

LAND USE APPLICATION SUMMARY

Property Location: 2415-2423 2nd Street Northeast
Project Name: Western Line on Second Townhomes
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: Kevin Johnson
Project Contact: 612-999-5314
Request: Preliminary and Final Plat.
Required Applications:

Preliminary and Final Plat	Preliminary and Final Plat
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SITE DATA

Existing Zoning	R3/Multiple-Family District
Lot Area	20,410 square feet / 0.47 acres
Ward(s)	3
Neighborhood(s)	Bottineau
Designated Future Land Use	Urban Neighborhood
Land Use Features	2 nd Street Northeast Community Corridor
Small Area Plan(s)	<u>Lowry Avenue Corridor Plan (2002)</u>

Date Application Deemed Complete	March 28, 2016	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	N/A	End of 120-Day Decision Period	July 26, 2016

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The project site, which is one parcel to the south of Lowry Avenue Northeast, consists of three interior lots. It is a flat lot that is currently a combination of gravel and grass; no buildings or trees are present. The subject properties consist of a 20,410 square foot project site measuring approximately 129 feet wide by 158 feet deep. The only vehicular access point is the alley.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The project site borders the 2nd Street Northeast Community Corridor and is located just south of the Lowry Avenue Community Corridor. Community corridors support new residential development from low-to-high in specified areas, as well as increased housing diversity in neighborhoods. There are commercial properties along Lowry Avenue Northeast and a single family house is located to the south of the property at 2407 2nd Street NE.

PROJECT DESCRIPTION. In June 2015, the applicant received land use approvals to build a seven-unit cluster development with two buildings; four units and three units. The two buildings are similar in design; 2.5 stories tall with a gabled roofs. The units would be nearly identical in layout as well; each would have four bedrooms and be approximately 2,634 square feet including basement and half story space. A rooftop deck would be located within the dormer. The project also includes two detached garage structures that would provide one parking space for each unit; access to the garages would be from the alley. The buildings are proposed to be built simultaneously.

As part of the 2015 review, the applicant submitted a common interest community (CIC) plat in lieu of a standard plat application for Planning Commission review. CPED made the determination that a CIC plat may be accepted in lieu of a standard plat application for cluster developments like the proposed project when all lots within the development have street frontage and the project does not contain irregular outlots for common areas. The submitted CIC plat and declaration/deed restriction met the requirements outlined in section 598.260. However, In February 2016, the applicant informed CPED of their interest to now complete a preliminary and final plat.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-7119 (2015)	Conditional use permit, variance, site plan review	2.5-story, 7-unit condo development	Approved
BZZ-3011 (2006)	Rezoning to R3, CUP, variance of lot area, variance to increase max. accessory structure size, and site plan	Two-story, 10-unit condo development.	Approved. However, entitlements have lapsed.
BZZ-2395	Rezoning to R4, CUP, size, site plan	Two-story, 12-unit condo development	Denied

PUBLIC COMMENTS. No comment letters were received prior to the publication of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS**Preliminary/Final Registered Land Survey**

The Department of Community Planning and Economic Development has analyzed the application for a preliminary and final plat based on the following findings:

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

The applicant is proposing to combine three platted lots into one lot to allow for a cluster development. Public Works and the Attorney's office reviewed the preliminary and final plat and did not identify any issues. The lot is proposed to be 20,410 square feet. The lot will have frontage along 2nd Street Northeast.

The preliminary and final plat is in conformance with the design requirements of the land subdivision regulations. The project site has four sides. The preliminary and final plat would also conform with the applicable regulations of the zoning ordinance and guidance of the comprehensive plan as documented in the land use applications that were approved by the City Planning Commission in June 2015 (BZZ-7119).

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

Approval of the preliminary and final plat would not be injurious to the use and enjoyment of other property in the immediate vicinity, detrimental to present and potential surrounding land uses, nor add substantially to congestion in public streets as outlined in the land use applications that were approved in June 2015 (BZZ-7119).

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

The site is basically flat and does not present any of the noted hazards.

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

The lot created by this application presents no foreseeable difficulties for this development or future redevelopment. The project site is suitable in its natural state for the proposed use with minimal alteration; the lot is relatively flat.

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

The proposed plat makes adequate provisions for stormwater runoff. The Surface Water and Sewers Division of the Public Works Department have already reviewed and approved the drainage and sanitary system plan for the redevelopment project.

FOR REZONINGS ONLY

ZONING PLATE NUMBER. 9

LEGAL DESCRIPTION. Lots 1 through 7, inclusive, Block 1, WESTERN LINE ON SECOND TOWNHOMES, Hennepin County, Minnesota.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Kevin Johnson for the properties located at 2415-2421 2nd Street Northeast:

A. Preliminary and Final Plat

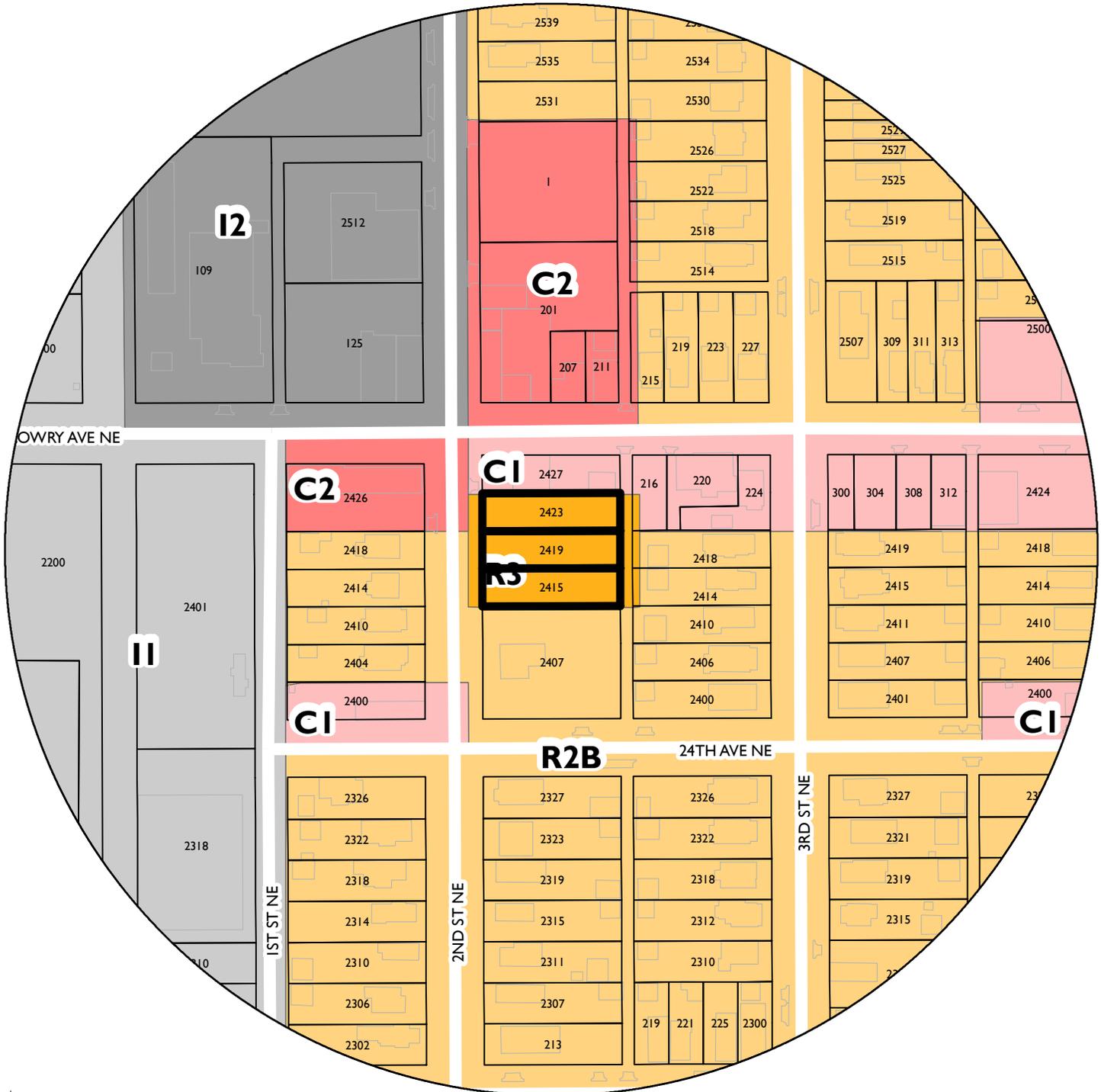
Recommended motion: **Approve** the preliminary and final plat.

ATTACHMENTS

1. Zoning map
2. Aerials
3. Images
4. Project description, statement to findings, and legal description
5. City reviews: city attorney and public works
6. Plan set: existing conditions, preliminary plat, final plat,
7. BZZ-7119 approved plan set (partial)

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2415-2423 2nd Street Northeast

FILE NUMBER

PL-305

general project site area



NE Lowry Ave

153

153

NE Lowry Ave

153

47

NE 1st St

NE 2nd St

NE 3rd St

NE 4th St

NE 24th Ave

NE 23rd Ave

NE 23rd Ave

View from 2nd Street Northeast



View from alley looking west towards 2nd Street NE



View from alley looking west towards 2nd Street NE



View from 2nd Street NE sidewalk looking northeast



View from 2nd Street NE looking northeast



Statement of Use

To: City of Minneapolis

Date: 3/1/16

RE: 2415 2nd St NE, Mpls MN

To Whom It May Concern:

The existing R3 lot, which is currently bare land, will be developed into a 7-unit townhouse structure. All of which has been approved by the city of Minneapolis over the course of the last year. The land use, structure, zoning, etc has all been designed and strategized with close communication with Aaron Hanauer at the city of Minneapolis.

Sincerely,

A handwritten signature in black ink, appearing to be 'A Hanauer', written in a cursive style.

Concord Universal

Statement of Findings for Preliminary and Final Plats

To: City of Minneapolis

Date: 3/16/16

RE: 2415 2nd St NE, Mpls MN

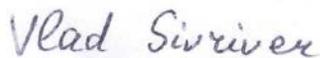
To Whom It May Concern:

The existing R3 lot, which is currently bare land, will be developed into a 7-unit townhouse structure. All of which has been approved by the city of Minneapolis over the course of the last year. The land use, structure, zoning, etc has all been designed and strategized with close communication with Aaron Hanauer at the city of Minneapolis.

There are no specific findings in this project to our knowledge:

1. The subdivision is in conformance with land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.
2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.
3. All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.
4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.
5. The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.

Sincerely,



Vladimir Sivriver, LS, PE, MS

(Licensed Land Surveyor and Professional Civil Engineer State of Minnesota)

EDS, Inc.

EXISTING LEGAL DESCRIPTION

Lots 11, 12 and 13, Block 15, B. S. WRIGHT'S ADDITION TO MINNEAPOLIS,
according to the recorded plat thereof, Hennepin County, Minnesota.

PROPOSED LEGAL DESCRIPTION

Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Block 1, WESTERN LINE ON SECOND
TOWNHOMES, Hennepin County, Minnesota.

From: [Fussy, Joel M.](#)
To: [Hanauer, Aaron M.](#)
Subject: RE: request to review preliminary and final plat: 2415 2nd Street NE
Date: Tuesday, March 01, 2016 12:53:20 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)

I reviewed the plat and title work and have no comments to provide. Approved.

Joel Fussy
Assistant Minneapolis City Attorney
(612) 673-2939

From: Hanauer, Aaron M.
Sent: Tuesday, March 01, 2016 12:47 PM
To: Fussy, Joel M.
Subject: RE: request to review preliminary and final plat: 2415 2nd Street NE

Joel,

Attached is the title work provided by the project's attorney. Please let me know if you need anything else.

Thanks,
Aaron

Aaron Hanauer, AICP

Senior City Planner – Land Use, Design and Preservation

City of Minneapolis – Community Planning and Economic Development

250 South Fourth Street – Room 300
Minneapolis, MN 55415

Office: 612-673-2494
aaron.hanauer@minneapolismn.gov
www.minneapolismn.gov/cped



From: Fussy, Joel M.
Sent: Friday, February 26, 2016 2:48 PM
To: Hanauer, Aaron M.
Subject: RE: request to review preliminary and final plat: 2415 2nd Street NE

Sure, do you have the title work?

Joel Fussy
Assistant Minneapolis City Attorney
(612) 673-2939

From: Hanauer, Aaron M.
Sent: Friday, February 26, 2016 2:42 PM
To: Fussy, Joel M.
Subject: request to review preliminary and final plat: 2415 2nd Street NE

Joel, Would you be willing to review this by next Friday and provide comments? Aaron

Aaron Hanauer, AICP

Senior City Planner – Land Use, Design and Preservation

City of Minneapolis – Community Planning and Economic Development

250 South Fourth Street – Room 300
Minneapolis, MN 55415

Office: 612-673-2494
aaron.hanauer@minneapolismn.gov
www.minneapolismn.gov/cped



**Department of Public Works
Engineering Design Division/Right-of-Way Section
309 2nd Avenue South, Room 200
673-2428**

Date: February 26, 2016

To: Aaron Hanauer – Planning

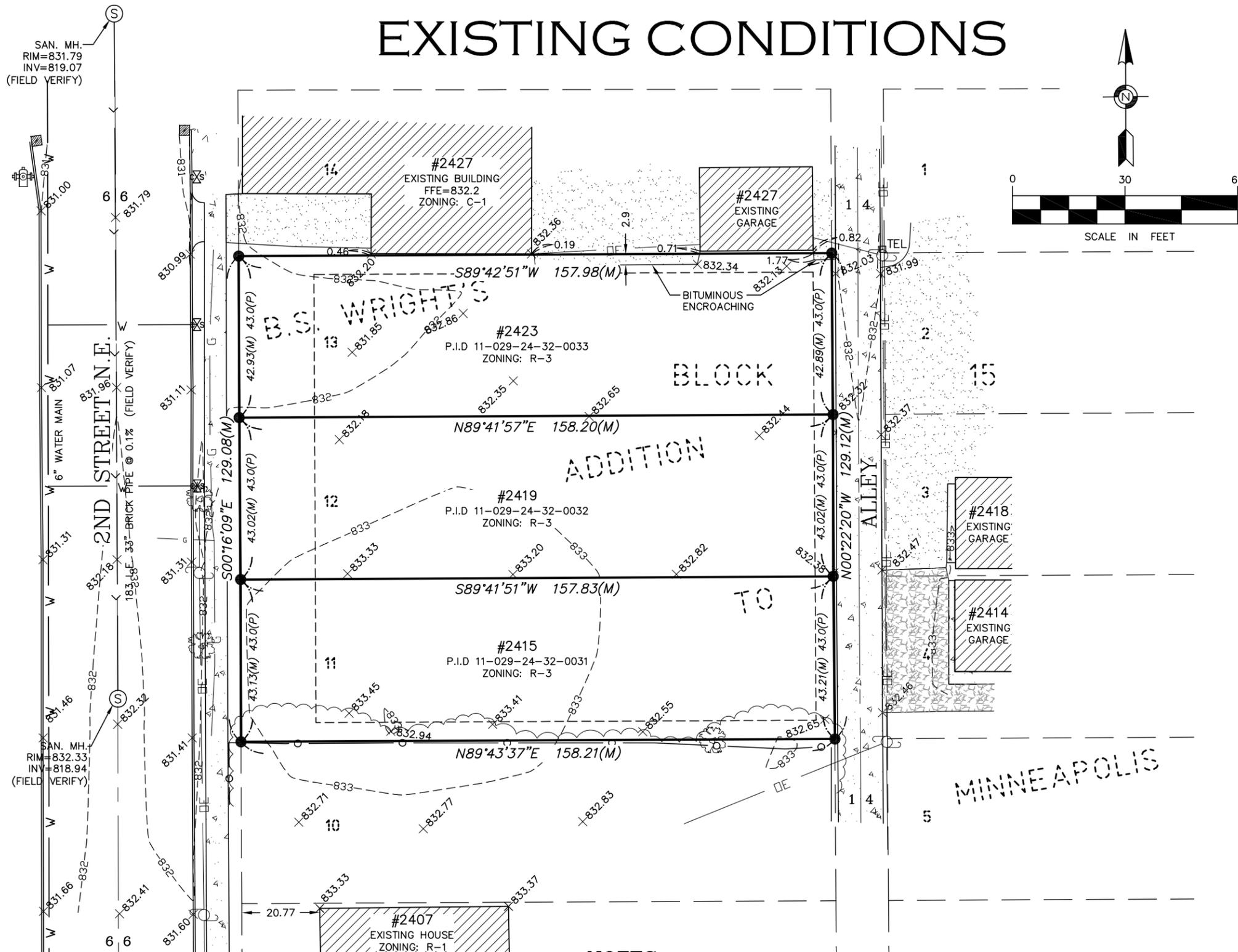
From: Robert Boblett, Right of Way

Subject: **Preliminary and Final Plats – Western Line on Second Townhomes Addition**

I have reviewed the proposed Preliminary and Final Plats of the Western Line on Second Townhomes Addition, and I have no right of way issues.

EXISTING CONDITIONS

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- - - DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- 999 DENOTES EXISTING CONTOUR LINE
- x999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- TEL DENOTES TELEPHONE PEDESTAL
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES DECIDUOUS TREE
- DENOTES WOOD FENCE
- ⊕ DENOTES MANHOLE (UNKNOWN UTILITY)
- ⊕ DENOTES ELECTRIC POWER POLE
- ⊕ DENOTES WATER CURB STOP
- OE— DENOTES OVERHEAD ELECTRIC
- G— DENOTES GAS LINE
- ⊕ DENOTES GUY ANCHOR
- ⊕ DENOTES FIRE HYDRANT
- DENOTES STORM CATCH BASIN
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE

LEGAL DESCRIPTION

P.I.D 11-029-24-32-0033
 Lot 13, Block 15, B.S. WRIGHT'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota.

P.I.D 11-029-24-32-0032
 Lot 12, Block 15, B.S. WRIGHT'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota.

P.I.D 11-029-24-32-0031
 Lot 11, Block 15, B.S. WRIGHT'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota.

REFERENCE BENCHMARK

ELEVATION = 830.06 MINNEAPOLIS MONUMENT #947 @ INTERSECTION OF MARSHALL ST NE AND 18TH AVE NE.

EXISTING HARDCOVER

EXISTING HARDCOVER 0%

BUILDING SETBACKS

ZONING: R3 = MULTIPLE-FAMILY DISTRICT
 HOUSE: FRONT = 20
 REAR/SIDE = 5 FT

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

NO.	DATE	DESCRIPTION	BY

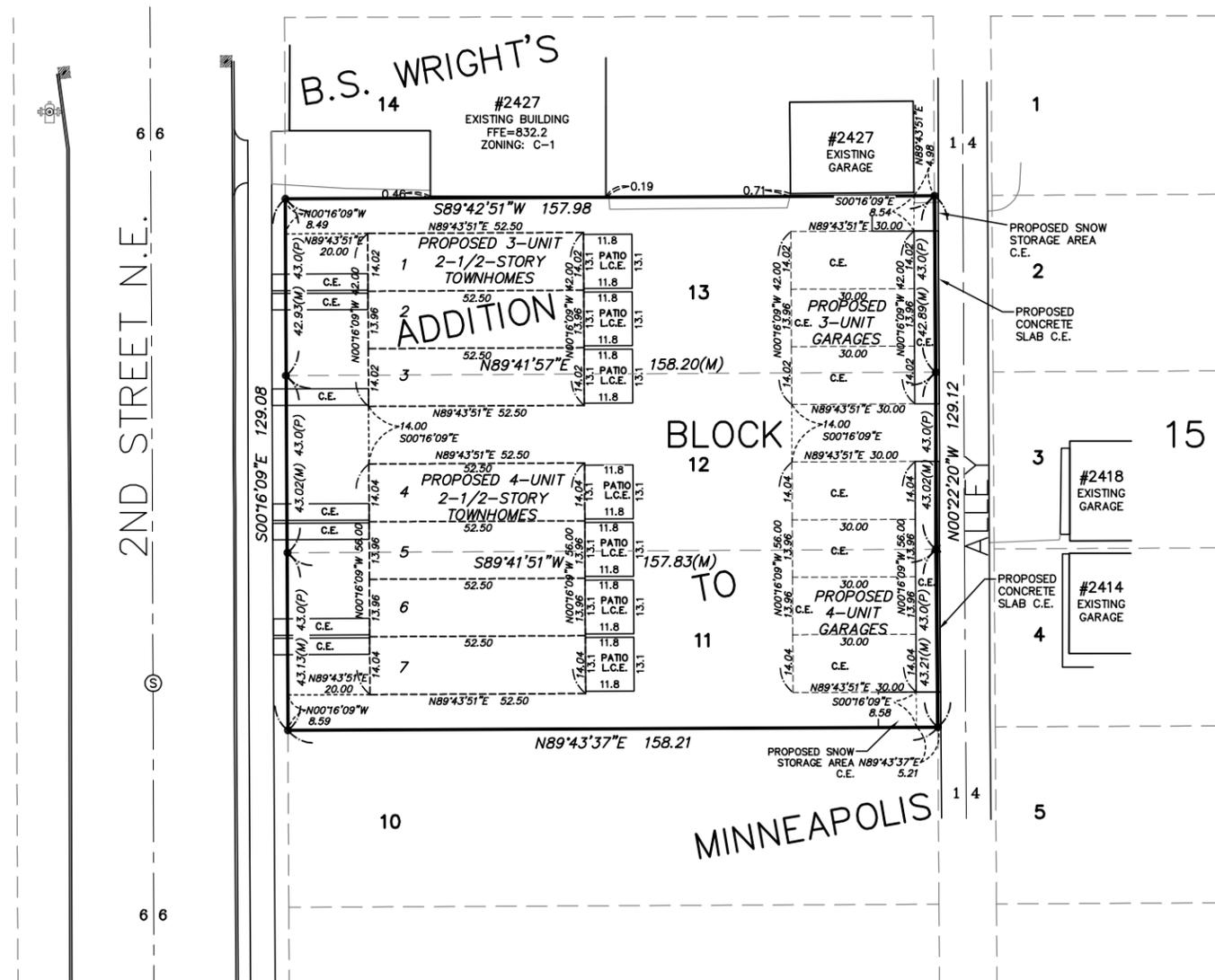
WESTERN LINE ON SECOND TOWNHOMES

The Plat is part of the Declaration recorded as

Document No. _____

on this ____ day of _____, 2014
Hennepin County Recorder

SITE PLAN



I, Vladimir Sivriver, do hereby certify that the work was undertaken by or reviewed and approved by me for this PLAT of WESTERN LINE ON SECOND TOWNHOMES, being located upon:

Lot 11, 12 and 13, Block 15, B.S. WRIGHT'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota.

and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota; and that this plat fully and accurately depicts all information required by Minnesota Statutes, Section 515B.2-1101.
Dated this ____ day of _____, 2015.

Vladimir Sivriver, Licensed Land Surveyor
Minnesota Registration No. 25105

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Vladimir Sivriver, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota
My Commission Expires: _____

I, _____, pursuant to Minnesota Statutes, Section 515B.2-101(c), do hereby certify that the structural components of the structures containing the units and the mechanical systems serving more than one unit are substantially completed, and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

Dated this ____ day of _____, 2015.

_____, Licensed Professional Architect
Minnesota License No. _____

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing instrument was acknowledged before me this ____ day of 2015, by _____, a Licensed Professional Architect.

Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEY DIVISION, Hennepin county, Minnesota
The plat has been reviewed and is approved this ____ day of _____, 2015.

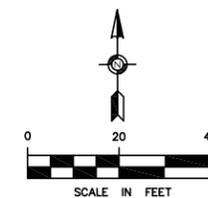
Chris F. Mavis, Hennepin County Surveyor

By: _____

PRELIMINARY

- LEGEND**
- DENOTES FOUND PROPERTY IRON
 - DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
 - ⊙ DENOTES FOUND JUDICIAL LANDMARK MONUMENT (JLM)
 - C.E. DENOTES COMMON ELEMENT
 - L.C.E. DENOTES LIMITED COMMON ELEMENT
 - ▭ DENOTES PROPOSED CONCRETE SURFACE

BENCHMARK
ELEVATION = 830.06 MINNEAPOLIS MONUMENT #947 @
INTERSECTION OF MARSHALL ST NE AND 18TH AVE NE.



WESTERN LINE ON SECOND TOWNHOMES

KNOW ALL PERSONS BY THESE PRESENTS: that Concord Universal LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lots 11, 12 and 13, Block 15, B.S. WRIGHT'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as WESTERN LINE ON SECOND TOWNHOMES and does hereby dedicate to the public for public use forever and easements for drainage and utility purposes as shown on the plat.

IN WITNESS WHEREOF, Concord Universal, LLC, has caused these presents to be signed by its proper officer this _____ day of _____, 2015.

CONCORD UNIVERSAL, LLC

By: _____
Jeremy Rupp, Chief Manager

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 2015, by Jeremy Rupp, chief manager of Concord Universal, LLC, a Minnesota limited liability company, on behalf of said company.

By: _____
NOTARY PRINTED NAME
Notary Public, _____ County, _____
My Commission Expires: _____

I Vladimir Sivriver do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat.
Dated this _____ day of _____, 20____.

VLADIMIR SIVRIVER, Licensed Land Surveyor, Minnesota License No. 25105

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on _____ by Vladimir Sivriver

Notary Public, _____
My Commission Expires: _____

MINNEAPOLIS, MINNESOTA

This plat of WESTERN LINE ON SECOND TOWNHOMES was approved and accepted by the City Council of the City of Minneapolis, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF MINNEAPOLIS, MINNESOTA

By: _____
By: _____

RESIDENT AND REAL ESTATE SERVICES
Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Mark V. Chapin, Hennepin County Auditor

By: _____, Deputy

SURVEY DIVISION
Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, Hennepin County Surveyor

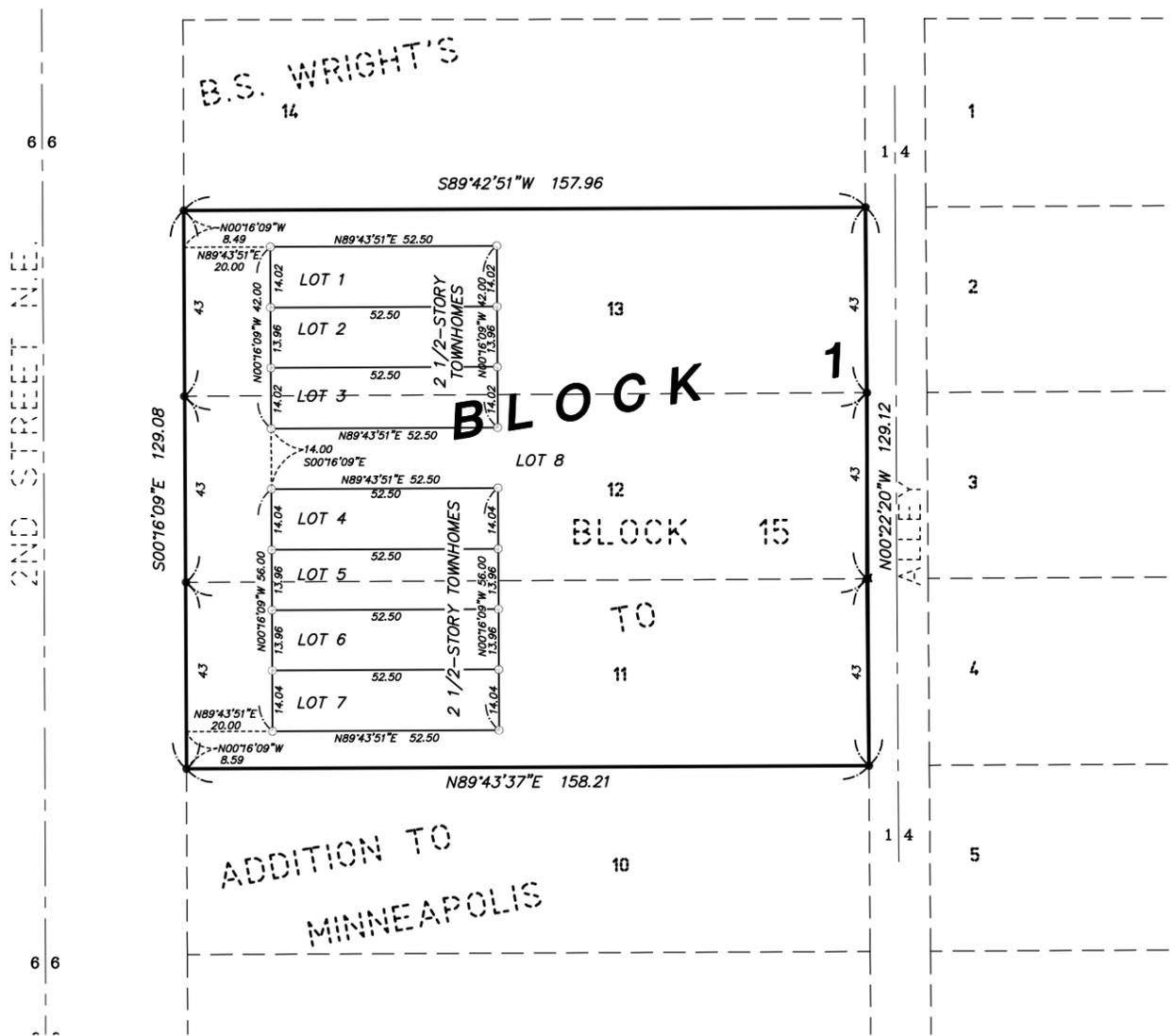
By: _____

COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of WESTERN LINE ON SECOND TOWNHOMES was recorded in this office on this _____ day of _____, 20____, at _____ o'clock _____M.

Martin McCormick, Hennepin County Recorder

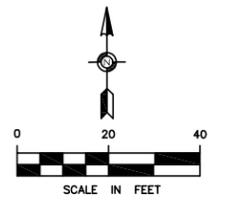
By: _____, Deputy



NOTE: THE BEARINGS SHOWN ARE ASSUMED

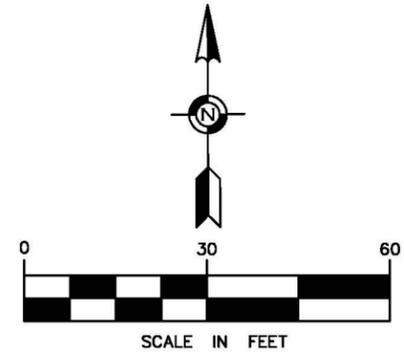
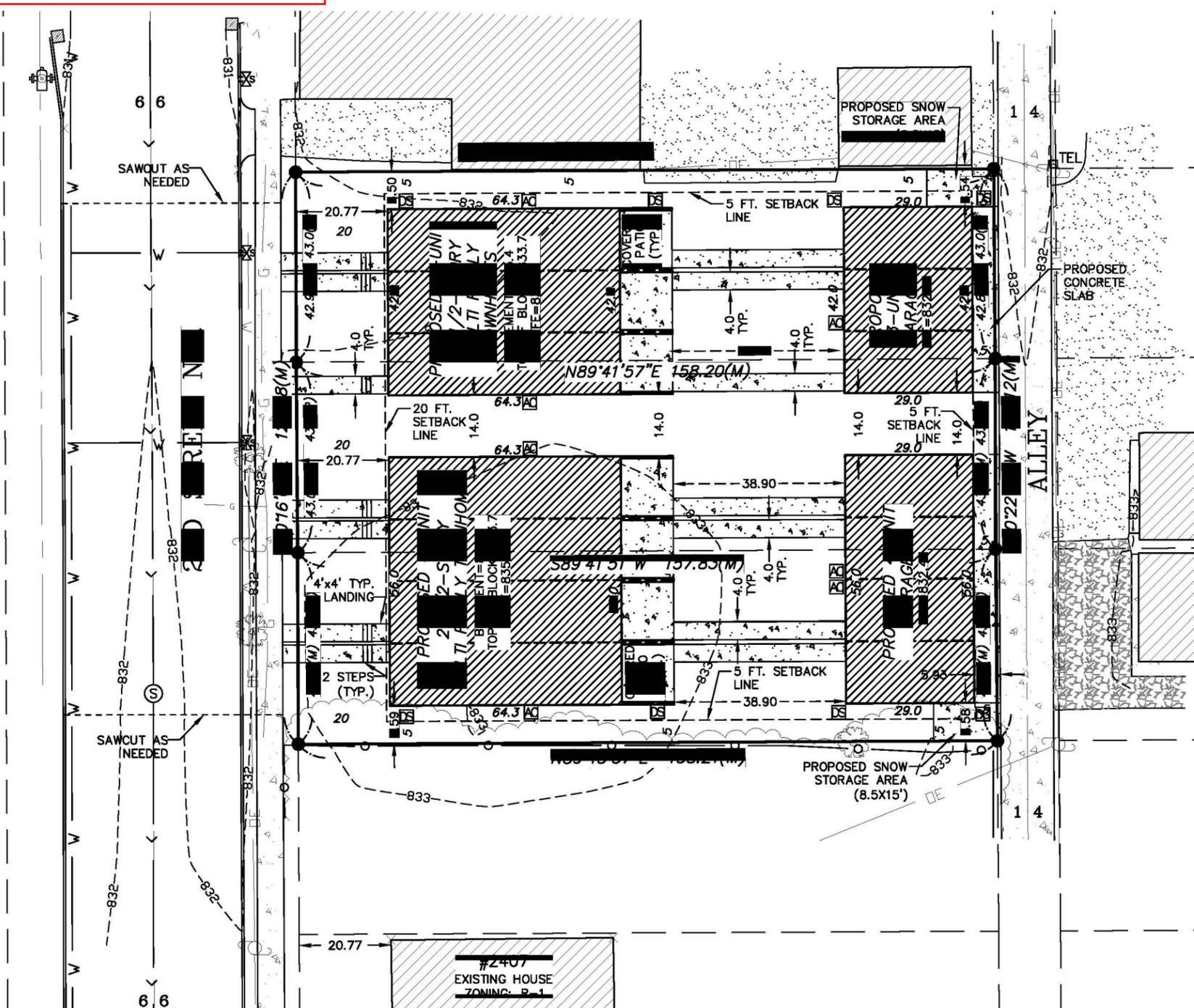
LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"



THE AND DIMENSION PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



LEGEND (EXISTING)

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- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE

LEGAL DESCRIPTION

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 P.I.D 11-029-24-32-0032
 Lot 12, Block 15, B.S. WRIGHT'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota.
 P.I.D 11-029-24-32-0031
 Lot 11, Block 15, B.S. WRIGHT'S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof, Hennepin County, Minnesota.

LEGEND (PROPOSED)

- DENOTES PROPOSED CONCRETE SURFACE
- DENOTES PROPOSED DOWNSPOUT
- DENOTES PROPOSED A.C. UNIT

GENERAL NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
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SITE PLAN NOTES

1. 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.
2. 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.

NO.	DATE	DESCRIPTION	BY
1	3/13/15	REV. PER CITY COMMENTS	BN
2	4/10/15	REV. PER CITY PDR REPORT	BN
3	5/16/15	REV. PER CITY COMMENTS	CG

REFERENCE BENCHMARK

ELEVATION = 830.06 MINNEAPOLIS MONUMENT #947 @ INTERSECTION OF MARSHALL ST NE AND 18TH AVE NE.

BUILDING SETBACKS

ZONING: R3 = MULTIPLE-FAMILY DISTRICT
 HOUSE: FRONT = 20
 REAR/SIDE = 5 FT

EXISTING HARDCOVER

EXISTING HARDCOVER 0%

PROPOSED HARDCOVER

TOTAL PRIMARY & ACCESSORY STRUCTURES 9,143 SQ. FT.
 TOTAL LOT AREA 20,410 SQ. FT. (0.47 AC.)
 PROPOSED HARDCOVER 44.8%

EDS ENGINEERING DESIGN & SURVEYING
 6480 Wayzata Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vlad Sivriver DATED: 5/17/15
 VLADIMIR SIVRIVER L.S. NO. 25105

JOB NAME: WESTERN LINE ON 2ND TOWNHOMES	FIELD WORK DATE: 9/11/14	DRAWN BY: BN	PROJECT NO.: 14-123
LOCATION: 2415, 2419 & 2423 2ND ST. NE MINNEAPOLIS, MN 55418	FIELD BOOK NO.: EDS-11	CHECKED BY: VS	SHEET NO. 3 OF 6

LANDSCAPE PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL

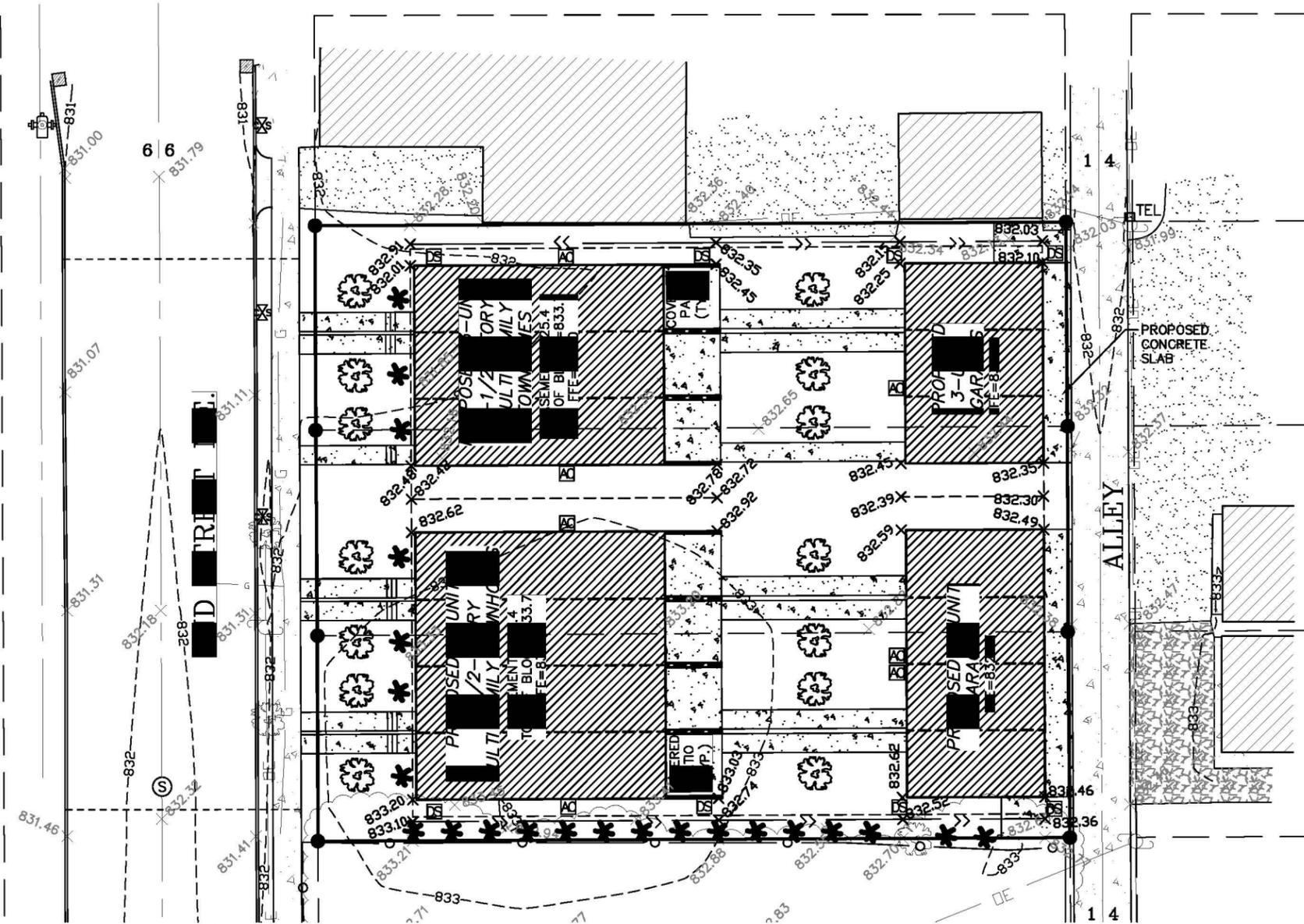
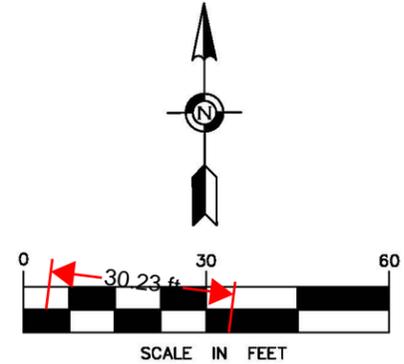
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

LEGEND (EXISTING)

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES PROPOSED BOUNDARY LINE
- - - DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- 999 - DENOTES EXISTING CONTOUR LINE
- x999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- TEL DENOTES TELEPHONE PEDESTAL
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES DECIDUOUS TREE
- DENOTES WOOD FENCE
- ⊙ DENOTES SANITARY MANHOLE
- ⊕ DENOTES ELECTRIC POWER POLE
- ⊗ DENOTES WATER CURB STOP
- OE DENOTES OVERHEAD ELECTRIC
- G DENOTES GAS LINE
- ↑ DENOTES GUY ANCHOR
- ⊕ DENOTES FIRE HYDRANT
- DENOTES STORM CATCH BASIN
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE

LEGEND (PROPOSED)

- DENOTES PROPOSED CONCRETE SURFACE
- DENOTES PROPOSED 4" HACKBERRY TREE
- ★ DENOTES COLUMNAR ARBOR VITAE "THUJA OCCIDENTALIS" (4' HT. MIN.)
- x999.99 DENOTES PROPOSED ELEVATION
- DENOTES PROPOSED DRAINAGE FLOW



EXISTING HARDCOVER

EXISTING HARDCOVER 0%

PROPOSED HARDCOVER

TOTAL IMPERVIOUS SURFACE 9,425 SQ. FT.
TOTAL LOT AREA 20,410 SQ. FT. (0.47 AC.)
PROPOSED HARDCOVER 46.2%

REFERENCE BENCHMARK

ELEVATION = 830.06 MINNEAPOLIS MONUMENT
#947 @ INTERSECTION OF MARSHALL ST NE
AND 18TH AVE NE.

LANDSCAPE NOTES

1. ALL PVIOUS SURFACE TO BE SEEDD AND/OR MULCHED AFTER GRADING IS COMPLETED.
2. 22 ARBOR VITAE SHRUBS IN TOTAL ARE PROPOSED AS A PART OF THIS PROJECT
3. 14 HACKBERRY TREES ARE PROPOSED AS A PART OF THIS PROJECT

SEDIMENT & EROSION CONTROL NOTES

1. ALL EXPOSED SOIL AREA, INCLUDING TEMPORARY STOCKPILES, MUST BE STABILIZED AS SOON AS POSSIBLE BUT IN NO CASE LATER THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STABILIZE WITH TEMPORARY SEED AND STRAW MULCH APPLIED AT 2 TONS PER ACRES.
2. SILT FENCE SHALL BE INSTALLED AND AT THE LOCATIONS SHOWN ON THE PLAN AND AROUND ANY STOCKPILES. SILT FENCE SHALL BE INSPECTED AND MAINTINED WEEKLY (AND WITHIN 24 HRS OF A 0.5" RAINFALL) UNTIL FINAL SEEDING AND MULCHING (OR SODDING) OF LOT.
3. DUST CONTROL IS THE RESPONSIBILITY OF THE PERMIT HOLDER. THE PERMIT HOLDER MUST ELIMINATE DUST PROBLEMS UPON RECEIVING NOTICE FROM THE BUILDING OFFICIAL THAT THERE IS A DUST PROBLEM.
4. STREET CLEANING SHALL OCCUR DAILY OR AS NEEDED.
5. BUILDER TO PROVIDE EROSION AND SEDIMENT CONTROL PRECAUTIONS DESCRIBED UNDER EDINA CITY CODE CHAPTER 10, ARTICLE 7 - LITTERING IN THE COURSE OF CONSTRUCTION WORK.
6. CONTRACTOR IS RESPONSIBLE FOR THE CLEANLINES OF THE SITE AND THE MAINTENANCE OF THE EROSION AND SEDIMENT CONTROLS.
7. THE STOCKPILE LOCATION SHALL BE AT THE SOUTHWEST CORNER OF THE LOT (SET BACK 20' FROM REAR PROPERTY LINE).
8. SITE ACCESS SHALL BE VIA A ROCK CONSTRUCTION ENTRANCE ABOVE EXISTING CONCRETE DRIVEWAY. TO THE EXTENT PRACTICABLE, HEAVY EQUIPMENT AND TRUCKS SHALL BE PROHIBITED FROM PARKING OUTSIDE OF THE GRAVEL PAD AT SITE ACCESS.
9. AS IS PRACTICABLE, BUILDER TO MAINTAIN CONTINUOUS SILT FENCE ACROSS THE SITE ACCESS WHEN NOT IN USE.
10. IN THE CASE OF PUMPED DISCHARGE, CONTRACTOR MUST FILTER ANY TURBID WATER THROUGH SAND AND SILT FENCE BEFORE DISCHARGING TO STREET. INLET PROTECTION MUST BE IN PLACE.

NO.	DATE	DESCRIPTION	BY
1	3/13/15	REV. PER CITY COMMENTS	BN
2	4/10/15	REV. PER CITY PDR REPORT	BN

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EXTERIOR MATERIALS:

1. ARCHITECTURAL GRADE FIBERGLASS SHINGLES
2. 6" EXPOSURE SMART-SIDE BRAND SIDING @ ALL HORIZONTAL SIDING LOCATIONS
3. SMART-SIDE BRAND PANEL & BOARD & BATTEN LOCATIONS WITH 1X2 SMART-TRIM BOARDS
4. SMART-TRIM AROUND WINDOWS AND DOORS
5. LOW MAINTENANCE ALUMINUM FASCIA & SOFFIT.
6. CONCRETE FRONT AND REAR PATIO AREAS.
7. ALUMINUM & GLASS RAILING AT DECK AREAS.

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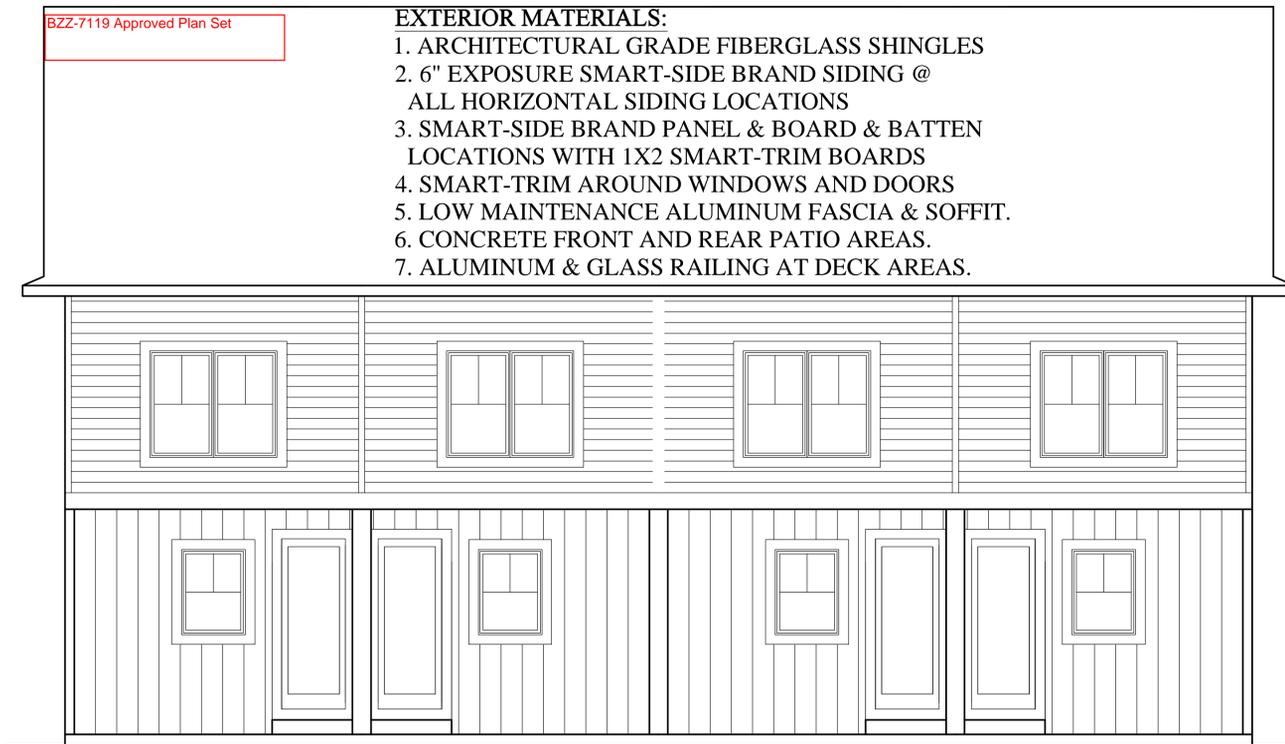


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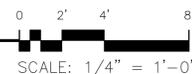
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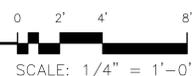
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1/4" = 1'-0"



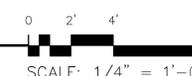
3 3 UNIT REAR VIEW
1/4" = 1'-0"



2 3 UNIT FRONT VIEW
1/4" = 1'-0"



1 4 UNIT FRONT VIEW
1/4" = 1'-0"



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DRAWING TITLE
2ND STREET TOWNHOME PROJECT

LOCATION

2415 2ND STREET NORTH

COMMUNITY:
MINNEAPOLIS, MN

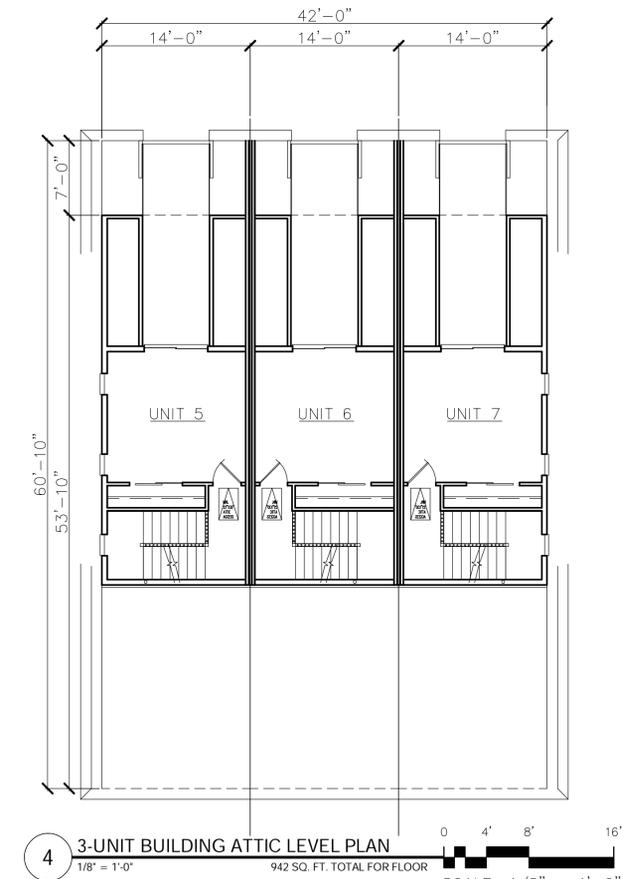
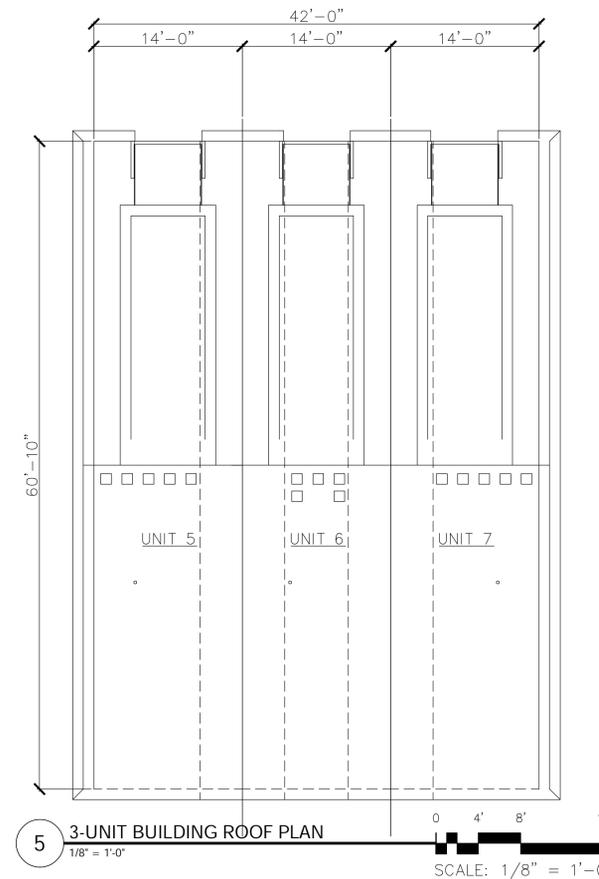
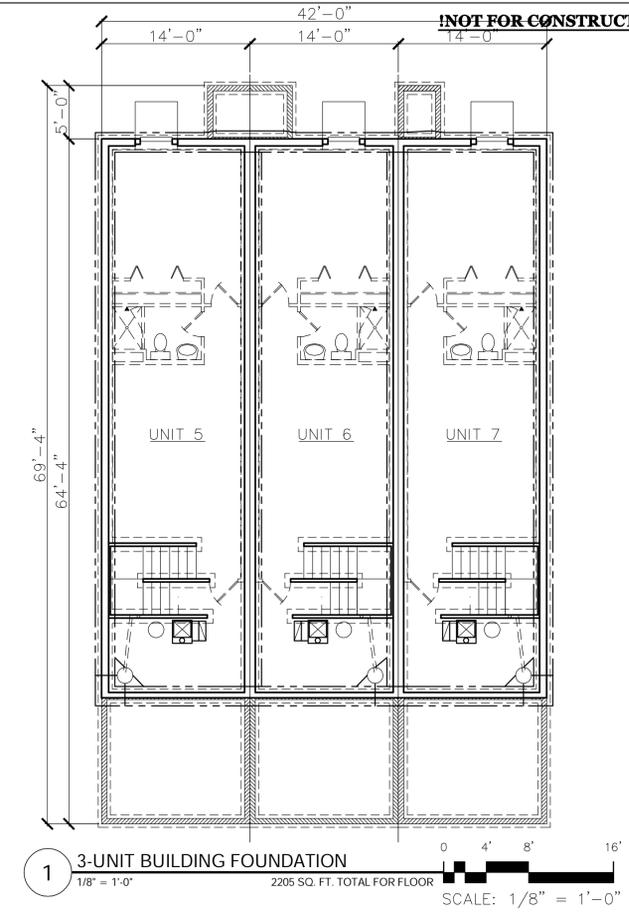
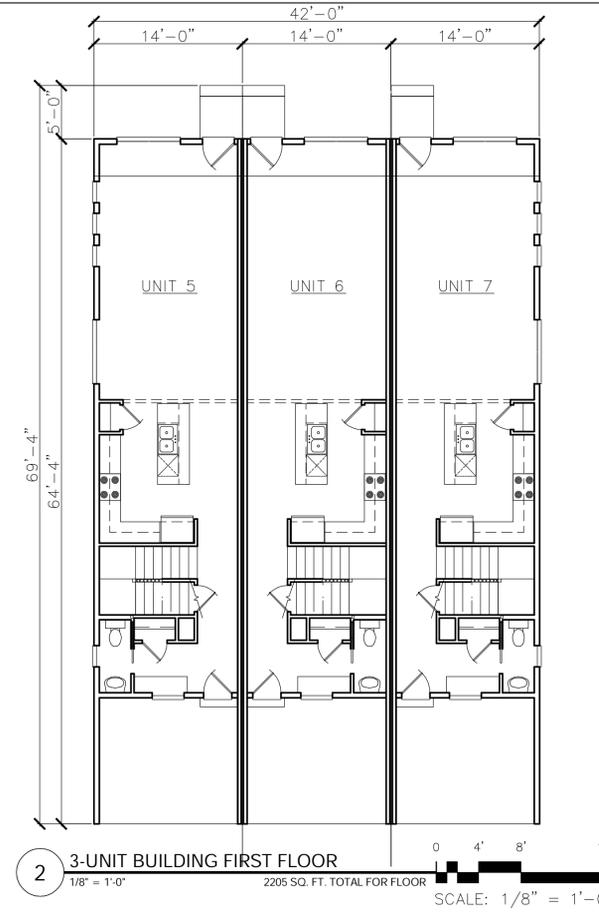
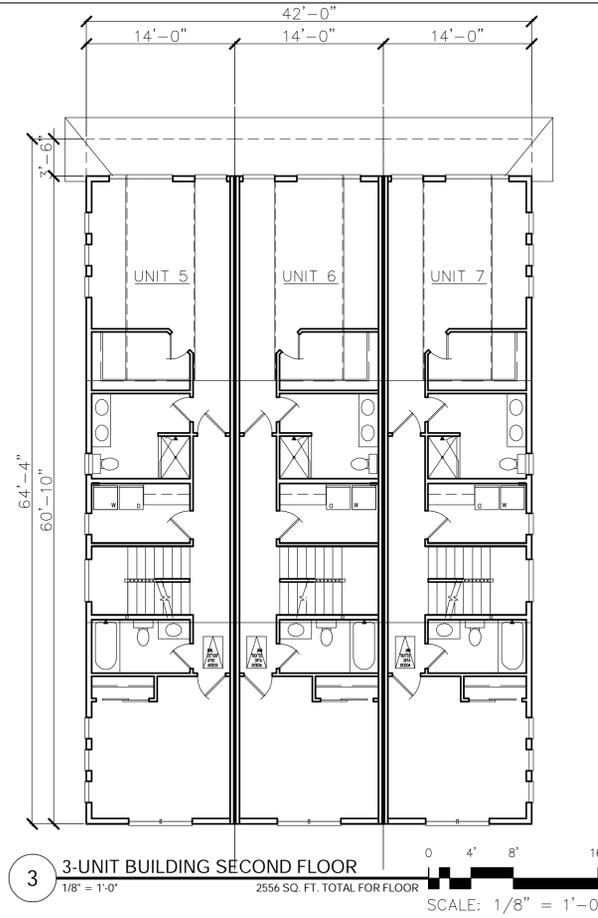
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DRAWN BY:	LD
RELEASE DATE:	TBD
REVISION	DATE

A1

FRONT AND REAR

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GENERAL EXTERIOR NOTES:

1. ALL EXT. TRIM TO BE FLASHED PER CODE.
2. SUPPLY DRIPCUPS ON ALL WINDOWS AND DOORS.
3. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
4. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
5. GRADE CONDITIONS MAY VARY ON SITE.
6. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
7. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
8. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUF. SPECIFICATIONS AND IRC CODE REGULATIONS.

9. DOTTED AREA ON ROOF PLAN INDICATES LOCATION OF ICE/WATER BARRIER.
10. HOLD STONE OFF GRADE MINIMUM OF 3".
11. REFER TO MANUF. SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
14. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.

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DRAWING TITLE
2ND STREET TOWNHOME PROJECT
LOCATION
2415 2ND STREET NORTH
COMMUNITY:
MINNEAPOLIS, MN

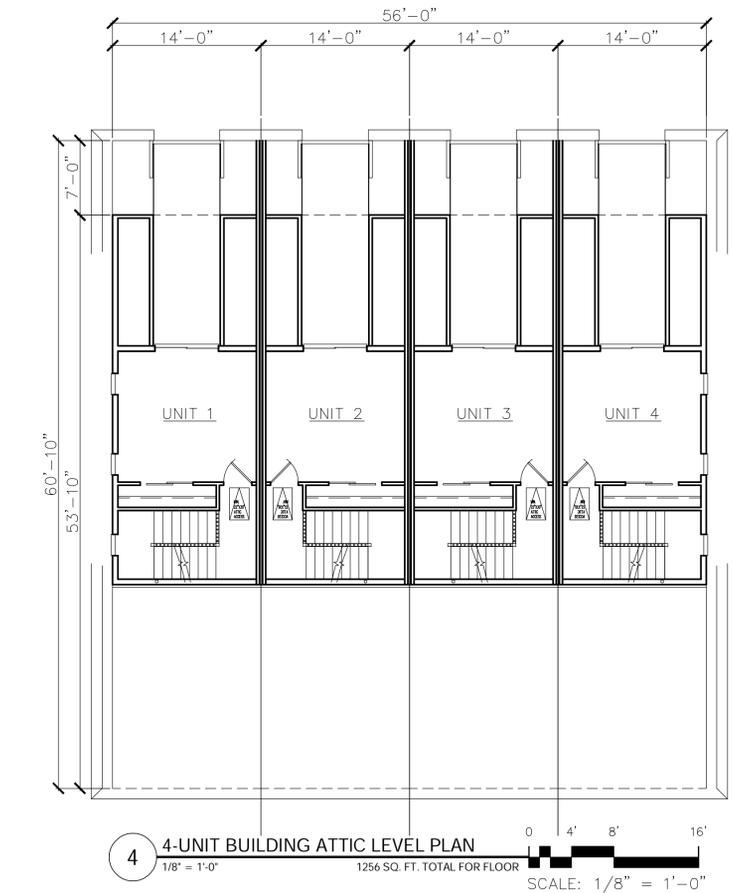
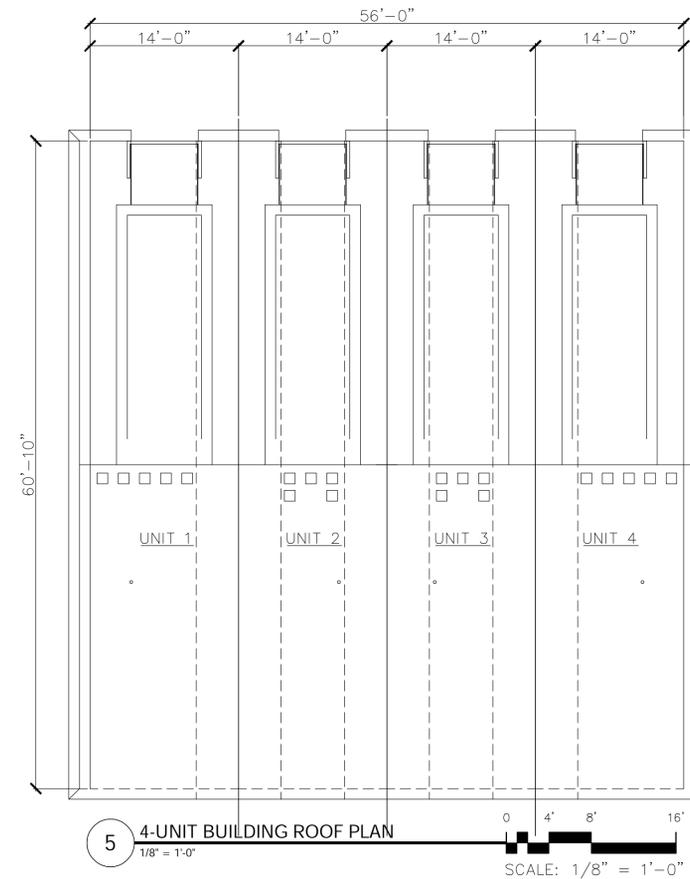
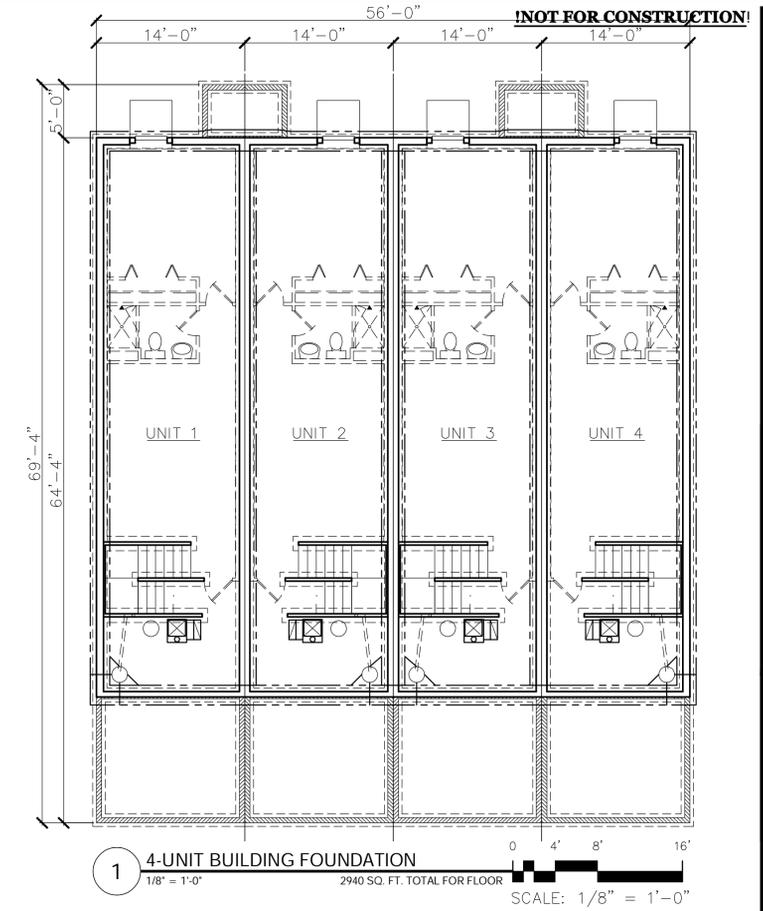
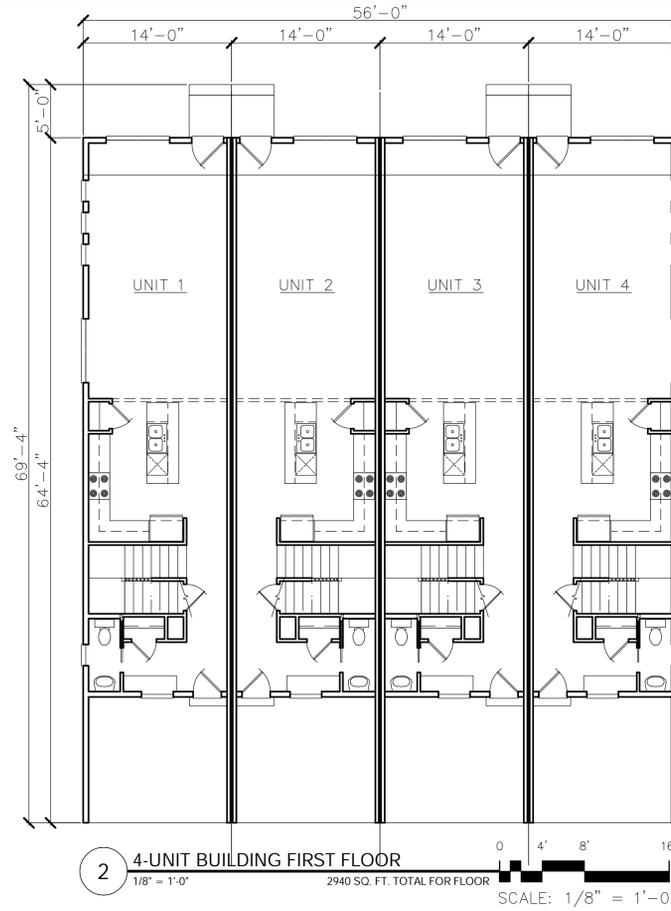
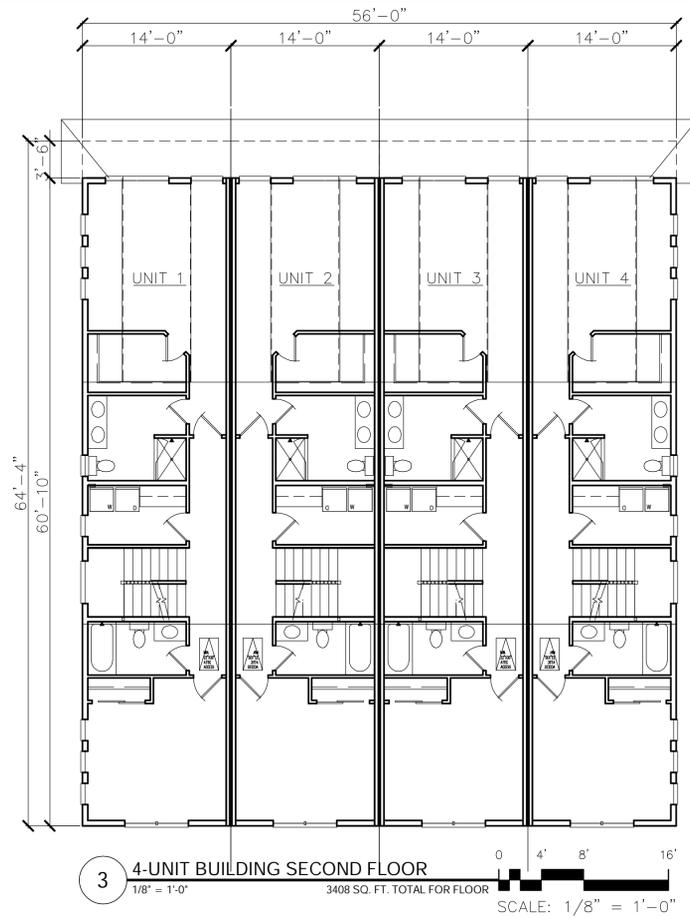
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DRAWN BY: LD
RELEASE DATE: TBD
REVISION DATE

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3-UNIT PLANS

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GENERAL EXTERIOR NOTES:

1. ALL EXT. TRIM TO BE FLASHED PER CODE.
2. SUPPLY DRIPCUPS ON ALL WINDOWS AND DOORS.
3. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
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5. GRADE CONDITIONS MAY VARY ON SITE.
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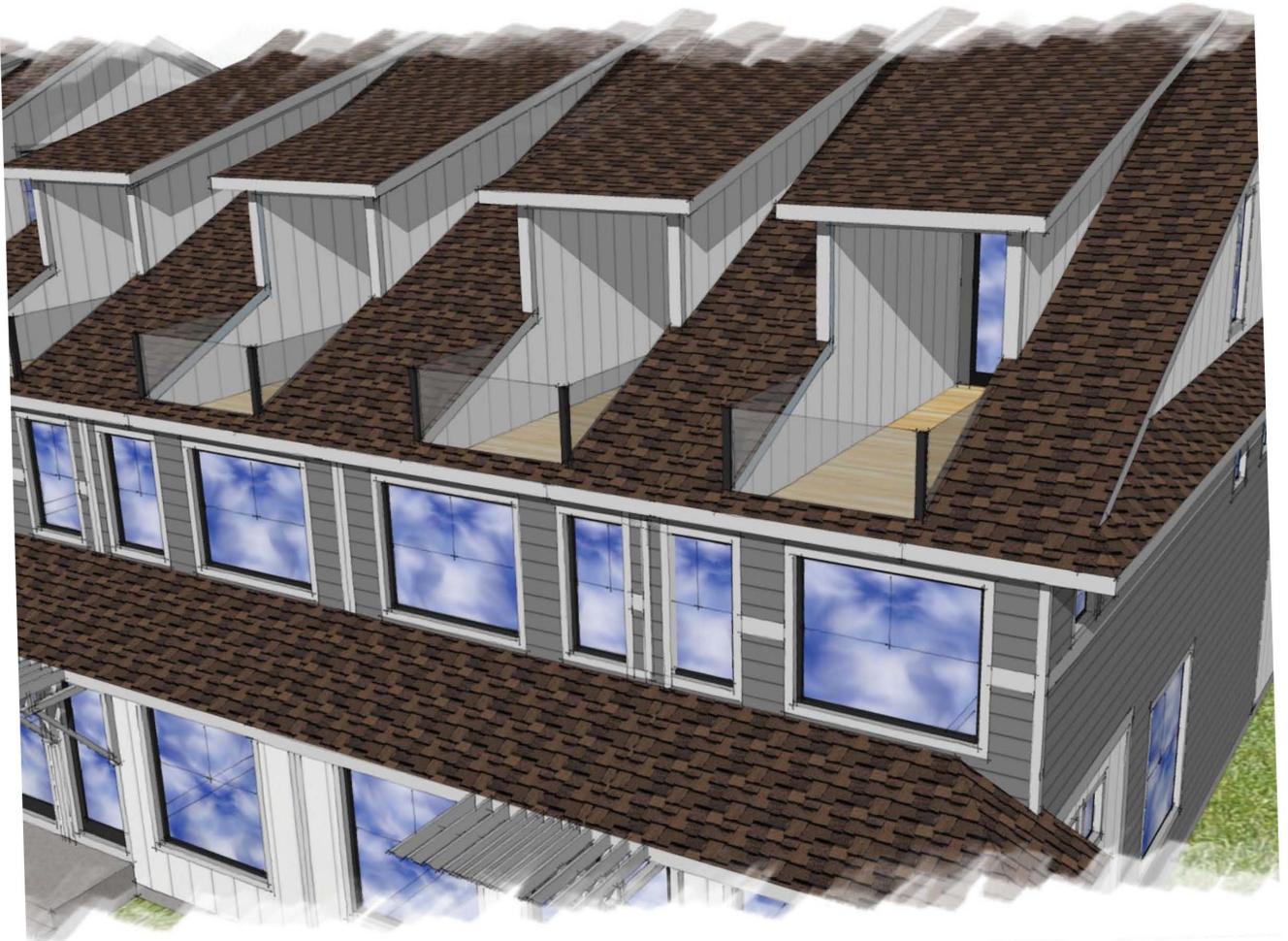
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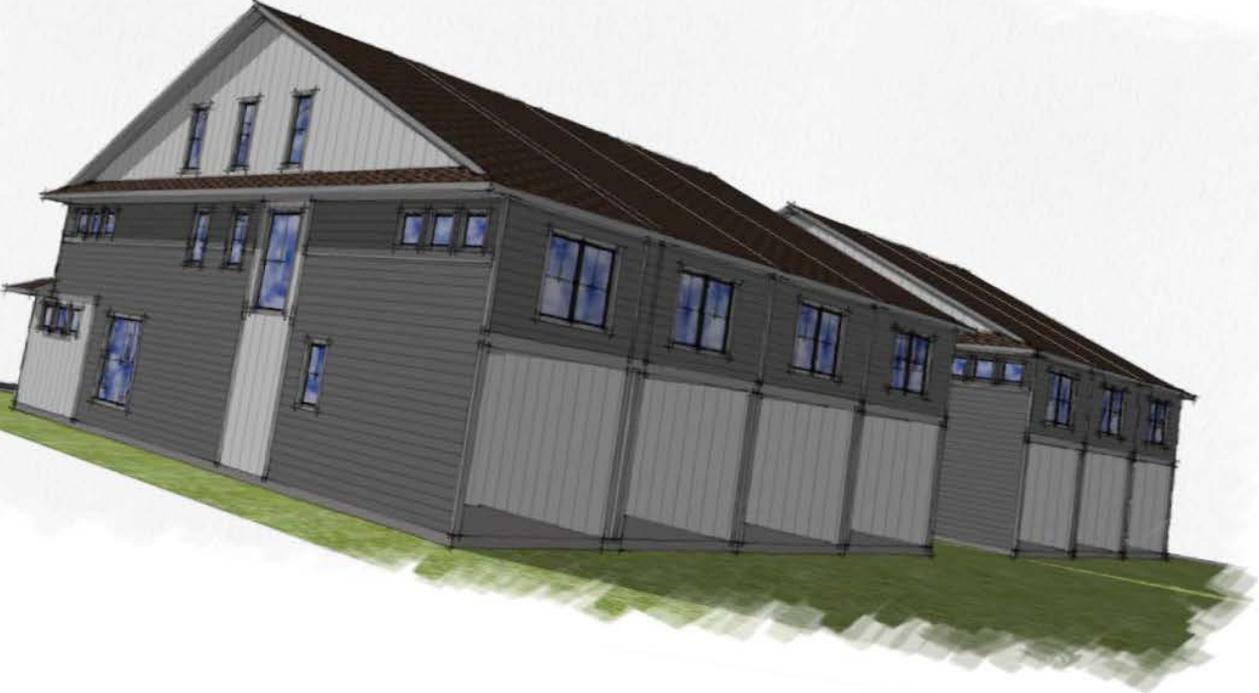
DRAWING TITLE: 2ND STREET TOWNHOME PROJECT
 LOCATION: 2415 2ND STREET NORTH
 COMMUNITY: MINNEAPOLIS, MN

DATE DRAWN: 6-13-14
 DRAWN BY: LD
 RELEASE DATE: TBD
 REVISION: DATE

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4-UNIT PLANS





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