

ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2016. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE. IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION

SITE NAME: _____
SITE ADDRESS: _____ CITY: _____ STATE: _____ PERMIT NUMBER: _____
CITY: _____ STATE: _____ ZIP CODE: _____

INSPECTION INFORMATION

INSPECTOR NAME: _____ PHONE NUMBER: _____
ORGANIZATION/CITY/STATE: _____

DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM
IS THE INSPECTION CARRIED IN SEDIMENT EROSION CONTROL AND BILT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)? ☐ Y ☐ N
IS THE INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT? ☐ Y ☐ N
7 DAY ☐ 30 DAY ☐

RAINFALL AMOUNT (IF APPLICABLE): _____
SITE WITHIN ONE MILE OF SPECIAL OR HAZARDOUS WASTE TREATMENT PLANT? ☐ Y ☐ N
IF YES, FOLLOW SECTION 2 AND OTHER APPLICABLE PERMIT REQUIREMENTS

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENTS (SECTION 1)

1. ARE SLOES STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) FISH SPAWNING RESTRICTIONS)	Y	N	N/A
2. HAS THE NEED TO STABILIZE STEEP SLOPES BEEN MINIMIZED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. IF STEEP SLOPES ARE DETOURED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ALL SLOPES/AREAS STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS (MULCH, HYDROMULCH, TACKLER, OR SIMILAR BEST MANAGEMENT PRACTICES (BMPs) ARE NOT ACCEPTABLE IN SLOPES/AREAS IF THE SLOPE IS GREATER THAN 1:1 OR APPROPRIATE BMPs INSTALLED PROTECTING SLOPES/AREAS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. IS CONSTRUCTION PROHIBITED FROM OCCURRING IN THE SWPPP?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLOODS, SIGNS, ETC.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 1)

1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN-DRAINAGE PERIMETERS?	Y	N	N/A
2. ARE APPROPRIATE BMPs SELECTED PROTECTING SLOPES, DITCHES, CATCH BASINS, AND OUTLETS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. IS A 50' BUFFER AROUND ALL SURFACE WATER DURING CONSTRUCTION?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. IF NO 50' BUFFER, ARE SEDIMENT CONTROLS INSTALLED PROPERLY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. DO ALL STOCKPILES HAVE EROSION CONTROL IN PLACE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. IS THERE A TEMPORARY SEDIMENT BARRIERS ON SITE AND IF NOT, WHY? (AS REQUIRED IN SECTION 14 OF THE PERMIT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. IS SOIL COMPACTION BEING MONITORED WHERE NOT DESIGNED FOR COMPACTION?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. IS TOPSOIL BEING PRESERVED AND REUSABLE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 1)

1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	Y	N	N/A
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY? SEDIMENT REMOVED WHEN ORIGINALLY FULLY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. ARE BUILT PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING BUILT?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ARE THE TEMPORARY SEDIMENT BARRIERS MAINTAINED AND FUNCTIONING PROPERLY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. ARE SLOPES, TRACKS, AND BMPs MAINTAINED IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. ARE ALL STOCKPILES MAINTAINED PROPERLY?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. HAVE ALL SURFACE WATER, DITCHES, CATCH BASINS, AND OUTLETS BEEN INSPECTED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. HAVE ANY DISCHARGES BEEN NOTICED TO THE RECEIVING BODY OF WATER, SURFACE WATER, OR UNDERWATER?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE, PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOOR, FOAM, OIL, SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED, WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 1)

1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	Y	N	N/A
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. ARE APPROPRIATE BMPs BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELS AND MAINTENANCE OF EQUIPMENT OR VEHICLES?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OFF?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND BILT BEING USED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. IS THE CONCRETE WASHOUT AREA MAINTAINED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

OTHER

1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	Y	N	N/A
2. HAS THE SWPPP BEEN FOLLOWED AND NOTIFIED ON SITE AND AMENDED AS NEEDED?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. IS ANY DETERIORATION OCCURRING ON SITE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. IF YES, WHAT BMPs ARE BEING USED TO PREVENT DETERIORATION THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRES OR MORE OF NEW IMPERVIOUS SURFACES)? IF YES, DESCRIBE:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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7. PROPOSED AMENDMENTS TO THE SWPPP:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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8. POTENTIAL AREAS OF FUTURE CONCERN:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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9. ADDITIONAL COMMENTS:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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DISCLOSURES:

• AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.

• THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPs AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPs UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THE PERMIT ACCORDING TO SECTION 1, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - ADDITIONAL
FACILITY MANAGEMENT SCHEDULE

1. ALL STORMWATER RETENTION, DETENTION, AND TREATMENT BASINS MUST BE INSPECTED AT LEAST ONCE A YEAR TO DETERMINE THAT BASIN RETENTION AND TREATMENT CHARACTERISTICS ARE ADEQUATE. A STORAGE TREATMENT BASIN WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE NET STORAGE VOLUME BY 50 PERCENT OR DRY STORAGE VOLUME BY 25 PERCENT OF ITS ORIGINAL DESIGN VOLUME. BASED ON THIS INSPECTION, IF A STORMWATER BASIN REQUIRES SEDIMENT CLEANOUT, THE BASIN WILL BE RESTORED TO ITS ORIGINAL DESIGN CAPACITY AND VEGETATED STATE WITHIN ONE YEAR OF THE INSPECTION DATE.
2. ALL OUTLET STRUCTURES, CULVERTS, CAPITAL STRUCTURES, AND OTHER STORMWATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED DURING THE SPRING, SUMMER, AND FALL OF EACH YEAR. WITHIN 30 DAYS OF THE INSPECTION DATE, ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORMWATER FACILITY OPERATES AS DESIGNED AND INTENDED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, AND LOW PILES AND OVERFLOW SPILLWAYS KEPT CLEAR. INLET AREAS KEPT CLEAN, AND UNDESIRABLE VEGETATION REMOVED. DEBRIS REMOVED, THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE REPAIRED OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED.
3. VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD BETWEEN SPRING, SUMMER, AND FALL. SHORT-TERM FLOODING MUST BE MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS, AND LOW PILES AND OVERFLOW SPILLWAYS ARE CLEAR. INLET AREAS ARE CLEAR, UNDESIRABLE VEGETATION IS REMOVED, AND THERE IS NO EVIDENCE OF IMPAIRED OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN A DISTRIBUTION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED. THE DISTRIBUTION CAPACITY OF THE UNDERLYING SOIL MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS. THE CONTRIBUTING DRAINAGE AREA IS STABLE, ALL NO BROKEN OR OBSTRUCTED, AND DEBRIS AND OUTLET (OVERFLOW SPILLWAYS ARE IN GOOD CONDITION WITH NO DEBRIS). MAINTENANCE TECHNIQUES USED MUST PROTECT THE DISTRIBUTION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).

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DATE: 10/10/2022

REVISION SUMMARY

DATE: 10/10/2022

REVISION SUMMARY

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1.000 - Check & Update 11/10/22

22113

PROJECT NUMBER

JC

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REV IN JAR

TM

OWNERS BY

LANDSCAPE SITE PLAN
RENDERED "PHASE 1B"

L1.1B

8/10/2022 11:00:00 AM

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L1.1

LANDSCAPE SITE PLAN RENDERED

SCALE 1"=10'

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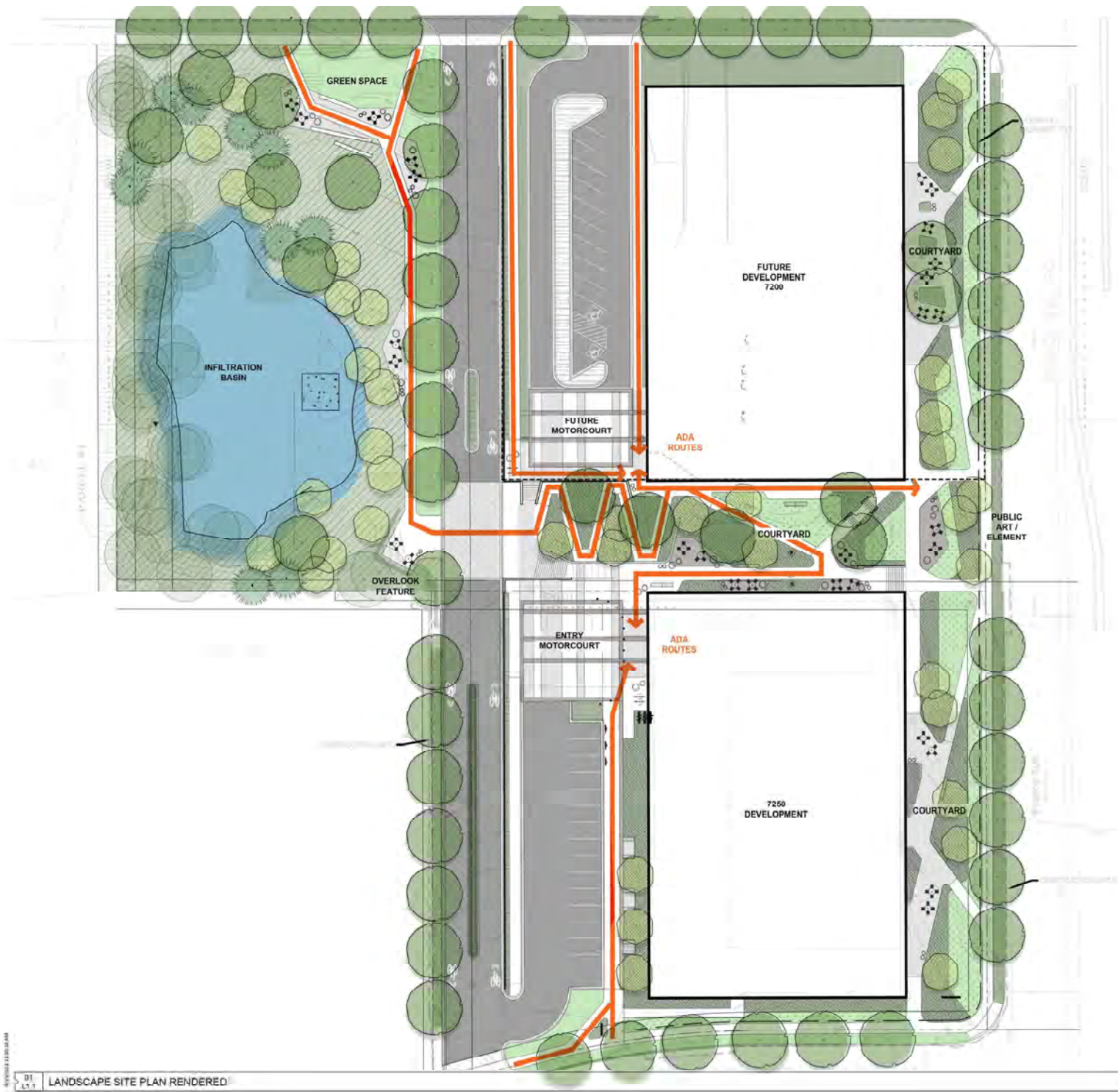
LANDSCAPE SITE PLAN
RENDERED "PHASE 2"

L1.2

SCALE: 1" = 10'

01
L1.1

LANDSCAPE SITE PLAN RENDERED



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LANDSCAPE SITE PLAN
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L1.3

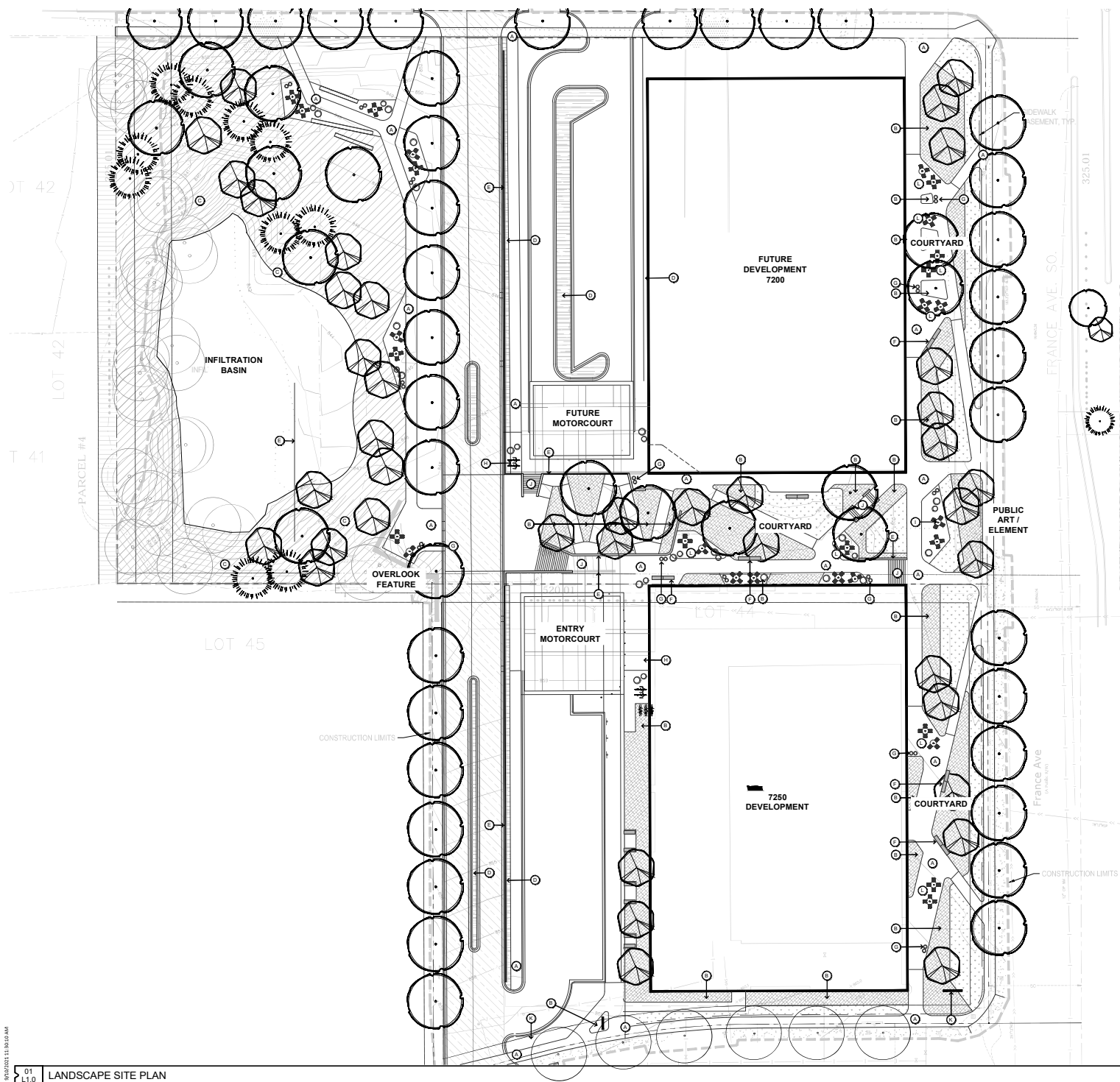
REVISED 11/20/2024

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LANDSCAPE SITE PLAN RENDERED

SCALE: 1"=10'





- PLAN KEYNOTES:
- 1. WALK
 - 2. PLANTING BED
 - 3. NATIVE VEGETATION / SEED
 - 4. DECORATIVE PAVING / ROCK MATERIAL
 - 5. RETAINING WALL
 - 6. BENCH FEATURES
 - 7. WASTE AND RECYCLING
 - 8. BIKE RACKS
 - 9. SCULPTURE / ART MOMENT
 - 10. STAR WHANDALS
 - 11. SIGNAGE
 - 12. TABLE AND CHAIRS

ANTICIPATED PLANT SPECIES LIST

ANTICIPATED DECIDUOUS TREES		
COMMON NAME	SCIENTIFIC NAME	SIZE
Balsam Poplar	<i>Populus balsamifera</i>	150'
Box Elder	<i>Achillea Millefolium</i>	150'
Common Hackberry	<i>Celtis occidentalis</i>	150'
Kentucky Coffeetree	<i>Gymnocladia dioica</i>	150'
Prunella (Red)	<i>Prunella pennsylvanica</i>	150'
Summit White Birch	<i>Betula papyrifera</i>	150'
Northern Red Oak	<i>Quercus rubra</i>	150'
Red Oak	<i>Quercus rubra</i>	150'
American Linden	<i>Tilia americana</i>	150'
Prunella American Elm	<i>Ulmus americana</i>	150'
ANTICIPATED EVERGREEN TREES		
COMMON NAME	SCIENTIFIC NAME	SIZE
Japanese Yew	<i>Taxus japonica</i>	8' H&B
Blue Spruce	<i>Picea canadensis</i>	8' H&B
White Pine	<i>Pinus strobus</i>	8' H&B
ANTICIPATED ORNAMENTAL TREES		
COMMON NAME	SCIENTIFIC NAME	SIZE
Prunella (Red)	<i>Prunella pennsylvanica</i>	150'
ANTICIPATED SHRUBS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Red Twig Dogwood	<i>Cornus alba</i>	5' GALLON
Amelanchier	<i>Amelanchier canadensis</i>	5' GALLON
Northern Red Oak	<i>Quercus rubra</i>	5' GALLON
Prunella (Red)	<i>Prunella pennsylvanica</i>	5' GALLON
ANTICIPATED PERENNIALS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Black-eyed Susan	<i>Rudbeckia hirta</i>	2' GALLON
Coreopsis	<i>Coreopsis grandiflora</i>	2' GALLON
Shasta Daisy	<i>Leucanthemum vulgare</i>	2' GALLON
May Nightshade	<i>Physalis peruviana</i>	2' GALLON

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LANDSCAPE PLANTING PLAN
L2.0



7200 & 7250 FRANCE AVENUE - OVERALL EXISTING SITE AERIALS



7200 FRANCE AVENUE - EXISTING SITE AERIALS & PHOTOS



7250 FRANCE AVENUE - EXISTING SITE AERIALS & PHOTOS

**7200 & 7250
FRANCE AVE**
7200 & 7250 FRANCE AVE, EDINA,
MN 55435



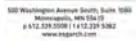
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EXISTING SITE PHOTOS (7200 & 7250)	
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7200 & 7250 FRANCE AVE, EDINA,
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License #	Date
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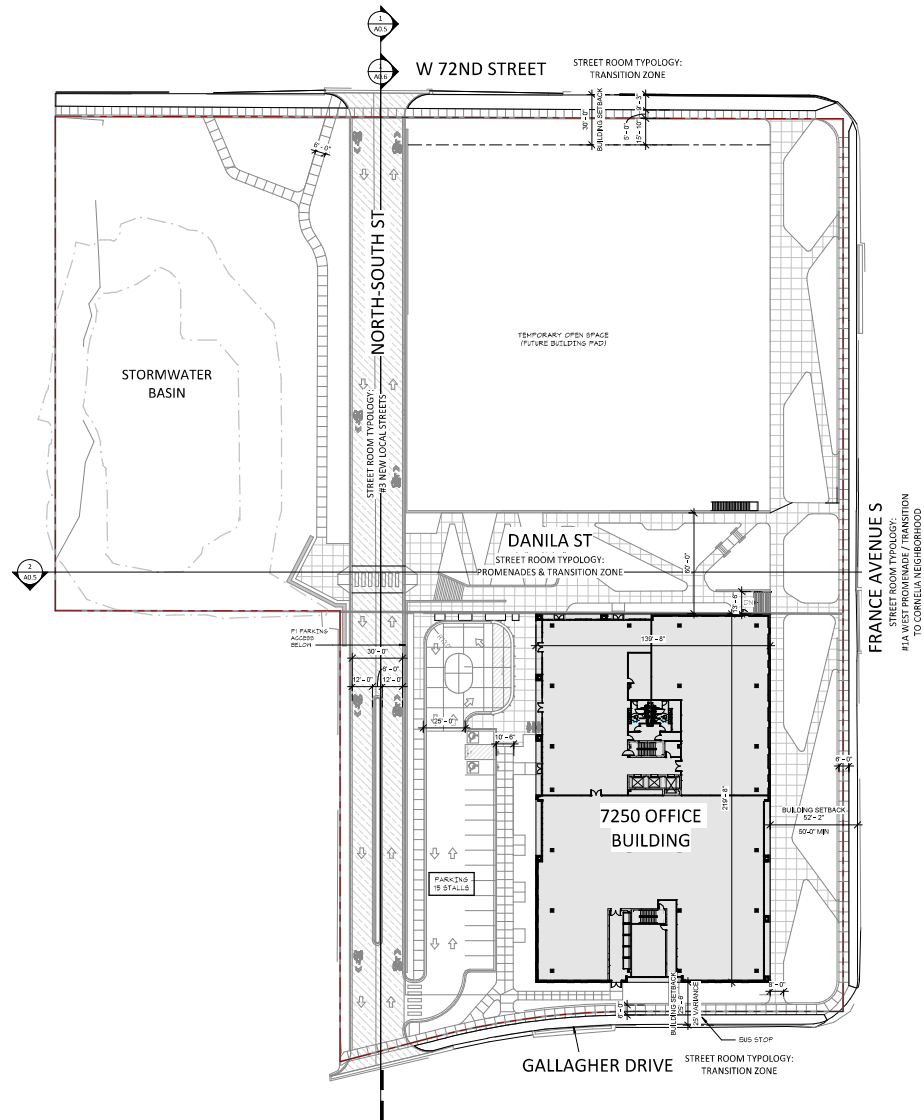
NOTE:
REFER TO CIVIL DRAWINGS
FOR FULL EXTENT OF SITE
DEMOLITION SCOPE

A0.2

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LEVEL 1 SITE PLAN - PHASE 1A
1" = 30' 0"

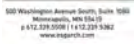
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PROJECT NUMBER
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KEY PLAN

SITE PLAN - PHASE 1A
A0.3A

7200 & 7250 FRANCE AVE, EDINA,
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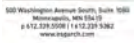
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cense # _____ Date _____

1 LEVEL 1 SITE PLAN - PHASE 1B
AQ.3B 1" = 30'-0"

A0.3B

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Cense #	Date
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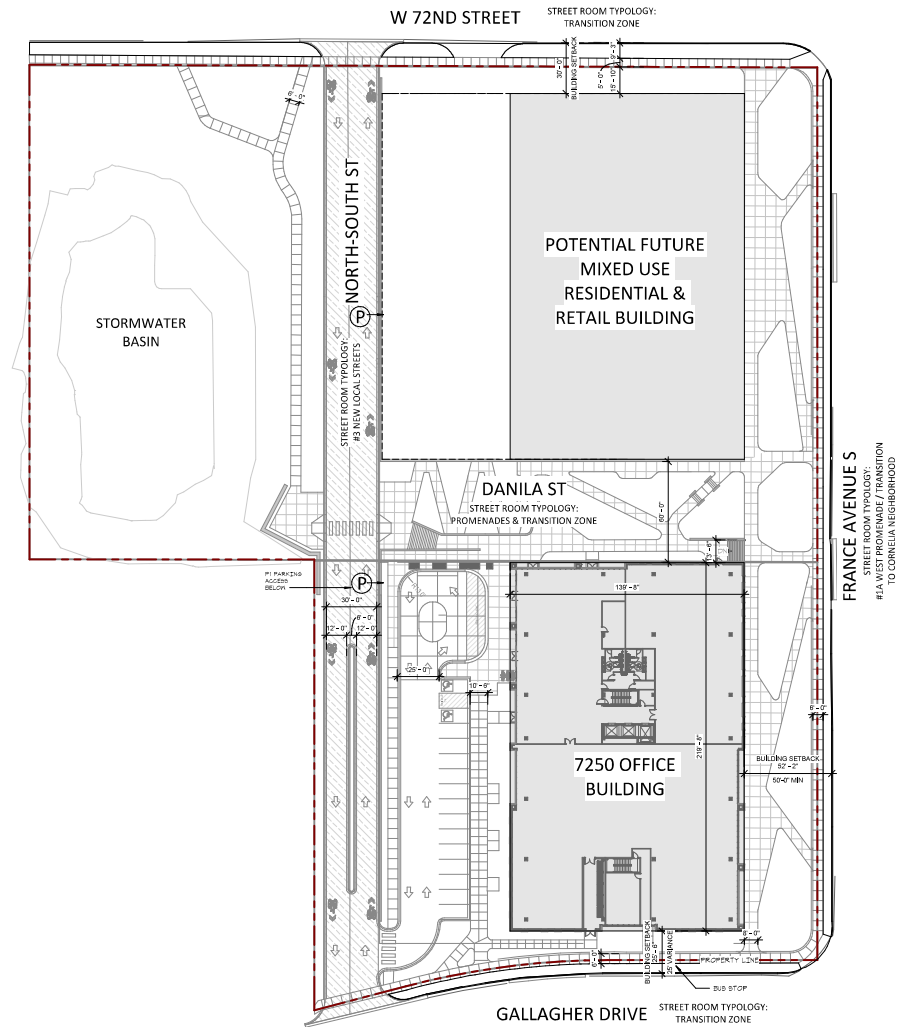
Figure 6

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TABLE 1. *Continued*

SITE PLAN - PHASE 2
(7200 & 7250)

A0.4



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License # _____ Date _____

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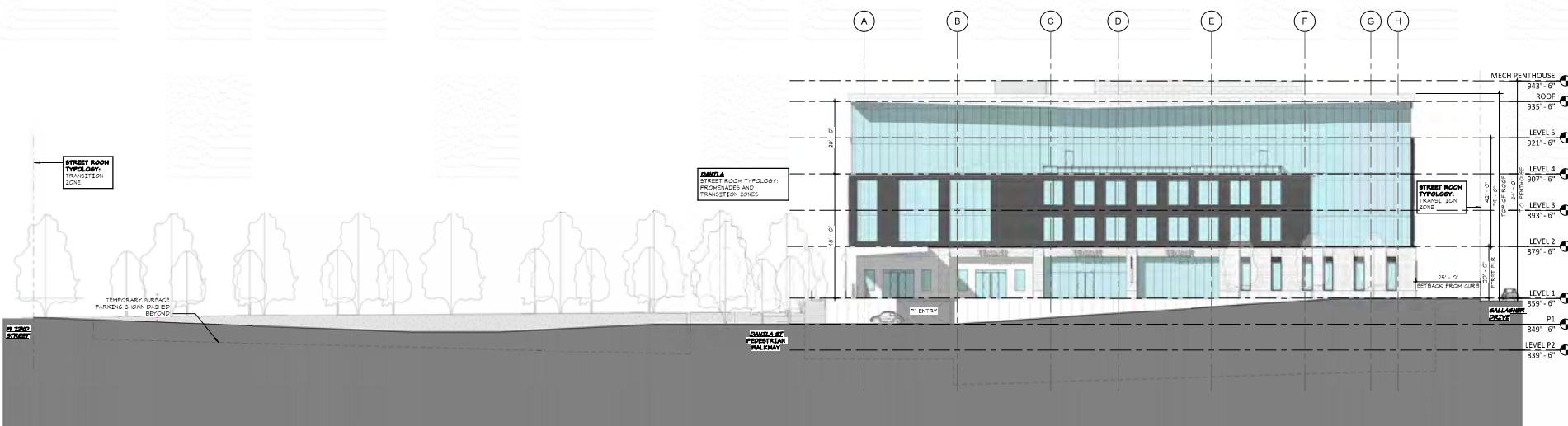
ORIGINAL ISSUE:
06/30/22

REVISIONS:

No.	Description	Date
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SITE SECTION DIAGRAMS
- PHASE 1 (7200 & 7250)

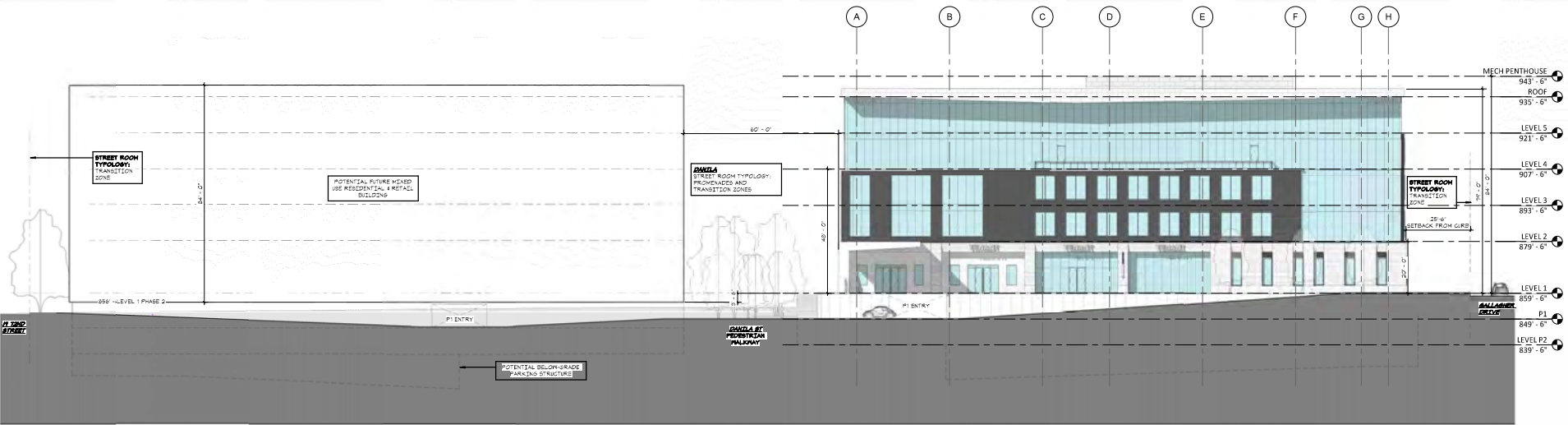
A0.5



1 PHASE 1 - NORTH / SOUTH SITE SECTION
30.5 1/16" = 1'-0"



2 PHASE 1 - EAST / WEST SITE SECTION AT DANILA
A0.5 1/16" = 1'-0"



1 PHASE 2 - NORTH / SOUTH SITE SECTION

A0.6 1/16\"/>

**7200 & 7250
FRANCE AVE**
7200 & 7250 FRANCE AVE, 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 architect under the laws of the State of Minnesota

Signature _____
Typed or Printed Name _____
License # _____ Date _____

**NOT FOR
CONSTRUCTION**



PHASE 1A SITE RENDERING - ASSUMED TEMPORARY GREEN SPACE



PHASE 1B SITE RENDERING - TEMPORARY SURFACE PARKING CONDITION



PHASE 2 - SITE RENDERING W/ POTENTIAL BUILDING @ 7250

**P.U.D.
SUBMISSION
8/12/2022**

ORIGINAL ISSUE:
08/26/22

REVISIONS:
No. Description Date

222702
PROJECT NUMBER

ESG ESG
DRAWN BY CHECKED BY

KEY PLAN

PHASE 1 AND 2 SITE
RENDERINGS

A0.7