

Department of Community Planning and Economic Development

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MEMORANDUM

DATE: January 10, 2011

TO: Committee of the Whole of the City Planning Commission members

FROM: Hilary Dvorak, Principal City Planner

SUBJECT: South Quarter – the block bounded by East 19th Street, Portland Avenue, East Franklin Avenue and 5th Avenue South

Aeon, the applicant, is proposing to redevelop the northwest corner of the Franklin Avenue and Portland Avenue intersection in south Minneapolis. The other three corners of the intersection have been redeveloped over the past decade by the applicant and other development partners. The entire development has been and will be reviewed as a Planned Unit Development.

The fourth phase, known as the South Quarter development, occupies the entire block. The Pine Cliff Apartment building is located on the northwest corner of the block and will remain in place after the new construction is complete. There are a total of 30 dwelling units in this building. The proposed development will have 90 dwelling units in two buildings with ground floor amenity space including a fitness center and a business center. There will also be a leasing office in the building.

There will be two new buildings constructed on the site with one shared level of underground parking. The space between the building will be used as an outdoor recreation area and an on-site food production area is planned at the northeast corner of the block. There will also be a surface parking lot provided between the existing Pine Cliff Apartment building and the on-site food production area.

Planning Staff has not completed a detailed analysis of what land use applications will be required for this development. With this said, there are two zoning classifications on the block: R6 and C1. A rezoning will be required to bring the entire site under one zoning classification. A conditional use permit to amend the Planned Unit Development and a site plan review will also be required. At the time of writing this memo, the applicant has not submitted a land use application.

AEON & HOPE South Quarter Phase IV

Portland Ave. & Franklin Ave.



MSR
Meyer Scherer & Rockcastle, LTD
710 South 4th Street, 8th Floor
Minneapolis, MN 55401-2494
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Minnesota & Maryland Architecture & Interior Design

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670 West County Road B
St. Paul, MN 55113-4527
T 651.771.0880
MEP Engineering

EOR
651 Hale Ave. North
Oakdale, MN 55128
T 651.770.8448
Civil and Landscape

MBJ
12 South Six St. Suite 810
Minneapolis, MN 55402
T 612.604.3621
Structural Engineer

December 2012

Project Summary and Description

The project site takes up the entire block bounded by Portland Avenue (east), East Franklin Avenue (south), 5th Avenue South (west) and 19th Street East (north). The project is being created by Aeon and Hope Community, the two organizations that have previously developed the other three corners of the intersection of East Franklin Avenue and Portland Avenue. Aeon will be the lead partner, responsible for guiding the development of this project. The scope of work includes:

- Minor renovations to the existing Pine Cliff Apartments building to address needed maintenance.
Two new 4-storey buildings will each contain 45 dwelling units with a fenced courtyard for resident use located between the two new buildings.
Each building has a 14,150sf floor plate for a total of 113,200sf of above ground new construction.
Interior common spaces include a receptionist desk, offices for building management and tenant leasing, mail slots, a community room and fitness center.
Underground parking for 90 automobiles, totaling approximately 32,750sf. It will be accessed mid-block off of 5th Avenue South.
A new 6,00sf garden at the corner of Portland Avenue and 19th Street East.
Relocation and redesign of the existing 31-car surface parking lot for Pine Cliff Apartments.

The buildings are being designed to be Net Zero Energy ready, with a goal to have an Energy Use Intensity equal to or less than 30kbtu/sf. The buildings will be designed to be ready to accept solar or photo voltaic panels and the site ready to facilitate organic waste recycling in the future if those items are not fundable at the time of construction.

The two buildings will have a mix of affordable and market rate apartments; approximately in equal proportions. There will be 1-bedroom, 2-bedroom and 3-bedroom apartments in each building in order to provide housing a large cross section of the community, regardless of income. Each building is 4-stories tall and about 53'-9" measured from the building corner closets to the intersection of East Franklin Avenue and Portland Avenue.

The 4-storey above ground construction will be made of wood floor and roof trusses with wood framed walls. There will be a concrete slab separating the above ground habitable space from the below grade parking structure. Windows within the dwelling units will be either vinyl or fiberglass. Windows at common spaces on the ground floor of each building will be aluminum storefront system. Exterior cladding will be a combination of porcelain tiles, flat metal panels, and textured through-color cement panels. The underground parking structure will be made of cast-in-place concrete and/or CMU. The combined, target construction cost for the buildings plus site work is \$17,900,000.

Design Team and Owner's Consultant Team

- Architect + Interior Designer: Meyer Scherer & Rockcastle, Ltd (MS&R)
Structural Engineer: Meyer Borgman Johnson (MBJ)
Mechanical, Electrical & Plumbing Engineer: Karges-Faulconbridge, Inc. (KFI)
Civil Engineer & Landscape Architect: Emmons & Olivier Resources (EOR)
Owner's Sustainable Design Advisor: Place
Owner's Building Envelope Consultant: Center for Sustainable Building Research at the University of Minnesota
Owner's Representative: Miles and Associates
Energy Modeling: Weidt Group (funded by Energy Design Assistance program of Xcel Energy)
Commissioning Agent: Questions & Solutions

Living Building Challenge - Imperative Status

This project is using the Living Building Challenge as a sustainable design tool to guide the decisions made throughout the project. The Living Building Challenge certification includes (7) petals with (20) imperatives that are required to be met for certification. You can learn more about the Living Building Challenge on their website https://lbc.org/lbc.

The project will also comply with the Enterprise Green Communities sustainability guideline requirements. This document is brief description of the sustainability strategies that are being considered for this project.

SITE

01: Limits to Growth
The project meets the basic requirements of this imperative. Native plant species will be used as much as possible for the site conditions and rainwater availability. Irrigation will be kept to a minimum and intended to be part of a storm water rainwater harvesting system.

SITE

02: Urban Agriculture
Minimum Performance: South Quarter IV is a Transect 5 project. As such, to meet the imperative it must have the greater of 5% (3,587 sf); or 50 sf per unit (90 units = 4,500 sf) urban ag. Based on these guidelines the garden must be a minimum of 4,500sf.
Ultimate Condition: Availability and Access to urban agriculture opportunity for all residents with onsite support and education for the garden and gardeners.
Optimal: Availability and Access to urban agriculture opportunity for all residents.
Target Metric: 5 - 10% site area devoted to agriculture
Approach: (Option 1) The schematic plan calls for the creation of a community garden on the northeast corner of the site. The new garden will tie into and build on the existing program of the Hope Community. The irrigation system will be connected to a stormwater rain water harvesting system.

SITE

03: Habitat Exchange
The project can meet the requirements for Habitat Exchange. The imperative requires

an organization that is recognized by the Land Trust alliance, and Land Trust alliance accreditation commission (their accrediting body). There are two local (regional) organizations: The Minnesota Land Trust: http://www.mnland.org or (in W) the Kinnickinnic River land trust: http://www.kinnriver.org/ .

Listed on the Minnesota Land Trust website is that \$300 protects an acre of land; though it is unclear (and unlikely) whether this includes acquisition or whether this level of support would satisfy the requirements of the habitat exchange.

It is also unclear the calculation method that project must use to determine how much an acre of exchange costs, or if it is for acquisition cost only. For example, the Kinnickinnic river project had a goal in the most recent annual report to acquire 1,000 acres of land in a 7M campaign (which comes to 7,000/acre, which is similar to the West Coast project cost.)

It is unknown at this point if this expense will fit the project budget.

Minimum Performance: Equal amount of land set aside for habitat. The site is 1.65 acres.
Ultimate Condition: Equal or greater amount of land set aside for habitat.
Optimal: Equal or greater amount of land set aside for habitat.
Target Metric: 100% of size of site in habitat exchange
Approach: Purchase land in a Minnesota Reserve for permanent conservation

SITE

04: Car Free Living
The project may meet the requirements for Car Free Living. Clarification is required from LBCI regarding the pre-existing conditions of the transect. The requirement reads, "the proposed development also may not cause the predominant occupancy type within the catchment area (1km radius) to exceed maximum percentage allotted in the table." Transect L5 allows a maximum of 50% of the predominant use type.

WATER

The objectives of the LBC Petal focus on restoration of the hydrological cycle on the site and minimizing potable water use. In coordination with Site criteria water is a key link to green infrastructure and overall site ecology health.

05: Net Zero Water

The schematic design approach to work toward net zero water is to integrate a stormwater system where the rainwater is harvested and reused on the site. The condensation water from the air conditioning units may also be captured for reuse on the site as well.

Minimum performance will require meeting the GCC advanced fixture requirements. The projects maximum allowable indoor water use targets are nearly half of typical development (35 gallons/person/day vs 69.3 gallons/person/day).

06: Ecological Water Flow

Schematic concept is to restore and improve the hydrological cycle on the site targeting pre-development water patterns. The site is located in a region that pre-settlement was oak savannah. At a minimum the goal is to eliminate site runoff, utilize precipitation for on-site purposes before allowing it to percolate into the soil. 100% of storm water and building discharge must be managed on site to feed project's internal water demands or released onto adjacent sites.

Minimum Performance: Minimum requirement is to discharge zero rainwater from site and move the hydrological cycle toward predevelopment conditions.
Ultimate Condition: Net zero water consumption for the project on site. Water needs met through on site cycling and recycling of water; hydrological cycle restored on site.
Target Metric: meet the City of Minneapolis requirements for stormwater management. Preliminary calculations show that even if all of the rainwater was captured for reuse, it would not provide enough water for the site and building needs. The City of Minneapolis ordinance does not allow for rainwater reuse for potable water.

ENERGY

07: Net Zero Energy
The project a goal for energy is to achieve net-zero energy annually through conservation, efficiency and renewable energy. An integrated approach combines conservation (a highly insulated and tight envelope) and efficiency (minimal high efficiency equipment).

The B3/MSDG Energy and Atmosphere criteria now require compliance with the Minnesota Sustainable 2030 targets. The current 2030 target for multifamily housing is set at 49.8 kBtu/sf-yr, South Quarter is targeting. Current schematic design energy estimates from the Weidt Group are 30 kBtu/sf-yr. This estimate does not take into account efficiency gains for domestic hot water, lights or equipment because the models are in process.

Minimum Performance: Code base construction minimum is 99 kBtu/sf-yr; the minimum performance target for the project is set by GCC (EnergyStar 15% better than ASHRAE Standard 90.1-200 given the current schematic mechanical systems) or B3/MN2030 (49.8 kBtu/sf-yr) depending on funding sources.
Ultimate Condition: 30 kBtu/sf-yr total energy demand met on site annually with renewable sources; with net positive energy fed to the grid on an annualized basis
Optimal: Balance of total project energy use and project energy production.
Target Metric: 30 kBtu/sf-yr total energy demand met on site annually with renewable sources. Renewable sources are intended to be added to the building in the future.

HEALTH

09: Civilized living environment
This imperative states, "Every occupiable space must have operable windows that provide access to fresh air and daylight. In principle the schematic design complies with this criterion. In practice the use of fresh air to cool and ventilate via operable windows may be inappropriate due to pollution from the freeway and area traffic; and impractical due to energy concerns. Final design may also result in interior bathrooms without direct access to windows.

09: Healthy Air

The goal of this imperative is to promote good indoor air quality. IAQ/IEQ have a direct impact on occupant health, and associated costs due to health care, lost wages due to illness and school absences.

Method of compliance requires air quality testing at pre-occupancy and after nine months. Respirable suspended particulates and TVOC. A description of the system will also be required, in particular the approach taken for kitchens, baths, copy rooms, janitor's closets and chemical spaces. Additional testing will be required of calibration

of CO2, temp and humidity.

Target Performance: ASHRAE 62 ventilation minimums, dirt track in system, point-exhaust systems at pollutant locations, and non smoking building

10: Biophilia

Include elements in the project that correspond to Biophilic Design Elements, for each 2,000 sf. The six Biophilic design elements categories are the following:
1. Environmental features
2. Natural shapes and forms
3. Natural patterns and processes
4. Light and space
5. Place-based relationships
6. Evolved human-nature relationships

Target Minimum: Biophilic Design Elements have been incorporated into the design through a focus of creating an inside-outside relationship and the design of the gardens and the courtyard.

MATERIALS

11: Red List
The goal of the Red List is to eliminate known and potentially hazardous materials from the project. The scope of the imperative includes all materials in building, excluding movable fixtures and furniture.

Target: to eliminate as many materials as possible from the project that does not comply with the Red List requirements.

12: Embodied Carbon Footprint

There are two parts or steps to this imperative - first, a determination or accounting of the carbon offset required, and then determining what the offset mechanism will be. LBC has a list of acceptable calculation methods and calculators.
Target: project will evaluate the available carbon offset programs for possible use in this project.

13: Responsible Industry

The project must advocate for the creation and adoption of third party standards for sustainable resource extraction and fair labor practices. Applicable raw materials include stone and rock, metal and timber.

For timber, all wood must be certified by the Forest Stewardship Council (FSC), from salvaged sources, or from the intentional harvest of timber onsite for the purpose of clearing the area for construction. Receipts referencing FSC certified wood acquisition and the chain-of-custody numbers, and the receipts from the seller/broker of all salvaged wood procurements. For timber harvested, one-page illustrated narrative describing how tree removal was required for construction or part of a reforestation/restoration program, and the milling process to create finished goods.

For other products noted, a copy of letters written to the national trade associations and ASTM International requesting third-party standards be implemented for the metals, stone and rock industries.

Target: to acquire the necessary paperwork from our vendors for this project.

14: Responsible Sourcing

The goal of this imperative is to encourage the incorporation of location sensitive solutions to create regional economies. In addition, it is intended to reduce energy and CO2 emissions due to transportation of heavy goods.
Target: Source as many local/regional products as possible.

15: Conservation and Reuse

The goal of this imperative is to reduce the material waste during design, construction, operation and end of life of the building/prioject.

Set and meet targets for percentage of waste diverted from landfills for each category of material (metals; paper and cardboard; soil and biomass; rigid foam, carpet and insulation; all others)

Ultimate Condition: Meet the target set by the LBC for percentage of waste diverted from landfills for each category of material; Metals - 95%, Paper and Cardboard - 95%, Soil, and Biomass - 100%, Rigid foam, carpets and insulation - 90%, All others - combined weighted average - 80% .

Target: Project will divert as much waste as possible from the landfill.

EQUITY

16: Humane Scale, Humane Place
The goal is the creation of human scale places.
Minimum Performance: Metrics include parking lot dimensions, total parking surface, street width, sidewalk and furnishing requirements, signage requirements, facade design, and maximum footprint.

17: Democracy Social Justice

The goal of the criteria is to provide equal access to all members of the public and provide street furnishings to be accessible and beneficial to all members of society. The schematic design of the project meets this requirement.

18: Right to Nature

The project may not block the access or quality of air, sunlight, or natural waterways. The schematic design complies with this imperative.

Minimum Performance: Include elements intended solely for human delight and the celebration of culture.

BEAUTY

19: Beauty and Spirit
The goal of this imperative is to promote for human delight and the celebration of culture.

Minimum Performance: Include elements intended solely for human delight and the celebration of culture.
Target Metric: Inclusion of elements intended solely for human delight, integrated into the project with access to all occupant groups and the public, appropriate to function.

20: Inspiration and Education

The intention of this imperative is to educate the public regarding performance and operation of the project, including opening non-sensitive areas of the project to visitors.

Minimum Performance: Provide educational materials and open house opportunities.

Table with 4 columns: Parcel ID, Parcel Area, Zoning District Standards, Allowable, Proposed. Rows 1-14 detailing zoning and density information for various parcels.



PHONE:

PHONE:

PHONE:

PHONE:

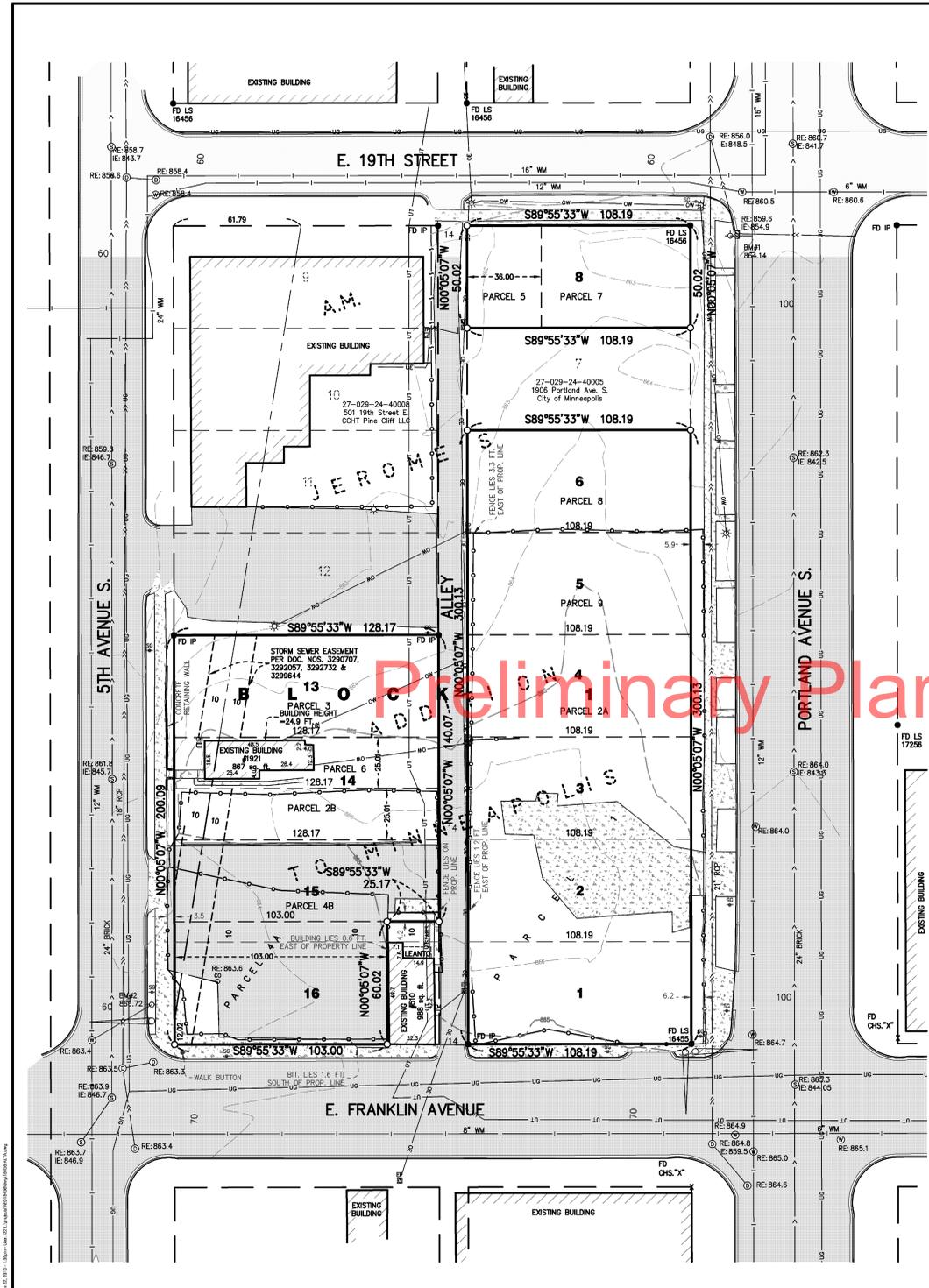
SOUTH QUARTER PHASE IV AEON & HOPE 1625 PARK AVENUE MINNEAPOLIS, MN 55404

Table with 2 columns: MARK, DATE, DESCRIPTION. Includes project number 2013005AGS and project phase C.O.W. Submittal Package.

Signature: _____
Print Name: _____
Date: 12/28/12 License No: _____

SUMMARY

G100



LEGEND

● FOUND MONUMENT	— WATERMAIN	--- EASEMENT LINE
○ SET MONUMENT	— SANITARY SEWER	--- SETBACK LINE
⊙ MARKED L.S. 47481	— STORM SEWER	--- RIGHT OF ACCESS
⊕ ELECTRIC METER	— FLARED END SECTION	— CONCRETE CURB
⊖ LIGHT	— ELECTRIC TRANSFORMER	--- BUILDING LINE
⊗ AIR CONDITIONER	— TELEPHONE FEDESTAL	--- BUILDING CANOPY
⊘ GUY ANCHOR	— GAS METER	--- BITUMINOUS SURFACE
⊙ HANDICAP STALL	— OVERHEAD WIRE	--- CONCRETE SURFACE
⊙ UTILITY POLE	— CHAIN LINK FENCE	--- LANDSCAPE SURFACE
⊙ GUARD POST	— IRON FENCE	--- DECIDUOUS TREE
⊙ ROLLAD	— WIRE FENCE	--- CONIFEROUS TREE
⊙ SIGN	— WOOD FENCE	

- SURVEY NOTES**
- The North line of Block 1, A.M. Jerome's Addition to Minneapolis is assumed to bear S89°55'33" W.
 - The vertical datum is based on NGVD29.
 - BENCHMARK #1**
Top nut of hydrant at SE quad. of Portland and 19th, as shown on survey. Elev. = 864.14
 - BENCHMARK #2**
Top nut of hydrant at NE quad. of Franklin and 5th, as shown on survey. Elev. = 866.72
 - Subject properties addresses and property identification numbers are:

Parcel	Address	Property No.
1	1928 Portland Ave. S.	27-029-24-44-0009
2A	1920 Portland Ave. S.	27-029-24-44-0002
2B	1928 5th Ave.	27-029-24-44-0011
3	1919 5th Ave.	27-029-24-44-0009
4A	500 Franklin Ave. E.	27-029-24-44-0013
4B	1929 5th Ave.	27-029-24-44-0012
5	615 19th Street E.	27-029-24-44-0006
6	1921 5th Ave.	27-029-24-44-0010
7	1800 Portland Ave. S.	27-029-24-44-0007
8	1808 Portland Ave. S.	27-029-24-44-0004
9	1914 Portland Ave. S.	27-029-24-44-0003
 - Field work was completed on 1/14/2010.
 - This survey was performed under the cover of a significant amount of snow. The surveyor makes no guarantee that all visible improvements are shown.
 - There are no buildings on Parcels 1, 2A, 2B, 3, 4A, 4B, 5, 7, 8, 9.

SUBJECT PROPERTY

Description from title commitment:

Parcel 1
Lots 1, 2, and 3, Block 1, A.M. Jerome's Addition to Minneapolis

Parcel 2A
Lot 4, Block 1, A.M. Jerome's Addition to Minneapolis

Parcel 2B
The South 1/2 of Lot 14, Block 1, A.M. Jerome's Addition to Minneapolis

Parcel 3
Lot 13, Block 1, A.M. Jerome's Addition to Minneapolis

Parcel 4A
The West 103 feet of Lot 16 and the West 103 feet of the South 10 feet of Lot 15, Block 1, A.M. Jerome's Addition to Minneapolis

Parcel 4B
Lot 15 except the South 10 feet thereof, Block 1, A.M. Jerome's Addition to Minneapolis

Parcel 5
The West 36 feet of Lot 8, Block 1, A.M. Jerome's Addition to Minneapolis

Parcel 6
The North 1/2 of Lot 14, Block 1, A.M. Jerome's Addition to Minneapolis

Parcel 7
Lot 8, Block 1, A.M. Jerome's Addition to Minneapolis, except the West or rear 36 feet thereof.

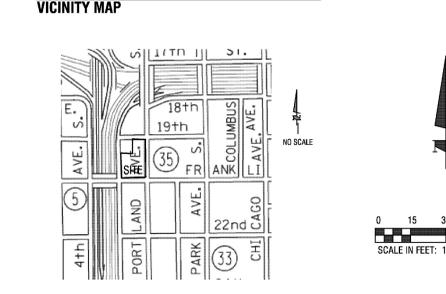
Parcel 8
Lot 6, Block 1, A.M. Jerome's Addition to Minneapolis

Parcel 9
Lot 5, Block 1, A.M. Jerome's Addition to Minneapolis

All located in Hennepin County, Minnesota

Referencing Title Commitment No. 219584, dated 12/28/09, that Commonwealth Land Title Insurance Company has provided us, the following comments on easements etc., that the property is subject to in Schedule B thereof using the same numbering system as in said Schedule B:

- As to parcels 2A and 2B: Easement for storm sewer in favor of the State of Minnesota as contained in Storm Sewer Easement dated May 14, 1961, filed of record May 18, 1961, in Book 2300 Deeds, page 434, as Document No. 329707. Easement(s) are shown on survey. This easement does not affect Parcel 2A.
- As to parcel 3: Easement for storm sewer in favor of the State of Minnesota as contained in Storm Sewer Easement dated May 14, 1961, filed of record June 6, 1961, in Book 2301 Deeds, page 437, as Document No. 3292057. Easement(s) are shown on survey.
- As to parcels 4A and 4B: Easement for storm sewer in favor of the State of Minnesota as contained in Storm Sewer Easement dated May 10, 1961, filed of record June 8, 1961, in Book 2302 Deeds, page 111, as Document No. 3292732. Easement(s) are shown on survey. This easement does not affect Parcel 4B.
- As to parcels 4A and 4B: Easement for storm sewer in favor of the State of Minnesota as contained in Storm Sewer Easement dated June 21, 1961, filed of record July 13, 1961, in Book 2307 Deeds, page 95, as Document No. 3298844. Easement(s) are shown on survey. This easement does not affect Parcel 4A.



- "TABLE A" NOTES**
- The subject property lies within an area that is not mapped, per FEMA, FIRM Map No. 27053C0359E.
 - The gross area of the subject property is 1.42 Acres or 62,019 Square Feet.
 - The subject property is zoned RS-Multiple Family District (high density) and C1-Neighborhood Commercial District, per the City of Minneapolis Zoning Map.
 - The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.
 b. The square footage of the buildings is shown on the survey.
 c. The measured height of all buildings above grade have been located and defined on the survey.
 - There are no striped parking areas on the subject property.
 - There is indication that the subject property has public access to E 19th Street, Portland Avenue S., E. Franklin Avenue, 5th Avenue S. and the public Alley.
 - Underground utilities are per a combination of the following:
 a. Observed evidence.
 b. As located for us by Gopher State One-Call, Ticket No. 100001802, dated 1/12/10.
 A Gopher State One Call (GSOC) request was placed on 1/9/10 for utility locates on this site. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0000) prior to any excavation.
 - The names of adjoining owners of platted lands are shown on the survey.
 - There is observable evidence of earth moving work. There is no observable evidence of building construction or building additions within recent months.
 - No changes in street right of ways are proposed per City of Minneapolis website. There is no observable evidence of recent street or sidewalk construction repair.
 - There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

CERTIFICATION

The undersigned surveyor Marcus F. Hampton, a registered land surveyor in the state or commonwealth identified below Surveyor's signature, hereby certifies to Aeon, a Minnesota non-profit corporation and Hope Community Inc., a Minnesota non-profit corporation, M & Marshall & Halsey Bank and Commonwealth Land Title Insurance Company as follows:

- This is a true and correct survey of:
 Parcel 1
Lots 1, 2, and 3, Block 1, A.M. Jerome's Addition to Minneapolis
 Parcel 2A
Lot 4, Block 1, A.M. Jerome's Addition to Minneapolis
 Parcel 2B
The South 1/2 of Lot 14, Block 1, A.M. Jerome's Addition to Minneapolis
 Parcel 3
Lot 13, Block 1, A.M. Jerome's Addition to Minneapolis
 Parcel 4A
The West 103 feet of Lot 16 and the West 103 feet of the South 10 feet of Lot 15, Block 1, A.M. Jerome's Addition to Minneapolis
 Parcel 4B
Lot 15 except the South 10 feet thereof, Block 1, A.M. Jerome's Addition to Minneapolis
 Parcel 5
The West 36 feet of Lot 8, Block 1, A.M. Jerome's Addition to Minneapolis
 Parcel 6
The North 1/2 of Lot 14, Block 1, A.M. Jerome's Addition to Minneapolis
 Parcel 7
Lot 8, Block 1, A.M. Jerome's Addition to Minneapolis, except the West or rear 36 feet thereof.
 Parcel 8
Lot 6, Block 1, A.M. Jerome's Addition to Minneapolis
 Parcel 9
Lot 5, Block 1, A.M. Jerome's Addition to Minneapolis
 All located in Hennepin County, Minnesota
- This refers to Commonwealth Title Insurance Company Commitment No. 219584 dated 12/28/09 for the Property.
- This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1 through 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), and 13 through 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
- The Property contains 1.42 Acres.

Borrower, Lender Title Company, their successors and assigns may rely on this Certificate.

Date: 1/22/2010

Marcus F. Hampton, LS
Minnesota License No. 47481



Client
AEON

1625 PARK AVENUE
MINNEAPOLIS, MN 55404

Project
FRANKLIN-PORTLAND GATEWAY

Location
MINNEAPOLIS, MN

Certification

Summary
Designed: JCB
Approved: MFH Book / Page: 399/35
Phase: Initial Issue: 1/22/10

Revision History
No. Date By Submittal / Revision

Sheet Title
ALTA/ACSM LAND TITLE SURVEY

Sheet Number Revision
1 / 1

Project No. AEO18456

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KFI Engineers
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Civil and Landscape
EOR
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Structural Engineer
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PHONE: 612.604.3621

PHONE:

PHONE:

PHONE:

SOUTH QUARTER
PHASE IV
AEON & HOPE
FRANKLIN & PORTLAND
MINNEAPOLIS, MN 55404

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.

Signature: Jay R. Hill
Print Names: Jay R. Hill
Date: 12/28/12 License No.: 24552

MARK DATE DESCRIPTION
PROJECT NO. 2013005AGS
PROJECT PHASE C.O.W. Submittal Package
DRAWN BY: JRH CHECKED BY: DRL
Drawing ©2012 Copyright Hope, Scherer & Rockcastle, Ltd.

ALTA SURVEY

C100

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.

Signature: Jay R. Hill
 Print Name: Jay R. Hill
 Date: 12/28/12 License No.: 24552
 ISSUE / DATE

MARK	DATE	DESCRIPTION
PROJECT NO.		2013005SAGS
PROJECT PHASE		C.O.W. Submittal Package
DRAWN BY:	JRH	CHECKED BY: DRL

SITE REMOVAL NOTES

1. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE IN ACCORDANCE WITH MN/DOT SPECIFICATIONS.
2. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
3. SALVAGED SEWER CASTINGS AND MANHOLE SECTIONS SHALL BE CLEANED AND INSPECTED FOR DAMAGE PRIOR TO REINSTALLATION.
4. SALVAGED WATER MAIN PIPE, FITTINGS, VALVES, HYDRANTS OR OTHER APPURTENANCES SHALL BE INSPECTED TO DETERMINE SUITABILITY FOR REUSE. ALWAYS REPLACE GASKETS, BOLTS AND NUTS, AND RETAINING GLANDS WHEN REINSTALLING.
5. SALVAGED SEWER PIPE SHALL HAVE BELLS, SPIGOT ENDS AND BARRELS INSPECTED TO DETERMINE SUITABILITY FOR REUSE. ALWAYS REPLACE GASKETS WHEN REINSTALLING.
6. ALL REMOVAL ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE AND SHALL BE DISPOSED OF OFF-SITE IN A MANNER MEETING ALL APPLICABLE REGULATIONS.

TREE PROTECTION NOTES

1. SIGNIFICANT TREE= A DECIDUOUS TREE OF AT LEAST 8 CALIPER INCHES OR CONIFEROUS TREE OF AT LEAST 15 FEET IN HEIGHT, EXCLUDING A DISEASED TREE WHICH IS LIKELY TO DIE. LESS DESIRABLE TREES AS NOTED BY THE CITY ARE (ELM, COTTONWOOD, POPLARS, BOXELDER, AND WILLOW)
2. BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS AND TREE PROTECTION MEASURES.
3. NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.
4. CARE MUST BE TAKEN TO PREVENT CHANGE IN THE SOIL CHEMISTRY DUE TO CONCRETE WASHOUT AND LEAKAGE OR SPILLAGE OF TOXIC MATERIALS SUCH AS PAINTS OR FUELS.
5. ALL CONSTRUCTION EQUIPMENT, VEHICLE TRAFFIC AND STORAGE AREAS MUST BE LOCATED OUTSIDE OF ANY TREE PROTECTION AREA.
6. IF WOUNDING OF SAVED TREES OCCUR, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY. (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES.)
7. HEAVY-DUTY SILT FENCE SHALL BE STAKED AT THE DRIPLINE OF EXISTING TREES TO BE SAVED.
8. TREE PROTECTION FENCE SHALL BE PLACED OUTSIDE OF THE DRIP LINE OF ALL SIGNIFICANT TREES TO BE SAVED. FENCE TO REMAIN UNTIL ALL SITE WORK IS COMPLETED. FENCE SHOULD NOT BE MOVED OR RELOCATED WITHOUT VERBAL OR WRITTEN COMMUNICATION WITH THE CONSULTANT. HEAVY DUTY SILT FENCE SHALL BE USED FOR TREE PROTECTION FENCE.
9. PRUNING OF OAK TREES MUST TAKE PLACE FROM APRIL 15 TO JULY 1.

NOTE:

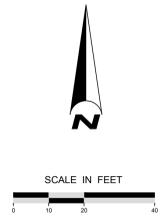
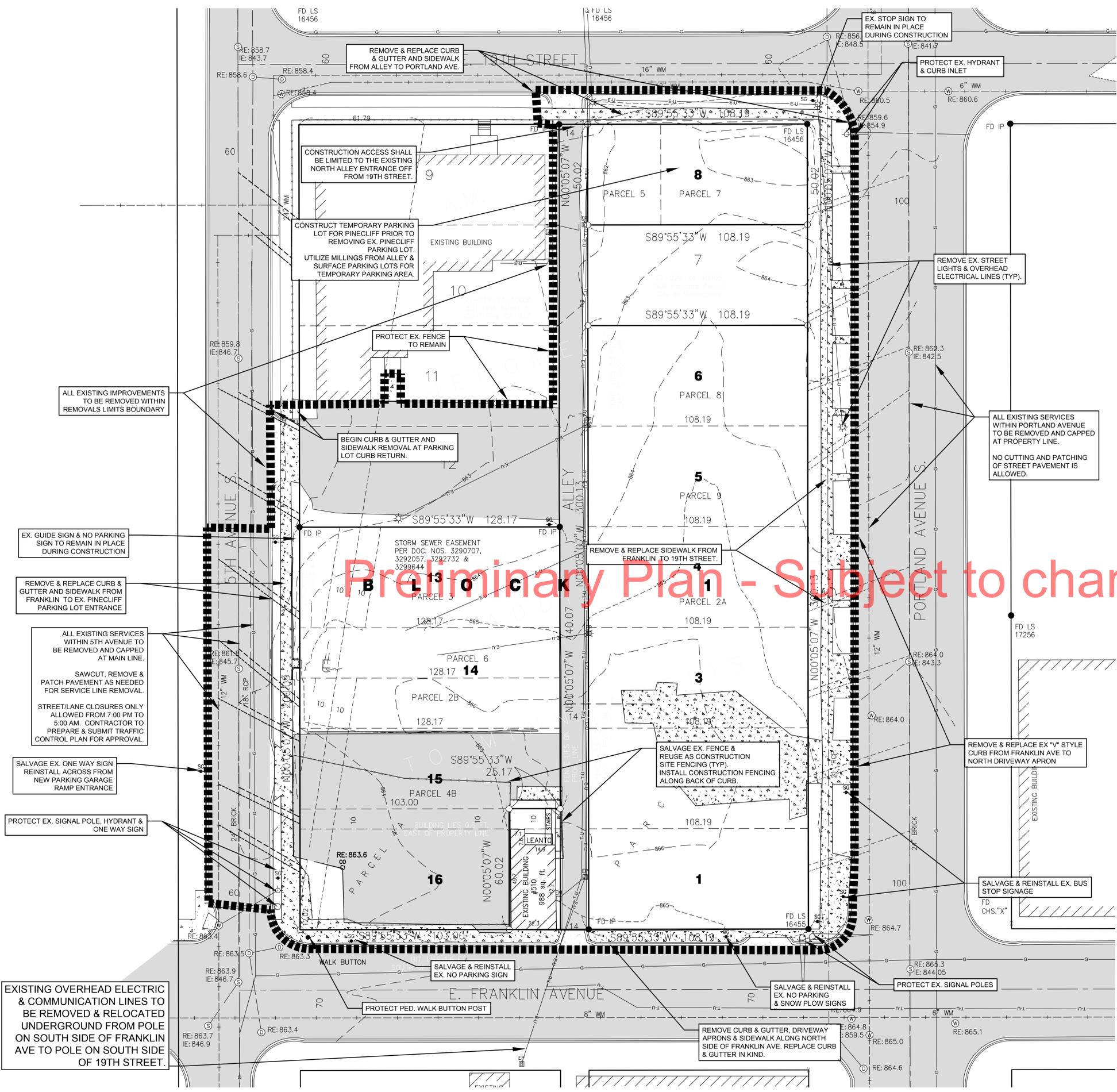
Information used to develop this existing conditions map has been provided by using the ALTA/ACSM Certified Survey as created by McCombs Frank Ross Associates, Inc. with initial issue date of January 22, 2010.

WARNING
 THE CONTRACTOR SHALL CONTACT ALL PUBLIC UTILITIES FOR LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES, OR OTHER BURIED STRUCTURES BEFORE DIGGING. HE SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO OWNER.

UTILITIES

THE LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES AS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION OF SAID UTILITIES DURING THE COURSE OF WORK.

Preliminary Plan - Subject to change



GRADING & EROSION CONTROL NOTES

- CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" WITHIN TWO WORKING DAYS PRIOR TO EXCAVATION/ CONSTRUCTION, FOR UTILITY LOCATIONS. TWIN CITIES METRO AREA: 651-454-0002 OR TOLL-FREE: 1-800-252-1166.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- INSTALL PERIMETER EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BAILE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN THE SPECIFIC AREA. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- CONTRACTOR TO ADHERE TO ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY N.P.D.E.S. PERMIT, INCLUDING THE REQUIREMENT TO MINIMIZE THE AREA DISTURBED BY GRADING AT ANY GIVEN TIME AND TO COMPLETE TURF RESTORATION WITHIN THE TIME REQUIRED BY THE PERMIT AFTER COMPLETION OF GRADING OF AN AREA.
- ALL EXPOSED SOIL AREAS WITHIN 100 FEET OF A WATER OF THE STATE OR ANY STORMWATER CONVEYANCE SYSTEM WHICH IS CONNECTED TO A WATER OF THE STATE MUST BE STABILIZED WITHIN 7 DAYS (STEEPER THAN 3:1 SLOPES), 14 DAYS (10:1 TO 3:1 SLOPES), OR 21 DAYS (FLATTER THAN 10:1).
- ALL CONSTRUCTION ENTRANCES SHALL BE SURFACED WITH CRUSHED ROCK ACROSS FULL WIDTH FROM ENTRANCE POINT TO 50 FEET INTO THE CONSTRUCTION ZONE. SEE DETAIL.
- INLET PROTECTION IS TO BE USED DURING CONSTRUCTION. SEE DETAIL.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, WATERSHED DISTRICT AND N.P.D.E.S. PERMITS.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
- MAINTAIN EXISTING EROSION CONTROL AND TREE PROTECTION MEASURES. RE-ESTABLISH ANY EXISTING EROSION CONTROL DISTURBED BY CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES AS REQUIRED FOR CONSTRUCTION.
- REMOVE ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS.
- IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
- SWEEP ADJACENT STREETS IN ACCORDANCE WITH CITY REQUIREMENTS.
- INSPECT EROSION CONTROL DEVICES AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING EROSION CONTROL DEVICES.
- SEDIMENT REMOVAL - SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
- ANY SEDIMENT REMAINING IN PLACE AFTER THE EROSION CONTROL DEVICE IS NO LONGER REQUIRED SHALL BE GRADED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX AS DIRECTED BY THE OWNER.
- SUITABLE GRADING MATERIAL SHALL CONSIST OF ALL SOIL ENCOUNTERED ON THE SITE WITH EXCEPTION OF TOPSOIL, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL. STOCKPILE TOPSOIL AND GRANULAR FILL AT LOCATIONS DIRECTED BY CONTRACTOR.
- EXISTING GRANULAR MATERIALS SHALL BE SEGREGATED AND STOCKPILED FOR REUSE ON-SITE.
- CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD EXISTING ON-SITE TOPSOIL TO PROVIDE A UNIFORM THICKNESS ON ALL DISTURBED AREAS TO BE SODDED OR SEEDDED.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 ROWS (3" MIN.) OF SOD BEHIND ALL CURBS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.
- GRADES SHOWN ARE FINISHED GRADES, CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION, LEAVE SITE READY FOR SUBBASE.
- COMPLETION OF SITE GRADING OPERATIONS SHALL RESULT IN ALL AREAS BEING GRADED TO "PLAN SUBGRADE ELEVATION", BUILDING PAD AREAS SHALL BE DETERMINED BY REFERRING TO THE ARCHITECTURAL DRAWINGS. THE PARKING LOT AND DRIVEWAY AREAS SHALL BE DETERMINED BY REFERRING TO THE SITE PLAN AND PAVEMENT SECTION DETAILS FOR LOCATION AND LIMITS OF BITUMINOUS PAVEMENT SECTIONS.
- FINAL SUBGRADE GRADING TOLERANCES ARE ±0.1 FEET OF PLAN GRADES.
- ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE.
- CONTRACTOR IS RESPONSIBLE FOR GRADING AND SLOPING THE FINISHED GROUND SURFACE TO PROVIDE SMOOTH & UNIFORM SLOPES, WHICH PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PREVENT PONDING IN LOWER AREAS. CONTACT ARCHITECT IF FIELD ADJUSTMENTS TO GRADING PLANS ARE REQUIRED.
- FINISHED GROUND AND SOD ELEVATION ADJACENT TO BUILDING SHALL BE 6" BELOW FLOOR ELEVATION. SLOPE GROUND AWAY FROM BUILDING A MINIMUM OF 6" IN 10 FEET, BEYOND 10 FEET REFER TO PLAN GRADES.
- GRADE LOTS TO PROVIDE A MINIMUM 1 FOOT DEEP DRAINAGE SWALE ALONG PROPOSED PROPERTY LINES UNLESS SPECIFICALLY SHOWN OTHERWISE BY DRAINAGE ARROWS.
- UNDER PAVEMENTS COMPACT THE UPPER THREE FEET OF SUBGRADE TO 100% STANDARD PROCTOR DENSITY TO PROVIDE SMOOTH & UNIFORM SLOPES, WHICH PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PREVENT PONDING IN LOWER AREAS. CONTACT ARCHITECT IF FIELD ADJUSTMENTS TO GRADING PLANS ARE REQUIRED.
- TURF RESTORATION IS IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- SLOPES AT 3:1 OR STEEPER, AND/OR WHERE INDICATED ON THE PLANS SHALL BE SEEDED AND HAVE A WOOD FIBER BLANKET INSTALLED OR MAY BE HYDROSEEDING WITH TACKIFIER MULCH.
- NORMAL WATER ELEVATION IS AN ENGINEERING TERM RELATED TO THE VOLUMETRIC CAPACITY / OR HYDRAULIC OPERATION OF A PONDING AREA. IT DOES NOT IMPLY A TYPICAL SURFACE ELEVATION WITHIN THE PONDING AREA, OR THAT WATER WILL BE RETAINED IN THE PONDING AREA ON A NORMAL BASIS.

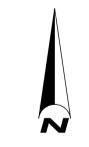
SITE DATA

	EXISTING	PROPOSED
TOTAL SITE AREA*	100,188 S.F.	100,188 S.F.
IMPERVIOUS SURFACE	85,268 S.F.**	67,048 S.F.
PERVIOUS SURFACE	14,920 S.F.**	33,140 S.F.
REQUIRED INFILTRATION/RETENTION VOLUME		6,000 C.F.
RAINWATER GARDEN VOLUME		3,500 C.F.
UNDERGROUND STORAGE VOLUME		6,200 C.F.
PROPOSED INFILTRATION/RETENTION VOLUME (R+U)		9,700 C.F.

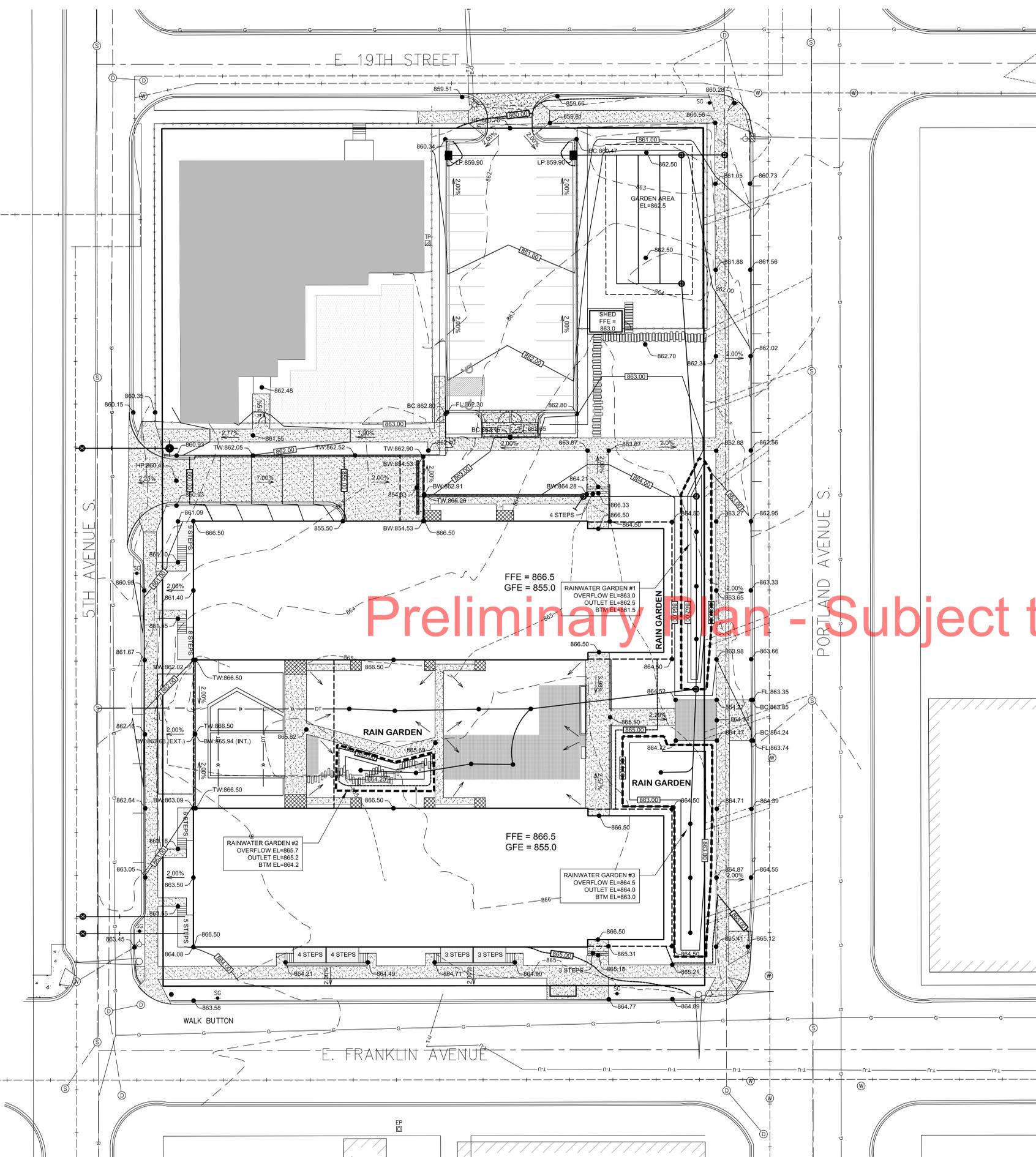
* TOTAL SITE AREA INCLUDES EXISTING PINECLIFF DEVELOPMENT AREA.
** EXISTING SURFACE COVERAGE AREAS PER HISTORIC AERIAL PHOTOGRAPHS FOR PREVIOUS FULL DEVELOPED CONDITIONS.

UTILITIES

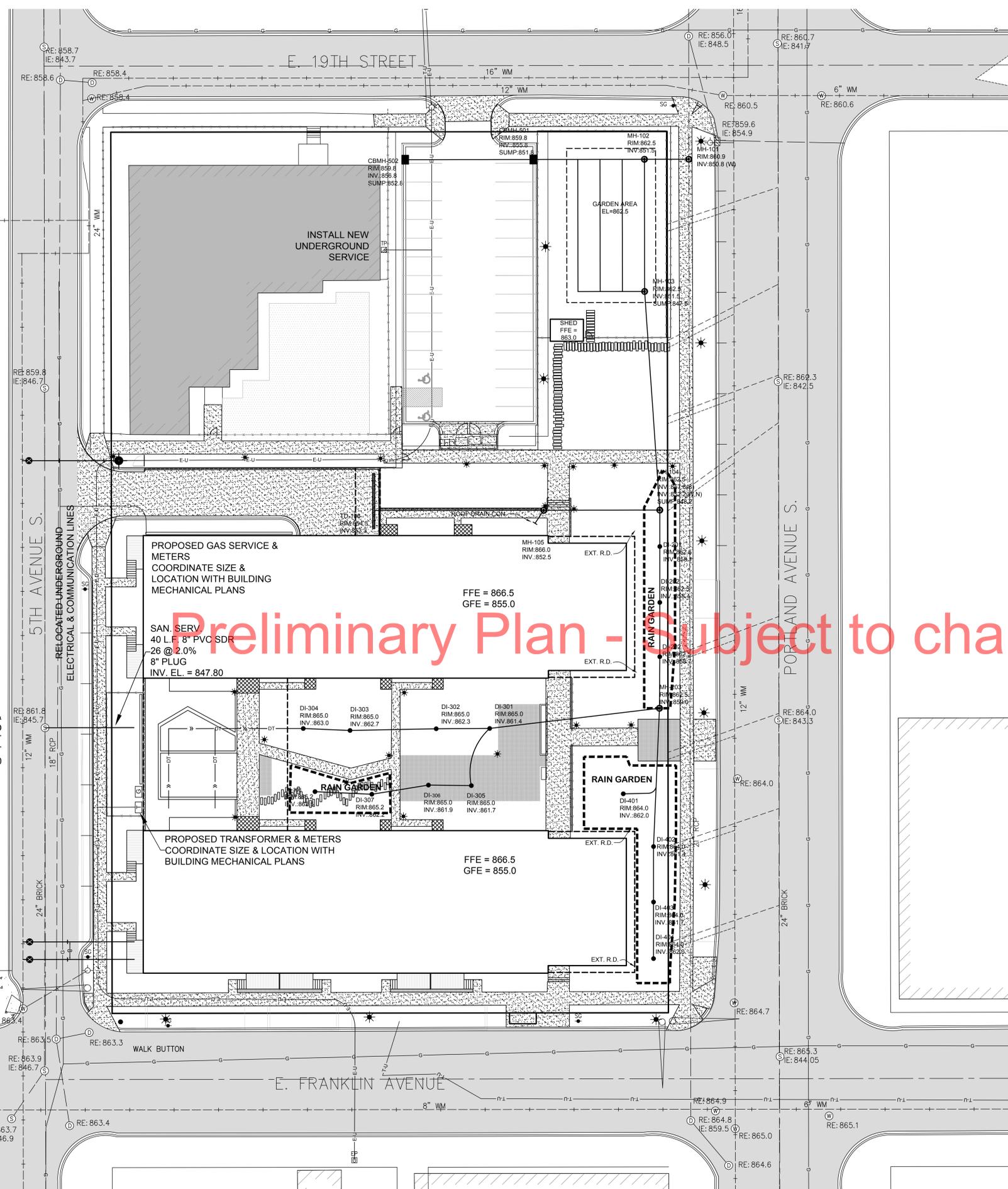
THE LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES AS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION OF SAID UTILITIES DURING THE COURSE OF WORK.



Preliminary Plan - Subject to change



UTILITIES
 THE LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES AS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION OF SAID UTILITIES DURING THE COURSE OF WORK.



GENERAL UTILITY NOTES

1. CONTRACTOR SHALL CONTACT 'GOPHER STATE ONE CALL' WITHIN TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS. TWIN CITIES METRO AREA: 651-454-0002 OR TOLL-FREE: 1-800-252-1166.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND INVERTS, SHOWN OR NOT SHOWN. ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
3. THE UTILITY CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF THE BUILDING PIPE SYSTEM PRIOR TO CONSTRUCTING SERVICE CONNECTIONS.
4. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE SEWER, WATER AND PLUMBING PERMITS FROM THE CITY'S BUILDING DEPARTMENT.
6. UTILITY TRENCHES SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698/78 OR AASHTO T-99) FROM THE PIPE ZONE TO WITHIN THREE FEET OF THE GROUND SURFACE AND 100% STANDARD PROCTOR IN THE UPPER THREE FEET.
7. FIELD ADJUST ALL CASTINGS TO MATCH FINAL GRADES.
8. CONNECTION TO THE EXISTING SANITARY SEWER AND WATER REQUIRES INSPECTION BY THE CITY OF MINNEAPOLIS.
9. CONTRACTOR SHALL NOTIFY THE CITY OF MINNEAPOLIS 48 HOURS IN ADVANCE OF WORKING WITHIN THE EXISTING RIGHT OF WAY. CITY INSPECTORS MUST OBSERVE ALL WORK COMPLETED WITHIN THE EXISTING RIGHT OF WAY INCLUDING REMOVAL OF EXISTING BITUMINOUS PAVEMENT, EXCAVATION OF TRENCHES, PLACEMENT OF WATER MAIN AND SANITARY SEWER, UTILITY CONNECTIONS TO EXISTING LINES, BACKFILLING AND PLACEMENT OF BITUMINOUS PAVEMENT.

SANITARY SEWER NOTES

1. SANITARY SEWER PIPE IS P.V.C. SDR 26.
2. MANHOLES SHALL BE 48" DIAMETER PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH ASTM C478. CASTING SHALL BE NEENAH R-1842 WITH TYPE "BT" COVER. MANHOLES SHALL HAVE A MINIMUM OF TWO AND A MAXIMUM OF FOUR ADJUSTMENT RINGS.
3. CONSTRUCTION IS TO WITHIN 5 FEET OF THE PROPOSED BUILDING.
4. ALL SANITARY SEWER CONSTRUCTION IS IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS SPECIFICATIONS.
5. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A "KOR-N-SEAL" RUBBER BOOT OR CITY APPROVED EQUAL. GROUT IN THE BOOT AND FORM AN INVERT FOR THE NEW SEWER LINE. FOR CONCRETE BLOCK OR BRICK STRUCTURES, CONSTRUCT AN OPENING EQUAL TO THE PIPE SIZE. GROUT AROUND PIPE TO CLOSE OPENING, AND REPAIR STRUCTURE TO CITY REQUIREMENTS. THE CONTRACTOR SHALL VERIFY TYPE OF CONNECTION WITH CITY ENGINEERING DEPARTMENT AND COORDINATE ANY REQUIRED CITY INSPECTIONS NEEDED FOR CITY ACCEPTANCE.

STORM SEWER NOTES

1. STORM SEWER CONSTRUCTION IS IN ACCORDANCE WITH MNDOT 2501-2511 SPECIFICATIONS.
2. STORM SEWER SHALL BE DUAL WALL HDPE ECOFLOW WT AS MANUFACTURED BY PRINSCO OR APPROVED EQUAL.
3. UNDERGROUND INFILTRATION CHAMBER SHALL BE 48" DIAMETER PERFORATED DUAL WALL HDPE MANHOLE WITH PREFABRICATED FITTINGS.
4. CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE. CASTING SHALL BE AS SPECIFIED ON THE PLANS OR APPROVED EQUAL.
5. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH ASTM C478. CASTING SHALL BE NEENAH R-1733. MANHOLES SHALL HAVE A MINIMUM OF 2 AND A MAXIMUM OF 4 ADJUSTMENT RINGS.
6. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING OR SAW CUTTING THE EXISTING MANHOLE AT THE PROPOSED INVERT ELEVATION. GROUT IN THE NEW PIPE AND REFORM THE INVERT.
7. STORM SEWER CASTINGS IN THE CURB AND GUTTER SHALL BE STAKED FOR LOCATION AT THE CENTER OF CASTING AT BACK OF CURB, WITH REFERENCE STAKES ON EACH SIDE OF THE STRUCTURE AT THE BACK OF CURB. THE CONTRACTOR WILL LOCATE THE MANHOLE OR CATCH BASIN STRUCTURE AS NECESSARY FROM THESE REFERENCE POINTS. PIPE ALIGNMENTS ARE STAKED TO CENTER OF CASTING AT BACK OF CURB - CONTRACTOR WILL ADJUST THE ALIGNMENT TO FIT THE ACTUAL STRUCTURES INSTALLED.

WATER MAIN NOTES

1. WATER MAIN SHALL BE CLASS 52 DIP CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51 AND C104/A21.4.
2. FITTINGS SHALL BE CLASS 250 CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53.
3. HYDRANTS SHALL BE THE PACER AS MANUFACTURED BY WATEROUS CO. OR APPROVED EQUAL COMPLYING WITH THE CITY OF MINNEAPOLIS.
4. GATE VALVES SHALL BE SINGLE DISC TYPE WITH RESILIENT SEAT MEETING THE REQUIREMENTS OF AWWA C509.
5. WATER MAIN ELEVATION SHALL BE ADJUSTED TO PROVIDE AN 18" MINIMUM CLEARANCE TO STORM SEWER, SANITARY SEWERS AND SANITARY SERVICES AT ALL CROSSINGS.
6. CONSTRUCTION IS TO WITHIN 5 FEET OF THE PROPOSED BUILDING.
7. ALL WATER MAIN CONSTRUCTION IS IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS SPECIFICATIONS.
8. RESTRAIN WATER MAIN JOINTS BEYOND FITTINGS AND HYDRANT AS REQUIRED BY THE CITY OF MINNEAPOLIS STANDARD SPEC FOR UNDERGROUND CONSTRUCTION.
9. ALL MECHANICAL JOINTS SHALL BE RESTRAINED WITH MEGALUGS.
10. ALL WATER MAIN FITTINGS INSTALLED WITH COR-BLUE BOLTS.
11. LENGTH OF PIPE SHOWN ON PLAN FOR HYDRANT LEADS ARE MEASURED FROM CENTER OF WATER MAIN TO CENTER OF HYDRANT.
12. ALL WATER MAIN SHALL BE WRAPPED IN POLYETHYLENE ENCASUREMENT PER CITY STANDARDS.
13. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM OF 7.5' COVER AND IN ACCORDANCE WITH AWWA C600 AND CONDUCTIVITY PROVISIONS CONFORMING TO ANSI/AWWA C111/A21.11. BEFORE BEING PLACED IN SERVICE, THE COMPLETED WATER MAIN SHALL BE DISINFECTED AND FLUSHED IN ACCORDANCE WITH AWWA C651 AND THE REQUIREMENTS OF THE MINNESOTA DEPARTMENT OF HEALTH.

Preliminary Plan - Subject to change

6"X12" WET TAP
 W/ 6" GV
 43 L.F. 6" DIP WM CL 52
 HYDRANT

CORE DRILL &
 CONNECT INTO
 EX. MH. WITH BOOT
 REFORM INVERT
 INV. EL. = 847.00

DOMESTIC WATER SERVICE
 6"X12" WET TAP
 W/ 6" GV
 50 L.F. 6" DIP WM
 CL 52
 6" PLUG

FIRE WATER SERVICE
 6"X12" WET TAP
 W/ 6" GV
 50 L.F. 6" DIP WM
 CL 52
 6" PLUG
 INSTALL WALL INDICATOR VALVE
 & SIAMESE CONNECTION
 ON BUILDING FACE.

PROPOSED GAS SERVICE &
 METERS
 COORDINATE SIZE &
 LOCATION WITH BUILDING
 MECHANICAL PLANS

SAN. SERV.
 40 L.F. 8" PVC SDR
 26 @ 2.0%
 8" PLUG
 INV. EL. = 847.80

PROPOSED TRANSFORMER & METERS
 COORDINATE SIZE & LOCATION WITH
 BUILDING MECHANICAL PLANS

PHONE:

PHONE:

PHONE:

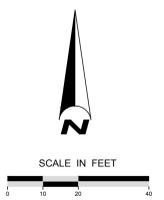
SOUTH QUARTER
 PHASE IV
 AEON & HOPE
 FRANKLIN & PORTLAND
 MINNEAPOLIS, MN 55404

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.

Signature:	Jay R. Hill
Print Name:	Jay R. Hill
Date:	12/28/12 License No. 24552
ISSUE / DATE	
MARK DATE	DESCRIPTION
PROJECT NO.	2013005AGS
PROJECT PHASE	C.O.W. Submittal Package
DRAWN BY:	JRH
CHECKED BY:	DRL

UTILITY PLAN

C500



GENERAL NOTES

- CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
- CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
- CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.
- LANDSCAPE CONTRACTOR TO COORDINATE WITH OWNER ON REPLACING/ADDING ADDITIONAL LANDSCAPING AROUND EXISTING BUILDING.

LANDSCAPE PLANTING NOTES

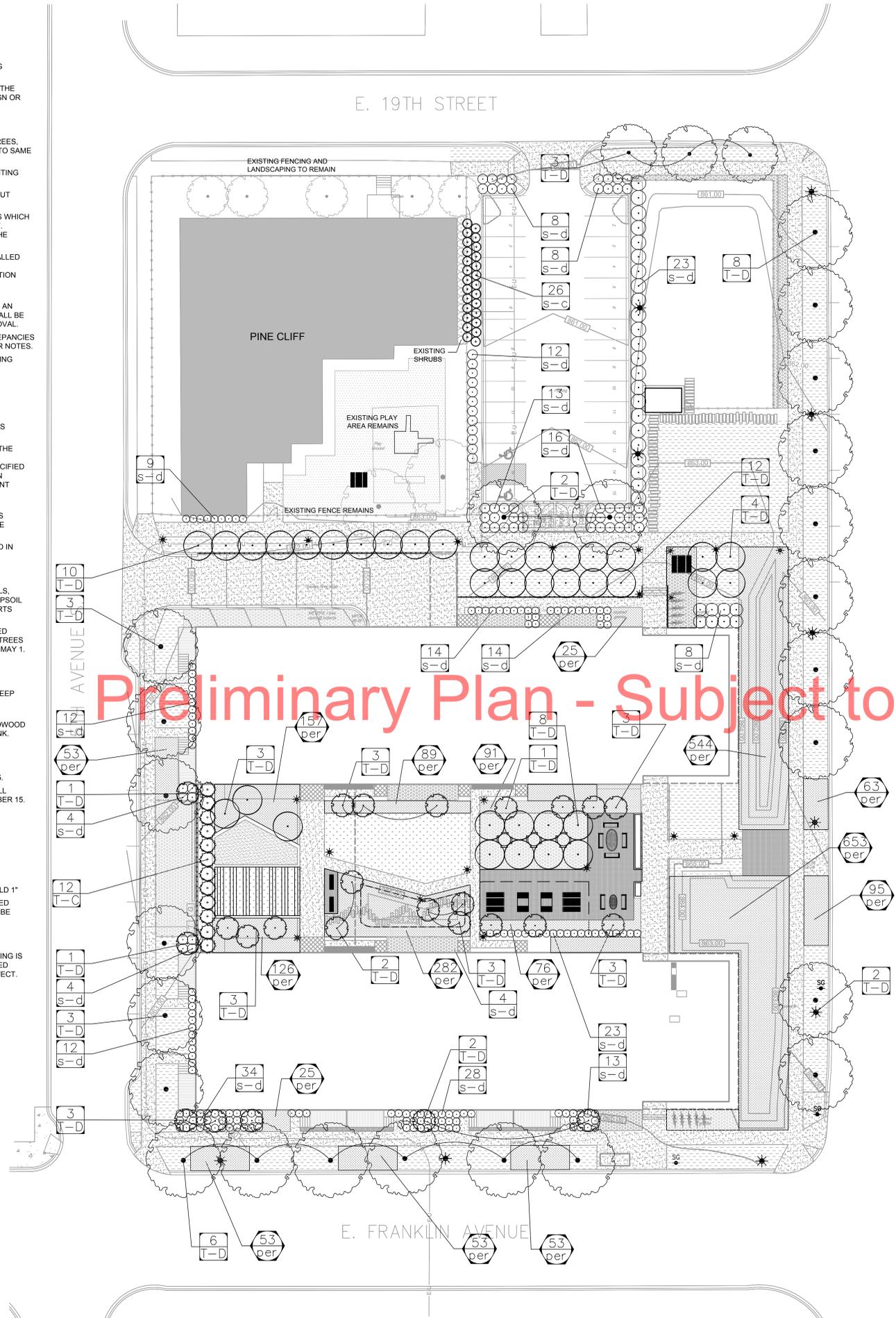
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "V" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. PROPOSED PLANT MATERIAL SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE STAKING OF PLANT MATERIAL PRIOR TO DIGGING.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS GRANTED BY THE LANDSCAPE ARCHITECT TO THE CONTRACTOR PRIOR TO THE SUBMISSION OF BID.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- NON-BIORETENTION PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS OR VINES SHALL RECEIVE A MINIMUM OF 6" DEPTH OF SALVAGED TOPSOIL BORROW OR AN IMPORTED MIX CONSISTING OF 90 PARTS TOPSOIL AND 10 PARTS SAND OR AS OTHERWISE SPECIFIED.
- TREE WRAPPING MATERIAL SHALL BE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
- EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
- ANNUAL, PERENNIAL, AND SHRUB BEDS ARE TO RECEIVE APPLICATION OF PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) FOLLOWED BY 3" DEEP SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.
- CONIFEROUS & DECIDUOUS TREES ARE TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH AND SHALL HAVE NO MULCH IN DIRECT CONTACT WITH THE TREE TRUNK.
- CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL PER MNDOT SPECIFICATIONS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
- CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 15 TO OCTOBER 1. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM THE FIRST FROST UNTIL NOVEMBER 15. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

SOD NOTES

- SOD ALL NON-PLANTING AREAS UNLESS OTHERWISE NOTED ON PLANS.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD SHALL BE HELD 1"
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
- FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

UTILITIES

THE LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES AS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION OF SAID UTILITIES DURING THE COURSE OF WORK.



LANDSCAPE LEGEND AND PLANTING PALETTE:

- (per) PERENNIALS - 2,700 - 1 Gallon
 - Sedum 'Autumn Fire'*
 - Schizachyrium scoparium*
 - Deschampsia caespitosa 'Schottland'*
 - Calamagrostis acutiflora 'Karl Foerster'*
 - Carex muskingumensis* - Palm Sedge
 - Carex speciosa* - Sedge
 - Geranium maculatum*
 - Liatris spicata 'Kobold'* - Kobold Liatris

- (s-d) DECIDUOUS SHRUB - 256 - #5 Cont.
 - Cornus sericea 'Red Gnome'*
 - Diervilla lonicera*
 - Hydrangea arborescens 'Annabelle'*
 - Ribes alpinum 'Green Mound'* - Green Mound Alpine Currant
 - Corylus americana* - American Hazelnut
 - Amelanchier alnifolia 'Regent'* - Regent Serviceberry

- (s-d) CONIFEROUS SHRUB - #5 Cont.
 - Taxus cuspidata*
 - Arborvitae occidentalis*
 - Juniperus scopulorum*

- (T-D) DECIDUOUS TREES - 64 - 2.5" B&B
 - Tilia americana* - Linden
 - Ginkgo biloba 'Princeton Sentry'* - Columnar Ginkgo
 - Quercus ellipsoidalis* - Northern Pin Oak
 - Gymnocadus dioicis* - Kentucky Coffeetree
 - Carpinus caroliniana* - Blue Beech
 - Acer rubrum 'Autumn Spire'* - Autumn Spire Red Maple

- (T-D) ORNAMENTAL TREES - 25 - 1.75" B&B
 - Amelanchier x grandiflora 'Autumn Brilliance'* - Serviceberry
 - Viburnum lentago* - Nannyberry Tree
 - Cornus alternifolia* - Pagoda Dogwood

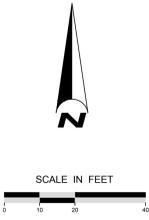
- (T-C) CONIFEROUS TREES - 12 - #10 Cont.
 - Thuja occidentalis* - Arborvitae
 - Juniperus virginiana* - Juniper

- SOD
- PAVERS
- CONCRETE WALKS
- CONCRETE STOOPS
- MULCH - CRUSHED GRAVEL OR HARDWOOD
- PERENNIAL PLANTING BEDS
- BIKE RACK PARKING

NOTES:
 SITE LIGHTING PER SAFETY REQUIREMENTS AND AT SEATING AREAS AND, AMENITY FEATURES, AND BUILDING CANOPIES. STREETSCAPE LIGHTING PER CITY OF MINNEAPOLIS REQUIREMENTS.

BUS SHELTER PER METRO TRANSIT AND CITY OF MINNEAPOLIS REQUIREMENTS.

BIKE PARKING PER CITY OF MINNEAPOLIS REQUIREMENTS



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.

Signature:	Brad J. Aldrich	
Print Name:	Brad J. Aldrich	
Date:	12/28/12 License No. 45630	
ISSUE / DATE		
MARK	DATE	DESCRIPTION
PROJECT NO.		2013005SAGS
PROJECT PHASE		C.O.W. Submittal Package
DRAWN BY:	BJA	CHECKED BY: DRL
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LANDSCAPE PLAN

L100



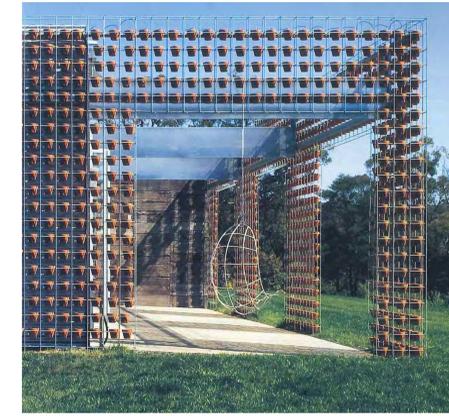
WATER WALL



GRILL AREA



SITE FENCING



GARDEN FENCE



ROLLING LAWN PLAY AREA



COURTYARD SEATING



PEDESTRIAN STREET LIGHTING



FIRE PIT



STEPPING STONE WALKWAYS



FORMAL RAINGARDEN



BIKE RACKS



SAND PLAY AREA



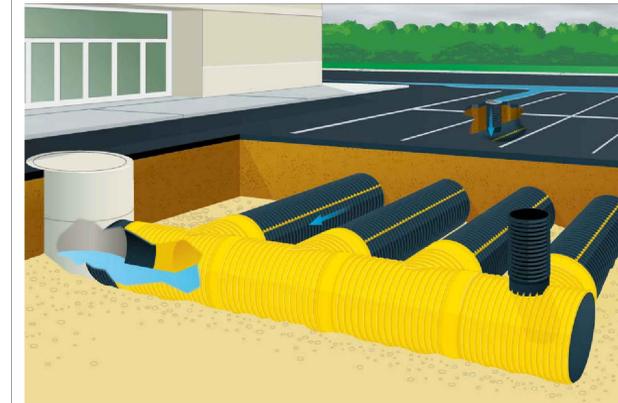
METER BANK



METER SCREENING FENCE



UNDERGROUND STORMWATER SYSTEM



UNDERGROUND STORMWATER SYSTEM

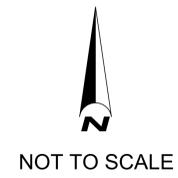
Preliminary Plan - Subject to change

Table with columns for MARK, DATE, DESCRIPTION, PROJECT NO., PROJECT PHASE, DRAWN BY, CHECKED BY.

Table with columns for MARK, DATE, DESCRIPTION, PROJECT NO., PROJECT PHASE, DRAWN BY, CHECKED BY.



Preliminary Plan - Subject to change



PHONE:

PHONE:

PHONE:

**SOUTH QUARTER
PHASE IV
AEON & HOPE
FRANKLIN & PORTLAND
MINNEAPOLIS, MN 55404**

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.

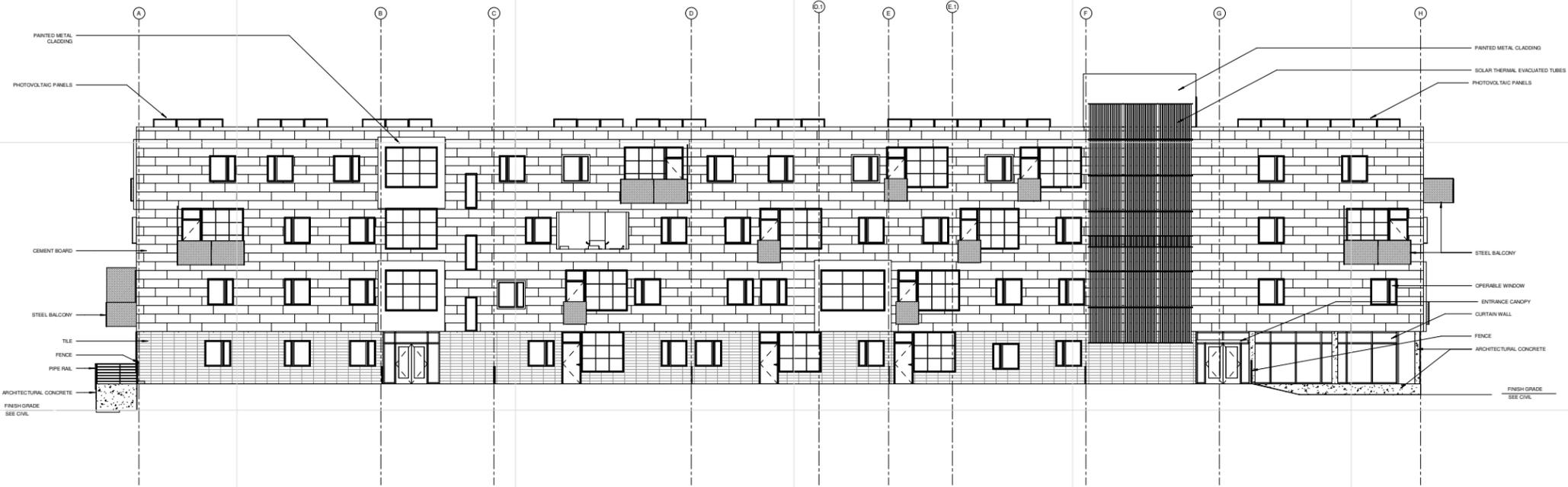
Signature: _____
Print Name: Jay R. Hill
Date: 12/28/12 License No: 24552

MARK	DATE	DESCRIPTION
PROJECT NO.	2013005AGS	
PROJECT PHASE	C.O.W. Submittal Package	
DRAWN BY:	JRH	CHECKED BY: DRL

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**SITE
RENDERING**

L201



Preliminary Plan - Subject to change

1 NORTH BUILDING SOUTH ELEVATION
A201 1/8" = 1'-0"



2 NORTH BUILDING NORTH ELEVATION
A201 1/8" = 1'-0"



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**AEON & HOPE South Quarter
Phase IV**
Portland Ave. & Franklin Ave.

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ARCHITECT SEAL

Signature: _____
Print Name: _____
Date: _____ License No: _____
DATE DATE

DATE	DESCRIPTION
2013005AGS	COW Submittal Dec 28, 2012
Author	Checked by: Checker

BUILDING ELEVATIONS

A201



1 SOUTH BUILDING SOUTH ELEVATION
A202 1/8" = 1'-0"

Preliminary Plan - Subject to change



2 SOUTH BUILDING NORTH ELEVATION
A202 1/8" = 1'-0"



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ARCHITECT SEAL

Signature: _____

Print Name: _____

Date: _____ License No: _____

DATE DATE

**BUILDING
ELEVATIONS**

A202

