

Permit Application Review

Permit No. 2020-123
Received complete: February 5, 2021

Applicant: Michael Margulies; Valerian, LLC.
Consultant: Robbie Latta; Civil Site Group
Project: 3-story Multi- family Building
Location: 4425 Valley View Road: Edina
Rule(s): 3,4,5,10,11, and 12
Reviewer: BCO

General Background & Comments

The existing daycare building at 4425 Valley View Road in Edina is to be razed for the construction of a 3-story (above ground), 50,000 square foot, 22-unit multi-family residential building. The building on the 39,648 square foot site (0.91 acres) will also have one-level of underground parking.

The project site information is:

- Total Site Area: 39,648 square feet
- Existing Site Impervious Area: 23,738 square feet
- Proposed Site Impervious Area: 26,683 square feet
- Increase in Site Impervious Area: 2,945 square feet
- 12.4% increase in the site impervious area
- 100% of the existing on-site impervious area will be disturbed and replaced
- Total disturbed area: 30,500 square feet

The Nine Mile Creek Watershed District's Rule for Redevelopment, Rule 4.2.3, states, if a proposed activity will disturb more than 50% of the existing impervious surface on a parcel or will increase the imperviousness of the parcel by more than 50%, storm water management will apply to the entire project parcel. Otherwise, the storm water requirements will apply only to the disturbed areas and additional impervious area on the parcel. Since the entire existing site impervious area will be disturbed, storm water management is required for the disturbed area of 30,500 square feet that includes the proposed 26,683 square feet of impervious area.

The District's requirements for both storm water management and erosion and sediment control apply to the project because more than 50 cubic yards of material will be disturbed and 5000 square feet or more surface area disturbed, Rules 4.2.1a and b and 5.2.1a and b.

Storm water management is to be provided within an underground stormwater management facility (UGSWMF) located beneath the driveway entrance to the underground parking in the southeast corner of the site. Currently, on-site stormwater management is not provided.

The site is riparian to an off-site wetland located south of the site's southern property limits. The basin is not identified as either an MDNR public water or public water wetland however is a wetland under the jurisdiction of the Wetland Conservation Act (WCA). This wetland has been identified as a stormwater management basin (NC-6) in the Edina Comprehensive Management Plan. Neither a wetland boundary determination nor MnRAM have been complete by the applicant. Using available air photography with an overlay of the site survey, a preliminary wetland boundary has been identified. (The boundary is preliminary because the wetland is on an adjacent property, not the site, and winter conditions prevent definitive assessment of the wetland right now). Rule 3.4 states any activity for which a permit is required under any District rule(s) must provide buffer on all wetlands disturbed by the activity and all wetlands downgradient from the activity. A desktop analysis by District staff of information available indicates the wetland as medium value, requiring a 20-foot minimum and 40-foot average buffer width. The site however has a slope upgradient of the wetland greater than 12%, triggering Rule 3.4.2 which requires the buffer to extend to the top of the slope where the top of the slope exceeds the 40-foot buffer width. The applicant is requesting a variance from compliance with the steep-slope requirement. The attached figure shows the proposed site development, the approximate wetland boundary, the top of the slope on the site and the location of the 20-foot and 40-foot buffer requested to be considered by the applicant.

Silt fence, filter logs, inlet protection and a rock construction entrances are to be installed to provide erosion control.

Exhibits

1. Permit Application dated November 12, 2020.
2. E-mail correspondence dated December 7, 2020 summarizing 3 items that needed to be addressed/submitted for the application to be complete.
3. Plans dated November 13, 2020, revised January 18, 2021, prepared by Civil Site Group.
4. Storm Water Management Technical Memo and calculations dated June 8, 2020, latest revision February 5, 2021, prepared by Civil Site Group.
5. Geotechnical Report dated November 6, 2020 prepared by Haugo Geotechnical Services.
6. E-mail correspondence dated December 31, 2020 and January 5, 2021 discussing the wetland buffer requirements for the off-site wetland south of the property limits and requirements for the applicant.
7. Wetland Buffer Variance Request dated February 5, 2021 prepared by Civil Site Group for the applicant.

The project submittal is complete.

3.0 Wetland Management

As previously stated, a desk top analysis, completed by District staff, was used for a preliminary determination of the off-site wetland as a medium value wetland. A MnRAM Assessment and boundary determination (if possible since the wetland boundary is off-site) will be required for confirmation of the value determination. The District's buffer criteria, Rule 3.4.1b, requires a 20-foot minimum and 40-foot average buffer width. However, the slope of the site upgradient from the wetland (a 40-foot distance) exceeds a grade of 12%, triggering Rule 3.4.2. Rule 3.4.2 requires the buffer extend to the top of the slope rather than the distance requirements of Rule 3.4.1b. Because of constraints in the useable area for site development, the applicant has requested, by variance, consideration be given for compliance with the medium value buffer requirements (3.4.1b) rather than the buffer extend to the top of the slope required by Rule 3.4.2. Additional information is provided by the applicant's Wetland Buffer Variance Request dated February 5, 2021 and in the Rule 10 analysis.

4.0 Stormwater Management

Stormwater management (volume retention, rate control and water quality management) will be provided by the UGSWMF located beneath the driveway to the underground parking garage in the southeast corner of the site.

Rule 4.3.1b requires the 2-, 10-, and 100-year post development peak runoff rates be equal to or less than the existing discharge rates at all locations where stormwater leaves the site. The applicant used a HydroCAD hydrologic model to simulate runoff rates. The existing and proposed 2-, 10- and 100-year frequency discharges at the two discharge points from the site are:

Frequency	Existing Discharge to the Valley View Road c.f.s.	Proposed Discharge to the Valley View Road c.f.s.
2 year	<1.0	<1.0
10 year	1.1	1.1
100 year	2.2	2.2

Frequency	Existing Discharge to Basin NC-6 c.f.s.	Proposed Discharge to Basin NC-6 c.f.s.
2 year	1.6	<1.0
10 year	3.2	1.2
100 year	6.7	4.1

An infiltration volume of 2,446 cubic feet is required from the proposed 26,683 square feet of site impervious area. Haugo Geotechnical Services geotechnical report identifies the underlying soil in the area of the proposed UGSWMF as poorly graded sand with silt (SP-SM). Civil Site Group has used an infiltration rate of 0.8 inches/hour in their design computations. However, based on the infiltration rates shown in the Minnesota Storm Water Manual, a design infiltration rate of 0.6 inches/hour has been used for this review. An area of 1,019 square feet is required for volume retention, using the 0.6 inches/hour infiltration rate, and complying with a 48 hour draw down of the inundation volume. An area of 1,147 square feet and a volume of 2,533 cubic feet (2,446 cubic feet required) is to be provided within the UGSWMF to elevation 876.7 M.S.L. – 0.5 feet below the proposed outlet (normal) elevation of the UGSWMF. Rule 4.3.1a is met.

The District's water quality criterion requires a 60% annual removal efficiency for phosphorus and 90% annual removal efficiency for total suspended solids. The MIDS calculator results indicate the UGSWMF provides an annual removal efficiency of 92% for total suspended solids (169 lbs.) and an annual removal efficiency of 92% for total phosphorus (0.9 lbs.). Rule 4.3.1c is met.

The geotechnical information submitted indicates that groundwater was not encountered to a depth of 26 feet, elevation 864.2 M.S.L. The bottom of the UGSWMF is 873 M.S.L., a minimum separation of 8.8 feet. A three (3) foot separation is required between the bottom of an infiltration facility and groundwater.

Rule 4.3.3c states, all new and reconstructed buildings must be constructed such that the low floor is at least two feet above the 100-year high water elevation or one foot above the emergency overflow of a constructed facility. The garage floor elevation, the lowest floor elevation of the building is 882.5 M.S.L. The 100-year frequency high water elevation of the UGSWMF is 880.0 M.S.L., providing a 2.5-foot separation.

District Rule 4.3.3 states that all new and reconstructed buildings must be constructed such that no opening where surface water can enter the structure is less than two feet above the 100-year high water elevation of an adjacent facility or waterbody. Where surface water could enter the structure in the southeast corner of the site, the entrance to the underground garage, a 2.5-foot separation is provided. The plans identify an entrance in the southwest corner of the building, opposite side of the building from the UGSWMF and garage opening, at elevation 879 M.S.L. The grades along the south side of the building show that a constructed "high-point" (elevation 882 M.S.L) will provide two feet of separation between the UGSWMF's high-water elevation and the southwest building entrance. The requirements of paragraph 4.3.3 are met.

In accordance with Rule 4.3.1a (i), the pre-treatment of runoff prior to the infiltration area will be provided by isolator rows constructed as part of the UGSWMF.

In accordance with Rule 4.3.4, a post-project chloride management plan must be provided that will, 1) designate an individual authorized to implement the chloride-use plan and 2) designate a MPCA certified salt applicator engaged in the implementation of the chloride-use plan for the site.

5.0 Erosion and Sediment Control

The submitted erosion and sediment control plan includes silt fence at the limits of construction, inlet protection and rock construction entrances at the entryway onto the site. The project contact is Robbie Latta, Civil Site Group.

10.0 Variances and Exceptions

A variance request (attached) dated February 5, 2021 requesting that NMCWD apply Rule 3.4.1b rather than Rule 3.4.2 has been prepared by Civil Site Group on behalf of the applicant to address Rules 10.1-10.4. Note, please, that this request should be considered by the managers as a request for approval of a variance from compliance with the applicable buffer requirements: The board cannot, by variance, apply a different rule (3.4.1b) than the one that applies (3.4.2); doing so would effectively be a case-specific rulemaking. But a variance is a request to approve a plan, notwithstanding noncompliance with the applicable rule requirement. Here, the applicable requirement 3.4.2 (steep slope), and the applicant's variance request needs to be supported with facts and analysis addressing 10.1 through 10.4 for its noncompliance with the steep slope requirement.

Beyond the information in the Rule 3.0 section above, the following additional information is for consideration of the variance:

- The buffer area provided if taken to the top of the slope is 7,600 square feet (Rule 3.4.2). This is the area below the pink/red line shown on the attached figure.
- A buffer area of 4,612 square feet, the area below the yellow line, would be required for compliance with Rule 3.4.1b. A buffer area of 5,492 square feet is shown to be provided – the area below the green line on the attached figure. This area, 5,492 sq. ft., is a 28% shortfall (2,108 sq. ft.) in buffer area compared to the required buffer area (7,600 sq. ft.).
- The existing slope upgradient from the wetland is heavily overgrown with a few trees but primarily buckthorn. The buckthorn is proposed to be removed and the area revegetated with a MnDot wet prairie seed mixture and deciduous trees. This buffer restoration proposed complies with the criterion of Rule 3.4.6.
- Stormwater runoff from the site currently sheet flows from the existing site impervious areas down the slope (described above) to the wetland. Most runoff, from the redeveloped site, will be conveyed instead by storm sewer to the property limits. Less than 336 sq. ft. of the post-development site impervious area will be directed to the buffer.

The function of a buffer is to provide protection of a downgradient resource from impacts associated with development of areas upstream and tributary to the resource. With the project as proposed, 1) wildlife use of the buffer, should it currently exist, will continue if the buffer extends to the top of the slope or 40-foot upgradient from the wetland limit as requested by the applicant, and 2) the buffer will provide a restored native vegetative open space area between the wetland and limits of the development.

The effectiveness and purpose of the buffer is not diminished if the buffer complies with Rule 3.4.1b (40-foot) rather than extending to the top of the slope as required by Rule 3.4.2.

11.0 Fees

Fees for the project are:

Rules 2.0-6.0	\$1,500
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12.0 Financial Assurances

Financial Assurances for the project are:

Rule 4.0: Volume Retention: 1,147 sq. ft. x \$12/sq. ft. = \$13,764	\$13,764
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Chloride Management:	\$5000
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Rule 5: Silt fence: 850 L.F. x \$2.50/L.F. = \$2,125	
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Inlet Protection: 1 x \$100/each = \$100	
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Site restoration: 0.7 acres x \$2500/ acre = \$1,750	\$3,975
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Contingency and Administration	\$7,661
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Findings

The proposed project includes the information necessary, plan sheets and erosion control plan, for review.

1. Rules 4 and 5 are met.

Recommendation

Approval, contingent upon:

1. General Conditions
2. Financial Assurance in the amount of \$30,400 - \$25,400 for erosion control and site restoration and \$5,000 for compliance with the chloride management requirements.
3. A receipt showing recordation of a maintenance declaration for the on-site storm water management facility and wetland buffer. A draft of the declaration must be approved by the District prior to recordation.
4. A completed MnRAM Assessment for verification of the assumed wetland value. Should the wetland be determined to be of high value, a revised submittal for District approval is required. The applicant can complete this Assessment since access to adjacent private properties is not necessary.
5. If permission of the property owner south of the site can be obtained, a wetland boundary determination is required to verify the assumptions made.

By accepting the permit, when issued, the applicant agrees to the following stipulations:

1. Per Rule 4.5.6, an as-built drawing of the underground storm water facility conforming to the design specifications, including a stage-volume relationship in tabular form, as approved by the District must be submitted.
2. Submission of a plan for post-project management of Chloride use on the site. The plan must include 1) the designation of an individual authorized to implement the chloride use

plan and 2) the designation of a Minnesota Pollution Control Agency certified salt applicator engaged in the implementation of the chloride-use plan for the site. The release of the \$5,000 of the financial assurance required for the chloride-management plan requires that chloride-management plan has been provided and approved by the District's Administrator.

3. For the release of the \$25,400 financial assurance required in Recommendation #2, Rule 12.4.1a requires demonstration and confirmation that the site has been vegetated and stabilized to prevent erosion and sedimentation per subsection 5.3.3 and that erosion and sediment controls have been removed.

Board Action

It was moved by Manager _____, seconded by Manager _____ to approve permit application No. 2020-123 with the conditions recommended by staff.

Wetland Buffer Variance Request

February 5, 2021

Summary:

The purpose of this document is to request a variance for the View 44 project at 4425 Valley View Road to modify section 3.4 of the Nine Mile Creek Watershed District rules, relating to the administration of wetland buffers. The following is an explanation of the request and of the proposed conditions.

The project team is seeking a variance to use rule 3.4.1, not subject to rule 3.4.2. In short, the project team seeks to use wetland buffer averaging as an alternative to following subsection rule 3.4.2 which requires the wetland buffer to extend to the top of the slope (observed to be the existing fence line), where the slope has a gradient more than 12%.

Proposed Conditions:

As stated, the project team is requesting to modify the rule to use wetland buffer averaging (per subsection 3.4.1), not subject to subsection 3.4.2. Provided a proper wetland delineation and MnRAM analysis are performed during the growing season to prove the assumed medium wetland value designation, the project team proposes to dedicate an average buffer of 40 feet in width with a minimum of 20 feet in width. The proposed buffer area, per the site plan is 5,492 sf. The required area to reach the average 40-foot buffer width is 4,612 sf. Thus, the proposed buffer has an average width of approximately 44 feet. The required buffer area, if subsection 3.4.2 were strictly applied, would be 7,600. As a result, the proposed buffer area is roughly 28% smaller than if subsection 3.4.2 were strictly applied. Please see Site Plan sheet C2.0 for the proposed buffer layout.

Proposed Findings of Fact:

- a. 10.1.1 That because of unique conditions inherent to the subject property, which do not apply generally to other land or structures in the District, undue hardship on the applicant, not mere inconvenience, will result from strict application of the rule.

The property is unique in its trapezoidal shape and short depth. Per the site survey completed by Civil Site Group, the lot depth is approximately 104 feet, including half of the public roadway and sidewalk. Not including the right of way, the site is at minimum 79 feet in depth. When considering the required buffer per subsection 3.4.2 (top of slope at existing fence line), the buildable area is further reduced to 76 feet. The building setback from the sidewalk and city street (already entitled by city council vote in July, 2020) is

approximately five feet. Very few properties of this shape and size in the district are subject to wetland buffers where the wetland itself is wholly off the property, but where the buffer would so greatly impact the potential uses of the property.

- b. 10.1.2 That the hardship was not created by the landowner, the landowner's agent or representative, or a contractor, and is unique to the property. Economic hardship alone may not serve as grounds for issuing a variance if any reasonable use of the property exists under the terms of the District rules.

The hardship is existing and was not created by the landowner. Due to the existing topography and downhill gradient of the site towards the south, strict application of subsection 3.4.2 drastically reduces the potential of the site to provide underground garage access to meet parking requirements for the proposed project. Strict application also limits the ability for pedestrian egress from the rear of the proposed building. If the building were shortened to avoid the required buffer, the project would need to undergo major re-designs to omit underground parking and would fail to meet city desires for a vibrant street front presence. It would also need to increase in height, making the project financially infeasible and lessen its ability to fit within the existing neighborhood context.

- c. 10.1.3 That the activity for which the variance is sought will not materially adversely affect water resources, flood levels, drainage or the general welfare in the District.

Though the proposed buffer area is significantly less than if subsection 3.4.2 were strictly applied, the project team sees several benefits with a wetland averaging approach. First, there is the opportunity to improve the quality of stormwater runoff from the site. Since most the site's new proposed impervious surfaces will be directed to the on-site BMP (only 336 sf of proposed impervious surface will drain directly toward the buffer), a preserved buffer area to the top of the slope would not be required to filter runoff pollutants as it does with the existing site. With the existing conditions, a nearly-10,000 sf of parking lot contributes runoff to the buffer and wetland without any rate control, volume reduction, or pretreatment. Pretreatment in the proposed conditions is provided by non-perforated pipe sections within the infiltration basin that settle out solids. Peak runoff rates to the buffer and wetland are reduced significantly in the proposed conditions, lessening erosion potential. Please see the stormwater report for a breakdown of the peak runoff rates between the existing and proposed conditions.

An additional benefit to the buffer the project team proposes is to replace any invasive species such buckthorn with native vegetation that will provide better filtration and more erosion protection than merely preserving the existing buffer. A MNDOT wet prairie seed mix will be applied to all portions of the wetland buffer following invasive vegetation removal and utility installation.

- d. 10.1.4 That there is no feasible and prudent alternative to the proposed activity requiring a variance.

There is no feasible and prudent alternative to the proposed site plan. Reducing the depth of the building would cause the underground parking entrance to become infeasible due to the existing grades of the site. In addition, shortening the building to avoid the top of the slope would require height increases which would not be financially feasible for the project and reduce the building's ability to fit within the neighborhood context.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

4425 Valley View Road
Edina, Minnesota

Abdo Marketplace, LLC

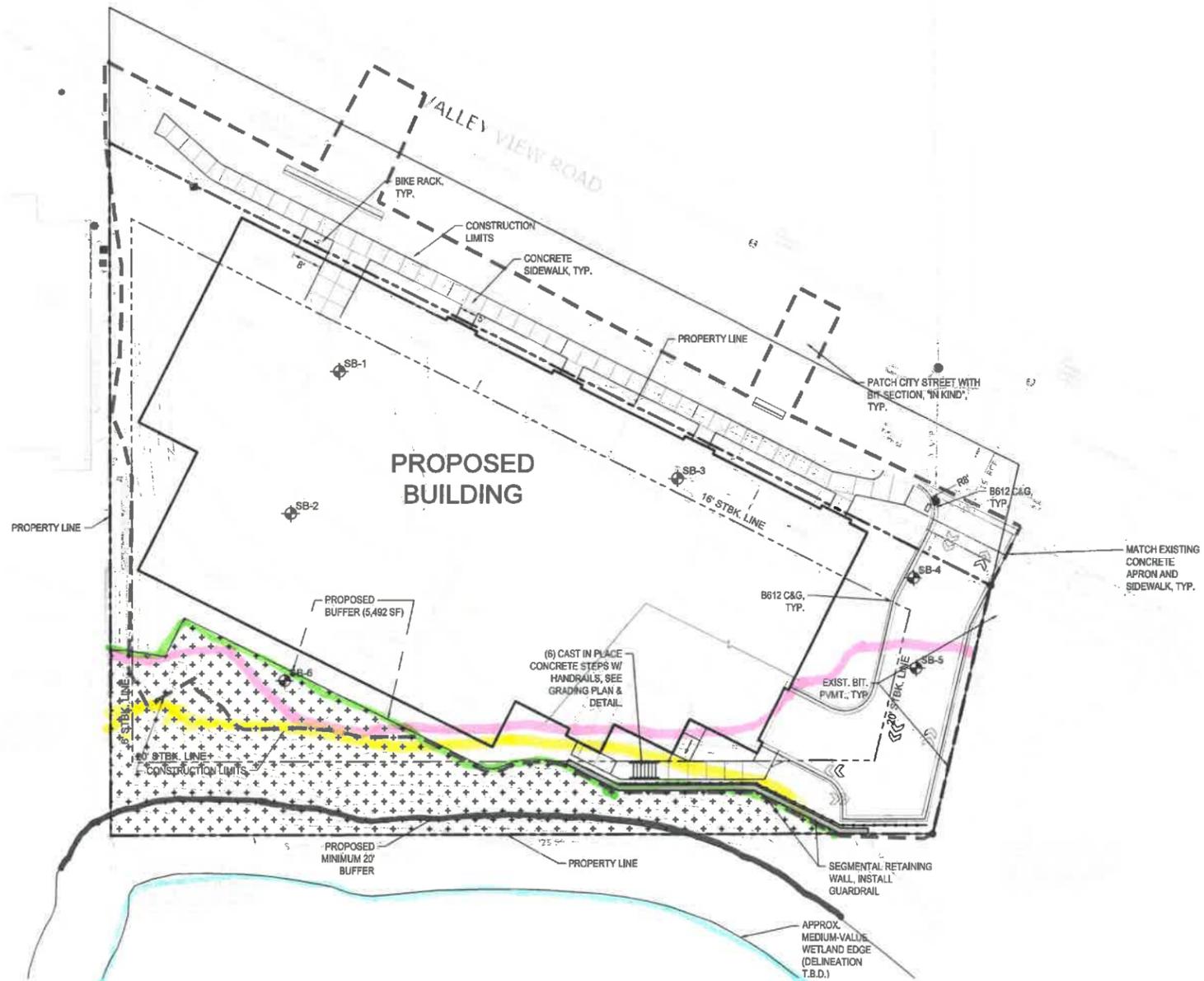
SITE LAYOUT NOTES:

- 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 LOCAL 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 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 STRIPING 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.

SITE PLAN LEGEND:

- WETLAND BUFFER AREA
- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURBS AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
 HC = ACCESSIBLE SIGN
 NP = NO PARKING FIRE LANE
 ST = STOP
 CP = COMPACT CAR PARKING ONLY

WOODDALE AVENUE



CITY OF EDINA SITE SPECIFIC NOTES:

- ALL WORK WITHIN CITY RIGHT-OF-WAY TO FOLLOW CITY OF EDINA STANDARD SPECIFICATIONS AND DETAILS.

WETLAND BUFFER AVERAGING:

WETLAND BUFFER MINIMUM REQUIRED	20 FT
AVERAGE REQUIRED	40 FT
AVERAGE BUFFER AREA REQUIRED	4,612 SF
BUFFER AREA ACHIEVED	5,492 SF

SITE AREA TABLE:

SITE AREA CALCULATIONS		EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE	2,269 SF	7.4%	16,943 SF 55.4%
ALL PAVEMENTS	10,798 SF	35.3%	3,889 SF 12.7%
ALL NON-PAVEMENTS	17,500 SF	57.3%	9,735 SF 31.8%
TOTAL SITE AREA	30,567 SF	100.0%	30,567 SF 100.0%
IMPERVIOUS SURFACE			
EXISTING CONDITION	13,067 SF	42.7%	
PROPOSED CONDITION	20,832 SF	68.2%	
DIFFERENCE (EX. VS PROP.)	7,765 SF	25.4%	

Wetland Boundary
20ft min
40ft average (4,612 SF)
Buffer to be provided (requested)
40ft (5,492 SF)
Top of slope (7,600 SF)



811
Know what's below.
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ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
02.08.18	CITY SUBMITTAL
02.11.18	DATEBOOK SUBMITTAL
02.12.18	DATEBOOK SUBMITTAL

DRAWN BY: KTL/PS REVIEWED BY: MP/KT
 PROJECT NUMBER: 19261

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

