



LAND USE APPLICATION SUMMARY

Property Location: 1600 East 19th Street
Project Name: Anishinabe Bii Gii Wiin Parking Lot
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 construct a new surface parking lot.
Required Applications:

| | |
|-------------------------------|--|
| Conditional Use Permit | To allow a principal parking facility. |
| Site Plan Review | For a principal parking facility. |
| Vacation | Of a portion of 16 th Avenue South from the north line of Franklin Avenue (Vac-1638). |

SITE DATA

| | |
|-----------------------------------|---|
| Existing Zoning | OR2 High Density Office Residence District PO Pedestrian Oriented Overlay District |
| Lot Area | 41,554 square feet / .95 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 a 24-space, surface parking lot on the site. The parking lot will be a principal use of the property until a future office building is constructed on the site. The future office building would be utilized by AICDC. In the interim, the parking lot will be utilized by employees of AICDC who work in the existing American Indian Center which is located immediately west of the subject site. Also on the site, the applicant is proposing to construct a circular trellis structure located in the southwest corner of the property.

As part of an associated development project (BZZ-7152) the property will be subdivided into two lots. Lot 1 will contain the proposed surface parking lot (BZZ-7153) and Lot 2 will contain the existing Anishinabe Wakiagun inebriate housing facility and the proposed Anishinabe Bii Gii Wiin assisted living facility 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. As part of the associated development project (BZZ-7152) 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 where the principal parking lot will be constructed. Principal parking facilities are a conditional use in the C2 zoning district. Site plan review is also required for any principal parking facility over 10 spaces.

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

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a principal parking facility 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 a surface parking lot will not be detrimental to or endanger the public health, safety, comfort or general welfare. The parking lot, while a principal use of the property now, will be accessory to the office building that will be built on this site in the future.

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 a surface parking lot 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 parking lot has been designed to be located towards the north end of the site. In the future, the office building will be constructed near Franklin Avenue.

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.*

There will be a total of 24 parking spaces provided on the site. The parking lot will be accessed off of East 19th Street.

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*:

Land Use Policy I.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.

- 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.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.12.4 Discourage uses that diminish the transit and pedestrian character of Activity Centers, such as automobile services, surface parking lots, and drive-through facilities.
- I.12.8 Support district parking strategies in Activity Centers, including shared parking facilities with uniform signage, and other strategies.

Policy I.13: Support high density development near transit stations in ways that encourage transit use and contribute to interesting and vibrant places.

- I.13.3 Discourage uses that diminish the transit and pedestrian character of areas around transit stations, such as automobile services, surface parking lots, and drive-through facilities.

While the parking lot will be a principal use of the property until a future office building is constructed on the site, it will be utilized by employees of AICDC who work in the existing American Indian Center which is located immediately west of the subject site in the interim. The parking lot will not be a commercial parking lot which is a prohibited use in the Franklin Avenue LRT Station PO Overlay District.

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 C2 zoning district and the PO overlay district.

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 – Not applicable

- There is no building associated with this development.

Access and Circulation – Meets requirements

- A five-foot wide walkway will connect the parking lot 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 24 parking spaces provided on-site. All of the parking spaces will be located towards the north side of the property. The parking area is accessed from a curb cut along East 19th Street.
- 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 50 percent of the site will be impervious.

Landscaping and Screening – Meets requirements with Conditions of Approval

- 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 41,544 square feet. There is no building on the site so 20 percent of the lot area is 8,308 square feet. According to the applicant’s landscaping plan there will be 20,790 square feet of landscaping on the site or approximately 50 percent of the site.
- 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 83 respectively. The applicant is providing a total of 37 canopy trees and 71 shrubs on the site. In addition, the applicant is proposing to provide a total of 17 ornamental trees and 164 perennials, grasses and ground cover on the site. CPED is recommending that the required number of shrubs be provided on the site.
- 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 East 19th Street. 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 East 19th Street the applicant is proposing to plant Foxi Pavement Rose in addition to other perennials and grasses. This plant material will grow to at least three feet in height.
- A seven-foot wide landscaped yard is required when a parking or loading facility is abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use. Landscaped yards are required along the east and northeast property lines. There is a seven-foot wide landscaped yard along both the east and northeast property lines.
- Screening that is six feet in height and not less than 95 percent opaque is required when a parking or loading facility is abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use. The applicant is not proposing to provide screening in either the east or northeast landscaped yards. Alternative compliance is needed.
- Not less than one tree shall be provided for every 25 linear feet of parking lot frontage. The parking lot has 60 feet of frontage along East 19th Street. Three trees are required. There will be three trees planted between the parking lot and the front property line along East 19th Street.
- 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 1. Landscaping and Screening Requirements

| | Code Requirement | Proposed |
|--------------------------------------|-------------------------|-----------------|
| Lot Area | -- | 41,554 sq. ft. |
| Building footprint | -- | 0 sq. ft. |
| Remaining Lot Area | -- | 41,554 sq. ft. |
| Landscaping Required | 8,308 sq. ft. | 20,790 sq. ft. |
| Canopy Trees (1: 500 sq. ft.) | 17 trees | 37 trees |
| Shrubs (1: 100 sq. ft.) | 83 shrubs | 71 shrubs |

Additional Standards – Meets requirements

- There will be 24 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 basis located beneath the parking lot.
- The surface parking lot will not block views of any landmark buildings, significant open spaces or water bodies.
- The surface parking lot will not shadow public spaces or adjacent residential properties.
- The surface parking lot 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 from the parking area to the public sidewalks, landscaping will maintain visual connection into and through the site and there will be lights located within the parking area.
- 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 – Not applicable

- Parking lots do not have a parking, loading or bicycle parking requirement.

Building Bulk and Height – Not applicable

Lot Requirements – Meets requirements

Table 2. Lot Requirements Summary

| | Code Requirement | Proposed |
|--|-------------------------|--|
| Minimum Lot Area | 5,000 sq. ft. | 41,544 |
| Maximum Impervious Surface Area | Not applicable | Not applicable |
| Maximum Lot Coverage | Not applicable | Not applicable |
| Minimum Lot Width | 40 ft. | 210 ft. along Franklin Avenue 80 ft. along East 19 th Street |

Yard Requirements – Meets requirements

Table 3. Minimum Yard Requirements

| | Zoning District | Overriding Regulations | Total Requirement | Proposed |
|---|------------------------|--|--------------------------|-----------------|
| Front, Franklin Avenue | 0 ft. | Maximum setback of 8 feet for buildings in the PO Pedestrian Oriented Overlay District | 0 ft. | 115 ft. |
| Front, East 19th Street | 0 ft. | Maximum setback of 8 feet for buildings in the PO Pedestrian Oriented Overlay District | 0 ft. | 7 ft. |
| Interior Side (East) | 5 ft. | -- | 5 ft. | 14 ft. |
| Interior Side (West) | 0 ft. | -- | 0 ft. | 7 ft. |

Signs – Not applicable

- The applicant is not proposing to have any signage on the site.

Refuse Screening – Not applicable

- The applicant is not proposing to have any trash and recycling containers on the site.

Screening of Mechanical Equipment – Not applicable

- There is no mechanical equipment proposed on the site.

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 – Not applicable

PO Overlay District Standards – Meets requirements

- The development meets the standards of the PO Pedestrian Oriented Overlay District.

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 10.18: Reduce the visual impact of automobile parking facilities.

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.
- 10.18.2 Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines.

- 10.18.3 Locate parking lots to the rear or interior of the site.
- 10.18.4 Provide walkways within parking lots in order to guide pedestrians through the site.
- 10.18.17 Minimize the width of ingress and egress lanes along the public right of way in order to provide safe pedestrian access across large driveways.
- 10.18.18 Encourage appropriate land uses to share parking lots to reduce the size and visual impact of parking facilities.

While the parking lot will be a principal use of the property until a future office building is constructed on the site, it will be utilized by employees of AICDC who work in the existing American Indian Center which is located immediately west of the subject site in the interim. The parking lot will not be a commercial parking lot which is a prohibited use in the Franklin Avenue LRT Station PO Overlay District.

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. The parking lot will be a principal use of the property until a future office building is constructed on the property. The future office building would be utilized by AICDC. In the interim, the parking lot will be utilized by employees of AICDC who work in the existing American Indian Center which is located immediately west of the subject site.

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:

- **Required Screening.** Screening that is six feet in height and not less than 95 percent opaque is required when a parking or loading facility is abutting or across an alley from a residence or office residence district, or any permitted or conditional residential use. The applicant is not proposing to provide screening in either the east or northeast landscaped yards. While the larger property is being subdivided to accommodate the parking lot and future office development and the adjacent residential development, the properties are meant to function as one cohesive development. Installing screening, six feet in height and 95 percent opaque, between the two properties would go against the overall design idea. CPED is recommending that the City Planning Commission grant alternative compliance.

VACATION

The applicant is proposing to vacate a portion of 16th Avenue South from the north line of Franklin Avenue.

The area to be vacated is legally described as follows:

- *That part of 16th Avenue South which lies South of the South line of Lot 1, Block 1, ANISHINABE WAKIAGUN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, and which lies North of the following described line: 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, and there terminating.

RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS.

Of the utilities and/or affected property owners that have responded no one has requested an easement over the area to be vacated.

The Department of Public Works and the Department of Community Planning and Economic Development find that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that it can be vacated if any easements requested are granted by the petitioner.

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. Conditional Use Permit to allow a principal parking facility.

Recommended motion: **Approve** the conditional use permit for a principal parking facility, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

B. Site Plan Review for a principal parking facility.

Recommended motion: **Approve** the site plan review for a principal parking 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.

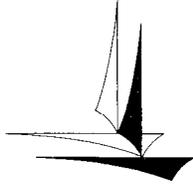
C. Vacation of a portion of 16th Avenue South from the north line of Franklin Avenue.

Recommended motion: **Approve** the vacation of a portion of 16th Avenue South from the north line of Franklin Avenue legally described as: That part of 16th Avenue South which lies South of the South line of Lot 1, Block 1, ANISHINABE WAKIAGUN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, and which lies North of the following described line: 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, and there terminating.

ATTACHMENTS

1. PDR report dated March 23, 2015
2. Statement of proposed use
3. Written responses to findings
4. Renderings showing the future development
5. Vacation materials
6. Zoning map
7. Civil drawings
8. Architectural site plan
9. Photos
10. 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

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

FUTURE SITE - PARKING LOT 1

PROJECT LOCATION:

1600 East 19th Street
Minneapolis, MN

PROJECT DESCRIPTION:

The current site will be split into 2 lots labeled Lot 1 & Lot 2 on plans attached. Lot 1 will include site work which will be completed with the building addition on Lot 2. The area along Franklin Avenue will be reserved for a future building on Lot 1.

LAND USE APPLICATIONS REQUIRED:

- Application for re-zoning from OR2 to C2
- Conditional Use Permit for a Parking Lot in a Pedestrian Overlay District
- Site Plan Review
- Preliminary Plat

ANISHINABE BII GII WIIN PROJECT

APRIL 27, 2015

CONDITIONAL USE PERMIT TO ALLOW A PARKING LOT IN A PEDESTRIAN OVERLAY DISTRICT REQUIRED FINDINGS

A conditional use permit is being applied for to allow a Parking Lot in a Pedestrian Overlay District.

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 parking lot(s) and drives will not be detrimental to or endanger the public health, safety, comfort or general welfare. The parking is located near the existing curb cut toward the back and center of the site and will be screened from the street by a trellis structure and completely screened when the future building is developed along the Franklin Avenue sidewalk. The parking is provided for visitors, as well as for a seasonal "Farmer's Market" plaza and for vendors for events at the adjacent American Indian Center.

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 parking lot 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 lot will also serve as a plaza for a seasonal "Farmer's Market" and for vendors for events. The location for the parking is setback from the street and preserves the site for future development consistent with the Pedestrian Overlay District Guidelines.

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 parking lot will help to minimize use of adjacent public streets for parking during events.

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

As reflected in the City's comprehensive plan, the future land use guidance for the project site is Mixed-Use. The site is also within the Franklin Transit Station Area. The designation allows for a mix of office, retail or residential uses. The proposed building with this application is residential. The future building will be mixed-use. The proposed Master Plan for the site locates the proposed addition along the Hiawatha Corridor and the future building along Franklin Avenue.

The proposed project is consistent with General Land Use Policy 1.1.5.

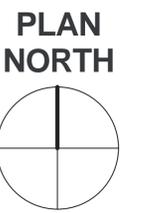
General Land Use Policy 1.1.5:

Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features, minimizes pedestrian and vehicular conflict, promotes street life and activity, reinforces public spaces and visually enhances development.

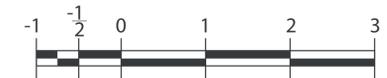
The proposed development is compatible with the current use and neighborhood character and will provide new connections and activity spaces adjacent to Franklin Avenue and significantly enhance the landscape and pedestrian experience along the street. Vehicular traffic is separated from the pedestrian pathways. When the new mixed-use project is completed along Franklin Avenue street life and activity will be further promoted.

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 re-zoning applications for the project, it will conform to the applicable regulations of the C2 zoning district.



Scale: 1" = 40'-0"



ANISHINABE BII GIIL WIIN

Minneapolis, Minnesota

June 14, 2013

Aerial with Proposed Site Plan





ANISHINABE BIL GILWIN

Minneapolis, Minnesota

June 14, 2013

Bird's Eye





AMERICAN INDIAN
COMMUNITY DEVELOPMENT CORPORATION

FILED
MINNEAPOLIS, MINN
14 DEC -1 PM 4:14
CITY CLERK
DEPARTMENT

1508 East Franklin Avenue • Minneapolis, MN 55404 • Telephone: 612/813-1610 • Fax: 612/813-1612

December 1, 2014

Minneapolis City Clerk's Office
304 City Hall- 350 South 5th Street
Minneapolis, MN 55415-1382

Re: Application for Vacation of a Portion of 16th Avenue South, Minneapolis, MN

To Whom It May Concern:

Herewith transmitted is American Indian Community Development Corporation's Application for Vacation of a Portion of 16th Avenue South, Minneapolis, MN.

The vacation is requested so that we may construct an arbor which will serve as a gathering space associated with our proposed Anishinabe Bii Gii Wiin project which will consist of the rehabilitation of Anishinabe Wakiagun and the construction of Anishinabe Bii Gii Wiin, a new, 32-unit sober housing facility.

AICDC has been working with Hilary Dvorak in the planning of this project and has received Low Income Housing Tax Credits and Affordable Housing Trust Funds from the City of Minneapolis to complete its funding. We anticipate we will break ground in the Summer of 2015 and complete the project in the Summer of 2016.

If you have any questions regarding this application please contact me at 612-843-2112.

Sincerely,

Tom McElveen
Chief Operating Officer

**Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement**

Petitioner: American Indian Community Development Corp.
Address: 1508 Franklin Ave. E.
Contact Person: Tom McElveen, CEO (612) 843-2112

Vacation File No.
1638
Page 1 of 2

Description of Easement to be vacated: Vacating part of 16th Ave. S. from the north line of Franklin Ave. as laid out in Aud. Sub. No. 33, approximately 119.6 feet north to the south line of Lot 1, Block 1, Anishinabe Wakiagun Addition.

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency _____

Phone: _____

e-Mail: _____

Approve petition

Deny petition (provide explanation)

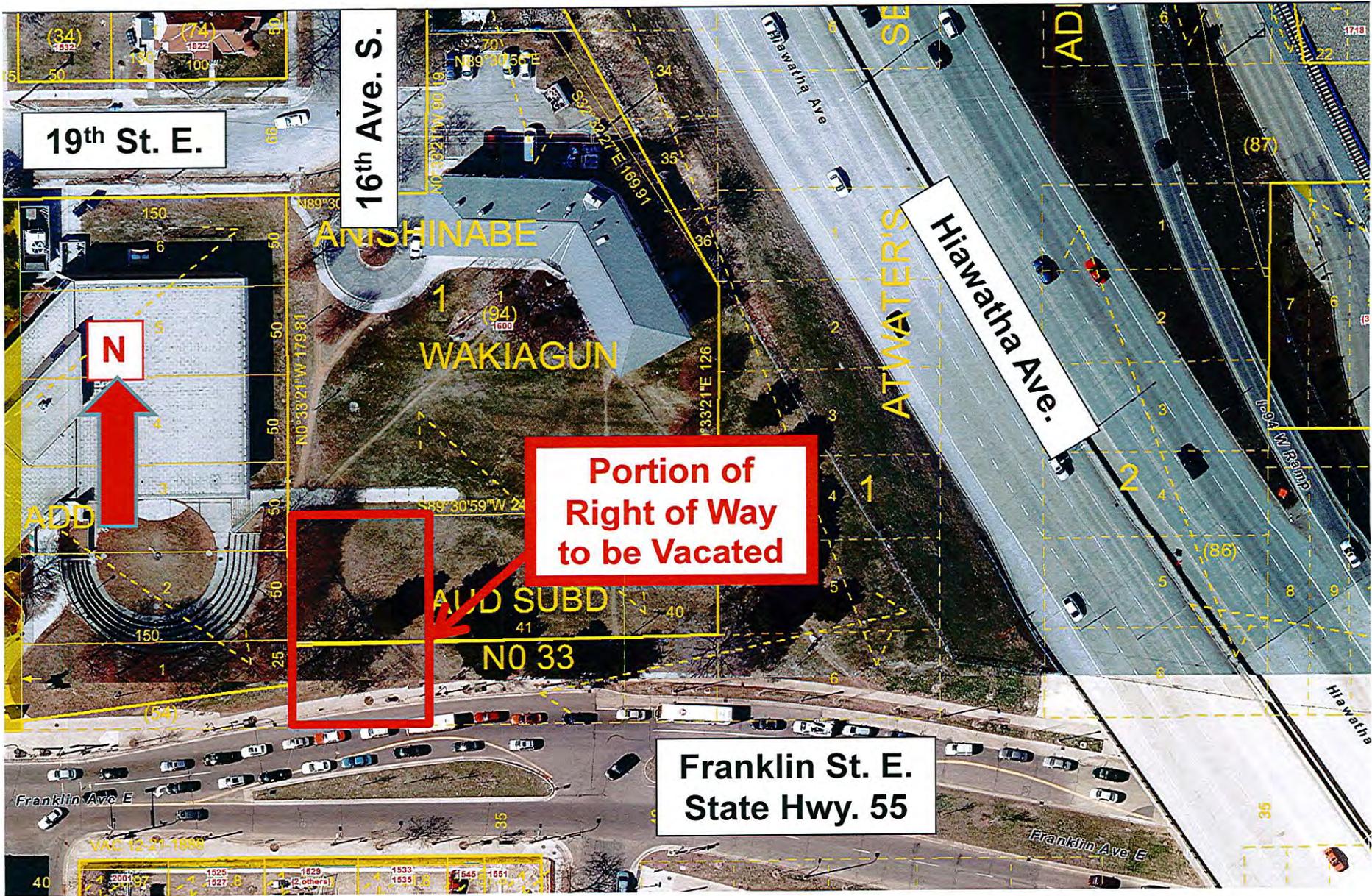
Reserve Easements (provide description)



By: _____

Date _____

Comments:



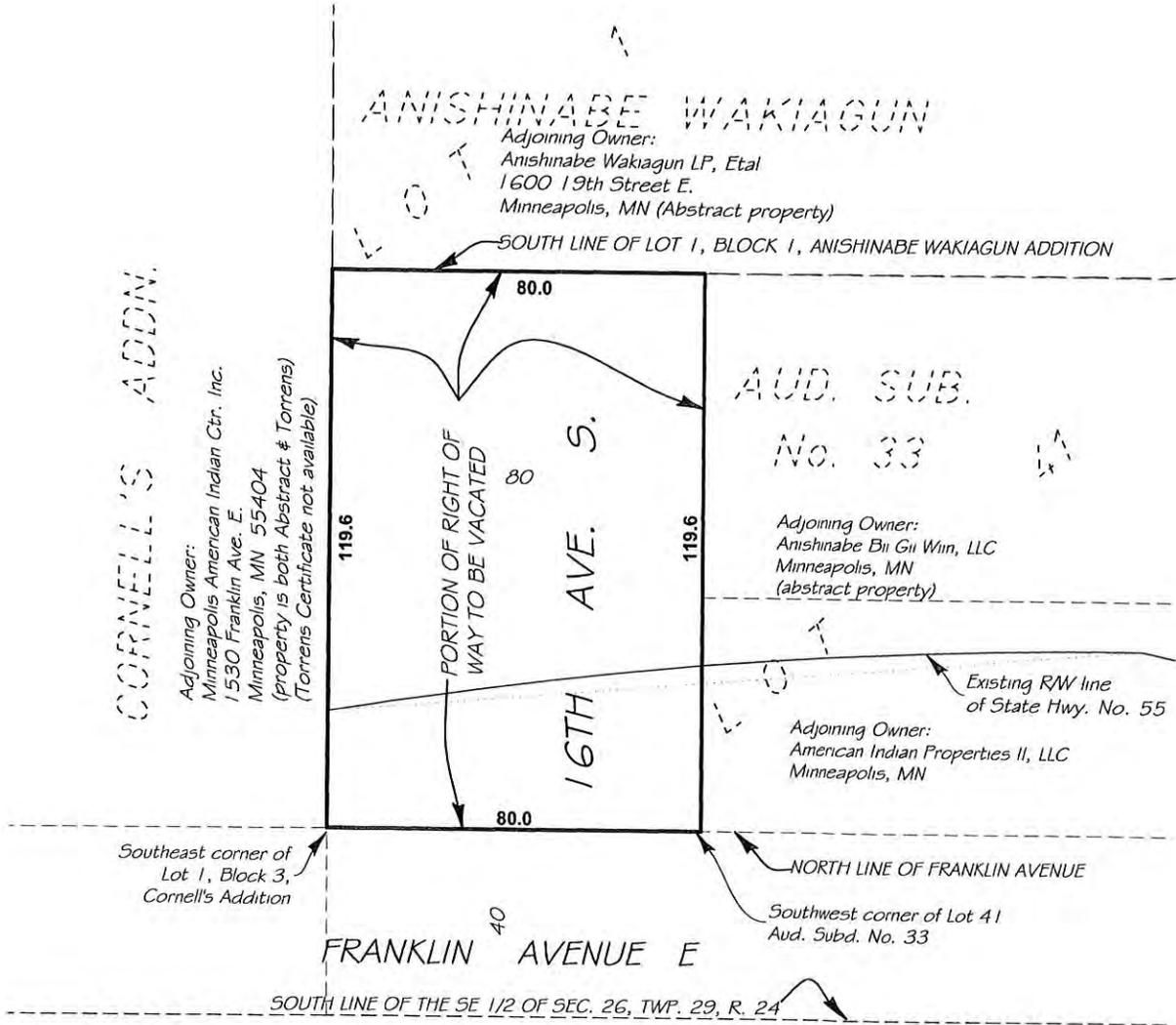
Established in 1962

LOT SURVEYS COMPANY, INC.
LAND SURVEYORS
REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
Fax No. 560-3522

INVOICE NO. 83337
F.B.NO. _____
SCALE: 1" = 40'

Surveyors Certificate

RIGHT OF WAY VACATION FOR:
AMERICAN INDIAN COMMUNITY DEVELOPMENT CORPORATION



Right of Way Vacation Description:

That part of 16th Avenue South which lies South of the South line of Lot 1, Block 1, ANISHINABE WAKIAGUN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota and which lies North of the following described line: Beginning at the Southeast corner of Lot 1, Block 3, Cornell's Addition to Minneapolis according to the recorded plat thereof Hennepin County, Minnesota; thence Easterly 80 feet more or less to the Southwest corner of Lot 41 Plat of Auditor's Subdivision No. 33 according to the recorded plat thereof Hennepin County, Minnesota and said line there terminating.

November 21, 2014

aw-1-1-inv83337.dwg

**Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement**

Petitioner: American Indian Community Development Corp.
Address: 1508 Franklin Ave. E.
Contact Person: Tom McElveen, CEO (612) 843-2112

Vacation File No.
1638
Page 1 of 2

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Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency XCEL ENERGY - SEAN LAWLER

Phone: 612-330-1956

e-Mail: sean.w.lawler@xcelenergy.com

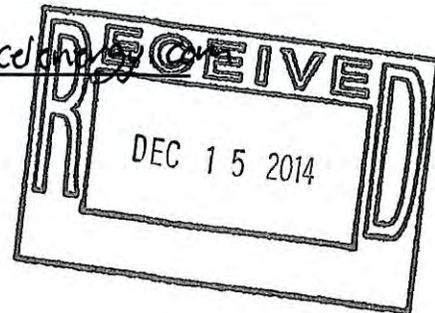
Approve petition

Deny petition (provide explanation)

Reserve Easements (provide description)

By: 

Date 1-21-15



Comments:



OSP National Support /
Investigations
2400 North Glenville
Richardson, TX 75082

MCI Communications Services, Inc.

01/13/2015

**CITY OF MINNEAPOLIS
PLANNING AND DEVELOPMENT
HILARY DVORAK
250 S. 4TH STREET, ROOM 300
MINNEAPOLIS, MN 55415**

**RE: VACATION FILE NO. 1638 – EASEMENT VACATION REQUEST
– AREA OF 16TH AVENUE S. BETWEEN FRANKLIN AVENUE E.
AND 19TH STREET E. –MINNEAPOLIS, HENNEPIN COUNTY, MN.**

Verizon Business ID: 221-2015

Dear Sir or Madam:

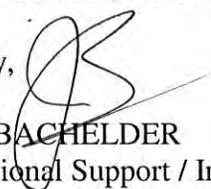
MCI has been notified by your office regarding the above referenced project.

For your records, in reviewing the area in question, it has been determined that MCI does not have facilities within your project area.

You should address correspondence concerning any future projects to the attention of **OSP National Support/Investigations** at the above address.

If you need further assistance with this project, please do not hesitate to call me.

Sincerely,


JOHN BACHELDER
OSP National Support / Investigations
972-729-6322

**Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement**

Petitioner: American Indian Community Development Corp.
Address: 1508 Franklin Ave. E.
Contact Person: Tom McElveen, CEO (612) 843-2112

Vacation File No.
1638
Page 1 of 2

Description of Easement to be vacated: Vacating part of 16th Ave. S. from the north line of Franklin Ave. as laid out in Aud. Sub. No. 33, approximately 119.6 feet north to the south line of Lot 1, Block 1, Anishinabe Wakiagun Addition.

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency FIRE DEPARTMENT

Phone: 612-673-3270

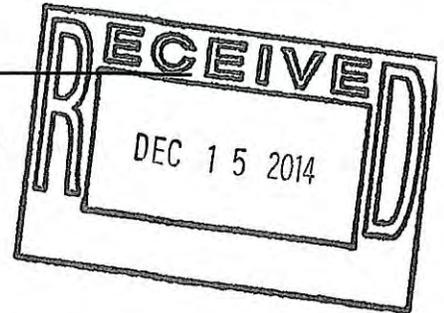
e-Mail: _____

Approve petition

Deny petition (provide explanation)

Reserve Easements (provide description)

PERRY EBNER
MINNEAPOLIS.MN.GOV



By: Perry Ebner
PERRY EBNER - FIRE MARSHAL

Date 1-13-2015

Comments: ACCORDING TO THE PLANS, THERE WILL BE NARROWING OF FRANKLIN AVE TO LESS THAN 20 FEET. MN STATE FIRE CODE REQUIRES THAT MINIMUM DISTANCE FOR EMERGENCY VEHICLES.

Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement

Petitioner: American Indian Community Development Corp.
Address: 1508 Franklin Ave. E.
Contact Person: Tom McElveen, CEO (612) 843-2112

Vacation File No.

1638

Page 1 of 2

Description of Easement to be vacated: Vacating part of 16th Ave. S. from the north line of Franklin Ave. as laid out in Aud. Sub. No. 33, approximately 119.6 feet north to the south line of Lot 1, Block 1, Anishinabe Wakiagun Addition.

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency COMCAST TOM NIEDZIELSKI

Phone: 651-493-5407 e-Mail: Thomas.Niedzielski@comcast.com

Approve petition

Deny petition (provide explanation)

Reserve Easements (provide description)

By: Duane Carben

Date 1-13-15

Comments:

| | | |
|---|--|-----------------------|
| Reply to Vacation Inquiry File # 1638 Vacating part of 16 th Ave. S. from the north line of Franklin Ave as laid out in | To Lisa Baldwin | From: Tom Niedzielski |
| | City of Minneapolis Planning Commission | Comcast |
| | Phone # 612-673-5342 | Phone # 612-490-7750 |
| | Fax # 612-673-2526 | Fax #651-493-5116 |

Description of public right-of way proposed to be vacated:

See attached legal description

This section to be completed ONLY by City Depts

- We have no objections to this vacation
- We have no objections to the vacation, subject to conditions stated below
- We object to the vacation for the reasons stated below

Conditions/Reasons:

This section to be completed ONLY by Utilities

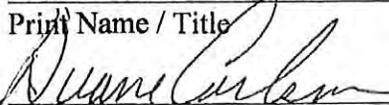
- We do NOT have facilities in the proposed vacated area, and we therefore RELEASE our utility easement rights, subject to any conditions or exceptions stated below
- We do NOT have facilities in the proposed vacated area, but we wish to RETAIN our easement rights, subject to any conditions or exceptions stated below
- We DO have facilities in the proposed vacated area, and we therefore RETAIN our easement rights, subject to any conditions or exceptions stated below

Conditions/Exceptions: *We can release these rights provided the proposed improvements do not interfere with its existing facilities or interfere with Comcast's access to the said facilities to maintain, repair, or upgrade them. Should the said improvements in anyway interfere with or prevent access to the said facilities, the petitioner or its successor shall provide new easements as required and the petitioner or its successor shall assume all costs of relocating facilities to the new easements.*

Duly authorized representative:

Duane Carlson / Construction Manager

Print Name / Title


Signature

Comcast

Company Name

01/07/15

Date

**Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement**

Petitioner: American Indian Community Development Corp.
Address: 1508 Franklin Ave. E.
Contact Person: Tom McElveen, CEO (612) 843-2112

Vacation File No.

1638

Page 1 of 2

Description of Easement to be vacated: Vacating part of 16th Ave. S. from the north line of Franklin Ave. as laid out in Aud. Sub. No. 33, approximately 119.6 feet north to the south line of Lot 1, Block 1, Anishinabe Wakiagun Addition.

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency

Center Point Energy

Phone: 612-321-5381

e-Mail: Charles.Mayers@centerpointenergy.com

Approve petition

Deny petition (provide explanation)

Reserve Easements (provide description)

By:

Chuck Mayers

Date

1/13/15



Comments:

No Intrest in vacated area.



May 29, 2015

Minneapolis
City of Lakes

**Department of
Public Works**

Steven A Kotke, P.E.
City Engineer
Director

350 South 5th Street - Room 203
Minneapolis MN 55415

Office 612 673-3000
Fax 612 673-3565
TTY 612 673-2157

Hilary Dvorak
CPED-Planning
250 4th St. So., Room 100
Minneapolis, MN 55415

RE: Vacating a portion of 16th Ave. S. in the AICDC development
(Vacation 1638)

Dear Ms. Dvorak:

Public Works staff has reviewed this vacation petition and recommends Approval of said petition.

The area to be vacated is described as follows:

PARCEL 1:

That part of 16th Avenue South which lies South of the South line of Lot 1, Block 1, ANISHINABE WAKIAGUN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, and which lies North of the following described line: 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, and there terminating.

The City of Minneapolis will retain an easement for utility purposes described as:

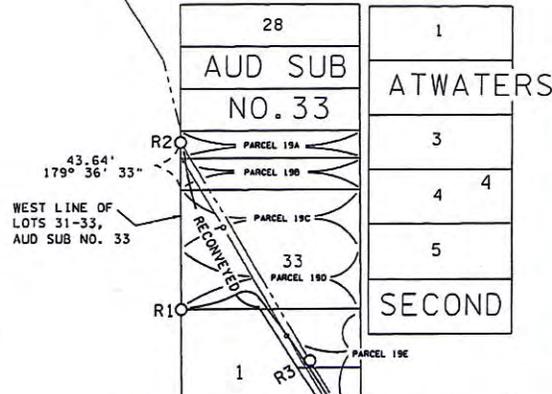
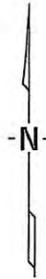
The east 25 feet of the west ½ and the west 25 feet of the east ½ of Parcel 1, described above.

Sincerely,

Don Elwood, P.E.
Director, Transportation Planning & Engineering
Cc: Dennis Morris

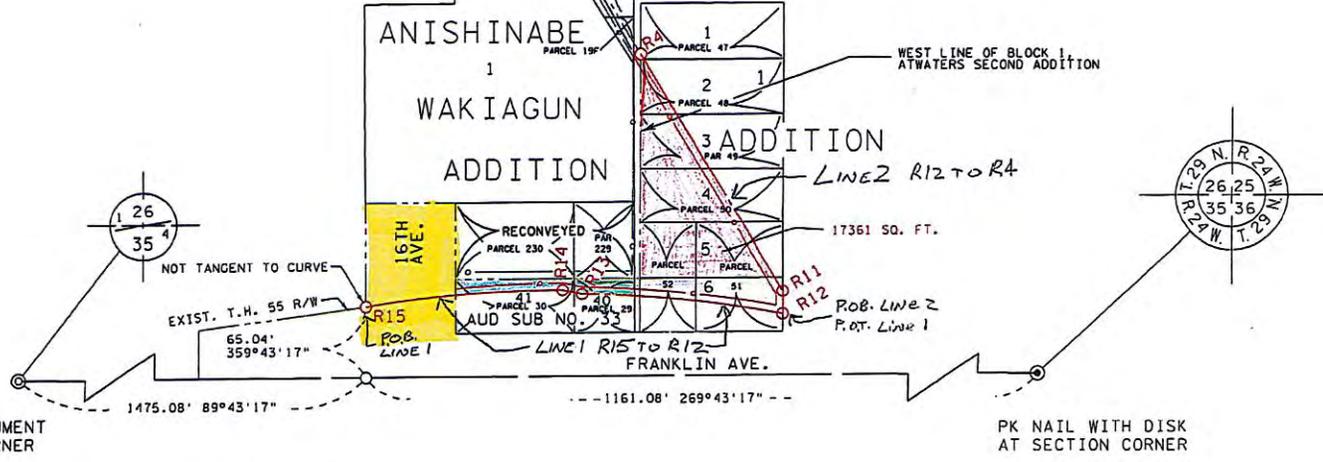


C.S. 2724 (55=116) 901
 PARCELS 29, 30, 47-52
 RECONVEYANCE EXHIBIT
 RECON 2006-0070 17,361 SQ FT
 FILE MAP F33-78 & F17-70A
 TH 55 AT FRANKLIN AVE & 16TH AVE



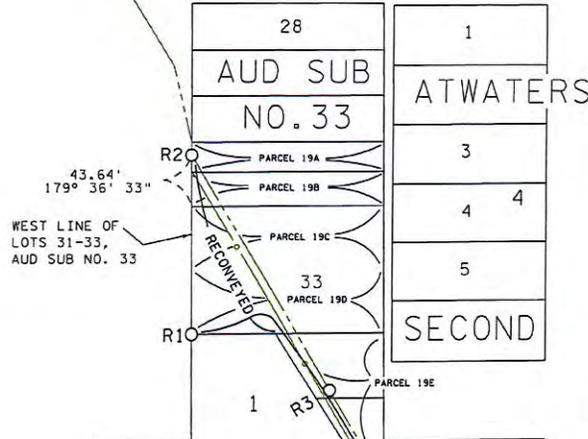
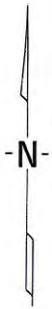
| RECONVEYANCE LINE DATA | | | |
|------------------------|--------|--------------|--------------------------|
| FROM | TO | DISTANCE(FT) | AZIMUTH |
| R1 | R2 | 151.64 | 359°36'33" |
| R2 | R3 | 229.93 | 149°38'10" |
| R3 | R4 | 101.80 | 149°26'39" |
| R4 | R11 | 251.09 | 149°26'39" |
| R11 | R12 | 21.16 | 179°56'49" |
| R12 | R13 | C | 179.99 275°55'50" |
| A | 180.21 | R | 1067.25 DEL 9°40'28" LT |
| R13 | R14 | 17.75 | 281°07'24" |
| R14 | R15 | C | 176.34 265°03'58" |
| A | 176.56 | R | 1006.54 DEL 10°03'02" LT |

POINTS R1 - R4 FROM RECON 2004-0063



--- = New Right of Way Line (Proposed)
 --- o --- = Access Control (Proposed)
 --- = Estimated
 --- = Existing Access Control

C.S. 2724 (55=116) 901
 PARCELS 29, 30, 47-52
 RECONVEYANCE EXHIBIT
 RECON 2006-0070 17,361 SQ FT
 FILE MAP F33-78 & F17-70A
 TH 55 AT FRANKLIN AVE & 16TH AVE

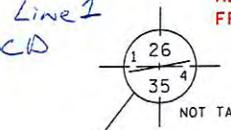


| RECONVEYANCE LINE DATA | | | |
|------------------------|--------|---------------|------------------|
| FROM | TO | DISTANCE (FT) | AZIMUTH |
| R1 | R2 | 151.64 | 359°36'33" |
| R2 | R3 | 229.93 | 149°38'10" |
| R3 | R4 | 101.80 | 149°26'39" |
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| R11 | R12 | 21.16 | 179°56'49" |
| R12 | R13 | C 179.99 | 275°55'50" |
| A | 180.21 | R 1067.25 | DEL 9°40'28" LT |
| R13 | R14 | 17.75 | 281°07'24" |
| R14 | R15 | C 176.34 | 265°03'58" |
| A | 176.56 | R 1006.54 | DEL 10°03'02" LT |

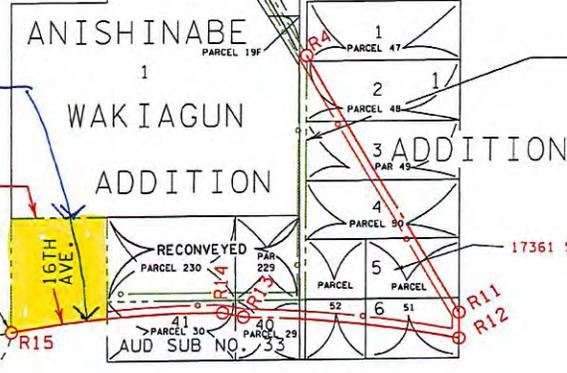
POINTS R1 - R4 FROM RECON 2004-0063

ONLY THIS PART OF
 16TH AVE CAN BE
 VACATED
 See Line 1
 ON QCD

REMOVE ORDERS
 FROM 16TH AVE

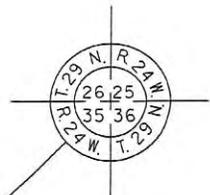
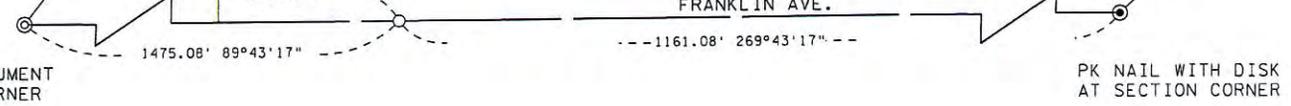


EXIST. T.H. 55 R/W
 65.04'
 359°43'17"



WEST LINE OF BLOCK 1,
 ATWATERS' SECOND ADDITION

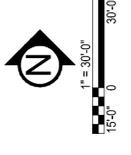
17361 SQ. FT.



| REVISION SUMMARY | |
|------------------|--|
| DATE DESCRIPTION | |
| | |
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| | |
| | |

SITE SURVEY

C0.1



BOUNDARY & TOPOGRAPHIC SURVEY

~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 GUYER STATE ONE CALL NOTIFICATION CENTER AT (651) 454-0002 FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION PRIOR TO EXCAVATION.
- DOPHER 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.

BENCHMARK

BASIS FOR ELEVATION: NAVD 88
Based on MN DOT reference Point CEDAR AZ MK with an elevation of 837.88 NAVD 88 (Not Shown on Survey)

SCHEDULE B2 NOTES:

- Item 8: As shown on survey.
- Item 11: As shown on survey.
- Item 12: As shown on survey.
- Item 27: As shown on survey.
- Item 28: Blanket Easement over Parcel 3.

LEGAL DESCRIPTION

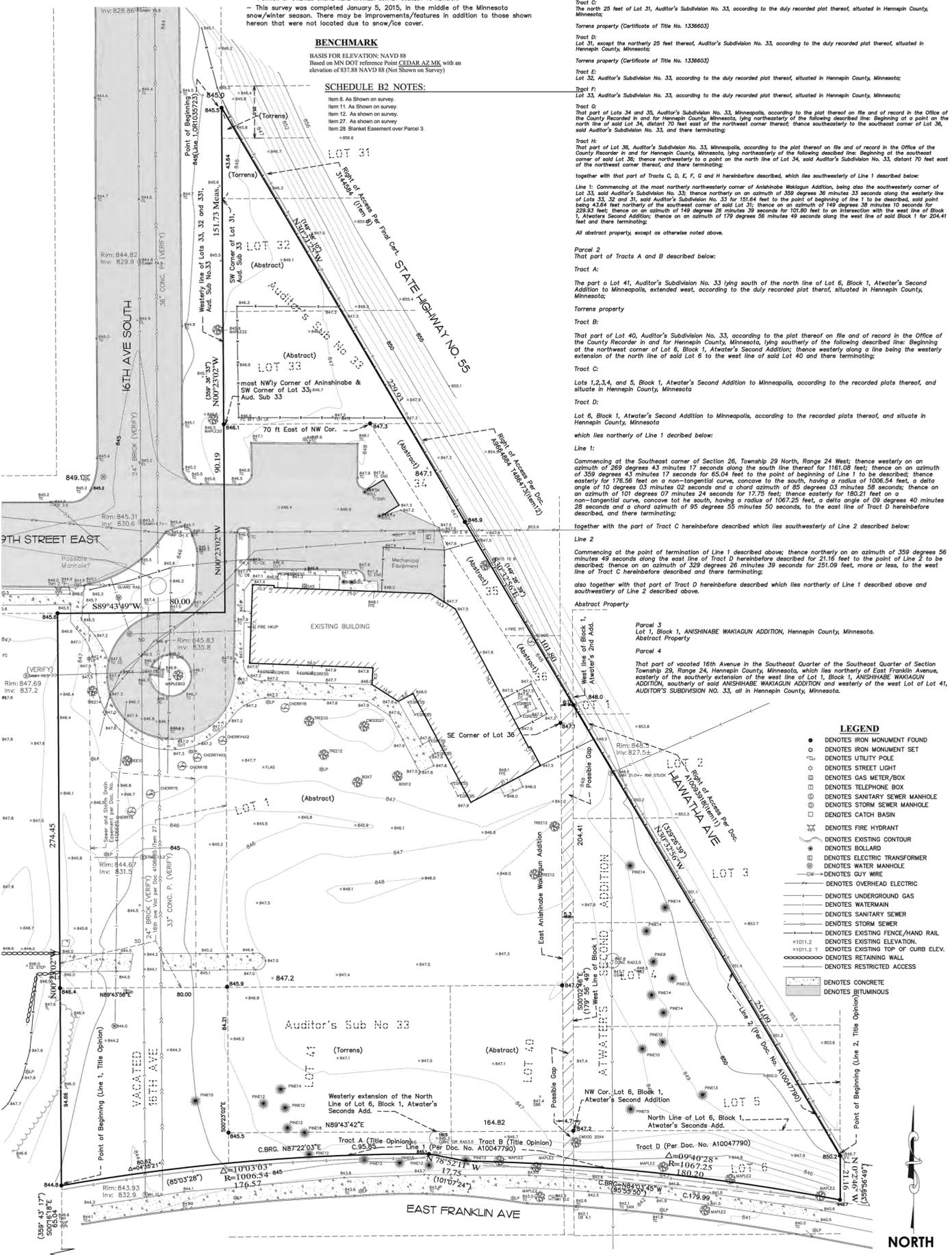
Parcel 1
All of Tracts A and B described below:
Tract A:
Lot 40, Auditor's Subdivision No. 33, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, except that part thereof lying southerly of the following described line: Beginning at a point on the north line of said 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;
Torrens property (Certificate of Title No. 1336603)
Tract F:
Lot 33, 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 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 northeasterly 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 northeasterly corner of Anishnabe 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 229.53 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 southerly for 176.58 feet on a non-tangential curve, concave to the south, having a radius of 1008.54 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 southerly 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 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 231.09 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, ANISHNABE WAKIAGUN ADDITION, Hennepin County, Minnesota.
Abstract Property
Parcel 4
That part of vacated 16th Avenue in the Southeast Quarter of the Southeast Quarter of Section Township 29, Range 24, Hennepin County, Minnesota, which lies northerly of East Franklin Avenue, southerly of the southerly extension of the west line of Lot 1, Block 1, ANISHNABE WAKIAGUN ADDITION, southerly of said ANISHNABE WAKIAGUN ADDITION and westerly of the west lot of Lot 41, AUDITOR'S SUBDIVISION NO. 33, all in Hennepin County, Minnesota.

LEGEND

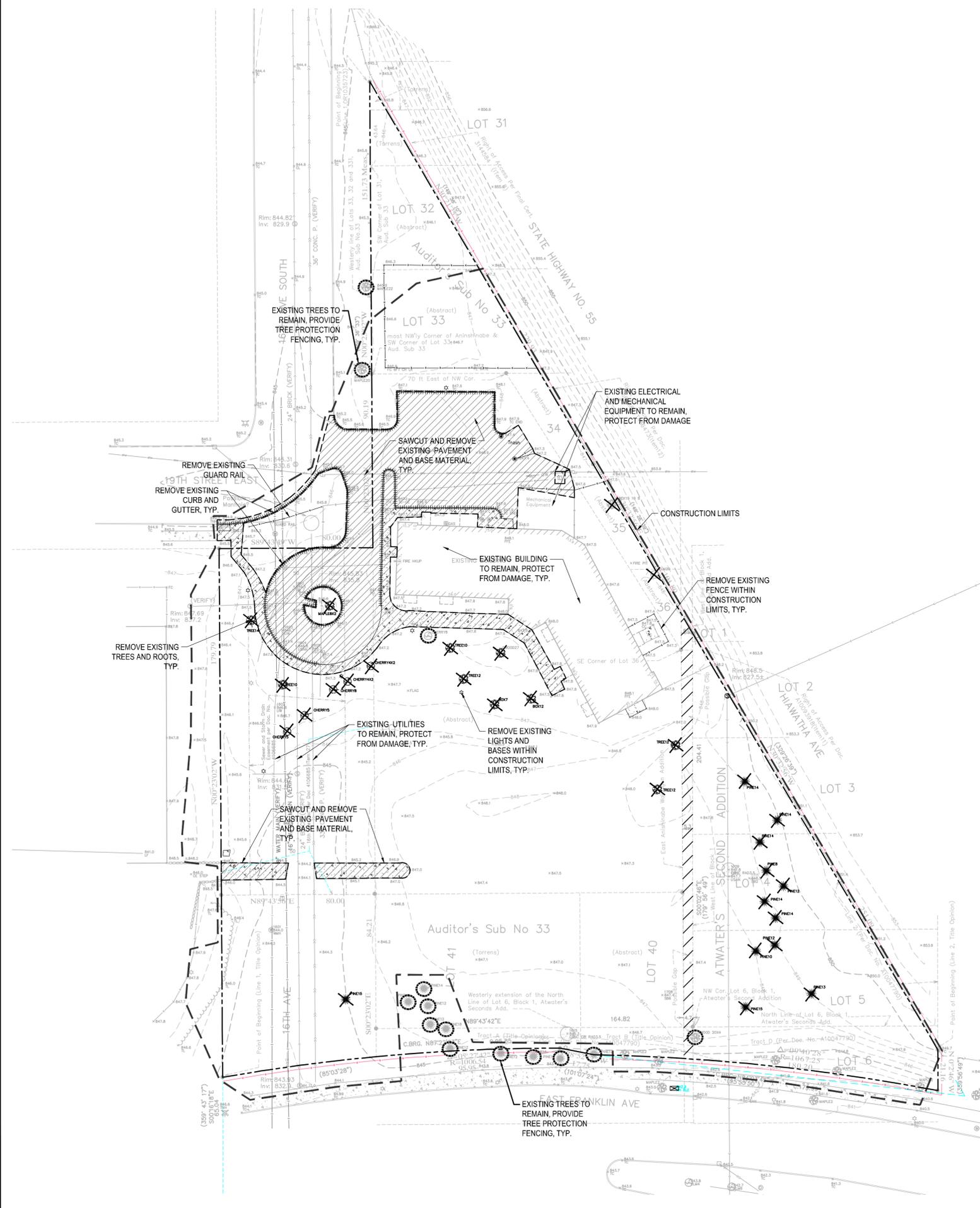
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES UTILITY POLE
- DENOTES STREET LIGHT
- DENOTES GAS METER/BOX
- DENOTES TELEPHONE BOX
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES FIRE HYDRANT
- DENOTES EXISTING CONTOUR
- DENOTES BOLLARD
- 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 EXISTING ELEVATION
- DENOTES EXISTING TOP OF CURB ELEV.
- DENOTES RETAINING WALL
- DENOTES RESTRICTED ACCESS
- DENOTES CONCRETE
- DENOTES BITUMINOUS



ACRE LAND SURVEYING
Serving Twin Cities Metro area and beyond
763-488-2967 acrelandsurvey@gmail.com

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.
Michael D. Nelson
Rev. 05/15/15, add vacated 16th
Rev. 04/27/15, additional topo
Date: 4-17-15 Reg. No. 49548

0 30
(IN FEET)
1 inch = 20ft.



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

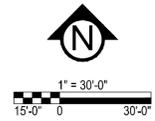
ISSUE/SUBMITTAL SUMMARY

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

REVISION SUMMARY

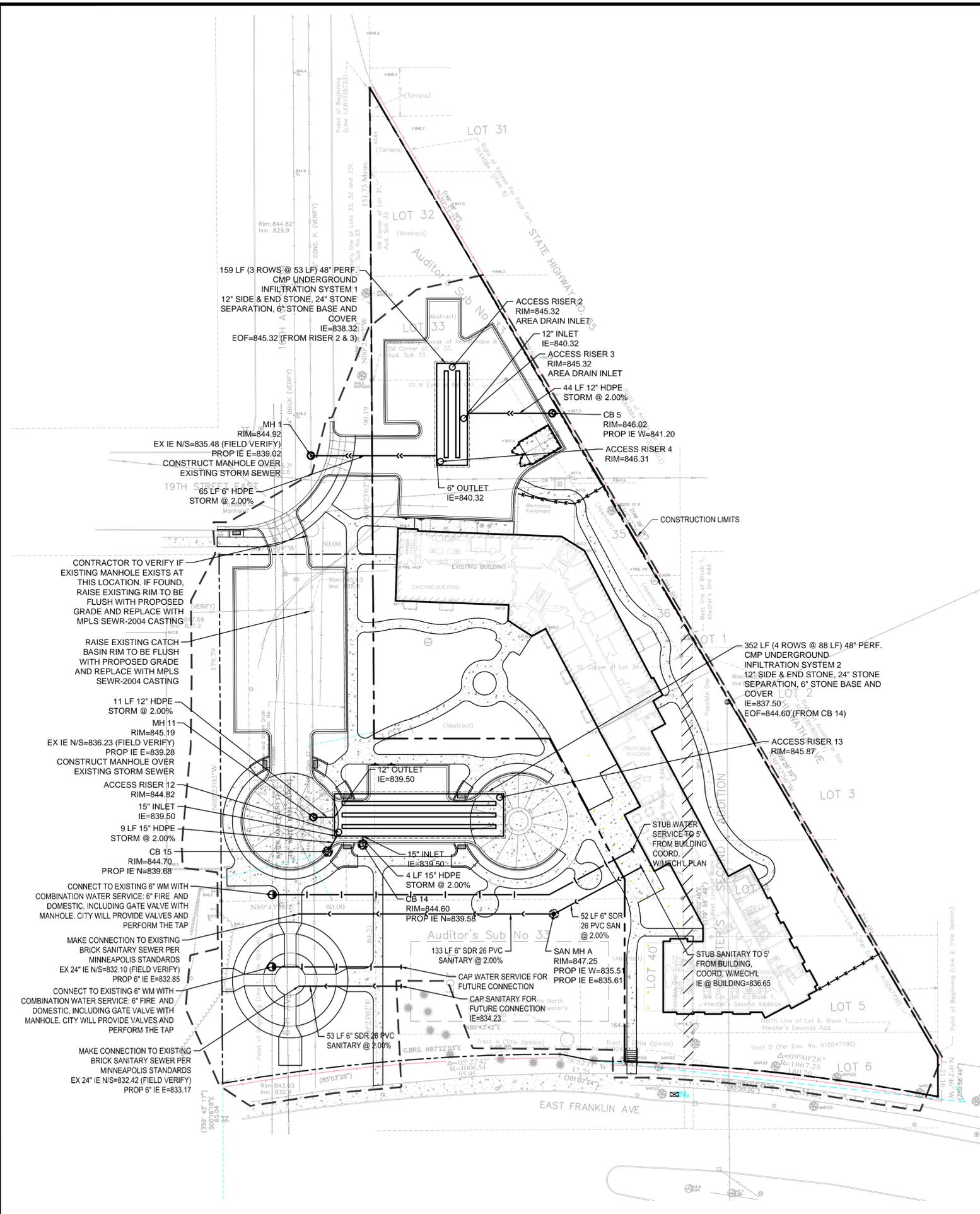
| DATE | DESCRIPTION |
|------|-------------|
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GOPHER STATE ONE CALL
 WWW.GOPHERSTATEONECALL.ORG
 (800) 252-1166 TOLL FREE
 (651) 454-0002 LOCAL



REMOVALS PLAN

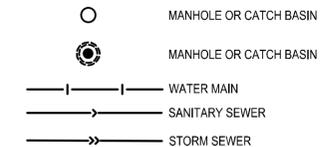
C1.0



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

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 333 Washington Ave N, Suite 210
 Minneapolis, Minnesota 55401
 612-975-2750 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 |
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| REVISION SUMMARY | |
| DATE | DESCRIPTION |
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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

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 | |
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| 4/28/15 | LAND USE SUBMITTAL |

| REVISION SUMMARY | |
|------------------|-------------|
| DATE | DESCRIPTION |
| | |

| 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

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

MANHOLE BASE SLAB
STANDARD PLATE NO. SEWR-1003

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 |
|------|-------------|
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LANDSCAPE PLAN

L1.0

PLANT SCHEDULE - ENTIRE SITE

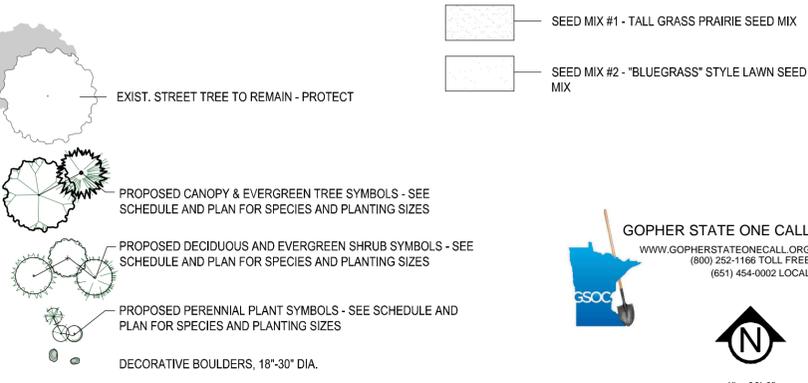
| SYM | QUANT. (HOUSING) | QUANT. (PARKING) | QUANT. (TOTAL) | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | COMMENTS |
|---|------------------|------------------|----------------|--------------------------------|---|-----------|-------|--------------------------|
| DECIDUOUS TREES | | | | | | | | |
| 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 | 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

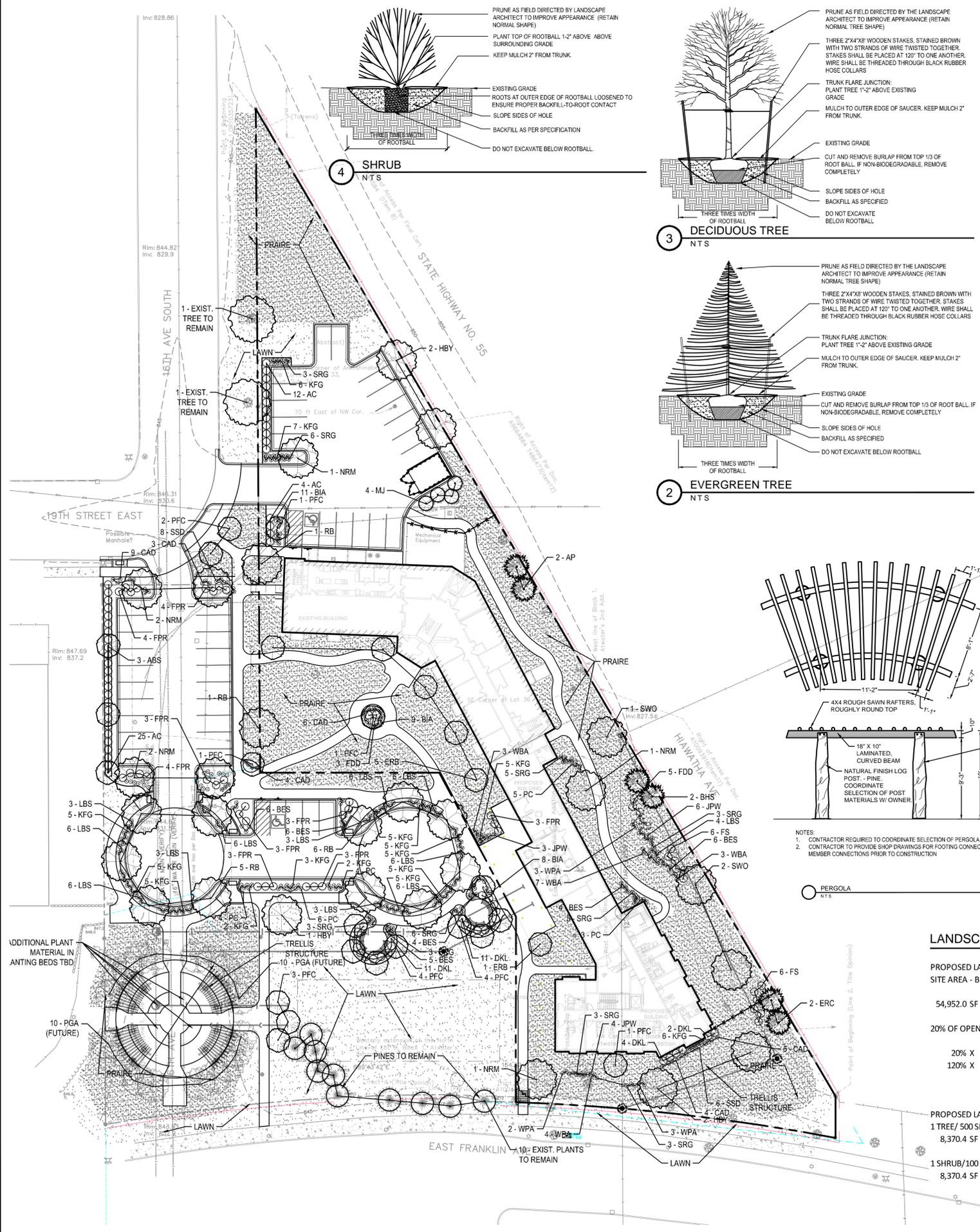
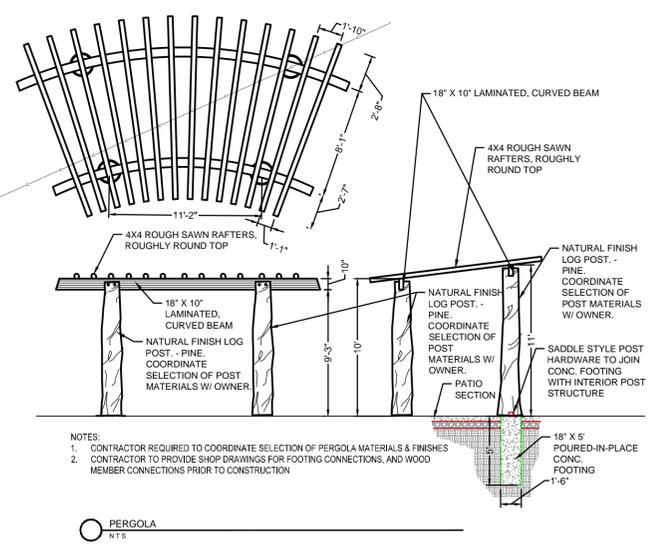
20% X 41,852.0 SF = 8,370.4 SF REQUIRED

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



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
DATE 4/28/15 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

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

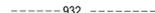
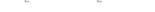
REVISION SUMMARY

| DATE | DESCRIPTION |
|------|-------------|
|------|-------------|

SWPPP - PROPOSED CONDITIONS

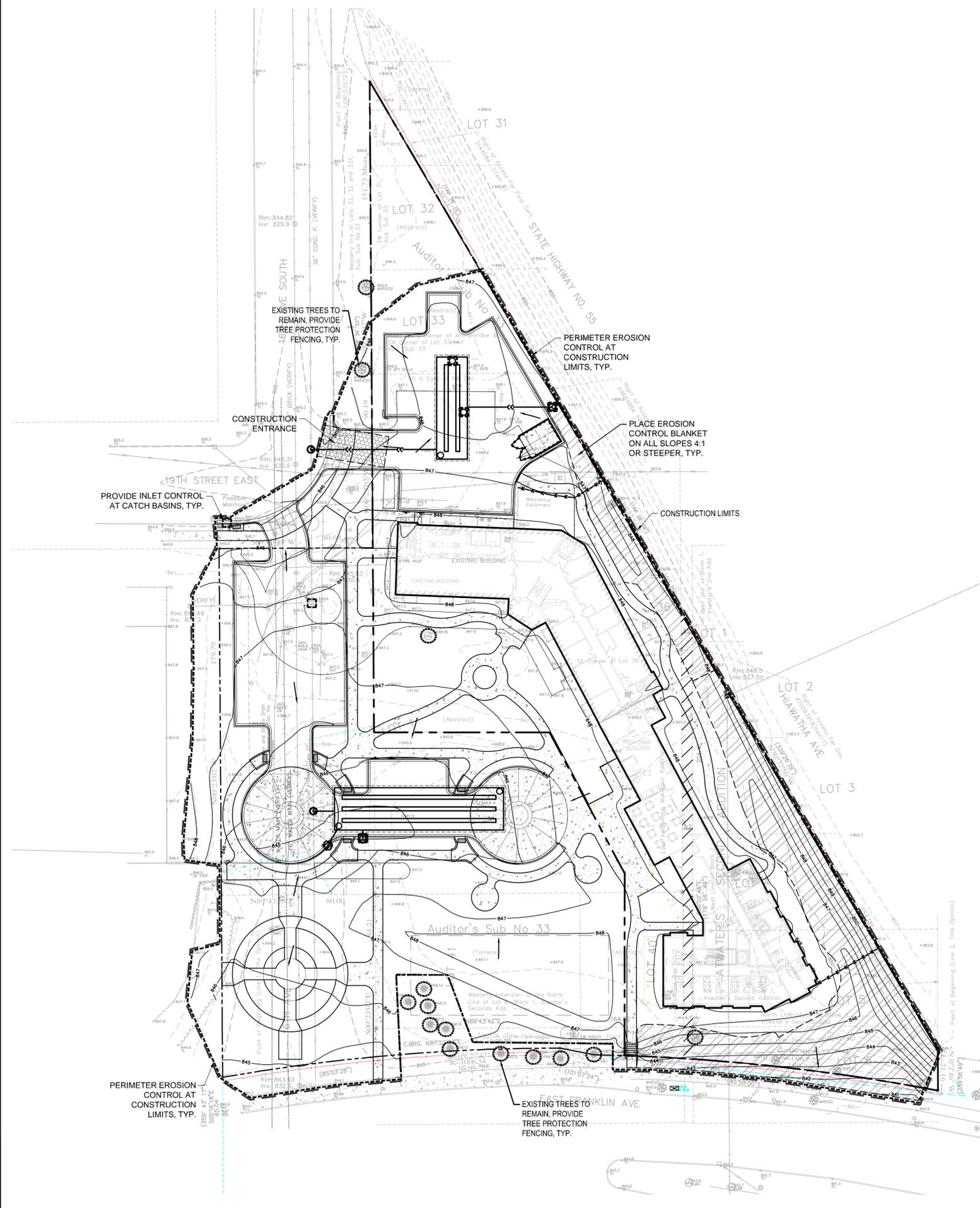
SW1.1

LEGEND:

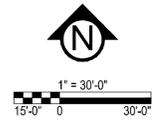
-  EX. 1' CONTOUR ELEVATION INTERVAL
-  1' CONTOUR ELEVATION INTERVAL
-  EXISTING SPOT GRADE ELEVATION
-  PROPOSED SPOT GRADE ELEVATION
-  DRAINAGE ARROW
-  SILT FENCE / BIOROLL - GRADING LIMIT
-  INLET PROTECTION
-  STABILIZED CONSTRUCTION ENTRANCE
-  TREES TO REMAIN - PROVIDE TREE PROTECTION FENCING
-  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

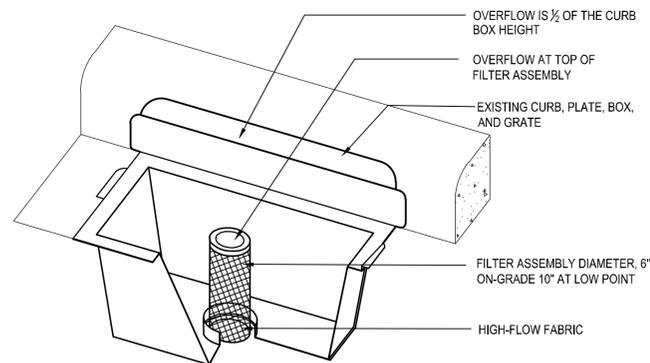
SWPPP NOTES:

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.



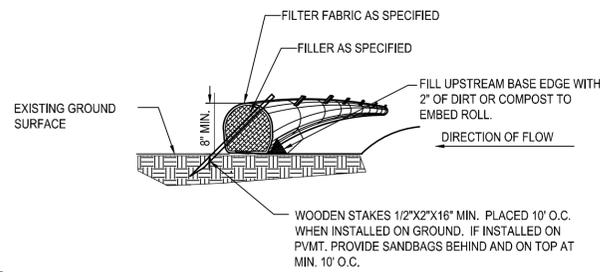
GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL



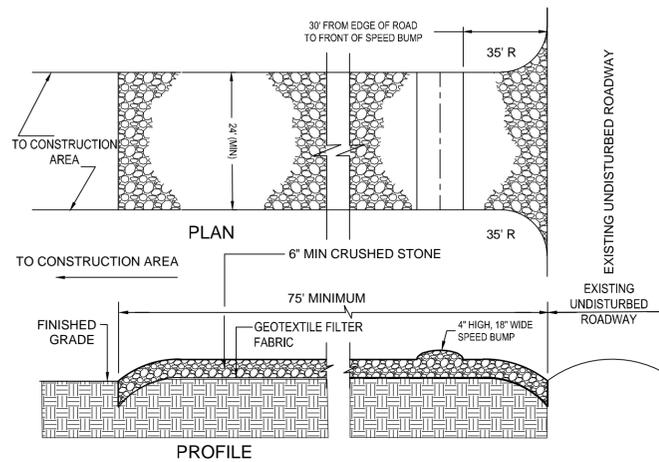
- NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
 2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
 3. REFERENCE APPLE VALLEY STANDARD PLATE ERO-4C.

1 CURB INLET FILTER
N T S



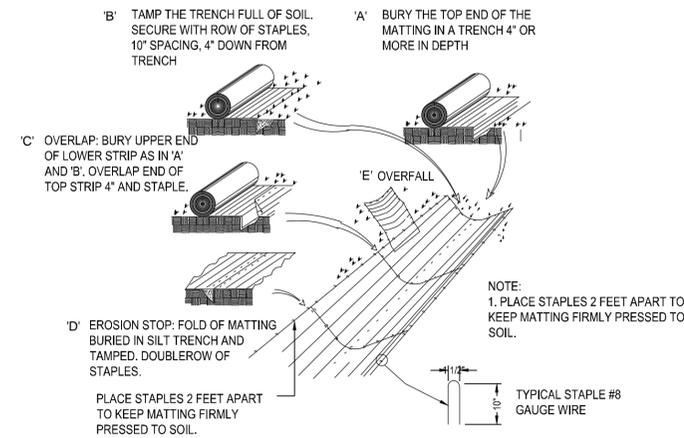
- NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
 2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
 3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL 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

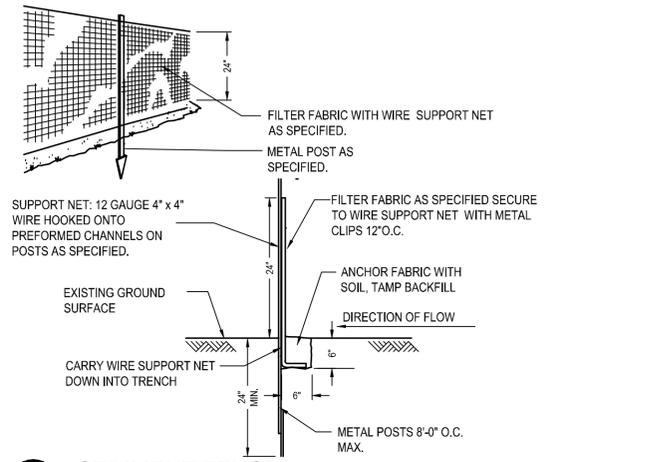


- NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR 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
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DATE 4/28/15 LICENSE NO. 44263

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Attachment A: SWPPP Site Specific Document Stormwater Pollution Prevention Plan (SWPPP) To comply with the General Stormwater Permit for Construction Activity

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 (ditch, pond, wetland, lake, stream, river), Special water? (See Stormwater Permit Appendix A), Impaired Water? (See Stormwater Permit Appendix A)

* 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/identifywaters.aspx
** Impaired water for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen, or biotic impairment.



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.

7. 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

8. 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.

9. 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

10. 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):
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):

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?
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.
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.
4. Describe the undisturbed buffer zone to be used (not less than 100 linear feet from the special water).
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.
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.
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.

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.
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.
3. Attach to this SWPPP a site map that includes the following features:
4. Were stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project?
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?
6. Does the site discharge to a calcareous fen listed in Minn. R. 7050.0180, subp. 6?
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 biotic impairment?



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:
2. Describe practices for storage of pesticides, herbicides, insecticides, fertilizers, treatment chemical, and landscape materials:
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:
4. Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035:
5. Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with Minn. R. ch. 7040:
6. Describe spill prevention and response for fueling and equipment or vehicle maintenance:
7. Describe containment and disposal of vehicle and equipment wash water and prohibiting engine degreasing on the site:
8. Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground:

Final Stabilization (IV.G)

- 1. Describe method of final stabilization (permanent cover) of all disturbed areas:
2. Describe procedures for completing final stabilization and terminating permit coverage (see Part IV.G.1-5):

Documentation of infeasibility: (If Applicable)

N/A
9. Identify adjacent public waters where the Minnesota Department of Natural Resources (DNR) has declared "work in water restrictions" during fish spawning timeframes.
N/A

Selection of a Permanent Stormwater Management System (III.D.)

- 1. Will the project create a new cumulative impervious surface greater than or equal to one acre?
2. Describe which method will be used to treat runoff from the new impervious surfaces created by the project.
3. If it is not feasible to meet the treatment requirement for the water quality volume, describe why. This can include proximity to bedrock or road projects where the lack of right of way precludes the installation of any permanent stormwater management practices.
4. For projects that discharge to trout streams, including tributaries to trout streams, identify method of incorporating temperature controls into the permanent stormwater management system.

Erosion Prevention Practices (IV.B)

- 1. Describe construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to minimize erosion.
2. Describe Methods of temporarily stabilizing soils and soil stockpiles (e.g., mulches, hydraulic tackifiers, erosion blankets, etc.):
3. Describe Methods of dissipating velocity along stormwater conveyance channels and at channel outlets (e.g., check dams, sediment traps, rip rap, etc.):
4. Describe Methods to be used for stabilization of ditch and swale wetted perimeters (Note that mulch, hydraulic soil tackifiers, hydromulches, etc. are not acceptable soil stabilization methods for any part of a drainage ditch or swale).
5. Describe Methods to be used for energy dissipation at pipe outlets (e.g., rip rap, splash pads, gabions, etc.)



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

PROJECT ANISHINABE BII GII WIN
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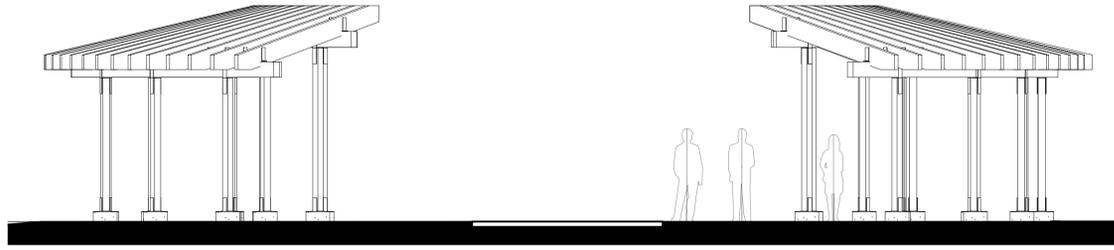
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ISSUE/SUBMITTAL SUMMARY table with columns for DATE and DESCRIPTION

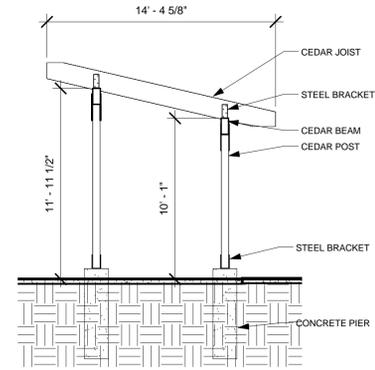
REVISION SUMMARY table with columns for DATE and DESCRIPTION

SWPPP - NOTES

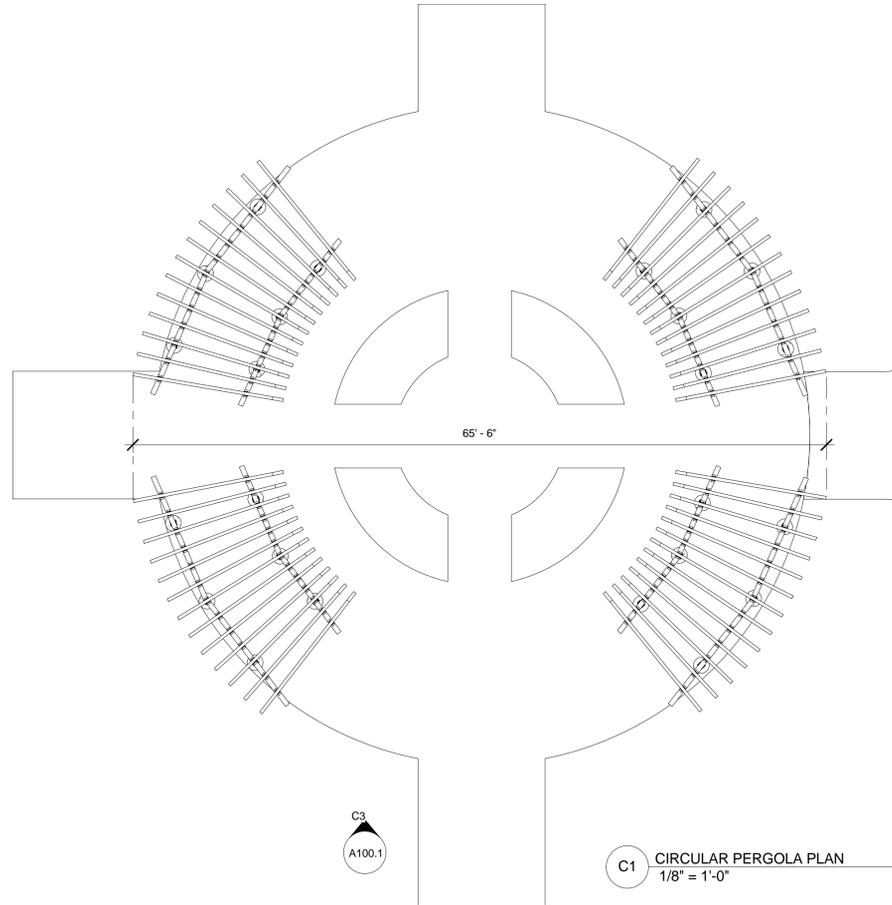
SW1.4



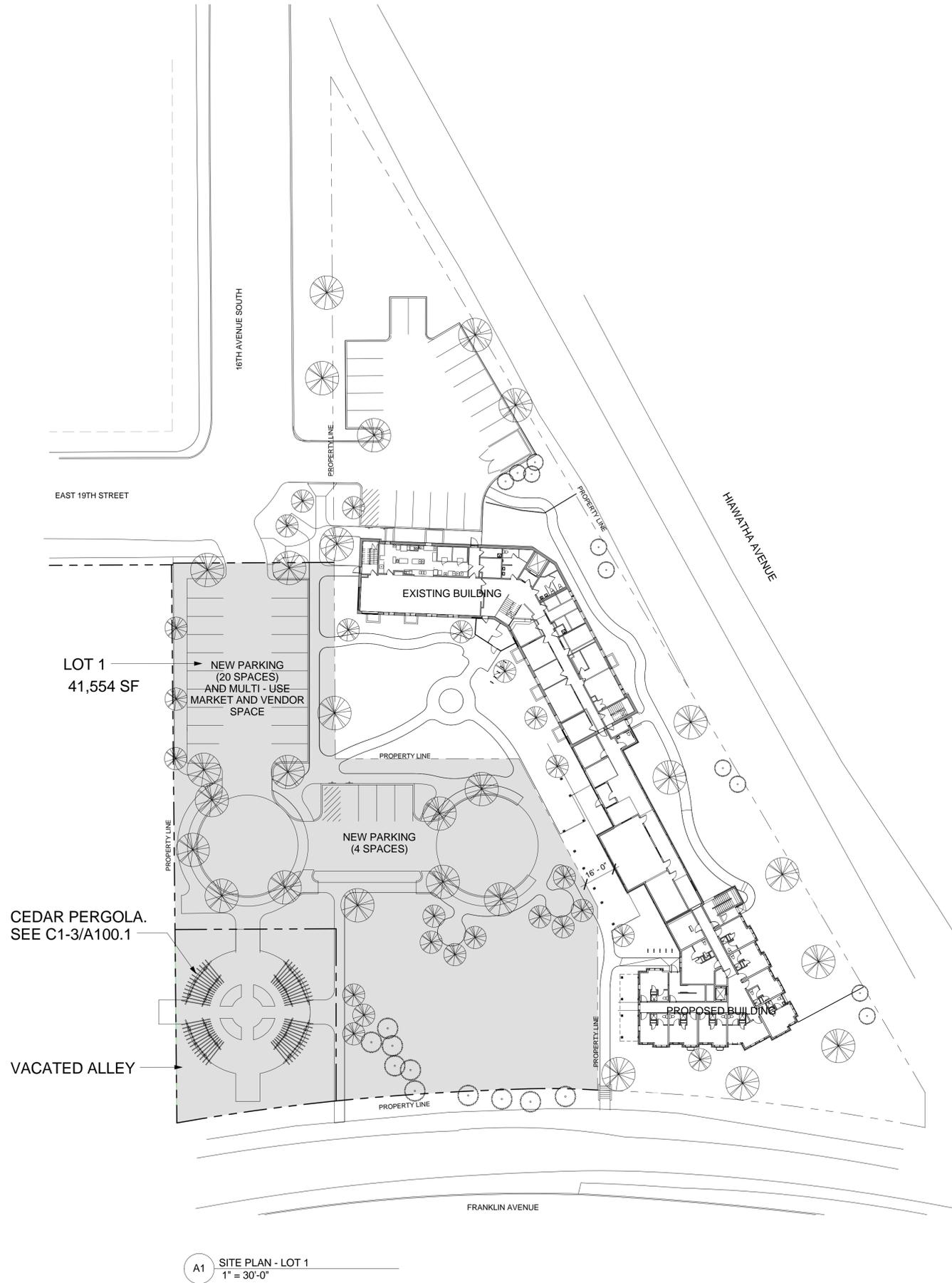
C3 CIRCULAR PERGOLA ELEVATION
3/16" = 1'-0"



C2 CIRCULAR PERGOLA SECTION
3/16" = 1'-0"



C1 CIRCULAR PERGOLA PLAN
1/8" = 1'-0"



A1 SITE PLAN - LOT 1
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 05152016
DATE

CLIENT
CONTRACTOR
STRUCTURAL
CIVIL

ANISHINABE BII GII WIIN
PRELIMINARY: NOT FOR CONSTRUCTION
MINNESOTA REGISTERED PROFESSIONAL ENGINEER
MINNESOTA, MN

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



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

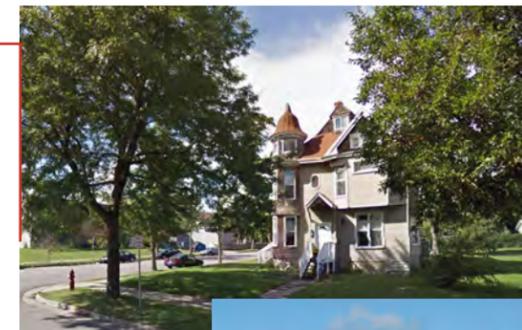
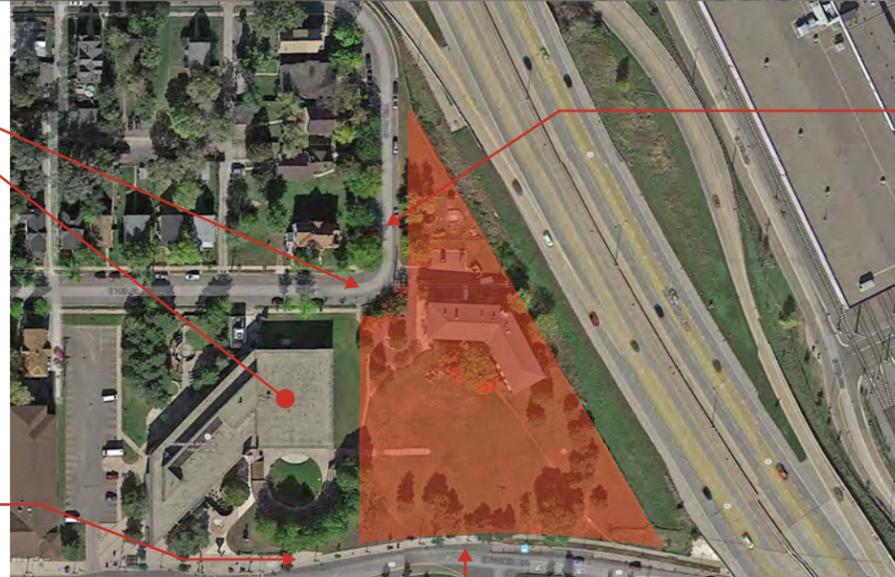
Corner of 16th ave. and 19th St. looking SE



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

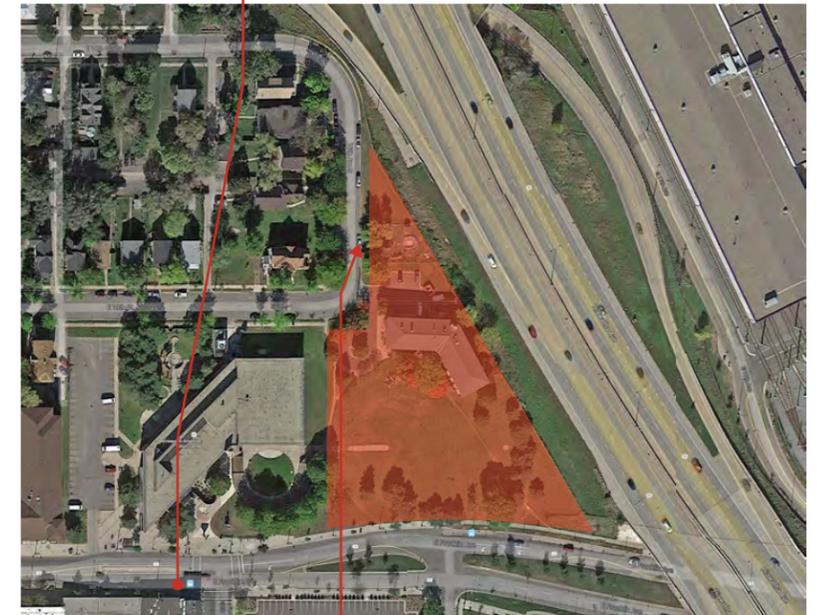
5.15.2015

Site Context

COMMERCIAL STOREFRONT
ACROSS FRANLIN AVENUE



Surrounding Buildings to the South



Existing Building: Anishinabe Wakiagun



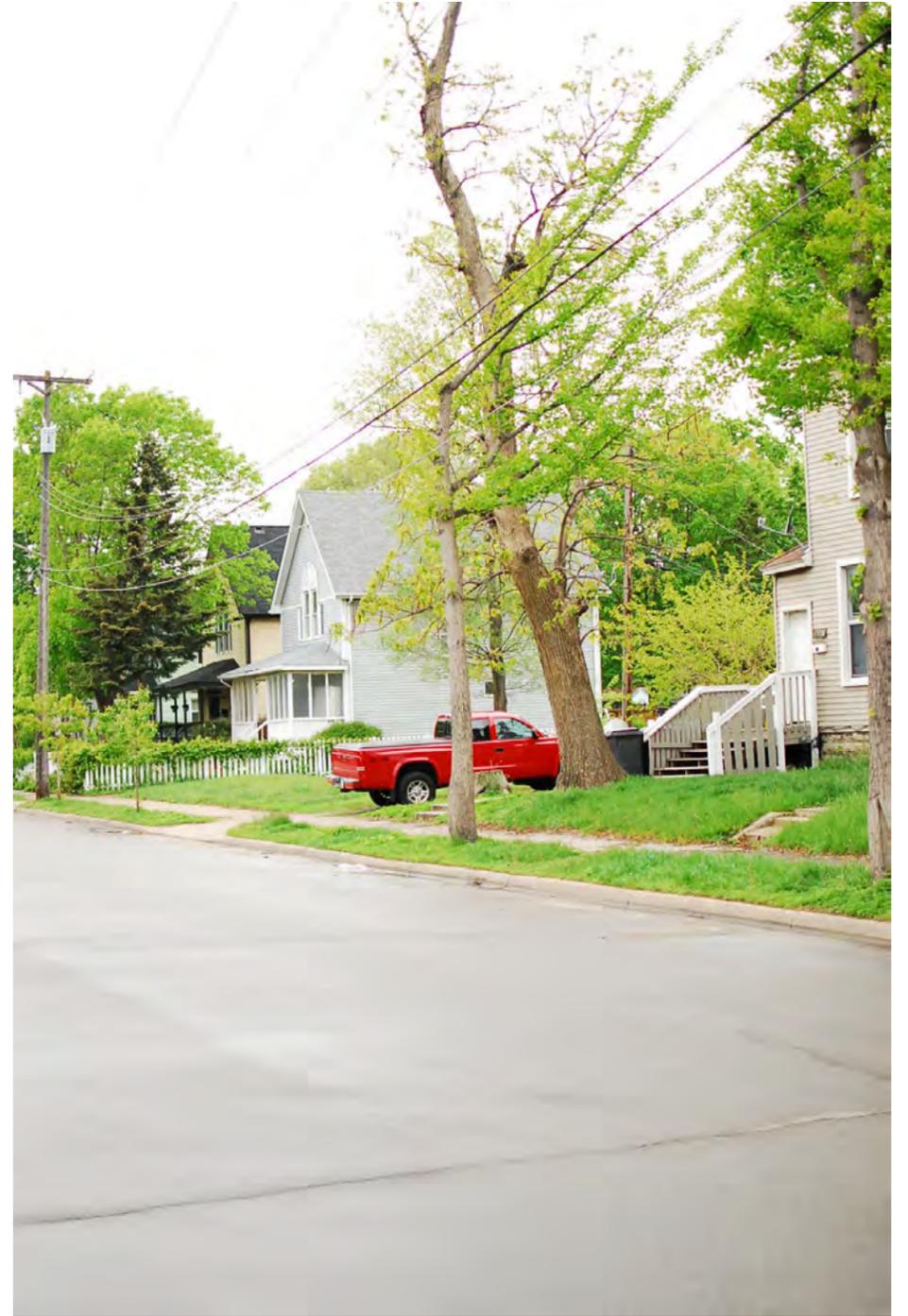
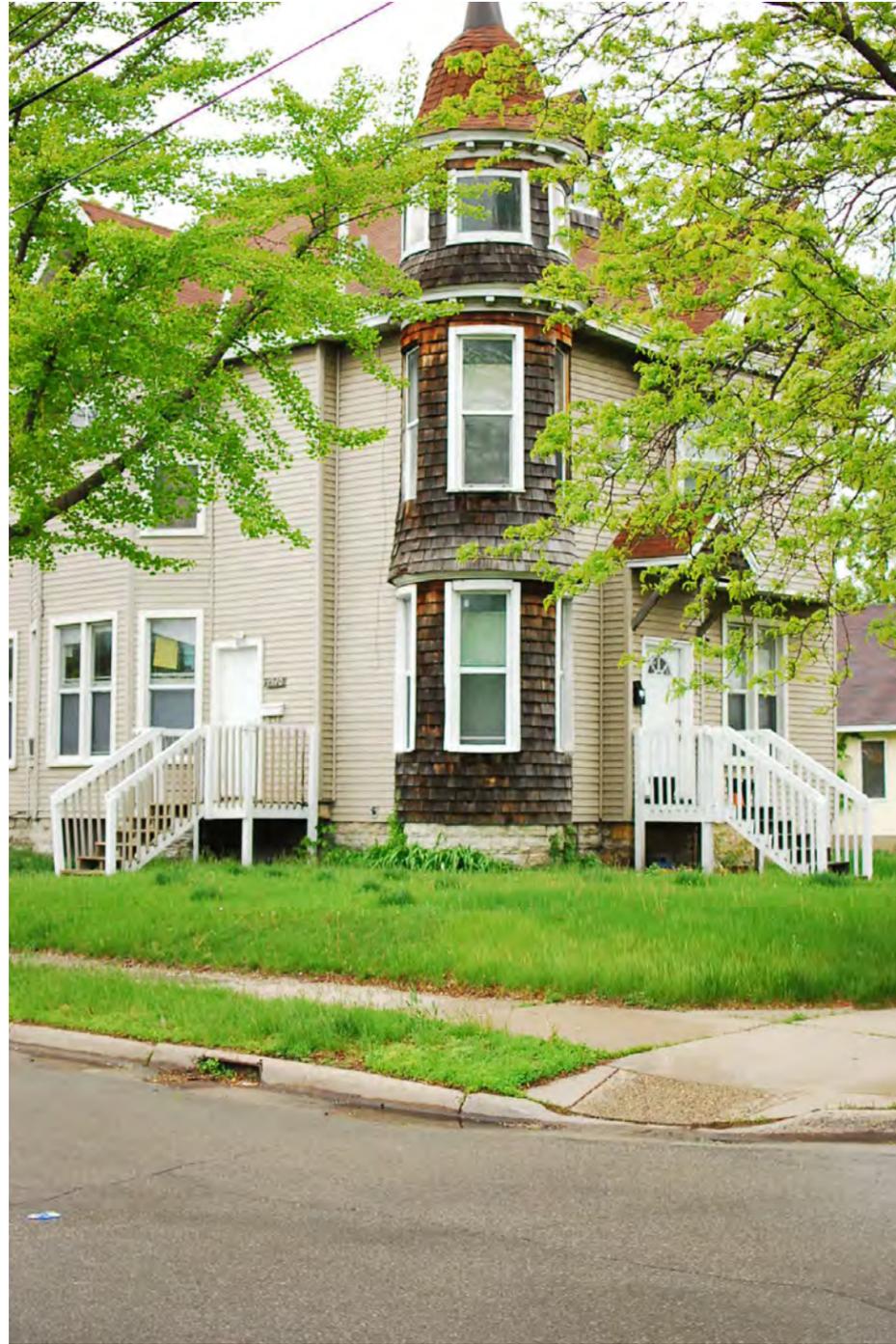
Riverside Plaza Behind Hwy 55 Exit Ramp

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

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**

FUTURE SITE - PARKING LOT 1

PROJECT LOCATION:

1600 East 19th Street
Minneapolis, MN

PROJECT DESCRIPTION:

The current site will be split into 2 lots labeled Lot 1 & Lot 2 on plans attached. Lot 1 will include site work which will be completed with the building addition on Lot 2. The area along Franklin Avenue will be reserved for a future building on Lot 1.

LAND USE APPLICATIONS REQUIRED:

- Application for re-zoning from OR2 to C2
- Conditional Use Permit for a Parking Lot in a Pedestrian Overlay District
- Site Plan Review
- Preliminary Plat

April 27, 2015

Ventura Village Neighborhood Organization
2020 Bloomington Avenue
Minneapolis, MN 55404

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