Minneapolis
City of Lakes

CPED STAFF REPORT

Prepared for the City Planning Commission
CPC Agenda Item #7
June 1, 2015
BZZ-7159 and PL-292

LAND USE APPLICATION SUMMARY

Property Location: 617 Lowry Avenue North, 3110 & 3116 Lyndale Avenue North, and 3113 & 3117 6th Street North

Project Name: Hawthorne EcoVillage Apartments

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Applicant: Project for Pride in Living (PPL)

Project Contact: UrbanWorks Architecture, Attn: Neil Reardon

Request: To allow for the construction of a new 3-4 story apartment building that includes a total of 71 dwelling units and two attached, two-story townhomes totaling 4 units.

Required Applications:

Rezoning	Petition to rezone a portion of the property, specifically the properties located at 3110 & 3116 Lyndale Avenue North, and 3113 & 3117 6th Street North from the R4 (Multiple Family) District to the OR2 (High Density Office Residence) District.
Conditional Use Permit	For a Planned Unit Development.
Site Plan Review	To allow for the construction of a new three to four story apartment building that includes a total of 71 dwelling units and two attached, two-story townhomes totaling four units.
Preliminary and Final Plat	To combine several underlying platted lots into one lot.

SITE DATA

Existing Zoning	R4 (Multiple Family) District and OR2 (High Density Office Residence) District
Lot Area	Lot: 55,538 square feet / 1.27 acres
Ward(s)	5; adjacent to 4
Neighborhood(s)	Hawthorne Area Community Council and McKinley Community
Designated Future Land Use	Urban Neighborhood
Land Use Features	The property is located along Lowry Avenue North and along Lyndale Avenue North which are both designated Community Corridors.
Small Area Plan(s)	Lowry Avenue Strategic Plan

Date Application Deemed Complete	May 1, 2015	**Date Extension Letter Sent**	May 18, 2015
End of 60-Day Decision Period	June 30, 2015	**End of 120-Day Decision Period**	August 29, 2015

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site is currently vacant and owned by the City of Minneapolis. It is approximately 1.27 acres in size with frontage on three public streets which include Lowry Avenue North, Lyndale Avenue North and 6th Street North. The parcels have long been considered part of the master plan for the Hawthorne Eco-Village that includes a four block area bounded by Lowry Avenue North, Lyndale Avenue North, 30th Avenue North and 4th Street North. The Hawthorne Eco-Village has been designed to become an innovative, sustainable neighborhood that focuses on restoring balance to natural systems, supporting health amongst residents, and cultivating neighborliness and a strong sense of community.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is surrounded by other vacant properties, residential uses of varying density and intermittent commercial uses. The zoning classifications within the immediate vicinity are primarily R4, OR2 and C1, with R3 and R2B in the broader vicinity.

PROJECT DESCRIPTION. The developer proposes to construct a new three to four story apartment building that includes 71 units as well as two attached, two-story townhomes (totaling four units) on the properties located at 617 Lowry Avenue North, 3116 and 3110 Lyndale Avenue North and 3113 and 3117 6th Street North. The proposed apartment building would be located at the southeast corner of Lyndale Avenue North and Lowry Avenue North. It would include 65 off-street parking spaces accessed off of 6th Street North. The four townhome units would be located on the southeast corner of the parcel with a single enclosed tuck-under parking space provided for each unit accessed via a private driveway (on an adjacent parcel) off of 6th Street North.

The exterior materials proposed on the buildings include brick, nichiha panel, fiber-cement panel, wood-look fiber cement siding and glass. The apartment building would include a management office, community room, bicycle storage room and exercise room. The building would be three stories in height along Lowry Avenue North transitioning to four stories adjacent to Lyndale Avenue North.

The development is an affordable housing project with efficiency, one-bedroom, two-bedroom, and three-bedroom dwelling units. The units would be restricted to households at incomes of 50% or less Area Median Income (AMI). Four units would be set aside for long term homeless households with Group Residential Housing (GRH) rent assistance.

Based on the proposal, the development requires a rezoning to unify the zoning classifications located on the premises. A conditional use permit (CUP) for a Planned Unit Development (PUD) is also required as is site plan review and a preliminary and final plat.

PUBLIC COMMENTS. Staff has not received official correspondence from the Hawthorne Area Community Council or any neighborhood correspondence prior to the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration and included in the public record.

ANALYSIS

REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the properties located at 3110 & 3116 Lyndale Avenue North, and 3113 & 3117 6th Street North from R4 to OR2 based on the following findings:

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

The proposed zoning would be consistent with the applicable policies of *The Minneapolis Plan for Sustainable Growth*. The development site is designated as Urban Neighborhood. The Urban Neighborhood designation is defined as a predominantly residential area with a range of densities. The highest densities are generally concentrated around identified nodes and corridors.

The subject parcels are located along Lowry Avenue North and along Lyndale Avenue North which are both designated Community Corridors. Community Corridors support new residential development from low- to high-density in specified areas, as well as increased housing diversity in neighborhoods. Community Corridors support limited commercial uses that are frequently concentrated in Neighborhood Commercial Nodes. Design and development along Community Corridors is oriented towards the pedestrian experience and residential quality of life. These streets carry moderate volumes of traffic. These streets are important travel routes for both neighborhood residents and through traffic. In many cases, they are part of the Primary Transit Network that provides frequent, high quality transit service citywide.

The following policies and implementation steps of *The Minneapolis Plan for Sustainable Growth* apply to this proposal:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

1.1.3 Encourage the use of flexible regulatory options that promote high quality development, such as the Planned Unit Development (PUD) tool.

1.1.4 Support context-sensitive regulations for development and land use, such as overlay districts, in order to promote additional land use objectives.

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

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

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

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

Land Use Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.

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

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

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

3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

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

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

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

10.5.1 Smaller-scale, multi-family residential development is more appropriate along Community Corridors and Neighborhood Commercial Nodes.

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

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

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

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

Urban Design Policy 10.8: Strengthen the character and desirability of the city's urban neighborhood residential areas while accommodating reinvestment through infill development.

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

Urban Design Policy 10.19: Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.

It is Staff's position that the proposal to rezone a portion of the site from the R4 to the OR2 district is supported by the above listed policies and implementation steps.

There is an additional plan that must be considered when evaluating the proposal. The *Lowry Avenue Strategic Plan* was adopted by the City Council in 2010. The *Lowry Avenue Strategic Plan* is a small area plan that resulted from the initiative of the five neighborhoods that border on Lowry Avenue in north Minneapolis—the Cleveland, Folwell, Hawthorne, Jordan and McKinley neighborhoods. The plan builds on an earlier plan, the *2002 Lowry Avenue Corridor Plan*, in two ways: (1) it sharpens the vision for Lowry Avenue established in the 2002 plan; and (2) it offers a set of implementation strategies to further the goals of the plan in areas such as fostering new development and strengthening business districts.

The plan identifies development objectives for the Lowry & Lyndale intersection as follows: the intersection provides an important connecting function as it serves as a gateway to north Minneapolis from northeast Minneapolis and further provides a link to the Mississippi River. The plans states that, the "Eco-village, a multifamily residential development will anchor the southeast quadrant of Lowry & Lyndale with two-plus blocks of new development." It further states that "Multifamily housing development should predominate on developable land on the south side of Lowry. It could include a small commercial presence at the Lyndale intersection."

It is Staff's position the proposal is in general conformance with the policies and strategies outlined in the *Lowry Avenue Strategic Plan.*

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

   Unifying the underlying zoning from the R4 to OR2 District would be considered both in the public interest and in the interest of the property owner. The parcels are vacant and have long been considered part of the master plan for the Hawthorne Eco-Village that includes a four block area bounded by Lowry Avenue North, Lyndale Avenue North, 30th Avenue North and 4th Street North. The unification of the zoning district on the development site would allow for the redevelopment of the parcels in a manner consistent with adopted policies specific to Community Corridors and as further elaborated on within the adopted small area plan.

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

   The cumulative development site consists of five separate parcels, four of which are currently zoned R4 and one of which is zoned OR2. The applicant proposes to rezone these properties to the OR2 District. The subject property is surrounded by other vacant properties, residential uses of varying density and intermittent commercial uses. The zoning classifications within the immediate vicinity are primarily R4, OR2 and C1, with R3 and R2B in the broader vicinity. Given the surrounding zoning classifications, the context and uses in the area, as well as adopted policy, Staff's position is that the OR2 zoning district would be appropriate and compatible in this location.

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

   There are reasonable uses of the property permitted under the R4 District; however, in order for the property to be redeveloped in a manner that is consistent with adopted city policy the property requires a unified zoning classification. Staff has included an attachment to the staff report which

further details the differences between the existing and proposed zoning classification for the properties.

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

   Under the 1963 Zoning Code, the subject properties were zoned B2S-1 (Neighborhood Service) District and R2B (Single, Two-family and Townhouse) District. There have been slow incremental changes relative to the character and trend of development in the general area. There have been some recent investments in the immediate area relative to the Hawthorne EcoVillage properties. In addition, recent infrastructure improvements including Hennepin County's corridor improvements specific to the reconstruction of Lowry Avenue which concluded in 2009, and the new Lowry Avenue bridge spanning the Mississippi River completed in 2011, have made positive contributions to the area. The amendment to unify the underlying zoning classification on the properties to allow for redevelopment would be expected to result in additional positive neighborhood impacts.

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to amend the previously approved Planned Unit Development to allow for a new three to four story apartment building that includes a total of 71 dwelling units and two attached, two-story townhomes totaling four units, based on the following findings:

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

   Allowing the construction of a new three to four story apartment building that includes 71 units as well as two attached, two-story townhomes (totaling four units) on the subject properties would not be detrimental to or endanger the public health, safety, comfort or general welfare. The proposed development is contextually appropriate and further enhances the character of the area all while being consistent with adopted policies that support a medium density multi-family development given the location of the site at the intersection of two Community Corridors.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

   The subject property is located in a developed urban area, although there are several vacant properties within the immediate vicinity. Allowing for the construction of the proposed PUD would not be injurious to the use and enjoyment of other property in the vicinity or impede the normal or orderly development and improvement of surrounding property for uses permitted in the district. As previously noted, the development is considered part of the Hawthorne EcoVillage and has long been slated for multi-family development. The proposed development would be compatible with the character and scale of uses located in the area, as well as consistent with adopted City policies that encourage medium-density development along Community Corridors.

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

   As proposed the development would be accessed via two curb cuts. The proposed apartment building would be located at the southeast corner of Lyndale Avenue North and Lowry Avenue North. It would include 65 off-street parking spaces located in a partially underground garage

accessed off of 6th Street North. The four townhome units would be located on the southeast corner of the parcel with a single enclosed tuck-under parking space provided for each unit accessed via a private driveway (on an adjacent parcel) off of 6th Street North.

The Public Works Department has reviewed the preliminary plan and will review the final plan for compliance with standards related to access and circulation, drainage, and sewer/water connections. The applicant would be required to continue to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development should the applications be approved. This would be required to ensure that all procedures are followed and that the development complies with all city and other applicable requirements. The applicant is aware that all applicable plans are expected to incorporate any applicable comments or modifications as required by the Public Works Department.

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

   Measures have been provided in regard to minimizing traffic congestion from a parking perspective as the applicant would be providing adequate off-street parking for both vehicles (69 spaces) and bicycles (65 spaces) within a partially underground parking garage and tuck-under garages. Further, the site is relatively well-served by transit as the nearest bus stops are located across Lyndale Avenue North on both Lyndale and Lowry. The transit routes serving the area include the following: 22 and 32 with an additional route, 5, running north and south on Emerson and Fremont.

   Typically, Chapter 541 requires a minimum off-street parking requirement of one space per dwelling unit. For residential uses in the OR2 District, 90% of the minimum is necessary to meet the requirement. A total of 75 units are proposed within the development. Therefore, the minimum off-street parking requirement is 68 spaces. The applicant is proposing to provide a total of 69 spaces which meets the minimum requirement.

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

   See the above listed response to finding #1 in the rezoning application. The policies and implementation steps apply to the PUD application as well.

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

   If the requested rezoning, conditional use permit, site plan review, preliminary and final plat is approved, the proposal would comply with all applicable provisions of the OR2 District.

<u>Findings Required for Planned Unit Developments:</u>

A. The planned unit development conforms to the applicable standards for alternatives and amenities. All planned unit developments shall provide at least one amenity or a combination of amenities that total at least 10 points, beyond those required for any alternatives. For each alternative requested, amenities shall total at least five points.

Alternatives requested:

Number of principal residential structures.

- To allow more than one (1) principal residential structure to be placed on one (1) platted lot. The applicant is proposing a total of three residential buildings within the PUD. One is a new three to four story apartment building that includes 71 units as well as two attached, two-story townhomes (totaling four units). Overall, 75 units would be provided on site within three proposed principal residential structures.

Required yards.

- A reduction of required yards is necessary along the periphery of the PUD adjacent to Lowry Avenue North and Lyndale Avenue North. The required setback would be 15 feet along both street frontages. The applicant is proposing to locate the building approximately 3 feet at the closest point for the building wall and 0 feet for the proposed balconies from the property line along Lowry Avenue North and approximately 7 feet at the closest point from the property line along Lyndale Avenue North.

Points required for alternatives:

- Establishment of the PUD **– 10 points.**
- Number of principal residential structures– **0 points.**
- Required yards, periphery – **5 points.**

Total = 15 points.

Phasing plan. No additional phases of this PUD are proposed at this time.

Amenities provided:

The applicant is proposing the following amenities from Table 527-1, Amenities:

Outdoor open space (5 points)

Contiguous ground level outdoor open space that is related to and proportional with the bulk of the building and landscaped with trees and shrubs. Rain gardens, where appropriate, are encouraged. Walkways and pathways shall be surfaced with pervious pavers, pervious concrete, decorative pavers, stamped concrete, colored concrete, brick or other decorative and durable materials. A minimum of thirty (30) percent of the site not occupied by buildings shall be landscaped outdoor open space. A minimum of fifty (50) percent of the provided open space shall be contiguous. The open space must be immediately accessible from the principal structure. Areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.

The proposal includes contiguous ground level outdoor open space that is related to and proportional with the bulk of the building and landscaped with trees and shrubs. It includes rain gardens, walkways and pathways with various materials. The landscaped area of the site is approximately 21,079 square feet in size and accounts for approximately 38% of the total site area or approximately 75% of the site not occupied by buildings. Over 50% of the provided open space is contiguous. The open space is immediately accessible from the principal structure. The eastern portion of the courtyard is flanked by walk-up entries on the south side of the apartment building as well as the primary entrances to the townhome units. The western portion of the courtyard includes the children's play area (as described below) and to the south of this area is a patio space with a gas grill, pergola and seating. Additionally, in this area is an orchard area with fruit trees, informal seating and a crushed stone surface.

Outdoor children's play area (5 points)

An active, outdoor children's play area with a minimum of fifty (50) square feet for each unit containing three or more bedrooms but not less than five hundred (500) square feet of play area to a maximum required area of five thousand (5,000) square feet. The play area shall be secure, shall be separated from parking and maneuvering areas, and shall be designed to facilitate adult supervision. The play area shall include play equipment, installed to the manufacturer's specifications, or natural features suitable for children in both preschool and elementary school. Play equipment shall not be located in a required yard and not more than twenty-five (25) percent of the required square footage of the play area may be located in a required yard. Play areas should be designed for winter use and relate to the built form with consideration given to elements such as

providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.

The outdoor children's play area is located in the western portion of the courtyard area and is directly accessible from the apartment building's community room. The project includes five, three bedroom units in the apartment building and four, three bedroom townhome units for a total of nine, three bedroom units. A total of 450 square feet of play area would be required; as noted above, the minimum is 500 square feet and the maximum is 5,000 square feet. The applicant proposes to include a children's play area that is approximately 1,400 square feet in size. The play area meets all other applicable standards as noted above.

Energy efficiency (3 points)

Utilization of energy design assistance programs or commissioning to ensure that building systems are designed to operate efficiently and exceed the Minnesota State Energy Code by at least thirty (30) percent of the annual energy costs. The developer must submit documentation to the City including a letter signed by the owner or a licensed design professional, that shows the project will comply with this standard.

The project is enrolled in Xcel Energy's Energy Design Assistance (EDA) Program. The project would use the Green Communities rating system which requires systems that operate 15% better than the Minnesota State Energy Code. Additionally, the Energy Star for Homes Pilot Project will also be used.

Decorative fencing (1 point)

Install high-quality decorative metal fencing where visible from the public street, public sidewalk or public pathway. The point for decorative fencing may be obtained when it is included as part of another amenity if it is also provided in other areas on the site. In no case shall chain-link fencing be considered decorative fencing.

The applicant proposes to install a 140 foot long, 4-foot tall aluminum fence along a portion of the south property line.

Enhanced stormwater management (1 point)

Provide capacity for infiltrating stormwater generated onsite with artful rain garden design that serves as a visible amenity. Rain garden designs shall be visually compatible with the form and function of the space and shall include for long-term maintenance of the design. The design shall conform to requirements of the stormwater management plan approved by public works.

The stormwater is being handled on site with a combination of pervious paving at select areas, rain gardens, underground infiltration tanks (stormtech arches), rock infiltration beds, partial green roofs, and tank stormwater storage for reuse in irrigation. The design conforms with the City's requirements.

Table 1. Amenity Points Summary

Amenity	Points Requested by Applicant	Points Recommended by Staff
Outdoor open space	5 points	5 points
Outdoor children's play area	5 points	5 points
Energy efficiency	3 points	3 points
Decorative fencing	1 point	1 point
Enhanced stormwater management	1 point	1 point
Total	15 points	15 points

B. The planned unit development conforms to the *required findings* for a planned unit development:

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

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

The subject property is surrounded by other vacant properties, residential uses of varying density and intermittent commercial uses. The proposed PUD would add a new apartment building that includes 71 dwelling units as well as two, two-unit attached townhome units for a total of 75 residential dwelling units on the site. The proposed development would be contextually appropriate and further, advances City goals relative to properties located along Community Corridors.

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

The development would not be expected to have any negative impacts on traffic movement in the vicinity. As proposed, the development would be accessed via two curb cuts. The proposed apartment building would be located at the southeast corner of Lyndale Avenue North and Lowry Avenue North. It would include 65 off-street parking spaces in a partially underground parking ramp accessed off of 6th Street North. The four townhome units would be located on the southeast corner of the parcel with a single enclosed tuck-under parking space provided for each unit accessed via a private driveway (on an adjacent parcel) off of 6th Street North.

A total of 69 off-street parking spaces and 65 bicycle parking spaces would be accommodated on site. Further, the site is relatively well-served by transit as the nearest bus stops are located across Lyndale Avenue North on both Lyndale and Lowry. The transit routes serving the area include the following: 22 and 32 with an additional route, 5, running north and south on Fremont Avenue North and Emerson Avenue North, paired one-way streets.

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

The development provides the required amenities. Please see the amenities section of this report detailing the proposal's compliance with provisions for outdoor open space, outdoor children's play area, energy efficiency, decorative fencing, and enhanced stormwater management.

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

There is a mix of uses in the area and the building types and styles are varied. The proposed development is contextually appropriate and would be compatible with the character and scale of uses surrounding the site as well as consistent with adopted City policies. The proposed building would not be out of character with the area, the

proposed parking is entirely enclosed, the proposed building height is not out of character with other buildings in the immediate area and the proposed use is compatible with surrounding properties.

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

The development site is separated from adjacent properties on all sides by public right-of-way except along the south property line, where the proposed development complies with all setbacks, but abuts a non-conforming commercial use and a private driveway on an adjacent parcel that accesses newly constructed adjacent single-family homes on the southern portion of the block.

The arrangement of the buildings, massing and bulk were guided by the Hawthorne EcoVillage Master Plan. Transitions were provided between the three building on the site as well as the adjacent buildings in each direction. The location of the townhomes was driven by this transition; the scale, massing and materials work to provide a transition to the single-family homes that exist to the south of the site. Similarly the three and four story portions of the apartment building provide a transition to the desired scale and character at the intersection. In addition to the amenities located interior to the site, the applicant proposes to incorporate extensive landscaping between the building and property line to improve the streetscape along both Lowry Avenue North and Lyndale Avenue North.

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

The applicant would need to continue to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements. The City of Minneapolis will review and approve the applicant's stormwater management plan and erosion control plan.

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

The proposed building would follow the Green Communities rating system and the Energy Start for Homes Pilot Program. Extensive energy modeling is being conducted through the design phases to determine the most beneficial and cost effective approaches to building envelope, mechanical, electrical, and other systems. The developer has also committed to incorporating sustainable practices where possible, including a construction waste recycling program.

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

The site is being re-platted into one lot for the proposed development. The preliminary and final plat complies with all of the applicable requirements in Chapter 598 of the Zoning Code.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required findings and applicable standards in the site plan review chapter:

1. Conformance to all applicable standards of Chapter 530, Site Plan Review.

Building Placement and Design – *Requires alternative compliance*

- The development parcel has frontage on three public streets. The required setback would be 15 feet along all three street frontages. The proposed building is located approximately 3 feet from the property line at the closest point for the building wall and 0 feet for the proposed balconies from the property line along Lowry Avenue North and approximately 7 feet at the closest point from the property line along Lyndale Avenue North. A reduction of required yards is necessary along the periphery of the PUD adjacent to Lowry Avenue North and Lyndale Avenue North. A yard alternative along those street frontages was requested and addressed above. The proposed apartment building is located approximately 51 feet from the property line and the townhome is located approximately 16 feet from the property line along 6th Street North. Alternative compliance would be necessary for the apartment building. Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance as the development is subject to three front yard requirements, and the building is already approximately 282 feet in length. Subsequently the townhome building is setback 16 feet from the property line, therefore, providing a transition to the single family homes to the south.
- The area between building the building and the lot lines, with the exception of the driveway to the parking garage off of 6th Street North, includes amenities. Extensive landscaping including shrubs in planters, and living walls are provided to enhance the pedestrian realm.
- The principal entrance to the apartment building would be located off of the public sidewalk directly abutting Lowry Avenue North. The principal entrances to the townhome units are located interior to the site. Alternative compliance would be necessary. Staff would recommend that the Planning Commission require compliance with the principal entrance provision for the easternmost townhome unit adjacent to 6th Street North. The reorientation of the entrance would improve the appearance of the building from the street and improve the transition that exists to the single-family homes to the south of the development which face 6th Street North.
- Windows between 2 and 10 feet are required in order to provide natural surveillance and visibility by having active uses located along public streets. The proposal is meeting the intent of this requirement in the apartment building by integrating active uses along two of the three public streets upon which the development fronts. The proposed development exceeds the ground floor window requirements in the apartment building along Lyndale Avenue North and Lowry Avenue North but does not meet the requirement facing 6th Street North as 0% is provided. The proposed townhomes exceed the required window percentage. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance as it would not be practical to require compliance given that the sloping grade on site, which is approximately 10 feet running from west to east, exposes the entrance to the parking garage in that location. Further, the proposal exceeds the 10% window requirement on each floor above the first floor that faces the public street and public sidewalk in both the apartment building and townhome building. As applicable, all windows are distributed in a more or less even manner and are also vertical in proportion with the exception being on the north elevation facing Lowry Avenue North. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance in this location for window distribution as the exposure of the parking

garage due to grade changes on site creates the issue. The applicant has incorporated windows into portions of the garage and green walls to help buffer and offset the appearance of the exposed garage along this elevation. Notwithstanding the grade issue on site, the windows in the building are distributed evenly. **See Table 1.**

- There is one blank uninterrupted wall segment greater than 25 feet in length on the east interior courtyard elevation of the building on the 4th floor that does not include windows, entries, recesses or projections, or other architectural elements. The segment is approximately 29 feet in length. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance with the provision as it would be practical to provide some sort of recesses, projection or material change in that location.
- No plain face concrete block is proposed.
- The proposal complies with the ground floor active functions provision for the apartment building along both Lowry Avenue North and Lyndale Avenue North as parking, loading, storage, or mechanical equipment areas do not exceed 30% of linear frontage; however, along 6th Street North approximately 100% of the linear frontage of the larger apartment building contains parking as the ground-level of the parking garage is exposed in this location due to grade changes. Alternative compliance is necessary in this location. Staff would recommend that the Planning Commission grant alternative compliance. Given the orientation of the building, the layout of the site and the grade conditions that exist it would not be practical to require compliance in this specific circumstance. The proposed townhomes comply with the active functions provision as applicable.
- All proposed materials are durable. The exterior materials proposed on the apartment building include brick, nichiha panel, fiber cement panel, wood-look fiber cement siding and glass. No elevation exceeds 30% in terms of the allowable restricted materials; in this case, cement board materials. The nichiha panels located on the north elevation of the building facing Lowry Avenue North as well as at the interior of the site on the south elevation of the building are comprised of five different colors. Staff would recommend that the Planning Commission limit the nichiha panels to two colors, as the building in that location is busy and it detracts from the overall appearance of the building. There are only two exterior materials proposed on the townhome buildings which include brick and fiber cement lap siding. The elevations of the buildings reflect increased percentages of fiber cement lap siding over 30%, as the interior north and south elevations propose fiber cement lap siding at approximately 50% and the east and west elevations reflect a percentage of approximately 39%. The only street facing elevation is the east elevation of the building. Alternative compliance would be necessary. Staff would recommend that the Planning Commission grant alternative compliance. If the two, two-unit townhome units were not part of the PUD, they would not be subject to the 30% requirement. In this specific circumstance, it is appropriate to allow an increased percentage given the size of the proposed units, the simplicity of the design and the single street facing elevation. Future changes in exterior materials may require review before the City Planning Commission. The proposed building form and flat roofs would be considered compatible with other buildings in the area.
- All proposed parking on site is entirely enclosed within a partially underground parking garage and tuck-under garages accessed off of 6th Street North.

Table 1. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking

	Code Requirement		Proposed	
Residential Use – Apartment Building				
1st Floor – Lowry Ave. N.	20% minimum	451 sq. ft.	26%	589 sq. ft.
1st Floor – Lyndale Ave. N.	20% minimum	234 sq. ft.	39%	459 sq. ft.
1st Floor – 6th St. N.	20% minimum	110 sq. ft.	0%	0 sq. ft.
2nd Floor and Above – Lowry Ave. N.	10% minimum		>10%	
2nd Floor – Lyndale Ave. N.	10% minimum		>10%	
2nd Floor –6th St. N.	10% minimum		>10%	
Residential Use – Townhome				
1st Floor – 6th St. N.	20% minimum	50 sq. ft.	42%	104.5 sq. ft.
2nd Floor – 6th St. N.	10% minimum		>10%	

Access and Circulation – *Meets requirements*

- The principal entrance to the apartment building would be located off of the public sidewalk directly abutting Lowry Avenue North. The principal entrances to the townhome units are located interior to the site and are connected to the public sidewalk via walkways at least 4 feet in width.
- No transit shelters are included in the development; however, the site is relatively well-served by transit as the nearest bus stops are located across Lyndale Avenue North on both Lyndale and Lowry. The transit routes serving the area include the following: 22 and 32 with an additional route, 5, running north and south on Emerson and Fremont.
- The proposed development has been designed to minimize conflicts with pedestrian traffic and surrounding residential uses. All proposed parking is contained within the buildings and curbs cuts to the site have been minimized to the extent practical.
- There is no public alley located on the block. The site would have two access points; both would be located off of 6th Street North.
- Impervious surfaces on site are minimized as landscaping covers 75% of the site not occupied by buildings.

Landscaping and Screening – *Meets requirements*

- The composition and location of landscaped areas complement the scale of the development and its surroundings.
- All proposed parking on site would be located within parking structures; therefore, no landscape yards or screening apply to the development.
- The Zoning Code requires that at least 20 percent of the site not occupied by buildings be landscaped. The total site area is 55,538 square feet and a building footprint of 27,359 square feet is proposed. A total of 5,636 square feet of landscaping would be necessary to meet the 20 percent requirement. The applicant is providing 21,079 square feet of landscaping, or 75% of the area not covered by buildings.

- The Zoning Code requires that at least 11 canopy trees and 56 shrubs be provided on site. The applicant is proposing to install 56 trees (42 canopy and 14 ornamental), a total of 181 shrubs and 2,580 perennials/grasses/vines. The landscaping adjacent to the easternmost residential townhome building is uniformly planted. There are opportunities in that location to improve the diversity of landscaping in that location in order to provide year round greenery.
- The installation and maintenance of all landscape materials shall comply with 530.210.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	55,538 sq. ft.
Building footprint	--	27,359 sq. ft.
Remaining Lot Area	--	28,179 sq. ft.
Landscaping Required	5,636 sq. ft.	21,079 sq. ft.
Canopy Trees (1: 500 sq. ft.)	11 trees	56 trees (42 canopy and 14 ornamental trees)
Shrubs (1: 100 sq. ft.)	56 shrubs	181 shrubs

Additional Standards – *Meets requirements*

- No parking lots are proposed. The site is subject to stormwater management requirements.
- The proposed building would not significantly shadow public spaces nor would the proposed structure result in significant impacts to wind and air in relation to the surrounding area.
- The proposal appears to incorporate the applicable CPTED principles. The active uses proposed within the ground level of the buildings provide natural surveillance, there are windows on all sides of the building that allow people to observe adjacent public spaces and the entrances are connected to the public sidewalk. The site is further designed with landscaping, and architectural features to delineate space and control access. The sidewalks and walkways would be well lit and monitored. Staff has no additional comments or concerns at this time regarding site safety; however, CPED Staff will request that a detailed lighting plan be submitted outlining the locations of all new light fixtures for security purposes.
- There are no eligible or designated historic structures on the subject site as the property is vacant. Further, the property is not located in a historic district or identified as a historic resource.

2. Conformance with all applicable regulations of the zoning ordinance.

The proposed use of the site as Planned Unit Development is *conditional* in the OR2 District.

Off-street Parking and Loading – *Meets requirements.*

Table 3. Vehicle Parking Requirements Per Use (Chapter 541)

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Residential dwellings	75	90% in OR2 per Section 541.410 or 7 spaces	68	--	69
Total	75	7	68	--	69

Table 4. Bicycle Parking and Loading Requirements (Chapter 541)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Residential dwellings	38	--	Not less than 90%	65 (60 long-term and 5 short-term)	--	--
Total	38	--	--	65	--	--

Building Bulk and Height – *Meets requirements.*

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	5,000	55,538 square feet / 1.27 acres
Gross Floor Area **(GFA)**	--	110,168 sq. ft.
Maximum Floor Area Ratio **(GFA/Lot Area)**	2.5	1.98
Maximum Building Height	4 stories or 56 feet, whichever is less	4 stories or 49 feet

Lot Requirements – *Meets requirements*

Table 6. Lot Requirements Summary

	Code Requirement	**Proposed**
Dwelling Units (DU)	--	75 DUs
Density (DU/acre)	--	59 DU/acre
Maximum Impervious Surface Area	85%	62%
Maximum Lot Coverage	70%	56%

Yard Requirements – *Alternative requested under the PUD*

- A reduction of required yards is necessary along the periphery of the PUD adjacent to Lowry Avenue North and Lyndale Avenue North. The required setback would be 15 feet along both street frontages. The applicant is proposing to locate the building approximately 3 feet at the closest point for the building wall and 0 feet for the proposed balconies from the property line along Lowry Avenue North and approximately 7 feet at the closest point from the property line along Lyndale Avenue North.

Table 7. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front (North, West and East)	15 ft.	--	15 ft.	North = 0 feet West = 7 feet East = 51 feet for the apartment building and 16 feet for the townhome
Interior Side **(South)**	11 ft.	--	11 ft.	11 feet for the apartment building and 16 feet for the townhomes

Signs – *Meets requirements*

- Signs are subject to Chapter 543 of the Zoning Code. All new signs are required to meet the requirements identified in Chapter 543. The applicant is proposing one canopy mounted sign with aluminum channel letters front lit from below by an LED strip. The sign would be located on the north elevation of the apartment building facing Lowry Avenue North, 12 feet above grade and is approximately 35 square feet in size (28 feet by 1 foot, 4 inches). In the OR2 district, canopy signs are allowed but they cannot be backlit. No freestanding sign is proposed on site, therefore, 1.5 square feet of signage is required per one foot of primary building wall. A minimum sign area of 30 square feet is permitted and there is no maximum number of signs within the size allocation. The maximum area per sign is 180 square feet (except for neighborhood serving retail sales and services shall not exceed 30 square feet) and the maximum height is 14 feet. The building is approximately 282 feet long which would allow approximately 423 square feet of signage. The proposed signage complies with all applicable standards.

Refuse Screening – *Meets requirements*

- The residential apartment building would include a trash room on each level of the building with two trash chutes; one for standard refuse, and one for recycling per standard garbage collection practices for multi-family buildings in Hennepin County and the City of Minneapolis. The trash chute refuse and recycling is collected in two separate bins in an enclosed trash room in the basement level. The townhome units would store their trash in the tuck-under garages.

Screening of Mechanical Equipment – *Meets requirements with Conditions of Approval*

- According to the submitted plans, there are placeholders for mechanical units adjacent to the building east building wall along 6th Street North. No details are provided. All mechanical units must be screened as required by Section 535.70 of the Zoning Code.

Lighting – *Meets requirements with Conditions of Approval*

- A photometric plan was not submitted as part of the application but will be required with the final submittal. All lighting will need to be downcast and shielded to avoid undue glare. All lighting shall comply with Chapters 535 and 541 and CPED Staff shall review the details of the fixtures in the final review prior to permit issuance.

3. Conformance with the applicable policies of The Minneapolis Plan for Sustainable Growth.

See the above listed response to finding #1 in the rezoning application. The policies and implementation steps apply to the site plan review application as well.

4. Conformance with applicable development plans or objectives adopted by the City Council.

See the above listed response to finding #1 in the rezoning application. The guidance provided in the *Lowry Avenue Strategic Plan* apply to the site plan review application as well.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for alternative compliance. Alternative compliance is requested for the following requirements:

- **Building Placement.** The development parcel has frontage on three public streets. The required setback would be 15 feet along all three street frontages. The proposed building is located approximately 3 feet at the closest point for the building wall and 0 feet for the proposed balconies from the property line along Lowry Avenue North and approximately 7 feet at the closest point from the property line along Lyndale Avenue North. A reduction of required yards is necessary along the periphery of the PUD adjacent to Lowry Avenue North and Lyndale Avenue North. A yard alternative along those street frontages was requested and addressed above. The proposed apartment building is located approximately 51 feet from the property line and the townhome is located approximately 16 feet from the property line along 6th Street North. Alternative compliance would be necessary for the apartment building. Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance as the development is subject to three front yard requirements, and the building is already approximately 282 feet in length. Subsequently the townhome building is setback 16 feet from the property line, therefore, providing a transition to the single family homes to the south.
- **Principal entrance.** The principal entrance to the apartment building would be located off of the public sidewalk directly abutting Lowry Avenue North. The principal entrances to the townhome units are located interior to the site. Alternative compliance would be necessary. Staff would recommend that the Planning Commission require compliance with the principal entrance provision for the easternmost townhome unit adjacent to 6th Street North. The reorientation of the entrance would improve the appearance of the building from the street and improve the transition that exists to the single-family homes to the south of the development which face 6th Street North.
- **Window requirements.** Windows between 2 and 10 feet are required in order to provide natural surveillance and visibility by having active uses located along public streets. The proposal is meeting the intent of this requirement in the apartment building by integrating active uses along two of the three public streets upon which the development fronts. The proposed development exceeds the ground floor window requirements in the apartment building along Lyndale Avenue North and Lowry Avenue North but does not meet the requirement facing 6th Street North as 0% is provided. The proposed townhomes exceed the required window percentage. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance in this specific circumstance as it would not be practical to require compliance given that the sloping grade on site, which is approximately 10 feet running from west to east, exposes the entrance to the parking garage in that location. Further, the proposal exceeds the 10% window requirement on each floor above the first floor that faces the public street and public sidewalk in both the apartment building and townhome building.

- **Window distribution.** As applicable, all windows are distributed in a more or less even manner and are also vertical in proportion with the exception being on the north elevation facing Lowry Avenue North. Alternative compliance is necessary. Staff would recommend that the Planning Commission grant alternative compliance in this location for window distribution as the exposure of the parking garage due to grade changes on site creates the issue. The applicant has incorporated windows into portions of the garage and green walls to help buffer and offset the appearance of the exposed garage along this elevation. Notwithstanding the grade issue on site, the windows in the building are distributed evenly. See Table 1.
- **Blank uninterrupted wall.** There is one blank uninterrupted wall segment greater than 25 feet in length on the east interior courtyard elevation of the building on the 4th floor that does not include windows, entries, recesses or projections, or other architectural elements. The segment is approximately 29 feet in length. Alternative compliance is necessary. Staff would recommend that the Planning Commission require compliance with the provision as it would be practical to provide some sort of recesses, projection or material change in that location.
- **Active functions provision.** The proposal complies with the ground floor active functions provision for the apartment building along both Lowry Avenue North and Lyndale Avenue North as parking, loading, storage, or mechanical equipment areas do not exceed 30% of linear frontage; however, along 6th Street North approximately 100% of the linear frontage of the larger apartment building contains parking as the ground-level of the parking garage is exposed in this location due to grade changes. Alternative compliance is necessary in this location. Staff would recommend that the Planning Commission grant alternative compliance. Given the orientation of the building, the layout of the site and the grade conditions that exist it would not be practical to require compliance in this specific circumstance. The proposed townhomes comply with the active functions provision as applicable.
- **Exterior materials.** All proposed materials are durable. There are only two exterior materials proposed on the townhome buildings which include brick and fiber cement lap siding. The elevations of the buildings reflect increased percentages of fiber cement lap siding over 30%, as the interior north and south elevations propose fiber cement lap siding at approximately 50% and the east and west elevations reflect a percentage of approximately 39%. The only street facing elevation is the east elevation of the building. Alternative compliance would be necessary. Staff would recommend that the Planning Commission grant alternative compliance. If the two, two-unit townhome units were not part of the PUD, they would not be subject to the 30% requirement. In this specific circumstance, it is appropriate to allow an increased percentage given the size of the proposed units, the simplicity of the design and the single street facing elevation.

PRELIMINARY/FINAL PLAT

The Department of Community Planning and Economic Development has analyzed the application for a Preliminary and Final Plat based on the following findings:

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

   The subdivision is in conformance with the design requirements of the zoning code and the land subdivision regulations and further, is consistent with the comprehensive plan as noted above.

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

The proposed subdivision would create one lot for the development that is 55,538 square feet or approximately 1.27 acres in size. This would have no adverse effect on surrounding property owners or result in congestion in the public streets.

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

   Even though there is a grade change on the site from west to east, it does not present the above noted hazards.

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

   A site plan addressing these issues is required to be approved by CPED and Public Works before building permits may be issued. All access to the site would be located off of 6th Street North.

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

   A stormwater management and erosion control plan is required as part of the site plan approval process before building permits may be issued.

FOR REZONINGS ONLY

ZONING PLATE NUMBER. 8

LEGAL DESCRIPTION. Lots 1-4, and 9-12, Block 8, Morrison's Addition to North Minneapolis, Hennepin County, Minnesota.

Also, that part of vacated Lyndale Avenue North, dedicated as Eighth Street in the plat of Morrison's Addition to North Minneapolis, Hennepin County, Minnesota, lying easterly of a line parallel with and 33 feet East, as measured at right angles, from the west line of Section 10, Township 29, Range 24, Hennepin County, Minnesota, which lies between the westerly extensions of the north line of Lot 12, Block 8, said plat, and of the south line of Lot 11, said block;

That part of vacated Lyndale Avenue North, dedicated as Eighth Street in the plat of Morrison's Addition to North Minneapolis, Hennepin County, Minnesota, lying easterly of a line parallel with and 33 feet East, as measured at right angles, from the west line of Section 10, Township 29, Range 24, which lies between the westerly extensions of the north line of Lot 10, Block 8, said plat, and of the south line of Lot 9, said block;

Also, reserving a permanent easement for highway purposes over all of Lots 1 and 12, said Block 8, and over that part of Lots 2 and 11, said Block 8 and over that part of said vacated Lyndale Avenue North adjacent to said Lots 11 and 12, all lying northerly of the following described line: Commencing at the intersection of the westerly extension of the south line of said Lot 9, Block 8, and a line that is parallel with and distant 33 feet easterly of the West line of Section 10, Township 29, Range 24; thence run northerly along said parallel line a distance of 161.00 feet to the point of beginning of the line to be described; thence easterly 345.54 feet, more or less, to a point on the east line of said Lot 2, distant

44.63 feet northerly of the southeast corner of said Lot 2, as measured along said east line, and said line there terminating

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Project for Pride in Living (PPL) for the properties located at 617 Lowry Avenue North, 3110 & 3116 Lyndale Avenue North, and 3113 & 3117 6th Street North:

A. Rezoning the properties located at 3110 & 3116 Lyndale Avenue North, and 3113 & 3117 6th Street North from the R4 zoning district to the OR2 zoning district.

Recommended motion: **Approve** the rezoning application to the OR2 zoning district.

B. Conditional Use Permit for a Planned Unit Development.

Recommended motion: **Approve**, the conditional use permit for a planned unit development to allow a new three to four story apartment building that includes a total of 71 dwelling units and two attached, two-story townhomes totaling four units subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. As required by section 527.120 of the zoning code, the development shall comply with the standards for some combination of the following amenities from Table 527-1, Amenities and those proposed by the applicant totaling a minimum of 15 points: outdoor open space, outdoor children's play area, energy efficiency, decorative fencing, and enhanced stormwater management.

C. Site Plan Review.

Recommended motion: **Approve**, the site plan review application to allow the development as proposed subject to the following conditions:

1. CPED Staff review and approval of the final site, elevation, lighting and landscaping plans before building permits may be issued.
2. All site improvements shall be completed by June 1, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The principal entrance for the easternmost townhome unit adjacent to 6th Street North shall be reoriented to face the street.
4. The nichiha panels located on the north elevation of the apartment building facing Lowry Avenue North as well as at the interior of the site on the south elevation of the apartment building shall be limited to two colors.
5. The green screens, windows, and built-up planters that buffer the exposed parking garage located adjacent to Lowry Avenue North shall be incorporated as proposed in the final plans.
6. The blank, uninterrupted wall on the east elevation of the proposed building that exceeds 25 feet in length shall be modified to comply with Section 530.120 of the Zoning Code.

7. All mechanical units/transformers shall be screened as required by Section 535.70 of the Zoning Code. Details of equipment and proposed screening shall be provided to Staff for review and approval.

D. Preliminary and Final Plat.

Recommended motion: **Approve** the preliminary and final plat that results in one lot.

ATTACHMENTS

1. PDR report
2. Written description and findings submitted by applicant
3. Zoning map
4. Plans
5. Building elevations
6. Renderings
7. Photos
8. Correspondence
9. Hawthorne EcoVillage Master Plan

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

Preliminary Development Review Report

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

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001297
Applicant:	PROJECT FOR PRIDE IN LIVING 1035 E. FRANKLIN AVE. MINNEAPOLIS, MN 55404
Site Address:	3116 LYNDALE AVE N 617 LOWRY AVE N 3117 6TH ST N 3110 LYNDALE AVE N 3113 6TH ST N
Date Submitted:	01-APR-2015
Date Reviewed:	08-APR-2015

Purpose

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

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

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

Project Scope

71 unit apartment and 4 townhouse unit complex (affordable housing).

Review Findings (by Discipline)

☐ Business Licensing

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

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

❑ Historical Preservation Committee

- There is no HPC flag on this property. HPC review is not required at this time.

❑ Addressing

- Per City of Minneapolis Street Naming and Address Standard V1.22, the City of Minneapolis holds authority for assignment of all addresses, verification, change, and/or additions. Each assigned address number uses the street that provides the best/direct access for life safety equipment and best/direct access to the occupants.
- The address for the proposed Hawthorne Ecovillage building will be 617 Lowry Ave N. This address meets the City of Minneapolis Street Naming and Address Standard requirements.
- When assigning suite sequences the following guidelines are as follows:
  - The first one to two digits of the suite sequence number will designate the floor number of the site.
  - The last two digits of the suite sequence number will designate the unique ID for the unit (condo, suite, unit, or apartment).
  - Suite sequence digit numbers will be assigned to dwelling, commercial and retail units, not common areas. For example, laundry rooms, saunas, workout rooms, etc., would not be assigned numbers.
  - Please provide each condo, suite, unit or apartment number.

❑ Parks - Forestry

- Contact Craig Pinkalla (612-499-9233 cpinkalla@minneapolisparks.org) regarding any questions related to planting, removal or the process for protection of trees during construction in the city right of way.
- Tree protection fence must be installed along south edge of walk along Lowry Ave.; an occupancy fence; if used; will satisfy this requirement.
- A removal permit for the first tree on 6th St south of Lowry will require $400.00 (compensation for a replacement tree).
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance. The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
  - http://library.municode.com/index.aspx?clientId=11490
- There will be no Park Dedication Fee applied to this project as we have an Affordable Housing Affidavit on file.
- For further information, please contact Matthew D. James at (612) 673-2547.

❑ Zoning - Planning

- Formal land use applications have been not been submitted to date. Based on a cursory review of the submitted plans, the following land use applications appear necessary:
  - Rezoning
  - Conditional Use Permit for a Planned Unit Development;
  - Site plan review;
  - Preliminary and Final Plat.
- Additional applications may be identified upon submission of formal land use applications. These comments are for preliminary purposes only.

❑ Right of Way

- An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.
- Note to the Applicant: Any elements of an earth retention system and related operations (such as construction crane boom swings) that fall within the Public right-of-way will require an encroachment permit application.

If there are to be any earth retention systems which will extend outside the property line of the development then a plan must be submitted showing details of the system. All such elements shall be removed from the Public right-of-way following construction with the exception of tie-backs which may remain but must be uncoupled and de-tensioned. Please contact Bob Boblett at (612) 673-2428 for further information.

- In addition, any elements of an earth retention system and related excavations that fall within the Public right-of-way will require a "Right-of-Way Excavation Permit". This permit is typically issued to the General Contractor just prior to the start of construction. However, it is the Applicant's responsibility to insure that all required permits have been acquired by its consultants, contractors, sub-contractor's prior to the start of work.

❑ Street Design

- All driveway aprons shall be designed and constructed to City standards. All driveway aprons shall be shown graphically correct on all related plan sheets. Please refer to the following: http://www.minneapolismn.gov/publicworks/plates/public-works_road. Add the appropriate details from the ROAD-2000 Series: Driveways (ROAD-2000 and ROAD-2001) to the plans.
- The curb cut proposed for removal along 6th St. N. shows up on the Landscaping sheets (L100 and L200) of the site plan; the sheets shall be revised accordingly.

❑ Sidewalk

- The plan as submitted meets the requirements of the Public Works Sidewalk Inspections Division.
- Note to the Applicant: Any currently existing defective concrete infrastructure within the public right of way (sidewalk, curb and gutter, etc) or any damaged during construction must be removed and replaced at the time of site development.

❑ Traffic and Parking

- The nature of the proposed development is such that traffic impacts will be an issue; please contact Allan Klugman at (612) 673-2743 to discuss the requirements of a Travel Demand Management Plan (TDMP).
- The Applicant shall note the location of any existing Metro Transit "bus stops" on the site plan.
- Current ordinance states that all maneuvers associated with loading, parking or sanitation pick up for a private development shall occur on private property. Please provide a narrative explaining the trash removal operations and show turning maneuvers for all truck type vehicles that will be using the loading dock/parking entrance areas.
- Per City Ordinance the Applicant shall provide for (and identify) a solid waste collection point (SWCP) on the site plans. The location of the SWCP is subject to the review and approval of the Public Works Department.
- Please contact Bill Prince at (612) 673-3901 regarding existing and proposed street lighting. All street lighting (existing and proposed) shall be shown clearly on the site plan.
- Note to the Applicant: Please add the following notes to the site plan:
- Street lighting installed as part of the Project shall be inspected by the City. Contractors shall arrange for inspections with the Traffic Department, please contact Dave Prehall at (612) 673-5759 for further information. Any lighting installations not meeting City specifications will be required to be reinstalled at Owner expense.
- An obstruction permit is required anytime construction work is performed in the Public right-of-way. Please contact Scott Kramer at (612) 673-2383 regarding details of sidewalk and lane closures. Log on to http://minneapolis.mn.roway.net/ for a permit.
- Contact Allan Klugman at (612) 673-2743 prior to construction for the temporary removal/temporary relocation of any City of Minneapolis signal system that may be in the way of construction.
- All costs for relocation and/or repair of City Traffic facilities shall be borne by the Contractor and/or Property Owner.
- Contact Doug Maday at (612) 673-5755 prior to construction for the removal of any City of Minneapolis right of way signs that may be in the way of construction.

❑ Water

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

❑ Sewer Design

- Groundwater: Please provide a copy of any geotechnical reports for the site. It must be adequately demonstrated that pumping and discharge of groundwater will not be necessary in order to keep the below grade areas dry.
- Stormwater Management: As the land disturbing activity associated with the project is over 1 acre, the project is subject to the stormwater treatment requirements of Chapter 54 of the Minneapolis Code of Ordinances. Please provide the necessary documentation and analysis demonstrating compliance with Chapter 54, including stormwater calculations, BMP maintenance plans, etc. A thorough review of the application can't be completed until these documents have been provided.
- Please revise City of Minneapolis Utility Note #3 on Sheet C300 to read: The Contractor, property owner or responsible party shall contact Minneapolis Surface Waters and Sewers 48 hours prior to any excavation or construction related to or in the location of the proposed Stormwater Management BMP (Contact Paul Chellsen, 673-2406 or paul.chellsen@minneapolismn.gov).
- Surface Drainage: Based on the proposed grading plan, there appear to be several low points within the property where adequate drainage is not provided.
- Utility Connections: Notes 9 and 11 on Sheet C300 do not appear to relate to Keyed Notes in the plan view. Please clarify.
- Please identify what the proposed property lines will be. Any shared storm or sanitary sewer among different properties will require private easements and/or agreements between the properties. Please clarify the situation and provide copies of any easements or agreements.
- Utility: All existing and proposed public utilities (water, sanitary, and storm sewer) on and adjacent to the property shall be shown on the plans with corresponding pipe sizes, types and invert elevations. For City sanitary and storm sewer infrastructure records contact (612) 673-2405. Please provide this information on the Utility Plan sheet.
- Non Stormwater Discharges: Detail all mechanical and non-stormwater discharges. Non-stormwater discharges are not permitted unless approved by the City of Minneapolis. Non-stormwater discharges not declared and approved will not be permitted. If there currently are none and nothing is proposed declare this status on the plans.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov.

❑ Construction Code Services

- This is not intended as a complete code review, but to confirm basic design elements for exterior building code items.
- The following are typical building code and accessible ADA comments:
  - Main building entrance to be accessible per MN 1341.1105.
  - Number of accessible parking spaces shall be provided as per table MN 1341.1106. 65 parking spaces are shown in this facility, 3 accessible spaces should be provided.
  - Accessible parking spaces shall be located on the shortest accessible route of travel from the parking space to the accessible building entrance. MN 1341.1106.6
  - Minimum 98" vertical clearance for accessible vehicular routes per 502.6.
  - Accessible parking spaces and access aisles to be 96" width (8') 502.4.2.
  - Access aisles are to be marked "no parking" per 502.4.4 ANSI A117.1 2003
  - Maximum slope 1:48 for access aisle and parking space per 502.5
  - Accessible routes shall consist of walking surfaces or slopes not steeper than 1:20.

- Accessible signage to comply with MN 1341.1110
- Pedestrian Protection shall be provided per IBC 3306 and shall be shown and identified on construction plan submittals for building code plan review. Covered walkways / barriers / sidewalk closures etc. : applicants will need to contact Scott Kramer, Public Works Traffic & Parking Division at 673-2383.
- A Service Availability Charge (SAC) determination will need to be submitted to the Metropolitan Council for the proposed project. Please refer to this link for more information or Contact Karon Cappaert at 651-602-1118 or karon.cappaert@metc.state.mn.us. http://www.ci.minneapolis.mn.us/mdr/docs/sac_availability_charge.pdf.

❑ Fire Safety

- Provide required fire suppression system throughout building.
- Fire department connection must be on the address side of building and within 150 feet of a fire hydrant.
- Provide required fire alarm system throughout building.
- Provide and maintain fire apparatus access at all times. For questions contact Mike Raeker at (612) 673-2624.

❑ Environmental Health

- All of the properties are currently vacant. Records for the following properties indicate the original structures were built prior to city water being available.
- 617 Lowry Ave N built in 1889 city water was not available until 1893
- 3110 Lyndale Ave N built in 1922 city water was not available until 1893
- 3116 Lyndale Ave N built in 1906 city water was not available until 1893
- 3117 6th St N built in 1886 city water was not available until 1897
- For 3113 6th St N the original construction cannot be established other than it was built prior to 1919. The first plumbing permit of record was in 1921 which is usually related to the service connection to city water which was available in 1897. This would indicate 3113 6th St N likely also required a well or an alternative water supply.
- The project must established that an alternative water supply was available for these structures, water supply wells were sealed as part of their demolition or a site investigation must be conducted to located these wells and a licensed well contractor seal them.
- If impacted soil is encountered during site activities call the MN State Duty officer at (651) 649-5451.
- If dewatering is required during site construction see below for city permit requirements. Subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at (612) 673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at (612) 673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

END OF REPORT

MEMO

URBANWORKS
ARCHITECTURE

TO	FROM
Becca Ferrar Senior City Planner – Land Use, Design and Preservation City of Minneapolis – Community Planning and Economic Development 250 S. 4th Street, Room 300 PSC Minneapolis, MN 55415	**Neil Reardon** nreardon@urban-works.com
CC	DATE 5.6.15

RE: **Hawthorne EcoVillage Apartments – Project Description**

The project will consist of a 71 unit apartment building located at the southeast corner of Lyndale and Lowry Avenues in Minneapolis, and 4 townhome units in 2 buildings located in the SE corner of the same parcel. The project is located on properties located at 617 Lowry Avenue North, 3116 and 3110 Lyndale Avenue North and 3113 and 3117 6th Street North. The parcels will be combined as a part of the public approvals. The proposed apartment building would be located at the southeast corner of Lyndale Avenue North and Lowry Avenue North.

The subject parcels are all currently vacant and owned by the City of Minneapolis. The parcels have long been considered part of the master plan for Hawthorne Eco-Village that includes a 4 block area bounded by Lowry Avenue North, Lyndale Avenue North, 30th Avenue North and 4th Street North. The Hawthorne Eco-Village is designed to become an innovative, sustainable neighborhood that focuses on restoring balance to natural systems, supporting health amongst residents, and cultivating neighborliness and a strong sense of community.

The apartment building will include 65 off-street parking spaces accessed off of 6th Street North. The 4 townhome units would be located on the southeast corner of the parcel with a single enclosed tuck- under parking space provided for each unit also accessed via a private shared driveway off of 6th Street North.

The exterior materials proposed on the proposed buildings include brick, nichiha panel, fiber cement panel, wood-look fiber-cement siding, and glass. The larger building will include a management office, community room, bike storage room, and exercise room on level 1. The building will be 4 stories above grade on the west portion, and 3 stories for the east portion.

The construction is proposed to be light wood framing over precast concrete. The four townhome units are to be 2 level and access is to be from the private drive already constructed as part of the previous PPL project immediately to the south of this project's parcel. The approximate gross square footage of the building is 86,639 GSF above grade, and 23,529 GSF below grade for a total of 110,168 GSF. Included in that total are the townhome units, which are 7,600 GSF.

MEMO

URBANWORKS
ARCHITECTURE

TO	FROM
Becca Ferrar Senior City Planner – Land Use, Design and Preservation City of Minneapolis – Community Planning and Economic Development 250 S. 4th Street, Room 300 PSC Minneapolis, MN 55415	**Neil Reardon** nreardon@urban-works.com
CC	DATE 5.6.15

RE: **Hawthorne EcoVillage Apartments – Conditional Use Permit Findings**

Findings Responses

1.
The development and its ongoing maintenance and operation will be beneficial to the public health, safety and general welfare of the neighborhood. The project will provide 75 affordable residences in an egalitarian way at a visible but currently unused site.

2.
The conditional use will not impact other properties in the vicinity of the project. It will not restrict or diminish access to the surrounding properties or their uses. A goal of the project is to enhance the neighboring properties by filling a vacant lot in a compatible way and adding new residents to the neighborhood. The proposed courtyard will provide a needed amenity to the neighborhood.

3.
The adequate utilities in the building and on the site have been provided for. The proper access drives have been designed to accommodate the buildings vehicular and pedestrian users. An access drive within an existing easement will be used for the proposed townhomes. Drainage of the site, including innovative storm water management strategies are proposed.

4.
Traffic congestion resulting from this project is understood to be minimal. The design team may conduct a Traffic Design Management Plan, (TDMP). The design team will follow up with Public Works staff regarding their mention of a TDMP in the PDR Report dated April 8th, 2015. Adequate measures will be taken to minimize traffic congestion at 6th Street North and other streets to the extent this project contributes to it. The drive access is appropriately located on 6th Street North. It would not be appropriate at either Lowry or Lyndale Avenues.

5.

The conditional use is consistent with the applicable policies of the City's comprehensive plan as well as the Lowry Avenue Strategic Plan. Additionally the project takes guidance from the Hawthorne EcoVillage Master Plan. This plan is included as an attachment to the Land Use and other applications. Each plan calls for this site to embrace medium density at this site due to its position at the node of two major streets. The addition of the this housing type fits in very well with the objectives of the above referenced plans.

6.

The conditional use conforms to the applicable regulations of the zoning district for which the project resides. The parcels will be combined and rezoned. The existing zoning is OR-2 from the most northerly parcel and R-4 for the remaining parcels. The proposed rezoning is for the entire new parcel to be zoned OR-2.

MEMO

URBANWORKS ARCHITECTURE LLC

TO

Becca Ferrar
Senior City Planner – Land Use, Design and Preservation

City of Minneapolis – Community Planning and Economic Development
250 S. 4th Street, Room 300 PSC
Minneapolis, MN 55415

FROM

Neil Reardon
nreardon@urban-works.com

CC

DATE 4.30.15

RE: **Hawthorne EcoVillage Apartments – PUD Points Summary & Findings Responses**

Findings Responses

A.

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

The Hawthorne EcoVillage is 71 unit apartment building located at the southeast corner of Lyndale and Lowry Avenues in Minneapolis, and 4 townhome units located in the SE corner of the same site. The development is an affordable housing project with efficiency, 1 bedroom, 2 bedroom, and 3 bedroom dwelling units. The units will be restricted to households at incomes of 50% or less AMI. The development will target individuals and households of color as well as single heads of households with minority children. Four of the units will be set aside for long term homeless (LTH) households with GRH rent assistance. The site and the placement of buildings within it has been planned per the guidance of the Hawthorne EcoVillage Master Plan which is included as an attachment in this submission.

B.

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

Vehicular access to the 71 unit apartment building is on the east on of the building off of 6th Street North. The parking access is located in this configuration per the Hawthorne EcoVillage Master Plan. Additionally, the parking access works well in this location due to the lowest part of the site being on the eastern and specifically the northeast portion of the site. The drive that leads to the sublevel garage is able to be constructed without a ramp and very little slope. The single car tuck-under garage at each townhome is accessed from a separate drive on the southeastern portion of the site. This drive is an existing bituminous asphalt driveway and is part of an easement that provides access to garages of the homes directly south of the site. These existing homes are on another site and parcel but also part of the Hawthorne EcoVillage Master Plan.

C.

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

The Hawthorne EcoVillage Master Plan calls for open space between the 'L-shaped' apartment building and the townhomes on the southeast portion of the site. In this open space area a courtyard has been designed. The courtyard is intended to be extended east across 6th Street North, as shown in the Master Plan. This extension could take place under a future phase of development on that site. The courtyard contains a functional rain garden treating and dealing with the management of storm water, primarily from the rooftop of the 71 unit apartment building. The eastern portion of the courtyard is flanked by walk up unit entries on the south side of the apartment building, as well as the primary entrances to the four townhomes.

The western portion of the courtyard has a children's play area that is directly accessible from the indoor community room. To the south of the children's play area is a patio space with a gas grille, pergola, and seating. Additionally in this area is a orchard area with fruit trees, informal seating, and a crushed stone surface. This portion of the site is fenced from its neighbor to the south to maintain partial privacy for the resident space that exist here. The main access to the courtyard is from the east. See plans for details on specific plantings, site elements, materials, and the proposed layout.

The Lowry Avenue frontage is treated with green walls at the sublevel as the existing grade lowers from west to east. The green walls are located below first floor unit balconies. It is proposed that the existing boulevard condition that was recently construction should remain as is. The Lyndale Avenue frontage has an existing sidewalk next to the street; this is proposed to also remain as is per city public works plan for the this boulevard. It is proposed that a line of trees be planted within the property line to enhance the boulevard experience here and provide a buffer to the building.

D.

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

The larger building will include 65 parking stalls below grade and a management office, community and amenity rooms, and fitness room on level 1. The building will be 4 stories above grade on the western portion, and 3 stories for the remainder. The construction is proposed to be light wood framing (levels 1-4) over precast concrete (sublevel). The four townhome units are to be 2 levels with a single car tuck-under garage. The project's exterior materials being considered are brick, nichiha panel, wood-look lap siding, and fiber cement panel siding. The arrangement of the buildings, massing, and bulk was guided by the Hawthorne EcoVillage Master Plan. Transitions were provided between the three buildings on the site as well as the adjacent buildings in each direction. The location of the townhomes was driven by this transition; the townhomes scale, massing, and materials work to provide a transition to the single family homes that exist to the south of the site. Similarly the 3 and 4 story portions of the apartment building provide a transition to the existing and desired scale and character at the Lyndale and Lowry intersection.

E.

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

Since the placement of the buildings, their massing, their bulk was guided by the Hawthorne EcoVillage Master Plan appropriate transitions were provided between the three buildings on the site as well as the

adjacent buildings in each direction. The proposed development does not conflict with the majority with the applicable policies. A few minor variances are proposed, these are detailed in the Land Use application.

F.

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

Major utilities are accessed from the street; please see Civil Engineering drawings in the Land Use Submittal for details. The storm water is being dealt with on site by a combination of pervious paving at select areas, rain garden, underground infiltration tanks (stormtech arches), rock infiltration beds, partial green roofs, and tank storm water storage for reuse in irrigation. The developer and design team are working with the Mississippi Watershed Management Organization (MWMO) on potential innovative storm water management techniques that would go above and beyond city requirements. Additionally a Storm Water Management Plan was produced for the larger EcoVillage area by Barr Engineering. This witht the confirmation of existing underground conditions was the guiding document that helped formulate the design approach that is proposed. That document is included in the digital files on the included CD.

G.

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

The building will be following the Green Communities rating system and the Energy Star for Homes Pilot Program. Extensive Energy modeling is being conducted through the design phases to determine the most beneficial and cost effective approaches to building envelope, mechanical, electrical, and other systems.

PUD Points Summary

10 points Underground Parking

All parking shall be located underground. Where the grade of the site slopes significantly, all parking shall be enclosed in a floor level of the building that does not meet the definition of a story. Further, exterior parking garage walls adjacent to the public street shall not extend more than three (3) feet above the adjacent grade measured from the finished floor of the first level.

65 enclosed parking spaces are located in an enclosed sublevel below grade parking area. Each of the four townhome units has a tuck under garage at level 1.

5 points Outdoor Children's Play Area

An active, outdoor children's play area with a minimum of fifty (50) square feet for each unit containing three (3) or more bedrooms but not less than five hundred (500) square feet of play area to a maximum required area of five thousand (5,000) square feet. The play area shall be secure, shall be separated from parking and maneuvering areas, and shall be designed to facilitate adult supervision. The play area shall include play equipment, installed to the manufacturer's specifications, or natural features suitable for children in both preschool and elementary school. Play equipment shall not be located in a required yard and not more than twenty five (25) percent of the required square footage of the play area may be located in a required yard. Play areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.

The active outdoor play area is located in the western portion of the courtyard area and directly accessible from the apartment building's community room. It is approximately 1,400 square feet. The project includes five 3 bedrooms units in the apartment building and four 3 bedroom townhome units, and in total nine 3 bedroom units. The area of 1,400 square feet significantly exceeds the computed amount of 450 square feet asked for in this credit category. The proposed play area is planned to be for all season use, and comply with the other applicable requirements.

5 points Outdoor Open Space

Contiguous ground level outdoor open space that is related to and proportional with the bulk of the building and landscaped with trees and shrubs. Rain gardens, where appropriate, are encouraged. Walkways and pathways shall be surfaced with pervious pavers, pervious concrete, decorative pavers, stamped concrete, colored concrete, brick or other decorative and durable materials. A minimum of thirty (30) percent of the site not occupied by buildings shall be landscaped outdoor open space. A minimum of fifty (50) percent of the provided open space shall be contiguous. The open space must be immediately accessible from the principal structure. Areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.

The eastern portion of the courtyard is flanked by walk up unit entries on the south side of the apartment building, as well as the primary entrances to the four townhomes. The western portion of the courtyard has a children's play area that is directly accessible from the indoor community room. To the south of the children's play area is a patio space with a gas grille, pergola, and seating. Additionally in this area is a orchard area with fruit trees, informal seating, and a crushed stone surface. This portion of the site is fenced from its neighbor to the south to maintain partial privacy for the resident space that exist here. The main access to the courtyard is from the east. See plans for details on specific plantings, site elements, materials, and the proposed layout.

The landscaped area of the site is 21,079 SF; and accounts for 37.9% of the total site area. Of the portion of the site without buildings (32,009 SF); the landscaped area (21,079 SF) makes up 65.8% of that area.

1-3 points Energy Efficiency

Utilization of energy design assistance programs or commissioning to ensure that building systems are designed to operate efficiently and exceed the Minnesota State Energy Code by at least thirty (30) percent of the annual energy costs. The developer must submit documentation to the city including a letter signed by the owner or a licensed design professional, that shows the project will comply with this standard.

The project is enrolled in Xcel Energy's Energy Design Assistance (EDA) Program. The project will using the Green Communities rating system which requires 15% better than MN code. Additionally the Energy Star for Homes Pilot Project will also be used.

1 point Decorative Fencing

Install high-quality decorative metal fencing where visible from the public street, public sidewalk or public pathway. The point for decorative fencing may be obtained when it is included as part of

another amenity if it is also provided in other areas on the site. In no case shall chain-link fencing be considered decorative fencing.

A 140' long fence aluminum 4' high fence will used to maintain a level of partial privacy at the southern boundary of the western portion of the courtyard. A metal lattice work suitable for growing a green wall on is proposed under the unit balconies along the Lowry Avenue frontage. See site plans for both.

1 point Enhanced Landscaping

A landscaping plan of exceptional design that has a variety of native tree, shrub, and plant types that provide seasonal interest and that exceed the requirements of Chapter 530, Site Plan Review. The landscaped areas shall have a resource efficient irrigation system. The landscaping plan shall be prepared by a licensed landscape architect.

The planting plan shows are variety of native trees and plant types that will provide interesting seasonal variations. The species and the arrangement of them on the site are planned to be substantial, hardy, and able to be kept in good condition without extensive maintenance. A recycled rainwater irrigation system is proposed with the reuse of storm water from tank storage. The site landscape plan is produce by Damon Farber Associates.

1 point Enhanced Storm Water Mgmt.

Provide capacity for infiltrating stormwater generated onsite with artful rain garden design that serves as a visible amenity. Rain garden designs shall be visually compatible with the form and function of the space and shall include for long-term maintenance of the design. The design shall conform to requirements of the stormwater management plan approved by public works.

The storm water is being dealt with on site by a combination of pervious paving at select areas, rain garden, underground infiltration tanks (stormtech arches), rock infiltration beds, partial green roofs, and tank storm water storage for reuse in irrigation. See Civil Engineering & Landscape Architecture plans.

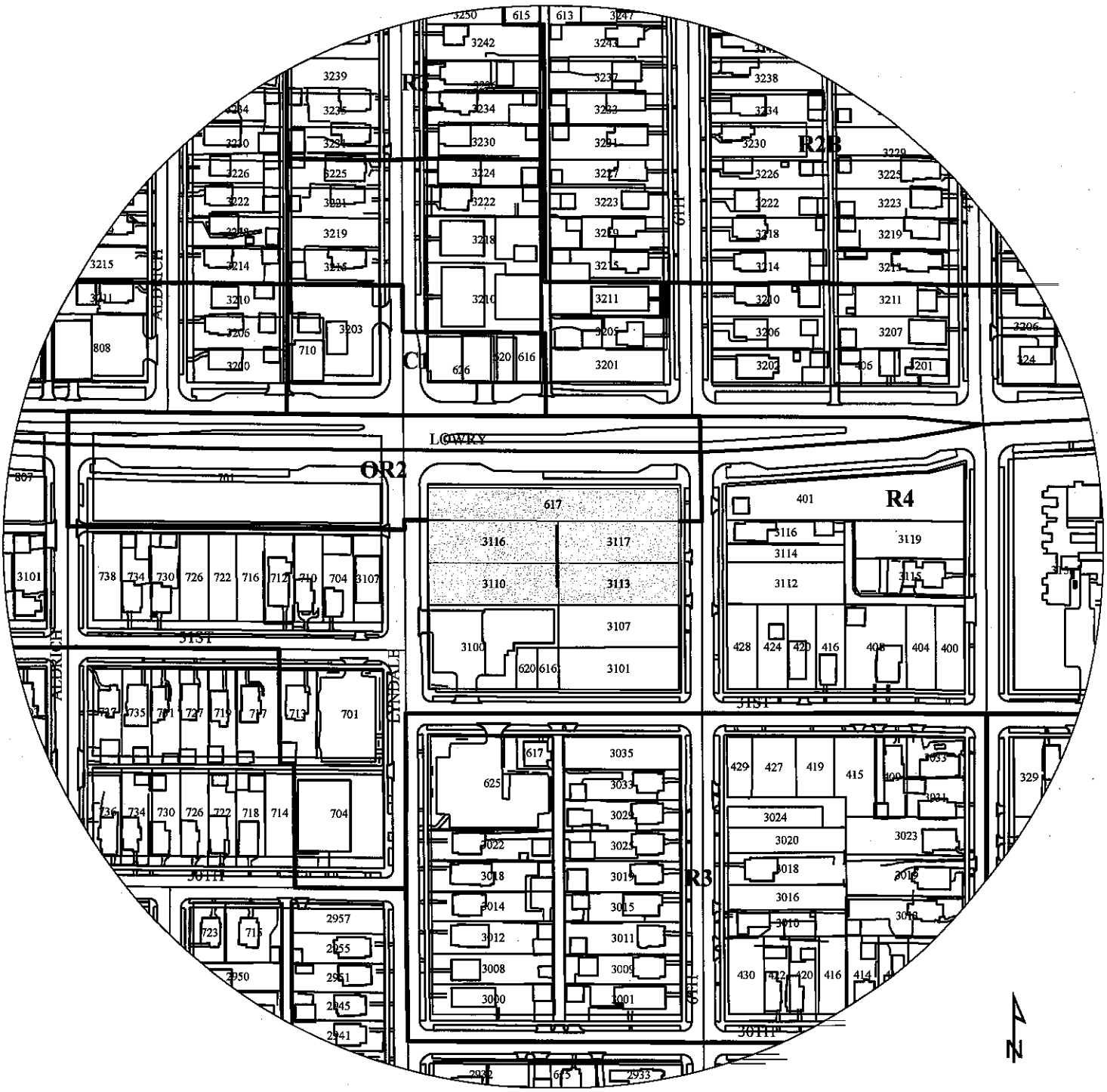
1 point Recycling Storage Area

Provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including but not limited to paper, corrugated cardboard, glass, plastics and metals. The recycling storage area shall be located entirely below grade or entirely enclosed within the building.

The building contains a trash room on each level with two trash chutes, one for standard refuse, and one for co-mingled recycling per standard garbage collection practices for multifamily buildings in Hennepin County and the City of Minneapolis. The trash chute refuse and recycling is collected in two separate bins in a enclosed trash room in the sublevel. It is proposed that garbage pick-up collection will take place in the garage entry driveway; a temporary placement of the bins outside of the drive isle is planned for. See site plans for the location.

Hawthorne EcoVillage Apartments **5th**

NAME OF APPLICANT WARD



200 100 0 200 400

PROPERTY ADDRESS

617 Lowry Ave N, 3110-3116 Lyndale Ave N, and 3113-3117 6th StN

FILE NUMBER

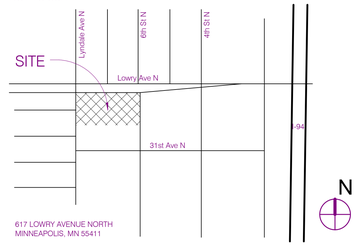
BZZ-7159

HAWTHORNE ECOVILLAGE
LAND USE APPLICATION

APRIL 30, 2015

VICINITY MAP

NOT TO SCALE



617 LOWRY AVENUE NORTH
MINNEAPOLIS, MN 55411

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.

CONTACTS

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DAVID HAALAND
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INTERIOR DESIGNER

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CONTACT: GERRY EWALD
SARAH DAVIS
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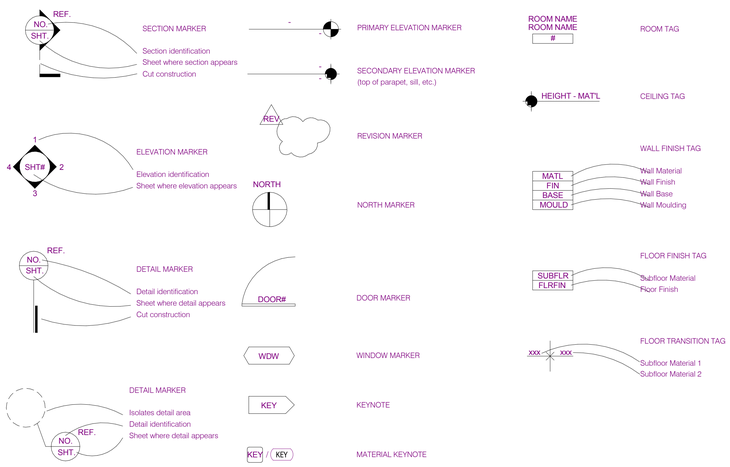
PHONE No.: 612-455-3181
FAX No.: 612-455-3199
E-MAIL: gerrye@g2group-mn.com
sarahd@g2group-mn.com

SYMBOLS



SHEET INDEX

PDR 3.27.2015	PRICING SET 4.1.2015	LAND USE 4.23.2015		
●	●	●	G001	TITLE SHEET
●	●	●	G002	BUILDING SYSTEMS
●	●	●	SURVEY	BOUNDARY AND TOPOGRAPHICAL SURVEY
			R000	LIFE SAFETY ACCESSIBILITY INFORMATION
			R001	LIFE SAFETY REFERENCE PLAN
			R101	LIFE SAFETY REFERENCE PLAN
			R102	LIFE SAFETY REFERENCE PLAN
●	●	●	C100	DEMOLITION AND EROSION CONTROL PLAN
●	●	●	C200	GRADING, DRAINAGE AND EROSION CONTROL PLAN
●	●	●	C300	UTILITY PLAN
●	●	●	C400	PAVING AND GEOMETRIC
●	●	●	C500	CIVIL DETAILS
●	●	●	C600	STORM WATER POLLUTION PREVENTION PLAN
●	●	●	L100	LANDSCAPE LAYOUT PLAN
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●	●	●	LA100	ARCHITECURAL SETBACKS PLAN
		●	E-L-S	SITE LIGHTING PHOTOMETRIC PLAN
●	●	●	A001	SUBLEVEL 1 PLAN
●	●	●	A101	LEVEL 1 PLAN
●	●	●	A102	LEVEL 2 PLAN
●	●	●	A103	LEVEL 3 PLAN
●	●	●	A104	LEVEL 4 PLAN
●	●	●	A110	TOWNHOUSE PLANS
	●		A151	ENLARGED UNIT PLANS
	●		A152	ENLARGED UNIT PLANS
	●		A153	ENLARGED UNIT PLANS
	●		A154	ENLARGED UNIT PLANS
			A155	ENLARGED UNIT PLANS
	●		A171	ENLARGED COMMON AREA PLANS
	●	●	A201	ROOF PLAN - OVERALL
●	●	●	A301	BUILDING ELEVATIONS
●	●	●	A302	BUILDING ELEVATIONS
●	●	●	A303	TOWNHOUSE ELEVATIONS
		●	A350	ENLARGED ELEVATIONS
	●		A401	BUILDING SECTIONS
	●		A402	TOWNHOUSE BUILDING SECTIONS
	●		A451	WALL SECTIONS
	●		A452	WALL SECTIONS
	●		A453	TOWNHOUSE WALL SECTIONS
	●		A495	SECTION DETAILS
	●		A501	STAIR 'A'- VERTICAL CIRCULATION
	●		A502	STAIR 'B' AND ELEVATOR - VERTICAL CIRCULATION
	●		A503	STAIR 'C'- VERTICAL CIRCULATION
	●		A601	DOOR SCHEDULE AND DOOR, WINDOW & STOREFORNT ELEVATIONS
	●		A691	DOOR AND WINDOW DETAILS
	●		A701	SUBLEVEL AND LEVEL 1 WALL FINISH PLANS
	●		A703	SUBLEVEL AND LEVEL 1 FLOOR FINISH PLANS
			A771	INTERIOR COMMON AREA ELEVATIONS

PDR 3.27.2015	PRICING SET 4.1.2015	LAND USE 4.23.2015		
	●		S001	TITLE SHEET
	●		S100	FOUNDATION PLAN
	●		S101	LEVEL 1 FRAMING PLAN
	●		S101.1	LEVEL 1 PRECAST LOADING PLAN
	●		S102	LEVEL 2 FRAMING PLAN
	●		S103	LEVEL 3 FRAMING PLAN
	●		S104	LEVEL 4 FRAMING PLAN
	●		S105	ROOF FRAMING PLAN
	●		S106	TOWNHOUSE FOUNDATION AND FRAMING PLANS
	●		S300	SECTIONS AND DETAILS
	●		S301	SECTIONS AND DETAILS
	●		S302	SECTIONS AND DETAILS
	●		S303	SECTIONS AND DETAILS
	●		S400	SCHEDULES AND DETAILS
	●		M100	SUBLEVEL 1 HVAC FLOOR PLANS
	●		M101	LEVEL 1 HVAC FLOOR PLANS
	●		M102	LEVEL 2 HVAC PLANS
	●		M103	LEVEL 3 HVAC FLOOR PLANS
	●		M104	LEVEL 4 AREA 1 AND LOWER ROOF PLUMBING PLANS
	●		M105	UPPER ROOF HVAC PLAN
	●		M201	HVAC UNIT PLANS
	●		M202	HVAC UNIT PLANS
	●		M203	HVAC UNIT PLANS
	●		M204	HVAC UNIT PLANS
	●		M205	HVAC TOWNHOME PLANS
	●		M300	DETAILS
	●		M400	MECHANICAL EQUIPMENT SCHEDULES
	●		P100	SUBLEVEL 1 PLUMBING PLANS
	●		P101	LEVEL 1 PLUMBING FLOOR PLANS
	●		P102	LEVEL 2 PLUMBING FLOOR PLANS
	●		P103	LEVEL 3 PLUMBING FLOOR PLANS
	●		P104	LEVEL 4 AREA A AND LOWER ROOF PLUMBING PLANS
	●		P105	UPPER ROOF PLUMBING PLAN
	●		P110	TOWNHOME PLUMBING FLOOR PLANS
	●		E010	ELECTRICAL SITE PLAN
	●		E100	SUBLEVEL 1 LIGHTING PLANS
	●		E101	LEVEL 1 LIGHTING PLANS
	●		E103	KEVEL 3 LIGHTING PLANS
	●		E200	SUBLEVEL 1 POWER AND SYSTEMS PLANS
	●		E201	LEVEL 1 POWER AND SYSTEMS PLANS
	●		E203	LEVEL 3 POWER AND SYSTEMS PLANS
	●		E301	ELECTRICAL UNIT PLANS
	●		E302	ELECTRICAL UNIT PLANS
	●		E303	ELECTRICAL UNIT PLANS
	●		E304	ELECTRICAL UNIT PLANS
	●		E305	ELECTRICAL UNIT PLANS
	●		E400	ELECTRICAL RISER AND DISTRIBUTION SCHEDULES

PARKING STALLS

STALL TYPE	PARKING SUBLEVEL 1
ADA-Designated	4
Compact Stall 8'-0" x 15'-0"	3
Compact Stall 8'-0" x 18'-0"	3
Standard Stall	55
GRAND TOTAL	65

UNIT COUNT

UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4
1 BR - A UNIT	0	0	1	0
1 BR - B UNIT	6	6	3	0
1 BR - C UNIT	6	5	7	0
1 BR - D UNIT	0	0	0	3
2 BR - A UNIT	1	0	0	0
2 BR - B UNIT	1	2	2	0
2 BR - C UNIT	0	1	1	1
2 BR - D UNIT	0	0	0	2
2 BR - E UNIT	0	1	1	0
2 BR - F UNIT	1	1	1	0
2 BR - G UNIT	0	1	1	1
3 BR - A UNIT	0	1	0	0
3 BR - B UNIT	1	0	1	0
3 BR - C UNIT	0	1	1	0
EFFICIENCY - A UNIT	0	0	1	0
EFFICIENCY - B UNIT	0	2	2	0
EFFICIENCY - C UNIT	2	2	1	0
COUNT PER LEVEL	18	23	23	7

TOTAL COUNT : 71

UNIT TYPE	2 LEVEL TOWNHOME
3 BR TH UNIT A	1
3 BR TH UNIT B	1
3 BR TH UNIT C	1
3 BR TH UNIT D	1

TOTAL COUNT : 4

SITE & BUILDING STATISTICS

A.	SITE SQUARE FOOTAGE:	55,538 SF (1.27 ACRE)		
B.	GROSS BUILDING SQUARE FOOTAGE:	SUBLEVEL 1	=	23,529 SF
		LEVEL 1	=	23,529 SF
		LEVEL 2	=	23,529 SF
		LEVEL 3	=	23,529 SF
		LEVEL 4	=	8,392 SF
		TOWNHOMES	=	7,660 SF
		TOTAL GROSS S.F.	=	110,168 SF
		ABOVE GRADE S.F.	=	86,639 SF
C.	PERCENT OF SITE COVERATE & FLOOR AREA RATIO	% SITE COVERAGE	=	42.1%
		F.A.R.	=	1.559
D.	DWELLING UNITS PER ACRE:	74 UNITS / 1.27 ACRE	=	58.8 UNITS PER ACRE
F.	APPROX. ELEVATION ABOVE MEAN SEA LEVEL:	LEVEL 1	=	899' - 6"
G.	HEIGHT OF ROOF ABOVE GRADE		=	49' - 1"

HAWTHORNE ECOVILLAGE
MINNEAPOLIS, MN

URBANWORKS ARCHITECTURE

901 NORTH THIRD STREET, SUITE 145
MINNEAPOLIS, MN 55401

612.455.3100

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

#	Date	Description

DATE	4/29/2015
PROJECT #	13-0026
PHASE	DD
DRAWN BY	MEB

TITLE SHEET

G001

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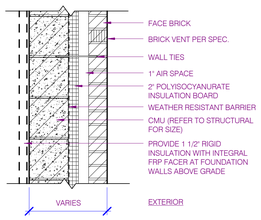
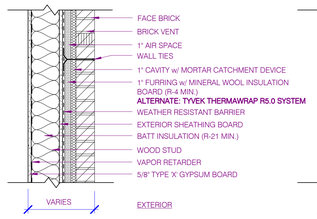
BUILDING SYSTEMS

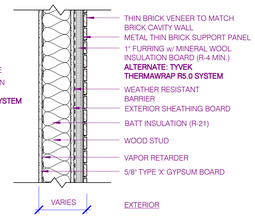
EXTERIOR WALL SYSTEMS



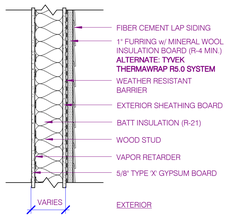
CMU-1 — FACE BRICK OVER CMU CAVITY WALL SYSTEM



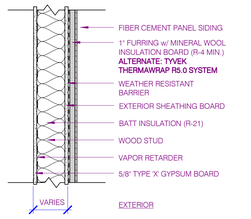
WD-1 — FACE BRICK OVER WOOD STUD CAVITY WALL SYSTEM



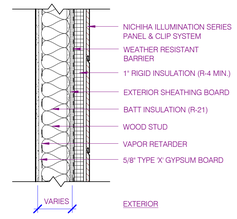
WD-2 — THIN BRICK VENEER OVER WOOD STUD WALL SYSTEM



WD-3A — FIBER CEMENT LAP SIDING OVER WOOD STUD WALL SYSTEM

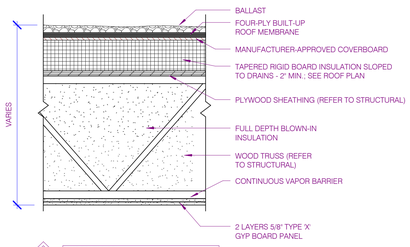


WD-3B — FIBER CEMENT PANEL SIDING OVER WOOD STUD WALL SYSTEM



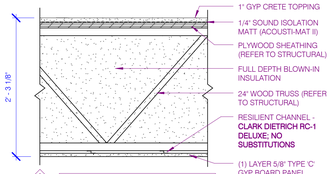
WD-3C — NICHIHA ILLUMIN. SERIES - VERTICAL OVER WOOD STUD WALL SYSTEM

ROOF SYSTEMS

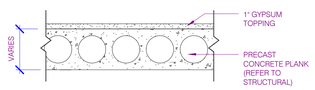


WTR-3 — WOOD TRUSS WITH BUILT UP ROOF MEMBRANE ROOF SYSTEM

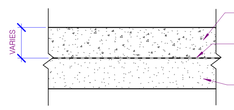
FLOOR SYSTEMS



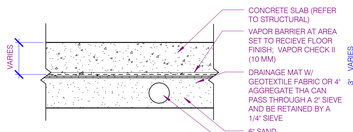
WTF-1 — WOOD TRUSS FLOOR STRUCTURE



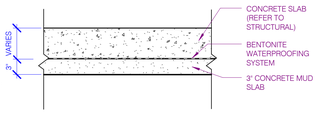
PCF-0 — PRECAST CONCRETE FLOOR STRUCTURE



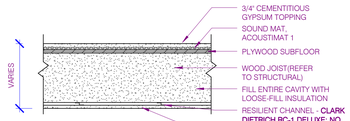
SOG-0 — CONCRETE SLAB-ON-GRADE FLOOR SYSTEM



SOG-1 — CONCRETE SLAB-ON-GRADE FLOOR SYSTEM

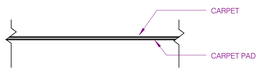


MSS-0 — CONCRETE MUD SLAB FLOOR SYSTEM



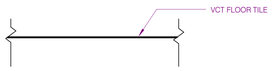
WJF-1 — WOOD JOIST FLOOR STRUCTURE

FLOOR FINISH SYSTEMS



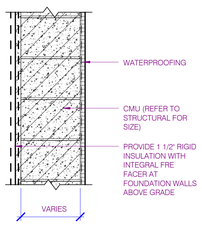
FFS-1 — CARPET FINISH FLOOR

FFS-3 — TILE FINISH FLOOR

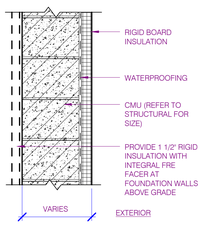


FFS-4 — VCT FINISH FLOOR

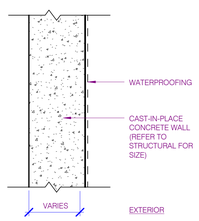
FOUNDATION WALL SYSTEMS



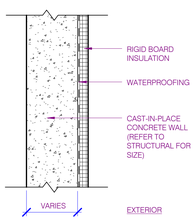
CMUF-0 — CMU FOUNDATION WALL SYSTEM



CMUF-1 — INSULATED CMU FOUNDATION WALL SYSTEM

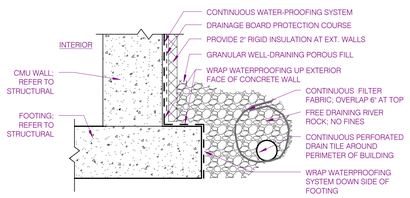


CIPF-0 — CAST-IN-PLACE CONCRETE FOUNDATION WALL SYSTEM



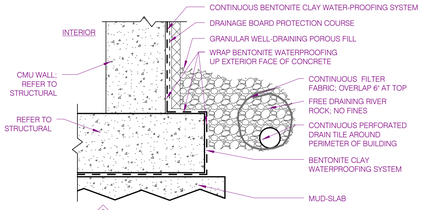
CIPF-1 — INSULATED CAST-IN-PLACE CONCRETE FOUNDATION WALL SYSTEM

FOUNDATION DRAINAGE SYSTEM



FDS-1 — FOUNDATION DRAINAGE SYSTEM

FOUNDATION DRAINAGE SYSTEMS (ELEVATOR PIT)



FDS-2 — FOUNDATION DRAINAGE SYSTEM

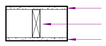
INTERIOR PARTITION TYPES

M

PARTITION TYPE	WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
M4	3 5/8"		34 / 46	UL#:
M6	5 5/8"		34 / 46	NA
M8	7 5/8"			
M10	9 5/8"			
M12	11 5/8"			

REMARKS:

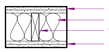
P



PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
P4	3 1/2"	4 3/4"	34 / 46	UL#: U305
P6	5 1/2"	6 3/4"	34 / 46	NA
P8	7 1/4"	8 1/2"		

REMARKS:

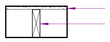
R



PARTITIO N TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
R4	3 1/2"	6"	49 / 56	UL#: U305*
R6	5 1/2"	8"	49 / 56	UL#: U301

REMARKS: *SECOND LAYER GWB FOR ACOUSTICS @ UL#: 305

S



PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
S4	3 1/2"	4 1/8"	-- / --	NA
S6	5 1/2"	6 1/8"	-- / --	NA

REMARKS:

V

PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
				WP 3820
V3	3 1/2"	10 1/2"	50-59	WP 3820

REMARKS: STAGGERED WOOD STUDS ON SEPARATE 2X4 WOOD PLATES

W

PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
W4	3 1/2"	5 1/4"	50-54	UL#: U305 *
W6	5 1/2"	7 1/4"	50-54	NA

REMARKS: *UL#: 305 W/ CHANNEL

Z

PARTITION TYPE	STUD WIDTH	ASSEMBLY WIDTH	STC	FIRE RESISTANCE
				UL Des U336
Z3	3 1/2"	11 1/2"	50-59	UL Des U336

REMARKS: STAGGERED WOOD STUDS ON SEPARATE 2X4 WOOD PLATES

INTERIOR PARTITION KEY

TYPE	DESCRIPTION	TYPE	DESCRIPTION
A	ACOUSTICALLY RATED PARTITION - PROVIDE ACOUSTIC BATT INSULATION	1	1 HOUR FIRE RATED PARTITION - SEE PARTITION TYPE FOR UNDERWRITERS LABORATORIES DESIGN NUMBER
B	NON RATED, EXTEND 6" ABOVE SUSPENDED CEILING, BRACE TO STRUCTURE ABOVE	2	2 HOUR FIRE RATED PARTITION - SEE PARTITION TYPE FOR UNDERWRITERS LABORATORIES DESIGN NUMBER
C	NON RATED, EXTEND TO BOTTOM OF SUSPENDED CEILING ABOVE	3	3 HOUR FIRE RATED PARTITION - SEE PARTITION TYPE FOR UNDERWRITERS LABORATORIES DESIGN NUMBER
T	THERMALLY RATED PARTITION - PROVIDE NON FACED R-XX THERMAL BATT INSULATION	4	4 HOUR FIRE RATED PARTITION - SEE PARTITION TYPE FOR UNDERWRITERS LABORATORIES DESIGN NUMBER
		X'-X"	PARTIAL HEIGHT PARTITION - SEE FLOOR PLAN FOR PARTITION HEIGHT

HAWTHORNE ECOVILLAGE
MINNEAPOLIS, MN

URBANWORKS ARCHITECTURE
901 NORTH THIRD STREET, SUITE 145
MINNEAPOLIS, MN 55401
612.455.3100

CONSULTANT

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

#	Date	Description

DATE	4/29/2015
PROJECT #	13-0026
PHASE	DD
DRAWN BY	MB/NR

BUILDING SYSTEMS

G002

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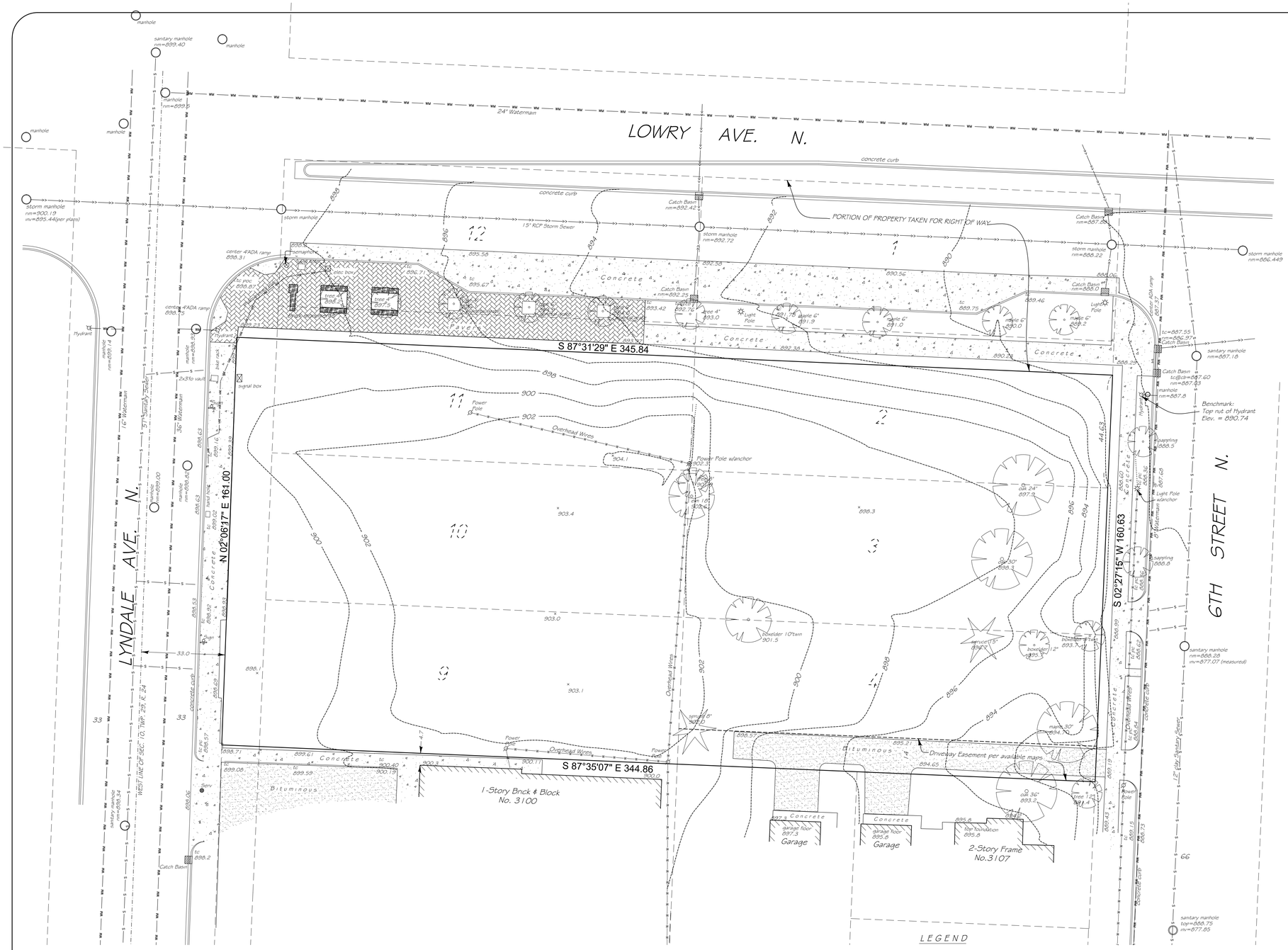
BOUNDARY AND TOPOGRAPHICAL SURVEY FOR:

PROJECT FOR PRIDE IN LIVING

1035 East Franklin Avenue
Minneapolis, MN 55404
Attn: Abbie Loosen



Legal Description

Lots 3 and 4, Block 8, Morrison's Addition to North Minneapolis, Hennepin County, Minnesota.

Lots 1, 2, 11 and 12, Block 8, Morrison's Addition to North Minneapolis;
Also, that part of vacated Lyndale Avenue North, dedicated as Eight Street in the plat of Morrison's Addition to North Mineapolis, lying easterly of a line parallel with and 33 feet East, as measured at right angles, from the west line of Section 10, Township 29, Range 24, which lies between the westerly extensions of the north line of Lot 12, Block 8, said plat, and of the south line of Lot 11, said block;

Lots 9 and 10, Block 8, Morrison's Addition to North Minneapolis;
Also, that part of vacated Lyndale Avenue North, dedicated as Eight Street in the plat of Morrison's Addition to North Mineapolis, lying easterly of a line parallel with and 33 feet East, as measured at right angles, from the west line of Section 10, Township 29, Range 24, which lies between the westerly extensions of the north line of Lot 10, Block 8, said plat, and of the south line of Lot 9, said block;

Also, reserving a permanent easement for highway purposes over all of Lots 1 and 12, said Block 8, and over that part of Lots 2 and 11, said Block 8 and over that part of said vacated Lyndale Avenue North adjacent to said Lots 11 and 12, all lying northerly of the following described line: Commencing at the intersection of the westerly extension of the south line of said Lot 9, Block 8, and a line that is parallel with and distant 33 feet easterly of the West line of Section 10, Township 29, Range 24; thence run northerly along said parallel line a distance of 161.00 feet to the point of beginning of the line to be described; thence easterly 345.54 feet, more or less, to a point on the east line of said Lot 2, distant 44.63 feet northerly of the southeast corner of said Lot 2, as measured along said east line, and said line there terminating.

MISCELLANEOUS NOTES

MN 1 Title commitment showing description of property and easements of record not provided.

MN 2 Property Address: 617 Lowry Ave. No., 3116 Lyndale Ave. No., 3110 Lyndale Ave. No., 3117 6th Street No., 3113 6th Street No.

MN 3 Area of Parcel = 55538 sq.ft (1.27 acres)

MN 4 Benchmark: Top nut of hydrant located at SW corner of the intersection of Lowry Ave. N. and 6th Street N corner of property.
Elevation = 890.74 feet N.G.V.D. 1929

MN 6 Above ground utility locations have been field located as shown. All underground utility services which serve the property have attempted to be field located through the services of Gopher State One Call per ticket number 143380489. However some of the utility companies failed to field locate underground utility locations. In those cases, utilities as shown are from available survey maps. Further information contact Gopher State One Call (651-454-0002 or 811)

Certification

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota.
Dated December 9, 2014.

Prepared by:

The Gregory Group, Inc. d.b.a.
Lot Surveys Company
7601 73rd Avenue N.
Brooklyn Park, MN 55428
phone 763-560-3093
fax 763-560-3522

Signed: _____
Gregory R. Frasch, Registration No. 24992

SCALE IN FEET
0 20 40 60

Basis for bearings is assumed

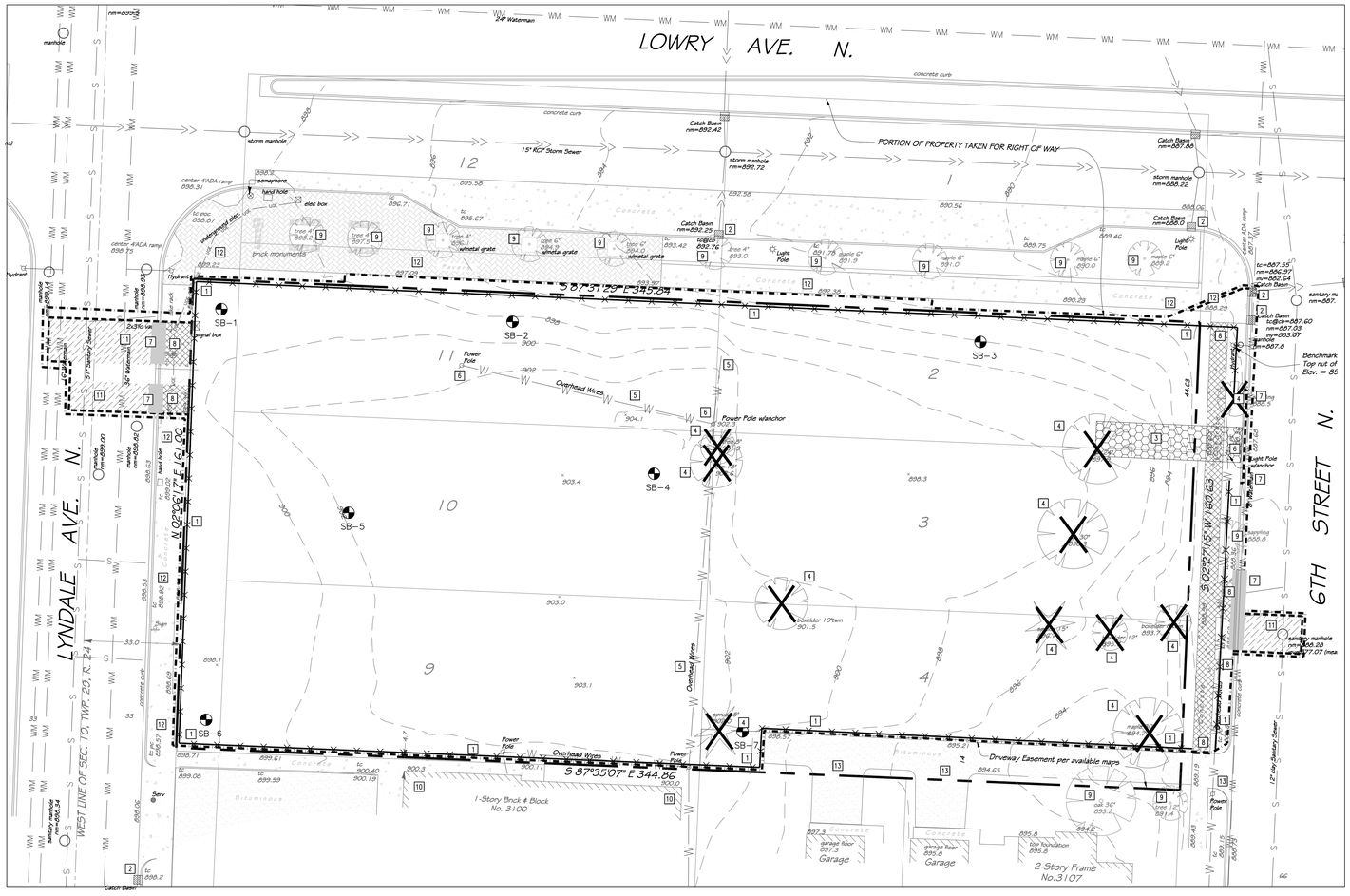
LEGEND

- Steel Post
- Denotes Iron Monument Set
- Denotes Iron Monument Found
- Light
- Hydrant
- Power Pole
- Catch Basins
- Manhole
- Fence
- Overhead Wires
- Sanitary Sewer
- Storm Sewer
- Watermain
- Gas Main
- Easement Line
- Building Line
- (123) Denotes height of building to adjacent ground
- Denotes Existing Contour

File No.
F:\survey\morrison's addition - hennepin\1-4 9-12-8\Ma1-4 9-12fb\07738\m83378.dwg

F.B. No. 1077-38 inv. 83378

DTE



1 C100 DEMOLITION AND EROSION CONTROL PLAN
1"=20'

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- SILTATION FENCE
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- ROCK CONSTRUCTION ENTRANCE
- BITUMINOUS REMOVAL
- CONCRETE REMOVAL
- PIPE REMOVAL
- CURB REMOVAL
- TREE REMOVAL
- SOIL BORING — SB-X

KEYED NOTES

KEYED NOTES ARE DENOTED BY NO. ON PLAN.

1. INSTALL SILT FENCE. REFER TO DETAIL 1/C500.
2. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 3/C500.
3. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 2/C500.
4. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
5. REMOVE OVERHEAD WIRES. COORDINATE WITH UTILITY OWNER AND PROPERTY OWNER.
6. REMOVE POWER POLE/LIGHT POLE IN ITS ENTIRETY. COORDINATE WITH UTILITY OWNER AND PROPERTY OWNER.
7. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
8. REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
9. EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
10. EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
11. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
12. EXISTING SIDEWALK AND PAVERS TO REMAIN.
13. EAST BITUMINOUS DRIVE IS NOT TO BE DISTURBED AND IS TO REMAIN OPEN THROUGHOUT CONSTRUCTION.

N

20' 10' 0 20' 40'

SCALE 1" = 20'

ABBREVIATIONS

BLDG	Building
BM	Bench Mark
CB	Catch Basin
CL	Center Line
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
RCP	Reinforced Concrete Pipe

APPROXIMATE DISTURBED AREA IS 1.35 ACRES

DEMOLITION AND REMOVAL NOTES:

1. PRIOR TO START OF DEMOLITION, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF MINNEAPOLIS AND MIDDLE MISSISSIPPI WATERSHED. ALL SILT FENCES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY CONSTRUCTION ACTIVITY. SILT FENCES SHALL BE INSTALLED ALONG THE CONTOUR.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
3. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
4. PRIOR TO START OF CONSTRUCTION, DISCONNECT ALL GAS AND ELECTRIC SERVICES. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT.
5. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT, ARE TO BE PROTECTED AT ALL TIMES.
6. ALL EXISTING CURB AND GUTTER IS TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT FROM THE SAW CUT LINES TO THE NEAREST JOINT.
7. THE BACKGROUND INFORMATION WAS PREPARED BY LOT SURVEYS COMPANY. (763) 560-3093.
8. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF MINNEAPOLIS. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.

GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED THE CITY OF MINNEAPOLIS AND UTILITY OWNER. REFER TO ALL CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
4. THE ROCK CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF MINNEAPOLIS FOR THE EXACT ROCK CONSTRUCTION ENTRANCE LOCATION.

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PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

#	Date	Description

DATE	04/30/2015
PROJECT #	15186
PHASE	LU
DRAWN BY	SJH
CHECKED BY	KAM

DEMOLITION AND EROSION CONTROL PLAN

C100

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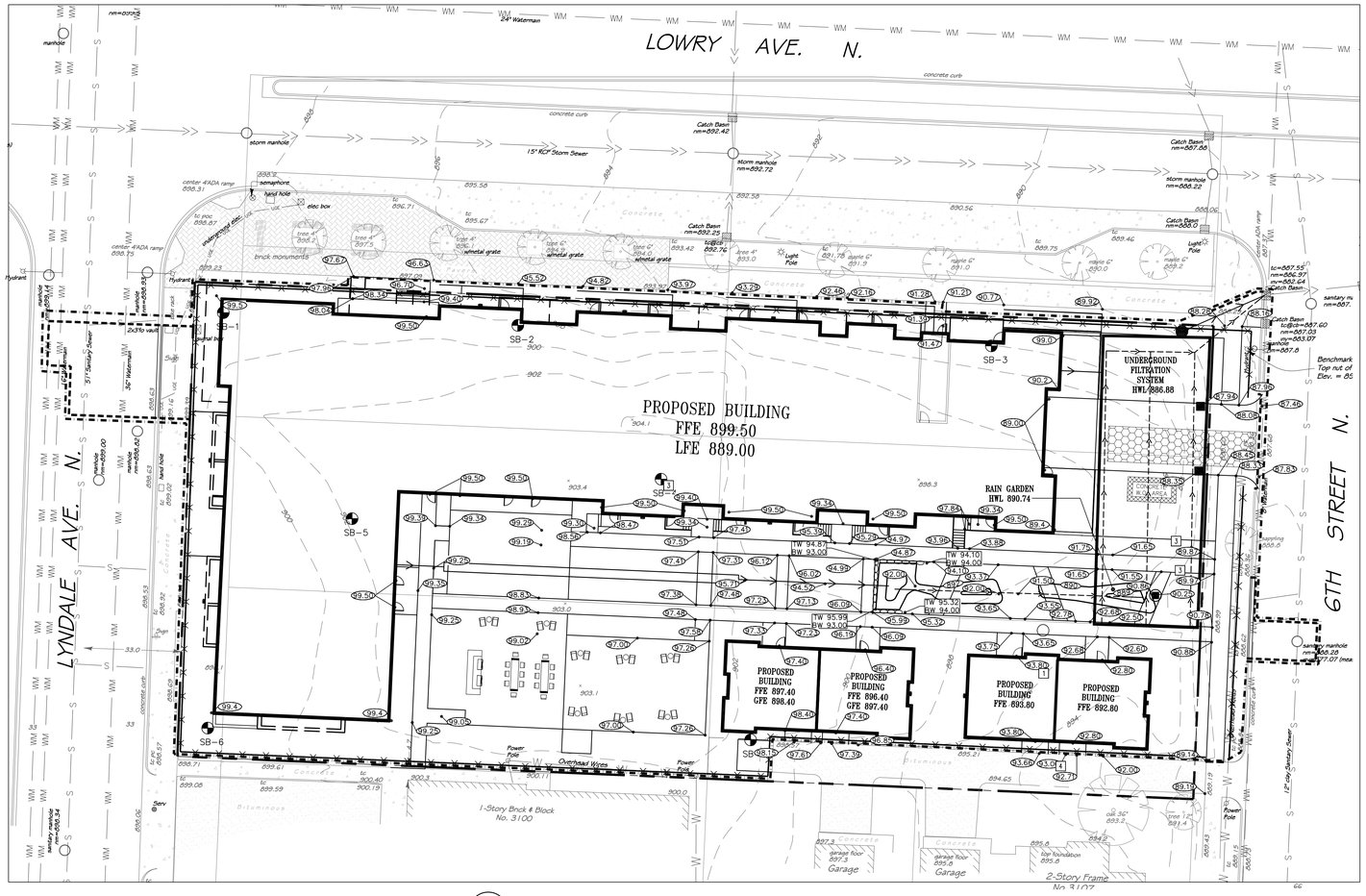


1 C200 GRADING, DRAINAGE AND EROSION CONTROL PLAN
1"=20'

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- SILTATION FENCE
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- PROPOSED CONTOUR (932)
- STORM SEWER
- CATCH BASIN
- MANHOLE
- ROCK CONSTRUCTION ENTRANCE
- DRAINAGE FLOW ARROW
- SPOT ELEVATION (92.32)
- CONCRETE WASHOUT AREA (CONCRETE W.O. AREA)
- SOIL BORING (SB-X)

N

20' 10' 0 20' 40'
SCALE 1" = 20'

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CL	Center Line
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
RCP	Reinforced Concrete Pipe

APPROXIMATE DISTURBED AREA IS 1.35 ACRES

KEYED NOTES

KEYED NOTES ARE DENOTED BY NO ON PLAN.

1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 2/C500.
2. INSTALL SILT FENCE. REFER TO DETAIL 1/C500.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 3/C500.
4. APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
5. FILTRATION BASIN AND WATER QUALITY TREATMENT PONDS ARE TO BE CONSTRUCTED AT THE BEGINNING OF GRADING OPERATIONS. FILTRATION BASINS ARE TO BE ROUGH GRADED AND SURROUNDED WITH SILT FENCE PER DETAIL 1/C500. REFER TO DETAIL 2/C200 FOR FILTRATION BASIN CROSS SECTION. **CONSTRUCTION TRAFFIC IN FILTRATION AREAS IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. IF AREA BECOMES COMPACTED, LOOSEN SOIL WITH MECHANICAL TILLER PRIOR TO FINAL STABILIZATION. FILTRATION AREAS ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED FOR TEMPORARY SEDIMENT BASINS. CONTRACTOR SHALL ENSURE THAT BASINS INFILTRATE AT A MINIMUM RATE OF 1-INCH PER HOUR USING A PERCOLATION TEST ON ALL BASINS BEFORE FINAL ACCEPTANCE. PERCOLATION TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.**

NOTE:

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

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

NOTE: ALL SIDEWALK, CURB AND GUTTER, DRIVEWAY ENTRANCES, AND ALLEYS ARE TO CONSTRUCTED PER:

STANDARD SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC INFRASTRUCTURE IN THE CITY OF MINNEAPOLIS 2011 EDITION

BY

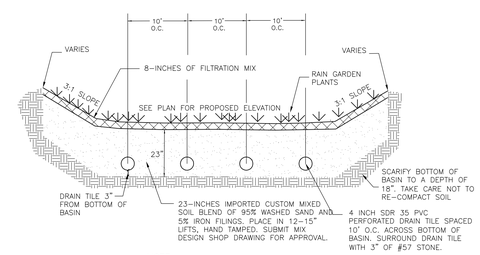
DEPARTMENT OF PUBLIC WORKS
MINNEAPOLIS, MINNESOTA
FEBRUARY 1, 2011

MINNEAPOLIS STANDARD EROSION CONTROL NOTES - (JANUARY 7, 2011)

1. **CONTRACTOR MUST CALL A CONSTRUCTION START 48 HOURS PRIOR TO ANY LAND DISTURBANCES 612-673-3867. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.**
2. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES.
3. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
4. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
5. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. **HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.**
6. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
7. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
8. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7-14 DAYS. USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
9. READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS SHOWN IN THE EROSION CONTROL PLAN. UNDER NO CIRCUMSTANCE MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
10. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
11. IF DEWATERING OR PUMPING OF WATER IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND/OR APPROVALS PRIOR TO DISCHARGE OF ANY WATER FROM THE SITE. IF THE DISCHARGE FROM THE DEWATERING OR PUMPING PROCESS IS TURBID OR CONTAINS SEDIMENT LADEN WATER, IT MUST BE TREATED THROUGH THE USE OF SEDIMENT TRAPS, VEGETATIVE FILTER STRIPS, OR OTHER SEDIMENT REDUCING MEASURES SUCH THAT THE DISCHARGE IS NOT VISIBLY DIFFERENT FROM THE RECEIVING WATER. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE DISCHARGE POINT TO PREVENT SCOUR EROSION. THE CONTRACTOR SHALL PROVIDE A DEWATERING/PUMPING PLAN TO THE EROSION CONTROL INSPECTOR PRIOR TO INITIATING DEWATERING ACTIVITIES.

GRADING NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
2. THE BACKGROUND INFORMATION WAS PREPARED BY LOT SURVEYS COMPANY. CONTACT GREGORY PRASCH AT (763)560-3093.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER ONE AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
5. NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
6. ALL SPOT ELEVATIONS SHOWN AS 98.30, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 898.30.
7. ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
8. NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
9. ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
10. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
11. UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE DEVELOPER SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND DISTRIBUTION.
12. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY AND MISSISSIPPI WATERHSED MANAGMENT ORGANIZATION WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
13. ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
14. THE INTENT IS TO STRIP AND SALVAGED TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDING THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
15. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
16. IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
17. WINTER MULCHING:
    17.A. SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
    17.B. FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAYBE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER, AT A RATE OF 2000 GALLONS PER ACRE, OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
18. RETAINING WALLS AND APPROPRIATE SAFETY FENCING ALONG THE TOP OF WALLS ARE TO BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER. SUBMIT RETAINING WALL SHOP DRAWINGS TO PROJECT TEAM PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.



NOTE:
REFER TO ARCHITECTURAL PLANS FOR RAIN GARDEN PLANTINGS, FILTRATION MIX SHALL BE:
60-70% CONSTRUCTION SAND MEETING ASTM C-33
15-25% TOP SOIL MEETING WITH LESS THAN 4% CLAY CONTENT
15-25% ORGANIC MATTER MEETING MNDOT GRADE 2 COMPOST
COVER BOTTOM OF BASIN WITH 4-INCHES OF DOUBLE SHREDDED HARDWOOD MULCH WITH NO WEED MAT.

2 C200 FILTRATION BASIN DETAIL
NOT TO SCALE

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PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

#	Date	Description

DATE	04/30/2015
PROJECT #	15186
PHASE	LU
DRAWN BY	SJH
CHECKED BY	KAM

GRADING, DRAINAGE AND EROSION CONTROL PLAN

C200

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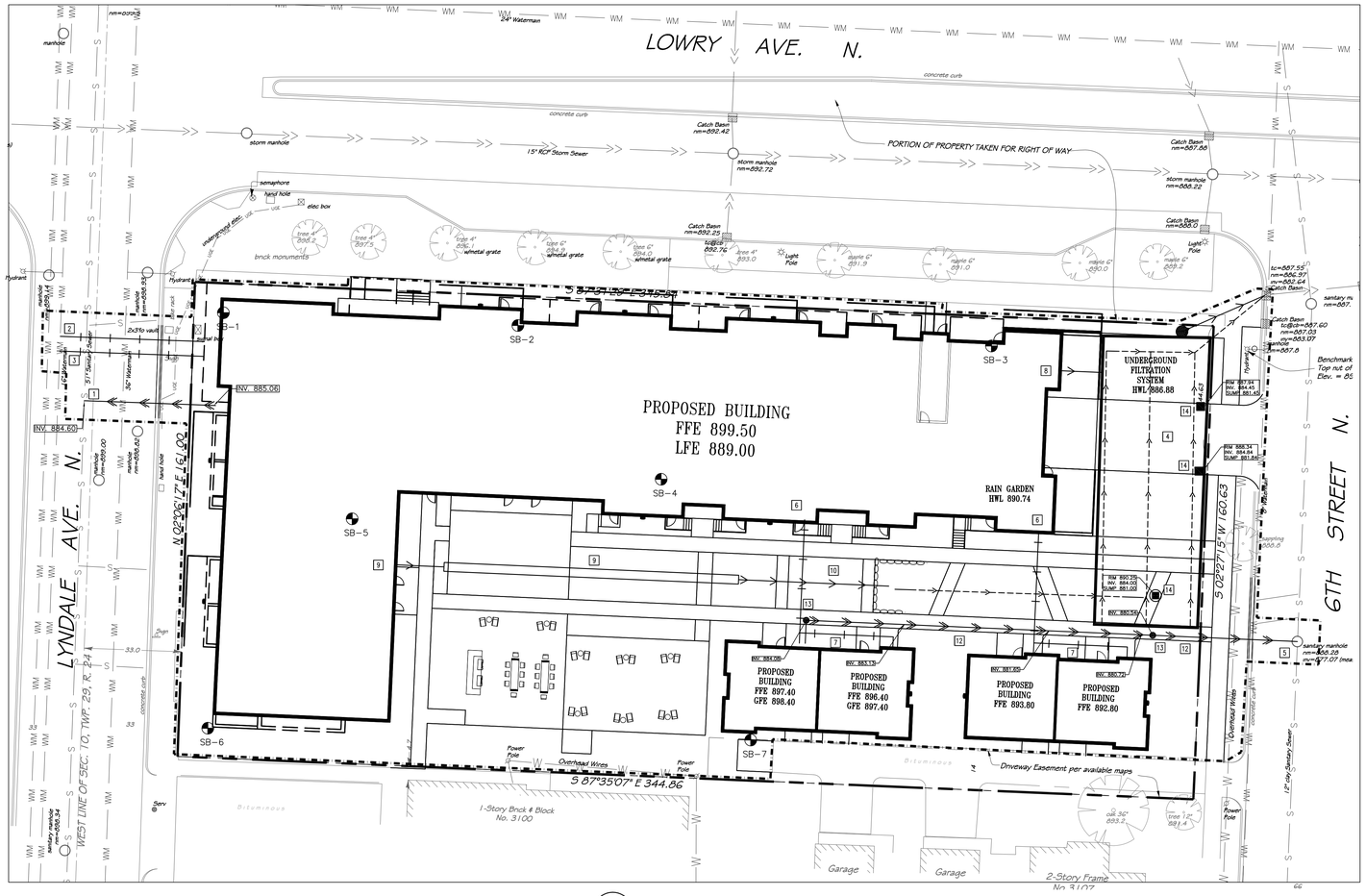


1 C300 UTILITY PLAN
1"=20'

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- SANITARY SEWER
- WATER PIPE
- DRAIN TILE
- STORM SEWER
- RETAINING WALL
- CLEANOUT
- CATCH BASIN
- MANHOLE
- PIPE INSULATION
- SEWER INVERT ELEVATION (INV. 886.66)

KEYED NOTES

KEYED NOTES ARE DENOTED BY NO. ON PLAN.

1. INSTALL 45-FEET OF 8-INCH PVC PIPE AT 1.0% TO INVERT OF 884.60. STUB TO WITHIN 5-FEET OF PROPOSED BUILDING. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL. CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2. WETTAP EXISTING 16-INCH WATER MAIN FOR 6-INCH FIRE SERVICE. THE CITY OF MINNEAPOLIS WILL PROVIDE AND INSTALL THE WETTAP AND VALVE AS PART OF THE PERMIT FEE. THE CONTRACTOR IS TO EXCAVATE FOR THE WETTAP. CONSTRUCT THE WATER VALVE MANHOLE. CONNECT TO THE VALVE AND BACKFILL THE TRENCH PER CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS. REFER TO DETAIL 7/C500. PROPOSED WATER MANHOLES ARE POSSIBLY LOCATED IN CURB LINE. THE INTENT IS TO ROTATE CONE OF STRUCTURE SO CASTING IS OUTSIDE OF CURB LINE. COORDINATE ALL WORK WITH CITY OF MINNEAPOLIS. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO MNDOT PRIOR TO CONSTRUCTION.
3. WETTAP EXISTING 16-INCH WATER MAIN FOR 4-INCH DOMESTIC SERVICE. THE CITY OF MINNEAPOLIS WILL PROVIDE AND INSTALL THE WETTAP AND VALVE AS PART OF THE PERMIT FEE. THE CONTRACTOR IS TO EXCAVATE FOR THE WETTAP. CONSTRUCT THE WATER VALVE MANHOLE. CONNECT TO THE VALVE AND BACKFILL THE TRENCH PER CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS. REFER TO DETAIL 7/C500. PROPOSED WATER MANHOLES ARE POSSIBLY LOCATED IN CURB LINE. THE INTENT IS TO ROTATE CONE OF STRUCTURE SO CASTING IS OUTSIDE OF CURB LINE. COORDINATE ALL WORK WITH CITY OF MINNEAPOLIS. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO MNDOT PRIOR TO CONSTRUCTION.
4. INSTALL FILTRATION SYSTEM PER DETAIL 2/C300. INFILTRATION SYSTEM SHALL HAVE AN FILTRATION VOLUME OF 2,109 CUBIC FEET A TOTAL VOLUME OF 6,756 CUBIC FEET, AND MEET THE RATE CONTROL REQUIREMENTS INDICATED ON SHEET C600. ANY ALTERNATE DESIGNS MUST BE APPROVED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.
5. CORE DRILL EXISTING MANHOLE AT INVERT 879.07 FOR PROPOSED PIPE CONNECTION. GROUT SEAL AROUND OPENING. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.
6. STUB 2-INCH TYPE K COPPER WATER SERVICE FROM MAIN BUILDING TO TOWNHOME. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
7. STUB 1.25-INCH TYPE K COPPER WATER SERVICE FROM TOWNHOME TO TOWNHOME. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
8. LOCATION OF PROPOSED ROOF DRAIN LEAD. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
9. INSTALL 16-FEET OF 12-INCH SCHEDULE 40 PVC PIPE AT 1.0% TO INVERT OF 894.00. STUB TO WITHIN 5-FEET OF PROPOSED BUILDING. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
10. INSTALL 100-FEET OF 36-INCH HDPE PIPE AT 0.0% TO INVERT OF 891.84.
11. INSTALL 51-FEET OF 4-INCH HDPE PIPE AT 1.0% TO INVERT OF 891.34.
12. INSTALL 167-FEET OF 6-INCH SDR 26 PVC AT 3.0%.
13. INSTALL SANITARY SEWER CLEANOUT PER DETAIL 13/C500.
14. INSTALL SUMP CATCH BASIN PER DETAIL 14/C500.

N

20' 10' 0 20' 40'
SCALE 1" = 20'

ABBREVIATIONS

BLDG	Building
BM	Bench Mark
CB	Catch Basin
CL	Center Line
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RED	Reducer

APPROXIMATE DISTURBED AREA IS 1.35 ACRES

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

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

NOTE: ALL SIDEWALK, CURB AND GUTTER, DRIVEWAY ENTRANCES, AND ALLEYS ARE TO CONSTRUCTED PER:

STANDARD SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC INFRASTRUCTURE IN THE CITY OF MINNEAPOLIS 2011 EDITION

BY

DEPARTMENT OF PUBLIC WORKS MINNEAPOLIS, MINNESOTA FEBRUARY 1, 2011

UTILITY NOTES:

1. COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
2. ALL SERVICE CONNECTIONS WITH LESS THEN 5 FEET OF COVER OVER THE TOP OF PIPE ARE TO BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
3. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
4. ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF MINNEAPOLIS AND HENNEPIN COUNTY STANDARDS.
5. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
6. ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
7. PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF MINNEAPOLIS. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS AND HYDRANT LEADS.
8. SANITARY SEWER PIPING SHALL BE SDR 26 UNLESS NOTED OTHERWISE.
9. **STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS NOTED OTHERWISE. ALL 12-INCH THROUGH 18-INCH RCP STORM SEWER PIPE SHALL BE CLASS 5. RCP PIPE LARGER THAN 18-INCH SHALL BE CLASS 3 UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE PVC, SCHEDULE 40.**
10. **STORM SEWER PIPING SHALL BE SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE), UNLESS NOTED OTHERWISE. HDPE PIPE SHALL CONFORM TO ASTM F2306.**
11. **STORM SEWER PIPING SHALL BE POLY VINYL CHLORIDE (PVC) SDR 26, UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE PVC, SCHEDULE 40. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3034 (ASTM D2665 FOR SCHEDULE 40).**
12. ALL FLARED END SECTIONS ARE TO HAVE TRASH GUARDS, ALL DOWNSTREAM FLARED END SECTIONS SHALL HAVE GEOTEXTILE FABRIC AND RIPRAP PER MNDOT STANDARDS, AS DETAILED.
13. CONTRACTORS ARE TO COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
14. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE.
15. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. GROUT RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

CITY OF MINNEAPOLIS UTILITY NOTES:

1. ALL WORK DONE OUTSIDE OF THE LOT LINE ON PUBLIC RIGHT-OF-WAY MUST BE DONE BY A CONTRACTOR LICENSED TO WORK IN THE CITY OF MINNEAPOLIS WHO HAS THE $100,000.00 SIDEWALK CONTRACTOR'S BOND ON FILE WITH THE SIDEWALK DIVISION.
2. ALL UTILITIES MUST BE INSTALLED BY A MINNEAPOLIS LICENSED CONTRACTOR.
3. CONTRACTOR SHALL CONTACT MINNEAPOLIS SURFACE WATERS AND SEWERS 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION RELATED TO OR IN THE LOCATION OF THE PROPOSED STORM WATER MANAGEMENT BMP. CONTACT JEREMY STREHLO, 612-673-3973 JEREMY.STREHLO@MINNEAPOLISMN.GOV.
4. UPON THE PROJECT'S COMPLETION, THE GENERAL CONTRACTOR SHALL PROVIDE TO THE DEPARTMENT OF PUBLIC WORKS A FINAL STORMWATER MANAGEMENT REPORT INCLUDING RECORD DRAWINGS. THIS REPORT WILL SERVE AS A MEANS OF VERIFICATION THAT THE INTENT OF THE APPROVED STORM WATER MANAGEMENT DESIGN HAS BEEN MET. THIS FINAL REPORT SHALL SUBSTANTIATE THAT ALL ASPECTS OF THE ORIGINAL DESIGN HAVE BEEN ADEQUATELY PROVIDED FOR BY THE CONSTRUCTION OF THE PROJECT.

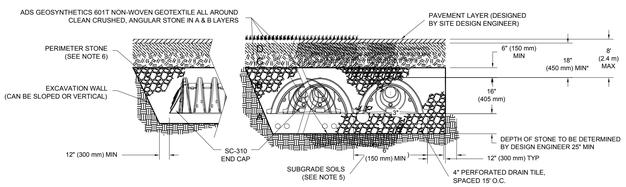
UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

1. FOLLOW ALL CITY OF MINNEAPOLIS AND HENNEPIN COUNTY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT OF WAY AND OBTAIN ALL APPLICABLE PERMITS.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2 3]

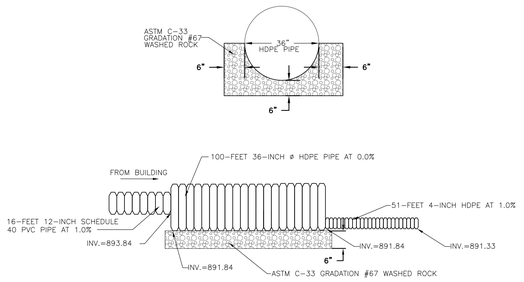
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

2 C300 ADS SC-310 W/DRAINTILE
NOT TO SCALE



3 C300 36-INCH RATE CONTROL PIPE
NOT TO SCALE

SC-310 STANDARD CROSS SECTION

DATE: 11/19/14 DRAWN: JLM
PROJECT #: CHECKED: JLM

REV	DRW	CHK	DESCRIPTION

4640 TRUEMAN BLVD HILLIARD, OHIO 43026 (800)733-0473

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO US UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PROJECT DESIGN AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 1 OF 1

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PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

#	Date	Description

DATE	04/30/2015
PROJECT #	15186
PHASE	LU
DRAWN BY	SJH
CHECKED BY	KAM

UTILITY PLAN

C300

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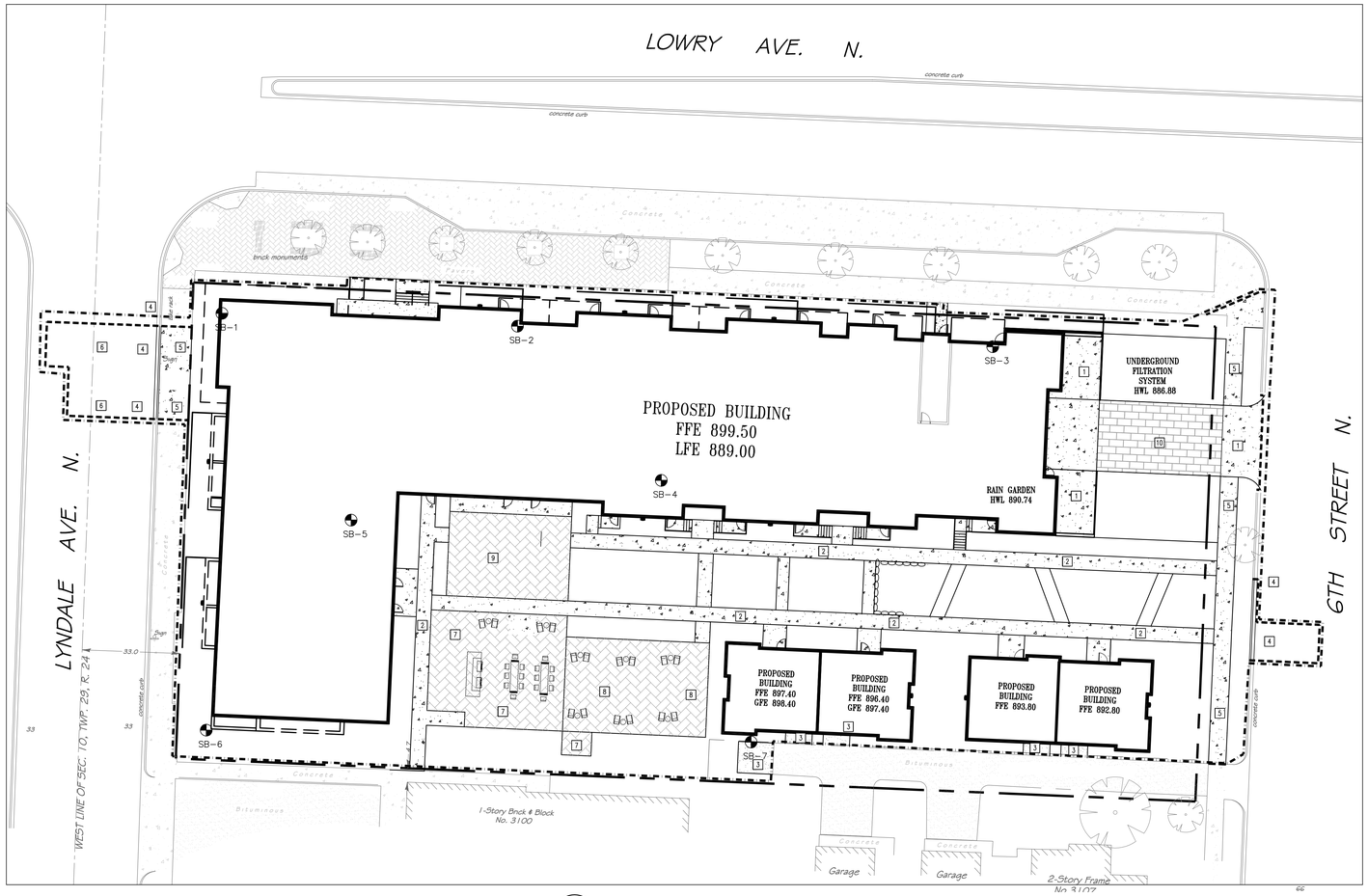

1 / C400 PAVING AND GEOMETRIC PLAN
1"=20'

PROPOSED PLAN SYMBOLS

CONSTRUCTION LIMITS	
PROPERTY LINE	
SAWCUT LINE (APPROX.)	
RETAINING WALL	
BITUMINOUS PAVEMENT	
CONCRETE PAVEMENT/SIDEWALK	
CONCRETE PAVERS	
SEE LANDSCAPE PLANS FOR PAVEMENT DETAILS	

N

20' 10' 0 20' 40'
SCALE 1" = 20'

KEYED NOTES

KEYED NOTES ARE DENOTED BY NO ON PLAN.

1. INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 6/C500.
2. INSTALL CONCRETE SIDEWALK. REFER TO DETAIL 12/C500. REFER TO LANDSCAPE PLANS FOR CONCRETE FINISH AND JOINTING.
3. INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 11/C500.
4. INSTALL B624 CONCRETE CURB AND GUTTER. REFER TO DETAIL 9/C500.
5. INSTALL CONCRETE SIDEWALK IN PUBLIC ROW. REFER TO DETAIL 8/C500.
6. REPAIR STREET DISTURBED DURING UTILITY INSTALLATION. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS.
7. INSTALL PAVERS. REFER TO LANSCADPE PLANS FOR DETAILS.
8. INSTALL CRUSHED STONE. REFER TO LANDSCAPE PLAN FOR DETAILS.
9. INSTALL POURED RUBBER. REFER TO LANDSCAPE PLAN FOR DETAILS.
10. INSTALL CONCRETE PAVERS. REFER TO DETAIL C/X00.

NOTE:

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BY

DEPARTMENT OF PUBLIC WORKS MINNEAPOLIS, MINNESOTA FEBRUARY 1, 2011

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL CURB AND GUTTER IS TO BE B618 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
3. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
4. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
5. FOLLOW ALL CITY OF MINNEAPOLIS AND HENNEPIN COUNTY RULES, REGULATIONS AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
6. NO PONDING OF WATER OR ABRUPT TRANSITIONS WILL BE ALLOWED WHERE NEW PAVEMENT/CURB/SIDEWALK MATCHES INTO EXISTING PAVEMENT/CURB/SIDEWALK.
7. ALL PARKING STALLS, EXCEPT ACCESSIBLE STALLS, ARE TO BE 9 FEET WIDE BY 20 FEET LONG.
8. THE CONTRACTOR IS TO CONTACT THE CITY OF MINNEAPOLIS FIRE MARSHALL FOR THE EXACT PLACEMENT OF FIRE LANES, YELLOW-PAINTED CURBING AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.

PAVING NOTES:

1. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
2. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
3. SAWCUT AND MATCH NEW BITUMINOUS PAVEMENT INTO EXISTING PAVEMENT. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
4. MATCH NEW CONCRETE CURB AND GUTTER INTO EXISTING. FOLLOW ALL CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS FOR CURB TYPE, MATERIAL AND INSTALLATION METHODS.
5. SAWCUT EXISTING BITUMINOUS PAVEMENT AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER. INSTALL DRIVE ENTRANCE PER CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF MINNEAPOLIS AND HENNEPIN COUNTY REQUIREMENTS FOR TRAFFIC CONTROL.

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PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

#	Date	Description

DATE	04/30/2015
PROJECT #	15186
PHASE	LU
DRAWN BY	SJH
CHECKED BY	KAM

PAVING AND GEOMETRIC PLAN

C400

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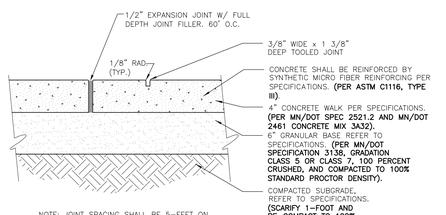
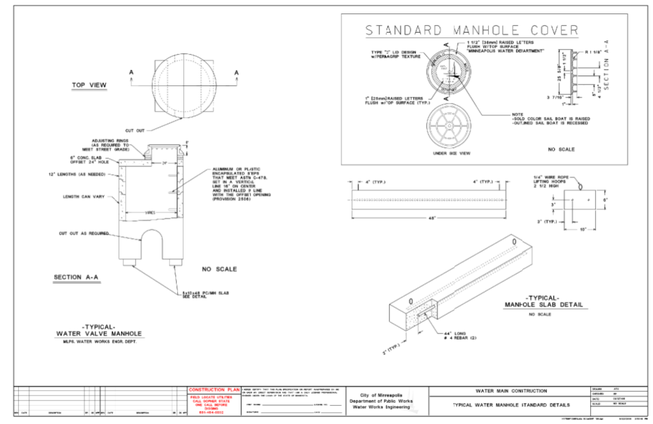
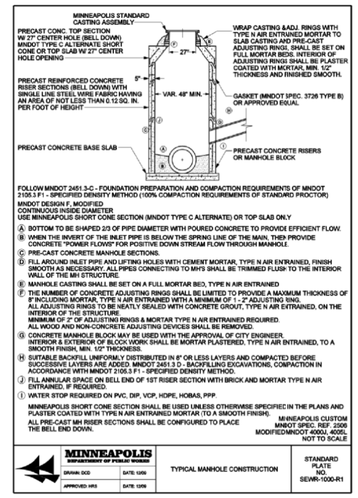


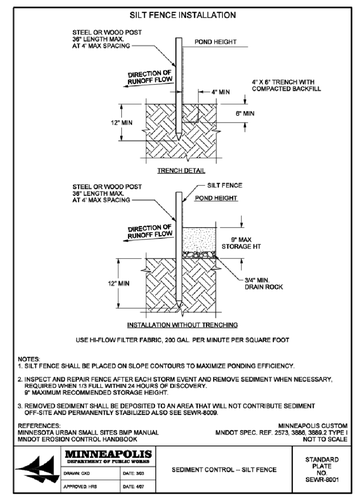
12 C500 CONCRETE SIDEWALK CONSTRUCTION (TYP.)
NOT TO SCALE



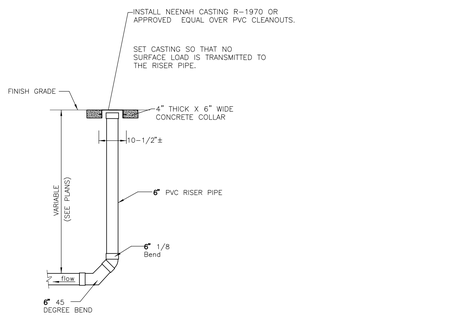
7 C500 TYPICAL WATER MANHOLE STANDARD DETAILS
NOT TO SCALE



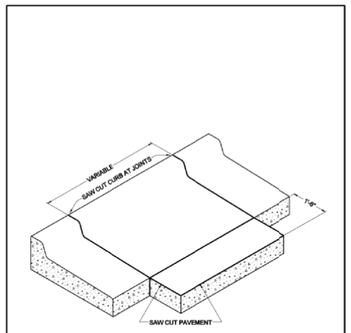
4 C500 TYPICAL MANHOLE CONSTRUCTION
NOT TO SCALE



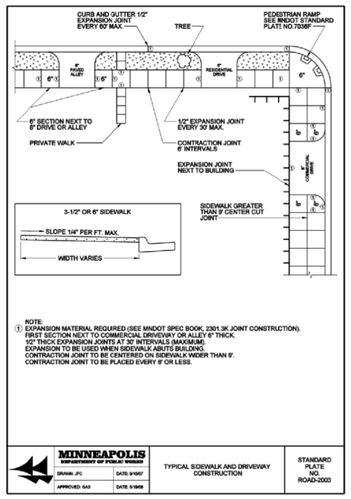
1 C500 SEDIMENT CONTROL–SILT FENCE
NOT TO SCALE



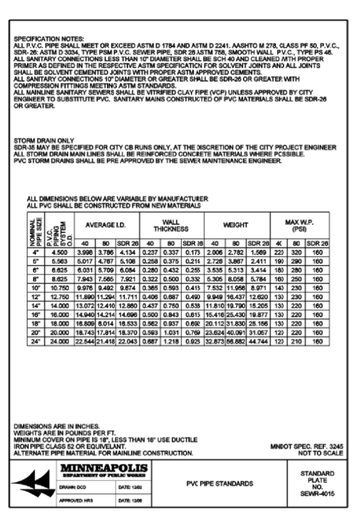
13 C500 SEWER CLEANOUT
NOT TO SCALE



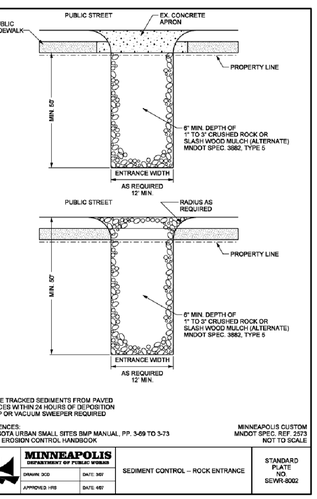
10 C500 SAW CUT AT CURB AND GUTTER REMOVAL
NOT TO SCALE



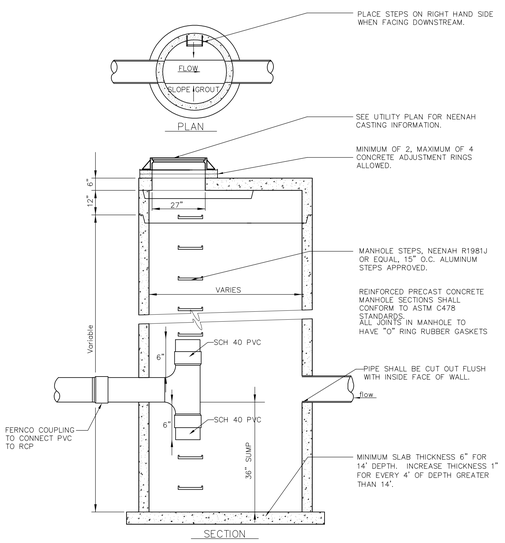
8 C500 TYPICAL SIDEWALK AND DRIVEWAY CONSTRUCTION
NOT TO SCALE



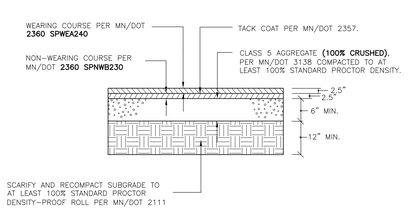
5 C500 PVC PIPE STANDARDS
NOT TO SCALE



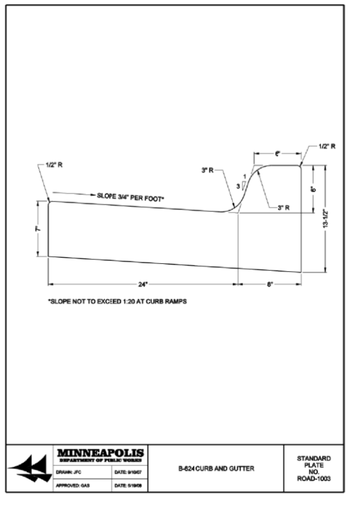
2 C500 SEDIMENT CONTROL–ROCK ENTRANCE
NOT TO SCALE



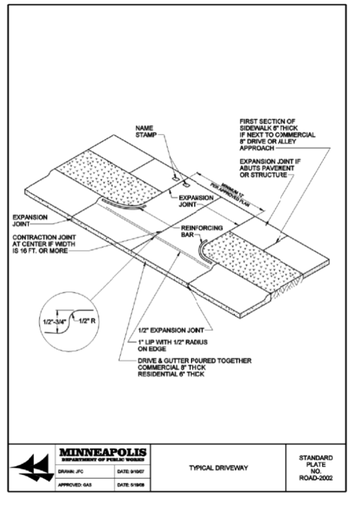
14 C500 SUMP MANHOLE
NOT TO SCALE



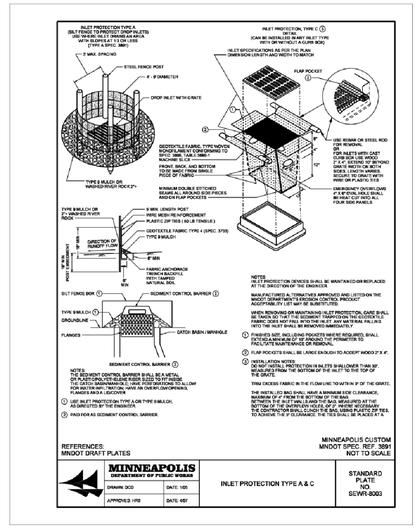
11 C500 BITUMINOUS PAVEMENT
NOT TO SCALE



9 C500 B-624 CURB AND GUTTER
NOT TO SCALE



6 C500 TYPICAL DRIVEWAY
NOT TO SCALE



3 C500 INLET PROTECTION
NOT TO SCALE

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PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS
Date Description

DATE	04/30/2015
PROJECT #	15186
PHASE	LU
DRAWN BY	SJH
CHECKED BY	KAM

CIVIL DETAIL SHEET

C500

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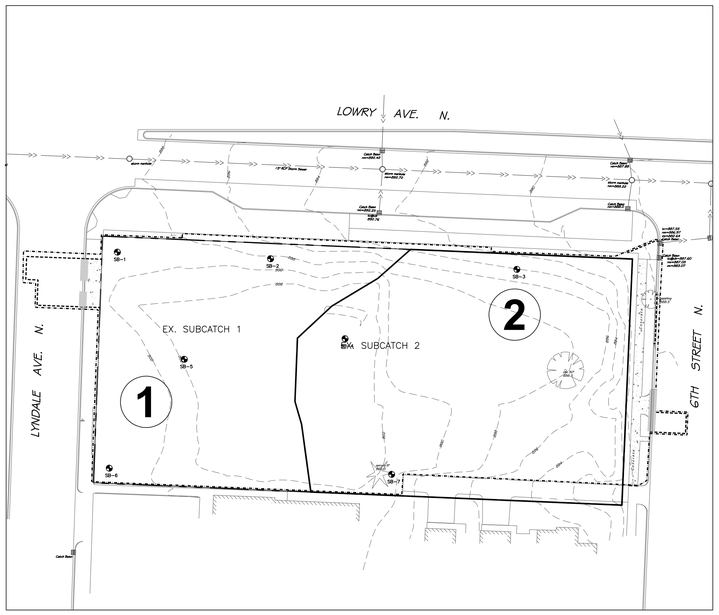
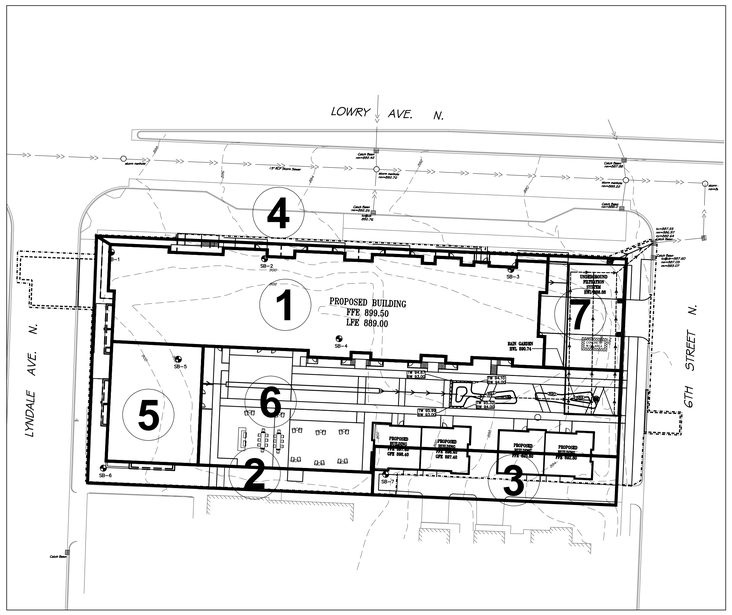


1 C600 EXISTING CONDITIONS
1"=40'

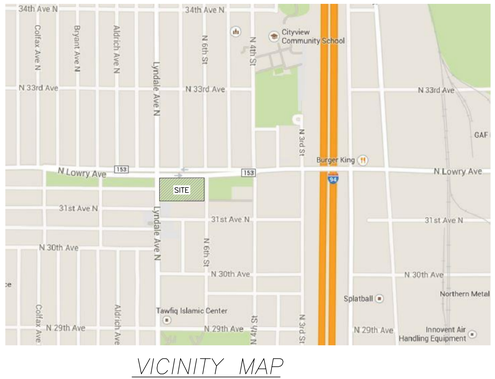


2 C600 PROPOSED CONDITIONS
1"=40'

EXISTING DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			ROUTING
				2-YEAR (2.85")	10-YEAR (4.27")	100-YEAR (7.43")	
1	0.00	0.54	0.54	1.03	2.05	4.47	
2	0.04	0.70	0.74	1.53	2.97	6.36	
TOTAL	0.04	1.24	1.28	2.56	5.02	10.83	

PROPOSED DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			ROUTING
				2-YEAR (2.85")	10-YEAR (4.27")	100-YEAR (7.43")	
1	0.76	0.26	1.02	1.25	2.74	5.48	
2	0.02	0.05	0.07	0.25	0.46	0.94	
3	0.08	0.03	0.12	0.41	0.65	1.20	
4	0.03	0.01	0.04	0.14	0.22	0.41	
TOTAL	0.89	0.36	1.24	2.05	4.07	8.03	

STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.85") RUNOFF (CFS)	10-YR STORM (4.27") RUNOFF (CFS)	100-YR STORM (7.43") RUNOFF (CFS)
EXISTING SITE	2.56	5.02	10.83
PROPOSED SITE	2.05	4.07	8.03



VICINITY MAP
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PROJECT NARRATIVE

EXISTING SITE DESCRIPTION -- THE PROJECT IS ON AN APPROXIMATELY 1.24 ACRE PARCEL LOCATED IN MINNEAPOLIS, MINNESOTA. THE PROJECT IS BOUNDED BY PUBLIC STREETS TO THE NORTH, EAST, AND WEST AND BY SINGLE FAMILY HOMES AND BUSINESSES TO THE SOUTH. THE SITE IS CURRENTLY OPEN GREEN SPACE, BUT WAS FORMERLY HOME TO SINGLE FAMILY HOMES AND BUSINESSES AS LATE AS 2006. THERE ARE CURRENTLY NO PERMANENT STORMWATER TREATMENT SYSTEMS ON SITE.

PROPOSE SITE DESCRIPTION -- THE PROJECT PROPOSES TO CONSTRUCT A NEW APPROXIMATELY 23,000 SQUARE FOOT 3 STORY MULTI FAMILY HOUSING BUILDING WITH 2 1700 SQUARE FOOT TOWNHOUSES. THE SITE IMPROVEMENTS WILL ALSO INCLUDE OUTDOOR PATIOS AND PLAY SPACES. THE CONSTRUCTED NEW IMPERVIOUS AREAS WILL BE APPROXIMATELY 0.89 ACRES. STORMWATER TREATEMENT AND RATE CONTROL ARE BEING ACCOMPLISHED BY UNDERGROUND PIPES, AN UNDERGROUND FILTER SYSTEM AND AT GRADE FILTRATION BASINS.

OWNER:

PROJECT FOR PRIDE IN LIVING (PPL)
1035 E. FRANKLIN AVENUE
MINNEAPOLIS, MN 55404
CONTACT: ABBE LOOSEN
PHONE: (612) 455-5220

NOTE:

THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL.

CONTRACTOR TO SUPPLY CONSTRUCTION PHASING NARRATIVE, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT, AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW MINNESOTA POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

INSPECTIONS

EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2 INCH OVER 24 HOURS RAIN EVENT.

STABILIZED AREAS: ONCE EVERY 30 DAYS.

FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.

RECORDS: A COPY OF THE GRADING, DRAINAGE EROSION CONTROL PLAN AND WATERSHED DATA & SWPPP PLANS AS WELL AS THE INSPECTIONS/MAINTENANCE LOGS ARE TO BE KEPT EITHER IN THE FIELD OFFICE, INSPECTOR'S VEHICLE OR CONTRACTOR'S VEHICLE.

FINAL STABILIZATION

STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY)

DRAINAGE DITCHES STABILIZED.

ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMP'S REMOVED.

CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

GRADING & SOILS

BASED ON SOIL BORING PROVIDED BY AMERICAN ENGINEERING TESTING: THE FOLLOWING SOILS ARE ANTICIPATED TO BE ONSITE:

FILL COMPRISED OF LEAN CLAYS AND ORGANIC TOPSOIL AT DEPTHS OF 1-10 FEET
LEAN CLAYS AT DEPTHS OF 3-14 FEET AND SILTY SANDS AT DEPTHS OF 7 TO 26 FEET.

REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

AGENCY CONTACTS

CITY OF MINNEAPOLIS ENGINEERING DEPARTMENT
PUBLIC WORKS SURFACE, WATER & SEWER DIVISION
350 SOUTH 5TH STREET
ROOM 203, CITY HALL
MINNEAPOLIS, MN 55415
CONTACT: JEREMY STREHLO
PHONE: (612) 673-3937

MINNESOTA POLLUTION CONTROL AGENCY
520 LAFAYETTE ROAD
SAINT PAUL, MN 55155
PHONE: (651) 296-6300

MIDDLE MISSISSIPPI WATERSHED MANAGEMENT ORGANIZATION
2522 MARSHALL STREET NE
MINNEAPOLIS, MN 55418
PHONE: (612) 465-8780

NOTE:

THE CONTRACTOR MUST COMPLETE, SIGN, OBTAIN OWNERS SIGNATURE, PAY FEE, AND SEND IN THE NPDES PERMIT APPLICATION.

N

40' 20' 0 40' 80'
SCALE 1" = 40'

CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES

PROVIDE TEMPORARY PROTECTION OR PERMANENT COVER FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 FEET OF A SURFACE WATER, CURB AND GUTTER, CATCH BASIN, OR ANY STORM WATER CONVEYANCE SYSTEM CONNECTED TO ANY OF THE ABOVE WITHIN THE FOLLOWING TIME FRAME:

THE TIME AN AREA CAN REMAIN OPEN WHEN NOT ACTIVELY BEING WORKED ON:
SLOPES STEEPER THAN 3:1 - 7 DAYS
SLOPES 10:1 TO 3:1 - 14 DAYS
SLOPES FLATTER THAN 10:1 - 14 DAYS

DITCHES THAT CONNECT TO A SURFACE WATER MUST BE STABILIZED WITHIN 200-FEET FROM THE EDGE OF PROPERTY OR WITHIN 200-FEET TO ANY SURFACE WATER WITHIN 24-HOURS.

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

SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN.

SEDIMENT AND EROSION CONTROL MAINTENANCE

PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED BY CITY OR WATERSHED.

CONSTRUCTION SITE DEWATERING: SITE WATER DISCHARGE DUE TO CONSTRUCTION DEWATERING OPERATIONS SHALL BE MONITORED FOR SEDIMENTATION AND TREATED PRIOR TO DISCHARGE TO PUBLIC STORM SEWERS. TREATMENT OF DEWATERING DISCHARGE MAY BE ACCOMPLISHED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE BMPS.

OTHER NOTES:

1. LONG TERM MAINTENANCE OF THE SITE WILL BE PERFORMED BY OWNER, THE PROJECT FOR PRIDE IN LIVING. INCLUDED MAINTENANCE FOR STORMWATER DEVISES SHALL BE:
   1.1. INSPECT SUMP CATCH BASINS, FILTER BASINS AND UNDERGROUND FILTER SYSTEM ON A BIANNUAL BASIS, ONCE IN THE SPRING AND ONCE IN THE FALL
   1.2. CLEAN SUMP CATCH BASINS, FILTER BASINS OF SEDIMENT AND DEBRIS ANNUALLY OR WHEN SEDIMENTS FILL $\frac{1}{3}$ OF THE STORAGE VOLUME.
2. THIS SWPPP DOCUMENT HAS BEEN PREPARED BY BKBM ENGINEERS. A COPY OF THEIR EROSION AND SEDIMENT CONTROL PROGRAM CERTIFICATION IS AVAILABLE UPON REQUEST.
3. THIS SWPPP DOCUMENT MUST BE AMENDED AS NECESSARY DURING CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AS THE SITE. THE SITE MAP SHOWING LOCATIONS OF ALL STORM WATER CONTROLS MUST BE POSTED ON THE SITE AND UPDATED TO REFLECT THE PROGRESS OF CONSTRUCTION.

POLLUTION PREVENTION MANAGEMENT MEASURES

SOLID WASTE DISPOSED PROPERLY; COMPLY WITH MPCA REQUIREMENTS.

HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED.

NO ENGINE DEGREASING ALLOWED ON-SITE.

CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. THE CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH MPCA REQUIREMENTS.

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PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

#	Date	Description

DATE	04/30/2015
PROJECT #	15186
PHASE	LU
DRAWN BY	SJH
CHECKED BY	KAM

STORM WATER POLLUTION PREVENTION PLAN

C600

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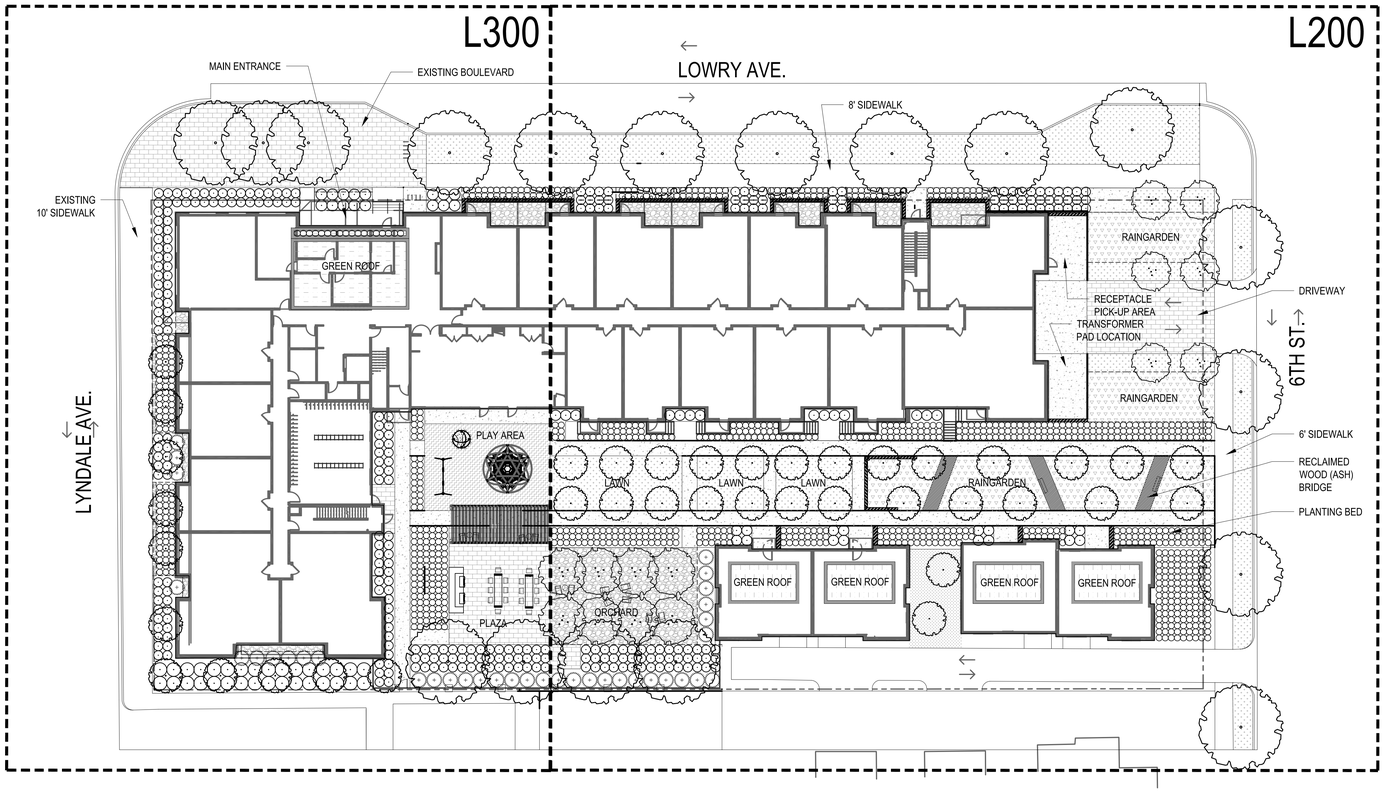

OVERALL LANDSCAPE PLAN

N

0 10' 20' 40'

SCALE 1"=20'-0"

PLANT SCHEDULE

TYPE	QTY	BOTANICAL NAME	COMMON NAME	ROOT / CONT.	SIZE	COMMENTS
SHADE TREES	54					
	4	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	B&B	3.5" CAL.	SINGLE STRAIGHT LEADER
	7	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	B&B	3.5" CAL.	SINGLE STRAIGHT LEADER
	25	ACER X FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	B&B	3.0" CAL.	SINGLE STRAIGHT LEADER
	13	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH	B&B	2.5" CAL	SINGLE STRAIGHT LEADER
	6	QUERCUS X WAREI 'LONG'	REGAL PRINCE OAK	B&B	2.5" CAL	SINGLE STRAIGHT LEADER
ORNAMENTAL TREES	20					
	8	MALUS 'RED SPLENDOR'	RED SPLENDOR CRABAPPLE	B&B	2" CAL.	SINGLE STRAIGHT LEADER
DECIDUOUS SHRUBS	181					
	56	CORNUS SERICEA 'BAILADELINE'	FIREDANCE DOGWOOD	CONT.	#5	PLANT 3.5' OC.
	95	CORNUS HESSEI 'GARDEN GLOW'	GARDEN GLOW DOGWOOD	CONT.	#5	PLANT 3.5' OC.
	30	SALIX PURPUREA 'NANA'	ARCTIC BLUE LEAF WILLOW	CONT.	#5	PLANT 3.5' OC.
	133	DIERVILLA SESSILIFOLIA 'LPDC PODARAS'	COOL SPLASH BUSH HONEYSUCKLE	CONT.	#2	PLANT 3.5' OC.
	32	RHUS AROMATICA	GRO-LOW SUMAC	CONT.	#5	PLANT 5.0' OC.
	16	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5	PLANT 3.5' OC.
EVERGREEN SHRUBS						
	10	JUNIPERUS CHINENSIS 'SEA GREEN'	MINT JULEP JUNIPER	CONT.	#5	PLANT 4.5' OC.
	20	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	CONT.	#20	PLANT 5.0' OC.
	6	PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE	CONT.	#5	PLANT 3.0' OC.
PERENNIALS/GRASSES	2580					
	28	LIATRIS SPICATA 'FLORISTAN VIOLET'	FLORISTAN VIOLET LIATRIS	CONT.	#1	PLANT 2.0' OC.
	132	CAREX MUSKINGUMENSIS 'OEHME'	OEHME SEDGE	CONT.	#1	PLANT 2.0' OC.
	93	GRASS, SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	PLANT 2.0' OC.
	135	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	CONT.	#1	PLANT 2.0' OC.
	449	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	CONT.	#1	PLANT 2.0' OC.
	102	CALAMAGROSTIS BRACHYTRICHA	BRACHYTRICHA FEATHER REED GRASS	CONT.	#1	PLANT 2.0' OC.
	45	PARTHENOCISSUS QUINQUEFOLIA 'ENGELMANNI'	ENGELMANN IVY	CONT.	#3	PLANT 3.0' OC.

LANDSCAPE NOTES

GENERAL NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. 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.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. 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.
5. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
6. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
8. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
9. HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
10. 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.
11. 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.
12. 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.
13. EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
14. CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
15. CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
16. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

GRADING NOTES

1. GRADING LIMITS ARE DEFINED AS THE JUNCTURE OF PROPOSED GRADE WITH EXISTING GRADE UNLESS NOTED OTHERWISE.
2. GRADING LIMITS AND LIMITS OF WORK SHOWN ON PLAN ARE ONLY APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT LANDSCAPE CONTRACTORS EXPENSE UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER IN WRITING.
3. FILL/CUT AS NECESSARY TO PROVIDE A 1% MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION.
4. MAINTAIN A UNIFORM GRADE BETWEEN CONTOURS IN AREAS TO BE GRADED UNLESS NOTED OTHERWISE.
5. ELEVATIONS, IF SHOWN ARE FINISHED ELEVATIONS. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
6. CONTRACTOR SHALL CONTACT PUBLIC UTILITIES FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES AS REQUIRED TO INSURE THAT EROSION IS KEPT TO AN ABSOLUTE MINIMUM - SEE CIVIL SPECIFICATIONS.
8. PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE - SEE CIVIL SPECIFICATIONS.

PLANTING NOTES

1. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
3. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
4. PROPOSED PLANT MATERIAL SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE STAKING OF PLANT MATERIAL PRIOR TO DIGGING.
5. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS GRANTED BY THE LANDSCAPE ARCHITECT TO THE CONTRACTOR PRIOR TO THE SUBMISSION OF BID.
6. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
7. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
8. 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.

TURF NOTES

1. SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. 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.

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the state of Minnesota.

SIGNED Jesse Symynkywicz
DATE 5.11.2015
LICENSE # 26970

REVISIONS

#	Date	Description

LAND USE SUBMITTAL

NOT FOR CONSTRUCTION

DATE 5/11/2015
PROJECT # 13-0026
PHASE DD

DRAWN BY RB
CHECKED BY JS

Landscape Layout Plan

L100

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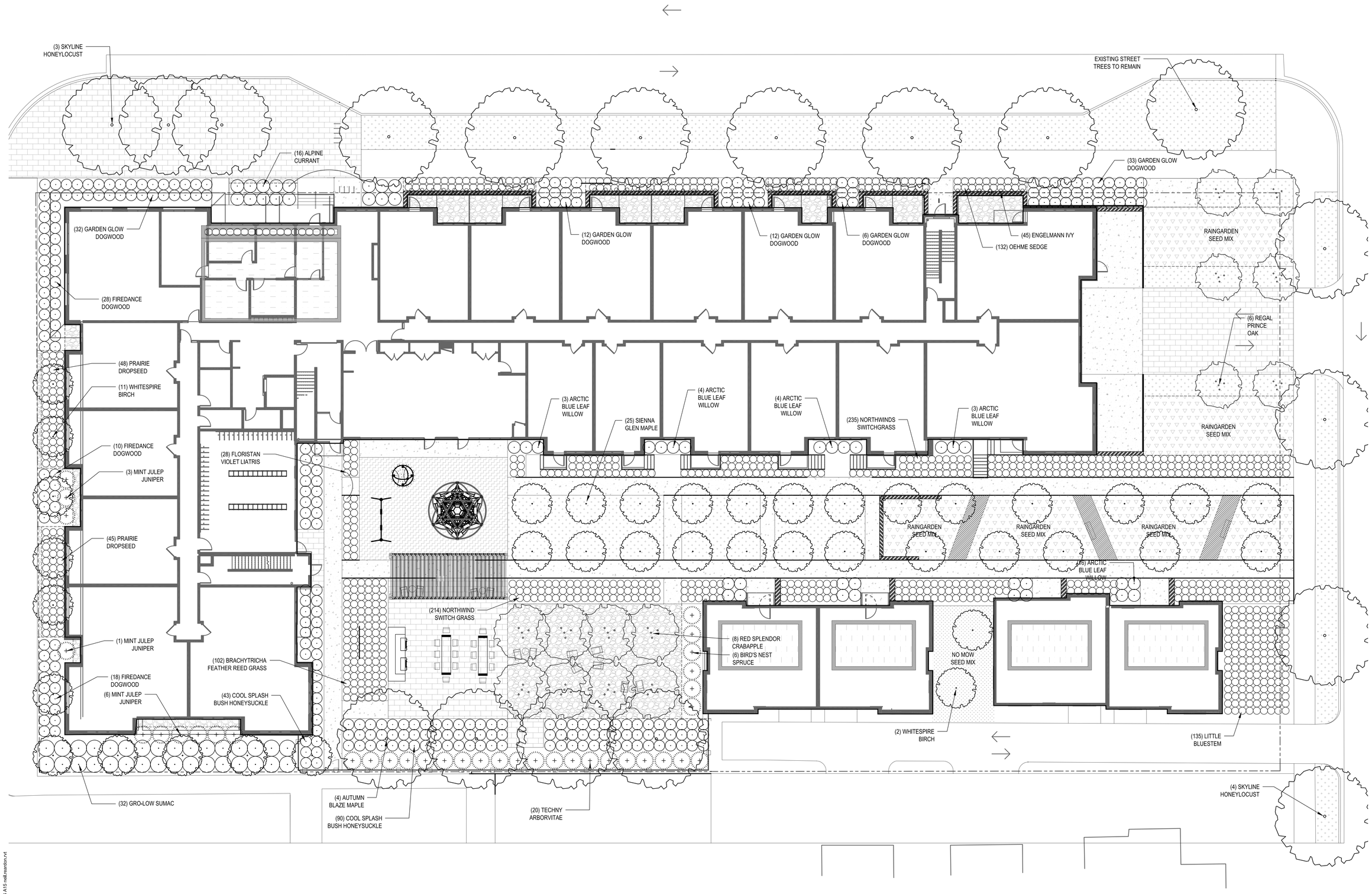

COMPOSITE LANDSCAPE PLAN

N

0 5' 10' 20'

SCALE1"=10'-0"

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HAWTHORNE ECOVILLAGE

MINNEAPOLIS, MN

URBANWORKS ARCHITECTURE

901 NORTH THIRD STREET, SUITE 145
MINNEAPOLIS, MN 55401

612.455.3100

CONSULTANT

DF/
DAMON FARBER LANDSCAPE ARCHITECTS

401 2nd Avenue North, Suite 410
Minneapolis, MN 55401
p 612.332.7522 www.damonfarber.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the state of Minnesota.

SIGNED	Jesse Symnkywicz
DATE	5.11.2015
LICENSE #	26970

REVISIONS

#	Date	Description

LAND USE SUBMITTAL

NOT FOR CONSTRUCTION

DATE	5/11/2015
PROJECT #	13-0026
PHASE	DD
DRAWN BY	RB
CHECKED BY	JS

Composite Lanscape Plan

L101

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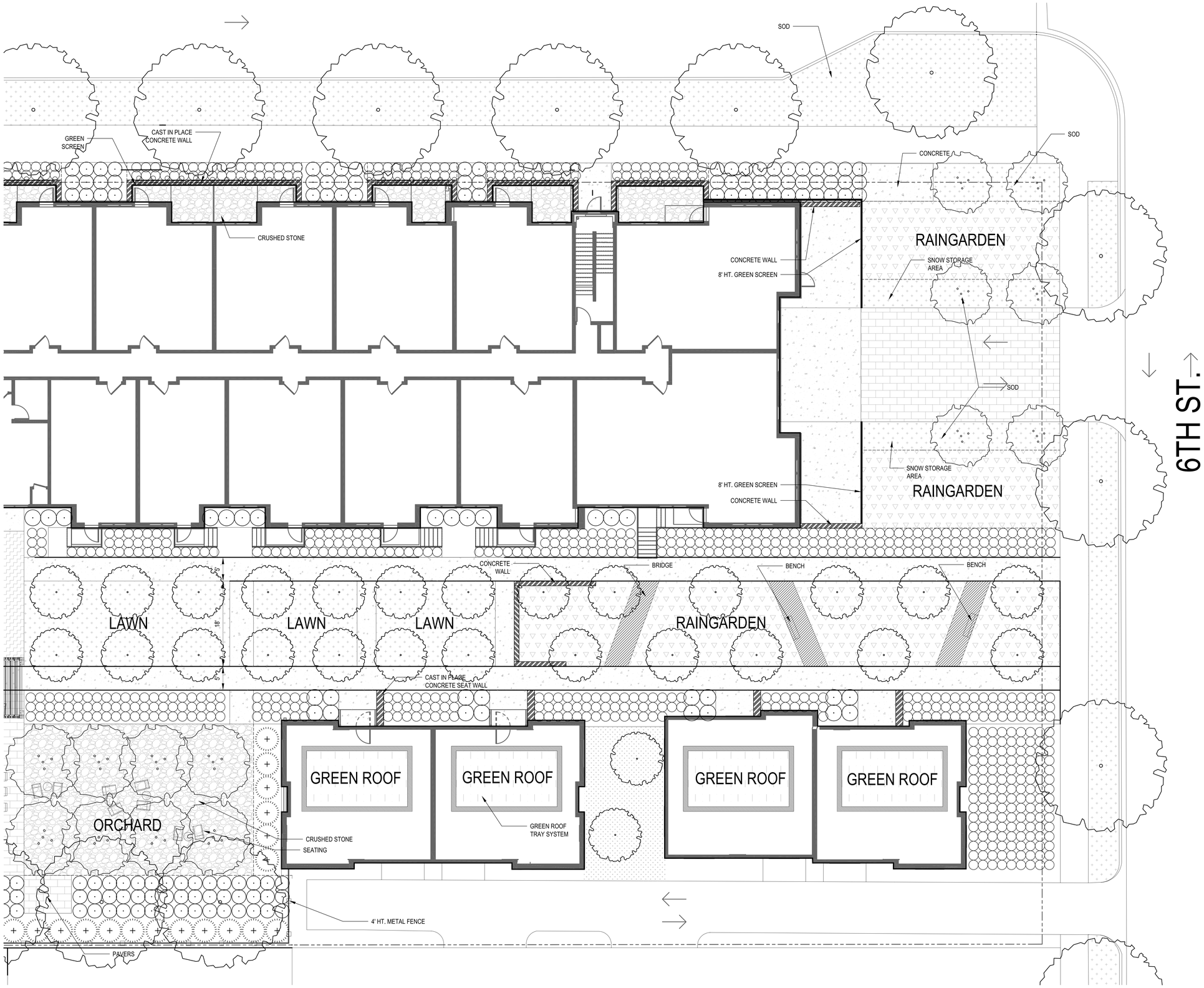

LANDSCAPE PLAN - EAST

LEGEND

- CONCRETE PAVERS
- RAINGARDEN
- CRUSHED STONE
- CONCRETE WALL
- STEEL EDGING
- PLAY SURFACE - POURED RUBBER
- GREEN SCREEN
- CORTEN PLANTER
- SOD
- CAST IN PLACE CONCRETE
- DECIDUOUS OVERSTORY TREE
- EVERGREEN TREE
- DECIDUOUS ORNAMENT/
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- PERENNIAL

N

0 4' 8' 16'

SCALE 1"=8'-0"

HAWTHORNE ECOVILLAGE

MINNEAPOLIS, MN

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LAND USE SUBMITTAL

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PROJECT #	13-0026
PHASE	DD
DRAWN BY	RB
CHECKED BY	JS

Lanscape Plan - East

L200

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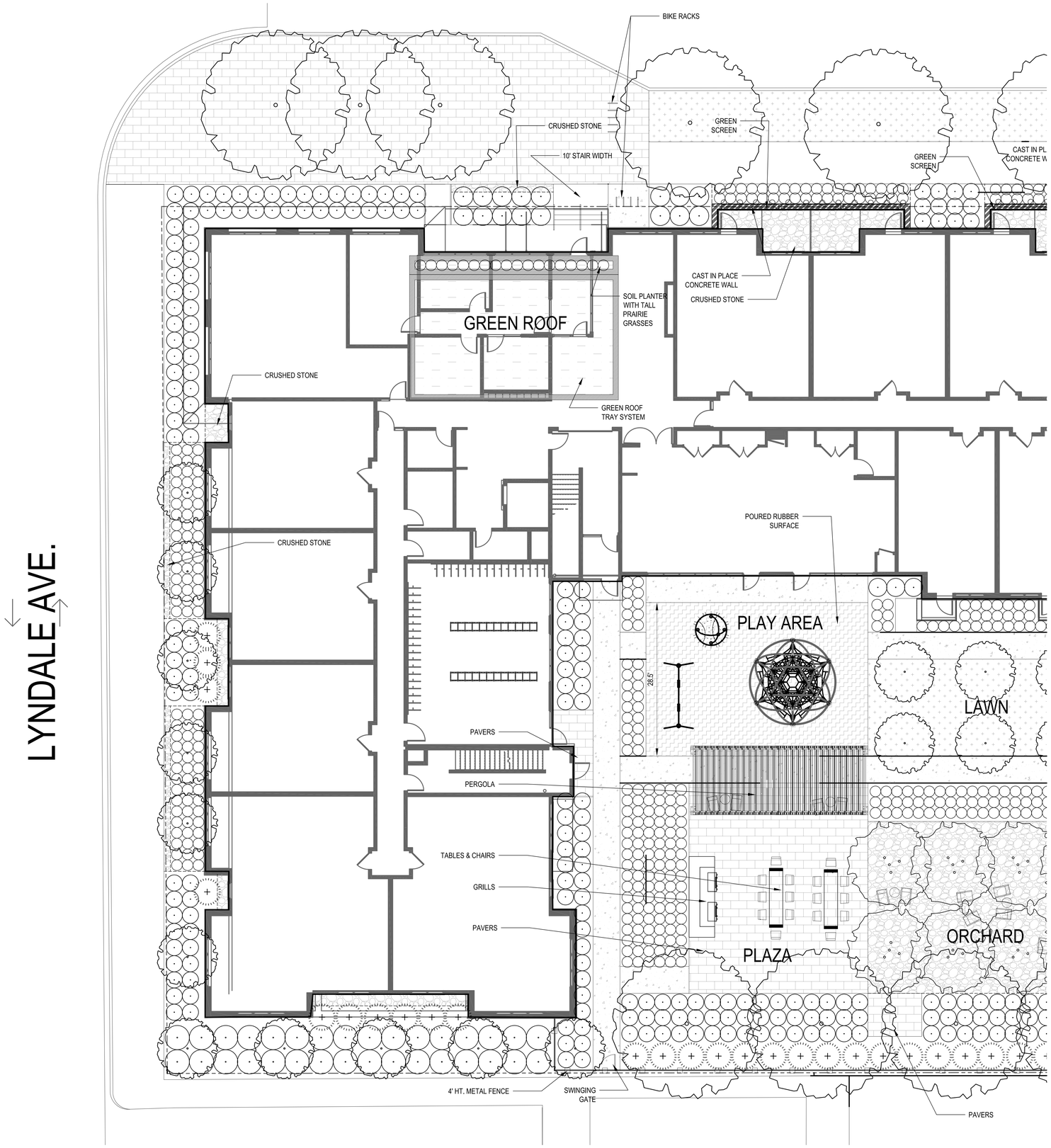

LANDSCAPE PLAN - WEST

LEGEND

- CONCRETE PAVERS
- RAINGARDEN
- CRUSHED STONE
- CONCRETE WALL
- STEEL EDGING
- PLAY SURFACE - POURED RUBBER
- GREEN SCREEN
- CORTEN PLANTER
- SOD
- CAST IN PLACE CONCRETE
- DECIDUOUS OVERSTORY TREE
- EVERGREEN TREE
- DECIDUOUS ORNAMENT/
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- PERENNIAL

N

0 4' 8' 16'

SCALE 1"=8'-0"

HAWTHORNE ECOVILLAGE

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CHECKED BY	JS

Landscape Plan - West

L300

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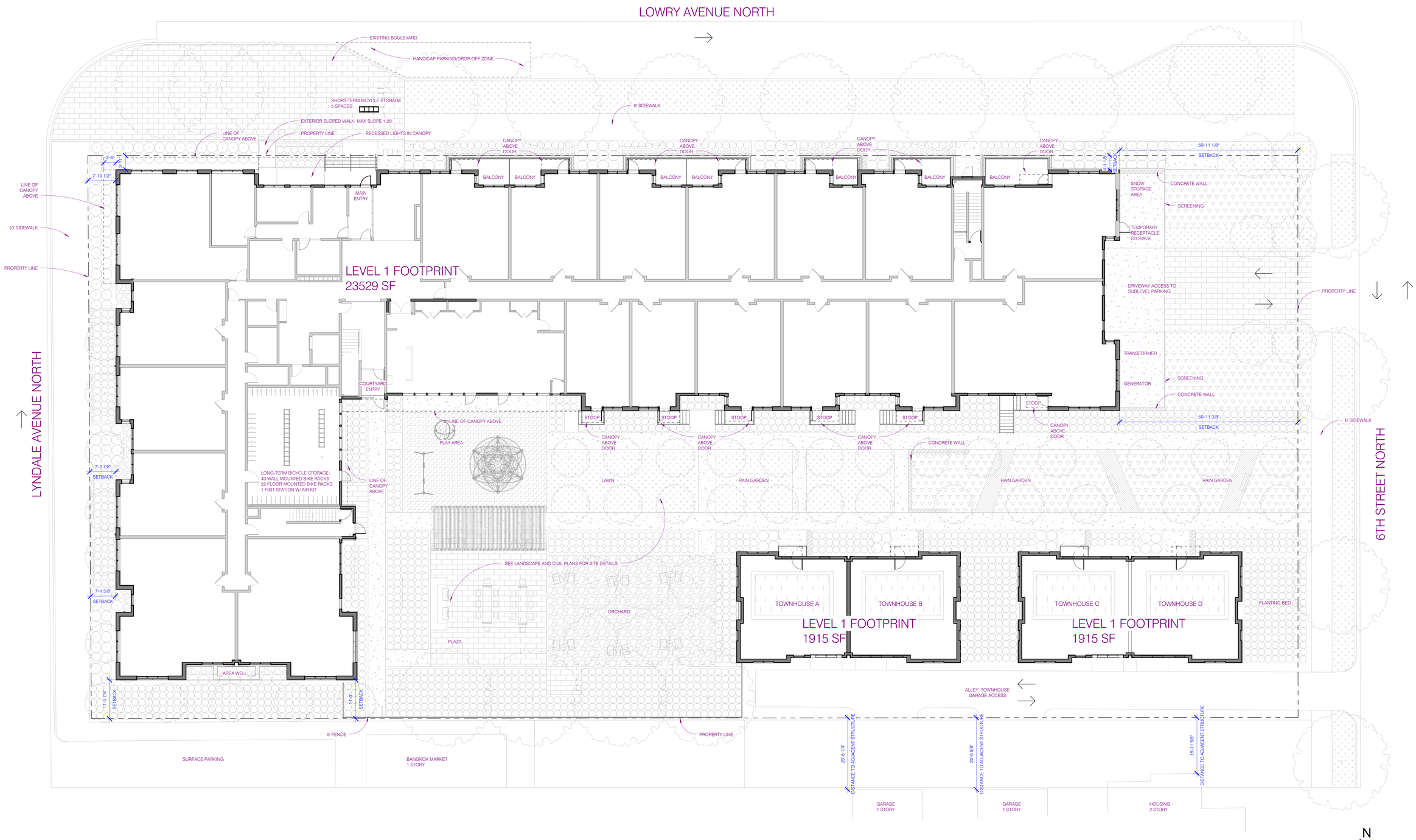

1 ARCHITECTURAL SETBACKS

LA100 3/32" = 1'-0"

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HAWTHORNE ECOVILLAGE

MINNEAPOLIS, MN

URBANWORKS ARCHITECTURE

901 NORTH THIRD STREET, SUITE 145
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612.455.3100

CONSULTANT

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REVISIONS

#	Date	Description

DATE	5/20/2015
PROJECT #	13-0026
PHASE	CD
DRAWN BY	MEB

ARCHITECURAL SETBACKS PLAN

LA100

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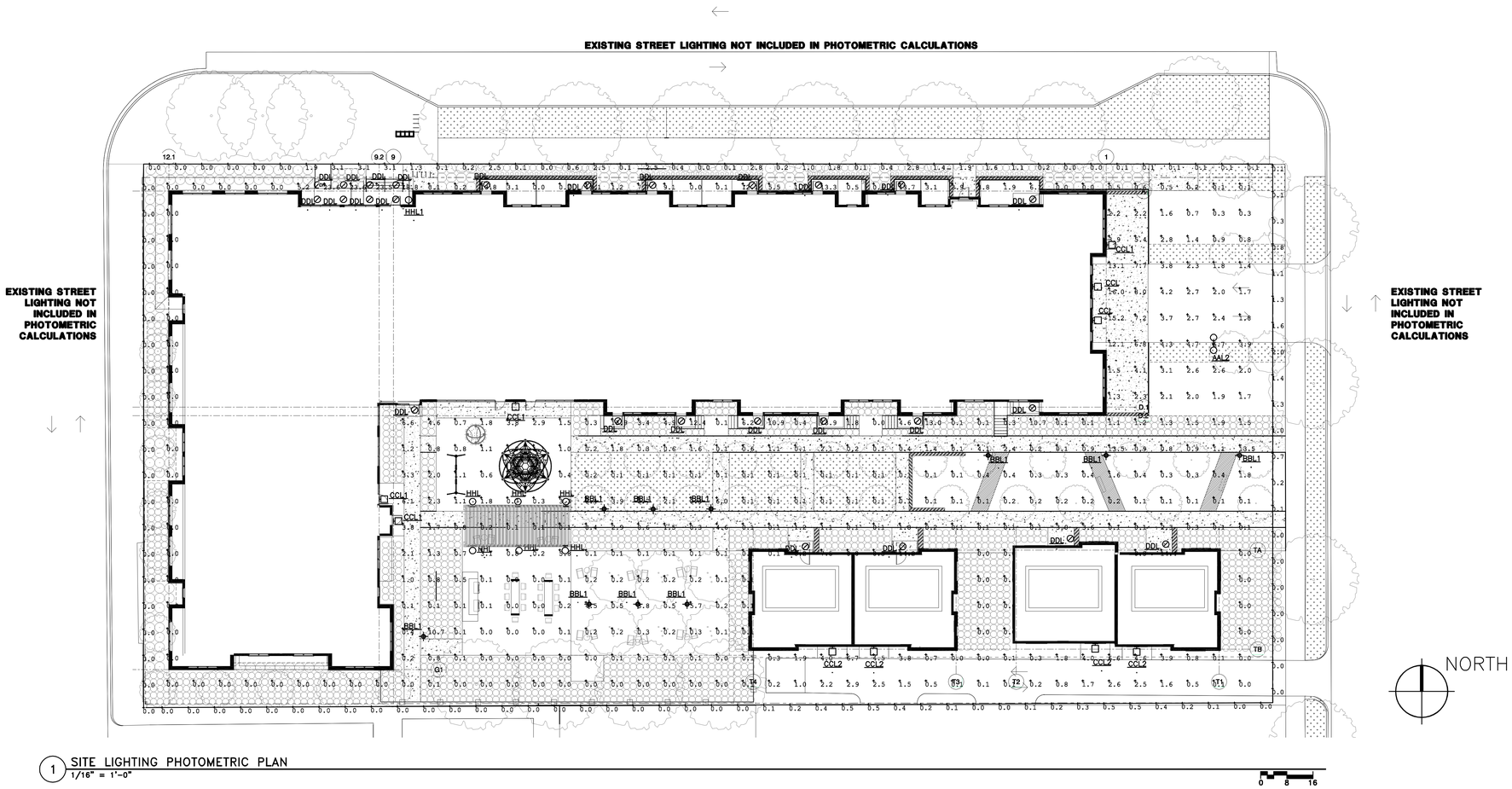


1 SITE LIGHTING PHOTOMETRIC PLAN
1/16" = 1'-0"

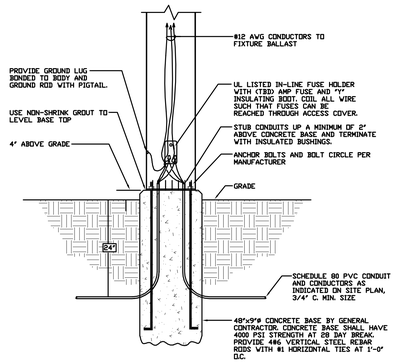
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Fc	0.42	3.1	0.0	N.A.	N.A.
Site	Fc	1.93	23.6	0.0	N.A.	N.A.

LIGHT FIXTURE SCHEDULE

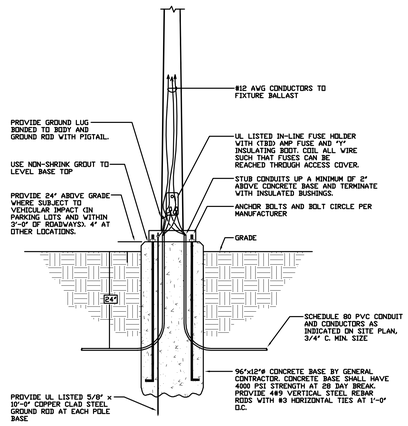
LTR TYPE	FIXTURE TYPE	SOURCE	MOUNTING	LAMPS	FEATURES	VOLTAGE & BALLAST	MANUFACTURER & CATALOG SERIES	NOTES
AAL2	20' DOUBLE HEAD AREA LIGHT	LED	20' ST.SQ. ALUM POLE	(2) 157W LED/ 4000K/ 13,700 LUMENS	RECTANGULAR SHAPE, 2 HEADS AT 180 GREES, TYPE III DISTRIBUTION, FINISH TBD, UL WET LISTED	TBDV INTEGRAL DRIVR	MCGRAW EDISON GLEON	1
BBL1	41" TALL BOLLARD	LED	GROUND	25W 4100K WHITE LED	7" DIA. EXTRUDED ALUMINUM FIXTURE BODY AND CAST TOP, 41" TALL, BLACK FINISH, UL WET LISTED	TBDV INTEGRAL DRIVR	ACCULITE PARKLUME PL7 WITH ANCHORAGE	1
CCL	EXTERIOR WALL MOUNTED GARAGE ENTRY LIGHT	LED	SURFACE - WALL	52W LED/ 4000K/ 4700 LUMENS	16.25" WIDE X 7" TALL X 9" PROJECTION, DIE CAST ALUMINUM CONSTRUCTION, FULL CUTOFF, GASKETED DOORFRAME, TYPE IV DISTRIBUTION, NEUTRAL WHITE LEDS, FINISH TBD	TBDV INTEGRAL DRIVR	GARDCO 101L-55LA	
CCL1	EXTERIOR WALLPACK @SECONDARY EXITS	LED	SURFACE - WALL	18W LED/ 4000K/ 1700 LUMENS	12" WIDE X 6" TALL X 7" PROJECTION, DIE CAST ALUMINUM CONSTRUCTION, FULL CUTOFF, GASKETED DOORFRAME, TYPE IV DISTRIBUTION, NEUTRAL WHITE LEDS, FINISH TBD	TBDV INTEGRAL DRIVR	GARDCO 111L-4-20LA	
CCL2	EXTERIOR WALLPACK @TOWNHOUSE GARAGES	LED	SURFACE - WALL	18W LED/ 4000K/ 1700 LUMENS	12" WIDE X 6" TALL X 7" PROJECTION, DIE CAST ALUMINUM CONSTRUCTION, FULL CUTOFF, GASKETED DOORFRAME, TYPE III DISTRIBUTION, NEUTRAL WHITE LEDS, FINISH TBD	TBDV INTEGRAL DRIVR	GARDCO 111L-3-20LA	
DDL	4" RECESSED EXTERIOR LED DOWNLIGHT	LED	RECESSED - CANOPY	21W LED/ 4000K/ 1000 LUMENS	4" APERTURE, LOW IRIDESCENT OR HAZE REFLECTOR, SELF FLANGED, 5 YEAR FULL WARRANTY, DAMP LOCATION LISTED	TBDV INTEGRAL DRIVR	GOTHAM EVO SERIES	
HHL	LOW VOLTAGE ADJUSTABLE PERGOLA DOWNLIGHT	LED	SURFACE/ TRELLIS	(1) 10W/21 DEGREE 2700K	4.5" HIGH MACHINED ALUMINUM DOWNLIGHT 2.25" WIDE, FINISH TBD, SURFACE CANOPY MOUNT, IP65 RATED	12VV REMOTE TRANS	LUMIERE CAMBRIA 203	
HHL1	LOW VOLTAGE ADDRESS LIGHT	LED	SURFACE/ WALL	(1) 6W/21 DEGREE 2700K	4.5" HIGH MACHINED ALUMINUM DOWNLIGHT 2.25" WIDE, FINISH TBD, SURFACE CANOPY MOUNT, IP65 RATED, DOWNLIGHT ONLY, FIXED MOUNTING	12VV REMOTE TRANS	LUMIERE WESTWOOD 904	

NOTES:

1. PROVIDE CONCRETE BASE FOR POLES (12" DIAMETER X 96" DEPTH) AND BOLLARDS (9" DIAMETER X 48" DEPTH). CONDUIT SHALL BE A MINIMUM OF 24" BELOW GRADE. SEE POLE BASE OR BOLLARD BASE DETAIL ON DRAWINGS. SIZE POLE FOR 100 MPH WIND LOADING, UNLESS OTHERWISE NOTED.



2 BOLLARD BASE DETAIL
NOT TO SCALE



3 POLE BASE DETAIL
NOT TO SCALE

HAWTHORNE ECOVILLAGE
MINNEAPOLIS, MN

URBANWORKS ARCHITECTURE
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LIGHTSPACES
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333 SOUTH SEVENTH STREET
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REVISIONS

#	Date	Description

DATE	4/30/15
PROJECT #	UW00160
PHASE	LAND USE
DRAWN BY	SCW
CHECKED BY	LMC

Site Lighting Photometric Plan

E-L-S

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BRICK	3250 SF	47.5%
FIBER CEMENT PANEL	745 SF	10.9%
FIBER CEMENT LAP	836 SF	12.2%
GLAZING/DOORS/METAL	2008 SF	29.4%
TOTAL:	**6839 SF**	

1 West Elevation

A301 1/8" = 1'-0"

BRICK	4731 SF	38.6%
NICHIHA MULTI-COLOR	599 SF	4.9%
ARCHITECTURAL CMU	1155 SF	9.4%
FIBER CEMENT PANEL	1799 SF	14.7%
FIBER CEMENT LAP	656 SF	5.4%
GLAZING/DOORS/METAL	3291 SF	27.0%
TOTAL:	**12231 SF**	

2 North Elevation

A301 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS
2. REFER TO A601 FOR WINDOW AND STOREFRONT DIMENSIONS
3. REFER TO BUILDING PLANS FOR WINDOW, DOOR AND STOREFRONT PLACEMENT

KEYNOTES:

E01	CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE
E03	NICHIHA PANEL SIDING (COLOR 1)
E04	NICHIHA PANEL SIDING (COLOR 2)
E05	NORMAN BRICK (COLOR 1)
E06	NORMAN BRICK (COLOR 2)
E07	SOLDIER COURSE (COLOR 2)
E08	FIBERGLASS WINDOW
E09	ALUMINUM STOREFRONT
E10	FIBERGLASS ENTRY DOOR
E11	MECHANICAL LOUVER
E12	ALUMINUM CANOPY WITH METAL TIE RODS; RECESSED CAN LIGHTS
E16	SMOOTH FACE CMU WITH INTERIOR INSULATION
E18	OVERHEAD DOOR
E19	BUILDING SIGNAGE: ALUMINUM STANDOFF LETTERS (48 SF); FRONT LIT FROM BELOW WITH LED STRIP
E22	ALUMINUM RAILING
E23	METAL PARAPET CAP
E25	ALUMINUM BALCONY WITH POST SUPPORTS
E27	TWO-PIECE METAL PARAPET CAP
E28	SQUARE STAINLESS STEEL RAILING
E29	PREFINISHED METAL TRIM PROFILE
E30	ROOF OVERFRAMING PROJECTION WRAPPED w/ PREFINISHED METAL
E31	PREFINISHED HOLLOW METAL DOOR
E32	THIN BRICK; TABS II BRICK VENEER ATTACHMENT SYSTEM
E33	CAST STONE SILL
E35	ELEVATOR OVERRUN
E36	NORMAN BRICK (COLOR 1) WD-1B (1" INSET)
E38	PREFINISHED METAL TO MATCH STOREFRONT

HAWTHORNE ECOVILLAGE

MINNEAPOLIS, MN

URBANWORKS ARCHITECTURE

901 NORTH THIRD STREET, SUITE 145
MINNEAPOLIS, MN 55401

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DATE	5/11/2015
PROJECT #	13-0026
PHASE	CD
DRAWN BY	Author

BUILDING ELEVATIONS

A301

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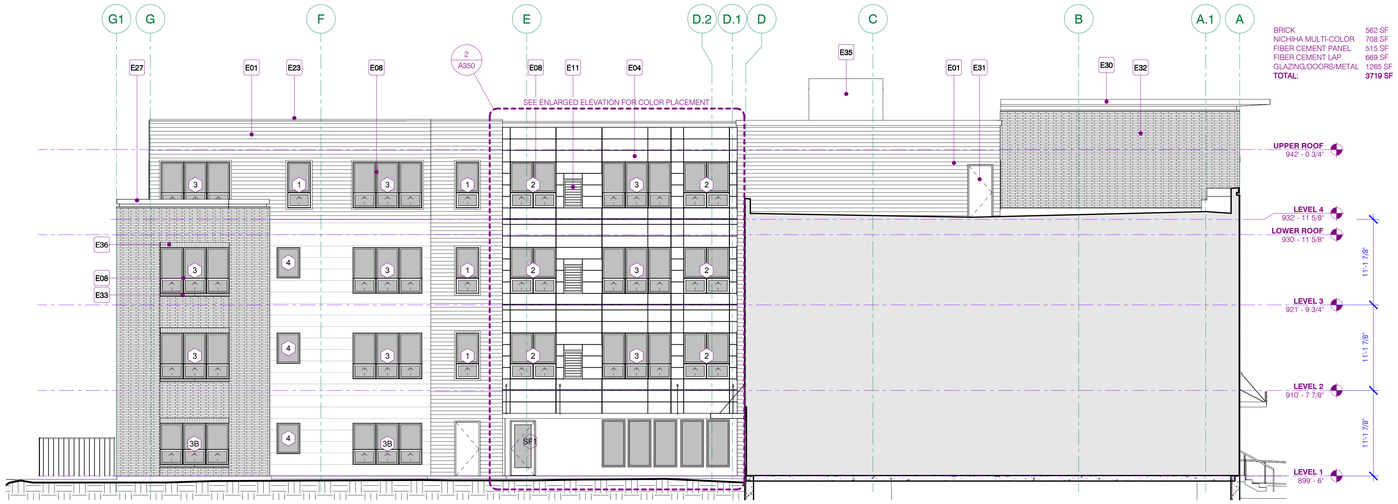
BRICK	2680 SF	32.0%
NICHIHA MULTI-COLOR	1350 SF	16.2%
FIBER CEMENT PANEL	1506 SF	18.0%
FIBER CEMENT LAP	426 SF	5.1%
GLAZING/DOORS/METAL	2397 SF	28.7%
TOTAL:	**8359 SF**	

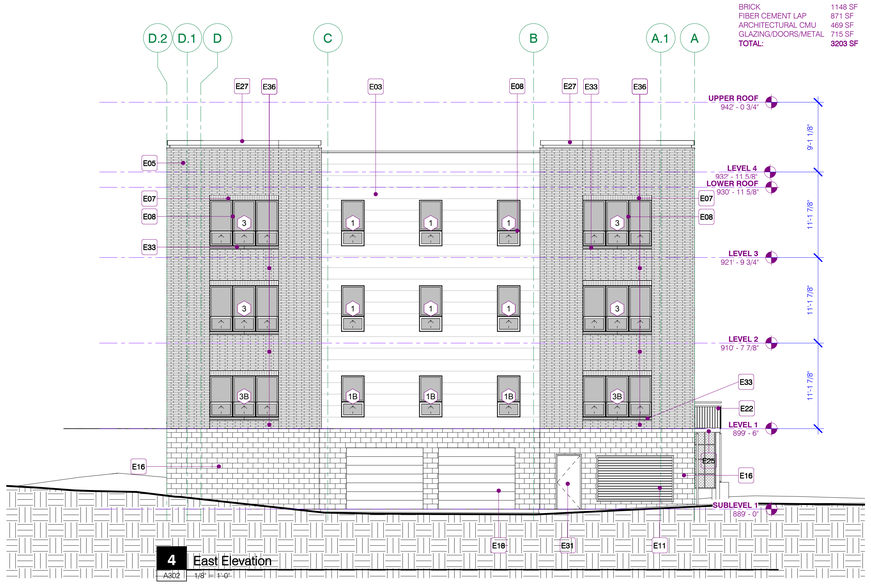
3 South Elevation @ Courtyard
A302 1/8" = 1'-0"

BRICK	562 SF	15.1%
NICHIHA MULTI-COLOR	708 SF	19.1%
FIBER CEMENT PANEL	515 SF	13.8%
FIBER CEMENT LAP	669 SF	18.0%
GLAZING/DOORS/METAL	1265 SF	34.0%
TOTAL:	**3719 SF**	



2 East Elevation @ Courtyard
A302 1/8" = 1'-0"

BRICK	1148 SF	35.8%
FIBER CEMENT LAP	871 SF	27.2%
ARCHITECTURAL CMU	469 SF	14.6%
GLAZING/DOORS/METAL	715 SF	22.4%
TOTAL:	**3203 SF**	



4 East Elevation
A302 1/8" = 1'-0"

BRICK	1132 SF	40.3%
FIBER CEMENT LAP	1293 SF	46.0%
GLAZING/DOORS/METAL	386 SF	13.7%
TOTAL:	**2811 SF**	

1 South Elevation
A302 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS
2. REFER TO A601 FOR WINDOW AND STOREFRONT DIMENSIONS
3. REFER TO BUILDING PLANS FOR WINDOW, DOOR AND STOREFRONT PLACEMENT

KEYNOTES:

E01	CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE
E03	NICHIHA PANEL SIDING (COLOR 1)
E04	NICHIHA PANEL SIDING (COLOR 2)
E05	NORMAN BRICK (COLOR 1)
E06	NORMAN BRICK (COLOR 2)
E07	SOLDIER COURSE (COLOR 2)
E08	FIBERGLASS WINDOW
E09	ALUMINUM STOREFRONT
E10	FIBERGLASS ENTRY DOOR
E11	MECHANICAL LOUVER
E12	ALUMINUM CANOPY WITH METAL TIE RODS; RECESSED CAN LIGHTS
E16	SMOOTH FACE CMU WITH INTERIOR INSULATION
E18	OVERHEAD DOOR
E19	BUILDING SIGNAGE; ALUMINUM STANDOFF LETTERS (48 SF); FRONT LIT FROM BELOW WITH LED STRIP
E22	ALUMINUM RAILING
E23	METAL PARAPET CAP
E25	ALUMINUM BALCONY WITH POST SUPPORTS
E27	TWO-PIECE METAL PARAPET CAP
E28	SQUARE STAINLESS STEEL RAILNG
E29	PREFINISHED METAL TRIM PROFILE
E30	ROOF OVERFRAMING PROJECTION WRAPPED w/ PREFINISHED METAL
E31	PREFINISHED HOLLOW METAL DOOR
E32	THIN BRICK; 'TABS II' BRICK VENEER ATTACHMENT SYSTEM
E33	CAST STONE SILL
E35	ELEVATOR OVERRUN
E36	NORMAN BRICK (COLOR 1) WD-1B (1" INSET)
E38	PREFINISHED METAL TO MATCH STOREFRONT

HAWTHORNE ECOVILLAGE

MINNEAPOLIS, MN

URBANWORKS ARCHITECTURE

901 NORTH THIRD STREET, SUITE 145
MINNEAPOLIS, MN 55401

612.455.3100

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REVISIONS

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PHASE	CD
DRAWN BY	Author

BUILDING ELEVATIONS

A302

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GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS
2. REFER TO A601 FOR WINDOW AND STOREFRONT DIMENSIONS
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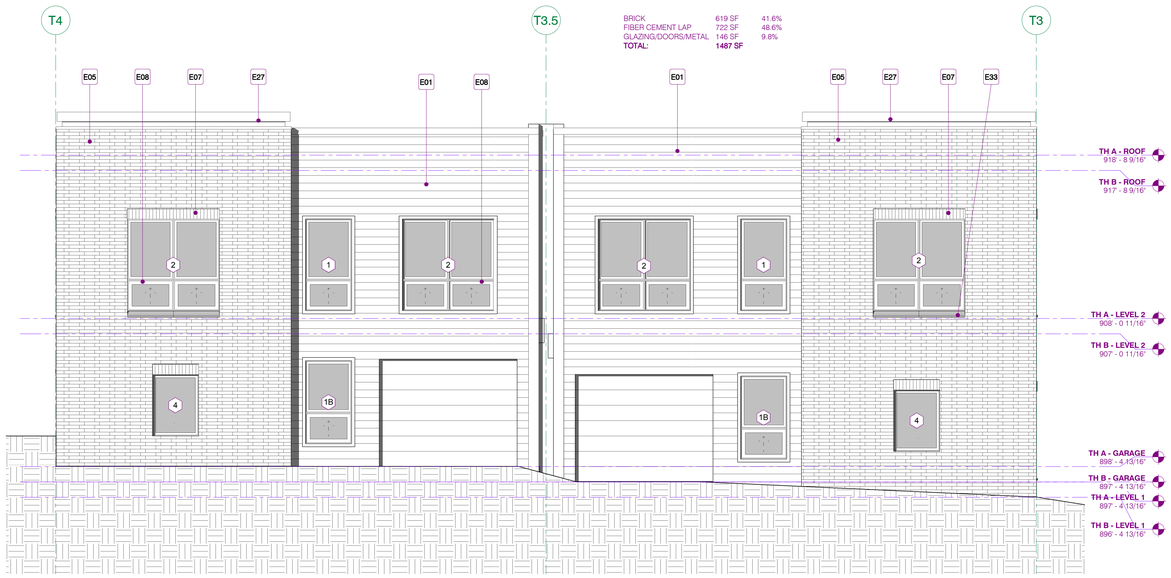
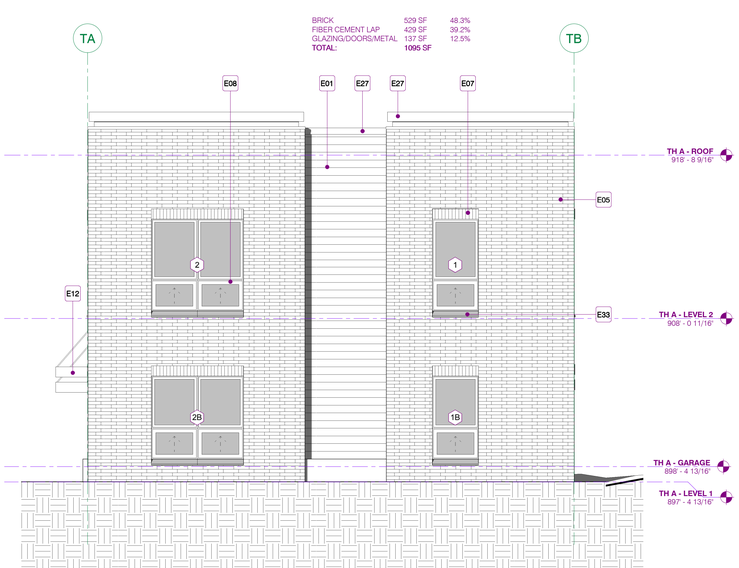
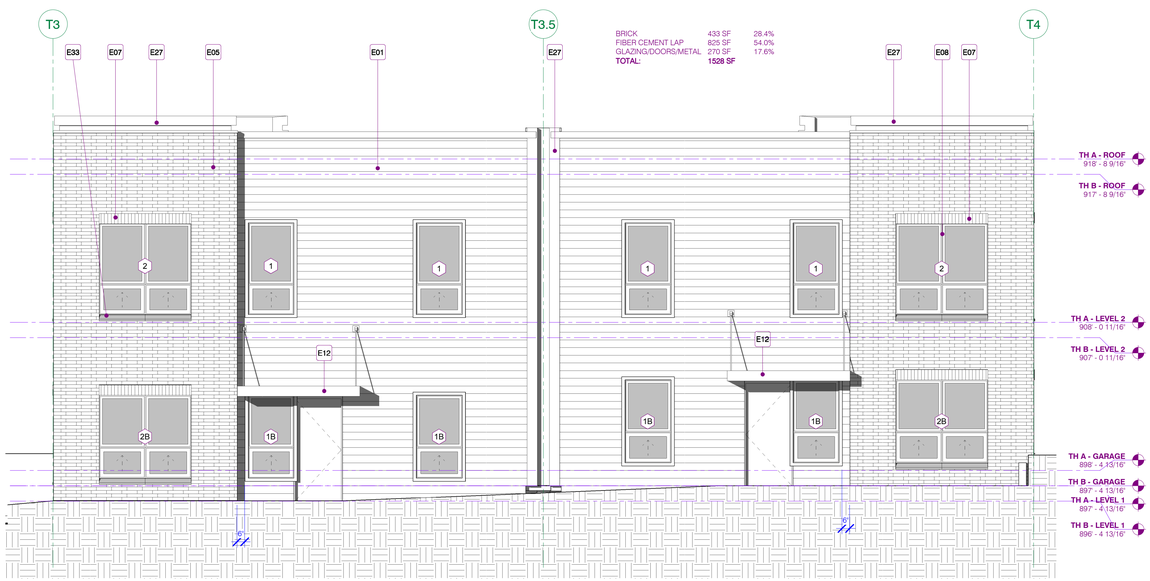


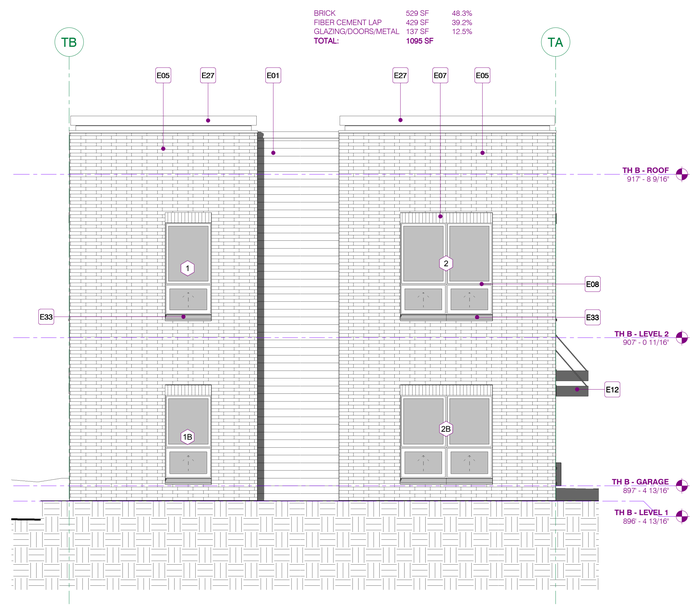
4 TOWNHOUSE ELEVATION SOUTH- AB
A303 1/4" = 1'-0"



3 TOWNHOUSE ELEVATION WEST-AB
A303 1/4" = 1'-0"



2 TOWNHOUSE ELEVATION- NORTH- AB
A303 1/4" = 1'-0"



1 TOWNHOUSE ELEVATION EAST- AB
A303 1/4" = 1'-0"

KEYNOTES:

E01	CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE
E03	NICHIHA PANEL SIDING (COLOR 1)
E04	NICHIHA PANEL SIDING (COLOR 2)
E05	NORMAN BRICK (COLOR 1)
E06	NORMAN BRICK (COLOR 2)
E07	SOLDIER COURSE (COLOR 2)
E08	FIBERGLASS WINDOW
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E19	BUILDING SIGNAGE: ALUMINUM STANDOFF LETTERS (48 SF); FRONT LIT FROM BELOW WITH LED STRIP
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E23	METAL PARAPET CAP
E25	ALUMINUM BALCONY WITH POST SUPPORTS
E27	TWO-PIECE METAL PARAPET CAP
E28	SQUARE STAINLESS STEEL RAILING
E29	PREFINISHED METAL TRIM PROFILE
E30	ROOF OVERFRAMING PROJECTION WRAPPED w/ PREFINISHED METAL
E31	PREFINISHED HOLLOW METAL DOOR
E32	THIN BRICK; TABS IF BRICK VENEER ATTACHMENT SYSTEM
E33	CAST STONE SILL
E35	ELEVATOR OVERRUN
E36	NORMAN BRICK (COLOR 1) WD-1B (1" INSET)
E38	PREFINISHED METAL TO MATCH STOREFRONT

HAWTHORNE ECOVILLAGE

MINNEAPOLIS, MN

URBANWORKS ARCHITECTURE

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MINNEAPOLIS, MN 55401

612.455.3100

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REVISIONS

#	Date	Description

DATE	5/11/2015
PROJECT #	13-0026
PHASE	CD
DRAWN BY	Author

TOWNHOUSE ELEVATIONS

A303

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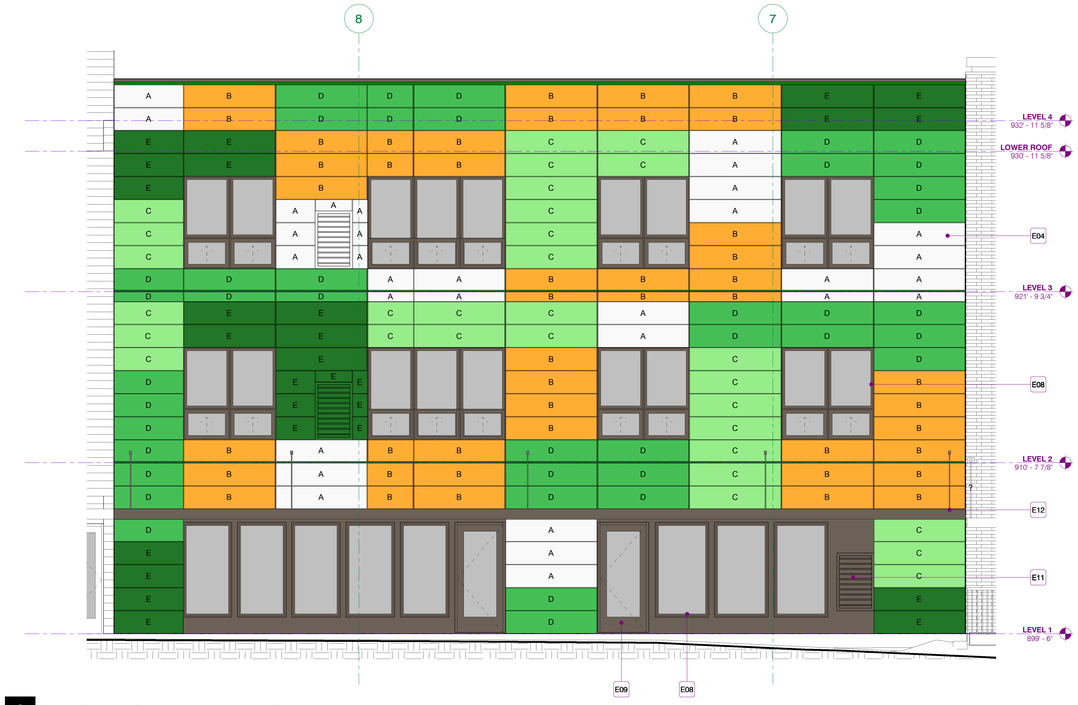
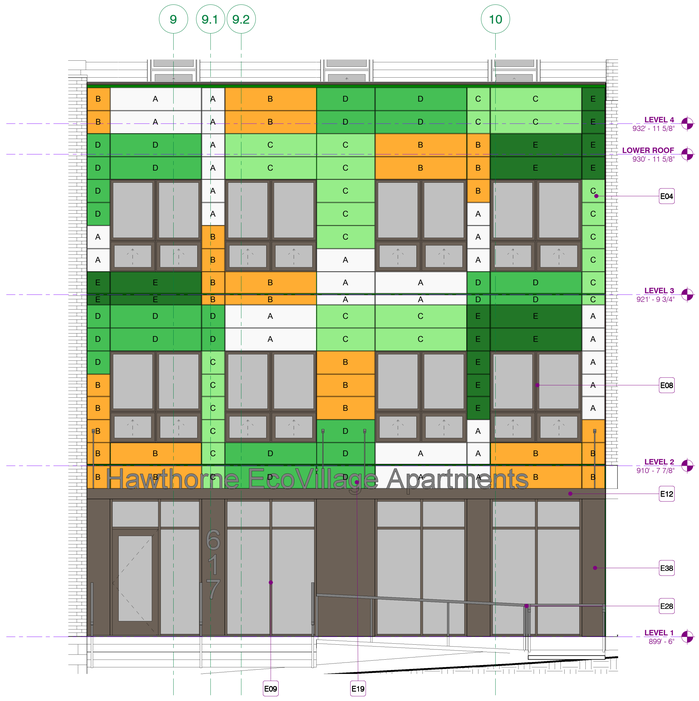


3 South Elevation @ Courtyard - Multicolor Panel
A350 1/4" = 1'-0"

2 East Elevation @ Courtyard - Multicolor Panel
A350 1/4" = 1'-0"



1 North Elevation - Multicolor Panel
A350 1/4" = 1'-0"

GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS
2. REFER TO A601 FOR WINDOW AND STOREFRONT DIMENSIONS
3. REFER TO BUILDING PLANS FOR WINDOW, DOOR AND STOREFRONT PLACEMENT

KEYNOTES:

E01	CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE
E03	NICHIHA PANEL SIDING (COLOR 1)
E04	NICHIHA PANEL SIDING (COLOR 2)
E05	NORMAN BRICK (COLOR 1)
E06	NORMAN BRICK (COLOR 2)
E07	SOLDIER COURSE (COLOR 2)
E08	FIBERGLASS WINDOW
E09	ALUMINUM STOREFRONT
E10	FIBERGLASS ENTRY DOOR
E11	MECHANICAL LOUVER
E12	ALUMINUM CANOPY WITH METAL TIE RODS; RECESSED CAN LIGHTS
E16	SMOOTH FACE CMU WITH INTERIOR INSULATION
E18	OVERHEAD DOOR
E19	BUILDING SIGNAGE: ALUMINUM STANDOFF LETTERS (48 SF); FRONT LIT FROM BELOW WITH LED STRIP
E22	ALUMINUM RAILING
E23	METAL PARAPET CAP
E25	ALUMINUM BALCONY WITH POST SUPPORTS
E27	TWO-PIECE METAL PARAPET CAP
E28	SQUARE STAINLESS STEEL RAILING
E29	PREFINISHED METAL TRIM PROFILE
E30	ROOF OVERFRAMING PROJECTION WRAPPED w/ PREFINISHED METAL
E31	PREFINISHED HOLLOW METAL DOOR
E32	THIN BRICK: TABS // BRICK VENEER ATTACHMENT SYSTEM
E33	CAST STONE SILL
E35	ELEVATOR OVERRUN
E36	NORMAN BRICK (COLOR 1) WD-1B (1" INSET)
E38	PREFINISHED METAL TO MATCH STOREFRONT

HAWTHORNE ECOVILLAGE
MINNEAPOLIS, MN

URBANWORKS ARCHITECTURE
901 NORTH THIRD STREET, SUITE 145
MINNEAPOLIS, MN 55401
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ENLARGED ELEVATIONS

A350

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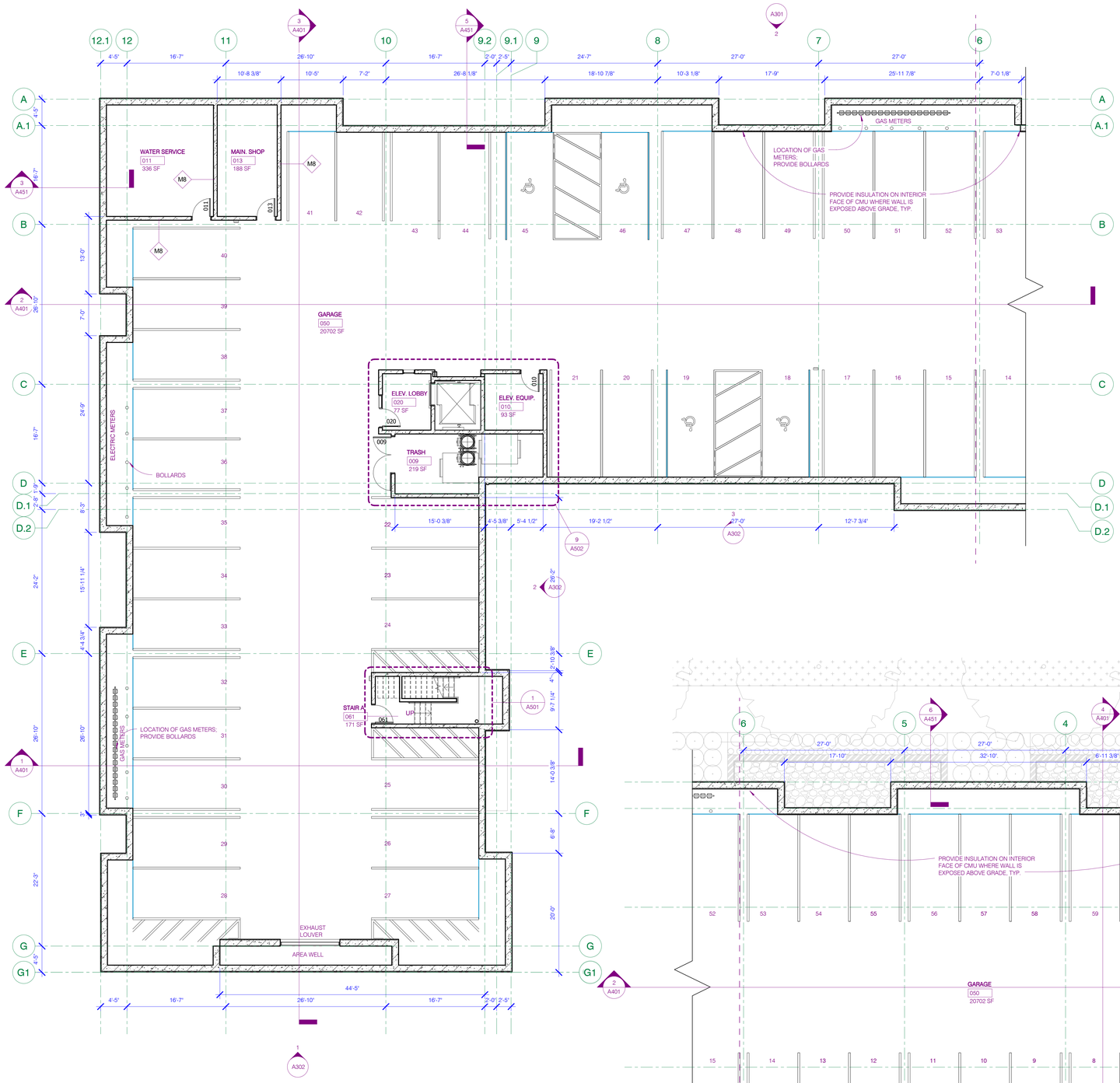
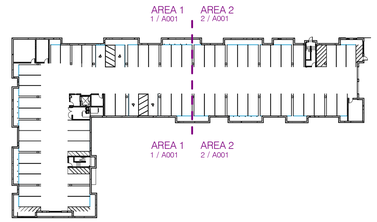
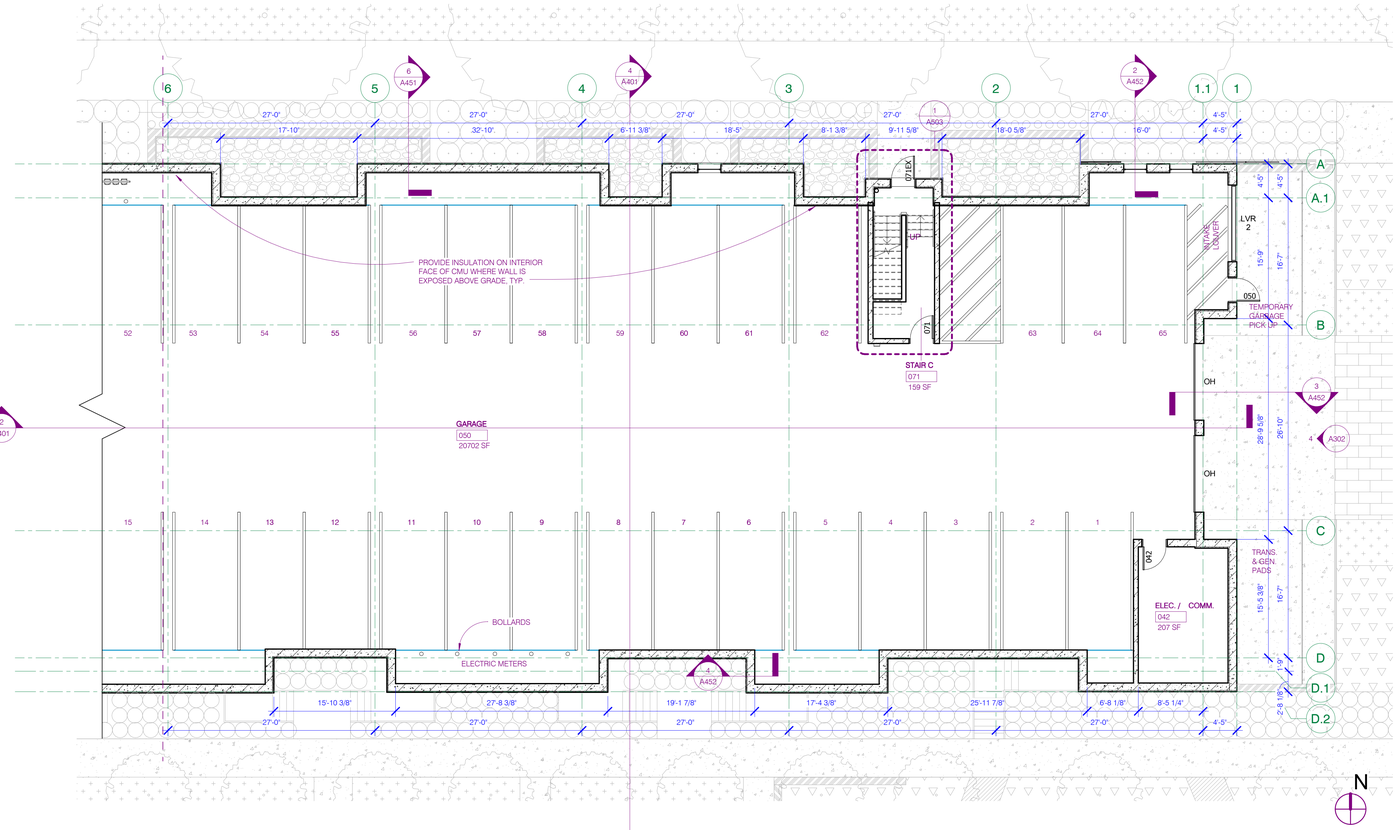


1 SUBLEVEL PLAN - AREA 1

A001 1/8" = 1'-0"





2 SUBLEVEL PLAN - AREA 2

A001 1/8" = 1'-0"

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT INTERIOR WALLS ARE TO CENTERLINE OF WALL
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
5. ALL RESIDENTIAL DEMISING WALLS ARE TYPE **V3**, **V3A**, AND **V6** 1HR FIRE RATING, WITH ACOUSTIC RATING
6. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE **W6**, 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
7. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
8. MAINTAIN 8'-2" MIN. AND 8'-6" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS, ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
9. DIMENSIONS @ CMU ARE TO FACE OF CMU

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SUBLEVEL 1 PLAN

A001

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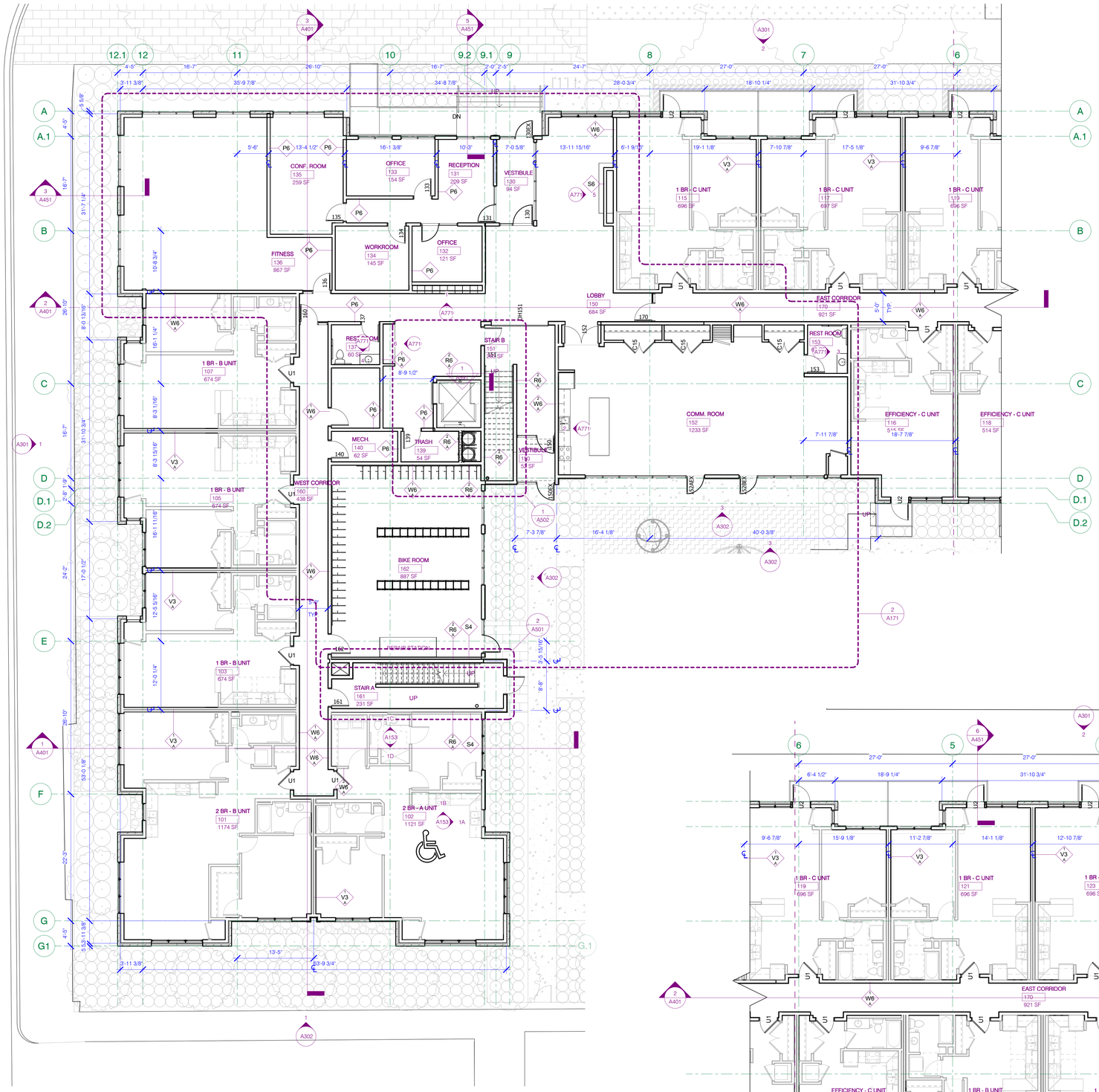
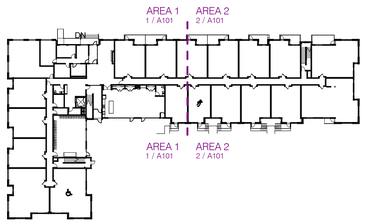


1 LEVEL 1 PLAN - AREA 1

A101 1/8" = 1'-0"



GENERAL NOTES:

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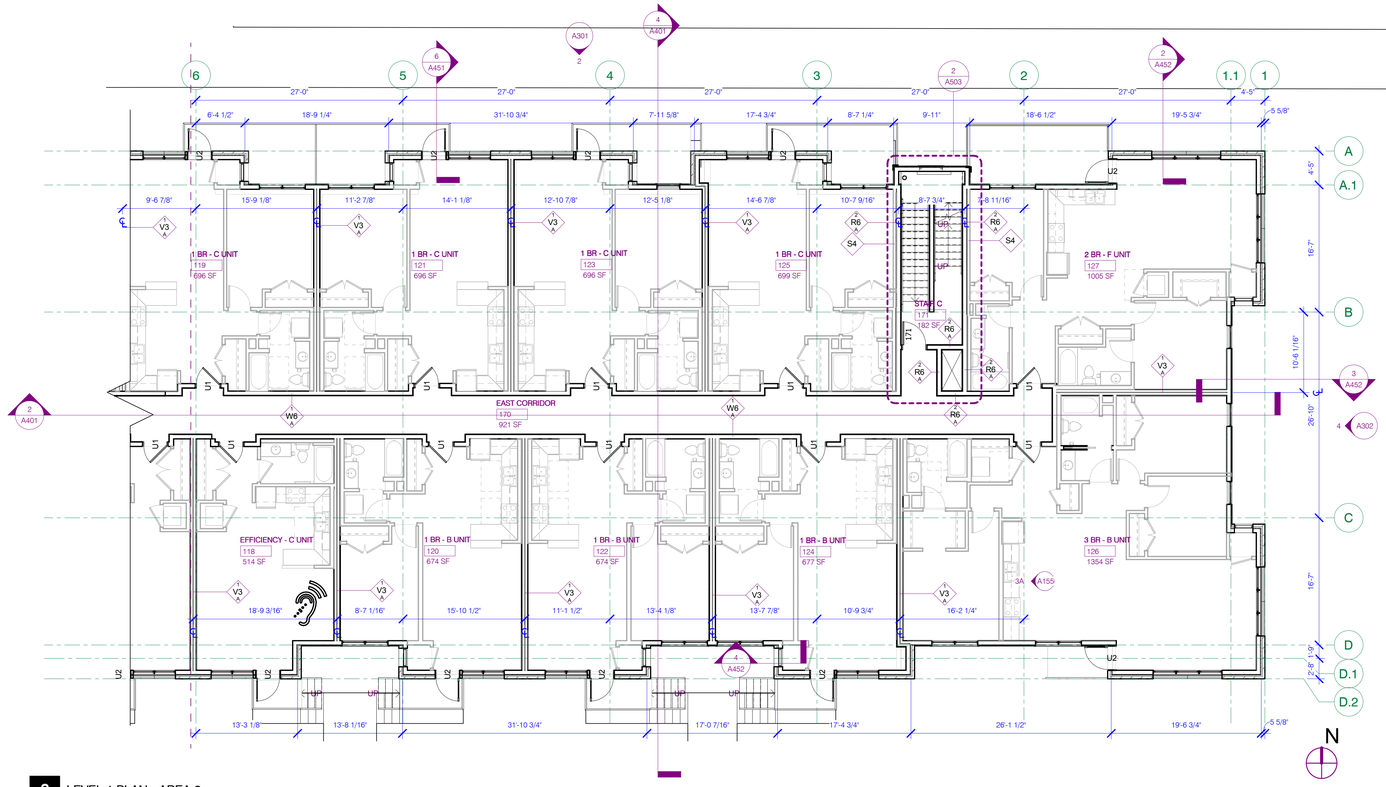

2 LEVEL 1 PLAN - AREA 2

A101 1/8" = 1'-0"

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LEVEL 1 PLAN

A101

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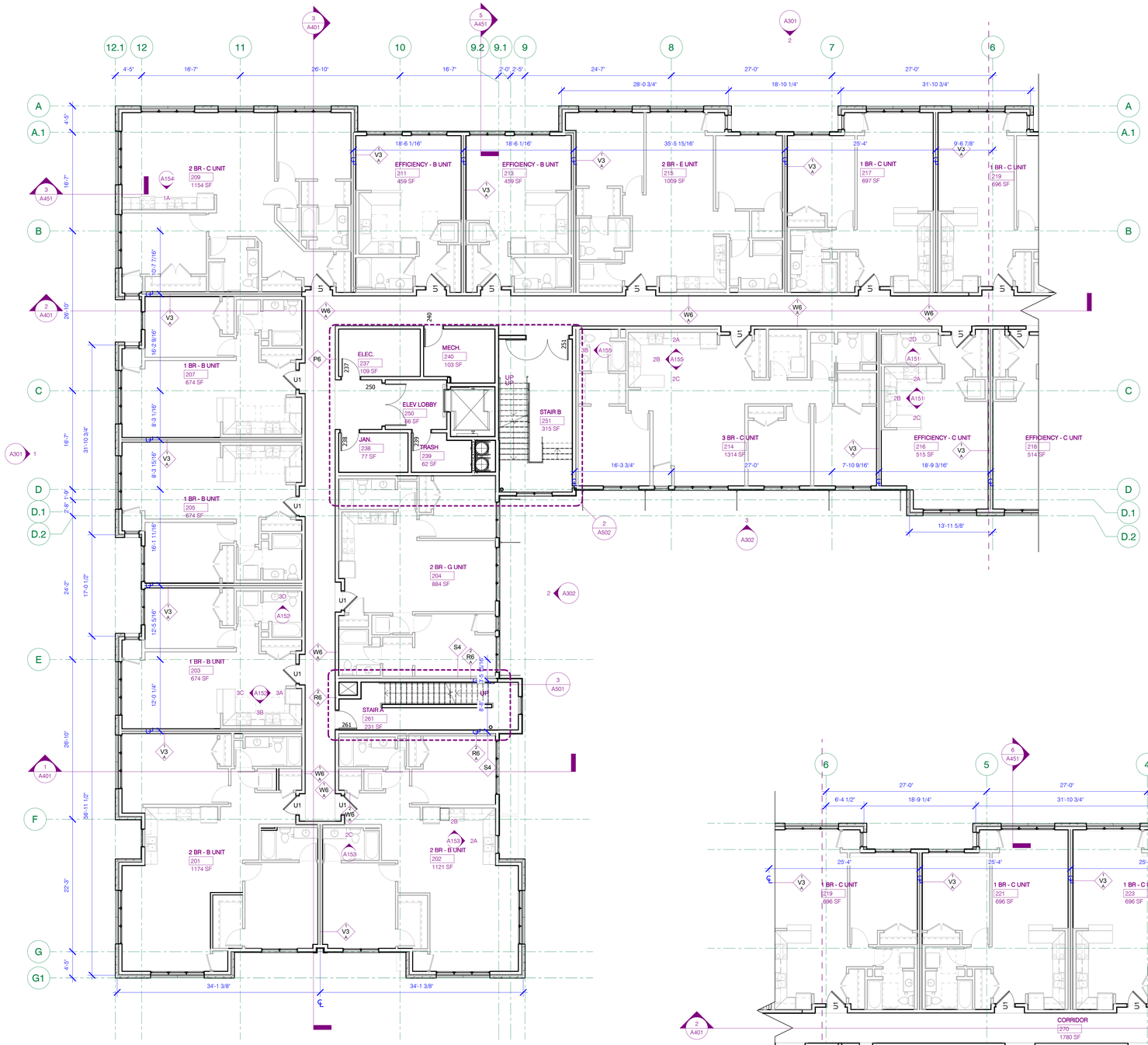
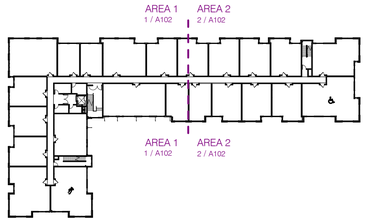


1 LEVEL 2 PLAN AREA 1

A102 1/8" = 1'-0"



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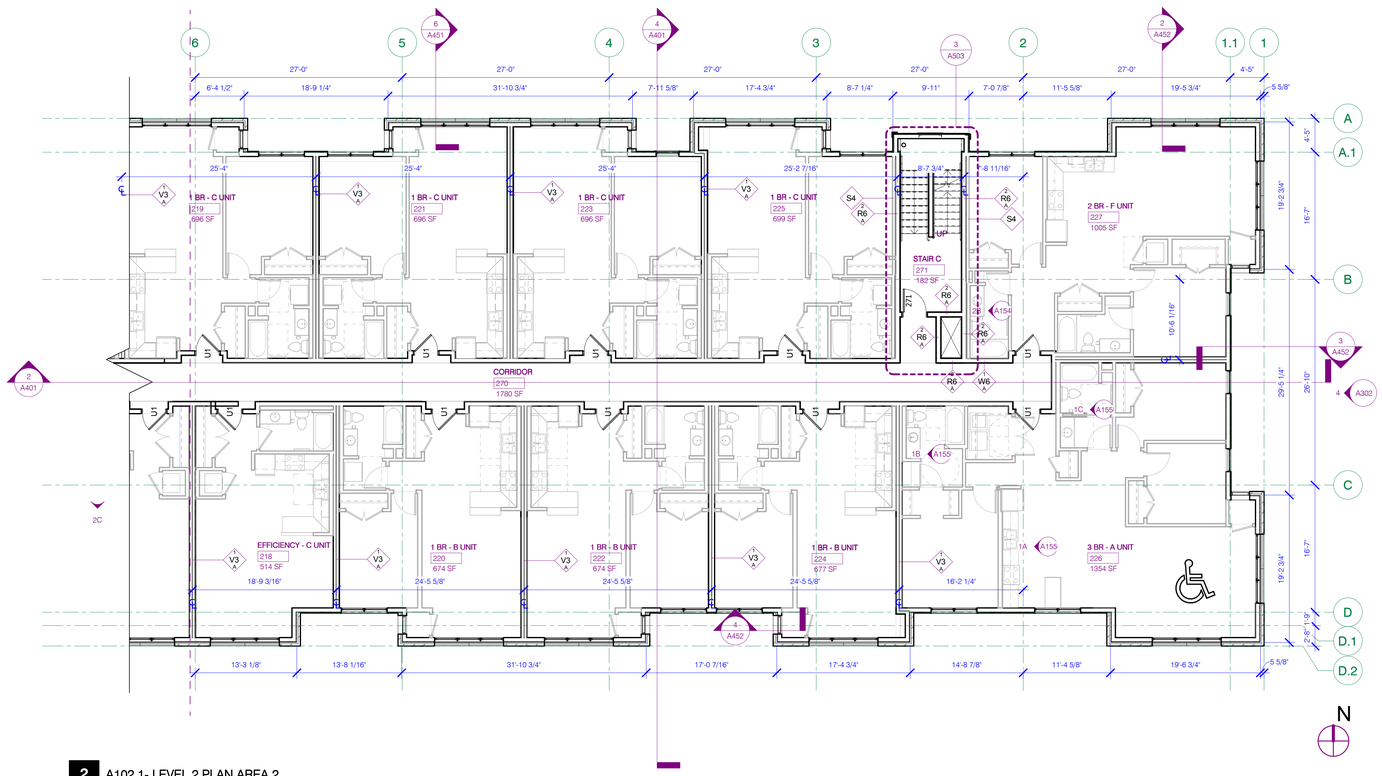

2 A102.1- LEVEL 2 PLAN AREA 2

A102 1/8" = 1'-0"

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LEVEL 2 PLAN

A102

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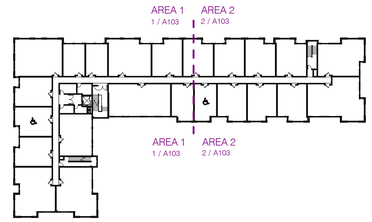
1 LEVEL 3 PLAN - AREA 1
A103 1/8" = 1'-0"



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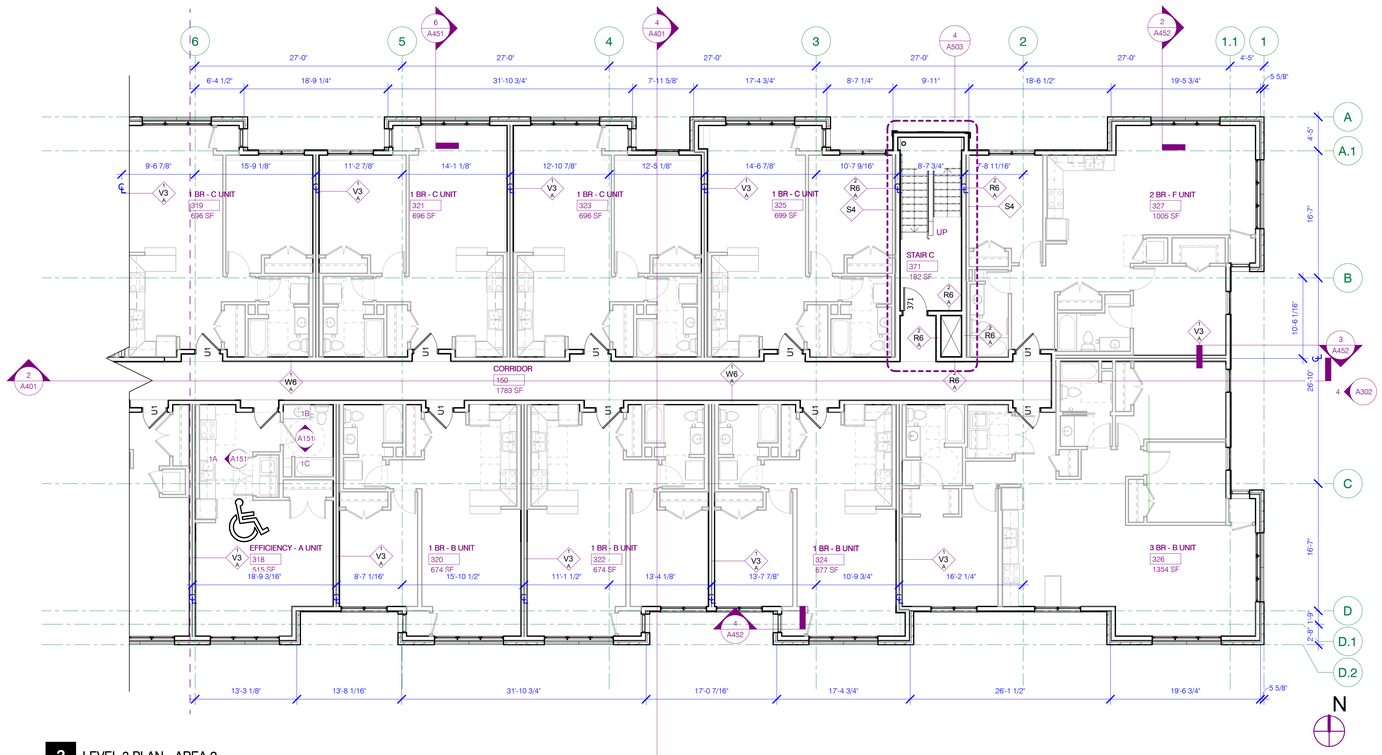

2 LEVEL 3 PLAN - AREA 2
A103 1/8" = 1'-0"

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LEVEL 3 PLAN

A103

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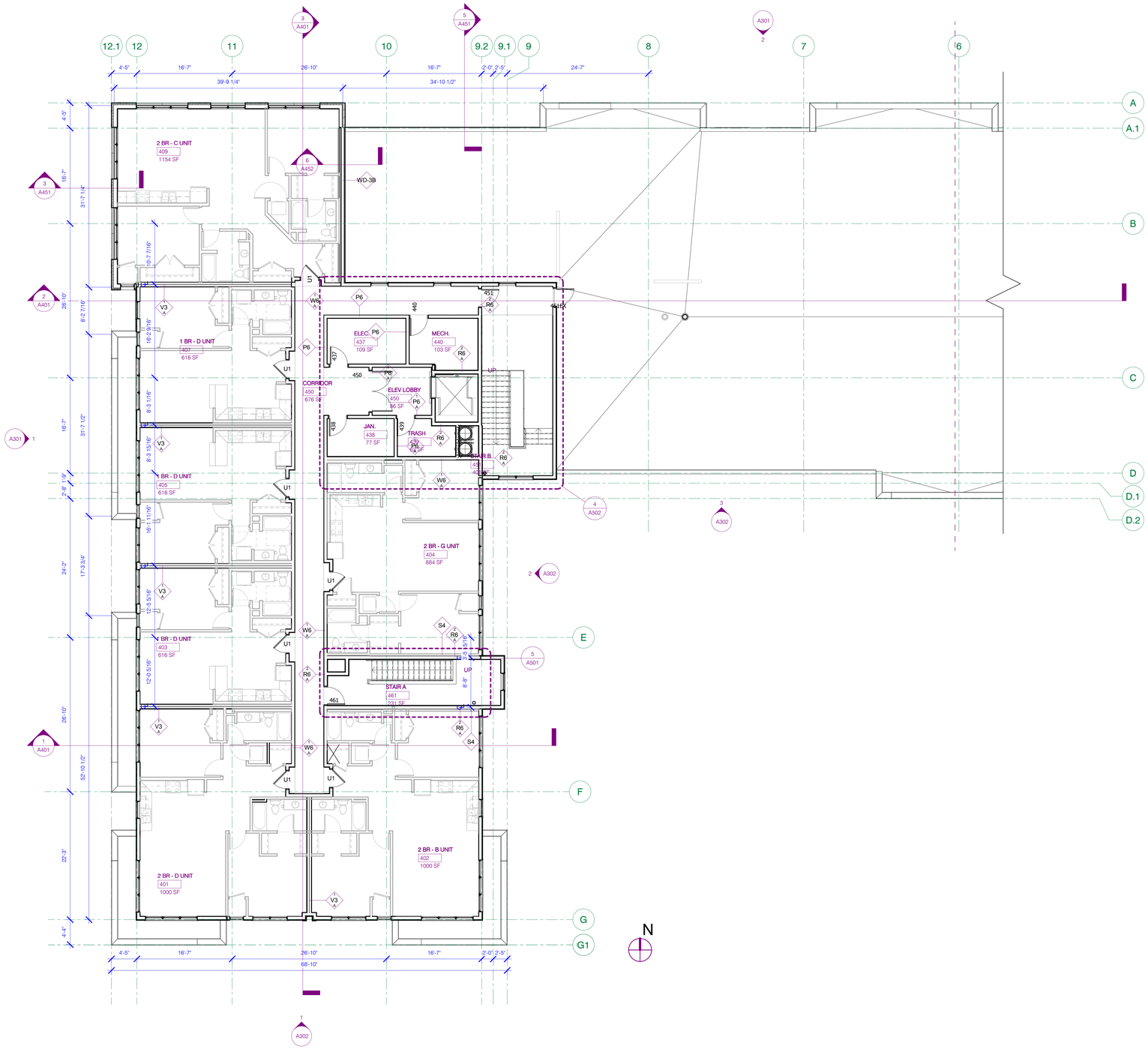

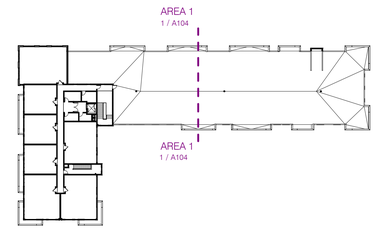

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9. DIMENSIONS @ CMU ARE TO FACE OF CMU

1 LEVEL 4 PLAN AREA 1
A104 1/8" = 1'-0"

HAWTHORNE ECOVILLAGE

MINNEAPOLIS, MN

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LEVEL 4 PLAN

A104

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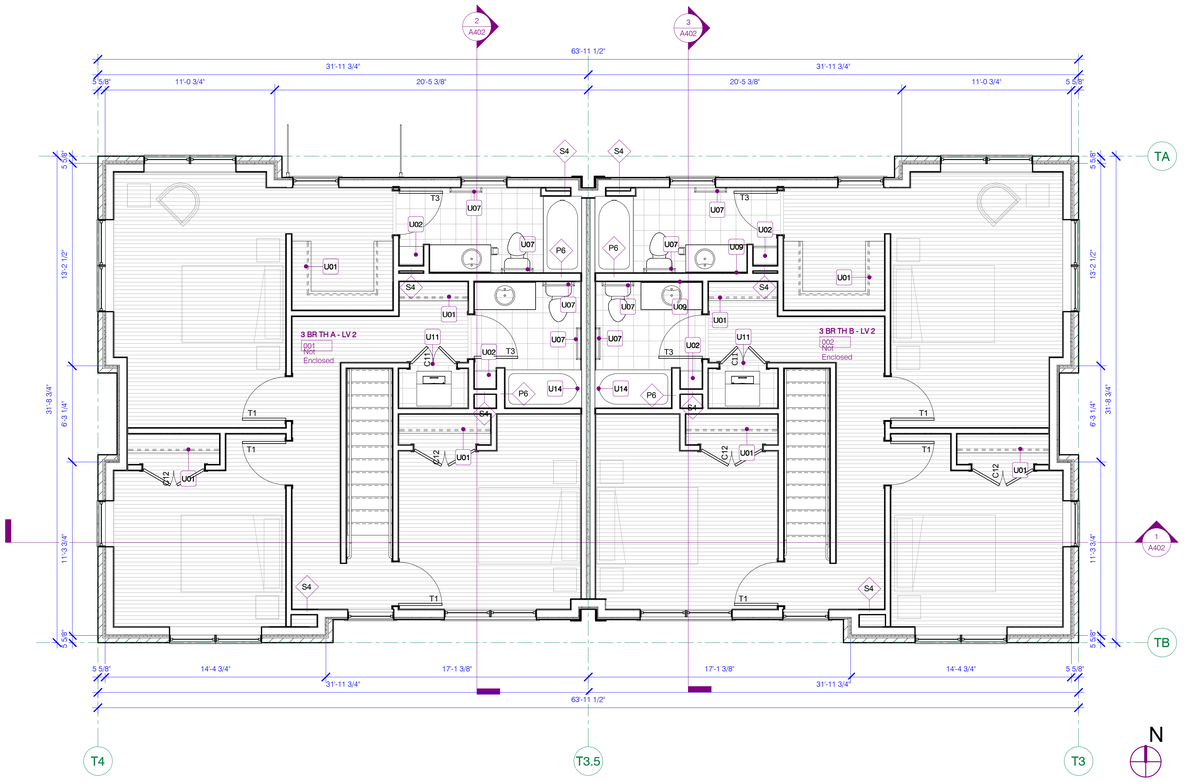
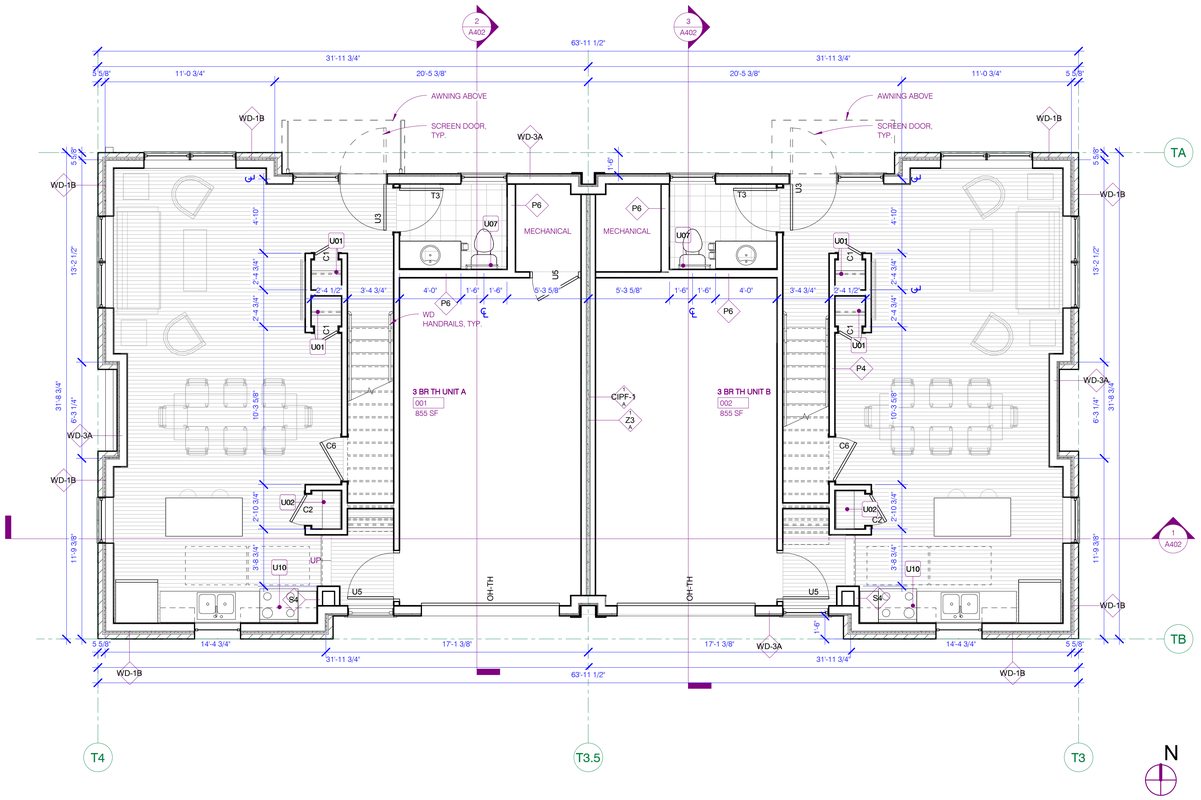


2 A110 - TOWNHOUSE AB - LEVEL 2 PLAN

A110 1/4" = 1'-0"



1 A110 - TOWNHOUSE AB - LEVEL 1 PLAN

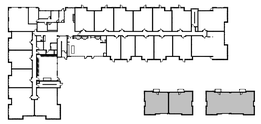
A110 1/4" = 1'-0"

GENERAL NOTES:

1. ALL WALL DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE STUD
2. NO PENENTRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
3. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
4. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
5. PROVIDE WALL BLOCKING AT KITCHEN WALLS AS INDICATED ON SHEET FS07
6. SEE INTERIOR SHEETS (A700 SERIES) FOR FINISH INFORMATION

KEYNOTES:

U01	SINGLE SHELF w/ INTEGRAL ROD
U02	FOUR (4) EQUALLY SPACED SHELVES, 14" DEEP
U03	12" COUNTER OVERHANG
U04	PROVIDE 24" DEEP UPPER CABINETS ABOVE THE REFRIGERATOR
U06	MICROWAVE SHELF; PROVIDE POWER
U07	TOWEL BAR
U08	PROVIDE UNDER CABINET LIGHT ABOVE SINK
U09	FRAMELESS MIRROR
U10	EXHAUST HOOD
U11	PROVIDE PASS-THROUGH VENT, CENTERED ABOVE CLOSET DOOR. REFER TO DRYER MANUFACTURER FOR REQUIRED VENTILATION.
U12	LINE OF SOFFIT ABOVE, COORDINATE w/ MECHANICAL
U13	FAN COIL, INSTALLED IN CEILING OF BATHROOM
U14	FIBERGLASS SHOWER SURROUND
U15	MEDICINE CABINET 18" X 30" (ONE PER UNIT)
U16	STAINLESS STEEL GREASE SHIELD
UA3	30" X 48" FORWARD APPROACH AT SINK AND AT WORK SPACE; CONTINUE FLOORING UNDER SINK
UA4	INSULATE PIPES
UA5	DISHWASHER TO FIT UNDERNEATH 34" COUNTERTOP (32.5" MAX)
UA8	PROVIDE FRONT LOADING WASHER AND DRYER
UA10	ROLL-IN SHOWER
UA11	SINGLE SHELF IN LAUNDRY CLOSET ; SEE R000 FOR MOUNTING HEIGHT
UA12	ROLL UNDER WORK SURFACE
UA13	REMOVABLE SINK BASE CABINET; CONTINUE FLOORING UNDER CABINET; INSULATE PIPES; ADJACENT CABINETS TO HAVE FINISHED END PANELS



HAWTHORNE ECOVILLAGE

MINNEAPOLIS, MN

URBANWORKS ARCHITECTURE

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MINNEAPOLIS, MN 55401

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TOWNHOUSE PLANS

A110

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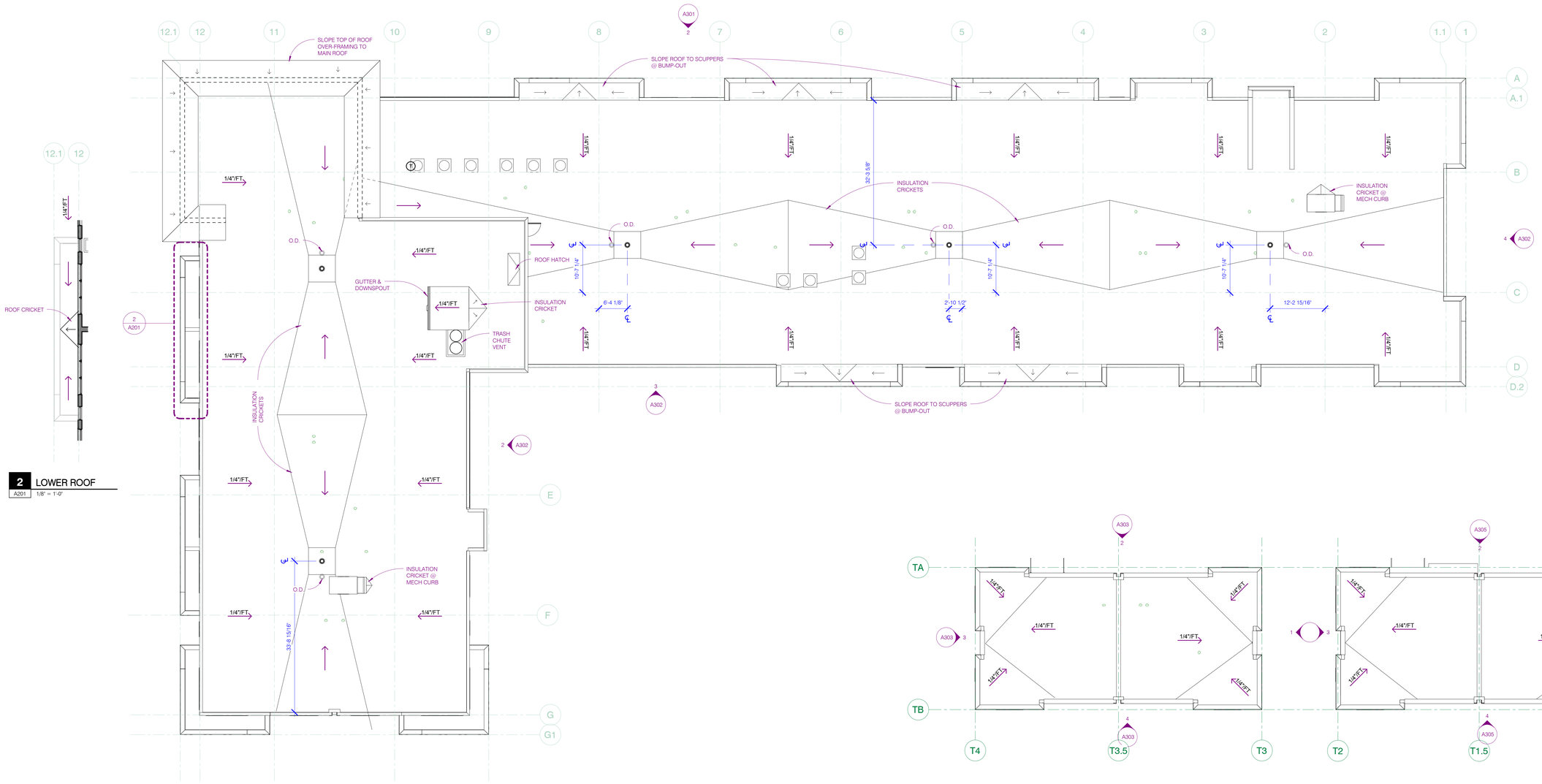

2 LOWER ROOF
A201 1/8" = 1'-0"

1 ROOF PLAN
A201 1" = 10'-0"

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ROOF PLAN - OVERALL

A201

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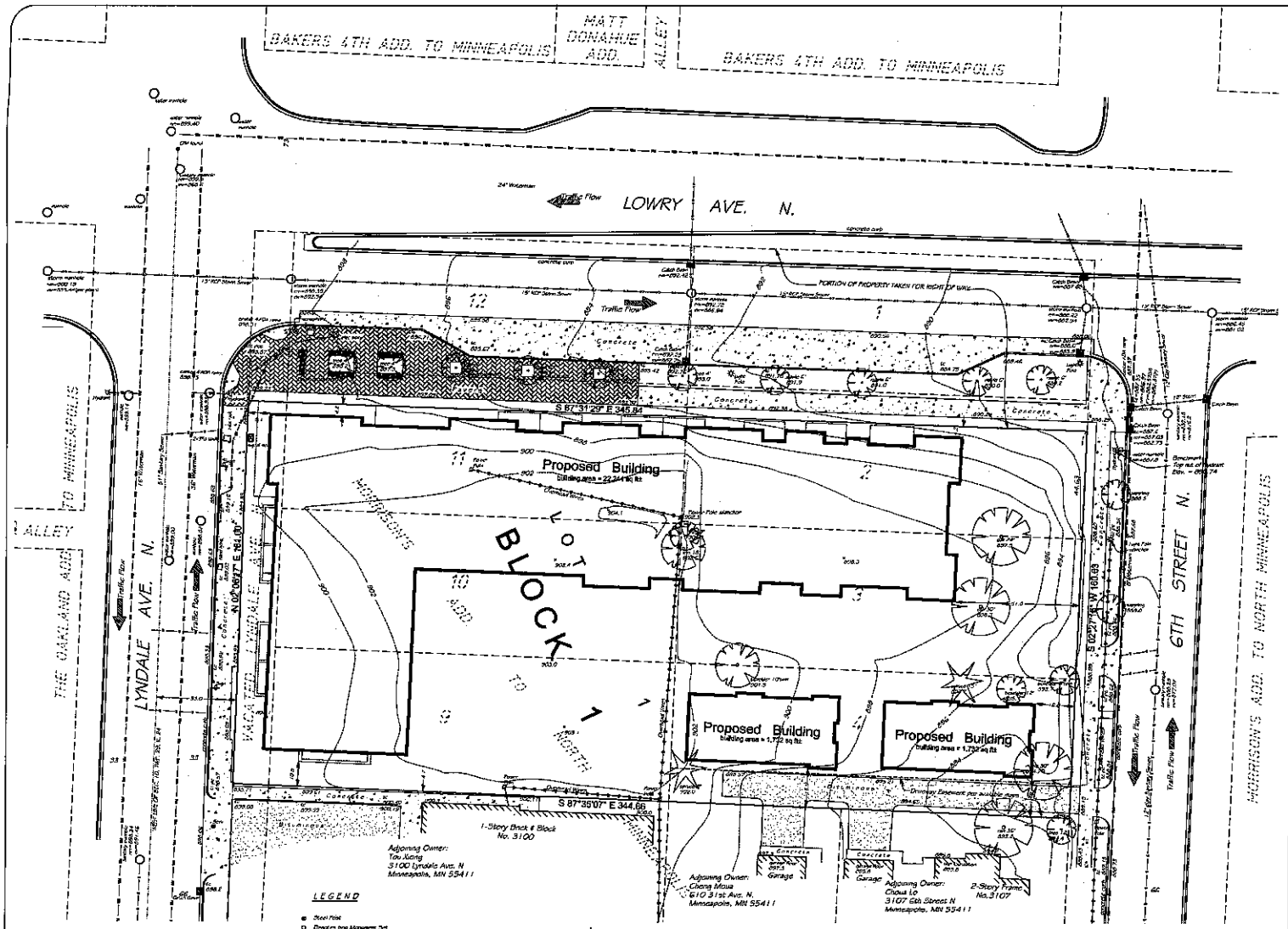
PRELIMINARY PLAT FOR:

PROJECT FOR PRIDE IN LIVING

1035 East Franklin Avenue
Minneapolis, MN 55404
Attn: Abbie Loosen



Owner of Property:
Currently City of Minneapolis is owner of the property.

CONTACT INFORMATION

Developer:
Abbie Loosen, LEED AP
Project Manager
Project for Pride in Living
1035 E. Franklin Avenue
Minneapolis, MN 55404
Phone 612 455 5100

Architect:
Urbanworks Architects
801 North 3rd Street, Suite 145
Minneapolis, MN 55401
phone 612-455-3100

Surveyor:
The Gregory Group, Inc. d.b.a.
Lot Surveys Company
7601 73rd Avenue N.
Brooklyn Park, MN 55428
phone 763-560-3063
fax 763-560-3522

Legal Description

Lots 3 and 4, Block 8, Morrison's Addition to North Minneapolis, Hennepin County, Minnesota.

Lots 1, 2, 11 and 12, Block 8, Morrison's Addition to North Minneapolis;
Also, that part of vacated Lyndale Avenue North, dedicated as Eighth Street in the plat of Morrison's Addition to North Minneapolis, lying easterly of a line parallel with and 33 feet East, as measured at right angles, from the west line of Section 10, Township 29, Range 24, which lies between the westerly extensions of the north line of Lot 12, Block 8, said plat, and of the south line of Lot 11, said block;

Lots 9 and 10, Block 8, Morrison's Addition to North Minneapolis;
Also, that part of vacated Lyndale Avenue North, dedicated as Eighth Street in the plat of Morrison's Addition to North Minneapolis, lying easterly of a line parallel with and 33 feet East, as measured at right angles, from the west line of Section 10, Township 29, Range 24, which lies between the westerly extensions of the north line of Lot 10, Block 8, said plat, and of the south line of Lot 9, said block;

Also, reserving a permanent easement for highway purposes over all of Lots 1 and 12, said Block 8, and over that part of Lots 2 and 11, said Block 8 and over that part of said vacated Lyndale Avenue North adjacent to said Lots 11 and 12, all lying northerly of the following described line: Commencing at the intersection of the westerly extension of the south line of said Lot 9, Block 8, and a line that is parallel with and distant 33 feet easterly of the West line of Section 10, Township 29, Range 24; thence run northerly along said parallel line a distance of 161.00 feet to the point of beginning of the line to be described; thence easterly 345.84 feet, more or less, to a point on the east line of said Lot 2, distant 44.53 feet northerly of the southeast corner of said Lot 2, as measured along said east line, and said line there terminating.

MISCELLANEOUS NOTES

(MN 1) Title commitment showing description of property and easements of record not provided. Boundaries may be revised dependent on recorded documents.

(MN 2) Property Address: 617 Lowry Ave. No., 3118 Lyndale Ave. No., 3110 Lyndale Ave. No., 3117 6th Street No., 3113 6th Street No.

(MN 3) Area of Parcel = 55536 sq.ft (1.27 acres)

(MN 4) Benchmark: Top nut of hydrant located at SW corner of the intersection of Lowry Ave. N. and 6th Street N corner of property.
Elevation = 890.74 feet N.G.V.D. 1929

(MN 5) Above-ground utility locations have been field located as shown. All underground utility services which serve the property have attempted to be field located through the services of Gopher State One Call per ticket number 142080486. However some of the utility companies failed to field locate underground utility locations, in those cases, utilities are shown too from available survey maps. Further information contact Gopher State One Call (651-454-0002 or 811)

DEVELOPMENT NOTES

1) Property currently zoned OR2/High Density Office Residential

2) Total number of proposed Lots = 1

3) Area of Proposed Lots:
Lot 1, Block 1 = 55536 sq.ft

4) Percentage of Building to Lot area:
Lot 1:
Area of Lot = 55536 sq.ft
Area of Buildings = 25708 sq.ft
Percentage of Lot covered by Building = 46.3%

5) There are no listed building setback requirements for the current zoning classification.

SUBDIVISION PLAT PLAN

HAWTHORNE ECOVILLAGE

CITY OF MINNEAPOLIS, HENNEPIN COUNTY

Certification

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated April 4, 2015.
Revised April 14, 2015 (insert size)

Prepared by:
The Gregory Group, Inc. d.b.a.
Lot Surveys Company
7601 73rd Avenue N.
Brooklyn Park, MN 55428
phone 763-560-3063
fax 763-560-3522

Signed: Gregory R. Krulich
Gregory R. Krulich Registration No. 24962

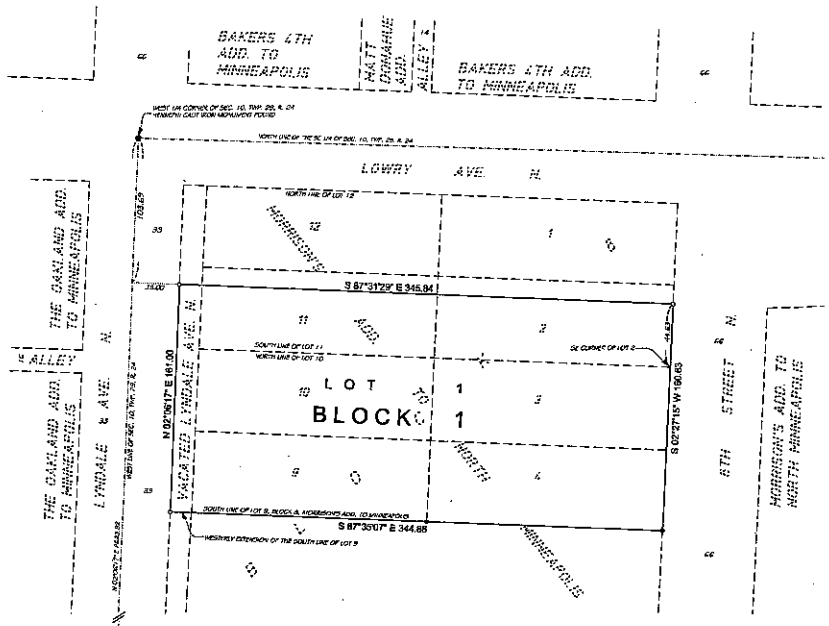
File No.
F.B. No. 1977-38 Inv. 53566
DTE

CITY REVIEW

HAWTHORNE ECOVILLAGE

R. T. DOC. No._____

C. R. DOC. No._____



FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF SECTION 10, TOWNSHIP 29, RANGE 24 IS ASSUMED TO BEAR NORTH 02°00'17" WEST.

SCALE IN FEET

0 40 80 120

○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 24992, UNLESS OTHERWISE NOTED.

● DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT UNLESS OTHERWISE NOTED.

CIM ● DENOTES CAST IRON MONUMENT, UNLESS OTHERWISE NOTED.

The Gregory Group, Inc. d.b.a.
LOT SURVEYS COMPANY
LAND SURVEYORS

KNOW ALL PERSONS BY THESE PRESENTS: That City of Minneapolis, a Minnesota municipal corporation, owner of the following described property situate in the County of Hennepin, State of Minnesota to wit:

Lots 1, 2, 11 and 12, Block 8, MORRISON'S ADDITION TO NORTH MINNEAPOLIS;
Also, that part of vacated Lyndale Avenue North, dedicated as Eighth Street in the plat of MORRISON'S ADDITION TO NORTH MINNEAPOLIS, Hennepin County, Minnesota, lying easterly of a line parallel with and 33 feet East, as measured at right angles, from the west line of Section 10, Township 29, Range 24, Hennepin County, Minnesota, which lies between the westerly extensions of the north line of Lot 12, Block 8, said plat, and of the south line of Lot 11, said block;

Also;

Lots 9 and 10, Block 8, MORRISON'S ADDITION TO NORTH MINNEAPOLIS, Hennepin County, Minnesota.

Also;

That part of vacated Lyndale Avenue North, dedicated as Eighth Street in the plat of MORRISON'S ADDITION TO NORTH MINNEAPOLIS, Hennepin County, Minnesota, lying easterly of a line parallel with and 33 feet East, as measured at right angles, from the west line of Section 10, Township 29, Range 24, which lies between the westerly extensions of the north line of Lot 10, Block 8, said plat, and of the south line of Lot 9, said block;

Lot 3, Block 8, MORRISON'S ADDITION TO NORTH MINNEAPOLIS, Hennepin County, Minnesota.

Lot 4, Block 8, MORRISON'S ADDITION TO NORTH MINNEAPOLIS, Hennepin County, Minnesota.

Also, reserving a permanent easement for highway purposes over all of Lots 1 and 12, said Block 8, and over that part of Lots 2 and 11, said Block 8 and over that part of said vacated Lyndale Avenue North adjacent to said Lots 11 and 12, all lying northerly of the following described line: Commencing at the intersection of the westerly extension of the south line of said Lot 9, Block 8, and a line that is parallel with and distant 33 feet easterly of the West line of Section 10, Township 29, Range 24; thence run northerly along said parallel line a distance of 161.00 feet to the point of beginning of the line to be described; thence easterly 345.94 feet, more or less, to a point on the east line of said Lot 2, distant 44.83 feet northerly of the southeast corner of said Lot 2, as measured along said east line, and said line there terminating.

Have caused the same to be surveyed and platted as HAWTHORNE ECOVILLAGE, and do hereby dedicate to the public for public use forever the easements for utility and drainage purposes as shown on the plat.

In witness whereof said City of Minneapolis, a Minnesota municipal corporation, has caused these presents to be signed by its proper officer this_____day of_____20____.

City of Minneapolis, a Minnesota municipal corporation,

By _____

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this_____day of _____20____, by _____ its_____ of City of Minneapolis, a Minnesota municipal corporation, on behalf of the corporation.

(signature)_____ (printed name) _____

Notary Public_____ County, Minnesota. My Commission Expires_____

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

Dated this _____day of _____20____.

Gregory R. Pasch, Land Surveyor
Minnesota License No. 24992

STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was acknowledged before me on this ___ day of _____ 20____, by Gregory R. Pasch.

(Signature of Notary)_____

(Notary's Printed Name)_____ Notary Public _____, County, in Minnesota. My commission expires _____

MINNEAPOLIS, MINNESOTA
I, The Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this _____ day of _____ 20____, the City of Minneapolis acting by and through its Planning Commission duly approved the plat of HAWTHORNE ECOVILLAGE, and duly embodied such action of the Commission by its Secretary. Approval reflects action taken by the City of Minneapolis following the filing of an appeal, as provided by Title 22, Section 598.07 of the Minneapolis Code of Ordinances.

SECRETARY OF PLANNING COMMISSION

By _____

MINNEAPOLIS, MINNESOTA
This plat of HAWTHORNE ECOVILLAGE was approved and accepted by the City Planning Commission of the City of Minneapolis, Minnesota, at a meeting thereof held this_____ day of_____ 20____. If applicable the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY CLERK OF MINNEAPOLIS, MINNESOTA

By _____ Assistant City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
I hereby certify that the taxes payable in _____ and prior years have been paid for land described on this plat. Dated this ____ day of _____ 20____.

Mark V. Chapin, Hennepin County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to Minnesota Statutes, Sec. 383B.565 (1969) this plat has been approved this ____ day of _____ 20____.

Chris P. Mavis, Hennepin County Surveyor By _____

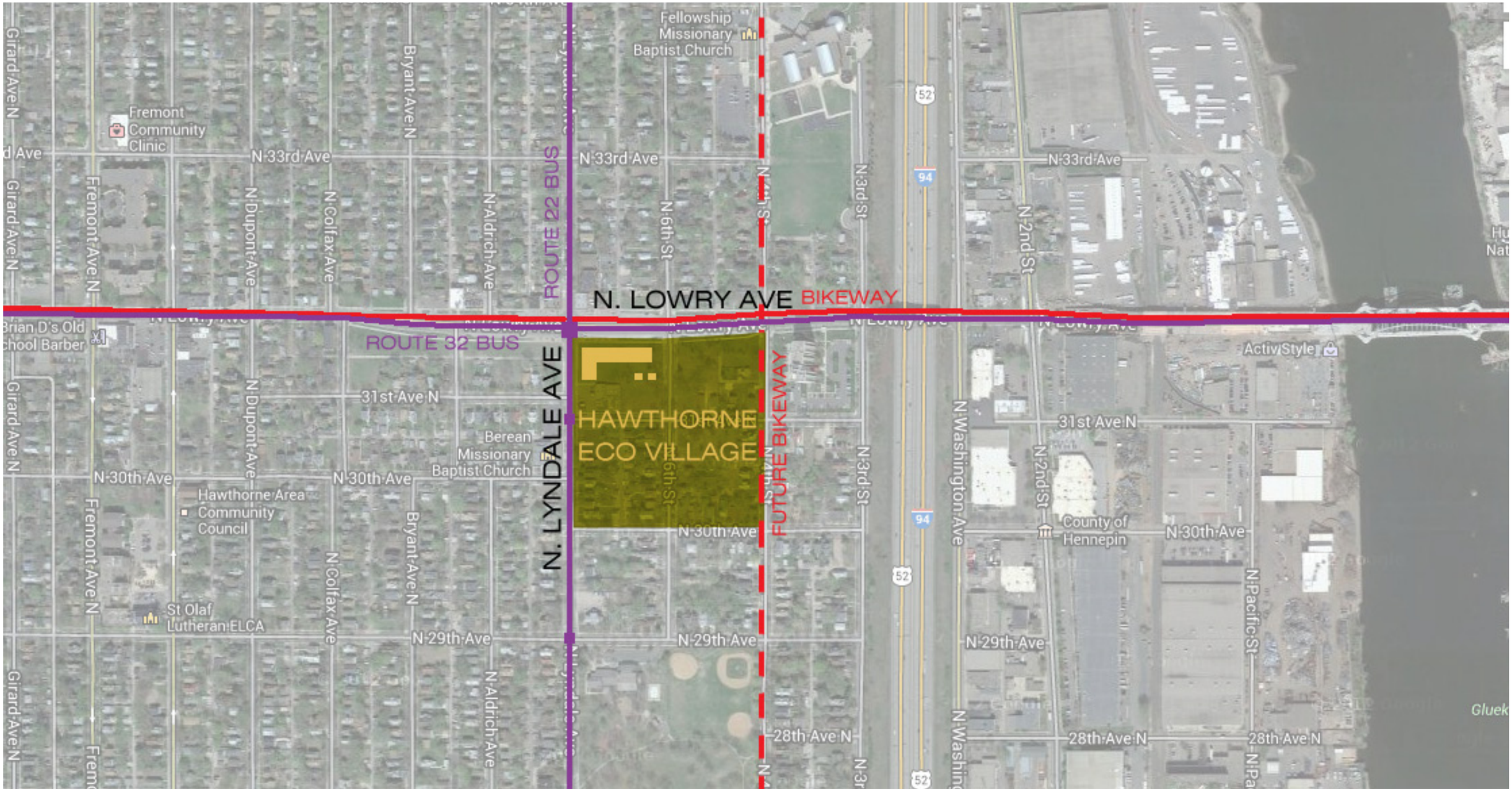
REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of HAWTHORNE ECOVILLAGE was filed in this office this _____ day of_____ 20____, at_____ o'clock____ M.

Martin McCormick, Hennepin County Registrar of Titles By_____ Deputy

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of WOODDALE PLATS was recorded in this office this _____ day of_____, 20____, at_____ o'clock____ M.

Martin McCormick, Hennepin County Recorder By_____ Deputy

F:\surveys\lot\ot\ot ecovillage - hennepin\FINAL PLAT-83695.dwg



URBANWORKS ARCHITECTURE

PPL

Hawthorne Eco Village

MINNEAPOLIS, MN | 4.27.2015 | 13-0026

1

SITE MAP

URBANWORKS ARCHITECTURE

Hawthorne Eco Village

MINNEAPOLIS, MN | 4.27.2015 | 13-0026

VIEW FROM NORTHWEST

URBANWORKS ARCHITECTURE

PPL

Hawthorne Eco Village

MINNEAPOLIS, MN | 4.27.2015 | 13-0026

VIEW FROM SOUTHWEST

URBANWORKS ARCHITECTURE

PPL

Hawthorne Eco Village

MINNEAPOLIS, MN | 4.27.2015 | 13-0026

VIEW OF COURTYARD FROM EAST

URBANWORKS ARCHITECTURE

PPL

Hawthorne Eco Village

MINNEAPOLIS, MN | 4.27.2015 | 13-0026

VIEW FROM NORTHEAST

URBANWORKS ARCHITECTURE

Hawthorne Eco Village

MINNEAPOLIS, MN | 4.27.2015 | 13-0026

VIEW LOOKING WEST ALONG LOWRY

URBANWORKS ARCHITECTURE

PPL

Hawthorne Eco Village

MINNEAPOLIS, MN | 4.27.2015 | 13-0026

BIRD'S EYE VIEW
LOOKING NORTHWEST

View Looking East on Lowry Ave

View Looking South

View Looking South towards Lyndale Ave

View Looking North on Lyndale Ave

View Looking Northeast on Lyndale Ave

View Looking East on 31st Ave

HAWTHORNE ECO-VILLAGE

04 FEBRUARY 2012

MASTER PLAN

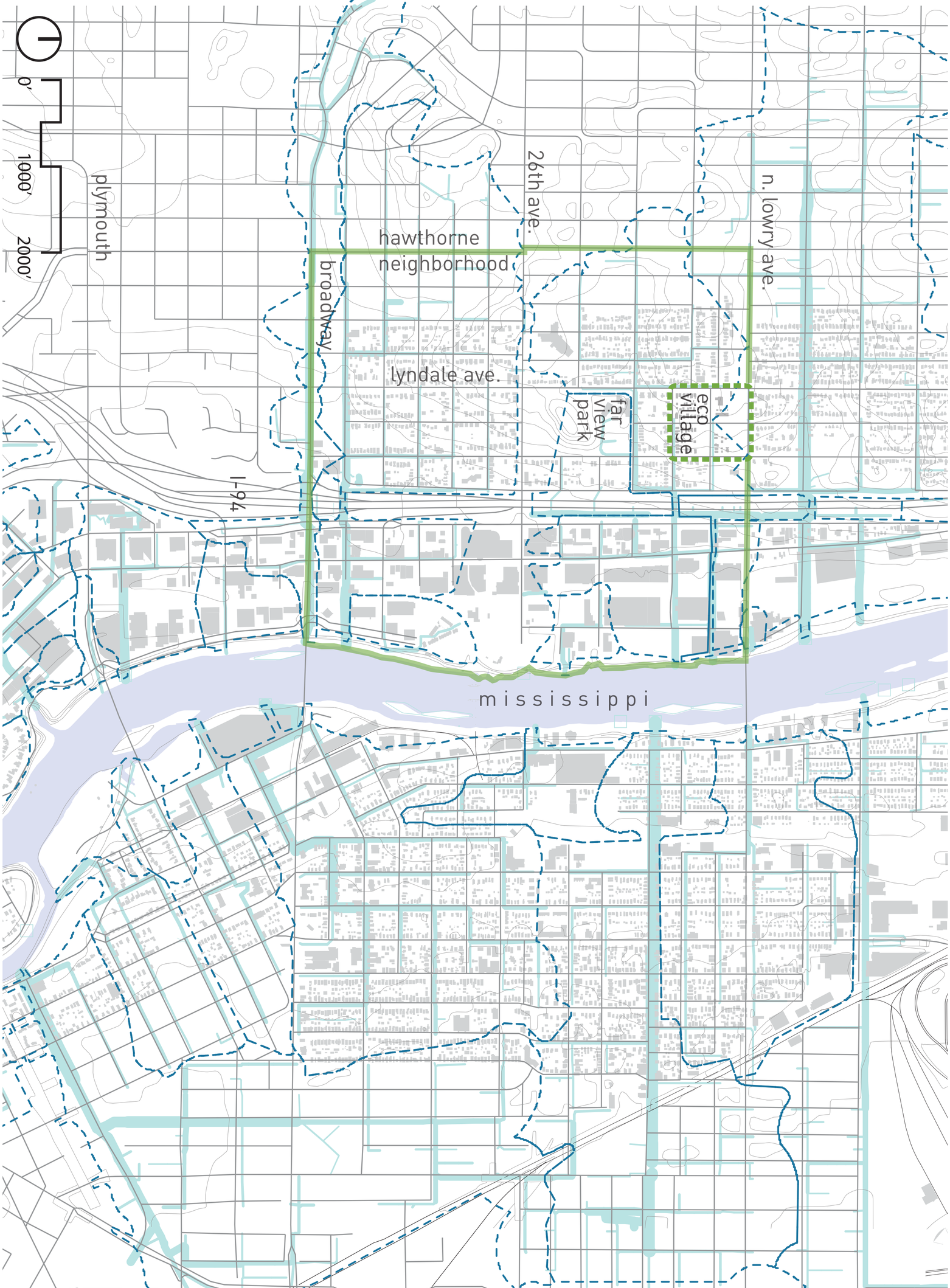
PROJECT FOR PRIDE IN LIVING / COEN + PARTNERS

water

green systems

site assets

SITE ANALYSIS



water ANALYSIS

HAWTHORNE ECO-VILLAGE MASTERPLAN

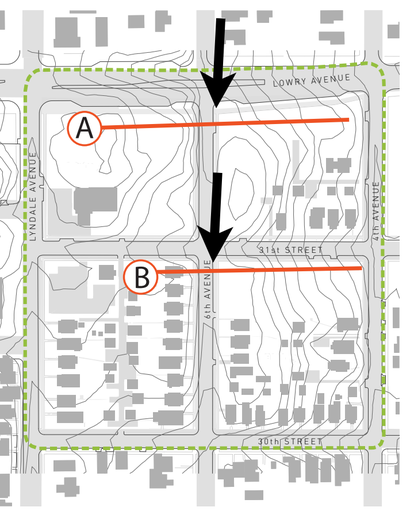
water ANALYSIS

HAWTHORNE ECO-VILLAGE MASTERPLAN

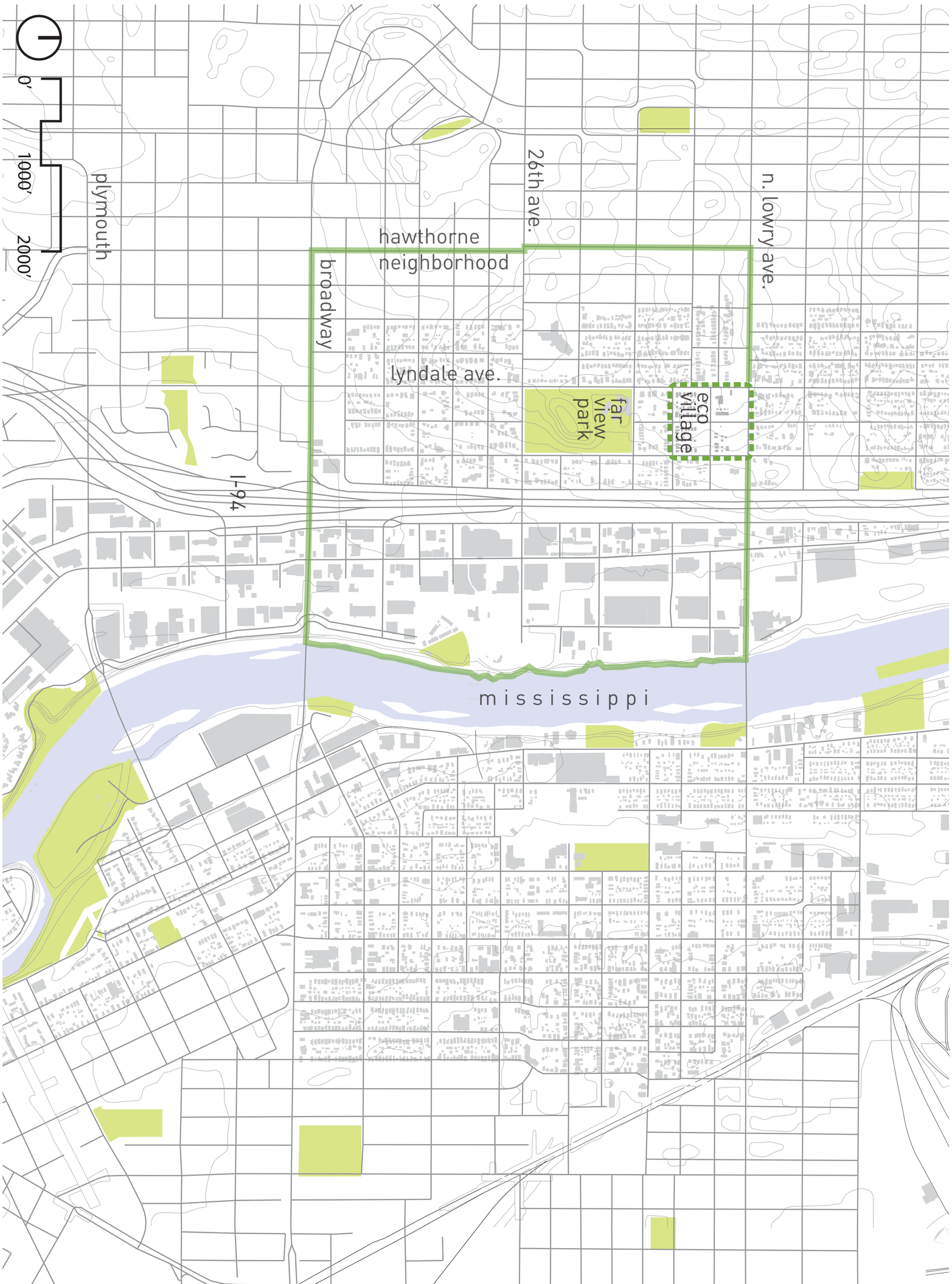
ANALYSIS

water

A. lowry avenue, looking south down 6th avenue



B. 31st street, looking south down 6th street



green ANALYSIS

ANALYSIS

green

HAWTHORNE ECO-VILLAGE MASTERPLAN

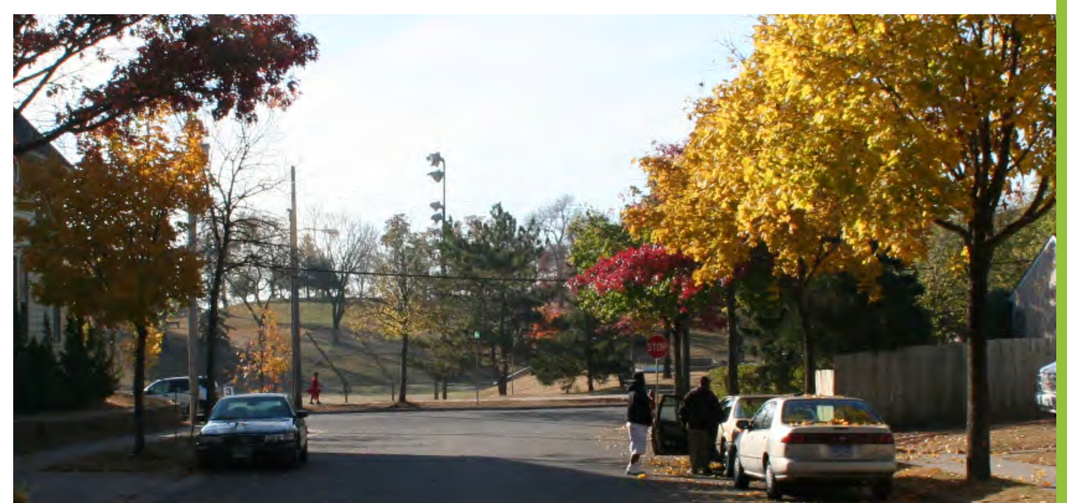
green ANALYSIS

ANALYSIS

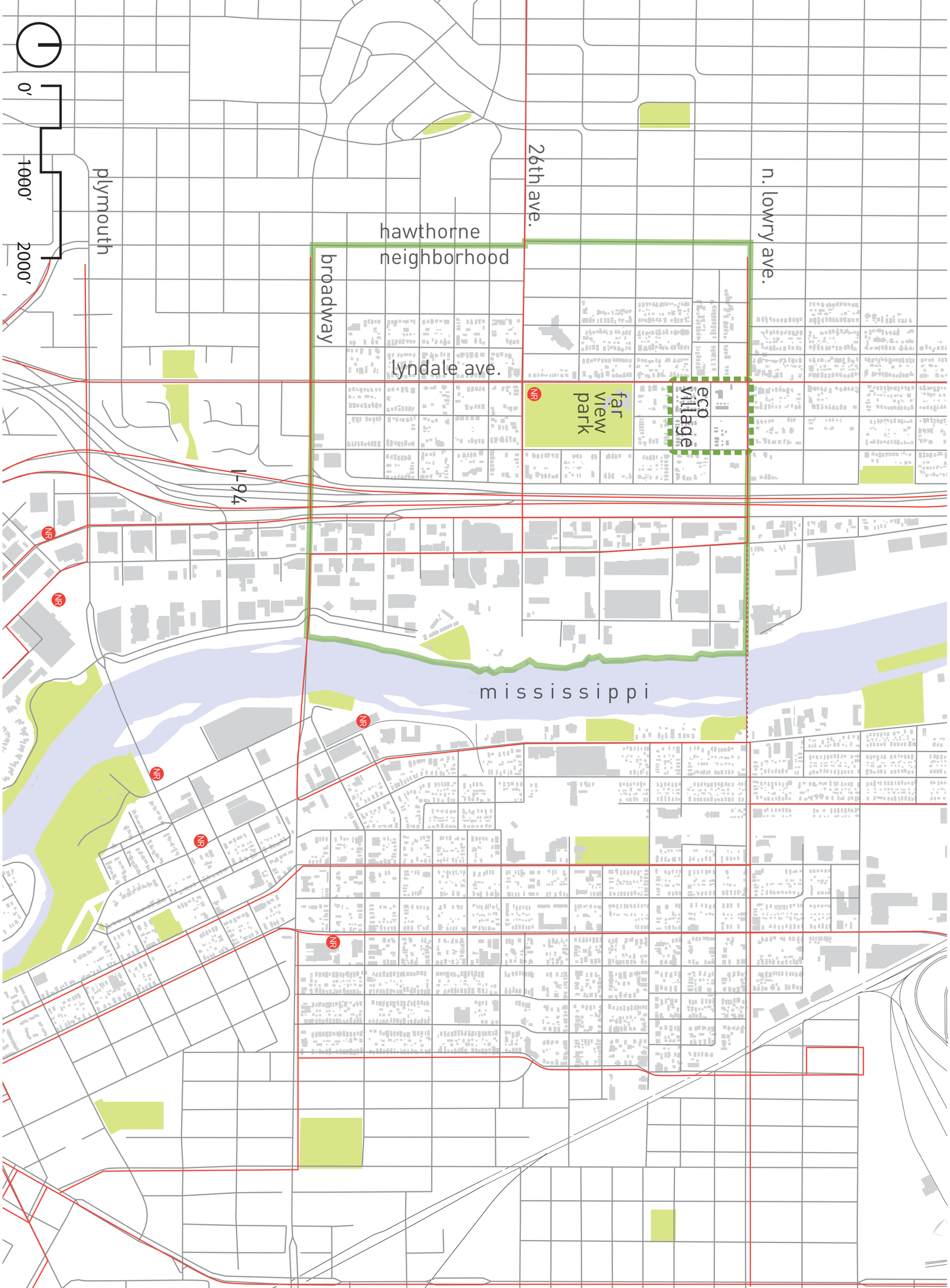
green

the maturity and diversity of the eco-village street tree is a significant site asset

significant trees in the NW corner

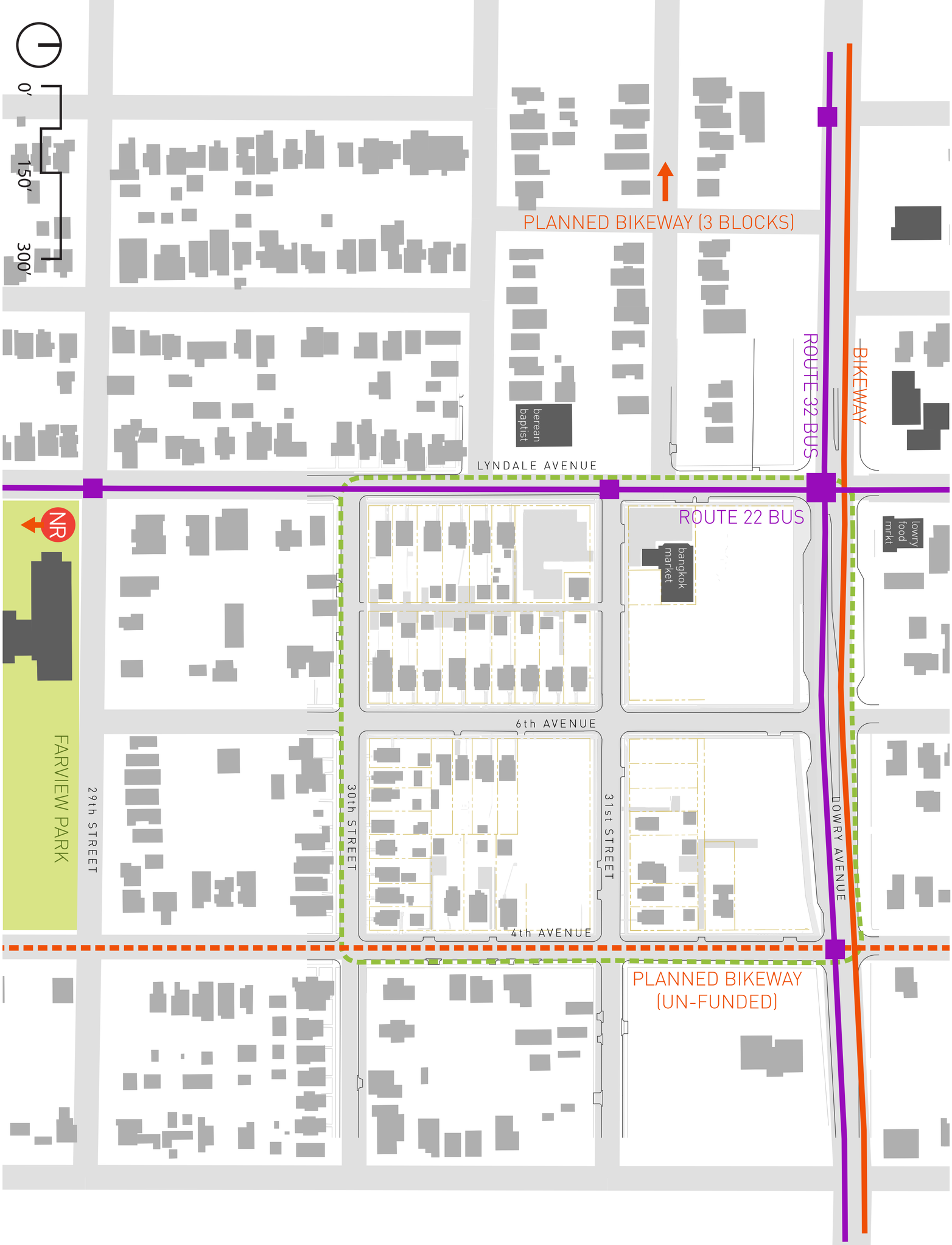


the view down 6th Avenue toward Farview Park



site assets ANALYSIS

HAWTHORNE ECO-VILLAGE MASTERPLAN

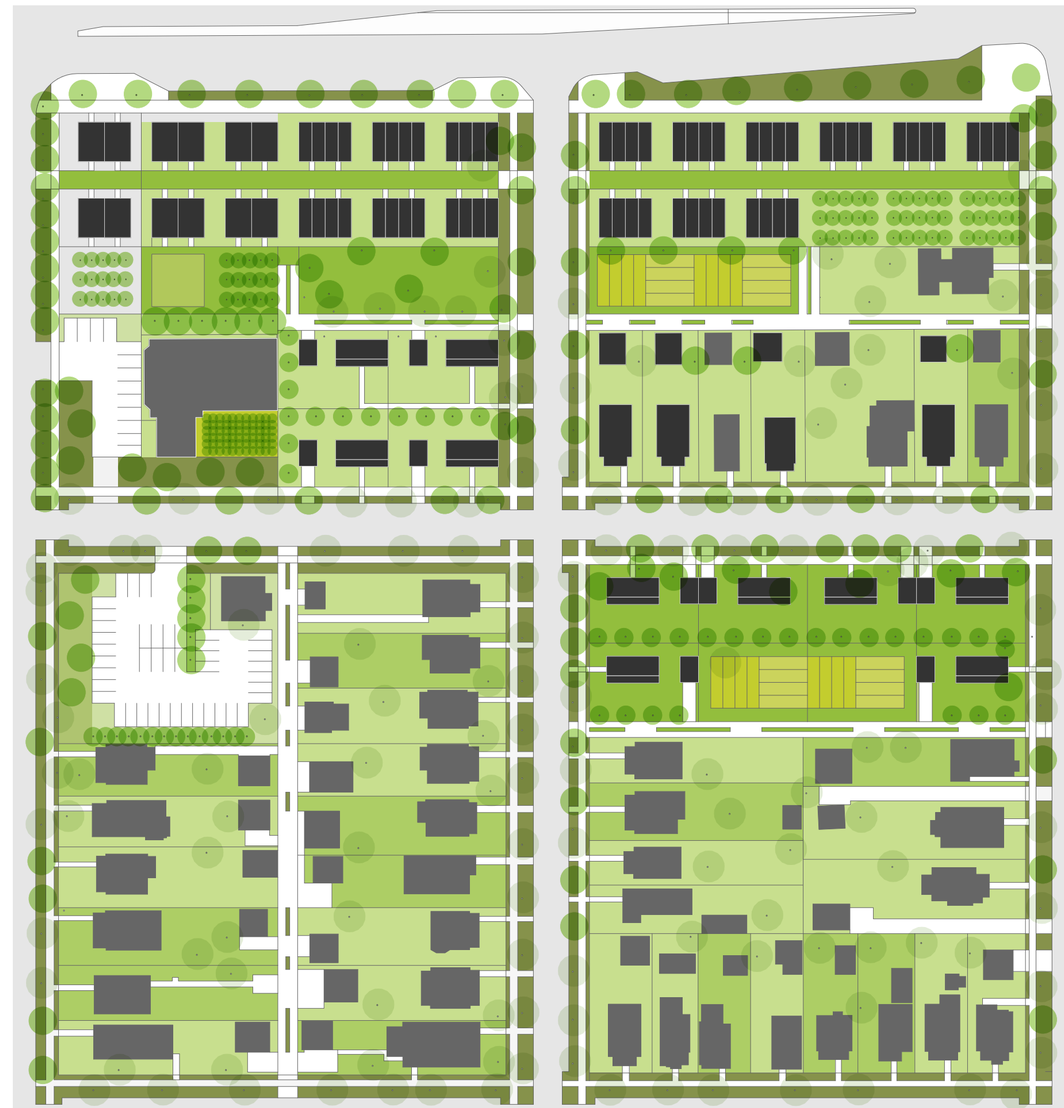


site assets ANALYSIS

HAWTHORNE ECO-VILLAGE MASTERPLAN

ALTERNATIVE A

ALTERNATIVE B



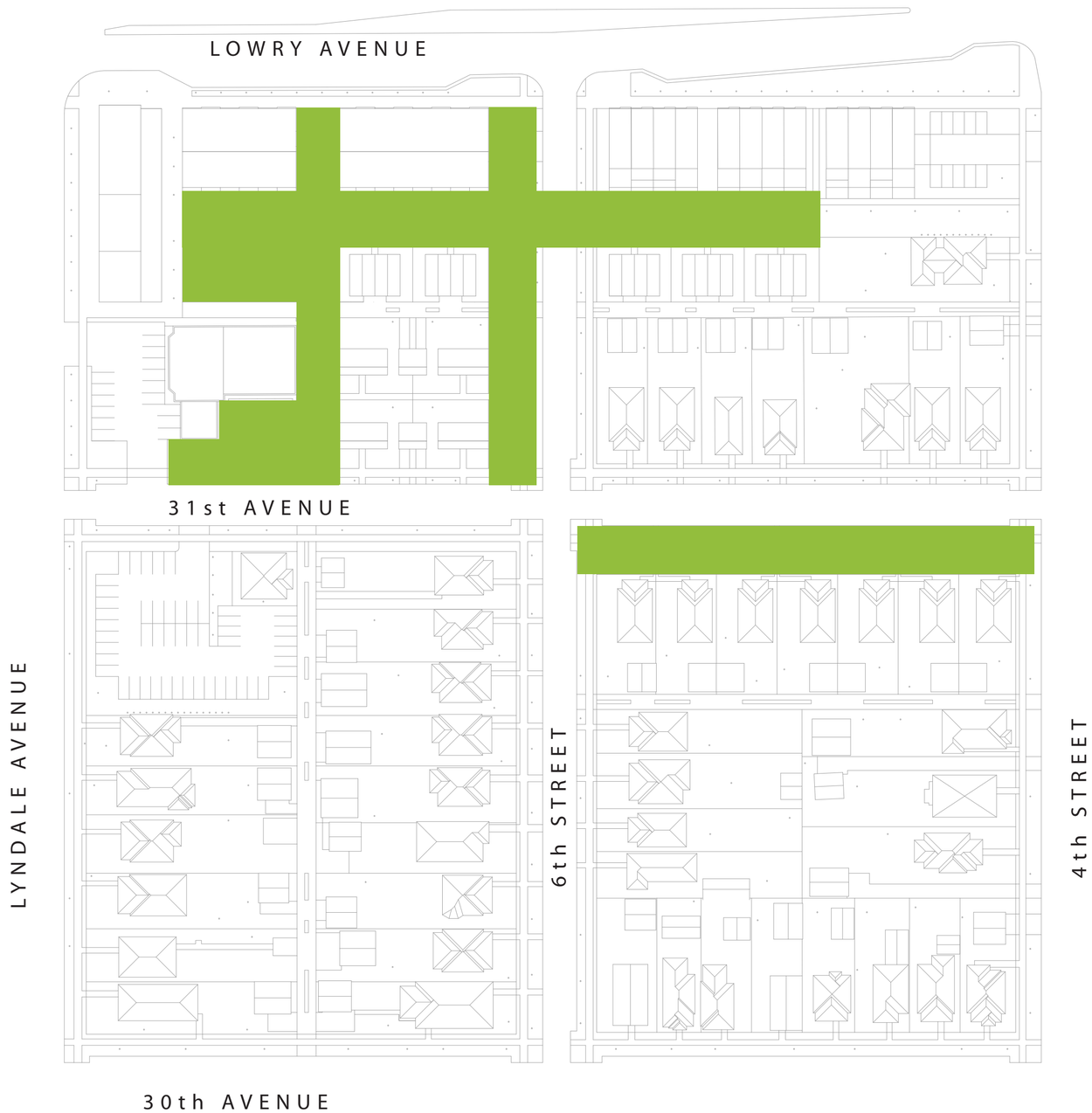
MASTERPLAN

HAWTHORNE ECO-VILLAGE MASTERPLAN

MASTERPLAN

HAWTHORNE ECO-VILLAGE MASTERPLAN

1. STAKE A CLAIM FOR COMMUNITY GREEN SPACE



MASTERPLAN

HAWTHORNE ECO-VILLAGE MASTERPLAN

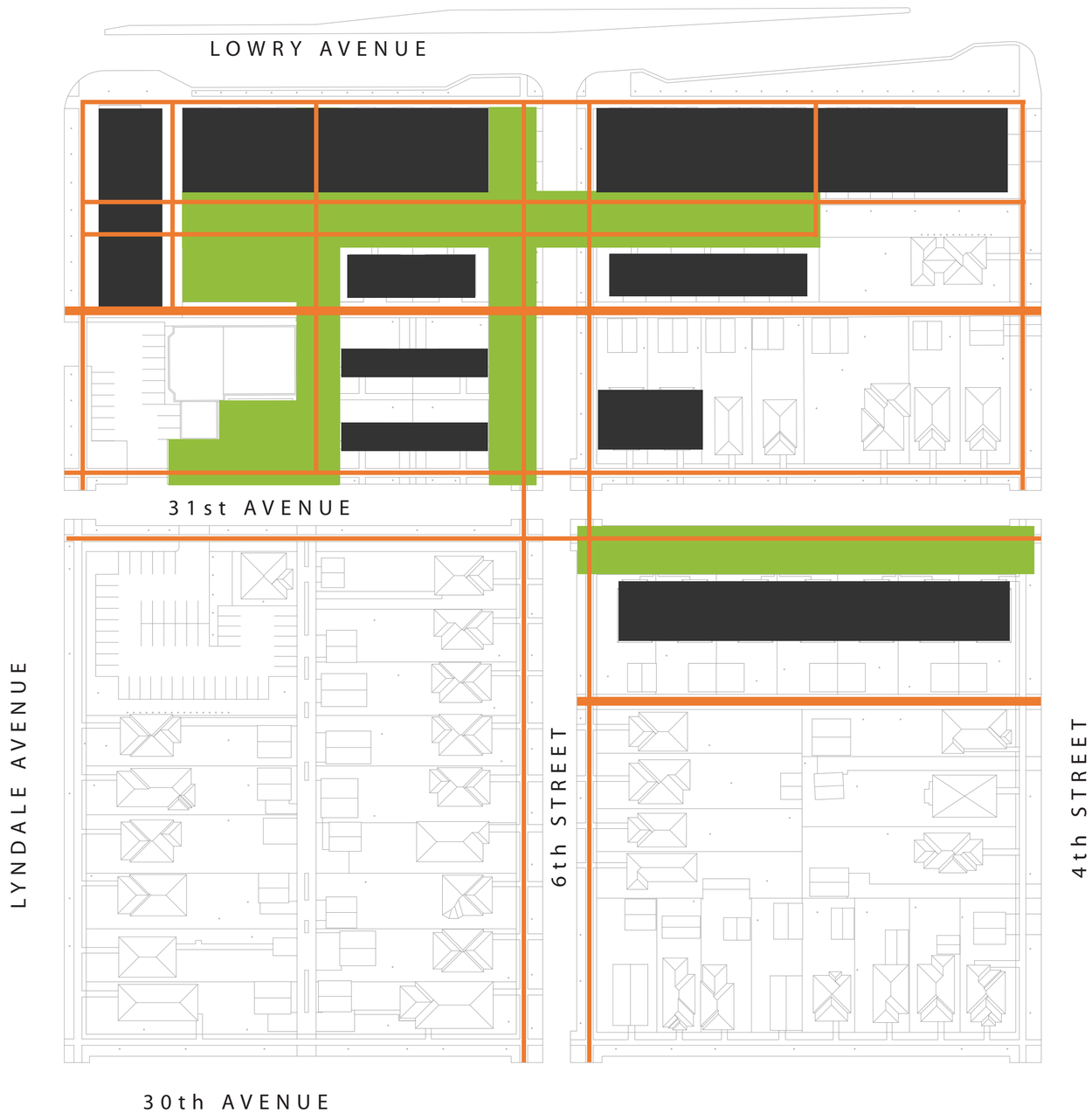
2. ORIENT IN-FILL TOWARD THE GREEN

0′ 100′ 200′

MASTERPLAN

HAWTHORNE ECO-VILLAGE MASTERPLAN

3. CREATE STRATEGIC CONNECTIONS

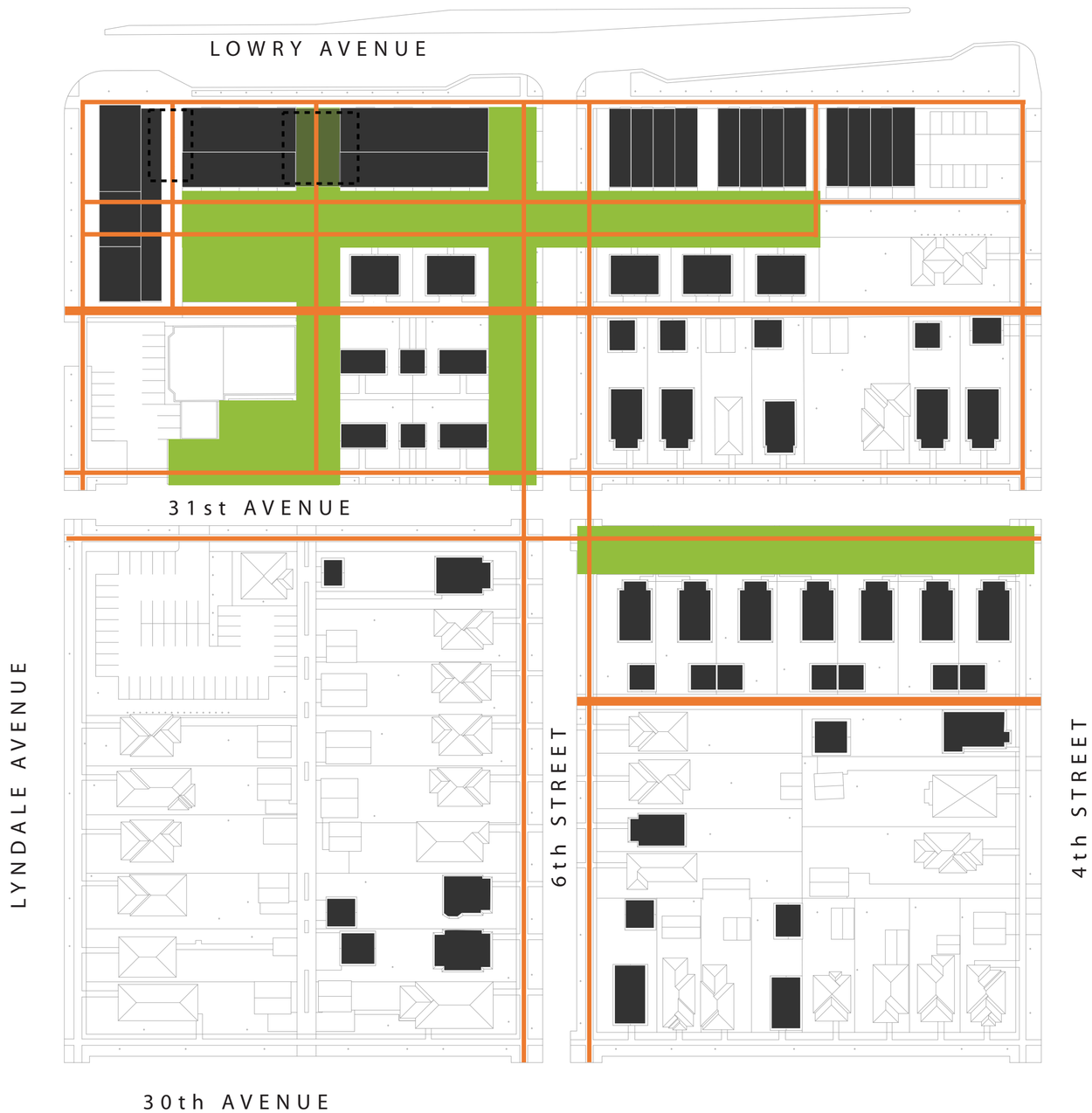


0′ 100′ 200′

MASTERPLAN

HAWTHORNE ECO-VILLAGE MASTERPLAN

4. PROVIDE FOR A DIVERSITY OF USERS AND USES



MASTERPLAN

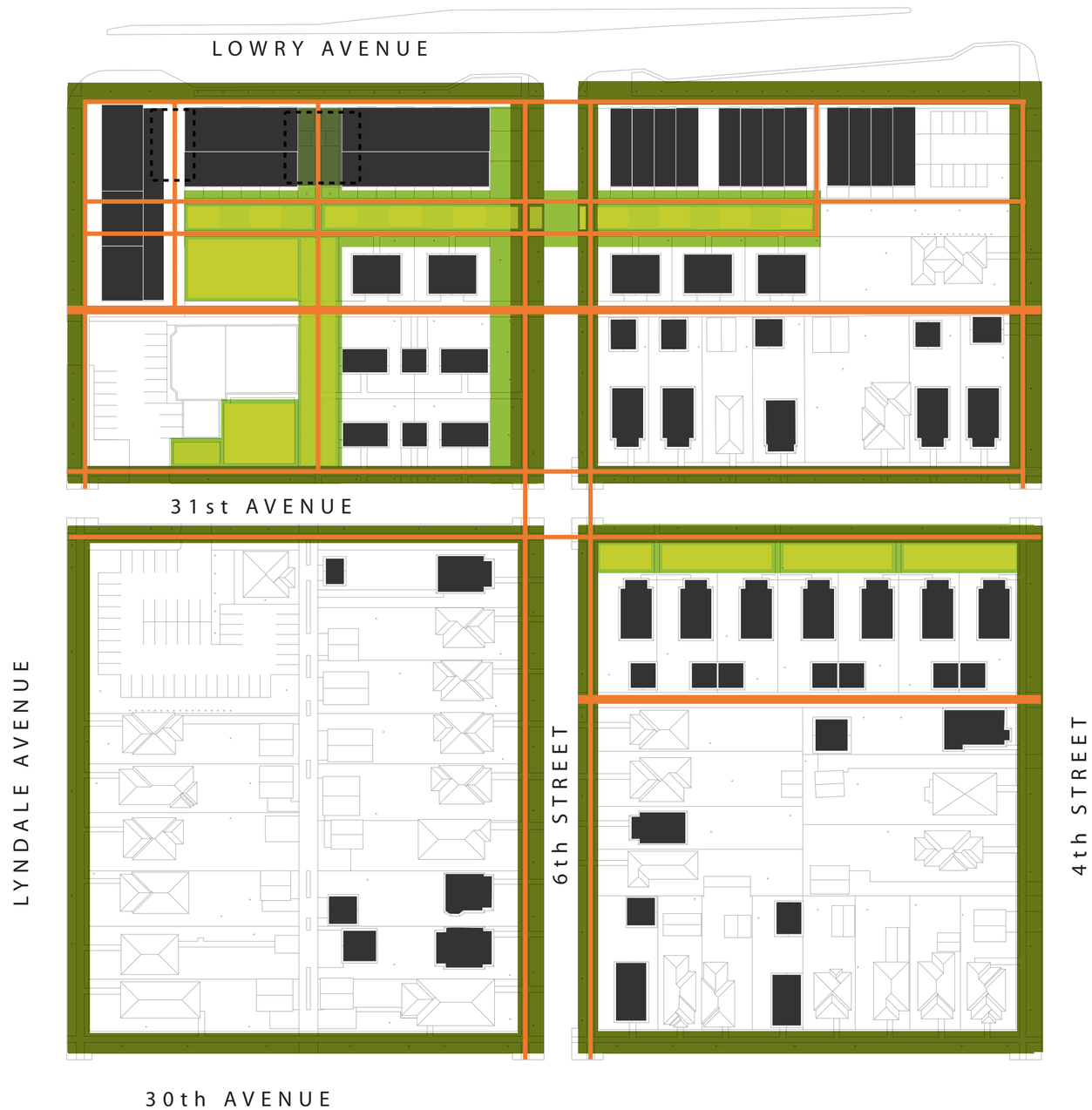
HAWTHORNE ECO-VILLAGE MASTERPLAN

5. PUT THE GREEN SPACE TO WORK

MASTERPLAN

HAWTHORNE ECO-VILLAGE MASTERPLAN

6. PUT THE RIGHT-OF-WAY TO WORK



PLAN KEY

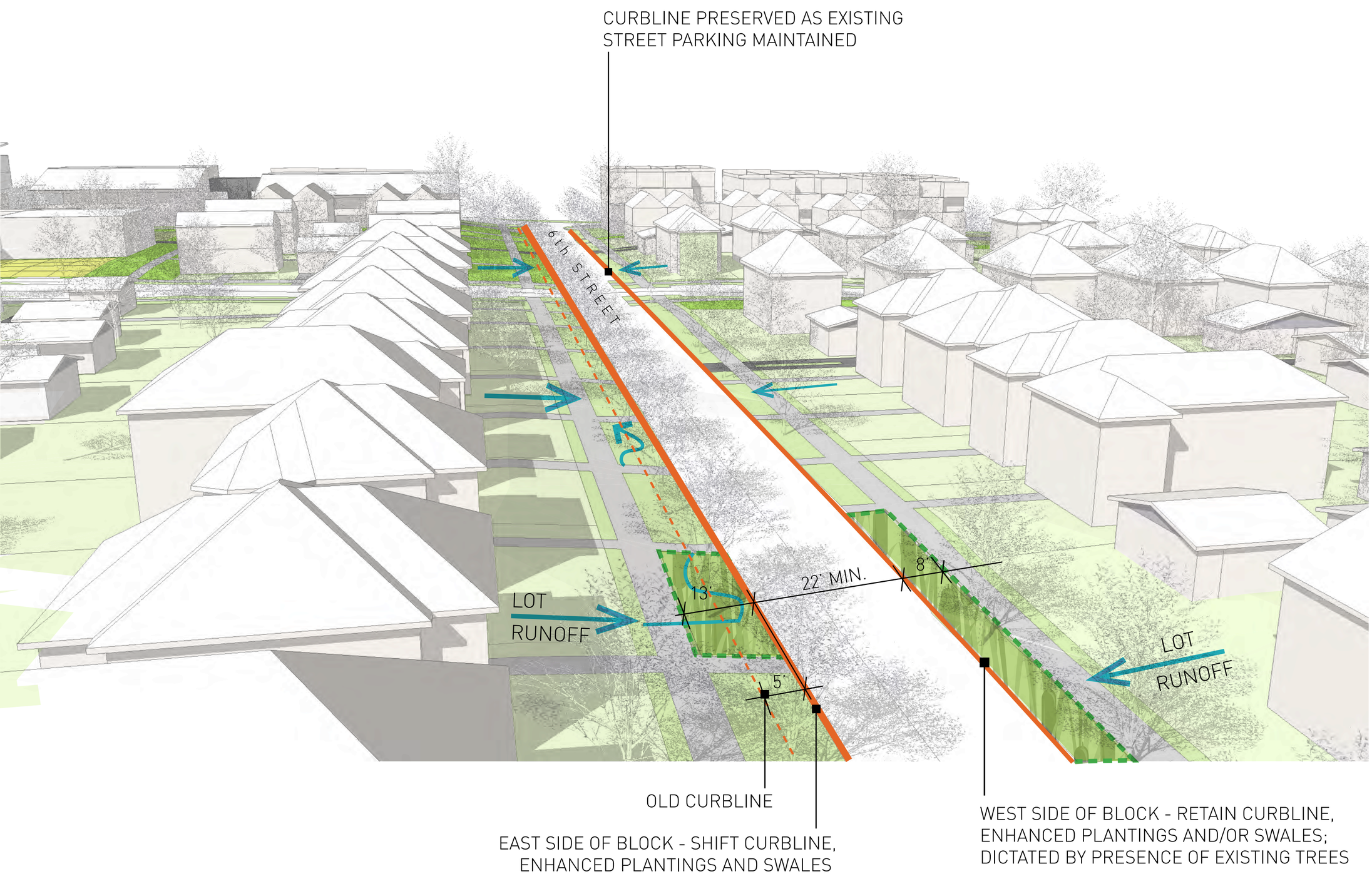
- (A) POTENTIAL MIXED USE (3-4 STORY), + UNDERGROUND PARKING
- (B) ELEVATOR FROM PARKING GARAGE
- (C) MULTI-FAMILY HOUSING (3-4 STORY), + UNDERGROUND PARKING
- (D) ATTACHED TOWN HOME + GROUND FLOOR GARAGE
- (E) SINGLE FAMILY PASSIVE HOUSING
- (F) SINGLE FAMILY IN-FILL
- (G) SINGLE FAMILY GREEN BELT HOUSING
- (H) CENTRAL COMMUNITY GREEN WITH MULTI-USE SPACES
- (I) FLEXIBLE PLAY AREA
- (J) COMMUNITY GREEN BELTS
- (K) EXTENDED CURBLINE / BIOSWALES
- (L) POTENTIAL DEMONSTRATION, WATER, OR EDIBLE GARDENS
- (M) SCREENING TREE BOSQUE
- (N) GARAGE ENTRY
- (O) VISITOR PARKING
- (P) POTENTIAL PARKING SHARING LOT
- (Q) ALLEY ADDITIONS / EXTENSIONS
- (R) RETROFIT GREEN ALLEY "RIBBONS"

MASTERPLAN

HAWTHORNE ECO-VILLAGE MASTERPLAN

THE GREEN STREET

looking north along 6th street



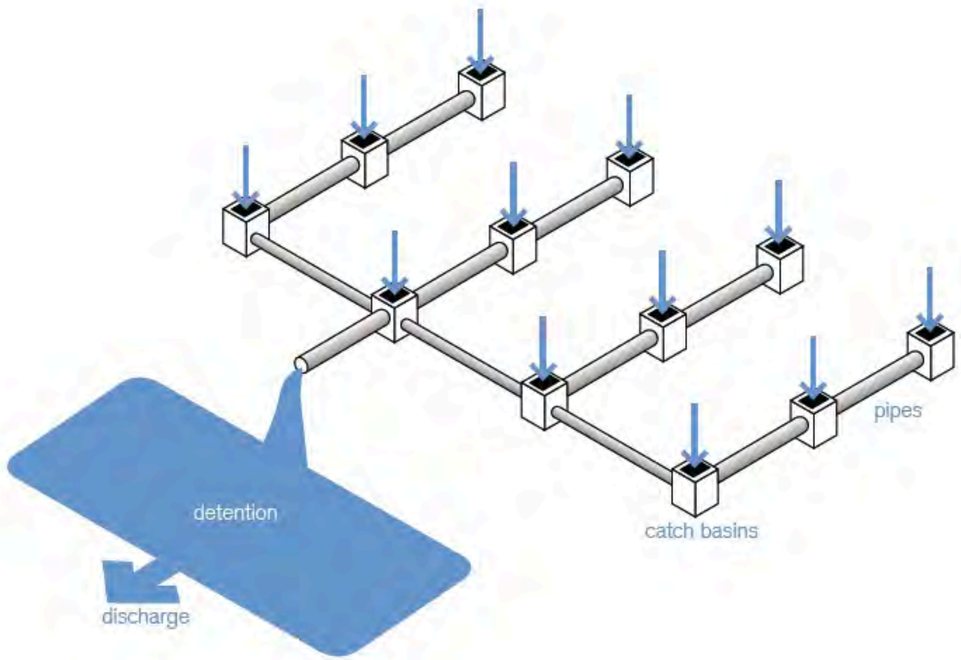
3D TOUR

HAWTHORNE ECO-VILLAGE MASTERPLAN

THE GREEN STREET

hard engineering
...just transfers pollution
to another site

soft engineering
...metabolizes pollutants
on site—parks, not pipes!

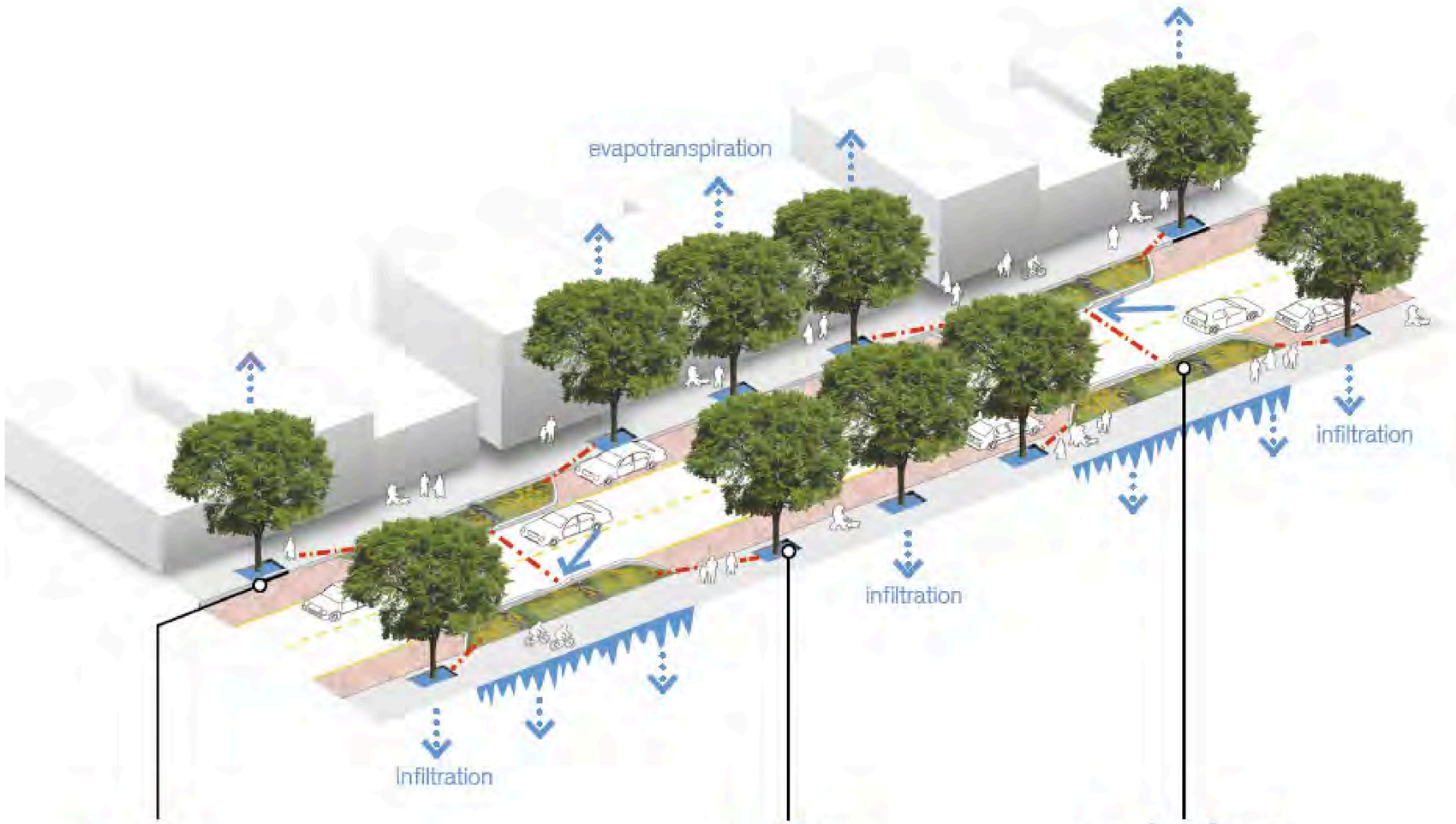


conventional management: "pipe-and-pond" infrastructure
drain, direct, dispatch

low impact management: watershed approach
slow, spread, soak

Low Impact Development: A Design Manual for Urban Areas

THE RECONFIGURED SWALE/STREET



Slow
Cut curbs to allow for stormwater flow into curb extensions or other LID facilities.

Spread
Construct tree box filters along the right-of-way to filter and attenuate stormwater runoff during **one to two-year storm events**. Connect in a series or to rain gardens using perforated pipe to handle larger events.

Soak
Use curb extensions to retrofit existing parking lanes with rain gardens. This reduces impervious surface area, and encourages infiltration during **10 to 25-year storm events**.

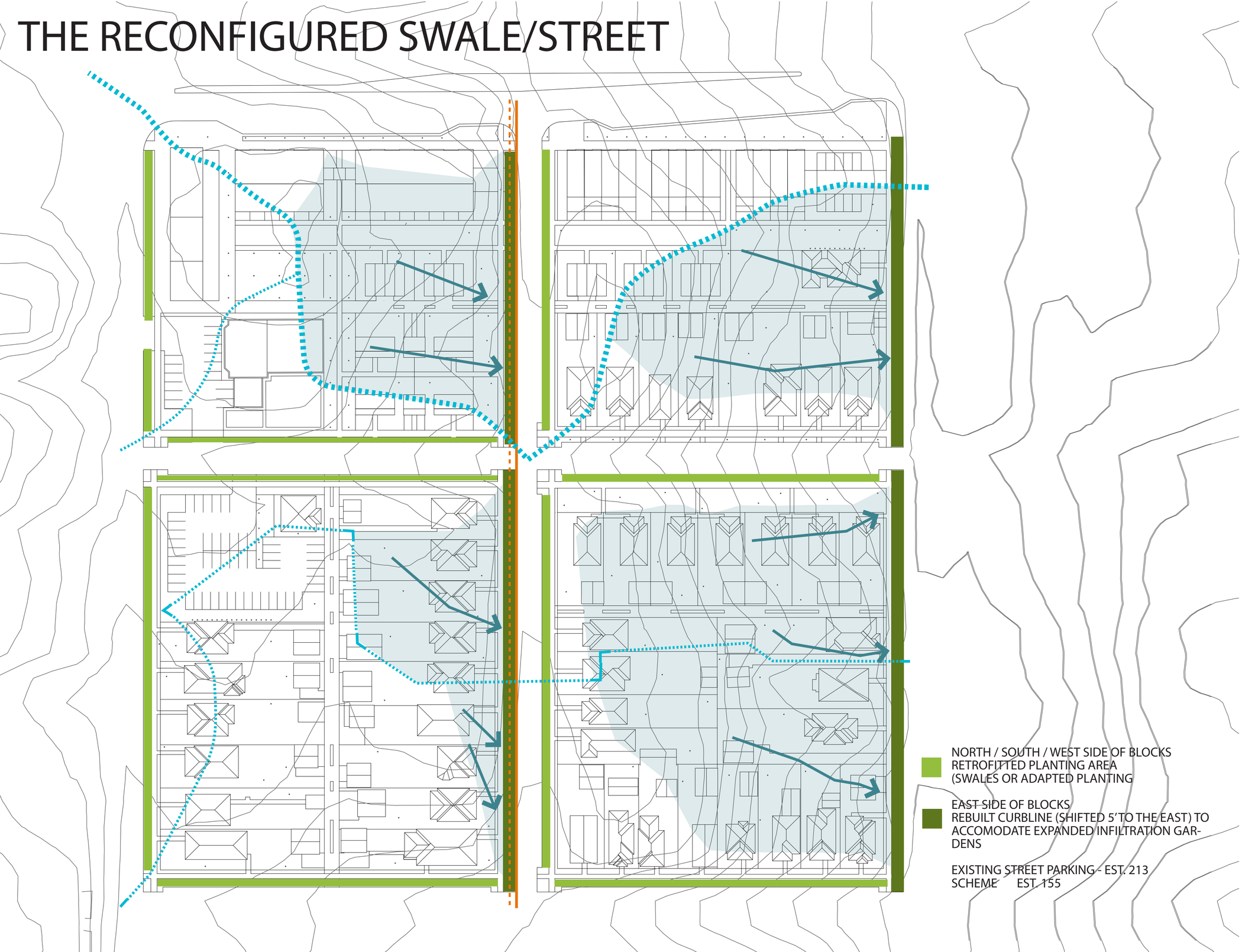
Low Impact Development: A Design Manual for Urban Areas

THE GREEN STREET

Image: Sara Peschel

Image: Sara Peschel

THE RECONFIGURED SWALE/STREET



3D TOUR

HAWTHORNE ECO-VILLAGE MASTERPLAN

S.E. BLOCK: THE GREEN BELT HOUSING

S.E. BLOCK: THE GREEN BELT HOUSING

Highpoint Development

THE N.E. BLOCK: THE GREEN MALL

looking east from 6th street

DOUBLE-LOADED MULTI-FAMILY HOUSING
WITH UNDERGROUND PARKING
EACH BUILDING 4 FLOORS @ 4300 SF
EST. 24 UNITS AT 2200 SF IN NE BLOCK

EXTENDED ALLEY WITH
GREEN DRAINAGE RIBBONS

TERRACES, ROOF GARDENS, OR GREEN ROOFS

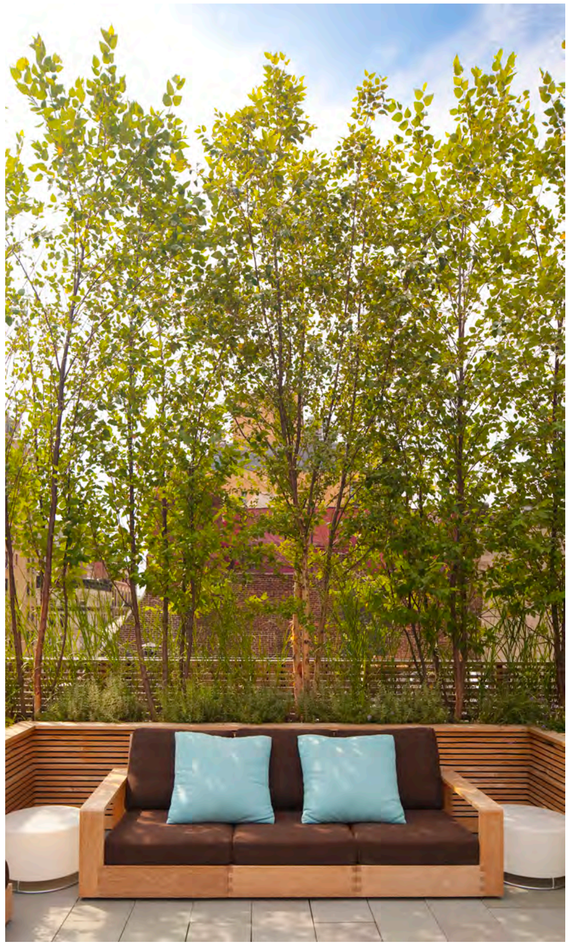
SINGLE FAMILY TOWN HOMES WITH
ATTACHED GARAGES AND WATER
COLLECTION DEVICES (6 UNITS @1,600 SF)

SINGLE FAMILY IN-FILL
HOUSING (2 new units)

3D TOUR

HAWTHORNE ECO-VILLAGE MASTERPLAN

THE N.E. BLOCK: GREEN MALL



THE N.E. BLOCK: GREEN MALL

Millbrook House by Thomas Phifer

BIG

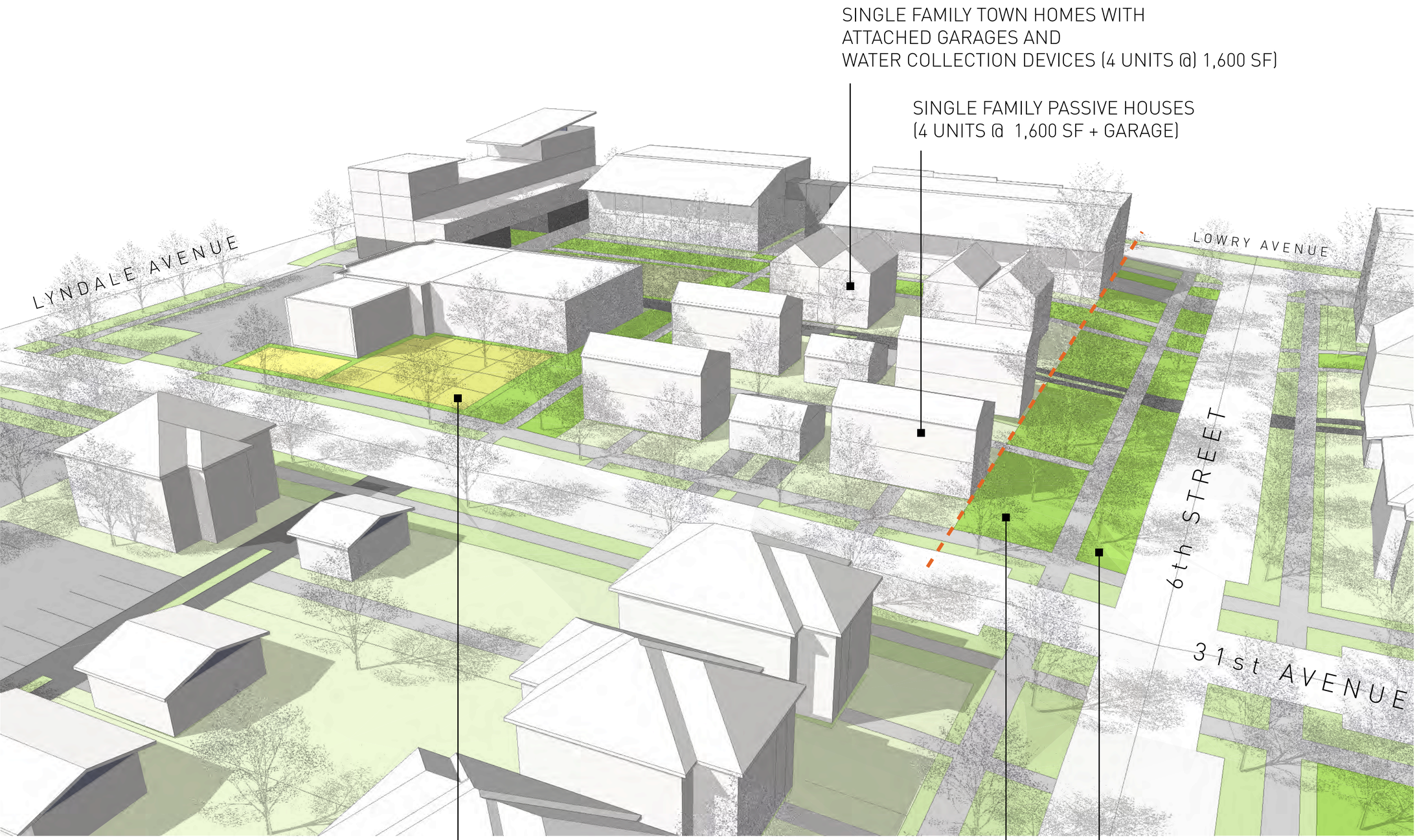
THE N.E. BLOCK: GREEN MALL

Almere, Netherlands

3D TOUR

THE N.W. BLOCK: IN-FILL HOUSING

looking north from 31st avenue



3D TOUR

HAWTHORNE ECO-VILLAGE MASTERPLAN

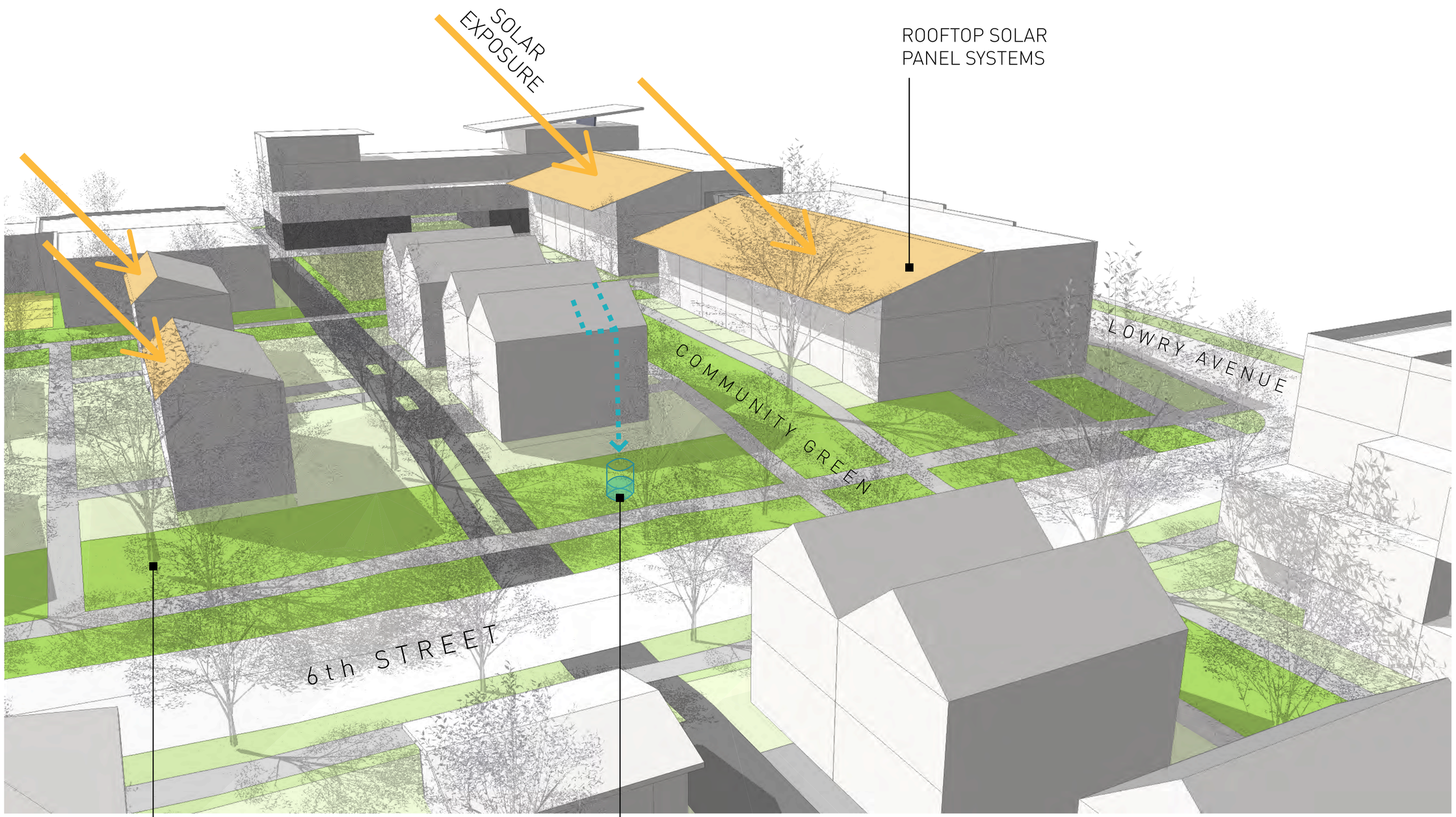
THE N.W. BLOCK: PROGRAM

3D TOUR

HAWTHORNE ECO-VILLAGE MASTERPLAN

THE N.W. BLOCK: SOLAR

looking west from 6th street



3D TOUR

HAWTHORNE ECO-VILLAGE MASTERPLAN

THE N.W. BLOCK: SOLAR

Solar Village by Rolf Disch

Solar Village by Rolf Disch

3D TOUR

THE N.W. BLOCK: SOLAR

LYNDALE/LOWRY: THE PUBLIC FACE

looking southeast

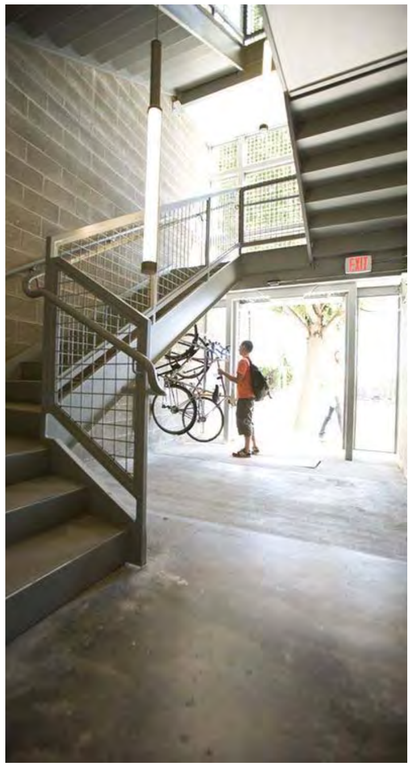
LYNDALE/LOWRY: THE PUBLIC FACADE

Onion Flats

LYNDALE/LOWRY: THE PUBLIC FACADE

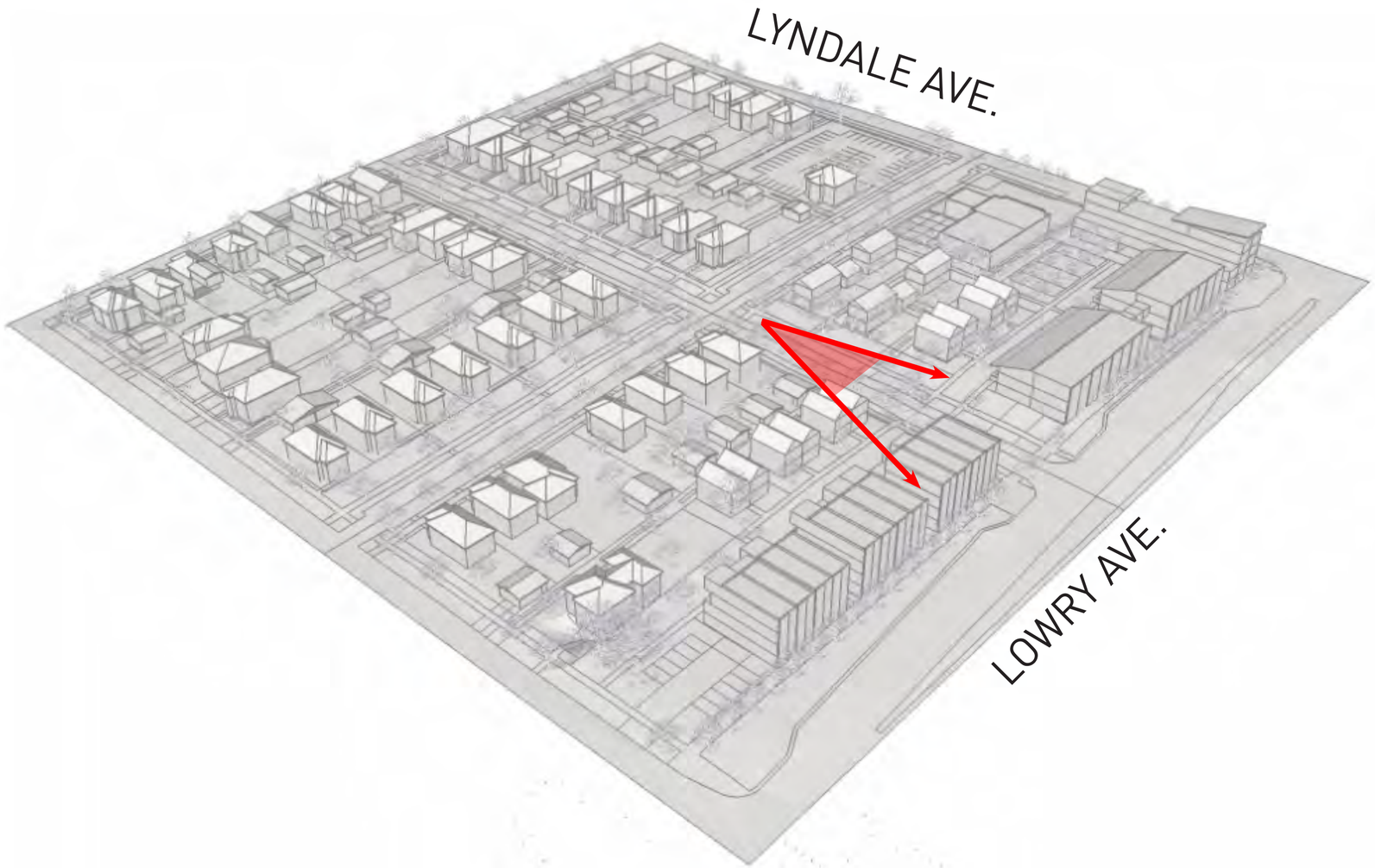
Rotterdam, Netherlands

LYNDALE/LOWRY: THE PUBLIC FACADE

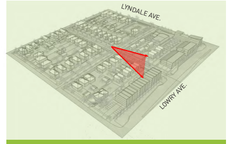


PERSPECTIVE ONE

LOOKING NORTH DOWN 6TH STREET



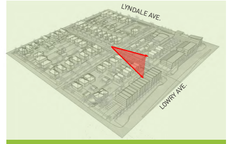
LOOKING NORTH DOWN 6TH STREET



3D TOUR

HAWTHORNE ECO-VILLAGE MASTERPLAN

6TH STREET AT NORTH BLOCKS - STREET CLOSURE FOR BIKEWAY OR BLOCK PARTY

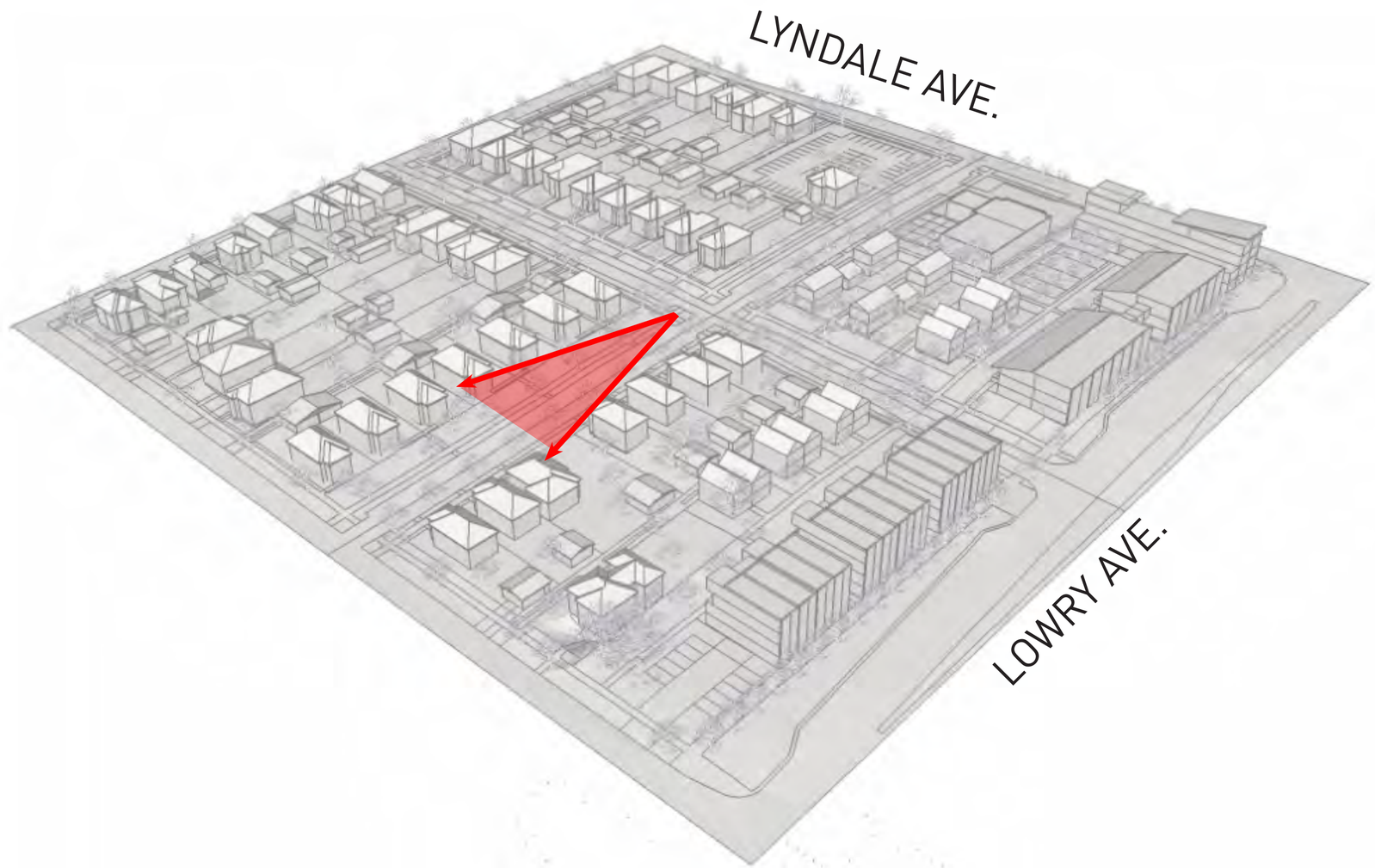


3D TOUR

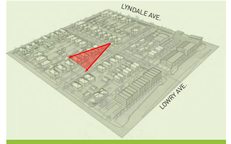
HAWTHORNE ECO-VILLAGE MASTERPLAN

PERSPECTIVE TWO

LOOKING EAST DOWN 31ST AVENUE



COMMUNITY GREEN BELT AT NEW SINGLE FAMILY HOUSING

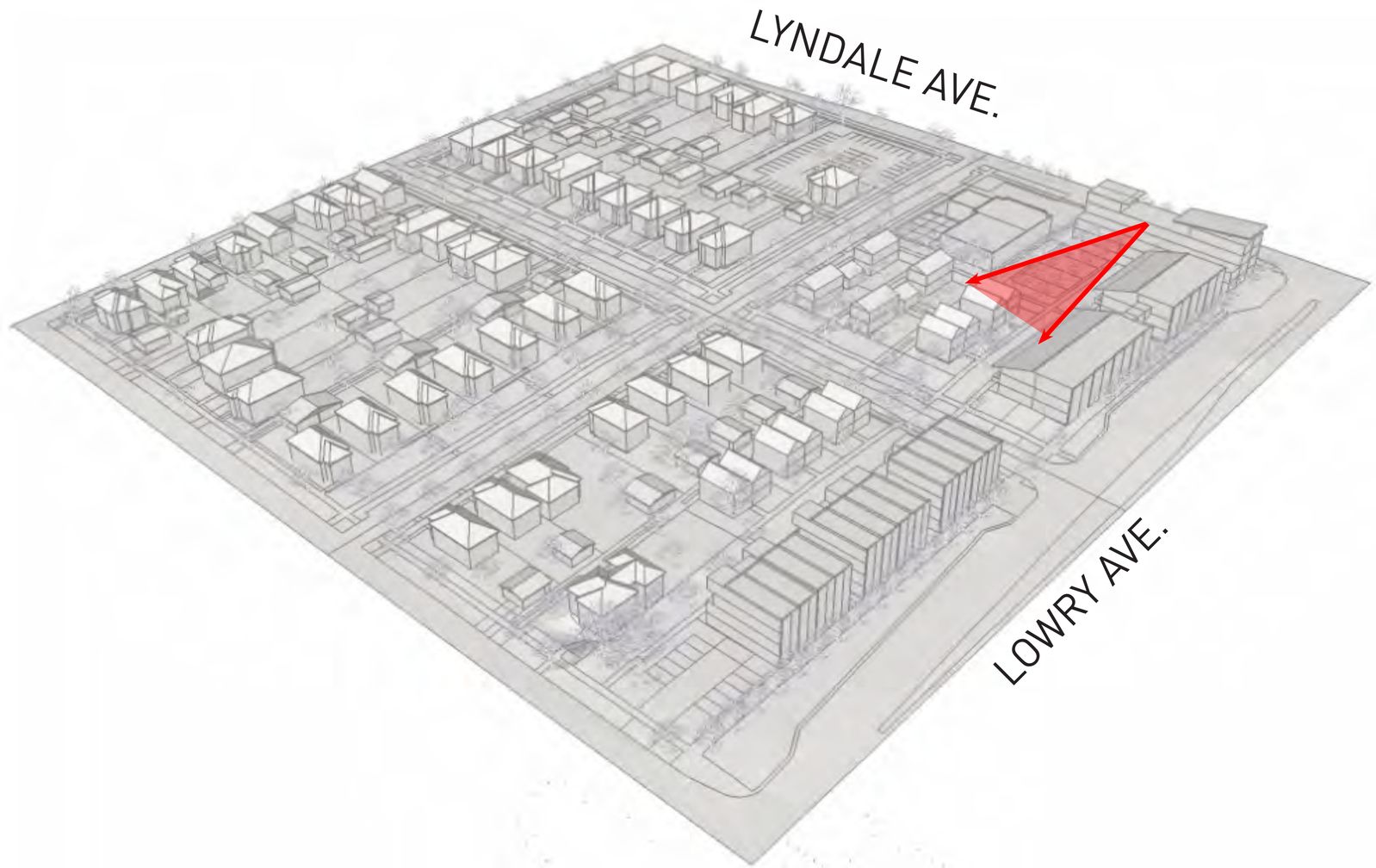


3D TOUR

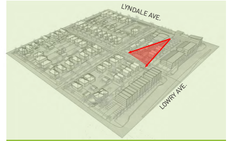
HAWTHORNE ECO-VILLAGE MASTERPLAN

PERSPECTIVE THREE

LOOKING EAST DOWN COMMUNITY GREEN OF NW BLOCK



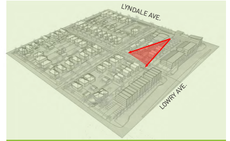
COMMUNITY GREEN (NW BLOCK) WITH ACTIVE PROGRAM AND PLAYGROUND



3D TOUR

HAWTHORNE ECO-VILLAGE MASTERPLAN

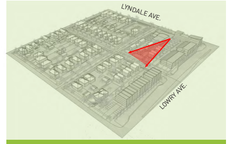
COMMUNITY GREEN (NW BLOCK) WITH ACTIVE PROGRAM AND PLAYGROUND



3D TOUR

HAWTHORNE ECO-VILLAGE MASTERPLAN

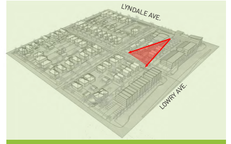
COMMUNITY GREEN (NW BLOCK) WITH ACTIVE PROGRAM AND PLAYGROUND



3D TOUR

HAWTHORNE ECO-VILLAGE MASTERPLAN

COMMUNITY GREEN (NW BLOCK) WITH ACTIVE PROGRAM AND PLAYGROUND

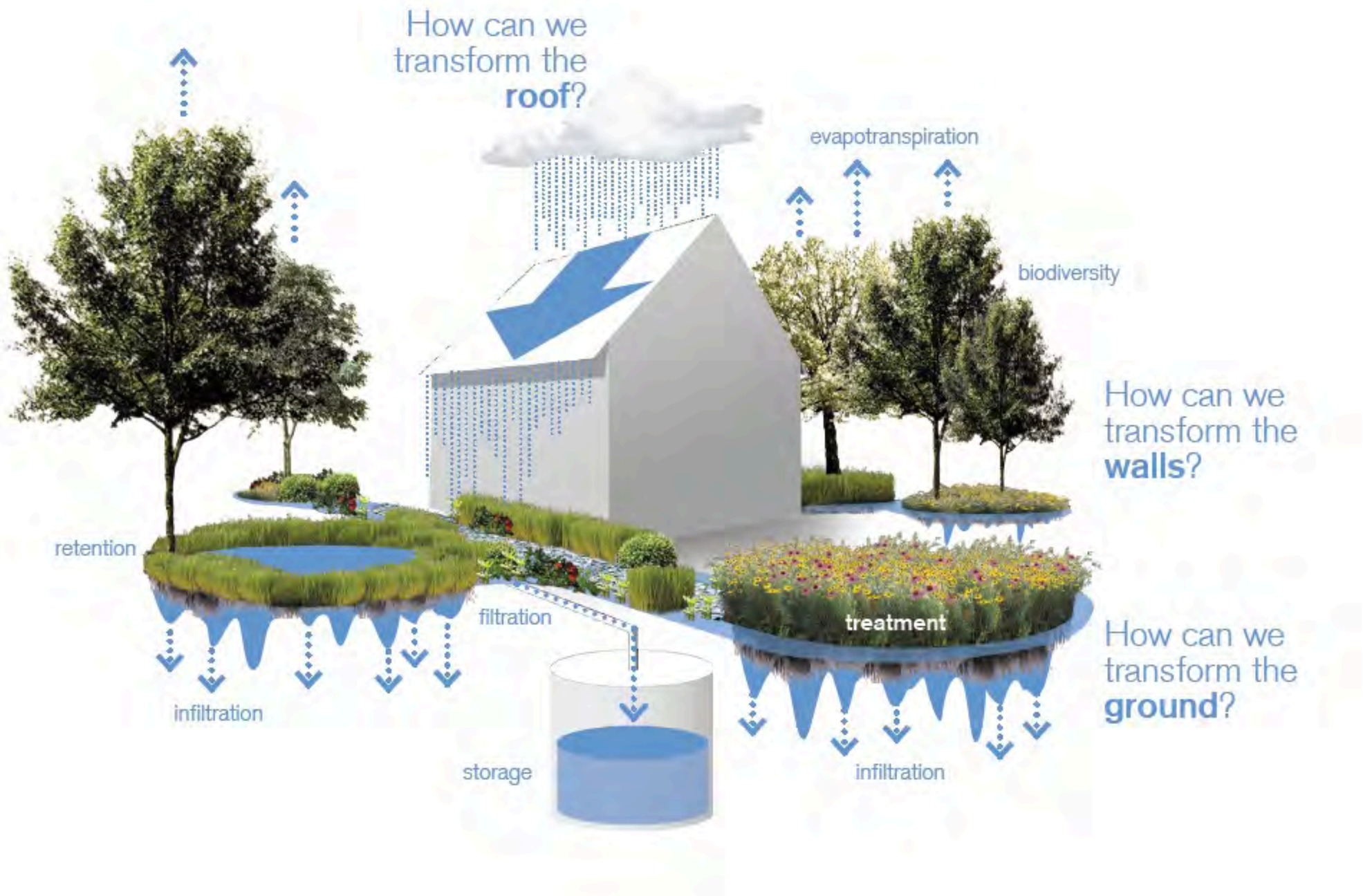


3D TOUR

HAWTHORNE ECO-VILLAGE MASTERPLAN

KIT OF PARTS

NEIGHBORHOOD KIT OF PARTS



Low Impact Development: A Design Manual for Urban Areas

N KIT OF PARTS

NEIGHBORHOOD KIT OF PARTS

INTERVENTIONS

1. Informational signage
2. Transportation signage
3. Locate lot-scale interventions in front yards
4. Uniform house numbers
5. Green street lights
6. Permeable paving in alleys, sidewalks
7. Tree infill and alternative planting scheme along right of way
8. Community events – market, block party, demonstrations and educational workshops
9. Close 6th Avenue to automobile traffic on Saturdays during warm months

PARKING KIT OF PARTS

PHYSICAL INTERVENTIONS

1. Play equipment and areas (basketball hoops, games painted on asphalt) (precedent - painted parking lot showing play Areas etc.)
2. Carve out infiltration areas in existing paving
3. Grass pave or alternative surfacing
4. Complete green re-design (innovative use of trees, plantings, and materials to accommodate parking)

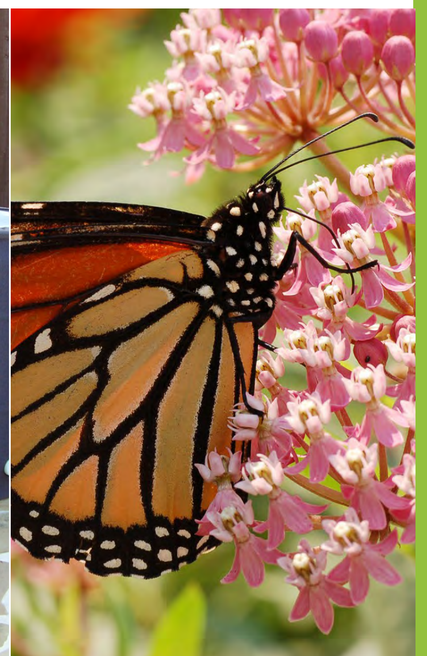
PROGRAMMATIC INTERVENTIONS

1. Car sharing spot(s)
2. Farmer's market, saturday mornings
3. Outdoor class room, community room

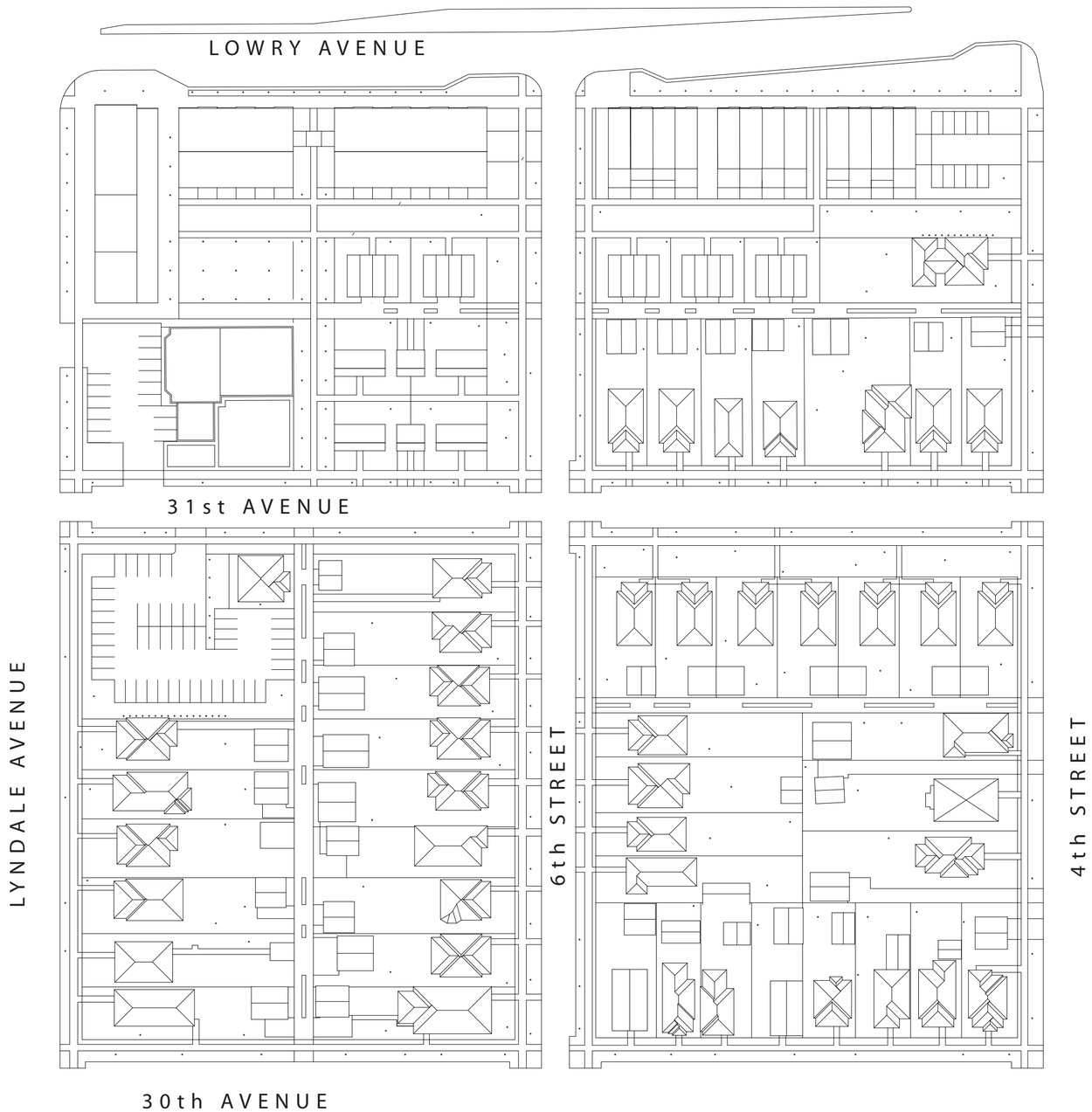
LOT KIT OF PARTS

INTERVENTIONS

1. Add a rain barrel
2. Use diverse and native plantings
3. Add an edible or medicinal garden
4. Add a butterfly or fauna-attracting garden
5. Reduce impervious surfaces (alternative paving strategies or remove all together)
6. In-fill tree plantings
7. Remove lawns and replace with no-mow meadow or low-water need native gardens
8. Add a rain garden
9. Retrofit green roofs



PHASING



PROJECT PHASING

- 1: single family rehab / infill
- 2: single family green belt
- 3: passive housing + west townhomes
- 4: multifamily and mixed use
- 5: lowry row houses + east townhomes

0′ 100′ 200′

PHASING

HAWTHORNE ECO-VILLAGE MASTERPLAN

PHASE ONE

PROJECT PHASING

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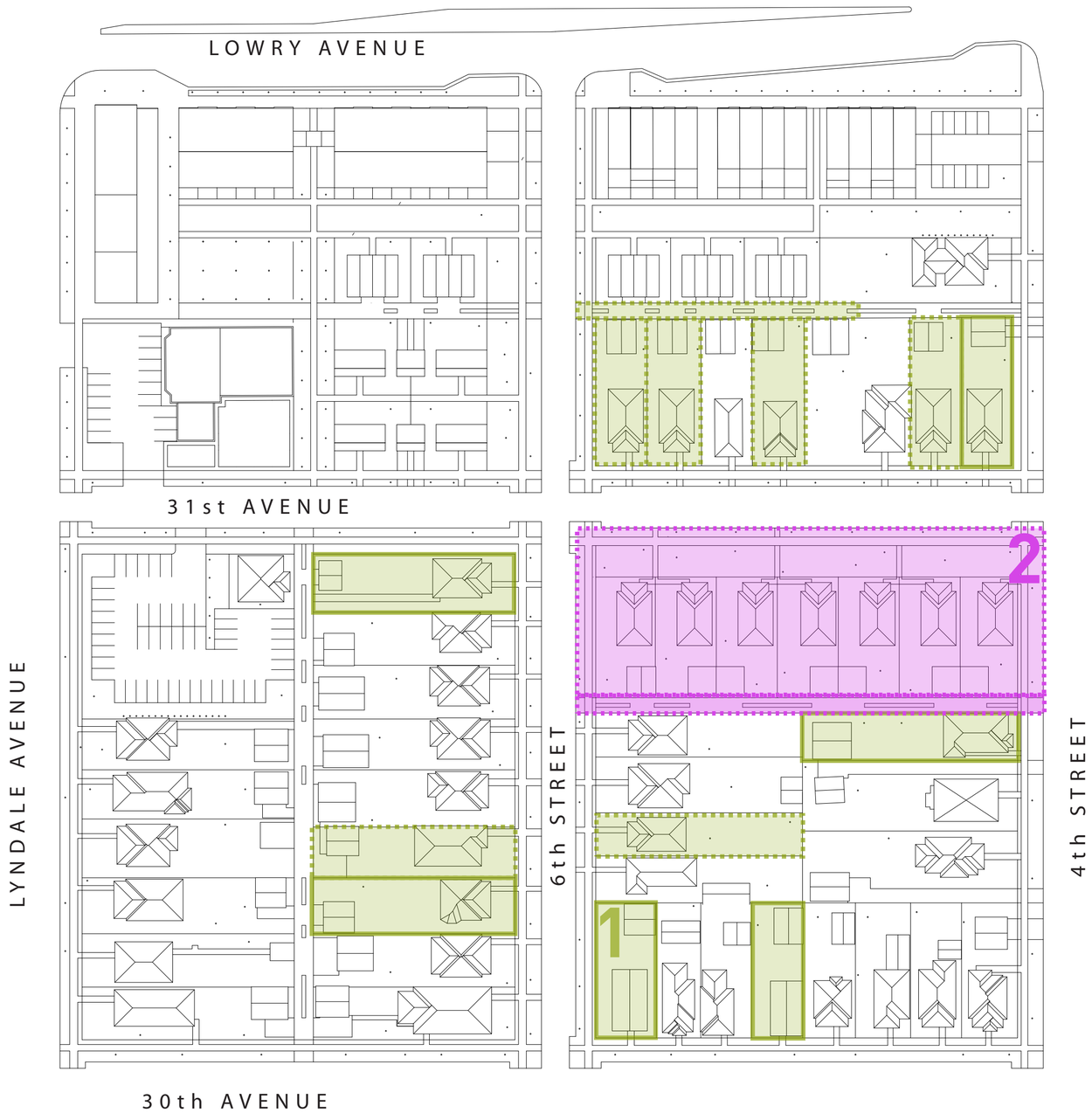
0′ 100′ 200′

PHASING

HAWTHORNE ECO-VILLAGE MASTERPLAN

PHASE TWO



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PHASING

HAWTHORNE ECO-VILLAGE MASTERPLAN

PHASE THREE

PROJECT PHASING

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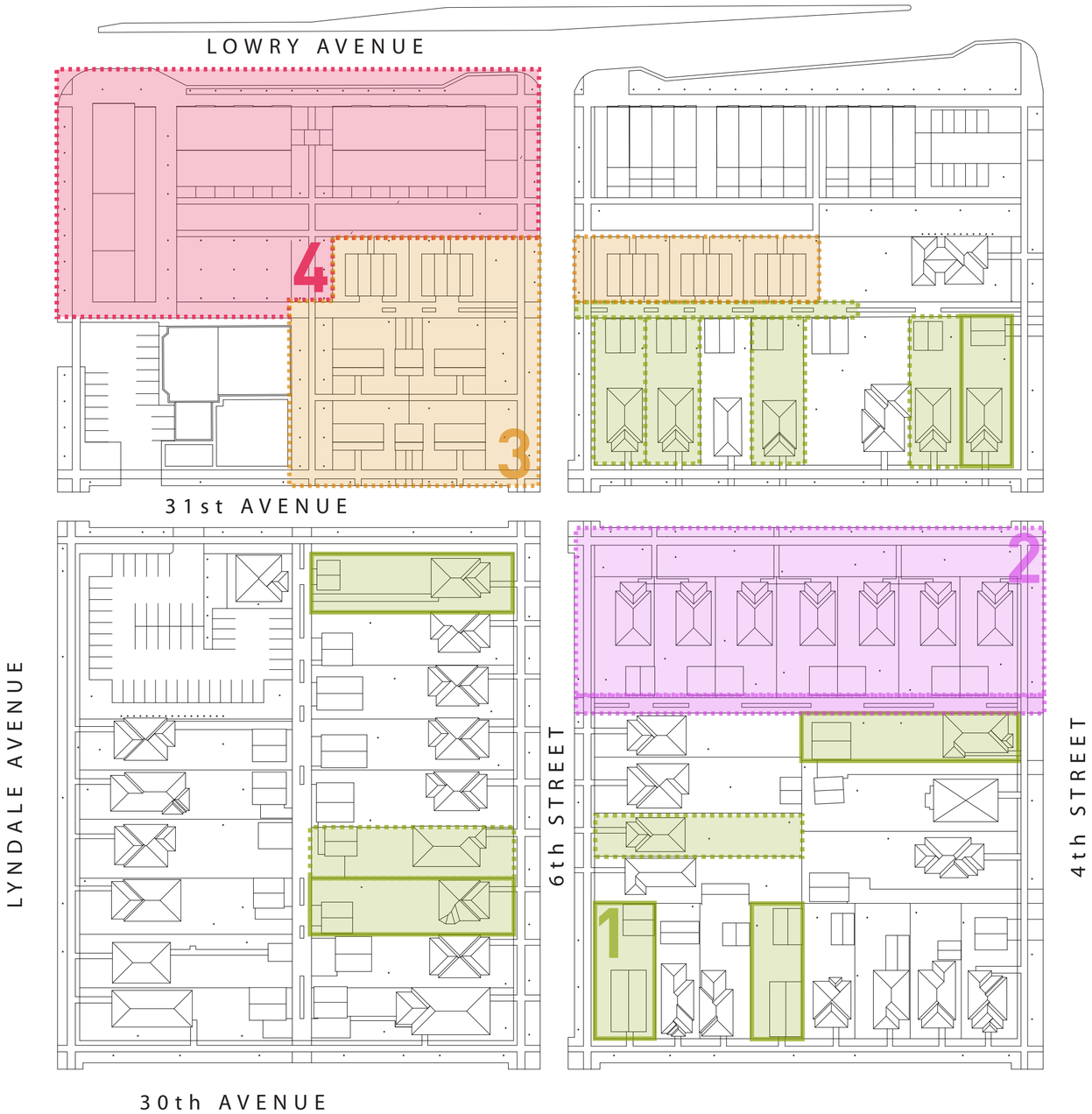
PHASING

HAWTHORNE ECO-VILLAGE MASTERPLAN

PHASE FOUR



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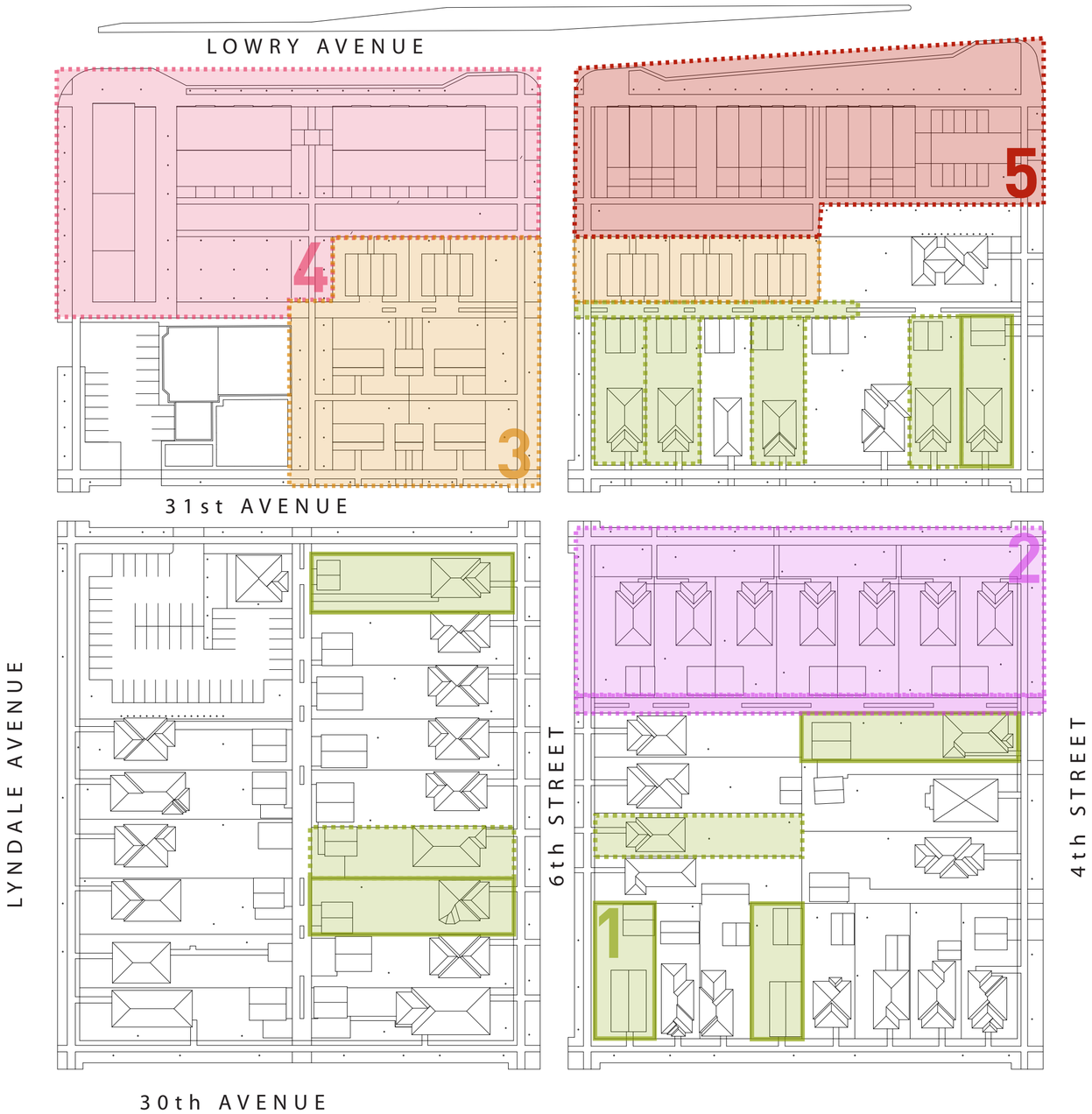
PHASING

HAWTHORNE ECO-VILLAGE MASTERPLAN

PHASE FIVE



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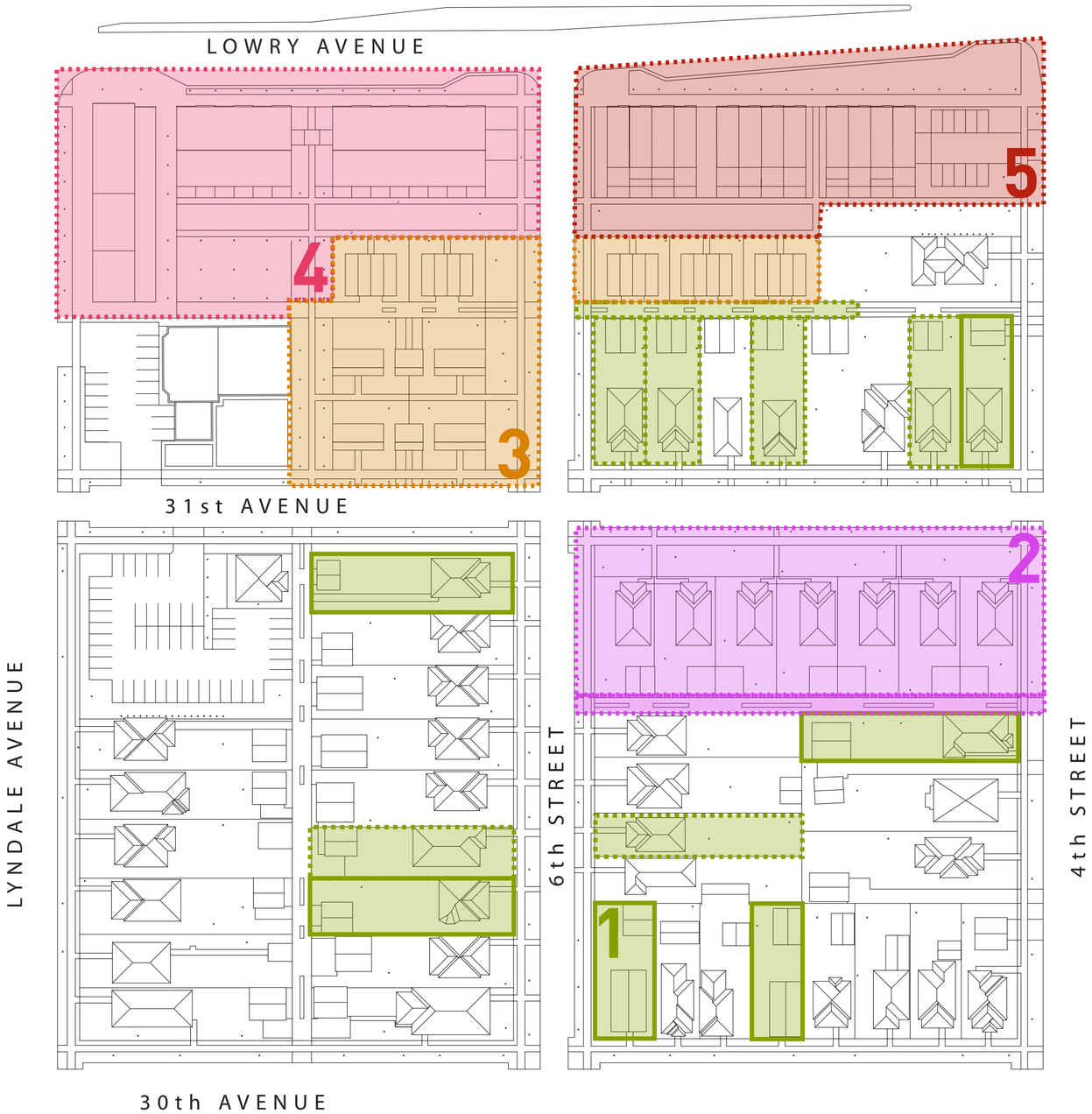
PHASE FIVE



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PHASING

HAWTHORNE ECO-VILLAGE MASTERPLAN

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Chris Dettling

From: Chris Dettling
Sent: Thursday, April 30, 2015 4:08 PM
To: 'Blong.Yang@minneapolismn.gov'
Cc: 'Ger.Yang@minneapolismn.gov'
Subject: Notification of Land Use Applications for Hawthorne EcoVillage Apartments

Council Member Blong Yang
350 S. 5th St., Room 307
Minneapolis, MN 55415

Dear Council Member Yang,

As you may know, Project for Pride in Living is planning to start construction on the Hawthorne EcoVillage Apartments, a 75-unit multi-family rental development, in the Fall. This letter is to inform you that the following applications will be submitted to the City in the next few days: Land Use, Preliminary and Final Plat, Planned Unit Development and Rezoning.

The addresses of the properties for which zoning approval is sought are:

617 Lowry Ave N
3116 Lyndale Ave N
3110 Lyndale Ave N
3117 6th St N
3113 6th St N

Applicant's name, address, telephone number, and e-mail address:

Hawthorne EcoVillage Limited Partnership
c/o Project for Pride in Living, Inc.
Attn: Barbara McCormick
1035 East Franklin Ave
Minneapolis, MN 55404
612.455.5100
babara.mccormick@ppl-inc.org

Please let me know if you have any questions about the project or these applications.

Sincerely,
Chris

Chris Dettling
Assoc. Director of Real Estate Development
Project for Pride in Living
1035 East Franklin Avenue
Minneapolis, MN 55404
612.455.5219
FAX 612.455.5101
www.ppl-inc.org

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PPL: Helping people help themselves

Abbie Loosen

From: Abbie Loosen
Sent: Tuesday, May 05, 2015 2:10 PM
To: 'barbara.johnson@minneapolismn.gov'
Subject: Notice of Land Use Applications for the Hawthorne EcoVillage Apartments

Council Member Barbara Johnson
350 S. 5th St., Room 307
Minneapolis, MN 55415

Dear Council Member Johnson,

As you may know, Project for Pride in Living is planning to start construction on the Hawthorne EcoVillage Apartments, a 75-unit multi-family rental development, in the Fall. This letter is to inform you that the following applications will be submitted to the City in the next few days: Land Use, Preliminary and Final Plat, Planned Unit Development and Rezoning.

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3116 Lyndale Ave N
3110 Lyndale Ave N
3117 6th St N
3113 6th St N

Applicant's name, address, telephone number, and e-mail address (note that this project will be located on the south side of Lowry Avenue, just outside of the Ward 4 boundaries):

Hawthorne EcoVillage Limited Partnership
c/o Project for Pride in Living, Inc.
Attn: Barbara McCormick
1035 East Franklin Ave
Minneapolis, MN 55404
612.455.5100
babara.mccormick@ppl-inc.org

Please let me know if you have any questions about the project or these applications.

Sincerely,

Abbie Loosen
Project for Pride in Living
1035 East Frankllin Avenue
Minneapolis, MN 55404
512-455-5100

Chris Dettling

From: Chris Dettling
Sent: Thursday, April 30, 2015 3:59 PM
To: 'mckinleycommunity@yahoo.com'
Subject: Notification of Land Use Applications for Hawthorne EcoVillage Apartments

Chris Morris
McKinley Community
3300 Lyndale Avenue North
Minneapolis, MN 55412
mckinleycommunity@yahoo.com

Dear Chris,

As you may know, Project for Pride in Living is planning to start construction on the Hawthorne EcoVillage Apartments, a 75-unit multi-family rental development, in the Fall. This letter is to inform you that the following applications will be submitted to the City in the next few days: Land Use, Preliminary and Final Plat, Planned Unit Development and Rezoning.

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3113 6th St N

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c/o Project for Pride in Living, Inc.
Attn: Barbara McCormick
1035 East Franklin Ave
Minneapolis, MN 55404
612.455.5100
babara.mccormick@ppl-inc.org

Please let me know if you have any questions about the project or these applications.

Sincerely,
Chris

Chris Dettling
Assoc. Director of Real Estate Development
Project for Pride in Living
1035 East Franklin Avenue
Minneapolis, MN 55404
612.455.5219
FAX 612.455.5101
www.ppl-inc.org

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PPL: Helping people help themselves

Chris Dettling

From: Chris Dettling
Sent: Thursday, April 30, 2015 4:04 PM
To: 'dhawkins@hawthorneneighborhoodcouncil.org'; 'mcarlquist@hawthorneneighborhoodcouncil.org'; 'Bev Scherrer'
Subject: Notification of Land Use Applications for Hawthorne EcoVillage Apartments

Hawthrone Neighborhood Council
2944 Emerson Avenue North
Minneapolis, MN 55411

Dear Diana, Matt and Bev,

As you may know, Project for Pride in Living is planning to start construction on the Hawthorne EcoVillage Apartments, a 75-unit multi-family rental development, in the Fall. This letter is to inform you that the following applications will be submitted to the City in the next few days: Land Use, Preliminary and Final Plat, Planned Unit Development and Rezoning.

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Hawthorne EcoVillage Limited Partnership
c/o Project for Pride in Living, Inc.
Attn: Barbara McCormick
1035 East Franklin Ave
Minneapolis, MN 55404
612.455.5100
babara.mccormick@ppl-inc.org

Please let me know if you have any questions about the project or these applications.

Sincerely,
Chris

Chris Dettling
Assoc. Director of Real Estate Development
Project for Pride in Living
1035 East Franklin Avenue
Minneapolis, MN 55404
612.455.5219
FAX 612.455.5101
www.ppl-inc.org

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PPL: Helping people help themselves

Minneapolis
City of Lakes

Community Planning & Economic Development

105 5th Avenue South - Suite 200
Minneapolis MN 55401-2534

Office 612 673-5095
Fax 612 673-5100
TTY 612 673-5154

April 16, 2015

Rebecca Farrar – Senior Planner
City of Minneapolis Land Use, Design and Preservation
250 South 4th Street, Room 300
Minneapolis, MN 55415

Re: Re-Plat Application for Hawthorne EcoVillage Project

Dear Ms. Farrar:

This letter should serve as notice that the City of Minneapolis Community Planning and Economic Development Department consents, as administrator of the City-owned properties listed below, to the necessary rezoning, re-platting and PUD associated with the parcels located at:

3110 Lyndale Avenue North
3116 Lyndale Avenue North
617 Lowry Avenue North
3117 6th Street North
3113 6th Street North

The applicant is the project developer, Project for Pride in Living.

The purpose of the re-plat application is to facilitate the City-supported Hawthorne EcoVillage project proposed to be located at the southeast corner of the Lowry-Lyndale intersection.

Please contact Tiffany Glasper at 612.673.5221 with any questions.

Sincerely,

Charles T. Lutz
Deputy CPED Director

call 311 Minneapolis
City Information and Services

www.ci.minneapolis.mn.us
Affirmative Action Employer