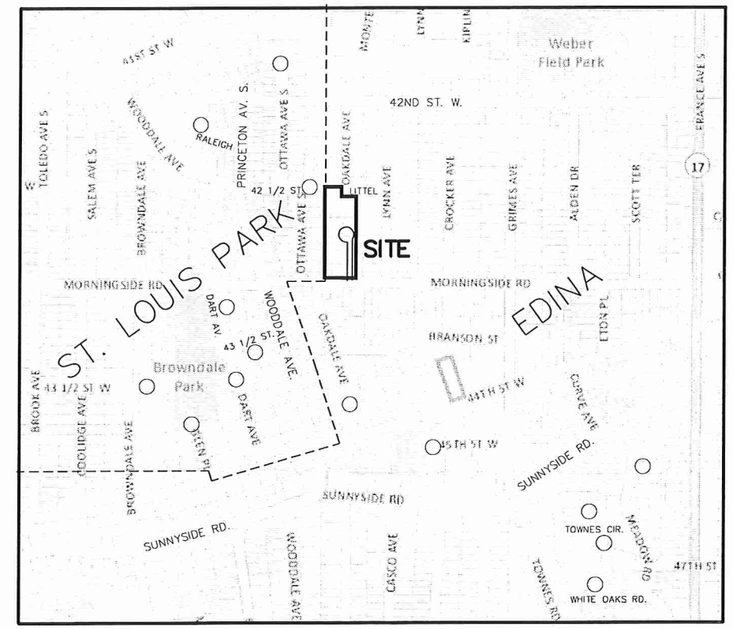
PRELIMINARY PLAT

FOR:

ACRES DUBOIS

EDINA, MINNESOTA



LOCATION MAP
NO SCALE

SHEET INDEX

SHEET	DESCRIPTION
1.	COVER SHEET / SHEET INDEX
2.	EXISTING CONDITIONS PLAN
3.	PRELIM. SITE PLAN
3A.	PRELIM. SITE RENDERING
4.	PRELIM. UTILITY PLAN
5.	PRELIM. GRADING & EROSION CONTROL PLAN
6.	PRELIM. TREE PRESERVATION PLAN
7.	PRELIM. PLAT
8.	EROSION CONTROL DETAILS, GRADING NOTES & SWPPP
9.	CONFORMING CONCEPT PLAN

RECEIVED
NOV 13 2012
CITY OF EDINA

EDINA R-1 ZONING:

9000 SF MIN. LOT SIZE (500' MEDIAN=9606 SF PER SURVEYOR) *
75' MIN. LOT WIDTH (AT 50' FRONT SETBACK) (500' MEDIAN=50.0' PER SURVEYOR) *
"50' FROM FRONT LOT LINE AT RT ANGLE TO LOT DEPTH"
120' MIN. LOT DEPTH (500' MEDIAN=161.5' PER SURVEYOR) *
"MID PT OF FRONT LOT LINE TO MID PT OF REAR LOT LINE"
30' FRONT SETBACK (OR MATCH ADJ. HOUSES)
10' SIDE SETBACK (+6" FOR EVERY FT. IN HT. OVER 15')
5' SIDE SETBACK FOR AN ATTACHED GARAGE
15' SIDE SETBACK FOR STREET SIDE CORNER LOT (OR 30' IF THERE IS AN "ADJOINING" INTERIOR LOT ON THE SAME STREET)
25' REAR SETBACK
MAX. FRONT HT. IS 30' TO ROOF MID PT. OR 35' TO ROOF PEAK
LOT WIDTH TO PERIMETER RATIO > 0.1
MAX. BUILDING COVERAGE 25%
30' MIN. STREET FRONTAGE

* OR MEDIAN OF LOTS WITHIN 500' (WHICHEVER IS GREATER)

SITE ADDRESS: 4232 OAKDALE AVE. & 4412 MORNINGSIDE RD., EDINA, MN

SITE AREA: 136,828 SF (3.141 AC.)

LEGAL DESCRIPTION: SEE SURVEY

CIVIL ENGINEER/LAND PLANNER
TERRA ENGINEERING INC.
6001 GLENWOOD AVE.
GOLDEN VALLEY, MN 55422
763-593-9325
PETER KNAEBLE, P.E.
peterknaeble@gmail.com

SURVEYOR
ACRE LAND SURVEYING INC.
9140 BALTIMORE ST. NE, #100
BLAINE, MN 55449
763-238-6278
JOSH SCHNEIDER, RLS
js.acrelandsurvey@gmail.com

WETLAND CONSULTANT
ARROWHEAD ENVIRONMENTAL CONSULTING
2909 MEADOW LANE
MOUND, MN 55364
612-237-5996
BEN CARLSON, WDC
benc@arrowheadec.com

APPLICANT/OWNER
FRANK SIDELL II
4232 OAKDALE AVE.
EDINA, MN 55416
612-805-6006
fdsidell@gmail.com

SOIL ENGINEER
MERVYN MINDESS, PE
CONSULTING SOIL ENGINEER, PLLC
7522 VINEWOOD COURT
MAPLE GROVE, MN 55311
612-817-0096
mmindess@aol.com

FORESTRY CONSULTANT
KAMERON KYTONEN
ISA CERTIFIED ARBORIST #4237A
15 PINTO LANE
ISANTI, MN 55040
763-614-4071
kameronkytonen@hotmail.com

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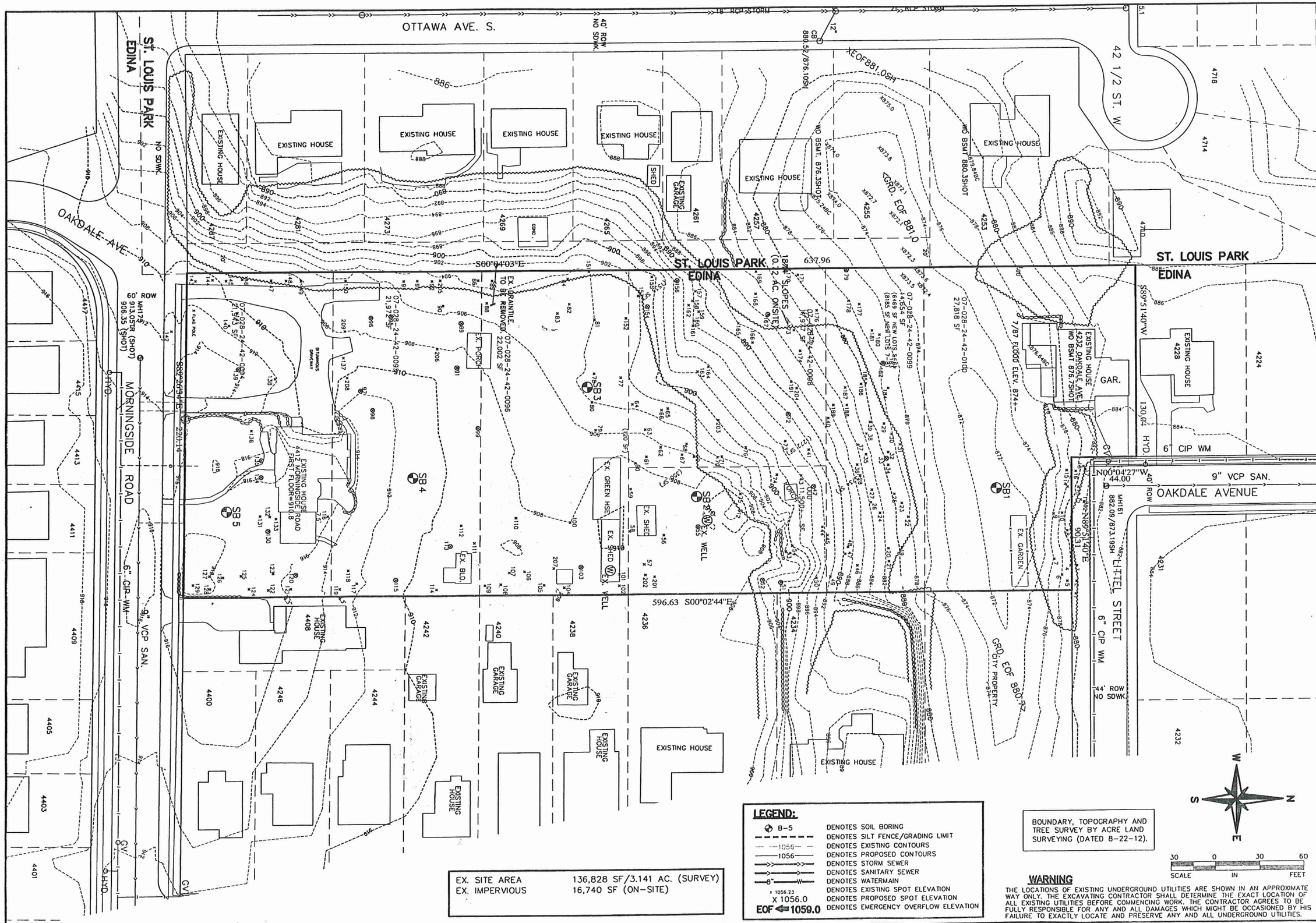
Civil Engineering, Land Planning • Consulting
6001 Glenwood Avenue
Minneapolis, Minnesota 55422
763 593 9325 Fax: 763 512 0717

REVISIONS

DESIGNED	P.J.K.
DRAWN	H.A.L.
CHECKED	P.J.K.

I hereby certify that this plan or report 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.
Peter J. Knaeble P.E.
Date: 11/5/12 Reg. No. 14844

SHEET TITLE: COVER SHEET SHEET INDEX
PROJECT: ACRES DUBOIS EDINA, MN
DATE: 11/5/12
PROJECT NO. 12-109
SHEET NO. 1



EX. SITE AREA	136,828 SF/3.141 AC. (SURVEY)
EX. IMPERVIOUS	16,740 SF (ON-SITE)

LEGEND:

B-5	DENOTES SOIL BORING
	DENOTES SILT FENCE/GRADING LIMIT
1055	DENOTES EXISTING CONTOURS
1056	DENOTES PROPOSED CONTOURS
	DENOTES STORM SEWER
	DENOTES SANITARY SEWER
8" W	DENOTES WATERMAIN
x 1056.23	DENOTES EXISTING SPOT ELEVATION
X 1056.0	DENOTES PROPOSED SPOT ELEVATION
EOF 1059.0	DENOTES EMERGENCY OVERFLOW ELEVATION

BOUNDARY, TOPOGRAPHY AND TREE SURVEY BY ACRE LAND SURVEYING (DATED 8-22-12).

WARNING

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE EXCAVATING CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SCALE 30 0 30 60 IN FEET

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Civil Engineering
Land Planning • Consulting
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SUBDIVISION

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Peter J. Knoeble

Peter J. Knoeble P.E.
Date: 11/5/12 Reg. No. 14844

SHEET TITLE
EXISTING CONDITIONS PLAN

PROJECT
ACRES DUBOIS
EDINA, MN

DATE 11/5/12

PROJECT NO. 12-109

SHEET NO. 2

OTTAWA AVE. S.

40' ROW
NO SDWK.

ST. LOUIS PARK
EDINA

NO SDWK.

OAKDALE AVE.

MORNINGSIDE ROAD

42 1/2 ST. W

EXISTING HOUSE
4287
EXISTING HOUSE
4281
EXISTING HOUSE
4273
EXISTING HOUSE
4269
CONC.
EXISTING HOUSE
4265
SHED
EXISTING GARAGE
4261
EXISTING HOUSE
4257
WO BSMT. 876.3SHOT
4255
EXISTING HOUSE
4253
WO BSMT 880.3SHOT
4718
4714
4710

20'

ST. LOUIS PARK
EDINA

ST. LOUIS PARK
EDINA

4417
4415
4413
4411
4409
4405
4403
4401

1
2
3
4
5
6
7
8

15' R FC

27' FF
50' ROW
4' SDWK.
4' BC

35' R FC
50' R ROW

30' R FC

EXISTING HOUSE
4408

4242
EXISTING GARAGE

4240
EXISTING GARAGE

4238
EXISTING GARAGE

4236
EXISTING HOUSE

4234
EXISTING HOUSE

CITY PROPERTY

4400
4246
4244
EXISTING HOUSE

7/87 FLOOD ELEV. 874+-

EXISTING HOUSE
4232 OAKDALE AVE.
WO BSMT 876.7SHOT

GAR.

EXISTING HOUSE
4228

4224

40' ROW
OAKDALE AVENUE

LITTEL STREET

44' ROW
NO SDWK.

4231
4232

LYNN AVENUE

40' R

W
S
N
E

30 0 30 60
SCALE IN FEET

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Peter J. Knoebl

Peter J. Knoebl P.E.
Date: 11/5/12 Reg. No. 14844

SHEET TITLE
PRELIMINARY SITE PLAN

PROJECT
ACRES DUBOIS
EDINA, MN

DATE
11/5/12

PROJECT NO.
12-109

SHEET NO.
3

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Date: 11/5/12 Reg. No. 14844

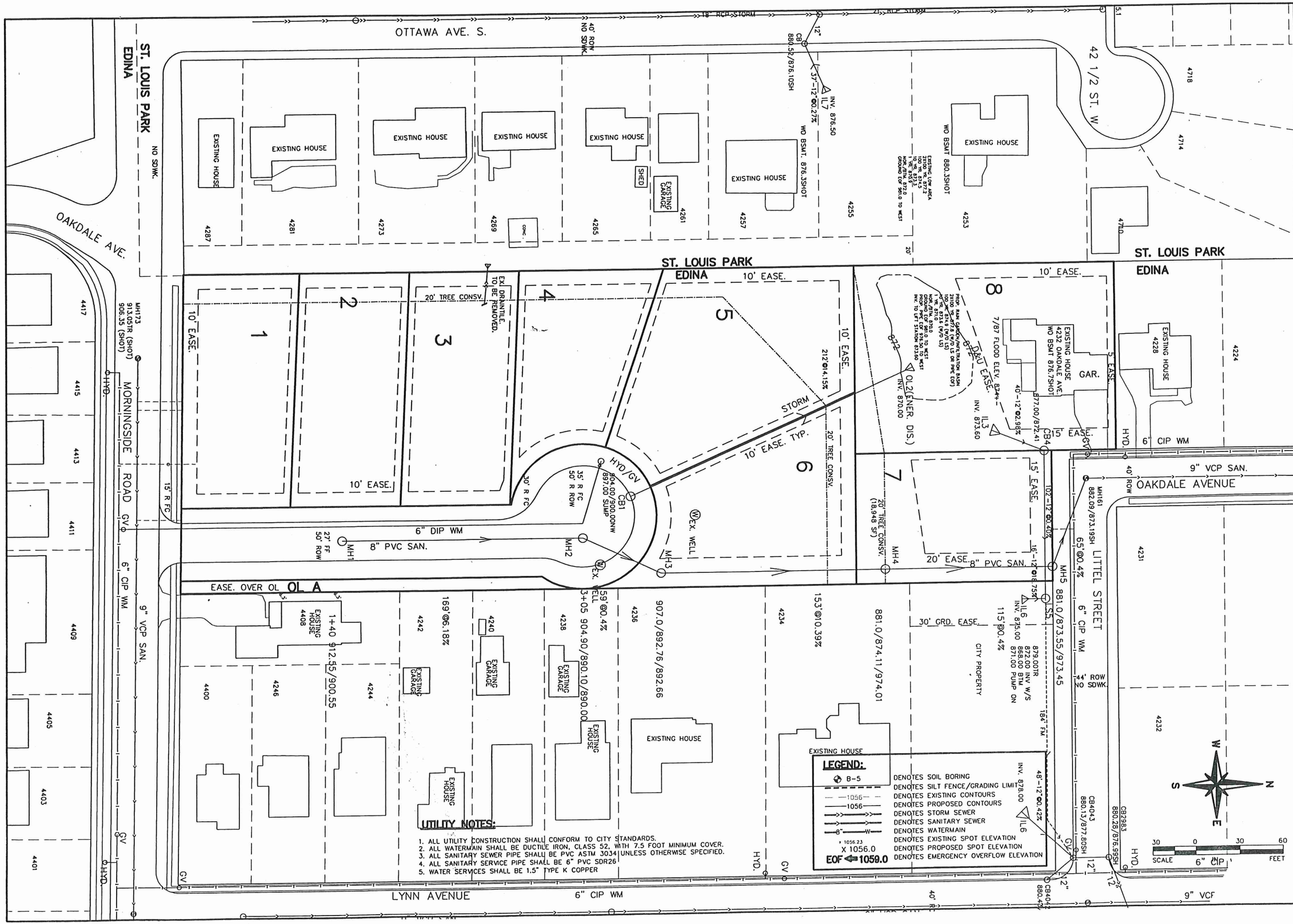
SHEET TITLE
PRELIMINARY SITE RENDERING

PROJECT
ACRES DUBOIS
EDINA, MN

DATE
11/5/12

PROJECT NO.
12–109

SHEET NO.
3A



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Peter J. Knoeble P.E. Reg. No. 14844
Date: 11/5/12

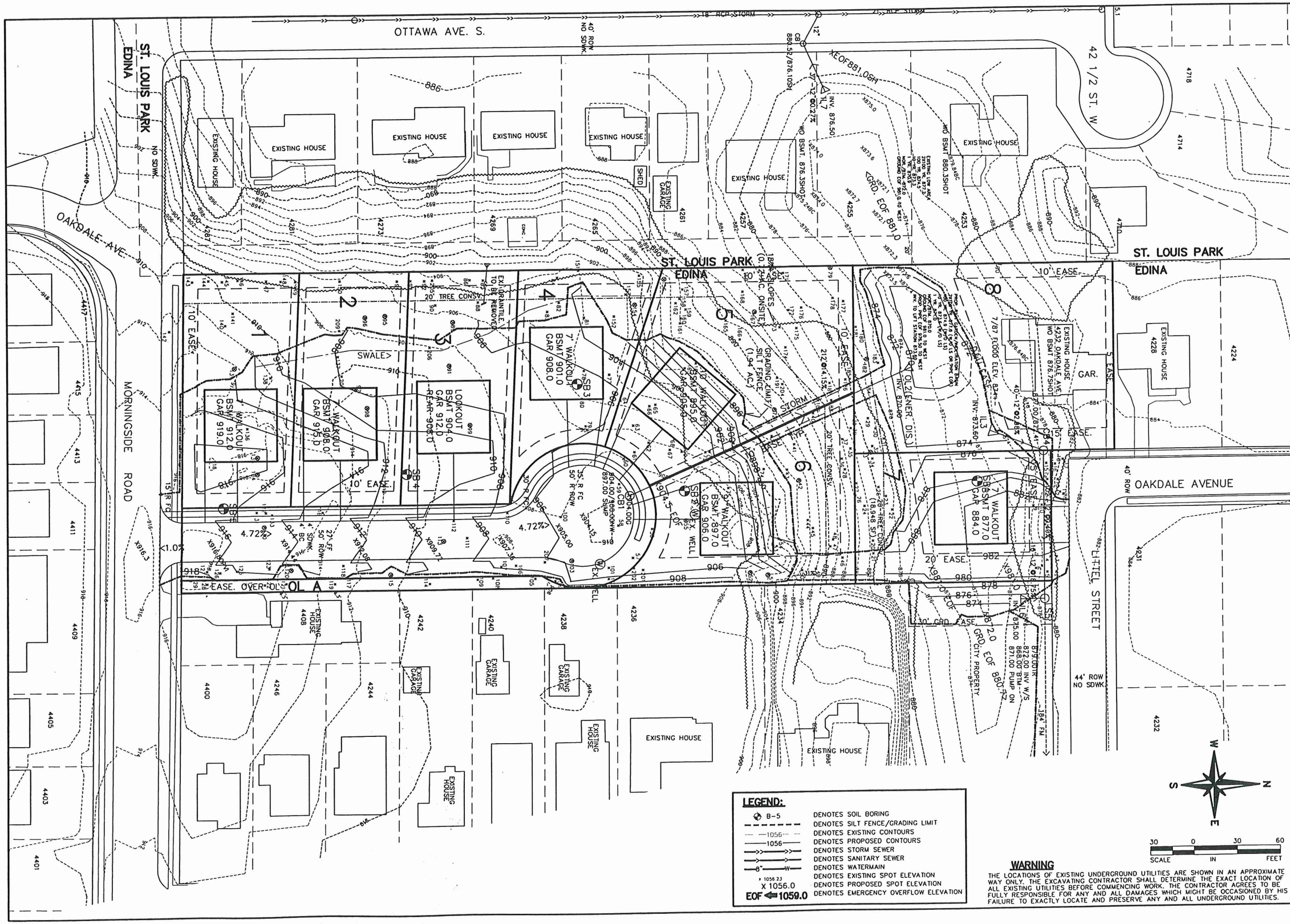
SHEET TITLE: PRELIMINARY UTILITY PLAN

PROJECT: ACRES DUBOIS
EDINA, MN

DATE 11/5/12

PROJECT NO. 12-109

SHEET NO. 4



LEGEND:

B-5	DENOTES SOIL BORING
	DENOTES SILT FENCE/GRADING LIMIT
1056	DENOTES EXISTING CONTOURS
1056	DENOTES PROPOSED CONTOURS
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WARNING

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30 0 30 60
SCALE IN FEET

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Peter J. Knaebel P.E. Reg. No. 14844
Date: 11/5/12

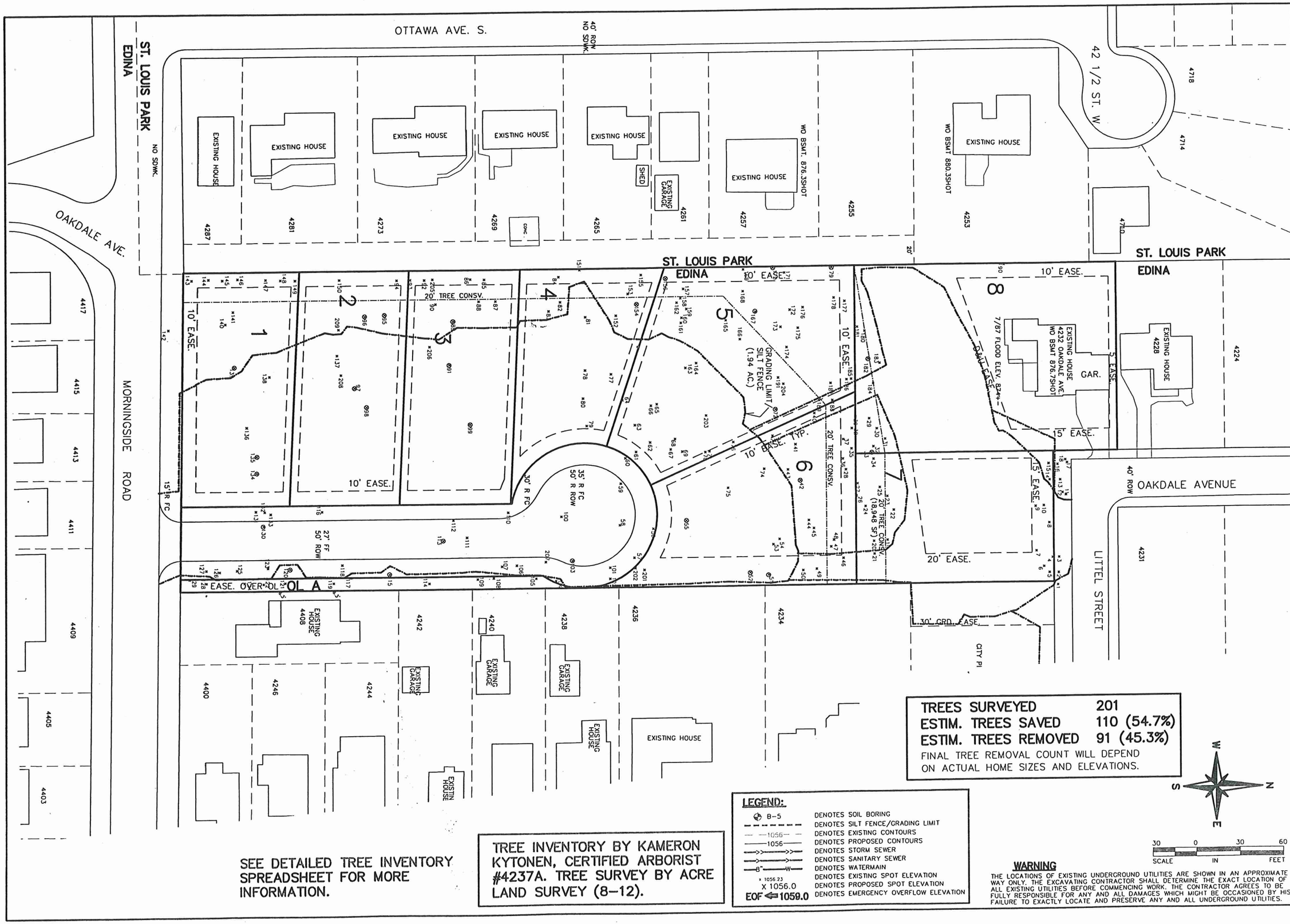
SHEET TITLE: PRELIMINARY GRADING AND EROSION CONTROL PLAN

PROJECT: ACRES DUBOIS
EDINA, MN

DATE 11/5/12

PROJECT NO. 12-109

SHEET NO. 5



TREES SURVEYED	201
ESTIM. TREES SAVED	110 (54.7%)
ESTIM. TREES REMOVED	91 (45.3%)

FINAL TREE REMOVAL COUNT WILL DEPEND ON ACTUAL HOME SIZES AND ELEVATIONS.

SEE DETAILED TREE INVENTORY SPREADSHEET FOR MORE INFORMATION.

TREE INVENTORY BY KAMERON KYTONEN, CERTIFIED ARBORIST #4237A. TREE SURVEY BY ACRE LAND SURVEY (8-12).

LEGEND:

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	DENOTES SILT FENCE/GRADING LIMIT
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Date: 11/5/12 Reg. No. 14844

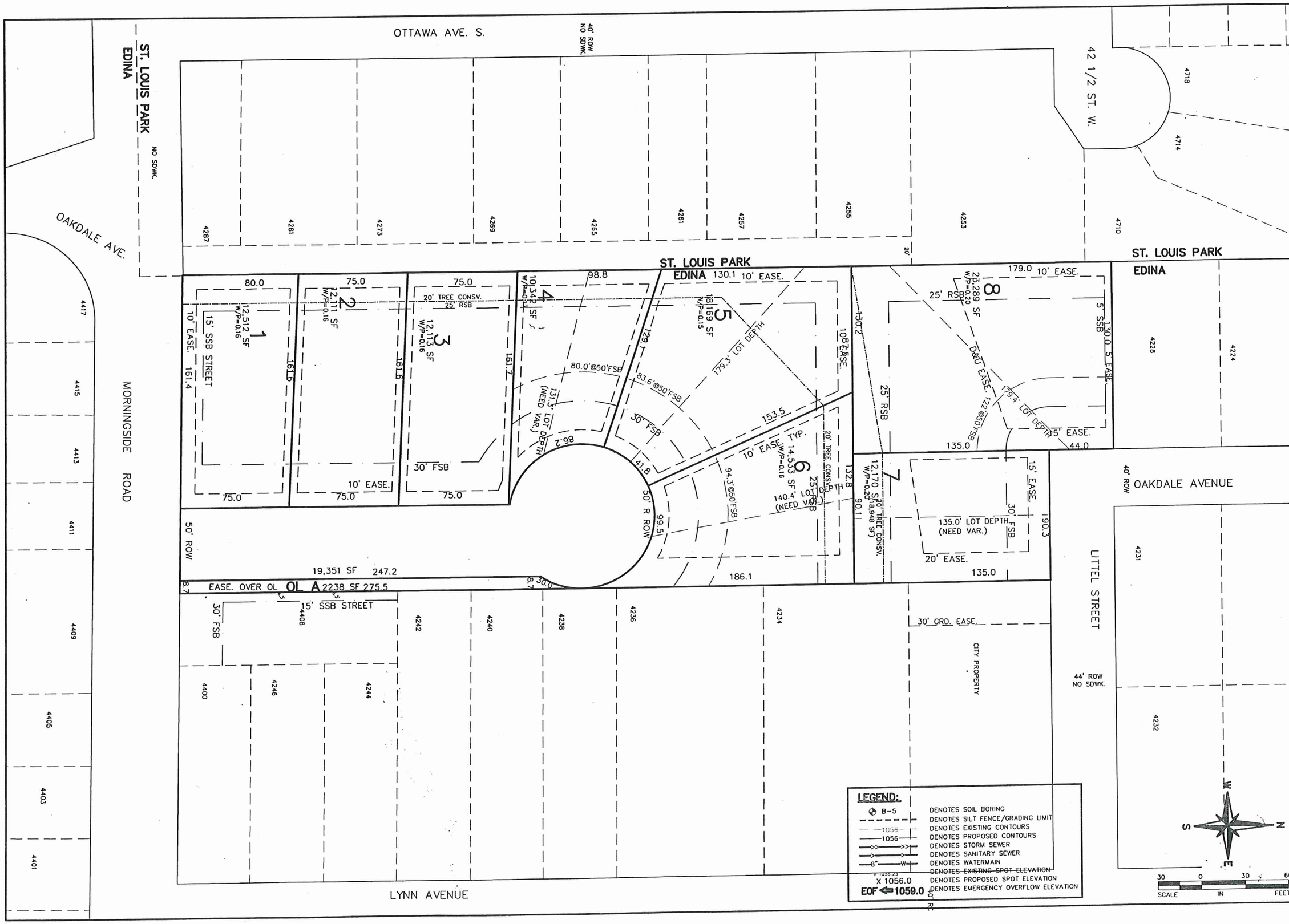
SHEET TITLE
PRELIMINARY TREE PRESERVATION PLAN

PROJECT
ACRES DUBOIS
EDINA, MN

DATE
11/5/12

PROJECT NO.
12-109

SHEET NO.
6



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Peter J. Knoebel
Peter J. Knoebel P.E. Reg. No. 14844
Date: 11/5/12

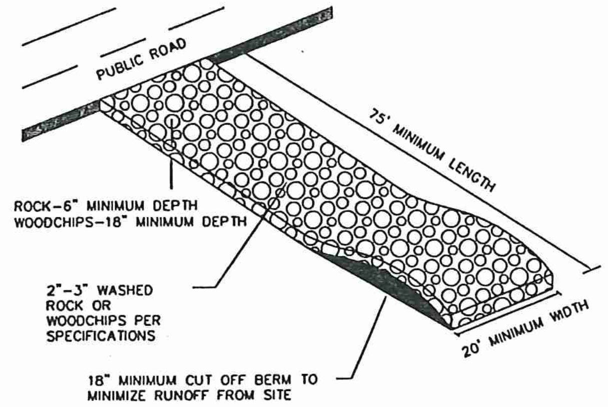
SHEET TITLE
PRELIMINARY PLAT

PROJECT
ACRES DUBOIS
EDINA, MN

DATE
11/5/12

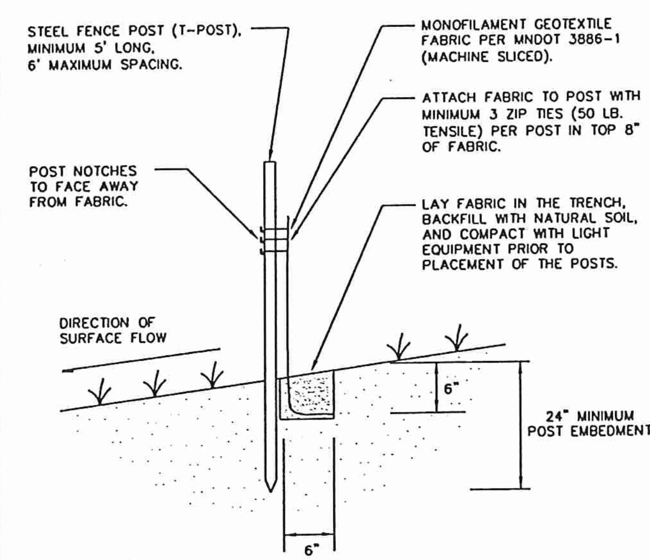
PROJECT NO.
12-109

SHEET NO.
7

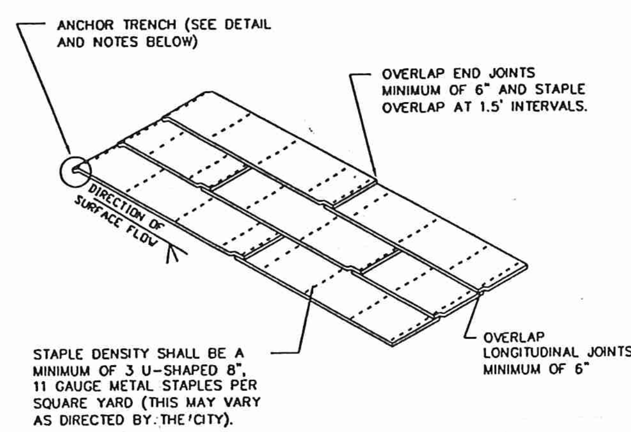


NOTES:
1. FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK. FILTER FABRIC IS NOT REQUIRED UNDER WOODCHIPS.
2. 80% OF WOODCHIPS USED FOR CONSTRUCTION ENTRANCES MUST BE BETWEEN 2 INCHES AND 5 INCHES. NO CHIPPED-UP MANUFACTURED WOOD AND/OR CHEMICALLY TREATED WOOD IS ALLOWED.
3. ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCK OR WOODCHIPS WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

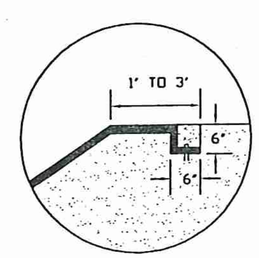
Terra Engineering, Inc.	STANDARD DETAIL ROCK CONSTRUCTION ENTRANCE	PLATE # 1001 REVISED 1/1/2005



Terra Engineering, Inc.	STANDARD DETAIL EROSION CONTROL FENCE / SILT FENCE	PLATE # 1001 REVISED 1/1/2005



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH



Terra Engineering, Inc.	STANDARD DETAIL EROSION CONTROL BLANKET	PLATE # 1001 REVISED 1/1/2005

SITE GRADING NOTES

PROPOSED CONTOURS ARE TO FINISHED GRADE. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON TO BE EXACT OR COMPLETE.

THE CONTRACTOR MUST CONTACT ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES BY CONTACTING GOPHER STATE ONE CALL (800-252-1166) PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL NOT START WORK UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO THE REQUIREMENTS OF THESE PERMITS.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR ALL CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE DEVELOPER'S / CITY'S OR LOCAL GOVERNING UNIT'S SPECIFICATION, WHICH EVER IS THE MOST STRINGENT. THE SITE CONSTRUCTION SHALL ALSO COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.

THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER. ALL SOILS CERTIFICATIONS SHALL BE PROVIDED TO THE OWNER AND ENGINEER DURING AND UPON COMPLETION OF THE PROJECT.

PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE CITY AND DEVELOPER'S SOILS ENGINEER SHALL BE PRESENT DURING THE TEST ROLL. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

AFTER THE SITE GRADING IS COMPLETED, IF EXCESS SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND REGULATING AGENCIES INVOLVED.

NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE OWNER.

SALVAGED MATERIALS TO BECOME PROPERTY OF THE OWNER.

TEMPORARY AND PERMANENT SEDIMENTATION PONDS SHALL BE CONSTRUCTED WITH THE INITIAL GRADING. THE SEDIMENT MUST BE REMOVED FROM THESE PONDS, AS NECESSARY. PRIOR TO COMPLETION OF THE PROJECT.

ALL SLOPES ARE TO BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE SPECIFIED ON THESE PLANS.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS:

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE TYPICALLY AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. CLEAR AND GRUB FOR SEDIMENT BASIN / POND INSTALL
4. CONSTRUCT SEDIMENT BASIN / POND
5. CLEAR AND GRUB REMAINDER OF SITE
6. STRIP AND STOCKPILE TOPSOIL
7. ROUGH GRADING OF SITE
8. STABILIZE DENUDED AREAS AND STOCKPILES
9. INSTALL SANITARY SEWER, WATERMAIN STORM SEWER AND SERVICES
10. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
11. INSTALL STREET SECTION
12. INSTALL CURB AND GUTTER
13. BITUMINOUS ON STREETS
14. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
15. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND TE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2003 # MNR100001 PAGES 1-26) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A COPY OF THIS SWPPP (NARRATIVE, PLANS AND SPECS) ON SITE AT ALL TIMES OF CONSTRUCTION AS WELL AS COPIES OF APPLICABLE PERMITS AND INSPECTION REPORTS.

EROSION PREVENTION AND SEDIMENTATION CONTROL:

THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL EROSION AND SEDIMENTATION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SEDIMENTATION INCLUDING BUT NOT LIMITED TO THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S); ROCK CHECK DAMS, ROCK ENTRANCES AND/OR SILT FENCES SHOWN ON THE GRADING AND EROSION CONTROL PLAN. EROSION CONTROL SHALL COMMENCE WITH SITE GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTORS RESPONSIBILITY INCLUDES ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY, AT HIS/HER OPTION, DIRECT THE CONTRACTOR IN HIS/HER METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. SILT FENCES SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.

ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED IN ANY PARTICULAR AREA. SEEDING AND MULCHING SHALL NOT WAIT UNTIL ALL GRADING IS COMPLETED ON THE ENTIRE SITE.

THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC. BEFORE CONSTRUCTION BEGINS.

CONSTRUCTION ACTIVITY - EROSION PREVENTION PRACTICES

TYPE OF SLOPE	MAX TIME UNSEEDED WITHOUT ACTIVELY BEING WORKED
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	14 DAYS
FLATTER THAN 10:1	21 DAYS

ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CANNOT BE GREATER THAN 75 FEET.

ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED

TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT OR CLAY OR ORGANIC MATERIALS ARE EXEMPT.

DEWATERING AND BASIN DRAINING:

DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) RELATED TO THE CONSTRUCTION ACTIVITY THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER, DOWNSTREAM LANDOWNERS OR WETLANDS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEATHING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS.

INSPECTIONS AND MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR THE MAINTENANCE AND PROPER OPERATION OF EROSION AND SEDIMENT CONTROL FACILITIES. THE CONTRACTOR SHALL AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER THE CONTRACTOR SHALL PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED.

BASED ON INSPECTION RESULTS THE CONTRACTOR MAY MODIFY THE SWPPP IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. THIS MODIFICATION MUST BE MADE WITHIN 7 CALENDAR DAYS OF THE INSPECTION UNLESS OTHERWISE REQUIRED BY THE TERMS OF THE PERMIT, LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

INSPECTION REPORTS MUST BE KEPT ON FILE BY THE CONTRACTOR AS AN INTEGRAL PART OF THE SWPPP FOR AT LEAST 3 YEARS FROM THE DATE OF COMPLETION OF THIS PROJECT.

POLLUTION PREVENTION MANAGEMENT:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DISPOSAL REQUIREMENTS.

HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTEWATER PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE ACCORDING THE DEFINITIONS IN THE NPDES GENERAL PERMIT PART IV SECTION G. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (N.O.T.) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR ANOTHER OWNER/CONTRACTOR HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION.

Terra Engineering, Inc.
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REVISIONS

DESIGNED P.J.K.
DRAWN HAL.
CHECKED P.J.K.

I hereby certify that this plan or report 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.

Peter J. Knoeble P.E.
Date: 11/5/12 Reg. No. 14844

SHEET TITLE: EROSION CONTROL DETAILS, GRADING NOTES & SWPPP
PROJECT: ACRES DUBOIS EDINA, MN
DATE: 11/5/12
PROJECT NO. 12-109
SHEET NO. 8

OTTAWA AVE. S.

40' ROW NO SDWK.

42 1/2 ST. W.

ST. LOUIS PARK
EDINA

NO SDWK.

OAKDALE AVE.

MORNINGSIDE ROAD

EXISTING HOUSE 4287
EXISTING HOUSE 4281
EXISTING HOUSE 4273
EXISTING HOUSE 4269
CONC.
EXISTING HOUSE 4265
SHED
EXISTING GARAGE 4261
EXISTING HOUSE 4257
W/O BSMT. 876.3SHOT
4255
EXISTING HOUSE 4253
W/O BSMT. 880.3SHOT
4710
4718
4714
20'

ST. LOUIS PARK
EDINA

80.0' 75.0' 75.0' 75.0' 75.0' 75.0' 75.0' 107.9'

1 — 12,512 SF — 161.4'
2 — 12,111 SF — 161.6'
3 — 12,113 SF — 161.6'
4 — 12,115 SF — 161.7'
5 — 12,117 SF — 161.7'
6 — 12,119 SF — 161.7'
7 — 12,122 SF — 161.7'
8 — 16,608 SF — 161.8'

7/87 FLOOD ELEV. 874++

EXISTING HOUSE 4232 OAKDALE AVE. W/O BSMT 876.7SHOT

130.0'
GAR.
EXISTING HOUSE 4228
4224
44.0'
31.6'
75.0' 75.0' 75.0' 75.0' 75.0' 75.0' 75.0' 70.9'

40' ROW
OAKDALE AVENUE

50.0' 27' FF ROW 50' ROW

PROPOSED OAKDALE AVENUE

4.72%> 7.16%> 2.00%>

×809.72
×805.00 PVI C40.0
×897.83 C11.93
×890.67 PB2.2
×883.50 PVI F11.6
×882.5

50.0'

LITTEL STREET

OUTLOT

8.7'

EXISTING HOUSE 4408
4400
4246
4244
EXISTING GARAGE 4242
EXISTING GARAGE 4240
EXISTING GARAGE 4238
EXISTING HOUSE 4236
EXISTING HOUSE 4234
CITY PROPERTY
EXISTING HOUSE
EXISTING HOUSE
EXISTING HOUSE
44' ROW NO SDWK.
4231
4232

4417 4415 4413 4411 4409 4405 4403 4401

LEGEND:

B-5	DENOTES SOIL BORING
	DENOTES SILT FENCE/GRADING LIMIT
1056	DENOTES EXISTING CONTOURS
1056	DENOTES PROPOSED CONTOURS
>> >>	DENOTES STORM SEWER
> >	DENOTES SANITARY SEWER
8" W	DENOTES WATERMAIN
× 1056.23	DENOTES EXISTING SPOT ELEVATION
X 1056.0	DENOTES PROPOSED SPOT ELEVATION
EOF 1059.0	DENOTES EMERGENCY OVERFLOW ELEVATION

WARNING

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE EXCAVATING CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

W S N E

30 0 30 60
SCALE IN FEET

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Minneapolis, Minnesota 55422
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SKETCH 3B

DESIGNED P.J.K.
DRAWN H.A.L.
CHECKED P.J.K.

I hereby certify that this plan or report 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.
Peter J. Knoeble
Peter J. Knoeble P.E. Reg. No. 14844
Date: 11/5/12

SHEET TITLE
CONFORMING CONCEPT PLAN

PROJECT
ACRES DUBOIS
EDINA, MN

DATE 11/5/12

PROJECT NO. 12-109

SHEET NO. 9