

The City of Edina has received application(s) for the following project(s). For additional information on the projects, meeting dates and times please feel free to contact the Planning Department at 952-826-0369.

Planning Project for:

Noble Investments. N/E corner of Southdale Shopping Center site.

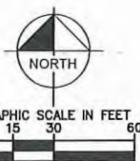
Initial Project Description

Noble Investments is proposing to development the northeast corner of Southdale to construct a four-story, 146-room Hilton Hotel.

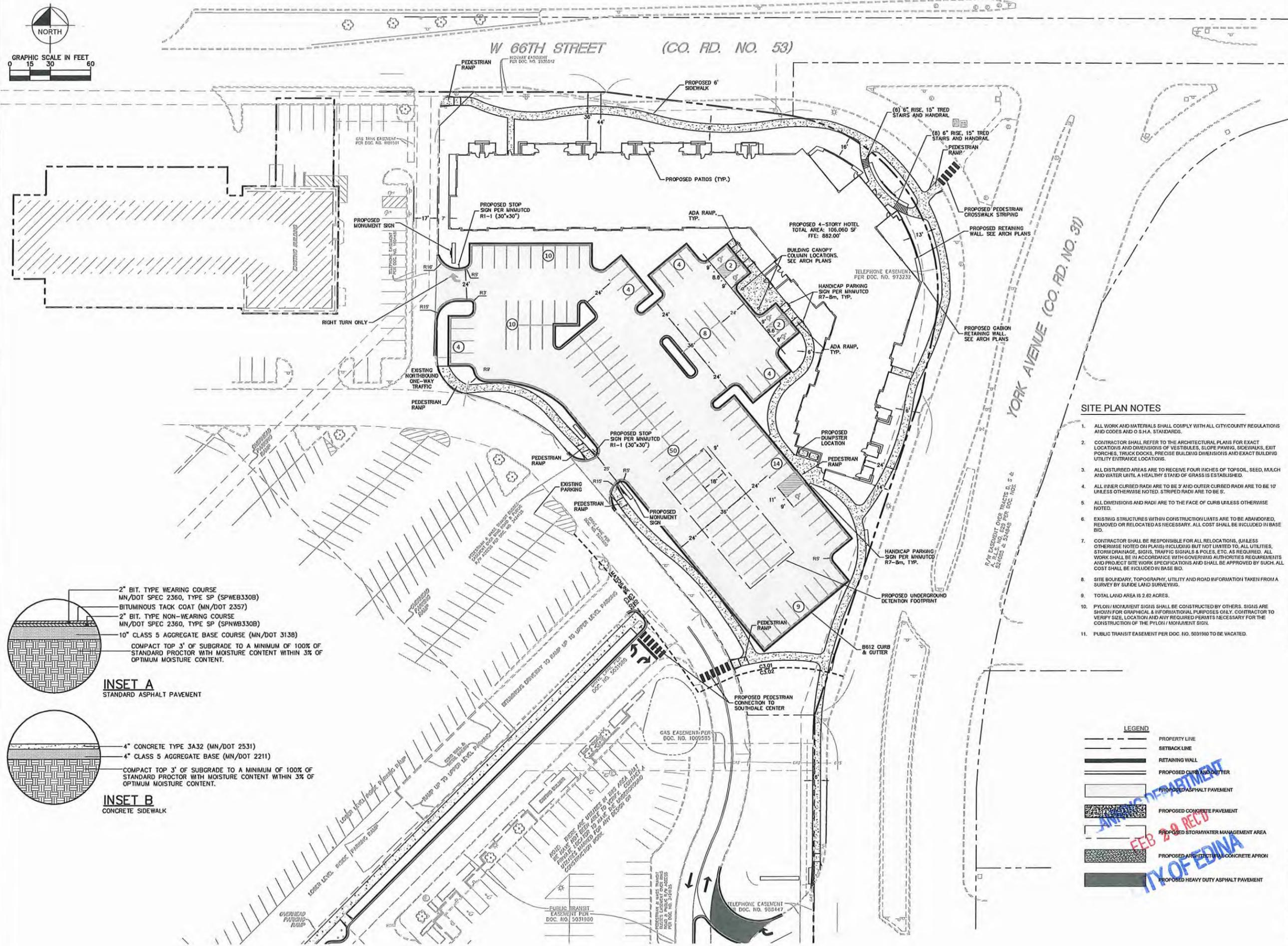
To accommodate the request the following is required:

- **A site plan review with building setback variances from 48 to 14-24 feet on York Avenue and 48 to 21 to 46 for the new structure; a parking stall setback variance from 20-7 feet; and a parking stall variance for the entire Southdale site.**
- **Subdivision to create a new lot on which the building would be located.**

Schematics:



Homewood Suites
 6600 York Ave,
 Edina, Minnesota
 55435



SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOP-SOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL INNER CURBED RADI ARE TO BE 9' AND OUTER CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 9'.
5. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUKDE LAND SURVEYING.
9. TOTAL LAND AREA IS 2.62 ACRES.
10. Pylon / Monument SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE Pylon / Monument SIGNS.
11. PUBLIC TRANSIT EASEMENT PER DOC. NO. 5031900 TO BE VACATED.

2" BIT. TYPE WEARING COURSE
 MN/DOT SPEC 2360, TYPE SP (SPWEB330B)
 BITUMINOUS TACK COAT (MN/DOT 2357)
 2" BIT. TYPE NON-WEARING COURSE
 MN/DOT SPEC 2360, TYPE SP (SPNWB330B)
 10" CLASS 5 AGGREGATE BASE COURSE (MN/DOT 3138)
 COMPACT TOP 3" OF SUBGRADE TO A MINIMUM OF 100% OF STANDARD PROCTOR WITH MOISTURE CONTENT WITHIN 3% OF OPTIMUM MOISTURE CONTENT.

INSET A
 STANDARD ASPHALT PAVEMENT

4" CONCRETE TYPE 3A32 (MN/DOT 2531)
 4" CLASS 5 AGGREGATE BASE (MN/DOT 2211)
 COMPACT TOP 3" OF SUBGRADE TO A MINIMUM OF 100% OF STANDARD PROCTOR WITH MOISTURE CONTENT WITHIN 3% OF OPTIMUM MOISTURE CONTENT.

INSET B
 CONCRETE SIDEWALK

LEGEND

	PROPERTY LINE
	SETBACK LINE
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED STORMWATER MANAGEMENT AREA
	PROPOSED ARCHITECTURAL CONCRETE APRON
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT

PREPARED FOR:

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.

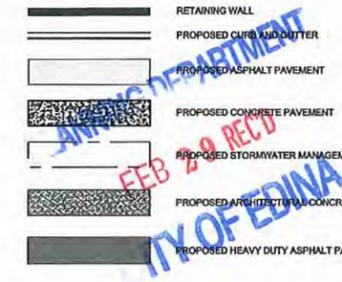
Jonathan N. Libby
 JONATHAN N. LIBBY
 51276 2.29.2016
 License# Date

Revisions & Addendums
 Month Day, Year

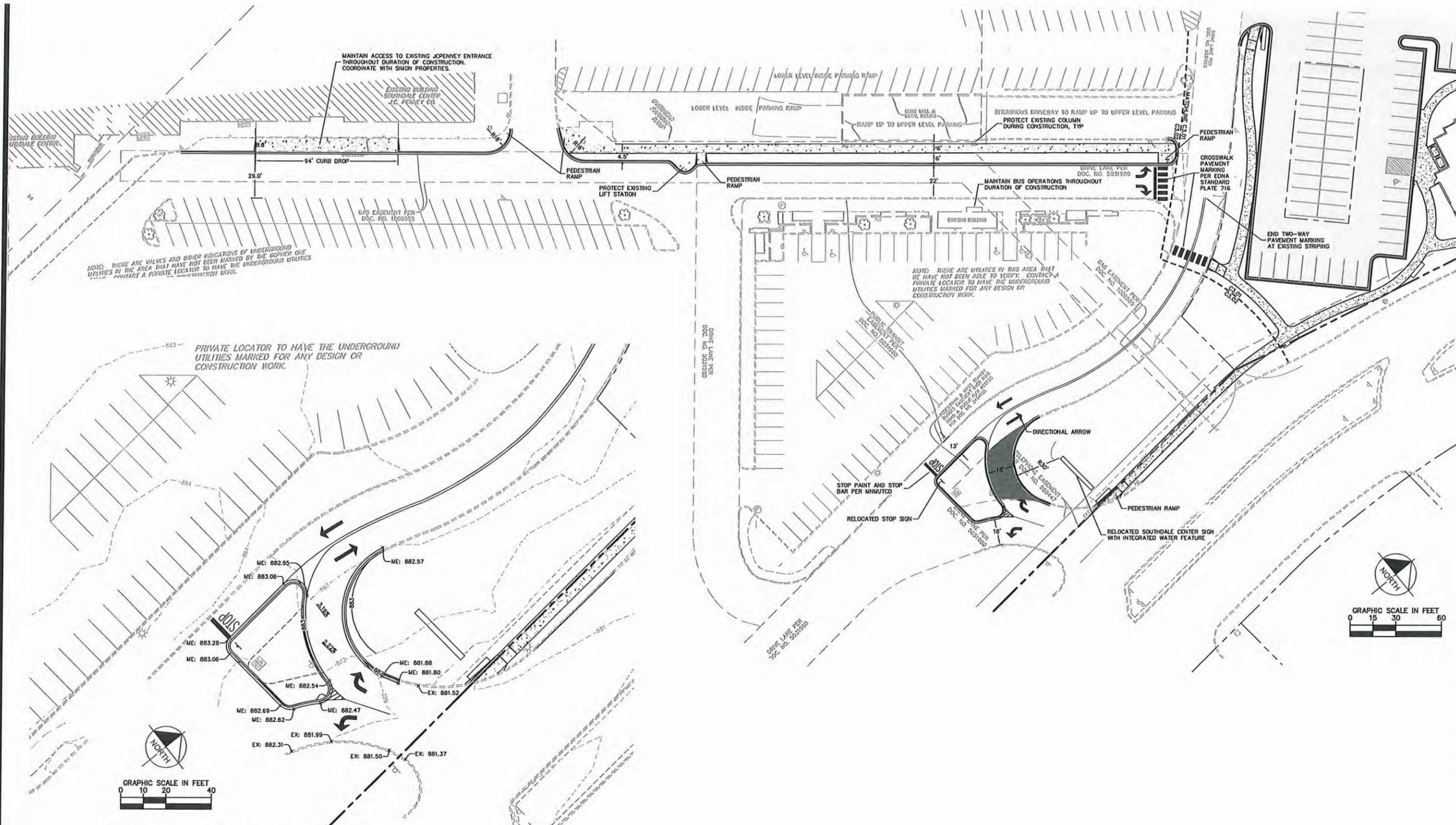
Project Number: 160843000

SITE PLAN

C3.01



-PRELIMINARY-
 NOT FOR
 CONSTRUCTION



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PREPARED FOR:

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.

Jonathan N. Libby
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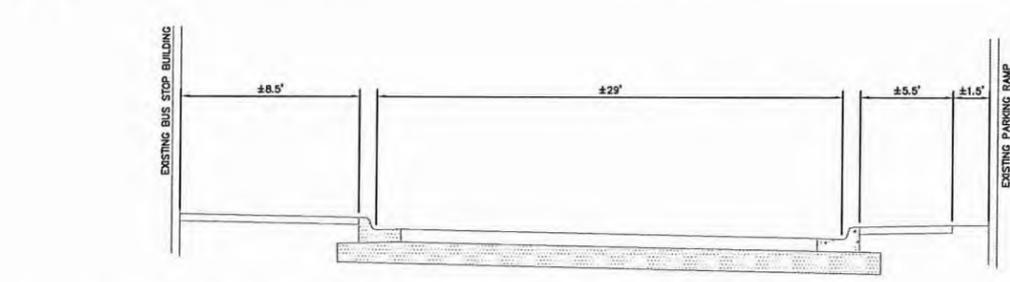
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SITE PLAN

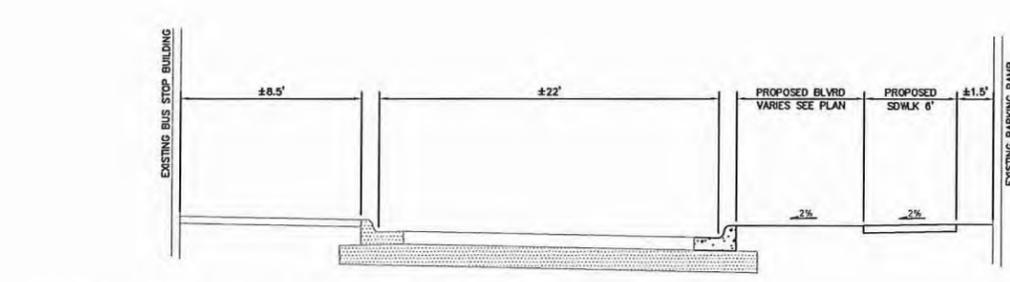
C3.02

1 YORK AVE FREE FLOW RIGHT - GRADING PLAN



2 BUS LANE EXISTING TYPICAL SECTION

3 BUS LANE PROPOSED TYPICAL SECTION

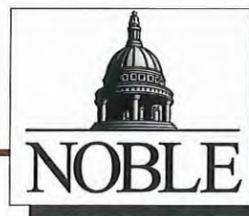


ANNING DEPARTMENT
 FEB 29 REC'D
 CITY OF EDINA

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Homewood Suites

6600 York Ave, Edina, Minnesota 55435

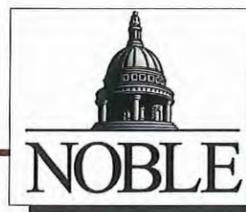
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Homewood Suites

6600 York Ave, Edina, Minnesota 55435

A1.16 - Perspective D

02/29/2016

