



LAND USE APPLICATION SUMMARY

Property Location: 1600 East 19th Street
Project Name: Anishinabe Bii Gii Wiin
Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant: American Indian Community Development Corporation (AICDC)
Project Contact: Scott Nelson with DJR Architecture, Inc.
Request: To allow an assisted living facility with 32 beds.
Required Applications:

Rezoning	From the OR2 High Density Office Residence District with the PO Pedestrian Oriented Overlay District to the C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay District.
Conditional Use Permit	To allow an assisted living facility with 32 beds.
Variance	To increase the maximum required front yard setback from Franklin Avenue from 8 feet to 27 feet in the PO Pedestrian Oriented Overlay District.
Variance	To increase the maximum width of parking lot frontage in the PO Pedestrian Oriented Overlay District from 60 feet to 115 feet along 16 th Avenue South.
Variance	To reduce the off-street parking requirement from 22 spaces to 20 spaces.
Site Plan Review	For an approximately 15,000 square foot assisted living facility.
Preliminary Plat	To create two lots.

SITE DATA

Existing Zoning	OR2 High Density Office Residence District PO Pedestrian Oriented Overlay District
Lot Area	54,952 square feet / 1.26 acres
Ward(s)	6
Neighborhood(s)	Ventura Village
Designated Future Land Use	Mixed use
Land Use Features	Commercial Corridor (Franklin Avenue), Activity Center (Franklin Ave LRT Station)
Small Area Plan(s)	<u>Franklin-Cedar/Riverside Transit-Oriented Development Master Plan (2005)</u>

Date Application Deemed Complete	May 19, 2015	Date Extension Letter Sent	June 9, 2015
End of 60-Day Decision Period	July 18, 2015	End of 120-Day Decision Period	September 16, 2015

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located in south Minneapolis. The site is located west of Hiawatha Avenue, north of Franklin Avenue and southeasterly of East 19th Street and 16th Avenue South. The site is occupied by Anishinabe Wakiagun, an existing 45-bed inebriate housing facility.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by office and commercial businesses, residential dwellings of varying densities and Hiawatha Avenue. The site is located in the Ventura Village neighborhood.

PROJECT DESCRIPTION. The applicant, AICDC, is proposing to construct an addition to the existing Anishinabe Wakiagun inebriate housing facility. The proposed addition would be a three-story, 32-bed assisted living facility. The assisted living facility will be named Anishinabe Bii Gii Wiin. A one-story link will be constructed between the two different facilities on the property. The link will serve as the main entrance to the assisted living facility and will allow staff, not residents, to move between the two facilities as needed. The main entrance to the inebriate housing facility will remain in its existing location. The addition would be constructed on the southeasterly side of the existing building. The existing parking lot on the north side of the building will be expanded for the employees and residents of both facilities.

As part of this development project (BZZ-7152) the property will be subdivided into two lots. On Lot 1 the applicant is proposing to construct a surface parking lot that would serve a future office building that would be constructed on the property (BZZ-7153). The future office building would be utilized by AICDC. Lot 2 will contain the existing and proposed residential development and its accessory surface parking lot. Walkways, a pergola structure and landscaping will tie both of the properties together.

The property is currently zoned OR2 High Density Office Residence District and is in the PO Pedestrian Oriented Overlay District. Inebriate housing facilities are not an allowed use in the OR2 zoning district and therefore is legally nonconforming. The zoning code does not allow an increase in the number of dwelling units or rooming units when the use is nonconforming. In order to expand the building the applicant is proposing to rezone the property to the C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay District. The rezoning is being applied to the entire property, including the land that will be split off for the surface parking lot.

The assisted living facility is a conditional use in the C2 zoning district. The assisted living facility will have 32 living spaces with individual bathrooms, will be staffed 24-hours per day, and will provide case management, medical oversight and food service for all of the residents. The staff offices and congregate dining space will be located within the one-story link portion of the addition.

The site is located in the PO overlay district. In this overlay district, buildings are required to be located within eight feet of a front property line. The proposed building is located approximately 27 feet from the front property line along Franklin Avenue. In addition, in the PO overlay district, parking lots are limited to not more than 60 feet of street frontage. The proposed parking lot on the north side of the building occupies 115 feet of street frontage along 16th Avenue South. Both of these overlay district standards require a variance. The applicant has also applied to vary the minimum off-street parking requirement for both uses on the site. Site plan review is also required as the proposed development contains more than 10 dwelling units.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
C-1693	Conditional Use Permit	For a 40-bed inebriate housing facility	Approved 7/1995
BZZ-4445	Reasonable Accommodation	To increase the number of residents within the inebriate housing facility to 45	Approved 6/2009
BZZ-5839	Reasonable Accommodation	To allow a 15-bed community residential facility to co-exist with the existing inebriate housing facility	Approved 10/2012 Expired 6/2013
BZZ-6429	Reasonable Accommodation	To increase the number of residents within the inebriate housing facility to 60	Approved, 3/2014 Expires 12/2016

PUBLIC COMMENTS. No comment letters have been received in regards to this application. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

REZONING

The Department of Community Planning and Economic Development has analyzed the application for a petition to rezone the property at 1600 East 19th Street from the OR2 High Density Office Residence District with the PO Pedestrian Oriented Overlay District to the C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay District 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 property is designated as Mixed Use on the future land use map. The site is also located along Franklin Avenue which is a designated Commercial Corridor and it located within the boundaries of the Franklin Avenue LRT Station Activity Center.

The following principles and policies outlined in the plan apply to this proposal:

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

- 1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.
- 1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.

- I.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

Land Use Policy I.10: Support development along Commercial Corridors that enhances the street’s character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.

- I.10.1 Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low-impact light industrial – where compatible with the existing and desired character.
- I.10.3 Discourage uses that diminish the transit and pedestrian character of Commercial Corridors, such as some automobile services and drive-through facilities, where Commercial Corridors intersect other designated corridors.
- I.10.4 Encourage a height of at least two stories for new buildings along Commercial Corridors, in keeping with neighborhood character.
- I.10.5 Encourage the development of high-density housing on Commercial Corridors.

Land Use Policy I.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

- I.12.1 Encourage a variety of commercial and residential uses that generate activity all day long and into the evening.
- I.12.3 Encourage active uses on the ground floor of buildings in Activity Centers.
- I.12.4 Discourage uses that diminish the transit and pedestrian character of Activity Centers, such as automobile services, surface parking lots, and drive-through facilities.
- I.12.5 Encourage a height of at least two stories for new buildings in Activity Centers, in keeping with neighborhood character.
- I.12.6 Encourage the development of high- to very-high density housing within the boundaries of Activity Centers.
- I.12.9 Encourage architectural design, building massing and site plans to create or improve public and semi-public spaces in Activity Centers.

Because the rezoning includes the request to expand the PO Overlay District, drive-through facilities, automobile services uses, transportation uses, self-service storage facilities and commercial parking lots would not be allowed, consistent with the intent of the PO Overlay District policies.

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

The proposed rezoning is in the public interest and is not solely for the interest of the property owner. Rezoning the property to allow housing for homeless, near homeless and disabled American Indians and other residents is a public benefit. Policies within *The Minneapolis Plan for Sustainable Growth* support rezoning the site to the C2 Neighborhood Commercial District with the PO Pedestrian Oriented Overlay District given the location of the site.

- 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.*

Properties in the immediate area are zoned I2 Medium Industrial District, R6 Multiple-family District, C2 Neighborhood Corridor Commercial District, OR2 High Density Office Residence District and R4 Multiple-family District. All of the surrounding properties are located in the PO Pedestrian Oriented Overlay District. The site is surrounded by commercial establishments and residential properties of varying densities. Given the surrounding zoning classifications, the context and uses in the area, as well as adopted policy, rezoning the subject property to the C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay 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 permitted in the OR2 High Density Office Residence District. However, since the existing use on the property is nonconforming, the property would need to be rezoned in order to allow the building to be expanded.

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.*

The surrounding area is and has primarily remained a mixture of commercial and residential uses. The property was part of a large rezoning study that took place in 2007. The rezoning study looked at all of the properties within the Franklin Avenue LRT Station area.

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow an assisted living facility with 32 beds 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.*

The proposal to establish an assisted living facility will not be detrimental to or endanger the public health, safety, comfort or general welfare. The development will provide housing for homeless, near homeless and disabled American Indians and other residents.

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 proposal to establish an assisted living facility will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property. The site is surrounded by commercial establishments, residential properties of varying densities and Hiawatha Avenue. The assisted living facility will be staffed 24-hours per day and will provide case management, medical oversight and food service for all of the residents.

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

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 will 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 the final 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.*

The parking requirement for an inebriate housing facility is one space per four beds and the parking requirement for an assisted living facility is one space per three beds. There are 45 beds in the inebriate housing facility and there will be 32 beds in the assisted living facility. The parking requirement for the development is 22 spaces. There will be a total of 20 parking spaces provided on the site. While the applicant is not meeting the parking requirement, the site is well connected to transit. Both Franklin Avenue and Bloomington Avenue are high-frequency bus routes and the Franklin Avenue LRT station is within walking distance of the site. In addition, the applicant is proposing to provide ten bicycle racks on the site.

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

The proposed development would be consistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

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.

Housing Policy 3.3: Increase housing that is affordable to low and moderate income households.

- 3.3.1 Continue to utilize housing development finance programs to foster growth in the city's affordable housing stock in all parts of the city.
- 3.3.2 Utilize city housing resources and partnerships to preserve the affordability of existing affordable housing.
- 3.3.3 Work to provide affordable housing for both rental and ownership markets at a broad range of income levels.
- 3.3.4 Support policies and programs that create long term and perpetually affordable housing units.
- 3.3.5 Support the development of housing with supportive services that help households gain stability in areas such as employment, housing retention, parenting, and substance abuse challenges.

Housing Policy 3.4: Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families.

- 3.4.1 Promote increased development of housing for very low-income households earning 30% or less of metropolitan median income.
- 3.4.2 Support the creation of additional supportive housing units for homeless youth, singles and families.

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 land use applications are approved, the proposal will comply with all provisions of the C2 zoning district and the PO overlay district.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the off-street parking requirement from 22 spaces to 20 spaces based on the following findings:

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

The parking requirement for an inebriate housing facility is one space per four beds and the parking requirement for an assisted living facility is one space per three beds. There are 45 beds in the inebriate housing facility and there will be 32 beds in the assisted living facility. The parking requirement for the development is 22 spaces. There will be a total of 20 parking spaces provided on the site. There is an existing parking lot on the north side of the building that will be expanded as part of the proposed development.

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The property is uniquely shaped. Where the parking lot is located, the property comes to a point. While more parking spaces could be accommodated on the site; the drive aisle that would be designed to access them would not meet the minimum width standards of the zoning code.

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

The applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. Parking regulations are established to recognize the parking needs of uses and structures, to enhance the compatibility between parking areas and their surroundings, and to regulate the number, design, maintenance, use and location of off-street parking spaces and the driveways and aisles that provide access and maneuvering space. The regulations promote flexibility and recognize that excessive off-street parking conflicts with the city's policies related to transportation, land use, urban design, and sustainability.

The applicant has indicated that 20 parking spaces are adequate for the development. The residents within both the inebriate housing facility and the assisted living facility do not have cars. Therefore, the parking spaces are for the employees and visitors.

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

Granting of this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The site is well connected to transit. Both Franklin Avenue and Bloomington Avenue are high-frequency bus routes and the Franklin Avenue LRT station is within walking

distance of the site. In addition, the applicant is proposing to provide ten bicycle racks on the site which will be able to accommodate up to 20 bicycles.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum required front yard setback from Franklin Avenue from 8 feet to 27 feet in the PO Pedestrian Oriented Overlay District based on the following findings:

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

The site is located in the PO overlay district. In this overlay district, buildings are required to be located within eight feet of a front property line. The proposed building is located approximately 27 feet from the front property line along Franklin Avenue. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. There is a six foot grade change at the south end of the site. The proposed development is an addition to an existing building. Because of this, maintaining current floor elevations for the entire first floor is important. If the building were to be located within eight feet of the front property line this could not be accomplished without constructing a series of retaining walls along the southern portion of the property.

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

The applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. PO Pedestrian Oriented Overlay District standards were established to preserve and encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses.

The site has been designed to accommodate a walkway that will connect the main entrances of both the inebriate housing facility and the assisted living facility and the parking lot on the north side of the building to the public sidewalks along Franklin Avenue and 16th Avenue South. There currently isn't such a connection.

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

Granting of this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The exiting building is located approximately 115 feet from the front property line along Franklin Avenue. The proposed addition will be located significantly closer to the front property line.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum width of parking lot frontage in the PO Pedestrian Oriented Overlay District from 60 feet to 115 feet along 16th Avenue South based on the following findings:

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

The site is located in the PO overlay district. In this overlay district, parking lots are limited to not more than 60 feet of street frontage. The proposed parking lot on the north side of the building occupies 115 feet of street frontage along 16th Avenue South.

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The property is uniquely shaped. Where the parking lot is located, the property comes to a point. In order to accommodate the required number of parking spaces on the site the existing parking lot needed to be expanded. Since the shape of the lot does not allow the expansion to occur perpendicular to the street it had to be expanded parallel to it therefore increasing its amount of frontage.

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

The applicant is proposing to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. PO Pedestrian Oriented Overlay District standards were established to preserve and encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses.

A twenty space parking lot will not generate a substantial amount of vehicle traffic. Given this, the pedestrian experience will not be jeopardized.

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

Granting of this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The applicant is proposing to provide landscaping between the parking lot and the public sidewalk. The northernmost parking spaces do not have landscaping located between them and the public sidewalk. CPED is recommending that the landscape buffer be extended to screen these parking spaces from the public sidewalk.

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:

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

Building Placement and Design – Requires alternative compliance

- The proposed building will not reinforce the street wall as it will be set back 27 feet from the front property line along Franklin Avenue but it will maximize natural surveillance and visibility and facilitate pedestrian access and circulation. Alternative compliance is needed. The building has been designed with large windows and active uses on all sides of the building that maximize the opportunities for people to observe adjacent spaces and the public sidewalks. In addition, the site has been designed to accommodate a walkway that will connect the main entrances of both the

inebriate housing facility and the assisted living facility and the parking lot on the north side of the building to the public sidewalks along Franklin Avenue and 16th Avenue South.

- The building will be set back 27 feet from the front property line along Franklin Avenue. Alternative compliance is needed.
- The area between the building and Franklin Avenue will be landscaped.
- The principal entrance to the existing inebriate housing facility is oriented towards Franklin Avenue. It is set back more than 200 feet from the front property line. The principal entrance to the proposed assisted living facility will also be oriented towards Franklin Avenue. It will be set back approximately 140 feet from the front property line.
- The existing parking lot on the north side of the building will be expanded as part of this development. The parking lot is located towards the side of the building but because of how the property is configured it dominates the street frontage along 16th Avenue South.
- The building addition has been designed with recesses and projections, a variety of materials and material colors, and a defining cornice to break up the walls and create visual interest.
- The only area of the building that will be over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements is the second floor of the north elevation. Alternative compliance is needed.
- The primary exterior materials proposed for the building include brick, metal and fiber cement panels. Stucco is used as an accent material on the link portion of the addition. The sides and rear walls of the building are similar to and compatible with the front of the building
- Plain face concrete block is not being proposed as an exterior building material.
- The windows in the building are vertical in nature and are spaced across the building walls. See Table I.
- The entire ground floor of the building facing Franklin Avenue will contain active functions.
- The roof line of the proposed building addition, including the link, will be flat. The existing building on the site has a low hip roof. Because of the one-story link between the existing building and the three-story portion of the addition, CPED believes that having two different roof lines will be appropriate. There is a mixture of flat and pitched roof buildings in the area.

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

	Code Requirement		Proposed	
Residential Uses				
1st Floor	20% minimum	128 sq. ft.	32%	206 sq. ft.
2nd Floor and Above	10% minimum	80 sq. ft.	26%	206 sq. ft.

Access and Circulation – Meets requirements

- A five-foot wide walkway will connect the main entrances of both the inebriate housing facility and the assisted living facility and the parking lot on the north side of the building to the public sidewalks along Franklin Avenue and 16th Avenue South.
- There is no transit shelter proposed as part of this development.
- There will be 20 parking spaces provided on-site. All of the parking spaces will be located towards the north side of the building. The parking area is accessed from a curb cut along 16th Avenue South.
- This site does not have access to a public alley.
- There is no maximum impervious surface requirement in the C2 zoning district. According to the materials submitted by the applicant 46 percent of the site will be impervious.

Landscaping and Screening – Requires alternative compliance

- The zoning code requires that at least 20 percent of the site not occupied by the building be landscaped. The lot area of the site is 54,952 square feet. The footprint of the buildings is 13,100 square feet. When you subtract the footprint from the lot size the resulting number is 41,852 square feet. Twenty percent of this number is 8,370 square feet. According to the applicant’s landscaping plan there will be 29,392 square feet of landscaping on the site or approximately 70 percent of the site not occupied by the building.
- The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be planted on the site. The tree and shrub requirement for this site is 17 and 84 respectively. The applicant is providing a total of 11 canopy trees and 49 shrubs on the site. In addition, the applicant is proposing to provide a total of six evergreen trees, 10 ornamental trees and 153 perennials, grasses and ground cover on the site. CPED is recommending that the required number of shrubs be provided on the site. Alternative compliance is needed.
- A seven-foot wide landscaped yard is required when a parking or loading facility is fronting along a public street, public sidewalk or public pathway. A landscaped yard is required along 16th Avenue South. There will be a seven-foot wide landscaped yard along this street frontage.
- Screening that is three feet in height and not less than 60 percent opaque is required when a parking or loading facility is fronting along a public street, public sidewalk or public pathway. In the landscaped yard along 16th Avenue South the applicant is proposing to plant Alpine Currant. This plant material will grow to at least three feet in height. However, the proposed screening does not extend far enough north to screen the northernmost parking spaces. CPED is recommending that the landscape buffer be extended to screen these parking spaces from the public sidewalk.
- Not less than one tree shall be provided for every 25 linear feet of parking lot frontage. The parking lot has 115 feet of frontage along 16th Avenue South. Five trees are required. There will be two trees planted between the parking lot and the front property line along 16th Avenue South. These two are in addition to two existing trees in the public right-of-way. Alternative compliance is required.
- In parking lots of 10 spaces or more, no parking space shall be located more than 50 feet from an on-site deciduous tree. All of the parking spaces are located within 50 feet of an on-site deciduous tree.
- Tree islands in parking lots must have a minimum width of seven feet in any direction. There are no tree islands in the parking lot.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	54,952 sq. ft.
Building footprint	--	13,100 sq. ft.
Remaining Lot Area	--	41,852 sq. ft.
Landscaping Required	8,370 sq. ft.	29,392 sq. ft.
Canopy Trees (1: 500 sq. ft.)	17 trees	11 trees
Shrubs (1: 100 sq. ft.)	84 shrubs	49 shrubs

Additional Standards – Meets requirements

- There will be 20 parking spaces provided on-site. The parking area will be defined with six-inch by six-inch concrete curbing. Stormwater runoff will be directed to an underground containment basin located beneath the parking lot.
- The proposed addition will not block views of any landmark buildings, significant open spaces or water bodies.
- The proposed addition will not shadow public spaces or adjacent residential properties.
- The proposed addition will not generate wind currents at the ground level.
- The site plan complies with crime prevention design elements as there will be walkways that direct people to the building entrances, the parking area and the public sidewalks, there will be windows and active uses on all sides of the building that maximize the opportunities for people to observe adjacent spaces and the public sidewalks and there will be lights located near all of the building entrances.
- The site is neither locally designated nor located in a historic district.

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

The proposed use is *conditional* in the C2 District.

Off-street Parking and Loading – Requires variance(s)

- The applicant has applied for a variance to reduce the off-street parking requirement from 22 spaces to 20 spaces.
- The bicycle parking requirement for the development is 14 long-term spaces. Long-term bicycle parking spaces shall be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. The applicant is proposing to have 20 short-term bicycle parking spaces located on the site. The purpose of having long-term bicycle parking spaces on the site is for the residents. CPED is recommending that there be at least 14 long-term bicycle parking spaces provided on the site.
- Inebriate housing facilities do not have a loading requirement and assisted living facilities have a low loading requirement. However, the size of the proposed assisted living facility is smaller than the prescribed size that requires an actual designated loading space. Instead, an adequate shipping and receiving facility that is accessible by motor vehicle and located off of an adjacent alley, service drive or open space on the same zoning lot is required to be provided. There is adequate room in the parking lot north of the building for a shipping and receiving area.

Table 3. Vehicle Parking Requirements Per Use (Chapter 54I)

	Minimum Vehicle Parking	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Inebriate housing facility	11		11	45	
Assisted living facility	11		11	32	
Total	22	--	22	77	20

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

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Inebriate housing facility	8	--	Not less than 90%	10 short-term	None	0
Assisted living facility	8	--	Not less than 90%	10 short-term	Low	0
Total	16	--	14	20 short-term	--	0

Building Bulk and Height – Meets requirements

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	54,952 sq. ft. / 1.26 acres
Gross Floor Area (GFA)	--	33,690 sq. ft.
Minimum Floor Area Ratio (GFA/Lot Area)	1.0	.61, the minimum FAR does not apply to the expansion of buildings existing on the effective date of the ordinance
Maximum Floor Area Ratio (GFA/Lot Area)	1.7	.61
Maximum Building Height	4 stories or 56 ft., whichever is less	3 stories or 36 ft. 3in.

Lot Requirements – Meets requirements

Table I. Lot Requirements Summary

	Code Requirement	Proposed
Dwelling Units (DU)	--	77 rooming units
Density (DU/acre)	--	61 rooming units/acre
Minimum Lot Area	5,000 sq. ft. for an inebriate housing facility 20,000 sq. ft. for an assisted living facility	54,952 sq. ft.
Maximum Impervious Surface Area	Not applicable	Not applicable
Maximum Lot Coverage	Not applicable	Not applicable
Minimum Lot Width	40 ft. for an inebriate housing facility 80 ft. for an assisted living facility	165 ft. along Franklin Avenue 242 ft. along 16 th Avenue South

Yard Requirements – Requires variance(s)

- The applicant has applied for a variance to increase the maximum required front yard setback from Franklin Avenue from 8 feet to 27 feet in the PO Pedestrian Oriented Overlay District. The 13-foot setback from the front property line along 16th Avenue South is existing.

Table 2. Minimum Yard Requirements

	Zoning District	Overriding Regulations	Total Requirement	Proposed
Front, Franklin Avenue	0 ft.	Maximum setback of 8 feet in the PO Pedestrian Oriented Overlay District	8 ft. maximum	27 ft.
Front, 16th Avenue South	0 ft.	Maximum setback of 8 feet in the PO Pedestrian Oriented Overlay District	8 ft. maximum	13 ft.
Interior Side (East)	9 ft.	--	9 ft.	27 ft.
Interior Side (West)	9 ft.	--	9 ft.	11 ft.

Signs – Meets requirements

Table 3. Signage Summary

	Number Allowed/ Lot	Proposed Number	Maximum Area Per Sign	Proposed Area	Maximum Allowed Height	Proposed Height
Wall	No limit	1	180 sq. ft.	71 sq. ft.	28 ft.	16 ft.

Refuse Screening – Meets requirements

- The trash and recycling containers are located inside an enclosure located on the north side of the site. The enclosure is made out of concrete block and the gate is made out of chain link fencing with slats. The applicant is not proposing to make and modifications to the trash and recycling enclosure.

Screening of Mechanical Equipment – Meets requirements

- The mechanical equipment for the development is currently located on the north side of the building. It will remain in this location after the addition is complete. The equipment is enclosed with a six-foot tall fence with slats. The applicant is not proposing to make and modifications to the mechanical equipment enclosure

Lighting – Meets requirements with Conditions of Approval

- A lighting plan showing footcandles was not submitted as part of the application materials. CPED is recommending that the final lighting plan conform to the standards of Chapter 535, Regulations of General Applicability.

Specific Development Standards – Meets requirements

- The specific development standards for an assisted living facility are:
 - (1) On-site services shall be for residents of the facility only.
 - (2) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.
 - (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
 - (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

The development meets these standards.

PO Overlay District Standards – Requires variance(s)

- The applicant has applied for a variance to increase the maximum required front yard setback from Franklin Avenue from 8 feet to 27 feet in the PO Pedestrian Oriented Overlay District and a variance to increase the maximum width of parking lot frontage in the PO Pedestrian Oriented Overlay District from 60 feet to 115 feet along 16th Avenue South. All other PO overlay district standards are being met.

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

The Minneapolis Plan for Sustainable Growth identifies the site as Mixed Use on the future land use map. The site is also located along Franklin Avenue which is a designated Commercial Corridor and it located within the boundaries of the Franklin Avenue LRT Station Activity Center. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

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

- 10.5.2 Medium-scale, multi-family residential development is more appropriate along Commercial Corridors, Activity Centers, Transit Station Areas and Growth Centers outside of Downtown Minneapolis.

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.

- 10.6.1 Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks.
- 10.6.3 Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses.
- 10.6.4 Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces.
- 10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.
- 10.6.6 Integrate transit facilities and bicycle parking amenities into the site design.

Urban Design Policy 10.9: Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development.

- 10.9.2 Promote building and site design that delineates between public and private spaces.
- 10.9.3 Provide safe, accessible, convenient, and lighted access and way finding to transit stops and transit stations along the Primary Transit Network bus and rail corridors.

Urban Design Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.

- 10.10.1 Enhance the city's commercial districts by encouraging appropriate building forms and designs, historic preservation objectives, site plans that enhance the pedestrian environment, and by maintaining high quality four season public spaces and infrastructure.
- 10.10.2 Identify commercial areas in the city that reflect, or used to reflect, traditional urban form and develop appropriate standards and preservation or restoration objectives for these areas.
- 10.10.3 Enhance pedestrian and transit-oriented commercial districts with street furniture, street plantings, plazas, water features, public art and improved transit and pedestrian and bicycle amenities.
- 10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.

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

The Minneapolis City Council approved the *Franklin-Cedar/Riverside Transit-Oriented Development Master Plan* in 2005. The future land use plan calls for mixed-use development on this site. While the proposed building is purely residential, the applicant is proposing to construct an office building on Lot 1 in the future.

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 proposed building will not reinforce the street wall as it will be set back 27 feet from the front property line along Franklin Avenue. There is a six foot grade change at the south end of the site. The proposed development is an addition to an existing building. Because of this, maintaining current floor elevations for the entire first floor is important. If the building were to be located within eight feet of the front property line this could not be accomplished without constructing a series of retaining walls along the southern portion of the property. CPED is recommending that the City Planning Commission grant alternative compliance.
- **Blank Walls.** The second floor of the north elevation will be over 25 feet in length and void of windows, entries, recesses or projections, or other architectural elements. The blank wall is 27.5 feet in length. This side of the building faces the southeast end of the existing inebriate housing facility. CPED is recommending that the City Planning Commission grant alternative compliance as the intent of the zoning code provision is being met.
- **Landscaping Count.** The zoning code requires at least 1 canopy tree for each 500 square feet of required green space and at least 1 shrub for each 100 square feet of required green space be

planted on the site. The tree and shrub requirement for this site is 17 and 84 respectively. The applicant is providing a total of 11 canopy trees and 49 shrubs on the site. In addition, the applicant is proposing to provide a total of six evergreen trees, 10 ornamental trees and 153 perennials, grasses and ground cover on the site. CPED is recommending that the required number of shrubs be provided on the site. Alternative compliance is needed as the required number of canopy trees is not being provided on the site. The applicant is providing more than 17 trees on the site as there will be evergreen trees and ornamental trees planted. These trees will provide greening in the wintertime and color during springtime. CPED is recommending that the City Planning Commission grant alternative compliance.

- **Trees Fronting Parking Lot.** Not less than one tree shall be provided for every 25 linear feet of parking lot frontage. The parking lot has 115 feet of frontage along 16th Avenue South. Five trees are required. There will be two trees planted between the parking lot and the front property line along 16th Avenue South. These two are in addition to two existing trees in the public right-of-way. Given that there are two trees in the right-of-way, there isn't enough room to plant an additional three trees between the property line and the parking lot. CPED is recommending that one additional tree be planted towards the north end of the parking lot.

PRELIMINARY PLAT

The Department of Community Planning and Economic Development has analyzed the application for a minor subdivision 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 applicant is proposing to replat several lots into two new lots. On Lot 1 the applicant is proposing to construct a surface parking lot that would serve a future office building that would be constructed on the property (BZZ-7153). Lot 2 will contain the existing and proposed residential development and its accessory surface parking lot.

The subdivision is in conformance with the design requirements of the land subdivision regulations except for Section 598.240 (2b), which requires that lots for multiple family dwellings have no more than five sides. The proposed lot has seven sides. In order to be in conformance with the land subdivision regulations, a variance of Section 598.240 (2b) is required to allow Lot 2 to have seven sides. While variances from the zoning code require a separate application, variances from the subdivision standards are done as a part of the subdivision application subject to the standards listed below.

598.310. Variances. Where the planning commission finds that hardships or practical difficulties may result from strict compliance with these regulations, or that the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to any or all of the provisions of this chapter. In approving variances, the planning commission may require such conditions as it deems reasonable and necessary to secure substantially the objectives of the standards or requirements of these regulations. No variance shall be granted unless the planning commission makes the following findings:

- (1) There are special circumstances or conditions affecting the specific property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of land.
- (2) The granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is located.

The property currently has six sides. Given the shape of the existing lot and the placement of the existing building on the lot it would be difficult to design the lot with less than five sides and still provide adequate space on the other lot for future development. Given this CPED recommends varying the number of sides for Lot 2 to seven.

Zoning Ordinance:

The subdivision is in conformance with the design requirements of the zoning code.

Comprehensive Plan:

The subdivision is in conformance with the policies of the comprehensive plan.

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 applicant is proposing to replat several lots into two new lots.

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

The land intended for building 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. Besides the six foot grade change at the south end of the site, it is relatively flat.

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

The parcels created by this application present no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

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

The Surface Water and Sewers Division of the Public Works Department will review and approve the drainage and sanitary system plans for this development prior to building permits being issued.

FOR REZONINGS ONLY

ZONING PLATE NUMBER. 21

LEGAL DESCRIPTION.

Parcel I

All of Tracts A and B described below:

Tract A:

Lot 40; Auditor's Subdivision No. 33, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, except that part thereof lying southerly of the following described line: Beginning at the northwest corner of Lot 6, Block 1, Atwater's Second Addition; thence westerly along a line being the westerly extension of the north line of said Lot 6 to the west line of said Lot 40 and there terminating;

Tract B:

That part of Lot 41, Auditor's Subdivision No. 33, lying north of the north line of Lot 6, Block 1, Atwater's Second Addition to Minneapolis, extended west, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torren's property (Certificate of Title No. 1336603)

Tract C:

The north 25 feet of Lot 31, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torrens property (Certificate of Title No. 1336603)

Tract D:

Lot 31, except the northerly 25 feet thereof, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torrens property (Certificate of Title No. 1336603)

Tract E:

Lot 32, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Tract F:

Lot 33, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Tract G:

That part of Lots 34 and 35, Auditor's Subdivision No. 33, Minneapolis, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, lying northeasterly of the following described line: Beginning at a point on the north line of said Lot 34, distant 70 feet east of the northwest corner thereof; thence southeasterly to the southeast corner of Lot 36, said Auditor's Subdivision No. 33, and there terminating;

Tract H:

That part of Lot 36, Auditor's Subdivision No. 33, Minneapolis, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, lying northeasterly of the following described line: Beginning at the southeast corner of said Lot 36; thence northwesterly to a point on the north line of Lot 34, said Auditor's Subdivision No. 33, distant 70 feet east of the northwest corner thereof, and there terminating; together with that part of Tracts C, D, E, F, G and H hereinbefore described, which lies southwesterly of Line I described below:

Line I: Commencing at the most northerly northwesterly corner of Anishinabe Wakiagun Addition, being also the southwesterly corner of Lot 33, said Auditor's Subdivision No. 33; thence northerly on an azimuth of 359 degrees 36 minutes 33 seconds along the westerly line of Lots 33, 32 and 31, said Auditor's Subdivision No. 33 for 151.64 feet to the point of beginning of line I to be described, said point being 43.64 feet northerly of the southwest corner of said Lot 31; thence on an azimuth of 149 degrees 38 minutes 10 seconds for 229.93 feet; thence on an azimuth of 149 degrees 26 minutes 39

seconds for 101.80 feet to an intersection with the west line of Block 1, Atwaters Second Addition; thence on an azimuth of 179 degrees 56 minutes 49 seconds along the west line of said Block 1 for 204.41 feet and there terminating;

All abstract property, except as otherwise noted above.

Parcel 2

That part of Tracts A and B described below:

Tract A:

The part o Lot 41, Auditor's Subdivision No. 33 lying south of the north line of Lot 6, Block 1, Atwater's Second Addition to Minneapolis, extended west, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torrens property

Tract B:

That part of Lot 40, Auditor's Subdivision No. 33, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, lying southerly of the following described line: Beginning at the northwest corner of Lot 6, Block 1, Atwater's Second Addition; thence westerly along a line being the westerly extension of the north line of said Lot 6 to the west line of said Lot 40 and there terminating;

Tract C:

Lots 1,2,3,4, and 5, Block 1, Atwater's Second Addition to Minneapolis, according to the recorded plats thereof, and situate in Hennepin County, Minnesota

Tract D:

Lot 6, Block 1, Atwater's Second Addition to Minneapolis, according to the recorded plats thereof, and situate in Hennepin County, Minnesota which lies northerly of Line 1 described below:

Line 1:

Commencing at the Southeast corner of Section 26, Township 29 North, Range 24 West; thence westerly on an azimuth of 269 degrees 43 minutes 17 seconds along the south line thereof for 1161.08 feet; thence on an azimuth of 359 degrees 43 minutes 17 seconds for 65.04 feet to the point of beginning of Line 1 to be described; thence easterly for 176.56 feet on a non-tangential curve, concave to the south, having a radius of 1006.54 feet, a delta angle of 10 degrees 03 minutes 02 seconds and a chord azimuth of 85 degrees 03 minutes 58 seconds; thence on an azimuth of 101 degrees 07 minutes 24 seconds for 17.75 feet; thence easterly for 180.21 feet on a non-tangential curve, concave to the south, having a radius of 1067.25 feet, a delta angle of 09 degrees 40 minutes 28 seconds and a chord azimuth of 95 degrees 55 minutes 50 seconds, to the east line of Tract D hereinbefore described, and there terminating;

Together with the part of Tract C hereinbefore described which lies southwesterly of Line 2 described below:

Line 2

Commencing at the point of termination of Line 1 described above; thence northerly on an azimuth of 359 degrees 56 minutes 49 seconds along the east line of Tract D hereinbefore described for 21.16 feet to the point of Line 2 to be described; thence on an azimuth of 329 degrees 26 minutes 39 seconds for 251.09 feet, more or less, to the west line of Tract C hereinbefore described and there terminating;

Also together with that part of Tract D hereinbefore described which lies northerly of Line 1 described above and southwesterly of Line 2 described above.

Abstract Property

Parcel 3

Lot 1, Block 1, ANISHINABE WAKIAGUN ADDITION, Hennepin County, Minnesota.

Abstract Property

Parcel 4

That part of 16th Avenue in the Southeast Quarter of the Southeast Quarter of Section 26, Township 29, Range 24, which lies northerly of "Line A", southerly of the south line of Lot 1, Block 1, ANISHINABE WAKIAGUN ADDITION, and easterly of the southerly extension of the west line of said Lot 1, all in Hennepin County, Minnesota,

"Line A" is described as commencing at the Southeast corner of Section 26, Township 29 North, Range 24 West; thence westerly on an azimuth of 269 degrees 43 minutes 17 seconds along the south line thereof for 1161.08 feet; thence on an azimuth of 359 degrees 43 minutes 17 seconds for 65.04 feet to the point of beginning of said "Line A" to be described; thence easterly for 176.56 feet on a non-tangential curve, concave to the south, having a radius of 1006.54 feet, a delta angle of 10 degrees 03 minutes 02 seconds and a chord azimuth of 85 degrees 03 minutes 58 seconds 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 application(s) by the American Indian Community Development Corporation (AICDC) for the properties located at 1600 East 19th Street:

A. Rezoning the property from the OR2 High Density Office Residence District with the PO Pedestrian Oriented Overlay District to the C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay District.

Recommended motion: **Approve** the rezoning from the OR2 High Density Office Residence District with the PO Pedestrian Oriented Overlay District to the C2 Neighborhood Corridor Commercial District with the PO Pedestrian Oriented Overlay District.

B. Conditional Use Permit to allow an assisted living facility in the C2 District.

Recommended motion: **Approve** the conditional use permit for an assisted living facility, subject to the following conditions:

- I. 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.

C. Variance of the off-street parking requirements.

Recommended motion: **Approve** the variance to reduce the off-street parking requirement from 22 spaces to 20 spaces.

D. Variance of the maximum setbacks in the PO Overlay District.

Recommended motion: **Approve** the variance to increase the maximum required front yard setback from Franklin Avenue from 8 feet to 27 feet in the PO Pedestrian Oriented Overlay District.

E. Variance of the maximum width of parking lot frontage in the PO Overlay District.

Recommended motion: **Approve** the variance to increase the maximum width of parking lot frontage in the PO Pedestrian Oriented Overlay District from 60 feet to 115 feet along 16th Avenue South, subject to the following conditions:

1. Landscaping shall be extended to include the area between the northernmost parking spaces and the public sidewalk.

F. Site Plan Review for a new congregate living facility.

Recommended motion: **Approve** the site plan review for an approximately 15,000 square foot assisted living facility, subject to the following conditions:

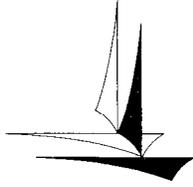
1. Approval of the final site plan, landscaping plan, elevations and lighting plan by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by July 24, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The required number of shrubs shall be provided on the site.
4. Landscaping shall be extended to include the area between the northernmost parking spaces and the public sidewalk.
5. There shall be at least 14 long-term bicycle parking spaces provided on the site.
6. There shall be one additional tree be planted towards the north end of the parking lot.

G. Preliminary Plat.

Recommended motion: **Approve** the preliminary plat.

ATTACHMENTS

1. PDR report dated March 23, 2015
2. Statement of proposed use
3. Anishinabe Bii Gii Wiin management plan
4. Written responses to findings
5. Preliminary plat
6. Zoning map
7. Civil drawings
8. Architectural drawings
9. Colored elevations
10. Renderings
11. Photos
12. Correspondence



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

Preliminary Development Review Report

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

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001291
Applicant:	TOM MCELVEEN 1508 FRANKLIN AVE E MINNEAPOLIS, MN 55404
Site Address:	1600 19TH ST E
Date Submitted:	11-MAR-2015
Date Reviewed:	23-MAR-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

Proposed three story, 32 apartment unit addition to an existing three story, 40 unit apartment building.

Review Findings (by Discipline)

Zoning - Planning

- Continue to work with CPED planning staff to identify the land use applications.
- The property line discrepancies need to be sorted out before land use applications can be submitted.

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. On Sheet C2.0 include a reference the appropriate details on Sheet C5.0 of the plans. The proposed curb radius is not shown correctly; the plans shall indicate the correct radius for the proposed curb and driveway (65'radius per City records).

*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.

❑ 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.
- 16th Ave. S. was vacated in 1974; the vacation resolution reserved a 50' wide utility easement for the City. The survey provided does not indicate the existing utility easement nor does it represent all of the existing Public utilities within the easement (See comments from Water and Sewer Design). The survey and all related plan sheets shall clearly identify the utility easement and show all existing utilities.

❑ 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 site and loading/parking entrance areas.
- Per City Ordinance the Applicant shall provide for (and identify) a solid waste collection point (SWCP) on the site plans. The location of the SWCP is subject to the review and approval of the Public Works Department.
- 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.

❑ Historical Preservation Committee

- There is not a HPC flag on the property. No review required.

❑ Business Licensing

- The project does not require a business license at this time.

❑ Parks - Forestry

- Contact Craig Pinkalla (cpinkalla@minneapolisparcs.org), Telephone (612)-499-9233 regarding removal or protection of trees during construction in the city right of way.
- The project's dwelling units will be exempt based on the information provided that they are to be affordable units. Please complete and return attached affordable housing affidavit.

❑ Addressing

- The proposed address for the addition will be 1606 19th St E
- Please note 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.

❑ Fire Safety

- Provide required automatic fire suppression system throughout building.
- Provide required automatic fire alarm system throughout building.
- Provide and maintain fire apparatus access at all times.

❑ Construction Code Services

- Need clarifications on property lines.
- Please contact the Met Council for a SAC determination.

❑ Sidewalk

- An ADA compliant pedestrian ramp is required at the crosswalk at the intersection of 16th Ave. S. and 19th St. S.. Construct one (1) ADA compliant pedestrian ramp at this location. Reference the appropriate details and standard plates included in the site plan (Sheet C5.3).
- Note to the Applicant: Any existing, currently defective sidewalk, curb and gutter, drive approach or other concrete infrastructure in the public right of way, or any concrete infrastructure damaged during construction, must be removed and replaced.

❑ Water

- A 50' wide utility easement exists within the vacated right-of-way of 16th Ave. S.. Two (2) watermains, a 6" and a 16", are located within that easement. The Utility Plan (Sheet C4.0) identifies the watermains correctly, but the easement and related utilities are not shown on the Survey included in the site plan submittal. Landscaping features and structures over the top of the existing watermains will not be allowed per the terms of the utility easement. The Applicant shall consider designs that minimize the location of permanent site features over existing City utilities.

❑ Environmental Health

- Previous Phases of development for Anishinabe Bii Gii Wiin have entered the Minnesota Pollution Control Agency Voluntary Investigation and Cleanup program identified by site id's: VP 21620 and VP21621. If this current work is outside of the scope of what has previously been approved the developer should enter the VIC program for this current phase. If impacted soil is encountered during site activities call the MN State Duty officer at (615) 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.

□ Sewer Design

Stormwater Management:

- The notes on the underground infiltration system should identify the invert elevation is in relation to the pipe, not the stone, as clarification.
- Please provide a copy of any geotechnical reports for the site. In the absence of field measured infiltration rates, the design infiltration rates from the MN Stormwater Manual (http://stormwater.pca.state.mn.us/index.php/Design_infiltration_rates) should be used for the design of the infiltration practice.
- Please add the following note to the appropriate plan sheet: The Contractor, property owner or responsible party shall contact Minneapolis Surface Waters and Sewers 48 hours prior to any excavation or construction related to or in the location of the proposed Stormwater Management BMP (Contact Paul Chellsen, 673-2406 or paul.chellsen@minneapolismn.gov).
- Please add the following note to the appropriate plan sheet: Upon the project's completion the General Contractor, Property Owner or Responsible Party shall provide to the Department of Public Works a Final Stormwater Management Report including record drawings. This report will serve as a means of verification that the intent of the approved stormwater management design has been met. This final report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.

Utility Connections:

- The proposed storm sewer connection at MH 1 to the City main should be core-drilled and a saddle tee fitting installed, per City of Minneapolis Standard Supplemental Specifications. A new manhole is not permitted for the connection. Please revise the plans accordingly.
- Utility: Records indicate there is an existing sanitary sewer running within the right-of-way just east of the east property line. This pipe is not shown on the survey or plans and appears to be in conflict with the proposed building addition. This pipe should be identified to determine and mitigate impacts.
- It appears that modifications to the existing sanitary manhole on the main that crosses the site at 16th Ave S will be required due to grade and surface changes. Please identify the impacts to the structure and include the appropriate City standard detail plates and specifications.
- 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

END OF REPORT

April 27, 2015

Revised May 15, 2015 (for additional variance for North parking lot frontage)

**STATEMENT OF PROPOSED USE / PROJECT NARRATIVE
FOR
ANISHINABE BII GII WIN
BUILDING ADDITION – LOT 2**

PROJECT LOCATION:

1600 East 19th Street
Minneapolis, MN

PROJECT DESCRIPTION:

The proposed project will be a 3-story 32 unit sober residential facility that includes common areas and dining facilities on the first floor. The project will also include new site work, drives and parking activity areas and connections to Franklin Avenue. The building will be an addition to the existing Anishinabe Wakiagun, a 44-unit wet facility. Both facilities will be operated by the American Indian Community Development Corporation. Both will be provided with 24 hour / 7 day a week staff.

The current site will be split into two lots labeled Lot 1 (Parking) and Lot 2 (Building) on the attached plans. Lot 1 will include site work to be completed with the current project and a future site for a mixed-use building. The existing building and addition will be on Lot 2.

LAND USE APPLICATIONS REQUIRED:

- Application for re-zoning from OR2 to C2
- Conditional Use Permit for Assisted Living facility for new 32-unit sober residents facility in C2 district
- Site Plan Review
- Variance for Parking (22 required, 20 proposed on Lot 2)
- Variance for Setback in excess of 8' front property line in a Pedestrian Overlay District
- Preliminary Plat
- Variance to allow parking lot frontage in excess of 60' in a pedestrian overlay district

Bii Gii Wiin Management Plan

Anishinabe Bii Gii Wiin will provide permanent supportive, housing serving homeless, near homeless and disabled American Indian and other residents.

Anishinabe Bii Gii Wiin includes the existing 45-bed Anishinabe Wakiagun development and the new, 32-bed Anishinabe Bii Gii Wiin GRH facility, designed to serve primarily American Indian people. The American Indian Community Development Corporation (AICDC) will manage Bii Gii Wiin. Anishinabe Bii Gii Wiin has many of the essential services and delivery to support the residents and provide educational and vocational opportunities. Bii Gii Wiin will also provide 24-hour staffing, medical oversight and food service.

Management

Anishinabe Bii Gii Wiin will be supervised by an experienced full time Program Manager, three (3) case managers, maintenance staff and program aids. AICDC also provides oversight in human resources, accounting and program compliance.

24- Hour Staffing and Safety

Anishinabe Bii Gii Wiin will provide 24-hour staffing in the facility that is capable of addressing the needs of the residents. Camera surveillance is in place to insure that the residents' safety is monitored. Entry doors are locked at all times and staff at the front desk makes all admittance.

Case Management

Anishinabe Bii Gii Wiin will have three case managers to work with the residents. The case managers will have experience in areas of Chemical Health, health, and educational and vocational goals and will work to help resident make appointments and provide transportation assistance to insure that they can reach appointments. The case managers will also make appropriate referrals to community-based programs to assist residents in other areas of need when identified.

Food and Medical services

Anishinabe Bii Gii Wiin will provide food service to the residents through New Horizon Inc. Three meals a day are provided along with one evening snack. New Horizon Inc currently provides over 300 meals a day with AICDC services.

Anishinabe Bii Gii Wiin will have the services of AICDC Medical Director Dr. McMillan to provided needed medical services and referrals to residents.

ANISHINABE BII GII WIIN PROJECT

APRIL 27, 2015

CONDITIONAL USE PERMIT TO ALLOW AN ASSISTED-LIVING FACILITY (32-UNIT SOBER RESIDENCE) REQUIRED FINDINGS

A conditional use permit is being applied for to allow an assisted living facility in the C2 zoning district. The facility will provide studio apartments for 32 residents with 24-hour / 7 days-a-week security and supervision as well as meals.

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

The new 32 unit sober facility will not be detrimental to or endanger the public health, safety or general welfare. The proposed project will be an addition to the existing ANISHNABE WAIKIAGUN building constructed in 1995 that provides secure and supervised housing for residents that drink. Both facilities will provide 24-hour, 7 days-a-week staffing, security cameras and monitoring. The proposed project will also contain new outdoor public spaces with connections to Franklin Avenue that will increase visibility, activity and safety at this location. The development will comply with all applicable building codes, life safety ordinances and Public Works requirements.

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

The proposed sober facility will not be injurious to the use and enjoyment of other property or impede the normal and orderly development of the area. As noted above, the proposed project is an addition to a building that will continue to provide secure housing for residents that drink. The current site will be divided into two parts, one for the proposed addition and one for a future building to be developed facing Franklin Avenue. Drives, parking and landscaping for the future project will be completed as part of the proposed project. The property is bounded by Hiawatha Avenue on the East, Franklin Avenue on the South, and the American Indian Center on the West, and 19th Street/16th Avenue on the North side.

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

Adequate utilities, access, drainage and other necessary facilities will be provided for the project and the development team will continue to work closely with Public Works, and Planning staff to comply with applicable requirements. The project has been through a PDR meeting and the development team is prepared to provide measures and plan revisions to respond to all comments as required.

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

The proposed building will have no impact on traffic congestion in the public streets. The residents in both the proposed and existing facilities do not have cars. The current parking lot is being expanded and new drive and parking for the future site is being provided as part of this project. The parking provided is for staff and guests. The existence of nearby Blue Line LRT station and access to MTC bus lines on Franklin Avenue will allow residents to utilize mass transit.

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

As reflected in the City's comprehensive plan, *The Minneapolis Plan for Sustainable Growth* (the "MPSG") and the SV Area Plan, the future land use guidance for the project site is Transitional Industrial. The site is also associated with the University of Minnesota Growth Center and is within a half block of the Stadium Village Activity Center. It is three blocks from a Green Line LRT station and within a Transit Station Area. Although Huron Boulevard is not a designated Commercial or Community Corridor, it is a major route for traffic into and out of the University area via the Huron – I94 ramp just south of the project site. Huron is also a major bus transit route.

Per the guidance in the MPSG, Transitional Industrial areas are anticipated to evolve to other uses compatible with surrounding development. Hotels are permitted uses in the I1, Light Industrial District, and are compatible with the surrounding mixed use area.

The proposed hotel use is also consistent with the following MPSG policy for Growth Centers:

Land Use Policy 1.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

1.15.4 Promote the integration of major public and private institutional campuses located in Growth Centers, including health care and educational services, with the function and character of surrounding areas.

The hotel will provide a much-needed support service to the nearby medical and educational facilities. The hotel use and new development will serve as a transition between those facilities and the residential area to the east.

The MPSG describes Activity Centers as "the places that shape Minneapolis' urban identity. They attract residents, workers, and visitors from throughout the city and region. Activity Centers support a wide range of commercial, office, and residential uses." There is a great need for additional hotel amenities for visitors to both the University and the Stadium Village A

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

With approval of the other zoning applications for the project, it will conform to the applicable regulations of the I1 zoning district.

ANISHINABE BII GII WIIN PROJECT

APRIL 27, 2015

VARIANCE FOR PARKING SPACES PROVIDED

REQUIRED FINDINGS

A variance is being requested to reduce parking to 20 from the 22 required.

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

Practical difficulties exist in complying with the ordinance because of the triangular shape of the lot. The current parking lot located at the north side of the lot has space for 14 cars. We have expanded the lot to provide 20 spaces, but due to the shape of the lot that is the maximum that can be achieved within setbacks and in order to comply with zoning requirements. These circumstances are unique to the property.

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

The proposed 20 spaces provided is reasonable for the current and proposed uses. Residents of both the existing 44-unit and proposed 32-unit facilities do not own cars. The parking is for staff and visitors. The 14 space lot has been adequate for the current facility and the additional 6 spaces will work well for new staff. In addition, parking is provided on adjacent lot which is more conveniently located to entries for guests visiting residents.

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

The granting of the variances will not alter the essential character of the area, be injurious to the use or enjoyment of other properties, or be detrimental to the public welfare because residents of both buildings do not own cars.

ANISHINABE BII GII WIIN PROJECT

APRIL 27, 2015

VARIANCE FOR YARD SETBACKS

REQUIRED FINDINGS

The building is subject to maximum setback requirements due to its location in the Pedestrian Overlay District. A variance is being requested to increase the south setback from 8' to 22'-4".

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

Practical difficulties in meeting the minimum setback requirement due to the 6' grade change and the shape of the site at the southeast corner of the property (the site slopes down to Franklin Avenue). The additional setback width is necessary to locate the addition at the elevation of the current building without retaining walls along the street side.

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

The building location is reasonable and consistent with the Intent of the Ordinances of the Comprehensive Plan Policies applicable to a mixed-use site. The portion of building facing the street contains residential units. The area between the sidewalk and building will be a natural landscape with tall prairie grass mix, trees and shrubs.

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

The granting of the variances will not alter the essential character of the area, be injurious to the use or enjoyment of other properties, or be detrimental to the public welfare. The current condition of this area is a non-landscaped slope. The provision of new landscape materials on the slope will enhance this corner of the site as it meets the Hiawatha Avenue overpass.

ANISHINABE BII GII WIIN PROJECT

APRIL 27, 2015

VARIANCE FOR PARKING LOT FRONTAGE
REQUIRED FINDINGS

A variance is being requested to allow parking lot frontage along 16th Avenue South in excess of 60 feet in a Pedestrian Overlay District.

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

Practical difficulties exist in complying with the ordinance because of the triangular shape of the lot. The current parking lot located at the north side of the lot and is 60 feet in width and depth of the lot has space for 14 cars. We have expanded the lot to provide 20 spaces to provide parking for the expansion, but due to the shape of the lot, the expansion has to be parallel to 16th Street (the proposed length is 114 feet). These circumstances are unique to the property.

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

The proposed parking lot provided is reasonable for the current and proposed uses. Residents of both the existing 44-unit and proposed 32-unit facilities do not own cars. The parking is for staff and visitors. The lot with 20 cars will have minimal traffic. There is a sidewalk across the street for pedestrians.

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

The granting of the variances will not alter the essential character of the area, be injurious to the use or enjoyment of other properties, or be detrimental to the public welfare. The proposed parking expansion is located between the street and highway right-of-way and is not directly adjacent to a pedestrian sidewalk.

PRELIMINARY PLAT of ANISHINABE BII GII WIIN

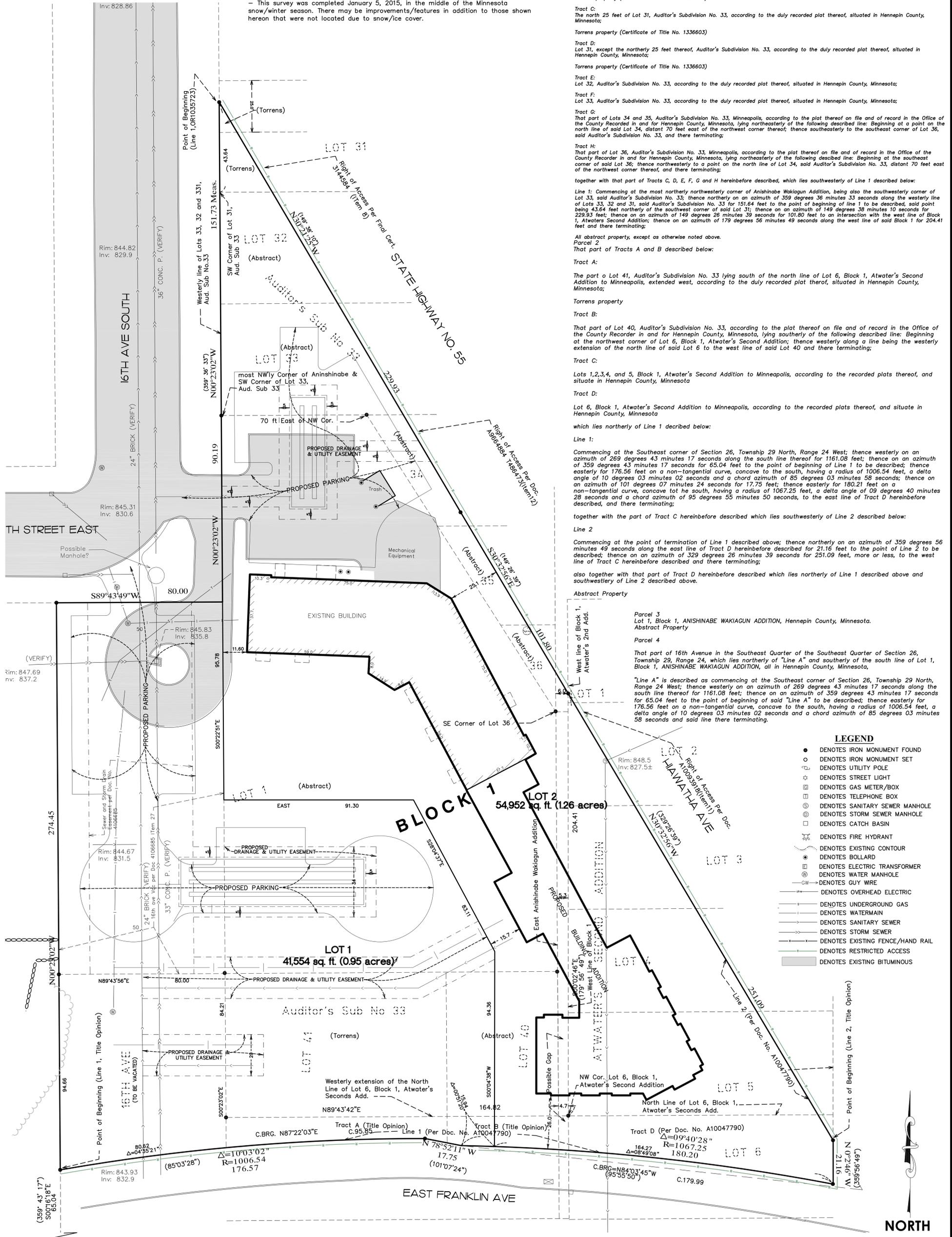
LEGAL DESCRIPTION Per Title Commitment No. ORTE741930

~for~ CIVIL SITE GROUP

PROPERTY ADDRESS:
1600 19th ST East
MINNEAPOLIS MN

NOTES

- CONTRACTOR TO VERIFY BUILDING DIMENSIONS, AND SEWER DEPTHS.
- UTILITIES SHOWN HEREON ARE OBSERVED. EXCAVATIONS WERE NOT MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES. THE LOCATION OF UNDERGROUND UTILITIES AND/OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON AND UNDERGROUND UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. CONTACT GOPHER STATE ONE CALL NOTIFICATION CENTER AT (651) 454-0002 FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION PRIOR TO EXCAVATION.
- GOPHER ONE CALL WAS CONTACTED FOR SMALL UTILITIES PER TICKET 143510566. ONLY A SMALL PORTION OF UTILITIES ON SITE WERE MARKED. SURVEY SUBJECT TO REVISION.
- THIS SURVEY WAS COMPLETED JANUARY 5, 2015, IN THE MIDDLE OF THE MINNESOTA SNOW/WINTER SEASON. THERE MAY BE IMPROVEMENTS/FEATURES IN ADDITION TO THOSE SHOWN HEREON THAT WERE NOT LOCATED DUE TO SNOW/ICE COVER.



Parcel 1
All of Tracts A and B described below:

Tract A:
Lot 40, Auditor's Subdivision No. 33, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, except that part thereof lying southerly of the following described line: Beginning at the northwest corner of Lot 6, Block 1, Atwater's Second Addition; thence westerly along a line being the westerly extension of the north line of said Lot 6 to the west line of said Lot 40 and there terminating;

Tract B:
That part of Lot 41, Auditor's Subdivision No. 33, lying north of the north line of Lot 6, Block 1, Atwater's Second Addition to Minneapolis, extended west, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torrens property (Certificate of Title No. 1336603)

Tract C:
The north 25 feet of Lot 31, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torrens property (Certificate of Title No. 1336603)

Tract D:
Lot 31, except the northerly 25 feet thereof, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torrens property (Certificate of Title No. 1336603)

Tract E:
Lot 32, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Tract F:
Lot 33, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Tract G:
That part of Lots 34 and 35, Auditor's Subdivision No. 33, Minneapolis, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, lying northeasterly of the following described line: Beginning at a point on the north line of said Lot 34, distant 70 feet east of the northwest corner thereof; thence southeasterly to the southeast corner of Lot 36, said Auditor's Subdivision No. 33, and there terminating;

Tract H:
That part of Lot 36, Auditor's Subdivision No. 33, Minneapolis, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, lying northeasterly of the following described line: Beginning at the southeast corner of said Lot 36; thence northwesterly to a point on the north line of Lot 34, said Auditor's Subdivision No. 33, distant 70 feet east of the northwest corner thereof, and there terminating;

together with that part of Tracts C, D, E, F, G and H hereinbefore described, which lies southwesterly of Line 1 described below:

Line 1: Commencing at the most northerly northwesterly corner of Anishinabe Wakiagun Addition, being also the southwesterly corner of Lot 33, said Auditor's Subdivision No. 33, thence northerly on an azimuth of 359 degrees 36 minutes 33 seconds along the westerly line of Lots 33, 32 and 31, said Auditor's Subdivision No. 33 for 151.73 feet to the point of beginning of Line 1 to be described; said point being 43.64 feet northerly of the southwest corner of said Lot 31; thence on an azimuth of 149 degrees 38 minutes 10 seconds for 229.93 feet; thence on an azimuth of 149 degrees 26 minutes 39 seconds for 101.80 feet to an intersection with the west line of Block 1, Atwater's Second Addition; thence on an azimuth of 179 degrees 56 minutes 49 seconds along the west line of said Block 1 for 204.41 feet and there terminating;

All abstract property, except as otherwise noted above.

Parcel 2
That part of Tracts A and B described below:

Tract A:
The part of Lot 41, Auditor's Subdivision No. 33 lying south of the north line of Lot 6, Block 1, Atwater's Second Addition to Minneapolis, extended west, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torrens property

Tract B:
That part of Lot 40, Auditor's Subdivision No. 33, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, lying southerly of the following described line: Beginning at the northwest corner of Lot 6, Block 1, Atwater's Second Addition; thence westerly along a line being the westerly extension of the north line of said Lot 6 to the west line of said Lot 40 and there terminating;

Tract C:
Lots 1,2,3,4, and 5, Block 1, Atwater's Second Addition to Minneapolis, according to the recorded plats thereof, and situate in Hennepin County, Minnesota

Tract D:
Lot 6, Block 1, Atwater's Second Addition to Minneapolis, according to the recorded plats thereof, and situate in Hennepin County, Minnesota

which lies northerly of Line 1 described below:

Line 1:
Commencing at the Southeast corner of Section 26, Township 29 North, Range 24 West; thence westerly on an azimuth of 269 degrees 43 minutes 17 seconds along the south line thereof for 1161.08 feet; thence on an azimuth of 359 degrees 43 minutes 17 seconds for 65.04 feet to the point of beginning of Line 1 to be described; thence easterly for 176.56 feet on a non-tangential curve, concave to the south, having a radius of 1006.54 feet, a delta angle of 10 degrees 03 minutes 02 seconds and a chord azimuth of 85 degrees 03 minutes 58 seconds; thence on an azimuth of 101 degrees 07 minutes 24 seconds for 17.75 feet; thence easterly for 180.21 feet on a non-tangential curve, concave to the south, having a radius of 1067.25 feet, a delta angle of 09 degrees 40 minutes 28 seconds and a chord azimuth of 95 degrees 55 minutes 50 seconds, to the east line of Tract D hereinbefore described, and there terminating;

together with the part of Tract C hereinbefore described which lies southwesterly of Line 2 described below:

Line 2
Commencing at the point of termination of Line 1 described above; thence northerly on an azimuth of 359 degrees 56 minutes 49 seconds along the east line of Tract D hereinbefore described for 21.16 feet to the point of Line 2 to be described; thence on an azimuth of 329 degrees 26 minutes 39 seconds for 251.09 feet, more or less, to the west line of Tract C hereinbefore described and there terminating;

also together with that part of Tract D hereinbefore described which lies northerly of Line 1 described above and southwesterly of Line 2 described above.

Abstract Property

Parcel 3
Lot 1, Block 1, ANISHINABE WAKIAGUN ADDITION, Hennepin County, Minnesota.
Abstract Property

Parcel 4
That part of 16th Avenue in the Southeast Quarter of the Southeast Quarter of Section 26, Township 29, Range 24, which lies northerly of "Line A" and southerly of the south line of Lot 1, Block 1, ANISHINABE WAKIAGUN ADDITION, all in Hennepin County, Minnesota.

"Line A" is described as commencing at the Southeast corner of Section 26, Township 29 North, Range 24 West; thence westerly on an azimuth of 269 degrees 43 minutes 17 seconds along the south line thereof for 1161.08 feet; thence on an azimuth of 359 degrees 43 minutes 17 seconds for 65.04 feet to the point of beginning of said "Line A" to be described; thence easterly for 176.56 feet on a non-tangential curve, concave to the south, having a radius of 1006.54 feet, a delta angle of 10 degrees 03 minutes 02 seconds and a chord azimuth of 85 degrees 03 minutes 58 seconds and said line there terminating.

- ### LEGEND
- DENOTES IRON MONUMENT FOUND
 - DENOTES IRON MONUMENT SET
 - DENOTES UTILITY POLE
 - ⊙ DENOTES STREET LIGHT
 - ⊕ DENOTES GAS METER/BOX
 - ⊕ DENOTES TELEPHONE BOX
 - ⊕ DENOTES SANITARY SEWER MANHOLE
 - ⊕ DENOTES STORM SEWER MANHOLE
 - ⊕ DENOTES CATCH BASIN
 - ⊕ DENOTES FIRE HYDRANT
 - DENOTES EXISTING CONTOUR
 - DENOTES BOLLARD
 - ⊕ DENOTES ELECTRIC TRANSFORMER
 - ⊕ DENOTES WATER MANHOLE
 - DENOTES GUY WIRE
 - DENOTES OVERHEAD ELECTRIC
 - DENOTES UNDERGROUND GAS
 - DENOTES WATERMAIN
 - DENOTES SANITARY SEWER
 - DENOTES STORM SEWER
 - DENOTES EXISTING FENCE/HAND RAIL
 - DENOTES RESTRICTED ACCESS
 - DENOTES EXISTING BITUMINOUS

I hereby certify that this plan, survey 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.

ERIC R. VICKARYOUS
Date: 05-19-15 Reg. No. 44125

REV. 06/03/15, 16TH AVE. VACATION INFO.
Date: 05-19-15 Reg. No. 44125

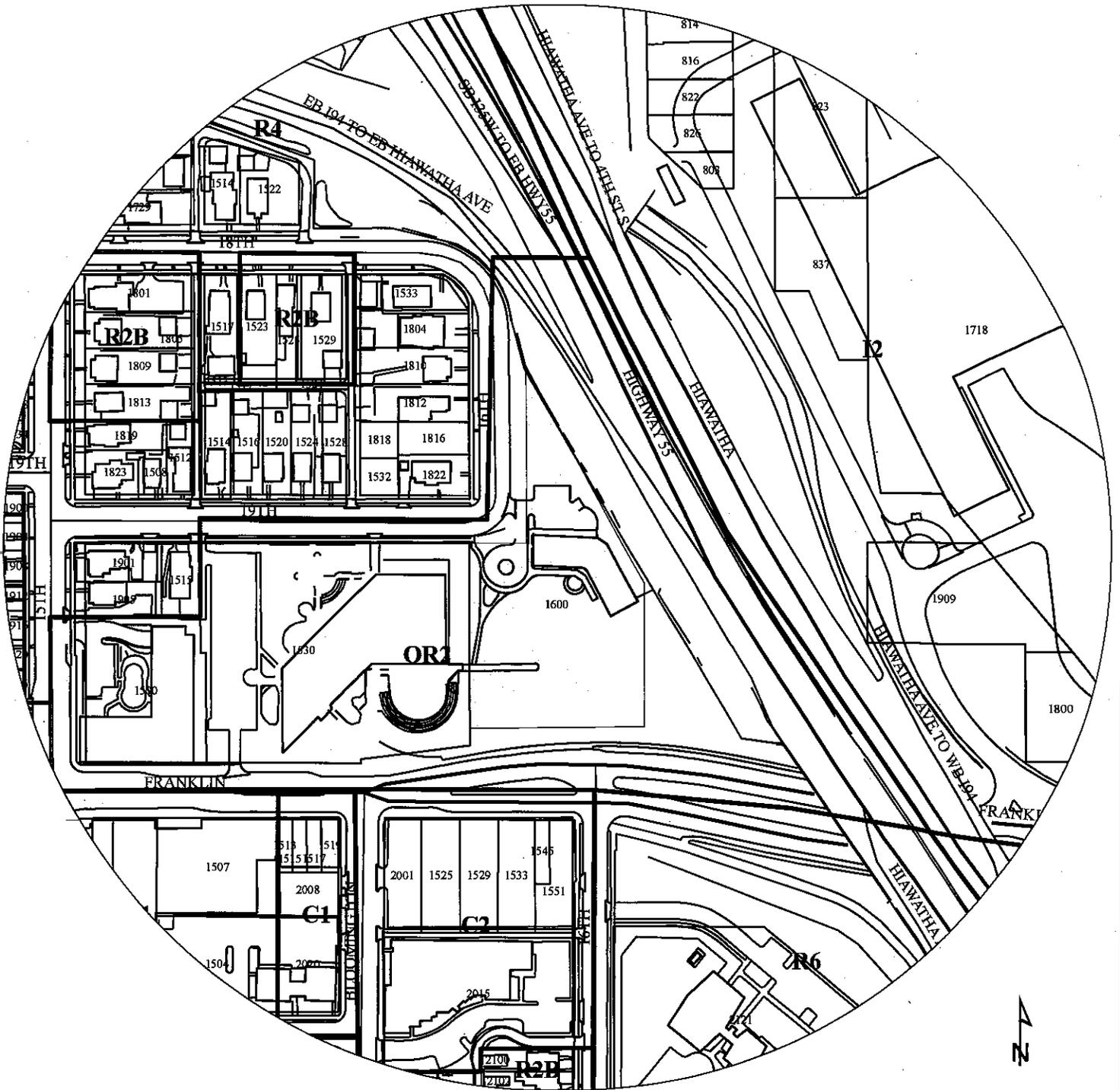
NORTH

0 20
(IN FEET)
1 inch = 20 ft.

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

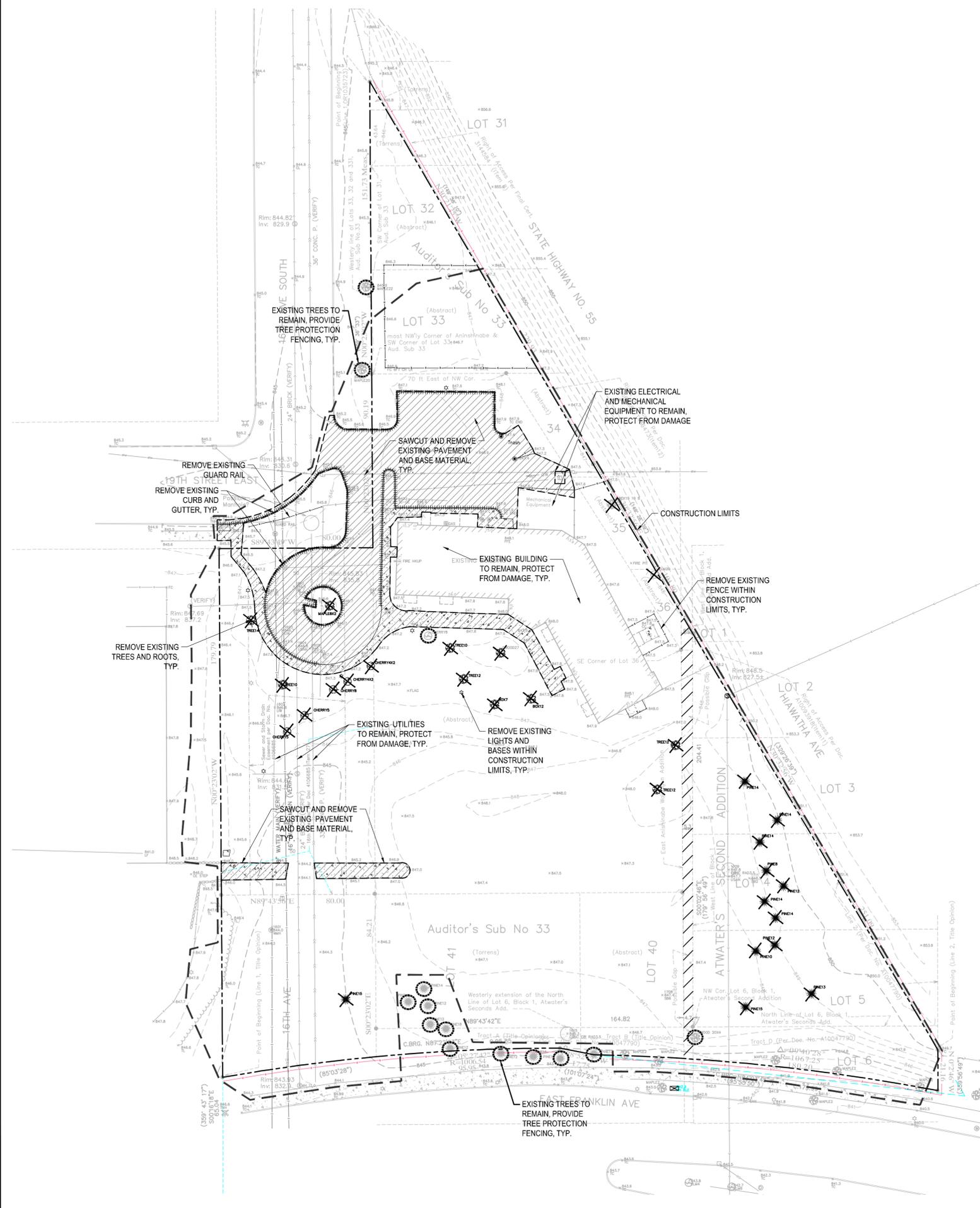
NAME OF APPLICANT

WARD



PROPERTY ADDRESS
1600 East 19th Street

FILE NUMBER
BZZ-7152



CITY OF MINNEAPOLIS REMOVAL NOTES:

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

REMOVALS LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL INCLUDING BIT., CONC., AND GRAVEL PMVTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF UTILITY LINES - COORDINATE WITH UTILITY COMPANY PRIOR TO CONSTRUCTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS
- TREES TO REMAIN - PROVIDE TREE PROTECTION FENCING

REMOVAL NOTES:

- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.

TREE INVENTORY, REMOVAL & PROTECTION:

TREE NO.	TYPE	SIZE	STATUS	COMMENTS
T1	COTTONWOOD	20x4	PROTECT	ADJACENT PROP/ROW
T2	PINE	15	REMOVE	ADJACENT PARCEL
T3	PINE	13	REMOVE	ADJACENT PARCEL
T4	PINE	10	REMOVE	ADJACENT PARCEL
T5	PINE	12	REMOVE	ADJACENT PARCEL
T6	PINE	14	REMOVE	ADJACENT PARCEL
T7	PINE	14	REMOVE	ADJACENT PARCEL
T8	PINE	12	REMOVE	ADJACENT PARCEL
T9	PINE	8	REMOVE	ADJACENT PARCEL
T10	PINE	14	REMOVE	ADJACENT PARCEL
T11	PINE	14	REMOVE	ADJACENT PARCEL
T12	PINE	14	REMOVE	ADJACENT PARCEL
T13	DECIDUOUS	12	REMOVE	
T14	DECIDUOUS	12	REMOVE	
T15	ELM	20	REMOVE	
T16	BOX ELDER	15, 10, 8	REMOVE	
T17	MAPLE	22	PROTECT	ROW/STREET TREE
T18	MAPLE	20	PROTECT	ROW/STREET TREE
T19	DECIDUOUS	14	REMOVE	
T20	MAPLE	8x2	REMOVE	
T21	CHERRY	8	PROTECT	
T22	DECIDUOUS	10	REMOVE	
T23	COTTONWOOD	27	REMOVE	
T24	DECIDUOUS	12	REMOVE	
T25	BOX ELDER	7	REMOVE	
T26	BOX ELDER	12	REMOVE	
T27	DECIDUOUS	10	REMOVE	
T28	CHERRY	5	REMOVE	
T29	CHERRY	5	REMOVE	
T30	CHERRY	8	REMOVE	
T31	CHERRY	4x2	REMOVE	
T32	CHERRY	4x2	REMOVE	
T33	PINE	15	REMOVE	ADJACENT PARCEL
T34	PINE	12	PROTECT	
T35	PINE	14	PROTECT	
T36	PINE	12	PROTECT	
T37	PINE	12	PROTECT	
T38	PINE	18	PROTECT	ADJACENT PROP/ROW
T39	PINE	12	PROTECT	ADJACENT PROP/ROW
T40	PINE	12	PROTECT	ADJACENT PROP/ROW
T41	PINE	15	PROTECT	ADJACENT PROP/ROW
T42	PINE	12	PROTECT	ADJACENT PROP/ROW
T43	PINE	12	PROTECT	ADJACENT PROP/ROW

OWNER, DEVELOPER, CONTRACTOR SIGNED STATEMENT

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

OWNER: _____
 DEVELOPER: _____
 CONTRACTOR: _____

OWNER INFORMATION

OWNER: AMERICAN INDIAN COMMUNITY DEVELOPMENT CORPORATION
 1508 EAST FRANKLIN AVENUE
 MINNEAPOLIS, MN 55404

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

DJR ARCHITECTURE, INC.
 333 Washington Ave N, Suite 210
 Minneapolis, Minnesota 55401
 612.976.2700 www.djr-arc.com

PROJECT ANISHINABE BII GII WIN

1600 EAST 19TH STREET, MINNEAPOLIS, MN

AMERICAN INDIAN COMMUNITY DEVELOPMENT CORPORATION

1508 EAST FRANKLIN AVENUE, MINNEAPOLIS, MN 55404

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

Matthew R. Pavak
 Matthew R. Pavak
 DATE 4/28/15 LICENSE NO. 44263

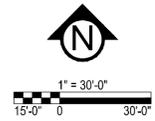
ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
2/20/15	PDR SUBMITTAL
4/28/15	LAND USE SUBMITTAL

REVISION SUMMARY

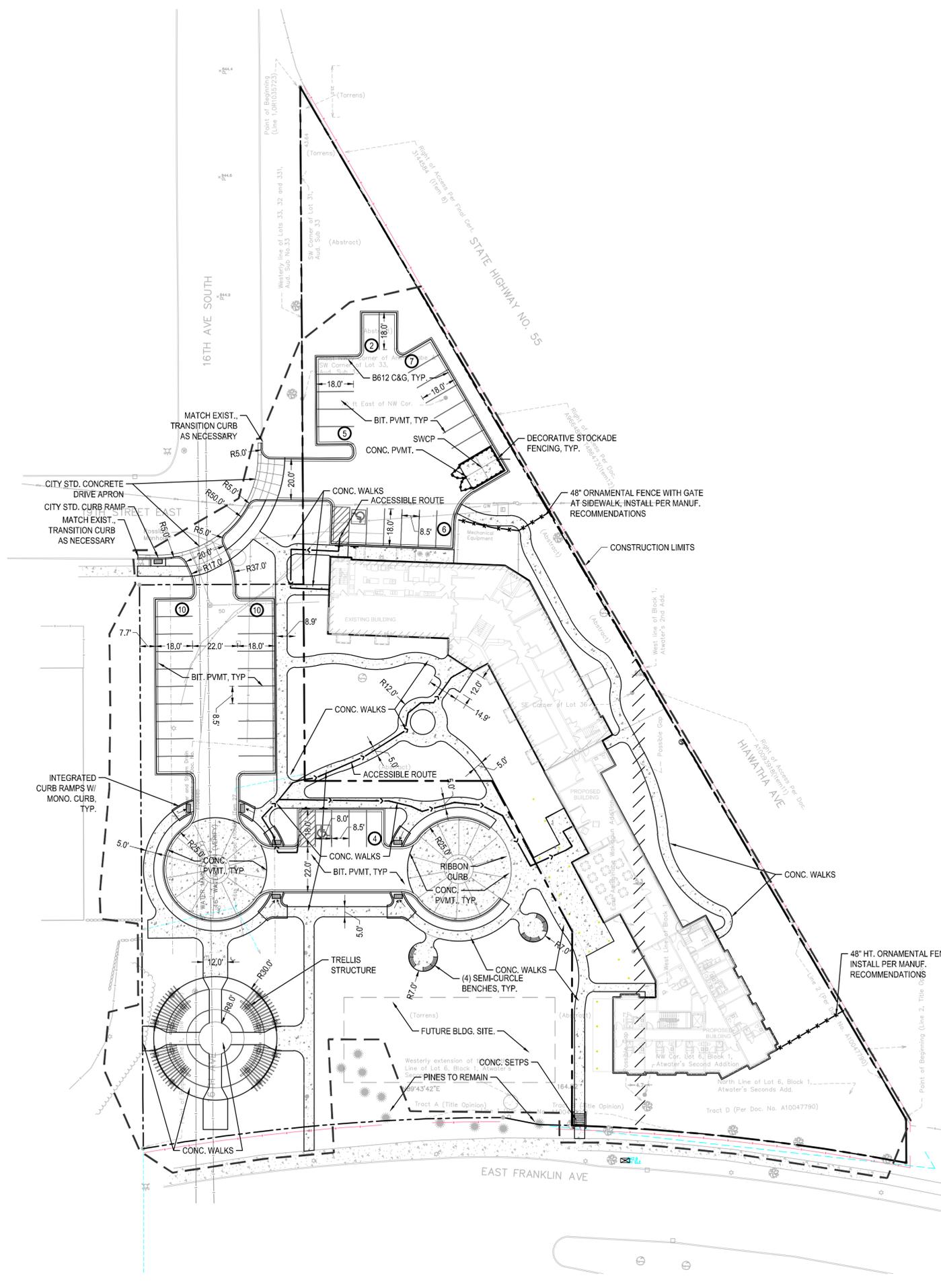
DATE	DESCRIPTION

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



REMOVALS PLAN

C1.0



CITY OF MINNEAPOLIS SITE SPECIFIC NOTES:

- RESERVED FOR CITY SPECIFIC NOTES.

SITE PLAN LEGEND:

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

SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- CURB AND GUTTER TYPE SHALL BE B612 UNLESS OTHERWISE NOTED ON THE DRAWINGS-TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE AREA CALCULATIONS:

	EXISTING - TOTAL	PROPOSED - TOTAL
BUILDING COVERAGE	6,267 SF 6.5%	13,100 SF 13.6%
ALL PAVEMENTS	10,965 SF 11.4%	33,224 SF 34.4%
ALL NON-PAVEMENTS	79,274 SF 82.1%	50,182 SF 52.0%
TOTAL SITE AREA	96,506 SF 100.0%	96,506 SF 100.0%
EXISTING - LOT 1		
BUILDING COVERAGE	0 SF 0.0%	0 SF 0.0%
ALL PAVEMENTS	3,941 SF 9.5%	20,764 SF 50.0%
ALL NON-PAVEMENTS	37,613 SF 90.5%	20,790 SF 50.0%
LOT 1 SITE AREA (WEST LOT)	41,554 SF 100.0%	41,554 SF 100.0%
EXISTING - LOT 2		
BUILDING COVERAGE	6,267 SF 11.4%	13,100 SF 23.8%
ALL PAVEMENTS	7,024 SF 12.8%	12,460 SF 22.7%
ALL NON-PAVEMENTS	41,661 SF 75.8%	29,392 SF 53.5%
LOT 2 SITE AREA (EAST LOT)	54,952 SF 100.0%	54,952 SF 100.0%

OWNER INFORMATION

OWNER: AMERICAN INDIAN COMMUNITY DEVELOPMENT CORPORATION
 1508 EAST FRANKLIN AVENUE
 MINNEAPOLIS, MN 55404

OPERATIONAL NOTES:

- ALL SNOW WILL BE PLOWED AND STORED IN LANDSCAPE AREAS ADJACENT TO PAVED AREAS.
- TRASH STORAGE WILL BE PROVIDED IN THE TRASH ENCLOSURE IN THE NORTH PARKING LOT.

CITY COORDINATION NOTES:

- TRAFFIC & PARKING
 - COORDINATE WITH BILL PRINCE, CITY OF MINNEAPOLIS, (612) 673-3901 FOR ALL WORK REGARDING STREET LIGHTING AND ELECTRICAL SYSTEMS. STREET LIGHTING INSTALLED AS PART OF THE PROJECT SHALL BE INSPECTED BY THE CITY, CONTACT DAVE PREHALL (612) 673-5759. ANY LIGHTING INSTALLATIONS NOT MEETING CITY SPECIFICATIONS WILL BE REQUIRED TO BE REINSTALLED AT CONTRACTOR'S EXPENSE.
 - COORDINATE WITH BOB BOBLETT CITY OF MINNEAPOLIS, (612) 673-2428 FOR ALL ISSUES REGARDING WORK IN AND ADJACENT TO CITY RIGHTS-OF-WAY. AN ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ALL STREETSCAPE ELEMENTS IN THE PUBLIC ROW. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED OPERATIONS WILL REQUIRE AN ENCROACHMENT PERMIT. ANY EXCAVATIONS THAT FALL WITHIN THE PUBLIC ROW WILL REQUIRE A ROW EXCAVATION PERMIT.
 - COORDINATE WITH SCOTT KRAMER, CITY OF MINNEAPOLIS, (612) 673-2383 REGARDING ANY WORK THAT IS PERFORMED IN THE RIGHT-OF-WAY. AN OBSTRUCTION PERMIT WILL BE REQUIRED FOR ALL WORK IN THE RIGHT-OF-WAY. CONTACT SCOTT KRAMER REGARDING DETAILS OF SIDEWALK AND LANE CLOSURES.
 - COORDINATE WITH CRAIG PINKALLA, CITY OF MINNEAPOLIS, (612) 499-9233 FOR ALL WORK REGARDING REMOVAL OR PROTECTION OF TREES DURING CONSTRUCTION IN THE CITY RIGHT-OF-WAY.
 - COORDINATE WITH PAUL CAO, CITY OF MINNEAPOLIS, (612) 673-2943 FOR ALL WORK REGARDING BIKE RACKS IN THE CITY RIGHT-OF-WAY.
 - COORDINATE WITH ALLAN KLUGMAN, CITY OF MINNEAPOLIS, (612) 673-5750 PRIOR TO CONSTRUCTION FOR THE TEMPORARY REMOVAL/RELOCATION OF ANY CITY OF MINNEAPOLIS SIGNAL SYSTEM. ALL COSTS FOR RELOCATION AND/OR REPAIR OF CITY TRAFFIC SHALL BE BORNE BY THE CONTRACTOR.
 - COORDINATE WITH DOUG MADAY, CITY OF MINNEAPOLIS, (612) 673-5755 PRIOR TO CONSTRUCTION FOR THE REMOVAL OR RELOCATION OF ANY CITY OF MINNEAPOLIS RIGHT-OF-WAY SIGNS.
- ENVIRONMENTAL HEALTH
 - COORDINATE WITH ENVIRONMENTAL SERVICES, CITY OF MINNEAPOLIS, (612) 673-3867 FOR PERMITS RELATING TO AFTER HOURS WORK, TEMPORARY STORAGE OF IMPACTED SOILS ON SITE PRIOR TO DISPOSAL OR REUSE, REMEDIATION OF CONTAMINATED SOIL AND GROUNDWATER, REUSE OF IMPACTED SOILS ON SITE, DEWATERING AND DISCHARGE OF ACCUMULATED STORM WATER OR GROUND WATER TO CITY SEWERS, FLAMMABLE WASTE TRAPS, UNDERGROUND OR ABOVEGROUND TANK INSTALLATION OR REMOVAL, WELL CONSTRUCTION OR SEALING, OR ON-SITE ROCK CRUSHING.
 - NO CONSTRUCTION, DEMOLITION OR COMMERCIAL POWER MAINTENANCE EQUIPMENT SHALL BE OPERATED WITHIN THE CITY BETWEEN THE HOURS OF 6:00 PM AND 7:00 AM ON WEEKDAYS OR DURING ANY HOURS ON SATURDAYS, SUNDAYS AND STATE AND FEDERAL HOLIDAYS, EXCEPT UNDER PERMIT.
 - IF CONTAMINATED SOIL IS ENCOUNTERED, IT MUST BE REPORTED TO THE MINNESOTA DUTY OFFICER AT (651) 649-5451. PREAPPROVAL FOR REMOVAL OR REUSE MUST OCCUR FROM THE MPCA AND THE CITY OF MINNEAPOLIS.
- FORESTRY DEPARTMENT
 - TO PROTECT ROOT ZONES, NO CONSTRUCTION EQUIPMENT OR MATERIALS SHALL BE PLACED, PARKED, OR STORED ON ANY UNPAVED AREA WITHIN THE DRIP LINE OF ANY CITY OWNED TREE. NO CHEMICALS OR PETROLEUM PRODUCTS SHALL BE DEPOSITED ON ANY UNPAVED AREA IN THE CITY RIGHT-OF-WAY.
 - ANY TREE ROOTS ENCOUNTERED ARE TO BE CLEANLY CUT USING HAND TOOLS.
 - NO OPEN EXCAVATION OR BORE PITS ALLOWED WITHIN 8 FEET OF CITY STREET TREES.
 - CARE SHALL BE TAKEN NOT TO DAMAGE TREE TRUNKS OR BRANCHES. CONTRACTOR MUST CONTACT FORESTRY DEPARTMENT INSPECTION AT (612) 499-9233 AT LEAST 3 DAYS PRIOR TO STARTING WORK TO DISCUSS PROBLEMS OF OVERHANGING BRANCHES THAT MAY BE DAMAGED.

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

DJR ARCHITECTURE, INC.
 333 Washington Ave N, Suite 210
 Minneapolis, Minnesota 55401
 612-976-2790 www.djr-inc.com

PROJECT ANISHINABE BII GII WIN

1600 EAST 19TH STREET, MINNEAPOLIS, MN

AMERICAN INDIAN COMMUNITY DEVELOPMENT CORPORATION

1508 EAST FRANKLIN AVENUE, MINNEAPOLIS, MN 55404

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

Matthew R. Pavak
 Matthew R. Pavak
 DATE 4/28/15 LICENSE NO. 44263

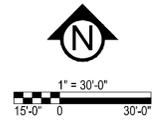
ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
2/20/15	PDR SUBMITTAL
4/28/15	LAND USE SUBMITTAL

REVISION SUMMARY

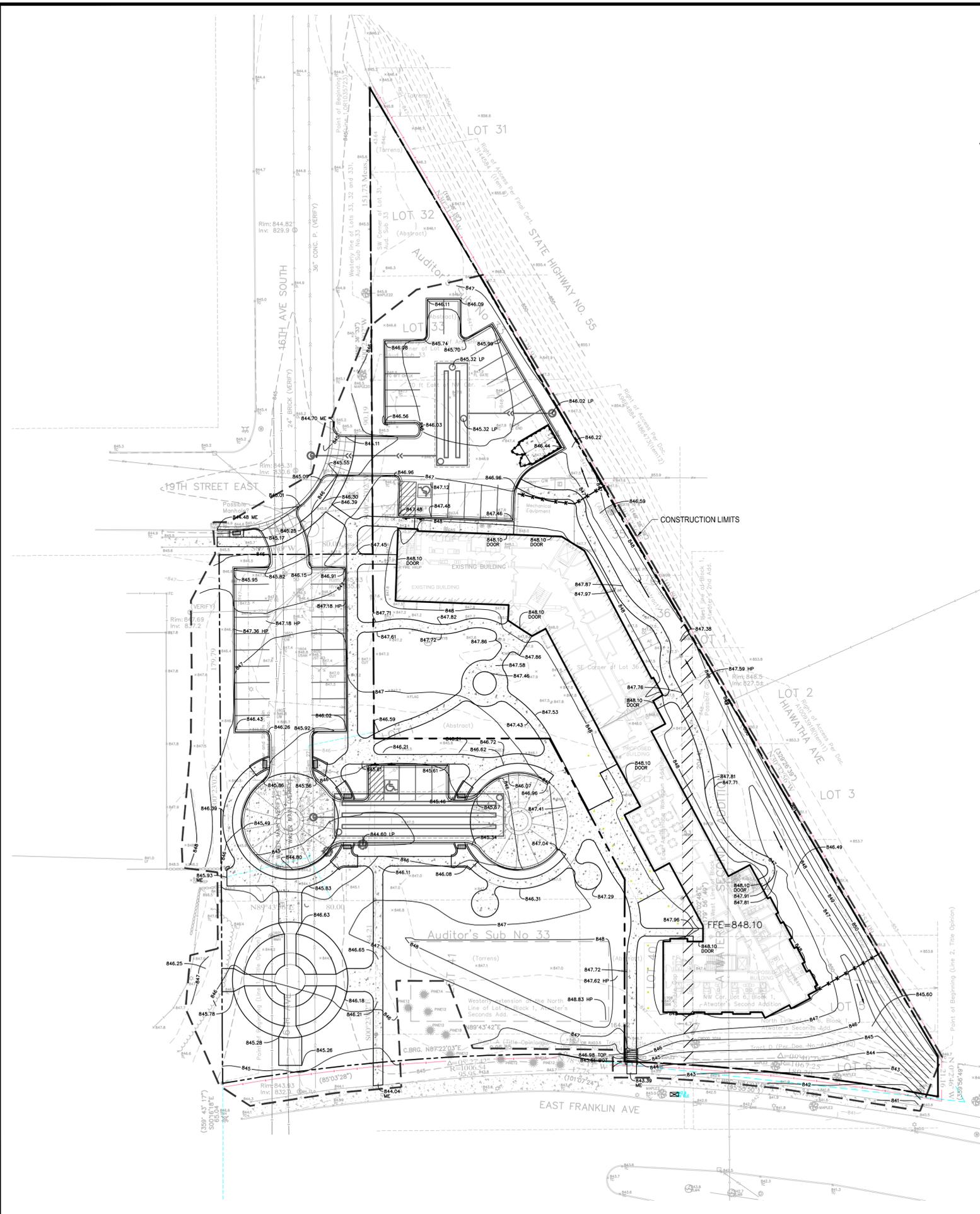
DATE	DESCRIPTION

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



SITE PLAN

C2.0



NON STORM WATER DISCHARGES:

THERE ARE NO KNOWN NON-STORM WATER DISCHARGES ON THE EXISTING SITE AND NONE ARE PROPOSED AS PART OF THIS DEVELOPMENT.

GROUNDWATER STATEMENT:

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

OWNER, DEVELOPER, CONTRACTOR SIGNED STATEMENT

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

OWNER: _____

DEVELOPER: _____

CONTRACTOR: _____

GRADING PLAN LEGEND:

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

GENERAL GRADING NOTES:

1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A

CITY OF MINNEAPOLIS GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

GROUNDWATER INFORMATION:

PER GEOTECHNICAL REPORT BY XXXXX, INC., DATED XX-XX-XX GROUNDWATER WAS OBSERVED AT ELEVATIONS RANGING FROM XXX.XX TO XXX.XX

- THE BORINGS & GROUNDWATER ARE AS FOLLOWS:
- B-1 XXX.XX
 - B-2 XXX.XX
 - B-3 XXX.XX
 - B-4 XXX.XX

PROPOSED FOOTING DRAIN TILE INVERT ELEVATION = XXX.XX

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

DJR ARCHITECTURE, INC.
 333 Washington Ave N, Suite 210
 Minneapolis, Minnesota 55401
 612.976.2700 www.djr-arc.com

PROJECT ANISHINABE BII GII WIN

1600 EAST 19TH STREET, MINNEAPOLIS, MN

AMERICAN INDIAN COMMUNITY DEVELOPMENT CORPORATION

1508 EAST FRANKLIN AVENUE, MINNEAPOLIS, MN 55404

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

Matthew R. Pavak
 Matthew R. Pavak
 DATE 4/28/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
2/20/15	PDR SUBMITTAL
4/28/15	LAND USE SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

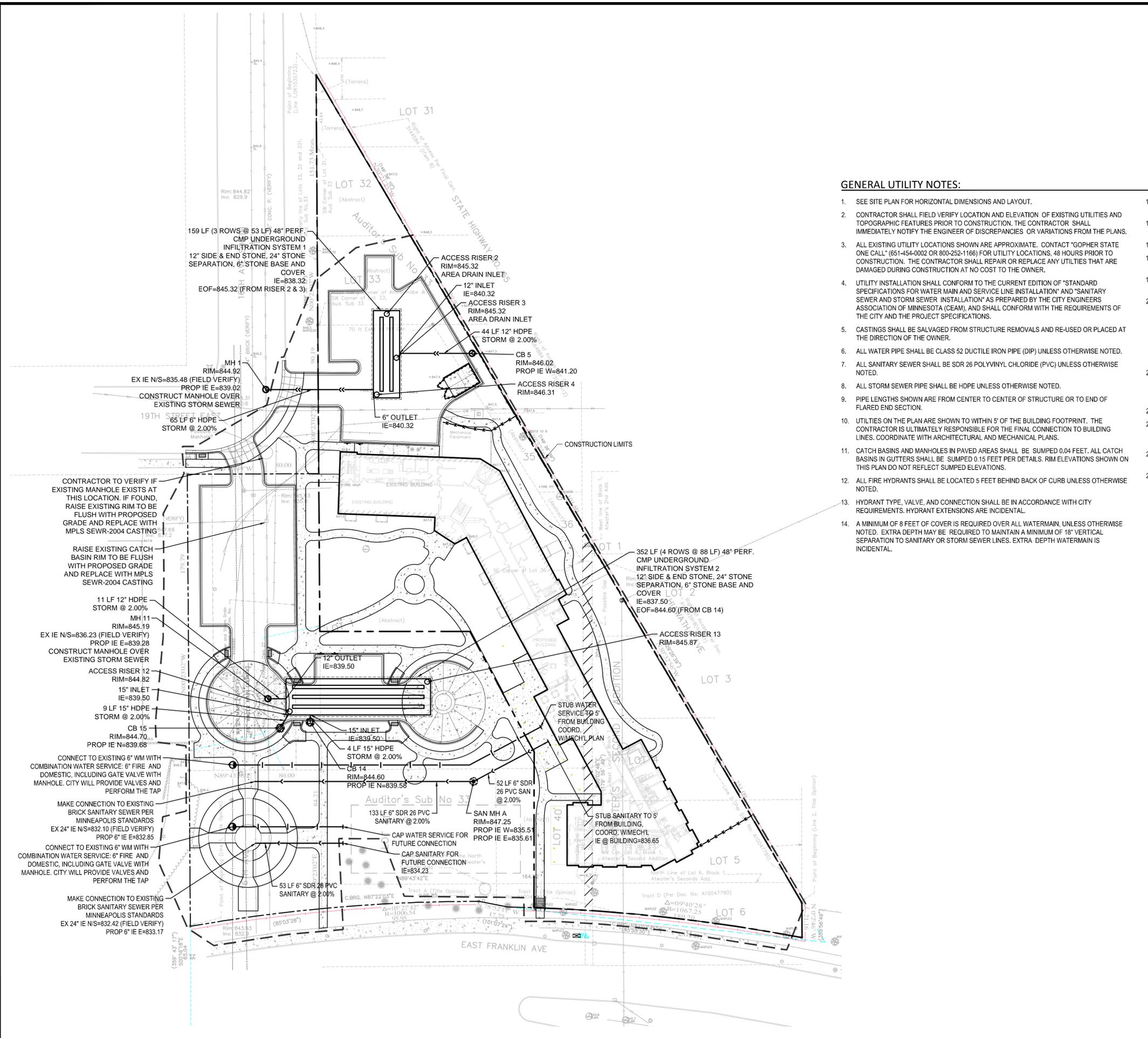
GRADING PLAN

C3.0

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

GSOC

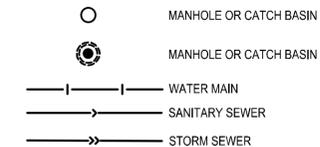
1" = 30'-0"
 15'-0" 0 30'-0"



CITY OF MINNEAPOLIS UTILITY NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:



GENERAL UTILITY NOTES:

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.

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

DJR ARCHITECTURE, INC.
 333 Washington Ave N, Suite 210
 Minneapolis, Minnesota 55401
 612-875-2750 www.djrinc.com

PROJECT ANISHINABE BII GII WIN
 1600 EAST 19TH STREET, MINNEAPOLIS, MN
AMERICAN INDIAN COMMUNITY DEVELOPMENT CORPORATION
 1508 EAST FRANKLIN AVENUE, MINNEAPOLIS, MN 55404

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

Matthew R. Pavlek
 Matthew R. Pavlek
 DATE 4/28/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
2/20/15	PDR SUBMITTAL
4/28/15	LAND USE SUBMITTAL
REVISION SUMMARY	
DATE	DESCRIPTION

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

1" = 30'-0"
 15'-0" 0 30'-0"

UTILITY PLAN
C4.0

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

ALL REBARS ARE IN ENGLISH DESIGNATIONS

REINFORCING IN EACH DIRECTION SEE TABLE FOR SPACING REQUIRED. EQUIVALENT WIRE MESH MAY BE USED.

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS
DRAWN DCD DATE 2003
APPROVED: HRS DATE 1206

MANHOLE BASE SLAB
STANDARD PLATE NO. SEWR-1003

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

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

SEE MPLS. CASTING. CASTING SHALL BE SET ON FULL MORTAR BED.

1 ADJ. RING = 3" INCL. MORTAR
3 ADJ. RINGS = 6" INCL. MORTAR

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS
DRAWN DCD DATE 1206
APPROVED: HRS DATE 1206

PRECAST CATCH BASIN POT
STANDARD PLATE NO. SEWR-1008-R1

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS
DRAWN DCD DATE 2003
APPROVED: HRS DATE 1206

CATCH BASIN INSTALLATION
STANDARD PLATE NO. SEWR-1009

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS
DRAWN DCD DATE 1206
APPROVED: HRS DATE 1206

CONCRETE ADJUSTING RINGS
STANDARD PLATE NO. SEWR-1011-R1

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS
DRAWN DCD DATE 1212
APPROVED: KMM DATE 1212

STANDARD CATCH BASIN CONSTRUCTION
STANDARD PLATE NO. SEWR-1017

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS
DRAWN ZTT DATE 1202
APPROVED: HRS DATE 1206

CIRCULAR VANE GRATE
STANDARD PLATE NO. SEWR-2003

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS
DRAWN DCD DATE 2007
APPROVED: HRS DATE 2007

STANDARD MANHOLE CASTING
STANDARD PLATE NO. SEWR-2004

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS
DRAWN DCD DATE 2003
APPROVED: HRS DATE 1206

CATCH BASIN CASTING
STANDARD PLATE NO. SEWR-2006

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

Patrick J. Sarver
DATE 4/28/15 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
2/20/15	PDR SUBMITTAL
4/28/15	LAND USE SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

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

L1.0

PLANT SCHEDULE - ENTIRE SITE

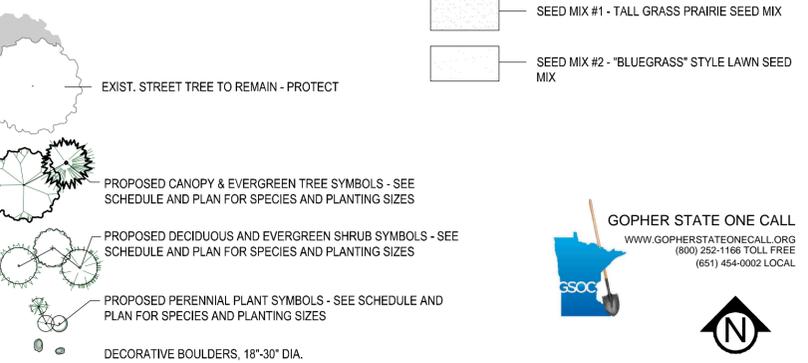
SYM	QUANT. (HOUSING)	QUANT. (PARKING)	QUANT. (TOTAL)	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES								
RB	1	12	13	RIVER BIRCH	Betula nigra	2.5" CAL.	B&B	STRAIGHT LEADER
PGA	-	20	20	PRAIRIE GOLD ASPEN *	Populus tremuloides 'NE Arb'	2.5" CAL.	B&B	FUTURE PLANTING - COORD.
SWO	3	-	3	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL.	B&B	STRAIGHT LEADER
NRM	3	4	7	NORTHWOOD RED MAPLE	Acer rubrum 'Northwood'	2.5" CAL.	B&B	STRAIGHT LEADER
HBV	4	1	5	HACKBERRY	Celtis occidentalis			
EVERGREEN TREES								
BHS	2	-	2	BLACK HILLS SPRUCE	Picea glauca 'Densata'	6' HT.	B&B	STRAIGHT LEADER
AP	2	-	2	AUSTRIAN PINE	Pinus nigra	6' HT.	B&B	STRAIGHT LEADER
ERC	2	-	2	EASTERN RED JUNIPER	Juniperus virginiana	6' HT.	B&B	STRAIGHT LEADER
ORNAMENTAL TREES								
ABS	1	3	4	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	1.5" CAL.	B&B	TREE FORM
ERB	6	-	6	EASTERN REDBUD (TREE FORM)	Cercis canadensis 'Northern Strain'	1.5" CAL.	B&B	STRAIGHT LEADER
PFC	3	14	17	PRAIRIEFIRE FLOWERING CRAB	Malus 'Prairiefire'	1.5" CAL.	B&B	STRAIGHT LEADER
DECIDUOUS & EVERGREEN SHRUBS								
FDD	8	-	8	FIRE DANCE DOGWOOD	Cornus sericea 'Bailadeline'	#5	CONT.	DENSE BRANCHING
FPR	3	24	27	PAVEMENT FOXI ROSE	Rosa 'Foxy Pavement'	#5	CONT.	DENSE BRANCHING
AC	16	25	41	ALPINE CURRANT	Ribes alpinum	#5	CONT.	DENSE BRANCHING
DKL	6	22	28	DWARF KOREAN LILAC	Syringa meyeri 'Palibin'	#5	CONT.	DENSE BRANCHING
FS	12	-	12	FRAGRANT SUMAC	Rhus aromatica	#5	CONT.	DENSE BRANCHING
MJ	4	-	4	MEDORA JUNIPER	Juniperus scopulorum 'Medora'	24" HT.	CONT.	DENSE BRANCHING
		28	28	ADDITIONAL FUTURE SHRUBS *		24" HT.	CONT.	DENSE BRANCHING
PERENNIALS, GRASSES & G.C.								
KFG	24	42	66	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	#2	CONT.	
SRG	28	12	40	SHENANDOAH RED SWITCH GRASS	Panicum virgatum 'Shenandoah'	#2	CONT.	
LBS	4	51	55	BLUE HEAVEN LITTLE BLUE STEM	Schizachyrium scoparium 'Blue Heaven'	#2	CONT.	
CAD	15	16	31	CHICAGO APACHE DAYLILY	Hemerocallis 'Chicago Apache'	#1	CONT.	
SSD	6	8	14	STELLA SUPREME DAYLILY	Hemerocallis 'Stella Supreme'	#1	CONT.	
JPW	13	-	13	JOE PYE WEED	Eutrochium purpureum	#1	CONT.	
BES	10	21	31	GOLDSTURM RUDBECKIA	Rudbeckia fulgida 'Goldsturm'	#1	CONT.	
PC	8	14	22	PIXIE MEADOWBRITTE ECHINACEA	Echinacea 'Pixie Meadowbrite'	#1	CONT.	
BIA	20	-	20	BLUE ICE AMSONIA	Amsonia tabernaemontana 'Blue Ice'	#1	CONT.	
WBA	13	-	13	WOODS BLUE ASTER	Aster 'Woods Blue'	#1	CONT.	
WPA	12	-	12	WOODS PURPLE ASTER	Aster 'Woods Purple'	#1	CONT.	

* PRAIRIE GOLD ASPEN, AS WELL AS ADDITIONAL EVERGREEN AND DECIDUOUS SHRUBS ARE SHOWN ON THE PLANT SCHEDULE FOR FUTURE INSTALLMENT WITHIN THE AREA IN AND AROUND THE PROPOSED PERGOLA STRUCTURE IN THE SOUTHWEST QUADRANT OF THE SITE. THE CONTRACTOR AND/OR LANDSCAPE ARCHITECT SHALL SUBMIT A FULL LANDSCAPE PLAN FOR THAT AREA SHOWING LOCATIONS AND SPECIES FOR ALL PLANT MATERIAL, PRIOR TO CONSTRUCTION.

LANDSCAPE NOTES:

- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH (MIN. AFTER INSTALLATION AND/OR TOPDRESSING OPERATIONS) OF SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNER TO APPROVE SAMPLE PRIOR TO INSTALLATION. STEEL EDGING AS SHOWN ON PLAN, SUBMIT SAMPLE FOR APPROVAL.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE A FULLY PROGRAMMABLE SYSTEM CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PATHWAY/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

LEGEND:



LANDSCAPE CALCULATIONS:

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

54,952.0 SF - 13,100.0 SF = 41,852.0 SF

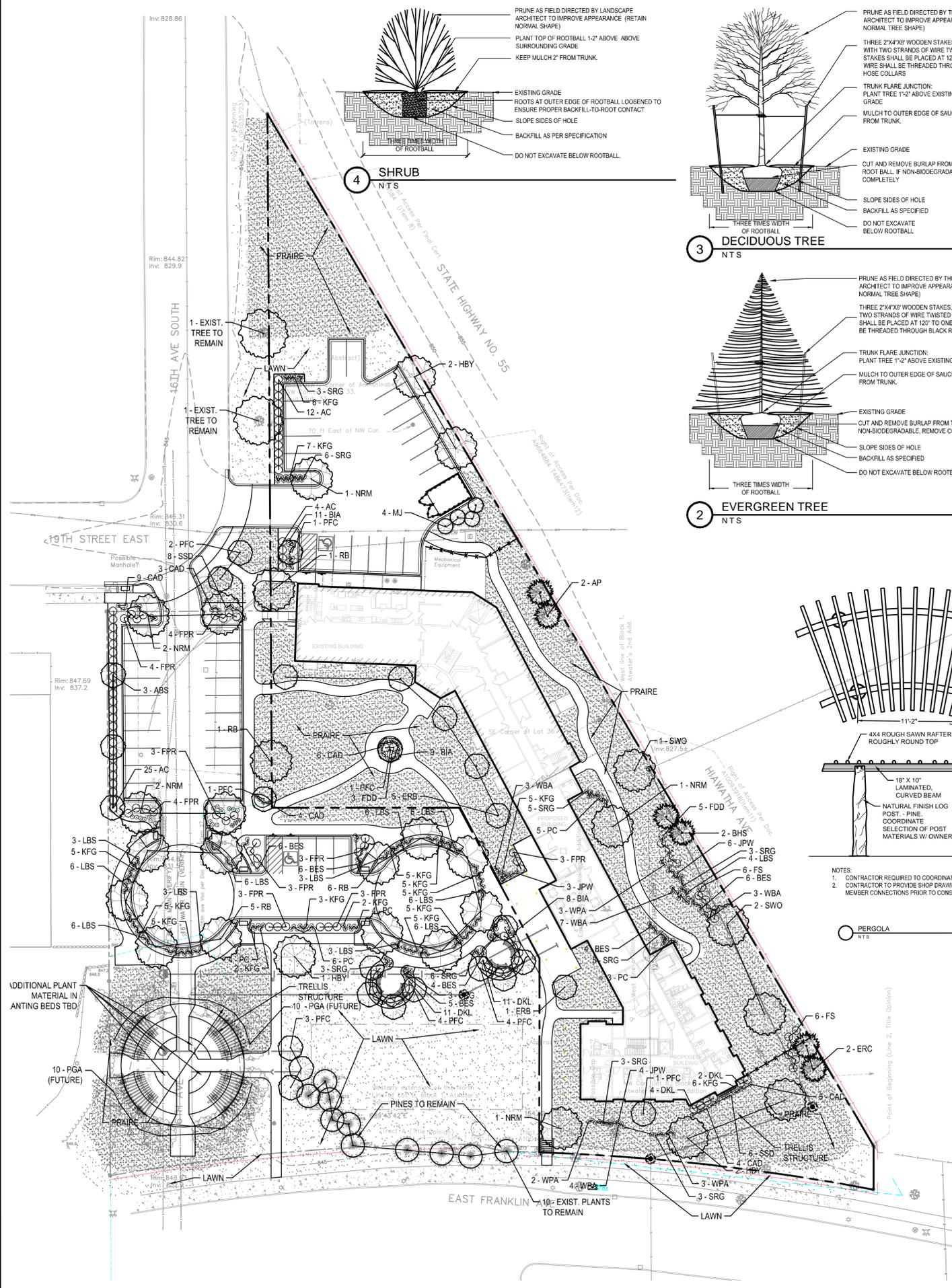
20% OF OPEN SPACE = LANDSCAPE AREA

20% X 41,852.0 SF = 8,370.4 SF REQUIRED
120% X 41,852.0 SF = 50,182.0 SF PROVIDED

84.3% PROPOSED IMPERVIOUS RATIO

PROPOSED LANDSCAPE:
1 TREE/ 500 SF OF "LANDSCAPE AREA"
8,370.4 SF / 500 = 17 TREES REQUIRED
SEE PLANT SCHEDULE

1 SHRUB/100 SF OR "LANDSCAPE AREA"
8,370.4 SF / 100 = 84 SHRUBS REQUIRED
SEE PLANT SCHEDULE

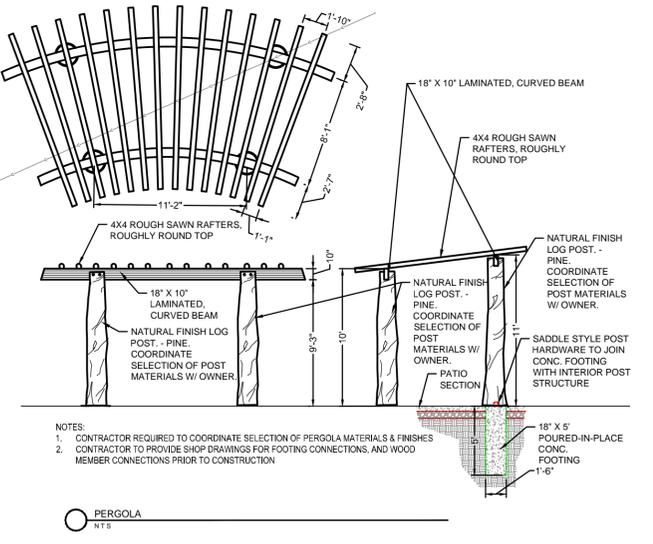


34 "ON-SITE" NEW TREES + 20 TO ADJACENT SITE *

54 = TOTAL SITE TREES

120 SHRUBS + 28 RESERVED FOR 2ND BUILDING SITE *

148 = TOTAL SITE SHRUBS



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

54,952.0 SF - 13,100.0 SF = 41,852.0 SF

20% OF OPEN SPACE = LANDSCAPE AREA

20% X 41,852.0 SF = 8,370.4 SF REQUIRED
120% X 41,852.0 SF = 50,182.0 SF PROVIDED

84.3% PROPOSED IMPERVIOUS RATIO

PROPOSED LANDSCAPE:
1 TREE/ 500 SF OF "LANDSCAPE AREA"
8,370.4 SF / 500 = 17 TREES REQUIRED
SEE PLANT SCHEDULE

1 SHRUB/100 SF OR "LANDSCAPE AREA"
8,370.4 SF / 100 = 84 SHRUBS REQUIRED
SEE PLANT SCHEDULE

PROJECT **ANISHINABE BII GII WIN**
1600 EAST 19TH STREET, MINNEAPOLIS, MN
AMERICAN INDIAN COMMUNITY DEVELOPMENT CORPORATION
1508 EAST FRANKLIN AVENUE, MINNEAPOLIS, MN 55404

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

Matthew R. Pavlek
Matthew R. Pavlek
DATE 4/28/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
2/20/15	PDR SUBMITTAL
4/28/15	LAND USE SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
------	-------------

SWPPP - EXISTING CONDITIONS

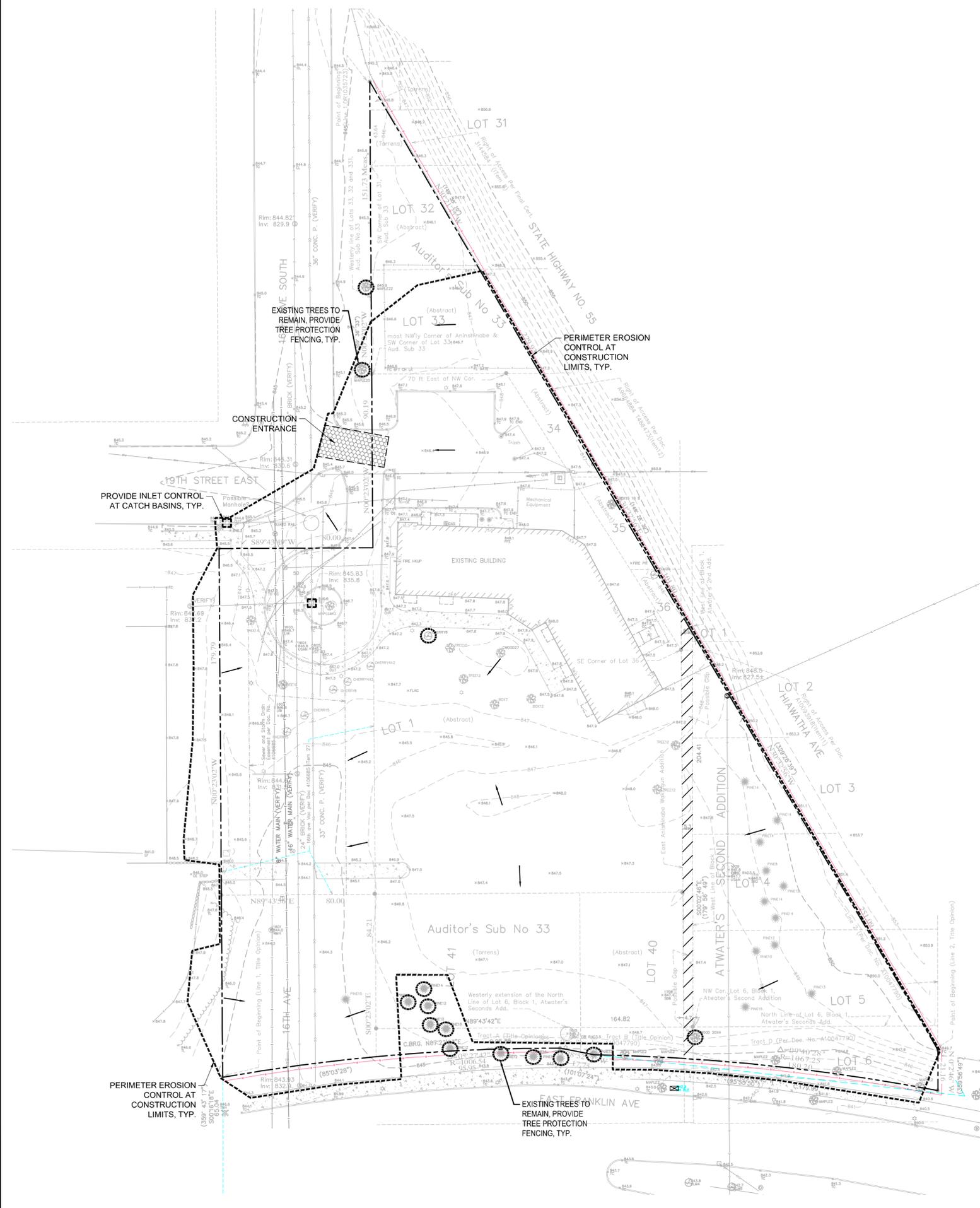
SW1.0

LEGEND:

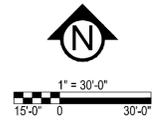
- 932 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 932 — 1' CONTOUR ELEVATION INTERVAL
- x 932.0 EXISTING SPOT GRADE ELEVATION
- 932.0 — PROPOSED SPOT GRADE ELEVATION
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- ▣ STABILIZED CONSTRUCTION ENTRANCE
- TREES TO REMAIN - PROVIDE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

SWPPP NOTES:

- THIS PROJECT IS GREATER THAN ONE ACRE AND AN MPCA NPDES PERMIT IS REQUIRED. AN EROSION CONTROL PERMIT IS ALSO REQUIRED FROM THE CITY OF MINNEAPOLIS.
- SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
- SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.



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



PROJECT **ANISHINABE BII GII WIN**
1600 EAST 19TH STREET, MINNEAPOLIS, MN
AMERICAN INDIAN COMMUNITY DEVELOPMENT CORPORATION
1508 EAST FRANKLIN AVENUE, MINNEAPOLIS, MN 55404

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

Matthew R. Pavlek
Matthew R. Pavlek
DATE 4/28/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
2/20/15	PDR SUBMITTAL
4/28/15	LAND USE SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

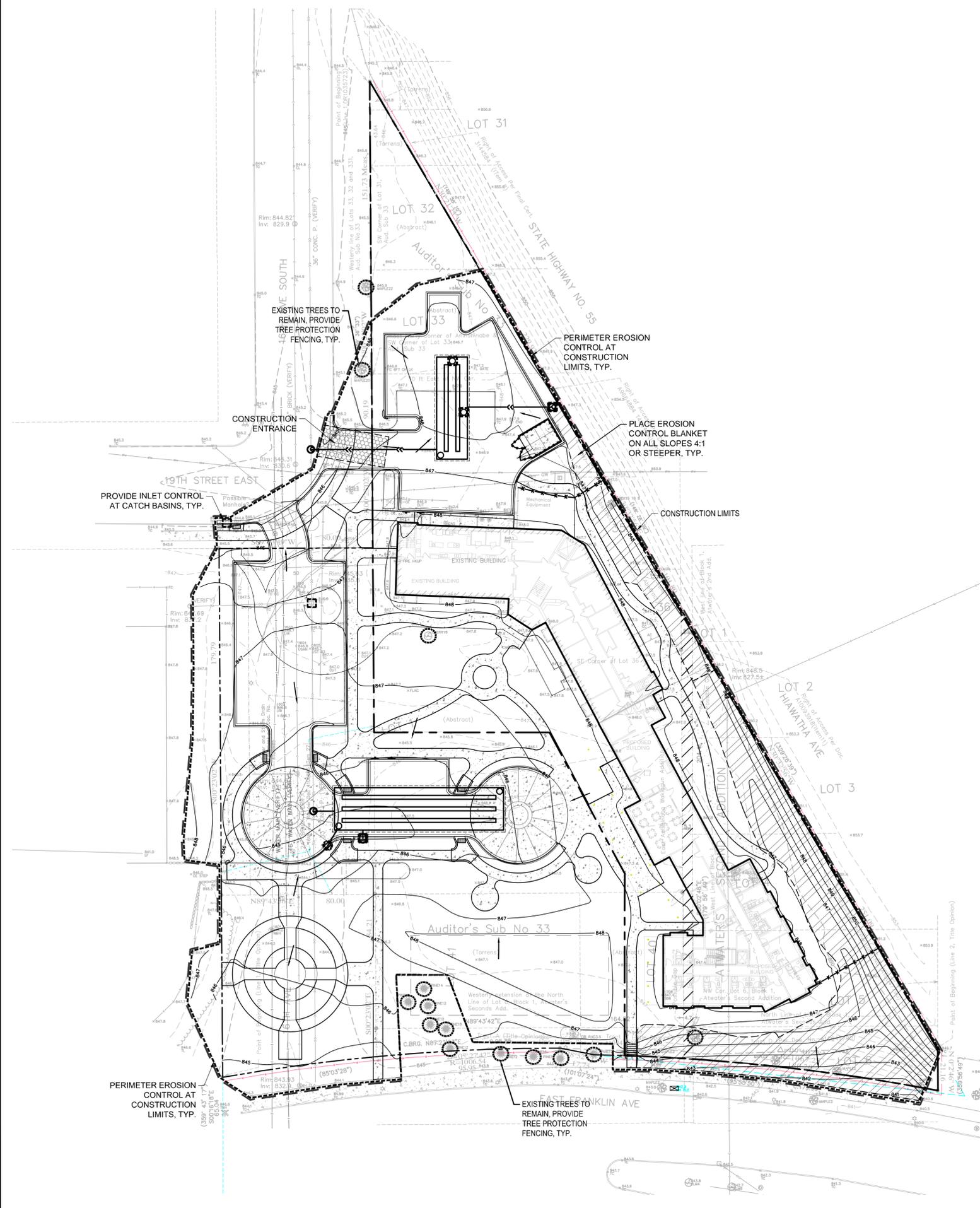
SW1.1

LEGEND:

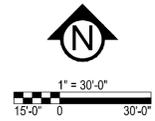
- 932 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 932 — 1' CONTOUR ELEVATION INTERVAL
- 932.0 ○ EXISTING SPOT GRADE ELEVATION
- 932.0 ○ PROPOSED SPOT GRADE ELEVATION
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- TRESSES TO REMAIN - PROVIDE TREE PROTECTION FENCING
- PROPOSED MANHOLE OR CATCH BASIN
- ⬇ PROPOSED GATE VALVE
- ⬆ PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING STOPBOX
- ⊗ EXISTING GATE VALVE
- ⊠ EXISTING ELECTRIC BOX
- ⊛ EXISTING LIGHT
- ⊠ EXISTING GAS METER
- EXISTING GAS VALVE

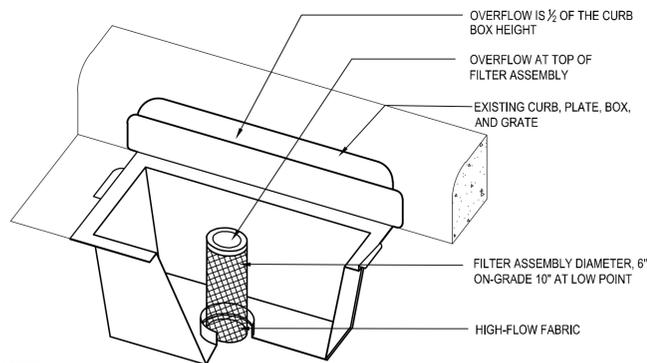
SWPPP NOTES:

1. THIS PROJECT IS GREATER THAN ONE ACRE AND AN MPCA NPDES PERMIT IS REQUIRED. AN EROSION CONTROL PERMIT IS ALSO REQUIRED FROM THE CITY OF MINNEAPOLIS.
2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.



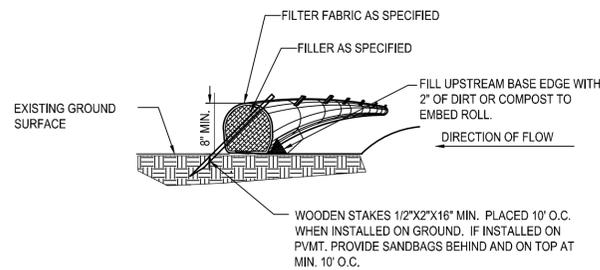
GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL





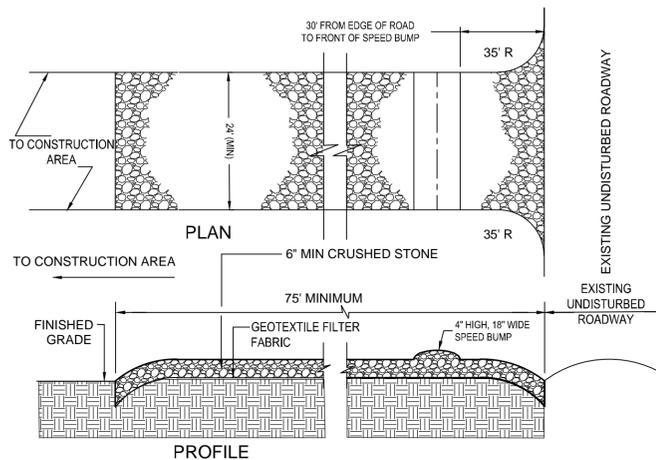
- NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
 2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
 3. REFERENCE APPLE VALLEY STANDARD PLATE ERO-4C.

1 CURB INLET FILTER
N T S



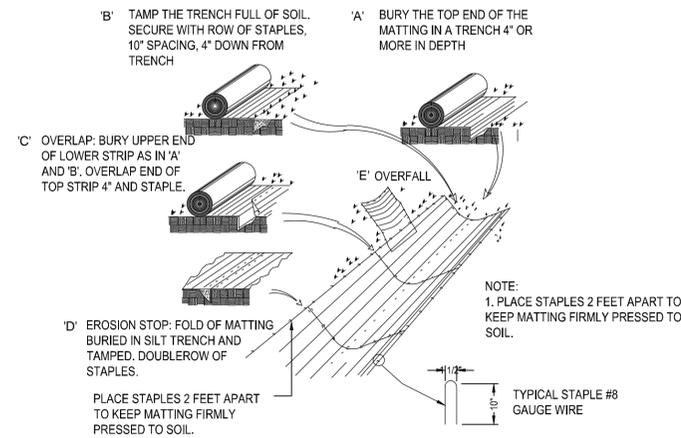
- NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
 2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
 3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL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

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

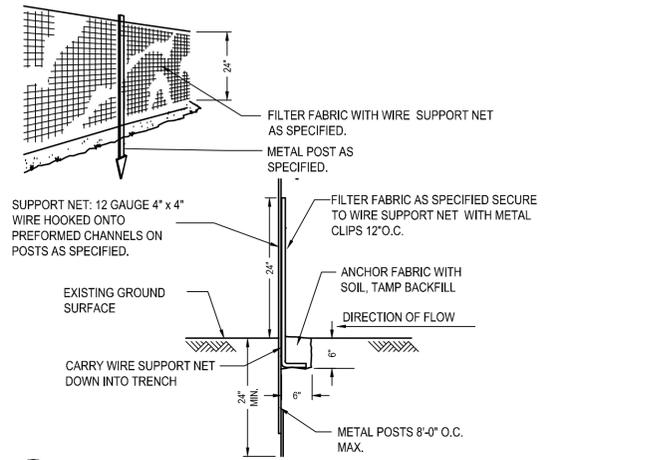


- NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
 3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
 4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
 5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
 6. CRUSHED STONE SHALL BE 1-1/2\" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

2 STABILIZED CONSTRUCTION ACCESS
N T S



3 EROSION BLANKET
N T S



5 SEDIMENT FENCE
N T S

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

Matthew R. Pavak
Matthew R. Pavak
DATE 4/28/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
2/20/15	PDR SUBMITTAL
4/28/15	LAND USE SUBMITTAL
REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - DETAILS

SW1.2

GENERAL SWPPP REQUIREMENTS AND NOTES:

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

PART III STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP (PART III.A)

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

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

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

RECORDS RETENTION (PART III.E):

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

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

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

PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS

EROSION PREVENTION (PART IV.B):

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

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

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

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

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

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

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

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

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

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

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED

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

MULCH

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

SLOPES

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

SEDIMENT CONTROL (PART IV.C):

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

- a. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS THAT ARE DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
- b. IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN PART III.A.4. A. THROUGH C.
- c. IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.

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

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

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND THE PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER) VERIFYING THE

NEED FOR REMOVAL. THE WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP OR AVAILABLE WITHIN 72 HOURS UPON REQUEST. WHEN WRITTEN CORRESPONDENCE CAN NOT BE OBTAINED IN A TIMELY MANNER, THE SPECIFIC INLET PROTECTION CAN BE REMOVED TO ALLEVIATE THE IMMEDIATE SAFETY CONCERN. HOWEVER, EFFORTS TO OBTAIN WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP AND AVAILABLE WITHIN 72 HOURS UPON REQUEST. PERMISSION TO REMOVE INLET PROTECTION BASED ON A SPECIFIC SAFETY CONCERN MUST STILL BE OBTAINED FROM THE JURISDICTIONAL AUTHORITY WITHIN 30 DAYS OF REMOVAL.

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

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

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

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

DEWATERING AND BASIN DRAINING (PART IV.D):

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

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

INSPECTIONS AND MAINTENANCE (PART IV.E):

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

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

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

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

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

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

POLLUTION PREVENTION MANAGEMENT (PART IV.F):

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

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

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

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

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

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

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

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

FINAL STABILIZATION (PART IV.G):

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

CITY OF MINNEAPOLIS EROSION CONTROL NOTES:

City of Minneapolis Standard Erosion Control Notes



City of Minneapolis Standard Erosion Control Notes for Plans

These notes may be used in conjunction with the Erosion Control Notes for Plans.

1. Contractor must fill construction area 48 hours prior to any final disturbance or preparation for project not meeting the threshold for a permit.

2. Install perimeter erosion control at the location shown on the plans prior to the commencement of any final disturbance or construction activities.

3. Before beginning construction, install a temporary rock construction entrance at each point where vehicles will enter 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 area using a geotextile fabric beneath the aggregate to prevent migration of soil into the rock from below.

4. Remove all soils and sediment tracked or otherwise deposited onto public and private government areas. Removal shall occur on a daily basis when tracking occurs and may be ordered by Minneapolis inspectors at any time 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 silt protection at all public and private catch basin inlets, which receive runoff from the disturbed area. Concrete shall drain, remove sediment or replace storm drain silt protection devices on a routine basis such that the devices are fully functional for the next rain event. Sediment deposited in and/or plugged drainage systems is the responsibility of the contractor. Flag Inlets or Other Public Inlets shall be swept prior to any allowed for later protection.

6. Erosion control devices shall be installed no less than 25 feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpile by mulching, vegetative cover, traps, or other means. Control devices from all stockpiles by placing silt barriers around the pile. 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 stabilizing drainage area has been established. Repair temporary erosion and sediment control devices on a daily basis and replace disturbed, damaged, or failed 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 wind, water and running water within 7-14 days. Use seed mat, mulch, erosion control matting, soil/cer matting and sodding and sodding in green space areas. Remove all temporary systems, structural, non-vegetable erosion and sediment control devices after the site has undergone final stabilization with permanent vegetation establishment. Final stabilization for purposes of this removal is 75% established cover over disturbed area.

9. Ready mixed concrete and concrete batchcrete plants are prohibited within the public right of way. All concrete related production, clearing and mixing activities shall be done in the designated aggregate concrete batch location as shown in the typical control plan. Under no circumstances 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 alternative control 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 any 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.

12. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

13. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

14. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

15. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

16. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

17. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

18. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

19. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

20. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

21. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

22. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

23. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

24. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

25. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

26. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

27. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

28. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

29. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

30. Erosion control measures shall be maintained until the site is stabilized and the erosion control measures are no longer needed.

TRAINING (PART III.A.2)

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

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

	EXISTING - TOTAL	PROPOSED - TOTAL
BUILDING COVERAGE	6,267 SF 6.5%	13,100 SF 13.6%
ALL PAVEMENTS	10,965 SF 11.4%	33,324 SF 34.4%
ALL NON-PAVEMENTS	79,274 SF 82.1%	50,182 SF 52.0%

TOTAL SITE AREA	96,506 SF 100.0%	96,506 SF 100.0%
-----------------	------------------	------------------

	EXISTING - LOT 1	PROPOSED - LOT 1
BUILDING COVERAGE	0 SF 0.0%	0 SF 0.0%
ALL PAVEMENTS	3,941 SF 9.5%	20,764 SF 50.0%
ALL NON-PAVEMENTS	37,613 SF 90.5%	20,790 SF 50.0%

LOT 1 SITE AREA (WEST LOT)	41,554 SF 100.0%	41,554 SF 100.0%
----------------------------	------------------	------------------

BUILDING COVERAGE	6,267 SF 11.4%	13,100 SF 23.8%
ALL PAVEMENTS	7,024 SF 12.8%	12,460 SF 22.7%
ALL NON-PAVEMENTS	41,661 SF 75.8%	29,392 SF 53.5%

LOT 2 SITE AREA (EAST LOT)	54,952 SF 100.0%	54,952 SF 100.0%
----------------------------	------------------	------------------

IMPERVIOUS SURFACE		
EXISTING CONDITION	17,232 SF 31.4%	
PROPOSED CONDITION	46,324 SF 84.3%	
DIFFERENCE	29,092 SF 52.9%	

DISTURBED AREA	101,500 SF	
SILT FENCE/BIO-ROLL	1,500 LF	
EROSION CONTROL BLANKET	12,000 SF	
INLET PROTECTION DEVICES	5 EA	

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

SWPPP CONTACT PERSON

CONTRACTOR:

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

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

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

SWPPP ATTACHMENTS:

NOT APPLICABLE

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

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

PROJECT NARRATIVE:

THE PROJECT IS THE REMODELING AND ADDITION TO AN EXISTING BUILDING. SITE AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

NOT REQUIRED

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX

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

CivilSite
GROUP

4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com

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

DJR
ARCHITECTURE, INC.

333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djrinc.com

PROJECT ANISHINABE BII GII WIN

PROJECT

1600 EAST 19TH STREET, MINNEAPOLIS, MN

AMERICAN INDIAN COMMUNITY DEVELOPMENT CORPORATION



Attachment A: SWPPP Site Specific Document

Construction Activity Information

Project name: ANISHINABE BII GII WIN
Project location (Briefly describe where construction activity occurs. Include address if available.)
Address or describe area: 1600 EAST 19TH STREET
City or Township: MINNEAPOLIS State: MN Zip code: 55404

Project size (number of acres to be disturbed): .24
Project type: Residential Commercial/Industrial Road construction

Cumulative impervious surface:
Existing area of impervious surface: 0.4 (to the nearest tenth acre)
Post construction area of impervious surface: 1.3 (to the nearest tenth acre)
Total new area of impervious surface: 0.9 (to the nearest tenth acre)

Table with 5 columns: Water body ID, Name of water body, Type, Special water?, Impaired Water?*

* Water body identification (ID) might not be available for all water bodies. Use the Special and Impaired Waters Search Tool at: www.pca.state.mn.us/water/quality/special-and-impaired-waters-search-tool



RIP RAP WILL BE UTILIZED AT PIPE OUTLETS.

7. Describe Methods to be used to promote infiltration and sediment removal on the site prior to offsite discharge, unless infeasible (e.g., direct stormwater flow to vegetated areas). DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED.

8. For drainage or diversion ditches, describe practices to stabilize the normal wetted perimeter within 200 lineal feet of the property edge or point of discharge to surface water. The last 200 lineal feet must be stabilized within 24 hours after connecting to surface waters and construction in that portion of the ditch has temporarily or permanently ceased for all discharges to Special, Impaired or 'work in water restrictions'. All other remaining portions of the temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water, property edge and construction in that area has temporarily or permanently ceased. N/A - NO DITCHES ON SITE

9. Describe additional erosion prevention measures that will be implemented at the site during construction (e.g., construction phasing, minimizing soil disturbance, vegetative buffers, horizontal slope grading, slope draining/tracking, etc.). OTHER EROSION CONTROL PRACTICES INCLUDE BUT NOT LIMITED TO, MINIMIZE SITE EXPOSURE WHEN POSSIBLE.

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

11. If applicable, describe additional erosion prevention BMPs to be implemented at the site to protect planned infiltration areas. MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO INFILTRATION AREA.

Sediment Control Practices (IV.C)

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

1. Describe Methods to be used for down gradient perimeter control: SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE.

2. Describe Methods to be used to contain soil stockpiles: SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY.

3. Describe Methods to be used for storm drain inlet protection: SEE INLET PROTECTION DETAILS.

4. Describe Methods to minimize vehicle tracking at construction exits and street sweeping activities: THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.

5. Describe Methods, if applicable, additional sediment controls (e.g., diversion berms) to be installed to keep runoff away from planned infiltration areas when excavated prior to final stabilization of the contributing drainage area: SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.

6. Describe methods to be used to minimize soil compaction and preserve top soil (unless infeasible) at this site: LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED.

7. Describe plans to preserve a 50-foot natural buffer between the project's soil disturbance and a surface water or plans for redundant sediment controls if a buffer is infeasible: NO SURFACE WATER IS WITHIN 50 FEET.

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

Dates of construction (Briefly describe where construction activity occurs. Include address if available.)
Construction start date: Estimated completion date:

General Construction Project Information

Describe the construction activity (what will be built, general timeline, etc.): THE PROJECT WILL BE THE ADDITION OF A NEW APARTMENT BUILDING, DROP-OFF AND PARKING LOT.
Describe soil types found at the project: THE EXISTING SOILS AT THE SITE ARE ASSUMED TO BE SILTY SAND.

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



9. Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location or 5 acres or more if the site is within 1 mile of a special or impaired water? If yes, describe (or attach plans) showing how the basin will be designed and constructed in accordance with Part III.C of the permit. N/A

Dewatering and Basin Draining (IV.D)

1. Will the project include dewatering or basin draining? If yes, describe measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points (see Part IV. D of the permit): N/A

2. Will the project include use of filters for backwash water? If yes, describe how filter backwash water will be managed on the site or properly disposed (see Part III.D.3. of the permit): N/A

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

1. Special Waters. Does your project discharge to special waters? If yes, describe how the discharge will be managed in accordance with Part III.D.3. of the permit: N/A

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

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

4. Describe the undisturbed buffer zone to be used (not less than 100 lineal feet from the special water): N/A

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

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

7. Wetlands. Does your project discharge stormwater with the potential for significant adverse impacts to a wetland (e.g., conversion of a natural wetland to a stormwater pond)? If yes, describe the wetland mitigation sequence that will be followed in accordance with Part D of Appendix A: N/A

Inspections and Maintenance (IV.E)

Describe procedures to routinely inspect the construction site:

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

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

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

General Site Information (III.A)

1. Describe the location and type of all temporary and permanent erosion prevention and sediment control Best Management Practices (BMPs). Include the timing for installation and procedures used to establish additional temporary BMPs as necessary. (III.A.4.a) THE PROJECT WILL BE PROTECTED BY TWO (2) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE, AS THE PROJECT PROGRESSES. ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.

2. Attach to this SWPPP a table with the anticipated quantities for the life of the project for all erosion prevention and sediment control BMPs (III.A.4.b) SEE PAGE SW1.3

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

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

4. Were stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project? If yes, describe how these measures were addressed in the SWPPP. (III.A.6) N/A

5. Is the project located in a karst area such that additional measures would be necessary to protect drinking water supply management areas as described in Minn. R. chapters 7050 and 7097? If yes, describe the additional measures to be used. (III.A.7) N/A

6. Does the site discharge to a calcareous fen listed in Minn. R. 7050.0180, subp. 6? If yes, describe how these measures were addressed in the SWPPP. (III.A.8) N/A

7. Does the site discharge to a water that is listed as impaired for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen or toxic impairment? Use the Special and Impaired Waters Search Tool at www.pca.state.mn.us/water/stormwater/stormwater-c.html. If yes, describe how these measures were addressed in the SWPPP. (III.A.9) N/A

8. If the project is located in a karst area such that additional measures would be necessary to protect drinking water supply management areas as described in Minn. R. chapters 7050 and 7097? If yes, describe the additional measures to be used. (III.A.7) N/A

9. Does the site discharge to a calcareous fen listed in Minn. R. 7050.0180, subp. 6? If yes, describe how these measures were addressed in the SWPPP. (III.A.8) N/A

10. Does the site discharge to a water that is listed as impaired for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen or toxic impairment? Use the Special and Impaired Waters Search Tool at www.pca.state.mn.us/water/stormwater/stormwater-c.html. If yes, describe how these measures were addressed in the SWPPP. (III.A.9) N/A

11. If the project is located in a karst area such that additional measures would be necessary to protect drinking water supply management areas as described in Minn. R. chapters 7050 and 7097? If yes, describe the additional measures to be used. (III.A.7) N/A

12. Does the site discharge to a calcareous fen listed in Minn. R. 7050.0180, subp. 6? If yes, describe how these measures were addressed in the SWPPP. (III.A.8) N/A

13. Does the site discharge to a water that is listed as impaired for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen or toxic impairment? Use the Special and Impaired Waters Search Tool at www.pca.state.mn.us/water/stormwater/stormwater-c.html. If yes, describe how these measures were addressed in the SWPPP. (III.A.9) N/A

STORMWATER INSPECTION CHECKLIST*

Pollution Prevention Management Measures (IV.F)

1. Describe practices for storage of building products with a potential to leach pollutants to minimize exposure to stormwater: ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

2. Describe practices for storage of pesticides, herbicides, insecticides, fertilizers, treatment chemical, and landscape materials: ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

3. Describe practices for storage and disposal of hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids) according to Minn. R. ch. 7046, including restricted access and secondary containment: ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

4. Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035: ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

5. Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with Minn. R. ch. 7040: SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.

6. Describe spill prevention and response for fueling and equipment or vehicle maintenance: EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS, VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.

7. Describe containment and disposal of vehicle and equipment wash water and prohibiting engine degreasing on the site: ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE.

8. Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground: ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

Final Stabilization (IV.G)

1. Describe method of final stabilization (permanent cover) of all disturbed areas: FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.

2. Describe procedures for completing final stabilization and terminating permit coverage (see Part IV.G.1-5): UPON FINAL STABILIZATION DESCRIBED ABOVE, THE CONTRACTOR AND OWNER SHALL MUTUALLY TRANSFER THE NPDES PERMIT TO THE NEXT OWNER WITH DOCUMENTS DESCRIBING THE NATURE OF TERMINATION PROCEDURE.

Documentation of infeasibility: (If Applicable)



333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612-975-2700 www.djrinc.com

PROJECT ANISHINABE BII GII WIN
1600 EAST 19TH STREET, MINNEAPOLIS, MN
AMERICAN INDIAN COMMUNITY DEVELOPMENT CORPORATION
1508 EAST FRANKLIN AVENUE, MINNEAPOLIS, MN 55404

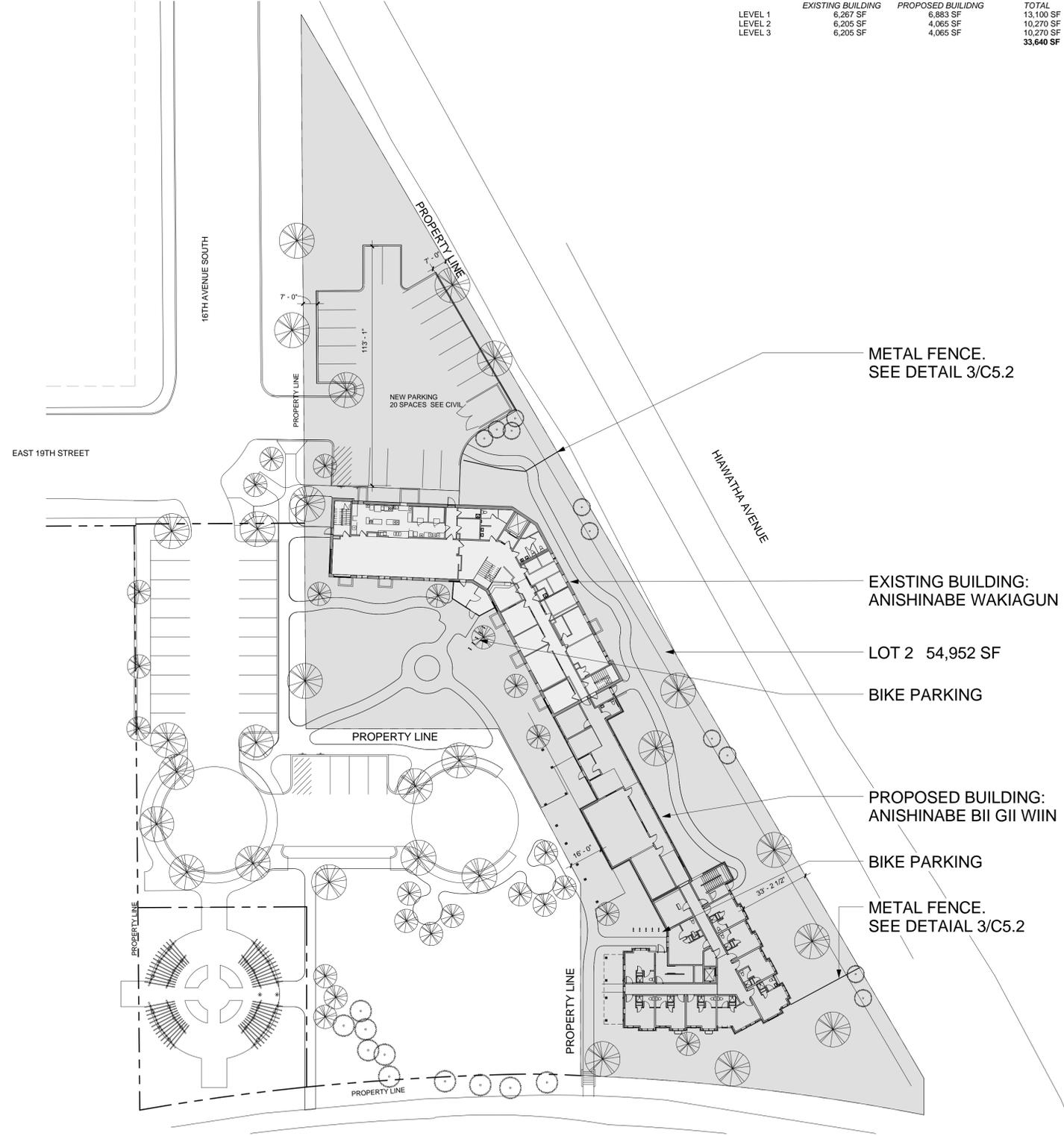
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavak
DATE 2/20/15 LICENSE NO. 44263

Table with 2 columns: DATE, DESCRIPTION

SWPPP - NOTES

SW1.4



SITE RECAP - LOT 2

LOT 2 AREA	54,952 SF
EXISTING BUILDING COVERAGE	6,267 SF
PROPOSED BUILDING COVERAGE	6,883 SF
TOTAL BUILDING COVERAGE	13,100 SF

F.A.R. RECAP - LOT 2

C2 ZONING DISTRICT = 1.7	
ALLOWED USABLE AREA = 1.7 x 54,952 SF	93,418 SF
ACTUAL USABLE AREA	33,640 SF

BUILDING SF RECAP

	EXISTING BUILDING	PROPOSED BUILDING	TOTAL
LEVEL 1	6,267 SF	6,883 SF	13,100 SF
LEVEL 2	6,205 SF	4,065 SF	10,270 SF
LEVEL 3	6,205 SF	4,065 SF	10,270 SF
TOTAL			33,640 SF

1 SITE PLAN - LOT 2
1" = 30'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

APPROVE: _____
SIGNATURE: _____
REGISTRATION NUMBER: 05152015
DATE: 05/15/2015

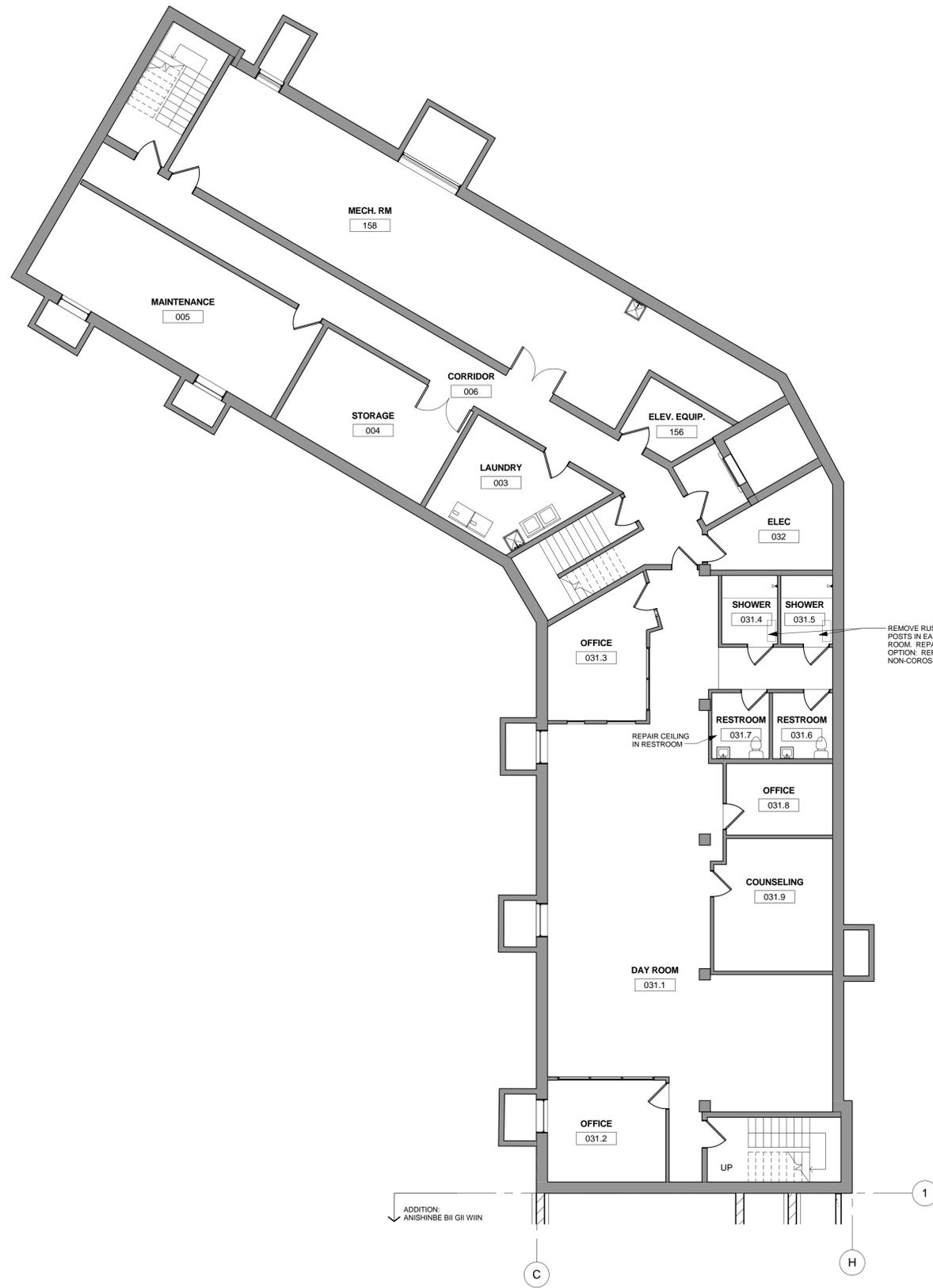
CLIENT: _____
CONTRACTOR: _____
CIVIL: _____
STRUCTURAL: _____

ANISHINABE BII GII WIIN
PRELIMINARY: NOT FOR CONSTRUCTION

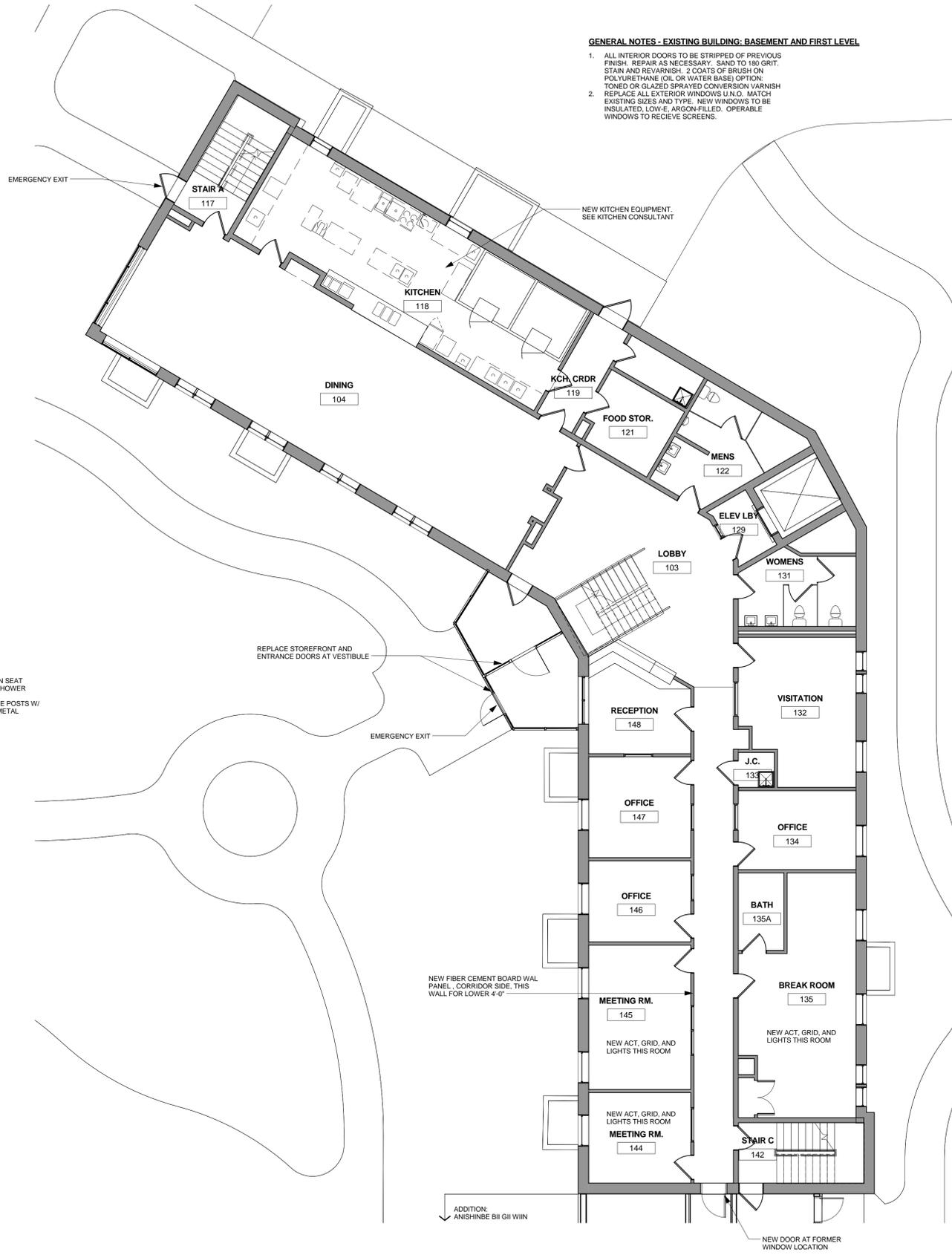
ISSUE: 1 LAND USE APPLICATION

Project #: 13-0004
Date: 5.15.15
Date: 05/15/2015
Drawn by: MRS
Checked by: SN

ANISHINABE BII GII WIIN
MINNESOTA LAND USE ARCHITECTS, INC
SITING PLAN - LOT 2
PROPOSED BUILDING



D1 WAKIAGUN BASEMENT FLOOR PLAN
1/8" = 1'-0"



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

GENERAL NOTES - EXISTING BUILDING: BASEMENT AND FIRST LEVEL

- ALL INTERIOR DOORS TO BE STRIPPED OF PREVIOUS FINISH. REPAIR AS NECESSARY. SAND TO 180 GRIT. STAIN AND REVARNISH. 2 COATS OF BRUSH ON POLYURETHANE (OIL OR WATER BASE) OPTION: TONED OR GLAZED SPRAYED CONVERSION VARNISH
- REPLACE ALL EXTERIOR WINDOWS U.N.O. MATCH EXISTING SIZES AND TYPE. NEW WINDOWS TO BE INSULATED, LOW-E, ARGON-FILLED. OPERABLE WINDOWS TO RECEIVE SCREENS.

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

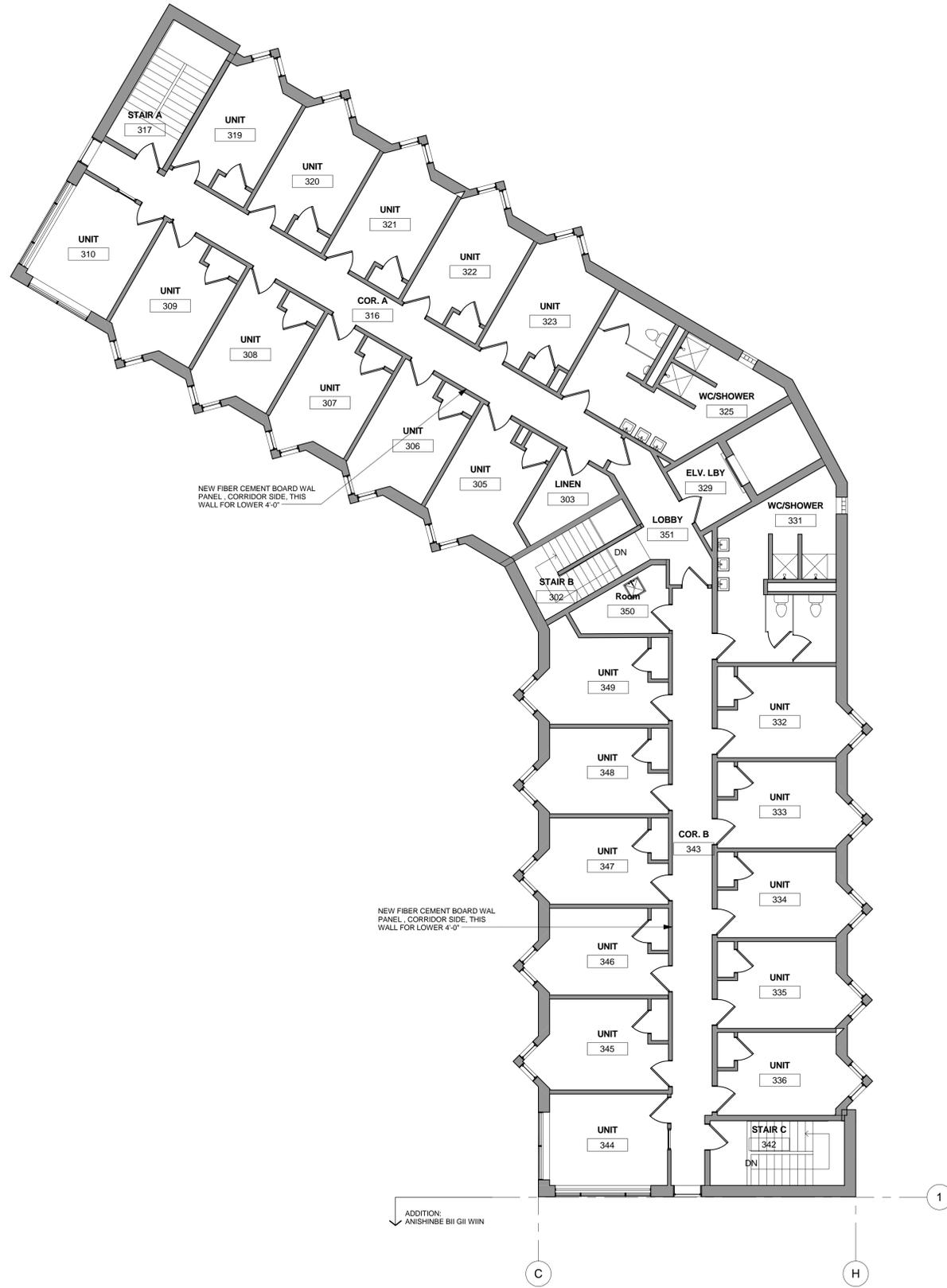
APPROVE: _____
 SIGNATURE: _____
 EXPIRATION NUMBER: 05/15/2015
 DATE: 05/15/2015

PROJECT # 13-0004
 DATE 5/15/15
 DATE 05/15/2015
 DRAWN BY RO
 CHECKED BY Checker

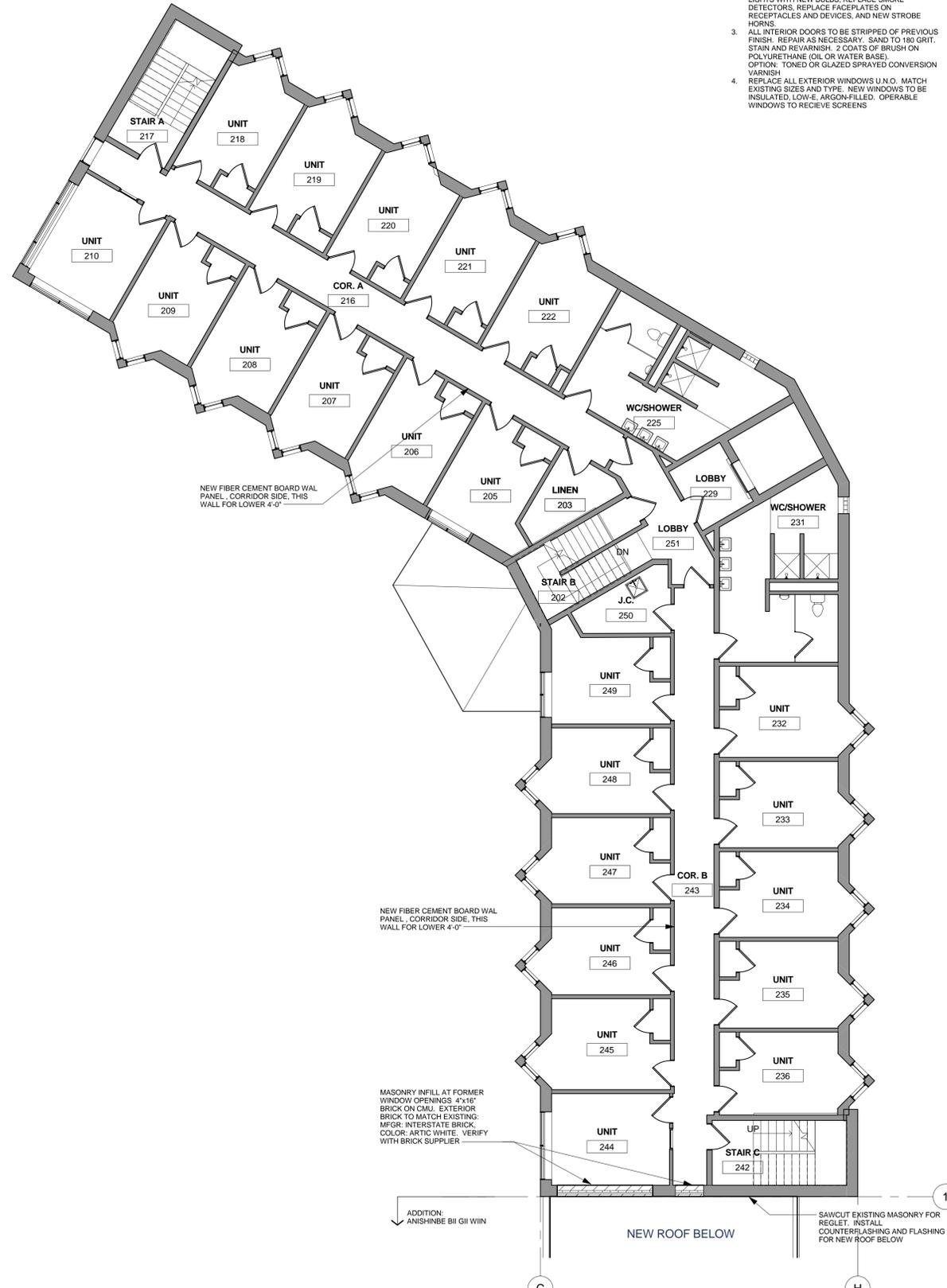
ANISHINABE BII GII WIIN
 PRELIMINARY: NOT FOR CONSTRUCTION
 MINNEAPOLIS, MN

FLOOR PLANS EXISTING BUILDING

CLIENT
 CONTRACTOR
 STRUCTURAL
 CIVIL



C1 WAKIAGUN LEVEL THREE FLOOR PLAN
1/8" = 1'-0"



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

GENERAL NOTES - EXISTING BUILDING: UNIT LEVELS

- COORDINATE WITH OWNER AND TENANT FOR TENANT ABSENCE DURING MODIFICATIONS TO UNIT.
- NEW UNITS TO RECEIVE 2 COATS OF PAINT ON WALLS AND CEILING, NEW 1"x4" ENERGY STAR RATED LIGHTS WITH NEW BULBS. REPLACE SMOKE DETECTORS, REPLACE FACEPLATES ON RECEPTACLES AND DEVICES, AND NEW STROBE HORNS.
- ALL INTERIOR DOORS TO BE STRIPPED OF PREVIOUS FINISH. REPAIR AS NECESSARY. SAND TO 180 GRIT. STAIN AND REVARNISH. 2 COATS OF BRUSH ON POLYURETHANE (OIL OR WATER BASE). OPTION: TONED OR GLAZED SPRAYED CONVERSION VARNISH.
- REPLACE ALL EXTERIOR WINDOWS U.N.O. MATCH EXISTING SIZES AND TYPE. NEW WINDOWS TO BE INSULATED, LOW-E, ARGON-FILLED, OPERABLE WINDOWS TO RECEIVE SCREENS.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

APPROVE
SIGNATURE
REGISTRATION NUMBER 05152015
DATE

CLIENT
CONTRACTOR
STRUCTURAL
CIVIL

PRELIMINARY: NOT FOR CONSTRUCTION

ISSUE:
1 LAND USE APPLICATION

Project #: 13-0004
Date: 5.15.15
Date: 05/15/2015
Drawn by: Author
Checked by: Checker

ANISHINABE BII GII WIIN
Minneapolis, MN

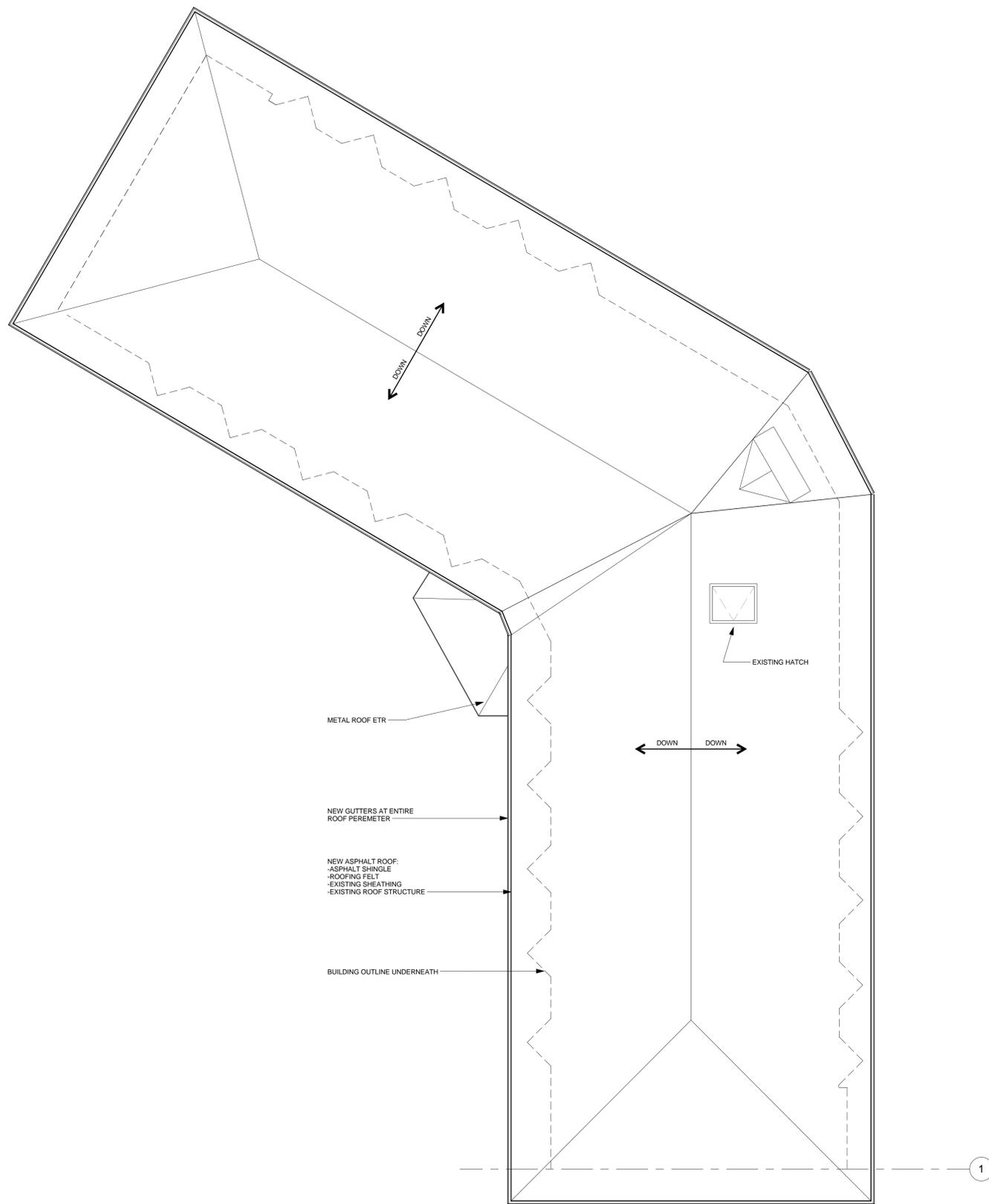
EXISTING PLANS

D

C

B

A



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

ANISHINABE BII GII WIIN
 Minneapolis, MN

PRELIMINARY: NOT FOR CONSTRUCTION

EXISTING ROOF PLAN

Issue: _____ Date: _____
 Project #: 13-0004 Date: 05/15/2015
 Drawn by: Author Checked by: Checker

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

APPROVE
 SIGNATURE _____
 REGISTRATION NUMBER 05152015

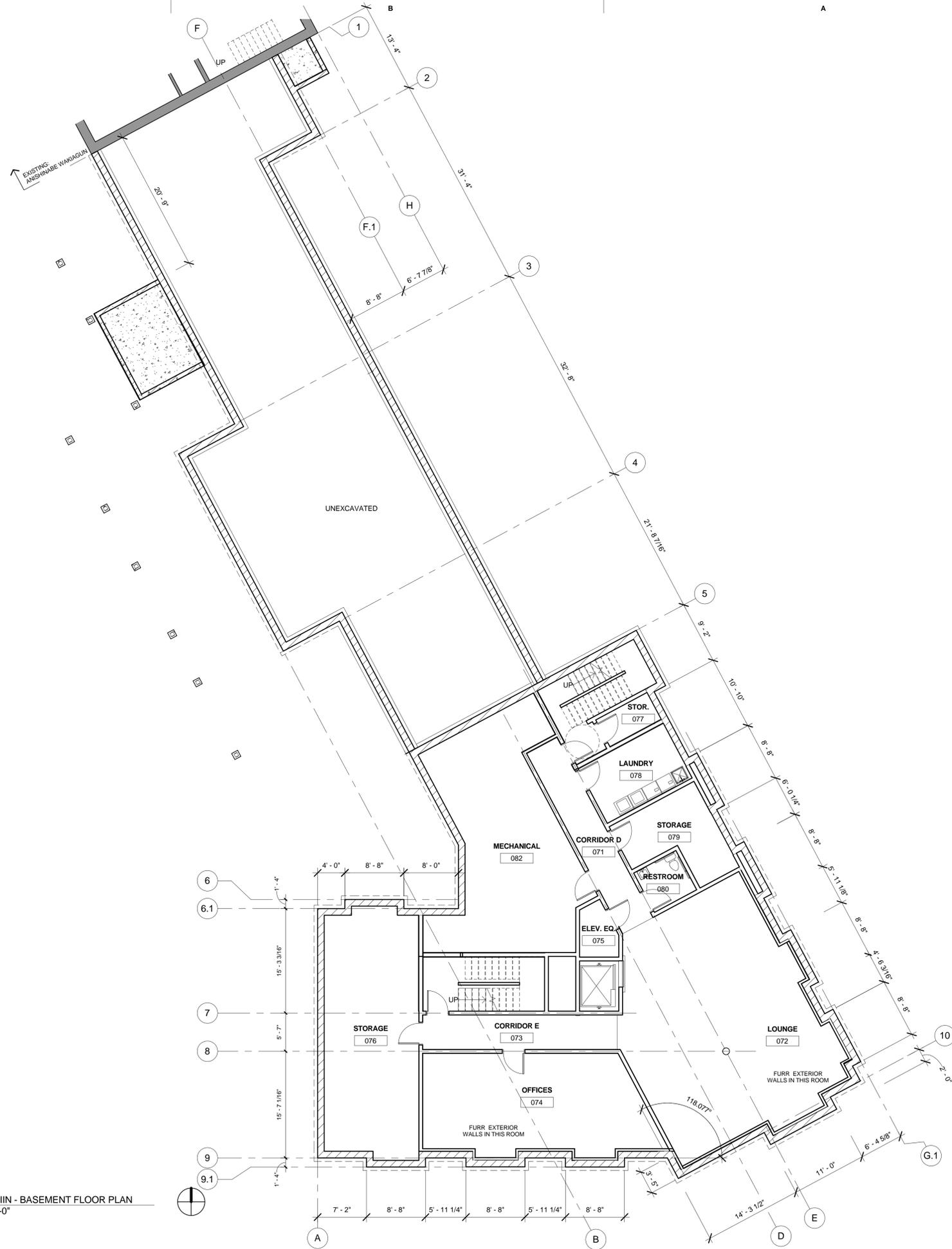
CLIENT

CONTRACTOR

STRUCTURAL

CIVIL

1C BII GII WIIN - BASEMENT FLOOR PLAN
1/8" = 1'-0"



ANISHINABE BII GII WIIN

PRELIMINARY: NOT FOR CONSTRUCTION

ADDITION BASEMENT FLOOR PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

APPROVER
SIGNATURE
REGISTRATION NUMBER 05152015

Project #: 13-0004
Date: 5.15.15
Drawn by: SN
Checked by: PM

ISSUE:
1 LAND USE APPLICATION

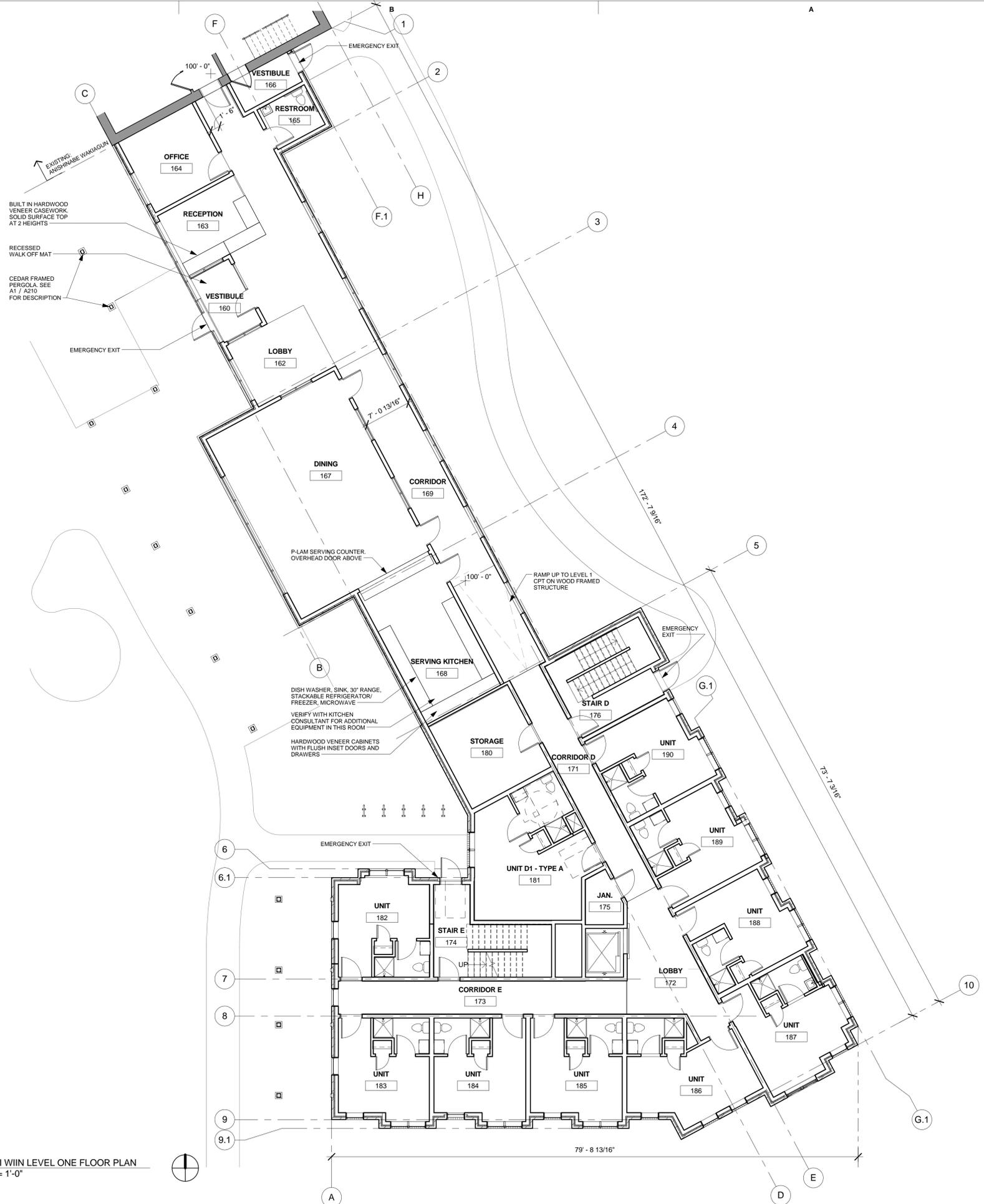
CIVIL

STRUCTURAL

CONTRACTOR

CLIENT

1C BII GII WIIN LEVEL ONE FLOOR PLAN
1/8" = 1'-0"



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional architect under the laws of the State of Minnesota.

APPROVE
 SIGNATURE
 REGISTRATION NUMBER 05152015
 EXPIRES 05/15/2018

CLIENT
 CONTRACTOR
 STRUCTURAL
 CIVIL

ANISHINABE BII GII WIIN
 PRELIMINARY: NOT FOR CONSTRUCTION

ISSUE:
 1 LAND USE APPLICATION

Project #: 13-0004
 Date: 5.15.15
 Drawn by: SN
 Checked by: Checker

MINNESOTA LAND USE APPLICATION
ADDITION FLOOR PLAN LEVEL ONE
 Minneapolis, MN



1D BII GII WIN LEVEL THREE FLOOR PLAN
1/8" = 1'-0"

1C BII GII WIN LEVEL TWO FLOOR PLAN
1/8" = 1'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

APPROVER
SIGNATURE
REGISTRATION NUMBER 05152015
DATE 05/15/2015

ANISHINABE BII GII WIN
PRELIMINARY: NOT FOR CONSTRUCTION
MINNESAPOLIS, MN

ISSUE:
1 LAND USE APPLICATION
Project #: 13-0004
Date: 5.15.15
Date: 05/15/2015
Drawn by: SN
Checked by: PM

CIVIL

STRUCTURAL

CONTRACTOR

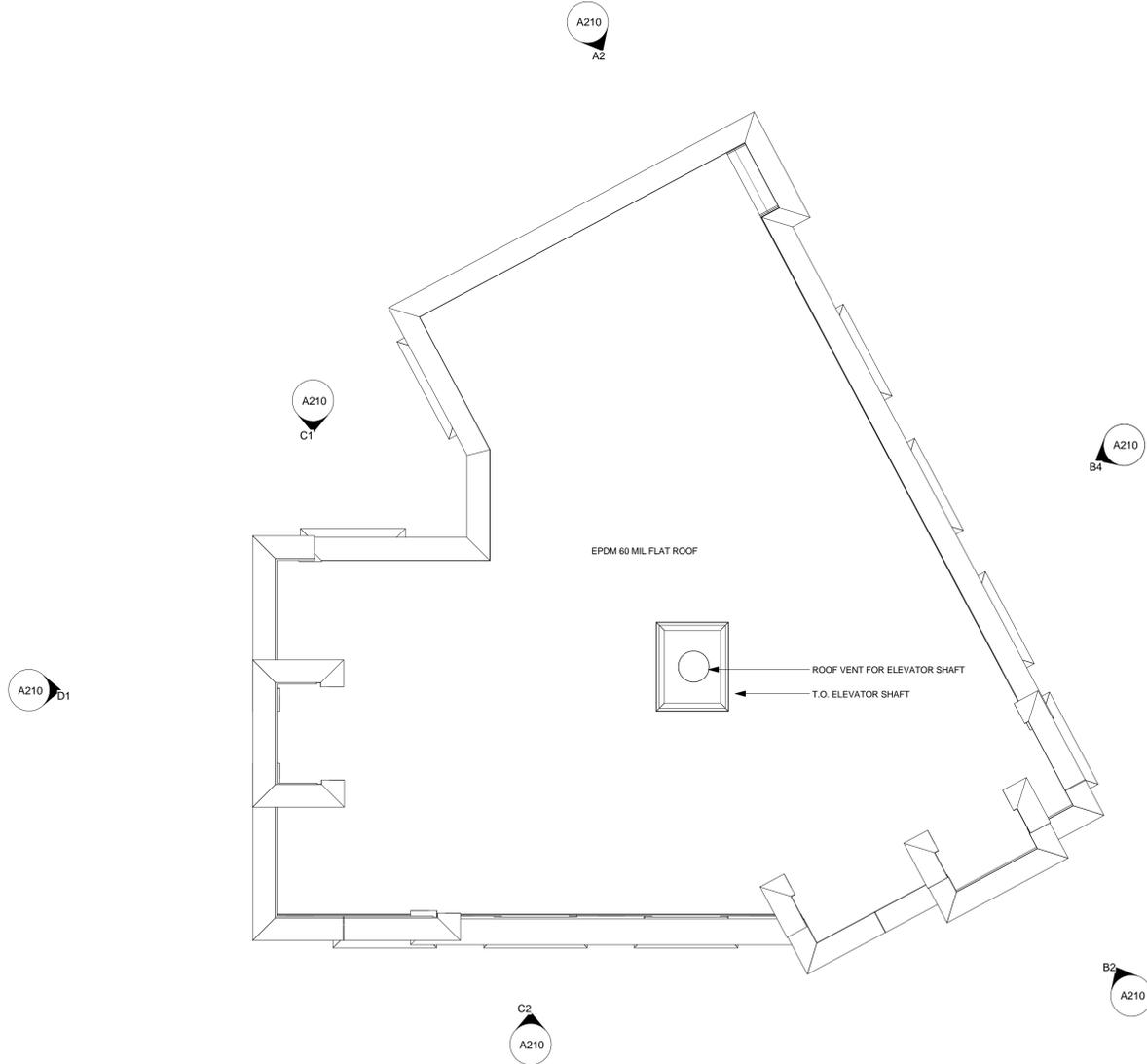
CLIENT

D

C

B

A



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

ANISHINABE BII GII WIIN
Minneapolis, MN

PRELIMINARY: NOT FOR CONSTRUCTION

ADDITION ROOF PLAN

Project #: 13-0004
Date: 05/15/2015
Drawn by: SN
Checked by: Checker

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

APPROVE
SIGNATURE
REGISTRATION NUMBER 05152015

CLIENT

CONTRACTOR

STRUCTURAL

CIVIL

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

A123



D4 EAST ELEVATION
1/16" = 1'-0"



D3 WEST ELEVATION ENTIRE
1/16" = 1'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional architect under the laws of the State of Minnesota.

APPROVER
 SIGNATURE
 REGISTRATION NUMBER 05152016
 EXPIRES 05/15/2018

CIVIL

STRUCTURAL

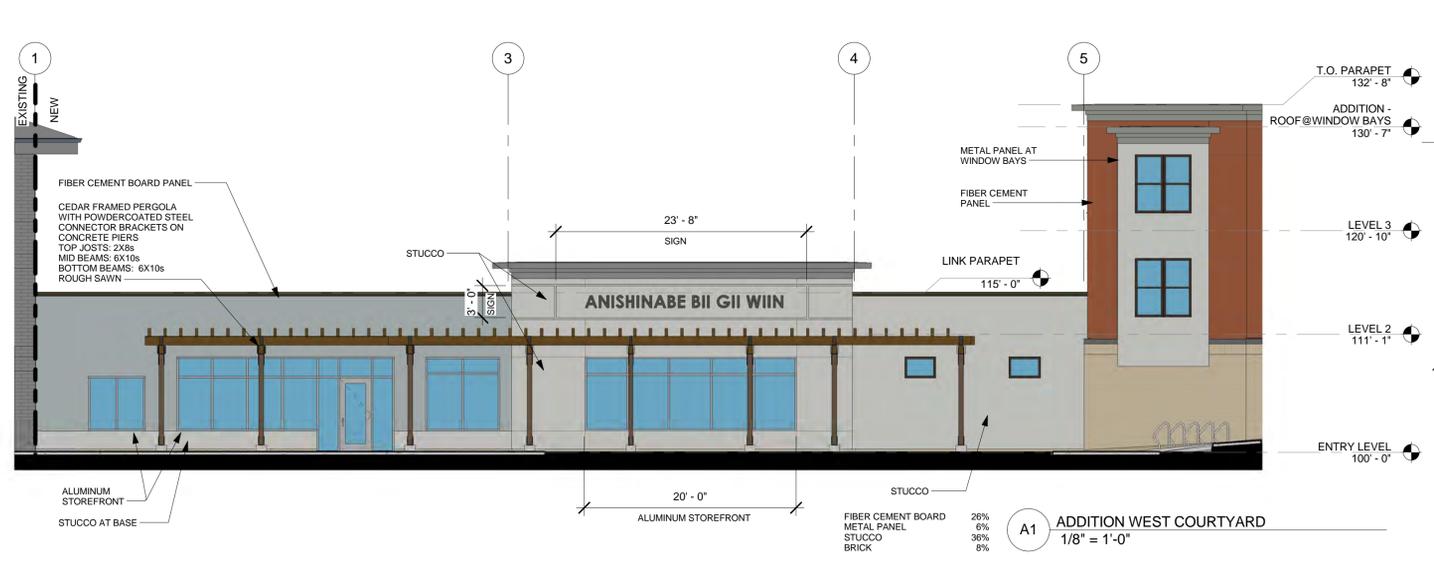
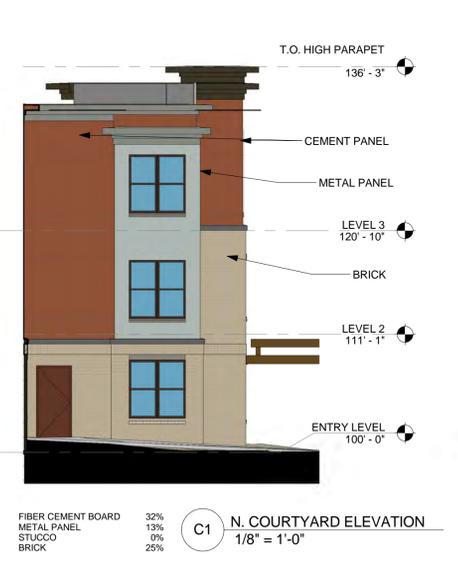
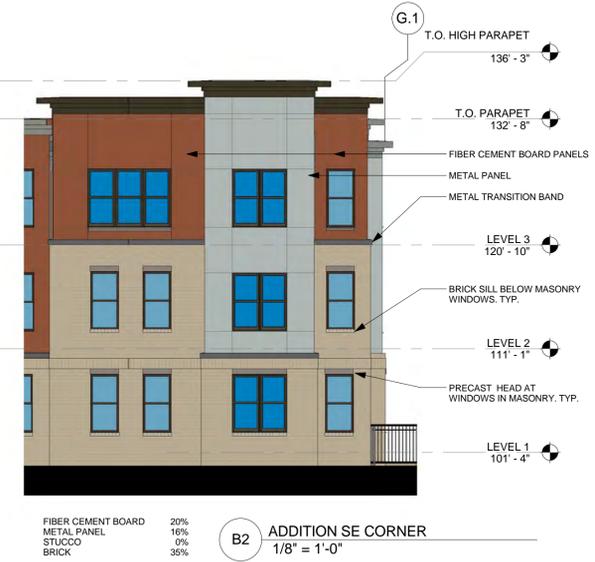
CONTRACTOR

CLIENT

ANISHINABE BII GII WIIN
 PRELIMINARY: NOT FOR CONSTRUCTION

MINNESOTA REGISTERED ARCHITECT
 MINNEAPOLIS, MN
EXTERIOR ELEVATIONS - ENTIRE SITE

ISSUE: 1 LAND USE APPLICATION
 Date: 5.15.15
 Project #: 13-0004
 Date: 05/15/2015
 Drawn by: SN
 Checked by: SN



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

APPROVER: [Signature]
REGISTRATION NUMBER: 05152015
CLIENT: [Name]

CONTRACTOR: [Name]
Checked by: [Name]

PRELIMINARY: NOT FOR CONSTRUCTION
Project #: 13-0004
Date: 5.15.15
Drawn by: SN
Checked by: [Name]

ANISHINABE BII GII WIIN
MINNEAPOLIS, MN
EXTERIOR ELEVATIONS - ADDITION



SE CORNER LOOKING NW



SW CORNER LOOKING NE

ANISHINABE BILGILWIIN

Minneapolis, MN

5.15.2015

Perspectives
13-0004



WEST SIDE OF PROPERTY LOOKING EAST



NEW ENTRY AND DINING AREA

ANISHINABE BILGILWIIN

Minneapolis, MN

5.15.2015

Perspectives
13-0004



SOUTHWEST VIEW AT PERGOLA



WEST VIEW AT PERGOLA

ANISHINABE BILGILWIIN

Minneapolis, MN

5.15.2015

PERGOLA PERSPECTIVES

13-0004

A4.3
DJR
ARCHITECTURE, INC.



Corner of 16th ave. and 19th St. looking SE

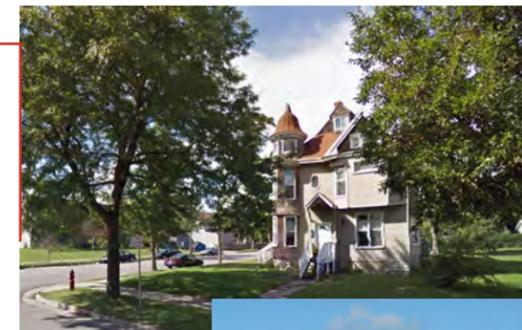
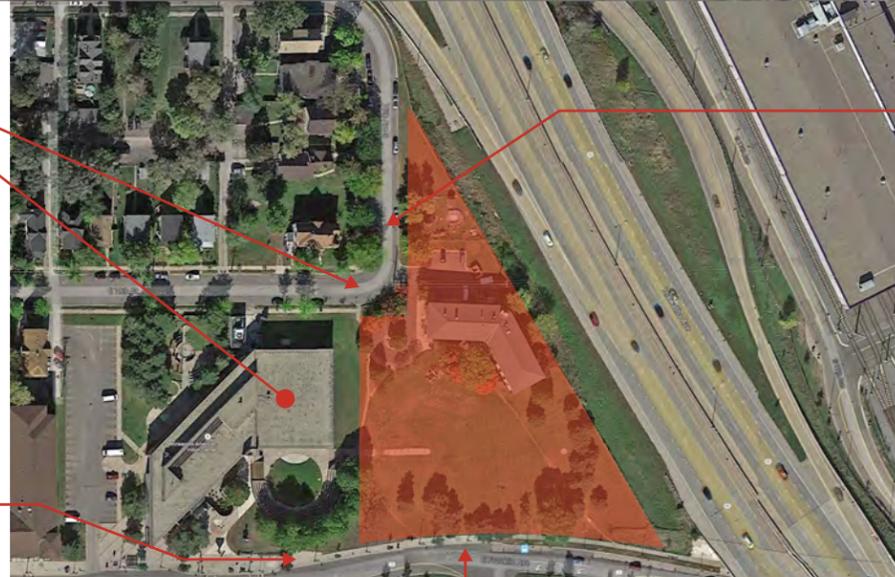
Corner of 16th ave. and 19th St. looking SE



Minneapolis American Indian Center



Looking east along Franklin Ave.



Neighboring house



Light Rail station
2 blocks east



Southern view of property from Franklin Ave.

ANISHINABE BII GI WIN

Minneapolis, MN

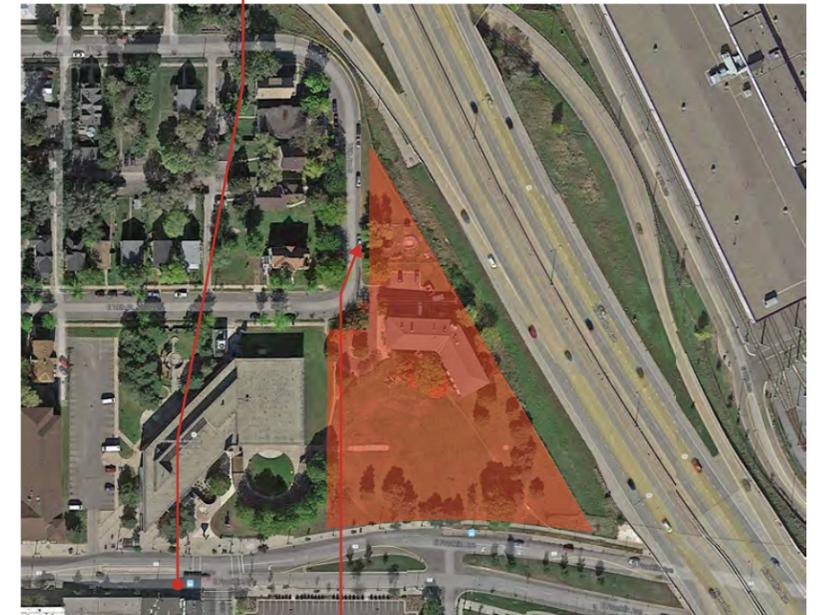
5.15.2015

Site Context

COMMERCIAL STOREFRONT
ACROSS FRANLIN AVENUE



Surrounding Buildings to the South



Existing Building: Anishinabe Wakiagun



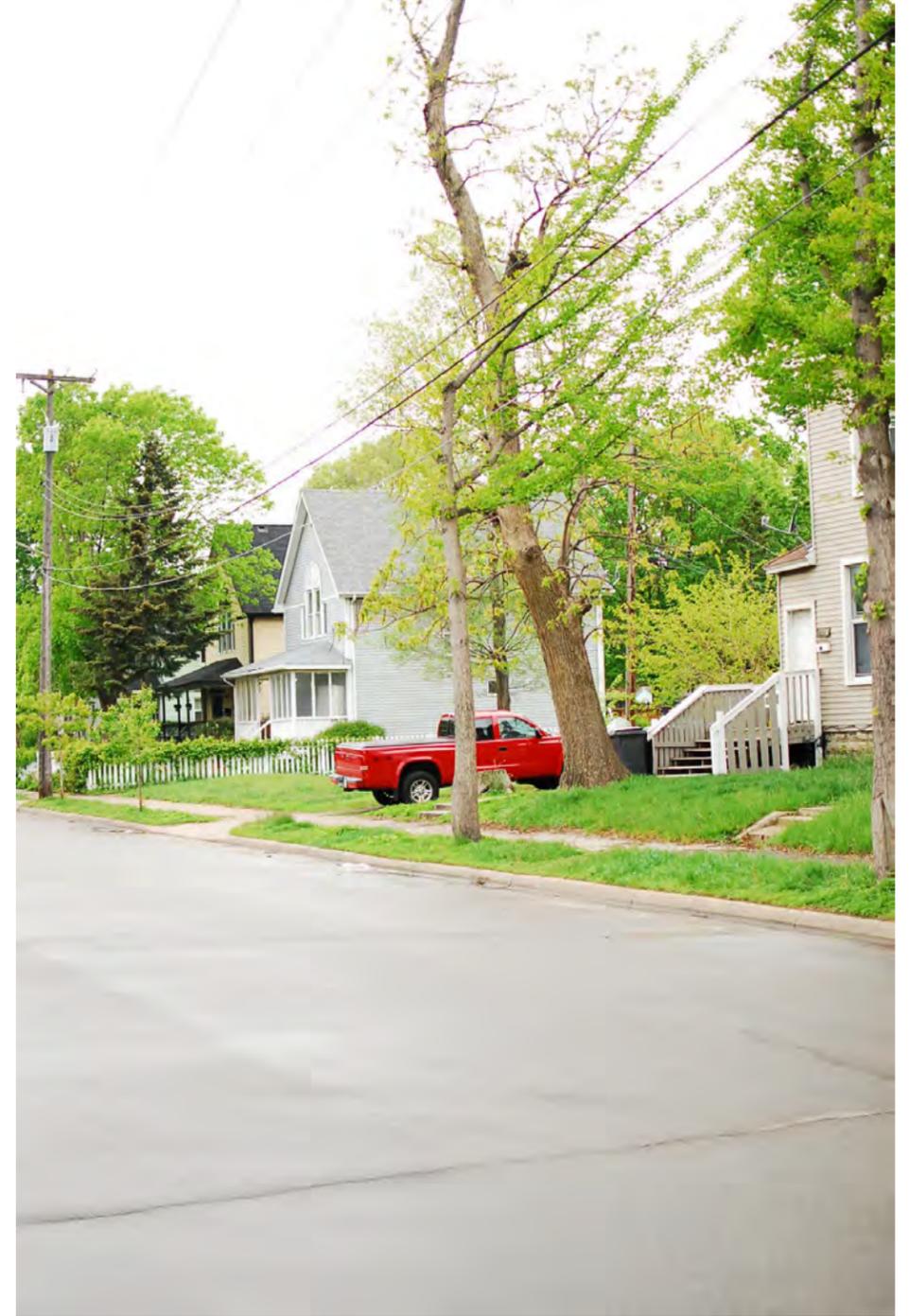
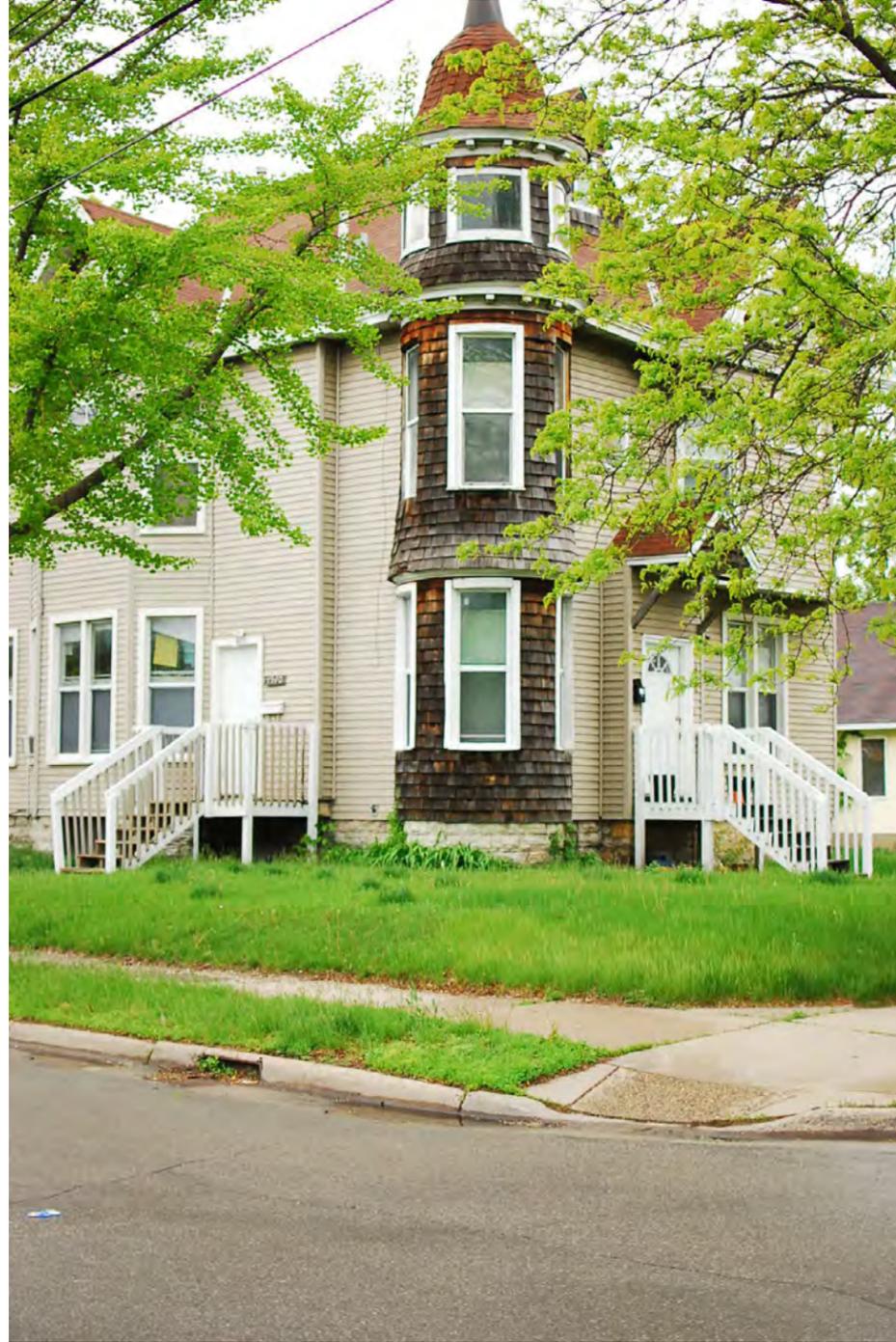
Riverside Plaza Behind Hwy 55 Exit Ramp

ANISHINABE BII GII WIIN

Minneapolis, MN

5.15.2015

Site Context



Surrounding Housing North and West of Site

ANISHINABE BII GII WIIN

Minneapolis, MN

5.15.2015

Site Context





April 27, 2015

Revised May 18, 2015 (for additional variance for north parking lot frontage)

Abdi Warsame
City Council - Ward 6
350 South 5th Street, Room 307
Minneapolis, MN 55415

**STATEMENT OF PROPOSED USE / PROJECT NARRATIVE
FOR
ANISHINABE BII GII WIIN**

BUILDING ADDITION – LOT 2

PROJECT LOCATION:

1600 East 19th Street
Minneapolis, MN

PROJECT DESCRIPTION:

The proposed project will be a 3-story 32 unit sober residential facility that includes common areas and dining facilities on the first floor. The project will also include new site work, drives and parking activity areas and connections to Franklin Avenue. The building will be an addition to the existing Anishinabe Wakiagun, a 44-unit wet facility. Both facilities will be operated by the American Indian Community Development Corporation. Both will be provided with 24 hour / 7 day a week staff.

The current site will be split into two lots labeled Lot 1 (Parking) and Lot 2 (Building) on the attached plans. Lot 1 will include site work to be completed with the current project and a future site for a mixed-use building. The existing building and addition will be on Lot 2.

LAND USE APPLICATIONS REQUIRED:

- Application for re-zoning from OR2 to C2
- Conditional Use Permit for Assisted Living facility for new 32-unit sober residents facility in C2 district
- Site Plan Review
- Variance for Parking (22 required, 20 proposed on Lot 2)
- Variance for Setback in excess of 8' front property line in a Pedestrian Overlay District
- Preliminary Plat
- Variance for parking lot with over 60' in frontage in a pedestrian overlay district.

April 27, 2015

Revised May 18, 2015 (for additional variance for North parking lot frontage)

Ventura Village Neighborhood Organization
2020 Bloomington Avenue
Minneapolis, MN 55404

**STATEMENT OF PROPOSED USE / PROJECT NARRATIVE
FOR
ANISHINABE BII GII WIIN
BUILDING ADDITION – LOT 2**

PROJECT LOCATION:

1600 East 19th Street
Minneapolis, MN

PROJECT DESCRIPTION:

The proposed project will be a 3-story 32 unit sober residential facility that includes common areas and dining facilities on the first floor. The project will also include new site work, drives and parking activity areas and connections to Franklin Avenue. The building will be an addition to the existing Anishinabe Wakiagun, a 44-unit wet facility. Both facilities will be operated by the American Indian Community Development Corporation. Both will be provided with 24 hour / 7 day a week staff.

The current site will be split into two lots labeled Lot 1 (Parking) and Lot 2 (Building) on the attached plans. Lot 1 will include site work to be completed with the current project and a future site for a mixed-use building. The existing building and addition will be on Lot 2.

LAND USE APPLICATIONS REQUIRED:

- Application for re-zoning from OR2 to C2
- Conditional Use Permit for Assisted Living facility for new 32-unit sober residents facility in C2 district
- Site Plan Review
- Variance for Parking (22 required, 20 proposed on Lot 2)
- Variance for Setback in excess of 8' front property line in a Pedestrian Overlay District
- Preliminary Plat
- Variance to allow parking lot frontage in excess of 60' in a pedestrian overlay district.