

70th & France

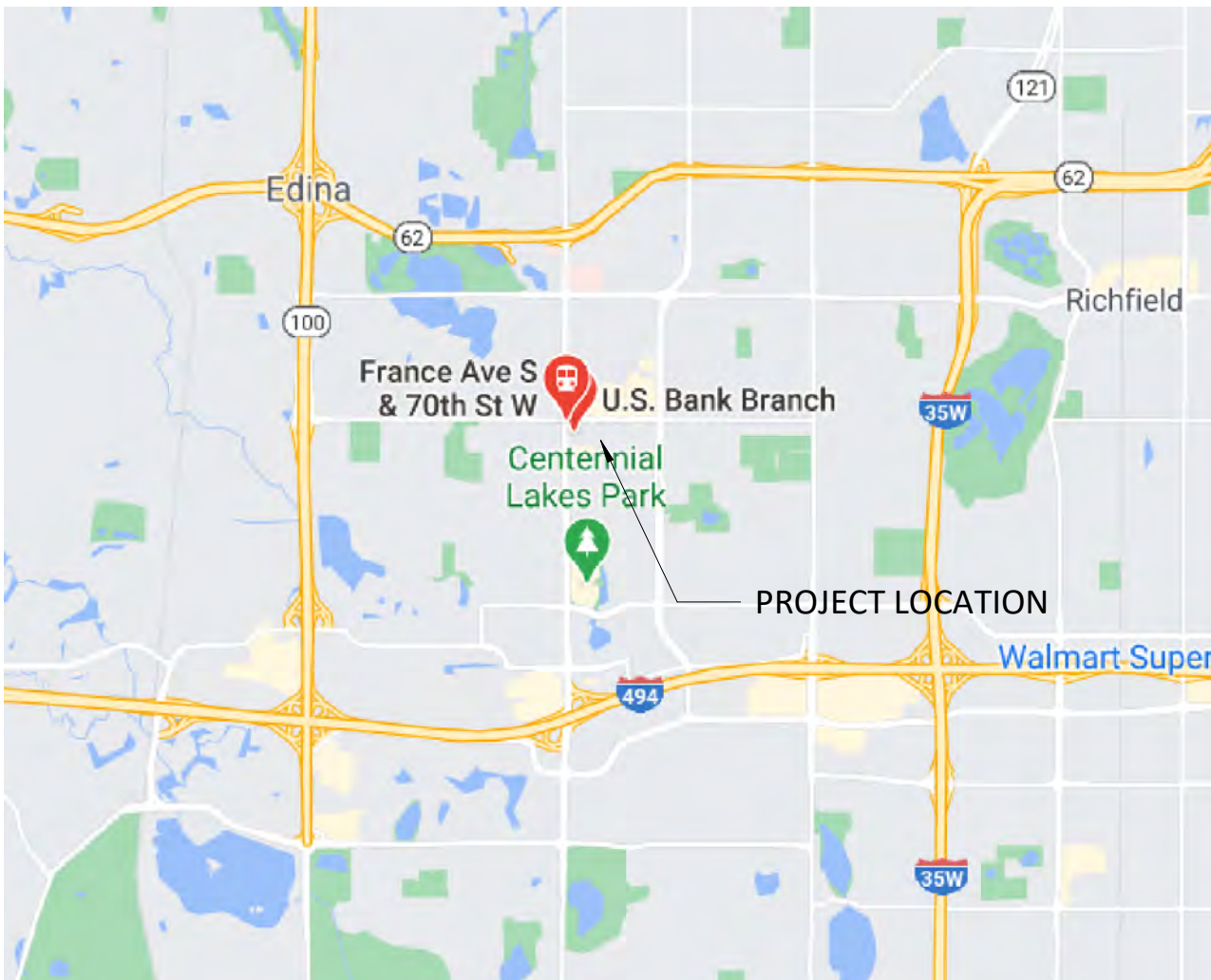
70th & France

Edina, MN

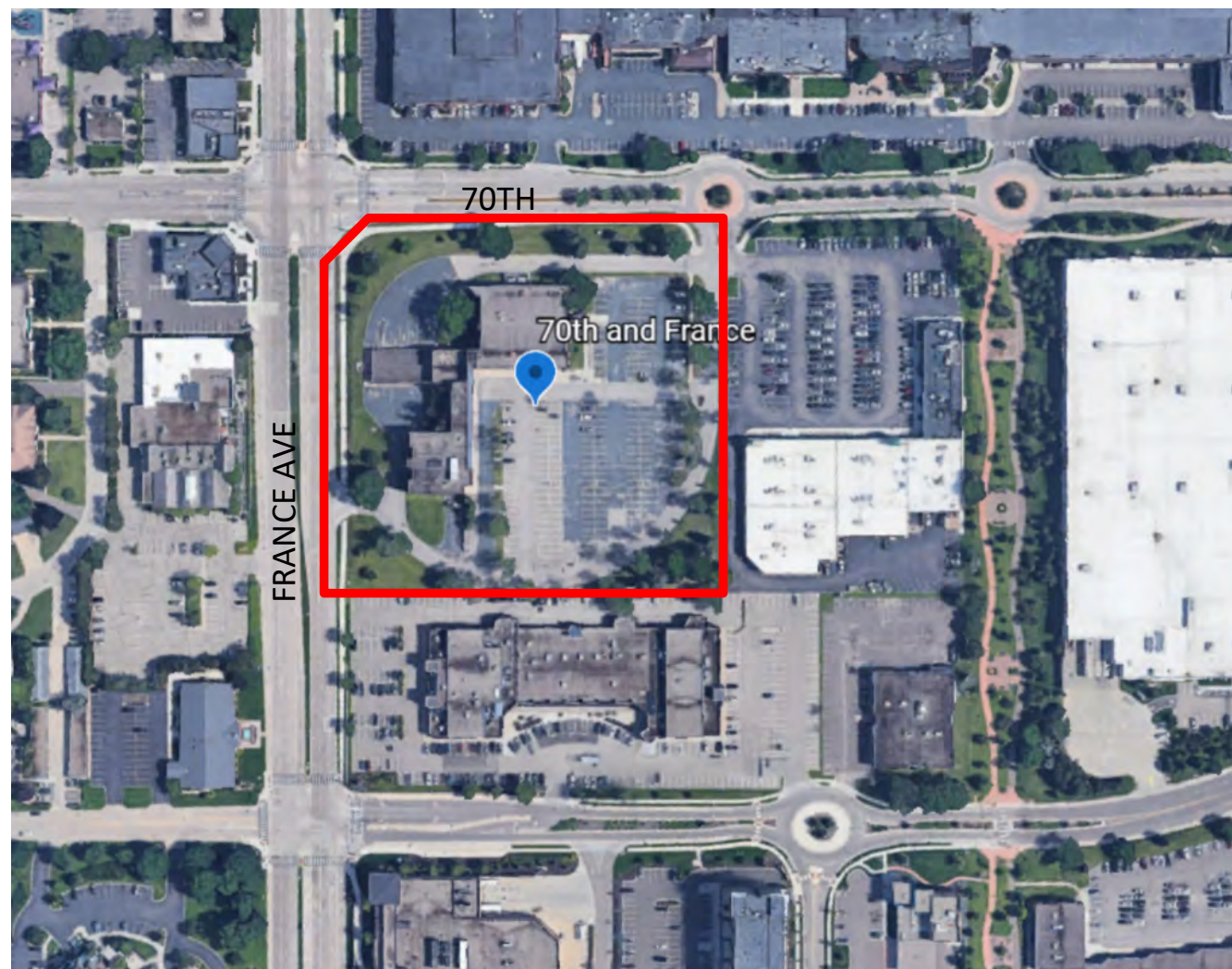
Edina, MN 55435



PROJECT LOCATION



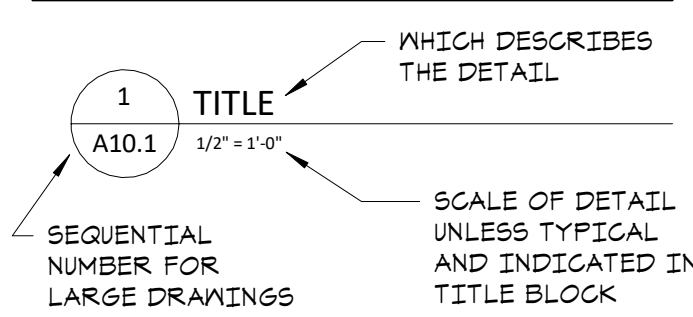
Vicinity



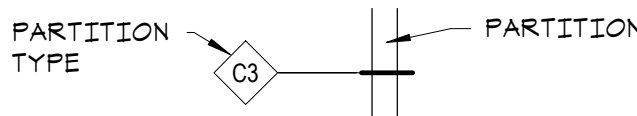
Site Location

SYMBOLS LEGEND

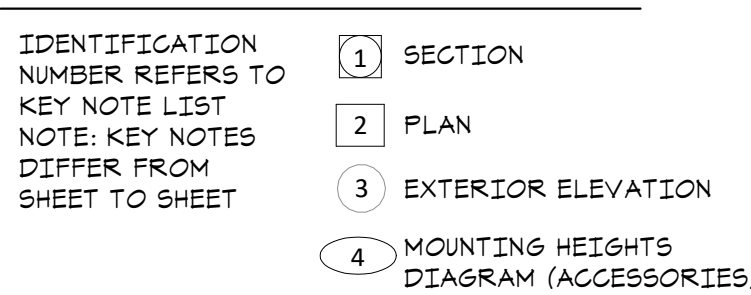
DETAIL NUMBERING



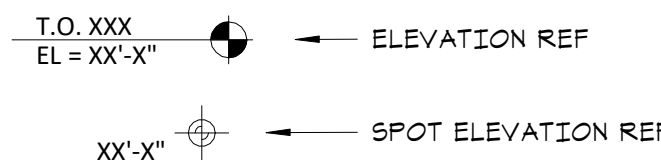
PARTITION TYPE SYMBOL



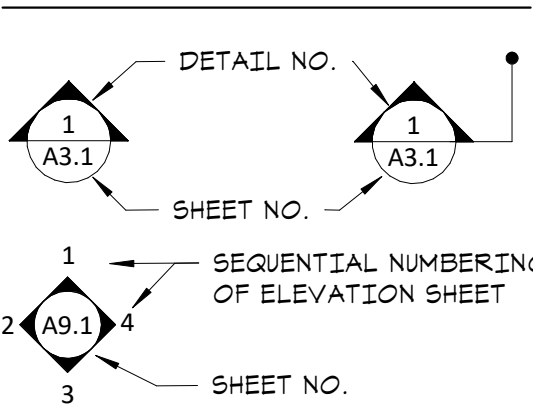
KEY NOTE SYMBOL



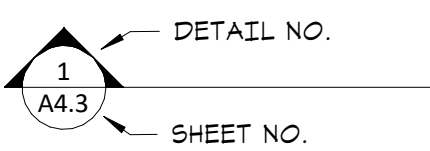
ELEVATION SYMBOLS



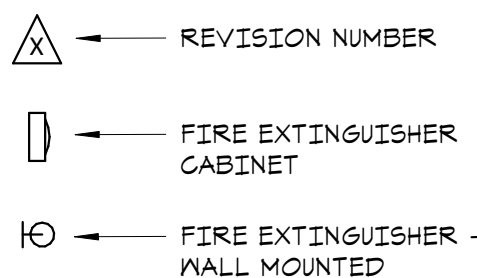
ELEVATION REFERENCE



SECTION REFERENCE



MISCELLANEOUS SYMBOLS



PROJECT TEAM

OWNER/DEVELOPER: Orion Investments
4530 West 77th Street, Suite 365
Edina, MN 55435
Ph: 612-812-7788

ARCHITECT: Elness Swenson Graham Architects, Inc.
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Ph: 763-522-2100

CIVIL ENGINEER: Westwood Engineering
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Minnetonka, MN 55343
Ph: 952-937-5150

LANDSCAPE ARCHITECT: Confluence
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Minneapolis, MN 55401
Ph: 612-333-3702

STRUCTURAL ENGINEER: T.B.D.

MECHANICAL ENGINEER: T.B.D.

PLUMBING ENGINEER: T.B.D.

ELECTRICAL ENGINEER: T.B.D.

DRAWING INDEX

DRAWING INDEX		10/16/2020
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esg
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
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p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

PRELIM
DEVELOPMENT
PLAN SUBMITTAL
10/16/2020

ORIGINAL ISSUE:

REVISIONS:
No. Description Date

220535
PROJECT NUMBER

ESG
DRAWN BY

ESG
CHECKED BY

KEY PLAN

70th & France

TITLE SHEET

T1.1

Metrics: 70th & France - Site A - Tower (NE Corner)

ESG Architecture & Design												10/6/2020
Levels		Gross SF	Parking GSF	Commerical	Residential GSF	Res. Amenity	Residential NLSF	Efficiency NLSF	Flex Enclosed Stalls	Surface Stalls	Res. Enclosed Stalls	Res. Units
855	P1	Parking	43,874	43,874	-						105	
870	1	Retail / Lobby / Parking	44,627	27,450	4,746	7,989			40		20	0
880	2	Parking / Apartments	45,039	32,832			11,910	9,100	76%		83	8
890	3	Parking / Apartments	45,039	32,832			12,207	9,100	75%		83	8
900	4	Parking / Apartments	45,039	32,832			12,207	9,100	75%		83	8
5		Apartments / Amenity	13,034			3,686	7,010	4,990	71%			7
6		Apartments	14,250				14,250	12,168	85%			13
7		Apartments	14,250				14,250	12,168	85%			13
8		Apartments	14,250				14,250	12,168	85%			13
9		Apartments	14,250				14,250	12,168	85%			13
10		Apartments	14,250				14,250	12,168	85%			13
11		Apartments	14,250				14,250	12,168	85%			13
12		Apartments	14,250				14,250	12,168	85%			13
13		Apartments	14,250				14,250	12,168	85%			13
14		Apartments	14,250				14,250	12,168	85%			13
15		Apartments	14,250				14,250	12,168	85%			13
16		Apartments	14,250				14,250	12,168	85%			13
17		Apartments	14,250				14,250	12,168	85%			13
18		Apartments	14,250				14,250	12,168	85%			13
19		Apartments	14,250				14,250	12,168	85%			13
20		Apartments	14,250				14,250	12,168	85%			13
21		Apartments	14,250				14,250	12,168	85%			13
22		Apartments	14,250				14,250	12,168	85%			13
23		Apartments	14,250				14,250	12,168	85%			13
24		Apartments	9,384				8,869	515	6,464	73%		4
Total			502,536	169,820	4,746		313,145	12,190		40	374	269

Unit Mix	Mix	# of Units	# of Beds	Units SF	NLSF
Studio	7%	18	18	497	8,946
Alcove	15%	40	40	572	22,880
One Bedroom	45%	120	120	850	102,000
Two Bedroom	6%	15	30	1,233	18,495
Two Bedroom	7%	18	36	1,326	23,868
Two Bedroom	7%	18	36	1,339	24,102
Two Bedroom	13%	36	72	1,381	49,716
Penthouse	1%	4	8	1,616	6,464
Total	100%	269	360	745	256,471

Metrics		Residential GSF per Unit	
Total Dwelling Units	269	GSF/Stall	1164
Enclosed Residential Stalls	374	P1	401
Surface Street Stalls	-	*Does not include Site C Areas & Stalls	
Enclosed Commercial Stalls	40	Level 2, 4, & 4	396
Total Commercial Stalls	40	Total	410.19
Commercial Stalls per 1000SF	8.43	Total w/ Site 'C'***	391
Total Residential Stalls		**Includes all Site'A'&'C' Structured Parking	
Residential Stalls / Dwelling Unit	1.39		
Residential Stalls / Bedroom	1.04		
Average Unit Size		Amenity GSF per Res. GSF	
Above Grade SF / Unit	604	3.9%	

Metrics: 70th & France - Site B (NW Corner)

ESG Architecture & Design

10/6/2020

Levels		Gross SF	Parking GSF	Commercial	Office GSF	Office Amenity	Commercial Stalls	Office Stalls
855	P1	Parking	48,500	47,500	1,000		124	
875	0.5	Commercial/Retail/Grocery	40,514		40,514			
875	M	Mezzanine - Commercial/Retail/Grocery	5,800		5,800			
875	1	Office Lobby/ Retail: Food & Bev	4,899		1,441	3,458		
890	2	Parking (P2)	51,600	45,380	4,500	1,720		126
900	3	Parking (P3)	51,600	50,600		1,000		178
910	4	Parking (P4)	51,600	50,600		1,000		178
910	5	Parking (P5)	35,750	34,750		1,000		78
6		Office (L6)	44,315		32,615	11,700		
7		Office (L7)	34,790		32,615	2,175		
8		Office (L8)	30,900		25,500	4,875		
9		Office (L9)	28,200		25,500	2,175		
10		Office (L10)	28,200		25,500	2,175		
Total		456,668	228,830	53,255	141,730	31,278	124	560

Metrics	
Office Stalls	560
Office Stalls per 1000SF	3.95
Commercial Stalls	124
Commercial Stalls per 1000SF	2.33

Metrics: 70th & France - Site C (SE Corner) - Fit Plan

ESG Architecture & Design

10/9/2020

Levels	Gross SF	Parking GSF	Residential GSF	Res. Amenity	Residential NLSF	Efficiency NLSF	Shared Surface Stalls	Res. Surface Stalls	Res. Enclosed Stalls	Res. Units
P1 Parking	21,312	18,905							50	
1 Retail / Lobby / Apartments	21,107	8,150	6,673	4,900	3,711	56%	0	-	22	5
2 Apartments	14,832		13,942	740	11,689	84%				14
3 Apartments	14,832		14,832		12,400	84%				15
4 Apartments	14,832		14,832		12,400	84%				15
5 Apartments	14,832		14,832		12,400	84%				15
6 Apartments	14,832		14,832		12,400	84%				15
7 Apartments	14,832		14,832		12,400	84%				15
8 Apartments	14,832		13,729	1,103	10,800	79%				14
TOTAL	146,243	27,055	-	108,504	6,743	88,198	-	-	72	108

Unit Mix	Mix	# of Units	# of Beds	Units SF	NLSF
Studio	15%	16	16	510	8,166
1 Bedroom SM	31%	34	34	711	24,174
1 Bedroom	13%	14	14	714	9,996
1 Bedroom	1%	1	1	767	767
One Bedroom + Den	1%	1	1	813	813
Two Bedroom SM	13%	14	28	1,022	14,308
Two Bedroom LG	13%	14	28	1,066	14,924
Two Bedroom LG	13%	14	42	1,110	15,540
TOTAL	100%	108	164	821	88,688

Metrics

Total Dwelling Units

108

Enclosed Residential Stalls

72

Shared Surface Stalls

-

Total Residential Stalls

72

Total Residential Stalls (worst case)

Residential Stalls / Dwelling Unit

0.67

Residential Stalls / Bedroom

0.44

Average Unit Size

Above Grade SF / Unit

1,157

Residential GSF per Unit

1005

GSF/Stall

P1

378

Amenity GSF/ Res GSF

7.6%



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature _____

Typed or Printed Name _____

License # _____ Date _____

NOT FOR CONSTRUCTION

PRELIM DEVELOPMENT PLAN SUBMITTAL 10/16/2020

ORIGINAL ISSUE: 10/12/20

REVISIONS: No. Description Date

220535 PROJECT NUMBER

Author _____ Checker _____

DRAWN BY _____ CHECKED BY _____

KEY PLAN

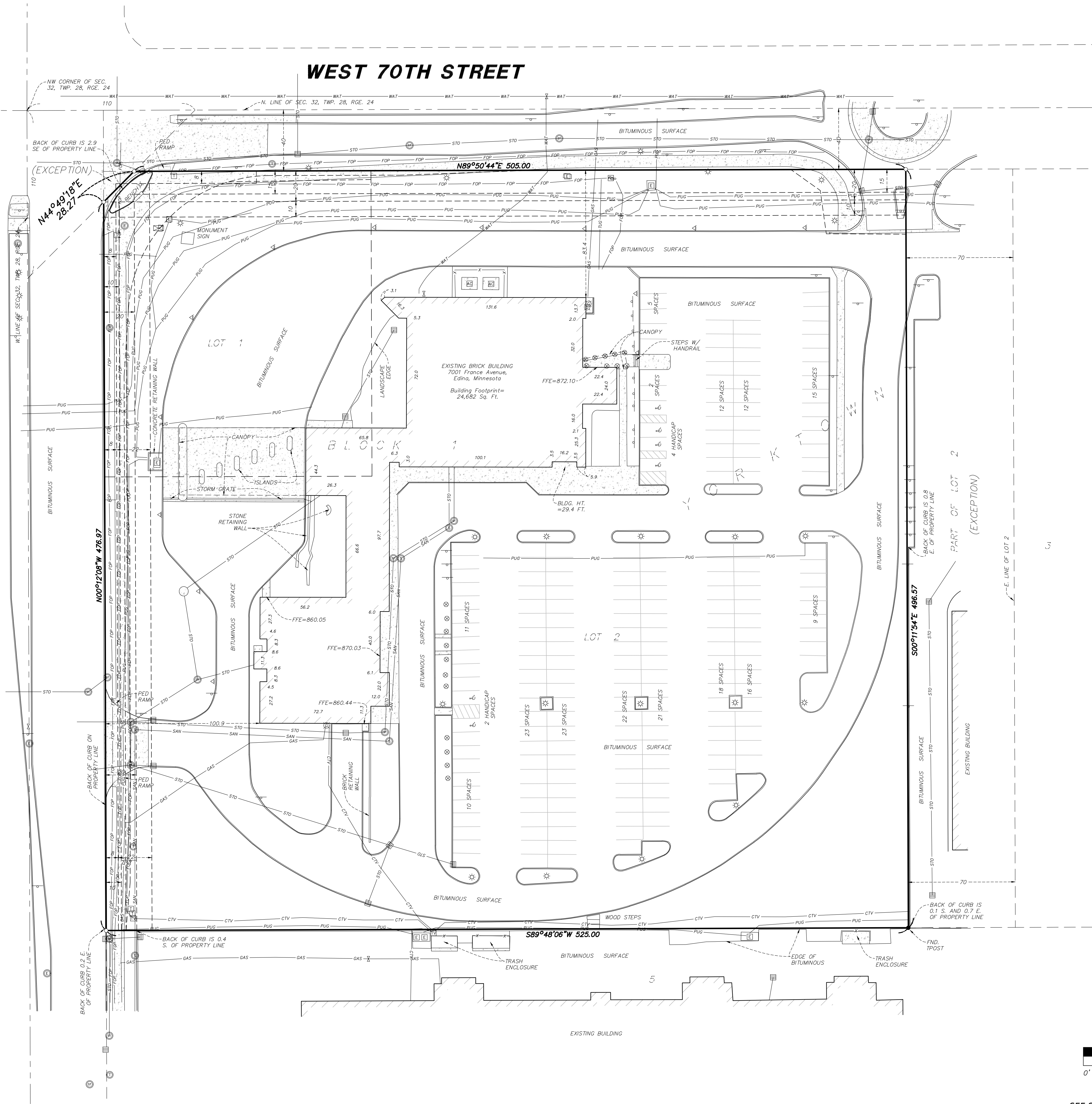
70th & France

UNIT MIX AND SQUARE FOOTAGES

T2.0

FRANCE AVENUE SOUTH
COUNTY ROAD NO. 17

WEST 70TH STREET



LEGEND

- AIR CONDITIONER
- FIRST FLOOR ELEVATION
- POST
- SIGN
- GAS METER
- LANDSCAPE LIGHT
- LIGHT POST
- VALVE
- ELECTRICAL BOX
- ELECTRICAL MANHOLE
- TRAFFIC SIGNAL
- TRAFFIC BOX
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HAND HOLE
- CABLE TV BOX
- TELEPHONE BOX
- FIRE HYDRANT
- HANDICAP PARKING
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- GAS UNDERGROUND
- FIBER OPTIC UNDERGROUND
- TELEPHONE UNDERGROUND
- POWER UNDERGROUND
- CABLE TV UNDERGROUND
- WOOD FENCE
- ASH TREE
- BIRCH TREE
- CRABAPPLE TREE
- FRUIT TREE
- LOCUST TREE
- OAK TREE
- COLORADO SPRUCE TREE
- NORWAY SPRUCE TREE
- MULTI
- CONCRETE SURFACE
- BITUMINOUS SURFACE

LEGAL DESCRIPTION

- Lot 1, Block 1, except that part thereof which lies Northwestly of a line drawn from a point on the North line of Section 32, Township 28, Range 24 distant 110 feet Easterly of the Northwest corner of said section to a point on the West line thereof distant 110 feet Southerly of said Northwest corner; Lot 2, Block 1, except the Easterly 70 feet thereof; Yorktown, Hennepin County, Minnesota.
- (Torens Property Certificate of Title No. 1077413)
- GENERAL NOTES**
- This survey was prepared using First American Title Commitment Number NCS-1026991-MPLS having an effective date of August 11, 2020 at 7:30 a.m.
 - The address of the surveyed property is 7001 France Avenue S., Edina, Minnesota. (Table A Item 2)
 - Subject property appears to be classified as Zone X when scaled from Flood Insurance Rate Map Community - Panel Number 27163C0340E dated 02/03/2010. (Table A Item 3)
 - Subject property contains 260,594 Sq. Ft. or 5.982 acres. (Table A Item 4)
 - No Zoning information provided by the title company. (Table A Item 6 (a))
 - Subject property contains 199 regular parking stalls, 6 handicapped stalls and 0 motorcycle stalls. (Table A Item 9)
 - The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (State One Call Ticket Nos. 202531763 & 202531764). (Table A Item 11)
 - As of the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions. (Table A Item 16)
 - As of the date of this survey, there are no proposed changes in street right of way lines, based on a conversation with the proper official with the City of Edina. Hennepin County has not responded at the time of this survey. As of the date the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs. (Table A Item 17)
 - The surveyor did not locate any wetland delineation markers observed in the process of conducting the fieldwork. No markers were observed. (Table A Item 18)
 - Based on the information contained within title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or servitudes other than shown hereon. (Table A Item 19)
 - Bearings based on the Hennepin County coordinate system, (NAD 83 - 1986 Adjustment).

SCHEDULE B II TITLE ITEM NOTES

- The following notes correspond to the numbering system of Schedule B II of the above mentioned title commitment. Items 1-10, 13 & 19-22 are not survey matters.
- Easements for utility and sanitary sewer purposes shown and dedicated in the plat of Yorktown recorded June 8, 1972 as Document No. 1033725, and recited on the certificate of title. **Said easement for utility and sanitary sewer purposes affects the subject property and is depicted hereon.**
 - Easement for telecommunications purposes, together with any incidental rights, in favor of Northwestern Bell Telephone Company, an Iowa corporation, as granted and described in the Easement dated November 10, 1970, recorded November 19, 1970 as Document No. 963149. **Said easement for telecommunications purposes affects the subject property and is depicted hereon.**
 - Easement for scenic and open space purposes, together with any incidental rights, in favor of the Village (now City) of Edina, Minnesota, as granted and described in the Grant of Easement dated May 3, 1972, recorded June 8, 1972 as Document No. 1033728. **Said easement for scenic and open space purposes affects the subject property and is depicted hereon.**
 - Public right of way for France Avenue South (also known as County Road No. 17) as currently established and maintained, including but not limited to the following:
 - (a) Easement for Public Road Purposes dated July 5, 1972, recorded July 6, 1972 as Document No. 1036934; and
 - (b) Permanent easement for highway purposes as described in the Final Certificate dated July 19, 1991, recorded July 22, 1991 as Document No. 2189613. **Said easement for public right of way purposes affects the subject property and is depicted hereon.**
 - Public right of way for 70th Street West as currently established and maintained, including but not limited to the following:
 - (a) Street right of way dedicated in the plat of Yorktown recorded June 8, 1972 as Document No. 1033725;
 - (b) Permanent easement for highway purposes as described in the Final Certificate dated July 19, 1991, recorded July 22, 1991 as Document No. 2189613; and
 - (c) Grant of Permanent Easement dated April 19, 2011, recorded May 26, 2011 as Document No. 14859947. **Said easement for public right of way purposes affects the subject property and is depicted hereon.**
 - Easement for public sidewalk and utility purposes, together with any incidental rights, in favor of the City of Edina, Minnesota, as granted and described in the Grant of Permanent and Temporary Easements dated March 30, 2013, recorded April 15, 2013 as Document No. 10506233, and as offered by the Amendment to Grant of Permanent and Temporary Easements dated October 17, 2013, recorded November 13, 2013 as Document No. 105132844. **Said easement for public sidewalk and utility purposes affects the subject property and is depicted hereon. Temporary easements have expired.**
 - The following rectal will remain on the certificate of title, and all subsequent certificates of title issued for this land, until an Examiner's Directive is obtained and recorded authorizing the Registrar of Titles to remove the rectal:

"Subject to the transmission line easement and incidental rights connected therewith of Northern States Power Company, a Minnesota corporation, as contained in the Stipulation filed in Torrens Case No. 11922, now over the North 25 feet of West 70th Street as dedicated in the plat of Yorktown adjoining the above land." **Said easement for transmission line purposes does not affect the subject property and is not depicted hereon.**

SURVEYOR'S CERTIFICATE

To: Mortenson Development, Inc., Orion Investments, US Bank National Association and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11, 13, 14, 16-19 of Table A thereof. The fieldwork was completed on September 16, 2020.

Date of Plat or Map: 09/22/2020

Nathan H. Carlson
Minnesota License No. 45873
nate.carlson@westwoodsps.com

Revisions

Crew: _____
Checked: NHC
Drawn: BJY
Record Drawing by/date: _____

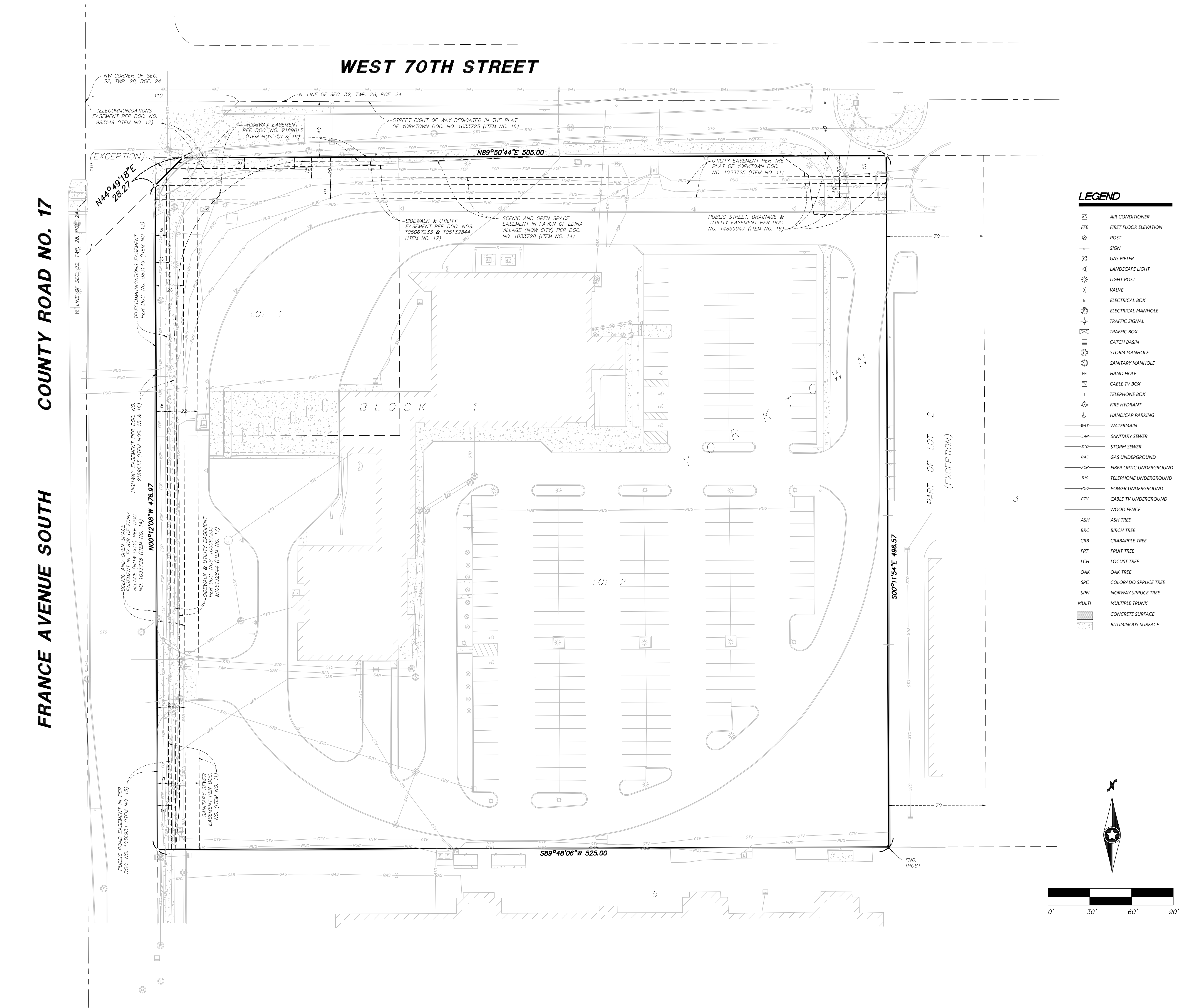
Prepared for:

Mortenson Development, Inc.
Minneapolis, Minnesota

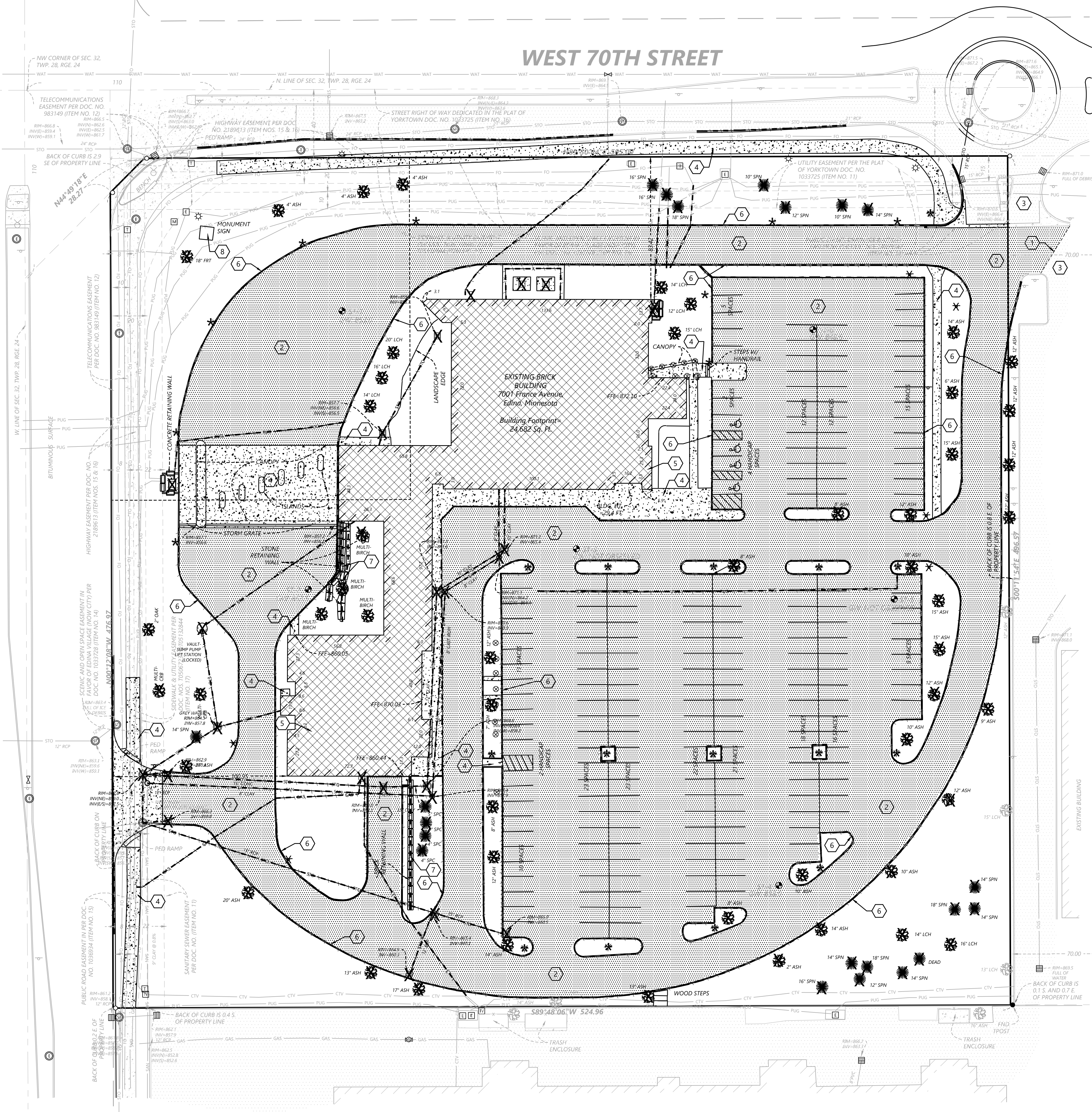
US Bank
Edina, Minnesota

ALTA/NSPS
Land Title Survey

EASEMENT DETAIL



FRANCE AVENUE SOUTH COUNTY ROAD NO. 17



REMOVAL LEGEND

EXISTING	PROPOSED	PROPERTY LINE
EXISTING	REMOVALS	SAW CUT PAVEMENT
SNH	---	CURB & GUTTER
WAT	---	SANITARY SEWER
WST	---	WATER MAIN
STO	---	HYDRANT
GAS	---	STORM SEWER
PUG	---	GAS
POH	---	UNDERGROUND ELECTRIC
TUG	---	OVERHEAD ELECTRIC
TOW	---	UNDERGROUND TELEPHONE
FO	---	OVERHEAD TELEPHONE
CTV	---	TELEPHONE FIBER OPTIC
	---	CABLE TELEVISION
	---	RETAINING WALL
	---	FENCE
	---	CONCRETE
	---	BITUMINOUS
	---	BUILDING
	---	TREE
	---	LIGHT POLE
	---	TRAFFIC SIGN
	---	CONSTRUCTION BARRICADE
	---	SOIL BORING LOCATION
	---	TREE LINE

REMOVAL NOTES

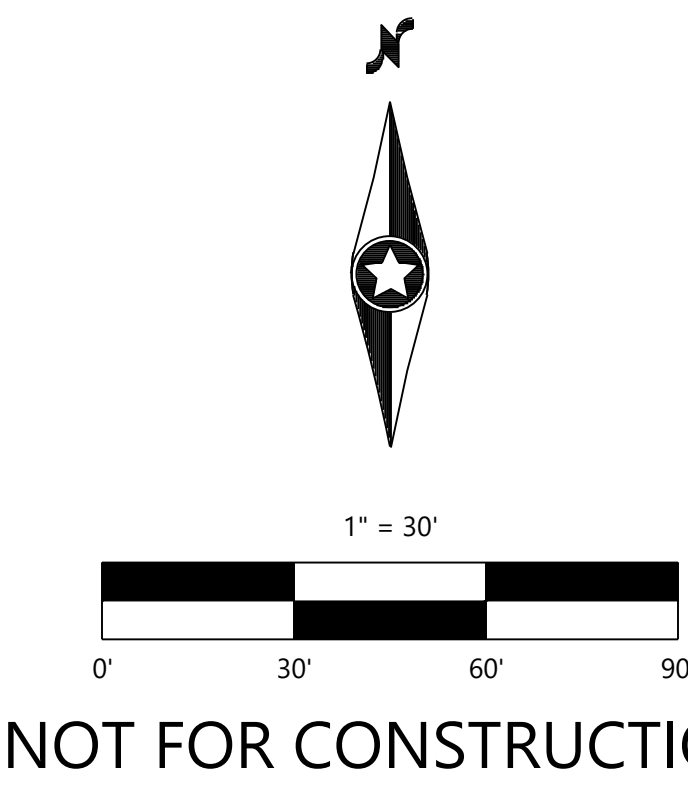
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

TREE REMOVAL QUANTITIES

TREES TO BE REMOVED: 72
TREES TO REMAIN: 4
TOTAL TREES: 76

REMOVAL KEYNOTES

- SAW CUT LINE
- REMOVE BITUMINOUS
- EXISTING BITUMINOUS TO REMAIN
- REMOVE CONCRETE
- REMOVE EXISTING BUILDING
- REMOVE CURB
- REMOVE RETAINING WALL
- REMOVE MONUMENT SIGN



NOT FOR CONSTRUCTION

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED:	10/16/20
CHECKED:	
DRAWN:	
APPROVED:	
DATE:	
SCALE:	
SCALE:	

PREPARED FOR:
ORION/MORTENSON
4530 WEST 77TH STREET SUITE 1965
EDINA, MN 55435

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA
DAVID T. BADE
DATE: 10/16/20 LICENSE NO. _____

70TH AND FRANCE
REDEVELOPMENT
EDINA, MN

Westwood
Phone (952) 337-5159 12701 Whitewater Drive, Suite 6300
Fax (952) 337-5822 Minneapolis, MN 55434
Email info@westwoodmn.com
Westwood Professional Services, Inc.

EXISTING CONDITIONS
AND REMOVALS PLAN

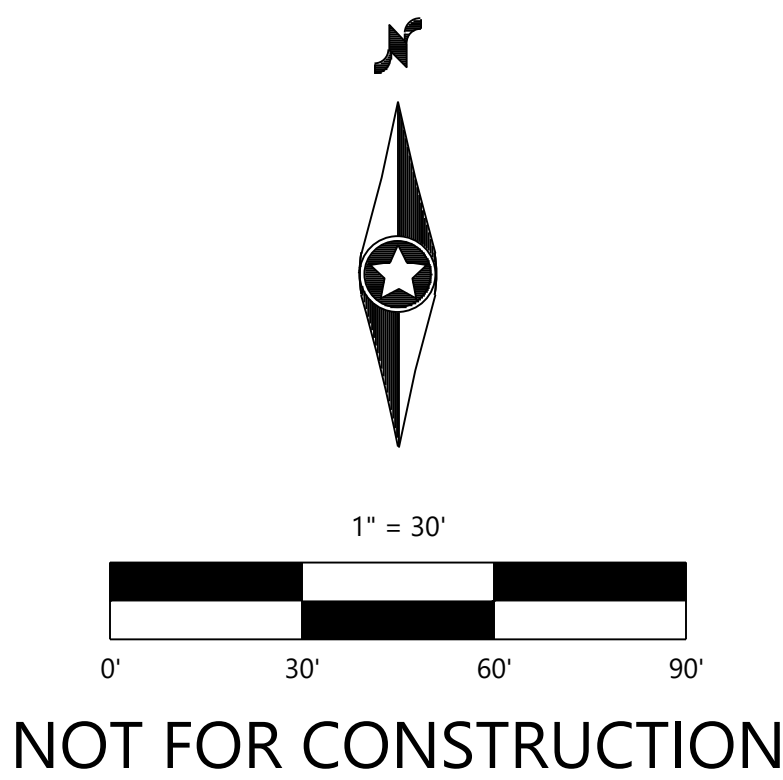
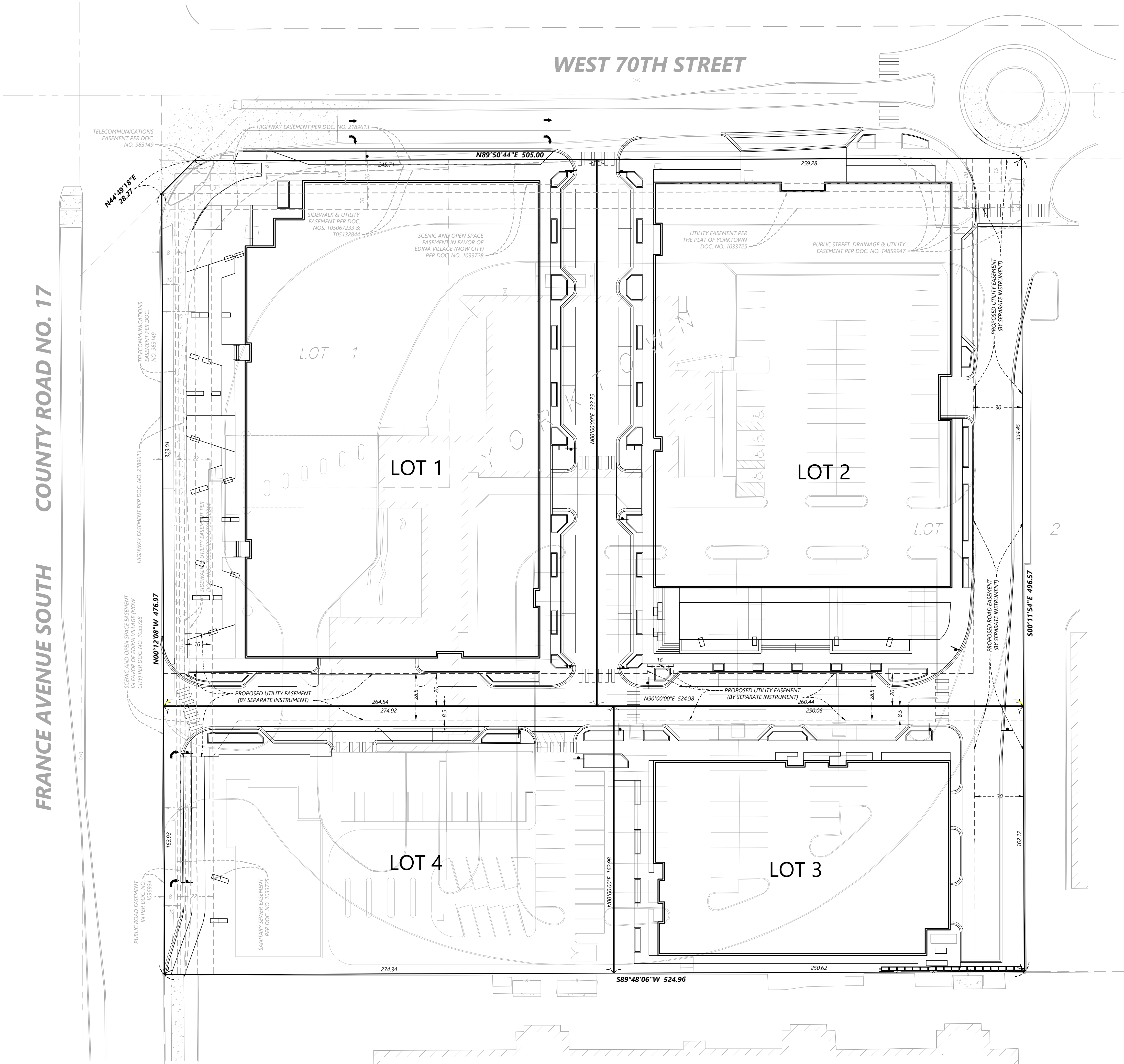
SHEET NUMBER:

C100

DATE: 10/16/20

PROJECT NUMBER: 0029211.0

70TH AND FRANCE REDEVELOPMENT



SITE DATA CHART

LEGAL DESCRIPTION	PROPOSED USE	LOT AREA (ACRE)
LOT 1	OFFICE/GROCERY	2.02 AC.
LOT 2	MULTI-FAMILY RESIDENTIAL	1.99 AC.
LOT 3	SENIOR HOUSING	0.93 AC.
LOT 4	BANK	1.03 AC.
TOTAL		5.97 AC.

ZONING

EXISTING: PCD-3 - PLANNED COMMERCIAL
PROPOSED: PUD - PLANNED UNIT DEVELOPMENT

OWNER / SUBDIVIDER

Orion/Mortenson
4530 West 77th St., Ste. 365
Edina, MN 55435

ENGINEER

WESTWOOD PROFESSIONAL SERVICES
12701 WHITEWATER DRIVE, SUITE 300,
MINNETONKA, MINNESOTA 55343
Phone: 952-937-5150

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED:	10/16/20
CHECKED:	
DRAWN:	
APPROVED:	
DATE:	
SCALE:	
VERTICAL SCALE:	6" = 3'

PREPARED FOR:
ORION/MORTENSON
4530 WEST 77TH STREET SUITE #365
EDINA, MN 55435

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
NORTH T. CARLSON
DATE: 10/16/20 LICENSE NO. 45873

**70TH AND FRANCE
REDEVELOPMENT**
EDINA, MN

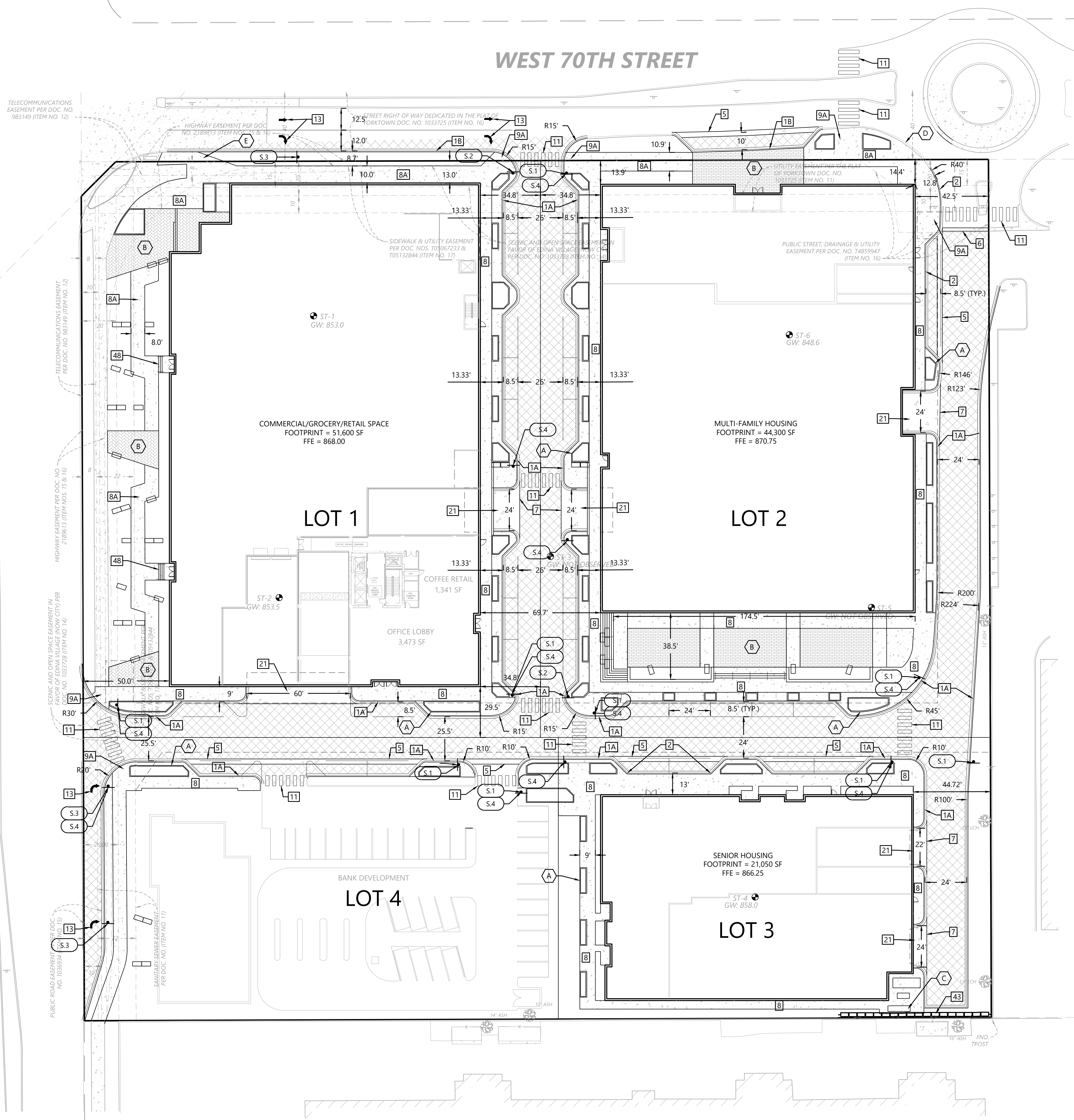
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5150 Minnetonka, MN 55343
Email info@westwoodpros.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT

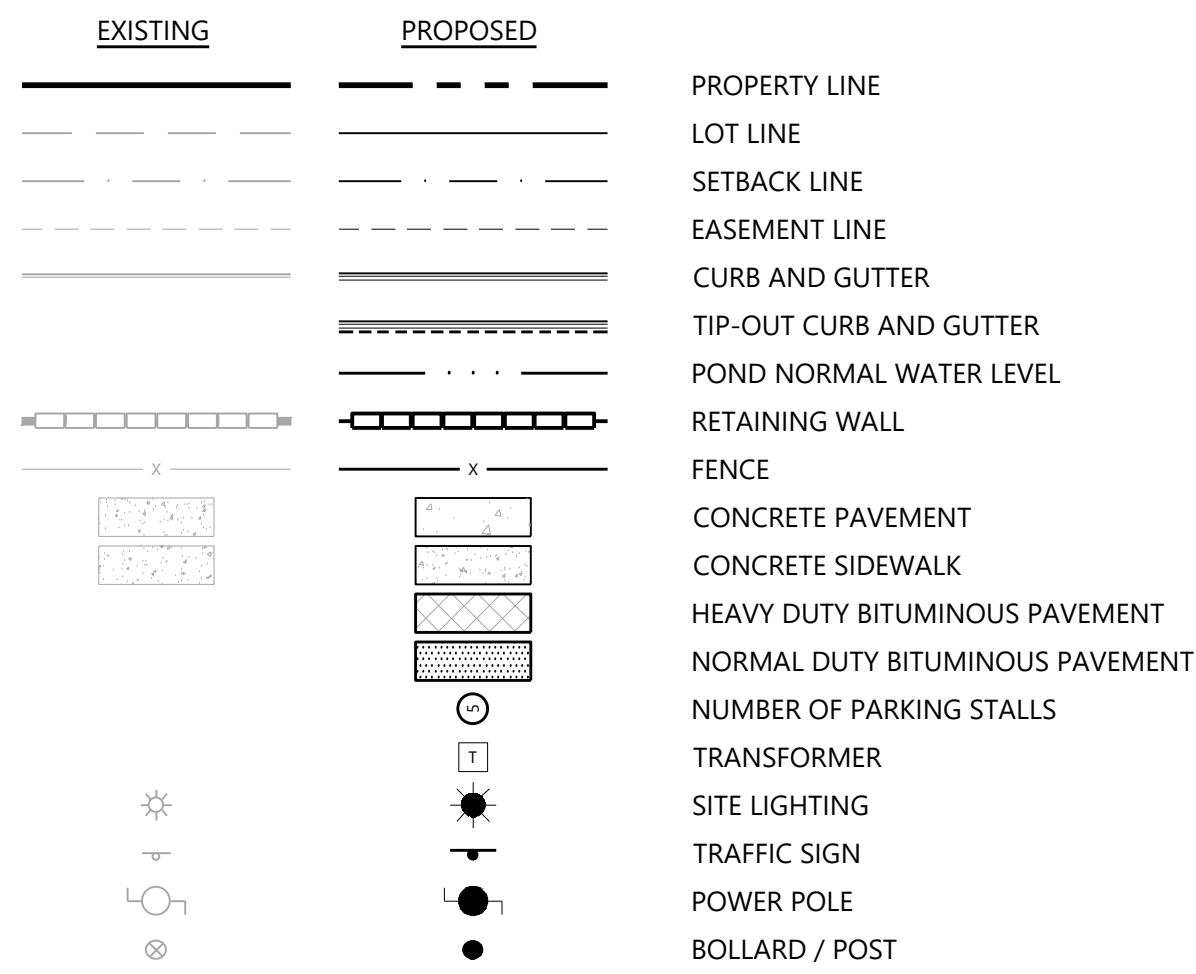
SHEET NUMBER:
C101

DATE: 10/16/20
PROJECT NUMBER: 0029211.10

FRANCE AVENUE SOUTH COUNTY ROAD NO. 17



SITE LEGEND



GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, 2020.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

- EXISTING ZONING: PDC-3, PLANNED COMMERCIAL
- PROPOSED ZONING: PUD - PLANNED UNIT DEVELOPMENT
- PARCEL DESCRIPTION: LOT 1, BLOCK 1, YORKTOWN, HENNEPIN COUNTY, MINNESOTA
- PROPERTY AREA: 260,594 SF (5.98 AC)
- PERVIOUS SURFACE: 71,861 SF (27.6%)
- IMPERVIOUS SURFACE(RATIO): 188,733 SF (72.4%)
- FLOOR-AREA-RATIO(FAR): SEE ARCH PLANS
- BUILDING SETBACK PER CODE: XX' = FRONT
 XX' = SIDE / XX' = SIDE TO ROW
 XX' = REAR

SITE DATA CHART

LEGAL DESCRIPTION	PROPOSED USE	LOT AREA (ACRE)	BLDG FOOTPRINT AREA (SF)
LOT 1	OFFICE/GROCERY	2.02 AC.	51,600
LOT 2	MULTI-FAMILY RESIDENTIAL	1.99 AC.	44,300
LOT 3	SENIOR HOUSING	0.93 AC.	21,050
LOT 4	BANK	1.03 AC.	6,100
TOTAL	-	5.98 AC.	123,050

1 SITE DETAILS (SI-0XX)

- B612 CURB AND GUTTER
- B618 CURB AND GUTTER
- SURMOUNTABLE CURB AND GUTTER
- VALLEY GUTTER
- CONCRETE CROSS GUTTER
- ENTRANCE THRU CURB AND GUTTER
- PRIVATE CONCRETE SIDEWALK
- PUBLIC CONCRETE SIDEWALK
- PRIVATE PEDESTRIAN CURB RAMP
- PUBLIC PEDESTRIAN CURB RAMP
- CROSS WALK STRIPING
- TRAFFIC ARROW
- SIGN INSTALLATION
- PAVEMENT SECTIONS
- HEAVY DUTY CONCRETE SECTION
- SAW CUT CONTROL JOINT
- CONCRETE CURB AT SIDEWALK
- TRANSITION CURB (B612)
- RETAINING WALL WITH FENCE USING SLEEVE-IT SYSTEM
- B612 AND SURMOUNTABLE CURB TRANSITION
- CONCRETE STAIR AND RAILING DETAIL

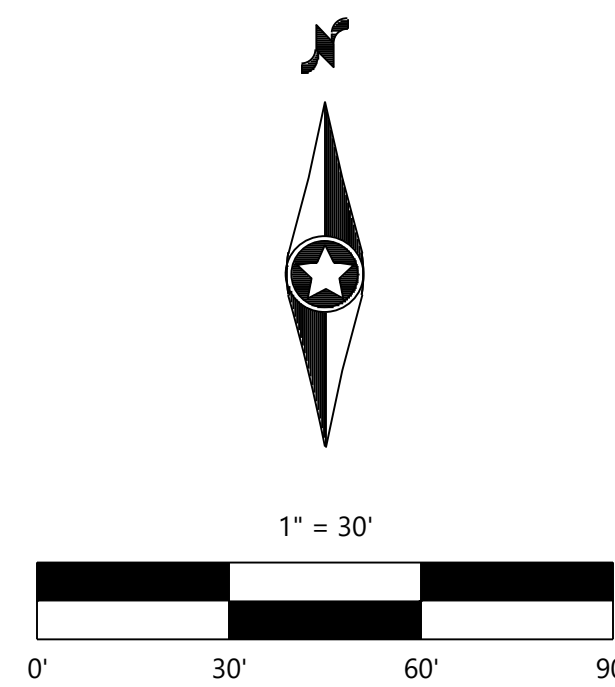
X SITE KEYNOTES

- PLANTER CURB (TYP.)
- CONCRETE PAVERS (TYP.)
- GENERATOR
- EXISTING SURMOUNTABLE CURB IN ROUNDABOUT
- BIKE LANE EXIT RAMP ONTO SHARED SIDEWALK

S-10 SIGN LEGEND

REFERENCE

- STOP SIGN
- NO TRUCKS
- RIGHT LANE MUST TURN RIGHT
- PEDESTRIAN CROSSING



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Common Ground Alliance

DESIGNED: 10/16/20
CHECKED:
DRAWN:
APPROVED:
SCALE: 1" = 30'
VERTICAL SCALE: 6" = 3'

INITIAL ISSUE: 10/16/20
REVISIONS:
PREPARED FOR: ORION/MORTENSON
4530 WEST 77TH STREET SUITE 1965
EDINA, MN 55435

70TH AND FRANCE
REDEVELOPMENT
EDINA, MN

Westwood
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Phone: (952) 837-5159
Fax: (952) 837-5822
www.westwoodpro.com
Westwood Professional Services, Inc.

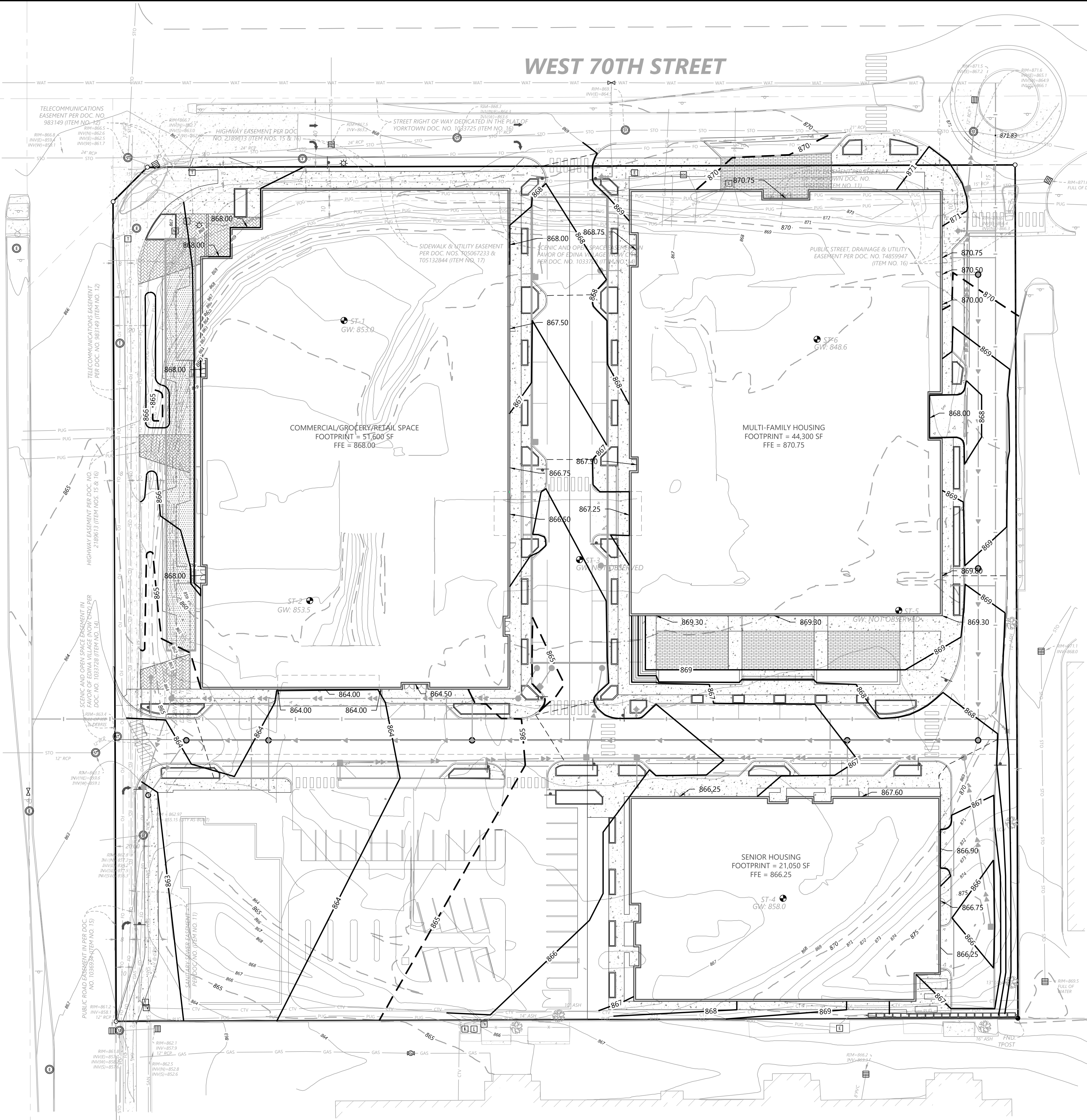
SITE PLAN

SHEET NUMBER: C200

DATE: 10/16/20

PROJECT NUMBER: 0029211.10

FRANCE AVENUE SOUTH COUNTY ROAD NO. 17



GRADING LEGEND

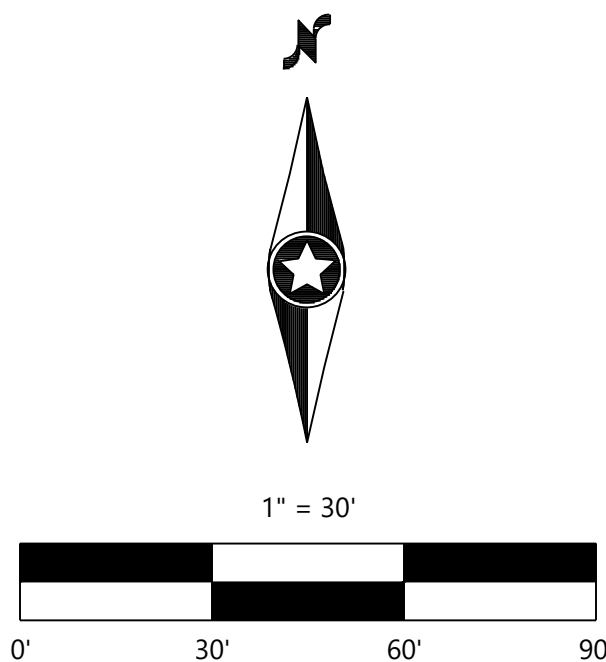
EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION

GRADING NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

FILTRATION/INFILTRATION BASIN NOTES

- BASIN EXCAVATION AND PIPE INSTALLATION MAY TAKE PLACE BEFORE CURB INSTALLATION. ALL OTHER BASIN CONSTRUCTION MUST WAIT UNTIL FINAL SITE LANDSCAPING. REMOVE SEDIMENT FROM EXCAVATED BASIN PRIOR TO PLACEMENT OF FILTER MEDIA. PLACE SAND BAGS OR SIMILAR ITEM IN CURB CUTS TO PRE-FILTER STORM WATER UNTIL PLANTS ARE ESTABLISHED IN BASINS. MAINTAIN INLET PROTECTION ON DOWN STREAM INLETS UNTIL BASINS ARE ON-LINE.
- BASIN EXCAVATION SHALL BE WITH TOOTHED-BUCKETS TO SCARIFY THE BOTTOM.
- PLACE SILT FENCE AROUND BASINS AS SHOWN IMMEDIATELY AFTER BASIN CONSTRUCTION.
- BASINS MUST BE TESTED FOR INFILTRATION RATE AFTER TOTAL SITE STABILIZATION. A DUAL RING INFILTROMETER SHALL BE USED FOR TESTING. MINIMUM INFILTRATION RATE IS 1-INCH PER HOUR. IF BASIN DOES NOT MEET INFILTRATION RATE, CONTRACTOR MUST TAKE CORRECTIVE ACTION UNTIL MINIMUM INFILTRATION RATE IS MET. CORRECTIVE ACTION MAY INCLUDE REMOVING PLUG IN DRAIN TILE. ALL TESTING AND CORRECTIVE ACTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE INCIDENTAL TO THE CONTRACT, WITH NO DIRECT COMPENSATION MADE.



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DESIGNED:	10/16/20
CHECKED:	
DRAWN:	
CONSTRUCTION SCALE:	1"=30'
VERTICAL SCALE:	1"=4'

PREPARED FOR:
ORION/MORTENSON
4530 WEST 77TH STREET SUITE 1965
EDINA, MN 55435

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
DAVID T. BADE
DATE: 10/16/20 LICENSE NO. .

70TH AND FRANCE
REDEVELOPMENT
EDINA, MN

Westwood
(952) 337-5169
(952) 337-5622
12701 Whittier Drive, Suite 8300
Minneapolis, MN 55434
www.westwoodpros.com
Westwood Professional Services, Inc.

GRADING PLAN

SHEET NUMBER:

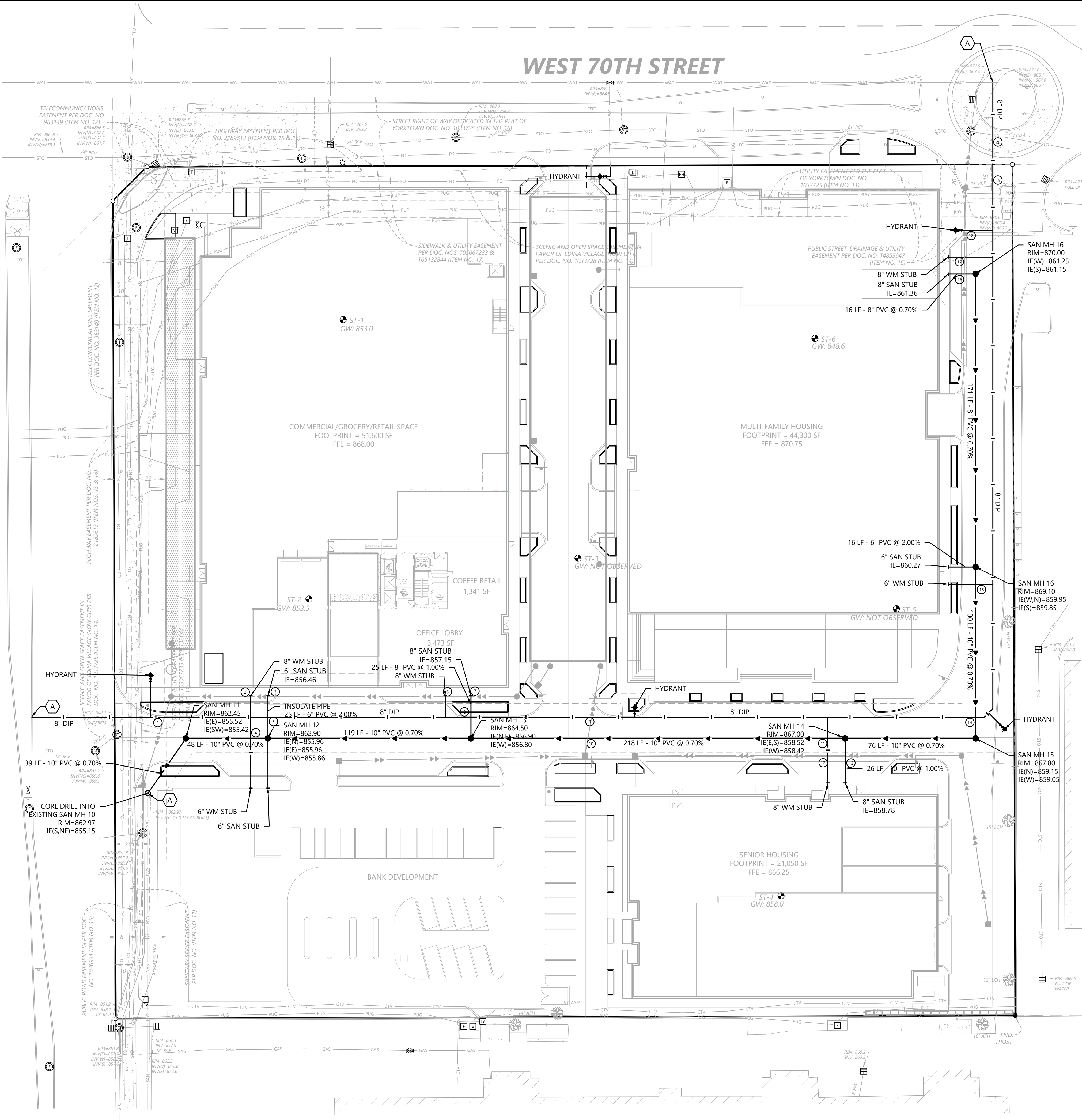
C300

DATE: 10/16/20

PROJECT NUMBER: 0029211.10

70TH AND FRANCE REDEVELOPMENT

FRANCE AVENUE SOUTH COUNTY ROAD NO. 17



UTILITY LEGEND

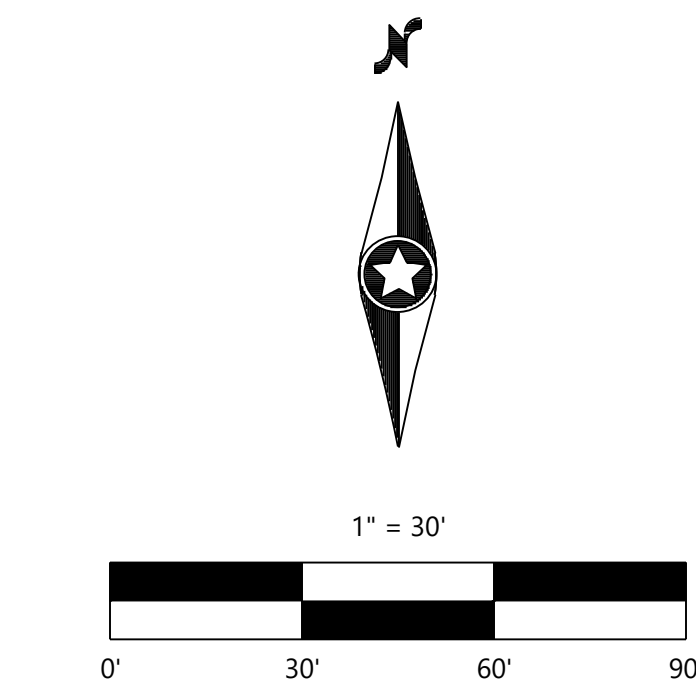
EXISTING	PROPOSED	PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
		SANITARY SEWER
		SANITARY SEWER FORCE MAIN
		STORM SEWER
		WATER MAIN
		HYDRANT
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

GENERAL UTILITY NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
- ALL WATER LINES SHALL HAVE 7.5' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
- STORM SEWER PIPE:
 - RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
 - REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
 - HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D2321 AND INSTALLED PER ASTM D2321.
 - PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
 - CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
 - ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
- ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150.
- POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCV52 (OR EQUIVALENT).
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
- ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

UTILITY KEYNOTE

- A. CONNECT TO EXISTING. COORDINATE CONNECTION WITH THE CITY.



NOT FOR CONSTRUCTION

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DESIGNED:	10/16/20
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DATE:	

PREPARED FOR:
ORION/MORTENSON
4530 WEST 77TH STREET SUITE 1965
EDINA, MN 55435

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
DAVID T. BLADE
DATE: 10/16/20 LICENSE NO. .

70TH AND FRANCE
REDEVELOPMENT
EDINA, MN

Westwood
12701 Whittaker Drive, Suite #300
Edina, MN 55435
(952) 337-5159
(952) 337-5322
Fax: (952) 337-5322
www.westwoodps.com

SANITARY AND
WATERMAIN PLAN

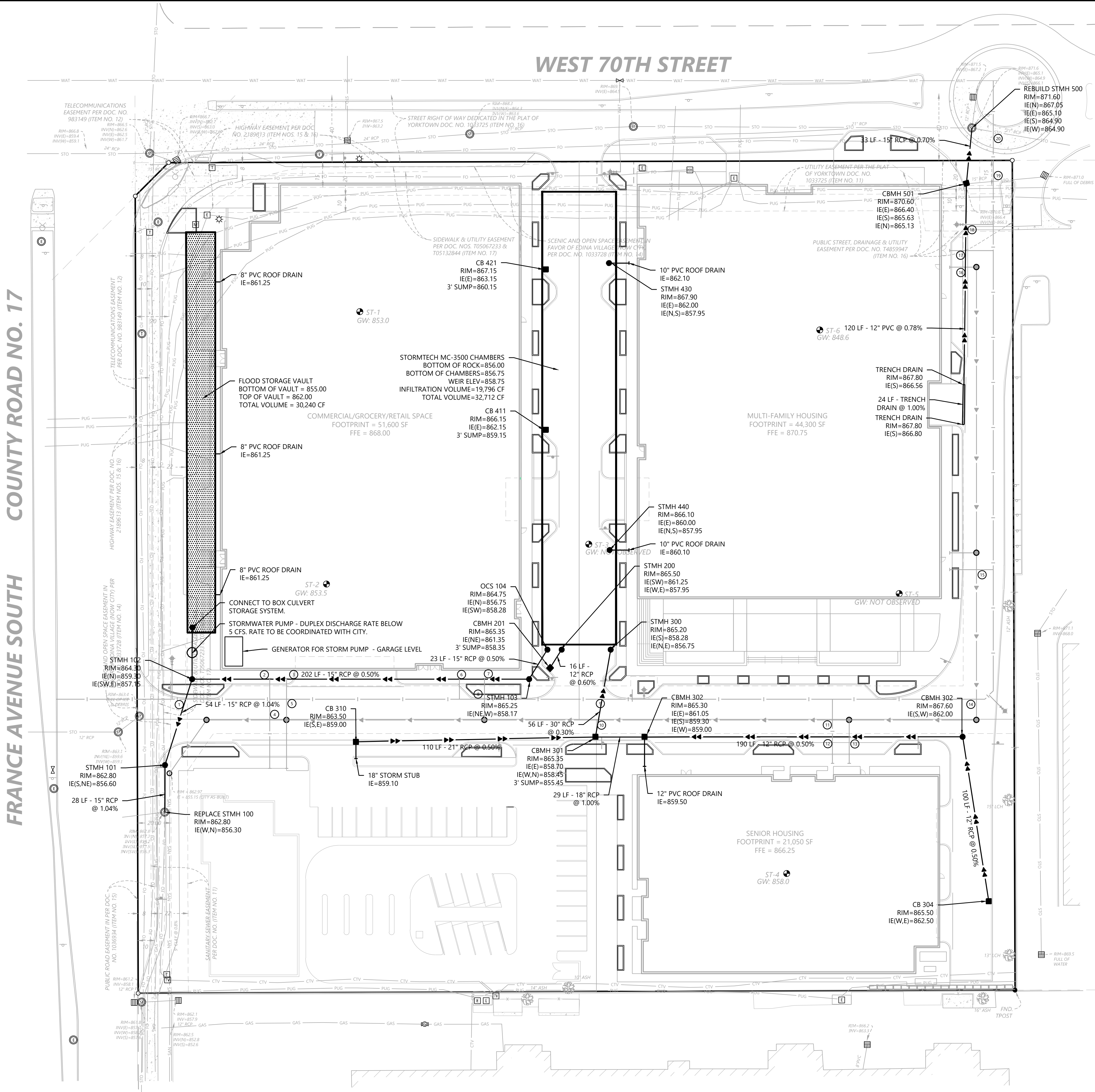
SHEET NUMBER:

C400

DATE: 10/16/20

PROJECT NUMBER: 0029211.10

FRANCE AVENUE SOUTH
COUNTY ROAD NO. 17



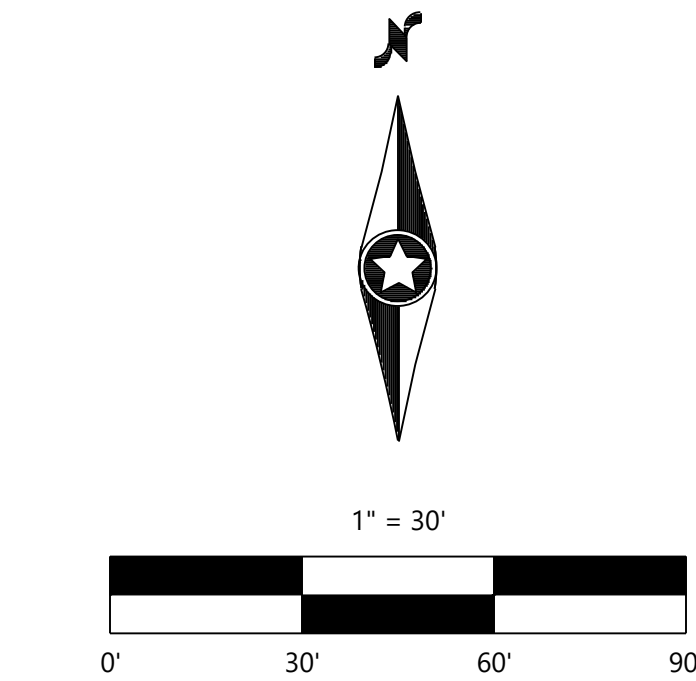
UTILITY CROSSINGS			
NUMBER	SAN IE	STM IE	WM TOP
1	-	857.02	856.50 - LOWER WM
2	-	857.39	856.70 - LOWER WM
3	856.46	857.43	-
4	855.89	-	856.50 - LOWER WM
5	856.21	-	856.50 - LOWER WM
6	-	857.99	858.00 - LOWER WM
7	857.15	858.04	-
8	857.02	-	857.20 - LOWER WM
9	-	858.38	858.00 - LOWER WM
10	857.36	858.42	-
11	858.35	-	859.40
12	861.61	-	859.17
13	861.67	858.62	-
14	859.23	-	860.50 - LOWER WM
15	859.78	-	861.2
16	866.01	861.29	-
17	865.94	-	862.50
18	865.81	-	862.80
19	866.50	-	863.28
20	864.97	-	864.33

UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
		SANITARY SEWER
		SANITARY SEWER FORCE MAIN
		STORM SEWER
		WATER MAIN
		HYDRANT
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

GENERAL UTILITY NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
- ALL WATER LINES SHALL HAVE 8' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
- STORM SEWER PIPE:
 - RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
 - REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED. PER ASTM C75 WITH R-4 GASKETS.
 - HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D2321 AND INSTALLED PER ASTM D2321.
 - PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
 - CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A796. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
 - ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
- ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150.
- POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCV52 (OR EQUIVALENT).
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
- ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.



Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance

DESIGNED	10/16/20
CHECKED	
DRAWN	
APPROVED	
SCALE	
DATE	

PREPARED FOR:
ORION/MORTENSON
4530 WEST 77TH STREET SUITE 1965
EDINA, MN 55435

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
DAVID T. BADE
DATE: 10/16/20 LICENSE NO. .

70TH AND FRANCE
REDEVELOPMENT
EDINA, MN

Westwood
Professional Services, Inc.
12701 Whittaker Drive, Suite 6300
Edina, MN 55435
(952) 937-2150
(952) 937-2151
(952) 937-2152
Fax: (952) 937-2153
www.westwoodps.com

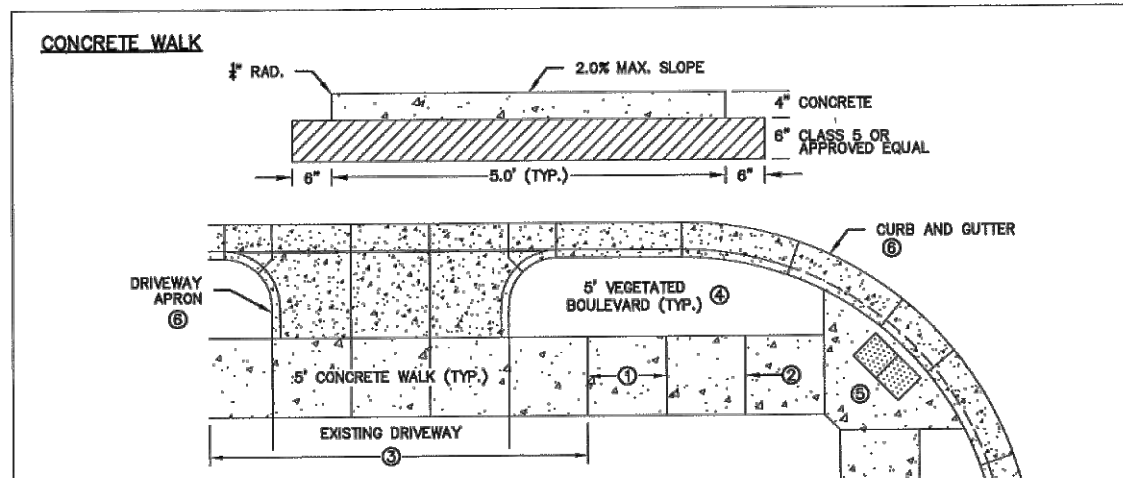
STORM SEWER PLAN

SHEET NUMBER:

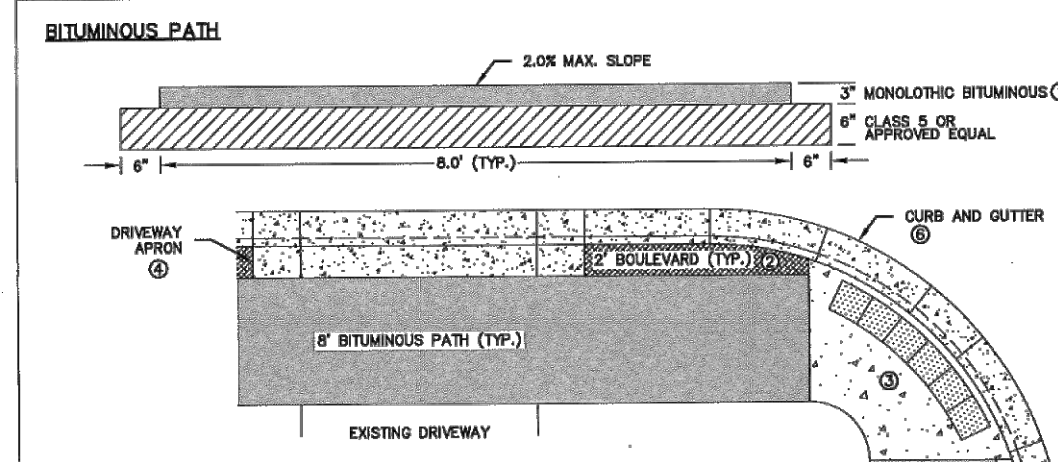
C401

DATE: 10/16/20

PROJECT NUMBER: 0029211.10



- NOTES:
1. FORM JOINTS IF NECESSARY TO PRODUCE APPROXIMATELY SQUARE PANELS (MAX. AREA 25 SQ. FT.). JOINTS SHALL BE SMOOTH TO A DEPTH OF 1/4" TO THE SLAB THICKNESS AND MATCH EXISTING JOINT WHERE FEASIBLE.
 2. 1/4" EXPANSION JOINTS, PREPARED JOINT FILLER MATERIAL PER AASHTO M 213 (ACCORDING WITH TWO CONCRETE AREAS ARE Poured SEPARATELY).
 3. CONCRETE WALK THROUGH DRAINAGE AND FIRST PANEL ON EITHER SIDE SHALL BE 4" THICK WITH 4" CLASS 5 AGGREGATE BASE OR APPROVED EQUAL.
 4. BOLLARDS 2" AND HANDBARS SHALL BE 4" CONCRETE WITH TROTTLED JOINTS ALIGNED WITH ADJACENT SIDEWALK JOINTS. JOINTS SHALL BE SMOOTH TO PROVIDE APPROXIMATELY SQUARE PANELS.
 5. SIDEWALK CURB RAMP SHALL CONFORM TO MOIST STANDARD PLANS.
 6. SIDEWALK APPROX SHALL CONFORM TO EDNA STANDARD PLANS 425 AND 415.
 7. CONCRETE CURB SHALL CONFORM TO EDNA STANDARD PLATE 500.



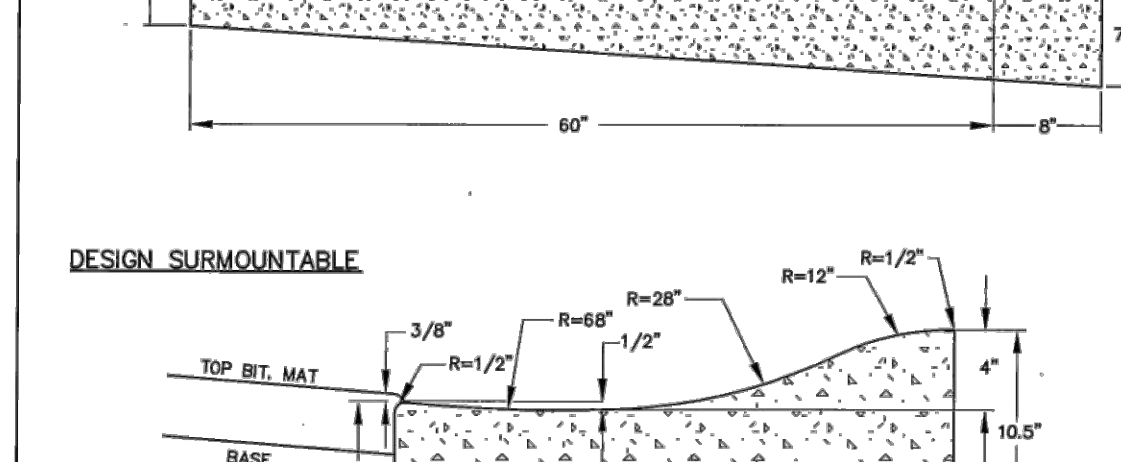
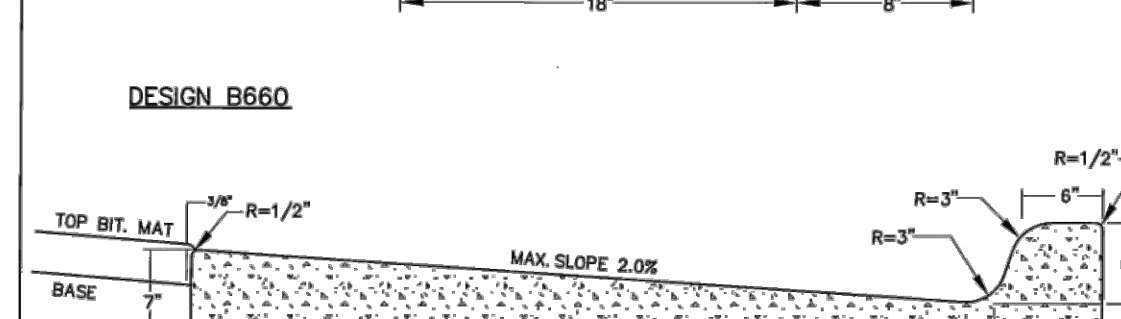
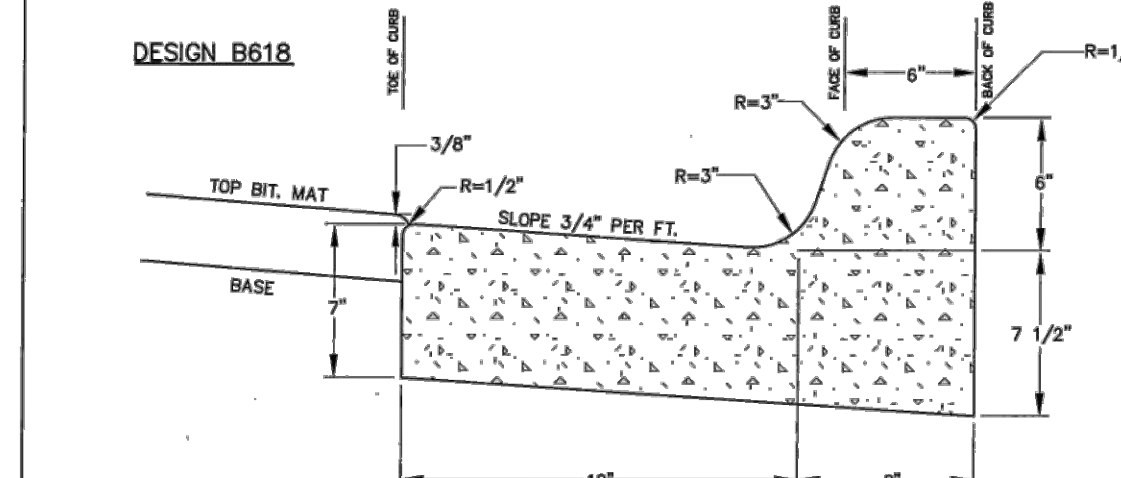
- NOTES:
1. BITUMINOUS SHALL BE REINFORCED COURSE MATURE SPWAG3338 OR AS SPECIFIED BY THE ENGINEER.
 2. BOLLARDS 2" AND HANDBARS SHALL BE 4" SHROUDED HANDBARS MACH. 2" BITUMINOUS OR AS SPECIFIED BY THE ENGINEER.
 3. SIDEWALK CURB RAMP SHALL CONFORM TO MOIST STANDARD PLANS.
 4. SIDEWALK APPROX SHALL CONFORM TO EDNA STANDARD PLANS 425 AND 415.
 5. CONCRETE CURB SHALL CONFORM TO EDNA STANDARD PLATE 500.

CITY OF EDINA
ENGINEERING & PUBLIC WORKS DEPTS.

CONCRETE WALK/BITUMINOUS PATH

REVIS: 1-19
STANDARD PLATE 420

APPROVED: CITY ENGINEER



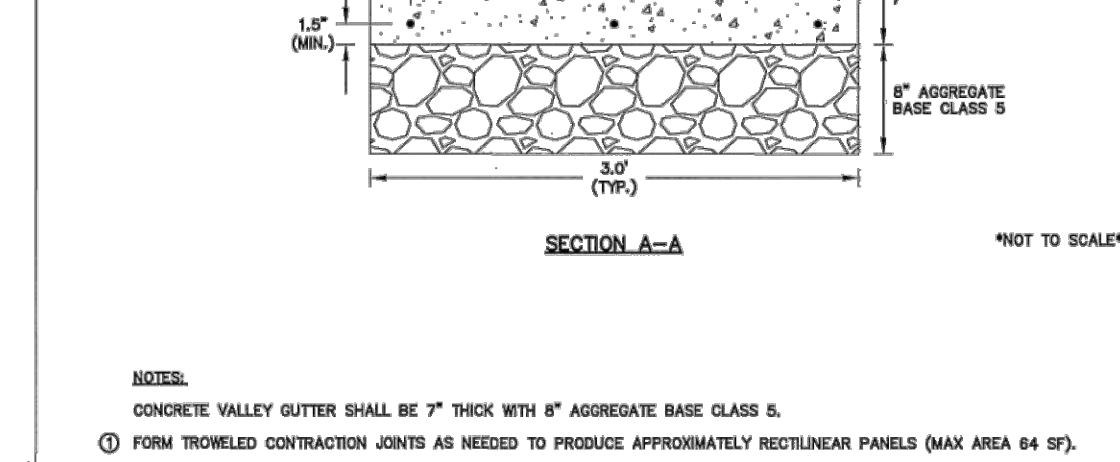
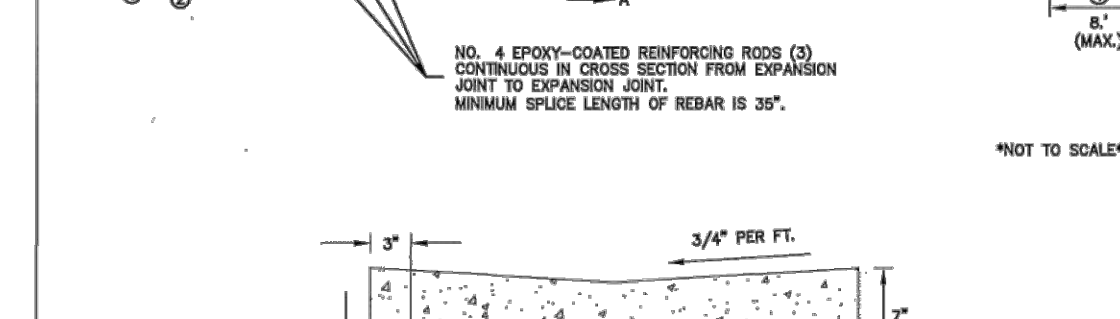
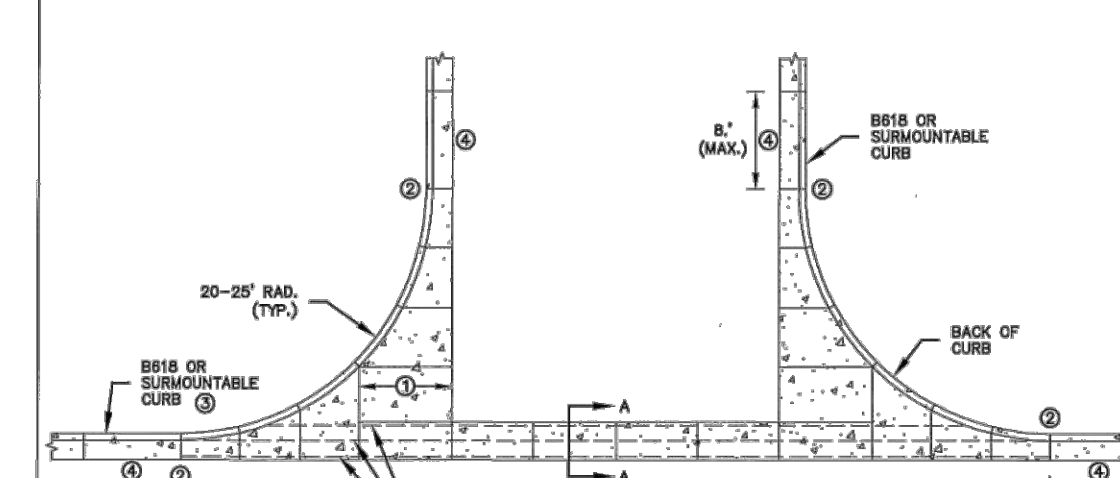
- NOTES:
1. CONCRETE VALLEY GUTTER SHALL BE 7" HIGH WITH 4" AGGREGATE BASE CLASS 5.
 2. FORM TROTTLED CONTRACTOR JOINTS AS NEEDED TO PRODUCE APPROXIMATELY RECTANGULAR PANELS (MAX. AREA 64 SQ. FT.).
 3. 1/4" EXPANSION JOINTS, PREPARED JOINT FILLER MATERIAL PER AASHTO M 213 (ACCORDING WITH TWO CONCRETE AREAS ARE Poured SEPARATELY).
 4. CONCRETE CURB SHALL CONFORM TO EDNA STANDARD PLATE 500.
 5. FIRST PANEL AFTER CURB RETURN SHALL TRANSITION FROM CURB TO SURMOUNTABLE CURB WHERE APPLICABLE (OF MAX.).
 6. IF ROADWAY PAVEMENT IS DAMAGED DURING CONSTRUCTION CONTRACTOR SHALL SMOOTH 1/4" SHOWN OF STREET SECTION ADJACENT TO CURB VALLEY GUTTER AND CURB AND PAVEMENT TYPE SHALL BE REINFORCED COURSE MATURE SPWAG3338, PLACED IN MULTIPLE LIFTS (2" MAX. THICKNESS EXISTING PAVEMENT THICKNESS).

CITY OF EDINA
ENGINEERING & PUBLIC WORKS DEPTS.

CONCRETE CURB & GUTTER

REVIS: 01-18
STANDARD PLATE 500

APPROVED: CITY ENGINEER



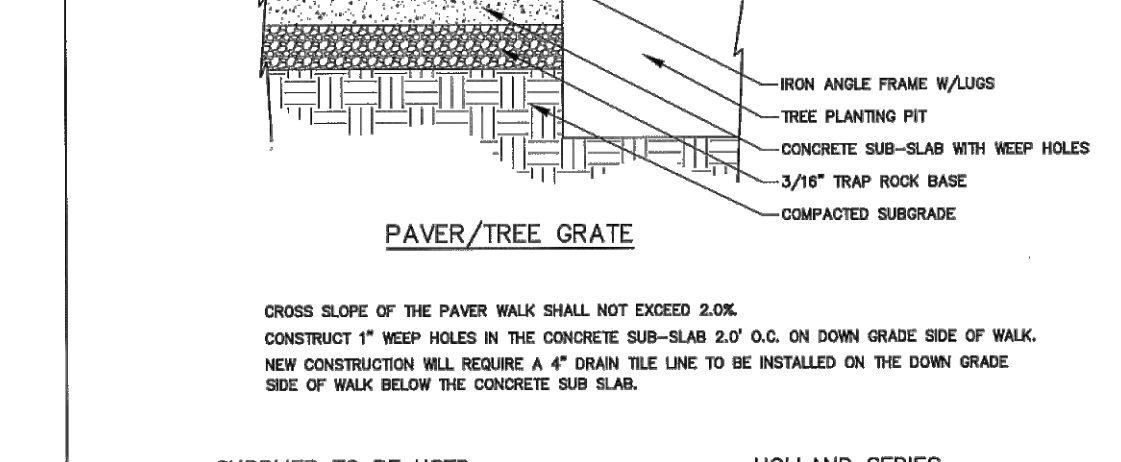
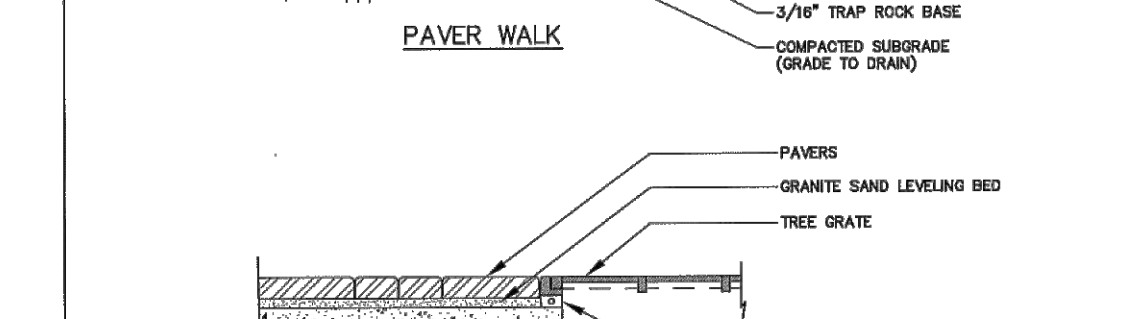
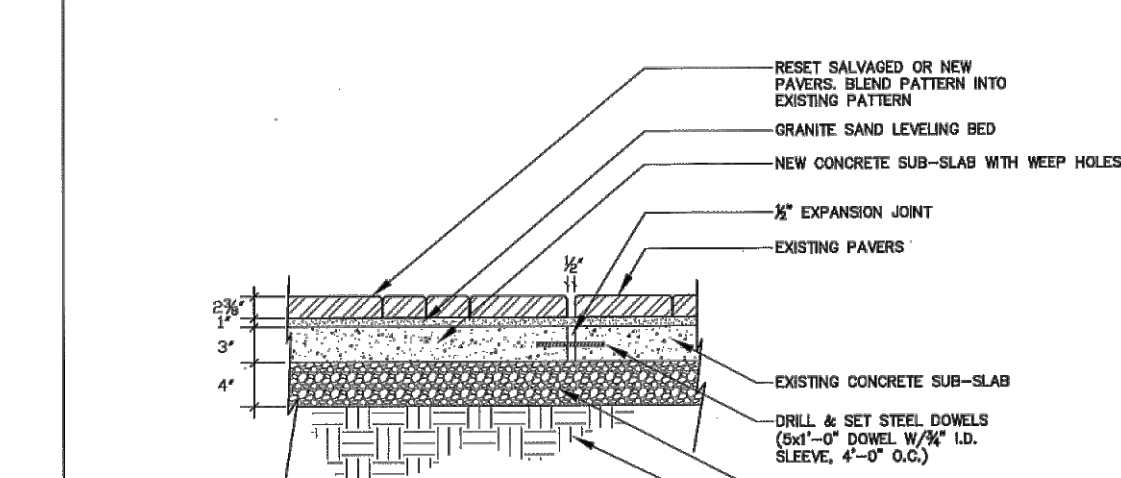
- NOTES:
1. CONCRETE VALLEY GUTTER SHALL BE 7" HIGH WITH 4" AGGREGATE BASE CLASS 5.
 2. FORM TROTTLED CONTRACTOR JOINTS AS NEEDED TO PRODUCE APPROXIMATELY RECTANGULAR PANELS (MAX. AREA 64 SQ. FT.).
 3. 1/4" EXPANSION JOINTS, PREPARED JOINT FILLER MATERIAL PER AASHTO M 213 (ACCORDING WITH TWO CONCRETE AREAS ARE Poured SEPARATELY).
 4. CONCRETE CURB SHALL CONFORM TO EDNA STANDARD PLATE 500.
 5. FIRST PANEL AFTER CURB RETURN SHALL TRANSITION FROM CURB TO SURMOUNTABLE CURB WHERE APPLICABLE (OF MAX.).
 6. IF ROADWAY PAVEMENT IS DAMAGED DURING CONSTRUCTION CONTRACTOR SHALL SMOOTH 1/4" SHOWN OF STREET SECTION ADJACENT TO CURB VALLEY GUTTER AND CURB AND PAVEMENT TYPE SHALL BE REINFORCED COURSE MATURE SPWAG3338, PLACED IN MULTIPLE LIFTS (2" MAX. THICKNESS EXISTING PAVEMENT THICKNESS).

CITY OF EDINA
ENGINEERING & PUBLIC WORKS DEPTS.

VALLEY GUTTER

REVIS: 1-17
STANDARD PLATE 510

APPROVED: CITY ENGINEER



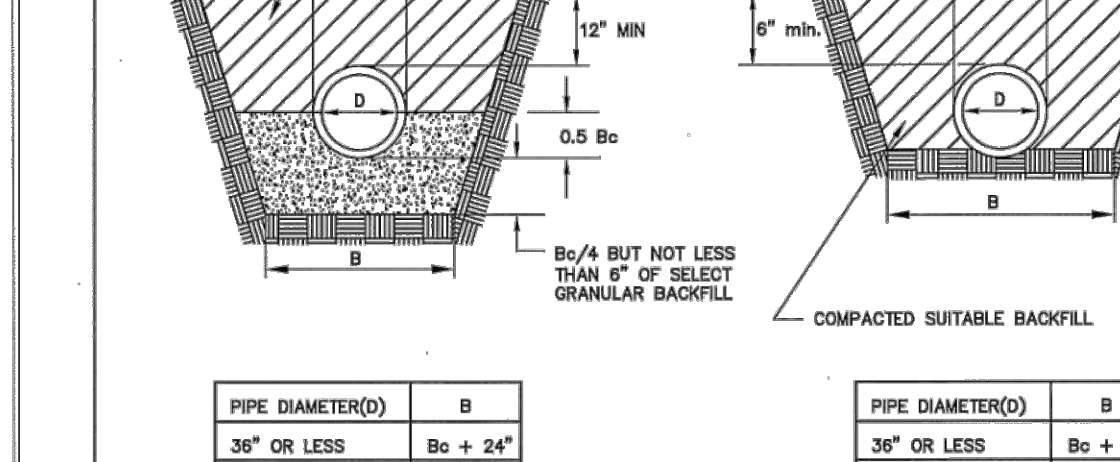
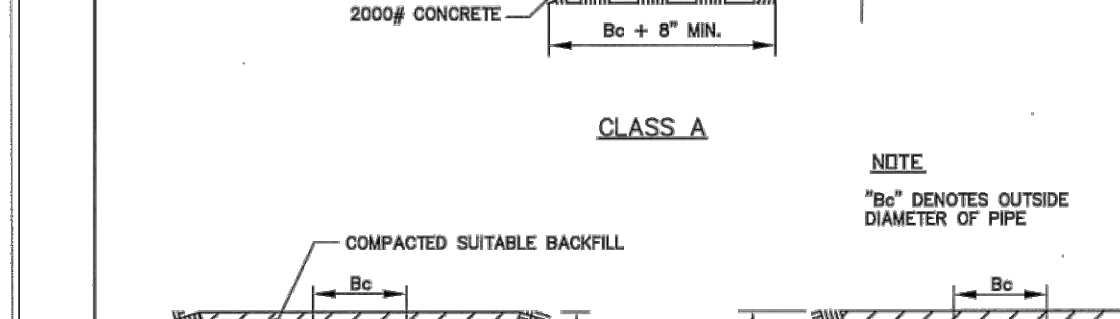
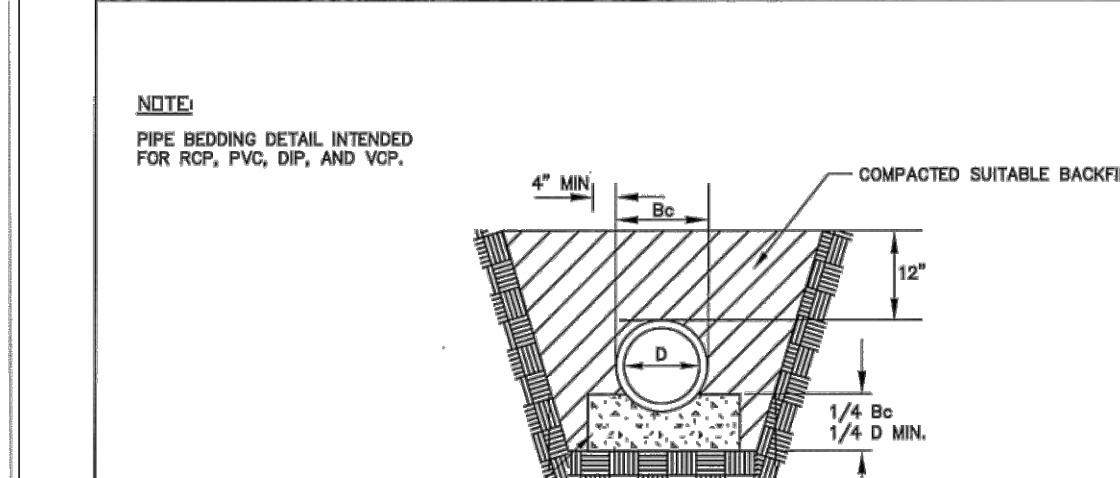
- NOTES:
1. CROSS SLOPE OF THE PAVER WALK SHALL NOT EXCEED 2.0%.
 2. CONSTRUCT 1" WEAP HOLES IN THE CONCRETE SUB-SLAB 2.0' O.C. ON DOWN GRADE SIDE OF WALK.
 3. NEW CONSTRUCTION WILL REQUIRE A 4" DRAIN HOLE LINK TO BE INSTALLED ON THE DOWN GRADE SIDE OF WALK BELOW THE CONCRETE SUB-SLAB.

CITY OF EDINA
ENGINEERING & PUBLIC WORKS DEPTS.

PAVER WALK/TREE GRATE

REVIS: 1-18
STANDARD PLATE 530

APPROVED: CITY ENGINEER



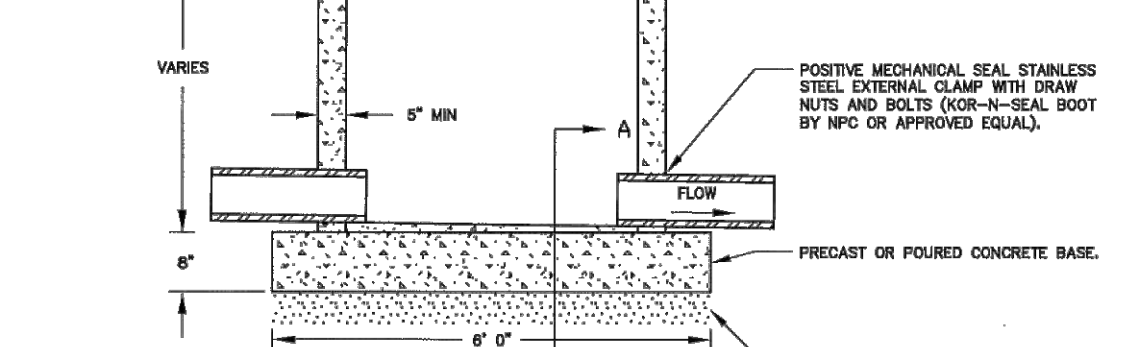
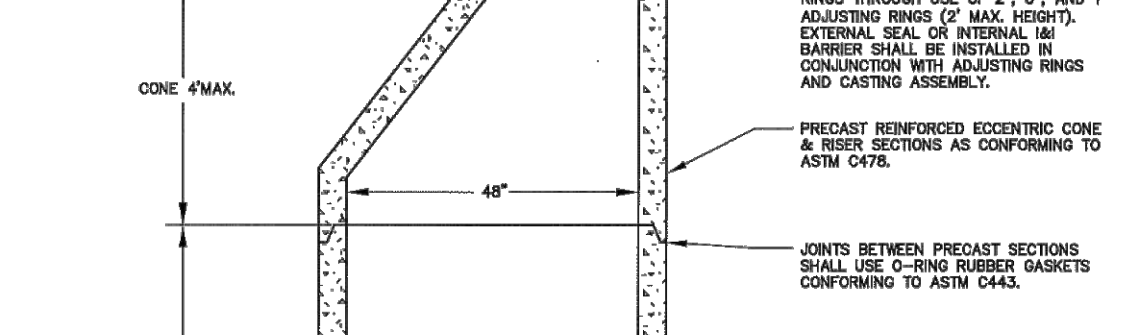
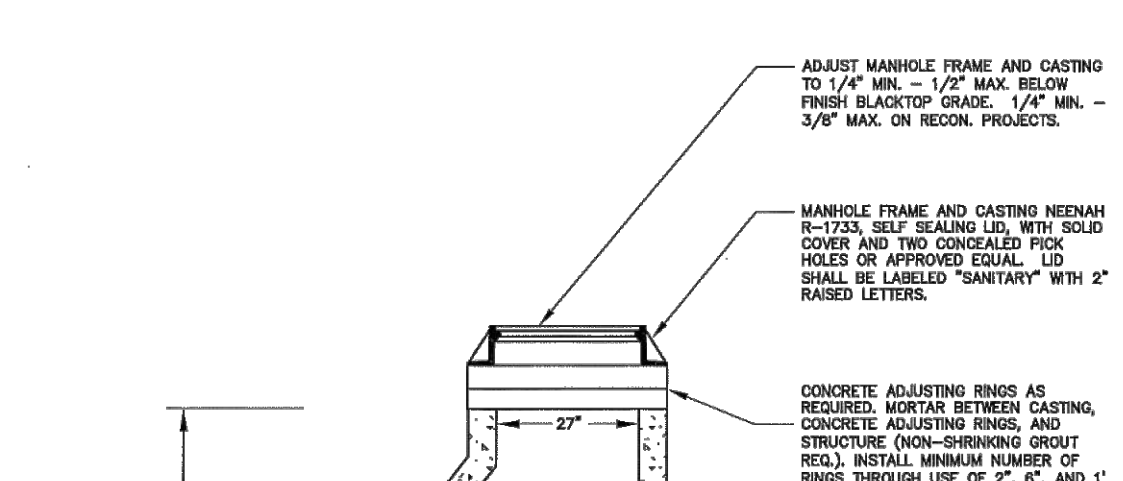
- NOTES:
1. PIPE BEDDING DETAIL INTENDED FOR RCP, PVC, DIP, AND VCP.
 2. 3000# CONCRETE
 3. 1/4" MIN. BOLT
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 100. 1/4" MIN. BOLT

CITY OF EDINA
ENGINEERING & PUBLIC WORKS DEPTS.

PIPE BEDDING DETAIL

REVIS: 04-09
STANDARD PLATE 380

APPROVED: CITY ENGINEER



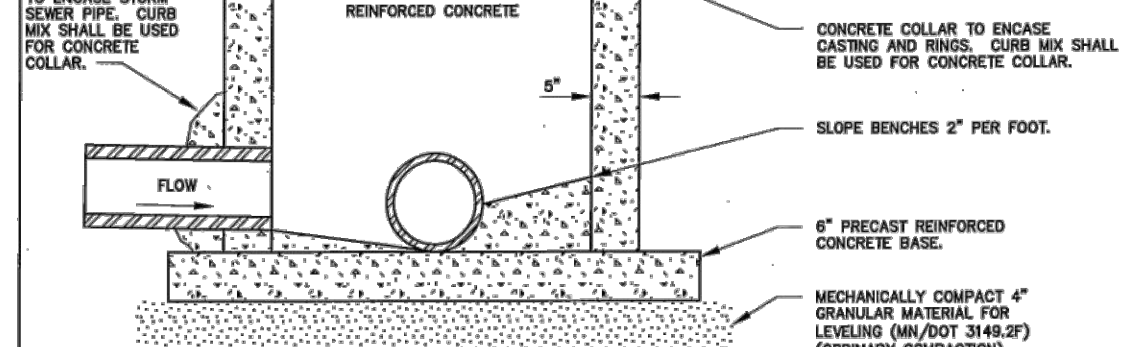
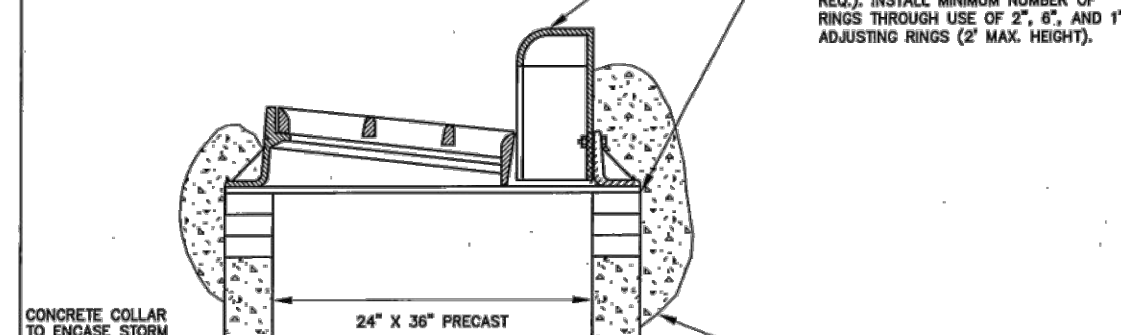
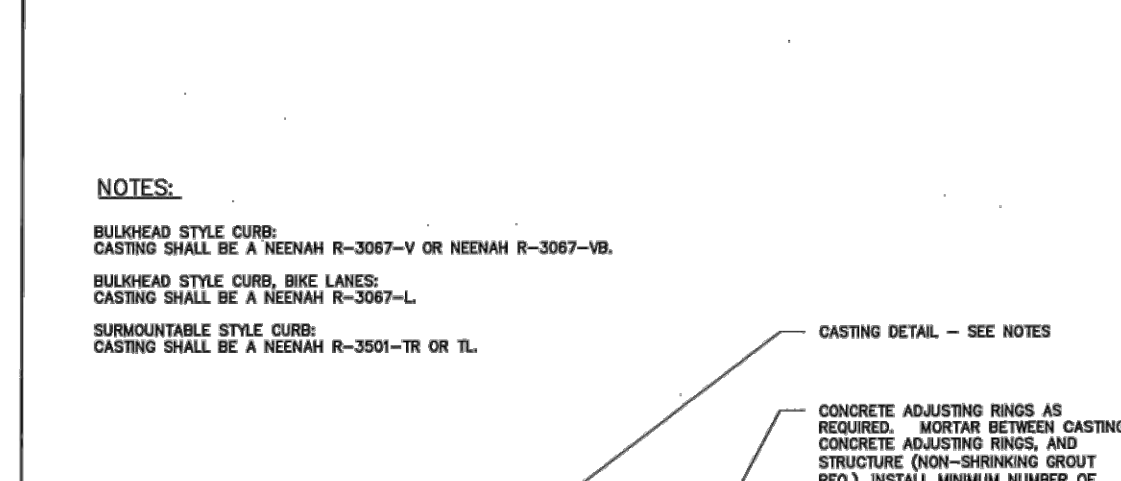
- NOTES:
1. MANHOLE FRAME AND CASTING NEEDN SECTION, SEE SEATING LID, WITH 1/4" MIN. COVER AND TWO CONCEALED PICK HOOKS OF APPROVED EQUAL. 1/2" MIN. MINIMUM SPACING WITH 2" RATED LETTERS.
 2. CONCRETE ADJUSTING RINGS AS REQUIRED. ADJUST BETWEEN CASTING, CONCRETE ADJUSTING RINGS AND STRUCTURE (NON-SHEDDING GROUT). INSTALL MINIMUM NUMBER OF RINGS THROUGH USE OF 2", 4", 6", 8", 10", 12", 14", 16", 18", 20", 22", 24", 26", 28", 30", 32", 34", 36", 38", 40", 42", 44", 46", 48", 50", 52", 54", 56", 58", 60", 62", 64", 66", 68", 70", 72", 74", 76", 78", 80", 82", 84", 86", 88", 90", 92", 94", 96", 98", 100".
 3. PRECAST REINFORCED SCOURING CONE SHALL USE 1/2" RUBBER ADHESIVE CONFORMING TO ASTM C425.
 4. JOINTS BETWEEN PRECAST SECTIONS SHALL USE 1/2" RUBBER ADHESIVE CONFORMING TO ASTM C425.
 5. POSTE MECHANICAL SEAL STANDARDS SHALL EXTERNAL CLAMP WITH DRAG WATTS AND BOLTS CONFORMING TO AWWA C100 OR APPROVED EQUAL.
 6. PRECAST ON POURED CONCRETE BASE.
 7. MECHANICALLY COMPACT 4" GRANULAR MATERIAL FOR LEVELING (ORDINARY COMPACTION).
 8. SLOPE 2" PER FOOT.
 9. GROUT BOTTOM OF MANHOLE TO 1/2" DIAMETER OF PIPE AND SLOPE GROUT 2" PER FOOT.

CITY OF EDINA
ENGINEERING & PUBLIC WORKS DEPTS.

STANDARD SANITARY SEWER MANHOLE

REVIS: 1-18
STANDARD PLATE 200

APPROVED: CITY ENGINEER



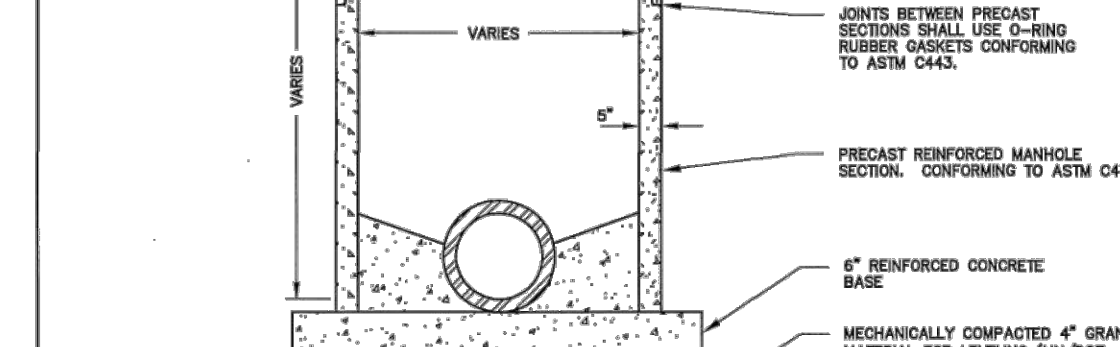
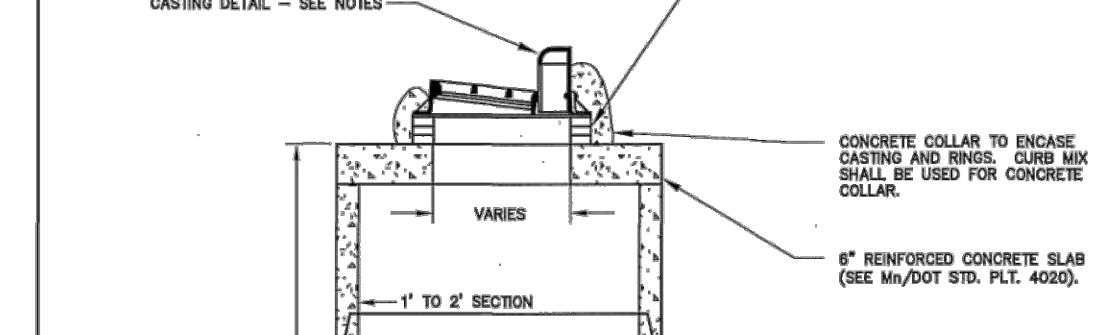
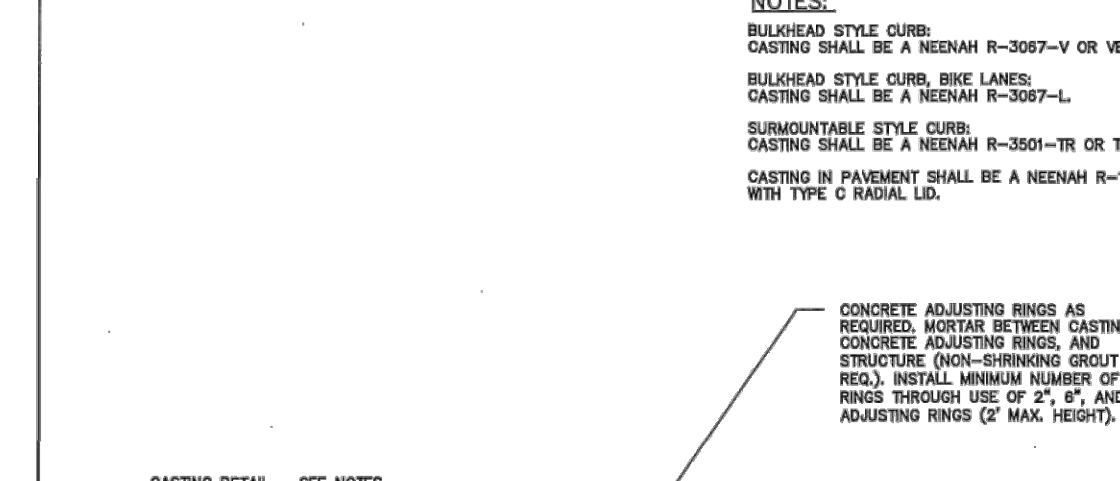
- NOTES:
1. BLINDING STYLE CURB: CASTING SHALL BE A NEENAH R-3027-V OR VLS. BLINDING STYLE CURB, BING LANS. CASTING SHALL BE A NEENAH R-3027-L.
 2. SURMOUNTABLE STYLE CURB: CASTING SHALL BE A NEENAH R-3027-TB OR TL. CASTING IN PAVEMENT SHALL BE A NEENAH R-1723 WITH TYPE C RADIAL LID.
 3. CONCRETE ADJUSTING RINGS AS REQUIRED. ADJUST BETWEEN CASTING, CONCRETE ADJUSTING RINGS AND STRUCTURE (NON-SHEDDING GROUT). INSTALL MINIMUM NUMBER OF RINGS THROUGH USE OF 2", 4", 6", 8", 10", 12", 14", 16", 18", 20", 22", 24", 26", 28", 30", 32", 34", 36", 38", 40", 42", 44", 46", 48", 50", 52", 54", 56", 58", 60", 62", 64", 66", 68", 70", 72", 74", 76", 78", 80", 82", 84", 86", 88", 90", 92", 94", 96", 98", 100".
 4. PRECAST REINFORCED CONCRETE BASE.
 5. JOINTS BETWEEN PRECAST SECTIONS SHALL USE 1/2" RUBBER ADHESIVE CONFORMING TO ASTM C425.
 6. PRECAST REINFORCED MANHOLE SECTION, CONFORMING TO ASTM C425.
 7. MECHANICALLY COMPACT 4" GRANULAR MATERIAL FOR LEVELING (ORDINARY COMPACTION).
 8. SLOPE 2" PER FOOT.
 9. GROUT BOTTOM OF MANHOLE TO 1/2" DIAMETER OF PIPE AND SLOPE GROUT 2" PER FOOT.

CITY OF EDINA
ENGINEERING & PUBLIC WORKS DEPTS.

TYPE "BB" CATCH BASIN

REVIS: 01-16
STANDARD PLATE 220

APPROVED: CITY ENGINEER



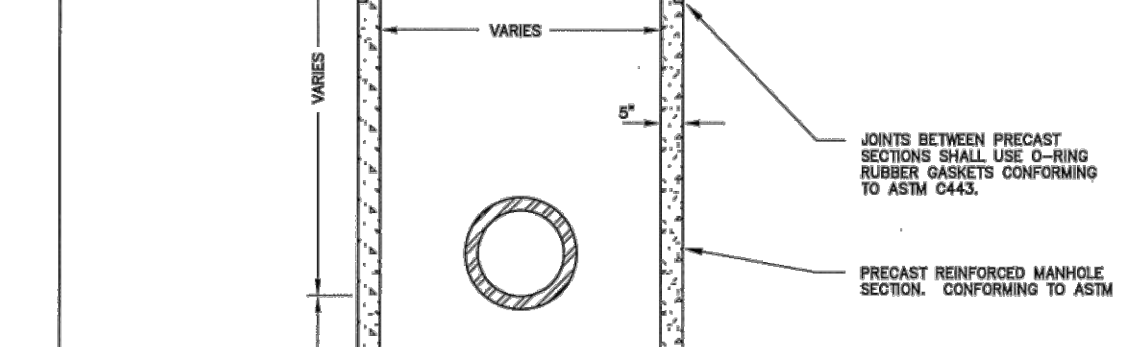
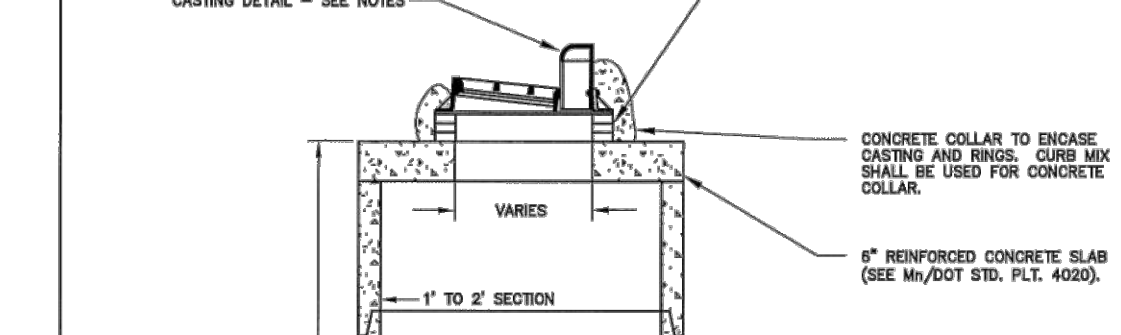
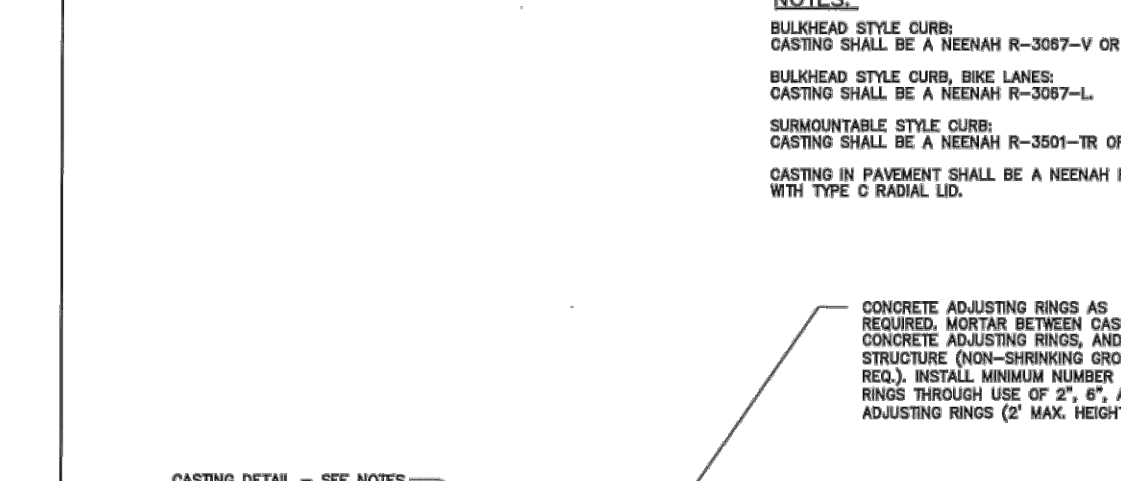
- NOTES:
1. BLINDING STYLE CURB: CASTING SHALL BE A NEENAH R-3027-V OR VLS. BLINDING STYLE CURB, BING LANS. CASTING SHALL BE A NEENAH R-3027-L.
 2. SURMOUNTABLE STYLE CURB: CASTING SHALL BE A NEENAH R-3027-TB OR TL. CASTING IN PAVEMENT SHALL BE A NEENAH R-1723 WITH TYPE C RADIAL LID.
 3. CONCRETE ADJUSTING RINGS AS REQUIRED. ADJUST BETWEEN CASTING, CONCRETE ADJUSTING RINGS AND STRUCTURE (NON-SHEDDING GROUT). INSTALL MINIMUM NUMBER OF RINGS THROUGH USE OF 2", 4", 6", 8", 10", 12", 14", 16", 18", 20", 22", 24", 26", 28", 30", 32", 34", 36", 38", 40", 42", 44", 46", 48", 50", 52", 54", 56", 58", 60", 62", 64", 66", 68", 70", 72", 74", 76", 78", 80", 82", 84", 86", 88", 90", 92", 94", 96", 98", 100".
 4. PRECAST REINFORCED CONCRETE BASE.
 5. JOINTS BETWEEN PRECAST SECTIONS SHALL USE 1/2" RUBBER ADHESIVE CONFORMING TO ASTM C425.
 6. PRECAST REINFORCED MANHOLE SECTION, CONFORMING TO ASTM C425.
 7. MECHANICALLY COMPACT 4" GRANULAR MATERIAL FOR LEVELING (ORDINARY COMPACTION).
 8. SLOPE 2" PER FOOT.
 9. GROUT BOTTOM OF MANHOLE TO 1/2" DIAMETER OF PIPE AND SLOPE GROUT 2" PER FOOT.

CITY OF EDINA
ENGINEERING & PUBLIC WORKS DEPTS.

TYPE "CC" CATCH BASIN MANHOLE

REVIS: 01-17
STANDARD PLATE 230

APPROVED: CITY ENGINEER



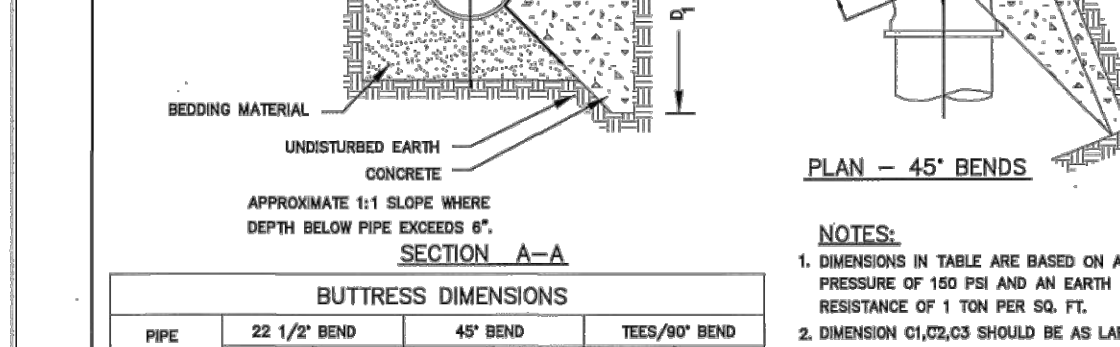
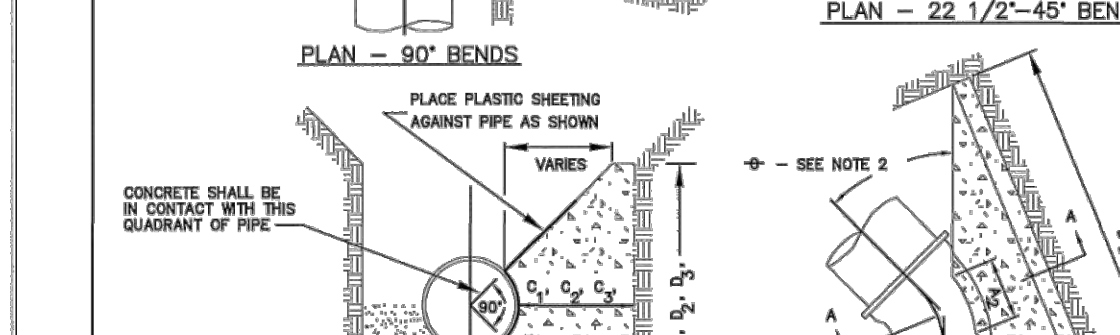
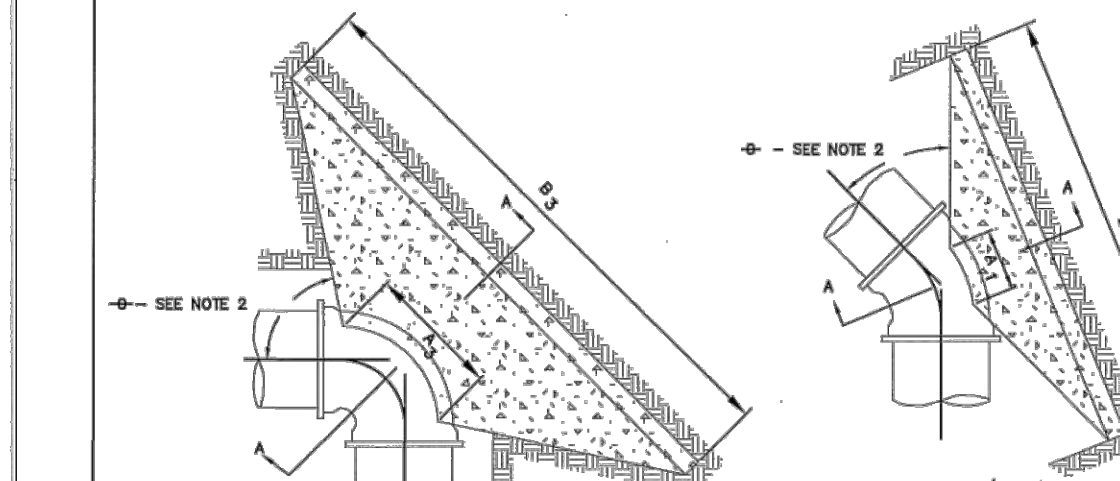
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CITY OF EDINA
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TYPE "DD" CATCH BASIN MANHOLE WITH SUMP

REVIS: 01-17
STANDARD PLATE 235

APPROVED: CITY ENGINEER



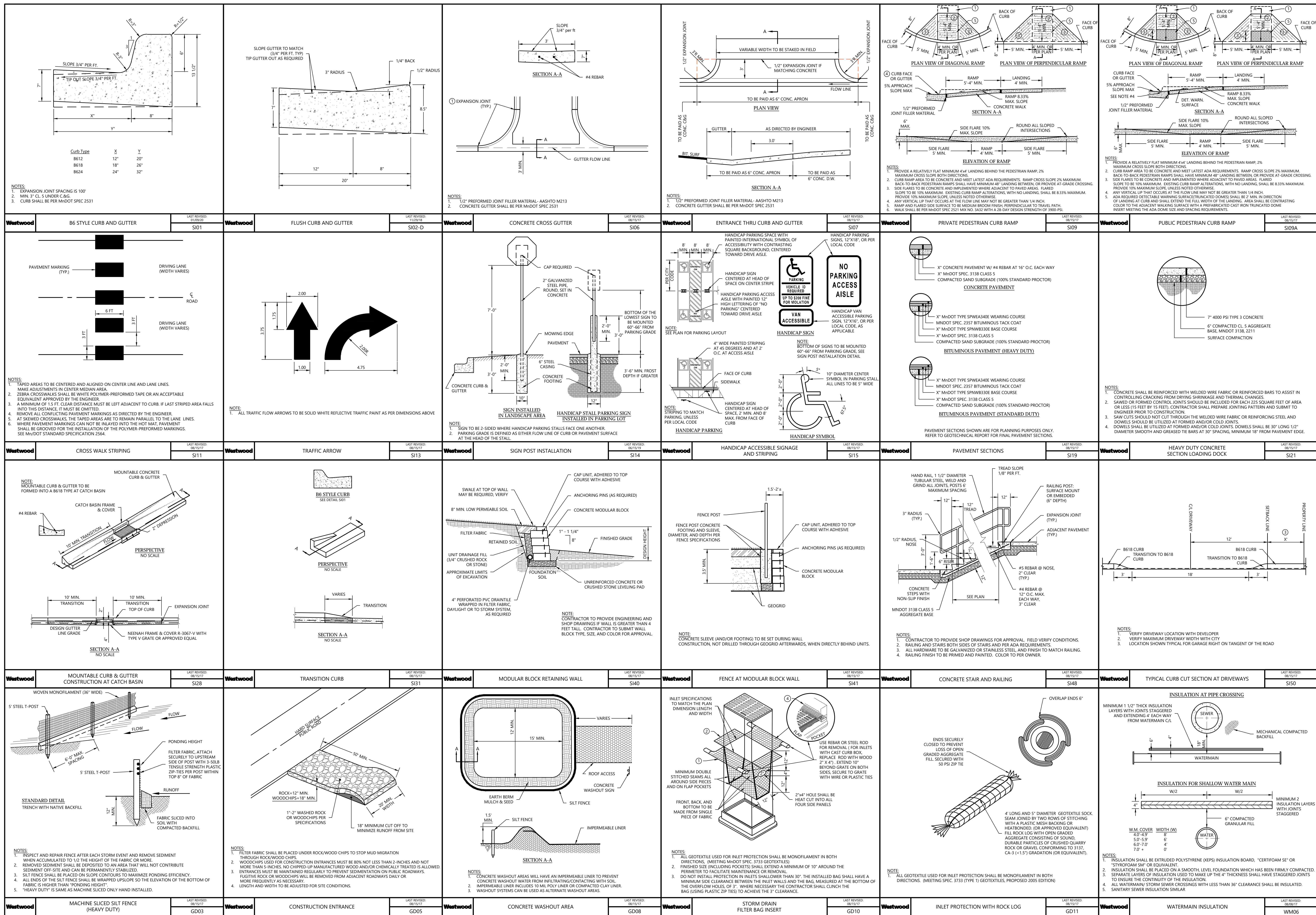
- NOTES:
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CITY OF EDINA
ENGINEERING & PUBLIC WORKS DEPTS.

CONCRETE THRUST BLOCK

REVIS: 04-09
STANDARD PLATE 120

APPROVED: CITY ENGINEER

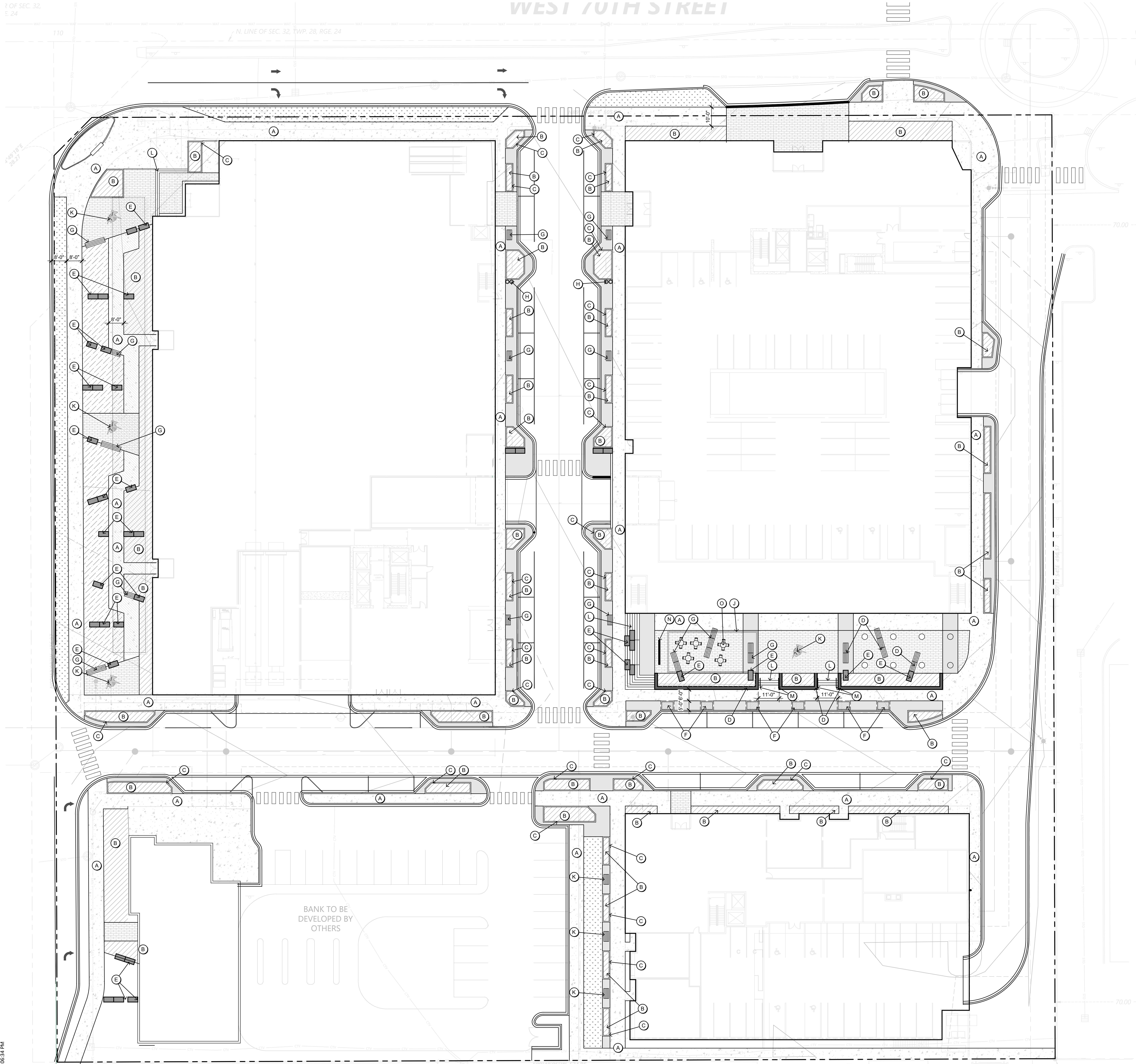


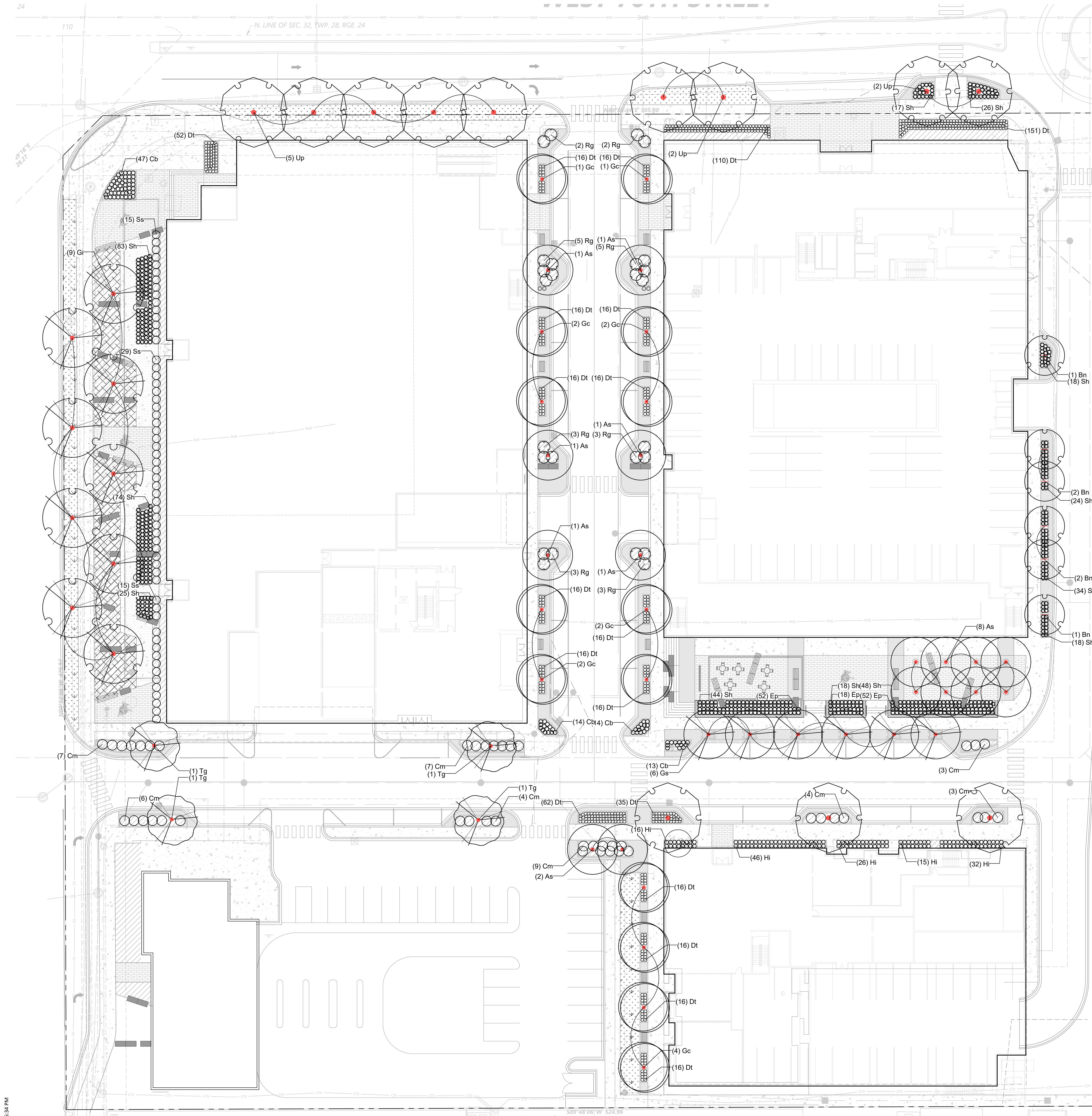
LANDSCAPE SITE PLAN HATCH LEGEND:

- CONCRETE PAVING
- DECORATIVE PAVING A
- DECORATIVE PAVING B
- TURF
- PLANT BED
- STORM FILTRATION FEATURE

PLAN KEYNOTES:

- A WALK
- B PLANTING BED
- C CIP PLANT BED CURB
- D CIP RETAINING WALL
- E LIMESTONE FEATURES
- F TREE GRATES
- G BENCH FEATURES
- H WASTE AND RECYCLING
- I BIKE RACKS
- J CANOPY/ PERGOLA FEATURE
- K SCULPTURAL/ ART MOMENT
- L STAIR
- M HANDRAILS
- N SIGNAGE
- O TABLE AND CHAIRS





LANDSCAPE SITE PLAN HATCH LEGEND:

- CONCRETE PAVING
- DECORATIVE PAVING A
- DECORATIVE PAVING B
- TURF
- PLANT BED
- STORM FILTRATION FEATURE

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	As	16	Sienna Glen Maple / Acer x freemanii 'Sienna' TM	B & B	4"Cal
	Bn	6	River Birch (Single Stem) / Betula nigra	B & B	2.5"Cal
	Gi	9	Northern Acclaim Honey Locust / Gleditsia triacanthos inermis 'Harve' TM	B & B	8"
	Gs	6	Skyline Honey Locust / Gleditsia triacanthos 'Skyline'	B & B	4"Cal
	Gc	14	True North Kentucky Coffeetree / Gymnocladus dioica 'UMNSynergy' TM	B & B	4"Cal
	Tg	4	Greenspire Linden / Tilia cordata 'Greenspire'	B & B	4"Cal
	Up	12	American Elm / Ulmus americana 'Princeton'	B & B	4"Cal
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	Cm	44	Muskingum Dogwood / Cornus racemosa 'Muszam'	5 gal	
	Hi	136	Invincible Wee White Hydrangea / Hydrangea arborescens 'NCHAS'	5 gal	
	Rg	26	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	5 gal	
	Ss	59	Sem Ash Leaf Spirea / Sorbaria sorbifolia 'Sem'	5 gal	
GRASSES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	Cb	88	Korean Feather Reed Grass / Calamagrostis brachytricha	1 gal	
	Dt	634	Tufted Hair Grass / Deschampsia cespitosa 'Tardiflora'	1 gal	
	Sh	429	Prairie Dropseed / Sporobolus heterolepis	5 gal	
PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	Ep	122	Coneflower / Echinacea purpurea	5 gal	
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	S5	2,845 sf	SOD x	sod	
	Sf	3,413 sf	STORM FILTRATION PLANTINGS Perennial Plugs - Dip Irrigation Panicum Shenandoah (Red Switch Grass)/ P. virgatum 'Shenandoah' Blue-Eyed Grass/ Sisyrinchium angustifolium	flat	

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CONSTRUCTION

ORIGINAL ISSUE:

REVISIONS:
No. Description Date

20364
PROJECT NUMBER
MG/JC TM
DRAWN BY CHECKED BY

KEY PLAN

C	D
A	B

PLAN NORTH

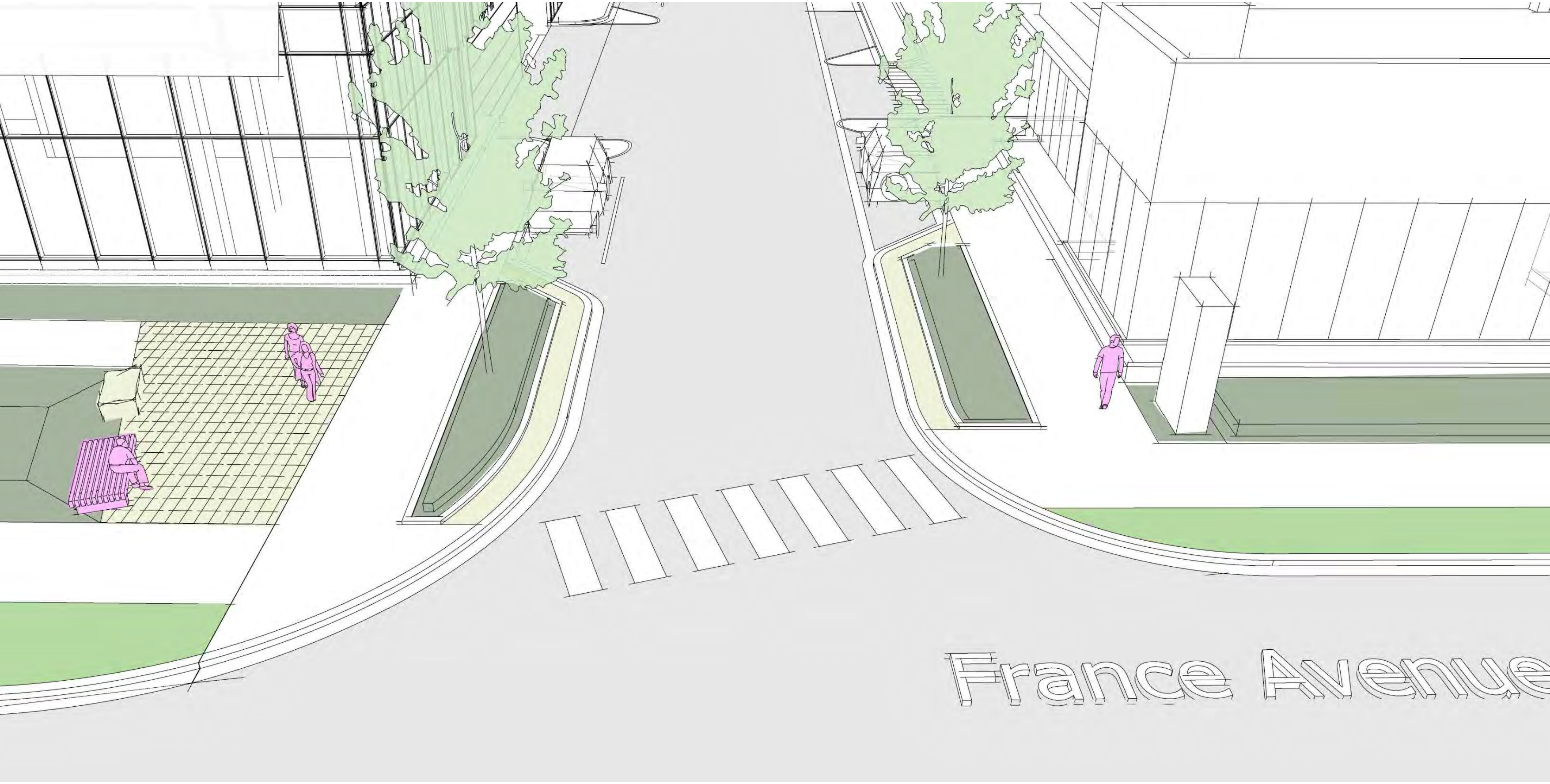
70th & France
LANDSCAPE PLANTING PLAN

L1.1

NOT FOR
CONSTRUCTION



03 L1.2 71ST STREET (MIDBLOCK / PLAZA) INTERSECTION DESIGN INTENT N.T.S



04 L1.2 FRANCE AVENUE (MIDBLOCK) INTERSECTION DESIGN INTENT N.T.S



01 L1.2 EAST 71ST STREET DESIGN INTENT N.T.S



02 L1.2 70TH ST (MIDBLOCK) INTERSECTION DESIGN INTENT N.T.S

ORIGINAL ISSUE:

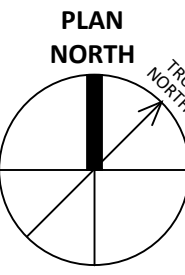
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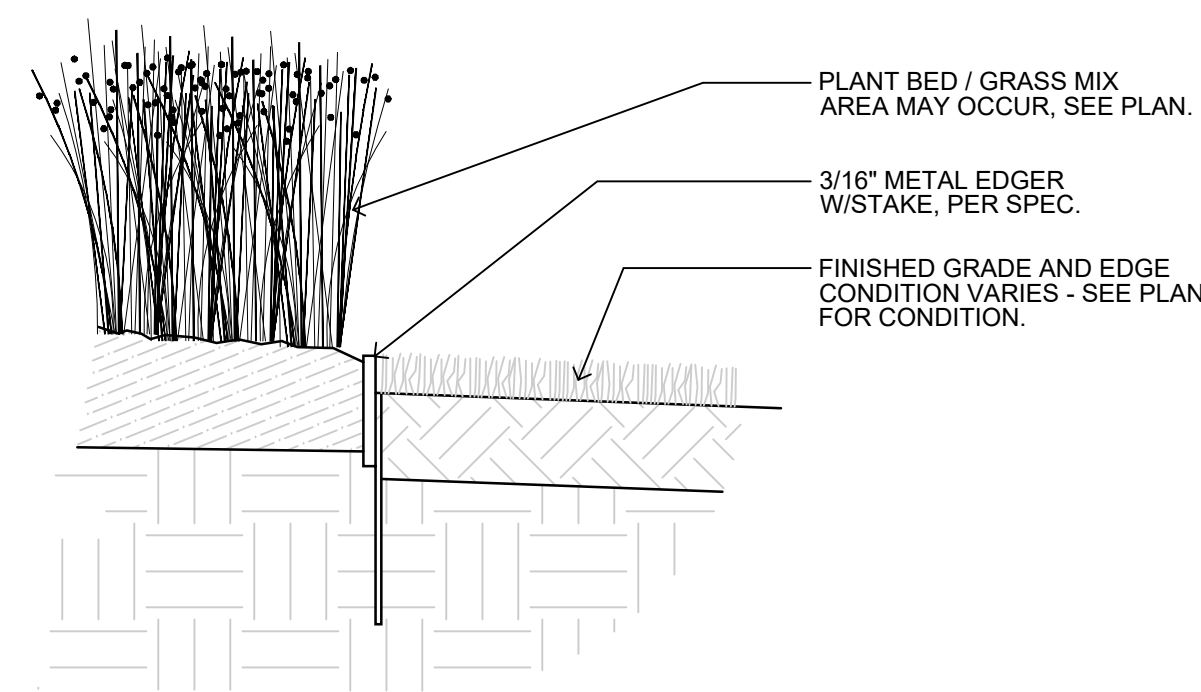


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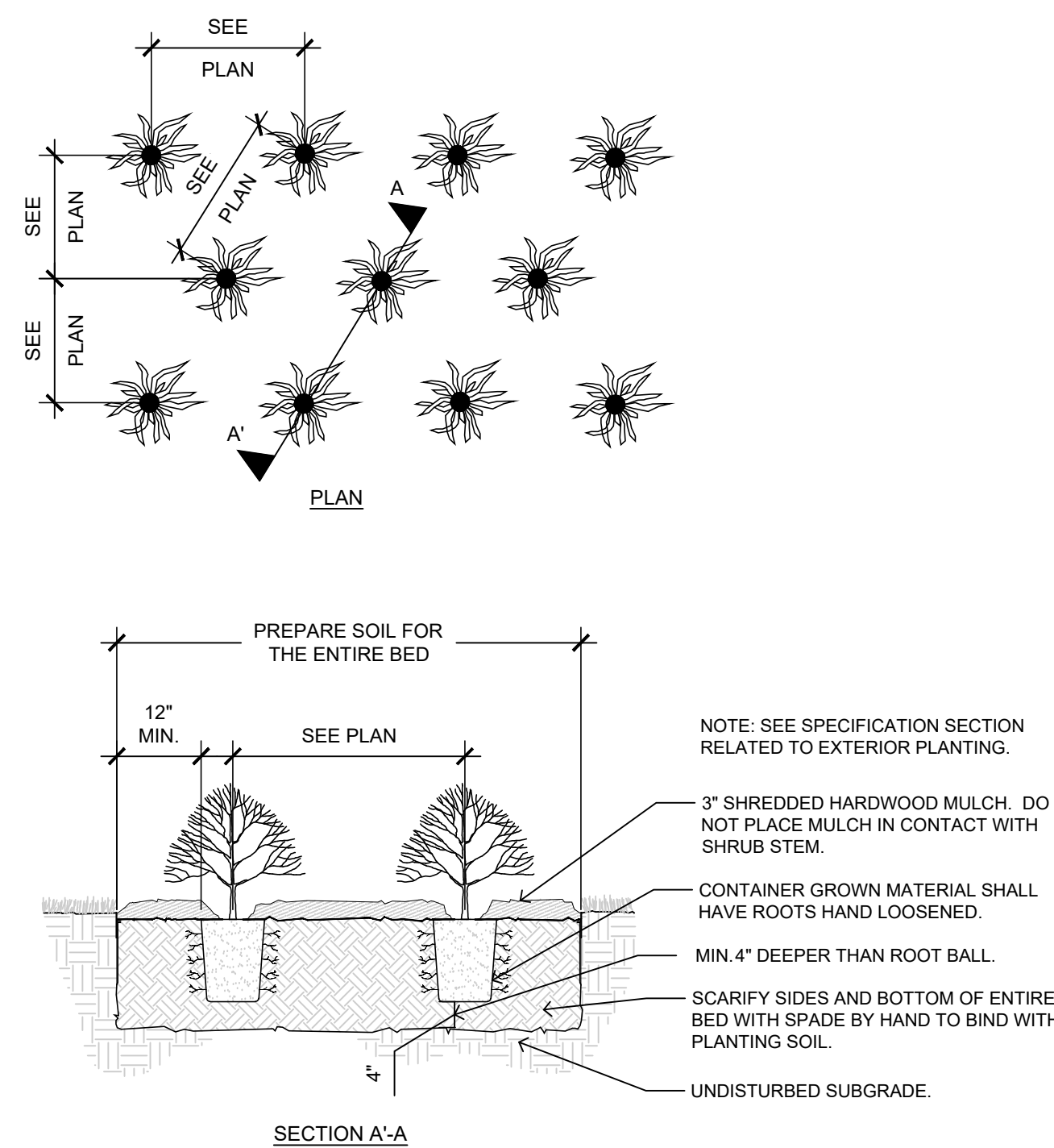
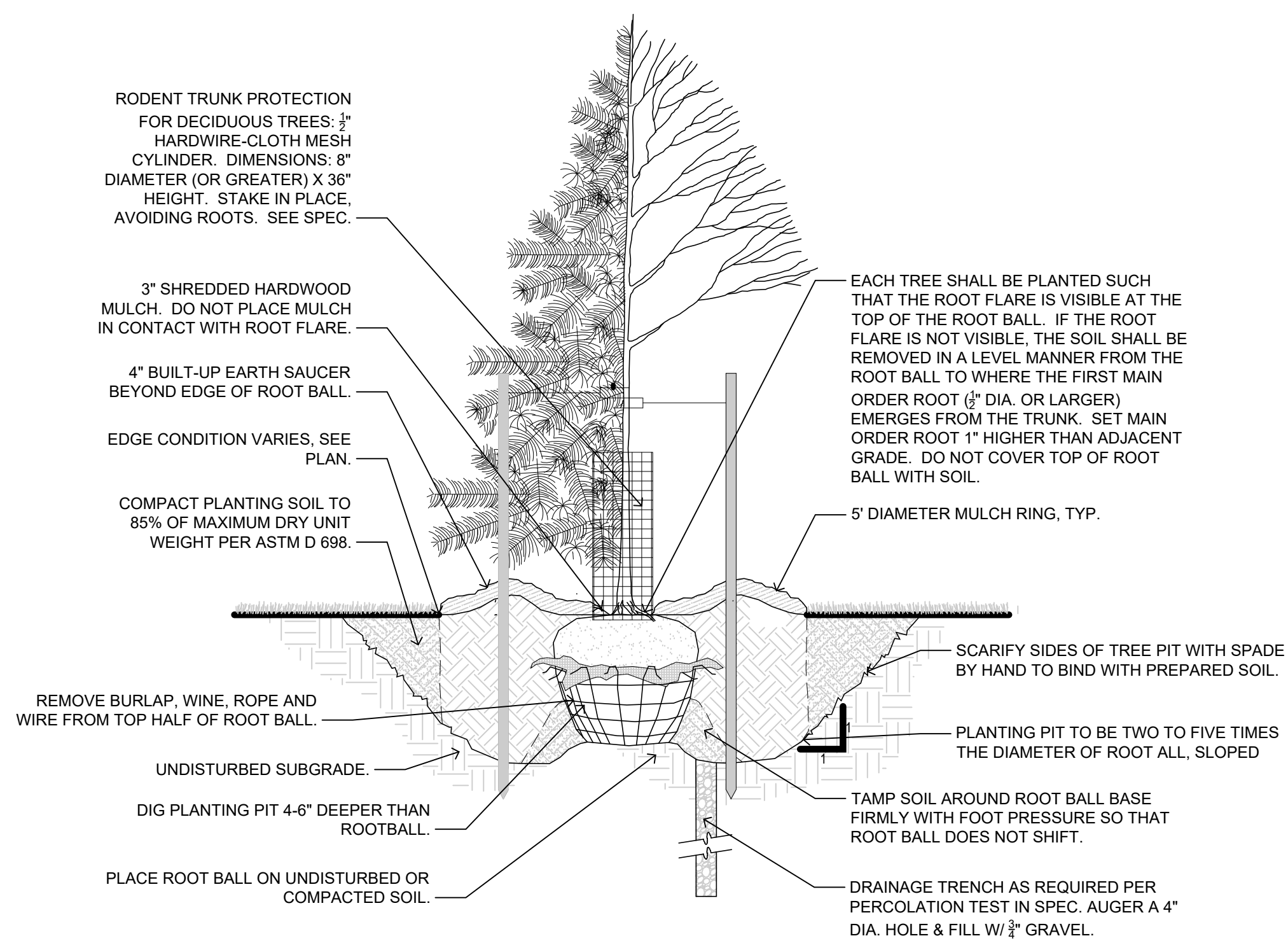
STREET INTERSECTION
VIGNETTES

L1.2

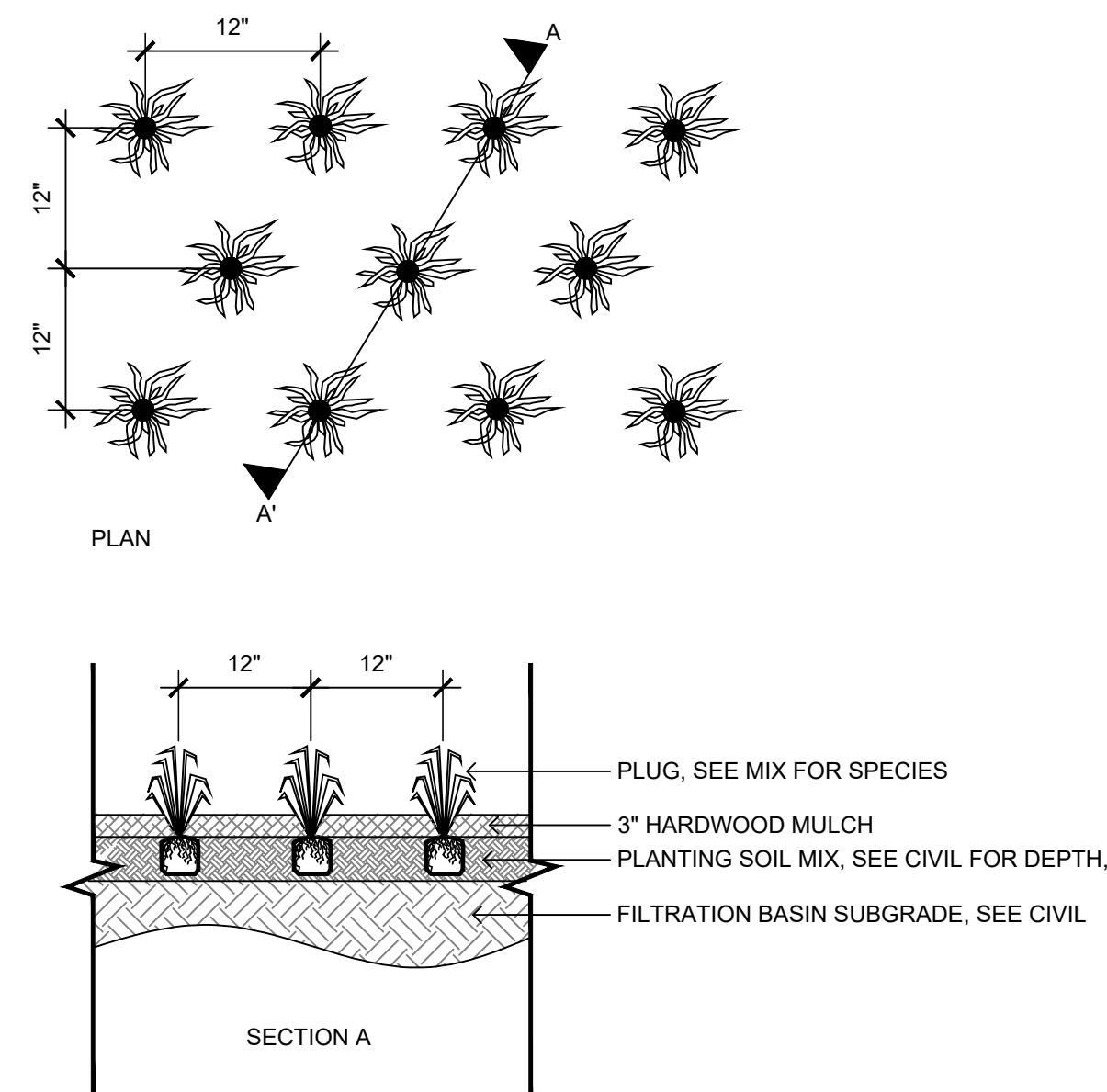
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CONSTRUCTION



04
L2.0 TURF @ PLANT BED 1/12" = 1'-0"



02
L2.0 PLANTING DETAIL, TYP. 1/12" = 1'-0"



03
L2.0 STORM FEATURE PLUG LAYOUT 1/12" = 1'-0"

ORIGINAL ISSUE:

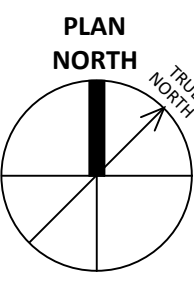
REVISIONS:
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KEY PLAN

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70th & France

LANDSCAPE DETAILS

L2.0

01
L2.0 TREE PLANTING DETAIL, TYP. 1/12" = 1'-0"



VIEW FROM SOUTHWEST CORNER OF SITE



VIEW FROM NORTHEAST CORNER OF SITE LOOKING NORTH



VIEW FROM SOUTH SIDE OF SITE LOOKING SOUTHEAST



VIEW FROM EAST SIDE OF SITE LOOKING WEST



VIEW FROM NORTHEAST CORNER OF SITE LOOKING EAST



VIEW FROM SOUTHWEST SIDE OF SITE LOOKING EAST

NOT FOR CONSTRUCTION

PRELIM
DEVELOPMENT
PLAN SUBMITTAL
10/16/2020

ORIGINAL ISSUE:

REVISIONS:
No. Description Date

220535
PROJECT NUMBER

Author _____
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Checker _____
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KEY PLAN

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EXISTING SITE IMAGES

A0.1

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CONSTRUCTION

PRELIM
DEVELOPMENT
PLAN SUBMITTAL
10/16/2020

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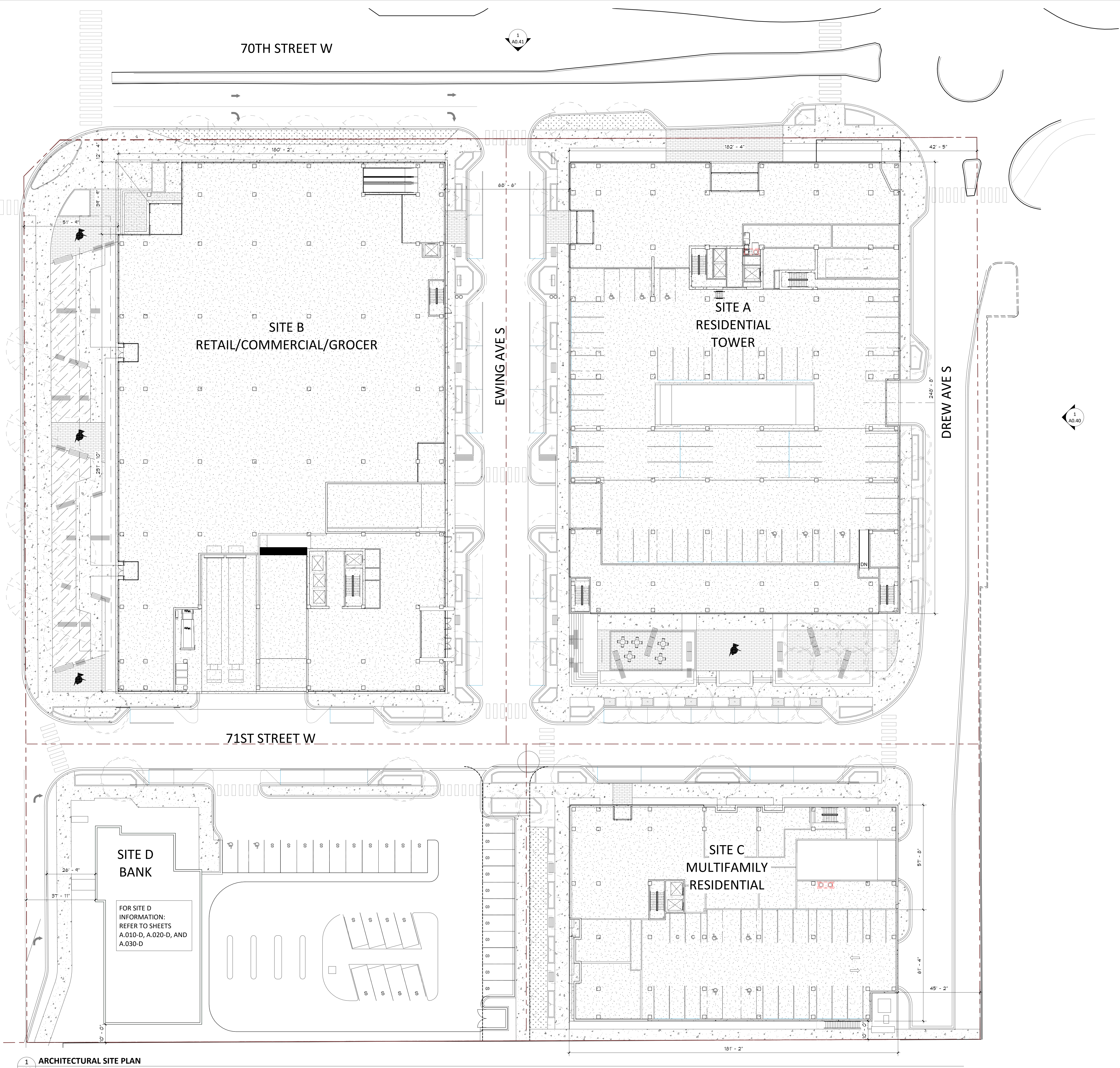
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KEY PLAN

70th & France

SITE PLAN

A0.2





500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

PRELIM
DEVELOPMENT
PLAN SUBMITTAL
10/16/2020

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220535
PROJECT NUMBER

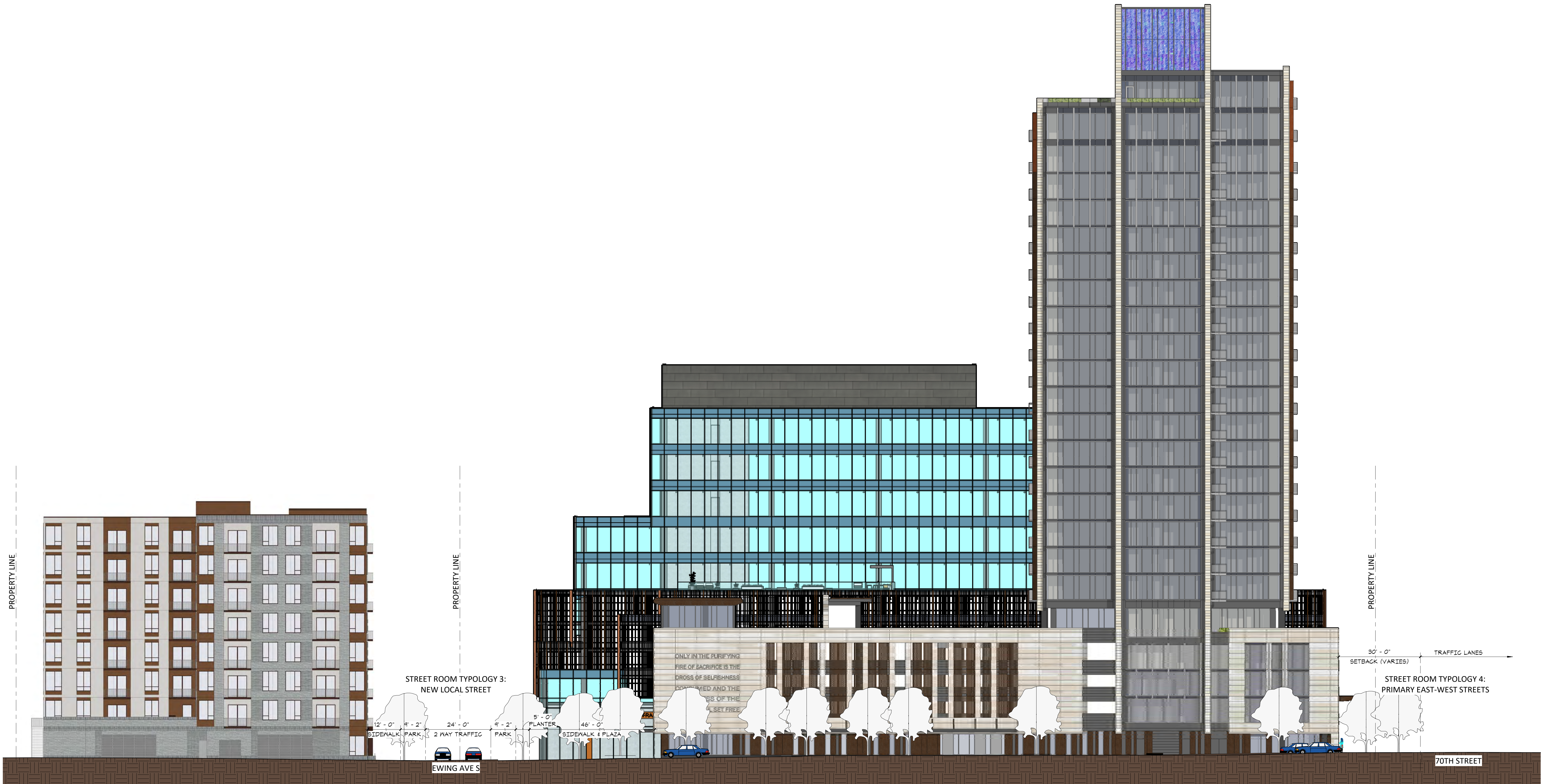
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KEY PLAN

70th & France

EXTERIOR ELEVATIONS -
SITE

A0.40



1 EAST SITE ELEVATION
A0.40 1/16" = 1'-0"



500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

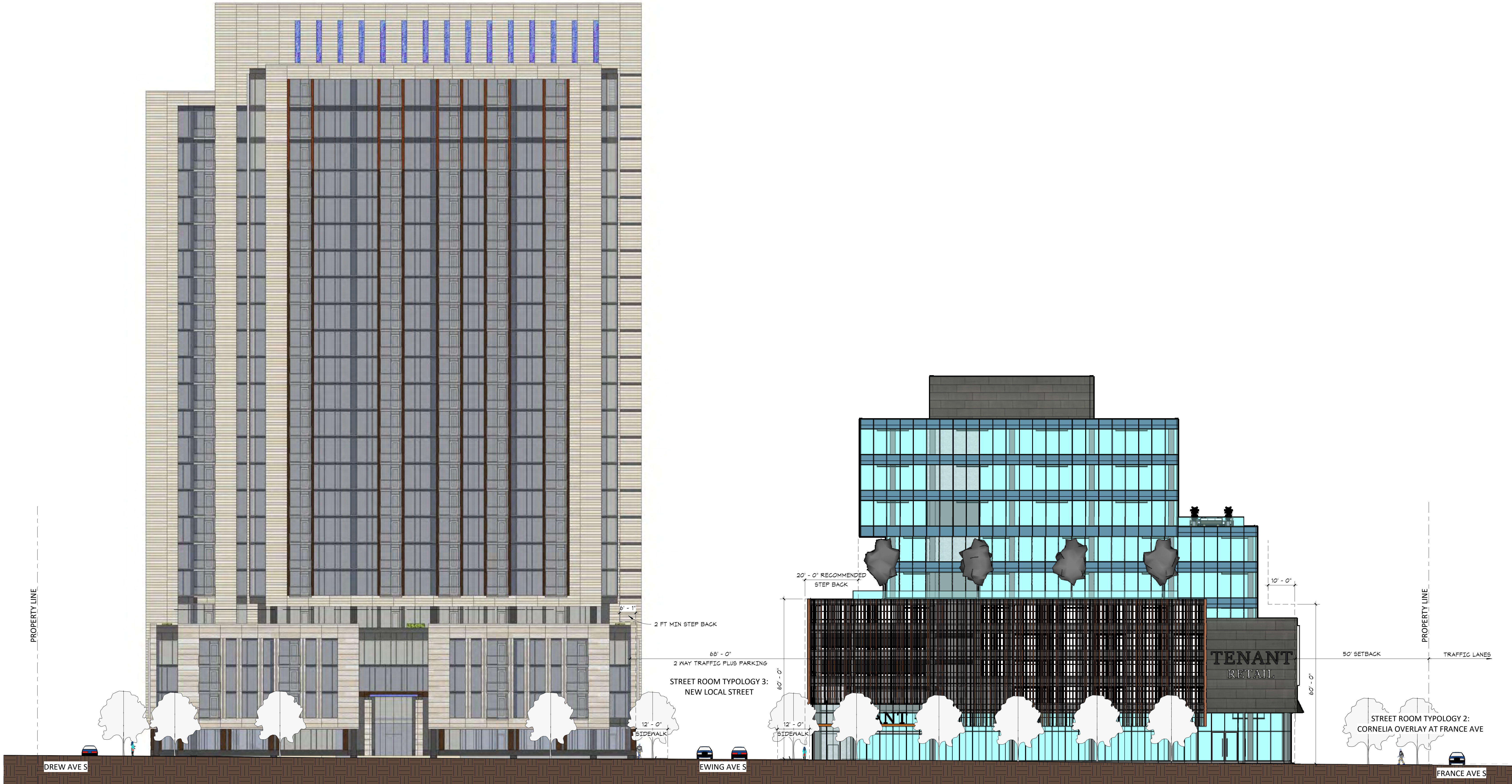
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION



1 NORTH SITE ELEVATION
A0.41 1/16" = 1'-0"

PRELIM
DEVELOPMENT
PLAN SUBMITTAL
10/16/2020

ORIGINAL ISSUE:
09/14/20

REVISIONS:
No. Description Date

220535
PROJECT NUMBER

JCG CHECKER
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KEY PLAN

70th & France

EXTERIOR ELEVATIONS -
SITE

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NOT FOR
CONSTRUCTION

PRELIM
DEVELOPMENT
PLAN SUBMITTAL
10/16/2020

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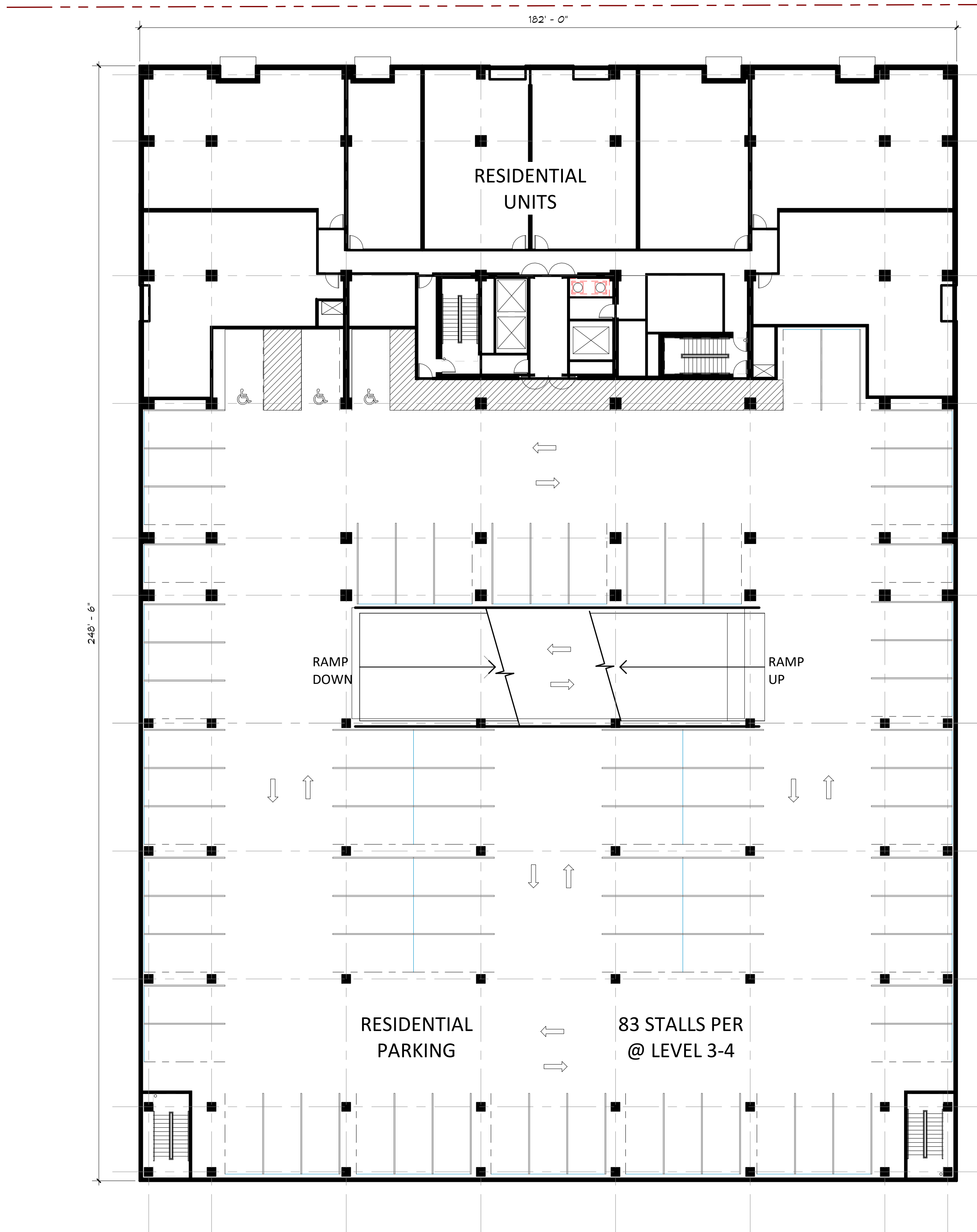
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KEY PLAN

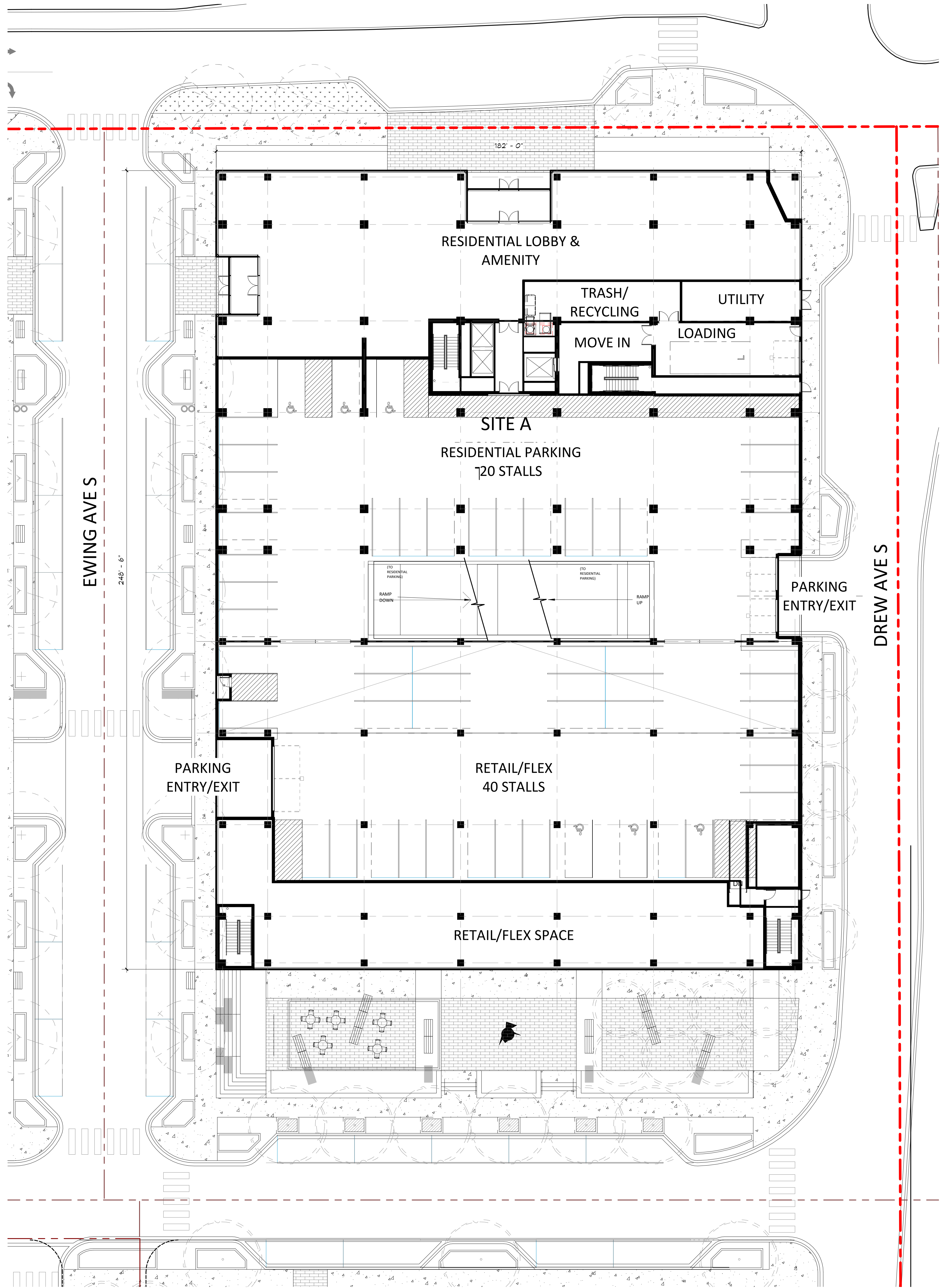
70th & France

SITE A FLOOR PLANS

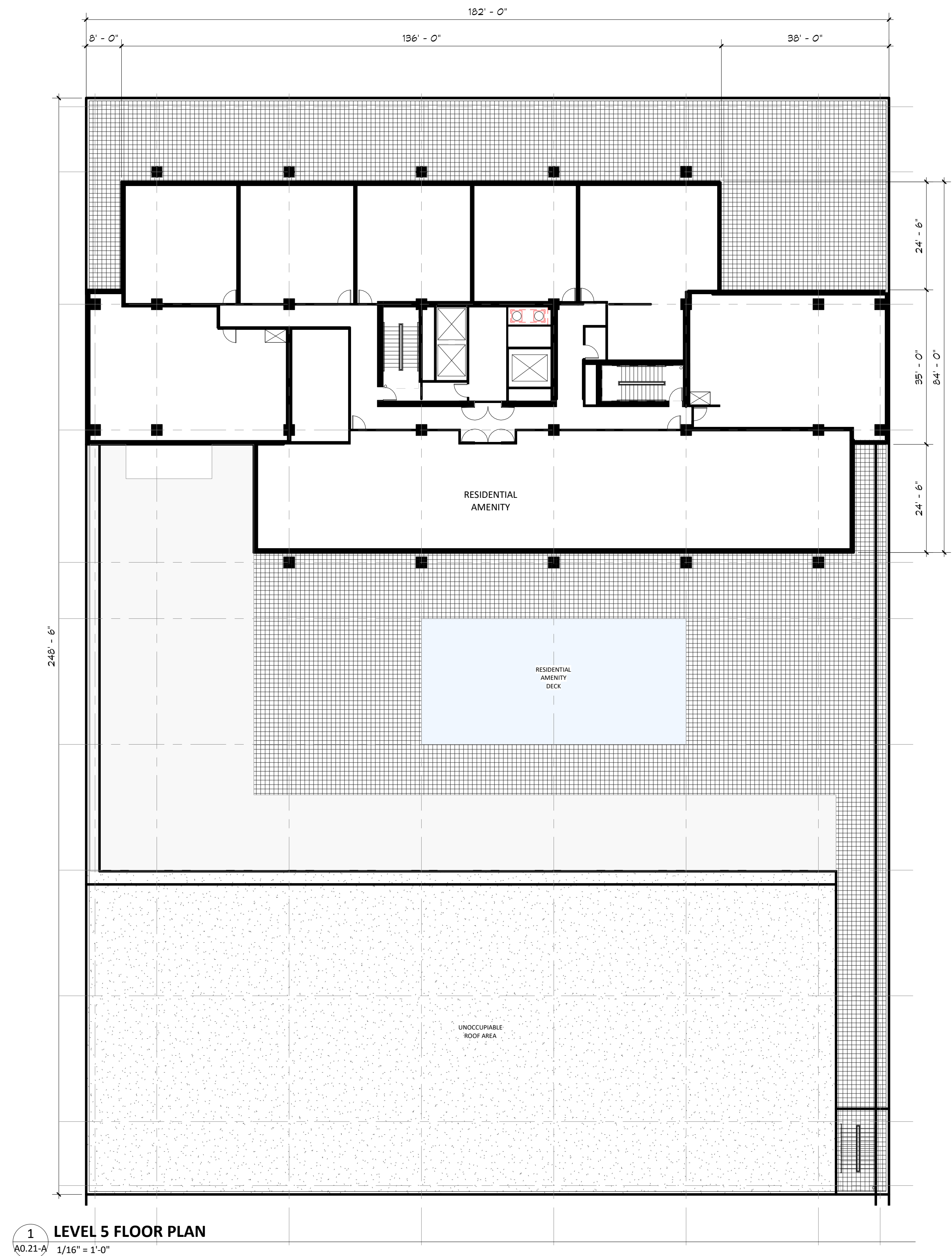
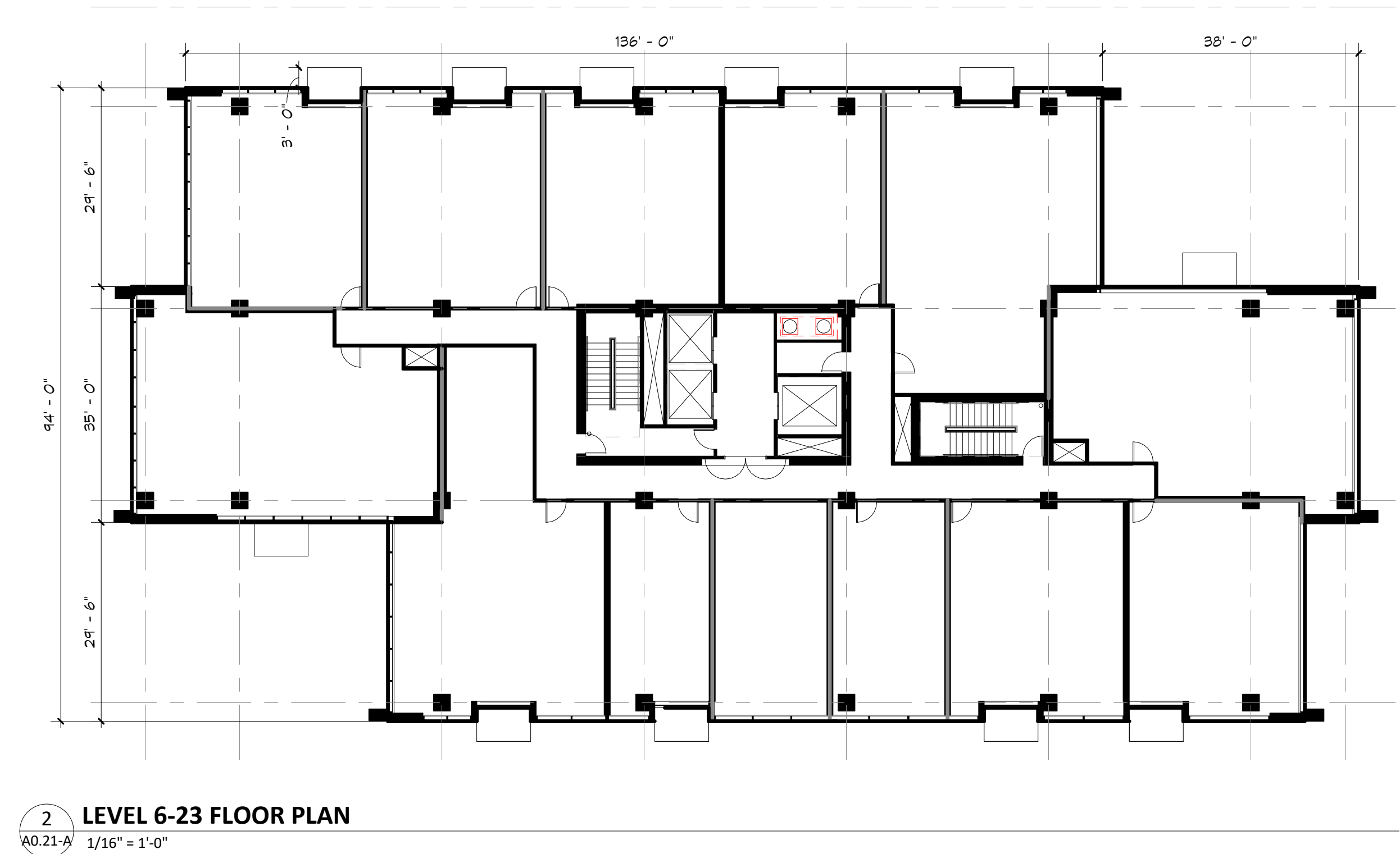
A0.20-A



2 SITE 'A' LEVEL 2-4 FLOOR PLAN
A0.20-A 1/16" = 1'-0"



1 SITE 'A' LEVEL 1 FLOOR PLAN
A0.20-A 1/16" = 1'-0"



I hereby certify that this plan, specification, or
report was prepared by me or under my direct
supervision and that I am a duly licensed architect
under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

A0.21-A

NOT FOR
CONSTRUCTION

PRELIM
DEVELOPMENT
PLAN SUBMITTAL
10/16/2020

ORIGINAL ISSUE:

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No. Description Date

220535
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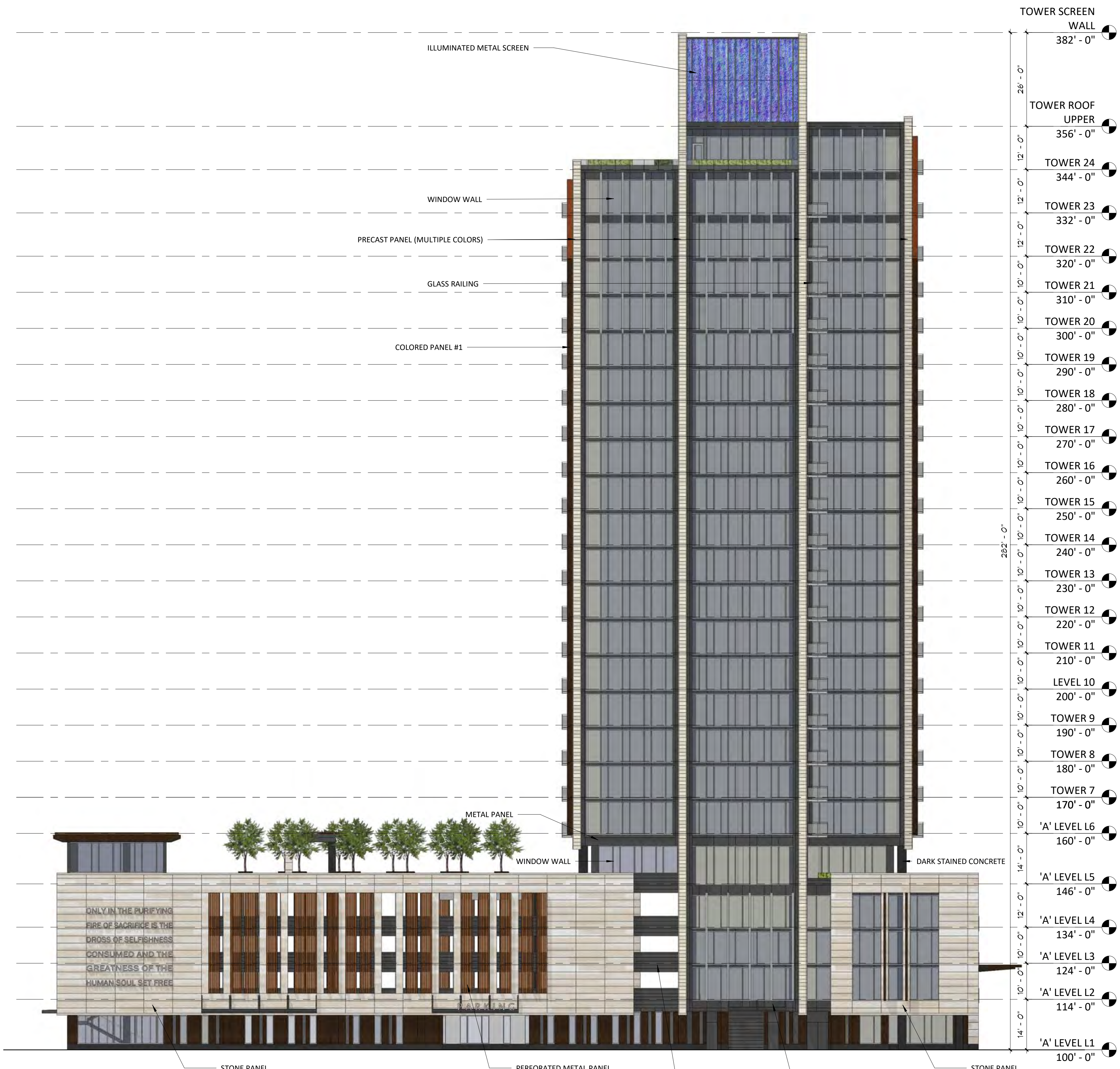
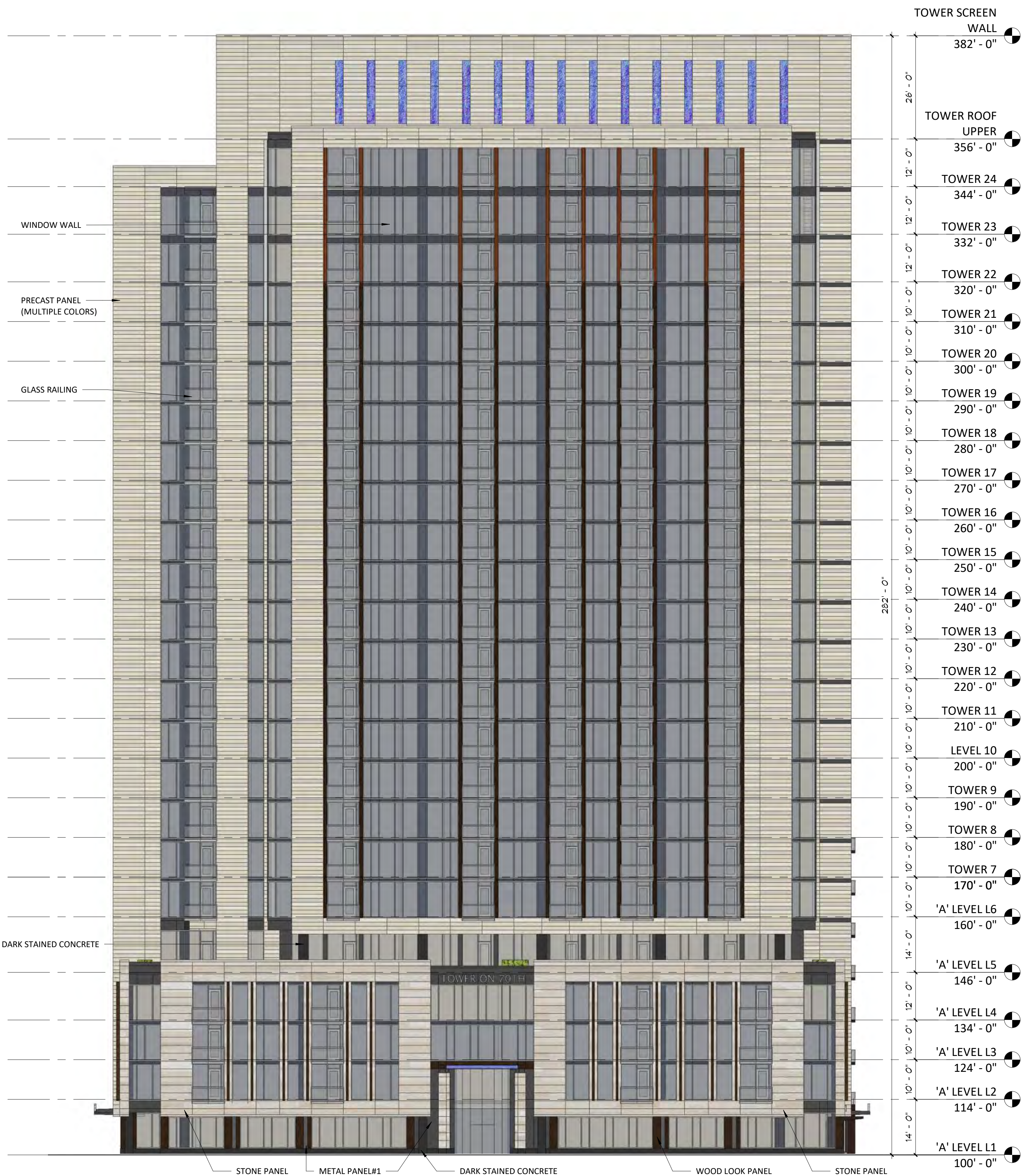
ESG ESG
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KEY PLAN

70th & France

SITE A ELEVATIONS

A0.30-A

MATERIAL COUNTS - SITE A								
	NORTH		EAST		SOUTH		WEST	
WINDOW WALL	28074	55%	16008	50%	27422	55%	16699	52%
ILLUMINATED DECORATIVE SCREEN	480	1%	735	2%	480	1%	735	2%
METAL PANEL	4524	9%	6100	19%	2253	5%	5744	18%
PRECAST PANEL	18076	35%	7557	24%	17302	35%	7244	23%
VERTICAL SCREEN AT PARKING	0	0%	1375	4%	1955	4%	1720	5%
TOTAL SF	51154	100%	31775	100%	49412	100%	32142	100%



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70th & France

SITE A ELEVATIONS

A0.31-A

MATERIAL COUNTS - SITE A							
	NORTH		EAST		SOUTH		WEST
WINDOW WALL	28074	55%	16008	50%	27422	55%	16699
ILLUMINATED DECORATIVE SCREEN	480	1%	735	2%	480	1%	735
METAL PANEL	4524	9%	6100	19%	2253	5%	5744
PRECAST PANEL	18076	35%	7557	24%	17302	35%	7244
VERTICAL SCREEN AT PARKING	0	0%	1375	4%	1955	4%	1720
TOTAL SF	51154	100%	31775	100%	49412	100%	32142

