroaching to solid material and backfilling with material suitable for base construction. Remove material such as vegetation, rubbish, large stumps, roots, and wet clay.
- Perform soil correction procedures and compaction in accordance with the soil report.
- Coordinate inspection and approval of all subgrades within the building and pavement areas with the Geotechnical Engineer. Coordinate utility fill materials pipe placement within the building and pavement areas with the Geotechnical Engineer. Use only uncontaminated fill material.
- Conduct all grading operations in a manner that minimizes the potential for soil erosion.
- Grade the site to the finished elevations shown on the plan. Import embankment material, or remove and dispose of excess excavation material as required. Provide waste areas or disposal sites for excess material including, but not limited to, excavated material or broken concrete that is not desirable to be incorporated into the work involved on this project. Determination of material import and export quantities is solely the responsibility of the Contractor and the cost of material import and export is incidental to the contract.
- In areas where fill is placed on slopes steeper than 5:1, horizontally bench the slopes in order to increase the bond between the slope and the proposed embankment.
- Structurally support exterior steps, stoops, and slabs at each entry into the building on frost-depth foundations bearing on footing at least 5 feet below final grade. Securely tie the foundation walls to the footing with steel reinforcing so that any frozen soil adhering to them does not have them off of their footings. Place insulation along all sides of the exterior foundation walls in order to prevent frost from entering the walls. Provide at least 4 inches of void space between the bottom of the step, stoop, or slab and the underlying soil in order to allow for soil heave. Dowl all curbing walkways into the stoops.
- Tolerances: The completed subgrade under slabs and pavement areas shall be compacted, free from irregular surface changes, and fine-graded not more than 16 mm (0.63 inch) above or below the specified subgrade elevation. The completed subgrade under other areas shall be compacted, free from irregular surface changes, and fine-graded not more than 31 mm (1.21 inch) above or below the specified subgrade elevation. The completed top of asphalt shall be compacted, free from irregular surface changes, and fine-graded not more than 16 mm (0.63 inch) above or below the specified finished grade elevation.
- Choose equipment and work procedures that will not disturb the subgrade soils. Route construction traffic away from foundation soils and areas of pavements and slabs in order to minimize soil disturbance. If the construction equipment causes rutting or soil pumping, then switch to other types of equipment or methods. The Contractor is solely responsible for the proper selection of construction equipment in order to avoid disturbing soils on the site.
- It is typical to abbreviate spot elevations. Elevations shown as 86.2 or 83.1 are understood to mean 86.2 or 83.1 respectively.

SANITARY SEWER:

- Unless otherwise indicated, use reinforced, precast, concrete maintenance holes conforming to ASTM C478, furnished with precast bases. Sanitary sewer maintenance holes shall be supplied with pre-formed inverts and flexible neoprene sleeve connections for all lateral lines 375 mm (15 inches) in diameter or less, unless otherwise indicated. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C923. The inside barrel diameter shall not be less than 48 inches.
- Pipe: Use solid-core, Schedule 40, ASTM D2655 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC sanitary sewer services. Joints for all sanitary sewer shall have push-on joints with elastomeric gaskets. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of a primer which is of contrasting color to the pipe and cement in accordance with Minnesota Rules, part 4715.0610, subpart 2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. Lay all PVC pipe on a continuous granular bed. Installation must comply with ASTM D3212.
- Cleanouts: Install cleanouts on all sanitary sewer services in accordance with Minnesota Rules part 4715.1010. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipe 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neanoh R-1914-A, or approved equal) over all cleanouts.
- Testing: Pressure test all sanitary sewer lines in accordance with the Minnesota Rules part 4715.2820. Test all flexible sanitary sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
- Install flexible water-tight frame/chimney seals on all sanitary sewer maintenance holes. Use either Manufactured Maintenance Hole Frame/Chimney Seals or Elastomeric Water-proofing Frame/Chimney Seals.
- Use Neanoh Foundry Co. R-1642 coating with self-sealing, solid, type B lid, or approved equal, on all sanitary sewer maintenance holes. Covers shall bear the "Sanitary Sewer" label.
- Unless otherwise indicated, use 4 ft. diameter (d.d.) pre-cast reinforced concrete structures on all sanitary sewer manholes.
- Install a meter box and cover (Neanoh R-1914-A, or approved equal) over all PVC cleanouts.
- Install detectable underground marking tape directly above all pvc, polyethylene, and other nonconductive underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Bring the tape to the surface at various locations in order to provide connection points for locating underground utilities. Install blue Rhino TriView Flex Test Stations, or approved equal, with black caps at each surface location.
- Sleeve pipe through masonry footings and walls.

WATER DISTRIBUTION SYSTEM:

- Separation of Water and Sewer: Construct sewer and water services in accordance with Minnesota Rules, part 4715.1710, subpart 2. Provide a minimum horizontal separation of 10 feet between all water and sewer lines. All water and sewer crossings, the bottom of the water pipe located within ten feet of the point of crossing must be at least 12-inches above the top of the sewer. When this is not feasible, the sewer pipe material must conform to the requirements of Minnesota Rules, part 4715.1710, subpart 2E. No joints or connections are allowed on the water line within 10-feet of the crossing.
- Watermain Depth: Maintain 8-feet of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing water lines of all utility crossings with the water lines of all greater depths in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to lower water lines in the base bid.
- Disinfection: Disinfect all completed watermain in accordance with AWWA Standard C651. If the tablet or continuous feed methods are used, disinfect using with water that contains at least 50 ppm of available chlorine in accordance with Minnesota Rules, part 4715.2250. Retain the treated water in the pipeline for at least 24 hours. Measure the chlorine residual at the end of the 24 hour period. The free chlorine residual must be at least 10 mg/l measured at any point in the line. Measurement of the chlorine concentration at regular intervals shall be in accordance with Standard Methods, AWWA M-12, or using appropriate chlorine test kits.
- Testing: Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City at least 24 working hours prior to any testing. Pressurize the waterline to 1034-lps (150-psi) gauge pressure (measured at the point of lowest elevation) by means of a pump connected to the pipe in a satisfactory manner. Maintain the test pressure for a minimum of 2 hours. Do not add water to the watermain in order to maintain the required pressure during the water main pressure testing. The test section of pipe is acceptable with a pressure drop of 14 kPa (2 psi) or less.
- Use ANSI/AWWA C151/A21.51 Thickness Class 52 or Pressure Class 350 Ductile Iron Pipe (DIP) with push-on joints for all watermain. Use only stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.
- Polyethylene assessment is required on all ductile iron pipe.
- Use mechanical joint restraint devices for joint restraint on all watermain bends having a vertical or horizontal deflection of 22-1/2 degrees or greater, unless otherwise indicated. Restraints shall be installed on all watermain bends having a vertical or horizontal deflection of 22-1/2 degrees or greater, unless otherwise indicated. Use "Series 1100 Megalug" manufactured by EBAA Iron Inc., Eastland, Texas, or approved equal, installed in accordance with manufacturer's recommendations for restraint on Ductile Iron Pipe.
- All of valve locations which require a 12" or smaller valve, install gate valves which are of the compression resilient seated (CRS) type. Use American Flow Control's Series 2500 Ductile Iron Resilient Wedge Gate Valve, or approved equal. Gate valves shall conform to AWWA C509. Install cast iron valve boxes conforming to ASTM A88 at each valve location. Valve boxes shall be the three-piece type with 3-1/4" shafts. Use Tyler 6880-0 with No. 6 base, or equivalent. Valve boxes shall have at least 6" of adjustment above and below finished grade. Drop covers on valve boxes shall be round and bear the word "WATER" cast on the top. Use Tyler 6880-0 "Troycut" covers with extended skirt, or equivalent.
- Fire hydrants shall be in accordance with the requirements of the local municipality. Do not connect hydrant drains to sanitary sewer or storm sewers. Do not locate hydrants within 10 feet of sanitary sewers or storm sewers. When placing fire hydrants in locations where the ground surface is less than 6 feet below the ground surface, plug the hydrant drain holes and equip the hydrants with a tag stating the reason for plugging out use.
- Do not connect new watermain to existing until the new water main is pressure tested and disinfected.

- Bring all site utilities to 5' outside of the building line with the exception of the water service. Extend water service into the building and install flange 1' above the finished floor.
- Install detectable underground marking tape directly above all pvc, polyethylene, and other nonconductive underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Bring the tape to the surface at various locations in order to provide connection points for locating underground utilities. Install blue Rhino TriView Flex Test Stations, or approved equal, with black caps at each surface location.

STORM DRAINAGE:

- Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catchbasins conforming to ASTM C478, furnished with water stop rubber gaskets and precast bases. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C923. The inside barrel diameter shall not be less than 48 inches.
- Install catchbasin castings with specified top elevation at the front rim.
- All joints and connections in the storm sewer system shall be gas-tight or water-tight in accordance with Minnesota Rules part 4715.0700. Approved resilient rubber joints or waterstop gaskets must be used in order to make watertight connections to manholes, catchbasins, and other structures. Cement mortar joints are not allowed.
- PVC Pipe: Use solid-core, SDR-35, ASTM D3034 Polyvinyl Chloride (PVC) Pipe for designated PVC storm sewer services 4 to 15-inches in diameter. Use solid-core, SDR-35, ASTM F879 Polyvinyl Chloride (PVC) pipe for designated PVC storm sewer services 18 to 27-inches in diameter. Joints for all storm sewer shall have push-on joints with elastomeric gaskets. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of a primer which is of contrasting color to the pipe and cement in accordance with Minnesota Rules, part 4715.0610, subpart 2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. Lay all PVC pipe on a continuous granular bed. Installation must comply with ASTM D3212.
- RCP: Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C76, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 21" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be Bureau of Reclamation type R-4, with confined rubber "O"-ring gaskets in accordance with ASTM C361.
- Rd. Appurten: Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the test three sections (including apron) of all daylighted RCP storm sewer with a minimum of two tie bolt fasteners per joint. This requirement applies to both upstream and downstream pipe inlets and outlets. For concrete culverts, tie all joints. Tie three to be used only to hold the pipe sections together, not for putting the sections tight. Nuts and washers are not required on inside of 675 mm (27 inch) or less diameter pipes. Install safety-train rocks on all concrete aprons.
- Testing: Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated in accordance with the Minnesota Rules part 4715.2820. Test all flexible storm sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
- Drainage: In accordance with Minnesota Rules part 4715.2820, use perforated polyvinyl chloride PVC (ASTM D3034) or corrugated polyethylene PE (ASTM F405) on all drainage 3-inches to 6-inches in diameter. Install drainage with MNDOT 3733 Type 1 geotextile filter wrap or knit sock.
- Use a Neanoh R-1733 frame with Type "C" metal grate, or approved equal, on CB #2, 3, 4, 5, 6, 9, and 10.
- Use Neanoh R-3067-OR/DL casting with curb box, or approved equal, on CB #6 and 7.
- Use Neanoh Foundry Co. R-1642 coating with self-sealing, solid, type B lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.
- Install detectable underground marking tape directly above all pvc, polyethylene, and other nonconductive underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Bring the tape to the surface at various locations in order to provide connection points for locating underground utilities. Install blue Rhino TriView Flex Test Stations, or approved equal, with black caps at each surface location.
- Pipe shall be installed in accordance with the manufacturer's recommendations. The pipe shall be laid with the outside tape of circumferential joints pointing upstream and with the longitudinal tape of the sides of about the vertical midheight of the pipe. Field welding of corrugated galvanized iron or steel pipe shall not be permitted.

HOPE REQUIREMENTS:

Install HANCOCK SURE-LOK 10.8, dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe at locations indicated on the plan.

Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of AASHTO M252 for pipe sizes 4-inch to 10-inch diameter.

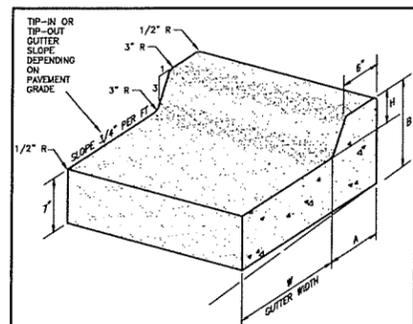
Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASTM F2306 for pipe sizes 12-inch to 60-inch diameter.

All fittings must comply with ASTM Standard D3212.

Water-tight joints must be used at all connections including structures.

Lay all HDPE pipe on a continuous granular bed. Installation must comply with ASTM D3212. All sections of the corrugated HDPE pipe shall be coupled in order to provide water tight joints.

Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the material for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.



DIMENSIONS			CONCRETE		
H	A	B	CU. YDS. / LN. FT.	LN. FT. / CU. YD.	
6"	8"	13 1/2"	B612	0.0474	21.1

NOT TO SCALE  
B612 CONCRETE CURB AND GUTTER





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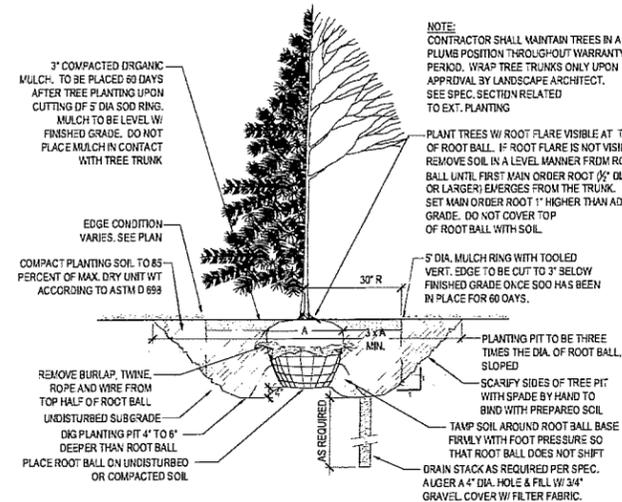
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DAMONFARBERASSOCIATES

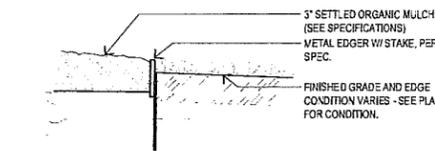
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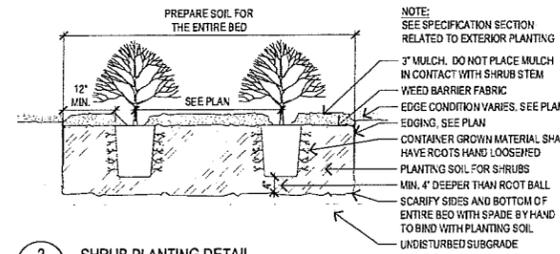
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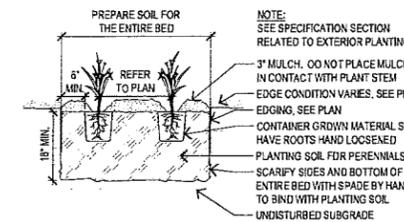
1 TREE PLANTING DETAIL  
SCALE: 1/2" = 1'-0"



3 STEEL EDGER  
SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING DETAIL  
SCALE: 3/4" = 1'-0"



4 PERENNIAL PLANTING DETAIL  
SCALE: 3/4" = 1'-0"

**PLANTING DETAILS**

TOTAL	SYM	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT.	COMMENTS
<b>DECIDUOUS TREES</b>							
	12		AUTUMN BLAZE MAPLE	<i>Acer x freemanii 'Jeffersred'</i>	2.5" CAL.	B&B	SINGLE STRAIGHT LEADER
	6		FRONTIER ELM	<i>Ulmus parvifolia 'Frontier'</i>	2.5" CAL.	B&B	SINGLE STRAIGHT LEADER
	6		IMPERIAL HONEYLOCUST	<i>Gleditsia triacanthos var. inermis</i>	2.5" CAL.	B&B	SINGLE STRAIGHT LEADER
	4		RED SUNSET MAPLE	<i>Acer rubrum 'Franseria'</i>	2.5" CAL.	B&B	SINGLE STRAIGHT LEADER
	14		WHITESPIRE BIRCH	<i>Betula populifolia 'Whitespire'</i>	2.5" CAL.	B&B	SINGLE STRAIGHT LEADER
	3		ARMSTRONG MAPLE	<i>Acer x freemanii 'Armstrong'</i>	2.0" CAL.	B&B	SINGLE STRAIGHT LEADER
<b>EVERGREEN TREES</b>							
	6		SCOTCH PINE	<i>Pinus sylvestris</i>	8' HGT.	B&B	
<b>DECIDUOUS SHRUBS</b>							
	210		ARCTIC FIRE DOGWOOD	<i>Cornus stolonifera</i>	24" HGT.	#5 CONT.	SPACE PER PLAN
	28		ALPINE CURRANT	<i>Ribes alpinum</i>	24" HGT.	#5 CONT.	PLANT 3'6" O.C.
	11		CABERNET BARBERRY	<i>Berberis thunbergii atropurpurea 'Moretti Select'</i>	18" HGT.	#5 CONT.	SPACE PER PLAN
	72		FIREDANCE DOGWOOD	<i>Cornus sericea 'Baladine'</i>	24" HGT.	#5 CONT.	PLANT 4' O.C.
	7		LITTLE LIME HYDRANGEA	<i>Hydrangea paniculata 'Jane'</i>	18" HGT.	#5 CONT.	SPACE PER PLAN
	81		BUSH HDNEYSUCKLE	<i>Diervilla lonicera</i>	18" HGT.	#5 CONT.	SPACE PER PLAN
	48		SUMMERWINE NINEBARK	<i>Physocarpus opulifolius 'Seward'</i>	36" HGT.	#10 CONT.	PLANT 4.5' O.C.
	14		ANTHONY WATERER SPIREA	<i>Spiraea x bumalda 'Anthony Waterer'</i>	18" HGT.	#5 CONT.	SPACE PER PLAN
<b>EVERGREEN SHRUBS</b>							
	33		TECHNY ARBORVITAE	<i>Thuja occidentalis 'Techny'</i>	6' HGT.	B&B	SPACE PER PLAN
	60		JUNIPER, MINT JULEP	<i>Juniperus chinensis 'Monlep'</i>	24" HGT.	#5 CONT.	SPACE PER PLAN
<b>PERENNIALS</b>							
	80		BLONDE AMBITION BLUE GRAMA	<i>Bouteloua gracilis 'Blonde Ambition'</i>		#1 CONT.	
	39		BODACIOUS RETURNS DAYLILY	<i>Hemerocallis 'Bodacious Returns'</i>		#1 CONT.	
	96		HAPPY RETURNS DAYLILY	<i>Hemerocallis 'Happy Returns'</i>		#1 CONT.	
	180		KARL FOERSTER REED GRASS	<i>Calamagrostis 'Karl Foerster'</i>		#1 CONT.	
	112		STELLA D'ORO DAYLILY	<i>Hemerocallis 'Stella d'Oro'</i>		#1 CONT.	
	55		IRON BUTTERFLY FOAMFLOWER	<i>Tiarella x 'Iron Butterfly'</i>		#1 CONT.	
	69		HEAVY METAL SWITCHGRASS	<i>Panicum virgatum 'Heavy Metal'</i>		#1 CONT.	
	14		SILVER FEATHER MISCANTHUS	<i>Miscanthus sinensis 'Silverfeather'</i>		#1 CONT.	
	37		ENGELMANN IVY	<i>Parthenocissus quinquefolia 'Engelmanni'</i>		#1 CONT.	

**PLANTING SCHEDULE**

**GENERAL NOTES**

- CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
- CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/CUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/CUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
- CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
- CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
- SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

**GRADING NOTES**

- GRADING LIMITS ARE DEFINED AS THE JUNCTURE OF PROPOSED GRADE WITH EXISTING GRADE UNLESS NOTED OTHERWISE.
- GRADING LIMITS AND LIMITS OF WORK SHOWN ON PLAN ARE ONLY APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT LANDSCAPE CONTRACTORS EXPENSE UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER IN WRITING.
- FILL/CUT AS NECESSARY TO PROVIDE A 1% MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION.
- MAINTAIN A UNIFORM GRADE BETWEEN CONTOURS IN AREAS TO BE GRADED UNLESS NOTED OTHERWISE.
- ELEVATIONS, IF SHOWN ARE FINISHED ELEVATIONS. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
- CONTRACTOR SHALL CONTACT PUBLIC UTILITIES FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES AS REQUIRED TO INSURE THAT EROSION IS KEPT TO AN ABSOLUTE MINIMUM - SEE CIVIL SPECIFICATIONS.
- PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE - SEE CIVIL SPECIFICATIONS.

**PLANTING NOTES**

- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
- STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
- PROPOSED PLANT MATERIAL SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE STAKING OF PLANT MATERIAL PRIOR TO DIGGING.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS GRANTED BY THE LANDSCAPE ARCHITECT TO THE CONTRACTOR PRIOR TO THE SUBMISSION OF BID.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- TREE WRAPPING MATERIAL SHALL BE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.

**TURF NOTES**

- SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE Laid PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.

**PLANTING NOTES**

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DEVELOPMENT  
PLAN APPROVAL  
05/12/2014

ORIGINAL ISSUE: 05/12/14

REVISIONS  
No. Description Date

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PROJECT NUMBER

JS  
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6725 YORK AVE.

LANDSCAPE SCHEDULE  
& DETAILS

**LA1.1**



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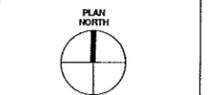
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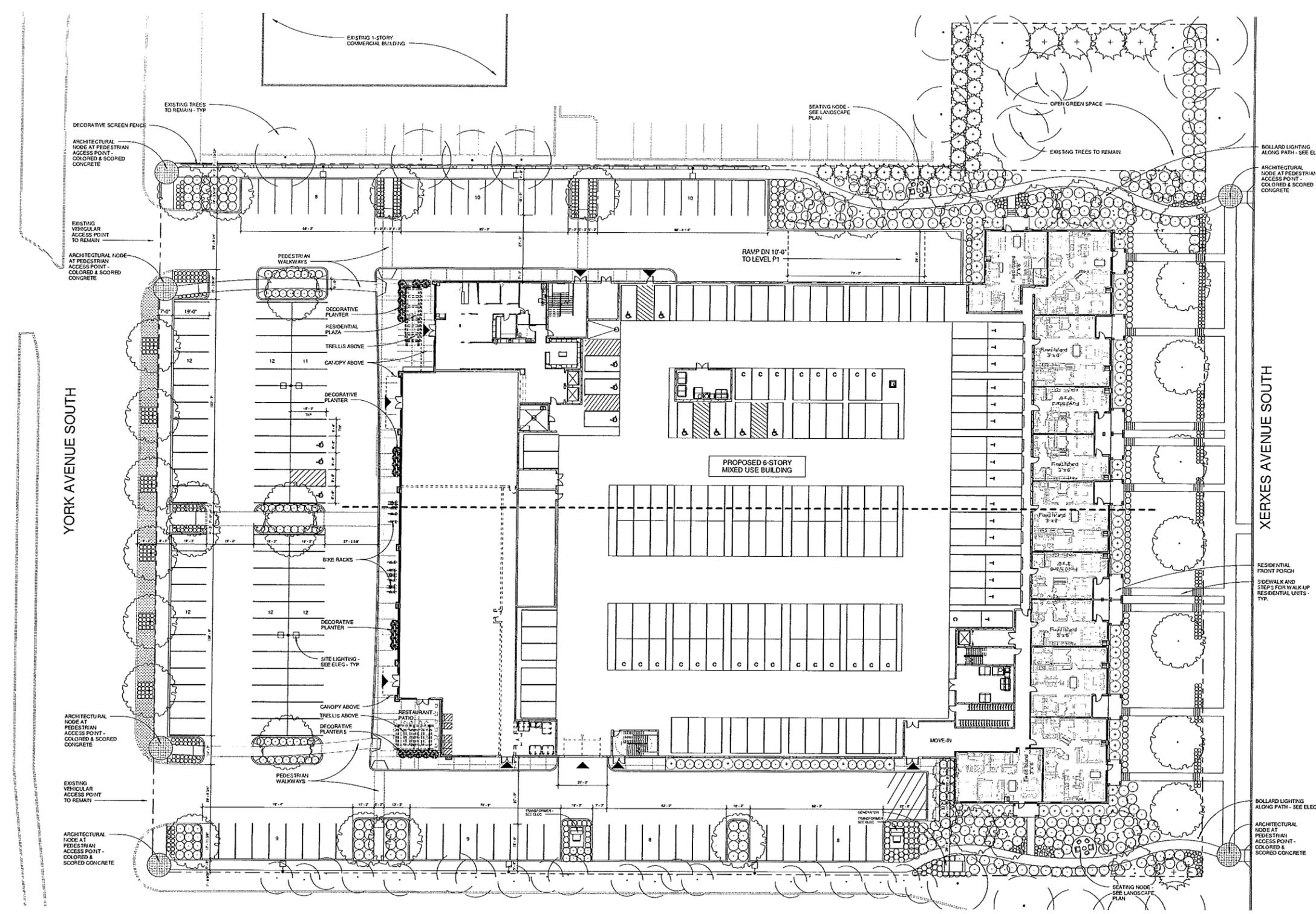
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6725 YORK AVE.

ARCHITECTURAL SITE PLAN

A0.1



1 SITE PLAN  
A0.1 1" = 20'-0"



6725 YORK AVE.

Edina, MN



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PERSPECTIVE VIEWS

**A0.3**

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PERSPECTIVE FROM NE



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PERSPECTIVE VIEWS

A0.4

**EXTERIOR KEYNOTES**

- 1A BRCK #1 - YELLOW
- 1B BRCK #2 - TAN
- 1C BRCK #3 - REDDISH BROWN
- 2A ARCHITECTURAL CAST STONE - CREAM
- 3B ARCHITECTURAL CAST STONE - BLACK
- 4A ROCKFACE CMU - TAN
- 5A METAL PANEL - DARK BRONZE
- 6A FIBER CEMENT BOARD #1 - GRAY
- 6B FIBER CEMENT BOARD #2 - DARK BRONZE
- 7A STUCCO #1 - CREAM
- 7B STUCCO #2 - BROWN
- 7C STUCCO #3 - DARK BRONZE
- 7D STUCCO #4 - GRAY
- 8A FIBERGLASS WINDOW DOOR - DARK BRONZE
- 8B PREFINISHED ALUMINUM STOREFRONT SYSTEM
- 9A BREAK METAL #1 - GRAY
- 9B BREAK METAL #2 - DARK BRONZE
- 9C BREAK METAL #3 - CREAM
- 9D BREAK METAL #4 - BROWN
- 9E BREAK METAL #5 - WHITE



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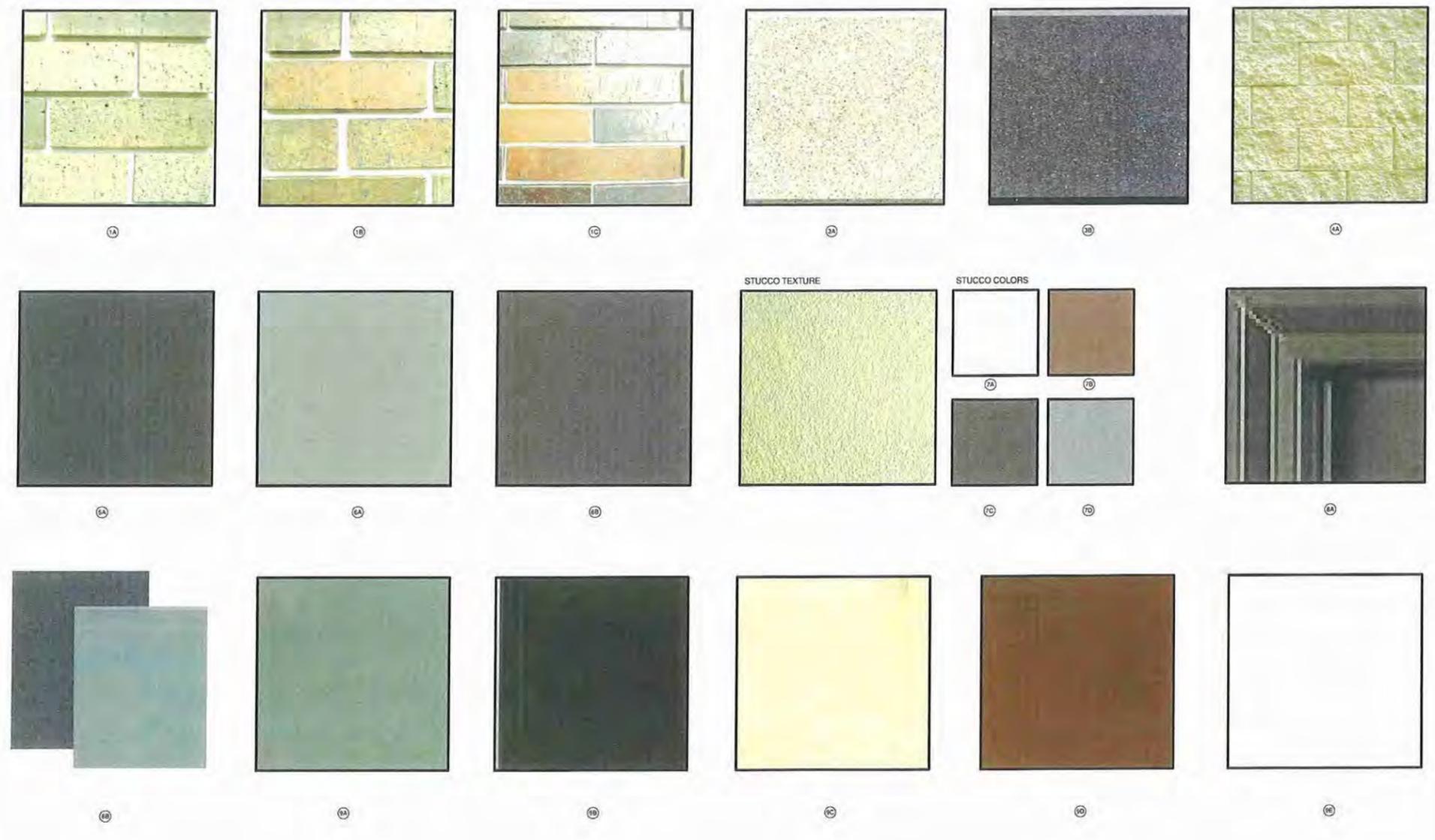
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EXTERIOR BUILDING MATERIALS

**A0.5**



**OVERALL FLOOR PLAN GENERAL NOTES**  
1. ALL OVERALL DIMENSIONS TO OUTSIDE FACE OF MASONRY OR OUTSIDE FACE OF EXTERIOR SHEATHING.



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**CITY OF EDINA FINAL DEVELOPMENT PLAN APPROVAL 05/12/2014**

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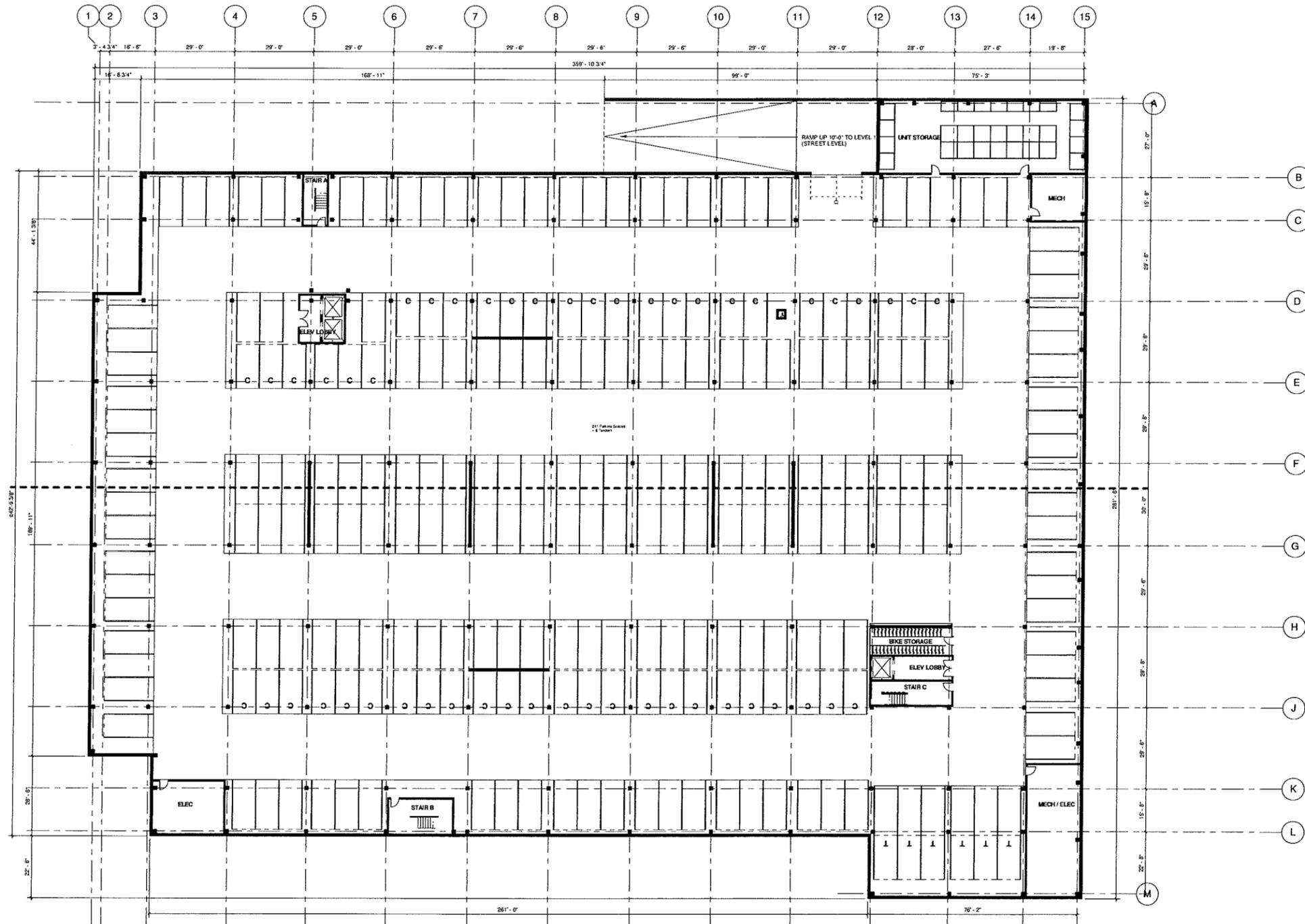
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OVERALL FLOOR PLAN - LEVEL P1 (PARKING)

**A1.0**



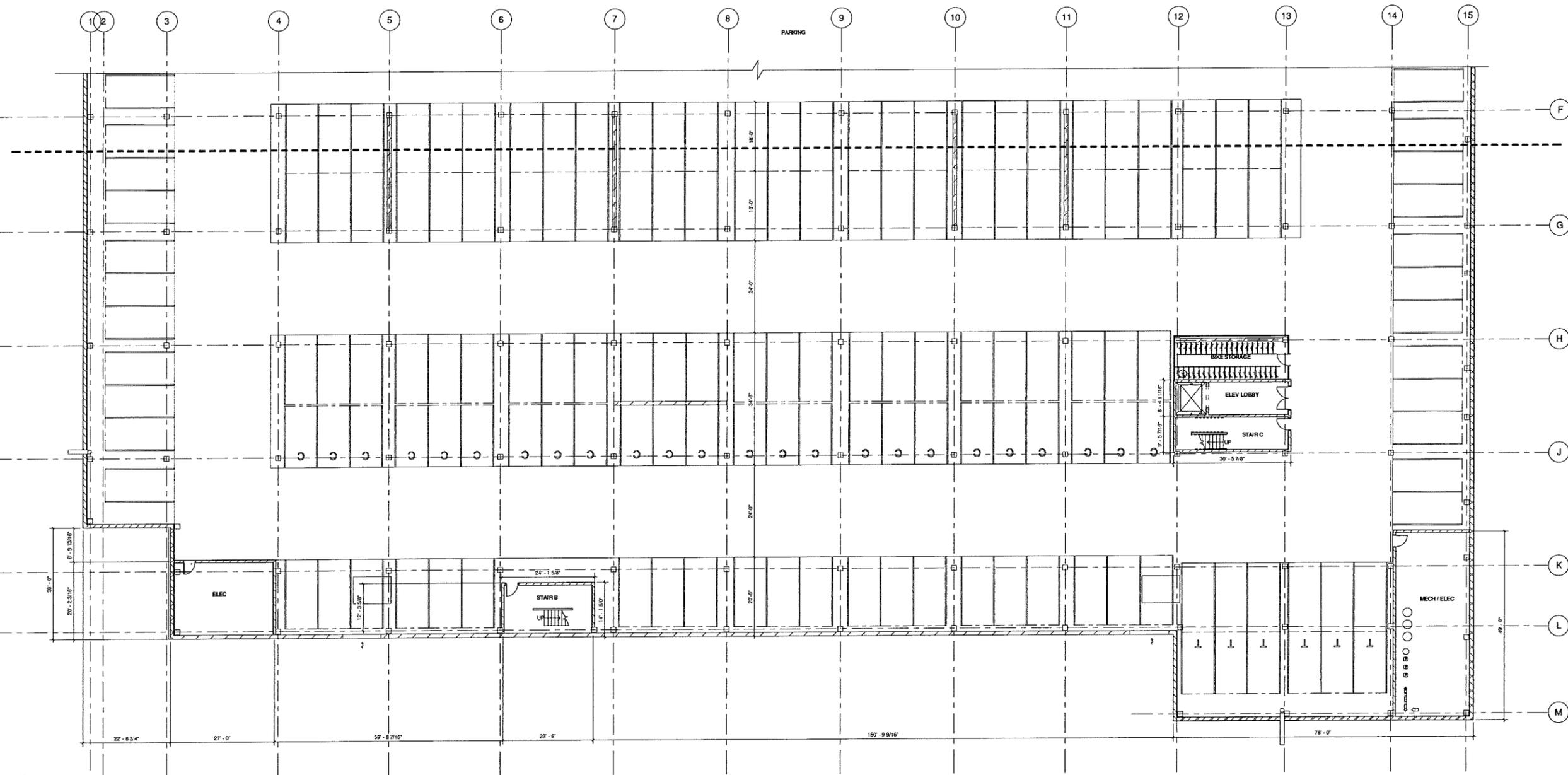
**1 OVERALL FLOOR PLAN - LEVEL P1**  
A1.0 1/16" = 1'-0"





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Checker: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
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6725 YORK AVE.

SOUTH FLOOR PLAN - LEVEL P1 (PARKING)  
**A1.0b**

**SOUTH FLOOR PLAN - LEVEL P1**  
3/22/14  
A1.0b

**OVERALL FLOOR PLAN GENERAL NOTES**

1. ALL OVERALL DIMENSIONS TO OUTSIDE FACE OF MASONRY OR OUTSIDE FACE OF EXTERIOR SHEATHING.



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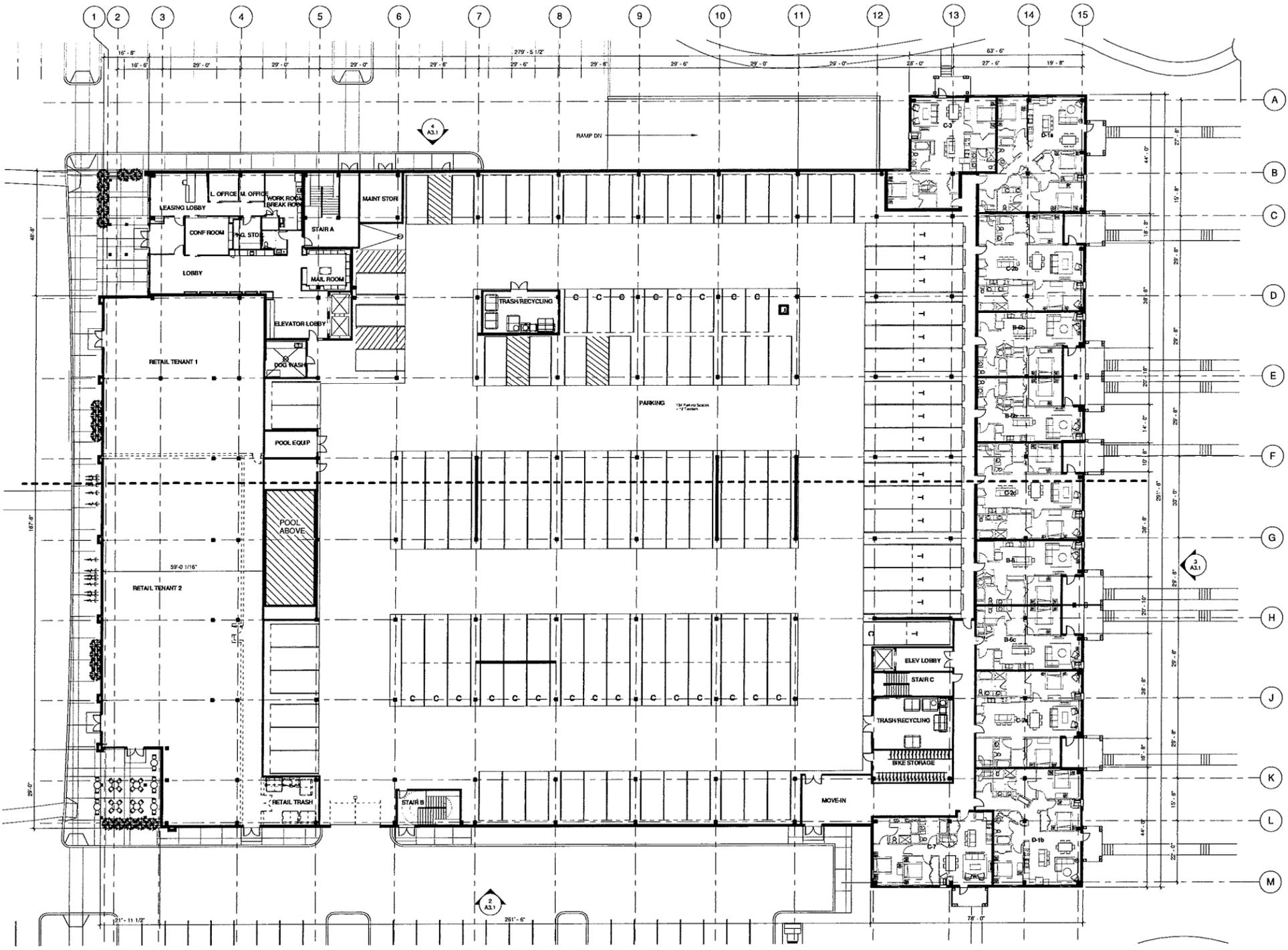
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OVERALL FLOOR PLAN - LEVEL 1 (STREET LEVEL)

**A1.1**



**1** OVERALL FLOOR PLAN - LEVEL 1  
A1.1 1/16" = 1'-0"



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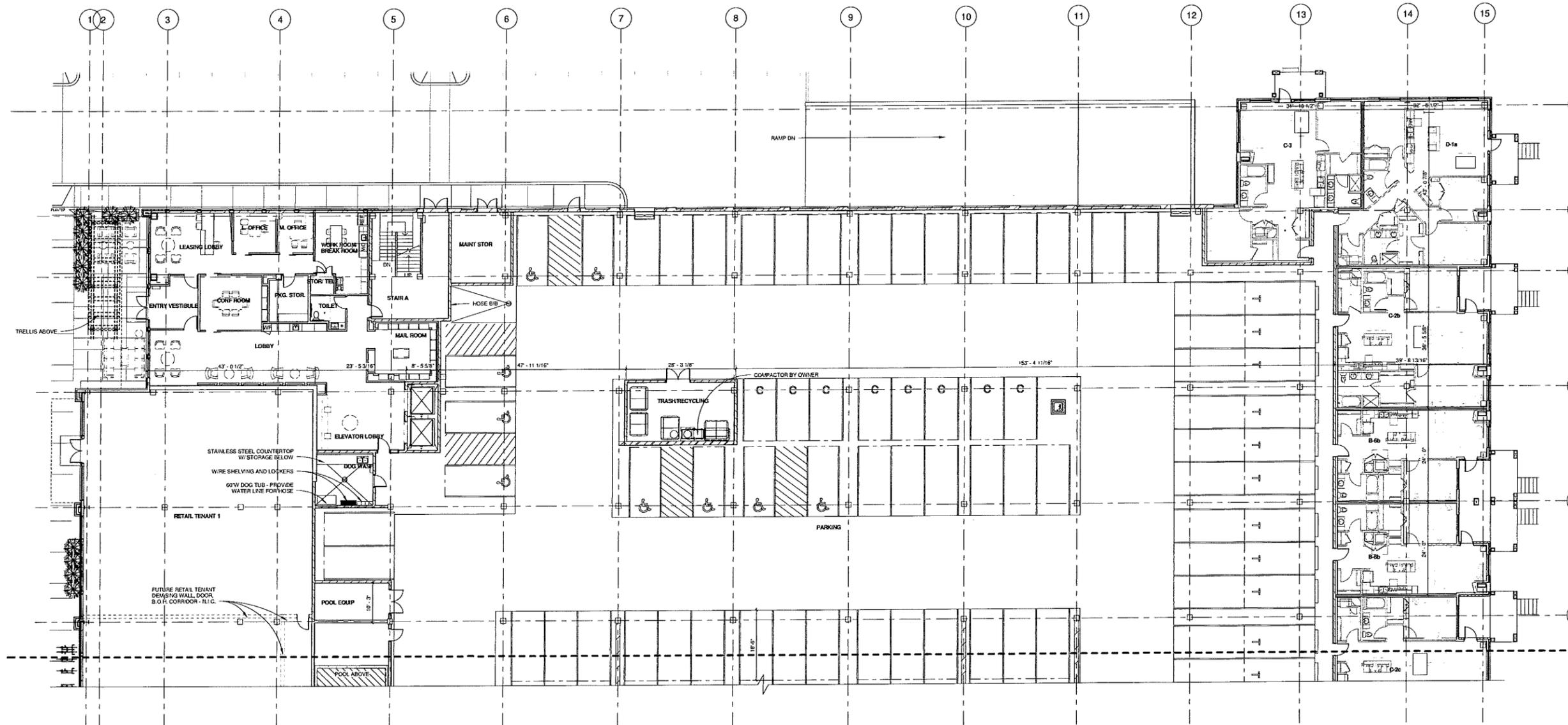
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NORTH FLOOR PLAN - LEVEL 1  
(STREET LEVEL)

**A1.1a**



**1 NORTH FLOOR PLAN - LEVEL 1**  
A1.1a 3/22 - 1'-0"



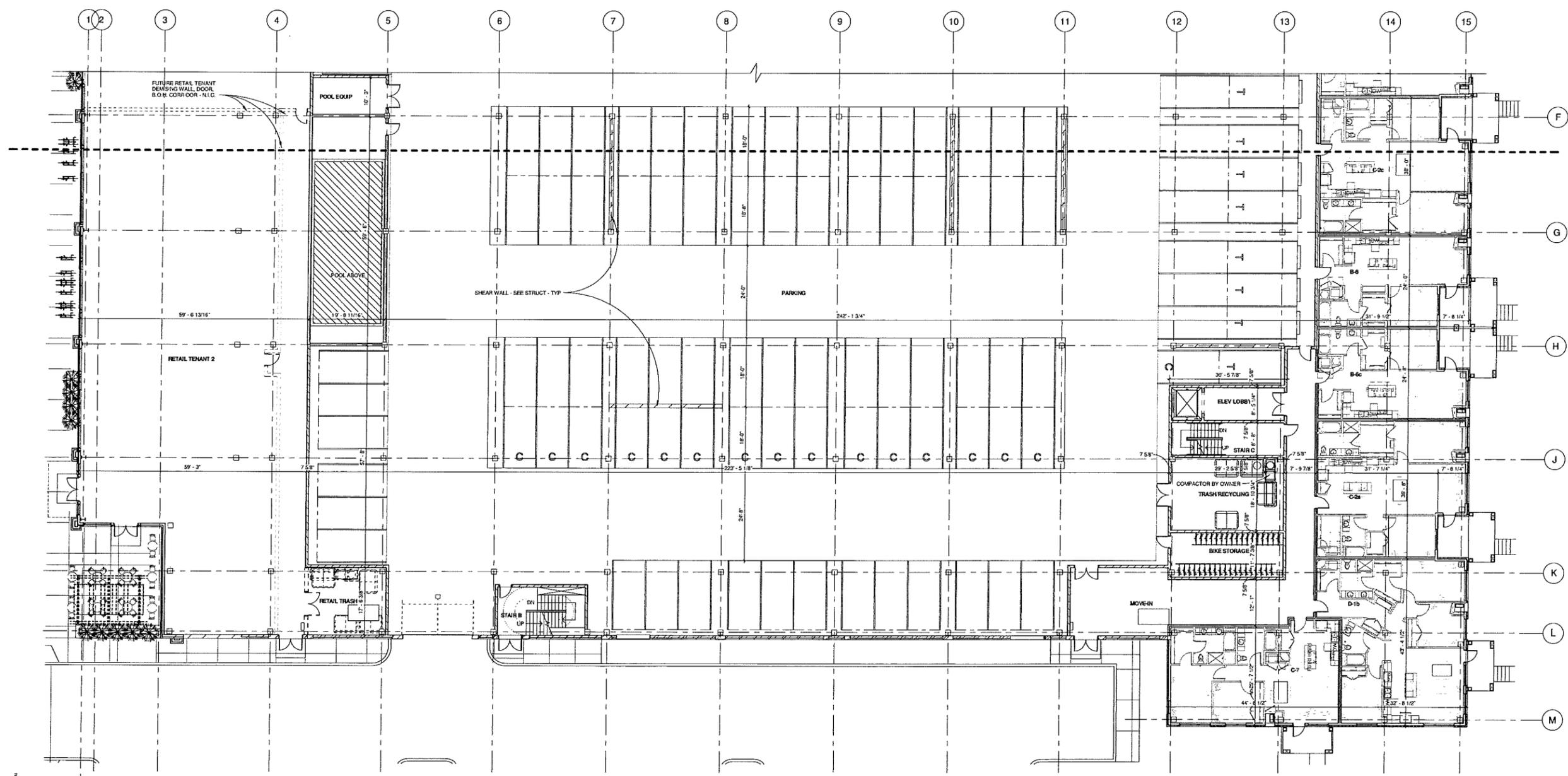
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SOUTH FLOOR PLAN - LEVEL  
1 (STREET LEVEL)

**A1.1b**

**OVERALL FLOOR PLAN GENERAL NOTES**

1. ALL OVERALL DIMENSIONS TO OUTSIDE FACE OF MASONRY OR OUTSIDE FACE OF EXTERIOR SHEATHING.



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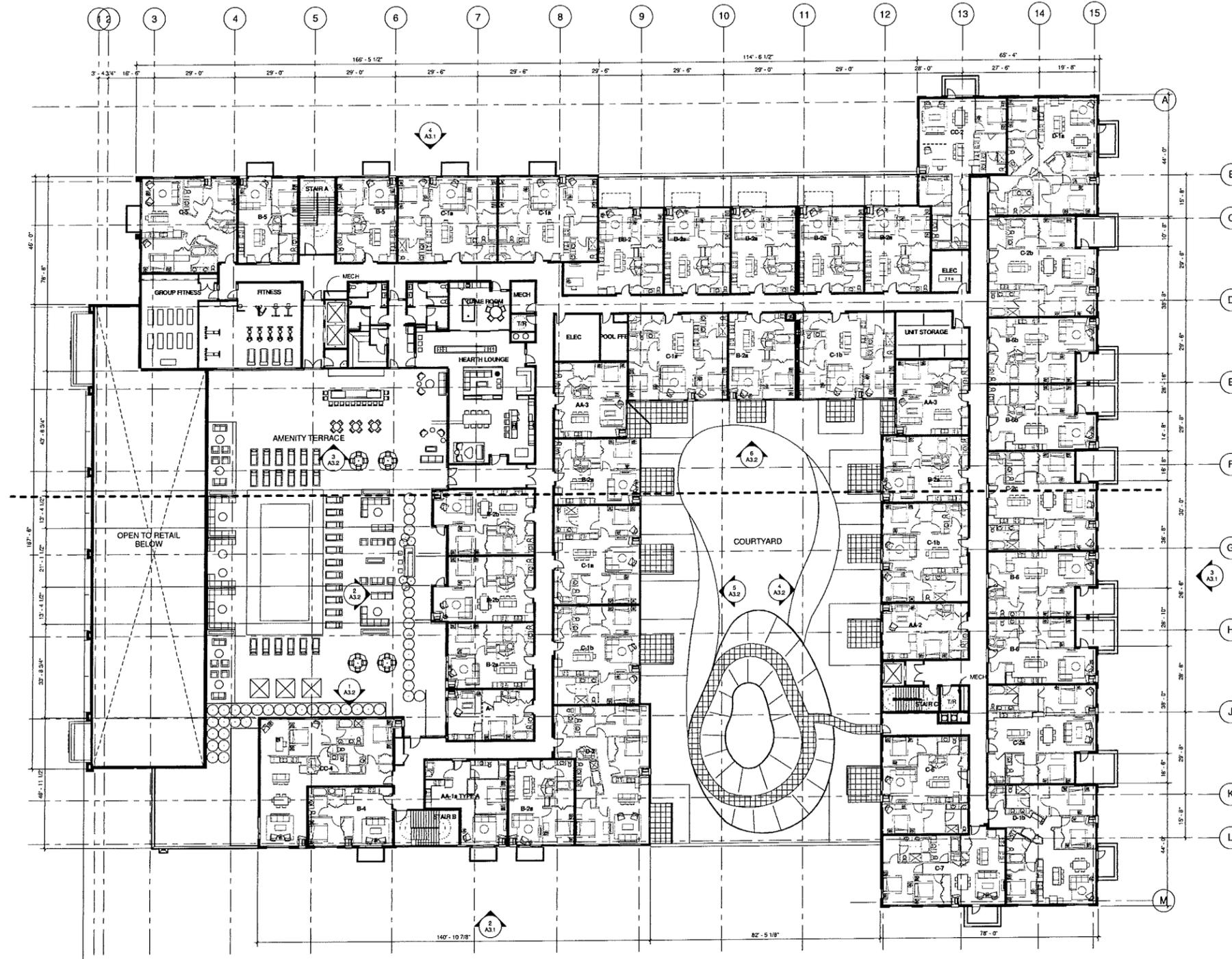
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OVERALL FLOOR PLAN -  
LEVEL 2

**A1.2**



1 OVERALL FLOOR PLAN - LEVEL 2  
A1.2 1/16" = 1'-0"



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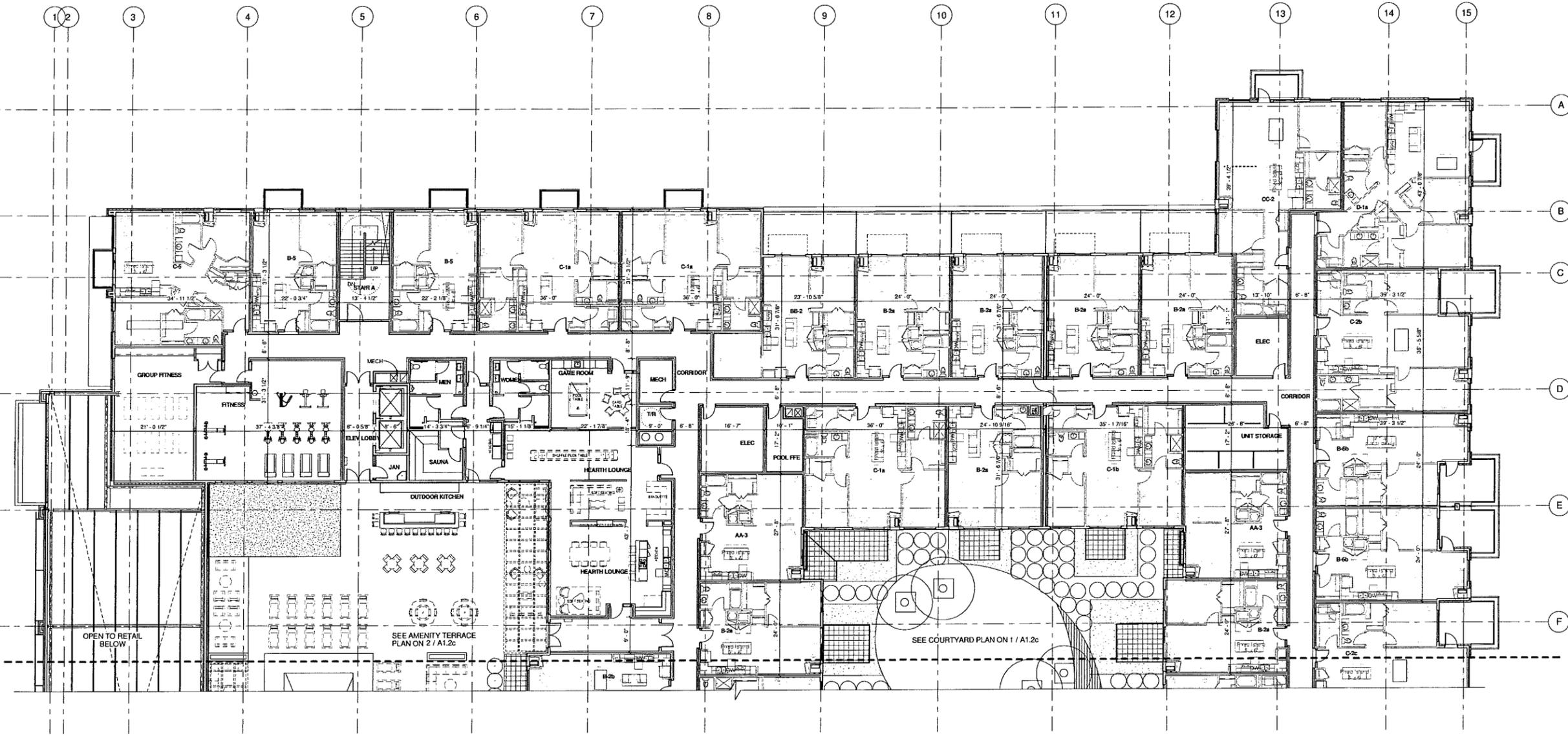
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NDRTH FLDR PLAN - LEVEL 2  
**A1.2a**



**1 NORTH FLOOR PLAN - LEVEL 2**  
A1.2a  
332' x 110'



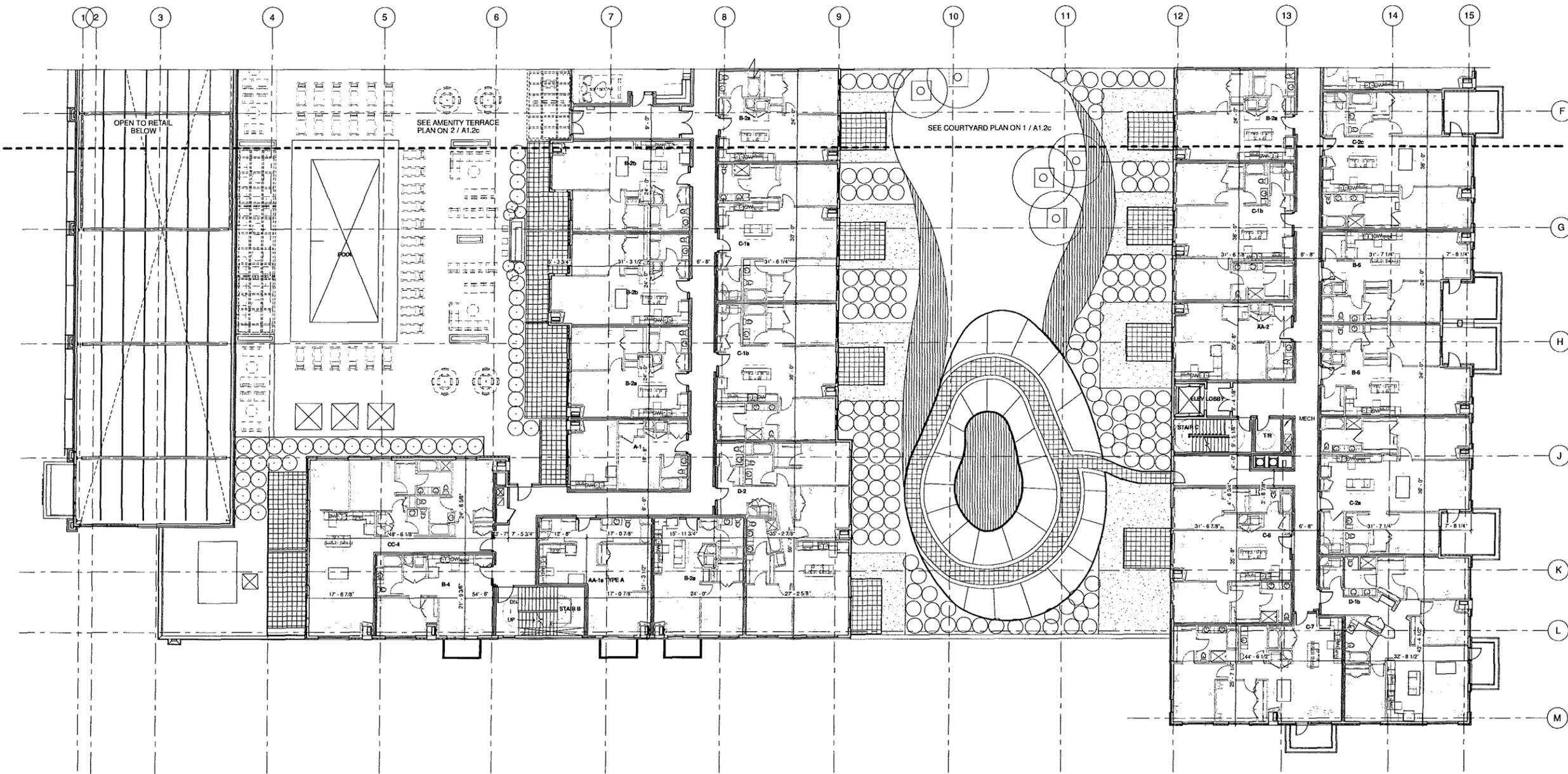
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SOUTH FLOOR PLAN - LEVEL 2

**A1.2b**

**1 SOUTH FLOOR PLAN - LEVEL 2**  
A1.2b 3/20' x 11'

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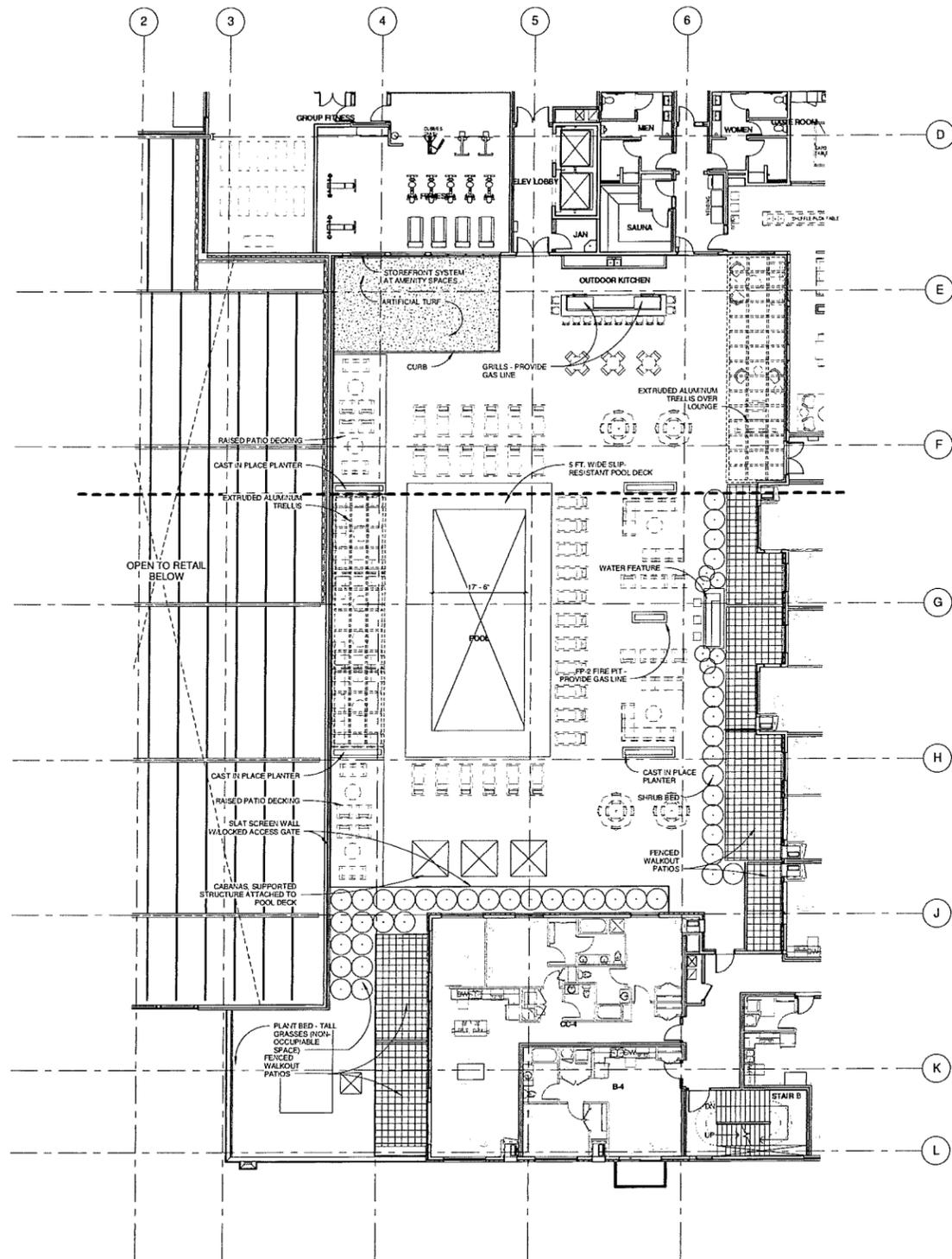
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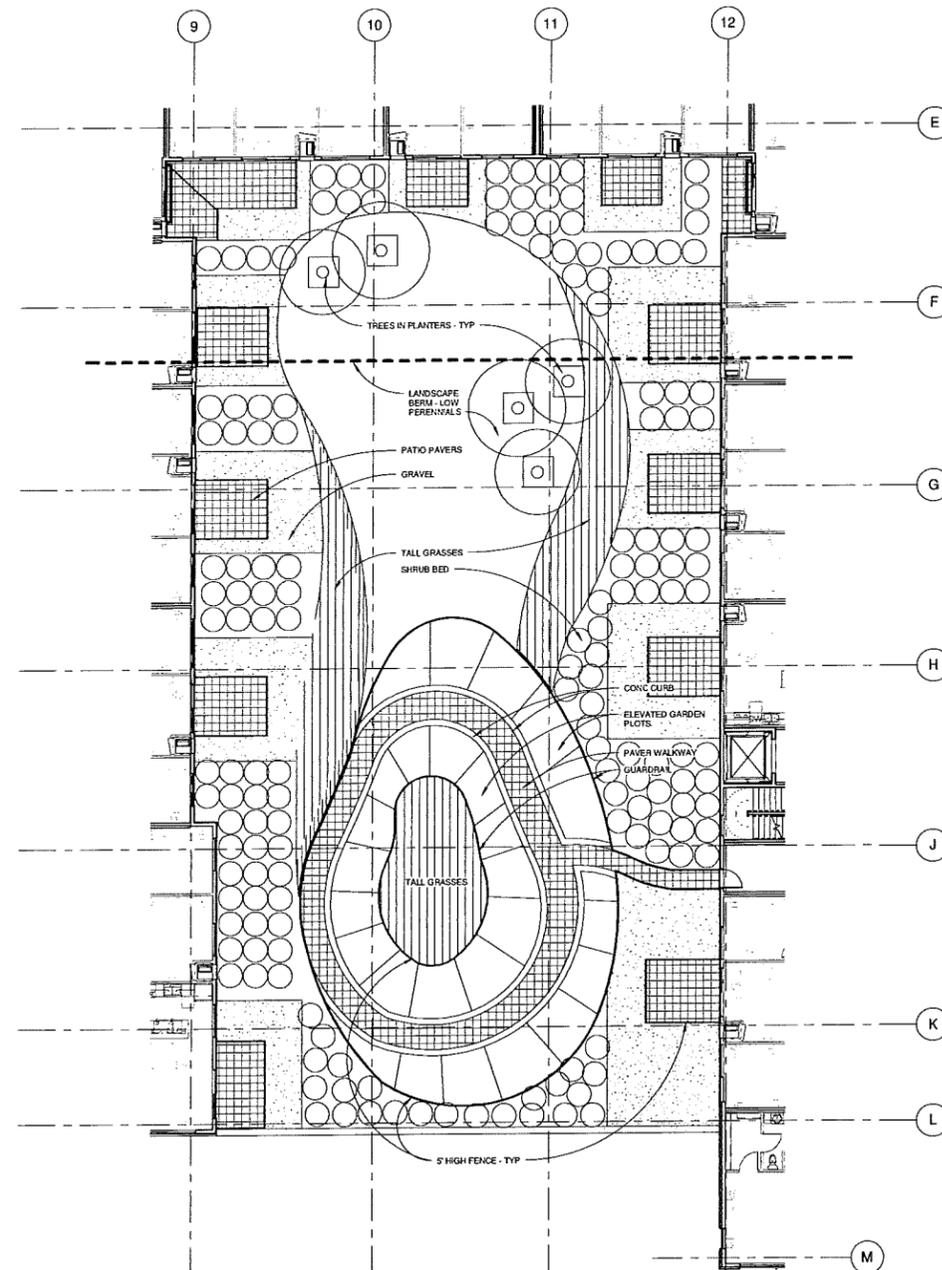
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COURTYARD PLANS  
**A1.2c**



**2 AMENITY TERRACE PLAN**  
A1.2c 3/32" = 1'-0"



**1 COURTYARD PLAN**  
A1.2c 3/32" = 1'-0"

OVERALL FLOOR PLAN GENERAL NOTES

1. ALL OVERALL DIMENSIONS TO OUTSIDE FACE OF MASONRY OR OUTSIDE FACE OF EXTERIOR SHEATHING.



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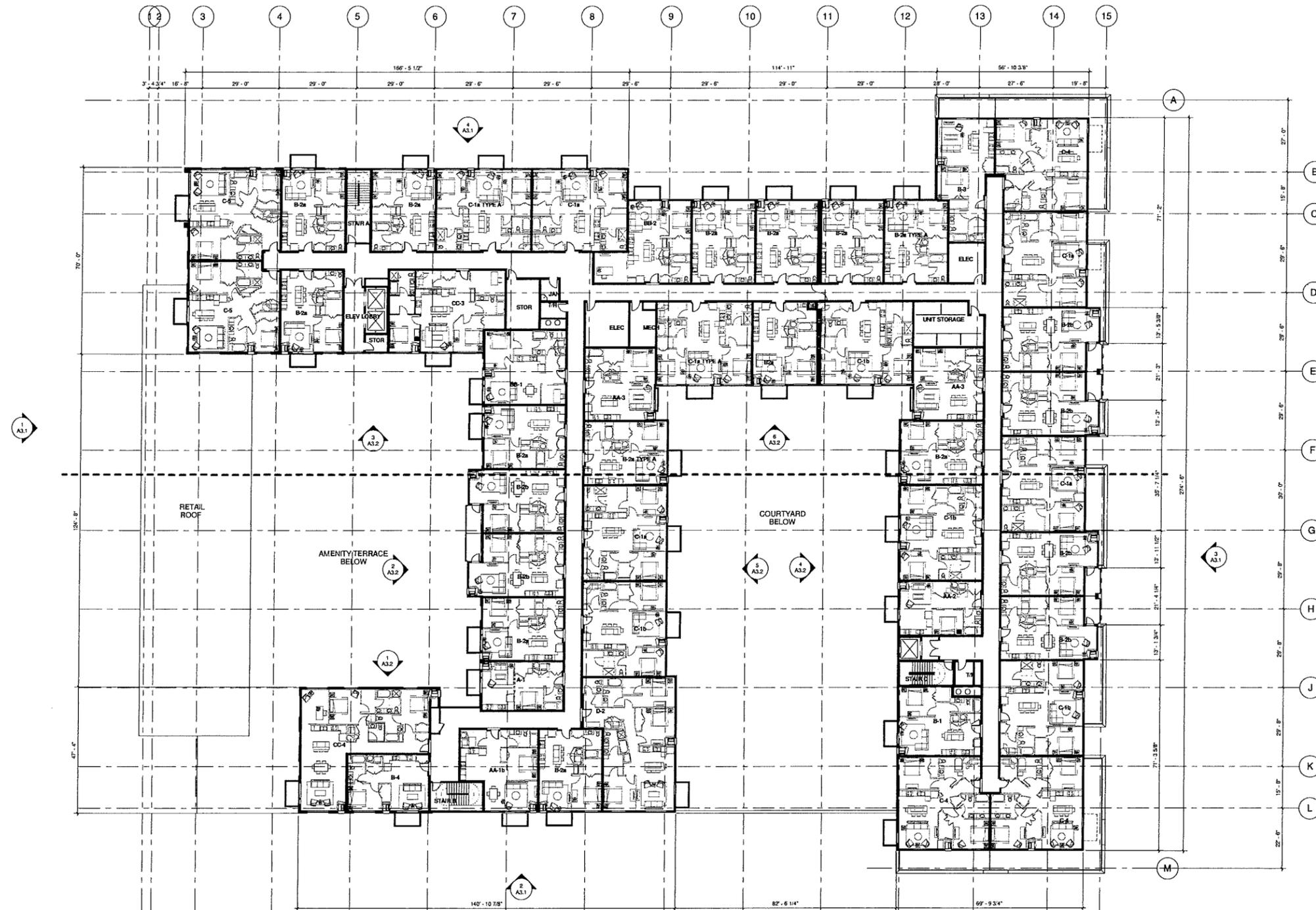
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OVERALL FLOOR PLAN -  
LEVELS 3-5

**A1.3**



1 OVERALL FLOOR PLAN - LEVEL 3-5  
A1.3 1/16" = 1'-0"



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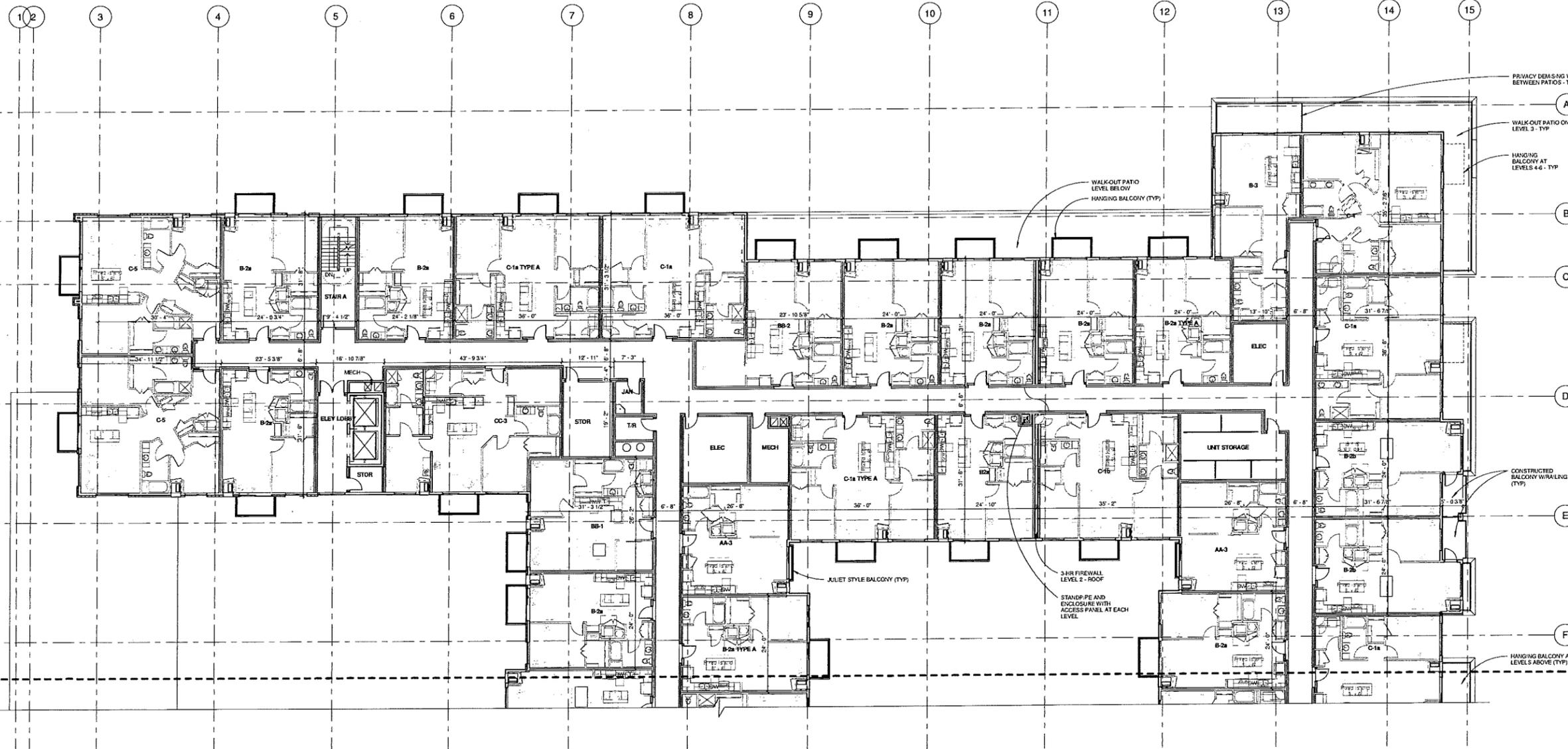
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NORTH FLOOR PLAN - LEVEL 3-5

**A1.3a**



**1 NORTH FLOOR PLAN - LEVEL 3-5**  
A1.3a 3/32" = 1'-0"



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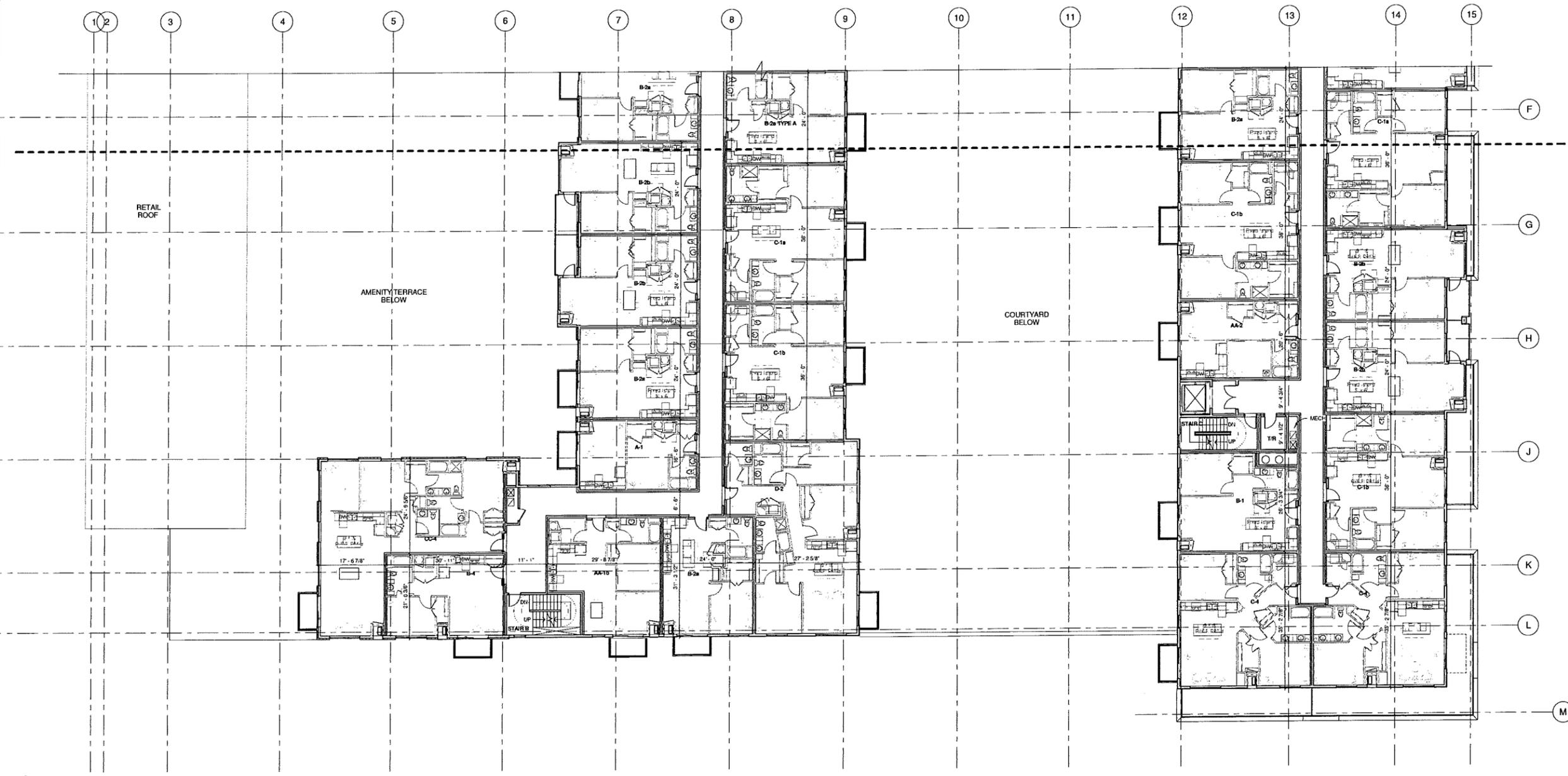
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SOUTH FLOOR PLAN - LEVEL  
3-5

A1.3b



**OVERALL FLOOR PLAN GENERAL NOTES**

1. ALL OVERALL DIMENSIONS TO OUTSIDE FACE OF MASONRY OR OUTSIDE FACE OF EXTERIOR SHEATHING.



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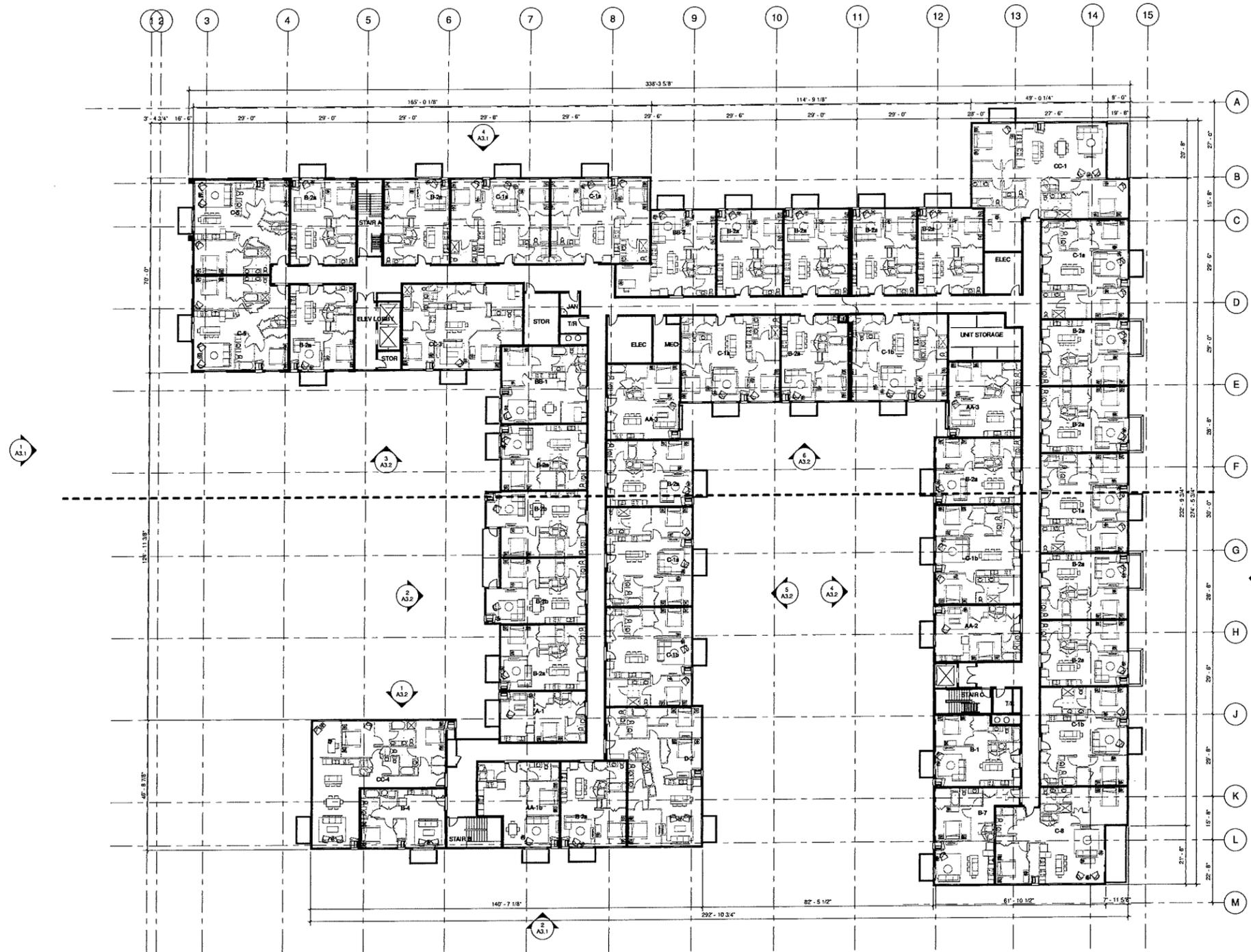
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OVERALL FLOOR PLAN - LEVEL 6

**A1.6**



**1 OVERALL FLOOR PLAN - LEVEL 6**  
 A1.6  
 1/16" = 1'-0"



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p. 6 1 2 . 3 3 9 . 5 5 0 8  
f. 6 1 2 . 3 3 9 . 5 3 8 2  
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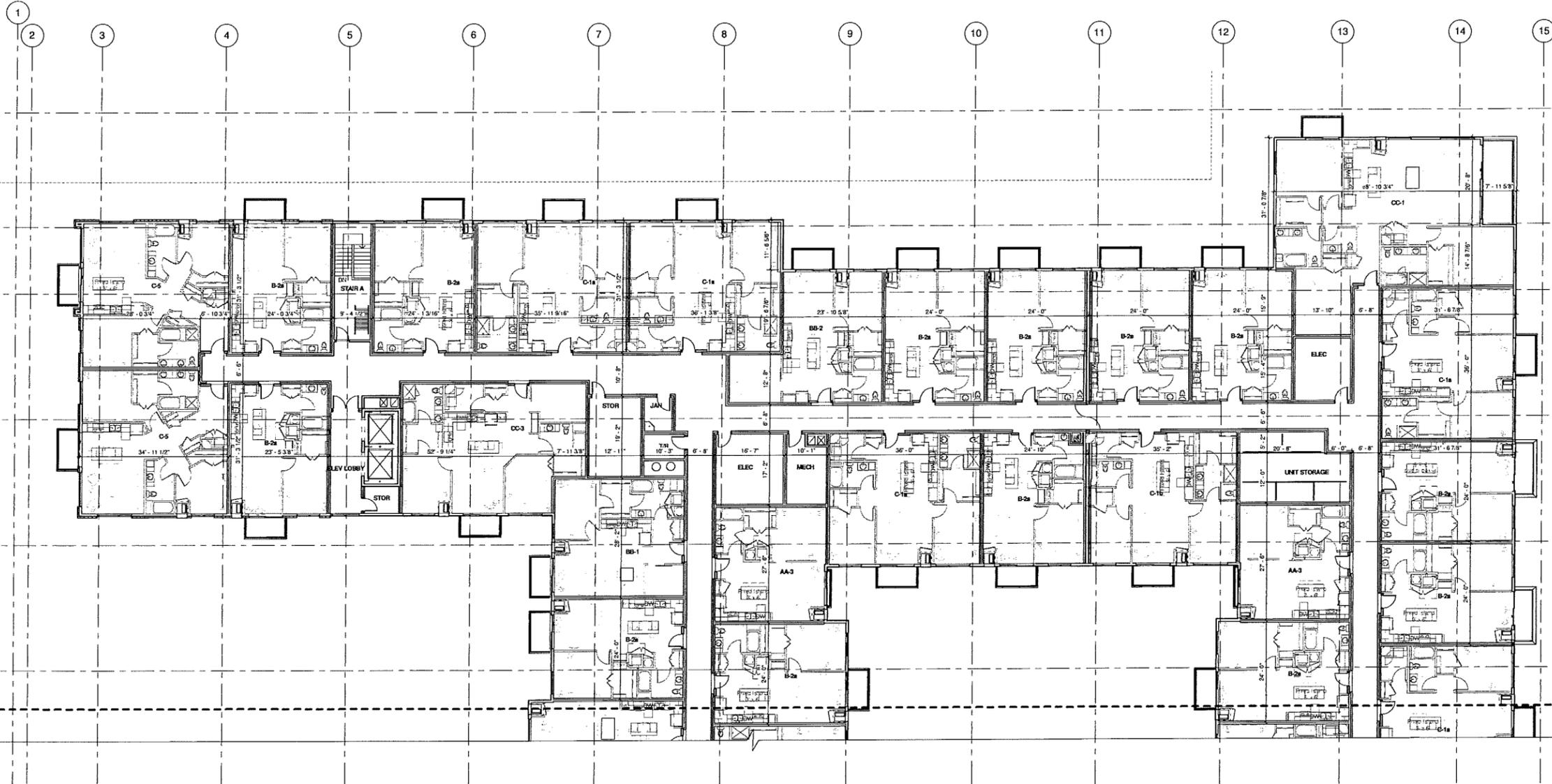
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NORTH FLOOR PLAN - LEVEL 6

6

**A1.6a**



**1 NORTH FLOOR PLAN - LEVEL 6**  
A1.6a 3/27 = 1/0'



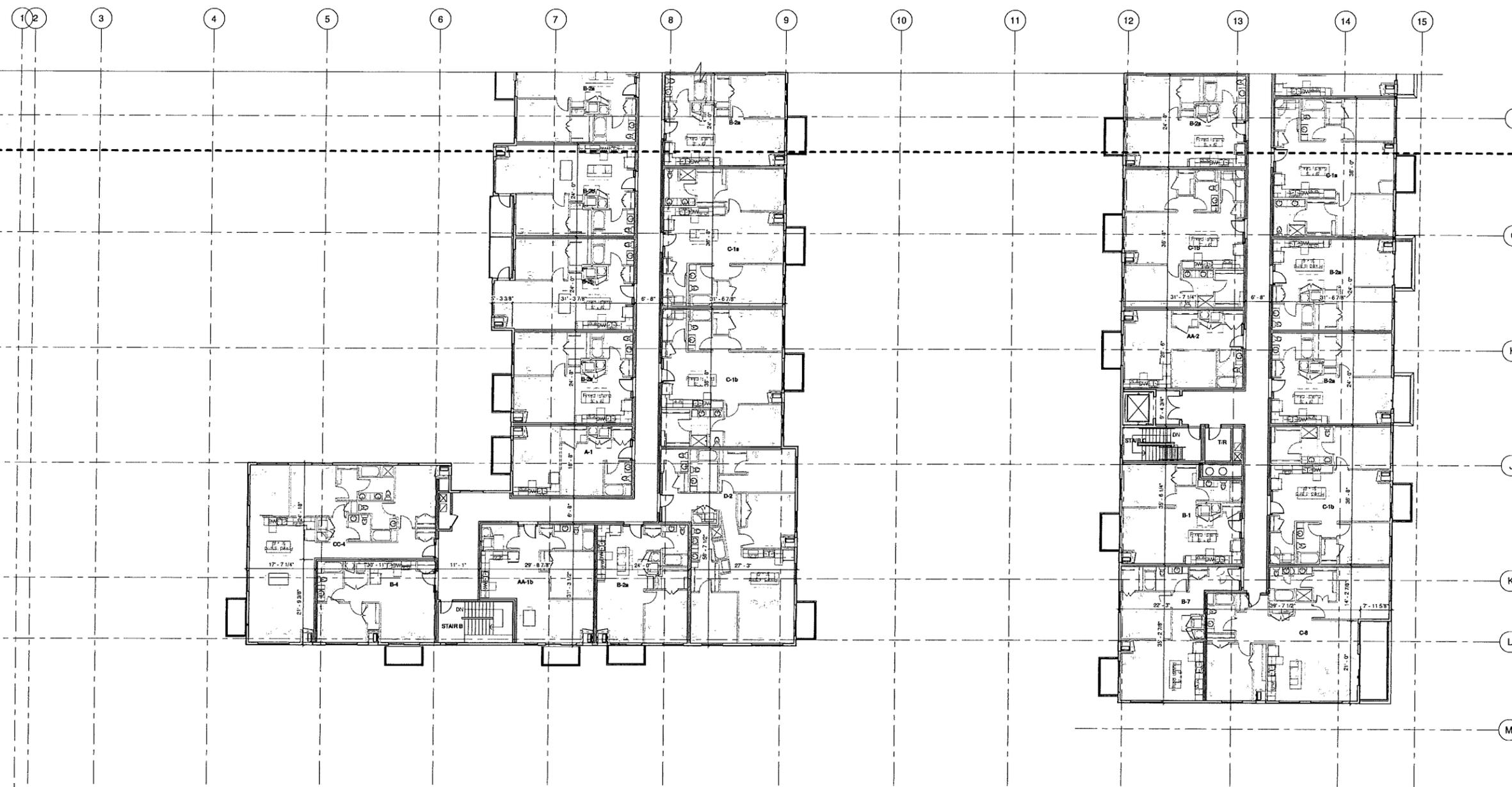
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SOUTH FLOOR PLAN - LEVEL 6

A1.6b

- ROOF PLAN GENERAL NOTES**
1. ROOF IS BALLASTED EPDM - SEE ASSEMBLIES
  2. ROOF TO SLOPE MIN 1/4" PER FOOT, TYP
  3. PLUMBING VENTS NOT SHOWN
  4. PROVIDE R-30 MINIMUM AVERAGE
  5. 1/8" SADDLES NOT ALLOWED, NO EXCEPTIONS
  6. CORRIDOR RTUS - PROVIDE CURBS AND FLASHING
  7. PROVIDE CONTINUOUS WALKWAY PADS FROM ACCESS HATCH TO ALL MECHANICAL UNITS



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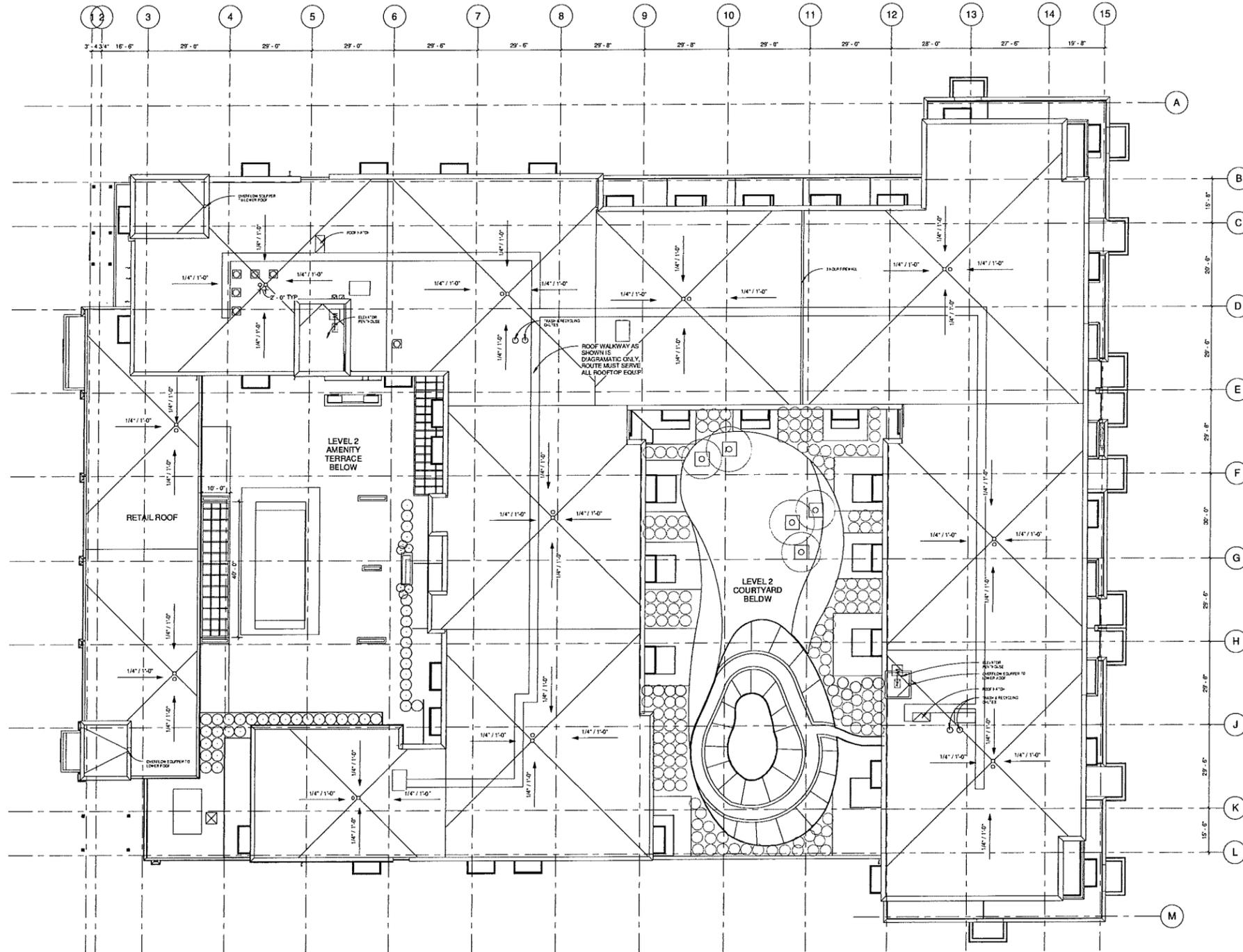
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ROOF PLAN  
**A1.7**





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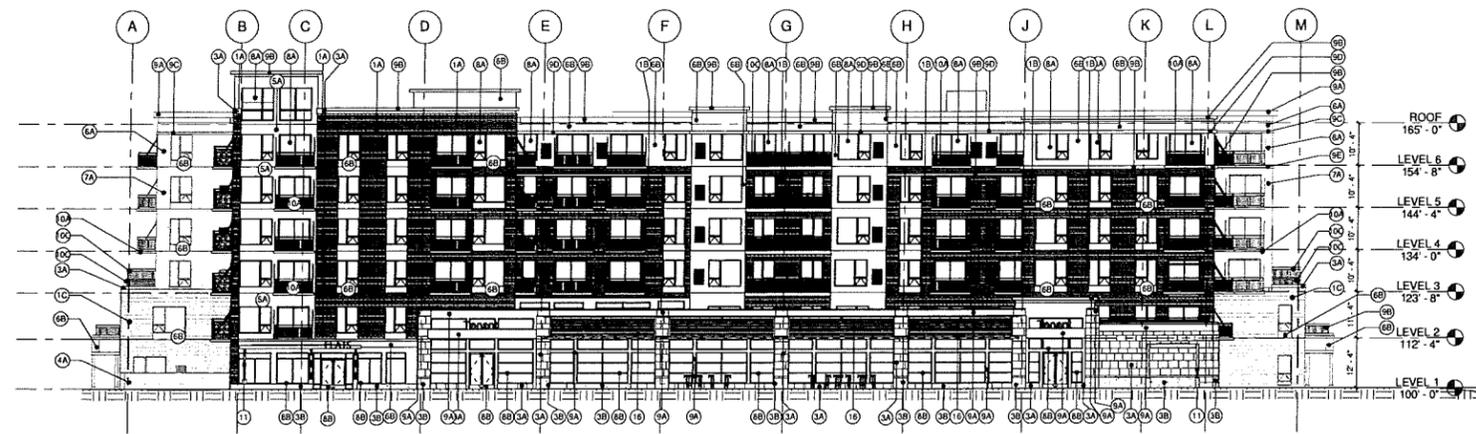
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EXTERIOR ELEVATION  
A3.1

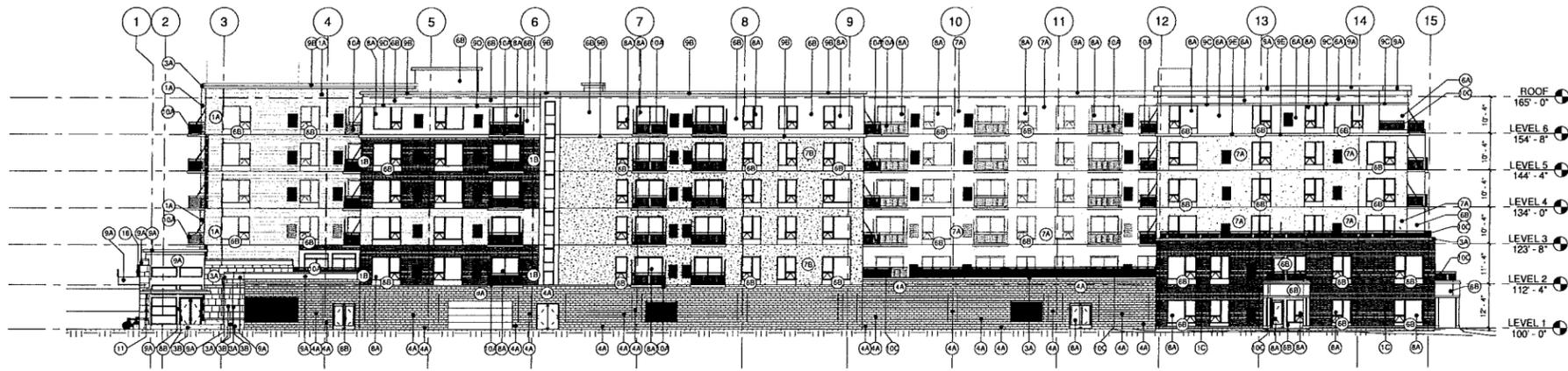
NOTE:  
SEE COLOR ELEVATIONS FOR REFERENCE

**EXTERIOR MATERIAL KEYNOTES**

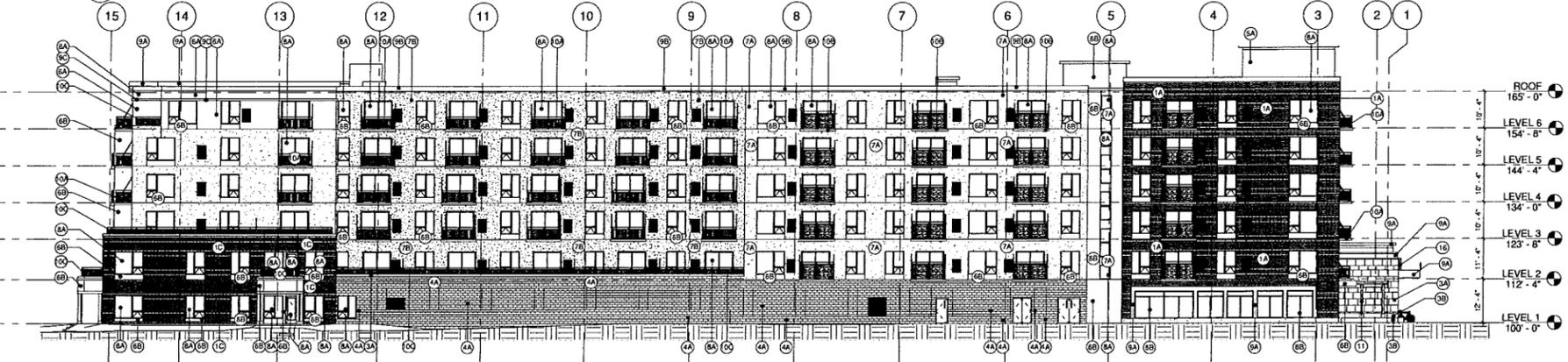
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- 1B BRICK #2 TAN
- 1C BRICK #3 REDDISH-BROWN
- 2A ARCHITECTURAL CAST STONE - CREAM
- 2B ARCHITECTURAL CAST STONE - BLACK
- 4A ROCK FACE BLOCK
- 5A METAL PANEL #1 DARK BRONZE
- 6A FIBER CEMENT BOARD #1 GREY
- 6B FIBER CEMENT BOARD #2 DARK BRONZE
- 7A STUCCO #1 CREAM
- 7B STUCCO #2 TAN
- 7D STUCCO #4 GREY
- 8A DARK BRONZE FIBERGLASS WINDOW DOOR-TYP
- 8B PREFINISHED ALUMINUM STOREFRONT SYSTEM
- 9A BREAK METAL #1 - GRAY
- 9B BREAK METAL #2 - DARK BRONZE
- 9C BREAK METAL #3 - CREAM
- 9D BREAK METAL #4 - TAN
- 9E BREAK METAL #5 - WHITE
- 10A PREFINISHED MANUFACTURED BALCONY SYSTEM #1
- 10B PREFINISHED MANUFACTURED BALCONY SYSTEM #2
- 10C PREFINISHED MANUFACTURED RAILING SYSTEM
- 11 TRELLIS
- 16 EXTRUDED ALUMINUM SIGNAGE BAND



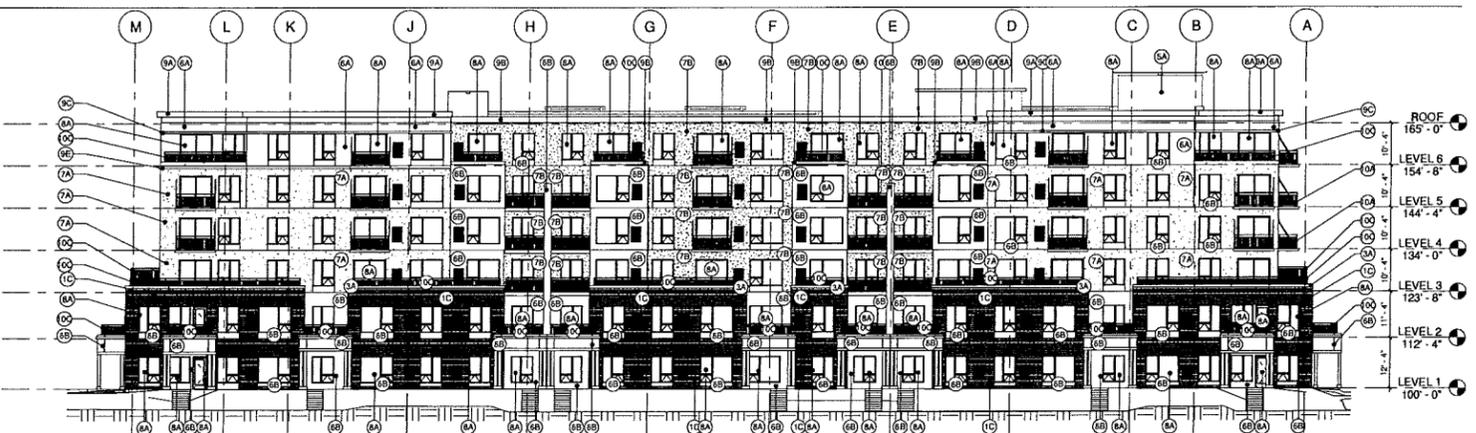
1 WEST ELEVATION  
A3.1 1/16" = 1'-0"



2 SOUTH ELEVATION  
A3.1 1/16" = 1'-0"



4 NORTH ELEVATION  
A3.1 1/16" = 1'-0"



3 EAST ELEVATION  
A3.1 1/16" = 1'-0"

NOTE:  
SEE COLOR ELEVATIONS FOR REFERENCE

**EXTERIOR MATERIAL KEYNOTES**

- 1A BRICK #1 YELLOW
- 1B BRICK #2 TAN
- 1C BRICK #3 REDDISH-BROWN
- 2A ARCHITECTURAL CAST STONE - CREAM
- 2B ARCHITECTURAL CAST STONE - BLACK
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- 7A STUCCO #1 CREAM
- 7B STUCCO #2 TAN
- 7D STUCCO #4 GREY
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- 9D BREAK METAL #4 - TAN
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- 10A PREFINISHED MANUFACTURED BALCONY SYSTEM #1
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- 10C PREFINISHED MANUFACTURED RAILING SYSTEM
- 11 TRELIS
- 12 EXTRUDED ALUMINUM SIGNAGE BAND



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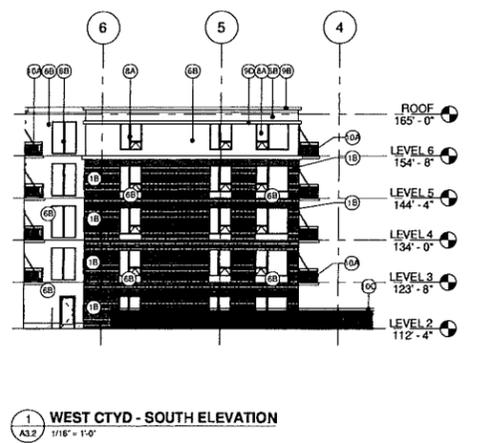
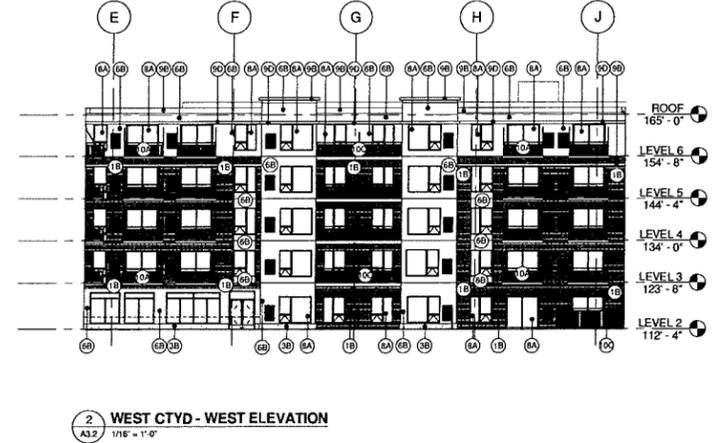
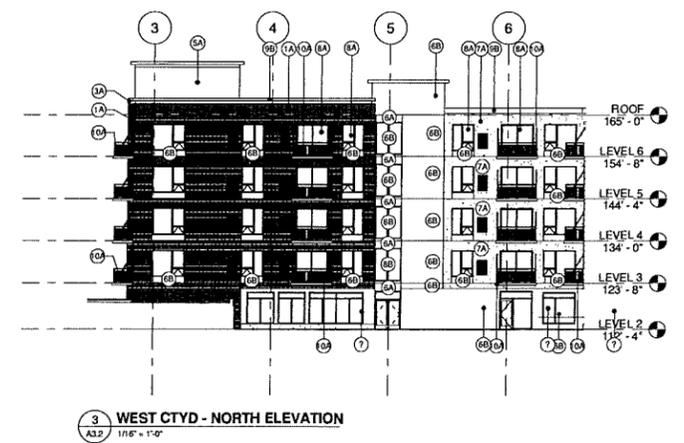
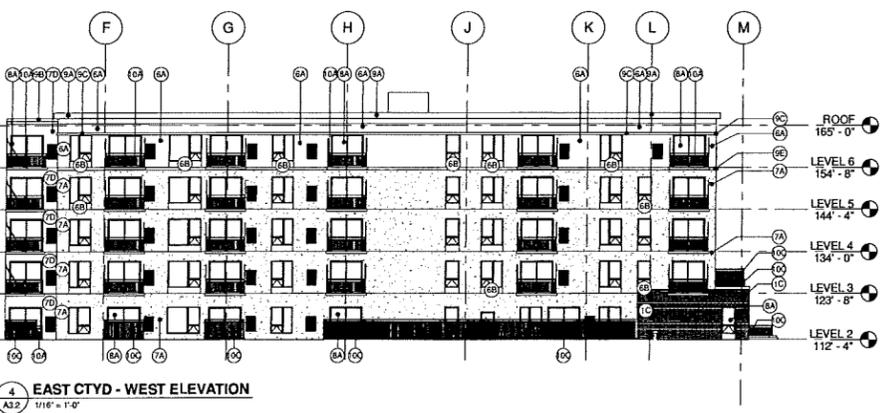
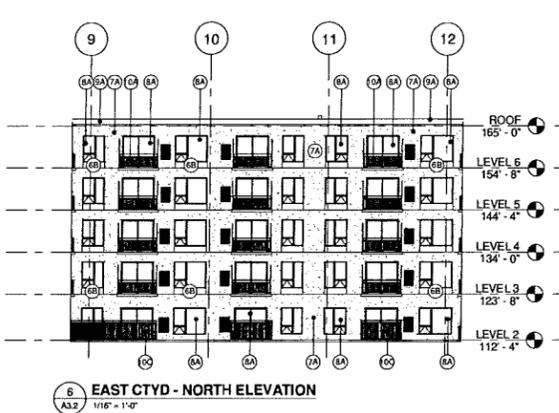
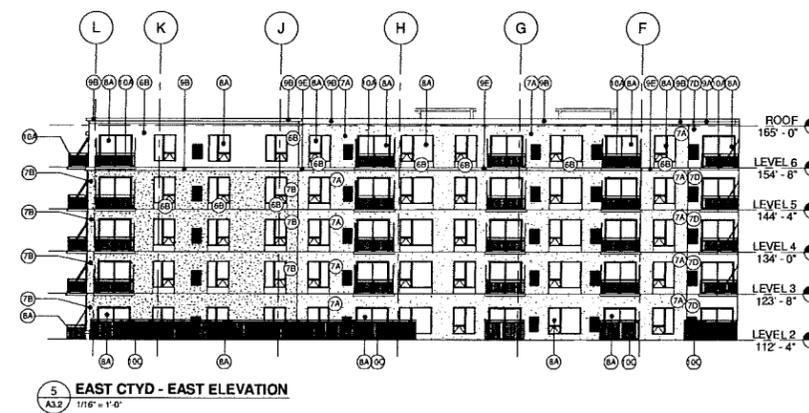
213506  
 PROJECT NUMBER

Author \_\_\_\_\_  
 Checker \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_

6725 YORK AVE.

EXTERIOR ELEVATIONS

**A3.2**





500 WASHINGTON AVENUE SOUTH  
MINNEAPOLIS, MINNESOTA 55415  
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F. 612.339.5332  
WWW.ESCARCHITECTS.COM

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DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
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**NOT FOR CONSTRUCTION**

CITY OF EDINA  
FINAL  
DEVELOPMENT  
PLAN APPROVAL  
05/12/2014

REVISIONS  
NO. DESCRIPTION DATE

21506  
PROJECT NUMBER  
Author Checker  
DATE

6725 YORK AVE.

EXTERIOR ELEVATIONS -  
COLOR  
A3.3

NOTE: COLORED ELEVATIONS FOR REFERENCE ONLY -  
SEE SHEET A3.1 FOR NOTED EXTERIOR ELEVATIONS





alexander swenson grahman architects  
500 WASHINGTON AVENUE SOUTH  
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**ISSUED FOR REFERENCE ONLY**  
**NOT FOR CONSTRUCTION**

**EXTERIOR MATERIAL KEYNOTES**

- 1A BRICK #1 YELLOW
- 1B BRICK #2 TAN
- 1C BRICK #3 REDDISH BROWN
- 2A ARCHITECTURAL CAST STONE - CREAM
- 2B ARCHITECTURAL CAST STONE - BLACK
- 4A ROCK FACE BLOCK
- 5A METAL PANEL #1 DARK BRONZE
- 6A FIBER CEMENT BOARD #1 GREY
- 6B FIBER CEMENT BOARD #2 DARK BRONZE
- 7A STUCCO #1 CREAM
- 7B STUCCO #2 TAN
- 7D STUCCO #4 GREY
- 8A DARK BRONZE FIBERGLASS WINDOW DOOR-TYP
- 8B PREFINISHED ALUMINUM STOREFRONT SYSTEM
- 9A BREAK METAL #1 - GREY
- 9B BREAK METAL #2 - DARK BRONZE
- 9C BREAK METAL #3 - CREAM
- 9D BREAK METAL #4 - TAN
- 9E BREAK METAL #5 - WHITE
- 10A PREFINISHED MANUFACTURED BALCONY SYSTEM #1
- 10B PREFINISHED MANUFACTURED BALCONY SYSTEM #2
- 10C PREFINISHED MANUFACTURED RAILING SYSTEM
- 11 TRELLIS
- 12 EXTRUDED ALUMINUM SIGNAGE BAY



1 EAST CTYD - WEST ELEVATION - COLOR  
A3.4 1/8" = 1'-0"



3 EAST CTYD - NORTH ELEVATION - COLOR  
A3.4 1/8" = 1'-0"



2 EAST CTYD - EAST ELEVATION - COLOR  
A3.4 1/8" = 1'-0"



4 WEST CTYD - NORTH ELEVATION - COLOR  
A3.4 1/8" = 1'-0"



5 WEST CTYD - SOUTH ELEVATION - COLOR  
A3.4 1/8" = 1'-0"



6 WEST CTYD - WEST ELEVATION - COLOR  
A3.4 1/8" = 1'-0"

CITY OF EDINA  
FINAL  
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ORIGINAL DSUE: 05.12.2014  
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213506  
Project Number  
Author: \_\_\_\_\_  
Checked by: \_\_\_\_\_

6725 YORK AVE.

EXTERIOR ELEVATIONS - COLOR  
**A3.4**



elness swenson graham architects  
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I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

**ISSUED FOR  
REFERENCE  
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CONSTRUCTION**

CITY OF EDINA  
FINAL  
DEVELOPMENT  
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05/12/2014

ORIGINAL ISSUE: 05/12/2014

REVISIONS

No.	Description	Date

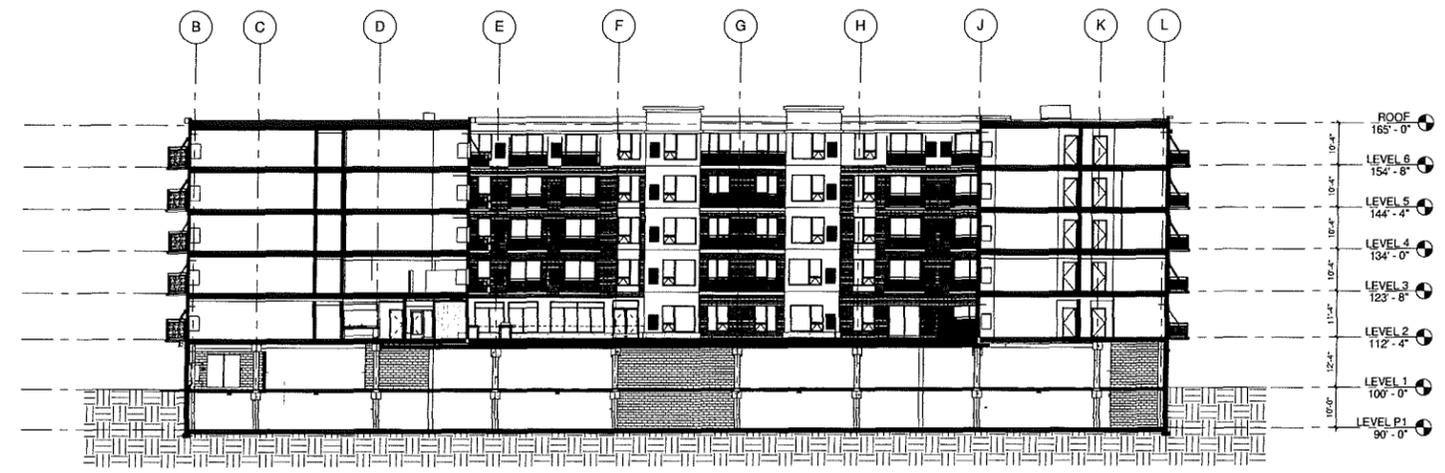
213506  
PROJECT NUMBER

ESG  
DRAWN BY

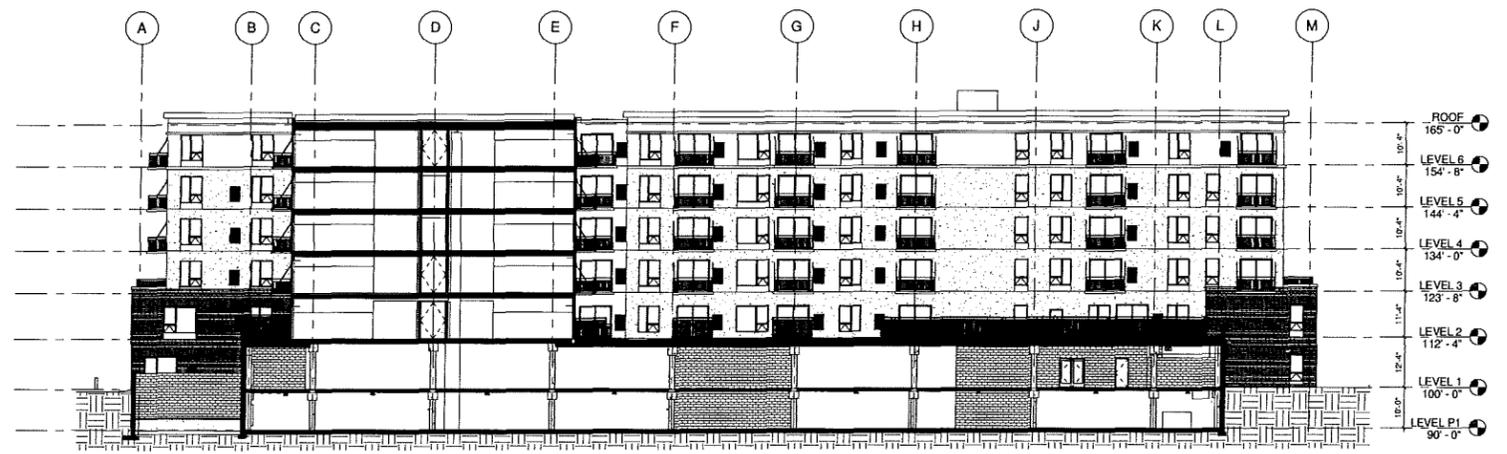
ESG  
CHECKED BY

6725 YORK AVE.

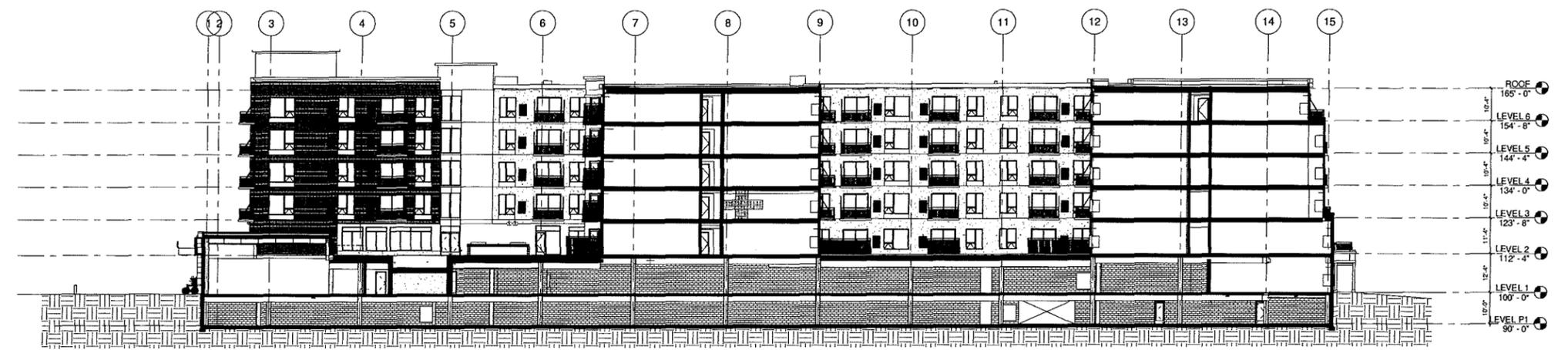
BUILDING SECTIONS  
**A4.1**



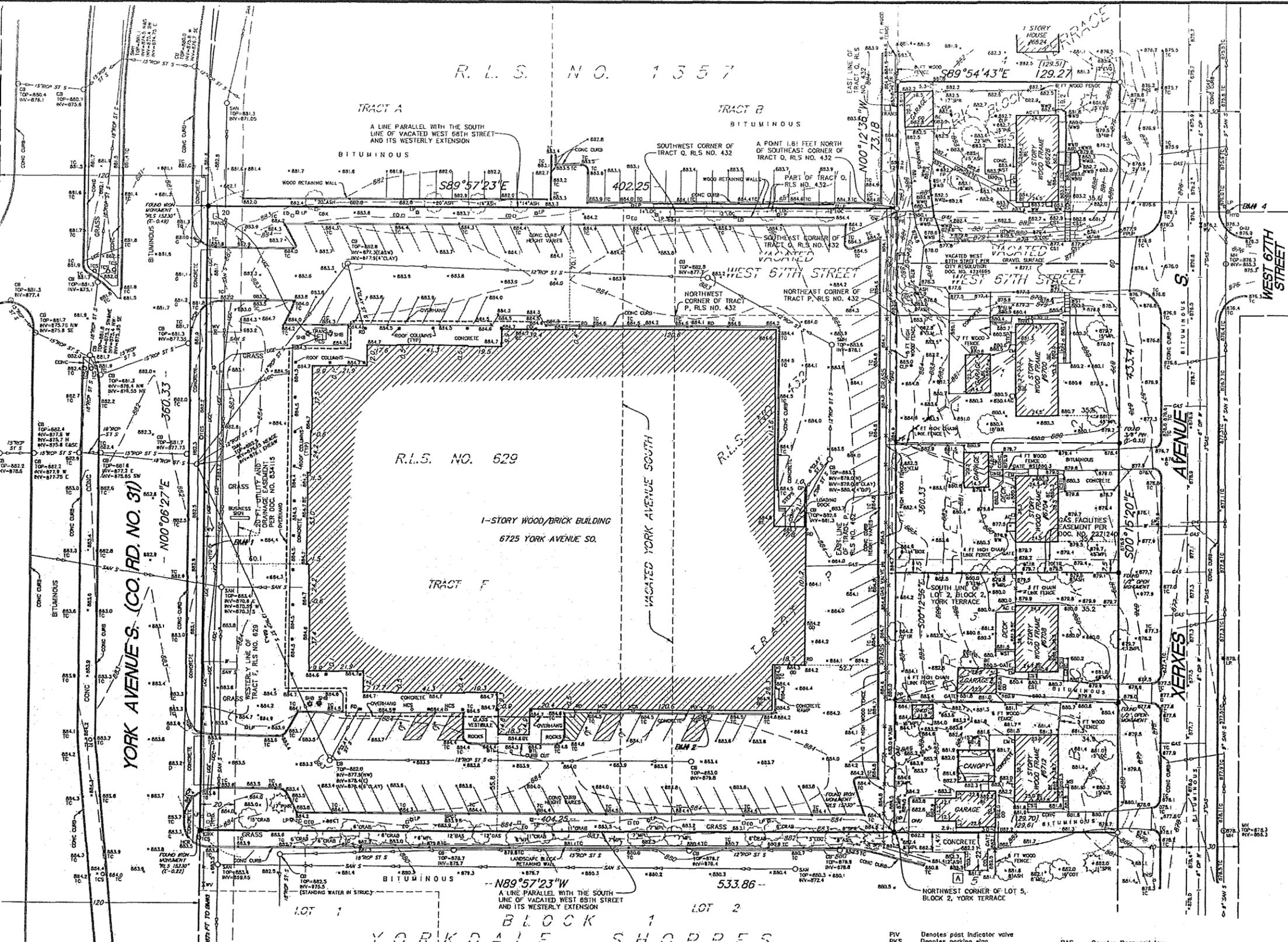
2 Building Section @ Pool Terrace  
A4.1 1/16" = 1'-0"



1 Building Section @ Landscape Court  
A4.1 1/16" = 1'-0"



3 Building Section Through Retail/Amenity Court  
A4.1 1/16" = 1'-0"



**GENERAL NOTES**

- 1.) Survey coordinate and bearing basis: Hennepin County Coordinate System NAD83 (1986)
- 2.) All the time field work was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

**UTILITY NOTES**

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation 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 on site by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 131281077, 140340094, 140340092, 140340091, 140340086 and 140340085.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise on site location of utilities prior to any excavation.

**DESCRIPTION OF PROPERTY SURVEYED**

(Per Certificate of Title No. 1159936)  
 All that part of vacated West 67th Street depicted in the plot of "York Terrace" lying West of a line drawn from the Southeast corner of Tract Q, Registered Land Survey No. 432 to the Northeast corner of Tract P of said Registered Land Survey and lying East of a line drawn from the Southwest corner of said Tract Q to the Northwest corner of Tract P; and

all that part of vacated York Avenue South, depicted in the plot of "York Terrace" and all that part of Tract F, Registered Land Survey No. 629, lying North of the following described line: Beginning at the Northwest corner of Lot 5, Block 2, "York Terrace", thence running Westwesterly parallel with the South line of vacated West 68th Street depicted in the plot of "York Terrace", and its westerly extensions to a point in the Westwesterly line of said Tract F, and there terminating, and all that part of said Tract Q, Registered Land Survey No. 432, and all that part of vacated York Avenue South depicted in the plot of "York Terrace", lying South of the following described line: Beginning at a point in the East line of said Tract Q, said point being 1.81 feet North of the Southeast corner of said Tract Q as measured along the East line thereof, thence running Westwesterly parallel with said South line of vacated West 68th Street and its westerly extension to a point in the Westwesterly line of said Tract F, and there terminating.

AND  
 Lot 1, Block 2, "York Terrace"  
 (Certificate of Title No. 193410)

AND  
 Lot 2, Block 2, "York Terrace"  
 (Certificate of Title No. 1328257)

AND  
 Lot 3, Block 2, "York Terrace"  
 (Certificate of Title No. 1100460)

AND  
 Lot 4, Block 2, "York Terrace"  
 (Certificate of Title No. 1145680)

AND  
 Lot 5, Block 1, "York Terrace"  
 (Certificate of Title No. 1380227)

And part of vacated West 67th Street per City Resolution Doc. No. 4734665

Property is located in Hennepin County, Minnesota.

**TITLE COMMITMENT**

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

**AREA**

Area = 201,407 square feet or 4.624 acres

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 13th day of February, 2014

SUNDE LAND SURVEYING, LLC

By: *Leonard F. Carlson*  
 Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Added lots to east	JMD	2/13/2014
Revision	By	Date
	JMD	

Drawing Title:  
**BOUNDARY, LOCATION, TOPOGRAPHIC  
 and UTILITY SURVEY FOR:  
 LENNAR MULTIFAMILY INVESTORS, LLC  
 EDINA, MINNESOTA**

**SUNDE**  
 LAND SURVEYING  
 www.sunde.com  
 Main Office:  
 9001 East Bloomington Freeway (35th) • Suite 118  
 Bloomington, Minnesota 55420-3435  
 952-881-2455 (Fax: 952-888-9526)  
 West Office:  
 Mandan, North Dakota 701-663-5582

Project: 2013-080-A Bk/Pg: R37/25 Ref: R36/75 Date: 02/13/2014  
 Township: 028 Range: 024 Section: 29 Sheet: 1 of 1  
 File: 2013080A001.dwg

**BENCH MARKS (BM) N.G.V.D. 29**

- 1.) Top of top nut of 2nd fire hydrant south of 66th St. on the east side of York Ave. Elevation = 883.52 feet
- 2.) Top of post indicator valve near southeast corner of bldg no. 6725 York Avenue So. Elevation = 887.11 feet
- 3.) Top of top nut of 3rd fire hydrant south of 66th St. on the east side of York Ave. Elevation = 883.45 feet
- 4.) Top of top nut of hydrant in northeast quadrant of Xerxes Ave and 67th St. Elevation = 879.15 feet

**LEGEND**

○	Denotes iron monument set marked with P.L.S. No. 44890	DIP	Denotes ductile iron pipe	BAS	Denotes basswood tree
●	Denotes found iron monument	EO	Denotes electric outlet	BIR	Denotes birch tree
AC	Denotes air conditioner	EM	Denotes electric meter	BDX	Denotes boxelder tree
BE	Denotes bearing entrance	FP	Denotes fire pickup	COI	Denotes cottonwood tree
BLT	Denotes building lot curb	G	Denotes gas meter	CRAB	Denotes crabapple tree
CB	Denotes curb	GM	Denotes gas meter	CVG	Denotes evergreen tree
CBX	Denotes control box	GP	Denotes guard post	LOC	Denotes locust tree
CBX	Denotes communication box	GW	Denotes guy wire	MPL	Denotes maple tree
CP	Denotes cast iron pipe	HCR	Denotes handcar ramp	PIH	Denotes pine tree
CLP	Denotes clothesline pole	HCS	Denotes handcar sign	PHR	Denotes red pine tree
CMH	Denotes communication manhole	HHC	Denotes hand hole communication	SPR	Denotes spruce tree
CMP	Denotes corrugated metal pipe	HYD	Denotes hydrant	TR	Denotes tree
COL	Denotes building column	INV	Denotes structure invert		
CS	Denotes curb stop	LP	Denotes light pole		
CST	Denotes concrete step	MB	Denotes mailbox		
		MH	Denotes manhole		
		OD	Denotes overhead door		
		DHC	Denotes overhead communication line		
		OHU	Denotes overhead utility line		

**LIST OF POSSIBLE ENCROACHMENTS**

The following list of possible encroachments is only for information of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

Visible encroachments are indicated on a survey with boxed letters as listed below.

1. Concrete pad across south line of Lot 4, Block 2.

