

[illegible]

THE LINES ABOVE ARE
EXHIBIT 100 LAYOUT PLAN
SHEET'S ORIGINAL PAGE SIZE

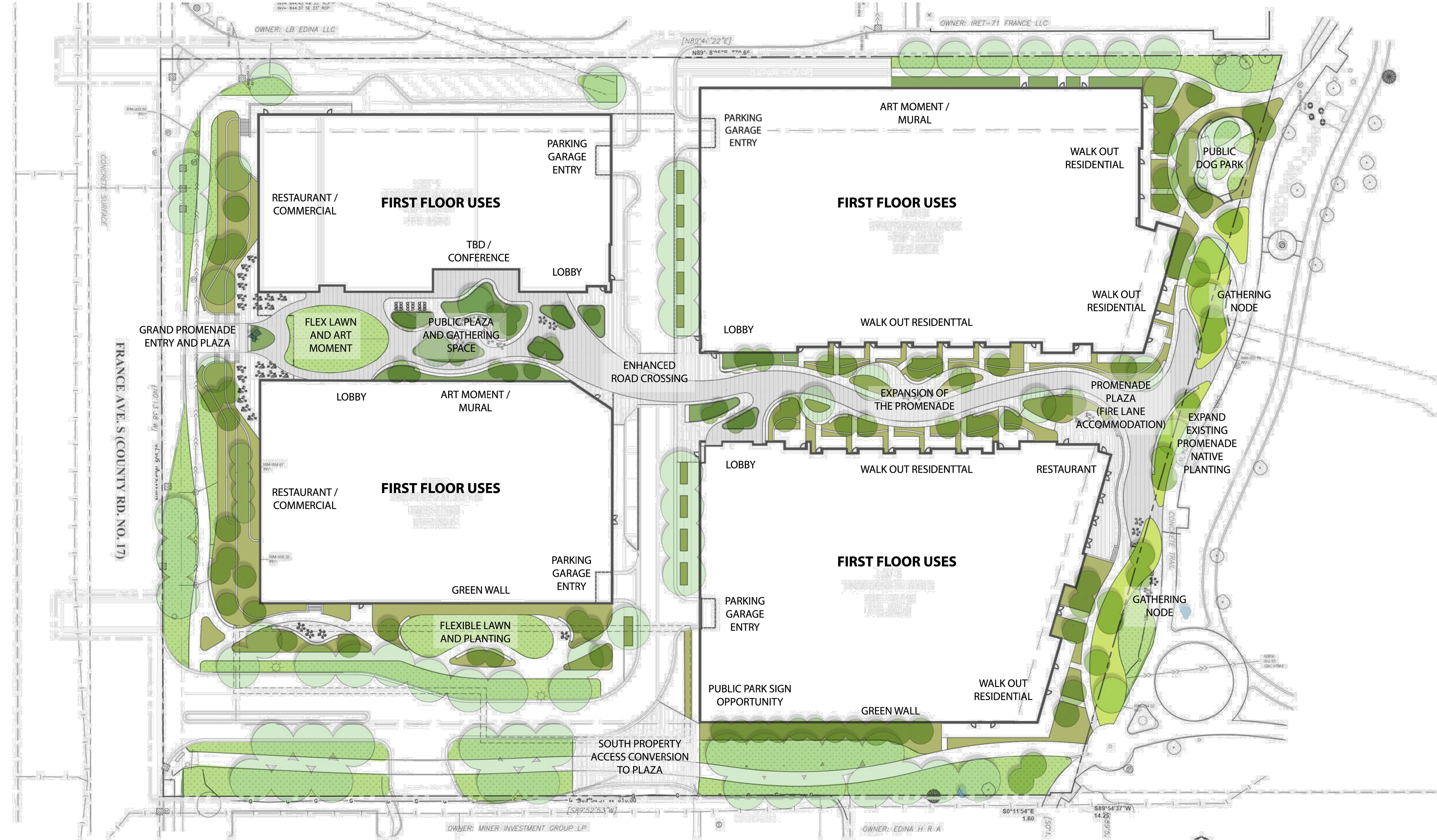
THE SQUARES ABOVE ARE COLOR
WITH PLANTING AND MATERIALS
IF PRINTED CORRECTLY

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PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule

No.	Date	Description
01	04/25/2024	PUD SUBMISSION

**ENCLAVE MIXED-USE
DEVELOPMENT ON
FRANCE**

EDINA, MN 55435

Project Number	23192
Issue	00000
Date	2024-04-26

OVERALL PLAN
INTENT RENDERING

LS200

C W Y K

THE LINES SHOWN ABOVE ARE
FOR THE CONSTRUCTION OF THE
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THE SQUARES ABOVE ARE COLOR
CHECKS FOR THE PRINTING PROCESS.
IF PRINTED CORRECTLY, ALL
SQUARES SHOULD BE THE SAME
COLOR.

01
LS214

C

AVENUE
FRANCE AVE. S (COUNTY RD. NO. 17)

B

01
LS211

A

1 SITE LAYOUT PLAN

1

2

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4

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SITE LAYOUT PLAN

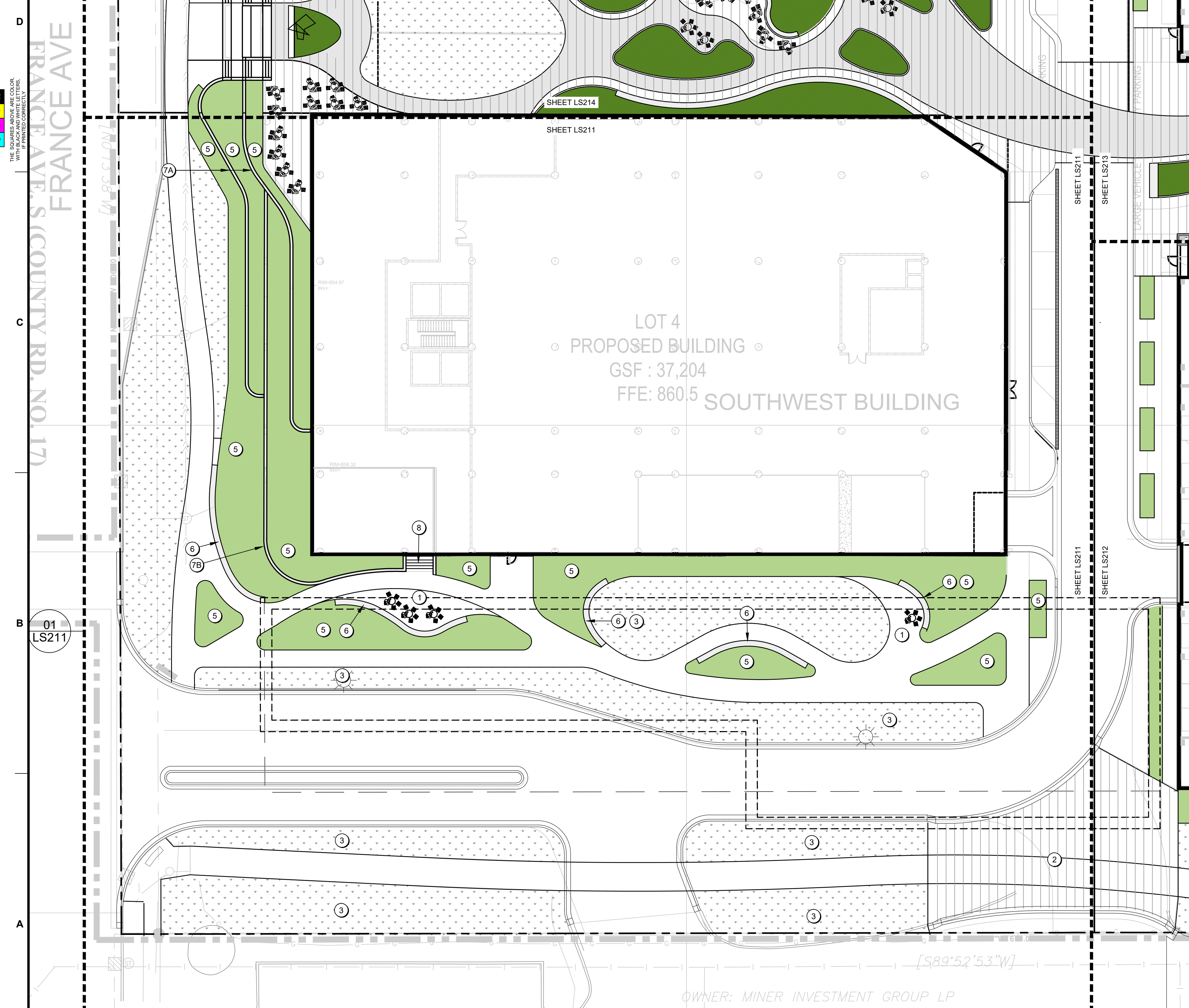
LS210

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IF PRINTED CORRECTLY, THEY
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THE ORIGINAL LAYOUT.

FRANCE AVE. S (COUNTY RD. NO. 17)



OWNER: MINER INVESTMENT GROUP LP

[S89°52'53"W]

- KEYNOTE / REFERENCE NOTE
- 1 CONCRETE PAVEMENT
 - 2 DECORATIVE CONCRETE PAVEMENT
 - 3 LAWN (IRRIGATED)
 - 4 ARTIFICIAL LAWN
 - 5 PLANT BED (IRRIGATED)
 - 6 SEAT WALL FEATURE
 - 7A PRIVACY WALL
 - 7B LANDSCAPE WALL (RETAINING)
 - 8 STAIRS W/HANDRAILS
 - 9 ART MOMENT
 - 10 TERRACE FEATURE W/SEATING
 - 11 DOG PARK W/FENCE ENCLOSURE
 - 12 FLEXIBLE SEATING AREA

GENERAL NOTES

- A. SOME OF OUR PROJECTS MIGHT HAVE GENERAL NOTES ON THE SHEETS, OTHER PROJECTS MIGHT HAVE A SEPARATE GENERAL NOTES PAGE. COORDINATE WITH THE PROJECT MANAGER.
- B. GENERAL NOTES SHOULD BE LETTERED. KEYNOTES HAVE NUMBERS.

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LAYOUT
ENLARGEMENT
PLAN

LS211

THE LINE SHOWN ABOVE IS
EXTENSION OF THE LINE SHOWN
ON SHEET LS211

THE SQUARES ABOVE ARE COLOR
KEYS FOR THE PLANTING TYPES.
IF PRINTED CORRECTLY, THEY
SHOULD APPEAR AS FOLLOWS:

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LAYOUT
ENLARGEMENT
PLAN

LS212

THE LINE SHOWN ABOVE IS
EXTENSION OF EXISTING
PROPERTY LINE. SEE
SHEET'S ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR
KEYS FOR THE LAYOUT PLAN.
WITH A COLOR KEY, THE LAYOUT
IF PRINTED CORRECTLY.

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LS213

LAYOUT ENLARGEMENT PLAN

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OWNER: IRET-71 FRANCE LLC

[N89°46'22"E]

FIRE ACCESS LANE (20'x150')

LOT 2
PROPOSED BUILDING
GSF : 60,000
NORTHEAST BUILDING
FFE: 860.5

RESTAURANT PATIO

PLANT BED DESIGN /
PROGRAM TO BE
COORDINATED WITH
CENTENNIAL LAKES
NATIVE PLANTING
ADJACENT TO PROPERTY

RESIDENTIAL PATIOS

RESIDENTIAL PATIOS

RESIDENTIAL PATIOS

RESIDENTIAL PATIOS

RESIDENTIAL PATIOS

RESIDENTIAL PATIOS

RESIDENTIAL PATIOS

EXISTING PROMENADE
TRAIL

PLANT BED DESIGN /
PROGRAM TO BE
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ADJACENT TO PROPERTY

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LAYOUT
ENLARGEMENT
PLAN

LS213

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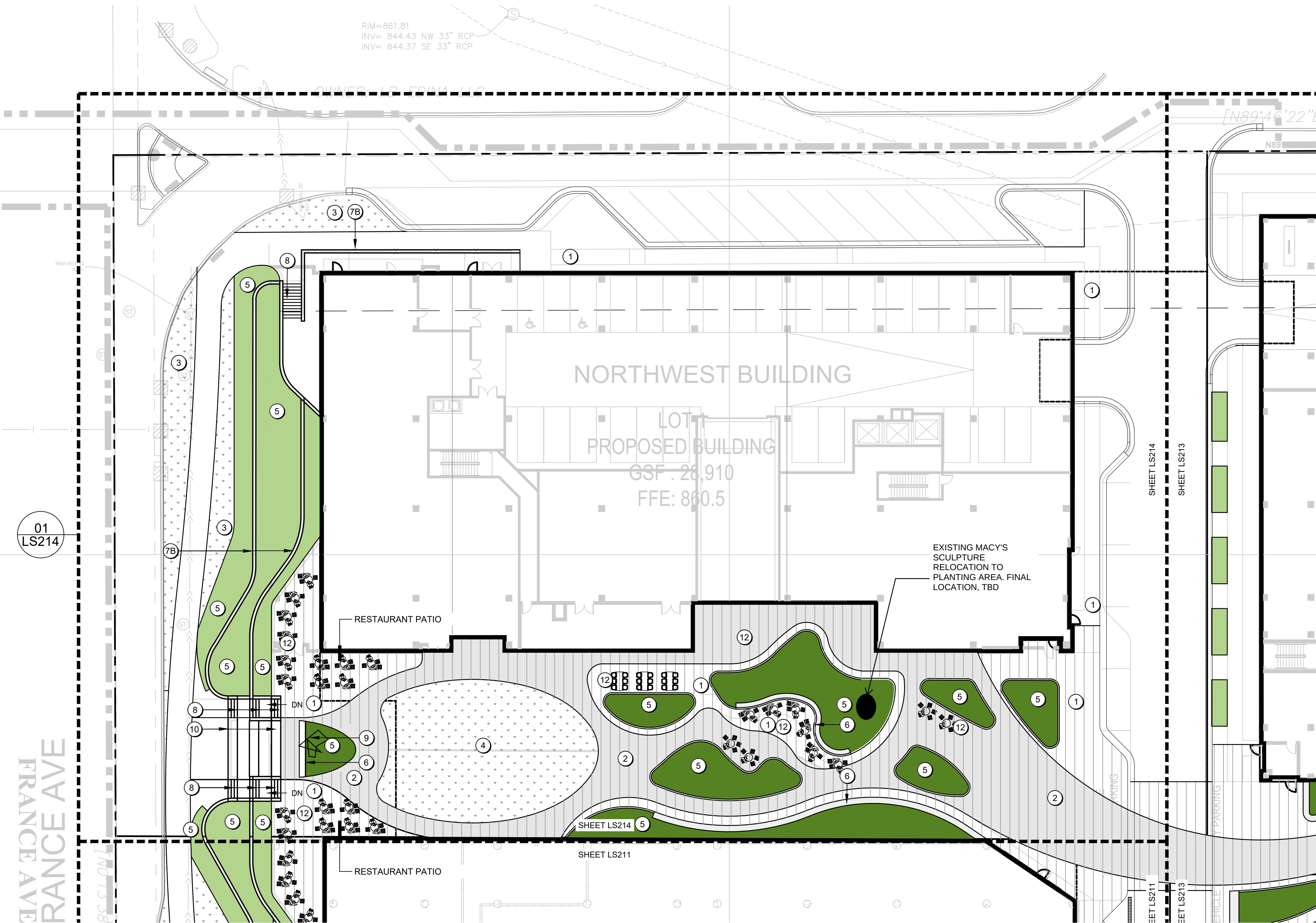
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KEYS FOR THE LAYOUT. IF PRINTED
ON A COLOR PLOTTER, THE SQUARES
WILL PRINT IN THE CORRECT COLOR.
IF PRINTED ON A BLACK AND WHITE
PLOTTER, THE SQUARES WILL PRINT
IN GRAY.

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LAYOUT
ENLARGEMENT
PLAN

LS214

THE LINE SHOWN ABOVE IS
ENCLAVE MIXED-USE DEVELOPMENT ON
FRANCE AVENUE SOUTH, EDINA, MN 55435
SHEET'S ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR
KEYS FOR THE PLANTING TYPES.
IF PRINTED CORRECTLY, IT
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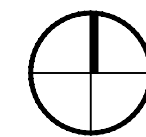
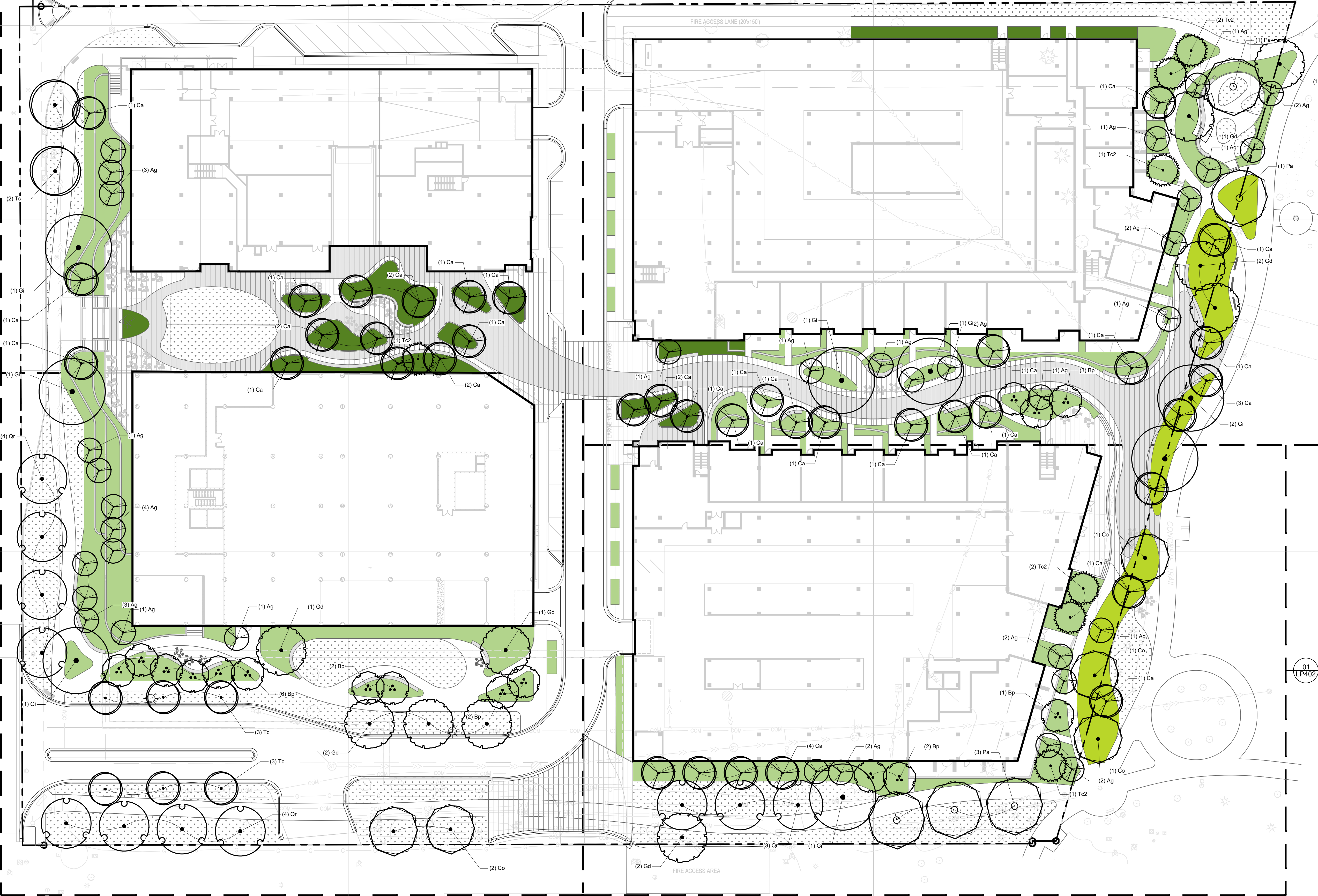
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FRANCE AVE. S (COUNTY RD. NO. 17)

01
LP404

01
LP401

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LP410



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PLANTING PLAN

LP410

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THE LINE SHOWN ABOVE IS
ENLARGED FOR CLARITY. IT IS
SHEETS ORIGINAL PAGE SIZE

THE SQUARES ABOVE ARE COLOR
KEYS FOR THE PLANT TYPES.
IF PRINTED CORRECTLY,

PLANT SCHEDULE					
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
DECIDUOUS TREES					
	Bp	16	Paper Birch / Betula papyrifera	B & B	2.5"Cal
	Co	5	Common Hackberry / Celtis occidentalis	B & B	5.5"Cal
	Gi	8	Thornless Honey Locust / Gleditsia triacanthos inermis	B & B	4.5"Cal
	Gd	10	Kentucky Coffeetree / Gymnocladus dioicus 'Espresso'	B & B	5.5"Cal
	Pa	5	London Plane Tree / Platanus x acerifolia	B & B	2"Cal
	Qr	11	Northern Red Oak / Quercus rubra	B & B	3.5"Cal
	Tc	8	Littleleaf Linden / Tilia cordata	B & B	3.5"Cal
EVERGREEN TREES					
	Tc2	7	Eastern Hemlock / Tsuga canadensis	B & B	10"
ORNAMENTAL					
	Ag	34	Autumn Brilliance Apple Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	B & B	2.5"Cal
	Ca	38	Pagoda Dogwood / Cornus alternifolia	B & B	2.5"Cal

ANTICIPATED UNDERSTORY PLANT SCHEDULE

SHRUBS

Aesculus Parviflora	Bottlebrush Buckeye	5 gal
Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	5 gal
Aronia melanocarpa 'UCCONNAM012'	Ground Hug Black Chokeberry	5 gal
Cornus racemosa	Gray Dogwood	5 gal
Cornus racemosa 'Muszam'	Muskingum Gray Dogwood	5 gal
Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood	5 gal
Diervilla Ionicera 'Michigan Sunset'	Dwarf Bush Honeysuckle	5 gal
Euonumus alatus 'Compactus'	Compact Burning Bush	5 gal
Hydrangea paniculata 'Jane'	Little Lime Pancel Hydrangea	5 gal
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
Rhus typhina 'Lacinata'	Cutleaf Staghorn Sumac	5 gal
Spiraea sorbifolia 'Sem'	Sem False Spirea	5 gal
Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	5 gal

GRASSES

Calamagrostis brachytricha	Korean Feather Reed Grass	5 gal
Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	5 gal
Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 gal
Schizachyrium scoparium 'MinblueA'	Blue Heaven Little Bluestem	5 gal
Sporobolus heterolepsis	Prairie Dropseed	5 gal

PERENNIALS

Astilbe x arendsii 'Deutschland'	Deutschland Astilbe	1 gal
Astilbe x arendsii 'Fanal'	Fanal Astilbe	1 gal
Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal
Nepeta x 'Walker's Low'	Walker's Low Catmint	1 gal
Rudbeckia x 'American Gold Rush'	American Gold Rush Coneflower	1 gal
Sedum x 'Autumn Fire'	Autumn Fire Sedum	1 gal

LEGEND

- NATIVE UNDERSTORY PLANTINGS
- SHADE PLANTINGS
- PROMENADE PLANTINGS,
COORDINATE WITH CENTENNIAL LAKES VOLUNTEER GROUP

PLANTING GENERAL NOTES

- A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- I. **SOD/SEED** ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

TREE CALCULATIONS

FINAL TREE SELECTIONS AND SIZES TO BE COORDINATED WITH AVAILABILITY.

PERIMETER OF THE LOT: 2430.27 FT.
MINIMUM NO. OF OVERSTORY TREES
REQUIRED PER CODE:
PERIMETER OF LOT/40
2430.27/40 = 60.75 = **61 TREES**
PROVIDED IN DESIGN: 70 OVERSTORY TREES

NO. OF ORNAMENTAL TREE TYPES (2" CAL DECIDUOUS)
REQUIRED: 3
PROVIDED: 5

NO. OF COMPLIMENTARY TREE TYPES (2.5" CAL DECIDUOUS)
REQUIRED:16
PROVIDED: 16

NO. OF ACCENT TREE TYPES (3.5" CAL DECIDUOUS)
REQUIRED:16
PROVIDED: 19

NO. OF PRIMARY TREE TYPES (4.5" CAL DECIDUOUS)
REQUIRED: 13
PROVIDED: 15

NO. OF FULL TREE TYPES (5.5" CAL DECIDUOUS)
REQUIRED: 13
PROVIDED: 15

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PLANTING
SCHEDULE

LP411

D

C



3
L512

DESIGN INTENT - LANDSCAPE STATEMENT ALONG FRANCE

N.T.S

B

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1
L512

DESIGN INTENT - PROMENADE EXTENSION

N.T.S



4
L512

DESIGN INTENT - INVITATION FROM FRANCE

N.T.S



2
L512

DESIGN INTENT - EMBRACING THE PROMENADE

N.T.S

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DESIGN INTENT

L511

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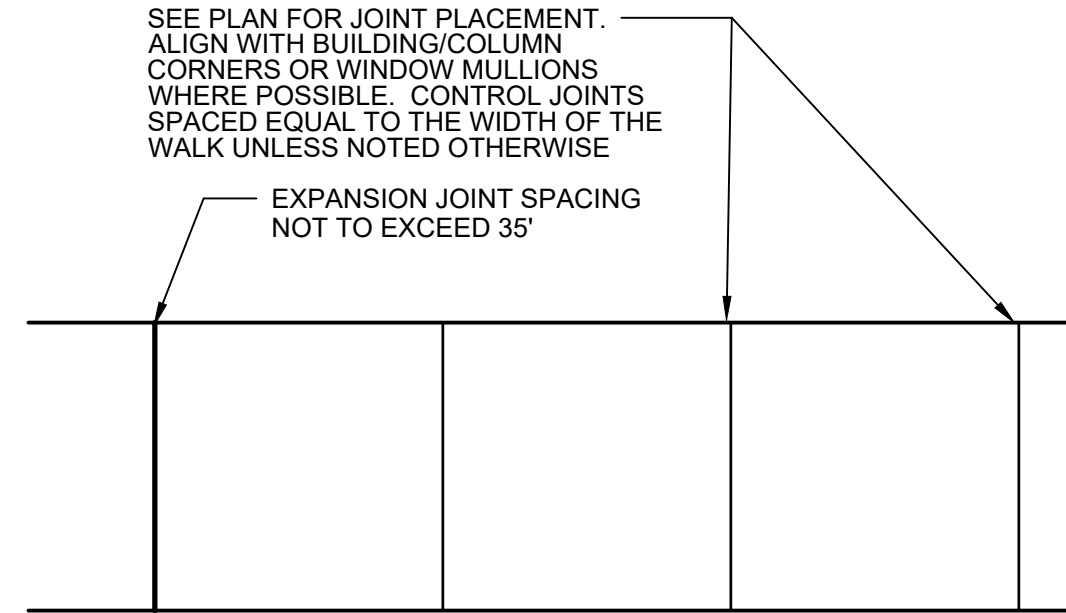
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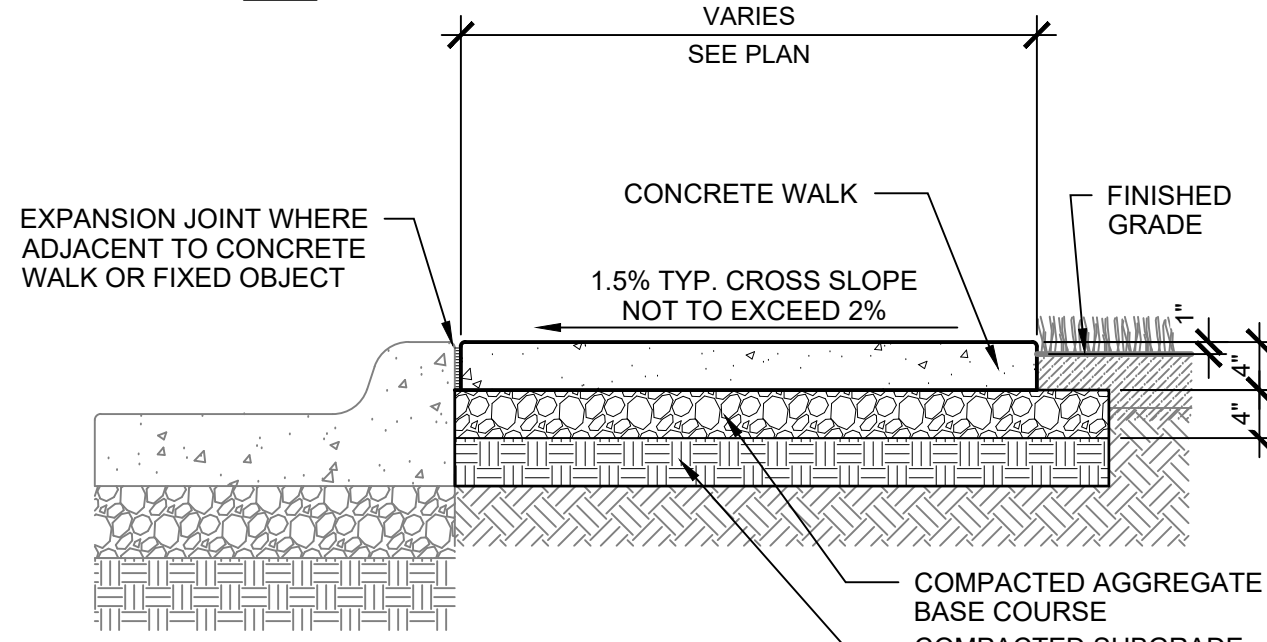
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PLAN



SECTION

1	CONCRETE WALK	N.T.S
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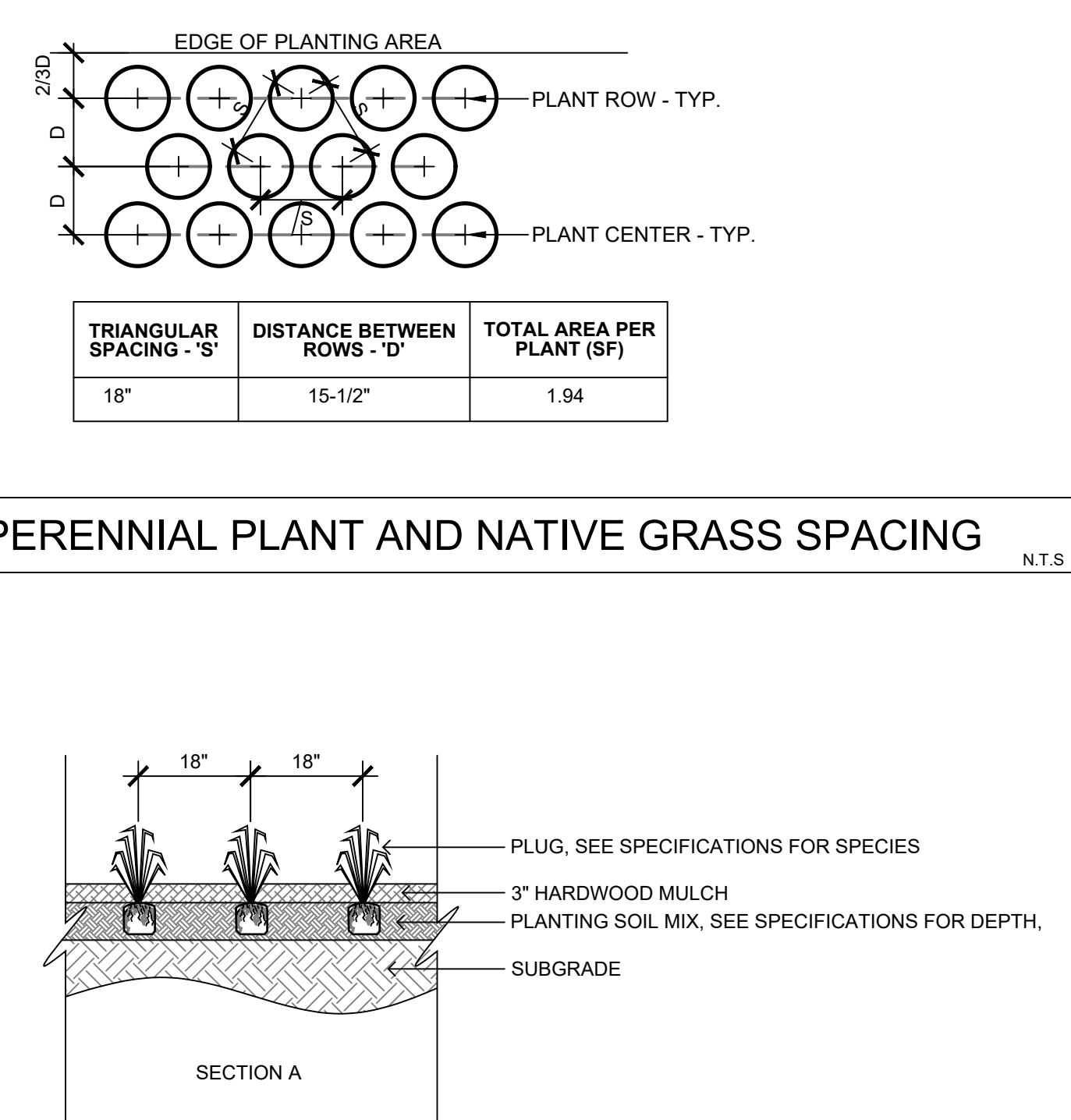
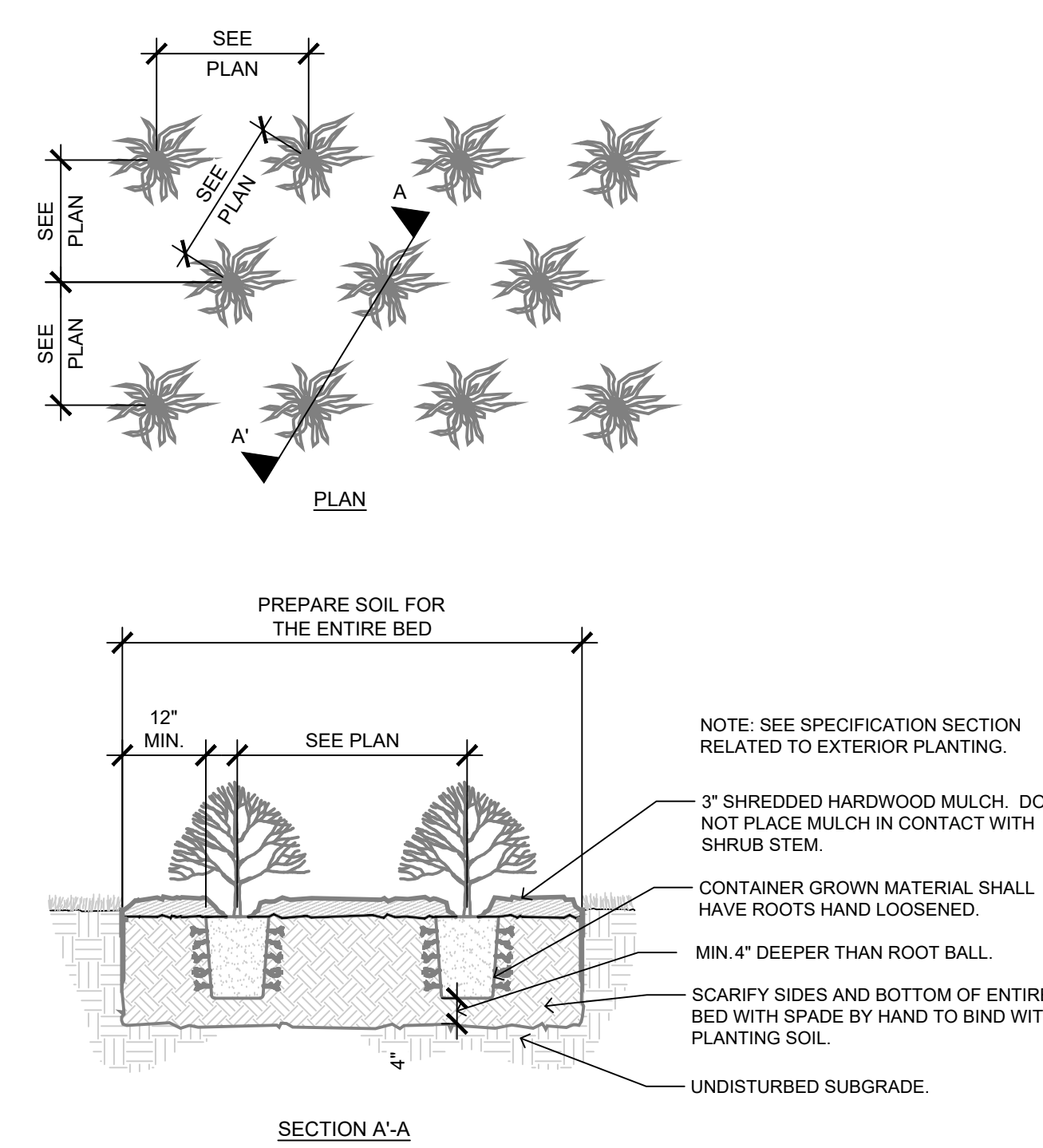
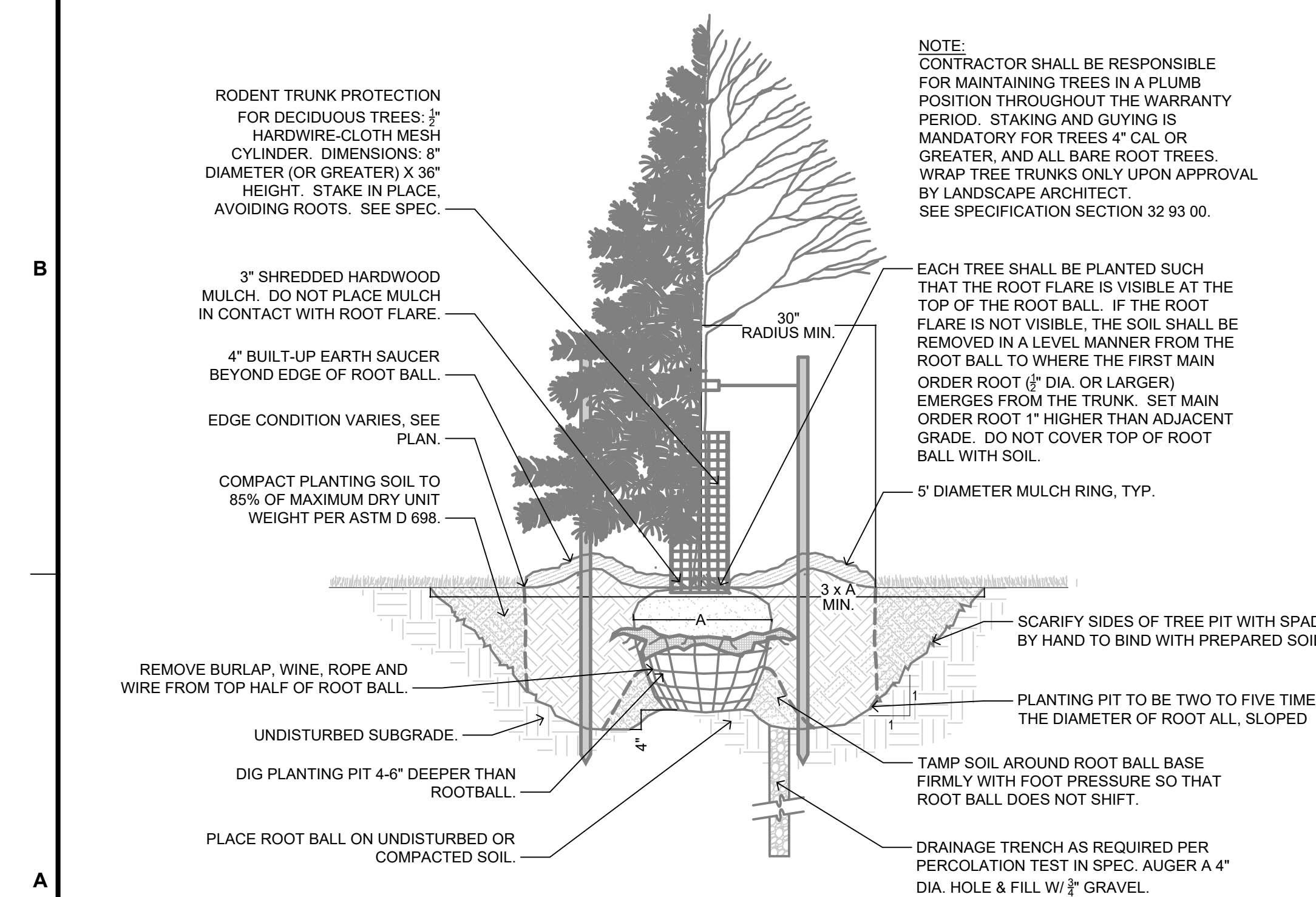
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SITE DETAILS

L512

[illegible]

TRIANGULAR SPACING - 'S'	DISTANCE BETWEEN ROWS - 'D'	TOTAL AREA PER PLANT (SF)
18"	15-1/2"	1.94

04 L513	PERENNIAL PLANT AND NATIVE GRASS SPACING	N.T.S
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