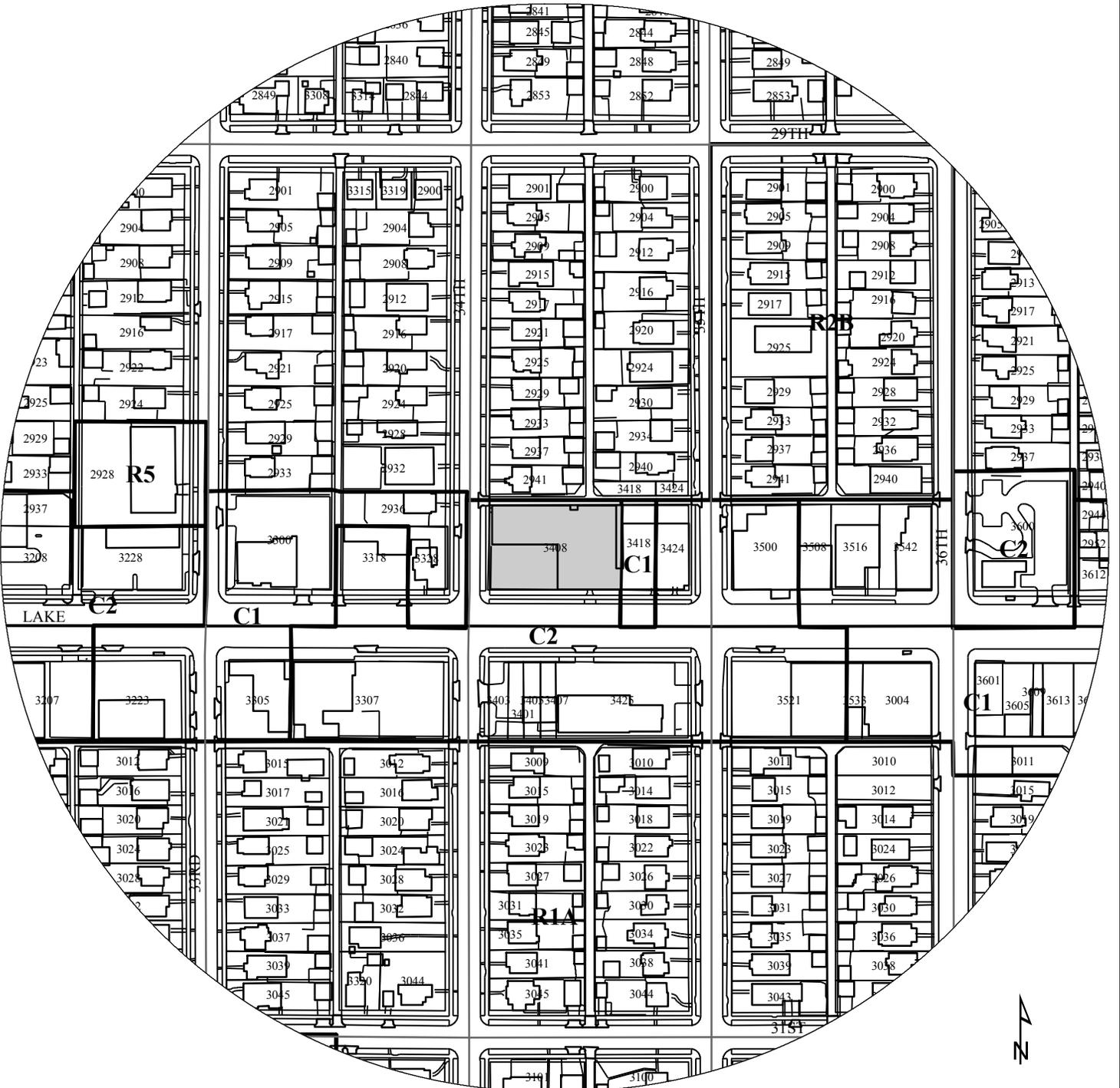


Master Development

9th

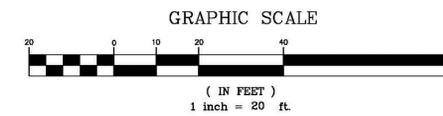
NAME OF APPLICANT

WARD



BOUNDARY & TOPOGRAPHIC SURVEY

PROPERTY ADDRESS: 3408 LAKE STREET EAST, MINNEAPOLIS, MN
 PROPERTY IDENTIFICATION # 31-029-23-34-0180



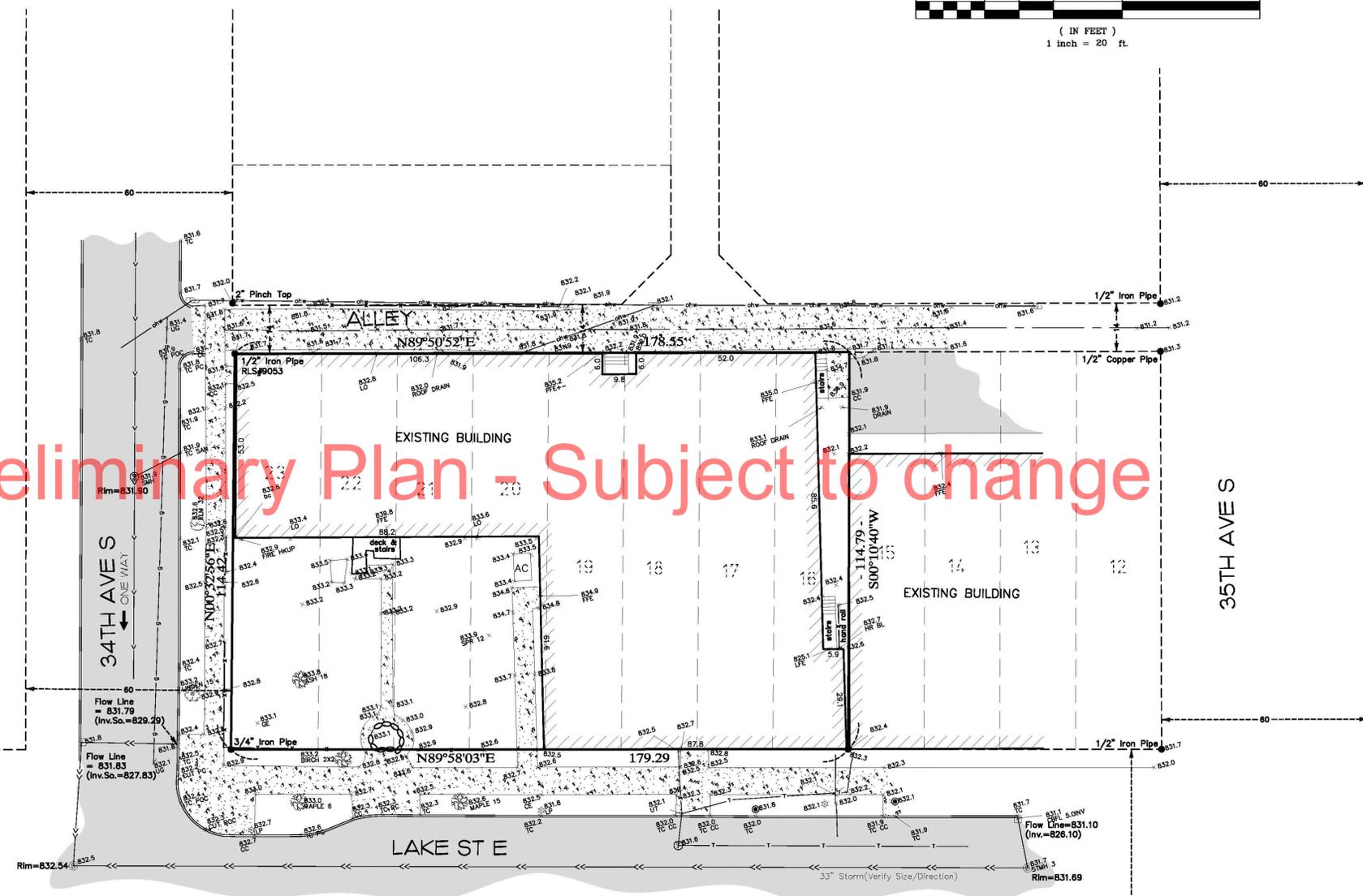
LEGAL DESCRIPTION
 Lots 16 to 23 inclusive, all in Block 3, WALTON'S 5TH DIVISION SEVEN OAKS, Hennepin County, Minnesota.

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

BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK).

NOTES
 - Field survey completed 07/18/2013.
 - This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.

Preliminary Plan - Subject to change



- LEGEND**
- DENOTES IRON MONUMENT FOUND
 - DENOTES UTILITY SERVICE
 - DENOTES SIGN
 - ⊕ DENOTES UTILITY POLE
 - ☆ DENOTES STREET LIGHT
 - ⊞ DENOTES ELECTRIC METER/BOX
 - ⊞ DENOTES MISCELLANEOUS MANHOLE
 - ⊞ DENOTES SANITARY SEWER MANHOLE
 - ⊞ DENOTES STORM SEWER MANHOLE
 - DENOTES CATCH BASIN
 - DENOTES EXISTING CONTOUR
 - DENOTES OVERHEAD WIRE
 - DENOTES UNDERGROUND TELEPHONE
 - DENOTES UNDERGROUND GAS
 - DENOTES SANITARY SEWER
 - DENOTES STORM SEWER
 - DENOTES EXISTING FENCE
 - x1011.2 DENOTES EXISTING ELEVATION.
 - ▨ DENOTES CONCRETE
 - ▨ DENOTES BITUMINOUS

REVISION SUMMARY

DATE	DESCRIPTION

SURVEY
C0.0

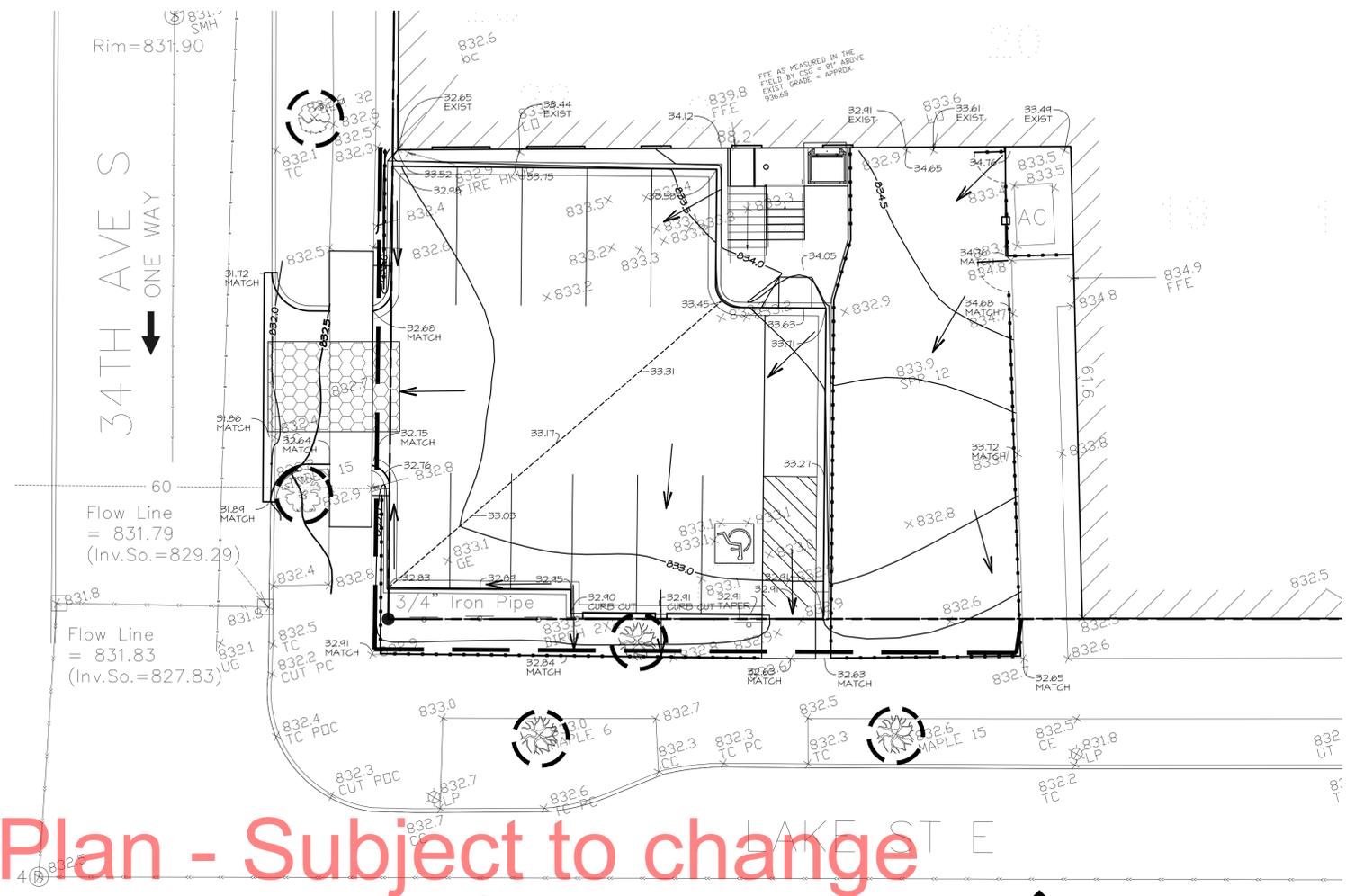
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Eric R. Vickaryous
 ERIC R. VICKARYOUS
 Date: Aug. 2nd, 2013. Reg. No. 44125

DRAWN BY: ERV	JOB NO: 13458	DATE: 08/02/13	
CHECK BY: erv	SCANNED <input type="checkbox"/>		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

GRADING NOTES:

- SEE SITE PLAN FOR HORIZONTAL LAYOUT.
- CONTRACTOR SHALL REFER TO RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR ANY ADDITIONAL SITE PREPARATION INFORMATION, SOIL CORRECTION, TYPE OF BACKFILL, OR REQUIREMENTS.
- EXCAVATION AND EMBANKMENT ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- THE CONTRACTOR SHALL SCHEDULE SITE WORK TO MINIMIZE THE DISTURBED AREA AT ANY GIVEN TIME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOP-SOIL AND SODDING ACTIVITIES.
- EXCESS FILL MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR OFF-SITE.
- PROPOSED SPOT GRADES ARE FLOWLINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR SHALL STRIP, STOCKPILE, AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM 4" COMPACTED DEPTH TO DISTURBED AREAS TO BE SEEDED OR SODDED.



Preliminary Plan - Subject to change

City of Minneapolis Standard Erosion Control Notes



City of Minneapolis Standard Erosion and Sediment Control Notes for Plans
 These notes may be used as performance standards or requirements for projects not meeting the threshold for a formal plan.

- Contractor must call a construction start 48 hours prior to any land disturbances 612-673-3867. Failure to do so may result in fines, the revocation of permit and a stop work order being issued.
- Install perimeter erosion control at the locations shown on the plans prior to the commencement of any land disturbance or construction activities.
- Before beginning construction, install a temporary rock construction entrance at each point where vehicles exit the construction site. Use 2 inch or greater diameter rock in a layer at least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction zone using a geo-textile fabric beneath the aggregate to prevent migration of soil into the rock from below.
- Remove all soils and sediments tracked or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis when tracking occurs and may be ordered by Minneapolis inspectors at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
- Install inlet protection at all public and private catch basin inlets, which receive runoff from the disturbed areas. Contractor shall clean, remove sediment or replace storm drain inlet protection devices on a routine basis such that the devices are fully functional for the next rain event. Sediment deposited in and/or plugging drainage systems is the responsibility of the contractor. Hay bales or filter fabric wrapped grates are not allowed for inlet protection.
- Locate soil or dirt stockpiles no less than 25 feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt barriers around the piles. Temporary stockpiles located on paved surfaces must be no less than two feet from the drainage/gutter line and shall be covered if left more than 24 hours.
- Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized. Inspect temporary erosion and sediment control devices on a daily basis and replace deteriorated, damaged, or rotted erosion control devices immediately.
- Temporarily or permanently stabilize all construction areas which have undergone final grading, and all areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 7-14 days. Use seed and mulch, erosion control matting, and/or sodding and staking in green space areas. Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization with permanent vegetation establishment. Final stabilization for purposes of this removal is 70% established cover over denuded area.
- Ready mixed concrete and concrete batch/mix plants are prohibited within the public right of way. All concrete related production, cleaning and mixing activities shall be done in the designated concrete mixing/washout locations as shown in the erosion control plan. Under no circumstance may washout water drain onto the public right of way or into any public or private storm drain conveyance.
- Changes to approved erosion control plan must be approved by the erosion control inspector prior to implementation. Contractor to provide installation and details for all proposed alternate type devices.
- If dewatering or pumping of water is necessary, the contractor is responsible for obtaining any necessary permits and/or approvals prior to discharge of any water from the site. If the discharge from the dewatering or pumping process is turbid or contains sediment laden water, it must be treated through the use of sediment traps, vegetative filter strips, or other sediment reducing measures such that the discharge is not visibly different from the receiving water. Additional erosion control measures may be required at the discharge point to prevent scour during. The contractor shall provide a dewatering/pumping plan to the Erosion Control Inspector prior to initiating dewatering activities.



Prepared by: THE CITY OF MINNEAPOLIS PUBLIC WORKS SURFACE WATER AND SEWERS WWW.CITYOFMINNEAPOLIS.MN.US/STORMWATER
 JANUARY 7, 2011

OWNER, DEVELOPER, CONTRACTOR SIGNED STATEMENT

ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THE PLAN, SIGNED BY PARTIES BELOW:

OWNER: _____
 DEVELOPER: _____
 CONTRACTOR: _____

REQUIRED CITY OF MINNEAPOLIS CORRESPONDANCE AND DOCUMENTATION NOTES:

- CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL CONTACT MINNEAPOLIS SURFACE WATERS AND SEWERS 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION RELATED TO OR IN THE LOCATION OF THE PROPOSED STORM WATER MANAGEMENT BMP. CONTACT JEREMY STREHLO, (PROFESSIONAL ENGINEER) AT (612) 673-3473, OR jeremystrehlo@minneapolismn.gov.
- UPON THE PROJECT'S COMPLETION THE GENERAL CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL PROVIDE TO THE DEPARTMENT OF PUBLIC WORKS A "FINAL STORM WATER MANAGEMENT REPORT" INCLUDING DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORM WATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBSTANTIATE THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.

NON STORM WATER DISCHARGES:

1. THERE ARE NO KNOWN NON-STORM WATER DISCHARGES ON THE EXISTING SITE AND NONE ARE PROPOSED AS PART OF THIS DEVELOPMENT.

GRADING PLAN LEGEND:

- 0.1' ----- EX. 1' CONTOUR ELEVATION INTERVAL
- 0.1' ----- 1' CONTOUR ELEVATION INTERVAL
- 0.1' G SPOT GRADE ELEVATION (FLOW LINE UNLESS OTHERWISE NOTED)
- 0.1' G BC SPOT GRADE ELEVATION GUTTER
- 0.1' G BS SPOT GRADE ELEVATION BOTTOM OF STAIRS
- ==== 1/2"==== TIP OUT (T.O.) CURB AND GUTTER WHERE APPLICABLE-TAPER GUTTERS TO DRAIN AS SHOWN
- → → → → EXISTING AND PROPOSED DRAINAGE ARROWS

UTILITY LEGEND:

- MANHOLE OR CATCH BASIN
- ⊕ GATE VALVE
- ⊕ POST INDICATOR VALVE
- → → → → SANITARY SEWER
- → → → → STORM SEWER
- — — — — WATER MAIN

EROSION CONTROL LEGEND:

- COMBINATION BIO-ROLL, CHAIN LINK CONSTRUCTION FENCE
- INLET PROTECTION CURB INLET FILTER
- TREE PROTECTION

3408 EAST LAKE STREET PARKING LOT
 3408 EAST LAKE STREET, MINNEAPOLIS, MN
MASTER PROPERTIES MINNESOTA LLC
 1221 NICOLLETT AVE. SUITE 300, MINNEAPOLIS, MN 55403

PROJECT
 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.

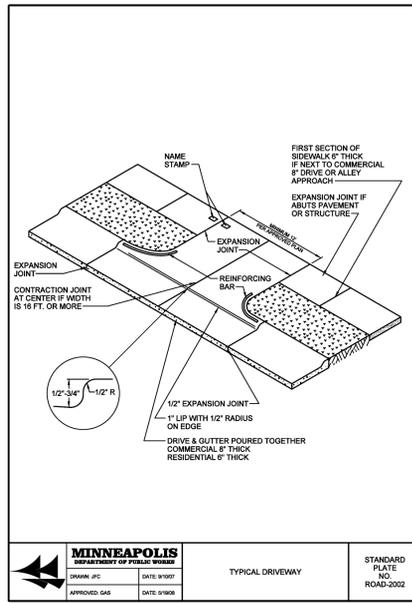
Matt Pavak
 Matthew R. Pavak
 DATE 10/8/13 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
9/13/13 PDR SUBMITTAL
10/8/13 PDR RESUBMITTAL

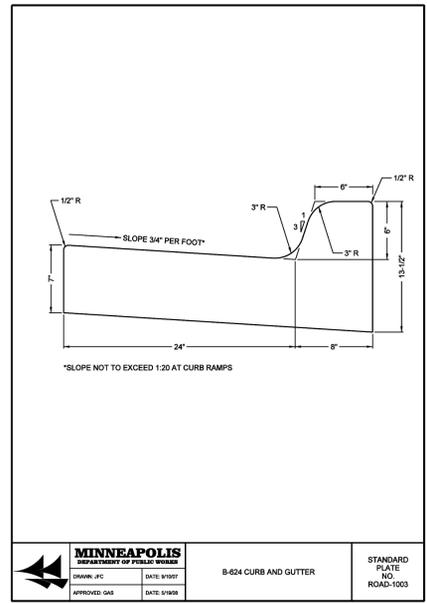
REVISION SUMMARY
DATE DESCRIPTION
INSERT

GRADING & EROSION CONTROL PLAN

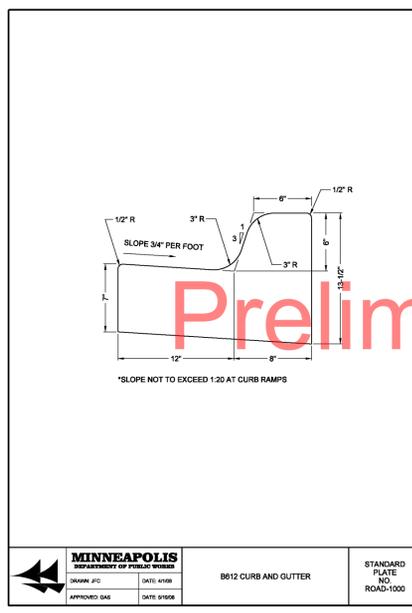
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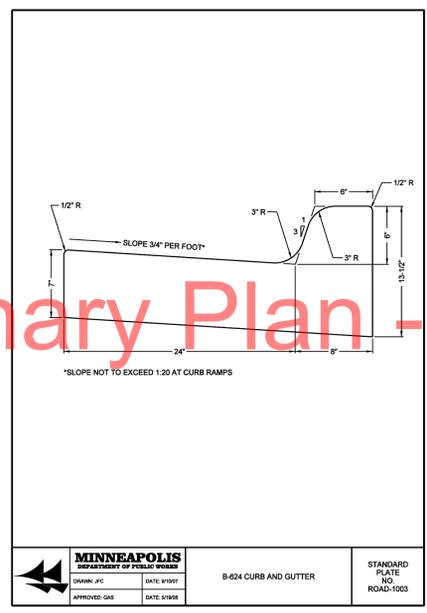
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		TYPICAL DRIVEWAY	STANDARD PLATE NO. ROAD-2002
DRAWN: JFC	DATE: 9/10/07		
APPROVED: GAS	DATE: 9/19/08		



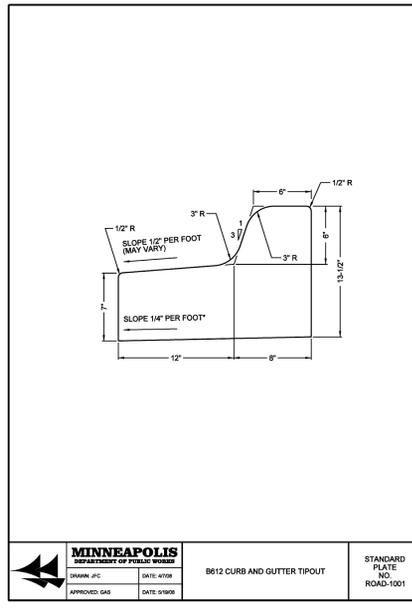
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		B-624 CURB AND GUTTER	STANDARD PLATE NO. ROAD-1003
DRAWN: JFC	DATE: 9/10/07		
APPROVED: GAS	DATE: 9/19/08		



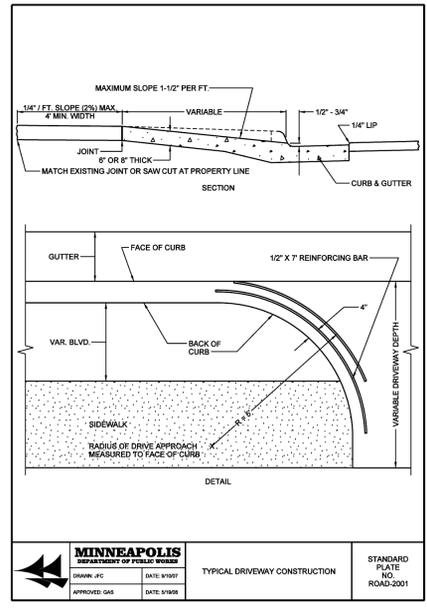
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		B612 CURB AND GUTTER	STANDARD PLATE NO. ROAD-1000
DRAWN: JFC	DATE: 4/16/08		
APPROVED: GAS	DATE: 5/16/08		



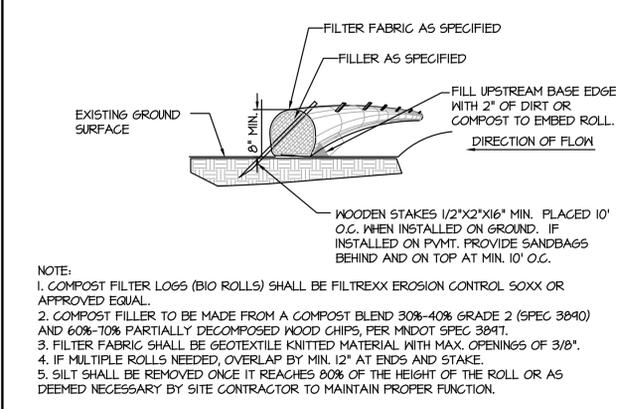
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DRAWN: JFC	DATE: 9/10/07		
APPROVED: GAS	DATE: 9/19/08		



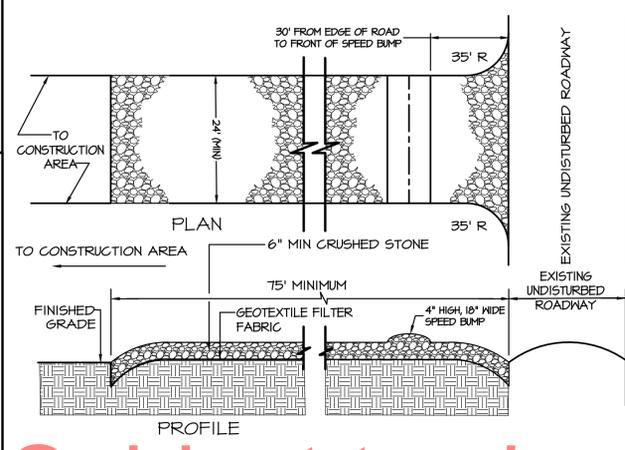
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		B612 CURB AND GUTTER TIPOUT	STANDARD PLATE NO. ROAD-1001
DRAWN: JFC	DATE: 4/16/08		
APPROVED: GAS	DATE: 5/16/08		



MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS		TYPICAL DRIVEWAY CONSTRUCTION	STANDARD PLATE NO. ROAD-2001
DRAWN: JFC	DATE: 9/10/07		
APPROVED: GAS	DATE: 9/19/08		

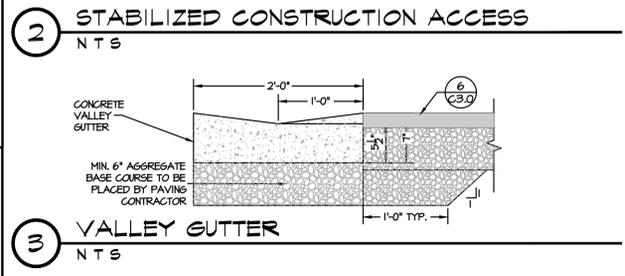


1 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS

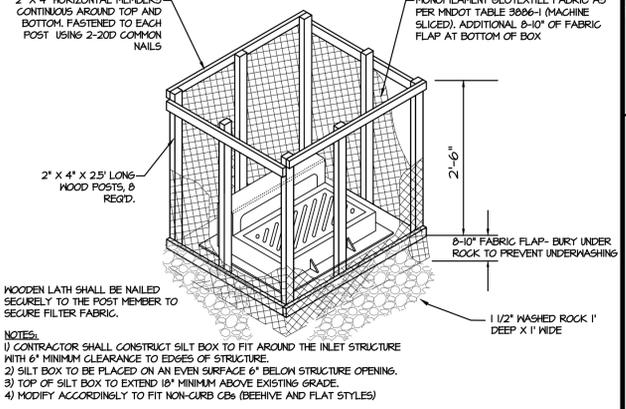


2 STABILIZED CONSTRUCTION ACCESS
NTS

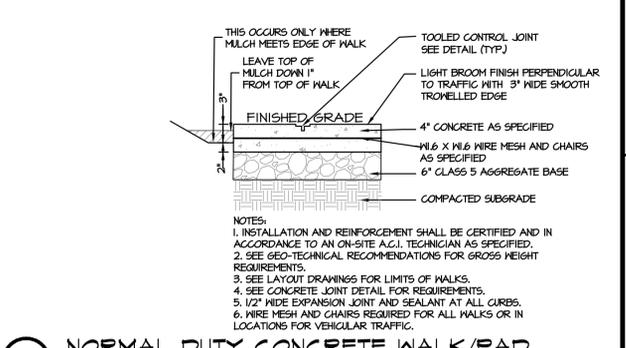
NOTES:
1) PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3) REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4) ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5) FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.



3 VALLEY GUTTER
NTS

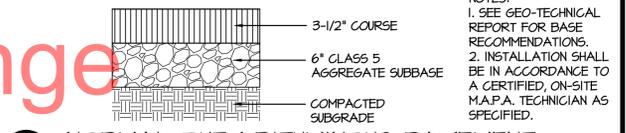


4 INLET PROTECTION SILT BOX-CATCH BASIN
NTS



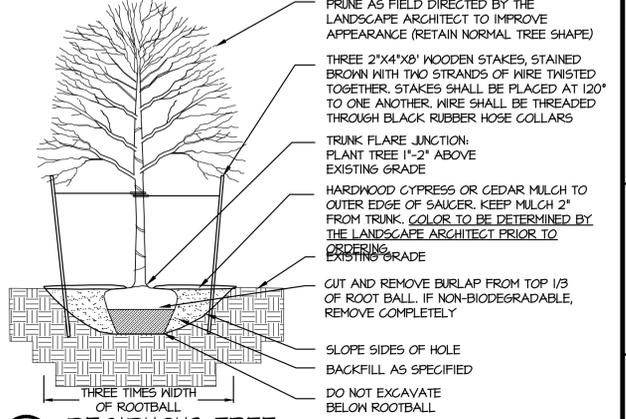
5 NORMAL DUTY CONCRETE WALK/PAD
NTS

NOTES:
1. INSTALLATION AND REINFORCEMENT SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS HEIGHT REQUIREMENTS.
3. SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
4. SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
5. 1/2\"/>

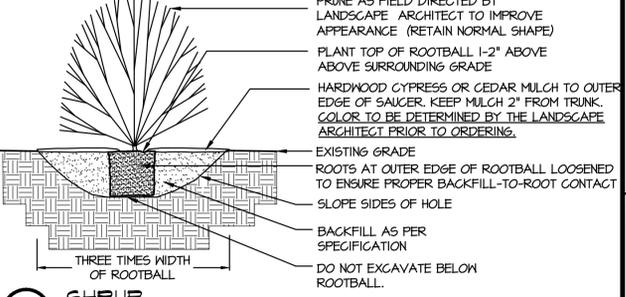


6 NORMAL DUTY BITUMINOUS PAVEMENT
NTS

NOTES:
1. SEE GEO-TECHNICAL REPORT FOR BASE RECOMMENDATIONS.
2. INSTALLATION SHALL BE IN ACCORDANCE TO A CERTIFIED, ON-SITE M.A.P.A. TECHNICIAN AS SPECIFIED.



7 DECIDUOUS TREE
NTS



8 SHRUB
NTS