

7200 & 7250 FRANCE AVE | P.U.D.

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

7200, 7250 FRANCE AVE | EDINA, MN 55435

esg
ARCHITECTURE & DESIGN
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



PROJECT TEAM

OWNER/DEVELOPER: Orion Investments
6550 York Avenue South, Suite 207
Edina, MN 55435
Contact: Ted Carlson, Ph. 612-812-7788
Contact: Drew Stafford, Ph. 952-200-3680

CONTRACTOR: A&P Construction
5500 Wayzata Blvd, Suite 600
Minneapolis, MN 55416
Contact: Jeff Krick
Ph: 952-607-4658

ARCHITECT: ESG Architecture & Design
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Contact: Nate Enger, AIA
Ph: 612-339-5508

CIVIL ENGINEER: Civil Site Group
5000 Glenwood Avenue
Golden Valley, MN 55422
Contact: Dave Knoebel
Ph: 612-615-0060

LANDSCAPE ARCHITECT: Confluence
530 N Third Street, Suite 120
Minneapolis, MN 55401
Contact: Jake Coryell, PLA, ASLA
Ph: 612-333-3702

STRUCTURAL ENGINEER: Meyer Borgman Johnson
510 S Marquette Ave, Suite 900
Minneapolis, MN 55402
Contact: Marsha Swatosh, PE
Ph: 612-604-3616

MECHANICAL ENGINEER: Emanuelson-Podas, Inc.
7705 Bush Lake Rd.
Edina, MN 55439
Contact: John Henderson, PE, LEED AP BD+C
Ph: 952-930-0050

ELECTRICAL ENGINEER: Emanuelson-Podas, Inc.
7705 Bush Lake Rd.
Edina, MN 55439
Contact: Justin Artz, PE LEED AP
Ph: 952-930-0050

PARKING CONSULTANT: WALKER CONSULTANTS
1660 S HIGHWAY 100 #545
MINNEAPOLIS, MN 55416
Ph: 952-595-9116

DRAWING INDEX

DRAWING NUMBER	DRAWING NAME	DATE
T1.1	TITLE SHEET	01/10/2023 - P.U.D.
ARCHITECTURAL		
A0.1	EXISTING SITE PHOTOS (7200 & 7250)	
A0.2	SITE PLAN - DEMOLITION (7200 & 7250)	
A0.3A	SITE PLAN - PHASE 1A	
A0.3B	SITE PLAN - PHASE 1B (7200 & 7250)	
A0.4	SITE PLAN - PHASE 2 (7200 & 7250)	
A0.5	SITE SECTION DIAGRAMS - PHASE 1 (7200 & 7250)	
A0.6	SITE SECTION DIAGRAMS - PHASE 2 (7200 & 7250)	
A0.7	PHASE 1 AND 2 SITE RENDERINGS	
A0.8	EXTERIOR RENDERINGS (7200 & 7250)	
A0.9	EXTERIOR RENDERINGS (7200 & 7250)	
A0.10	EXTERIOR RENDERINGS (7200 & 7250)	
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C2.0A	P1(A) SITE PLAN	
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C2.1	PH. 2 SITE PLAN	
C3.0A	PH. 1 (A) GRADING PLAN	
C3.0B	PH. 1 (B) GRADING PLAN	
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C4.0A	PH. 1 (A) UTILITY PLAN	
C4.0B	PH.1(B) UTILITY PLAN	
C4.1	PH. 2 UTILITY PLAN	
C5.0	CIVIL DETAILS	
C5.1	CIVIL DETAILS	
C5.2	CIVIL DETAILS	
SW1.0	SWPPP - EXISTING CONDITIONS	
SW1.1	PH. 1 SWPPP - PROPOSED CONDITIONS	
SW1.2	PH. 2 SWPPP - PROPOSED CONDITIONS	
SW1.3	SWPPP - DETAILS	
SW1.4	SWPPP - NARRATIVE	
SW1.5	SWPPP - ATTACHMENTS	
SW1.6	SWPPP - ATTACHMENTS	
LANDSCAPE		
L1.0	LANDSCAPE SITE PLAN	
L1.1	LANDSCAPE SITE PLAN - PHASE 2	
L1.2	LANDSCAPE SITE PLAN - RENDERED	

PROJECT OVERVIEW

THIS PROJECT'S GOAL IS TO TRANSFORM A DILAPIDATED AND HISTORICALLY PROBLEMATIC SITE INTO A THRIVING CENTER FOR BUSINESS AND COMMUNITY ACTIVITY. DEVELOPMENT OF THIS SITE HAS THE POTENTIAL TO CREATE 450-600 JOBS WHEN ASSUMING 3-4 PER 1000 SF IN JOBS

PROPOSED PRIMARY USES:

- T250:
 - GENERAL OFFICE
 - SMALL RETAIL
- T200:
 - MIXED USE 5 STORY BUILDING:
 - RETAIL
 - OFFICE
 - HOSPITALITY
 - RESIDENTIAL

PROPOSED PUBLIC EASEMENTS AND AMENITIES

- FRANCE AVE SETBACK BECOMES PEDESTRIAN CORRIDOR WITH LANDSCAPED PATHS, TREESCAPES, AND SEATING AREAS
- STORMWATER RETENTION BASIN WITH LANDSCAPED PATHS AND OVERLOOKS ON WEST SIDE OF SITE
- DANILA STREET BECOMES PEDESTRIAN-ONLY CORRIDOR CONNECTED BY ADA-COMPLIANT RAMP AND PATHS THROUGHOUT ENTIRETY OF SITE
- NORTH-SOUTH SIDEWALKS AND DRIVE-ABLE TO BE DEDICATED PUBLIC ACCESS EASEMENT THROUGH SITE; INCLUDING SIDEWALKS AROUND PERIMETER OF SITE

BUILDING METRICS

Level	BUILDING METRICS		
	Rentable Square Feet	Gross Floor Area (BPO)	Gross Floor Area (City of Edina)
P1	0	82,100	0
P2	0	47,113	0
P3 (ramp extension)	0	12,745	0
Building Subtotal	0	141,958	0
Level 1	22,399	28,907	26,211
Level 2	24,427	26,837	26,631
Level 3	31,132	28,839	26,687
Level 4	29,644	25,341	23,346
Level 5	24,971	22,434	21,745
Roof	0	0	0
Building Subtotal	133,395	133,756	124,620
Total	133,395	266,959	124,620

Level	VEHICLE PARKING COUNT		BICYCLE PARKING COUNT	
	Quantity	Level	Quantity	Level
P1	103	11 (Exterior racks)	10	
P2	114	11 (Exterior racks)	4	
P3	13			
T200	230		20	

PHASE 1 PARKING:

PHASE 1A (T250 SITE): 230 PERMANENT STALLS
PHASE 1B (T200 SITE): 83 TEMPORARY STALLS (IF NEEDED)
TOTAL PHASE 1A + 1B = 313 STALLS

- 1.81 STALLS / 1000SF OFFICE ON T250 ONLY
- 2.54 STALLS/ 1000SF OFFICE INCLUDING TEMP PARKING ON T200

PHASE 2 ANTICIPATED PARKING COUNTS:

POTENTIALLY 464 PENDING FINAL DESIGN FOR T200

PER CITY OF EDINA CODE OF ORDINANCES (SEC. 20-625) - DEFINES GROSS SQUARE FOOTAGE AS: TOTAL BUILDING FLOOR AREA OF ALL CONDITIONED SPACE CALCULATED FROM OVERALL EXTERIOR WALL DIMENSIONS OF ALL BELOW AND ABOVE GRADE FLOORS.

PER CITY OF EDINA CODE OF ORDINANCES - Sec. 36-1214: THE MINIMUM NUMBER OF BICYCLE PARKING SPACES REQUIRED SHALL BE FIVE PERCENT OF THE AUTOMOBILE PARKING SPACE REQUIREMENT. WHENEVER POSSIBLE, BICYCLE PARKING SPACES SHALL BE LOCATED WITHIN 50 FEET OF A PUBLIC ENTRANCE TO A PRINCIPAL BUILDING

PROJECT LOCATION



VICINITY



SITE LOCATION

SYMBOLS LEGEND

	SECTION OR EXTERIOR ELEVATION		EXTERIOR ELEVATION KEYNOTE
	INTERIOR ELEVATION		ROOM NAME AND NUMBER
	DETAIL OR ENLARGED PLAN		DOOR NUMBER
	WALL TYPE		SECTION KEYNOTE
	WINDOW TYPE		REVISION NUMBER
	ELEVATION		FIRE EXTINGUISHER CABINET
	SPOT ELEVATION		FIRE EXTINGUISHER - WALL MOUNTED
	FLOOR FINISH TRANSITION		MOUNTING HEIGHTS DIAGRAM KEYNOTE

FINAL PUD
01/10/2023

ORIGINAL ISSUE:
01/10/23

REVISIONS:
No. Description Date

222702
PROJECT NUMBER

Author _____
DRAWN BY _____
Checker _____
CHECKED BY _____

KEY PLAN

TITLE SHEET

T1.1
PUD

7200 & 7250 FRANCE

EDINA, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
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 DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
David J. Knaeble
David J. Knaeble
DATE 11/10/23 LICENSE NO. 48776

ARCHITECT:
ESG ARCHITECTURE & DESIGN
500 WASHINGTON AVE S, SUITE 1080
MINNEAPOLIS, MN 55415
CONTACT: NATE ENGER
NATE.ENG@ESGARCH.COM
612-373-4681

DEVELOPER / PROPERTY OWNER:
ORION INVESTMENTS
6550 YORK AVENUE S, SUITE 207
EDINA, MN 55435
CONTACT: TED CARLSON
TED@ORIONINVESTMENTS.NET
612-812-7788

ENGINEER / LANDSCAPE ARCHITECT:
CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: DAVID KNAEBLE
612-615-0060

SURVEYOR:
CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: RORY SYNSTELIEN
612-615-0060

GEOTECHNICAL ENGINEER:
BRAUN INTERTEC
11001 HAMPSHIRE AVE S
MINNEAPOLIS, MN 55348
952-995-2000

DATE	DESCRIPTION
06/29/2022	CITY SUBMITTAL
8/12/2022	FINAL SUBMISSION
10/20/23	FINAL FOR SUBMITTAL

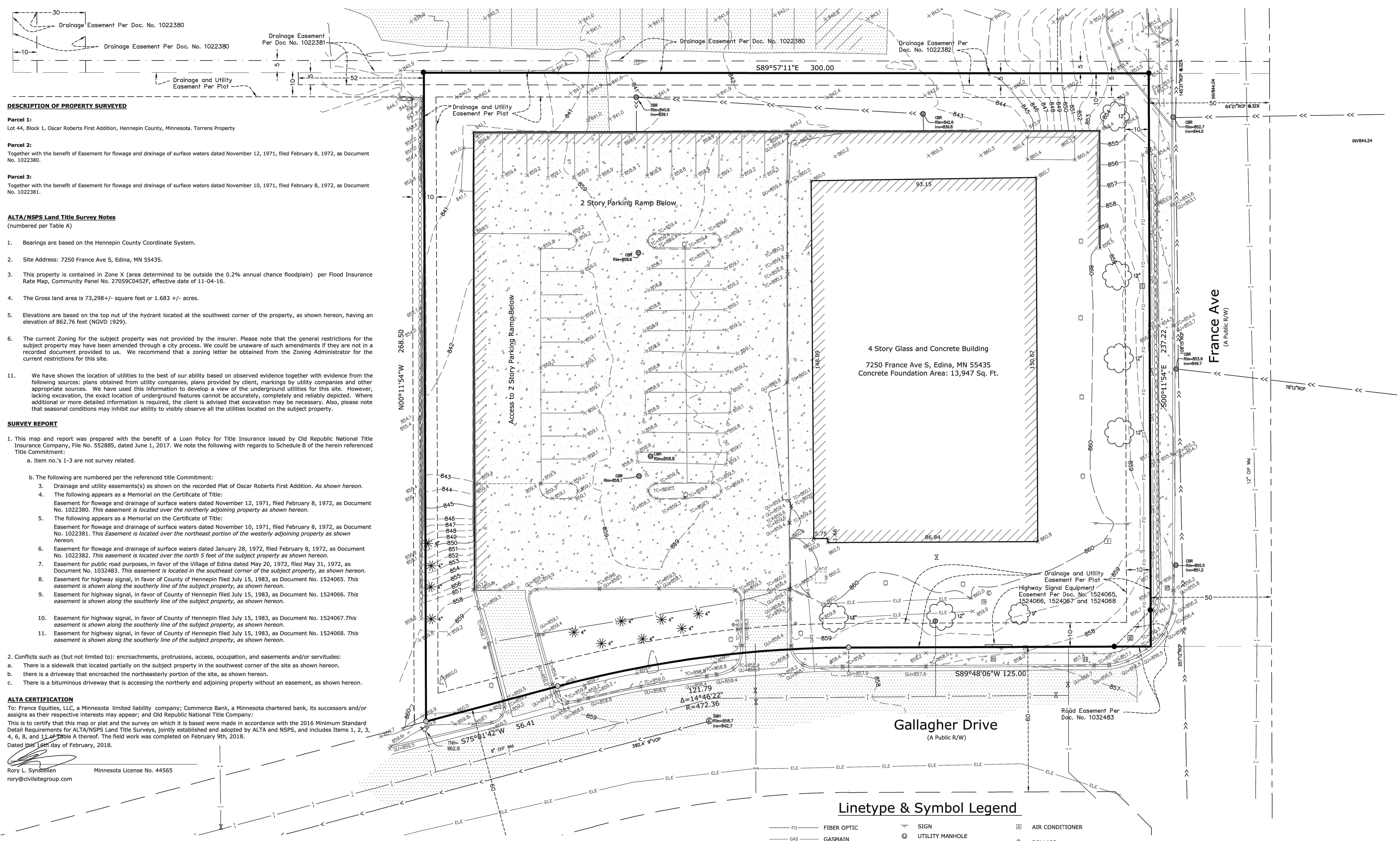
DRAWN BY: AM REVIEWED BY: DK
PROJECT NUMBER: 21419

DATE	DESCRIPTION

TITLE SHEET
C0.0
© COPYRIGHT 2023 CIVIL SITE GROUP INC.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
V1.1	SITE SURVEY
V1.2	SITE SURVEY
C1.0	PH. 1 REMOVALS PLAN
C1.1	PH. 2 REMOVALS PLAN
C2.0 A	PH. 1 (A) SITE PLAN
C2.0 B	PH. 1 (B) SITE PLAN
C2.1	PH. 2 SITE PLAN
C2.2	TURNING MOVEMENTS
C3.0 A	PH. 1 (A) GRADING PLAN
C3.0 B	PH. 1 (B) GRADING PLAN
C3.1	PH. 2 GRADING PLAN
C4.0 A	PH. 1 (A) UTILITY PLAN
C4.0 B	PH. 1 (B) UTILITY PLAN
C4.1	PH. 2 UTILITY PLAN
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SW1.2	PH. 2 SWPPP - PROPOSED CONDITIONS
SW1.3	SWPPP - DETAILS
SW1.4	SWPPP - NARRATIVE
SW1.5	SWPPP - ATTACHMENTS
SW1.6	SWPPP - ATTACHMENTS





DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:
Lot 44, Block 1, Oscar Roberts First Addition, Hennepin County, Minnesota. Torrens Property

Parcel 2:
Together with the benefit of Easement for flowage and drainage of surface waters dated November 12, 1971, filed February 8, 1972, as Document No. 1022380.

Parcel 3:
Together with the benefit of Easement for flowage and drainage of surface waters dated November 10, 1971, filed February 8, 1972, as Document No. 1022381.

- ALTA/NSPS Land Title Survey Notes**
(Numbered per Table A)
- Bearings are based on the Hennepin County Coordinate System.
 - Site Address: 7250 France Ave S, Edina, MN 55435.
 - This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27059C0452F, effective date of 11-04-16.
 - The Gross land area is 73,298 +/- square feet or 1.683 +/- acres.
 - Elevations are based on the top nut of the hydrant located at the southwest corner of the property, as shown hereon, having an elevation of 852.76 feet (NGVD 1929).
 - The current Zoning for the subject property was not provided by the insurer. Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
 - We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

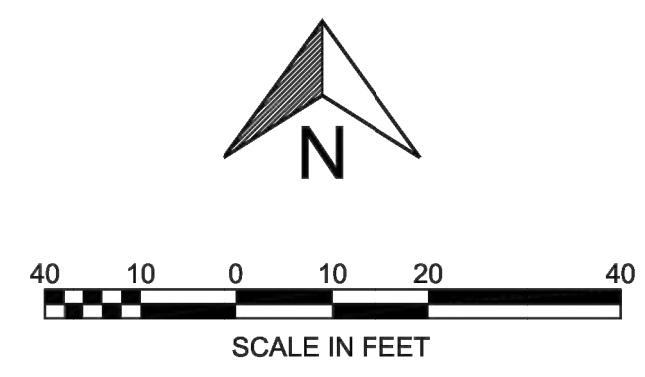
- SURVEY REPORT**
- This map and report was prepared with the benefit of a Loan Policy for Title Insurance issued by Old Republic National Title Insurance Company, File No. 352885, dated June 1, 2017. We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Item no.'s 1-3 are not surveyed related.
 - The following are numbered per the referenced Title Commitment:
 - Drainage and utility easement(s) as shown on the recorded Plat of Oscar Roberts First Addition. As shown hereon.
 - The following appears as a Memorial on the Certificate of Title:
Easement for flowage and drainage of surface waters dated November 12, 1971, filed February 8, 1972, as Document No. 1022380. This easement is located over the northerly adjoining property as shown hereon.
 - The following appears as a Memorial on the Certificate of Title:
Easement for flowage and drainage of surface waters dated November 10, 1971, filed February 8, 1972, as Document No. 1022381. This easement is located over the northeast portion of the westerly adjoining property as shown hereon.
 - Easement for flowage and drainage of surface waters dated January 28, 1972, filed February 8, 1972, as Document No. 1022382. This easement is located over the north 5 feet of the subject property as shown hereon.
 - Easement for public road purposes, in favor of the Village of Edina dated May 20, 1972, filed May 31, 1972, as Document No. 1032483. This easement is located in the southeast corner of the subject property, as shown hereon.
 - Easement for highway signal, in favor of County of Hennepin filed July 15, 1983, as Document No. 1524065. This easement is shown along the southerly line of the subject property, as shown hereon.
 - Easement for highway signal, in favor of County of Hennepin filed July 15, 1983, as Document No. 1524066. This easement is shown along the southerly line of the subject property, as shown hereon.
 - Easement for highway signal, in favor of County of Hennepin filed July 15, 1983, as Document No. 1524067. This easement is shown along the southerly line of the subject property, as shown hereon.
 - Easement for highway signal, in favor of County of Hennepin filed July 15, 1983, as Document No. 1524068. This easement is shown along the southerly line of the subject property, as shown hereon.
 - Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - There is a sidewalk that located partially on the subject property in the southwest corner of the site as shown hereon.
 - There is a driveway that encroached the northeastern portion of the site, as shown hereon.
 - There is a bituminous driveway that is accessing the northerly and adjoining property without an easement, as shown hereon.

ALTA CERTIFICATION
To: France Equities, LLC, a Minnesota limited liability company; Commerce Bank, a Minnesota chartered bank, its successors and/or assigns as their respective interests may appear; and Old Republic National Title 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, 8, and 11 of Table A thereof. The field work was completed on February 9th, 2018.
Dated the 14th day of February, 2018.

Rory L. Synsteliem Minnesota License No. 44565
rory@civilsitegroup.com

Linetype & Symbol Legend

FO	FIBER OPTIC	⊕	SIGN	⊠	AIR CONDITIONER
—	GASMAIN	⊙	UTILITY MANHOLE	⊙	BOLLARD
—	WATERMAIN	⊙	SANITARY MANHOLE	⊙	ELECTRIC MANHOLE
—	SANITARY SEWER	⊙	STORM MANHOLE	⊙	FLAG POLE
—	STORM SEWER	⊙	CATCH BASIN	⊙	FLARED END SECTION
—	OVERHEAD UTILITIES	⊙	TELEPHONE BOX	⊙	GAS VALVE
TEL	TELEPHONE LINE	⊙	TELEPHONE MANHOLE	⊙	HANDICAP SYMBOL
ELE	ELECTRIC LINE	⊙	ELECTRIC TRANSFORMER	⊙	HYDRANT
CAB	CABLE LINE	⊙	TRAFFIC SIGNAL	⊙	WATER MANHOLE
—	CHAINLINK FENCELINE	⊙	CABLE TV BOX	⊙	WATER VALVE
—	CONCRETE SURFACE	⊙	ELECTRICAL METER	⊙	POWER POLE
—	PAVER SURFACE	⊙	GAS METER	⊙	GUY WIRE
—	BITUMINOUS SURFACE	⊙	FOUND IRON MONUMENT	⊙	CONIFEROUS TREE
—	GRAVEL SURFACE	⊙	SET IRON MONUMENT	⊙	DECIDUOUS TREE
		⊙	CAST IRON MONUMENT		



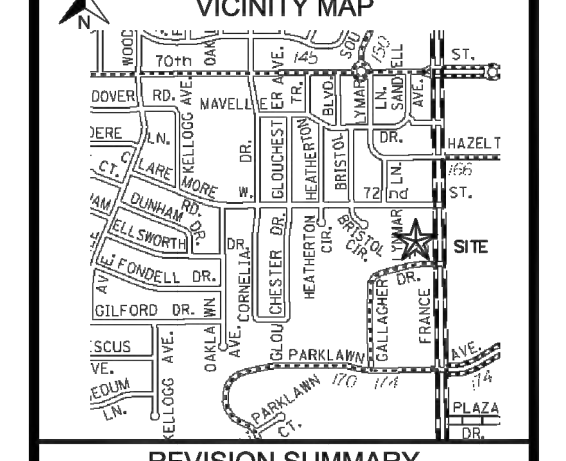
CivilSite GROUP
4681 W. 35TH ST., SUITE 300
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavak 763-213-3944 Pat Slawer 952-250-2003

7250 France Ave
7250 France Ave, Edina, MN 55435
DJR Architecture, Inc.
333 Washington Avenue North, Suite 210 Union Plaza, Minneapolis, MN 55401

PROJECT
7250 France Ave

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEM
DATE 2-14-18 LICENSE NO. 44565



REVISION SUMMARY

DATE	DESCRIPTION
3-18-18	ADDED TREES

PROJECT NO.: 18033
ALTA/NSPS LAND TITLE SURVEY
V1.0
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ALTA/NSPS LAND TITLE SURVEY

PROPERTY ADDRESS: #7200 FRANCE AVE. SO., EDINA, MN 55435

~for~ Campbell Capital Group LLC

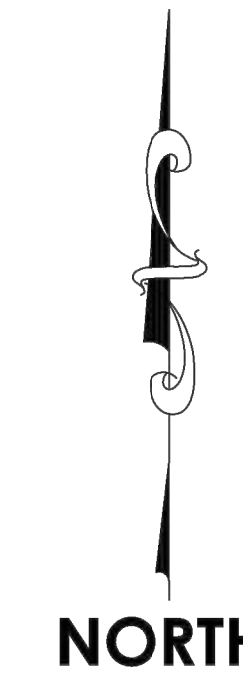
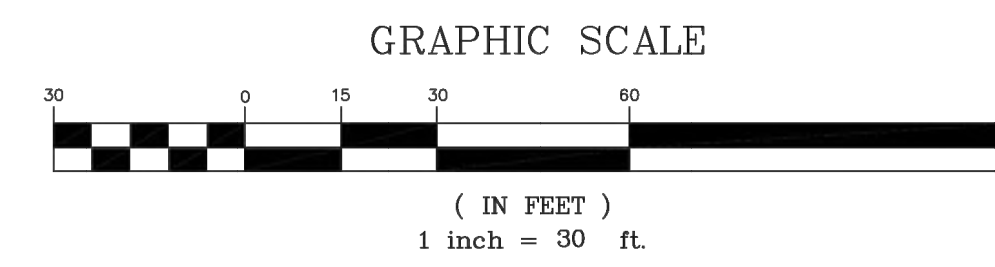
P.I.D.#31-028-24-14-0001

GENERAL NOTES

- Bearings shown hereon are on assumed datum.
- Boundary area of surveyed premises: 169,003± sq.ft. (3.88± acres)
- The surveyed premises has access to 72nd St. West & France Avenue South, both publicly dedicated right-of-ways.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location prior to excavation.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed property.
- There is no observable evidence of building construction or building additions within recent months. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill. There is no observable evidence of recent street or sidewalk repairs within recent months.
- Bearing's shown are on assumed datum.
- SMALL UTILITIES LOCATED AND SHOWN HEREON PER GOPHER STATE ONE CALL TICKET 142620867. CITY UTILITIES PER CITY PLANS AND FIELD OBSERVATIONS. VERIFY WITH CITY PLANS IN DESIGN PROCESS.

BENCHMARK

BASIS FOR ELEVATION: NAVD 88 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)



LEGEND

- DENOTES IRON MONUMENT FOUND
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- ⊙ DENOTES FIRE HYDRANT
- DENOTES STORM SEWER
- DENOTES CONCRETE
- DENOTES BITUMINOUS
- DENOTES GAS METER/BOX
- DENOTES UTILITY BOX
- DENOTES RETAINING WALL
- DENOTES EXISTING FENCE
- DENOTES UNDERGROUND TELEPHONE/FIBER OPTIC
- DENOTES UNDERGROUND GAS
- DENOTES UNDERGROUND ELECTRIC
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER

PROPERTY DESCRIPTION (Per Title Commitment #38159 Third Supplemental 6-17-2014)

Parcel 1: The East 1045 feet of the South Half of the Northeast Quarter of Section 31, Township 28, Range 24, according to the Government survey thereof, except that part embraced within the plat of Oscar Roberts First Addition.

Hennepin County, Minnesota.
Torrens Property
Torrens Certificate No. 800712

Parcel 2:

Together with the benefit of easements for flowage, drainage and storage of surface waters contained in that certain Easement dated January 28, 1972, filed February 8, 1972, as Document No. 1022381.

Parcel 3:

Together with the benefit of the easements for flowage, drainage and storage of surface waters contained in that certain Easement dated January 28, 1972, filed February 8, 1972, as Document No. 1022382.

Parcel 4:

Together with the benefit of the easements for flowage, drainage and storage of surface waters contained in that certain Easement dated January 28, 1972, filed February 8, 1972, as Document No. 1022383.

Schedule B2 (Per Title Commitment #38159 Third Supplemental 6-17-2014)

Item 10: Easement for sanitary sewer purposes, in favor of Village of Edina, as created in document dated March 5, 1957, as Document No. 525875, ~ AS SHOWN.

Item 11: Easement for Highway purposes, in favor of Village of Edina, as created in document dated July 30, 1957, filed October 9, 1957, as Document No. 541943.

Item 12: Highway easement, taking of right of access, in favor of Hennepin County, contained in Final Certificate filed August 29, 1967, as Document No. 885564, ~ 50 feet of roadway As Shown, Right of Access as shown but maybe expired, see document.

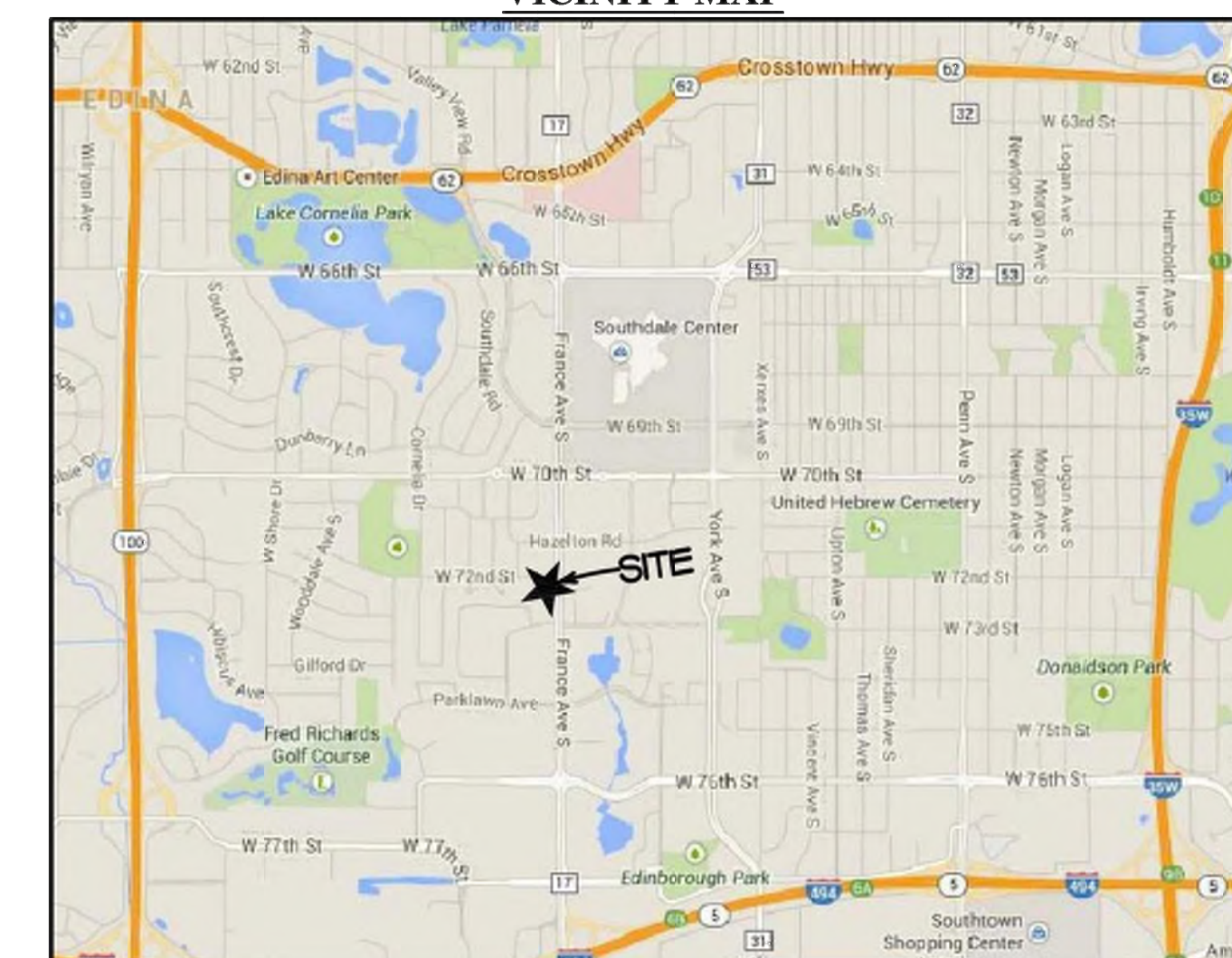
Item 13: Terms and conditions of Easement for flowage, drainage and storage of surface waters dated November 12, 1971, filed February 8, 1972, as Document No. 1022380. ~ AS SHOWN

Item 14: Terms and conditions of Easement for flowage, drainage and storage of surface waters dated January 28, 1972, as Document No. 1022381. ~ AS SHOWN

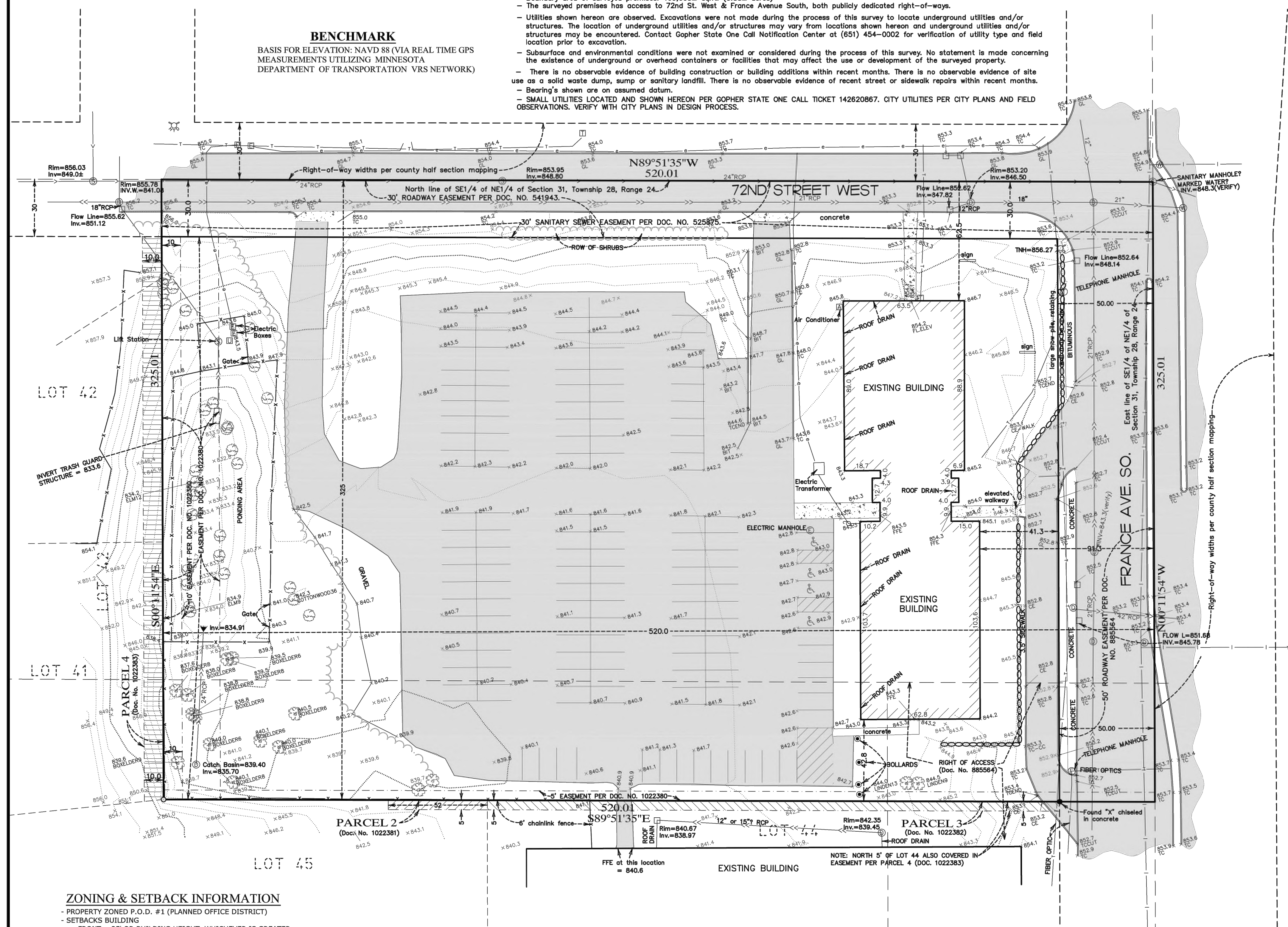
Item 15: Terms and conditions of Easement for flowage, drainage and storage of surface waters dated January 28, 1972, as Document No. 1022382. ~ AS SHOWN

Item 16: Terms and conditions of Easement for flowage, drainage and storage of surface waters dated January 28, 1972, as Document No. 1022383. ~ AS SHOWN

VICINITY MAP



City of Edina, Minnesota (No Scale)



ZONING & SETBACK INFORMATION

- PROPERTY ZONED P.O.D. #1 (PLANNED OFFICE DISTRICT)
- SETBACKS BUILDING
 - FRONT = 35' OR BUILDING HEIGHT, WHICHEVER IS GREATER.
 - INTERIOR = 20' OR BUILDING HEIGHT, WHICHEVER IS GREATER.
- PARKING SETBACKS:
 - 20' FROM STREET
 - 20' FROM WEST (RESIDENTIAL AREA)
 - 10' FROM SOUTH

ABOVE INFORMATION PER "CARY TEAGUE" AT CITY PLANNING DEPARTMENT (952-826-0460) 07/09/14.

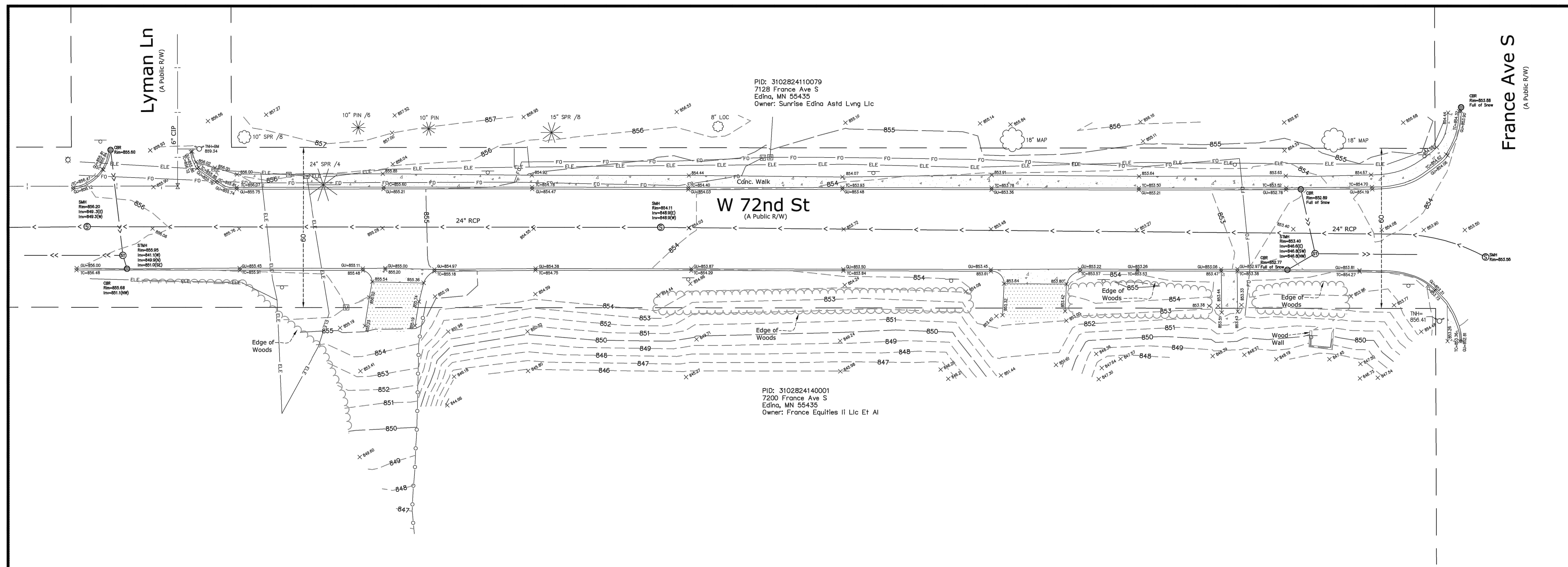
To Campbell Capital Group LLC, NHH Companies L.L.C., 7200 France LLC., "Anchor Bank, N.A., a national banking association, its successors and/or assigns", and Old Republic National Title Insurance Company;

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 2, 4, 5, 6(a), 7(a), 8, 9, 11, and 16, of Table A thereof. The fieldwork was completed on 7-19-2016.

Date of Map: 8/02/2016 Revised 8/03/2016 Name Change

Eric R. Vickaryous, P.L.S.#44135

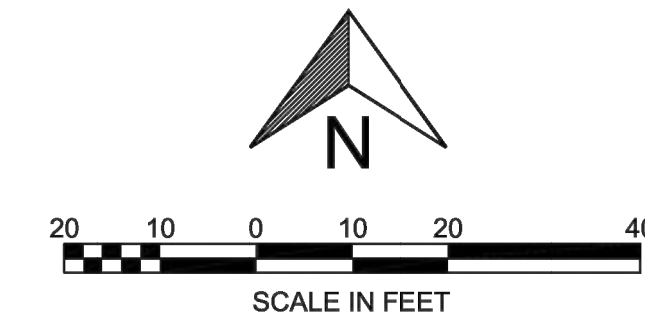




DESCRIPTION OF PROPERTY SURVEYED
 That part of West 72nd Street which lies between Lyman Lane and France Ave S

General Survey Notes

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut hydrant located in the northeast quadrant of Lyman Ln and W 72nd St, having an elevation of 859.34 feet.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County GIS.



Linetype & Symbol Legend

FO	FIBER OPTIC	SM	SIGN	AC	AIR CONDITIONER
GM	GAS MAIN	UM	UTILITY MANHOLE	B	BOLLARD
W	WATER MAIN	SMH	SANITARY MANHOLE	EMH	ELECTRIC MANHOLE
SS	SANITARY SEWER	SB	STORM MANHOLE	FP	FLAG POLE
SSS	STORM SEWER	CB	CATCH BASIN	FES	FLARED END SECTION
OU	OVERHEAD UTILITIES	TB	TELEPHONE BOX	GV	GAS VALVE
TL	TELEPHONE LINE	TMH	TELEPHONE MANHOLE	HS	HANDICAP SYMBOL
EL	ELECTRIC LINE	ET	ELECTRIC TRANSFORMER	H	HYDRANT
CL	CABLE LINE	TS	TRAFFIC SIGNAL	WMH	WATER MANHOLE
CLF	CHAINLINK FENCELINE	CTB	CABLE TV BOX	WV	WATER VALVE
WFC	WOODEN FENCELINE	EM	ELECTRICAL METER	GM	GAS METER
G	GUARDRAIL	FM	FOUND IRON MONUMENT	SI	SET IRON MONUMENT
CS	CONCRETE SURFACE	CI	CAST IRON MONUMENT		
PS	PAVER SURFACE				
BS	BITUMINOUS SURFACE				
GLS	GRAVEL/LANDSCAPE SURFACE				

CivilSite
 GROUP
 4801 W. 38TH ST., SUITE 200
 ST. LOUIS PARK, MN 55416
 CivilSiteGroup.com

PROJECT
7200 & 7250

France - 72nd St Reconstruction, Edina, MN

CLIENT
Sheldon Berg DJR Architecture

333 Washington Ave N., Ste 210 Union Plaza, Minneapolis, MN 55401

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
 DATE: SIGN: DATE: LICENSE NO. 44565

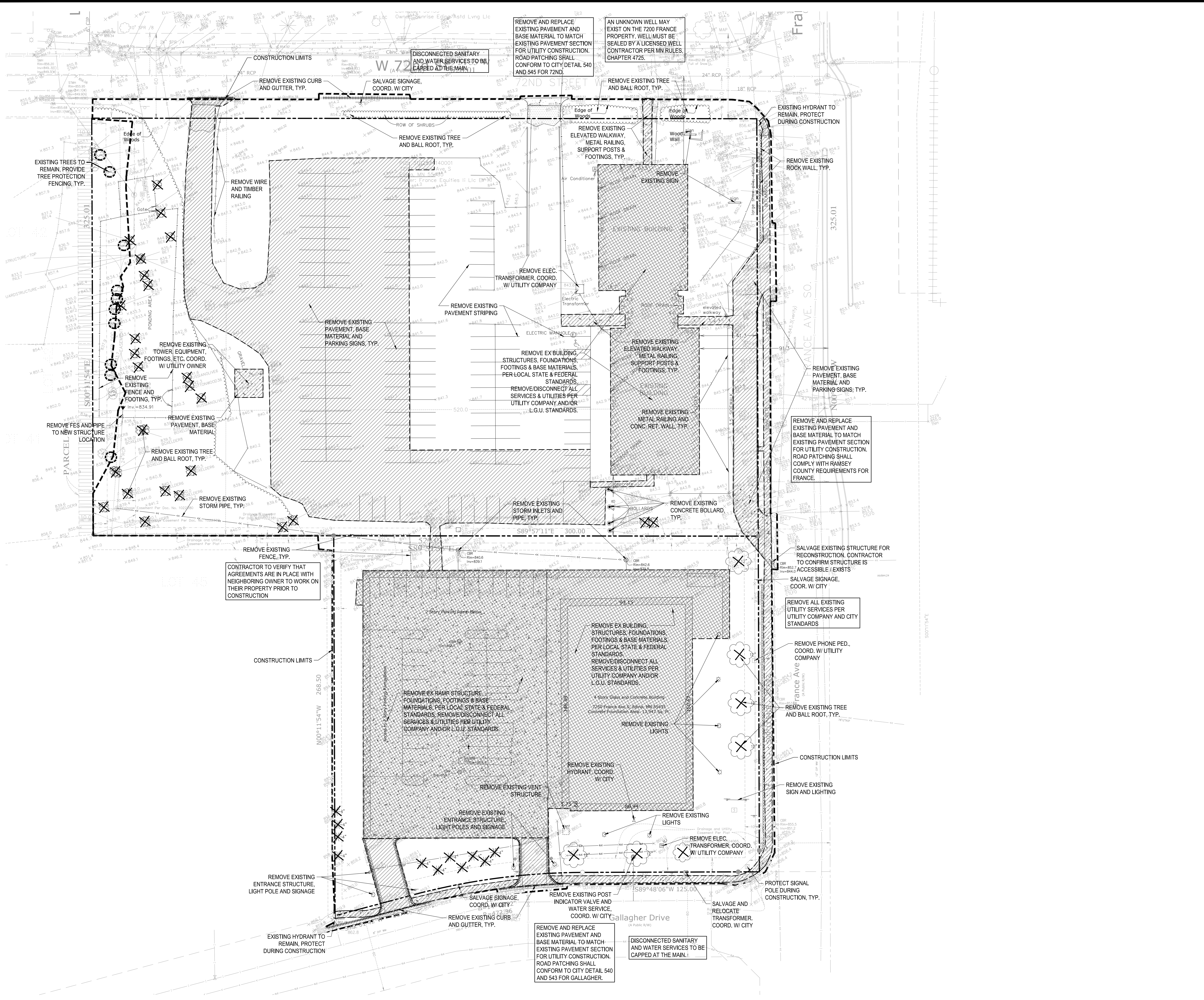


REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 18248

TOPOGRAPHIC SURVEY
V1.2



REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) 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. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
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19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) 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.

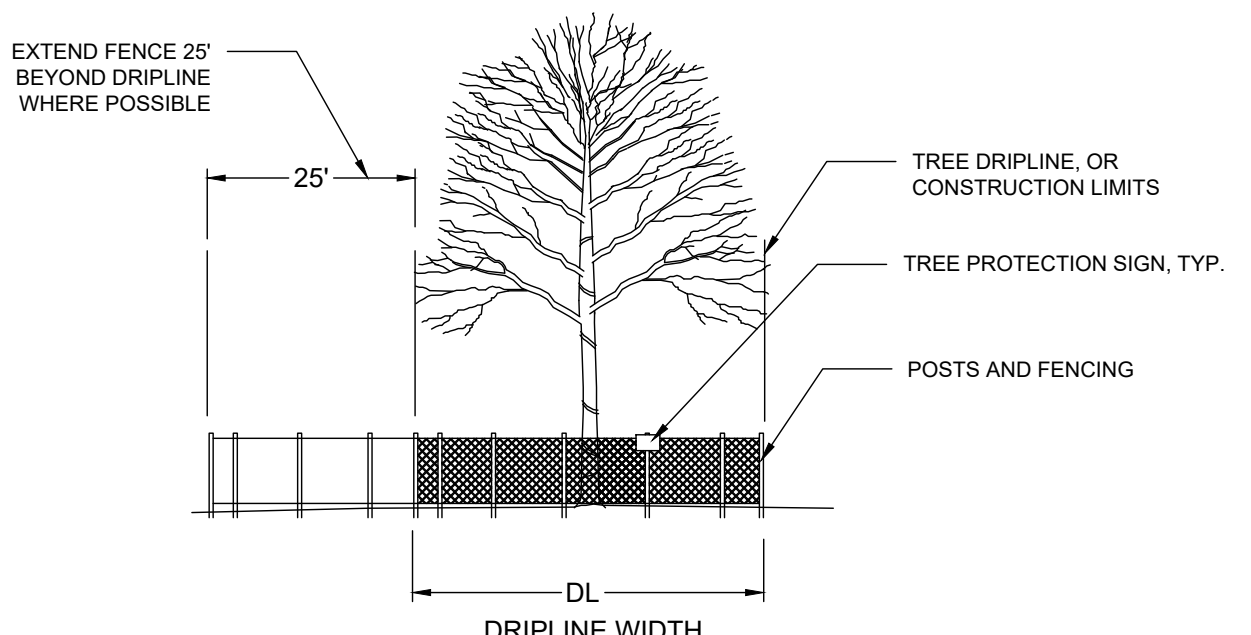
PRELIMINARY:
NOT FOR CONSTRUCTION

CITY OF EDINA REMOVAL NOTES:

1. DISCONNECTED SANITARY AND WATER SERVICES TO BE CAPPED AT MAIN.
2. CONTRACTOR TO PROVIDE AN EXISTING CONDITION SURVEY (EG, VIDEO OR PHOTOGRAPHS) OF ROW AROUND THE SITES PRIOR TO CONSTRUCTION.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.6



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION NOTES

REMOVALS LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

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 DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaebble
David J. Knaebble
DATE 11/10/23 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

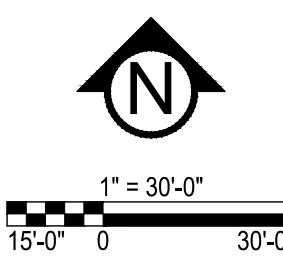
DATE	DESCRIPTION
09/29/23	CITY SUBMITTAL
01/20/24	FINAL SUBMISSION
10/23/23	FINAL SUBMITTAL

DRAWN BY: AM REVIEWED BY: DK
PROJECT NUMBER: 21419

REVISION SUMMARY

DATE	DESCRIPTION

PH 1. REMOVALS PLAN



REMOVAL NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0022 OR 800-262-1166) 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.
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CITY OF EDINA REMOVAL NOTES:

- DISCONNECTED SANITARY AND WATER SERVICES TO BE CAPPED AT MAIN.
- CONTRACTOR TO PROVIDE AN EXISTING CONDITION SURVEY (EG. VIDEO OR PHOTOGRAPHS) OF ROW AROUND THE SITES PRIOR TO CONSTRUCTION.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.6

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
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 DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
David J. Knaeble
DATE 1/10/23 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2022	CITY SUBMITTAL
07/20/2022	FINAL SUBMISSION
10/20/22	FINAL SUB SUBMITTAL

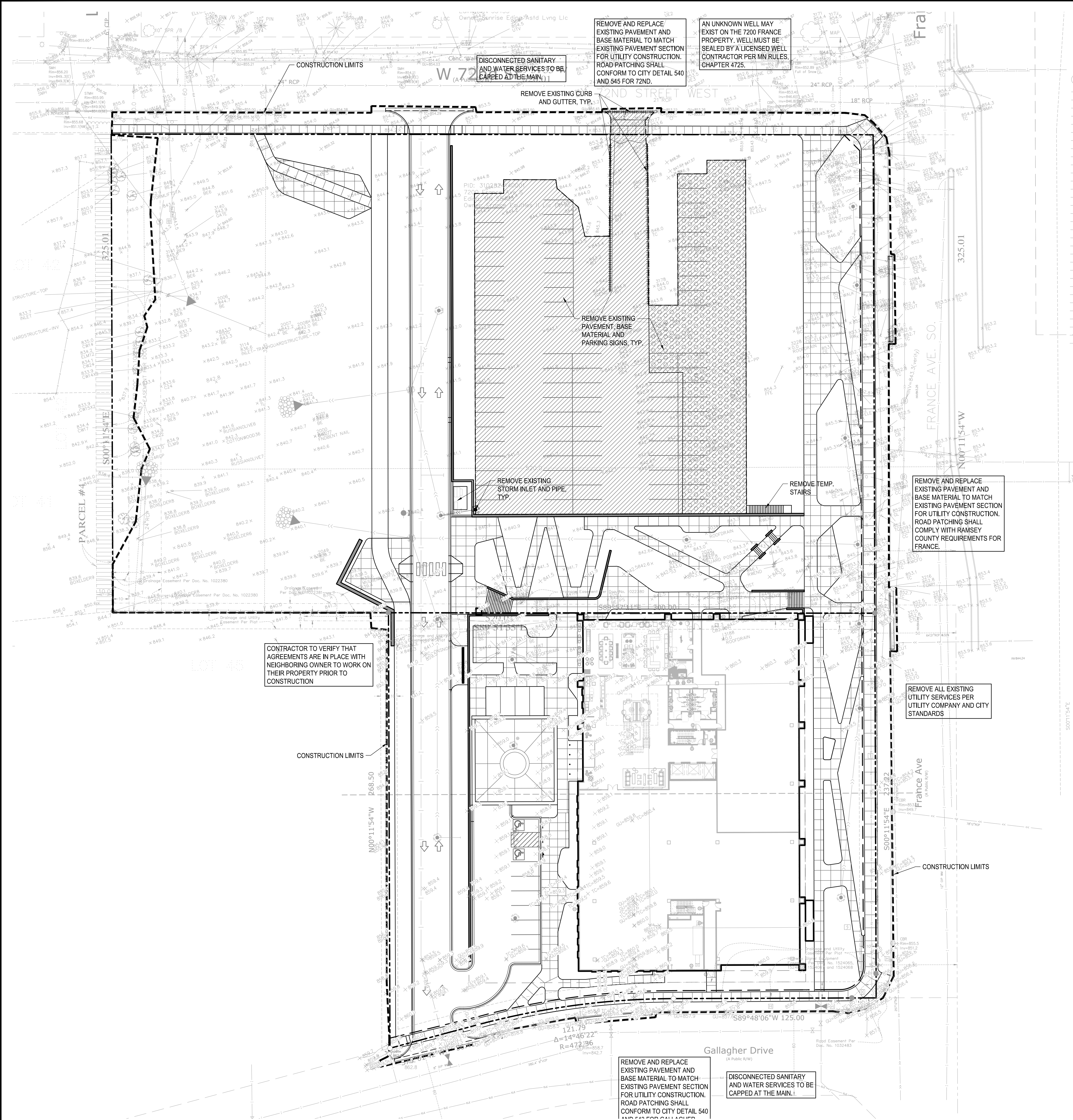
DRAWN BY: AM REVIEWED BY: DK
PROJECT NUMBER: 21419

REVISION SUMMARY

DATE	DESCRIPTION

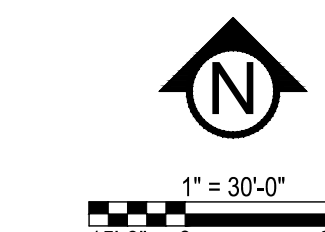
PH 2. REMOVALS PLAN

C1.1



REMOVALS LEGEND:

- 1'-0" CONTOUR ELEVATION INTERVAL
- REMOVE OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PAVTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

7250 FRANCE AVE
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 DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaebbe
David J. Knaebbe
DATE 1/13/23 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/29/22	CITY SUBMITTAL
07/20/22	FINAL SUBMISSION
11/29/22	FINAL PLAN SUBMITTAL
11/29/22	CMP

DRAWN BY: AM REVIEWED BY: DK
PROJECT NUMBER: 21419

REVISION SUMMARY

DATE	DESCRIPTION

PH. 1 (A) SITE PLAN

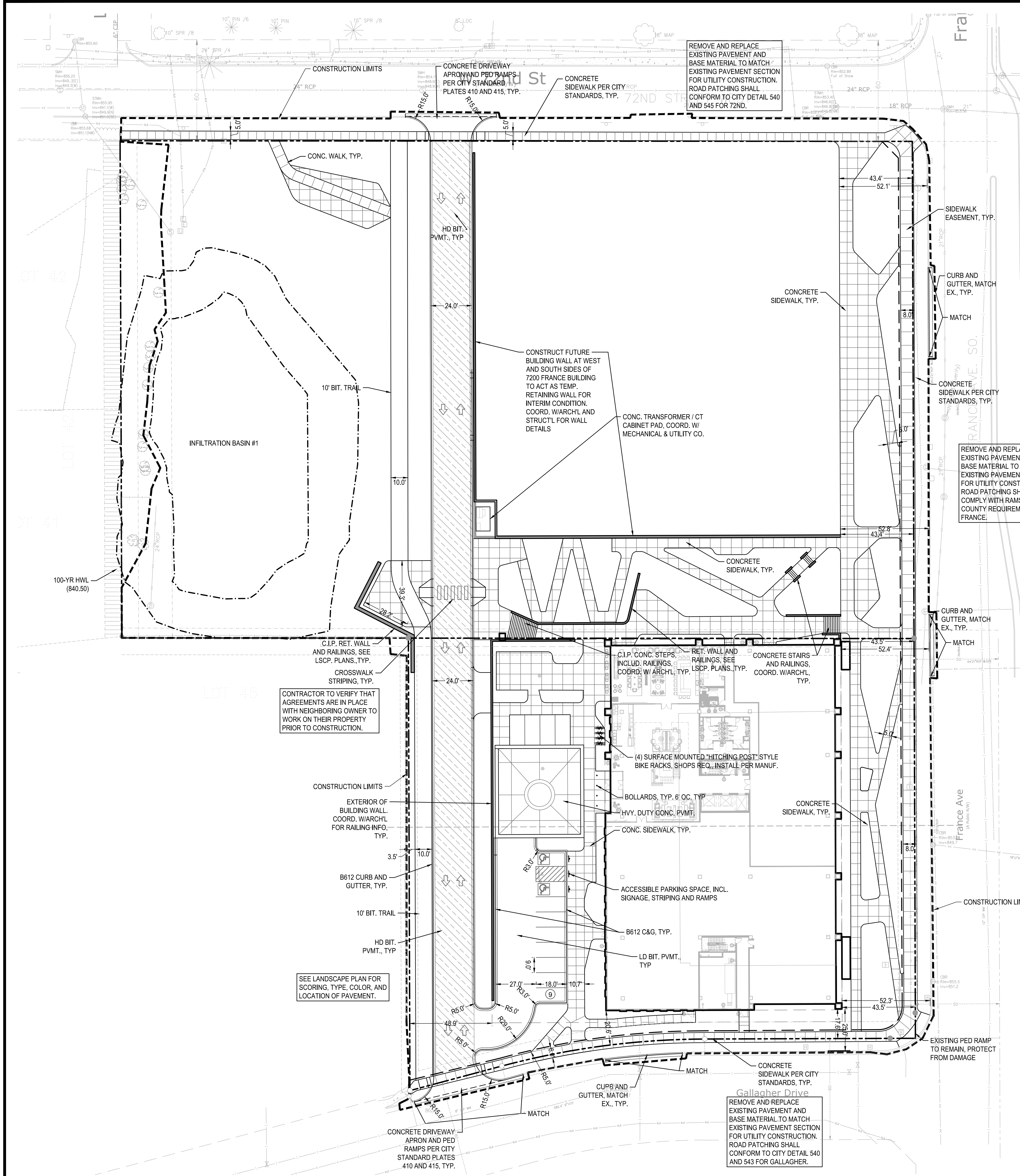
C2.0 A
© COPYRIGHT 2023 CIVIL SITE GROUP INC.

SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0032 OR 800-252-1165) 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.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

CITY OF EDINA SITE SPECIFIC NOTES:

- SAW CUT ALL CONCRETE JOINTS ON PUBLIC SIDEWALKS.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION STAGING, TRAFFIC CONTROL, AND PEDESTRIAN ACCESS PLANS TO THE CITY AS NECESSARY.



SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL. WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TYP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

OPERATIONAL NOTES:

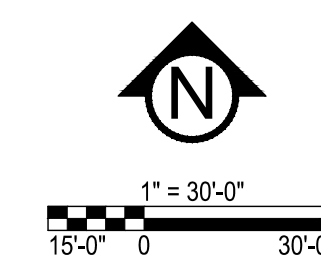
- SNOW REMOVAL:** ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF-SITE
- TRASH REMOVAL:** TRASH SHALL BE PLACED INSIDE PARKING GARAGE AND REMOVED BY COMMERCIAL CO. WEEKLY.
- DELIVERIES:** DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE AREA TABLE:

SITE AREA CALCULATIONS		EXISTING CONDITION	PHASE I CONDITION	PHASE II CONDITION	
7200 PROPERTY	BUILDING COVERAGE	13,217 SF 9.5%	0 SF 0.0%	49,486 SF 35.7%	
	ALL PAVEMENTS	64,971 SF 46.9%	60,640 SF 43.7%	27,509 SF 19.8%	
	ALL NON-PAVEMENTS	60,464 SF 43.6%	78,012 SF 56.3%	61,657 SF 44.5%	
TOTAL SITE AREA		138,652 SF 100.0%	138,652 SF 100.0%	138,652 SF 100.0%	
7250 PROPERTY	BUILDING COVERAGE	41,307 SF 29.8%	47,190 SF 34.0%	47,190 SF 34.0%	
	ALL PAVEMENTS	1,779 SF 1.3%	16,217 SF 11.7%	16,217 SF 11.7%	
	ALL NON-PAVEMENTS	30,139 SF 21.7%	9,818 SF 7.1%	9,818 SF 7.1%	
TOTAL SITE AREA		73,225 SF 52.8%	73,225 SF 52.8%	73,225 SF 52.8%	
Cumulative		EXISTING CONDITION	PHASE I CONDITION	PHASE II CONDITION	
		BUILDING COVERAGE	54,524 SF 25.7%	47,190 SF 22.3%	96,676 SF 45.6%
		ALL PAVEMENTS	66,750 SF 31.5%	76,857 SF 36.3%	43,726 SF 20.6%
		ALL NON-PAVEMENTS	90,603 SF 42.8%	87,830 SF 41.5%	71,475 SF 33.7%
TOTAL SITE AREA		211,877 SF 100.0%	211,877 SF 100.0%	211,877 SF 100.0%	

PROPERTY	EXISTING CONDITION	PHASE I CONDITION	PHASE II CONDITION	DIFFERENCE (EX. VS PH. I.)	DIFFERENCE (EX. VS PH. II.)
7200 Property	78,188 SF 56.4%	60,640 SF 43.7%	76,995 SF 55.5%	-1,748 SF -12.7%	-1,193 SF -0.9%
7250 Property	43,086 SF 31.1%	63,407 SF 45.7%	63,407 SF 45.7%	20,321 SF 14.7%	20,321 SF 14.7%
Cumulative	121,274 SF 57.2%	124,047 SF 58.5%	140,402 SF 66.3%	2,773 SF 1.3%	19,128 SF 9.0%

PROPERTY	EXISTING CONDITION	PHASE I CONDITION	PHASE II CONDITION	DIFFERENCE (EX. VS PH. I.)	DIFFERENCE (EX. VS PH. II.)
7200 Property	78,188 SF 56.4%	60,640 SF 43.7%	76,995 SF 55.5%	-1,748 SF -12.7%	-1,193 SF -0.9%
7250 Property	43,086 SF 31.1%	63,407 SF 45.7%	63,407 SF 45.7%	20,321 SF 14.7%	20,321 SF 14.7%
Cumulative	121,274 SF 57.2%	124,047 SF 58.5%	140,402 SF 66.3%	2,773 SF 1.3%	19,128 SF 9.0%



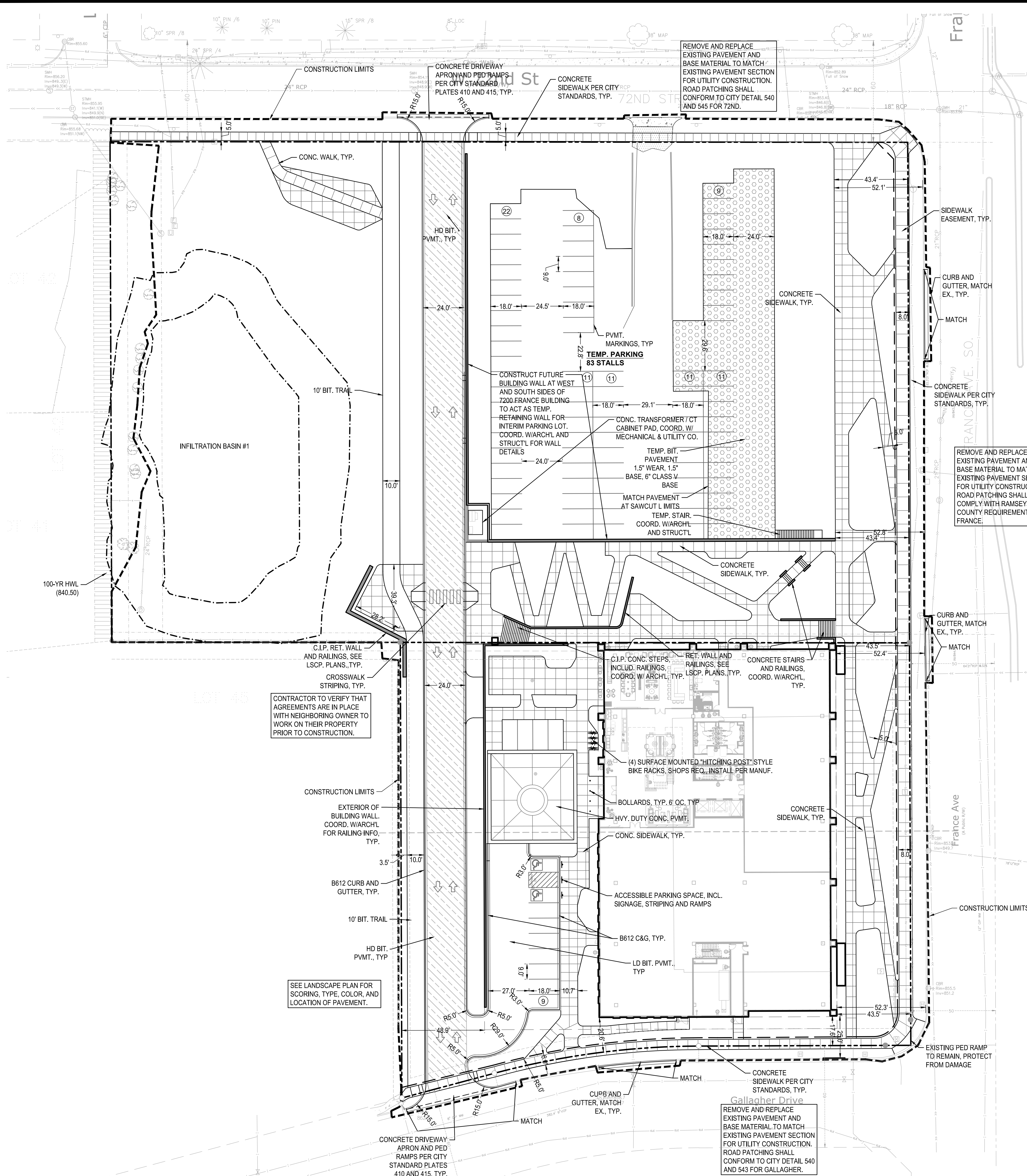
SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (651-484-0032 OR 800-292-1185) 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.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

CITY OF EDINA SITE SPECIFIC NOTES:

- SAW CUT ALL CONCRETE JOINTS ON PUBLIC SIDEWALKS.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION STAGING, TRAFFIC CONTROL, AND PEDESTRIAN ACCESS PLANS TO THE CITY AS NECESSARY.

PRELIMINARY:
NOT FOR
CONSTRUCTION



7250 FRANCE AVE
7250 FRANCE AVE S, EDINA, MN 55435
ORION INVESTMENTS
6550 YORK AVE S SUITE 207, EDINA, MN 55435

OPERATIONAL NOTES:

- SNOW REMOVAL:** ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF-SITE.
- TRASH REMOVAL:** TRASH SHALL BE PLACED INSIDE PARKING GARAGE AND REMOVED BY COMMERCIAL CO. WEEKLY.
- DELIVERIES:** DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE AREA TABLE:

SITE AREA CALCULATIONS		EXISTING CONDITION	PHASE I CONDITION	PHASE II CONDITION
7200 PROPERTY	BUILDING COVERAGE	13,217 SF 9.5%	0 SF 0.0%	49,486 SF 35.7%
	ALL PAVEMENTS	64,971 SF 46.9%	60,640 SF 43.7%	27,509 SF 19.8%
	ALL NON-PAVEMENTS	60,464 SF 43.6%	78,012 SF 56.3%	61,657 SF 44.5%
TOTAL SITE AREA		138,652 SF 100.0%	138,652 SF 100.0%	138,652 SF 100.0%
7250 PROPERTY	BUILDING COVERAGE	41,307 SF 29.8%	47,190 SF 34.0%	47,190 SF 34.0%
	ALL PAVEMENTS	1,779 SF 1.3%	16,217 SF 11.7%	16,217 SF 11.7%
	ALL NON-PAVEMENTS	30,139 SF 21.7%	9,818 SF 7.1%	9,818 SF 7.1%
TOTAL SITE AREA		73,225 SF 52.8%	73,225 SF 52.8%	73,225 SF 52.8%
Cumulative	BUILDING COVERAGE	54,524 SF 39.3%	47,190 SF 34.0%	96,676 SF 69.7%
	ALL PAVEMENTS	66,750 SF 48.2%	76,857 SF 55.4%	43,726 SF 31.3%
	ALL NON-PAVEMENTS	90,603 SF 65.2%	87,830 SF 63.3%	71,475 SF 51.5%
TOTAL SITE AREA		211,877 SF 100.0%	211,877 SF 100.0%	211,877 SF 100.0%

PROPERTY	EXISTING CONDITION	PHASE I CONDITION	PHASE II CONDITION
7200 Property	IMPERVIOUS SURFACE	78,188 SF 56.4%	49,486 SF 35.7%
	EXISTING CONDITION	60,640 SF 43.7%	27,509 SF 19.8%
	DIFFERENCE (EX. VS PH I.)	76,995 SF 55.5%	-1,193 SF -0.9%
7250 Property	IMPERVIOUS SURFACE	43,086 SF 31.1%	47,190 SF 34.0%
	EXISTING CONDITION	63,407 SF 45.7%	16,217 SF 11.7%
	DIFFERENCE (EX. VS PH I.)	63,407 SF 45.7%	20,321 SF 14.7%
Cumulative	IMPERVIOUS SURFACE	121,274 SF 57.2%	96,676 SF 45.6%
	EXISTING CONDITION	124,047 SF 58.5%	43,726 SF 20.6%
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PROPERTY	EXISTING CONDITION	PHASE I CONDITION	PHASE II CONDITION
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SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
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- PROPERTY LINE
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- CURB AND GUTTER-SEE NOTES (T.O.) TYP OUT GUTTER WHERE APPLICABLE-SEE PLAN
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaebbe
David J. Knaebbe
DATE 1/13/23 LICENSE NO. 48776

DATE	DESCRIPTION
06/29/2022	CITY SUBMITTAL
07/20/2022	CITY SUBMISSION
11/02/22	FINAL PLAN SUBMITTAL
11/02/22	CMP

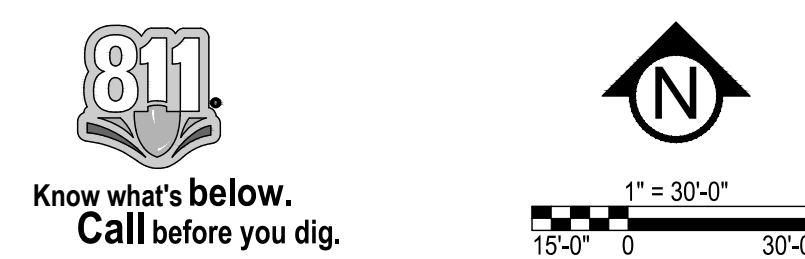
REVISION SUMMARY

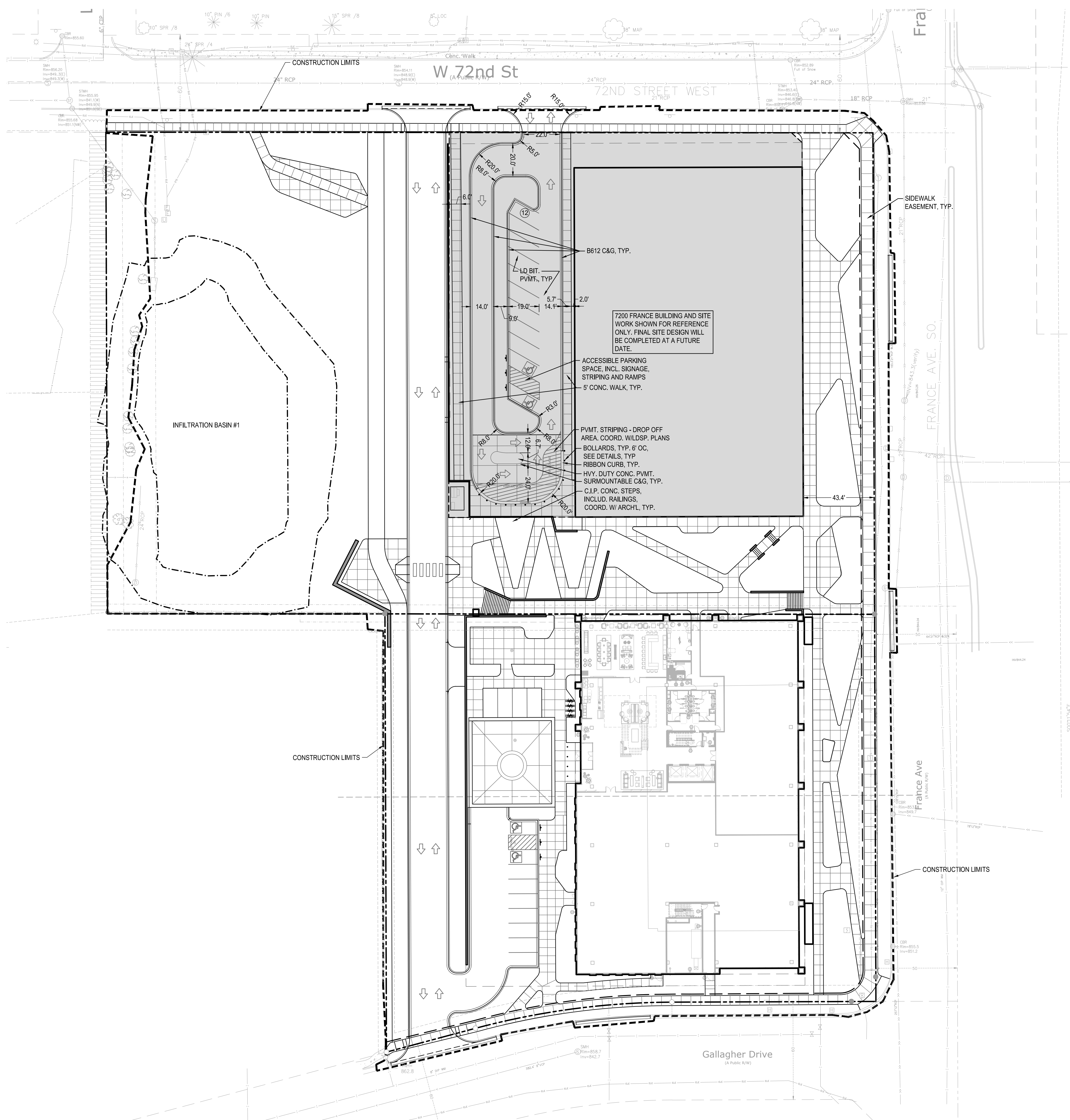
DATE	DESCRIPTION

DRAWN BY: AM REVIEWED BY: DK
PROJECT NUMBER: 21419

PH. 1 (B) SITE PLAN

C2.0 B





SITE LAYOUT NOTES:

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CITY OF EDINA SITE SPECIFIC NOTES:

- RESERVED FOR CITY SPECIFIC NOTES.

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
7200 & 7250 FRANCE
7200 & 7250 FRANCE AVE S, EDINA, MN 55435
ORION INVESTMENTS
6550 YORK AVE S SUITE 207, EDINA, MN 55435

OPERATIONAL NOTES:

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SITE AREA TABLE:

SITE AREA CALCULATIONS				
7200 PROPERTY	BUILDING COVERAGE	EXISTING CONDITION	PHASE I CONDITION	PHASE II CONDITION
	ALL PAVEMENTS	13,217 SF 9.5%	0 SF 0.0%	49,486 SF 35.7%
	ALL NON-PAVEMENTS	64,971 SF 46.9%	60,640 SF 43.7%	27,509 SF 19.8%
		60,464 SF 43.6%	78,012 SF 56.3%	61,657 SF 44.5%
	TOTAL SITE AREA	138,652 SF 100.0%	138,652 SF 100.0%	138,652 SF 100.0%

SITE AREA CALCULATIONS				
7250 PROPERTY	BUILDING COVERAGE	EXISTING CONDITION	PHASE I CONDITION	PHASE II CONDITION
	ALL PAVEMENTS	41,307 SF 29.8%	47,190 SF 34.0%	47,190 SF 34.0%
	ALL NON-PAVEMENTS	1,779 SF 1.3%	16,217 SF 11.7%	16,217 SF 11.7%
		30,139 SF 21.7%	9,818 SF 7.1%	9,818 SF 7.1%
	TOTAL SITE AREA	73,225 SF 52.8%	73,225 SF 52.8%	73,225 SF 52.8%

SITE AREA CALCULATIONS				
Cumulative	BUILDING COVERAGE	EXISTING CONDITION	PHASE I CONDITION	PHASE II CONDITION
	ALL PAVEMENTS	54,524 SF 25.7%	47,190 SF 22.3%	96,676 SF 45.6%
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7200 Property IMPERVIOUS SURFACE			
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PHASE I CONDITION	60,640 SF	43.7%	
PHASE II CONDITION	76,995 SF	55.5%	
DIFFERENCE (EX. VS PROP.)	-1,193 SF	-0.9%	

7250 Property IMPERVIOUS SURFACE			
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PHASE II CONDITION	63,407 SF	45.7%	
DIFFERENCE (EX. VS PROP.)	20,321 SF	14.7%	

Cumulative IMPERVIOUS SURFACE			
EXISTING CONDITION	121,274 SF	57.2%	
PHASE I CONDITION	124,047 SF	58.5%	
PHASE II CONDITION	140,402 SF	66.3%	
DIFFERENCE (EX. VS PROP.)	19,128 SF	9.0%	

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SITE PLAN LEGEND:

- PHASE II CONSTRUCTION LIMITS
- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE), SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
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David J. Knaebie
David J. Knaebie
DATE 11/10/23 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/29/2022	CITY SUBMITTAL
07/20/2022	FINAL SUBMISSION
10/20/23	FINAL PDS SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

DRAWN BY: AM REVIEWED BY: DK
PROJECT NUMBER: 21419

PH. 2 SITE PLAN

C2.1

