



# 4525 France Ave

4525 France Ave South  
Minneapolis, MN



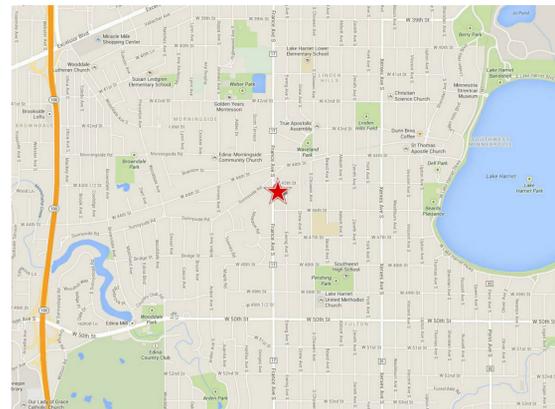
elness swenson graham architects

500 washington avenue south  
minneapolis minnesota 55415  
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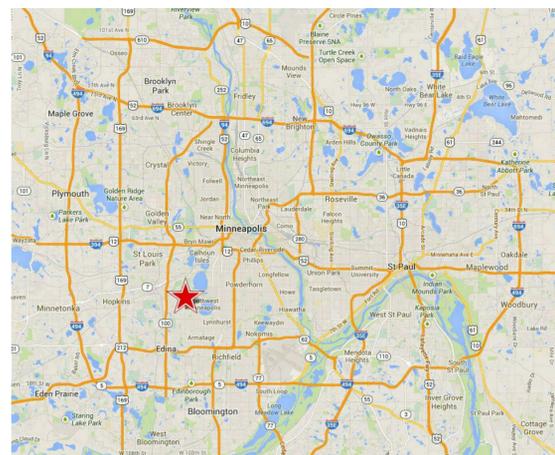
I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

## PROJECT LOCATION



Vicinity



Site Location

## UNIT MIX & SQUARE FOOTAGES

	Use	GSF	Parking	Res GSF	Res RSF	Units	Parking
Basement	Parking/Res	12,895	9,164	3,731	1,181	2	25
Level One	Residential	10,537	4,188	6,349	5,393	7	16
Level Two	Residential	10,382		10,382	9,067	11	
Level Three	Residential	10,382		10,382	9,067	11	
Total		44,196	13,352	30,844	24,708	31	41

UNIT TYPE	DU COUNT	BEDROOMS	%
Studio	8	8	26%
1 BR	16	16	52%
2 BR	5	10	16%
3 BR	2	6	6%
TOTAL	31	40	100%

Preliminary Plan - Subject to change

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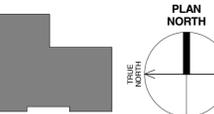
## LAND USE APPLICATION 10/08/2013

ORIGINAL ISSUE: 10/04/2013

REVISIONS  
No. Description Date

213521  
PROJECT NUMBER  
ESG DRAWN BY ESG CHECKED BY

KEY PLAN



4525 France Ave

TITLE SHEET  
T1.1

## SYMBOLS LEGEND

- SECTION AND ELEVATION REF
- INTERIOR ELEVATION REF
- DETAIL REF
- WALL TYPE (SEE SHEET A10.1)
- KINDON TYPE (SEE SHEET A11.2)
- ELEVATION REF
- SPOT ELEVATION REF
- FLOOR FINISH TRANSITION REF
- EXTERIOR ELEVATION KEYNOTE REF
- ROOM NAME AND NUMBER
- DOOR NUMBER
- SECTION KEYNOTE REF
- REVISION NUMBER
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER - WALL MOUNTED

## PROJECT TEAM

**Owner/Developer:** France Development, LLC  
11200 West 78th Street  
Eden Prairie, MN 55344  
PH: 612-889-7898

**Architect:** Elness Swenson Graham Architects Inc.  
500 Washington Ave. South, Suite 1080  
Minneapolis, MN 55415  
Ph: 612-339-5508  
Fx: 612-339-5382

**Landscape, Civil:** Civil Site Group, Inc  
4931 West 35th Street, Suite 200  
St. Louis Park, MN 55416  
PH: 952-250-2003

**Contractor:** T.B.D.

**Structural Engineer:** T.B.D.

**Mechanical, Electrical, Plumbing Engineers:** T.B.D.



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**4525 France**

**Statement of Purpose and Project Description**

The purpose of the project is to create additional housing in the highly desirable neighborhood of Linden Hills. The target demographics are empty-nesters already living in the neighborhood who would like to age in place without the burden of maintaining a single family home; and young professionals and families who would like to live in the neighborhood, in proximity to its good schools, but do not want the burden and expense of single family homeownership. Unlike high-density center-city neighborhoods, multifamily development in this and other low- and medium-density residential neighborhoods is effectively limited to Community Corridors in and near Neighborhood Commercial Nodes and Activity Centers. Large buildings of the scale typically being developed in center-city neighborhoods cannot easily be inserted into low- and medium-density residential neighborhoods without compromising the character that makes these neighborhoods desirable places to live. A very small window exists between what is appropriate for the neighborhood context and what is practical to develop. 4525 France is the result of extensive dialogue with the neighborhood group. The design team has presented multiple designs since the beginning of the year and we believe this proposal properly balances the goals of the neighborhood with those of the city's Plan for Sustainable Growth.

Preliminary Plan - Subject to change

The site is located just south of the 44th and France (Morningside) Neighborhood Commercial Node and four blocks north of the 50th and France Activity Center. The future residents will live within walking distance of these two popular nodes, contributing to the viability of local businesses. The unit mix ranges from studios to three-bedroom units, providing a wide range of dwelling types.

The three story building features a pedestrian- and bicycle-oriented streetscape along France Avenue South, a designated Community Corridor. Active uses will line France Avenue, minimizing the visual impact of the structured parking beyond. At-grade dwelling units (at both the walkout basement level along France Ave and at the First Floor facing the alley) will feature front doors and patios. Balconies and patios facing the street and alley will provide visual interest and will increase "eyes on the street" along both France Avenue and the alley.

**Architectural Design:**

The unique mid-block site contains an approximate nine foot grade change between the lowest elevation along France Avenue and the alley at the rear. The proposed new design takes advantage of this grade differential by partly burying the building within the hillside, creating a walkout basement level facing France Avenue.

The form, scale and materials of the building draw inspiration from the grand apartment buildings of the early twentieth century common to south Minneapolis. Simple, straight-forward massing, durable materials and generous outdoor living areas help connect this new building to traditional multi-family apartment buildings. Above the stone-clad parking plinth will be three stories of residences configured in an L-shape, simply clad with brick and painted horizontal siding. The material palette was designed to sympathize with the high-quality, traditional materials commonly found among neighborhood residential structures.

**Green and Sustainable Features:**

The primary sustainability strategy for 4525 France Avenue lies in its strategic density and its location on a Community Corridor, near popular commercial nodes and along a major bus line which provides access to downtown, the University of Minnesota and Southdale. Secure indoor bicycle parking is ample and conveniently-located adjacent to the building's main entrance. While life without a car is not practical for all people in this neighborhood, every effort has been made to make walking and bicycling as attractive and convenient as possible. A landscaped garden roof over the underground parking level helps to manage storm water runoff.

**LAND USE APPLICATION**  
10/08/2013

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ESG                      ESG  
DRAWN BY              CHECKED BY

KEY PLAN

4525 France Ave

NARRATIVE  
**T1.2**



**REMOVALS LEGEND:**

	STABILIZED CONSTRUCTION ENTRANCE		EX. 1' CONTOUR ELEVATION INTERVAL
	REMOVAL OF STRUCTURE, INCLUDING ALL FOOTINGS, FOUNDATIONS, UTILITIES AND APPURTENANCES. INCLUDE ALL DEBRIS WITHIN AREA		INLET PROTECTION - AT ALL EXIST. INLETS
	REMOVAL OF CAST-IN-PLACE CONC. AND ALL BASE MATERIAL		TREE PROTECTION
	REMOVE UTILITY LINES (OVERHEAD & UNDERGROUND) - INCLUDE RECONSTRUCTION OF GROUND COVER, ETC MATCH IN-KIND.		REMOVE TREE, INCLUDING ALL STUMP AND ROOT STRUCTURE - BACKFILL W/ COMPACTED GRANULAR SOIL
	REMOVE GRAVEL DRIVE, INCLUDING ALL BASE MATERIAL		

**SUPPLEMENTARY REMOVALS EROSION CONTROL NOTES:**

**PROJECT NARRATIVE:**  
PROJECT IS A REDEVELOPMENT OF TWO EXISTING RESIDENTIAL SITES INTO A NEW MULTI-FAMILY BUILDING, INCLUDING OFF ALLEY INTERIOR PARKING AND NEW SIDEWALK CONNECTIONS.

**CONSTRUCTION REMOVALS SEQUENCING IS PLANNED AS FOLLOWS:**  
1. INSTALL SILT FENCE/CONSTRUCTION FENCE AROUND SITE, & INLET PROTECTION IN AND AROUND CATCH BASINS WHERE SITE RUNOFF IS FLOWING.  
2. REMOVE EXISTING DEBRIS  
3. PREP AND TRANSITION TO NEW CONSTRUCTION ACTIVITIES

**REMOVALS DISTURBANCE LENGTH OF TIME:**  
THE REMOVALS TIMING FOR THIS PROJECT IS EXPECTED TO LAST 14 DAYS UNTIL THE START OF NEW CONSTRUCTION.

**TEMPORARY AND PERMANENT STABILIZATION:**  
SITE WILL BE ENTIRELY HARD-SCAPED, LANDSCAPED AND STABILIZED WITH THOSE ELEMENTS SHOWN ON THE PLAN, INCLUDING LAWN, CONCRETE WALKS, AND BUILDING.

**OWNER INFORMATION**

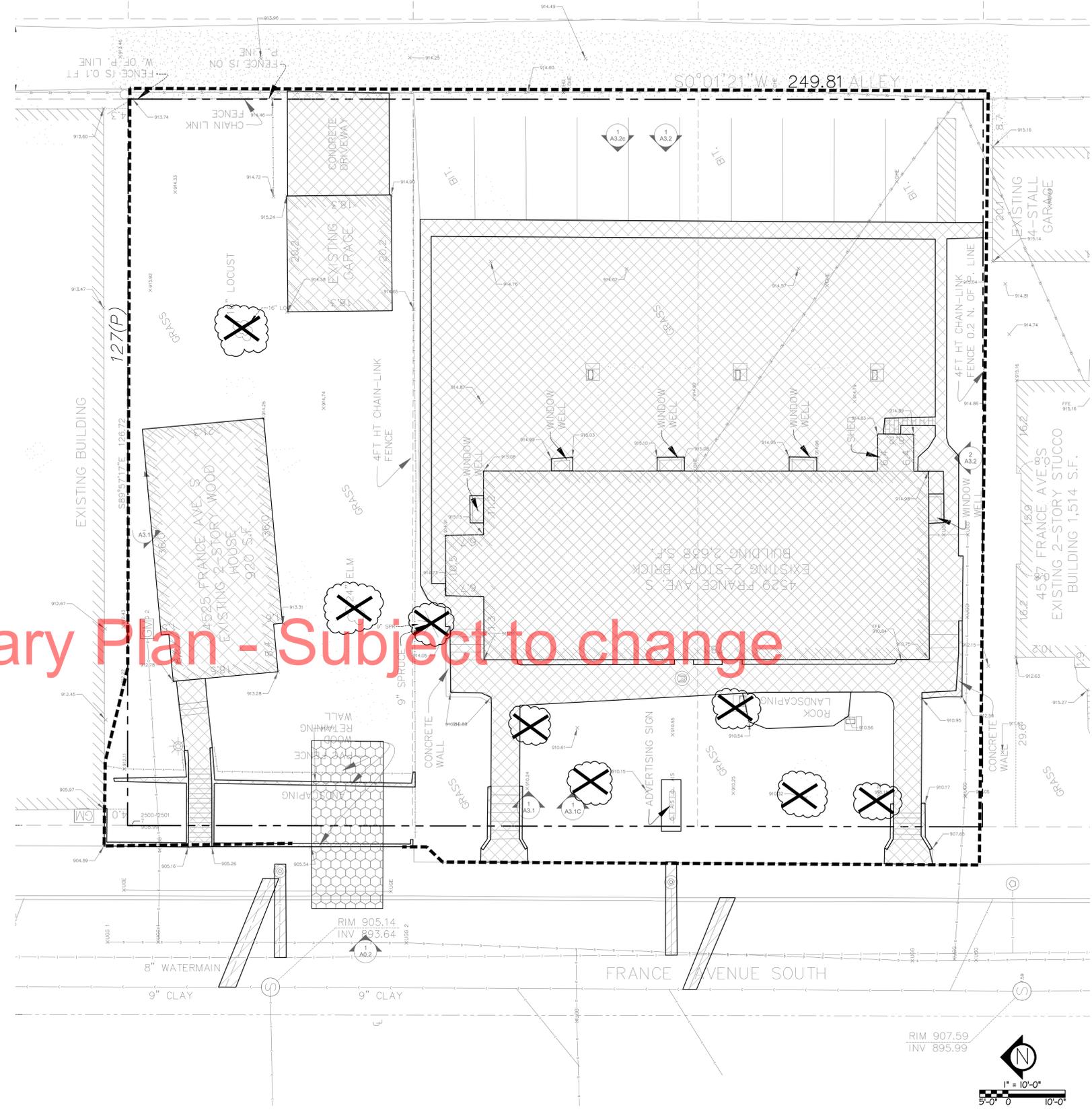
OWNER: FRANCE DEVELOPMENT, LLC  
SCOTT CARLSTON  
11200 W 78TH ST  
EDEN PRAIRIE, MN 55344

**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: \_\_\_\_\_

Preliminary Plan - Subject to change



**City of Minneapolis Standard Erosion Control Notes**

*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 clogged 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/haulout 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 erosion. 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.ORG/STCENWATER](http://WWW.CITYOFMINNEAPOLIS.ORG/STCENWATER)  
JANUARY 7, 2011



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I hereby certify that this document 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

Signature:   
Matthew R. Pavek  
Typed or Printed Name  
44263 11-7-13  
License # Date

**LAND USE APPLICATION**  
10/08/2013

ORIGINAL ISSUE: 10/08/13

REVISIONS	No.	Description	Date
1	Revision 1		11/7/13

Project Number  
PROJECT NUMBER

Author: RLB/PJS  
Checker: MRP/PJS

4525 France Ave

REMOVALS AND EROSION CONTROL PLAN  
**C2.0**

**SITE PLAN LEGEND:**

-  CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK)
-  PROPERTY LINE
-  CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN

**CITY COORDINATION NOTES:**

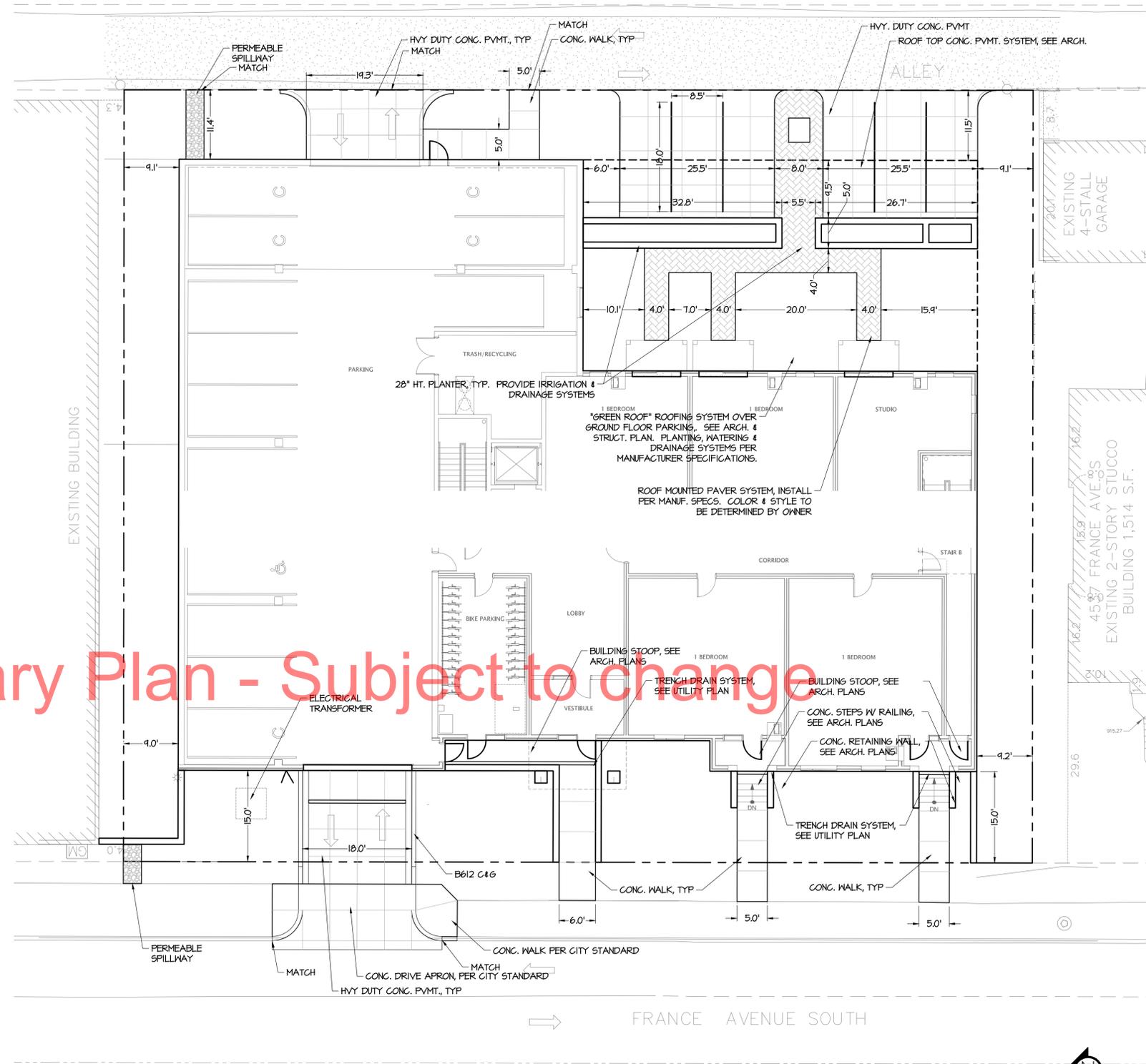
1. TRAFFIC & PARKING
  - 1.1. COORDINATE WITH BILL PRINCE, CITY OF MINNEAPOLIS, (612) 673-3901 FOR ALL WORK REGARDING STREET LIGHTING AND ELECTRICAL SYSTEMS.
  - 1.2. COORDINATE WITH SCOTT KRAMER, CITY OF MINNEAPOLIS, (612) 673-5755 FOR ALL OTHER ISSUES REGARDING WORK IN AND ADJACENT TO CITY RIGHTS-OF-WAY.

**TOTAL AREAS CALCULATIONS:**

	EXISTING	PROPOSED
BUILDING COVERAGE	3,971 SF 20.9%	13,001 SF 68.4%
ALL PAVEMENTS	4,076 SF 21.4%	1,733 SF 9.1%
ALL NON-PAVEMENTS	10,956 SF 57.7%	4,269 SF 22.5%
<b>TOTAL</b>	<b>19,003 SF 100.0%</b>	<b>19,003 SF 100.0%</b>
IMPERVIOUS SURFACE		
EXISTING CONDITION	8,047 SF 42.3%	
PROPOSED CONDITION	14,734 SF 77.5%	
DIFFERENCE	6,687 SF	
QUANTITY OF SOIL TO BE MOVED	= 1000 CY	
EROSION CONTROL BLANKET	= 0 SF	
SILT FENCE	= 550 LF	
INLET PROTECTION	= 0 EA	

**PARKING SUMMARY:**

1. SEE ARCHITECTURAL SITE PLAN FOR PARKING REQUIREMENTS AND PROPOSED PARKING
- 6 SURFACE PARKING STALLS



Preliminary Plan - Subject to change



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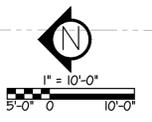
REVISIONS	No.	Description	Date
1	Revision 1		11/7/13

Project Number  
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 Author - Checker  
 RLB/PJS - MRP/PJS

KEY PLAN

4525 France Ave

SITE PLAN  
**C3.0**



**GENERAL GRADING NOTES:**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- 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.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE 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. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 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.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADING AREAS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 4 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 4 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- TOLERANCES
  - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
  - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
  - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
  - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
  - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
  - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
  - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

**SUPPLEMENTARY EROSION CONTROL NOTES:**

PROJECT NARRATIVE:  
PROJECT IS A REDEVELOPMENT OF TWO EXISTING RESIDENTIAL SITES INTO A NEW MULTI-FAMILY BUILDING INCLUDING OFF-ALLEY INTERIOR PARKING AND NEW SIDEWALK CONNECTIONS.

CONSTRUCTION SEQUENCING IS PLANNED AS FOLLOWS:

- INSTALL BIO ROLL CONSTRUCTION FENCE AROUND SITE, ROCK CONSTRUCTION ENTRANCE & INLET PROTECTION IN AND AROUND CATCH BASINS WHERE SITE RUNOFF IS FLOWING.
- REMOVE EXISTING DEBRIS
- PREP AND TRANSITION TO NEW CONSTRUCTION ACTIVITIES
- COMMENCE CONSTRUCTION
- ESTABLISH PERMANENT LANDSCAPING

DISTURBANCE LENGTH OF TIME: APPROX. 11 MONTHS.

TEMPORARY AND PERMANENT STABILIZATION: SITE WILL BE ENTIRELY HARD-SCAPED AND LANDSCAPED AND STABILIZED WITH THOSE ELEMENTS.

**NON STORM WATER DISCHARGES:**

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

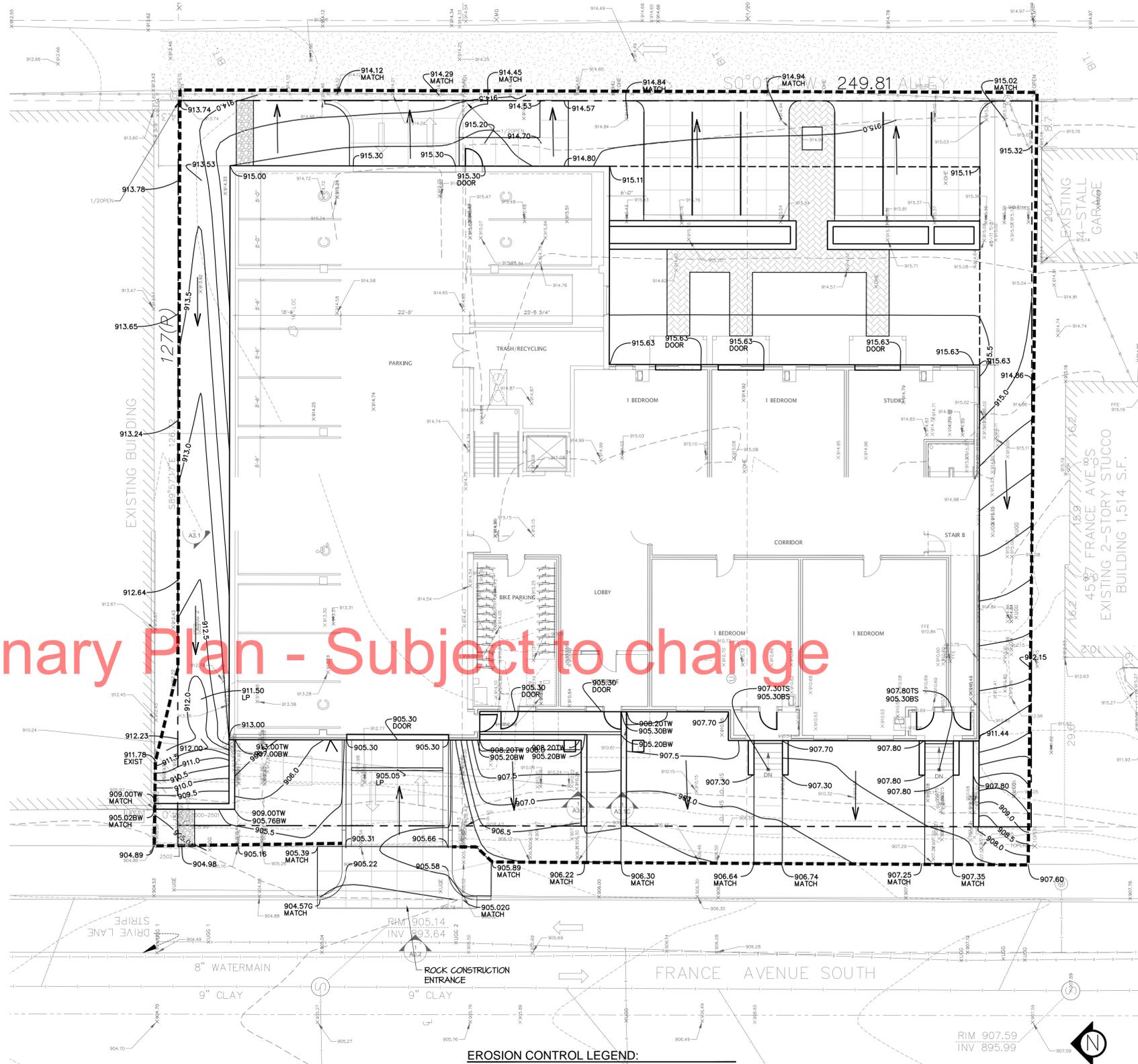
**City of Minneapolis Standard Erosion Control Notes**



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 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, mats, 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 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 location 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 erosion. 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.ORG/STORMWATER](http://WWW.CITYOFMINNEAPOLIS.ORG/STORMWATER)  
JANUARY 7, 2011



Preliminary Plan - Subject to change

**TOTAL AREAS CALCULATIONS:**

	EXISTING	PROPOSED
BUILDING COVERAGE	3,971 SF 20.9%	13,001 SF 68.4%
ALL PAVEMENTS	4,076 SF 21.4%	1,733 SF 9.1%
ALL NON-PAVEMENTS	10,956 SF 57.7%	4,269 SF 22.5%
<b>TOTAL</b>	<b>19,003 SF 100.0%</b>	<b>19,003 SF 100.0%</b>
IMPERVIOUS SURFACE		
EXISTING CONDITION	8,047 SF 42.3%	
PROPOSED CONDITION	14,734 SF 77.5%	
DIFFERENCE	6,687 SF	
QUANTITY OF SOIL TO BE MOVED	= 1000 CY	
EROSION CONTROL BLANKET	= 0 SF	
SILT FENCE	= 550 LF	
INLET PROTECTION	= 0 EA	

**EROSION CONTROL LEGEND:**

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

**GRADING PLAN LEGEND:**

- EX. 1' CONTOUR ELEVATION INTERVAL
- .1' CONTOUR ELEVATION INTERVAL
- SPOT GRADE ELEVATION (FLOW LINE UNLESS OTHERWISE NOTED)
- SPOT GRADE ELEVATION GUTTER
- SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB)
- SPOT GRADE ELEVATION BOTTOM OF STAIRS
- TIP OUT (T.O.) CURB AND GUTTER WHERE APPLICABLE-TAPER GUTTERS TO DRAIN AS SHOWN
- EXISTING AND PROPOSED DRAINAGE ARROWS

**OWNER INFORMATION**

OWNER: FRANCE DEVELOPMENT, LLC  
SCOTT CARLSTON  
11200 W 78TH ST  
EDEN PRAIRIE, MN 55344

**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: \_\_\_\_\_



Matt Pavek Patrick Sarver  
763-213-3944 952-250-2003



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I hereby certify that this document 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

Signature

Matthew R. Pavek

Typed or Printed Name

44263 11-7-13

License # Date

LAND USE APPLICATION  
10/08/2013

ORIGINAL ISSUE: 10/08/13

REVISIONS

No.	Description	Date
1	Revision 1	11/7/13

Project Number

PROJECT NUMBER

Author Checker

RLB/PJS MRP/PJS

KEY PLAN

4525 France Ave

GRADING DRAINAGE AND EROSION CONTROL PLAN

C4.0

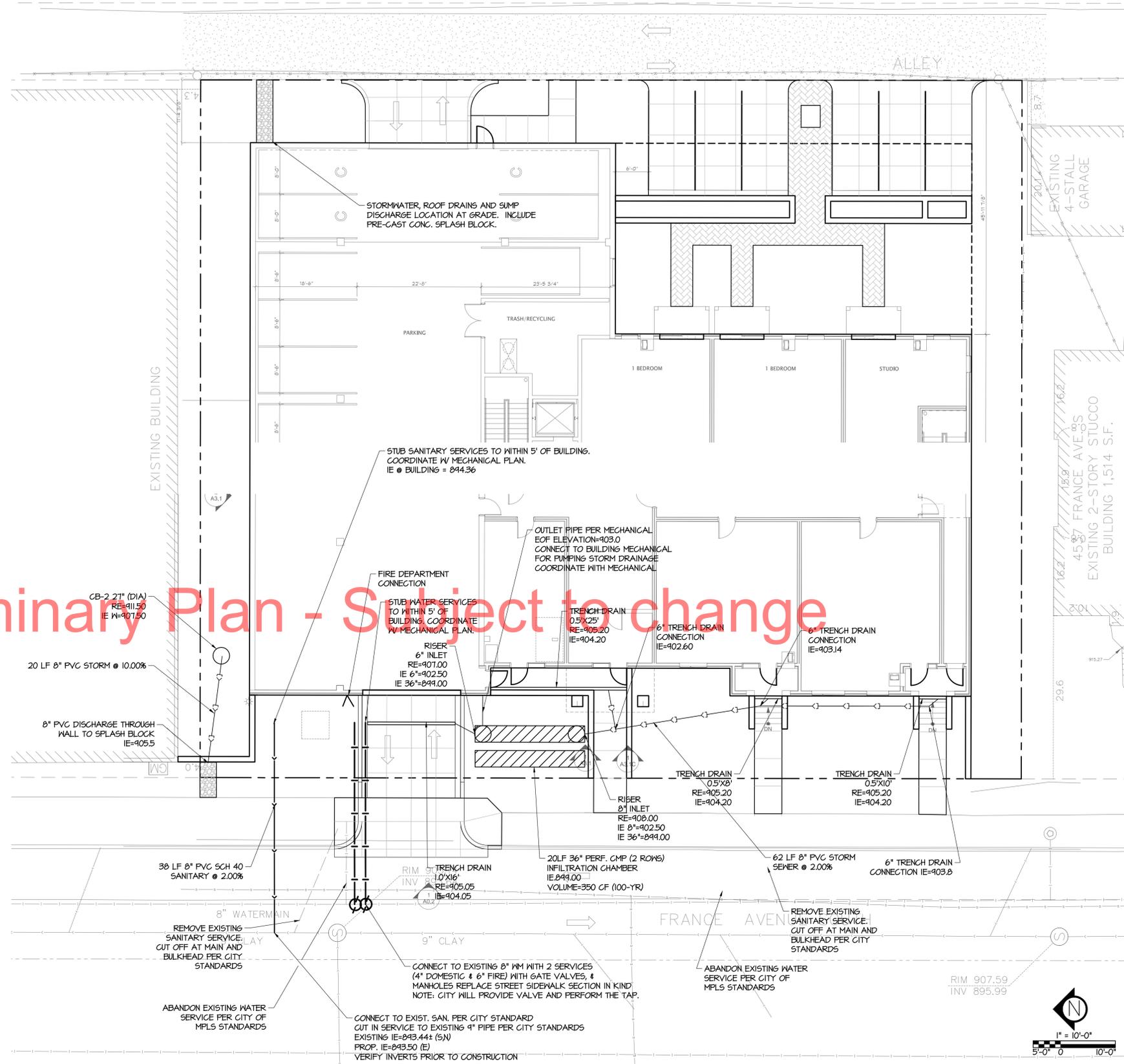
**GENERAL UTILITY NOTES:**

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. 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 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.

**UTILITY LEGEND:**

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

Preliminary Plan - Subject to change



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I hereby certify that this document 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

Signature: *Matthew R. Pavek*  
 Matthew R. Pavek  
 Typed or Printed Name  
 44263 11-7-13  
 License # Date

**LAND USE APPLICATION**  
 10/08/2013

ORIGINAL ISSUE: 10/08/13

Revisions	No.	Description	Date
1	Revision 1		11/7/13

Project Number: \_\_\_\_\_  
 PROJECT NUMBER  
 Author: RLB/PJS  
 Checker: MRP/PJS

KEY PLAN

4525 France Ave

UTILITY PLAN  
**C5.0**

I hereby certify that this document was prepared

by me or under my direct supervision and that I

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Signature

Matthew R. Pavlek

Typed or Printed Name

44263 11-7-13

License # Date

**LAND USE APPLICATION**  
10/08/2013

ORIGINAL ISSUE: 10/08/13

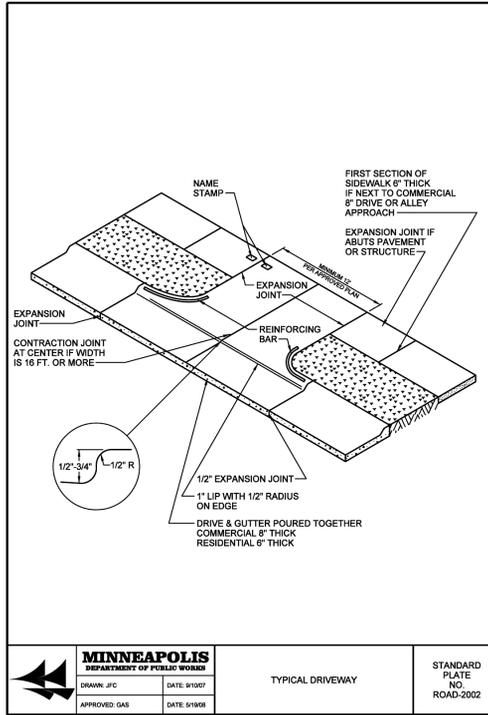
NO.	REVISIONS	Description	Date
1	Revision 1		11/7/13

Project Number  
PROJECT NUMBER  
Author - Checker  
RLB/PJS MRP/PJS

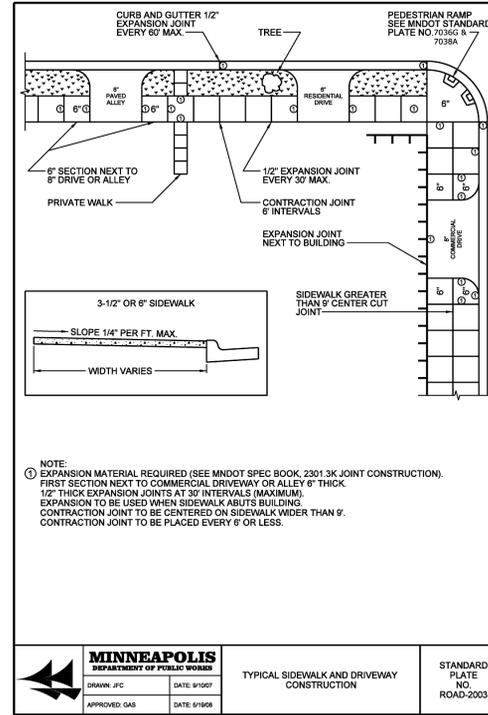
KEY PLAN

4525 France Ave

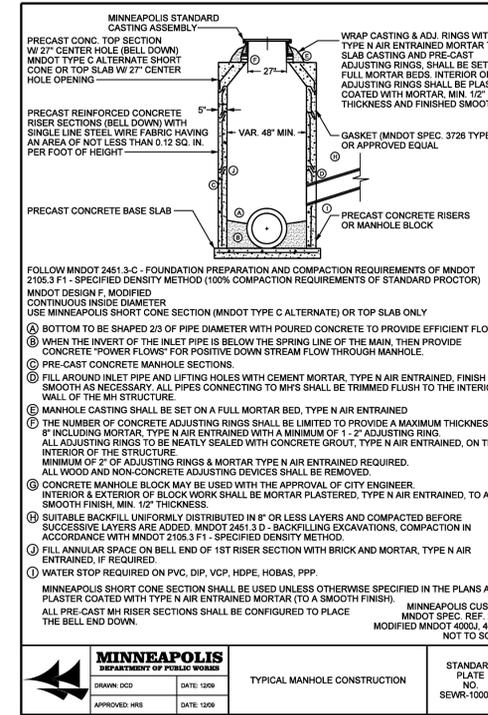
DETAILS  
**C6.0**



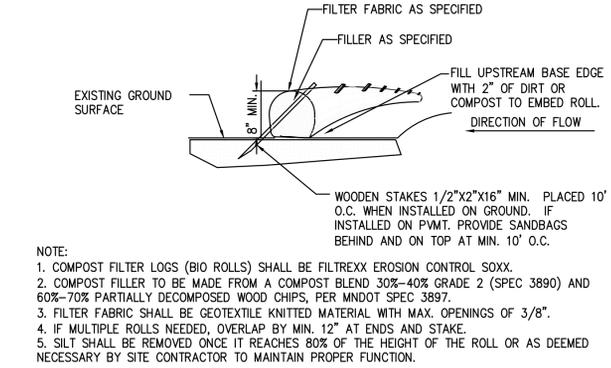
<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	TYPICAL DRIVEWAY	STANDARD PLATE NO. ROAD-2002
DRAWN: JFC DATE: 9/19/07		
APPROVED: GAS DATE: 9/19/07		



<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	TYPICAL SIDEWALK AND DRIVEWAY CONSTRUCTION	STANDARD PLATE NO. ROAD-2003
DRAWN: JFC DATE: 9/19/07		
APPROVED: GAS DATE: 9/19/07		

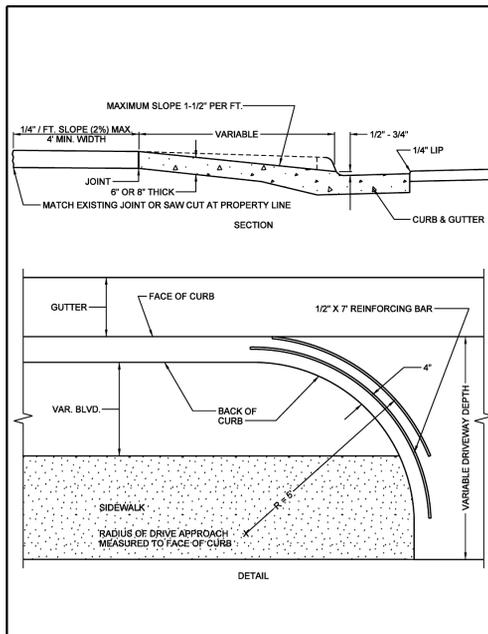


<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	TYPICAL MANHOLE CONSTRUCTION	STANDARD PLATE NO. SEWR-1000-R1
DRAWN: DGD DATE: 1/20/09		
APPROVED: HRS DATE: 1/20/09		

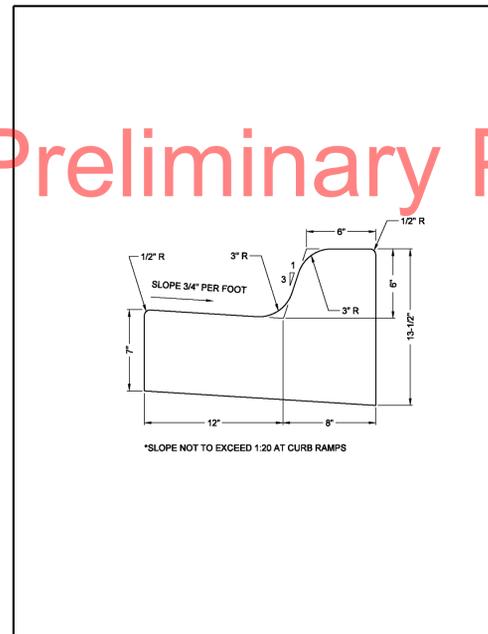


**SEDIMENT BIO-ROLL / COMPOST FILTER LOG**  
N T S

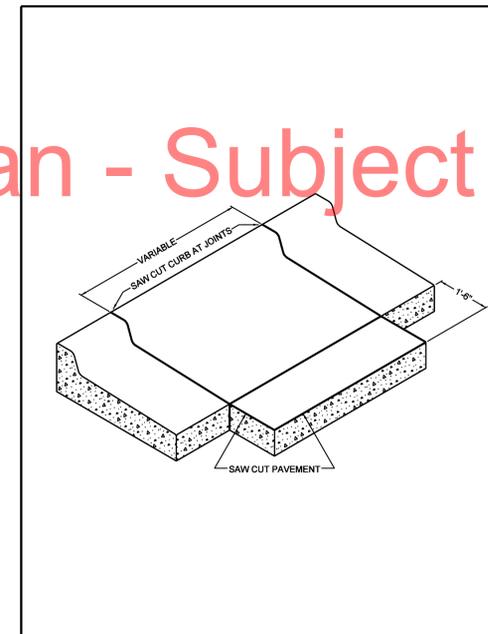
NOTES:  
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREX EROSION CONTROL SOXX.  
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.  
3. FILTER FABRIC SHALL BE GEOTEXILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8\"/>



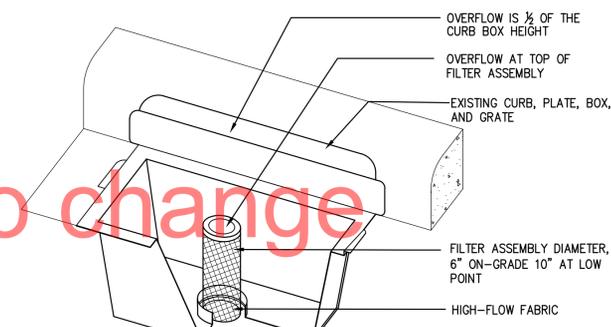
<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	TYPICAL DRIVEWAY CONSTRUCTION	STANDARD PLATE NO. ROAD-2001
DRAWN: JFC DATE: 9/19/07		
APPROVED: GAS DATE: 9/19/07		



<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	B612 CURB AND GUTTER	STANDARD PLATE NO. ROAD-1000
DRAWN: JFC DATE: 4/14/08		
APPROVED: GAS DATE: 9/19/08		

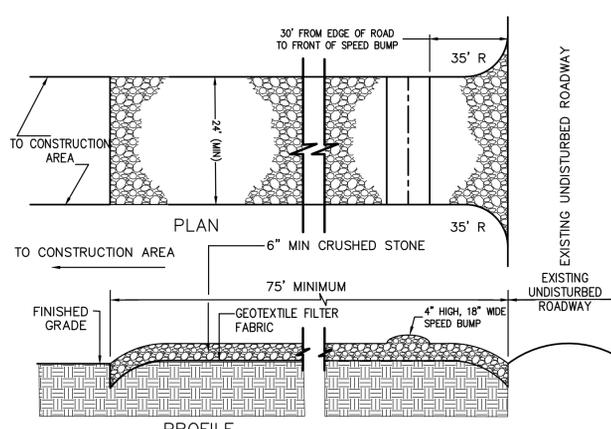


<b>MINNEAPOLIS</b> DEPARTMENT OF PUBLIC WORKS	SAW CUT AT CURB AND GUTTER REMOVAL	STANDARD PLATE NO. ROAD-1010
DRAWN: JFC DATE: 9/19/07		
APPROVED: GAS DATE: 9/19/07		



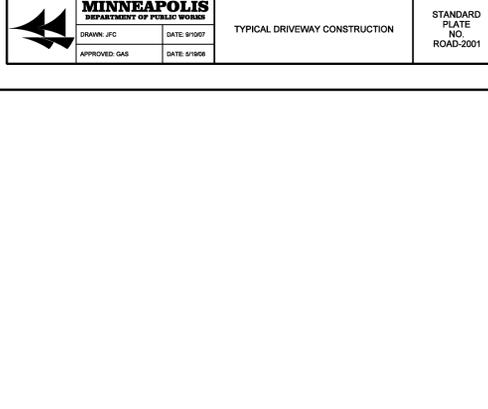
**CURB INLET FILTER**  
N T S

NOTES:  
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.  
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.  
3. REFERENCE APPLE VALLEY STANDARD PLATE ERO-4C.

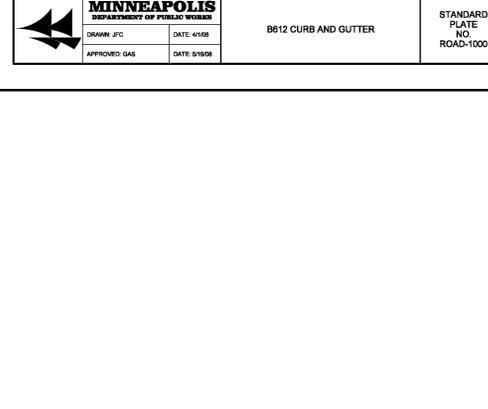


**STABILIZED CONSTRUCTION ACCESS**  
N T S

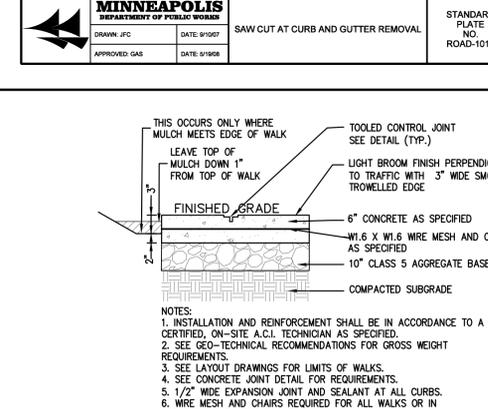
NOTES:  
1) PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.  
2) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR 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.



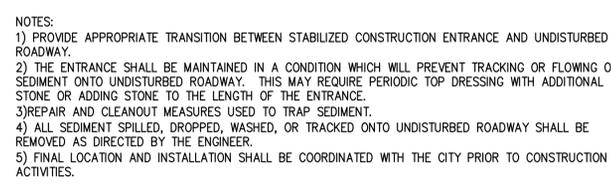
**HEAVY DUTY CONCRETE**  
N T S



**HEAVY DUTY CONCRETE**  
N T S



**HEAVY DUTY CONCRETE**  
N T S



**HEAVY DUTY CONCRETE**  
N T S

**LANDSCAPE NOTES:**

- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNER'S REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE METAL EDGING OR APPROVED EQUAL.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.

**LANDSCAPE CALCULATIONS:**

PROPOSED LANDSCAPE AREA CALCULATION:  
SITE AREA - BUILDING COVERAGE = OPEN SPACE

19,003.0 SF - 13,001.0 SF = 6,002.0 SF

20% OF OPEN SPACE = LANDSCAPE AREA

0.2 X 6,002.0 SF = 1,200.4 SF REQUIRED

PROPOSED LANDSCAPE:

1 TREE / 25 LF STREET FRONTAGE (ALONG PARKING)  
0 LF 25 = 0 TREES REQUIRED  
10 TREES PROPOSED

1 TREE / 500 SF OF "LANDSCAPE AREA"

1,200.4 SF / 500 = 2.4 TREES REQUIRED  
10 TREES PROPOSED

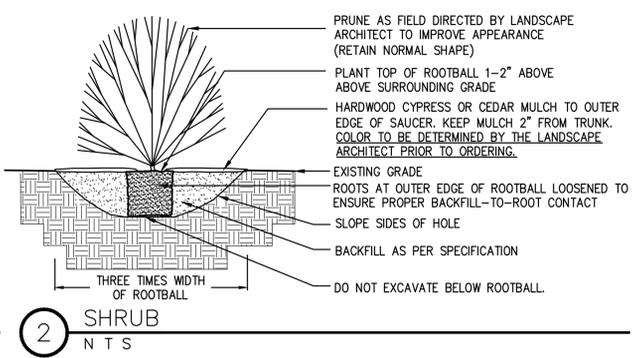
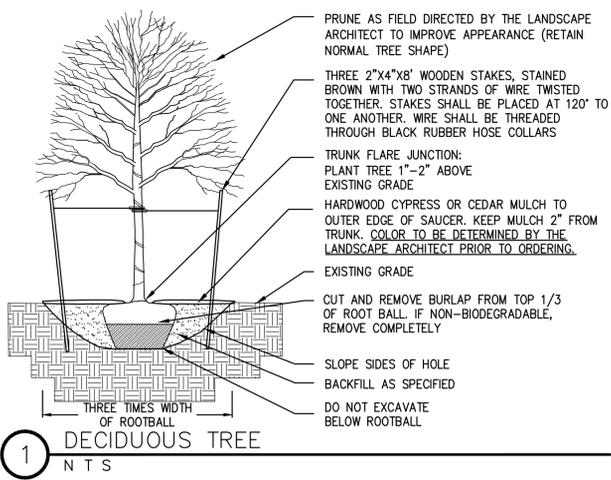
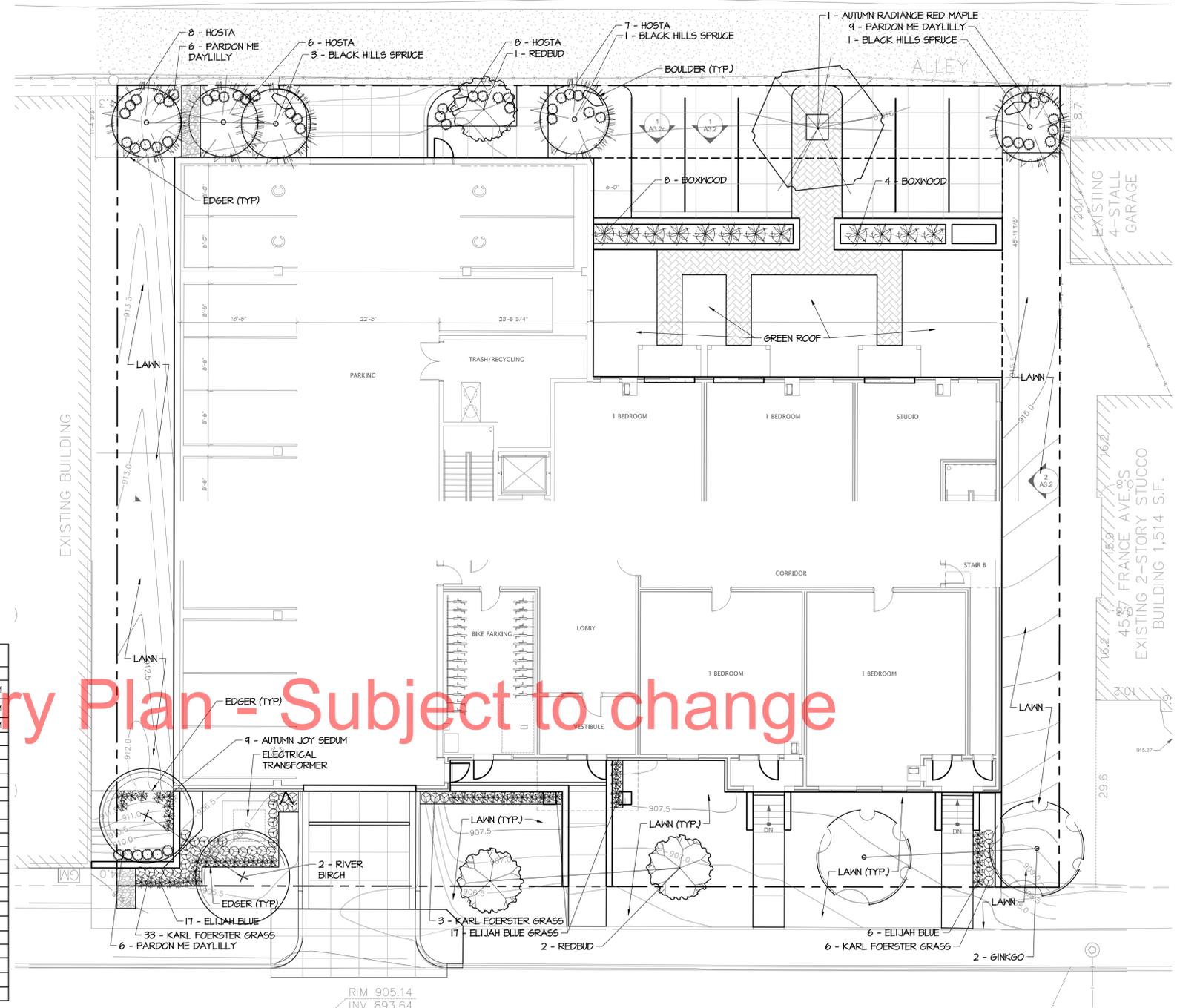
1 SHRUB / 100 SF OR "LANDSCAPE AREA"

1,200.4 SF / 100 = 12 SHRUBS REQUIRED  
12 SHRUBS PROVIDED

**PLANT SCHEDULE - ENTIRE SITE**

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
<b>DECIDUOUS TREES</b>						
ARM	1	AUTUMN RADIANCE RED MAPLE	<i>Acer rubrum 'Autumn Radiance'</i>	25"	B4B	STRAT. LEADER FULL FORM
RVB	2	RIVER BIRCH	<i>Betula nigra</i>	25"	B4B	STRAT. LEADER FULL FORM
PS6	2	PRINCETON SENTRY GINKGO	<i>Ginkgo biloba 'Princeton Sentry'</i>	25"	B4B	STRAT. LEADER FULL FORM
<b>EVERGREEN TREES</b>						
BHS	5	BLACK HILLS SPRUCE	<i>Picea glauca 'Densata'</i>	6' HT.	B4B	SINGLE LEADER
<b>ORNAMENTAL TREES</b>						
GFC	3	EASTERN REDBUD	<i>Cercis canadensis</i>	15"	B4B	LOCALLY GROWN
<b>DECIDUOUS SHRUBS</b>						
NCB	12	NORTHERN CHARM BOXWOOD	<i>Buxus 'Wilson'</i>	#5	CONT.	DENSE BRANCHING
<b>PERENNIALS</b>						
H	24	ROYAL STANDARD HOSTA	<i>Hosta 'Royal Standard'</i>	#2	CONT.	
PMD	15	PARDON ME DAYLILLY	<i>Hemerocallis 'Pardon Me'</i>	#2	CONT.	
AJS	4	AUTUMN JOY SEDUM	<i>Sedum 'Autumn Joy'</i>	#2	CONT.	
<b>GRASSES</b>						
KF6	42	KARL FOERSTER GRASS	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	#2	CONT.	
SG	40	BLUE FESCUE	<i>Festuca glauca 'Elijah Blue'</i>	#2	CONT.	

Preliminary Plan - Subject to change



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I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed professional landscape architect under the laws of the State of Minnesota

Signature: Patrick J. Sarver  
Typed or Printed Name: Patrick J. Sarver  
License #: 24904  
Date: 11-7-13

**LAND USE APPLICATION**  
10/08/2013

ORIGINAL ISSUE: 10/08/13

NO.	REVISION	DESCRIPTION	DATE
1	Revision 1		11/7/13

Project Number: PROJECT NUMBER  
Author: RLB/PJS  
Checker: MRP/PJS

4525 France Ave

LANDSCAPE PLAN  
**L1.0**



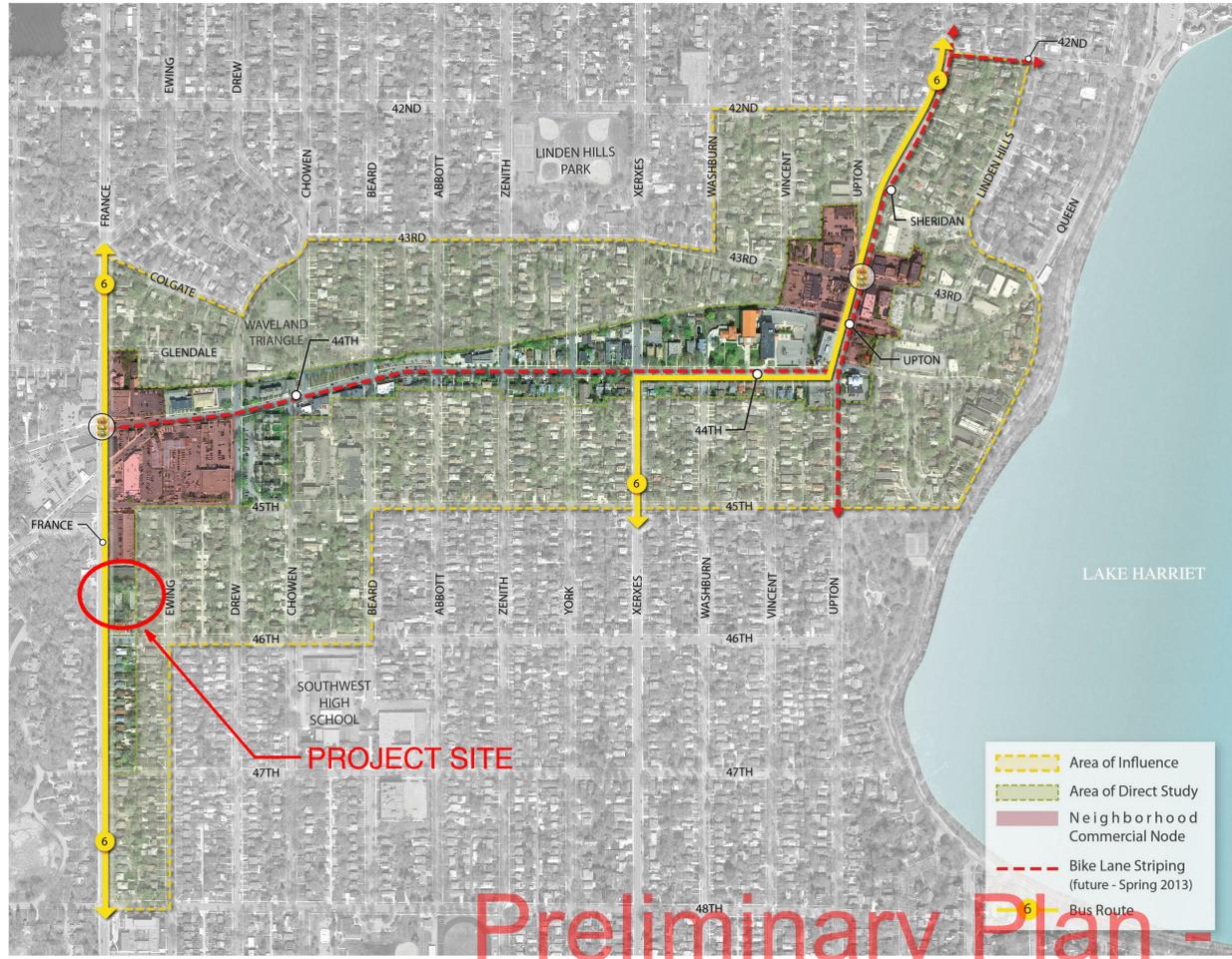
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minneapolis minnesota 55415  
p. 6 1 2 . 3 3 9 . 5 5 0 8  
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License # \_\_\_\_\_ Date \_\_\_\_\_

<b>LAND USE APPLICATION</b>		
<b>10/08/2013</b>		
ORIGINAL ISSUE: 10/04/2013		
REVISIONS		
No.	Description	Date
213521	PROJECT NUMBER	
ESG	ESG	
DRAWN BY	CHECKED BY	
KEY PLAN		
4525 France Ave		
NEIGHBORHOOD PLAN		
<b>A0.1</b>		

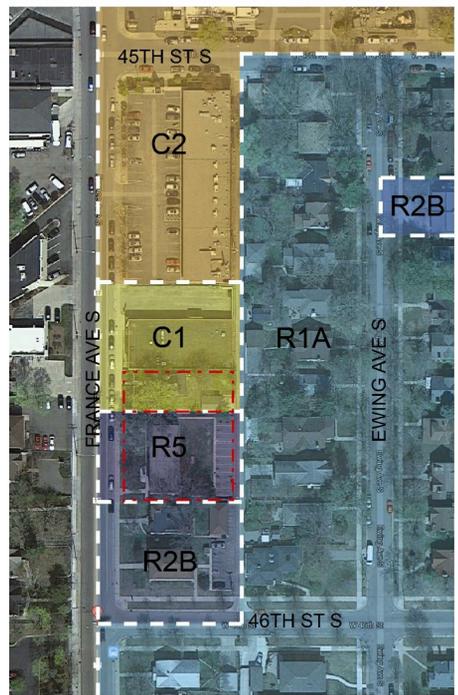


Preliminary Plan - Subject to change

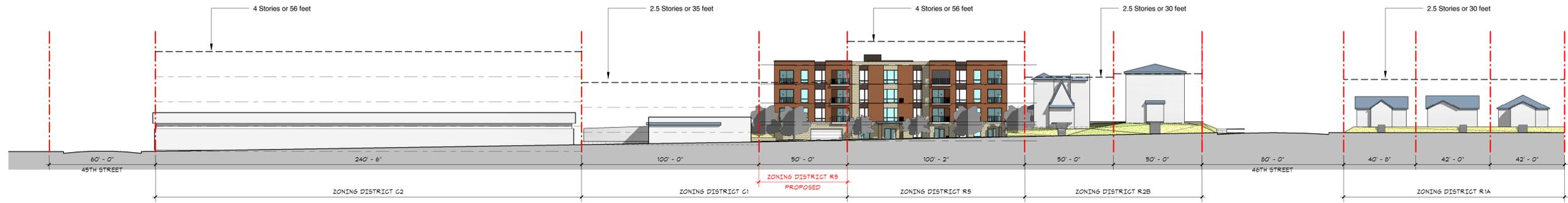
**LINDEN HILLS SMALL AREA PLAN STUDY AREA**



**ENLARGED NEIGHBORHOOD PLAN**



**EXISTING AND PROPOSED ZONING**



**FRANCE AVENUE PROPOSED SITE ELEVATION**



**FRANCE AVENUE EXISTING PANORAMA**

**PROJECT SITE**

Preliminary Plan - Subject to change



**VIEW FROM ALLEY**



**VIEW FROM ALLEY**



**VIEW FROM ALLEY**



**VIEW LOOKING NORTHEAST**



**VIEW LOOKING SOUTHEAST**



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**REVISIONS**

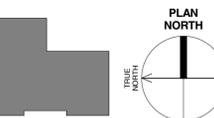
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**KEY PLAN**



4525 France Ave

REFERENCE IMAGES

**A0.2**



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AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHWEST

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AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING NORTHEAST

## LAND USE APPLICATION 10/08/2013

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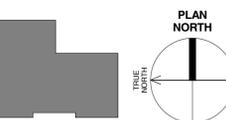
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### KEY PLAN



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AERIAL VIEWS OF VICINITY

# A0.3



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VIEW FROM ALLEY LOOKING NORTHWEST



VIEW FROM ALLEY LOOKING SOUTHWEST

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VIEW FROM FRANCE AVE LOOKING SOUTHEAST



VIEW FROM FRANCE AVE LOOKING NORTHEAST

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KEY PLAN

4525 France Ave

EXTERIOR PERSPECTIVES  
**A0.4**



VIEW OF FRANCE AVE ELEVATION

# Preliminary Plan - Subject to change



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VIEW OF FRANCE AVE ELEVATION

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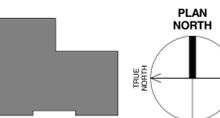
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### KEY PLAN



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EXTERIOR PERSPECTIVES  
**A0.5**



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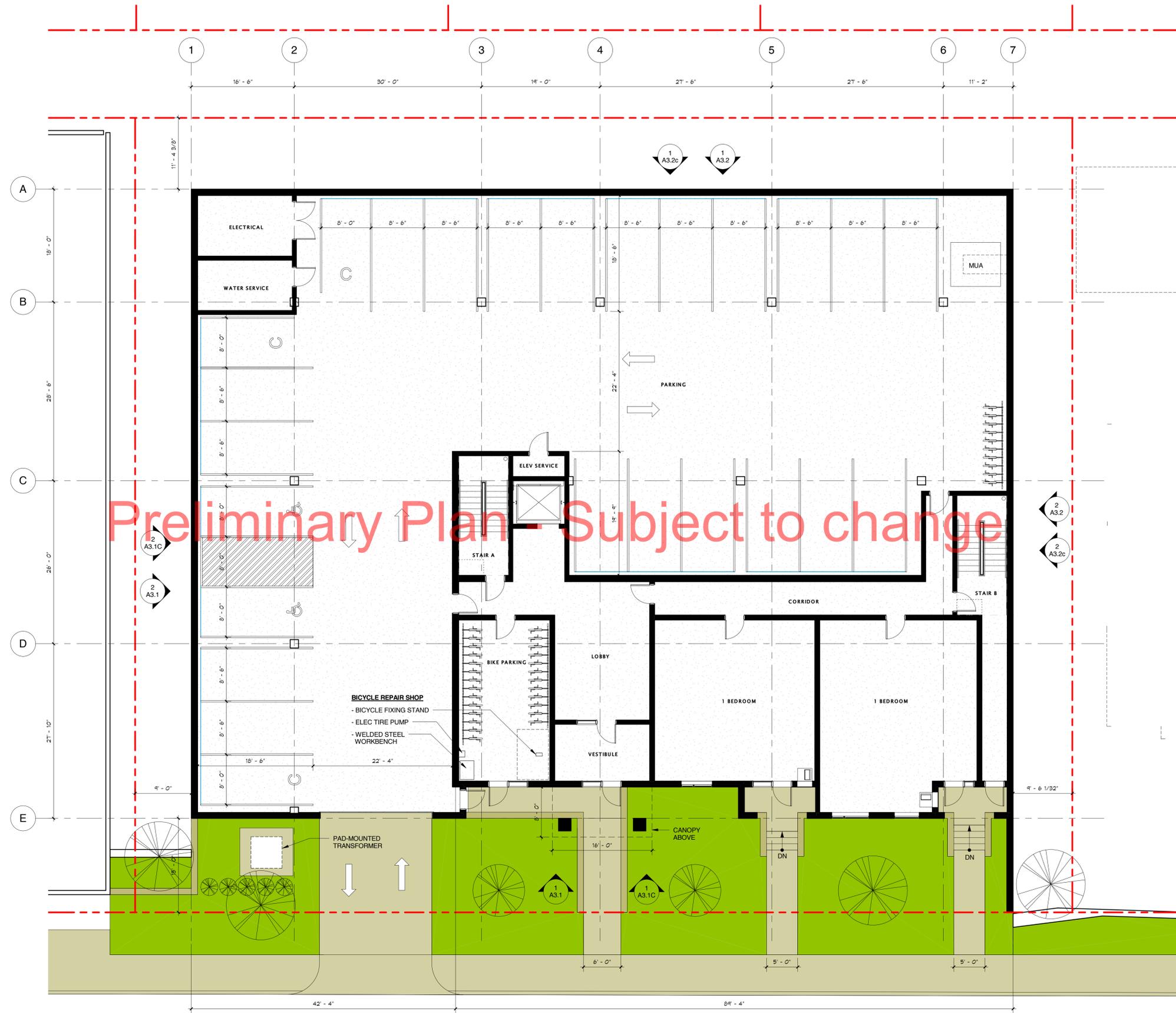
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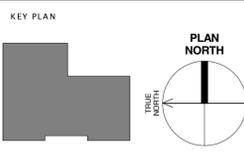
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10/08/2013

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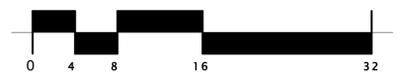
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BASEMENT LEVEL PLAN  
A1.0



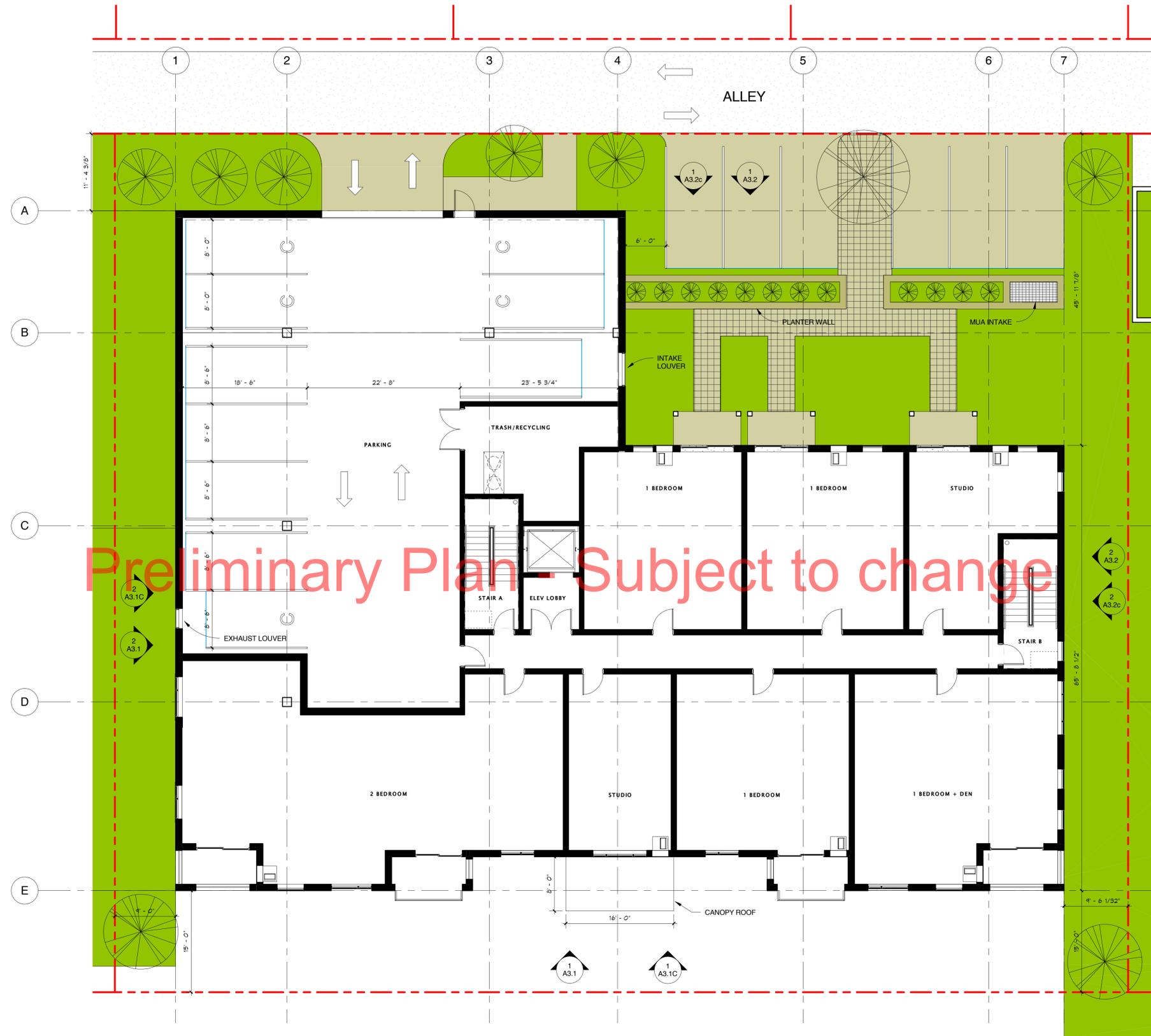


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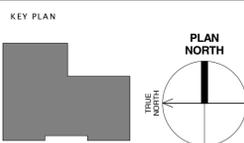
1 FIRST LEVEL PLAN  
A1.1 1/8" = 1'-0"

LAND USE APPLICATION  
10/08/2013

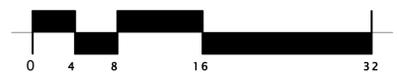
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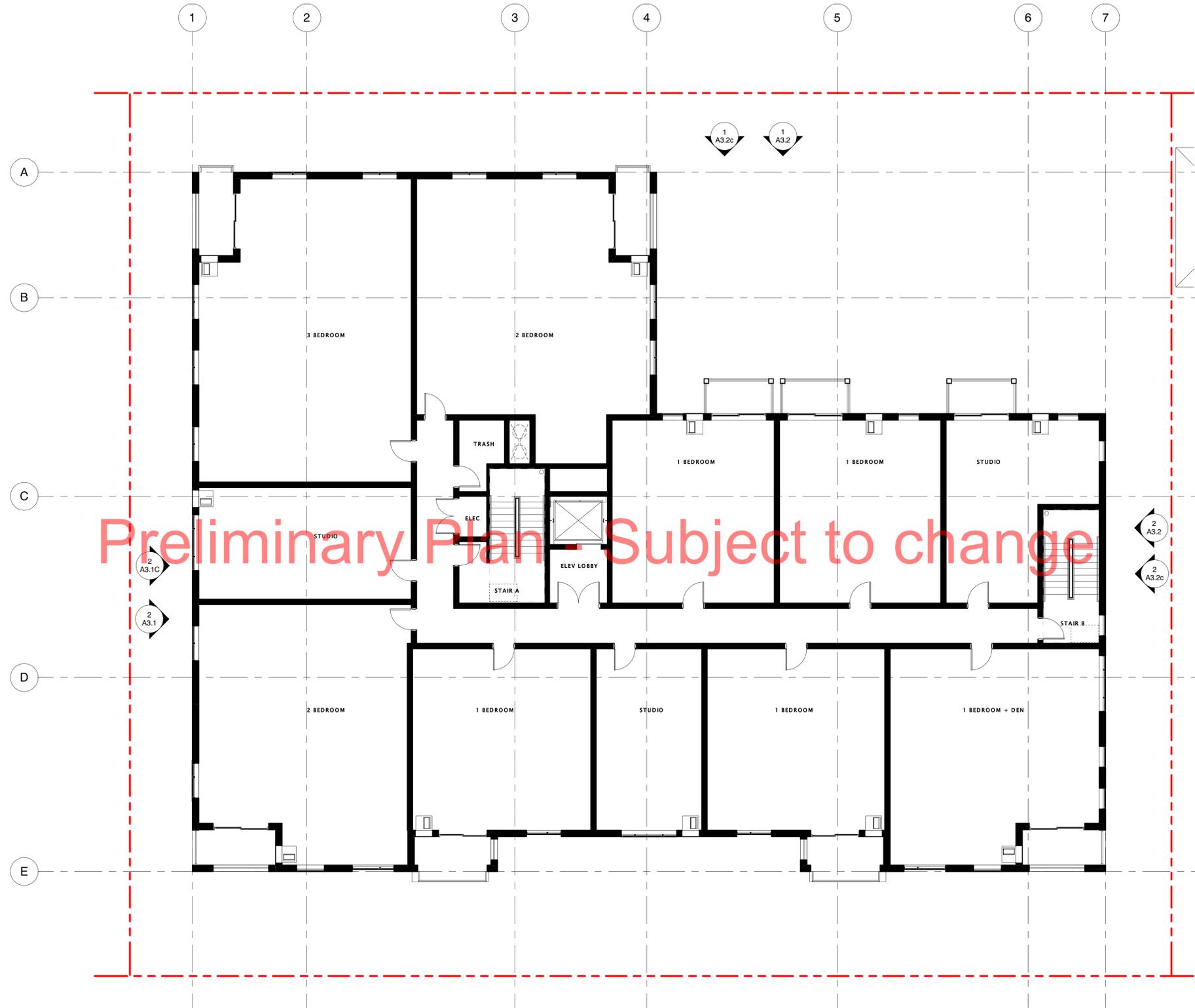


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1 SECOND LEVEL PLAN (THIRD LEVEL SIMILAR)  
A1.2 1/8" = 1'-0"

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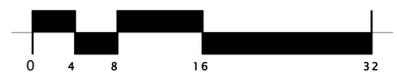
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KEY PLAN  
PLAN NORTH  
TRUE NORTH

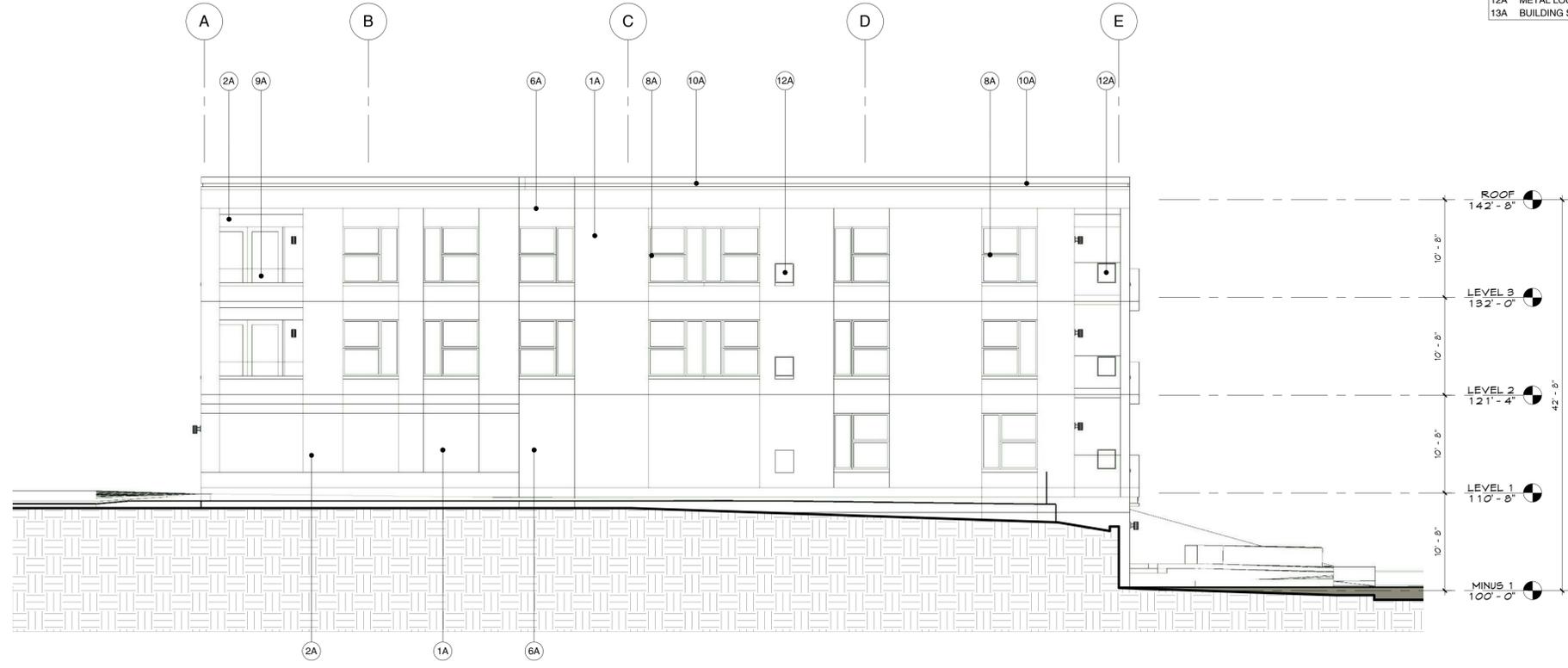
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SECOND LEVEL PLAN (THIRD LEVEL SIMILAR)  
**A1.2**



**EXTERIOR MATERIAL KEYNOTES**

- 1A BRICK
- 2A CAST STONE
- 6A PAINTED FIBER CEMENT LAP SIDING - BROWN
- 8A DARK BRONZE FIBERGLASS WINDOWS & SLIDING DOORS
- 9A PREFINISHED ALUMINUM RAILING & BALCONY
- 10A METAL CORNICE & CAP FLASHING
- 11A DECORATIVE EXTERIOR LIGHTING
- 12A METAL LOUVER AS NEEDED
- 13A BUILDING SIGNAGE



2 PLAN WEST ELEVATION  
A3.1 1/8" = 1'-0"

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1 PLAN SOUTH ELEVATION  
A3.1 1/8" = 1'-0"



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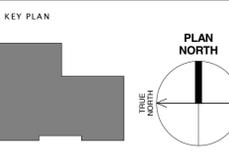
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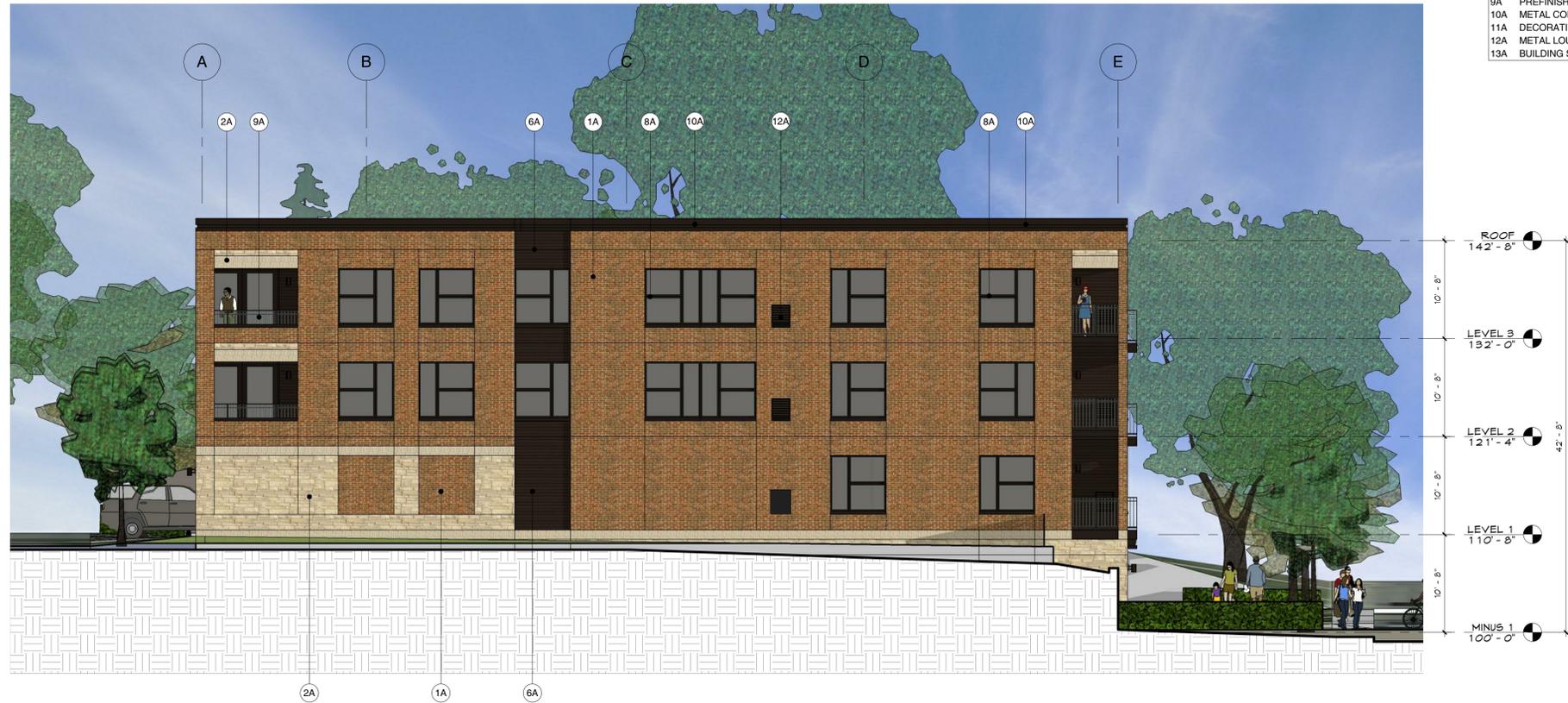


4525 France Ave

EXTERIOR ELEVATIONS  
**A3.1**

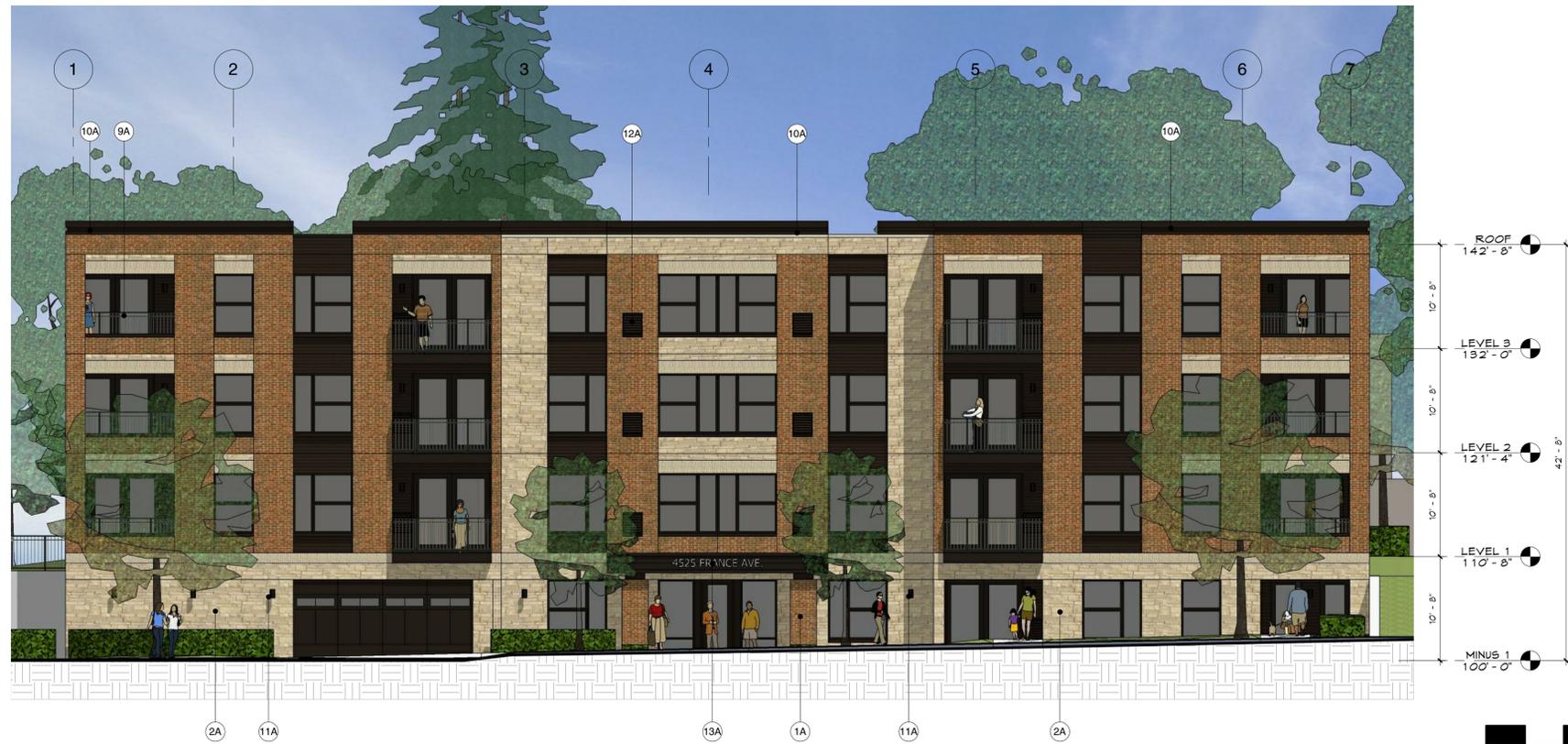
**EXTERIOR MATERIAL KEYNOTES**

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- 13A BUILDING SIGNAGE



2 PLAN WEST ELEVATION - COLOR  
A3.1C 1/8" = 1'-0"

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1 PLAN SOUTH ELEVATION - COLOR  
A3.1C 1/8" = 1'-0"



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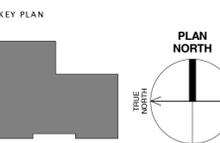
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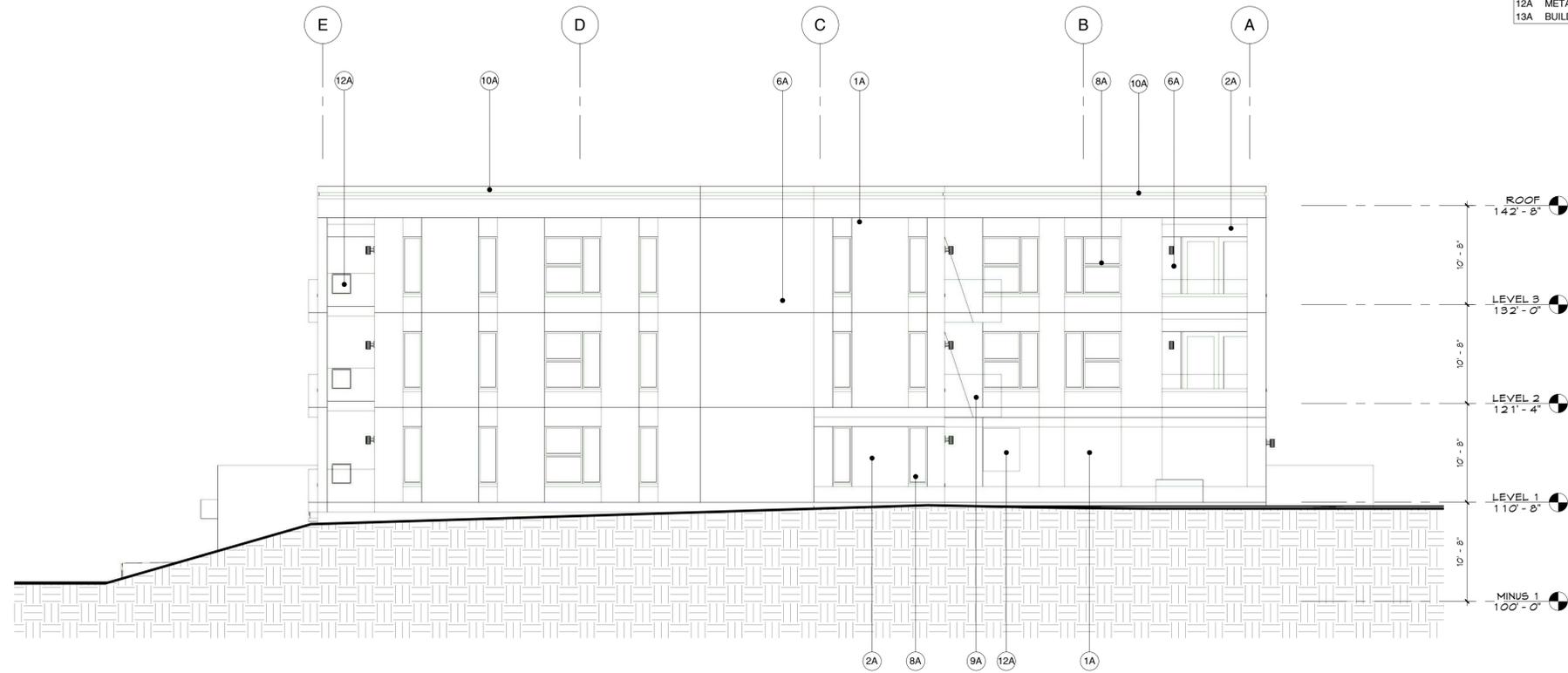


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EXTERIOR ELEVATIONS - COLOR  
**A3.1C**

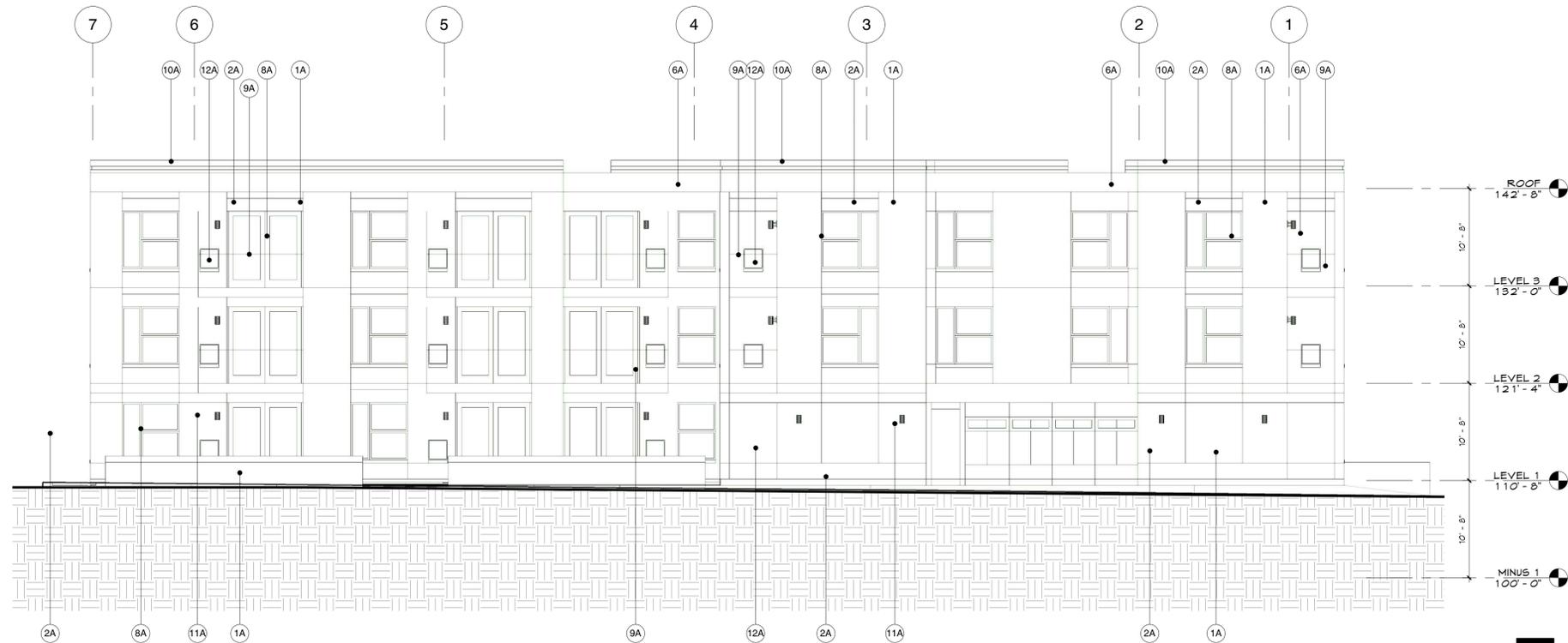
**EXTERIOR MATERIAL KEYNOTES**

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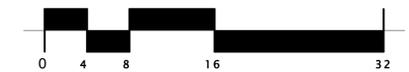


2 PLAN EAST ELEVATION  
A3.2 1/8" = 1'-0"

Preliminary Plan - Subject to change



1 PLAN NORTH ELEVATION  
A3.2 1/8" = 1'-0"



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KEY PLAN

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EXTERIOR ELEVATIONS  
**A3.2**

**EXTERIOR MATERIAL KEYNOTES**

- 1A BRICK
- 2A CAST STONE
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2 PLAN EAST ELEVATION - COLOR  
A3.2c 1/8" = 1'-0"

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1 PLAN NORTH ELEVATION - COLOR  
A3.2c 1/8" = 1'-0"



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EXTERIOR ELEVATIONS - COLOR  
**A3.2c**



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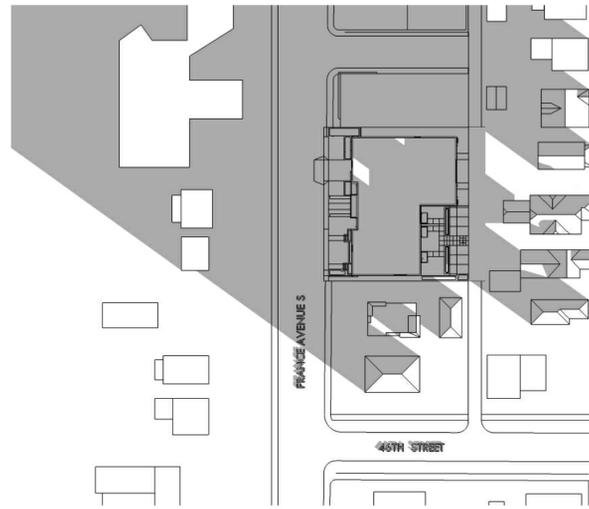
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Author \_\_\_\_\_ Checker \_\_\_\_\_  
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KEY PLAN

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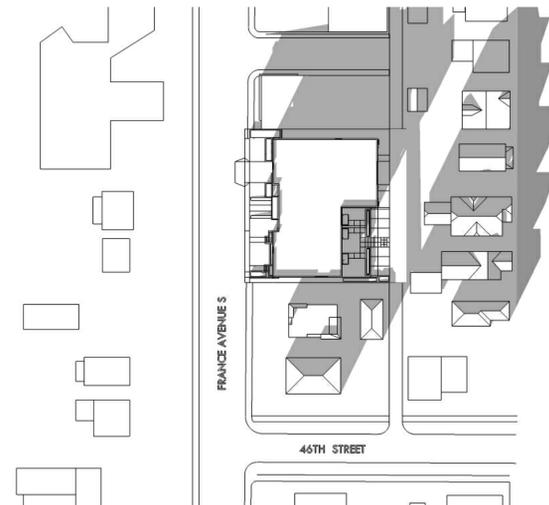
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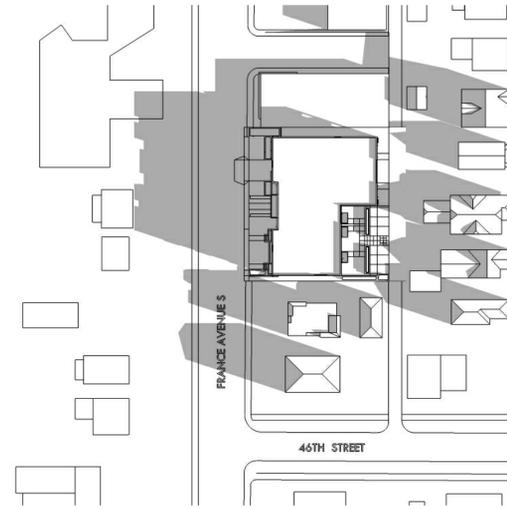
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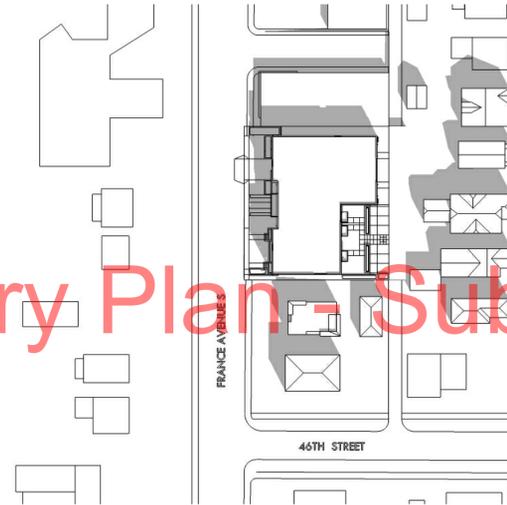
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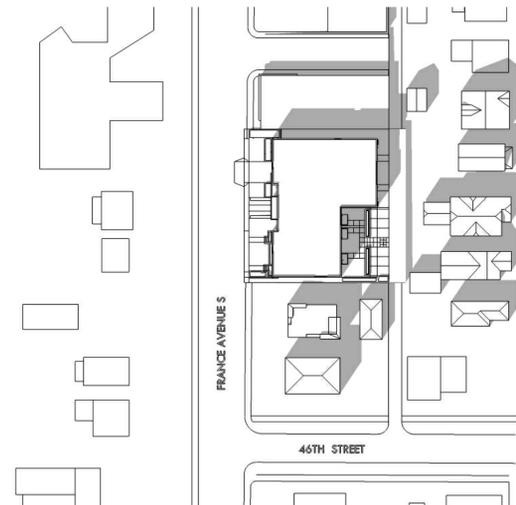
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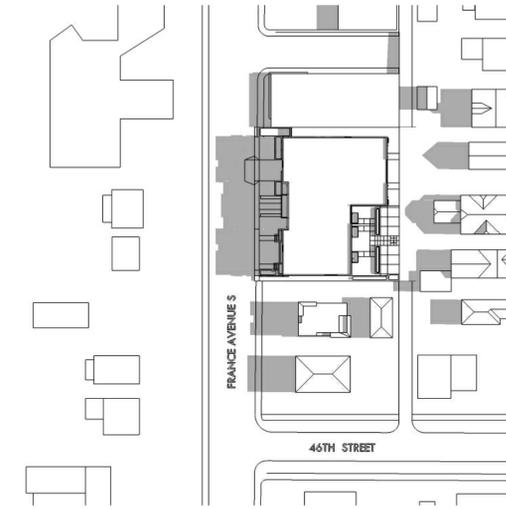
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MARCH/SEPT NOON



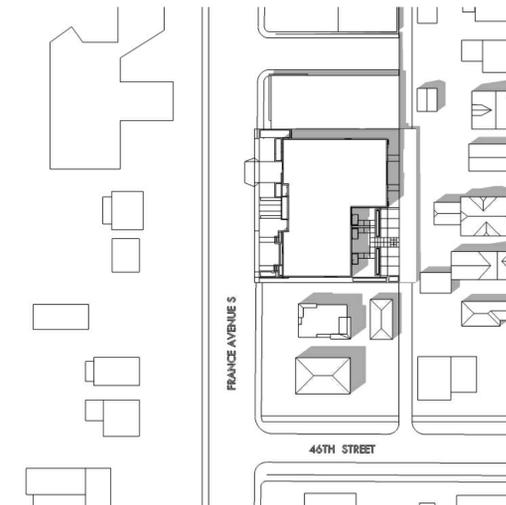
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JUNE MORNING 9:00 AM



JUNE NOON



JUNE AFTERNOON 3:00 PM

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