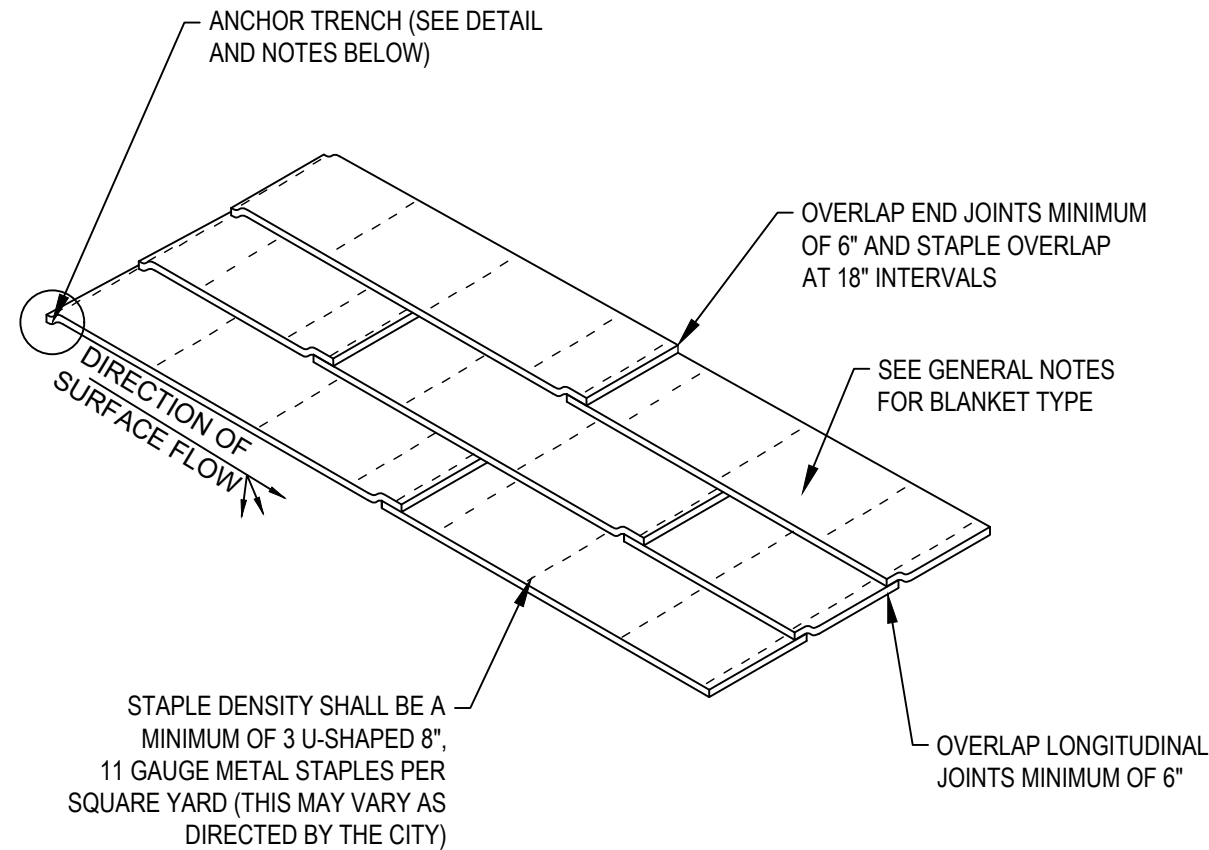


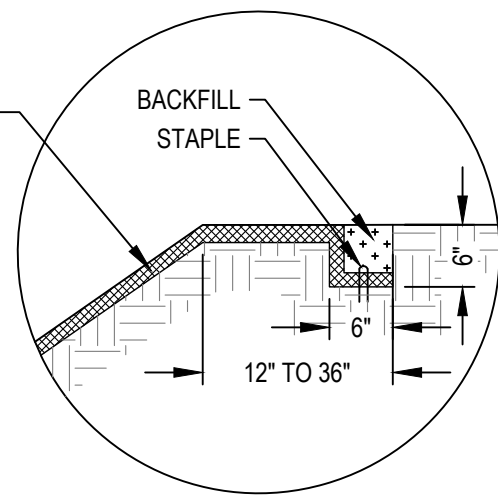
SECTION

1
C-801 SILT FENCE MACHINE SLICED
NOT TO SCALE



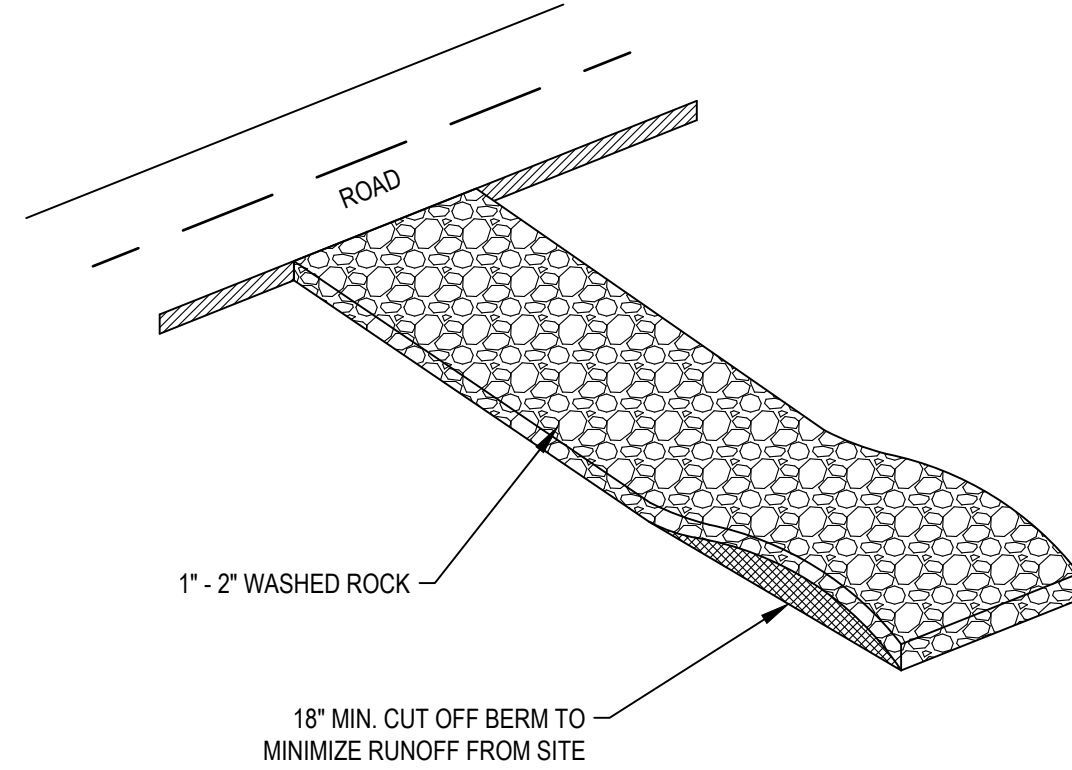
ISOMETRIC

ANCHOR TRENCH INSTALLATION:
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT



ANCHOR TRENCH DETAIL

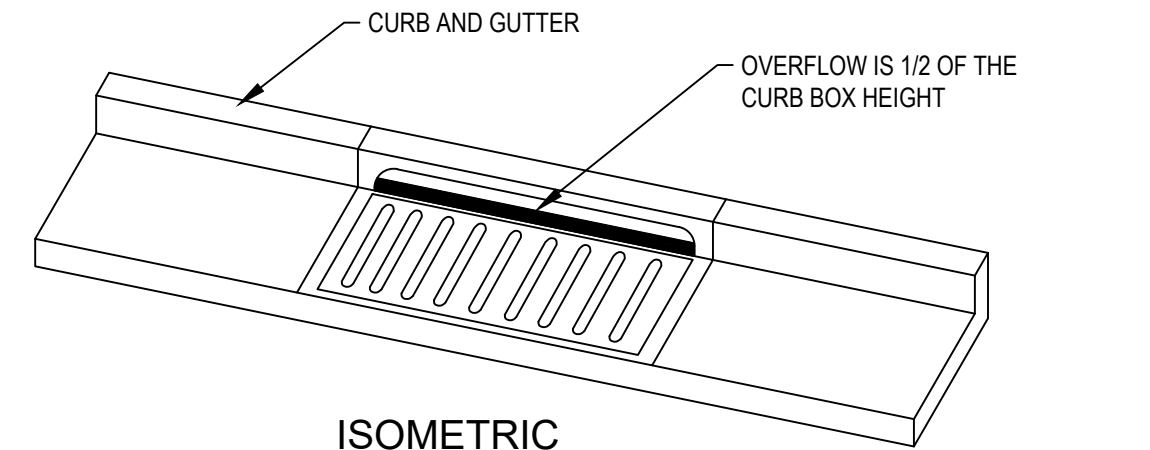
2
C-801 EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE



ISOMETRIC

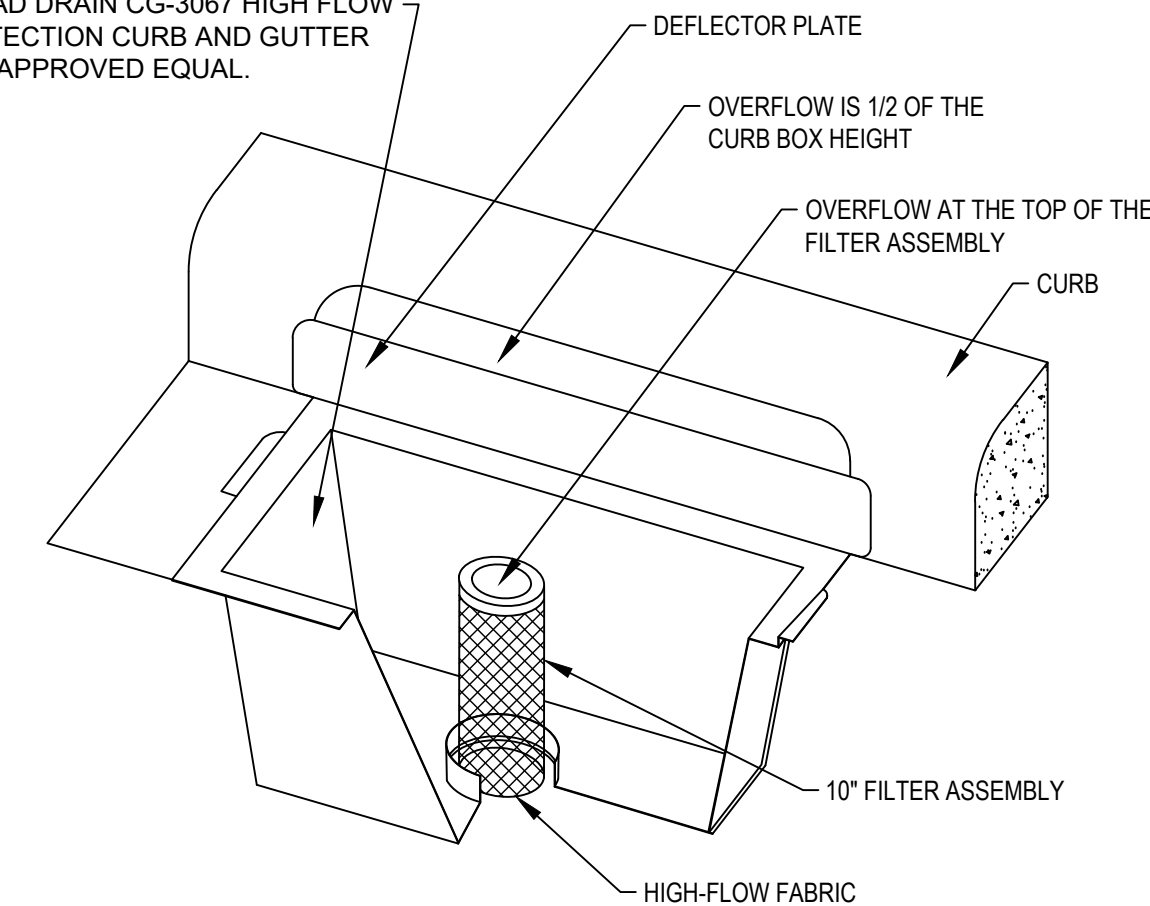
NOTES:
1. FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.
2. ENTRANCE MUST BE MAINTAINED TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS.
3. FUGITIVE ROCKS SHALL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

3
C-801 ROCK CONSTRUCTION EXIT
NOT TO SCALE

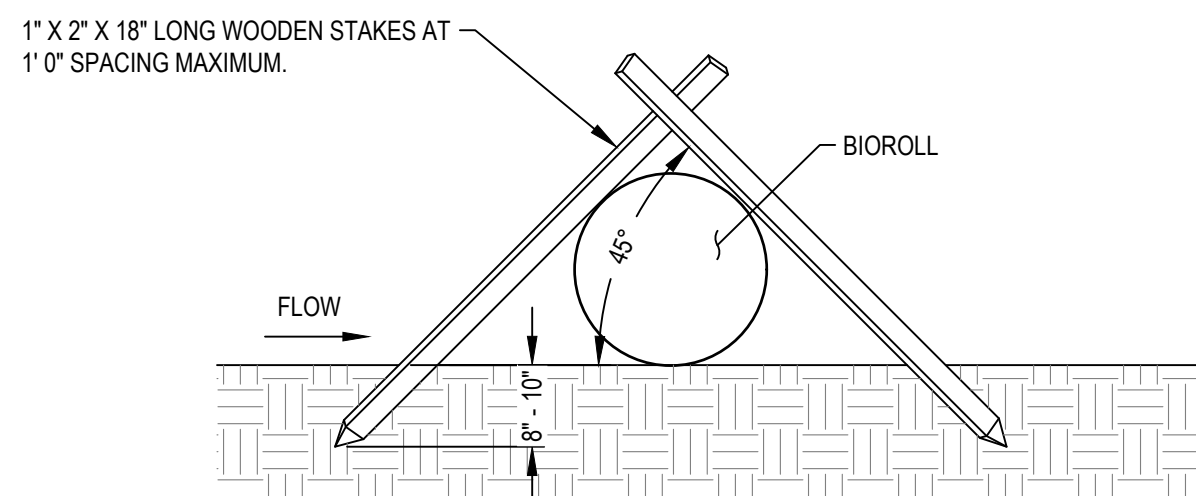


ISOMETRIC

WIMCO ROAD DRAIN CG-3067 HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR APPROVED EQUAL.



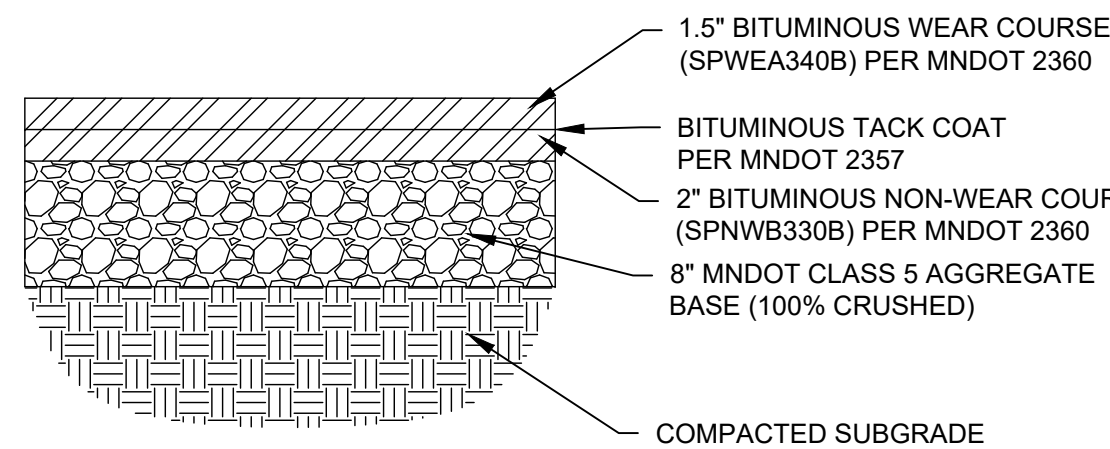
4
C-801 INLET PROTECTION CATCH BASIN INSERT
NOT TO SCALE



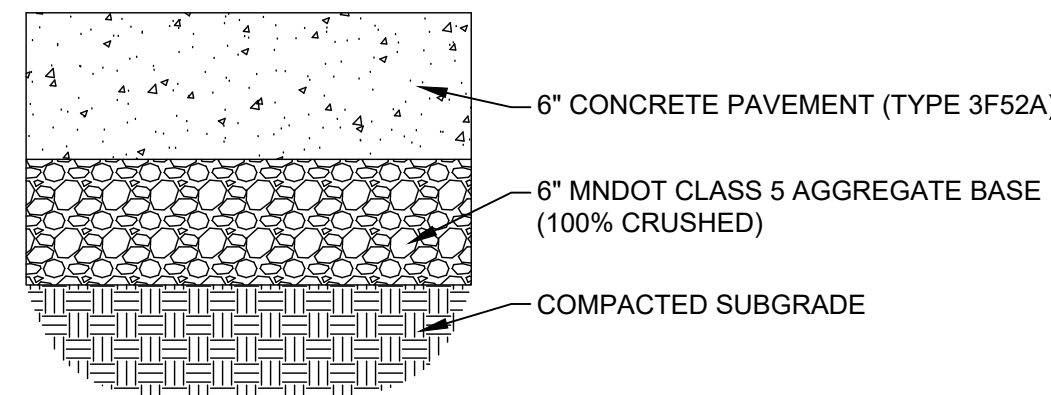
SECTION

NOTE: IF PLACED ON PAVED SURFACE, DO NOT STAKE INTO SURFACE. CONTRACTOR SHALL ENSURE BIOROLL IS PROPERLY FUNCTIONING AT LEAST DAILY AND AS REQUIRED BY THE SWPPP/NDPS PERMIT, IF APPLICABLE.

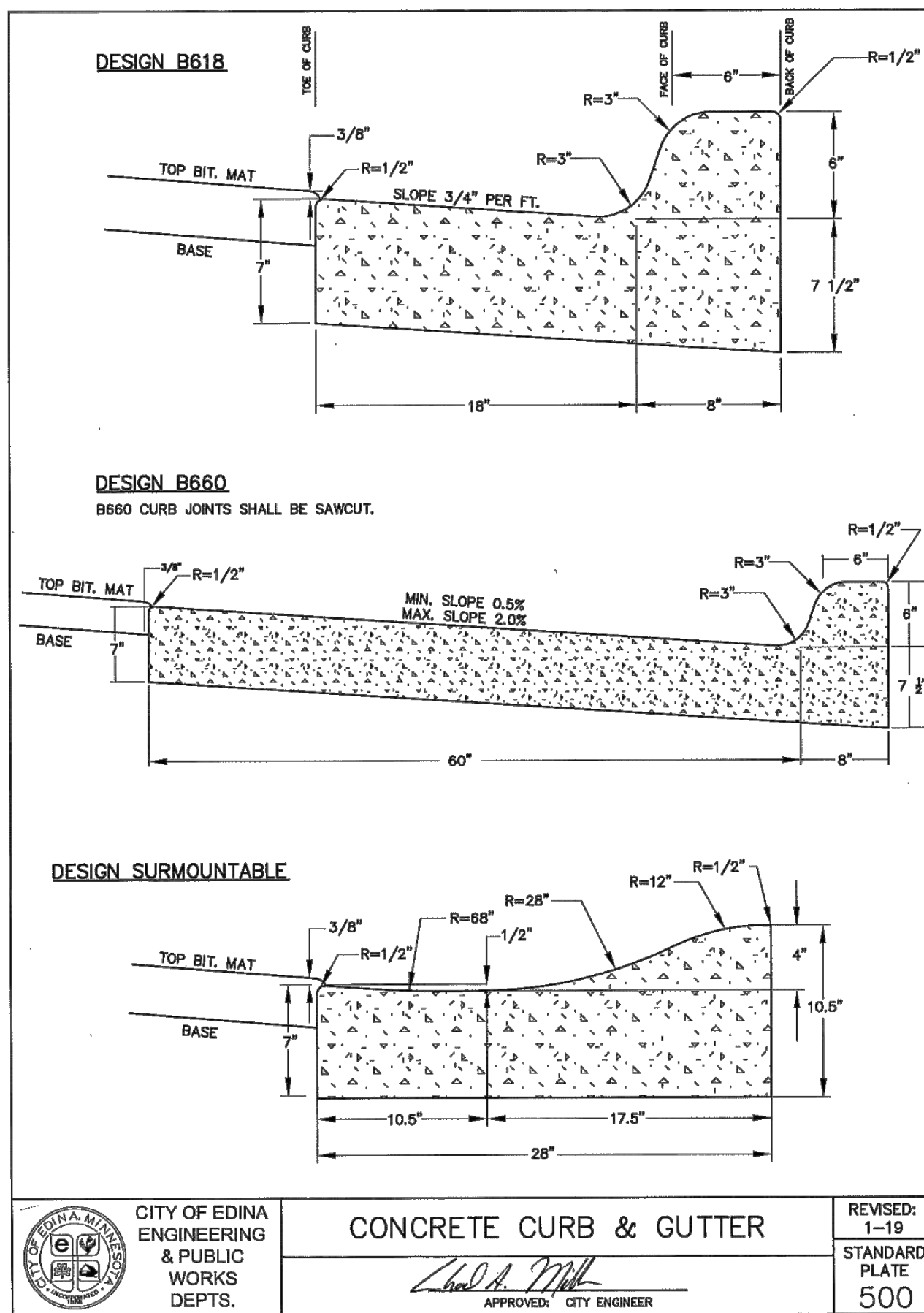
5
C-801 BIOROLL
NOT TO SCALE



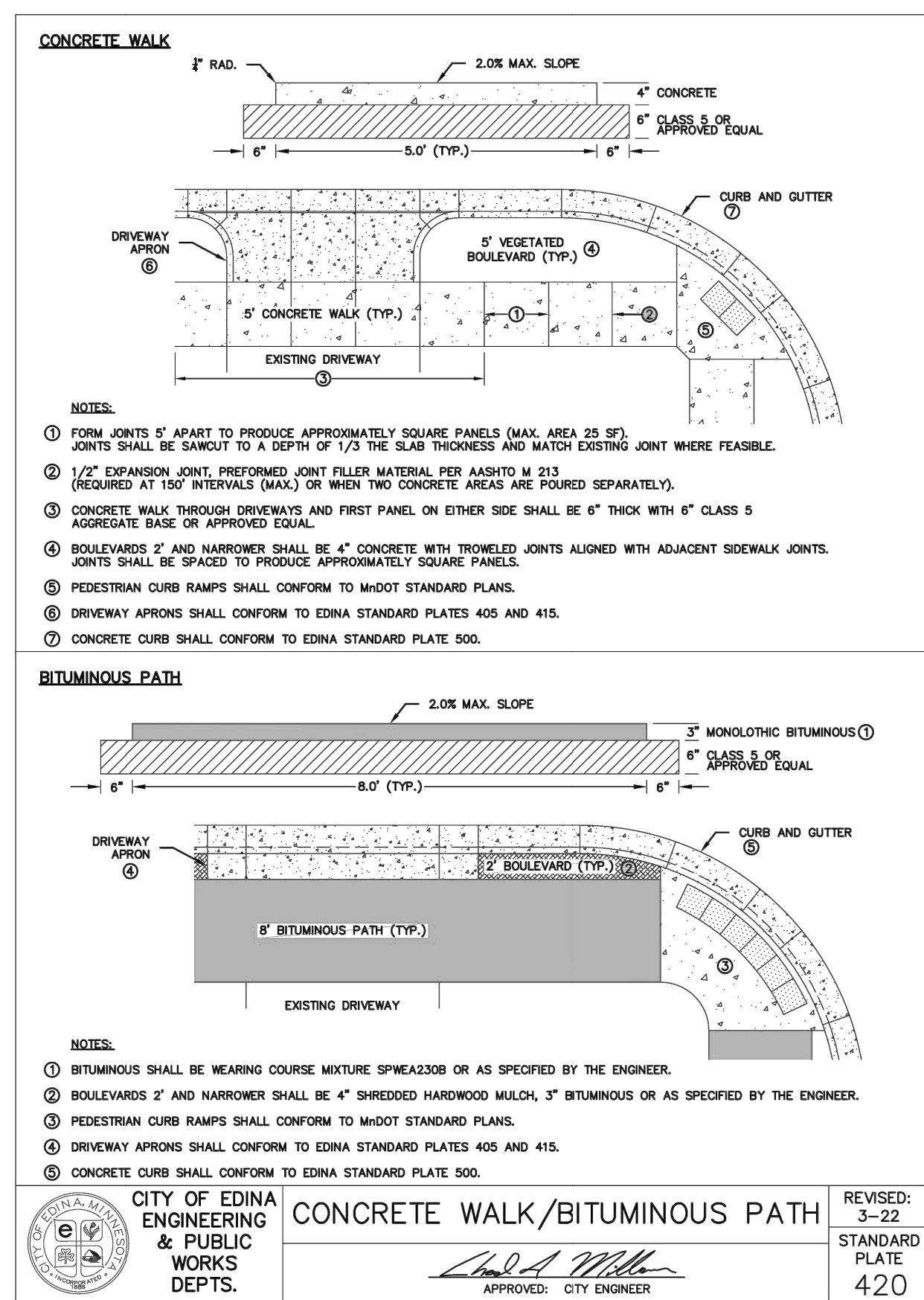
6
C-801 BITUMINOUS PAVEMENT
NOT TO SCALE



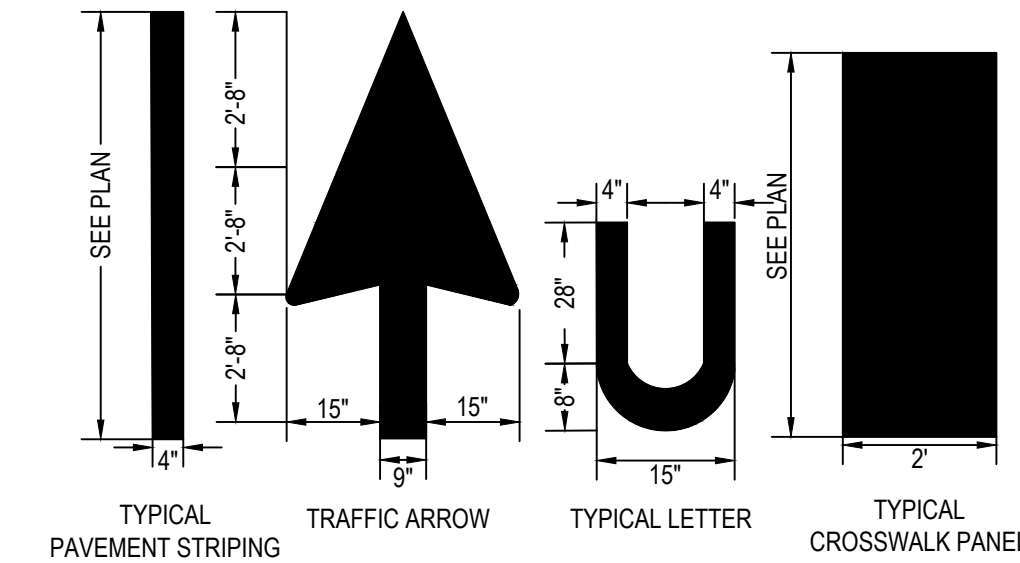
7
C-801 CONCRETE PAVEMENT
NOT TO SCALE



CITY OF EDINA
ENGINEERING & PUBLIC WORKS DEPTS.
CONCRETE CURB & GUTTER
APPROVED: CITY ENGINEER
REVISED: 1-19
STANDARD PLATE 500

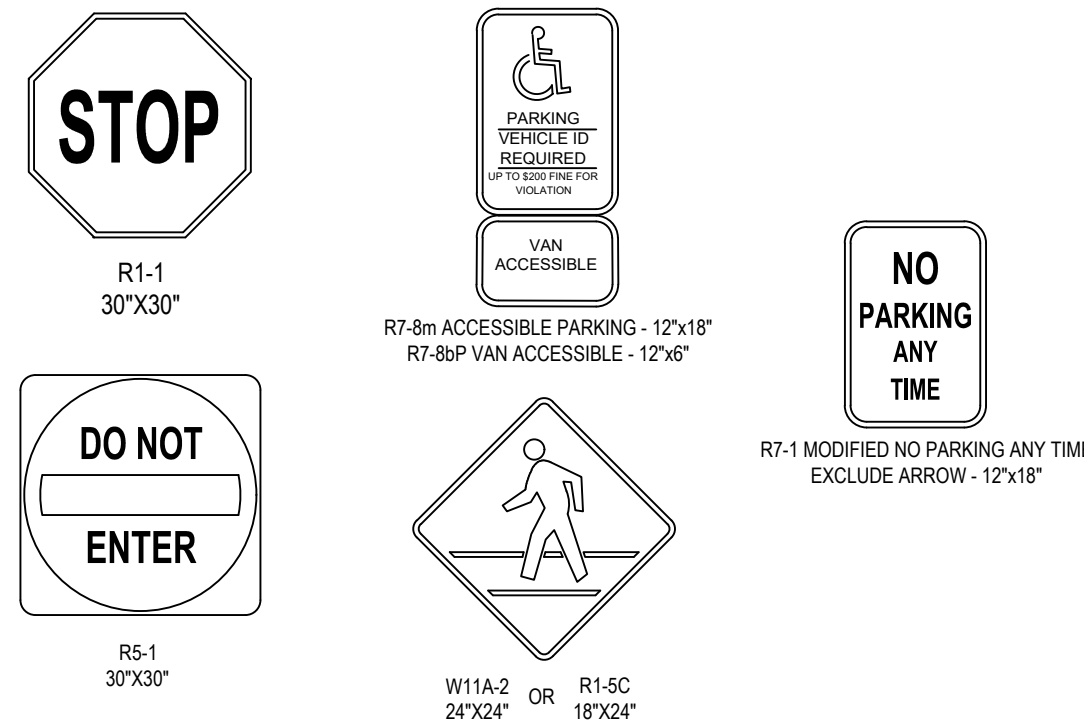


CITY OF EDINA
ENGINEERING & PUBLIC WORKS DEPTS.
CONCRETE WALK/BITUMINOUS PATH
APPROVED: CITY ENGINEER
REVISED: 3-22
STANDARD PLATE 420

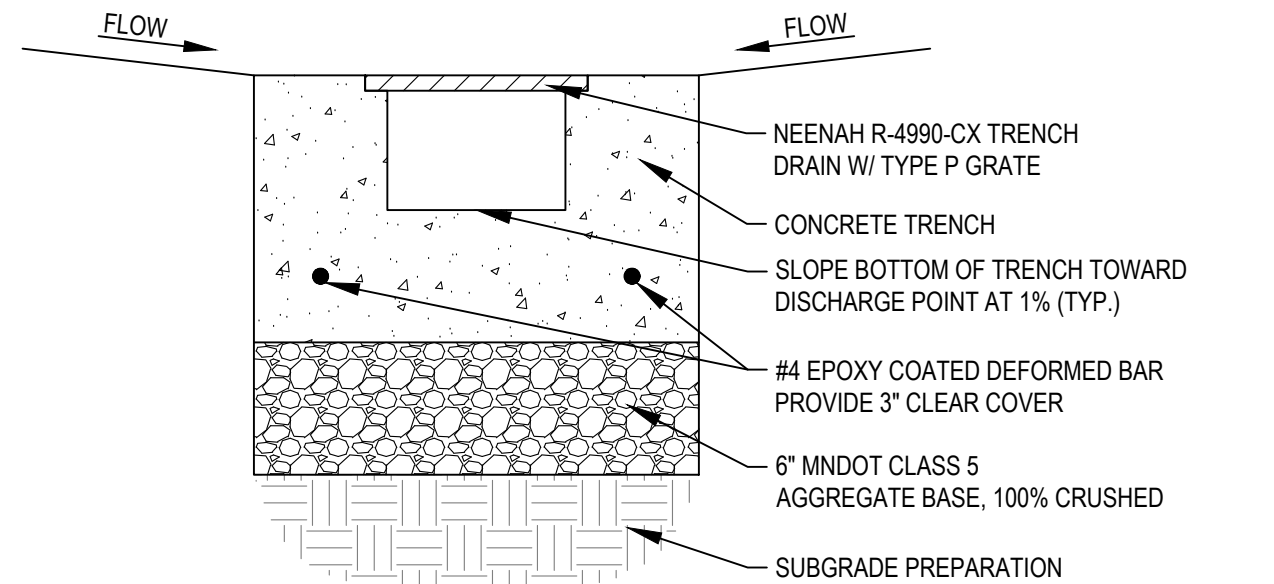


- NOTES:
1. PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.
 2. PAINT SHALL BE NON-REFLECTIVE WHITE PAINT FOR ALL TYPICAL PAVEMENT MARKINGS

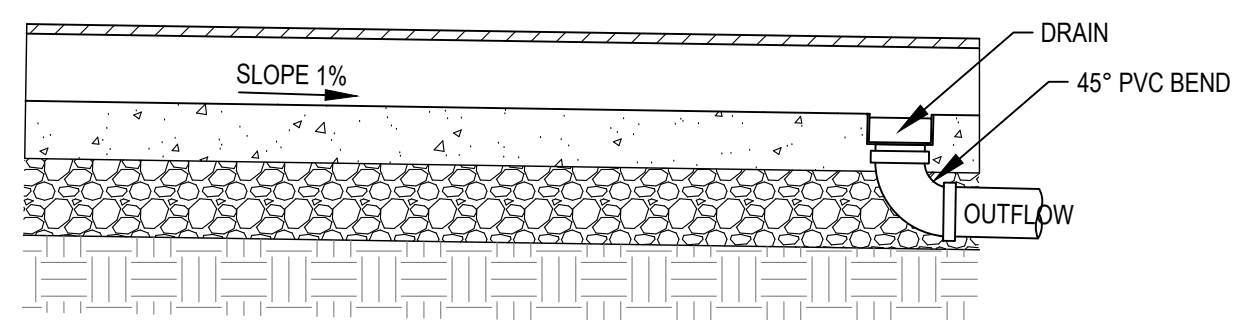
1 TYPICAL PAVEMENT MARKINGS
C-802 NOT TO SCALE



2 STANDARD PARKING LOT SIGNS
C-802 NOT TO SCALE

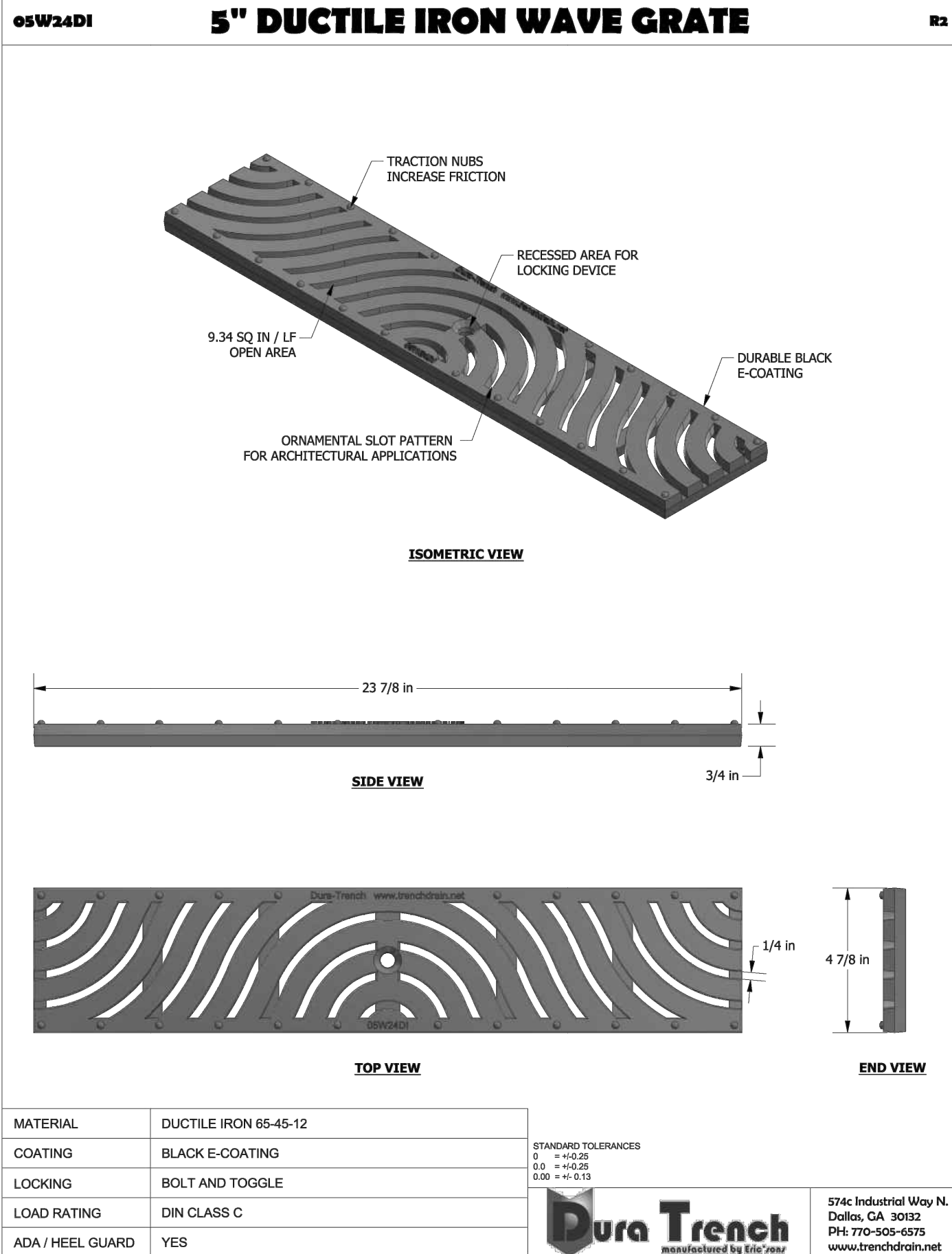


SECTION

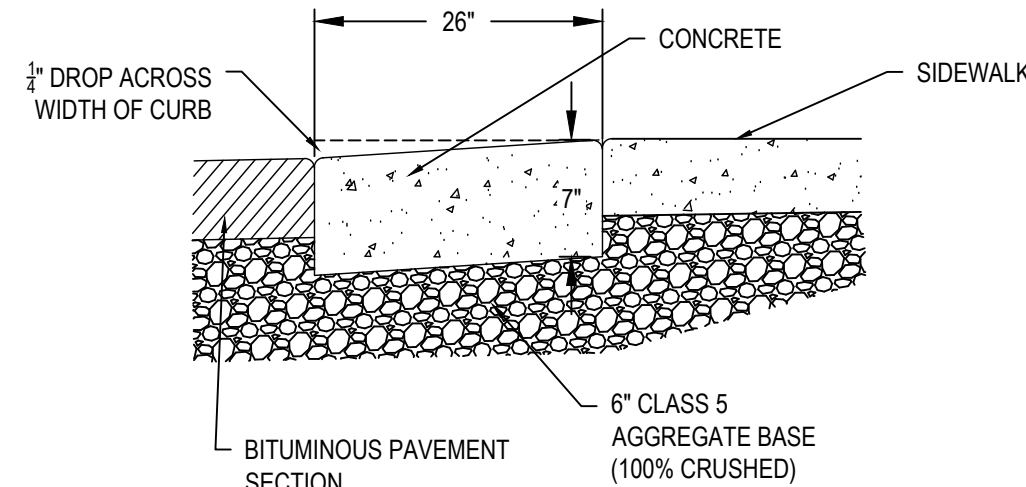


PROFILE

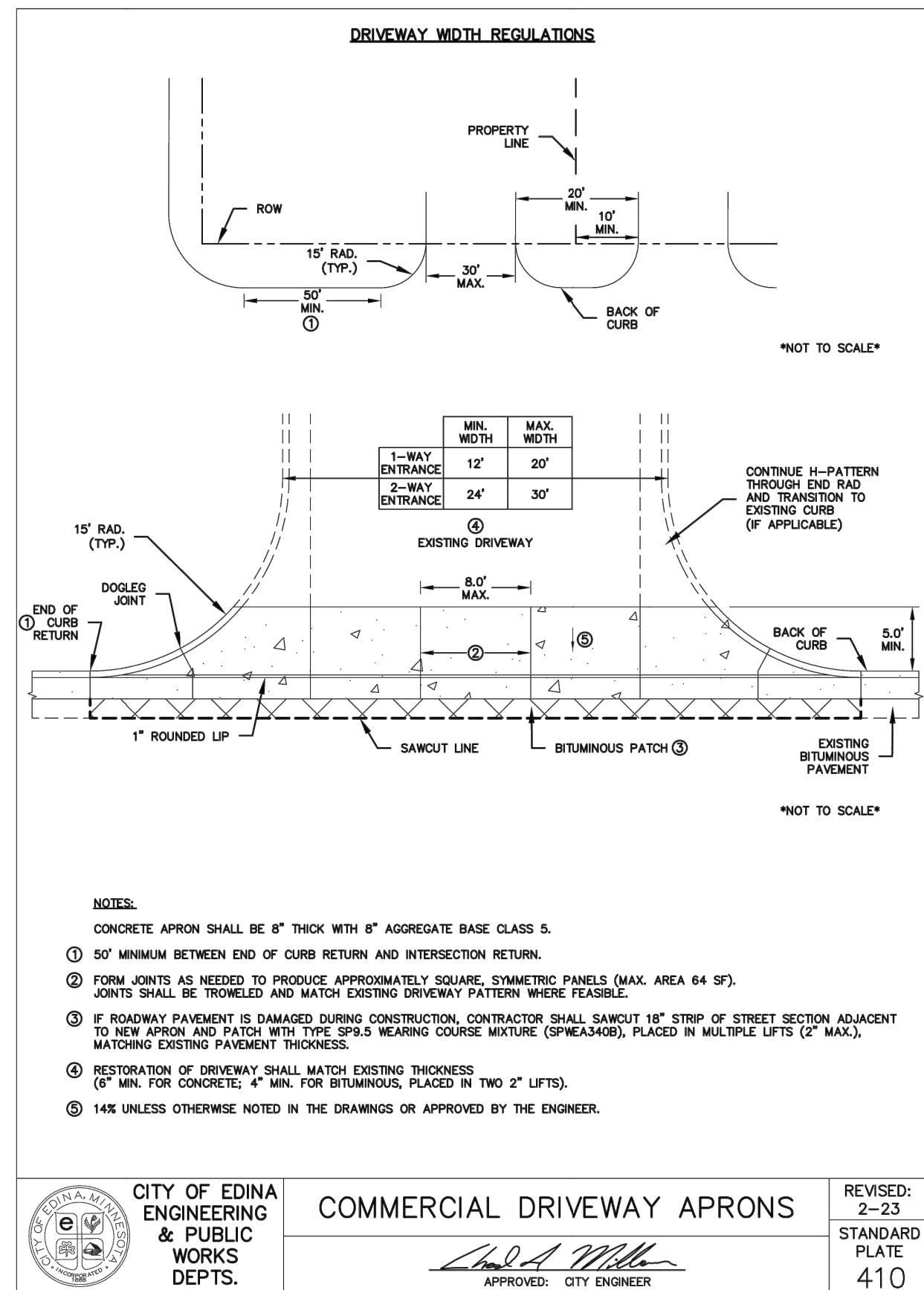
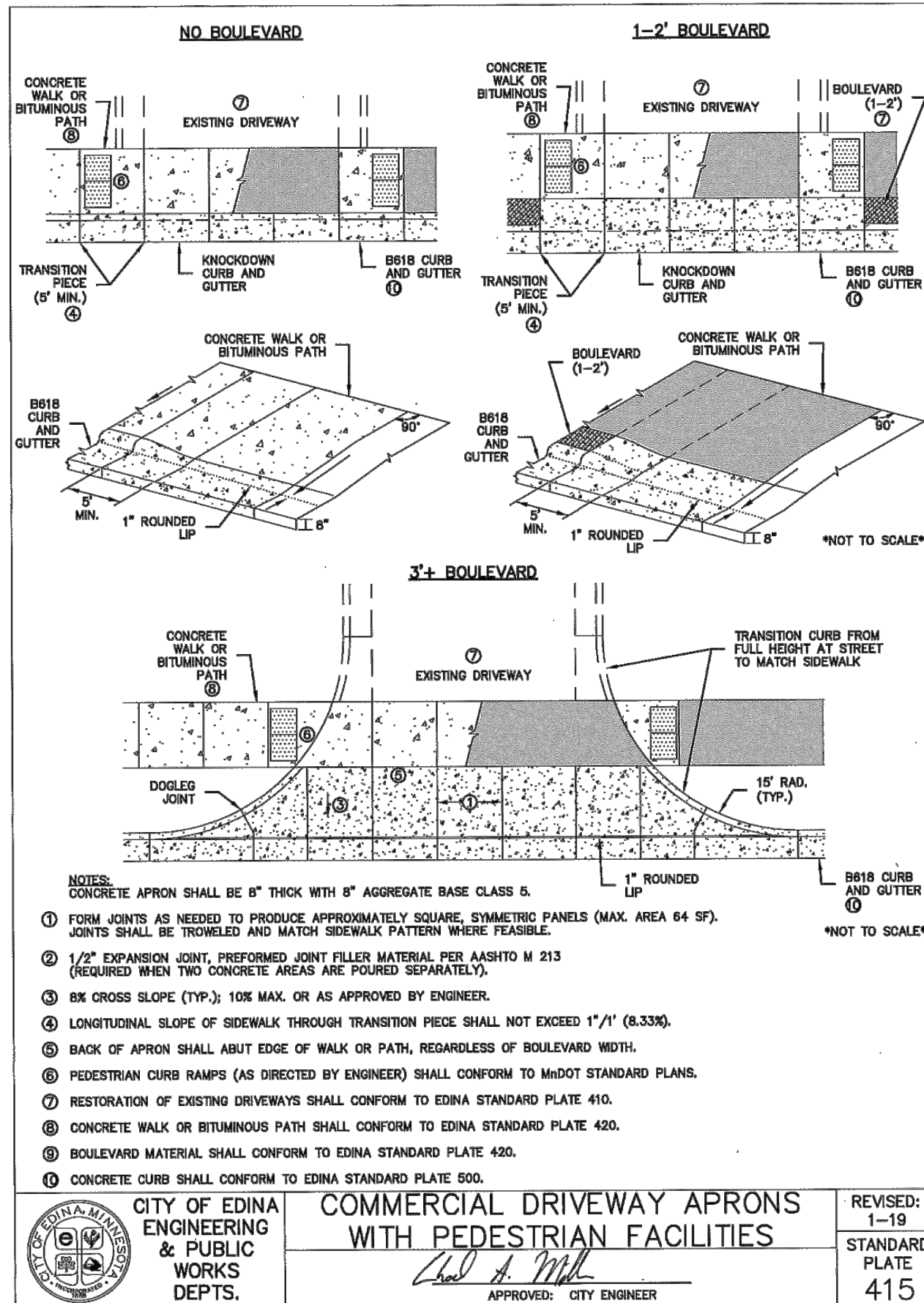
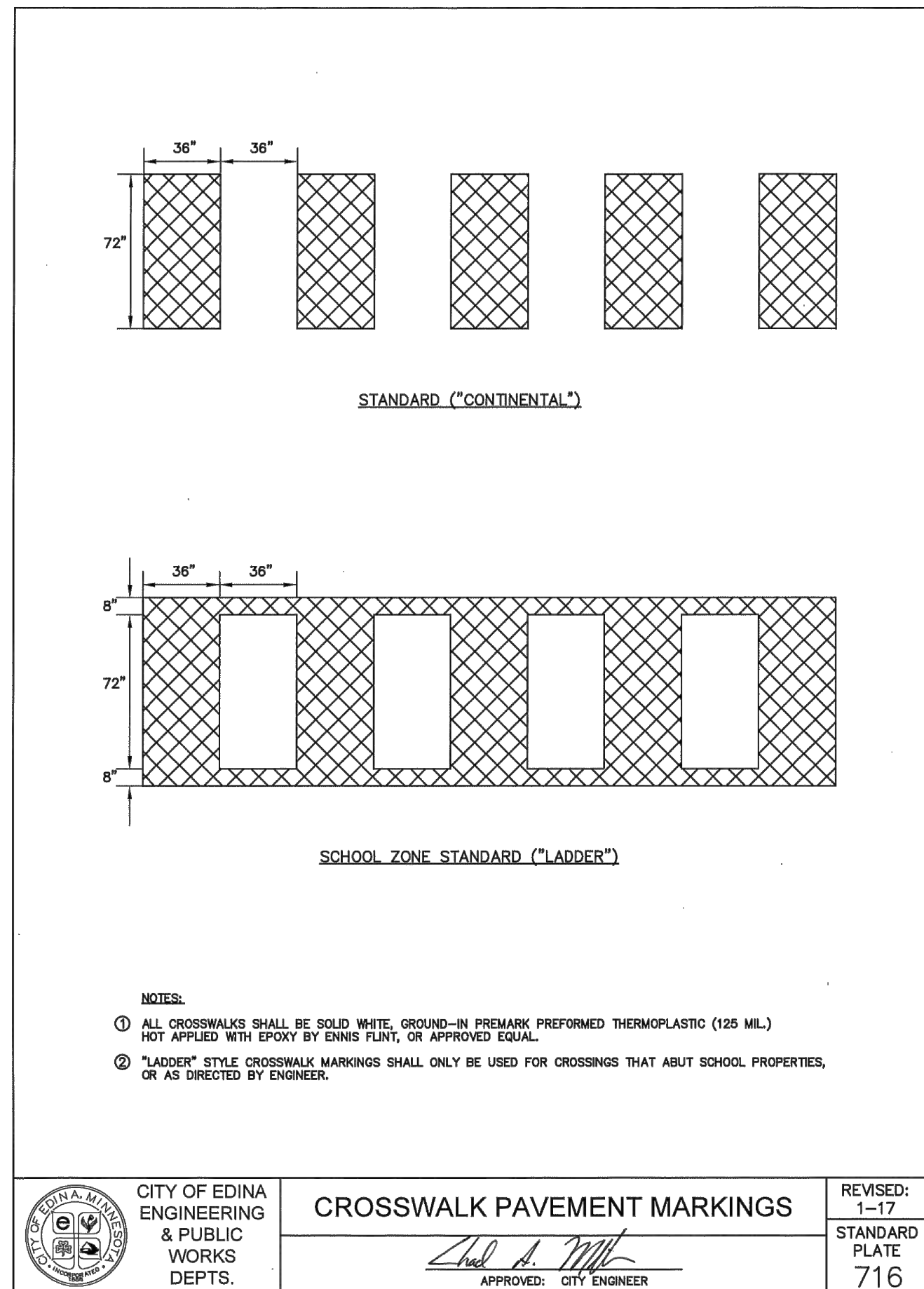
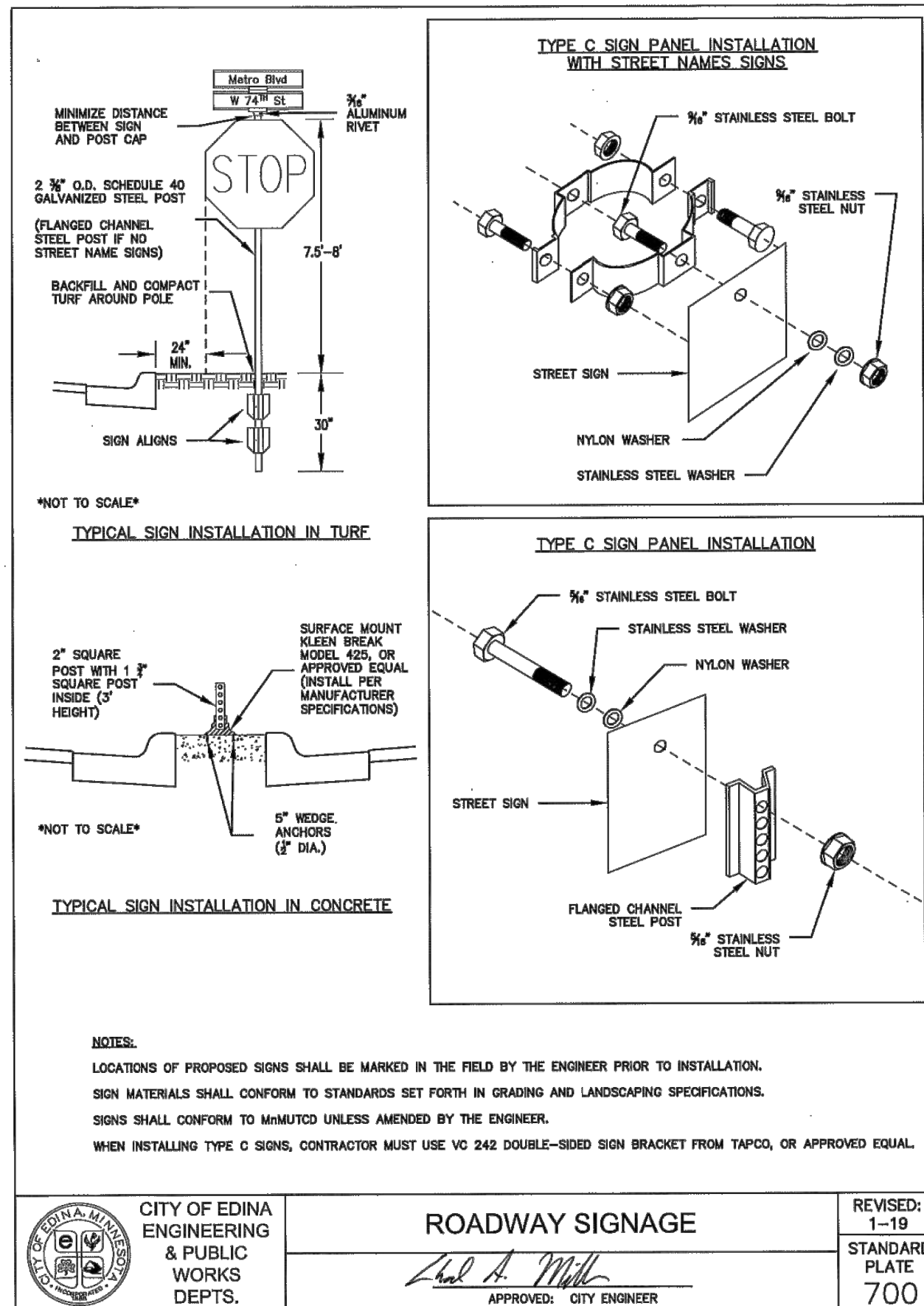
3 CONCRETE TRENCH DRAIN
C-802 NOT TO SCALE

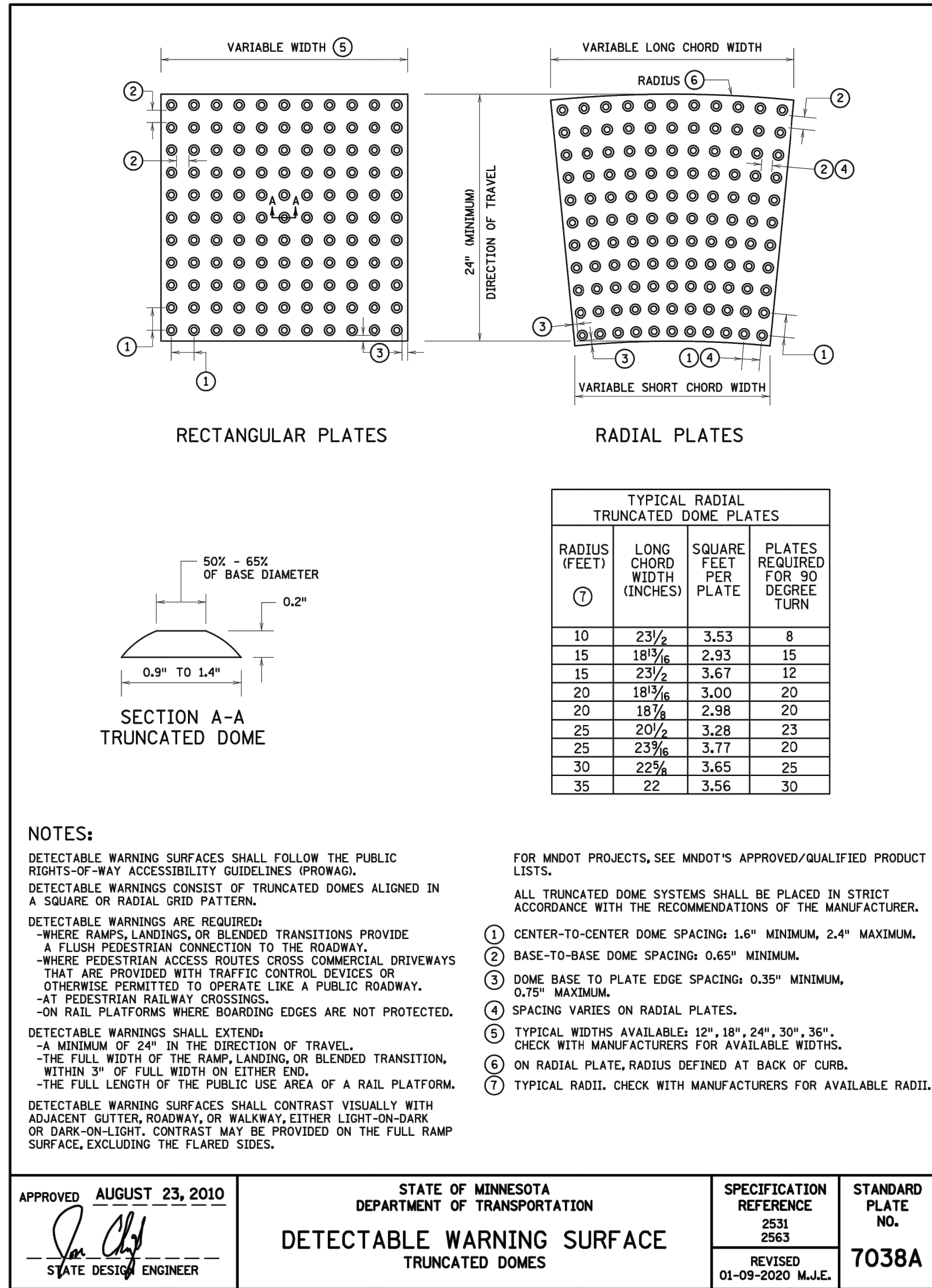
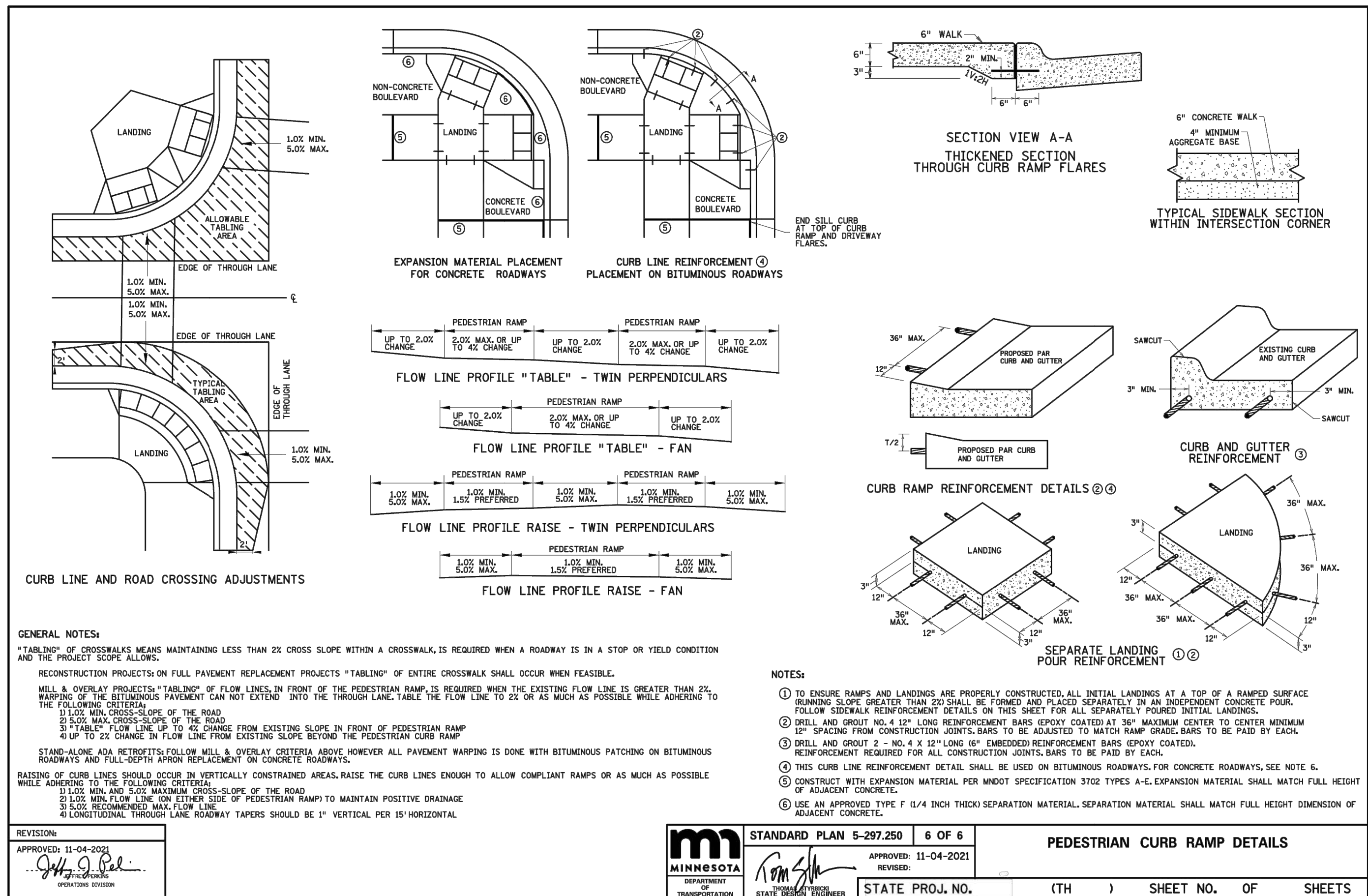
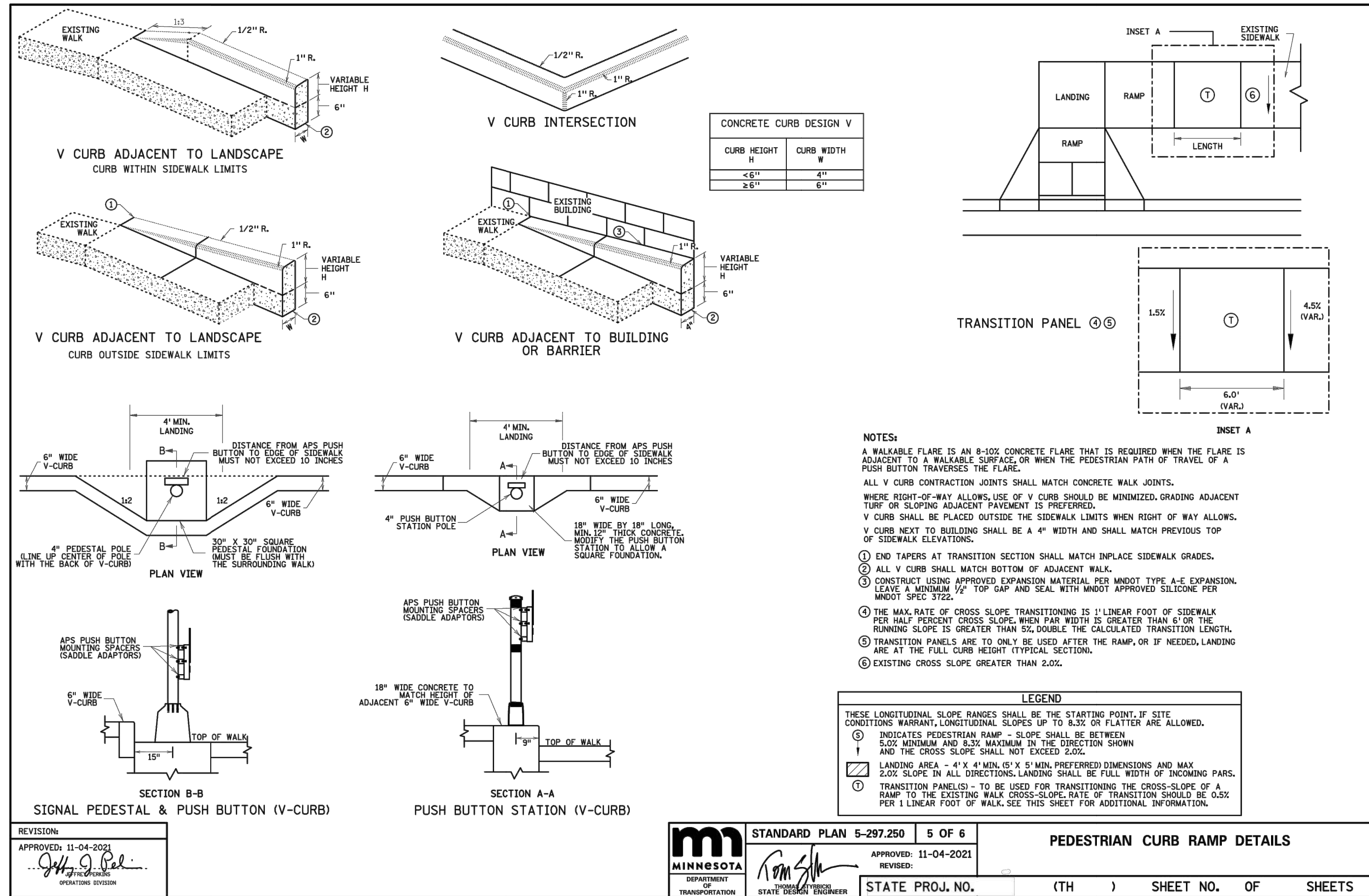


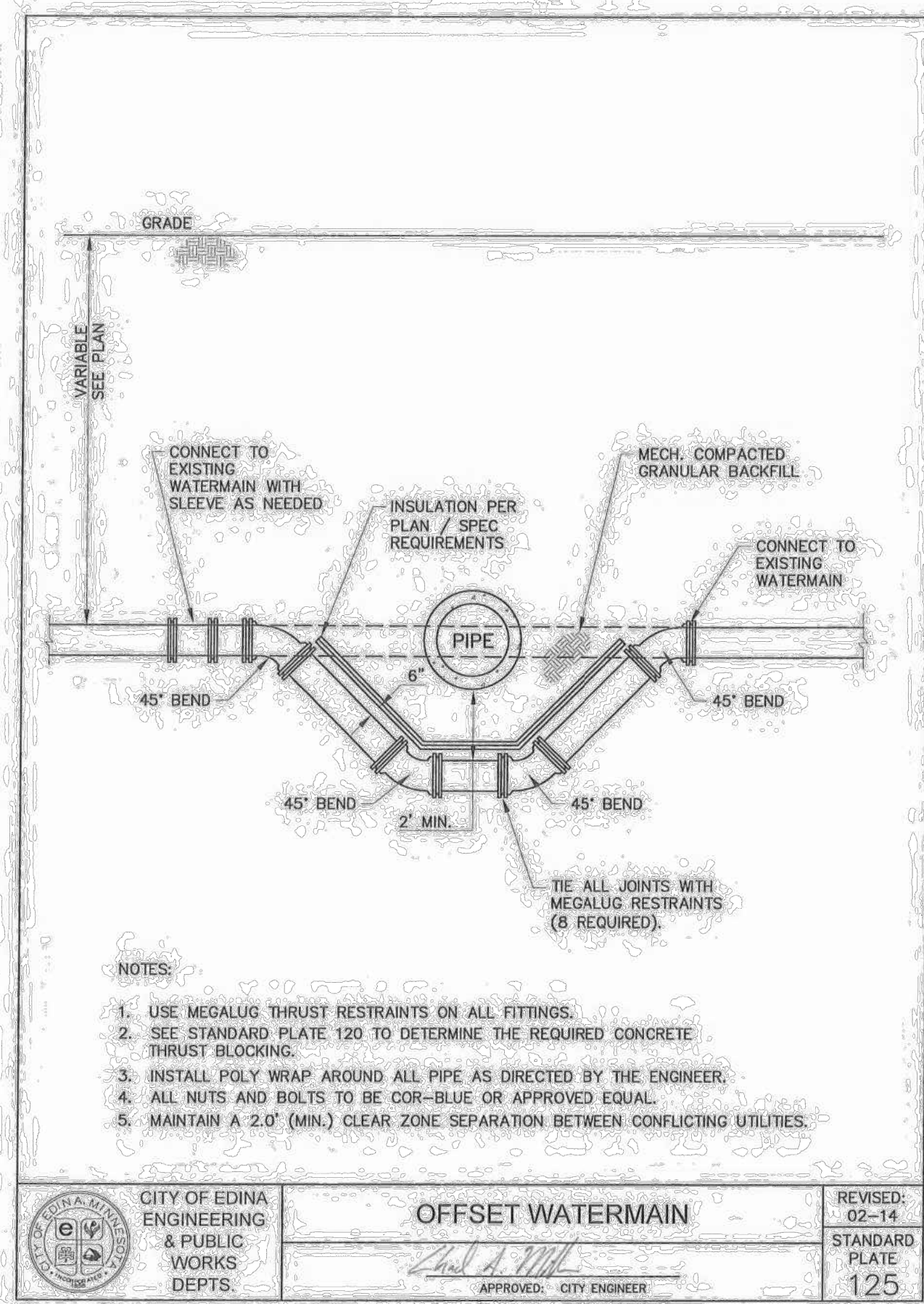
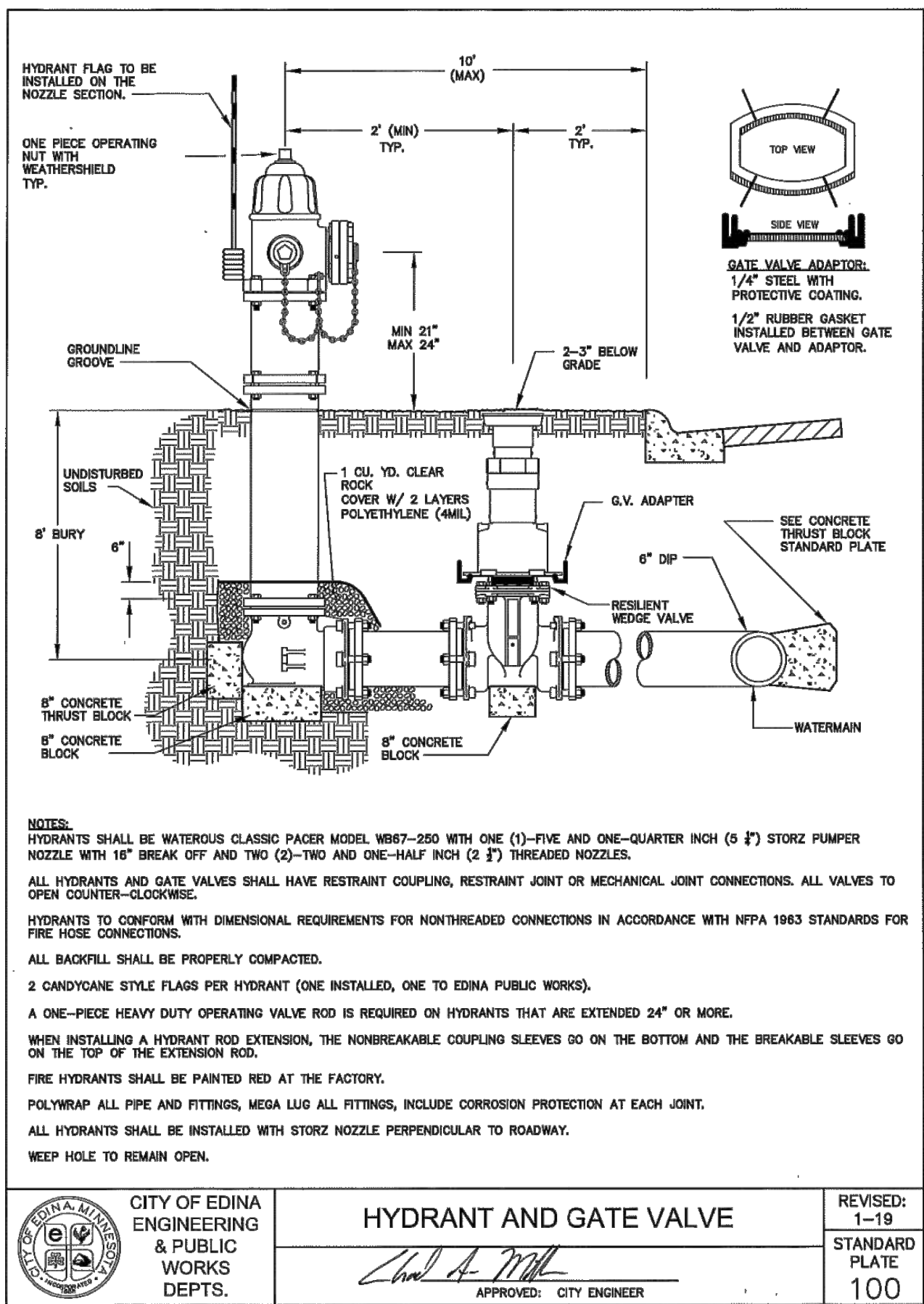
4 DURA TRENCH TRENCH DRAIN
C-802 NOT TO SCALE



5 RIBBON CURB
C-802 NOT TO SCALE







CERTIFICATION:

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.

LICENSE NO.: _____

DATE: _____

PROJECT NO.:	19380686	
DWN BY:	CHKD BY:	APP'D BY:
MDH	JRA	JRA
ISSUE DATE: 04/26/2024		
ISSUE NO.: 1		
SHEET TITLE:		
DETAILS		
SHEET NO.:		
C-806		

STORMTRAP INSTALLATION SPECIFICATION

1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 (STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES). THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS ARE PROVIDED FOR EMPHASIS. THE MENTION OF THESE ITEMS DOES NOT PRECLUDE THE INSTALLING CONTRACTOR FROM FOLLOWING ASTM C891 IN ITS ENTIRETY AND IMPLEMENTING ALL APPROPRIATE MEASURES. THE INSTALLING CONTRACTOR OWNS AND IS RESPONSIBLE FOR THE STORMTRAP SYSTEM UPON REMOVAL OF THE MODULES FROM THE DELIVERY TRUCK THROUGH "FINAL CONSTRUCTION". FINAL CONSTRUCTION IS ACHIEVED WHEN ALL MODULES ARE SET, FULLY BACKFILLED, AND WHEN FINAL FINISHED GRADES ARE REACHED. THE CONTRACTOR IS RESPONSIBLE FOR ANY COUNTERMEASURES NECESSARY TO RESIST UPLIFT/BUOYANCY BEFORE "FINAL CONSTRUCTION" IS ACHIEVED.

2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.

3. STORMTRAP MODULES CAN BE PLACED ON A LEVEL, 6" FOUNDATION OF 3" AGGREGATE EXTENDING 2'-0" PAST THE OUTSIDE OF THE SYSTEM (SEE DETAIL 1) AND SHALL BE PLACED ON PROPERLY COMPACTED SOILS (SEE SHEET 1.1 FOR SOIL BEARING CAPACITY REQUIREMENTS), AND IN ACCORDANCE WITH ASTM C891 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST UTILITY STRUCTURES.

4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED 3" (SEE DETAIL 2). IF THE SPACE EXCEEDS 3", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.

5. STORMTRAP MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT STORMTRAP FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.

6. THE HORIZONTAL JOINT BETWEEN THE TOP AND BASE LEG CONNECTIONS OF ALL PERIMETER STORMTRAP MODULES SHALL BE SEALED WITH PREFORMED MASTIC JOINT TAPE ACCORDING TO ASTM C891, 8.8 AND 8.12. (SEE DETAIL 3). THE MASTIC JOINT TAPE DOES NOT PROVIDE A WATERTIGHT SEAL.

7. ALL EXTERIOR ROOF AND EXTERIOR VERTICAL WALL JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 8" WIDE PRE-FORMED, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN, HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 4, 5). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:

7.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE JOINT WRAP IS TO BE APPLIED.

7.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.

8. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.

9. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.

10. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.

DETAIL 1

DETAIL 2

DETAIL 3

DETAIL 4

DETAIL 5

8" WIDE JOINT WRAP (SEE NOTE 7)

8" WIDE JOINT WRAP (SEE NOTE 7)

1" # JOINT TAPE (SEE NOTE 8)

6" STONE BASE (SEE NOTE 3)

2'-0" OVERHANG (SEE NOTE 3)

8" WIDE JOINT WRAP (SEE NOTE 7)

8" WIDE JOINT WRAP (SEE NOTE 7)

3" GAP MAX. (SEE NOTE 4)

EXTERIOR WALL OF STORMTRAP

TOP OF STORMTRAP

StormTrap®
PHOTOS LISTED AS: [http://stormtrap.com/photos]

1287 WINDHAM PARKWAY
ROSEMOUNT, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

PROJECT INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.0

StormTrap®
PHOTOS LISTED AS: [http://stormtrap.com/photos]

1287 WINDHAM PARKWAY
ROSEMOUNT, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

PROJECT INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

StormTrap®
PHOTOS LISTED AS: [http://stormtrap.com/photos]

1287 WINDHAM PARKWAY
ROSEMOUNT, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

PROJECT INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

STORMTRAP MODULE LIFTING SPECIFICATION

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE.

2. MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).

3. CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.

4. IT IS UNDERSTOOD AND AGREED THAT AT ALL TIMES DURING WHICH HOISTING AND RIGGING EQUIPMENT IS BEING SUPPLIED TO THE PURCHASER, OPERATOR OF SUCH EQUIPMENT SHALL BE IN CHARGE OF HIS ENTIRE EQUIPMENT AND SHALL AT ALL TIMES BE THE JUDGE OF THE SAFETY AND PROPERTY OF ANY SUGGESTION TO HIM FROM THE SELLER, ITS AGENTS OR EMPLOYEES. PURCHASER AGREES TO SAVE, INDEMNIFY AND HOLD HARMLESS SELLER FROM ALL LOSS, CLAIMS, DEMANDS OR CAUSES OF ACTION, WHICH MAY ARISE FROM THE EXISTENCE OR OPERATION OF SAID EQUIPMENT.

TOP MODULE
LIFTING DETAIL

END PANEL
LIFTING DETAIL

BASE MODULE
LIFTING DETAIL

END PANEL ERECTION/INSTALLATION SPECIFICATION

1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.

2. PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS).

3. CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).

4. ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.

5. JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).

STEP 1

STEP 2

DETAIL 6

PANEL CONNECTION
ELEVATION VIEW

CONNECTION HOOKS PROVIDED BY STORMTRAP AND INSTALLED BY CONTRACTOR (SEE DETAIL 6)

SIDE OF STORMTRAP MODULE

SIDE OF END PANEL

StormTrap®
PHOTOS LISTED AS: [http://stormtrap.com/photos]

1287 WINDHAM PARKWAY
ROSEMOUNT, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

PROJECT INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 4'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 2'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED. SEE SHEET 2.0 FOR SIZES AND LOCATIONS.

2. UNLESS OTHERWISE SPECIFIED, PLASTIC COATED STEEL STEPS PRODUCED BY M.A. INDUSTRIES PART #PSS-PPC OR APPROVED EQUAL (SEE STEP DETAIL) ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES. ALL ENSUING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.

3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.

4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.

5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.

6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)

STEP DETAIL

1'-4"

1'-5 1/2"

1'-4 1/2"

10 1/2"

7"

MEETS:
OPSS 1351.08.02
BNO
ASTM C-478.95a
ASTM D4-101.95b
AASHTO M-199
ASTM 4A-15

*** NOTICE ***
03-25-2022
DUE TO CURRENT INCONSISTENCIES IN THE 16" STEP SUPPLY, STORMTRAP MAY SUBSTITUTE THE 16" STEP WITH THE CLOSEST ALTERNATIVE LENGTH STEP UNTIL THE SUPPLY CHAIN ISSUE IS RESOLVED.

RISER/STAIR DETAIL

FRAME & COVER AS SPECIFIED BY ENGINEER (SUPPLIED BY OTHERS)

PRECAST CONCRETE ADJUSTING RINGS, BARREL OR CONE SECTIONS AS NEEDED (SEE ACCESS OPENING SPECIFICATION NOTE 6, (SUPPLIED BY OTHERS)

NON-SHRINK GROUT

STORMTRAP MODULE

PIPE OPENING SPECIFICATION

1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".

2. CONNECTING PIPES MAY BE INSTALLED WITH A 1'-0" CONCRETE COLLAR AND AN AGGREGATE CRADLE (AS REQUIRED) FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI MAY BE USED.

3. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

PIPE INSTALLATION INSTRUCTIONS

1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.

2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.

3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

NOTCHED PIPE CONNECTION DETAIL
WHEN PIPE INVERT IS AT
INVERT OF STORMTRAP SYSTEM

HIGH STRENGTH, NON-SHRINK GROUT

WALL OF STORMTRAP

1'-0" x 1'-0" CONCRETE COLLAR (AS REQUIRED)

INLET/OUTLET PIPE

AGGREGATE CRADLE (AS REQUIRED)

STORMTRAP MODULE BASE SLAB

IF A PIPE IS PROPOSED AT THE SYSTEM INVERT, NOTCH PIPE TO ALLOW PIPE INVERT TO MEET SYSTEM INVERT

StormTrap®
PHOTOS LISTED AS: [http://stormtrap.com/photos]

1287 WINDHAM PARKWAY
ROSEMOUNT, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

PROJECT INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

PIPE / ACCESS
OPENING
SPECIFICATION

SHEET NUMBER:

5.0

STORMTRAP ZONE INSTALLATION SPECIFICATION/PROCEDURE

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST BE DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS. BACKFILL MUST BE FREE-DRAINING MATERIAL. SEE ZONE 2 BACKFILL CHART ON THIS PAGE FOR APPROVED BACKFILL OPTIONS. IF NATIVE EARTH IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS). ALL MODULES MUST BE SET AND ALL SIDES MUST BE FULLY BACKFILLED BEFORE TRAVEL OVERTOP THE SYSTEM IS PERMITTED. SEE NOTE 2 FOR EXCEPTIONS AND LIMITATIONS.

2. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED IN MINIMUM 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN LIVE LOAD LISTED ON SHEET 1.0 TRAVEL OVERTOP THE SYSTEM. IF TRAVEL OVER THE SYSTEM OCCURS BEFORE THE MINIMUM DESIGN COVER IS ACHIEVED, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. VEHICLES AND MACHINERY USED TO PLACE FILL MATERIAL ON TOP OF THE SYSTEM SHALL TRAVEL PARALLEL TO THE LONGITUDINAL AXIS OF THE STORMTRAP MODULES WHENEVER POSSIBLE.

3. THE VIBRATORY FUNCTION OF ANY ROLLER, COMPACTOR, VEHICLE, ETC. SHALL NOT BE USED OVERTOP THE SYSTEM WITHOUT PRIOR APPROVAL FROM STORMTRAP. IN SOME CASES, HAND COMPACTION MAY BE NECESSARY TO ENSURE THAT THE ALLOWABLE DESIGN LOADING IS NOT EXCEEDED.

4. STONE AGGREGATE FOUNDATION IN ZONE 1 MAY BE REQUIRED FOR THE FOLLOWING:

A.) INELTRATION – IF INFILTRATION IS REQUIRED, A FREE DRAINING MATERIAL SHALL BE USED AT A DEPTH DETERMINED BY THE FOR. FREE DRAINING AGGREGATE IS DEFINED AS BOX AGGREGATE RETAINED ON 3/8" SIEVE, MAJORITY OF AGGREGATE SIZE BETWEEN 3/4" AND 1", AND ONLY 5% OF MATERIAL PASSING #3/8" SIEVE.

B.) LEVELING – STORMTRAP RECOMMENDS STONE SUBBASE FOR LEVELING PURPOSES ONLY (OPTIONAL).

ZONE CHART

ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1	FOUNDATION AGGREGATE	AS 3/4" STONE ANGULAR AGGREGATE (SEE NOTE 4)
ZONE 2	BACKFILL	UNITED SOILS CLASSIFICATION (GW, GP, SW, SP) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF

APPROVED ZONE 2 BACKFILL OPTIONS

OPTION	REMARKS
3" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL (ASTM SIZE #57) AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL.
ROAD PACK	STONE AGGREGATE 100% PASSING THE 1-1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM SIZE #487). GEOFABRIC AS PER GEOTECHNICAL ENGINEER RECOMMENDATION.

BACKFILL DETAIL

ZONE 3

ZONE 2

ZONE 1

STEEPED OR SERRATED AND APPLICABLE OSHA REQUIREMENTS (SEE INSTALLATION SPECIFICATIONS)

GEOFABRIC/GEOTEXTILE AS REQUIRED PER APPROVED ZONE 2 BACKFILL OPTIONS

GEOFABRIC/GEOTEXTILE AS REQUIRED PER APPROVED ZONE 2 BACKFILL OPTIONS

StormTrap®
PHOTOS LISTED AS: [http://stormtrap.com/photos]

1287 WINDHAM PARKWAY
ROSEMOUNT, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

PROJECT INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
BACKFILL
SPECIFICATION

SHEET NUMBER:

4.0

ENCLAVE MIXED-USE
DEVELOPMENT ON FRANCE

7236 FRANCE AVE S.
EDINA, MINNESOTA 55435

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

PIPE / ACCESS
OPENING
SPECIFICATION

SHEET NUMBER:

5.0

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/2024

ISSUED FOR:

PRELIMINARY

REV. DATE: ISSUED FOR: DWN BY:

04/05/2024 PRELIMINARY KS

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATION

SHEET NUMBER:

3.1

Stantec
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
612.712.2000

ENGINEER INFORMATION:

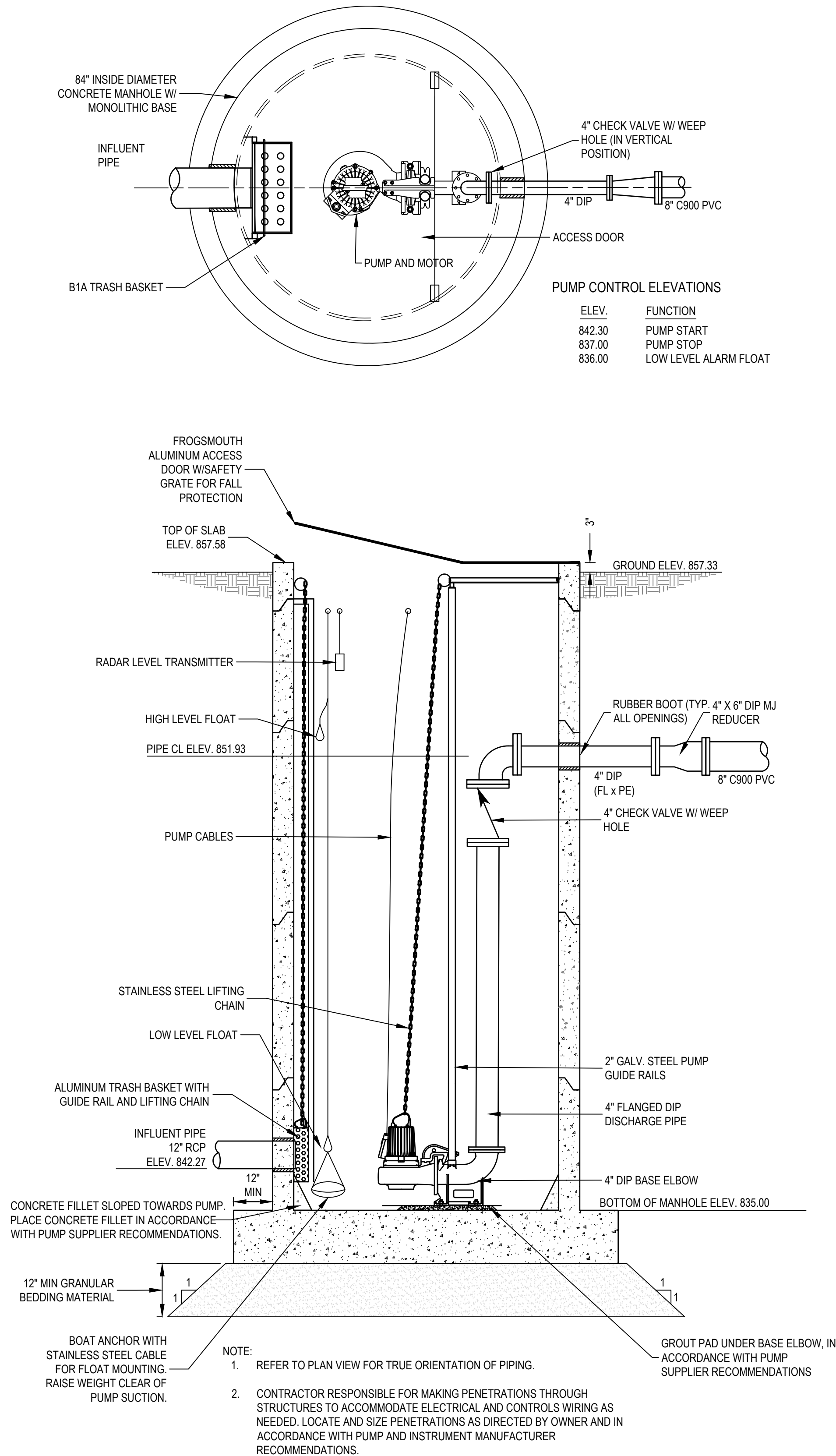
Edina Mixed-Use

Development

Edina, MN

CURRENT ISSUE DATE:

04/05/20



1 STORMWATER LIFT STATION
C-810 NOT TO SCALE

PROJECT TITLE

ISSUE NO.	DESCRIPTION	DATE
1	CITY SUBMITTAL	04/26/2024

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE SEAL OF THE STATE OF MINNESOTA.

LICENSE NO.:
DATE:

PROJECT NO.: 193806086

DWN BY: MDH	CHKD BY: JRA	APPD BY: JRA
----------------	-----------------	-----------------

ISSUE DATE: 04/26/2024

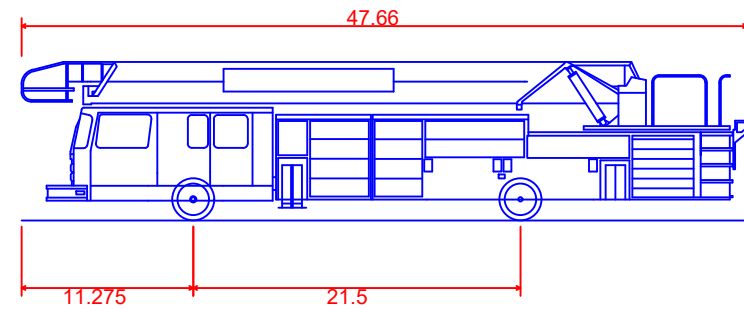
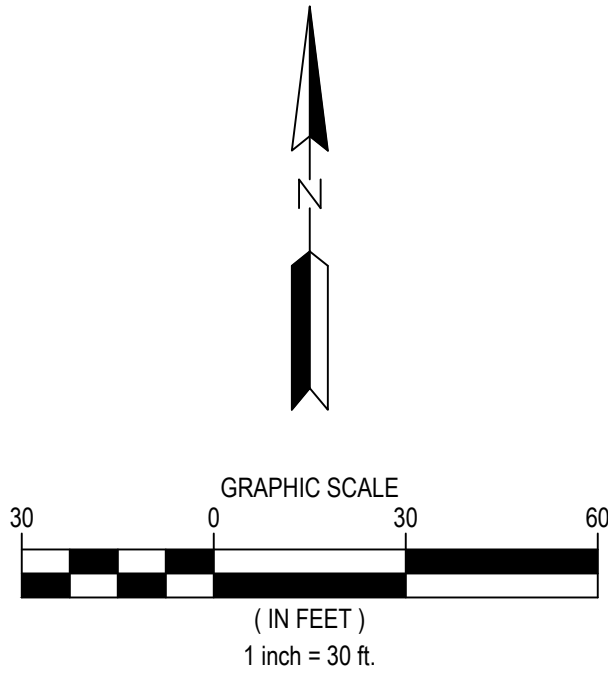
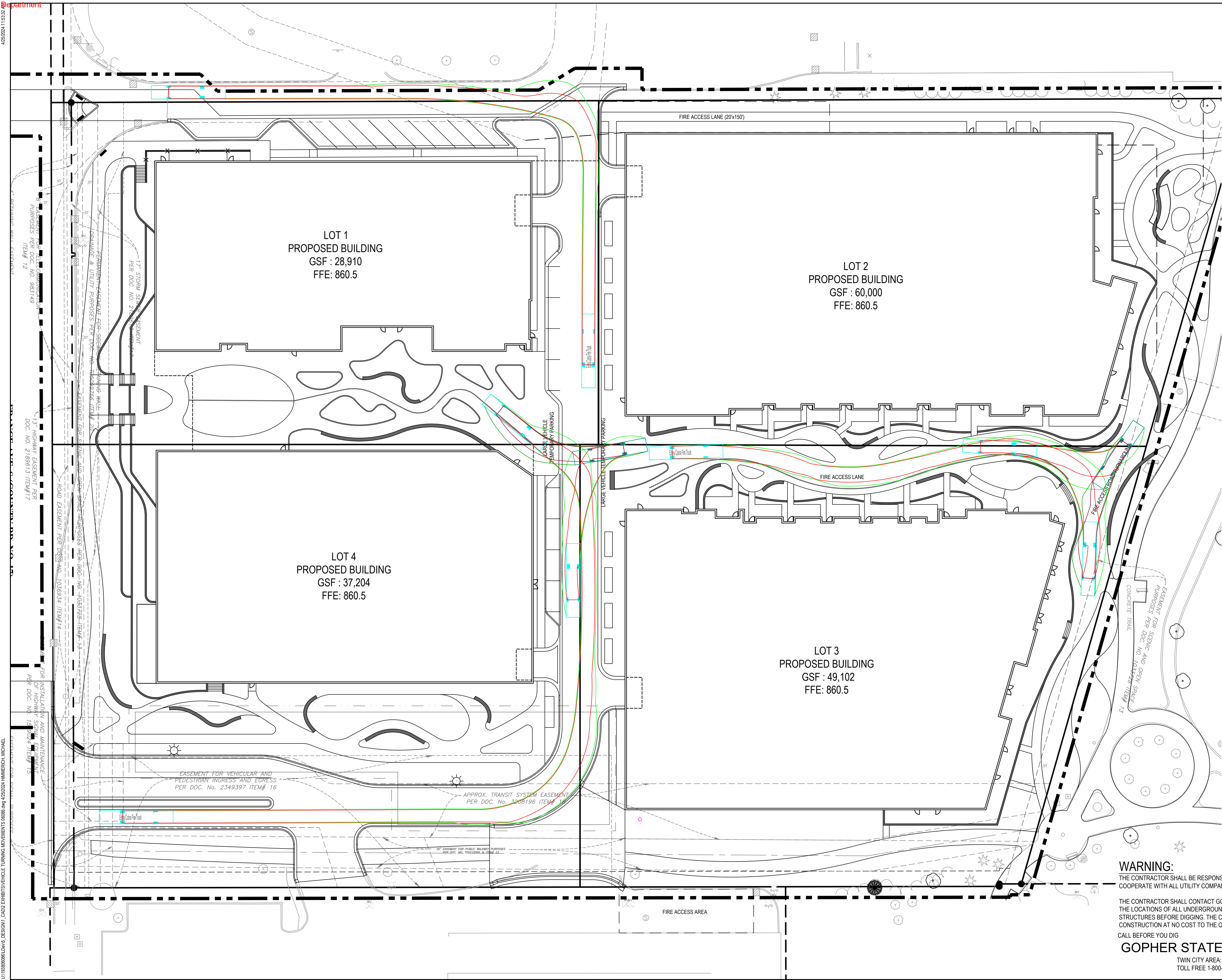
ISSUE NO.: 1

SHEET TITLE:
DETAILS

SHEET NO.:
C-810

4/26/2024 11:53:38

LOT 1 PROPOSED BUILDING
GSF : 28,910
FFE: 860.5



Edina Cobra Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Wall to Wall Turning Radius

47.660ft
8.697ft
10.417ft
0.848ft
7.918ft
4.00s
42.300ft

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

PROJECT TITLE

ISSUE NO.

DESCRIPTION:

DATE:

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

LICENSE NO.:

DATE:

PROJECT NO.: 193806086

DWN BY: MDH CHKD BY: JRA APPD BY: JRA

ISSUE DATE: 04/26/2024

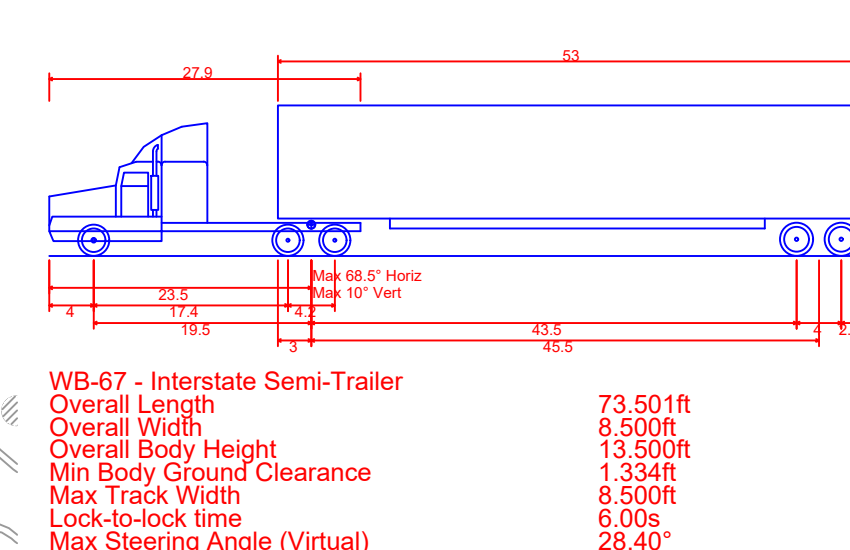
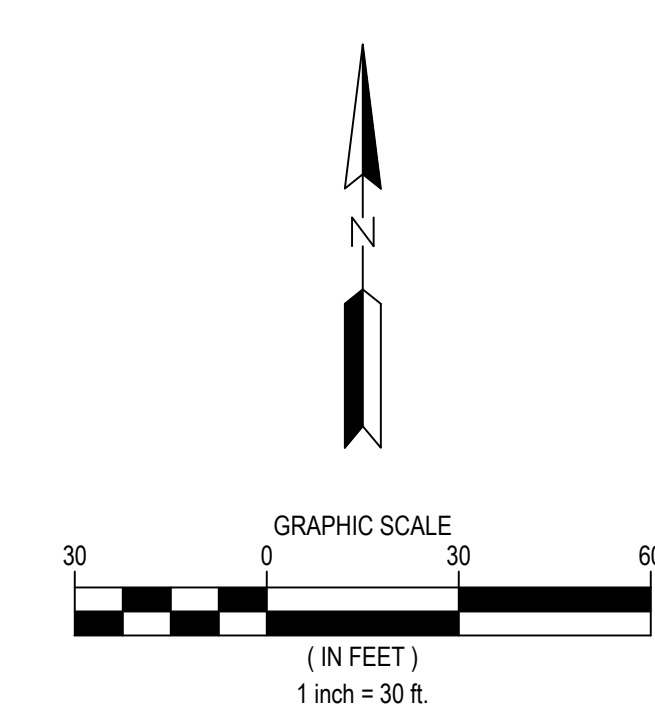
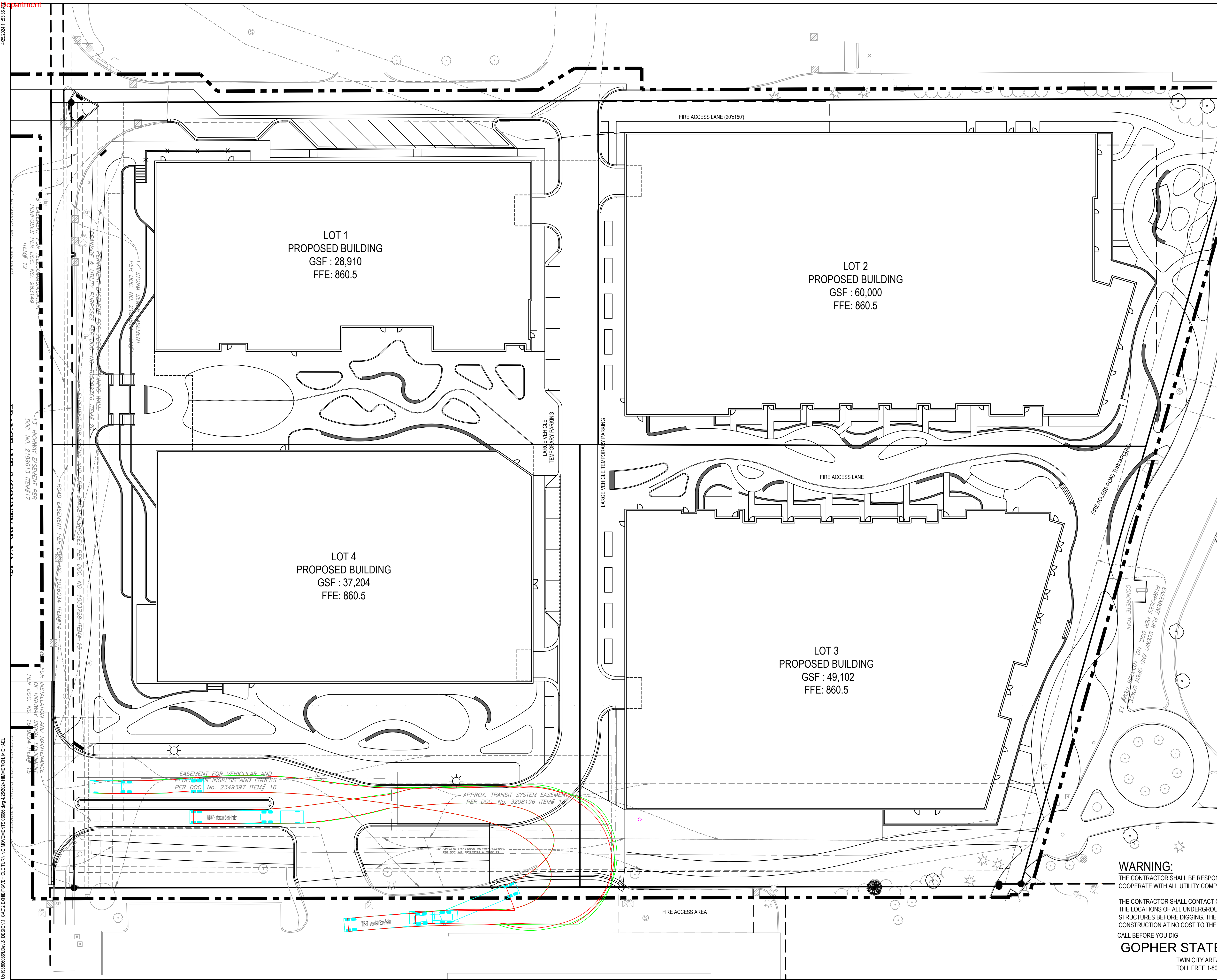
ISSUE NO.: 1

SHEET TITLE:

FIRE TURNING MOVEMENTS

SHEET NO.:

EX-1



WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

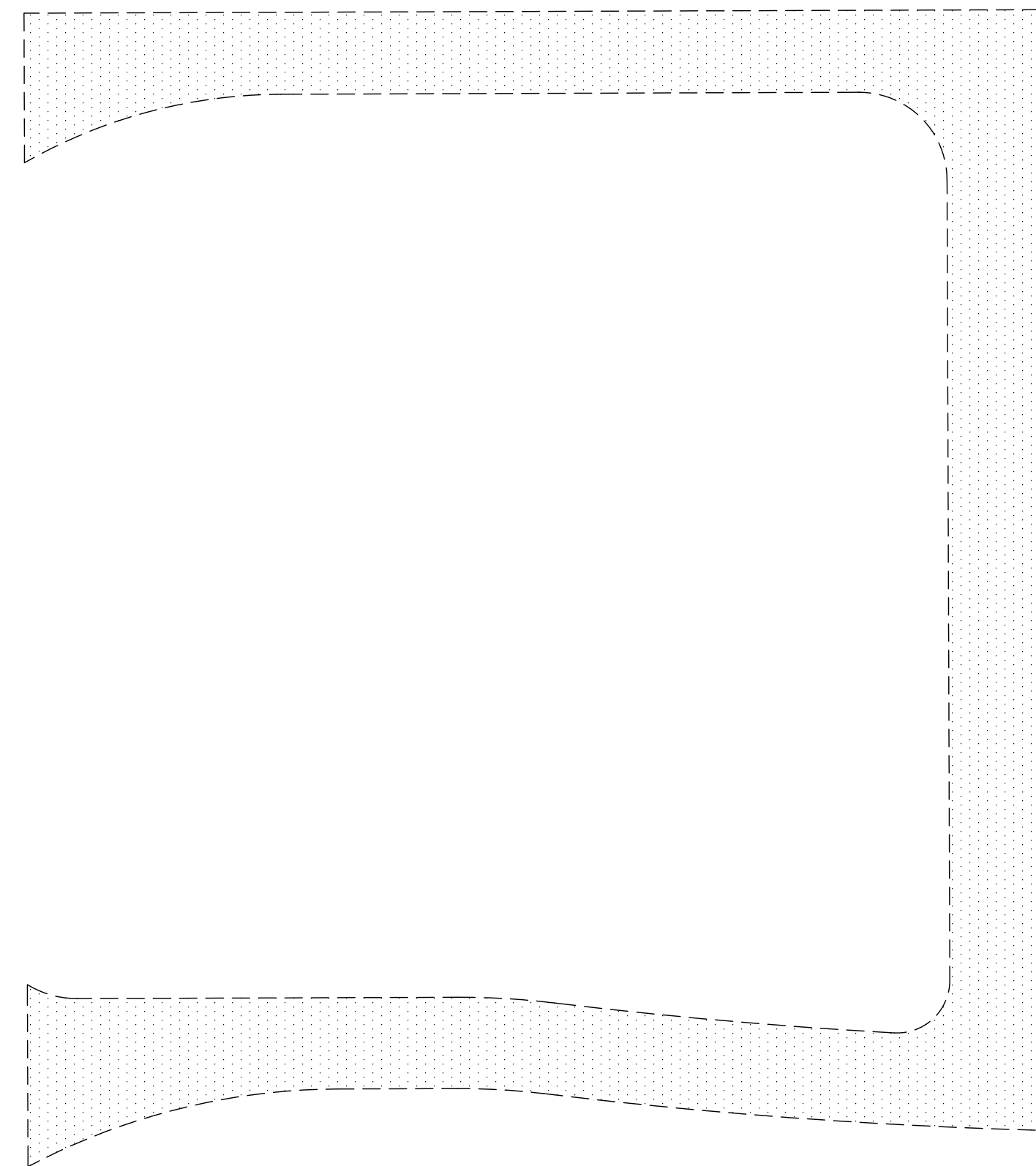
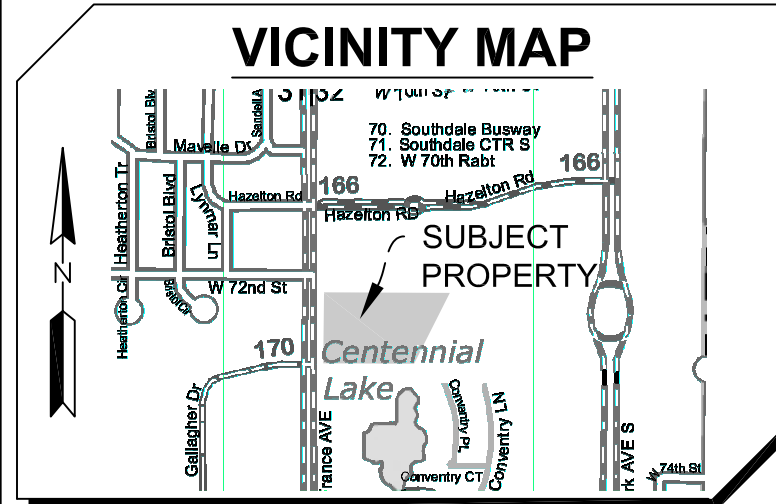
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

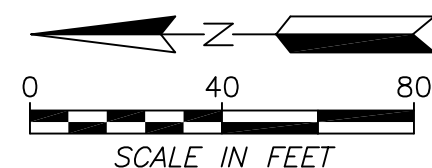
GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

<p>Stantec</p> <p>733 MARQUETTE AVE SUITE 1000 MINNEAPOLIS, MN 55402 PHONE: 612-712-2000 WWW.STANTEC.COM</p>																																		
<p>PROJECT TITLE:</p> <p style="text-align: center; font-size: 1.2em;">ENCLAVE MIXED-USE DEVELOPMENT ON FRANCE</p> <p style="text-align: right; font-weight: bold;">7235 FRANCE AVE S. EDINA, MINNESOTA 55435</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE:</th> <th style="width: 25%;">DESCRIPTION:</th> <th style="width: 15%;">ISSUE NO.:</th> </tr> </thead> <tbody> <tr> <td>04/26/2024</td> <td>CITY SUBMITTAL</td> <td style="text-align: center;">1</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	DATE:	DESCRIPTION:	ISSUE NO.:	04/26/2024	CITY SUBMITTAL	1																											
DATE:	DESCRIPTION:	ISSUE NO.:																																
04/26/2024	CITY SUBMITTAL	1																																
<p>CERTIFICATION:</p> <p>I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AS A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p>_____</p> <p>LICENSE NO.: _____</p> <p>DATE: _____</p>																																		
<p>PROJECT NO.: 193806086</p> <p>DWN BY: MDH CHK'D BY: JRA APP'D BY: JRA</p>																																		
<p>ISSUE DATE: 04/26/2024</p>																																		
<p>ISSUE NO.: 1</p>																																		
<p>SHEET TITLE:</p> <p style="text-align: center; font-weight: bold;">TRUCK TURNING MOVEMENTS</p>																																		
<p>SHEET NO.:</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">EX-2</p>																																		



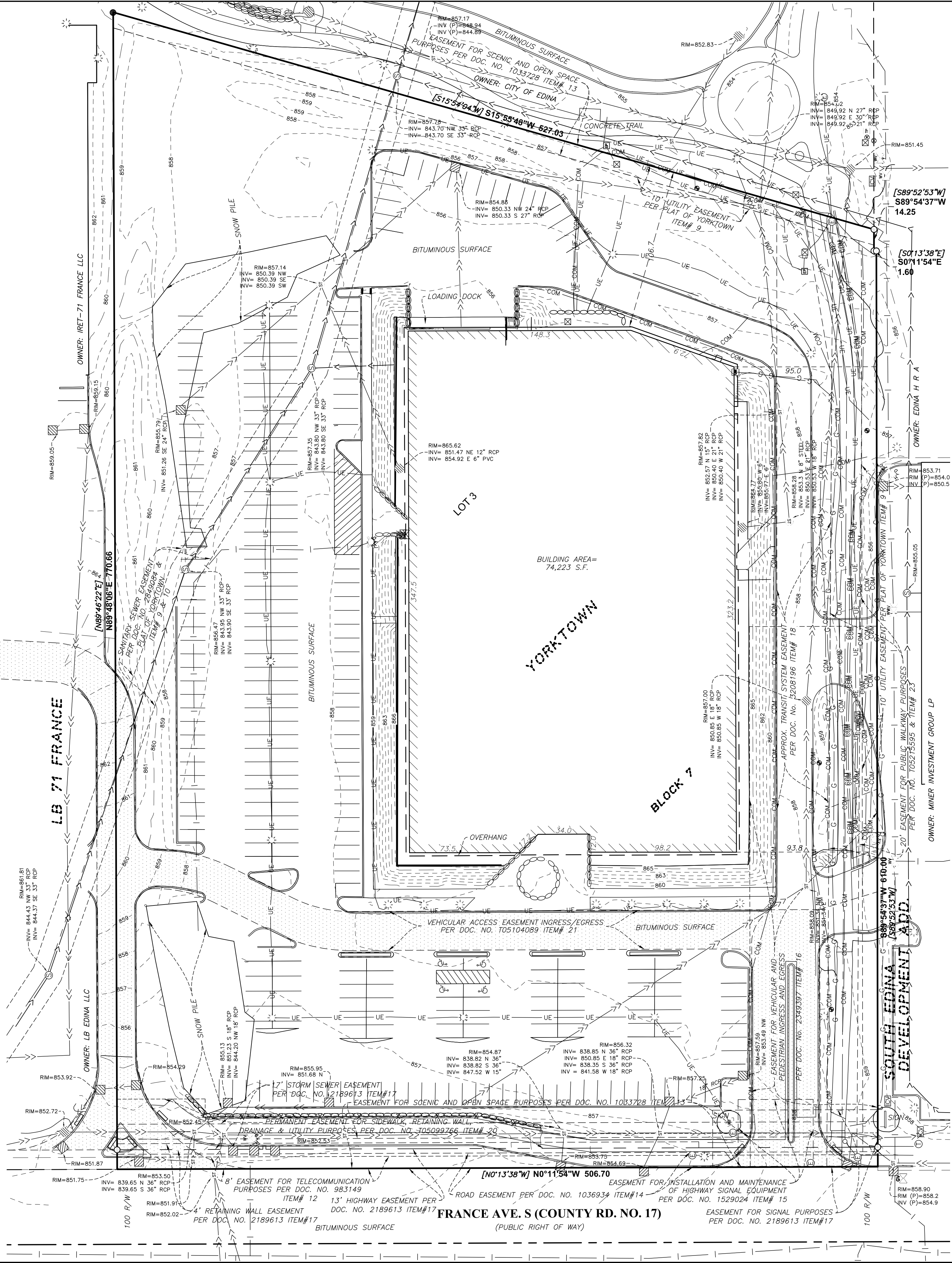
RECIPROCAL ACCESS EASEMENT AGREEMENT
PER DOC. NO. T05104089 ITEM#21



○	SET 1/2" x 14" IRON PIPE WITH PLASTIC CAP 54850 OR MAG NAIL W/WASHER	⊞	ELECTRIC METER
●	FOUND MONUMENT	⊞	ELECTRIC TRANSFORMER
○	SANITARY SEWER MANHOLE	⊞	TRAFFIC SIGN
ST	STORM SEWER MANHOLE	•	BOLLARD/POST
///	STORM SEWER INLET	⊞	UTILITY POLE
///	STORM SEWER INLET	←	ANCHOR CABLE
HYD	HYDRANT	⊞	LIGHT POLE
SP	AUTO SPRINKLER	♿	HANDICAP PARKING SPACE
GM	GAS METER	⊞	STOP LIGHT
PM	COMMUNICATIONS PEDESTAL	⊞	HAND HOLE
EM	ELECTRIC MANHOLE	⊞	IRRIGATION CONTROL VALVE
FL	DECORATIVE LIGHT	WV	DECIDUOUS TREE
		WV	WATER VALVE
		⊞	ELECTRICAL PEDESTAL

GENERAL NOTES

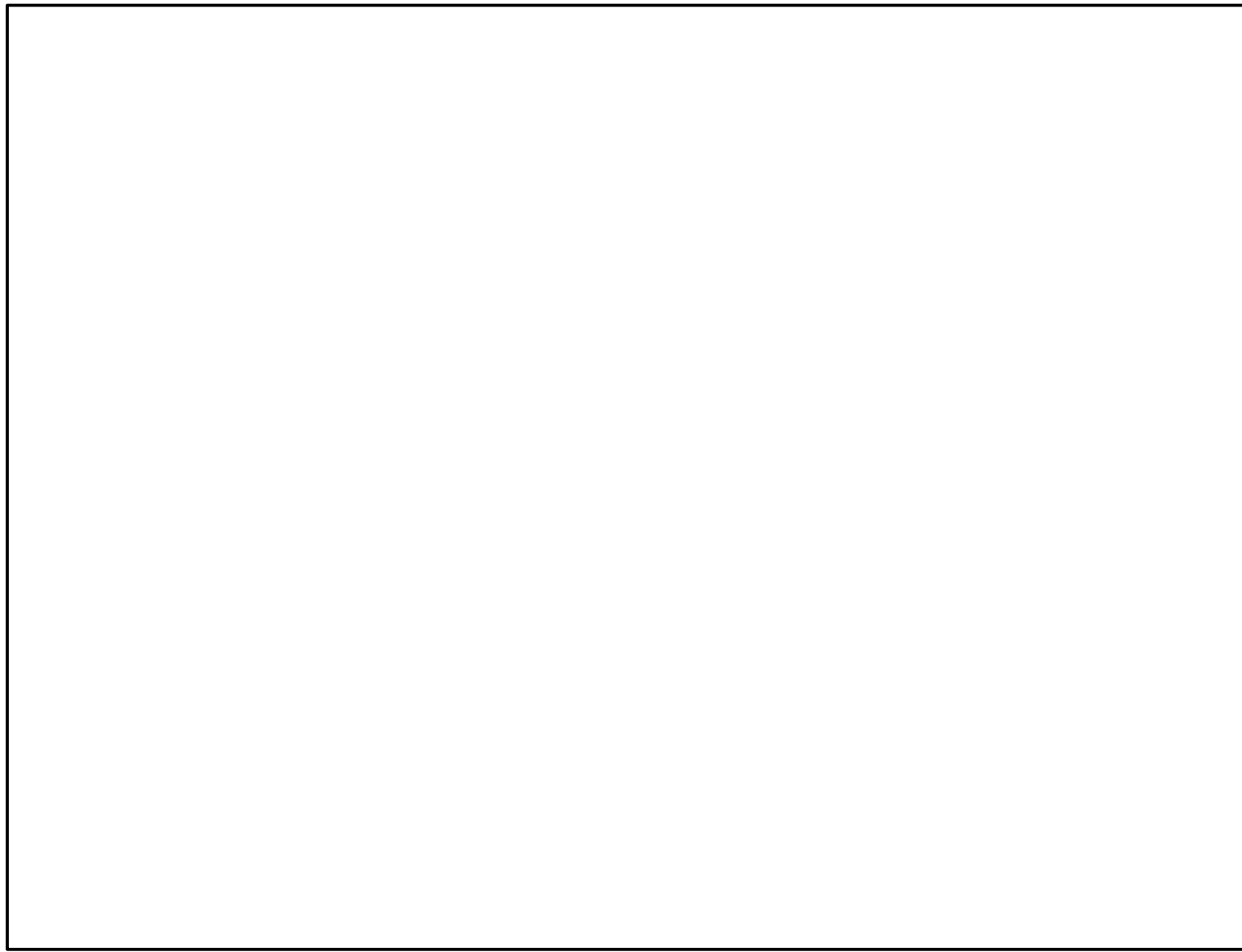
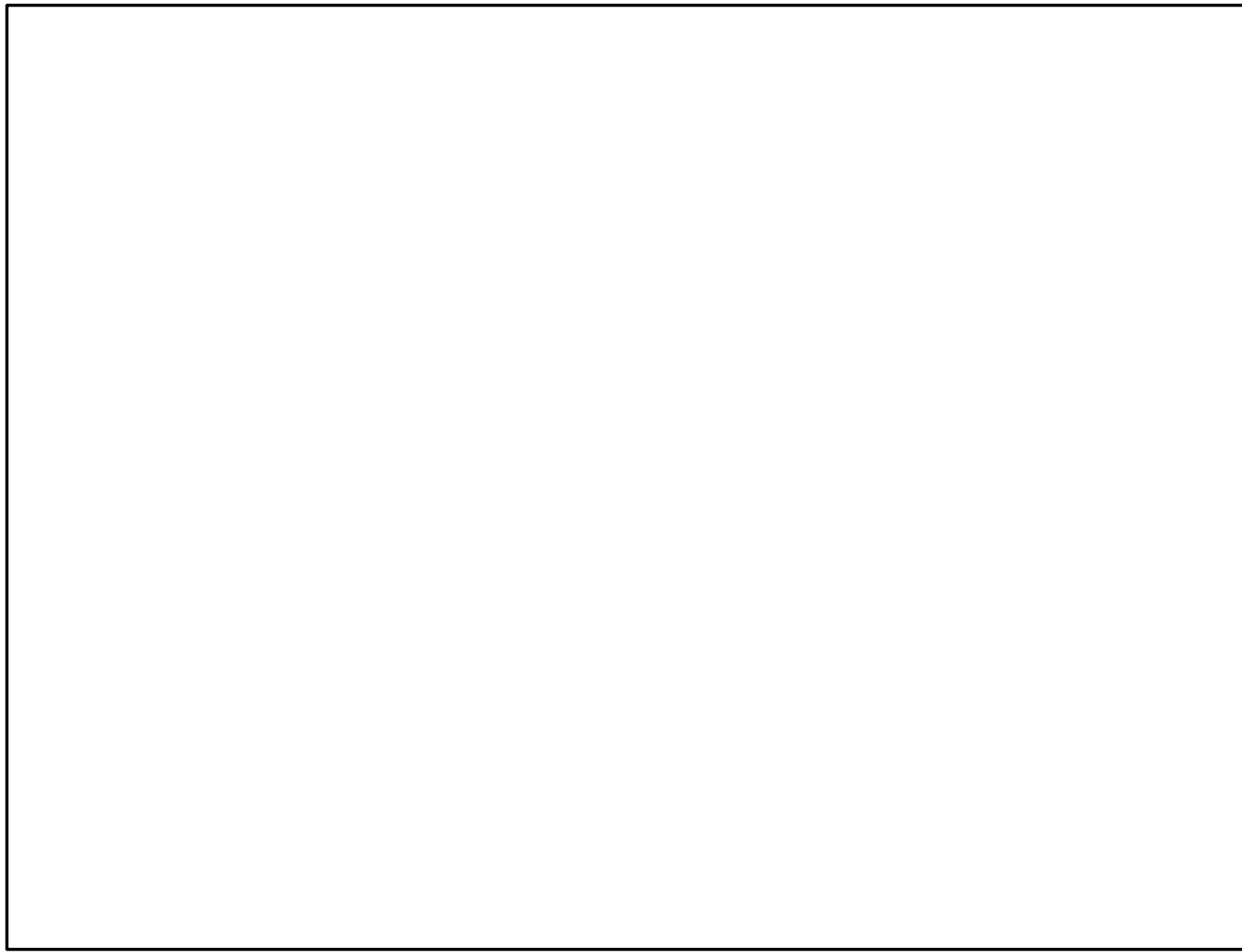
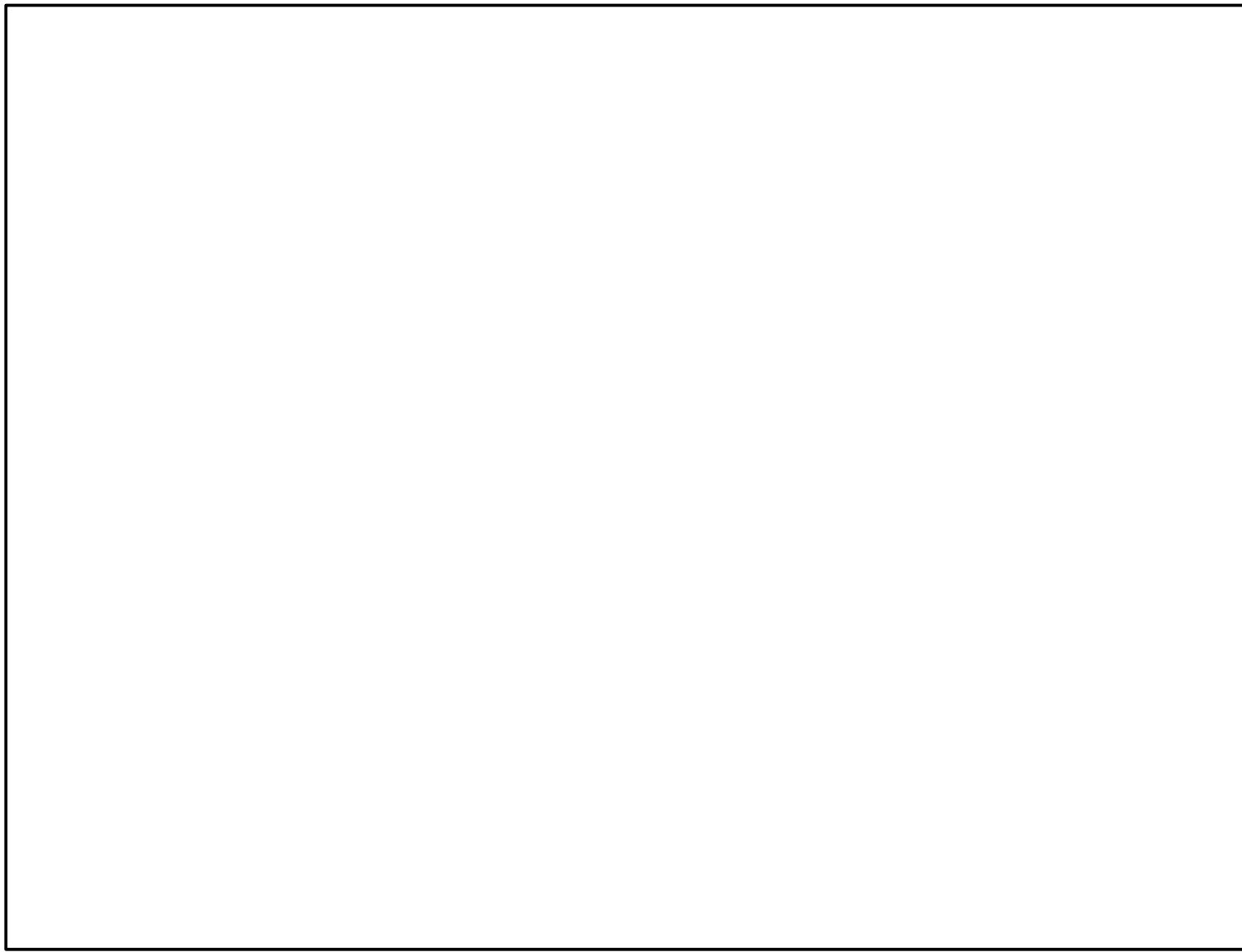
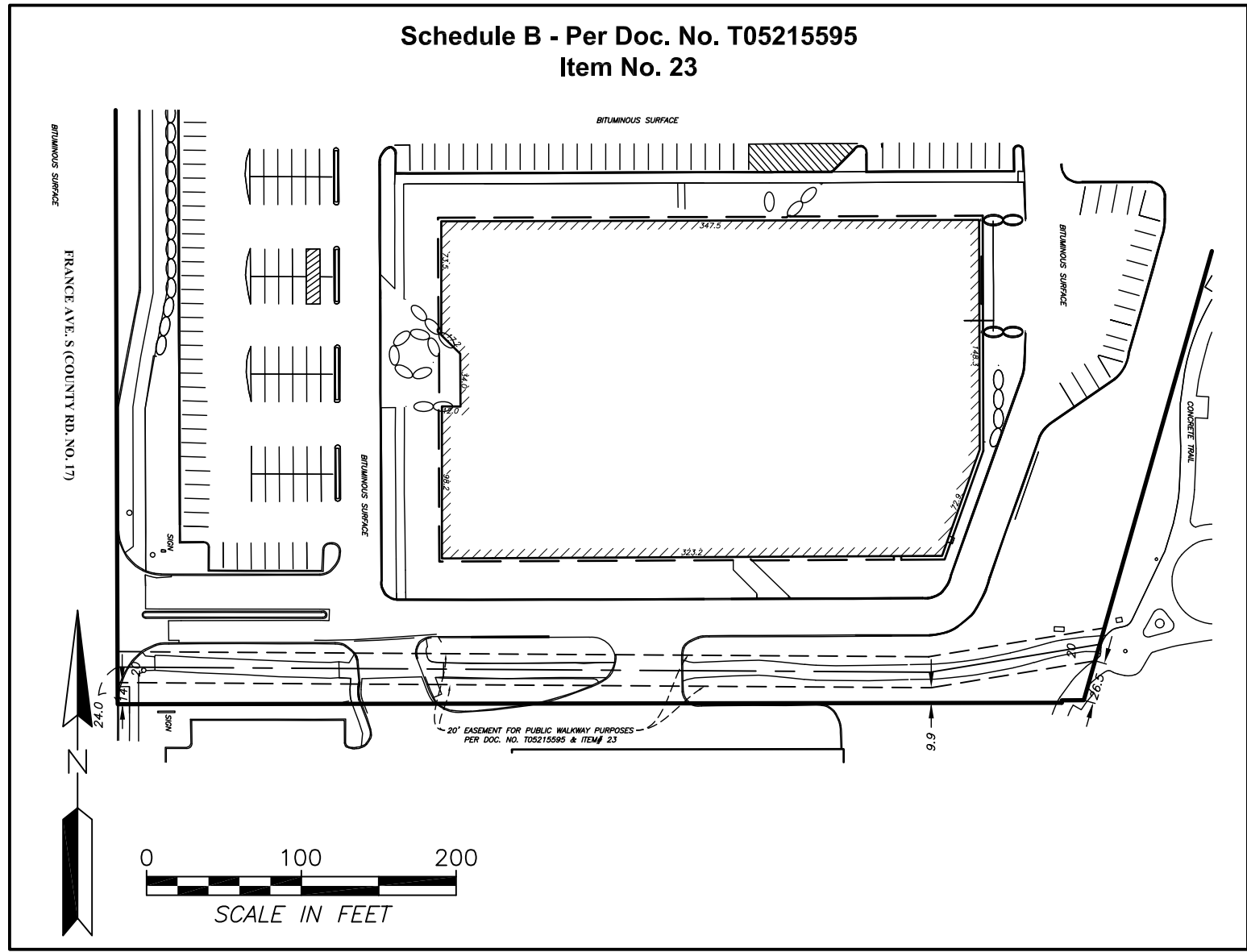
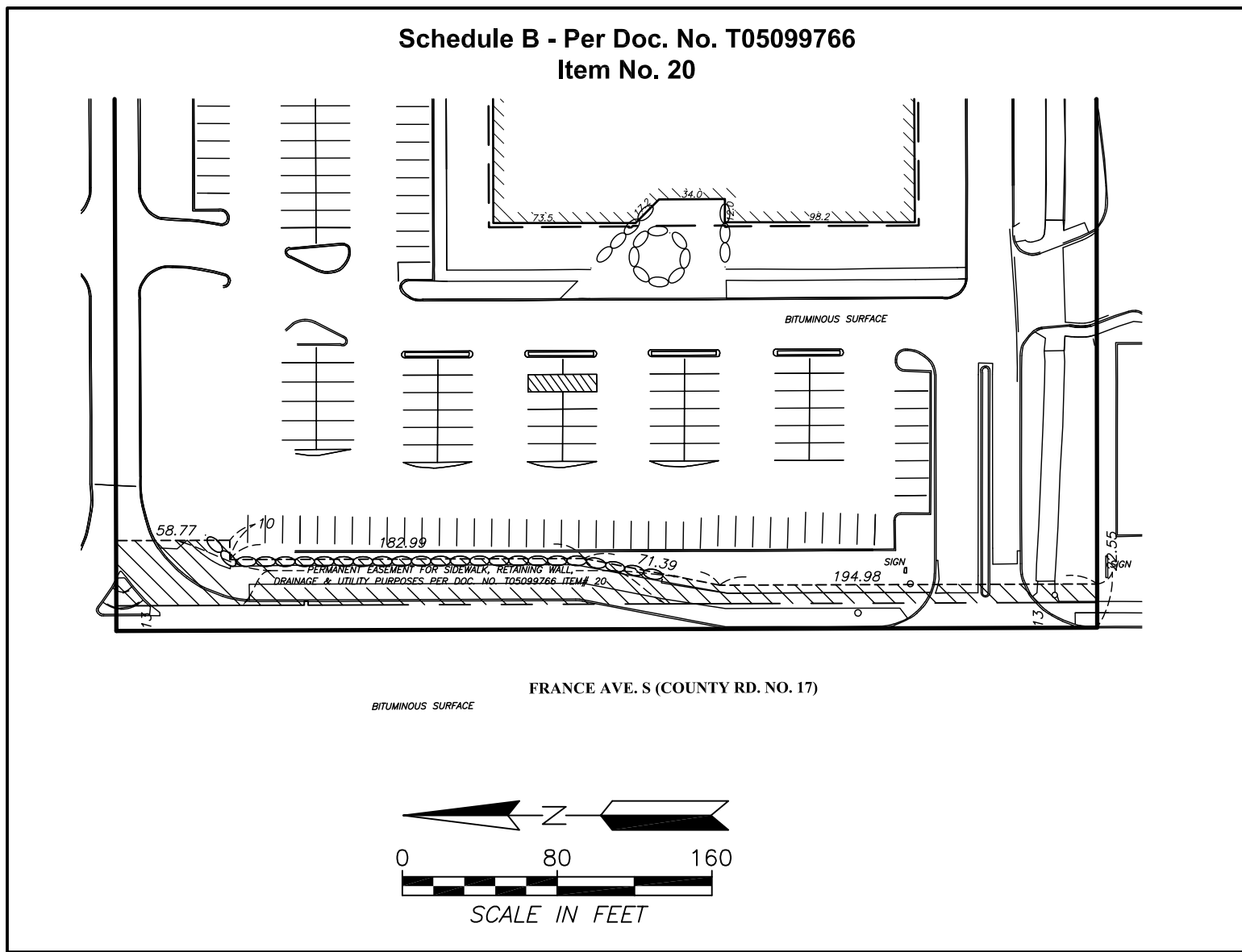
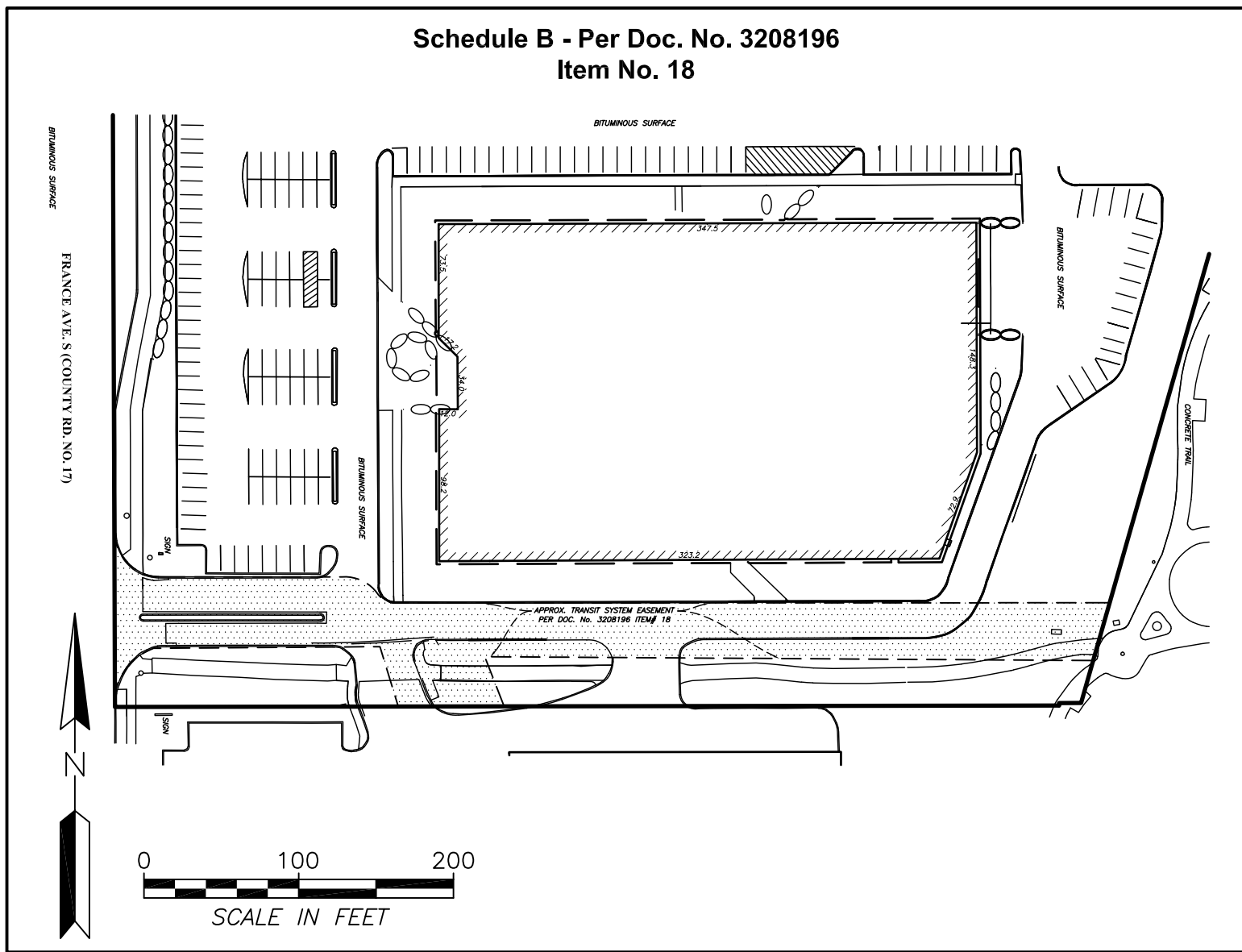
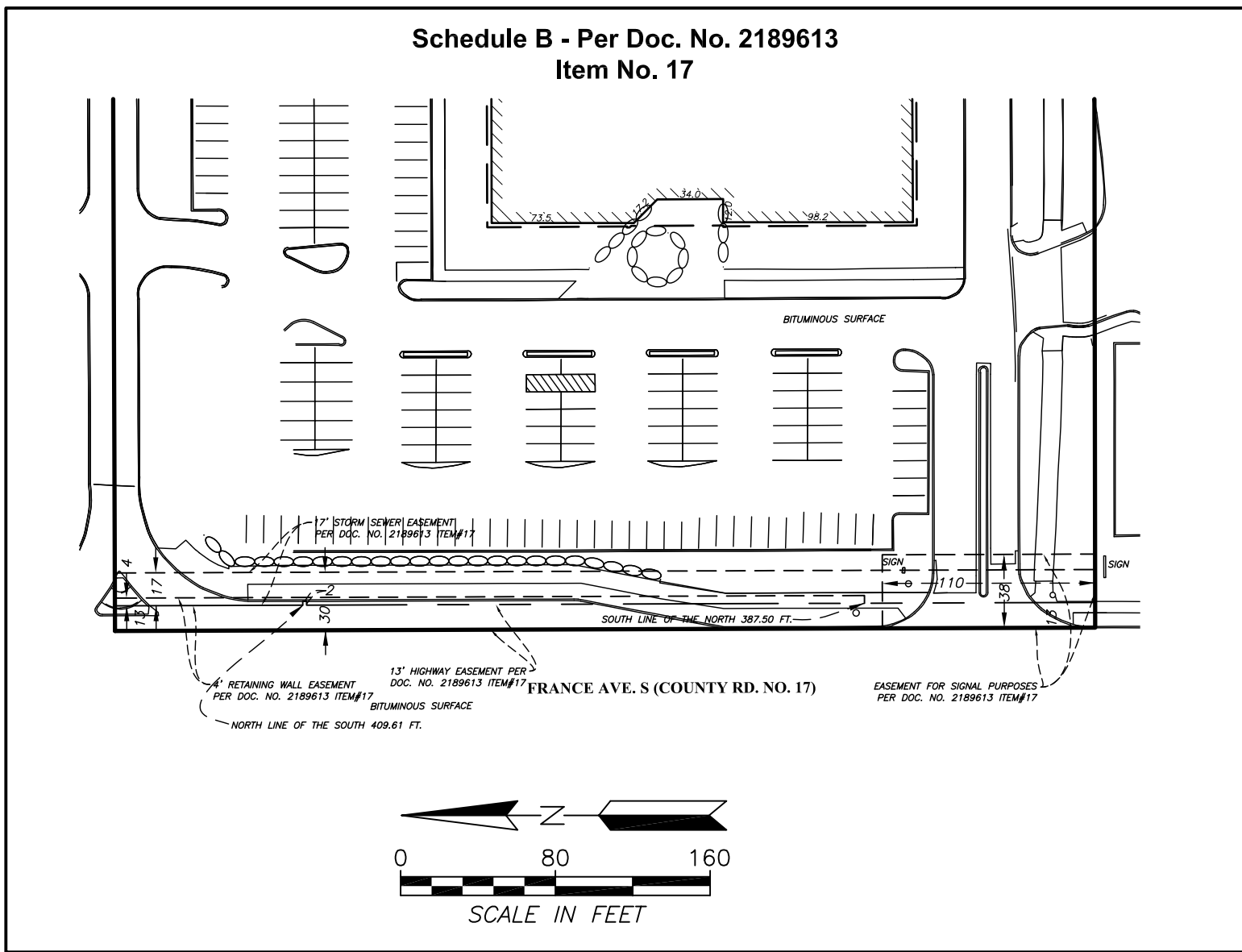
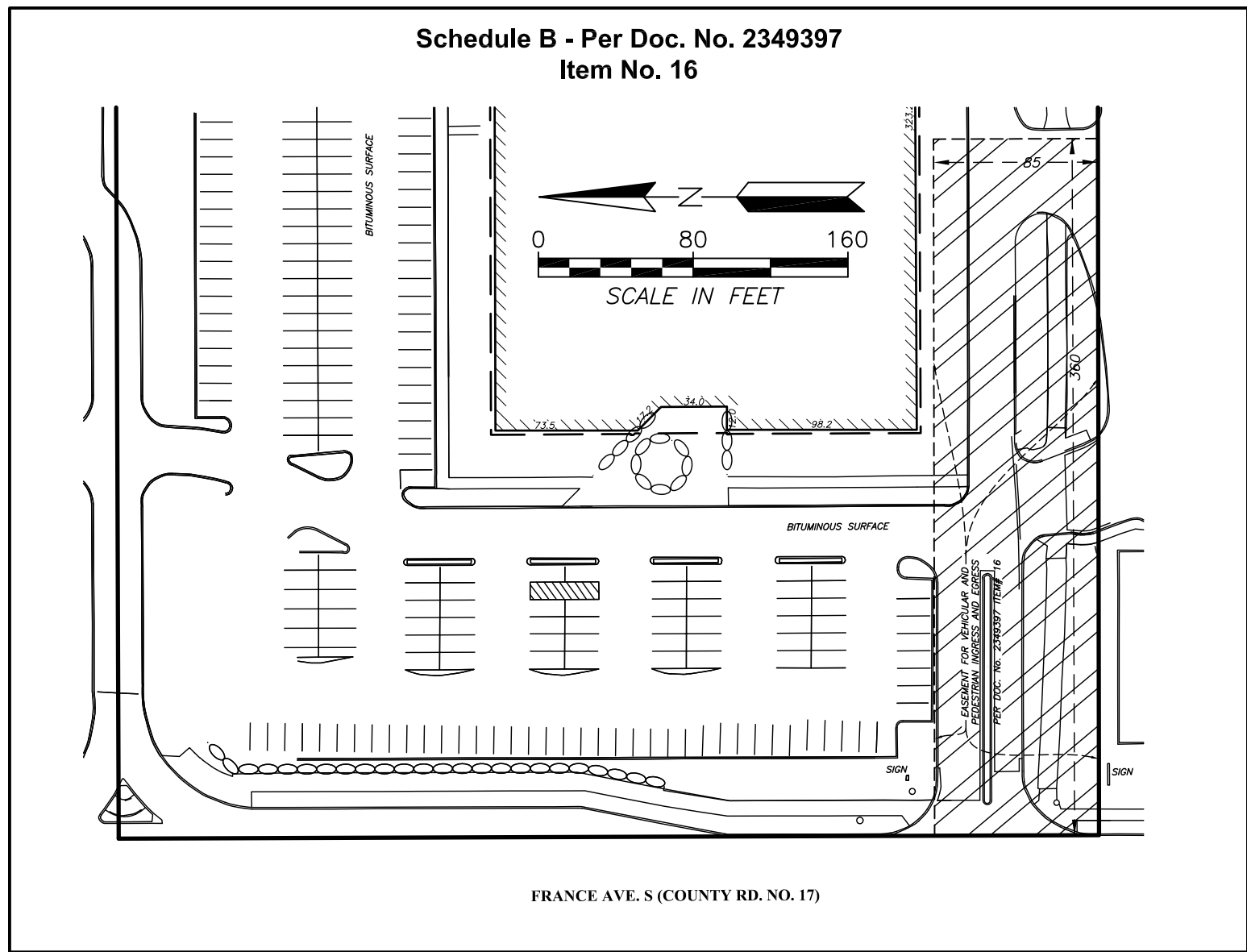
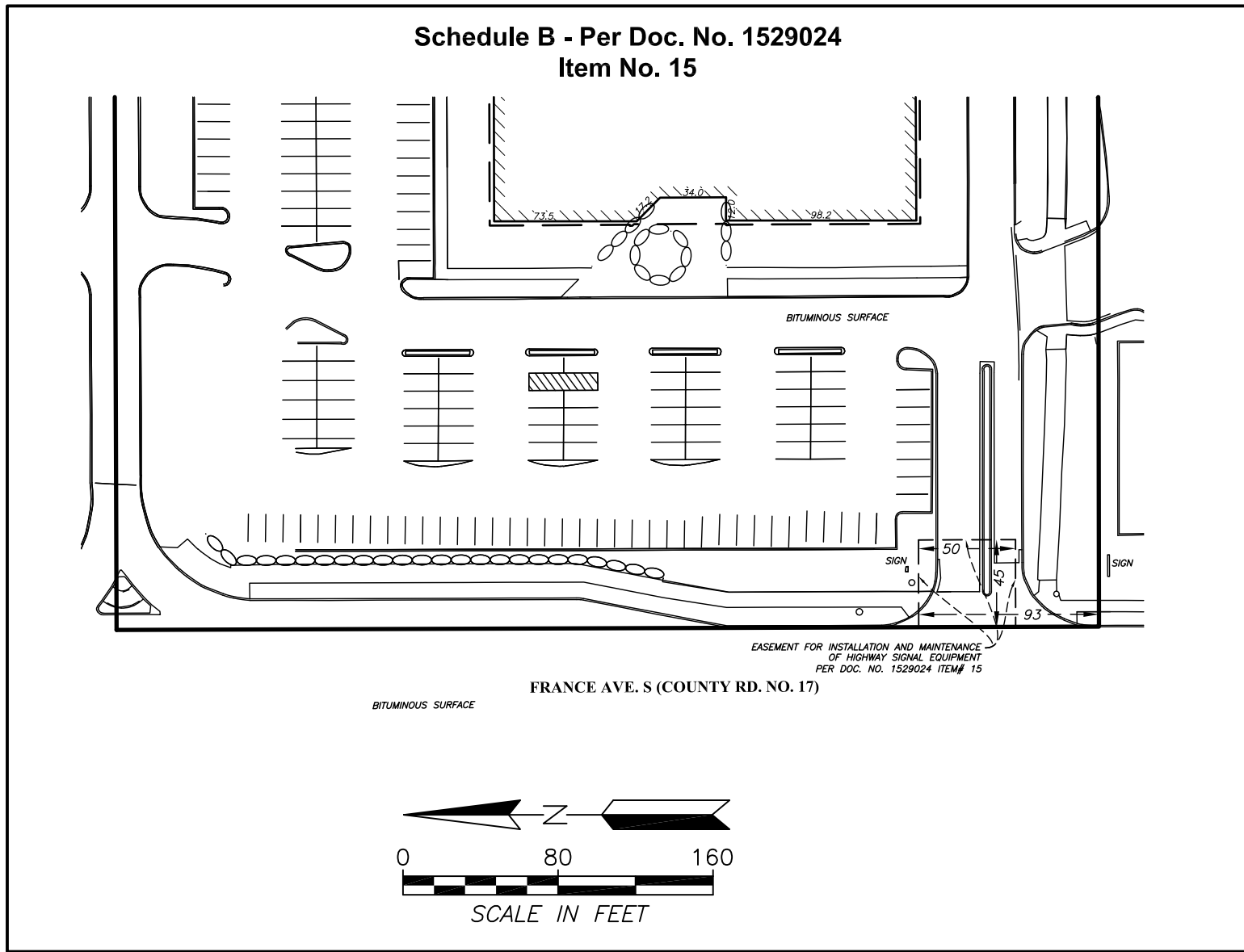
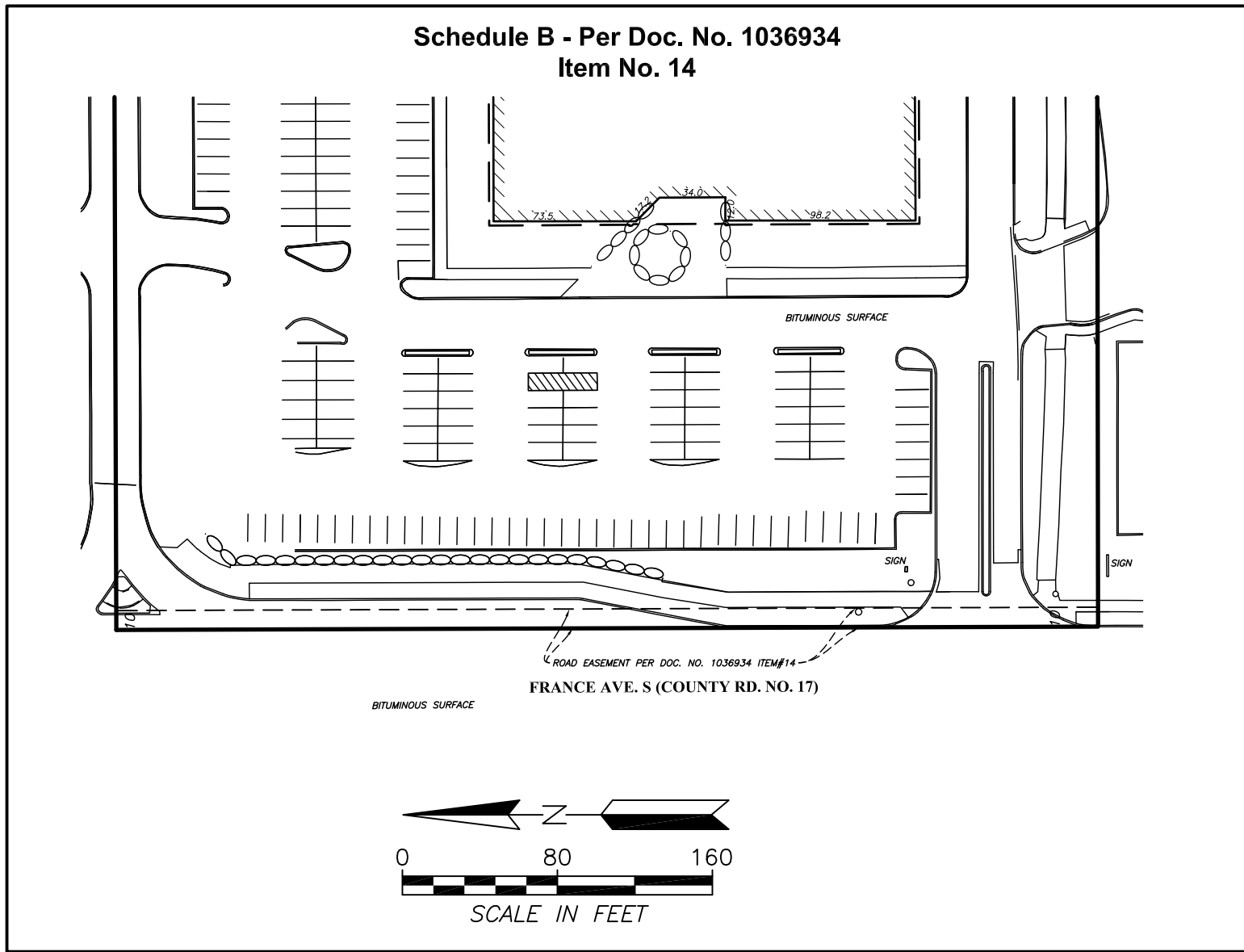
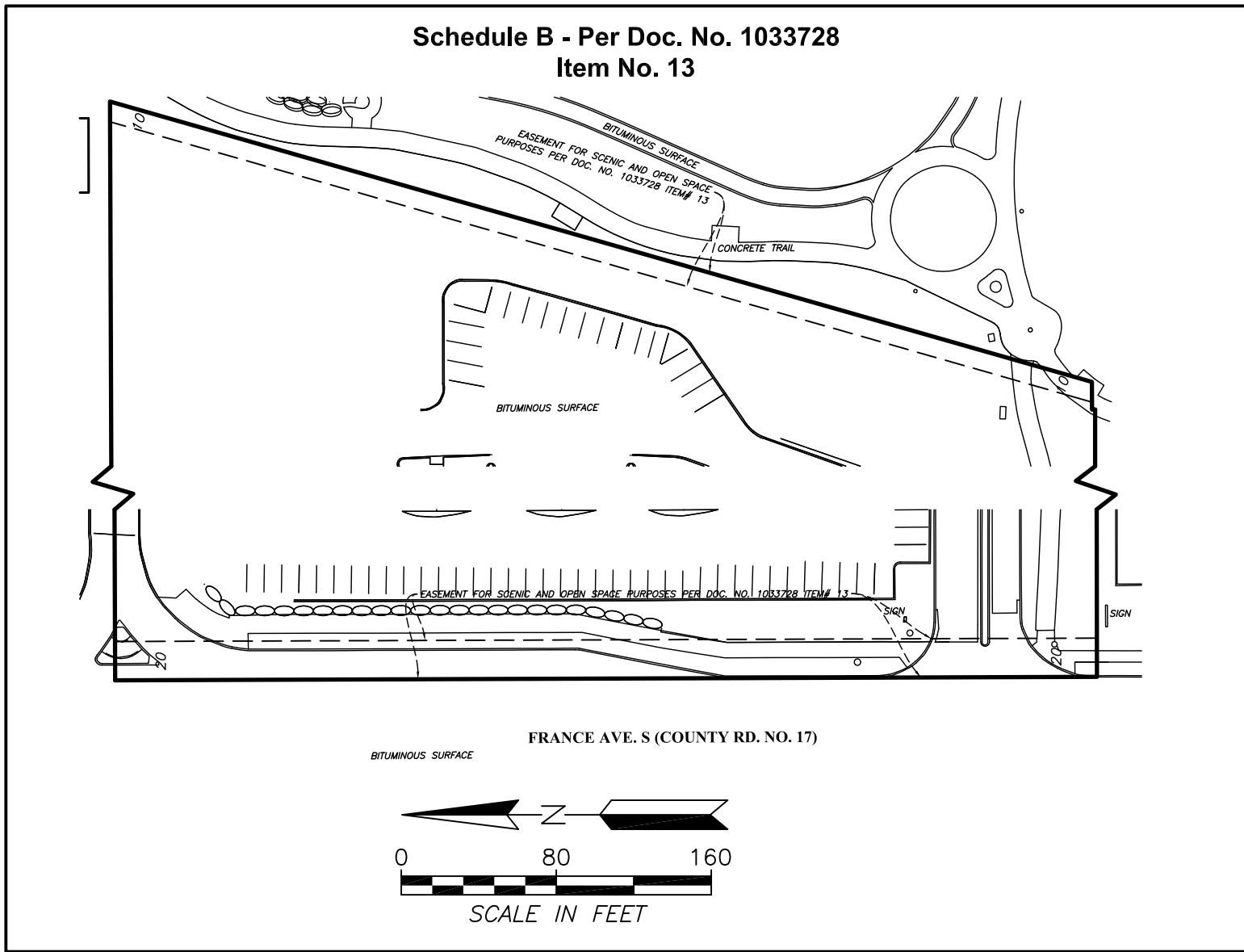
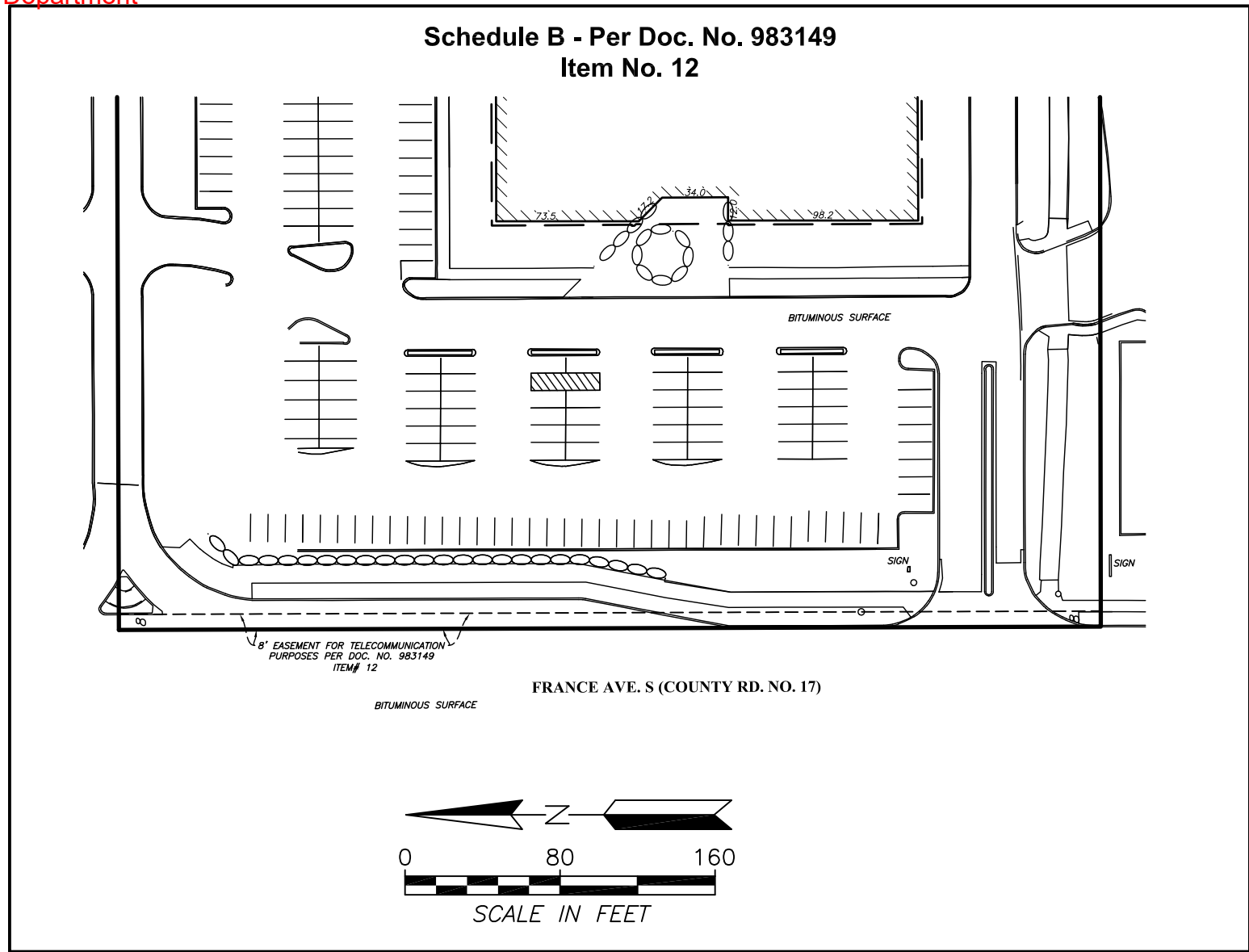
1. Bearings shown hereon are based on the Hennepin County Coordinate System relative to the NAD83(11) control adjustment.
2. Elevations and contours shown hereon were established with GPS and are relative to the NAVD88 vertical datum.



CLIENT NAME
ENCLAVE DEVELOPMENT LLC
1660 S HWY 100, SUITE 530
ST. LOUIS PARK, MN 55416

PROJECT TITLE
ALTA/NSPS LAND TITLE SURVEY

DWN BY TJM	CHK'D SFH	APP'D SFH	DWG DATE SCALE	SEE CERT. SEE SCALE BAR
PROJECT NO. 193806086		SHEET NO. 1 OF 3		



CLIENT NAME				PROJECT TITLE			
ENCLAVE DEVELOPMENT LLC 1660 S HWY 100, SUITE 530 ST. LOUIS PARK, MN 55416				ALTA/NSPS LAND TITLE SURVEY			
DWN BY TJM	CHK'D SFH	APP'D SFH	DWG DATE SCALE	SEE CERT. SEE SCALE BAR			
PROJECT NO. 193806086		SHEET NO. 2 OF 3					

PROPERTY DESCRIPTION

The following description was provided in Commercial Partners Title, a division of Chicago Title Insurance Company Commitment No. CP71224, Supplement 2 which has an effective date of October 3, 2022 at 7:00 A.M.

Parcel 1:
Lot 3, Block 7, Yorktown, Hennepin County, Minnesota.

Torrens Property

Parcel 2:
Non-exclusive easement for vehicular access, ingress from and egress to Hazelton Road and France Avenue South, contained and described in Reciprocal Access Easement Agreement dated July 10, 2013, filed August 7, 2013, as Document No. T05104089.

NOTES CORRESPONDING TO SCHEDULE B - 2

Items corresponding to Schedule B Section 2 as provided in Commercial Partners Title, a division of Chicago Title Insurance Company Commitment No. CP71224, Supplement 2 which has an effective date of October 3, 2022 at 7:00 A.M.

Items 1, 2, 4, 5, 6, 7, 8, 11, 19, 22 are not survey related and are not addressed herein.

Item 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.— THE SURVEYOR HAS MADE A GOOD FAITH EFFORT TO DISCLOSE ANY ISSUES DESCRIBED ABOVE THAT WERE OBSERVED DURING THE COURSE OF THE SURVEY.

Item 9. Utility easements and sanitary sewer and storm sewer easements as shown on the recorded plat of Yorktown.— AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

Item 10. Subject to the sanitary trunk sewer easement in favor of of the Village of Edina as contained in Easement for Utilities dated November 24, 1953, filed December 4, 1953, in Book 1983 of Deeds, Page 8, over that part of the above described premises lying within a 20 foot easement. (now as to part of above land). (Shown by recital on the Certificate of Title.) — AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

Item 12. Easement for telecommunications purposes, in favor of Northwestern Bell Telephone Company, an Iowa corporation, as created in Easement dated November 10, 1970, filed November 19, 1970, as Document No. 983149.— AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

Item 13. Easement for scenic and open space purposes, in favor of the Village of Edina, contained and described in Grant of Easement dated May 3, 1972, filed June 8, 1972, as Document No. 1033728.— AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

Item 14. Terms and conditions of and easements contained in Easement for Public Road Purposes, in favor of the Village of Edina, dated July 5, 1972, filed July 6, 1972, as Document No. 1036934.— AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

Item 15. Easement for installation and maintenance of highway signal equipment, in favor of the County of Hennepin, contained and described in Underground Easement dated January 4, 1983, filed August 10, 1983, as Document No. 1529024.— AFFECTS SUBJECTS PROPERTY AS SHOWN HEREON.

Item 16. Easement for vehicular and pedestrian ingress and egress, for the benefit of other land, contained and described in Easement Agreement dated March 13, 1989, filed June 9, 1989, as Document No. 2018711.

Amended by First Amendment to Easement Agreement dated December 10, 1992, filed December 23, 1992, as Document No. 2349397.— AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

Item 17. Easement for highway purposes, easement for installation and maintenance of a retaining wall, easement for signal purposes, and easement for underground storm sewer purposes, all in favor of the County of Hennepin, contained and described in Final Certificate dated July 19, 1991, filed July 22, 1991, as Document No. 2189613.
— AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

Item 18. Terms and conditions of and easements contained in Transit System Easement Agreement, in favor of the City of Edina, dated September 16, 1999, filed September 27, 1999, as Document No. 3208196.— AFFECTS SUBJECT PROPERTY APPROXIMATE LOCATION SHOWN HEREON.

Item 20. Permanent easement for public sidewalk, retaining wall, and drainage and utility purposes, in favor of the City of Edina, contained and described within Grant of Permanent and Temporary Easements dated July 8, 2013, filed July 23, 2013, as Document No. T05099766. Temporary easements contained in this document have expired.
— AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

Item 21. Terms and conditions of and easements contained and described in Reciprocal Access Easement Agreement dated July 10, 2013, filed August 7, 2013, as Document No. T05104089.— AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

Item 23. Easement for public walkway purposes, in favor of the City of Edina, contained and described in Grant of Permanent Easement dated October 17, 2014, filed November 14, 2014, as Document No. T05215595.— AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

TABLE "A" OPTIONAL ITEMS

- Property corner markers were placed or found as shown.
- Property addresses: 7235 France Ave. S, Edina, MN, 55435
- Flood zone classification: this property is located in areas determined to be outside the 0.2% annual chance floodplain according to FEMA Flood Insurance Rate Map Number 27053C0452F which has an effective date of November 4, 2016.
- Gross land area: 353,717 sq. ft. (8.12 acres)
- Elevations and surface contours are shown hereon and are relative to the NAVD88 vertical datum.
- (b) There were no zoning reports or letters provided to the surveyor.
- (a) Exterior building dimensions shown are the exterior facade at chest height. underground footings and foundations and roof lines/eaves may extend outside the building lines shown.
- (b)(1) Building footprint areas shown are also subject to the note in 7a.
- The surveyor has made their best effort to depict all above ground visible features hereon.
- There are 227 standard and 4 handicap parking spaces on the subject property.
- (b) An underground utility locate request was placed (Copher State One Call Ticket No. 230230291). Stantec is not responsible for unresponsive, inaccurate or incomplete markings.
- Names of owners of adjoining lands were obtained from the Hennepin County GIS.
- There were no observable signs of recent construction or earthmoving on the subject property at the time of survey.
- The surveyor is not aware of nor was provided any information regarding changes in street right of way lines.
- All plottable offsite easements provided in the title commitment are shown hereon.
- Stantec carries professional liability insurance, Certificates of Insurance can be provided upon request.

GENERAL NOTES

- SNOW AND ICE CONDITIONS DURING WINTER MONTHS MAY OBSCURE OTHERWISE VISIBLE EVIDENCE OF SITE IMPROVEMENTS OR UTILITIES.

CERTIFICATION

To: Edina Enclave, LLC, a Delaware limited liability company, and its successors and assigns of the property described in the Survey; Macy's Retail Holdings, LLC, an Ohio limited liability company; and Commercial Partners Title, a division of Chicago Title Insurance Company:

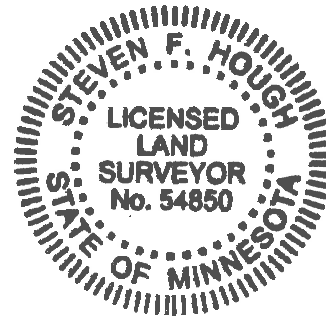
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 16, 17, 18 and 19 of Table A thereof. The field work was completed on 2/17/2023

I further certify that this survey, plan 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.

Date of Plat or Map: 05/03/2023


Steven F. Hough, MN. License 54850

REVISED 02/23/2024... ADDED PRIVATE UTILITY LOCATE
REVISED 04/05/2024... ADDED ADDITIONAL TOPO



CLIENT NAME
ENCLAVE DEVELOPMENT LLC
1660 S HWY 100, SUITE 530
ST. LOUIS PARK, MN 55416

PROJECT TITLE
ALTA/NSPS LAND TITLE SURVEY

DWN BY TJM	CHK'D SFH	APP'D SFH	DWG DATE SCALE	SEE CERT. SEE SCALE BAR
---------------	--------------	--------------	-------------------	----------------------------

PROJECT NO. 193806086	SHEET NO. 3 OF 3
--------------------------	---------------------