



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #1
 April 27, 2015
 PL-287

LAND USE APPLICATION SUMMARY

Property Location: 300 2nd Street South, 101 3rd Avenue South, and 428 2nd Street South
Project Name: Mill City Quarter
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Lupe Development and Mill Place Inc.
Project Contact: Aaron Diederich, Lupe Development LLC
Request: To replat the properties of 300 2nd Street South, 101 3rd Avenue South, and 428 2nd Street South.

Required Applications:

Final Plat	To replat the properties of 300 2 nd Street South, 101 3 rd Avenue South, and 428 2 nd Street South.
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SITE DATA

Existing Zoning	C3A Community Activity Center District DH Downtown Height Overlay District MR Mississippi River Critical Area Overlay District DP Downtown Parking Overlay District
Existing Lot Area	Parcel 1: 49,782 square feet / 1.143 acres Parcel 2: 57,100 square feet / 1.311 acres Parcel 3: 65,305 square feet / 1.499 acres
Ward(s)	3
Neighborhood(s)	Downtown Minneapolis Neighborhood Association
Designated Future Land Use	Mixed Use
Land Use Features	Activity Center (Mill District) Growth Center (Downtown)
Small Area Plan(s)	Historic Mills District Master Plan and Update

Date Application Deemed Complete	April 6, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	Not applicable	End of 120-Day Decision Period	August 4, 2015

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. With the exception of the Mill Place buildings, the subject site is covered by a surface parking lot. The site and surrounding properties north of 2nd Street South are located in the [St. Anthony Falls Historic District](#).

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is located in a mixed use area. Surrounding uses include high-rise residential buildings, a hotel, offices, and a coffee shop.

PROJECT DESCRIPTION. The preliminary plat was approved by the City Planning Commission at its meeting of January 26, 2015. The applicant is now requesting approval of the final plat. The Public Works Department and the City Attorney’s office have reviewed the preliminary and final plat and did not identify any issues. Due to its proximity to Trunk Highway 65 (Central Avenue), the MN Department of Transportation also reviewed the plat and found it to be acceptable.

Mill Place Inc. owns the property of 101 3rd Avenue South, which bisects the properties of 300 and 428 2nd Street South (currently owned by the City of Minneapolis). In 2008, the City issued a Request for Proposal (RFP) for redevelopment of the properties located at 300 and 428 2nd Street South. The Lupe Development Partners RFP that was selected is a proposal for a 6-story mixed use building on the property of 300 2nd Street South and a 5-story assisted living facility on the property of 428 2nd Street South. A “woonerf” proposal, which is a concept where bikes, cars, pedestrians and public spaces all coexist, on the Mill Place parcel of 101 3rd Avenue South, would be implemented in coordination with these developments. Land use and preservation approvals for these projects were previously obtained. The purpose of the proposed replat is to create three new lots (one per property) in lieu of multiple underlying platted lots. It also includes a land swap between the 428 2nd Street South property and the 101 3rd Avenue South property in order to make adjustments to the shared lot line locations that better align with the proposed parking lot layout.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-6616	Site plan review	6-story, mixed use building with ground floor retail and 150 dwelling units	Approved at July 14, 2014 CPC meeting
BZZ-6765	Assisted living conditional use permit and site plan review	5-story, assisted living facility with 149 units	Approved at September 29, 2014 CPC meeting
PL-287	Preliminary plat	Replat	Approved at the January 26, 2015 CPC meeting

PUBLIC COMMENTS. No correspondence has been received from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

FINAL PLAT

The Department of Community Planning and Economic Development has analyzed the application for a Final Plat based on the following findings:

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

The subdivision is in conformance with the applicable zoning code regulations and policies of the comprehensive plan. The subdivision is also in conformance with the applicable design requirements of the land subdivision regulations and design standards except for Section 598.230(5). Section 598.230(5) requires utility easements to be 5 feet wide adjacent to an interior side lot line and 10 feet wide adjacent to a rear lot line when no alleys are provided. In order to be in conformance with the land subdivision regulations, a variance of Sections 598.230(5) is required to allow the reduction of drainage and utility easements where the lot abuts adjacent property. While variances from the zoning code require a separate application, variances from the subdivision standards are done as a part of the subdivision application subject to the standards listed below.

598.310. Variances. Where the planning commission finds that hardships or practical difficulties may result from strict compliance with these regulations, or that the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to any or all of the provisions of this chapter. In approving variances, the planning commission may require such conditions as it deems reasonable and necessary to secure substantially the objectives of the standards or requirements of these regulations. No variance shall be granted unless the planning commission makes the following findings:

- (1) There are special circumstances or conditions affecting the specific property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of land.
- (2) The granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is located.

No utility easements would be provided along any interior lot lines or rear lot lines. Each lot has access to at least 2 public streets. Private easements and agreements are proposed between the properties for the stormwater management system that would be located at 101 3rd Avenue South. Granting the variance should not have any effect on surrounding properties. Staff is recommended that the planning commission grant the utility easement variance to 0 feet for the preliminary plat, which was approved.

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 subject properties would be replatted into 3 lots, which would have no effect on surrounding properties.

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 grade change of the site is not significant and does not present the other noted hazards. The variance should not have any effect on surrounding uses.

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 lots are buildable with minimal alterations and have frontage on multiple streets.

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

The Public Works Department is reviewing the project for appropriate drainage and stormwater management. Private easements and agreements are proposed between the properties for the stormwater management system that would be located at 101 3rd Avenue South.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Lupe Development and Mill Place Inc. for the property located at 300 2nd Street South, 101 3rd Avenue South, and 428 2nd Street South:

A. Final plat.

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

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Survey
4. Final plat
5. Development plans

Project Overview

The project site for the Mill City Quarter development is bounded by 2nd Street to the south, 3rd Avenue to the west, 5th Avenue to the east and the River West high-rise complex and Mill Place building to the north. The site is currently occupied by a large surface parking lot and consists of multiple parcels. The replat will create three new lots in lieu of several individual parcels.

Block 1, Lot 1

Third-Party owner Mill Place, Inc. owns the rail spur "swoop" of land which divides the two city parcels along a SE to NW axis, leading from Second Street to the 1st Street Bridge. Mill Place ownership has been actively engaged in the four year project planning and the Development Team has reached a Memorandum of Understanding with Mill Place that guides the development of the project to permit a unique pedestrian/bike/river connection through collaboration and easements. Cross easements between Mill Quarter and Mill Place's land permit creation of a Dutch 'Woonerf' where bikes/cars pedestrians and public spaces all co-exist, and speeds are reduced for cars.

Block 1, Lot 2

Phase 1 of the development will consist of a six-story building that will include 150 rental housing units (100% affordable) and up to 14,000 SF of destination retail space. Approximately 230 parking stalls will be provided below and above ground for the development of Phase 1. Access to the parking facility will be from 2nd Street across the Mill Place property. Bicycle parking will be provided to meet a ratio of 1 bike space per dwelling unit.

Block 1, Lot 3

Phase II of the development will consist of a five-story building that will include 150 senior rental units (100% market rate). Approximately 179 parking stalls will be provided as part of the development and up to 75 bicycle spaces.

Required findings

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

The applicant is proposing to replat several lots into three new lots. Lot 1 is being created for the proposed mixed-use phase I development, Lot 2 is being created for Ecumen's phase II development and Lot 3 is the existing Mill Place parcel.

- (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 applicant is proposing to replat several lots into three new lots. The replat will not impact the use or enjoyment of neighboring properties.

- (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.*

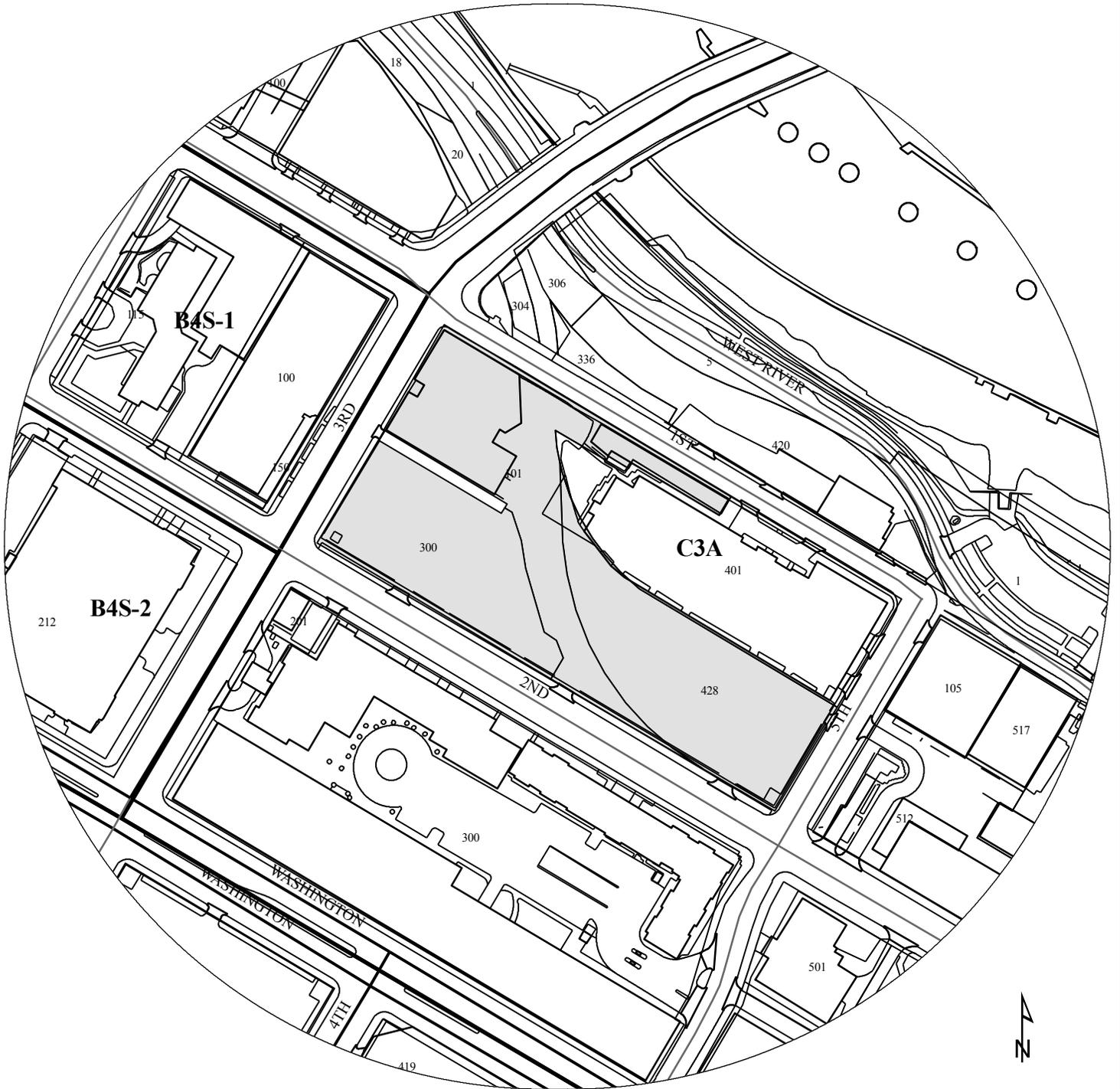
The land intended for building can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard. The site is relatively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

- (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 parcels created by this application present no foreseeable difficulties for this development. No significant alterations to the land are necessary for the 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.*

The Surface Water and Sewers Division of the Public Works Department will review and approve the drainage and sanitary system plans for this development prior to building permits being issued.



LEGAL DESCRIPTION

PARCEL 1:
 Lots 1, 2, 3, Block 18, Town of Minneapolis.
 That part of Lots 4 and 5, Block 18, Town of Minneapolis, and that part of vacated 4th Avenue South, dedicated in said plat as California St., lying northwesterly and southwesterly of the following described line:

Beginning at the intersection of the southwesterly line of Block 17, said plat, and its northwesterly extension, with the centerline of said vacated 4th Avenue South; thence North 30 degrees 27 minutes 30 seconds East, assumed bearing, along said centerline a distance of 29.13 feet; thence North 24 degrees 42 minutes 38 seconds West 48.73 feet to a point on the southeasterly line of said Block 18 distant 57 feet northwesterly from the most southerly corner of Block 18; thence North 18 degrees 48 minutes 42 seconds West 87.27 feet to a point on the northwesterly line of Lot 5, said Block 18, distant 114 feet northwesterly from the most westerly corner of said Lot 5; thence northwesterly 76.23 feet along a non-tangential curve, concave to the west, having a radius of 297.00 feet, central angle 14 degrees 42 minutes 22 seconds and the chord of said curve bears North 17 degrees 10 minutes 36 seconds West to a point on the northeasterly line of Lot 4, Block 18, said point being 10.00 feet southwesterly from the most northerly corner of said Lot 4; thence North 59 degrees 34 minutes 57 seconds West, not tangent to said curve, along said northeasterly line of said Lot 4 to said most northerly corner of said Lot 4 and said line there terminating.

PARCEL 2:
 Lot 5, Block 17, Town of Minneapolis.
 That part of Lots 1, 2, 3, and 4, Block 17, Town of Minneapolis, and that part of Lots 5, 6, and 7, Block 18, said plat, and that part of vacated 4th Avenue South, dedicated in said plat as California St., lying southwesterly of "Line 1" and northeasterly of "Line 2". Said "Line 1" and "Line 2" are described follows:

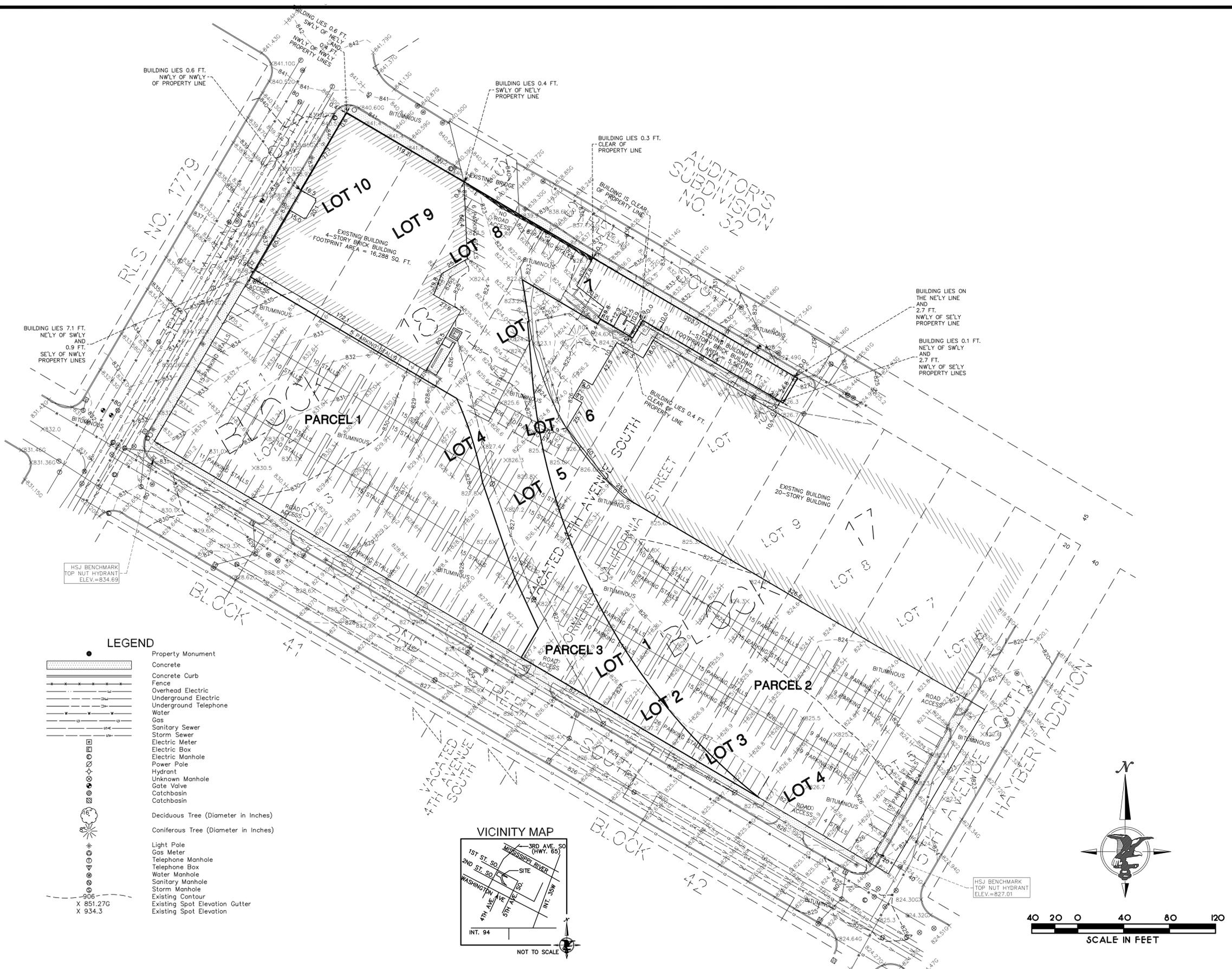
"Line 1"
 Beginning at the most northerly corner of Lot 7, said Block 18; thence on an assumed bearing of South 30 degrees 28 minutes 20 seconds West, along the northwesterly line of said Lot 7 a distance of 38.89 feet; thence South 09 degrees 01 minutes 33 seconds East, a distance of 47.74 feet; thence southerly a distance of 176.86 feet along a non-tangential curve concave to the northeast having a radius of 248.13 feet and a central angle of 40 degrees 50 minutes 08 seconds, the chord of said curve bears South 28 degrees 26 minutes 31 seconds East, to the intersection with the northwesterly extension of the northeasterly line of Lot 1, said Block 17; thence South 59 degrees 35 minutes 59 seconds East along the northwesterly extension of said northeasterly line of said Lot 1 a distance of 33.70 feet, more or less, to the most northerly corner of said Lot 1; thence southeasterly along the northeasterly lines of Lots 1, 2, 3, and 4, said Block 17, to the most easterly corner of said Lot 4 and said line there terminating.

"Line 2"
 Beginning at the most northerly corner of Lot 7, said Block 18; thence on an assumed bearing of South 30 degrees 28 minutes 20 seconds West, along the northwesterly line of said Lot 7 a distance of 38.89 feet; thence South 09 degrees 01 minutes 33 seconds East 47.74 feet; thence South 80 degrees 18 minutes 36 seconds West 1.22 feet; thence South 4 degrees 54 minutes 36 seconds East 47.37 feet; thence southerly a distance of 427.65 feet along a non-tangential curve, concave to the northeast, having a radius of 521.44 feet and a central angle 46 degrees 59 minutes 24 seconds, the chord of said curve bears South 28 degrees 23 minutes 56 seconds East, to a point on the southwesterly line of Block 17, said point being 130.30 feet northwesterly, more or less, from the most southerly corner of Block 17 and there terminating.

PARCEL 3:
 All of Lots 8, 9 and 10, and that part of Lots 4, 5, 6 and 7, Block 18, that part of Lots 1, 2, 3, 4 and 10, Block 17 and that part of vacated Fourth Avenue South lying between said Blocks 17 and 18, all in Town of Minneapolis, Hennepin County, Minnesota described as follows:
 Commencing at the southeasterly corner of Lot 5, Block 18; thence North 30 degrees 27 minutes 30 seconds East assumed bearing along the easterly line of said Lot 5 a distance of 57 feet to the point of beginning; thence North 18 degrees 48 minutes 42 seconds West 87.27 feet to a point on the westerly line of Lot 5 distant 114 feet Northerly of the Southwesterly corner of Lot 5; thence northwesterly 76.23 feet along a non-tangential curve, concave to the west, having a radius of 297.00 feet, central angle 14 degrees 42 minutes 22 seconds and the chord of said curve bears North 17 degrees 10 minutes 36 seconds West to a point on the northeasterly line of Lot 4, Block 18, said point being 10.00 feet southwesterly of most northerly corner of said Lot 4; thence North 59 degrees 34 minutes 57 seconds West, not tangent to said curve, along the southwesterly line of Lots 7, 8, 9 and 10, a distance of 208.33 feet, more or less, to the northwesterly line of Block 18; thence North 30 degrees 28 minutes 00 seconds East along said northwesterly line a distance of 165.25 feet to the northwesterly line of Block 18; thence South 59 degrees 35 minutes 24 seconds along said northwesterly line 198.25 feet to the most northerly corner of Lot 7, said corner hereinafter referred to as point "A"; thence continuing South 59 degrees 35 minutes 24 seconds along the southeasterly extension of said Block 18 and along the northeasterly line of Block 17 a distance of 257.00 feet; thence South 30 degrees 23 minutes 39 seconds West 24.80 feet; thence North 59 degrees 36 minutes 21 seconds West 141.50 feet; thence South 30 degrees 23 minutes 39 seconds West 17.70 feet; thence North 59 degrees 36 minutes 21 seconds West 32.40 feet; thence South 30 degrees 23 minutes 39 seconds West 5.00 feet; thence North 59 degrees 36 minutes 21 seconds West 75.99 feet to intersection with a line that bears South 9 degrees 01 minutes 33 seconds East and a length of 11.24 feet from a point on the northwesterly line of Lot 7, Block 18 distant 38.89 feet southwesterly of point A; thence South 9 degrees 01 minutes 33 seconds East 36.50 feet; thence South 80 degrees 18 minutes 36 seconds West 1.22 feet; thence South 4 degrees 54 minutes 36 seconds East 47.37 feet; thence southeasterly along a non-tangential curve, concave to the northeast, having a radius of 521.44 feet, central angle 46 degrees 59 minutes 24 seconds, a distance of 427.65 feet to a point on the southwesterly line of Block 17, said point being 130.30 feet northwesterly, more or less, from the most southerly corner of Block 17; thence North 59 degrees 35 minutes 42 seconds West along said southwesterly line of Block 17 a distance of 240.34 feet to the centerline of vacated Fourth Avenue South; thence North 30 degrees 27 minutes 30 seconds East along said centerline 29.13 feet; thence North 24 degrees 42 minutes 38 seconds West 48.73 feet to the point of beginning.

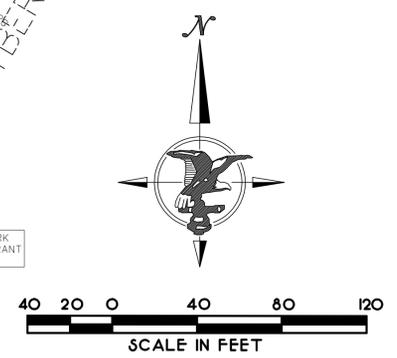
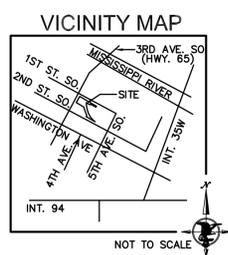
GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown herein, if any, are approximate only. PURSUANT TO MSA 21B0 CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No., 27053C035E, effective date September 2, 2004.
- Site area Parcel 3 = 65,297 square feet = 1.499 acres.
 Site area Parcel 1 = 49,782 square feet = 1.143 acres.
 Site area Parcel 2 = 57,100 square feet = 1.311 acres.
- All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- Elevation datum is based on NAVD 88 data.
 HS-Benchmark is located Top Nut Hydrant (AS SHOWN ON SURVEY)
 Elevation = 834.63



LEGEND

	Property Monument
	Concrete
	Concrete Curb
	Fence
	Overhead Electric
	Underground Electric
	Underground Telephone
	Water
	Gas
	Sanitary Sewer
	Storm Sewer
	Electric Meter
	Electric Box
	Electric Manhole
	Power Pole
	Hydrant
	Unknown Manhole
	Gate Valve
	Catchbasin
	Deciduous Tree (Diameter in Inches)
	Coniferous Tree (Diameter in Inches)
	Light Pole
	Gas Meter
	Telephone Manhole
	Telephone Box
	Water Manhole
	Sanitary Manhole
	Storm Manhole
	Existing Contour
	Existing Spot Elevation Gutter
	Existing Spot Elevation



I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered land surveyor under the laws of the State of Minnesota.

Thomas E. Hodorff
 THOMAS E. HODORFF, L. S.

Date: November 12, 2012 Registration No. 23677

Date: _____

REVISIONS

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

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

BOUNDARY & TOPOGRAPHICAL SURVEY

For: LUPE DEVELOPMENT

SITE:
 MILL PLACE
 101 3RD AVENUE SOUTH
 MINNEAPOLIS, MINNESOTA
HENNEPIN COUNTY

SHEET	
1 OF 2	
Book 627	File No. 1-3-7894T
Page 75	W.O. Number
CAD Technician CT	2012439

CAD File: 201243901.DWG
 Plot: USB_JOBS/2012439/DWG/

MILL CITY QUARTER

R.T. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Mill Place, Inc., a Minnesota company, Ecumen Mill City Quarter, LLC, a Minnesota limited liability company and 322 Second Street Apartments, LLP, a Minnesota limited liability partnership, owners, of the following described property situated in the County of Hennepin, State of Minnesota, to-wit:

Mill Place, Inc., a Minnesota company, owner of the following: Lots 8, 9 and 10, Block 18, Town of Minneapolis. That part of Lots 4, 5, 6, and 7, Block 18, Town of Minneapolis, and that part of Lots 1, 2, 3, and 4, Block 17, said plat, and that part of vacated 4th Avenue South, dedicated in said plat as California St., described as follows: Commencing at the most northerly corner of Lot 7, said Block 18; thence southwesterly along the northwesterly line of said Lot 7 a distance of 38.89 feet to the point of beginning of the land to be described; thence southeasterly, deflecting to the left 39 degrees 27 minutes 53 seconds, a distance of 47.74 feet; thence southwesterly, deflecting to the right 89 degrees 20 minutes 09 seconds, a distance of 1.22 feet; thence southeasterly, deflecting to the left 85 degrees 13 minutes 12 seconds, a distance of 47.37 feet, being the point of curvature of a 521.44 foot radius curve, concave to the east, said curve intersects the southwesterly line of said Block 17 at a point distant 130.30 feet northwesterly from the most southerly corner of said Block 17; thence southeasterly along said curve to said southwesterly line of said Block 17; thence northwesterly along said southwesterly line and its northwesterly extension to the centerline of said vacated 4th Avenue South; thence northeasterly along said centerline a distance of 29.13 feet; thence northwesterly in a straight line to a point on the southeasterly line of said Block 18 distant 57 feet northeasterly from the most southerly corner of said Block 18; thence northwesterly in a straight line to a point on the northwesterly line of Lot 5, said Block 18, distant 114 feet northeasterly from the most westerly corner of said Lot 5; thence northerly along a curve, concave to the west, having a radius of 297 feet, said curve intersects the northeasterly line of Lot 4, said Block 18, distant 10 feet southeasterly from the most northerly corner of said Lot 4; thence northwesterly along said northwesterly line of said Lot 4 to said most northerly corner of said Lot 4; thence northeasterly along said northwesterly line of Lot 7, said Block 18, to the point of beginning.

That part of Lot 10, Block 17, Town of Minneapolis, and that part of Lots 6 and 7, Block 18, said plat, and that part of vacated 4th Avenue South, dedicated in said plat as California St., described as follows: Beginning at the most northerly corner of Lot 7, said Block 18; thence on an assumed bearing of South 30 degrees 26 minutes 20 seconds West, along the northwesterly line of said Lot 7, a distance of 38.89 feet; thence South 09 degrees 01 minutes 33 seconds East a distance of 11.24 feet; thence South 59 degrees 35 minutes 28 seconds East a distance of 75.98 feet; thence North 30 degrees 24 minutes 32 seconds East a distance of 5.00 feet; thence South 59 degrees 35 minutes 28 seconds East a distance of 32.40 feet; thence North 30 degrees 24 minutes 32 seconds East a distance of 17.70 feet; thence South 59 degrees 35 minutes 28 seconds East a distance of 141.50 feet; thence North 30 degrees 24 minutes 32 seconds East a distance of 24.80 feet to a point in the northeasterly line of said Block 17 distant 257 feet southeasterly of the point of beginning; thence northwesterly, along the northeasterly line of said Block 17 and its northwesterly extension, and along the northeasterly line of said Block 18, to the point of beginning.

Ecumen Mill City Quarter, LLC, a Minnesota limited liability company, owner of the following: Lot 5, Block 17, Town of Minneapolis. That part of Lots 1, 2, 3 and 4, Block 17, Town of Minneapolis, and that part of Lots 5, 6, and 7, Block 18, said plat, and that part of vacated 4th Avenue South, dedicated in said plat as California St., lying southwesterly of "Line 1" and northeasterly of "Line 2". Said "Line 1" and "Line 2" are described as follows:

"Line 1" Beginning at the most northerly corner of Lot 7, said Block 18; thence on an assumed bearing of South 30 degrees 26 minutes 20 seconds West, along the northwesterly line of said Lot 7, a distance of 38.89 feet; thence South 09 degrees 01 minutes 33 seconds East, a distance of 47.74 feet; thence southerly a distance of 176.86 feet along a nontangential curve concave to the northeast having a radius of 248.13 feet and a central angle of 40 degrees 50 minutes 18 seconds, the chord of said curve bears South 28 degrees 26 minutes 31 seconds East, to the intersection with the northwesterly extension of the northeasterly line of Lot 1, said Block 17; thence South 59 degrees 35 minutes 59 seconds East along the northwesterly extension of said northeasterly line of said Lot 1 a distance of 33.70 feet to the most northerly corner of said Lot 1; thence southeasterly, along the northeasterly line of Lots 1, 2, 3, and 4, said Block 17, to the most easterly corner of said Lot 4 and said line there terminating.

"Line 2" Beginning at the most northerly corner of Lot 7, said Block 18; thence southwesterly, along the northwesterly line of said Lot 7, a distance of 38.89 feet; thence southeasterly, deflecting to the left 39 degrees 27 minutes 53 seconds, a distance of 47.74 feet; thence southwesterly, deflecting to the right 89 degrees 20 minutes 09 seconds, a distance of 1.22 feet; thence southeasterly, deflecting to the left 85 degrees 13 minutes 12 seconds, a distance of 47.37 feet, being the point of curvature of a 521.44 foot radius curve, concave to the east, said curve intersects the southwesterly line of said Block 17 at a point distant 130.30 feet northwesterly from the most southerly corner of said Block 17; thence southeasterly along said curve to said southwesterly line of said Block 17; and said line there terminating.

322 Second Street Apartments, LLP, a Minnesota limited liability partnership, owner of the following: Lots 1, 2, 3, Block 18, Town of Minneapolis. That part of Lots 4 and 5, Block 18, Town of Minneapolis, and that part of vacated 4th Avenue South, dedicated in said plat as California St., lying northwesterly and southwesterly of the following described line: Beginning at the intersection of the southwesterly line of Block 17, said plat, and its northwesterly extension, with the centerline of said vacated 4th Avenue South; thence northeasterly along said centerline a distance of 29.13 feet; thence northwesterly in a straight line to a point on the southeasterly line of said Block 18 distant 57 feet northeasterly from the most southerly corner of said Block 18; thence northwesterly in a straight line to a point on the northwesterly line of Lot 5, said Block 18, distant 114 feet northeasterly from the most westerly corner of said Lot 5; thence northerly along a curve, concave to the west, having a radius of 297 feet, said curve intersects the northeasterly line of Lot 4, said Block 18, distant 10 feet southeasterly from the most northerly corner of said Lot 4; thence northwesterly along said northeasterly line of said Lot 4 to said most northerly corner of said Lot 4 and said line there terminating.

Have caused the same to be surveyed and platted as MILL CITY QUARTER.

In witness whereof, said Mill Place, Inc., a Minnesota company has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Signed: Mill Place, Inc.

____ Its: _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, its _____ of Mill Place, Inc., a Minnesota company, on behalf of the company.

Notary Public, _____ County, Minnesota Printed Name
My Commission Expires _____

In witness whereof said Ecumen Mill City Quarter, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Signed: Ecumen Mill City Quarter, LLC

____ Its: _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, its _____ of Ecumen Mill City Quarter, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota Printed Name
My Commission Expires _____

In witness whereof said 322 Second Street Apartments, LLP, a Minnesota limited liability partnership has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Signed: 322 Second Street Apartments, LLP
By: Mill City Quarter, LLC, a Minnesota limited liability company
Its General Partner

By: _____ Its: _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, its _____ of Mill City Quarter, LLC, a Minnesota limited liability company, as General Partner of 322 Second Street Apartments, LLP, a Minnesota limited liability partnership on behalf of the partnership.

Notary Public, _____ County, Minnesota Printed Name
My Commission Expires _____

I Thomas E. Hodorff 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____.

Thomas E. Hodorff, Licensed Land Surveyor
Minnesota License No. 23677

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____, by Thomas E. Hodorff.

Notary Public, _____ County, Minnesota Printed Name
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 MILL CITY QUARTER, 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 MILL CITY QUARTER 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 Minn. Statutes Section 505.03, Subd.2.

CITY CLERK OF MINNEAPOLIS, MINNESOTA

____ City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

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

Mark V. Chapin, Hennepin County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

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

Chris F. Mavis, County Surveyor By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

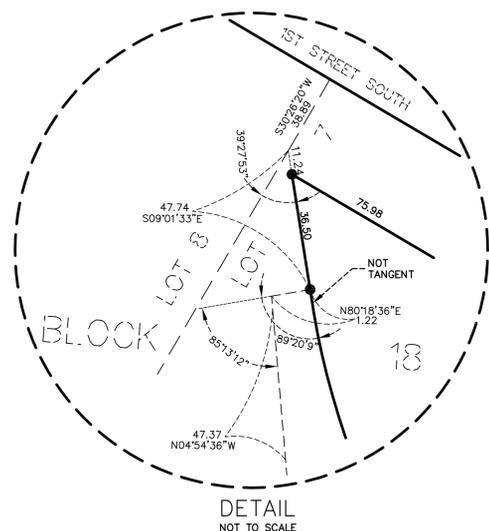
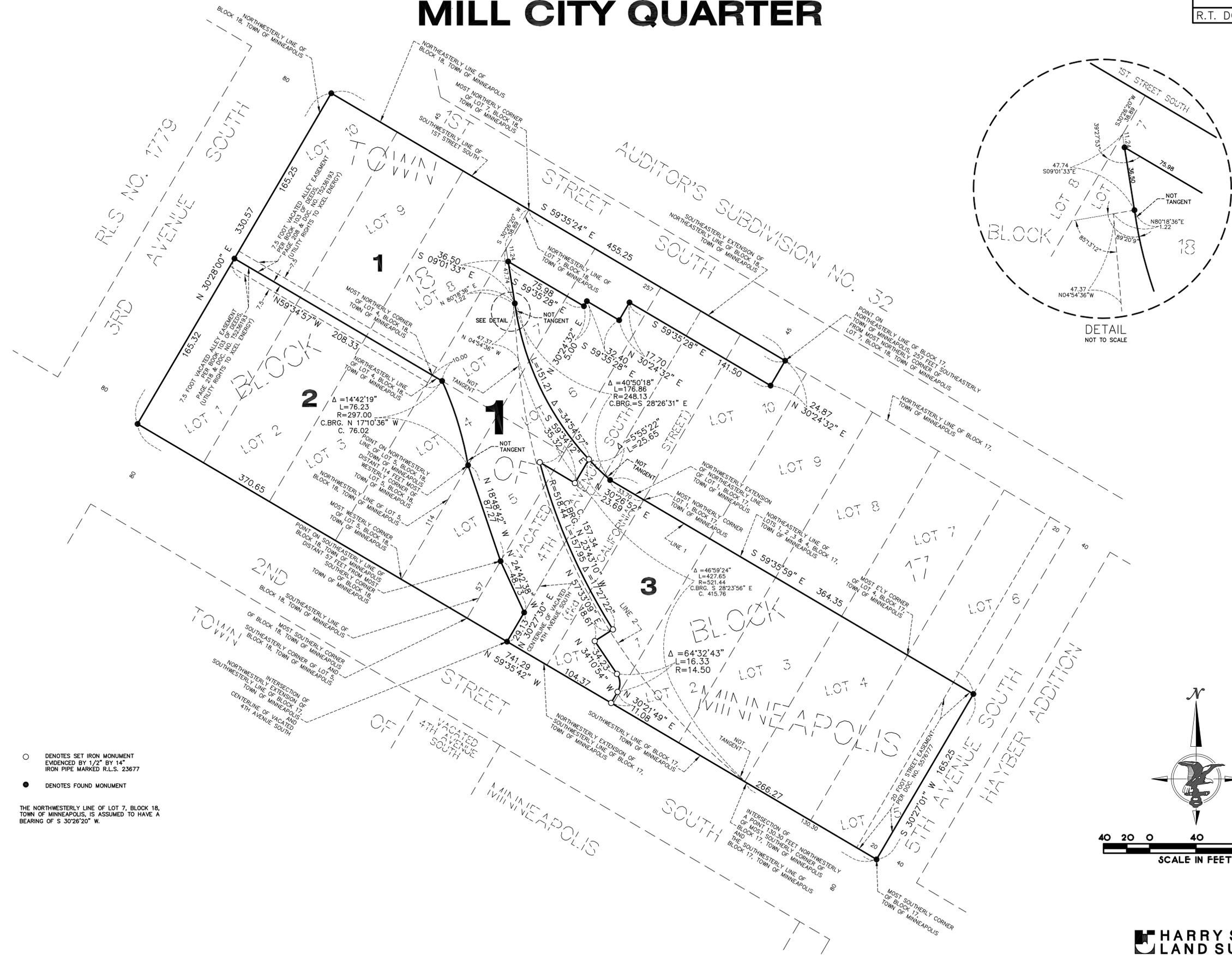
I hereby certify that the within plat of MILL CITY QUARTER was filed in this office this ____ day of _____, 20____, at ____ o'clock ____M.

Martin McCormick, Registrar of Titles By: _____ Deputy



MILL CITY QUARTER

R.T. DOC. NO.



- DENOTES SET IRON MONUMENT EVIDENCED BY 1/2" BY 14" IRON PIPE MARKED R.L.S. 23677
- DENOTES FOUND MONUMENT

THE NORTHWESTERLY LINE OF LOT 7, BLOCK 18, TOWN OF MINNEAPOLIS, IS ASSUMED TO HAVE A BEARING OF S 30°26'20" W.



40 20 0 40 80 120
SCALE IN FEET

HARRY S. JOHNSON
LAND SURVEYORS

NOT FOR
CONSTRUCTION

Mill City Quarter

LAND USE
SUBMITTAL

CERTIFICATION
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 Architect under the laws of the State of Minnesota.

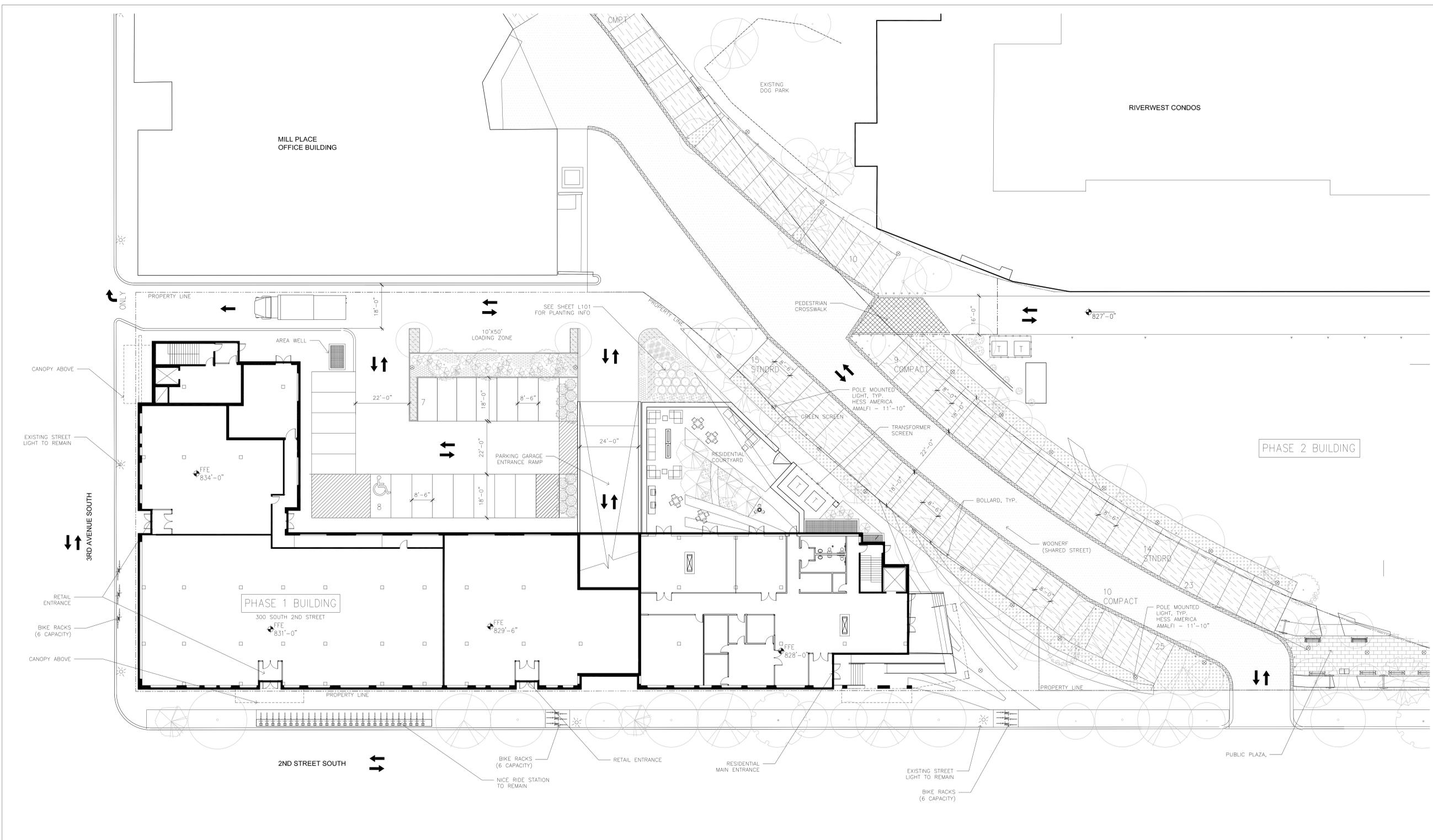
MICHAEL J. KRYCH Date
#XXXXX
License Number

REVISIONS	No.	DATE

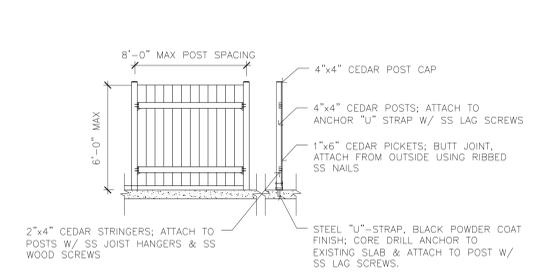
DATE	06-04-14
DRAWN BY	GMC
CHECKED BY	MJK
COMMISSION NO.	161507

SITE PLAN

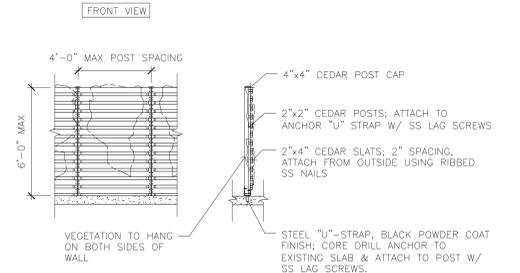
A010



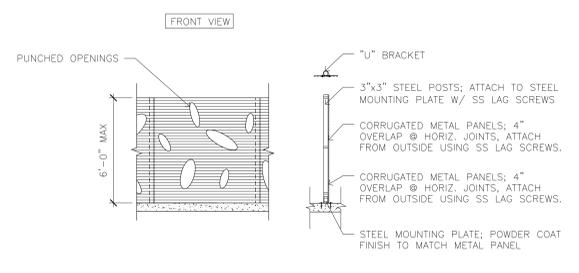
1 SITE PLAN
A010 1/16"=1'-0"



2 TRANSFORMER SCREENING - ELEVATION
A010 1/4"=1'-0"



3 GREEN SCREEN - ELEVATION
A010 1/4"=1'-0"



4 PRIVACY FENCE - ELEVATION
A010 1/4"=1'-0"

SITE PLAN NOTES:
1. SEE ELEVATIONS FOR INFORMATION ON BUILDING SIGNAGE.
2. TRASH/RECYCLING WILL BE COLLECTED IN THE TRASH ROOM ON THE NORTHWEST SIDE OF THE BUILDING. VENDORS CAN PULL THROUGH THE SERVICE DRIVE AND COLLECT TRASH AND RECYCLABLES FROM THE CURB ADJACENT TO THE SERVICE DRIVE.
3. SNOW REMOVAL WILL BE REQUIRED FOR THE PROJECT.

PROJECT SUMMARY (PHASE 1):
LOT SIZE: 49,782 SF OR 1.143 ACRES
BUILDING AREA (W/ PKG): 231,270 sf
BUILDING FOOTPRINT: 24,100 sf
(TOTAL LOT AREA) - (TOTAL BLDG. FOOTPRINT) = 25,682 sf
20% LANDSCAPE REQ.: 5,136 sf
TOTAL PERVIOUS AREA: 3,580 sf
HOUSING BIKE PARKING SPACES: 150 RACKS
RETAIL BIKE SPACES: 9 RACKS (18 CAPACITY)

SURVEY NOTES

ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.

THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.

ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

IRRIGATION NOTES

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SOODEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.

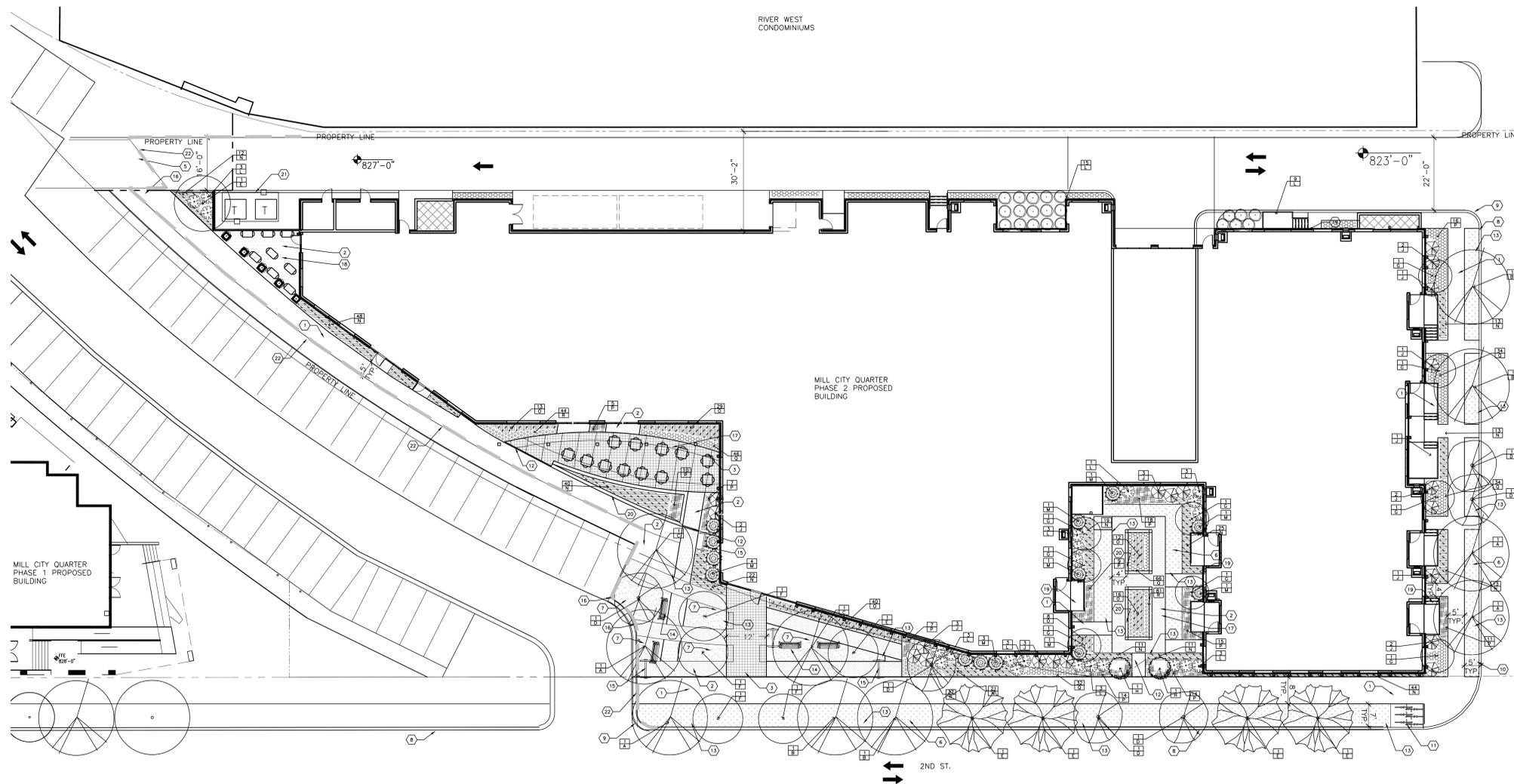
LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.

LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.

COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.

RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.

IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.



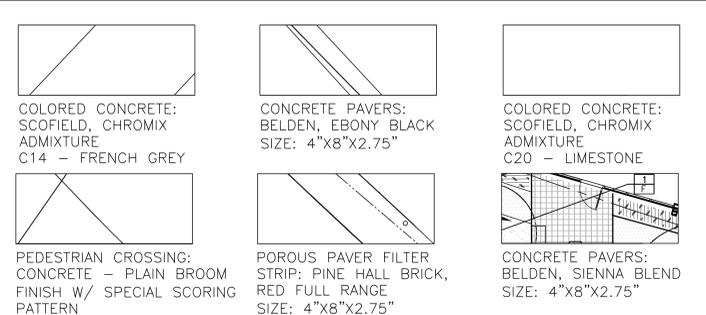
1
L100
1/16" = 1'-0"

PLANTING SCHEDULE

PROPOSED PLANT SCHEDULE

QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	SPACING
CANOPY TREES						
4	A	PRINCETON ELM	<i>Ulmus americana</i> 'Princeton'	2.5' CAL.	B&B	PLANT PER PLAN
4	B	SWAMP WHITE OAK	<i>Quercus bicolor</i>	2.5' CAL.	B&B	PLANT PER PLAN
2	C	NORTHERN ACCLAIM HONEYLOCUST	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Harve'	2.5' CAL.	B&B	PLANT PER PLAN
6	D	RIVER BIRCH	<i>Betula nigra</i>	2.5' CAL.	B&B	PLANT PER PLAN
2	E	MATADOR MAPLE	<i>Acer x freemanii</i> 'Balston'	2.5' CAL.	B&B	PLANT PER PLAN
ORNAMENTAL TREES						
4	F	PINK SPIRES CRAB	<i>Malus</i> 'Pink Spires'	1.5' CAL.	B&B	PLANT PER PLAN
9	G	DAKOTA PINNACLE BIRCH	<i>Betula platyphylla</i> 'Fargo'	1.5' CAL.	B&B	PLANT PER PLAN
2	H	RED OBELISK BEECH	<i>Fagus sylvatica</i> 'Red Obelisk'	1.5' CAL.	B&B	PLANT PER PLAN
SHRUBS						
X	I	NOT USED	X	X	X	
22	J	BUTTERFLY BUSH HONEYSUCKLE	<i>Diervilla sessifolia</i> 'Butterfly'	#5	CONT.	PLANT PER PLAN
16	K	LACE SHRUB	<i>Stephanandra incisa</i> 'Crispa'	#5	CONT.	PLANT PER PLAN
22	L	SEM FALSESPIREA	<i>Sorbaria sorbifolia</i> 'Sem'	#5	CONT.	PLANT PER PLAN
13	M	BABY BLUE CHAMEACYPARIS	<i>Chameacyparis pisifera</i> 'Baby Blue'	#5	CONT.	PLANT PER PLAN
PERENNIALS / GRASSES / GROUNDCOVERS						
282	N	PRAIRIE DROPS EED	<i>Sporobolus heterolepis</i>	#1	CONT.	18' O.C.
118	O	LITTLE BLUESTEM	<i>Schizanthus scoparium</i>	#1	CONT.	18' O.C.
126	P	CORAL BELLS LIME MARMELADE	<i>Heuchera</i> 'Lime Marmelade'	#1	CONT.	18' O.C.
212	Q	DAYLILY JOAN SENIOR	<i>Hemerocallis</i> 'Joan Senior'	#1	CONT.	12' O.C.
162	R	DAYLILY APRICOT SPARKLES	<i>Hemerocallis</i> 'Apricot Sparkles'	#1	CONT.	12' O.C.

HARDSCAPE SCHEDULE



GENERAL NOTES

LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.

LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION. MATERIAL INSTALLATION BEGINS MINIMUM 10'-0" CLEARANCES.

UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.

LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION AND PRIOR TO PROJECT ACCEPTANCE.

NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOODEEDED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.

PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO Y CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6 FEET ABOVE FINISHED GRADE.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL WARRANT NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.

ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.

STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.

REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.

REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.

IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.

CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

KEY NOTES

- 1 PLAIN CONCRETE WALK/DRIVE; BROOM FINISH
- 2 COLORED CONCRETE. SEE SCHEDULE.
- 3 CONCRETE PAVERS
- 4 PERVIOUS CONCRETE PAVERS
- 5 CONCRETE WITH SPECIAL SCORING, TEXTURE
- 6 TURF AREAS
- 7 CRUSHED STONE; GRAY TRAP <.5" SIZE
- 8 EXISTING CURB CUT
- 9 PROPOSED NEW CURB CUT
- 10 EXISTING FIRE HYDRANT
- 11 BIKE PARKING; (6) SURFACE, ADDITIONAL IN BASEMENT OF PROPOSED BUILDING
- 12 DECORATIVE METAL FENCE AND GATE; 4' TALL
- 13 PROPOSED NEW LIGHTING
- 14 BENCH; TBD
- 15 ART AND/OR INTERPRATIVE INSTALLATION, SUCH AS RAILROAD RELICS
- 16 BOLLARD
- 17 RESIDENTIAL COURTYARD
- 18 PUBLIC COURTYARD; EXTERIOR DINING SPACE FOR ADJACENT CAFE
- 19 RESIDENTIAL ENTRY; WALK-UP UNIT
- 20 RAISED PLANTER
- 21 DECORATIVE SCREEN FENCE AT TRANSFORMERS
- 22 LIMITS OF PHASE 2 WORK; ALL IMPROVEMENTS SHOWN OUTSIDE OF THIS LINE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE SCOPE OF SERVICES FOR THIS PROJECT.

