



CITY OF DULUTH

Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 15-183	Contact	Jenn Reed Moses, jmoses@duluthmn.gov	
Application Type	Preliminary Plat, Morgan Park Estates	Planning Commission Date	January 12, 2016	
Deadline for Action	Application Date	December 22, 2015	60 Days	February 20, 2016
	Date Extension Letter Mailed	December 22, 2015	120 Days	April 20, 2016
Location of Subject	1243 88th Avenue W (former Morgan Park School)			
Applicant	Aaron Schweiger	Contact	schweiger.aaron@gmail.com, 612-735-9481	
Agent	David Bolf	Contact	david@nce-duluth.com, 218-727-5995	
Legal Description	See attached			
Site Visit Date	August 24, 2015	Sign Notice Date	December 29, 2015	
Neighbor Letter Date	N/A	Number of Letters Sent	N/A	

Proposal

The applicant is proposing to subdivide the property into 10 parcels in preparation for future apartment buildings on the site of the former Morgan Park School.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-2, MU-N	Former school site	General Mixed Use
North	R-1, MU-N	Residential, Undeveloped	Traditional Neighborhood
South	R-2	Residential	Traditional Neighborhood
East	R-1	Park	Recreation
West	R-1	Residential	Traditional Neighborhood

Summary of Code Requirements (reference section with a brief description):

The planning commission shall approve the application, or approve it with modifications if it determines that the application:

- (a) Is consistent with the comprehensive land use plan;
- (b) Is consistent with all applicable requirements of MSA 462.358 and Chapter 505;
- (c) Is consistent with all applicable provisions of this Chapter;
- (d) Is consistent with any approved district plan covering all or part of the area of the preliminary plat;
- (e) Is located in an area where adequate police, fire and emergency facilities are available to serve the projected population of the subdivision within the city's established response times, or the applicant has committed to constructing or financing public facilities that will allow police, fire or emergency service providers to meet those response times;
- (f) Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible;

Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Governing Principle #1 - Reuse previously developed lands. Directs new investment to sites which have the potential to perform at a higher level than their current state.

Governing Principle #7 - Create and maintain connectivity. Connectivity is established through our streets and highways, transit system, sidewalks, bikeways and trails. The non-vehicular modes should be considered more than recreation. They are important components of an overall transportation system.

Future Land Use - General Mixed Use: The broadest mix of uses, including light industrial, office, commercial, and residential use, with performance standards to ensure compatibility. Includes areas that are in transition from industrial uses and large redevelopments that require master plans and phased development. General or heavy industrial can be included when a large site is master planned to allow appropriate separation of uses.

In 2015, this site was rezoned from R-1 to R-2 and MU-N.

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

Staff finds that:

- 1.) The applicant is proposing to subdivide the property to prepare for future apartment buildings.
- 2.) The applicant completed the first step for a subdivision, a concept plan, in December 2015. One item from the Concept Plan remains outstanding: the need for a pedestrian easement from the end of the cul-de-sac to 90th Avenue W.
- 3.) Applicant has also submitted a preliminary storm water plan, as required, which has been approved by City Engineering. A full drainage report will be required prior to development.
- 4.) When the street is developed, a sidewalk at least 5' wide will be required on both sides of the street. The UDC requires a pedestrian access from the end of a cul-de-sac to the adjacent street, and also requires a pedestrian way near the middle of any block face longer than 800 feet -- both of which apply to this subdivision. Staff recommends that approval of the preliminary plat be issued with a condition that a minimum 10' pedestrian easement be dedicated, and a pedestrian sidewalk or trail built, from the end of the cul-de-sac to 90th Avenue W.
- 5.) All other UDC requirements, including landscaping, building design, parking, etc., will need to demonstrate compliance prior to any building permits being issued.
- 6.) Staff finds that the preliminary plat conforms to the requirements of Sec 50-37.5. It is consistent with the comprehensive land use plan, is consistent with all applicable requirements of MSA 462.358 and Chapter 505, and is consistent with all applicable provisions of the UDC. It is located in an area with existing police, fire and emergency facilities. Given that this is a reuse of a former school site that experienced a high level of use, this development is not anticipated to create material adverse impacts on nearby properties. Developer has also stated that curb cuts and access points will be consolidated on 88th Avenue W, Falcon Street, and Hilton Street, in order to minimize impacts on the residential neighborhood adjacent to 90th Avenue W.
- 7.) No citizen, agency, or City comments have been received.

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Based on the above findings, Staff recommends that Planning Commission approve the Preliminary Plat with the following condition:

- 1) A pedestrian easements be dedicated from the end of the cul-de-sac to 90th Avenue W, with the understanding that a sidewalk or trail will be developed at the time the adjacent buildings are constructed.

Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)



City Planning
 PL 15-183
 1243 88th Avenue W

Legend

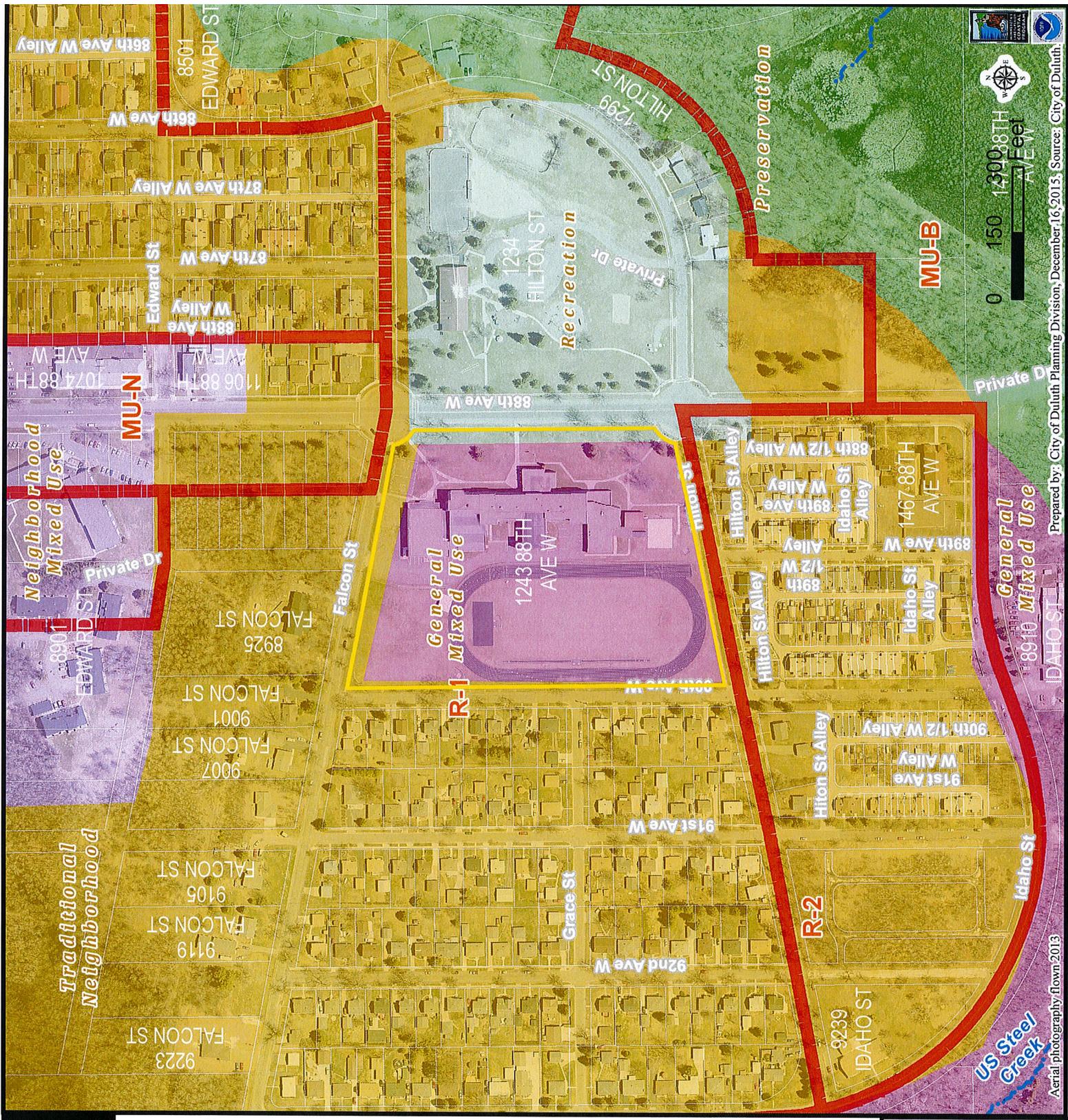
- Trout Stream (GPS)
- Other Stream (GPS)

Zoning Boundaries

- Zoning Boundaries
- Future Land Use

Future Land Use

- Preservation
- Recreation
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Proposal Description

This submittal contains the necessary information for the Preliminary Plat portion of the City of Duluth's Subdivision Approval process. The site will be platted for (10) 12-plex structures as well as utility and drainage easements. Each structure will sit on its own parcel and satisfy the requirements of the current zoning. Also, the UDC requirements for parking and storm water treatment will be met as part of the design. Construction is set to commence in the spring of 2016 beginning with demolition of the existing structure. Following a planning commission review and comments a final plat will then be put together and submitted for the final stage of this process. There are no subdivision variances for the project.

PRELIMINARY PLAT OF MORGAN PARK TOWNHOMES

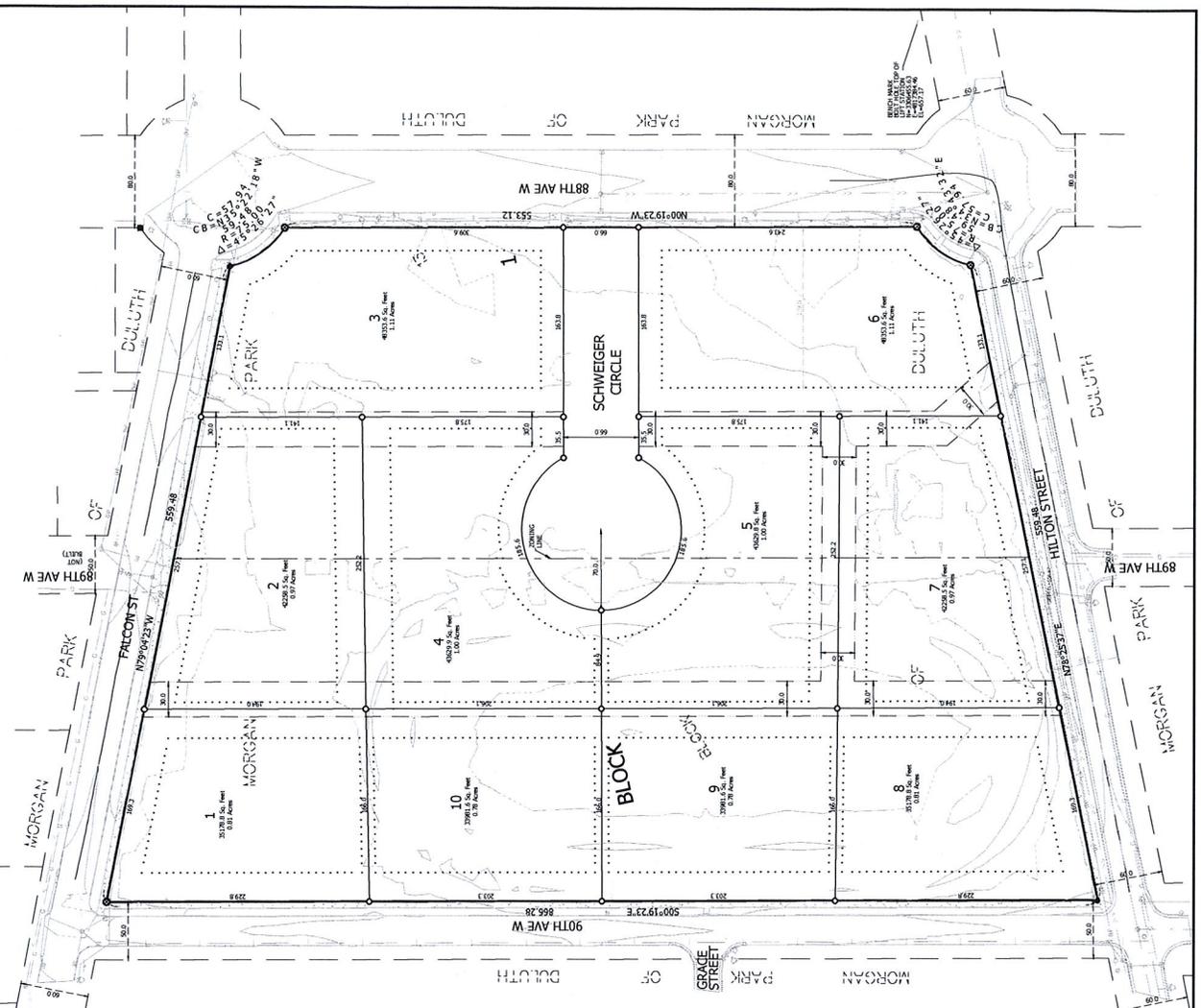
LOCATED IN BLOCK 13, MORGAN PARK OF DULUTH
ST. LOUIS COUNTY, MINNESOTA

OWNER AND DEVELOPER
 ORPHEA, LLC
 ARON SCHWEIGER
 2802 EAST 8TH ST.
 ST. LOUIS, MN 55006
 PHONE (612) 735-9481
 schweiger.aron@gmail.com

PRELIMINARY PLAT PREPARED BY ALTA LAND SURVEY COMPANY
 P.O. BOX 16138
 ST. LOUIS, MN 55006
 PHONE (612) 772-5211
 www.alta.com
 MINNESOTA STATE REG.
 NO. 95965

ENGINEERING
 Northland Consulting Engineers, L.P.
 102 S. 21ST AVE. W. SUITE 1
 DULUTH, MN 55806
 PHONE (218) 727-7995
 www.nce-engineers.com
 David Boll P.E.

AREA SUMMARY	
Total Acreage	9.99 AC
Total Lot Acreage - R/W	9.34 AC
Total R/W Acreage	0.65 AC
Number of Lots	10
Largest lot in Sq. Ft.	40,353.6 SQ. FT.
Smallest lot in Sq. Ft.	33,981.6 SQ. FT.
Average Lot (total lot Sq. Ft. / # of lots)	40,685.0 SQ. FT.



ZONING AND SETBACK PRELIMINARY OF DULUTH
 ZONING: M-U1 & R-2
 SETBACKS: MIN
 FRONT: 20 FEET
 SIDE: 10 FEET
 REAR: 25 FEET
 ESTIMATED 0.5
 REAR: 25 FEET
 CORNER: 2.5 FEET

FLOOD ZONE INFORMATION
 ZONE C: AREAS OF MINIMAL FLOODING PER FIRM
 COMMUNITY PANEL NUMBER 27041 0045 C
 EFFECTIVE DATE: APRIL 2, 1982.

LEGAL DESCRIPTION FOR PRELIMINARY PLAT ONLY
 BLOCK 13, MORGAN PARK OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota.

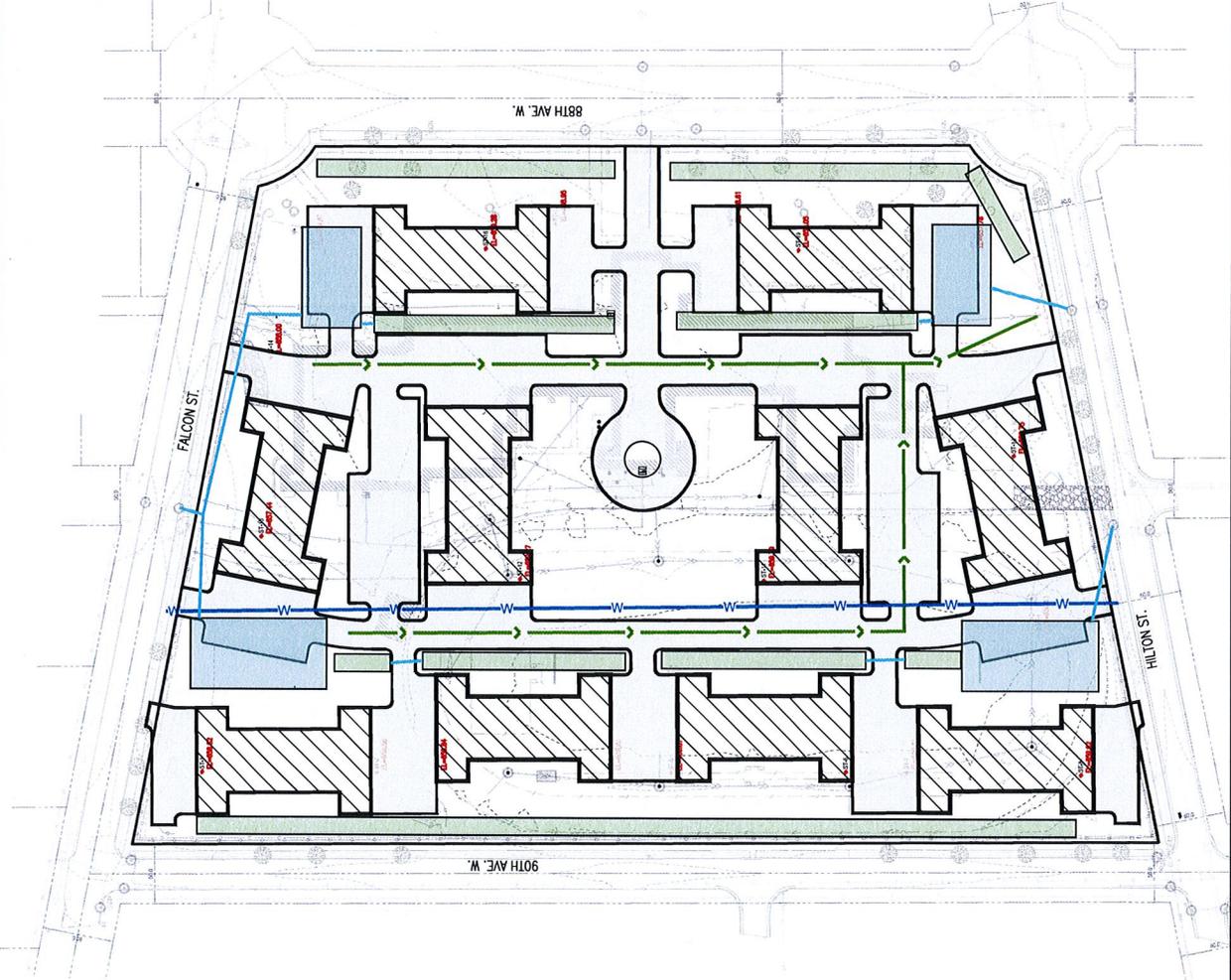
BEARINGS ARE BASED ON THE ST. LOUIS MERIDIAN
 BEARINGS ARE BASED ON THE PRECISE PERIODIC COORDINATE SYSTEM OF 1984.

NO SOFTEN SOILS INVESTIGATION HAS BEEN COMPLETED ON THE LOT BY ALTA SURVEY COMPANY. THE SURVEYOR HAS OBSERVED SOILS TO SUPPORT THE PROPOSED CONSTRUCTION. THE SURVEYOR IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.

- LEGEND**
- UC UNDER GROUND CABLE TV
 - UNDER GROUND TELEPHONE
 - OVERHEAD UTILITIES
 - WATER MAIN
 - UNDER GROUND GAS
 - UNDER GROUND ELEC.
 - FOUND REBAR RLS. NO. 1574
 - SET CAPPED REBAR RLS. NO. 9905
 - FOUND CAPPED REBAR RLS. NO. 9905
 - SANITARY MANHOLE
 - GOAL POST
 - UTILITY POLE
 - IRON PIPE MONUMENT
 - SOIL BORING
 - ELEC. MANHOLE
 - GAS METER
 - POST/BOX PNT
 - TELECOM PERISTAL
 - TELECOM MANHOLE
 - STORM MANHOLE
 - PROPOSED EASEMENT LINE
 - SETBACK LINE
 - LANDSCAPED SURFACE
 - EXISTING BUILDINGS
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE
 - PROPOSED BUILDINGS



- GRASSED SWALE/ INFILTRATION SWALE
- STORM WATER TREATMENT (INFILTRATION SYSTEM)
- SANITARY SEWER MAIN
- STORM SEWER WATER MAIN



Preliminary Drainage Report Summary (12/14/15) – Morgan Park Estates

The site of the vacant Morgan Park Elementary School has been acquired by a developer with the intent of constructing (10) 12-plexes. The existing site sits in the center of Morgan Park. The school has been closed for multiple years and is becoming dilapidated and a source of vandalism.

Existing Site Drainage Conditions

The existing site is approximately 9.99 acres. On the site is the school building, running track, athletic field, parking lot and various out buildings for school usage. The impervious area for the site totals 3.70 acres leaving 6.29 acres pervious. The site runoff flows in all directions. All runoff eventually flows to city storm sewer and is piped to the St. Louis River. There are storm sewer mains in 88th Ave. W. (15" dia.), Falcon St. (24" dia.) and Hilton St. (36" dia.). The site as it sits is very flat with grades less than 3% across the site. The buildings and other infrastructure on the site will be demolished to clear the way for new development.

Post-Construction Site Drainage Conditions

The post construction site will consist of (10) 12-plex structures (9,700 SF) and the parking to accommodate the new demands. The new site will be graded relatively flat similar to the existing topography. The increase in impervious surfaces will be approximately 1.75 acres giving the site 5.45 acres of impervious area. That leaves 4.54 acres of green space.

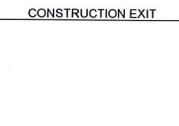
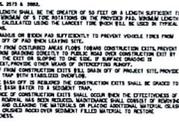
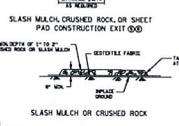
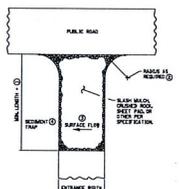
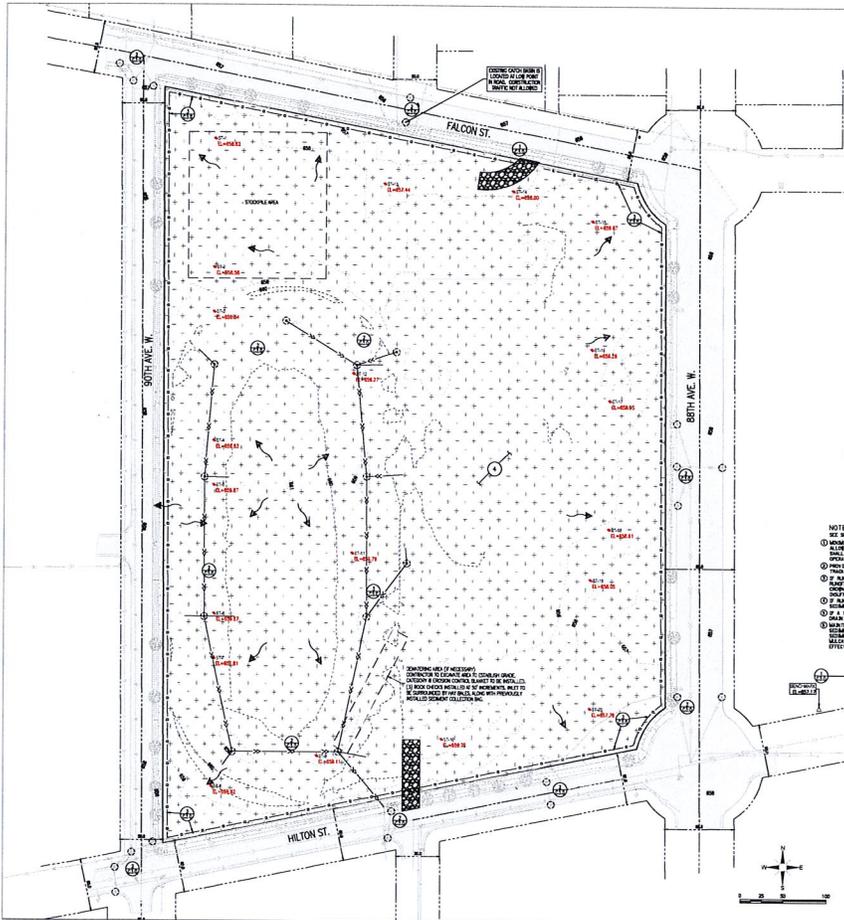
The site and storm water design will be designed to meet the requirements of the City of Duluth UDC and Engineering Guidelines. Prior to the issuance of building permits, an MS4 Statement of Compliance will be issued when the storm water management plan is approved. The system will include discharge, sediment reduction and volume controls. The storm water conveyance and treatment system will be owned and operated privately. The system will be installed as each building or parking area is constructed, and will not rely on future phases to provide storm water management for constructed parking areas and building phases. The Certificate of Occupancy will be issued after the as-built for the storm water management BMPs have been issued to the City. The owner will be required to maintain the system to ensure it is functioning properly and correct all deficiencies should there be any.

Various flow directions will mean multiple treatment cells to collect and treat the runoff from the site. The soils investigation shows a silty sand layer 5'-9' from the surface. If it is feasible and cost effective to reach these soils, the designed systems will utilize the soils with infiltration systems. The infiltration systems will be constructed with a perforated pipe surrounded by coarse filter aggregate or clean sand. These systems combined with grassed swales/infiltration swales will serve as the storm water treatment. If infiltration becomes too costly or the soils

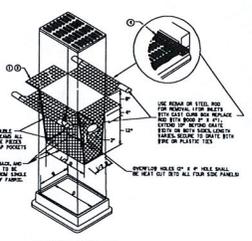
cannot accommodate infiltration a combination of sediment chambers and underground storage will be used.

With the added area of roads and parking lots, snow storage needed to be considered. The 4+ acres of green spaces will accommodate the snow storage for the site. The swales around the site may be used to store snow, but vehicle traffic will not be allowed on this area. Compaction of these areas from vehicle traffic will take away from the storm water benefits of the area. As far as parking the maximum allowable amount of parking spaces will be provided and on street parking will also be available.

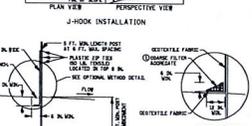
	Pre-Development		Post-Development	
	Area (SF)	% of Total Site	Area (SF)	% of Total Site
Total Site Area	434,987	100%	434,987	100%
Impervious Area	161,185	37%	232,069	53%
Pervious Area	273,802	63%	202,918	47%



SYMBOL	DESCRIPTION	QUANTITY	SPECIES	UNIT
①	STANDARDIZED CONSTRUCTION EXIT TO BE SIZED ACCORDINGLY	02/20	02/20	LAMP
②	STORM DRAIN INLET PROTECTION WITH INTERLOCK PANEL PROTECTION MUST REMAIN IN PLACE UNTIL ALL SITE DRAINAGE IS RESTORED	01/20	01/20	20/4
③	SILT FENCE - TYPE HI/II/III/IV	01/20	01/20	200/1/1
④	TYPE III MULCH AND SEEDING	10	10	10/00K



NOTES:
 ① ALL PROTECTIVE MEASURES SHALL BE MONITORED IN BOTH DIRECTIONS TO PREVENT FLOODING ON ROADWAY.
 ② ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 ③ ALL PROTECTIVE MEASURES SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
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STORMWATER POLLUTION PREVENTION PLAN NOTES

1. MAJOR STANDARD SPECIFICATIONS FOR CONSTRUCTION (SDS) SHALL APPLY TO ALL WORK. THE OWNER OR THE CONTRACTOR SHALL BE CO-PERMITS FOR THE WORK. STORM WATER CONSTRUCTION PERMIT FOR THE PROJECT - CONSTRUCTION SIGNATURE ON PERMIT IS REQUIRED.
2. SUBMIT FINAL DRAINAGE CONTROL (DC) SCHEDULE AT 30 DAYS BEFORE THE RECONSTRUCTION COMMENCEMENT.
3. CONSTRUCTOR SHALL PROVIDE MAJOR AND MINOR INFORMATION TO PROJECT DESIGN CONTROL SUPERVISOR AT RECONSTRUCTION MEETING.
4. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL, QUALITY CONTROL (QC) ON THIS PROJECT. CONSTRUCTOR SHALL PROTECT/SECURE THE PROJECT TO MINIMIZE EXPOSURE TO EROSION. CONTRACTOR SHALL PLACE OF EROSION CONTROL (EROSION CONTROL) AND STORMWATER MANAGEMENT PRACTICES TO MINIMIZE THE RUNOFF, POLLUTION, AND SEDIMENT LOSS FROM DISTURBED AREAS OF THE PROJECT SITE.
5. DISTURBED SLOPES NOT ACTIVELY WORKED SHALL BE PROTECTED FROM SOILS EROSION WITH TEMPORARY OR PERMANENT COVER WITHIN 7 DAYS OF BEING WORKED. EROSION CONTROL, BARRELS AND SOIL SPLICES SHALL BE USED.
6. AT MINIMAL, THE FOLLOWING CONTROLS WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE:
 - A. EROSION CONTROL BARRELS SHALL BE USED ON ALL SLOPES 1:3 OR STEEPER.
 - B. SILT FENCES SHALL BE USED IN CONJUNCTION WITH OTHER EROSION BARRIERS.
 - C. BIRD-NETS WILL BE PLACED IN THE DITCH AT A 50' SPACING.
 - D. BUSH CHECKS OR APPROVED EQUIV. ARE TO BE USED TO REDUCE OILY VELOCITIES AND REDUCE EROSION.
 - E. STORM PILE AND OUTLET AREAS SHALL BE CONTINUALLY PROTECTED WITH APPROVED COVERINGS.
 - F. STABILIZED CONSTRUCTION ENTRANCE, OR OTHERWISE MAINTAINED SHALL BE USED TO REDUCE SEDIMENT RUNOFF.
 - G. PERMANENT VEGETATION WILL BE ESTABLISHED RIGHT AFTER TOPSOIL IS SPREAD.
 - H. CONTROL ALL SITE SOILS, DEBRIS, WASTES, STORAGE AND CONCRETE WASHOUT ON SITE, NO WASHOUT SYSTEM OR INTO DRAINAGE SYSTEMS PERMITTED.
7. ALL SPLICES AND OTHERS SHALL BE STABILIZED PRIOR TO OPENING NEW CULVERTS AND DRAINAGE DRAINAGE BARRIERS.
8. IF ANY STOCK PILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS SEDIMENT AND EROSION CONTROL DEVICES SHALL BE USED.
9. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION MUST BE DIRECTED THROUGH EFFECTIVE FLOWING DEVICES IN ACCORDANCE WITH MAJOR SPECIFICATIONS 231A. THE DEVICES MUST BE INSTALLED PRIOR TO DISCHARGE AND MUST BE MAINTAINED THROUGHOUT THE PROJECT. DISCHARGE USE OF APPROVED FLOCCULANTS MAY BE NECESSARY. CONTRACTOR SHALL INSTALL ROCK FILTER DEVICES IN A GRASSY SLOPE AREA THAT DRAINS TO STORM SEWER SYSTEM.
10. THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT APPROPRIATE SOIL TRACING INTO NEARBY, APPROPRIATE SOIL, AND ON OTHER NEARBY TRAILS, OR EXPOSED OR PAVED SURFACES SHALL BE STABILIZED PRIOR TO THE END OF EACH WORK DAY.
11. STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE REMOVED AND AREA RESTORED AFTER CHANGING IS COMPLETE.
12. THE CONTRACTOR OR PROGRAM SHALL ENSURE THAT A COMPETENT INDIVIDUAL SHALL INSPECT EROSION AND SEDIMENT CONTROL DEVICES WEEKLY AND AFTER EACH RAIN EVENT. ALL NONFUNCTIONAL DEVICES SHALL BE REPAIRED/REPLACED/REMOVED. MAINTAIN WRITTEN LOG OF ALL WEEKLY AND RAIN EVENT INSPECTIONS - INCLUDE THE CORRECTIVE ACTIONS THAT WERE TAKEN.
13. THE CONTRACTOR SHALL MAINTAIN THE CAPABILITY TO IMPLEMENT RAINFALL STABILIZATION METHOD 4 (MAJOR SPECIFICATIONS 231A) AT ALL TIMES. INCLUDE ONE (1) EROSION CONTROL BARRELS (OSB) IN WATERSHED 1500 OR APPROVED EQUIV. ALONG WITH SEED MATTER, FERTILIZER, AND SOIL SPLICES PER 231A-3. THE UPGRADE LOG OF EACH BARRELS OSB SHALL BE MAINTAINED AT LEAST 4 FEET IN A VERTICAL DITCH. SPLICES SHALL BE PLACED AT SPACES AND THROUGHOUT THE BARRELS AT A MAXIMUM SPACING IN ALL DIRECTIONS OF 2 FEET. PERMIT BARRELS SHALL BE PER CONTRACT OR IN ABSENCE OF CONTRACT BID PRICE IN ACCORDANCE WITH MAJOR SPECIFICATIONS 231A.5.
14. ANY PRIVATE STORM WATER DRAINAGE BARRIERS SHALL BE PROTECTED UNTIL PRIVATE STORM WATER INFRASTRUCTURE IS INSTALLED.

4. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR WILL COLLECT ALL SANITARY WASTE FROM THE PORTABLE UNITS AT A RATE NECESSARY TO MAINTAIN DESIGN CAPACITY.
 7. ALL VEHICLES ON SITE WILL BE MAINTAINED FOR LEAKS AND REGULAR REPAIRS. MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
 8. FERTILIZERS WILL BE STORED IN A COVERED SHED AND PARTIALLY USED BAGS WILL BE TRANSFERRED TO A SEPARATE BIN TO REDUCE THE CHANCE OF SPILLAGE.
 9. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS, WHICH ARE CLEARLY LABELED.
 10. SPILL KITS WILL BE PROVIDED WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT DEVICES WILL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.
 11. ANY ASPHALT SURFACES USED ON SITE WILL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 12. ALL PAINT CONTAINERS AND OILING COMPARTMENTS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM WATER SYSTEM, BUT WILL BE PROPERLY DISPOSED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 13. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP SHALL BE READILY AVAILABLE AND BE KEPT IN AN UNLOCKED TRAILER OR SHED ON SITE. EQUIPMENT WILL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, VACUUMS, PUMPS, PANS, COLLECTS, GLOVES, ABSORBENT TISSUE, OIL, ABSORBENT BEANS AND DRAINAGE DEVICES.
 14. ALL SPLICES WILL BE COVERED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPLICES LARGE ENOUGH TO REACH THE STORM WATER CONDUIT SYSTEM WILL BE REPAIRED TO THE MANHOLE SOIL SURFACE AT 1-800-422-0798.
 15. CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE UNLESS DONE IN AN ENGINEERED CONDUIT SYSTEM. THE ENGINEERED SYSTEM MUST INCLUDE SILENT PUMPING FOR THE PROTECTED FILE AND WRITTEN ASSURANCE THAT THE SYSTEM WILL BE MAINTAINED AS LONG AS THERE IS NO DISCHARGE OF CONCRETE OR CONCRETE RESIDUE POTENTIAL TO OTHER WATERS OF THE STATE.
 16. WATER RELIEVED OR USED FOR CONCRETE WORK MUST BE APPLIED OVER A PAVEMENT OR ABSORBENT TO COLLECT EXCESS LIQUID. THE ABSORBENT MATERIAL WILL BE REPLACED AND PROPERLY DISPOSED OF WHEN SOILED.
 17. DISCHARGES FROM BARGE OR BOTTING OPERATIONS THAT ARE TURBO OR SEDIMENT LADEN SHALL BE DISCHARGED TO TEMPORARY SEDIMENT BARRIERS CONSTRUCTED ON THE SITE TO PROVIDE TREATMENT PRIOR TO DISCHARGE TO A WATER OF THE STATE.
- CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL BE GUIDED BY THE CURRENT MAJOR STANDARD SPECIFICATIONS AND THE CITY OF DULUTH STANDARD CONSTRUCTION SPECIFICATIONS AND PROVISIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BARRIERS AND DRAINAGE CONSTRUCTION.
 3. THE CONTRACTOR SHALL KEEP WRITTEN INSPECTION AND MAINTENANCE LOGS (INCLUDING ALL CLEAN OUT AND CORRECTIVE ACTIONS) IN ACCORDANCE WITH THE SWPPP AND ALL PERMITS.

NOTES: STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

- 1) THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF MULTIPLE STRUCTURES, FOUNDATIONS, TRUCK CONCRETE, BRIMMING, REELS, AND OTHER WATERS. THE PROJECT ALSO INCLUDES UTILITY DOCUMENTS AND CHANGING UTILITIES, NEW PAVING, LOTS AND LANDSCAPING FEATURES.
- 2) THE TOTAL LAND AREA PROPOSED TO BE DISTURBED BY THE PROJECT (EXCLUSIVE OF BORROW AND DISPOSAL AREAS) IS 8.89 ACRES.
- 3) CONSTRUCTION DATES ARE ESTIMATED TO BE FROM OCTOBER 2015 TO SEPTEMBER 2016.
- 4) THE RECEIVING WATER FOR STORM WATER FROM THE PROJECT INCLUDES STORM SEWER SYSTEM LEADING TO LAKE SUPERIOR.

THE CITY OF DULUTH MAINTENANCE IS RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF THE PUBLIC STORM WATER SYSTEM AND SCHEM IS RESPONSIBLE FOR THE PRIVATE STORM SEWER SYSTEM ON SITE.

CONTACTS:

OWNER: AMEREN CORP 1110 N. WASHINGTON ST. DULUTH, MN 55802 (612) 726-4441 SCHOFER@AMEREN.COM	SWPPP PREPARED BY: NORTHSTAR CONSULTING ENGINEERS, LLP DAVID BRAY, PE 110 S. 1ST AVENUE WEST DULUTH, MN 55802 (612) 727-2866 DORVILLE@NORTHSTAR-LLP.COM
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LINE OF BMP INSTALLATION

THE EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE INSTALLED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE, AND SHALL MEET THE WORKS PERMIT PART IV CONSTRUCTION ACTIVITY REQUIREMENTS.

- 1) TEMPORARY PERMITTER CONTROL BARRIERS SHALL BE INSTALLED BEFORE ANY UP-GRADABLE SOIL DISTURBANCE OCCURS.
- 2) EROSION AND SEDIMENT CONTROL TRAPS AND BARRIERS (IF APPLICABLE) WILL BE CONSTRUCTED BEFORE ANY CONVEYANCE OR DE-WATERING OCCURS.
- 3) TROPICAL AND TEMPORARY EROSION CONTROL BARRIERS SHALL BE PLACED WITHIN 3 DAYS OF COMPLETION OF DISTURBANCE.
- 4) REPLACEMENT OF RMP RAP SHALL BE COMPLETED WITHIN 24 HOURS OF COLLAPSE PLACEMENTS AND DONE IN ONE CONTINUOUS OPERATION.

VOICE CONSTRUCTION ACTIVITY CHECKS FOR 3 DAYS OR MORE IN AN AREA THAT AREA WILL BE STABILIZED WITH TEMPORARY OR PERMANENT BARRIERS FOR EROSION.

SWPPP IMPLEMENTATION CONTACTS

AGENCY	PERMIT	NAME	PHONE	E-MAIL
MINNESOTA POLLUTION CONTROL AGENCY (MPCA)	SWPPP	AL BOSTER	(763) 882-8620	albooster@mPCA.com
DESIGN AND CONSTRUCTION DISTRICT	N/A	KE BRYAN	(763) 882-4887	kbryan@designandconstruction.com
MINNESOTA WASTE AND RECYCLING	N/A	ANDREA FOLBER	(763) 884-1442	andrea.folber@mPCA.com
CITY OF DULUTH	N/A	BOB	(763) 228-4880	bob@cityofduluth.com
CITY OF DULUTH	ESDP	THE OFFICER	(763) 228-5523	theofficer@cityofduluth.com
CITY OF DULUTH SOLID WASTE DIVISION	N/A	SHANE BOHANNON	(763) 228-5521	shanebohannon@cityofduluth.com

CALLS TO ACTION

DESCRIPTION	DATE OF 2015/2016	STATUS
PERMIT	10/15/15	COMPLETED
DESIGN	10/15/15	COMPLETED
CONSTRUCTION	10/15/15	COMPLETED
POST CONSTRUCTION MONITORING	11/15/15	PENDING

LOCATION OF SWPPP REQUIREMENTS BY PARCEL ID

LOCATION	SWPPP AREA	COORDINATES
TEMPORARY PERMITTER CONTROL BARRIERS	SWPPP PLAN	14011.01A
PERMANENT PERMITTER CONTROL BARRIERS	SWPPP PLAN	14011.01B
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01C
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01D
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01E
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01F
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01G
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01H
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01I
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01J
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01K
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01L
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01M
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01N
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01O
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01P
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01Q
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01R
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01S
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01T
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01U
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01V
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01W
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01X
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01Y
CONSTRUCTION ENTRANCE	SWPPP PLAN	14011.01Z

CONTRACTOR SHALL OBTAIN AN APPROVED PERMITTER'S RELEASE

NAME	DATE	STATUS
PERMIT DISTRICT		
PERMIT DISTRICT CONTROL SUPERVISOR		
PERMIT OFFICER		

AMENDMENTS TO SWPPP

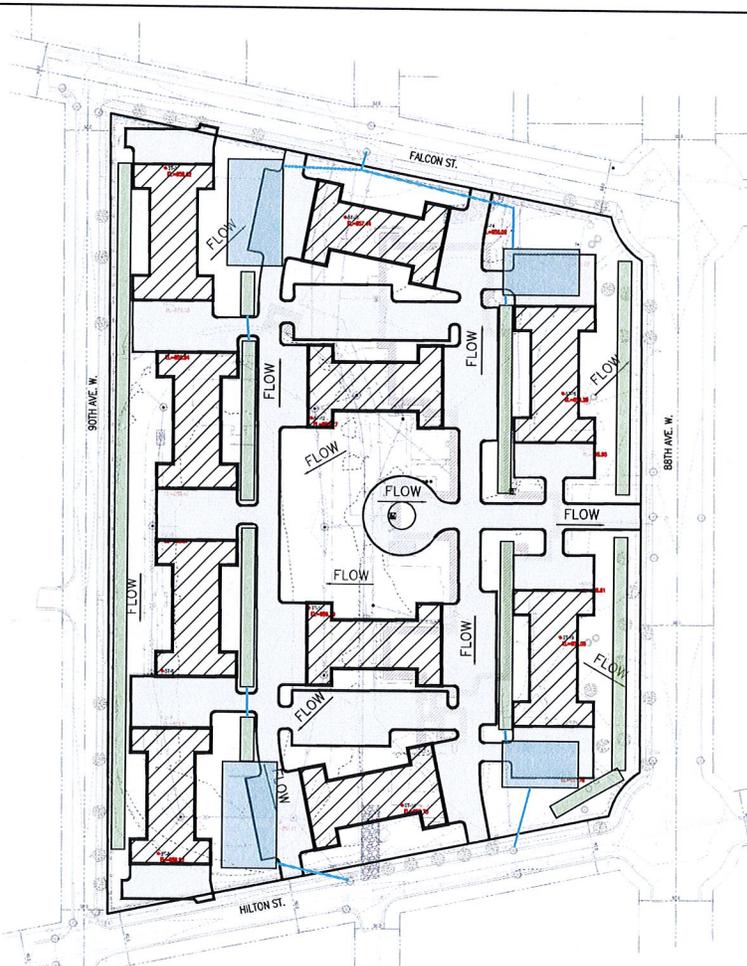
NO.	DESCRIPTION	DATE
1.		
2.		
3.		
4.		
5.		

SWPPP NOTES

DATE: 10/15/15
 TIME: 10:00 AM
 LOCATION: 14011.01A
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

C4.0





 GRASSED SWALE/
 INFILTRATION SWALE
 STORM WATER TREATMENT
 (INFILTRATION SYSTEM)



 Project Name: **MORGAN PARK ESTATES, DULUTH, MN**

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.

Signature: *David G. Boff* License # 002026

NCE Proj#: _____
 Date: _____
 Drawn By: _____
 Checked By: _____
 Revisions: _____

PRELIMINARY STORM WATER
 sheet title
 sheet number



City of Duluth
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

An Equal Opportunity Employer

Applicant:

Aaron Schweiger
SDH&M, LLC
1115 W Michigan Street
Duluth, MN 55806

Date: December 7, 2015

Location: 1243 88th Avenue W

Planning Commission File Number:

PL 15-xxx

Proposal: Concept Plan for Morgan Park School Site

The above matter was submitted to the City of Duluth Planning Division for review and comment on December 7, 2015. Per UDC Section 50-37.5, the intent of the concept plan is to review general concepts for development of the site before applicants have incurred costs for engineering, soil, or storm water studies. The applicant has reviewed the concept plan with city staff, who have compiled the below comments for consideration prior to submitting an application for a preliminary plat. Please keep in mind that the comments from staff are based on the information provided to date and may not be all-inclusive; any further information provided as part of the preliminary plat may require additional design considerations.

Based on the concept drawings submitted by the applicant, City staff have the following comments for your consideration:

Comments Affecting Preliminary Plat

1. Prior to submitting a Preliminary Plat, you will need to work with a surveyor to put the concept into the appropriate plat format, including labels and measurements. Please note the width of the street and cul-de-sac.
2. Prior to submitting a Preliminary Plat, you are required to submit a preliminary stormwater concept to City Engineering, which will need approval before receiving Preliminary Plat approval. The development will need to address water quality and rate control.
3. Connectivity standards: a pedestrian easement will need to be dedicated from the end of the cul-de-sac to 90th Avenue W. Note that pedestrian easements cannot be dedicated as part of a plat; you may wish to check with your surveyor to see if there is another tool that can be used to include this in the plat, or if a pedestrian easement will need to be recorded separately. (Note a sidewalk will be required within this easement at the time of the easement.)

Comments to Consider Prior to Development

1. Connectivity standards: Section 50-23.2 requires a pedestrian connection from the end of the cul-de-sac to 90th Avenue W. All abutting streets and the interior cul-de-sac will require sidewalks. Individual buildings are also required to connect to the public street sidewalks, per Section 50-23.2.A.
2. Street frontage landscaping (i.e. boulevard trees) will need to be added in places where the existing ones are further apart than landscaping requirements. Parking lots will require perimeter screening per Section 50-25.

3. Please consider trash and recycling needs; if this development will use dumpsters, space will need to be allotted for dumpster enclosures.
4. Note that development will be required to follow Section 50-30.1, Multi-family residential design standards. While all requirements in this section apply, please make particular note of item G, Visibility of common areas, which states that "clear sight lines are provided to and between common open spaces, circulation paths, and access points into the development."
5. As development proceeds, please coordinate fire and medical access needs with Marnie Grondahl, Fire Marshal. Note that a minimum width of 20 feet will be required for all access drives.
6. Note that City Engineering is verifying the capacity of the pump station, and City Engineering will determine whether any traffic study is needed.
7. Construction Services notes that all building code requirements will need to be met, including those for accessible parking and accessible routes.
8. A utility and road plan will need to be submitted to Engineering for approval.
9. With adjacent lots using shared driveways, consider needs for access agreements in the eventuality that a building or parcel is sold in the future. This will not be required by the City, but is noted for considerations.
10. In our experience, renters in new apartments are looking for a suite of amenities that often require space both indoors and outdoors. Space for these amenities, such as gathering spaces, playground, etc., needs to be considered at the development's conceptual stage.

Your next step in the subdivision process is to complete an application for a Preliminary Plat. See <http://www.duluthmn.gov/planning/current-planning/> for a checklist and application information, or feel free to contact us if you have any questions.

Sincerely,



Keith Hamre, Department of Planning and Construction Services