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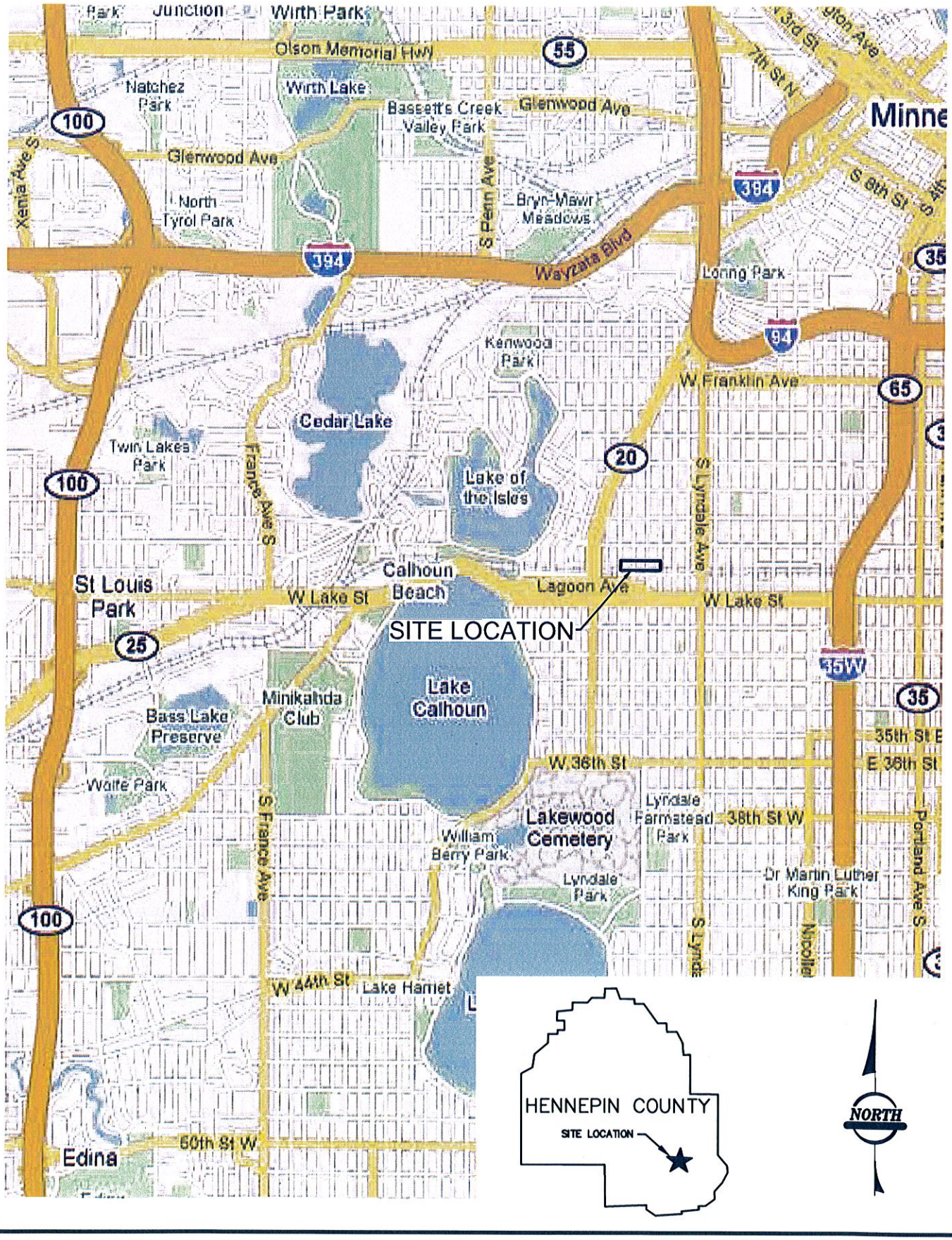


Nov 24, 2010 7:35am G:\JPG-OFP and Aurora-Uptown\2010-209-M\dwg\200\Exhibits\EAW\County map.dwg

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# Bennett Lumber Housing Redevelopment

## Location Map

Figure 1.0

Date 10/29/10

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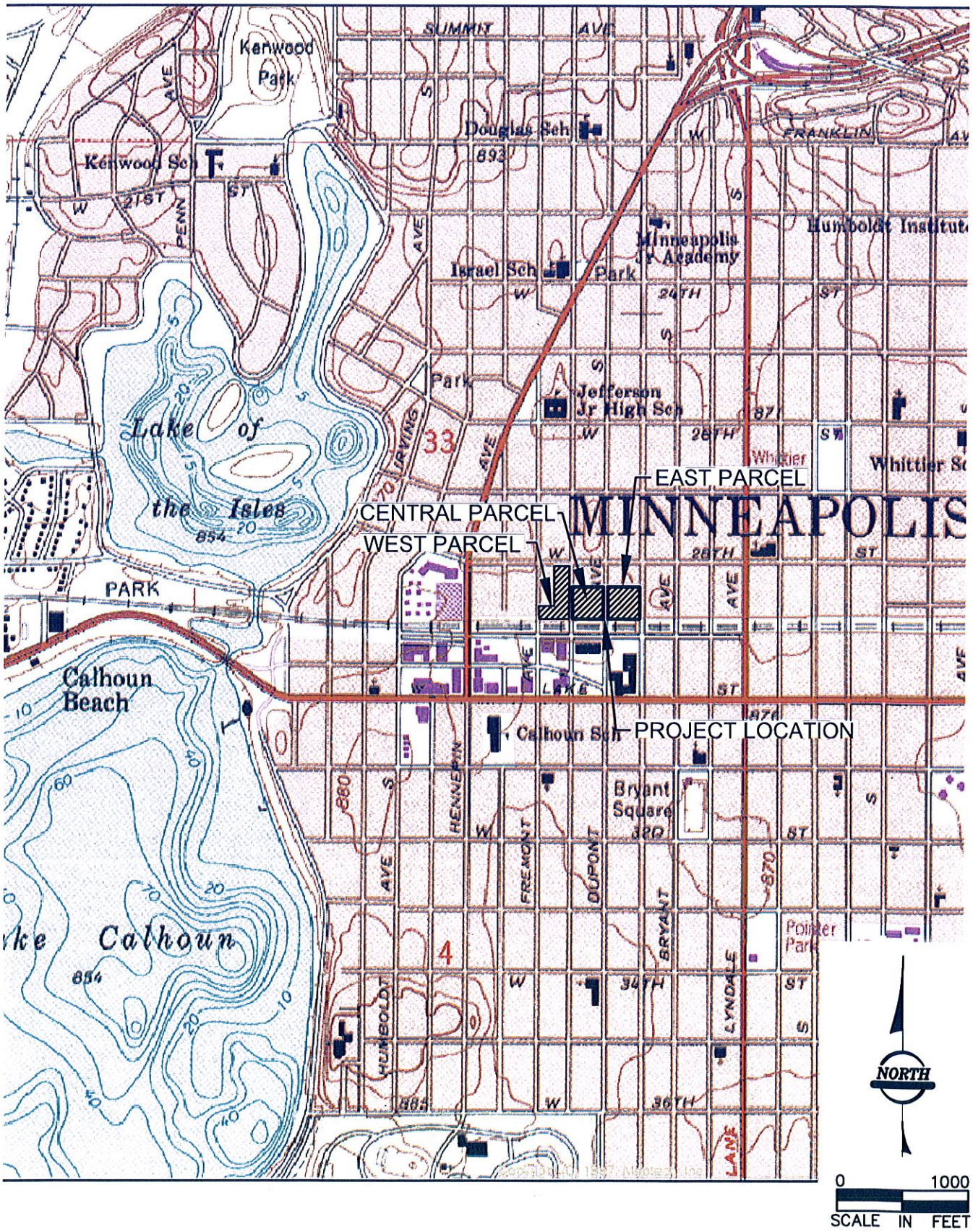


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Bennett Lumber Housing Redevelopment

USGS Map

Figure 2.0

Date 10/29/10

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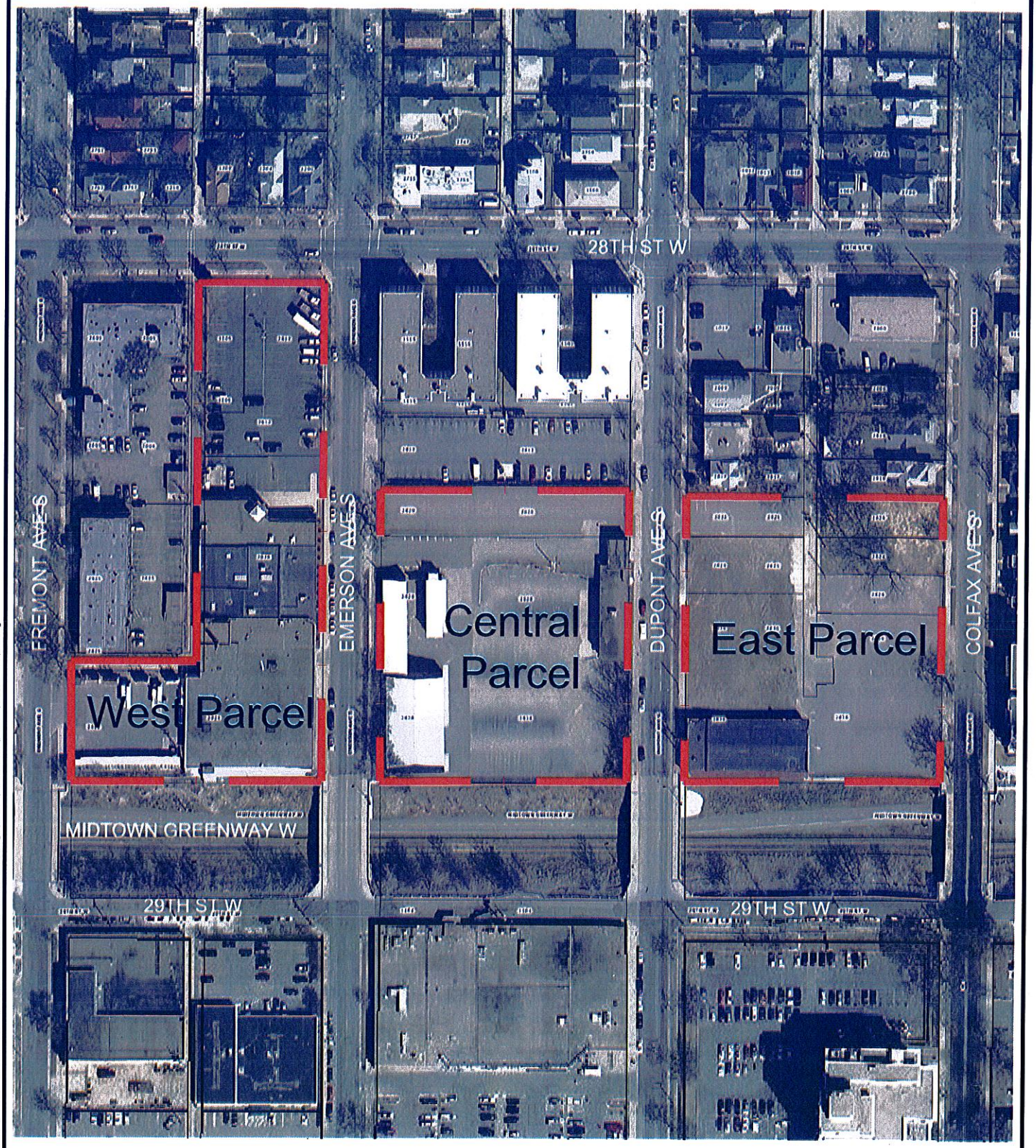


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**Bennett Lumber Housing Redevelopment**

**Area Map**

Figure 3.0

Date 10/29/10

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Bennett Lumber Redevelopment
Site Plan: West, Center, East parcels

RLK Inc.
ESG Architects Inc.

28th Street West

ACCESS POINTS

4 stories
50' - 54' height

WEST PARCEL

6 stories
64' - 68' height

6 stories
64' - 68' height

4-5 stories
50' - 64' height

CENTER PARCEL

6 stories
64' - 68' height

6 stories
64' - 68' height

relocated alley

4 stories
50' - 54' height

EAST PARCEL
PHASE I

6 stories
64' - 68' height

6 stories
64' - 68' height

Fremont Ave S

Emerson Ave S

Dupont Ave S

Calfax Ave S

MIDTOWN GREENWAY

WEST PARCEL
Parcel Area: +/- 1.9 Acres
Unit Count: 230
Parking: 238 stalls

CENTER PARCEL
Parcel Area: +/- 1.9 Acre
Unit Count: 250
Parking: 270 stalls

EAST PARCEL
Parcel Area: +/- 1.85 Acre
Unit Count: 230
Building Area: 220,000 GSF residential
Parking: 242 stalls

WEST AND CENTRAL PARCELS ILLUSTRATE BUILDING MASSING FOR EAW ONLY.

Nov 24, 2010 7:37am G:\JPG-OFP and Aurora-Uptown\2010-209-M\dwg\200\Exhibits\EAW\Site Map.dwg

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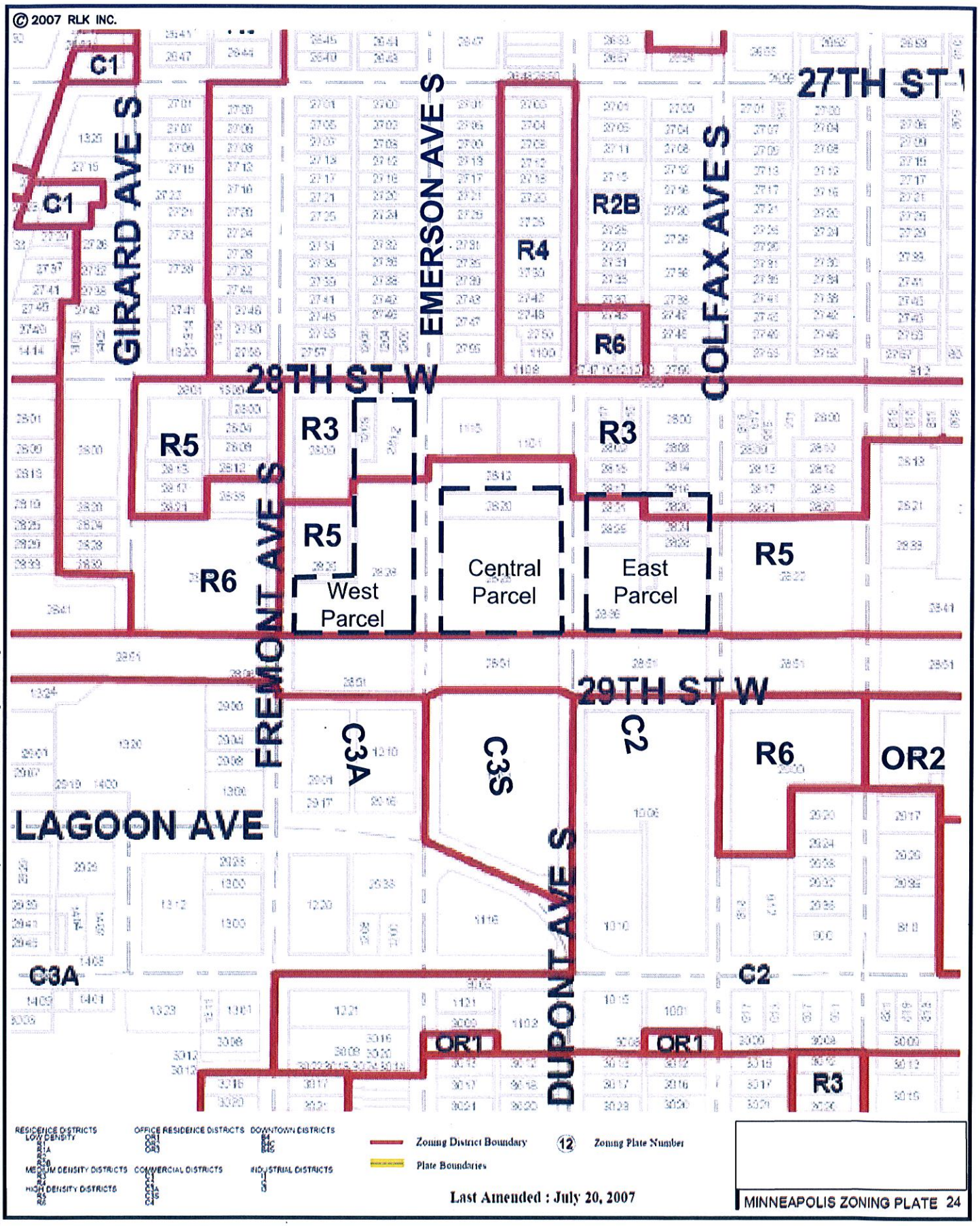
# Bennett Lumber Housing Redevelopment

## EAW Site Plan

Figure
4.0

Date
11/17/10

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# Bennett Lumber Housing Redevelopment

## Existing Zoning Map

Figure 5.0

Date 10/29/10

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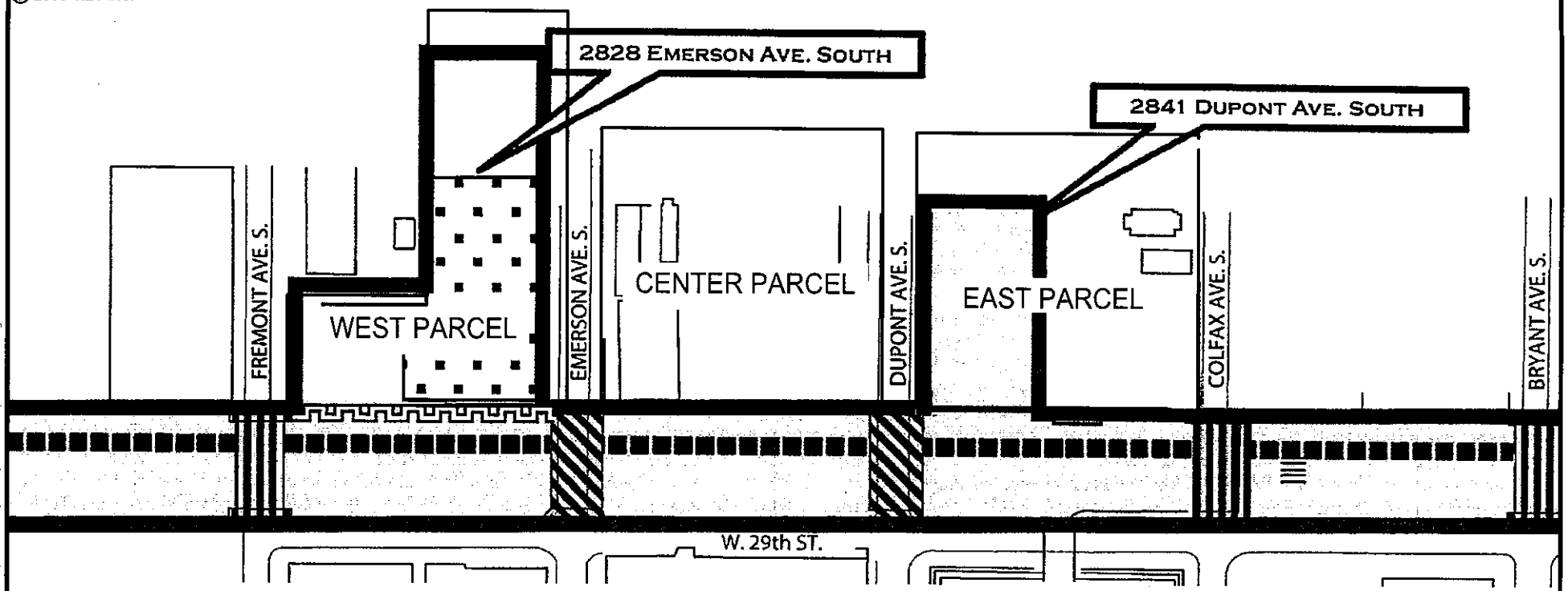


## KEY

- CM&STP GRADE SEPARATION HISTORIC DISTRICT BOUNDARY
- CONTRIBUTING PROPERTY
- NON - CONTRIBUTING PROPERTY
- CONTRIBUTING RETAINING WALL
- NON - CONTRIBUTING BRIDGE
- CONTRIBUTING BRIDGE
- NON - CONTRIBUTING BICYCLE AND PEDESTRIAN TRAIL

*DISTRICT BOUNDARY MAP PREPARED IN 2004

Nov 24, 2010 7:37am G:\JPG-OFP and Aurora-Uptown\2010-209-M\dwg\200\Exhibits\EAW\Grade Separation.dwg

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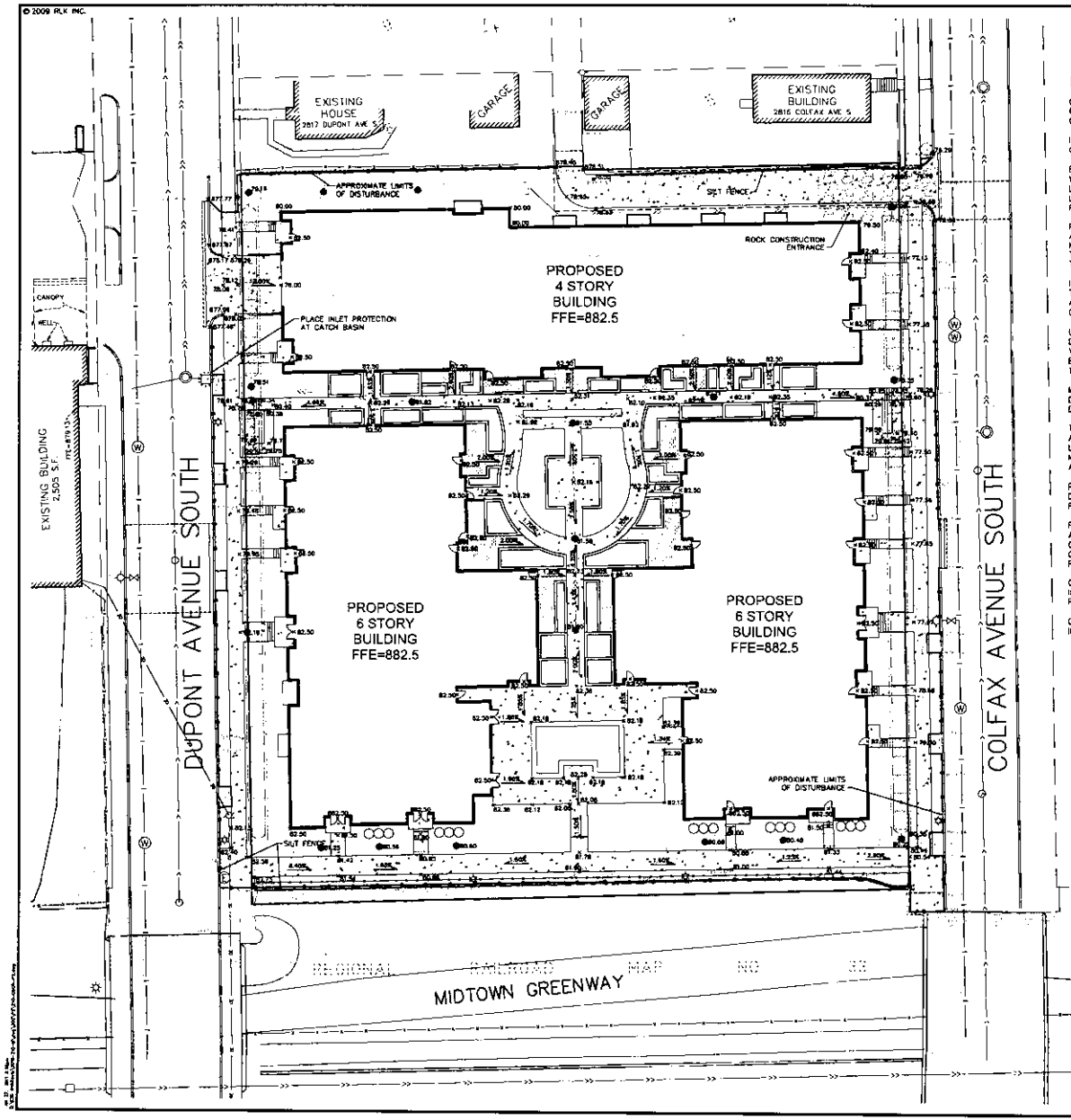
# Bennett Lumber Housing Redevelopment

## Chicago Milwaukee & St. Paul (CM&STP) Grade Separation Historic District

Figure 6.0

Date 11/17/10

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MN. Toll Free 1-800-252-1166

## EROSION CONTROL NOTES

CONTRACTOR MUST CALL FOR A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO ANY LAND DISTURBANCES 612-673-3887. 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 USEING 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. CATCH BASIN INSERTS OR OTHER APPROVED PRODUCT ARE REQUIRED IN UNDISTURBED AREAS THAT MAY RECEIVE RUNOFF FROM THE PROJECT AREA. 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. AN EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED RECOMMENDED MINIMIZING EROSION POTENTIAL.

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 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 ON THE EROSION CONTROL PLAN. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.

CHANGES TO THE 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.

CONCRETE WASHOUT TO BE RELOCATED, AS NECESSARY, DURING CONSTRUCTION. CONTRACTOR TO DOCUMENT IN FIELD TO ENSURE LOCATION MEETS SWPPP REQUIREMENTS.

## GRADING NOTES

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION.

CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM 4 INCH DEPTH (COMPACTED) TO ALL DISTURBED AREAS OUTSIDE OF PROPOSED PAVEMENT AREAS. EXCESS TOPSOIL AND UNSUITABLE MATERIALS SHALL BE DISPOSED BY CONTRACTOR.

THE SITE GRADING OPERATIONS, WHEN COMPLETED, SHALL RESULT IN ALL AREAS BEING GRADED TO "PLAN SUBGRADE ELEVATION". THIS "PLAN SUBGRADE ELEVATION" SHALL BE CONSISTENT WITH THE PLAN PAVEMENT SECTION.

ALL SPOT ELEVATIONS REPRESENT GUTTERLINE OR TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

CONTOURS SHOWN REPRESENT FINISHED SURFACE GRADE.

CONTRACTOR TO PROVIDE TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE MINNESOTA MANUAL ON TRAFFIC CONTROL DEVICES (MMUTCD), MAY 2005 EDITION AND ALL SUPPLEMENTS THERE TO.

THE CONTRACTOR IS RESPONSIBLE TO DETERMINE EARTHWORK QUANTITIES TO BALANCE THE SITE (INCLUDING OPTIONAL USE OF RECYCLED PAVEMENT ALONG WITH DISPOSAL OF EXCESS MATERIALS)

NORTH

0 20 40
SCALE IN FEET

## LEGEND

| | PROPOSED | EXISTING |
|---|---|---|
| TOPOGRAPHIC INDEX CONTOUR | 800 | |
| TOPOGRAPHIC CONTOUR | 801 | |
| SPOT ELEVATION | × 800.00 | × 800.00 |
| DRAINAGE SLOPE | 1.00% | |
| STORM SEWER | >> | >> |
| DRAINTILE | | DT |
| CATCH BASIN | ■ | ■ |
| CATCH BASIN MANHOLE | ● | ● |
| STORM MANHOLE | ● | ○ |
| SILT FENCE | | |
| ROCK CONSTRUCTION ENTRANCE | | |
| INLET PROTECTION | | |

RLK

REVISIONS

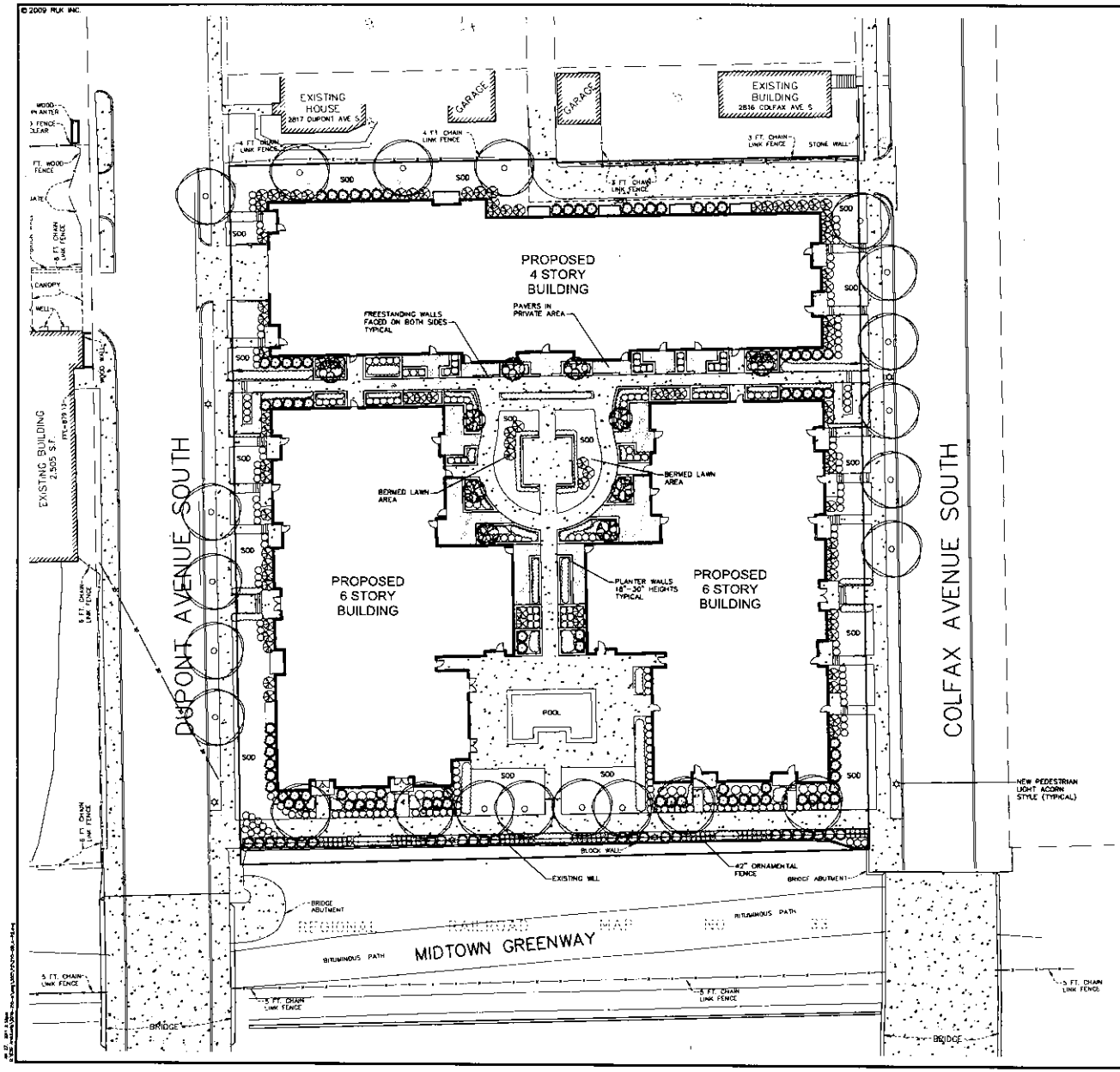
ESG ARCHITECTS
500 WASHINGTON AVE SOUTH
MINNEAPOLIS, MN 55415

BENNET LUMBER
EAST PARCEL
MINNEAPOLIS, MINNESOTA

PRELIMINARY GRADING AND EROSION CONTROL PLAN

SHEET # C5
PROJECT # 2010210M
DATE 12/20/10

Figure 7.0

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## SUGGESTED PLANT SCHEDULE

QUANTITIES SHOWN ARE FOR THE ENTIRE SITE DEVELOPMENT.

**OVERSTORY DECIDUOUS TREE** — PROPOSED QUANTITY: 22 — 2½" CAL.

- HACKBERRY
- IMPERIAL HONEYLOCUST
- FALL FIESTA SUGAR MAPLE
- AUTUMN BLAZE MAPLE
- REDMOND LINDEN
- GREENSPIRE LINDEN
- RED OAK

**ORNAMENTAL TREES** — PROPOSED QUANTITY: 10 — 1½" CAL.

- RIVER BIRCH
- PRAIRIFIRE CRAB
- SPRING SNOW CRAB
- THORNLESS COCKSPUR HAWTHORN
- JAPANESE TREE LILAC

**SHRUBS** — PROPOSED QUANTITY: 560 — 5 GAL.

- MINUET LILAC
- MISS KIM LILAC
- COMPACT AMERICAN VIBURNUM
- AUTUMN MAGIC CHOKEBERRY
- POLKA WEIGELA
- MINUET WEIGELA
- LITTLE PRINCESS SPIREA
- MAGIC CARPET SPIREA
- TECHNY ARBORVITAE
- SEA GREEN JUNIPER
- BLUE CHIP JUNIPER
- SCANDIA JUNIPER
- HETZ MIDGET ARBORVITAE
- ENGELMAN IVY

**PERENNIALS** — PROPOSED QUANTITY: 1900 — 1 GAL.

- BLACK EYED SUSAN
- ORANGE CONEFLOWER
- YELLOW CONEFLOWER
- FIREWEED
- HOSTA
- LITTLE BLUESTEM

TOTAL PROPOSED PLANTINGS: TREES: 32
SHRUBS: 560
PERENNIALS: 500

## LANDSCAPE NOTES

ALL TREES NOT IN PLANTING BEDS TO RECEIVE SHREDDED HARDWOOD MULCH RINGS WITH A MIN. OF 3' IN DIA.

EDGER SHALL SEPARATE ALL SOD AND MULCH AREAS WHERE SHRUBS AND MULCH MEET SOD.

REFER TO LANDSCAPE DETAIL SHEET FOR GENERAL PLANTING NOTES, IRRIGATION NOTES AND PLANTING DETAILS.

ALL OPEN SPACE NOT IN PARKING LOT ISLANDS OR PLANTERS TO BE SODDED UNLESS OTHERWISE NOTED.

ALL PLANTING AREAS TO BE IRRIGATED.

FIRE HYDRANTS SHALL HAVE MIN. 3' CLEARANCE OF ANY LANDSCAPING TO ENSURE FIRE DEPARTMENT ACCESS.

SIX PEDESTRIAN LIGHTS, TO MATCH THE LITENA FIXTURE AND POLE, WILL BE INCORPORATED INTO THE PROJECT. TWO LIGHTS EACH ALONG COLFAX AND DUPONT, AND 2 ALONG PROMENADE TO BE INSTALLED. SPECIFIC LIGHTING FOR THE COURTYARD AND BUILDING ENTRIES WILL BE DETAILED IN THE LAND USE APPLICATION.

## GENERAL IRRIGATION NOTES

LANDSCAPE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

PROVIDE PVC SLEEVES UNDER DRIVE AND SIDEWALK FOR IRRIGATION AND ELECTRIC POWER.

IRRIGATION DESIGN AND CONSTRUCTION IS TO BE PROVIDED BY CONTRACTOR FOR TURF AND PLANTING AREAS, INCLUDING BLVD. AREAS ON COLFAX AND DUPONT.

IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED PER REGIONAL CONDITIONS AND LOCAL REGULATIONS.

## LANDSCAPE REQUIREMENTS

SITE AREA = 79,159 SF
BUILDING AREAS = 42,192 SF
OPEN SPACE = 36,967 SF
20% OF OPEN SPACE = 7,393 SF*
*NUMBER USED FOR TREE AND SHRUB REQUIREMENTS

- (1) CANOPY TREE FOR EACH (500) S.F. OF 7,393 S.F. (CANOPY TREE INCLUDES DECIDUOUS OVERSTORY TREES AND CONIFER TREES.)
  - -REQUIRED 15 CANOPY TREES (7,393 SF/500 = 15)
  - -PROPOSED 22 TREES
  - -PROPOSED 10 ORNAMENTAL TREES
- (1) SHRUB FOR EACH (100) SF. OF 7,393 SF.
  - -REQUIRED 74 SHRUBS (7,393 SF/100 = 74)
  - -PROPOSED 560 SHRUBS

RLK
RICHARD LEE KOCH
RLK Blue Cedar Drive • Nor Dr • Minnetonka, MN 55345
Phone: 952-933-9393
Fax: 952-933-9394
www.rlkinc.com

SURVEYED AEI
DESIGNED JRW
DRAWN JRW
CHECKED
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Jeffrey R. Westendorf
DATE
LIC NO. 44015

REVISIONS

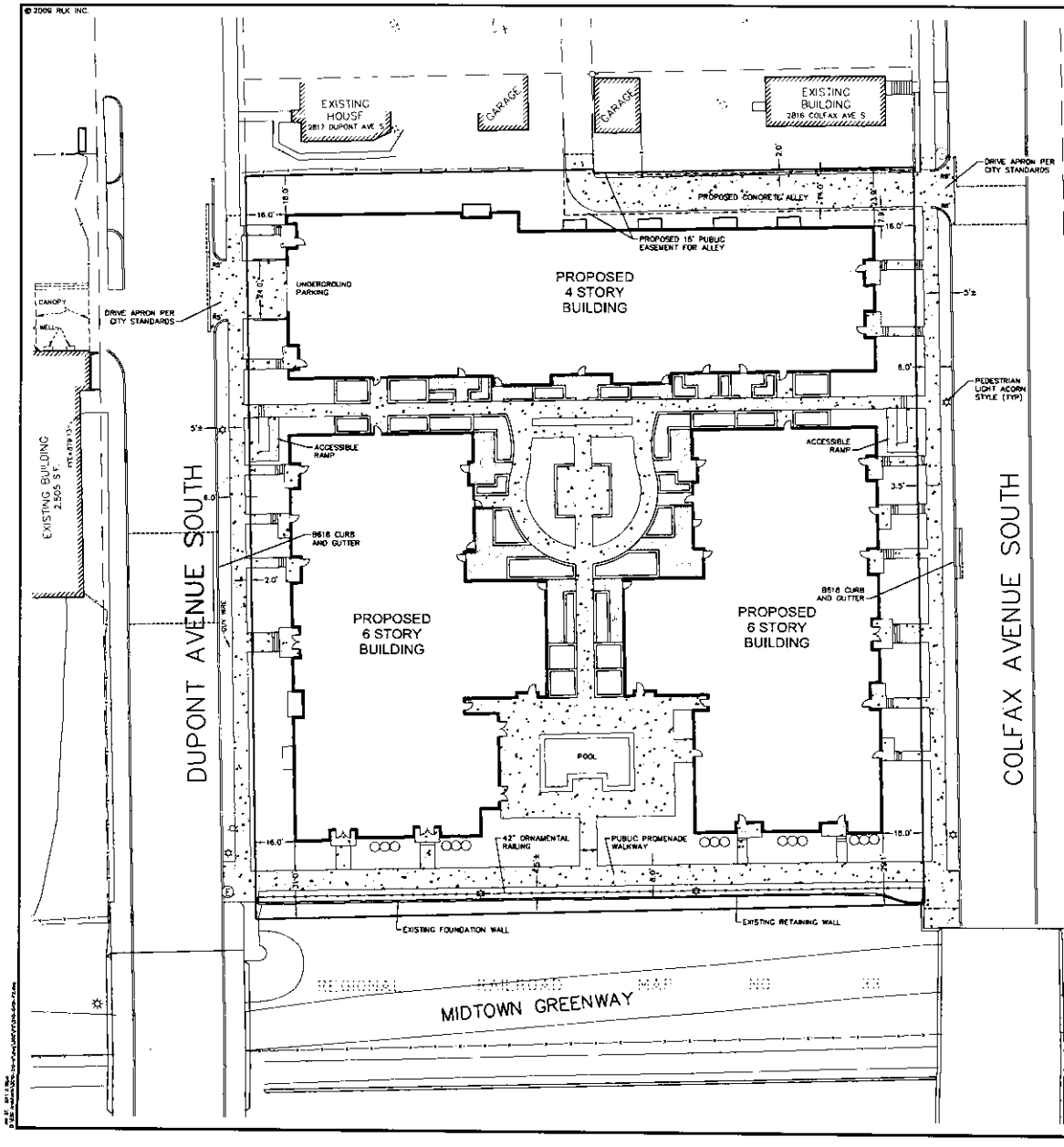
ESG ARCHITECTS
500 WASHINGTON AVE SOUTH
MINNEAPOLIS, MN 55415

BENNETT LUMBER EAST PARCEL
MINNEAPOLIS, MINNESOTA

PRELIMINARY LANDSCAPE PLAN

SHEET # L1
PROJECT # 20102LGM
DATE 12/20/10

Figure 8.0

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## LEGEND

| | PROPOSED | EXISTING |
|---|---|---|
| PROPERTY LINE | | |
| EASEMENT LINE | | |
| CURB LINE | | |
| BITUMINOUS PAVEMENT | | |
| CONCRETE PAVEMENT | | |
| CONCRETE PAVERS | | |

## SITE NOTES

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.

ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

BUILDING DIMENSIONS REFER TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

ALL CURB AND GUTTER TO BE B618 UNLESS OTHERWISE NOTED.

EXISTING ALLEY WIL BE REQUIRED TO BE VACATED AND REALINGED TO COLFAX AVENUE WITHIN A PUBLIC ALLEY EASEMENT.

PROPOSED LIGHTING TO MATCH NEIGHBORHOOD STANDARDS.

NEW 6' SIDEWALKS ALONG COLFAX AVE. AND DUPONT AVE ARE PROPOSED.

LOADING TO TAKE PLACE WITHIN ON-STREET PARKING AREA.

TRASH TO STORED WITHIN UNDERGROUND PARKING AREA AND MOVED TO ENTRANCE DOOR FOR PICKUP.

## SITE DATA

| | |
|---|---|
| PROPOSED SITE AREA*: | 1.87 AC.: |
| EXISTING ZONING: | R-5 |
| PROPOSED ZONING: | R-6 |
| DWELLING UNITS: | 223 UNITS |
| PARKING REQUIRED (1/DWELLING): | 223 STALLS |
| PARKING PROVIDED: | 242 STALLS |
| BUILDING FOOTPRINT: | 42,193 SF |
| LOT COVERAGE OF BUILDING: | 53% |
| PROPOSED IMPERVIOUS AREA: | 1.39 AC. (74%) |
| PROPOSED PERVIOUS AREA: | 0.48 AC. (26%) |
| SETBACKS REQUIRED: | |
| FRONT (DUPONT & COLFAX) | 15' |
| SIDE/REAR | 13' (5'+2x # of STORIES) |
| SETBACKS PROVIDED: | |
| FRONT (DUPONT & COLFAX) | 16' |
| SIDE/REAR | 16' |

* SITE AREA INCLUDES ENTIRE SITE PARCEL WITH ALLEY AREA AND AREA SOUTH OF EXISTING RETAINING WALLS ALONG MIDTOWN GREENWAY.

RLK COMPANIES

I hereby certify that this plan 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.

SURVEYED: AD
DESIGNED: DWS
DRAWN: TBR
CHECKED:
DATE
Daniel W. Sabourin
LIC. NO. 41958

REVISIONS

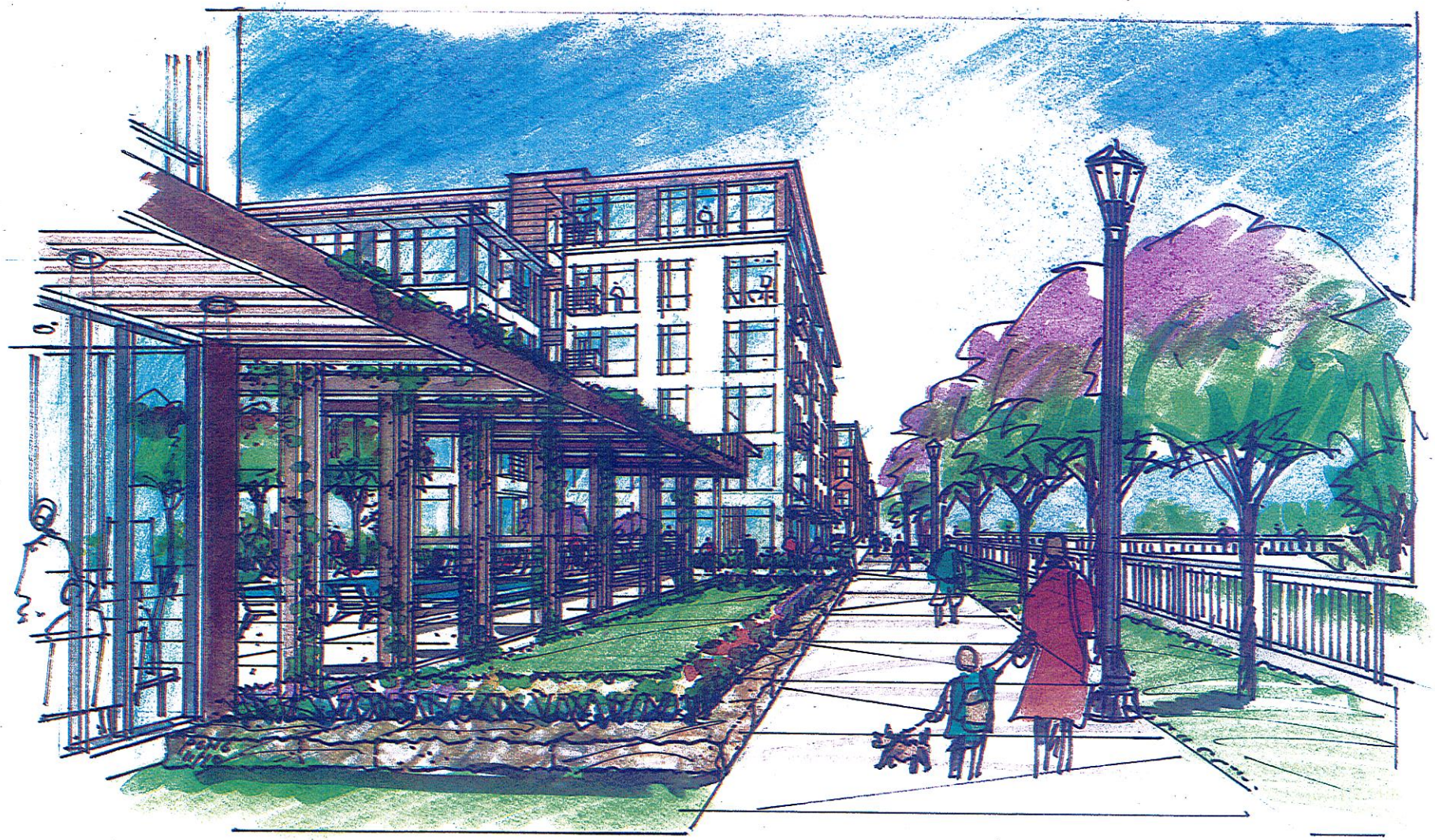
ESG ARCHITECTS
500 WASHINGTON AVE. SOUTH
MINNEAPOLIS, MN 55415

BENNET LUMBER
EAST PARCEL
MINNEAPOLIS, MINNESOTA

PRELIMINARY SITE PLAN

SHEET # C4
PROJECT # 2010211CM
DATE 12/20/10

Figure 9.0



12 January 2011

esg elness swenson graham architects inc.

AURORA DEVELOPMENT

BENNETT EAST RESIDENTIAL
Minneapolis, Minnesota

Study Sketch at New Greenway Promenade Extension

Figure 10

2 January 2011

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AURORA DEVELOPMENT

BENNETT EAST RESIDENTIAL
Minneapolis, Minnesota

Study Sketch at Dupont & Greenway

Figure 11

12 January 2011

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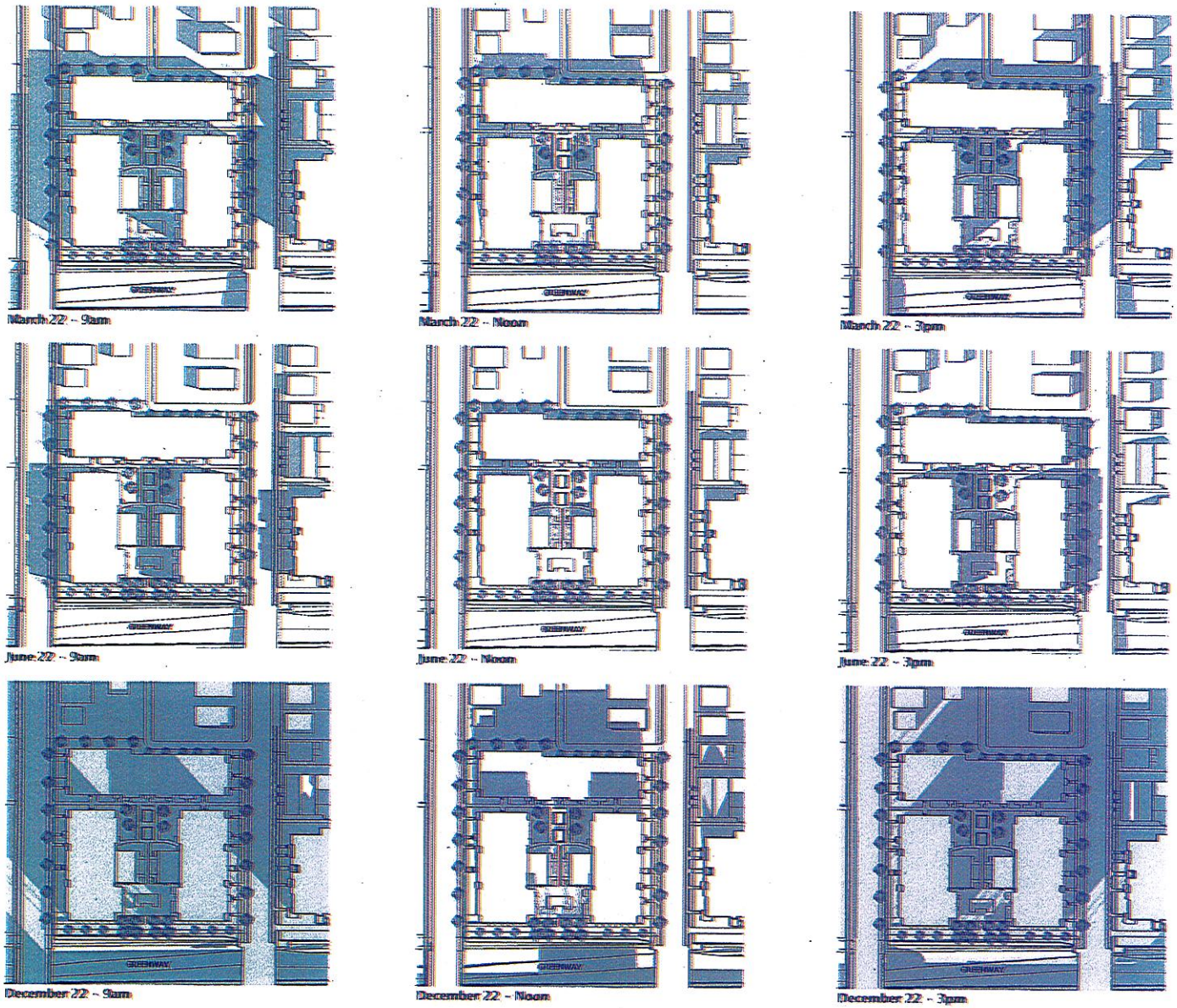
AURORA DEVELOPMENT

BENNETT EAST RESIDENTIAL
Minneapolis, Minnesota

Study Sketch at Colfax Looking South

Figure 12

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AURORA DEVELOPMENT

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Shadow Studies

Figure 13