CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #1
July 14, 2014
BZZ-6631 & PL-284

LAND USE APPLICATION SUMMARY

Property Location: 406 12th Avenue SE (1212 5th Street SE is the other property located in the PUD)

Project Name: 412 Lofts

Prepared By: Becca Farrar-Hughes, Senior City Planner, (612) 673-3594

Applicant: Doran University II, LLC

Project Contact: Doran Companies, Attn: Curt Martinson

Request: To create an outlot within an existing Planned Unit Development (PUD) for an existing garden as well as approve an existing decorative fence located around the perimeter of the garden that is 6 feet in height in a required corner side yard and front yard setback.

Required Applications:

Variance	To allow an increase in fence height for an existing decorative aluminum fence from 4 feet to 6 feet in a required corner side yard setback (along 12th Avenue SE) and front yard setback (along 5th Street SE).
Preliminary and Final Plat	To create an outlot within a previously platted PUD that is approximately 1,908 square feet in size for the purposes of preserving an existing garden.

SITE DATA

Existing Zoning	OR3 (Institutional Office Residence) District and UA (University Area) Overlay District
Lot Area	34,725 square feet / .80 acres (49,015 square feet /1.13 acres for the entire PUD)
Ward(s)	3
Neighborhood(s)	Marcy Holmes Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	The property is located along 4th Street SE which is a designated Community Corridor, within a block of University Avenue SE which is also a designated Community Corridor and located just outside of the Dinkytown Activity Center. The subject parcel is also located a block from the University of Minnesota campus which is a designated Growth Center.
Small Area Plan(s)	Master Plan for the Marcy-Holmes Neighborhood DRAFT Marcy-Holmes Neighborhood Master Plan DRAFT Dinkytown USA Business District Plan

Date Application Deemed Complete	June 10, 2014	**Date Extension Letter Sent**	N/A
End of 60-Day Decision Period	August 9, 2014	**End of 120-Day Decision Period**	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located in southeast Minneapolis and encompasses approximately the west half of the block bounded by 4th Street SE, 12th Avenue SE, 5th Street SE and 13th Avenue SE. The site was previously developed as a PUD in two separate phases. The first phase consists of a 5-story, 102 unit residential building and the second phase consists of the restoration and renovation of the existing Frey Mansion into 6 dwelling units and the Hoy House into 3 dwelling units.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. All parcels within the PUD are zoned OR3. The properties to the north, south and west of the subject sites are zoned R5. The properties located to the east are zoned R5, OR3, C1, C2 and C3A. The uses within the area are varied and include residential, commercial and institutional uses. The site is located within walking distance of the University of Minnesota Twin Cities campus and within the Marcy-Holmes neighborhood.

PROJECT DESCRIPTION. The PUD consists of two fully developed, separately platted parcels that are zoned OR3 and located in the UA Overlay District. The applicant proposes to create a new outlot (that would be separated from Lot 1 of the underlying plat) that is approximately 1,908 square feet in size for the purposes of preserving an existing garden. The purpose of creating the outlot is so that the applicant can maintain ownership and maintenance responsibilities of the outlot while selling the remainder of the parcel. The memory garden that the applicant created is in honor of his sister and includes a bronze statue, a plaque, two large benches and landscaping. The garden is enclosed by a six foot tall ornamental fence that has two gates which are locked in the evening hours and opened during the day for use by the public. The garden was installed without submitting plans to the City. As such, the fence was subject to enforcement action as the height of the fence exceeds the maximum height of 4 feet that is allowed within front and corner side yards.

RELATED APPROVALS. As previously noted, the PUD was approved and developed in two separate phases. Initially, both phases were approved by the Planning Commission and City Council (BZZ-4785 & PL-244) in 2010. The first phase included the 5-story, 102 unit residential building. A second phase was proposed that included the restoration and renovation of the existing Frey Mansion into a community/cultural center as well as the demolition of an existing triplex for a surface parking lot serving that use. The first phase of the project was constructed; the second phase was never built out as initially proposed. The following applications were approved: rezoning from the R5 district to the OR3 district; conditional use permit for a phased PUD that includes the construction of a new 5-story, 102 unit residential building; variance of the interior side yard setback requirement along the east property line from 13 feet to 11 feet (at the closest point) for the new building proposed in phase one; site plan review and a preliminary and final plat.

Recently, the Planning Commission reviewed and approved a new development scheme (BZZ-6274) for the second phase of the PUD that involved the restoration and renovation of the existing Frey Mansion into 6 dwelling units and the Hoy House into 3 dwelling units. The second phase received approval by the Planning Commission in late 2013. The following applications were approved: a conditional use permit to amend the PUD; a variance to reduce the number of off-street parking spaces from 12 spaces to 7 spaces; a variance to reduce the distance of an off-street parking space from a dwelling from six feet to 1.5 feet; and site plan review.

Planning Case #	Application	Description	Action
BZZ-4785 & PL-244	Rezoning, Conditional Use Permit, Variance, Site Plan Review and Preliminary and Final Plat	A new 5-story, 102-unit residential development	Approved in 2010
BZZ-6274	Conditional Use Permit, Variances and Site Plan Review	Allow for a six-unit apartment building in the existing Frey Mansion and a three-unit apartment building in the existing Hoy House.	Approved in 2013

PUBLIC COMMENTS. Staff has not received official correspondence from the Marcy Holmes Neighborhood Association or any neighborhood letters prior to the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the following variance application: (1) To allow an increase in fence height for an existing decorative aluminum fence from 4 feet to 6 feet in a required corner side yard setback (along 12th Avenue SE) and front yard setback (along 5th Street SE), based on the following findings:

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

   The applicant installed a fence around the perimeter of the garden on-site that exceeds the maximum permitted height of 4 feet within a required front yard adjacent to 5th Street SE and within the corner side yard adjacent to 12th Avenue SE. Typically, Staff does not support fence height variance requests in these yards; however, in this specific circumstance the fence is delineating the boundaries of the memory garden, is decorative in nature, and the height is necessary to ensure that vandalism does not occur during the evening hours when the gates are closed and the garden is secured. Practical difficulties exist in complying with the ordinance in this specific circumstance; the request is reasonable and appropriate given that the garden serves as a public amenity.

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 proposal to allow a taller fence than what would typically be permitted in a required front yard and corner side yard would be reasonable and would be in keeping with the spirit and intent of the ordinance and the comprehensive plan in this specific circumstance. The fence encloses a memory garden, is decorative in nature and further serves as a public amenity. Further, the decorative fence maintains visual access to the garden while protecting its components.

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 proposal to allow a decorative fence two feet taller than what would typically be permitted within a required front and corner side yard would not adversely alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity, nor would it be determinental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. While the garden was constructed without attaining the proper city approvals, it is a public/neighborhood amenity and the longevity of the amenity will be perserved with a slightly taller fence that ensures its protection. Further, the openness of the taller fence doesn't compromise public safety because it still allows views to and from the site without creating a wall effect.

PRELIMINARY/FINAL PLAT – PL-284

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.*

   Subdivision Regulations:

   As part of the previously approved PUD, the underlying lots were consolidated into two separately platted lots for each of the proposed phases of development in 2010. The two existing lots accordingly were developed separately as noted above. The applicant proposes to create a new outlot (that would be separated from Lot 1 of the underlying plat) that is approximately 1,908 square feet in size for the purposes of preserving an existing garden. An outlot is defined as any lot which is created by subdivision which will not be developed for any use other than open space, private or public park, or common area within a condominium plat. The purpose of creating the outlot is so that the applicant can maintain ownership and maintenance responsibilities of the outlot while selling the remainder of the parcel. The memory garden that the applicant created is in honor of his sister and includes a bronze statue, a plaque, two large benches and landscaping.

   The subdivision is in conformance with the design requirements of the land subdivision regulations except for Section 598.230 (5), which requires utility easements to be five feet wide on side lot lines and ten feet wide on rear lot lines, where no alley is provided. A variance of this provision was already approved in 2010 as part of the original plat due to the layout of the site, as the required drainage and utility easement locations are not possible.

   Further, as noted in Section 598.260 of the Zoning Code, individual lots within PUDs are required to implement the site plan as approved by the Planning Commission and are required to include a deed restriction designating the following:

   (1) The relationship between all common spaces and each individual lot (rights in the common spaces and proportionate ownership accruing to the individual lot).

   (2) Provision for access to each lot that does not have frontage on a public street.

(3) A requirement that an owners' association be created. The duties and responsibilities of the owners' association shall include maintaining the elements of the PUD as authorized under the zoning ordinance or other applicable regulations.

(4) A provision that the taxes, special assessments, and other charges and fees that would normally be levied against the common spaces shall be levied against the individual lot occupied or to be occupied by buildings in direct proportion to the interest that is stated in the deed restriction and shall provide that such levies shall be a lien against the individuals lots.

(5) A requirement that any disposition of any of the common property situated within the planned unit development shall not be made without the prior approval of the planning commission.

The applicant is aware that a deed restriction as applicable shall be prepared and recorded.

Zoning Ordinance:

The uses on site have already been approved as part of the prior land use applications approved as part of the PUD for the site.

Comprehensive Plan:

The PUD has been analyzed and deemed compatible with the applicable policies and implementation steps of the Comprehensive Plan and the applicable policies of the neighborhood's small area plan. The policies and implementation steps apply to the subdivision application as well.

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

   The newly created outlot (that would be separated from Lot 1 of the underlying plat) would allow for the applicant to maintain ownership and maintenance responsibilities of the outlot while selling the remainder of the parcel. The outlot would remain a component of the PUD. The proposed plat would not be injurious to the use and enjoyment of surrounding property, nor would it 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.*

   The site has already been developed and the land does not present the above 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 outlot created by this application presents no foreseeable difficulties for this development.

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.*

   Public Works reviewed and approved drainage and sanitary system plans before the issuance of building permits on site. As previously noted, the site is fully developed.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a variance to allow an increase in fence height for an existing decorative aluminum fence from 4 feet to 6 feet in a required corner side yard setback (along 12th Avenue SE) and front yard setback (along 5th Street SE) for the property located at 406 12th Avenue SE.

Recommendation of the Department of Community Planning and Economic Development for the Preliminary and Final Plat:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the Preliminary and Final Plat application to allow for the creation of an outlot that is approximately 1,908 square feet in size for the purposes of preserving an existing garden on the property located at 406 12th Avenue SE subject to the following condition of approval:

1. The applicant shall provide evidence that the provisions in Section 598.260 (1-5) are included in a deed restriction as applicable.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site survey
4. Site plan
5. Plans
6. Photos

DORANS ADDITION TO SE 2ND ADDITION:

SUBDIVISION APPLICATION:

Doran University, II, LLC is applying for a subdivision of Lot 1, Block 1, DORANS ADDITION TO SE, Hennepin County, Minnesota for an Outlot to be established on this PUD parcel. The purpose of this request is to divide an area approximately 1,908 sq. ft. into a separate Outlot.

This parcel has a garden developed within its specific boundaries in honor of Kelly Doran's sister Jean, who passed away from cancer. It is appropriately named Jean's Garden and a bronze statue of her is part of the garden. There is a plaque in her honor and two large benches for visitors to enjoy the confines of this area. The entire area is surrounded by a six foot ornamental aluminum fence that has two gates which are locked at night. The gates are opened during the day for the public to enjoy this spot of paradise. People can walk through on the path provided or take some time to sit and enjoy the landscaped beauty.

Doran University, II, LLC is requesting this approval, so that if the entire parcel is ever sold this Outlot can be retained to continue this garden. The garden is a feature for the neighborhood and Kelly Doran wishes to continue its existence for many years to come.

GENERAL LAND USE APPLICATION: Variance Requested

Doran University II, LLC is applying for a variance for an ornamental aluminum fence it constructed at Lot 1, Block 1, DORANS ADDITION TO SE, Hennepin County, Minnesota. The fence surrounds an approximate 1,908 square foot area that is planted as a garden in honor of Kelly Doran's sister named Jean. It is appropriately named Jean's Garden and is open to the public every day. It is locked at night and the fence is used as a deterrent for the public to be in the garden after dark. The fence is critical to the success of the garden. The garden is located in a high foot traffic area (University of Minnesota students) and without protection the garden would most certainly sustain continued damage from the foot traffic. The fence successfully maintains visual access to the garden while protecting the plantings, bronze statue, benches and garbage receptacles that are present. We have submitted landscape plans that were used in the final construction of the garden for the City to retain for their file. The plans do call out the use of a six foot fence and plantings that were used in the final construction of the garden. We have attached pictures that depict the current garden setting as of today.

This garden is a beautiful, well-maintained area that is an asset to the neighborhood. It does not pose any detrimental concerns to the neighborhood and if the variance is granted will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

Curt Martinson

From: Curt Martinson
Sent: Wednesday, June 04, 2014 3:00 PM
To: Melissa Bean (office@marcy-holmes.org)
Cc: Anne Behrendt
Subject: Development Review Applicaton for OUTLOT A at the corner of 12th Avenue SE and 5th Street SE

Dear Melissa:

Doran University II, LLC is applying for Development Review at the City of Minneapolis to form an Outlot A at our 412 Lofts property. This property was completed in 2011 for student housing and is a five story building with 102 units. The application simply is asking to re-plat the parcel and breakout a garden area located at the corner of 12thAvenue SE and 5th Street SE.

The garden area was built as a tribute to Kelly Doran's sister who passed away after experiencing cancer. It is a small but well thought out garden that pays tribute to her life. It is open to the public daily and has two beautiful sitting benches to accommodate visitors.

This was a corner of the property that would not work well for anything else as this property was developed. The garden is well maintained and is opened daily by the staff at 412 Lofts. We are requesting the garden area, approximately 1,908 sq. feet to be split out into Outlot A of this existing PUD, so that in the event our property is purchased by another entity the garden does not change. It is Kelly's intention to keep this tribute to his sister and maintain it for years to come.

Please call or email me with any additional questions that you may have. As you know, one of the Development Review requirements are to contact and inform Marcy Holmes of our plans.

CURT MARTINSON
DIRECTOR OF BUSINESS DEVELOPMENT

OFFICE: | 952.288.2006
MOBILE: | 612.670.0576

curt@dorancompanies.com
www.dorancompanies.com

DORAN
COMPANIES

Curt Martinson

From: Curt Martinson
Sent: Monday, June 09, 2014 1:34 PM
To: Melissa Bean (office@marcy-holmes.org)
Subject: Application for a variance at 406 12th Avenue SE
Attachments: Jean's Garden 005.JPG; Jean's Garden 010.JPG

Melissa Bean:

I sent you an email on June 4th regarding the creation of an Outlot at this address for Jean's Garden. I neglected to mention we are also applying for a variance at the same location regarding the existing ornamental aluminum fence that was constructed in 2011. The fence is six feet high and protects the garden from foot traffic and vandalism. As you are well aware, there exists a bronze statue and other assets in this garden that are vulnerable to vandalism. The garden is unlocked every day for the public to enjoy. The City code requires a 4 foot fence but during construction it was deemed appropriate to heighten the fence. The style of fence allows visual enjoyment year round.

I have attached a couple of pictures for your review. Thank you and please get back to me with any questions.

CURT MARTINSON
DIRECTOR OF BUSINESS DEVELOPMENT

OFFICE: | 952.288.2006
MOBILE: | 612.670.0576

curt@dorancompanies.com
www.dorancompanies.com

DORAN
COMPANIES

Curt Martinson

From: Curt Martinson
Sent: Wednesday, June 04, 2014 2:58 PM
To: jacob.frey@minneapolismn.gov
Cc: Anne Behrendt
Subject: Development of Outlot A at the corner of 12th Avenue SE and 5th Avenue SE

Jacob,

Doran University II, LLC is applying for Development Review at the City of Minneapolis to form an Outlot A at our 412 Lofts property. This property was completed in 2011 for student housing and is a five story building with 102 units. The application simply is asking to re-plat the parcel and breakout a garden area located at the corner of 12thAvenue SE and 5th Street SE.

The garden area was built as a tribute to Kelly Doran's sister who passed away after experiencing cancer. It is a small but well thought out garden that pays tribute to her life. It is open to the public daily and has two beautiful sitting benches to accommodate visitors.

This was a corner of the property that would not work well for anything else as this property was developed. The garden is well maintained and is opened daily by the staff at 412 Lofts. We are requesting the garden area, approximately 1,908 sq. feet to be split out into Outlot A of this existing PUD, so that in the event our property is purchased by another entity the garden does not change. It is Kelly's intention to keep this tribute to his sister and maintain it for years to come.

Please call or email me with any additional questions that you may have. As you know, one of the Development Review requirements are to contact and inform you of our plans.

CURT MARTINSON
DIRECTOR OF BUSINESS DEVELOPMENT

OFFICE: | 952.288.2006
MOBILE: | 612.670.0576

curt@dorancompanies.com
www.dorancompanies.com

DORAN
COMPANIES

Curt Martinson

From: Curt Martinson
Sent: Monday, June 09, 2014 1:32 PM
To: jacob.frey@minneapolismn.gov
Subject: Variance at 406 12th Avenue SE
Attachments: Jean's Garden 005.JPG; Jean's Garden 010.JPG

Jacob,

I sent you an email on June 4th regarding the creation of an Outlot at this address for Jean's Garden. I neglected to mention we are also applying for a variance at the same location regarding the existing ornamental aluminum fence that was constructed in 2011. The fence is six feet high and protects the garden from foot traffic and vandalism. As you are well aware, there exists a bronze statue and other assets in this garden that are vulnerable to vandalism. The garden is unlocked every day for the public to enjoy. The City code requires a 4 foot fence but during construction it was deemed appropriate to heighten the fence. The style of fence allows visual enjoyment year round.

I have attached a couple of pictures for your review. Thank you and please get back to me with any questions.

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MOBILE: | 612.670.0576

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DORAN
COMPANIES

Minneapolis
City of Lakes

Office of the City Attorney

Susan L. Segal
City Attorney

350 South 5th Street – Room 210
Minneapolis MN 55415

Office 612 673-2010
Civil Division Fax 612 673-3362
Criminal Division Fax 612 673-2189
CPED FAX 612 673-5112
TTY 612 673-2157

June 27, 2014

The Minneapolis City Council
Room 307, City Hall
350 South Fifth Street
Minneapolis, MN 55415

Minneapolis Planning Commission
Room 110, Public Service Center
250 South Fourth Street
Minneapolis, MN 55415

Re: Plat application for proposed Dorans Addition to SE 2nd Addition

Dear Members of the City Council and Planning Commission:

Pursuant to the request of the Minneapolis Planning Department, I have examined a copy of the final plat application for the proposed Dorans Addition to SE 2nd Addition located at 406 12th Avenue SE.

It appears that the required monuments have been placed, the dedications are sufficient and that the required affirmations are stated on the face of the plat. The various records provided to me indicate that all the land contained within the area of the proposed plat is owned in fee simple by Doran University II, LLC, a Minnesota limited liability company. It is my opinion that the plat and title are satisfactory and meet statutory requirements.

This opinion is for the sole benefit of the Minneapolis City Council and Minneapolis City Planning Commission. Other persons are advised that they must seek their own legal counsel relative to the matters herein discussed.

Very truly yours,

ERIK E. NILSSON
Assistant City Attorney
(612) 673-2192

cc: Becca Farrar-Hughes, Senior City Planner

Call 311 Minneapolis
City Information and Services

www.ci.minneapolis.mn.us
Affirmative Action Employer

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

Date: June 16, 2014

To: Becca Farrar-Hughes – CPED Planning
Erik Nilsson – City Attorney

From: Robert Boblett, Right of Way

Subject: Dorans Addition to SE 2nd Addition – Preliminary and Final

We have reviewed the preliminary and final plats of Dorans Addition to SE 2nd Addition, and we have no right of way issues.

The developers may want to consider adding drainage and utility easements.

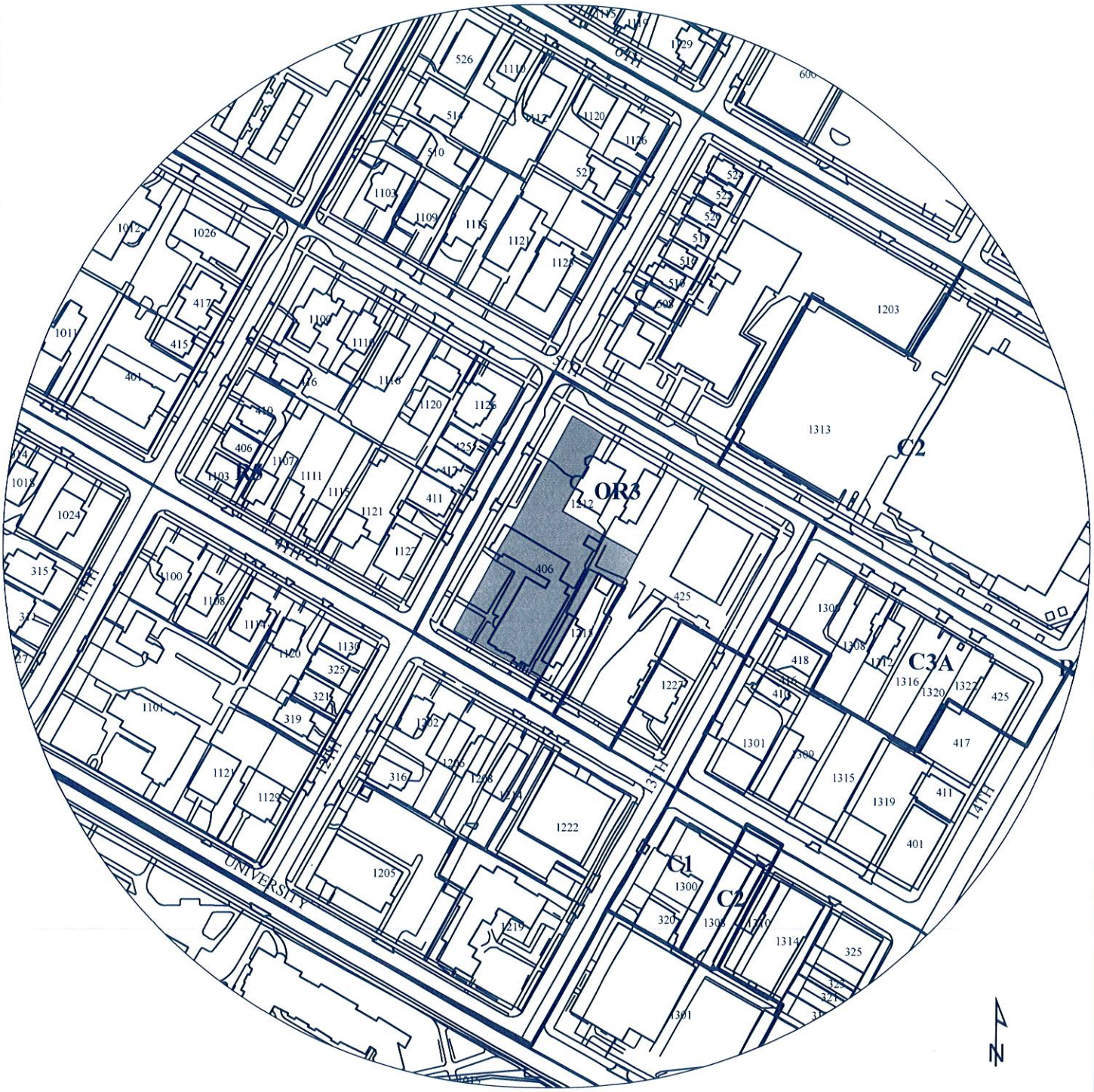
The repetition of "Addition" may be rejected as confusing.

Doran University II, LLC

NAME OF APPLICANT

3rd

WARD



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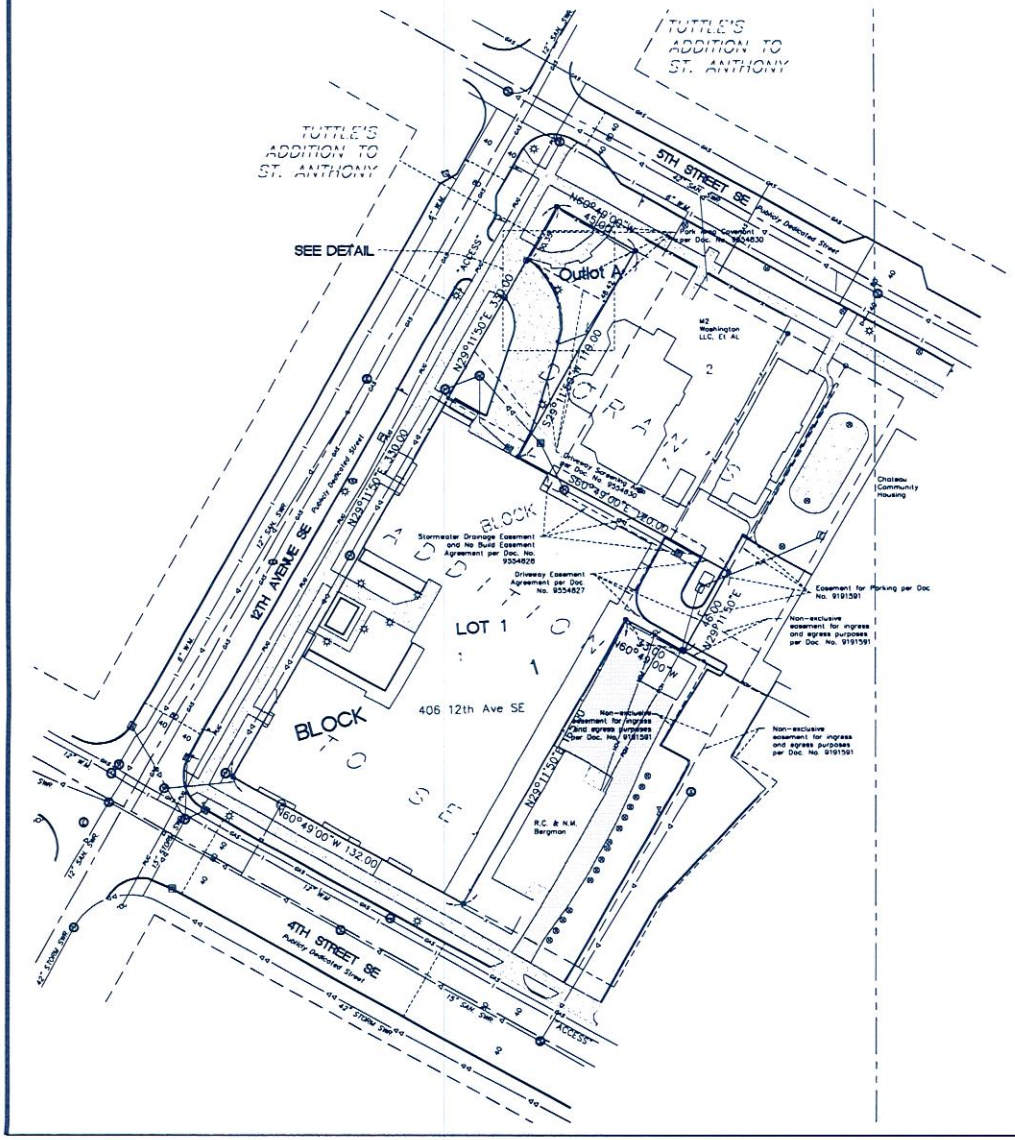
PROPERTY ADDRESS

406 12th Avenue SE

FILE NUMBER

BZZ-6631

©2013 Westwood Professional Services, Inc.

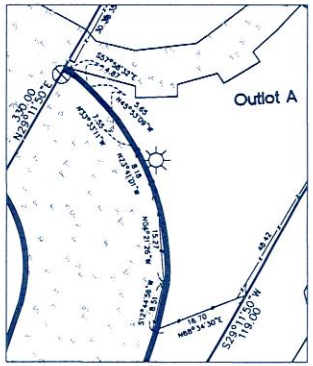


Legal Description

Lot 1, Block 1, DORANS ADDITION TO SE, Hennepin County, Minnesota.

DETAIL

1"=50'



Developer

Doran University II, LLC
Attn: Kelly Doran
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
(952) 288-2001

Surveyor

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN. 55344
(952) 937-5150

Development Summary

Total Site Area:	0.80 ac. (34,725 s.f.)
Lot 1:	0.75 ac. (32,817 s.f.)
Outlot A:	0.05 ac. (1,908 s.f.)

Existing Zoning: OR-3/PUD (Institutional Office Residence District with Planned Unit Development)

Proposed plat and adjacent properties are in the University Area Overlay District

Lot dimensions are rounded to the nearest hundreth of a foot and areas are rounded to the nearest 0.01 acre.

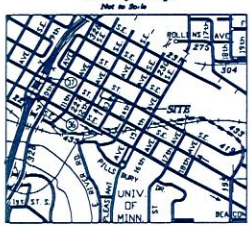
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

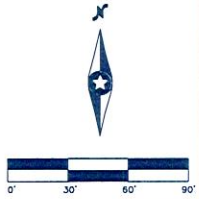
LEGEND

- BUSH/SHRUB
- CONIFEROUS TREE
- DECIDUOUS TREE
- WETLAND
- STEEL/WOOD POST
- SIGN-TRAFFIC/OTHER
- SIGN-TRAFFIC/OTHER
- MAIL BOX
- PERC TEST
- MONITORING WELL
- CABLE TV BOX
- STORM MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC CONTROL BOX
- HAND HOLE
- TRAFFIC LIGHT
- GATE VALVE
- HYDRANT
- WATER METER
- CURB STOP BOX
- GAS METER
- WATER MANHOLE
- WELL
- STREET LIGHT
- GUY WIRE
- POWER POLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC TOWER
- SANITARY MANHOLE
- SEWER CLEANOUT
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- GAS LINE
- POWER OVERHEAD
- POWER UNDERGROUND
- SANITARY SEWER
- STORM SEWER
- TELEPHONE OVERHEAD
- CABLE TV
- FENCE LINE
- TELEPHONE UNDERGROUND
- WATERMAIN
- DECIDUOUS TREE LINE
- CONIFEROUS TREE LINE
- CONCRETE SURFACE
- GRAVEL SURFACE
- BITUMINOUS SURFACE

Vicinity Map

Not to Scale





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Date: 6/09/14 Sheet: 1 OF 1

Westwood
Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.com

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

Mark R. Salo
Date 6/09/14 License No. 43933

Revisions

Drawn: DAA
Checked: MRS
Reviewed: JMN
Base: Doranu Initial

Prepared for:

Doran University II, LLC
7803 Glenroy Road, Suite 200
Bloomington, MN 55439

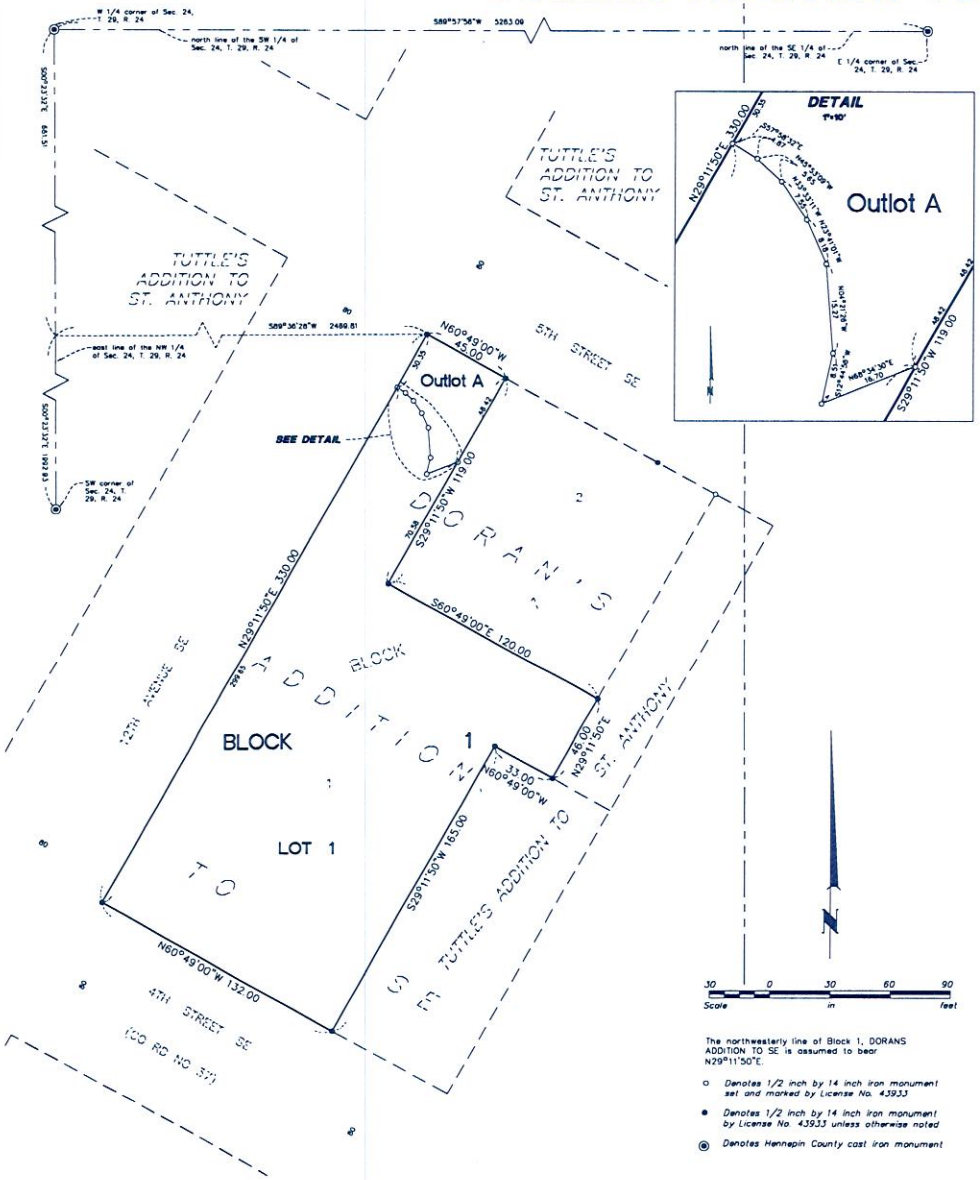
DORANS ADDITION TO SE 2ND ADDITION

Minneapolis, Minnesota

Preliminary Plat

DORANS ADDITION TO SE 2ND ADDITION

C.R. DOC. NO. _____



The northwesterly line of Block 1, DORANS ADDITION TO SE is assumed to bear N29°11'50"E.

○ *Denotes 1/2 inch by 14 inch iron monument set and marked by License No. 43933*

● *Denotes 1/2 inch by 14 inch iron monument by License No. 43933 unless otherwise noted*

◉ *Denotes Hennepin County cast iron monument*

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

Lot 1, Block 1, DORANS ADDITION TO SE, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as DORANS ADDITION TO SE 2ND ADDITION

In witness whereof said Heart of the Doran University II, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

DORAN UNIVERSITY II, LLC

_____
Kelly J. Doran, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Kelly J. Doran, Chief Manager of Doran University II, LLC., a Minnesota limited liability company, on behalf of the company.

_____

_____

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Mark R. Salo 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; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Mark R. Salo, Licensed Land Surveyor
Minnesota License No. 43933

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by Mark R. Salo.

_____

_____

Notary Public, _____ County, Minnesota
My Commission Expires _____

MINNEAPOLIS, MINNESOTA
I the Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this_____ day of _____, 20____, the City of Minneapolis acting by and through its City Planning Commission duly approved the plat of DORANS ADDITION TO SE 2ND ADDITION and duly authorized such action of the Commission by its Secretary. The prescribed ten-day period for appeal has elapsed without receipt of an appeal, as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

_____ Secretary of Planning Commission

MINNEAPOLIS, MINNESOTA
I hereby certify that this plat of DORANS ADDITION TO SE 2ND ADDITION was approved by the City Planning Commission of the City of Minneapolis at a meeting thereof held this _____ day of _____, 20__. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY CLERK OF MINNEAPOLIS, MINNESOTA

_____ Assistant City Clerk

TAXPAYER SERVICES DEPARTMENT, Hennepin County, Minnesota
I hereby certify that taxes payable in 2014 and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Mark V. Chapin, 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____

_____, County Surveyor By _____

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of DORANS ADDITION TO SE 2ND ADDITION was recorded in this office this _____ day of _____, 20_____, at ____ o'clock _____M.

Martin McCormick, County Recorder By _____
Deputy

Westwood
Professional Services, Inc.

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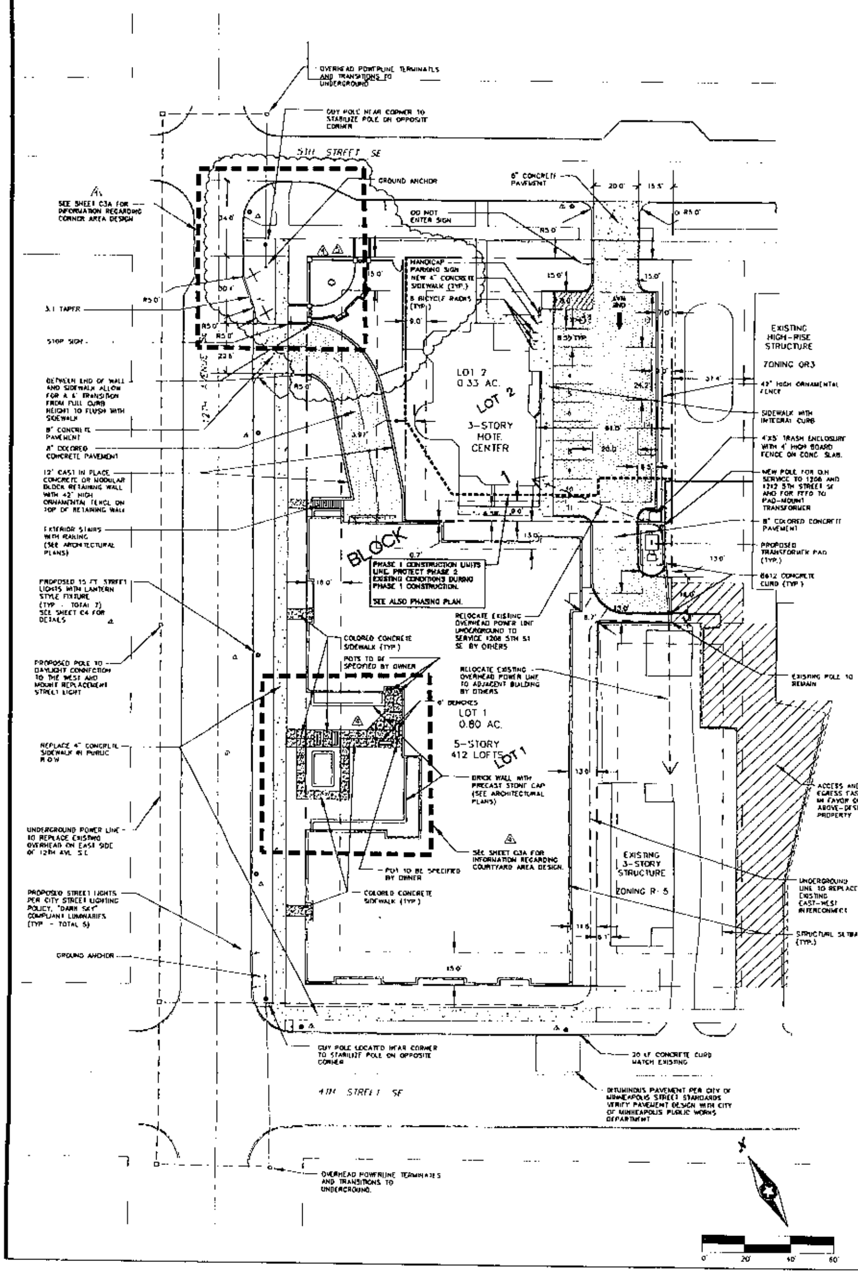


Site Development Summary

EXISTING ZONING:	R-5 (MULTIPLE FAMILY DISTRICT)
PROPOSED ZONING	OR3 (INSTITUTIONAL OFFICE RESIDENCE DISTRICT)
PROPOSED ZONING OVERLAY.	PUD (PLANNED UNIT DEVELOPMENT)
PROPERTY ADDRESS	1209 4TH STREET SE 1206 5TH STREET SE 1212 5TH STREET SE
PROPERTY AREA.	49,015 SF (1.13 AC.)
PARKING SPACE/DRIVE AISLE INTERIOR.	8'-4" WIDE x 18'-0" LONG WITH 22'-0" AISLE
EXTERIOR ONE-WAY (90°):	8'-5" WIDE x 18'-0" LONG WITH 20'-0" AISLE
TOTAL SIDEWALK, DRIVEWAY, AND PARKING AREA	11,168 SF (100%)
PLAIN SIDEWALK AREA:	1,538 SF (13.8%)
COLORED CONCRETE SIDEWALK, DRIVEWAY, AND PRESSED CONCRETE PAVER AREA:	9,630 SF (86.2%)

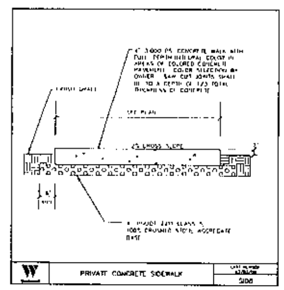
	LOT 1	LOT2	COMBINED/TOTAL
SITE AREA:	34,735 SF (0.80 AC.)	14,200 SF (0.33 AC.)	49,015 SF (1.13 AC.)
PROPOSED UNITS	102 UNITS/191 BEDROOMS	NA	NA
BUILDING G.F.A.	110,631 SF	9,100 SF	119,731 SF.
F.A.R.:	3.18	0.64	2.44
STRUCTURE COVERAGE.	21,435 SF (62%)	3,102 SF (22%)	24,537 SF (50%)
PERVIOUS SURFACE:	8,673 SF (0.20 AC.)	4,592 SF (0.11 AC.)	13,265 SF (0.31 AC.)(27.1%)
IMPERVIOUS SURFACE	26,062 SF (0.60 AC.)	9,688 (0.22 AC.)	35,750 SF (0.82 AC.)(72.9%)
PROPOSED USES:	MULTI-STORY RESIDENTIAL	HOTE CULTURAL CENTER	NA
PARKING REQUIRED	PER PUD	14 SPACES *	PER PUD
PARKING PROVIDED.	79 SPACES	15 SPACES	94 SPACES
BICYCLE REQUIRED	1/BEDROOM = 191	6	197
BICYCLE PROVIDED.	197	6	203

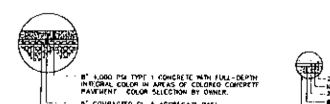
* OFFICE 5,000 SF @ 2/1,000 = 10 SPACES,COMMUNITY CULTURAL CENTER 4,000 SF = 4 SPACES MIN

Structure Setbacks (OR3)

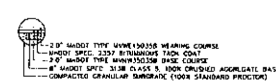
SETBACKS	LOT 1 REQUIRED.	LOT 1 PROPOSED.	LOT 2 REQUIRED:	LOT 2 PROPOSED.
FRONT	15 FT	0 FT *	15 FT	20 FT
CORNER SIDE	15 FT	0 FT *	NA	NA
INTERIOR SIDE/REAR	13 FT	0.8 FT. *	8 FT	3.9 FT *
PERIMETER SIDE/REAR	13 FT.	8.5 FT **	8 FT	61 FT

* PUD ALTERNATIVE
** VARIANCE





CONCRETE DRIVEWAY SECTION



BITUMINOUS PAVEMENT SECTION

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

General Site Notes

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, EDEN PRAIRIE, MN
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND DOORS
6. ALL CURB RADII ARE SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED
7. ALL CONCRETE CURB APRONS SHALL MEET CITY OF MINNEAPOLIS STANDARDS
8. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
10. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
11. COLORED CONCRETE PAVEMENT & SIDEWALK COLOR TO BE SPECIFIED BY OWNER OR OWNER'S REPRESENTATIVE
12. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
13. BIKE RACKS SHALL MEET THE MANUFACTURER'S SPECIFICATIONS FOR SPACING
14. CONTRACTOR SHALL OBTAIN RIGHT OF WAY ENCROACHMENT PERMIT FOR BIKE RACKS THAT ENCROACH RIGHT OF WAYS

Signage and Striping Notes

1. PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE, TWO COATS OF PAINT. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS AS SHOWN IN WHITE (TWO COATS)
2. ACCESSIBLE PARKING PROVIDED PER ADA CODE. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, ACCESSIBLE LOGOS AND CROSS HATCH ACCESSIBLE LOADING AISLES WITH BLUE PAVEMENT MARKING PAINT (TWO COATS).
3. ALL SIGNS SHALL INCLUDE POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB
4. ALL STOP SIGNS SHALL INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT (TWO COATS) PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO THE CURB
5. ALL SIGNS SHALL BE BE PLACED 18" BEHIND THE BACK OF CURB UNLESS OTHERWISE NOTED

Site Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		ACCESS EASEMENT

Westwood

Westwood Professional Services, Inc.

Designed ____ Checked ____ Drawn ____ Record Drawing by/date ____

Revisions

Gretchen Ann Landini, P.E.
Date 06/13/11 License No. 43015

Prepared for:

Doran Companies

7803 Glenroy Road
Bloomington, Minnesota 55439

412 Lofts

Minneapolis, Minnesota

Site Plan

Date 01/08/10
Sheet C3

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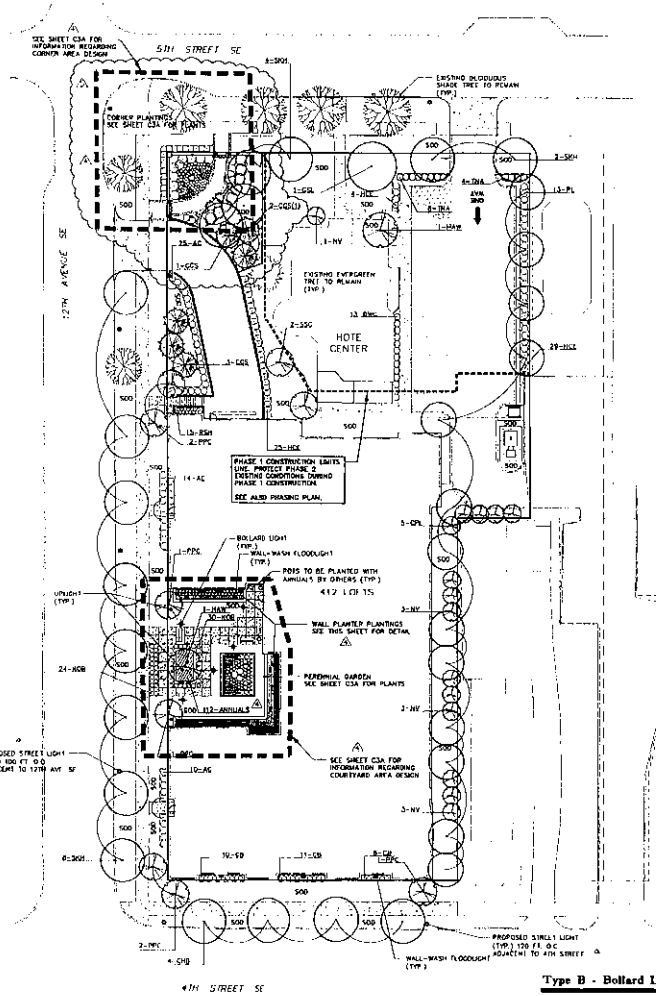
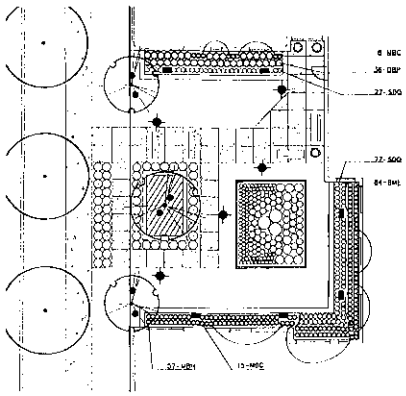
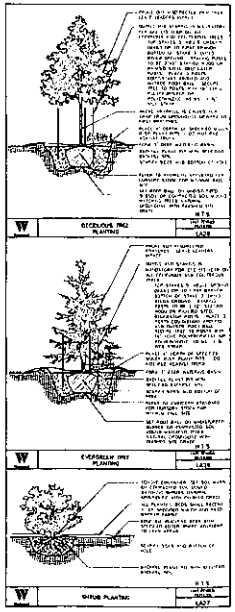


Wall Planter Plantings

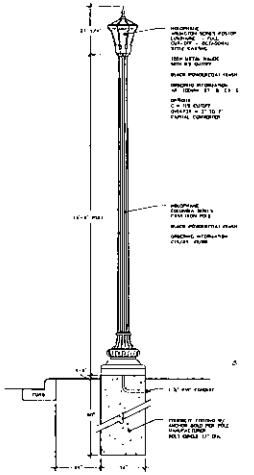
SCALE: 1"=10'





Typical Street Light Detail

SCALE: 1"=2'



Plant Schedule

CODE	QTY	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS TREES-33				
SKH	14	Skyline Honeylocust / Gleditsia triacanthos var. inermis 'Skyline'	4.0" BB	AS SHOWN
CHB	4	Common Hackberry / Celtis occidentalis	4.0" BB	AS SHOWN
CGL	1	Greenspire Linden / Tilia cordata 'Greenspire'	4.0" BB	AS SHOWN
RL	13	Redmond Linden / Tilia americana 'Redmond'	2.5" BB	AS SHOWN
ORNAMENTAL TREES-11				
HAW	2	Thornless Hawthorne / Crataegus crus-galli var. inermis	1.5" BB	AS SHOWN
SSC	2	Spring Snow Crab / Malus 'Spring Snow'	2.0" BB	AS SHOWN
PPC	7	Purple Prince Crab / Malus 'Purple Prince'	2.0" BB	AS SHOWN
CONIFEROUS TREES-9				
CDS	6	Colorado Green Spruce / Picea pungens	10' HT. BB	12' O.C.
CDS(1)	3	Colorado Green Spruce / Picea pungens	12' HT. BB	12' O.C.
SHRUBS/PERENNIALS-547				
TNA	12	Techito Arborvitae / Thuja occidentalis 'Techito'	4' BB	3'-0" O.C.
VRA	6	Vision in Red Aster / Aster ericoides 'Vision in Red'	NO. 1 CONT.	18" O.C.
AC	48	Alpine Currant / Ribes alpinum	NO. 5 CONT.	3'-0" O.C.
CPL	3	Common Purple Lilac / Syringa vulgaris	NO. 10 CONT.	AS SHOWN
HV	10	Hobbyberry Viburnum / Viburnum lentago	NO. 10 CONT.	AS SHOWN
DWC	13	Cranberry Cotoneaster / Cotoneaster apiculatus	NO. 5 CONT.	3'-0" O.C.
HCE	06	Hedge Cotoneaster / Cotoneaster lucidus	NO. 10 CONT.	3'-0" O.C.
KOB	34	Wintergreen Boxwood / Buxus microphylla 'Korean'	24" BB	AS SHOWN
RSH	15	Royal Standard Hosta / Hosta 'Royal Standard'	NO. 1 CONT.	18" O.C.
RSC	0	Ruby Star Coneflower / Echinacea purpea 'Ruby Star'	NO. 1 CONT.	18" O.C.
BES	0	Black-Eyed Susan / Rudbeckia hirta	NO. 1 CONT.	24" O.C.
CB	27	Black Chokeberry / Aronia melanocarpa nigra	NO. 3 CONT.	24" O.C.
SGO	104	Stella de Oro Daylily / Hemerocallis 'Stella de Oro'	NO. 1 CONT.	18" O.C.
MBH	07	Moul Buttercup Hosta / Hosta 'Moul Buttercup'	NO. 1 CONT.	18" O.C.
BMC	84	Blue Mouse Ears Hosta / Hosta 'Blue Mouse Ears'	NO. 1 CONT.	18" O.C.
DBP	36	Dwarf's Periwinkle / Vinca minor 'Dart's Blue'	NO. 1 CONT.	18" O.C.
MBC	23	Molly Bush Coral Bells / Heuchera 'Molly Bush'	NO. 1 CONT.	15" O.C.

NOTES

- QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY
- SEE SHEET C3A FOR DETAILED SITE PLANTINGS
- CONTRACTOR TO DETERMINE LOCATIONS OF ALL ELECTRICAL LIGHTING, AND UTILITY CONDUITS AS WELL AS ALL IRRIGATION SLEEVE REQUIREMENTS PRIOR TO PAVING OF SITE.

Landscape Data

CITY REQUIREMENTS

- ONE CANOPY TREE REQUIRED PER 500 SF OF LANDSCAPE AREA (13,527 SF / 500 = 27 TREES REQUIRED)

  ONE SHRUB REQUIRED PER 100 SF OF LANDSCAPE AREA (13,527 SF / 100 = 135 SHRUBS REQUIRED)

LANDSCAPING PROVIDED

- EXISTING TREES:
  - DECIDUOUS TREES 0
  - CONIFEROUS TREES 1
- PROPOSED TREES:
  - DECIDUOUS CANOPY TREES 32
  - CONIFEROUS TREES 6
  - SHRUBS/PERENNIALS 547

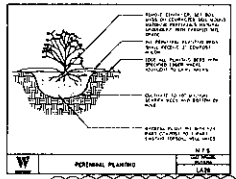
  32 + 6 = 38 TREES PROVIDED

Lighting Notes

1. PROVIDE WALL-WASH LIGHTING FOR (3) FACADES WITHIN ENTRY COURTYARD
2. PROVIDE WALL-WASH LIGHTING FOR RECESSED AREAS OF 4TH STREET FACADE
3. PROVIDE UPLIGHTING FOR HAWTHORN IN RAISED PLANTER.
4. PROVIDE BOLLARD LIGHTS ALONG ENTRY SIDEWALK AND STAIRS
5. PROVIDE ACCENT LIGHTING IN COURTYARD PLANTING BEDS

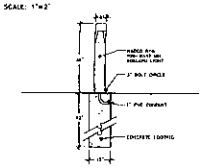
Proposed Accent Lighting Legend

- UPLIGHTS (TOTAL 10)
- WALL-WASH FLOODLIGHT (TOTAL 8)
- BOLLARD LIGHT (TOTAL 5)
- RECESSED LIGHTS (TOTAL 8)



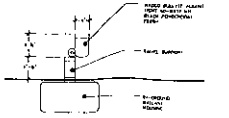
Type B - Bollard Light Detail

SCALE: 1"=2'



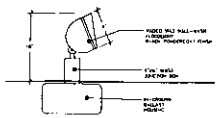
Type C - Accent Light Detail

SCALE: 1"=1'



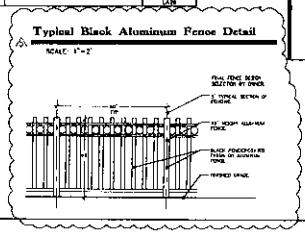
Type D - Wall-Wash Light Detail

SCALE: 1"=1'



Typical Black Aluminum Fence Detail

SCALE: 1"=2'



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Twin City Area 651-454-0002
Min. Toll Free 1-800-252-1166

0 20 40 60

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952.937.5150
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TOLL FREE 1-866-937-5150
www.westwoodps.com

Drafted: MAS
Checked: MAL
Drawn: CW
Record Drawing by/date

Revisions
01/13/10 SITE PLAN REVISIONS
01/14/10 SITE PLAN REVISIONS
01/15/10 SITE PLAN REVISIONS
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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Milo A. Lindberg
Milo A. Lindberg

Date 06/15/10 License No. 15176

Prepared for

Doran Companies

7905 Cleary Road
Bloomington, Minnesota 55439

412 Lofts

Minneapolis, Minnesota

Landscape Plan

Date 01/08/10
Sheet C4

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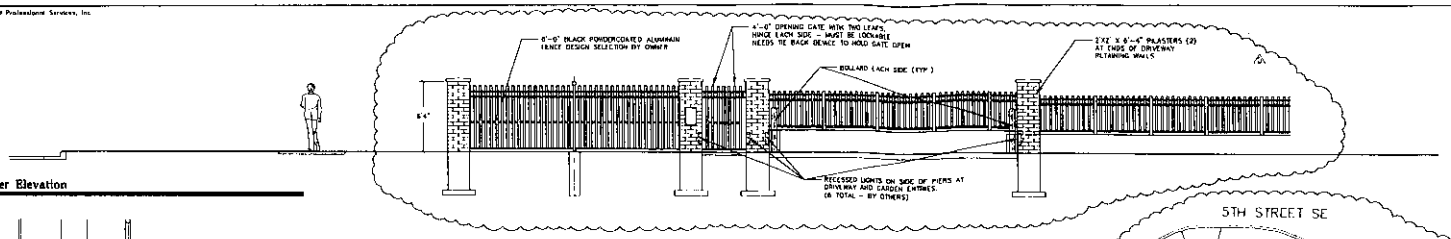
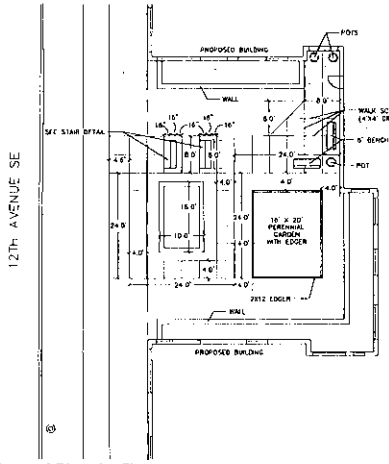
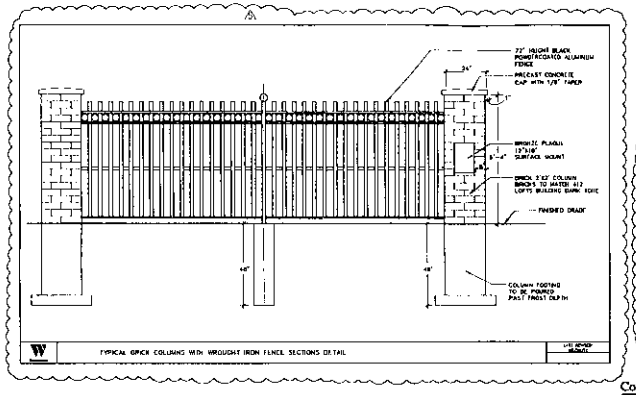


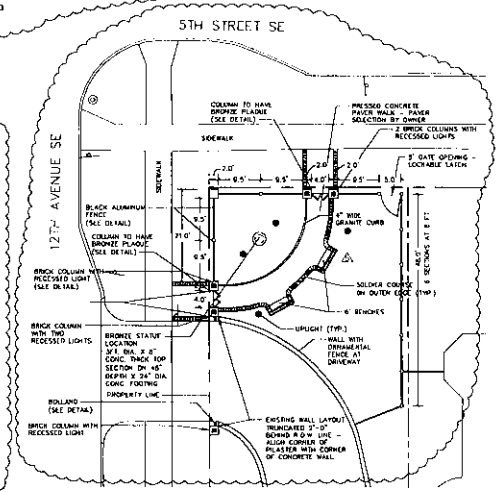
Corner Elevation

N.T.S.

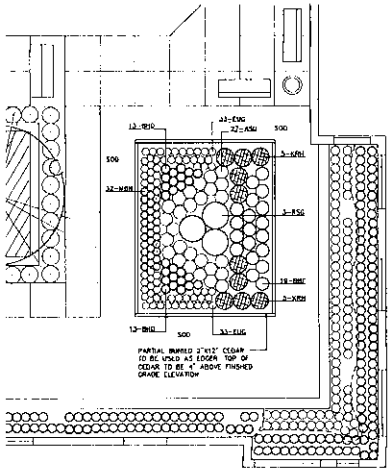


Courtyard Dimension Plan



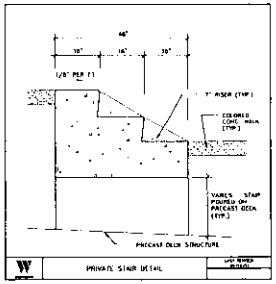


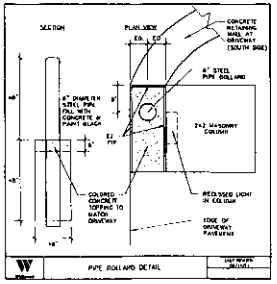
Corner Dimension Plan



Courtyard Perennial Garden Plan

Call 48 hours before digging:
GOPHER STATE ONE CALL
Twin City Area 651-454-0002
Mn Toll Free 1-800-252-1166



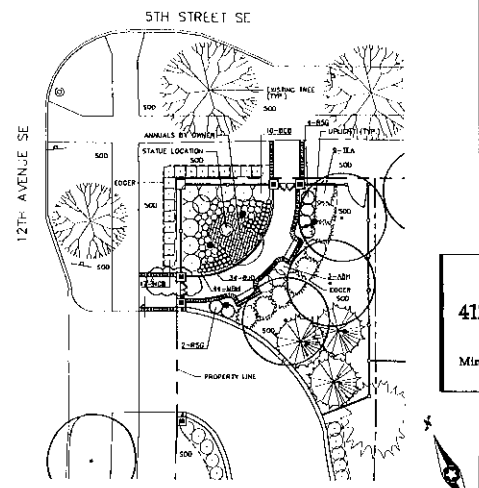


Plant Schedule

CODE	QTY	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
SHRUBS/PERENNIALS-308				
TEA	9	Tachey Arborvitae / *Thuja occidentalis 'Tachey'*	6' B&B	5' O.C.
ABH	3	Annabelle Hydrangea / *Hydrangea arborescens 'Annabelle'*	30" HT. POT	3.5' O.C.
BCB	10	Black Chokeberry / *Aronia melanocarpa nigra*	42" HT. POT	4' O.C.
NCW	17	Northern Chokeberry / *Ilex verticillata 'Winter Red'*	36" HT. POT	3' O.C.
BSC	9	Red Switch Grass / *Panicum virgatum 'Shenandoah'*	NO. 1 CONT.	18" O.C.
BBT	18	Bearded Beauty Fern / *Athyrium 'Bradford Beauty'*	NO. 1 CONT.	18" O.C.
ASO	27	Apricot Sparkles Daylily / *Hemerocallis 'Apricot Sparkles'*	NO. 1 CONT.	18" O.C.
BJO	34	Baja Daylily / *Hemerocallis 'Baja'*	NO. 1 CONT.	18" O.C.
BHO	26	Burning Hearts Bleeding / *Dicentra 'Burning Hearts'*	NO. 1 CONT.	18" O.C.
EUG	86	European Ginger / *Asarum europaeum*	4" CONT.	10" O.C.
MBH	76	Maui Buttercup Hosta / *Hosta 'Maui Buttercup'*	NO. 1 CONT.	10" O.C.
KRH	10	Krossa Regal Hosta / *Hosta 'Krossa Regal'*	NO. 1 CONT.	24" O.C.

NOTES:
- QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY
- SEE SHEET C4 FOR GENERAL SITE PLANTINGS

• CONTRACTOR TO DETERMINE LOCATIONS OF ALL ELECTRICAL, LIGHTING AND UTILITY CONDUITS AS WELL AS ALL IRRIGATION SLEEVE REQUIREMENTS PRIOR TO PAVING OF SITE



Corner Landscape Plan

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.com

Drafted: MAK
Checked: MAK/DAR
Proj. Mgr.: JDP
Record Drawing Initials:

Revisions:
01/04/11 - Add Pl. Landscaping
01/31/11 - Revise Corner Dimens.

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

Mike A. Lindberg

Date 06/10/11 License No. 45176

Prepared for

Doran Companies

7803 Glenroy Road
Bloomington, Minnesota 55439

412 Lofts

Minneapolis, Minnesota

Courtyard & Corner Design Plans

Date 05/25/11
Sheet C3A

JEAN'S
GARDEN
PROPERTY
UNDER VIDEO
SURVEILLANCE

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