

# ELEMENT

7200 France Avenue South, Edina, MN 55435



Parking On Site	
Level	Stalls Per Level
LEVEL P2	267
LEVEL P1	227
LEVEL 1	12
	506

PARKING SUMMARY				
USE	PARKING REQUIREMENT	TOTAL REQUIRED	TOTAL PROVIDED	
140 APARTMENTS	1.75 PER UNIT	245	265	
20 APARTMENTS	2 PER UNIT	40	40	
12,500 SF RETAIL	8/1,000 SF	100	100	
7,500 SF REST.	1 PER 3 SEATS + 1 PER EMPLOYEE	84	101	
	<b>TOTAL</b>	<b>469</b>	<b>506</b>	

Floor Area Ratio	
Level	FAR Area
LEVEL P1	4,926 SF
LEVEL 1	45,839 SF
LEVEL 1.5	18,585 SF
LEVEL 2	47,664 SF

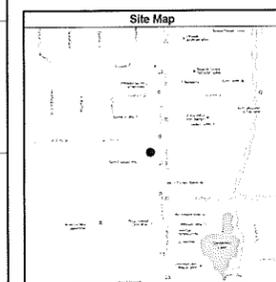
Floor Area Ratio	
Level	FAR Area
LEVEL 3	30,042 SF
LEVEL 4	30,042 SF
LEVEL 5	28,856 SF
ROOF / LEVEL 5.5	1,106 SF
	<b>207,059 SF</b>

**BUILDING SUMMARY**  
 SITE AREA: 138,650 SF BUILDING AREA: 207,059 SF  
 FAR: 1.49  
 GROSS RENTABLE AREA: 162,670  
 NET RENTABLE ESTIMATE: 152,910  
 UNITS: 160  
 UNITS PER ACRE = 50

Project Team	
<b>OWNER</b>	In24 Builders Corporation 3033 Excelsior Blvd, Suite 215 Minneapolis, MN 55416 Contact: Lori Bosclar Phone: (612) 676-2700 (fax) E-mail:
<b>ARCHITECT</b>	DJR Architecture, Inc. 333 Washington Avenue N Union Plaza, Suite 210 Minneapolis, MN 55401 Contact: Sheldon Berg 612.676.2719 (fax) sberg@dj-arc.com
<b>CONTRACTOR</b>	Name: TBD Address Line #1 Address Line #2 Contact Name Phone (fax) E-mail
<b>STRUCTURAL</b>	Encksen Reed & Associates 2601 University Avenue West Suite 201-S Saint Paul, MN 55114 Contact Name Phone (fax) E-mail
<b>MECHANICAL &amp; ELECTRICAL</b>	Name: TBD Address Line #1 Address Line #2 Contact Name Phone (fax) E-mail
<b>CIVIL</b>	Name: BKEM Engineers 5550 Brooklyn Boulevard Minneapolis, MN 55429 Contact: Thomas Cesare, PE Phone: 763-843-0420 (fax) E-mail

DRAWING INDEX	
G000	COVER SHEET
C100	DEMOLITION AND EROSION CONTROL PLAN
C200	GRADY, DRAINAGE, AND EROSION CONTROL PLAN
C300	UTILITY PLAN
C400	SITE PLAN
L100	TREE PRESERVATION & PROTECTION PLAN
L101	LANDSCAPE LAYOUT PLAN
L102	LANDSCAPE DETAILS AND ENLARGEMENTS
A1100	SITE PLAN
A100	LEVEL P2 FLOOR PLAN
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A120	LEVEL 2 FLOOR PLAN
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A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A250	EXTERIOR PERSPECTIVES

- Project Notes**
- All work shall comply with all applicable state and local codes and ordinances.
  - Work is to be completed in accordance with all documents including drawings, specifications and conditions of contract for work.
  - Refer to complete set of issued contract documents including drawings and specifications of all disciplines for applicable notes, abbreviations and symbols. Contractor is responsible for coordination of work. Notify Architect of any discrepancies before proceeding with work.



**DJR**  
 ARCHITECTURE INC.  
 333 Washington Ave N, Suite 210  
 Minneapolis, MN 55401  
 612.676.2700 www.djr-arc.com

**PROJECT INFORMATION**  
 PROJECT: 14-0015  
 DATE: 10/20/2014  
 DRAWN BY: ES, LM  
 CHECKED BY: SCB

**CLIENT**  
 IN24 BUILDERS CORPORATION  
 3033 EXCELSIOR BLVD, SUITE 215  
 MINNEAPOLIS, MN 55416

**CONTRACTOR**  
 PRELIMINARY DEVELOPMENT  
 10/10/2014

**PRELIMINARY - NOT FOR CONSTRUCTION**

**COVER SHEET**

**ELEMENT**  
 7200 FRANCE AVENUE SOUTH, EDINA, MN 55435

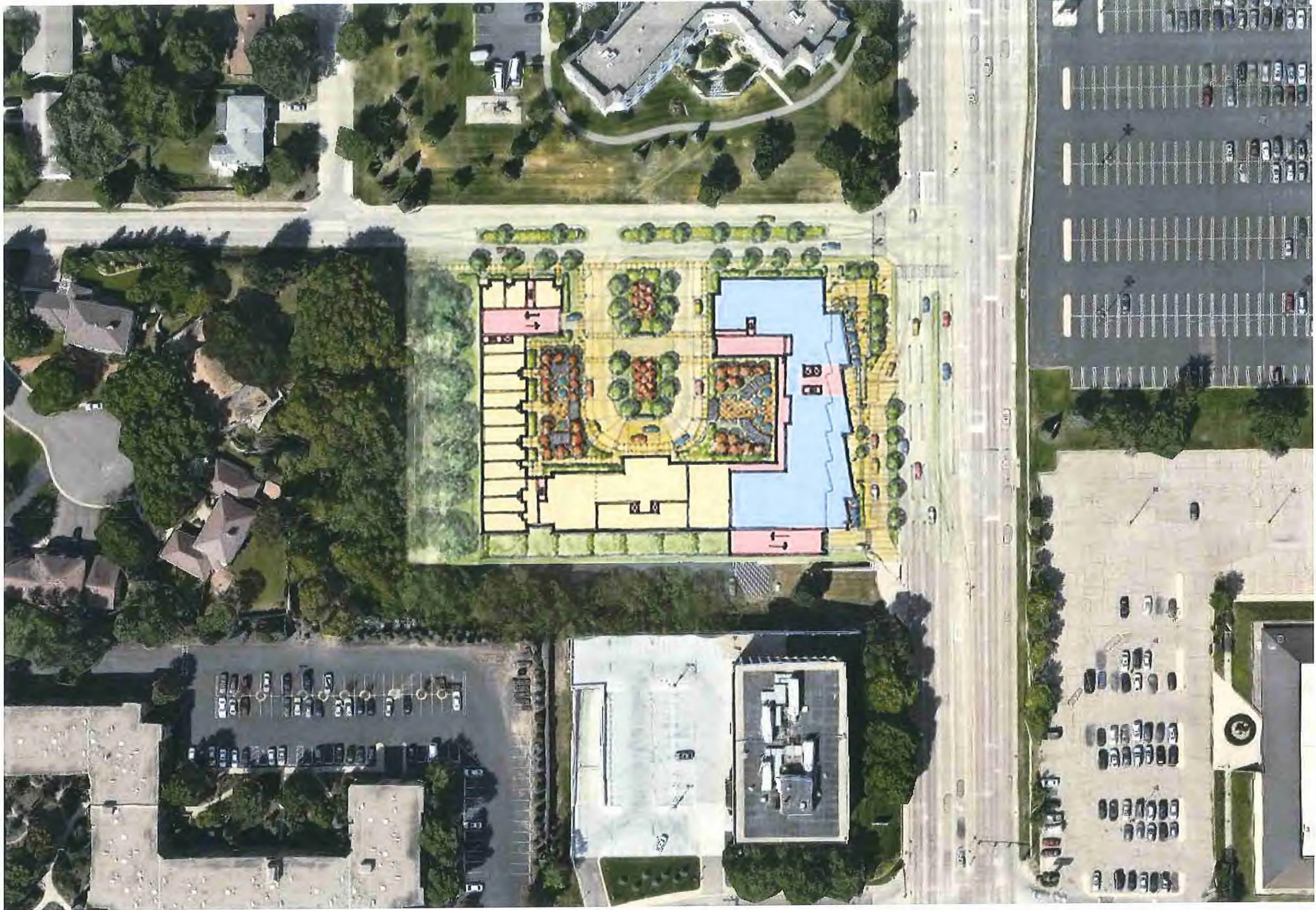
**G000**

SITE SPECIFICATIONS

AREA 138,650 SF  
ACRES 3.18

BUILDING SIZE 206,952 SF  
F.A.R. 1.49

DWELLING UNITS/ACRE = 50



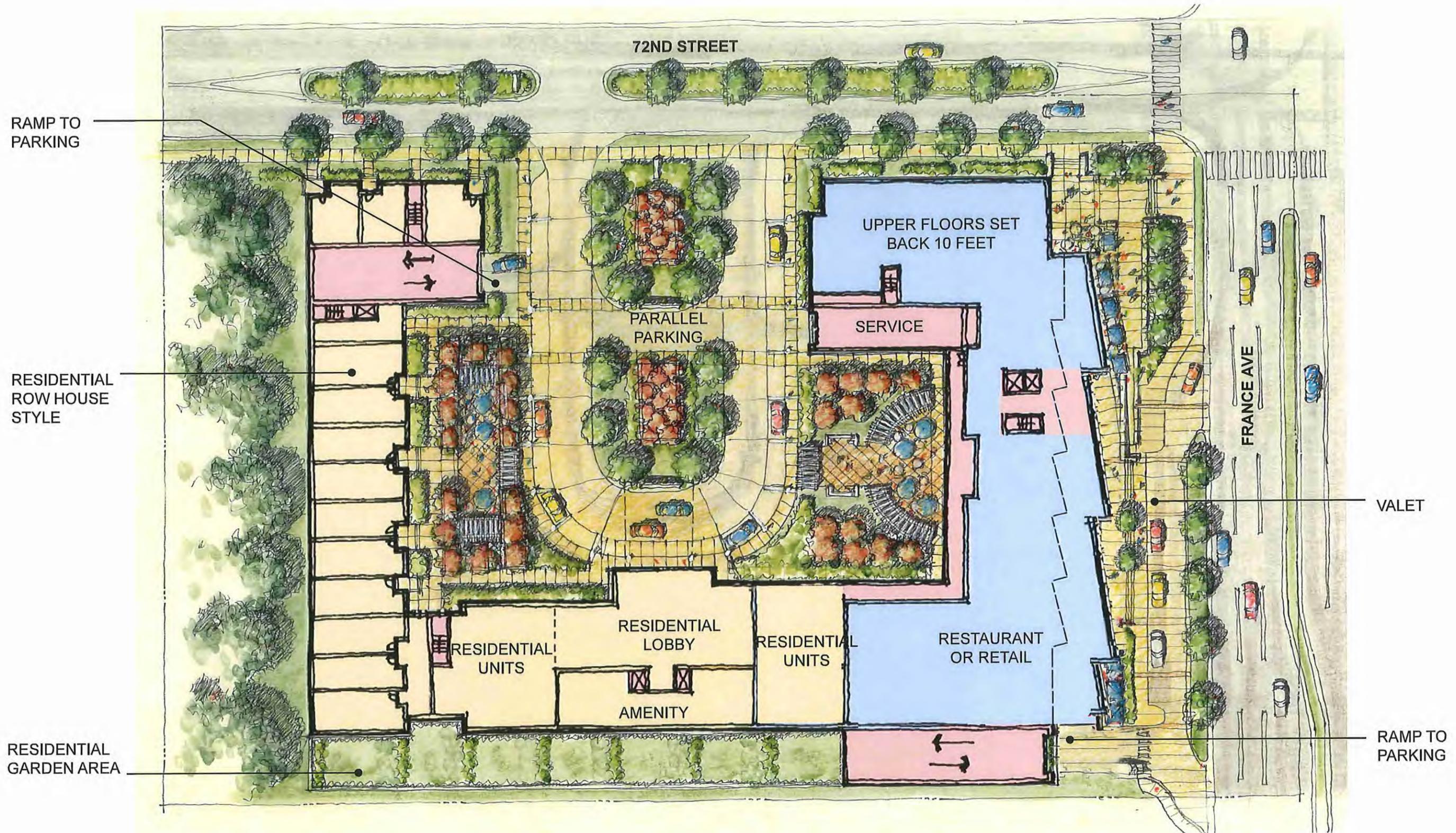
NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.



**BOISCLAIR**  
CORPORATION



RAMP TO PARKING

RESIDENTIAL ROW HOUSE STYLE

RESIDENTIAL GARDEN AREA

72ND STREET

UPPER FLOORS SET BACK 10 FEET

PARALLEL PARKING

SERVICE

FRANCE AVE

VALET

RESIDENTIAL UNITS

RESIDENTIAL LOBBY

RESIDENTIAL UNITS

RESTAURANT OR RETAIL

AMENITY

RAMP TO PARKING

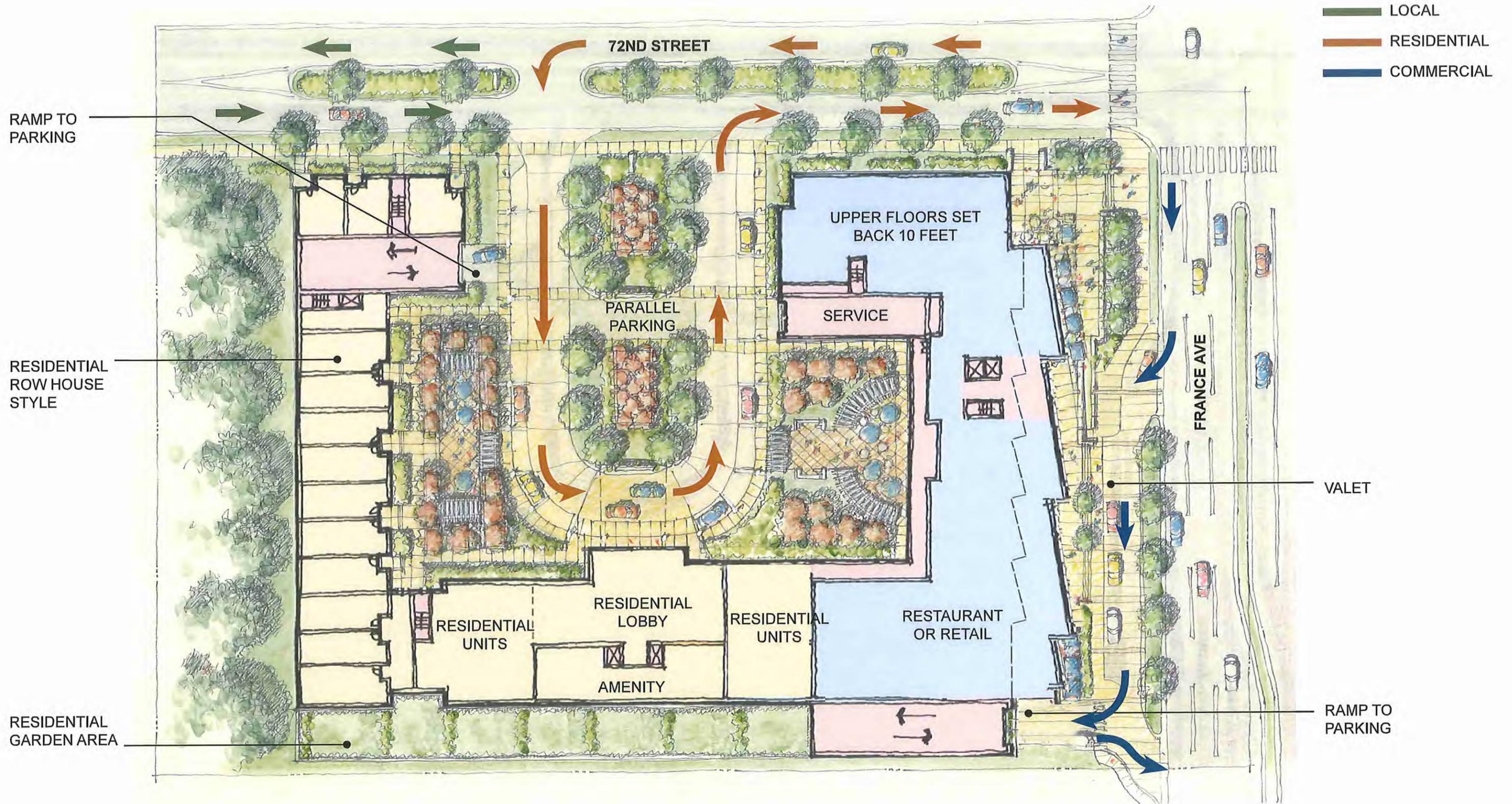
NHH PROPERTIES

DESIGN : BUILD : MANAGE

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CORPORATION





NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

# ALTA/ACSM LAND TITLE SURVEY

PROPERTY ADDRESS: #7200 FRANCE AVE. SO., EDINA, MN 55435

~for~ #7200 France LLC & Anchor Bank, N.A. & Commercial Partners Title, LLC, Old Republic National Title Insurance Company & NHH Companies L.L.C.

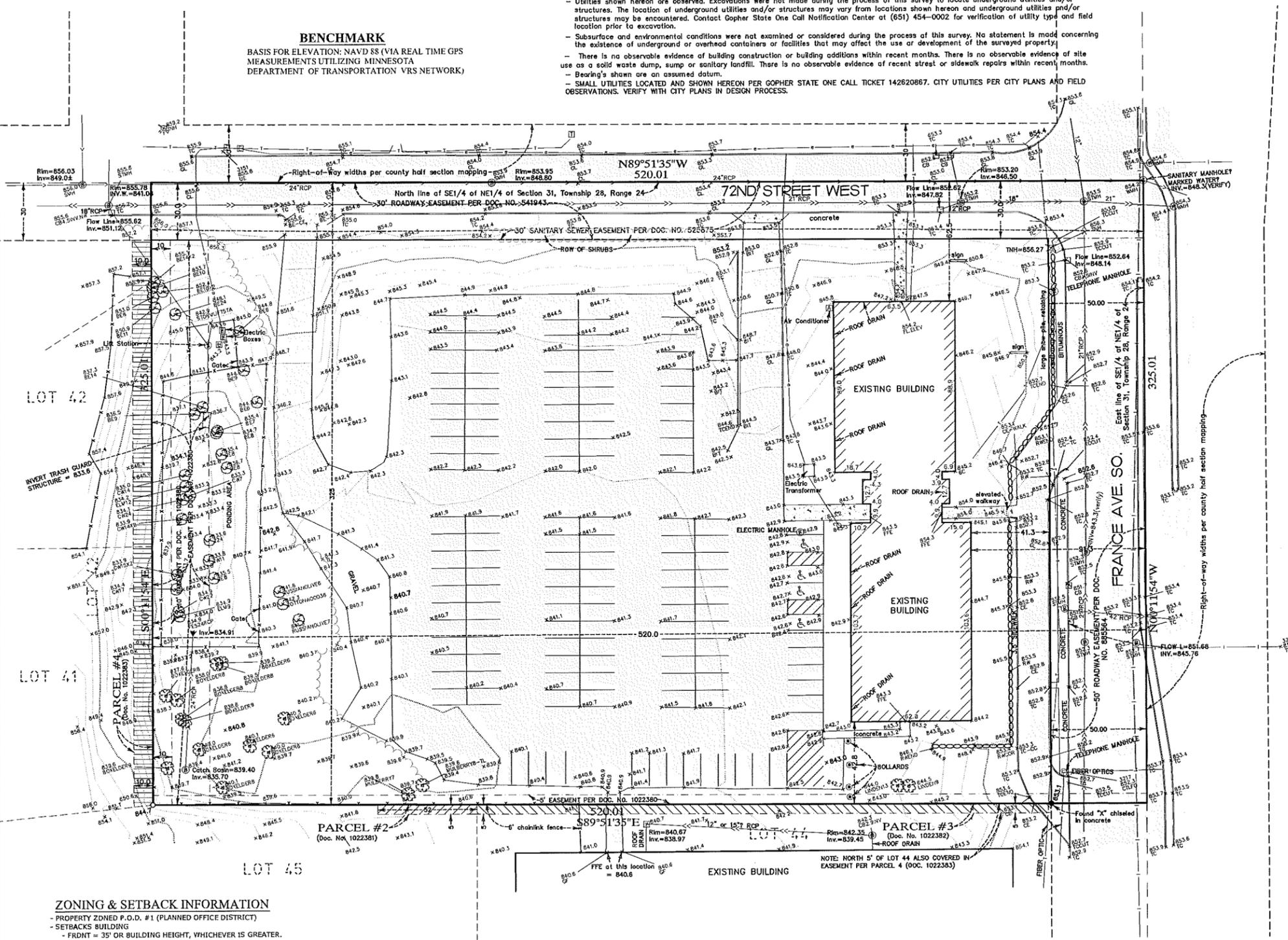
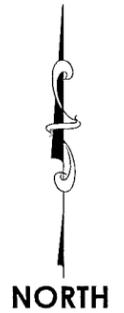
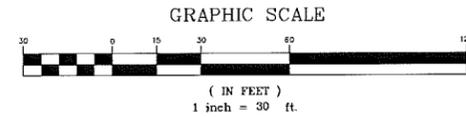
## GENERAL NOTES

P.I.D.#31-028-24-14-0001

- Bearings shown hereon are on assumed datum.
- Boundary area of surveyed premises: 169,003± sq.ft. (3.88± acres)
- The surveyed premises has access to 72nd St. West & France Avenue South, both publicly dedicated right-of-ways.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location prior to excavation.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed property.
- There is no observable evidence of building construction or building additions within recent months. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill. There is no observable evidence of recent street or sidewalk repairs within recent months.
- Bearing's shown are on assumed datum.
- SMALL UTILITIES LOCATED AND SHOWN HEREON PER GOPHER STATE ONE CALL TICKET 142620867. CITY UTILITIES PER CITY PLANS AND FIELD OBSERVATIONS. VERIFY WITH CITY PLANS IN DESIGN PROCESS.

## BENCHMARK

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



- ### LEGEND
- DENOTES IRON MONUMENT FOUND
  - ⊙ DENOTES SANITARY SEWER MANHOLE
  - ⊕ DENOTES STORM SEWER MANHOLE
  - DENOTES CATCH BASIN
  - ⊕ DENOTES FIRE HYDRANT
  - DENOTES STORM SEWER
  - DENOTES CONCRETE
  - DENOTES BITUMINOUS
  - ⊕ DENOTES GAS METER/BOX
  - ⊕ DENOTES UTILITY BOX
  - DENOTES RETAINING WALL
  - DENOTES EXISTING FENCE
  - DENOTES UNDERGROUND TELEPHONE/FIBER OPTIC
  - DENOTES UNDERGROUND GAS
  - DENOTES UNDERGROUND ELECTRIC
  - DENOTES WATERMAIN
  - DENOTES SANITARY SEWER

### PROPERTY DESCRIPTION

Parcel 1:  
The East 1045 feet of the South Half of the Northeast Quarter of Section 31, Township 26, Range 24, according to the Government survey thereof, except that part embraced within the plat of Oscar Roberts First Addition.

Hennepin County, Minnesota.  
Torrens Property  
Torrens Certificate No. 800712

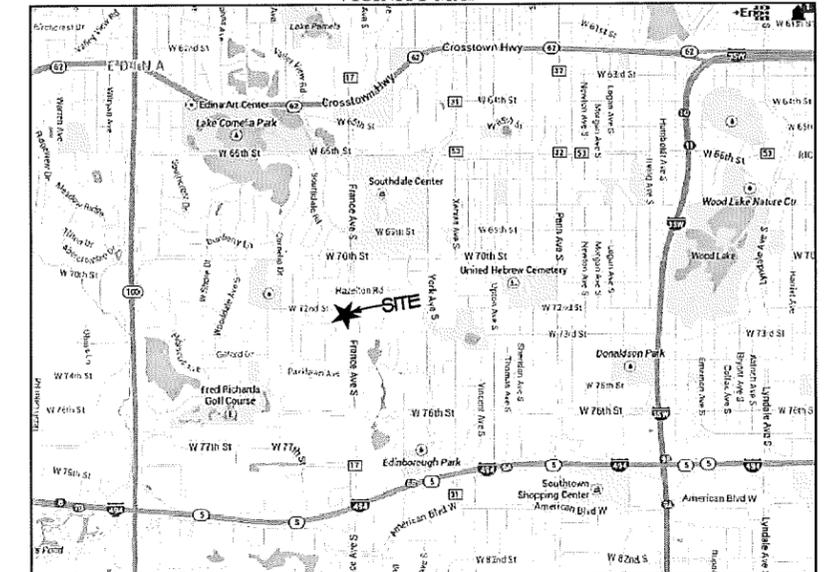
Parcel 2:  
Together with the benefit of easements for flowage, drainage and storage of surface waters contained in that certain Easement dated January 28, 1972, filed February 8, 1972, as Document No. 1022381.

Parcel 3:  
Together with the benefit of the easements for flowage, drainage and storage of surface waters contained in that certain Easement dated January 28, 1972, filed February 6, 1972, as Document No. 1022382.

Parcel 4:  
Together with the benefit of the easements for flowage, drainage and storage of surface waters contained in that certain Easement dated January 28, 1972, filed February 8, 1972, as Document No. 1022383.

Legal descriptions per title commitment.

### VICINITY MAP



City of Edina, Minnesota (No Scale)

### ZONING & SETBACK INFORMATION

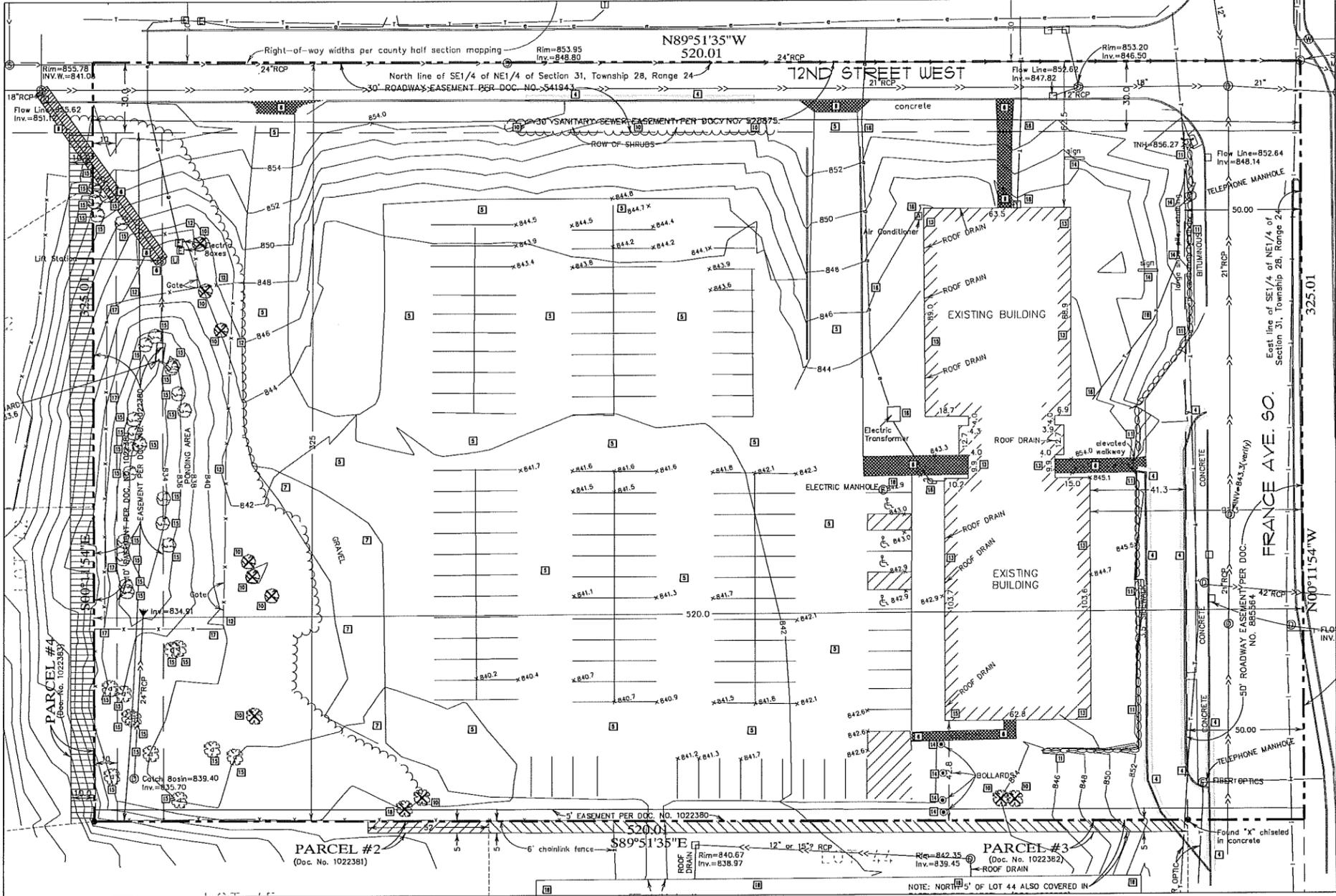
- PROPERTY ZONED P.O.D. #1 (PLANNED OFFICE DISTRICT)
  - SETBACKS BUILDING
    - FRONT = 35' OR BUILDING HEIGHT, WHICHEVER IS GREATER.
    - INTERIOR = 20' OR BUILDING HEIGHT, WHICHEVER IS GREATER.
  - PARKING SETBACKS:
    - 20' FROM STREET
    - 20' FROM WEST (RESIDENTIAL AREA)
    - 10' FROM SOUTH
- \*ABOVE INFORMATION PER "CARY TEAGUE" AT CITY PLANNING DEPARTMENT (952-826-0460) 07/09/14.\*

I hereby certify to #7200 France LLC & Anchor Bank, N.A. & Commercial Partners Title, LLC, Old Republic National Title Insurance Company & NHH Companies L.L.C. to their heirs, successors and assigns, that I have surveyed the property legally described hereon; that this survey is a true, correct and accurate drawing and representation of said property and the boundaries thereof; that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," as jointly established and adopted by ALTA and ACSM in 2011, and includes Items 2, 4, 5, 6(a), 7(a), 8, 9, 11(a), 16 and 18 of Table A thereof, and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification), and that in locating or identifying recorded easements or other recorded documents I have relied upon the Commitment for Title Insurance issued by Commercial Partners Title, LLC, dated June 17th, 2014 file no. 38159 Third Supplemental.

REV. 10/07/14, ENGINEER COMMENTS  
REV. 07/18/14, ENGINEER COMMENTS  
REV. 07/15/14, ADDITIONAL UTILITY INFO.

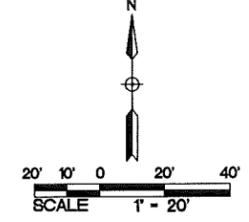
Dated July 14th, 2014  
Eric R. Viokaryous, P.L.S.#44125

ACRE LAND SURVEYING  
Serving Twin Cities Metro area and beyond  
763-458-2997 acrelandsurvey@gmail.com



**PROPOSED PLAN SYMBOLS**

CONSTRUCTION LIMITS	---
SITUATION FENCE	---X---
PROPERTY LINE	---
SAWTOOTH LINE (APPROX.)	-X-X-X-
EROSION CONTROL BLANKET (TEMPORARY)	▨
CONCRETE REMOVAL	▩
PIPE ABANDONMENT	▧
CURB/FENCE REMOVAL	▦
TREE REMOVAL	⊗



APPROXIMATE DISTURBED AREA IS 3.88 ACRES

**NOTES:**  
 STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 4/C1, 5/C1, 6/C1 AND 7/C1, OR ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

**KEYED NOTES**

- KEYED NOTES ARE DENOTED BY [ ] ON PLAN.
- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 3/C100.
  - INSTALL SILT FENCE. REFER TO DETAIL 2/C100.
  - INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C100, 5/C100, 6/C100, AND 7/C100.
  - REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE EXTENT SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
  - REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
  - REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
  - REMOVE GRAVEL SURFACE IN ITS ENTIRETY TO THE EXTENTS SHOWN.
  - ABANDON EXISTING LIFT STATION OUTLET TO APPROXIMATE EXTENTS SHOWN. FOLLOW ALL CITY STANDARDS AND SPECIFICATIONS FOR PIPE ABANDONMENT.
  - REMOVE EXISTING LIFT STATION IN ITS ENTIRETY. COORDINATE INSTALLATION OF NEW LIFT STATION WITH UTILITY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
  - REMOVE TREE/TREES IN ITS/THEIR ENTIRETY INCLUDING STUMP.
  - REMOVE RETAINING WALL IN ITS ENTIRETY.
  - REMOVE FENCE IN ITS ENTIRETY TO THE EXTENTS SHOWN.
  - REMOVE BUILDING IN ITS ENTIRETY, INCLUDING EXTERIOR STAIRS, OVERHANGS, FOOTINGS, AND SMALL UTILITIES. COORDINATE REMOVAL OF SMALL UTILITIES WITH LOCAL UTILITY COMPANIES. LOCATION OF EXISTING SANITARY SEWER SERVICE AND WATER SERVICE FOR BUILDING IS UNKNOWN. CONTRACTOR SHALL FIELD LOCATE AND REMOVE/ABANDON PER CITY OF EDNA STANDARDS AND SPECIFICATIONS.
  - REMOVE EXISTING SIGN/BILLBOARD IN ITS ENTIRETY.
  - EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
  - EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
  - EXISTING FENCE TO REMAIN. PROTECT AT ALL TIMES.
  - REMOVE EXISTING ELECTRICAL/PHONE EQUIPMENT INCLUDING POWER POLES, TRANSFORMERS, AND MANHOLES.

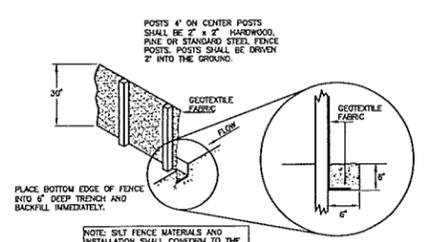
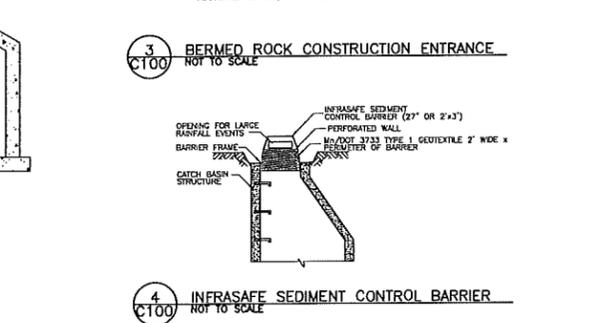
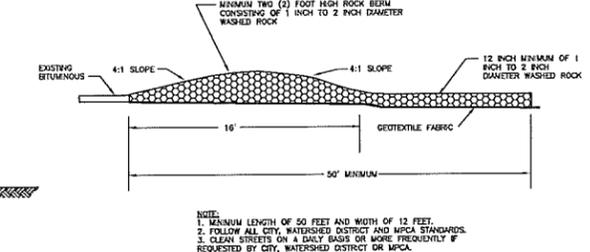
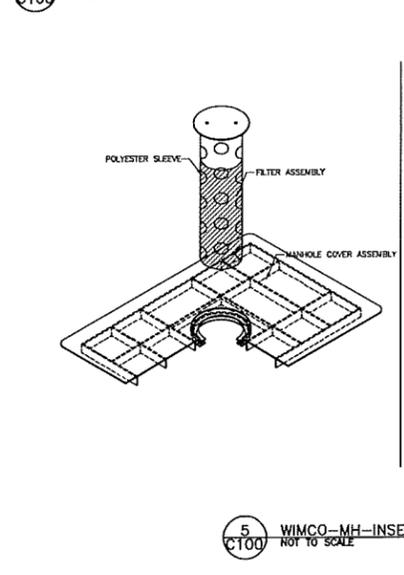
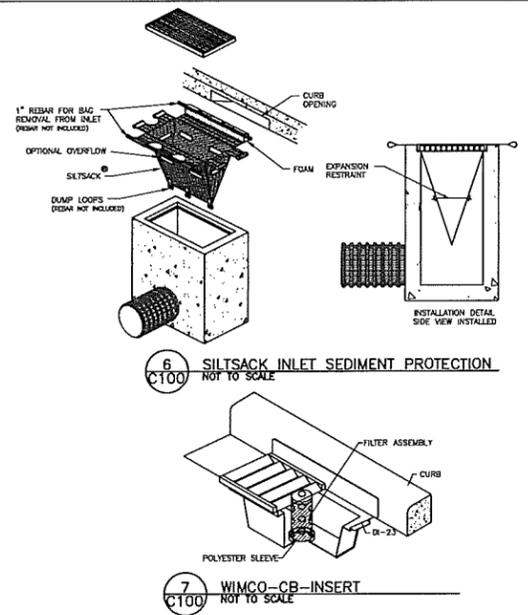
**DEMOLITION AND REMOVAL NOTES:**

- PRIOR TO START OF DEMOLITION, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY AND WATERSHED DISTRICT. ALL SILT FENCES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY CONSTRUCTION ACTIVITY. SILT FENCES SHALL BE INSTALLED ALONG THE CONTOUR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MARKED OR IF MARKED, ARE SHOWN CORRECTLY. CONTACT GOMPER STATE ONE CALL AT 851-454-0022 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
- PRIOR TO START OF CONSTRUCTION, DISCONNECT ALL GAS AND ELECTRIC SERVICES. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT.
- ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT, ARE TO BE PROTECTED AT ALL TIMES.
- ALL EXISTING CURB AND GUTTER IS TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT FROM THE SAW CUT LINE TO THE NEAREST JOINT.
- THE BACKGROUND INFORMATION WAS PREPARED BY ACRE LAND SURVEYING (783) 458-2997.
- ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF EDNA AND HENNEPIN COUNTY. ROADWAY REPAIRS, BUILDING REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF EDNA AND HENNEPIN COUNTY STANDARDS AND SPECIFICATIONS.

**GENERAL NOTES:**

- CONCRETE CURBS AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF EDNA, HENNEPIN COUNTY, AND UTILITY OWNERS. REFER TO ALL CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET CLOSURE/CONSTRUCTION.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
- THE ROCK CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF EDNA FOR THE EXACT ROCK CONSTRUCTION ENTRANCE LOCATION.

**1 DEMOLITION AND EROSION CONTROL PLAN**  
 1"=20'



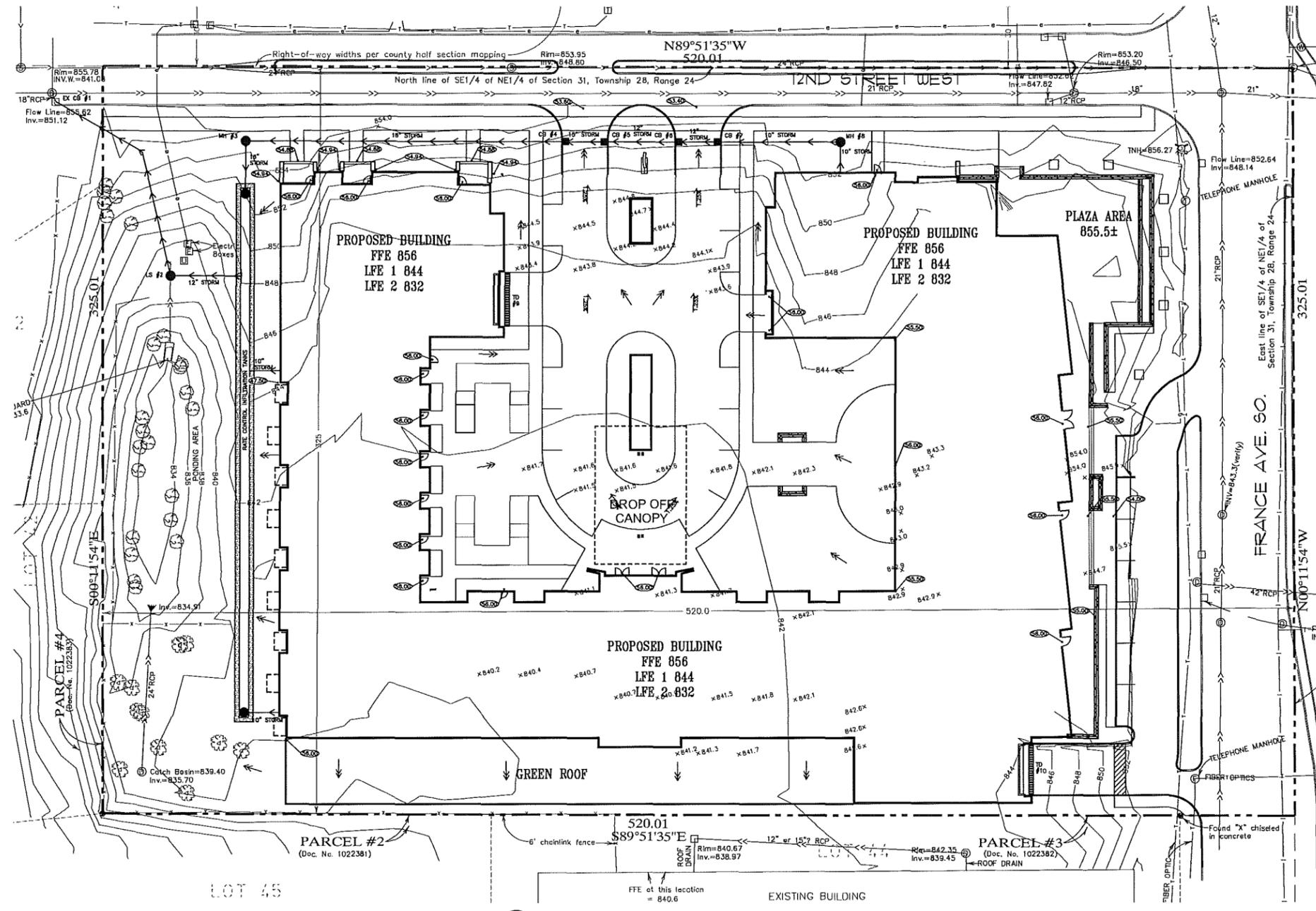
**DJR ARCHITECTURE INC**  
 523 Washington Ave N, Suite 210  
 Minneapolis, Minnesota 55401  
 612.338.0200 www.djr-arch.com

**ELEMENT**  
 2025 FRANCE AVENUE SOUTH, EDNA, MN 56455

**PRELIMINARY - NOT FOR CONSTRUCTION**

PROJECT: 14-0815  
 DATE: 10.10.2014  
 DRAWN BY: KAS  
 CHECKED BY: TJC

**C100**



**PROPOSED PLAN SYMBOLS**

CONSTRUCTION LIMITS	---
LOWER LEVEL EXTENTS	---
SILTATION FENCE	X X
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
PROPOSED CONTOUR	---
PROPOSED SPOT ELEVATION	---
DRAIN TILE	---
STORM SENEER	---
RETAINING WALL	---
CATCH BASIN	---
MANHOLE	---

**ABBREVIATIONS**

BM	Bench Mark
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EXIST	Existing
FFE	Finished Floor Elevation
INV	Invert
LFE 1	Lower Floor Elevation 1
LFE 2	Lower Floor Elevation 2
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
TW	Top of Wall
W.O.	Workout

APPROXIMATE DISTURBED AREA IS 3.88 ACRES

**KEYED NOTES**

- 1. ALL TOP AND BOTTOM ELEVATIONS CORRESPOND TO THE RESPECTIVE GRADE ELEVATIONS ON EACH SIDE OF THE WALL.
- 2. THE BOTTOM ELEVATION IS THE ELEVATION OF THE LOW-GRADE SIDE OF THE WALL, NOT THE TOP ELEVATION OF THE BURIED BLOCK COURSE.
- 3. ALL RETAINING WALLS SHALL HAVE PROTECTIVE FENCING AT THE TOP WHERE THE VERTICAL HEIGHT EXCEEDS 30 INCHES. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS AND SPECIFICATIONS.
- 4. REPAIR PORTIONS OF INFILTRATION BASIN DISTURBED FOR UTILITY INSTALLATION. CONTRACTOR SHALL ASSUME A CROSS SECTION OF SOIL FOR REPAIR.
- 5. APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S PROPOSERS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.

**RETAINING WALL NOTES:**

- 1. ALL TOP AND BOTTOM ELEVATIONS CORRESPOND TO THE RESPECTIVE GRADE ELEVATIONS ON EACH SIDE OF THE WALL.
- 2. THE BOTTOM ELEVATION IS THE ELEVATION OF THE LOW-GRADE SIDE OF THE WALL, NOT THE TOP ELEVATION OF THE BURIED BLOCK COURSE.
- 3. ALL RETAINING WALLS SHALL HAVE PROTECTIVE FENCING AT THE TOP WHERE THE VERTICAL HEIGHT EXCEEDS 30 INCHES. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS AND SPECIFICATIONS.
- 4. MODULAR BLOCK RETAINING WALL SHALL BE DESIGNED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION OF WALL.

**WALKWAY NOTES:**

- 1. GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
- 2. ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

**GRADING NOTES:**

- 1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BEGINNING ANY ADDITIONAL CONSTRUCTION WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
- 2. THE BACKGROUND INFORMATION WAS PREPARED BY ACRE LAND SURVEYING (763)458-2397.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSOCIATE THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL UTILITIES ARE MARKED, OR IF MARKED, ARE SHOWN CORRECTLY. CONTACT OWNER AT 651-454-0000 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- 4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
- 5. NOTIFY CITY BUILDING INSPECTOR BEFORE TREESHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
- 6. ALL SPOT ELEVATIONS SHOWN AS 45.20, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 845.20.
- 7. ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
- 8. NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
- 9. ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
- 10. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
- 11. UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE DEVELOPER SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND DISTRIBUTION.
- 12. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY AND WATERSHED WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
- 13. ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURNED OR BURIED ON THE SITE.
- 14. THE INTENT IS TO STRIP AND SALVAGED TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDED THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL, STRIPPING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
- 15. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RANNOFF DOWNS ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNERS.
- 16. IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE IMPROVISELY STABILIZED PRIOR TO MARCH 15, AS FOLLOWS: AREAS PLANNED TO RECEIVE PERMANENT SEASONAL BASE INSTALLATION; ALL OTHER DISTURBED AREAS ARE TO BE SEED, STRAW MULCH PLACED, AND DISC-ANCHORED.
- 17. WINTER MULCHING:
  - 17A. SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STAYS TO THE EXPOSED SOILS.
  - 17B. FRESH GRASS MULCH SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH METALLIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER, AT A RATE OF 2000 GALLONS PER ACRE, OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
- 18. RETAINING WALLS AND APPROPRIATE SAFETY FENCING ALONG THE TOP OF WALLS ARE TO BE DESIGNED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. SUBMIT RETAINING WALL SHOP DRAWINGS TO PROJECT TEAM PRIOR TO CONSTRUCTION.
- 19. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

**EROSION CONTROL NOTES:**

- 1. ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT AND WATERSHED DISTRICT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND WATERSHED DISTRICT, IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
- 2. ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY OR WATERSHED, BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
- 3. NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY.
- 4. FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY AND WATERSHED WITHIN 24 HOURS OF REQUEST.
- 5. FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATORS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHICH RUNOFF FLOWS INTO THESE CONVEYORS.
- 6. SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DICES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
- 7. SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEARED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY OR WATERSHED, THROUGHOUT THE DURATION OF CONSTRUCTION.
- 8. BURN CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY OR WATERSHED.
- 9. ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- 10. ALL CONSTRUCTION AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FRAGMENTED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 DAYS:
  - A. ALL SEEDING AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FERROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
  - B. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
  - C. IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE WADOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
  - D. GRADING BANDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
  - E. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF STAIKED 500.
  - F. WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
- 11. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SENEER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SENEER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAIL SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TREATMENT AREA TO THE CATCH BASIN IS RESTORED.
- 12. GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PLANNING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
- 13. EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF ALL LAKES, PONDS AND WETLANDS WITHIN OR ADJACENT TO THE AREA TO BE GRADED UNTIL THE AREA TRIBUTARY TO THE LAKE, POND OR WETLAND IS RESTORED.
- 14. TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A M/DOT 3885 CATEGORY 2 STRAW EROSION CONTROL BLANKETS OR STAIKED 500.
- 15. ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SENEERS, DITCHES, LAKES, PONDS AND WETLANDS SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
- 16. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND/OR WATERSHED.

1  
C200  
1"=20'

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

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**PRELIMINARY - NOT FOR CONSTRUCTION**

PROJECT: 14-0915  
DATE: 10.10.2014  
DRAWN BY: KAM  
CHECKED BY: JTC

CONTRACTOR:  
NEW HORIZONS CORP.  
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2200 FRANCE AVENUE SOUTH, EDINA, MN 55425

**GRADING, DRAINAGE, AND EROSION CONTROL PLAN**

**C200**



1 NORTH EXTERIOR ELEVATION  
1" = 30'-0"



2 WEST EXTERIOR ELEVATION  
1" = 30'-0"

