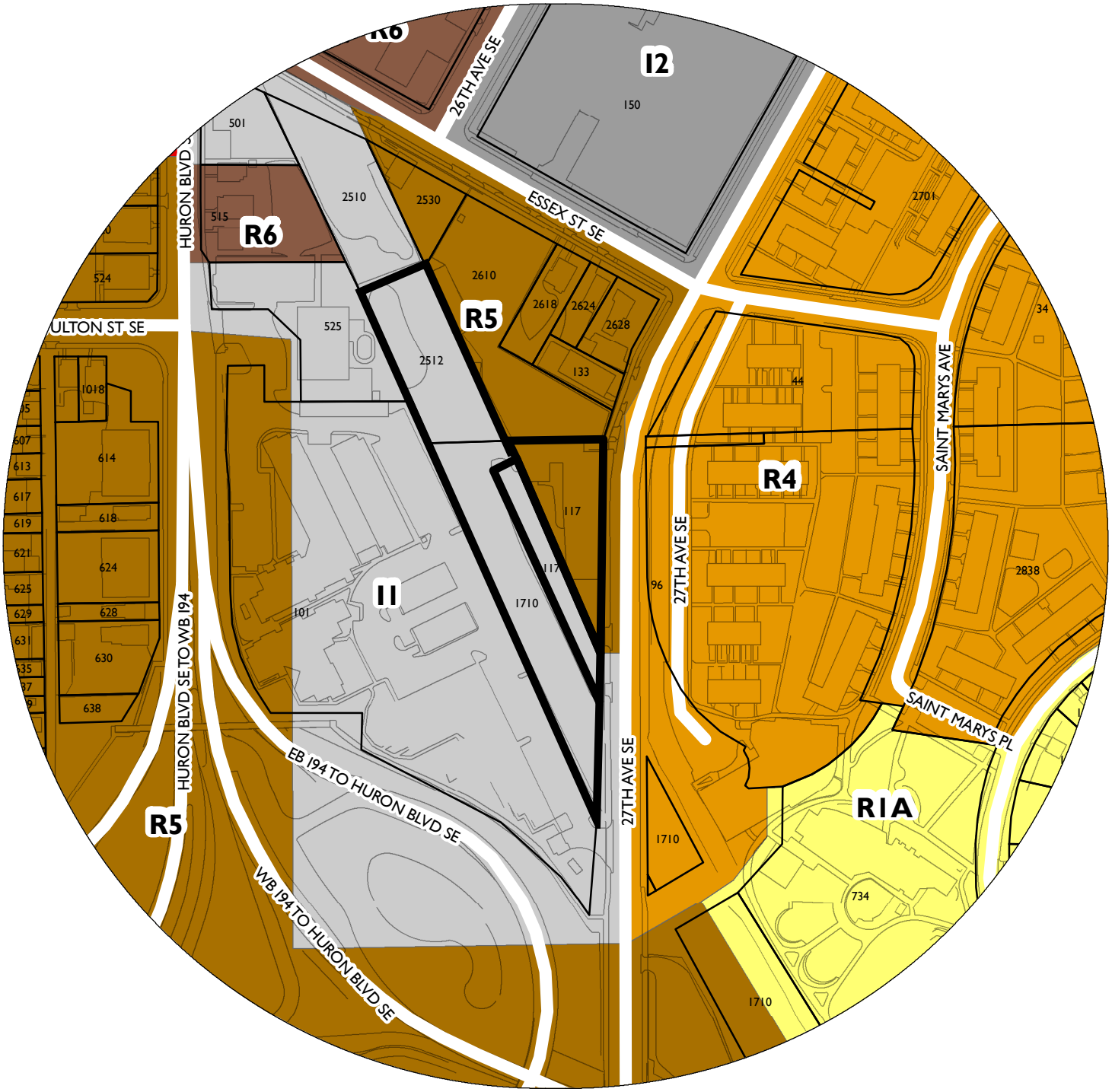
**Elsey Partners, LLC** **2nd**

NAME OF APPLICANT WARD




PROPERTY ADDRESS

**117 27th Avenue Southeast**

FILE NUMBER

**BZZ-7507**

| | Multiple Family District (High Density) | Light Industrial District |
|---|---|---|
| **FAR** | | |
| Base FAR Maximum | **2.00** | **2.70** |
| 20% bonus for enclosed, underground or structured parking | 0.40 | n/a |
| 20% bonus for 50% ground floor commercial | | n/a |
| 20% bonus for 20% affordable units | 0.40 | n/a |
| **Total possible FAR** | **2.80** | **2.70** |
| | | |
| Required lot area per dwelling unit (sq. ft.) | n/a | n/a |
| Possible DU Bonuses: | | |
| 20% bonus for enclosed, underground or structured parking | Yes | n/a |
| 20% bonus for 50% ground floor commercial | No | n/a |
| 20% bonus for 20% affordable units | Yes | n/a |
| | | |
| Base building height maximum (in stories) | 4 | 4 |
| Maximum size of retail store (sq. ft.) | 0 | n/a |
| Maximum Lot Coverage | 70% | n/a |
| Maximum Impervious Surface Coverage | 85% | n/a |
| **Yard Requirements** | | |
| Front | 15 | 0 |
| Interior side or rear[1] | 5 | 5 |
| Corner Side | 8 | 0 |
| **Height Requirements** | | |
| Feet | 56 | 56 |
| Stories | 4 | 4 |
| **Retail** | | |
| Maximum size of retail store (sq. ft.)-base | 0 | n/a |
| Bonus for no parking b/w structure and street | 0 | |
| Bonus for additional stories & parking | 0 | |

PRIME PLACE
WALK

Elsey Partners is a vertically integrated multifamily development company that designs, builds and manages its own projects in urban infill locations. The development team started in 2005 and has developed over 2000 beds that encourage a pedestrian environment. The multifamily project at 117 27th Ave. Minneapolis, MN has an ideal location being close to the University of Minnesota/Medical Center, Metro Line, and Downtown. The 5 story project consists of 195 units with 42-One Bedrooms, 81-Two Bedrooms, 42-Three Bedrooms, and 30-Four Bedrooms. There will also be an underground climate controlled parking garage that will have 142 parking spaces and 450 bike parking stalls. The property will have on site management, workout facility, on site management, in unit washer/dryer, granite countertops and landscaped courtyards. The property is requesting rezoning of the abandoned SOO Line rail spur from Industrial to R-5 Residential and will be proceeding through the PUD planning process. Please contact me, Chris Elsey, the owner if you have any further questions.

Regards,

Chris Elsey

1532 College Ave. F19

Manhattan, KS 66502

785-317-5265

chris@myprimeplace.com

Date: November 8, 2015
To: CPED, Minneapolis
From: Chris Elsey - Elsey Partners
Re: GLU Narrative for 117 27th Ave SE Apartment Project

To whom it may concern,

To help evaluate our development proposal, we have prepared the following document in response to the requirements of the General Land Use Application. We continue to be excited about the future of this project and are grateful for your feedback and consideration.

**Conditional Use Permit**

*The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

*The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
Yes. The project is a high-density residential building located in R-5 zoning. The conditional use is required for a Planned Unit Development. It will not be detrimental to the public health, safety, comfort, or general welfare. It will not be injurious to the use of nearby property, nor will it impede normal development of surrounding property.

*Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*
We are investigating these items and each will be adequately provided.

*Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*
A TDMP has been completed, finding that adjacent streets are operating at demands much lower than their capacities. The report concludes that the proposed project will have minimal impact on the roadway system. The project also supports the use of public transportation and encourages bicycle use, with 450 bicycle stalls and a 10' bike trail along the west edge of the site linking 27th Ave SE to Essex St towards downtown and the University of Minnesota campus.

*The conditional use is consistent with the applicable policies of the comprehensive plan.*
The proposed project is in line with the city's comprehensive plan. According to the Stadium Village University Avenue Station Area Plan, the site is located in the 27th Avenue Open Space District and is identified for high density residential development. The project also helps to establish the "missing link" portion of the Grand Rounds with enhanced streetscape along 27th Avenue.

*The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*
Yes. The proposed project requires a Planned Unit Development in order to allow for adequate construction phasing, increasing the maximum height of the structure, and for an increase in FAR. In all other respects, the project conforms to the regulations and goals of R-5 zoning.

**Increasing Maximum Height**

The proposed project is a five story apartment building with a mezzanine level. The total building height is 69 ft, and the project is of a similar scale to other recent and proposed developments to the northwest. The increased height aligns with the city's development goals for higher density uses in this area.

The project is designed in response to concerns by PPA and the COW to allow for greater transparency through the site. The 2 story "link" building connecting the two 5-story structures allows for movement of air through the private courtyard, and the entire building is offset back from 27th Ave SE to minimize shadow impact on the street and property to the east. It is worth noting that the townhomes to the east of the site are sited on a hill significantly higher in elevation than the project site, and with several large trees along 27th Ave SE, and will receive some shadows from the building only in the late evenings.

The building does not block any existing views of significant buildings or spaces. Please see the attached shadow study for building shadowing plans at various times of the year.

**Variance**

The proposed project is a high-density, 5 story, residential building appropriate to its location along the west edge of 27th Ave SE just south of Essex street. Local planning documents identify this area for higher density residential development, including the Stadium Village University Avenue Station Area Plan. The proposed project requests variances for the maximum Floor Area Ratio (FAR) in order to support more fully these density goals, and to bring the project in line with other recent developments built and proposed to the northwest. In all other manners, the use of the property will be consistent with the R-5 zoning.

The proposed character of the project is in line with the goals of the 27th Ave Open Space District and will enhance a site that is currently without identity and context. The FAR variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

*Additional narrative in response to CPED feedback received 11/13/15:*

***Front Yard Setback Variance***

*According to the findings of CPED, the proposed project requires a variance for the front yard setback because the neighboring property to the south and west (609 Huron Blvd SE) is set back from 27th Ave SE beyond the required 15' per R-5 zoning. According to 546.160, the required front yard setback shall not be less than a line joining the front of the buildings on both sides of the lot.*

*The neighboring property (609 Huron Blvd SE) is an irregularly-shaped through lot, with a private drive connecting 27th Ave SE and Huron Blvd SE to provide vehicular access to several apartment buildings on the property. Since the shape of the lot tapers toward the 27th Ave SE frontage, the resulting building closest to 27th Ave SE is pushed back well beyond the required 15' setback (an estimated 63') to allow for vehicular access into and through the site. There is no structure on the adjacent property to the north.*

*If the front yard setback for the proposed project site were to be enforced, the allowable buildable area of the site would be reduced an additional 30% beyond the setbacks typically enforced for the R5 zoning area. The increased setback would also push the building further from the street, in conflict with the goals of the 27th Ave Open Space District to create an urban streetscape. It seems that the intent of this ordinance is to maintain a uniform front yard along a residential frontage. However, in light of the unique conditions of the project site and the lot shapes of the neighboring properties, the ordinance places a hardship on the project that makes compliance difficult and does not appear to achieve the desired effect of the adopted ordinance.*

*The proposed project requests a variance to the provision for required front yard increase as specified in 546.160. A variance is also requested for portions of the development within the front yard setback including the plaza and transformer placement. The entirety of the building envelope complies with the 15' front yard setback for R-5 zoning.*

***Variance to the Maximum Allowable Impervious Area***

*The proposed project also requests a variance for maximum impervious surface coverage as specified in 546.150. Complying with the provision that no more than 85% of the site area be impervious is difficult with the inclusion of the requested 10' bike path along the western and northern property boundaries. Excluding this improvement, the project impervious area is 78.9%, well below the 85% maximum. However, with the bike trail included the proposed impervious area increases to 88.2% which slightly exceeds the allowable impervious area. Given that the transportation master plan had indicated a bike trail over the existing rail spur that is now a part of the project site, the applicants believe they have met the intent of the impervious area limitation for the private portion of the proposed project, while also helping the City of Minneapolis achieve the goals for alternative modes of transportation.*

*As previously stated, the proposed project will enhance the property and is in keeping with the spirit of the comprehensive plan. These variances for this front yard setback and impervious surface coverage requirements will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

# Preliminary Development Review Report

**Development Coordinator Assigned:** **DONALD ZART**
**(612) 673-2726**
**don.zart@minneapolismn.gov**

| Status * |
|---|
| **RESUBMISSION REQUIRED** |

| | |
|---|---|
| **Tracking Number:** | PDR 1001377 |
| **Applicant**: | ELSEY PARTNERS<br>1532 COLLEGE AVE F19<br>MANHATTAN, KS 66502 |
| **Site Address**: | 117 27TH AVE SE<br>117 27TH AVE SE<br>1710 FRANKLIN AVE SE |
| **Date Submitted**: | 21-OCT-2015 |
| **Date Reviewed**: | 29-OCT-2015 |

## Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

***DISCLAIMER: The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.***

## Project Scope

5 story multi-family apartment bldg wit basement level parking garage

## Review Findings (by Discipline)

### ❑ Fire Safety

- Provide required fire suppression system throughout building.
- Fire department connection must be located on the address side of building and within 150 feet of a fire hydrant.
- Provide required fire alarm system throughout building.
- Provide and maintain fire apparatus access at all times.

## ❑ Zoning - Planning

- The following land use applications have been identified
    - Rezoning application: I1 to R5
    - Site plan review
    - Conditional use permit to allow a planned unit development
    - Variances
    - Variance for floor area
    - Variance rear yard setback of building
    - Preliminary and final plat
- Provided request for additional information to the architect for land use submittal on October 23, 2015. The following information will be required for site plan/landscape plan.
    - Will likely see the southern outdoor area as a plaza. Make sure that it meets the plaza requirements outlined in Chapter 535.
    - Have any transformers that are required on plan sheets.
    - Provide details of snow storage plan on site plan or in narrative if the plan is to remove snow from site.
    - Provide details/materials of retaining walls.
    - Check your site calculation of site area. Your landscape plan says the site is over 90,000 square feet. Everything else says the site is 88,500.
    - Landscape schedule/landscaping amounts: divide it up on-site and those off-site and confirm that you will meet minimum on-site landscaping requirements for landscape area, shrubs, and trees.
    - Impervious surface amount: if actually close to 85 percent make sure at less so you don't have to apply for a variance. Please make sure what you include for pervious percentage is actual green space; pervious avers do not count towards pervious calculation.

## ❑ Addressing

- The proposed address for the apartment entrance will be 117 27th Ave SE.
- When assigning suite numbers to the interior dwelling spaces the following guidelines apply:
    - The first one to two digits of the suite sequence number will designate the floor number of the site.
    - The last two digits of the suite sequence number will designate the unique ID for the unit (condo, suite, unit, or apartment).
    - Suite sequence digit numbers will be assigned to dwelling, commercial and retail units, not common areas. For example, laundry rooms, saunas, workout rooms, etc., would not be assigned numbers.
    - Please provide each condo, suite, unit or apartment number
- This building is also considered to have a parking ramp per MCO Chapter 108. As such, within 5 years of the date of the certificate of occupancy being issued, the parking ramp will be required to have annual inspections and apply for a Ramp Operating Certificate.

## ❑ Street Design

- References to City Standards on Sheet C2.0 shall be specific and refer to the appropriate details elsewhere in the plans.
- All driveway aprons shall be designed and constructed to City standards. All driveway aprons shall be shown graphically correct on all related plan sheets. The Minneapolis Standard driveway apron provides for 5' curb radii; the current plan shows curb cut radii of 15' which exceeds the standard and shall be revised appropriately.
- All curb & gutter in the Public right-of-way shall be designed and constructed to City standards, curb & gutter to be City standard B624 Curb and Gutter.

## ❑ Parks - Forestry

- Contact Craig Pinkalla (cpinkalla@minneapolisparks.org), Telephone (612)-499-9233 regarding removal or protection of trees during construction in the city right of way.
- Skyline Honey Locust on 27th Ave - does not fit diversity guidelines. Ideal would be 3 genera. Require at least 2.
- Boulevard appears to be 3'-4' wide. Would limit species selection to small trees only. Examples highlighted in orange
- Wider Blvd. required for large growing species like Honey Locust
- See attached list showing species distribution for the neighborhood.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance.
- The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
- http://library.municode.com/index.aspx?clientId=11490
- As adopted, the fee in lieu of dedication for new residential units is $1,521 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is $202.80 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance. There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for the proposed apartment building, the calculated dedication fee is as follows:
- Residential - 196 x $1521 = $257,049
- Administrative Fee - 5% of Fee (capped at $1,000) = $ 1,000
- Total = $257,049
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Don Zart at (612)673-2726.

## ❑ Right of Way

- An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.
- Note to the Applicant: Any elements of an earth retention system and related operations (such as construction crane boom swings) that fall within the Public right-of-way will require an encroachment permit application. If there are to be any earth retention systems which will extend outside the property line of the development then a plan must be submitted showing details of the system. All such elements shall be removed from the Public right-of-way following construction with the exception of tie-backs which may remain but must be uncoupled and de-tensioned. Please contact Bob Boblett at (612) 673-2428 for further information.
- In addition, any elements of an earth retention system and related excavations that fall within the Public right-of-way will require a "Right-of-Way Excavation Permit". This permit is typically issued to the General Contractor just prior to the start of construction. However, it is the Applicant's responsibility to insure that all required permits have been acquired by its consultants, contractors, sub-contractor's prior to the start of work.

## ❑ Business Licensing

- The project as proposed does not require a business license.

## ❑ Construction Code Services

- Exterior "ramps" shall not exceed 5% slope.
- Floors 3-5 of the north portion require 2 means of egress at the completion of phase I.

## ❑ Sidewalk

- The proposed ADA ramp at the south tip of the development along 27th Ave. S.E. in not necessary; sidewalk shall be shown to match existing at this location.
- All proposed trees in the Public right-of-way are subject to the review and approval of the Minneapolis Park Board. Please contact Craig Pinkalla at (612) 499-9233 to discuss tree species selection, planting method, spacing and locations. Tree planting details shall be included in the plans. For all trees proposed in "hardscape environments" within the Public right-of-way, the Applicant shall provide engineered/structured soil in the form of a tree trench or tree pit for all proposed street trees. Sidewalk layouts and landscaping in the Public right-of-way shall follow established design standards; refer to the following: City of Minneapolis Urban Forest Policy (http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_282934.pdf)

## ❑ Traffic and Parking

- The nature of the proposed development is such that traffic impacts will be an issue; please contact Allan Klugman at (612) 673-2743 to discuss the requirements of a Travel Demand Management Plan (TDMP).
- Please contact Bill Prince (612) 673-3901 regarding the street lighting policy as your development will be required to adhere to the street light policy regarding pole type and spacing.
- Note to the Applicant: The curb lane at this location is a designated bike lane and a loading zone cannot be approved. Remove the proposed loading zone from the plans and all references to parking spaces and striping.
- Current ordinance states that all maneuvers associated with loading, parking or sanitation pick up for a private development shall occur on private property. Please provide a narrative explaining the trash removal operations and show turning maneuvers for all truck type vehicles that will be using the site and loading/parking entrance areas. A Solid Waste Collection Point (SWCP) shall be identified on the site plans; per City Ordinance (Section 2, Ch. 225, Article V - 225.750. Solid waste collection point (SWCP):
- In regards to the proposed bike trail along the west side of the proposed site:
    - The MN State Aid minimum for a shared use trail is 8' with a 2' clear zone on either side of the trail surface, or 12' total. This is an absolute minimum with the assumption that the trail will carry low volumes of bicyclists and pedestrians.
    - In Minneapolis, bicycle and pedestrian traffic is moderate to high on most segments of the trail network. This is especially true near the University of Minnesota campus. There should be the expectation that the trail shown in the plans will carry moderate to high volumes of bicyclists and pedestrians. As such, it is recommended that the trail be designed with a minimum trail surface of 10', or preferably 12' per the City of Minneapolis Bicycle Facility Design Guide (p. 43).
    - The wider trail surface will help mitigate bicyclist-pedestrian conflicts on the trail, especially at access points. Two pedestrian access points are shown on the plan: 1) stairway connection to the development and 2) the assumed connection to the adjacent property to the west.
- Please contact Simon Blenski at (612) 673-5012 for questions and further information.

## ❑ Water

- All existing and proposed underground Public Utilities (water, sanitary sewer, and storm drain) shall be shown on the site plan with corresponding pipe sizes and types. For Public watermain infrastructure records call (612) 673-2865. Any existing connections not in use shall be noted on the plans for removal, and shall be removed per the requirements of the Utility Connections Department, call (612) 673-2451 for more information.
- The water service connections to 27th Ave. S.E. should be designed to avoid bends; rather it is recommended to run water service lines straight from the main into the proposed building to the meter location. The City of Minneapolis Water Treatment and Distribution does not allow 8x3" taps the tap will need to be 8x4" and then reduced to a 3" line. Please contact Rock Rogers at (612) 673-2286, to review domestic and fire service design, connections, and sizes.

## ❑ Environmental Health

- If impacted soil is encountered during site activities work will need to stop and notification provided to the MN State Duty officer at (615) 649-5451.
- If dewatering is required during site construction see below for city permit requirements. The scope of work calls for underground parking. The highest groundwater level expected for this site should be determined and used in establishing the lowest level for underground parking. The underground parking and other subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at 612-673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

## ❑ Sewer Design

**Stormwater Management:**

- The project is subject to the stormwater treatment requirements of Chapter 54 of the Minneapolis Code of Ordinances. Please provide the necessary documentation and analysis demonstrating compliance with Chapter 54, including stormwater calculations, BMP maintenance plans, etc.
- Please provide copies of the Phase I and Phase II Environmental Site Assessments referenced in the geotechnical report.
- An operations and maintenance plan is required for the stormwater treatment devices. The O&M plan shall define the maintenance regimen, including type and interval of maintenance and party to conduct such maintenance. Please provide a copy of the O&M Plan.
- Please add the following note to the appropriate plan sheet: The Contractor, property owner or responsible party shall contact Minneapolis Surface Waters and Sewers 48 hours prior to any excavation or construction related to or in the location of the proposed Stormwater Management BMP (Contact Paul Chellsen, 673-2406 or paul.chellsen@minneapolismn.gov).
- Please add the following note to the appropriate plan sheet: Upon the project's completion the General Contractor, Property Owner or Responsible Party shall provide to the Department of Public Works a Final Stormwater Management Report including record drawings. This report will serve as a means of verification that the intent of the approved stormwater management design has been met. This final report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.

**Utility Connections:**

- It is preferred that the sanitary sewer connection be made at the existing manhole just upstream of the current proposed connection location. Please evaluate if this is feasible, if not please contact Jeremy Strehlo, 612-673-3973, for further requirements for the proposed connection directly to the main.

**Utility:**

- MCES appears to have an interceptor crossing this property. The project is responsible for obtaining any approvals or permits through MCES that may be necessary.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov

## ❑ Historical Preservation Committee

- The applicant applied for a historic review letter to review the historic significance of the building on the project site. On or about September 23, 2015, CPED determined that the building was not historic and that CPED will likely be able to administratively approve the demolition permit if submitted.

END OF REPORT

Date: November 8, 2015
To: CPED, Minneapolis
From: Chris Elsey - Elsey Partners
Re: PUD Narrative for 117 27th Ave SE Apartment Project

To Whom It May Concern:

To help evaluate our development proposal, we have prepared the following document in response to the requirements of the Planned Unit Development Application. We continue to be excited about the future of this project and are grateful for your feedback and consideration.

**Phasing**

The project is to be constructed in two phases as indicated by the site plan drawing submitted with this letter. Generally, the southernmost building, and the 2 story "link" building, will begin construction in spring of 2016 and completed summer of 2017. Included in phase 1 will be the construction of the entirety of the underground parking structure, the private courtyard, public plaza, and enhanced landscaping along 27th Ave SE.

Phase 2 will see the completion of the remainder of the northernmost building, and will include the 10' bike trail along the west side of the building (pedestrian improvement amenity), and the recycling storage room. Phase 2 would commence in the spring of 2017 and completed summer of 2018.

While this is considered phased construction, the intent is to never fully stop construction until the project is fully complete.

**Proposed Amenities**

The project proposes several amenities in response to the required points for the PUD, FAR increase, and building height increase. ~~All parking shall be underground (10 points). The concrete "podium" structure of the garage will form the base for the proposed courtyard and plaza spaces. The top of the podium will be less than 3' above adjacent grade.~~

The entry plaza formed by the "legs" of the southern "L"-shaped building will be a public plaza (5 points) meeting all requirements of Chapter 535. The plaza will be approximately 4,500 sf and will include planting areas that integrates with the enhanced landscaping (1 point) proposed along 27th Ave SE. The space will include fixed seating, short-term bike stalls, public drinking fountain, adequate trash and recycling bins, and a kiosk displaying public transportation information.

*The outdoor courtyard, which is approximately 3800 sf and located north of the entry plaza, is located in the space between the two main building forms. This enhanced outdoor space will meet similar, but modified requirements of a public plaza (3 points). The space will provide an well landscaped exterior space with ample exterior seating, short-term bike stalls, trash and recycling, and a drinking fountain. Additionally, this space is located adjacent to the indoor exercise room and will provide an opportunity for building occupants to take their workout outdoors when weather permits.*

Along the west edge of the property, a 10' bike trail will be installed, connecting 27th Ave SE to Essex street via an adjacent property. The bike path will include trees along the route, ample lighting, and balconies and openings in the facade will put "eyes on the street", making the path attractive and safe. The bike path and the improvements to the sidewalk along 27th Ave SE are pedestrian improvements ~~(3 points)~~ that support city planning goals of enlivening the 27th Ave Open Space District and filling in the "missing link" to the Grand Rounds. *The installation of the path is proposed at 5 points as it exceeds the general requirements of a pedestrian improvement. Additionally, the installation of a public drinking fountain near the building entrance adjacent to the bike path will meet the requirement of a water feature (1 point).*

*Along the bike path and around the exterior building the installation of lighting will meet the requirements of enhanced exterior lighting (1 point). These lighting features will include regularly spaced bollard or wall lights for lighting the bike path, low wall lighting in the plazas along pathways, lighting to highlight landscape features, decorative pole and low wall lighting along 27th Ave., and illumination of the eastern building facade through wall various lighting methods.*

In the northernmost portion of the building, a 1,100 sf dedicated trash and recycling room will be provided. This space will serve the entirety of the building and will allow for the collection and storage of a variety of non-hazardous materials. This amenity will meet the requirements of a recycling storage area (1 point). *Another building feature will be the utilization of a white roof membrane, like TPO, to meet the reflective roof requirement (3 points).*

## PLANNED UNIT DEVELOPMENT APPLICATION WORKSHEETS

**In the table below, identify the requested alternative(s) and determine the minimum points required.**

| AUTHORIZED ALTERNATIVES | | MARK AN 'X' NEXT TO THE REQUESTED ALTERNATIVE(S) | POINTS REQUIRED FOR THE REQUESTED ALTERNATIVE |
|---|---|---|---|
| **Number of principal residential structures.** | To allow more than one (1) principal residential structure to be placed on one (1) platted or recorded lot. | ☐ | **0** |
| **Bulk regulations.** | To increase the maximum gross floor area ratio by not more than twenty (20) percent. | ☑ | **5** |
| | To increase the maximum height of structures. | ☑ | |
| **Lot area requirements.** | Reductions in the area of individual lots within the planned unit development from the required lot area of the zoning district. | ☐ | **5** |
| | A density bonus to increase the maximum number of dwelling units by not more than twenty (20) percent. | ☐ | |
| **Yards.** | A reduction or elimination of required yards within the planned unit development. | ☐ | **5** |
| | A reduction or elimination of required yards along the periphery of the planned unit development, except along property lines abutting a side or rear lot line of a residential district or property lines abutting a side or rear lot line of a structure used for permitted or conditional residential purposes. | ☐ | |
| **Building Placement.** | Allow alternatives to building placement requirements in the PO Pedestrian Oriented Overlay District, except where to allow parking between the principal structure and the front or corner side lot line. | ☐ | **5** |
| **On-premise signs.** | Sign standards. | ☐ | **5** |
| **Off-street parking and loading.** | Minimum and maximum amount of required off-street parking and loading. | ☐ | **0** |
| | Minimum amount of required bicycle parking. | ☐ | |
| | Minimum width of parking aisles. | ☐ | |
| | Minimum and maximum width of driveways. | ☐ | |
| **Amenity(ies) required by section 527.120(1)** | | ☑ | **10** |
| **Add points required for each requested alternative to determine total points required. Enter total at right in the space provided.** | | | 20 |

**In the table below, identify the proposed amenity(ies) and determine the amount of points proposed.** ***An amenity(ies) used to qualify for a density bonus in any zoning district, a floor area ratio premium in the Downtown Districts, or any other amenity in Table 527-1 cannot be counted as an amenity for a requested alternative. No points are awarded for amenities that do not meet all of the standards required in Table 527-1, unless otherwise authorized by the city planning commission.***

| AMENITY | MARK AN 'X' NEXT TO THE PROPOSED AMENITY(IES) | POINTS |
|---|---|---|
| Active liner uses as part of a parking garage | ☐ | 10 |
| Green roof | ☐ | 10 |
| Historic preservation | ☐ | 10 |
| Leadership in Energy and Environmental Design (LEED) | ☐ | 10 |
| Minnesota Sustainable Building Guidelines (B3-MSBG) | ☐ | 10 |
| Public right-of-way dedication | ☐ | 10 |
| Underground parking | ☐ | 10 |
| Conservation of the built environment | ☐ | 5 |
| Garden(s) or on-site food production | ☐ | 5 |
| On-site renewable energy | ☐ | 5 |
| Outdoor open space | ☐ | 5 |
| Outdoor children's play area | ☐ | 5 |
| Plaza | ☑ | 5 |
| Art feature | ☐ | 3 |
| Decorative or pervious surface for on-site parking and loading areas, drives, driveways and walkways. | ☐ | 3 |
| Energy efficiency | ☐ | 3 |
| Living wall system | ☐ | 3 |
| Natural features | ☐ | 3 |
| Pedestrian improvements | ☐ | 3 |
| Reflective Roof | ☑ | 3 |
| Shared bicycles | ☐ | 3 |
| Shared vehicles | ☐ | 3 |
| Decorative fencing | ☐ | 1 |

| | | |
|---|---|---|
| Enhanced exterior lighting | ☑ | 1 |
| Enhanced landscaping | ☑ | 1 |
| Enhanced stormwater management | ☐ | 1 |
| Heated drives or sidewalks | ☐ | 1 |
| Pet exercise area | ☐ | 1 |
| Recycling storage area | ☑ | 1 |
| Tree islands | ☐ | 1 |
| Water feature | ☑ | 1 |
| Amenities proposed by the applicant or others: | ☑ | 1, 3, 5, or 10, as determined by CUP. |
| Amenities that significantly exceed standards: | ☐ | Up to 5, as determined by CUP. |
| **Add points for each proposed alternative to determine total points proposed. Enter total at right in the space provided.** | | 20 |

**Minneapolis**
*City of Lakes*

**Community Planning & Economic Development**

105 5th Avenue S, Suite 200
Minneapolis MN 55401

Office 612-673-2597
Fax 612-673-2728
TTY 612-673-5154

October 5, 2015

Chris Elsey
Elsey Partners
1532 College Ave, F19
Manhattan, KS 66502

RE: Historic Review Letter: 117 27th Ave SE
PID: 3002923310006
BZH-28883

Mr. Elsey:

CPED staff understands that a wrecking permit will be required as a component of your land use applications to construct a development at 117 27th Ave SE (also addressed as 127 27th Ave SE and 2610 Essex St SE). This Historic Review Letter BZH-28883 provides background information as input into the City's process to evaluate the wrecking permit.

Section 599.460 of the City of Minneapolis Municipal Code states, "The planning director shall review all building permit applications that meet the definition for demolition for a demolition permit to determine whether the affected property is an historic resource. If the planning director determines that the property is not an historic resource, the demolition building permit shall be approved. If the planning director determines that the property is an historic resource, the building permit shall not be issued without review and approval by the commission following a public hearing as provided in section 599.170." Section 599.110 defines an historic resource as, "A property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a landmark or historic district as provided in this chapter."

The original structure at 117 27th Ave SE, an iron-clad industrial shop, was constructed in 1903. The original building permit is not on file, which is common for buildings of that era. As a result, no architect or builder is identified in the records. The building appears to have a simple vernacular style typical of the era, with minimal architectural detailing visible on the exterior. The

The original owner listed on the permit card was Ellis Woolman. Other records from that era identify him as a maker of railroad equipment, and note that he constructed a shop for rebuilding locomotives in Minneapolis at about the time this building was constructed. The railroad function would be logical for this site, as it is located directly on a rail spur (addressed at 117 ½ 27th Ave SE).

By 1926, the owner was listed as the Smith Beal Fire Brick Company – which appears to have eventually become the Smith Sharpe Fire Brick Company

(identified in the permit records for this property in 1947). The Smith Sharpe Fire Brick Company still owns this building, although their main location is now at 2129 Broadway St NE. Its official website states that it has been in business since 1924 in Minneapolis.

This property has had a number of major changes over the years. While the original structure was built in 1903, it has been added to several times. In 1912, a two-story brick store and flat building was added. In 1926, a frame warehouse was constructed, although it was identified as temporary. In 1947, a large concrete block addition was constructed. There were also repairs in 1966 after a fire, which included a new roof and new joists. Additional work to repair storm damage was done in 1981.

A portion of this property is addressed as 127 27th Ave SE (also listed as 2610 Essex St SE). This property has no structure on it, and is used as a surface parking lot. It appears that there was originally a house on that portion of the site, but it was demolished in 1964.

The property was not included in any recent historic resource survey, including the *Central Core Historic Survey* (2011), although it was within the study area. Furthermore, it was not among the properties resurveyed in this area through the *Historic Resources Inventory Capstone* (2013).

The property has not been designated as a Landmark or portion of a historic district by the City of Minneapolis. The buildings have also not been designated as part of a historic district, site, or place by the State of Minnesota. Furthermore, the buildings have not been listed in the National Register of Historic Places. Staff research indicates that the subject property has no particular associations with significant people, events, city/neighborhood identity, and landscape design which rise to the level of designation.

Based on the information currently available the property does not appear to meet the City of Minneapolis' thresholds for historical significance and <u>therefore the subject property does not meet the Minneapolis Code or Ordinances definition of a historic resource.</u>

In light of additional information CPED reserves the right to reevaluate its determination in this letter.

Please let me know if you have any questions.

Sincerely,

Haila Maze, AICP
Principal City Planner
City of Minneapolis
Community Planning and Economic Development
(612) 673-2098
haila.maze@minneapolismn.gov

PROSPECT PARK ASSOCIATION

November 17th, 2015

City of Minneapolis-Community Planning and Economic Development
Attn: Aaron Hanauer, AICP, City Planner
250 South 4th Street, Room 300.
Minneapolis, MN 55415
(aaron.hanauer@minneapolis.gov)

Dear Mr. Hanauer:

On behalf of the Prospect Park Association (PPA) Zoning & Project Review Committee we are writing to express our support as presented to the committee for the multi-family development project planned by Prime Design as represented by Brad Buser, AIA for Elsey Partners, LLC.

Prime Design and representatives from Elsey Partners have met with representatives of the PPA Zoning & Project Review Committee on two occasions to review their project with us. In each instance they have responded to our comments by modifying their design. We feel that the modifications have improved the design.

Prospect Park also utilizes a memorandum titled, "University District Alliance Design Principles" when we work with developers. Typically we ask them to respond in writing to the "...Design Principles..." in an effort to gain their responses to neighborhood issues such as Urban Context, Sustainability, Architecture and Landscape Design to name a few. Prime Design responded to all of the five principles in language acceptable to members of the Zoning Committee who were in attendance.

As a result of the design of 127 27th Avenue SE and Prime Design's response to our "...Design Principles..." PPA Zoning & Project Review Committee with only a single no vote overwhelmingly approved their project. Furthermore, the committee is particularly supportive of the project's attention to two community goals for this area: 1) the streetscape on 27th Avenue SE that will complement the anticipated completion of the missing link in the Grand Rounds, and 2) the provision for a bike path on the adjacent abandoned railroad spur.

If you have any questions regarding this letter of support, please feel free to contact me at jonewix@aol.com, or 612-349-9353.

Sincerely,

John W. Wicks, AIA
PPA Zoning and Project Review Chairperson

cc. Brad Buser (brad@myprimedesign.com)

RENDERED PERSPECTIVE FROM INTERSECTION OF 27TH AND ESSEX LOOKING SOUTH

| PRIME DESIGN | MULTI-FAMILY DEVELOPMENT PROPOSAL<br>117 27TH AVENUE SE MINNEAPOLIS, MN ELSEY PARTNERS, LLC | A10 |
|---|---|---|

A / A10 RENDERED PERSPECTIVE
NOT TO SCALE

RENDERED PERSPECTIVE FROM 27TH NEAR THE SOUTH CORNER OF THE SITE LOOKING NORTH

| PRIME DESIGN | MULTI-FAMILY DEVELOPMENT PROPOSAL<br>117 27TH AVENUE SE MINNEAPOLIS, MN ELSEY PARTNERS, LLC | A11 |
|---|---|---|

A / A11 RENDERED PERSPECTIVE

NOT TO SCALE

RENDERED PERSPECTIVE FROM NORTHEAST OF THE SITE LOOKING SOUTHWEST

| PRIME DESIGN | MULTI-FAMILY DEVELOPMENT PROPOSAL<br>117 27TH AVENUE SE MINNEAPOLIS, MN ELSEY PARTNERS, LLC | A12 |
|---|---|---|

A / A12 RENDERED PERSPECTIVE

NOT TO SCALE

AERIAL OBLIQUE VIEW FROM SOUTHWEST LOOKING NORTH EAST

| PRIME DESIGN | MULTI-FAMILY DEVELOPMENT PROPOSAL<br>117 27TH AVENUE SE MINNEAPOLIS, MN ELSEY PARTNERS, LLC | A13 |
|---|---|---|

A / A13 AERIAL RENDERINGS WITH CONTEXT

NOT TO SCALE

AERIAL OBLIQUE VIEW FROM EAST LOOKING WEST

| PRIME DESIGN | MULTI-FAMILY DEVELOPMENT PROPOSAL<br>117 27TH AVENUE SE MINNEAPOLIS, MN ELSEY PARTNERS, LLC | A14 |
|---|---|---|

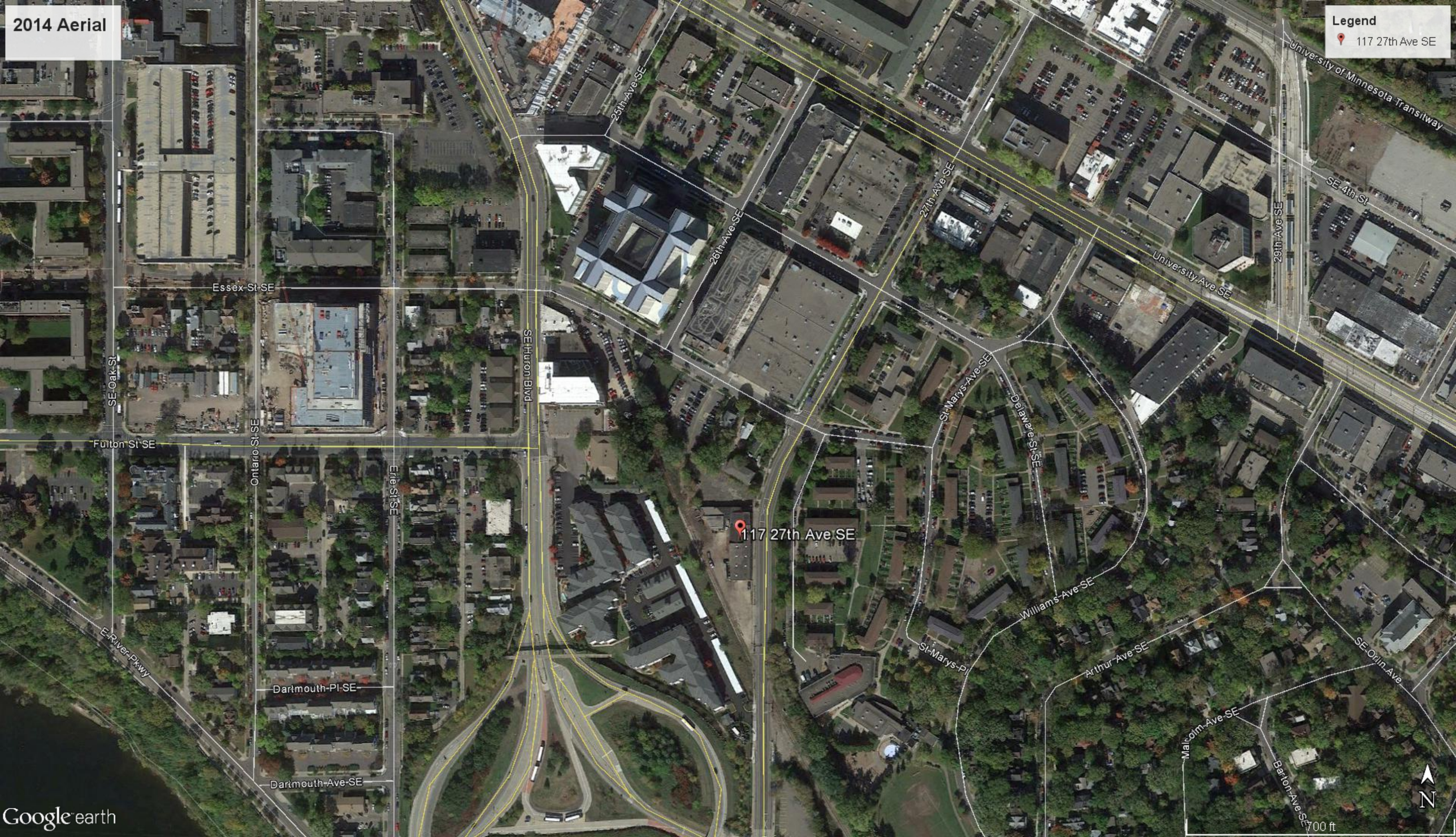
A / A14 AERIAL RENDERINGS WITH CONTEXT
NOT TO SCALE

Minneapolis
Public Works

THE CITY ASSUMES NO LEGAL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION REPRESENTED HERE
COPYRIGHT © 2015 CITY OF MINNEAPOLIS

100 0 100 200 300 400 500
Feet

N W E S


2014 Aerial
Legend
117 27th Ave SE
University of Minnesota Transitway
25th Ave SE
26th Ave SE
27th Ave SE
29th Ave SE
SE 4th St
University Ave SE
Essex St SE
SE Huron Blvd
SE Oak St
Fulton St SE
Ontario St
Erie St SE
St Marys Ave SE
Delaware St SE
117 27th Ave SE
Williams Ave SE
St Marys Pl
Arthur Ave SE
SE Orlin Ave
Malcolm Ave SE
Barton Ave SE
E River Pkwy
Dartmouth Pl SE
Dartmouth Ave SE
Google earth
N
700 ft

VIEW FROM SOUTH ACROSS 27TH LOOKING NORTH

VIEW FROM NORTH ACROSS 27TH LOOKING SOUTHWEST

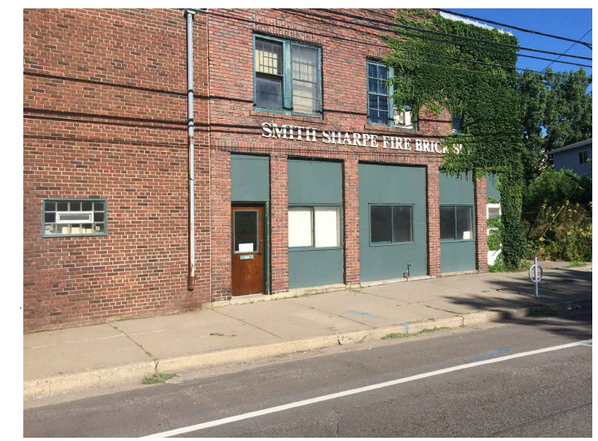
VIEW FROM SOUTH OF SITE LOOKING NORTH

ACROSS 27TH LOOKING NORTHWEST AT EXISTING BUILDING

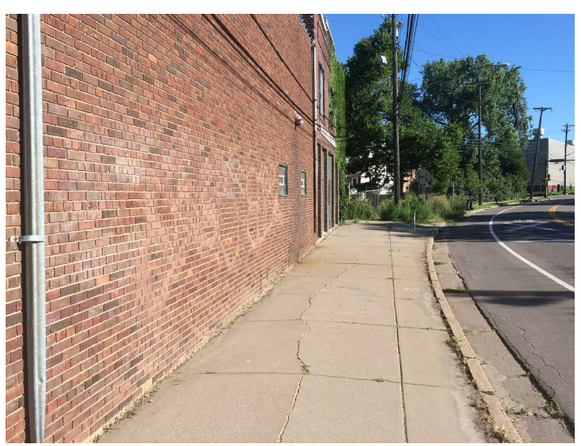
VIEW OF SOUTH PORTION OF SITE FROM CENTER OF SITE

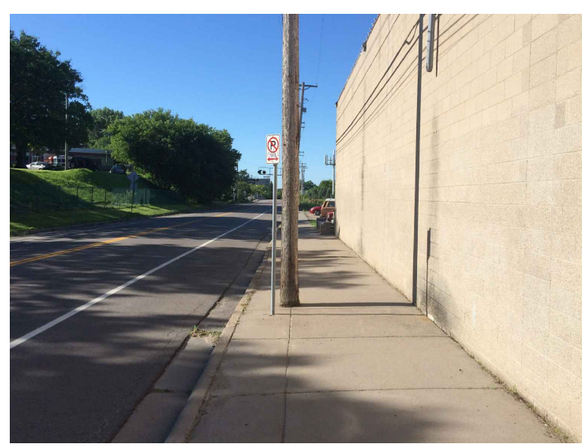
VIEW OF NORTH PORTION OF SITE FROM CENTER OF SITE

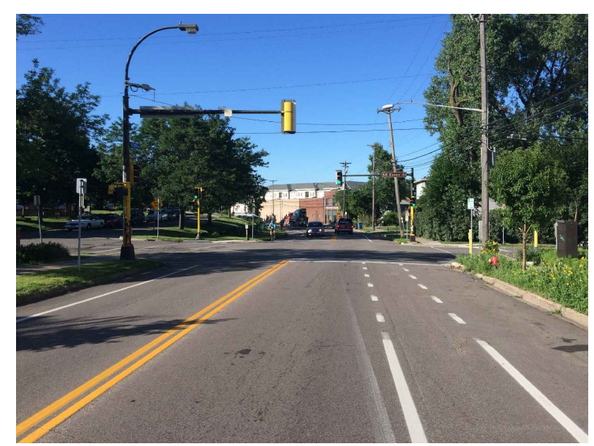
VIEW FROM NORTHEAST CORNER OF SITE LOOKING WEST

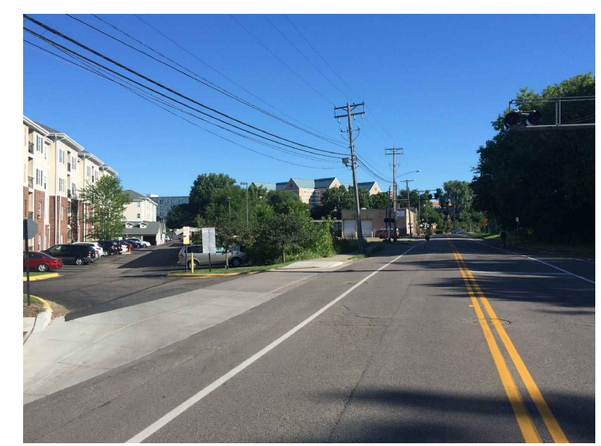


VIEW ACROSS 27TH LOOKING WEST AT EXISTING BUILDING


VIEW ALONG 27TH LOOKING NORTH


VIEW ALONG 27TH LOOKING SOUTH


VIEW FROM INTERSECTION OF 27TH AND ESSEX LOOKING SOUTH


VIEW FROM SOUTH ALONG 27TH LOOKING NORTH

PRIME DESIGN

MULTI-FAMILY DEVELOPMENT PROPOSAL
127 27TH AVENUE SE MINNEAPOLIS, MN
ELSEY PARTNERS, LLC

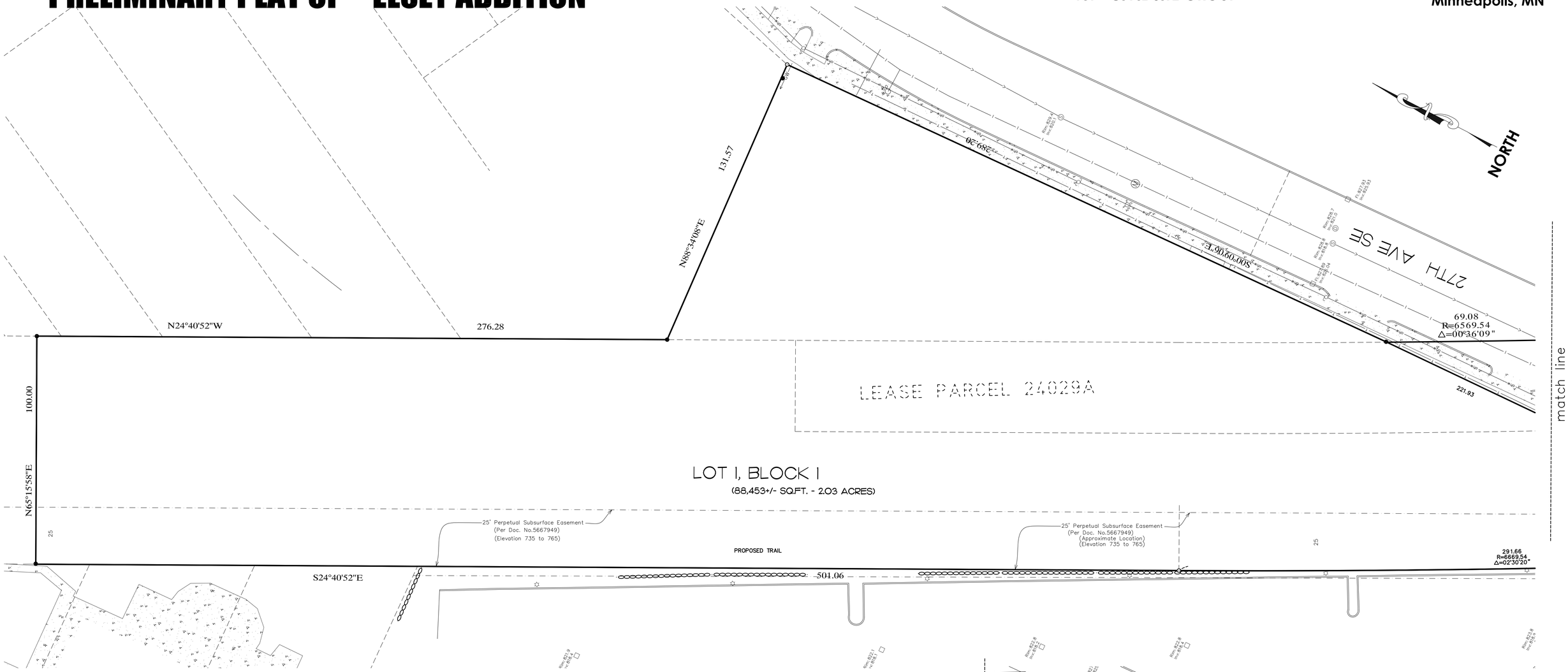
A15

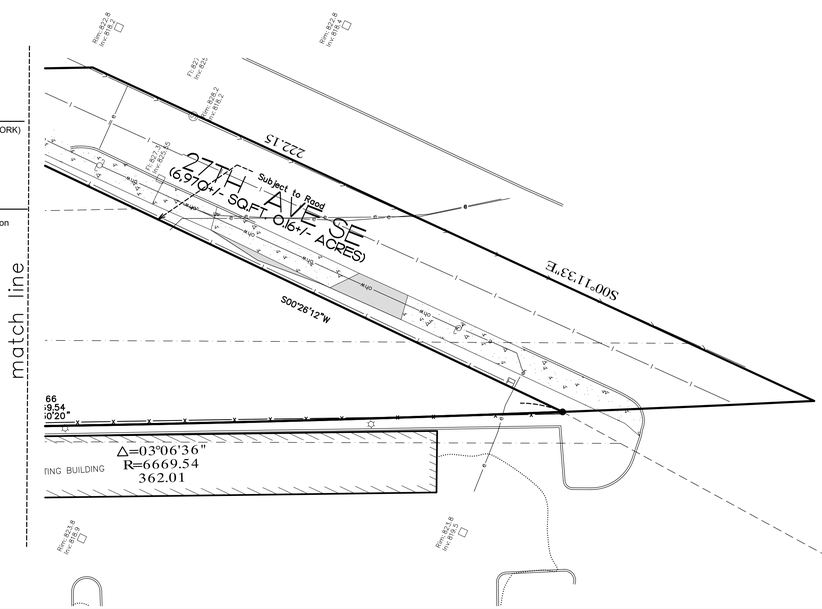
A / A15 SITE CONTEXT
NOT TO SCALE

# PRELIMINARY PLAT OF "ELSEY ADDITION"

~for~ CIVIL SITE GROUP

PROPERTY ADDRESS: #117 - 27th Ave SE.,
Minneapolis, MN




## LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES UTILITY POLE
- DENOTES STREET LIGHT
- DENOTES TELEPHONE BOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES GATE VALVE
- DENOTES FIRE HYDRANT
- DENOTES WATER SHUTOFF
- DENOTES EXISTING CONTOUR
- GW — DENOTES GUY WIRE
- ohw — DENOTES OVERHEAD WIRE
- e — DENOTES UNDERGROUND ELECTRIC
- T — DENOTES UNDERGROUND TELEPHONE
- g — DENOTES UNDERGROUND GAS
- I — DENOTES WATERMAIN
- > — DENOTES SANITARY SEWER
- >> — DENOTES STORM SEWER
- x — DENOTES EXISTING FENCE
- ×1011.2 DENOTES EXISTING ELEVATION.
- DENOTES CONCRETE
- DENOTES BITUMINOUS

## LEGAL DESCRIPTION:

Parcel 1:

Lots 1, 2, 3, 4, 5, 6, and 7, Block 4, Meeker Island and Power Company's Addition (Revised), according to the recorded plat thereof, Hennepin County, Minnesota.

(Abstract Property)

Parcel 2:

That part of the 100 foot wide Soo Line Railroad Company right of way formerly known as the Chicago, Milwaukee and Saint Paul Railway Company right of way across the Northeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 29 North, Range 23 West lying Northwesterly of the centerline of 27th Avenue SE and lying Southeasterly of the following described parcel:

That part of the 100 foot wide Soo Line Railroad Right-of-Way, formerly known and platted as the Chicago Milwaukee and St. Paul Railway (C.M. and St.P.) in the Northwest Quarter of Section 30, Township 29 North, Range 23 West of the 4th Principal Meridian, Hennepin County, Minnesota described as follows:

Commencing at the northwest corner of Lot 1, Block 32, "Regents Addition" according to the recorded plat thereof, said Hennepin County; thence South 63 degrees 51 minutes 54 seconds East, assumed bearing along the southwesterly line of Essex Street Southeast as taken or opened by the City of Minneapolis, a distance of 246.25 feet ot the most northerly corner of Lot 1, Moores Rearrangement of Block 33, Regents' Addition to Minneapolis, according to the recorded plat thereof, said Hennepin County; thence North 63 degrees 51 minutes 54 seconds West along said southwesterly line a distance of 157.38 feet to the westerly line of said railroad right-of-way; thence South 24 degrees 24 minutes 57 seconds East along said westerly line a distance of 206.34 feet to the point of beginning of the land to be described; thence North 65 degrees 35 minutes 03 seconds East a distance of 100.00 feet to the easterly line of said railroad right-of-way; thence South 24 degrees 24 minutes 57 seconds East along said easterly line a distance of 100.00 feet; thence South 65 degrees 35 minutes 03 seconds West a distance of 100.00 feet to said westerly line; thence North 24 degrees 24 minutes 57 seconds West along said westerly line a distance of 100.00 feet to said point of beginning, according to the United States Government Survey thereof and situated in Hennepin County, Minnesota.

(Abstract Property)

## GENERAL NOTES:

- BEARING SYSTEM IS BASED ON NAD83 (1996 ADJ)- (VIA REAL TIME GPS MEASUREMENTS UTILIZING MNDOT VRS NETWORK)
- SUBJECT PROPERTY ADDRESS IS 117 27TH AVE SE, MINNEAPOLIS MN 55414
- PROPERTY IDENTIFICATION # (P.I.D.) = 30-029-23-31-0006
- FIELD WORK COMPLETED 04/13/2015.

## BENCHMARK

BASIS FOR ELEVATION: University of Minnesota 1912 USC&G Datum, Top Nut of Hydrant at the Southwest Quadrant of Huron BLVD SE and Essex Street SE, Elevation=829.55 (Not Shown)


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


( IN FEET )
1 inch = 20 ft.

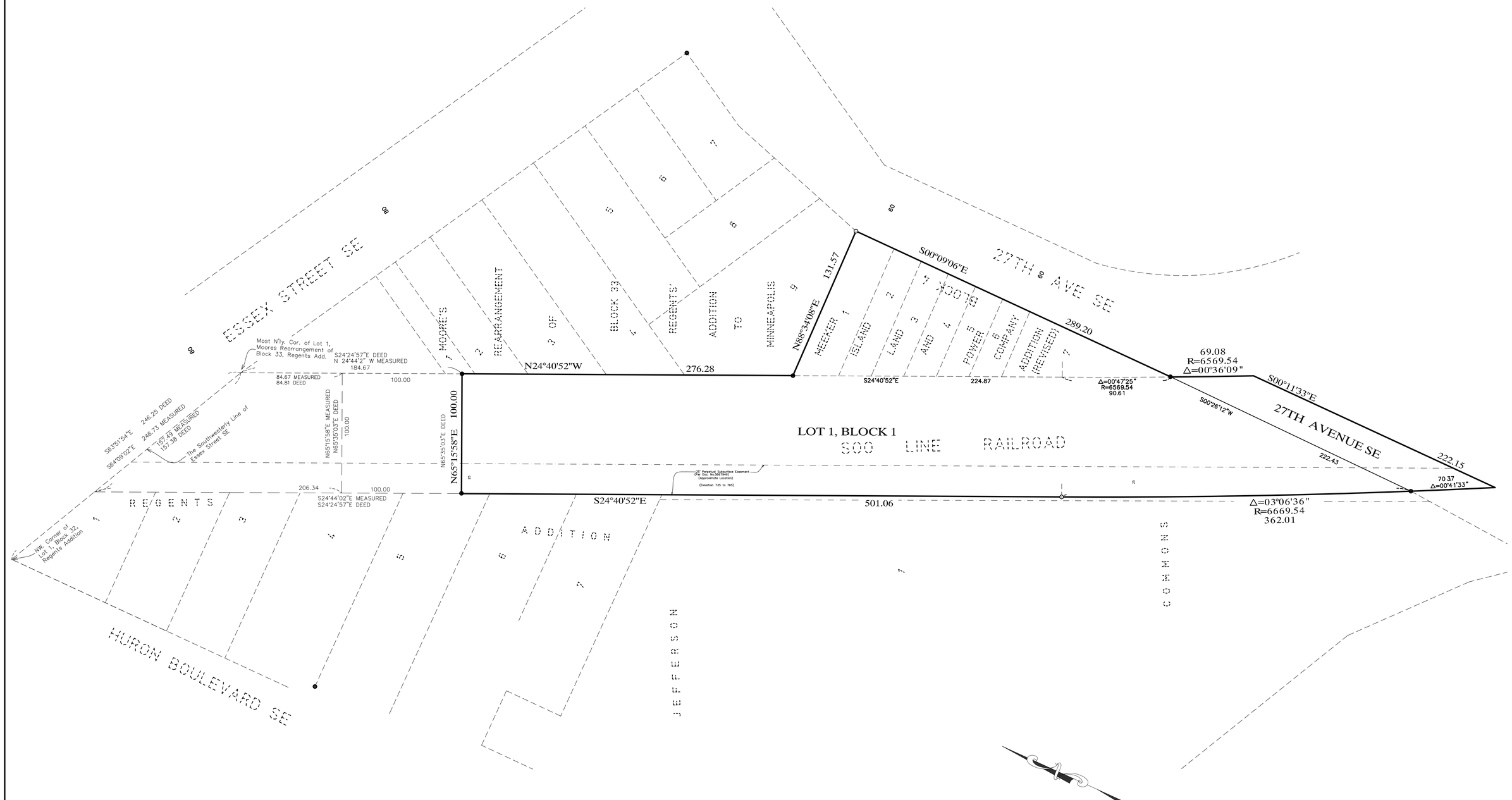
JOB #15153

| DRAWN BY: MDN | | | |
|---|---|---|---|
| CHECK BY: ERV | | | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| NO. | DATE | DESCRIPTION | BY |

C:\Users\Eric\OneDrive\CAD-1D\15153topo-st paul\dwg\15153-PREPLAT.dwg 11/6/2015 12:58:13 PM CST

# ELSEY ADDITION

C.R. DOC. NO.




The East line of Block 4, MEEKER ISLAND LAND AND POWER COMPANY (REVISED) has an assumed bearing of South 00 degrees 09 minutes 06 seconds East.

● Denotes found iron monument

o Denotes 1/2 inch by 14 inch iron monument set and marked by L.S. No. 44125.

ACRE LAND SURVEYING
BLAINE, MN

# ELSEY ADDITION

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That 117 27th LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lots 1, 2, 3, 4, 5, 6, and 7, Block 4, Meeker Island and Power Company's Addition (Revised), according to the recorded plat thereof, Hennepin County, Minnesota.

(Abstract Property)

AND that 117 27th LLC, a Minnesota limited liability company, fee owner, of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Minneapolis, according to the recorded plats thereof, and situate in Hennepin County, Minnesota

That part of the 100 foot wide Soo Line Railroad Company right of way formerly known as the Chicago, Milwaukee and Saint Paul Railway Company right of way across the Northeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 29 North, Range 23 West lying Northwesterly of the centerline of 27th Avenue SE and lying Southeasterly of the following described parcel:

That part of the 100 foot wide Soo Line Railroad Right-of-Way, formerly known and platted as the Chicago Milwaukee and St. Paul Railway (C.M. and St.P.) in the Northwest Quarter of Section 30, Township 29 North, Range 23 West of the 4th Principal Meridian, Hennepin County, Minnesota described as follows:

Commencing at the northwest corner of Lot 1, Block 32, "Regents Addition" according to the recorded plat thereof, said Hennepin County; thence South 63 degrees 51 minutes 54 seconds East, assumed bearing along the southwesterly line of Essex Street Southeast as taken or opened by the City of Minneapolis, a distance of 246.25 feet ot the most northerly corner of Lot 1, Moores Rearrangement of Block 33, Regents' Addition to Minneapolis, according to the recorded plat thereof, said Hennepin County; thence North 63 degrees 51 minutes 54 seconds West along said southwesterly line a distance of 157.38 feet to the westerly line of said railroad right-of-way; thence South 24 degrees 24 minutes 57 seconds East along said westerly line a distance of 206.34 feet to the point of beginning of the land to be described; thence North 65 degrees 35 minutes 03 seconds East a distance of 100.00 feet to the easterly line of said railroad right-of-way; thence South 24 degrees 24 minutes 57 seconds East along said easterly line a distance of 100.00 feet; thence South 65 degrees 35 minutes 03 seconds West a distance of 100.00 feet to said westerly line; thence North 24 degrees 24 minutes 57 seconds West along said westerly line a distance of 100.00 feet to said point of beginning, according to the United States Government Survey thereof and situated in Hennepin County, Minnesota.

(Abstract Property)

Have caused the same to be surveyed and platted as ELSEY ADDITION and do hereby dedicate to the public for public use forever the public ways as shown on this plat.

In witness whereof said 117 27th LLC , LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20 .

Signed: 117 27th LLC , LLC

_____ , Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Chief Manager of 117 27th LLC , a Minnesota limited liability company.

_____

_____

Notary Public, _____ County, Minnesota

My Commission expires _____

In witness whereof said 117 27th LLC , a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: 117 27th LLC
_____ , Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Chief Manager of 117 27th LLC , a Minnesota limited liability company.

_____

_____

Notary Public, _____ County, Minnesota

My Commission expires _____

I, Eric R. Vickaryous do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

_____
Eric R. Vickaryous, Licensed Land Surveyor
Minnesota License Number 44125

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Eric R. Vickaryous.

_____

_____

Notary Public, _____ County, Minnesota

My Commission expires _____

MINNEAPOLIS, MINNESOTA

I hereby certify this plat of ELSEY ADDITION was approved and accepted by the City Planning Commisision of the City of Minneapolis, Minnesota at a meeting thereof held this _____ day of_____,_____20_____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section, 505.03, Subd. 2.

City Clerk of Minneapolis, Minnesota

By _____ City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for the land described on this plat, dated this _____ day of_____,
20___.

Mark V. Chapin, County Auditor
By_____Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of ___,_____20_____.

Chris F. Mavis, County Surveyor
By _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that this plat of ELSEY ADDITION was recorded in this office this _____day of _____, 20__, at _____o'clock __m.

Martin McCormick, County Recorder

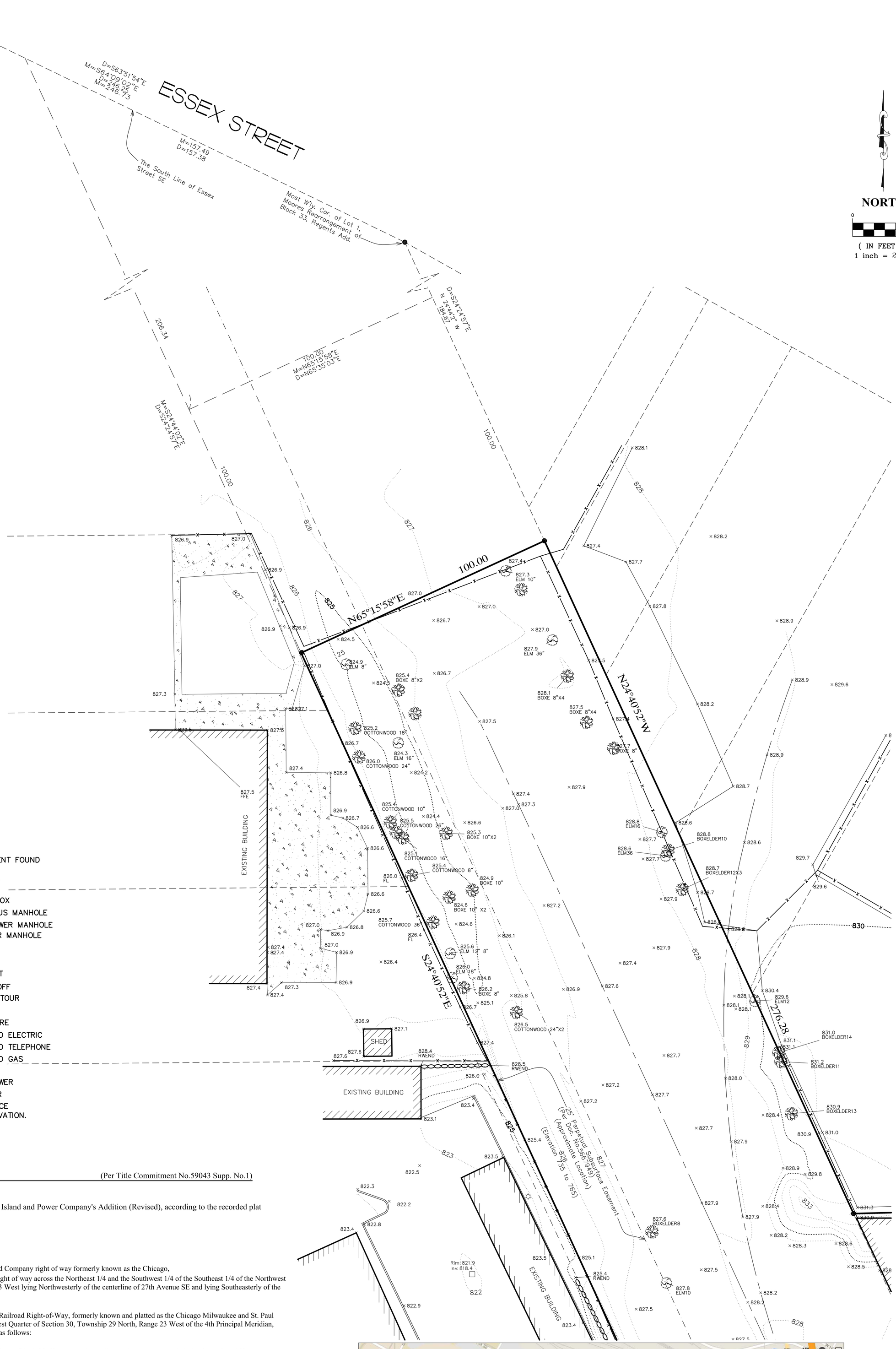
By _____Deputy

ACRE LAND SURVEYING
BLAINE, MN

# ALTA/ACSM LAND TITLE SURVEY

~for~ CIVIL SITE GROUP

**PROPERTY ADDRESS: #117 - 27th Ave SE., Minneapolis, MN**




## LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES UTILITY POLE
- DENOTES STREET LIGHT
- DENOTES TELEPHONE BOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES GATE VALVE
- DENOTES FIRE HYDRANT
- DENOTES WATER SHUTOFF
- DENOTES EXISTING CONTOUR
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- DENOTES UNDERGROUND GAS
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES EXISTING FENCE
- ×1011.2 DENOTES EXISTING ELEVATION.
- DENOTES CONCRETE
- DENOTES BITUMINOUS

## LEGAL DESCRIPTION:

(Per Title Commitment No.59043 Supp. No.1)

Parcel 1:

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(Abstract Property)

Parcel 2:
That part of the 100 foot wide Soo Line Railroad Company right of way formerly known as the Chicago, Milwaukee and Saint Paul Railway Company right of way across the Northeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 29 North, Range 23 West lying Northwesterly of the centerline of 27th Avenue SE and lying Southeasterly of the following described parcel:

That part of the 100 foot wide Soo Line Railroad Right-of-Way, formerly known and platted as the Chicago Milwaukee and St. Paul Railway (C.M. and St.P.) in the Northwest Quarter of Section 30, Township 29 North, Range 23 West of the 4th Principal Meridian, Hennepin County, Minnesota described as follows:

Commencing at the northwest corner of Lot 1, Block 32, "Regents Addition" according to the recorded plat thereof, said Hennepin County; thence South 63 degrees 51 minutes 54 seconds East, assumed bearing along the southwesterly line of Essex Street Southeast as taken or opened by the City of Minneapolis, a distance of 246.25 feet ot the most northerly corner of Lot 1, Moores Rearrangement of Block 33, Regents' Addition to Minneapolis, according to the recorded plat thereof, said Hennepin County; thence North 63 degrees 51 minutes 54 seconds West along said southwesterly line a distance of 157.38 feet to the westerly line of said railroad right-of-way; thence South 24 degrees 24 minutes 57 seconds East along said westerly line a distance of 206.34 feet to the point of beginning of the land to be described; thence North 65 degrees 35 minutes 03 seconds East a distance of 100.00 feet to the easterly line of said railroad right-of-way; thence South 24 degrees 24 minutes 57 seconds East along said easterly line a distance of 100.00 feet; thence South 65 degrees 35 minutes 03 seconds West a distance of 100.00 feet to said westerly line; thence North 24 degrees 24 minutes 57 seconds West along said westerly line a distance of 100.00 feet to said point of beginning, according to the United States Government Survey thereof and situated in Hennepin County, Minnesota.

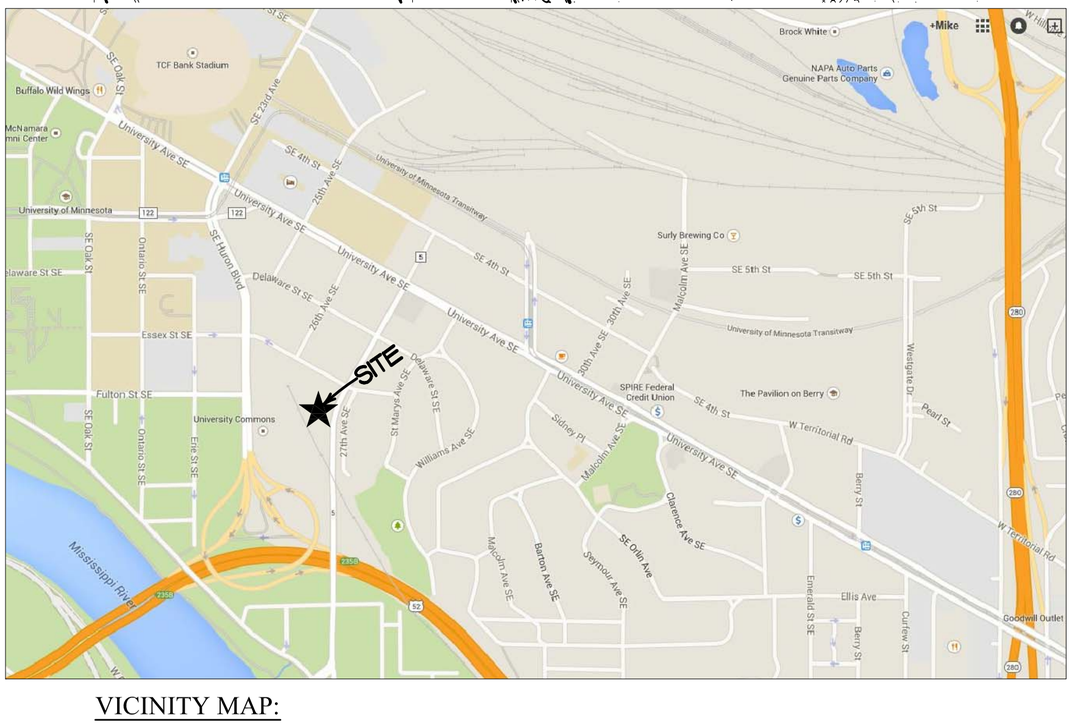
(Abstract Property)

## GENERAL NOTES:

- BEARING SYSTEM IS BASED ON NAD83 (1996 ADJ)- (VIA REAL TIME GPS MEASUREMENTS UTILIZING MNDOT VRS NETWORK)
- SUBJECT PROPERTY ADDRESS IS 117 27TH AVE SE, MINNEAPOLIS MN 55414
- PROPERTY IDENTIFICATION # (P.I.D.) = 30-029-23-31-0006
- FIELD WORK COMPLETED 04/13/2015.

## BENCHMARK

BASIS FOR ELEVATION: University of Minnesota 1912 USC&G Datum, Top Nut of Hydrant at the Southwest Quadrant of Huron BLVD SE and Essex Street SE. Elevation=829.55 (Not Shown)




VICINITY MAP:

**JOB #15153**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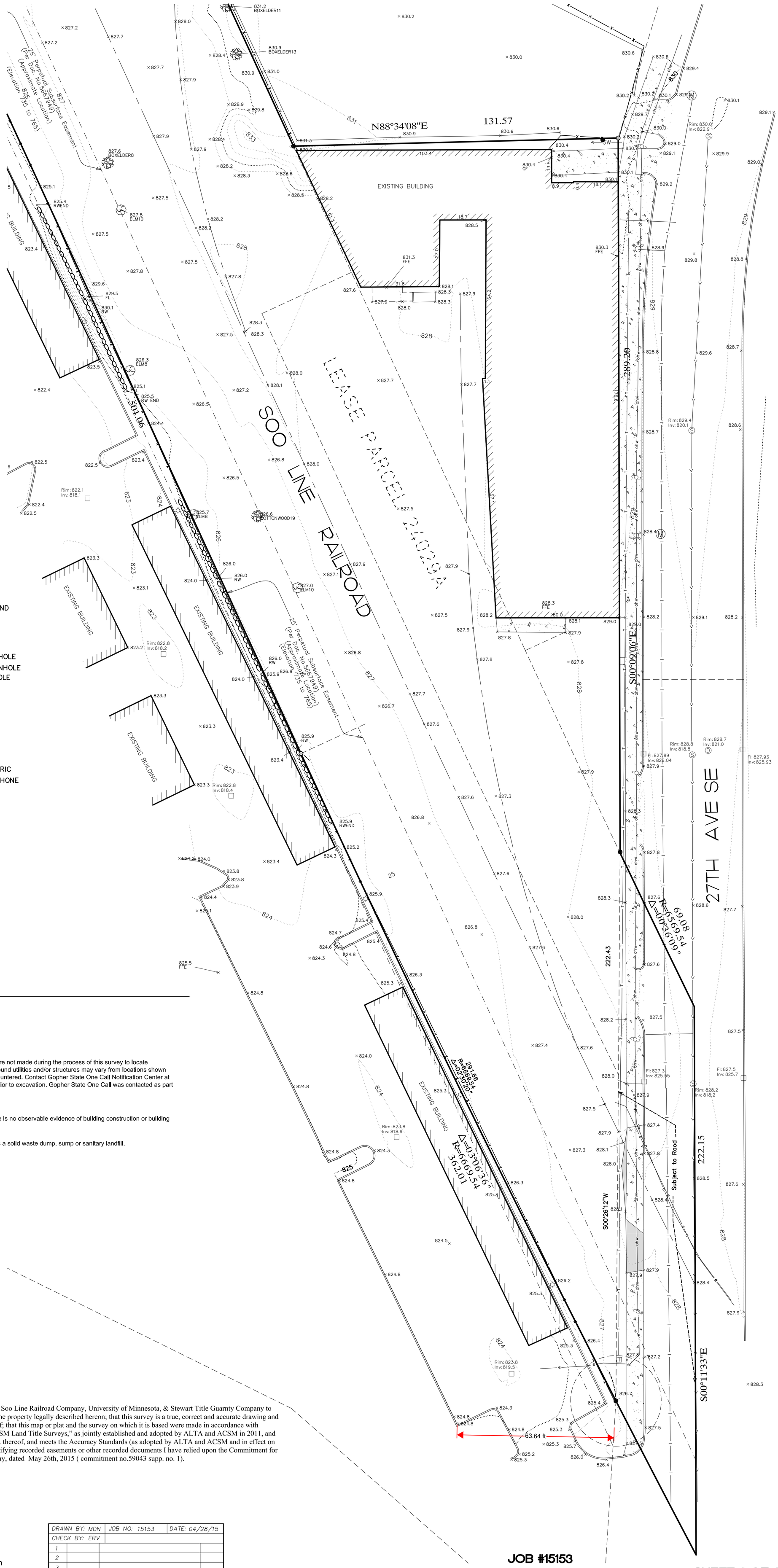
# ALTA/ACSM LAND TITLE SURVEY

~for~ CIVIL SITE GROUP

**PROPERTY ADDRESS: #117 - 27th Ave SE., Minneapolis, MN**




## LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES UTILITY POLE
- DENOTES STREET LIGHT
- DENOTES TELEPHONE BOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES GATE VALVE
- DENOTES FIRE HYDRANT
- DENOTES WATER SHUTOFF
- DENOTES EXISTING CONTOUR
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- DENOTES OVERHEAD WIRE
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- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES EXISTING FENCE
- ×1011.2 DENOTES EXISTING ELEVATION.
- DENOTES CONCRETE
- DENOTES BITUMINOUS

## ALTA "TABLE A" NOTES:

4. Gross land area =2.2± Acres (95,423± sq.ft.)

6b. Zoning information has not been provided to insurer.

7a. BUILDING DIMENSIONS SHOWN.

11(a & b). 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. Gopher State One Call was contacted as part of this survey per ticket #150921329.

16. There is no observable evidence of earth moving work. There is no observable evidence of building construction or building additions.

18. There is no above ground observable evidence of site use as a solid waste dump, sump or sanitary landfill.

## CERTIFICATION

I hereby certify to Bryan Elsey, Smith-Sharpe Company, Soo Line Railroad Company, University of Minnesota, & Stewart Title Guarnty Company 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 1, 4, 5, 7(a), 11(a)(b), 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 Stewart Title Guaranty Company, dated May 26th, 2015 ( commitment no.59043 supp. no. 1).

Dated : June 9th , 2015

Eric R. Vickaryous, P.L.S.#44125


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


| DRAWN BY: MDN | JOB NO: 15153 | DATE: 04/28/15 | |
|---|---|---|---|
| CHECK BY: ERV | | | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| NO. | DATE | DESCRIPTION | BY |

JOB #15153

SHEET 2 OF 2

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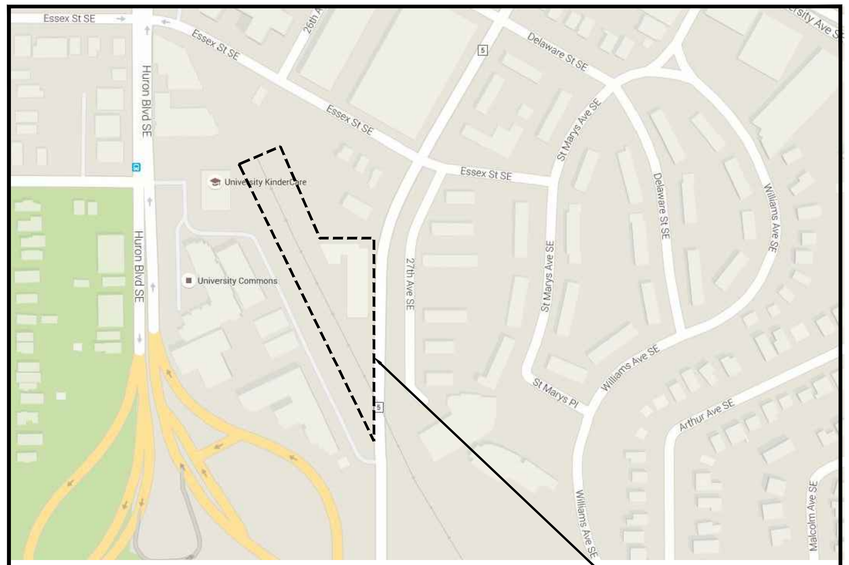
# ESSEX AND 27TH AVENUE SE

## MINNEAPOLIS, MINNESOTA

## ISSUED FOR: LAND USE SUBMITTAL




SITE LOCATION MAP

### OWNER, DEVELOPER, CONTRACTOR SIGNED STATEMENT

ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THE PLAN. SINGED BY PARTIES BELOW:

OWNER: _____

DEVELOPER: _____

CONTRACTOR: _____

### DEVELOPER / PROPERTY OWNER:

ELSEY PARTNERS, LLC
1532 COLLEGE AVENUE, F-19
MANHATTAN, KS 66502

### ARCHITECT:

PRIME DESIGN
1532 COLLEGE AVENUE, F-19
MANHATTAN, KS 66502

### ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612-615-0060

### SURVEYOR:

ACRE LAND SURVEYING, INC.
9140 BALTIMORE STREET NE, SUITE 100
BLAINE, MN 55449
763-458-2997

### GEOTECHNICAL ENGINEER:

HAUGO GEOTECHNICAL SERVICES, LLC
2825 CEDAR AVENUE SOUTH
MINNEAPOLIS, MN 55407
612-269-4027

### MASTER LEGEND:

| | |
|---|---|
| 932 | EX. 1' CONTOUR ELEVATION INTERVAL |
| x 932.0 | EXISTING SPOT GRADE ELEVATION |
| 939 | PROPOSED 1' CONTOUR ELEVATION INTERVAL |
| 932.0 | SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED) |
| 932.0BC / 932.0TC | SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB) |
| 932.0TW | SPOT GRADE ELEVATION TOP OF WALL |
| 932.0BW | SPOT GRADE ELEVATION BOTTOM OF WALL |
| | DRAINAGE ARROW |
| EOF | EMERGENCY OVERFLOW |
| | SILT FENCE / GRADING LIMIT |
| | INLET PROTECTION |
| | STABILIZED CONSTRUCTION ENTRANCE |
| | SOIL BORING LOCATION |
| T.O | CURB AND GUTTER (T.O = TIP OUT) |
| | PROPOSED MANHOLE STORM |
| | PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM |
| | PROPOSED GATE VALVE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED MANHOLE SANITARY |
| | PROPOSED SIGN |
| | PROPOSED LIGHT |
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER |
| | PROPOSED WATER MAIN |
| | EXISTING SANITARY SEWER |
| | EXISTING STORM SEWER |
| | EXISTING WATER MAIN |
| G | EXISTING GAS MAIN |
| E | EXISTING UNDERGROUND ELECTRIC |
| C | EXISTING UNDERGROUND CABLE |
| | EXISTING MANHOLE |
| | EXISTING CATCH BASIN |
| | EXISTING HYDRANT |
| | EXISTING STOPBOX |
| | EXISTING GATE VALVE |
| | EXISTING ELECTRIC BOX |
| | EXISTING LIGHT |
| | EXISTING GAS METER |
| | EXISTING GAS VALVE |

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

### SHEET INDEX


| SHEET NUMBER | SHEET TITLE |
|---|---|
| C0.0 | TITLE SHEET |
| C0.1 | SITE SURVEY: 1 OF 2 |
| C0.2 | SITE SURVEY: 2 OF 2 |
| C1.0 | REMOVALS PLAN |
| C2.0 | SITE PLAN |
| C3.0 | GRADING PLAN |
| C4.0 | UTILITY PLAN |
| C5.0 | CIVIL DETAILS |
| C5.1 | CIVIL DETAILS |
| C5.2 | CIVIL DETAILS |
| C5.3 | CIVIL DETAILS |
| L1.0 | LANDSCAPE PLAN |
| L1.1 | LANDSCAPE PLAN |
| L1.2 | PLAZA PLAN, DETAILS & NOTES |
| SW1.0 | STORM WATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS |
| SW1.1 | STORM WATER POLLUTION PREVENTION PLAN - PROPOSED CONDITIONS |
| SW1.2 | STORM WATER POLLUTION PREVENTION PLAN - DETAILS |
| SW1.3 | STORM WATER POLLUTION PREVENTION PLAN - NARRATIVE |
| SW1.4 | STORM WATER POLLUTION PREVENTION PLAN - ATTACHMENTS |
| SW1.5 | STORM WATER POLLUTION PREVENTION PLAN - ATTACHMENTS |



CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003


PROJECT
**ESSEX AND 27TH AVENUE SE REDEVELOPMENT**
117 27TH AVENUE SE, MINNEAPOLIS, MN

**ELSEY PARTNERS, LLC**
1532 COLLEGE AVENUE, F-19, MANHATTAN, KS 66502

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek

DATE 11/06/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 10/16/15 | PDR SUBMITTAL |
| 11/06/15 | LAND USE SUBMITTAL |

REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

PROJECT NUMBER: 15033

TITLE SHEET

C0.0

# ALTA/ACSM LAND TITLE SURVEY

~for~ CIVIL SITE GROUP

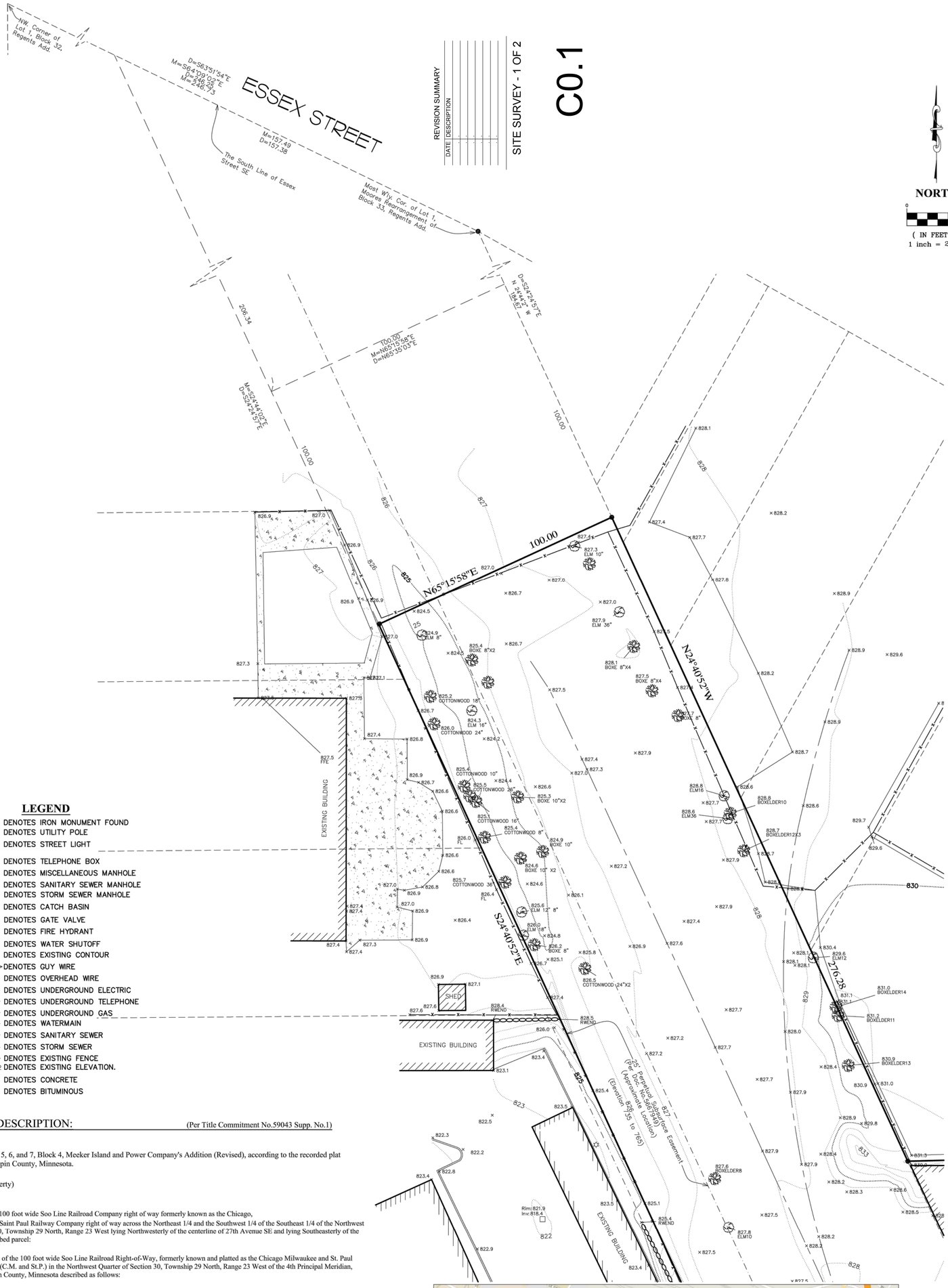
**PROPERTY ADDRESS: #117 - 27th Ave SE., Minneapolis, MN**

REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

SITE SURVEY - 1 OF 2

C0.1




## LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES UTILITY POLE
- DENOTES STREET LIGHT
- DENOTES TELEPHONE BOX
- DENOTES MISCELLANEOUS MANHOLE
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- t — DENOTES UNDERGROUND TELEPHONE
- g — DENOTES UNDERGROUND GAS
- i — DENOTES WATERMAIN
- > — DENOTES SANITARY SEWER
- >> — DENOTES STORM SEWER
- x — DENOTES EXISTING FENCE
- ×1011.2 DENOTES EXISTING ELEVATION.
- DENOTES CONCRETE
- DENOTES BITUMINOUS

## LEGAL DESCRIPTION:

(Per Title Commitment No.59043 Supp. No.1)

Parcel 1:

Lots 1, 2, 3, 4, 5, 6, and 7, Block 4, Meeker Island and Power Company's Addition (Revised), according to the recorded plat thereof, Hennepin County, Minnesota.

(Abstract Property)

Parcel 2:
That part of the 100 foot wide Soo Line Railroad Company right of way formerly known as the Chicago, Milwaukee and Saint Paul Railway Company right of way across the Northeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 29 North, Range 23 West lying Northwesterly of the centerline of 27th Avenue SE and lying Southeasterly of the following described parcel:

That part of the 100 foot wide Soo Line Railroad Right-of-Way, formerly known and platted as the Chicago Milwaukee and St. Paul Railway (C.M. and St.P.) in the Northwest Quarter of Section 30, Township 29 North, Range 23 West of the 4th Principal Meridian, Hennepin County, Minnesota described as follows:

Commencing at the northwest corner of Lot 1, Block 32, "Regents Addition" according to the recorded plat thereof, said Hennepin County; thence South 63 degrees 51 minutes 54 seconds East, assumed bearing along the southwesterly line of Essex Street Southeast as taken or opened by the City of Minneapolis, a distance of 246.25 feet ot the most northerly corner of Lot 1, Moores Rearrangement of Block 33, Regents' Addition to Minneapolis, according to the recorded plat thereof, said Hennepin County; thence North 63 degrees 51 minutes 54 seconds West along said southwesterly line a distance of 157.38 feet to the westerly line of said railroad right-of-way; thence South 24 degrees 24 minutes 57 seconds East along said westerly line a distance of 206.34 feet to the point of beginning of the land to be described; thence North 65 degrees 35 minutes 03 seconds East a distance of 100.00 feet to the easterly line of said railroad right-of-way; thence South 24 degrees 24 minutes 57 seconds East along said easterly line a distance of 100.00 feet; thence South 65 degrees 35 minutes 03 seconds West a distance of 100.00 feet to said westerly line; thence North 24 degrees 24 minutes 57 seconds West along said westerly line a distance of 100.00 feet to said point of beginning, according to the United States Government Survey thereof and situated in Hennepin County, Minnesota.

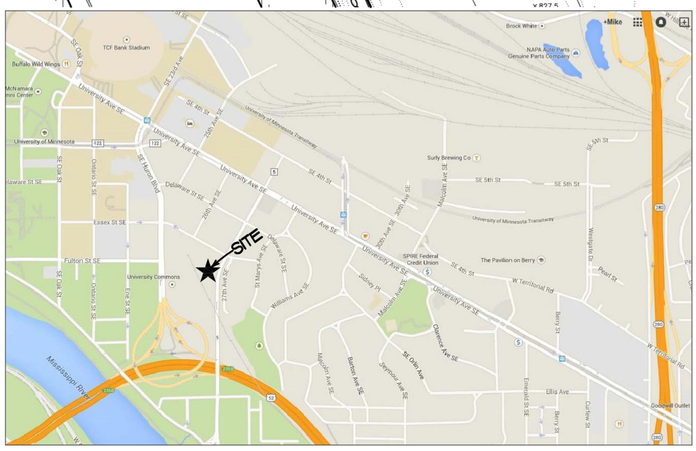
(Abstract Property)

## GENERAL NOTES:

- BEARING SYSTEM IS BASED ON NAD83 (1996 ADJ)- (V/A REAL TIME GPS MEASUREMENTS UTILIZING MNDOT VRS NETWORK)
- SUBJECT PROPERTY ADDRESS IS 117 27TH AVE SE, MINNEAPOLIS MN 55414
- PROPERTY IDENTIFICATION # (P.I.D.) = 30-029-23-31-0006
- FIELD WORK COMPLETED 04/13/2015.

## BENCHMARK

BASIS FOR ELEVATION: University of Minnesota 1912 USC&G Datum, Top Nut of Hydrant at the Southwest Quadrant of Huron BLVD SE and Essex Street SE. Elevation=829.55 (Not Shown)




VICINITY MAP:

JOB #15153


ACRE LAND SURVEYING
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SHEET 1 OF 2

# ALTA/ACSM LAND TITLE SURVEY

~for~ CIVIL SITE GROUP

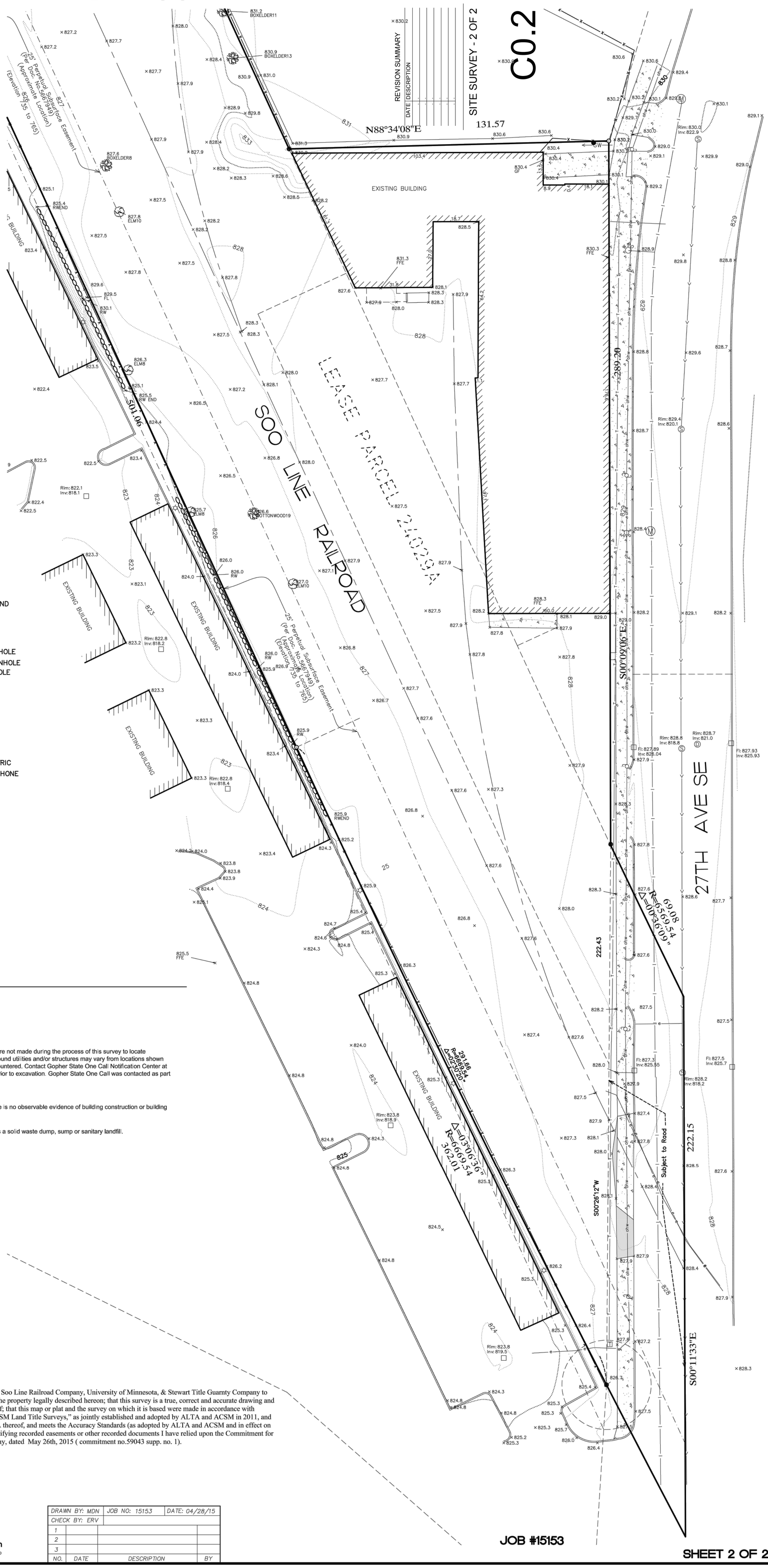
**PROPERTY ADDRESS: #117 - 27th Ave SE., Minneapolis, MN**

REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

SITE SURVEY - 2 OF 2

C0.2




## LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES UTILITY POLE
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- ×1011.2 DENOTES EXISTING ELEVATION.
- DENOTES CONCRETE
- DENOTES BITUMINOUS

## ALTA "TABLE A" NOTES:

4. Gross land area =2.2± Acres (95,423± sq.ft.)

6b. Zoning information has not been provided to insurer.

7a. BUILDING DIMENSIONS SHOWN.

11(a & b). 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. Gopher State One Call was contacted as part of this survey per ticket #150921329.

16. There is no obserable evidence of earth moving work. There is no observable evidence of building construction or building additions.

18. There is no above ground obserable evidence of site use as a solid waste dump, sump or sanitary landfill.

## CERTIFICATION

I hereby certify to Bryan Elsey, Smith-Sharpe Company, Soo Line Railroad Company, University of Minnesota, & Stewart Title Guarnty Company 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 1, 4, 5, 7(a), 11(a)(b), 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 Stewart Title Guaranty Company, dated May 26th, 2015 ( commitment no.59043 supp. no. 1).

Dated : June 9th , 2015

Eric R. Vickaryous, P.L.S.#44125


ACRE LAND SURVEYING
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| DRAWN BY: MDN | JOB NO: 15153 | DATE: 04/28/15 | |
|---|---|---|---|
| CHECK BY: ERV | | | |
| 1 | | | |
| 2 | | | |
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| NO. | DATE | DESCRIPTION | BY |

JOB #15153

SHEET 2 OF 2

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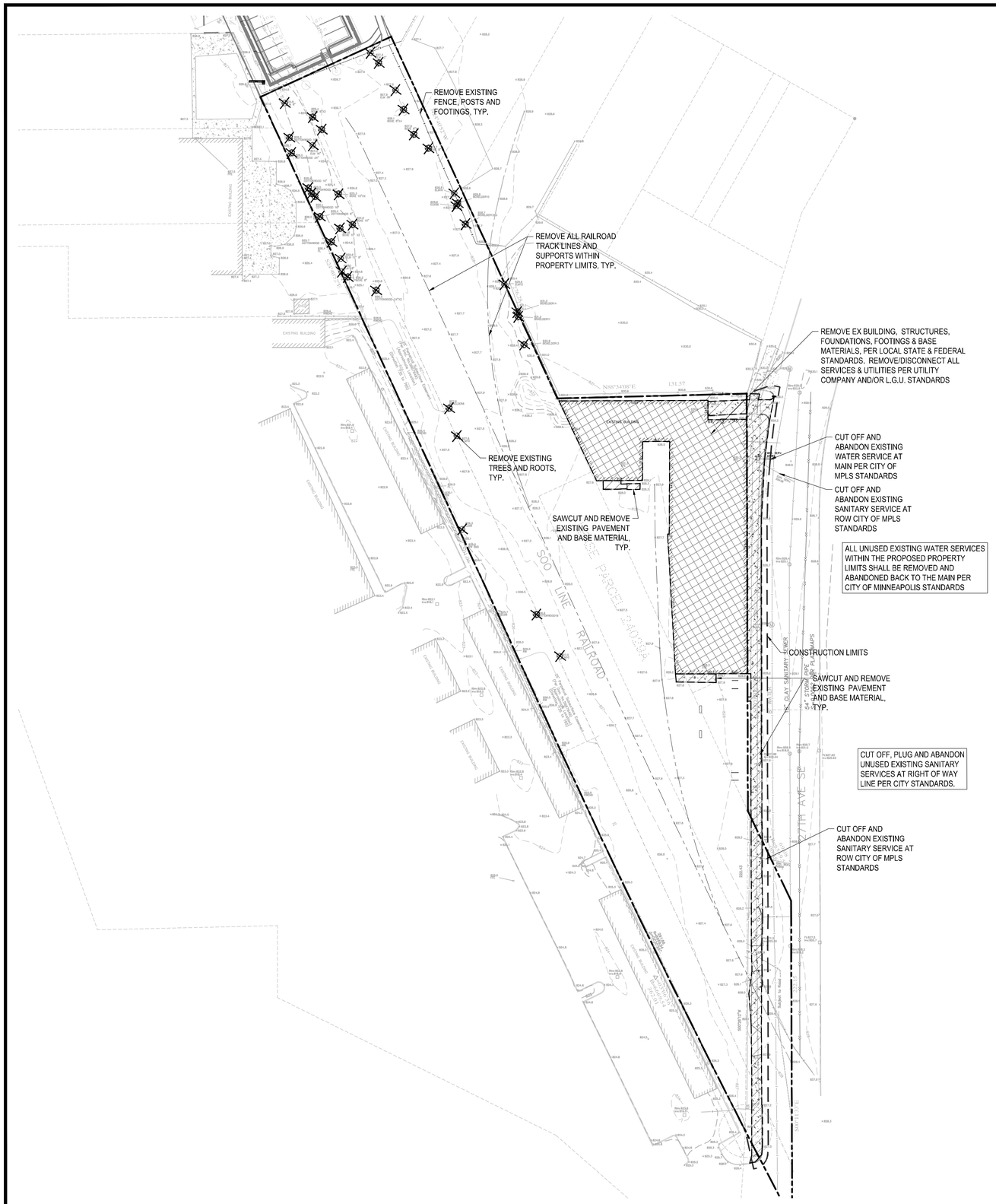



## OWNER, DEVELOPER, CONTRACTOR SIGNED STATEMENT

ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THE PLAN. SINGED BY PARTIES BELOW:

OWNER: _____

DEVELOPER: _____

CONTRACTOR: _____

## OWNER INFORMATION

OWNER: ELSEY PARTNERS, LLC
1532 COLLEGE AVENUE, F-19
MANHATTAN, KS 66502

## REMOVAL NOTES:

1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
2. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
4. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
5. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
6. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
7. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
8. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
9. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
10. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
11. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND 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 REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
15. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
16. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

## CITY OF MINNEAPOLIS REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

## EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

## REMOVALS LEGEND:

| | |
|---|---|
| 932 | EX. 1' CONTOUR ELEVATION INTERVAL |
| | REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS. |
| | REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS. |
| | REMOVAL OF UTILITY LINES - COORDINATE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION |
| X | TREE REMOVAL - INCLUDING ROOTS AND STUMPS |

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

N

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

PROJECT
**ESSEX AND 27TH AVENUE SE REDEVELOPMENT**
117 27TH AVENUE SE, MINNEAPOLIS, MN

**ELSEY PARTNERS, LLC**
1532 COLLEGE AVENUE, F-19, MANHATTAN, KS 66502

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 11/06/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 10/16/15 | PDR SUBMITTAL |
| 11/06/15 | LAND USE SUBMITTAL |

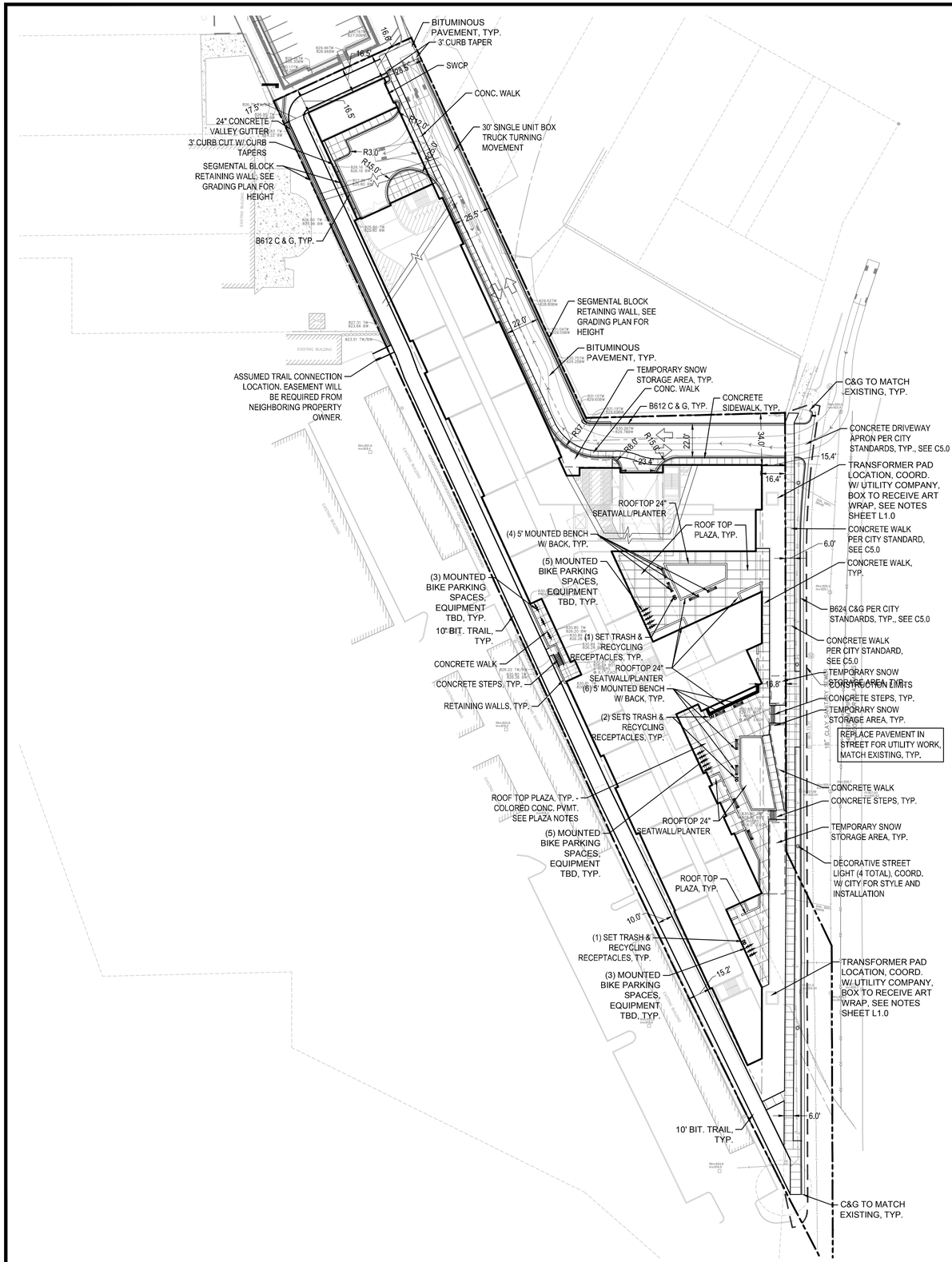
REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

PROJECT NUMBER: 15033

REMOVALS PLAN

C1.0




## CITY OF MINNEAPOLIS SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

## SITE LAYOUT NOTES:

1. 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 LOCATIONAL 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.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
10. CURB AND GUTTER TYPE SHALL BE B612 UNLESS OTHERWISE NOTED ON THE DRAWINGS-TAPER BETWEEN CURB TYPES-SEE DETAIL.
11. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
15. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

## SITE AREA CALCULATIONS:

| | EXISTING - TOTAL | |
|---|---|---|
| BUILDING COVERAGE | 12,758 SF | 14.4% |
| PAVEMENTS | 550 SF | 0.6% |
| GRAVEL | 26,054 SF | 29.5% |
| ALL NON-PAVEMENTS | 49,090 SF | 55.5% |
| | PROPOSED - TOTAL | |
| BUILDING COVERAGE | 55,351 SF | 62.6% |
| PAVEMENTS | 12,858 SF | 14.5% |
| BITUMINOUS TRAIL | 8,255 SF | 9.3% |
| ALL NON-PAVEMENTS | 11,988 SF | 13.6% |
| TOTAL SITE AREA | 88,452 SF | 100.0% |
| IMPERVIOUS SURFACE | | |
| EXISTING CONDITION | 39,362 SF | 44.5% |
| PROPOSED CONDITION WITHOUT TRAIL | 68,209 SF | 77.1% |
| PROPOSED CONDITION WITH TRAIL | 76,464 SF | 86.4% |
| DIFFERENCE | 28,847 SF | 32.6% |

## OWNER INFORMATION

OWNER: ELSEY PARTNERS, LLC
1532 COLLEGE AVENUE, F-19
MANHATTAN, KS 66502

## OPERATIONAL NOTES:

1. ALL SNOW WILL BE REMOVED FROM SITE AT EACH PLOWING - TEMPORARY SNOW STORAGE LOCATIONS ARE SHOWN ON THE PLAN.
2. TRASH REMOVAL AND REGULAR DELIVERIES SHALL OCCUR IN THE NORTH SIDE OF THE PROPOSED BUILDING IN THE AREA IDENTIFIED AS THE SWCP

## 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. STREET LIGHTING INSTALLED AS PART OF THE PROJECT SHALL BE INSPECTED BY THE CITY, CONTACT DAVE PREHALL (612) 673-5759. ANY LIGHTING INSTALLATIONS NOT MEETING CITY SPECIFICATIONS WILL BE REQUIRED TO BE REINSTALLED AT CONTRACTOR'S EXPENSE.

1.2. COORDINATE WITH BOB BOBLETT CITY OF MINNEAPOLIS, (612) 673-2428 FOR ALL ISSUES REGARDING WORK IN AND ADJACENT TO CITY RIGHTS-OF-WAY. AN ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ALL STREETSCAPE ELEMENTS IN THE PUBLIC ROW. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED OPERATIONS WILL REQUIRE AN ENCROACHMENT PERMIT. ANY EXCAVATIONS THAT FALL WITHIN THE PUBLIC ROW WILL REQUIRE A ROW EXCAVATION PERMIT.

1.3. COORDINATE WITH SCOTT KRAMER, CITY OF MINNEAPOLIS, (612) 673-2383 REGARDING ANY WORK THAT IS PERFORMED IN THE RIGHT-OF-WAY. AN OBSTRUCTION PERMIT WILL BE REQUIRED FOR ALL WORK IN THE RIGHT-OF-WAY. CONTACT SCOTT KRAMER REGARDING DETAILS OF SIDEWALK AND LANE CLOSURES.

1.4. COORDINATE WITH CRAIG PINKALLA, CITY OF MINNEAPOLIS, (612) 499-9233 FOR ALL WORK REGARDING REMOVAL OR PROTECTION OF TREES DURING CONSTRUCTION IN THE CITY RIGHT-OF-WAY.

1.5. COORDINATE WITH PAUL CAO, CITY OF MINNEAPOLIS, (612) 673-2943 FOR ALL WORK REGARDING BIKE RACKS IN THE CITY RIGHT-OF-WAY.

1.6. COORDINATE WITH ALLAN KLUGMAN, CITY OF MINNEAPOLIS, (612) 673-5750 PRIOR TO CONSTRUCTION FOR THE TEMPORARY REMOVAL/RELOCATION OF ANY CITY OF MINNEAPOLIS SIGNAL SYSTEM. ALL COSTS FOR RELOCATION AND/OR REPAIR OF CITY TRAFFIC SHALL BE BORNE BY THE CONTRACTOR.

1.7. COORDINATE WITH DOUG MADAY, CITY OF MINNEPOLIS, (612) 673-5755 PRIOR TO CONSTRUCTION FOR THE REMOVAL OR RELOCATION OF ANY CITY OF MINNEAPOLIS RIGHT-OF-WAY SIGNS.

2. ENVIRONMENTAL HEALTH

2.1. COORDINATE WITH ENVIRONMENTAL SERVICES, CITY OF MINNEAPOLIS, (612) 673-3867 FOR PERMITS RELATING TO AFTER HOURS WORK, TEMPORARY STORAGE OF IMPACTED SOILS ON SITE PRIOR TO DISPOSAL OR REUSE, REMEDIATION OF CONTAMINATED SOIL AND GROUNDWATER, REUSE OF IMPACTED SOILS ON SITE, DEWATERING AND DISCHARGE OF ACCUMULATED STORM WATER OR GROUND WATER TO CITY SEWERS, FLAMMABLE WASTE TRAPS, UNDERGROUND OR ABOVEGROUND TANK INSTALLATION OR REMOVAL, WELL CONSTRUCTION OR SEALING, OR ON-SITE ROCK CRUSHING.

2.2. NO CONSTRUCTION, DEMOLITION OR COMMERCIAL POWER MAINTENANCE EQUIPMENT SHALL BE OPERATED WITHIN THE CITY BETWEEN THE HOURS OF 6:00 PM AND 7:00 AM ON WEEKDAYS OR DURING ANY HOURS ON SATURDAYS, SUNDAYS AND STATE AND FEDERAL HOLIDAYS, EXCEPT UNDER PERMIT.

2.3. IF CONTAMINATED SOIL IS ENCOUNTERED, IT MUST BE REPORTED TO THE MINNESOTA DUTY OFFICER AT (651) 649-5451. PREAPPROVAL FOR REMOVAL OR REUSE MUST OCCUR FROM THE MPCA AND THE CITY OF MINNEAPOLIS.

3. FORESTRY DEPARTMENT

3.1. TO PROTECT ROOT ZONES, NO CONSTRUCTION EQUIPMENT OR MATERIALS SHALL BE PLACED, PARKED, OR STORED ON ANY UNPAVED AREA WITHIN THE DRIP LINE OF ANY CITY OWNED TREE. NO CHEMICALS OR PETROLEUM PRODUCTS SHALL BE DEPOSITED ON ANY UNPAVED AREA IN THE CITY RIGHT-OF-WAY.

3.2. ANY TREE ROOTS ENCOUNTERED ARE TO BE CLEANLY CUT USING HAND TOOLS.

3.3. NO OPEN EXCAVATION OR BORE PITS ALLOWED WITHIN 8 FEET OF CITY STREET TREES.

3.4. CARE SHALL BE TAKEN NOT TO DAMAGE TREE TRUNKS OR BRANCHES. CONTRACTOR MUST CONTACT FORESTRY DEPARTMENT INSPECTION AT (612) 499-9233 AT LEAST 3 DAYS PRIOR TO STARTING WORK TO DISCUSS PROBLEMS OF OVERHANGING BRANCHES THAT MAY BE DAMAGED.

## SITE PLAN LEGEND:

- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK)
- PROPERTY LINE
- CURB AND GUTTER-SEE NOTES
- T.O. (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROWS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  HC = ACCESSIBLE SIGN
  NP = NO PARKING FIRE LANE
  ST = STOP
  CP = COMPACT CAR PARKING ONLY

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

N

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

PROJECT
# ESSEX AND 27TH AVENUE SE REDEVELOPMENT
117 27TH AVENUE SE, MINNEAPOLIS, MN

## ELSEY PARTNERS, LLC
1532 COLLEGE AVENUE, F-19, MANHATTAN, KS 66502

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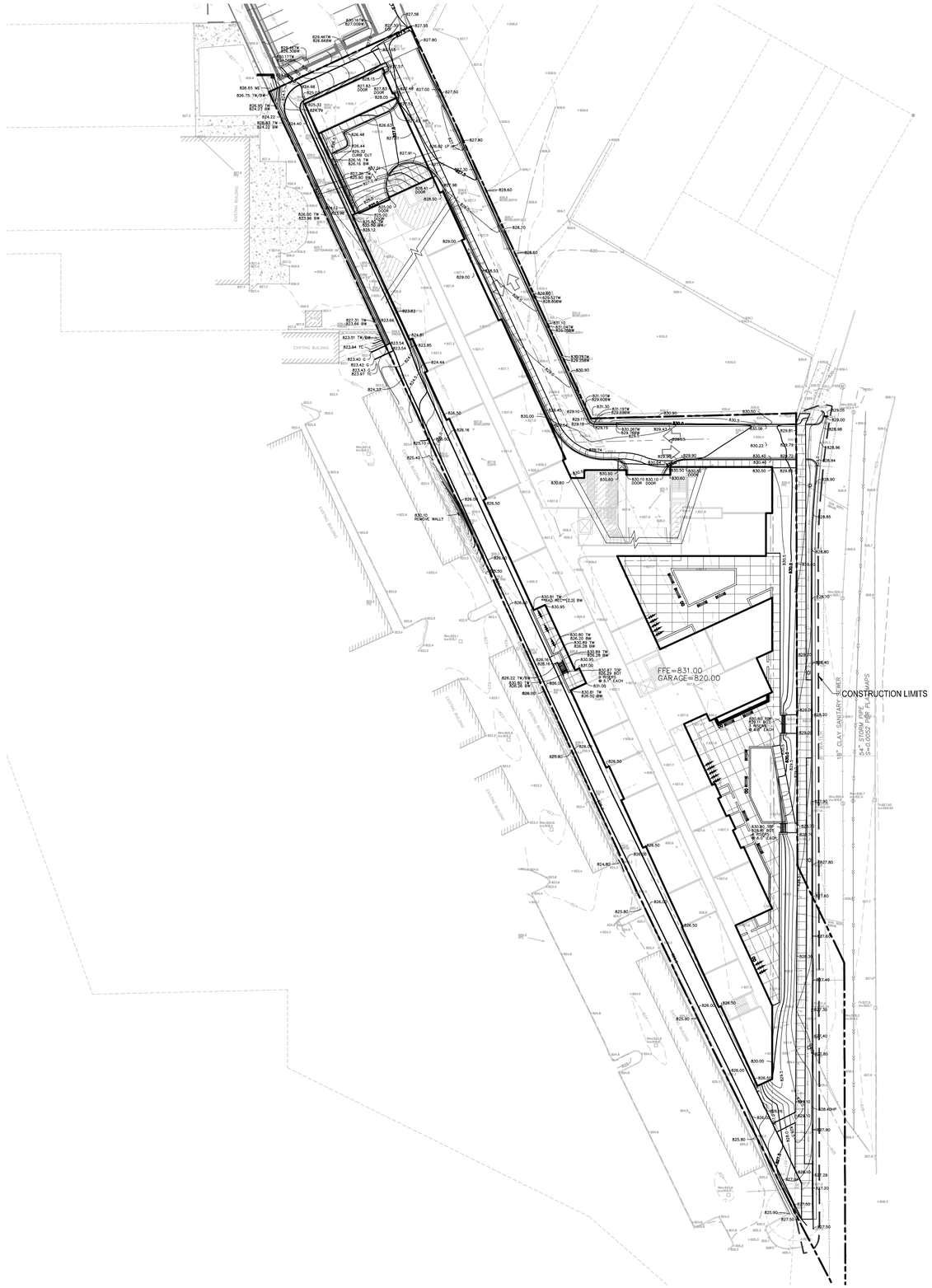
PROJECT NUMBER: 15033

SITE PLAN

C2.0




## 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.

## GROUNDWATER STATEMENT:

THIS PROJECT DOES NOT PROPOSE ANY PERMANENT GROUNDWATER DISCHARGE TO THE STORM WATER SYSTEM.

## OWNER, DEVELOPER, CONTRACTOR SIGNED STATEMENT

ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THE PLAN. SINGED BY PARTIES BELOW:

OWNER: _____

DEVELOPER: _____

CONTRACTOR: _____

## GENERAL GRADING NOTES:

1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
2. 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.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
7. 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.
8. 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 TOPSOIL AND SODDING ACTIVITIES.
9. 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.
10. 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, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. 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.
12. 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.
13. TOLERANCES
    - 13.1. 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.
    - 13.2. 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.
    - 13.3. 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.
    - 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
14. MAINTENANCE
    - 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 14.2. 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.
    - 14.3. 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.

## CITY OF MINNEAPOLIS GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

## EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

## GROUNDWATER INFORMATION:

PER GEOTECHNICAL REPORT BY HAUGO GEOTECHNICAL SERVICES, LLC., DATED 4-27-2015 AND GROUNDWATER SUMMARY DATED 10-12-2015, GROUNDWATER ELEVATIONS ARE ESTIMATED AT ELEVATIONS RANGING FROM 816.0 TO 817.5 ACROSS THE SITE.

THE PIEZOMETER NUMBER & GROUNDWATER ELEVATIONS ARE AS FOLLOWS:
SB-8 817.50
SB-9 816.60
SB-10 816.60

PLEASE SEE REPORT FOR MORE DETAILED GROUNDWATER INFORMATION.

BASED ON THE REPORT BY HAUGO GEOTECHNICAL SERVICES, THEY RECOMMEND THE LOWEST FLOOR SLAB TO BE 2 FEET ABOVE THE GROUNDWATER LEVEL. THE LOWEST FLOOR ELEVATION WILL BE CONSTRUCTED AT OR ABOVE AN ELEVATION OF 819.5. PROPOSED FOOTING DRAIN TILE INVERT ELEVATIONS WILL BE ABOVE THE ESTIMATED SEASONAL HIGH GROUND WATER ELEVATION OF THE SITE. PLEASE SEE ARCHITECTURAL PLANS FOR LOW FLOOR ELEVATIONS, FLOOR DRAIN ELEVATIONS AND DRAIN TILE ELEVATIONS.

NO PERMANENT GROUNDWATER DISCHARGES WILL OCCUR FROM THIS SITE.

## GRADING PLAN LEGEND:

| | |
|---|---|
| 891 | EX. 1' CONTOUR ELEVATION INTERVAL |
| 819 | 1.0' CONTOUR ELEVATION INTERVAL |
| 891.0 | SPOT GRADE ELEVATION (FLOW LINE UNLESS OTHERWISE NOTED) |
| 891.0 G | SPOT GRADE ELEVATION GUTTER |
| 891.0 BC | SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB) |
| 891.0 BS/TS | SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS |
| T.O. | TIP OUT (T.O.) CURB AND GUTTER WHERE APPLICABLE - TAPER GUTTERS TO DRAIN AS SHOWN |
| | EXISTING AND PROPOSED DRAINAGE ARROWS |

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

N

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

PROJECT
# ESSEX AND 27TH AVENUE SE REDEVELOPMENT
117 27TH AVENUE SE, MINNEAPOLIS, MN

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GRADING PLAN

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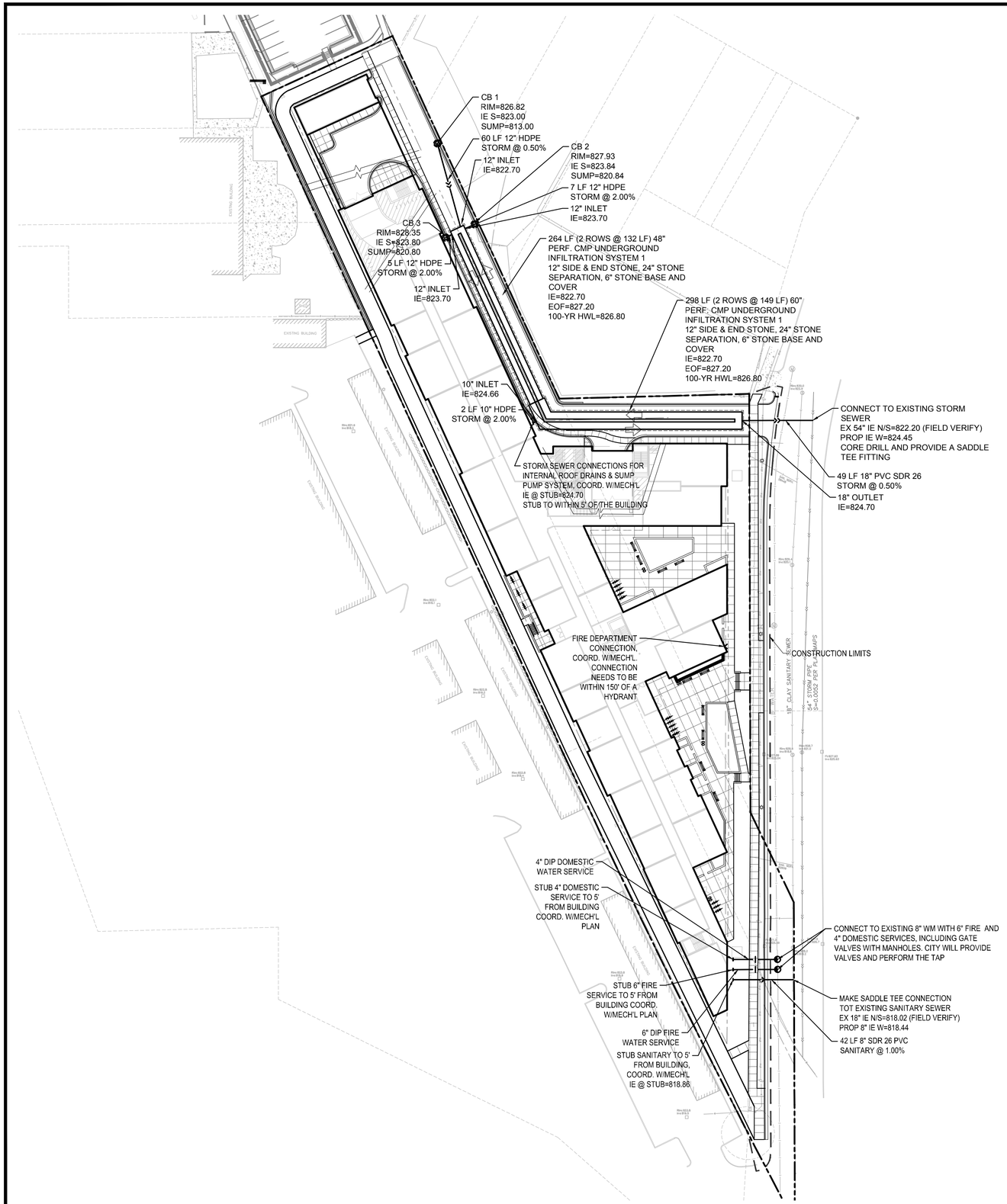



## CITY OF MINNEAPOLIS UTILITY NOTES:

1. THE CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL CONTACT MINNEAPOLIS SURFACE WATERS AND SEWERS 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION RELATED TO OR IN THE LOCATION OF THE PROPOSED STORMWATER MANAGEMENT BMP (CONTACT PAUL CHELLSEN 612-673-2406).
2. UPON THE PROJECT'S COMPLETION, THE GENERAL CONTRACTOR , PROPERTY OWNER, OR RESPONSIBLE PARTY SHALL PROVIDE TO THE DEPARTMENT OF PUBLIC WORKS A FINAL STORMWATER MANAGEMENT REPORT INCLUDING RECORD DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORMWATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBSTANTIATE THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.

## GENERAL UTILITY NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
2. 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.
3. 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.
4. 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.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILTIES 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.
11. 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.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. 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.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCUTRES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. 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.
21. 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.
22. CONTRACTOR SHALL CORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.

## UTILITY LEGEND:

- MANHOLE OR CATCH BASIN
- MANHOLE OR CATCH BASIN
- WATER MAIN
- SANITARY SEWER
- STORM SEWER

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

N

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

PROJECT
# ESSEX AND 27TH AVENUE SE REDEVELOPMENT
117 27TH AVENUE SE, MINNEAPOLIS, MN

# ELSEY PARTNERS, LLC
1532 COLLEGE AVENUE, F-19, MANHATTAN, KS 66502

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 11/06/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 10/16/15 | PDR SUBMITTAL |
| 11/06/15 | LAND USE SUBMITTAL |

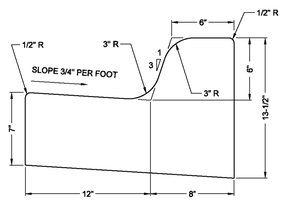
REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

PROJECT NUMBER: 15033

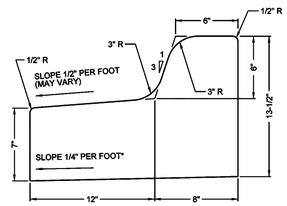
UTILITY PLAN

C4.0

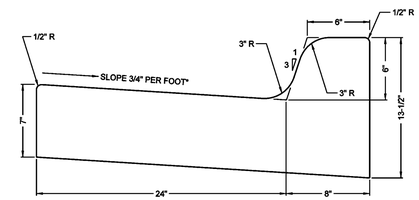



*SLOPE NOT TO EXCEED 1:20 AT CURB RAMPS

| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | B612 CURB AND GUTTER | STANDARD PLATE NO. ROAD-1000 |
|---|---|---|---|
| DRAWN: JFC | DATE: 4/1/08 | | |
| APPROVED: GAS | DATE: 5/19/08 | | |

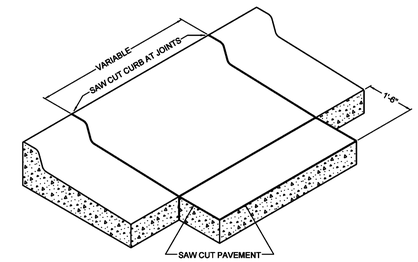



| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | B612 CURB AND GUTTER TIPOUT | STANDARD PLATE NO. ROAD-1001 |
|---|---|---|---|
| DRAWN: JFC | DATE: 4/7/08 | | |
| APPROVED: GAS | DATE: 5/19/08 | | |

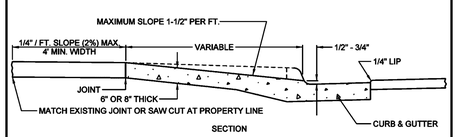



*SLOPE NOT TO EXCEED 1:20 AT CURB RAMPS

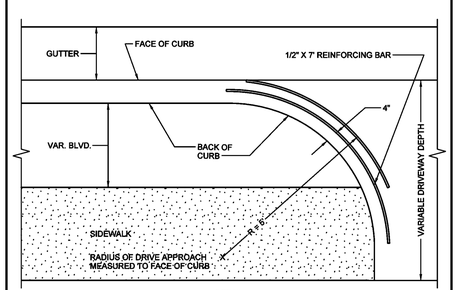
| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | B-624 CURB AND GUTTER | STANDARD PLATE NO. ROAD-1003 |
|---|---|---|---|
| DRAWN: JFC | DATE: 9/10/07 | | |
| APPROVED: GAS | DATE: 5/19/08 | | |




| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | SAW CUT AT CURB AND GUTTER REMOVAL | STANDARD PLATE NO. ROAD-1010 |
|---|---|---|---|
| DRAWN: JFC | DATE: 9/10/07 | | |
| APPROVED: GAS | DATE: 5/19/08 | | |

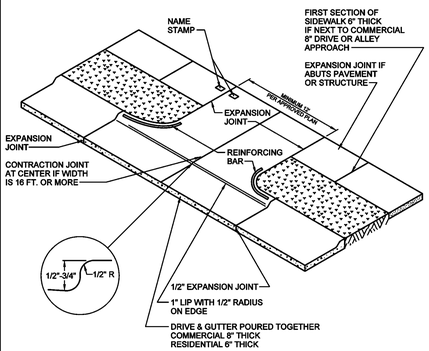



SECTION

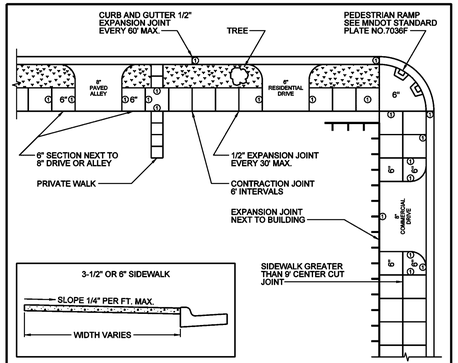



DETAIL

| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | TYPICAL DRIVEWAY CONSTRUCTION | STANDARD PLATE NO. ROAD-2001 |
|---|---|---|---|
| DRAWN: JFC | DATE: 9/10/07 | | |
| APPROVED: GAS | DATE: 5/19/08 | | |




| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | TYPICAL DRIVEWAY | STANDARD PLATE NO. ROAD-2002 |
|---|---|---|---|
| DRAWN: JFC | DATE: 9/10/07 | | |
| APPROVED: GAS | DATE: 5/19/08 | | |

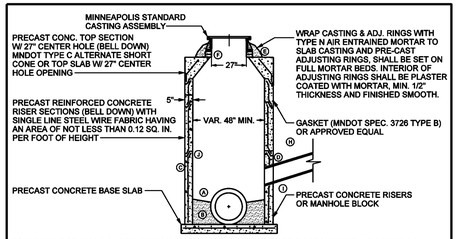






NOTE:
1. EXPANSION MATERIAL REQUIRED (SEE MNDOT SPEC BOOK, 2301.3K JOINT CONSTRUCTION).
FIRST SECTION NEXT TO COMMERCIAL DRIVEWAY OR ALLEY 6" THICK.
1/2" THICK EXPANSION JOINTS AT 30' INTERVALS (MAXIMUM).
EXPANSION TO BE USED WHEN SIDEWALK ABUTS BUILDING.
CONTRACTION JOINT TO BE CENTERED ON SIDEWALK WIDER THAN 9'.
CONTRACTION JOINT TO BE PLACED EVERY 6' OR LESS.

| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | TYPICAL SIDEWALK AND DRIVEWAY CONSTRUCTION | STANDARD PLATE NO. ROAD-2003 |
|---|---|---|---|
| DRAWN: JFC | DATE: 9/10/07 | | |
| APPROVED: GAS | DATE: 5/19/08 | | |




FOLLOW MNDOT 2451.3-C - FOUNDATION PREPARATION AND COMPACTION REQUIREMENTS OF MNDOT 2105.3 F1 - SPECIFIED DENSITY METHOD (100% COMPACTION REQUIREMENTS OF STANDARD PROCTOR)

MNDOT DESIGN F, MODIFIED
CONTINUOUS INSIDE DIAMETER
USE MINNEAPOLIS SHORT CONE SECTION (MNDOT TYPE C ALTERNATE) OR TOP SLAB ONLY

(A) BOTTOM TO BE SHAPED 2/3 OF PIPE DIAMETER WITH POURED CONCRETE TO PROVIDE EFFICIENT FLOW.
(B) WHEN THE INVERT OF THE INLET PIPE IS BELOW THE SPRING LINE OF THE MAIN, THEN PROVIDE CONCRETE "POWER FLOWS" FOR POSITIVE DOWN STREAM FLOW THROUGH MANHOLE.
(C) PRE-CAST CONCRETE MANHOLE SECTIONS.
(D) FILL AROUND INLET PIPE AND LIFTING HOLES WITH CEMENT MORTAR, TYPE N AIR ENTRAINED, FINISH SMOOTH AS NECESSARY. ALL PIPES CONNECTING TO MH'S SHALL BE TRIMMED FLUSH TO THE INTERIOR WALL OF THE MH STRUCTURE.
(E) MANHOLE CASTING SHALL BE SET ON A FULL MORTAR BED, TYPE N AIR ENTRAINED
(F) THE NUMBER OF CONCRETE ADJUSTING RINGS SHALL BE LIMITED TO PROVIDE A MAXIMUM THICKNESS OF 8" INCLUDING MORTAR, TYPE N AIR ENTRAINED WITH A MINIMUM OF 1 - 2" ADJUSTING RING.
ALL ADJUSTING RINGS TO BE NEATLY SEALED WITH CONCRETE GROUT, TYPE N AIR ENTRAINED, ON THE INTERIOR OF THE STRUCTURE.
MINIMUM OF 2" OF ADJUSTING RINGS & MORTAR TYPE N AIR ENTRAINED REQUIRED.
ALL WOOD AND NON-CONCRETE ADJUSTING DEVICES SHALL BE REMOVED.
(G) CONCRETE MANHOLE BLOCK MAY BE USED WITH THE APPROVAL OF CITY ENGINEER.
INTERIOR & EXTERIOR OF BLOCK WORK SHALL BE MORTAR PLASTERED, TYPE N AIR ENTRAINED, TO A SMOOTH FINISH, MIN. 1/2" THICKNESS.
(H) SUITABLE BACKFILL UNIFORMLY DISTRIBUTED IN 8" OR LESS LAYERS AND COMPACTED BEFORE SUCCESSIVE LAYERS ARE ADDED. MNDOT 2451.3 D - BACKFILLING EXCAVATIONS, COMPACTION IN ACCORDANCE WITH MNDOT 2105.3 F1 - SPECIFIED DENSITY METHOD.
(J) FILL ANNULAR SPACE ON BELL END OF 1ST RISER SECTION WITH BRICK AND MORTAR, TYPE N AIR ENTRAINED, IF REQUIRED.
(I) WATER STOP REQUIRED ON PVC, DIP, VCP, HDPE, HOBAS, PPP.

MINNEAPOLIS SHORT CONE SECTION SHALL BE USED UNLESS OTHERWISE SPECIFIED IN THE PLANS AND PLASTER COATED WITH TYPE N AIR ENTRAINED MORTAR (TO A SMOOTH FINISH).
ALL PRE-CAST MH RISER SECTIONS SHALL BE CONFIGURED TO PLACE THE BELL END DOWN.

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 2506
MODIFIED MNDOT 4000J, 4005L
NOT TO SCALE

| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | TYPICAL MANHOLE CONSTRUCTION | STANDARD PLATE NO. SEWR-1000-R1 |
|---|---|---|---|
| DRAWN: DCD | DATE: 12/09 | | |
| APPROVED: HRS | DATE: 12/09 | | |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4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003


PROJECT
# ESSEX AND 27TH AVENUE SE REDEVELOPMENT

117 27TH AVENUE SE, MINNEAPOLIS, MN

**ELSEY PARTNERS, LLC**

1532 COLLEGE AVENUE, F-19, MANHATTAN, KS 66502

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek

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REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

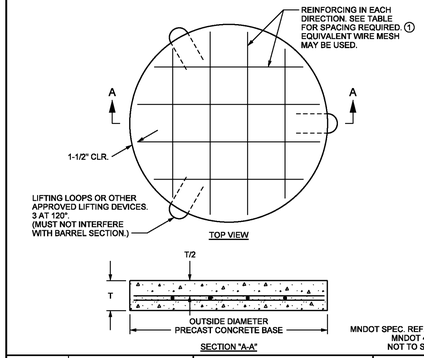
PROJECT NUMBER: 15033

CIVIL DETAILS

C5.0

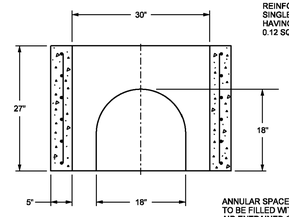
| STRUCTURE | PRECAST CONCRETE BASE | | | | |
|---|---|---|---|---|---|
| SIZE (in.) | OUTSIDE DIA. (in.) | "T" (in.) | MIN. REINFORCEMENT (1) (in.) BAR NUMBER | MIN. REINFORCEMENT (1) (in.) SPACING (in.) | WT. (lbs.) |
| 30 | 44 | 6 | #4 | 12 | 1680 |
| 48 | 66 | 6 | #4 | 12 | 1680 |
| 60 | 78 | 8 | #4 | 12 | 3320 |
| 72 | 92 | 8 | #4 | 12 | 4620 |
| 84 | 106 | 8 | #4 | 8 | 6130 |
| 96 | 120 | 8 | #4 | 8 | 7850 |
| 108 | 132 | 10 | #4 | 8 | 10690 |
| 120 | 146 | 12 | #4 | 8 | 17440 |

ALL REBARS ARE IN ENGLISH DESIGNATIONS




MNDOT SPEC. REF. 2506
MNDOT 4011E
NOT TO SCALE

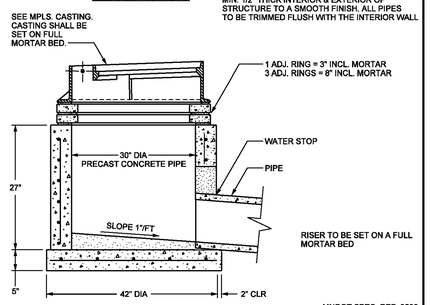
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | DRAWN: CKD | DATE: 2/03 | APPROVED: HRS | DATE: 12/06 | MANHOLE BASE SLAB | STANDARD PLATE NO. SEWR-1003




TYPICAL RISER CUT OUT

REINFORCING:
SINGLE LINE OF STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ.IN. PER FOOT OF HEIGHT.

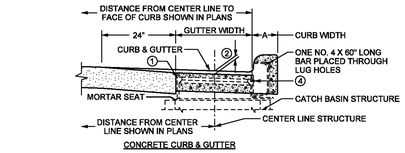
ANNULAR SPACE AROUND PIPE REQUIRED TO BE FILLED WITH BRICK & MORTAR. TYPE N AIR ENTRAINED CONCRETE PLASTER COATED MIN. 1/2" THICK INTERIOR & EXTERIOR OF STRUCTURE TO A SMOOTH FINISH. ALL PIPES TO BE TRIMMED FLUSH WITH THE INTERIOR WALL



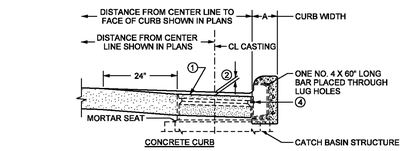

MINNEAPOLIS STANDARD CB POT
MNDOT DESIGN N ONLY

MNDOT SPEC. REF. 2506
DESIGN N MNDOT 4003B
NOT TO SCALE

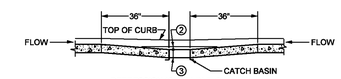
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | DRAWN: DCD | DATE: 12/09 | APPROVED: HRS | DATE: 12/09 | PRECAST CATCH BASIN POT | STANDARD PLATE NO. SEWR-1008-R1




CONCRETE CURB & GUTTER




CONCRETE CURB




DEPRESSION (SUMP) IN FLOW LINE AT CATCH BASIN LOCATION

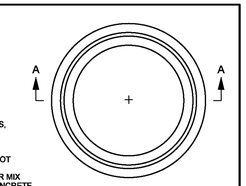
NOTES:
(1) CATCH BASIN CASTING.
(2) ON ALL APPLICATIONS USE 1-1/4" SUMP. SUMP SHALL BE MEASURED AT CENTER OF CASTING.
(3) SAME THICKNESS AS ADJACENT PAVEMENT OR GUTTER.
(4) CURB INLET CASTING SHALL BE FASTENED TEMPORARILY TO FRAME CASTING WITH 3 CAP SCREWS. DURING CURB CONSTRUCTION. CAP SCREWS MUST BE REMOVED AFTER CURB HAS HARDENED.

COMPENSATE FOR TILT BY VARYING THE DEPTH OF MORTAR SEAT.
ALL REINFORCEMENT REQUIRED IS INCIDENTAL, WITH NO DIRECT PAYMENT.
ALL REBARS ARE IN ENGLISH DESIGNATIONS.
ALL REBARS ARE GRADE 60

MNDOT SPEC. REF. 2506
MNDOT 7111J
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | DRAWN: DCD | DATE: 5/03 | APPROVED: HRS | DATE: 12/06 | CATCH BASIN INSTALLATION | STANDARD PLATE NO. SEWR-1009

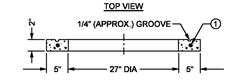
CONCRETE ADJUSTING RING




TOP VIEW

NOTES:
ON CONSTRUCTION OF DRAINAGE STRUCTURES, THE NUMBER OF ADJUSTING RINGS USED PER MANHOLE OR CATCH BASIN SHALL BE LIMITED TO PROVIDE A MAXIMUM THICKNESS OF 8" INCLUDING MORTAR THICKNESS (A 6" RING IS NOT ALLOWED ON NEW CONSTRUCTION). PLASTER COAT INTERIOR OF ADJ. RINGS MIN. 1/2" MORTAR MIX TYPE N AIR ENTRAINED. FINISHED SMOOTH. CONCRETE RINGS MUST BE ENCASED IN MORTAR.

(1) REINFORCING:
A SINGLE HOOP OF 8 GAGE STEEL WIRE.

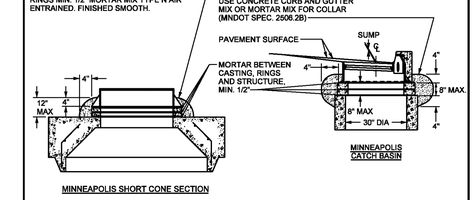



SECTION A-A

INSTALLATION DETAIL

PLASTER COAT INTERIOR OF ADJUSTING RINGS MIN. 1/2" MORTAR MIX TYPE N AIR ENTRAINED. FINISHED SMOOTH.

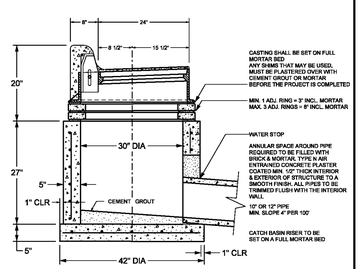
CONCRETE COLLAR TO ENCASE CASTING AND ADJUSTING RINGS. USE CONCRETE CURB AND GUTTER MIX OR MORTAR MIX FOR COLLAR (MNDOT SPEC. 2506.2B)




MINNEAPOLIS SHORT CONE SECTION

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 2506, 4026A
CONCRETE ADJUSTING RINGS ONLY
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | DRAWN: DCD | DATE: 12/09 | APPROVED: HRS | DATE: 12/09 | CONCRETE ADJUSTING RINGS | STANDARD PLATE NO. SEWR-1011-R1

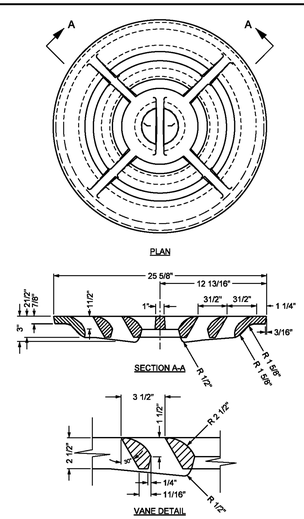



TYPICAL CATCH BASIN CONSTRUCTION, MINNEAPOLIS STANDARD

SEWR PLATE REFERENCES:
SEWR-1003
SEWR-1008-R1
SEWR-1009
SEWR-1010
SEWR-1011-R1
SEWR-2006
SEWR-2007
SEWR-2008
SEWR-3000
SEWR-3001

MNDOT SPEC. REF. 2506
DESIGN N MNDOT 4003B
NOT TO SCALE

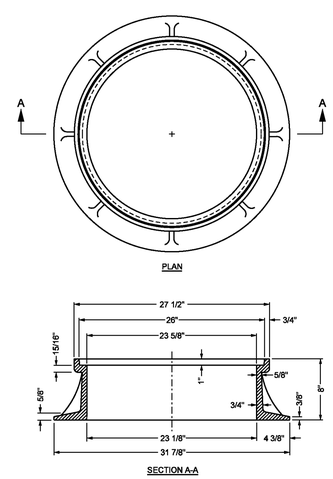
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | DRAWN: DCD | DATE: 12/12 | APPROVED: KMM | DATE: 12/12 | STANDARD CATCH BASIN CONSTRUCTION | STANDARD PLATE NO. SEWR-1017




NOTES:
MINNEAPOLIS ALLEY INLET GRATE
MATERIAL: GRAY IRON ASTM A-48

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 2506
MODIFIED MNDOT 4154B
NOT TO SCALE

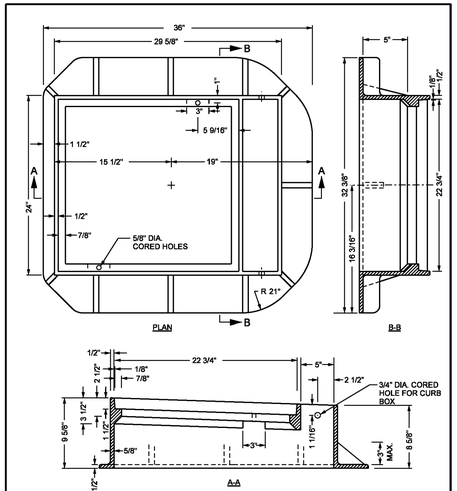
MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | DRAWN: ZTT | DATE: 12/02 | APPROVED: HRS | DATE: 12/06 | CIRCULAR VANE GRATE | STANDARD PLATE NO. SEWR-2003




NOTES:
WEIGHT = 194 LBS.
MATERIAL: GRAY IRON ASTM A-48

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 2506
MODIFIED MNDOT 4101D
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | DRAWN: DCD | DATE: 3/07 | APPROVED: HRS | DATE: 3/07 | STANDARD MANHOLE CASTING | STANDARD PLATE NO. SEWR-2004




NOTES:
FOR USE WITH 30" DIA. REINFORCED CONCRETE CATCH BASIN POT.
MAY ALSO BE USED ON A MANHOLE STRUCTURE WHEN PLACED TO CAPTURE GUTTER FLOWS.
MNDOT FRAME CASTING 806, USE GRATE 816, CURB BOX 824.
APPROXIMATE WEIGHT = 302 LBS.
MATERIAL: GRAY IRON ASTM A-48

MNDOT SPEC. REF. 2506
MNDOT 4125D
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | DRAWN: DCD | DATE: 2/03 | APPROVED: HRS | DATE: 12/06 | CATCH BASIN CASTING | STANDARD PLATE NO. SEWR-2006


CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003


PROJECT
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117 27TH AVENUE SE, MINNEAPOLIS, MN

## ELSEY PARTNERS, LLC
1532 COLLEGE AVENUE, F-19, MANHATTAN, KS 66502

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Matthew R. Pavek
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| 10/16/15 | PDR SUBMITTAL |
| 11/06/15 | LAND USE SUBMITTAL |

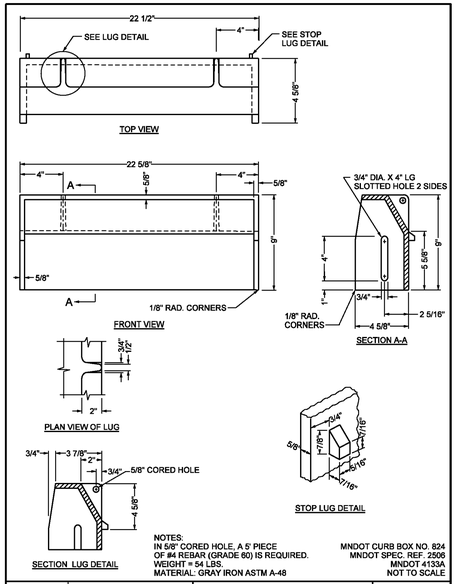
REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

PROJECT NUMBER: 15033

CIVIL DETAILS

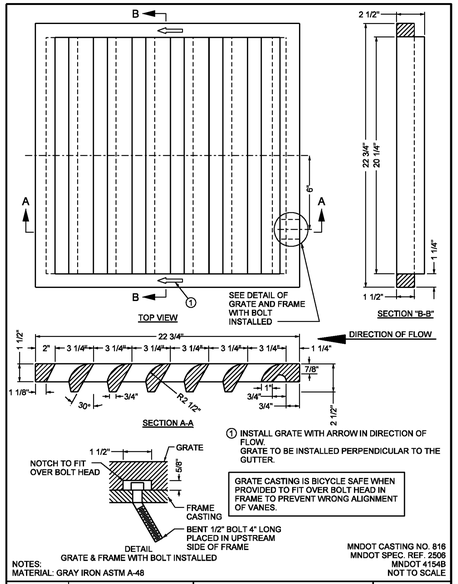
C5.1




NOTES:
IN 5/8" CORED HOLE, A 5' PIECE OF #4 REBAR (GRADE 60) IS REQUIRED.
WEIGHT = 54 LBS.
MATERIAL: GRAY IRON ASTM A-48

MNDOT CURB BOX NO. 824
MNDOT SPEC. REF. 2506
MNDOT 4133A
NOT TO SCALE

| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | CURB BOX CASTING FOR CATCH BASIN | STANDARD PLATE NO. SEWR-2007 |
|---|---|---|---|
| DRAWN: DCD | DATE: 2/03 | | |
| APPROVED: HRS | DATE: 12/06 | | |



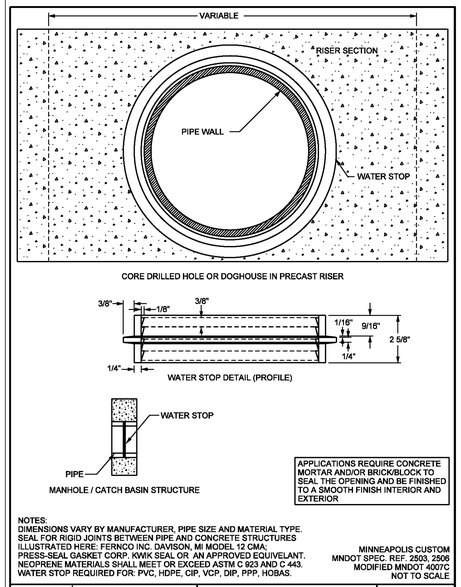

① INSTALL GRATE WITH ARROW IN DIRECTION OF FLOW.
GRATE TO BE INSTALLED PERPENDICULAR TO THE GUTTER.

GRATE CASTING IS BICYCLE SAFE WHEN PROVIDED TO FIT OVER BOLT HEAD IN FRAME TO PREVENT WRONG ALIGNMENT OF VANES.

NOTES:
MATERIAL: GRAY IRON ASTM A-48

MNDOT CASTING NO. 816
MNDOT SPEC. REF. 2506
MNDOT 4154B
NOT TO SCALE

| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | CATCH BASIN GRATE TYPE "V" | STANDARD PLATE NO. SEWR-2008 |
|---|---|---|---|
| DRAWN: DCD | DATE: 1/03 | | |
| APPROVED: HRS | DATE: 12/06 | | |



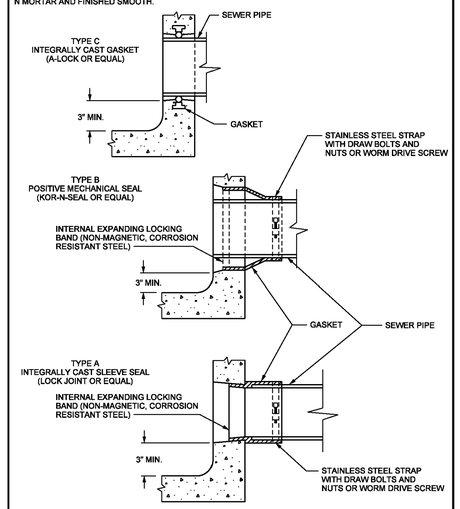

APPLICATIONS REQUIRE CONCRETE MORTAR AND/OR BRICK/BLOCK TO SEAL THE OPENING AND BE FINISHED TO A SMOOTH FINISH INTERIOR AND EXTERIOR

NOTES:
DIMENSIONS VARY BY MANUFACTURER. PIPE SIZE AND MATERIAL TYPE.
SEAL FOR RIGID JOINTS BETWEEN PIPE AND CONCRETE STRUCTURES ILLUSTRATED HERE: FERNCO INC. DAVISON, MI MODEL 12 OMA; PRESS-SEAL GASKET CORP. KWIK SEAL OR AN APPROVED EQUIVELANT. NEOPRENE MATERIALS SHALL MEET OR EXCEED ASTM C 923 AND C 443. WATER STOP REQUIRED FOR: PVC, HDPE, CIP, VCP, DIP, PPP, HOBAS.

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 2503, 2506
MODIFIED MNDOT 4007C
NOT TO SCALE

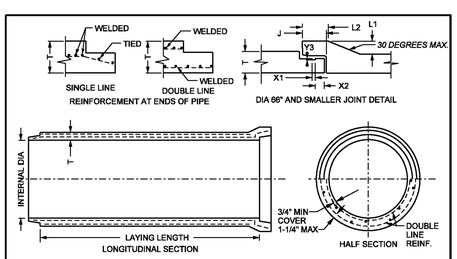
| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | WATER STOP DETAIL | STANDARD PLATE NO. SEWR-3000 |
|---|---|---|---|
| DRAWN: DCD | DATE: 2/03 | | |
| APPROVED: HRS | DATE: 12/06 | | |

CORED OPENINGS SHALL BE BEVELLED TO ALLOW FOR MIS-ALIGNMENT. FLEXIBLE SLEEVE SHALL BE NEOPRENE MATERIAL MEETING ASTM C-443. VOIDS BETWEEN GASKET AND STRUCTURE SHALL BE FILLED USING TYPE N MORTAR AND FINISHED SMOOTH.




MNDOT SPEC. REF. 2503, 2506
MNDOT 4007C
NOT TO SCALE

| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | WATERTIGHT PIPE CONNECTION | STANDARD PLATE NO. SEWR-3001 |
|---|---|---|---|
| DRAWN: DCD | DATE: 3/03 | | |
| APPROVED: HRS | DATE: 12/06 | | |




SEE PLATE SEWR-4000 FOR SHEAR REINFORCEMENT DETAILS — MODIFIED MNDOT 3000L "C" WALL ONLY

| INTERNAL DIA. OF PIPE (IN.) | CROSS SECTION AREA | WALL THICKNESS (IN.) T | WEIGHT (LB. PER LIN. FT.) | MIN L2 (IN.) | L1 C WALL (IN.) | X1 (IN.) | X2 (IN.) | Y3 (IN.) |
|---|---|---|---|---|---|---|---|---|
| 12 | 0.79 | 2 3/4 | 140 | 5 | 1 3/8 | 1 | 7/8 | .313 |
| 15 | 1.23 | 3 | 180 | 4 3/4 | 1 1/2 | 1 | 7/8 | .313 |
| 18 | 1.77 | 3 1/4 | 230 | 5 | 1 3/4 | 1 | 7/8 | .313 |
| 21 | 2.40 | 3 1/2 | 280 | 5 1/4 | 1 7/8 | 1 | 7/8 | .313 |
| 24 | 3.14 | 3 3/4 | 340 | 5 1/2 | 2 | 1 | 7/8 | .313 |
| 27 | 3.98 | 4 | 410 | 5 1/2 | 2 | 1 | 7/8 | .313 |
| 30 | 4.91 | 4 1/4 | 480 | 5 1/2 | 2 | 1 | 7/8 | .313 |
| 33 | 5.94 | 4 1/2 | 510 | 5 3/4 | 2 1/8 | 1 | 7/8 | .313 |
| 36 | 7.07 | 4 3/4 | 630 | 6 | 2 3/8 | 1 | 7/8 | .313 |
| 42 | 9.62 | 5 1/4 | 810 | 6 3/4 | 3 | 1 3/16 | 1 | .376 |
| 48 | 12.57 | 5 3/4 | 1010 | 7 1/4 | 3 3/8 | 1 3/16 | 1 | .376 |
| 54 | 15.90 | 6 1/4 | 1230 | 7 1/2 | 2 7/8 | 1 3/16 | 1 | .376 |
| 60 | 19.63 | 6 3/4 | 1470 | 7 1/2 | 2 3/8 | 1 3/16 | 1 | .376 |
| 66 | 23.76 | 7 1/4 | 1740 | 7 1/2 | 2 | 1 3/16 | 1 | .376 |

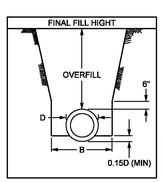
MNDOT SPEC. REF. 2503
NOT TO SCALE

| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | RC PIPE 66" AND UNDER | STANDARD PLATE NO. SEWR-4001 |
|---|---|---|---|
| DRAWN: DCD | DATE: 12/02 | | |
| APPROVED: HRS | DATE: 12/06 | | |

CIRCULAR CONCRETE PIPE
HEIGHT OF BACKFILL IN FEET FOR CLASS C BEDDING
MEASURED AT TOP OF PIPE IN FEET, 120 PCF SOIL DENSITY

| PIPE CLASS | CLASS II | | CLASS III | | CLASS IV | | CLASS V | |
|---|---|---|---|---|---|---|---|---|
| PIPE DIA. (in.) | N | W | N | W | N | W | N | W |
| 12 | 6 | 6 | 9 | 9 | 13 | 13 | 21 | 19 |
| 15 | 6 | 6 | 9 | 9 | 13 | 13 | 22 | 19 |
| 18 | 7 | 7 | 9 | 9 | 14 | 13 | 34 | 20 |
| 21 | 7 | 7 | 9 | 9 | 14 | 14 | 34 | 20 |
| 24 | 7 | 7 | 9 | 9 | 14 | 14 | 34 | 20 |
| 27 | 7 | 7 | 9 | 9 | 16 | 14 | 34 | 20 |
| 30 | 7 | 7 | 10 | 9 | 16 | 14 | 34 | 20 |
| 33 | 7 | 7 | 10 | 9 | 16 | 14 | 34 | 20 |
| 36 | 7 | 7 | 10 | 9 | 17 | 14 | 34 | 21 |
| 42 | 7 | 7 | 10 | 9 | 17 | 14 | 34 | 21 |
| 48 | 8 | 8 | 11 | 10 | 18 | 14 | 34 | 21 |
| 54 | 8 | 8 | 11 | 10 | 18 | 14 | 34 | 21 |
| 60 | 8 | 8 | 11 | 10 | 18 | 14 | 34 | 21 |
| 66 | 8 | 8 | 11 | 10 | 18 | 14 | 34 | 21 |
| 72 | 8 | 8 | 12 | 11 | 19 | 14 | 34 | 21 |
| 78 | 9 | 8 | 12 | 11 | 20 | 15 | 34 | 21 |
| 84 | 9 | 9 | 12 | 11 | 20 | 15 | 34 | 21 |
| 90 | 9 | 9 | 12 | 11 | 20 | 15 | 34 | 22 |
| 96 | 9 | 9 | 13 | 11 | 20 | 15 | 34 | 22 |
| 102 | 9 | 9 | 13 | 11 | 20 | 16 | 34 | 22 |
| 108 | 9 | 9 | 13 | 12 | 20 | 16 | 34 | 22 |

N = NARROW TRENCH: MINIMUM WIDTH
W = WIDE TRENCH: TRANSITION WIDTH
PIPE DIA. (in.) = INSIDE DIAMETER IN CHART

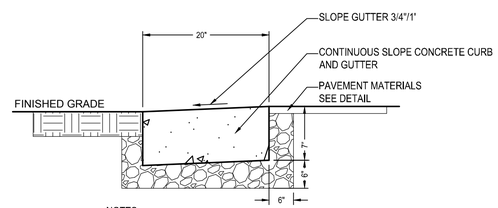



CLASS C (ORDINARY BEDDING)
CLASS C BEDDING CONSISTS OF CAREFULLY SHAPING THE FOUNDATION SOIL TO FIT THE LOWER EXTERIOR OF THE PIPE TO A DEPTH OF AT LEAST 15% OF THE OUTSIDE DIAMETER FOR CIRCULAR PIPES, AND AT LEAST EQUAL TO 1/2 OF THE HEIGHT OF ARCH PIPE. ADDITIONAL CONSIDERATION FOR BELL END PIPE IS USED. THE BEDDING MUST BE EXCAVATED TO ACCEPT THE BELL END SO THAT THE PIPE IS SUPPORTED ALONG ITS FULL LENGTH AND NOT JUST AT THE BELL.

| PIPE DIA. (in.) | B |
|---|---|
| 36 OR LESS | D + 24" |
| 42 TO 54 | 1.5 x D |
| 60 OR OVER | D + 36 |

MINNEAPOLIS DESIGN REFERENCE
MNDOT DRINAGE MANUAL
SECTION 2.5; AUGUST 30, 2000
FIG. 2.3 CLASSES OF BEDDING FOR TRENCH CONDITIONS
NOT TO SCALE

| MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | | CLASS "C" BEDDING FOR TRENCH CONDITION | STANDARD PLATE NO. SEWR-6002 |
|---|---|---|---|
| DRAWN: DCD | DATE: 12/02 | | |
| APPROVED: HRS | DATE: 1/07 | | |




NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

1 RIBBON CURB
N T S


CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003


PROJECT
**ESSEX AND 27TH AVENUE SE REDEVELOPMENT**
117 27TH AVENUE SE, MINNEAPOLIS, MN

**ELSEY PARTNERS, LLC**
1532 COLLEGE AVENUE, F-19, MANHATTAN, KS 66502

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 11/06/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 10/16/15 | PDR SUBMITTAL |
| 11/06/15 | LAND USE SUBMITTAL |

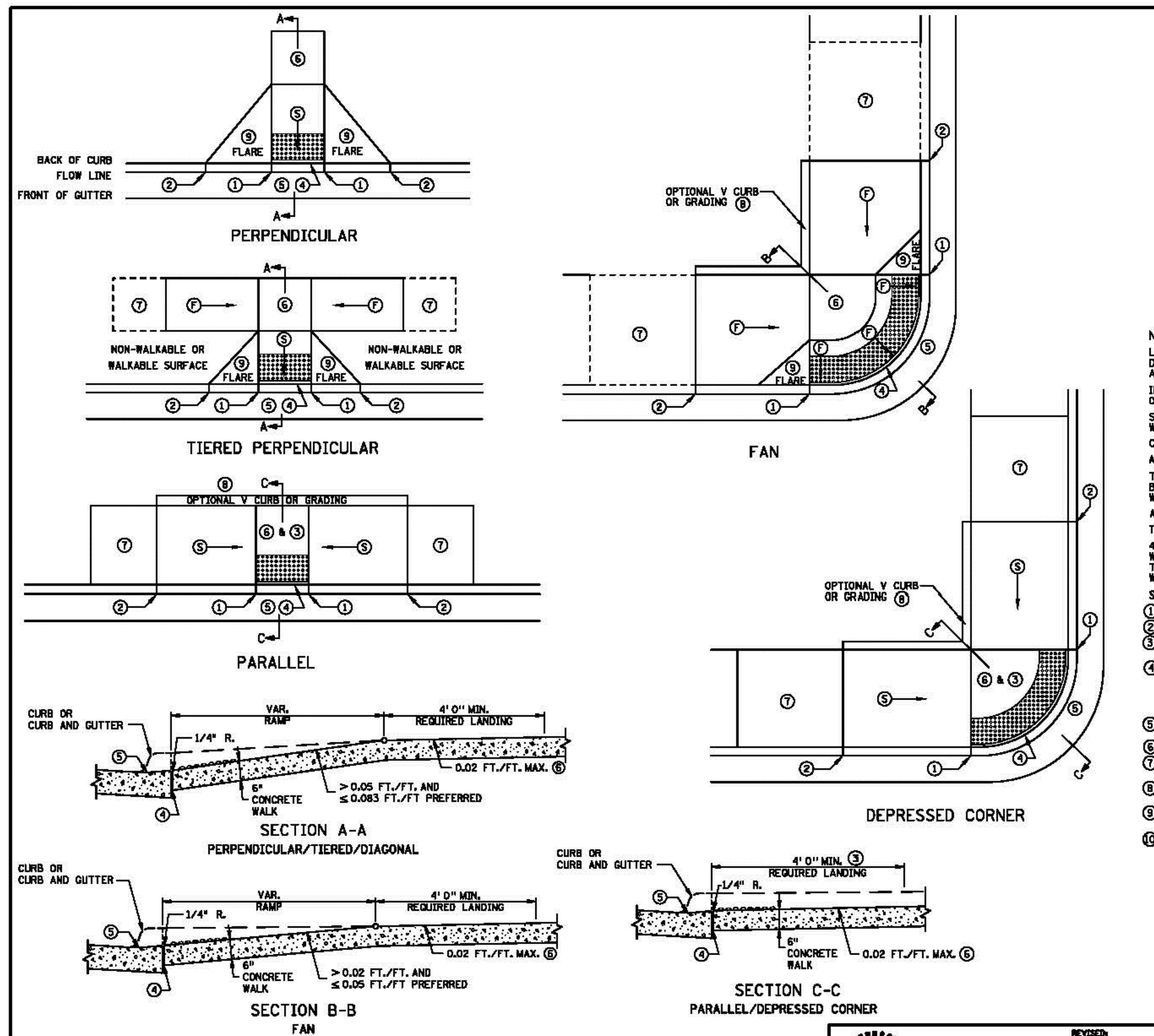
REVISION SUMMARY

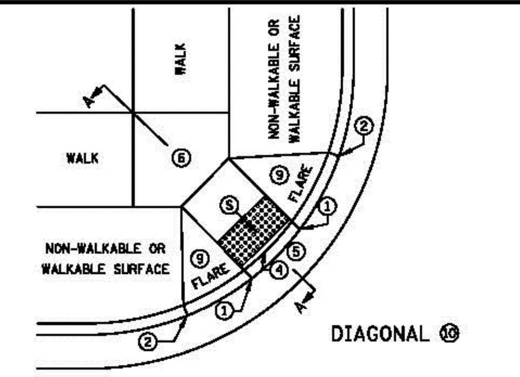
| DATE | DESCRIPTION |
|---|---|

PROJECT NUMBER: 15033

CIVIL DETAILS

C5.2




NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONCTRUCTED, LANDINGS MAY BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 5 WHEN LANDINGS ARE CAST SEPARATELY.

ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MINIMUM OF 24" IN THE PATH OF TRAVEL. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

SEE STANDARD PLATE 7038 AND SHEET 4 OF 5 FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ DETECTABLE WARNINGS MAY BE PART OF 4' X 4' LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
④ 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
⑤ SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CONSTRUCTING CURB AND GUTTER AT CURB OPENINGS. SEE SHEET NO. 3 OF 5.
⑥ 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS.
⑦ IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
⑧ V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. SEE SHEET 5 OF 5.
⑨ SEE SHEET 4 OF 5, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
⑩ DIAGONAL RAMPS SHOULD ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

**LEGEND**

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

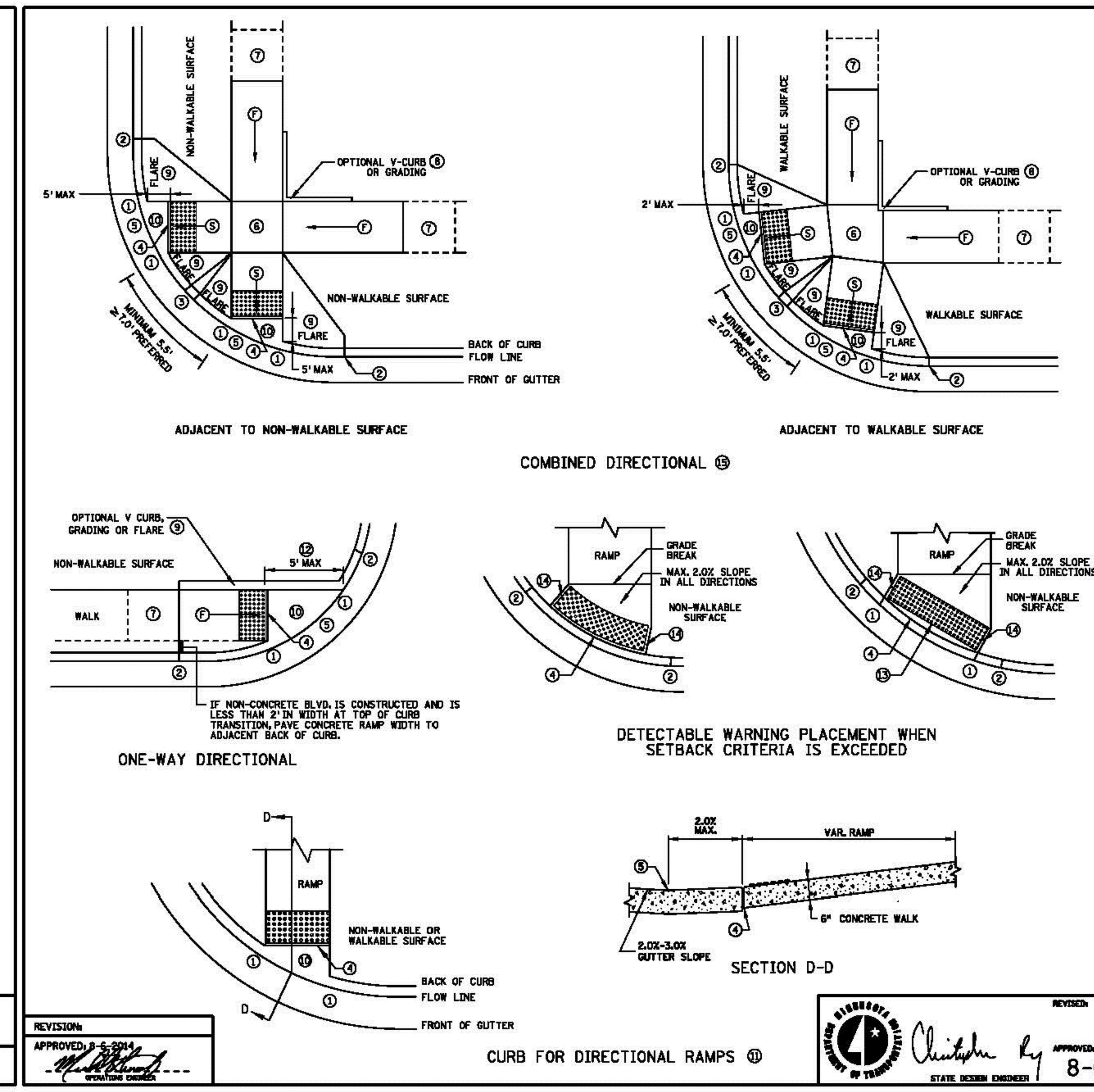
Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

Ⓕ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%

REVISION:
APPROVED: 8-6-2014
OPERATIONS ENGINEER

REVISED:
APPROVED: 8-6-2014
STATE DESIGN ENGINEER

| PEDESTRIAN CURB RAMP DETAILS | |
|---|---|
| STANDARD PLAN 5-297.250 | 1 OF 5 |




NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONCTRUCTED, LANDINGS MAY BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 5 WHEN LANDINGS ARE CAST SEPARATELY.

ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MINIMUM OF 24" IN THE PATH OF TRAVEL. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

SEE STANDARD PLATE 7038 AND SHEET 4 OF 5 FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 3" MINIMUM CURB HEIGHT, 4" PREFERRED.
④ 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MIN. TO 6" MAX. FROM THE BACK OF CURB.
⑤ SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CONSTRUCTING CURB AND GUTTER AT CURB OPENINGS. SEE SHEET NO. 3 OF 5.
⑥ 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS.
⑦ IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
⑧ V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.
⑨ SEE SHEET 4 OF 5, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
⑩ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
⑪ TO BE USED FOR ALL DIRECTIONAL RAMPS.
⑫ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
⑬ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
⑭ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑮ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. WHETHER A SURFACE IS WALKABLE OR NOT SHALL BE DETERMINED BY THE ENGINEER

**LEGEND**

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

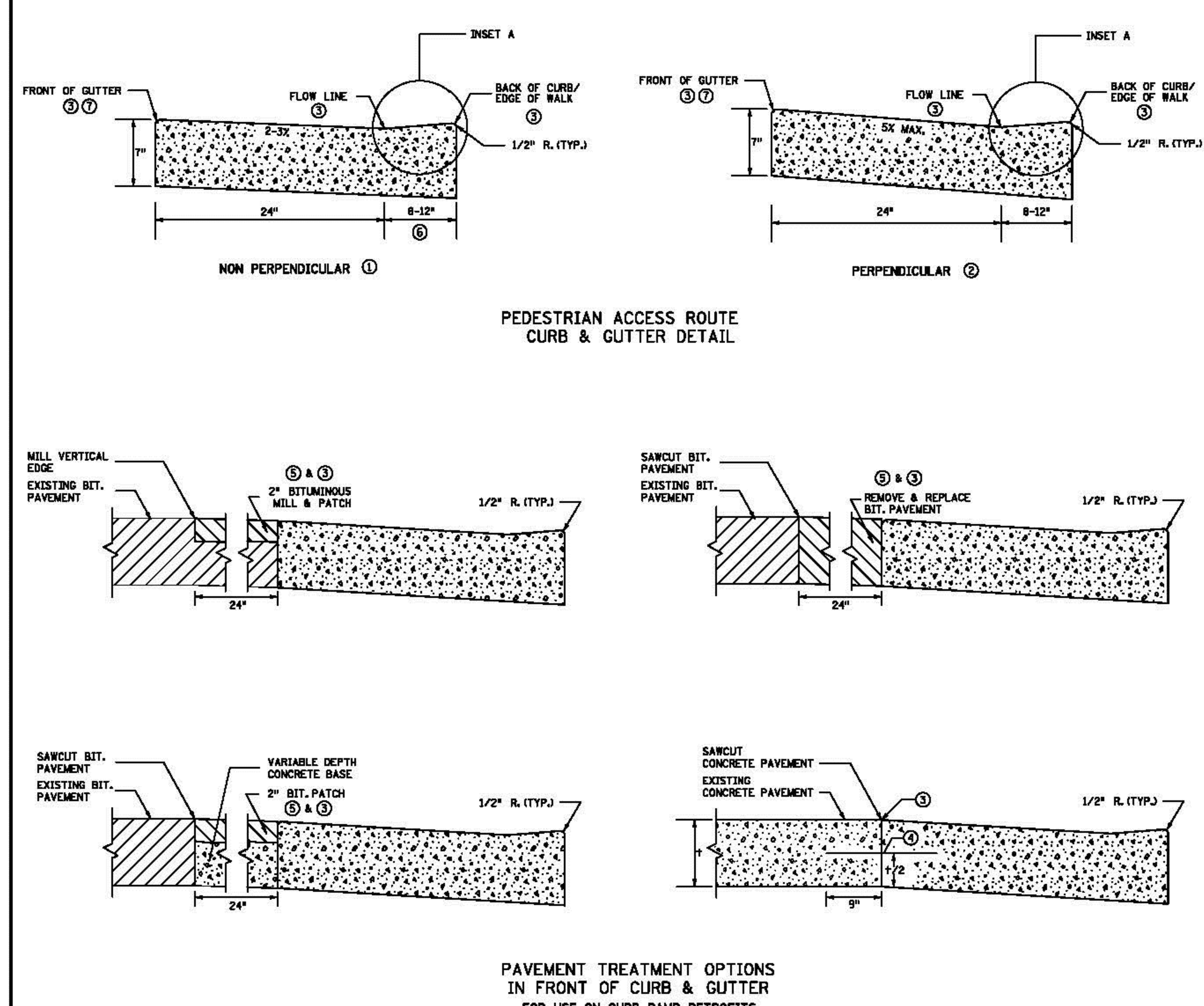
Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

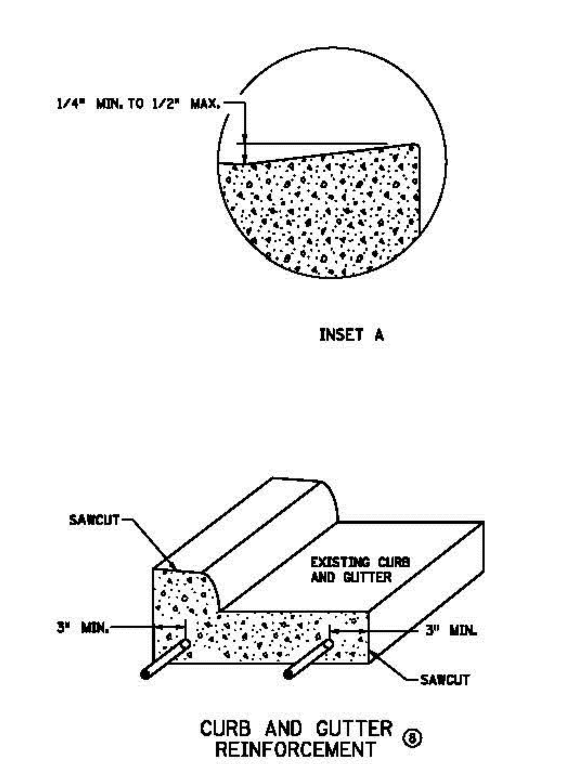
Ⓕ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%

REVISION:
APPROVED: 8-6-2014
OPERATIONS ENGINEER

REVISED:
APPROVED: 8-6-2014
STATE DESIGN ENGINEER

| PEDESTRIAN CURB RAMP DETAILS | |
|---|---|
| STANDARD PLAN 5-297.250 | 2 OF 5 |




NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

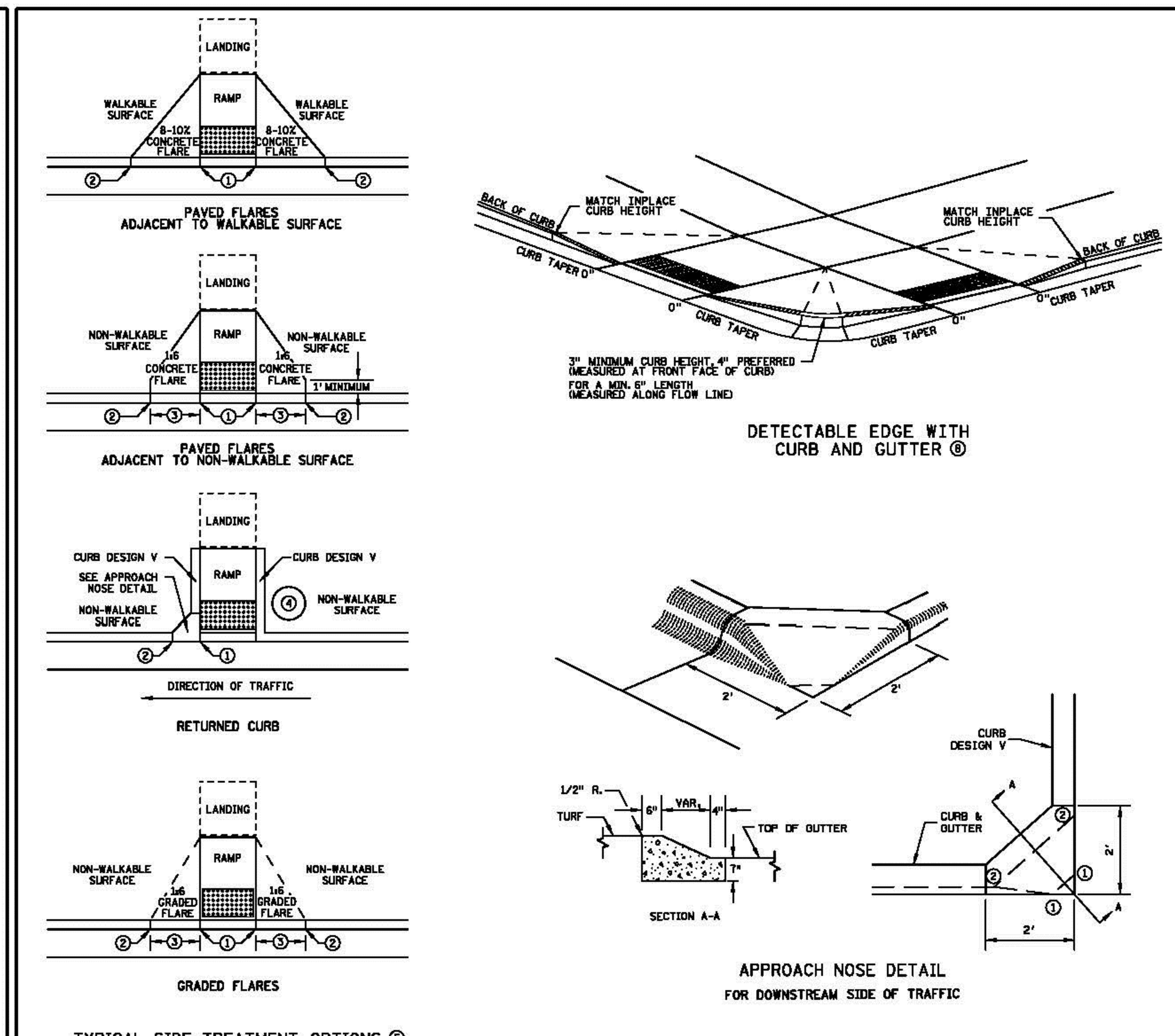
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

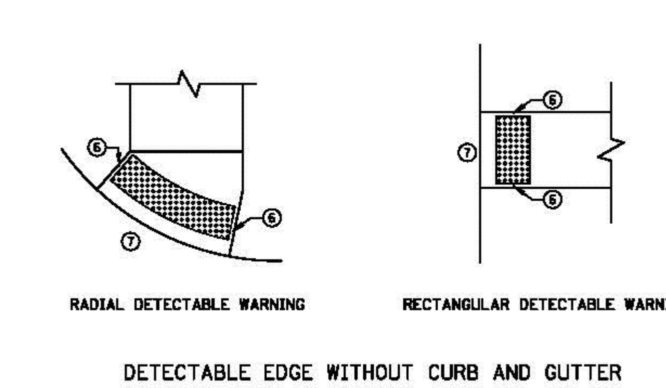
① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS, DEPRESSED CORNERS, & ONE WAY AND COMBINED DIRECTIONALS.
② FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
③ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
④ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT.
⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS.
⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. PAR GUTTER SHALL NOT BE OVERLAID.
⑧ WHERE PLAN SPECIFIES, DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED).

REVISION:
APPROVED: 8-6-2014
OPERATIONS ENGINEER

REVISED:
APPROVED: 8-6-2014
STATE DESIGN ENGINEER

| PEDESTRIAN CURB RAMP DETAILS | |
|---|---|
| STANDARD PLAN 5-297.250 | 3 OF 5 |




NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

WHETHER A SURFACE IS WALKABLE OR NOT SHALL BE DETERMINED BY THE ENGINEER.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 2' - 3' FLARE.
④ IMMOVABLE OBJECT OR OBSTRUCTION.
⑤ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED ON ALL RAMPS AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF ROADWAY TO PROVIDE VISUAL CONTRAST.
⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

REVISION:
APPROVED: 8-6-2014
OPERATIONS ENGINEER

REVISED:
APPROVED: 8-6-2014
STATE DESIGN ENGINEER

| PEDESTRIAN CURB RAMP DETAILS | |
|---|---|
| STANDARD PLAN 5-297.250 | 4 OF 5 |


CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003


PROJECT
**ESSEX AND 27TH AVENUE SE REDEVELOPMENT**
117 27TH AVENUE SE, MINNEAPOLIS, MN

**ELSEY PARTNERS, LLC**
1532 COLLEGE AVENUE, F-19, MANHATTAN, KS 66502

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Matthew R. Pavek
DATE 11/06/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 10/16/15 | PDR SUBMITTAL |
| 11/06/15 | LAND USE SUBMITTAL |

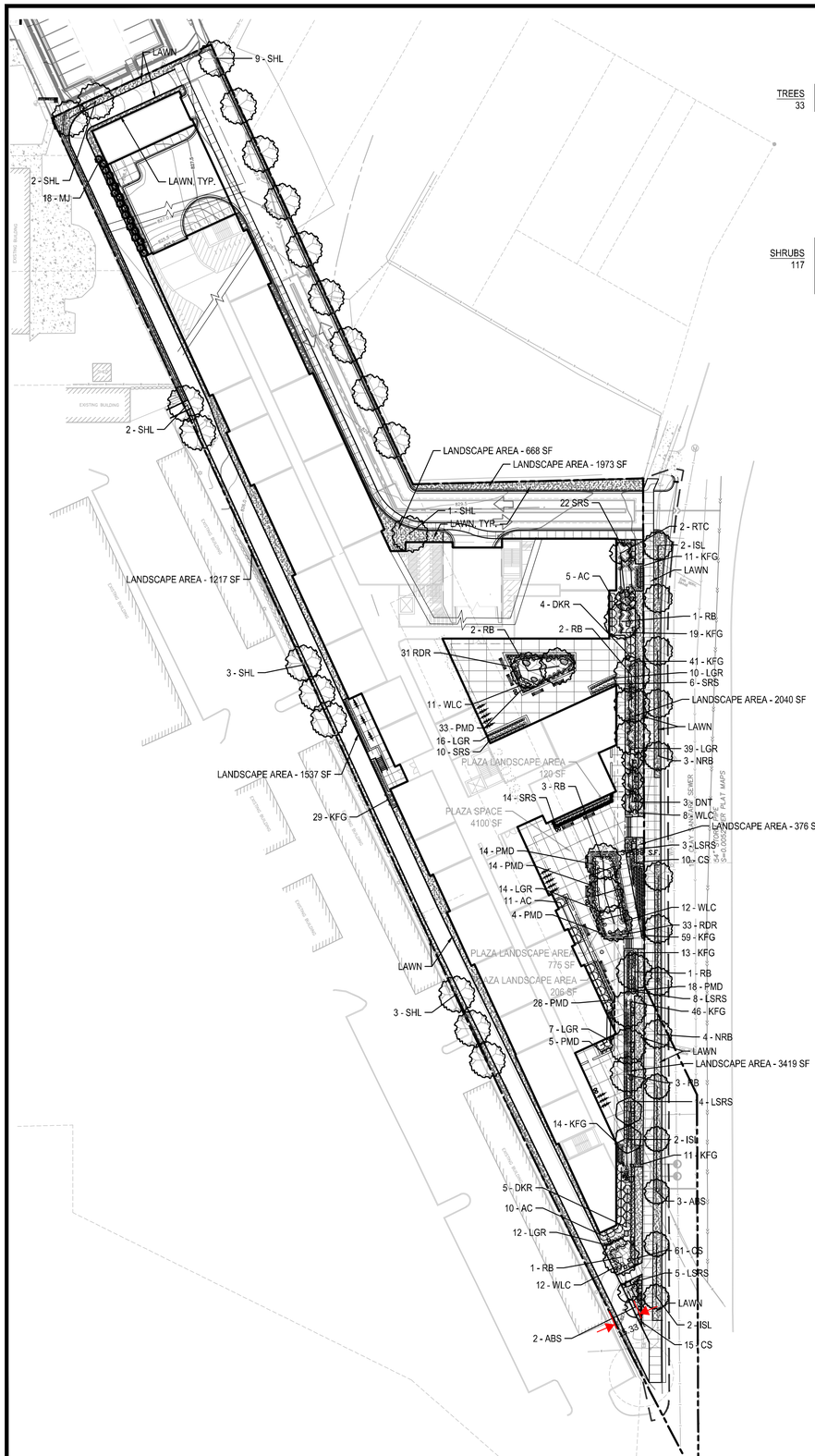
REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

PROJECT NUMBER: 15033

CIVIL DETAILS

C5.3




PLANT SCHEDULE

| | SYM | QUANT. ON-SITE | QUANT. OFF-SITE | QUANT. PLAZA | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | COMMENTS | POLLINATOR FRIENDLY |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | DECIDUOUS TREES | | | | | |
| TREES 33 | RB | 8 | - | 5 | RIVER BIRCH CLUMP FORM | Betula nigra | 2" CAL | B&B | | |
| | SHL | 20 | - | - | SKYLINE HONEYLOCUST | Gleditsia triacanthos 'Skycole' | 2" CAL | B&B | | |
| | | | | | ORNAMENTAL TREES | | | | | |
| | ABS | 2 | 3 | - | AUTUMN BRILLIANCE SERVICEBERRY | Amelanchier x grandiflora 'Autumn Brilliance (tree form)' | 1.5" CAL | B&B | | |
| | RTC | 2 | - | - | RUBY TEARS FLOWERING CRABAPPLE | Malus 'Bailears' | 1.5" CAL | B&B | | X |
| | ISL | 2 | 4 | - | IVORY SILK TREE LILAC (TREE FORM) | Syringa reticulata 'Ivory Silk (tree form)' | 1.5" CAL | B&B | | X |
| | NRB | - | 7 | - | NORTHERN REDBUD CLUMP | Cercis canadensis 'Northern Strain' | 1.5" CAL | B&B | | |
| | DNT | 3 | - | - | DIABLO NINEBARK TREE | Physocarpus opulifolius 'Diablo (tree form)' | 1.5" CAL | B&B | | |
| | | | | | DECIDUOUS & EVERGREEN SHRUBS | | | | | |
| SHRUBS 117 | AC | 15 | - | 11 | ALPINE CURRANT | Ribes alpinum | #5 | CONT. | DENSE BRANCHING | |
| | MJ | 18 | - | - | MEDORA JUNIPER | Juniperus scopulorum 'Medora' | | | | |
| | RDR | - | - | 64 | RED DRIFT ROSE | Rosa 'Red Drift' | | | | X |
| | DKR | 9 | - | - | KNOCK OUT DOUBLE RED ROSE | Rosa 'Red Double Knock Out' | | | | X |
| | | | | | PERENNIALS, GRASSES & GROUND COVERS | | | | | |
| | KFG | 243 | - | - | KARL FOERSTER GRASS | Calamagrostis x acutiflora "Karl Foerster" | #2 | CONT. | | |
| | WLC | 31 | - | 12 | WALKER'S LOW CATMINT | Nepeta x faassenii 'Walker's Low' | #2 | CONT. | | |
| | PMD | 51 | - | 65 | PARDON ME DAYLILY | Hemerocallis ' Pardon Me' | #2 | CONT. | | |
| | SRS | 22 | - | 30 | SHENANDOAH RED SWITCH GRASS | Panicum virgatum 'Shenandoah' | #2 | CONT. | | X |
| | LGR | 51 | - | 47 | LITTLE GOLDSTAR RUDBECKIA | Rudbeckia fulgida ' Little Goldstar' | #2 | CONT. | | X |
| | LSRS | 30 | - | - | LITTLE SPIRE RUSSIAN SAGE | Perovskia 'Little Spire' | #2 | CONT. | | X |
| | CS | 86 | - | - | CARADONNA SALVIA | Salvia x sylvestris 'Caradonna' | #2 | CONT. | | X |

SEE SHEET L1.1 FOR LANDSCAPE E PLAN ENLARGEMENTS, INCLUDING GREEN ROOF PLANTING LAYOUT & SCHEDULE.

## LANDSCAPE NOTES:

1. ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH (MIN. AFTER INSTALLATION AND/OR TOPDRESSING OPERATIONS) OF 3/4" BUFF LIMESTONE ROCK MULCH OVER WEED BARRIER. OWNER TO APPROVE ROCK SAMPLE PRIOR TO INSTALLATION. STEEL EDGING AS SHOWN ON PLAN, SUBMIT SAMPLE FOR APPROVAL.
2. 36"-48" SIZED "TIGER STRIPE" LIMESTONE BOULDERS, GENERALLY CUBE SHAPED, TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLE PRIOR TO INSTALLATION.
3. 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.
4. 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.
5. 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 TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
6. AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. 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 OWNER PRIOR TO INSTALLATION.
8. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
9. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
10. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
12. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE A FULLY PROGRAMMABLE SYSTEM CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PATHWAY/BACK OF CURB.
13. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

## IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
10. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
11. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
12. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
13. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
14. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
15. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
16. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
17. AVOID OVERSPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
18. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
19. USE SCREENS ON ALL HEADS.
20. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
21. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
22. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
23. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

## SITE FURNISHINGS NOTES:

1. PLAZA SHALL HAVE MOUNTED BENCHES AS SHOWN ON PLAN, AS WELL AS MOVABLE TABLES AND CHAIRS. TOTAL NUMBER, STYLE, MAKE & MODEL, AND FINAL LOCATIONS SHALL BE PER FF&E PLAN AND BE APPROVED BY CITY PRIOR TO CONSTRUCTION.
2. PLAZA SHALL HAVE TRASH AND RECYCLING BINS TO MATCH FURNISHING TOTAL NUMBER, STYLE, MAKE & MODEL, AND FINAL LOCATIONS SHALL BE PER FF&E PLAN AND BE APPROVED BY CITY PRIOR TO CONSTRUCTION.
3. UTILITY BOXES: ALL UTILITY BOXES (ON-SITE OR ADJACENT) SHALL RECEIVE AN ADHESIVE VINYL "ART WRAP". FINAL ARTWORK SHALL BE DETERMINED AT TIME OF CONSTRUCTION AND UNDER THE ADVISEMENT OF THE CITY AND/OR NEIGHBORHOOD BOARD.

## LANDSCAPE CALCULATIONS:

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

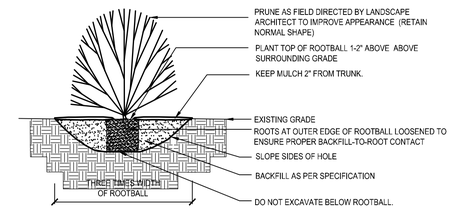
88,452.0 SF - 55,351.0 SF = 33,101.0 SF

20% OF OPEN SPACE = LANDSCAPE AREA

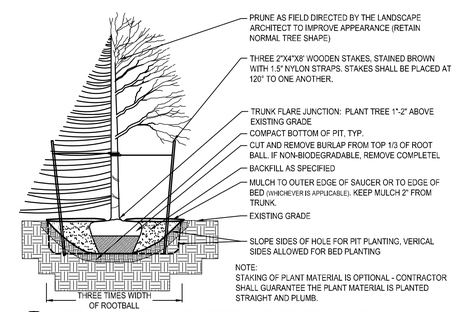
20% X 33,101.0 SF = 6,620.2 SF REQUIRED
36% X 33,101.0 SF = 11,988.0 SF PROVIDED

77.1% PROPOSED IMPERVIOUS RATIO

PROPOSED LANDSCAPE:
1 TREE/ 500 SF OF "LANDSCAPE AREA"
6,620.2 SF / 500 = 13 TREES REQUIRED
SEE PLANT SCHEDULE
1 SHRUB/100 SF OR "LANDSCAPE AREA"
6,620.2 SF / 100 = 66 SHRUBS REQUIRED
SEE PLANT SCHEDULE




1 SHRUB
N T S




2 DECIDUOUS & CONIFEROUS TREE PLANTING
N T S

## POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

## LEGEND:

SHREDDED HARDWOOD MULCH (DK. BROWN), OVER FILTER FABRIC IN ALL PLANTING BEDS AND PLANTERS, TYP.

SOD

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

N

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

PROJECT
# ESSEX AND 27TH AVENUE SE REDEVELOPMENT
117 27TH AVENUE SE, MINNEAPOLIS, MN

ELSEY PARTNERS, LLC
1532 COLLEGE AVENUE, F-19, MANHATTAN, KS 66502

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 11/06/15 LICENSE NO. 24904

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| DATE | DESCRIPTION |
|---|---|
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| 11/06/15 | LAND USE SUBMITTAL |

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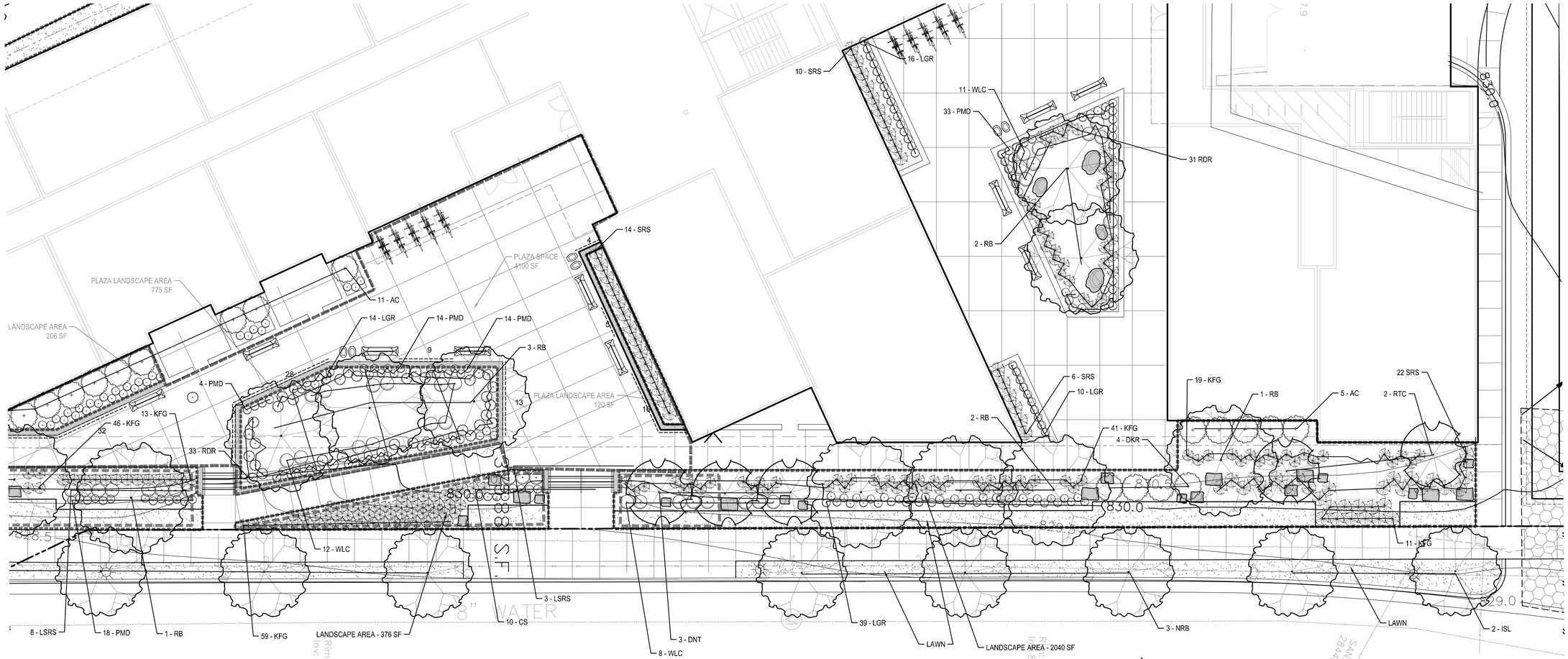
PROJECT NUMBER: 15033

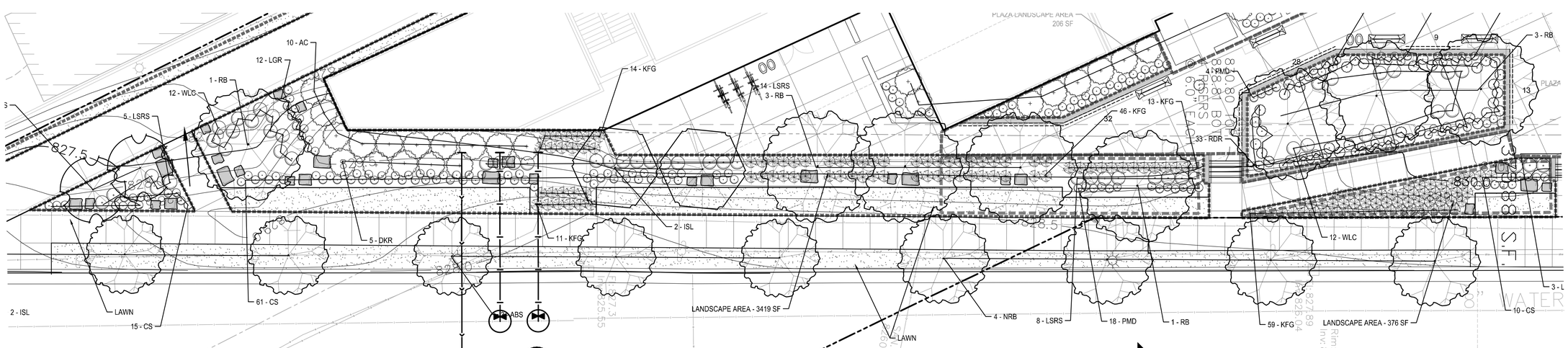
LANDSCAPE PLAN

L1.0




1 TERRACE AND PLAZA PLANTINGS ENLARGEMENT - NORTH

1" = 10'-0"
5'-0" 0 10'-0"




2 TERRACE AND PLAZA PLANTINGS ENLARGEMENT - SOUTH

1" = 10'-0"
5'-0" 0 10'-0"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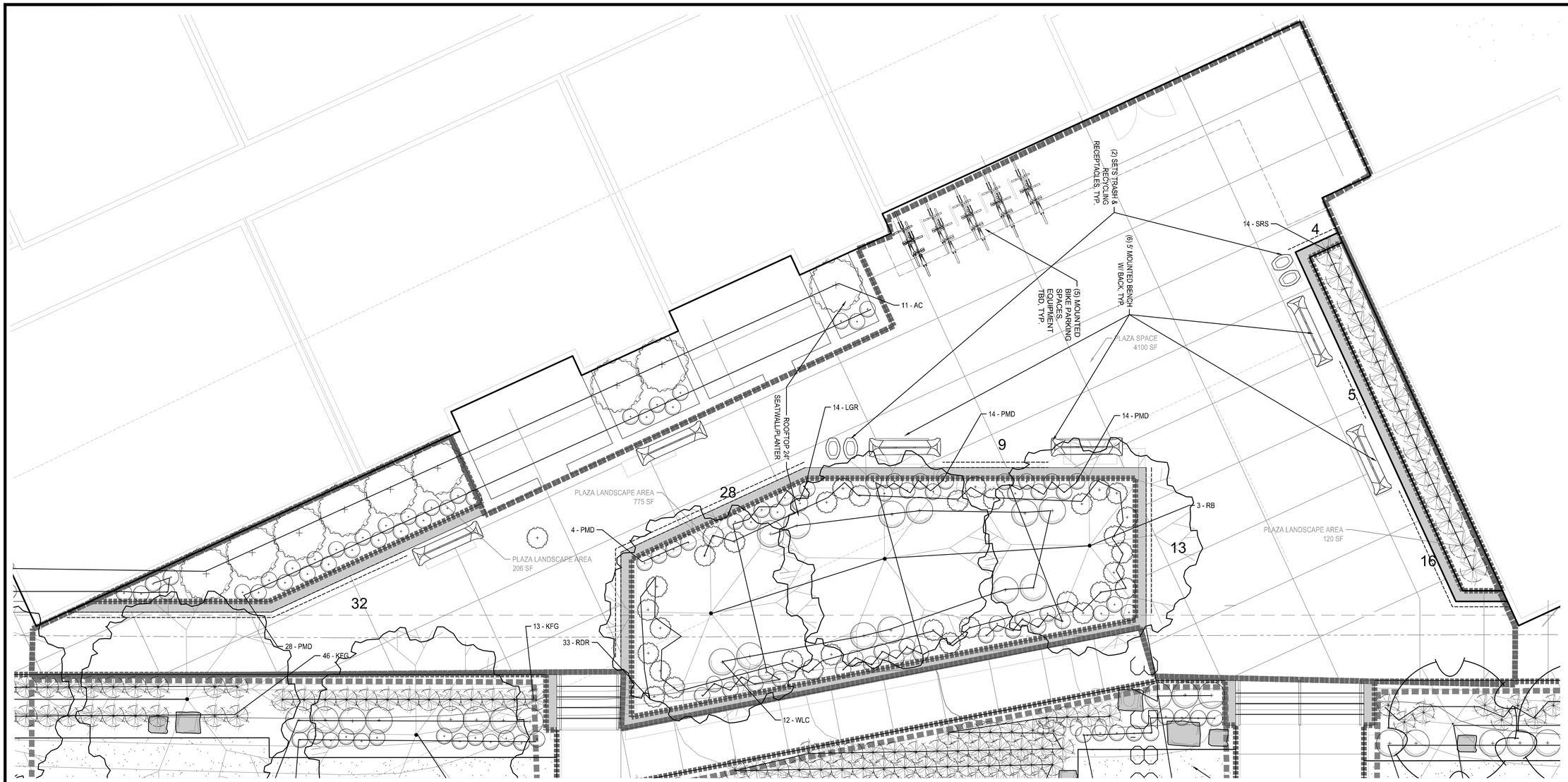
LANDSCAPE PLAN ENLARGEMENTS

L1.1




## PLAZA CALULATIONS:

| | | |
|---|---|---|
| Area | 4100 SF | |
| Seating | | |
| Required seating | 82 LF | A minimum of one (1) linear foot of seating shall be provided for each fifty (50) square feet of plaza area. |
| Required fixed seating | 17 LF | A minimum of twenty (20) percent of the required seating shall consist of fixed seating. |
| Required seating w/ back | 17 LF | A minimum of twenty (20) percent of the required seating shall consist of seating with backs. |
| Provided seating | 138 LF | 168% of required |
| Provided fixed seating | 138 LF | 812% of required |
| Provided seating w/ back | 30 LF | 176% of required |
| Planting | | |
| Required planting - trees | 4 | Plazas shall provide a minimum of one (1) tree for each one thousand (1,000) square feet of plaza area. |
| Provided planting - trees | 3 | 75% of required |
| Required landscape area | 410 SF | A landscaped area equivalent to ten (10) percent of the total plaza area may be provided in lieu of trees. |
| Provided landscape area | 1101 SF | 269% of required 27% of total plaza |

## PLAZA NOTES:

1. PLAZA PAVING SHALL BE COLORED CONCRETE. CONTRACTOR SHALL SUBMIT CONC. COLORS AND PATTERNS FOR OWNER APPROVAL PRIOR TO CONSTRUCTION.
2. PLAZA FURNITURE SHALL BE SURFACE MOUNTED BENCHES W/ BACKS AND MATCHING TRASH AND RECYCLING RECEPTACLES. MODEL AND STYLE TO BE DETERMINED BY OWNER PRIOR TO CONSTRUCTION. SEE ADDITIONAL FURNITURE NOTES SHEET L1.0
3. ALL LIGHTING SHALL BE DETERMINED UNDER A SEPARATE PERMIT, PRIOR TO PROJECT COMPLETION.
4. ALL APPLICABLE ADA REQUIREMENTS FOR THE PLAZA SPACE SHALL BE MET. IF CONTRACTOR DISCOVERS A DISCREPANCY BETWEEN APPLICABLE ADA REQUIREMENTS AND THE DESIGN, CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO CONSTRUCTION.
5. SEAT WALL PLANTERS, AS SHOWN ON THE PLAN SHALL BE 24" IN HEIGHT FROM THE SURFACE OF THE PLAZA PAVEMENT. SEE DETAIL.
6. SEE SHEET L1.0 FOR PLAZA PLANT SCHEDULE.

## LEGEND:

9 ---------- INDICATES SEAT WALL AND LINEAR FEET

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

N

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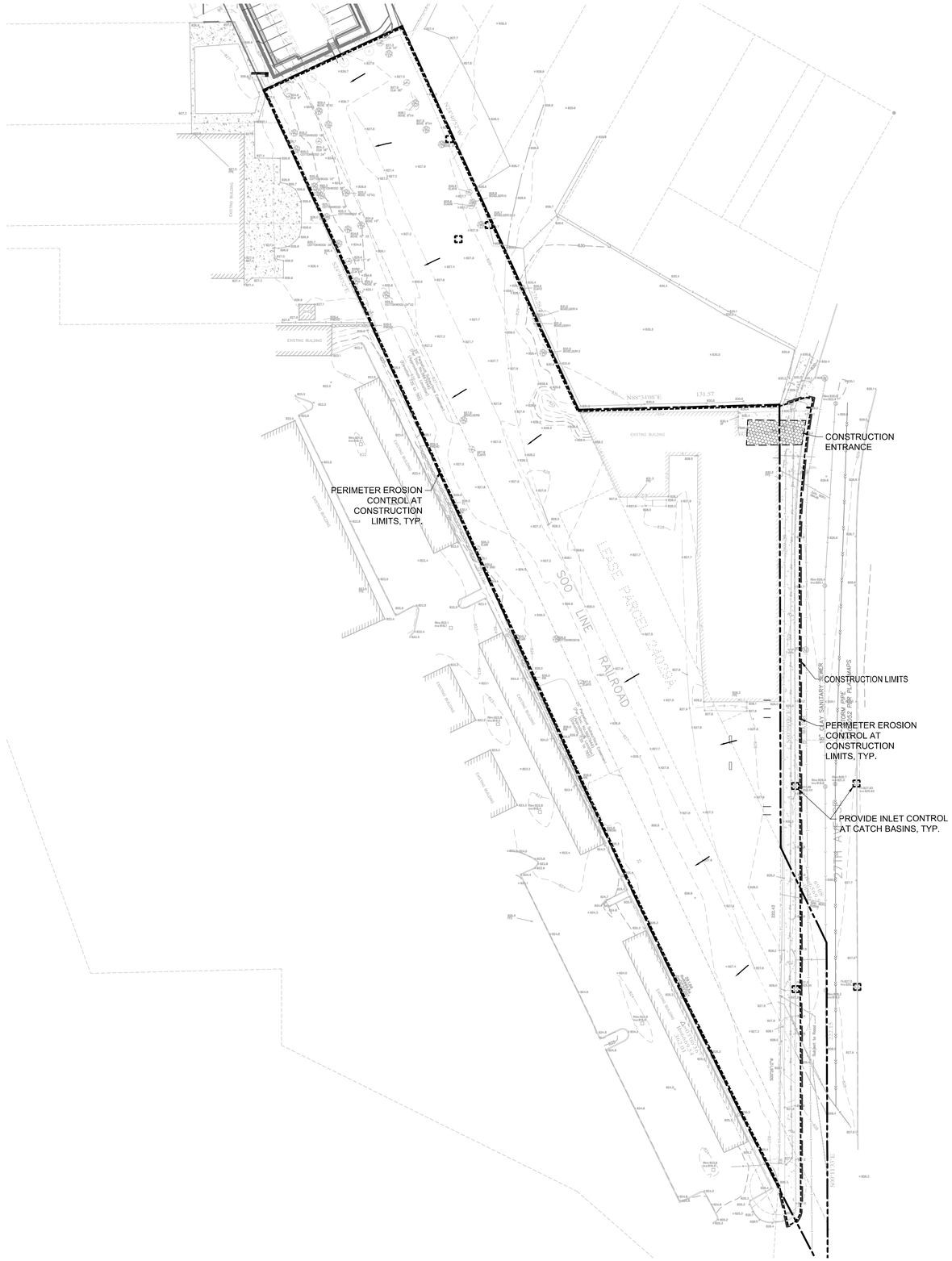
PLAZA PLAN, DETAILS & NOTES

L1.2




## SWPPP NOTES:

1. THIS PROJECT IS GREATER THAN ONE ACRE AND AN MPCA NPDES PERMIT IS REQUIRED. AN EROSION CONTROL PERMIT IS ALSO REQUIRED FROM THE CITY OF MINNEAPOLIS.

2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.

3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

## LEGEND:

- 932 — EX. 1' CONTOUR ELEVATION INTERVAL
- 932 — 1' CONTOUR ELEVATION INTERVAL
- x 932.0 — EXISTING SPOT GRADE ELEVATION
- 932.0 — PROPOSED SPOT GRADE ELEVATION
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED MANHOLE OR CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING STOPBOX
- EXISTING GATE VALVE
- EXISTING ELECTRIC BOX
- EXISTING LIGHT
- EXISTING GAS METER
- EXISTING GAS VALVE

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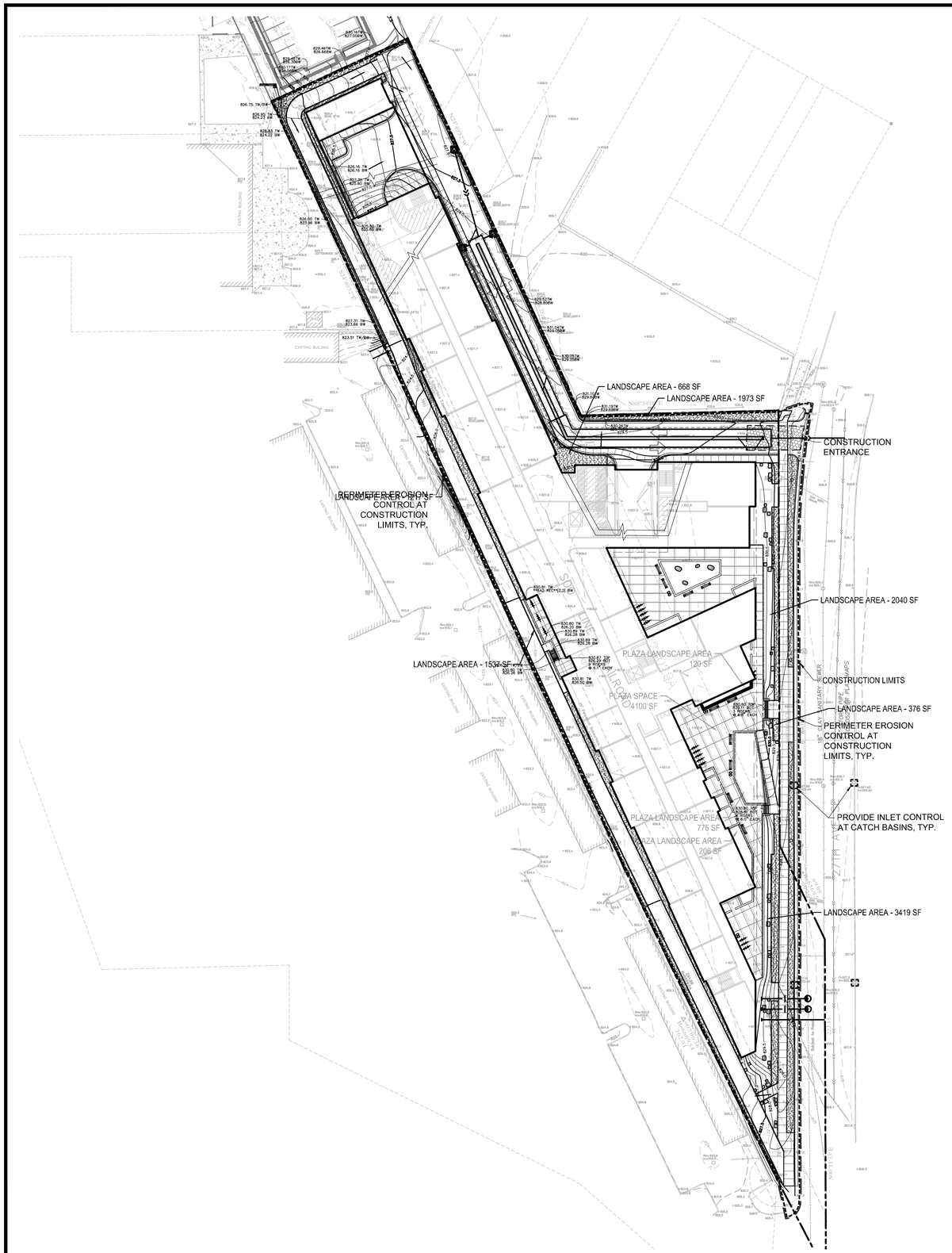
|---|---|

PROJECT NUMBER: 15033

SWPPP - EXISTING CONDITIONS

SW1.0




## SWPPP NOTES:

1. THIS PROJECT IS GREATER THAN ONE ACRE AND AN MPCA NPDES PERMIT IS REQUIRED. AN EROSION CONTROL PERMIT IS ALSO REQUIRED FROM THE CITY OF MINNEAPOLIS.

2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.

3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

## LEGEND:

| | |
|---|---|
| 932 | EX. 1' CONTOUR ELEVATION INTERVAL |
| 932 | 1' CONTOUR ELEVATION INTERVAL |
| x 932.0 | EXISTING SPOT GRADE ELEVATION |
| 932.0 | PROPOSED SPOT GRADE ELEVATION |
| | DRAINAGE ARROW |
| | SILT FENCE / BIOROLL - GRADING LIMIT |
| | INLET PROTECTION |
| | STABILIZED CONSTRUCTION ENTRANCE |
| | PROPOSED MANHOLE OR CATCH BASIN |
| | PROPOSED GATE VALVE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER |
| | EXISTING STORM SEWER |
| | EXISTING WATER MAIN |
| G | EXISTING GAS MAIN |
| E | EXISTING UNDERGROUND ELECTRIC |
| C | EXISTING UNDERGROUND CABLE |
| | EXISTING MANHOLE |
| | EXISTING CATCH BASIN |
| | EXISTING HYDRANT |
| | EXISTING STOPBOX |
| | EXISTING GATE VALVE |
| | EXISTING ELECTRIC BOX |
| | EXISTING LIGHT |
| | EXISTING GAS METER |
| | EXISTING GAS VALVE |

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

N

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

PROJECT
# ESSEX AND 27TH AVENUE SE REDEVELOPMENT
117 27TH AVENUE SE, MINNEAPOLIS, MN

## ELSEY PARTNERS, LLC
1532 COLLEGE AVENUE, F-19, MANHATTAN, KS 66502

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 11/06/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 10/16/15 | PDR SUBMITTAL |
| 11/06/15 | LAND USE SUBMITTAL |

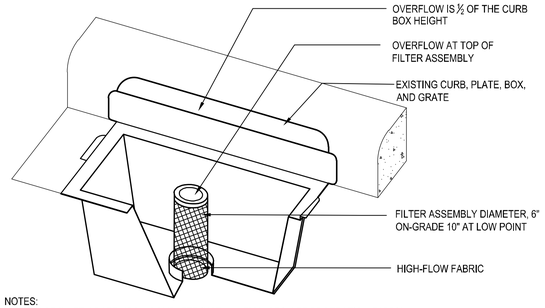
REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

PROJECT NUMBER: 15033

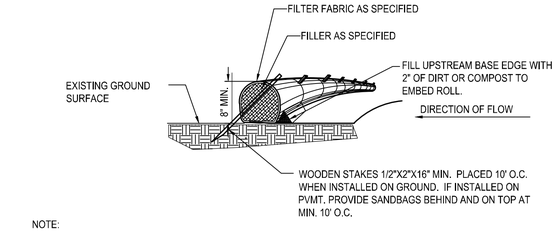
SWPPP - PROPOSED CONDITIONS

# SW1.1



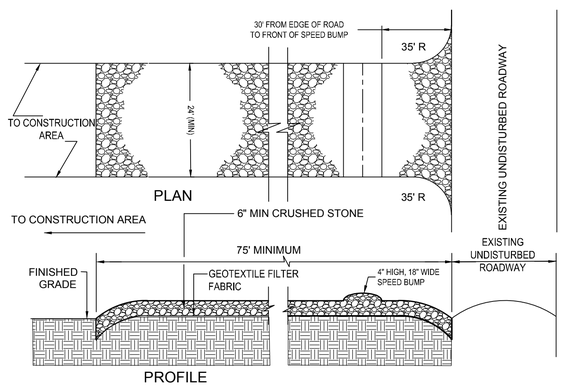

NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
3. REFERENCE APPLE VALLEY STANDARD PLATE ERO-4C.

## 1 CURB INLET FILTER
N T S



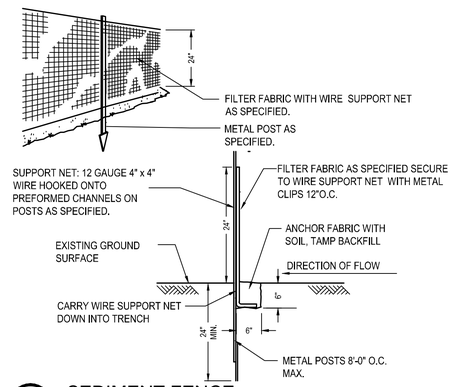

NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

## 4 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
N T S

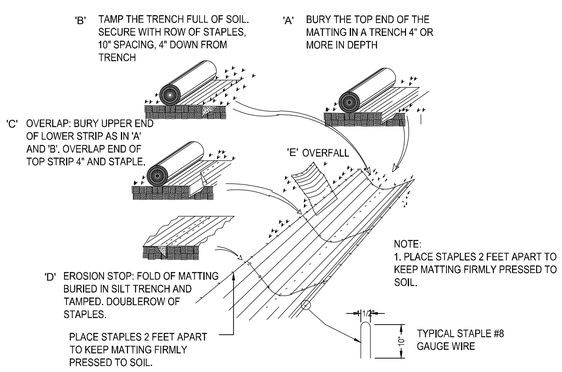



NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING 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.
6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

## 2 STABILIZED CONSTRUCTION ACCESS
N T S




## 5 SEDIMENT FENCE
N T S




## 3 EROSION BLANKET
N T S

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003

PROJECT
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| DATE | DESCRIPTION |
|---|---|

PROJECT NUMBER: 15033

SWPPP - DETAILS

SW1.2

## GENERAL SWPPP REQUIREMENTS AND NOTES:

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2013 # MNR100001 PAGES 1-35) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

## PART III STORMWATER DISCHARGE DESIGN REQUIREMENTS

### SWPPP (PART III.A)

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
4. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
5. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (PART III.B)
6. CLEAR AND GRUB REMAINDER OF SITE
7. STRIP AND STOCKPILE TOPSOIL
8. ROUGH GRADING OF SITE
9. STABILIZE DENUDED AREAS AND STOCKPILES
10. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
11. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
12. INSTALL STREET SECTION
13. INSTALL CURB AND GUTTER
14. BITUMINOUS ON STREETS
15. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
16. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
17. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.) (PART III.C)
18. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

### RECORDS RETENTION (PART III.E):

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN PART II.C. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE PART IV.E. INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

## PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS

### EROSION PREVENTION (PART IV.B):

THE CONTRACTOR IS RESPONSIBLE FOR PLANING FOR AND IMPLEMENTING APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION, SO THAT THE INSPECTION AND MAINTENANCE REQUIREMENTS OF PART IV.E. ARE COMPLIED WITH. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS.

ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT NO LATER THAN THE END OF THE NEXT WORK DAY WHEN EARTH-DISTURBING ACTIVITIES WILL CEASE FOR AT LEAST 14 DAYS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT BUT MUST COMPLY WITH PART IV.C.5.

SOILS WITHIN 200 FEET OF A PUBLIC WATER (AS DESIGNATED BY THE MINNESOTA DNR) MUST BE STABILIZED WITHIN 24 HOURS DURING FISH SPAWNING TIMES.

THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS. BIO ROLLS. SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

### SEED NOTES (PART III.A.4.A):

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:
IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

### TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED
- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH
- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES
- 3:1 (HORIZ/VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

### SEDIMENT CONTROL (PART IV.C):

SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

a. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS THAT ARE DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.

b. IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN PART III.A.4, A. THROUGH C.

c. IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.

SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH PART IV.G.

THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND THE PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER) VERIFYING THE NEED FOR REMOVAL. THE WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP OR AVAILABLE WITHIN 72 HOURS UPON REQUEST. WHEN WRITTEN CORRESPONDENCE CAN NOT BE OBTAINED IN A TIMELY MANNER, THE SPECIFIC INLET PROTECTION CAN BE REMOVED TO ALLEVIATE THE IMMEDIATE SAFETY CONCERN. HOWEVER, EFFORTS TO OBTAIN WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP AND AVAILABLE WITHIN 72 HOURS UPON REQUEST. PERMISSION TO REMOVE INLET PROTECTION BASED ON A SPECIFIC SAFETY CONCERN MUST STILL BE OBTAINED FROM THE JURISDICTIONAL AUTHORITY WITHIN 30 DAYS OF REMOVAL.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND
CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) MUST BE MINIMIZED BY BMPS SUCH AS STONE PADS, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET (SEE PART IV.E.4.D.).

THE PERMITEE MUST MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF THE SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED. METHODS FOR MINIMIZING COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT, AND STAYING OFF OF AREAS TO BE LEFT UN-COMPACTED. METHODS TO PRESERVE TOPSOIL INCLUDE STRIPPING AND STOCKPILING TOPSOIL PRIOR TO GRADING OR EXCAVATION OPERATIONS.

THE PERMITTEE MUST INSTALL TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN PART III.B. OF THIS PERMIT.

### DEWATERING AND BASIN DRAINING (PART IV.D):

DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) RELATED TO THE CONSTRUCTION ACTIVITY THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER, DOWNSTREAM LANDOWNERS OR WETLANDS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEATHING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS.

FILTER BACKWASH WATERS MUST BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. DISCHARGE OF THE BACKWASH WATER TO SANITARY SEWER IS ALLOWED WITH PERMISSION OF THE SANITARY SEWER AUTHORITY.

### INSPECTIONS AND MAINTENANCE (PART IV.E):

THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR THE MAINTENANCE AND PROPER OPERATION OF EROSION AND SEDIMENT CONTROL FACILITIES. THE CONTRACTOR SHALL AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER AND WITHIN 7 DAYS AFTER THAT. CONTINUE INSPECTION ACTIVITIES UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER THE CONTRACTOR SHALL PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.

BASED ON INSPECTION RESULTS THE CONTRACTOR MAY MODIFY THE SWPPP IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. THIS MODIFICATION MUST BE MADE WITHIN 7 CALENDAR DAYS OF THE INSPECTION UNLESS OTHERWISE REQUIRED BY THE TERMS OF THE PERMIT, LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

INSPECTION REPORTS MUST BE RECORDED WITHIN 24 HOURS IN WRITING AND KEPT ON FILE BY THE CONTRACTOR AS AN INTEGRAL PART OF THE SWPPP ON SITE AND THEN FOR AT LEAST 3 YEARS FROM THE DATE OF COMPLETION OF THIS PROJECT.

ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED TOPSOIL. THIS REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

SEE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR SITE SPECIFIC INSPECTIONS AND MAINTENANCE REQUIREMENTS.

### POLLUTION PREVENTION MANAGEMENT (PART IV.F):

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE;

SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DISPOSAL REQUIREMENTS.

HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTEWATER PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

CONCRETE WASHOUT: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER THE GROUND IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. CONCRETE WASHOUT MAY ALSO OCCUR OFF SITE ACCORDING TO THE APPROPRIATE REGULATIONS.

FUELING OPERATION PLAN: ALL FUELING SHALL TAKE PLACE AT THE DESIGNATED FUELING LOCATION AND ACCORDING TO BEST PRACTICES FOR SITE FUELING OPERATIONS AS TO MINIMIZE THE POTENTIAL FOR SPILLS.

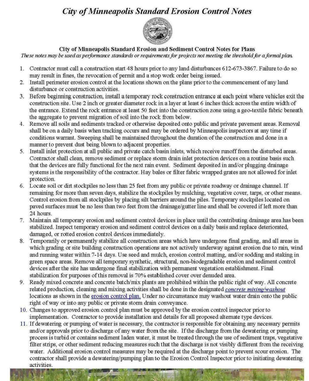
SPILL PREVENTION PLAN: ALL SPILLS SHALL BE IMMEDIATELY CLEANED UP AFTER DISCOVERY. THE SITE SUPERINTENDENT, WHO IS RESPONSIBLE FOR DAY-TO-DAY ONSITE CONSTRUCTION OPERATIONS WILL BE THE SPILL PREVENTION COORDINATOR AND WILL BE RESPONSIBLE FOR IMPLEMENTING CLEAN UP PROCEDURES, POSTING CLEAN UP RECOMMENDATIONS, AND ENSURING PROPER CLEAN UP TRAINING OF APPROPRIATE PERSONNEL.

SANITARY AND SEPTIC WASTE: SANITARY/SEPTIC FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION. FOR THE USE OF THE CONTRACTOR'S EMPLOYEES. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS WILL COLLECT SANITARY WASTE FROM PORTABLE UNITS.

### FINAL STABILIZATION (PART IV.G):

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE ACCORDING THE DEFINITIONS IN THE NPDES GENERAL PERMIT PART IV SECTION G. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (N.O.T.) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR WITHIN 7 DAYS AFTER SELLING THE SITE OR PORTION OF THE SITE (THAT HAS NOT UNDERGONE FINAL STABILIZATION ) TO ANOTHER PARTY. A COPY OF THIS NOTICE OF TERMINATION / PERMIT MODIFICATION FORM MUST GO TO THE NEW OWNER. THE ORIGINAL CURRENT OWNER MUST PROVIDE A SWPPP TO THE NEW OWNER THAT SPECIFICALLY ADDRESSES THE REMAINING CONSTRUCTION ACTIVITY. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) AND SWPPP PLAN SHEETS FOR FINAL STABILIZATION MEASURES

## CITY OF MINNEAPOLIS EROSION CONTROL NOTES:



*City of Minneapolis Standard Erosion Control Notes*

**City of Minneapolis Standard Erosion and Sediment Control Notes for Plans**
*These notes may be used in performance standards or requirements for projects not meeting the threshold for a formal plan.*

1. 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.
2. Install perimeter erosion control at the locations shown on the plans prior to the commencement of any land disturbance or construction activities.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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/washout 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.
10. 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.
11. 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.ci.minneapolis.mn.us/publicworks
January 7, 2011

## TRAINING (PART III.A.2)

DESIGN ENGINEER: MATTHEW R. PAVEK P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011
TOTAL TRAINING HOURS: 12
RE-CERTIFICATION: 1/13/14-1/13/14 (8 HOURS), EXP. 5/31/2017

## OWNER INFORMATION

OWNER:
ELSEY PARTNERS, LLC
1532 COLLEGE AVENUE, F-19
MANHATTAN, KS 66502

CONTACT:
CHRIS ELSEY
ELSEY PARTNERS, LLC
1532 COLLEGE AVENUE, F-19
MANHATTAN, KS 66502

## AREAS AND QUANTITIES (PART III.A.4.B&C):

| | EXISTING - TOTAL | |
|---|---|---|
| BUILDING COVERAGE | 12,758 SF | 14.4% |
| PAVEMENTS | 550 SF | 0.6% |
| GRAVEL | 26,054 SF | 29.5% |
| ALL NON-PAVEMENTS | 49,090 SF | 55.5% |
| | **PROPOSED - TOTAL** | |
| BUILDING COVERAGE | 54,063 SF | 61.1% |
| PAVEMENTS | 15,725 SF | 17.8% |
| BITUMINOUS TRAIL | 8,255 SF | 9.3% |
| ALL NON-PAVEMENTS | 10,409 SF | 11.8% |
| TOTAL SITE AREA | 88,452 SF | 100.0% |
| IMPERVIOUS SURFACE | | |
| EXISTING CONDITION | 39,362 SF | 44.5% |
| PROPOSED CONDITION WITHOUT TRAIL | 69,788 SF | 78.9% |
| PROPOSED CONDITION WITH TRAIL | 78,043 SF | 88.2% |
| DIFFERENCE | 30,426 SF | 34.4% |
| DISTURBED AREA | 95,000 SF | |
| SILT FENCE/BIO-ROLL | 2,000 LF | |
| EROSION CONTROL BLANKET | 0 SF | |

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

## SWPPP CONTACT PERSON

CONTRACTOR:

SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT.
TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

## PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

## SWPPP ATTACHMENTS:

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

## SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS MORE THAN 1.0 ACRES, SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

THIS PROJECT WILL NOT CREATE 1.0 ACRES OF NEW IMPERVIOUS SURFACE, SO PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED

### PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN EXISTING BUILDING AND PARKING LOT SITE INTO A MULTI STORY APARTMENT BUILDING. SITE AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

### SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

NOT REQUIRED

### PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE
  - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
- MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.


CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavek 763-213-3944
Pat Sarver 952-250-2003


PROJECT
**ESSEX AND 27TH AVENUE SE REDEVELOPMENT**
117 27TH AVENUE SE, MINNEAPOLIS, MN

**ELSEY PARTNERS, LLC**
1532 COLLEGE AVENUE, F-19, MANHATTAN, KS 66502

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavek
DATE 11/06/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 10/16/15 | PDR SUBMITTAL |
| 11/06/15 | LAND USE SUBMITTAL |

REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

PROJECT NUMBER: 15033

SWPPP - NARRATIVE

SW1.3

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

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Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

# Attachment A: SWPPP Site Specific Document

**Stormwater Pollution Prevention Plan (SWPPP)**
To comply with the General Stormwater Permit for Construction Activity

*Doc Type: Stormwater Pollution Prevention Plan*

## Construction Activity Information

**Project name:** 117 27TH AVENUE REDEVELOPMENT

**Project location** (Briefly describe where construction activity occurs. Include address if available.)

Address or describe area: 117 27TH AVENUE

City or Township: MINNEAPOLIS State: MN Zip code: 55414

Latitude/longitude of approximate centroid of project: LAT: 44.969476 LONG: -93.220786

Method of collection of latitude/longitude:

☐ GPS ☒ Online tool ☐ USGS Topographic map

All cities where construction will occur: MINNEAPOLIS

All counties where construction will occur: HENNEPIN

All townships where construction will occur:

**Project size (number of acres to be disturbed):** 2.2

**Project type:**

☒ Residential ☐ Commercial/Industrial ☐ Road construction

☐ Residential and road construction ☐ Other (describe):

**Cumulative impervious surface:**

Existing area of impervious surface: 1.1 (to the nearest tenth acre)

Post construction area of impervious surface: 1.9 (to the nearest tenth acre)

Total new area of impervious surface: 0.8 (to the nearest tenth acre)

**Receiving waters**

| Water body ID* | Name of water body | Type (ditch, pond, wetland, lake, stream, river) | Special water? (See Stormwater Permit Appendix A) | Impaired Water?** (See Stormwater Permit Appendix A) |
|---|---|---|---|---|
| 07010206-503 | MISSISSIPPI RIVER | RIVER | ☐ Yes ☒ No | ☐ Yes ☒ No |
| | | | ☐ Yes ☐ No | ☐ Yes ☐ No |
| | | | ☐ Yes ☐ No | ☐ Yes ☐ No |
| | | | ☐ Yes ☐ No | ☐ Yes ☐ No |

** Water Body identification (ID) might not be available for all water bodies. Use the Special and Impaired Waters Search Tool at: www.pca.state.mn.us/water/stormwater/stormwater-c.html*

*** Impaired water for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen, or biotic impairment.*



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**Dates of construction** (Briefly describe where construction activity occurs. Include address if available.)

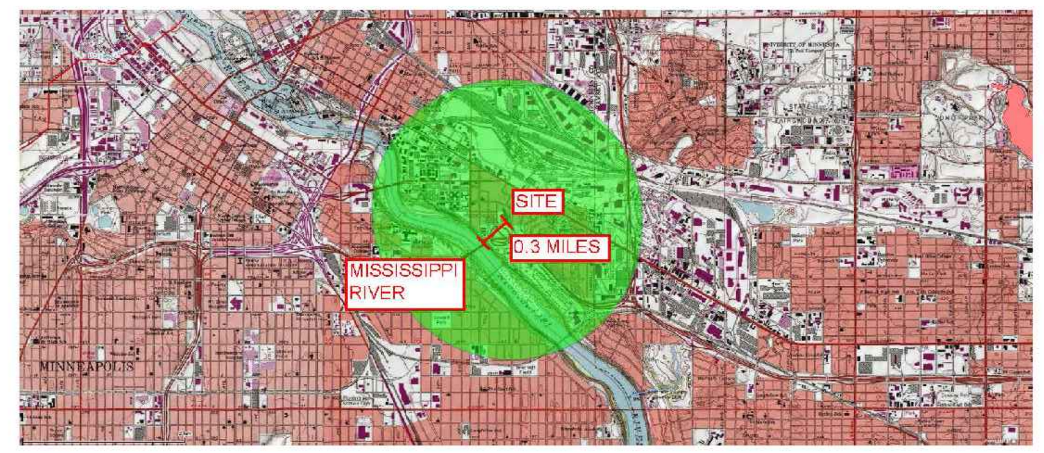
Construction start date: 5/16 Estimated completion date: 5/17

## General Construction Project Information

Describe the construction activity (what will be built, general timeline, etc): THE PROJECT WILL BE THE CONSTRUCTION OF A MULTI UNIT APARTMENT BUILDING.

Describe soil types found at the project: THE EXISTING SOILS AT THE SITE ARE PRIMARILY SILTY SANDS.

**Site Location map - Attach maps (U.S. Geologic Survey 7.5 minute quadrangle, National Wetland Inventory maps or equivalent) showing the location and type of all receiving waters, including wetlands, drainage ditches, stormwater ponds or basins, etc. that will receive runoff from the project. Use arrows showing the direction of flow and distance to the water body**



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## General Site Information (III.A)

1. Describe the location and type of all temporary and permanent erosion prevention and sediment control Best Management Practices (BMPs). Include the timing for installation and procedures used to establish additional temporary BMPs as necessary. (III.A.4.a)

   THE PROJECT WILL BE PROTECTED BY TWO (2) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.

2. Attach to this SWPPP a table with the anticipated quantities for the life of the project for all erosion prevention and sediment control BMPs (III. A. 4.b)

   SEE PAGE SW1.3

3. Attach to this SWPPP a site map that includes the following features (III.A.3.b – f):
   - Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits.
   - Locations of impervious surfaces and soil types.
   - Locations of areas not to be disturbed.
   - Location of areas of phased construction
   - All surface waters and existing wetlands within one mile from the project boundaries that will receive stormwater runoff from the site (identifiable on maps such as USGS 7.5 minute quadrangle maps or equivalent). Where surface waters receiving runoff associated with construction activity will not fit on the plan sheet, they must be identified with an arrow, indicating both direction and distance to the surface water.

   Methods to be used for final stabilization of all exposed soil areas.

4. Were stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project? ☐ Yes ☒ No

   If yes, describe how these measures were addressed in the SWPPP. (III.A.6.)

   N/A

5. Is the project located in a karst area such that additional measures would be necessary to protect drinking water supply management areas as described in Minn. R. chapters 7050 and 7060? ☐ Yes ☒ No

   If yes, describe the additional measures to be used. (III.A.7.)

   N/A

6. Does the site discharge to a calcareous fen listed in Minn. R. 7050.0180, subp. 6.b.? ☐ Yes ☒ No

   If yes, a letter of approval from the Minnesota Department of Natural Resources must be obtained prior to application for this permit. (Part I B.6 and Part III.A.8)

7. Does the site discharge to a water that is listed as impaired for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen or biotic impairment? Use the Special and Impaired Waters Search Tool at: www.pca.state.mn.us/water/stormwater/stormwater-c.html. ☐ Yes ☒ No

   If no, skip to Training.

   Does the impaired water have an approved Total Maximum Daily Loads (TMDL) with an Approved Waste Load Allocation for construction activity? ☐ Yes ☒ No

   If yes:

   a. List the receiving water, the areas of the site discharging to it, and the pollutant(s) identified in the TMDL.

   b. List the BMPs and any other specific construction stormwater related implementation activities identified in the TMDL.

   If the site has a discharge point within one mile of the impaired water and the water flows to the impaired water but no specific BMPs for construction are identified in the TMDL, the additional BMPs in Appendix A (C.1, C.2, C.3 & (C.4-trout stream)) must be added to the SWPPP and implemented. (III.A.7). The additional BMPs only apply to those portions of the project that drain to one of the identified discharge points.



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N/A

9. Identify adjacent public waters where the Minnesota Department of Natural Resources (DNR) has declared "work in water restrictions" during fish spawning timeframes

   N/A

## Selection of a Permanent Stormwater Management System (III.D.)

1. Will the project create a new cumulative impervious surface greater than or equal to one acre? ☐ Yes ☒ No

   If yes, a water quality volume of one inch of runoff from the cumulative new impervious surfaces must be retained on site (see Part III.D of the permit) through infiltration unless prohibited due to one of the reasons in Part III.D.1.j. If infiltration is prohibited identify other method of other volume reduction (e.g., filtration system, wet sedimentation basin, regional ponding or equivalent method

2. Describe which method will be used to treat runoff from the new impervious surfaces created by the project (III.D):
   - Wet sedimentation basin
   - Infiltration/Filtration
   - Regional ponds
   - Combination of practices

   Include all calculations and design information for the method selected. See Part III.D of the permit for specific requirements associated with each method.

   INFILTRATION/FILTRATION

   **Calculations are within the Site Storm Water management Report and part of this SWPPP as Attachment D.**

3. If it is not feasible to meet the treatment requirement for the water quality volume, describe why. This can include proximity to bedrock or road projects where the lack of right of way precludes the installation of any permanent stormwater management practices. Describe what other treatment, such as grasses swales, smaller ponds, or grit chambers, will be implemented to treat runoff prior to discharge to surface waters. (III.C)

   IT IS FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

4. For projects that discharge to trout streams, including tributaries to trout streams, identify method of incorporating temperature controls into the permanent stormwater management system.

   N/A

## Erosion Prevention Practices (IV.B)

**Describe the types of temporary erosion prevention BMPs expected to be implemented on this site during construction:**

1. Describe construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to minimize erosion. Delineate areas not to be disturbed (e.g., with flags, stakes, signs, silt fence, etc.) before work begins.

   SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.

2. Describe Methods of temporarily stabilizing soils and soil stockpiles (e.g., mulches, hydraulic tackifiers, erosion blankets, etc.):

   TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.

3. Describe Methods of dissipating velocity along stormwater conveyance channels and at channel outlets (e.g., check dams, sediment traps, rip rap, etc.):

   SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL OUTLETS.

4. Describe Methods to be used for stabilization of ditch and swale wetted perimeters (Note that mulch, hydraulic soil tackifiers, hydromulches, etc. are not acceptable soil stabilization methods for any part of a drainage ditch or swale)

   FINAL STABILIZATION OF SWALES WILL BE SOD.

5. Describe Methods to be used for energy dissipation at pipe outlets (e.g., rip rap, splash pads, gabions, etc.



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RIP RAP WILL BE UTILIZED AT PIPE OUTLETS.

6. Describe Methods to be used to promote infiltration and sediment removal on the site prior to offsite discharge, unless infeasible (e.g., direct stormwater flow to vegetated areas):

   DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILZED.

7. For drainage or diversion ditches, describe practices to stabilize the normal wetted perimeter within 200 lineal feet of the property edge or point of discharge to surface water. The last 200 lineal feet must be stabilized within **24 hours** after connecting to surface waters and construction in that portion of the ditch has temporarily or permanently ceased for all discharges to Special, Impaired or "work in water restrictions". All other remaining portions of the temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water, property edge and construction in that area has temporarily or permanently ceased.

   N/A – NO DITCHES ON SITE

8. Describe additional erosion prevention measures that will be implemented at the site during construction (e.g., construction phasing, minimizing soil disturbance, vegetative buffers, horizontal slope grading, slope draining/terracing, etc.):

   OTHER EROSION CONTROL PRACTICES INCLUDE BUT NOT LIMITED TO; MINIMIZE SITE EXPOSURE WHEN POSSIBLE.

9. If applicable, include additional requirements in Appendix A Part C.3 regarding maintaining a 100-foot buffer zone or installing redundant BMPs for portions of the site that drain to special waters).

   N/A

10. If applicable, describe additional erosion prevention BMPs to be implemented at the site to protect planned infiltration areas

    MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO INFILTRATION AREA.

## Sediment Control Practices (IV.C)

**Describe the methods of sediment control BMPs to be implemented at this site during construction to minimize sediment impacts to surface waters, including curb and gutter systems**

1. Describe Methods to be used for down gradient perimeter control:

   SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE.

2. Describe Methods to be used to contain soil stockpiles:

   SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY.

3. Describe Methods to be used for storm drain inlet protection:

   SEE INLET PROTECTION DETAILS.

4. Describe Methods to minimize vehicle tracking at construction exits and street sweeping activities:

   THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.

5. Describe Methods, If applicable, additional sediment controls (e.g., diversion berms) to be installed to keep runoff away from planned infiltration areas when excavated prior to final stabilization of the contributing drainage area:

   SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.

6. Describe methods to be used to minimize soil compaction and preserve top soil (unless infeasible) at this site:

   LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED.

7. Describe plans to preserve a 50-foot natural buffer between the project's soil disturbance and a surface water or plans for redundant sediment controls if a buffer is infeasible:

   DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.

8. Describe plans for use of sedimentation treatment chemicals (e.g., polymers, flocculants, etc.) see Part IV.C.10 of the permit:

   N/A



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9. Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location or 5 acres or more if the site is within 1 mile of a special or impaired water? ☐ Yes ☒ No

   If yes, describe (or attach plans ) showing how the basin will be designed and constructed in accordance with Part III.C of the permit.

   N/A

## Dewatering and Basin Draining (IV.D)

1. Will the project include dewatering or basin draining? ☐ Yes ☒ No

   If yes, describe measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points (see Part IV. D of the permit):

2. Will the project include use of filters for backwash water? ☐ Yes ☒ No

   If yes, describe how filter backwash water will be managed on the site or properly disposed (see Part III.D.3. of the permit):

## Additional BMPs for Special Waters and Discharges to Wetlands (Appendix A, Parts C and D)

1. **Special Waters.** Does your project discharge to special waters? ☐ Yes ☒ No

2. If proximity to bedrock or road projects where the lack of right of way precludes the installation of any of the permanent stormwater management practices, then other treatment such as grassed swales, smaller ponds, or grit chambers is required prior to discharge to surface waters. Describe what other treatment will be provided.

   N/A

3. Describe erosion and sediment controls for exposed soil areas with a continuous positive slope to a special waters, and temporary sediment basins for areas that drain five or more acres disturbed at one time.

   N/A

4. Describe the undisturbed buffer zone to be used (not less than 100 linear feet from the special water).

   N/A

5. Describe how the permanent stormwater management system will ensure that the pre and post project runoff rate and volume from the 1, and 2-year 24-hour precipitation events remains the same.

   N/A

6. Describe how the permanent stormwater management system will minimize any increase in the temperature of trout stream receiving waters resulting in the 1, and 2-year 24-hour precipitation events.

   N/A

7. **Wetlands.** Does your project discharge stormwater with the potential for significant adverse impacts to a wetland (e.g., conversion of a natural wetland to a stormwater pond)? ☐ Yes ☒ No

   If Yes, describe the wetland mitigation sequence that will be followed in accordance with Part D of Appendix A.

   N/A

## Inspections and Maintenance (IV.E)

Describe procedures to routinely inspect the construction site:

- Once every seven (7) days during active construction and,
- Within 24 hours after a rainfall event greater than 0.5 inches in 24 hours, and within seven (7) days after that.

Inspections must include stabilized areas, erosion prevention and sediment control BMPs, and infiltration areas.

INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B – CONSTRUCTION



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STORMWATER INSPECTION CHECKLIST."

## Pollution Prevention Management Measures (IV.F)

1. Describe practices for storage of building products with a potential to leach pollutants to minimize exposure to stormwater:

   ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

2. Describe practices for storage of pesticides, herbicides, insecticides, fertilizers, treatment chemical, and landscape materials:

   ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

3. Describe practices for storage and disposal of hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids) according to Minn. R. ch. 7045, including restricted access and secondary containment:

   ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

4. Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035:

   ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

5. Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with Minn. R. ch. 7040:

   SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.

6. Describe spill prevention and response for fueling and equipment or vehicle maintenance:

   EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.

7. Describe containment and disposal of vehicle and equipment wash water and prohibiting engine degreasing on the site:

   ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE.

8. Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground:

   ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

## Final Stabilization (IV.G)

1. **Describe method of final stabilization (permanent cover) of all disturbed areas:**

   FINAL STABILIZATION WILL BE ACOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.

2. **Describe procedures for completing final stabilization and terminating permit coverage (see Part IV.G.1-5):**

   UPON FINAL STABILIZATION DESCRIBED ABOVE, THE CONTRACTOR AND OWNER SHALL MUTUALLY TRANSFER THE NPDES PERMIT TO THE NEXT OWNER WITH DOCUMENTS DESCRIBING THE NATURE OF TERMINATION PROCEDURE.

## Documentation of infeasibility: (If Applicable)



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

PROJECT
**ESSEX AND 27TH AVENUE SE REDEVELOPMENT**
117 27TH AVENUE SE, MINNEAPOLIS, MN

**ELSEY PARTNERS, LLC**
1532 COLLEGE AVENUE, F-19, MANHATTAN, KS 66502

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Matthew R. Pavek

DATE 11/06/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 10/16/15 | PDR SUBMITTAL |
| 11/06/15 | LAND USE SUBMITTAL |

REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

PROJECT NUMBER: 15033

SWPPP - ATTACHMENTS

SW1.4

## ATTACHMENT B: SWPPP INSPECTION FORM

CivilSite GROUP

Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

# ATTACHMENT B: Construction Stormwater Inspection Checklist

**Construction Stormwater Program**

*Doc Type: Permitting Checklist*

**Note:** This inspection report does not address all aspects of the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater permit (Permit) issued on August 1, 2013. The completion of this checklist does not guarantee that all permit requirements are in compliance; it is the responsibility of the Permittee(s) to read and understand the permit requirements.

### Facility Information

Site name: 117 27TH AVENUE REDEVELOPMENT

Facility address: 117 27TH AVENUE SE Permit number: _____

City: MINNEAPOLIS State: MN Zip code: 55414

### Inspection Information

Inspector name: _____ Phone number: _____

Date (mm/dd/yyyy): _____ Time: _____ ☐ am ☐ pm

Is the inspector certified in sediment and erosion control and it is documented in the Stormwater Pollution Prevention Plan (SWPPP)? ☐ Yes ☐ No

Is this inspection routine or in response to a storm event: _____

Rainfall amount (if applicable): _____

Is site within one aerial mile of special or impaired water? ☐ Yes ☐ No

If yes, follow Appendix A and other applicable permit requirements.

**Note:** If NA is selected at any time, specify **why** in the comment area for that section.

### Erosion Control Requirement (Part IV.B)

| | Yes | No | NA |
|---|---|---|---|
| 1. Soil stabilization where no construction activity for 14 days? (7 days were applicable) | ☐ | ☐ | ☐ |
| 2. Has the need to disturb steep slopes been minimized? | ☐ | ☐ | ☐ |
| 3. All ditches stabilized 200' back from point of discharge within 24 hours? (Not mulch) | ☐ | ☐ | ☐ |
| 4. Are there erosion BMP's for onsite stockpiles? | ☐ | ☐ | ☐ |
| 5. Are appropriate BMP's installed protecting inlets/outlets? | ☐ | ☐ | ☐ |



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| | | | |
|---|---|---|---|
| 2. Has access been restricted to onsite hazardous materials? | ☐ | ☐ | ☐ |
| 3. Does on-site fueling only occur in a contained area? | ☐ | ☐ | ☐ |
| 4. Are all solid wastes being properly disposed of? | ☐ | ☐ | ☐ |
| 5. Is the concrete washout area completely contained? | ☐ | ☐ | ☐ |
| 6. Is the concrete washout area marked with a sign? | ☐ | ☐ | ☐ |

**Comments:**

7. Were any discharges seen during this inspection, sediment, water, or otherwise? ☐ Yes ☐ No

   If yes, state the exact location of all points of discharge. Photograph the discharge and describe the discharge (color, odor, foam, oil sheen, etc). How will it be removed? How did the discharge happen? How much was discharged? How will it be stopped, and how long will it take to stop? Is the discharge going into an adjacent site? Was the discharge a sediment delta? If yes, will the delta be recovered within 7 days?

8. Will a permanent stormwater management system be utilized in this project as required and in accordance with Part III.D of the permit? Describe:

9. Is any dewatering occurring on site? ☐ Yes ☐ No

   If yes, where? What BMP is being used? How much water is being dewatered? Is the water clear? Where is the water being discharged to?

10. Is a copy of the SWPPP located on the construction site? ☐ Yes ☐ No
11. Has the SWPPP been followed and implemented on site? ☐ Yes ☐ No
12. Is a sedimentation basin required for this project as specified in the permit? ☐ Yes ☐ No

    If yes, are they maintained as specified in the permit? ☐ Yes ☐ No
13. Is the topsoil on this project being preserved? ☐ Yes ☐ No

    If yes, explain how the topsoil is being preserved. If not, explain why it was infeasible.

14. Are all infiltration systems marked to avoid compaction? ☐ Yes ☐ No

    Do all infiltration areas have pretreatment devices? ☐ Yes ☐ No



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| | | | |
|---|---|---|---|
| 6. Do pipe outlets have energy dissipation? | ☐ | ☐ | ☐ |

**Comments:**

### Sediment Control Requirement (Part IV.C.)

| | Yes | No | NA |
|---|---|---|---|
| 1. Perimeter control installed on all down gradient perimeters? | ☐ | ☐ | ☐ |
| 2. Perimeter control trenched in where appropriate? | ☐ | ☐ | ☐ |
| 3. 50 Foot-natural buffer maintained around all surface waters? | ☐ | ☐ | ☐ |
| If No, have redundant sediment controls been installed? | ☐ | ☐ | ☐ |
| 4. Inlet protection on all catch basins and culvert inlets? | ☐ | ☐ | ☐ |
| 5. Vehicle tracking Best Management Practices (BMPs) at all site exits? | ☐ | ☐ | ☐ |
| 6. All tracked sediment removed within 24 hours? | ☐ | ☐ | ☐ |
| 7. Are all infiltration systems staked and marked to avoid compaction? | ☐ | ☐ | ☐ |
| 8. Are all infiltration areas protected with a pretreatment device? | ☐ | ☐ | ☐ |
| 9. Do all stockpiles have perimeter control? | ☐ | ☐ | ☐ |

**Comments:**

### Maintenance-Erosion and Sediment Control BMPs (Part IV.E.)

| | Yes | No | NA |
|---|---|---|---|
| 1. Are all previously stabilized areas maintaining 90% ground cover? | ☐ | ☐ | ☐ |
| 2. Any ditch erosion observed? | ☐ | ☐ | ☐ |
| 3. Perimeter Control – Has sediment reached one half the height of the device? | ☐ | ☐ | ☐ |
| 4. Are inlet protection devices maintained and functioning properly? | ☐ | ☐ | ☐ |

**Comments:**

### Other

| | Yes | No | NA |
|---|---|---|---|
| 1. Are all materials that can leach pollutants under cover? | ☐ | ☐ | ☐ |



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15. Description of areas of non-compliance noted during the inspection, required corrective actions, and recommended date of completion of corrective actions:

16. Proposed amendments to the SWPPP:

17. Potential areas of future concern:

18. Additional comments:

**Disclosures:**

- After discovery, the permit requires many of the deficiencies that may be found in this checklist be corrected within a specified period of time. See permit for more details.
- This inspection checklist is an option for small construction sites. Large construction sites and linear projects require more extensive/more location specific inspection requirements.
- The Permittee(s) is/are responsible for the inspection and maintenance of temporary and permanent water quality management BMP's as well as erosion prevention and sediment control BMPs until another Permittee has obtained coverage under this Permit according to Part II.B.5., or the project has undergone Final Stabilization and a Notice of Termination has been submitted to the MPCA.



## ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

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ATTACHMENT C

STORM WATER MANAGEMENT
FACILITY MAINTENANCE SCHEDULE

1. All grit chambers, sump catch basins, sump manholes, outlet structures, culverts, outfall structures and other storm water facilities for which maintenance requirements are not otherwise specified herein must be inspected in the spring, summer and fall of each year. Within 30 days of the inspection date, all accumulated sediment and debris must be removed such that each storm water facility operates as designed and permitted. Contributing drainage areas must be kept clear of litter and vegetative debris, inflow pipes and overflow spillways kept clear, inlet areas kept clean, and undesirable vegetation removed. Erosion impairing the function or integrity of the facilities, if any, will be corrected, and any structural damage impairing or threatening to impair the function of the facilities must be repaired.

2. Volume control facilities and contributing drainage areas must be inspected every three months during the operational period (between spring snowmelt and first substantial snowfall) and monitored after rainfall events of 1 inch or more to ensure that the contributing drainage area is clear of litter and debris, inflow pipes and overflow spillways are clear, inlet areas are clean, undesirable vegetation is removed and there is no erosion impairing or threatening to impair the function of a facility. If sediment has accumulated in a infiltration feature, within 30 days of inspection deposited sediments must be removed, the infiltration capacity of the underlying soils must be restored, and any surface disturbance must be stabilized. Inspection must ensure that sediment traps and forebays are trapping sediment and that more than 50 percent of the storage volume remains, the contributing drainage area is stable (i.e., no erosion is observed), and inlets and outlet/overflow spillways are in good conditions with no erosion. Maintenance techniques used must protect the infiltration capacity of the practice by limiting soil compaction to the greatest extent possible (e.g., by using low-impact earth-moving equipment).

3. Underground storage chambers must be inspected at least once a year to ensure that adequate storage capacity remains. Capacity will be considered inadequate if sediment has decreased the storage volume by 50



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percent of its original design volume. Accumulated debris and sediment will be removed, and inlet and outlet structures will be cleared of any flow impediments.



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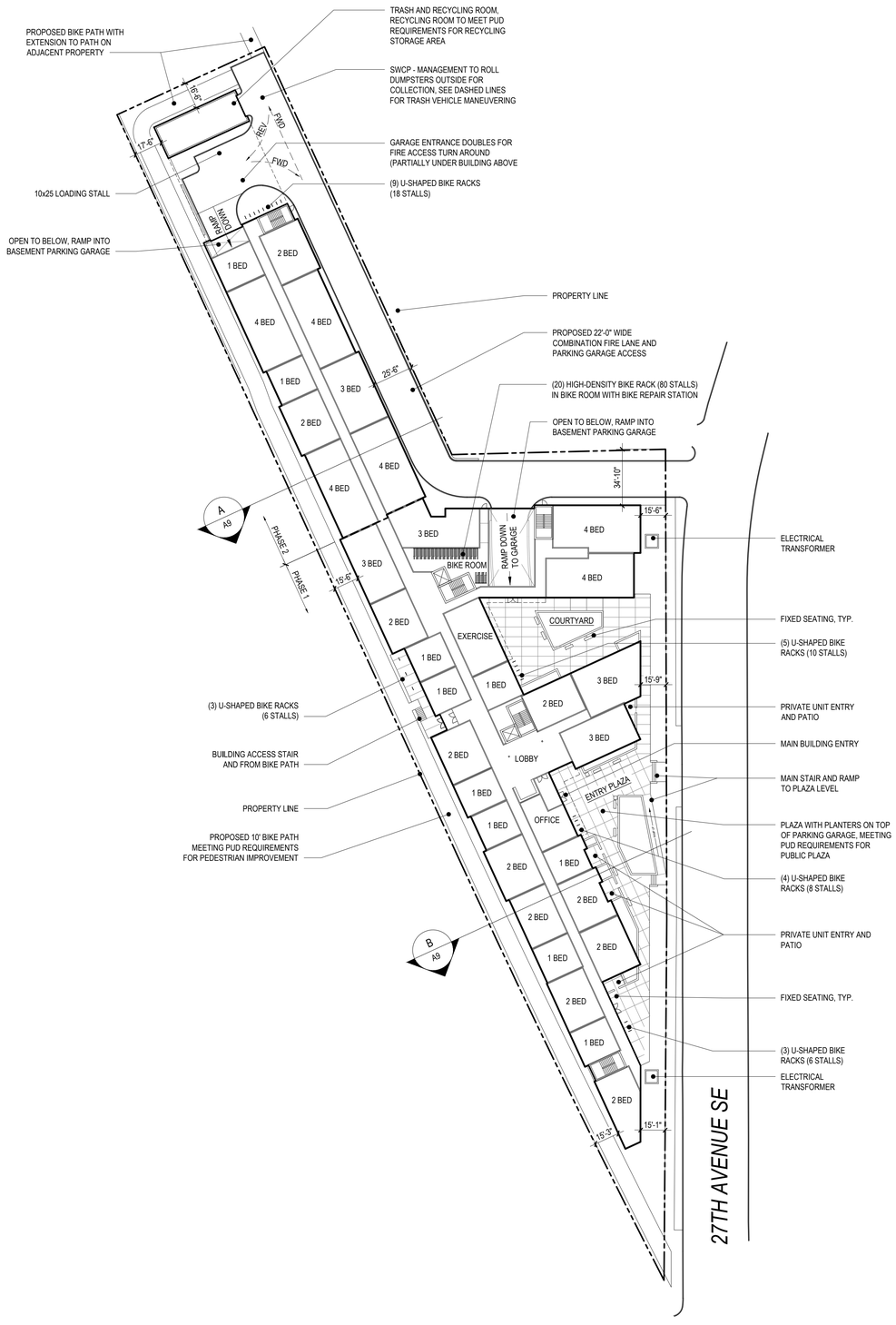
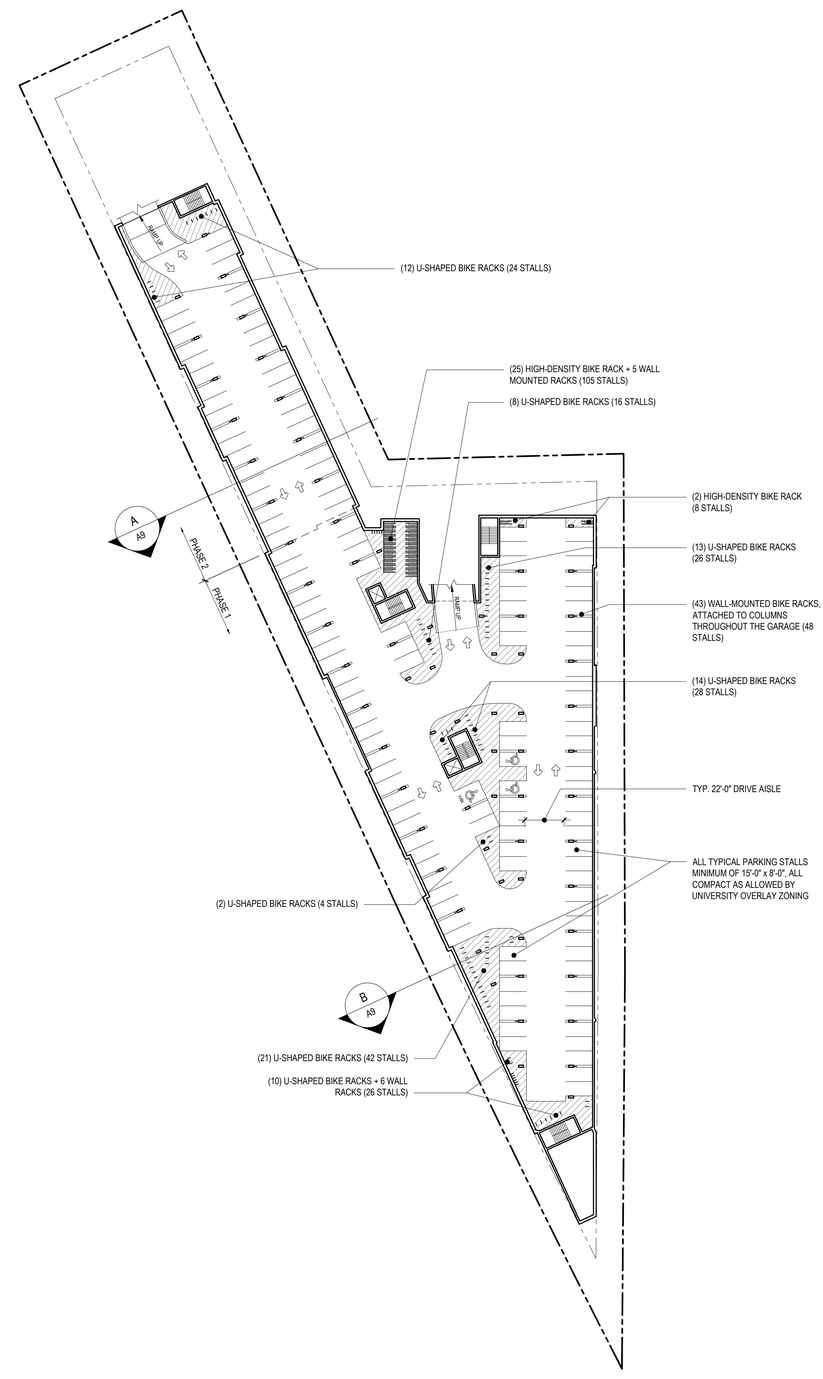
PROJECT NUMBER: 15033

SWPPP - ATTACHMENTS

SW1.5




B A1 FIRST FLOOR PLAN
1" = 40"




A A1 BASEMENT GARAGE FLOOR PLAN
1" = 40"

## REQUIRED SITE FEATURES

| ITEM | CODE REQUIREMENT R5 | AS PROPOSED |
|---|---|---|
| PARKING STALLS | 0.5 STALLS PER BEDROOM, BUT NOT LESS THAN 1 STALL PER DWELLING UNIT PER UNIVERSITY OVERLAY= 246 STALLS REQUIRED | 140 STALLS, (ALL COMPACT AS ALLOWED BY UNIVERSITY OVERLAY) 3 ACCESSIBLE STALL PROVIDED, 1 OF WHICH IS VAN |
| BICYCLE PARKING | 1 SPACE PER BEDROOM PER UNIVERSITY OVERLAY: 450 REQUIRED, 405 MIN. SHALL BE LONG TERM PARKING STALLS (90%) | 405 LONG TERM PARKING STALLS, 45 SHORT TERM PARKING STALLS |

## ZONING CRITERIA

| ITEM | CODE REQUIREMENT R5 | AS PROPOSED |
|---|---|---|
| FRONT SETBACK | 15 FEET | 15 FEET |
| REAR SETBACK | 5+2X (X= NUMBER OF FLOORS ABOVE FIRST) | 15 FEET (5+2x5=15) |
| INTERIOR SIDE | 5+2X (X= NUMBER OF FLOORS ABOVE FIRST) | 15 FEET (5+2x5=15) |
| BUILDING HEIGHT | 4 STORIES, NOT TO EXCEED 56' | 5 STORIES + 1 MEZZANINE LEVEL, 64 FEET PROPOSED (SEE ELEVATIONS) |
| FLOOR AREA RATIO | 2.0 STANDARD, 20% INCREASE TO 2.4 F.A.R. ALLOWED WITH ALL UNDERGROUND PARKING | 2.49 AS PROPOSED |

## FLOOR AREA SUMMARY

| ITEM | AREA (SF) |
|---|---|
| GARAGE (DOES NOT CONTRIBUTE TO F.A.R.) | 47,581 SF |
| FIRST FLOOR | 41,936 SF |
| SECOND FLOOR | 46,685 SF |
| THIRD FLOOR | 43,313 SF |
| FOURTH FLOOR | 43,313 SF |
| FIFTH FLOOR | 45,313 SF |
| TOTAL | 220,560 SF |

## UNIT SUMMARY - PHASE 1

| | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | FOURTH FLOOR | FIFTH FLOOR | TOTAL UNITS | TOTAL BEDS |
|---|---|---|---|---|---|---|---|
| STUDIO | 0 | 1 | 1 | 3 | 3 | 8 | 8 |
| 1 BEDROOM | 8 | 7 | 5 | 5 | 3 | 28 | 28 |
| 2 BEDROOM | 9 | 14 | 13 | 13 | 11 | 60 | 120 |
| 3 BEDROOM | 4 | 5 | 4 | 4 | 8 | 25 | 75 |
| 4 BEDROOM | 2 | 2 | 2 | 2 | 3 | 11 | 44 |
| TOTAL | 23 | 29 | 25 | 27 | 28 | 132 | 275 |

## UNIT SUMMARY - PHASE 2

| | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | FOURTH FLOOR | FIFTH FLOOR | TOTAL UNITS | TOTAL BEDS |
|---|---|---|---|---|---|---|---|
| STUDIO | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 BEDROOM | 2 | 1 | 1 | 1 | 1 | 6 | 6 |
| 2 BEDROOM | 2 | 5 | 5 | 5 | 4 | 21 | 42 |
| 3 BEDROOM | 1 | 3 | 3 | 3 | 7 | 17 | 51 |
| 4 BEDROOM | 4 | 4 | 4 | 4 | 3 | 19 | 76 |
| TOTAL | 9 | 13 | 13 | 13 | 15 | 63 | 175 |

## UNIT SUMMARY PHASE1 + PHASE 2

| | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | FOURTH FLOOR | FIFTH FLOOR | TOTAL UNITS | TOTAL BEDS | AREA (SF) |
|---|---|---|---|---|---|---|---|---|
| STUDIO | 0 | 1 | 1 | 3 | 3 | 8 | 8 | 415-565 |
| 1 BEDROOM | 10 | 8 | 6 | 6 | 4 | 34 | 34 | 560-580 |
| 2 BEDROOM | 11 | 19 | 18 | 18 | 15 | 81 | 162 | 795-915 |
| 3 BEDROOM | 5 | 8 | 7 | 7 | 15 | 42 | 126 | 1165-1245 |
| 4 BEDROOM | 6 | 6 | 6 | 6 | 6 | 30 | 120 | 1360-1420 |
| TOTAL | 32 | 42 | 38 | 40 | 43 | 195 | 450 | |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785.317.5725


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BRADLEY A. BUSER

DATE

LICENSE NUMBER - 52838

Date Issued:
NOVEMBER 6, 2015

Revisions:
-
-
-

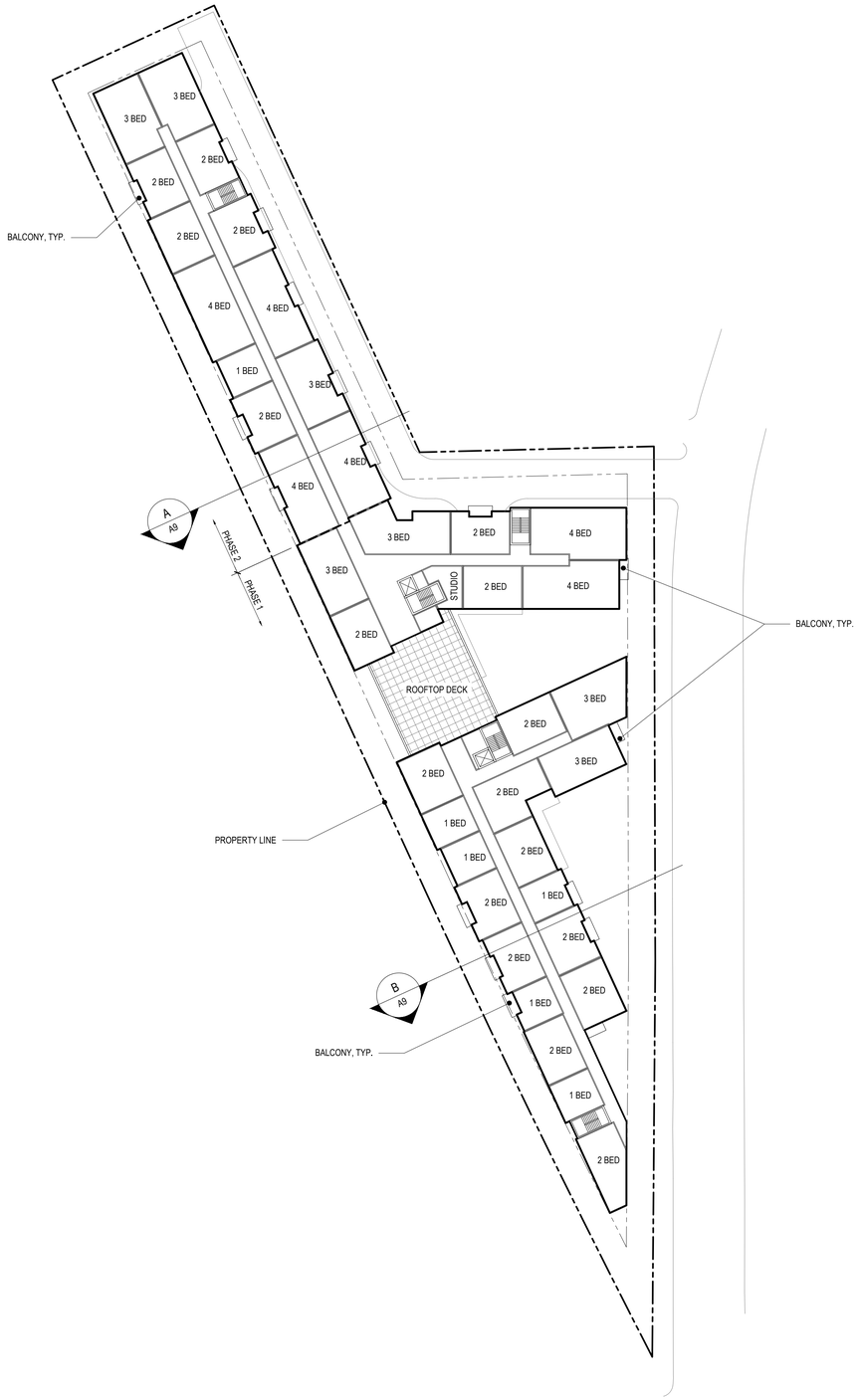
# 117 27TH AVE. SE APARTMENTS

MINNEAPOLIS, MINNESOTA 55414

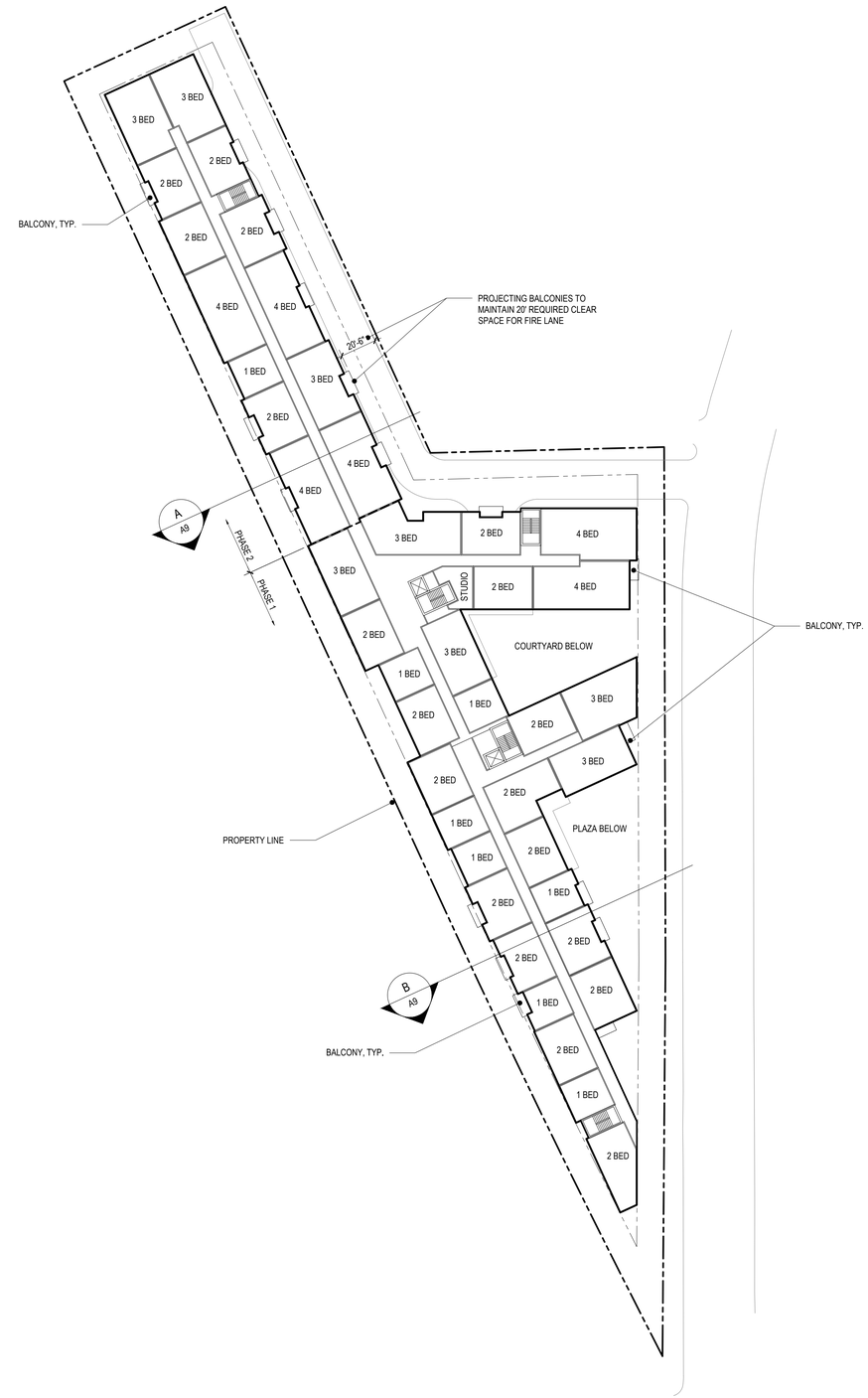
ELSEY PARTNERS

Job No. 02-2015

Sheet A1




B A2 THIRD FLOOR PLAN
1" = 40"




A A2 SECOND FLOOR PLAN
1" = 40"

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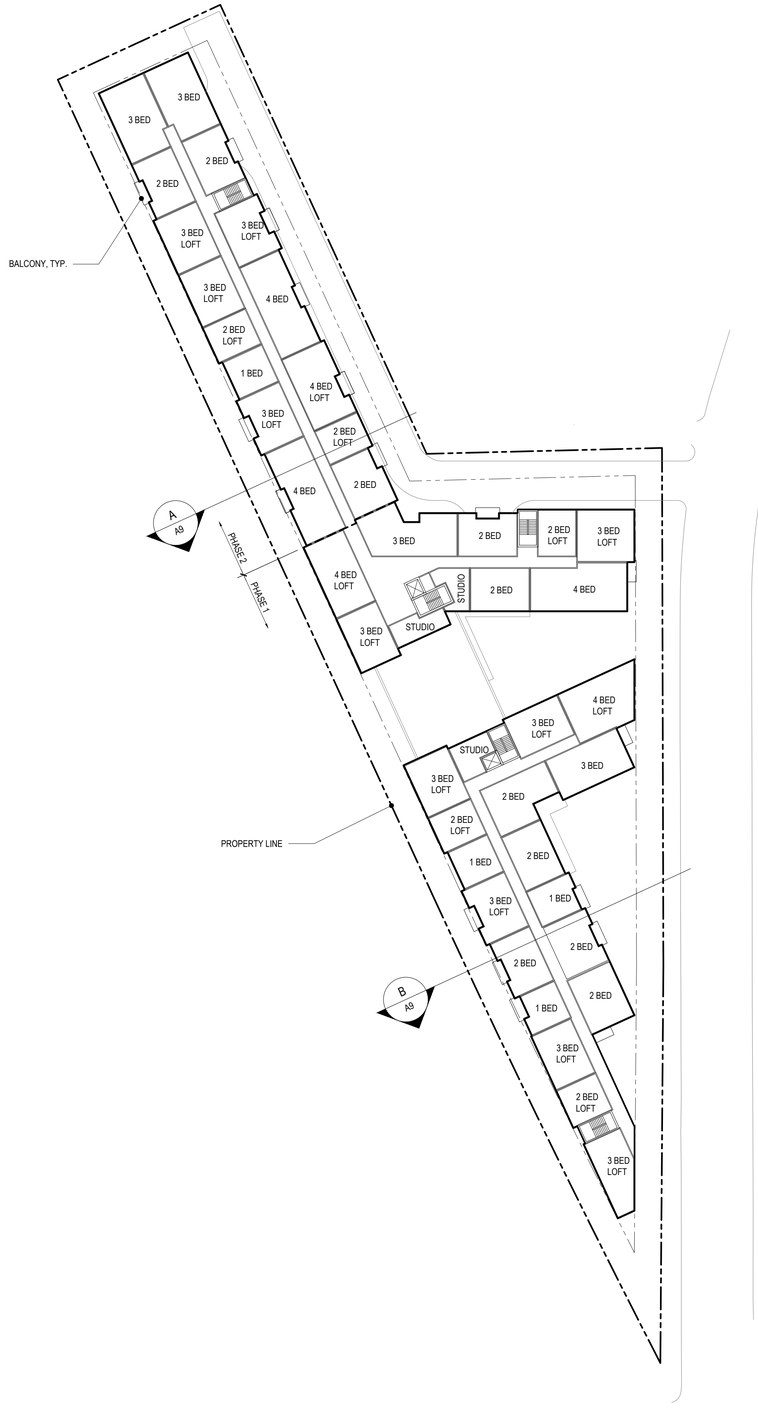
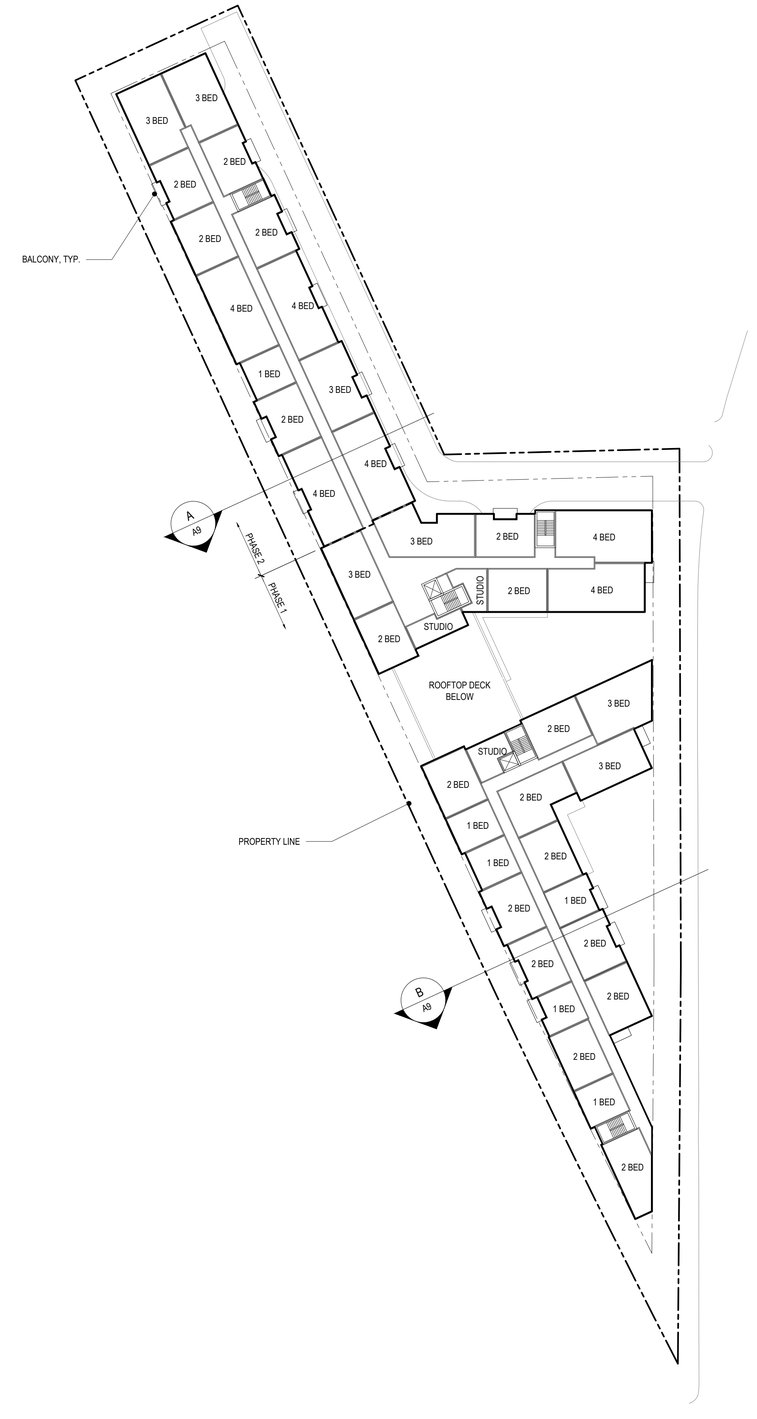
ELSEY PARTNERS

Job No. 02-2015

Sheet
A2




B A3 FIFITH FLOOR PLAN
1" = 40"




A A3 FOURTH FLOOR PLAN
1" = 40"

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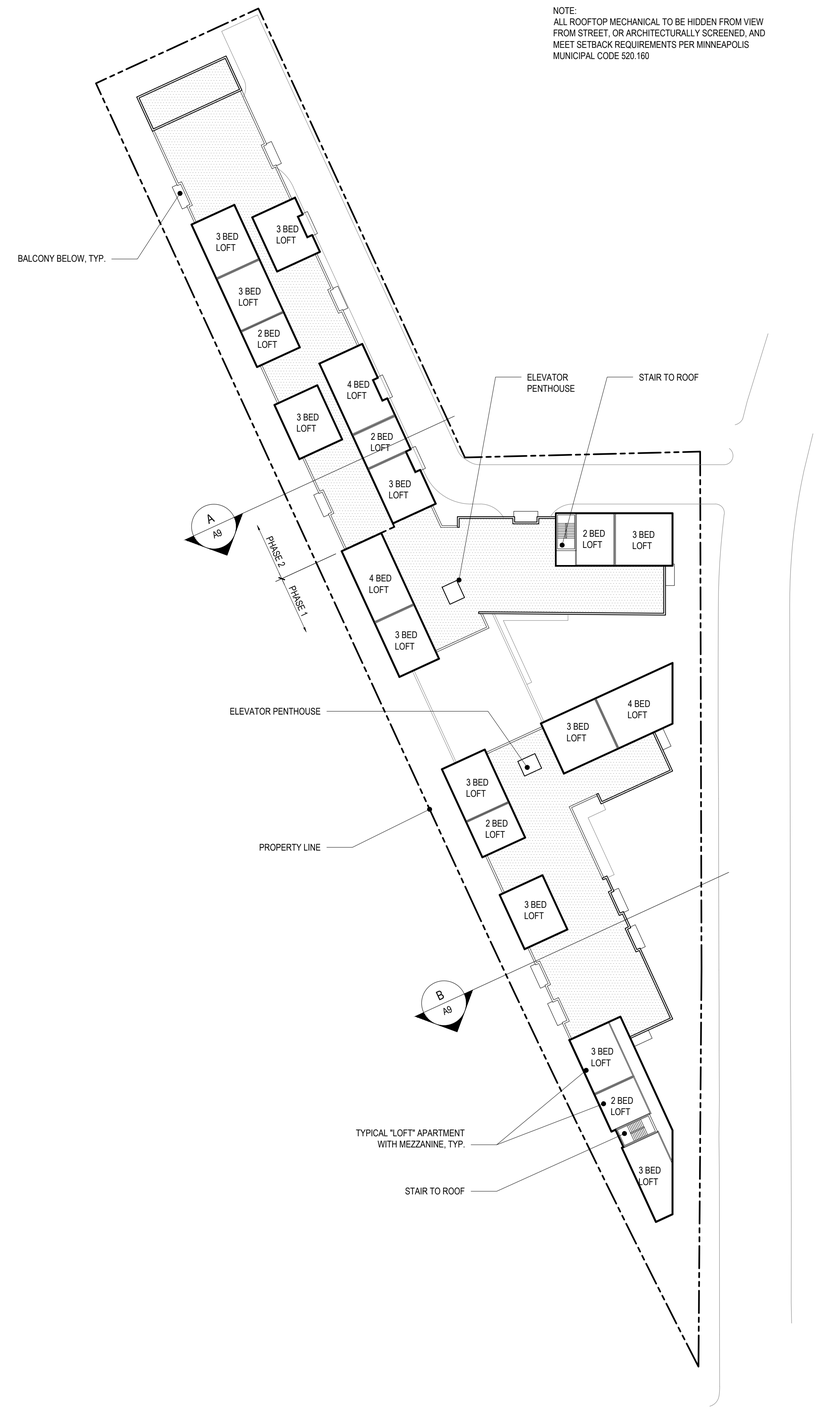
A3

NOTE:
ALL ROOFTOP MECHANICAL TO BE HIDDEN FROM VIEW FROM STREET, OR ARCHITECTURALLY SCREENED, AND MEET SETBACK REQUIREMENTS PER MINNEAPOLIS MUNICIPAL CODE 520.160




A / A4 MEZZANINE AND ROOF PLAN
1" = 40"

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117 27TH AVE. SE APARTMENTS
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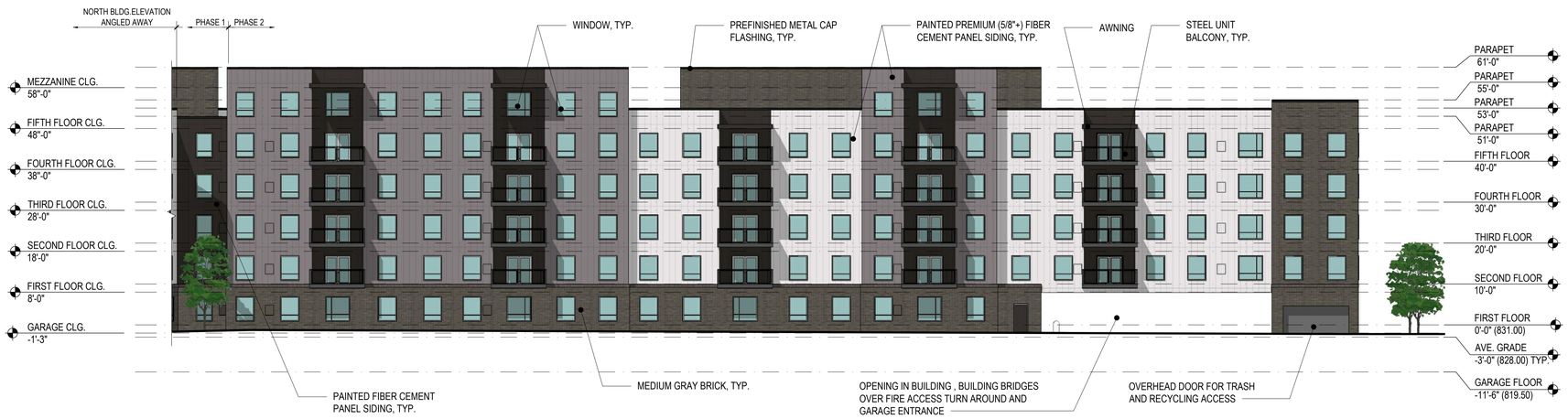
Sheet
A4

SOUTH ELEVATION - MATERIAL COVERAGE SUMMARY
MATERIALS CALCULATED WITH EAST ELEVATION AS THE SOUTH ELEVATION ESSENTIALLY HAS NO PROFILE (I.E. "KNIFE" SHAPE)

C / A5 SOUTH ELEVATION
1/16" = 1'-0"




NORTHEAST ELEVATION MATERIAL COVERAGE SUMMARY
MATERIAL 1 - BRICK = 15.3%
MATERIAL 2 - STANDARD FIBER CEMENT = 9.1%
MATERIAL 3 - PREMIUM FIBER CEMENT (+5/8" THICK) = 50.1%
GLASS/WINDOWS = 25.4%

B / A5 NORTHEAST ELEVATION
1/16" = 1'-0"

EAST ELEVATION - MATERIAL COVERAGE SUMMARY
MATERIAL 1 - BRICK = 33.6%
MATERIAL 2 - STANDARD FIBER CEMENT = 8.6%
MATERIAL 3 - PREMIUM FIBER CEMENT (+5/8" THICK) = 19.6%
GLASS/WINDOWS = 38.2%

A / A5 EAST ELEVATION
1/16" = 1'-0"

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BRADLEY A. BUSER

12/3/15
DATE

LICENSE NUMBER - 52838

Date Issued:
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Revisions:
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MINNEAPOLIS, MINNESOTA 55414

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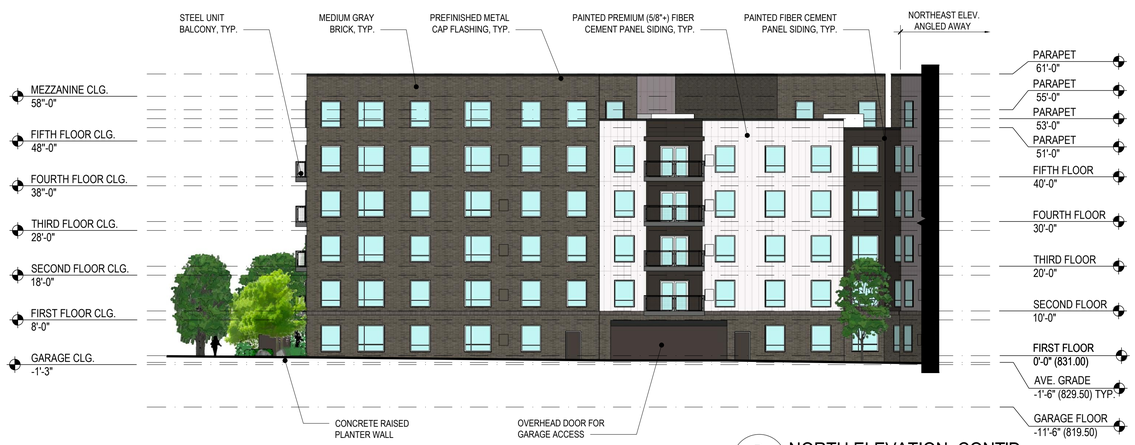


D A6 NORTH ELEVATION, CONT'D
1/16" = 1'-0"

NORTH ELEVATION MATERIAL COVERAGE SUMMARY (ELEVATION C & D)
MATERIAL 1 - BRICK = 61.3%
MATERIAL 2 - PREMIUM FIBER CEMENT (+5/8" THICK) = 23.2%
GLASS/WINDOWS - 15.5%

C A6 NORTH ELEVATION
1/16" = 1'-0"

B A6 WEST ELEVATION, CONT'D
1/16" = 1'-0"

WEST ELEVATION MATERIAL COVERAGE SUMMARY (ELEV. A & B)
MATERIAL 1 - BRICK = 44.4%
MATERIAL 2 - STANDARD FIBER CEMENT = 5.9%
MATERIAL 3 - PREMIUM FIBER CEMENT (+5/8" THICK) = 25.6%
GLASS/WINDOWS = 24.1%

A A6 WEST ELEVATION
1/16" = 1'-0"

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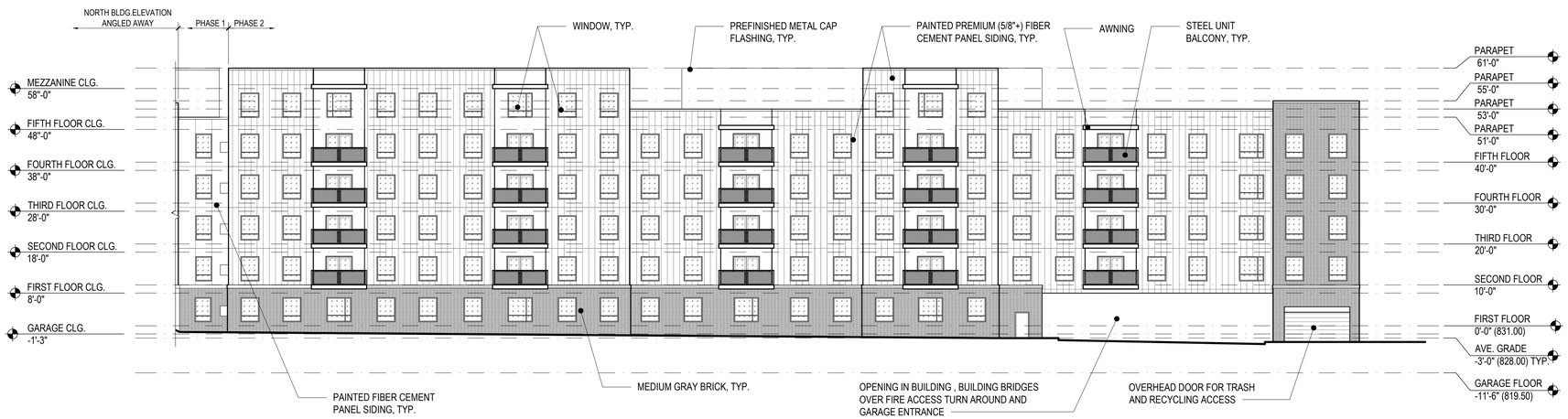
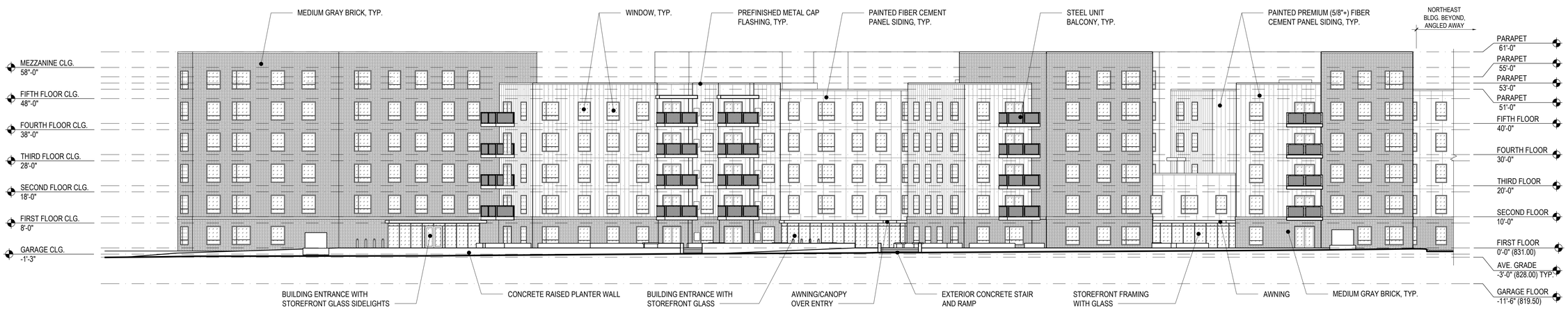
C / A5 SOUTH ELEVATION
1/16" = 1'-0"




NORTHEAST ELEVATION MATERIAL COVERAGE SUMMARY
MATERIAL 1 - BRICK = 15.3%
MATERIAL 2 - STANDARD FIBER CEMENT = 9.1%
MATERIAL 3 - PREMIUM FIBER CEMENT (+5/8" THICK) = 50.1%
GLASS/WINDOWS = 25.4%

B / A5 NORTHEAST ELEVATION
1/16" = 1'-0"




EAST ELEVATION - MATERIAL COVERAGE SUMMARY
MATERIAL 1 - BRICK = 33.6%
MATERIAL 2 - STANDARD FIBER CEMENT = 8.6%
MATERIAL 3 - PREMIUM FIBER CEMENT (+5/8" THICK) = 19.6%
GLASS/WINDOWS = 38.2%

A / A5 EAST ELEVATION
1/16" = 1'-0"

PRIME DESIGN
MANHATTAN, KS 66502
785.317.5725

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

BRADLEY A. BUSER

12/3/15
DATE

LICENSE NUMBER - 52838

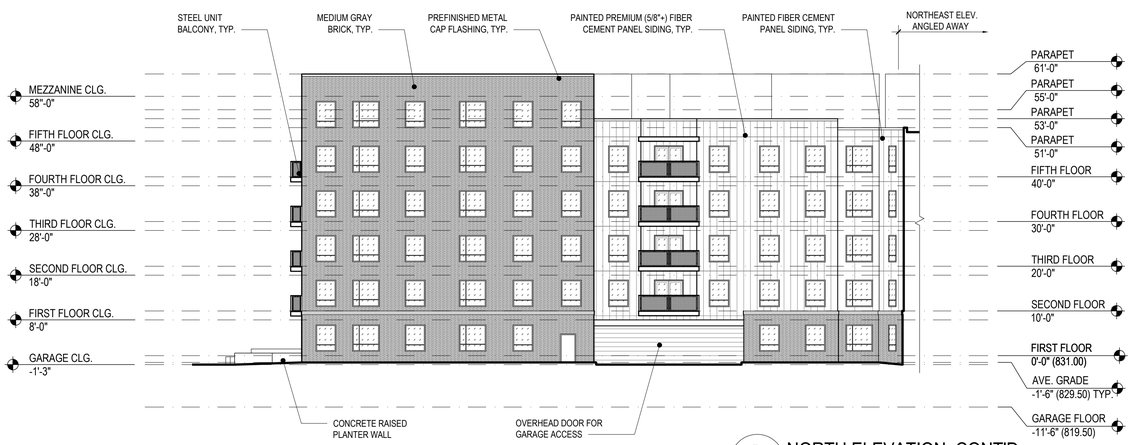
Date Issued:
NOVEMBER 6, 2015

Revisions:
-
-
-

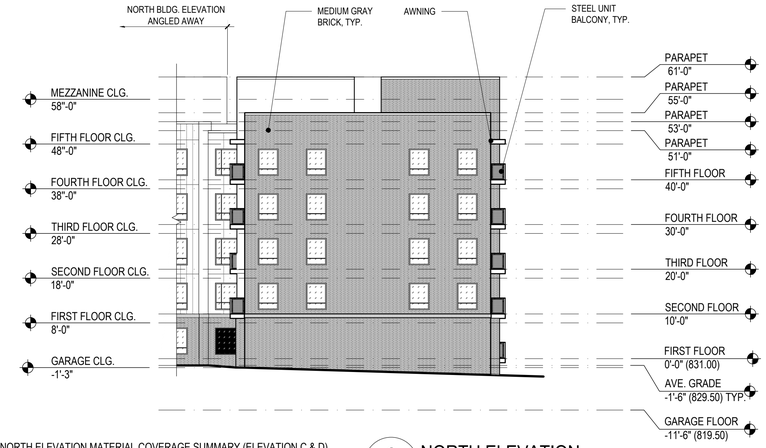
117 27TH AVE. SE APARTMENTS
MINNEAPOLIS, MINNESOTA 55414
ELSEY PARTNERS

Job No. 02-2015

Sheet
A7

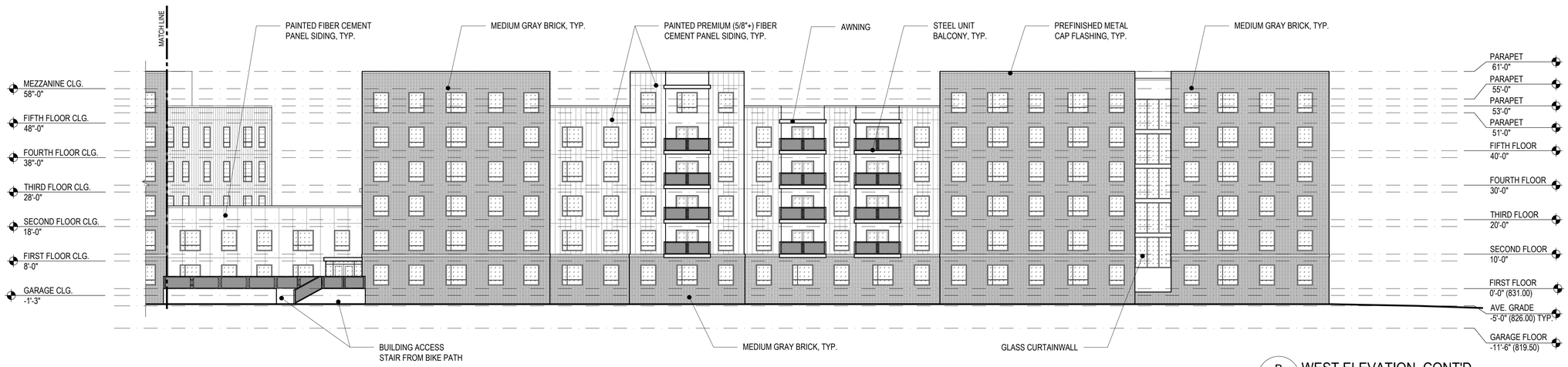



D
A6
NORTH ELEVATION, CONT'D
1/16" = 1'-0"

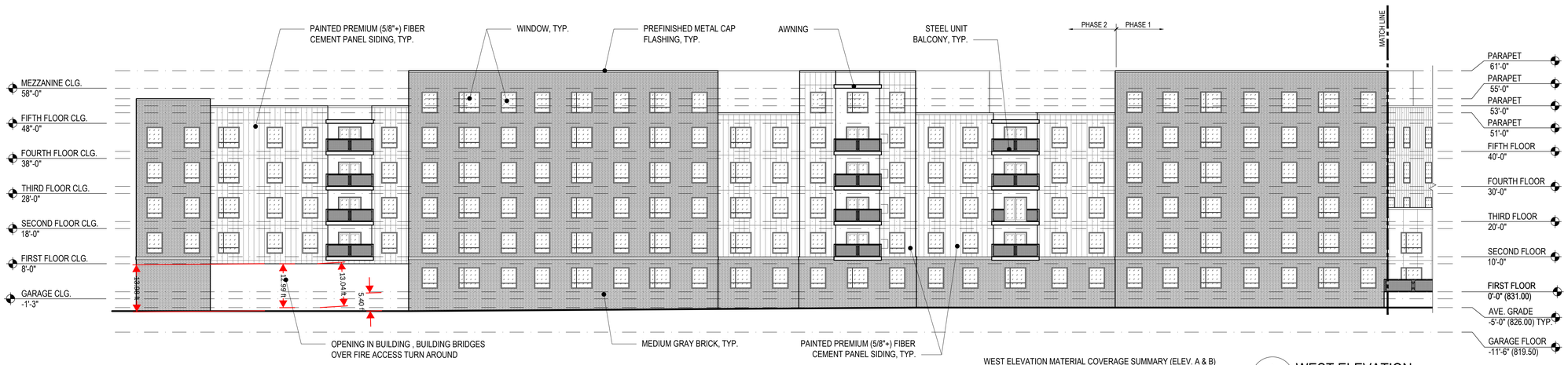



NORTH ELEVATION MATERIAL COVERAGE SUMMARY (ELEVATION C & D)
MATERIAL 1 - BRICK = 61.3%
MATERIAL 2 - PREMIUM FIBER CEMENT (+5/8" THICK) = 23.2%
GLASS/WINDOWS - 15.5%

C
A6
NORTH ELEVATION
1/16" = 1'-0"




B
A6
WEST ELEVATION, CONT'D
1/16" = 1'-0"




WEST ELEVATION MATERIAL COVERAGE SUMMARY (ELEV. A & B)
MATERIAL 1 - BRICK = 44.4%
MATERIAL 2 - STANDARD FIBER CEMENT = 5.9%
MATERIAL 3 - PREMIUM FIBER CEMENT (+5/8" THICK) = 25.6%
GLASS/WINDOWS = 24.1%

A
A6
WEST ELEVATION
1/16" = 1'-0"

PRIME DESIGN
MANHATTAN, KS 66502
785.317.5725

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BRADLEY A. BUSER

12/3/15
DATE

LICENSE NUMBER - 52838

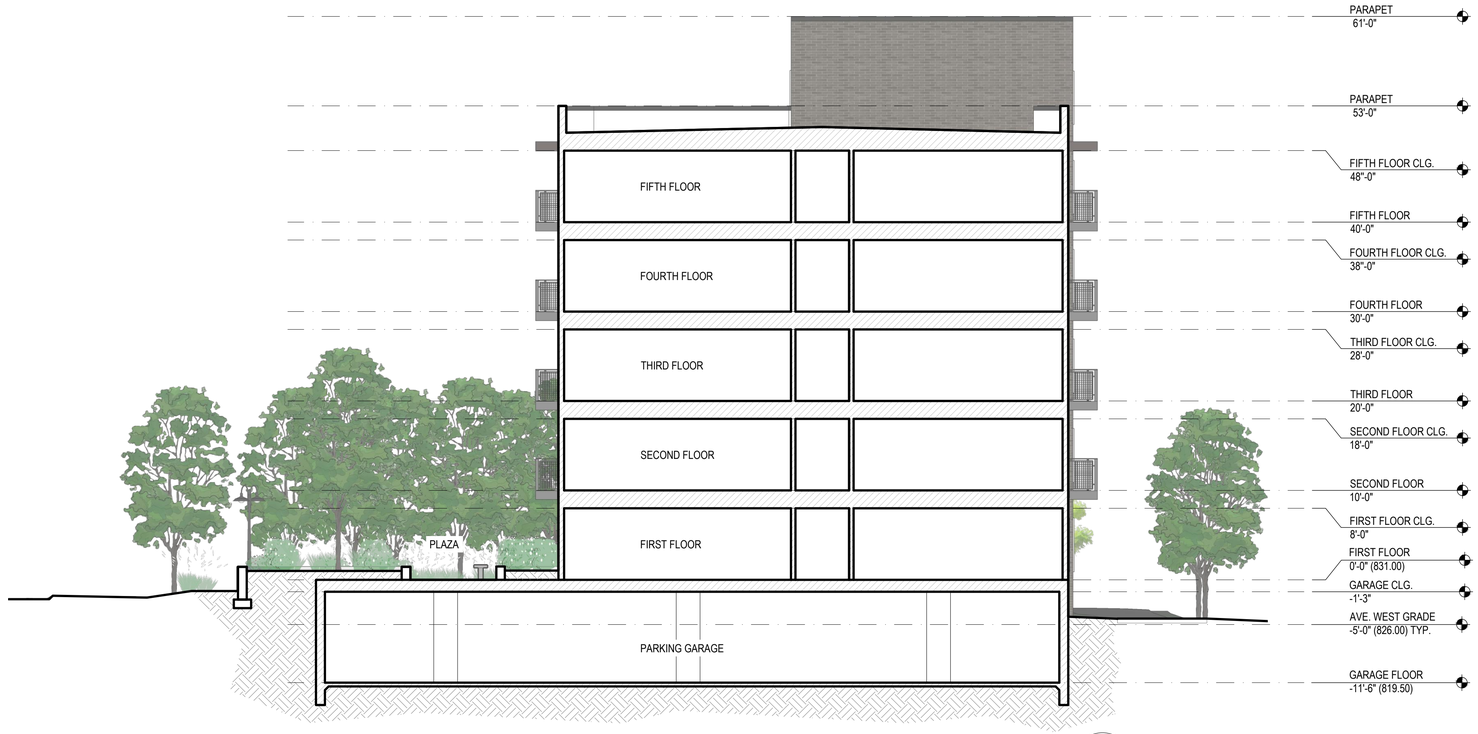
Date Issued:
NOVEMBER 6, 2015

Revisions:
-
-
-

117 27TH AVE. SE APARTMENTS
MINNEAPOLIS, MINNESOTA 55414
ELSEY PARTNERS

Job No. 02-2015

Sheet
A8




B / A9 SECTION THRU SOUTH BLDG.+PLAZA
1/8" = 1'-0"

A / A9 SECTION THRU NORTH BUILDING
1/8" = 1'-0"

PRIME DESIGN
MANHATTAN, KS 66502
785.317.5725

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BRADLEY A. BUSER

12/3/15
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117 27TH AVE. SE APARTMENTS
MINNEAPOLIS, MINNESOTA 55414
ELSEY PARTNERS

Job No. 02-2015

Sheet
A9

# Shadow Study for 117 27th Ave SE | Minneapolis, MN

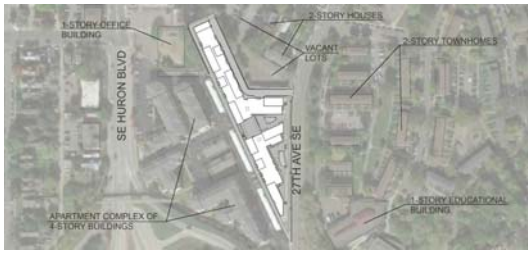
For General Land Use Application


Developer/Property Owner

Elsey Partners, LLC
1532 College Ave, F-19
Manhattan, KS 66502

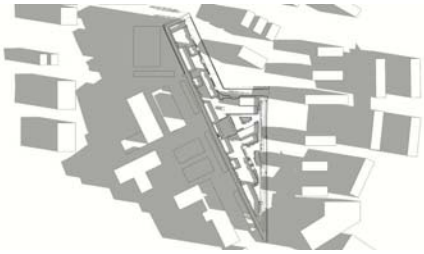
Architect

Prime Design
1532 College Ave, F-19
Manhattan, KS 66502

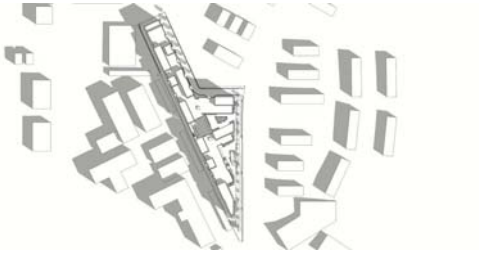

Context Map





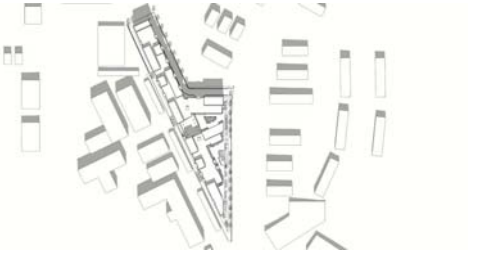
Sept/Mar 20 | 1 hr after sunrise





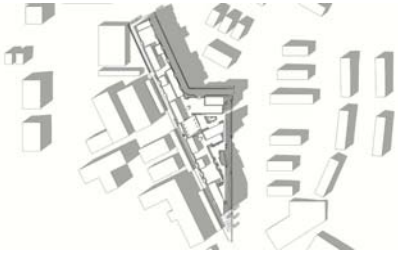
Sept/Mar 20 | 9:00 AM





Sept/Mar 20 | Noon

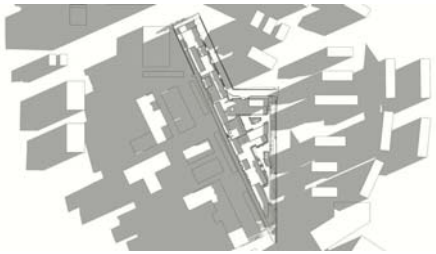




Sept/Mar 20 | 3:00 PM

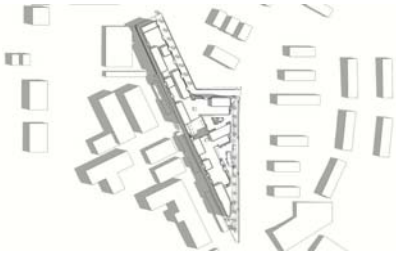
Sept/Mar 20 | 1 hr before sunset





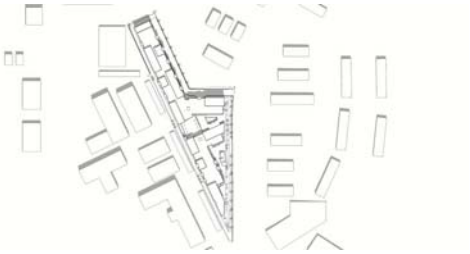
June 21 | 1 hr after sunrise





June 21 | 9:00 AM

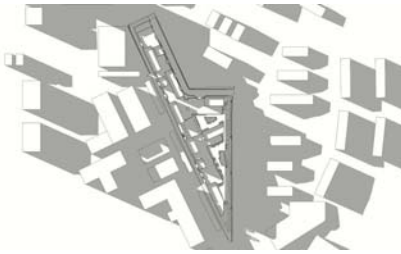




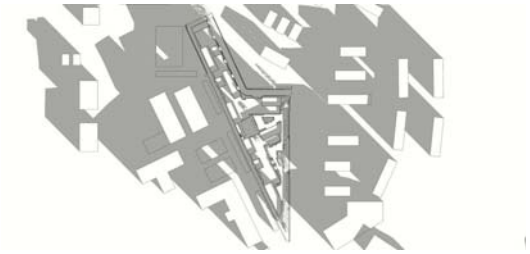
June 21 | Noon

June 21 | 3:00 PM



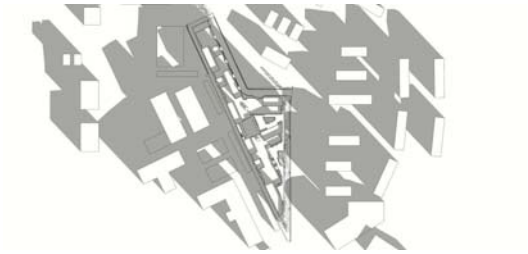


June 21 | 1 hr before sunset



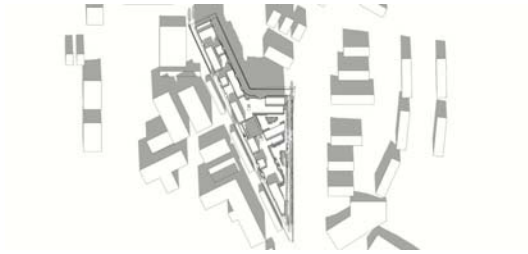
Dec 22 | 1 hr after sunrise





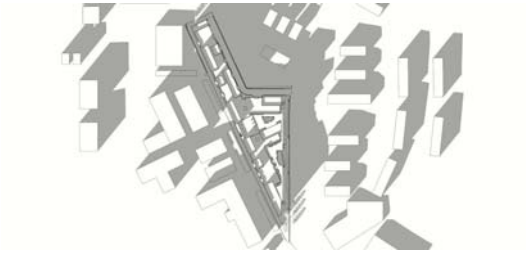
Dec 22 | 9:00 AM





Dec 22 | Noon





Dec 22 | 3:00 PM

Dec 22 | 1 hr before sunset