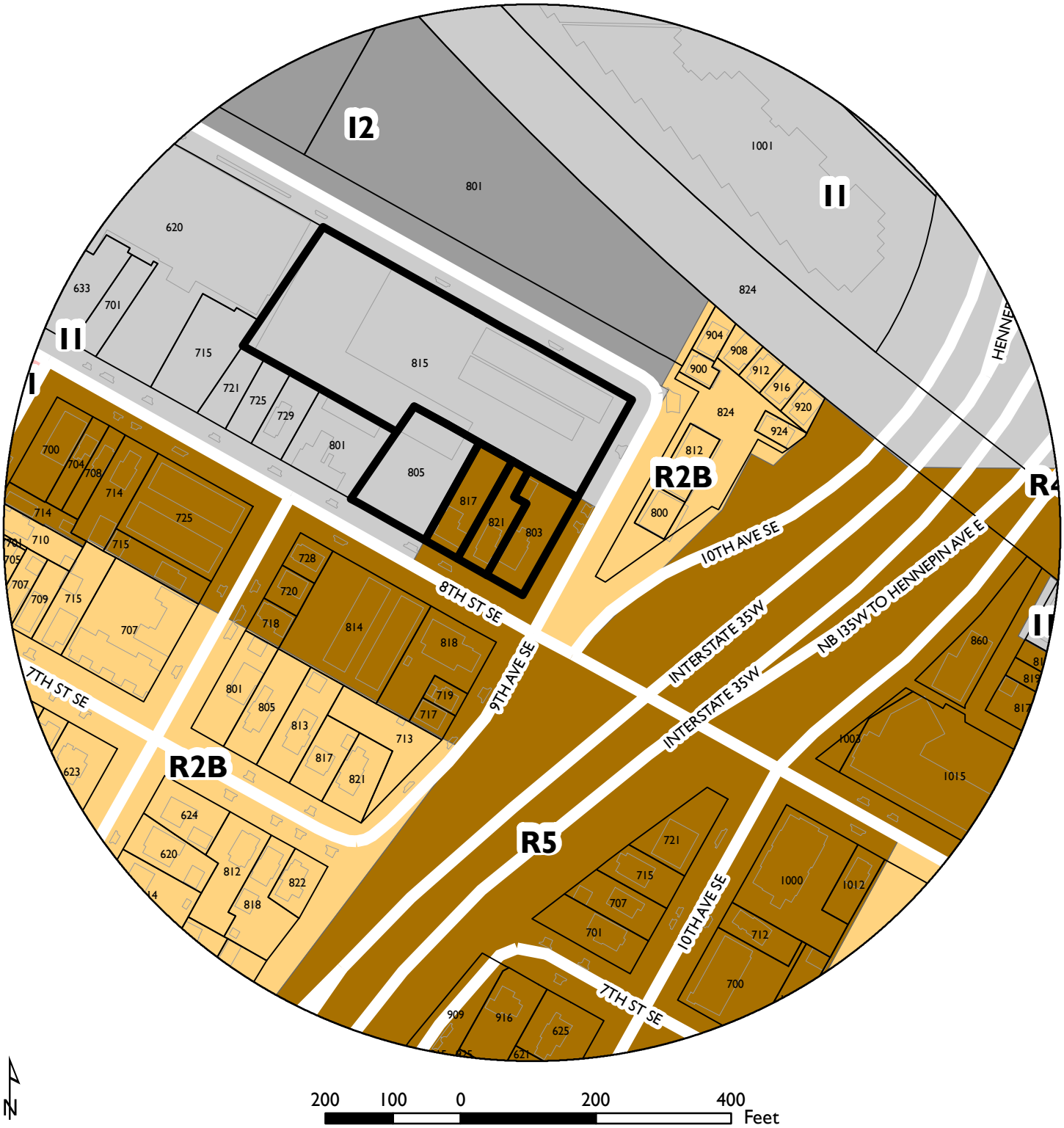
CPM Development **3rd**

NAME OF APPLICANT WARD



PROPERTY ADDRESS

805-821 8th St SE, 803-815 9th Ave SE

FILE NUMBER

BZZ-7725

1 SITE AERIAL
1" = 100'-0"

NORTH

SPECTRUM APARTMENTS & TOWNHOMES

Minneapolis, Minnesota

May 23, 2016

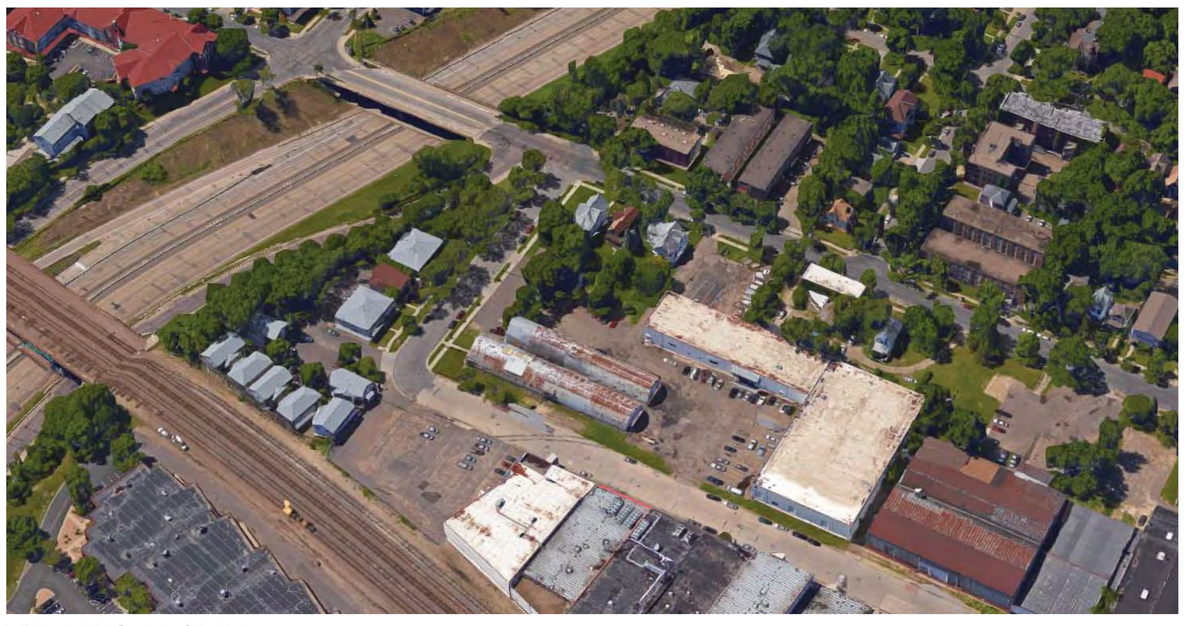
Site Aerial

14-112.00

DJR ARCHITECTURE INC.

VIEW FROM SOUTH

VIEW FROM EAST



VIEW FROM NORTH

VIEW FROM WEST

SPECTRUM APARTMENTS & TOWNHOMES

Minneapolis, Minnesota

May 23, 2016

Site Axonometric Views

14-112.00

DJR ARCHITECTURE INC.

SPECTRUM APARTMENTS & TOWNHOMES
LAND USE APPLICATIONS

MAY 24, 2016
REVISED JUNE 3, 2016

PROJECT PURPOSE AND DESCRIPTION

The proposed project will redevelop a portion of an existing industrial site and three residential lots with a planned unit development comprising three new residential buildings. A 5-story, 102 unit apartment building will be located on the northeast portion of the site at the corner of 9th Avenue SE and 9th Street SE. Two, 3-story townhome buildings will be located on the southwest portion of the site: a 5 unit townhome building at the corner of 9th Avenue SE and 8th Street SE will face 9th Avenue SE and an 11 unit townhome building will be located along and face 8th Street SE. Two metal Quonset buildings and three, existing residential buildings along 8th Street SE will be demolished. The existing industrial building will remain and will be subdivided from the development lot.

The L-shaped apartment building will have enclosed parking on the first floor, which will be wrapped with units along both street frontages. Entry lobby and amenity spaces are located on the corner of 9th and 9th, with outdoor recreation spaces located in the interior of the site. Townhome residents will share and have access to both the outdoor amenities and the interior amenities in the apartment building. Amenities will include an outdoor pool and hot tub, barbeque, pet exercise area, community room with an outdoor patio, exercise room, and a rooftop deck on the apartment building. The rooftop will also have planting boxes for residents who would like to garden.

The development site is located on and near major bus and bike routes between the University of Minnesota campus and Downtown, providing convenient alternative transportation for residents who don't own cars.

A unique feature of the apartment building is that 69 of the 102 units will feature 1-bedroom "suites." These units are designed to be affordable to those new in the work force and seeking a new apartment unit with amenities at rents below $1000/month. The 560 SF units feature interior bedrooms and flexible living spaces on the windows. Many of these suites will have patios or balconies.

REQUIRED APPLICATIONS

The applications required for the planned unit development are:

1. Rezoning portions of the site from I1 and ILOD to uniform R5 zoning for the entire site.
2. Conditional use permit for a planned unit development ("PUD") with alternatives to allow more than one building on the zoning lot and to reduce parking, loading and setback requirements.
3. Conditional use permit to increase the height of the apartment building from 4 stories / 56 feet to 5 stories / 55 feet, 1½ inches.

4. Site plan review
5. Preliminary and final plat

An application for a variance to reduce the required setback of the existing industrial building from the new property line from 7 feet to 0 feet is also required.

PUD ALTERNATIVES

The following alternatives are being requested for the planned unit development.

More than one principal residential structure on a zoning lot: There will be three buildings in the PUD: a 5-story, 102 unit apartment building; a 3-story, 5 unit townhome building; and a 3-story, 11 unit townhome building. The buildings and residents will be served by shared access, parking and amenity areas.

Reduced car parking: The car parking requirement in the University Area Overlay District is one-half space per bedroom. There will 174 bedrooms in the PUD, generating a requirement of 87 parking spaces. 77 parking spaces will be provided. 8th Street SE is a major bus and bike route and the site is within a few blocks of Hennepin Avenue, 4th Street SE and University Avenue, along which run several other bus routes.

Reduced loading: One small loading space is required for multiple-family developments with 100 to 250 dwelling units. With a total of 118 units in the PUD, one small loading space is required. No designated loading space will be located on site; however, residents will be able to use the off-street parking spaces for loading and building management will designate areas within the parking lot and garage as temporary loading zones as needed during times with a high volume of loading and unloading.

Reduced periphery yard requirements: Alternatives to the minimum yard requirements are requested to allow a ground level patio adjacent to the resident lounge at the corner of 9th and 9th, patios and balconies for the units, stairs, and entrance landings that exceed the dimensions of what are permitted obstructions in the required front and corner side yards.

PUD AMENITIES

Fifteen amenity points are required. The following amenity points are requested.

Table 527-1 Amenities

Active liner uses as part of parking garage: The ground level parking garage in the apartment building is lined along the street frontages with the main residential lobby, amenity spaces and dwelling units. (10 points)

Decorative fencing: Decorative metal fencing will be installed around the pet exercise area and pool area, along the northwest interior side yard, and along 9th Street SE between the building and the northwest property line. (1 point)

Pet exercise area: A pet exercise area meeting the minimum required dimensions of 12 feet by 60 feet will be located near the northwest corner of the site. It will be enclosed with decorative fencing and include lighting and accommodations for disposal of animal waste. (1 point)

Reflective Roof: (Revised from original PUD amenity points proposed)
Utilize roofing materials for a minimum of 75% of roof surface , on both Apartment and Townhome buildings, having a solar reflectance index (SRI) equal to or greater than the values required by the USGBC for low sloped roofs . (3 points)

REZONING
REQUIRED FINDINGS

The development site comprises three parcels along 8th Street SE that are currently zoned R5 and contain residential buildings and portions of two other parcels - 805 8th Street SE (the "805 parcel") and 815 9th Avenue SE (the "815 parcel") - that are currently zoned I1 and ILOD. The proposed subdivision will include portions of the 805 and 815 parcels in the development site, so those portions must be rezoned to R5 so that the entire zoning lot for the PUD has uniform zoning. The portions of the 805 and 815 parcels that are not included in the PUD will be replatted as a single lot, will remain zoned I1/ILOD, and will continue to be in industrial or office use. The proposed rezoning of a portion of the development site from I1 and ILOD to R5 is consistent with the required findings under § 525.280 of the Zoning Code.

1) Whether the amendment is consistent with the applicable policies of the comprehensive plan.

The *Minneapolis Plan for Sustainable Growth* (the City's "Comprehensive Plan," 2009) designates the 805 parcel as Urban Neighborhood. The Urban Neighborhood category is intended for predominantly residential areas with a range of densities, although not generally intended to accommodate significant new growth. However, the current ILOD zoning of the 805 parcel does not limit the density of residential development and adjacent parcels are zoned R5, which is a high density residential district. The 815 parcel is designated in the Comprehensive Plan as Transition Industrial, which anticipates evolution to uses compatible with surrounding development.

The following policies and implementation steps from the Comprehensive Plan apply to this site and project proposal:

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Transportation Policy 2.4: Make transit a more attractive option for both new and existing riders.

2.4.3 Encourage higher intensity and transit-oriented development to locate in areas well served by transit.

Transportation Policy 2.8: Balance the demand for parking with objectives for improving the environment for transit, walking and bicycling, while supporting the city's business community.

2.8.1 Implement off-street parking regulations which provide a certain number of parking spaces for nearby uses, while still maintaining an environment that encourages bicycle, pedestrian, and transit travel.

2.8.7 Promote transit, walking, and biking as safe and comfortable transportation alternatives through reduced parking requirements, encouragement of employee transit incentive programs, and improved facilities.

Housing Policy 3.1: Grow by increasing the supply of housing.

3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

Urban Design Policy 10.4: Support the development of residential dwellings that are of high quality design and compatible with surrounding development.

10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods.

10.4.2 Promote the development of new housing that is compatible with existing development in the area and the best of the city's existing housing stock.

Urban Design Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.

Urban Design Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.

10.6.3 Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses.

10.6.4 Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces.

10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.

10.6.6 Integrate transit facilities and bicycle parking amenities into the site design.

Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.

10.18.3 Locate parking lots to the rear or interior of the site.

10.18.6 The ground floor of parking structures should be designed with active uses along the street walls except where frontage is needed to provide for vehicular and pedestrian access.

The *Marcy Holmes Neighborhood Master Plan* (the "Marcy Holmes Plan," 2014) also provides land use guidance for the site. A general land use goal of the Marcy Holmes Plan is encouragement of a mix of housing types, styles, and levels of affordability. A relevant transportation goal is to implement parking strategies that adequately serve the needs of residents while maintaining sufficient parking pressure to encourage use of alternative modes of transportation. The development site is identified as a gateway location for the neighborhood.

The 805 parcel is located at the northern edge of the "West Side" character area. The core of the West Side character area is zoned R2B and guided for low density residential, and many of the recommendations for the West Side area focus on preservation of the existing lower-density housing stock in the core of the character area. The 805 parcel, however, is guided for medium residential density. Other recommendations for the West Side character area that are applicable to the proposed project include creation of a pedestrian-friendly experience and enhanced streetscape along 8th Street SE and prioritization of street trees.

The 815 parcel is located at the edge of the "9th Street Industrial" character area. The Marcy Holmes Plan retains the Transitional Industrial guidance for this parcel. The proposed project is consistent with the following recommendations for the 9th Street Industrial area:

- situate underused properties for redevelopment to create the next generation of flexible, sustainable buildings;
- be sure that new buildings and uses transition smoothly into the surrounding residential areas; and
- consider how green space can be incorporated into new developments to improve water quality and native plant communities.

Rezoning to R5 is consistent with the guidance of the Comprehensive Plan and the Marcy Holmes Plan.

2) Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The proposed rezoning is not solely for the interest of the property owner. Rezoning of the site to uniform R5 zoning will allow for redevelopment of an underutilized property into a multiple-family development with a variety of housing types and affordability. The project will significantly improve the streetscape with green, landscaped areas between the sidewalk and the buildings and with additional boulevard trees. Both the enhanced streetscape and the addition of multiple walk up residential entrances along all three abutting streets will provide the pedestrian-friendly experience called for in the Marcy Holmes plan.

3) Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.

The rest of the block to the northwest of the site is zoned I1 with the Industrial Living Overlay. Adjacent to the site on 8th Street SE is a single family dwelling and next to that is a new 4-story, 33-unit apartment building. Further northwest along 8th Street the land is vacant until the

corner of 8th Street SE and 6th Avenue SE, at which there is a 50-unit condominium building. There are industrial buildings located along 9th Street SE. Property to the northeast across 9th Street SE is also industrially-zoned and used. Property across 9th Avenue SE is zoned R2B and contains a complex of duplexes and two, 4-unit residential buildings. Rezoning to R5 will be more compatible with and will allow development that provides a better transition between industrial uses on this block and the lower density housing across 9th Avenue SE. Property on the southwest side of 8th Street SE is zoned R5 and contains a mix single family homes and apartment buildings. Directly across 8th Street SE from the development site are three apartment buildings with 15, 22 and 22 units. Enlargement of the existing area of R5 zoning on this block is compatible with the existing uses and zoning of surrounding property.

4) Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

The residential parcels could continue to be used as low-density dwellings, but that use is not preferable in light of the existing R5 zoning. The industrial parcels are also underutilized. The proposed R5 zoning will allow reasonable use of the property that is more in keeping with City policies.

5) Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

Over the last several years, land north of 8th Street SE along the northeast edge of the neighborhood and the rail corridor which forms its border has seen other redevelopment multiple-family housing. This type of infill redevelopment is consistent with City policies encouraging housing growth in appropriate areas. The classification of the land proposed to be rezoned as Transitional Industrial anticipates this change in character.

CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT REQUIRED FINDINGS

The project, including alternatives for the number of principal structures, parking, loading and yard requirements, meets the required findings for a conditional use permit ("CUP") for a planned unit development.

1) 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 proposed 118-unit development will not be detrimental to or endanger the public health, safety, comfort or general welfare, and granting the CUP will allow a development that will benefit the neighborhood and reinforce goals of the comprehensive and small area plans. Infill development on these underutilized parcels will have a positive effect on the safety and vitality of the area. The proposed landscaping in and around the site, including the addition of

boulevard trees, will beautify the neighborhood. The building and site design, with many walk up units and balconies facing the three abutting streets, will reinforce the pedestrian realm and new residents will bring many more "eyes on the street." Addition of residents on this site with its proximity to multiple bus routes will increase use of the Metro Transit system. The new construction will comply with all building and site development codes.

2) 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 of uses permitted in the district.

The multiple-family use will not be injurious to the use and enjoyment of other property or impede development and improvement of surrounding property. The site is at the edge of an area guided as Transitional Industrial and the development will serve as a better transition between the remaining industrial uses and the residential. The proposed 69 unit per acre density is consistent with City goals and, by being responsive to the land use policies for this area, the project will promote the orderly development of the neighborhood. The proposed development will also positively impact property values in the area.

3) Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

Adequate utilities, access, drainage and other facilities will be provided. The development team will continue to work closely with Public Works, Plan Review and Planning staff to comply with City and other applicable requirements. Access to the parking areas will be from both 8th Street SE and 9th Avenue SE.

The stormwater management plan for the project is designed to comply with Chapter 54 of the City of Minneapolis Code of Ordinances. The stormwater runoff from the site currently flows east towards the existing storm sewer infrastructure in 9th Avenue SE. No stormwater treatment currently exists on the site. This project will utilize an underground filtration system that will provide water quality treatment for runoff from the impervious surfaces and will provide rate control to match the existing discharge rates from the site. The stormwater management system will greatly improve the conditions of the site with the addition of rate control and water quality treatment for runoff leaving the site.

Erosion and sediment control practices will be implemented prior to demolition and site work to protect the downstream water bodies and conveyance systems. Both temporary and permanent erosion control measures have been incorporated in the plan according to Minnesota's Best Management Practices.

4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets.

An alternative has been requested to reduce the car parking requirement for the project from 87 to 77 spaces, which will reduce the amount of traffic generated by the project. There will be enclosed bike parking for every bedroom. There are bus stops for multiple routes right at the corner of 8th Street SE and 9th Avenue SE and residents will be able to take advantage of the project's proximity to these and other nearby bus routes.

5) The conditional use is consistent with the applicable policies of the comprehensive plan.

The proposed multiple-family development is consistent with the applicable policies of the Comprehensive Plan and Marcy Holmes Plan described in the proposed findings for the rezoning to R5. The project will add desired housing density in a location well-served by transit. It will incorporate substantial bike storage spaces and car parking in an amount less than general ordinance standards in order to encourage use of alternative modes of transportation. A specific goal of the project is to provide a more affordable work force housing option. The project will improve the architectural character of the site and the design is compatible with surrounding residential development. The inclusion of walk up units and townhome buildings will enhance the pedestrian experience and the landscaped yards and addition of street trees will create a vastly improved streetscape.

6) The conditional use shall in all other respects, conform to the applicable regulations of the district in which it is located.

Upon approval of the submitted applications, the project will conform to the applicable regulations of the R5 zoning district.

In addition to the CUP standards the project complies with the additional findings required for planned unit developments.

1) That the planned unit development complies with all of the requirements and the intent and purpose of the PUD chapter. In making such determination, the following shall be given primary consideration:

a. The character of the uses in the proposed planned unit development, including in the case of residential uses, the variety of housing types and their relationship to other site elements and to surrounding development.

The apartment building will comprise mostly 1-bedroom units and a few 2-bedroom units. The townhome units will all have 4 bedrooms. The project seeks to create an affordable single-occupancy housing option for people new to the work force. The townhomes and ground-floor apartments are designed with individual walk up entries. A 15-foot landscaped yard will be maintained along all three street fronts. Resident amenities are located in the interior of the site and on the roof of the apartment building. The surrounding development is primarily residential and the project will enhance the residential character of 8th Street SE and 9th Avenue SE. The site design provides separation and screening from the industrial use to the northwest.

b. The traffic generation characteristics of the proposed planned unit development in relation to street capacity, provisions of vehicle access, parking and loading areas, pedestrian access, bicycle facilities and availability of transit alternatives.

As discussed above, the project is transit-oriented in design based on its proximity to multiple bus routes, reduction of car parking spaces, and incorporation of bike storage.

Safe pedestrian access is maintained around and through the site. Loading activity can occur from the on-site parking area. The project is not expected to have an adverse effect on the traffic capacity of the streets. Public Works has determined that a traffic study and Travel Demand Management Plan are not required for this project.

c. The site amenities of the proposed planned unit development, including the location and functions of open space, the preservation or restoration of the natural environment or historic features, sustainability and urban design.

Resident amenities will include an outdoor pool and hot tub, barbeque, pet exercise area, community room with an outdoor patio, exercise room, and a rooftop deck on the apartment building. The rooftop will also have planting boxes for residents who would like to garden. Fifteen-foot landscaped yards will surround the project along the public sidewalk.

d. The appearance and compatibility of individual buildings and parking areas in the proposed planned unit development to other site elements and to surrounding development, including but not limited to building scale and massing, microclimate effects of the development and protection of view and corridors.

The parking garage in the apartment building is lined along the street with active uses and the surface parking is in the interior of the site, screened from the street by the apartment and townhome buildings. Landscaped yards line all property boundaries. As described more fully in the proposed findings for the CUP for increased height, the project scale and massing is compatible with the surrounding development and the project does not interfere with views or have significant shadow impacts.

e. An appropriate transition area shall be provided between the planned unit development and adjacent residential uses or residential zoning that considers landscaping, screening, access to light and air, building massing and applicable policies of the comprehensive plan and adopted small area plans.

The project design incorporates appropriate transitions between the development and adjacent residential uses. The 5-story apartment building is next to an industrial property on the northwest side. It is separated from lower-density residential uses and zoning to the east by 9th Avenue SE. The 3-story townhome buildings create transition in scale from the apartment building toward other residential uses across 8th Street SE and on the same side of 8th Street SE to the northwest. There is a driveway and landscaped yard between the 11-unit townhome building and the adjacent 2-story house that provides additional separation and transition. The periphery yards will be landscaped and boulevard trees will improve the streetscape. As discussed above, the project design is consistent with the applicable policies of the City's land use plans.

f. The relation of the proposed planned unit development to existing and proposed public facilities, including but not limited to provision for stormwater runoff and storage, and temporary and permanent erosion control.

As discussed above in proposed finding #3, the project will comply with all requirements for stormwater management and erosion control. Existing public facilities will be utilized.

g. The consideration, where possible, of sustainable building practices during the construction phases and the use of deconstruction services and recycling of materials for the demolition phase.

The project will require the demolition of 3 existing houses and two Quonset buildings. Prior to demolition, any usable items, including light fixtures, doors, wood trim, appliances, cabinets, etc. will be removed for future re-use and donation to charitable organizations. During construction, the general contractor will utilize a waste management plan for the recycling of cardboard, metal, brick, wood, glass, gypsum wall board, carpet and insulation. Items will be separated and recyclers will pick up designated materials on site.

2) That the planned unit development complies with all of the applicable requirement contained in Chapter 598, Land Subdivision Regulations.

The site is being subdivided and will comply with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.

CONDITIONAL USE PERMIT FOR ADDITIONAL HEIGHT REQUIRED FINDINGS

An conditional use permit is requested to allow the apartment building to be 5 stories / 55 feet, 1½ inches, which exceeds the 4-story limit of the R5 District, but complies with the 56-foot height limit. The 3-story townhome buildings will be shorter than the R5 District limits. The request for increased height for the project meets the required findings for the issuance of a conditional use permit under § 525.340 and the additional considerations for increased height in § 546.100 of the Zoning Code.

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

A 5-story building that complies with the 56-foot height limit will not be detrimental to or endanger the public health, safety, comfort or general welfare. The building complies with the 15-foot yard requirement. The street provides additional separation from the 1-story residential buildings across 9th Avenue SE and the driveway into the site from 9th Avenue SE provides separation from the proposed 3-story townhome building proposed along 8th Street SE. The development will comply with all applicable building codes, life safety ordinances and Public Works requirements.

2) 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 or substantially diminish property value.

The proposed 5-story building will not be injurious to the use and enjoyment of other property or impede the normal and orderly development of the area. As noted above, the building height in feet complies with the ordinance and there will be substantial open space between it and other residential buildings.

3) Adequate utilities, access roads, drainage, necessary facilities and other measures have been or will be provided.

Adequate utilities, access, drainage, and other necessary facilities will be provided for the project and the development team will continue to work closely with Public Works, Plan Review and Planning staff to comply with City and other applicable requirements.

4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets.

The 5-story height of the building will have no impact on traffic congestion in the public streets. As discussed above, the project is not expected to result in traffic congestion.

5) The conditional use is consistent with the applicable policies of the comprehensive plan.

As discussed in the proposed findings for the rezoning and the PUD applications, the project is consistent with the applicable policies of the Comprehensive Plan and the Marcy Holmes Plan. Specifically with respect to height, the proposed 5-story / 55 foot, 1 ½ inch height of the apartment building is consistent with Urban Design Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.

6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

With approval of the other zoning applications for the project, it will conform to the applicable regulations of the R5 zoning district.

<u>Additional factors to be considered when determining an increase in height per §546.100.</u>

(1) Access to light and air of surrounding properties.

Public right-of-way separates the proposed development from other properties to the northeast and southeast. The building will be set back approximately 25 feet from the industrial property to the northwest. It will be separated from the 3-story townhomes on the southwest side of the development site by open amenity space and a driveway. The proposed 5-story building will not impede access to light and air for these surrounding properties and uses.

(2) Shadowing of residential properties, significant public spaces, or existing solar energy systems.

The building will not shadow significant public spaces or known solar energy systems. Afternoon shadowing of the residential properties across 9th Avenue SE will be mitigated by the separation provided by the public street and yards. It will not shadow other residential properties.

(3) The scale and character of surrounding uses.

The height of the proposed project is compatible in scale and character with the surrounding uses. The proposed apartment building will be taller than existing development, but will comply with the 56-foot height limit of the R5 District. It is similar in height to the new 4-story, approximately 49-foot tall, hipped-roof apartment building in the center of the block along 8th Street SE. The 3-story townhome buildings will create transitions in scale between the apartment building and the lower-scale residential neighborhood.

(4) Preservation of views of landmark buildings, significant open spaces or water bodies.

The project will not block views of landmark buildings, significant open spaces or water bodies.

VARIANCE FOR SETBACK OF EXISTING INDUSTRIAL BUILDING REQUIRED FINDINGS

A variance is requested to reduce the setback requirement for the existing industrial building from 7 feet to 0 feet. The zero lot line condition will be created by the subdivision; however, it should be noted that the existing property lines between the 815 parcel and the 805 parcel (both zoned I1 and under common ownership) are a nonconforming condition that run through the existing building. The building will be altered as required to insure compliance with the fire rating and separation requirements of the building code. The requested variance meets the required findings under § 525.500 of the Zoning Code.

1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

Practical difficulties exist in complying with the ordinance. The existing condition, with property lines running through the building, is nonconforming with zoning and building code regulations. If the subdivision and this setback variance are approved, the industrial property will be brought into compliance. Generally there is no yard requirement in the Industrial Districts. The 7-foot setback requirement is triggered here by the proposed rezoning of the new development lot. Strict compliance with the setback ordinances would diminish the buildable area of the new development lot for no practical purpose and would result in a smaller project that would not fulfill the goals of the City's land use guidance as well as the proposed project. These are unique circumstances not created by the applicant.

2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

The proposed setback is reasonable and will be in keeping with the spirit and intent of the ordinance. The purpose of requiring a setback for industrial uses next to residential uses or zoning is to prevent conflicts between the two types of land uses. In this case, the new residential development will meet its own 13-foot yard requirement along the shared property lines. Additional separation between the industrial and residential uses will be provided by the placement of the parking lot, recycling and bike storage, and other open spaces. The industrial building will have no window or door openings along the shared property line. The proposed zero setback for the industrial building facilitates the residential project, which as discussed above, is consistent with the guidance of the City's land use plans.

3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The granting of the variance will not alter the essential character of the area or be injurious to the use or enjoyment of other properties. As noted, the subdivision, variance, and building alterations will correct an existing nonconforming condition. The variance will not be detrimental to the public health, safety or welfare because the property will be brought into compliance with life safety regulations related to separation along property lines.

SUBDIVISION REQUIRED FINDINGS

1) The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.

The subdivision is in conformance with the applicable zoning and land subdivision regulations, including the design requirements of Chapter 598, Article III, of the subdivision ordinance. As discussed in the proposed findings for the rezoning, planned unit development, and conditional use permit for height, the project is consistent with the policies of comprehensive plan and the small area plans for this area.

2) The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.

The subdivision will not be injurious to the use and enjoyment of other property in the vicinity, be detrimental to surrounding land uses, or increase congestion in the public streets. The subdivision will combine multiple existing lots into a two lots: one for the existing industrial use and a second for the planned unit development.

3) All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.

The site is a previously-developed urban site that has been used for industrial and residential uses. The building sites can be safely redeveloped and maintained without danger to the users of the subdivision. The site is not subject to flooding. Any soil conditions that require environmental or other remediation will be addressed in accordance with applicable regulations. Redevelopment will also comply with all applicable regulations for erosion control, drainage and utilities.

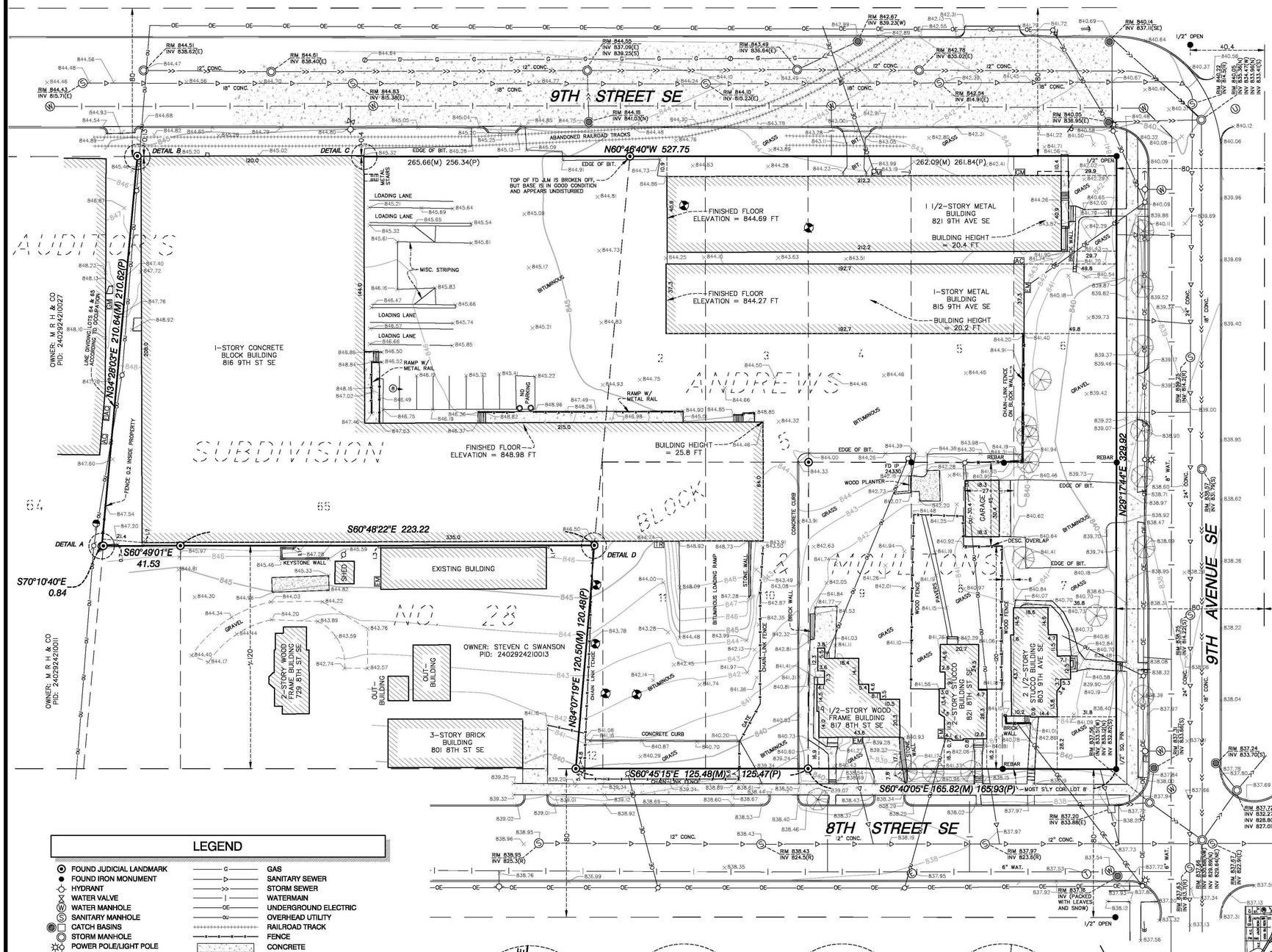
4) The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.

The lot arrangement will pose no difficulties in securing building permits or in providing driveway access to the site. The subdivision will result in the existing industrial building being located at the shared property lines with the PUD lot. The industrial building will be modified as necessary to meet building code fire rating and separation requirements. The proposed lots are suitable in their existing state for the proposed uses with minimal alteration.

5) The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.

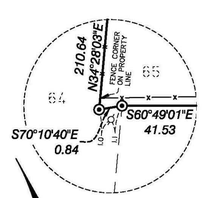
The stormwater management plan for the new development is designed to comply with Chapter 54 of the City of Minneapolis Code of Ordinances. The stormwater runoff from the site currently flows east towards the existing storm sewer infrastructure in 9th Avenue SE. No stormwater treatment currently exists on the site. This project will utilize an underground filtration system that will provide water quality treatment for runoff from the impervious surfaces and will provide rate control to match the existing discharge rates from the site. The stormwater management system will greatly improve the conditions of the site with the addition of rate control and water quality treatment for runoff leaving the site.

Erosion and sediment control practices will be implemented prior to demolition and site work to protect the downstream water bodies and conveyance systems. Both temporary and permanent erosion control measures have been incorporated in the plan according to Minnesota's Best Management Practices.

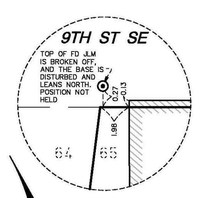


LEGEND

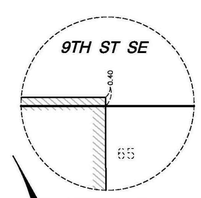
- FOUND JUDICIAL LANDMARK
- FOUND IRON MONUMENT
- HYDRANT
- WATER VALVE
- WATER MANHOLE
- SANITARY MANHOLE
- CATCH BASINS
- STORM MANHOLE
- POWER POLE/LIGHT POLE
- ELECTRIC BOX
- POWER POLE W/ GUY
- ELECTRIC METER
- TRANSFORMER
- AIR CONDITIONER
- ELECTRIC MANHOLE
- GUY POLE
- GAS METER
- GAS VALVE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITY
- RAILROAD TRACK
- FENCE
- CONCRETE
- BOLLARD
- UNKNOWN MANHOLE
- MISC. SIGN
- TREE
- (P) PER PLAT
- (M) AS MEASURED
- (R) PER RECORD PLAN
- 840.05 SPOT ELEVATION
- APPROX. SOIL SAMPLE LOCATION PER DOC. NO. 3438814



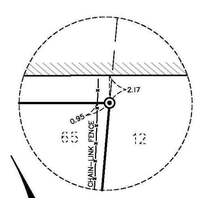
DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



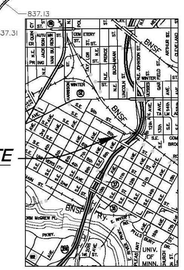
DETAIL C
NOT TO SCALE



DETAIL D
NOT TO SCALE

0 15 30 60
SCALE IN FEET

SITE



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION

Parcel 1:
Lots 2 to 6 inclusive, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 2:
Lots 10, 11 and 12, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

That part of Lot 65 lying Northeasterly of the Southwesterly 120 feet thereof, measured at right angles to the Southwesterly line of said Lot 65, Auditor's Subdivision Number Twenty-eight (28) according to the recorded plat thereof, Hennepin County, Minnesota.

Torrens Property (Parcels 1 and 2)
Torrens Certificate No. 1063424

Parcel 3:
Lot 9, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

Abstract Property

Parcel 4:
Lot 7, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, and that part of Lot 8, Block 5, said Addition, described as follows: Beginning at the most Southerly corner of said Lot 8; thence Northwesterly along the Southerly line of said Lot 8 a distance of 6 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 8 a distance of 120 feet; thence Northwesterly parallel with the Northeasterly line of said Lot 8 a distance of 21 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 8 a distance of 45 feet to the Northeasterly line of said Lot 8; thence Southeasterly along said Northeasterly line to the most easterly corner of said Lot 8; thence
Southwesterly along the Southeasterly line of said Lot 8 to the point of beginning.

Hennepin County, Minnesota
Abstract Property

Parcel 5:
Lot 8, Block 5, The Andrews and Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, EXCEPT the Southeasterly twenty-seven (27) feet of the Northeasterly forty-five (45) feet and except the Southeasterly six (6) feet of the Southwesterly one hundred twenty (120) feet thereof.

Abstract Property
Hennepin County, Minnesota

CERTIFICATION

To CPM Development, LLC, a Minnesota limited liability company and Commercial Partners Title, LLC, as agent for Stewart Title Guaranty Company:

This is to Certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9, 11(b) and 16 of Table A thereof. The field work was completed on May 5, 2014.

Date of Plot or Map: _____

REVIEW COPY

Dennis B. Olmstead, Professional Land Surveyor
Minnesota License No. 18425

NOTES

1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company, file no. 38093 First Supplemental, dated September 16, 2014.

2. The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.

3. The basis of bearings is assumed.

4. All distances are in feet.

5. The area of the above described property is 146,903 square feet or 3.372 acres.

6. There are 8 regular striped parking stalls and 0 handicapped parking stalls.

7. The property lies within Zone X (unshaded - areas determined to be outside the 0.2% annual chance floodplain) of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 27053C0376E, effective September 2, 2004.

8. There was no observed evidence of earth moving work or building construction at the time of our field work.

9. Names of adjoining owners are depicted based on Hennepin County GIS tax information.

10. Survey related exceptions set forth in Schedule B, Section Two of the Title Commitment:

- Item No. 12 - Subject to life estate interest of Grace Dolors Kehoe as created in Final Decree dated May 5, 1952, filed June 3, 1952, as Document No. 2754417. Said document affects the property and is depicted on the survey.
- Item No. 14 - Terms and conditions of Declaration of Restrictions and Covenants and Affidavit Concerning Real Property Contaminated with Hazardous Substances dated August 8, 2001, filed October 1, 2001, as Document No. 3438814. Approximate location of soil samples per Exhibit A of said Document are depicted on the survey.

11. Parcel 4 and Parcel 5 legal descriptions overlap each other and are noted on the survey. The descriptions were intended to be the same, however the overlap is caused by a shortage in the dimensions and scriveners using different writing styles.

12. Certificate of Title No. 1063424 calls for the JLMs as shown on the survey and indicated on the Memorial Plat which was obtained from Hennepin County. Memorial Plat calls for JLMs to "consist of a cast iron monument 20 inches in length having a round top 4 inches in diameter with raised letters cast thereon reading, JUDICIAL LANDMARK, and having a round base of 6 inches in diameter."

13. Benchmark: City of Minneapolis Survey Monument No. 818 located at the intersection of 5th Avenue SE and 5th Street SE has an elevation of 831.99 feet NGVD 29.

REVISION SUMMARY

DATE	DESCRIPTION

SITE SURVEY

C0.1

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

ALTA/ACSM LAND TITLE SURVEY

SURVEY FOR CPM DEVELOPMENT - 9TH AND 9TH SITE

815 9TH AVE SE
MINNEAPOLIS, MINNESOTA

DRAWN BY	DPE
CHECKED BY	DBO
DATE ISSUED	11/13/14
SCALE	1"=30'
JOB NO.	140139
BOOK	-

Drawing name: X:\2014\140139\survey\alta\140139alta.dwg Nov 13, 2014 - 2:34pm

PROJECT DATA:

Total site area	74,291 sf
Zoning District:	Rezoned to be R5
Apartments Area	77,722 sf
Townhome Area	27,710 sf
Building Areas Total	105,432 sf
FAR Allowed	2.0
FAR Proposed	105,432 / 74,291 = **1.42**

Apartment Building Areas

1st Floor (Including Garage)	17,932 sf
1st Floor Garage	-10,514 sf
2nd Floor	17,576 sf
3rd Floor	17,576 sf
4th Floor	17,576 sf
5th Floor	17,576 sf
TOTAL	**77,722 sf**

Apartment Building Unit Count

1st Floor	6
2nd Floor	24
3rd Floor	24
4th Floor	24
5th Floor	24
TOTAL	**102 UNITS**

Apartment Building Unit Data:

1 Bedroom	94
2 Bedroom	8
TOTAL	**98 Units**

Total Bedrooms	**110**

Apartments and Townhomes Parking Provided:

ENCLOSED	22
SURFACE	55
TOTAL Provided	**77**

Apartment and Townhomes Parking Required

1 Stall per 2 Bedrooms (*174/2 University Overlay*)	**87**

Apartment Bicycle Spaces Provided

Apartment Indoor Bicycle Spaces Total	**110**
Outdoor Guest Bicycle Spaces	6

Townhome Building Areas

Townhome A 1st Floor	2,646 sf
Townhome A 2nd Floor	3,002 sf
Townhome A 3rd Floor	3,002 sf
Townhome B 1st Floor	5,846 sf
Townhome B 2nd Floor	6,607 sf
Townhome B 3rd Floor	6,607 sf
TOTAL	**27,710 sf**

Townhome Buildings Unit Count

Townhome A	5
Townhome B	11
Townhome Total	**16 Homes**

Townhome Building Unit Data

4 Bedrooms	16
Total Bedrooms	**64**

Townhome Bicycle Spaces

1 Stall per Bedroom Required	**64**

Total Indoor Bicycle Spaces

Townhomes	64
Apartments	110
Total	**174**

SPECTRUM APARTMENTS & TOWNHOMES

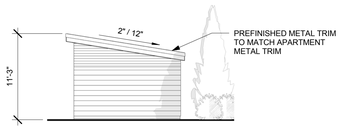
Minneapolis, Minnesota

May 23, 2016

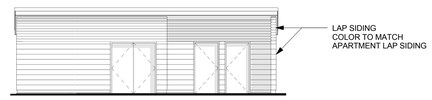
Cover Sheet - Land Use Application

14-112.00

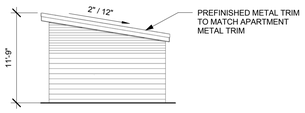
DJR ARCHITECTURE INC.



2 ELEVATION - POOLHOUSE SIDE
1/8" = 1'-0"

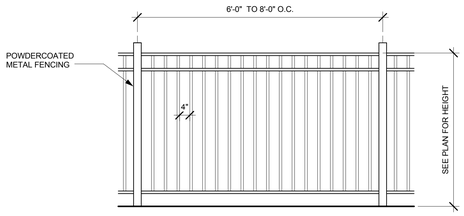


3 ELEVATION - POOL HOUSE FRONT
1/8" = 1'-0"

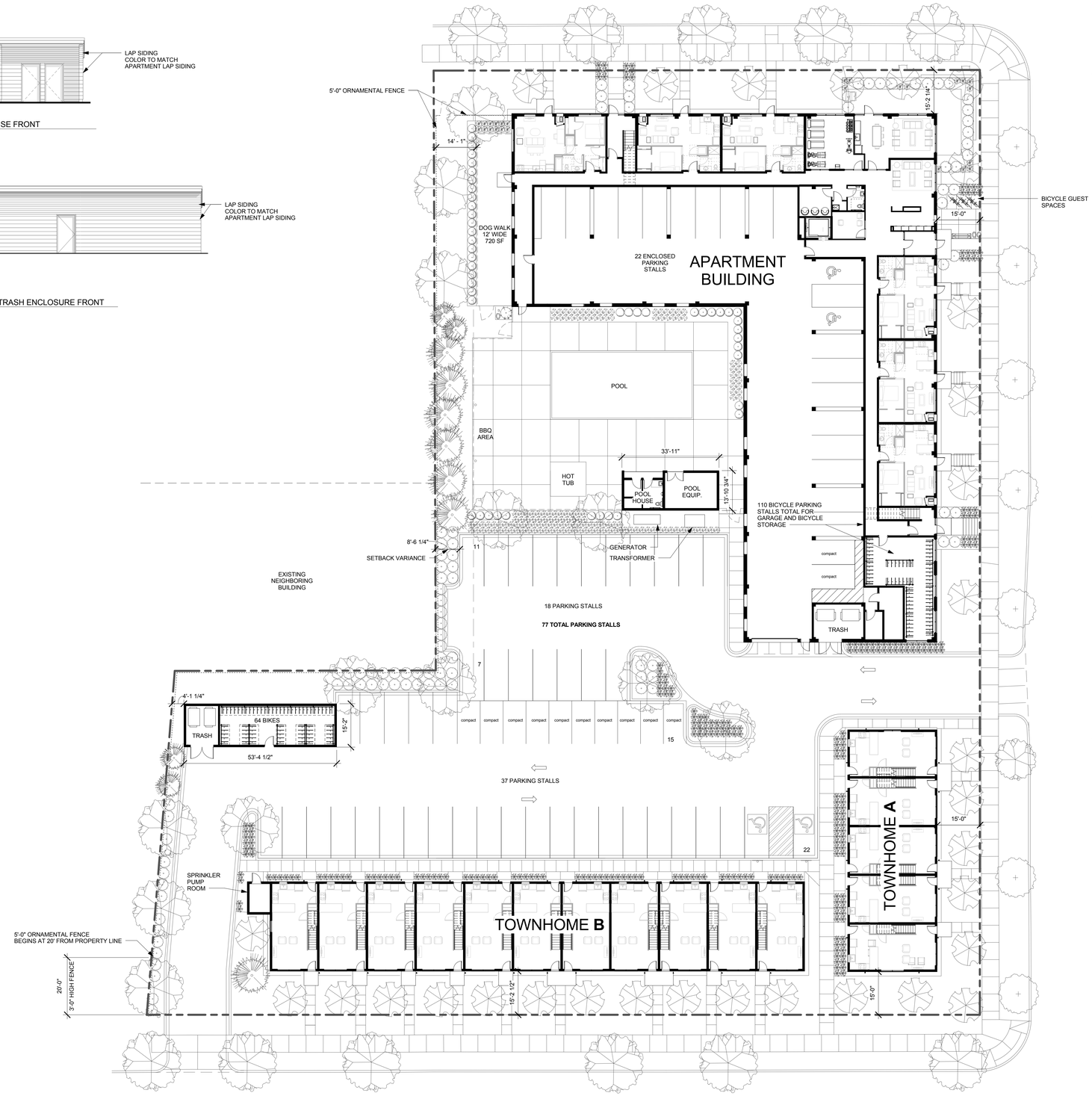


4 ELEVATION BIKE AND TRASH ENCLOSURE SIDE
1/8" = 1'-0"

5 ELEVATION - BIKE AND TRASH ENCLOSURE FRONT
1/8" = 1'-0"



6 SITE ORNAMENTAL FENCING
1/2" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

DJR ARCHITECTURE, INC
333 Washington Ave N. Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

CPM COMPANIES

RI ROERS INVESTMENTS

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.

Approved
ASIN NAME

5-13-16
Date

SIGNATURE
Scott Nelson
REGISTRATION NUMBER

CIVIL

STRUCTURAL

CONTRACTOR

CLIENT

PRELIMINARY - NOT FOR CONSTRUCTION

Issue:	Date:
1 LAND USE APPLICATION	05.23.16

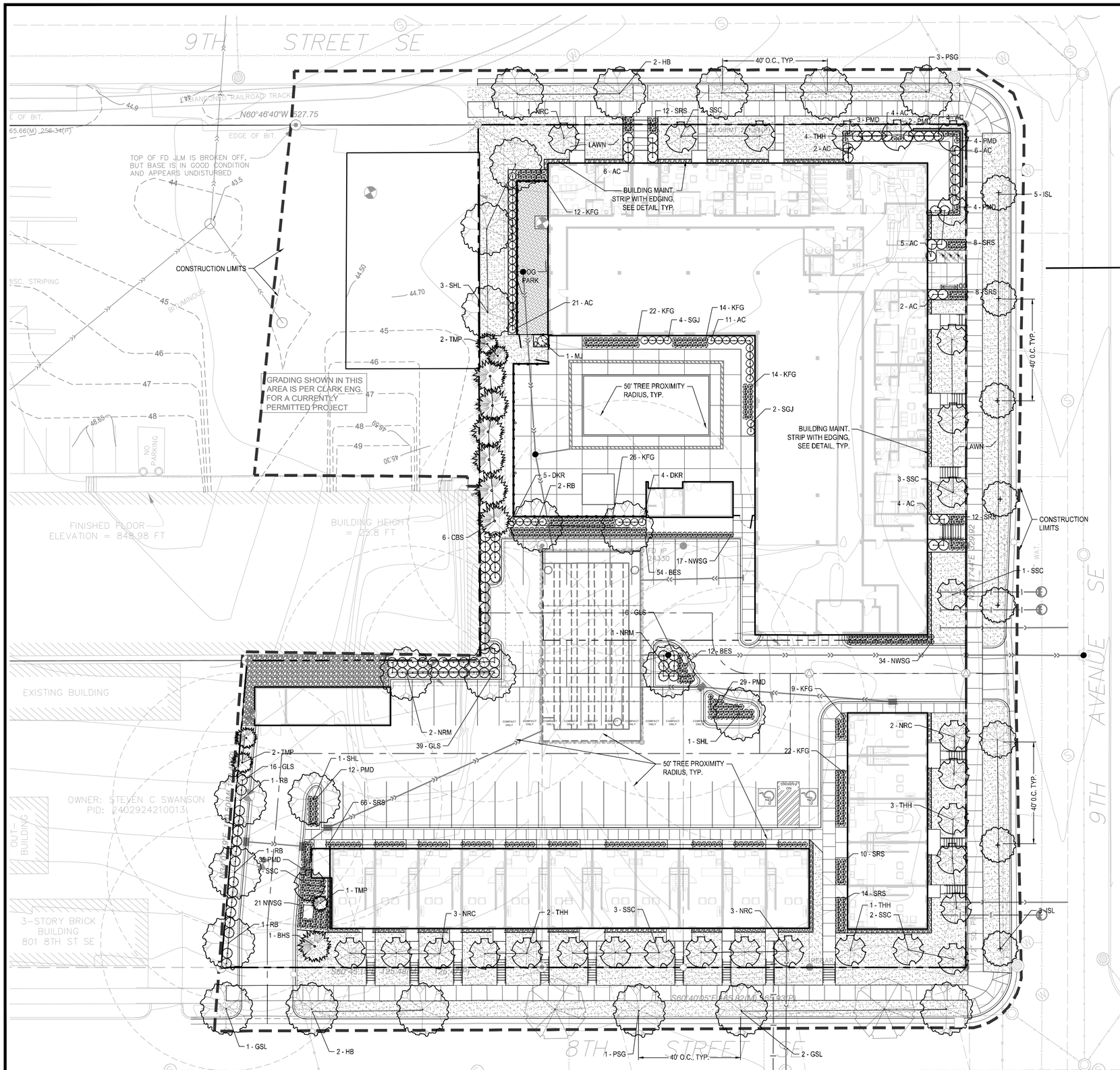
Project #: 14-112
Date: 5-13-16
Drawn by: TH
Checked by: SN

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE, Minneapolis, Minnesota

Project name on file with Hennepin Co.
APARTMENT & TOWNHOME SITE PLAN

A000



LANDSCAPE NOTES:

1. ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNER'S REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE METAL EDGING OR APPROVED EQUAL.
2. 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.
3. 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.
4. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
5. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
8. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
9. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.

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..

LANDSCAPE MATERIAL CALCULATIONS:

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

74,291.0 SF - 27,749.9 SF = 46,541.1 SF

20% OF OPEN SPACE = LANDSCAPE AREA

20% X 46,541.1 SF = 9,308.2 SF REQUIRED
34% X 46,541.1 SF = 16,033.2 SF PROVIDED

78.4% PROPOSED IMPERVIOUS RATIO

PROPOSED LANDSCAPE:
1 TREE/ 500 SF OF "LANDSCAPE AREA"
9,308.2 SF / 500 = 19 TREES REQUIRED
SEE PLANT SCHEDULE
1 SHRUB/100 SF OR "LANDSCAPE AREA"
9,308.2 SF / 100 = 93 SHRUBS REQUIRED
SEE PLANT SCHEDULE

LEGEND

- DOG PARK MULCH
- SOD
- 1" DIA. DECORATIVE ROCK MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

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

1" = 20'-0"
10'-0" 0 20'-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

DJR ARCHITECTURE, INC
333 Washington Ave N. Suite 210
Minneapolis, Minnesota 55401
612.576.2700 www.djr-inc.com

PROJECT
THE SPECTRUM APARTMENTS AND TOWN HOMES
815 9TH AVE SE, MINNEAPOLIS, MINNESOTA

CPM DEVELOPMENT, INC.
2919 KNOX AVE S., SUITE 200, MINNEAPOLIS, MINNESOTA 55408

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 05/09/16 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/15/16	PDR SUBMITTAL
02/22/16	LAND USE APPLICATION
05/09/16	PDR SUBMITTAL

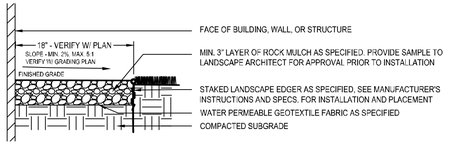
REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO: 15037

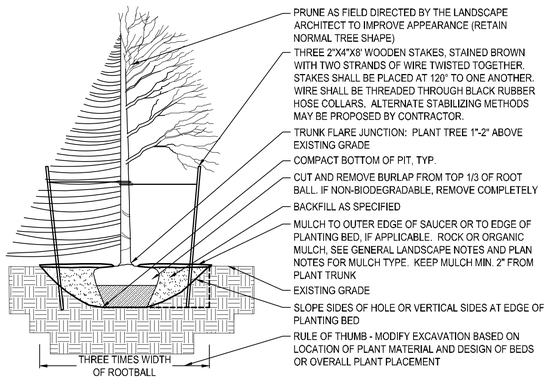
LANDSCAPE PLAN
PHASE 1 ONLY

L1.0



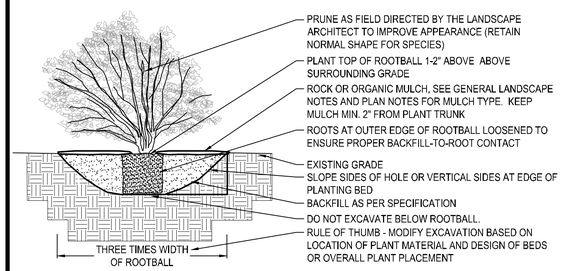
1 AGGREGATE MAINTANENCE STRIP

NTS



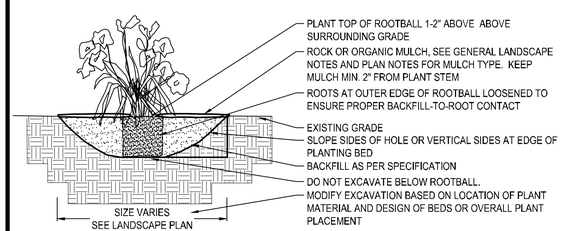
2 DECIDUOUS & CONIFEROUS TREE PLANTING

NTS



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING

NTS



4 PERENNIAL BED PLANTING

NTS

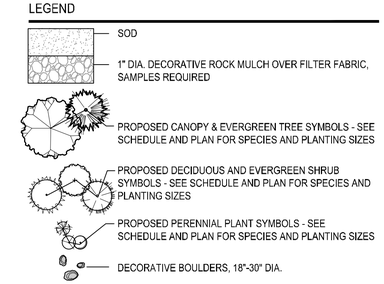
PLANT SCHEDULE - ENTIRE SITE

	SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
			DECIDUOUS STREET TREES ONLY				
	ISL	8	IVORY SILK TREE LILAC	Syringa reticulata 'Ivory Silk'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM, APPROX 40' OC
	PSG	4	PRINCETON SENTRY GINKGO	Ginkgo biloba 'Princeton Sentry'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM, APPROX 40' OC
	GSL	3	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM, APPROX 40' OC
	HB	4	HACKBERRY	Celtis occidentalis	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM, APPROX 40' OC
			DECIDUOUS TREES				
TREES 13 CANOPY 13 EVERGREEN 26 TOTAL TREES	NRM	3	NORTHWOOD RED MAPLE	Acer rubrum 'Northwood'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
	SHL	5	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
	RB	5	RIVER BIRCH	Betula nigra	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
			EVERGREEN TREES				
	BHS	1	BLACK HILLS SPRUCE	Picea glauca 'Densata'	6' ht.	B&B	STRAIGHT LEADER. FULL FORM
	CBS	6	COLORADO SPRUCE	Picea pungens	6' ht.	B&B	STRAIGHT LEADER. FULL FORM
	TMP	5	TANNENBAUM MUGO PINE	Pinus mugo 'Tannenbaum'	6' ht.	B&B	STRAIGHT LEADER. FULL FORM
			ORNAMENTAL TREES				
	SSC	12	SPRING SNOW FLOWERING CRAB	Malus 'Spring Snow'	1.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
	THH	10	THORNLESS HAWTHORN	Crataegus crus-galli 'Inermis'	1.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
	NRC	9	NORTHERN REDBUD CLUMP	Cercis canadensis 'Northern Strain'	1.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
			SHRUBS - CONIFEROUS & EVERGREEN				
SHRUBS 153	MJ	1	MEDORA JUNIPER	Juniperus scopulorum 'Medora'	36" HT.	CONT.	
	AC	65	ALPINE CURRANT	Ribes alpinum	24" HT.	CONT.	
	DKR	9	KNOCK OUT DOUBLE RED ROSE	Rosa 'Red Double Knock Out'	24" HT.	CONT.	
	SGJ	6	SEA OF GOLD JUNIPER	Juniperus x media 'Sea Of Gold'	24" SPD.	CONT.	
	GLS	61	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	24" HT.	CONT.	
			PERENNIALS & GRASSES				
	KFG	119	KARL FOERSTER GRASS	Calamagrostis x acutiflora "Karl Foerster"	#1	CONT.	
	PMD	89	PARDON ME DAYLILLY	Hemerocallis 'Pardon Me'	#1	CONT.	
	BES	66	GOLDSTURM RUDBECKIA	Rudbeckia fulgida 'Goldsturm'	#1	CONT.	
	NWSG	72	NORTHWIND SWITCH GRASS	Panicum virgatum 'Northwind'	#1	CONT.	
	SRS	130	SHENANDOAH RED SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1	CONT.	

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. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. 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.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. 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.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTIVE.
17. 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.
18. AVOID OVERSPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. PRESENTIVE. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. 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.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

LEGEND



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

DJR ARCHITECTURE, INC
333 Washington Ave N. Suite 210
Minneapolis, Minnesota 55401
612.576.2700 www.djr-inc.com

PROJECT
THE SPECTRUM APARTMENTS AND TOWN HOMES
815 9TH AVE SE, MINNEAPOLIS, MINNESOTA

CPM DEVELOPMENT, INC.
2919 KNOX AVE S., SUITE 200, MINNEAPOLIS, MINNESOTA 55408

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 05/09/16 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/15/16	PDR SUBMITTAL
02/22/16	LAND USE APPLICATION
05/09/16	PDR SUBMITTAL

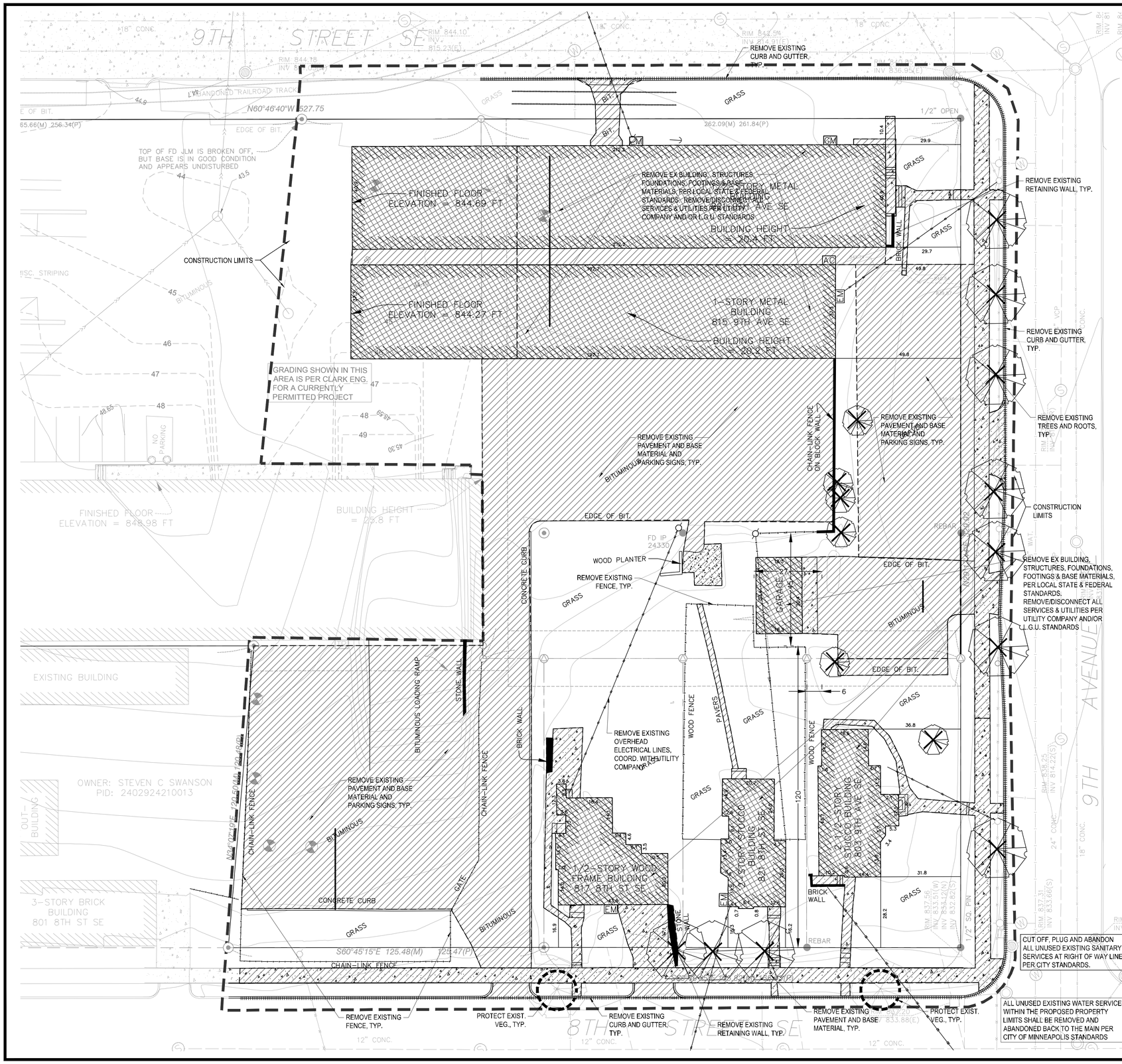
REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO: 15037

LANDSCAPE PLAN
NOTES & DETAILS

L1.1



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: CPM DEVELOPMENT, INC.
2919 KNOX AVE S., SUITE 200
MINNEAPOLIS, MN 55408

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-SW1.4

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.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

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

1" = 20'-0"
10'-0" 0 20'-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

DJR ARCHITECTURE, INC
333 Washington Ave N. Suite 210
Minneapolis, Minnesota 55401
612.576.2700 www.djr-inc.com

PROJECT
THE SPECTRUM APARTMENTS AND TOWN HOMES
815 9TH AVE SE, MINNEAPOLIS, MINNESOTA

CPM DEVELOPMENT, INC.
2919 KNOX AVE S., SUITE 200, MINNEAPOLIS, MINNESOTA 55408

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 05/09/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/15/16	PDR SUBMITTAL
02/22/16	LAND USE APPLICATION
05/09/16	PDR SUBMITTAL

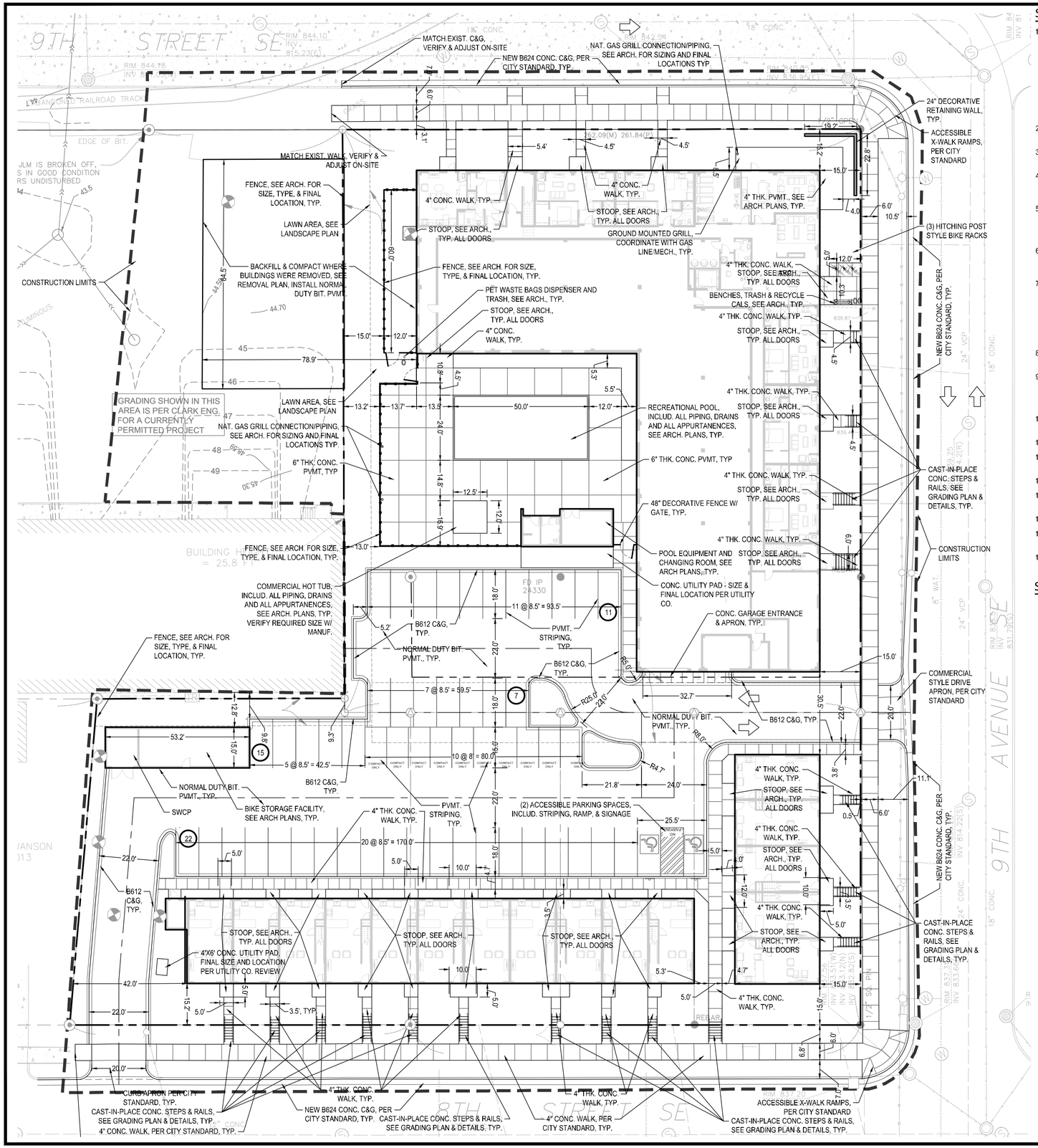
REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO: 15037

REMOVALS PLAN

C1.0



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 TABLE:

	EXISTING - TOTAL	
BUILDING COVERAGE	16,426 SF	22.1%
PAVEMENTS	32,308 SF	43.5%
ALL NON-PAVEMENTS	25,557 SF	34.4%
	PROPOSED - TOTAL	
BUILDING COVERAGE	27,750 SF	37.4%
PAVEMENTS	30,508 SF	41.1%
ALL NON-PAVEMENTS	16,033 SF	21.6%
TOTAL SITE AREA	74,291 SF	100.0%
IMPERVIOUS SURFACE		
EXISTING CONDITION	48,734 SF	65.6%
PROPOSED CONDITION	58,258 SF	78.4%
DIFFERENCE	9,524 SF	12.8%

SITE PLAN LEGEND:

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

1" = 20'-0"
10'-0" 0 20'-0"

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.

CITY OF MINNEAPOLIS SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

OWNER INFORMATION

OWNER: CPM DEVELOPMENT, INC.
2919 KNOX AVE S., SUITE 200
MINNEAPOLIS, MN 55408

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

DJR ARCHITECTURE, INC
333 Washington Ave N. Suite 210
Minneapolis, Minnesota 55401
612.576.2700 www.djr-inc.com

PROJECT
THE SPECTRUM APARTMENTS AND TOWN HOMES
815 9TH AVE SE, MINNEAPOLIS, MINNESOTA

CPM DEVELOPMENT, INC.
2919 KNOX AVE S., SUITE 200, MINNEAPOLIS, MINNESOTA 55408

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 05/09/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/15/16	PDR SUBMITTAL
02/22/16	LAND USE APPLICATION
05/09/16	PDR SUBMITTAL

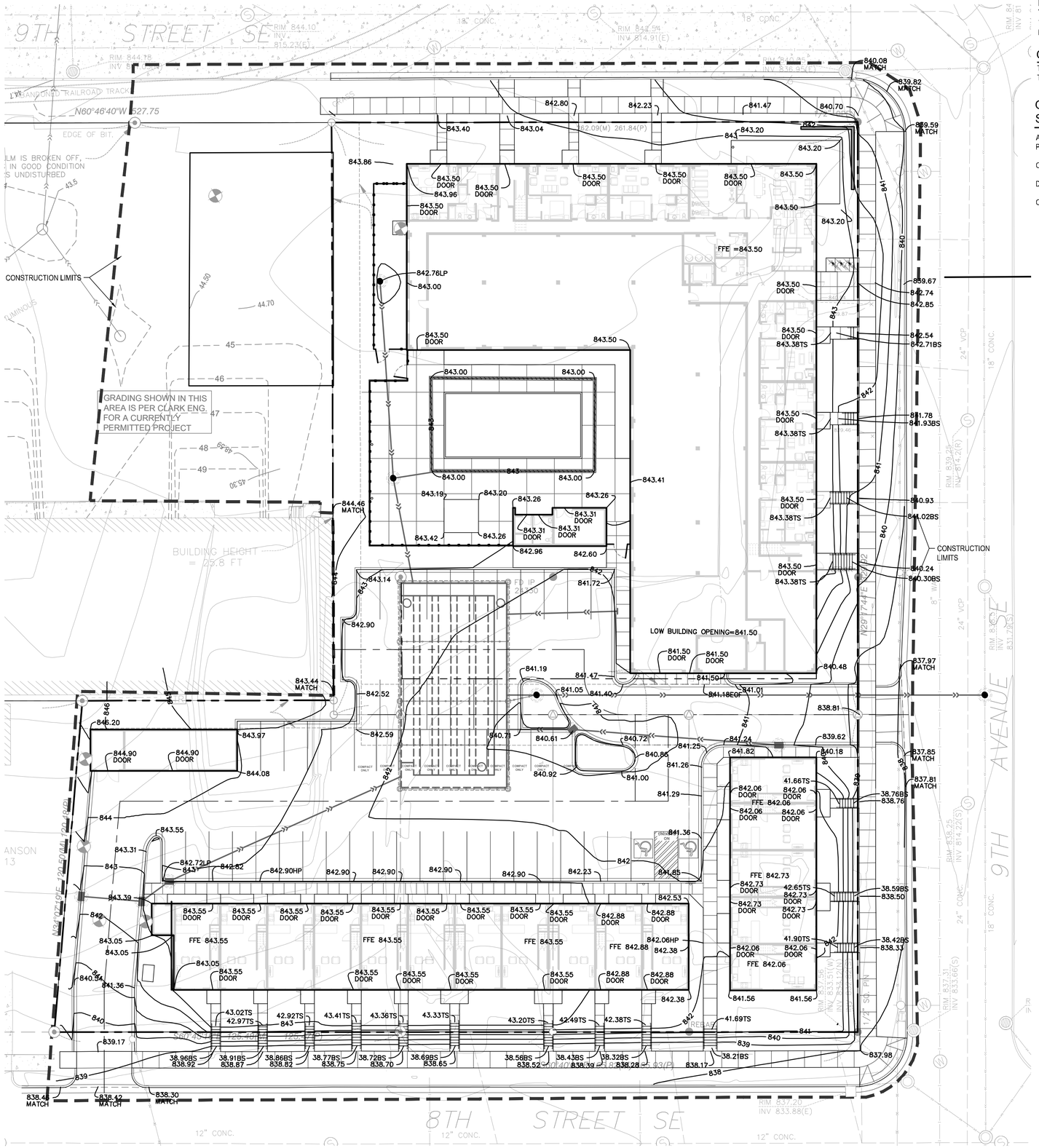
REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO: 15037

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: _____

CITY OF MINNEAPOLIS GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.4

GROUNDWATER INFORMATION:

PER GEOTECHNICAL REPORT BY CHOSEN VALLEY TESTING, DATED12-29-2015, GROUNDWATER WAS NOT IDENTIFIED IN ANY BORINGS DOWN TO 25 FEET DEEP.

NO PERMANENT GROUNDWATER DISCHARGES WILL OCCUR FROM THIS SITE.

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.

GRADING PLAN LEGEND:

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

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

N

1" = 20'-0"
10'-0" 0 20'-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

DJR ARCHITECTURE, INC
333 Washington Ave N. Suite 210
Minneapolis, Minnesota 55401
612.576.2700 www.djr-inc.com

PROJECT
THE SPECTRUM APARTMENTS AND TOWN HOMES
815 9TH AVE SE, MINNEAPOLIS, MINNESOTA

CPM DEVELOPMENT, INC.
2919 KNOX AVE S., SUITE 200, MINNEAPOLIS, MINNESOTA 55408

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 05/09/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/15/16	PDR SUBMITTAL
02/22/16	LAND USE APPLICATION
05/09/16	PDR SUBMITTAL

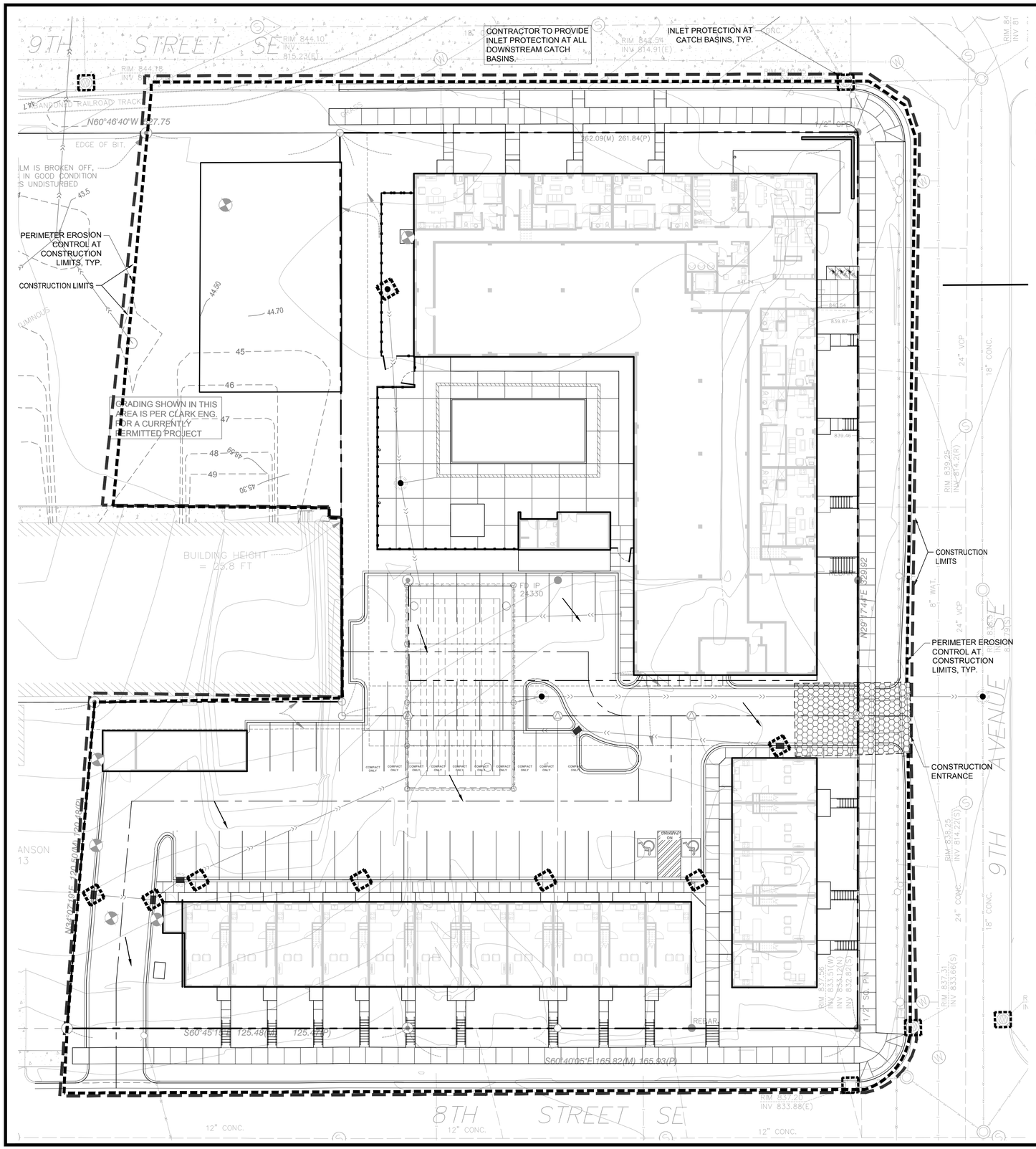
REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO: 15037

GRADING PLAN

C3.0



SWPPP NOTES:

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

2. SEE SHEETS SW1.0 - SW1.4 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.

CITY OF MINNEAPOLIS EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

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
- 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

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

1" = 20'-0"
10'-0" 0 20'-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

DJR ARCHITECTURE, INC
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.576.2700 www.djr-inc.com

PROJECT
THE SPECTRUM APARTMENTS AND TOWN HOMES
815 9TH AVE SE, MINNEAPOLIS, MINNESOTA

CPM DEVELOPMENT, INC.
2919 KNOX AVE S., SUITE 200, MINNEAPOLIS, MINNESOTA 55408

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 05/09/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/15/16	PDR SUBMITTAL
02/22/16	LAND USE APPLICATION
05/09/16	PDR SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO: 15037

SWPPP - PROPOSED CONDITIONS

SW1.1

1 01 - FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

DJR ARCHITECTURE, INC
333 Washington Ave N. Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

CPM COMPANIES

RI ROERS INVESTMENTS

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.

Approved
ARIN NAME

5-13-16
Date

SIGNATURE
Designer
RESPONSIBLE ARCHITECT

CLIENT

CONTRACTOR

STRUCTURAL

CIVIL

PRELIMINARY: NOT FOR CONSTRUCTION

Issue:
1 LAND USE APPLICATION

Date:
Project #: 14-112
Date: 5-13-16
Drawn by: TH
Checked by: SN

SPECTRUM APARTMENTS & TOWNHOMES

815 5th Avenue SE, Minneapolis, Minnesota

Copyright 2014 DJR Architecture, Inc.

FIRST FLOOR PLAN

A100

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE Minneapolis, Minnesota

PRELIMINARY: NOT FOR CONSTRUCTION

Copyright 2008 DJR Architecture, Inc.

SECOND AND THIRD LEVEL FLOOR PLAN

A101

Issue:	Date:
1 LAND USE APPLICATION	06.23.16

Project #: 14-112
Date: 5-13-16
Drawn by: TH
Checked by: SN

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.

DESIGNER
SIGNATURE
PRINT NAME
REGISTRATION NUMBER
DATE 5-13-16

APPROVER
SIGNATURE
PRINT NAME
State of Minnesota

RI ROERS INVESTMENTS
CPM COMPANIES

CLIENT
CONTRACTOR
STRUCTURAL
CIVIL

DJR ARCHITECTURE, INC
333 Washington Ave N. Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

1 FLOOR PLANS LEVEL 2 - 3
1/8" = 1'-0"

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE Minneapolis, Minnesota

PRELIMINARY: NOT FOR CONSTRUCTION

A103

FORTH AND FIFTH LEVEL FLOOR PLAN

Copyright 2008 DJR Architecture, Inc.

Issue:	Date:
1 LAND USE APPLICATION	05.23.16

Project #: 14-112
Date: 5-13-16
Drawn by: TH
Checked by: SN

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.

DESIGNER SIGNATURE 5-13-16
REGISTRATION NUMBER DATE

DESIGNER PRINT NAME

OWNER SIGNATURE

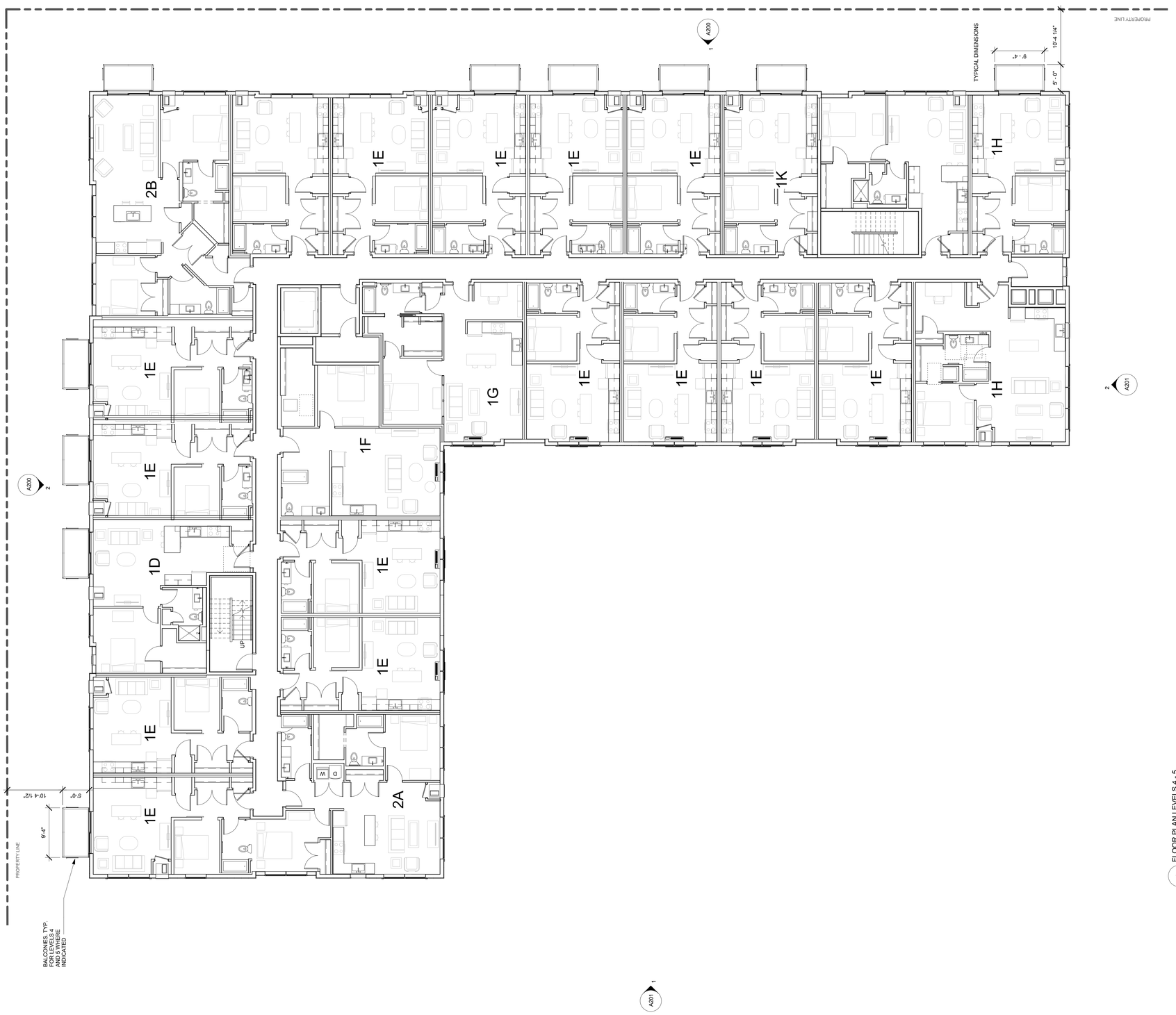
OWNER PRINT NAME

CLIENT | CONTRACTOR | STRUCTURAL | CIVIL

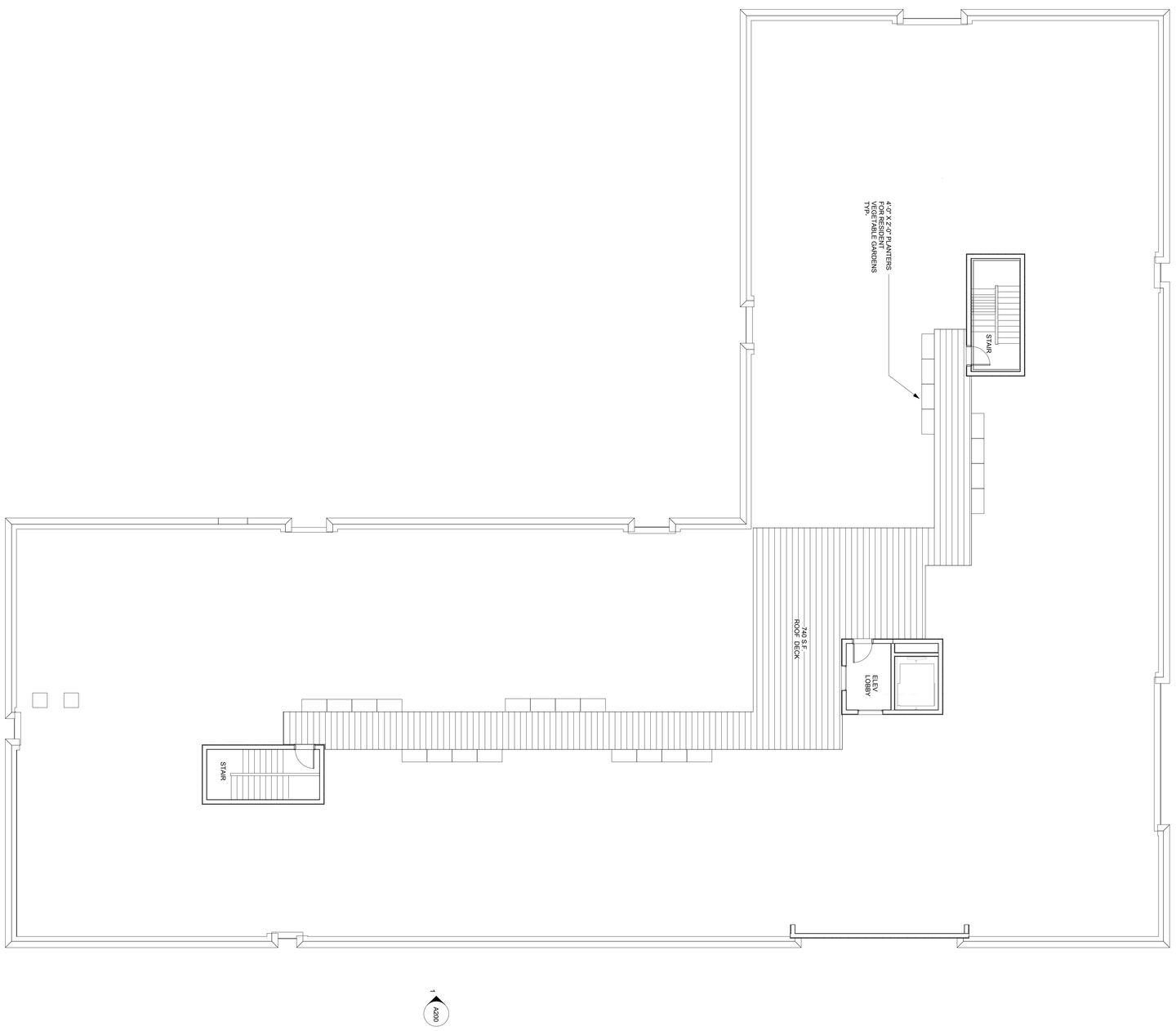
DJR ARCHITECTURE, INC
333 Washington Ave N. Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

CPM COMPANIES

RI ROERS INVESTMENTS



1 FLOOR PLAN LEVELS 4 - 5
1/8" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0"

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE Minneapolis, Minnesota

PRELIMINARY: NOT FOR CONSTRUCTION

Copyright 2006 DJR Architecture, Inc

ROOF PLAN

A105

Issue:		Date:
1	LAND USE APPLICATION	05.23.16

Project #:	14-112
Date:	5-13-16
Drawn by:	TH
Checked by:	SN

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.

Approver
PRINT NAME

SIGNATURE

Designer 5-13-16
REGISTRATION NUMBER DATE

ROERS INVESTMENTS

CPM COMPANIES

DJR ARCHITECTURE, INC
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

CLIENT CONTRACTOR STRUCTURAL CIVIL

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE Minneapolis, Minnesota

PRELIMINARY: NOT FOR CONSTRUCTION

Copyright 2008 DJR Architecture, Inc.

ROOF PLANS

A0001

Issue:	Date:
Project #:	14-112
Date:	5-25-16
Drawn by:	Author
Checked by:	Checker

DJR ARCHITECTURE, INC
333 Washington Ave N. Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

CPM COMPANIES

RI ROERS INVESTMENTS

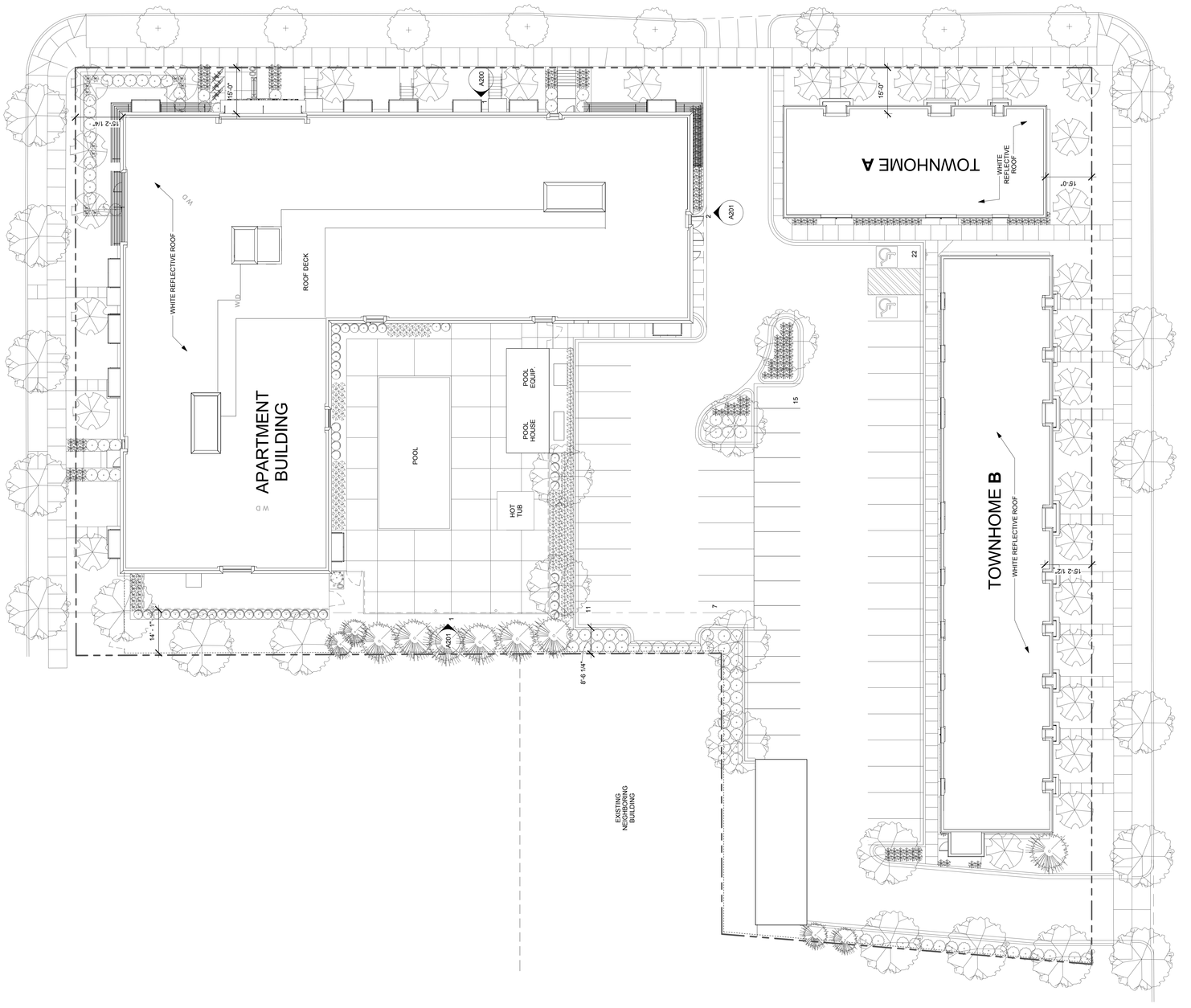
CLIENT | CONTRACTOR | STRUCTURAL | CIVIL

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.

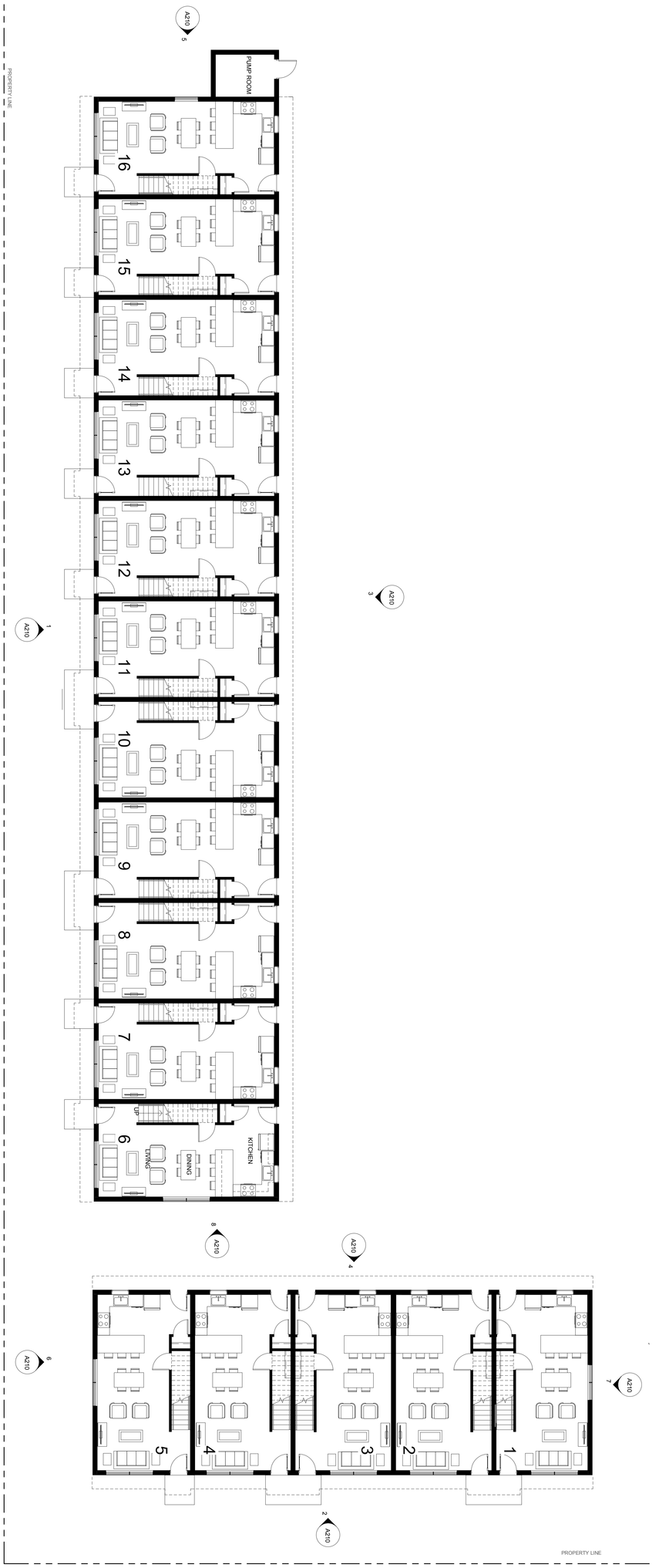
DESIGNER SIGNATURE: 5-25-16

PRINT NAME: DESIGNER

REGISTRATION NUMBER: DATE



1 ARCHITECTURAL SITE PLAN - ROOF
1/16" = 1'-0"



A1 01 - FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE Minneapolis, Minnesota

PRELIMINARY: NOT FOR CONSTRUCTION

Copyright 2006 DJR Architecture, Inc

LEVEL 1 FLOOR PLAN

A110

Issue:		Date:
1	Land Use Application	05.23.16

Project #: 14-112
Date: 5-13-16
Drawn by: TH
Checked by: SN

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.

Approver
PRINT NAME

SIGNATURE

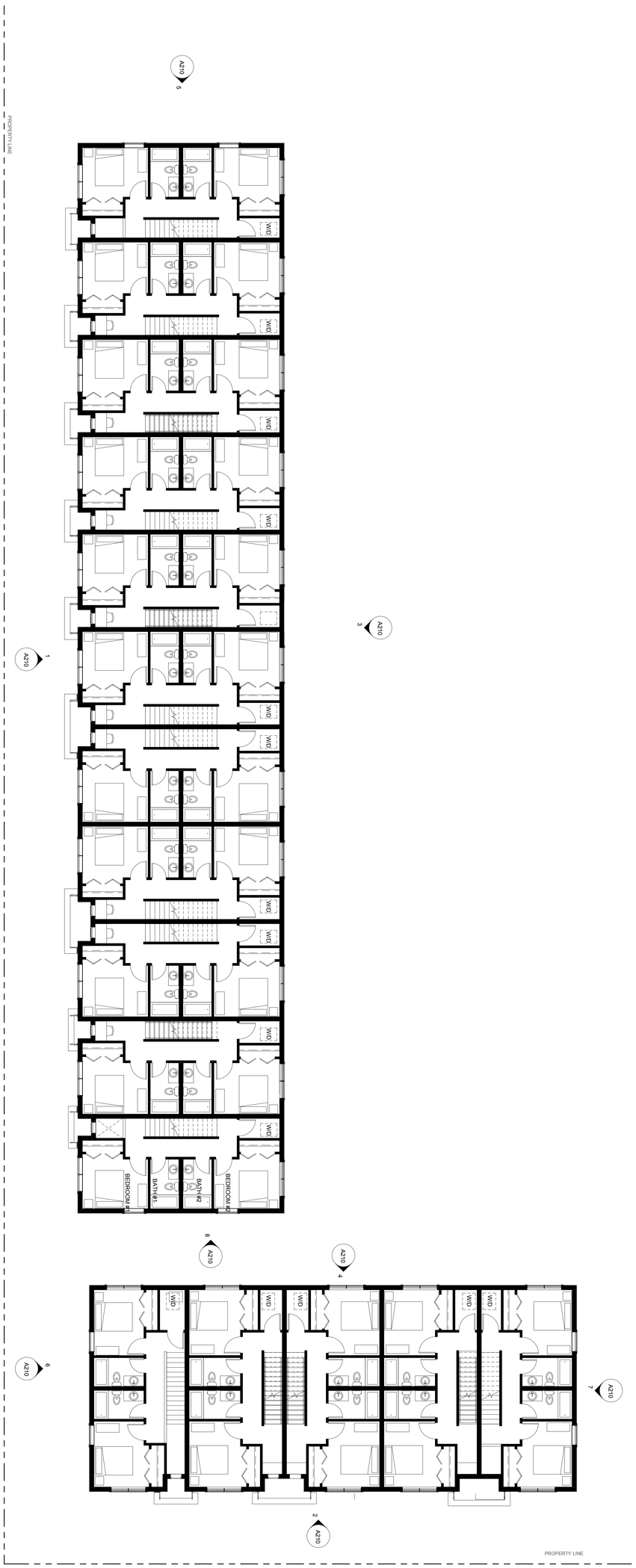
Designer 5-13-16
REGISTRATION NUMBER DATE

ROERS INVESTMENTS

CPM COMPANIES

DJR ARCHITECTURE, INC
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

CLIENT CONTRACTOR STRUCTURAL CIVIL



A1 02 - FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE Minneapolis, Minnesota

PRELIMINARY: NOT FOR CONSTRUCTION

Copyright 2006 DJR Architecture, Inc

LEVEL 2 FLOOR PLAN

A120

Issue:		Date:
1	Land Use Application	05.23.16

Project #:	14-112
Date:	5-13-16
Drawn by:	TH
Checked by:	SN

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.

Approver
PRINT NAME

SIGNATURE

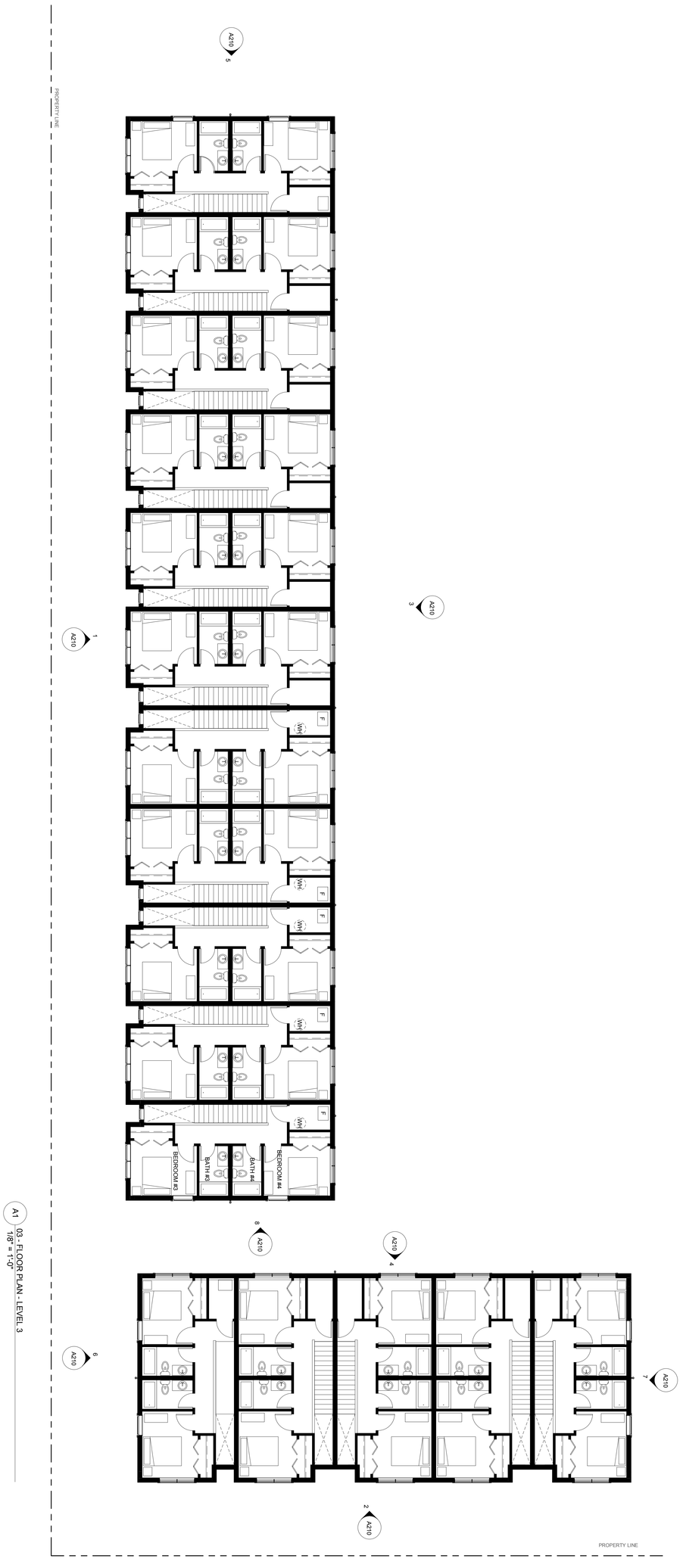
Designer
REGISTRATION NUMBER — DATE 5-13-16

ROERS INVESTMENTS

CPM COMPANIES

DJR ARCHITECTURE, INC
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

CLIENT | CONTRACTOR | STRUCTURAL | CIVIL



A1 03 - FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE Minneapolis, Minnesota

PRELIMINARY: NOT FOR CONSTRUCTION

Copyright 2008 DJR Architecture, Inc.

LEVEL 3 FLOOR PLAN

A130

Issue:	Date:
1 Land Use Application	05.23.16

Project #:	14-112
Date:	5-13-16
Drawn by:	TH
Checked by:	SN

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.

Approver
PRINT NAME

SIGNATURE

Designer
REGISTRATION NUMBER

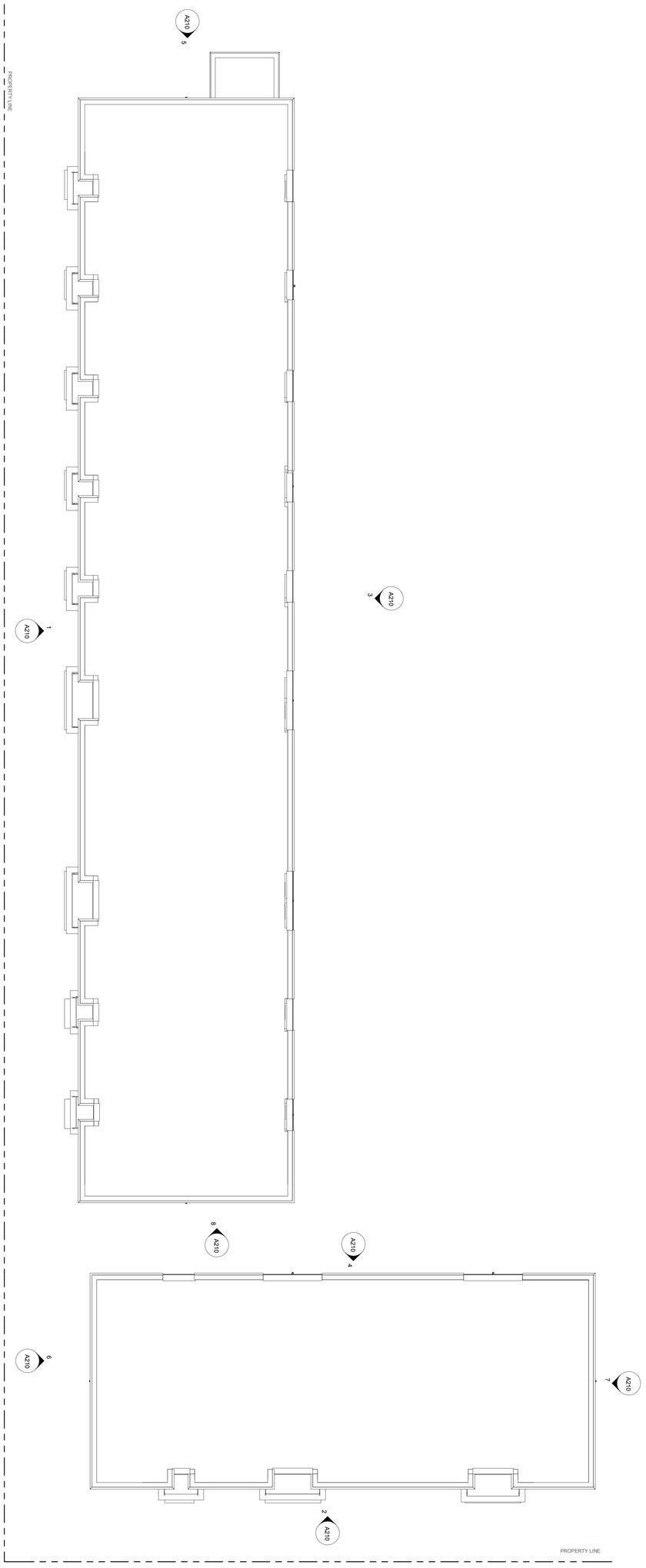
5-13-16
DATE

ROERS INVESTMENTS

CPM COMPANIES

DJR ARCHITECTURE, INC
333 Washington Ave N. Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

CLIENT | CONTRACTOR | STRUCTURAL | CIVIL



A1 04 - ROOF PLAN
1/8" = 1'-0"

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE Minneapolis, Minnesota

PRELIMINARY: NOT FOR CONSTRUCTION

Copyright 2008 DJR Architecture, Inc

ROOF PLAN

A140

Issue:		Date:
1	Land Use Application	05.23.16

Project #: 14-112
Date: 5-13-16
Drawn by: Author
Checked by: Checker

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.

Approver
PRINT NAME

SIGNATURE

Designer 5-13-16
REGISTRATION NUMBER DATE

ROERS INVESTMENTS

CPM COMPANIES

DJR ARCHITECTURE, INC
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

CLIENT CONTRACTOR STRUCTURAL CIVIL

APARTMENT MATERIALS	
TOTAL AREA	10,250 SF
BRICK	13%
NICHIHA	44%
FIBER CEMENT LAP	11%
OPENINGS BETWEEN 2'-10'	36%

1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

APARTMENT MATERIALS	
TOTAL AREA	8,122 SF
BRICK	12%
NICHIHA	43%
FIBER CEMENT LAP	11%
OPENINGS BETWEEN 2'-10'	31%

2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

DJR ARCHITECTURE, INC
333 Washington Ave N. Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

CPM COMPANIES

RI ROERS INVESTMENTS

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.

Approver
ARIN NAME

5-13-16
DATE

SIGNATURE
Designer
REGISTRATION NUMBER

CLIENT | CONTRACTOR | STRUCTURAL | CIVIL

PRELIMINARY: NOT FOR CONSTRUCTION

Date:	
Project #:	14-112
Date:	5-13-16
	05.23.16
Drawn by:	TH
Checked by:	SN

Issue:
1 LAND USE APPLICATION

SPECTRUM APARTMENTS & TOWNHOMES

815 5th Avenue SE, Minneapolis, Minnesota

Copyright 2016 DJR Architecture, Inc.

EXTERIOR ELEVATIONS

A200

APARTMENT MATERIALS
TOTAL AREA 10,120 SF
BRICK 15%
NICHIHA 43%
FIBER CEMENT LAP 11%
OPENINGS BETWEEN 2'-10' 20%

1 **WEST EXTERIOR ELEVATION**
1/8" = 1'-0"

APARTMENT MATERIALS
TOTAL AREA 8,145 SF
BRICK 13%
NICHIHA 43%
FIBER CEMENT LAP 12%
OPENINGS BETWEEN 2'-10' 15%

2 **SOUTH EXTERIOR ELEVATION**
1/8" = 1'-0"

DJR ARCHITECTURE, INC
333 Washington Ave N., Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

CPM IRI ROERS INVESTMENTS COMPANIES

CIVIL
STRUCTURAL
CONTRACTOR
CLIENT

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.
Approved
ARIN NAME
SIGNATURE
Designer
REGISTRATION NUMBER
6-16-16
DATE

PRELIMINARY; NOT FOR CONSTRUCTION

Issue:
1 LAND USE APPLICATION

Date:
Project #: 14-112
Date: 6-16-16
Drawn by: TH
Checked by: SN

SPECTRUM APARTMENTS & TOWNHOMES

815 5th Avenue SE, Minneapolis, Minnesota

Copyright 2016 DJR Architecture, Inc.

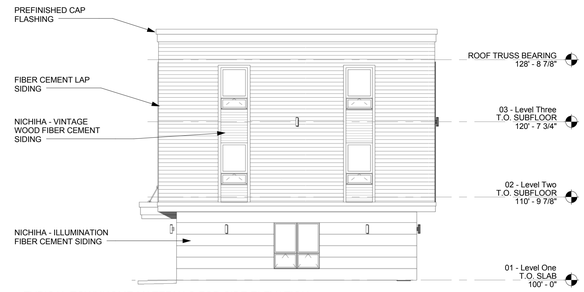
EXTERIOR ELEVATIONS

A201

TYPICAL TOWNHOME MATERIALS FOR FRONT ELEVATION

4 TOWNHOME A - WEST ELEVATION
1/8" = 1'-0"

TOWNHOME MATERIALS	
TOTAL AREA	2,760 SF
NICHIHA	48%
FIBER CEMENT LAP	23%
OPENINGS BETWEEN 2'-10'	17%



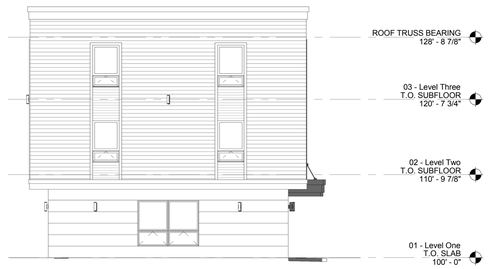
TYPICAL TOWNHOME MATERIALS FOR SIDE ELEVATION

7 TOWNHOME A - NORTH ELEVATION
1/8" = 1'-0"

TOWNHOME MATERIALS	
TOTAL AREA	1,137 SF
NICHIHA	24%
FIBER CEMENT LAP	52%
OPENINGS BETWEEN 2'-10'	10%

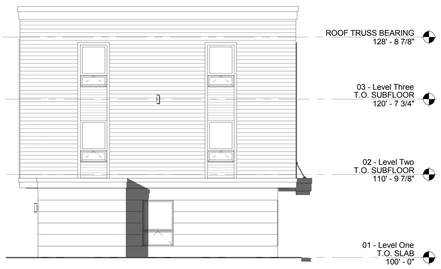
2 TOWNHOME A - EAST ELEVATION
1/8" = 1'-0"

TOWNHOME MATERIALS	
TOTAL AREA	2,760 SF
NICHIHA	31%
FIBER CEMENT LAP	29%
OPENINGS BETWEEN 2'-10'	25%



6 TOWNHOME A - SOUTH ELEVATION
1/8" = 1'-0"

TOWNHOME MATERIALS	
TOTAL AREA	1,137 SF
NICHIHA	24%
FIBER CEMENT LAP	52%
OPENINGS BETWEEN 2'-10'	10%



5 TOWNHOME B - WEST ELEVATION
1/8" = 1'-0"

TOWNHOME MATERIALS	
TOTAL AREA	1,137 SF
NICHIHA	25%
FIBER CEMENT LAP	52%
OPENINGS BETWEEN 2'-10'	8%

1 TOWNHOME B - SOUTH ELEVATION
1/8" = 1'-0"

TOWNHOME MATERIALS	
TOTAL AREA	6,163 SF
NICHIHA	32%
FIBER CEMENT LAP	30%
OPENINGS BETWEEN 2'-10'	25%

8 TOWNHOME B - EAST ELEVATION
1/8" = 1'-0"

TOWNHOME MATERIALS	
TOTAL AREA	1,137 SF
NICHIHA	24%
FIBER CEMENT LAP	52%
OPENINGS BETWEEN 2'-10'	10%

3 TOWNHOME B - NORTH ELEVATION
1/8" = 1'-0"

TOWNHOME MATERIALS	
TOTAL AREA	6,163 SF
NICHIHA	42%
FIBER CEMENT LAP	30%
OPENINGS BETWEEN 2'-10'	17%

DJR ARCHITECTURE, INC
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-inc.com

CPM COMPANIES

RI ROERS INVESTMENTS

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.

Approved
ARIN NAME

SIGNATURE
Designer
REGISTRATION NUMBER

5-13-16
DATE

CLIENT | CONTRACTOR | STRUCTURAL | CIVIL

PRELIMINARY: NOT FOR CONSTRUCTION

Date:	05.23.16
Project #:	14-112
Date:	5-13-16
Drawn by:	TH
Checked by:	SN

ISSUE:
1 Land Use Application

SPECTRUM APARTMENTS & TOWNHOMES

815 9th Avenue SE, Minneapolis, Minnesota

Copyright 2009 DJR Architecture, Inc.

EXTERIOR ELEVATIONS

A210

SPECTRUM APARTMENTS & TOWNHOMES

Minneapolis, Minnesota

May 23, 2016

Exterior Perspective

14-112.00

DJR ARCHITECTURE INC.

SPECTRUM APARTMENTS & TOWNHOMES

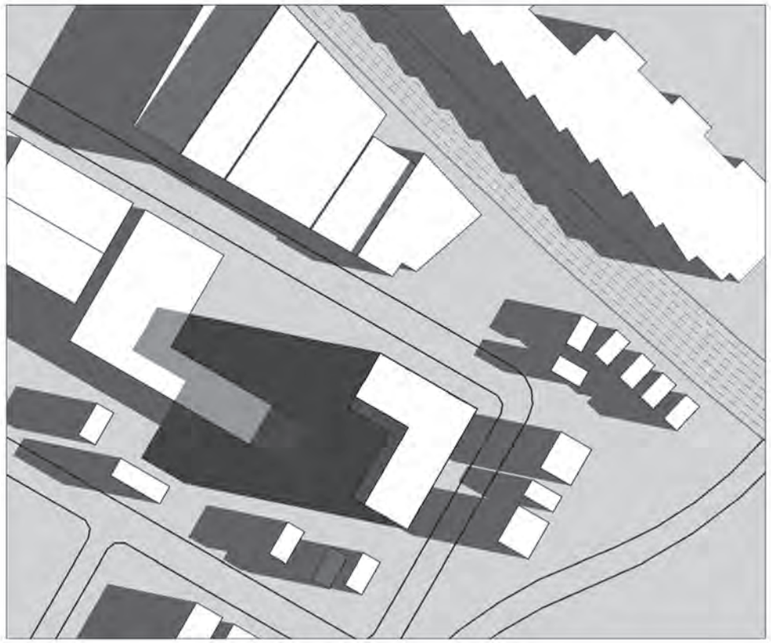
Minneapolis, Minnesota

May 23, 2016

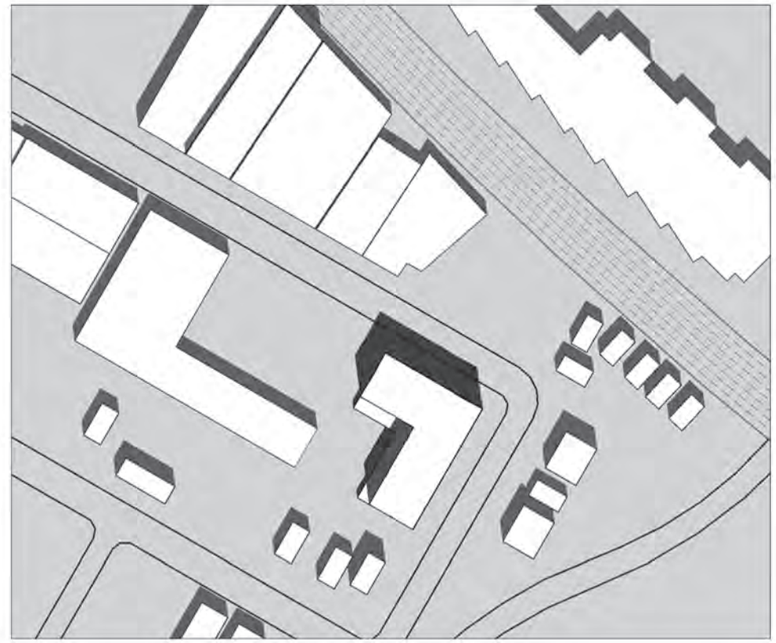
Exterior Perspective

14-112.00

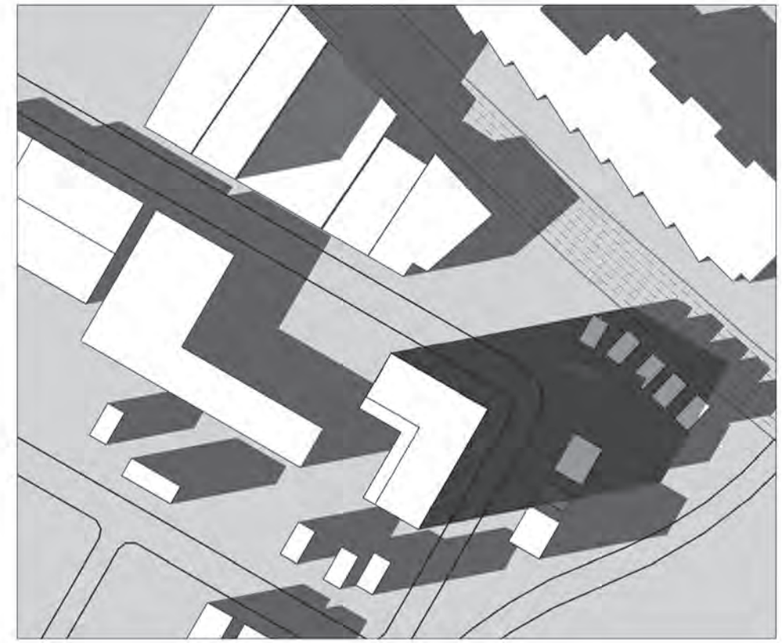
DJR ARCHITECTURE INC.



8:13 am (hour after sunrise)



Noon



6:26 pm (hour before sunset)

8th and 9th Apartments

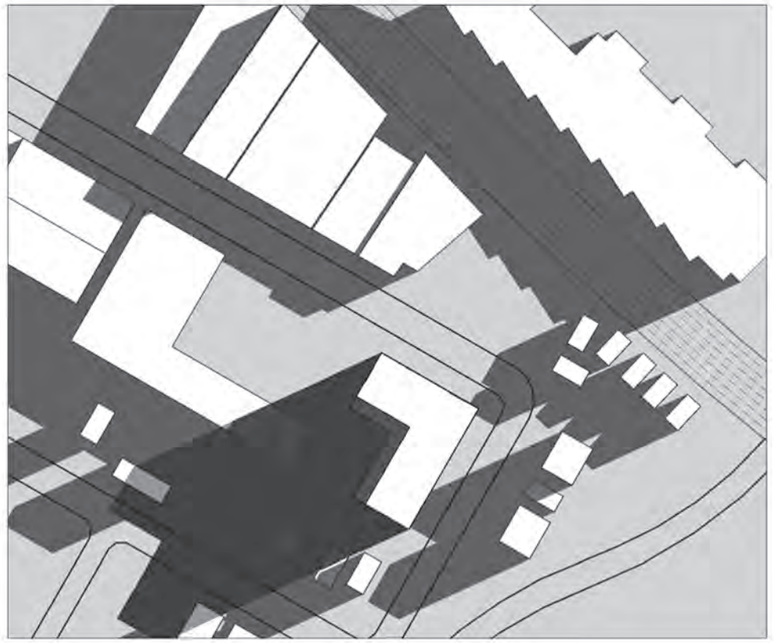
Minneapolis, Minnesota

February 19, 2016

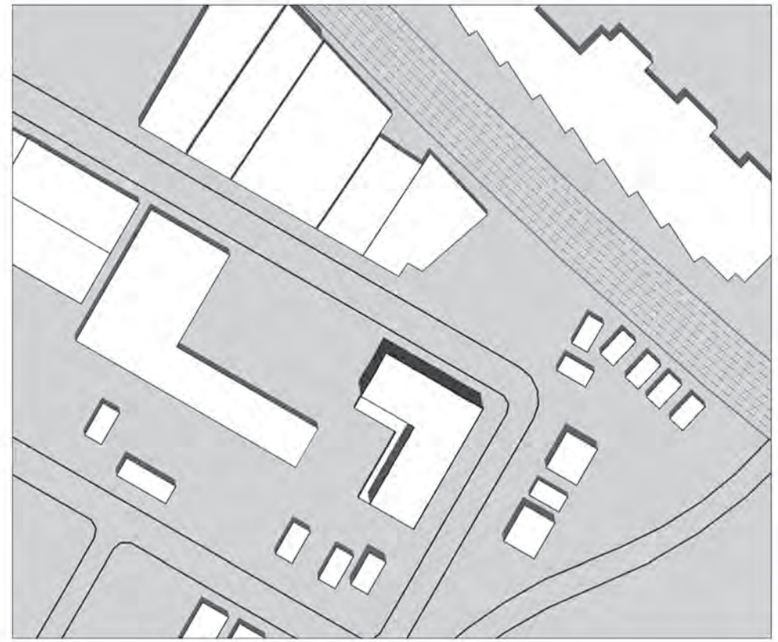
Shadow Study - March 20

14-112

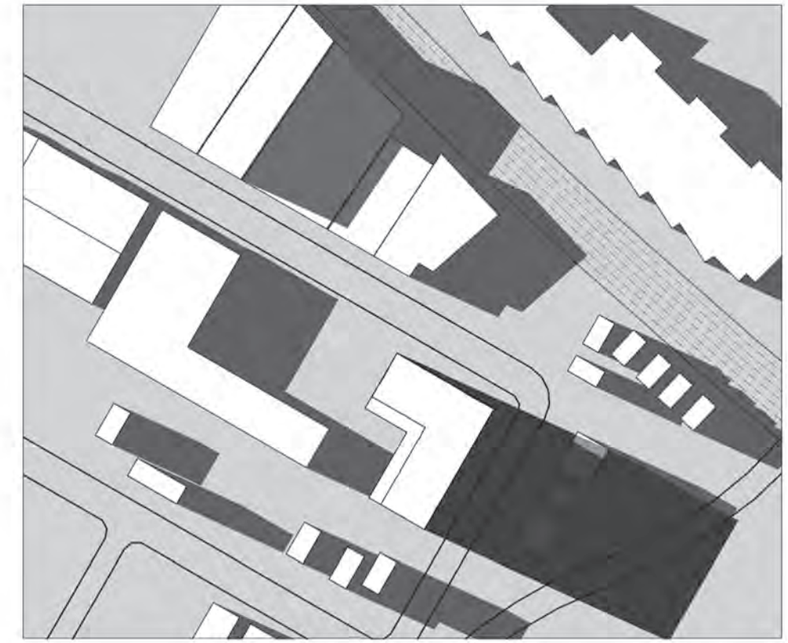
DJR ARCHITECTURE INC.



6:26 am (hour after sunrise)



Noon



8:03 pm (hour before sunset)

8th and 9th Apartments

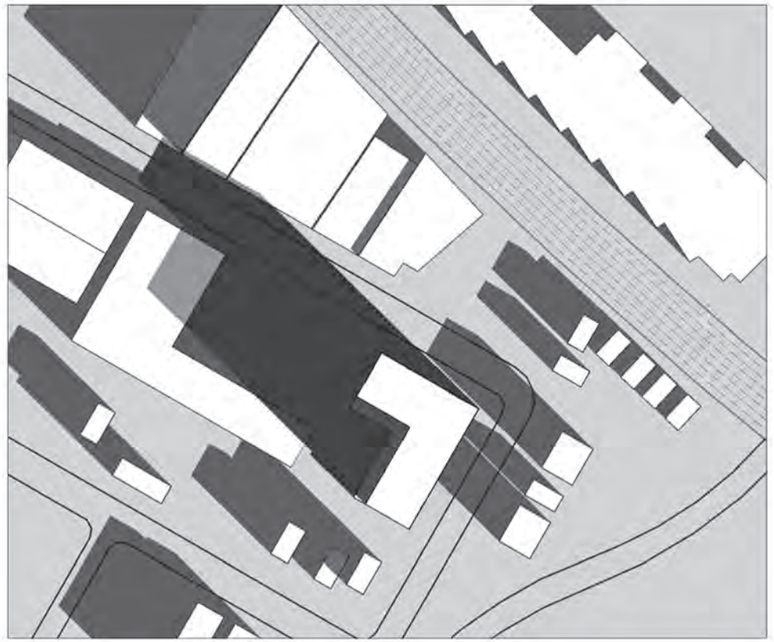
Minneapolis, Minnesota

February 19, 2016

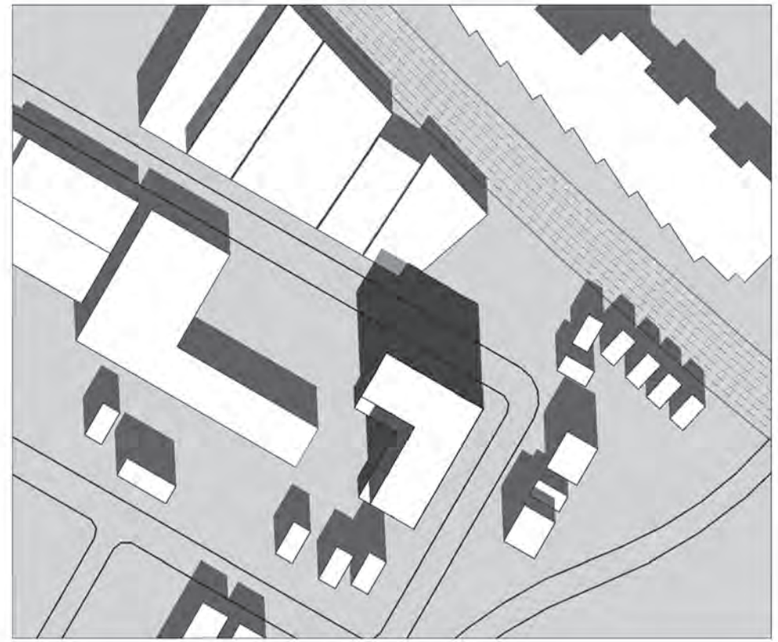
Shadow Study - June 21

14-112

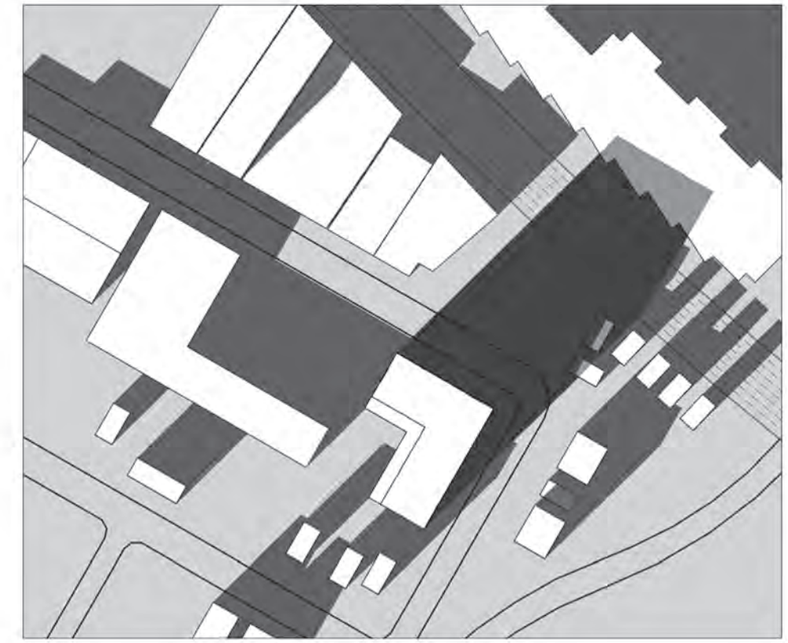
DJR ARCHITECTURE INC.



8:49 am (hour after sunrise)



Noon



3:35 pm (hour before sunset)

8th and 9th Apartments

Minneapolis, Minnesota

February 19, 2016

Shadow Study - December 22

14-112

DJR ARCHITECTURE INC.

DSS COMMERCIAL INC

815
815

R.T. DOC. NO. _____

C.R. DOC. NO. _____

SPECTRUM APARTMENTS AND TOWNHOMES

KNOW ALL PERSONS BY THESE PRESENTS: That SE 9th and 9th LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Minneapolis, County of Hennepin, State of Minnesota, to wit:

Lots 2, 3, 4, 5, 6, 10, 11, and 12, Block 5, The Andrews & Moultons Addition To Minneapolis; (Torrens)

AND

That part of Lot 65 lying Northeasterly of the Southwesterly 120 feet thereof, measured at right angles to the Southwesterly line of said Lot 65, Auditor's Subdivision No. 28, Hennepin County, Minn. (Torrens)

And that 817 SE 8th LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Minneapolis, County of Hennepin, State of Minnesota, to wit:

Lot 9, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota; (Abstract)

AND

Lot 7, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, and that part of Lot 8, Block 5, said Addition, described as follows: Beginning at the most Southerly corner of said Lot 8; thence Northwesterly along the Southerly line of said Lot 8 a distance of 6 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 8 a distance of 120 feet; thence Northwesterly parallel with the Northeasterly line of said Lot 8 a distance of 21 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 8 a distance of 45 feet to the Northeasterly line of said Lot 8; thence Southeasterly along said Northeasterly line to the most easterly corner of said Lot 8; thence Southwesterly along the Southeasterly line of said Lot 8 to the point of beginning. (Abstract)

And that Andris A. Baltins, a single person, fee owner of the following described property situated in the City of Minneapolis, County of Hennepin, State of Minnesota, to wit:

Lot 8, Block 5, The Andrews and Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, EXCEPT the Southeasterly twenty-seven (27) feet of the Northeasterly forty-five (45) feet and except the Southeasterly six (6) feet of the Southwesterly one hundred twenty (120) feet thereof. (Abstract)

Have caused the same to be surveyed and platted as SPECTRUM APARTMENTS AND TOWNHOMES.

In witness whereof said SE 9th and 9th LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 201__.

Signed: SE 9th and 9th LLC

_____
Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this ___day of _____, 201__ by _____, Chief Manager of SE 9th and 9th LLC, a Minnesota limited liability company, on behalf of the company.

_____

_____
Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said 817 SE 8th LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 201__.

Signed: 817 SE 8th LLC

_____
Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this ___day of _____, 201__ by _____, Chief Manager of 817 SE 8th LLC, a Minnesota limited liability company, on behalf of the company.

_____

_____
Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said Andris A. Baltins, a single person, has hereunto set his hand this _____ day of _____, 201__.

_____
Andris A. Baltins

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this ___day of _____, 201__ by Andris A. Baltins.

_____

_____
Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

I Dennis B. Olmstead 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 _____, 201__.

_____
Dennis B. Olmstead, Licensed Land Surveyor,
Minnesota License No. 18425

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this ____ day of _____, 201__, by Dennis B. Olmstead.

_____

_____
Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

MINNEAPOLIS, MINNESOTA

I, The Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this _____ day of _____, 201__, the City of Minneapolis acting by and through its City Planning Commission duly approved this plat of _____, and duly authorized such action of the Commission by its Secretary. The prescribed ten-day period for appeal has elapsed without receipt of an appeal, as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

_____
Secretary of Planning Commission

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 201__ and prior to years have been paid for land described on this plat dated this _____ day of _____, 201__.

Mark V. Chapin, County Auditor

by _____, Deputy

SURVEY DIVISION
Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.565 (1969), this plat has been approved this ____ day of _____, 201__.

Chris F. Mavis, County Surveyor

by _____

REGISTRAR OF TITLES
Hennepin County, Minnesota

I hereby certify that the within plat of _____ was filed in this office this _____ day of _____, 201__, at ____ o'clock __ .M.

Martin McCormick, Registrar of Titles

by _____, Deputy

COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of _____ was recorded in this office this _____ day of _____, 201__, at ____ o'clock __ .M.

Martin McCormick, County Recorder

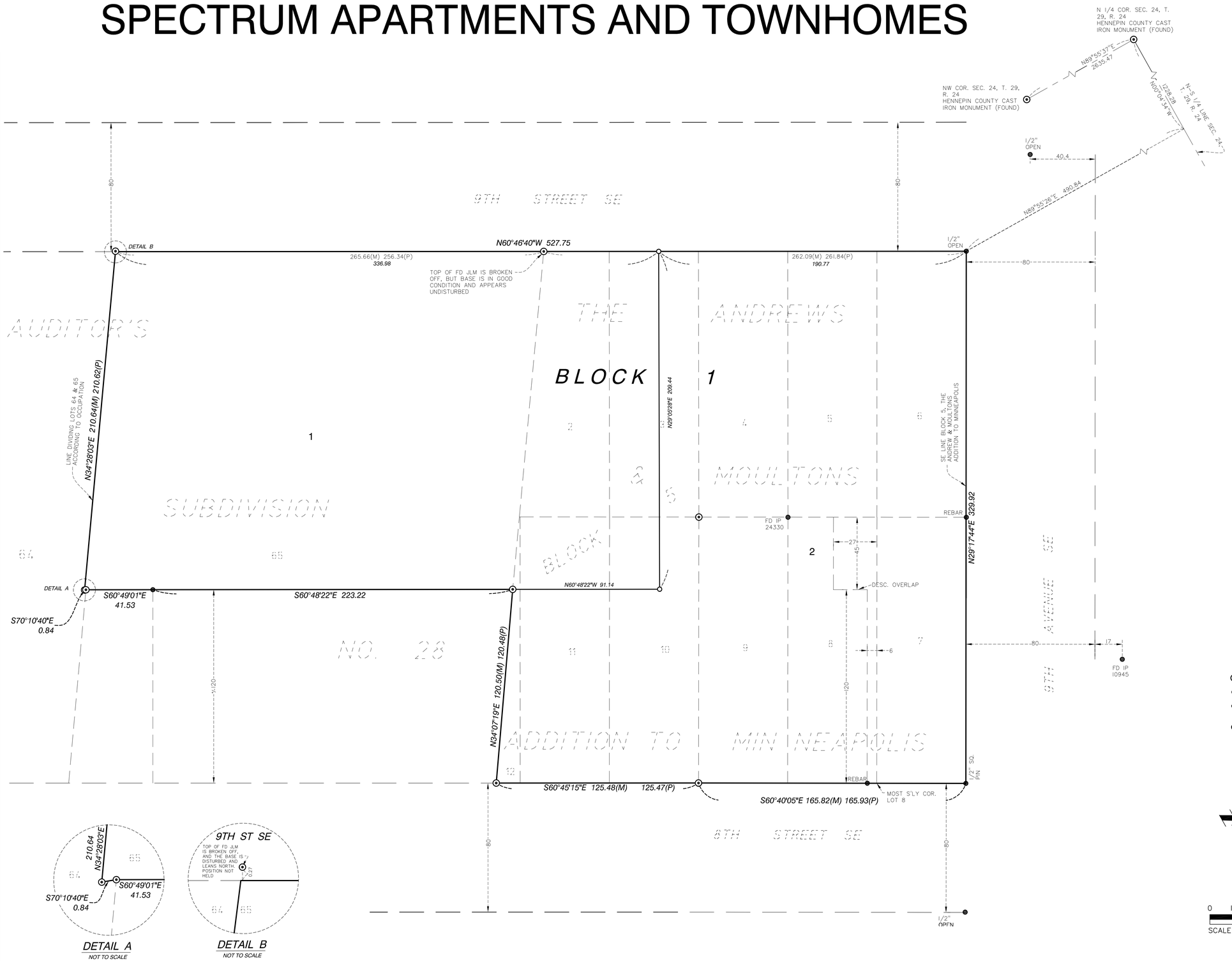
by _____, Deputy

ALLIANT
ENGINEERING

SPECTRUM APARTMENTS AND TOWNHOMES

R.T. DOC. NO. _____

C.R. DOC. NO. _____



THE SOUTHEAST LINE OF BLOCK 5, THE ANDREWS & MOULTONS ADDITION TO MINNEAPOLIS IS ASSUMED TO HAVE A BEARING OF N29°17'44"E

- Denotes Judicial Landmark found unless otherwise shown
- Denotes monument found 1/2 inch iron pipe
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- Denotes set BP copper plug marked by license no. 18425

ALLIANT ENGINEERING

PRELIMINARY

SPECTRUM APARTMENTS AND TOWNHOMES

R.T. DOC. NO. _____

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That SE 9th and 9th LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Minneapolis, County of Hennepin, State of Minnesota, to wit:

Lots 2, 3, 4, 5, 6, 10, 11, and 12, Block 5, The Andrews & Moultons Addition To Minneapolis; (Torrens)

AND

That part of Lot 65 lying Northeasterly of the Southwesterly 120 feet thereof, measured at right angles to the Southwesterly line of said Lot 65, Auditor's Subdivision No. 28, Hennepin County, Minn. (Torrens)

And that 817 SE 8th LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Minneapolis, County of Hennepin, State of Minnesota, to wit:

Lot 9, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota; (Abstract)

AND

Lot 7, Block 5, The Andrews & Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, and that part of Lot 8, Block 5, said Addition, described as follows: Beginning at the most Southerly corner of said Lot 8; thence Northwesterly along the Southerly line of said Lot 8 a distance of 6 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 8 a distance of 120 feet; thence Northwesterly parallel with the Northeasterly line of said Lot 8 a distance of 21 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 8 a distance of 45 feet to the Northeasterly line of said Lot 8; thence Southeasterly along said Northeasterly line to the most easterly corner of said Lot 8; thence Southwesterly along the Southeasterly line of said Lot 8 to the point of beginning. (Abstract)

And that Andris A. Baltins, a single person, fee owner of the following described property situated in the City of Minneapolis, County of Hennepin, State of Minnesota, to wit:

Lot 8, Block 5, The Andrews and Moultons Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, EXCEPT the Southeasterly twenty-seven (27) feet of the Northeasterly forty-five (45) feet and except the Southeasterly six (6) feet of the Southwesterly one hundred twenty (120) feet thereof. (Abstract)

Have caused the same to be surveyed and platted as SPECTRUM APARTMENTS AND TOWNHOMES.

In witness whereof said SE 9th and 9th LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 201___.

Signed: SE 9th and 9th LLC

_____
Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this ___day of _____, 201___ by _____, Chief Manager of SE 9th and 9th LLC, a Minnesota limited liability company, on behalf of the company.

_____

_____
Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said 817 SE 8th LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 201___.

Signed: 817 SE 8th LLC

_____
Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this ___day of _____, 201___ by _____, Chief Manager of 817 SE 8th LLC, a Minnesota limited liability company, on behalf of the company.

_____

_____
Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

In witness whereof said Andris A. Baltins, a single person, has hereunto set his hand this _____ day of _____, 201___.

_____
Andris A. Baltins

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this ___day of _____, 201___ by Andris A. Baltins.

_____

_____
Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

I Dennis B. Olmstead 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 _____, 201___.

_____
Dennis B. Olmstead, Licensed Land Surveyor,
Minnesota License No. 18425

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this ____ day of _____, 201___, by Dennis B. Olmstead.

_____

_____
Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

MINNEAPOLIS, MINNESOTA

I, The Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this _____ day of _____, 201___, the City of Minneapolis acting by and through its City Planning Commission duly approved this plat of _____, and duly authorized such action of the Commission by its Secretary. The prescribed ten-day period for appeal has elapsed without receipt of an appeal, as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

_____
Secretary of Planning Commission

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 201___ and prior to years have been paid for land described on this plat dated this _____ day of _____, 201___.

Mark V. Chapin, County Auditor

by _____, Deputy

SURVEY DIVISION
Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.565 (1969), this plat has been approved this ____ day of _____, 201___.

Chris F. Mavis, County Surveyor

by _____

REGISTRAR OF TITLES
Hennepin County, Minnesota

I hereby certify that the within plat of _____ was filed in this office this _____ day of _____, 201___, at ____ o'clock ___ .M.

Martin McCormick, Registrar of Titles

by _____, Deputy

COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of _____ was recorded in this office this _____ day of _____, 201___, at ____ o'clock ___ .M.

Martin McCormick, County Recorder

by _____, Deputy

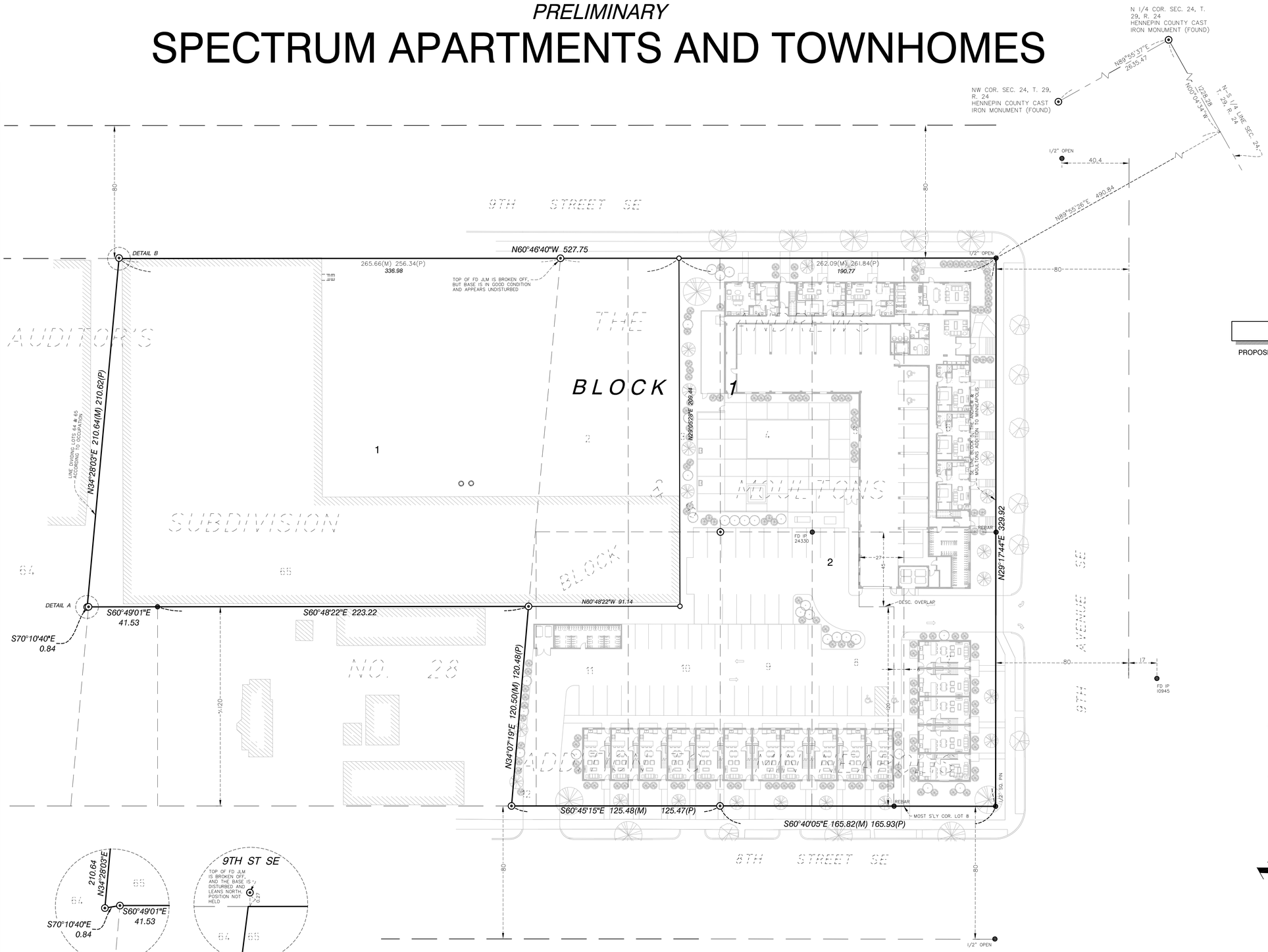
ALLIANT
ENGINEERING

PRELIMINARY

SPECTRUM APARTMENTS AND TOWNHOMES

R.T. DOC. NO. _____

C.R. DOC. NO. _____



DETAIL A

NOT TO SCALE

DETAIL B

NOT TO SCALE

NOTE

PROPOSED IMPROVEMENTS ARE SHOWN AND SHADED BACK ON THIS PLAN.

Parcel Area Table

Parcel	Area-Sq. Ft.	Area-Ac.
LOT 1	72671	1.668
LOT 2	74291	1.705
TOTAL	146962	3.374

THE SOUTHEAST LINE OF BLOCK 5, THE ANDREWS & MOULTONS ADDITION TO MINNEAPOLIS IS ASSUMED TO HAVE A BEARING OF N29°17'44"E

- Denotes Judicial Landmark found
- Denotes monument found 1/2 inch iron pipe
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- Denotes set BP copper plug marked by license no. 18425

0 15 30 60

SCALE IN FEET

ALLIANT ENGINEERING

	R5	I1	ILOD
	Multiple Family District (High Density)	Light Industrial District	Industrial Living Overlay District
FAR			
Base FAR Maximum	**2.00**	**2.70**	**2.70**
20% bonus for enclosed, underground or structured parking	0.40	n/a	0.54
20% bonus for 50% ground floor commercial		n/a	n/a
20% bonus for 20% affordable units	0.40	n/a	0.54
Total possible FAR	**2.80**	**2.70**	**3.78**
Required lot area per dwelling unit (sq. ft.)	700	n/a	900
Possible DU Bonuses:			
20% bonus for enclosed, underground or structured parking	Y	n/a	Y
20% bonus for 50% ground floor commercial		n/a	
20% bonus for 20% affordable units	Y	n/a	Y
Base building height maximum (in stories)	4	4	4
Maximum size of retail store (sq. ft.)	0	n/a	unlimited
Maximum Lot Coverage	70%	n/a	n/a
Maximum Impervious Surface Coverage	85%		
Yard Requirements			
Front	15	0	0
Interior side or rear[1]	5	5	5
Corner Side	8	0	0
Height Requirements			
Feet	56	56	56
Stories	4	4	4
Retail			
Maximum size of retail store (sq. ft.)-base	0	n/a	unlimited
Bonus for no parking b/w structure and street	0		
Bonus for additional stories & parking	0		

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

Preliminary Development Review Report

Development Coordinator Assigned: **MATTHEW JAMES (612) 673-2547**
matthew.james@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001397
Applicant:	CPM DEVELOPMENT 2919 KNOX AVENUE SOUTH MINNEAPOLIS, MN 55408
Site Address:	815 9TH AVE SE 821 8TH ST SE 817 8TH ST SE 805 8TH ST SE 803 9TH AVE SE
Date Submitted:	11-MAY-2016
Date Reviewed:	18-MAY-2016

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

Redeveloped industrial site with a 5-story 118 unit apartment and townhome complex.

***Approved**: You may continue to the next phase of developing your project.
***Resubmission Required**: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

Review Findings (by Discipline)

❑ Zoning - Planning

- Based on staff's preliminary review, the following land use applications have been identified:
  - Rezoning portions of the properties at 815 9th Ave SE and 805 8th St SE from the I1 Light Industrial District, IL Industrial Living Overlay District, and the UA University Area Overlay District to the R5 Multiple-Family District and UA University Area Overlay District.
  - Conditional use permit for a planned unit development. Amenities must total at least 10 points, plus 5 points per applicable alternative. Authorized alternatives include:
  - Increasing the maximum height of structures from 4 stories/56 feet to 5 stories/55 feet, 2 inches (otherwise a CUP is required) - 5 pts required.
  - Decreasing the minimum setback requirements along the periphery of the PUD to allow a ground-level patio exceeding 50 square feet near the apartment building entrance and between the pool and west interior side lot line, to reduce the corner side yard setback along 9th Ave SE from 16' to 15', to allow stairs exceeding 4 feet in width and entrance landings exceeding 16 square feet in area, and possibly balconies and awnings. - 5 pts required.
  - Reducing the minimum amount of required loading spaces from 1 small (10' x 25') space to 0.
  - Reducing the required amount of required bicycle or motorized scooter parking spaces in the UA Overlay district from 174 to 172.
  - Variance to decrease the minimum percentage of standard vehicle parking spaces from 65 (75% of the parking requirement of 87 spaces) to 60 (69%) (541.330).
  - Variance to decrease the side yard setback requirement for the two-story/26-foot-tall industrial building to the west of the proposed site from 7 to 0 feet.
  - Site plan review - a full analysis identifying alternative compliance has not been completed.
  - Preliminary and final plat
- Staff is also recommending that the applicant address the following items:
  - Please clarify all fence heights and materials on both the civil and architectural plans.
  - A roof plan is required in order to verify that the rooftop structures shown in the elevations do not constitute 6th story on the apartment building. Also, the enclosures are not visible in the renderings.
  - Please label the two compact spaces enclosed within the building on A353.
  - Please provide elevations for the pool house and bike storage/trash building.
  - Please describe the trash and loading operations for the site, including where moving trucks will be able to park.
  - Balconies and awning projections, as well as property lines, should be shown on the floor plans.
  - MagicPaks directly facing the public street are strongly discouraged. At minimum, they should be painted to match the building.
  - Please provide a lighting plan with footcandles upon resubmission.

❑ Addressing

- Per City of Minneapolis Street Naming and Address Standard V1.22, the City of Minneapolis holds authority for assignment of all addresses, verification, change, and/or additions. Each assigned address number uses the street that provides the best/direct access for life safety equipment and best/direct access to the occupants.
- The address for the proposed Spectrum apartment building will be 821 9th Ave. SE. The townhomes addressed to the south of the structure will begin with 809 9th Ave. SE and decrease in odd number increments to 801 9th Ave. SE on the corner (809, 807, 805, 803, 801 9th Ave. SE). The addresses for grouping of townhomes facing 8th St. SE will begin at the eastern edge of the structure with 827 8th St. SE and decrease in odd number increments to 807 8th St SE at the western edge of the structure (827, 825, 823, 821, 819, 817, 815, 813, 811, 809, 807 8th St. SE) This address meets the City of Minneapolis Street Naming and Address Standard requirements.
- When assigning suite sequences the following guidelines are as follows:
  - 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.

❑ Parks - Forestry

- Contact Craig Pinkalla (612-499-9233 cpinkalla@minneapolisparks.org) regarding any questions related to planting, removal or the process for protection of trees during construction in the city right of way.
- 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 your PROJECT, the calculated dedication fee is as follows:
  - Residential (118 new units – 7 existing units = 111 x $1,521 per unit) = $168,831.00
  - 5% of $147,537 (Administration Fee, $1,000 max) = $ 1,000.00
  - Total Park Dedication Administrative Fee: = $169,831.00
- 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 Matthew James at (612) 673-2547.

❑ Right of Way

- The site plan does not appear to indicate locations of proposed electric utility transformers; it is recommended that the Applicant begin discussions with Xcel Energy as soon as possible in order to identify electric utility and transformer locations on the site plan. It should not be assumed that the City will approve any proposed transformer location in the Public 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.
- The site plan proposes project limits that include demolition and new construction across established property lines on adjacent parcels; the Applicant shall provide documentation that that they have ownership and control over the adjacent properties or that agreements between property owners are in place that allow for the proposed development. Documentation should explain property ownership, re-platting, land transfers, ownership and maintenance of the private alley, drainage easements, and any access agreements

❑ Street Design

- All driveway aprons shall be designed and constructed to City standards. All driveway aprons shall be shown graphically correct on all related plan sheets. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. The Minneapolis Standard Plates for the ROAD-2000 series provided on Sheets C5.0 and C5.1 have recently been updated and shall be replaced with the following details: ROAD-2000-R1, ROAD-2001-R1, ROAD-2002, and ROAD-2003-R1.
- Note to the Applicant: 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. Please refer to the detail ROAD-1003 on Sheet C5.0.
- The site plan proposes new curb & gutter for the extent of the project along 8th St SE, 9th St SE, and 9th Ave SE. Top of curb profiles shall be provided for any section of curb replacement in excess of 50 feet.

❑ Sidewalk

- All existing sidewalks around the perimeter of the development are proposed to be removed and replaced, with new sidewalks (and associated ADA ramps at intersections as required) constructed along 8th St SE, 9th St SE, and 9th Ave SE. The Project streetscape has been designed in accordance with the Access Minneapolis design guidelines and dimensioned properly per the requirements.
- Please be sure that the removal plan indicates all trees that are proposed to be removed. It appears that existing boulevard trees located in the public right-of-way along 9th Ave SE are proposed to be removed but there are some existing that are not identified on the removals plan along both 9th St SE and 8th St SE.
- All proposed trees (existing and proposed) 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 the proposed tree species selection, planting method, spacing and locations.

❑ 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) or the requirements of a potential update to an existing TDMP.
- The Applicant shall note the location of any existing Metro Transit "bus stops" on the site plan.
- Current ordinance states that all maneuvers associated with vehicle circulation, 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 loading/parking entrance areas. Per City Ordinance the Applicant shall provide for (and identify) a solid waste collection point (SWCP) on the site plans. The location of the SWCP is subject to the review and approval of the Public Works Department.
- All street lighting (existing and proposed) shall be shown clearly on the site plan. Residential low level metal pole lighting is recommended as part of this project, installed according to the Street Light Policy and Standard Supplemental Specs. If lighting is not installed with this project, it is recommended to install conduit according to City specs (this would minimize right-of-way impacts for potential future lighting projects). Prior to site plan approval, the Applicant shall contact Joseph Laurin at 612-673-5987 to determine street lighting requirements.
- Note to the Applicant: The construction of this development will likely require the use of Public right-of-way (roadway and sidewalks) for construction purposes. A request for an estimate of street use and obstruction permit fees can be made to the City's Traffic Department; please contact Scott Kramer at (612) 673-2383 for further information.
- Note to the Applicant: Please add the following notes to the site plan:
- Street lighting installed as part of the Project shall be inspected by the City. Contractors shall arrange for inspections with the Traffic Department, please contact Dave Prehall at (612) 673-5759 for further information. Any lighting installations not meeting City specifications will be required to be reinstalled at Owner expense.

- An obstruction permit is required anytime construction work is performed in the Public right-of-way. Please contact Scott Kramer at (612) 673-2383 regarding details of sidewalk and lane closures. Log on to http://minneapolis.mn.roway.net/ for a permit.
- Contact Allan Klugman at (612) 673-2743 prior to construction for the temporary removal/temporary relocation of any City of Minneapolis lighting or traffic signal system that may be in the way of construction.
- All costs for relocation and/or repair of City Traffic facilities shall be borne by the Contractor and/or Property Owner.
- Contact Doug Maday at (612) 673-5755 prior to construction for the removal of any City of Minneapolis right of way signs that may be in the way of construction

❑ Water

- The plan as submitted meets the requirements of the Public Works Water Maintenance & Distribution Division.

❑ Fire Safety

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

❑ Business Licensing

- There is no Minneapolis Business Licensing review required for the proposed project.

❑ Environmental Health

- If impacted soil is encountered during site activities call the MN State Duty officer at (651) 649-5451.
- If dewatering is required during site construction see below for city permit requirements. 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.

❑ Historical Preservation Committee

- There is no HPC flag on this property. HPC review is not required at this time. HPC review is required for any wrecking permits pertaining to the removal of existing structures.

❑ Sewer Design

- Stormwater Management: The drainage areas in the existing and proposed conditions should reflect where runoff from the property enters the City system. The rates should be maintained at each discharge location to the City system.

- The invert of the stone storage volume in the subsurface filtration system appears to be at the same elevation as the invert of the storage pipes (835.00). The HydroCAD model has it as 834.00. These should match.
- Utility: As the curb and gutter at the corner of 9th and 9th is proposed to be replaced, the catch basin casting in this location should be updated to the current City standard. See the City's standard detail plates.
- Surface Drainage: Please identify the proposed property lines on the plans. Any drainage or sewers that cross from one property onto another will require private easements and/or agreements between the affected properties. If this is the case, please provide copies of those easements and/or agreements. They will need to be recorded with Hennepin County.
- 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.

❑ Construction Code Services

- Provide "No Parking marking per 2015 Minnesota Accessibility Code Section 502.4.4 on Access Aisle between ADA parking space(s).
- Ensure that 60% of all entrances into proposed apartment building is accessible. ***FYI: Walking surface indicated on plan sheet # A353 to entrance door requires 1:20 slope. With the numbers of riser indicated at exterior stairway, 60 feet walkway will be required in order to comply with 1:20 slope***
- Indicate fire separation distance between proposed two townhouse buildings on plan sheet A353. ***Reason: For exterior wall openings requirement per 2015 Minnesota Building Code Table 705.8 and Section 705***
- This is more of an FYI, addressing code issue while preparing final construction plans - (a)Designate room located within elevator room on 2nd floor through 5th floor; (b) Based on City of Minneapolis policy, clearly identify on 2nd floor - 5th floor plan, recycle and trash Chutes indicated in trash room and (c) Submit SAC Determination Letter when submitting Permit Set of Construction Plans.

END OF REPORT

PDR 1001397 9th Ave SE - MPRB Forestry Notes

(5) proposed ISL on 9th St SE
proposed trees on 9th ave SE not 25' or less at maturity (GSL, HB, PSG)
OK only if power is underground
Removal of 6 blvd. trees on 8th St SE not identified. Established maple 8"-15"
replacement will require cost differential evaluation

Open planting spaces on 9th St SE satisfy sq.ft. requirement.
See City Standard Specifications for soil requirements

Marcy Holmes Constituency Report

Genus	*(%)*	
Acer	24.7	overrepresented - avoid planting
Gleditsia	13.65	overrepresented - avoid planting
Fraxinus	11.54	do not plant due to EAB
Ulmus	7.06	
Quercus	5.88	
Celtis	5.03	
Tilia	4.51	
Ginkgo	3.92	
Malus	3.7	
Syringa	2.85	
Gymnocladus	1.7	
Abies	1.66	
Aesculus	0.96	
Betula	0.81	
Thuja	0.78	
Picea	0.48	
Pinus	0.44	
Morus	0.33	

Sorbus	**0.26**
Ostrya	**0.22**
Catalpa	**0.18**
Juglans	**0.15**
Pseudotsuga	**0.15**
Crataegus	**0.11**
Prunus	**0.07**
Elaeagnus	**0.04**
Robinia	**0.04**

MARCY-HOLMES
HISTORIC NEIGHBORHOOD

MHNA
500 8th Avenue SE
Minneapolis, MN 55414
office@marcy-holmes.org
www.marcy-holmes.org
612-623-7633

February 19, 2016

Council Member Jacob Frey
Minneapolis City Hall
350 South 5th Street | Room 307
Minneapolis, MN 55415-1383

Mei-Ling Smith
City Planner, CPED – Land Use, Design & Preservation
250 South 4th Street – Room 300
Minneapolis, MN 55415

Re: Proposal for a new apartment building (Phase 1) at the property addresses 815 9t Ave. SE, 817 9th Ave. SE, 821 9th Ave. SE, and 803 9th Ave. SE

Dear Council Member Frey and Ms. Smith,

At its February monthly meeting, the Marcy-Holmes Neighborhood Association's Land Use and Development Committee heard a presentation by Scott Nelson of DJR Architecture and Daniel Oberpriller of CPM about CPM's design proposal for a new apartment building at the property addresses 815 9th Ave. SE, 817 9th Ave. SE, 821 9th Ave. SE, and 803 9th Ave. SE. The design proposes a five-story, 91,407 square foot building comprised of 97 apartment units (105 bedrooms), 37 indoor parking stalls with 7 additional spaces located outside, a community room, exercise room, bike storage space, and a rooftop deck that will contain planters for resident vegetable gardening. This project is considered Phase 1, to be followed by an additional apartment building, Phase 2, planned for construction at a future date along 8th St. SE, toward the intersection with 9th Ave. SE.

It is our understanding that CPM will be seeking variances for the following items:

- Number of parking spaces required: 48 stalls are required. The project provides 44 stalls.
- Property line setbacks: some of the project's ground level decks and patios overlap these setbacks.
- Size of a dog run: the proposed dog run exceeds the maximum size allowed.

Additionally, CPM will be seeking a Conditional Use Permit to increase the building's maximum height from 4 stories to 5 stories. Finally, CPM will be seeking to rezone the parcels for this Phase 1 project, along with the parcels for the future Phase 2 project, from I1 and R2B to R5.

The Marcy-Holmes Neighborhood Association supports this Phase 1 project—and its applications for variances, Conditional Use Permit and rezoning—with the condition that CPM agrees in writing to:

- Manage treatment of all stormwater on the site
- Present a Phase 2 plan with a scale and use that is in keeping with the MHNA Master Plan

- Present a Phase 2 plan that reconnects 8th St. SE and 9th St. SE as called for in the MHNA Master Plan

Sincerely,

Jan Morse

Jan Morse
MHNA President

cc: Daniel Oberpriller, CPM, LLC , 2929 Knox Avenue South, #200, Minneapolis, MN 55408
Scott Nelson, DJR Architecture, Inc., 333 Washington Ave. N., Suite 210, Union Plaza, Minneapolis, MN 55401

From: Fussy, Joel M.
To: Smith, Mei-Ling C.
Subject: RE: plat review - Spectrum Apts and Townhomes
Date: Tuesday, June 14, 2016 10:15:28 AM

Mei-Ling,

I have reviewed the materials associated with this project that you provided to my office and have noted no deficiencies and have no additional comments. Thank you,

Joel Fussy
Assistant Minneapolis City Attorney
(612) 673-2939

From: Smith, Mei-Ling C.
Sent: Wednesday, June 08, 2016 10:09 AM
To: Fussy, Joel M.
Subject: plat review - Spectrum Apts and Townhomes

Good morning, Joel,

I am attaching a memo, survey, plat drawings, and title commitments for a preliminary and final plat at 815 9th Ave SE (and 4 other adjacent properties). If you could respond with any comments by Monday, June 20, that would be great!

Please let me or the applicant know if you have any questions.

Thank you,

Mei-Ling

Mei-Ling Smith, AICP
Senior City Planner – Land Use, Design, and Preservation

City of Minneapolis – Community Planning and Economic Development
250 S. 4th Street, Room 300 | Minneapolis, MN 55415
612.673.5342 | mei-ling.smith@minneapolismn.gov
www.minneapolismn.gov/cped

From: Boblett, Robert
To: Smith, Mei-Ling C.; Morris, Dennis G.
Subject: RE: plat review - Spectrum Apartments and Townhomes
Date: Tuesday, June 21, 2016 9:25:48 AM

Mei-Ling,
Right of Way has completed its review, and we have no public right of way issues.

It is not technically a right of way issue, but you might note there are no drainage or utility easements.

Bob
Right of Way
(612) 673-2428

From: Smith, Mei-Ling C.
Sent: Monday, June 20, 2016 8:27 PM
To: Morris, Dennis G.; Boblett, Robert
Subject: RE: plat review - Spectrum Apartments and Townhomes

Hello,

I was wondering if Public Works has any comments regarding this plat? Thank you!

Mei-Ling

From: Smith, Mei-Ling C.
Sent: Wednesday, June 08, 2016 10:11 AM
To: Morris, Dennis G.; Boblett, Robert
Subject: plat review - Spectrum Apartments and Townhomes

Good morning, Dennis and Bob,

I have attached a memo and electronic copies of a preliminary and final plat (draft) and survey for 815 9th Ave SE (and four other surrounding parcels). I would appreciate any comments by Monday, June 20, 2016.

Please let me know if you would like any hard copies. Thanks!

Mei-Ling Smith, AICP
Senior City Planner – Land Use, Design, and Preservation

City of Minneapolis – Community Planning and Economic Development
250 S. 4th Street, Room 300 | Minneapolis, MN 55415
612.673.5342 | mei-ling.smith@minneapolismn.gov
www.minneapolismn.gov/cped