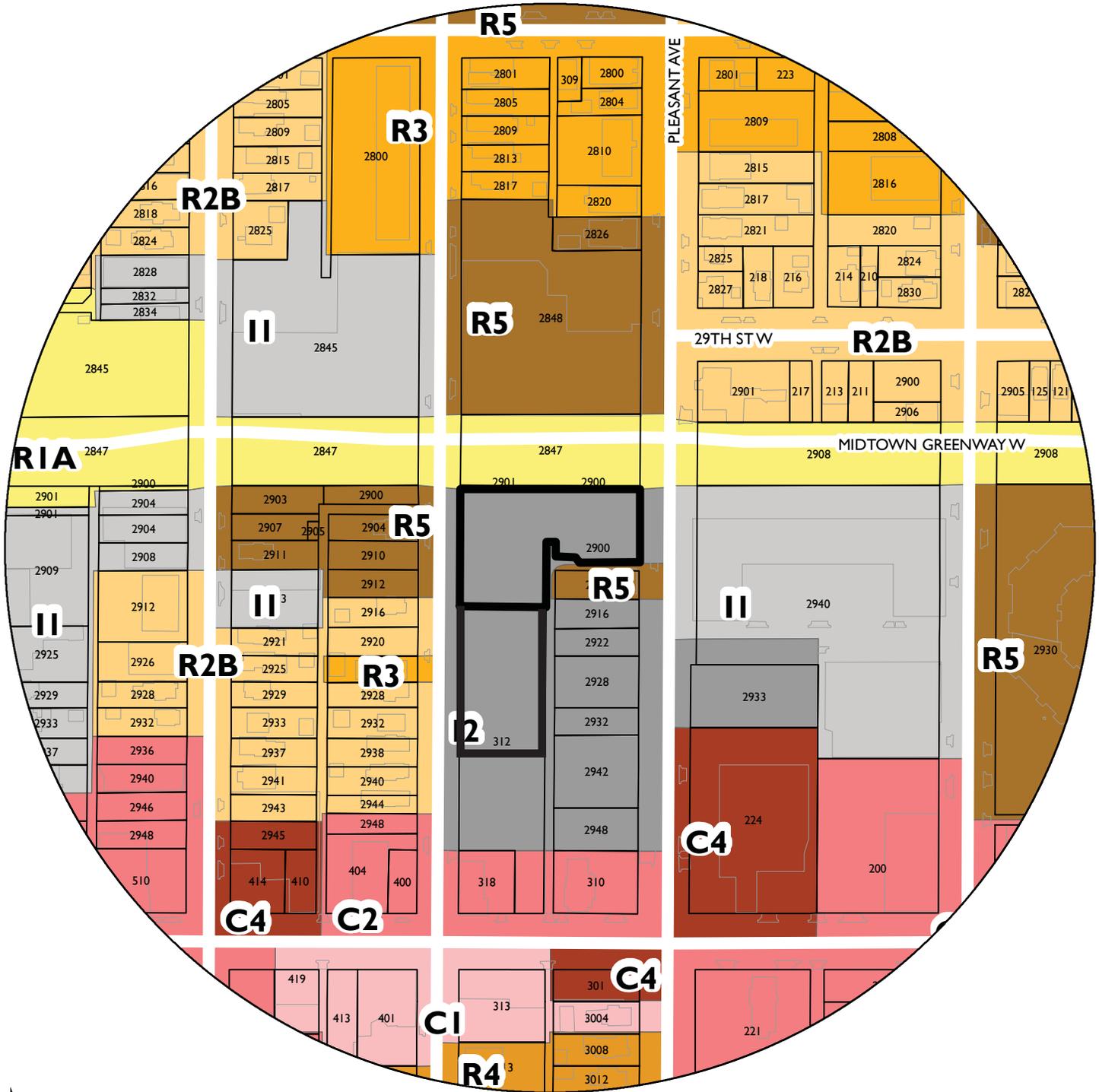


NAME OF APPLICANT

WARD



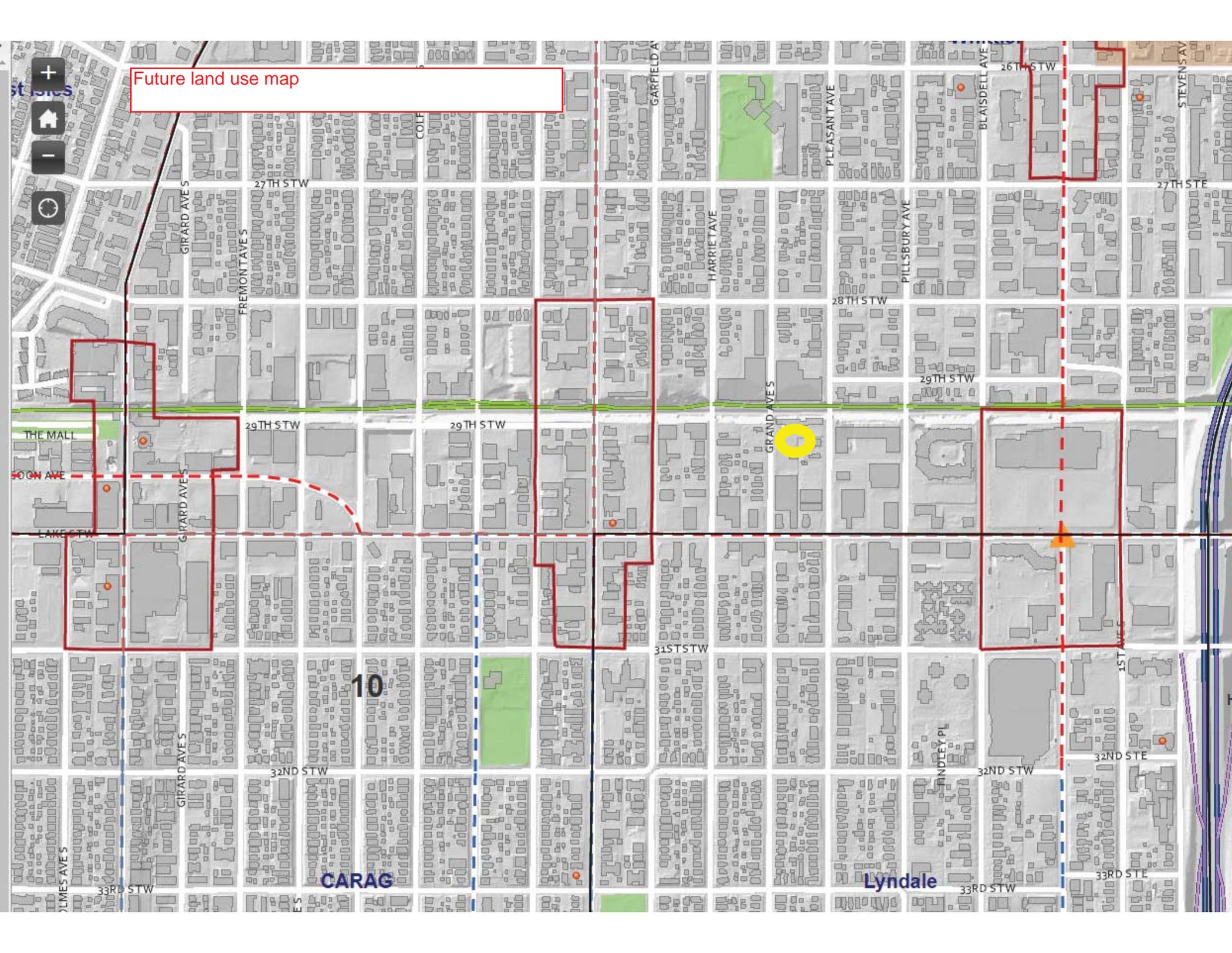
PROPERTY ADDRESS

2900 Pleasant Avenue | 312 West Lake Street

FILE NUMBER

BZZ-7929

Future land use map





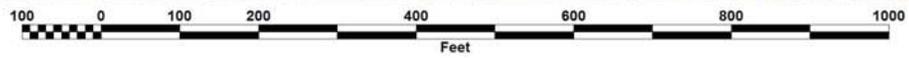
Residential
 Mixed Use
 Commercial
 Opportunity Sites



Midtown Greenway Land Use and Development Plan

Recent Development and Opportunity Sites
Hennepin Ave to I-35W







August 9, 2016

RANA VILLAGE - 2900 PLEASANT AVENUE

PROJECT DESCRIPTION AND SITE BACKGROUND:

The proposed project will be located along the south side of the Midtown Greenway between Pleasant and Grand Avenues. It will redevelop an existing parking lot along the Greenway, and remove two existing storage and garage buildings. The project will also include a new promenade pedestrian connection along the Greenway which would connect across Pleasant to another pedestrian connection behind Karmel Plaza. This would provide 3 blocks of pedestrian access along the south side of the Greenway.

The project will include 121 units on 5 floors with 60 parking spaces enclosed on the main level for the apartment residents and 35 spaces on the lower level for the adjacent Karmel West commercial building.

On the first floor the main entry to the project will be located on Pleasant Avenue. An additional entry will be located on Grand Avenue adjacent to the existing Karmel West building. Common spaces will be located on Pleasant and along the promenade with views overlooking the Greenway. Common spaces will include an exterior plaza, lobby, community room, exercise room, kids play room and common laundry. Along Grand Avenue townhomes are located along the west side of the parking garage, with individual entries provided for each. Townhome residents have access to all amenity spaces

The 4th and 5th levels will step back from Greenway to minimize shadowing on the bike path and walking trail. The 3rd floor of the project will be unique and dedicated to use by seniors. 45 1-bedroom, and 3 2-bedroom suites will be provided, along with common spaces and staff services appropriate for seniors.

ZONING ACTIONS:

The present zoning is I-2 and the site is proposed to be rezoned to R5. In addition to the rezoning, a CUP will be required for height increase from 4 to 5 stories (height will be 52', less than 56" allowed). In addition to site plan review, a setback variance for the North side of alley from 15' to 11' and FAR variance to allow increase from 121,257.6 SF to 125,351 SF will be required.

Conditional Use Permit for Increased Height Required Findings

A conditional use permit is requested to increase the height for the project from the 4-story limit of the R5 District to 5 stories. The building at 52' is within the height limit of 56'.

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.

Construction of a 5-story / 52' tall building on the project site will not be detrimental to or endanger the public health, safety, comfort or general welfare, and granting the CUP will allow a development that will benefit the neighborhood and reinforce goals of the comprehensive plan. The 5-story nature of the building is in keeping with the taller building to the west. The project will redevelop a parking lot, storage and repair garage with contaminated soils into a multi-generational housing project that will be an active addition to community. The new construction will comply with all building and site development codes.

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 of uses permitted in the district.

The proposed story height will not be injurious to the use and enjoyment of other property or impede development and improvement of surrounding property. The building is 52 feet high to the top of the parapet, which is less than the height allowed for development in the R5 District. The building is separated from surrounding developments on the east and west sides by public streets and alley.

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

Adequate utilities, access, drainage and other facilities will be provided. A PDR meeting has been held and the development team will work closely with Public Works, Plan Review and Planning staff to comply with City and other applicable requirements.

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

Access to the residential garage will be from Pleasant and exit will be on Grand. The one-way traffic will minimize traffic congestion on both streets. Access to and from the commercial parking in the basement is from Grand at each end of the site. The small, 35 car garage will minimally impact traffic on Grand.

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

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

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

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

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

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

Land Use Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community

Corridors that enhances residential livability and pedestrian access.

1.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character.

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

Upon approval of the submitted applications, the project will conform to the applicable regulations of the R5 zoning district.

Additional factors to be considered when determining the maximum height per §548.110:

(1) Access to light and air of surrounding properties.

Public right-of-way separates the proposed development from surrounding properties on north, east & west sides. Allowing the requested increase in story height will not impede access to light and air for the surrounding properties.

(2) Shadowing of residential properties, significant public spaces, or existing solar energy systems.

The building is within the allowable height of the R5 District. This building will not shadow the closest residential building to the north.

(3) The scale and character of surrounding uses.

The scale and character of the proposed building is compatible with surrounding development. The height is comparable to buildings on the west and north of the site and only slightly higher than the 4-story building to the east.

(4) Preservation of views of landmark buildings, significant open spaces or water bodies.

The project will not block views of landmark buildings, significant open spaces or water bodies.

Variance for Setback
Required Findings

The side yard setback requirement for a 5-story building is 13' on the alley side. We are requesting a variance to 10'.

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

The sites depth on the section parallel to the Greenway is not sufficient to provide parking, common spaces with active uses and a public promenade along the Greenway. The addition of the promenade, with a width required to be useful, creates the need to move the building to the south and vary the setback by 3'.

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

The reduction in the setback at the alley is a reasonable accommodation to achieve the additional width for the promenade along the Greenway.

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

The granting of the variance will not alter the essential character of the area or be injurious to the use or enjoyment of other properties. The size and scale of the building is in keeping with the predominant scale of buildings on the north, east and west of the parcel. Access to light, air and view will be preserved to the adjacent buildings to the south. The project will be beneficial to the health, safety and welfare of neighboring properties by redeveloping a parking lot and cleaning up a potentially contaminated site and providing new, multi-generational housing opportunity for families in the Whittier Neighborhood.

Variance for Floor Area Ratio Required Findings

The maximum FAR before density bonuses in the R5 District is 2.0. The project qualifies for one, 20% bonus (for providing all parking in enclosed garages), which allows an FAR of 121,257. We are requesting a variance to increase the total FAR to 125,351 (3.3%).

1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone. Practical difficulties exist for building within the FAR limits and complying with the City's land use policies that support higher-density redevelopment of the site. The site is located near the Lake Street Commercial Corridor and is in close proximity to bus routes, the Midtown Greenway, and a concentrated employment center (Karmel Plaza). These land use features and transit amenities converge to support the higher residential density that can be achieved on this site with the requested FAR variance.

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

The proposed FAR variance is minimal and consistent with the City's land use guidance for higher density housing development in this area. Variations in building materials, colors and roof height mitigate the perception of the mass of the building from the pedestrian realm, in keeping with the spirit of the ordinance.

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

The granting of the variance will not alter the essential character of the area or be injurious to the use or enjoyment of other properties. The building is separated from surrounding buildings by public right-of-ways and the decision of the building is stepped to reduce shadowing on the Greenway. The project will be beneficial to the public health, safety and welfare and to neighboring properties by redeveloping a vacant, contaminated site and providing new, market-rate family housing in the Whittier Neighborhood.



Minneapolis
City of Lakes

**Community Planning &
Economic Development**

105 5th Avenue S, Suite 200
Minneapolis MN 55401

Office 612-673-2597
Fax 612-673-2728
TTY 612-673-5154

November 24, 2015

Roachelle Evans
Sabri Properties LLC
207 East Lake Street, Suite 300
Minneapolis, MN 55408

RE: Historic Review Letter for the property at 2900 Pleasant Avenue
PID: # 3402924330177
BZH: # 28942

Ms. Evans,

On October 29, 2015 you submitted an application for a historic review letter. The subject property is located at 2900 Pleasant Avenue.

Section 599.460 of the City of Minneapolis Municipal Code states, "The planning director shall review all building permit applications that meet the definition for demolition for a demolition permit to determine whether the affected property is an historic resource. If the planning director determines that the property is not an historic resource, the demolition building permit shall be approved. If the planning director determines that the property is an historic resource, the building permit shall not be issued without review and approval by the commission following a public hearing as provided in section 599.170." Section 599.110 defines a historic resource as, "A property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a landmark or historic district as provided in this chapter."

The property contains two buildings: one fronting Pleasant Avenue and one fronting Grand Avenue. The first building documented on the site was a 28-foot by 40-foot frame shop constructed in 1888 for the Tildew Heating Company. This is most likely the building that appears on the 1912 Sanborn fire insurance map. At a city council meeting in March 1917, Eighth Ward alderman Frank Heywood moved that the City of Minneapolis negotiate with the Northern Coal and Dock Company to purchase land the company held along Pleasant Avenue. It was reported at that time that lots 2, 14, 15, and 16 of Block 5 of the Excelsior Addition to Minneapolis would cost \$9,000. In 1919, a 18 by 30 brick oil pump house was constructed for the City of Minneapolis as part of the Eighth Ward Warehouse and Storage Yard.

In 1927, a 30 by 131 foot brick tool house was constructed fronting 2901 Grand Avenue South.

By 1965, the building was owned by the Twin City Milk Products Association. A permit taken out on February 25 of that year indicated that remodeling work would take place on the “office building.”¹

The property is included in the Minneapolis & St. Paul Grade Separation Historic District (aka Greenway Historic District). It is listed as a non-contributing property, but is included in the district because the property defined the vertical plane of the trench. The property is listed as non-contributing to the historic district because it was constructed outside the period of significance for the district. The historic district’s period of significance is 1912-1916. It appears that the building fronting Pleasant existed prior to the period of significance and the building fronting Grand was constructed after the period of significance.

The basement wall of the Pleasant Avenue building includes a series of piers that appear to have been previously open to access the railroad.

The property has been included in several historic property surveys including a July 2001 survey for the City of Minneapolis. A December 2001 survey associated with the Midtown Greenway and 2012 survey associated with the Section 106 for the Southwest Transitway Project. In all of these surveys the property was evaluated against the National Register criteria and not the City of Minneapolis designation criteria. In all three surveys the property was not recommended eligible for national designation- on its own, but recognized as a non-contributing property to the Minneapolis & St. Paul Grade Separation Historic District which is listed on the National Register of Historic Places.

The July 2001 survey indicates that the property does not have sufficient integrity to make it eligible for the national register. The December 2001 survey indicates the integrity of location is excellent, but the remaining measures of design, setting, materials, workmanship, feeling and association is fair. The December 2001 survey goes further to state that the property “does not have sufficient integrity to convey any association with events that have made a significant contribution to the broad patterns of our history.” Additionally it is stated the property “does not have sufficient integrity to represent the distinctive or significant characteristics of type, period, or method of construction, nor is the work of a master; nor does it possess high artistic values.”

The property does not appear to meet the local designation criteria listed in section 599.210 of the Minneapolis Code of Ordinances and has been determined to not to be a historic resource.

¹ Phase I/Phase II Architectural History Investigation for the Proposed Southwest Transitway Project—Hennepin County, Minnesota—February 2012 Volume Two—Section 4.2-31

The determinations in this letter shall be valid for one (1) year from the date of this letter.

In light of additional information CPED reserves the right to reevaluate its determination in this letter.

As your plans for the property are developed CPED encourages you to consult the Midtown Greenway Land Use and Development Plan for adopted policy and guidance about the how the site interacts with the Greenway and adjacent properties. Additionally, you are encouraged to consider how the project you propose relates to the significant features of the Minneapolis & St. Paul Grade Separation Historic District.

Sincerely,

A handwritten signature in black ink, appearing to read 'BS', with a long horizontal flourish extending to the right.

Brian Schaffer, AICP
Principal City Planner
City of Minneapolis
Community Planning and Economic Development
Planning Division
(612) 673-2670
brian.schaffer@minneapolismn.gov



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

Preliminary Development Review Report

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

Status *

Tracking Number:	PDR 1001428
Applicant:	SABRI PROPERTIES 207 E. LAKE ST. SUITE #300 MINNEAPOLIS, MN 55408
Site Address:	2900 PLEASANT AVE 312 LAKE ST W 318 LAKE ST W
Date Submitted:	19-APR-2016
Date Reviewed:	27-APR-2016

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

121 unit, 5 story apartment building (approx. 53,000 square feet).

Review Findings (by Discipline)

Historical Preservation Committee

- There is no HPC flag on this property. HPC review is not required at this time. HPC review is required for any wrecking permits pertaining to the removal of existing structures.

***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.

□ Business Licensing

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

□ Addressing

- Per City of Minneapolis Street Naming and Address Standard V1.22, the City of Minneapolis holds authority for assignment of all addresses, verification, change, and/or additions. Each assigned address number uses the street that provides the best/direct access for life safety equipment and best/direct access to the occupants.
- The address for the proposed Rana Village building will be 2900 Pleasant Ave. S.
- Ave S. This address meets the City of Minneapolis Street Naming and Address Standard requirements.
- When assigning suite sequences the following guidelines are as follows:
 - The first one to two digits of the suite sequence number will designate the floor number of the site.
 - The last two digits of the suite sequence number will designate the unique ID for the unit (condo, suite, unit, or apartment).
 - Suite sequence digit numbers will be assigned to dwelling, commercial and retail units, not common areas. For example, laundry rooms, saunas, workout rooms, etc., would not be assigned numbers.
 - Please provide each condo, suite, unit or apartment number.

□ Parks - Forestry

- Contact Craig Pinkalla (612-499-9233 cpinkalla@minneapolisparks.org) regarding any questions related to planting, removal or the process for protection of trees during construction in the city right of way:
- Ash removals on Grand Ave OK.
- Require diversity component in planting plan, at least (2) genera on Grand Ave Skyline Honey Locust OK as one.
- Easement Crabapple removal on Pleasant OK.
- Retain Blvd Hackberry north of driveway on Pleasant - Specify protection fencing during construction adding Skyline Honey Locust south of driveway OK.
- Overrepresented Genera - avoid planting:
 - Whittier %
 - Ash 12%
 - Elm 10%
 - Linden 15%
 - Maple 34%
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance. The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
 - <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,521 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$202.80 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance.
- There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your PROJECT, the calculated dedication fee is as follows:
 - Park Dedication Fee Calculation =
 - Residential (121 units x \$1,521 per unit) = \$184,041.00
 - 5% of \$184,041 (Administration Fee, \$1,000 max) = \$1,000.00
 - Total Park Dedication Administrative Fee: = \$185,041.00
 - This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
 - For further information, please contact Matthew D. James at (612) 673-2547.

□ Zoning - Planning

- Based on staff's preliminary review, the following land use applications have been identified:
 - Petition to rezone from I1 Light Industrial District to R5 Multiple-Family Residential District and TP Transitional Parking Overlay District.
 - Conditional use permit to allow for a height increase from 4 stories/56 feet to 5 stories/54 feet, 5 inches.
 - Conditional use permit to allow for a parking area, serving customers and employees of Karmel West at 312 West Lake Street.
 - Variance to increase the maximum F.A.R. from approximately 2.4 to 2.55.
 - Variance to reduce the north interior side yard setback from 15 feet to 10 feet.
 - Site plan review.
 - Minor subdivision - 312 West Lake Street and 2900 Pleasant.
- Additional applications may be required, depending on the plans that the applicant formally submits. Including a possible parking variance for 312 West Lake Street. Staff will continue to work with the applicant on required plan changes through the land use application process.

□ Right of Way

- The site plan does not indicate locations of proposed electric utility transformers; it is recommended that the Applicant begin discussions with Xcel Energy as soon as possible in order to identify electric utility and transformer locations on the site plan. It should not be assumed that the City will approve any proposed transformer location in the Public 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.
- The Landscaping plans indicate portions of the existing alley right-of-way being landscaped with turf, trees, and other plantings, which will not be allowed (see street comments).

□ Street Design

- The Minneapolis Standard Plate ROAD-2003 provided on Sheet C5.0 has been updated and shall be replaced with ROAD-2003-R1. Please refer to the following:
http://www.minneapolismn.gov/publicworks/plates/public-works_road .
- The Landscaping plans indicate portions of the existing alley right-of-way being landscaped with turf, trees, and other plantings, which will not be allowed. The Public right-of-way established for the existing alley includes a "hammer head" turn around extension and a corner extension for vehicle turning radius at the 90 degree bend; the full alley right-of-way must remain as a Public alley, and shall remain paved (or re-paved if damaged during construction).

□ Sidewalk

- The alignment of the proposed sidewalk at the transition to existing sidewalk along Grand Ave. S. is a bit awkward; the Applicant should consider a sidewalk alignment that provides for a more extended transition.

□ 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 TDMP should explain the need and use of the loading area off the alley, the need for alley access to the parking garage, and the difference in uses between the two garages as well as the plan to control them.
- Current ordinance states that all maneuvers associated with vehicle circulation, loading, parking or sanitation pick up for a private development shall occur on private property. Please provide a narrative explaining the trash removal operations and show turning maneuvers for all truck type vehicles that will be using the loading/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.

- Vehicle ramps into parking structures shall have no more than a 4% slope for the first 20 feet from the right of way. The various vehicle access points to the proposed parking structure shall provide for an unobstructed 20' sight triangle and shall have less than a 4% slope for the first 20 feet from the property line. If these minimums cannot be attained the Applicant shall provide mitigating measures, such as pedestrian warning devices, signage, and slip prevention measures on the ramp. Generally, a vehicle should not be stopped on the sidewalk or in a moving lane of traffic waiting for a garage door to open. Please provide a narrative explaining garage door operation on 4th St. S.
- All street lighting (existing and proposed) shall be shown clearly on the site plan. Prior to site plan approval, the Applicant shall contact Joseph Laurin at (612) 673-5987 to determine street lighting requirements. Per the City of Minneapolis Street Lighting Policy, street lighting will be strongly encouraged in areas immediately adjacent to existing lighting systems (such as W. Lake St.).

□ Water

- All existing and proposed underground Public Utilities (water, sanitary sewer, and storm drain) shall be shown on the site plan with corresponding pipe sizes and types. For Public watermain infrastructure records call (612) 673-2865. Any existing water service connections to the site shall be noted on the plans for removal, and shall be removed per the requirements of the Utility Connections Department before any new service lines can be installed, call (612) 673-2451 for more information.
- The proposed water service 6 inch combination tap with a 1 1/2 inch domestic line is too small based on the number of proposed fixture counts. The Applicant will need to recalculate the domestic service line size based on the number of fixtures, perhaps needing to bring in separate service lines for fire and domestic. Domestic service lines larger than three inches require a Bypass Assembly (see attachment). Meters shall be set at the point where the service line enters the building and shall be set in a location where it is easily assessable. Please contact Rock Rogers at (612) 673-2286, to review domestic and fire service design, connections, and sizes.

□ Sewer Design

- Groundwater: Please identify the lowest floor elevation on the Grading Plan. Please also provide a copy of any geotechnical reports for the site. It must be adequately demonstrated that pumping of groundwater will not be necessary in order to keep the below grade portions of the building dry.
- Stormwater Management: The project is subject to the stormwater treatment requirements of Chapter 54 of the Minneapolis Code of Ordinances. Please provide the necessary documentation and analysis demonstrating compliance with Chapter 54, including stormwater calculations, BMP maintenance plans, etc. Additional comments will be provided on the proposed stormwater management system upon submittal of the required documents.
- The proposed project is located within the Minnehaha Creek Watershed District, which has a separate review process from that of the City. Please note it may be necessary to obtain approvals or permits from Minnehaha Creek Watershed District.
- Surface Drainage: The portion of the alley proposed to be reconstructed should be graded in accordance with City standard detail plates ROAD-3000 and ROAD-3001-R1.
- Utility Connections: Additional comments will be provided on the proposed storm sewer connection upon submittal of the required stormwater modeling and documentation requested above.
- It appears that there may be a potential conflict between the proposed sanitary sewer connection and the existing City watermain in Pleasant. Any potential conflicts should be identified and properly addressed.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov.

□ Construction Code Services

- A passive radon control system is required for apartment units with slab on grade floors.

- Allowable area and height calculations will need to include the attached existing building unless it is separated from the new apartment by a fire wall.
- The rendered image shows multiple roof top railings. Are roof decks proposed?
- Separate parcels will need to be combined so the new building does not cross over property lines.
- Will the daycare outdoor play areas be removed?
- Some of the required north exits from the existing building may be blocked by the new building.
- What is the construction type of the existing building?
- The balcony for unit #204 and units above extend over the property line.
- The west walls and partial south walls of unit #204, #308, #360, #404 and #502 cannot contain openings in the exterior walls if that wall is less than 3 feet from the property line.
- Exterior walls less than 10 feet from the property line will be rated one hour with exposure from both sides.
- The proposed construction type for the new building is unknown at this time.
- Exterior roof deck assembly areas, if proposed, are limited in height by the construction type and two exits may be required from each area.
- The condition and reuse of the existing retaining wall shall be determined by a structural engineer.
- A Service Availability Charge (SAC) determination will need to be submitted to the Metropolitan Council for the proposed project. Please refer to this link for more information http://www.ci.minneapolis.mn.us/mdr/docs/sac_availability_charge.pdf or SACprogram@metc.state.mn.us .

□ Fire Safety

- Provide required fire suppression throughout building.
- Fire department connection must be located on the address side of building & within 150 feet of a fire hydrant.
- Provide required fire alarm system throughout building.
- Provide & maintain fire apparatus at all times.

□ Environmental Health

- If impacted soil is encountered during site activities call the MN State Duty officer at (651) 649-5451.
- If dewatering is required during site construction see below for city permit requirements. Subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at (612) 673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at (612) 673-5807 for permit applications and approvals.

END OF REPORT



**RANA VILLAGE
APARTMENTS**
2900 PLEASANT AVE. S
MINNEAPOLIS, MN

LAND USE APPLICATION
SUBMISSION

MINNEAPOLIS, MN
4 OCTOBER 2016

SABRI PROPERTIES
207 EAST LAKE STREET, STE. 300
MINNEAPOLIS, MN 55408

DJR ARCHITECTURE, INC.
333 WASHINGTON AVE. N
UNION PLAZA, SUITE 210
MINNEAPOLIS, MN 55401



PROJECT DATA

Address	2900 Pleasant Ave. S
Total Site Area	51,203 sf
Zoning District:	currently I1 - proposing to rezone to R5
Lot Coverage	35,790 sf (69.9 %)
Building Gross Area	161,251 sf
FAR Allowed	2.00 (102,406 sf)
FAR Proposed	+ 0.20 Encl. Parking Bonus (122,887 sf) (not including garage) 2.45 (125,407 sf)
Pervious Area	8,822 sf (17.23 %)
Impervious Area	42,872 sf (82.77 %)

Apartment Building Gross Area	
Basement	14,186 sf
1st Floor (including Garage)	35,790 sf
2nd	30,219 sf
3rd Floor	30,175 sf
4th Floor	28,405 sf
5th Floor	22,475 sf
TOTAL	161,251 sf

Parking Required	
1 Stall per Unit - (50% Transit reduction)	60
TOTAL parking required:	60 stalls required

Parking Provided	
Enclosed (Rana Village)	60
Enclosed (Karmel West)	35
TOTAL	95 stalls provided

Bicycle Parking Required	
1 per 2 units (Rana Village)	60
Commercial Short Term (Karmel West)	21
TOTAL required	81 bikes

Bicycle Parking Provided	
Indoor Bicycle Spaces (Rana Village)	60
Indoor Bicycle Spaces (Karmel West)	30
Outdoor Bicycle Spaces (Rana Village)	10
TOTAL provided	100 bikes

RESIDENTIAL UNIT MATRIX						
	Eff. Unit	1 BR	2 BR	3 BR	4 BR	TOTAL
Avg. Net	365 sf	690 sf	800 sf	1,000 sf	1,200 sf	
1st Floor	0	0	0	6	0	6
2nd Floor	0	3	2	8	12	25
3rd Floor	43	2	2	0	0	47
4th Floor	0	2	2	6	14	24
5th Floor	0	1	1	3	13	18
TOTAL UNITS	43	8	7	23	39	120
TOTAL BEDS	43	8	14	69	156	290

PROJECT DESCRIPTION & BACKGROUND

The proposed project will be located along the south side of the Midtown Greenway between Pleasant and Grand Avenues. It will redevelop an existing parking lot along the Greenway, and remove two existing storage and garage buildings. The project will also include a new promenade pedestrian connection (open to the public) along the Greenway which would connect across Pleasant to another pedestrian connection behind Karmel Plaza. The promenade would complete a link of three blocks of pedestrian access along the south side of the Greenway.

The project will include 120 units on 5 floors with 60 parking spaces enclosed on the main level for the apartment residents and 35 spaces on the lower level for the adjacent Karmel West commercial building.

On the first floor the main entry to the project will be located on Pleasant Avenue. An additional entry will be located on Grand Avenue adjacent to the existing Karmel West building. Common spaces will be located on Pleasant and along the North side of the building along the promenade with views overlooking the Greenway. Common spaces will include an exterior plaza, lobby, community room, kids play room and common laundry. Along Grand Avenue townhomes will be provided along the west side of the parking garage.

The 4th and 5th levels will step back from Greenway to minimize shadowing on the bike path and walking trail. The 3rd floor of the project will be unique and dedicated to use by seniors. 43 efficiency units, two 1-bedroom units, and two 2-bedroom units will be provided, along with common spaces and staff services appropriate for seniors.

RANA VILLAGE APARTMENTS
Minneapolis, MN
4 October 2016

15-071.0

G000
PROJECT INFORMATION

GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown herein, if any, are approximate only, PURSUANT TO MSA 2160 CONTACT Gopher State One Call AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Panel Not Printed - No Special Flood Hazard Area" on Flood Insurance Rate Map, Community-Panel No. 2705300358E, effective date September 2, 2004.
- Site area = 80,566 square feet = 1.850 acres.
- This survey was made on the ground.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.

NOTES CORRESPONDING TO EASEMENTS:

- Parcel 1 (Tract A & Tract B):
- Subject to terms and conditions of shared parking approved by the City of Minneapolis recorded April 9, 2014 as Doc. No. 10068325.
 - Subject to terms and conditions of shared parking approved by the City of Minneapolis recorded with the Hennepin County recorder September 17, 2014 as Doc No. 10118126 and with Hennepin County Registrar of Titles on September 17, 2014 as Document No. 52002011.
- Parcels 1 & 2:
- Subject to easement for cable/telecommunications services in favor of KBL Cablevision of Minnesota LP, over a portion of the subject premises dated September 30, 1999, recorded January 28, 2000 as Doc. No. 7201256, Affecta Parcel 1, (DOES NOT AFFECT SUBJECT PROPERTY)

STATEMENT OF POSSIBLE ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.

EXISTING PROPERTY DESCRIPTION

Parcel 1:
 Tract A: Lots 2, 13, 14, 15 and the South 32 1/2 feet of Lot 1 and the South 32 1/2 feet of Lot 16 and that part of Lot 3 lying North of a line running East from a point in the West line distant 20 feet North from the Southwest corner thereof; thence East 30 feet parallel with the South line thereof; thence South to a point 38 feet East from the West line and 12 feet North from the South line thereof; thence East parallel with the South line to the East line of Lot 3, including adjacent vacated alley in Block 5, Excelsior Addition to Minneapolis, Hennepin County, Minnesota.

Tract B: The North 10 feet of Lot 12, Block 5, Excelsior Addition to Minneapolis, Hennepin County, Minnesota.

(Tract A is Abstract property, Tract B is Torrens Certificate No. 840114)

In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Old Republic National Title Insurance Company, having an effective date of October 8, 2015 and bearing file number P2247-15-073.

Parcel 1:
 Lots 9, 10 and 11, Block 5; Lots 10 through 13, Block 12; East 42 feet of Lots 8 and 9, Block 12; all in Excelsior Addition to Minneapolis. (Abstract property)

Parcel 2:
 Lots 12, except the North 10 feet thereof, Block 5, Excelsior Addition to Minneapolis and Lot 14, Block 12, Excelsior Addition to Minneapolis according to the recorded plat thereof, Hennepin County, Minnesota. (Torrens Certificate No. 1118168)

In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by WFO National Title Insurance Company, having an effective date of November 9, 2012 and bearing file number 3221-12-W045.

PROPOSED PROPERTY DESCRIPTION

NORTH PARCEL
 Lots 2, 10, 11, 13, 14, 15 and the South 32 1/2 feet of Lot 1 and the South 32 1/2 feet of Lot 16 and that part of Lot 3 lying North of a line running East from a point in the West line distant 20 feet North from the Southwest corner thereof; thence East 30 feet parallel with the South line thereof; thence South to a point 38 feet East from the West line and 12 feet North from the South line thereof; thence East parallel with the South line to the East line of Lot 3, including adjacent vacated alley, all in Block 5, Excelsior Addition to Minneapolis, Hennepin County, Minnesota. (Abstract property)

AND

The North 10 feet of Lot 12, Block 5, Excelsior Addition to Minneapolis, Hennepin County, Minnesota. (Torrens Certificate No. 840114)

AND

Lots 12, except the North 10 feet thereof, Block 5, Excelsior Addition to Minneapolis. (Torrens Certificate No. 1118168)

AND

That part of Lot 9, Block 5, Excelsior Addition to Minneapolis lying north of the South 4.00 feet thereof. (Abstract property)

NORTH PARCEL AREA: 51,203 square feet = 1.175 acres.

SOUTH PARCEL
 Lots 10 through 13 and the East 42 feet of Lots 8 and 9, all in Block 12, Excelsior Addition to Minneapolis. (Abstract property)

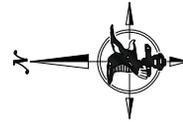
AND

Lot 14, Block 12, Excelsior Addition to Minneapolis according to the recorded plat thereof, Hennepin County, Minnesota. (Torrens Certificate No. 1118168)

AND

The South 4.00 feet of Lot 9, Block 5, Excelsior Addition to Minneapolis. (Abstract property)

SOUTH PARCEL AREA: 29,363 square feet = 0.674 acres.



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	revision descriptions
7/14/16	revise descriptions
9/9/16	revise descriptions
10/4/16	revise descriptions

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hodorf, L.S.
 Thomas E. Hodorf, L.S.
 Minnesota Reg. No. 23677

Date: June 30, 2016

MINOR SUBDIVISION SURVEY

For:

SABRIS PROPERTIES

SITE:

2900 PLEASANT AVENUE SOUTH
 & 312 WEST LAKE STREET

MINNEAPOLIS, MINNESOTA

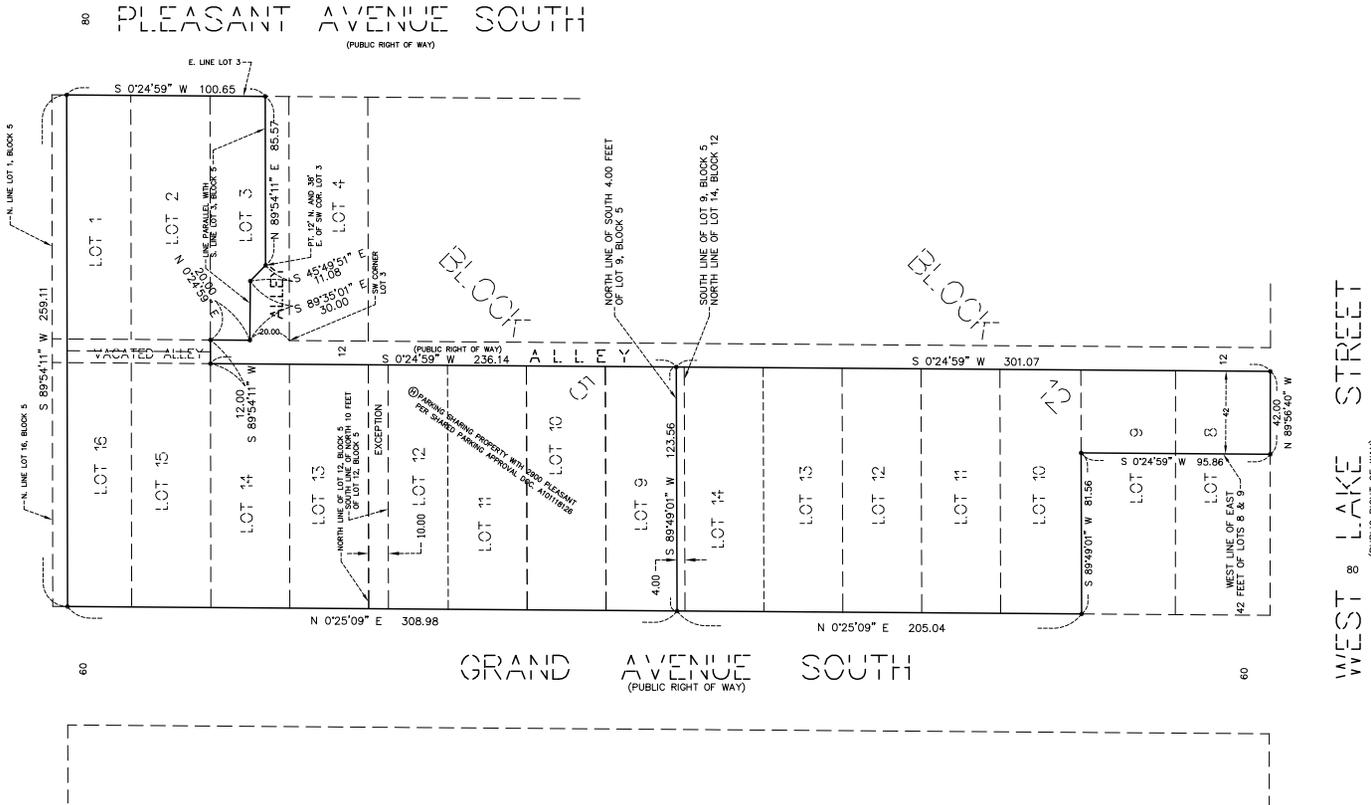
HENNEPIN COUNTY

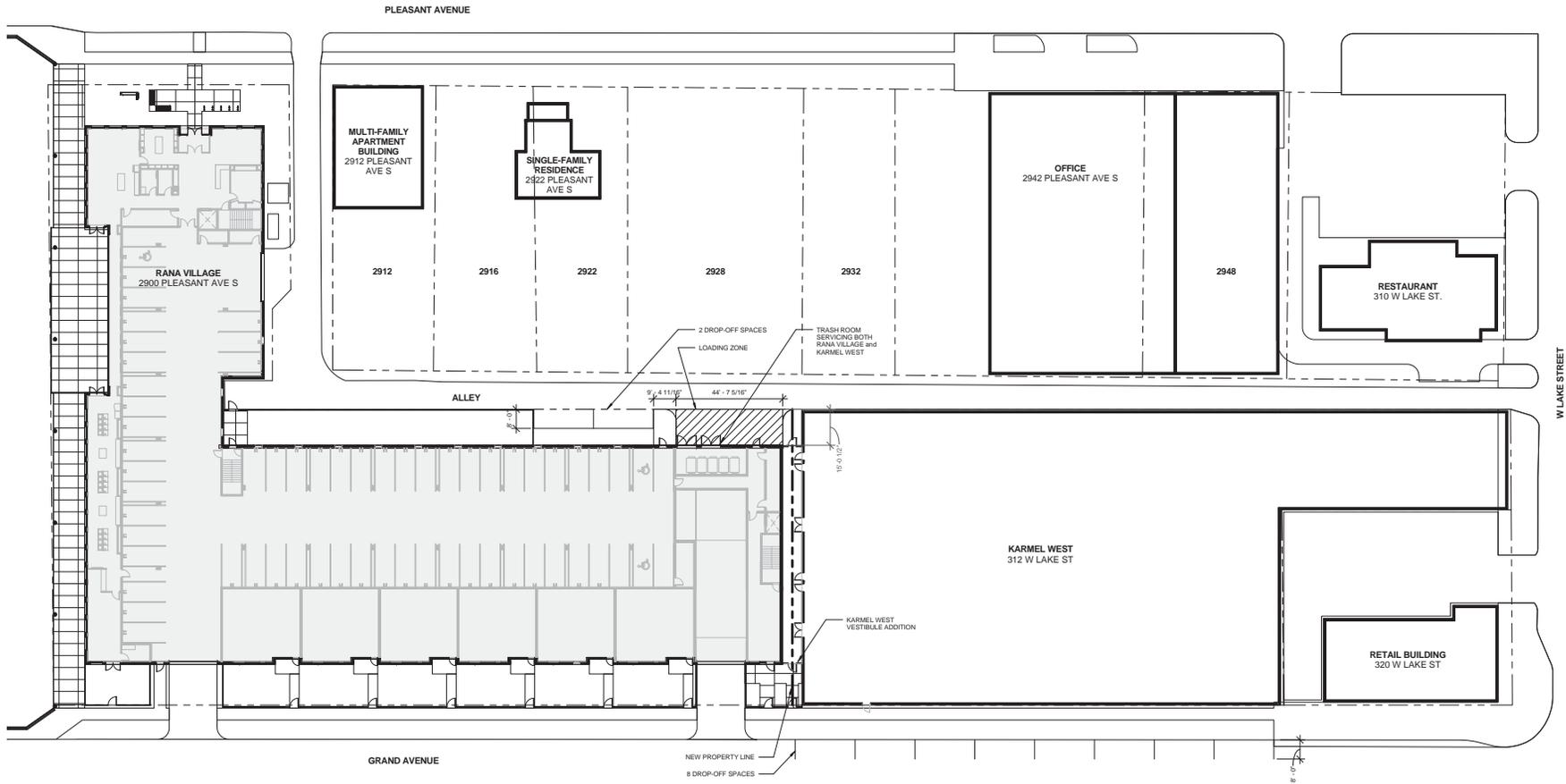
HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
 Bloomington, MN, 55437
 Tele. 952-884-5341 Fax 952-884-5344

www.hsjsurveyors.com

Book	File No.
046	1-3-9326SUB
Page	W.O. Number
30	2016169.01
City/Township	CT
Sheet No.	1 OF 1



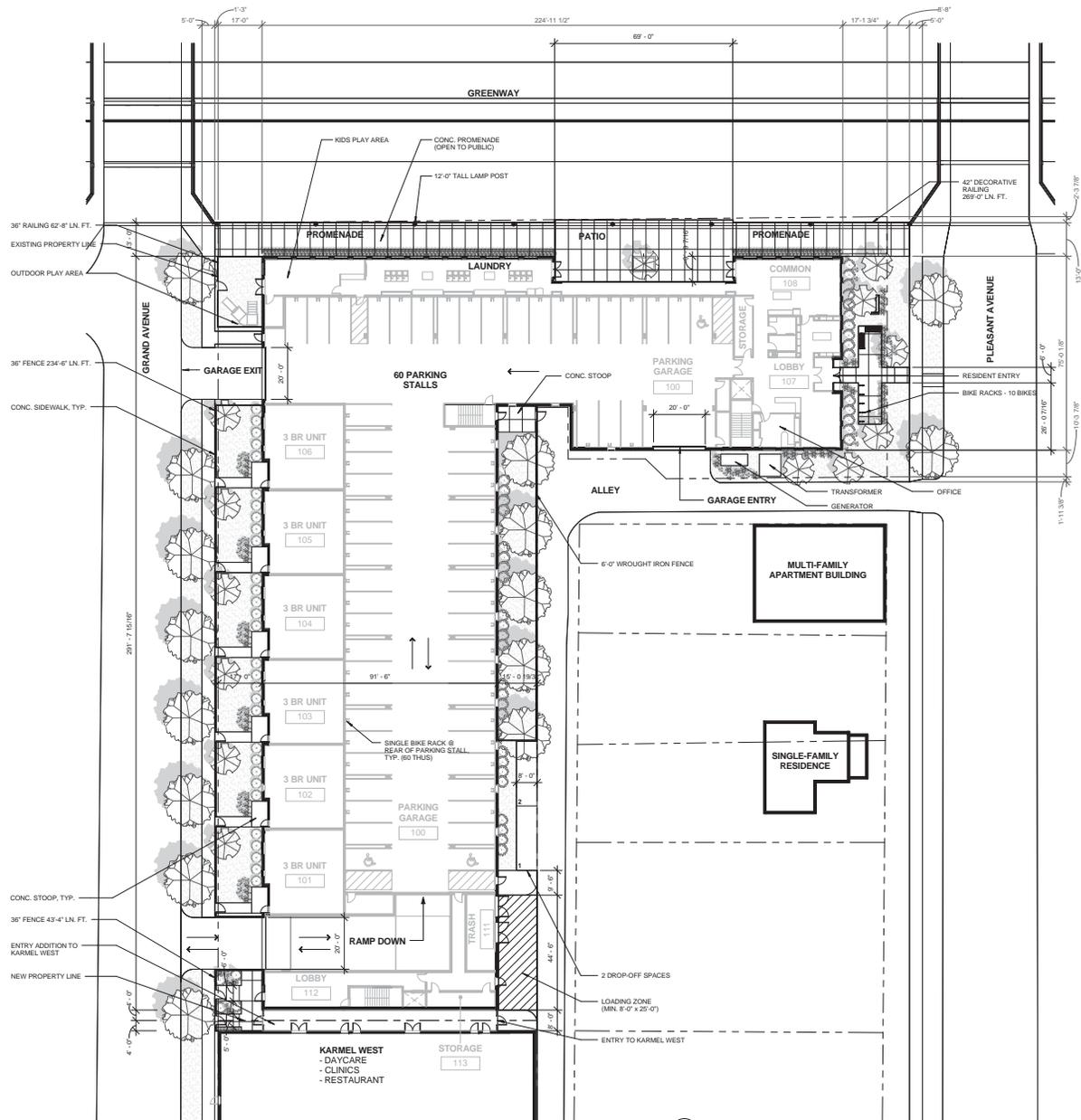


A1 SITE PLAN - ENTIRE BLOCK
3/64" = 1'-0"

RANA VILLAGE APARTMENTS
Minneapolis, MN
4 October 2016

15-071.0

AS100
SITE PLAN



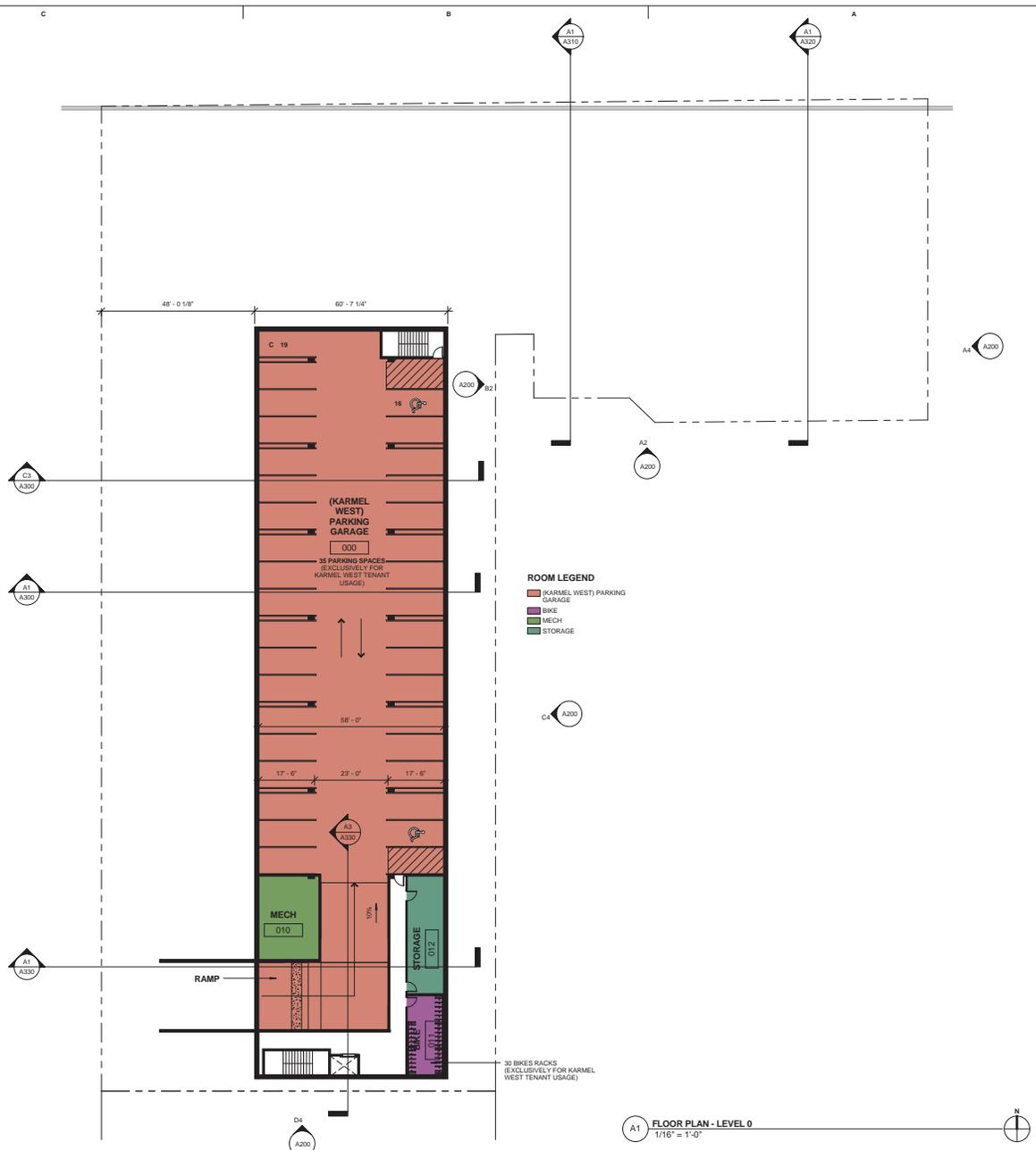
A1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

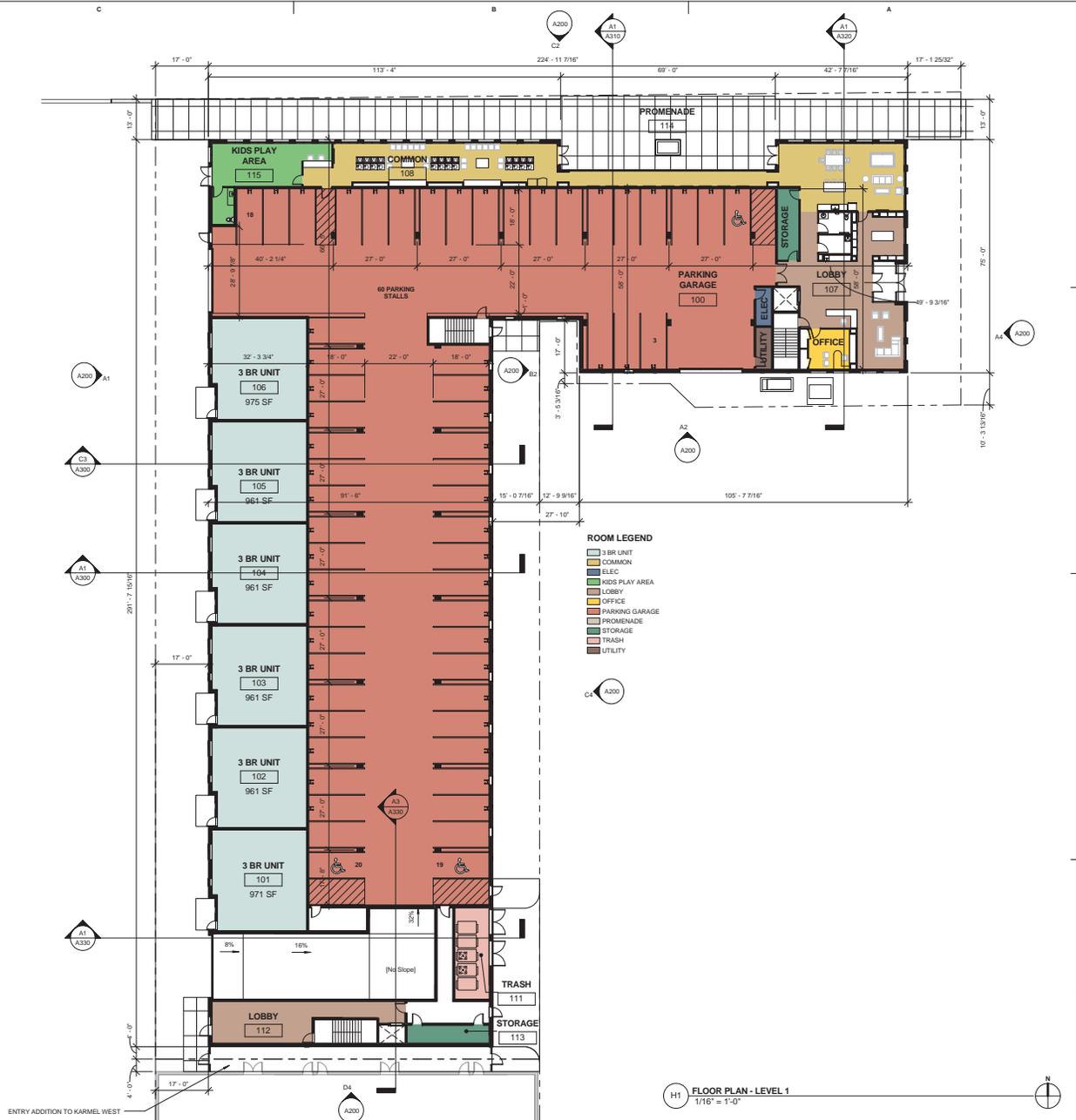


RANA VILLAGE APARTMENTS
Minneapolis, MN
4 October 2016

15-071.0

AS110
SITE PLAN





RANA VILLAGE APARTMENTS
Minneapolis, MN
4 October 2016

15-071.0

A110
FLOOR PLAN



A1 FLOOR PLAN - LEVEL 2
1/16" = 1'-0"



RANA VILLAGE APARTMENTS
Minneapolis, MN
4 October 2016

15-071.0

A120
FLOOR PLAN



A1 FLOOR PLAN - LEVEL 3 (SENIOR HOUSING)
 1/16" = 1'-0"



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15-071.0

A130
 FLOOR PLAN



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 Minneapolis, MN
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15-071.0

H1 FLOOR PLAN - LEVEL 4
 1/16" = 1'-0"

A140
 FLOOR PLAN



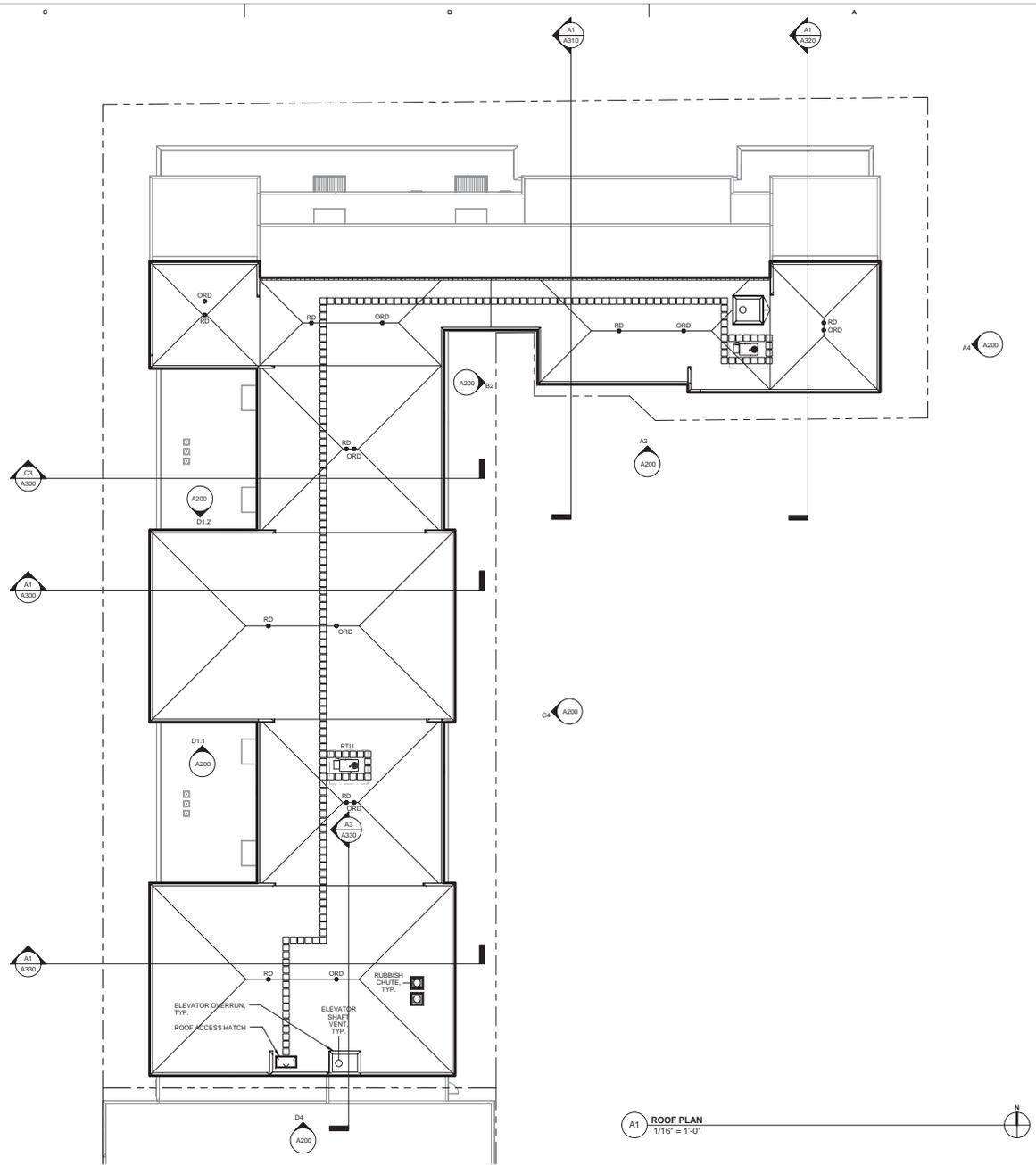
A1 FLOOR PLAN - LEVEL 5
 1/16" = 1'-0"



RANA VILLAGE APARTMENTS
Minneapolis, MN
4 October 2016

15-071.0

A160
ROOF PLAN





MATERIAL CALCULATION - SOUTH - ABOVE KARMEI WEST

OVERALL	SF	PERCENT
1. 5/8" CEMENTITIOUS PANEL	3,873 SF	100%
2. 5/16" CEMENTITIOUS PANEL / SIDING	2,122 SF	55%
3. ACCENT (METAL FLASHING)	1,142 SF	29%
4. OPENINGS	35 SF	1%
5. OPENINGS	574 SF	15%

MATERIAL CALCULATION - EAST - ALONG ALLEY

OVERALL	SF	PERCENT
1. 5/8" CEMENTITIOUS PANEL	12,024 SF	100%
2. 5/16" CEMENTITIOUS PANEL / SIDING	3,050 SF	25%
3. BRICK	3,657 SF	30%
4. ACCENT (METAL FLASHING)	2,148 SF	18%
5. OPENINGS	188 SF	2%
6. OPENINGS	3,026 SF	25%

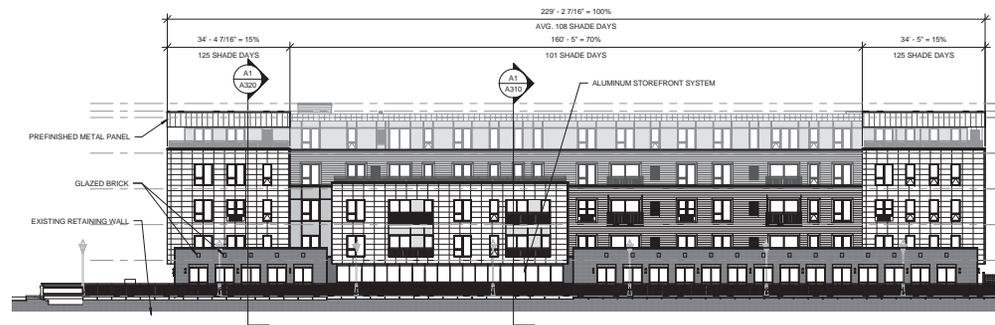
MATERIAL CALCULATION - EAST - PLEASANT AVE.

OVERALL	SF	PERCENT
1. 5/8" CEMENTITIOUS PANEL	3,288 SF	100%
2. 5/16" CEMENTITIOUS PANEL / SIDING	1,542 SF	47%
3. BRICK	211 SF	6%
4. ACCENT (METAL FLASHING)	316 SF	10%
5. OPENINGS	68 SF	2%
6. OPENINGS	1,507 SF	46%

D4 SOUTH - ABOVE KARMEI WEST
1/16" = 1'-0"

C4 EAST - ALONG ALLEY
1/16" = 1'-0"

A4 EAST - PLEASANT AVE.
1/16" = 1'-0"



MATERIAL CALCULATION - NORTH EXTERIOR ELEVATION

OVERALL	SF	PERCENT
1. 5/8" CEMENTITIOUS PANEL	11,658 SF	100%
2. 5/16" CEMENTITIOUS PANEL / SIDING	3,074 SF	26%
3. BRICK	3,257 SF	28%
4. ACCENT (METAL FLASHING)	1,247 SF	11%
5. OPENINGS	370 SF	3%
6. OPENINGS	3,633 SF	32%

MATERIAL CALCULATION - SOUTH

OVERALL	SF	PERCENT
1. 5/8" CEMENTITIOUS PANEL	6,989 SF	100%
2. 5/16" CEMENTITIOUS PANEL / SIDING	2,442 SF	35%
3. BRICK	1,567 SF	22%
4. ACCENT (METAL FLASHING)	1,040 SF	15%
5. OPENINGS	151 SF	2%
6. OPENINGS	1,750 SF	25%

C2 NORTH - GREENWAY
1/16" = 1'-0"

B2 WEST - ALLEY NICHE
1/16" = 1'-0"

A2 SOUTH
1/16" = 1'-0"



MATERIAL CALCULATION - WEST - GRAND AVE.

OVERALL	SF	PERCENT
1. 5/8" CEMENTITIOUS PANEL	14,330 SF	100%
2. 5/16" CEMENTITIOUS PANEL / SIDING	3,989 SF	28%
3. BRICK	3,525 SF	25%
4. ACCENT (METAL FLASHING)	1,865 SF	13%
5. OPENINGS	398 SF	3%
6. OPENINGS	4,485 SF	31%

D1.2 HI COURTYARD - NORTH
1/16" = 1'-0"

D1.1 HI COURTYARD - SOUTH
1/16" = 1'-0"

A1 WEST - GRAND AVE.
1/16" = 1'-0"



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A200
EXTERIOR ELEVATIONS



MATERIAL CALCULATION - SOUTH - ABOVE KARMEL WEST

OVERALL	3,873 SF	100%
1. 5/8" CEMENTITIOUS PANEL	2,722 SF	70%
2. 5/16" CEMENTITIOUS PANEL / SIDING	1,142 SF	29%
3. ACCENT (METAL FLASHING)	35 SF	1%
4. OPENINGS	574 SF	15%

MATERIAL CALCULATION - EAST - ALONG ALLEY

OVERALL	12,024 SF	100%
1. 5/8" CEMENTITIOUS PANEL	3,005 SF	25%
2. 5/16" CEMENTITIOUS PANEL / SIDING	3,657 SF	30%
3. BRICK	2,148 SF	18%
4. ACCENT (METAL FLASHING)	188 SF	2%
5. OPENINGS	3,026 SF	25%

MATERIAL CALCULATION - EAST - PLEASANT AVE.

OVERALL	3,298 SF	100%
1. 5/8" CEMENTITIOUS PANEL	1,542 SF	47%
2. 5/16" CEMENTITIOUS PANEL / SIDING	211 SF	6%
3. BRICK	316 SF	10%
4. ACCENT (METAL FLASHING)	68 SF	2%
5. OPENINGS	1,001 SF	30%

D4 SOUTH - ABOVE KARMEL WEST
1/16" = 1'-0"

C4 EAST - ALONG ALLEY
1/16" = 1'-0"

A4 EAST - PLEASANT AVE.
1/16" = 1'-0"



MATERIAL CALCULATION - NORTH EXTERIOR ELEVATION

OVERALL	11,658 SF	100%
1. 5/8" CEMENTITIOUS PANEL	3,074 SF	26%
2. 5/16" CEMENTITIOUS PANEL / SIDING	3,255 SF	28%
3. BRICK	1,247 SF	11%
4. ACCENT (METAL FLASHING)	370 SF	3%
5. OPENINGS	3,633 SF	32%

MATERIAL CALCULATION - SOUTH

OVERALL	6,969 SF	100%
1. 5/8" CEMENTITIOUS PANEL	2,242 SF	32%
2. 5/16" CEMENTITIOUS PANEL / SIDING	1,567 SF	23%
3. BRICK	1,040 SF	15%
4. ACCENT (METAL FLASHING)	151 SF	2%
5. OPENINGS	1,750 SF	25%

C2 NORTH - GREENWAY
1/16" = 1'-0"

B2 WEST - ALLEY NICHE
1/16" = 1'-0"

A2 SOUTH
1/16" = 1'-0"



MATERIAL CALCULATION - WEST - GRAND AVE.

OVERALL	14,330 SF	100%
1. 5/8" CEMENTITIOUS PANEL	3,989 SF	28%
2. 5/16" CEMENTITIOUS PANEL / SIDING	3,525 SF	25%
3. BRICK	1,865 SF	13%
4. ACCENT (METAL FLASHING)	398 SF	3%
5. OPENINGS	4,485 SF	31%

D1.2 HI COURTYARD - NORTH
1/16" = 1'-0"

D1.1 HI COURTYARD - SOUTH
1/16" = 1'-0"

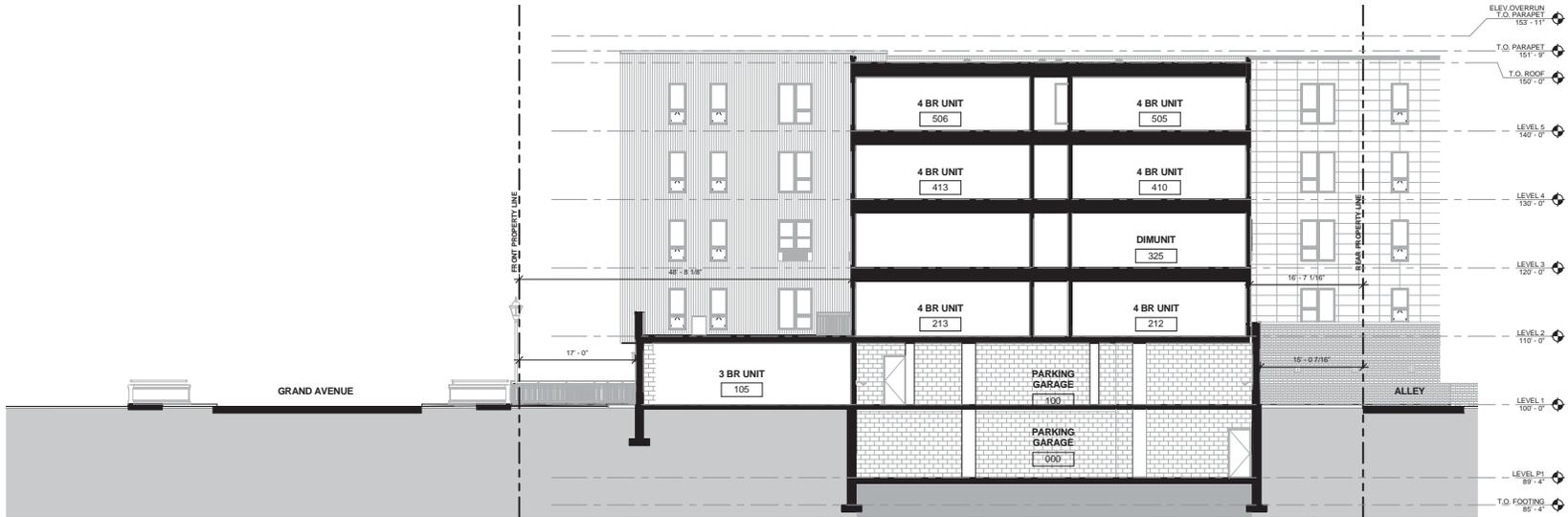
A1 WEST - GRAND AVE.
1/16" = 1'-0"



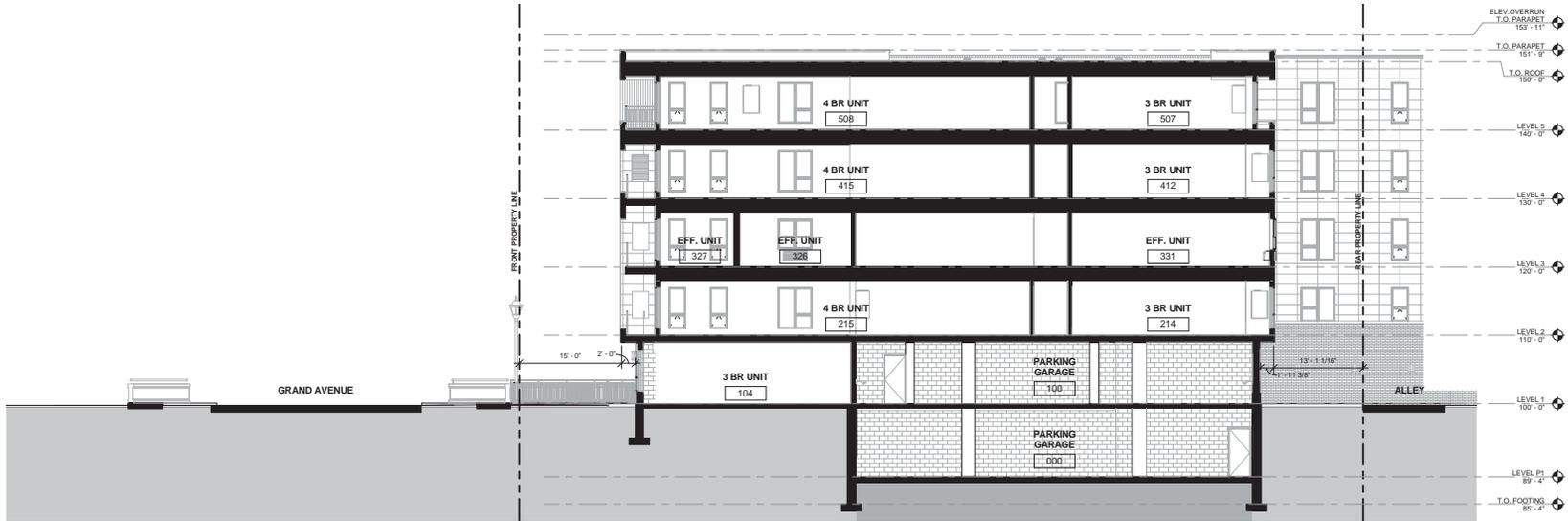
RANA VILLAGE APARTMENTS
Minneapolis, MN
4 October 2016

15-071.0

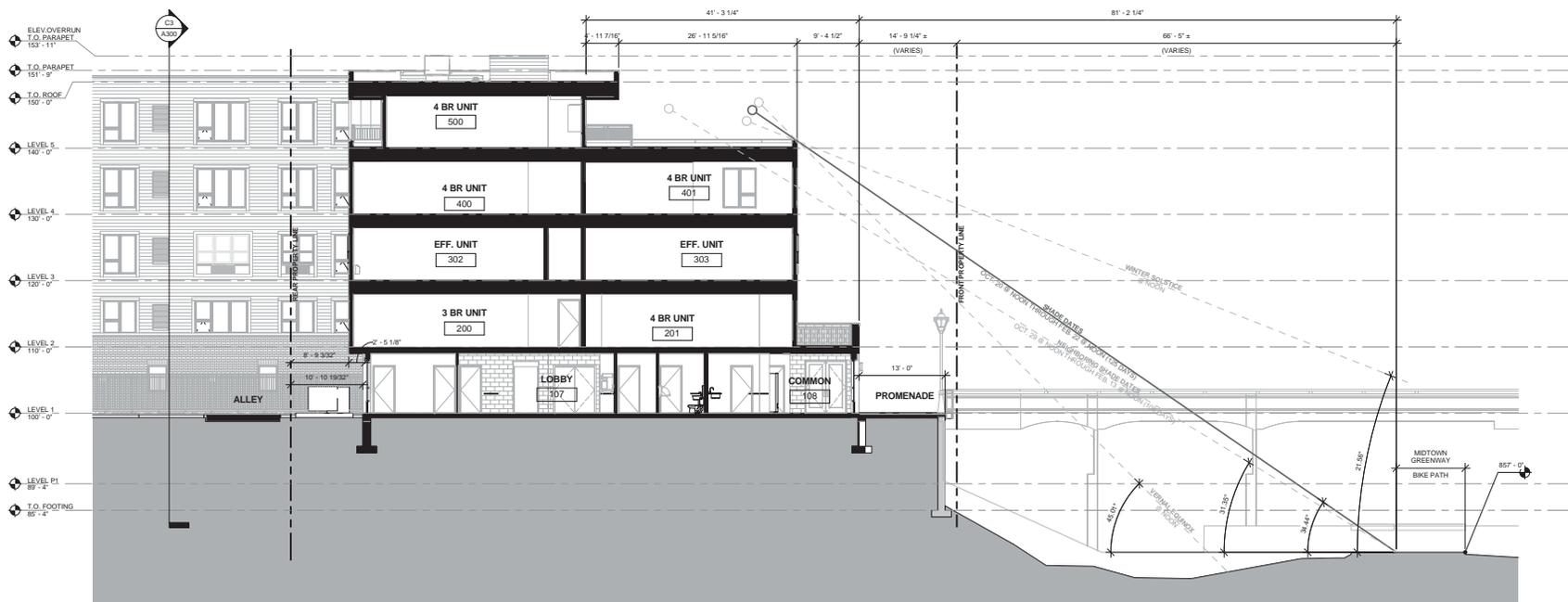
A200
EXTERIOR ELEVATIONS



C3 BUILDING SECTION - GRAND AVE CROSS TERRACE
 1/8" = 1'-0"



A1 BUILDING SECTION - GRAND AVE CROSS
 1/8" = 1'-0"



A1 BUILDING SECTION @ GREENWAY - ENDS
1/8" = 1'-0"

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Minneapolis, MN
4 October 2016

15-071.0



AERIAL VIEW FROM NORTH WEST



AERIAL VIEW FROM NORTH EAST



**RANA VILLAGE
APARTMENTS**

Minneapolis, MN
4 October 2016

15-071.0

A700
SITE IMAGES



VIEW LOOKING SOUTH TOWARD NORTH ELEVATION OF KARMEL WEST



VIEW LOOKING NORTHEAST TOWARD NORTHWEST CORNER OF KARMEL WEST

**RANA VILLAGE
APARTMENTS**

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4 October 2016

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BIRD'S EYE VIEW - TOWARD SOUTHEAST



RANA VILLAGE APARTMENTS

Minneapolis, MN
4 October 2016

15-071.0

A800
RENDERING



OVERALL BUILDING - PEDESTRIAN NORTHWESTERN VIEW



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15-071.0

A810
RENDERING



OVERALL BUILDING - PEDESTRIAN ENTRY VIEW



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Minneapolis, MN
4 October 2016

15-071.0

A820
RENDERING



PARTIAL BUILDING - PEDESTRIAN ALLEY VIEW



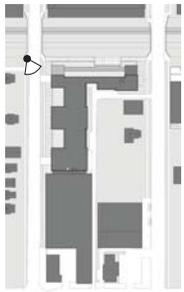
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Minneapolis, MN
4 October 2016

15-071.0

A830
RENDERING



EXTERIOR PERSPECTIVE VIEW - WEST NORTHWEST



RANA VILLAGE APARTMENTS

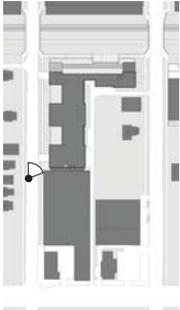
Minneapolis, MN
4 October 2016

15-071.0

A840
RENDERING



EXTERIOR PERSPECTIVE VIEW - SOUTHWEST



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15-071.0

A850
RENDERING



EXTERIOR PERSPECTIVE VIEW - GREENWAY



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4 October 2016

15-071.0

A860
RENDERING



EXTERIOR PERSPECTIVE VIEW - EAST



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4 October 2016

15-071.0

A870
RENDERING



EXTERIOR PERSPECTIVE VIEW - NORTH EAST



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4 October 2016

15-071.0

A880
RENDERING



EXTERIOR PERSPECTIVE VIEW - WALK-UP UNIT ENTRY



RANA VILLAGE APARTMENTS

Minneapolis, MN
4 October 2016

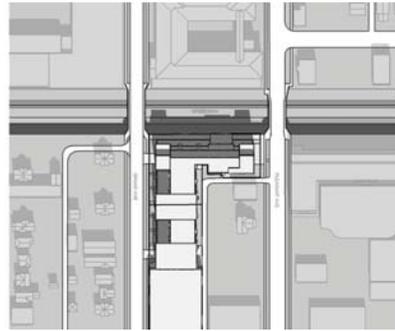
15-071.0

A890
RENDERING

VERNAL EQUINOX - MARCH 20



8:13 am (hour after sunrise)



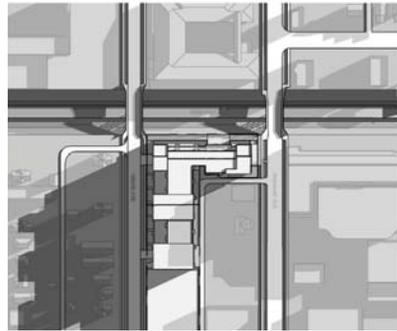
Noon



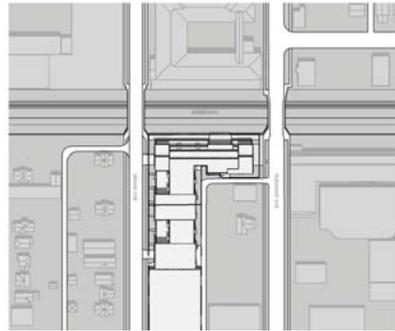
6:26 pm (hour before sunset)



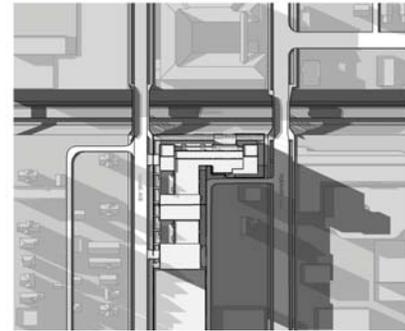
SUMMER SOLSTICE - JUNE 21



6:26 am (hour after sunrise)



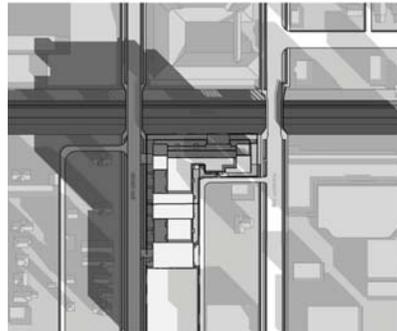
Noon



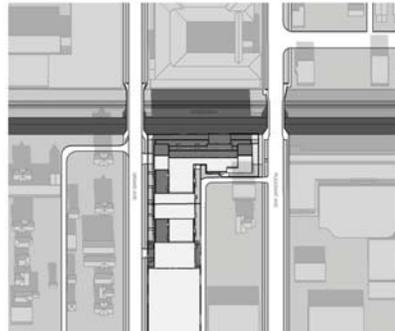
8:03 pm (hour before sunset)



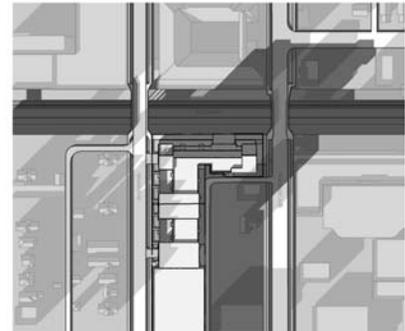
WINTER SOLSTICE - DECEMBER 22



8:49 am (hour after sunrise)



Noon



3:35 pm (hour before sunset)



GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown herein, if any, are approximate only, PURSUANT TO MSA 21B0 CONTACT Gopher State ONE CALL AT (812) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Zone Not Printed - No Special Flood Hazard Area" on Flood Insurance Rate Map, Community-Parish No. 27053C0355E, effective date September 2, 2004.
- Site area = 86,586 square feet = 1.980 acres.
- This survey was made on the ground.
- No current title work was furnished or the preparation of this survey. Legal description, recorded or unrecorded assessments and encroachments are subject to relation upon receipt of current title work.
- Devotion datum is based on NAVD 88 data.
- Reference is located Top of Jug (JS 59'W) ON SURVEY
Devotion = 878.50

LEGAL DESCRIPTION

Parcel 1:
Tract A: Lots 2, 13, 14, 15 and the South 32 1/2 feet of Lot 1 and the South 32 1/2 feet of Lot 16 and that part of Lot 3 lying North of a line running East from a point in the West line distant 20 feet North from the Southwest corner thereof, thence East 30 feet parallel with the South line thereof, thence South to a point 38 feet East from the West line and 12 feet North from the South line thereof, thence East parallel with the South line to the East line of Lot 3, including adjacent vacated alley in Block 5, Excelsior Addition to Minneapolis, Hennepin County, Minnesota.
(Tract A is Abstract property; Tract B is Torrens Certificate No. 840114)

In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by 2nd Republic National Title Insurance Company, having an effective date of October 6, 2015 and bearing file number P2247-15-073.

Parcel 2:
Lots 9, 10 and 11, Block 5; Lots 10 through 13, Block 12; East 42 feet of Lots 8 and 9, Block 12; all in Excelsior Addition to Minneapolis. (Abstract property)

Parcel 3:
Lots 12, except the North 10 feet thereof, Block 5, Excelsior Addition to Minneapolis and Lot 14, Block 12, Excelsior Addition to Minneapolis according to the recorded plat thereof, Hennepin County, Minnesota. (Torrens Certificate No. 1118168)

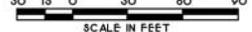
In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by WFO National Title Insurance Company, having an effective date of November 9, 2014 and bearing the number 3221-12-W045.

NOTES CORRESPONDING TO EASEMENTS:
Parcel 1 (Tract A & Tract B):
a. Subject to terms and conditions of shared parking approved by the City of Minneapolis recorded April 9, 2014 as Doc. No. 10068325.
b. Subject to terms and conditions of shared parking approved by the City of Minneapolis recorded with the Hennepin County recorder September 17, 2014 as Doc. No. 10103028 and with Hennepin County Register of Titles on September 17, 2014 as Document No. 5000201.

Parcel 1 & 2:
7. Subject to easement for cable/telecommunications services in favor of KBL CableSystems of Minnesota LP over a portion of the subject premises dated September 30, 1999, recorded January 28, 2000 as Doc. No. 7291258. Affects Parcel 1.
(DOES NOT AFFECT SUBJECT PROPERTY)

LEGEND

●	Property Monument
—	Concrete
—	Concrete Curb
—	Fence
—	Overhead Electric
—	Underground Electric
—	Underground Telephone
—	Overhead Telephone & Electric
—	Water
—	Gas
—	Sanitary Sewer
—	Storm Sewer
—	Electric Box
—	Electric Manhole
—	Power Pole
—	Hydrant
—	Utility Manhole
—	Catchbasin
—	Catchbasin
—	Air Conditioning Unit
—	Deciduous Tree (Diameter in Inches)
—	Coniferous Tree (Diameter in Inches)
—	Light Pole
—	Gas Meter
—	Telephone Manhole
—	Telephone Box
—	Water Manhole
—	Sanitary Manhole
—	Storm Manhole
—	Existing Contour
—	Existing Spot Elevation Gutter
—	Existing Spot Elevation



SCALE IN FEET

STATEMENT OF POSSIBLE ENCROACHMENTS:
There are no stable above ground encroachments over or across any property lines of subject property.



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	add invert info.
3/29/16	add invert info.
4/7/16	add water line info.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Thomas C. Hodorf, L.S.
Thomas C. Hodorf, L.S.
Minnesota Reg. No. 23677

Date: March 28, 2016

BOUNDARY AND TOPOGRAPHICAL SURVEY

Fort
SABRIS
PROPERTIES

SITE:
2900 PLEASANT AVENUE SOUTH
& 312 WEST LAKE STREET
MINNEAPOLIS, MINNESOTA
HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS
9063 Lyndale Avenue South
Bloomington, MN 55437
Tel. 952-884-5341 Fax 952-884-5344
www.hsjlandsurveyors.com

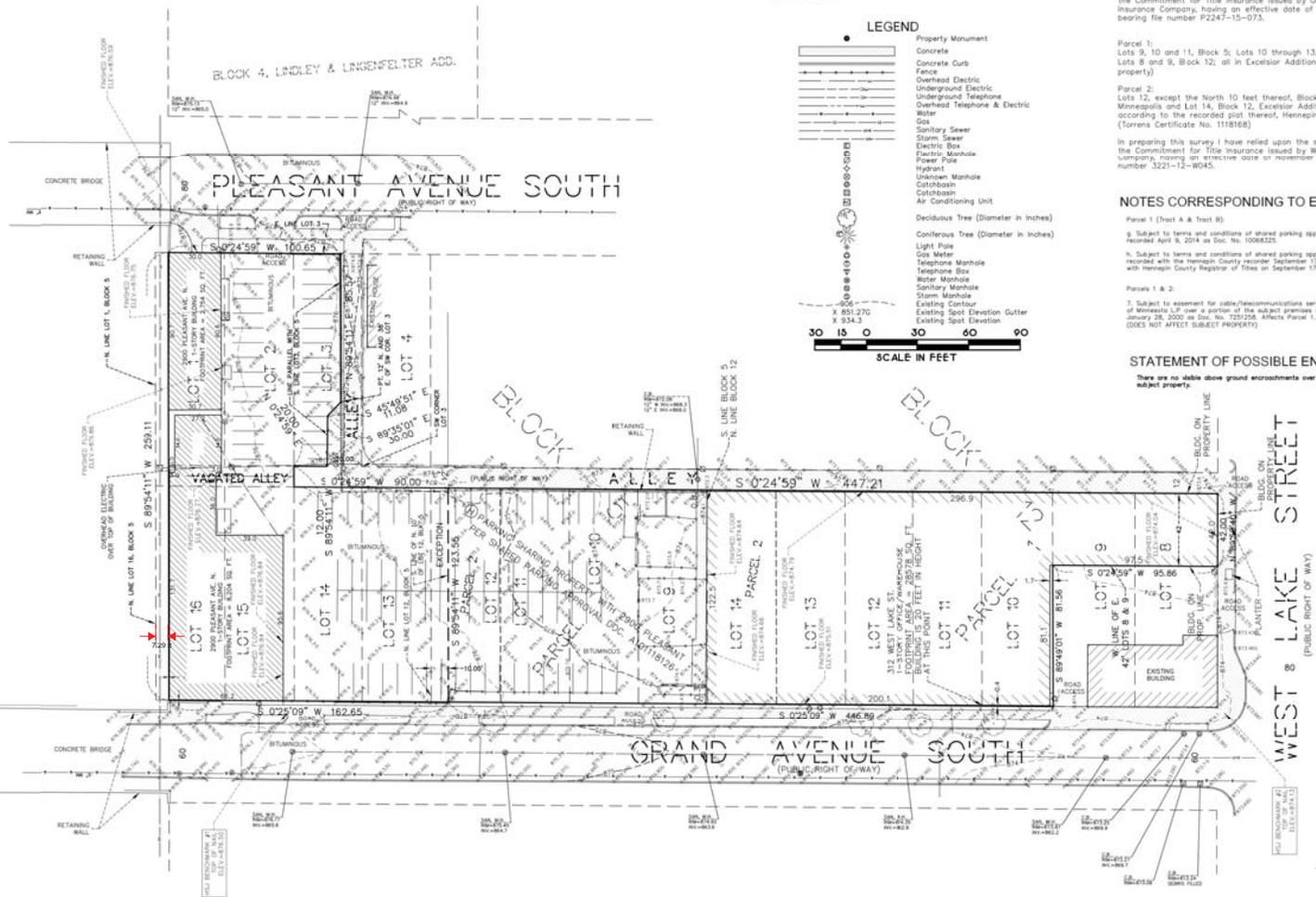
Plan No.	File No.
646	1-3-9326
Page	of 30
30	2016169
City/Township	CT
Sheet No.	1 OF 1

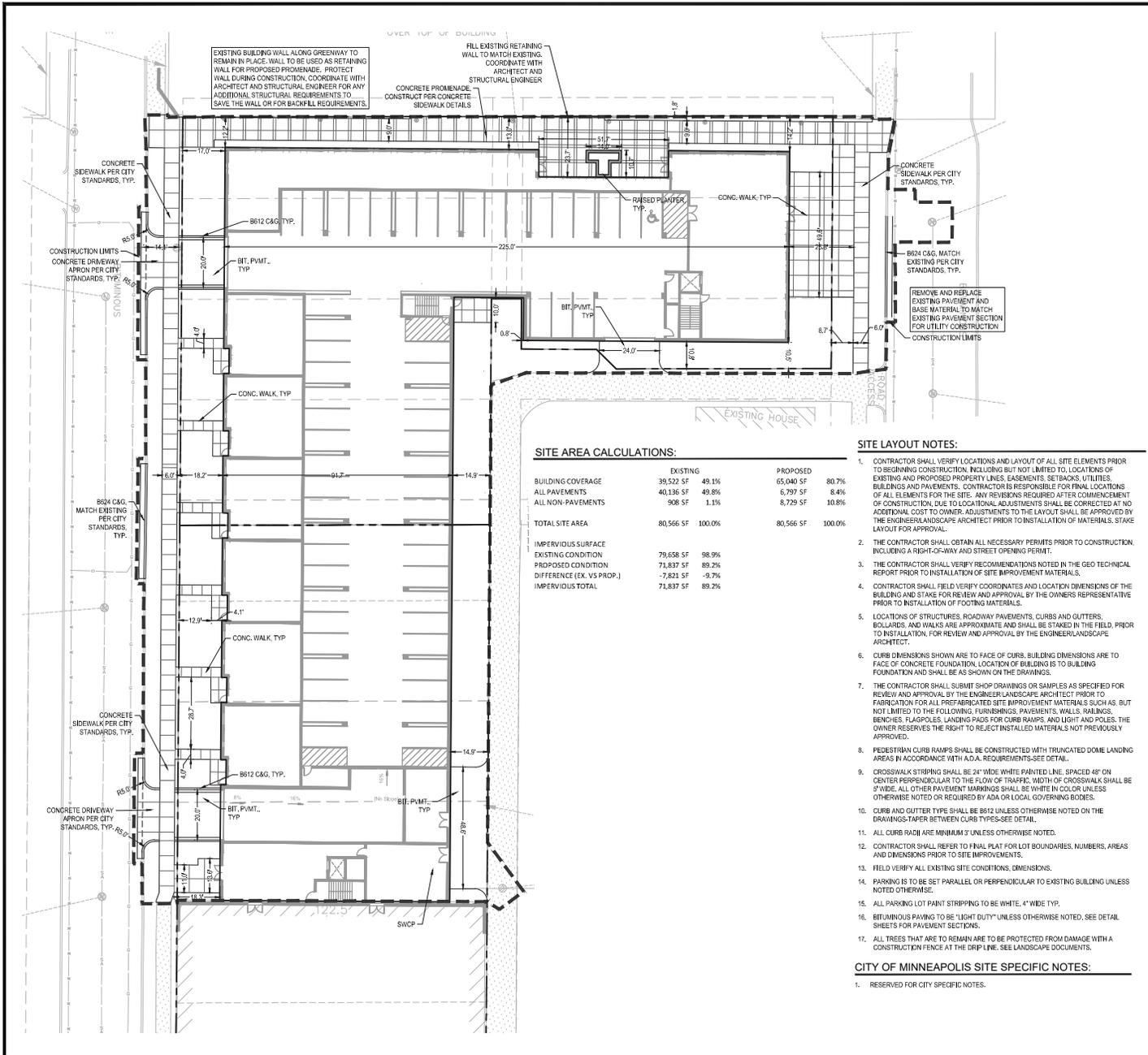
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REVISION SUMMARY

DATE	DESCRIPTION

SITE SURVEY





SITE AREA CALCULATIONS:

	EXISTING	PROPOSED
BUILDING COVERAGE	39,522 SF 49.1%	65,040 SF 80.7%
ALL PAVEMENTS	40,136 SF 49.8%	6,797 SF 8.4%
ALL NON-PAVEMENTS	906 SF 1.1%	8,729 SF 10.8%
TOTAL SITE AREA	80,566 SF 100.0%	80,566 SF 100.0%
IMPERVIOUS SURFACE		
EXISTING CONDITION	79,658 SF 98.9%	
PROPOSED CONDITION	71,837 SF 89.2%	
DIFFERENCE (EX. VS PROP.)	-7,821 SF -9.7%	
IMPERVIOUS TOTAL	71,837 SF 89.2%	

- SITE LAYOUT NOTES:**
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION DUE TO LOCAL/ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS, STAKE LAYOUT FOR APPROVAL.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
 - THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
 - CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
 - LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
 - CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
 - PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH ADA REQUIREMENTS-SEE DETAIL.
 - CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 8' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
 - CURB AND GUTTER TYPE SHALL BE 8612 UNLESS OTHERWISE NOTED ON THE DRAWINGS-TAPER BETWEEN CURB TYPES-SEE DETAIL.
 - ALL CURB RADIUS ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
 - FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
 - PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
 - ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
 - BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED, SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
 - ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRP LINE. SEE LANDSCAPE DOCUMENTS.

CITY OF MINNEAPOLIS SITE SPECIFIC NOTES:

- RESERVED FOR CITY SPECIFIC NOTES.

OWNER INFORMATION

OWNER: RANA VILLAGE, LLC
 207 EAST LAKE STREET, SUITE 300
 MINNEAPOLIS, MN 55405

OPERATIONAL NOTES:

- ALL SNOW WILL EITHER BE PLOWED TO THE LANDSCAPED AREAS OR WILL BE REMOVED FROM SITE AT EACH PLOWING
- TRASH REMOVAL AND REGULAR DELIVERIES SHALL OCCUR THROUGH THE ALLEY IN THE AREA IDENTIFIED AS THE SWCP.

CITY COORDINATION NOTES:

- TRAFFIC & PARKING
 - COORDINATE WITH BILL PERCE, CITY OF MINNEAPOLIS, (612) 673-3901 FOR ALL WORK REGARDING STREET LIGHTING AND ELECTRICAL SYSTEMS. STREET LIGHTING INSTALLED AS PART OF THE PROJECT SHALL BE INSPECTED BY THE CITY. CONTACT DAVID PERHALL (612) 675-4576. ANY LIGHTING INSTALLATIONS NOT MEETING CITY SPECIFICATIONS WILL BE REQUIRED TO BE REINSTALLED AT CONTRACTOR'S EXPENSE.
 - COORDINATE WITH BOB BOBELT, CITY OF MINNEAPOLIS, (612) 673-2428 FOR ALL ISSUES REGARDING WORK IN AND ADJACENT TO CITY RIGHTS-OF-WAY. AN ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ALL STREETSCAPE ELEMENTS IN THE PUBLIC ROW. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED OPERATIONS WILL REQUIRE AN ENCROACHMENT PERMIT. ANY EXCAVATIONS THAT FALL WITHIN THE PUBLIC ROW WILL REQUIRE A ROW EXCAVATION PERMIT.
 - COORDINATE WITH SCOTT KRAMER, CITY OF MINNEAPOLIS, (612) 673-2383 REGARDING ANY WORK THAT IS PERFORMED IN THE RIGHT-OF-WAY. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK IN THE RIGHT-OF-WAY. CONTACT SCOTT KRAMER REGARDING DETAILS OF SIDEWALK AND LANE CLOSURES.
 - COORDINATE WITH CRAIG PRINKALLA, CITY OF MINNEAPOLIS, (612) 499-9233 FOR ALL WORK REGARDING REMOVAL OR PROTECTION OF TREES DURING CONSTRUCTION IN THE CITY RIGHT-OF-WAY.
 - COORDINATE WITH PAUL CAO, CITY OF MINNEAPOLIS, (612) 673-2943 FOR ALL WORK REGARDING BKE RACKS IN THE CITY RIGHT-OF-WAY.
 - COORDINATE WITH ALLAN KUGLIAN, CITY OF MINNEAPOLIS, (612) 673-5150 PRIOR TO CONSTRUCTION FOR THE TEMPORARY REMOVAL/RELOCATION OF ANY CITY OF MINNEAPOLIS SIGNAL SYSTEM. ALL COSTS FOR RELOCATION AND/OR REPAIR OF CITY TRAFFIC SHALL BE BORNE BY THE CONTRACTOR.
 - COORDINATE WITH DOUG MADAY, CITY OF MINNEAPOLIS, (612) 673-5155 PRIOR TO CONSTRUCTION FOR THE REMOVAL OR RELOCATION OF ANY CITY OF MINNEAPOLIS RIGHT-OF-WAY SIGNS.

ENVIRONMENTAL HEALTH

- CONTRACTOR WITH ENVIRONMENTAL SERVICES, CITY OF MINNEAPOLIS, (612) 673-3867 FOR PERMITS RELATING TO AFTER-HOURS WORK. TEMPORARY STORAGE OF IMPACTED SOILS ON SITE PRIOR TO DISPOSAL OR REUSE, REMEDIATION OF CONTAMINATED SOIL AND GROUNDWATER, REUSE OF IMPACTED SOILS ON SITE, DEWATERING AND DISCHARGE OF ACCUMULATED STORM WATER OR GROUNDWATER TO CITY SEWERS, FLAMMABLE WASTE TRAPS, UNDERGROUND OR ABOVEGROUND TANK INSTALLATION OR REMOVAL, WELL CONSTRUCTION OR SEALING, OR ON-SITE ROCK CRUSHING.
- NO CONSTRUCTION, DEMOLITION OR COMMERCIAL POWER MAINTENANCE EQUIPMENT SHALL BE OPERATED WITHIN THE CITY BETWEEN THE HOURS OF 6:00 PM AND 7:00 AM ON WEEKDAYS OR DURING ANY HOURS ON SATURDAYS, SUNDAYS AND STATE AND FEDERAL HOLIDAYS, EXCEPT UNDER PERMIT.
- IF CONTAMINATED SOIL IS ENCOUNTERED, IT MUST BE REPORTED TO THE MINNESOTA DUTY OFFICER AT (612) 668-6551. PRE-APPROVAL FOR REMOVAL OR REUSE MUST OCCUR FROM THE MPCA AND THE CITY OF MINNEAPOLIS.

FORESTRY DEPARTMENT

- TO PROTECT ROOT ZONES, NO CONSTRUCTION EQUIPMENT OR MATERIALS SHALL BE PLACED, PARKED, OR STORED ON ANY UNPAVED AREA WITHIN THE DRIP LINE OF ANY CITY OWNED TREE. NO CHEMICALS OR PETROLEUM PRODUCTS SHALL BE DEPOSITED ON ANY UNPAVED AREA IN THE CITY RIGHT-OF-WAY.
- ANY TREE ROOTS ENCOUNTERED ARE TO BE CLEANLY CUT USING HAND TOOLS.
- NO OPEN EXCAVATION OR SORE FITS ALLOWED WITHIN 5 FEET OF CITY STREET TREES.
- CARE SHALL BE TAKEN NOT TO DAMAGE TREE TRUNKS OR BRANCHES. CONTRACTOR MUST CONTACT FORESTRY DEPARTMENT INSPECTIONS (CRAIG PRINKALLA) AT (612) 499-9233 AT LEAST 3 DAYS PRIOR TO STARTING WORK TO DISCUSS PROBLEMS OF OVERHANGING BRANCHES THAT MAY BE DAMAGED.

SITE PLAN LEGEND:

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

GOPHER STATE ONE CALL
 WWW.GOPHERSTATEONECALL.ORG
 (800) 552-1166 TOLL FREE
 (612) 454-0062 LOCAL

CivilSite
 4601 W. 26TH ST, SUITE 200
 ST. LOUIS PARK, MN 55416
 CivilSiteGroup.com

DJR
 ARCHITECTURE, INC.

333 West Hennepin Ave. St. Paul, MN 55102
 (612) 277-7100 www.djr.com

RANA VILLAGE
 2900 PLEASANT AVENUE S., MINNEAPOLIS, MN 55408
RANA VILLAGE LLC
 207 EAST LAKE STREET, SUITE #300, MINNEAPOLIS, MN 55408

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. Pavik
 DATE: 04/18/18 LICENSE NO. 44263

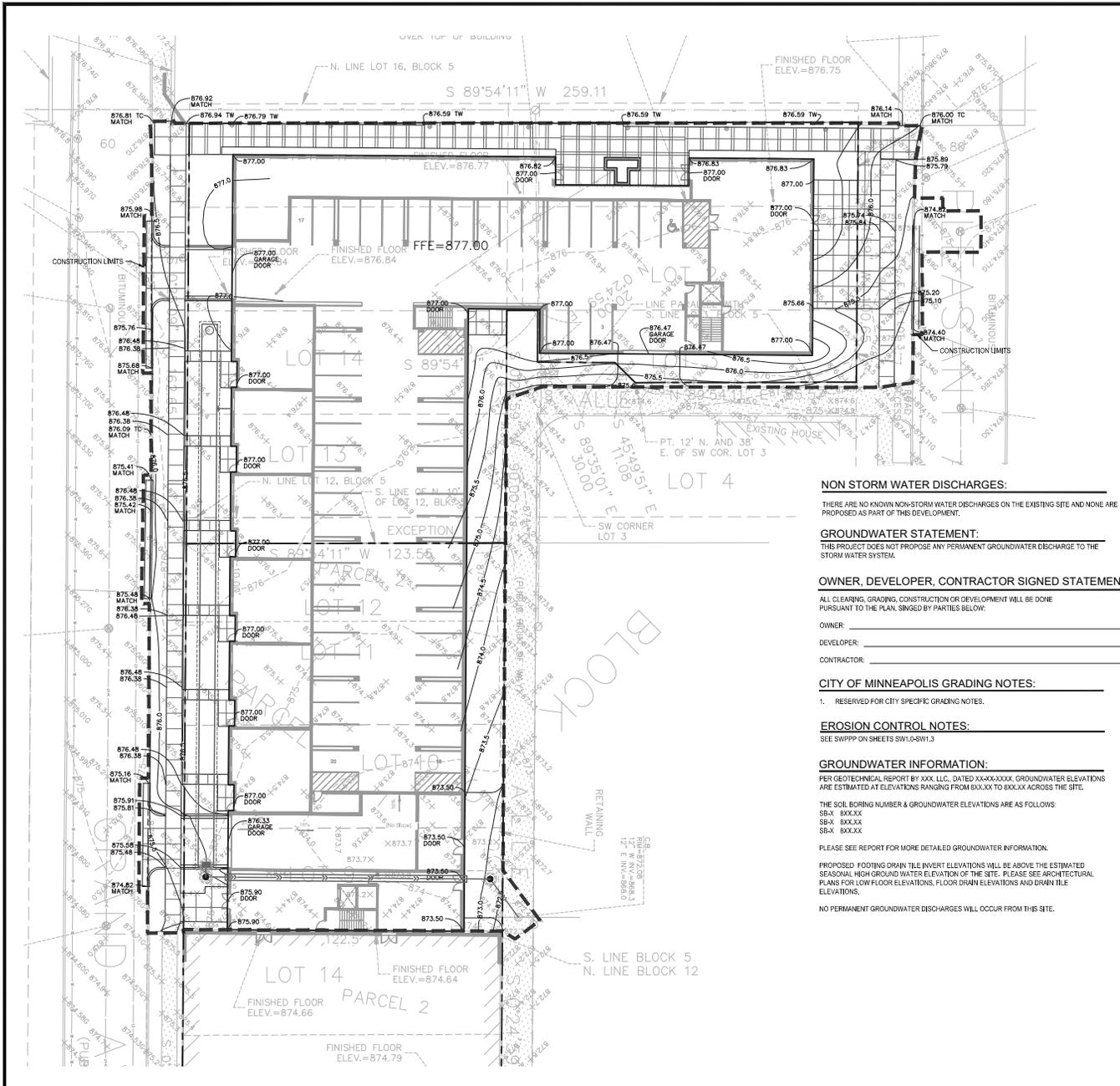
ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN
C2.0



GENERAL GRADING NOTES:

- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, SUBDRAINAGE, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNERS SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNERS SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OR WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESURFACING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN ENHANCEMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESURFACED TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS, PROVIDE A SMOOTH FINISHED SURFACE WITH SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ENCODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEN AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DISCRETION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.25 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
 - MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD. ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

NON STORM WATER DISCHARGES:

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

GROUNDWATER STATEMENT:

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

OWNER, DEVELOPER, CONTRACTOR SIGNED STATEMENT

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

OWNER: _____
 DEVELOPER: _____
 CONTRACTOR: _____

CITY OF MINNEAPOLIS GRADING NOTES:

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.3

GROUNDWATER INFORMATION:

PER GEOTECHNICAL REPORT BY XXX, LLC, DATED XX-XX-XXXX, GROUNDWATER ELEVATIONS ARE ESTIMATED AT ELEVATIONS RANGING FROM XXX.XX TO XXX.XX ACROSS THE SITE.

THE SOIL BORING NUMBER & GROUNDWATER ELEVATIONS ARE AS FOLLOWS:
 SB-X XXXXX
 SB-X XXXXX
 SB-X XXXXX

PLEASE SEE REPORT FOR MORE DETAILED GROUNDWATER INFORMATION.

PROPOSED FOOTING DRAIN TILE INVERT ELEVATIONS WILL BE ABOVE THE ESTIMATED SEASONAL HIGH GROUND WATER ELEVATION OF THE SITE. PLEASE SEE ARCHITECTURAL PLANS FOR LOW FLOOR ELEVATIONS, FLOOR DRAIN ELEVATIONS AND DRAIN TILE ELEVATIONS.

NO PERMANENT GROUNDWATER DISCHARGES WILL OCCUR FROM THIS SITE.

GRADING PLAN LEGEND:

- 891 --- EX. 1" CONTOUR ELEVATION INTERVAL
- 819 --- 1/2" CONTOUR ELEVATION INTERVAL
- 891.0 SPOT GRADE ELEVATION (FLOW LINE UNLESS OTHERWISE NOTED)
- 891.0 G SPOT GRADE ELEVATION GUTTER
- 891.0 BC SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB)
- 891.0 BSTS SPOT GRADE ELEVATION BOTTOM OF STARS/TOP OF STARS
- TP OUT (T.O.) CURB AND GUTTER WHERE APPLICABLE - TAPER GUTTERS TO DRAIN AS SHOWN
- > EXISTING AND PROPOSED DRAINAGE ARROWS



RANA VILLAGE
 2900 PLEASANT AVENUE S., MINNEAPOLIS, MN 55408
RANA VILLAGE LLC
 207 EAST LAKES STREET, SUITE #300, MINNEAPOLIS, MN 55408

PROJECT: _____
 DATE: _____
 ISSUE/SUBMITTAL SUMMARY
 DATE DESCRIPTION
 DATE DESCRIPTION
 REVISION SUMMARY
 DATE DESCRIPTION
 GRADING PLAN

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. Pavik
 DATE: 04/18/16 LICENSE NO. 42693

DATE DESCRIPTION
 DATE DESCRIPTION
 DATE DESCRIPTION

C3.0

STRUCTURE	PRECAST CONCRETE BASE			WT. (DL)	
	SIZE (DL)	OUTSIDE DIA. (DL)	MIN. REINFORCEMENT (DL)		
			BAR NUMBER	SPACING (DL)	
30	44	6	#4	12	1680
48	66	6	#4	12	1830
60	78	6	#4	12	3330
72	82	6	#4	12	4650
84	108	6	#4	8	6130
96	120	6	#4	8	7860
108	132	10	#4	8	10980
120	146	12	#4	8	17440

MIN. REINFORCEMENT IN EACH DIRECTION. SEE TABLE FOR SPACING. REINFORCEMENT EQUIVALENT WIRE MESH MAY BE USED.

ALL REBARS ARE IN ENGLISH DESIGNATIONS.

1-1/2" CLR.
 LIFTING LOOPS OR OTHER APPROVED LIFTING DEVICES. 3 AT 120". (MUST NOT INTERFERE WITH BARREL SECTION.)
 TOP VIEW

MINNEAPOLIS CUSTOM MNDOT SPEC. REF. 2008 MODIFIED MNDOT 4110 NOT TO SCALE.

MINNEAPOLIS
 STANDARD PLATE NO. SEWR-1003

CONCRETE ADJUSTING RING

NOTE: ON CONSTRUCTION OF DRAINAGE STRUCTURES, THE NUMBER OF ADJUSTING RINGS USED PER MANHOLE OR CATCH BASIN SHALL BE LIMITED TO PROVIDE A MINIMUM THICKNESS OF 4" INCLUDING MORTAR THICKNESS. A 4" RING IS NOT ALLOWED ON NEW CONSTRUCTION. REBARS COLLAR INTERIOR OF ALL RINGS WILL BE MORTAR MIX TYPE N AIR ENTRAINMENT. FINISHED SMOOTH. CONCRETE RINGS MUST BE ENCASED IN MORTAR.

REINFORCING: A SINGLE HOOP OF 8 GAGE STEEL WIRE.

INSTALLATION DETAIL: WATER COAT INTERIOR OF ADJUSTING RINGS MIN. 1/2" MORTAR MIX TYPE N AIR ENTRAINMENT. FINISHED SMOOTH. CONCRETE COLLAR TO ENCASE CASTING AND ADJUSTING RINGS. USE CONCRETE COLLAR AND OUTER 48" OR MORE RING COLLAR (MNDOT SPEC. 2008.30). MORTAR BETWEEN CASTING RINGS AND STRUCTURE. MIN. 1/2".

MINNEAPOLIS CUSTOM MNDOT SPEC. REF. 2008.4035A CONCRETE ADJUSTING RINGS ONLY NOT TO SCALE.

MINNEAPOLIS
 STANDARD PLATE NO. SEWR-1014R1

STANDARD MANHOLE CASTING

NOTE: WEIGHT = 184 LBS. MATERIAL: GRAY IRON ASTM A-8.

MINNEAPOLIS CUSTOM MNDOT SPEC. REF. 2008 MODIFIED MNDOT 4110 NOT TO SCALE.

MINNEAPOLIS
 STANDARD PLATE NO. SEWR-2004

WATER STOP DETAIL

NOTE: DIMENSIONS VARY BY MANUFACTURER. PIPE SIZE AND MATERIAL TYPE SEAL FOR RING JOINTS BETWEEN PIPE AND CONCRETE STRUCTURES. ILLUSTRATED HERE: 12" DIA. SANDON, 12" DIA. PRESS-SEAL GASKET CORP. PWR SEAL OR AN APPROVED EQUIVALENT. REPAIR MATERIALS SHALL MEET OR EXCEED ASTM C-652 AND C-440. WATER STOP REQUIRED FOR PVC, HDPE, CIP, VCP, DE, PFP, HDABA.

MINNEAPOLIS CUSTOM MNDOT SPEC. REF. 2008 MODIFIED MNDOT 4000 NOT TO SCALE.

MINNEAPOLIS
 STANDARD PLATE NO. SEWR-3000

CORED OPENINGS SHALL BE BEVELLED TO ALLOW FOR MIS-ALIGNMENT. FLEXIBLE GLEEVE SHALL BE NEOPRENE MATERIAL MEETING ASTM C-445. Voids BETWEEN GASKET AND STRUCTURE SHALL BE FILLED USING TYPE N MORTAR AND FINISHED SMOOTH.

TYPE C INTERNALLY CAST GASKET (A-LOCK OR EQUAL)
 TYPE B POSITIVE MECHANICAL SEAL (NORAN-SEAL OR EQUAL)
 TYPE A INTERNALLY CAST SLEEVE SEAL (A-LOCK OR EQUAL)

MINNEAPOLIS CUSTOM MNDOT SPEC. REF. 2008.3008 MODIFIED MNDOT 3000 NOT TO SCALE.

MINNEAPOLIS
 STANDARD PLATE NO. SEWR-3001

CIRCULAR CONCRETE PIPE HEIGHT OF BACKFILL IN FEET FOR CLASS C BEDDING MEASUREMENT AT TOP OF PIPE IN FEET. 10% POLE SOLUTIONARY.

PIPE CLASS	CLASS I		CLASS II		CLASS IV		CLASS V	
	N	W	N	W	N	W	N	W
12	6	8	8	9	13	13	21	18
15	6	8	8	9	13	13	22	18
18	7	7	8	9	14	13	24	20
21	7	7	8	9	14	14	24	20
24	7	7	8	9	14	14	24	20
27	7	7	8	9	16	14	24	20
30	7	7	10	8	16	14	24	20
33	7	7	10	8	16	14	24	20
36	7	7	10	8	17	14	24	21
42	7	7	10	8	17	14	24	21
48	8	8	11	10	18	14	24	21
54	8	8	11	10	18	14	24	21
60	8	8	11	10	18	14	24	21
66	8	8	11	10	18	14	24	21
72	8	8	12	11	18	14	24	21
78	8	8	12	11	20	15	24	21
84	8	8	12	11	20	15	24	21
90	8	8	12	11	20	15	24	22
96	8	8	13	11	20	15	24	22
102	8	8	13	11	20	15	24	22
108	8	8	13	12	20	15	24	22

N = NARROW TRENCH; MINIMUM WIDTH
 W = WIDE TRENCH; TRANSITION WIDTH
 PIPE DIA. (N) = INSIDE DIAMETER IN CHART

CLASS C (ORDINARY BEDDING): CLASS C BEDDING CONSISTS OF CAREFULLY SHAPING THE FOUNDATION SOIL TO FIT THE LOWER EXTERIOR OF THE PIPE TO A DEPTH OF AT LEAST 10% OF THE OUTSIDE DIAMETER FOR CIRCULAR PIPES, AND AT LEAST EQUAL TO 1/2 OF THE HEIGHT OF ANCHOR PIPE. ADDITIONAL CONSIDERATION FOR BELL END PIPE IS USED. THE BEDDING MUST BE EQUIVOCAL TO ACCEPT THE BELL END SO THAT THE PIPE IS SUPPORTED ALONG ITS FULL LENGTH AND NOT JUST AT THE BELL.

MINNEAPOLIS DESIGN REFERENCE MNDOT DRAINAGE MANUAL SECTION 2.4 AUGUST 80, 2000 FIG. 2.4 (CLASS C BEDDING) FOR TRENCH CONDITIONS NOT TO SCALE.

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