

Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement

Petitioner: Lutheran Church of the Good Shepherd
Address: 4801 France Ave. S., Minneapolis MN 55410
Contact: Ty Tallakson (612)-927-8849

Vacation File No.

1653

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Description of Easement to be vacated: Part of the alley in Block 4, Rutland Lake Harriet Park Addn. to Minneapolis, bounded by 48th and 49th Sts. W., and by Ewing and France Aves. S. The area to be vacated consists of 23 feet of alley (over which the church has constructed part of their building) south of a portion of the alley previously vacated.

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency _____

Phone: _____ e-Mail: _____

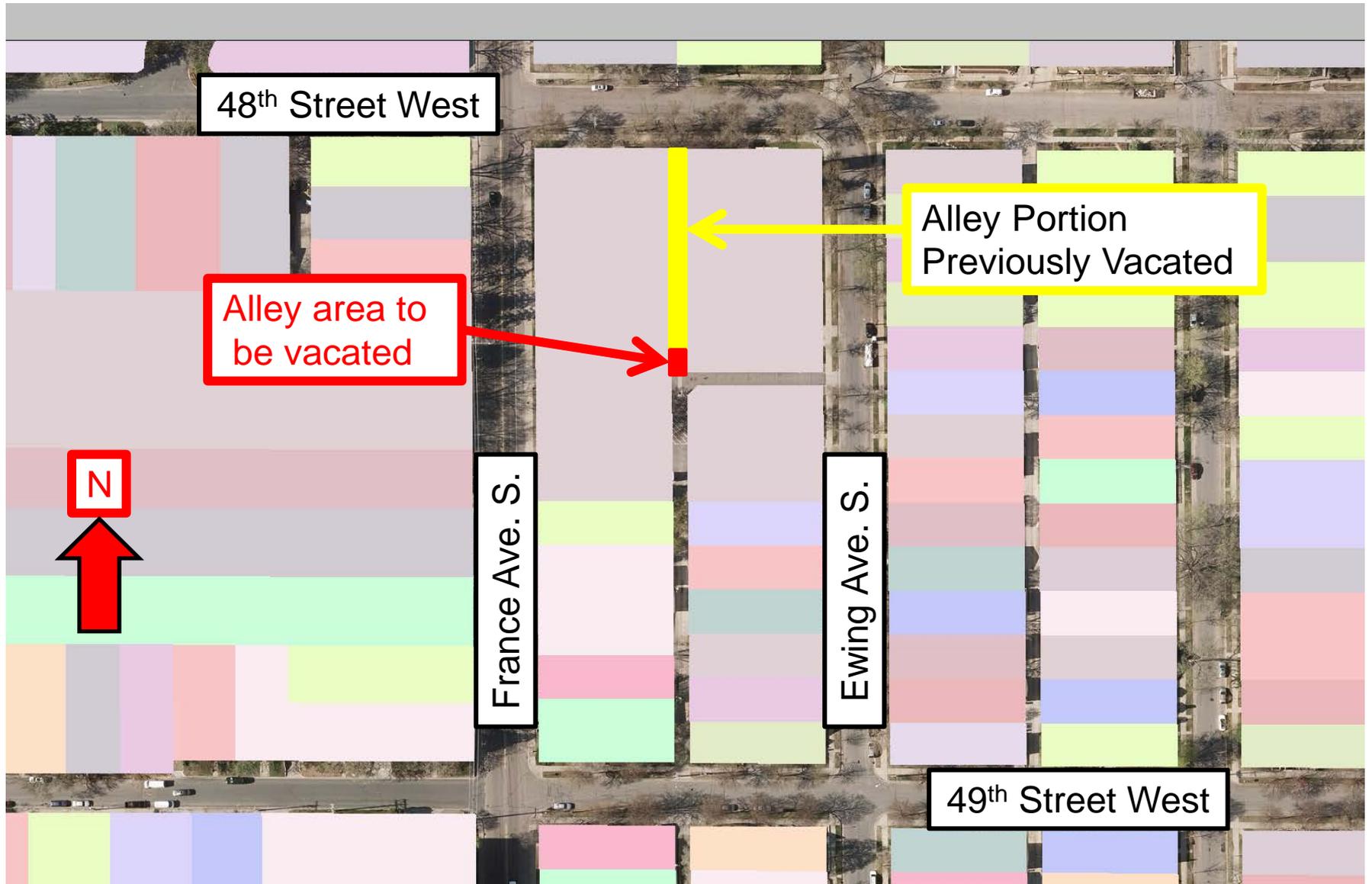
Approve petition as requested

Deny petition (provide explanation)

Reserve Easements (provide description)

By: _____ Date _____

Comments:





48th Street West

Alley Portion
Previously Vacated

Alley area to
be vacated

N

France Ave. S.

Ewing Ave. S.

49th Street West



SCALE: 1 INCH = 30 FEET

LEGAL DESCRIPTION

Lots 1 to 8, inclusive and Lots 21 to 28, inclusive, also includes adjacent vacant alley, all in Block 4, RUTLAND LAKE HARRIET PARK, Hennepin County, Minnesota, except alleys.

GENERAL NOTES:

1. The bearing system used is assumed.
2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Site area = 90,812 square feet = 2.085 acres.
4. This survey was made on the ground.
5. 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.
6. Elevation datum is based on NAVD 88 data. H.S. Benchmark is located Top of Nail (AS SHOWN ON SURVEY) Elevation = 890.92

REVISIONS

Date:	Revisions
8/12/14	add courtyard
8/13/14	correct labels

I hereby certify that this survey, plan or report 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.
 Minnesota Reg. No. 23677

Date: August 4, 2014

BOUNDARY AND TOPOGRAPHICAL SURVEY

For:

LUTHERAN CHURCH OF THE GOOD SHEPHERD

SITE:

4801 FRANCE AVENUE SOUTH
 MINNEAPOLIS, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

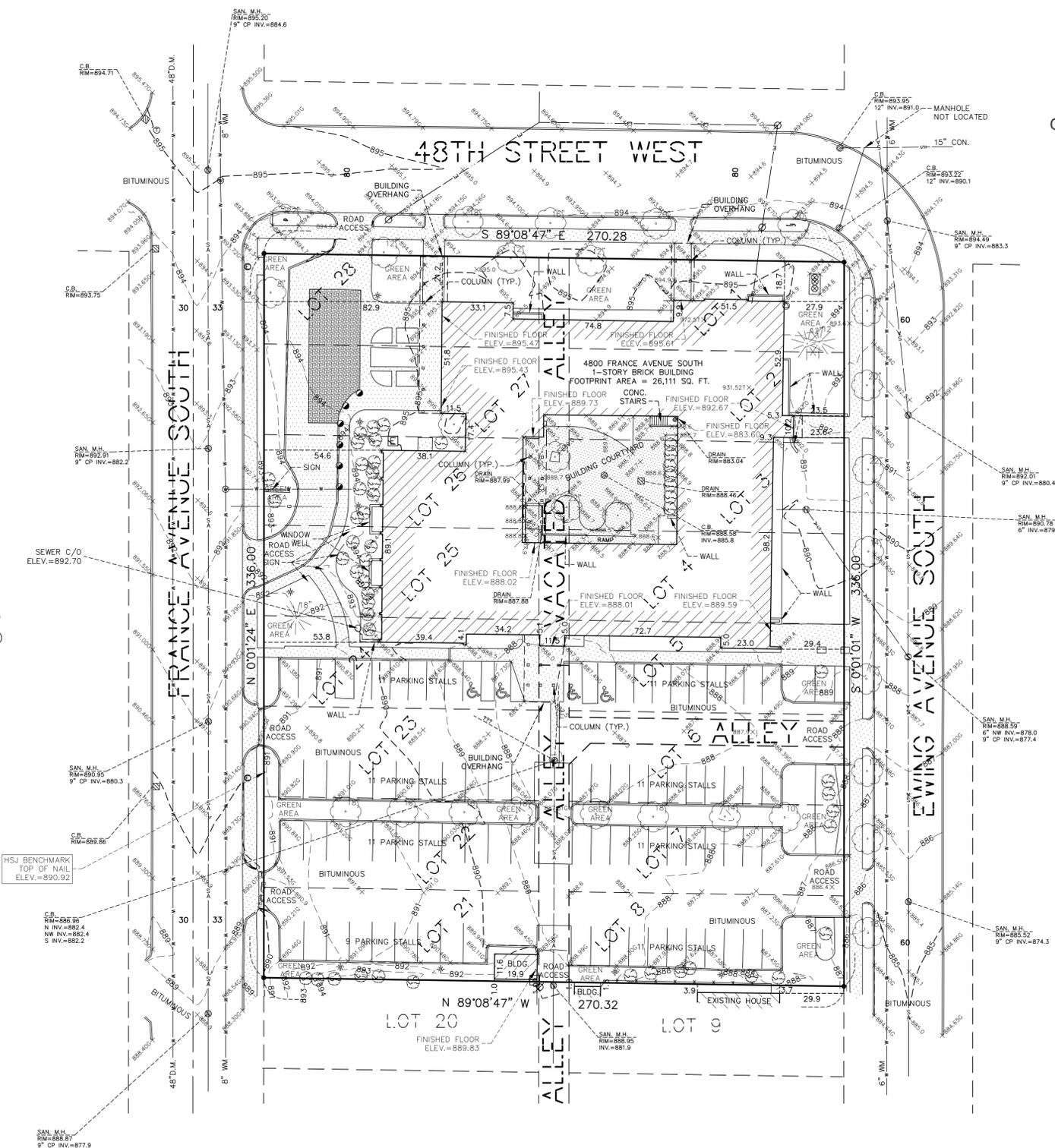
9063 Lyndale Avenue South
 Bloomington, MN. 55437
 Tele. 952-884-5341 Fax 952-884-5344

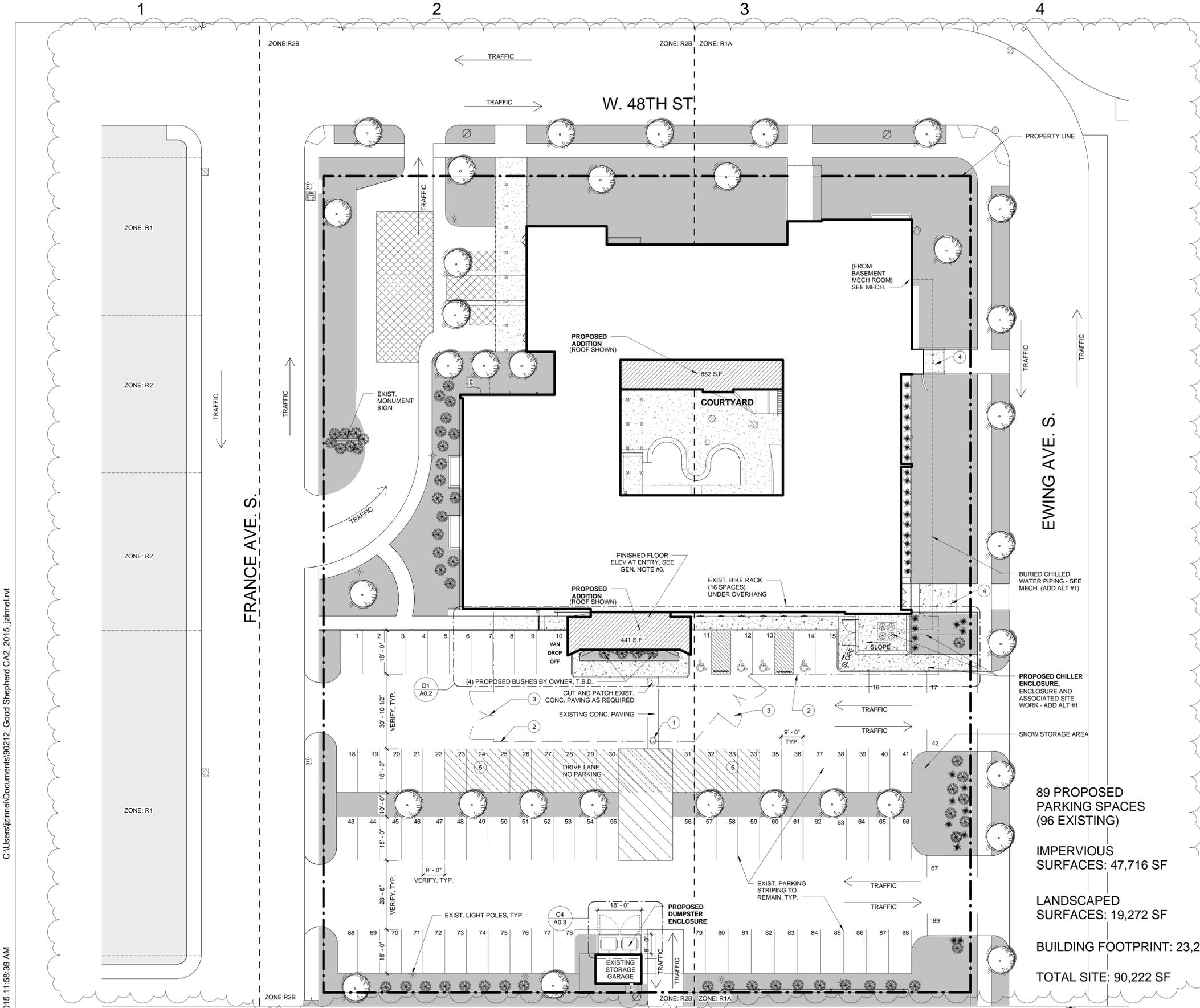
www.hsjsurveyors.com

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Sheet No. 1 OF 1	

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
- Guard Post
- 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





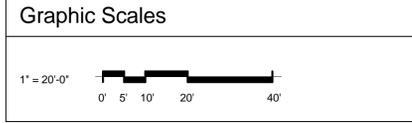
General Notes

1. PROTECT ALL TREES AND PLANTINGS OUTSIDE CONSTRUCTION AREA FROM DAMAGE.
2. CONTRACTOR TO REPAIR ALL AREAS DAMAGED BY CONSTRUCTION- INCLUDING BUT NOT LIMITED TO CONCRETE WALKS, CURBS, ASPHALT PARKING LOT, LANDSCAPING, ETC.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS.
4. NO POSTS TO BE DRIVEN INTO PARKING LOT.
5. SEE SURVEY FOR EXISTING PLANTINGS.
6. FINISHED FLOOR ELEV. 888.01' PER SURVEY = S. ENTRY GRADE 177'-6" PER THESE DRAWINGS.
7. NO SIDEWALK SHALL SLOPE MORE THAN 1:20.

Key

	REPLACEMENT CONCRETE
	EXIST TREE (20)
	EXIST BUSH (32)
	EXIST BUSH (59)
	EXIST ELECTRIC MANHOLE
	EXIST ELECTRIC BOX
	EXIST ELECTRIC METER
	EXIST POWER POLE
	EXIST TELEPHONE MANHOLE
	EXIST GAS METER
	EXIST TRANSIT STOP
	EXIST FIRE HYDRANT
	EXIST CATCH BASIN
	EXIST CATCH BASIN
	EXIST. FENCING
	EXIST LIGHT POLE

- Key Notes**
- 1 MAINTAIN EXISTING CATCH BASIN- PROVIDE INLET PROTECTION.
 - 2 CONSTRUCTION AREA- CO-ORDINATE WITH OWNER. PROVIDE 6'-0" TALL CHAIN LINK FENCE WITH GATES.
 - 3 CHAIN LINK CONSTRUCTION GATE.
 - 4 BORE UNDER WALKS OR SAWCUT & REMOVE WALK IN FULL PANELS TO NEXT CONTROL JOINT. REPLACE TO MATCH ADJACENT EXISTING AS REQUIRED FOR ADD ALTERNATE NO. 1
 - 5 TEMPORARY "NO PARKING" STRIPING FOR DRIVE AROUND CONSTRUCTION FENCE.



89 PROPOSED PARKING SPACES (96 EXISTING)

IMPERVIOUS SURFACES: 47,716 SF

LANDSCAPED SURFACES: 19,272 SF

BUILDING FOOTPRINT: 23,234 SF

TOTAL SITE: 90,222 SF

D2 SITE PLAN
A0.1 1" = 20'-0"

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 Architect under the laws of the State of Minnesota.
 Date: Feb. 3, 2014
 Architect: Gregory Johnson, P.A.A.
 License Number: 10258
 © Kodet Architectural Group, Ltd.

Date: January 19, 2015
 Project No.: 90212
 Drawn By: JLZ
 Checked By: KWS
 Revisions: February 25, 2015

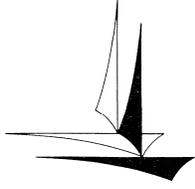
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Lutheran Church of the Good Shepherd Renovation
 4801 France Avenue South
 Minneapolis, MN 55410

The above drawings, specifications and notes, design and arrangements represented here and shall remain the property of the Architect, and no part that is copied, disclosed to others, or used in connection with any other project for which they have been prepared and developed without the written permission of the architect. Visual contact with these drawings or specifications and contains conclusive evidence of these restrictions.

A0.1
 Site Plan

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 2/27/2015 11:58:39 AM



Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **DONALD ZART**
(612) 673-2726
don.zart@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001288
Applicant:	LUTHERAN CHURCH OF THE GOOD SHEPHERD 4801 FRANCE AVE S MINNEAPOLIS, MN 55410
Site Address:	4800 EWING AVE S
Date Submitted:	25-FEB-2015
Date Reviewed:	23-MAR-2015

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

Proposed vestibule addition, equipment enclosure and trash enclosure.

Review Findings (by Discipline)

Zoning - Planning

- This project will require Administrative Site Plan Review. Please work with Kimberly Holien on this submittal.

Right of Way

- The plan as submitted meets the requirements of the Public Works Right-Of-Way Division.

*Approved: You may continue to the next phase of developing your project.

*Resubmission Required: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

☐ Street Design

- The plan as submitted meets the requirements of the Public Works Street Design Division.

☐ Sidewalk

- The plan as submitted meets the requirements of the Public Works Sidewalk Inspections Division.

☐ Traffic and Parking

- The plan as submitted meets the requirements of the Public Works Traffic & Parking Services Division.

☐ Water

- The plan as submitted meets the requirements of the Public Works Water Maintenance & Distribution Division.

☐ Sewer Design

- The plan as submitted meets the requirements of the Public Works Surface Waters & Sewers Division.

☐ Construction Code Services

- The plan as submitted meets City of Minneapolis requirements for Construction Plan Review.

END OF REPORT