

BENCHMARK

TOP NUT OF FIRE HYDRANT IN BETWEEN 5309 & 5315 BLAKE ROAD SOUTH
ELEVATION = 949.69
(NGVD 1929)

SITE SUMMARY

TOTAL NUMBER OF LOTS: 7 LOTS
TOTAL PLATTED AREA: 4.31 ACRES
PROPOSED RIGHT-OF-WAY: 0.59 ACRES

ZONING

THE PROPERTY IS CURRENTLY ZONED RI-SINGLE FAMILY

SETBACK SUMMARY

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD = 30 FT.
REAR = 25 FT.
SIDE = 10 FT.

LOT COVERAGE INFORMATION IS AS FOLLOWS:
LOT AREA MINIMUM = 21,842 SQ. FT.
LOT WIDTH MINIMUM = 120.0'
LOT DEPTH MINIMUM = 166.4'
MAX. BUILDING COVERAGE = 25%

REFER TO DETAIL 1, SHEET C2.1 FOR TYPICAL LOT SETBACK, DRAINAGE, AND UTILITY EASEMENT DIMENSIONS.

PROPOSED LOT AREAS

LOT 1, BLOCK 1, BERMAN ADDITION	-21,842 SQ. FT.	0.501 ACRES
LOT 2, BLOCK 1, BERMAN ADDITION	-21,910 SQ. FT.	0.503 ACRES
LOT 3, BLOCK 1, BERMAN ADDITION	-21,842 SQ. FT.	0.501 ACRES
LOT 4, BLOCK 1, BERMAN ADDITION	-22,328 SQ. FT.	0.513 ACRES
LOT 5, BLOCK 1, BERMAN ADDITION	-24,822 SQ. FT.	0.570 ACRES
LOT 6, BLOCK 1, BERMAN ADDITION	-30,033 SQ. FT.	0.689 ACRES
LOT 7, BLOCK 1, BERMAN ADDITION	-21,401 SQ. FT.	0.503 ACRES
RIGHT-OF-WAY DEDICATION	-23,178 SQ. FT.	0.532 ACRES
TOTAL	-187,857 SQ. FT.	4.31 ACRES

LEGAL DESCRIPTION

LOT 1 AND LOT 2, BLOCK 1, ZUPPKEWOOD, ACCORDING TO THE RECORDED PLAT THEREOF, HENNEPIN COUNTY, MINNESOTA
AND
LOT 46 AND LOT 47, AUDITORS SUBDIVISION NO. 325, ACCORDING TO THE RECORDED PLAT THEREOF, HENNEPIN COUNTY, MINNESOTA.

SURVEY NOTE

BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY WESTWOOD PROFESSIONAL SERVICES ON FEBRUARY 7TH, 2014, EXPRESSLY FOR THIS PROJECT; CITY OF EDINA, MINNESOTA RECORDED DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

OWNER

FRANK BERMAN
5331 EVANSWOOD LANE
EDINA, MN 55436
TEL (612) 770-5239

MUNICIPALITY



PROJECT

BLAKE WOODS SUBDIVISION
EDINA, MN

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REVISION HISTORY

DATE	REVISION	REVIEW
23 JAN 2015	PRELIMINARY PLAT SUBMITTAL	CNC

PROJECT MANAGER REVIEW

BY: [Signature] DATE: 12/23/2014

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE DOWNSIDE SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BY AN UNAUTHORIZED PARTY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO VERIFY FOOTING DOCUMENTS.

PRELIMINARY PLAT

01/23/2015

LANDFORM
From Site to Finish

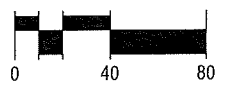
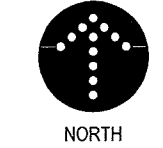
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

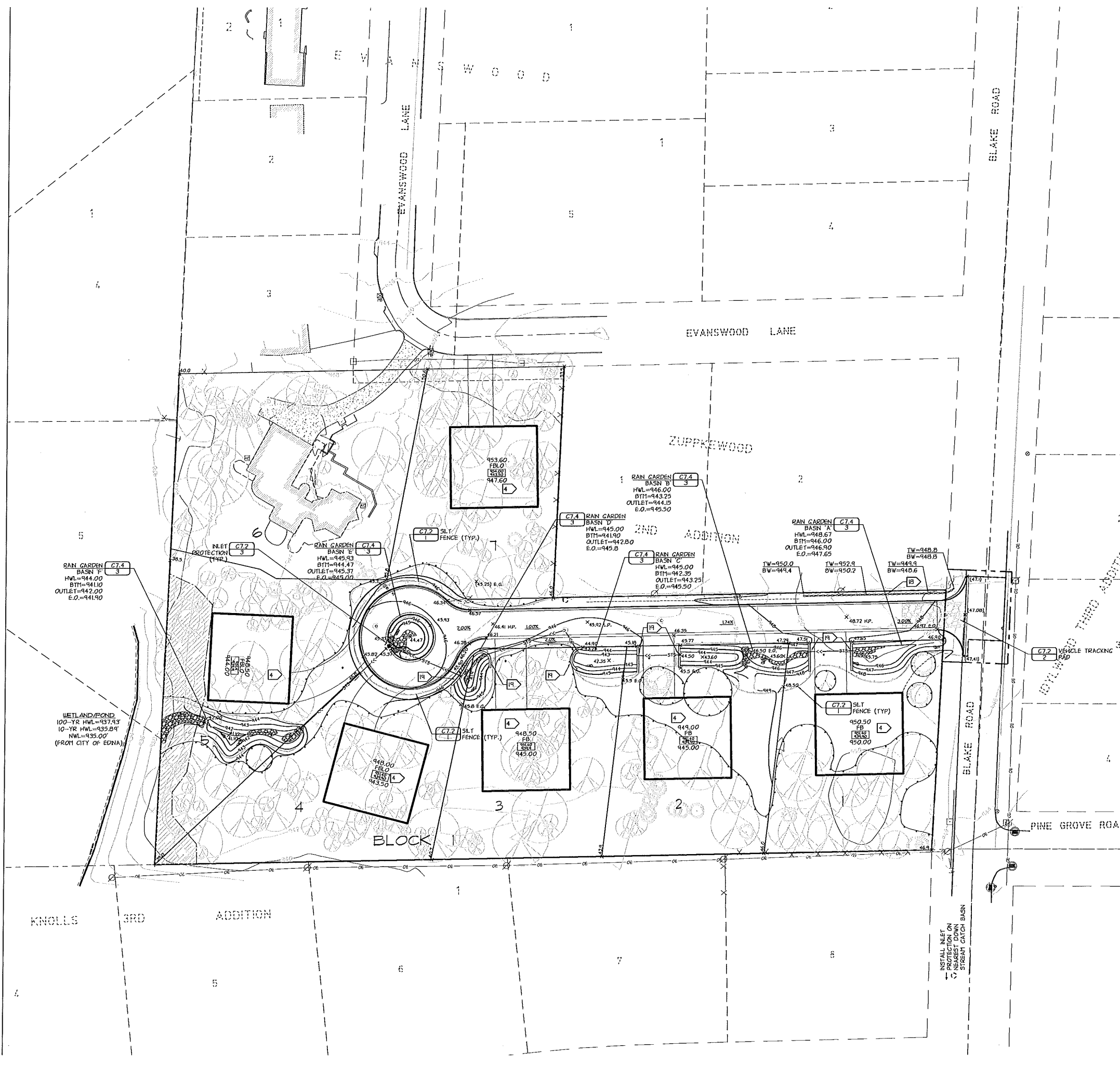
FILE NAME: C002ZZ317
PROJECT NO.: ZZZ14317

PRELIMINARY PLAT
C0.2
SHEET NO. 2/16



Know what's Below.
Call before you dig.





- GRADING NOTES**
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
 - REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE.
 - REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS.
 - BUILDING PADS WILL BE CUSTOM GRADED BY BUILDER AT THE TIME OF HOME CONSTRUCTION. REFER TO DETAIL 1, SHEET C3.1
 - AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
 - PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
 - COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.
 - AVOID SOIL COMPACTION OF INFILTRATION PRACTICES. ANY EQUIPMENT USED IN INFILTRATION AREAS SHOULD BE SMALL SCALED AND TRACKED.
 - MINIMIZE GRADING WITHIN THE EXISTING TREE CANOPY ZONE ON TREES IDENTIFIED TO REMAIN. IF MINOR GRADING IS REQUIRED, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE WITH THE USE OF SMALLER EQUIPMENT.
 - NO STORAGE OF MATERIALS, STOCKPILES OR PARKING IS ALLOWED WITHIN THE TREE CANOPY OF THE TREES IDENTIFIED TO REMAIN.

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
 - LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
 - MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
 - ALL EXPOSED SOILS AREAS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
 - SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS. AS MODIFIED:

SEED	SPECIFICATION NUMBER
INLET	INDOT 387B
SOD	INDOT 387B
SEED	IN TYPE 22-111 @ 30.5 LB/AC - TEMPORARY EROSION CONTROL
	IN TYPE 25-151 @ 120 LB/AC - PERMANENT TURF
MULCH (INDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED) INDOT 3882	
FERTILIZER	INDOT 3881
 - SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
 - SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

- RETAINING WALL NOTES**
- FIELD STONE/BOULDER RETAINING WALL. SEE DETAIL 1, SHEET C7.4
 - DRYSTACK STONE WALL RAIN GARDEN. SEE DETAIL 3, SHEET C7.4.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	INLET PROTECTION	3 EACH
	SILT FENCE	2114 FEET
	VEHICLE TRACKING PAD	1 EACH
	TYP OUT CURB AND GUTTER	
	PAVEMENT SAWCUT	
	CONSTRUCTION LIMITS	
	TOP OF WALL	
	BOTTOM OF WALL	
	PROPOSED WETLAND BUFFER AREA	
	BOULDER RETAINING WALL	
	TREE PROTECTION FENCING	

BUILDING TYPE ——— XXX.X : FRONT GARAGE ELEVATION
 FB = FULL BASEMENT FBWO/FB : WALKOUT UNIT / FULL BASEMENT UNIT
 FBWO = FULL BASEMENT WALK OUT : RECESSY : REAR ELEVATION
 FBLO = FULL BASEMENT LOOK OUT
 Lo = LOOK OUT
 SEWO = SPLIT ENTRY WALK OUT
 SLAB = SLAB ON GRADE

NOTES:
 1. GARAGE LOCATION INDICATED BY DRIVEWAY.

1 PAD DETAIL NO SCALE

OWNER
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L2.16	LANDSCAPE PLAN
L2.17	LANDSCAPE PLAN

REVISION HISTORY

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23 JAN 2015	PRELIMINARY PLAT SUBMITTAL	ONC

PROJECT MANAGER REVIEW
 BY FB DATE 12/22/2014

CERTIFICATION

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IF THE DATE OF THIS SHEET OR FOUR LINES DIRECTLY ABOVE IT VARY, THIS SHEET HAS BEEN REPROCESSED AND SHOULD BE RECALCULATED AND RECHECKED FOR ACCURACY. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
 01/23/2015

LANDFORM
 From Site to Finish

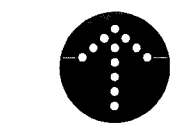
105 South Fifth Avenue Tel: 612-252-9070
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 Minneapolis, MN 55401 Web: landform.net

FILE NAME: C301222317
 PROJECT NO.: ZZZ14317

GRADING, DRAINAGE & EROSION CONTROL
C3.1
 SHEET NO. 61/6



Know what's Below.
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NORTH

