



MEMORANDUM

TO: City Planning Commission—Committee of the Whole
FROM: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
DATE: June 12, 2014
SUBJECT: Seward Montessori School additions

The subject property is located at 2309 28th Avenue South. It is zoned R2B Two-family District. The existing use is a K-8 grade school. The proposal is to expand the existing school, which includes 3 building additions for a net gross floor area increase of approximately 38,000 square feet. A 2-story addition is proposed on the west side of the building at the main entrance location. A one-story addition is proposed at the northeast corner of the building. Lastly, a third story is proposed between the two other additions. With the additions, the number of classrooms would increase from 37 to 48 to accommodate the existing number of students and other common and administrative spaces would be provided. The number of parking spaces will be increased from 47 to 54. The loading area will also be relocated to the northwest corner of the site.

The following required applications have been identified:

- Conditional use permit to allow an expansion of a grade school.
- Conditional use permit to increase the maximum height of a building from 2.5 stories/35 feet to 3 stories/40 feet.
- Variance to increase the maximum floor area ratio from 0.5 to approximately 0.67 (existing FAR is approximately 0.48).
- Variance to reduce the minimum front yard requirement adjacent to 29th Ave S from 20 feet to 12.5 feet to allow the building additions.
- Variance to reduce the minimum front yard requirement adjacent to 28th Ave S from 20 feet to 0 feet and to allow parking and loading to be located between the building and the street.
- Variance to reduce the north interior side yard requirement from 5 feet to 0 feet to allow a transformer and refuse containers.
- Variance to reduce the west interior side yard requirement from 9 feet to 7 feet to allow the third floor building addition.
- Site plan review.

The applicant and CPED is seeking feedback from the Planning Commission on the project's design and to discuss any issues before going to a public hearing. This input will also be used by the applicant as they prepare formal applications.

C.O.W. MEETING REVIEW PACKET



LAWAL SCOTT ERICKSON ARCHITECTS, INC.
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Office: 612.343.1010 - Fax: 612.338.2280

SEWARD
MONTESSORI



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The Enrollment Planning process presented to the MPS Board of Directors on 24 September 2013 and updated on 12 November 2013 discusses a variety of strategies to support academic transformation across the district and coordinate existing and anticipated disconnects between enrollment demand and enrollment capacity at several existing schools, one of which is Seward School.

This Project Intent Statement summarizes the enrollment and building context in which project planning occurs, resultant project goals and project constraints. The process is iterative in that the context outlines project goals which are further shaped by known and emergent constraints. Simultaneously, responses and exceptions to constraints are brought into greater focus as project goals achieve greater clarity.

ENROLLMENT PLANNING CONTEXT: For several years, the Montessori program at Seward School has operated as a four-kindergarten K-8 (K8-4K) program. This program has been very successful and it a sought-after school choice within its attendance area. However, the building has experienced measurable symptoms of overcrowding, which are most succinctly defined by noting that the Seward building is classified for facilities assessment purposes as a K8-3K building – a building that can best support a three-kindergarten K-8 program. It's a three-kindergarten building that houses a four-kindergarten program.

At least three solutions exist for this situation. The program can be enrollment managed to become a K8-3K program. Alternatively, the grade profile can be managed to redirect the middle grades to another building, and the program can become a K5-4K program. Both of these solutions have significant site and/or district obstacles to implementation. As a result, it has been decided to implement a facilities solution by enlarging the school building to more effectively accommodate a K8-4K program.

PROJECT CONTEXT SUMMARY: As noted above, the existing Seward building ("SEWA") is classified for facilities assessment purposes as a K8-3K prototype which, among several assessment dimensions, calls for a building of at least 34 classrooms. The prototype enrollment capacity is 652 students which, when compared with the actual classroom count of 39 in the existing building, generates an existing building enrollment capacity of 753 students. Enrollment has exceeded the building enrollment capacity for several years, and has been accommodated by a variety of instructional and organizational strategies at the school and district levels.

Some of these strategies have included the elimination of certain program elements. Others have imposed some relative constraints on the core program. The cumulative effect has been incremental erosion to the full spectrum of instruction at this school. As a result, a facilities expansion project has been developed to align building size with program enrollment.

PROJECT GOALS SUMMARY: This project has four goals. The primary project goal prioritizes classroom count and enrollment capacity. The second project goal is the improvement of classroom support spaces where existing capacity is already inadequate or where the enrollment increase will render them inadequate. The third project goal is

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enhancement of building security. The final project goal is to leave the site better poised for future development, whatever that may be and whenever it may occur. The project does not include the scope of work to convert the existing building into a full K8-4K prototype building.

PROJECT CONSTRAINTS SUMMARY: These goals must be met within certain constraints. First, Seward enrollment will not be decreased during construction requiring that most construction activities occur outside existing school spaces and that all construction activities be coordinated with identified instructional milestones. Second, buildable site area is limited. Thirdly, zoning issues under the jurisdiction of the city of Minneapolis will likely necessitate certain variances and conditional use permit amendments.

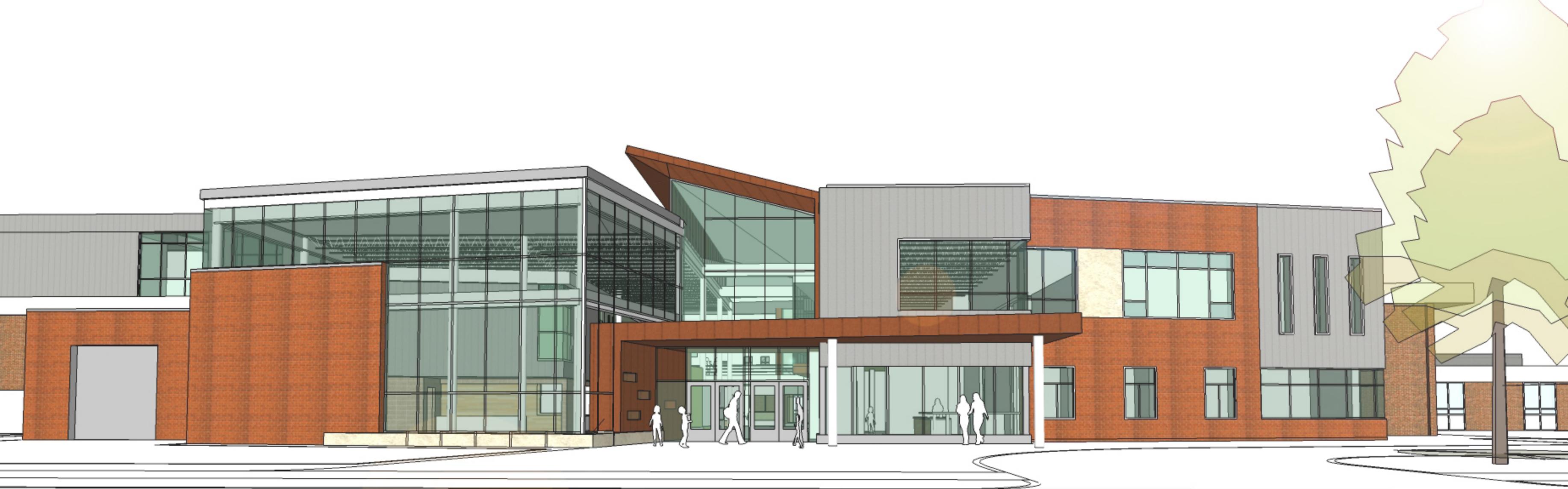


**MINNEAPOLIS
PUBLIC SCHOOLS**
Urban Education. Global Citizens.

Seward
Montessori School

Site:
Urban Context













December 9TH, 9 AM w/o Level 3



December 21ST, 12 PM w/o Level 3



December 9TH, 9 AM with Level 3



December 21ST, 12 PM with Level 3

SHADOW STUDY

GENERAL CIVIL SITE NOTES

- ALL EXISTING INFORMATION TAKEN FROM SURVEY BY SUNDE LAND SURVEYING DATED APRIL 8, 2014
- SUBSURFACE GEOTECHNICAL INVESTIGATION BY BRAUN INTERTEC CORPORATION, PROJECT #B14-00746 DATED MAY 30, 2014
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE OUTSIDE THE LIMITS OF PAVING ARE TO BE RESTORED AND REVEGETATED.
- ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH CITY OF MINNEAPOLIS AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
- EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER, STEAM, CONDENSATE, ELECTRICAL DUCTBANK AND WATERMAIN. CONTRACTOR TO CONTACT GOPHER ONE-CALL BEFORE EXCAVATING.
- ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
- CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF EXISTING STORM AND SANITARY SEWER PRIOR TO THE START OF CONSTRUCTION.
- ALL WORK TO CONFORM WITH CITY OF MINNEAPOLIS AND STATE OF MINNESOTA STANDARDS AND REGULATIONS.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
- PROVIDE BARRICADES AT STREETS AND SIDEWALKS PER CITY OF MINNEAPOLIS REQUIREMENTS.
- WASTE MATERIALS INCLUDING PAVEMENT REMOVED DURING CONSTRUCTION, WASTE PIPING AND SUPPLIES, CONSTRUCTION DEBRIS AND EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR.
- ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
- WHEN WORKING AROUND EXISTING TELEPHONE OR ELECTRICAL POLES, THE CONTRACTOR SHALL BRACE THE POLE FOR SUPPORT.
- WHEN WORKING AROUND EXISTING UTILITIES THAT BECOME EXPOSED, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT TO PREVENT EXCESSIVE STRESS ON THE PIPING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
- ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CATCH BASINS AND MANHOLES ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. COORDINATE LOCATION OF MANHOLE COVER AND CASTING SO THAT IT IS PROPERLY LOCATED AT THE BACK OF CURB LINE FOR THE CURB INLETS OR CENTERED IN THE AREA AS SHOWN ON THE PLAN FOR THE AREA DRAINS AND MANHOLE COVERS.
- SITE UTILITY CONTRACTOR TO FURNISH AND INSTALL ALL WATERMAIN, SANITARY SEWER AND STORM SEWER FACILITIES AND APPURTENANCES TO WITHIN FIVE FEET OUTSIDE THE BUILDING. COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATION AND DEPTH OF CONNECTION WITHIN BUILDING.
- CONTRACTOR SHALL COORDINATE WITH ARCHITECT'S DRAWINGS TO VERIFY LOCATION, SIZE AND QUANTITY OF ALL ROOF DRAINS AND UTILITY CONNECTIONS. LIMITS OF PROPOSED SITE PLUMBING FACILITIES SHALL BE FIVE FEET FROM EDGE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.
- PROVIDE THE FOLLOWING MINIMUM COVER OVER THE TOP OF PIPE AS FOLLOWS:
 - 8" OVER WATERMAIN
 - 5" OVER SANITARY SEWER
 - 1" OVER STORM SEWER
- WATERMAIN TO BE DUCTILE IRON PIPE (DIP), ANSI A-21.51, 150 PSI WORKING PRESSURE MINIMUM. ALL DUCTILE IRON PIPE SHALL BE CORROSION RESISTANT COATED.
- MAXIMUM CROSS-SLOPES FOR SIDEWALKS AND ADA ACCESS ROUTES SHALL NOT EXCEED 2.00%. RAMP SLOPES SHALL NOT EXCEED 1" PER FOOT (8.33%). MAXIMUM SLOPES FOR HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
- ANY CONCRETE CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE PERFORMED BY A LICENSED AND BONDED CONCRETE CONTRACTOR.
- A \$15,000 SIDEWALK CONTRACTOR'S BOND MUST BE OBTAINED FROM PUBLIC WORKS SIDEWALK INSPECTIONS PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. PLEASE LOG ON TO: WWW.SIDEWALK.MPLS.MN.ROWAY.NET AND FOLLOW THE INSTRUCTIONS ON THE WEB SITE.
- A SIDEWALK CONSTRUCTION PERMIT MUST BE OBTAINED PRIOR TO THE START OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY. LOG ON TO: WWW.SIDEWALK.MPLS.MN.ROWAY.NET FOR A PERMIT.

EROSION CONTROL NOTES

- CONTRACTOR MUST CALL A CONSTRUCTION START 48 HOURS PRIOR TO ANY LAND DISTURBANCES AT 612-673-3867. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
- INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES. (HAY BALES ARE NOT AN ACCEPTABLE PERIMETER CONTROL)
- BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 12 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEOTEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
- REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
- INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
- LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
- MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE IMMEDIATELY, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
- TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING AND ALL AREAS IN WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7-14 DAYS. USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. SEED WITH ANNUAL RYE SEED AT 60 LBS PER ACRE AND WOOD MULCH FIBER AT 45 LBS PER 1,000 SF. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
- READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS SHOWN IN THE EROSION CONTROL PLAN. UNDER NO CIRCUMSTANCE MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
- CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
- IF DEWATERING OR PUMPING OF WATER IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND/OR APPROVALS PRIOR TO DISCHARGE OF ANY WATER FROM THE SITE. IF THE DISCHARGE FROM THE DEWATERING OR PUMPING PROCESS IS TURBID OR CONTAINS SEDIMENT LADEN WATER, IT MUST BE TREATED THROUGH THE USE OF SEDIMENT TRAPS, VEGETATIVE FILTER STRIPS, OR OTHER SEDIMENT REDUCING MEASURES SUCH THAT THE DISCHARGE IS NOT VISIBLY DIFFERENT FROM THE RECEIVING WATER. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE DISCHARGE POINT TO PREVENT SCOUR EROSION. THE CONTRACTOR SHALL PROVIDE A DEWATERING/PUMPING PLAN TO THE EROSION CONTROL INSPECTOR PRIOR TO INITIATING DEWATERING ACTIVITIES.
- EROSION CONTROL SHALL BE PLACED ALONG THE PERIMETER OF THE SITE EXCAVATION. EROSION CONTROL SHALL BE PLACED SO IT DOES NOT DISTURB THE EXISTING PAVEMENT OR DRIVE LANES THAT ARE TO REMAIN. MANY METHODS OF EROSION CONTROL WILL WORK AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MEASURE MOST APPROPRIATE TO THE SITE CONDITIONS AND THAT WHICH MEETS CITY OF MINNEAPOLIS AND MPCA STANDARDS. GRAPHICALLY SHOWN ON THE PLANS FOR CLARITY BUT SHALL BE PLACED IN THE MOST APPROPRIATE LOCATIONS NOT TO DAMAGE EXISTING PAVEMENT AND/OR CURBS TO REMAIN. DAMAGED PAVEMENT AND/OR CURBS SHALL BE PAID FOR SOLELY BY THE CONTRACTOR. ACCEPTABLE METHODS INCLUDE SILT FENCE PER DETAIL 1/C700, COIR LOGS PER DETAIL 4/C700 OR A COMBINATION OF THESE METHODS. ALSO SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS AND SWPPP.
- REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED. MINIMUM VEGETATION ESTABLISHMENT IS 70% COVER. MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES UNTIL 70% ESTABLISHED COVER IS ACHIEVED.
- ALL EROSION CONTROL ELEMENTS ARE TEMPORARY. CONTRACTOR TO INSTALL EROSION CONTROL ELEMENTS PRIOR TO START OF LAND DISTURBING ACTIVITIES. MAINTAIN IN GOOD CONDITION DURING CONSTRUCTION AND REMOVE FROM THE SITE UPON COMPLETION OF FINAL PAVING AND TURF ESTABLISHMENT.
- CONTRACTOR TO PREVENT DIRT AND/OR DEBRIS FROM ENTERING STORM SEWER OR BEING TRANSPORTED OFF-SITE IN AN UNCONTROLLED MANNER. CONTRACTOR TO VERIFY AT PROJECT CLOSEOUT THAT STORM SEWER SYSTEM IS CLEAR OF SEDIMENT AND/OR DEBRIS AND IS FULLY FUNCTIONAL.
- STRAWBALES ARE NOT ALLOWED ON SITE IN ANY CAPACITY.

CONSTRUCTION SEQUENCING AND INSPECTION OF EROSION AND SEDIMENT CONTROL PRACTICES FOR STORMWATER MANAGEMENT SYSTEMS

- APPLY AND ACQUIRE NPDES PERMIT. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS WITHIN STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL CONTACT MINNEAPOLIS SURFACE WATERS AND SEWERS 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION RELATED TO OR IN THE LOCATION OF THE PROPOSED STORMWATER MANAGEMENT BMP.
- INSTALL EROSION CONTROL AND TREE PROTECTION ALONG PERIMETER OF SITE. INSTALL EROSION CONTROL INSERTS AT ALL CATCH BASINS AND CONSTRUCT ROCK CONSTRUCTION ENTRANCE(S). SEE EROSION CONTROL NOTES FOR FURTHER INSTRUCTION.
- PROCEED WITH SITE DEMOLITION, GRADING AND CONSTRUCTION.
- MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES AS OUTLINED ON DRAWING AND WITHIN SWPPP.
- ALL SITE WORK SHOULD BE COMPLETE PRIOR TO WORK ON THE STORMWATER MANAGEMENT SYSTEMS BEING STARTED TO THE EXTENT POSSIBLE. IF CONSTRUCTION OF THESE AREAS NEEDS TO OCCUR PRIOR TO FINAL SITE STABILIZATION, THEN THE CONSTRUCTED AREA MUST BE PROTECTED AND CONTRIBUTING FLOWS NEED TO BE FILTERED TO PREVENT CLOGGING OF THE SYSTEM OR COMPACTION OF THE INFILTRATION AREA.
- SHOP DRAWINGS OF ALL SYSTEMS NEED TO BE APPROVED PRIOR TO CONSTRUCTION. ALL SOIL MATERIAL TESTING SHALL BE DONE PRIOR TO INSTALLATION TO ENSURE SOIL MIXTURE IS ADEQUATE FOR SYSTEM. TESTS SHALL BE SUBMITTED TO ENGINEER AND APPROVED PRIOR TO INSTALLATION.
- NOTIFY CIVIL ENGINEER OF WORK BEING DONE ON STORMWATER SYSTEMS AND THE SCHEDULE OF CONSTRUCTION. ALLOW A MINIMUM OF FIVE WORKING DAYS FOR NOTIFICATION SO ENGINEER CAN CONDUCT SITE MEETING TO DISCUSS THE INTENT OF THE SYSTEM AND SO CONSTRUCTION OBSERVATION CAN BE SCHEDULED ACCORDINGLY. SITE MEETING TO REVIEW THE INTENT OF THE DESIGN AND THE INFILTRATION SYSTEM CONSTRUCTION NEEDS TO OCCUR PRIOR TO STARTING CONSTRUCTION ON THE SYSTEM.
- MAINTAIN EROSION AND SEDIMENT CONTROL ON CONTRIBUTING AREAS TO AVOID CLOGGING OF SYSTEM.
- CONSTRUCT STORMWATER SYSTEMS PER DRAWINGS AND SPECIFICATIONS.
- COMPLETE CONSTRUCTION OF PARKING AND SIDEWALKS AFTER STORMWATER SYSTEM IS INSTALLED. AFTER PAVEMENT IS INSTALLED, VERIFY THAT INFILTRATION SYSTEMS ARE CLEAR AND FULLY FUNCTIONAL. VACUUM AND CLEAN SYSTEMS SO THEY ARE FULLY FUNCTIONAL AT PROJECT CLOSEOUT.
- INSTALL LANDSCAPING AND PLANTING MATERIALS PER LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- REMOVE ALL TEMPORARY EROSION CONTROL BMP'S AFTER PAVING AND INFILTRATION AREAS ARE COMPLETE AND AFTER TURF HAS BEEN ESTABLISHED.
- CONTRACTOR SHALL TAKE PHOTOGRAPHS AND MEASUREMENTS OF ALL STORMWATER MANAGEMENT SYSTEMS THROUGHOUT CONSTRUCTION. DOCUMENTATION OF CONSTRUCTION SHALL BE SUBMITTED TO THE CIVIL ENGINEER AT THE CLOSEOUT OF THE PROJECT. CLOSEOUT DOCUMENTATION SHALL INCLUDE PHOTOGRAPHS AND MEASUREMENTS OF SYSTEM DURING CONSTRUCTION, TESTING REPORTS AND OBSERVATIONS AND REDLINE DRAWINGS OF ANY FIELD MODIFICATIONS MADE DURING CONSTRUCTION.
- A LETTER WRITTEN ON COMPANY LETTERHEAD THAT THE STORMWATER MANAGEMENT PRACTICES HAVE BEEN BUILT PER THE CIVIL PLANS, OR PER REDLINE FIELD DRAWINGS, SHALL BE SUBMITTED TO THE CIVIL ENGINEER AT THE CLOSEOUT OF THE PROJECT.
- THE CONTRACTOR SHALL SUBMIT AN AS-BUILT SURVEY OF THE COMPLETED SITE PREPARED AND SIGNED BY A LICENSED SURVEYOR TO THE CIVIL ENGINEER AT THE END OF THE PROJECT. AS-BUILT SURVEY SHALL INCLUDE ENOUGH INFORMATION TO VERIFY THE CONSTRUCTED TOPOGRAPHY, UTILITY AND SITE ELEMENTS. COORDINATE WITH OWNER AND CIVIL ENGINEER FOR SCHEDULE FOR WHEN THIS SHALL BE COMPLETED.
- REMOVE ALL TEMPORARY EROSION CONTROL BMP'S AFTER PAVING AND INFILTRATION AREAS ARE COMPLETE AND AFTER TURF HAS BEEN ESTABLISHED.
- FILE NOTICE OF TERMINATION (NOT) WITH THE MPCA UPON COMPLETION OF PROJECT. SUBMIT COPY TO OWNER AND ENGINEER.
- UPON THE PROJECT'S COMPLETION THE GENERAL CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL PROVIDE TO THE CITY OF MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS A FINAL STORMWATER MANAGEMENT REPORT INCLUDING RECORD DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORMWATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBstantiate THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING ADVERTISING/INFORMATION SIGN
	EXISTING BIKE RACKS
	EXISTING DRAIN GRATE
	EXISTING STORM CATCH BASIN/MANHOLE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATERMAIN
	EXISTING GAS LINE
	EXISTING OVERHEAD COMMUNICATION LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND COMMUNICATION LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING ELECTRIC MANHOLE
	EXISTING ELECTRIC HAND HOLE
	EXISTING GAS METER
	EXISTING METAL COVER
	EXISTING LIGHT POLE
	EXISTING POWER POLE
	EXISTING POWER AND LIGHT POLE
	EXISTING POWER POLE WITH UNDERGROUND UTILITY
	EXISTING TRANSFORMER
	EXISTING PARKING SIGN
	EXISTING HANDICAP SIGN
	EXISTING HANDICAP DOOR PUSH BUTTON
	EXISTING GUARD POST
	EXISTING CONTOUR
	EXISTING CHAIN LINK OR WOOD FENCE
	EXISTING OVERHANG
	EXISTING TREE/SHRUB
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	DENOTES SURFACE DRAINAGE
	PROPOSED SAWCUT LINE
	APPROXIMATE SOIL BORING LOCATION
	EXISTING UTILITY TO BE REMOVED
	REMOVE EXISTING CONCRETE CURB
	EXISTING TREE TO BE REMOVED
	REMOVE EXISTING CONCRETE
	REMOVE EXISTING BITUMINOUS
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
	PROPOSED DRAIN TILE
	PROPOSED TRENCH DRAIN
	PROPOSED CATCH BASIN
	PROPOSED MANHOLE
	PROPOSED CLEAN OUT
	PROPOSED GATE VALVE
	PROPOSED RETAINING WALL
	SILT FENCE
	EROSION CONTROL AT CB/MH
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONSTRUCTION ENTRANCE

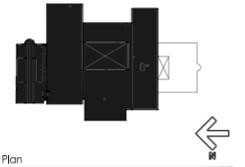


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PIERCE PINI & ASSOCIATES, INC.
Consulting Civil Engineers



Key Plan

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.

Printed Name: _____

Signature: _____

Date: _____ License # _____

No.	Date	Revision Description
1	5/2/2014	100% DD
2	6/2/2014	PDR SUBMITTAL

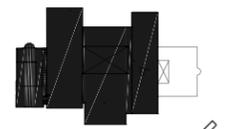


MINNEAPOLIS PUBLIC SCHOOLS
SEWARD
MONTESSORI SCHOOL
MINNEAPOLIS, MN

CIVIL
NOTES

Project 14,1001.01 Drawing Number
Date 6/2/2014
Drawn by TPS
Checked by RSP

C100



Key Plan

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.

Printed Name: _____

Signature: _____

Date: _____ License #: _____

No.	Date	Revision Description
•	5/2/2014	100% DD
•	6/2/2014	PDR SUBMITTAL

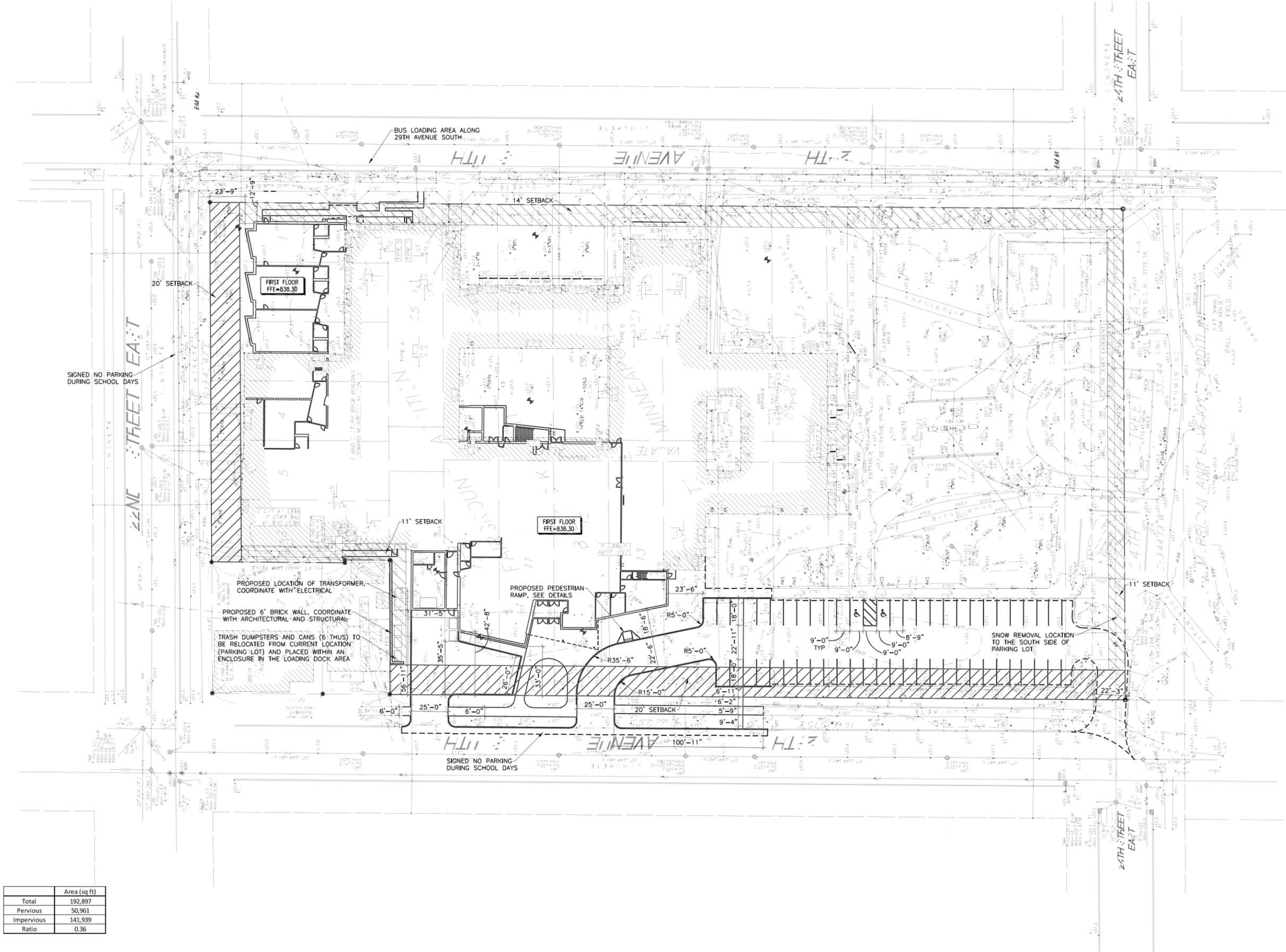


MINNEAPOLIS PUBLIC SCHOOLS
SEWARD
MONTESSORI SCHOOL
MINNEAPOLIS, MN

SITE LAYOUT PLAN

Project 14,1001.01 Drawing Number
Date 6/2/2014
Drawn by TPS
Checked by RSP

C101



	Area (sq ft)
Total	192,897
Pervious	50,961
Impervious	141,939
Ratio	0.36

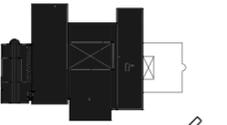


1 SITE LAYOUT PLAN

C101



1"=30'



Key Plan

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-	6/2/2014	PDR SUBMITTAL

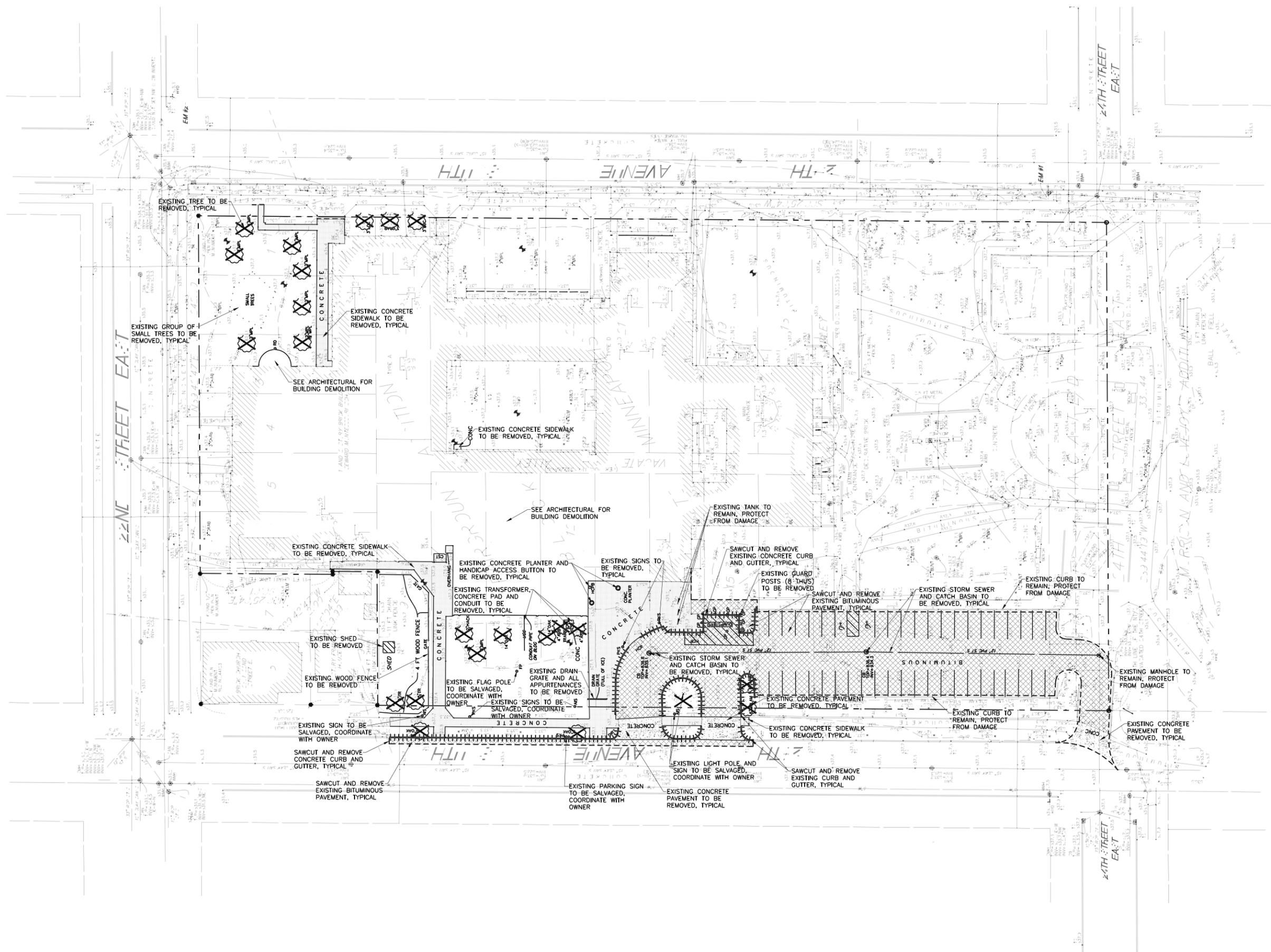


MINNEAPOLIS PUBLIC SCHOOLS
SEWARD
MONTESSORI SCHOOL
MINNEAPOLIS, MN

**SITE
DEMOLITION
PLAN**

Project 14,1001.01 Drawing Number
Date 6/2/2014
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Checked by RSP

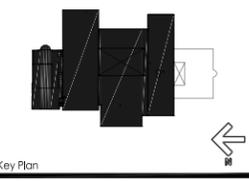
C200



1 SITE DEMOLITION PLAN
C200



1"=30'



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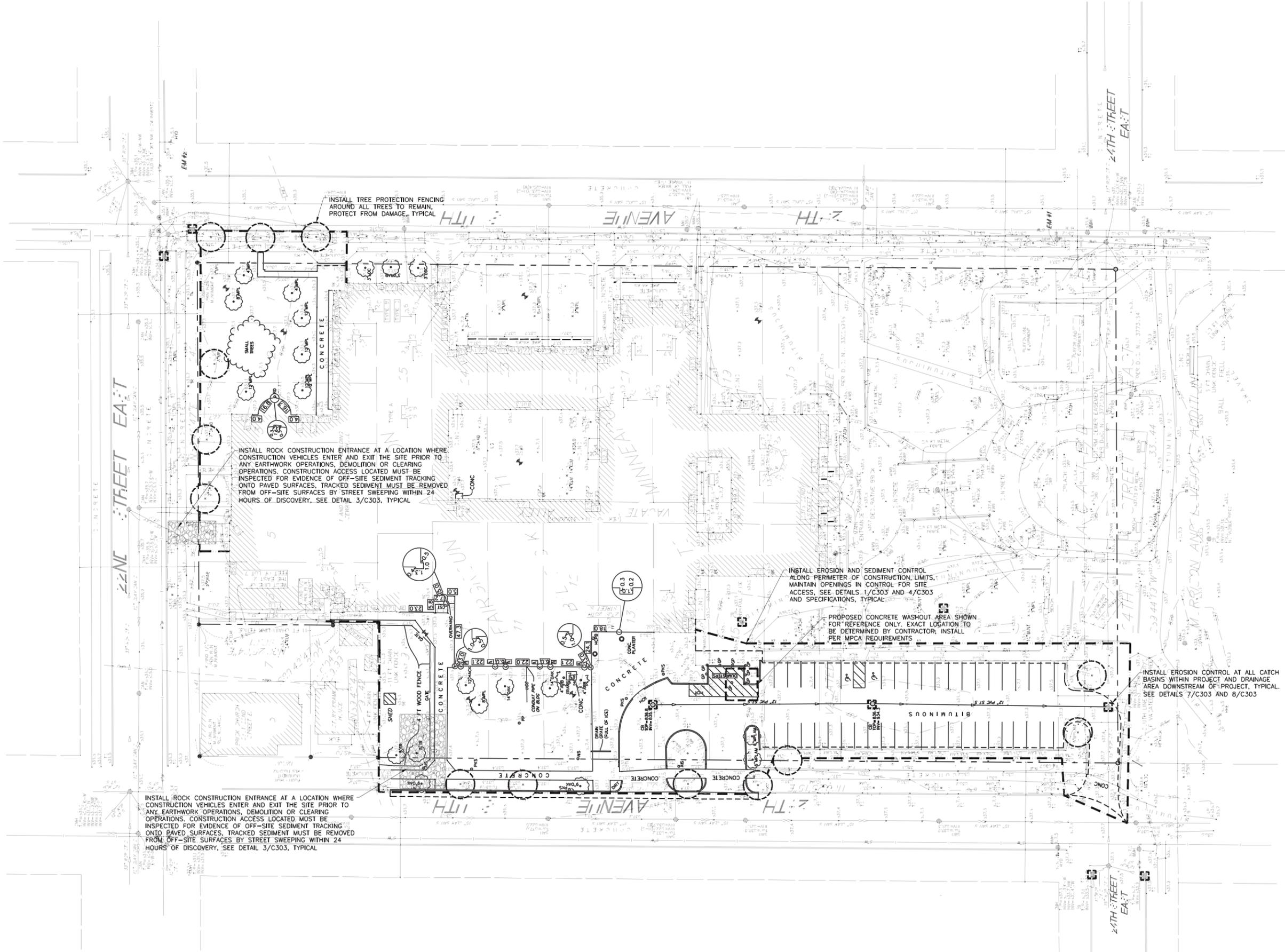


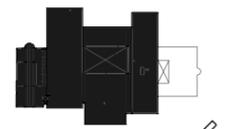
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SWPPP
 EXISTING
 CONDITIONS

Project 14,1001.01 Drawing Number
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C301





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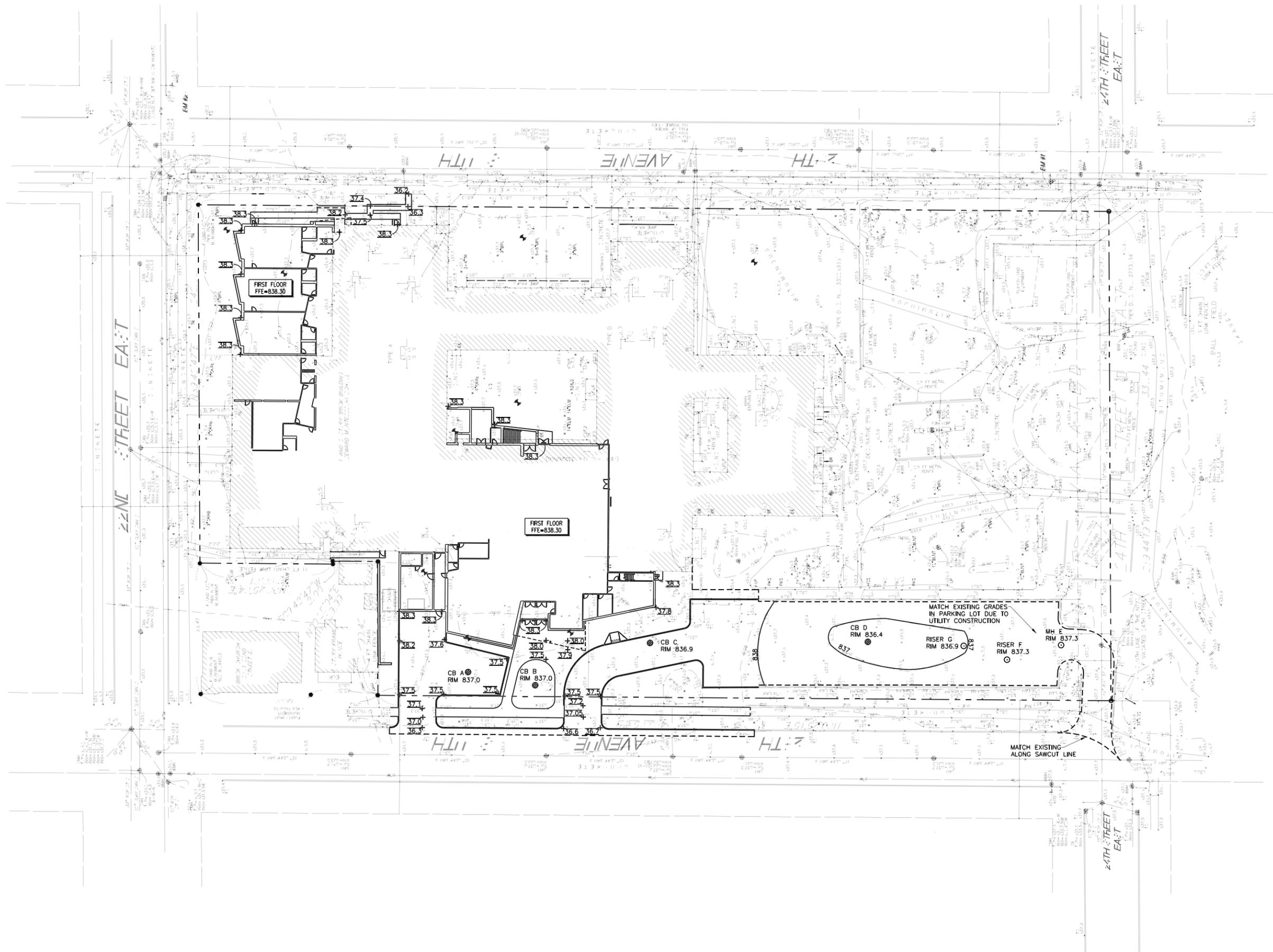


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**GRADING
AND
DRAINAGE
PLAN**

Project 14,1001.01 Drawing Number
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C400



1 GRADING AND DRAINAGE PLAN

C400



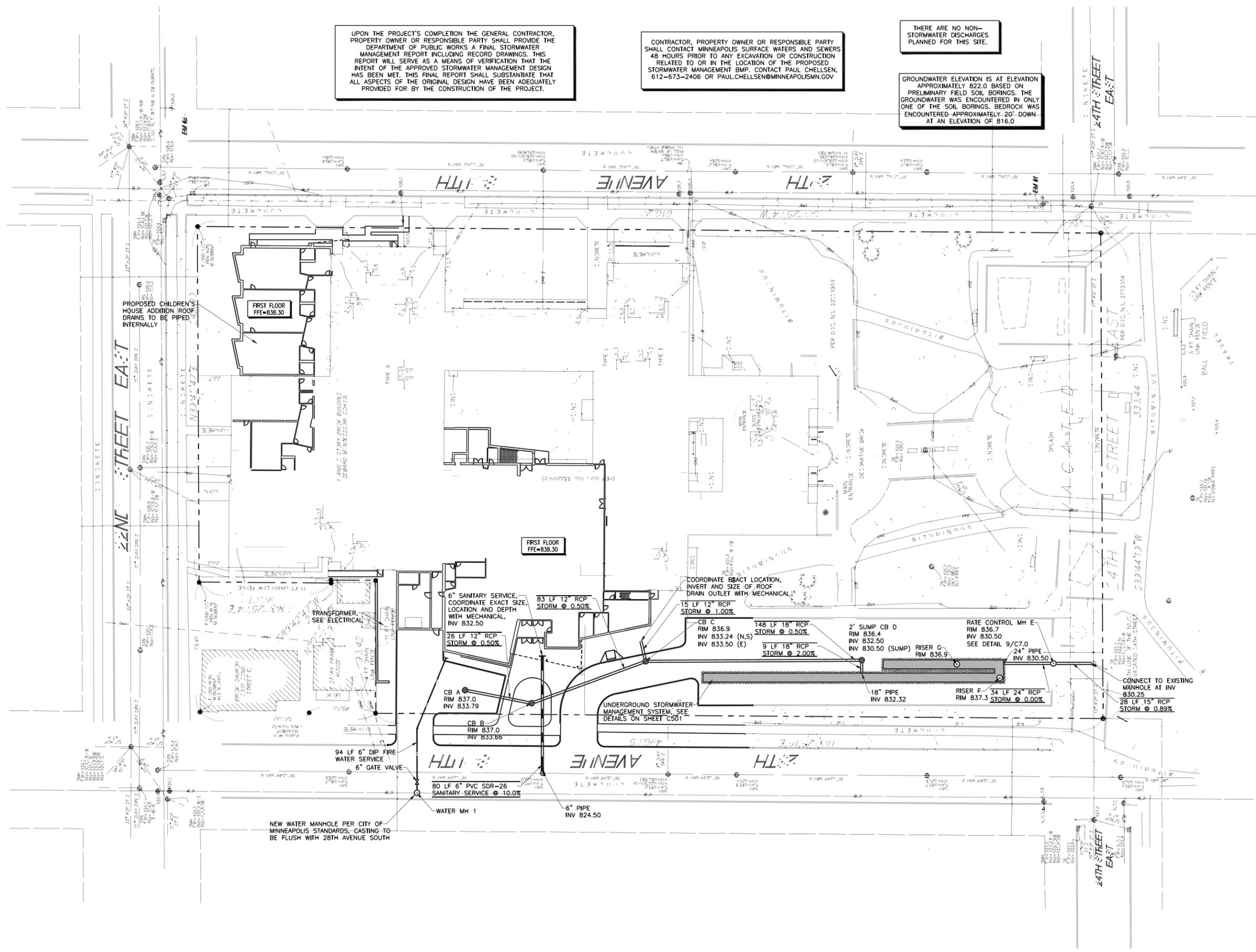
1"=30'

UPON THE PROJECT'S COMPLETION THE GENERAL CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL PROVIDE THE DEPARTMENT OF PUBLIC WORKS A FINAL STORMWATER MANAGEMENT REPORT INCLUDING RECORD DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORMWATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBSTANTIATE THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.

CONTRACTOR, PROPERTY OWNER OR RESPONSIBLE PARTY SHALL CONTACT MINNEAPOLIS SURFACE WATERS AND SEWERS 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION RELATED TO OR IN THE LOCATION OF THE PROPOSED STORMWATER MANAGEMENT BMP. CONTACT PAUL CHELLEN, 612-673-2406 OR PAUL.CHELLEN@MINNEAPOLISMN.GOV

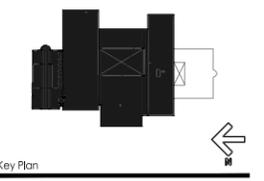
THERE ARE NO NON-STORMWATER DISCHARGES PLANNED FOR THIS SITE.

GROUNDWATER ELEVATION IS AT ELEVATION APPROXIMATELY 822.0 BASED ON PRELIMINARY FIELD SOIL BORINGS. THE GROUNDWATER WAS ENCOUNTERED IN ONLY ONE OF THE SOIL BORINGS. BEDROCK WAS ENCOUNTERED APPROXIMATELY 20' DOWN AT AN ELEVATION OF 816.0



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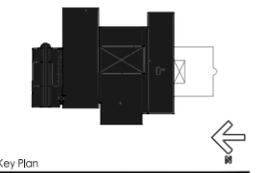


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MINNEAPOLIS, MN

UTILITY PLAN

Project 14,1001.01 Drawing Number
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C500



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-	6/2/2014	PDR SUBMITTAL

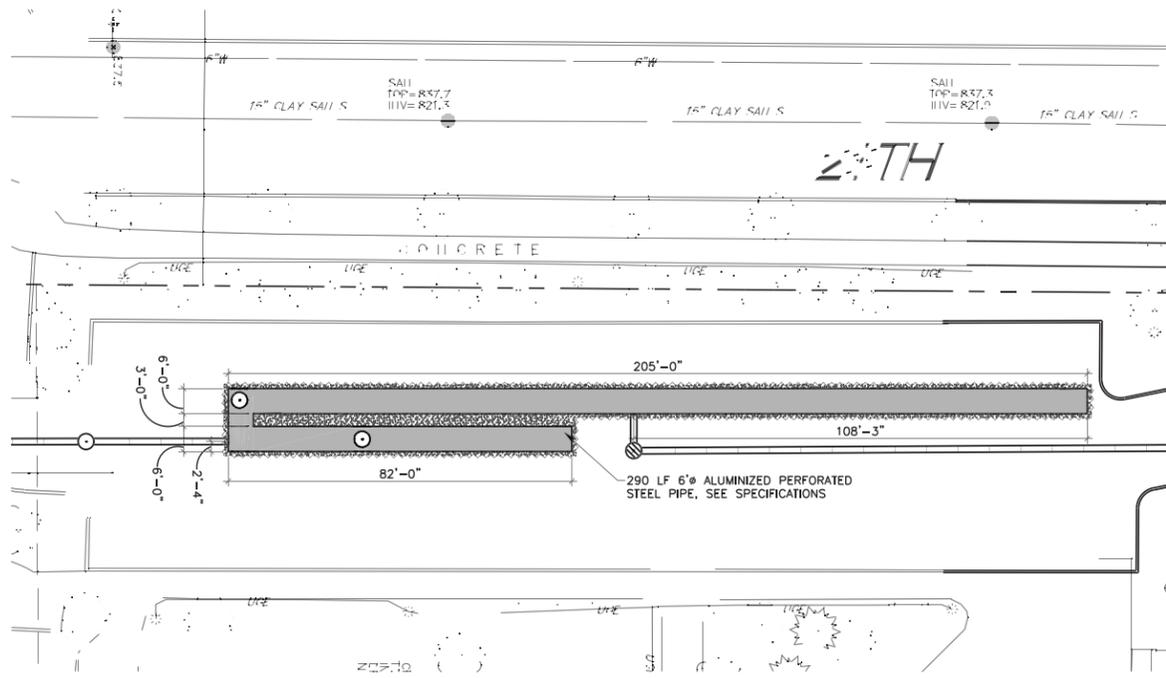


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**STORMWATER
MANAGEMENT
DETAILS**

Project 14,1001.01 Drawing Number
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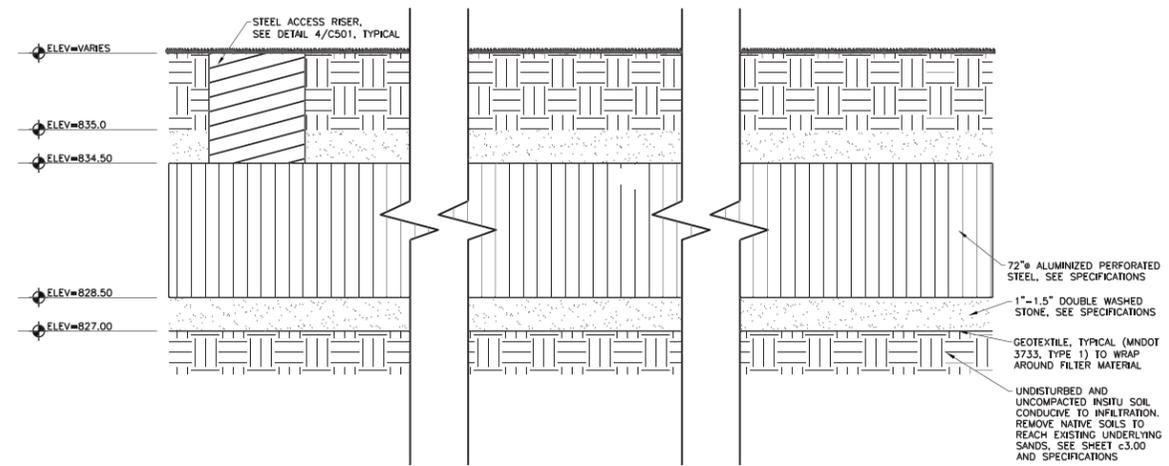
C501



1 UNDERGROUND INFILTRATION SYSTEM PLAN

C501

NO SCALE

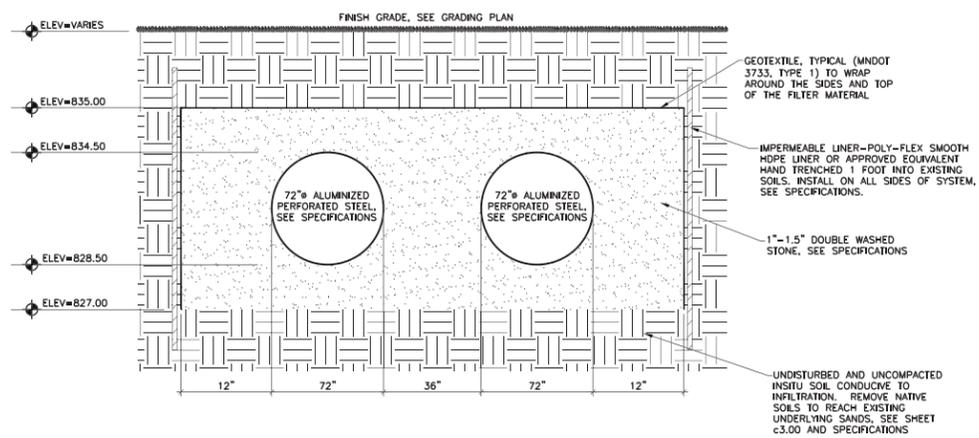


2 UNDERGROUND INFILTRATION SYSTEM PROFILE

C501

NO SCALE

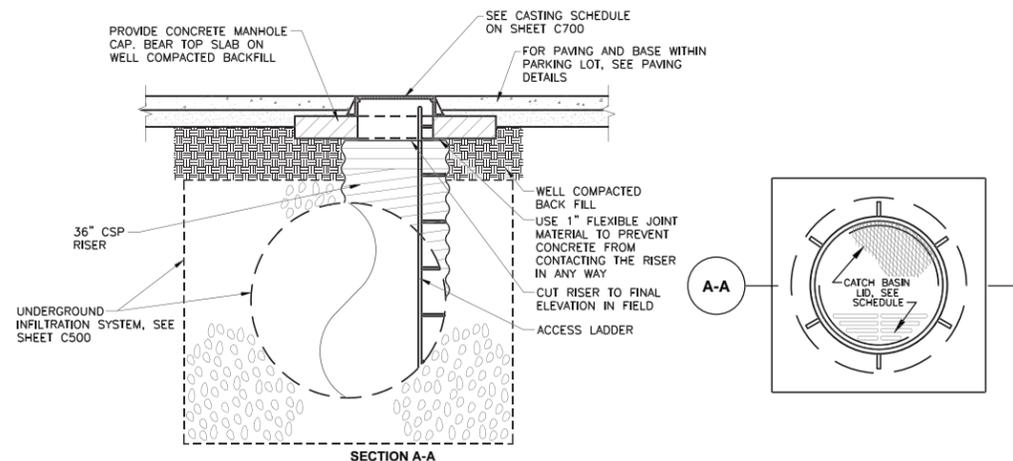
NOTE: RISERS, INLET AND OUTLET PIPES ARE SHOWN IN PROFILE VIEW FOR REFERENCE ONLY. SEE PLAN VIEW FOR ACTUAL LOCATIONS AND NUMBER OF RISERS AND PIPES.



3 UNDERGROUND INFILTRATION SYSTEM CROSS SECTION

C501

NO SCALE

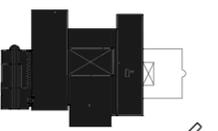


4 RISER DETAIL

C501

NO SCALE

NOTES:
1. THE CONCRETE CAP SHALL BE PLACED SO THAT THE LOADS ARE TRANSMITTED TO THE SOIL, AND NOT THE RISER.
2. THE CONCRETE CAP SHALL BE SIZED TO PROVIDE AN ADEQUATE BOTTOM AREA BASED ON THE ALLOWABLE BEARING CAPACITY OF THE SOIL.
3. THE FLEXIBLE JOINT MATERIAL TO BE STIFF ENOUGH SO THAT THE CONCRETE CAN NEVER ENGAGE WITH THE RISER CORRUGATIONS.



Key Plan

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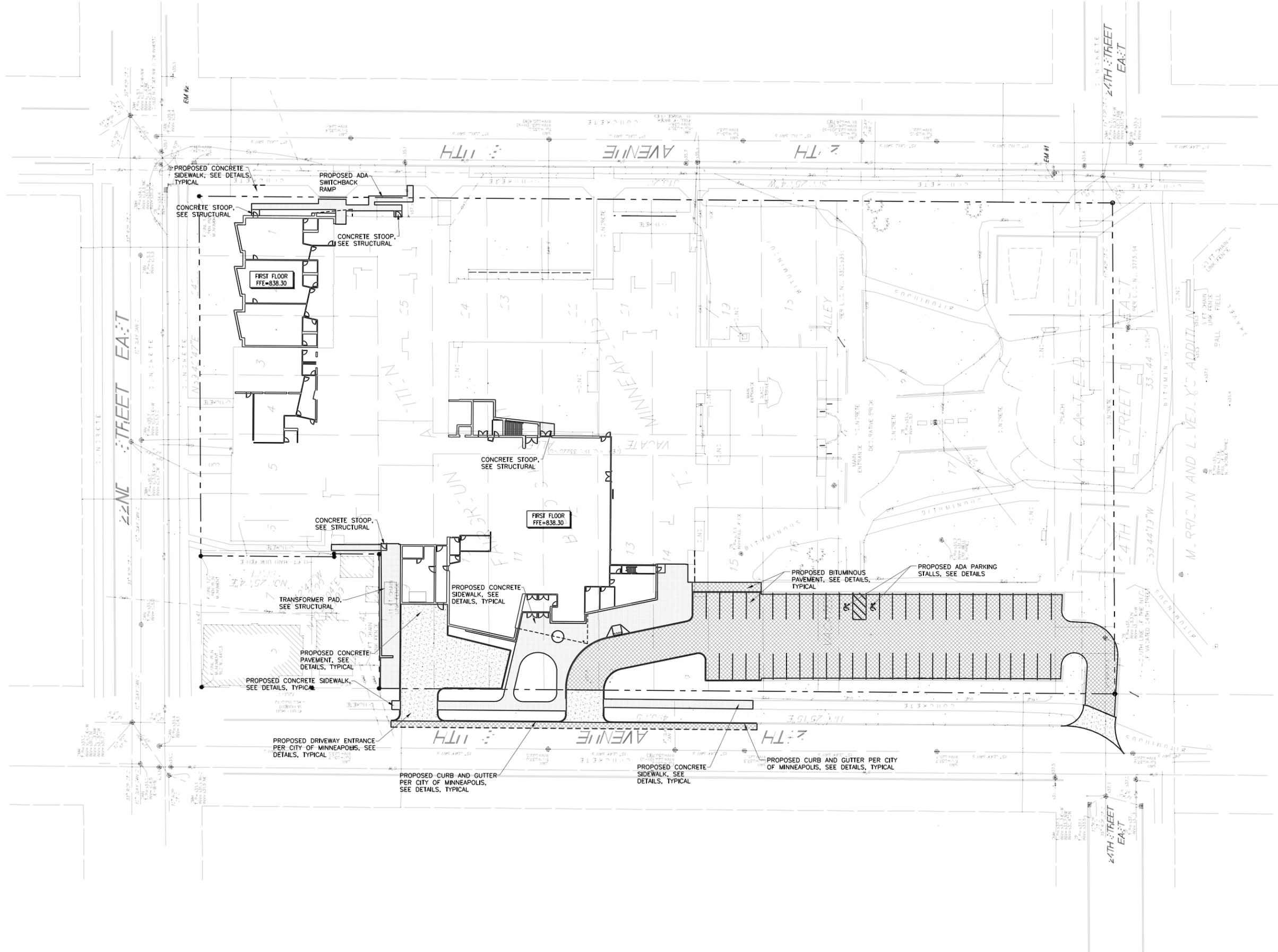


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PAVING PLAN

Project 14,1001.01 Drawing Number
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C600





ARCHITECTS

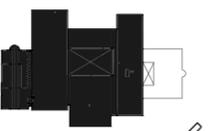
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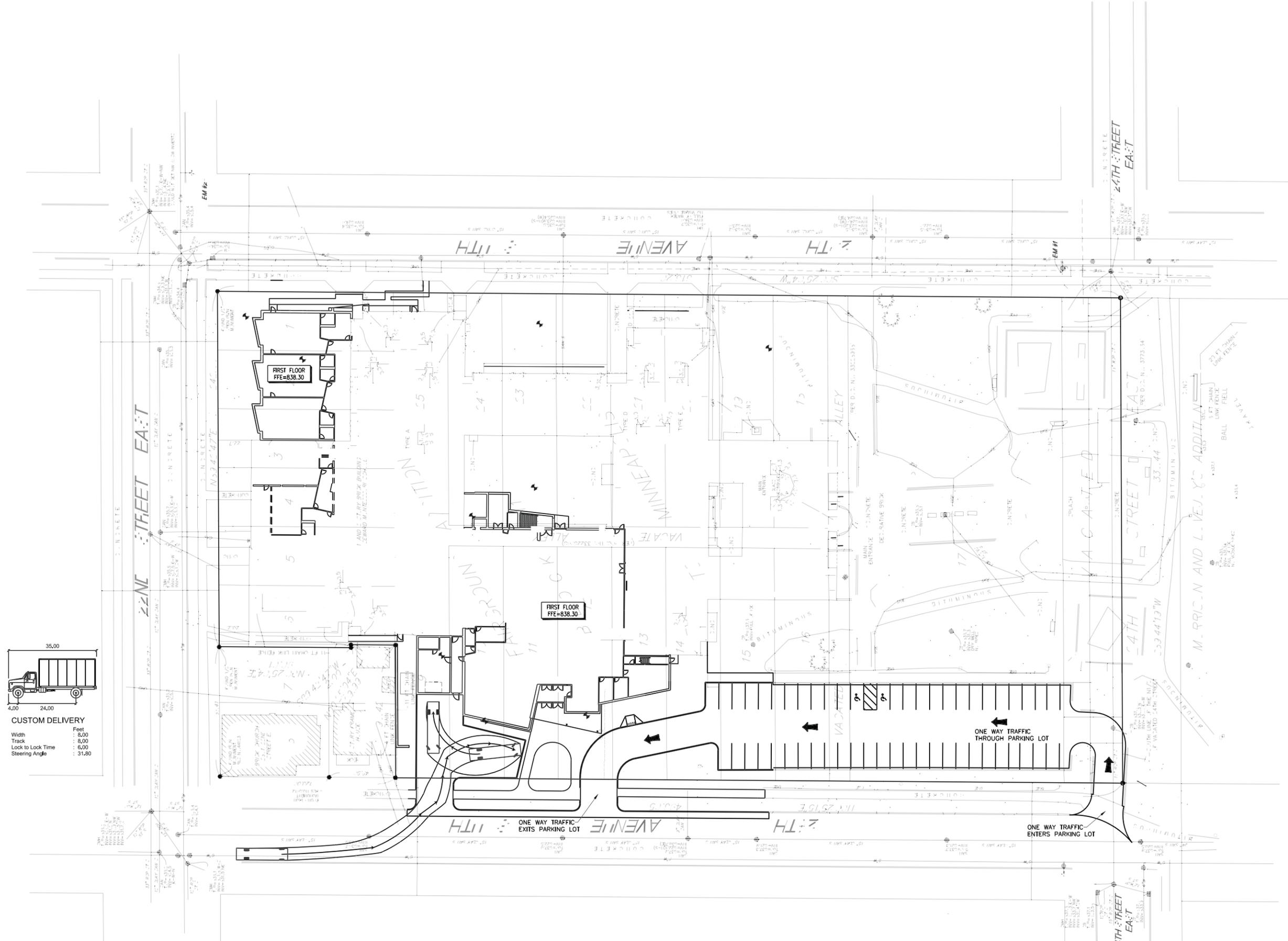
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TRUCK TURNING
& TRAFFIC FLOW

Project 14,1001.01 Drawing Number
Date 6/2/2014
Drawn by TPS
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C602

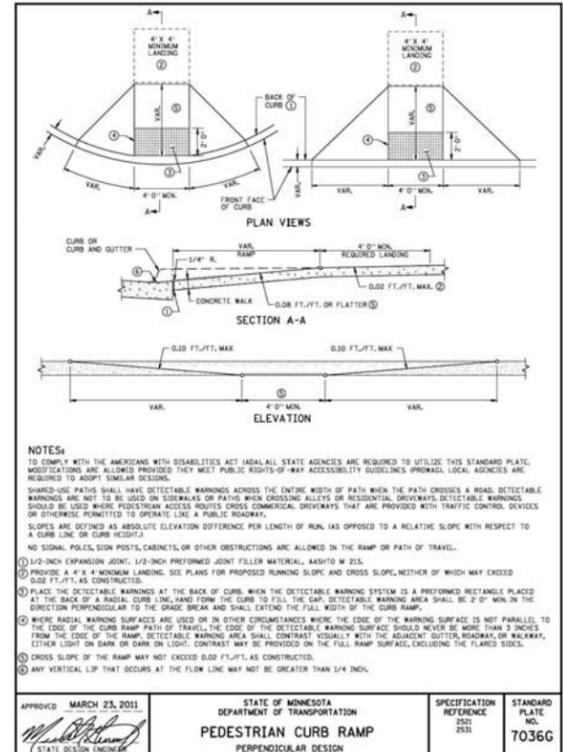
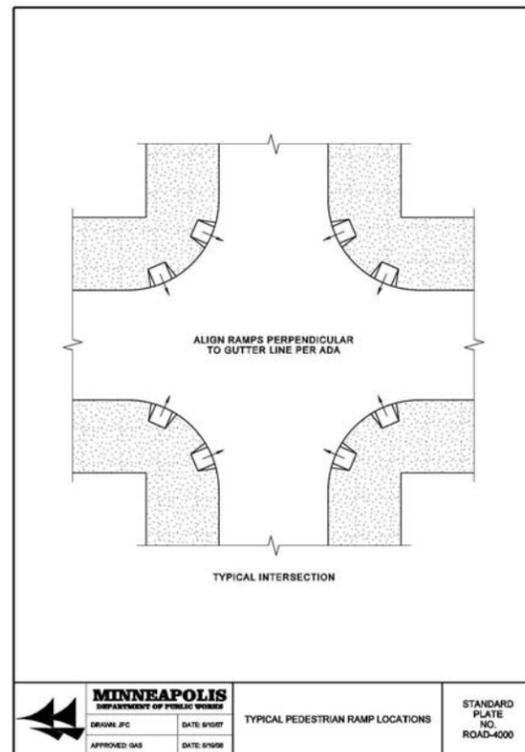
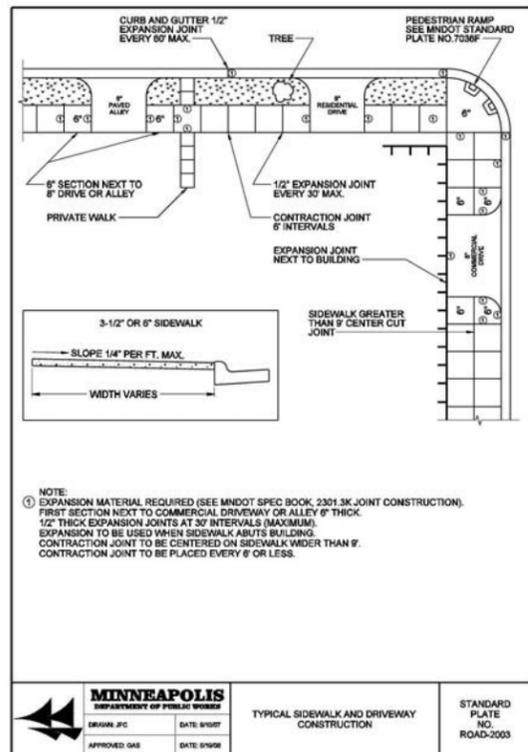
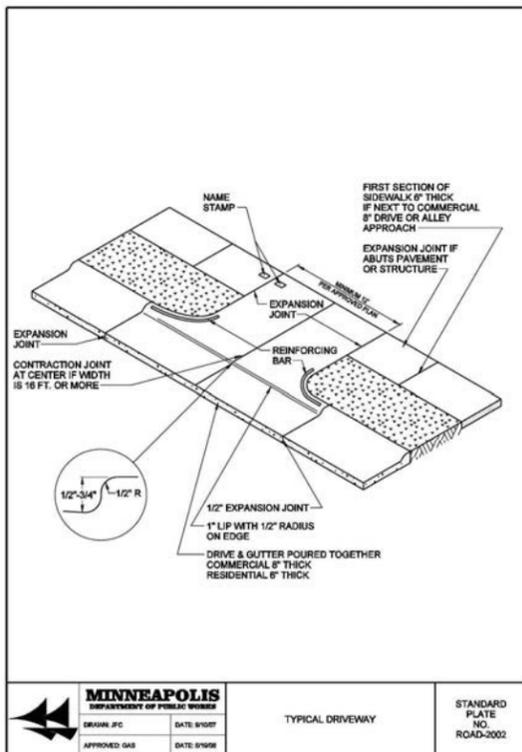
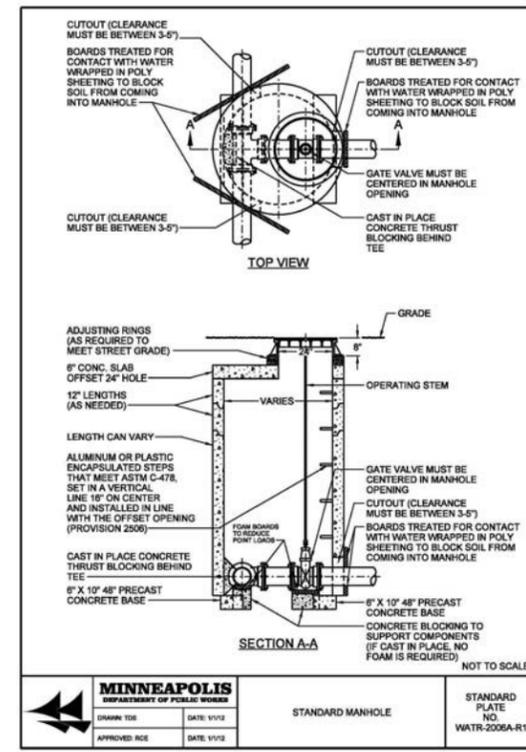
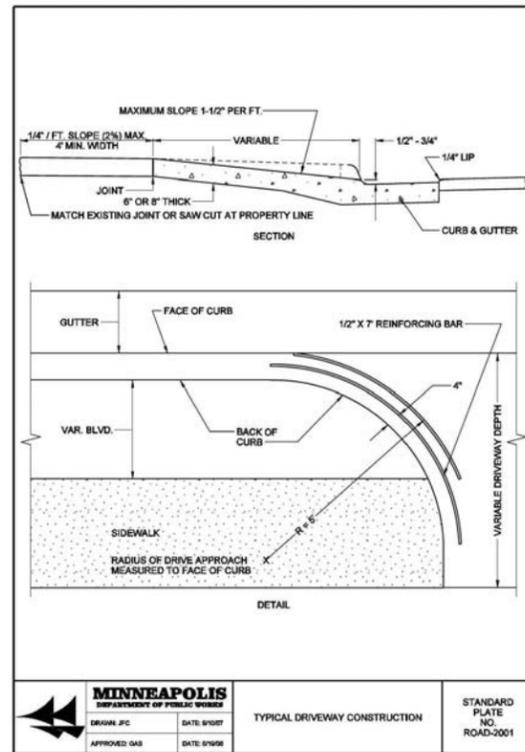
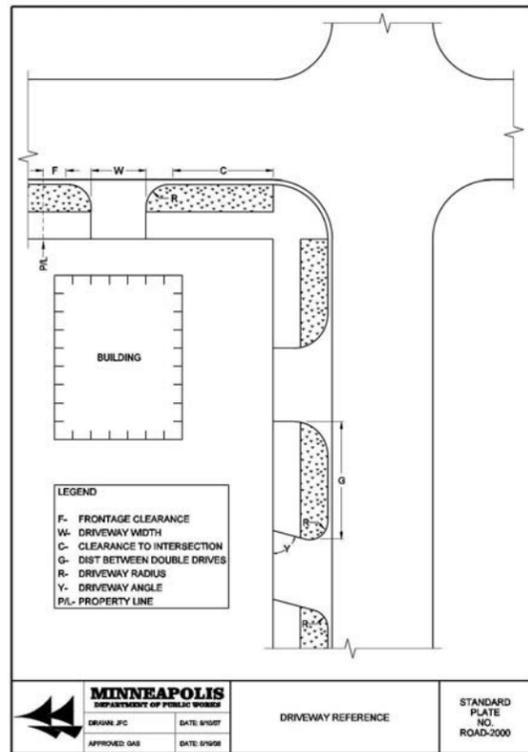
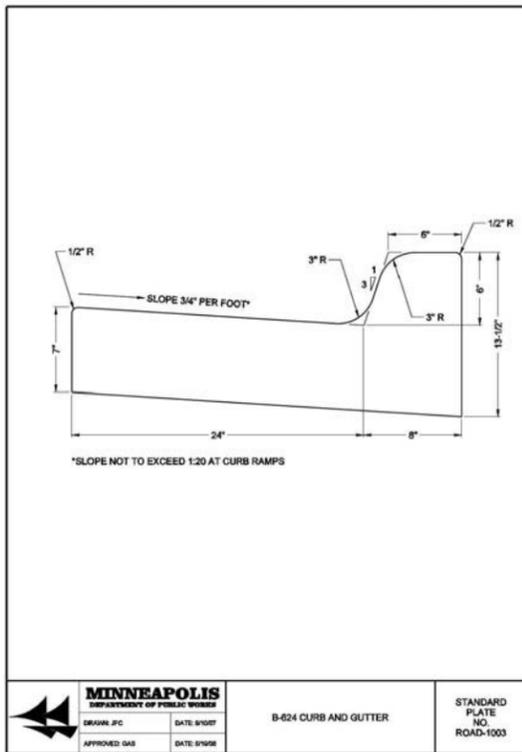
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1 TRUCK TURNING & TRAFFIC FLOW PLAN



1"=30'



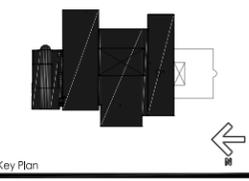
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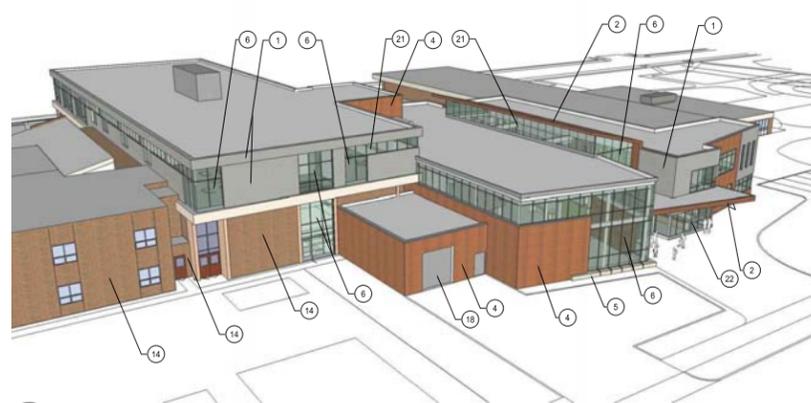
CITY
STANDARD
PLATES

Project 14,1001.01 Drawing Number
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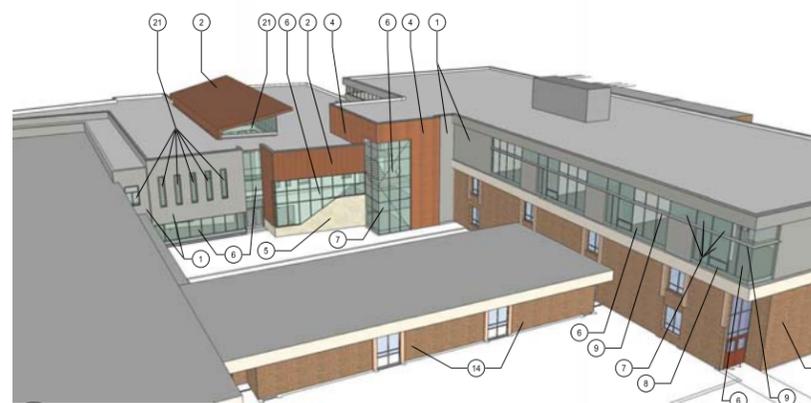
C701



1 AERIAL VIEW FROM SOUTHWEST
AR8101
NO SCALE



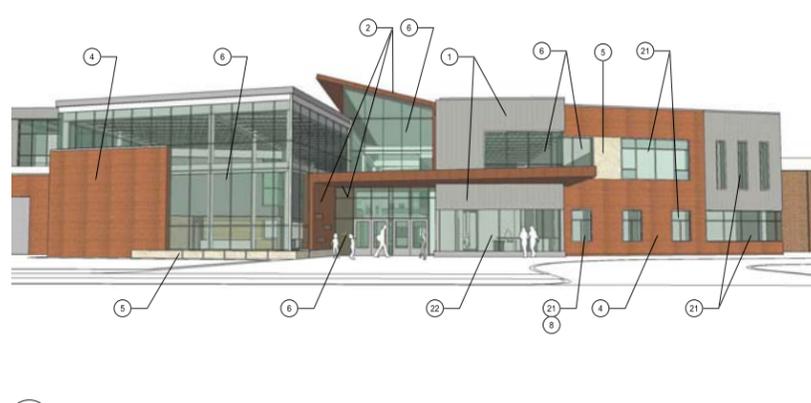
2 AERIAL VIEW FROM NORTHWEST
AR8101
NO SCALE



3 AERIAL VIEW FROM EAST
AR8101
NO SCALE



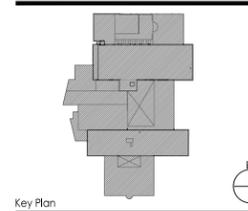
6 AERIAL VIEW FROM NORTHEAST
AR8101
NO SCALE



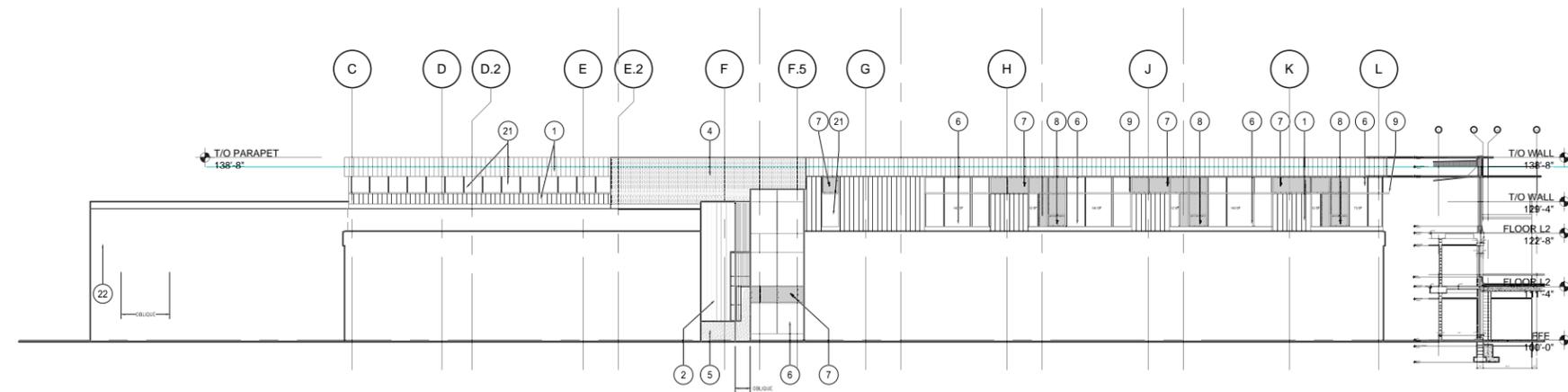
7 GROUND LEVEL VIEW FROM WEST
AR8101
NO SCALE



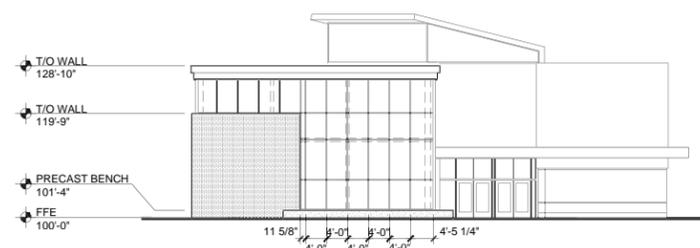
8 GROUND LEVEL VIEW FROM SOUTHWEST
AR8101
NO SCALE



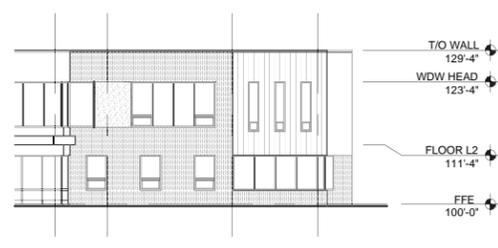
Key Plan



11 SOUTH ELEVATION - LEVEL 3
AR8101
NO SCALE



16 WEST ELEVATION
AR8101
1/16"=1'-0"



17 WEST ELEVATION
AR8101
1/16"=1'-0"

EXTERIOR ELEVATION KEYNOTES

- 1 METAL PANEL 1 - ZINC RAINSCREEN PANEL - 12"x12'-0" INTERLOCKING PANEL
- 2 METAL PANEL 2 - WEATHERED METAL PANEL OR SIMILAR AT ENTRY CANOPY
- 3 METAL PANEL 3 - NOT USED
- 4 MODULAR BRICK MASONRY
- 5 PRECAST STONE
- 6 CURTAIN WALL SYSTEM
- 7 SPANDREL GLASS
- 8 OPERABLE AWNING WINDOW
- 9 LIGHT SHELF/WINDOW TREATMENT
- 10 CLERESTORY WINDOW
- 11 STANDING SEAM ROOF
- 12 PREFINISHED METAL COPING
- 13 HOLLOW METAL DOOR AND FRAME
- 14 EXISTING TO REMAIN
- 15 EXISTING ROOF TO REMAIN
- 16 EXISTING PRECAST FACIA TO REMAIN
- 17 EXISTING WINDOWS TO REMAIN
- 18 COILING DOOR OR OVERHEAD DOOR
- 19 EXTERIOR SIGNAGE
- 20 MECHANICAL LOUVER
- 21 ARCHITECTURAL WINDOW
- 22 ALUMINUM STOREFRONT GLAZING SYSTEM
- 23 MODULAR BRICK GARDEN WALL - SEE SHEET AR0010

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MONTESSORI SCHOOL
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EXTERIOR
ELEVATIONS

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