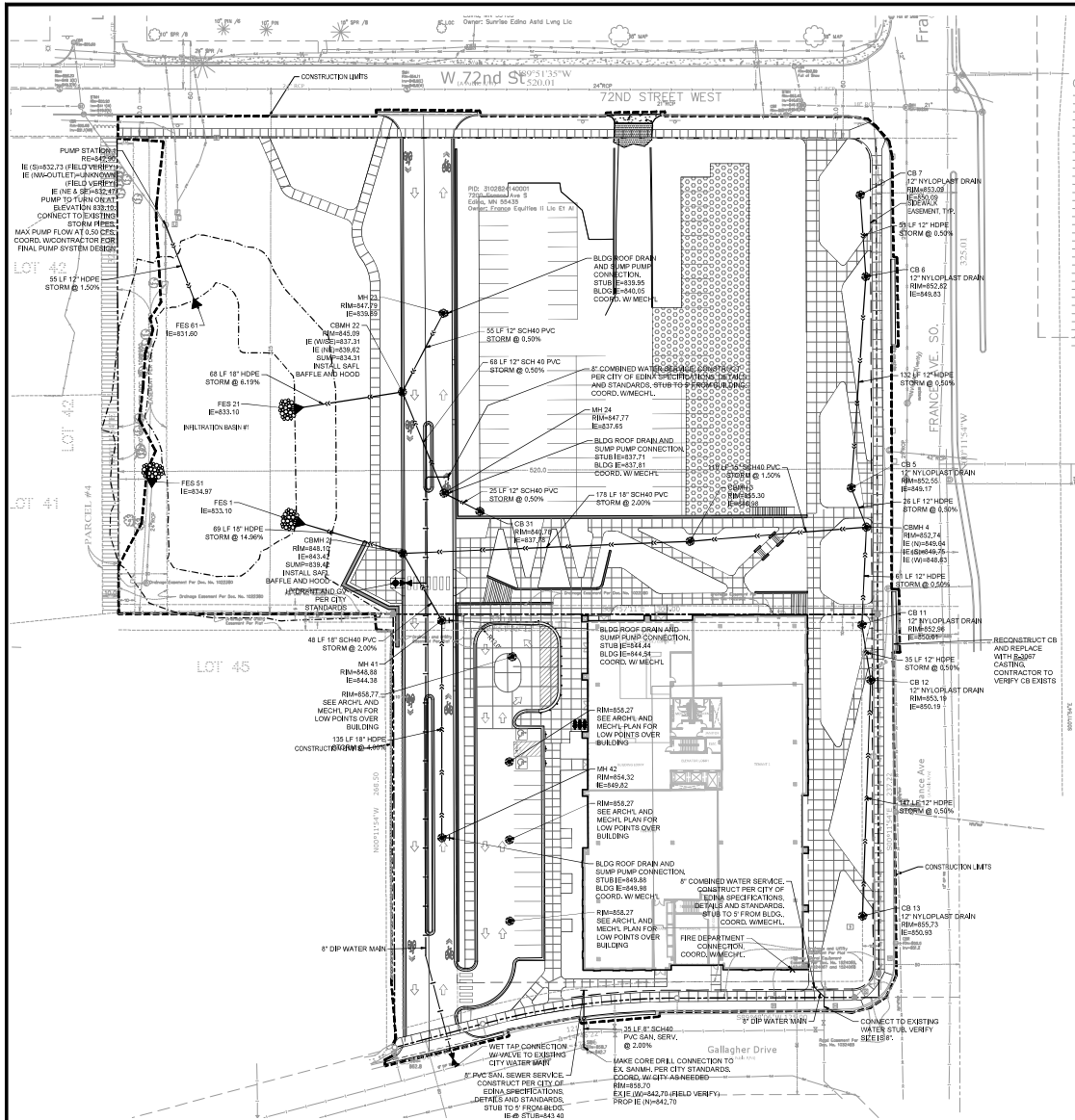




City Engineering & Planning Software
 10000 Hennepin Avenue
 Golden Valley, MN 55412
 612.933.9222
 civilsite.com

7200 & 7250 FRANCE
 7200 & 7250 FRANCE AVE S. EDINA, MN 55445
ORION INVESTMENTS
 6950 YORK AVE S SUITE 207, EDINA, MN 55445

PH. 1 (B) UTILITY PLAN

C4.0 B

UTILITY LEGEND:

	CATCH BASIN
	MANHOLE
	GATE VALVE AND VALVE BOX
	PROPOSED FIRE HYDRANT
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	FES AND DIP RAP

ISSUES/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/11/2022	ISSUED FOR PERMIT

REVISION SUMMARY

DATE	DESCRIPTION
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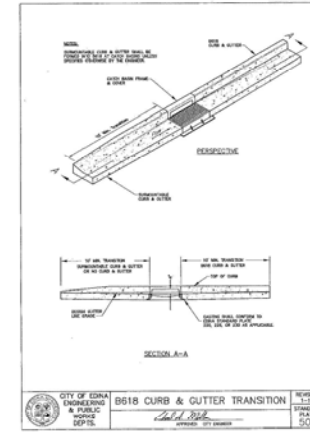
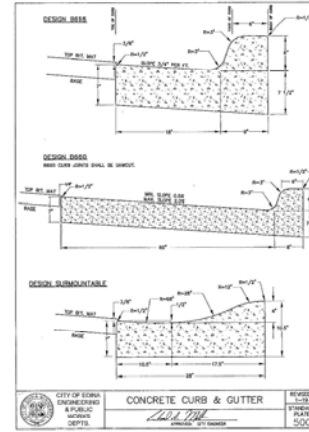
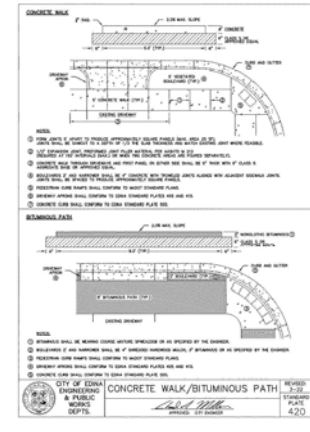
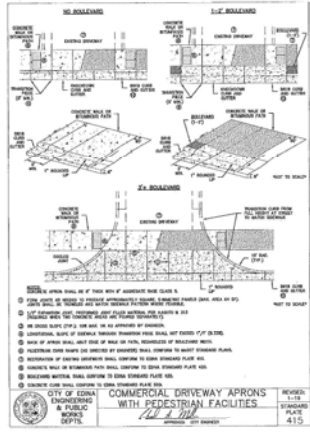
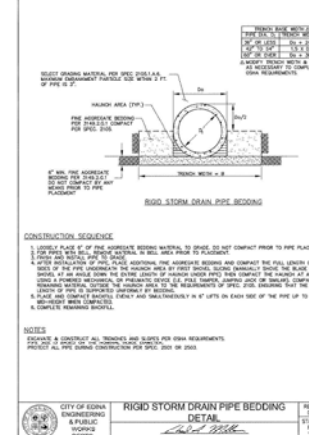
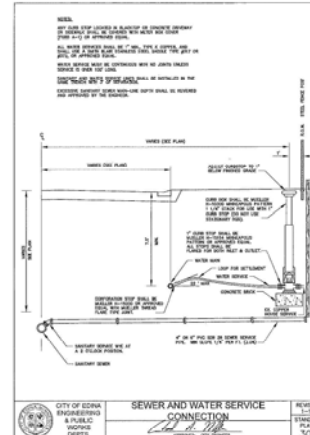
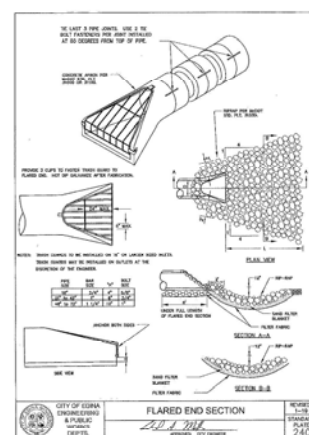
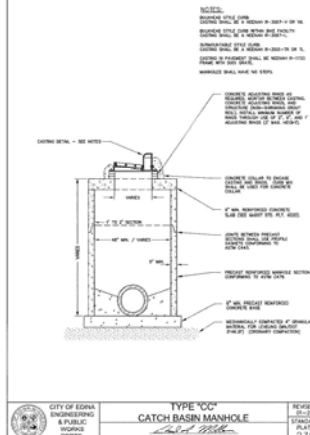
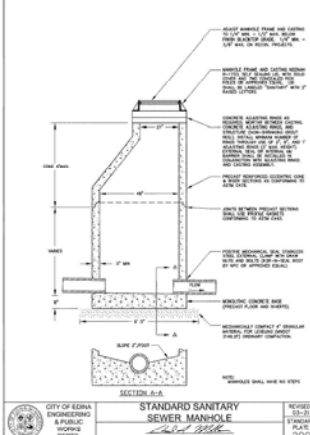
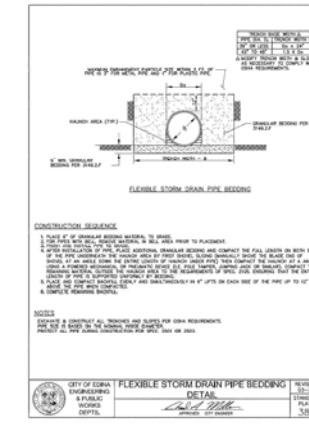
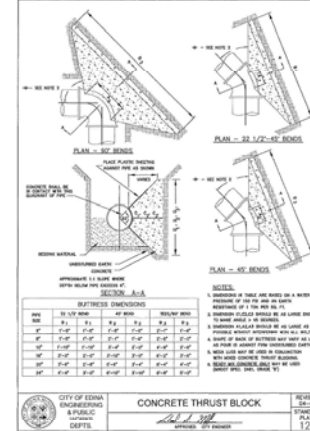
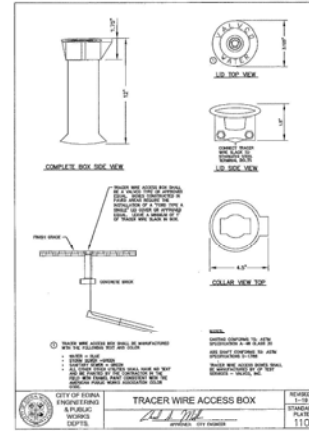
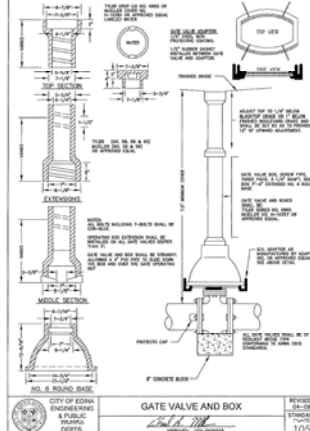
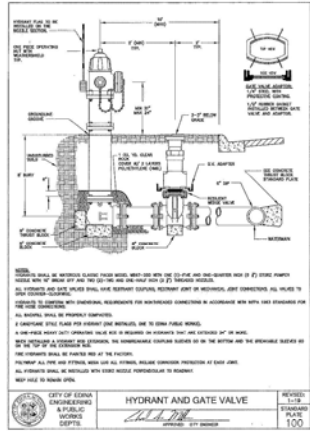
811
 Know what's below.
 Call before you dig.

N

1" = 32' ±



1. RESERVED FOR CITY SPECIFIC UTILITY NOTE



PRELIMINARY:
 NOT FOR CONSTRUCTION

7200 & 7250 FRANCE
 7200 & 7250 FRANCE AVE S. EDINA, MN 55445
 ORION INVESTMENTS
 6950 YORK AVE S. SUITE 207, EDINA, MN 55445

PROJECT: 7200 & 7250 FRANCE AVE S. EDINA, MN 55445

DESIGNED BY: J.T. DUNN
 CHECKED BY: J.T. DUNN
 DATE: 10/1/2022

ISSUES/SUBMITTAL SUMMARY

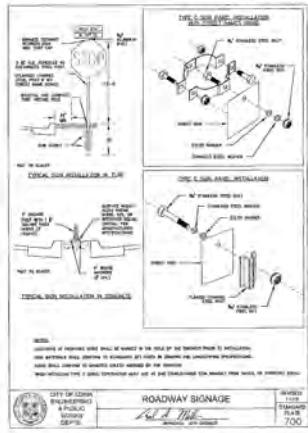
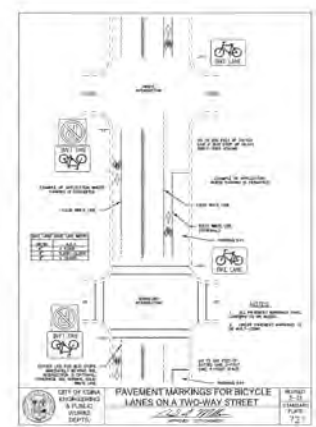
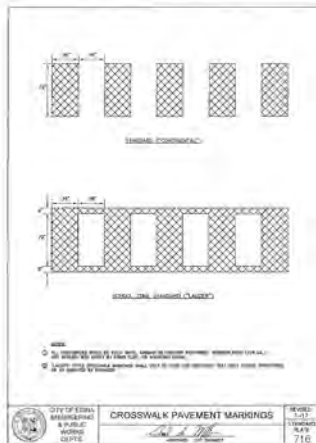
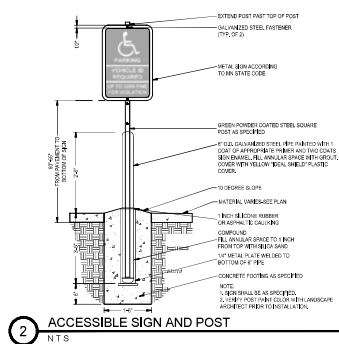
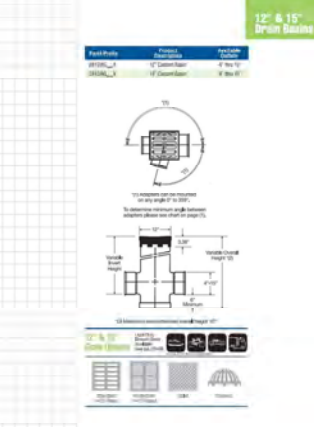
DATE	DESCRIPTION
10/1/2022	ISSUED FOR PERMIT

REVISION SUMMARY

DATE	DESCRIPTION
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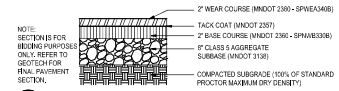
CIVIL DETAILS

C5.0

[illegible][illegible][illegible]

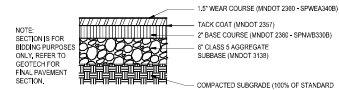
CASTING SCHEDULE		
CATCH BASIN/MANHOLE/RISE	GRATE TYPE (REVISION)	REMARKS
2.22.31-29	R-205-C (V GRATE)	STORM CURB INLET
3.4.31	R-2501	STORM AREA DRAIN INLET
23.24.41, 42	R-1642	STORM MANHOLE

- NOTE:
1. CASTINGS SHALL BE NEENAH-FOUNDRY CASTINGS OR APPROVED EQUIVALENT.
2. CASTINGS SHALL BE STAMPED WITH APPROPRIATE UTILITY NAME ("STORM SEWER", "SANITARY SEWER")

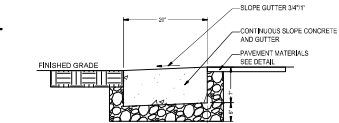


4 HEAVY DUTY BITUMINOUS PAVEMENT
NTS

○

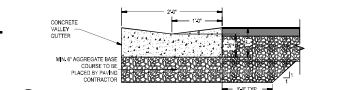
 LIGHT DUTY BITUMINOUS PAVEMENT

5 NTS



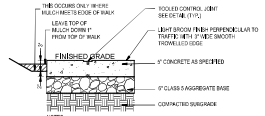
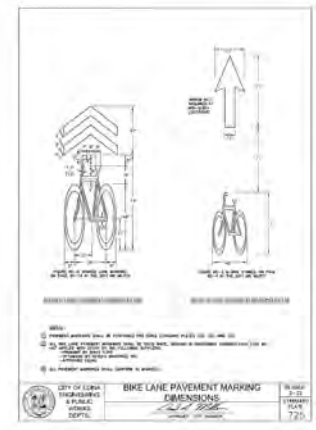
- NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

6 RIBBON CURB



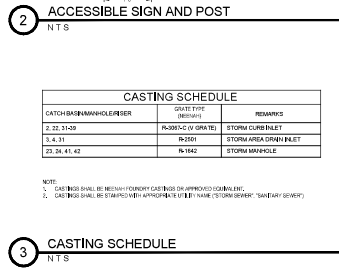
7 VALLEY GUTTER
NTS

○



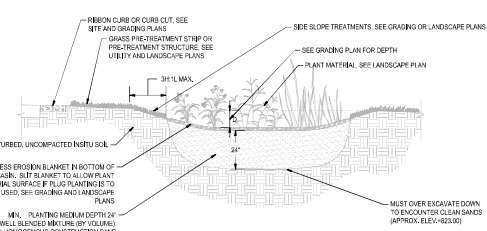
1 CONCRETE WALK/PAD
NTS (PRIVATE PROPERTY)

NTS (PRIVATE PROPERTY)



CASTING SCHEDULE

NTS



TYPICAL SECTION VIEW

CONSTRUCTION SEQUENCING

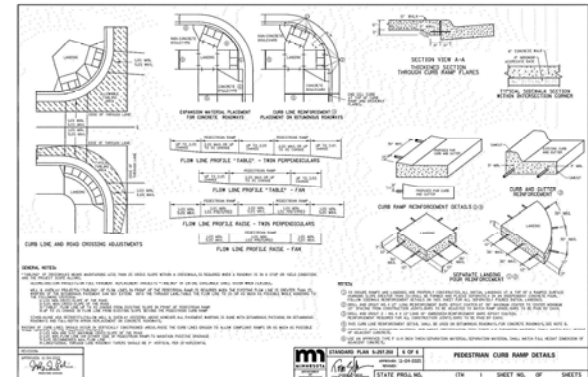
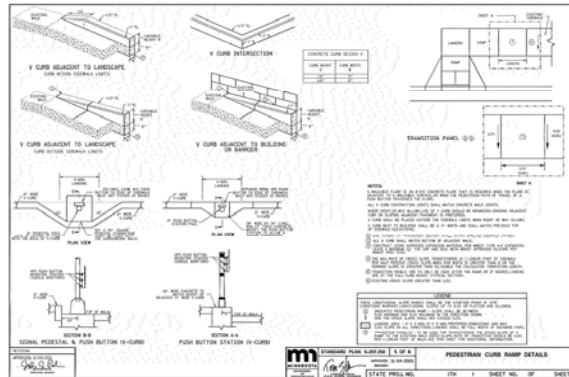
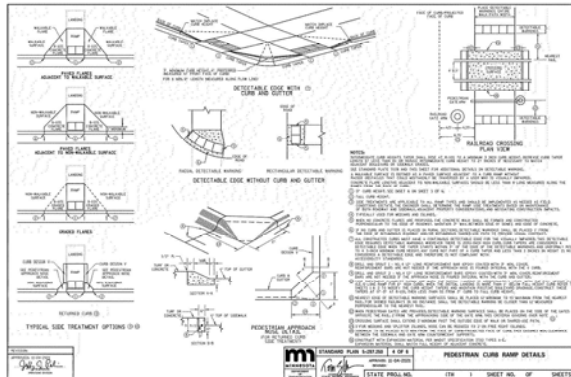
- | | |
|--|--|
| <p>INITIAL SITE/ENGINE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT EROSION FROM LAUNDRY OR ENTENDING THE PRACTICE DURING CONSTRUCTION.</p> <p>ALL CONSTRUCTION PRACTICES AND EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE ANY GRADUATED LAND USE/ACTIVITY BEGINS.</p> <p>CONSTRUCT TEMPORARY EROSION CONTROL PRACTICES.</p> <p>INITIAL UTILITY (WATER, SANITARY, SEWER, ELECTRIC, PHONE, FIBER, ETC.) TO BE SET IN PLACE.</p> <p>CONSTRUCTION OF ROADS OR DRIVEWAYS.</p> <p>ROADS OR DRIVEWAYS ARE BEING USED AS THE TEMPORARY SIDEWALKS LEAVING A MINIMUM OF 2 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM COLLAPING.</p> <p>PERSONAL AND OTHER SITE IMPROVEMENTS.</p> <p>PLANT ALL AREAS AFTER STABILIZATION.</p> <p>CONSTRUCT EROSION CONTROL DEVICE UPON STABILIZATION OF CONSTRUCTING DRAINAGE AREA.</p> <p>NO EROSION TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.</p> <p>PLANT AND/OR ROCK MULCH EROSION CONTROL DEVICE.</p> <p>REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.</p> | <p>GENERAL NOTES:</p> <p>1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE IMP PONDING OR IMMEDIATELY FOLLOWING OUTFLOW, THE MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.</p> <p>2. GRADING OR EROSION CONTROL DEVICES SHALL BE ACCOMPANIED WITH LOW-COMPACTING EARTHWORK EQUIPMENT TO PREVENT COMPRESSION OF UNDERLYING SOILS.</p> <p>3. ALL SUB MATERIALS BELOW THE SPECIFIED OBSTRUCTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.</p> |
|--|--|

GENERAL NOTES

1. IN THE EVENT THAT MATERIAL IS INTRODUCED INTO THE SMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THE MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF SLOPE RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPRACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED SLOPE RETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.

BIO-INFILTRATION BASIN (RAIN GARDEN - TYP.)

8 NTS



PRELIMINARY:
NOT FOR
CONSTRUCTION

7200 & 7250 FRANCE
7200 & 7250 FRANCE AVE S. EDINA, MN 55435

ORION INVESTMENTS
6550 YORK AVE S SUITE 207, EDINA, MN 55435

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 PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.



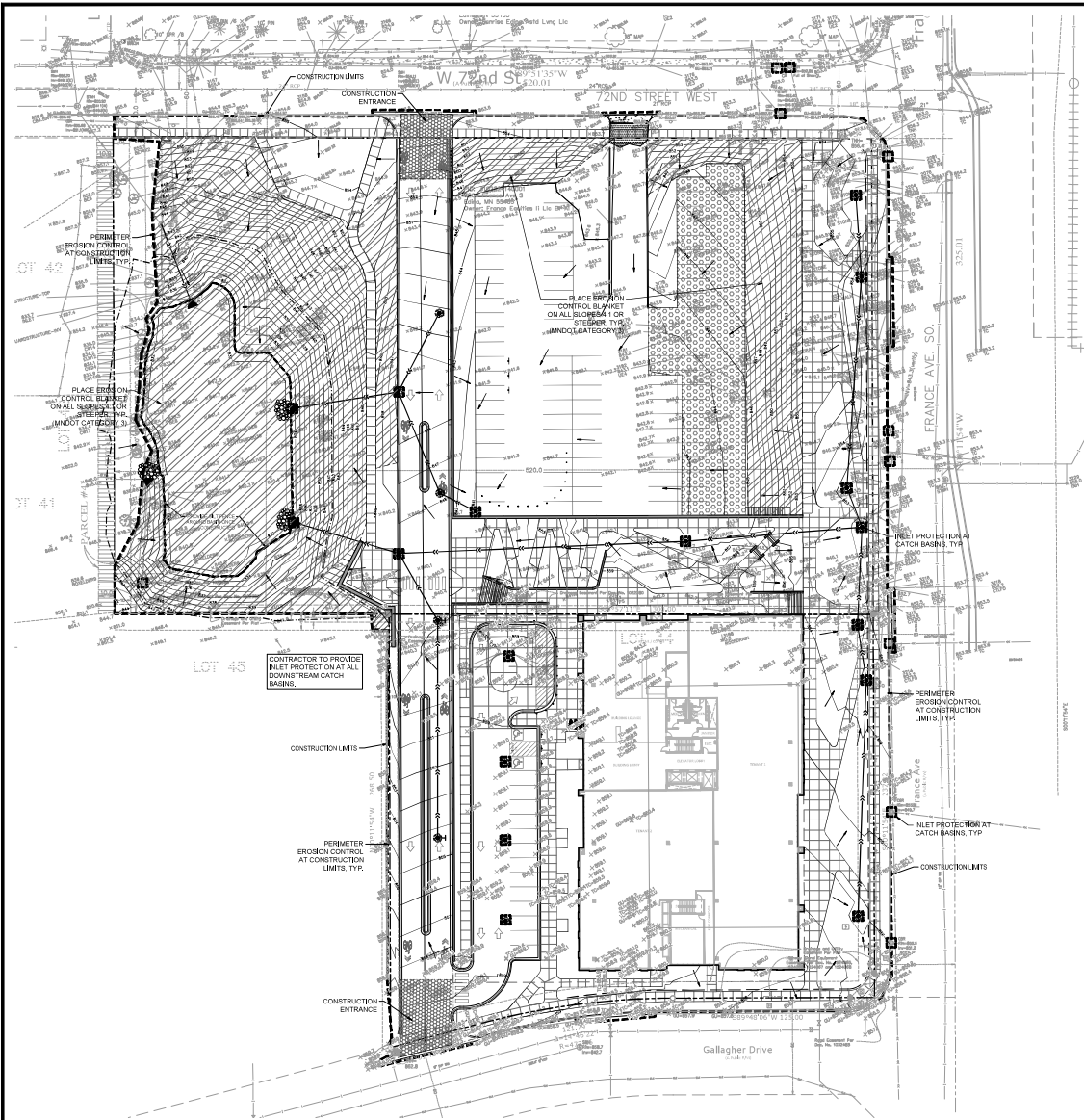
David J. Knaeble

DATE: 8/1/22 LICENSE NO.: 48775

[illegible]

CIVIL DETAILS

C5.2



SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (877-44-4282 OR 800-251-1181) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS MORE THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.1 - SW1.6 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF EDINA EROSION CONTROL NOTES:

1. RESERVE FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THE SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

PRELIMINARY:
NOT FOR
CONSTRUCTION

7200 & 7250 FRANCE

7200 & 7250 FRANCE AVE S. EDINA, MN 55435

ORION INVESTMENTS

6950 YORK AVE S SUITE 207, EDINA, MN 55435

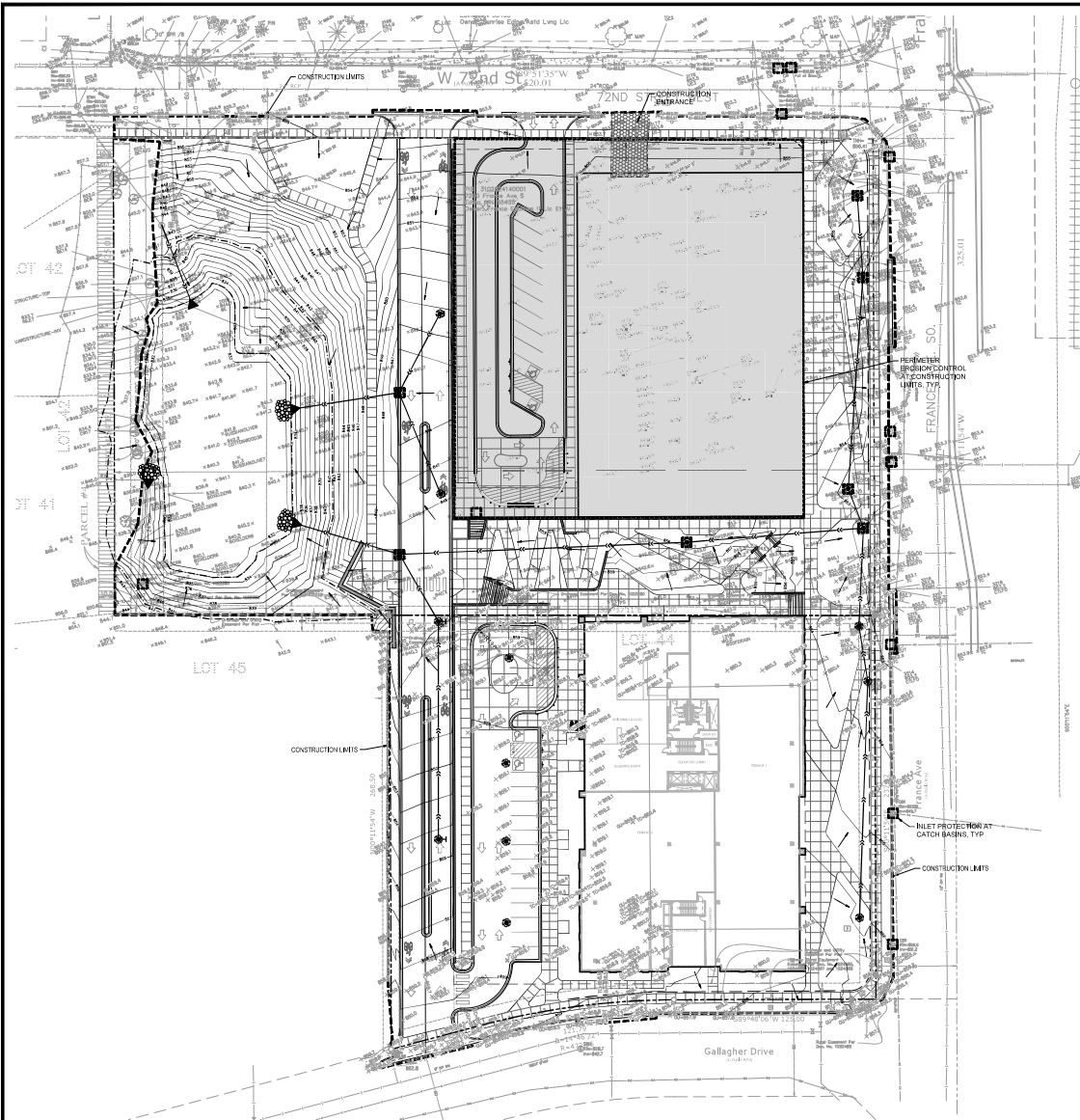
DESIGNED BY: J. J. KOSKINEN
CHECKED BY: J. J. KOSKINEN
DATE: 08/20/2022
PROJECT NUMBER: 2143

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
1.00 08/20/2022

LEGEND:
1125 ----- EX. 1" CONTOUR ELEVATION INTERVAL
1137 ----- 1/2" CONTOUR ELEVATION INTERVAL
DRAINAGE ARROW
SALT FENCE / BOLLARD - GRADING LIMIT
INLET PROTECTION
STABILIZED CONSTRUCTION ENTRANCE
EROSION CONTROL BLANKET



PH. 1 SWPPP -
PROPOSED
CONDITIONS
SW1.1



SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "COPPER STATE ONE CALL" (877-464-6282 OR 800-255-1181) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS MORE THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
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CITY OF EDINA EROSION CONTROL NOTES:

1. RESERVE FOR CITY SPECIFIC EROSION CONTROL NOTES.

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LEGEND:

- PHASE 2 CONSTRUCTION LIMITS
- EX. 1" CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SALT FENCE / BOLLARD - GRADING UNIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET



PRELIMINARY:
NOT FOR
CONSTRUCTION

7200 & 7250 FRANCE

7200 & 7250 FRANCE AVE S, EDINA, MN 55435

ORION INVESTMENTS

6950 YORK AVE S SUITE 207, EDINA, MN 55435

DESIGNED BY: CIVIL SITE
CHECKED BY: CIVIL SITE
DATE: 08/20/2022

ISSUE/SUBMITTAL SUMMARY

DATE: 08/20/2022

DESCRIPTION: 7200 & 7250 FRANCE

ISSUED BY: CIVIL SITE

REVISION SUMMARY

DATE: 08/20/2022

DESCRIPTION: 7200 & 7250 FRANCE

ISSUED BY: CIVIL SITE

REVISION SUMMARY

DATE: 08/20/2022

DESCRIPTION: 7200 & 7250 FRANCE

ISSUED BY: CIVIL SITE

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ISSUED BY: CIVIL SITE

REVISION SUMMARY

DATE: 08/20/2022

DESCRIPTION: 7200 & 7250 FRANCE

ISSUED BY: CIVIL SITE

REVISION SUMMARY

DATE: 08/20/2022

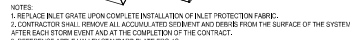
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ISSUED BY: CIVIL SITE

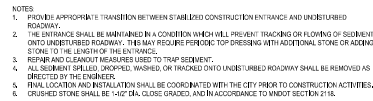
REVISION SUMMARY

DATE: 08/20/2022

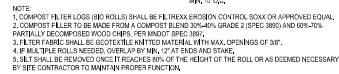
DESCRIPTION: 7200 & 7250 FRANCE



NTS



2 NTS



4 NTS



SOILS INFORMATION

MAP UNIT SYMBOL	MAP UNIT NAME
L55B	URBAN LAND-MALARDI COMPLEX, 0 TO 8 PERCENT SLOPES
U4A	URBAN LAND-UTERSMAMMITS COMPLEX, 0 TO 2 PERCENT SLOPES
.	.
.	.

RECEIVING WATERS

WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER? (Y/N)	IMPAIRED WATER (Y/N)
27-0029-00	LAKE EDINA	LAKE	N	N
07020012-008	NINEMILE CREEK	RIVER	N	N
-	-	-	-	-
-	-	-	-	-

GENERAL CONSTRUCTION PROJECT

SITE LOCATION MAP



ADDED TO THE SWPPP AND IMPLEMENTED (15.19). THE ADDITIONAL BMPs ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.