

6725 YORK AVENUE

6725 YORK AVE.

Edina, MN



PROJECT ADDRESS:
6725 York Ave S
Edina, MN



einess swenson graham architects
500 WASHINGTON AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55415
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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 _____

Type or Printed Name _____

License # Date _____

UNIT MIX & SQUARE FOOTAGES

Building Area Summary												
Level	Use	Total GSF	Parking GSF	Retail GSF	Apt GSF	Lobby/Amenity	Apt RSF**	Units	Rentable Storage	Residential Parking**	Surface Parking*	Efficiency
Level P1	Parking	92,010	92,010					11	1,784	245		83%
Level 1	Park/Res/Retail/Amey	91,503	57,992	13,984	15,618	3,909	12,957	43	440	139	134	85%
Level 2	Residential	51,320			49,642	4,678	41,923	47	440			87%
Level 3	Res/Amenity	52,230			52,230		48,861	47	440			87%
Level 4	Residential	52,230			52,230		48,861	47	440			87%
Level 5	Residential	52,230			52,230		48,861	47	440			87%
Level 6	Residential	52,096			52,096		48,593	47	440			86%
Total		446,619	150,002		274,046	8,587	234,066	242	Tandem 384	384	134	86%
									Tandem 38	38		
									Total 422	422		

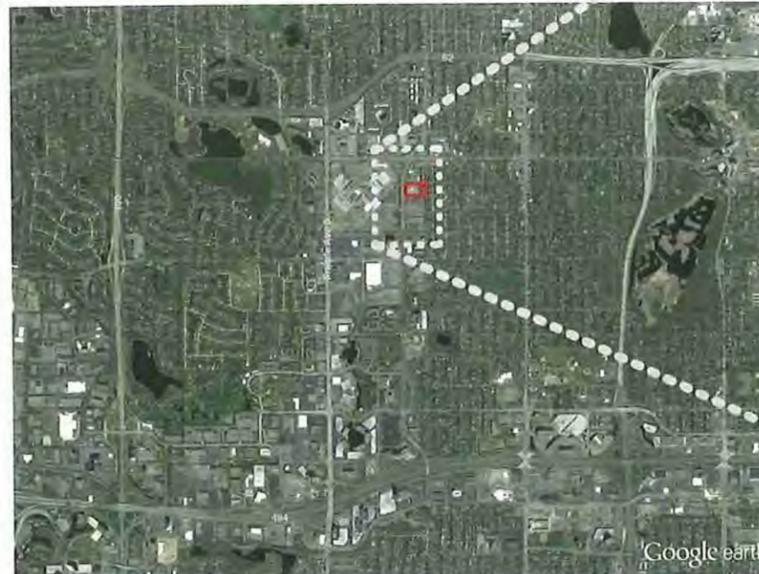
* Surface parking includes 29 residential visitor parking stalls
** Residential tenant parking is covered.
Ratio @ 364 stalls = 1.59 stalls/unit, 1.09 stalls/bed
Ratio of total residential parking @ 423 stalls = 1.75 stalls/unit

Unit Distribution Summary										
Level	Studio	Altova	1 BR	1 BR DEN	2 BR	2 BR DEN	3 BR	Total	Beds	
Level 1	0	0	4	0	4	1	2	11	20	
Level 2	2	3	19	1	11	2	3	43	64	
Level 3	0	3	22	3	17	1	1	47	67	
Level 4	0	3	22	3	17	1	1	47	67	
Level 5	0	3	22	3	17	1	1	47	67	
Level 6	0	3	22	3	17	1	1	47	67	
Total	2	15	111	13	85	7	9	242	352	
%	0.8%	6%	46%	5%	35%	2.9%	3.7%			
Avg Size	507	701	793	895	1178	1312	1514	967		
Range SF	507	612-745	735-878	849-925	1122-1373	1221-1350	1410-1558			

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PROJECT LOCATION



Vicinity



Site Location

PROJECT TEAM

Owner/Developer: Lennar Multifamily Investors
1300 E. Woodfield Rd, Suite 304
Schaumburg, IL 60173
Ph: 847-592-3302
Contact: Peter Chmielewski

Architect: Einess Swenson Graham Architects Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508
F: 612-339-5382
Contact: Aaron Roseth, Christine Behrend

Landscape: Daron Farber Associates
401 2nd Ave N, Suite 410
Minneapolis, MN 55401
Ph: 612-332-7522
F: 612-332-0936
Contact: Jesse Symonkiewicz

Civil: Sunde Engineering, PLLC
10830 Nesbit Ave. South
Bloomington, MN 55437
Ph: 952-229-8672
Contact: Mike Kettler

Survey: Sunde Land Surveying, LLC
9001 E. Bloomington Frwy, Suite 118
Bloomington, MN 55420
Ph: 952-881-2455
F: 952-888-9526
Contact: Lenny Carlson

SYMBOLS LEGEND

	SECTION AND ELEVATION REF		EXTERIOR ELEVATION KEYNOTE REF
	INTERIOR ELEVATION REF		ROOM NAME AND NUMBER
	DETAIL REF		DOOR NUMBER
	WALL TYPE (SEE SHEET A10.1)		SECTION KEYNOTE REF
	WINDOW TYPE (SEE SHEET A12)		REVISION NUMBER
	ELEVATION REF		FIRE EXTINGUISHER CABINET
	SPOT ELEVATION REF		FIRE EXTINGUISHER - WALL MOUNTED
	FLOOR FINISH TRANSITION REF		

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SHEET NUMBER	SHEET NAME	PDP & REZONING SUBMITTAL (03/03/2014)	SD PRICING SET (03/03/2014)	ISSUE 3
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C1.0	DEVOLUTION AND EROSION CONTROL PLAN			
C1.1	GRADING AND DRAINAGE PLAN			
C1.2	SEWER AND WATER UTILITIES			
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LANDSCAPE				
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ARCHITECTURAL				
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SURVEY				
SURV1	SURVEY			

CITY OF EDINA PDP & REZONING SUBMITTAL 03/03/2014

ORIGINAL ISSUE: 12.12.2012
REVISIONS

No. Description Date

213506 PROJECT NUMBER
ESG
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ESG
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6725 YORK AVE.

TITLE SHEET
T1.1

STOP PLANNING DEPARTMENT
MAR 03 2014
CITY OF EDINA



erless 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 ENGINEER under the laws of the State of Minnesota.

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Typed or Printed Name _____
License # Date _____



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SUBMITTAL
03/03/2014

ORIGINAL ISSUE: 02/20/14

REVISIONS
No. Description Date

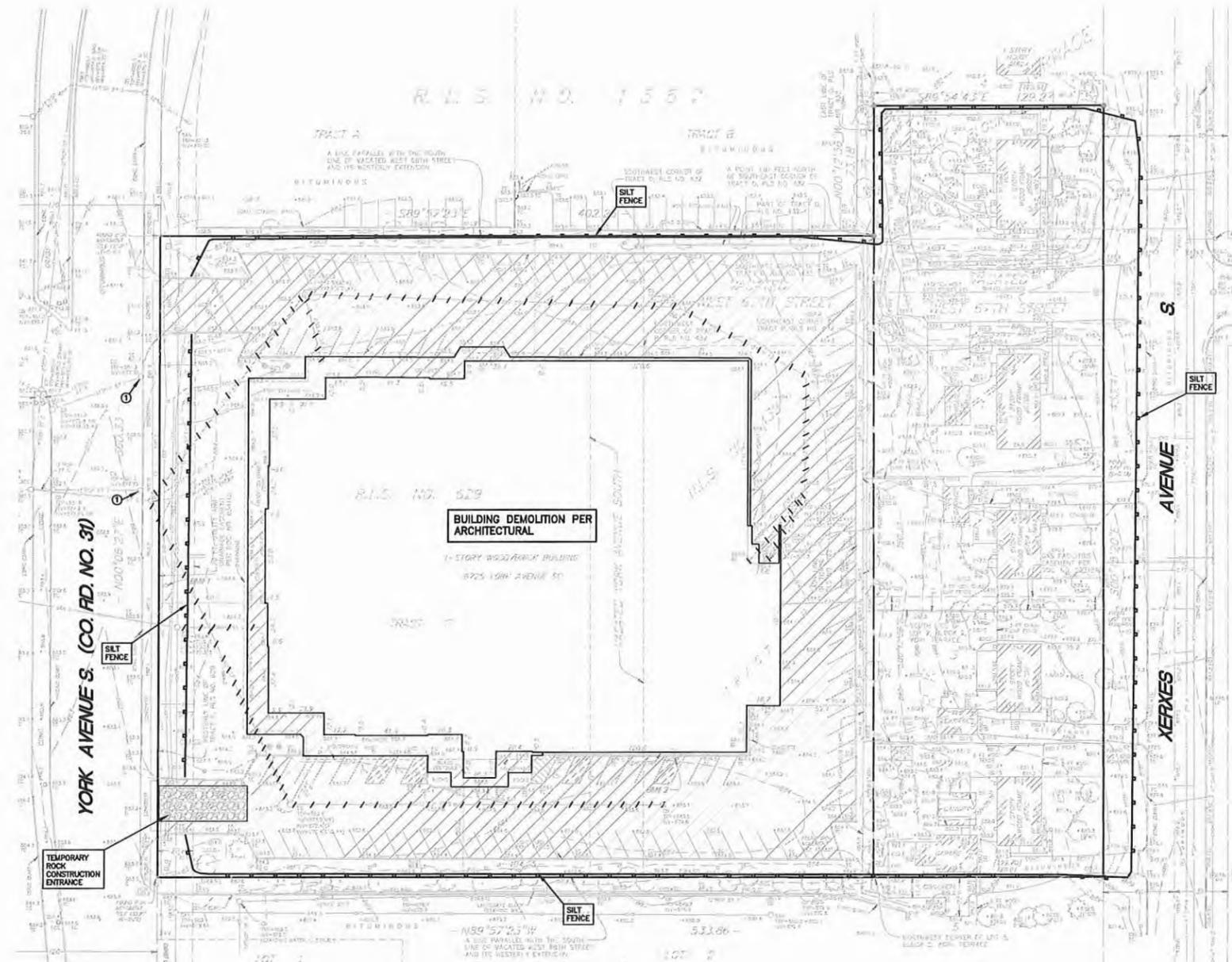
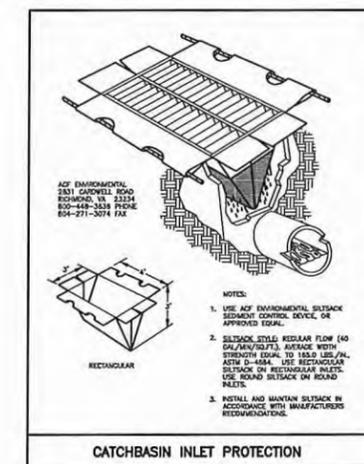
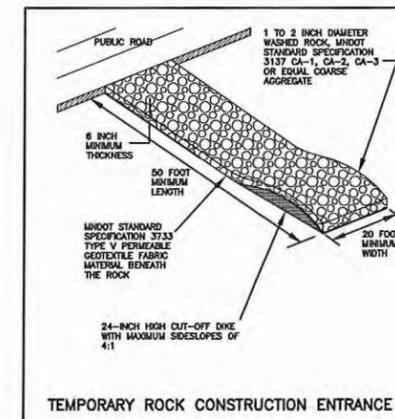
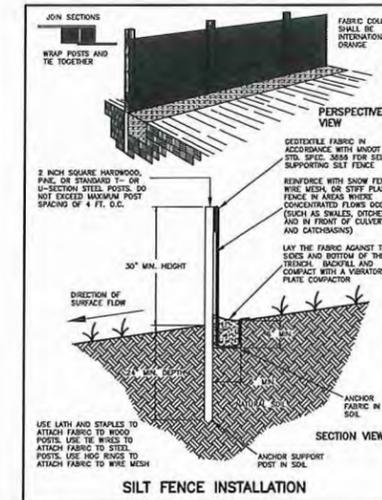
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DEMOLITION AND
EROSION CONTROL
PLAN

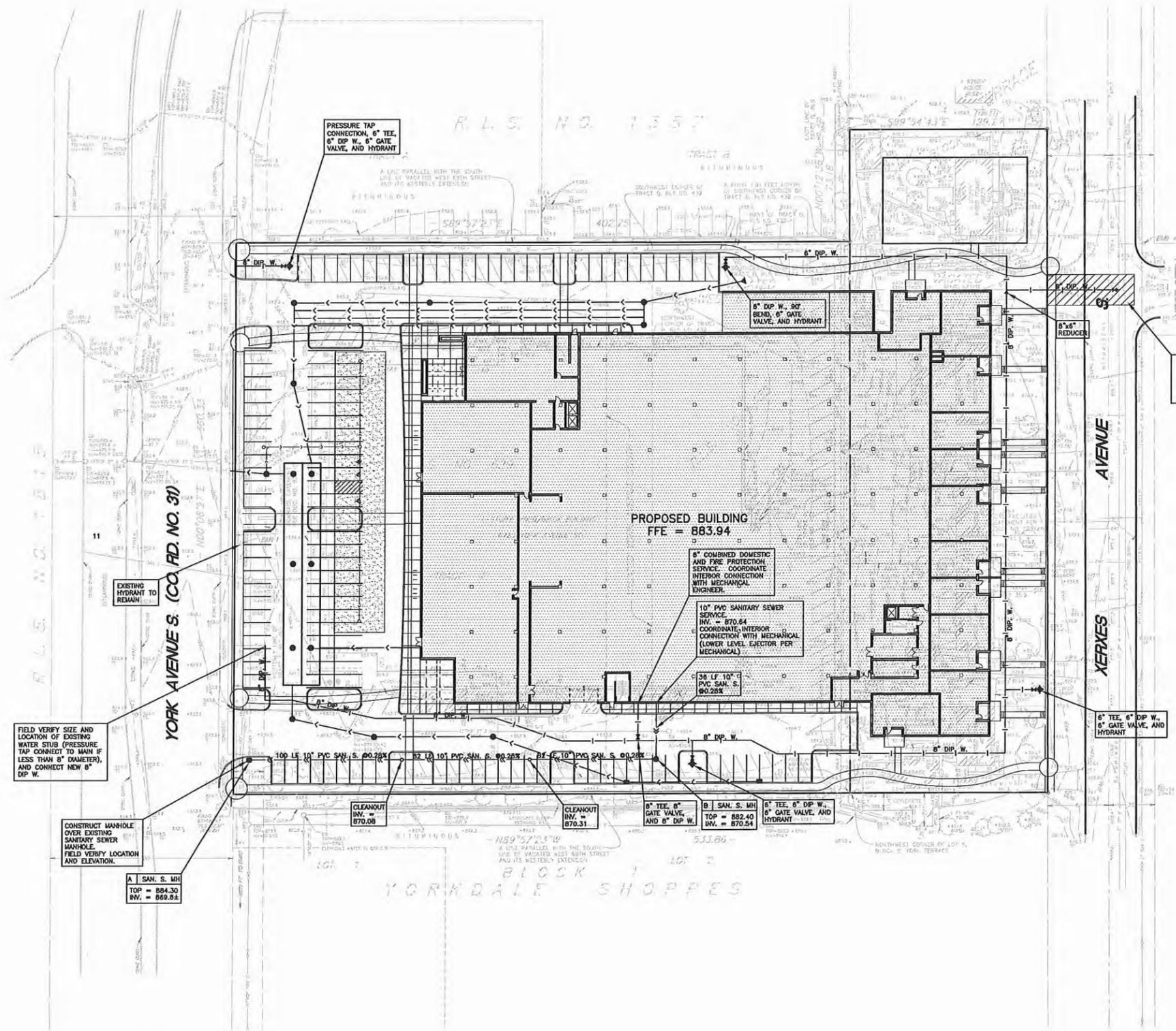
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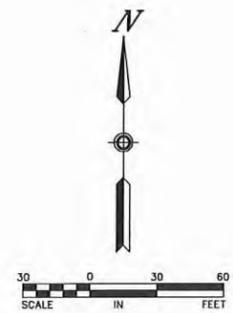


The subsurface utility information shown on this plan is either directly observed or derived from records. This utility map was prepared according to the guidelines of OARDC 38-02, revised Standard Guidelines for the Collection and Display of Existing Subsurface Utility Data.

No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 8:00pm and 7:00am on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit.



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



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CITY OF EDINA
PDP & REZONING
SUBMITTAL
03/03/2014

ORIGINAL ISSUE: 02/20/14

REVISIONS

No.	Description	Date

PLANNING DEPARTMENT
MAR 03 2014
CITY OF EDINA

2135064
PROJECT NUMBER
NM
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6725 YORK AVE.

SEWER AND WATER UTILITIES

C1.2

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 revegetation practices, vegetative buffer strips, horizontal slope grading, 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 side slopes. 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 green space areas with a minimum of 4" topsoil immediately after final subgrade completion. Seed and mulch, or sod 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 reseed the area where the original seed has failed to grow and perform additional watering as necessary at no additional cost to the Owner. Promptly replace all sod 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. 2575.3. Incorporate a Type 3 fertilizer (slow release type with 10% residual) consisting of 22-5-10 (20-10-10) into the soil at an application rate of 382 kg per hectare (350 lbs per acre) by diskling prior to seeding.
3. Establish native seed mix in accordance with MNDOT Standard Spec. 2575.3. Use a Traxx type, or equal interseeder drill with at least two seed boxes: a small/fine seed box and a large/coarse seed box. Drill large/coarse seed to a final planting depth of 10 mm (1/2 inch) to 25 mm (1 inch) deep from the large/fine seed box. Split the drill rates in half and make two passes over the site in order to decrease competition in drill rows. Scatter small/fine seeds over the soil surface by drop-seeding from the small/fine seed box, or broadcast. Coordinate with the seed vendor to keep the large/coarse seeds separate from the small/fine seeds so that they may be installed from separate seed boxes. Lightly harrow or rake the site following the seeding operation. Pock 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 Landscape Plan for design and details).
5. In seeded areas with slopes equal to or flatter than 4:1, apply MNDOT Standard Spec. 3882 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 disks) in a direction parallel to that of the overhead 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 requirements.
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 to 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 adjacent to each washout facility in order to inform concrete equipment operators to utilize the proper facilities.
8. **Sanitary and Toilet 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 overloading.
6. Install check dams, diversion swales, or 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 stacked silt fence. Straw bales or fabric under the grate are 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 of 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 migration of soil into the rock from below. Maintain the entrance in a condition that will prevent tracking or flowing of sediment onto paved roadways. Provide periodic top 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. **Silt 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 conveyances 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 stacked 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 upslope side of the support posts. Lay the fabric in the trench and then backfill and compact with a vibratory plate compactor. Make any joints 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 standard T- or U-section steel posts. T- or U-section steel posts shall weigh not less than 1,860 kg per meter (1.25 lb per lineal foot). Posts shall have a minimum length of 1524 mm (5 feet). Posts shall have projections to facilitate fastening the fabric and prevent siphage. Geotextile fabric shall meet the requirements of MNDOT Standard Specification 3886 for preassembled 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 fence, 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 lineal 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 greenpace). 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 27" inlet), or Road Drain Top Silt Model CG 3067 (fits Menoh Casting with 35-1/4"x17-3/4" dimensions) manufactured by WACO, 799 Thais Drive, Shakopee, MN, 55379, Phone (952) 233-3055.
 - b. **Silt Sock:** Regular flow (40 gal/min/ft), Average width strength equal to 165.0 lbs/in, ASTM D-4884. Rectangular silcock on rectangular inlets. Round silcock on round inlets. (Use ACE Environmental, Inc., 2831 Cordwell Road, Richmond, VA 23234, Phone (800) 448-3636, or approved equal).
 - c. **InfraSafe Sediment Control Barrier:** InfraSafe 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 ROVAL ENTERPRISES AMERICA, 30622 Forest Boulevard, Stacy, MN, 55079, Phone (651) 482-2150.
 - d. **Ridge Bag Rock Log:** Use rock logs only for curb inlets after government 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 final 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 35% 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 Silt Fence:** 81 mm (2 inch) square or larger hardwood, pine, or standard T- or U-section steel posts. T- or U-section steel posts shall weigh not less than 1,860 kg per meter (1.25 lb per lineal foot). Posts shall have a minimum length of 1524 mm (5 feet). Posts shall have projections to facilitate fastening the fabric and prevent siphage.
6. **Silt Fence Fabric:** MNDOT Standard Specification 3886 self 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 (20-10-10).
11. **Biodegradable Erosion Control Blankets:** In accordance with MNDOT Standard Specification 3885.
12. **Staples:** Staples used to anchor erosion control blankets shall be U-shaped, 3 mm diameter or heavier steel wire. The span width of 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	0
Stone Riprap	0
Siltfence	1841

* 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 pavements.
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.

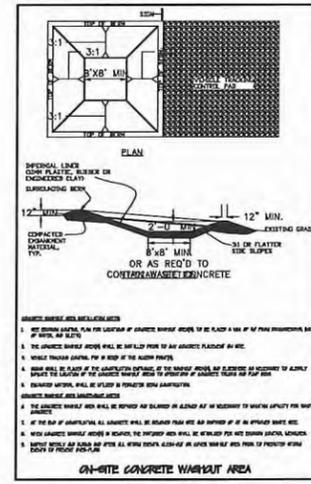
EROSION AND SEDIMENT CONTROL DEVICE OPERATION SCHEDULE			
ITEM	INSTALLATION	INSPECTION/MAINTENANCE	REMOVAL
Siltfence	Install prior to any construction.	Inspect a minimum of once every 7 days or 24 hours after a rain event greater than 0.5-inches in a 24-hour period. Remove sediment as required. Repair, 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. Remove any 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 or same day that the structure is constructed. Install on all existing and proposed catch basins exposed to construction sediment.	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 sediment 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 sediment as required. Make any necessary repairs within 24 hours of discovery.	After stockpiles have been removed.
Temporary or Permanent Energy Dissipation at Pipe Outlet	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 oil deltas and sediment deposited. Reestablish the areas where sediment removal results in erosion. Make any necessary repairs 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. 10630 Nesbitt Avenue South Bloomington, MN 55437 SWPPP Designer	Brian Mundstock	(952) 881-3344 office (952) 881-1913 fax

Partly responsible for long term operation and maintenance of the permanent stormwater management system.
Partly 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 stabilization 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 person(s) 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 nonfunctional 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 nonfunctional 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 deltas 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 (LGA 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.



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



ISSUED FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

CITY OF EDINA PDP & REZONING SUBMITTAL 03/03/2014

ORIGINAL ISSUE: 02/20/14

REVISIONS

No.	Description	Date

213506 PROJECT NUMBER
NM MK
DRAWN BY CHECKED BY

6725 YORK AVE.

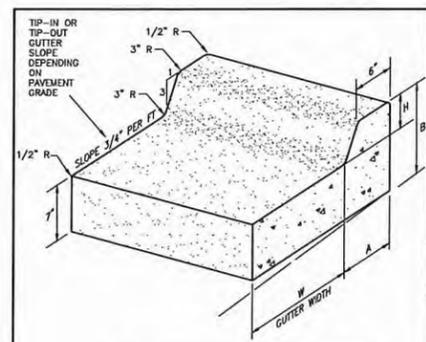
STORMWATER POLLUTION PREVENTION PLAN

C1.3



GENERAL :

1. 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 vaults (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.
2. Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by Sundt Land Surveying, LLC.
3. Refer to the architectural plans for building and stoop dimensions, site layout and dimensions, pavement sections and details, sloping, and other site features.
4. Perform all construction work in accordance with State and Local requirements.
5. 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 valvebox, maintenance hole, and catchbasin installation. Adjust valvebox and maintenance hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter.
6. Provide temporary fences, barricades, coverings, and other protections in order to preserve existing items to remain, and to prevent injury or damage to person or property.
7. Connect to existing sanitary sewer and storm sewer MH's by constricting. Use water tight saddle standard 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.
8. **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 the required tests and inspections.
9. Perform trench excavations for all utilities in accordance with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, "Excavations and Trenches." (www.osha.gov)
10. Coordinate building utility connection locations at 5 ft. out from the proposed building with the interior Plumbing Contractor prior to construction. Verify water and sewer service locations, sizes, and elevations with the Mechanical Engineer prior to construction.
11. The locations of existing utilities shown on this plan are from record 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 of any discrepancies.
12. Contact utility companies for locations of all public and private utility utilities within the work area prior to beginning construction. Contact Gopher State ONE CALL at (651) 454-0002 in the Minneapolis/St. Paul metro area, or 1-800-252-1166 elsewhere in Minnesota for exact locations of existing utilities at 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.
13. 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 new gas meter and gas line installation, electric meter and electric service installation, cable service, and telephone service installation with the local utility companies.
14. 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, cans, or other waste material from the construction operations. Obtain the rights to any waste area for disposal of unsuitable or surplus material either shown or not shown on the plans. All disposal must conform to applicable state and local regulations. Obtain all necessary permits at no cost to the OWNER.
15. All materials required for this 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 shingles. Unless otherwise indicated, the Contractor shall furnish all required materials.
16. 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 sod within the public right-of-way. The work area shown is general and may need to be adjusted in the field.
17. Provide traffic control in accordance with local authorities and the Minnesota Manual on Uniform Traffic Control Devices (MUTCD), including the Field Manual for Temporary Traffic Control, Zone Layouts dated January 2001.
18. 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 of building pods or roadways with positive outlets.
19. Protect sub grades from damage by surface water runoff.
20. Full design strength is not available in bituminous pavement areas until the final fill of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.
21. When sawing or drilling concrete or masonry, use saws that provide water to the blade.
22. Adjust all curb stops, valve boxes, maintenance hole castings, catchbasin castings, cleanout covers, and similar items to finished grade.
23. 2K maximum slope in all directions in hand-dropped accessible parking areas.
24. 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 up-grade. 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.
25. 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.
26. Obtain permission from the City for work in the public right-of-way.
27. Construct sanitary sewer, watermain, and storm sewer utilities in accordance with the City Engineer's Association of Minnesota Standard Specifications sections 2600, 2611, and 2621 dated 1999, or the latest revised edition.
28. The Contractor shall be responsible for the design and construction of the proposed retaining walls. A Minnesota Licensed Civil Engineer must design and sign 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.



DIMENSIONS			W = 12"	
H	A	B	CONCRETE	
6"	8"	13 1/2"	B612	0.0474
			CU. YDS. / UN. FT.	UN. FT. / CU. YD.

NOT TO SCALE

B612 CONCRETE CURB AND GUTTER

SITE GRADING :

1. 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 as to the grades, contours, and the character of the earth, existing conditions, and other items to 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.
2. 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 curbs are to bottom of curb (gutterline) unless otherwise indicated.
3. At 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.
4. 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.
5. 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 backfills and fills 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.
6. Compact all fill placed in pavement areas in accordance with MNDOT Standard Specification 2105.3.F1 (Specified Density Method). Compact all fill placed under buildings in accordance with the recommendations of the Geotechnical Engineer.
7. Comply with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, "Excavations and Trenches." (www.osha.gov)
8. Construct all proposed slopes with grades not exceeding 3:1 (3 horizontal to 1 vertical), unless otherwise indicated.
9. Provide positive drainage away from buildings at all times.
10. 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, placing 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 curbs 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 (transversely center to center). Use size equal to 18x24 or 18x25 (18" wide) inflated to a pressure of 850 kPa (94 psi), and a gross mass of the roller not less than 13.5 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 tires at least once. Operate the heavy roller at a speed of not less than 4 km/h (2.5 mph) and not more than 8 km/h (5 mph). The subgrade 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 soil spots or displacements which appear during the test rolling by scarifying, grading, or watering, and recompacting as required to obtain stability, or by excavating to replace with material suitable for base construction. Remove material such as vegetation, rubbish, large stones, peat, and wet clay. Repeat the area after correction.
11. Perform soil correction procedures and compaction in accordance with the soils report.
12. Coordinate inspection and approval of all subgrades within the building and pavement areas with the Geotechnical Engineer. Coordinate inspection and approval of all fill materials prior to placement within the building and pavement areas with the Geotechnical Engineer. Use only uncontaminated fill material.
13. Conduct all grading operations in a manner that minimizes the potential for site erosion.
14. 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.
15. In areas where fill is placed on slopes steeper than 1:1, horizontally bench the slopes in order to increase the bond between the slope and the proposed embankment.
16. Structurally support exterior steps, stoops, and slabs at each entry into the building on frost-depth foundations bearing on footings at least 5 feet below final grade. Securely tie the foundation with steel reinforcing so that any frozen soil adhering to them does not heave them off their footings. Place installation along all sides of the vertical foundation walls in order to prevent adhesion of the backfill to 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. Do not abutting walkways into the stoops.
17. **Tolerance:** The completed subgrade under slabs and pavement areas shall be compacted, free from irregular surface changes, and fine-graded not more than 16 mm (0.05 feet) above or below the specified subgrade elevation. The completed subgrade in other areas shall be compacted, free from irregular surface changes, and fine-graded not more than 31 mm (0.10 feet) above or below the specified subgrade elevation. The completed top of topsoil shall be compacted, free from irregular surface changes, and fine-graded not more than 16 mm (0.05 feet) above or below the specified finished grade elevation.
18. 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.
19. It is typical to abbreviate spot elevations. Elevations shown as 86.2 or 83.1 are understood to mean 866.2 or 863.1 respectively.

SANITARY SEWER :

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes conforming to ASTM C478, furnished with water stop rubber gaskets and gasket 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.
2. **Pipe:** Use solid-core, Schedule 40, ASTM D2855 Polyvinyl Chloride (PVC) Plastic Pipe for all designated 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 4715.0810, subpart 2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2554. Lay all PVC pipe on a continuous granular bed. Installation must comply with ASTM D2321.
3. **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 pipes 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 (Neneah R-1914-A, or approved equal) over all cleanouts.
4. **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.
5. Install flexible watertight frame/chimney seals on all sanitary sewer maintenance holes. Use either Manufactured Maintenance Hole Frame/Chimney Seals or Elastomeric Waterproofing Frame/Chimney Seals.
6. Use Neneah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all sanitary sewer maintenance holes. Covers shall bear the "Sanitary Sewer" label.
7. Unless otherwise indicated, use 4 ft. diameter (I.d.) pre-cast reinforced concrete structures on all sanitary sewer manholes.
8. Install a meter box and cover (Neneah R-1914-A, or approved equal) over all PVC cleanouts.
9. 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 Trivex Flex Test Stations, or approved equal, with black caps at each surface location.
10. Sleeve pipe through masonry footings and walls.

WATER DISTRIBUTION SYSTEM :

1. **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 at 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 4715.170, subpart 2E. No joints or connections are allowed on the water line within 10-feet of the crossing.
2. **Watermain Depth:** Maintain 8-feet of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing waterlines below the proposed grade. Install water lines at 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.
3. **Disinfection:** Disinfect all completed watermains in accordance with AWWA Standard C651. If the tablet or continuous feed methods are used, disinfect using 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-12, or using appropriate chlorine test kits.
4. **Testing:** Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City of least 24 working hours prior to any testing. Pressurize the waterline to 1034-kPa (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.
5. Use ANSI/AWWA C151/A21.51 Thickness Class 52 or Pressure Class 350 Ductile Iron Pipes (DIP) with push-on joints for all watermain. Use only stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.
6. Polyethylene encasement is required on all ductile iron pipe.
7. 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, all valves, stubs, extensions, tees, crosses, plugs, all hydrant valves, and all hydrants in accordance with City requirements for minimum deflection. Use EBM-USA Inc. Easlon, or approved equal, installed in accordance with manufacturer's recommendations for restraint on Ductile Iron Pipe.
8. At all valve locations which require a 12" or smaller valve, install gate valves which are of the compression resilient seated (CRS) type. Use American Flare Control's Series 2500 Ductile Iron Resilient Wedge Gate Valves. Gate valves shall conform to AWWA C509. Install cast iron valve boxes conforming to ASTM A48 at each valve location. Valve boxes shall be the three-piece type with 5-1/4" shafts. Use Tyler 8860-G 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 8860-G "stayput" covers with extended skirt, or equivalent.
9. Fire hydrants shall be in accordance with the requirements of the local municipality. Do not connect hydrant drains to sanitary sewers or storm sewers. Do not locate hydrants within 10 feet of sanitary sewers or storm sewers. When placing fire hydrants in locations where the groundwater table is less than 8 feet below the ground surface, plug the hydrant drain holes and equip the hydrants with a tag stating the need for pumping after use.
10. Do not connect new watermain to existing until the new water main is pressure tested and disinfected.
11. 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.
12. 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 Trivex Flex Test Stations, or approved equal, with black caps at each surface location.

STORM DRAINAGE :

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catchbasins conforming to ASTM C478, furnished with water stop rubber gaskets and gasket 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.
2. Install catchbasin castings with specified top elevation  at the front rim.
3. All joints and connections in the storm sewer system shall be gasketed or watertight 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.
4. **PVC Pipe:** Use solid-core, SDR-35, ASTM D3034 Polyvinyl Chloride (PVC) Pipe for designated PVC storm sewer services 4 to 18-inches in diameter. Use solid-core, SDR-35, ASTM F279 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 4715.0810, subpart 2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2554. Lay all PVC pipe on a continuous granular bed. Installation must comply with ASTM D2321.
5. **RCC:** 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.
6. **RC Joints:** Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the last 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. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Nuts and washers are not required on inside of 675 mm (27 inch) or less diameter pipes. Install safety-trash rocks on all concrete aprons.
7. **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 4715.2620. 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.
8. **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.
9. Use a Neneah R-1733 frame with type "C" radial grate, or approved equal, on CB #2, 3, 4, 5, 8, 9, and 10.
10. Use Neneah R-3087-DR/DL casting with curb box, or approved equal, on CB #6 and 7.
11. Use Neneah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.
12. 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 Trivex Flex Test Stations, or approved equal, with black caps at each surface location.
13. Pipe shall be installed in accordance with the manufacturer's recommendations. The pipe shall be laid with the outside tops of circumferential joints pointing upstream and with the longitudinal laps at the sides at about the vertical midheight of the pipe. Field welding of corrugated galvanized iron or steel pipe shall not be permitted.

HDPE REQUIREMENTS :

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

Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of AASHTO M252 for pipe sizes 4-inch to 18-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 D2321. 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. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the mandrel 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.

PLANNING DEPARTMENT

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ORIGINAL ISSUE: 02/20/14

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No.	Description	Date

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NM MK
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NOTES AND DETAILS

C1.4



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 Minneapolis, MN 55401
 phone 612.332.7522
 fax 612.332.0936
 www.damonfarber.com

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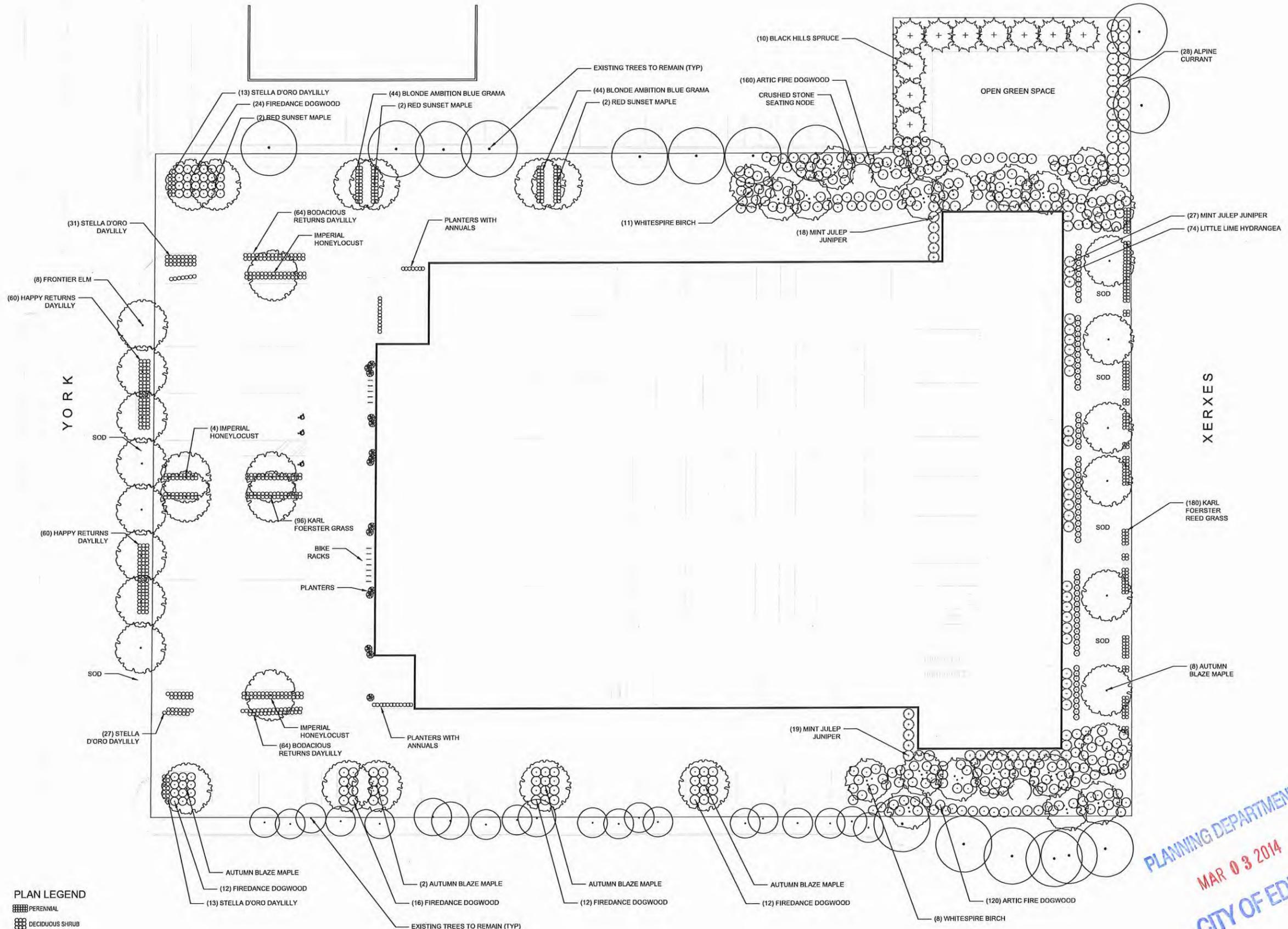
No.	Description	Date

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LANDSCAPE PLAN
LA1.0



- PLAN LEGEND**
- PERENNIAL
 - DECIDUOUS SHRUB
 - CONIFEROUS SHRUB
 - DECIDUOUS TREE

1 LANDSCAPE PLANTING PLAN
 1" = 20'-0"



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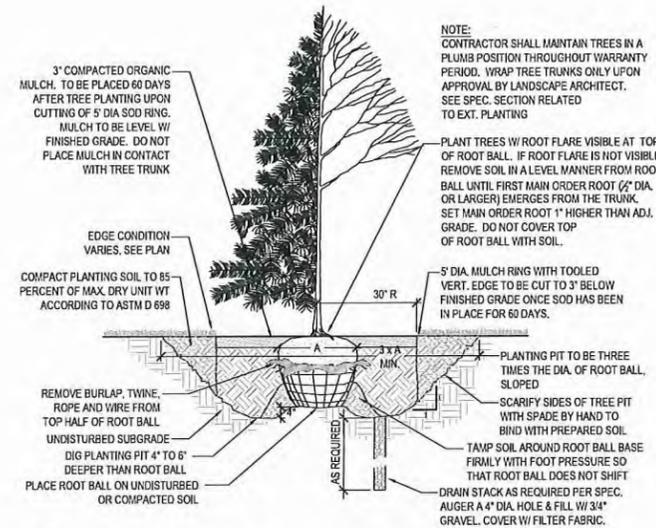
213506 PROJECT NUMBER

JS DRAWN BY JS CHECKED BY

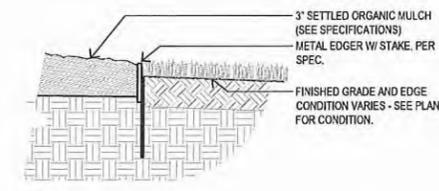
6725 YORK AVE.

LANDSCAPE SCHEDULE & DETAILS

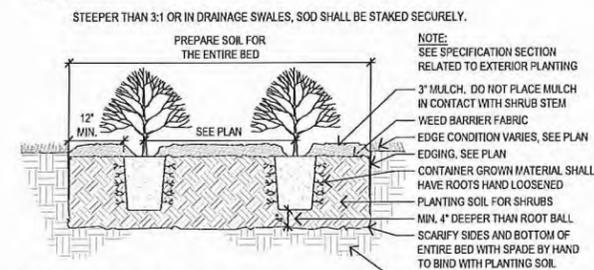
LA1.1



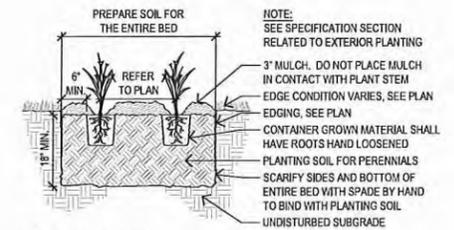
1 TREE PLANTING DETAIL
 SCALE: 1/2" = 1'-0"
 PLANTING DETAIL - TREE SOD



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



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



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

PLANTING DETAILS

TOTAL	SYM	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT.	COMMENTS
DECIDUOUS TREES							
	12		AUTUMN BLAZE MAPLE	<i>Acer x freemanii 'Jeffersred'</i>	2.5" CAL.	B&B	SINGLE STRAIGHT LEADER
	8		FRONTIER ELM	<i>Ulmus parvifolia 'Frontier'</i>	2.5" CAL.	B&B	SINGLE STRAIGHT LEADER
	6		IMPERIAL HONEYLOCUST	<i>Gleditsia inaequalis var inermis</i>	2.5" CAL.	B&B	SINGLE STRAIGHT LEADER
	6		RED SUNSET MAPLE	<i>Acer rubrum 'Frankford'</i>	2.5" CAL.	B&B	SINGLE STRAIGHT LEADER
	19		WHITE SPIRE BIRCH	<i>Betula populifolia 'Whitespire'</i>	2.5" CAL.	B&B	SINGLE STRAIGHT LEADER
EVERGREEN TREES							
	10		BLACK HILLS SPRUCE	<i>Picea glauca densata</i>	8" HGT.	B&B	
DECIDUOUS SHRUBS							
	280		ARCTIC FIRE DOGWOOD	<i>Cornus stolonifera</i>	24" HGT.	#5 CONT.	SPACE PER PLAN
	76		FIRE DANCE DOGWOOD	<i>Cornus sericea 'Balladeline'</i>	24" HGT.	#5 CONT.	PLANT 4" O.C.
	74		LITTLE LIME HYDRANGEA	<i>Hydrangea paniculata 'Jane'</i>	18" HGT.	#5 CONT.	SPACE PER PLAN
EVERGREEN SHRUBS							
	64		JUNIPER, MINT JULEP	<i>Juniperus chinensis 'Monlep'</i>	24" HGT.	#5 CONT.	SPACE PER PLAN
PERENNIALS							
	88		BLONDE AMBITION BLUE GRAMA	<i>Bouteloua gracilis 'Blonde Ambition'</i>	15" HT.	#1 CONT.	SPACE PER PLAN
	128		BODACIOUS RETURNS DAYLILLY	<i>Hemerocallis 'Bodacious Returns'</i>	12" HT.	#1 CONT.	SPACE PER PLAN
	120		HAPPY RETURNS DAYLILLY	<i>Hemerocallis 'Happy Returns'</i>	15" HT.	#1 CONT.	SPACE PER PLAN
	276		KARL FOERSTER REED GRASS	<i>Calamagrostis 'Karl Foerster'</i>	18" HT.	#1 CONT.	SPACE PER PLAN
	84		STELLA D'ORO DAYLILLY	<i>Hemerocallis 'Stella d'Oro'</i>	15" HT.	#1 CONT.	SPACE PER PLAN

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/GUTTERS, 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/GUTTER 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.

PLANTING 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.
- FILLCUT 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



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PLAN NORTH



6725 YORK AVE.

ARCHITECTURAL SITE PLAN
A0.1



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MAR 03 2014
CITY OF EDINA



WEST SIDE OF SITE (ALONG YORK AVE.)



EAST SIDE OF SITE (ALONG XERXES AVE.)



NW CORNER OF SITE



NE CORNER OF SITE



SE CORNER OF SITE



SE CORNER OF SITE



VIEW NORTH OF SITE (FROM YORK)



VIEW SOUTH OF SITE (FROM YORK)

6725 YORK AVE.
Edina, MN



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SITE PHOTOGRAPHS
A0.2



1A 1B 1C 2A 3B 4A 5A 6A

EXTERIOR KEYNOTES

- 1A BRICK #1 - YELLOW
- 1B BRICK #2 - TAN
- 1C BRICK #3 - REDDISH BROWN
- 2A ARCHITECTURAL CAST STONE - CREAM
- 3B PRECAST - BLACK
- 4A ROCKFACE CVU - TAN
- 5A METAL PANELS - 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

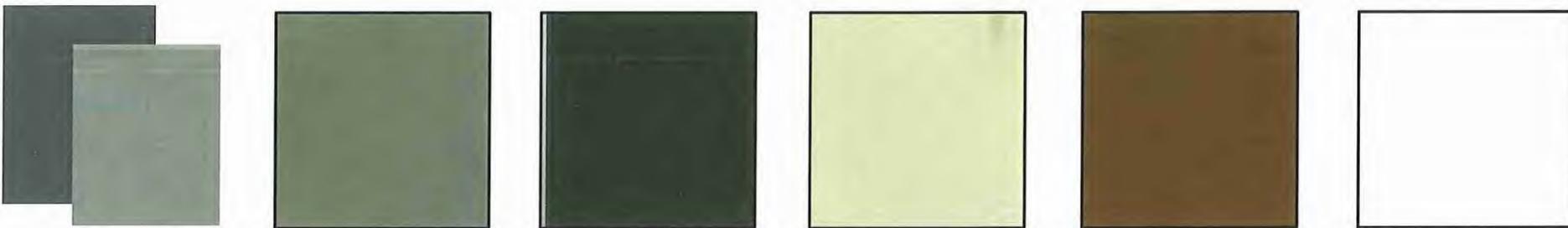


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7A 7B 7C 7D 7E 7F 7G 7H 8A



9A 9B 9C 9D 9E 9F

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EXTERIOR BUILDING MATERIALS
A0.3

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LOOKING NORTHEAST ALONG YORK



LOOKING SOUTHEAST ALONG YORK

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Edina, MN



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PERSPECTIVE VIEWS

A0.4

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LOOKING NORTHWEST ALONG XERXES



LOOKING SOUTHWEST ALONG XERXES

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PERSPECTIVE VIEWS
A0.5

COLOR KEY	
[Light Blue Box]	PARKING
[Red Box]	RETAIL
[Yellow Box]	LOBBY/AMENITY
[Blue Box]	APARTMENT UNITS
[Orange Box]	CONCOURSE/SERVICE



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PLAN - LEVEL P1 (PARKING)
A1.0

COLOR KEY	
	PARKING
	RETAIL
	LOBBY/AMENITY
	APARTMENT UNITS
	CORRIDOR/SERVICE



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1 PLAN - LEVEL 1 (STREET LEVEL)
A1.1 1/16" = 1'-0"

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PLAN - LEVEL 1 (STREET LEVEL)
A1.1

COLOR KEY

[Green Box]	PARKS
[Red Box]	RETAIL
[Yellow Box]	LOBBY/AMENITY
[Blue Box]	APARTMENT UNITS
[Orange Box]	COMMON/STORAGE



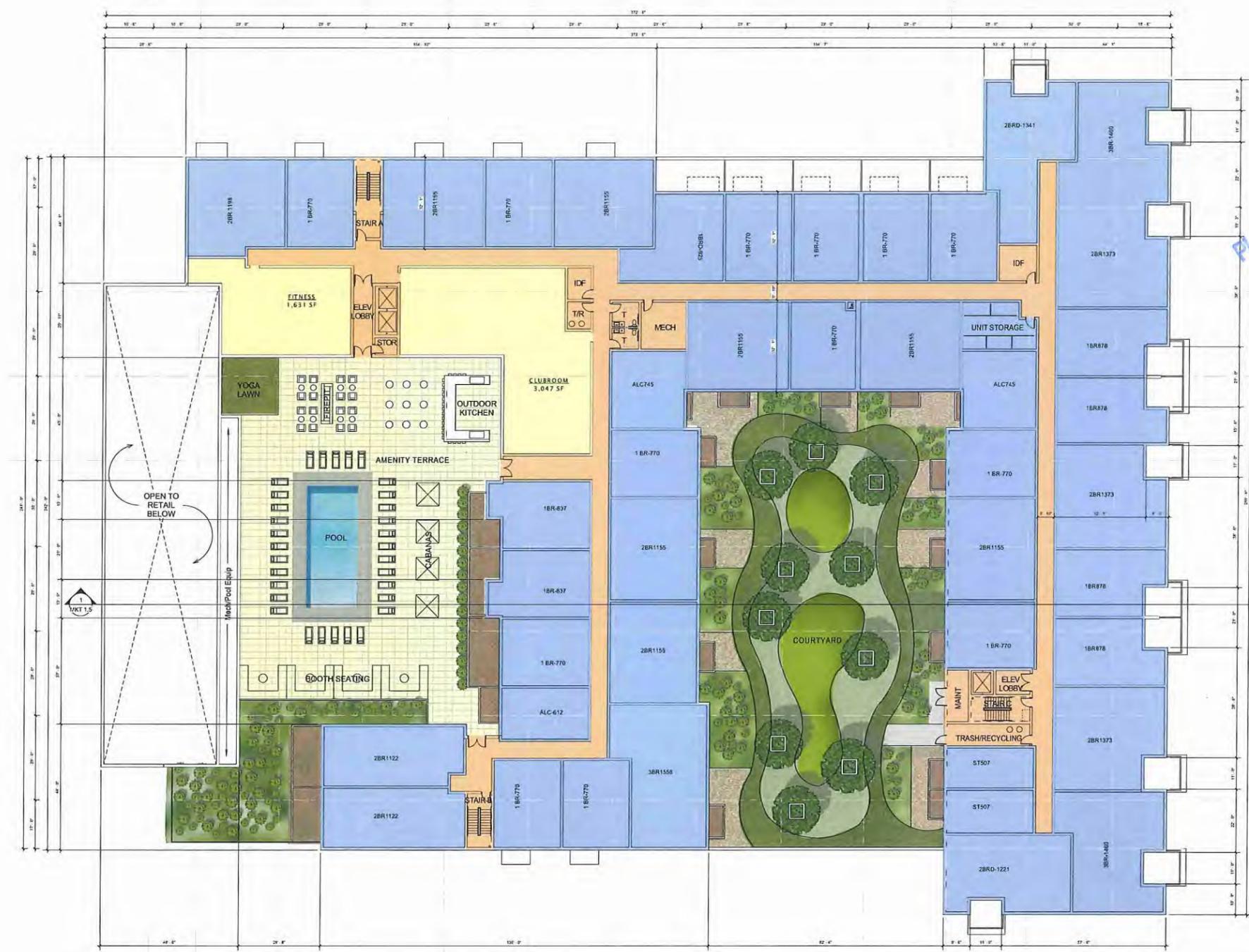
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PLAN - LEVEL 2
A1.2

COLOR KEY

	PARKING
	RETAIL
	LOBBY/AMENITY
	APARTMENT UNITS
	CORRIDOR/SERVICE



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PLAN - LEVEL 3-5
A1.3

COLOR KEY	
	PARKING
	RETAIL
	LOBBY/STAIRWELL
	APARTMENT UNITS
	CORRIDOR/SERVICE



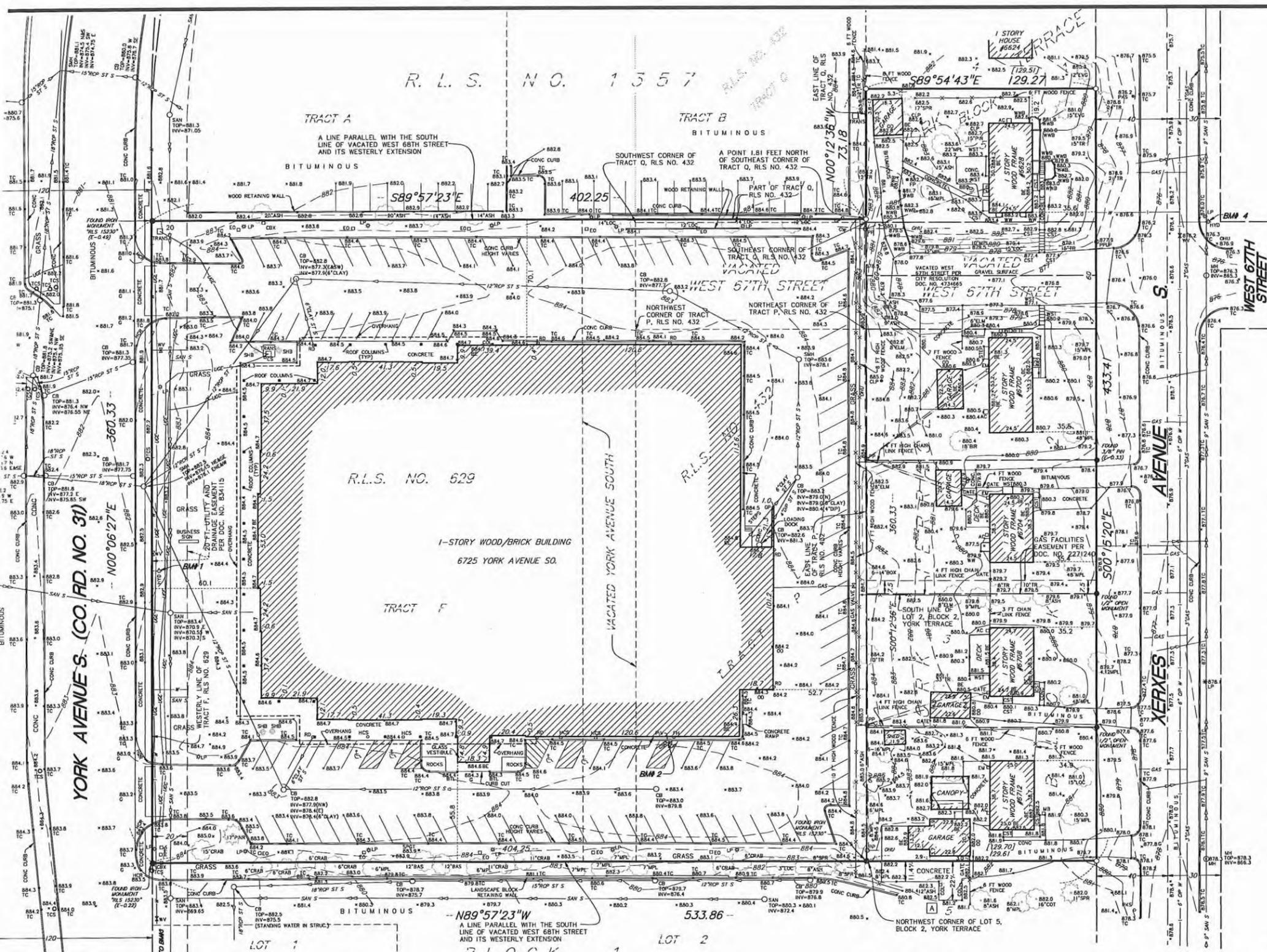
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PLAN - LEVEL 6	
A1.6	



GENERAL NOTES

- 1.) Survey coordinate and bearing basis: Hennepin County Coordinate System NAD83 (1986)
- 2.) At 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 dedicated in the plat 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, dedicated in the plat of "York Terrace", and all that part of Tract P, Registered Land Survey No. 432, 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 Westerly parallel with the South line of vacated West 68th Street dedicated in the plat of "York Terrace", and its Westerly extensions to a point in the Westerly line of said Tract F, and there terminating, and all that part of said Tract F, all that part of Tract Q, Registered Land Survey No. 432, and all that part of vacated York Avenue South dedicated in the plat 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 Westerly parallel with said South line of vacated West 68th Street and its Westerly extension to a point in the Westerly 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 (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (fax: 952-888-9526)
West Office: West Office
Mandan, North Dakota 701-663-5562

Project: 2013-080-A Bk/Pg: 83/25 Ref: 836/75 Date: 02/13/2014
Township: 02B Range: 024 Section: 29
File: 2013080A001.dwg Sheet: 1 of 1

POSSIBLE ENCROACHMENTS

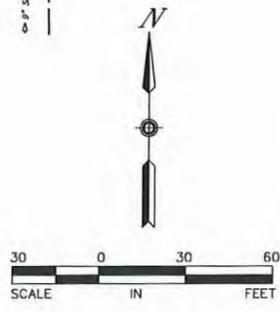
List of possible encroachments is only the surveyor's; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.
Encroachments are indicated on survey with boxed and below.
pad across south line of Lot 4, Block 2.

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 = 885.52 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
- Denotes found iron monument
- AC Denotes air conditioner
- BBQ Denotes barbecue
- BE Denotes building entrance
- BT Denotes beaver tail curb
- CB Denotes catch basin
- CBX Denotes communication box
- CIP Denotes cast iron pipe
- CLP Denotes clothesline pole
- CMH Denotes communication manhole
- CMP Denotes corrugated metal pipe
- COL Denotes building column
- CS Denotes curb stop
- CST Denotes concrete step
- DIP Denotes ductile iron pipe
- EO Denotes electric outlet
- EM Denotes electric meter
- FD Denotes fire hoodup
- FP Denotes fire pole
- G Denotes gutter
- GM Denotes gas meter
- GP Denotes guard post
- GW Denotes guy wire
- HCR Denotes hand/cup ramp
- HCS Denotes fire hoodup
- HHC Denotes hand/cup communication
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LPE Denotes light pole
- MB Denotes mailbox
- MH Denotes manhole
- OD Denotes overhead door
- OW Denotes overhead communication line
- OHU Denotes overhead utility line
- PIV Denotes post indicator valve
- PKS Denotes parking sign
- PP Denotes power pole
- PLP Denotes power and light pole
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- SPGT Denotes spigot
- SS Denotes storm sewer
- TB Denotes telephone box
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGPE Denotes underground electric line
- WD Denotes water line
- WST Denotes water steps
- WW Denotes water valve
- WWB Denotes window well
- WWB Denotes wood wall base
- BAS Denotes Basswood tree
- BIR Denotes Birch tree
- BOX Denotes Boxelder tree
- COT Denotes Cottonwood tree
- CRAB Denotes Crabapple tree
- EVG Denotes evergreen tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- PIN Denotes pine tree
- FINR Denotes red pine tree
- SHB Denotes shrub
- SPR Denotes Spruce tree
- TR Denotes deciduous tree



PLANNING DEPARTMENT
 MAR 03 2014
 CITY OF EDINA