

**Department of Community Planning and Economic Development**

250 South Fourth Street, Room 300  
Minneapolis, MN 55415-1385  
(612) 673-2639 Phone  
(612) 673-2526 Fax  
(612) 673-2157 TDD

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**MEMORANDUM**

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DATE: February 20, 2014

TO: Committee of the Whole of the City Planning Commission members

FROM: Hilary Dvorak, Principal City Planner

SUBJECT: 16Twenty Development - 1618-20 West Lake Street and 2915 James Avenue South

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The applicant is proposing to construct a three-story, mixed-use development including approximately 14,000 square feet of office/commercial space, 6 dwelling units and 18 ground level enclosed parking spaces. The site is zoned C1, Neighborhood Commercial District and is located in the SH Shoreland Overlay District.

The site is currently occupied by three residential structures; two of them have been converted to commercial uses. The applicant will demolish all three structures as part of the development.

The first and second levels of the building will be occupied by office/commercial space. In addition, the enclosed parking will be located on the first level. The parking area will be accessed via the public alley on the block. The third level of the building will be occupied by 6 dwelling units. Each dwelling unit will have outdoor balcony space.

Planning Staff has not completed a detailed analysis of what land use applications will be required for this development. However, likely applications include:

- Conditional use permit to increase the height of the building in the SH Shoreland Overlay District from 2.5 stories/35 feet to 3 stories/46 feet.
- Variances to reduce the east interior and rear (north) yard setbacks.
- Variance to reduce the off-street parking requirement from 19 spaces to 18 spaces.
- Variance to reduce the off-street loading requirement from 1 small space to zero spaces.
- Site plan review.

The applicant is working towards submitting land use applications for either the March 24, 2014, or the April 7, 2014, City Planning Commission meeting.

## 16Twenty Development Project Description

### Location:

The proposed *16Twenty* development is located on the Northeast corner of West Lake Street and James Avenue South. The site sits on three properties, 1620 W Lakes Street, 1618 W Lake Street, and 2915 James Ave S. Combined the total lot size is 11,069sf. The lot is zoned C-1 (Neighborhood Commercial) and sits with the SH (Shoreland Overlay District). The site is part of the '*Uptown Small Area Plan*' within the '*West Lake Street Live/Work District*'.

### Existing Site:

The existing site consists of three residential style structures converted to commercial space. Each structure is 2.5 levels and approximately 32'-0"-40'-0" in height. The neighboring sites include a 3 level apartment structure to the North and a 2.5 level commercial/residential structure to the east.

### Proposed Development:

16Twenty is a (3) level, 24,000 sf mixed use development offering 5,200sf (gross) of ground level retail, 8,795sf (gross) of second floor office, (6) third floor apartments, and 18 indoor parking spaces. The structure will have a footprint of 10,061sf, an FAR of 2.19, and a proposed height is 40'-0" +/-.

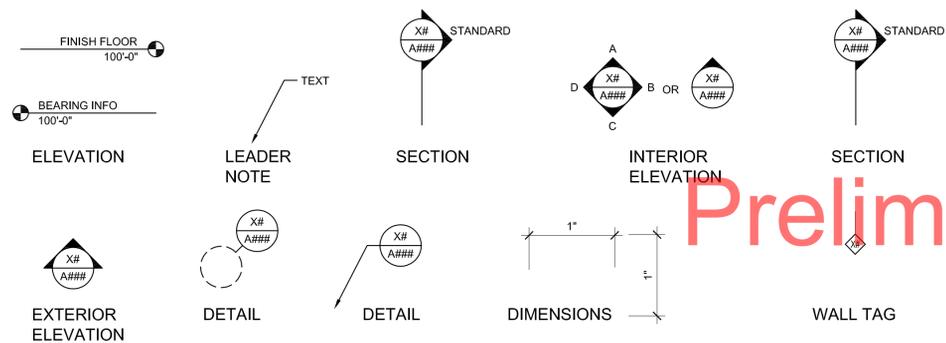
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### Design features:

The proposed building is designed to integrate into existing neighborhood fabric and add high quality storefront to Lake Street. Additional landscaping will add shade to the sidewalks and buffer pedestrians from the street. The ground floor will have floor to ceiling glass to create quality, sun filled retail space. The second level will feature local limestone while the upper level will be clad in textured zinc siding. Patios will give residences views up and down Lake Street as called for in the '*Uptown Small Area Plan*'.

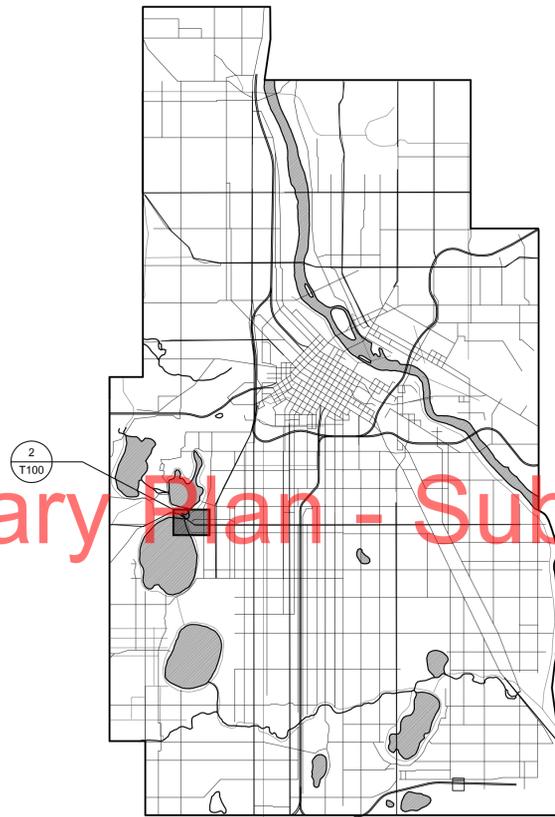


**SYMBOLS LEGEND**

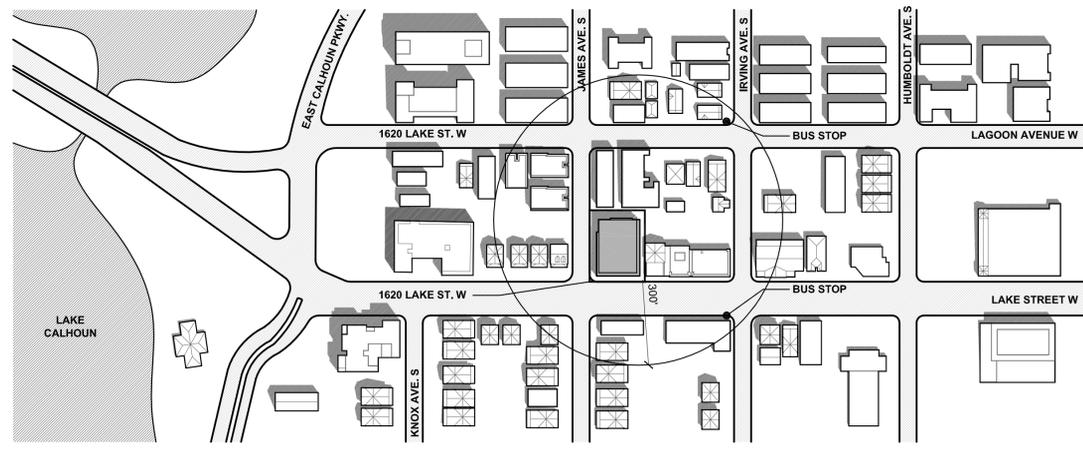


**ABBREVIATIONS**

AFF ABOVE FINISH FLOOR	FB FACE BRICK	MAX MAXIMUM	UNFIN UNFINISHED
ACC ACCESSIBLE	FOC FACE OF CONCRETE	ME MECHANICAL ENGINEER	UNIF UNIFORM
ACT ACOUSTICAL CEILING TILE	FOW FACE OF WALL	MED MEDICAL	U.N.O. UNLESS NOTED OTHERWISE
A/C AIR CONDITIONER	FT FEET	MEMB MEMBRANE	
ALT ALTERNATE	FIN FINISH	MTL METAL	
AIA AMERICAN INSTITUTE OF ARCHITECTS	FE FIRE EXTINGUISHER	MEZZ MEZZANINE	
ADA AMERICANS WITH DISABILITIES ACT	FP FIRE PROTECTION	MIN MINIMUM	
ARCH ARCHITECT	FLR FLOOR	MR MOISTURE RESISTANT	
BRG BEARING	FD FLOOR DRAIN	MLDG MOULDING	
BRD BOARD	FLG FLOORING		
BUR BUILT-UP ROOFING	FLR FLOOR LINE	NIC NOT IN CONTRACT	
	FLUOR FLUORESCENT	NTC NOT TO SCALE	
	FT FOOT		
CAB CABINET	FDN FOUNDATION	OFF OFFICE	
CUH CABINET UNIT HEATER	FURN FURNACE	OC ON CENTER	
CPT CARPET		OPNG OPENING	
CIP CAST IN PLACE			
CLG CEILING	GALV GALVANIZED	PERP PERPENDICULAR	
CTR CENTER	GAL GALLONS	PLAS PLASTER	
CL CENTER LINE	GEN GENERAL	PLAM PLASTIC LAMINATE	
CLRM CLASSROOM	GC GENERAL CONTRACTOR	PLBG PLUMBING	
CLR CLEAR	GL GLASS	PC PLUMBING CONTRACTOR	
COL COLUMN	GWT GLAZED WALL TILE	PLYWD PLYWOOD	
CONC CONCRETE	GB GRAB BAR	LB POUND	
CJ CONSTRUCTION JOINT	GYP GYPSUM	PCC PRECAST CONCRETE	
CONT CONTINUE		PREFIN PREFINISHED	
CONTRACTOR CONTRACTOR	HCP HANDICAP		
CF CONTRACTOR FURNISHED	HDWR HARDWARE	QUAL QUALITY	
CJ CONTROL JOINT	HY HIGHWAY	QTY QUANTITY	
CONTR COORDINATE	HC HOLLOW CORE	QT QUARRY TILE	
CG CORNER GUARD	HM HOLLOW METAL		
CORR CORRIDOR	HB HOSE BIB	RAD RADIUS	
CRD CURB AND GUTTER	HW HOT WATER	REINF REINFORCE	
	HYD HYDRANT	REQD REQUIRED	
		RESIL RESILIENT	
DEG DEGREE	ID INSIDE DIAMETER	RD ROOF DRAIN	
DET DETAIL	INSUL INSULATION	RO ROUGH OPENING	
DIAG DIAGONAL	IBC INTERNATIONAL BUILDING CODE		
DIM DIMENSION	INV INVERT	SAN SANITARY	
DIST DISTANCE		SCHED SCHEDULE	
DR DOOR	JAN JANITOR	SV SHEET VINYL	
DWG DRAWING	KIT KITCHEN	SHT SHEET	
DF DRINKING FOUNTAIN	KD KNOCK DOWN	SC SOLID CORE	
		SF SQUARE FOOT	
EA EACH	LAB LABORATORY	STL STEEL	
EW EACH WAY	LAM LAMINATE	STR STRUCTURAL	
ELEC ELECTRIC	LAV LAVATORY		
EWC ELECTRIC WATER COOLER	LAV LAVATORY	TOC TABLE OF CONTENTS	
EC ELECTRICAL CONTRACTOR	LL LIVE LOAD	TEMP TEMPORARY	
ELEV ELEVATOR	LKR LOCKER	THK THICK	
EMER EMERGENCY	LBR LUMBER	TLT TOILET	
EQ EQUAL		TOC TOP OF CONCRETE	
EQUIP EQUIPMENT	MACH MACHINE	TOF TOP OF FOOTING	
EST ESTIMATE	MAINT MAINTENANCE	TOW TOP OF WALL	
EXH EXHAUST	MGT MANAGEMENT	TD TRENCH DRAIN	
EX EXISTING	MH MANHOLE		
EXP EXPANSION	MFR MANUFACTURER		
EJ EXPANSION JOINT	MO MASONRY OPENING		
EXP EXPOSED	MATL MATERIAL		
EXT EXTINGUISHER			



1 CITY LOCATION MAP  
NOT TO SCALE



2 NEIGHBORHOOD LOCATION MAP  
NOT TO SCALE

**OWNER**

CMP DEVELOPMENT  
2919 KNOX AVE. S. SUITE 200  
MINNEAPOLIS, MN 55408  
P: 612.644.4391

**ARCHITECT**

PETERSSEN/KELLER ARCHITECTURE  
1610 LAKE ST. W  
MINNEAPOLIS, MN 55408  
P: 612.353.4920

LEAF DESIGN STUDIO  
1415 N 17TH STREET  
BISMARCK ND 58501  
P: 701.258.7094

**CIVIL ENGINEER**

REHDER & ASSOCIATES  
3440 FEDERAL DRIVE, SUITE 110  
EAGAN, MN  
P: 651.452.5051

**STRUCTURAL ENGINEER**

MATTSON MCDONALD  
901 N 3RD ST. SUITE 100  
MINNEAPOLIS, MN  
P: 612.827.7825

**GENERAL CONTRACTOR**

REUTER WALTON CONSTRUCTION  
2919 KNOX AVE. S SUITE 200  
MINNEAPOLIS MN 55408  
P: 612.823.3489

**GENERAL**

T100 TITLE SHEET

**ARCHITECTURAL**

A001 SITE PLAN  
A101 FIRST FLOOR PLAN  
A102 SECOND FLOOR PLAN  
A103 THIRD FLOOR PLAN  
A201 EXTERIOR ELEVATIONS  
A202 EXTERIOR ELEVATIONS

**CIVIL**

C0 SITE SURVEY  
C1 EXISTING CONDITIONS  
C2 SITE PLAN  
C3 GRADING PLAN  
C4 DETAILS

**STRUCTURAL**

NO DRAWINGS

**MECHANICAL**

NO DRAWINGS

**ELECTRICAL**

NO DRAWINGS

**SITE INFORMATION**

SITE 11,070 SF  
BUILDING 10,030 SF  
PROJECT 28,226 SF (INCLUDING PATIOS)

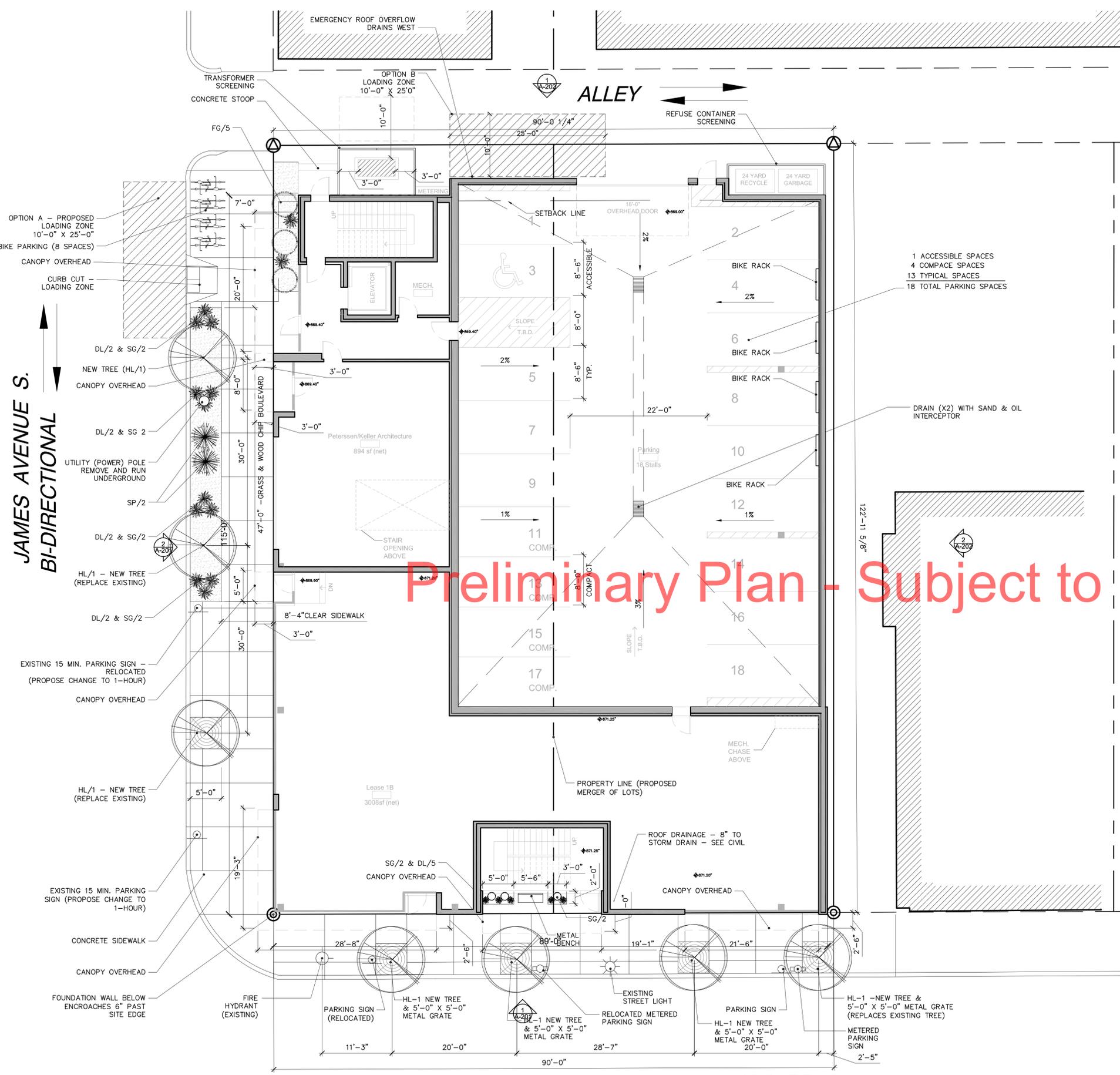
16 TWENTY DEVELOPMENT  
1620 W Lake Street  
MINNEAPOLIS, MN

DESCRIPTION	DATE
SD	01-24-14
SD	02-04-14
PDR SUBMITTAL	02-10-14

T-100

© 2013 PETERSSEN/KELLER ARCHITECTURE

**JAMES AVENUE S.**  
**BI-DIRECTIONAL**



PLANTING SCHEDULE				
KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	REMARKS
HL	7	HONEY LOCUST, THORNLESS	GLEDITSIA TRIANCANTHOS	2" CALIPER
FG	5	FEATHER REED GRASS	GALAMAGROTIS "KARL FOERSTER"	
SG	12	SWITCH GRASS	PANICUM 'SHENANDOAU'	
DL	13	DAYLILLY	HERMERCALLIS 'HAPPY RETURNS'	
SP	2	ANTHONY WATEROR SPIREA	SPIRAEA JAPONICA	

PERMEABLE / IMPERMEABLE RATIO - LESS THAN 1% OF SITE IS PERMEABLE

**Preliminary Plan - Subject to change**

1 LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

**W. LAKE STREET (CO. RD. 3)**  
**ONE WAY**



**16TWENTY DEVELOPMENT**  
1620 W Lake Street  
MINNEAPOLIS, MN

DESCRIPTION	DATE
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PDR SUBMITTAL	02.10.14

**A-001**

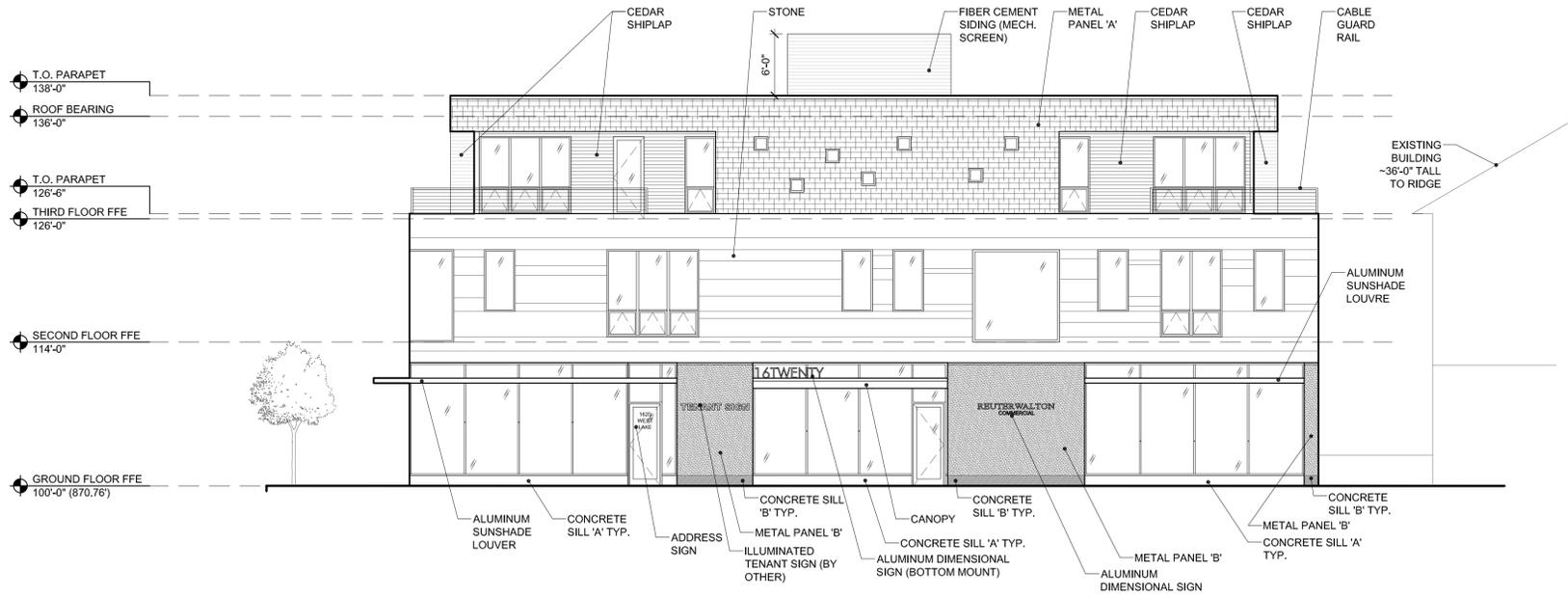
NOT FOR CONSTRUCTION







SONS OF NORWAY  
155'-0"



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

# Preliminary Plan - Subject to change

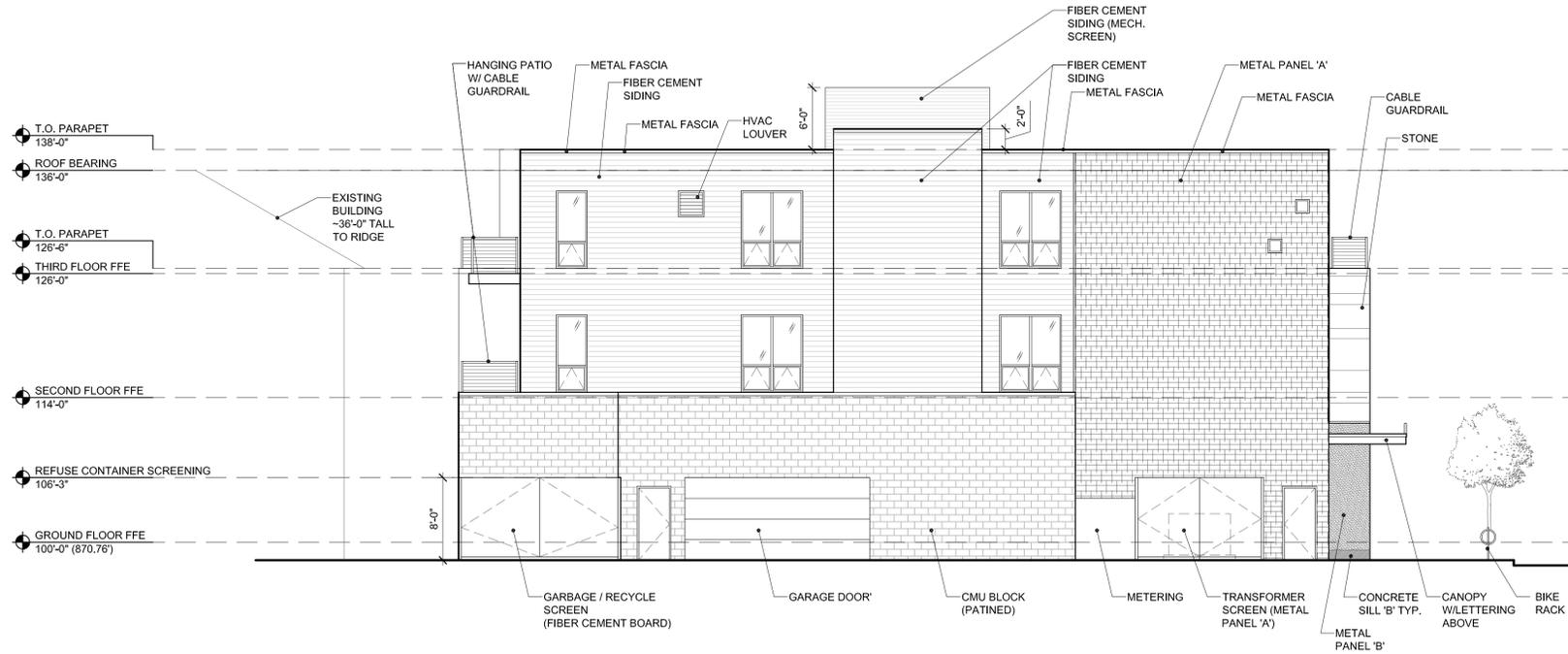
SONS OF NORWAY  
155'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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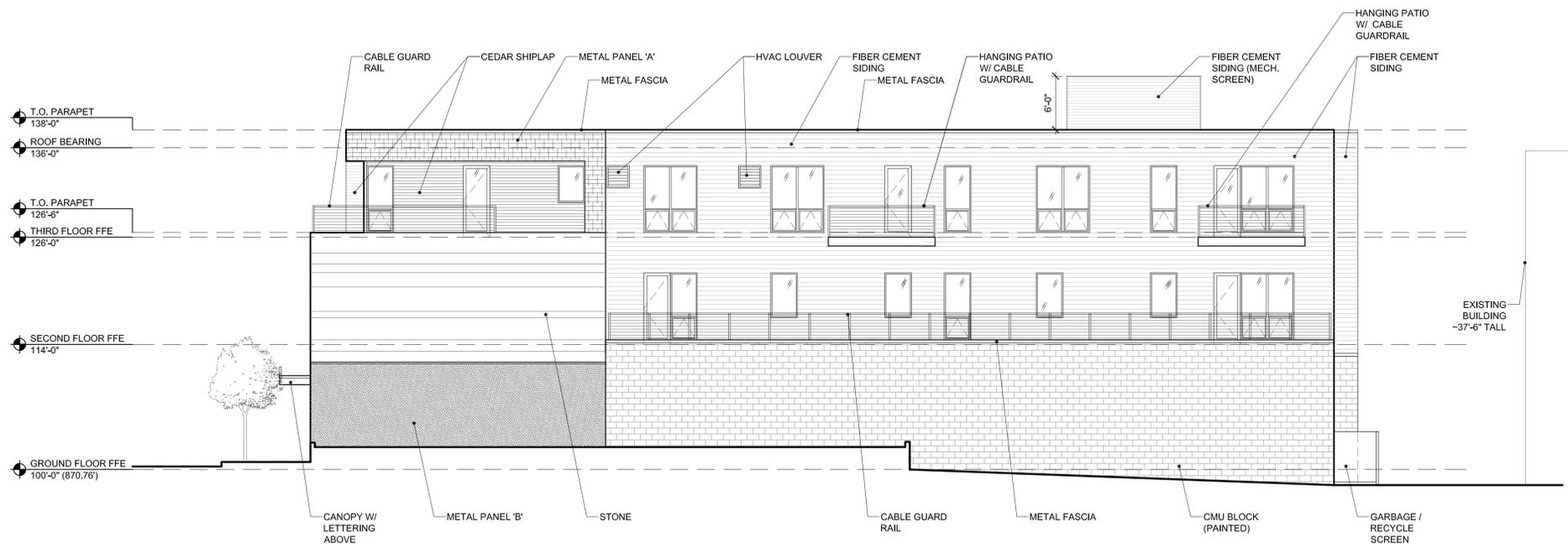
SONS OF NORWAY  
155'-0"



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

Preliminary Plan - Subject to change

SONS OF NORWAY  
155'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

**P/K**  
PETERSEN/KELLER  
architecture  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408  
612.333.4920

**LEAF DESIGN STUDIO**  
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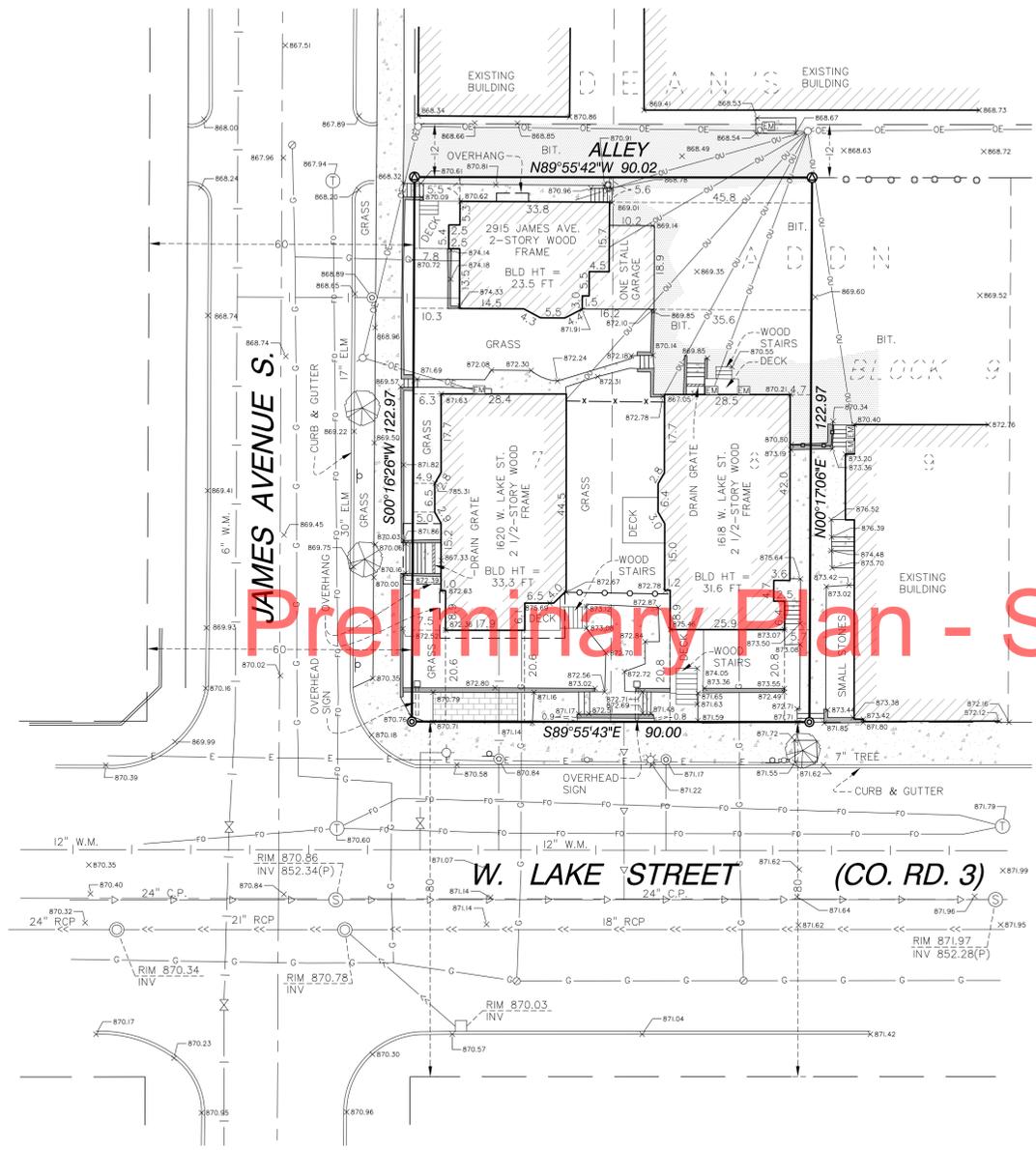
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PDR SUBMITTAL	02.10.14

A-202

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NOT FOR CONSTRUCTION



Preliminary Plan - Subject to change

**LEGAL DESCRIPTION**

The north 38 feet of Lot 7, Block 9, and the west 10 feet of the north 38 feet of Lot 8, Block 9, all in DEAN'S ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota.

AND

That part of Lot 7, Block 9, DEAN'S ADDITION TO MINNEAPOLIS, lying south of the north 38 feet of said Lot 7, Hennepin County, Minnesota.

AND

That Part of Lot 8, Block 9, DEAN'S ADDITION TO MINNEAPOLIS, lying south and east of the west 10 feet of the north 38 feet of said Lot 8, Hennepin County, Minnesota.

**NOTES**

1. The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
2. The basis of bearings is assumed.
3. All distances are in feet.
4. This survey was prepared based on legal descriptions per Hennepin County GIS property records and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.
5. The area of the above described property is 11,068 sq. ft. or 0.25 acres.
6. Bench Mark:

Cast Iron Monument located on the west side of the intersection of E. Calhoun Blvd. and W. 31st St. in Minneapolis has an elevation of 874.33 feet NGVD 29.

**LEGEND**

- |                          |                            |
|--------------------------|----------------------------|
| ● SET BRASS PLUG         | — G — GAS                  |
| ● SET MAG NAIL W/ WASHER | — S — SANITARY SEWER       |
| ○ HYDRANT                | — FO — FIBER OPTIC         |
| ⊗ WATER VALVE            | — I — WATERMAIN            |
| ⊗ CURB STOP              | — E — UNDERGROUND ELECTRIC |
| ⊗ SANITARY MANHOLE       | — OU — OVERHEAD UTILITY    |
| ⊗ CATCH BASIN            | — W — WROUGHT IRON FENCE   |
| ⊗ ELECTRIC METER         | — X — CHAIN-LINK FENCE     |
| ⊗ LIGHT                  | — W — WOOD FENCE           |
| ⊗ POWER POLE             | — — CONCRETE WALL          |
| ⊗ PARKING METER          | — — CONCRETE PAVEMENT      |
| ⊗ SIGN                   | — — BRICK PAVERS           |
| ⊗ GAS VALVE              | — — BITUMINOUS             |
| ⊗ TELEPHONE MANHOLE      |                            |
| ⊗ UNKNOWN MANHOLE        |                            |
| ⊗ SPOT ELEVATION         |                            |
| ○ BOLLARD                |                            |
| ⊗ TREE                   |                            |
| (P) PER AS-BUILT         |                            |

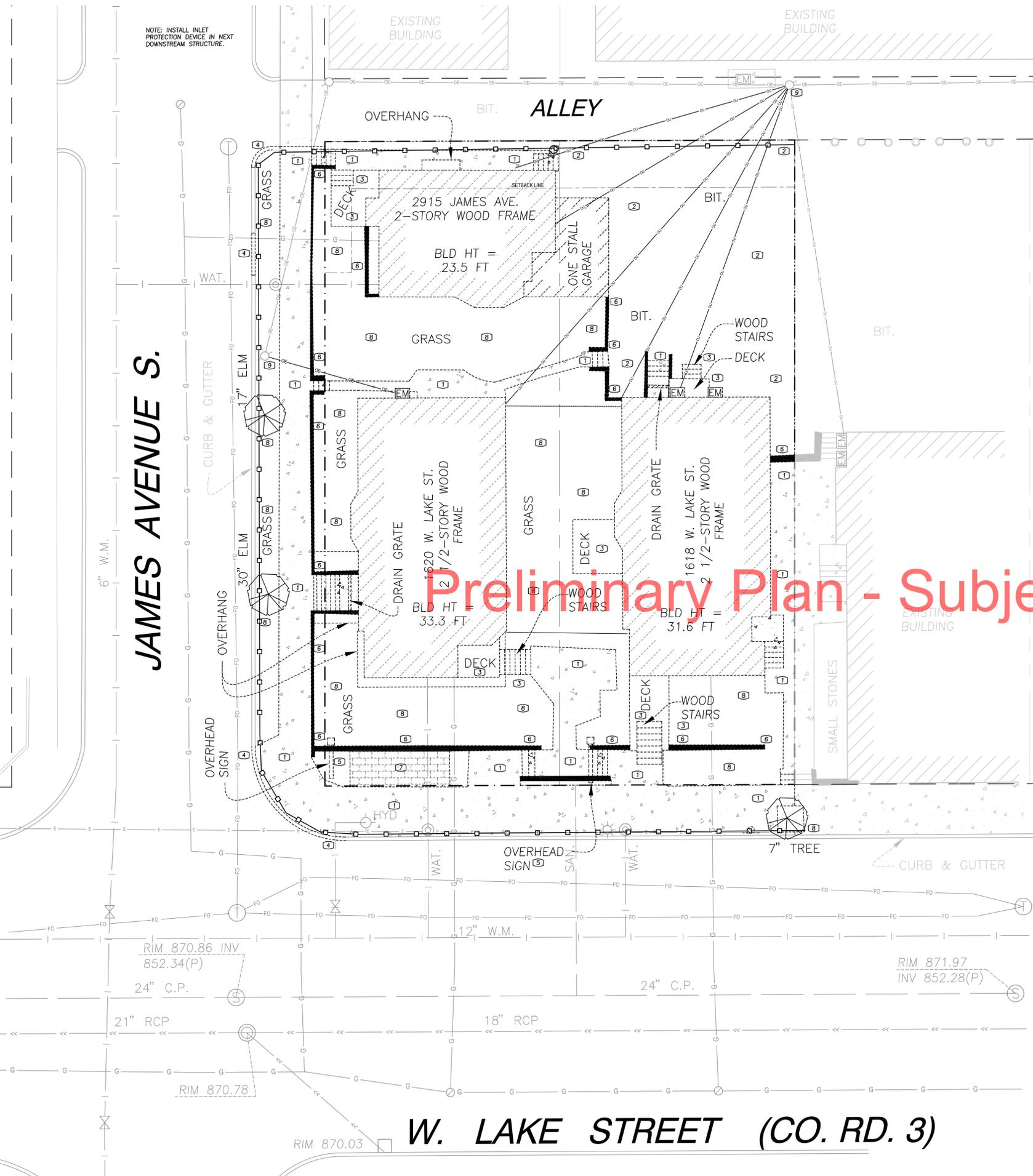


**ALLIANT ENGINEERING, INC.**  
 233 PARK AVE. SOUTH, SUITE 300  
 MINNEAPOLIS, MN 55415  
 PHONE (612) 758-3080  
 FAX (612) 758-3099

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 Land Surveyor under Minnesota statutes 326.02 to 326.16.

DENNIS B. OLMSTEAD  
 Print Name  
 Signature *Dennis B. Olmstead*  
 Date June 13, 2013 License Number 18425

<b>BOUNDARY &amp; TOPOGRAPHIC SURVEY FOR:</b>	DRAWN BY DE, CB
<b>FROTHINGER SITE</b>	CHECKED BY DBO
1618 & 1620 W. LAKE STREET AND 2915 JAMES AVE. S. MINNEAPOLIS, MINNESOTA	DATE ISSUED 6/13/13
	SCALE 1"=20'
	JOB NO. 130059
	BOOK 59



**GENERAL PLAN NOTES**

1. State law: 48 hours before excavating, call gopher one-call, 651-454-0002, for field location of underground utility lines. This is a free service which locates utility company lines but does not locate private lines. Contractors excavating on site shall provide for locating of private lines, including privately owned lines, by contractor service or other suitable means. Hence company is familiar with the chs campus.
2. Contractor is responsible for providing all O.S.H.A. Safety measures during underground work. This includes providing and maintaining barricades and warning signs, and maintaining appropriate angle of repose on all exposed trenches to protect person and property. Provide shoring and sheeting as required.
3. Contractor shall be responsible for locating and protection of existing structures and utilities as required during excavation and underground work.
4. Contractor shall be responsible for disposal of all excavated material not suitable for backfill and all excess material remaining after backfilling has been completed.
5. Contractor shall be responsible for establishing existing site conditions including elevations, grades, finished surfaces and existing utilities. All areas affected during construction shall be returned to their original condition upon completion of underground work.
6. Contractor shall be responsible for obtaining and paying for all permits required prior to beginning work.
7. Field verify all elevations, dimensions and distances.
8. 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.roadway.net/> for a permit.
9. Contact Dallas Hildebrand at 612-673-5615 prior to construction for the temporary removal/temporary relocation of any City of Minneapolis signal system that may be in the way of construction.
10. Contact Bill Prince at 612-673-3901 regarding impacts to the existing street lighting system.
11. 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.
12. Permits and approval are required from Environmental Services for the following activities: After hours work, temporary storage of impacted soils on site prior to disposal or reuse, remediation of contaminated soil and groundwater, dewatering and discharge of accumulated storm water or ground water to City sewers, flammable waste traps, underground or above ground tank installation or removal, well construction or sealing, or on-site rock crushing. Contact Tom Frame at [tom.frame@cityofminneapolis.mn.us](mailto:tom.frame@cityofminneapolis.mn.us) for permit applications and approvals.
13. No construction, demolition or commercial power maintenance equipment shall be operated within the City between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.

**MINNEAPOLIS STANDARD EROSION CONTROL NOTES**

1. Contractor must call a construction start 48 hours prior to any land disturbances 612-673-3867. Failure to do so may result in fines, the revocation of permit and a stop work order being issued.
2. Install perimeter erosion control at the locations shown on the plans prior to the commencement of any land disturbance or construction activities.
3. Before beginning construction, install a temporary rock construction entrance at each point where vehicles exit the construction site. Use 2 inch or greater diameter rock in a layer at least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction zone using a geo-textile fabric beneath the aggregate to prevent migration of soil into the rock from below.
4. Remove all soils and sediments tracked or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis when tracking occurs and may be ordered by Minneapolis inspectors at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
5. Install inlet protection at all public and private catch basin inlets, which receive runoff from the disturbed areas. Contractor shall clean, remove sediment or replace storm drain inlet protection devices on a routine basis such that the devices are fully functional for the next rain event. Sediment deposited in and/or plugging drainage systems is the responsibility of the contractor. Hay bales or filter fabric wrapped grates are not allowed for inlet protection.
6. Locate soil or dirt stockpiles no less than 25 feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt barriers around the piles. Temporary stockpiles located on paved surfaces must be no less than two feet from the drainage/gutter line and shall be covered if left more than 24 hours.
7. Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized. Inspect temporary erosion and sediment control devices on a daily basis and replace deteriorated, damaged, or rotted erosion control devices immediately.
8. Temporarily or permanently stabilize all construction areas which have undergone final grading, and all areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 7-14 days. Use seed and mulch, erosion control matting, and/or sodding and staking in green space areas. Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization with permanent vegetation establishment. Final stabilization for purposes of this removal is 70% established cover over denuded area.
9. Ready mixed concrete and concrete batch/mix plants are prohibited within the public right of way. All concrete related production, cleaning and mixing activities shall be done in the designated concrete mixing/washout locations as shown in the erosion control plan. Under no circumstance may washout water drain onto the public right of way or into any public or private storm drain conveyance.
10. Changes to approved erosion control plan must be approved by the erosion control inspector prior to implementation. Contractor to provide installation and details for all proposed alternate type devices.
11. If dewatering or pumping of water is necessary, the contractor is responsible for obtaining any necessary permits and/or approvals prior to discharge of any water from the site. If the discharge from the dewatering or pumping process is turbid or contains sediment laden water, it must be treated through the use of sediment traps, vegetative filter strips, or other sediment reducing measures such that the discharge is not visibly different from the receiving water. Additional erosion control measures may be required at the discharge point to prevent scour erosion. The contractor shall provide a dewatering/pumping plan to the Erosion Control Inspector prior to initiating dewatering activities.

**DEMOLITION NOTES**

- 1 - Remove concrete pavement and steps.
- 2 - Remove bituminous pavement.
- 3 - Remove wood stairs and deck.
- 4 - Remove concrete curb.
- 5 - Remove overhead sign.
- 6 - Remove retaining wall.
- 7 - Remove patio pavers.
- 8 - Remove trees, grass and landscaping (Blvd trees to remain).
- 9 - Coordinate removal of overhead utility lines with appropriate Utility.

NOTE: SEE ARCHITECTURAL FOR DEMOLITION OF EXISTING HOUSES.

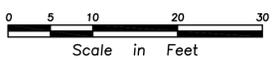
A PORTABLE CONCRETE WASHOUT BASIN SHALL BE PROVIDED DURING CONSTRUCTION FOR CONCRETE WASHOUT OPERATIONS.

**CONSTRUCTION SEQUENCE SCHEDULE**

1. INSTALL TEMPORARY ROCK CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE & INLET PROTECTION AS SHOWN ON THE PLANS.
3. PERFORM DEMOLITION OF SITE ITEMS.
4. REMOVE TOPSOIL FROM THE SITE AND PLACE IN TEMPORARY STOCKPILE LOCATION OR HAUL OFF-SITE.
5. ROUGH GRADE THE SITE.
6. INSTALL SITE UTILITIES.
7. TEMPORARY SEED AND MULCH DISTURBED AREAS ON SITE.
8. CONSTRUCT BUILDING, DRIVEWAY AND SIDEWALKS.
9. FINAL GRADE SITE.
10. STABILIZE SITE WITH SOD, SEED OR HARD SURFACE.
11. REMOVE SILT FENCE, INLET PROTECTION AND ROCK CONSTRUCTION ENTRANCE.

**LEGEND**

- INLET PROTECTION DEVICE
- SILT FENCE
- BOUNDARY/ROW/BLOCK LINE



PARTY RESPONSIBLE FOR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES		ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THE PLAN	
OWNER	DATE	DEVELOPER	DATE
		CONTRACTOR	DATE

Boundary & Topographical information was prepared by Alliant Engineering, Inc.. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

JAMES AVENUE S.

W. LAKE STREET (CO. RD. 3)

Preliminary Plan - Subject to change

**P/K**  
PETERSESS/KELLER  
ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408  
612.353.4920

**LEAF DESIGN STUDIO**  
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701.258.7094

**CPM DEVELOPMENT**  
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612.843.4888

**REUTERWALTON**  
2919 KNOX AVE. S. SUITE 200  
MINNEAPOLIS, MN 55408  
612.923.3489

**Rehder & Associates, Inc.**  
Civil Engineers, Planners and Land Surveyors  
3940 Federal Drive, Suite 110  
Eagan, MN 55122  
Tel: (651) 852-5000 Fax: (651) 852-9797  
Email: [info@rehder.com](mailto:info@rehder.com), [www.rehder.com](http://www.rehder.com)

I hereby certify that this plan 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.  
**PRELIMINARY**  
Name \_\_\_\_\_ Date \_\_\_\_\_ Reg. No. \_\_\_\_\_

**16 TWENTY DEVELOPMENT**  
1620 W Lake Street  
MINNEAPOLIS, MN

DESCRIPTION	DATE
PDR SUBMITTAL	02-10-14

NOT FOR CONSTRUCTION







Preliminary Plan - Subject to change

PETERSEN/KELLER  
*architecture* REUTERWALTON  
COMMERCIAL

TEQUILA MOCKINGBIRD

Preliminary Plan - Subject to change



TEQUILA  
MOCKINGBIRD  
SMALL PLATES  
CRAFT COCKTAILS

REUTERWALTON  
CONSTRUCTION INC.

116 TWENTY

Preliminary Plan - Subject to change



Preliminary Plan - Subject to change

