Chair:
Roberta Thompson

Commissioners:
Brent Bartel
Angela Hames
Phillip Neururer
Clayton Zimmerman
Steven Jones
James Lambeth
Nick Gehrig (Alternate)

Council Liaison:
Mayor David Grant

ARDEN HILLS

Planning Commission
June 8, 2016
6:30 p.m.
City Hall

Address:
1245 W Highway 96
Arden Hills MN 55112

Phone:
651-792-7800

Website:
www.cityofardenhills.org

City Vision

Arden Hills is a strong community that values its unique environmental setting, strong residential neighborhoods, vital business community, well-maintained infrastructure, fiscal soundness, and our long-standing tradition as a desirable City in which to live, work, and play.

Agenda

CALL TO ORDER

1. APPROVAL OF THE AGENDA

2. APPROVAL OF MINUTES

2.A. April 6, 2016, Planning Commission Regular Meeting

Documents: 04-06-16 PC.PDF

3. PLANNING CASES

3.A. Planning Case 16-015 - Variance - 1494 Keithson Drive (No Public Hearing Required)

Prepared By Matthew Bachler, Senior Planner

Documents: MEMO.PDF, ATTACHMENT A.PDF, ATTACHMENT B.PDF, ATTACHMENT C.PDF, ATTACHMENT D.PDF, ATTACHMENT E.PDF, ATTACHMENT F.PDF

3.B. Planning Case 16-013 - CUP Amendment And Variance - Mounds View High School (Public Hearing Required)

Prepared By Ryan Streff, City Planner

Documents: PC MEMO.PDF, ATTACHMENT A.PDF, ATTACHMENT B.PDF,

ATTACHMENT C.PDF, ATTACHMENT D.PDF, ATTACHMENT E.PDF, ATTACHMENT F.PDF, ATTACHMENT G.PDF, ATTACHMENT H.PDF, ATTACHMENT I.PDF

3.C. Planning Case 16-014 - Master PUD And Final PUD Phase 1 - Land O'Lakes (Public Hearing Required)

Prepared By Ryan Streff, City Planner

Documents: PC MEMO.PDF, ATTACHMENT A.PDF, ATTACHMENT B.PDF, ATTACHMENT C.PDF, ATTACHMENT D.PDF, ATTACHMENT E.PDF, ATTACHMENT F.PDF

4. COMMENTS AND REPORTS

4.A. Report From The City Council

Documents: 06-08-16 - REPORT FROM THE CITY COUNCIL.PDF

4.B. Rice Creek Commons (TCAAP) Update

Documents: PC 06 08 16.PDF

4.C. COMMISSION COMMENTS & REQUESTS

4.D. STAFF COMMENTS

ADJOURN

A quorum of the City Council may be present at this meeting.

Approved: June 8, 2016

CITY OF ARDEN HILLS, MINNESOTA
PLANNING COMMISSION
WEDNESDAY, APRIL 6, 2016
6:30 P.M. - ARDEN HILLS CITY HALL

CALL TO ORDER/ROLL CALL

Pursuant to due call and notice thereof, Chair Roberta Thompson called to order the regular Planning Commission meeting at 6:30 p.m.

ROLL CALL

Present were: Chair Roberta Thompson, Commissioners Brent Bartel, Nick Gehrig (Alternate), Steven Jones, James Lambeth, Phillip Neururer, and Clayton Zimmerman.

Absent: Commissioner Angela Hames (excused).

Also present were: City Planner Ryan Streff; Senior Planner Matthew Bachler; and Council Liaison David Grant.

APPROVAL OF AGENDA – APRIL 6, 2016

Chair Thompson stated the agenda will stand as published.

APPROVAL OF MINUTES

March 9, 2016 – Planning Commission Regular Meeting

Commissioner Zimmerman moved, seconded by Commissioner Jones, to approve the March 9, 2016, Planning Commission Regular Meeting minutes as presented. The motion carried unanimously (7-0).

APPOINTMENTS

A. Planning Commission Appointment – Nick Gehrig

City Planner Streff explained that Nick Gehrig submitted an application to be considered for appointment on the Planning Commission as an alternate member. Consistent with the City's policy on commission and committee appointments, Mr. Gehrig was interviewed by the City. During the Regular City Council meeting on March 28, 2016, the Council unanimously approved

the recommendation of the Planning Commission Liaison to appoint Mr. Gehrig as an alternate member of the Planning Commission. Mr. Gehrig's term expires on December 31, 2018.

Chair Thompson administered the Oath of Office to Commissioner Gehrig and welcomed him to the Planning Commission.

B. Planning Commission Reappointments

City Planner Streff indicated that Brent Bartel and Clayton Zimmerman are currently serving on the Planning Commission as Commissioners. Their terms expired December 31, 2015, and both have requested reappointment. During the Regular City Council meeting on January 11, 2016, the Council unanimously approved Resolution 2016-002 to reappoint Brent Bartel and Clayton Zimmerman to the Planning Commission.

Chair Thompson administered the Oath of Office to Commissioner Bartel and Commissioner Zimmerman.

PLANNING CASES

A. Planning Case 16-006; Sign Standard Adjustment – Scherer Brothers Lumber Company –*No Public Hearing Required*

City Planner Streff stated that Scherer Brothers Lumber Company operates a full service lumberyard that offers a wide variety of construction products and services at their Arden Hills location. The products and services offered include windows, cabinets, wall panels, engineered trusses, custom millwork, and specialty wood products. As stated within the project narrative the Vice President of the company has expressed their commitment to effectively maintain and improve their property in Arden Hills. In order to fulfill this commitment the applicant is requesting to replace the ageing wall signage along the western façade/Interstate 35W side of the accessory building at the northwest corner of the property.

City Planner Streff explained that in this case, a Sign Standard Adjustment is being requested by Scherer Brothers Lumber Company for the replacement of the wall sign along the western façade of the accessory building. This property is located in the I-2 General Industrial District and generally located north of Highway 96, south of County Road H, east of Interstate 35W, and west of US Highway 10.

City Planner Streff indicated that the proposed request includes the replacement of the existing 180 square foot "Scherer Bros. Lumber Company" sign with a new 165 square foot Scherer Brothers logo and letter set. As proposed, the new non-illuminated sign would be approximately 15 square feet smaller than the existing signage and would be positioned in the same general area along the western façade of accessory building. The property owner has indicated that the updated signage would provide a uniform look to complement the other signage on the property, create better visibility for the business and the products and services they provide to the community, and enhance the visual aesthetic to the traveling public.

Site Data

Land Use Plan:	MB – Mixed Business
Existing Land Use:	COM – Commercial
Zoning:	I-2 – General Industrial District
Current Lot Sizes:	5.74 Acres
Topography:	Fairly Flat

City Planner Streff reviewed the surrounding area, the Sign Evaluation and the Plan Evaluation.

City Planner Streff explained that the Planning Commission must make a finding as to whether or not the proposed Sign Standard Adjustment at 4797 Highway 10 meets the criteria in the Sign Code to deviate from the sign regulations, and if the proposed increase in wall signage would adversely affect the surrounding neighborhood and the community as a whole. Staff offers the following nine (9) findings for consideration:

1. That the property located at 4797 Highway 10 is located in the I-2 General Industrial District.
2. That the subject property is located in Sign District 7.
3. That Sign District 7 permits wall signage with a maximum sign copy area of forty-five (45) square feet.
4. The applicant is proposing to remove the existing 180 square foot wall sign along the frontage of Interstate 35W and replace it with an updated 165 square foot wall sign along the same frontage.
5. That the total wall signage on the property will be reduced from 205 square feet to 190 square feet.
6. That Section 1260.01 of the Sign Code permits deviations from the Sign Code with an approved Site Plan Review and Sign Standard Adjustment.
7. That the Sign Standard Adjustments will not result in a sign that is inconsistent with the purpose or intent of the I-2 General Industrial District.
8. That increasing the amount of wall signage would not have a negative impact on adjacent properties or the City as a whole.
9. That site conditions require a sign adjustment for the proposed sign to be reasonably visible from the interstate highway adjacent to the site.

City Planner Streff stated that based on the submitted plans and findings of fact, staff recommends approval of Planning Case 16-006 for a Site Plan Review and Sign Standard Adjustment. Staff recommends the following four (4) conditions be included with the approval:

1. That the project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to these plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
2. That the total wall signage on the building shall not exceed 190 square feet.
3. That the existing 180 square foot wall sign along Interstate 35W shall be removed.
4. That the applicant shall apply for a sign permit prior to the installation of the new sign.

City Planner Streff reviewed the options available to the Planning Commission on this matter:

1. Recommend Approval with Conditions
2. Recommend Approval as Submitted.
3. Recommend Denial
4. Table

Chair Thompson opened the floor to Commissioner comments.

Chair Thompson asked if the current sign could have been renovated without needing to receive a variance.

City Planner Streff explained that the applicant could have repaired the existing sign but has chosen to upgrade the sign.

Commissioner Lambeth understood the new sign would have more information, while also reducing the sign area.

City Planner Streff believed this to be the case.

Commissioner Bartel questioned what materials the sign would be built out of and asked how long the sign would last.

Mark Rasch, Sign Images, explained the new sign would be made out of aluminum and would be affixed to the building by non-corrosive fasteners. He estimated the sign would last seven to ten years.

Commissioner Zimmerman moved and Commissioner Bartel seconded a motion to recommend approval of Planning Case 16-006 for a Site Plan Review and Sign Standard Adjustment at 4797 Highway 10, based on the findings of fact and the submitted plans as amended by the four (4) conditions in the April 6, 2016, Report to the Planning Commission. The motion carried unanimously (7-0).

B. Planning Case 16-008; Variance – 1865 County Road D West – *No Public Hearing Required*

City Planner Streff explained that the applicant owns the property located at 1865 County Road D West. The property is zoned R-2 Single & Two Family Residential District and is generally positioned north of County Road D West, south of Glen Paul Avenue, east of Prior Avenue North and west of Lake Johanna Boulevard.

City Planner Streff stated that the applicant is proposing to construct a new twenty six (26) foot by twenty-eight (28) foot or 728 square foot detached accessory structure. As proposed, the new structure would replace the deteriorating existing structure that is 400 square feet or twenty (20) feet by twenty (20) feet in size. The proposed accessory structure would be placed in the rear yard and in the same general location as the existing structure along the east property line. As defined by the City Code the existing detached structure is considered to be non-conforming as the

structure encroaches five (5) feet into the ten (10) foot accessory structure setback along the east property line.

City Planner Streff commented that in this case, the property owner is requesting a variance in order to construct a larger accessory structure that would maintain the current five (5) foot setback similar to that of the existing structure on the site today. If a variance is approved for this project, the applicant would be permitted to encroach five (5) feet into the ten (10) foot side yard setback. The applicant has indicated that the façade and roofing materials to be used on the new detached accessory structure would match the materials on the existing home.

Site Data

Land Use Plan:	Low Density Residential
Existing Land Use:	Single Family Detached Residential
Zoning:	R-2: Single & Two Family Residential
Current Lot Sizes:	.2790 Acres (12,155 Square Feet)
Topography:	Flat

City Planner Streff reviewed the surrounding area, the Plan Evaluation and the Variance Evaluation Criteria.

City Planner Streff provided the Findings of Fact for review:

General Findings

1. That the property is in the R-2 Single & Two Family Residential Zoning District.
2. That the lot is 12,155 square feet in size with approximate dimensions of 65 feet in width by 187 feet in depth.
3. That the total square footage of the lot meets the requirements in the R-2 Zoning District; however, the actual dimensions of the lot do not meet the minimum size requirements.
4. That the existing accessory structure is non-conforming because the structure encroaches five (5) feet into the required ten (10) foot setback along the east property line.
5. That the existing accessory structure on the property would be removed.
6. That a variance is required to encroach into the ten (10) foot accessory structure setback.
7. That the proposed detached accessory structure/garage would maintain the five (5) foot encroachment into the setback along the east property line. All other setbacks for the accessory structure meet Code requirements.
8. The proposed structure and landscape coverage on the property would be in conformance with the lot coverage requirements of the R-2 Zoning District.
9. That the proposed accessory structure would not exceed the 15 foot height limit.
10. That detached accessory structures are permitted within the R-2 Zoning District.
11. That the proposed detached accessory structure is outside of the 100-year flood plain, wetlands, and easements.

Variance Findings:

12. The proposal is in harmony with the purpose and intent of the Zoning Ordinance as the Ordinance generally allows flexibility for unique parcels and situations when impacts to surrounding properties are minimized.
13. The proposal is consistent with the Arden Hills Comprehensive Plan as it allows the reasonable use of residential property.

14. That a detached accessory structure is a permitted accessory use and is reasonable within the R-2 Single Family Residential Zoning District.
15. The lot is unique in the fact that the lot's width does not meet the City Code requirements.
16. The proposed accessory structure would be visible from neighboring properties; however, the placement would not be inconsistent in terms of setbacks and lot coverage requirements for typical lots in the surrounding neighborhood. The property owner would match the materials used for siding and roofing to the single family dwelling, which should minimize the impacts on surrounding property owners.
17. The proposed accessory structure is unlikely to have negative impacts to the property or to the neighborhood as a whole as many properties within the area have accessory structures that encroach in the setback requirements.
18. The proposed plans and variance request for the construction of a new accessory structure does not appear to be based on economic considerations alone.

City Planner Streff stated that the findings of fact for this variance request support a recommendation for approval. However, if the Planning Commission chooses to make a recommendation for denial, the Findings of Fact would need to be amended to reflect the reasons for the denial. If the Planning Commission recommends approval of this variance, Staff recommends the following five (5) conditions:

1. That the project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to these plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
2. That the accessory structure shall be permitted to encroach five (5) feet into the side yard setback along the east property line.
3. That the accessory structure shall not exceed fifteen (15) feet in height.
4. That a permit for the construction of the accessory structure/garage and a permit for the construction of the driveway shall be required. That the structure shall conform to all other regulations in the City Code.
5. That the exterior façade of the new accessory structure shall match the color and materials on the existing single family dwelling on property. The final façade shall be approved by the City Planner.

City Planner Streff reviewed the options available to the Planning Commission on this matter:

1. Recommend Approval with Conditions
2. Recommend Approval as Submitted.
3. Recommend Denial
4. Table

Chair Thompson opened the floor to Commissioner comments.

Commissioner Zimmerman asked if the property met the City's setbacks when constructed.

City Planner Streff stated it was possible the garage was in conformance when constructed in the 1940's. However, under the current standards, the garage was a non-conforming structure.

Commissioner Zimmerman supported the garage due to the fact it was going to be put back in the same place.

Commissioner Bartel questioned if the existing garage would be demolished and removed.

City Planner Streff reported this was the case.

Commissioner Bartel inquired if the garage could be moved five feet further from the property line in order to meet the City's current setback standards.

City Planner Streff explained there was room to move the garage over five feet. He indicated this would impact the lot and would not be as fitting as the current location.

Commissioner Lambeth asked if the exterior color of the garage would match the house.

City Planner Streff stated the finish of the garage would have to match the house.

Commissioner Lambeth believed that the new garage would not alter the streetscape in any way given the proposed location of the new garage.

City Planner Streff did not believe the new design would impact the curb appeal of the property from the street, but rather would enhance the property.

Brian McCormick, 1865 County Road D West, explained his garage would be the same color as the house.

Chair Thompson questioned if he had received any comments or concerns from his neighbors.

Mr. McCormick stated he got along great with his neighbors and he has not received any comments or concerns regarding his plans for his garage.

Commissioner Bartel supported the new garage design in the proposed location.

Commissioner Bartel moved and Commissioner Zimmerman seconded a motion to recommend approval of Planning Case 16-008 for a variance at 1865 County Road D West to permit the accessory structure to encroach five (5) feet into the side yard setback along the east property line, based on the findings of fact, the submitted plans, and the five (5) conditions in the April 6, 2016, Report to the Planning Commission. The motion carried unanimously (7-0).

C. Planning Case 16-003; Master and Final PUD – 1160 County Road E West – *Public Hearing*

Senior Planner Bachler stated that the property at 1160 County Road E was first developed as a seasonal ski and golf shop in the early 1970s. A Site Plan Review was approved in 1992 for the Commers Company for building and site modifications to accommodate a new bank user. These plans included the removal of a portion of the west side of the building to put in five drive-up

lanes under the existing building roof. Today, the 4,500 square foot space that was occupied by TCF Bank is vacant and the roof over the drive-up lanes has been removed. American Red Cross is the only tenant in the building and occupies approximately 5,000 square feet of space.

Senior Planner Bachler commented that the proposed site modifications are part of a broader reinvestment in the property being undertaken by Arden Square in an effort to attract a new tenant to the building. In conjunction with the County Road E improvement project completed in 2015, the property owner agreed to close off two driveways that were replaced with one, 24-foot wide driveway. Arden Square also recently completed renovations to the front façade of the building. These improvements included the removal the mansard and gable roof on the west side of the building, increasing window and brick masonry coverage, and adding awnings and decorative lighting.

Senior Planner Bachler explained that the proposed site improvements would modify the property's drive lanes and parking stalls for a more efficient use of space. The existing parking area on the north side of the building would be rearranged to include two one-way drive aisles and angled parking stalls. One drive-up lane on the west side of the building would be retained while the remaining lanes would be removed and replaced with parking stalls. As a result of the project, the overall parking lot area would expand by 2,182 square feet and 21 additional parking stalls would be constructed. Other site modifications would include a new monument sign, a trash enclosure constructed with decorative rock face concrete block, bicycle racks, and updated pavement and sidewalk surfaces. Landscaping on the property would be enhanced as well with additional tree and perennial plantings at the County Road E entrance driveway and new parking lot landscape islands.

Senior Planner Bachler indicated that the project includes an upgrade to the property's stormwater management system. The Rice Creek Watershed District requires properties to manage runoff for different types of rainfall events and to provide on-site infiltration and water quality treatment. This would be accomplished through a new subsurface infiltration basin. On-site stormwater management would also be improved with the connection of building roof drains to the catch basin at the southeast corner of the property.

Senior Planner Bachler stated that the Special Requirements for the B-2 General Business District in Section 1320.085 of the Zoning Code state that Site Plans approved for properties before November 24, 2008 will remain in effect, but that the PUD process will be used for any future site amendments. In this case, a Master and Final PUD are required for the proposed site modifications.

Senior Planner Bachler reported that the PUD process is a tool that provides additional flexibility for development that an underlying zoning district would not otherwise allow. For example, a PUD may make exceptions to setbacks, lot coverage, parking requirements, signage, building materials, or landscaping requirements. It is intended to overcome the limitations of zoning regulations and improve the overall design of a project. While the PUD process allows the City to negotiate certain aspects of the development, any conditions imposed on the PUD must have a rational basis related to the expected impact of the development.

Senior Planner Bachler noted that Arden Square has requested flexibility in two areas through the PUD process. First, flexibility would be needed for the proposed landscape lot coverage of

14.6 percent where the zoning regulations require a minimum of 20 percent coverage. Secondly, the proposed County Road E monument sign would exceed the maximum height and sign copy area permitted in Sign District 4.

Site Data

Land Use Plan:	Community Mixed Use
Existing Land Use:	Commercial
Zoning:	B-2: General Business District
Current Lot Sizes:	48,000 square feet
Topography:	Relative flat

Senior Planner Bachler reviewed the surrounding area and the Plan Evaluation.

Senior Planner Bachler provided the Findings of Fact for review:

1. The property at 1160 County Road E West is located in the B-2 - General Business Zoning District and in Sign District 4.
2. Section 1320.085 of the Zoning Code states that Site Plans approved for properties in the B-2 District before November 24, 2008 will remain in effect, but that the PUD process will be used for any future site amendments.
3. Arden Square, LLC has requested a Master and Final PUD at 1160 County Road E West to amend the Site Plan approved for the property in Planning Case 92-016.
4. The proposed Master and Final PUD includes expanding and rearranging the property's drive lanes and parking spaces, and installing a new monument sign, trash enclosure, bicycle racks, and stormwater management system on the property.
5. The City has adopted the Guiding Plan for the B-2 District that outlines future development principals for the area.
6. The City has adopted Design Standards for the B-2 District within the Zoning Code.
7. The proposed Master and Final PUD is in substantial conformance with the requirements of the City's Zoning Code. The applicant has requested flexibility for landscape lot coverage of 14.6 percent where the zoning regulations require a minimum of 20 percent coverage.
8. The proposed Master and Final PUD is in conformance with the Guiding Plan for the B-2 District.
9. The proposed Master and Final PUD is in substantial conformance with the requirements of the City's Sign Code. The applicant has requested flexibility to install a monument sign that exceeds the height, sign copy area, and total sign area requirements for Sign District 4.
10. The proposed Master and Final PUD is in conformance with the City's Comprehensive Plan.
11. The PUD process allows for flexibility within the City's regulations through a negotiated process with a developer. Where the plan is not in conformance with the City's Zoning or Sign Code, flexibility has been requested by the applicant and/or conditions have been placed on an approval that would mitigate the nonconformity.
12. The proposed Master and Final PUD is not anticipated to create a negative impact on the immediate area or the community as a whole.

Senior Planner Bachler indicated that staff is supportive of the request for flexibility to reduce landscape coverage on the property. The applicant has noted that providing additional parking stalls on the site will help with marketing the vacant space in the building. Moreover, based on the staff analysis, Arden Square is proposing only two additional parking stalls than what would be required by the Zoning Code if the tenant space were to be leased to a retail use and American Red Cross continues to operate in the building. The increase in impervious coverage would be mitigated by the new tree and perennial plantings in and around the parking lot and the upgraded stormwater management system, which will improve upon existing conditions.

Senior Planner Bachler explained that staff is not supportive of the proposed monument sign on County Road E. There are no site conditions that would necessitate a larger sign for visibility reasons and the building includes only two tenants that would need advertising space on the sign. Additionally, the City recently adopted new standards for freestanding signs in Sign District 4 and in order to maintain consistency of signage along the County Road E corridor staff believes flexibility should be granted only in unusual circumstances. As a condition of approval, staff is recommending that the County Road E monument sign conform to the Sign Code standards.

Senior Planner Bachler stated that based on the submitted plans and findings of fact, staff recommends approval of Planning Case 16-003 for a Master and Final PUD at 1160 County Road E West. If the Planning Commission votes to recommend approval of Planning Case 15-016, staff is recommending the following ten (10) conditions of approval:

1. The project shall be completed in accordance with the submitted plans as amended by the conditions of approval. Any significant changes to these plans, as determined by the City Planner, shall require review and approval by the Planning Commission and the City Council.
2. The Developer shall obtain the required development permits within one year of the approval date or the approval shall expire, unless extended by the City Council prior to the approval's expiration date. Extension requests must be submitted in writing to the City at least 45 days prior to the expiration date.
3. A PUD Agreement shall be prepared by the City Attorney and subject to City Council approval. The Agreement shall be executed prior to the issuance of any development permits.
4. The Developer shall submit a financial surety in the amount of 125 percent of the estimated costs of landscaping prior to the issuance of any development permits. The financial surety shall be in the form of a letter of credit issued by a FDIC-insured Minnesota bank. The purpose of the letter of credit is to ensure that landscaping is completed in the event that the developer defaults on the Development Agreement. The City will hold the letter of credit for two years after the installation of landscaping. The letter of credit should not expire during the two-year period.
5. The Developer shall provide the City with a copy of the Rice Creek Watershed District permit for the project prior to the issuance of any development permits.
6. Final grading, drainage, utility, and site plans shall be subject to approval by the City Engineer, Building Official, City Planner, and Fire Marshall prior to the issuance of a Grading and Erosion Control Permit or other development permits.
7. The Developer shall maintain a minimum drive aisle width of twenty (20) feet along the west side of the building between the drive-up lane and parking stalls at all times.

8. No certificate of occupancy will be issued or remain in effect for tenant or business space using the existing drive-up window on the west side of the building for a fast food restaurant use. In the event that the Developer or subsequent owner sells or leases building space or otherwise proposes to use the drive-up window on the west side of the building for a fast food restaurant use, the Developer or subsequent owner shall submit a PUD Amendment application proposing modifications to the Site Plan that provides the minimum vehicle stacking spaces required as specified by the City Code, conform to the additional minimum requirements included in Section 1325.04 of the City Code, and satisfies any conditions of approval imposed by the Council.
9. The proposed monument sign on County Road E shall be redesigned so that it conforms to the freestanding sign standards for Sign District 4, as defined in Section 1240.02 of the City Code.
10. A Sign Permit shall be required for the monument sign on County Road E.

Senior Planner Bachler reviewed the options available to the Planning Commission on this matter:

1. Recommend Approval with Conditions
2. Recommend Approval without Conditions
3. Recommend Denial
4. Table

Chair Thompson opened the floor to Commissioner comments.

Commissioner Jones requested further information on the adjustments that were being made to the stormwater management system for the site.

Senior Planner Bachler discussed the existing and proposed stormwater management system for the site. It was noted that the new system would better manage stormwater runoff for the property.

Commissioner Lambeth commented on the demolition plan for the site. He recommended the grade of the site be watched closely in order for the water to drain properly from the south side of the building.

Senior Planner Bachler noted that a separate grading and erosion control permit would be required from the City. This permit would be reviewed and approved by the City Engineer.

Commissioner Lambeth respected staff's recommendation regarding the monument sign. However, he questioned if the location of the monument sign was proper. He proposed the sign be located at the northwest corner of the site.

Senior Planner Bachler recommended that the applicant address the proposed location of the monument sign. He noted that the proposed location did conform to the Sign Code requirements for monument sign setbacks from the front and side property lines.

Commissioner Jones agreed it would be safer for vehicular traffic to have the sign more centrally located.

Commissioner Zimmerman expressed concern with the reduction in landscape coverage. He feared the B-2 District vision was not being followed for this property.

Senior Planner Bachler reviewed the landscaping plan in further detail and believed the new stormwater management system would be more effective. He understood the pervious area was being reduced, however this was being mitigated by the new trees and perennial plantings proposed for the site. He explained the applicant was requesting flexibility on this point within the PUD and staff found the improved stormwater management system to be a positive for the property.

Commissioner Gehrig discussed the drive-thru window and asked if the City had specific definitions for fast food establishments. He questioned if this included coffee shops.

Senior Planner Bachler responded that the Zoning Code includes a definition for fast food restaurants and that most coffee shops would be classified as a fast food establishment.

Commissioner Jones questioned where the drive-thru would be located.

Senior Planner Bachler reviewed the location of the proposed drive-thru window. He provided further comment on how vehicles would stack at this location. It was noted the proposed site plan could not accommodate the required number of vehicle stacking spaces for a fast food restaurant drive-thru. He added that staff recommended a condition of approval that an amendment to the PUD be required if Arden Square leases or sells the space to a fast food restaurant establishment that would use the drive-thru.

Chair Thompson requested the applicant come forward to address questions from the Planning Commission.

Andrew Commers, Commers Company, introduced himself to the Commission noting that his father owned the building.

Kathy Anderson, President of Architectural Consortium, explained she was the architect for the project.

Chair Thompson requested further information from the applicants regarding the proposed stormwater system.

Ms. Anderson explained that the stormwater runoff was currently running through the parking lot without treatment. She indicated the new plan for the site would be to have the runoff treated underground before it is released into the City's system. She provided further comment on how the underground chamber treatment system would work. She discussed how traffic would circulate through the site. She commented that the improvements being made to the site were being done to attract high quality tenants. Ms. Anderson believed the monument sign should be located on the east end of the property at the requested height in order to properly meet the needs of the future tenants and to have visibility from Lexington Avenue.

Commissioner Lambeth asked if the sign would be illuminated.

Ms. Anderson stated this was the case.

Chair Thompson opened the public hearing at 7:48 p.m.

Chair Thompson invited anyone for or against the application to come forward and make comment.

There being no additional comment Chair Thompson closed the public hearing at 7:49 p.m.

Commissioner Bartel questioned how much water would be held in the underground retention system.

Senior Planner Bachler was uncertain as to the specific size of the system. He understood that the Rice Creek Watershed District would require the property to put in place a system that will allow for the proper treatment of water runoff for a range of rain events. The City Engineer did not have any concerns with the design of the system.

Commissioner Jones stated he was not comfortable with the size of the sign or the proposed location.

Commissioner Neururer agreed.

Chair Thompson appreciated the explanation from the applicant as to why the sign was located on the eastern corner. However, she agreed the proposed location was confusing.

Senior Planner Bachler suggested that the Planning Commission could direct staff to work with the applicant on the monument sign location prior to the item being reviewed by the City Council.

Chair Thompson explained her concern with the sign placement was due to the traffic patterns along County Road E.

Ms. Anderson indicated she has been working in retail architecture for the past 28 years. She commented that pylon or monument signs have not been used as entry or directional signs, but rather are used for advertising purposes.

Commissioner Lambeth discussed how the proposed monument sign location would be confusing to passing traffic.

Ms. Anderson stated the feedback she has received from the market was that there was more value in being visible from the intersection at Lexington Avenue than placing the monument sign at the property entrance.

Commissioner Neururer explained that he drove this thoroughfare daily. He expressed concern with how traffic entering and exiting the site would impede traffic.

Chair Thompson recommended staff work with the applicant on the monument sign placement prior to this item being reviewed by the City Council.

Senior Planner Bachler reported that the Sign Code does allow for a smaller non-commercial auxiliary sign to be placed at the entrance to the site. He reviewed the location on the site plan where this auxiliary sign could be placed.

Commissioner Bartel questioned if the Planning Commission had jurisdiction over sign placement.

Senior Planner Bachler stated that sign placement and setback requirements were included in the Sign Code. However, because the applicant has requested a PUD for the property the City is able to negotiate certain aspects of the development as long as there is a rational basis for the imposed conditions.

Commissioner Zimmerman indicated he would not be supporting this Planning Case due to the reduction in landscape coverage. He did not consider the upgraded stormwater management system to be a fair trade for the reduction in landscaping.

Chair Thompson appreciated this comment. However, she stated there was no place for the water to be treated and explained the underground treatment system was the best option for the site. She understood there were challenges when updating these commercial properties in order to meet the City's parking and water runoff requirements. She supported the proposed traffic flow through the site and believed the property was balanced. She recommended a more detailed letter from the City Engineer or the Rice Creek Watershed District regarding the stormwater plans be included for the City Council.

Commissioner Bartel supported this suggestion. He understood Commissioner Zimmerman's concerns but wanted to see the site improved to manage the water runoff from its current situation.

Commissioner Jones did not want to give up grass and trees either, but knew the proposed system was the best option for the property. His biggest concern for the site was the location of the monument sign.

Commissioner Neururer asked if the sign setbacks took into account the larger size of the sign.

Senior Planner Bachler commented that the setback requirements applied to all free standing signs and do not take into account the size of the sign.

Commissioner Neururer supported the underground treatment and management of the water runoff for this property.

Mayor Grant discussed the stormwater management system being used at Cub Foods. He requested the Planning Commission be clear about their concerns regarding the monument sign due to the fact this was a PUD.

Commissioner Bartel recommended the City Council evaluate the monument sign location given the fact the City was willing to be lenient on the sign size.

Chair Thompson reviewed the proposed conditions from staff in detail with the Commission. She noted Condition 5 required the applicant to have the correct permits from the Rice Creek Watershed District. She noted that Condition 9 addresses the monument sign. She suggested this condition be amended to require the sign to meet the permitted requirements and that the sign placement be worked on by staff.

Commissioner Lambeth moved and Commissioner Bartel seconded a motion to recommend approval of Planning Case 16-003 for a Master and Final PUD at 1160 County Road E West, based on the findings of fact and submitted plans, as amended by the ten (10) conditions in the April 6, 2016, Report to the Planning Commission.

Commissioner Bartel questioned if the Commission should add Condition 11 regarding the sign placement or reword Condition 9.

Senior Planner Bachler recommended Condition 9 be restated versus Condition 11 being added. He understood staff was to work with the applicant to look at the proposed monument sign and evaluate other locations for the sign. He indicated the Planning Commission would consider supporting a larger sign if the proper location for the sign was found.

Commissioner Lambeth accepted this friendly amendment to his motion.

Commissioner Bartel also accepted this friendly amendment to the motion.

Chair Thompson appreciated all of the work that has been done by the applicant on this building.

Commissioner Bartel agreed and looked forward to having this building improved.

The motion carried 6-1 (Zimmerman opposed).

D. Planning Case 16-009; Zoning Code Amendment – Mixed Business and Mixed Residential Districts – *Public Hearing*

Senior Planner Bachler reported that in June of 2010, the City approved the creation of two new zoning districts for the 427-acre TCAAP property: Mixed Residential District and Mixed Business District. The purpose of the new regulations was to define a process for creating a master plan for the Mixed Residential and Mixed Business Districts on TCAAP, establish minimum design standards for future development, and ensure consistency between the Zoning Code and the 2030 Comprehensive Plan. Additionally, these regulations were meant to inform potential developers of the City's vision for the TCAAP site.

Senior Planner Bachler stated that the City adopted the TCAAP Master Plan in July of 2015. The approval of the Master Plan included the adoption of the TCAAP Redevelopment Code (TRC) as Section 1380 of the Zoning Code and the rezoning of the TCAAP property based on the zoning designations in the TRC Regulating Plan. This action replaced the previous zoning of the site as Mixed Residential and Mixed Business.

Senior Planner Bachler explained that the purpose of the proposed amendments is to remove all references in the Zoning Code related to the Mixed Residential and Mixed Business Districts. These zoning districts were created as a "placeholder" for the TCAAP property until a master redevelopment plan was approved by the City. No other properties in the City are currently zoned Mixed Residential or Mixed Business.

Senior Planner Bachler provided an outline of the proposed amendments:

Section 1320.02 – Designation of Zoning Districts
This section includes a list of the zoning districts the City is divided into for the purpose of the City Code. The proposed amendment would remove Mixed Residential and Mixed Business Districts from the zoning district list.

Section 1320.04 – Purpose of Districts
All zoning districts include a purpose statement that provides the rationale for creating the district. Subdivision 16 (Mixed Residential District) and Subdivision 17 (Mixed Business District) would be removed in their entirety from this section.

Section 1320.05 – Land Use Chart
The land use chart lists the permitted and conditional uses in all zoning districts. The proposed amendment would remove Mixed Residential and Mixed Business Districts from the chart.

Section 1320.06 – District Requirements Chart
The district requirement chart lists the basic requirements for the development of a lot, such as minimum lot area, setbacks, and lot coverage. The proposed amendment would remove Mixed Residential and Mixed Business Districts from the chart.

Section 1320.135 – Special Requirements of the Mixed Residential and Mixed Business Districts
Some zoning districts have additional special requirements for development that need to be met. Section 1320.135 includes the required Planned Unit Development (PUD) process and master plan components for the Mixed Residential and Mixed Business Districts. This section will be removed in its entirety.

Senior Planner Bachler provided the Findings of Fact for review:

1. The City Council approved the TCAAP Master Plan on July 13, 2015, which included the adoption of the TCAAP Redevelopment Code (TRC) as Section 1380 of the Zoning Code and the rezoning of the 427-acre TCAAP property based on the zoning designations in the TRC Regulating Plan.
2. The adoption of the TRC and the rezoning of the TCAAP property based on the TRC Regulating Plan replaced the previous zoning of the 427-acre site as Mixed Business District and Mixed Residential District.
3. The proposed Zoning Code amendments would remove all references in the Zoning Code to the Mixed Residential and Mixed Business Districts as these districts were created as a "placeholder" for the TCAAP property until a Master Plan was approved by the City.
4. The proposed Zoning Code amendments would not have an effect on any properties in the City as there are currently no properties zoned Mixed Residential or Mixed Business.

5. The proposed Zoning Code amendments are in conformance with the 2030 Comprehensive Plan.
6. The proposed amendments will create greater consistency between the Zoning Code and the 2030 Comprehensive Plan.

Senior Planner Bachler stated that staff recommends approval of Planning Case 16-009 to amend Sections 1320.02, 1320.04, 1320.05, 1320.06, and 1320.135 of the Zoning Code in order to remove references to the previous classification of the 427-acre TCAAP property as Mixed Residential District and Mixed Business District, as presented in the April 6, 2016, Report to the Planning Commission

Senior Planner Bachler reviewed the options available to the Planning Commission on this matter:

1. Recommend Approval as Submitted.
2. Recommend Approval with Changes.
3. Recommend Denial
4. Table

Chair Thompson opened the floor to Commissioner comments.

Commissioner Lambeth understood that the Comprehensive Plan was in conformance with the Met Council.

Senior Planner Bachler reported this was the case, noting the 2030 Comprehensive Plan was approved in 2009.

Commissioner Lambeth questioned why the City was proposing to make this zoning amendment at this time.

Senior Planner Bachler discussed the approval of the TCAAP Master Plan and 2030 Comprehensive Plan Amendment. He noted that the amendment was being proposed because the TCAAP property had been rezoned based on the TRC Regulating Plan. He explained the Mixed Business and Mixed Residential zoning districts no longer apply to TCAAP.

Commissioner Lambeth inquired how the proposed zoning change would impact the proposals received from the four master developers.

Senior Planner Bachler commented that the proposed amendment would have no effect on the master developer selection process.

Chair Thompson opened the public hearing at 8:32 p.m.

Chair Thompson invited anyone for or against the application to come forward and make comment.

There being no additional comment Chair Thompson closed the public hearing at 8:33 p.m.

Commissioner Bartel moved and Commissioner Zimmerman seconded a motion to recommend approval of Planning Case 16-009 to amend Sections 1320.02, 1320.04, 1320.05, 1320.06, and 1320.135 of the Zoning Code, as presented in the April 6, 2016, Report to the Planning Commission. The motion carried unanimously (7-0).

UNFINISHED AND NEW BUSINESS

None.

REPORTS

A. Report from the City Council

Mayor Grant updated the Planning Commission on City Council activities from the March 21, 2016, City Council Work Session stating the City Council discussed the process for pursuing organized collection of solid waste on the TCAAP property with the City Attorney. This item is included on the Planning Commission's 2016 Work Plan. The City Council directed staff to collect information on the expected staff time required to proceed with organized collection on TCAAP and report back at a future City Council Work Session.

Mayor Grant stated that at the March 28, 2016, City Council Regular Meeting the City Council approved Planning Case 15-021 to amend Section 1305.04 and Section 1325.02 of the Zoning Code pertaining to new regulations on outdoor display and sales for commercial properties. The City Council also approved Planning Case 16-001 to rezone portions of the Arden Hills Army Training Site (AHATS) property as Conservation District, Parks and Open Space District, and Civic Center District. Both of these cases were reviewed by the Planning Commission at their regular meeting on March 9, 2016, and received unanimous recommendations for approval.

Mayor Grant reported that the City Council approved a PUD Amendment for the Red Fox Business Center at 1235 Red Fox Road for changes to the façade on Building 1. During the construction of the building a section of windows and façade enhancements were omitted to accommodate electric and gas utility meters on the outside of the building. Roberts Management Group will mitigate the façade changes by providing additional landscaping to screen the affected area.

Mayor Grant indicated that the City Council approved Planning Case 16-005 for a variance at 3382 Lake Johanna Boulevard. Approval of the variance will allow the property owners to construct an entryway between the garage and house and a second floor addition above the garage. This case was reviewed by the Planning Commission at their regular meeting on March 9, 2016, and received a unanimous recommendation for approval.

B. TCAAP Update

Mayor Grant reported that responses to the Solicitation for Master Developer were received on Wednesday, March 9, 2016. Four proposals were received representing partnerships as follows:

- Alatus, LLC
- Kraus-Anderson and Elion Partners

- Opus Development Company, LLC and Pulte Homes
- Ryan Companies and Lennar Corporation

Mayor Grant indicated that the JDA is scheduled to choose a master developer at its regular meeting on May 2, 2016. Staff is working to schedule special JDA meetings in late April for developer interviews and deliberation. Once scheduled, special meeting dates and agenda information will be posted on the City website.

Chair Thompson asked if the interviews would be public or private.

Mayor Grant anticipated these interviews would be private. He noted that the JDA meeting on Monday, May 2nd would be public.

C. Planning Commission Comments and Requests

Commissioner Zimmerman went on record stating he supported organized collection throughout all of Arden Hills.

Chair Thompson encouraged the public to participate in the Friends of the Park tree sale going on now through Friday, April 22.

D. Staff Comments

City Planner Streff encouraged the Planning Commissioners to contact staff if they were going to be unable to attend a future meeting.

ADJOURN

Commissioner Jones moved, seconded by Commissioner Zimmerman to adjourn the April 6, 2016, Planning Commission Meeting at 8:37 p.m. The motion carried unanimously (7-0).

ARDEN HILLS

MEMORANDUM

DATE: June 8, 2016 PC Agenda Item **3.A**

TO: Planning Commission

FROM: Matthew Bachler, Senior Planner

SUBJECT: **Planning Case #16-015 – No Public Hearing Required**
Applicant: Steve and Jennifer Jytyla
Property Location: 1494 Keithson Drive
Request: Variance

Requested Action

The applicants have requested a rear yard setback variance in order to construct a three-season porch addition that would encroach 3 feet – 6 inches into the required 30-foot rear setback.

Background

The property 1494 Keithson Drive was developed by Pulte Homes as part of the Fox Ridge subdivision approved by the City in 2011. The lot area measures 32,736 square feet, however, a wetland area covers a large portion of the lot and limits the area that can be developed. As part of the Fox Ridge subdivision approval, Pulte was required to dedicate a drainage and utility easement that covers the wetland and a five-foot buffer along the wetland's edge. The City Code restricts the placement of any structures within a drainage and utility easement. The property also includes a public walking path that traverses the lot on the south side of the existing house connecting Keithson Drive to the north-south City trail that runs between the Fox Ridge subdivision and the townhomes to the east. A trail easement across the walking path was dedicated on the Fox Ridge plat.

Due to the environmental constraints on the property, the existing house was placed in the far northeastern corner of the lot close to the 30-foot rear yard and 10-foot north side yard setback lines. The dwelling also required a setback of approximately 73 feet from the front property line to avoid the drainage and utility easement and conform to structure setback requirements. In comparison, most of the homes in the Fox Ridge subdivision as well as those on Keithson Drive to the north of the subject property are setback approximately 40 feet from the front property line.

1. Overview of Request

The applicants have requested a rear yard setback variance in order to construct a 216 square foot three-season porch and a 211 square foot deck addition to their house. Both the porch and deck would be constructed on the rear side of the house with the deck being accessed through the new porch addition. In this case, a variance is only needed for the porch addition as the deck encroachment in the rear yard setback is allowed under the permitted encroachment provisions in Section 1325.03, Subd. 2 of the Zoning Code. The porch addition would encroach 3 feet – 6 inches into the required 30-foot rear yard setback, creating a setback of 26 feet – 6 inches from the rear property line. No other variances from the Zoning Code are needed for this project and the property would otherwise be incompliance with all aspects of the Zoning Code.

The applicants have submitted a letter addressing the variance criteria along with photographs of the site (Attachment A). A site plan of the property and construction plans for the proposed addition have also been provided (Attachments C and D).

2. Site Data

Future Land Use Plan:	Very Low Density Residential
Existing Land Use:	Single Family Detached Residential
Zoning:	R-1: Single Family Residential
Lot Size:	.75 Acres (32,736 square feet)
Topography:	Relatively flat

3. Surrounding Area

Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Low Density Residential	R-1: Single Family Residential	Single Family Detached Residential
South	Very Low Density Residential	R-1: Single Family Residential	Single Family Detached Residential
East	Medium Density Residential	R-3: Townhouse & Low Density Multiple Dwelling District	Single Family Attached Residential
West	Very Low Density Residential	R-1: Single Family Residential	Single Family Detached Residential

Plan Evaluation

1. R-1 Regulations, Existing Conditions, and Proposed Addition

A. *Lot Size & Dimensions – Conforming*

The survey indicates that the lot is 32,736 square feet in size. The width of the lot is approximately 140 feet and the depth is approximately 178 feet.

B. *Structure Setback – Variance Required*

Applicable R-1 Lot Requirements	
1. Minimum Lot Area (sf.)	14,000
2. Minimum Lot Size (ft., width/depth)	95/130
3. Height (ft.)	35
4. Floor Area Ratio (FAR)	0.3
5. Lot Covered by Structure	25%
6. Minimum Landscape Lot Area	65%
7. Minimum Building Setbacks (ft)	
Front Yard	40
Rear Yard (Principle)	30
Rear Yard (Accessory)	10
Side Yard Interior - Principal (Minimum/total both yards on lot)	10/25
Side Yard Interior - Accessory	10
Side Yard Corner	40

The existing dwelling is in conformance with the R-1 District setback requirements. A variance is needed in this case to allow for the proposed three-season porch to encroach 3 feet – 6inches into the required 30-foot rear yard setback, creating a setback of 26 feet – 6 inches. The porch would extend 12 feet from the rear side of the house and measure 18 feet in width for a total area of 216 square feet. The porch includes a gas fireplace on the east side of the structure and the cantilevered area for the fireplace would extend 6 inches closer to the rear property line.

The proposed project would include a deck that would wrap around the southern side of the house and be accessed through the new porch addition. The deck would measure approximately 10 feet by 20 feet with a total area of 211 square feet. While the deck would be constructed in line with the eastern side of the porch, a rear yard setback variance would not be required for the deck portion of the project. Section 1325.03, Subd. 2 (A) of the Zoning Code allows for certain parts of principal structures, including decks, to extend into required setback areas. In the R-1 District, decks may extend six feet into the rear yard setback but cannot be less than six feet from the lot line. The applicants would be allowed to construct a deck up to 24 feet from the rear property line. As proposed, the deck would be setback 27 feet from this lot line.

C. Structure Height – Conforming

The existing dwelling is 35 feet in height, which is the maximum height permitted in the R-1 District. The proposed porch addition would be elevated above grade and constructed at the main level of the dwelling. The height of the porch addition would be less than the height of the existing house.

D. Lot Coverage – Conforming

The property is currently in conformance with the structure and landscape coverage requirements for the R-1 District. The proposed addition would increase structure coverage by a total of 427 square feet to 7.69 percent of the lot area. Landscape coverage would be reduced to 87.58 percent. Properties in the R-1 District are permitted up to 25 percent structure coverage and must maintain a minimum landscape lot area of 65 percent.

Lot Coverage	Existing		Proposed		R-1 Regulations
	Square Feet	Percent	Square Feet	Percent	
Dwelling	1,365.5	4.17%	1,581.5	4.83%	
Garage	725.5	2.22%	725.5	2.22%	
Decks	-	-	211	0.64%	
Total Structure	*2,091*	*6.39%*	*2,518*	*7.69%*	**Maximum of 25%**
Driveway	1,500	4.58%	1,500	4.58%	
Walkways	50	0.15%	50	0.15%	
Total Impervious Coverage	3,641	11.12%	4,068	12.42%	**Maximum of 35%**
Landscape Area	*29,095*	*88.88%*	*28,668*	*87.58%*	**Minimum of 65%**
Lot Size	32,736		32,736		**14,000 s.f.**

E. Floor Area Ratio – Conforming

The floor area ratio (FAR) is calculated by dividing the gross square footage of the dwelling by the lot area. In the R-1 District, the maximum FAR permitted is 0.3. The existing dwelling has a total floor area of 4,250.4 square feet for an FAR of 0.13. The proposed porch addition would increase total floor area by 216 square feet for a new FAR of 0.14. Decks are not counted towards the gross square footage of a dwelling.

F. Tree Preservation

The proposed project is not expected to impact any significant trees on the property. If any significant trees are removed as a result of the project, mitigation may be required.

2. Flood Plain, Wetlands, and Easements

The proposed addition is outside of any flood plains, wetlands, or easements.

3. Additional Review

Building Official
The Building Official has reviewed the plans and has no additional comments at this time. A building permit will be required prior to any construction taking place.

City Engineer
The City Engineer has reviewed the plans and has no additional comments at this time.

Rice Creek Watershed District
The Rice Creek Watershed District has reviewed the plans and determined that a permit is not required for the project.

Variance Evaluation Criteria

On May 5, 2011, the Governor signed into law new variance legislation that changed the review criteria cities must use when evaluating variance requests. The new law renames the municipal variance standard from "undue hardship" to "practical difficulties," but otherwise retains the familiar three-factor test of (1) reasonableness, (2) uniqueness, and (3) essential character. Also included is a sentence new to city variance authority that was already in the county statutes: "Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the variance are consistent with the comprehensive plan."

Therefore, in evaluating variance requests under the new law, in order to find a practical difficulty, cities should adopt findings addressing the following questions:

- Is the variance in *harmony with* the purposes and intent of the *ordinance*?
- Is the variance *consistent with* the *comprehensive plan*?
- Does the proposal put property to use in a *reasonable manner*?
- Are there *unique circumstances* to the property not created by the landowner?
- Will the variance, if granted, alter the *essential character* of the locality?

As was the case before the new legislation took effect, economic considerations alone cannot constitute a practical difficulty. Furthermore, the new law clarifies that conditions may be imposed on granting of variances if those conditions are directly related to and bear a rough proportionality to the impact created by the variance.

Findings of Fact

Staff offers the following findings of fact for review:

General Findings:

1. The property at 1494 Keithson Drive is located in the R-1 Single Family Residential Zoning District.
2. The lot is in conformance with the minimum lot size and dimensions for the R-1 District.
3. The existing conditions on the property are in conformance with the setback and structure and lot coverage requirements for properties in the R-1 District.
4. The proposed porch addition would encroach 3 feet – 6 inches into the rear yard setback creating a setback of 26 feet – 6inches from the rear property line. The minimum rear yard setback in the R-1 District is 30 feet. The proposed porch addition would meet all other setback requirements for the R-1 District.

5. The proposed deck is in conformance with the Zoning Code as Section 1325.03, Subd. 2 (A) permits decks to extend six feet into the rear yard setback as long as the encroachment is not closer than six feet from the rear lot line. The proposed deck would be setback 26 feet – 6 inches from the rear property line.
6. All other aspects of the proposed porch and deck addition are in conformance with the Zoning Code requirements for the R-1 District.
7. The proposed addition would not encroach on any flood plains, wetlands, or easements.
8. The proposed addition is not expected to impact any significant trees on the property.

Variance Findings:

9. The variance would be in harmony with the purpose and intent of the City's Code because the impact of the addition on adjacent properties would be mitigated by the location of the addition at the rear of the house, the elevation change between the subject property and the adjacent property to the east, and the presence of several large trees along the rear property line that provide screening.
10. The variance would be consistent with the City's Comprehensive Plan because it meets the City's housing goal of encouraging property investment that complements and enhances the character of the City's established neighborhoods.
11. The proposed porch addition is a reasonable use of the property that would not be allowed under the rules of the Zoning Code without the requested variance.
12. The property is unique because of the wetland area that covers a large portion of the site. A drainage and utility easement covers the wetland area and a 5-foot buffer along the wetland's edge, limiting where additions to the home can be constructed. The unique characteristics of the property were not created by the property owners.
13. The proposed addition would not alter the essential character of the neighborhood because it would result in a structure that is consistent and compatible with other construction in the area.
14. The requested variance does not appear to be based on economic considerations alone.

Recommendation

The findings of fact for this variance request support a recommendation for approval. If the Planning Commission chooses to make a recommendation for denial, the Findings of Fact would need to be amended to reflect the reasons for the denial. If the Planning Commission recommends approval of this variance, staff recommends the following five conditions:

1. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to these plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
2. A building permit shall be required prior to commencement of construction.
3. The porch addition shall match the color and architectural style of the rest of the principal structure.

4. An encroachment of 3 feet – 6 inches shall be permitted for the porch addition into the 30-foot rear setback requirement. This will result in a setback of 26 feet – 6 inches from the rear property line.
5. The structure shall conform to all other regulations in the City Code.

Proposed Motion Language

1. Recommend Approval with Conditions: Motion to recommend *approval* of Planning Case 16-015 for a rear yard setback variance at 1494 Keithson Drive, based on the findings of fact and submitted plans, as amended by the five conditions in the June 8, 2016, Report to the Planning Commission.

2. Recommend Approval as Submitted: Motion to recommend *approval* of Planning Case 16-015 for a rear yard setback variance at 1494 Keithson Drive, based on the findings of fact and submitted plans in the June 8, 2016, Report to the Planning Commission.

3. Recommend Denial: Motion to recommend *denial* of Planning Case 16-015 for a rear yard setback variance at 1494 Keithson Drive based on the following findings of fact: *findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*

4. Table: Motion to *table* Planning Case 16-015 for a rear yard setback variance at 1494 Keithson Drive: *a specific reason and/or information request should be included with a motion to table.*

Notice

Although a variance does not require a public hearing, a public meeting notice was prepared by the City and mailed to properties within 350 feet of the subject property.

Public Comments

The City received a phone call from the resident at 1474 Arden View Drive who stated their opposition to the variance request. The resident expressed concerns about the setback distance of the proposed addition from the adjacent townhomes and from the public walking path on the applicant's property.

The City received an email from the residents at 1477 Arden View Drive stating their opposition to the variance request. A copy of the email is provided in Attachment F.

Deadline for Agency Actions

The City of Arden Hills received the completed application for this request on May 26, 2016. Pursuant to Minnesota State Statute, the City must act on this request by July 25, 2016 (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period. The City may extend the review period beyond the 120 days, with the applicant's permission.

Attachments

A. Land Use Application, Variance Request Letter, and Site Photographs
B. Location and Aerial Maps
C. Property Survey
D. Proposed Site Plan
E. Proposed Building Plans and Elevations
F. Public Comments

Attachment A

ARDEN HILLS

1245 West Highway 96
Arden Hills, Minnesota 55112
Telephone (651) 792-7800
Fax (651) 634-5137
www.cityofardenhills.org

For Office Use Only	
Planning Case No.	16- 015
Submittal Date	5/2/16
Application Completed Date	
Accepted by	MWB
Receipt Number	#864073
Council Decision	
Council Decision Date	

2016 LAND USE APPLICATION

Applicant Information

Applicant: Steve + Jennifer Jytyla

Address: 1494 Keithson Drive

Telephone No.: 612-787-8978 Other: —

Fax No.: —

Email Address: stevejytyla@yahoo.com

Property Information

Property Owner: Steve + Jennifer Jytyla

Owner Address: 1494 Keithson Drive Arden Hills MN 55112

Owner Telephone No. 612-787-8978 Other:

Address of Property Involved: 1494 Keithson Drive Arden Hills MN 55112

Legal Description: Lot 18, Block 4, Fox Ridge, Ramsey County, MN

Property ID No.: 2230232200 69

Type of Use: Residential

Zone: R1 Property Acreage: 0.752

Type of Request

- ☐ Comprehensive Plan Amendment (Fee: $500 + Escrow: $1,000)
- ☐ Conditional Use or Interim Use Permit/CUP or IUP Amendment (Fee: $350 + Escrow: $1,000)
- ☐ Preliminary Plat (Fee: $500 + Escrow: $1,000)
- ☐ Final Plat (Fee: $500 + Escrow: $1,000)
- ☐ Concept Plan Review (Fee: $150 + Escrow: $1,000)
- ☐ Master Planned Unit Development or Master Special Development Plan (Fee: $350 + Escrow: $1,000)
- ☐ Final Planned Unit Development or Final Special Development Plan (Fee: $350 + Escrow: $1,000)
- ☐ Planned Unit Development Amendment or Special Development Plan Amendment (Fee: $350 + Escrow: $1,000)
- ☐ Site Plan Review (Fee: $350 + Escrow: $1,000)
- ☐ Rezoning or TCAAP Regulating Plan Amendment (Fee: $350 + Escrow: $1,000)
- ☐ Zoning Code or TCAAP Redevelopment Code Amendment (Fee: $350 + Escrow: $1,000)
- ☐ City Code Amendment (Fee: $350 + Escrow: $1,000)
- ☐ Lot Split/Minor Subdivision (R-1 and R-2 Districts Only) (Fee: $350 + Escrow: $1,000)
- ☒ Variance or Permitted Adjustment (Fee: $350 + Escrow: $1,000)
- ☐ Vacation of Easement or Right-of-Way (Fee: $150 + Escrow: $1,000)
- ☐ Appeal of Administrative Decision (Fee: $150 + Escrow: $1,000)
- ☐ Land Use Requests – Not Already Specified (Fee: $150 + Escrow: $1,000.

Revised: 12-18-15

Brief Description of Request (please also include a typed, detailed letter explaining the project):

Build an 18' x 12' covered 3-Season porch extending off the Southern most section of the East side (Back side) of the home. Plus build a 10' x 20' (open) deck directly extending south off the 3-Season porch.

IMPORTANT

- Certain applications are subject to review and approval by the Rice Creek Watershed District. Contact RCWD directly at 763-398-3070 for additional information.
- The land use application fees do not cover building, sign, or other permit fees that may be required upon approval of a land use application.
- All applications will be subject to additional fees for reimbursement of consultant costs associated with filing, reviewing, and processing of application in the form of an escrow to the City.

Filing & Information Requirements

The City requests that you make a pre-application meeting with the City Planner to discuss the application process, requirements, and deadlines. Unless waived by the City Planner or Planning Commission, a certified survey of the property is required for all applications. A checklist with additional application requirements can be found at www.cityofardenhills.org/landuseapplications.

Complete/Incomplete Applications

An incomplete application will delay the processing of land use requests. The application approval time commences and an application is considered officially filed when the City Planner has received and examined the application and determined that the application is complete. A decision on whether the application is complete or incomplete shall be made within fifteen (15) working days following the submittal of the application. When the application is deemed to be "complete" it shall be placed on the agenda of the first possible Planning Commission meeting provided that all required public notices have been sent and published.

Payment of Fees and Escrows

The undersigned acknowledges that she/he understands that before a land use application can be deemed complete, all required fees and escrows must be paid to the City. Each separate land use request shall be charged a separate administrative fee and escrow even if submitted on the same application. Costs expended in reviewing and processing an application will be charged against the cash escrow and credited to the City. Charges to the escrow may include planning and engineering staff time, City Attorney and consulting fees, and mailing costs. If, at any time, a required cash escrow is depleted to less than 20 percent of its original amount, the applicant shall deposit additional funds in the cash escrow account as determined by the City. The City may withhold final action on a land use application, withhold building permits, and/or rescind prior action until all fees have been paid. Unused portions of an escrow are returned to the applicant upon successful implementation of an approved plan. The escrow may be reduced or increased by the City Planner on a project by project basis.

Notice of Meeting Attendance

In order for the Planning Commission and the City Council to consider any application, the applicant or a designated representative must be present at the scheduled meeting. If not, the matter may be tabled until the next available agenda.

Agenda Deadline and Meeting Schedule

The deadline for submittal of land use applications is required according to the schedule outlined below. There are **no exceptions.** Failure to submit all application materials by the deadline date may delay the review process. Planning Commission meetings are typically held on the first Wednesday after the first Monday of each month at 6:30 PM, though please contact City Hall to verify the meeting date and time. City Council meetings are held typically the last Monday of the same month at 7:00 PM. Meetings are held in the Council Chambers at the City of Arden Hills, 1245 West Highway 96, Arden Hills, Minnesota 55112, unless otherwise stated. Applicants are advised that additional meetings and/or workshops are scheduled when necessary upon approval of the Planning Commission.

2016 SCHEDULE *(*subject to change)*

APPLICATION DEADLINE DATE*	TENTATIVE PLANNING COMMISSION MEETING DATE* (Generally held on the first Wednesday after the first Monday at 6:30 p.m.)	TENTATIVE CITY COUNCIL MEETING DATE* (Generally held on the last Monday at 7:00 p.m.)
December 7 (2015)	January 6	January 25
January 4	February 3	February 29
February 1	March 9	March 28
March 7	April 6	April 25
April 4	May 4	May 31
*** May 2**	June 8	June 27
June 6	July 6	July 25
July 5	August 3	August 29
August 1	September 7	September 26
September 6	October 5	October 31
October 3	November 9	November 28
November 7	December 7	December 27
December 5	January 4 (2017)	January 30 (2017)

Acknowledgement and Signature

I acknowledge that I have read all of the information listed in the City of Arden Hills Land Use Application and fully understand that I am responsible for all costs incurred by the City related to the processing of this application.

Stephen a. Tytyk — 4/30/14

Property Owner Signature (Required) — Date

Applicant Signature (If different than the property owner) — Date

Please contact the City Planner at 651-792-7800
if you have any questions regarding this application.

Additional copies of this application form are available on the City's website: www.cityofardenhills.org/landuseapplications

Revised: 12-18-15

City of Arden Hills
1245 West Highway 96
Arden Hills, MN 55112

Dear Planning Commission:

The attached proposal details the evidence supporting our request for a variance from the Zoning Code. The strict interpretation of the zoning code restricts the reasonable use of the property in question due to the unique characteristics of the property. Issuance of a variance to the zoning code would not jeopardize the spirit of the zoning code or deviated from the character of the neighborhood.

Our building project consists of an 18' x 12' covered 3-season porch extending off the Southern most section of the East side (back side) of the home, adjacent to the currently existing Egress/Ingress door. Extending to the south directly off the 3-season porch is a 10' x 20' uncovered porch that slightly wraps around the southern edge of the home (please see the attached rendering of the proposed porch). We plan to use the licensed builder Archadeck – Outdoor Living (License #: BC642018) to complete the building project.

It is our belief that this variance is well within the spirit of the zoning code. It is my understanding from my discussion with Arden Hills Senior Planner Matthew Bachler that the spirit of the Zoning Code is to protect the adjacent neighbors from obstruction of view, encroachment of property and other "unsightliness" resulting from such building projects. I have taken the liberty to take photographs of the three closest neighbors (closest neighbor to the North, East and South) who would have the greatest impacted by this building project. The photos show two different perspectives; the first is a direct line of sight from the proposed deck to the neighbor's house and the other is from the neighbor's home with direct line of site toward the proposed deck. (Please see attached photos). When viewing these photographs you can see that the direct line of sight from the neighbor to the North is completely obstructed from the Northern face of our home (since the proposed deck is on the South Eastern section of the home). The neighbor directly to the South is nearly 200 yards away from the proposed deck with trees and other vegetation to buffer the view. The Neighbor to the East is roughly 35 yards (115 feet) from the proposed deck with trees and other vegetation buffering the view along with the fact that this neighbor's main viewing is to the North and South, not to the West toward the proposed deck.

It is also our belief that this variance is within the character of the neighborhood. Of the 39 homes in the Fox Ridge Neighborhood well over half of the homes have decks both with and without 3-season porches. Of the three closets neighbors discussed previously all three have decks currently.

Hardship Criteria:

1. *The property in question cannot be put to a reasonable use if used under conditions allowed by the official controls*: The property where we propose building the deck would only allow an unusably small 3-season porch and greatly limited deck if used under the conditions allowed by the zoning code due to the proximity of the home to the property set back. We are also limited on locations to place the deck and porch due to restriction from the neighbor to the North and the Pond to the South.

2. *The plight of the landowner is due to circumstances unique to the property not created by the landowner*: Due to the large pond to the south of the home Pulte Homes set the home nearly 90' from the front property line thus creating the situation where the rear of the home is too close to the rear set back. Prior to building we requested from Pulte homes to move the home closer to the Front Property line but they refused.

3. *The deviation from the ordinance with any attached conditions will still be in keeping with the spirit and intent of the ordinance*: It is our belief that this variance is well within the spirit of the zoning code. It is my understanding from my discussion with Arden Hills Senior Planner Matthew Bachler that the spirit of the Zoning Code is to protect the adjacent neighbors from obstruction of view, encroachment of property and other "unsightliness" resulting from such building projects. I have taken the liberty to take photographs of the three closest neighbors (closest neighbor to the North, East and South) who would have the greatest impacted by this building project. The photos show two different perspectives; the first is a direct line of sight from the proposed deck to the neighbor's house and the other is from the neighbor's home with direct line of site toward the proposed deck. (Please see attached photos). When viewing these photographs you can see that the direct line of sight from the neighbor to the North is completely obstructed from the Northern face of our home (since the proposed deck is on the South Eastern section of the home). The neighbor directly to the South is nearly 200 yards away from the proposed deck with trees and other vegetation to buffer the view. The Neighbor to the East is roughly 35 yards (115 feet) from the proposed deck with trees and other vegetation buffering the view along with the fact that this neighbor's main viewing is to the North and South, not to the West toward the proposed deck.

4. *The variance will not create a land use not permitted in the zone:* This area is zoned from a 3-season porch and deck.

5. *The variance will not alter the essential character of the City*: It is also our belief that this variance is within the character of the neighborhood. Of the 39 homes in the Fox Ridge Neighborhood well over half of the homes have decks both with and without 3-season porches. Of the three closets neighbors discussed previously all three have decks currently.

6. *The variance is not for economical reasons alone*: The reason for the variance is to increase the comfort, usability and functionality of our home, no economic benefits.

Photo #1: View from the proposed deck looking toward the neighbor directly to the North

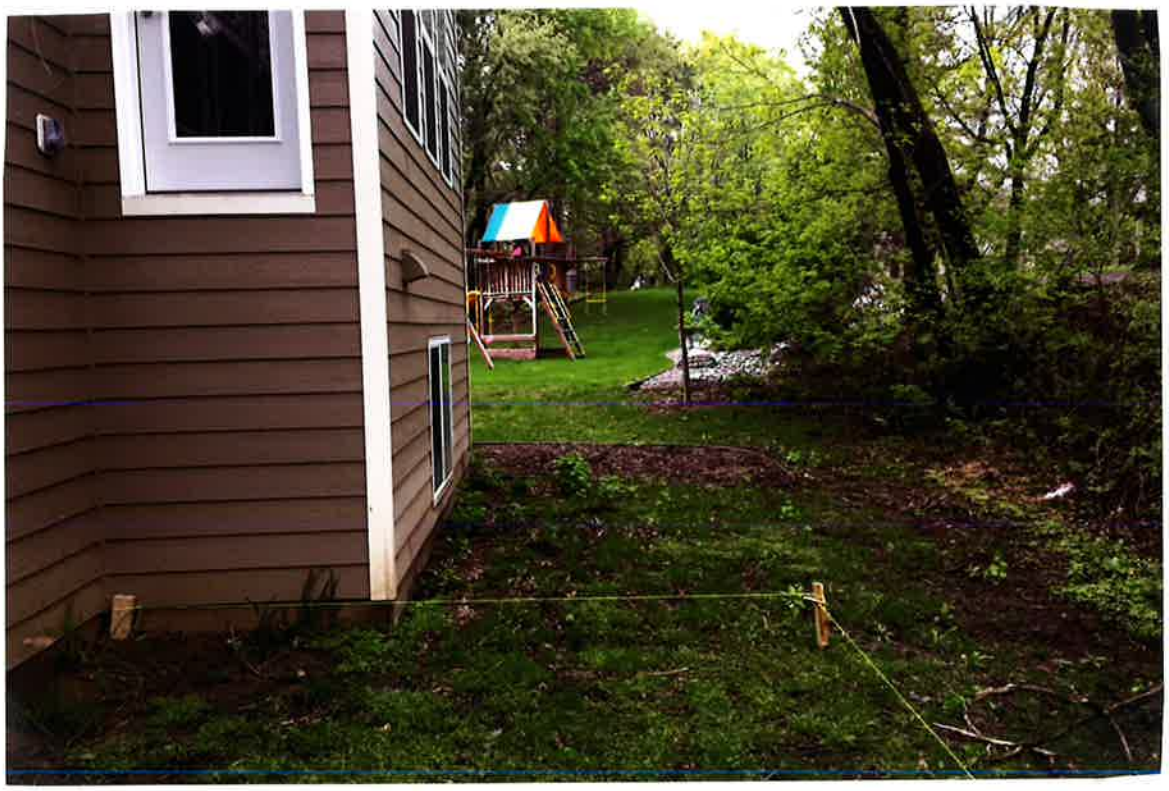


Photo #2: View from the proposed deck looking toward the neighbor directly to the East

Photo #3: View from proposed deck looking toward neighbor directly to the South

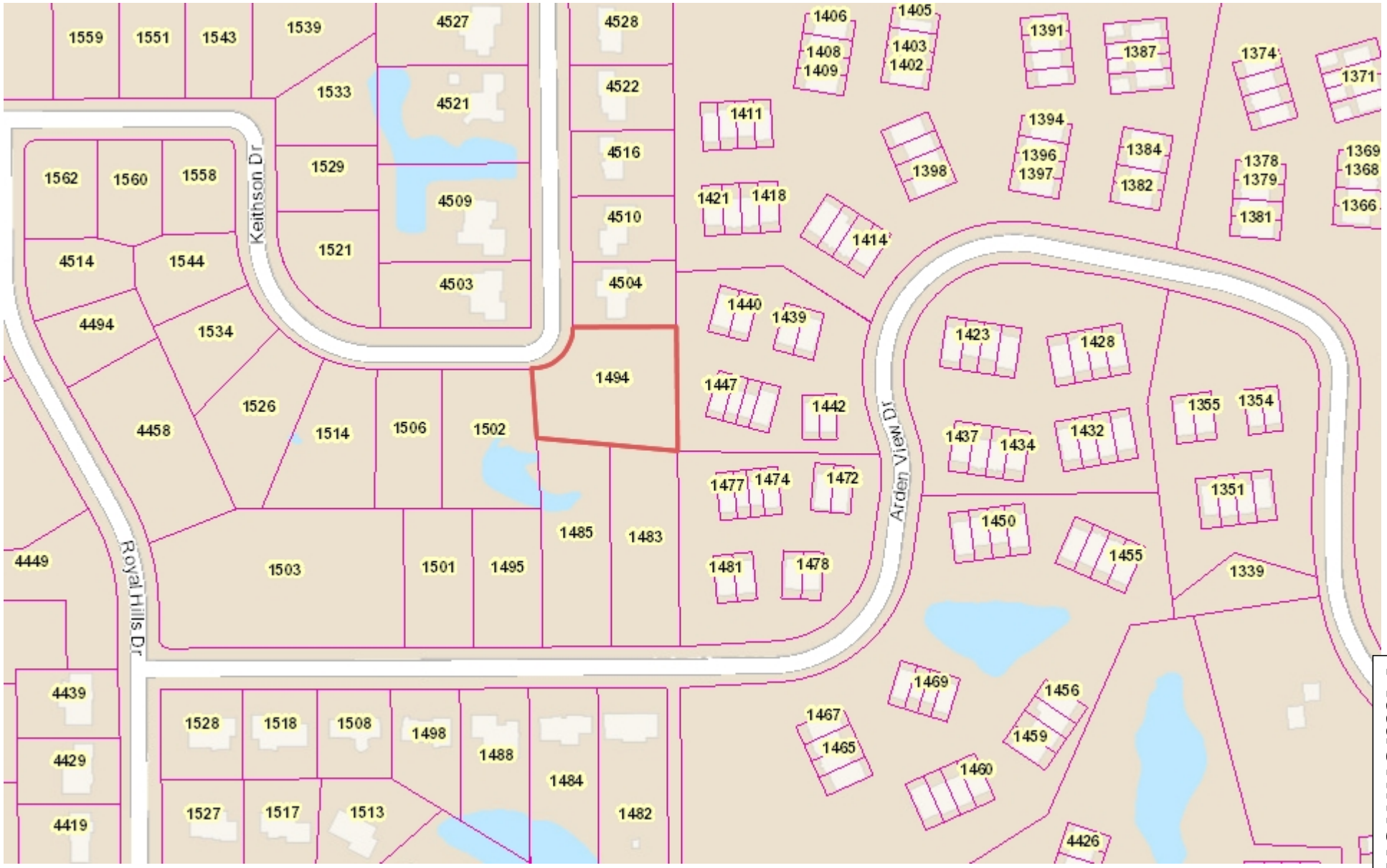
Photo #4: View from the back deck of the neighbor directly to the North looking toward proposed deck. (NOTE: Unable to see the proposed deck from this vantage point)

Photo #5: View from the back door of the neighbor to the East looking toward the proposed deck

Photo #6: View from the back door of the neighbor directly to the South looking toward the proposed deck.

MapRamsey

1494 Keithson Drive



Attachment B

399.8 0 199.92 399.8 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet

© Ramsey County Enterprise GIS

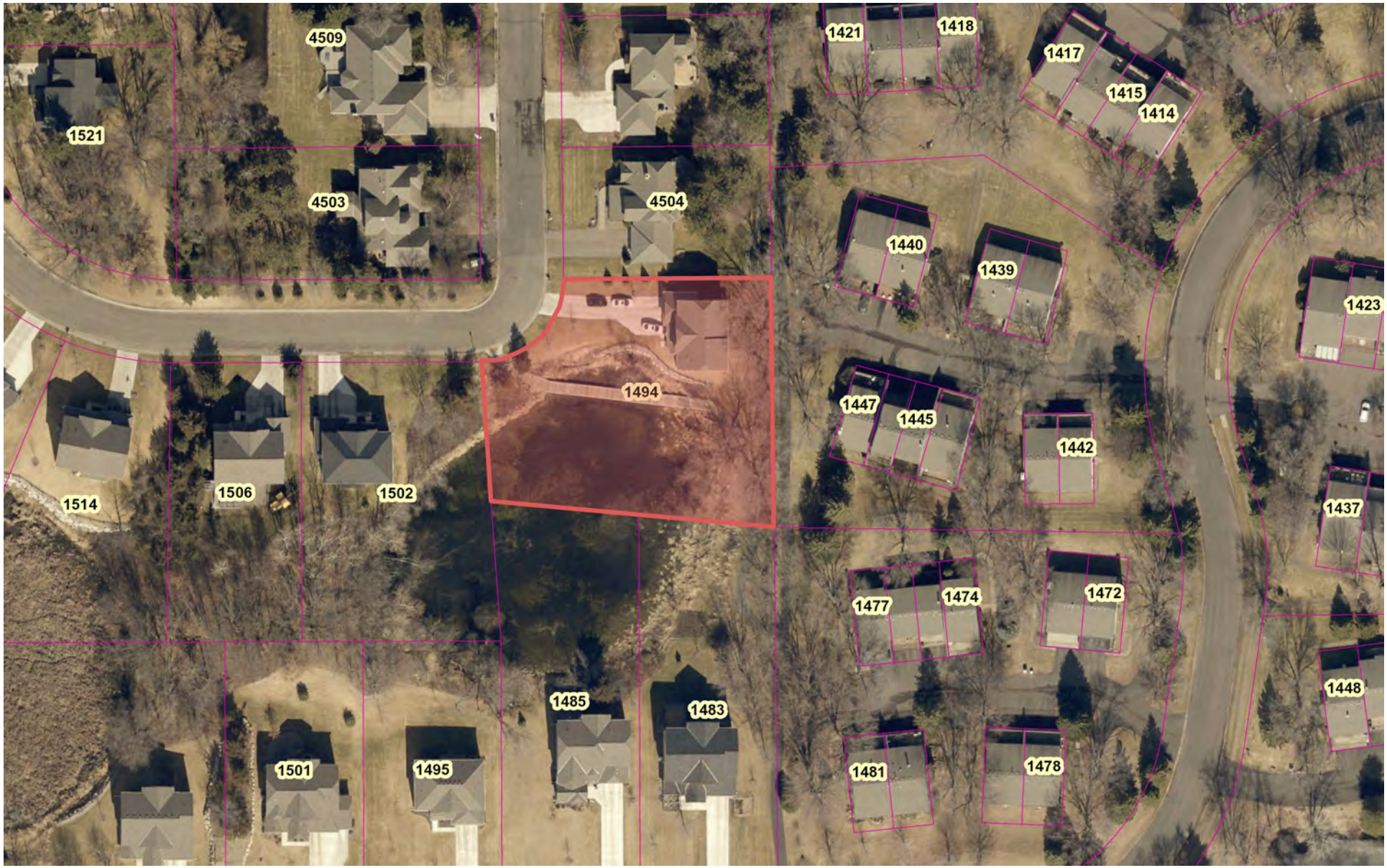
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 2,399

MapRamsey

1494 Keithson Drive



199.8 0 99.92 199.8 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet

© Ramsey County Enterprise GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 1,199

Attachment C

CERTIFICATE OF SURVEY FOR:

PULTE HOMES

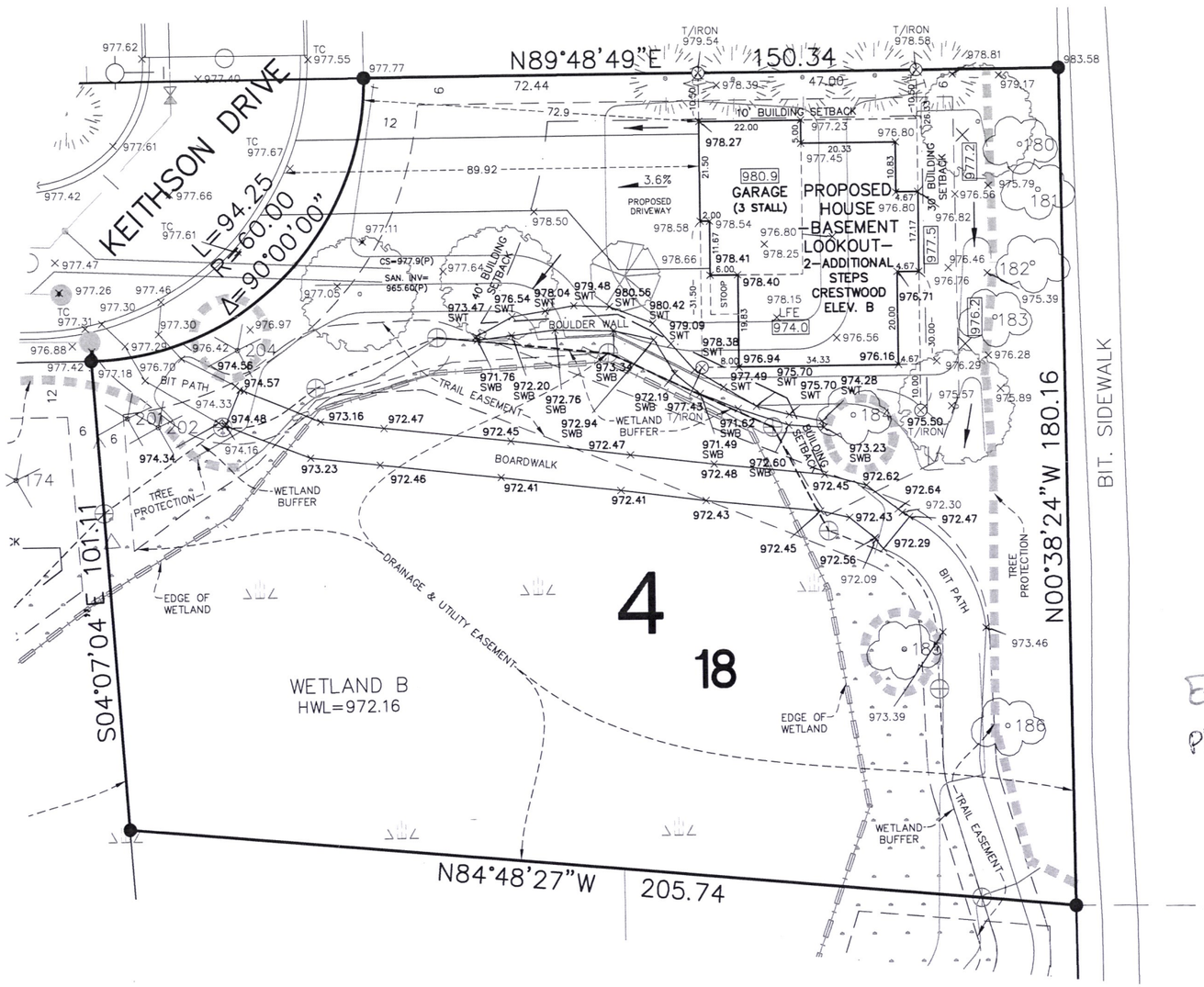
7500 Office Ridge Circle, Suite 325
Eden Prairie, MN 55344
Office: (952) 988-8202 Fax: (952) 936-7839

FRONT & REAR YARD TREES LEGEND:

DECIDUOUS OVERSTORY TREES:
TREES TO BE PROVIDED IN THIS AREA- AUTUMN BLAZE MAPLE, NORTHWOOD RED MAPLE, LITTLELEAF LINDEN, SWAMP WHITE OAK, HACKBERRY, RED OAK, SUGAR MAPLE. REQUIRED TREES SHALL BE FOUR (4") INCHES IN DIAMETER AS MEASURED FROM SIX (6) INCHES ABOVE GROUND.

CONIFEROUS TREES:
AUSTRIAN PINE, BLACK HILLS SPRUCE, COLORADO SPRUCE, RED PINE, SCOTCH PINE. REQUIRED CONIFEROUS TREES SHALL BE TEN (10) FEET IN HEIGHT.

DECIDUOUS ORNAMENTAL TREES:
JAPANESE TREE LILAC, PRAIRIE FIRE CRABAPPLE, RED SPLENDER CRABAPPLE, RIVER BIRCH, SPRING SNOW CRABAPPLE, THORNLESS HAWTHORN, WHITESPIRE BIRCH, ORNAMENTAL TREES SHALL BE FOUR (3.5") INCHES IN DIAMETER OR TWELVE (12') FEET IN HEIGHT CLUMP FORM.



LEGEND:

934.0	EXISTING ELEVATION
934.0	PROPOSED ELEVATION
	DIRECTION OF DRAINAGE
CS	CURB STOP
EOF	EMERGENCY OVERFLOW
LFE	LOWEST POSSIBLE FLOOR
TC	TOP OF CURB
●	IRON MONUMENT FOUND
EB	ELECTRIC BOX
	TELEPHONE BOX
	CABLE TV BOX
⊞	SCRIBED "X" SET
○	SET CAP IRON MONUMENT 18425
	EDGE OF TREE
	STORM MANHOLE
	SANITARY MANHOLE
	CONSERVATION MONUMENT SIGN
(P)	PROPOSED ELEVATION
⊕	WETLAND BUFFER MONUMENT
900	PROPOSED CONTOURS
	EXISTING TREE
SWT	WALL TOP
SWB	WALL BOTTOM

Engineering 10/2/12
Planning 10/2/12

N

0 15 30 60
SCALE IN FEET

LEG

Lot

LOT AREA:

LOT AREA = 32,736 SQ. FT. OR 0.752 ACRES
IMPERVIOUS AREA = 3,641 SQ. FT (11.1%)
BUILDING FOOTPRINT AREA = 2,091 SQ. FT.

PULTE HOUSE PLAN:

"CRESTWOOD"
-BASEMENT LOOKOUT-
2-ADDITIONAL STEPS
(ELEV. B)
PLAN # CRESTWOOD
PLAN DATE: REV. 3/23/12
PULTE JOB # 01804

ADDRESS:

1494 KEITHSON DRIVE
ARDEN HILLS, MINNESOTA

PROPOSED ELEVATIONS:

TOP OF FOUNDATION	= 982.7
GARAGE FLOOR	= 980.9
BASEMENT FLOOR	= 974.7
LOWEST POSSIBLE FLOOR	= 974.0
REAR	= 977.7
LOWEST OPENING	= 977.5

BENCHMARKS:

TNH ON N. SIDE OF KEITHSON DRIVE AT 1521 KEITHSON DRIVE HAS AN ELEVATION= 971.77.

TNH LOCATED 4503 KETHSON DRIVE HAS AN ELEVATION= 979.68.

NOTES:

1. SURVEY PREPARED FROM ALLIANT ENGINEERING, INC. GRADING PLAN DATED JULY 12, 2011.
2. BEARINGS ARE ASSUMED PER PLAT
3. BUILDING DIMENSIONS SHOWN ARE TO OUTSIDE FOUNDATION WALL. ALL DIMENSIONS AND LOCATIONS ARE TO BE VERIFIED IN THE FIELD WITH THE ARCHITECTURAL PLANS.
4. THE DEVELOPMENT PLAN IS GRAY SCALED ON SURVEY. THE LOT IS DESIGNED FOR LOOKOUT BASEMENT WITH A LOWEST POSSIBLE FLOOR OF 974.0 & LOWEST POSSIBLE OPENNING OF 976.8 PER THE DEVELOPMENT PLAN. SITE GRADING IS COMPLETED WITH PAD HOLD DOWN FROM FINAL CONTOURS. FINAL GRADING TO BE COMPLETED BY HOME BUILDER.

Revised: 10/1/12 Boardwalk, wetland buffer, wall & re-stake.
Revised: 9/26/12 new wall adjustment.

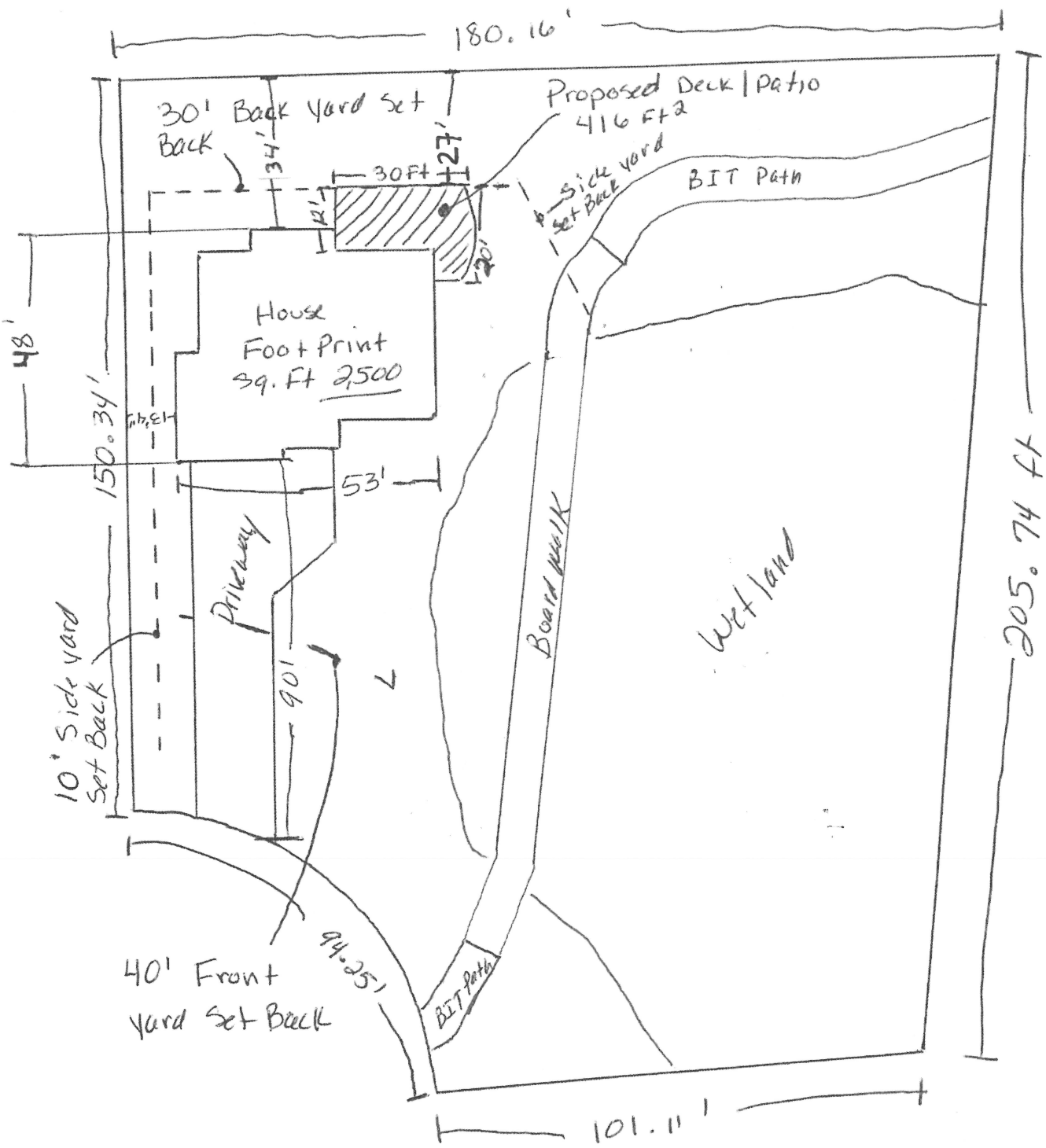
Pulte Job #: 01804	Date Staked: 8/23/12	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under Minnesota statutes 326.02 to 326.16.
Alliant Job # 100055-01804	Checked By: DBO	DENNIS B. OLMSTEAD Print Name
Field Crew: CE	Drawn By: LT	Signature AUGUST 30, 2012 Date 18425 License Number

FOX RIDGE
ARDEN HILLS, MINNESOTA
LOT 18, BLOCK 4

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

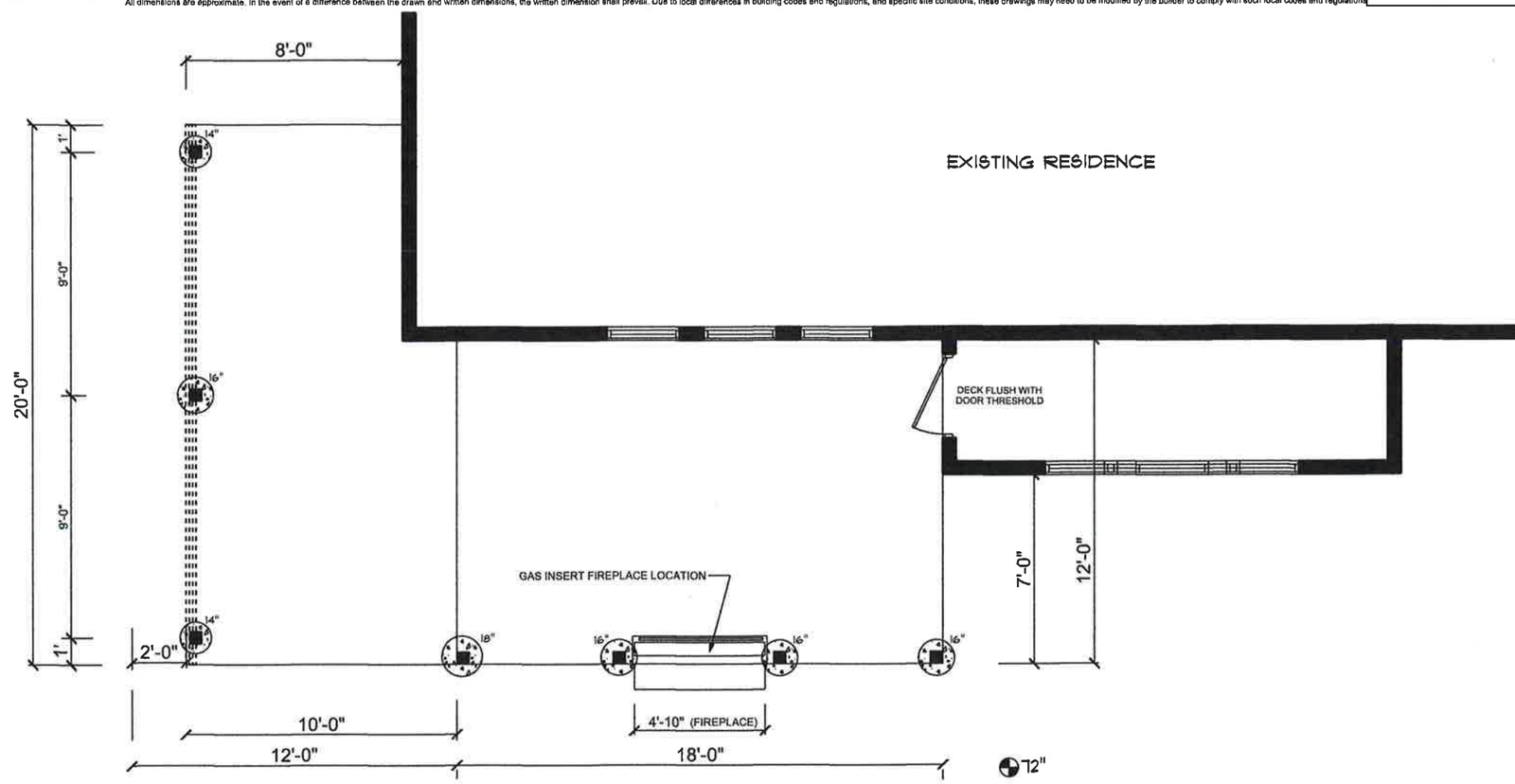
Attachment D

1494 Keithson Drive
Arden Hills, MN 55112
Steve + Jennifer Jytyla
ph: (612) 787-8978
Construction site And owner
Address same as above.



Attachment E

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations



SCALE 3/16 = 1'

GENERAL DECK NOTES
16" X 10" THICK POURED IN PLACE FOOTING (TYPICAL), UNLESS NOTED OTHERWISE. SEE PLAN FOR LOCATION
(3) 2 x 10 PT SYP MAIN DECK BEAM
6 x 6 SUPPORT COLUMNS TREATED FOR GROUND CONTACT

SHEET

FD-1

archadeck® outdoor living of Hennepin County

SHEET DESCRIPTION

FOUNDATION

SCALE: 1/4"

Prepared by:
Archadeck Franchising Corporation
2924 Emerywood Parkway
Suite 101
Richmond, VA 23294

Construction & Drafting Department

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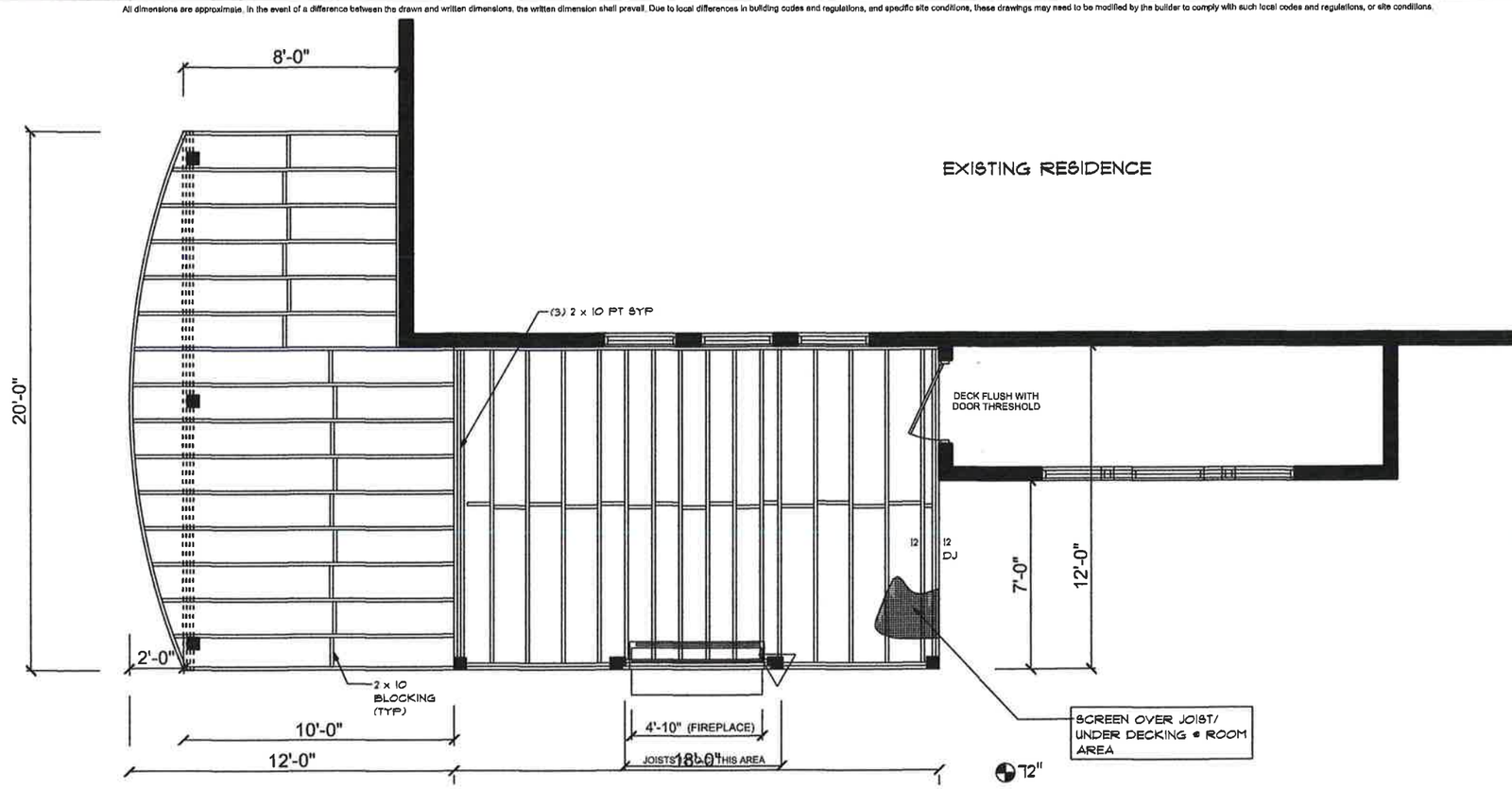
133-JYTYLA-076469
1494 KEITHSON DRIVE
ARDEN HILLS, MN. 55112
DRAWN BY: TMG EXT. #233
APRIL 14, 2016

2

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



SCALE 3/16 = 1'

GENERAL DECK NOTES
2 x 10 PT SYP JOISTS @ 16"O.C.
(2) 2X10 PT SYP RIM - PORCH AREA
2 x 10 PT SYP LEDGER ATTACHED PER CODE - FLASHED

SHEET

FF-1

archadeck® outdoor living of Hennepin County

SHEET DESCRIPTION

FLOOR FRAMING

SCALE = 1/4"

Prepared by:
Archadeck Franchising Corporation
2824 Emerywood Parkway
Suite 101
Richmond, VA 23294

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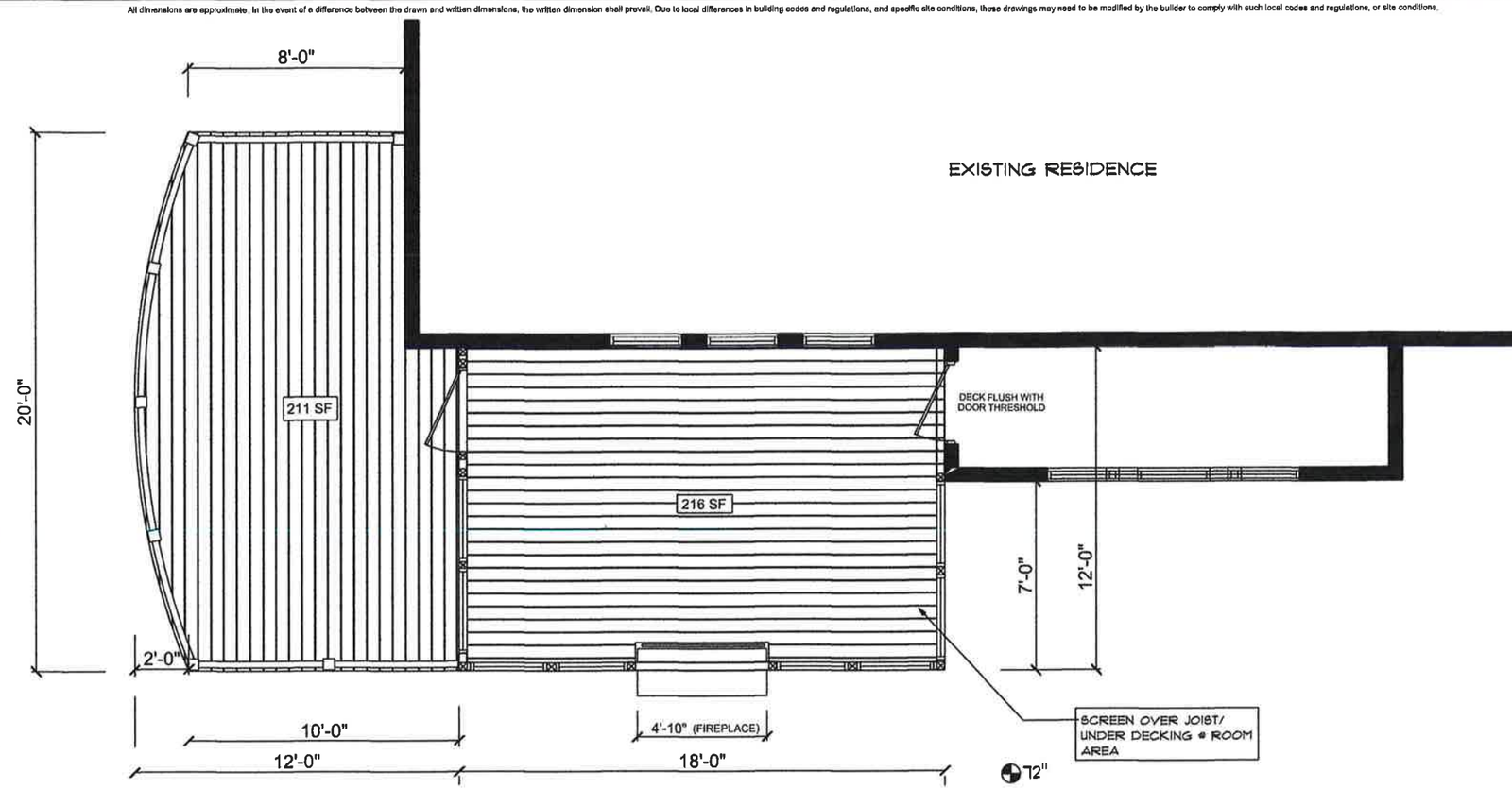
133-JYTYLA-076469
1494 KEITHSON DRIVE
ARDEN HILLS, MN. 55112
DRAWN BY: TMG EXT. #233
APRIL 14, 2016

3

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



SCALE 3/16 = 1'

GENERAL DECK NOTES

5/4 x 6 TREX TRANSCEND DECKING W/HIDDEN FSTNRS
1 x 12 TREX PVC FASCIA
36" HIGH AFCO ALUMINUM DECK RAILING SYSTEM, (INSTALLED PER MANUFACTURER's SPECIFICATION's)

GENERAL PORCH NOTES

5/4 x 6 TREX TRANSCEND DECKING W/HIDDEN FSTNRS
(8) 34" x 84" MONRAY GLASSWALLS - TEMPERED WINDOWS
HEAT N GLO GAS FIREPLACE INSERT

SHEET

FP-1

archadeck® outdoor living of Hennepin County

SHEET DESCRIPTION

FLOOR PLAN

SCALE = 1/4"

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Suite 101
Richmond, VA 23294

Construction & Drafting Department

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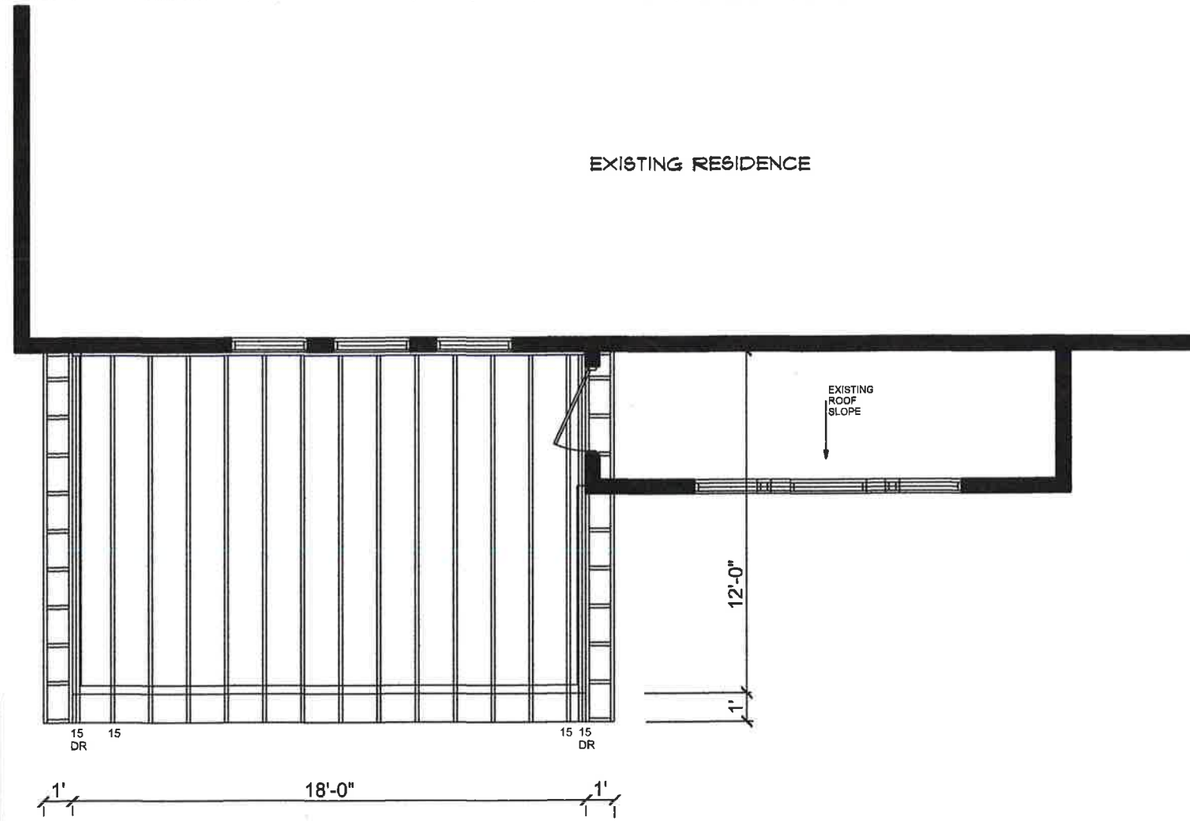
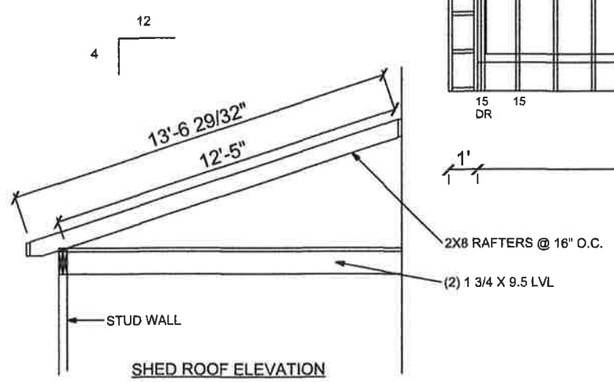
133-JYTYLA-076469
1494 KEITHSON DRIVE
ARDEN HILLS, MN. 55112
DRAWN BY: TMG EXT. #233
APRIL 14, 2016

4

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



SCALE 3/16 = 1'



SHED ROOF ELEVATION

GENERAL PORCH NOTES
8'-0" 2X4 WALL HEIGHT (2) 1 3/4 X 9 1/2 LVL CONTINUOS HEADER
4:12 SHED ROOF w/ SIDEWALL CONNECTION
2 x 8 RAFTERS @ 16" O.C. (TYP.)
CATHEDRAL CEILING w/ ENCLOSED RAFTERS & 4' x 8' LP PLYWOOD CEILING FINISH
ENCLOSED GABLE ENDS w/ PLYWOOD INTERIOR FINISH & LP SIDING ON EXTERIOR
ALUMINUM ENCLOSED SOFFIT w/ 12" OVERHANG

SHEET

RF-1

archadeck® outdoor living of Hennepin County

SHEET DESCRIPTION

ROOF FRAMING

SCALE = 1/4"

Prepared by:
Archadeck Franchising Corporation
2924 Emerywood Parkway
Suite 101
Richmond, VA 23294

Construction & Drafting Department

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133-JYTYLA-076469
1494 KEITHSON DRIVE
ARDEN HILLS, MN. 55112
DRAWN BY: TMG EXT. #233
APRIL 14, 2016

Attachment F

From: [redacted]
To: Matthew Bachler
Subject: PC 16-015
Date: Wednesday, June 01, 2016 6:07:02 PM

Re: Variance
1494 Keithson Drive
Arden Hills, MN 55112

We reside at 1477 Arden View Drive and have lived at this address for 33 years. We strongly oppose the granting of the above-described variance. We have watched the encroachment, the deterioration of the wetlands, the intrusion of "gardens" into the wetlands, loss of trees, blocking of views due to the recent building of homes and believe allowing further encroachment by building porches, decks, swimming pools, or any other additions to the existing homes should be denied. Folks that build large homes on small lots need to be respectful of their existing neighbors.

John and Peggy Lenke
1477 Arden View Drive
Arden Hills, MN 55112

Sent from my iPad

ARDEN HILLS

MEMORANDUM

DATE: June 8, 2016 PC Agenda Item **3.B**

TO: Planning Commission

FROM: Ryan Streff, City Planner

SUBJECT: **Planning Case # 16-013 – Public Hearing Required**
Applicant: Mounds View High School
Property Address: 1900 Lake Valentine Road
Request: Conditional Use Permit (CUP) Amendment and Variance

Requested Action

The applicant has requested a Conditional Use Permit (CUP) Amendment and Variance in order to install a new scoreboard, press box, and storage building on the Mounds View High School Athletic Field complex located at 1900 Lake Valentine Road. The Variance in this case, is being requested to allow the scoreboard and press box to exceed fifteen (15) feet in height.

Background

Mounds View High School currently operates under a Conditional Use Permit (CUP) that was approved in 1978. Any modification to the original CUP requires that a CUP amendment be processed. The original CUP has been amended from time-to-time as the school and campus have expanded over the past years. In this case, the School District is requesting an amendment to the existing CUP in order to replace the existing scoreboard and press box at the football stadium and to construct a new storage building adjacent to the baseball field. A variance is also required in this planning case in order for the scoreboard and press box to exceed fifteen (15) feet in height. The site plan that depicts the proposed improvement to the athletic field can be reviewed in Attachment B.

Mounds View High School is located in the R-1 Single Family Residential Zoning District, which permits schools as a conditional use, however, any additions to the campus, or amendments to the original CUP must still meet the requirements of the underlying zoning district.

The applicant has submitted a project narrative (Attachment A), site plan (Attachment B), community notice letter (Attachment C), scoreboard plans (Attachments D, E & F), press box plans (Attachment G), and accessory building plans (Attachment H).

1. Overview of Request:

The Mounds View School District is proposing Conditional Use Permit (CUP) Amendment and Variance in order make the following improvement to the athletic field complex at their property located at 1900 Lake Valentine Road.

1) **Scoreboard** – Replace the existing scoreboard that was installed in the 1980s with a new scoreboard from Daktronics. The existing scoreboard is approximately 11-feet in height by 25-feet in width, or 275 square feet in size. The proposed scoreboard to be installed is 12-feet 11-inches in height by 23-feet 11-inches in width, or approximately 309 square feet in size. Both the existing scoreboard and the proposed scoreboard are elevated on posts that are 10-feet above grade. The new scoreboard would be positioned in the same location as the existing scoreboard.

   Accessory structures are permitted to be up to fifteen (15) feet in height in the R-1 Zoning District. In this case, the scoreboard is considered an accessory structure and the new scoreboard is being proposed at a total height above grade at 22-feet 11-inches. In order for the new scoreboard to be constructed a Variance along with the CUP is required.

	Height	**Width**	**Total Square Feet**	**Distance Above Grade**	**Total Height**
Existing Scoreboard	11’	25’	275	10’	21’
Proposed Scoreboard	12’ 11”	23’ 11”	309	10’	22’ 11”

2) **Press Box** – Replace the existing press box located on the “home side” of the football stadium and positioned above the bleachers. The new press box would be 9-feet by 54-feet, or 486 square feet in size. The existing press pox is approximately 9-feet by 30-feet, or 270 square feet in size.

   Accessory structures are permitted to be up to fifteen (15) feet in height in the R-1 Zoning District. The press box is considered an accessory structure and is being proposed at a total height of 19- feet 4-inches above the grade from the back of the bleachers or 33-feet 4-inches above the grade of the playing field.

	Height	**Length**	**Width**	**Total**	**Total Height**	**Total**

				Square Feet	Behind Bleachers From Grade	Height Above Grade of Field
Existing Press Box	9’ 4”	30’	9’	270	19’ 4”	33’ 4”
Proposed Press Box	9’ 4”	54’	9’	486	19’ 4”	33’ 4”

3) Accessory Storage Building – Construct a new 20-foot by 20-foot (400 sq. ft.) accessory storage building adjacent to the west side of the baseball field near batting cages on the west side of the field.

   Accessory structures are permitted to be up to fifteen (15) feet in height in the R-1 Zoning District. The new accessory structure would be 10-feet in height and comparable in design and the materials used on other structures within the athletic field complex. The exterior finish of the structure would largely consist of rock faced block to match the block that was used to construct the dugouts. The structure would have one (1) service door entrance installed along with two (2) 10-foot wide by 8-foot height overhead doors.

	Height	Length	Width	Total Square Feet
Zoning Code	15’	--	--	--
Proposed Structure	10’	20’	20’	400

2. Surrounding Area:

Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Low Density Residential / Public and Institutional	R-1 Single Family Residential	Light Industrial / Public and Institutional
South	Low Density Residential / Park & Open Space	R-1 Single Family Residential / Parks & Open Space	Single Family Residential / Park & Open Space
East	Low Density Residential	R-1 Single Family Residential	Single Family Residential
West	Park & Open Space	R-1: Single Family Residential / Parks & Open Space	Park & Open Space

3. Site Data:

Future Land Use Plan:	Public and Institutional
Existing Land Use:	Public and Institutional
Zoning:	R-1: Single Family Residential
Size:	56.34 Acres
Topography:	The elevation is generally flat and decreases toward the west.

Plan Evaluation

1. Zoning Regulations

A. Proposed Use – Meets Requirements

The proposed improvements to the Mounds View High School Athletic Field complex are allowed by an approved CUP under *Section 1320.075 Special Requirements of the Single Family Residential (R1) District*.

B. Lot Coverage **–** *Meets Requirement*

The proposed structure and landscape coverage on the property would be in conformance with the lot coverage requirements of the R-1 Zoning District. The maximum structure coverage is 25%, maximum impervious coverage is 35%, and the minimum landscape coverage is 65%. The proposed accessory structure would reduce the landscaping coverage by 400 square feet.

C. Setbacks – *Meets Requirements*

The minimum building setbacks in the R-1 Single Family District are forty (40) feet in the front yard, thirty (30) feet in the rear yard, and ten (10) feet minimum in a side yard, with both sides required to total twenty-five (25) feet. All setback requirements stated in the Zoning Code have been met by the proposed athletic field improvements.

Section 1325 – General Regulations

A. Height – *Variance Required*

The Mounds View High School Athletic Field complex is located in the R-1 Single Family District where the maximum building height for an accessory structure is fifteen (15) feet. As proposed, the scoreboard would be 22-feet 11-inches in height and the press box would be approximately 19-feet 4-inches from the back of the bleachers or 33-feet 4-inches above the grade of the playing field.

B. Landscaping and Tree Preservation – *Meets Requirements*

The proposed project is not expected to impact any significant trees on the property. If any significant trees are removed as a result of the project, mitigation may be required as regulated by the Tree Preservation Ordinance.

Since the proposal includes additional building space, the City's landscaping requirements apply (Zoning Code, 1325.05 Subd. 1 Landscaping). The minimum

landscape requirements are determined based on the gross square footage of new building space. In this case, the applicant would be required to provide 1.25 caliper inches of tree plantings (400 square feet / 320 = 1.25). However, because each deciduous tree is required to be a minimum of two and one-half (2.5) caliper inches and each coniferous tree is required to be six (6) feet in height, one tree planning will be required to meet these minimum requirements.

C. Lighting and Sound – *Meets Requirements*

No additional outside lighting is being proposed; however, new LED lighting technology is being used for display purposes on the new scoreboard. The lighting detail for the new scoreboard can be reviewed in Attachment E. The proposed sound system for the football stadium is being upgraded and will be fully contained within the scoreboard. The old sound system located on the light poles within the stadium will be removed. Details on the proposed sound system can be reviewed in Attachment F.

F. Aesthetics – *Meets requirement*

The Zoning Code does not have specific guidelines for building materials in the R-1 District. However, Section 1325.05 Subd. 6 of the Zoning Code states that the Planning Commission and City Council should evaluate the proposed design, scale, massing, materials, height, and other aspects of the proposed structure with respect to structures and properties in the surrounding area. During this evaluation the City should also consider if the appearance of a proposed structure would cause substantial depreciation in the property values in the surrounding area or unreasonably detract from the appearance of the area.

The exterior finish of the proposed structure would be comparable in design and the materials used on other structures within the athletic field complex. The exterior finish of the structure would largely consist of rock faced block to match the block that was used to construct the dugouts adjacent to the baseball field.

2. Conditional Use Permit Criteria

Section 1355.04 Subd 3 of the Arden Hills Zoning Code lists the criteria for evaluating a Conditional Use Permit. The Planning Commission and City Council shall consider the effect of the proposed use upon the health, safety, convenience and general welfare of the owners and occupants of the surrounding land, in particular, and the community as a whole, in general, including but not limited to the following factors:

1. Existing and anticipated traffic and parking conditions;
2. Noise, glare, odors, vibration, smoke, dust, air pollution, heat, liquid or solid waste, and other nuisance characteristics;
3. Drainage;
4. Population density;

5. Visual and land use compatibility with uses and structures on surrounding land; adjoining land values;
6. Park dedications where applicable; and the
7. Orderly development of the neighborhood and the City within the general purpose and intent of this ordinance and the Comprehensive Development Plan for the City.

3. Variance Evaluation Criteria

On May 5, 2011, the Governor signed into law new variance legislation that changed the review criteria cities must use when evaluating variance requests. The new law renames the municipal variance standard from "undue hardship" to "practical difficulties," but otherwise retains the familiar three-factor test of (1) reasonableness, (2) uniqueness, and (3) essential character. Also included is a sentence new to city variance authority that was already in the county statutes: "Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the variance are consistent with the comprehensive plan".

Therefore, in evaluating variance requests under the new law, in order to find a practical difficulty, cities should adopt findings addressing the following questions:

- Is the variance in *harmony with* the purposes and intent of the *ordinance*?
- Is the variance *consistent with* the *comprehensive plan*?
- Does the proposal put property to use in a *reasonable manner*?
- Are there *unique circumstances* to the property not created by the landowner?
- Will the variance, if granted, alter the *essential character* of the locality?

As was the case before the new legislation took effect, economic considerations alone cannot constitute a practical difficulty. Furthermore, the new law clarifies that conditions may be imposed on granting of variances if those conditions are directly related to and bear a rough proportionality to the impact created by the variance.

4. Additional Review

The City Engineer and Building Official reviewed the project and have not expressed any objections to the proposal. A Building Permit will be required by the City. The structure will be built to meet all building and fire code requirements.

Findings of Fact

The Planning Commission must make a finding as to whether or not the proposed amendment meets all applicable requirements of the Zoning Code and if they would adversely affect the

surrounding neighborhood or the community as a whole. Staff offers the following nineteen (19) findings of fact for this proposal:

General Findings:

1. The property at 1900 Lake Valentine Road is located in the R-1 Single Family Residential Zoning District.
2. The applicant is requesting a Conditional Use Permit (CUP) Amendment and Variance in order to install a new scoreboard, press box, and storage building on the athletic field complex.
3. The Variance in this case, is being requested to allow the scoreboard and press box to exceed fifteen (15) feet in height.
4. Mounds View High School operates under a Conditional Use Permit in the R-1 Zoning District.
5. Athletic fields and accessory equipment are permitted under the original CUP for Mounds View High School.
6. The proposed application will not exceed the lot coverage limits for the property.
7. The proposed application meets all setback requirements.

Conditional Use Permit Evaluation Findings:

8. The proposed project is not expected to have any significant impact on traffic or parking conditions since no change in the school population is expected.
9. The proposed project will not produce any permanent noise, glare, odors, vibration, smoke, dust, air pollution, heat, liquid, or solid waste.
10. The proposed project will not impact storm water runoff since impervious coverage of the property is not being significantly increased.
11. The proposed project is not expected to have any impacts on school population or density.
12. The proposed project will not impact visual and land use compatibility with surrounding land because of the distance between the athletic field improvements and the nearest residential property.
13. The park dedication fee is not applicable to this application.
14. The proposed project does not conflict with the general purpose and intent of the Zoning Code or the Comprehensive Development Plan for the City.

Variance Findings:

15. The proposed project is in harmony with the purpose and intent of the Zoning Ordinance because scoreboards are permitted accessory uses with athletic fields.
16. The proposed project is consistent with Comprehensive Plan because the property in questions is guided for its current and proposed use as a high school.
17. The proposed project is reasonable because scoreboards, press boxes, and accessory structures are addressed in the Code as reasonable uses within educational athletic facilities.
18. The property is unique because of its size, the considerable setback from adjacent properties, and its use as a high school in a residential district.

19. The proposed project will not alter the essential character of the locality.

Staff Recommendation

Based on the submitted plans and findings of fact, staff recommends approval of Planning Case 16-013 for a Conditional Use Permit (CUP) Amendment and Variance in order to install a new scoreboard, press box, and storage building on the Mounds View High School Athletic Field complex located at 1900 Lake Valentine Road. If the Planning Commission recommends approval of this request, staff recommends that the following nine (9) conditions be included with the approval:

1. That the project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to these plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
2. That the applicant shall continue to abide by all previous agreements and Conditional Use Permits, as amended by the conditions of approval of this application.
3. That a Conditional Use Permit Amendment Agreement shall be prepared by the City Attorney and subject to City Council approval. The CUP agreement shall be signed by the applicant and approved by Council prior to the issuance of any building permits.
4. That a building permit shall be obtained for the proposed improvements to the athletic field complex.
5. That building permits for the proposed improvements shall be issued by June 27, 2017, or an extension shall be requested at least 45 days preceding this deadline.
6. That a minimum of one (1) tree shall be planted within the Mounds View High School property to meet the Zoning Code requirements. Each deciduous tree is required to be a minimum of two and one-half (2.5) caliper inches and coniferous trees are required to be six (6) feet in height.
7. That all building and setback requirements shall be met.
8. That an automatic dimmer module shall be installed to reduce the nighttime light output of the LED lighting of the scoreboard based on ambient light levels.
9. That the sound system being installed within the scoreboard shall meet all applicable standards set by the EPA and MPCA.

Proposed Motion Language

1. Recommend Approval with Conditions: Motion to recommend *approval* of Planning Case 16-013 for a Conditional Use Permit (CUP) Amendment and Variance in order to install a new scoreboard, press box, and storage building on the Mounds View High School Athletic Field complex located at 1900 Lake Valentine Road, based on the findings of fact, submitted plans, and the nine (9) conditions in the June 8, 2016, Report to the Planning Commission.

2. Recommend Approval as Submitted: Motion to recommend *approval* of Planning Case 16-013 for a Conditional Use Permit (CUP) Amendment and Variance in order to install a new scoreboard, press box, and storage building on the Mounds View High School Athletic Field complex located at 1900 Lake Valentine Road, based on the findings of fact and the submitted plans in the June 8, 2016, Report to the Planning Commission.

3. Recommend Denial: Motion to recommend *denial* of Planning Case 16-013 for a Conditional Use Permit (CUP) Amendment and Variance in order to install a new scoreboard, press box, and storage building on the Mounds View High School Athletic Field complex located at 1900 Lake Valentine Road, based on the following findings of fact…..

4. Table: Motion to *table* Planning Case 16-013 for a Conditional Use Permit (CUP) Amendment and Variance in order to install a new scoreboard, press box, and storage building on the Mounds View High School Athletic Field complex located at 1900 Lake Valentine Road: *a specific reason and/or information request should be included with a motion to table.*

Public Notice

Notice of the public hearing was published in the *Shoreview-Arden Hills Bulletin* on May 18, 2016, and mailed to all properties within 500 feet of the subject property.

Public Comments

No letters, e-mails, or telephone calls from property owners or residents in regards to this planning case have been received by City staff.

The Mounds View School District held a community meeting regarding the proposed improvements to the athletic field complex on Monday, March 28, 2016, at 6pm. The meeting was held in order for district staff to gather feedback regarding the proposed improvements from the residents that live adjacent to the athletic field complex. During the meeting the proposed scoreboard, sound system, and press box at the football stadium were discussed along with the proposed storage building adjacent to the baseball field. The residents that attended the meeting appreciated that adjustments can be made to the direction in which the sound is directed from that scoreboard and that the intensity of the sound produced from the scoreboard can be adjusted if needed. The residents also asked that the new scoreboard proposed for the football stadium remain in the same location as the existing scoreboard. The meeting notice and a brief summary of the meeting can be reviewed in Attachment C.

Deadline for Agency Actions

The City of Arden Hills received the completed application for this request on May 9, 2016. Pursuant to Minnesota State Statue, the City is required to act on this request by July 7, 2016, (60 days), unless the City provides the petitioner with written reasons for an additional 60-day review period.

Attachments

A) Project Narrative
B) Site Plan – Proposed Improvements
C) Community Meeting Notice & Summary
D) Scoreboard Proposed & Existing
E) Scoreboard Lighting Detail
F) Scoreboard Sound Detail
G) Press Box Detail
H) Storage Shed Detail
I) Aerial Map

Attachment A

Mounds View
HIGH SCHOOL
Mounds View Public Schools

Dr. Jeffery P. Ridlehoover
Principal

Stephanie Bruggers
Associate Principal

Michael Schwartz
Associate Principal

Robert Madison
Activities Director

April 4, 2016

Dear City of Arden Hills and Planning Commission:

Thank you for considering the following improvements to Mounds View's facilities:

- Stadium Scoreboard - We are looking to replace our scoreboard that was installed in the 1980's. We are no longer to purchase bulbs for the score board. The score board would allow us to direct sound away from the residential area east of the stadium field. Existing speakers and sound system will not be used. Specifications and description are included. Please note that the scoreboard will have a sensor that controls the brightness. The brightness is determined by whether the games are played during the daylight or after dark.
- Press Box - The dimensions of the new press box will be 54' x 9'. The ceiling lights shall be on three separate circuits. This means not all lights will need to be on when the press box is in use.
- Storage Building - A 20' x 20' storage building of block construction will be built near the current batting cages. Block will match the dugouts.

Please see the attached for further details on each item.

- Invitation for a meeting passed out to our neighbors.
- Invitation along with a summary of our discussion.
- Site Plan for the proposed locations.
- Scoreboard specifications
- Sounds system diagram showing coverage pattern
- Stadium summary of usage of lights, scoreboard, and sound system.
- Press box specifications
- Storage building description

Thank you again.

Sincerely,

R. Madison J.

Robert Madison Jr.

1900 Lake Valentine Road ▪ Arden Hills, MN 55112-2841 ▪ 651-621-7100 phone ▪ 651-621-7105 fax ▪ www.moundsviewschools.org/moundsview

From:	Robert Madison
To:	Ryan Streff
Subject:	Fwd:
Date:	Tuesday, April 05, 2016 12:40:47 PM

Ryan,
Here's the testimonial from Stillwater HS. I am also working on the other items.

Thank you.
---------- Forwarded message ----------
From: **Ricky Michel** <michelr@stillwaterschools.org>
Date: Wed, Mar 16, 2016 at 8:35 AM
Subject: Re:
To: Robert Madison <robert.madison@moundsviewschools.org>

Dear Mounds View,

We made a change to our stadium sound system two years ago because the neighbors to the south of our property continuously complained about the noise level on game days for soccer, lacrosse, and football. We purchased a scoreboard/sound system through Daktronics that has solved nearly all of the concerns.

The sound comes directly out of the scoreboard unit, which is located on the end of the stadium (similar to your stadium). Trees provide a barrier to the south, again similar to your stadium. Sound from the scoreboard is directional, which means that it travels north, away from our neighbors. Clarity, volume, and overall quality is far better than anything we had previously.

Our coaches and public are pleased with the product that was purchased.

Respectfully,
Ricky

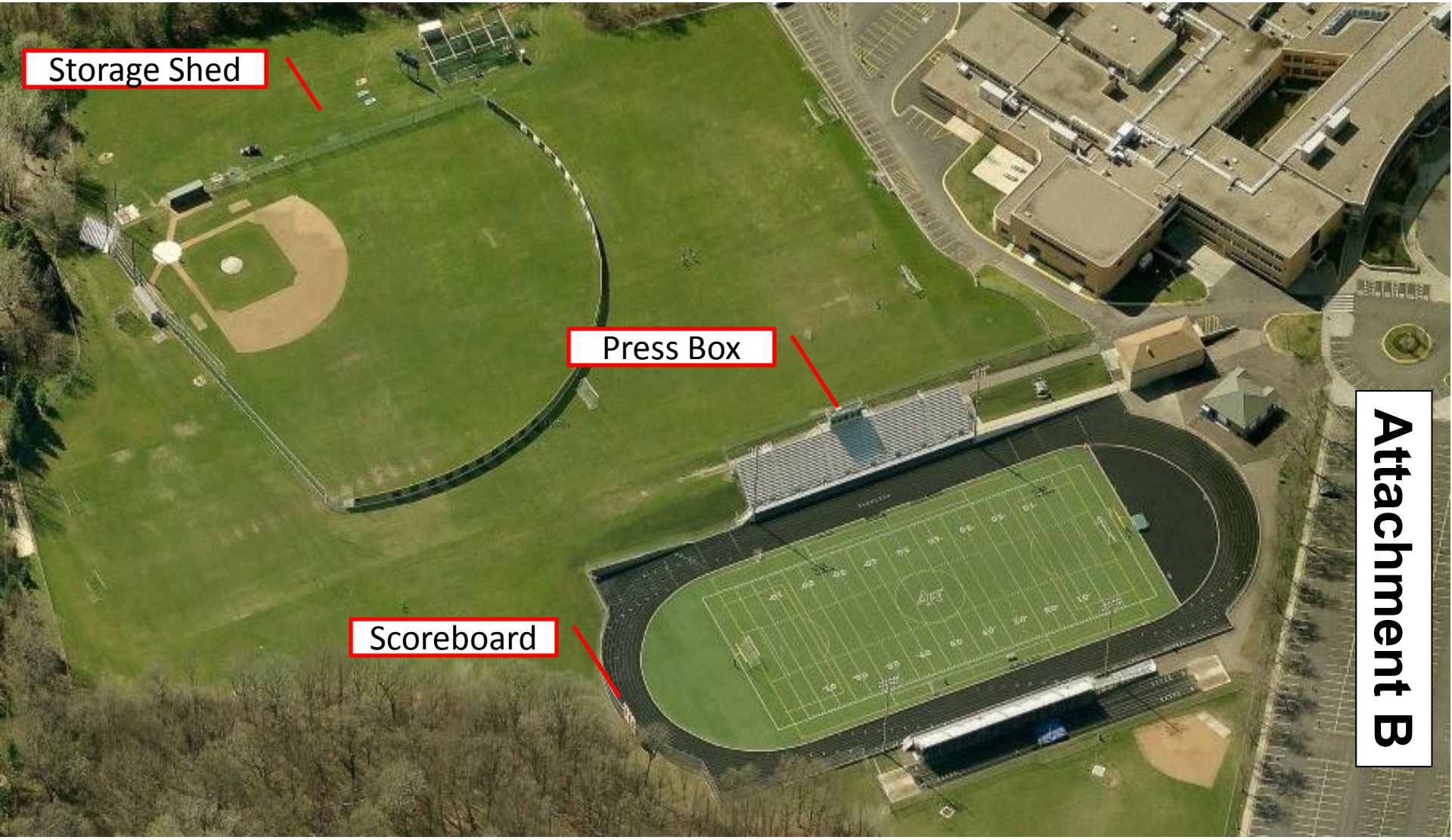
On Wed, Mar 16, 2016 at 8:16 AM, Robert Madison <robert.madison@moundsviewschools.org> wrote:

> Reminder to send me an email on the benefits of your stadium sound system when you can!
>
> --
> Bob Madison
> Activities Director
> Mounds View High School
> 651-621-7121 (P)
> 651-621-7287 (F)
> robert.madison@moundsviewschools.org
> ***@gomvmustangs***
> ***Go Mustangs!***

Stadium Use #'s 2015

Activity	Scoreboard	Sound System	Lights
Soccer	22	22	18
Football	16	16	16
Track	4	8	8
Lacrosse	28	28	28
Youth Soccer	0	0	40
Youth Football	0	0	20

Site Plan



Attachment B

Football/Track & Field Stadium

Baseball Field

Attachment C

Mounds View
HIGH SCHOOL
Mounds View Public Schools

Dr. Jeffery P. Ridlehoover, *Principal*
Stephanie Bruggers, *Associate Principal*
Michael Schwartz, *Associate Principal*
Robert Madison, *Activities Director*

To: Mounds View High School neighbors

From: Bob Madison, Activities Director RJM

Subject: Stadium Improvements

Date: March 2016

Mounds View High School is proposing some stadium improvements we would like to share with you. You are invited to a brief meeting on **Monday, March 28 at 6 PM** in the "Paddock". (Room 106)

During the meeting, we will discuss the following:

- A proposed scoreboard that is similar-sized to the current scoreboard.
- A sound system that directs the sound away from the residential area.
- A press box that will be more aesthetically pleasing and operational.
- New storage between the batting cage and bleachers that would be a visual improvement for neighbors adjacent to the field.

Our goal for all of these improvements is to enhance our campus and decrease the impact on neighbors when stadium events occur.

If you would like to attend, R.S.V.P. to Robert Madison at robert.madison@moundsviewschools.org or call at 651-621-7122. If you can't attend, but would like more information, please contact me as well.

1900 Lake Valentine Road ▪ Arden Hills, MN 55112-2841 ▪ 651-621-7100 phone ▪ 651-621-7105 fax ▪ www.moundsviewschools.org/moundsview

Mounds View
HIGH SCHOOL
Mounds View Public Schools

Dr. Jeffery P. Ridlehoover, *Principal*
Stephanie Bruggers, *Associate Principal*
Michael Schwartz, *Associate Principal*
Robert Madison, *Activities Director*

To: Mounds View High School neighbors

From: Bob Madison, Activities Director

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- New storage between the batting cage and bleachers that would be a visual improvement for neighbors adjacent to the field.

Our goal for all of these improvements is to enhance our campus and decrease the impact on neighbors when stadium events occur.

If you would like to attend, R.S.V.P. to Robert Madison at robert.madison@moundsviewschools.org or call at 651-621-7122. If you can't attend, but would like more information, please contact me as well.

SUMMARY of MEETING:

Liz and Jerry Garski along with Terry and Marta Johnson were present at our meeting. They were very appreciative of the offering. Scoreboard, sound system, press box and storage building proposals were described. They were enthused about the sound system's flexibility for controlling sound. They also like the fact that the direction can be adjusted. They asked that the scoreboard be left in the same area as they like to see the score of games. There were no concerns about the size of the scoreboard.

MOUNDS VIEW HIGH SCHOOL
ARDEN HILLS, MN

FOOTBALL DISPLAY OPTION 1

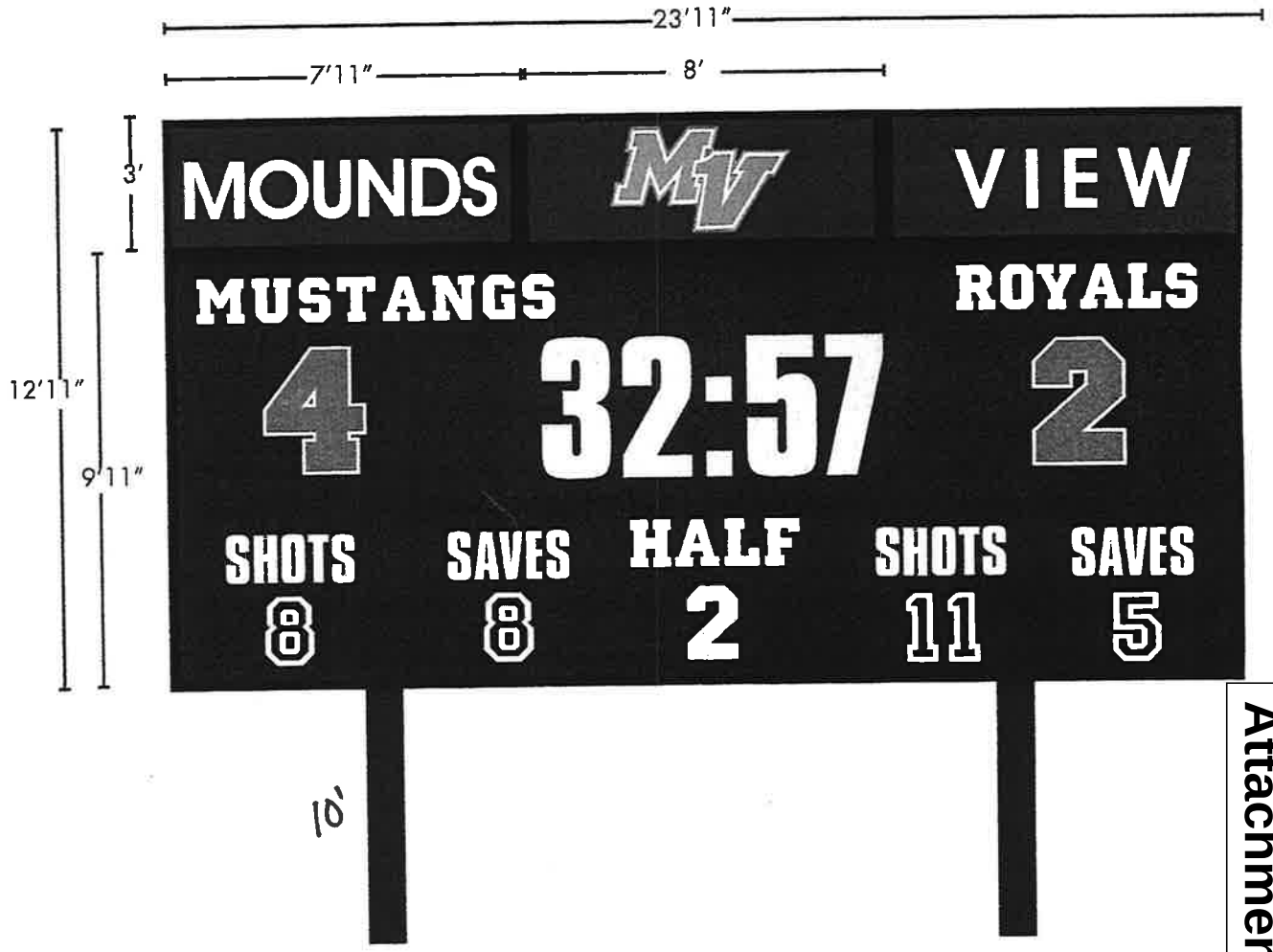
SOUND DISPLAY
One (1) SS-500HD Display
3'h x 8'w

ID PANELS
Two (2) Backlit ID Panels
3'h x 7'11"w

DIGITAL DISPLAY
One (1) DVXMC Message Display
144 x 360 - 19.8mm
9'11"h x 23'11"w

or

One (1) DVXMC Message Display
108 x 270 - 26.5mm
9'11"h x 23'11"w



DAKTRONICS

DAKTRONICS
SPORTS MARKETING

Attachment D

25' feet wide
MUSTANG STADIUM
HOME
GUEST
DOWN
TO GO
BALL ON
QTR
FIELD IMPROVEMENTS DONATED BY
LIGHT BRIGADE INC.
11' feet heigh
10' feet from grade to scoreboard
Existing Scoreboard: 275 square feet

Attachment E

201 Daktronics Dr. PO Box 5128
Brookings, SD 57006-5128

tel 800-325-7446 605-692-0200
fax 605-692-0381

www.daktronics.com

May 9, 2016

City of Arden Hills

Re: Lighting Analysis for Daktronics LED DVXMC Scoreboard

To Whom This May Concern:

The accompanying graph pertains to the Daktronics LED DVXMC scoreboard proposed for installation at Mounds View High School located at 1900 Lake Valentine Rd. in Arden Hills. Additionally, answers to requested information from the City (letter dated April 21, 2016) is documented in Appendix A. We hope you find the following information beneficial.

Daktronics' lighting analysis are computed using a measurement of illuminance (footcandles) in order to show a display's light impact at various angles and distances. The unit 'Nits', a measurement of luminance, measures the amount of light a sign emits and is used by manufacturers to specify maximum daytime brightness of an LED display. While Nits values do change at various angles from the display face, measuring in Nits does not correlate to how much light output will reach certain areas. For instance, as the measurer stands at off angles, the physical size of the display that is viewable decreases significantly, however, measuring in Nits would not account for this decrease in viewable area, and thus provide an incorrect measurable to the light impact. On the other hand, footcandles measures the amount of light that hits a certain location, such as 450 ft from the face, a neighboring roadway or house. Since the lighting analysis was completed to address light impact to the adjacent roadway and neighboring residential areas, footcandles would be the recommended form of measurement.

The accompanying graph depicts illumination levels in footcandles that the proposed display will produce based on nighttime running levels[i] at a measurement height of five feet above ground level (which is approximately eye height). [ii] These levels are based on a worst-case scenario of an all-white display. Actual levels will be much lower than what is represented on the graph, as typical content runs at 25 to 35 percent of the brightness of an all-white display.

It is important to note that the accompanying graph assumes absolute darkness with regard to surrounding ambient light. In other words, the presence of ambient light producing elements at night including but not limited to roadway lighting, residential lighting, the moon, etc. will further diminish the impact of the light output from the display in question. If there is a game at night utilizing the scoreboard, the presence of spotlights to light up the field will significantly reduce any display lighting impact.

It is also important to note that the accompanying lighting analysis graph shows there will be no lighting impact from the Daktronics LED scoreboard to Lake Valentine Road and the residential neighborhoods to the north and east of the stadium. For example, at 450 ft and an angle of 75 degrees, the graph shows a lighting level of 0.00 footcandles.

DAKTRONICS

DP-02766

DAKTRONICS

201 Daktronics Dr. PO Box 5128
Brookings, SD 57006-5128

tel 800-325-7446 605-692-0200
fax 605-692-0381

www.daktronics.com

The lighting analysis also shows most of the illumination is directed to the field with limited amounts of light falling on other areas off the field. The highest illumination level, 0.05 footcandles, off the field is located at 250 ft at an angle of 40 degrees from the sign face. To put this level into perspective, that is only 5% of the light of a single wax candle viewed one foot away. This level is also only 10% of the average parking lot lighting (0.5 footcandles) as documented on the enclosed 'Dark Sky Recommended Lighting Levels for Exterior Lighting' document. Additionally, as a comparison, a local residential roadway's average illumination is 0.4 footcandles while the average lighting on an expressway is 1.2 footcandles. Finally, as stated above, it's important to emphasize the proposed scoreboard lighting will not have any lighting impact to Lake Valentine road and the neighboring residential properties.

Finally, it is important to note the illumination levels are only representative of Daktronics LED scoreboards. Other digital display manufacturers may use different LEDs which have different light emissions.

Daktronics is committed to providing digital displays that adhere to the regulatory environment, working closely with our customers for a responsible approach to the market.

Please let me know if you have any questions or concerns.

Sincerely,
Daktronics, Inc.

Angela Bailey

Angela Bailey
Signage Legislation
605-692-0200

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[i] Please note, while the sign's brightness during daylight hours would be almost always incidental, there may be times in which the sign would produce illumination levels above ambient light during such hours. Examples when such an occurrence could happen would be during a very dark and stormy day. It is important to note, however, that the sign is equipped with a working photo-sensor that automatically adjusts its brightness based on ambient light. The photo-sensor adjusts the sign's brightness to lower levels, preventing the sign from appearing overly bright during those rare occasions where its brightness would exceed ambient light.

[ii] Also note, the illumination levels cited take into account a height above ground level of 15 feet and provide the illumination which will be measured by the testing meter located 5 feet above ground level.

DAKTRONICS

201 Daktronics Dr. PO Box 5128
Brookings, SD 57006-5128

tel 800-325-7446 605-692-0200
fax 605-692-0381

www.daktronics.com

Appendix A:

In the letter from the city dated April 21, 2016, the following items were requested. Daktronics answers are in red text.

Scoreboard Lighting:

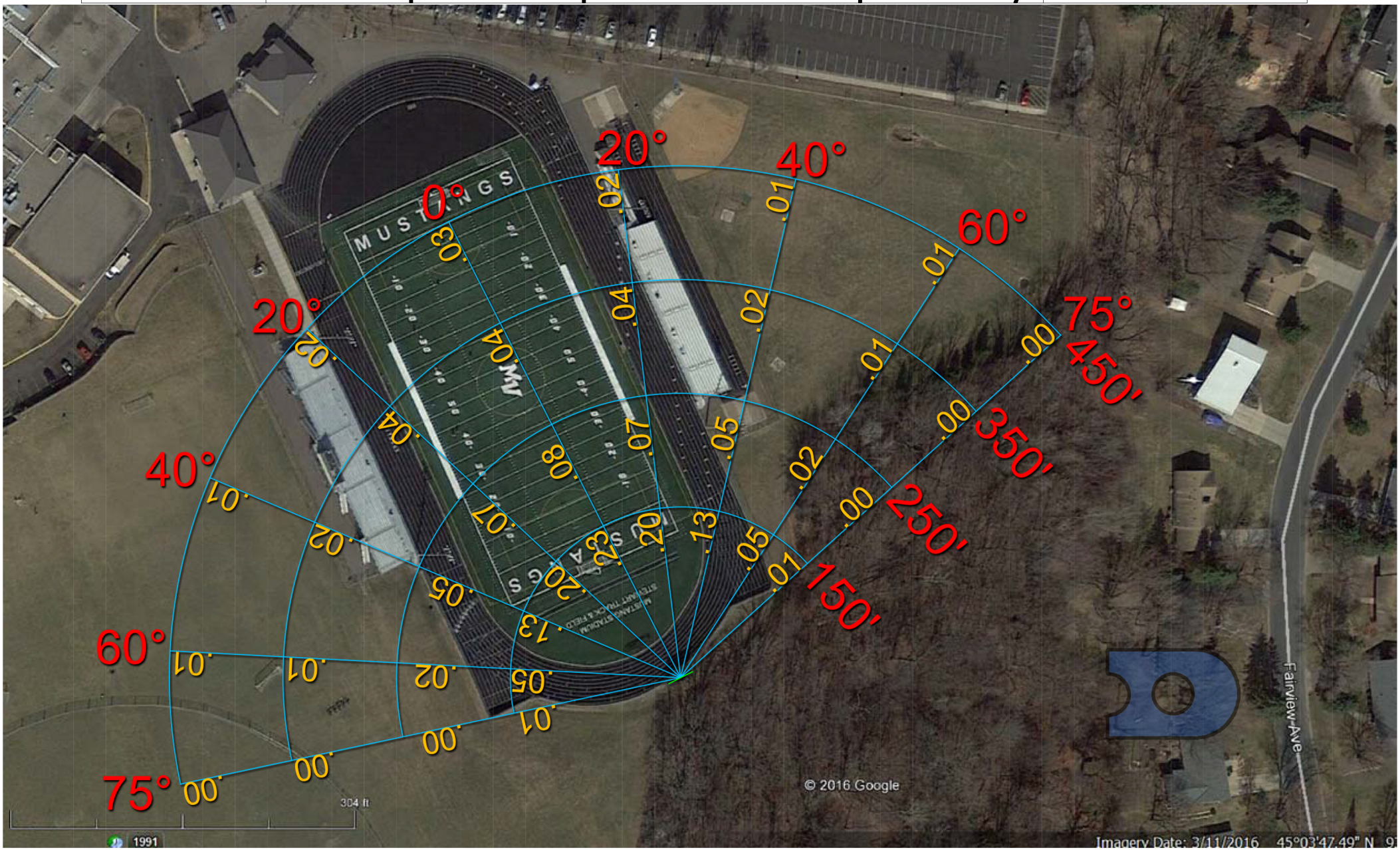
o Further details on the lighting and lighting levels/measurements (nits) to be used on the scoreboard during events at the stadium.
 Minimum and maximum lighting levels used for day and evening activities.
The maximum lighting level in the daytime for this display is 11,000 nits. As ambient light level reduces (during rainy/cloudy conditions or during dusk), the display will reduce its intensity automatically as detected through the light sensor. As sunny daytime conditions progress into dusk, the display can dim from the maximum of 11,000 nits all the way down to the minimum of 440 nits (4% of the maximum). As the maximum intensity of 11,000 is reached primarily during bright, sunny conditions, the minimum intensity is reached during darkened nighttime conditions. If there is additional ambient lighting from field lighting, parking lot lights, etc., the display may operate at a higher intensity in order to be viewed appropriately. However, the additional ambient lighting further reduces any light impact from the display. Note, as mentioned above, the maximum and minimum operating levels are assuming a utilization rate of 100% (all-white content). Actual levels will be lower with other content or colors.

 Dimming capacity of the scoreboard if a dimmer is installed.
The DVXMC board is equipped with a photocell/light sensor that allows the display to automatically adjusts the light intensity in direct correlation with ambient light conditions utilizing 64 levels of dimming. For example, if a game starts during daylight conditions but progresses into nighttime conditions after sunset, the scoreboard will detect the ambient light change and dim accordingly. The ability to automatically dim based on ambient light levels ensures the board will not be too bright at night nor too dim during daytime conditions.

o Expected lighting levels/measurements (nits) at Lake Valentine Road and at the residential neighborhood to the north and east of the stadium.
The accompanying lighting analysis shows no light will fall on Lake Valentine Road or the residential neighborhoods to the north and east of the stadium.

o Comparison of the current lighting levels of the existing scoreboard to the proposed lighting levels of the new scoreboard.
Since the lighting analysis shows no light will fall on neighboring sensitive uses, a full comparison between the two lighting systems is unnecessary. However, the new display incorporates LEDs which produce directional illumination. The LEDs produce light in an out and downward fashion, which reduces upward illumination. This design also limits illumination onto unintended areas.

DAKTRONICS	Light Analysis for DVXMC-144x360-19.8-RGB-SF Digital EMC	Date: 05/03/2016
	Mounds View High School	Prepared by: Glen Wiebe
	1900 Lake Valentine Rd, Arden Hills, MN 55112	
	Values expressed are specific to Daktronics product only	



-Display at Maximum Brightness of 440 Nits - Nighttime Value
-Calculations take into account a 15' HAGL
-Any rise or fall in elevation or physical blockage is not shown in calculations

*Calculations are based on Red, Green, and Blue LEDs (White Content) powered to their maximum potential for nighttime viewing. Values are shown in footcandles (fc).

Illuminating Engineering Society of North America (IES) Recommendations as Compiled by the International Dark-Sky Association

I. Roadway Lighting (Using R3 type pavement = slightly specular asphalt)

Area to be Lit	*Average Maintained Desired Uniformity Ratio*	*Illuminance (Avg/Min) in foot-candles*
Expressway	3/1	1.2
Major Road	3/1	1.3
Collector Road	4/1	0.9
Local Road	6/1	0.4

Expressway: major divided highway

Major Road (Arterial): the principal network for through traffic

Collector: the streets between Major and Local roads (residential)

Local: access roads to residential properties.

II. Parking Lots

Level of Activity: Area to be Lit	*Horizontal Illuminance in Foot-candles*		*Uniformity Ratio*
	Average	*Minimum*	
HIGH: Major League Athletic Events; Convention Centers; Regional Shopping Centers	2.0	0.7	3/1
MEDIUM: Community Shopping Centers; Civic and Recreational Events; Office Parking; Hotel and Motel Parking; Restaurants, Fast Food Outlets; Hospital Parking; Transportation Parking; Regional Complex Parking	1.0	0.3	3/1
LOW: Neighborhood Shopping; Industrial Parking; Educational Facilities; Churches	0.5	0.1	4/1

III. Recommendations for Other Outdoor Lighting Levels

Area to be Lit	*Illuminance in Foot-candles*		
Building Exterior - Active Entrances	5		
Building Exterior - Inactive Entrances	1		
Loading Platforms	20		
Storage Yards - Active	20		
Storage Yards - Inactive	1		
Service Stations:			
Approach	3		
Driveway	5		
Pump Island	30		
Auto Lots:	Illumination Level of Surrounding Area		
	High	*Medium*	*Low*
Circulation	10	7	5
Merchandise	50	30	20
Featured Display	75	50	35

Sheet Number 77 (October 1993) by David Crawford. The information does not reflect any IES changes following 1993. This information may also be found at http://www.3towers.com/sGrasslands/Essays/RecommendedLightLevels/RecommendedLightLevels01.asp

Attachment F

Sportsound 500HD Sound System

The Sportsound 500HD is a complete sound system designed to provide high-impact sound reinforcement for a variety of outdoor facilities, including football, lacrosse, soccer, softball and track. The system is installed in a permanent position and provides full range sound and even coverage at levels capable of overcoming crowd noise. The 500HD is designed for smaller sport venues; it is easy to set up and to operate. The new Announcer's Console provides a simplified interface to the sound system, which offers one MP3 player and two microphone inputs.

Sportsound Sound System Installations

See audio systems sold worldwide or in the region near you on our audio installation map.

Features

- Fully-contained system
- Single- or dual-sided coverage pattern options available
- Single cabinet accommodates future expandability
- Horn-loaded mid frequency drivers with constant directivity high frequency horns
- Mid and high frequency speakers adjust 0-30 degrees horizontally in 5 degree increments
- Remote-mounted NEMA3R control enclosure allows for ease of service
- CobraNet® communication between announcer's rack and control enclosure via a multimode fiber optic cable
- 20bit/48K digital audio with analog backup
- On-board digital signal processing (DSP) with low signal latency
- On-board system diagnostics
- Global power configurations
- Rated to withstand hurricane force winds up to 78 psf
- Full-color-printable front mesh with UV protection
- Compatible with any Daktronics audio control system

Benefits

- Improved driver protection
- Low distortion
- Low latency
- Higher damping factor
- Broad coverage
- Improved 20 bit/48K digital signal processing
- Signal transfer accomplished digitally via Ethernet and network connections

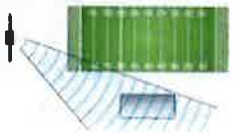
- Global power - it works anywhere in the world

Coverage Pattern

The 500HD offers three configurations: Dual (D), Single Left (SL) or Single Right (SR). The internal components of the single speaker configurations can be adjusted. The examples below show some of the popular aiming configurations. These adjustment options offer unprecedented installation flexibility without compromising on aesthetics.

500HD-SL
single left coverage

500HD-SR
single right coverage



500HD-D
dual coverage

Specifications

Dimensions:	H = 3' 0" W = 8' 0" D = 3' 6"
Weight:	500HD-D: 850 lbs (386 kg) 500HD-SL/-SR: 775 lbs (352 kg)
Paint Color:	Powder coat black with wrinkle finish
Construction:	Steel skeleton sheeted in aluminum paneling with two (2) rear access doors

Related Documents

Speaker Cabinet Documents

Sportsound 500HD Architect Specifications (54 KB)

Announcer's Rack Documents

Sportsound Standard Rack Configurations (1.5 MB)

General Noise Standards

The following are noise guidelines set by the EPA for dB/duration. Music played at sporting venues should not be louder than the standards set by the EPA. In general, music that is being played during pregame warmups and halftime events should not exceed the levels at the corresponding duration shown below.

dB Noise Level	EPA Noise Exposure Limit
70 dB	24 hours
79 dB	3 hours
82 dB	90 minutes
85 dB	45 minutes
88 dB	23 minutes
91 dB	11 minutes
97 dB	3 minutes
102 dB	53 seconds
107 dB	16.7 seconds
117 dB	1.7 seconds

Additionally, below are examples of average decibel levels and common corresponding sounds:

Decibel	Example
0 dB	Threshold of Hearing
10 dB	Normal Breathing
20 dB	Background in TV studio
30 dB	Quiet bedroom at night
40 dB	Quiet Library
50 dB	Average Home
60 dB	Normal Conversation @ 3ft
70 dB	Vacuum cleaner @ 3ft
80 dB	Heavy Traffic @ 16ft
90 dB	Diesel Truck @ 32ft
100 dB	Night Club @3ft from speaker
110 dB	Chainsaw @ 3ft
120 dB	Threshold of discomfort
130 dB	Threshold of pain
140 dB	Jet Engine @100ft

List of Illustrations

Figure1 – EASE Acoustical Overlay

This shows the sound levels that the sound system will produce over a large area. Decibel levels are shown on the overlay with white text and an arrow pointing to the location the sample level was taken from the model. To get an idea of the loudness at each location, compare to the values in the table above.

Figure2 – Coverage Cone Overlay

This shows the approximate angles of the two rotatable speaker sections inside the speaker cabinet as modeled. These angles are approximate and can be angled in 5 degree increments during install to adjust to the best angle for the facility.

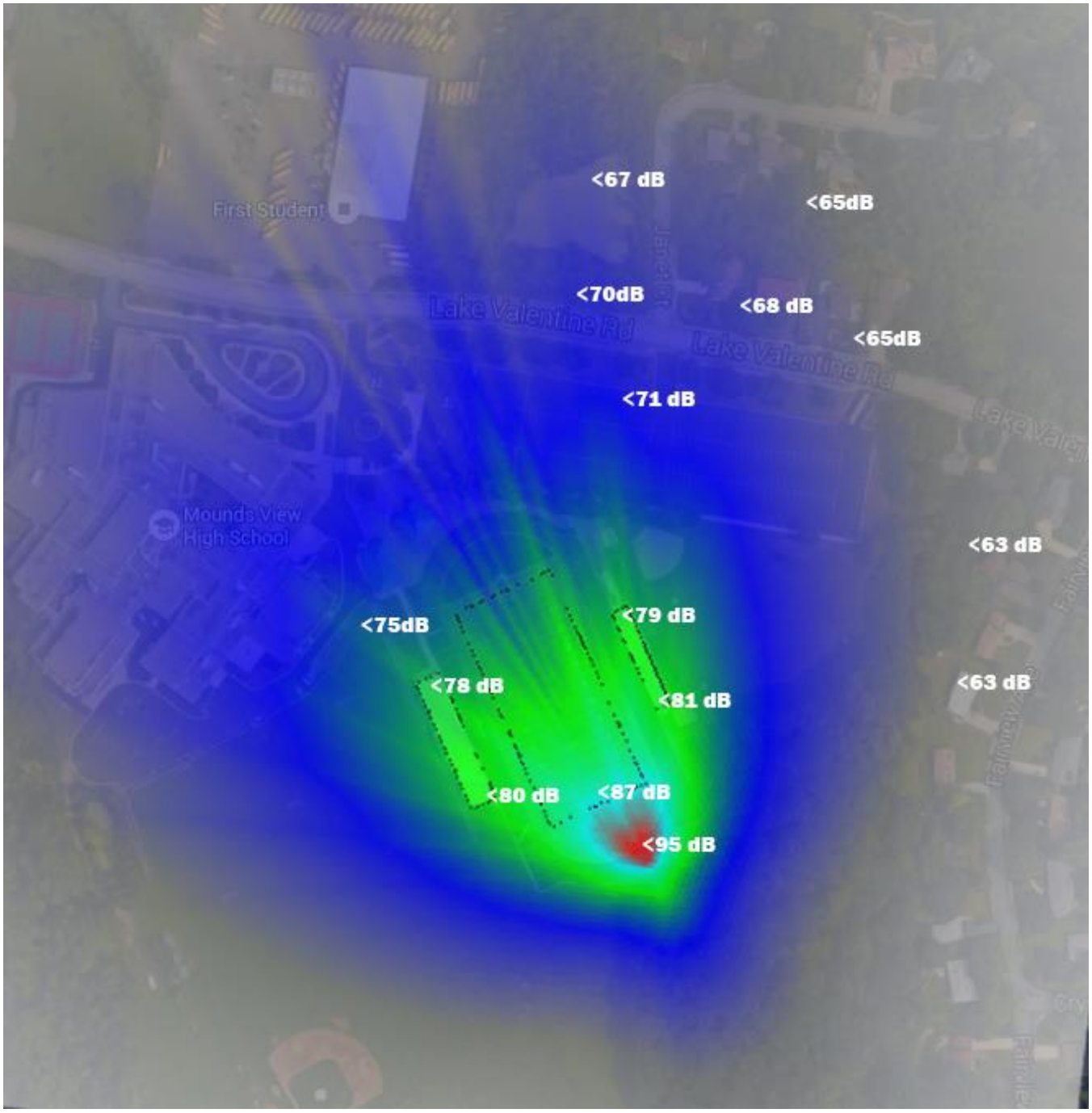
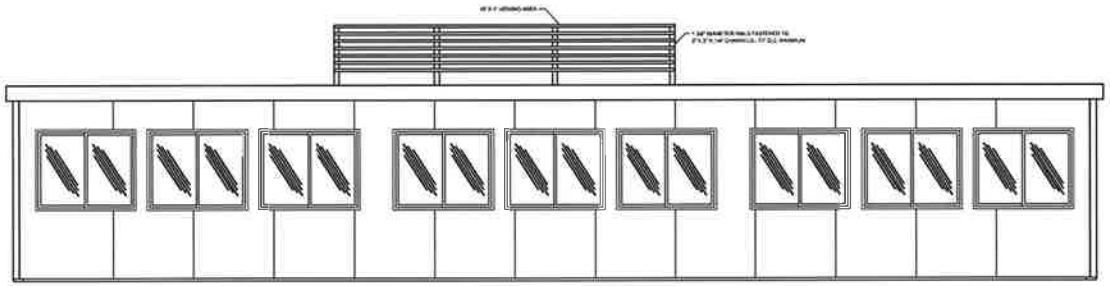


Figure1 – EASE Acoustical Overlay

201 Daktronics Drive PO Box 5128 Brookings, SD 57006-5128
800-325-8766 605-692-0200 fax 605-697-4700
www.daktronics.com email sales@daktronics.com

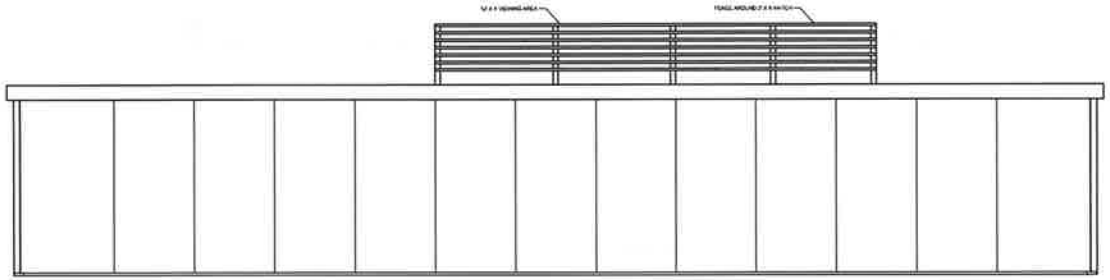
Figure2 – Coverage Cone Overlay



PRESS BOX
FRONT ELEVATION

1 / C2

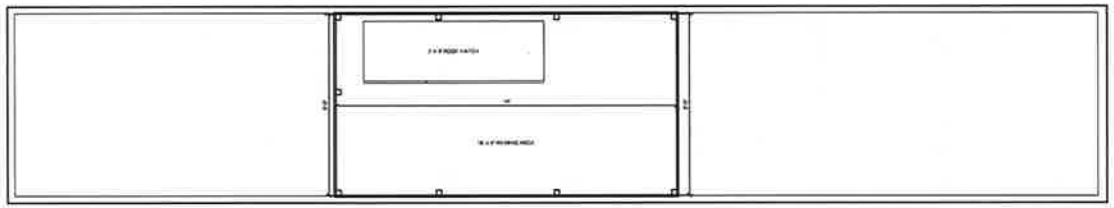
NOT TO SCALE



PRESS BOX
BACK ELEVATION

2 / C2

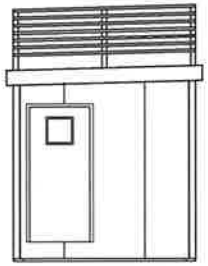
NOT TO SCALE



PRESS BOX
TOP VIEW

3 / C2

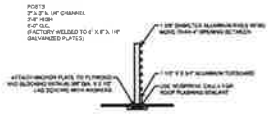
NOT TO SCALE



PRESS BOX
END ELEVATION

4 / C2

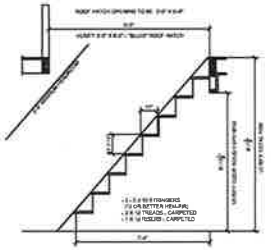
NOT TO SCALE



RAIL ANCHOR DETAIL

5 / C2

NOT TO SCALE



SHIPS LADDER SECTION

6 / C2

NOT TO SCALE

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White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

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Client
MOUNDS VIEW PUBLIC SCHOOLS
350 HIGHWAY 96 WEST
SHOREVIEW, MINNESOTA 55126

Project Title:
2016 PRESS BOX REPLACEMENT
MOUNDS VIEW HIGH SCHOOL

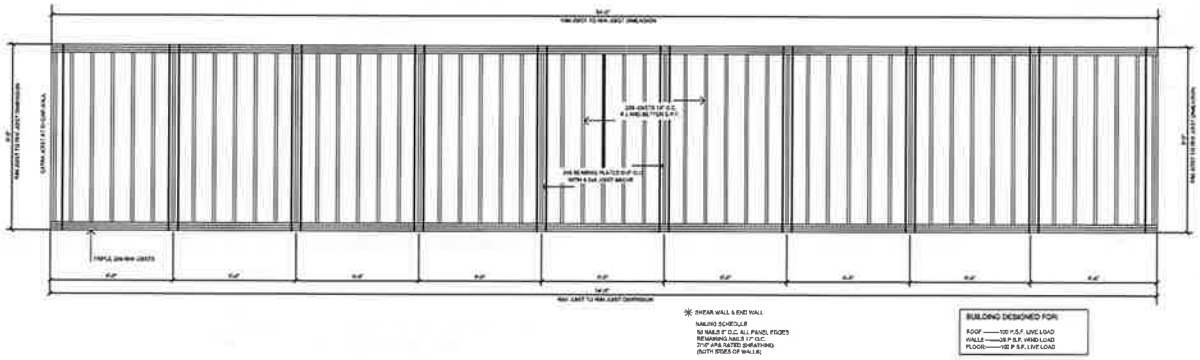
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Eric G. Meyer, P.E.
Date: XX.XX.16 Reg.

Rev.	Date	De

Project #: 12168014
Drawn By: CBS
Checked By: EGM
Issue Date: XX.XX.16
Sheet Title:
DETAIL
C2
Sheet:

Attachment G



PRESS BOX
JOIST LAYOUT

1/C1

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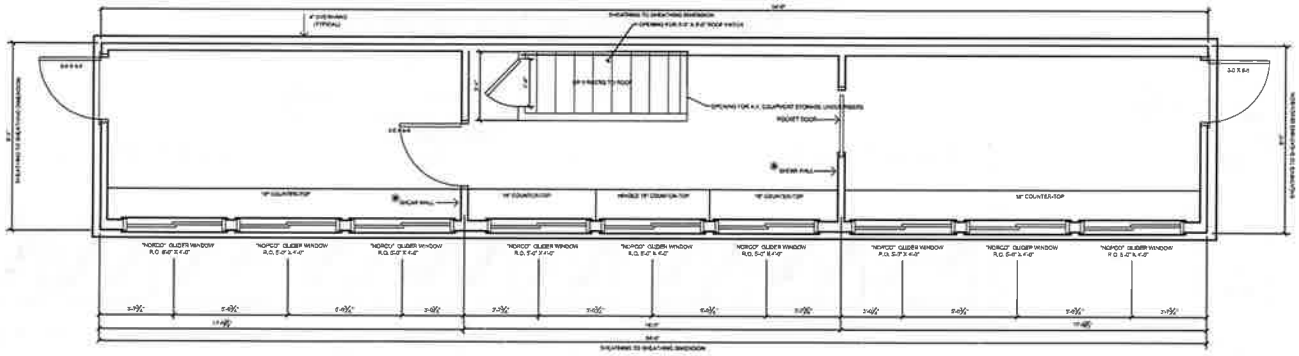

PRESS BOX
FLOOR PLAN

2/C1

NOT TO SCALE

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Project Title:
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MOUNDS VIEW HIGH SCHOOL

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Eric G. Meyer, P.E.

Date: xx.xx.16 Reg. No.: 44320

Rev.	Date	Description

Project #: 12166014
Drawn By: CBS
Checked By: EGM
Issue Date: XX.XX.16

Sheet Title:
DETAILS

Sheet:
C1

Attachment H

STONE RIDGE MASONRY & CONCRETE

21352 Tulip St NW Anoka, MN 55303
John Green
Cell: 612-750-0605
Email: stoneridgemc@gmail.com

Date	Proposal #
3/14/2016	1245

Bid To:

Sam

Description of Work

Work to be performed for construction of 20'x20"x10" high athletic field storage building. Work to include the following including all material and labor.

-Excavation: Strip top soil, dig below grade, backfill and compact soil with sand fill, remove excess fill, and final grade.
-Concrete footing: Install 20" x 8" concrete footing below grade.
-Below grade blocks: Install 5 courses of 12' below grade blocks.
-Above grade blocks: Install 15 courses (10' high) 8" rock faced block.
-Corefill every 6' as required.
-Install bond beam for lintels over overhead doors, service door, and top course.
-Install anchor bolts in top course to secure roof.
-Pour concrete floor 4" thick using 4000 #psi mix reinforced with fibermesh.
-Install hip roof with 5-12 pitch, using 1/2 plywood decking with clips, and 30 lb felt,
-Install Seamless Steel panel roof with hidden fastners, 2" x 6" facia, and aluminum soffit and facia.
-Install two 10' x 8' overhead garage doors with cedar bucks and one 3' hollow metal service door with hardware.
-Supply dumpster and satellite restroom.

Terms of Agreement

Total [redacted]

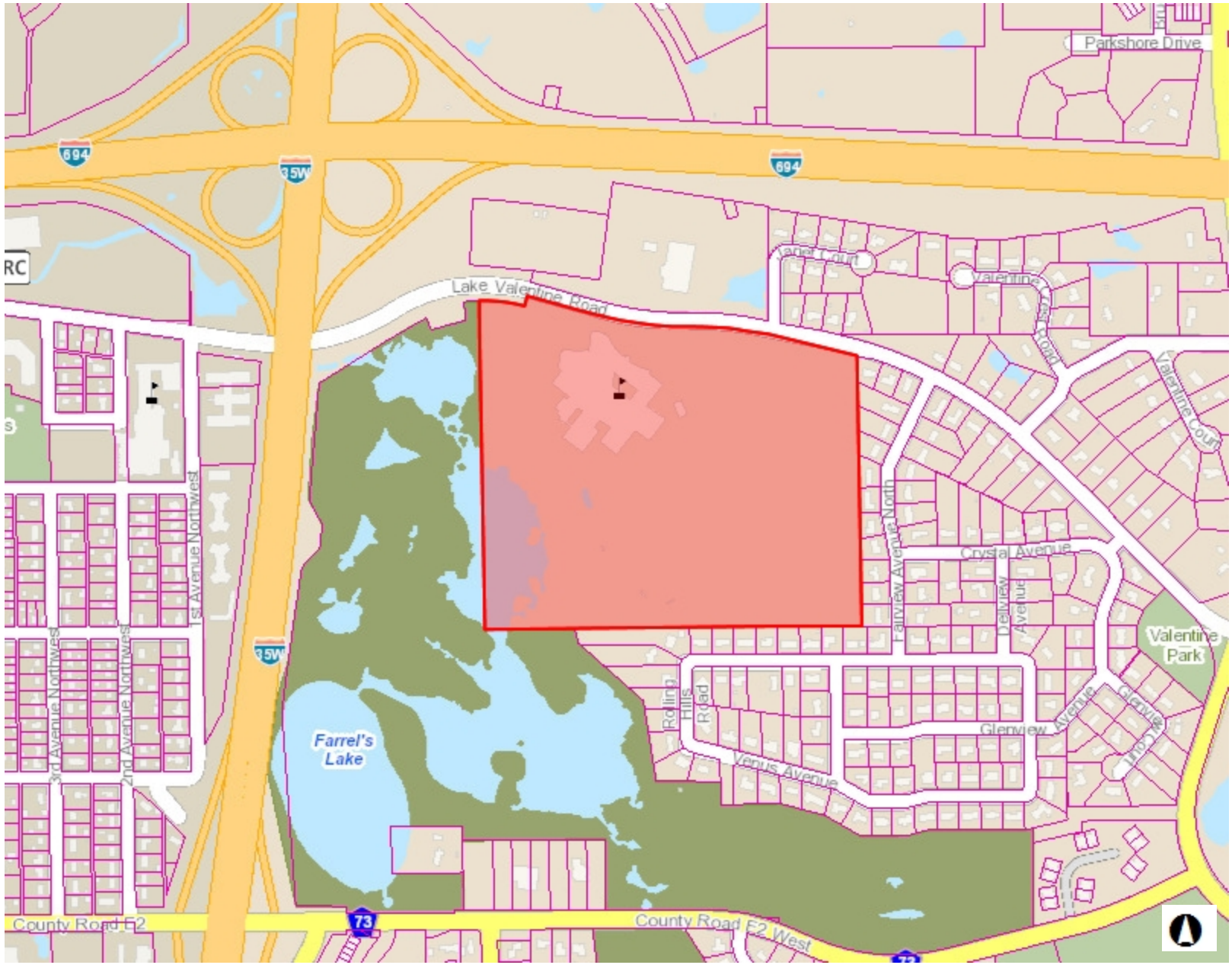
All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from the below specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, wind damage and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

1. The prices listed here include all labor, materials, installation, and taxes. Anything not specifically included is deemed excluded.
2. Invoices to be paid within 30 days of completion of specified work as started above.
3. This proposal may be withdrawn if not accepted within 30 days.

IN WITNESS WHEREOF, the Contractor and Subcontractor hereby represent that they have read this Pricing Agreement, and agree to its terms.

By:	**By:**
Title:	**Title:**
Date:	**Date:**

MapRamsey



1,333.2 0 666.58 1,333.2 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet

© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Airports

Notes

Enter Map Descriptio

Attachment I

ARDEN HILLS

MEMORANDUM

DATE: June 8, 2016 PC Agenda Item **3.C**

TO: Planning Commission

FROM: Ryan Streff, City Planner

SUBJECT: **Planning Case #16-014 – Public Hearing Required**
Applicant: Land O'Lakes
Property Location: 4001 Lexington Avenue North
Request: Master Planned Unit Development (PUD) and Final PUD Phase 1

Requested Action

The applicant is requesting approval of a Master Planned Unit Development (PUD) and Final PUD for Phase 1. The proposed Master PUD for the site provides a general plan for the two phased development. Phase 1 of the Land O'Lakes Corporate Headquarters consolidation plan includes the expansion of the south parking lot on the campus and Phase 2 includes the construction of a new four-story office building along with the reconfiguration and expansion of the parking area on the north side of the campus.

Background/Overview of Request

The Land O'Lakes corporate headquarters has operated in Arden Hills since 1981. The campus operates as a Planned Unit Development originally approved by Conditional Use Permit (CUP), previously known as a Special Use Permit (SUP), in Planning Case 79-004. The following is a list of all known land use requests that have been reviewed by the City for the property:

Planning Case	Application	Request	City Council Action
79-004	Special Use Permit	PUD - Corporate Campus	5/21/79 - Approved
85-009	Variance	Entrance & Monument Signs	8/12/85 - Approved
87-027	Site Plan Review	Parking Lot Expansion	8/10/87 - Approved
88-028	Site Plan Review	3,000 s.f. Building Addition	8/8/88 - Approved

The Land O'Lakes campus is comprised of approximately 49 acres and is generally located north of Interstate 694, east of Hamline Avenue North, south of County Road F, and west of Lexington

Avenue North. Currently, the site contains two principal buildings situated towards the center of the property: the corporate headquarter building and a research and development building. Between these two facilities, the campus includes 263,800 gross square feet of building space. Additional improvements on the site include a surface parking lot with approximately 931 parking stalls and regional stormwater facilities. The remainder of the property is covered by wooded and open lawn areas.

1. Project Description

The applicant is requesting approval of a major addition to their campus that would allow the company to consolidate their Arden Hills and Shoreview locations into one headquarters facility at their existing Arden Hills property. The proposal includes the construction of a four-story, approximately 155,000 gross square foot office building just to the north of the existing principal buildings. Land O'Lakes is incorporating sustainable best practices into the design of the building and will seek a minimum of LEED Gold certification for the project. Other site improvements would include the expansion of the surface parking lots to provide approximately 1,678 parking stalls and the provision of extensive native landscaping areas to enhance the overall character of the site.

Land O'Lakes currently leases office facilities in Shoreview at the southeast corner of Lexington Avenue North and County Road F. Approximately 900 employees now work at this location and would be relocated to the Arden Hills campus with the completion of the new building. The company estimates that 2,100 employees will work on the site after consolidation in late 2018.

Planning Case 16-014 includes two separate components:

1. Master Planned Unit Development
2. Final Planned Unit Development Phase 1

The Master PUD request would consolidate the previous land use approvals for the property along with the current expansion proposal under an updated campus master plan. Land O'Lakes will be completing the new office building and site improvements over two phases. Phase I includes the expansion and reconfiguration of the visitor parking lot on the south side of the existing buildings. This phase is expected to be completed by late summer 2016. Phase II would comprise the remaining components of the expansion project, including the new office building and the expansion of the employee surface parking lot on the north side of the buildings. Construction on Phase II is expected to be complete by December 31, 2018. At this time, Land O'Lakes is requesting City approvals for the overall Master PUD and the Final PUD for Phase I of the project. The company expects to submit a Final PUD application for Phase II in June 2016.

The applicant has submitted a project narrative explaining the proposed Land O'Lakes expansion project in further detail, where flexibility is being requested, and why the overall proposal is within the public interest (Attachment A). A complete plan set (Attachment B) has been

submitted for the Master PUD and Final PUD for Phase 1. The submitted plan set includes the site plan, tree preservation & landscaping plan, circulation plan, parking plan, photometric plan, grading plan, utility plans, and proposed building elevations (Phase 2).

2. Planned Unit Development (PUD) Process:

The Planned Unit Development process is a tool that provides additional flexibility for development that an underlying zoning district would not otherwise allow. For example, a PUD may make exceptions to setbacks, lot coverage, parking requirements, signage, building materials, or landscaping requirements. It is intended to overcome the limitations of zoning regulations and improve the overall design of a project. While the PUD process allows the City to negotiate certain aspects of the development, any conditions imposed on the PUD must have a rational basis related to the expected impact of the development. A PUD cannot be used to permit uses that would not otherwise be permitted in the underlying zoning district.

The first step in the PUD process is the Master PUD, which is a detailed concept plan for the entire development proposal, often outlining individual phases for development over a specified period of time. The second step is the Final PUD for each phase, which is a more detailed review as each development phase moves forward. During the Master PUD stage, the City works with the applicant to set an overall design framework or standard for a proposed development. These standards are then written into a development agreement which generally includes the design standards, a list of conditions, the size of the development, and what, if any, deviations from the underlying zoning district will be permitted. Once the Master PUD is approved, the applicant then creates a development that conforms to the development agreement for each subsequent Final PUD phase. The level of detail is guided by the type and scale of the development as well as the guidance or flexibility within the Zoning Code.

3. Surrounding Area:

Direction	Future Land Use Plan	Zoning	Existing Land Use
North	I/O – Light Industrial and Office	I-1 – Limited Industrial District	MUI – Mixed Use Industrial OFC – Office ULT – Utility
South	ROW – Right-of-Way	ROW – Right-of-Way	ROW – Right-of-Way
East	I/O – Light Industrial and Office City of Shoreview	I-1 – Limited Industrial District City of Shoreview	OFC – Office City of Shoreview
West	HDR – High Density Residential UTL - Utility	I-1 – Limited Industrial District R-4 – Multiple Dwelling District	MF – Multiple Family ULT – Utility

4. Site Data:

Future Land Use Plan:	I/O – Light Industrial and Office
Existing Land Use:	OFC - Office

Zoning:	I-1 – Limited Industrial District
Lot Size:	47.37 Acres (2,063,577.7 square feet)
Topography:	Fairly Flat

Plan Evaluation

1. Chapter 13, Zoning Regulations Review

As noted, this project is being reviewed through the Planned Unit Development (PUD) process. The following sections review the project based on the I-1 Limited Industrial District and general regulations and notes where flexibility is being requested.

Section 1320 – District Provisions (I-1 Limited Industrial District)

A. Lot Area – Meets Requirements

The existing lot is 47.37 acres or approximately 2,063,577.7 square feet in size. The Zoning Code requires a minimum lot size of 30,000 square feet in the I-1 Limited Industrial District.

B. Lot Dimensions – Meets Requirements

The Code requires parcels within the I-1 Limited Industrial District to have a street frontage of at least 100 feet and a lot depth of at least 130 feet. Lot frontage is measured at the minimum front yard setback, which allows buildings to be constructed on a radius, such as on a cul-de-sac or curve. This lot has approximately 1,530 feet of street frontage along County Road F West, 545 feet of street frontage along Lexington Avenue North, and an overall lot depth of approximately 1,160 feet.

C. Building Coverage and Landscaped Lot Area – Meets Requirements

The applicant has submitted a comprehensive site plan for the Master PUD and Phase 1 of the proposed development. As indicated, site improvements to be completed during Phase 1 include the expansion of the south parking area on the property. The proposed improvements in Phase 1 will decrease the landscaping coverage from 69.63% to 67.32% and increases the impervious coverage from 30.54% to 34.54%. The Master PUD and future Phase 2 of the project suggests structure coverage of 7.85%, landscaping coverage of 58.4%, and a total impervious coverage of 41.6%. Within the I-1 Limited Industrial District the City Code permits maximum structure coverage up to 30%, a minimum landscaping coverage of 35%, and a total maximum impervious coverage of 65%.

	Permitted	Existing	Proposed Phase 1	Future Phase 2
Structure Coverage	30% Max.	5.62%	--**	8.07%

	(619,073 sf)	(116,109 sf)		(166,553 sf)
Landscaping Coverage	35% Min. (722,252 sf)	71.55% (1,476,507 sf)	64.36% (1,328,119 sf)	57.25% (1,238,490 sf)
Total Impervious Coverage*	65% Max. (1,341,325 sf)	31.39% (647,833 sf)	35.64% (735,497 sf)	42.75% (882,142 sf)

*Total impervious coverage includes the building coverage.
**No new structures are being constructed with Phase 1 of the project. The Master PUD and Phase 2 of the project suggests a new 4 story office structure with a footprint of 50,444 square feet.
***The lot is 47.37 acres or 2,063,577.7 square feet.

D. Floor Area Ratio (FAR) – Meets Requirements

The FAR is the sum of the gross horizontal area of all floors of a building as measured in square feet from the exterior sides of the exterior walls, but not including covered porches; decks; any space where the average floor-to-ceiling height is less than six feet; attached or detached garages; and other detached accessory structures. FAR is calculated by dividing the sum of all gross horizontal floor areas by the square footage of the lot.

Within the I-1 – Limited Industrial District a total FAR of up to 60% is permitted for structures in this district. Although Phase 1 of the project does not include any new structures, the Master PUD and Phase 2 of the project suggest a new four (4) story office structure with an additional 155,000 square feet. When the future Phase 2 of the project is completed and combined with the existing square footage on the property, a total FAR of 20.3% is proposed with approximately 418,800 square feet of floor area.

	Permitted	**Existing**	**Proposed Phase 1**	**Future Phase 2**	**Total**
FAR	60%	12.78%	--*	7.51%	20.3%
Square feet		263,800	--*	155,000	418,800

*No new structures are being constructed with Phase 1 of the project. The Master PUD and Phase 2 of the project suggests a new 4 story office structure that would add approximately 155,000 square feet of floor area.
**The lot is 47.37 acres or 2,063,577.7 square feet.

E. Building Height – Meets Requirements

During Phase 1 of the project no additional structures will be constructed on the site. However, as proposed by the Master PUD and future Phase 2 of the project a new four (4) story office building will be constructed on the property and positioned just north of the two (2) existing structures on the site.

The maximum building height within the I-1 – Limited Industrial District Zoning District is 35 feet. Flexibility in building height will be required for Phase 2 of the project as a building height of approximately fifty-six (56) feet is being suggested at this time. The original PUD that was approved in 1979 in Planning Case 79-004 permitted the east building to be constructed at a height of fifty-six (56) feet.

	Zoning Code	Existing	Proposed Phase 1	Future Phase 2
Building Height	35’	56’	--*	56’
*No new structures are being constructed with Phase 1 of the project. The Master PUD and Phase 2 of the project suggests a new 4 story office structure at approximately 56 feet in height.				

F. Setbacks – Meets Requirements

The minimum building setbacks in the I-1 – Limited Industrial District include a 55 foot front yard setback, 20 foot rear yard setback, 20 foot side yard setbacks, and a 50 foot side yard corner setback where applicable. Although Phase 1 of the project does not include any new structures, the Master PUD and future Phase 2 of the project includes a new office building. As proposed, the new structure proposed in Phase 2 of the Master PUD will meet all setback requirements.

	Permitted	Existing	Proposed Phase 1	Future Phase 2
Front Yard Setback	55’	400’	--*	390’
Rear Yard Setback	20’	436’	--*	436’
Side Yard Setback (East)	20’	103’	--*	103’
Side Yard Setback (West)	20’	561’	--*	561’
Side Yard Corner (East)	50’	619’	--*	619’
*No new structures are being constructed with Phase 1 of the project. The Master PUD and Phase 2 of the project suggests a new 4 story office structure.				

Section 1325 – General Regulations

A. Tree Preservation – Meets Requirements

The applicant submitted a Tree Survey and Tree Replacement Plan as part of their tree preservation and mitigation requirements (Attachment B). The following table outlines these numbers and the additional requirements of the tree preservation ordinance pertaining to tree removal and tree mitigation regulations.

Development of the site as proposed in the Master PUD requires extensive tree removal. The applicant has stated their intent to expand the Land O’Lakes Campus in such a way that preserves as many high quality trees as possible, knowing that many of the significant trees will have to be removed in order for the property to accommodate the expansion of the Campus. During Phase 1 of the project, approximately 140 trees will be planted within the construction boundary of the south parking lot. Based on the proposed tree removal for both phases of the project, the City’s Tree Preservation Ordinance requires 2,000 caliper inches of tree plantings. At this time, the application is proposing a total of 2,475 caliper inches or 745 trees.

	Caliper Inches	Number of Trees
Proposed Phase 1		
Proposed Removal	570	56
Trees Preserved	31,066	2,492
Future Phase 2		
Proposed Removal	6,593	564
Trees Preserved	25,043	1,928
Entire Site		
Existing Significant Trees	31,636	2,548
10% Permitted Removal	3,164	255
Proposed Removal	7,163	620
Total Trees Preserved	56,109	1,928
Replacement Trees Required*	2,000	--**
Replacement Trees Proposed	**2,475**	**745**

* Replacement trees are calculated by subtracting the ten percent permitted removal from the proposed removal and dividing by two.
** The number of trees required may vary depending on the size of the trees planted by the developer. City Code requires a certain number of caliper inches to be planted. If larger trees are planted then fewer trees would be required.

A variety of trees species and tree sizes are proposed to be planted during Phase 1 of construction. The proposed trees plantings consist of Red Maple, Sugar Maple, Ironwood, Common Hackberry, Quaking Aspen, White Oak, Northern Pin Oak, Bur Oak, Northern Red Oak, Basswood, and Prairie Expedition Elm.

B. Perennials and Shrubberies – Flexibility Requested

The City Code requires that at least ten (10) percent of the total landscaped area be covered with perennials and/or shrubbery. A total of 123,946 square feet of perennial and shrubbery plantings are required for the development based on the Code's requirements at the completion of Phase 2. In this case, the applicant is requesting flexibility in the amount of perennials and shrubberies that will be provided on the property upon the completion of Phase 1. The applicant is proposing 39,632 square feet, or 2.98% of the total landscape coverage area, be covered with perennials and shrubberies at the end of Phase 1. However, the proposed Master PUD and future Phase 2 of the project suggests that a total of 205,052 square feet or 16.13% of the landscaped area will be covered by perennials and shrubberies when Phase 2 is complete.

	Zoning Code	Proposed Phase 1	Future Phase 2	Total
Percent (%) of Plantings	10% Min.	2.98%	13.35%	16.33%
Square feet of Plantings	--	39,632	165,420	205,052 sf.
Total Landscaped Area	--	1,328,119 sf.	1,238,490 sf.	1,238,490 sf.

C. Planting Islands – Meets Requirements

At least ten (10) percent of a parking and driving area must be occupied by planting islands that are at least 150 square feet in size and have at least one tree. As proposed, Phase 1 of the project meets the minimum requirements with 14.89 percent of the parking lot occupied by planting islands. The Master PUD and future Phase 2 of the project suggest that after the expansion and reconfiguration of the north parking lot, 7.62 percent of the total parking and driving areas on the property will be occupied by planting islands, hence the applicant will be requiring flexibility in the future Phase 2 of the project.

	Zoning Code	**Proposed Phase 1**	**Future Phase 2**	**Total**
Percent (%) of Planting Islands	10% Min.	14.89%	5.9%	7.62%
Square feet of Planting Islands	63,494	18,172	30,240	48,412
Square feet of Parking Lot	--	122,054	512,886	634,940

D. Off Street Parking Spaces – Meets Requirement

The number of parking stalls required by the City Code is determined based on the type of land use proposed for a site. In this case, Land O'Lakes is classified as an office use and is required to provide one (1) parking space for each 250 square feet of gross floor area.

Phase 1 of the project does not include any new structures and therefore, no additional parking spaces are required. However, because the applicant is expanding their Campus in Phase 2 additional parking spaces are required by the City Code. In order to accommodate the proposed construction in Phase 2,the south parking lot is being expanded to provide a total of 267 parking spaces.

With the proposed construction of the new 155,000 square foot four (4) story office structure in Phase 2, a total of 1,676 parking spaces are required by the Code. The applicant is proposing that 1,678 parking spaces be constructed between both phases and that an additional 461 proof-of-parking spaces be provided for future expansion.

	Building Square Feet	**Parking Ratio**	**Required Parking**	**Existing/Proposed Parking**
Existing				
Office	263,800	1 per 250 sq. ft.	1,056	931 (North Lot = 891) (South Lot = 40)
Proposed Phase 1*				

Office	263,800	1 per 250 sq. ft.	1,056	267
South Parking Lot				(Increase of 227)
Future Phase 2				
Office	155,000	1 per 250 sq. ft.	620	1,411
North Parking Lot				(Increase of 520)
Proof of Parking (POP)				
				461
Total				
Proposed	418,800	1 per 250 sq. ft.	1,676	1,678
Proposed with POP				2,139
*No additional building square footage will be constructed during Phase 1. Phase 1 only includes the expansion of the parking lot on the south side of the campus. The Master PUD suggests that an additional 1,411 spaces will be required with Phase 2 of the project.				

E. Area and Dimensions of Each Parking Space – Meets Requirements

The Zoning Code requires individual parking stalls to be at least 9 feet in width and 18 feet in length. All parking stalls shown on the Site Plan conform to this standard.

F. Location of Parking Spaces – Meets Requirements

Off-street parking stalls must be located a minimum of 20 feet from the public right-of-way line and 5 feet from any side or rear property lines. With the proposed expansion of the south parking lot in Phase 1, no new parking spaces would encroach into the setback requirements for parking lots. The Master PUD and future Phase 2 suggests that the parking lot expansion on the north side of the Campus would also meet the requirements for parking spaces as required by City Code.

2. Chapter 12, Sign Code Review

A. Freestanding and Wall Signage

No additional freestanding or wall signage is being requested as part of the Phase 1 of the Master PUD. However, the Master PUD and future Phase 2 of the project suggest that a new monument sign will be erected at the secondary main entrance across from Innovation way along County Road F West.

3. Chapter 11, Subdivision Code

A. Park Dedication

The City Code does not require that additional park dedication fees are collected for the Master PUD or Final PUD for Phase1. However, park dedication fees will be negotiated when the applicant applies for the future Phase 2 of the project.

Section 1130.08 of the Subdivision Code (Public Use Dedications) states that the City may require as a condition of approval for a Planned Unit Development the dedication of land, or payment in lieu, and park improvement fees if it is determined the project will result in an increased demand for park land or improvements. In establishing the amount required the City is to take into consideration previous payments or dedications for park purposes.

The City approved a Special Use Permit for Land O'Lakes to construct and operate a Planned Unit Development at 4001 Lexington Avenue in 1979 (PC 79-004). As a condition of approval, park and open space dedication requirements were to be resolved prior to the issuance of an occupancy permit. The City Council considered the park dedication requirement on December 22, 1980, and approved a payment of $151,981.10 to be provided within one year of the issuance of an occupancy permit as full satisfaction of the park dedication requirement.

4. Traffic Study

A traffic study for the proposed expansion of the Land O'Lakes Campus was completed by SRF Consulting and can be reviewed in Attachment D. On page 22 and 23 of the report a summary and conclusions section has been provided, where 9d suggests that a 3/4 access be constructed with Phase 1 of the project at Land O'Lakes access along Lexington Avenue North. The traffic study was submitted to the Ramsey County Traffic Engineer for review, their comments for both Phase 1 and Phase 2 of the Master PUD can be reviewed in Attachment C.

5. Tax Abatement

On April 11, 2016, the City Council approved an Abatement Contract with Land O'Lakes to facilitate the company's plans for the corporate headquarters consolidation. Under the terms and conditions of the Contract, Land O'Lakes must complete certain minimum improvements including the construction of an at least 145,000 square foot office building expansion. The proposed Master PUD includes a new approximately 155,000 gross square foot office building and meets the requirements of the Abatement Contract.

6. Additional Review

A. <u>Building Official, City Engineer, and Fire Marshal</u>

The Building Official, City Engineer, and Fire Marshal have reviewed the submitted Plans for development. Their comments have been provided in Attachment C and have been corrected within the updated plan set. All final building plans will be subject to the Building Official and Fire Marshal's approval prior to the issuance of any permits for development. All final grading and utility plans will be subject to the approval by the City Engineer prior to the issuance of any development permits.

B. Ramsey County Review

Ramsey County has reviewed the plans for the expansion of the Land O'Lakes Campus and have suggested that during Phase 1 of the Master PUD that a 3/4 access be constructed at the entrance along Lexington Avenue North in order to prevent left turns out of the property. The comments from the Ramsey County Traffic Engineer for both Phase 1 and Phase 2 of the Master PUD can be reviewed in Attachment C.

C. Rice Creek Watershed District

The RCWD has conducted their review of the proposed project located at 4001 Lexington Avenue North and have granted Conditional Approval pending the receipt of the changes included within the letter dated May 3, 2016 (Attachment C).

Findings of Fact:

Staff offers the following eleven (11) findings of fact for this proposal:

General Findings:

1. The applicant is requesting approval of a Master Planned Unit Development (PUD) Agreement & Final PUD for Phase 1 of the Land O'Lakes Corporate Headquarters consolidation plan located at 4001 Lexington Avenue North.
2. Phase 1 of the Land O'Lakes Corporate Headquarters consolidation plan includes the expansion of the south parking lot on the campus and Phase 2 includes the construction of a new four-story office building along with the reconfiguration and expansion of the parking area on the north side of the campus.
3. The PUD process allows for flexibility within the City's regulations through a negotiated process with a developer.
4. The Land O'Lakes property is comprised of 47.37 acres.
5. The Land O'Lakes property is located at 4001 Lexington Avenue North.
6. The Land O'Lakes property is located in the I-1 – Limited Industrial District.
7. The proposed use is a permitted use in the I-1 – Limited Industrial District.

8. The Master Planned Unit Development (PUD) Amendment and Final PUD for Phase 1 are in substantial conformance with the requirements set forth in the City's Zoning Code and design standards.
9. Where the plan is not in conformance with the City's Zoning Code, flexibility has been requested by the applicant.
10. A traffic study has been completed for the expansion of the Campus and suggests that a 3/4 access be constructed during Phase 1 of the project.
11. The proposed plan is in conformance with the City's 2030 Comprehensive Plan. The property at 4001 Lexington Avenue North is guided for Light Industrial and Office (I/O). The IO area is designated for a broad range of light industrial uses such as warehousing with manufacturing and office.

Recommendation

Based on the submitted plans and findings of fact, staff recommends approval of Planning Case 16-014 for a Master Planned Unit Development (PUD) Amendment & Final PUD for Phase 1 at 4001 Lexington Avenue North. If the Planning Commission recommends approval of this request, staff recommends that the following sixteen (16) conditions be included with the approval:

1. That the project shall be completed in accordance with the submitted plans as amended by the conditions of approval. Any significant changes to these plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
2. That the applicant shall obtain a permit within one year of the Final Phase 1 PUD approval or the approval shall expire unless extended by the City Council prior to the approval's expiration date. Extension requests must be submitted in writing to the City at least 45 days prior to the expiration date.
3. That the applicant shall apply for a Final Phase II PUD within one year of the approval of the Final Phase 1 PUD or the approval shall expire unless extended by the City Council prior to the approval's expiration date. Extension requests must be submitted in writing to the City at least 45 days prior to the expiration date.
4. That a Master PUD Agreement and Phase I Development Contract shall be prepared by the City Attorney and subject to City Council approval. The Master PUD Agreement and Final Phase I Development Contract shall be executed prior to the issuance of any development permits for Phase I.
5. The applicant shall provide a construction phasing plan that includes plans for fire and police access throughout construction, subject to the approval of the Fire Marshall, Public Works Director, and Ramsey County Sheriff prior to the issuance of any development permits.
6. The Developer shall submit a financial surety in the amount of $200,000 for site improvements, including grading, utilities, and paving, prior to the issuance of any

development permits. Upon completion of required Developer improvements, and acceptance by the City, the City may reduce the amount of security for the improvements still to be completed. The financial surety shall be in the form of a letter of credit issued by a FDIC-insured Minnesota bank, and be in a form acceptable to the City. The purpose of the letter of credit is to ensure that private site improvements stabilized in the event that the Developer defaults on the Master PUD Agreement and Phase I Development Contract.

7. The Developer shall submit a cash escrow for site improvements, including grading, utilities, and paving, in the amount of $20,000 prior to the issuance of any development permits. The escrow will be used for City costs related to review, approval, and inspection of site improvements or any costs incurred by the City in the event of a developer default. If at any time during the course of construction on the project the amount in the account is reduced to below $5,000, the Developer shall replenish the account to not less than $20,000. In the event there is a failure to replenish the account in accordance with the terms of the Agreement, the City has the right to withhold the issuance of a Certificate of Occupancy until the deficiency is paid. Upon completion of the project, payment of all outstanding bills and satisfaction of this Agreement, the City shall refund the remainder of the account to the Developer.
8. The Developer shall submit a financial surety in the amount of 125 percent of the estimated costs of landscaping prior to the issuance of any development permits. The financial surety shall be in the form of a letter of credit issued by a FDIC-insured Minnesota bank. The letter of credit shall automatically renew for successive one-year terms unless at least sixty (60) days prior to the next annual renewal date, the issuing bank delivers notice to the City that it intends to modify the terms of, or cancel, the letter of credit. A partial reduction in the letter of credit may be granted by the City in the event that landscaping improvements are installed over successive growing seasons. The purpose of the letter of credit is to ensure that landscaping is completed in the event that the developer defaults on the Development Agreement.
9. The Developer shall submit a cash escrow for landscaping improvements in the amount of $15,000 prior to the issuance of any development permits. The escrow will be held by the City for two years after installation of landscaping and used for City costs related to review, approval, and inspection of landscaping, or developer default.
10. That the proposed project may require permits, including, but not limited to, MPCA-NPDES, Rice Creek Watershed District, Minnesota Department of Health, Ramsey County and City Right of Way, and City Grading and Erosion Control permits. Copies of all issued permits shall be provided to the City prior to the issuance of any development permits.
11. That the final plans for Phase 1 shall be subject to approval by the City Engineer, Building Official, and Fire Marshal prior to the issuance of a grading and erosion control permit.
12. Final grading, drainage, utility, and site plans shall be subject to approval by the Public Works Director, City Engineer, and City Planner prior to the issuance of a grading and erosion control permit or other development permits.

13. That upon completion of grading and utility work on the site, a grading as-built and utility as-built shall be provided to the City for review.
14. That the final Lighting and Photometric Plan for Phase 1 shall be reviewed and approved by the City prior to the issuance of a grading and erosion control permit for Phase 1.
15. That the access onto Lexington Avenue North shall be revised to a 3/4 access to prevent left turns out of the site. A "pork chop" median shall be constructed to prevent the left turns out. That the 3/4 access shall be completed prior to the issuance of any development permits for Phase II of the Master PUD.
16. That the applicant shall conform to all other City regulations.

Proposed Motion Language

1. Recommend Approval with Conditions: Motion to recommend *approval* of Planning Case 16-014 for a Master Planned Unit Development (PUD) Amendment & Final PUD for Phase 1 at 4001 Lexington Avenue North, based on the findings of fact, submitted plans, and the sixteen (16) conditions in the June 8, 2016, Report to the Planning Commission.

2. Recommend Approval as Submitted: Motion to recommend *approval* of Planning Case 16-014 for a Master Planned Unit Development (PUD) Amendment & Final PUD for Phase 1 at 4001 Lexington Avenue North, based on the findings of fact and the submitted plans in the June 8, 2016, Report to the Planning Commission.

3. Recommend Denial: Motion to recommend *denial* of Planning Case 16-014 for a Master Planned Unit Development (PUD) Amendment & Final PUD for Phase 1 at 4001 Lexington Avenue North, based on the following findings of fact…..

4. Table: Motion to *table* Planning Case 16-014 for a Master Planned Unit Development (PUD) Amendment & Final PUD for Phase 1 at 4001 Lexington Avenue North: *a specific reason and/or information request should be included with a motion to table.*

Public Notice

A public hearing notice was mailed to all properties within 1,000 feet of the subject property and published in the *Shoreview-Arden Hills Bulletin* on May 18, 2016.

Resident Comment

Staff has not received any letters, e-mails, or telephone calls from property owners or residents in regards to this planning case.

Deadline for Agency Actions

The City of Arden Hills received the completed application for this request on May 2, 2016. Pursuant to Minnesota State Statute, the City is required to act on this request by June 30, 2016, (60 days), unless the City provided the petitioner with written reasons for an additional 60-day review period.

Attachments

A. Project Narrative
B. Development Plan Set
C. Comments - Development Review Committee
D. Traffic Study
E. Aerial Site Map
F. PUD Site Plan

Attachment A

Land O'Lakes Planned Unit Development (PUD) Narrative

Name of Project:

Land O'Lakes Corporate Headquarters Consolidation

Location of Project and assigned site address:

The project site is located south of County Road F, west of Lexington Avenue North, north of Interstate Highway No. 694, and east of Hamline Avenue North. The site is approximately 47.37 acres and contains two corporate campus buildings, surface parking lot areas, wooded areas, open lawn areas and regional stormwater facilities.

Address:

Marcia Droege

Director, Real Estate & Facilities

4001 Lexington Avenue North

Arden Hills, MN 55126

Name and Address of owner/developer:

Land O'Lakes, Inc.

Attn: Marcia Droege, Director of Real Estate & Facilities

4001 Lexington Avenue N

Arden Hills, MN 55126

Nature of Applicant's Interest

Land O'Lakes intends to consolidate their Arden Hills and Shoreview locations into one campus headquarters at their existing Arden Hills property. The consolidation will include construction of a new four-story corporate office building of approximately 155,000 gross floor area and related site improvements. The new corporate building and site will be designed with sustainable best practices and will seek a minimum of LEED-NC 2009 Gold certification. The site parking lot will be reconstructed to provide approximately 1678 parking stalls. Native landscaping proposed with this project will enhance the overall character of the existing site, as well as establish overall management standards to improve the quality of the existing native plant communities.

The consolidation will bring approximately 900 employees currently located at the Shoreview site onto the Arden Hills campus. The estimated employee count after the consolidation in late 2018 will be approximately 2100 employees.

Also included in the project is the renovation of approximately 138,000 square feet in the existing Arden Hills corporate building. The renovation will include the expansion of the corporate cafeteria/conference (approximately 20,000 sf.), reconfiguration of the loading dock area (approximately 11,000 sf.) and renovation of office areas (approximately 107,000 sf.) based on new workplace strategies.

Existing Site and Past Approvals

The project site contains two existing corporate campus buildings, surface parking lot with approximately 931 parking stalls, approximately 22.7 acres of wooded area, (approx. 31,636 cal. Inches of trees on site), open lawn areas and regional stormwater facilities. The following are descriptions of the existing uses on site:

1. Land O'Lakes east Headquarter building: Four story building, 56' in height, with a total of 201,300 gross floor area.
2. Land O'Lakes Research and Development building: Two story building, 28' feet in height, with the exception of a 3,000 sq. ft. element that will be 50 feet tall, and approximately 62,500 gross floor area.

It should be noted that Land O'Lakes does not own the small triangular parcel (south-east corner of the Land O'Lakes site) at the north-west corner of the intersection of Lexington Avenue N. and the on-ramp for Highway 694 west. This parcel is owned by Roger J. Reiling and his trust.

Past Approvals

In 1979, the City of Arden Hills approved a Special Use Permit – Case No. 79-4 for the original PUD plan for the Land O'Lakes corporate headquarters site. A list of all of the processed planning cases for the project site are identified below:

1. Special Use Permit Agreement & Planned Unit Development: Planning Case 79-004
2. Site Plan Review – Parking Lot Expansion: Planning Case 87-027
3. Site Plan Review – Building Addition: Planning Case 88-028

Development Concept

The overall design concept for the corporate headquarters consolidation project is based on the strong commitment that Land O'Lakes has to building strong communities, creating enduring livelihoods and being effective stewards of natural resources. The company has a strong track record working with its public and private partners to address everything from water quality and soil conservation to pollinator health. For this project, Land O'Lakes would like to reinforce these core values by constructing a new corporate building and related site improvements that is driven by best sustainable design practices and reinforces their strong commitment to land stewardship.

The proposed new four-story corporate building will be approximately 155,000 gross floor area. The first floor of the building includes reception space, credit union, childcare area, medical clinic, corporate workout facilities, a flexible meeting space and conference center and support functions. The upper three floors will include employee office/work/meeting space. The proposed building will be oriented on an east-west access directly to the north of the existing buildings, in what is the current drop-off and parking lot The primary entrance to the proposed building will be located on the north side of the building facing County Road F. and adjacent to a new vehicle drop-off. A secondary entrance is located at the west end of the building and also on the south side of the building facing a proposed central courtyard.

Site Parking

Based on the overall 418,800 gross floor area of the proposed and existing buildings on the site, and the City zoning requirements of 1 stall per 250 GSF, we have determined that approximately 1,676 vehicle parking spaces will be required to support the project. The current north parking lot (Phase 2) on the site will be completely reconstructed to include 1411 parking stalls. Approximately 25 parking stalls will be designated for handicapped accessible stalls, 20 parking stalls for preferred parking, 10 stalls for motorcycle parking and 15 stalls for daycare drop-off. To facilitate the required number of parking stalls on the site, the north parking lot will be expanded to the west and impact the existing wooded area. Approximately 620 trees will be removed from the wooded area, which equates to 7468 cal. inches. Based on the necessary tree removal, approximately 2000 cal. inches of trees will need to be remediated (includes the permitted 10% removal of site trees). See attached spreadsheet for tree species, sizes and quantities that will be impacted.

The south parking (Phase 1) lot will be partially reconstructed to include 267 parking stalls, including 7 parking stalls designated for handicapped accessible stalls. A majority of the drop-off will remain intact including the hardscape and landscaping existing within the center island.

Site Traffic and Circulation

See DRAFT Land O'Lakes Expansion Traffic Study Update prepared by SRF Consulting Group for recommendations.

Site Landscaping

The concept plan for the overall site landscaping is based on the desire to reinforce the natural beauty and character of the site. A native plant palette will be utilized for the proposed site improvements and enhance the native plant communities that exist on the site. An east-west vegetated woodland buffer will be created at the front of the building to connect the western wooded area to the east of the site. The vegetated woodland buffer will include a lighted pedestrian trail to connect all of the parking areas on the north side of the building to the main building entrance. Identified below are percentages for site landscape areas (all percentages include existing plant credits):

1. Overall landscape coverage on the entire campus site (47.37 acres) is approximately 60% of the total site area.
2. Phase 1 (South Parking Lot) proposed landscape coverage is approximately 64.36% of the total area.
3. Phase 2 (North of existing buildings) proposed landscaping is approximately 57.25% of the total area.

A new central courtyard of approximately 50,900 sf will be created as a part of the project. The courtyard will be located in the space that is created between the new and existing buildings. The central courtyard will be a flexible programmable space that will include a variety of meeting, dining and seating areas. The courtyard will be designed to include hardscaped and landscaped areas. Over story canopy trees will provide shaded areas for small informal gatherings, while open hardscaped plaza areas will provide areas for connectivity and larger gatherings.

An outdoor playground of approximately 8,000 sf will be included to support the childcare functions. The playground will be designed to support use of children form the age of 3-12 years. The playground will include structured seating, resilient surfacing, native landscaping and other playground amenities. The playground will incorporate a fence along the western edge to secure the playground area from the adjacent corporate plaza space.

Loading Dock/Delivery Area

The loading dock area located on the north end of the current corporate building will be reconfigured to provide one additional semi-truck loading dock, and a relocated trash compactor and recycling container area. Current vehicular circulation in the delivery area will be maintained to support the expanded loading dock functions.

Compliance with Current City of Arden Hills Zoning Code

The proposed consolidation project is consistent with the adopted City of Arden Hills Comprehensive Plan and previously approved PUD - Case No. 79-4 for the project site. The current zoning for the existing and surrounding sites is I-1 Limited Industrial District. All of the defined uses in the proposed project (credit union, childcare facility (over 10), medical clinic, and corporate workout facilities) are permitted uses within the district. Based on the surrounding zoning, the proposed consolidation project is visually compatible with adjacent land uses and does not impact the surrounding sites in a negative manner.

The proposed Land O'Lakes Corporate Headquarters Consolidation project will exceed the current City of Arden Hills zoning requirements in numerous ways. Some of the specific zoning code requirements that will be exceeded include the following:

1. Currently within the I-1 Limited Industrial District there are no requirements for indoor/outdoor bicycle storage. We are currently proposing 32 outdoor bicycle parking spots and have a design option for an additional 20 indoor bicycle parking spots.
2. Our proposed landscape for Phase 1 and 2 improvements is approximately 35% of the total site which exceeds the City requirement of 10%.

3. The project will meet or exceed tree requirements related to building height (4 stories)
    a. 50% trees 2” to 3” cal. inches (includes 95 evergreen trees that average 2”-3” cal. inches)
    b. 31% tree 3.5” to 4” cal. inches
    c. 26% trees 4.5” to 6” cal. inches
4. Environmental Conservation and Sustainability
    a. Per Ordinance 1325.05 Subsection 8 – Additional Design Standards for New Development in B2/B3 districts, the City encourages the use of green materials and environmentally friendly construction and site design such as the use of pervious surfaces, green rooftops, energy efficient materials, LEED standards, and other green building techniques. The new corporate building and site will be designed with sustainable best practices and will seek a minimum of LEED-NC 2009 Gold certification even in an I-1 Limited Industrial District. The site will be developed to fulfill multiple Sustainable Site LEED credits such as Stormwater Design Quality and Quantity, Light Pollution Reduction as well as Water Efficient Landscaping. Transportation amenities such as interior and exterior bicycle parking and preferred parking for carpool and electric vehicles including charging stations will be incorporated into the parking design. Along with meeting LEED standards for internal water efficiency and the use of energy efficient lighting and mechanical systems, the new corporate building will strive to use local materials that are healthy to the building occupants.

5. Additional Design Compliance
    a. Per Ordinance 1325.05 Subsection 8 – Additional Design Standards for New Development in B2/B3 districts, the purpose of these additional design standards is to promote a high level of architectural, landscaping, and site design in the business districts of Arden Hills. The City seeks to create a unified, harmonious, and high-quality environment to foster a distinct, positive, and successful image for the City. The materials of the new corporate building and site will be designed to comply with many of these standards even in an I-1 Limited Industrial District.
    b. Per Section D, buildings shall be constructed of materials that are enduring, timeless, and well-detailed. The design of the new building will likely use the same brick as the original building along with high quality, energy efficient glazing and architectural metal wall panels.
    c. Per Section E, the arrangement, massing, materials and colors shall work to create a high quality development that is responsive to existing buildings, site features, and site design on adjoining sites in the district. With the use of the original brick used on the existing corporate buildings for the new corporate building, a cohesive campus aesthetic will be created.

Zoning Actions

The Land O’Lakes corporate headquarters expansion project will be requesting flexibility thru the Final PUD planning process (for identified South Parking lot in Phase 1) for Section 1325.05, Subd. 1, F. Minimum Landscape Requirements, Perennials and Shrubberies. The identified requirements states at least ten (10) percent of the total landscaped area shall be covered with perennials and/or shrubbery and be planted within the perimeter of private parking, building, and driveway areas. Based on our

current design for the south parking lot (Phase 1) we have provided approximately 36,221 sf. of planting areas, for a total of 2.53%.

The primary justification for flexibility thru the approved PUD related to the Minimum Landscape Requirements for Perennials and Shrubs are identified below:

1. The overall design intent for the south parking lot is to provide enough parking stalls, without impacting the existing natural areas and character, to meet the overall parking requirements of 1676 stalls on the entire campus site (as identified in the Master PUD submission). The south parking lot serves as the primary guest entrance to the campus, so a balance was desired to limit to overall impervious parking areas, while trying to maintain the existing natural features (wetlands, wooded areas and lawns). The design accomplishes this by focusing the perennial plantings and shrubs adjacent to the entrance roadway to frame and extend the drivers entry experience as you enter towards the campus buildings. The parking lot areas are buffered from the entrance roadway (a min. 20' wide landscape boulevard has been provided) by the ground level plantings and over story trees to extend the "natural" character all the way up to the building entrances. Subsequently, perennials and ground covers are limited at the parking lot outer edges to allow visitors un-interupted views into the adjacent natural areas. The areas adjacent to the parking lot edges will be planted with a combination of a native turf (approximately 18,900 sf.) and a woodland seed/plug plant mix (26,000 sf.) to enhance these edges and provide long-term vegetated cover.
2. As part of the future proposed work in Phase 2, we have defined approximately 176,778 additional sf. of perennial and shrub plantings which equate to approximately 14.26% of the Phase 2 project area. This proposed Phase 2 landscaping, in combination with the Phase 1 landscaping, would result in over 212,999 sf. of perennial and shrub landscaping on the entire project site for a total of 16.79%. This total % of perennial and shrub landscaping would exceed the current zoning code by approximately 170%. This is a two Phased design and construction project, so all proposed improvements will function as one landscape and should be reviewed accordingly.

The Land O'Lakes corporate headquarters expansion project will also be requesting future flexibility thru the Final PUD planning process (for identified north project site in Phase 2) for Section 1325.05, Subd. 1, F. Minimum Landscape Requirements, Planting Islands. The requirements state that planting islands shall be required to visually break up expanses of hard-surface parking areas, to provide safe and efficient traffic movement, and to define rows of parking. Planting islands shall occupy at least ten (10) percent of the parking area. Planting islands shall be edged with concrete curbs. Parking lot planting islands shall be a minimum of 150 square feet in area, be of appropriate width and length, and include at least one tree meeting the requirements of this ordinance. Based on our proposed design, we estimate we will provide approximately 30,240 sf. of planting islands, for a total of 5.9%.

The primary justification for flexibility thru the approved PUD related to Minimum Landscape Requirements for Planting Islands are identified below:

1. The required number for parking (as identified in the Master PUD submission) to support the overall campus expansion is 1676 stalls. This required parking stall count has caused hardship related to providing the necessary amount of land needed to accommodate this parking while trying to limit the impacts on the valuable natural features of the site. The current site is approximately 47.37 acres, with the wooded areas comprising approximately 22.7 acres,

pond/wetland areas comprising 4.5 acres, and existing and proposed development approximately 18.5 acres. Based on the need to provide 1676 stalls on the campus site to support expansion, it has required the proposed parking expansion into the wooded area on the west edge of the site, thus reducing this natural feature from approximately 7.5 acres to 4.2 acres. Based on the impacts to the western wooded area, it has been determined that the design will try and limit any additional impacts to natural site features by limiting some of the landscaped islands at the outer edges of the parking areas. By creating landscaped islands throughout the outer edges of the parking lots where they are not currently proposed, we would effectively be removing parking stalls, which would require us to remove more of the wooded area to the west to provide parking stalls that were removed to accommodate landscaped islands. To mitigate the loss of the landscape islands, the site design has incorporated a new east-west "green belt" (green belt is approximately 60' in width and runs the entire length of the proposed Phase 2 improvements) located directly north of the proposed corporate building expansion. This wooded green belt will provide two site amenities; the first being an enhanced entry experience for staff and visitors to the site (imagine exiting your car and walking thru the woods to the front door of the new corporate building), and secondly, provide a view into a natural landscaped area for users in the new corporate building (existing buildings on the site have been designed to maximize views to natural areas and limit views to the parking lots).

2. As part of the proposed work in Phase 1 (South parking lot), we have defined 18,172 sf. of planting islands, which would exceed the current zoning code by approximately 150%. The combined Phase 1 and Phase 2 parking lot islands would average to approximately 7.62% of the total parking lot areas on site, which is significantly closer to the required 10%.

Project Schedule

The project will occur July 2016 – January 2019. See schedule below for additional detail.

Land O'Lakes Headquarters Consolidation
Project Schedule

TASK	START	FINISH
Preconstruction Planning & Design	**01/04/2016**	**06/02/2017**
Schematic Design	**01/04/2016**	**04/01/2016**
PUD Applications		
South Lot Final PUD Application Submittal		**05/02/2016**
Campus Master PUD Application Submittal		**05/02/2016**
Campus Final PUD Application Submittal		**06/06/2016**
Design Development	**04/04/2016**	**07/13/2016**
Construction Documents	**04/04/2016**	**06/02/2017**

CP-1: Workplace Strategy Pilot Project Construction Documents	06/01/2016		
CP-2: South Parking Lot Construction Documents	06/08/2016	*06/21/2016*	*Submit to City*
CP-3: North Parking Lot Construction Documents	07/06/2016	*07/19/2016*	*Submit to City*
CP-4: Foundations, UG Utilities, Below Grade Waterproofing	10/07/2016		
CP-5: Superstructure	10/21/2016		
CP-6: Core & Shell / Final Site	01/13/2017		
CP-7: Interiors / 1st Floor Renovation - Dock & Cafeteria	03/03/2017		
CP-8: Existing Building Renovation - Floors 2-4	06/02/2017		

PUD Application - City of Arden Hills Approvals	
South Lot Final PUD Planning Commission Approval	06/08/2016
Campus Master PUD Planning Commission Approval	06/08/2016
South Lot Final PUD City Council Approval	06/27/2016
Campus Master PUD City Council Approval	06/27/2016
South Lot PUD City Staff Approval	07/11/2016
Campus Master PUD Staff Approval	07/11/2016
South Lot Development Agreement Executed	**07/11/2016**
Campus Final PUD Planning Commission Approval	07/06/2016
Campus Final PUD City Council Approval	07/25/2016
Campus Final PUD Staff Approval	08/08/2016
Campus Development Agreement Executed	**08/08/2016**

Construction Permits	
CP-1: Workplace Strategy Pilot Project - Existing Building Renovation Permit	06/15/2016
CP-2: South Lot Permit	07/12/2016
CP-3: North Lot Permit	08/09/2016
CP-4: Building Foundations Permit	11/04/2016
CP-5: Building Superstructure Permit	11/18/2016
CP-6: Core & Shell Construction Permit	02/10/2017
CP-7: Interiors / 1st Floor Renovation - Dock & Cafeteria Permit	03/31/2017
CP-8: Existing Building Renovation - Floors 2-4 Permit	06/30/2017

Construction	**06/15/2016**	**09/19/2018**
Workplace Strategy Pilot Project	06/15/2016	09/16/2016
Site	07/12/2016	10/06/2017
South Lot	07/12/2016	08/08/2016
North Lot / Courtyard Landscaping	08/09/2016	10/06/2017
New Building Construction	11/07/2016	02/16/2018
Existing Building Renovation	04/02/2018	09/19/2018

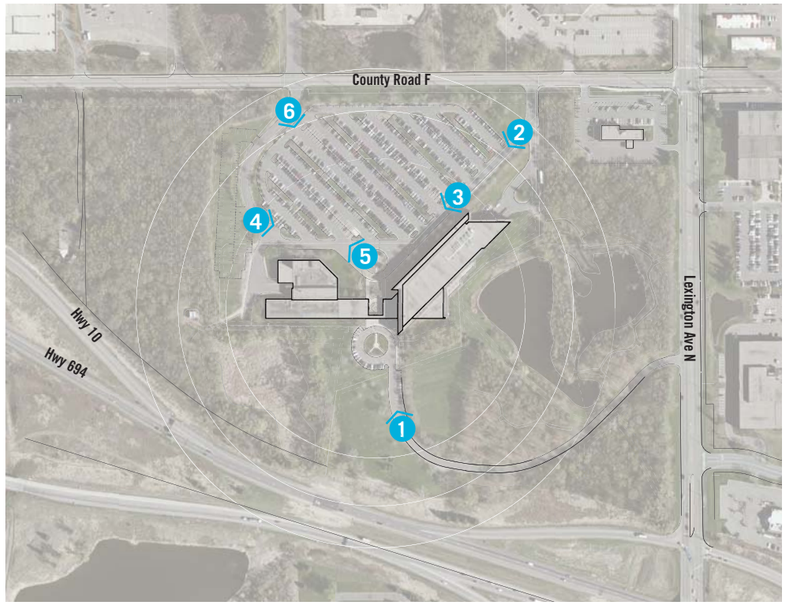
Attachment B

LAND O'LAKES Corporate Headquarters Consolidation

Final Planned Unit Development Submission - Phase 1
Master Planned Unit Development Submission - Phase 2

May 2, 2016

PERKINS+WILL



SITE PHOTOS

LAND O'LAKES Corporate Headquarters Consolidation

PERKINS+WILL

May 2 2016

SITE PHOTOS

LAND O'LAKES Corporate Headquarters Consolidation

PERKINS+WILL

May 2 2016

SITE PHOTOS

LAND O'LAKES Corporate Headquarters Consolidation

PERKINS+WILL

May 2 2016

EXISTING SITE

Existing Buildings

Existing Total GSF	**263,800**
Corporate Building	201,300
R&D Building	62,500

Existing Parking

01 Main Lot	746
02 West Lot	145
03 Guest Lot	40
Existing Total	**931**

EXISTING SITE

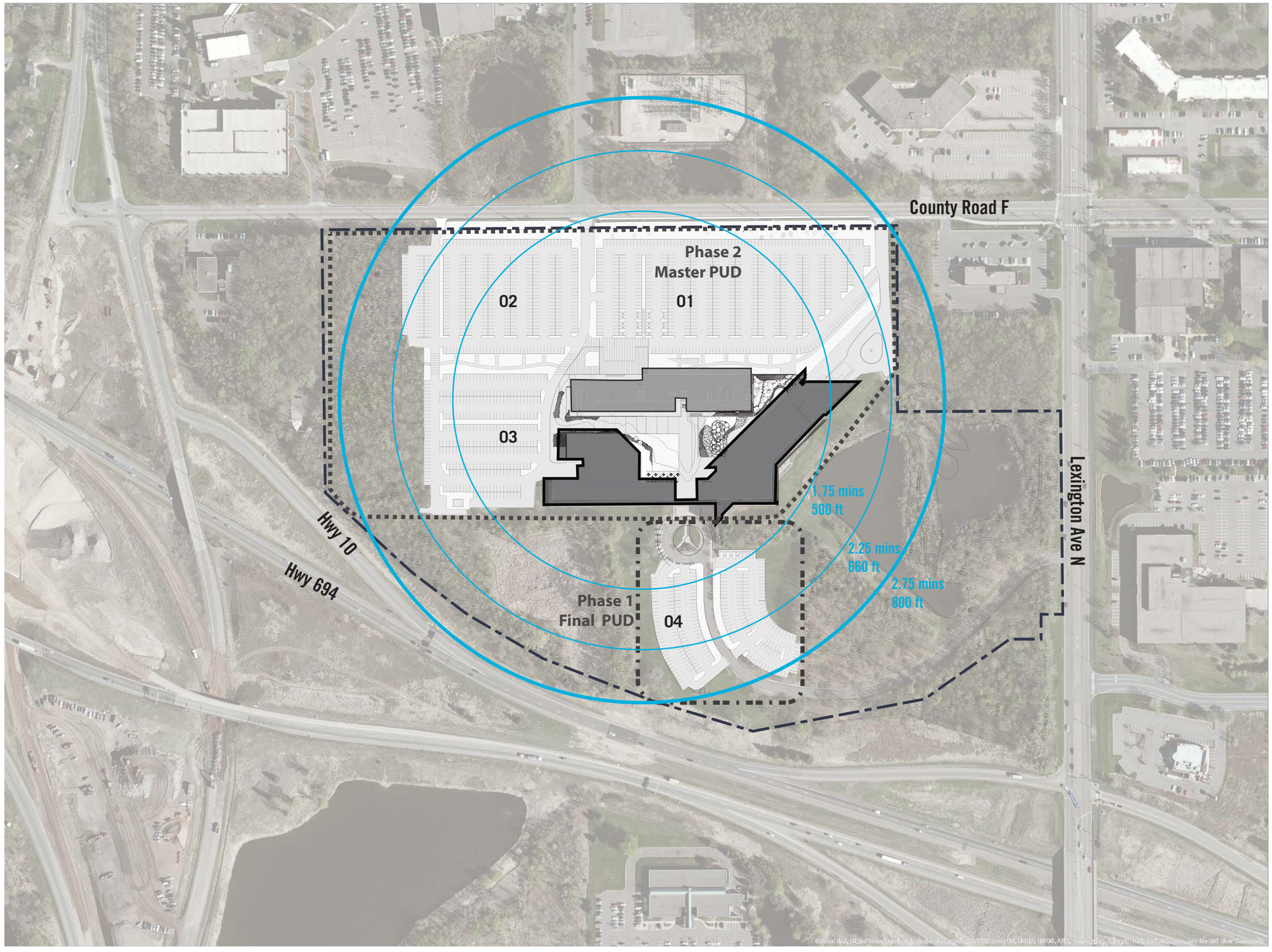
LAND O'LAKES Corporate Headquarters Consolidation

PERKINS+WILL

May 2 2016

PROPOSED PARKING

Existing Buildings	
Existing Total GSF	**263,800**
New Building	
Proposed Total GSF	**155,000**
Total Proposed GSF	**418,800**
Required Parking	
1 per 250 GSF	1675
Proposed Parking	
01 Main North Lot (Phase 2)	655
02 North-West Lot (Phase 2)	435
03 South-West Lot (Phase 2)	321
04 South Guest Lot (Phase 1)	267
Proposed Total	**1678**



PROPOSED SITE IMPROVEMENTS

LAND O'LAKES Corporate Headquarters Consolidation

PERKINS + WILL

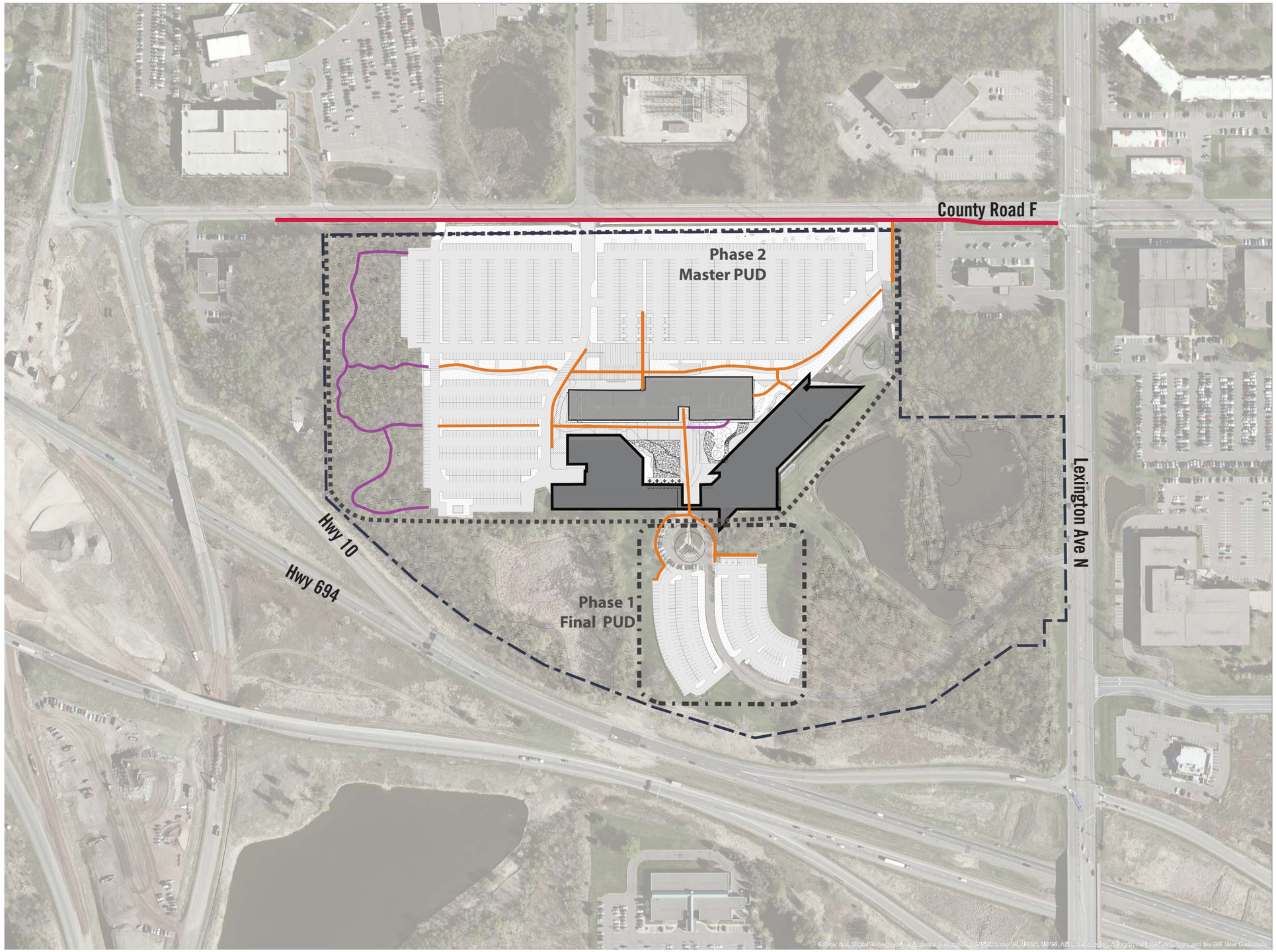
May 2 2016

PEDESTRIAN CIRCULATION

Primary Pedestrian Routes

Existing Trail

Secondary Pedestrian Routes



PEDESTRIAN CIRCULATION

LAND O'LAKES Corporate Headquarters Consolidation

PERKINS + WILL

May 2 2016

LAND O'LAKES HEADQUARTERS

MAY 02, 2016
PW PROJECT #051354.040

4001 Lexington Ave N. Arden Hills, MN

PUD APPLICATION DOCUMENTS
VOLUME1

OWNER	OWNERS REP	ARCHITECT	LANDSCAPING	CIVIL	STRUCTURAL	MEP	CONTRACTOR
LAND O' LAKES, INC. 4001 LEXINGTON AVE N. ARDEN HILLS, MN 55126 651.375.3168 (TEL) CONTACT: ANN DOHMEN AMDohmen@landolakes.com	FAITHFUL+GOULD 45 SOUTH 7TH STREET SUITE 2500 MINNEAPOLIS, MN 55402 612.338.3120 (TEL) CONTACT: KEVIN WIESE Kevin.Wiese@fgould.com	PERKINS+WILL Minneapolis, MN 55403 612.851.5000 (TEL) 612.851.5001 (FAX) CONTACT: TONY LAYNE tony.layne@perkinswill.com	PERKINS+WILL 612.851.5044 (TEL) CONTACT: JOHN SLACK john.slack@perkinswill.com	BKBM 5930 BROOKLYN BOULEVARD MINNEAPOLIS, MN 55429 763.843.0420 (TEL) CONTACT: TOM CESARE tcesare@bkbm.com	BKBM 5930 BROOKLYN BOULEVARD MINNEAPOLIS, MN 55429 763.843.0420 (TEL) CONTACT: ANDY RAUCH arauch@bkbm.com	MICHAUD COOLEY ERICKSON 333 SOUTH SEVENTH STREET, SUITE 1200 MINNEAPOLIS, MN 55402 612.339.4941 (TEL) mfauske@michaudcooley.com, mplumedahl@michaudcooley.com CONTACT: MARK FAUSKE-MECH, MICHAEL PLUMEDAHL-ELEC	MCGOUGH 2737 FAIRVIEW AVE N ST. PAUL, MN 55113 651.633.5050 (TEL) CONTACT: CARY MILLER CMiller@mcgough.com

_SHEET INDEX

SHEET NUMBER	SHEET NAME	SCHEMATIC DESIGN	PUD APPLICATION
01-GENERAL			
G00-00	COVER SHEET	x	x
G00-01	INDEX OF DRAWINGS	x	x
02-CIVIL			
C01-00	SELECTIVE SITE DEMOLOTION NOTES AND DETIALS	x	x
C01-01	SELECTIVE SITE DEMOLITION PLAN - PHASE ONE	x	x
C01-02	SELECTIVE SITE DEMOLITION PLAN - PHASE TWO	x	x
C02-00	GRADING, DRAINAGE, AND EROSION CONTROL NOTES AND DETAILS	x	x
C02-01	GRADING, DRAINAGE, AND EROSION CONTROL PLAN - PHASE ONE	x	x
C02-02	GRADING, DRAINAGE, AND EROSION CONTROL PLAN - PHASE TWO	x	x
C03-00	UTILITY NOTES AND DETAILS	x	x
C03-01	UTILITY NOTES AND DETAILS	x	x
C03-02	UTILITY PLAN - PHASE ONE	x	x
C03-03	UTILITY PLAN - PHASE TWO	x	x
C03-04	SANITARY SEWER AND STORM SEWER SCHEDULES	x	x
C03-05	PUBLIC WATERMAIN PLAN AND PROFILE		x
C04-00	PAVING AND GEOMETRIC NOTES AND DETAILS	x	x
C04-01	PAVING AND GEOMETRIC PLAN - PHASE ONE	x	x
C04-02	PAVING AND GEOMETRIC PLAN - PHASE TWO	x	x
C05-00	STORM WATER POLLUTION PREVENTION PLAN		x
C05-01	STORM WATER POLLUTION PREVENTION PLAN - PHASE ONE		x
C05-02	STORM WATER POLLUTION PREVENTION PLAN - PHASE TWO		x
03-LAND			
L01-01	LAYOUT PLAN	x	
L01-02	LANDSCAPE PLAN	x	
L01-03	IMPACTED TREES	x	
L04-01	ENLARGED CENTRAL PLAZA	x	
L04-02	ENLARGED PLAN NORTH GARDEN	x	
L04-03	ENLARGED PLAN PLAYGROUND	x	
L04-04	SITE PLAN		x
L04-05	LANDSCAPE PLAN		x
L04-07B	SOUTH PARKING LANDSCAPE PLAN		x
L04-07D	TREE SURVEY		x
L04-10	PROOF OF PARKING		x
L11-01	DETAILS	x	
L11-02	DETAILS	x	
04-ARCHITECTURAL			
A00-01	ARCHITECTURAL ABBREVIATIONS, SYMBOLS & GEN NOTES	x	
A01-01	CODE COMPLIANCE PLANS	x	
A01-02	CODE COMPLIANCE PLANS	x	
A01-03	CODE COMPLIANCE PLANS	x	
A04-02	OVERALL SITE PLAN	x	x
A09-01	RENOVATION LEVEL 01 OVERALL FLOOR PLAN	x	x
A09-02	RENOVATION LEVEL 02 OVERALL FLOOR PLAN	x	x
A09-03	RENOVATION LEVEL 03 OVERALL FLOOR PLAN	x	x
A09-04	RENOVATION LEVEL 04 OVERALL FLOOR PLAN	x	x
A10-01	OVERALL FLOOR PLANS	x	x
A10-02	OVERALL FLOOR PLANS	x	x
A10-03	OVERALL FLOOR PLANS	x	x
A10-06	ARCHITECTURAL ROOF PLAN	x	
A11-01C	LEVEL 01 FLOOR PLAN		x
A11-02A	LEVEL 02 FLOOR PLAN - AREA A		x
A11-02B	LEVEL 02 FLOOR PLAN - AREA B		x
A11-02C	LEVEL 02 FLOOR PLAN - AREA C		x
A11-03A	LEVEL 03 FLOOR PLAN - AREA A		x
A11-03B	LEVEL 03 FLOOR PLAN - AREA B		x
A11-03C	LEVEL 03 FLOOR PLAN - AREA C		x
A11-04A	LEVEL 04 FLOOR PLAN - AREA A		x
A11-04B	LEVEL 04 FLOOR PLAN - AREA B		x
A11-05A	LEVEL 05 FLOOR PLAN - AREA A		x
A11-05B	LEVEL 05 FLOOR PLAN - AREA B		x

_SHEET INDEX

SHEET NUMBER	SHEET NAME	SCHEMATIC DESIGN	PUD APPLICATION
A12-01	LEVEL 01 REFLECTED CEILING PLAN	x	
A12-02	LEVEL 02 REFLECTED CEILING PLAN	x	
A12-03	LEVEL 03 REFLECTED CEILING PLAN	x	
A12-04	LEVEL 04 REFLECTED CEILING PLAN	x	
A12-05	LEVEL 05 REFLECTED CEILING PLAN	x	
A18-01	ISOMETRIC VIEWS	x	
A20-01	EXTERIOR ELEVATION	x	x
A20-02	EXTERIOR ELEVATION	x	x
A20-10	ENLARGED EXTERIOR ELEVATION		
A20-12	ENLARGED EXTERIOR ELEVATION		
A20-13	ENLARGED EXTERIOR ELEVATION		
A30-01	BUILDING SECTION	x	
A31-01	EXTERIOR WALL SECTIONS	x	
A31-02	EXTERIOR WALL SECTIONS	x	
A31-03	EXTERIOR WALL SECTIONS	x	
A31-04	EXTERIOR WALL SECTIONS	x	
A70-01	RENDERED NW PERSPECTIVE		x
07-MECH			
M000	MECHANICAL TITLE SHEET	x	
M10-01	MECHANICAL HVAC PLAN LEVEL 01	x	
M10-02	MECHANICAL HVAC PLAN LEVEL 02	x	
M10-03	MECHANICAL HVAC PLAN LEVEL 03	x	
M10-04	MECHANICAL HVAC PLAN LEVEL 04	x	
M10-05	MECHANICAL HVAC PLAN LEVEL 05	x	
M10-06	MECHANICAL HVAC PLAN LEVEL 06	x	
09-PLUMB			
P10-02	PLUMBING LEVEL 2	x	
P10-03	PLUMBING LEVEL 3	x	
P10-04	PLUMBING LEVEL 4	x	
P10-05	PLUMBING LEVEL 5	x	
10-ELEC			
E00-01	ELECTRICAL TITLE SHEET	x	
E01-01	SITE PLAN	x	
E10-01	LIGHTING- POWER & SYSTEMS PLAN LEVEL 01	x	
E10-02	LIGHTING- POWER & SYSTEMS PLAN LEVEL 02	x	
E10-03	LIGHTING- POWER & SYSTEMS PLAN LEVEL 03	x	
E10-04	LIGHTING- POWER & SYSTEMS PLAN LEVEL 04	x	
E10-05	LIGHTING- POWER & SYSTEMS PLAN LEVEL 05	x	
E10-06	ROOF PLAN	x	
E44-01	ENLARGED PLANS	x	
E52-01	RISER DIAGRAM	x	
EL01-01	SITE LIGHTING PHOTOMETRIC PLAN		x
11-FIRE			
F10-01	FIRE PROTECTION OVERALL LEVEL 1	x	
F10-02	FIRE PROTECTION OVERALL LEVEL 2	x	
F10-03	FIRE PROTECTION OVERALL LEVEL 3	x	
F10-04	FIRE PROTECTION OVERALL LEVEL 4	x	
F10-05	FIRE PROTECTION OVERALL LEVEL 5	x	

_SHEET INDEX

SHEET NUMBER	SHEET NAME	SCHEMATIC DESIGN	PUD APPLICATION

_SHEET INDEX

SHEET NUMBER	SHEET NAME	SCHEMATIC DESIGN	PUD APPLICATION

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333 SOUTH SEVENTH STREET, SUITE 1200
MINNEAPOLIS, MN 55402

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P: 612.339.4941

PUD
APPLICATION
MAY 02, 2016

NOT FOR CONSTRUCTION

PROJECT

LAND O'LAKES
HEADQUARTERS

LAND O'LAKES
4001 Lexington Ave N.
Arden Hills, MN 55126

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

Job Number	051354.040
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

INDEX OF DRAWINGS

SHEET NUMBER

G00-01

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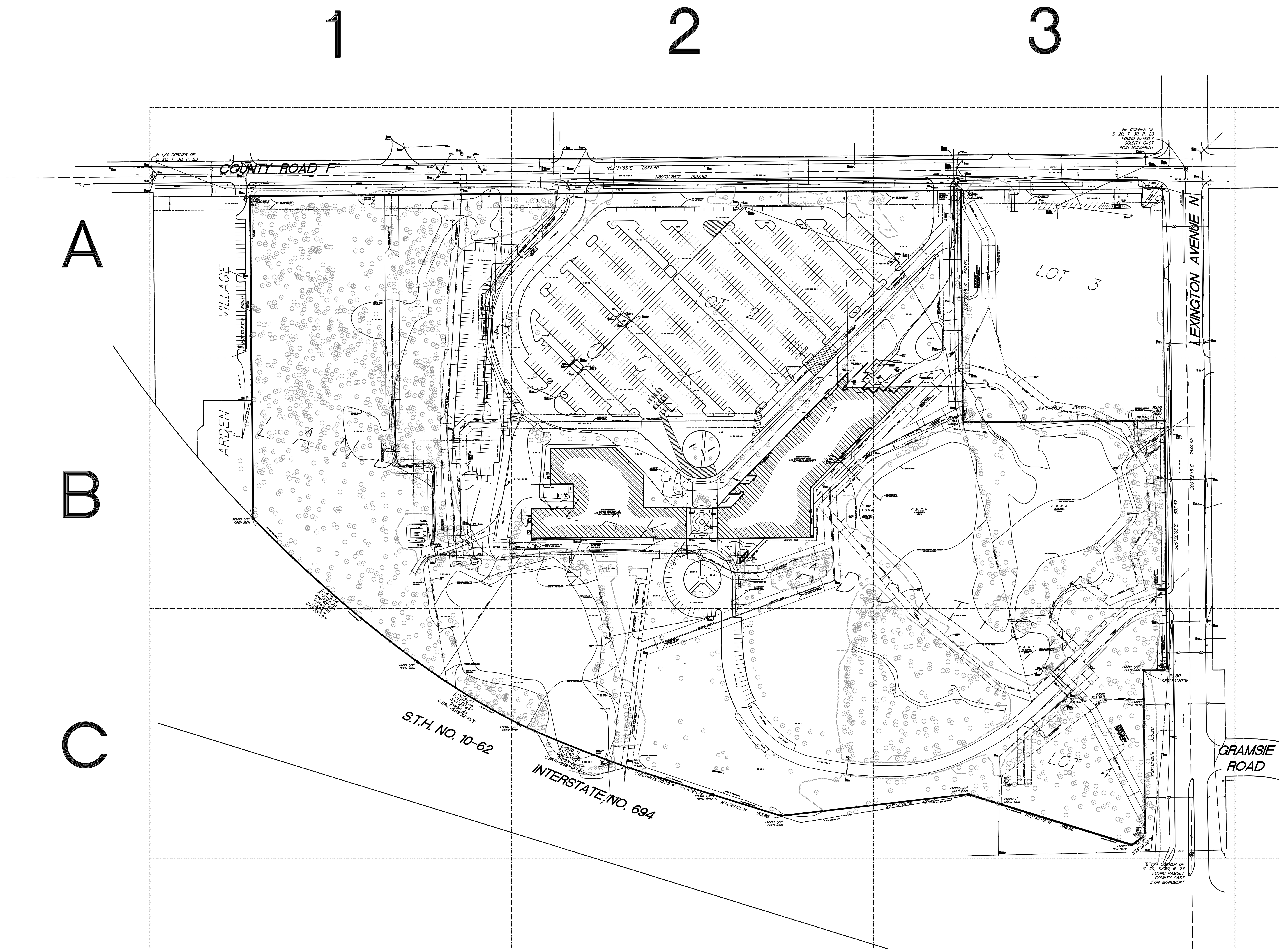
LAND O' LAKES HEADQUARTERS
MASTER SHEET



LEGEND

AC	Denotes air conditioner
AGP	Denotes above ground pipe
AIS	Denotes advertisement/information sign
ATM	Denotes automatic teller machine
BE	Denotes building entrance
BH	Denotes beehive catch basin
BTL	Denotes beaver tail curb
CB	Denotes catch basin
CBOX	Denotes control box
CBX	Denotes communication box
CC	Denotes curb cut
CMH	Denotes communication manhole
CMP	Denotes corrugated metal pipe
DG	Denotes drain grate
DIP	Denotes ductile iron pipe
EB	Denotes electric box
EM	Denotes electric meter
EMH	Denotes electric manhole
EO	Denotes electric outlet
FES	Denotes flared end section
FF	Denotes finished floor
FH	Denotes fire hookup
FOL	Denotes fiber optic line
FP	Denotes flag pole
G	Denotes gutter
GAS V	Denotes gas valve
GM	Denotes gas meter
GEN	Denotes generator
GP	Denotes guard post
GRDL	Denotes ground light
GW	Denotes guy wire
GYP	Denotes guy pole
HCPB	Denotes handicap door push button
HCR	Denotes handicap ramp
HCS	Denotes handicap sign
HH	Denotes hand hole
HHC	Denotes communication hand hole
HHE	Denotes electric hand hole
HHF	Denotes fiber optic hand hole
HHSL	Denotes signal light hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
KWB	Denotes keystone wall base
LD	Denotes loading dock
LP	Denotes light pole
MC	Denotes metal cover
MH	Denotes manhole
OD	Denotes overhead door
OHE	Denotes overhead electric line
PKS	Denotes parking sign
PP	Denotes power pole
PPLP	Denotes power and light pole
PPU	Denotes power pole with underground electric
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SANC	Denotes sanitary cleanout
SB	Denotes soil boring
SMH	Denotes storm manhole
ST S	Denotes storm sewer
STCO	Denotes storm cleanout
TC	Denotes top of concrete curb
TCBOX	Denotes traffic control box
TCS	Denotes traffic control sign
TL	Denotes traffic light
TRANS	Denotes transformer box
UGC	Denotes underground communication line
UGE	Denotes underground electric line
UGP	Denotes underground pipe
VCP	Denotes vitrified clay pipe
VP	Denotes vent pipe
W	Denotes water line
WET	Denotes wetland flag
WMH	Denotes water main manhole
WV	Denotes water valve
ASP	Denotes Aspen tree
BAS	Denotes Basswood tree
BIR	Denotes Birch tree
BOX	Denotes Boxelder tree
BLCH	Denotes Black Cherry tree
BUT	Denotes Butternut tree
COT	Denotes Cottonwood tree
CRAB	Denotes Crabapple tree
DOG	Denotes Dogwood tree
FIRD	Denotes Douglas Fir tree
HACK	Denotes Hackberry tree
IRON	Denotes Ironwood tree
MPL	Denotes Maple tree
MPLAM	Denotes Amur Maple tree
PIN	Denotes Pine tree
PINW	Denotes White Pine tree
POP	Denotes Poplar tree
SHB	Denotes Shrub
SPCG	Denotes Colorado Green Spruce tree
SPR	Denotes Spruce tree
TR	Denotes deciduous tree
WIL	Denotes Willow tree

DESCRIPTION OF PROPERTY SURVEYED

Lots 2 & 4, Block 1, LAND O' LAKES ADDITION,

Ramsey County, Minnesota.

PLAT RECORDING INFORMATION

The plat of LAND O' LAKES ADDITION was filed of record on March 5, 1980 as Document No. 689367.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTES

1.) Survey coordinate and bearing basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)

2.) Wetlands shown hereon are per field location of stakes as set by Pinnacle Engineering, on August 18, 2015.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 152240639.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

BENCH MARKS (BM)

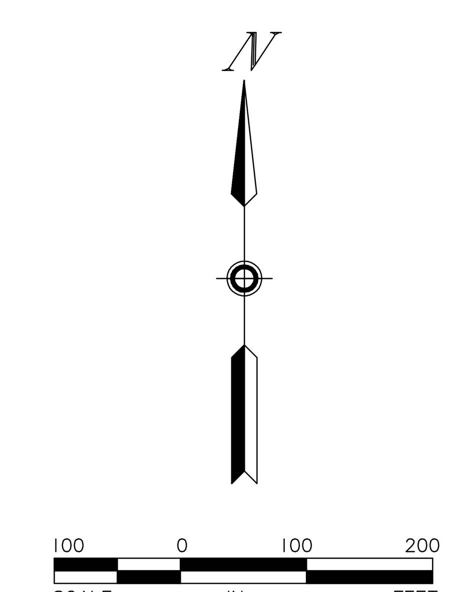
1.) Top of Ramsey County Aluminum Monument stamped with No. 9022 38 feet +/- west of the northeast corner of Lot 3, Block 1, LAND O' LAKES ADDITION, Ramsey County, MN.
Elevation = 964.01 feet (Sheet A-3)

2.) Top of top nut of fire hydrant 125 feet +/- west of the most northerly northwest corner of the existing building.
Elevation = 975.70 feet (Sheet B-2)

3.) Top of top nut of fire hydrant on the east side of the cul-de-sac named Visitor's Drive, south of the building.
Elevation = 964.56 feet (Sheet B-2)

4.) Top of top nut of fire hydrant near northeast building corner south of turn around drive for loading docks.
Elevation = 951.99 feet (Sheet B-3)

NOTE: Elevations based on NAVD 1988 datum.



I hereby certify that this survey, plan, or report 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.

Dated this 23rd day of October, 2015

SUNDE LAND SURVEYING, LLC.

By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date
	NDN	

Drawing Title:
MASTER SHEET
SURVEY FOR:
LAND O' LAKES HEADQUARTERS

SUNDE LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
West Office:
Mandan, North Dakota 701-663-5562

Project: 2008-173-2015 Bk/Pg: 687/69	Date: 10/23/2015
Township: 030 Range: 23 Section: 27	
File: 20081732015001.dwg	Sheet: 1 of 10

MASTER SHEET
PRINT DATE: October 23, 2015

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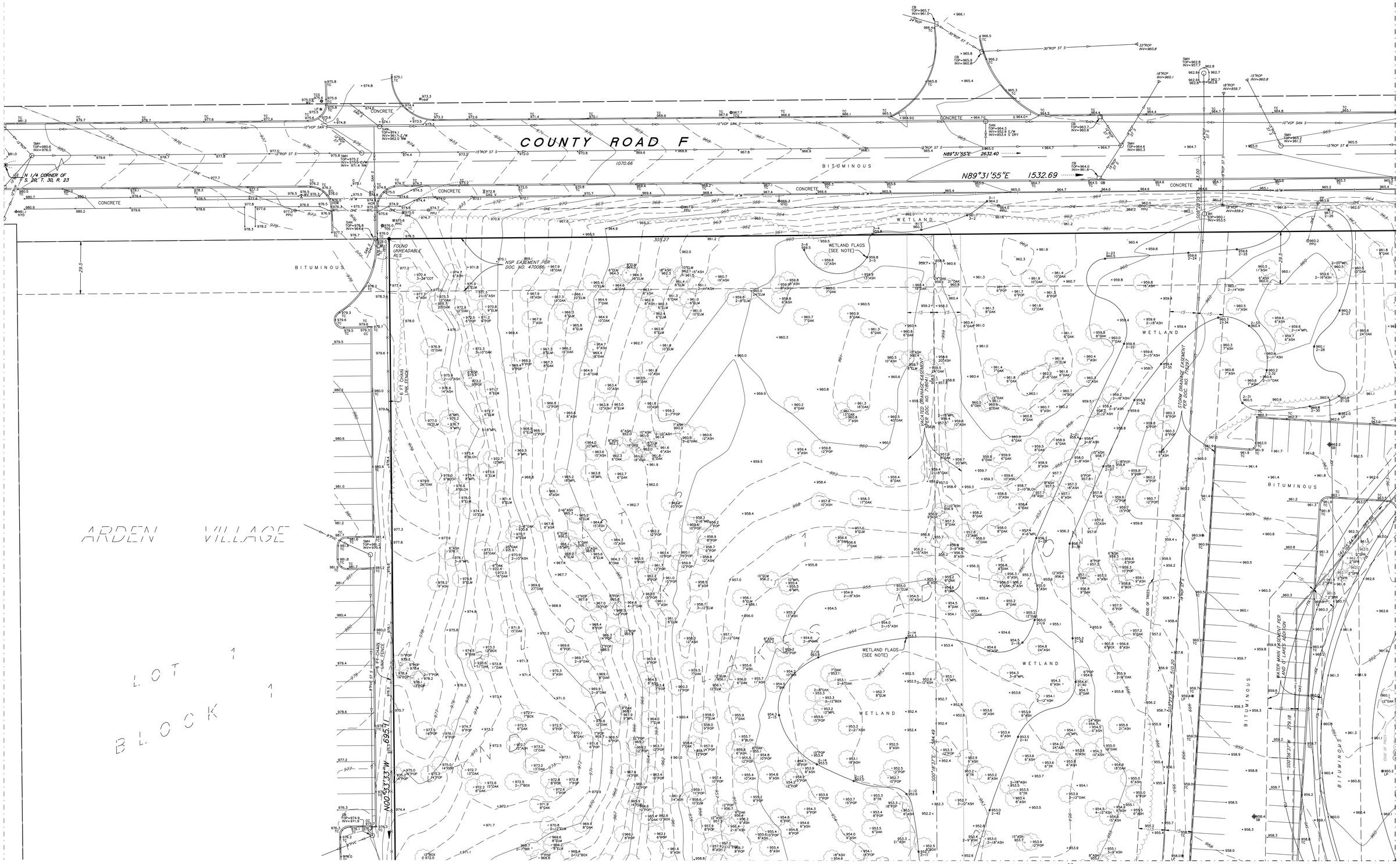

LAND O' LAKES HEADQUARTERS

SCALE 20 0 20 40 IN FEET

DATED: October 23, 2015

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SHEET A-1

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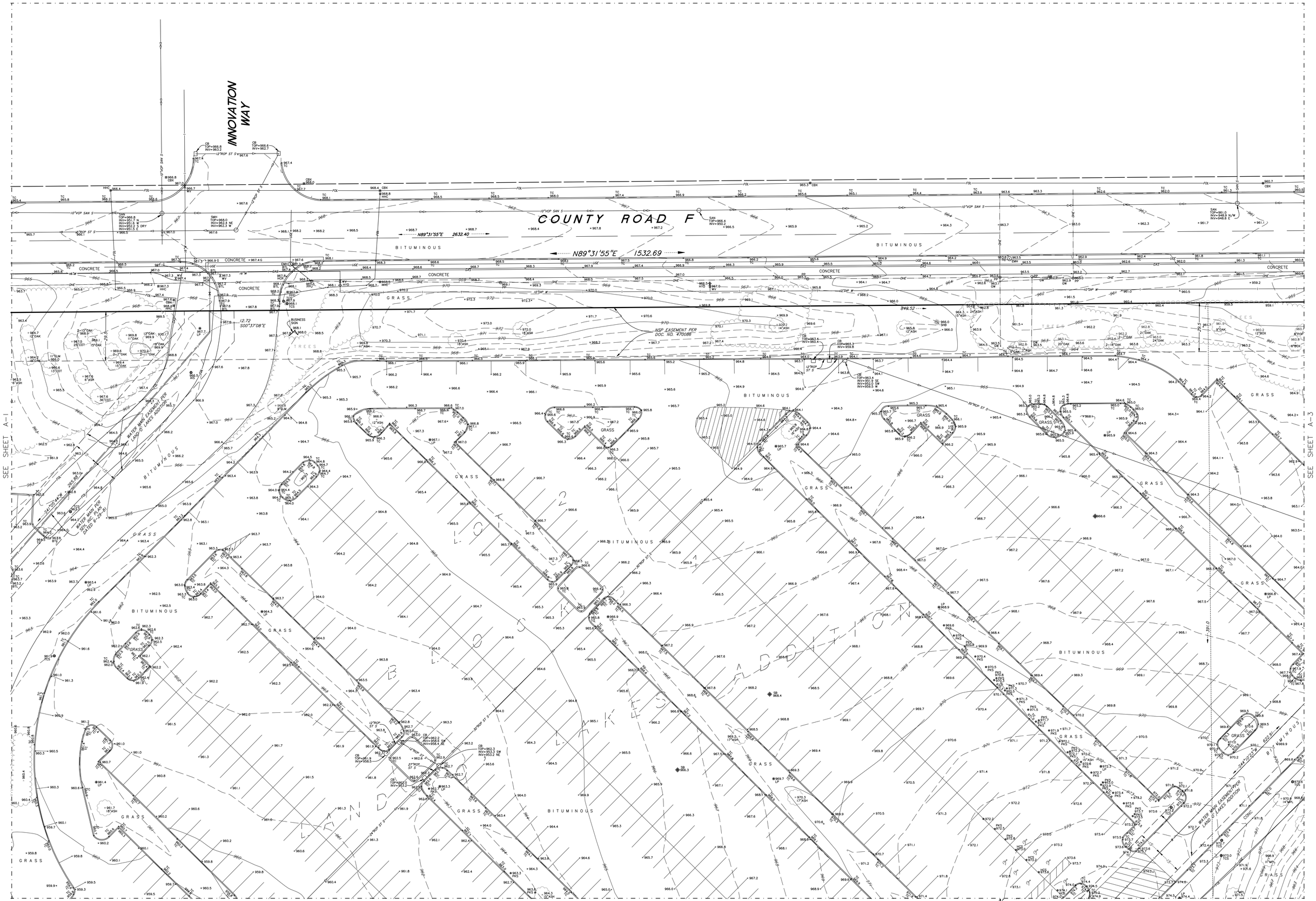

LAND O' LAKES HEADQUARTERS

SCALE IN FEET: 20 0 20 40

DATED: October 23, 2015

SHEET A-2

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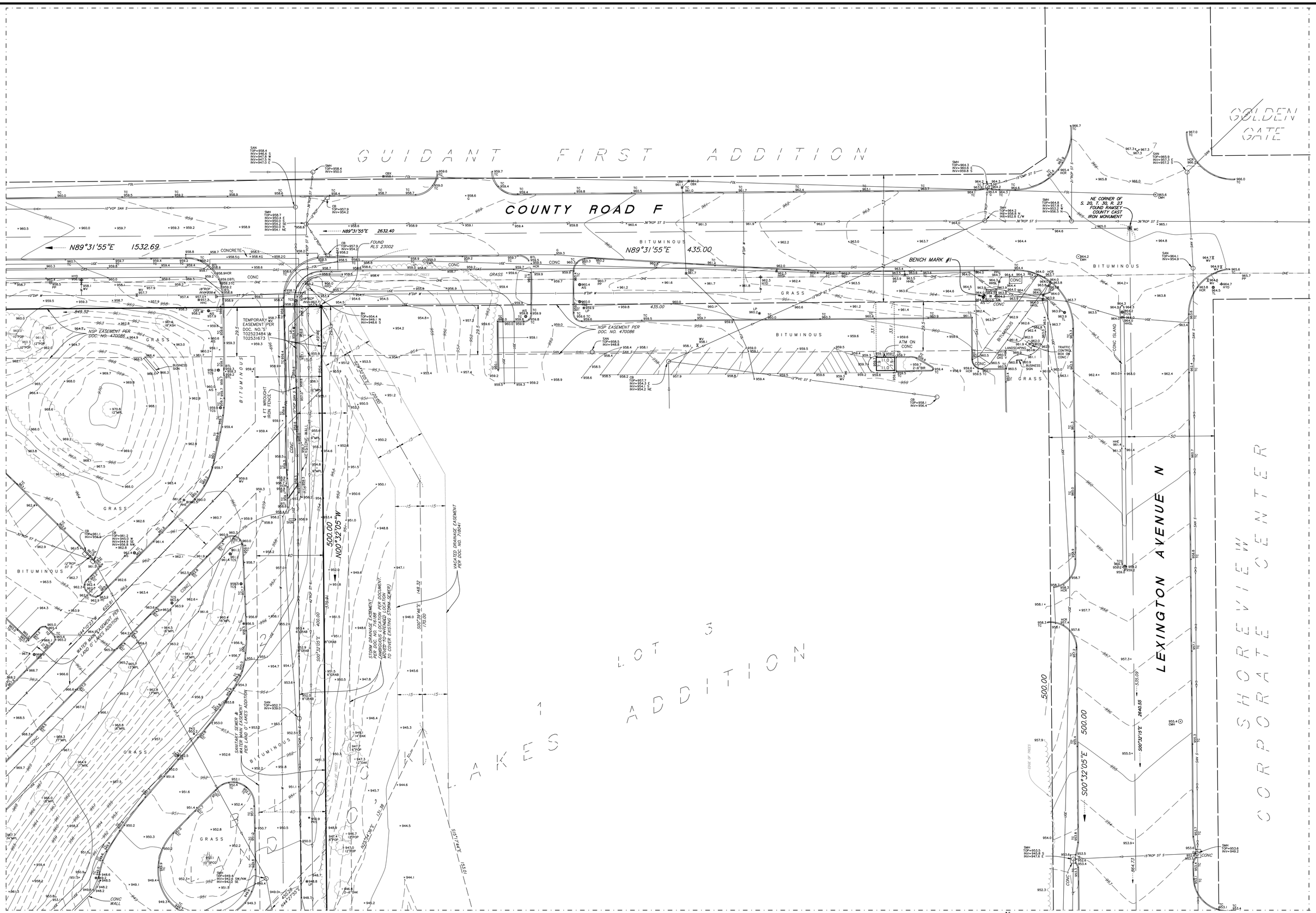
Sheet: 3 of 10



LAND O' LAKES HEADQUARTERS

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DATED: October 23, 2015

N

SHEET A-3

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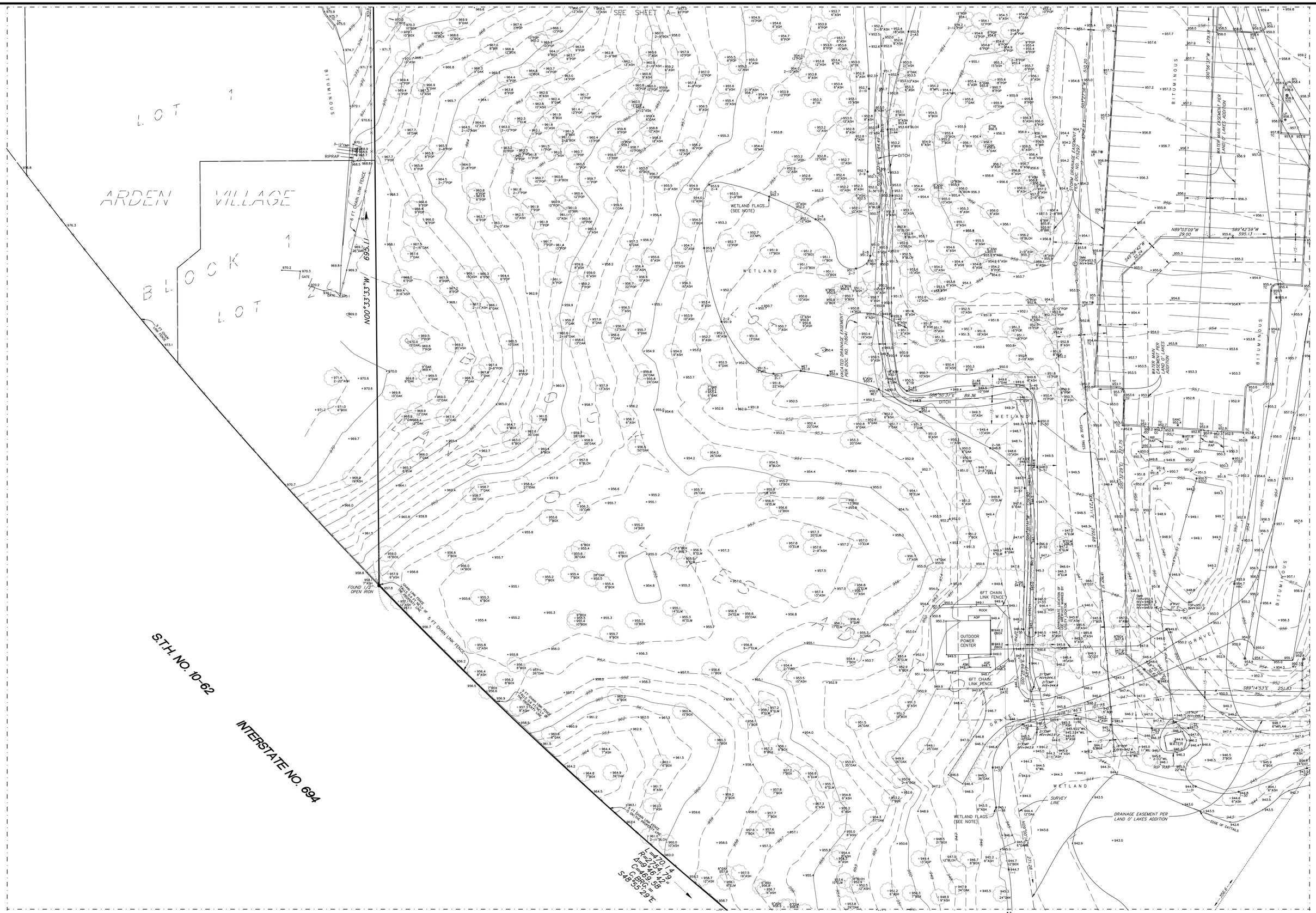

LAND O' LAKES HEADQUARTERS

SCALE 20 0 20 40 IN FEET

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SHEET B-1

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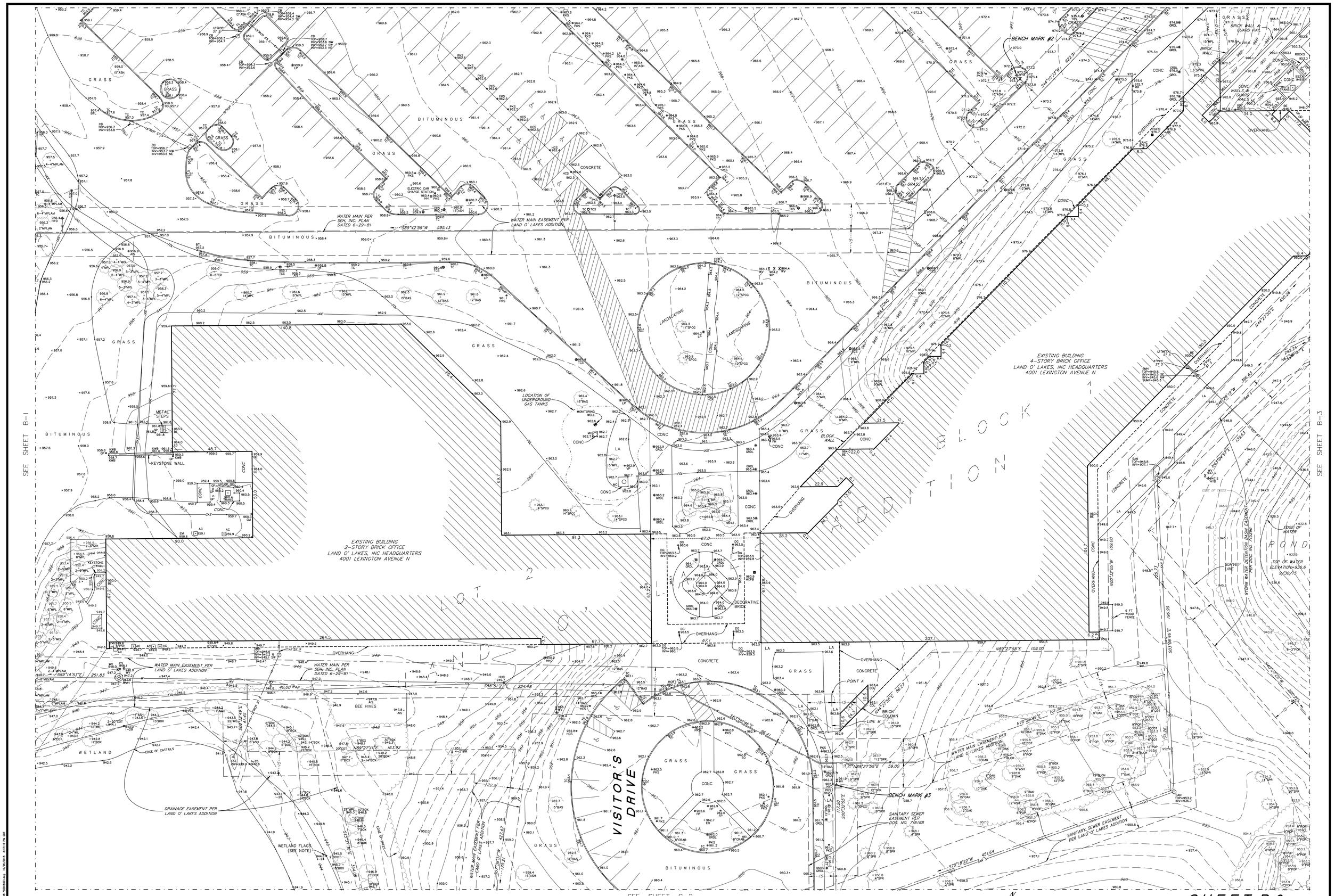

LAND O' LAKES HEADQUARTERS

SHEET B-2

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Sheet: 6 of 10

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LAND O' LAKES HEADQUARTERS

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SHEET C-1

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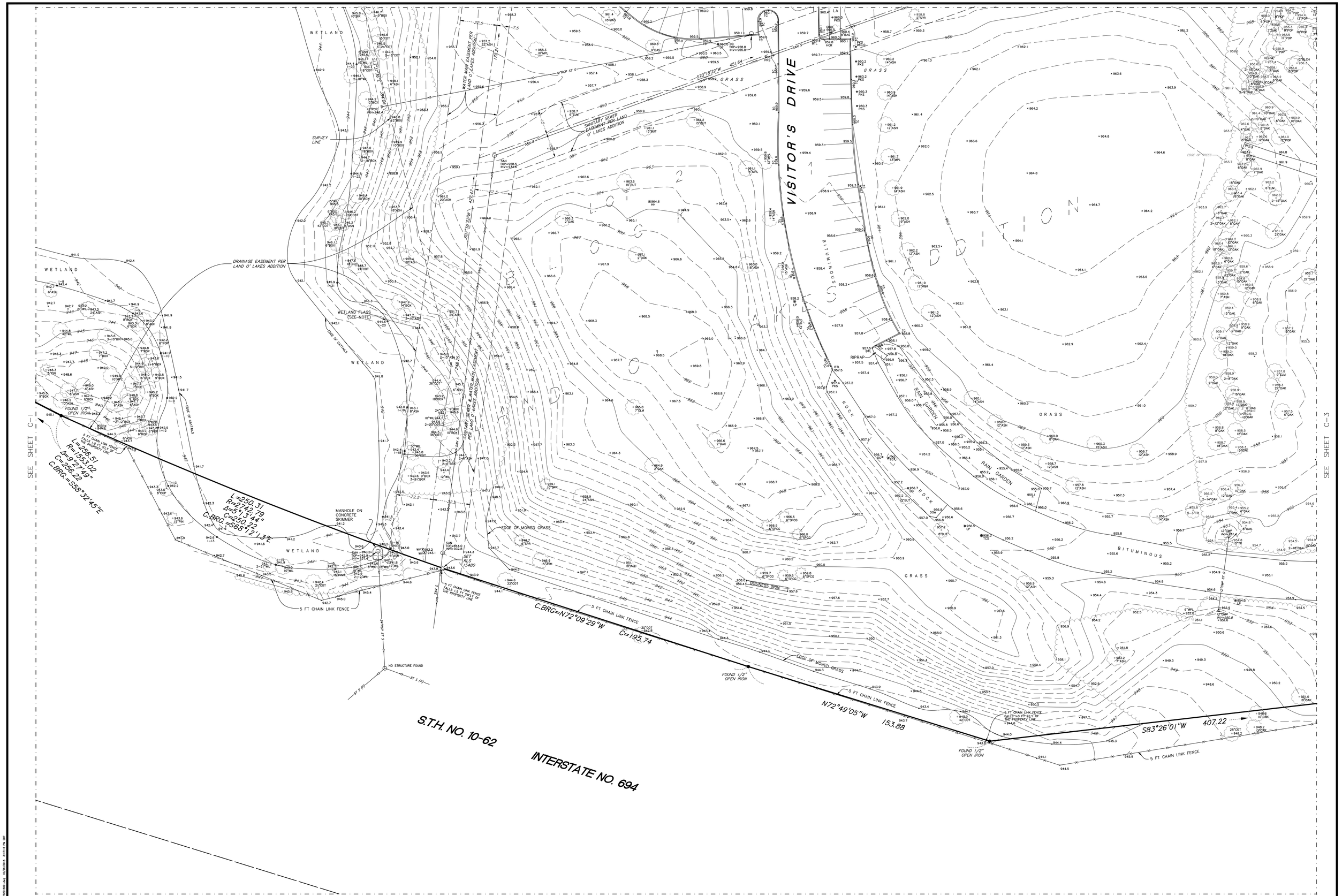

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SHEET C-2

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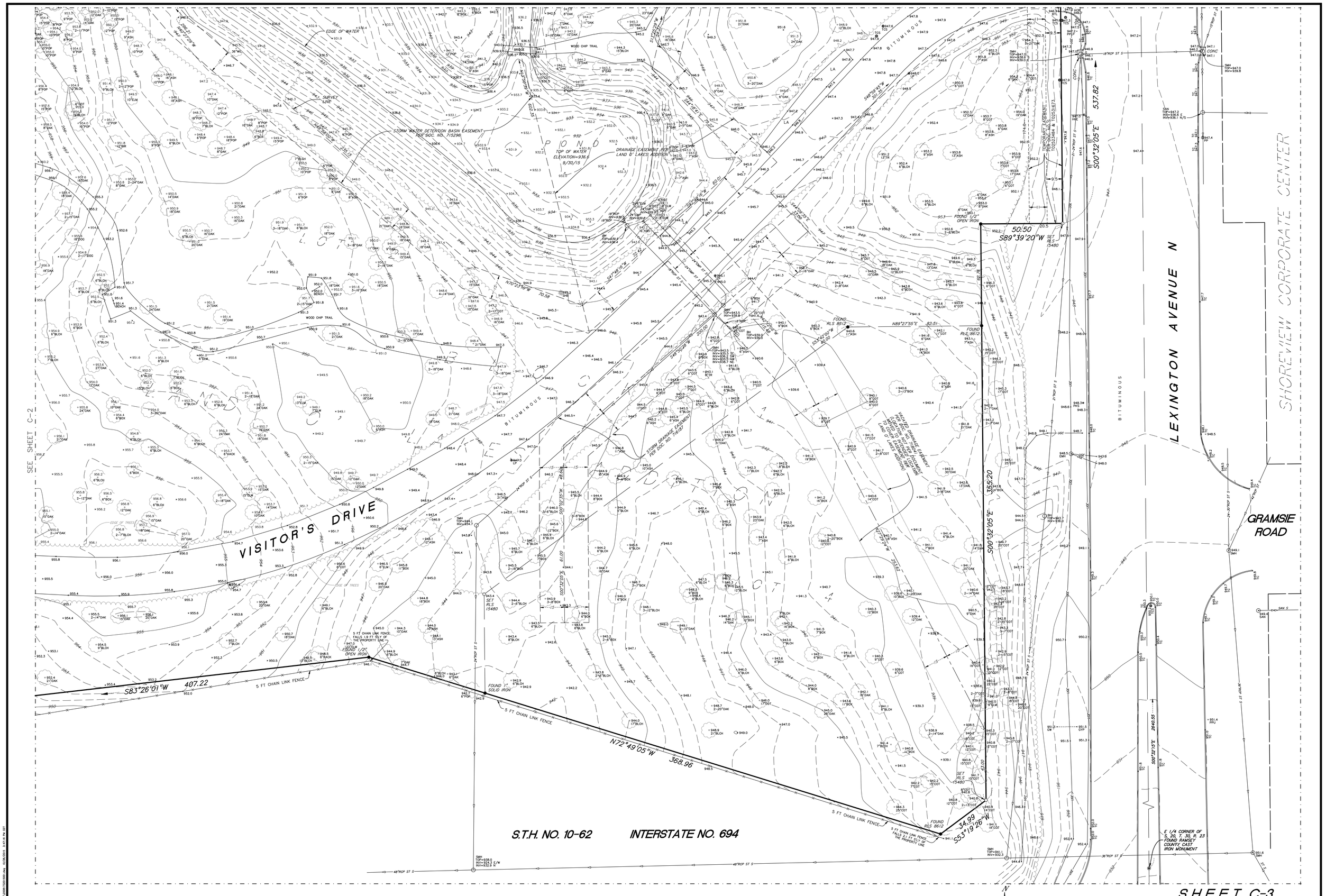
Sheet: 9 of 10



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SHEET C-3

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Sheet: 10 of 10

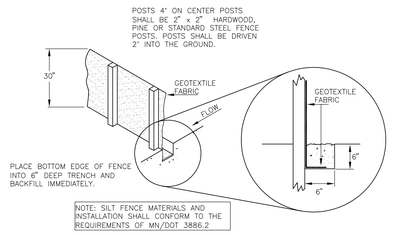
NOTE:
APPROXIMATE NUMBER OF TREES TO BE REMOVED IS 730 TREES (8594 CALIPER INCHES) COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECTURAL PLANS PRIOR TO REMOVAL.

DEMOLITION AND REMOVAL NOTES:

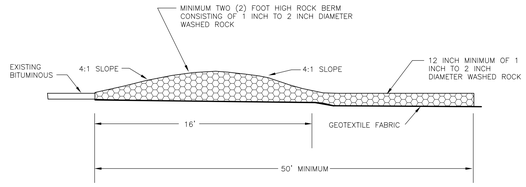
1. PRIOR TO START OF DEMOLITION, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF ARDEN HILLS, RAMSEY COUNTY, AND RICE CREEK WATERSHED DISTRICT. ALL SILT FENCES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY CONSTRUCTION ACTIVITY. SILT FENCES SHALL BE INSTALLED ALONG THE CONTOUR.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651–454–0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
3. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO CLEARLY IDENTIFY IN THE FIELD THE WETLAND PERIMETERS THAT ARE NOT TO BE IMPACTED SO THAT NO ENCROACHMENT OCCURS. AFTER THE PERIMETERS ARE CLEARLY MARKED IN THE FIELD, THE CONTRACTOR SHALL CONTACT RICE CREEK WATERSHED DISTRICT TO CONFIRM AND APPROVE NO ENCROACHMENT LIMITS.
4. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
5. PRIOR TO START OF CONSTRUCTION, DISCONNECT ALL GAS AND ELECTRIC SERVICES UNDER PROPOSED BUILDING FOOT PRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT.
6. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT, ARE TO BE PROTECTED AT ALL TIMES. REFER TO MECHANICAL/ELECTRICAL PLANS FOR REMOVALS OF FIBER OPTIC, ELECTRIC, GAS , CABLE, ETC..
7. ALL EXISTING CURB AND GUTTER IS TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT FROM THE SAW CUT LINES TO THE NEAREST JOINT.
8. THE TOPOGRAPHIC BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. (952) 881–2455.
9. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH RAMSEY COUNTY. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER RAMSEY COUNTY STANDARDS AND SPECIFICATIONS.

GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH RAMSEY COUNTY AND UTILITY OWNER. REFER TO ALL CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT–OF–WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY RAMSEY COUNTY AND CITY OF ARDEN HILLS PRIOR TO STREET ENCROACHMENT.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
4. THE ROCK CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF ARDEN HILLS FOR THE EXACT ROCK CONSTRUCTION ENTRANCE LOCATION.

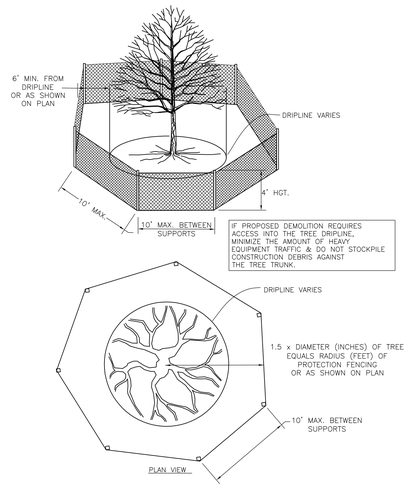


3 C01–00 SILTATION FENCE
NOT TO SCALE

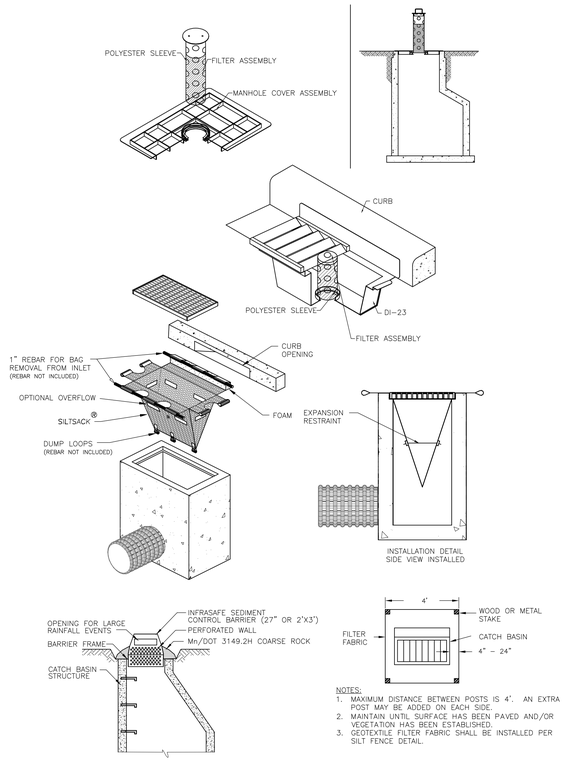


NOTE:
1. MINIMUM LENGTH OF 50 FEET AND WIDTH OF 12 FEET.
2. FOLLOW ALL CITY, WATERSHED DISTRICT AND MPCA STANDARDS.
3. CLEAN STREETS ON A DAILY BASIS OR MORE FREQUENTLY IF REQUESTED BY CITY, WATERSHED DISTRICT OR MPCA.

1 C01–00 BERMED ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



4 C01–00 TREE PROTECTION
NOT TO SCALE



NOTES:
1. MAXIMUM DISTANCE BETWEEN POSTS IS 4'. AN EXTRA POST MAY BE ADDED ON EACH SIDE.
2. MAINTAIN UNTIL SURFACE HAS BEEN PAVED AND/OR VEGETATION HAS BEEN ESTABLISHED.
3. GEOTEXTILE FILTER FABRIC SHALL BE INSTALLED PER SILT FENCE DETAIL.

2 C01–00 INLETS SEDIMENTATION PROTECTION OPTIONS
NOT TO SCALE

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PUD
APPLICATION
MAY 02, 2016

NOT FOR CONSTRUCTION

LAND O'LAKES HEADQUARTERS CONSOLIDATION

LAND O'LAKES
4001 Lexington Ave N.
Arden Hills, MN 55126
KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

SELECTIVE SITE DEMOLITION NOTES AND DETAILS

C01-00

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1 / C01–01 SELECTIVE SITE DEMOLITION PLAN – PHASE ONE
1" = 40'

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

APPROXIMATE PHASE ONE DISTURBED AREA IS 3.54 ACRES

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/C01–00 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- SILTATION FENCE
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- ROCK CONSTRUCTION ENTRANCE
- BITUMINOUS REMOVAL
- CONCRETE REMOVAL
- PIPE REMOVAL
- CURB REMOVAL
- FENCE REMOVAL
- TREE REMOVAL
- SOIL BORING (B-1, CB-8)

N

40' 20' 0 40' 80'
SCALE 1" = 40'

KEYED NOTES

KEYED NOTES ARE DENOTED BY NO ON PLAN.

1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C01–00.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAIL 3/C01–00.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 2/C01–00.
4. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE EXTENT SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
5. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
6. REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
7. NOT USED.
8. REMOVE STORM SEWER IN ITS ENTIRETY TO THE EXTENTS SHOWN. COORDINATE REMOVAL LIMITS WITH UTILITY CONTRACTOR.
9. NOT USED.
10. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP. **CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION IN HEAVILY WOODED AREA.**
11. NOT USED.
12. REMOVE EXISTING LIGHT POLE, BASE, CONCRETE, AND APPURTENANCES.
13. REMOVE FENCE IN ITS ENTIRETY TO THE EXTENTS SHOWN.
14. EXISTING TREES OUTSIDE AND INSIDE OF DESIGNATED CONSTRUCTION LIMITS TO REMAIN. PROTECT AT ALL TIMES. REFER TO DETAIL 4/C01–00.
15. EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
16. NOT USED.
17. EXISTING STORM SEWER TO REMAIN. PROTECT AT ALL TIMES.
18. EXISTING SANITARY SEWER TO REMAIN. PROTECT AT ALL TIMES.
19. EXISTING WATERMAIN TO REMAIN. PROTECT AT ALL TIMES.
20. REMOVE EXISTING SIGN.
21. NOT USED.
22. EXISTING SIGN TO REMAIN. PROTECT AT ALL TIMES.
23. NOT USED.
24. NOT USED.

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PUD APPLICATION MAY 02, 2016

NOT FOR CONSTRUCTION

LAND O'LAKES HEADQUARTERS CONSOLIDATION

LAND O'LAKES
4001 Lexington Ave N.
Arden Hills, MN 55126
KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

SELECTIVE SITE DEMOLITION PLAN - PHASE ONE

C01-01

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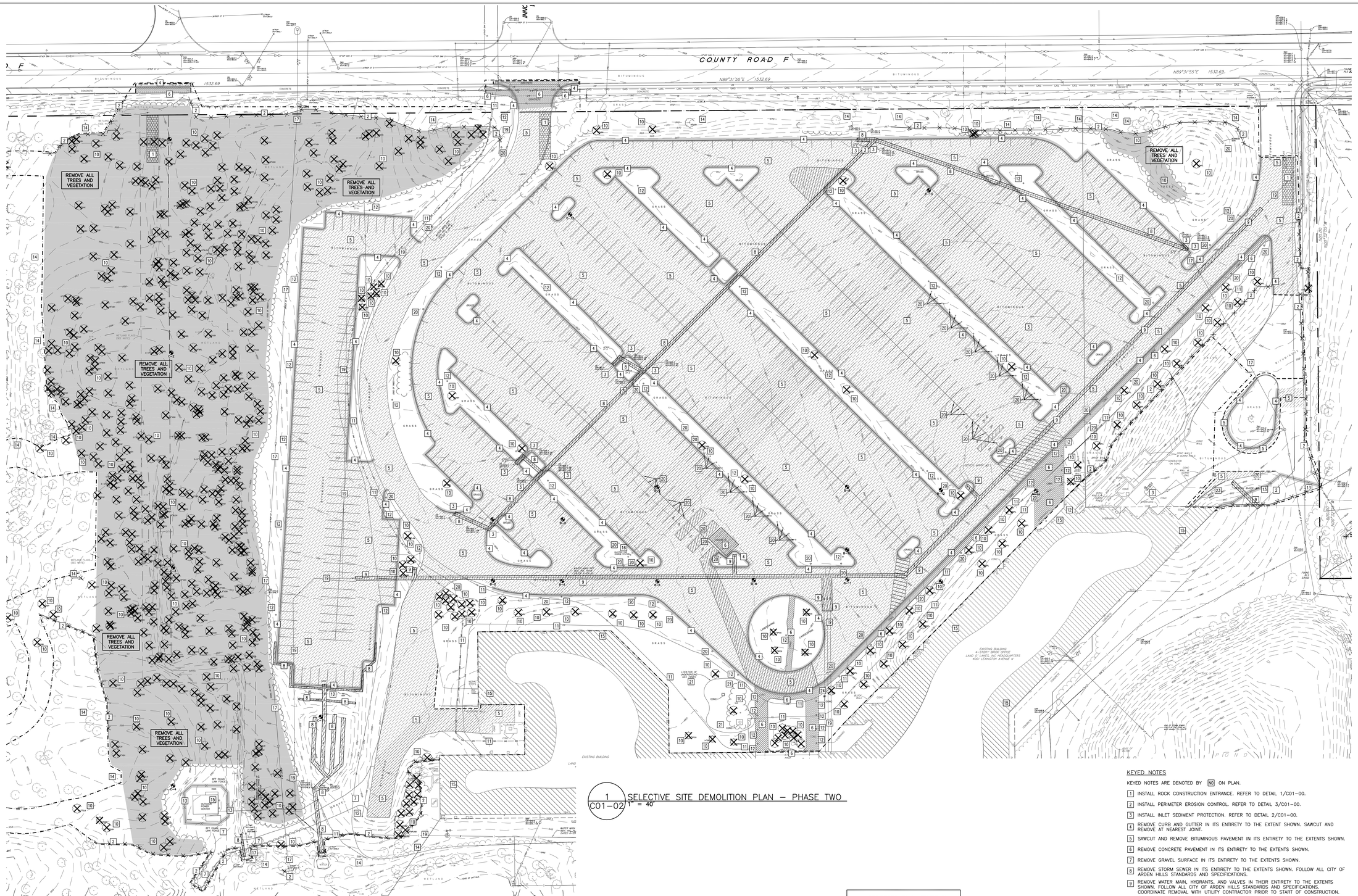

1 C01-02 SELECTIVE SITE DEMOLITION PLAN – PHASE TWO
1" = 40'

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

APPROXIMATE PHASE TWO DISTURBED AREA IS 19.37 ACRES

NOTE: STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/C01-00 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- SILTATION FENCE
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- ROCK CONSTRUCTION ENTRANCE
- BITUMINOUS REMOVAL
- CONCRETE REMOVAL
- PIPE REMOVAL
- CURB REMOVAL
- FENCE REMOVAL
- TREE REMOVAL
- TREE REMOVAL AREA — REMOVE ALL TREES AND VEGETATION
- SOIL BORING — B-1, C-6

N

40' 20' 0 40' 80'
SCALE 1" = 40'

KEYED NOTES

KEYED NOTES ARE DENOTED BY NO ON PLAN.

1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C01-00.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAIL 3/C01-00.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 2/C01-00.
4. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE EXTENT SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
5. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
6. REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
7. REMOVE GRAVEL SURFACE IN ITS ENTIRETY TO THE EXTENTS SHOWN.
8. REMOVE STORM SEWER IN ITS ENTIRETY TO THE EXTENTS SHOWN. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS.
9. REMOVE WATER MAIN, HYDRANTS, AND VALVES IN THEIR ENTIRETY TO THE EXTENTS SHOWN. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS. COORDINATE REMOVAL WITH UTILITY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
10. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP. **CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION IN HEAVILY WOODED AREA.**
11. RELOCATION OF EXISTING SMALL UTILITIES TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL PRIOR TO START OF CONSTRUCTION.
12. REMOVE EXISTING LIGHT, POLE, AND FOUNDATION.
13. REMOVE FENCE IN ITS ENTIRETY TO THE EXTENTS SHOWN.
14. EXISTING TREES OUTSIDE OF DESIGNATED CONSTRUCTION LIMITS TO REMAIN. PROTECT AT ALL TIMES. REFER TO DETAIL 4/C01-00.
15. EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
16. REMOVE AND SALVAGE EXISTING ELECTRIC CAR CHARGING STATION. COORDINATE REMOVAL AND RELOCATION WITH MECHANICAL PRIOR TO START OF CONSTRUCTION.
17. EXISTING STORM SEWER TO REMAIN. PROTECT AT ALL TIMES.
18. NOT USED.
19. EXISTING WATERMAIN TO REMAIN. PROTECT AT ALL TIMES.
20. REMOVE EXISTING SIGN.
21. THE TWO UNDERGROUND FUEL TANKS (20,000 GALLONS AND 3,000 GALLONS) ARE TO BE REMOVED AND LEGALLY DISPOSED OF BY OWNER.
22. NOT USED.
23. REMOVE WOOD WALL IN ITS ENTIRETY.
24. REMOVE EXISTING FIRE DEPARTMENT CONNECTION UP TO EXISTING BUILDING. COORDINATE WITH MECHANICAL FOR REMOVAL OF FIRE DEPARTMENT CONNECTION INSIDE OF THE BUILDING. COORDINATE WITH STRUCTURAL FOR FILLING EXISTING WALL PENETRATION. FILL EXISTING WALL PENETRATION WITH NON SHRINK GROUT.

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ISSUE CHART

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KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

TITLE

SELECTIVE SITE DEMOLITION PLAN - PHASE TWO

SHEET NUMBER

C01-02

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EROSION CONTROL NOTES:

1. ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT AND RICE CREEK WATERSHED DISTRICT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND RICE CREEK WATERSHED DISTRICT. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
2. ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY OR RICE CREEK WATERSHED DISTRICT; BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
3. NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY.
4. FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY AND RICE CREEK WATERSHED DISTRICT WITHIN 24 HOURS OF REQUEST.
5. FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATERS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
6. SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
7. SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY OR RICE CREEK WATERSHED DISTRICT, THROUGHOUT THE DURATION OF CONSTRUCTION.
8. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY AND RICE CREEK WATERSHED DISTRICT.
9. ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
10. ALL CONSTRUCTION AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 DAYS:
    - A. ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
    - B. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
    - C. IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
    - D. GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURIVIVED A 60-DAY GROWING PERIOD.
    - E. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), ALL AREAS THAT WILL NOT BE MOWED OR MAINTAINED AS PART OF THE ULTIMATE DESIGN WILL BE PERMANENTLY RESTORED USING SEED MIXTURE MNDOT 25-141 AT A RATE OF 59 POUNDS PER ACRE.
    - F. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MN/DOT SEED MIXTURE 25-131 (COMMERCIAL TURF GRASS) AT A RATE OF 220 POUNDS PER ACRE.
    - G. WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
    - H. MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES.
11. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
12. GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVISES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
13. FILTER BLANKET AND RIPRAP SHALL BE INSTALLED ON THE DOWNSTREAM SIDES OF ALL STORM SEWER OUTLETS 24 HOURS AFTER CONSTRUCTION AS INDICATED AND DETAILED. ALL RIPRAP SHALL BE INSTALLED WITH A FILTER MATERIAL MEETING THE MNDOT SPECIFICATIONS FOR RIPRAP AND FILTER MATERIAL.
14. EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF ALL LAKES, PONDS AND WETLANDS WITHIN OR ADJACENT TO THE AREA TO BE GRADED UNTIL THE TRIBUTARY AREA TO THE LAKE, POND OR WETLAND IS RESTORED.
15. TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 2 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
16. ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS, DITCHES, LAKES, PONDS AND WETLANDS SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
17. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND/OR RICE CREEK WATERSHED DISTRICT.

GRADING NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
2. THE TOPOGRAPHIC BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. (952) 881-2455.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER ONE AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
5. NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
6. ALL SPOT ELEVATIONS SHOWN AS 62.20, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 962.20.
7. ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
8. NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
9. ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
10. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
11. UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE DEVELOPER SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND DISTRIBUTION.
12. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY AND RICE CREEK WATERSHED DISTRICT WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
13. ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
14. THE INTENT IS TO STRIP AND SALVAGED TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL – AFTER COMPACTION – SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDING THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
15. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
16. IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
17. WINTER MULCHING:
    - 17.A. SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
    - 17.B. FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAYBE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER, AT A RATE OF 2000 GALLONS PER ACRE, OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
18. RETAINING WALLS AND APPROPRIATE SAFETY FENCING ALONG THE TOP OF WALLS ARE TO BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER. SUBMIT RETAINING WALL SHOP DRAWINGS TO PROJECT TEAM PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

RETAINING WALL NOTES:

1. ALL TOP AND BOTTOM ELEVATIONS CORRESPOND TO THE RESPECTIVE GRADE ELEVATIONS ON EACH SIDE OF THE WALL.

2. THE BOTTOM ELEVATION IS THE ELEVATION OF THE LOW-GRADE SIDE OF THE WALL, NOT THE TOP ELEVATION OF THE BURIED BLOCK COURSE OR BOTTOM OF FOOTING.

3. ALL RETAINING WALLS SHALL HAVE PROTECTIVE FENCING AT THE TOP WHERE THE VERTICAL HEIGHT EXCEEDS 30 INCHES. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS AND SPECIFICATIONS.

4. MODULAR BLOCK RETAINING WALL SHALL BE DESIGNED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION OF WALL.

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PUD APPLICATION MAY 02, 2016

NOT FOR CONSTRUCTION

LAND O'LAKES HEADQUARTERS CONSOLIDATION

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ISSUE CHART

MARK	ISSUE	DATE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

GRADING, DRAINAGE, AND EROSION CONTROL NOTES AND DETAILS

C02-00

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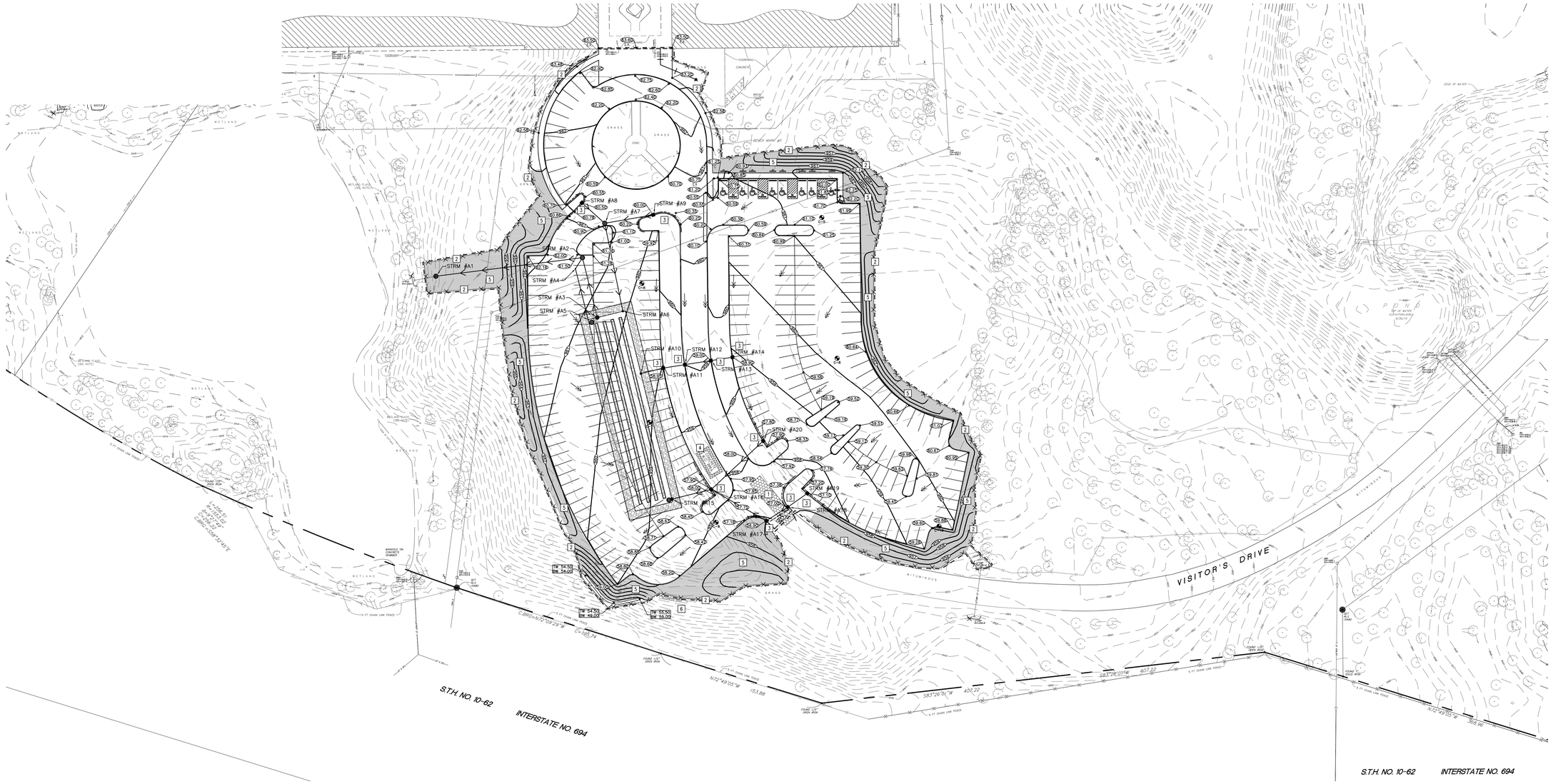

1 C02-01 GRADING, DRAINAGE, AND EROSION CONTROL PLAN – PHASE ONE
1" = 40'

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
BW	Bottom of Wall
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
TC	Top of Curb
TW	Top of Wall
W.O.	Washout

APPROXIMATE PHASE ONE DISTURBED AREA IS 3.54 ACRES

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/C01-00 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- SILTATION FENCE
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- PROPOSED CONTOUR (960)
- DRAIN TILE
- STORM SEWER
- WATER MAIN
- FIRE DEPARTMENT CONNECTION
- RETAINING WALL
- CATCH BASIN
- MANHOLE
- EROSION CONTROL BLANKET (TEMPORARY)
- ROCK CONSTRUCTION ENTRANCE
- DRAINAGE FLOW ARROW
- RETAINING WALL SPOT ELEVATION (TW 54.50 BW 50.15)
- SPOT ELEVATION (97.0)
- SOIL BORING (B-1 C-11)
- CONCRETE WASHOUT AREA (CONCRETE W.O. AREA)

N

40' 20' 0 40' 80'
SCALE 1" = 40'

KEYED NOTES

KEYED NOTES ARE DENOTED BY NO ON PLAN.

1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C01-00.
2. INSTALL SILT FENCE. REFER TO DETAIL 3/C01-00.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 2/C01-00.
4. APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
5. INSTALL MN/DOT 3885 CATEGORY 2 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.
6. BUSINESS SIGN IS NOT TO BE DISTURBED. PROTECT AT ALL TIMES.

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KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

TITLE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN - PHASE ONE

SHEET NUMBER
C02-01

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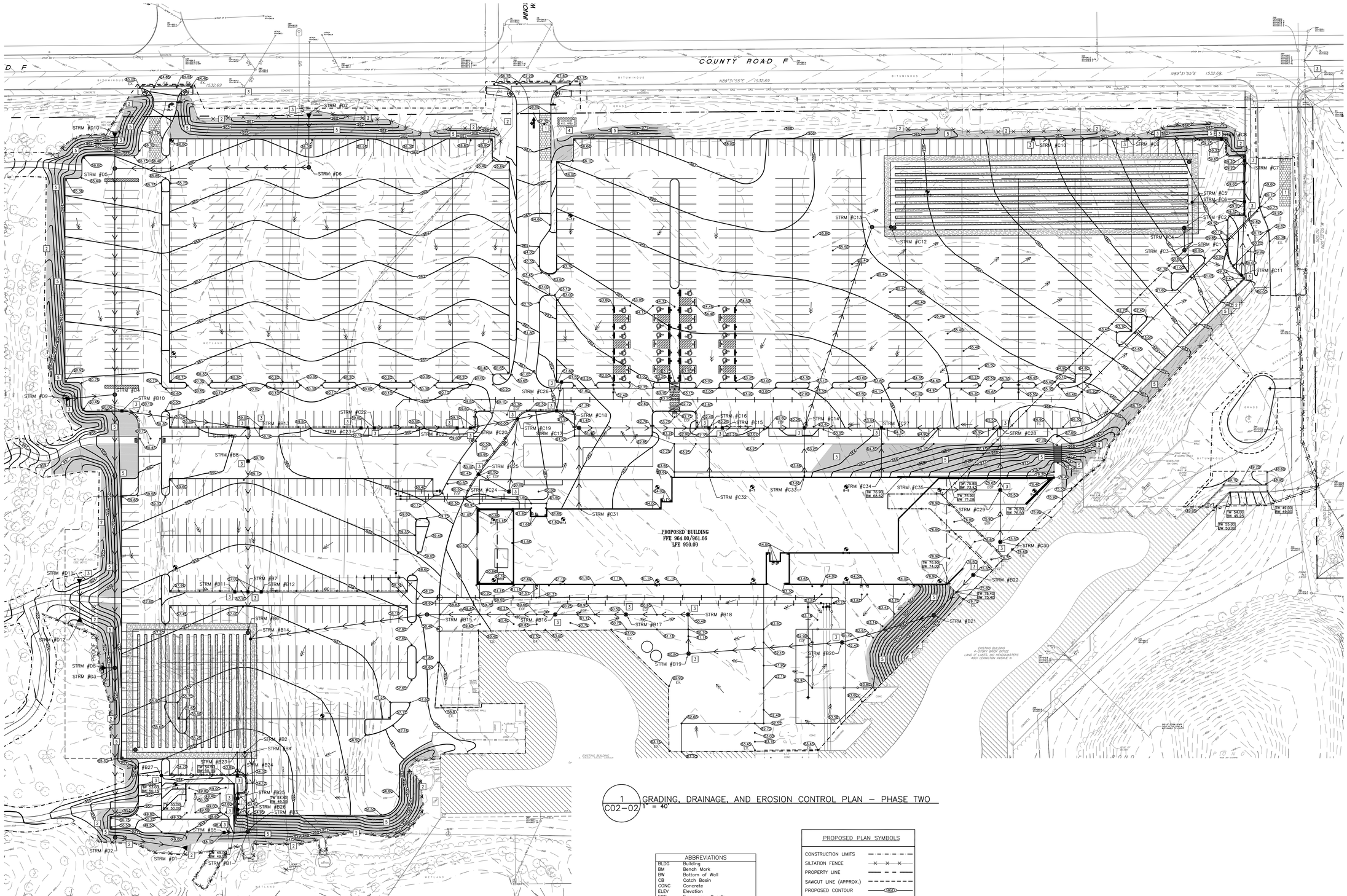

1 C02-02 GRADING, DRAINAGE, AND EROSION CONTROL PLAN – PHASE TWO
1" = 40'

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
BW	Bottom of Wall
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EOF	Emergency Overflow
EX	Existing
FFE	Finished Floor Elevation
HWL	High Water Level
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
TC	Top of Curb
TW	Top of Wall
W.O.	Washout

APPROXIMATE PHASE TWO DISTURBED AREA IS 19.37 ACRES

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 2/C01-00 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	
SILTATION FENCE	
PROPERTY LINE	
SAWCUT LINE (APPROX.)	
PROPOSED CONTOUR	960
DRAIN TILE	
STORM SEWER	
WATER MAIN	
FIRE DEPARTMENT CONNECTION	
RETAINING WALL	
CATCH BASIN	
MANHOLE	
EROSION CONTROL BLANKET (TEMPORARY)	
ROCK CONSTRUCTION ENTRANCE	
DRAINAGE FLOW ARROW	
RETAINING WALL SPOT ELEVATION	TW 54.50 BW 50.15
SPOT ELEVATION	92.20
SOIL BORING	B-6 C-11
CONCRETE WASHOUT AREA	CONCRETE WASHOUT AREA

N

40' 20' 0 40' 80'
SCALE 1" = 40'

KEYED NOTES

KEYED NOTES ARE DENOTED BY NO ON PLAN.

1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C01-00.
2. INSTALL SILT FENCE. REFER TO DETAIL 3/C01-00.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 2/C01-00.
4. APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
5. INSTALL MN/DOT 3885 CATEGORY 2 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.

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KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

TITLE
GRADING, DRAINAGE, AND EROSION CONTROL PLAN - PHASE TWO

SHEET NUMBER
C02-02

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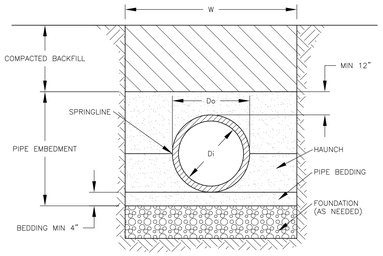
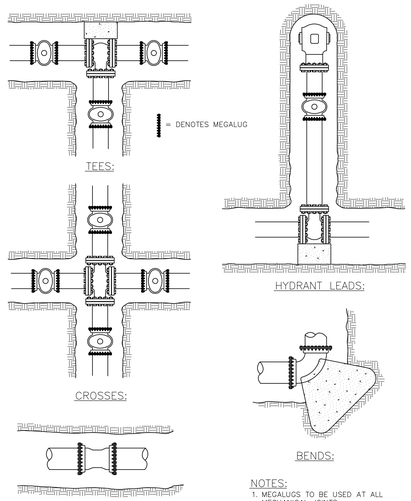


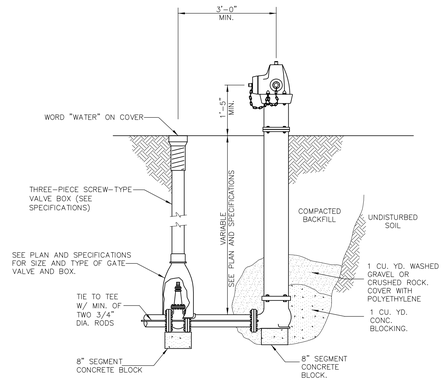
NOTES:
1. THE MINIMUM TRENCH WIDTH "W" SHALL BE W=Do+16" OR 1.25*Do+12 WHICHEVER IS GREATER.
2. PIPE EMBEDMENT MATERIAL SHALL BE CLASS I OR CLASS II MATERIAL. REFER TO SPECIFICATIONS FOR DETAILS.
3. REFER TO ASTM D2321–05 "UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY–FLOW APPLICATIONS" FOR DETAILS.

7 / C03–00 TYPICAL PIPE BEDDING FOR PVC AND HDPE
NOT TO SCALE



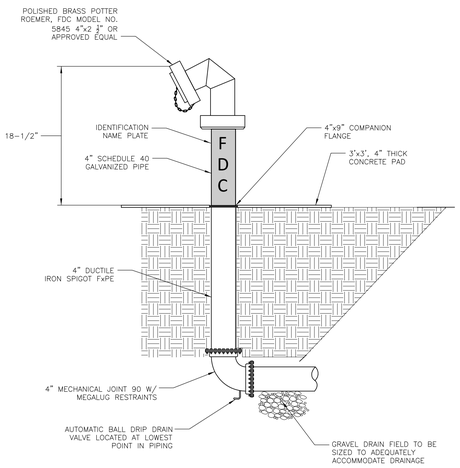
NOTES:
1. MEGALUGS TO BE USED AT ALL MECHANICAL JOINTS.
2. PLACE CONCRETE BLOCK UNDER ALL GATE VALVES AND HYDRANTS.
3. THRUST BLOCKING AT ALL TEES, BENDS AND AT HYDRANTS.

5 / C03–00 TYPICAL MEGALUG LOCATION
NOT TO SCALE

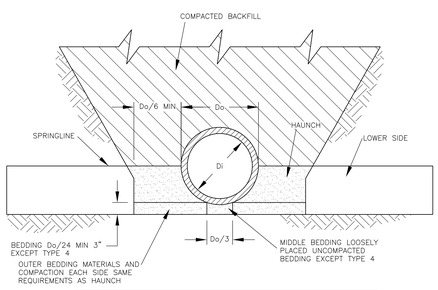


3 / C03–00 TYPICAL HYDRANT WITH GATE VALVE AND BOX
NOT TO SCALE

UTILITY NOTES:
1. COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
2. ALL SERVICE CONNECTIONS WITH LESS THEN 5 FEET OF COVER OVER THE TOP OF PIPE ARE TO BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
3. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
4. ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF ARDEN HILLS AND RAMSEY COUNTY STANDARDS.
5. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
6. ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
7. PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF ARDEN HILLS. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS AND HYDRANT LEADS.
8. SANITARY SEWER PIPING SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE.
9. STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS NOTED OTHERWISE. ALL 12–INCH THROUGH 18–INCH RCP STORM SEWER PIPE SHALL BE CLASS 5. RCP PIPE LARGER THAN 18–INCH SHALL BE CLASS 3 UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE PVC, SCHEDULE 40.
10. ALL FLARED END SECTIONS ARE TO HAVE TRASH GUARDS, ALL DOWNSTREAM FLARED END SECTIONS SHALL HAVE GEOTEXTILE FABRIC AND RIPRAP PER MNDOT STANDARDS, AS DETAILED.
11. CONTRACTORS ARE TO COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
12. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10–FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE.
13. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. GROUT RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.



8 / C03–00 FIRE DEPARTMENT CONNECTION
NOT TO SCALE

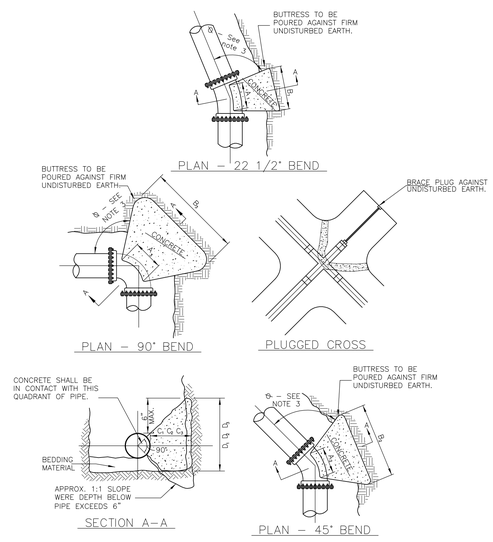


STANDARD TRENCH INSTALLATION SOIL AND MINIMUM STANDARD PROCTOR COMPACTION REQUIREMENTS		
INSTALLATION TYPE	HAUNCH AND OUTER BEDDING	LOWER SIDE
TYPE 1	95% CATEGORY I	90% CATEGORY I 95% CATEGORY II 100% CATEGORY III
TYPE 2	90% CATEGORY I 95% CATEGORY II	85% CATEGORY I 90% CATEGORY II 95% CATEGORY III
TYPE 3	85% CATEGORY I 90% CATEGORY II 95% CATEGORY III	85% CATEGORY I 90% CATEGORY II 95% CATEGORY III
TYPE 4	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III USE 85% CATEGORY III	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III USE 85% CATEGORY III

EQUIVALENT SOIL CLASSIFICATIONS FOR SOIL DESIGNATIONS		
SOIL	UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)	MN/DOT SPECIFICATION
CATEGORY I	CLEAN COURSE GRAINED SOILS: SW, SP, GW, GP, OR ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS WITH 12% OR LESS PASSING A #200 SIEVE	COARSE FILTER AGGREGATE MN/DOT 3149.2H
CATEGORY II	COURSE GRAINED SOILS WITH FINES: GM, GC, SM, SC, OR ANY SOIL BEGINNING WITH ONE OF THESE SYMBOLS CONTAINING MORE THAN 12% PASSING A #200 SIEVE	AGGREGATE BEDDING MN/DOT 3149.2G
CATEGORY III	FINE GRAINED SOILS: CL, ML, (OR CL–ML, CL.ML, ML/CL) WITH LESS THAN 30% RETAINED ON A #200 SIEVE.	NOT APPLICABLE

NOTES:
1. COMPACTION AND SOIL SYMBOLS–I.E. "95% CATEGORY I" REFERS TO CATEGORY I SOIL MATERIAL WITH MINIMUM STANDARD PROCTOR COMPACTION OF 95%.
2. SOIL IN BEDDING AND HAUNCH ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE MAJORITY OF SOIL IN THE BACKFILL ZONE.
3. THE TRENCH WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
4. FOR TRENCH WALLS WITH GREATER THAN 10 DEGREE SLOPES THAT CONSIST OF EMBANKMENT, THE LOWER SIDE SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE SOIL IN THE BACKFILL ZONE.
5. NO BEDDING IS REQUIRED FOR TYPE 4 STANDARD INSTALLATION.
6. REFER TO ASTM C1479–07 FOR DETAILS.
7. TYPE III BEDDING SHALL BE USED UNLESS NOTED OTHERWISE.

6 / C03–00 TYPICAL PIPE BEDDING FOR RCP AND DIP
NOT TO SCALE



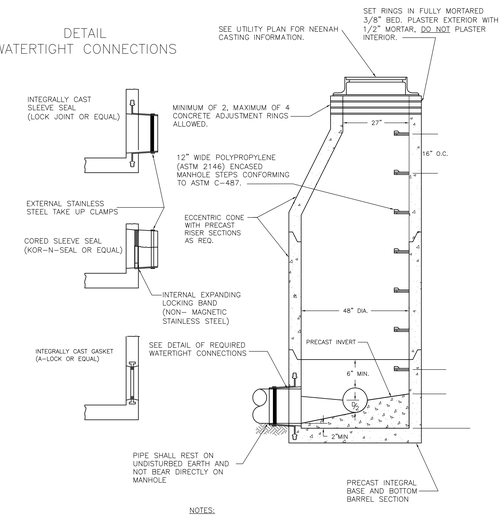
NOTES:
1. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 P.S.I. AND AN EARTH RESISTANCE OF 1 TON PER SQUARE FOOT.
2. DIMENSIONS C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE O EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J. BOLTS.
4. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH.

BUTTRESS DIMENSIONS

PIPE	22 1/2 Bend		45° Bend		90° Bend	
SIZE	B_1	D_1	B_2	D_2	B_3	D_3
6"	1'–5"	1'–5"	1'–5"	1'–5"	2'–1"	1'–6"
8"	1'–5"	1'–5"	2'–1"	1'–6"	2'–8"	2'–0"
12"	1'–10"	1'–10"	3'–4"	2'–0"	4'–9"	2'–6"
16"	3'–0"	2'–0"	3'–10"	3'–0"	6'–2"	3'–6"
20"	3'–6"	2'–8"	5'–6"	3'–4"	8'–4"	4'–0"
24"	4'–0"	3'–0"	6'–10"	3'–10"	9'–8"	5'–0"

4 / C03–00 THRUST BLOCK DETAIL FOR MECHANICAL PIPE BENDS
NOT TO SCALE

DETAIL
WATERTIGHT CONNECTIONS



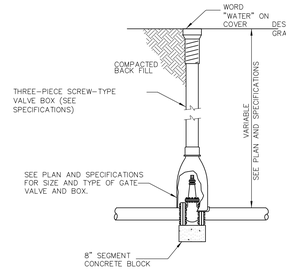
NOTES:

PRECAST RISER SECTIONS TO MEET ASTM C–478

JOINTS BETWEEN PRECAST SECTIONS SHALL USE O–RING RUBBER GASKET CONFORMING TO ASTM C–443

WATERTIGHT PIPE CONNECTIONS SHALL MEET ASTM C–923 & C–443 AND ALLOW FOR 10° DEFLECTION IN ANY DIRECTION.

1 / C03–00 SANITARY SEWER MANHOLE
NOT TO SCALE



2 / C03–00 GATE VALVE AND BOX INSTALLATION
NOT TO SCALE

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PUD
APPLICATION
MAY 02, 2016

NOT FOR
CONSTRUCTION

LAND O'LAKES
HEADQUARTERS
CONSOLIDATION

LAND O'LAKES
4001 Lexington Ave N.
Arden Hills, MN 55126
KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

UTILITY NOTES AND DETAILS

C03-00

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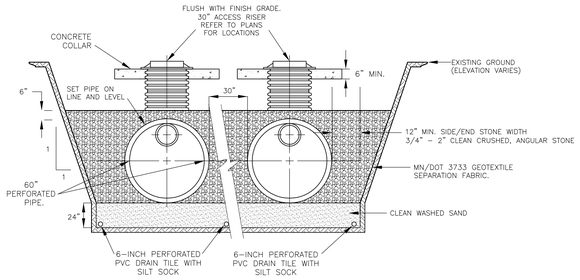
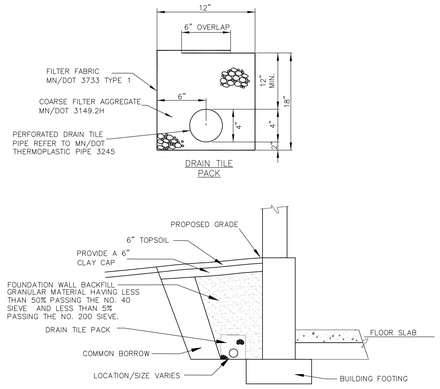


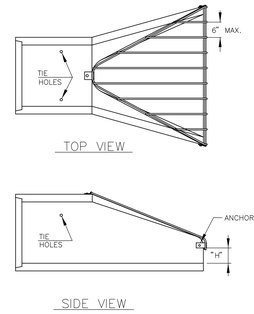
1. UTILIZE CARE WHEN LOWERING UNIT INTO THE TRENCH. HANDLE USING NYLON SLINGS AND TWO PICK POINTS.
2. PLACE BACKFILL AROUND THE UNIT IN UNIFORM 8"–12" LIFTS, COMPACTED TO 95% SPD.
3. WHEN THE UNIT CONSISTS OF 2 SECTIONS, PLACE THE DOWNSTREAM SECTION FIRST. CONNECT AND HOME THE REMAINING SECTIONS.
4. ALL CONNECTION POINTS ARE TO BE SOIL PROOF.
5. ACCESS RISERS AND CONCRETE COLLARS SHALL BE DESIGNED TO WITHSTAND HS25 LOADING.

ROW LENGTH:	310 FEET
NUMBER OF ROWS:	10
NUMBER OF HEADERS:	2
FILTRATION VOLUME:	67,019 CUBIC FEET
TOTAL STORAGE VOLUME:	95,804 CUBIC FEET

10 / C03-01 FILTRATION TANK SYSTEM – EAST
NOT TO SCALE



7 / C03-01 BUILDING PERIMETER DRAIN TILE
NOT TO SCALE



RIPRAP REQUIRED

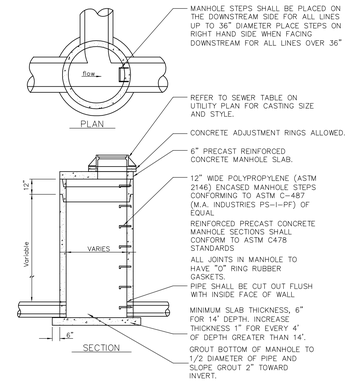
SIZE OF PIPE	CU. YD. MN/DOT 3601 CL II
12" TO 24"	4
27" TO 33"	8
36" TO 48"	12
54" TO 72"	16

NOTES:
1. TIE LAST 3 JOINTS. USE 2 TIE BOLT FASTENERS PER JOINT INSTALLED AT 60° FROM TOP OF BOTTOM OF PIPE.
2. PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO FLARED END. HOT DIP GALVANIZE AFTER FABRICATION.

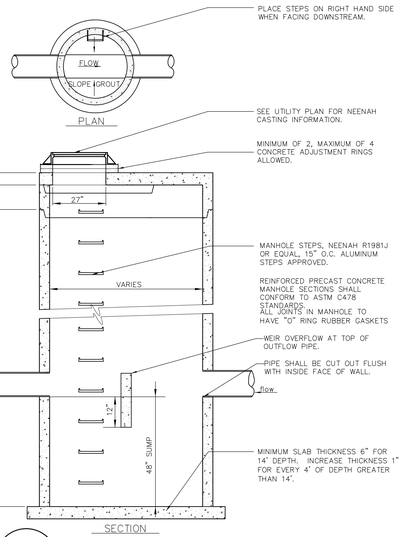
TRASH GUARD

SIZE OF PIPE	BARS	"H"	BOLTS
12" TO 18"	3/4"	4"	5/8"
21" TO 42"	1"	6"	3/4"
48" TO 72"	1-1/4"	12"	1"

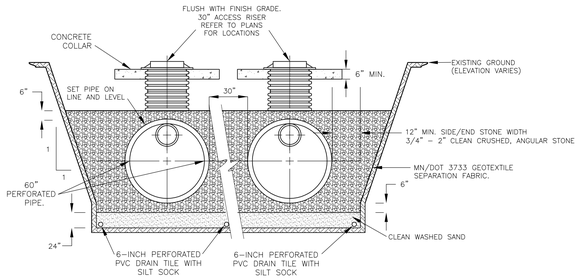
4 / C03-01 FLARED-END SECTION
NOT TO SCALE



1 / C03-01 STORM SEWER MANHOLE/CATCH BASIN
NOT TO SCALE



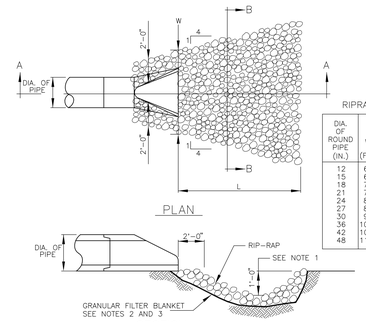
11 / C03-01 SUMP MANHOLE WITH WEIR
NOT TO SCALE



1. UTILIZE CARE WHEN LOWERING UNIT INTO THE TRENCH. HANDLE USING NYLON SLINGS AND TWO PICK POINTS.
2. PLACE BACKFILL AROUND THE UNIT IN UNIFORM 8"–12" LIFTS, COMPACTED TO 95% SPD.
3. WHEN THE UNIT CONSISTS OF 2 SECTIONS, PLACE THE DOWNSTREAM SECTION FIRST. CONNECT AND HOME THE REMAINING SECTIONS.
4. ALL CONNECTION POINTS ARE TO BE SOIL PROOF.
5. ACCESS RISERS AND CONCRETE COLLARS SHALL BE DESIGNED TO WITHSTAND HS25 LOADING.

ROW LENGTH:	170 FEET
NUMBER OF ROWS:	5
NUMBER OF HEADERS:	2
FILTRATION VOLUME:	19,705 CUBIC FEET
TOTAL STORAGE VOLUME:	30,244 CUBIC FEET

8 / C03-01 FILTRATION TANK SYSTEM – SOUTH
NOT TO SCALE

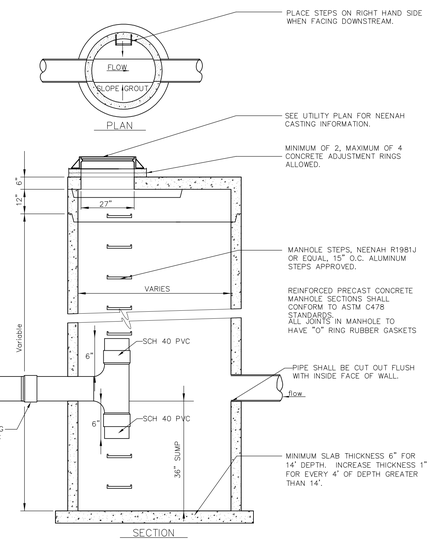


RIPRAP REQUIREMENTS

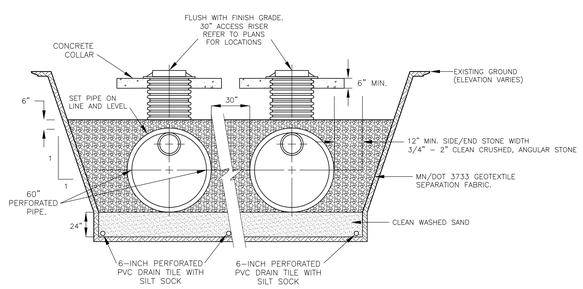
DIA. OF ROUND PIPE (IN.)	W (FT.)	L (FT.)	12" DEPTH CLASS II RIPRAP (CU. YDS.)	18" DEPTH CLASS III RIPRAP (CU. YDS.)
12	6.0	8	2.8	4.1
15	6.5	8	2.9	4.4
18	7.0	10	3.9	5.9
21	7.5	10	4.2	6.3
24	8.0	12	5.5	8.3
27	8.5	12	5.8	8.7
30	9.0	14	7.3	10.9
36	10.0	16	9.2	13.8
42	10.5	18	10.9	16.3
48	11.0	20	12.9	19.4

NOTE:
1. FOR PIPES GREATER THAN 30" USE 1'-6".
2. THE CONTRACTOR AT HIS OPTION, MAY SUBSTITUTE A GEOTEXTILE FABRIC BLANKET, Mn/DOT SPEC. 3601, FOR THE GRANULAR FILTER BLANKET UNLESS OTHERWISE NOTED IN THE SPECIFICATIONS.
3. VOLUMES OF GRANULAR FILTER SHALL BE 1/2 THE VOLUME OF OF RIP-RAP AT ANY GIVEN PIPE DIAMETER.
4. RIP-RAP SHALL BE PLACED IN ACCORDANCE WITH Mn/DOT SPEC. 2511.

5 / C03-01 RIP-RAP AT FLARED ENDS
NOT TO SCALE



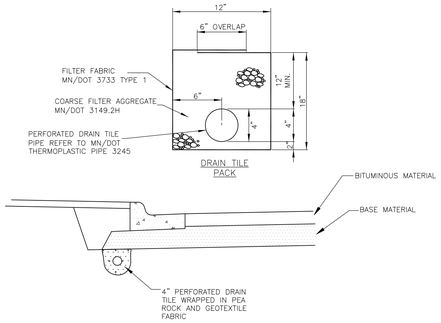
2 / C03-01 SUMP MANHOLE
NOT TO SCALE



1. UTILIZE CARE WHEN LOWERING UNIT INTO THE TRENCH. HANDLE USING NYLON SLINGS AND TWO PICK POINTS.
2. PLACE BACKFILL AROUND THE UNIT IN UNIFORM 8"–12" LIFTS, COMPACTED TO 95% SPD.
3. WHEN THE UNIT CONSISTS OF 2 SECTIONS, PLACE THE DOWNSTREAM SECTION FIRST. CONNECT AND HOME THE REMAINING SECTIONS.
4. ALL CONNECTION POINTS ARE TO BE SOIL PROOF.
5. ACCESS RISERS AND CONCRETE COLLARS SHALL BE DESIGNED TO WITHSTAND HS25 LOADING.

ROW LENGTH:	120 FEET
NUMBER OF ROWS:	17
NUMBER OF HEADERS:	2
FILTRATION VOLUME:	47,629 CUBIC FEET
TOTAL STORAGE VOLUME:	67,020 CUBIC FEET

9 / C03-01 FILTRATION TANK SYSTEM – WEST
NOT TO SCALE



1) A MINIMUM OF 60 FEET OF DRAIN TILE SHALL BE PLACED AT ALL LOW POINT CATCH BASINS.

2) 4" PERFORATED DRAIN TILE WITH GEOTEXTILE SOCK SHALL BE PLACED IN A MINIMUM OF 12" OF FINE FILTER AGGREGATE (¼" DIA. PEA ROCK).

3) THE FIRST 18" AT CATCH BASIN SHALL BE SOLID WALL SCH 40 PVC. DRAIN TILE SHALL BE PLACED BEHIND THE PROPOSED CURB LINE.

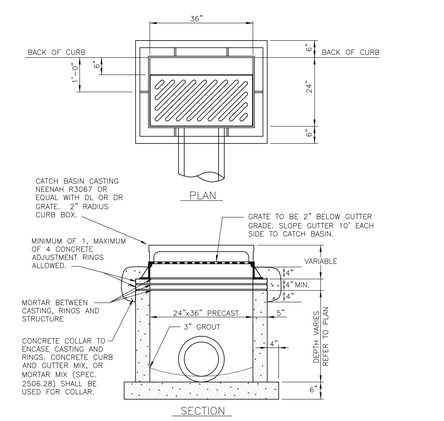
4) MAINTAIN POSITIVE SLOPE AWAY FROM CATCH BASIN AT ALL TIMES. DRAIN TILE SLOPE SHALL MATCH PROPOSED AT GRADE SLOPE OR 0.5 PERCENT, WHICH EVER IS GREATER.

5) FOR CATCH BASINS NOT LOCATED IN A CURB LINE CONTRACTOR SHALL EXTEND DRAIN TILE IN 4 DIRECTIONS, IN THE SHAPE OF AN "X", FOR 15-FEET FROM EDGE OF CATCH BASIN STRUCTURE.

6) NO DRAIN TILE WILL BE ALLOWED WITHIN 10-FEET OF ANY WATER LINE.

7) DRAIN TILE SHALL CONNECT TO STRUCTURE AT 26" AND 29" BELOW RIM ELEVATION FOR LIGHT DUTY AND HEAVY DUTY BITUMINOUS PAVEMENT RESPECTIVELY.

6 / C03-01 DRAIN TILE FOR LOW POINT CATCH BASINS
NOT TO SCALE



NOTES:
1. RIGHT HAND GRATE SHOWN IN PLAN VIEW.
2. REINFORCED PRECAST CONCRETE CATCH BASIN SECTIONS SHALL CONFORM TO ASTM C478 STANDARDS.

3 / C03-01 24" x 36" PRECAST CATCH BASIN
NOT TO SCALE

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HEADQUARTERS
CONSOLIDATION

LAND O'LAKES
4001 Lexington Ave N.
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KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

UTILITY NOTES AND
DETAILS

C03-01

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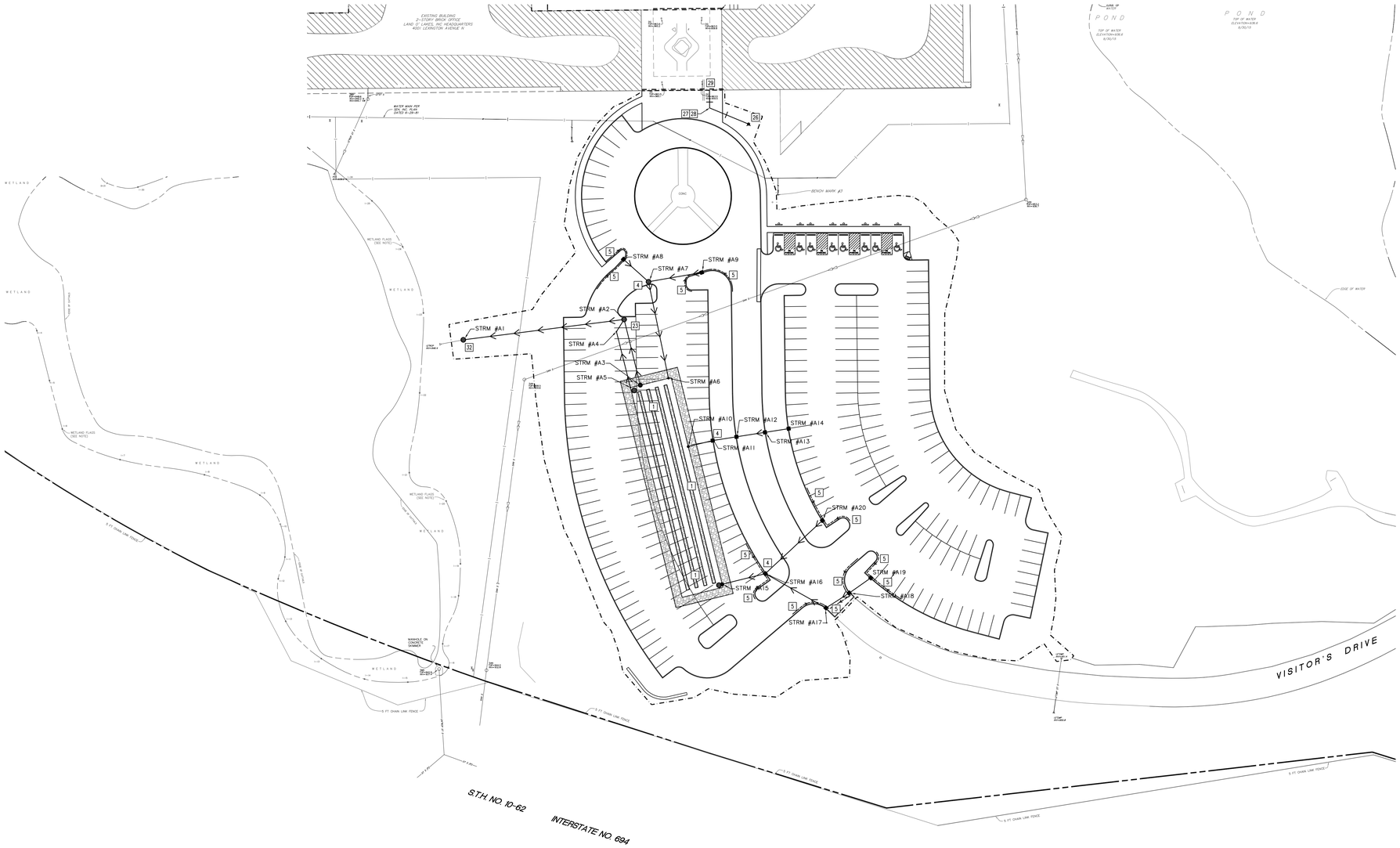

1 / C03-02 UTILITY PLAN – PHASE ONE
1" = 40'

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
T.O.P.	Top Of Pipe

PROPOSED PLAN SYMBOLS
CONSTRUCTION LIMITS
PROPERTY LINE
SAWCUT LINE (APPROX.)
DRAIN TILE
STORM SEWER
WATER MAIN
FIRE DEPARTMENT CONNECTION
CATCH BASIN
MANHOLE
RETAINING WALL

N

40' 20' 0 40' 80'
SCALE 1" = 40'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL SOUTH INFILTRATION SYSTEM PER DETAIL 8/C03-01 WITH ACCESS RISERS WHERE SHOWN ON PLANS. INFILTRATION SYSTEM SHALL HAVE AN INFILTRATION VOLUME OF 19,705 CUBIC FEET, A TOTAL VOLUME OF 30,244 CUBIC FEET, AND MEET THE RATE CONTROL REQUIREMENTS INDICATED ON SHEET C05-01. ANY ALTERNATE DESIGNS MUST BE APPROVED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION. INSTALL A MINIMUM OF 2 ACCESS / INSPECTION RISERS PER MANUFACTURES SPECIFICATIONS.
2. NOT USED.
3. NOT USED.
4. INSTALL SUMP CATCH BASIN/MANHOLE. REFER TO DETAIL 2/C03-01.
5. INSTALL DRAIN TILE AT LOW POINT CATCH BASINS. REFER TO DETAIL 6/C03-01.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. NOT USED.
10. NOT USED.
11. NOT USED.
12. NOT USED.
13. NOT USED.
14. NOT USED.
15. NOT USED.
16. NOT USED.
17. NOT USED.
18. NOT USED.
19. NOT USED.
20. NOT USED.
21. NOT USED.
22. NOT USED.
23. REFER TO DETAIL 1/C03-04 FOR WEIR MANHOLE DETAILS.
24. NOT USED.
25. NOT USED.
26. INSTALL 4-INCH FIRE DEPARTMENT CONNECTION. REFER TO DETAIL
27. INSTALL 4-INCH 22.5-DEGREE BEND WITH THRUST BLOCKING. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS.
28. INSTALL 4-INCH 45-DEGREE BEND WITH THRUST BLOCKING. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS.
29. STUB 4-INCH FIRE DEPARTMENT CONNECT LINE TO WITHIN 5-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS. COORDINATE WITH MECHANICAL ENGINEER PRIOR TO START OF CONSTRUCTION.
30. NOT USED.
31. NOT USED.
32. PRIOR TO ORDERING STRM #1, CONTRACTOR IS TO VERIFY EXACT INVERT ELEVATION OF EXISTING STORM SEWER PIPE AND IMMEDIATELY CONTACT CIVIL ENGINEER WITH FINDINGS.

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PUD APPLICATION MAY 02, 2016

NOT FOR CONSTRUCTION

LAND O'LAKES HEADQUARTERS CONSOLIDATION

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KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

TITLE

UTILITY PLAN - PHASE ONE

SHEET NUMBER

C03-02

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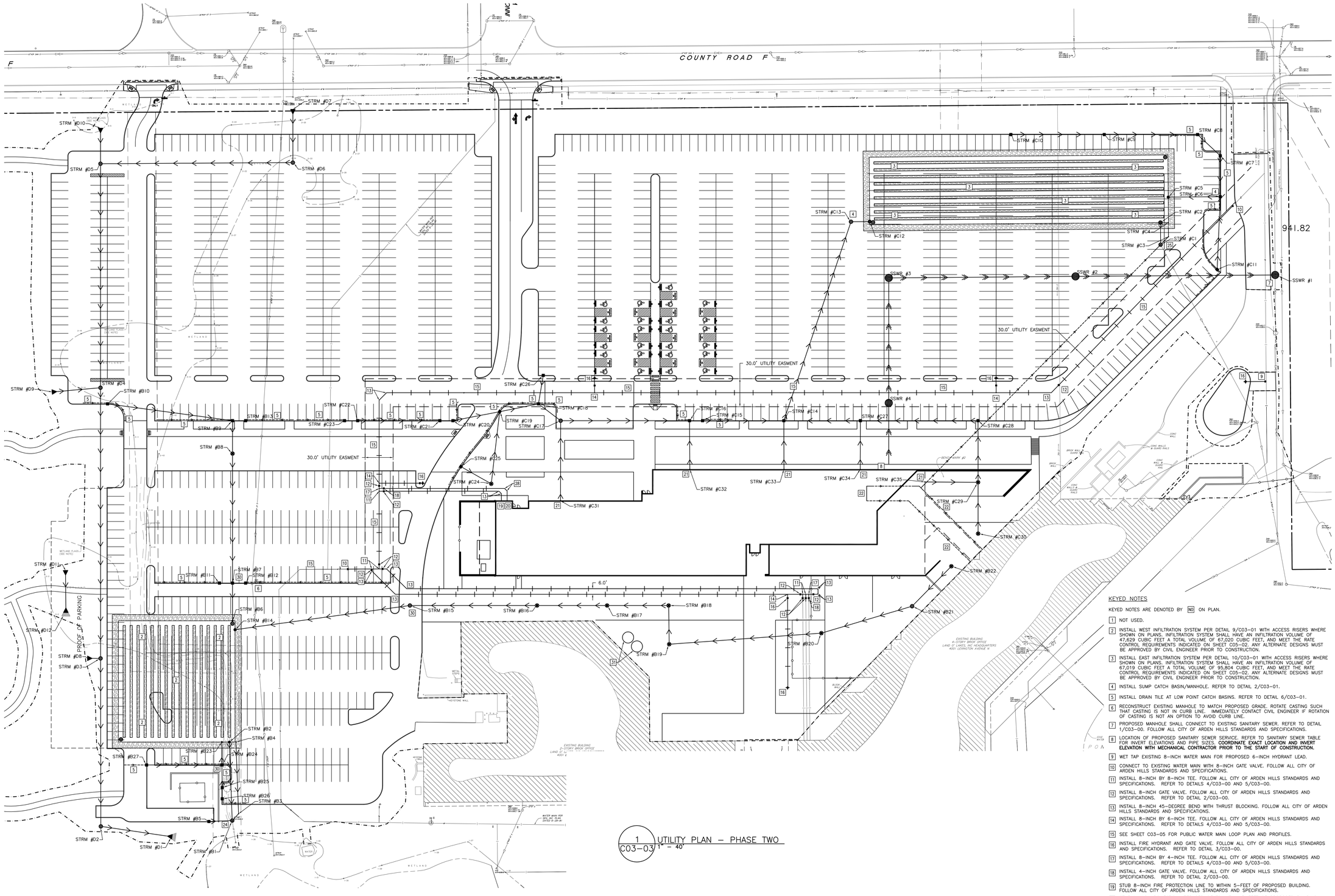

1 C03-03 UTILITY PLAN – PHASE TWO
1" = 40'

ABBREVIATIONS

BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
T.O.P.	Top Of Pipe

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- SANITARY SEWER
- WATER PIPE
- DRAIN TILE
- STORM SEWER
- FIRE HYDRANT
- GATE VALVE
- FIRE DEPARTMENT CONNECTION
- CATCH BASIN
- MANHOLE
- RETAINING WALL

N

40' 20' 0 40' 80'
SCALE 1" = 40'

KEYED NOTES

KEYED NOTES ARE DENOTED BY NO ON PLAN.

1. NOT USED.
2. INSTALL WEST INFILTRATION SYSTEM PER DETAIL 9/C03–01 WITH ACCESS RISERS WHERE SHOWN ON PLANS. INFILTRATION SYSTEM SHALL HAVE AN INFILTRATION VOLUME OF 47,629 CUBIC FEET A TOTAL VOLUME OF 67,020 CUBIC FEET, AND MEET THE RATE CONTROL REQUIREMENTS INDICATED ON SHEET C05–02. ANY ALTERNATE DESIGNS MUST BE APPROVED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.
3. INSTALL EAST INFILTRATION SYSTEM PER DETAIL 10/C03–01 WITH ACCESS RISERS WHERE SHOWN ON PLANS. INFILTRATION SYSTEM SHALL HAVE AN INFILTRATION VOLUME OF 67,019 CUBIC FEET A TOTAL VOLUME OF 95,804 CUBIC FEET, AND MEET THE RATE CONTROL REQUIREMENTS INDICATED ON SHEET C05–02. ANY ALTERNATE DESIGNS MUST BE APPROVED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.
4. INSTALL SUMP CATCH BASIN/MANHOLE. REFER TO DETAIL 2/C03–01.
5. INSTALL DRAIN TILE AT LOW POINT CATCH BASINS. REFER TO DETAIL 6/C03–01.
6. RECONSTRUCT EXISTING MANHOLE TO MATCH PROPOSED GRADE. ROTATE CASTING SUCH THAT CASTING IS NOT IN CURB LINE. IMMEDIATELY CONTACT CIVIL ENGINEER IF ROTATION OF CASTING IS NOT AN OPTION TO AVOID CURB LINE.
7. PROPOSED MANHOLE SHALL CONNECT TO EXISTING SANITARY SEWER. REFER TO DETAIL 1/C03–00. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS.
8. LOCATION OF PROPOSED SANITARY SEWER SERVICE. REFER TO SANITARY SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
9. WET TAP EXISTING 8–INCH WATER MAIN FOR PROPOSED 6–INCH HYDRANT LEAD.
10. CONNECT TO EXISTING WATER MAIN WITH 8–INCH GATE VALVE. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS.
11. INSTALL 8–INCH BY 8–INCH TEE. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS. REFER TO DETAILS 4/C03–00 AND 5/C03–00.
12. INSTALL 8–INCH GATE VALVE. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS. REFER TO DETAIL 2/C03–00.
13. INSTALL 8–INCH 45–DEGREE BEND WITH THRUST BLOCKING. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS.
14. INSTALL 8–INCH BY 6–INCH TEE. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS. REFER TO DETAILS 4/C03–00 AND 5/C03–00.
15. SEE SHEET C03–05 FOR PUBLIC WATER MAIN LOOP PLAN AND PROFILES.
16. INSTALL FIRE HYDRANT AND GATE VALVE. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS. REFER TO DETAIL 3/C03–00.
17. INSTALL 8–INCH BY 4–INCH TEE. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS. REFER TO DETAILS 4/C03–00 AND 5/C03–00.
18. INSTALL 4–INCH GATE VALVE. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS. REFER TO DETAIL 2/C03–00.
19. STUB 8–INCH FIRE PROTECTION LINE TO WITHIN 5–FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS.
20. STUB 4–INCH DOMESTIC WATER SERVICE TO WITHIN 5–FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS.
21. LOCATION OF PROPOSED ROOF DRAIN LEAD. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. **COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.**
22. INSTALL PERIMETER DRAIN TILE. REFER TO DETAIL 7/C03–01. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF CONNECTION TO BUILDING SUMP WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. PROVIDE SOLID PIPE AND WATER TIGHT CONNECTIONS TO 10–FEET OF EITHER SIDE OF ALL WATER CROSSINGS PER MN PLUMBING CODE.
23. NOT USED.
24. REFER TO DETAIL 2/C03–04 FOR WEIR MANHOLE DETAILS.
25. REFER TO DETAIL 3/C03–04 FOR WEIR MANHOLE DETAILS.
26. NOT USED.
27. NOT USED.
28. INSTALL 4–INCH 45–DEGREE BEND WITH THRUST BLOCKING. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS.
29. NOT USED.
30. INSTALL SUMP CATCH BASIN/MANHOLE WITH WEIR. REFER TO DETAIL 11/C03–01.
31. ABOVE GROUND IRRIGATION TANKS. IRRIGATION TANKS TO RECEIVE STORMWATER RUNOFF. FROM PROPOSED BUILDING ROOF.
32. NOT USED.

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PUD APPLICATION MAY 02, 2016

NOT FOR CONSTRUCTION

LAND O'LAKES HEADQUARTERS CONSOLIDATION

LAND O'LAKES
4001 Lexington Ave N.
Arden Hills, MN 55126
KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

UTILITY PLAN - PHASE TWO

C03-03

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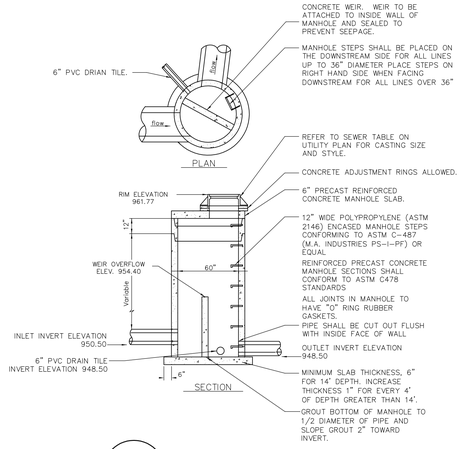
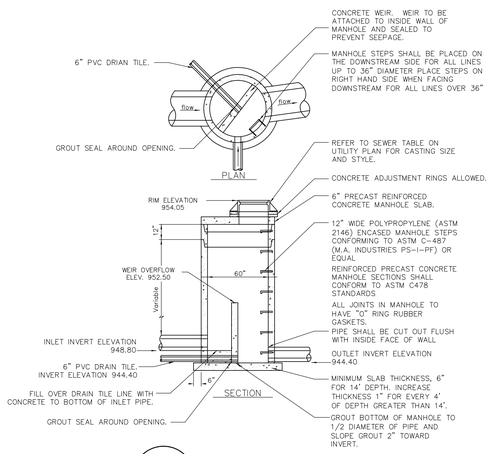
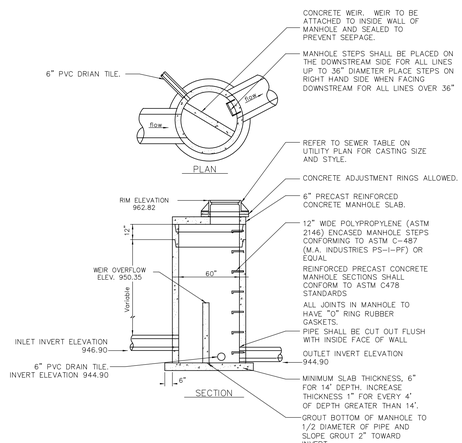


1 STORM SEWER MANHOLE WITH WEIR (STRM #A2)
C03-04 NOT TO SCALE



2 STORM SEWER MANHOLE WITH WEIR (STRM #B1)
C03-04 NOT TO SCALE



3 STORM SEWER MANHOLE WITH WEIR (STRM #C1)
C03-04 NOT TO SCALE

PHASE TWO - NETWORK C STORM SEWER TABLE

SEWER STRUCTURE TABLE

STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #C1	60" MH	R-3067	960.65	N = 946.90 NE = 946.90	24 L.F. OF 36" RCP @ 0.00%, STRM #C2 12 L.F. OF 6" HDPE @ 0.00%, STRM #C3
STRM #C2	TANK CONNECTION	NA	NA	S = 946.90	--------
STRM #C3	45 DEGREE BEND	NA	NA	SW = 946.90 N = 946.90	-------- 15 L.F. OF 6" HDPE @ 0.00%, STRM #C4
STRM #C4	DRAIN TILE CONNECTION	NA	NA	S = 946.90	--------
STRM #C5	TANK CONNECTION	NA	NA	E = 950.50	56 L.F. OF 24" RCP @ 1.01%, STRM #C6
STRM #C6	60" MH	R-3067	959.20	W = 951.06 N = 951.06 S = 952.06	-------- 44 L.F. OF 24" RCP @ 1.00%, STRM #C7 78 L.F. OF 12" RCP @ 1.00%, STRM #C11
STRM #C7	48" MH	R-3067	959.20	S = 951.50 NW = 951.50	-------- 33 L.F. OF 24" RCP @ 1.02%, STRM #C8
STRM #C8	48" MH	R-3067	959.25	SE = 951.84 W = 951.84	-------- 100 L.F. OF 18" RCP @ 1.00%, STRM #C9
STRM #C9	48" MH	R-3067	960.75	E = 952.84 W = 952.84	-------- 100 L.F. OF 18" RCP @ 1.00%, STRM #C10
STRM #C10	24"x36" CB	R-3067	962.25	E = 953.84	--------
STRM #C11	24"x36" CB	R-3067	959.33	N = 952.84	--------
STRM #C12	TANK CONNECTION	NA	NA	W = 947.25	20 L.F. OF 36" RCP @ 1.00%, STRM #C13
STRM #C13	72" MH	R-1733	964.86	E = 947.45 S = 947.45	-------- 225 L.F. OF 36" RCP @ 1.00%, STRM #C14
STRM #C14	72" MH	R-3067	962.25	N = 949.69 S = 956.58 W = 949.69 E = 956.30	-------- 52 L.F. OF 8" PVC @ 1.00%, STRM #C33 87 L.F. OF 36" RCP @ 1.00%, STRM #C15 82 L.F. OF 15" RCP @ 2.00%, STRM #C27
STRM #C15	60" MH	R-3067	962.25	E = 950.56 W = 950.56	-------- 14 L.F. OF 36" RCP @ 1.00%, STRM #C16
STRM #C16	60" MH	R-3067	962.25	E = 950.70 W = 950.70 S = 956.58	-------- 138 L.F. OF 30" RCP @ 1.00%, STRM #C17 52 L.F. OF 8" PVC @ 1.00%, STRM #C32
STRM #C17	60" MH	R-1733	961.46	E = 952.08 S = 955.79 NW = 952.08	-------- 86 L.F. OF 8" PVC @ 1.00%, STRM #C31 30 L.F. OF 30" RCP @ 1.01%, STRM #C18
STRM #C18	60" MH	R-3067	960.96	SE = 952.38 N = 952.38 W = 952.38	-------- 31 L.F. OF 18" RCP @ 1.00%, STRM #C26 42 L.F. OF 24" RCP @ 1.02%, STRM #C19
STRM #C19	72" MH	R-3067	960.00	E = 952.81 W = 952.81 S = 952.81	-------- 51 L.F. OF 24" RCP @ 1.00%, STRM #C20 78 L.F. OF 18" RCP @ 1.00%, STRM #C24
STRM #C20	48" MH	R-3067	959.00	E = 953.32 W = 953.32	-------- 14 L.F. OF 18" RCP @ 1.00%, STRM #C21
STRM #C21	48" MH	R-3067	959.00	E = 953.46 W = 953.46	-------- 88 L.F. OF 15" RCP @ 1.00%, STRM #C22
STRM #C22	48" MH	R-3067	959.00	E = 954.34 W = 954.34	-------- 14 L.F. OF 12" RCP @ 1.00%, STRM #C23
STRM #C23	24"x36" CB	R-3067	959.00	E = 954.48	--------
STRM #C24	48" MH	R-2535	960.00	N = 953.59 NW = 953.59	-------- 37 L.F. OF 12" RCP @ 1.02%, STRM #C25
STRM #C25	24"x36" CB	R-3067	960.00	SE = 953.97	--------
STRM #C26	24"x36" CB	R-3067	961.55	S = 952.69	--------
STRM #C27	48" MH	R-3067	963.54	W = 957.94 S = 959.85 E = 957.94	-------- 52 L.F. OF 8" PVC @ 1.00%, STRM #C34 126 L.F. OF 12" RCP @ 1.50%, STRM #C28
STRM #C28	48" MH	R-3067	965.53	W = 959.83 S = 959.83	-------- 66 L.F. OF 12" RCP @ 11.47%, STRM #C29
STRM #C29	48" MH	R-4353	975.50	N = 967.40 S = 967.40 W = 969.33	-------- 55 L.F. OF 12" RCP @ 2.00%, STRM #C30 57 L.F. OF 8" PVC @ 1.00%, STRM #C35
STRM #C30	27" CB	R-4353	975.50	N = 968.50	--------
STRM #C31	ROOF CONNECTION	NA	NA	N = 956.65	--------
STRM #C32	ROOF CONNECTION	NA	NA	N = 957.10	--------
STRM #C33	ROOF CONNECTION	NA	NA	N = 957.10	--------
STRM #C34	ROOF CONNECTION	NA	NA	N = 960.37	--------
STRM #C35	Null Structure	NA	NA	E = 969.90	--------

PHASE TWO - NETWORK D STORM SEWER TABLE

SEWER STRUCTURE TABLE

STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #D1	30" FES	NA	NA	W = 949.50	77 L.F. OF 30" RCP @ 0.81%, STRM #D2
STRM #D2	60" MH	R-1733	954.04	E = 950.12 N = 950.12	-------- 180 L.F. OF 30" RCP @ 0.80%, STRM #D3
STRM #D3	60" MH	R-1733	955.06	S = 951.56 N = 952.65 W = 951.56	-------- 290 L.F. OF 18" RCP @ 0.80%, STRM #D4 14 L.F. OF 18" RCP @ 0.79%, STRM #D8
STRM #D4	60" MH	R-1733	960.16	S = 954.97 N = 954.97 W = 953.95	-------- 240 L.F. OF 18" RCP @ 0.80%, STRM #D5 956 L.F. OF 18" RCP @ -1835.96%, STRM #D9
STRM #D5	60" MH	R-1733	965.80	S = 956.89 E = 956.89 N = 954.62	-------- 206 L.F. OF 18" RCP @ 0.80%, STRM #D6 38 L.F. OF 18" RCP @ 1.20%, STRM #D10
STRM #D6	60" MH	R-1733	965.59	W = 958.54 N = 958.54	-------- 57 L.F. OF 18" RCP @ 0.81%, STRM #D7
STRM #D7	18" FES	NA	NA	S = 959.00	--------
STRM #D8	18" FES	NA	NA	E = 951.67	--------
STRM #D9	18" FES	NA	NA	E = -0.75	--------
STRM #D10	18" FES	NA	NA	S = 955.08	--------
STRM #D11	18" FES	NA	NA	S = 952.75	--------
STRM #D12	18" FES	NA	NA	N = 951.75	45 L.F. OF 18" RCP @ 2.22%, STRM #D11

PHASE TWO - SANITARY SEWER TABLE

SEWER STRUCTURE TABLE

STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
EX. SSWR MH	48" MH	NA	942.52	N = 939.00	62 L.F. OF 8" PVC @ 5.68%,
SSWR #1	48" MH	R-1733	942.85	W = 940.54	214 L.F. OF 8" PVC @ 0.99%, SSWR #2
SSWR #2	48" MH	R-1733	962.40	E = 942.65 W = 942.65	-------- 200 L.F. OF 8" PVC @ 1.00%, SSWR #3
SSWR #3	48" MH	R-1733	965.04	E = 944.65 S = 944.65	-------- 134 L.F. OF 8" PVC @ 1.00%, SSWR #4
SSWR #4	48" MH	R-1733	964.19	N = 945.99 S = 945.99	-------- 68 L.F. OF 8" PVC @ 1.00%, SSWR #5
SSWR #5	48" MH	NA	969.00	N = 946.67	--------

PHASE ONE - NETWORK A STORM SEWER TABLE

SEWER STRUCTURE TABLE

STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #A1	48" MH	R-1733	NA	E = 947.15	135 L.F. OF 12" RCP @ 1.00%, STRM #A2
STRM #A2	60" WEIR MH	R-1733	961.40	W = 948.50 S = 951.00 SW = 948.50	-------- 56 L.F. OF 30" RCP @ 0.00%, STRM #A3 12 L.F. OF 6" HDPE @ 0.00%, STRM #A4
STRM #A3	TANK CONNECTION	NA	NA	N = 951.00	--------
STRM #A4	45 DEGREE BEND	NA	NA	NE = 948.50 S = 948.50	-------- 48 L.F. OF 6" HDPE @ 0.00%, STRM #A5
STRM #A5	DRAIN TILE CONNECTION	NA	NA	N = 948.50	--------
STRM #A6	TANK CONNECTION	NA	NA	N = 954.30	82 L.F. OF 12" RCP @ 1.00%, STRM #A7
STRM #A7	60" SUMP MH	R-1733	960.95	S = 955.12 NW = 955.12 E = 955.12	-------- 28 L.F. OF 12" RCP @ 1.00%, STRM #A8 45 L.F. OF 12" RCP @ 1.00%, STRM #A9
STRM #A8	24"x36" CB	R-3067	960.50	SE = 955.40	--------
STRM #A9	24"x36" CB	R-3067	960.00	W = 955.57	--------
STRM #A10	TANK CONNECTION	NA	NA	E = 954.25	21 L.F. OF 15" RCP @ 1.00%, STRM #A11
STRM #A11	60" SUMP CB	R-3067	958.95	W = 954.46 E = 954.46	-------- 20 L.F. OF 12" RCP @ 1.00%, STRM #A12
STRM #A12	48" MH	R-3067	959.00	W = 954.66 E = 954.66	-------- 24 L.F. OF 12" RCP @ 1.00%, STRM #A13
STRM #A13	48" MH	R-3067	959.00	W = 954.90 E = 954.90	-------- 20 L.F. OF 12" RCP @ 1.00%, STRM #A14
STRM #A14	24"x36" CB	R-3067	958.90	W = 955.10	--------
STRM #A15	TANK CONNECTION	NA	NA	E = 951.32	37 L.F. OF 24" RCP @ 1.00%, STRM #A16
STRM #A16	72" SUMP CB	R-3067	957.90	W = 951.69 SE = 951.69 NE = 951.69	-------- 58 L.F. OF 18" RCP @ 1.00%, STRM #A17 65 L.F. OF 18" RCP @ 1.00%, STRM #A20
STRM #A17	48" MH	R-3067	956.90	NW = 952.27 NE = 952.27	-------- 23 L.F. OF 12" RCP @ 1.00%, STRM #A18
STRM #A18	48" MH	R-3067	957.00	SW = 952.50 NE = 952.50	-------- 22 L.F. OF 12" RCP @ 1.00%, STRM #A19
STRM #A19	24"x36" CB	R-3067	957.10	SW = 952.72	--------
STRM #A20	24"x36" CB	R-3067	957.80	SW = 952.34	--------

PHASE TWO - NETWORK B STORM SEWER TABLE

SEWER STRUCTURE TABLE

STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #B1	60" MH	R-1733	954.97	N = 948.80 W = 944.40 NE = 948.80	84 L.F. OF 36" RCP @ 0.00%, STRM #B2 25 L.F. OF 12" RCP @ 1.00%, STRM #B5 10 L.F. OF 6" HDPE @ 0.00%, STRM #B3
STRM #B2	TANK CONNECTION	NA	NA	S = 948.80	--------
STRM #B3	45 DEGREE BEND	NA	NA	SW = 948.80 N = 948.80	-------- 77 L.F. OF 6" HDPE @ 0.00%, STRM #B4
STRM #B4	DRAIN TILE CONNECTION	NA	NA	S = 948.80	--------
STRM #B5	24"x36" CB	R-3067	948.30	E = 944.65	--------
STRM #B6	TANK CONNECTION	NA	NA	N = 951.21	40 L.F. OF 24" RCP @ 1.00%, STRM #B7
STRM #B7	60" MH	R-3067	957.00	S = 951.61 N = 951.61 E = 952.15 W = 952.15	-------- 139 L.F. OF 24" RCP @ 1.00%, STRM #B8 14 L.F. OF 12" RCP @ 1.00%, STRM #B12 14 L.F. OF 12" RCP @ 1.00%, STRM #B11
STRM #B8	48" MH	R-4353	959.10	S = 953.00 N = 953.00	-------- 35 L.F. OF 24" RCP @ 1.00%, STRM #B9
STRM #B9	60" MH	R-3067	959.00	S = 953.35 W = 953.35 E = 953.35	-------- 135 L.F. OF 18" RCP @ 1.00%, STRM #B10 14 L.F. OF 15" RCP @ 1.00%, STRM #B13
STRM #B10	24"x36" CB	R-3067	960.00	E = 954.70	--------
STRM #B11	24"x36" CB	R-3067	957.00	E = 952.29	--------
STRM #B12	24"x36" CB	R-3067	957.00	W = 952.29	--------
STRM #B13	24"x36" CB	R-3067	959.00	W = 953.49	--------
STRM #B14	TANK CONNECTION	NA	NA	E = 950.55	189 L.F. OF 18" RCP @ 1.10%, STRM #B15
STRM #B15	48" MH	R-1733	958.22	W = 952.63 E = 952.63	-------- 136 L.F. OF 18" RCP @ 1.00%, STRM #B16
STRM #B16	48" MH	R-2535	960.50	W = 953.99 E = 953.99	-------- 75 L.F. OF 15" RCP @ 1.00%, STRM #B17
STRM #B17	48" MH	R-2535	960.50	W = 954.74 E = 954.74	-------- 66 L.F. OF 15" RCP @ 1.00%, STRM #B18
STRM #B18	48" MH	R-2535	960.40	W = 955.40 S = 955.40	-------- 42 L.F. OF 12" RCP @ 3.54%, STRM #B19
STRM #B19	48" MH	R-2535	960.80	N = 956.87 E = 956.87	-------- 163 L.F. OF 12" RCP @ 1.00%, STRM #B20
STRM #B20	48" MH	R-2535	962.45	W = 958.50 E = 958.50	-------- 101 L.F. OF 12" RCP @ 3.00%, STRM #B21
STRM #B21	48" MH	R-1733	973.33	W = 961.54 NE = 961.54	-------- 60 L.F. OF 12" RCP @ 10.00%, STRM #B22
STRM #B22	27" CB	R-4353	975.50	SW = 967.54	--------
STRM #B23	TANK CONNECTION	NA	NA	S = 948.80	25 L.F. OF 24" RCP @ 1.02%, STRM #B24
STRM #B24	60" MH	R-3067	953.85	N = 949.05 W = 949.08 S = 949.05	-------- 81 L.F. OF 15" RCP @ 1.01%, STRM #B27 24 L.F. OF 18" RCP @ 1.03%, STRM #B25
STRM #B25	48" MH	R-3067	953.80	N = 949.30 S = 949.30	-------- 12 L.F. OF 15" RCP @ 1.00%, STRM #B26
STRM #B26	24"x36" CB	R-3067	953.80	N = 949.42	--------
STRM #B27	24"x36" CB	R-3067	953.39	E = 949.89	--------

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PUD APPLICATION
MAY 02, 2016

NOT FOR CONSTRUCTION

LAND O'LAKES HEADQUARTERS CONSOLIDATION

LAND O'LAKES
4001 Lexington Ave N.
Arden Hills, MN 55126
KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

SANITARY SEWER AND STORM SEWER SCHEDULES

C03-04

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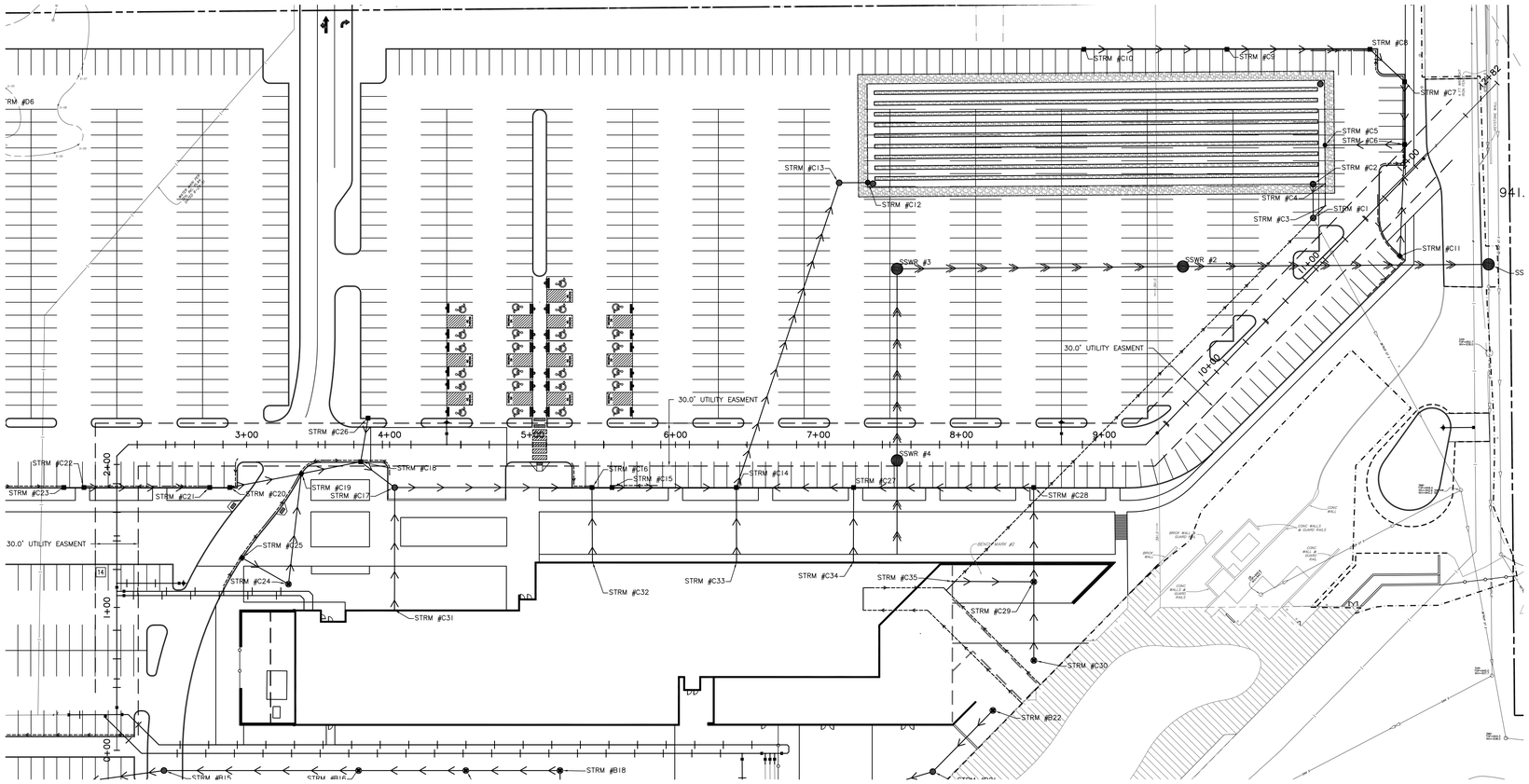
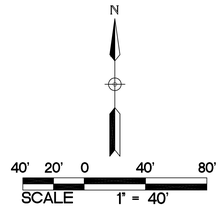
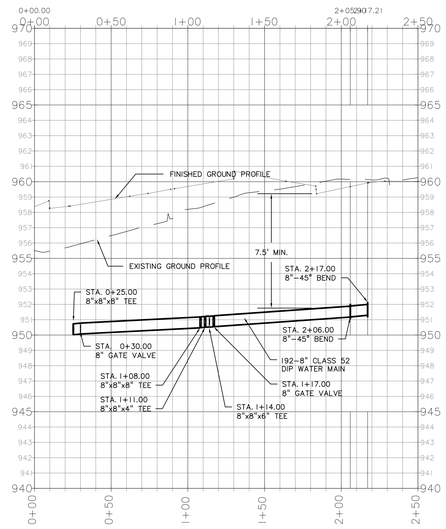
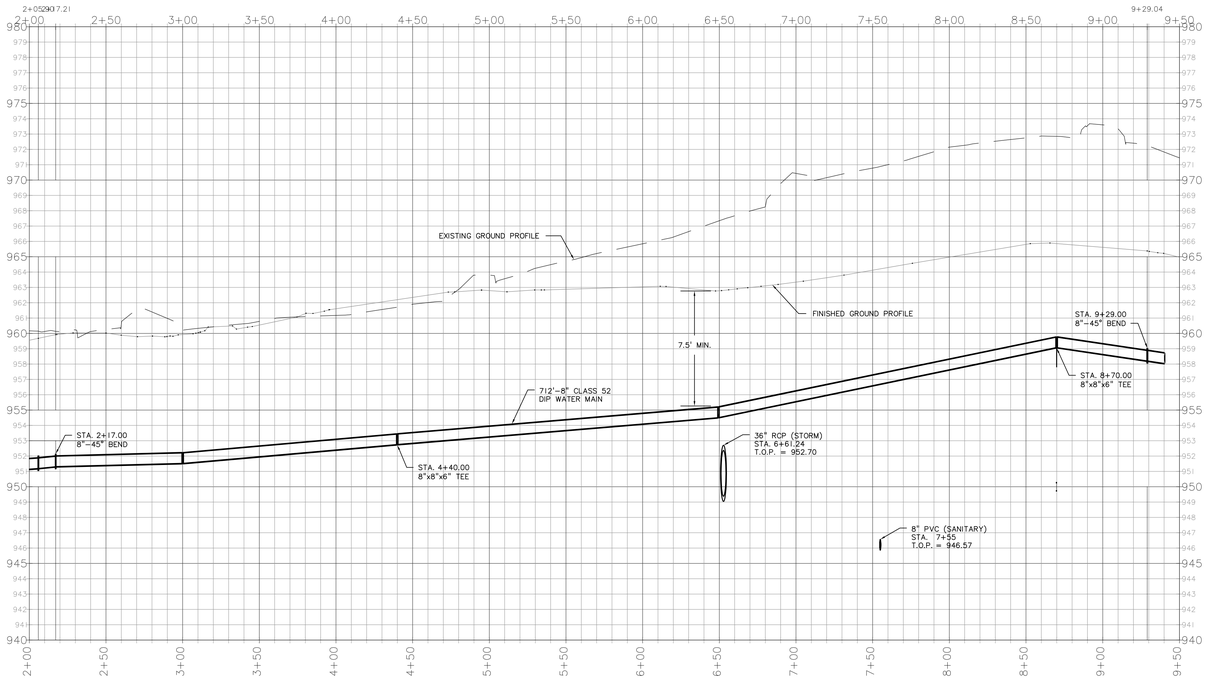


PUBLIC WATER MAIN RELOCATION PLAN

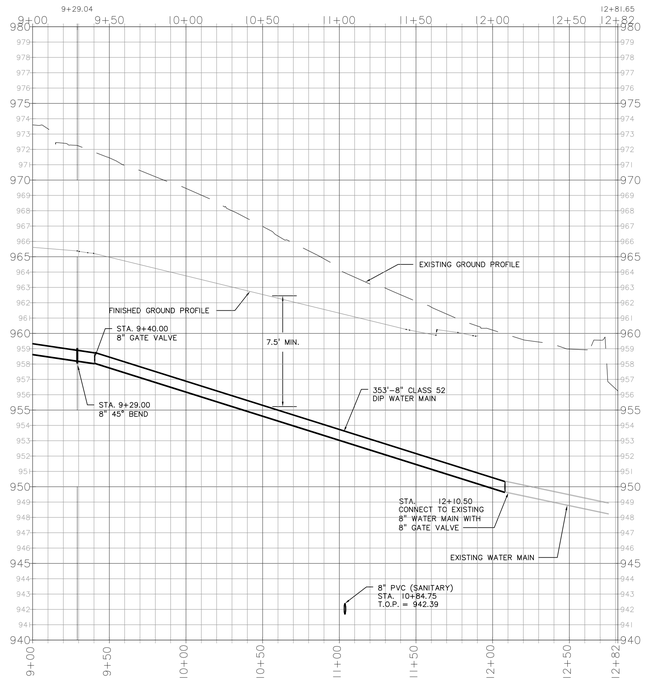




PUBLIC WATER MAIN LOOP
PROFILE A
STA. 0+00 TO STA. 2+17



PUBLIC WATER MAIN LOOP
PROFILE B
STA. 2+17 TO STA. 9+29



PUBLIC WATER MAIN LOOP
PROFILE C
STA. 9+29 TO STA. 12+82

PERKINS +WILL

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Drawn	WH-NA
Checked	TJC
Approved	KAB

TITLE

PUBLIC WATERMAIN PLAN AND PROFILE

SHEET NUMBER

C03-05

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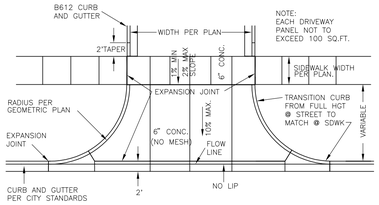
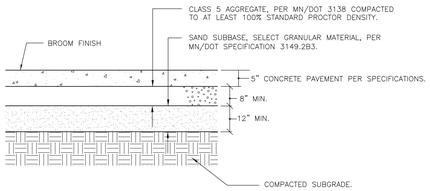
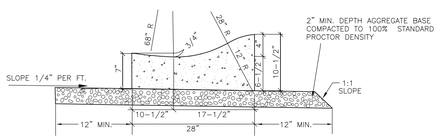


10 / C04-00 CONCRETE DRIVE ENTRANCE
NOT TO SCALE



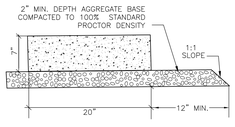
NOTE: JOINT SPACING SHALL NOT EXCEED 24 TO 30 TIMES THE PAVEMENT THICKNESS WITH A MAXIMUM OF 15 FEET.

11 / C04-00 CONCRETE PAVEMENT
NOT TO SCALE



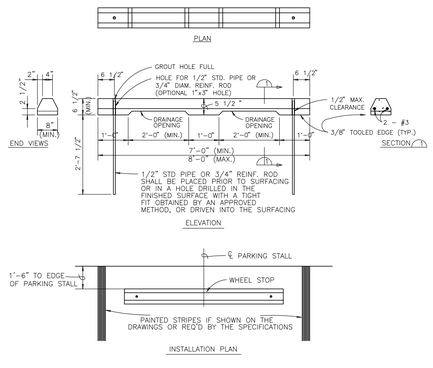
NOTE:
DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE.

12 / C04-00 SURMOUNTABLE CURB SECTION
NOT TO SCALE

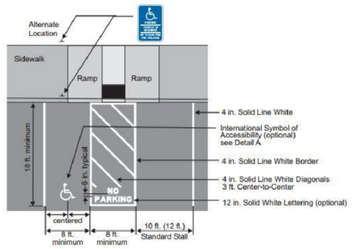


NOTE:
CURB SECTION IS TO SLOPE TOWARD PARKING LOT PER GRADING PLAN. TRANSITION INTO B612 CURBING USING NOSE-DOWN CURB SECTION.

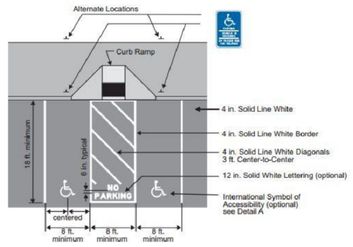
13 / C04-00 FLAT CURB/CONCRETE EDGER
NOT TO SCALE



14 / C04-00 PRECAST WHEEL STOP
NOT TO SCALE

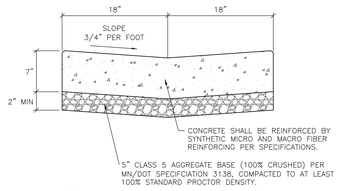


SINGLE PARKING STALL



DOUBLE PARKING STALL

7 / C04-00 PEDESTRIAN CURB RAMP – DETECTABLE WARNING
NOT TO SCALE

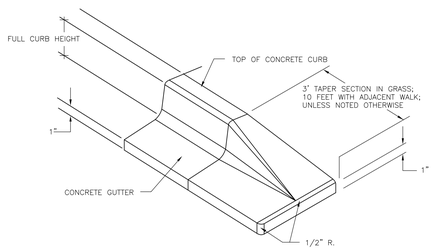


NOTES:

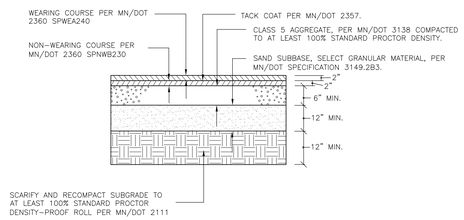
1. CONSTRUCT VALLEY GUTTER IN ACCORDANCE WITH MNDOT SPECIFICATION 2531.

2. CONTRACTOR SHALL EXTEND AGGREGATE BASE BELOW CONCRETE VALLEY GUTTER A MINIMUM OF 2" OR TO BOTTOM OF ADJACENT PAVEMENT AGGREGATE BASE, WHICH EVER IS GREATER.

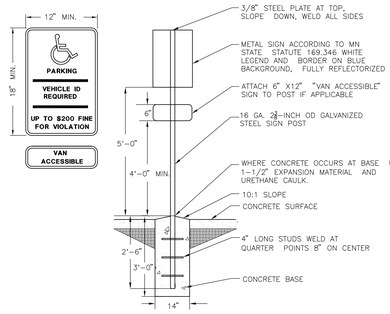
8 / C04-00 CONCRETE VALLEY GUTTER
NOT TO SCALE



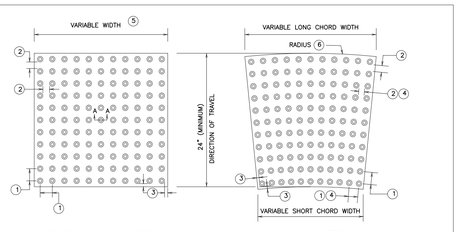
9 / C04-00 NOSE-DOWN CURB SECTION
NOT TO SCALE

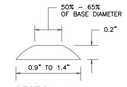


4 / C04-00 LIGHT-DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



5 / C04-00 ACCESSIBLE SIGN AND POST – CONCRETE PLACEMENT
NOT TO SCALE





SECTION A–A
TRUNCATED DOME

TYPICAL RADIAL TRUNCATED DOME PLATES

RADIUS (FEET) ⑦	LONG CHORD WIDTH (INCHES)	SQ. FT. PER PLATE	PLATES REQUIRED FOR 90 DEGREE TURN
10	23-1/2	3.53	8
15	18-13/16	2.93	15
15	23-1/2	3.67	12
20	18-13/16	3.00	20
20	18-7/8	2.98	20
25	20-1/2	3.28	23
25	23-9/16	3.77	20
30	22-5/8	3.65	25
35	22	3.56	30

NOTES:

DETECTABLE WARNING SURFACES SHALL FOLLOW THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).

DETECTABLE WARNINGS CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN.

DETECTABLE WARNINGS ARE REQUIRED:
–WHERE RAMPS, LANDINGS, OR BLENDED TRANSITIONS PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE ROADWAY.
–WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE PERMITTED TO OPERATE LIKE A PUBLIC ROADWAY.
–AT PEDESTRIAN RAILWAY CROSSINGS.
–ON RAIL PLATFORMS WHERE BOARDING EDGES ARE NOT PROTECTED.

DETECTABLE WARNINGS SHALL EXTEND:
–A MINIMUM OF 24" IN THE DIRECTION OF TRAVEL,
–THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION, WITHIN 3" OF FULL WIDTH ON EITHER END.
–THE FULL LENGTH OF THE PUBLIC USE AREA OF A RAIL PLATFORM.

DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, ROADWAY, OR WALKWAY, EITHER A LIGHT-ON-DARK OR DARK-ON-LIGHT. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, EXCLUDING THE FLARED SIDES.

FOR MN/DOT PROJECTS, SEE MN/DOT'S APPROVED/QUALIFIED PRODUCT LISTS.

DETECTABLE WARNING SURFACE SHALL BE PAID FOR AS TRUNCATED DOMES BY THE SQUARE FOOT.

ALL TRUNCATED DOME SYSTEMS SHALL BE PLACED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

1. CENTER TO CENTER DOME SPACING: 1.6" MINIMUM, 2.4" MAXIMUM.
2. BASE TO BASE DOME SPACING: 0.65" MINIMUM.
3. DOME BASE TO PLATE EDGE SPACING: 0.35" MINIMUM, 0.75" MAXIMUM.
4. SPACING VARIES ON RADIAL PLATES.
5. TYPICAL WIDTHS AVAILABLE: 12", 18", 24", 30", 36". CHECK WITH MANUFACTURERS FOR AVAILABLE WIDTHS.
6. ON RADIAL PLATE, RADIUS DEFINED AT BACK OF CURB.
7. TYPICAL RADII. CHECK WITH MANUFACTURERS FOR AVAILABLE RADII.

STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE	STANDARD PLATE NO.
DETECTABLE WARNING SURFACE TRUNCATED DOMES	2531	7038A

NOTE:
FOR ADA COMPLIANT PEDESTRIAN RAMPS, REFER TO MN/DOT STANDARD PLAN 5-297.250 PEDESTRIAN CURB RAMP DETAILS AT THE FOLLOWING WEB ADDRESS:
HTTP://STANDARDPLATES.DOT.STATE.MN.US/STDPLATE.ASPX

CONTRACTOR SHALL COORDINATE FINAL CURB RAMP LOCATION AND PEDESTRIAN CURB RAMP DETAIL WITH THE CITY AND OWNER PRIOR TO INSTALLATION.

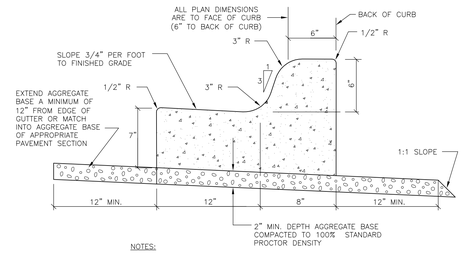
6 / C04-00 PEDESTRIAN CURB RAMP – DETECTABLE WARNING
NOT TO SCALE

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
3. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
4. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
5. FOLLOW ALL CITY OF ARDEN HILLS AND RAMSEY COUNTY RULES, REGULATIONS AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
6. NO PONDING OF WATER OR ABRUPT TRANSITIONS WILL BE ALLOWED WHERE NEW PAVEMENT/CURB/SIDEWALK MATCHES INTO EXISTING PAVEMENT/CURB/SIDEWALK.
7. ALL PARKING STALLS ARE TO BE 9 FEET WIDE BY 18 FEET LONG. REFER TO LAYOUTS 1/C04.01 AND 1/C04.02 FOR ACCESSIBLE PARKING STALLS.
8. THE CONTRACTOR IS TO CONTACT THE LAKE JOHANNA FIRE DEPARTMENT FOR THE EXACT PLACEMENT OF FIRE LANES, YELLOW-PAINTED CURBING AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.

PAVING NOTES:

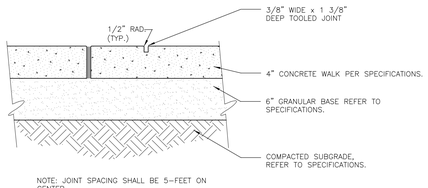
1. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
2. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
3. SAWCUT AND MATCH NEW BITUMINOUS PAVEMENT INTO EXISTING PAVEMENT. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
4. MATCH NEW CONCRETE CURB AND GUTTER INTO EXISTING. FOLLOW ALL CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS FOR CURB TYPE, MATERIAL AND INSTALLATION METHODS.
5. SAWCUT EXISTING BITUMINOUS PAVEMENT AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER. INSTALL DRIVE ENTRANCE PER CITY OF ARDEN HILLS STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF ARDEN HILLS AND RAMSEY COUNTY REQUIREMENTS FOR TRAFFIC CONTROL.



NOTES:

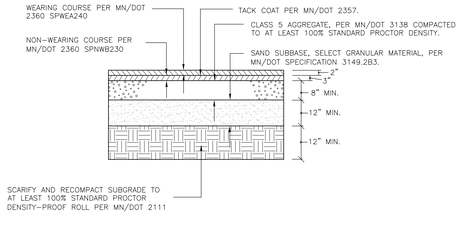
1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE.
2. CONSTRUCT CURB AND GUTTER IN ACCORDANCE WITH MNDOT SPECIFICATION 2531.

1 / C04-00 B612 CONCRETE CURB AND GUTTER
NOT TO SCALE



NOTE: JOINT SPACING SHALL BE 5-FEET ON CENTER.

2 / C04-00 CONCRETE SIDEWALK CONSTRUCTION (TYP.)
NOT TO SCALE



3 / C04-00 HEAVY-DUTY BITUMINOUS PAVEMENT
NOT TO SCALE

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PAVING AND GEOMETRIC NOTES AND DETAILS

SHEET NUMBER

C04-00

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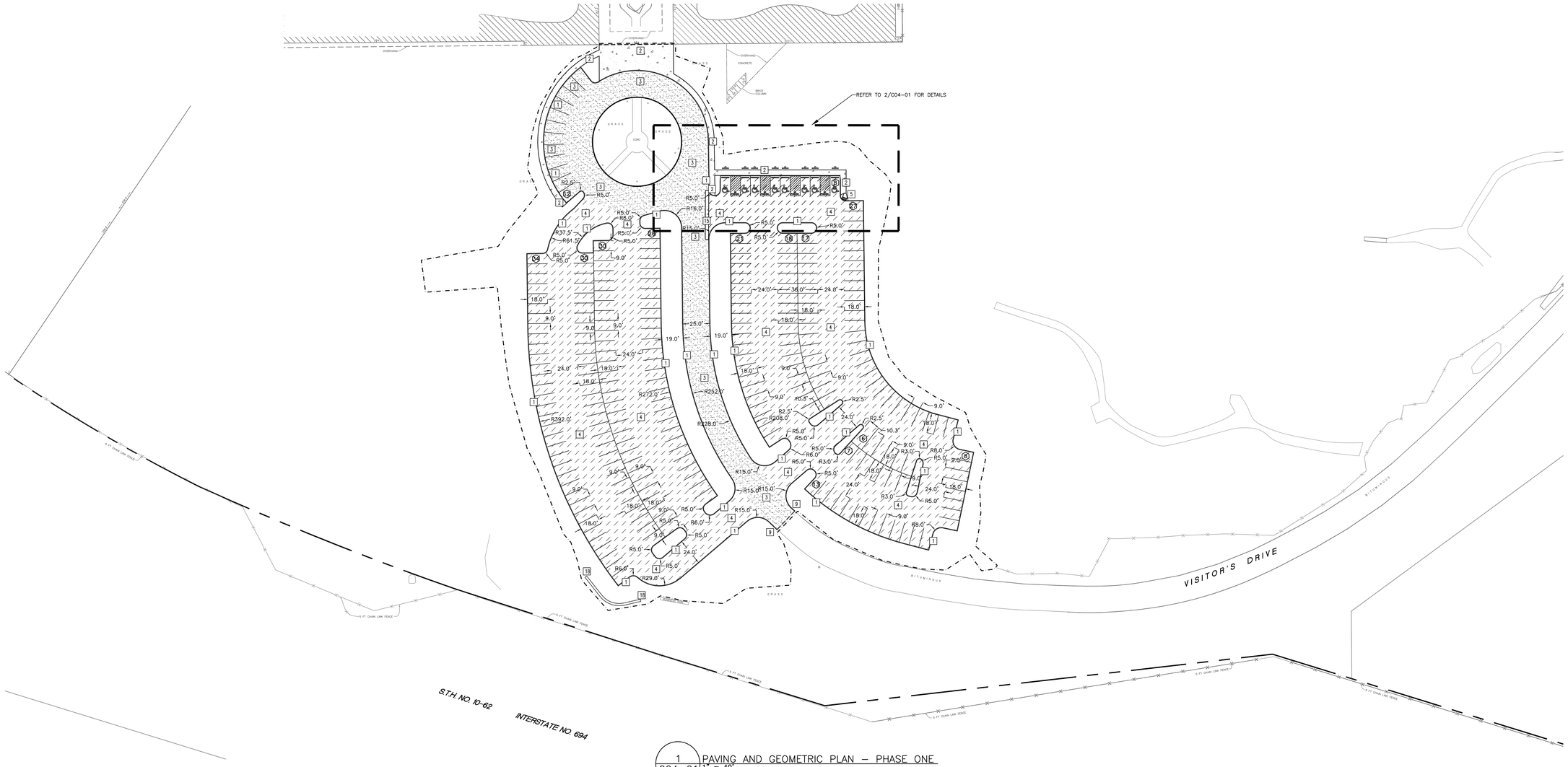
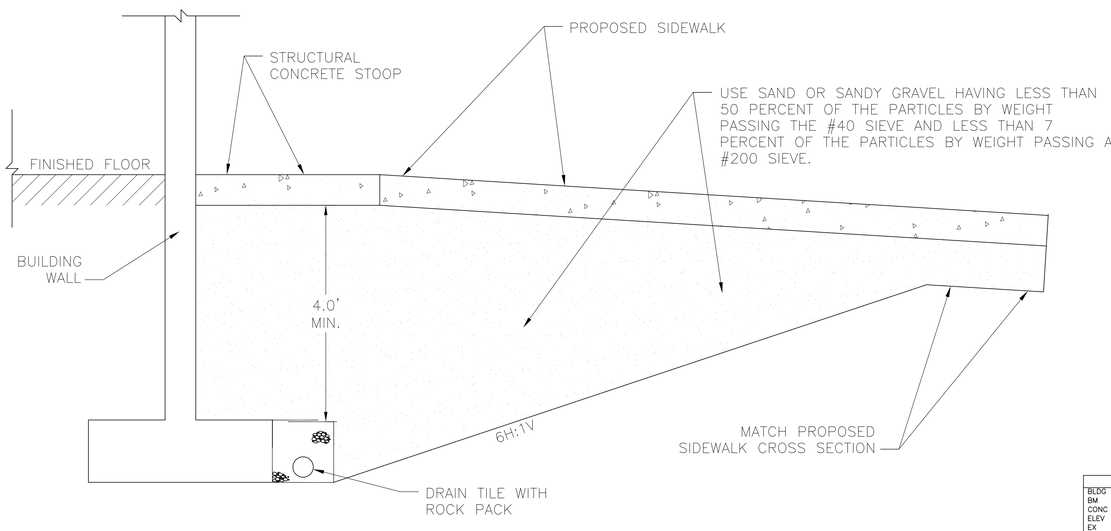
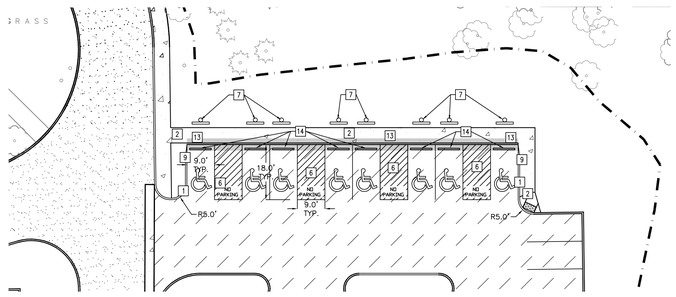


1 C04-01 PAVING AND GEOMETRIC PLAN – PHASE ONE
1" = 40'



3 C04-01 FROST PROTECTION–SIDEWALK TRANSITION
NOT TO SCALE



2 C04-01 ACCESSIBLE PARKING, PAVING AND GEOMETRIC PLAN – PHASE ONE
1" = 20'

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
TW	Top of Wall
BW	Bottom of Wall
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MNMUTCD	Minnesota Manual on Uniform Traffic Control Devices

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- RETAINING WALL
- LAYOUT
- HEAVY DUTY PAVEMENT SECTION
- LIGHT DUTY PAVEMENT SECTION
- CONCRETE PAVEMENT/SIDEWALK
- FLAT/SURMOUNTABLE CURB AND GUTTER
- ACCESSIBLE PARKING SYMBOL
- SIGN
- PARKING STALL COUNT (8)

N

40' 20' 0 40' 80'
SCALE 1" = 40'

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 1/C04–00.
2. INSTALL CONCRETE WALK, CONCRETE STOOP, AND PLAZA AREA. REFER TO DETAIL 2/C04–00. REFER TO LANDSCAPE PLANS FOR CONCRETE FINISH AND JOINTING. REFER TO DETAIL 3/C04–01 FOR FROST TRANSITION ZONE.
3. INSTALL HEAVY–DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 3/C04–00.
4. INSTALL LIGHT–DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 4/C04–00.
5. INSTALL PEDESTRIAN CURB RAMP. REFER TO DETAIL 6/C04–00. REFER TO MN/DOT STANDARD PLAN 5–297.250 AND MN/DOT STANDARD PLATE 7038.
6. INSTALL PAINTED NO PARKING & ACCESS AISLE STRIPING. REFER TO DETAIL 7/C04–00.
7. INSTALL ACCESSIBLE PARKING SIGN / NO PARKING SIGN. REFER TO DETAIL 5/C04–00.
8. NOT USED.
9. INSTALL NOSE–DOWN CURB SECTION. REFER TO DETAIL 9/C04–00.
10. NOT USED.
12. NOT USED.
13. INSTALL FLAT CONCRETE CURB AND GUTTER. REFER TO DETAIL 13/C04–00.
14. INSTALL PRECAST CONCRETE WHEEL STOP. REFER TO DETAIL 14/C04–00.
15. INSTALL CONCRETE VALLEY GUTTER. REFER TO DETAIL 8/C04–00.
16. NOT USED.
17. NOT USED.
18. INSTALL RETAINING WALL. REFER TO STRUCTURAL PLANS FOR CAST IN PLACE WALL. MODULAR BLOCK RETAINING WALLS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. REFER TO SHEETS C02–01, C02–02, AND C02–03 FOR PROPOSED RETAINING WALL NOTES AND TW/BW ELEVATIONS.
19. NOT USED.
20. NOT USED.
21. NOT USED.
22. NOT USED.
23. NOT USED.

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PAVING AND GEOMETRIC PLAN - PHASE ONE

SHEET NUMBER

C04-01

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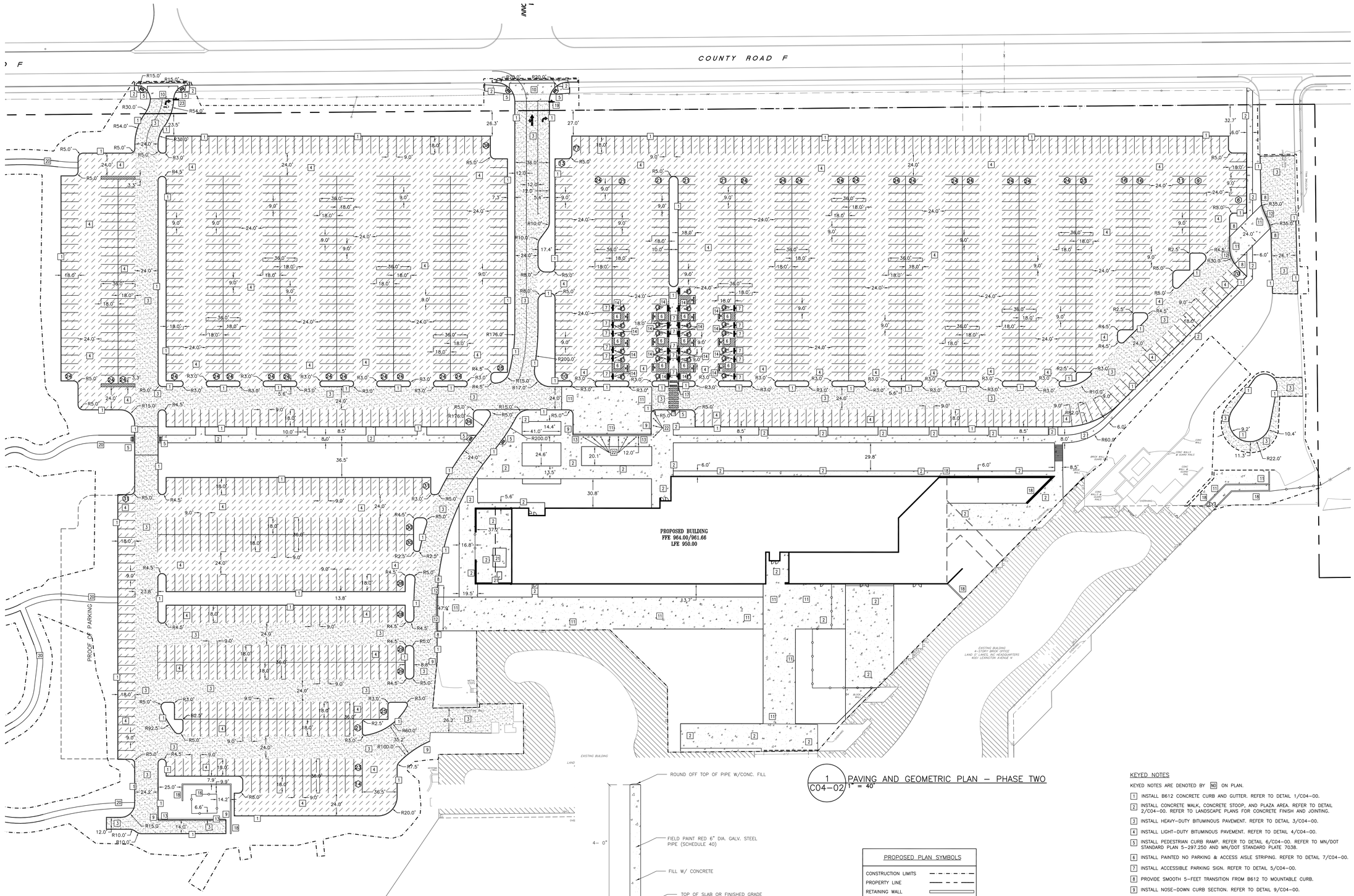
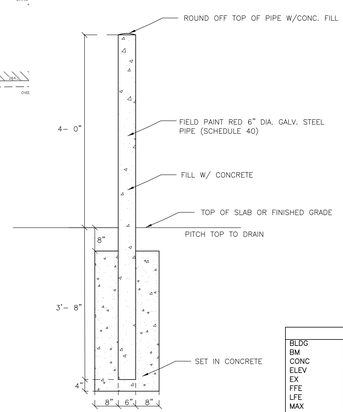


1 C04-02 PAVING AND GEOMETRIC PLAN – PHASE TWO
1" = 40'



3 C04-02 BOLLARD SECTION
NOT TO SCALE

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MNMUTCD	Minnesota Manual on Uniform Traffic Control Devices

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- RETAINING WALL
- INTERIOR WALL
- FENCE
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK
- FLAT/SURMOUNTABLE CURB AND GUTTER
- PEDESTRIAN CURB RAMP
- ACCESSIBLE PARKING SYMBOL
- SIGN
- PARKING STALL COUNT (8)

N

40' 20' 0 40' 80'
SCALE 1" = 40'

KEYED NOTES

KEYED NOTES ARE DENOTED BY NO ON PLAN.

1. INSTALL B612 CONCRETE CURB AND GUTTER. REFER TO DETAIL 1/C04–00.
2. INSTALL CONCRETE WALK, CONCRETE STOOP, AND PLAZA AREA. REFER TO DETAIL 2/C04–00. REFER TO LANDSCAPE PLANS FOR CONCRETE FINISH AND JOINTING.
3. INSTALL HEAVY–DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 3/C04–00.
4. INSTALL LIGHT–DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 4/C04–00.
5. INSTALL PEDESTRIAN CURB RAMP. REFER TO DETAIL 6/C04–00. REFER TO MN/DOT STANDARD PLAN 5–297.250 AND MN/DOT STANDARD PLATE 7038.
6. INSTALL PAINTED NO PARKING & ACCESS AISLE STRIPING. REFER TO DETAIL 7/C04–00.
7. INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAIL 5/C04–00.
8. PROVIDE SMOOTH 5–FEET TRANSITION FROM B612 TO MOUNTABLE CURB.
9. INSTALL NOSE–DOWN CURB SECTION. REFER TO DETAIL 9/C04–00.
10. INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 10/C04–00. FOLLOW ALL RAMSEY COUNTY RULES AND REULATIONS.
11. INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 11/C04–00.
12. INSTALL SURMOUNTABLE CONCRETE CURB AND GUTTER. REFER TO DETAIL C12/C04–00.
13. INSTALL FLAT CONCRETE CURB AND GUTTER. REFER TO DETAIL 13/C04–00.
14. INSTALL PRECAST CONCRETE WHEEL STOP. REFER TO DETAIL 14/C04–00.
15. NOT USED.
16. INSTALL NEW FENCE AROUND OUTDOOR POWER CENTER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
17. INSTALL TRUNCATED DOME DETECTABLE WARNING PLATES. REFER TO DETAIL 6/C04–00.
18. INSTALL RETAINING WALL. REFER TO STRUCTURAL PLANS FOR CAST IN PLACE WALL. MODULAR BLOCK RETAINING WALLS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. REFER TO SHEETS C02–01, C02–02, AND C02–03 FOR PROPSED RETAINING WALL NOTES AND TW/BW ELEVATIONS.
19. INSTALL STOP SIGN. PER MNMWUTCD 2B.10.
20. REFER TO SHEET C04–03 AND LANDSCAPE PLANS FOR TRAIL LAYOUT THROUGH WOODED AREA.
21. INSTALL CONCRETE MECHANICAL PAD. REFER TO STRUCTURAL PLANS. VERIFY ACTUAL DIMENSIONS OF PAD WITH MECHANICAL PRIOR TO START OF CONSTRUCTION.
22. INSTALL BOLLARD. REFER TO DETAIL 3/C04–02.
23. INSTALL YEILD SIGN. PER MNMWUTCD 2B.10.

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PUD
APPLICATION
MAY 02, 2016

NOT FOR
CONSTRUCTION

LAND O'LAKES
HEADQUARTERS
CONSOLIDATION

LAND O'LAKES
4001 Lexington Ave N.
Arden Hills, MN 55126
KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

TITLE

PAVING AND GEOMETRIC PLAN - PHASE TWO

SHEET NUMBER

C04-02

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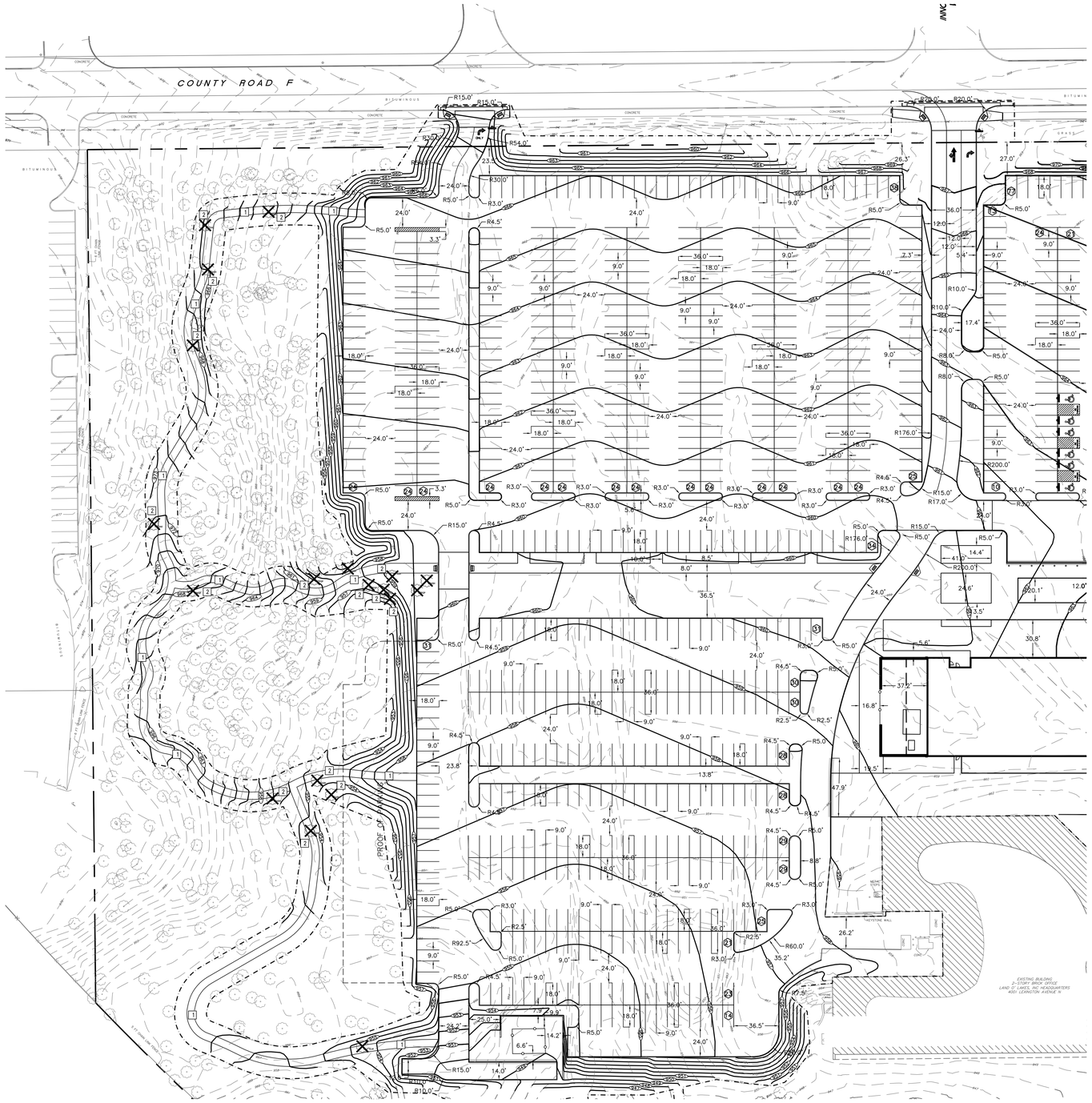
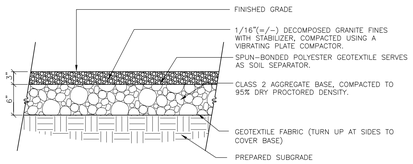


1 C04–03 WOODED AREA TRAIL PLAN – PHASE TWO
1" = 40'



2 C04–03 DECOMPOSED GRANITE PAVING
NOT TO SCALE

NOTE:
PRIOR TO START OF TRAIL CONSTRUCTION, CONTRACTOR SHALL CONTACT CIVIL ENGINEER AND LANDSCAPE ARCHITECT TO REVIEW TRAIL PATH IN FIELD. TREES TO BE REMOVED SHALL BE TAGGED BY LANDSCAPE ARCHITECT. ALL OTHER TREES TO REMAIN SHALL BE PROTECTED AT ALL TIMES.

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MNMUTCD	Minnesota Manual on Uniform Traffic Control Devices

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	
PROPERTY LINE	
TREE REMOVAL	

N

40' 20' 0 40' 80'
SCALE 1" = 40'

KEYED NOTES

KEYED NOTES ARE DENOTED BY NO ON PLAN.

1 REFER TO LANDSCAPE PLANS FOR TRAIL LAYOUT THROUGH WOODED AREA. REFER TO DETAIL 2/C04–03.

2 REMOVE TREE IN ITS ENTIRETY.

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ISSUE CHART

MARK	ISSUE	DATE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

TITLE

WOODED AREA
TRAIL PLAN
- PHASE TWO

SHEET NUMBER

C04-03

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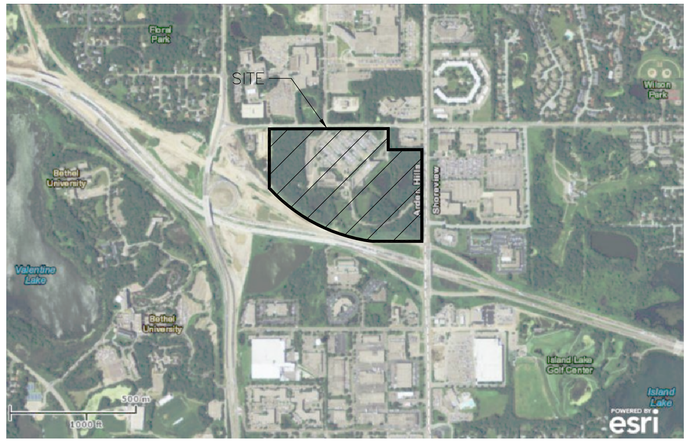
PROJECT NARRATIVE

THE PROJECT IS LOCATED SOUTH OF COUNTY ROAD F WEST, BETWEEN HAMLINE AVENUE AND LEXINGTON AVENUE NORTH. THE PROPERTY IS APPROXIMATELY 48.87 ACRES. THE APPROXIMATE DISTURBED AREA IS 22.9 ACRES. THE EXISTING IMPERVIOUS AREAS, A BITUMINOUS PARKING LOT, AND CONCRETE SIDEWALKS, TOTAL 0.65 ACRES. STORMWATER RUNOFF FROM THE EXISTING SITE SHEETS FLOWS TO THE SOUTHEAST WETLAND, TO THE EXISTING ONSITE DRAINAGE POND, TO COUNTY ROAD F WEST, TO MN/DOT RIGHT OF WAY, AND TO ONSITE RAIN GARDENS.

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A BITUMINOUS PARKING AREA AND SIDEWALKS. THE PROPOSED NEW/REDEVELOPED IMPERVIOUS AREA IS APPROXIMATELY 16.2 ACRES. STORMWATER RUNOFF FROM THE PARKING AREAS WILL BE DIRECTED TO ONSITE STORM SEWER. THE STORM SEWER DIRECTS STORMWATER TO FILTRATION TANK SYSTEMS LOCATED UNDER THE PARKING AREA.



SITE MAP
ARDEN HILLS, MN

SPECIAL AND IMPAIRED WATERS

THESE SPECIAL AND IMPAIRED WATERS ARE LOCATED WITHIN ONE MILE (AERIAL RADIUS) OF THE PROJECT LIMITS AND RECEIVE RUNOFF FROM THE PROJECT SITE. DUE TO THE PROXIMITY OF THESE SPECIAL ADN IMPAIRED WATERS, THE BMPS DESCRIBED IN APPENDIX A OF THE NPDES PERMIT WILL APPLY TO ALL AREAS OF THE SITE.

WATERBODY	IMPAIRMENT(S)
VALENTINE LAKE	NUTRIENT/EUTROPHICATION BIOLOGICAL INDICATORS
ISLAND LAKE	MERCURY IN FISH TISSUE, NUTRIENT/EUTOPHICATION BIOLOGICAL INDICATORS

OTHER NOTES:

1. LONG TERM MAINTENANCE OF THE SITE WILL BE PERFORMED BY LAND O'LAKES AS OUTLINED IN THE RECORDED MAINTENANCE AGREEMENT WITH RICE CREEK WATERSHED DISTRICT.
2. THIS SWPPP WAS PREPARED BY PERSONNEL THAT ARE CERTIFIED IN THE DESIGN OF CONSTRUCTION SWPPPS, COPIES OF THE CERTIFICATIONS ARE ON FILE WITH BKBM AND ARE AVAILABLE UPON REQUEST.
3. THIS SWPPP DOCUMENT MUST BE AMENDED AS NECESSARY DURING CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AS THE SITE. THE SITE MAP SHOWING LOCATIONS OF ALL STORM WATER CONTROLS MUST BE POSTED ON THE SITE AND UPDATED TO REFLECT THE PROGRESS OF CONSTRUCTION.

POLLUTION PREVENTION MANAGEMENT MEASURES

SOLID WASTE DISPOSED PROPERLY; COMPLY WITH MPCA REQUIREMENTS.

HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED.

NO ENGINE DEGREASING ALLOWED ON-SITE.

CONCRETE WASHOUT ON-SITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. THE CONCRETE WASHOUT AREA INDICATED ON THE PLANS IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION IN ACCORDANCE WITH MPCA REQUIREMENTS.

HANDLING AND STORAGE OF HAZARDOUS MATERIALS:

IF THE CONTRACTOR INTENDS TO USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ON THE PROJECT SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:

1. THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.
2. CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA.
3. CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.

ON-SITE FUEL TANKS REQUIRE SECONDARY CONTAINMENT AS REQUIRED BY THE PERMIT. PORTABLE FUEL TRUCKS SHALL HAVE THEIR SPILL KITS AVAILABLE DURING FUELING. SPILLS GREATER THAN 5 GALLONS MUST BE REPORTED TO THE PROPER AUTHORITIES.

NOTE:

THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT INCLUDES THE CIVIL ENGINEERING PLANS AND THE PROJECT MANUAL.

CONTRACTOR TO SUPPLY CONSTRUCTION PHASING NARRATIVE, ESTIMATED PRELIMINARY QUANTITIES OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S ANTICIPATED AT THE START OF THE PROJECT AND FOR THE LIFE OF THE PROJECT, AND LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. CONTRACTOR IS TO REVIEW MINNESOTA POLLUTION CONTROL AGENCY'S INSTRUCTIONS FOR THE APPLICATION FOR MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY PRIOR TO SUBMITTING APPLICATION.

GRADING & SOILS

BASED ON SOIL BORING(S) PROVIDED BY AMERICAN ENGINEERING TESTING SOILS TYPICALLY FOUND ON THIS PROJECT ARE: SM, SC, AND CL

REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SEDIMENT AND EROSION CONTROL MAINTENANCE

PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT ONTO PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR MORE FREQUENTLY IF REQUIRED BY CITY OR WATERSHED.

CONSTRUCTION SITE DEWATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. DISCHARGE FROM ALL DEWATERING OPERATIONS SHALL BE DIRECTED TO ON-SITE DEPRESSIONS. NO DISCHARGE FROM DEWATERING OPERATIONS SHALL BE DIRECTED OFF-SITE TOWARDS A WATER OF THE STATE.

FINAL STABILIZATION

STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY)

DRAINAGE DITCHES STABILIZED.

ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMP'S REMOVED.

CLEAN OUT SEDIMENT FROM CONVEYANCES AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY).

MECHANICAL AND NON STORMWATER DISCHARGES, EXISTING AND PROPOSED

1. WATER LINE FLUSHING
2. LANDSCAPE IRRIGATION
3. DISCHARGE FROM POTABLE WATER SOURCES
4. FOUNDATION DRAINS
5. FLOWS FROM RIPARIAN HABITATS AND WETLANDS
6. STREET WASH WATERS
7. RESIDENTIAL BUILDING WASH WATERS WITHOUT DETERGENTS.

CONTACTS

CITY OF ARDEN HILLS
ENGINEERING DEPARTMENT
PHONE: (651) 792-7800

MINNESOTA POLLUTION CONTROL AGENCY
PHONE: (651) 296-6300

RICE CREEK WATERSHED DISTRICT
PHONE: (763) 398-3070

OWNER
LAND O'LAKES
4001 LEXINGTON AVE. N.
ARDEN HILLS, MN 55126
PHONE: (651) 375-2222

NOTE:

THE CONTRACTOR MUST COMPLETE, SIGN, OBTAIN OWNERS SIGNATURE, PAY FEE, AND SEND IN THE NPDES PERMIT APPLICATION. CONTRACTOR SHALL PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR. SWPPP DOCUMENTATION, INCLUDING INSPECTION REPORTS SHALL BE RETAINED FOR A PERIOD OF THREE (3) YEARS. DESIGN CALCULATIONS ARE ON FILE AT BKBM.

THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS, BEFORE, DURING, AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION HAS BEEN FILED.

STOCKPILES:

ON-SITE STOCKPILES OF SOIL SHALL HAVE PERIMETER SEDIMENT CONTROL. STOCKPILES SHALL BE STABILIZED WITH BLANKETS, TARPS, OR HYDRO MULCH IF LEFT ON-SITE FOR MORE THAN 7 DAYS.

TEMPORARY SEDIMENT BASINS:

TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED PER APPENDIX A, SECTION C.1.B OF THE MPCA GENERAL STORMWATER PERMIT.

ENGINEER ANTICIPATES THAT, PRIOR TO INSTALLATION OF FILTRATION MEDIA AND DRAIN TILE, CONTRACTOR WILL USE PROPOSED FILTRATION BASINS AS TEMPORARY SEDIMENT BASINS. CONTRACTOR SHALL EXCAVATE TEMPORARY BASINS AND CLAY LINE PRIOR TO USE. SURFACE WATER SHALL BE REMOVED BY SKIMMER DEVICE SUCH AS FAIRCLOTH SKIMMER OR THIRST DUCK, OR USING A PUMP WITH A FILTER. ALTERNATIVE TEMPORARY SEDIMENT BASINS SHALL BE APPROVED BY ENGINEER PRIOR TO USE.

IN LIEU OF USING TEMPORARY SEDIMENT BASINS, THE CONTRACTOR MAY PHASE THEIR CONSTRUCTION SO THAT NOT MORE THAN 5 ACRES OF AREA IS DISTURBED AT ONE TIME. FULL STABILIZATION OF THE DISTURBED AREA IS REQUIRED PRIOR TO DISTURBING ADDITIONAL AREAS.

CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES

CONTRACTOR SHALL STABILIZE ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES). STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

FOR PUBLIC WATER THAT THE DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, ALL EXPOSED SOIL AREAS THAT ARE WITHIN 200 FEET OF THE WATER'S EDGE, AND DRAIN TO THESE WATERS MUST COMPLETE THE STABILIZATION ACTIVES WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24-HOURS AFTER CONNECTION TO A SURFACE WATER.

SEDIMENT CONTROL MEASURES MUST BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN.

INSPECTIONS

EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2 INCH OVER 24 HOURS RAIN EVENT.

STABILIZED AREAS: ONCE EVERY 30 DAYS.

FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.

RECORDS: A COPY OF THE GRADING, DRAINAGE EROSION CONTROL PLAN AND WATERSHED DATA & SWPPP PLANS AS WELL AS THE INSPECTIONS/MAINTENANCE LOGS ARE TO BE KEPT EITHER IN THE FIELD OFFICE, INSPECTOR'S VEHICLE OR CONTRACTOR'S VEHICLE.

PORTABLE TOILET NOTES:

1. PORTABLE TOILETS POSE AN ENVIRONMENTAL HAZARD WHEN PLACED IN THE VICINITY OF STORM DRAINS OR BODIES OF WATER. PORTABLE TOILET CLEANING ACTIVITIES CAN ALSO GENERATE POLLUTANTS THAT CAN DEGRADE WATER QUALITY.
2. PORTABLE TOILET PLACEMENT:
   - 2.1. PLACE PORTABLE TOILETS ON FLAT STABLE GROUND WITH CLEAR ACCESS TO THE UNITS.
   - 2.2. LOCATE TOILETS A MINIMUM OF 20 FEET FROM ANY WATER BODY AND 10 FEET FROM ANY CURB AND GUTTER. IF UNFEASIBLE, AN EARTHERN BERM OR SAND BAG BERM SHALL BE PLACED AROUND THE UNIT FOR SPILL AND LEAK CONTAINMENT.
   - 2.3. AVOID PLACING TOILETS ON IMPERVIOUS SURFACES THAT WILL QUICKLY DRAIN TO STORM SEWERS.
   - 2.4. LOCATE TOILETS SO THAT EXPOSURE TO TRAFFIC AND MOVING EQUIPMENT IS MINIMIZED.
   - 2.5. SECURE TOILETS TO THE GROUND WITH STAKES OR CABLES.
   - 2.6. RINSE WATER FROM CLEANING ACTIVITIES SHALL NOT BE DISPOSED ON SITE.
3. REGULARLY CHECK TOILETS FOR DAMAGE, LEAKS AND SPILLS AS PART OF THE WEEKLY STORMWATER SITE INSPECTION.
4. OWNER IDENTIFICATION AND CONTACT INFORMATION SHALL BE DISPLAYED IN A PROMINENT LOCATION ON EACH UNIT.

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PUD APPLICATION MAY 02, 2016

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Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

STORM WATER POLLUTION PREVENTION PLAN

C05-00

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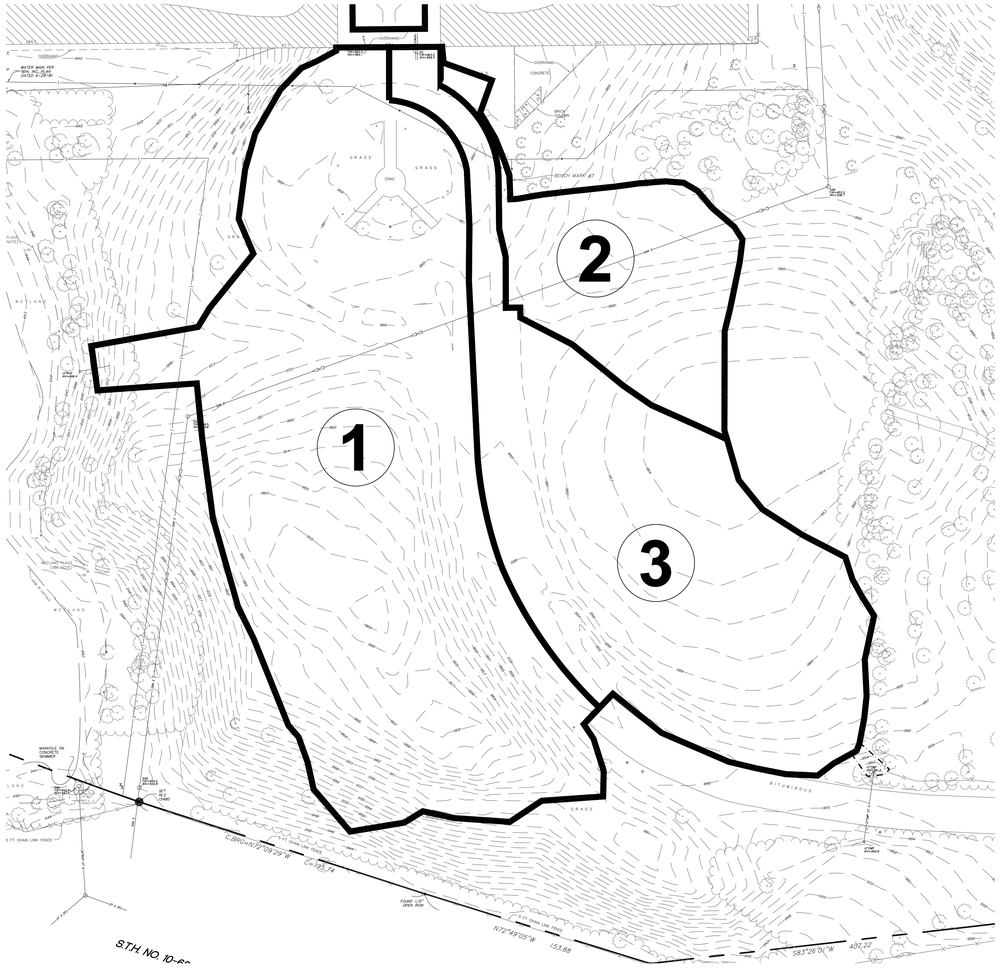
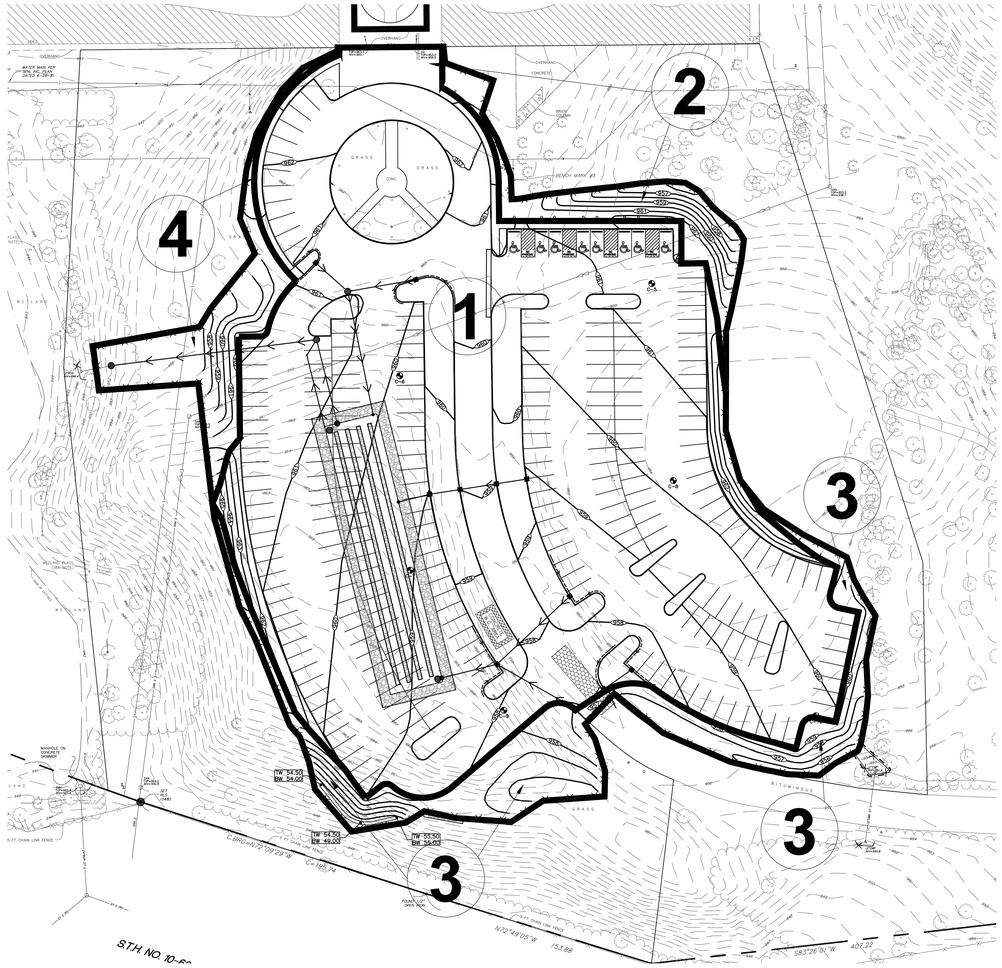


1 C05-01 EXISTING CONDITIONS – PHASE ONE
1" = 40'



2 C05-01 PROPOSED CONDITIONS – PHASE ONE
1" = 40'

N

40' 20' 0 40' 80'
SCALE 1" = 40'

EXISTING DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			ROUTING
				2–YEAR (2.81")	10–YEAR (4.20")	100–YEAR (7.32")	
1	0.38	1.55	1.93	2.31	4.63	9.73	SHEET FLOW WEST TO WETLAND
2	0.00	0.43	0.43	0.42	1.03	2.40	SHEET FLOW NORTHEAST TO POND
3	0.26	0.92	1.18	2.03	3.98	8.15	SHEET FLOW SOUTH TO MN/DOT ROW
TOTAL	0.64	2.90	3.54	4.76	9.64	20.28	

PROPOSED DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			ROUTING
				2–YEAR (2.81")	10–YEAR (4.20	100–YEAR (7.32")	
1	2.43	0.50	2.93	–	–	–	SHEET FLOW TO SOUTH FILTRATION BASIN
2	0.00	0.13	0.13	0.16	0.39	0.89	SHEET FLOW NORTHEAST TO POND
3	0.00	0.31	0.31	0.40	0.95	2.16	SHEET FLOW SOUTH TO MN/DOT ROW
4	0.00	0.17	0.17	0.21	0.49	1.13	SHEET FLOW WEST TO WETLAND
SOUTH FILTRATION TANKS	–	–	–	0.19	2.68	7.98	TO WETLAND VIA ONSITE STORM SEWER
TOTAL	2.43	1.11	3.54	0.96	4.51	12.16	

STORMWATER RUNOFF SUMMARY			
	2–YR STORM (2.81") RUNOFF (CFS)	10–YR STORM (4.20") RUNOFF (CFS)	100–YR STORM (7.32") RUNOFF (CFS)
EXISTING SITE	4.76	9.64	20.28
20% REDUCTION FROM EXISTING	3.81	7.71	16.22
PROPOSED SITE	0.96	4.51	12.16

ABBREVIATIONS	
BLDG	Building
BMP	Best Management Practice
BW	Bottom of Wall
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
MPCA	Minnesota Pollution Control Agency
NPDES	National Pollutant Discharge Elimination System
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
TW	Top of Wall
W.O.	Washout

MINIMUM ESTIMATED QUANTITIES FOR EROSION CONTROL – PHASE ONE		
ITEM DESCRIPTION	ESTIMATED QUANTITY	
DRAINAGE STRUCT. INLET FILTER	1	EACH
ROCK CONSTRUCTION ENTRANCE	1	EACH
CONCRETE WASHOUT	1	EACH
SILT FENCE	1750	LF
EROSION CONTROL BLANKET	2856	SY
EROSION CONTROL MAT	0	SY

NOTE: QUANTITEIS SHOWN ARE THE MINIMUM REQUIRED, ADDITIONAL QUANTITIES MAY BE NEEDED IF REQUIRED BY THE MPCA, WATERSHED DISTRICT, OR CITY. CONTRACTOR IS RESPONSIBLE FOR FINAL DETERMINATION OF QUANTITIES PRIOR TO CONSTRUCTION.

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PUD
APPLICATION
MAY 02, 2016

NOT FOR
CONSTRUCTION

LAND O'LAKES
HEADQUARTERS
CONSOLIDATION

LAND O'LAKES
4001 Lexington Ave N.
Arden Hills, MN 55126

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

STORM WATER
POLLUTION
PREVENTION PLAN
- PHASE ONE

C05-01

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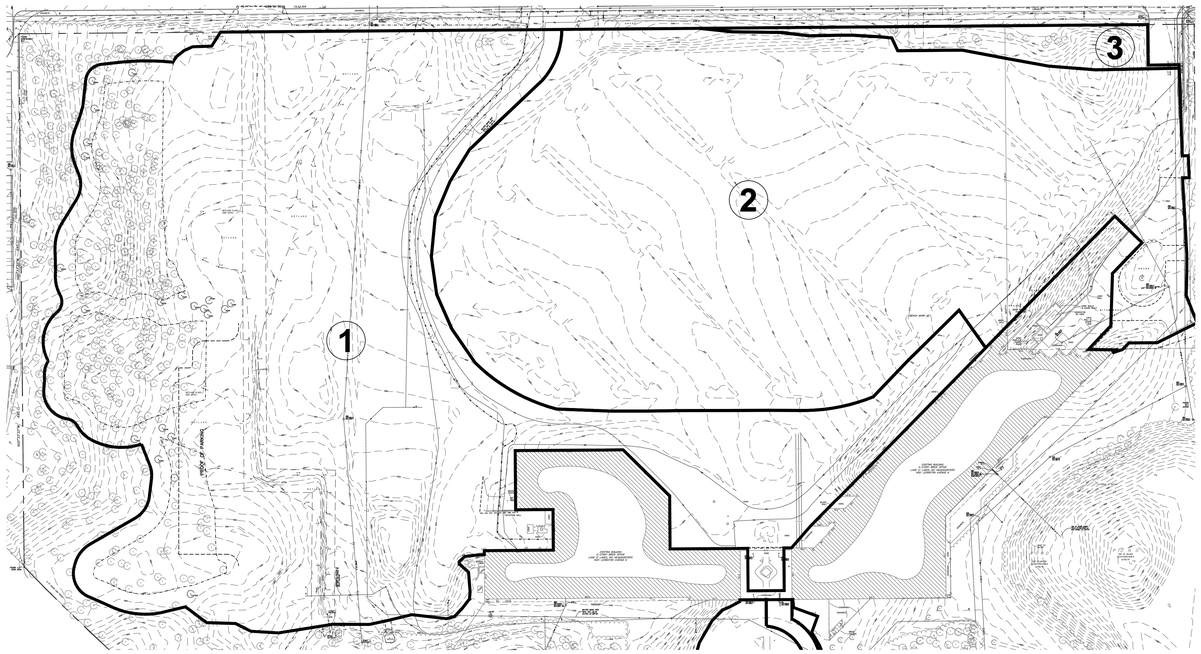
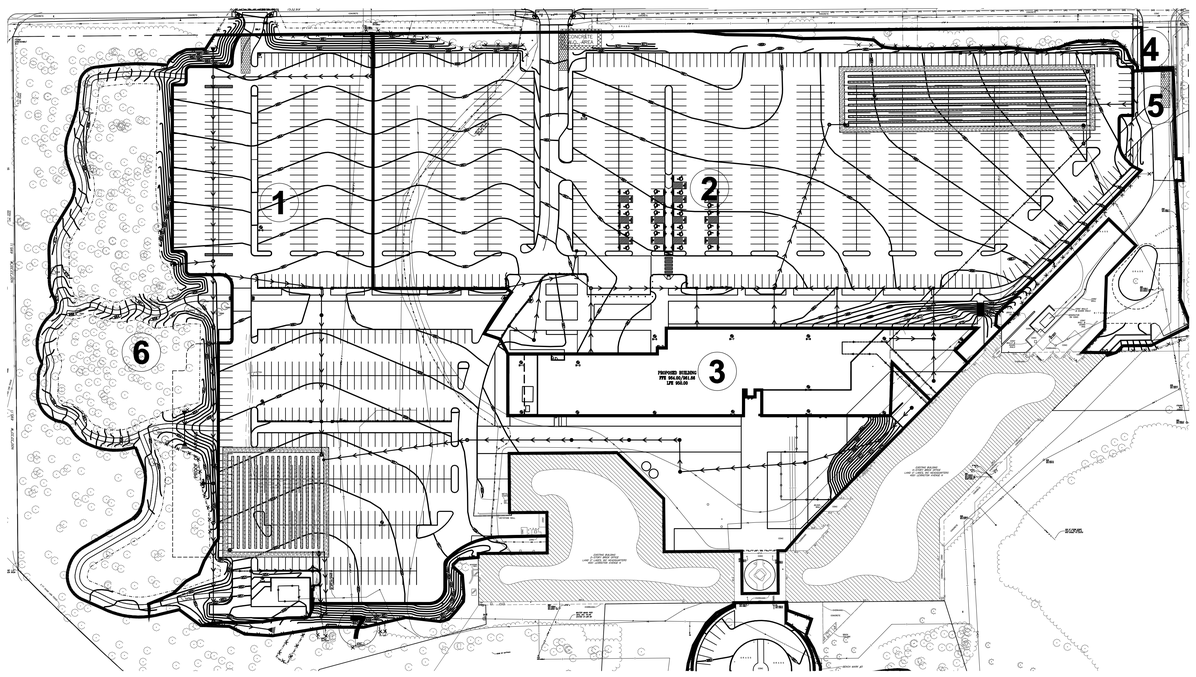


1 C05-02 EXISTING CONDITIONS – PHASE TWO
1" = 80'

N

80' 40' 0 80' 160'
SCALE 1" = 80'



2 C05-02 PROPOSED CONDITIONS – PHASE TWO
1" = 80'

EXISTING DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			
				2–YEAR (2.81")	10–YEAR (4.20")	100–YEAR (7.32")	ROUTING
1	2.32	8.50	10.82	17.96	35.46	72.99	SHEET FLOW TO SOUTHWEST WETLAND
2	6.82	2.15	8.97	23.06	36.37	61.81	SHEET FLOW TO NORTHEAST CB
3	0.00	0.39	0.39	0.50	1.19	2.71	SHEET FLOW TO COUNTY RD F WEST
TOTAL	9.14	11.04	20.18	41.52	73.02	137.51	

PROPOSED DRAINAGE AREAS							
DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT			
				2–YEAR (2.81")	10–YEAR (4.20")	100–YEAR (7.32")	ROUTING
1	5.24	1.56	6.80	–	–	–	SHEET FLOW TO WEST FILTRATION TANK
2	6.97	1.18	8.15	–	–	–	SHEET FLOW TO EAST FILTRATION TANK
3	1.16	0.13	1.29	–	–	–	DRAINS TO EAST FILTRATION TANK
4	0.01	0.24	0.25	0.33	0.75	1.70	SHEET FLOW TO COUNTY RD F WEST
5	0.44	0.28	0.72	2.17	3.54	6.20	SHEET FLOW SOUTH TO ON–SITE DRAINAGE POND
6	0.19	2.54	2.73	3.96	8.74	19.25	SHEET FLOW TO SOUTHWEST WETLAND
7	0.00	0.24	0.24	0.30	0.72	1.65	SHEET FLOW TO SOUTHWEST WETLAND
EAST FILTRATION TANK	–	–	–	0.61	3.67	41.09	OVERFLOW TO ON–SITE DRAINAGE POND
WEST FILTRATION TANK	–	–	–	0.42	1.89	29.82	OVERFLOW TO SOUTHWEST WETLAND
TOTAL	14.01	6.17	20.18	7.79	19.31	99.71	

STORMWATER RUNOFF SUMMARY			
	2–YR STORM (2.81") RUNOFF (CFS)	10–YR STORM (4.20") RUNOFF (CFS)	100–YR STORM (7.32") RUNOFF (CFS)
EXISTING SITE	41.52	73.02	137.51
20% REDUCTION FROM EXISTING	33.22	58.42	110.01
PROPOSED SITE	7.79	19.31	99.71

ABBREVIATIONS	
BLDG	Building
BMP	Best Management Practice
BW	Bottom of Wall
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HWL	High Water Level
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
MPCA	Minnesota Pollution Control Agency
NPDES	National Pollutant Discharge Elimination System
NWL	Normal Water Level
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
TW	Top of Wall
W.O.	Washout

MINIMUM ESTIMATED QUANTITIES FOR EROSION CONTROL – PHASE TWO		
ITEM DESCRIPTION	ESTIMATED QUANTITY	
DRAINAGE STRUCT. INLET FILTER	57	EACH
ROCK CONSTRUCTION ENTRANCE	3	EACH
CONCRETE WASHOUT	1	EACH
SILT FENCE	4159	LF
EROSION CONTROL BLANKET	XX	SY
EROSION CONTROL MAT	0	SY

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KEVIN A. BOHL
Date 05-02-2016 Lic. No. 52209

Job Number	15401
Drawn	WH-NA
Checked	TJC
Approved	KAB

TITLE

STORM WATER
POLLUTION
PREVENTION PLAN
- PHASE TWO

SHEET NUMBER

C05-02

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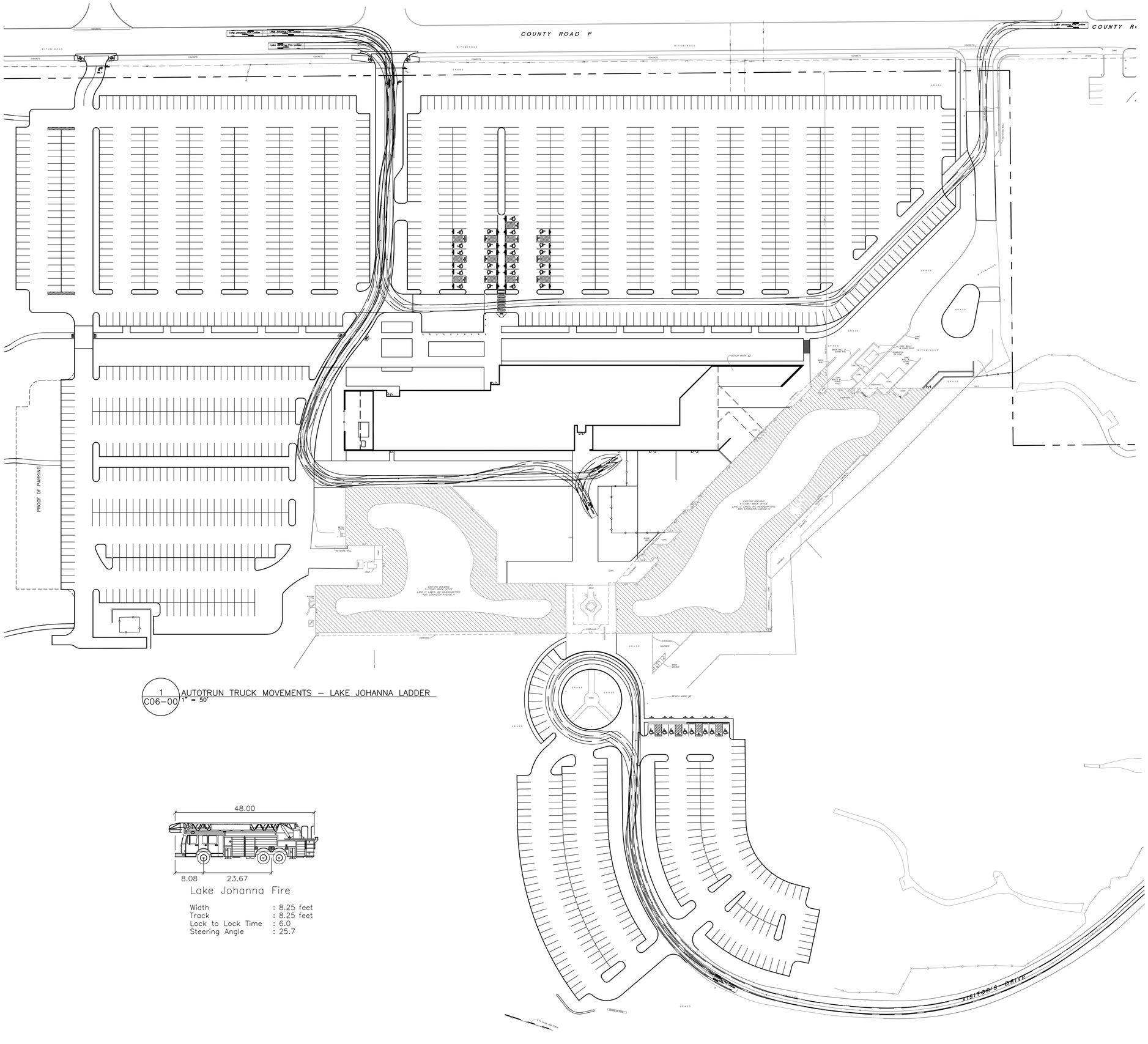

1 C06-00 AUTOTRUN TRUCK MOVEMENTS – LAKE JOHANNA LADDER
1" = 50'

Lake Johanna Fire

Width	: 8.25 feet
Track	: 8.25 feet
Lock to Lock Time	: 6.0
Steering Angle	: 25.7

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Approved	KAB

TITLE

TRUCK TURNING MOVEMENT PLAN

EXHIBIT-1

SHEET NUMBER

C06-00

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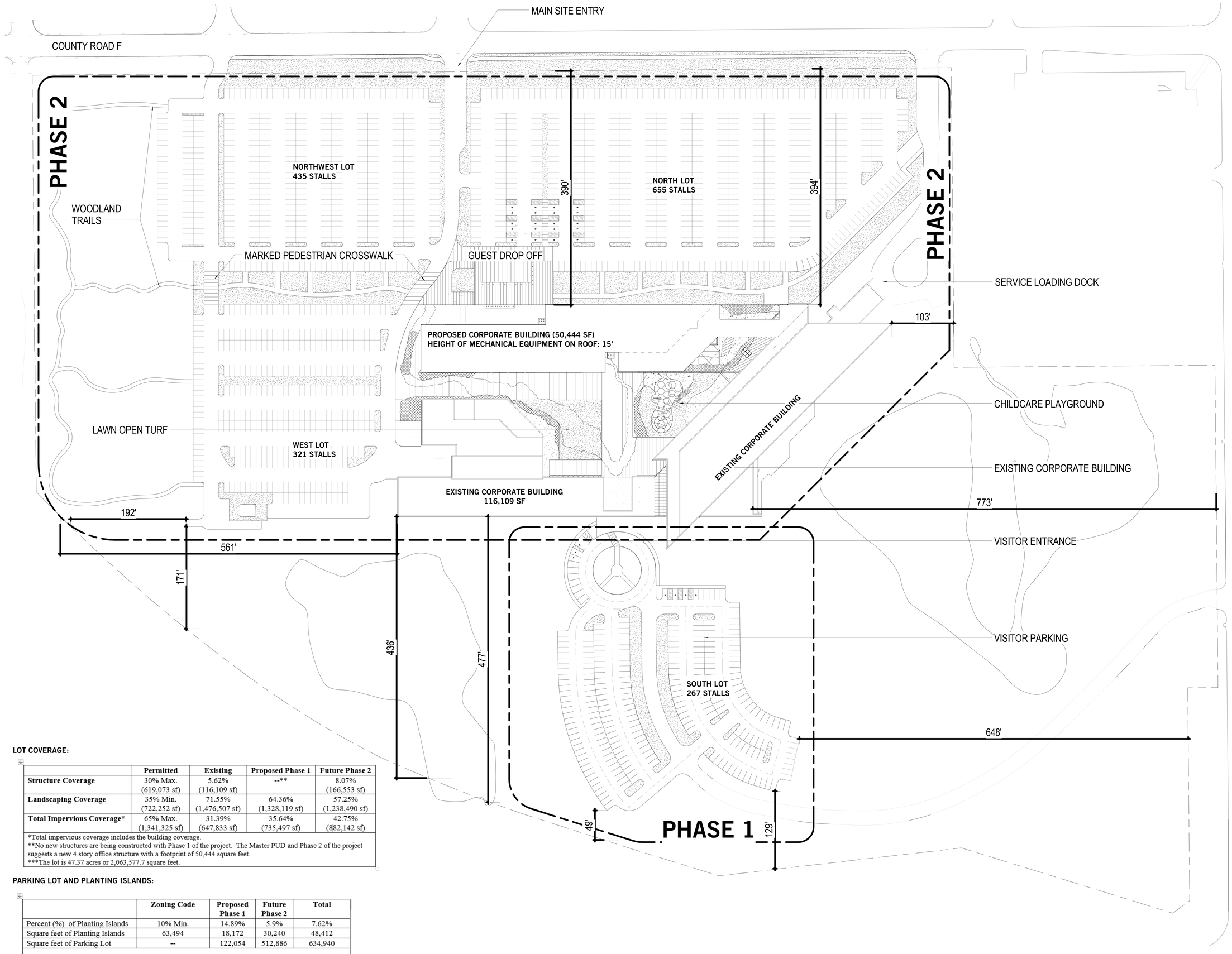

LOT COVERAGE:

	Permitted	Existing	Proposed Phase 1	Future Phase 2
Structure Coverage	30% Max. (619,073 sf)	5.62% (116,109 sf)	--**	8.07% (166,553 sf)
Landscaping Coverage	35% Min. (722,252 sf)	71.55% (1,476,507 sf)	64.36% (1,328,119 sf)	57.25% (1,238,490 sf)
Total Impervious Coverage*	65% Max. (1,341,325 sf)	31.39% (647,833 sf)	35.64% (735,497 sf)	42.75% (882,142 sf)

*Total impervious coverage includes the building coverage.
**No new structures are being constructed with Phase 1 of the project. The Master PUD and Phase 2 of the project suggests a new 4 story office structure with a footprint of 50,444 square feet.
***The lot is 47.37 acres or 2,063,577.7 square feet.

PARKING LOT AND PLANTING ISLANDS:

	Zoning Code	Proposed Phase 1	Future Phase 2	Total
Percent (%) of Planting Islands	10% Min.	14.89%	5.9%	7.62%
Square feet of Planting Islands	63,494	18,172	30,240	48,412
Square feet of Parking Lot	--	122,054	512,886	634,940

1 PUD LAYOUT PLAN
1" = 50'-0"

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PROJECT

LAND O'LAKES HEADQUARTERS CONSOLIDATION
4001 Lexington Ave N. Arden Hills, MN

LAND O'LAKES
4001 Lexington Ave N.
Arden Hills, MN 55126

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		051354.040
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Checked		Checker
Approved		Approver

TITLE

SITE PLAN

SHEET NUMBER

L04-04

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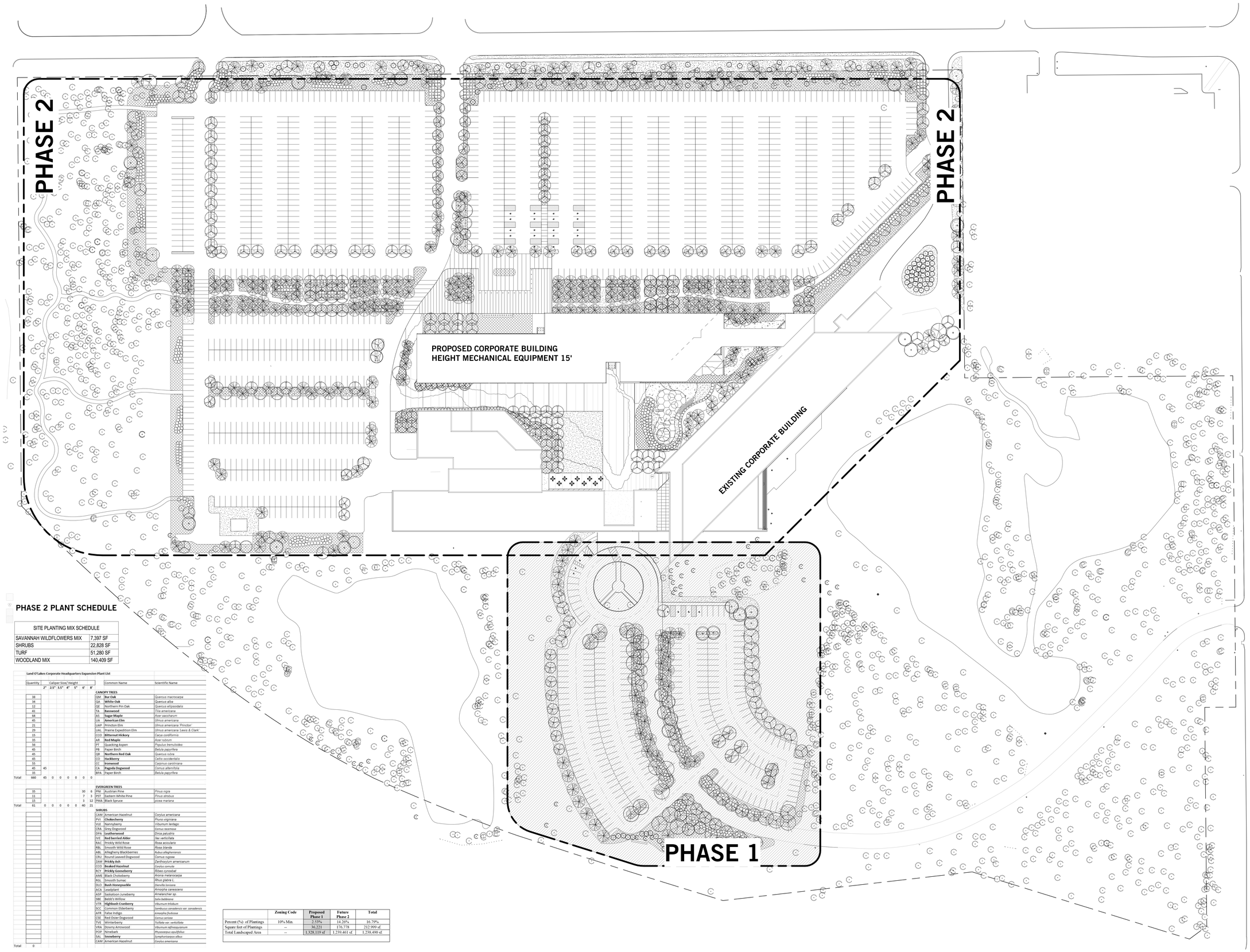

PHASE 2 PLANT SCHEDULE

SITE PLANTING MIX SCHEDULE	
SAVANNAH WILDFLOWERS MIX	7,397 SF
SHRUBS	22,828 SF
TURF	51,280 SF
WOODLAND MIX	140,409 SF

Land O'Lakes Corporate Headquarters Expansion Plant List

	Quantity	Caliper Size/ Height								Common Name	Scientific Name
		2"	2.5"	3.5"	4"	5"	6"	8"			
										CANOPY TREES	
	38								QM	**Bur Oak**	*Quercus macrocarpa*
	34								QA	**White Oak**	*Quercus alba*
	12								QE	Northern Pin Oak	*Quercus ellipsoidalis*
	41								TA	**Basswood**	*Tilia americana*
	64								AS	**Sugar Maple**	*Acer saccharum*
	45								UA	**American Elm**	*Ulmus americana*
	21								UAP	Princeton Elm	*Ulmus americana 'Princeton'*
	29								UAL	Prairie Expedition Elm	*Ulmus americana Lewis & Clark'*
	15								CCO	**Bitternut Hickory**	*Carya cordiformis*
	35								AR	**Red Maple**	*Acer rubrum*
	56								PT	Quacking Aspen	*Populus tremuloides*
	45								PB	Paper Birch	*Betula papyrifera*
	45								QR	**Northern Red Oak**	*Quercus rubra*
	45								CO	**Hackberry**	*Celtis occidentalis*
	55								CC	**Ironwood**	*Carpinus caroliniana*
	45	45							CA	**Pagoda Dogwood**	*Cornus alternifolia*
	35								BPA	Paper Birch	*Betula papyrifera*
Total	660	45	0	0	0	0	0	0			
										EVERGREEN TREES	
	35							30	6	PNI	Austrian Pine	*Pinus nigra*
	11							7	3	PST	Eastern White Pine	*Pinus strobus*
	15							3	12	PMA	Black Spruce	*picea mariana*
Total	61	0	0	0	0	0	0	40	21		
										SHRUBS	
										CAM	American Hazelnut	*Corylus americana*
										PVI	**Chokecherry**	*Pruna virginiana*
										VLE	Nannyberry	*Viburnum lentago*
										CRA	Grey Dogwood	*Cornus racemosa*
										DPA	**Leatherwood**	*Dirca palustra*
										IVE	**Red berried Alder**	*Ilex verticillata*
										RAC	Prickly Wild Rose	*Rosa acicularie*
										RBL	Smooth Wild Rose	*Rosa blanda*
										ABL	Allegheny Blackberries	*Rubus allegheniensis*
										CRU	Round Leaved Dogwood	*Cornus rugosa*
										ZAM	**Prickly Ash**	*Zanthoxylum americanum*
										CCO	**Beaked Hazelnut**	*Corylus cornuta*
										RCY	**Prickly Gooseberry**	*Ribes cynosbat*
										AME	Black Chokeberry	*Aronia melanocarpa*
										RGL	Smooth Sumac	*Rhus glabra L.*
										DLO	**Bush Honeysuckle**	*Diervilla lonicera*
										ACA	Leadplant	*Amorpha canescens*
										ASP	Saskatoon Juneberry	*Amelanchier sp.*
										SBE	Bebb's Willow	*Salix bebbiana*
										VTR	**Highbush Cranberry**	*Viburnum trilobum*
										SCC	Common Elderberry	*Sambucus canadensis var canadensis*
										AFR	False Indigo	*Amorpha fruticosa*
										CSE	Red Osier Dogwood	*Cornus sericea*
										TVE	Winterberry	*Ilex verticillata*
										VRA	Downy Arrowwood	*Viburnum rafinesquianum*
										POP	Ninebark	*Physocarpus opulifolius*
										SAL	**Snowberry**	*Symphoricarpos albus*
										CAM	American Hazelnut	*Corylus americana*
Total	0										

	Zoning Code	Proposed Phase 1	Future Phase 2	Total
Percent (%) of Plantings	10% Min.	2.53%	14.26%	16.79%
Square feet of Plantings	--	36,221	176,778	212,999 sf.
Total Landscaped Area	--	1,328,119 sf.	1,239,461 sf.	1,238,490 sf.

1 PUD_LANDSCAPE PLAN - PHASE 2
1" = 50'-0"

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KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		051354.040
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

LANDSCAPE PLAN

SHEET NUMBER

L04-05

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PHASE 1 PLANTING

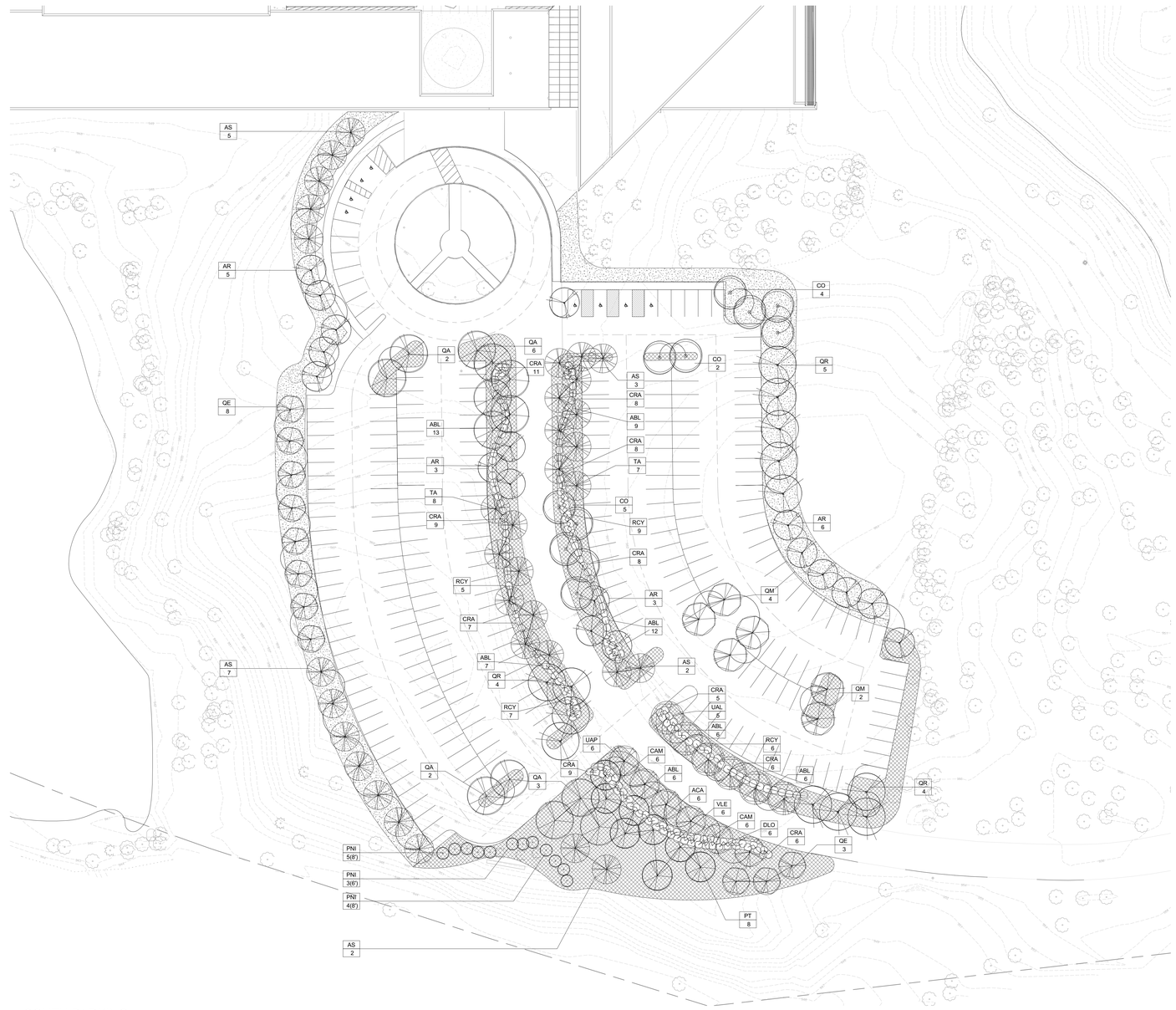
Name	Area
SHRUBS	3,728 SF
TURF	18,941 SF
WOODLAND MIX	26,022 SF

TREE SCHEDULE - PHASE 1

Type Mark	Caliper Size 2"	2.5"	3.5"	4"	5"	Plant Common Name	Latin	Description
AR	0	12	6	0	3	Red maple	Acer rubrum	DECIDUOUS
AS	0	12	5	2	0	Sugar maple	Acer saccharum	DECIDUOUS
CC	0	3	7	0	0	Ironwood	Caripinus caroliniana	DECIDUOUS
CO	0	8	0	5	0	Common hackberry	Celtis occidentalis	DECIDUOUS
PT	0	0	8	0	0	Quaking aspen	Populus tremuloides	DECIDUOUS
QA	0	0	3	2	0	White Oak	Quercus alba	DECIDUOUS
QE	0	5	3	5	0	Northern Pin Oak	Quercus ellipsoidalis	DECIDUOUS
QM	0	2	1	3	0	Bur oak	Quercus macrocarpa	DECIDUOUS
QR	0	5	4	0	0	Northern red oak	Quercus rubra	DECIDUOUS
TA	0	4	11	5	0	Basswood	Tilia americana	DECIDUOUS
UAL	0	4	0	0	0	Prairie Expedition Elm	Ulmus americana 'lewis & clark'	DECIDUOUS
PNI	0	12	0	0	0	Austrian Pine	Pinus nigra	CONIFEROUS
Grand total: 140	0	55	48	22	3			

SHRUB SCHEDULE - PHASE 1

Quantity		Common Name	Scientific Name
29	ABL	Allegheny Blackberries	Amsonia 'hubrichtii'
6	CAM	American Hazelnut	Corylus americana
64	CRA	Gray Dogwood	Amsonia 'hubrichtii'
54	CSE	Red Osier Dogwood	Cornus sericea (stolonifera)
12	DLO	Bush Honeysuckle	Diervilla lonicera
19	PVI	Chokeberry	Pruns virginiana
9	SAL	Snowberry	Symphoricarpos albus
193			



1 SOUTH PARKING
1" = 30'-0"

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SOUTH PARKING LANDSCAPE PLAN

SHEET NUMBER

L04-07B

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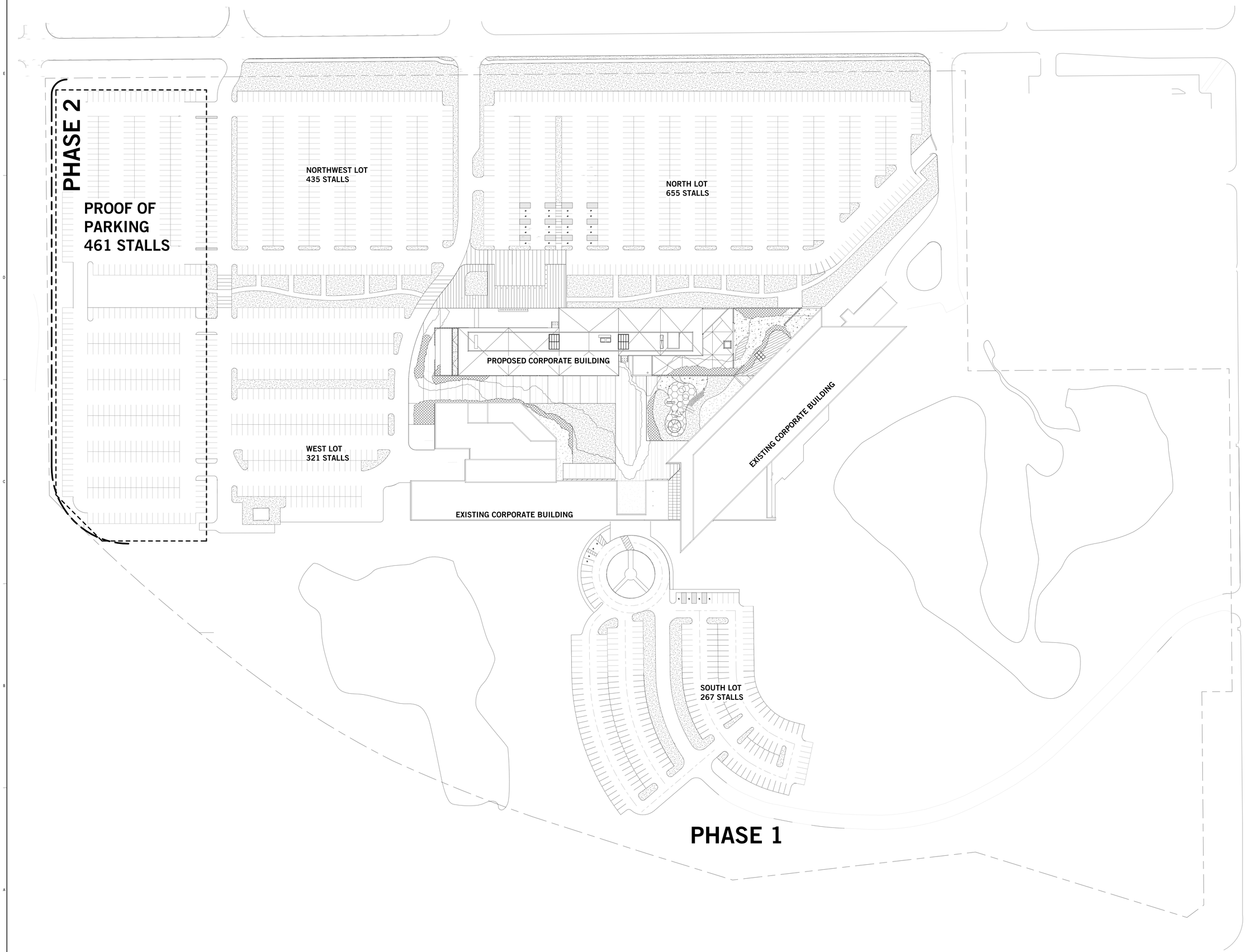

1 PUD_PROOF OF PARKING
1" = 50'-0"

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PROOF OF PARKING

SHEET NUMBER

L04-10

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LAND O'LAKES HEADQUARTERS

VOLUME 1
PUD APPLICATION
MAY 02, 2016

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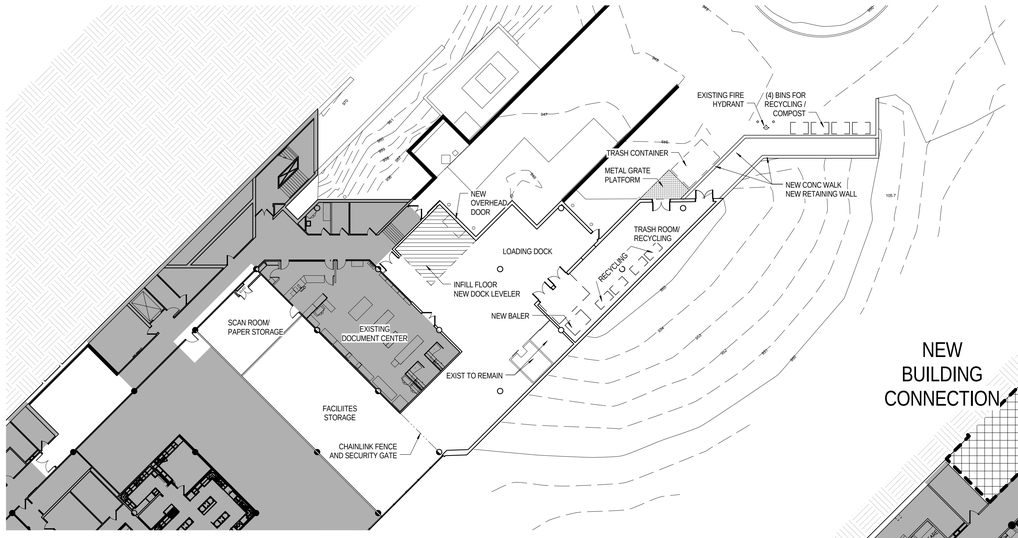

3 LEVEL 01 - LOADING DOCK RENOVATION
3/64" = 1'-0"

1 EXISTING LEVEL 01
1/16" = 1'-0"

2 LEVEL 01 - SERVERY/ DINING RENOVATION
1/16" = 1'-0"

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P: 612.339.4941

PUD APPLICATION
MAY 02, 2016

NOT FOR CONSTRUCTION

PROJECT

LAND O'LAKES HEADQUARTERS

LAND O'LAKES
4001 Lexington Ave N.
Arden Hills, MN 55126

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		051354.040
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

RENOVATION LEVEL 01
OVERALL FLOOR PLAN

SHEET NUMBER

A09-01

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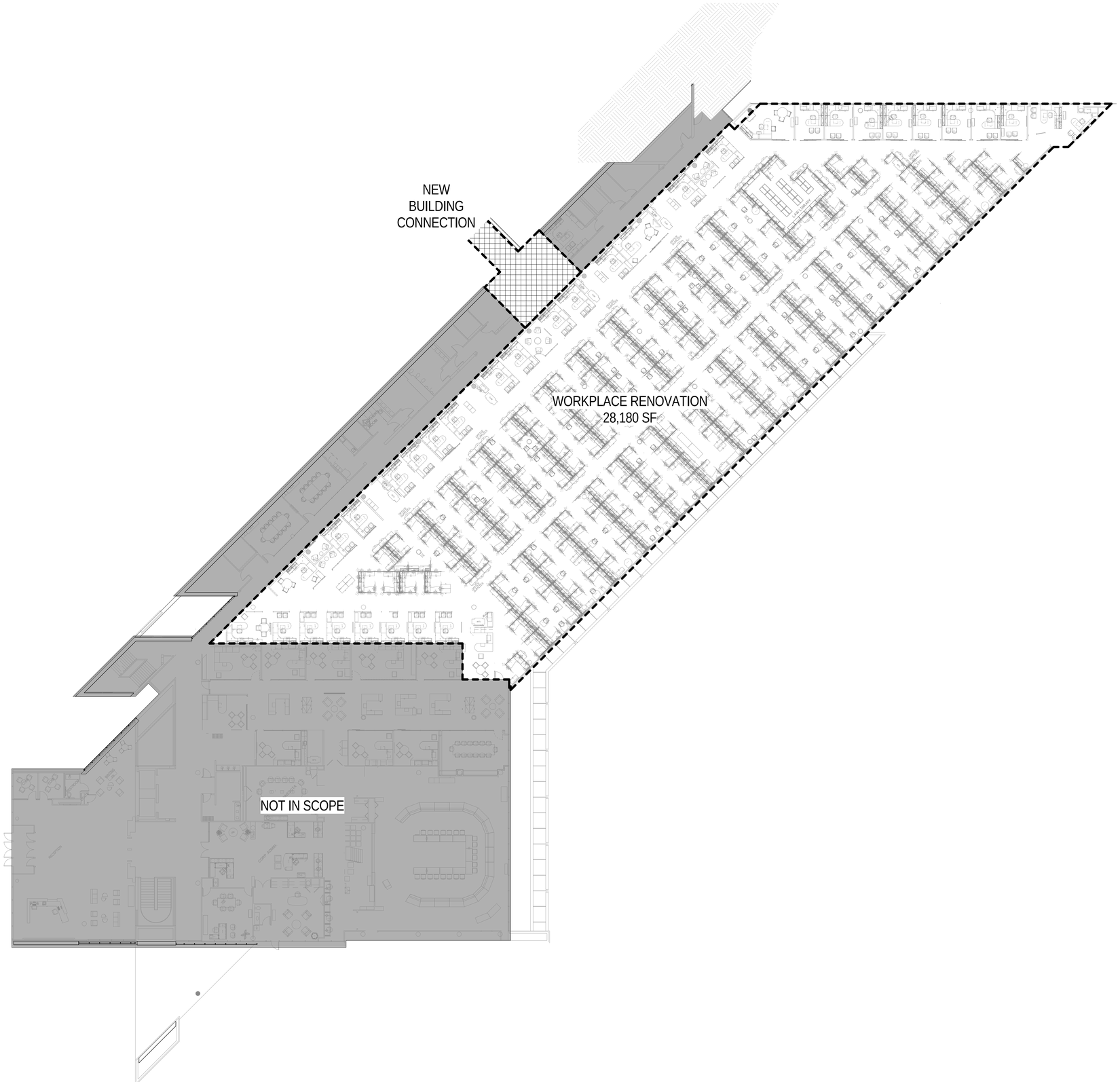

1 EXISTING LEVEL 02
1/16" = 1'-0"

NOTE:
PROVIDE PRICING BASED ON PILOT'S COST PER SQUARE FOOT FOR WORKPLACE RENOVATION AREA.

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RENOVATION LEVEL 02
OVERALL FLOOR PLAN

SHEET NUMBER

A09-02

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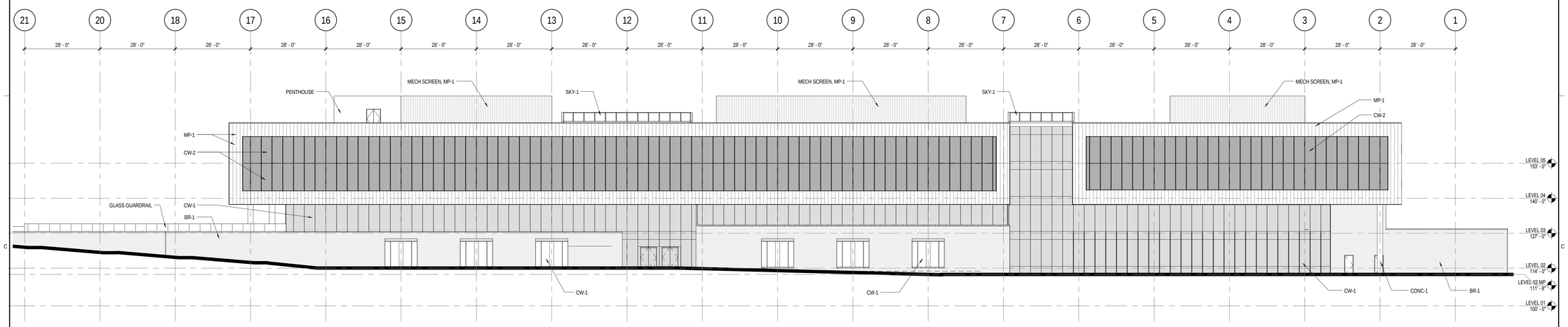
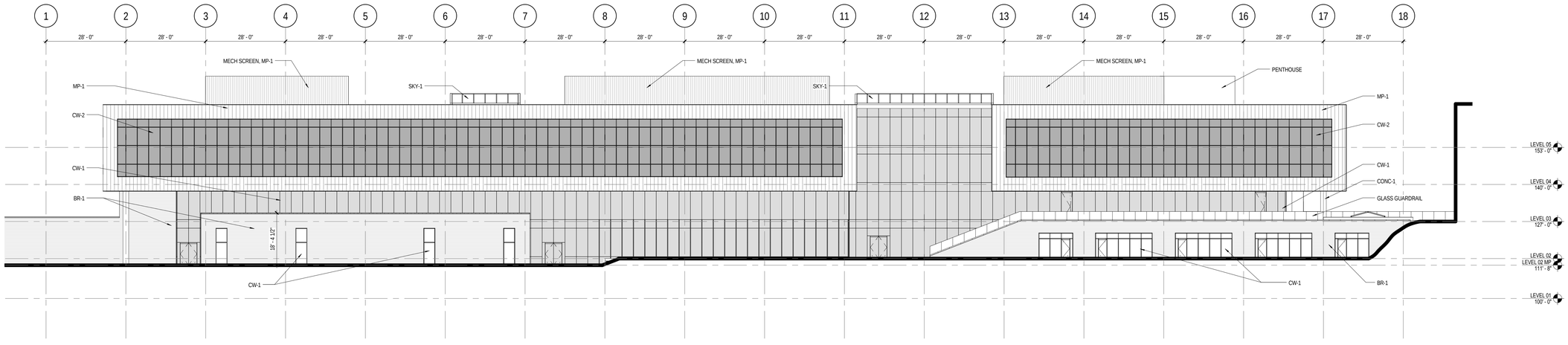


2 NORTH EXTERIOR ELEVATION

1/16" = 1'-0"



1 SOUTH EXTERIOR ELEVATION

1/16" = 1'-0"

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TITLE

EXTERIOR ELEVATION

SHEET NUMBER

A20-01

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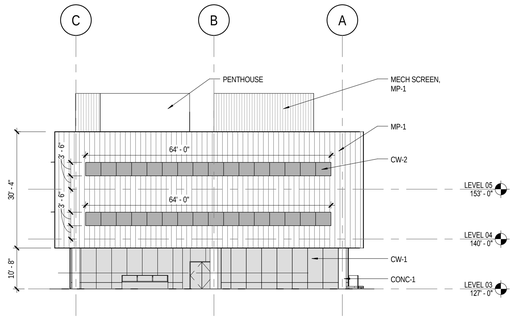
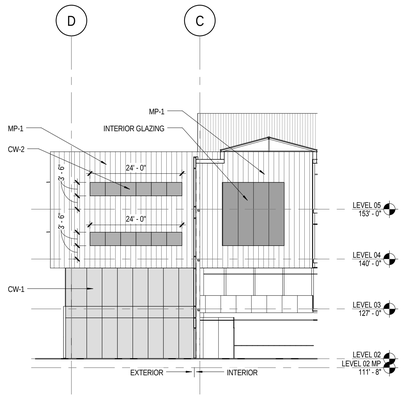
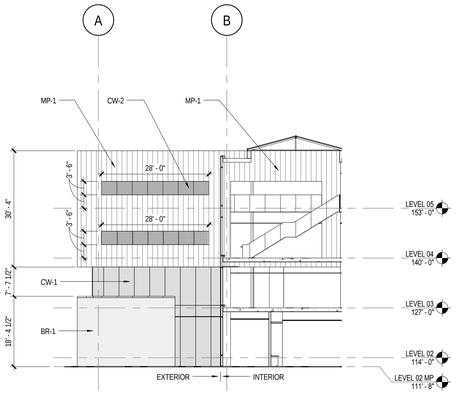


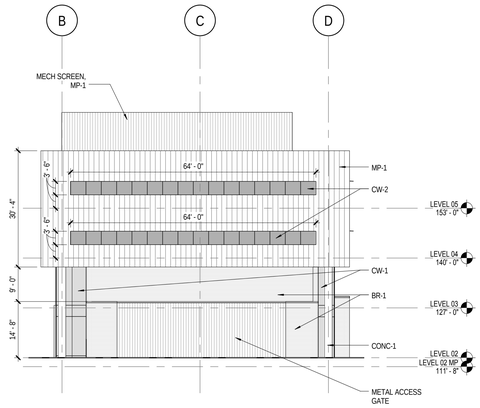
4 EAST EXETERIOR ELEVATION
1/16" = 1'-0"



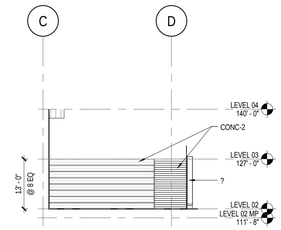
3 EAST EXTERIOR ELEVATION
1/16" = 1'-0"



2 WEST EXTERIOR ELEVATION
1/16" = 1'-0"



1 WEST EXTERIOR ELEVATION
1/16" = 1'-0"



5 EXTERIOR GRAND STAIRS
1/16" = 1'-0"

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EXTERIOR ELEVATION

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PUD APPLICATION 05/02/2016

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Arden Hills, MN 55126

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ARCHITECTURAL CONCEPT BUILDING PERSPECTIVE

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L04-07E

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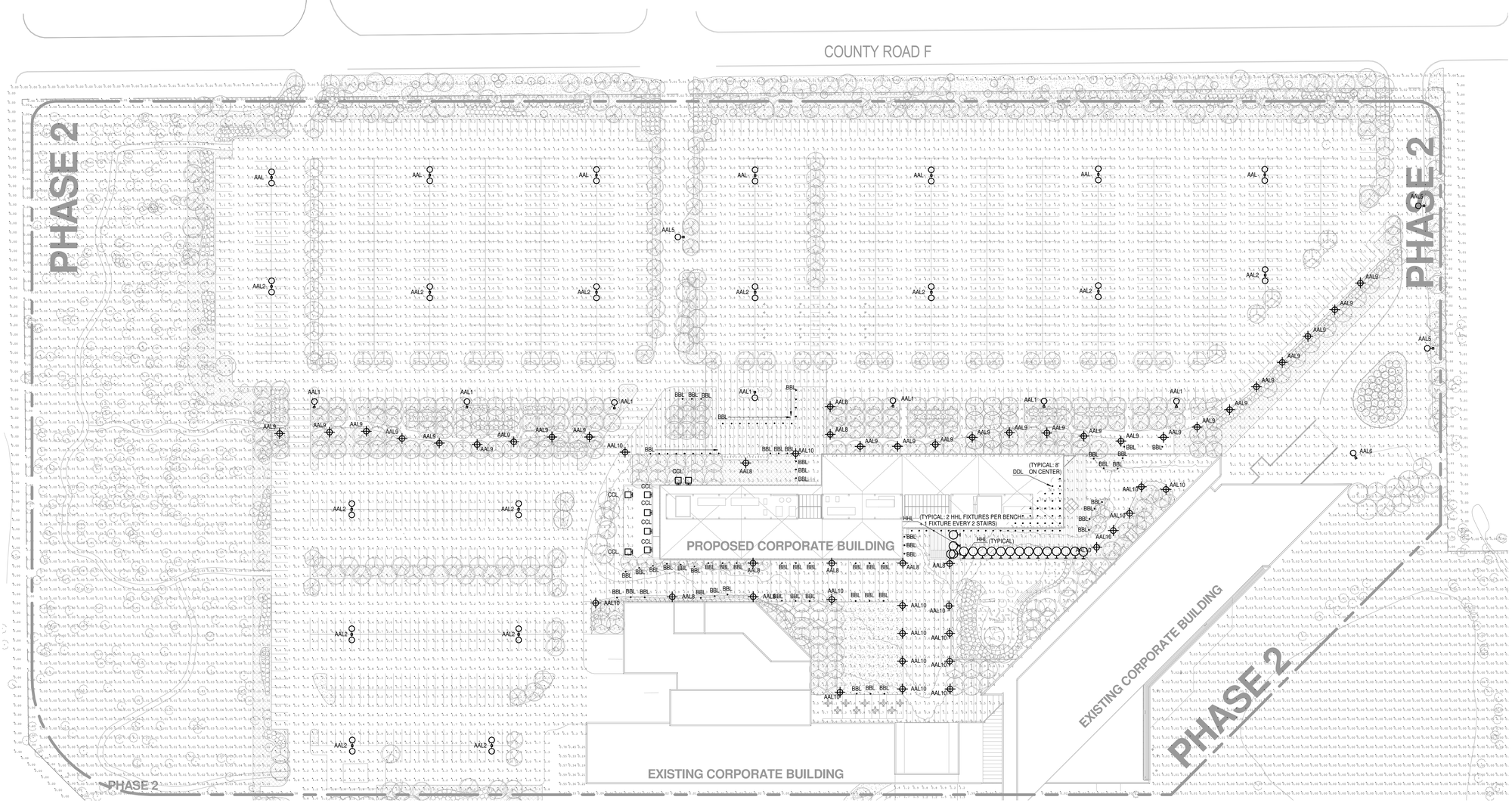
LIGHT FIXTURE SCHEDULE - SITE

LTR TYPE	FIXTURE TYPE	SOURCE	MOUNTING	LAMPS	FEATURES	VOLTAGE	BALLAST	MANUFACTURER & CATALOG SERIES	NOTES
AAL	25' DOUBLE HEAD PARKING LOT AREA LIGHT	LED	22' ST.SQ. ALUM POLE	(2) 188W LED/ 4000K/ 16,000 LUMENS	22' POLE PLUS 3' CONCRETE BASE, DOUBLE HEADS, DIE-CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE III DISTRIBUTION WITH BACKLIGHT CONTROL OPTICS	277 V	INTEGRAL DRIVER	LITHONIA DSX2-80C-700 LED SERIES	
AAL1	25' SINGLE HEAD PARKING LOT AREA LIGHT	LED	22' ST.SQ. ALUM POLE	(1) 188W LED/ 4000K/ 21,500 LUMENS	22' POLE PLUS 3' CONCRETE BASE, DIE-CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE III MEDIUM DISTRIBUTION	277 V	INTEGRAL DRIVER	LITHONIA DSX2-80C-700 LED SERIES	
AAL2	25' DOUBLE HEAD PARKING LOT AREA LIGHT	LED	22' ST.SQ. ALUM POLE	(2) 188W LED/ 4000K/ 21,500 LUMENS	22' POLE PLUS 3' CONCRETE BASE, DOUBLE HEADS, DIE-CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE IV MEDIUM DISTRIBUTION	277 V	INTEGRAL DRIVER	LITHONIA DSX2-80C-700 LED SERIES	
AAL5	25' SINGLE HEAD PARKING LOT AREA LIGHT	LED	22' ST.SQ. ALUM POLE	(1) 188W LED/ 4000K/ 16,000 LUMENS	22' POLE PLUS 3' CONCRETE BASE, DIE-CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE III DISTRIBUTION WITH BACKLIGHT CONTROL OPTICS	277 V	INTEGRAL DRIVER	LITHONIA DSX2-80C-700 LED SERIES	
AAL6	25' SINGLE HEAD PARKING LOT AREA LIGHT	LED	22' ST.SQ. ALUM POLE	(1) 188W LED/ 4000K/ 21,500 LUMENS	22' POLE PLUS 3' CONCRETE BASE, DIE-CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE IV DISTRIBUTION WITH HOUSE-SIDE SHIELD	277 V	INTEGRAL DRIVER	LITHONIA DSX2-80C-700 LED SERIES	
AAL7	25' SINGLE HEAD PARKING LOT AREA LIGHT-ROADWAY	LED	22' ST.SQ. ALUM POLE	(1) 137W LED/ 4000K/ 12,000 LUMENS	22' POLE PLUS 3' CONCRETE BASE, DIE-CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE III DISTRIBUTION WITH BACKLIGHT CONTROL OPTICS	277 V	INTEGRAL DRIVER	LITHONIA DSX2-80C-530 LED SERIES	
AAL8	SINGLE HEAD POST TOP MOUNT-DECORATIVE	LED	14' ST.RD. ALUM POLE	48W LED/ 4000K/ 4000 DLVD. LUMENS	TYPE III DISTRIBUTION, CUTOFF, 14' POLE HEIGHT, 0-10V DIMMING	277 V	INTEGRAL DRIVER	EATON INVUE ARBOR POSTTOP	
AAL9	SINGLE HEAD POST TOP MOUNT-DECORATIVE	LED	14' ST.RD. ALUM POLE	48W LED/ 4000K/ 4000 DLVD. LUMENS	TYPE II DISTRIBUTION, CUTOFF, 14' POLE HEIGHT, 0-10V DIMMING	277 V	INTEGRAL DRIVER	EATON INVUE ARBOR POSTTOP	
AAL10	SINGLE HEAD POST TOP MOUNT-DECORATIVE	LED	14' ST.RD. ALUM POLE	48W LED/ 4000K/ 4000 DLVD. LUMENS	TYPE V DISTRIBUTION, CUTOFF, 14' POLE HEIGHT, 0-10V DIMMING	277 V	INTEGRAL DRIVER	EATON INVUE ARBOR POSTTOP	
BBL	ROUND BOLLARD LIGHT	LED	SURFACE DIRECT BURIAL	15W LED/ 4000K/ 580 LUMENS	4.5" DIA. EXTRUDED ALUMINUM FIXTURE BODY WITH DIE CAST TOP, 43.3" TALL, 180 DEGREE DISTRIBUTION WITH CUTOFF, CLEAR POLYCARBONATE LENS, DIRECT BURIAL, 0-10V DIMMING	277 V	INTEGRAL DRIVER	LOUIS POULSEN FLINDT	
CCL	FULL CUT-OFF WALL MTD LED AREA LIGHT	LED	SURFACE WALL MTD.	24W LED/ 4000K/ 2000 LUMENS	FULL CUT-OFF, APPROX. 16" X 7" X 9", TRAPEZOIDAL SHAPE, MEETS LM79 AND LM80, UL WET LOCATION LISTED, TYPE IV DISTRIBUTION	277 V	INTEGRAL DRIVER	LITHONIA WST LED	
DDL	EXTERIOR 4" RECESSED DOWNLIGHT	LED	RECESSED - SOFFIT	13W LED/ 4000K/ 1000 LUMENS	SPECULAR CLEAR ALZAK CONE, UL DAMP LISTED	277 V	INTEGRAL DIMMABLE DRIVER	GOTHAM LIGHTING EVO 4" SERIES	
HHL	RECESSED STEP LIGHT	LED	RECESSED - WALL	11.2W LED/ 4000K/ 340 LUMENS	DIE CAST ALUMINUM HOUSING, SEALED AND GASKETED, 0-10V DIMMING	120 V	INTEGRAL DIMMABLE DRIVER	BEGA 22384 LED	

Calculation Summary					
Label	Units	Avg	Max	Min	Avg/Min
LEED Boundary Horizontal	Fc	0.00	0.03	0.00	N.A.
Lot to LEED Boundaries - Horiz	Fc	0.06	2.57	0.00	N.A.
North Parking Lot	Fc	1.84	22.2	0.0	N.A.
Plaza	Fc	1.46	19.7	0.0	N.A.
Roadway	Fc	1.75	4.2	0.0	N.A.
Roof Terrace_Top	Fc	4.01	22.6	0.0	N.A.
South Parking Lot	Fc	2.27	17.6	0.1	22.70



1 NORTH PARKING LIGHTING PHOTOMETRIC PLAN
1" = 50'-0"

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PUD APPLICATION 05/02/2016

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PROJECT

LAND O'LAKES HEADQUARTERS CONSOLIDATION

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Arden Hills, MN 55126

KEYPLAN

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NORTH PARKING LIGHTING PHOTOMETRIC PLAN

SHEET NUMBER

EL01-01A

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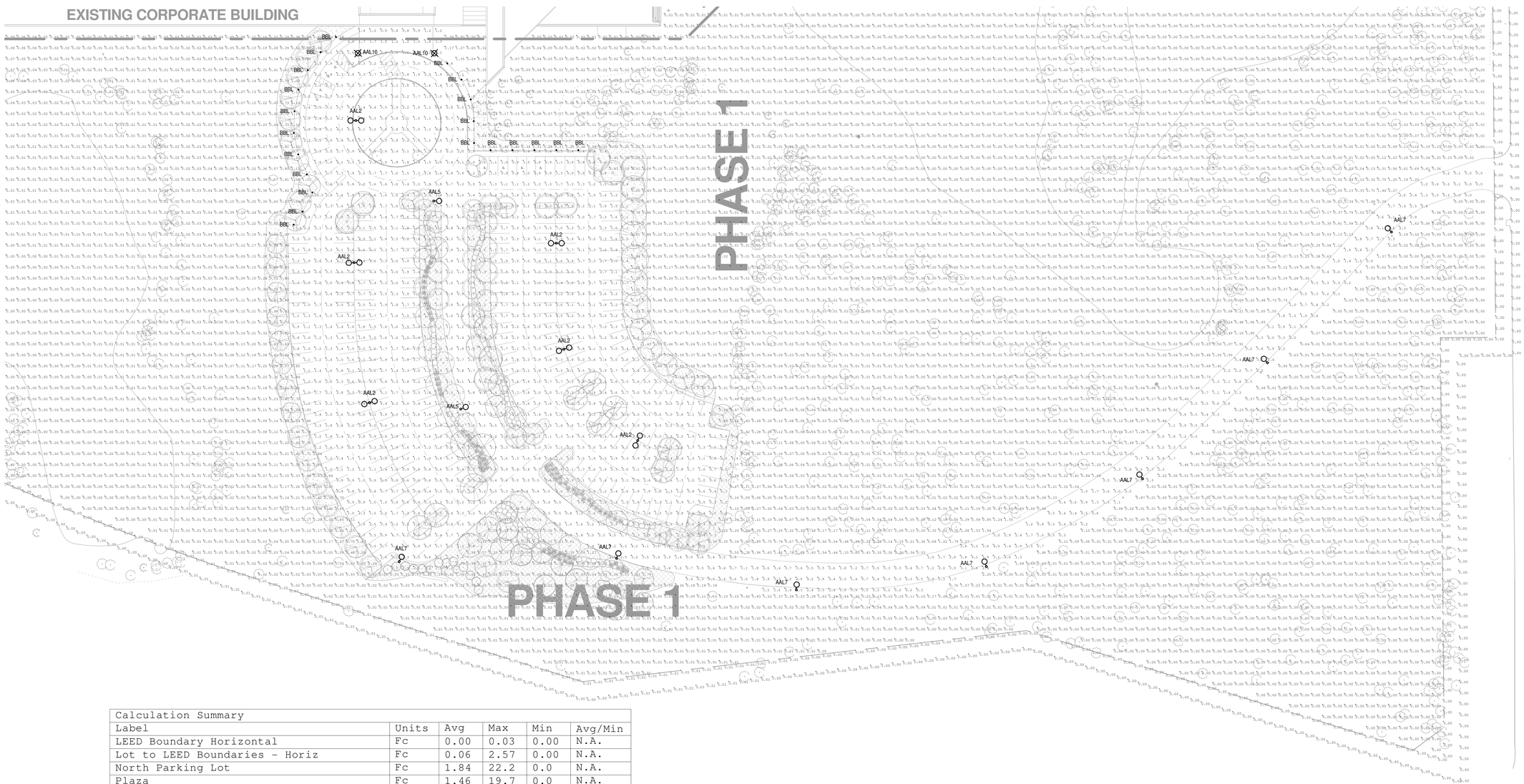
LIGHT FIXTURE SCHEDULE - SITE

LTR TYPE	FIXTURE TYPE	SOURCE	MOUNTING	LAMPS	FEATURES	VOLTAGE	BALLAST	MANUFACTURER & CATALOG SERIES	NOTES
AAL	25' DOUBLE HEAD PARKING LOT AREA LIGHT	LED	22' ST.SQ. ALUM POLE	(2) 188W LED/ 4000K/ 16,000 LUMENS	22' POLE PLUS 3' CONCRETE BASE, DOUBLE HEADS, DIE-CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE III DISTRIBUTION WITH BACKLIGHT CONTROL OPTICS	277 V	INTEGRAL DRIVER	LITHONIA DSX2-80C-700 LED SERIES	
AAL1	25' SINGLE HEAD PARKING LOT AREA LIGHT	LED	22' ST.SQ. ALUM POLE	(1) 188W LED/ 4000K/ 21,500 LUMENS	22' POLE PLUS 3' CONCRETE BASE, DIE-CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE III MEDIUM DISTRIBUTION	277 V	INTEGRAL DRIVER	LITHONIA DSX2-80C-700 LED SERIES	
AAL2	25' DOUBLE HEAD PARKING LOT AREA LIGHT	LED	22' ST.SQ. ALUM POLE	(2) 188W LED/ 4000K/ 21,500 LUMENS	22' POLE PLUS 3' CONCRETE BASE, DOUBLE HEADS, DIE-CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE IV MEDIUM DISTRIBUTION	277 V	INTEGRAL DRIVER	LITHONIA DSX2-80C-700 LED SERIES	
AAL5	25' SINGLE HEAD PARKING LOT AREA LIGHT	LED	22' ST.SQ. ALUM POLE	(1) 188W LED/ 4000K/ 16,000 LUMENS	22' POLE PLUS 3' CONCRETE BASE, DIE-CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE III DISTRIBUTION WITH BACKLIGHT CONTROL OPTICS	277 V	INTEGRAL DRIVER	LITHONIA DSX2-80C-700 LED SERIES	
AAL6	25' SINGLE HEAD PARKING LOT AREA LIGHT	LED	22' ST.SQ. ALUM POLE	(1) 188W LED/ 4000K/ 21,500 LUMENS	22' POLE PLUS 3' CONCRETE BASE, DIE-CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE IV DISTRIBUTION WITH HOUSE-SIDE SHIELD	277 V	INTEGRAL DRIVER	LITHONIA DSX2-80C-700 LED SERIES	
AAL7	25' SINGLE HEAD PARKING LOT AREA LIGHT-ROADWAY	LED	22' ST.SQ. ALUM POLE	(1) 137W LED/ 4000K/ 12,000 LUMENS	22' POLE PLUS 3' CONCRETE BASE, DIE-CAST ALUMINUM HOUSING, SEALED AND GASKETED, FULL CUTOFF, TYPE III DISTRIBUTION WITH BACKLIGHT CONTROL OPTICS	277 V	INTEGRAL DRIVER	LITHONIA DSX2-80C-530 LED SERIES	
AAL8	SINGLE HEAD POST TOP MOUNT-DECORATIVE	LED	14' ST.RD. ALUM POLE	48W LED/ 4000K/ 4000 DLVD. LUMENS	TYPE III DISTRIBUTION, CUTOFF, 14' POLE HEIGHT, 0-10V DIMMING	277 V	INTEGRAL DRIVER	EATON INVUE ARBOR POSTTOP	
AAL9	SINGLE HEAD POST TOP MOUNT-DECORATIVE	LED	14' ST.RD. ALUM POLE	48W LED/ 4000K/ 4000 DLVD. LUMENS	TYPE II DISTRIBUTION, CUTOFF, 14' POLE HEIGHT, 0-10V DIMMING	277 V	INTEGRAL DRIVER	EATON INVUE ARBOR POSTTOP	
AAL10	SINGLE HEAD POST TOP MOUNT-DECORATIVE	LED	14' ST.RD. ALUM POLE	48W LED/ 4000K/ 4000 DLVD. LUMENS	TYPE V DISTRIBUTION, CUTOFF, 14' POLE HEIGHT, 0-10V DIMMING	277 V	INTEGRAL DRIVER	EATON INVUE ARBOR POSTTOP	
BBL	ROUND BOLLARD LIGHT	LED	SURFACE DIRECT BURIAL	15W LED/ 4000K/ 580 LUMENS	4.5" DIA. EXTRUDED ALUMINUM FIXTURE BODY WITH DIE CAST TOP, 43.3" TALL. 180 DEGREE DISTRIBUTION WITH CUTOFF, CLEAR POLYCARBONATE LENS, DIRECT BURIAL, 0-10V DIMMING	277 V	INTEGRAL DRIVER	LOUIS POULSEN FLINDT	
CCL	FULL CUT-OFF WALL MTD LED AREA LIGHT	LED	SURFACE WALL MTD.	24W LED/ 4000K/ 2000 LUMENS	FULL CUT-OFF, APPROX. 16" X 7" X 9", TRAPEZOIDAL SHAPE, MEETS LM79 AND LM80, UL WET LOCATION LISTED, TYPE IV DISTRIBUTION	277 V	INTEGRAL DRIVER	LITHONIA WST LED	
DDL	EXTERIOR 4" RECESSED DOWNLIGHT	LED	RECESSED - SOFFIT	13W LED/ 4000K/ 1000 LUMENS	SPECULAR CLEAR ALZAK CONE, UL DAMP LISTED	277 V	INTEGRAL DIMMABLE DRIVER	GOTHAM LIGHTING EVO 4" SERIES	
HHL	RECESSED STEP LIGHT	LED	RECESSED - WALL	11.2W LED/ 4000K/ 340 LUMENS	DIE CAST ALUMINUM HOUSING, SEALED AND GASKETED, 0-10V DIMMING	120 V	INTEGRAL DIMMABLE DRIVER	BEGA 22384 LED	



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LEED Boundary Horizontal	Fc	0.00	0.03	0.00	N.A.
Lot to LEED Boundaries - Horiz	Fc	0.06	2.57	0.00	N.A.
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Plaza	Fc	1.46	19.7	0.0	N.A.
Roadway	Fc	1.75	4.2	0.0	N.A.
Roof Terrace_Top	Fc	4.01	22.6	0.0	N.A.
South Parking Lot	Fc	2.27	17.6	0.1	22.70

1 SOUTH PARKING LIGHTING PHOTOMETRIC PLAN
1" = 40'-0"

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WWW.MICHAUDCOOLEY.COM

PUD APPLICATION 05/02/2016

NOT FOR CONSTRUCTION

PROJECT

LAND O'LAKES HEADQUARTERS CONSOLIDATION

LAND O'LAKES
4001 Lexington Ave N.
Arden Hills, MN 55126

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		051354.040
Drawn		WJJ
Checked		WSO
Approved		PMJ

TITLE

SOUTH PARKING LIGHTING PHOTOMETRIC PLAN

SHEET NUMBER

EL01-01B

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Attachment C

Plan Review Comments

Date:	May 13, 2016
Project:	Land O'Lakes Master PUD & Phase I Final PUD
Address:	4001 Lexington Ave
Permit No.:	

Comments

1. Provide property line setbacks for existing buildings.

2. Provide building footprint area for existing and proposed buildings.

3. Provide total area of landscape coverage on property.

4. Provide the percentage of total landscaped area that will be planted with trees, shrubs, or perennials.

5. Provide total area calculations for parking lots, courtyards, walkways, and other impervious surfaces on the property.

6. Provide height of roof-mounted mechanical equipment as measured from top of roof surface.

7. Provide tree preservation plan spreadsheet including tree species, sizes, and quantities impacted.

8. Include any plans to update existing building, monument, or entrance signs on the property, if applicable.

Plan Review Comments

Date:	May 12, 2016
Project:	Preliminary site review Land O Lakes
Address:	4001 Lexington Ave
Permit No.:	

Comments

1. North parking lot indicates 1411 stalls with 21 accessible. Code requires 25 accessible spaces.

2. Verify courtyard fire department access. See Lake Johanna fire department comments.

RAMSEY COUNTY
Public Works

May 11, 2016

Ryan Streff
City of Arden Hills
1245 West Highway 96
Arden Hills, MN 55112

Re: Land O'Lakes PUD Amendment

Dear Mr. Streff,

I have reviewed the Land O'Lakes PUD amendment plans dated May 2nd, 2016 and have the following comments:

1. The easterly access to County Road F will only be allowed for delivery vehicles. The connection to the employee parking lot must be removed. This access is in a poor location. It is close to the Lexington Ave. intersection and is offset from the Gradient access which creates conflicting turning movements. Employees entering or exiting from the site shall use the other two westerly accesses.

2. Right and left turn lanes at the main site entry will be required on County Road F.

3. A right turn lane into the westerly access will be required on County Road F. The westerly access will be restricted to a 3/4's access, where lefts in are prohibited unless a left turn lane is constructed. Otherwise a "pork chop" median shall be constructed to prevent lefts in.

4. Funding for road improvements including the proposed signal shall be provided for by Land O'Lakes and potential partners. Funding requirements shall be detailed in the City's developer's agreement. Ramsey County does not have funds available to contribute to the necessary road improvements. Ramsey County's contribution will be to administer the construction project for the public road improvements and provide inspection services.

5. The turning movements for trucks show that trucks will cross the centerline of County Road F and into the oncoming traffic lane. This is not acceptable. The accesses shall be revised to prevent trucks from crossing the centerline. Trucks turning right into the main access cross into the outbound traffic lanes. This will cause backups on County Road F when vehicles occupy those outbound lanes. A turning movement for right turns at the east access should be

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provided. All truck turning movements shall be updated with a revised layout which includes the required turn lanes on County Road F. The County has also provided SRF with the new intersection design at Lexington and County Road F which extends west on County Road F which will aid in this design.

6. The access onto Lexington Ave. shall be revised to a 3/4's access to prevent lefts out of the site. A "pork chop" median shall be constructed to prevent the lefts out. The SRF traffic report also identified this as a recommended mitigation measure due to the site improvements.

Thank you for the opportunity to review the plans. If you have any questions or concerns please contact me at 651-266-7105 or email at erin.laberee@co.ramsey.mn.us.

Sincerely,

Erin Laberee, PE
Traffic Engineer

LAKE JOHANNA FIRE DEPARTMENT
5545 LEXINGTON AVENUE NORTH • SHOREVIEW, MN 55126
OFFICE (651) 481-7024 • FAX (651) 486-8826

May 10, 2016

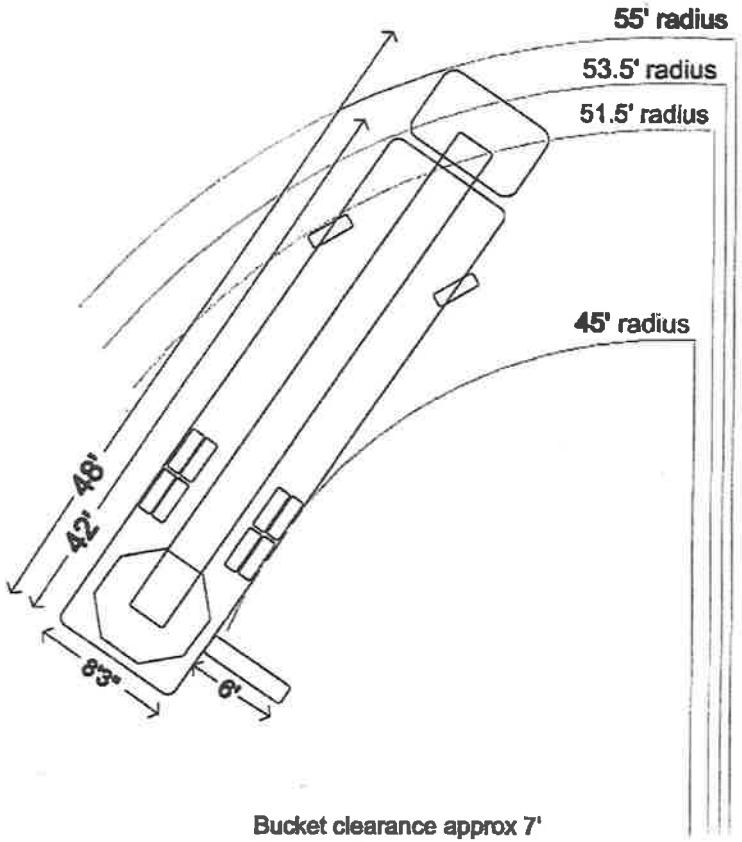
Perkins + Will
80 S 8th Street
Minneapolis, MN 55402

- New specs need to be accounted for aerial apparatus in both the Courtyard, North, and South Lots. The specs do not meet the specs that were provided on our current aerial apparatus. Outrigger width is 20'3". Current specs are attached.
- Is current FDC on Current Building within 150' on the south end?
- Is there a hydrant in the new proposed court yard?

Sincerely,

Nate Berg
Fire Marshal/Deputy Chief
Lake Johanna Fire Department

843 Statistics



Bucket clearance approx 7'
Bumper clearance approx 1.5'
Overall vehicle height approx 12' 1"
Overall vehicle weight approx 69,000 lbs

Rev. June 6, 2000

RCWD
RICE CREEK WATERSHED DISTRICT

WORKING DOCUMENT: This Engineer's report is a draft or working document of RCWD staff and does not necessarily reflect action by the RCWD Board of Managers

Permit Application Number: 16-043
Permit Applicant Name: Land O'Lakes – Project Sapphire Sky

Applicant:

Kevin Taaffe
Land O'Lakes, Inc.
4001 Lexington Avenue N
Arden Hills, MN 55126
Ph: 651-481-2087
Fx: 651-766-1376
kptaaffe@landolakes.com

Consultant:

Kevin Bohl
BKBM Engineers
5930 Brooklyn Blvd.
Minneapolis, MN 55429
Ph: 763-843-0427
Fx: 763-843-0421
kbohl@bkbm.com

Tom Cesare
BKBM Engineers
Ph: 763-843-0464
tcesare@bkbm.com

Project Name: Land O'Lakes – Project Sapphire Sky

Purpose: FSD – Final Site Drainage; Construct a parking lot expansion on the south side of the existing Land O'Lakes facility to accommodate approximately 298 vehicles. Underground filtration/rate control tanks are proposed.

Site Size: 48.87± acre parcel / 3.7 ± acres of disturbed area; existing and proposed impervious area is 0.65 ± acres and 2.25 ± acres, respectively

Location: 4001 Lexington Avenue North, Arden Hills, Ramsey Co

T-R-S: NSWE ¼, Section 27, T30N, R23W

District Rule: C, D

Recommendations: CAPROC

It is recommended that this Permit Application be given Conditional Approval Pending Receipt of Changes (CAPROC) and outstanding items related to the following items.

Rule D – Erosion and Sediment Control

1. Submit the following information per Rule D.4:

   (c) Name, address and phone number of party responsible for maintenance of all erosion and sediment control measures.

   (h) Provide documentation that an NPDES Permit has been applied for and submitted to the Minnesota Pollution Control Agency (MPCA).

Administrative

2. Send one final, signed full sized plan set to the District, and e-mail a pdf copy to both the District and the District Engineer. Include a list of changes that have been made since approval by the RCWD Board.

3. Submit a copy of the plat or easements establishing drainage or flowage over stormwater management facilities, stormwater conveyances, ponds, wetlands, on-site floodplain up to the 100-year flood elevation, or any other hydrologic feature (if easements are required by the City of Arden Hills).

4. The applicant must address comments and re-submit a revised Draft Declaration for Maintenance of Stormwater Management Facilities for proposed onsite stormwater management and pretreatment features for approval.

5. The applicant must submit a copy of receipt from County Recorder and signed/notarized attested legal document(s).

6. The applicant must submit a surety of $11,500 along with an original executed escrow agreement acceptable to the District. If the applicant desires an original copy for their records, then two original signed escrow agreements should be submitted. The applicant must provide the first $5000 in the form of a check and has the option of providing the remainder of the surety amount in the form of a check or a Performance Bond or Letter of Credit. The surety is based on $2,500 for 3.7 acres of disturbance, $9,000 for 17,990 CF of water quality treatment volume.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, applicant agrees to these stipulations:

1. An as-built survey of all stormwater BMPs (ponds, rain gardens, trenches, swales, etc.) is to be submitted to the District for verification of compliance with the approved plans before return of the surety.

Exhibits:

1. Plan set containing sheets dated 4-14-2016 and received 4-15-2016.

2. Permit application and fee, dated 4-8-2016 and received 4-15-2016.

3. Permit application checklist, no date, received 4-15-2016.

4. Stormwater Calculations, dated 4-14-2016 and received 4-15-2016, containing narrative, drainage maps, HydroCAD report for the 2-year, 10-year, and 100-year rainfall events for proposed and existing conditions.

5. Declaration of Maintenance, no date, received 4-15-2016.

6. Geotechnical report by American Engineering Testing, Inc. dated 3-24-2016 and received 4-15-2016.

7. NPDES permit application, no date, received 4-15-2016.

8. Wetland Determination and Delineation by Pinnacle Engineering dated 8-26-2015 received 4-15-2016.

Findings:

1. Description – The proposed project is a parking addition to the Land O'Lakes campus that includes new bituminous parking lots, curb and gutter, and related storm sewer improvements in the City of Arden Hills on a 48.87 acre parcel. The project will increase the impervious surface by 1.60± acres and will reconstruct 0.65± acres of existing impervious surface. The project will disturb 3.7± acres overall. The applicant has submitted an incorrect application fee of $3,750 application fee. The correct application fee should be $2,250, which corresponds to 1 to 2.5acres of new/redeveloped impervious surface and 2.5 to 10 acres of land disturbance. The applicant is due a refund of $1,500. Runoff from this project flows through stormsewer under I-694 and ultimately flows to Valentine Lake which is the resources of concern (ROC).

2. Stormwater – The applicant is proposing the BMP as described below for the project:

Proposed BMP Description	Location	Pretreatment:	Volume provided
Subsurface Filtration Basin	Western parking lot	Sump Manholes	19,106± cubic feet below the weir

Soils on site are primarily clay sands (HSG C) soils. Thus, infiltration is not considered feasible and subsurface filtration is acceptable to meet the water quality requirement. Per Rule C.6(c)(1), the Water Quality requirement is 2.2-inches over the new/reconstructed area (2.25± acres) for a total requirement of 17,990± cubic feet.

Adequate pretreatment has been provided by sumps located at every manhole prior to discharging into the subsurface filtration basin. The subsurface filtration basin is expected to draw-down within 72-hour drawdown. Treatment is provided through a subsurface filtration basin filtering through 24" of sand before draining through perforated draintile. The draintile has been placed above the Seasonal High Water Table. The treatment volume provided below the overflow weir exceeds the volume required. The applicant has met all the Water Quality requirements of Rule C.6 and the design criteria of Rule C.9(c).

The wetland has been classified as moderately susceptible, and the applicant has met the bounce and inundation requirements of Rule C.8.

Drainage Area	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
West (Existing DA 1 & proposed DA1+4)	2.32	0.40	4.64	3.17	9.75	9.13
Northeast (DA2)	0.41	0.16	1.00	0.37	2.33	0.85
Southeast (DA3)	2.04	0.42	3.99	0.98	8.17	2.22
80% of existing	3.82		7.70		16.20	
Totals		0.98		4.52		12.20

The project is located within the Flood Management Zone. The project is in compliance with District Rule C.7(c) rate control requirements.

3. Wetlands – While there are no wetlands within the project area, flow from the proposed BMP outfall pipe will discharge into a proposed DNR wetland. Per RCWD review file 15-156R the RCWD acting as the Local Government Unit (LGU) approved the wetland boundary for this DNR wetland. The outfall, including stabilization was above the depicted wetland delineation, and thus will not impact the wetland.

4. Floodplain – The site is not in a regulatory floodplain.

5. Erosion Control – Proposed erosion control methods include silt fence, erosion control blanket, rock construction entrances, inlet protection and concrete washout. An NPDES permit is required for the project. A draft application has been received, however proof of application to the MPCA is required. The SWPP Plan is located on sheets C05-00 and C05-01. The information listed under the Erosion and Sedimentation Control Recommendations needs to be submitted. Otherwise, the project complies with RCWD Rule D requirements.

6. Documenting Easements and Maintenance Obligations – Applicant has provided a draft Declaration for Maintenance and comments were returned on 5-2-2016. Applicant must address comments and submit a revised draft maintenance declaration for approval, and a receipt showing recordation of the approved maintenance declaration.

7. Previous Permit Information – The site contains several existing permits for various improvements on the Land O'Lakes property. The original permit for development is 79-046. Large redevelopment for the site is permit 08-066 and sidewalk improvements are on permit 08-037. Permit 12-007 includes additional parking which drains to the same wetland that this permit discharges to. Review file 15-156R contains the wetland delineation for the wetland that this permit discharges to. Review file 16-033R is for construction of a dining/meeting terrace and future amenity trails.

I assisted in the preparation of this report under the supervision of the District Engineer.

5-3-16

Alex Schmidt, EIT

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the state of Minnesota.

5-3-16

Greg Bowles
MN Reg. No 41929

Attachment D

SRF Consulting Group, Inc. | ENGINEERS PLANNERS DESIGNERS

DRAFT Memorandum

SRF No. 0158997.01

To: John Slack, RLA, ASLA, Senior Landscape Architect/Urban Designer
PERKINS + WILL

From: Jordan Schwarze, PE, Senior Engineer
Nick Semeja, Engineer
Brent Clark, Engineer

Date: May 2, 2016

Subject: LAND O'LAKES EXPANSION TRAFFIC STUDY UPDATE

Introduction

Due to site plan revisions, SRF has completed an update to the *Land O'Lakes Expansion Traffic Study* (dated November 12, 2015). The main objectives of this study are to review the updated site plan with respect to trip generation, parking, circulation, and access; evaluate traffic impacts to the adjacent roadway network; and recommend any necessary improvements to accommodate the proposed expansion. The following information provides the assumptions, analysis, and study recommendations offered for consideration.

Existing Conditions

Land O'Lakes headquarters is located at 4001 Lexington Avenue North in Arden Hills, MN. In addition to the Arden Hills campus, Land O'Lakes currently leases nearby offices in Shoreview, MN at 1050 and 1080 County Road F (see Figure 1: Project Location). The existing conditions in the vicinity of these locations were reviewed to establish a baseline in order to identify any future impacts associated with the proposed expansion. The evaluation of existing conditions includes peak hour intersection turning movement counts, field observations, and an intersection capacity analysis.

Due to ongoing construction along Lexington Avenue and County Road F, traffic data collected in the years 2014 and 2015 for the *Land O' Lakes Corporate Campus Access/Circulation Review* (dated May 20, 2014) and the aforementioned *Land O'Lakes Expansion Traffic Study* was utilized to establish existing conditions within the study area. However, peak period turning movement counts were collected by SRF during the week of March 28, 2016 at the County Road F/Hamline Avenue intersection to establish general travel patterns and magnitudes at this additional study intersection. This data was modified accordingly to reflect non-construction conditions. Historical traffic volumes in the study area were provided by the Minnesota Department of Transportation (MnDOT).

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SRF Consulting Group, Inc.

Project Location

Land O'Lakes Expansion Traffic Study Update

Arden Hills, MN

Figure 1

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May 2016

The following traffic control is currently in place at study intersections:

- County Road F/Hamline Avenue: Traffic signal
- County Road F/Innovation Way (Land O'Lakes Central Access): Side-street stop control
- County Road F/Land O'Lakes East Access: Side-street stop control
- County Road F/Lexington Avenue: Traffic signal
- Lexington Avenue/Land O'Lakes South Access: Side-street stop control

Field observations were completed to identify roadway characteristics within the study area (i.e. roadway geometry, posted speed limits, and traffic controls). Lexington Avenue is currently a five-lane undivided roadway with a continuous center two-way left-turn lane and a posted speed limit of 40 miles per hour (mph). However, Lexington Avenue is currently being reconstructed to include a raised median, which will alter access within the study area. Further details regarding the Lexington Avenue reconstruction are documented later in this study.

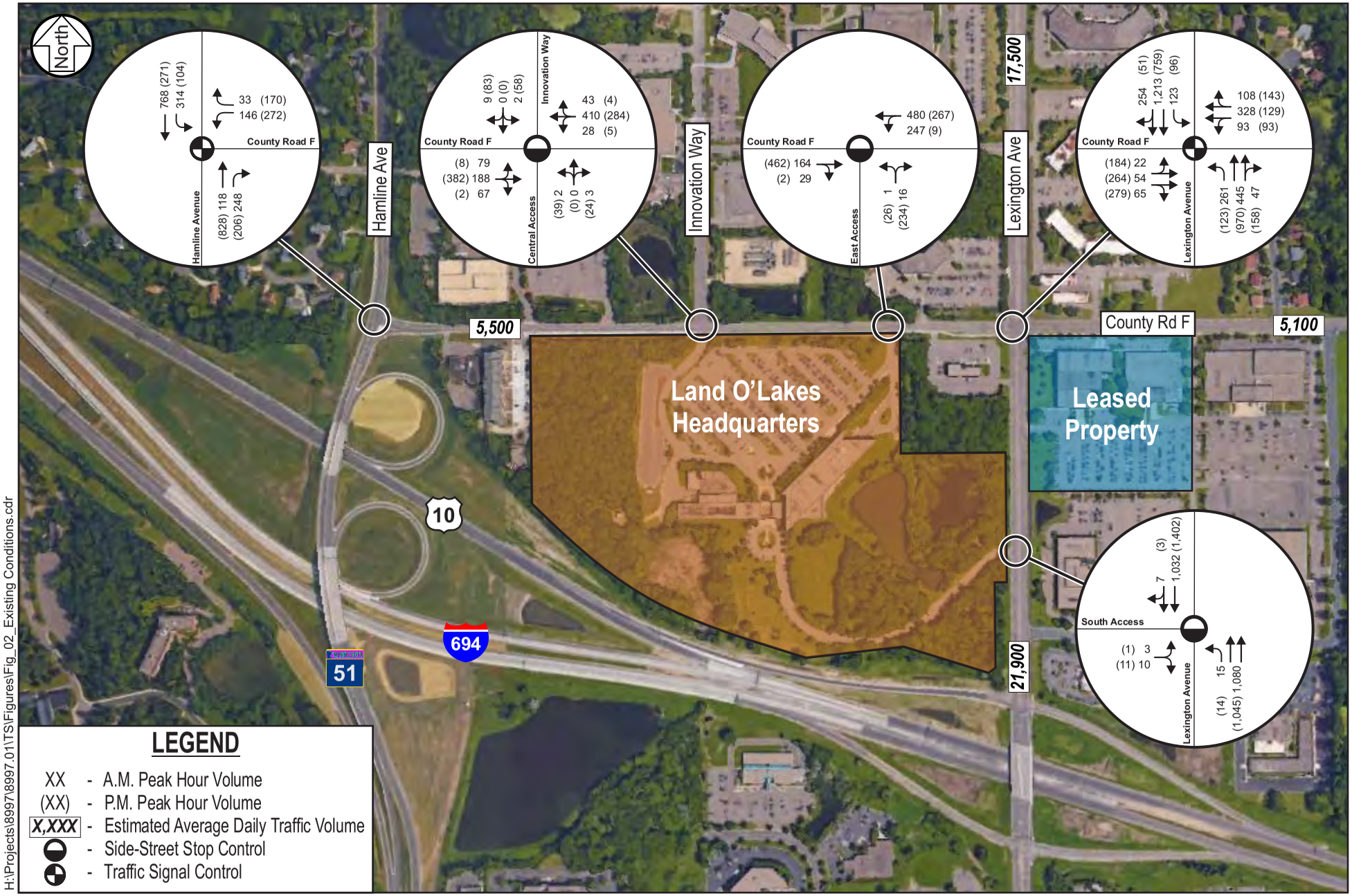
County Road F, west of Lexington Avenue, is primarily a two-lane undivided roadway with a posted speed limit of 45 mph. County Road F, east of Lexington Avenue, is primarily a four-lane undivided roadway with a posted speed limit of 40 mph. It should be noted that both Lexington Avenue and County Road F are functionally classified as minor arterials. Existing geometrics, traffic controls, and traffic volumes in the study area are shown in Figure 2.

Existing Intersection Capacity Analysis

An existing intersection capacity analysis was completed to establish a baseline condition to which future traffic operations can be compared. The capacity analysis was completed for the a.m. and p.m. peak hours using Synchro/SimTraffic software (V9.1). Capacity analysis results identify a Level of Service (LOS), which indicates the quality of traffic flow through an intersection. Intersections are given a ranking from LOS A through LOS F. The LOS results are based on average delay per vehicle, which correspond to the delay threshold values shown in Table 1. LOS A indicates the best traffic operation, with vehicles experiencing minimal delays. LOS F indicates an intersection where demand exceeds capacity, or a breakdown of traffic flow. An overall LOS A through D is generally considered acceptable by drivers in the Twin Cities Metropolitan Area.

Table 1 Level of Service Criteria for Signalized and Unsignalized Intersections

LOS Designation	Signalized Intersection Average Delay/Vehicle (seconds)	Unsignalized Intersection Average Delay/Vehicle (seconds)
A	≤ 10	≤ 10
B	> 10 - 20	> 10 - 15
C	> 20 - 35	> 15 - 25
D	> 35 - 55	> 25 - 35
E	> 55 - 80	> 35 - 50
F	> 80	> 50



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Existing Conditions

Land O'Lakes Expansion Traffic Study Update

Arden Hills, MN

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May 2016

Figure 2

For side-street stop controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service. This takes into account the total number of vehicles entering the intersection and the capability of the intersection to support these volumes. Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, the majority of delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high levels of delay (i.e. poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during the peak hours.

Results of the existing intersection capacity analysis shown in Table 2 indicate that all study intersections currently operate at an acceptable overall LOS C or better during the a.m. and p.m. peak hours. In addition, no significant side-street delays or queuing issues were observed in the field except at the signalized study intersections, which are summarized later.

Table 2 Existing Intersection Capacity Analysis

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
County Road F/Hamline Avenue	A	9 sec.	C	25 sec.
County Road F/Innovation Way (1)	A/A	9 sec.	A/A	9 sec.
County Road F/East Access (1)	A/A	3 sec.	A/B	13 sec.
County Road F/Lexington Avenue	C	28 sec.	C	25 sec.
Lexington Avenue/South Access (1)	A/B	12 sec.	A/A	9 sec.

(1) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst side-street approach LOS. The delay shown represents the worst side-street approach delay.

County Road F/Hamline Avenue Intersection

Although the County Road F/Hamline Avenue intersection currently operates at an acceptable overall LOS C during the p.m. peak hour, the following queuing issues were observed:

P.M. Peak Hour

- Queueing was observed on the northbound intersection approach (95th percentile queue ~ 500 feet), resulting in occasional blockage of access to the northbound right-turn lane.
- Queueing was observed on the westbound intersection approach (95th percentile queue ~ 250 feet), resulting in occasional blockage of access to the westbound right-turn lane.

County Road F/Lexington Avenue Intersection

Although the County Road F/Lexington Avenue intersection currently operates at an acceptable overall LOS C during the a.m. and p.m. peak hours, the following queuing issues were observed:

A.M. Peak Hour

- Queueing was observed on the southbound intersection approach (95th percentile queue ~ 450 feet), resulting in occasional blockage of access to a driveway on the west side of Lexington Avenue.

P.M. Peak Hour

- Queueing was observed on the eastbound intersection approach (95th percentile queue ~ 300 feet), resulting in occasional blockage of access to the eastbound shared through/ right-turn lane.

Proposed Expansion

The proposed Land O'Lakes headquarters expansion, shown in Figure 3, includes construction of an approximate 155,000 square foot building, as well as parking and access improvements. Once completed in the year 2018, the expanded campus is expected to employ approximately 2,100 people, which includes employees from the nearby leased Shoreview offices relocating to the expanded headquarters. The capacity of the expanded campus is estimated to be approximately 2,500 employees. A summary of key project parameters is shown in Table 3.

Table 3 Land O'Lakes Headquarters Expansion Parameters

Parameter	Existing Conditions	Year 2018 Conditions	Capacity Conditions
Gross Floor Area	263,800 Square Feet	418,800 Square Feet	418,800 Square Feet
Employees	991	2,109	2,519

Access to the expanded campus is proposed at the following locations:

- County Road F:
  - Right-in/right-out access located approximately 950 feet east of Hamline Avenue opposite an existing driveway (West Access)
  - Full-access located opposite Innovation Way with traffic signal control (Existing Central Access)
  - Right-in/right-out access located approximately 525 feet west of Lexington Avenue (Existing East Access)
- Lexington Avenue: Full-access located approximately 925 feet south of County Road F (Existing South Access)

Further discussion regarding parking and site access is documented later in this study.

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SRF Consulting Group, Inc.

Site Plan

Land O'Lakes Expansion Traffic Study Update

Arden Hills, MN

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May 2016

Figure 3

Trip Generation

To account for traffic impacts associated with the proposed expansion, trip generation estimates for the a.m. and p.m. peak hours as well as a daily basis were developed. These trip generation estimates, shown in Table 4, were developed using existing observed trip generation rates and engineering judgment. Trip generation estimates completed based on the *ITE Trip Generation Manual, 9th Edition* compare well with the a.m. and p.m. peak hour estimates based on observed trip generation rates.

Table 4 Trip Generation Estimates

Land Use Type *(ITE Code)*	Size	A.M. Peak Hour Trips		P.M. Peak Hour Trips		Daily Trips
		In	Out	In	Out	
Existing Conditions						
Observed Trips	991 Employees	394	35	35	336	N/A
Observed Trip Rate		0.398	0.035	0.035	0.339	N/A
Corporate Headquarters Trips *(714)*		415	31	41	335	2,310
Year 2018 Conditions						
Estimated Trips	2,109 Employees	838	74	74	715	N/A
Corporate Headquarters Trips *(714)*		883	66	88	713	4,914
Capacity Conditions						
Estimated Trips	2,519 Employees	1,001	89	89	854	N/A
Corporate Headquarters Trips *(714)*		1,054	79	105	852	5,870

Results of the trip generation estimates indicate that the proposed expanded campus is expected to generate approximately 912 a.m. peak hour and 789 p.m. peak hour trips upon opening in the year 2018. Since existing total daily trip observations were not available, the ITE trip generation estimate of approximately 4,914 daily trips is an appropriate supplement. Upon reaching employee capacity, the proposed expanded campus is expected to generate approximately 1,090 a.m. peak hour, 943 p.m. peak hour, and 5,870 daily trips. These trips were distributed throughout the area based on the directional distribution shown in Figure 4, which was developed based on existing travel patterns and engineering judgment.

Year 2018 Conditions

To help determine impacts associated with the proposed expansion, traffic forecasts were developed for year 2018 conditions (i.e. year of opening). The year 2018 conditions take into account general area background growth and traffic generated by the proposed expansion. The following sections provide details on the planned Lexington Avenue reconstruction, background traffic forecasts, and the intersection capacity analysis for year 2018 conditions.

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SRF Consulting Group, Inc.

Directional Distribution

Land O'Lakes Expansion Traffic Study Update

Arden Hills, MN

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May 2016

Figure 4

Lexington Avenue Reconstruction

Lexington Avenue reconstruction between I-694 and Cummings Park Drive is expected to be completed by the end of the year 2016. The County Road F/Lexington Avenue intersection will be reconstructed to include northbound/southbound dual left-turn lanes and single right-turn lanes as well as eastbound/westbound single left-turn lanes. In addition to County Road F/Lexington Avenue intersection improvements, a raised median will be added along Lexington Avenue within the study area. The raised median will restrict some side-street access along Lexington Avenue, which would be expected to result in minor travel pattern changes. However, the Land O'Lakes South Access is expected to remain a full-movement intersection.

Traffic Forecasts

To account for general background growth in the area, an annual growth rate of one-half to one percent was applied to the existing peak hour traffic volumes to develop year 2018 background traffic forecasts. These growth rates are consistent with the *Metropolitan Council Regional Travel Demand Model*. The resultant year 2018 traffic forecasts, which include general background growth and trips generated by the proposed expanded campus, are shown in Figure 5. It should be noted that existing peak hour trips to/from the nearby leased Shoreview offices were not removed from the year 2018 roadway network, as it was assumed these offices would eventually be occupied by other tenants.

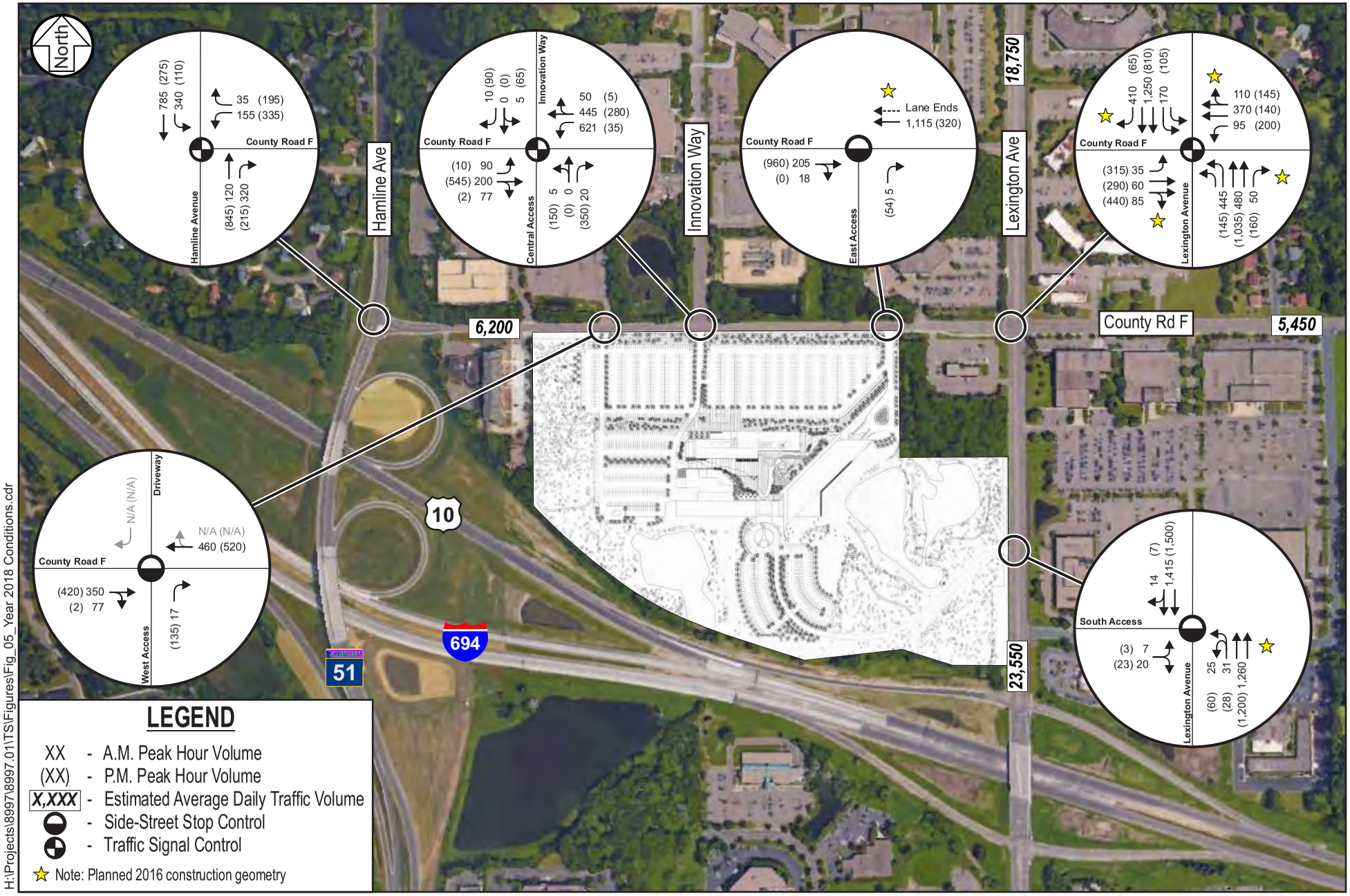
Intersection Capacity Analysis

To determine if the roadway network reconstructed in the year 2016 can accommodate the year 2018 traffic forecasts, a detailed traffic capacity analysis was completed using Synchro/SimTraffic software. Results of the year 2018 intersection capacity analysis shown in Table 5 indicate that all study intersections are expected to operate at an acceptable overall LOS D or better during the a.m. and p.m. peak hours. However, significant side-street delays and queuing issues were observed in the traffic simulation, especially during the p.m. peak hour. It should be noted that the County Road F/ Innovation Way intersection was assumed to be signalized with dedicated eastbound/westbound left-turn lanes and northbound/southbound right-turn lanes under year 2018 conditions.

Table 5 Year 2018 Intersection Capacity Analysis

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
County Road F/Hamline Avenue	A	9 sec.	C	29 sec.
County Road F/West Access (1)	A/A	5 sec.	A/A	7 sec.
County Road F/Innovation Way	A	8 sec.	B	11 sec.
County Road F/East Access (1)	A/A	2 sec.	A/F	81 sec.
County Road F/Lexington Avenue	C	34 sec.	D	39 sec.
Lexington Avenue/South Access (1)	A/D	34 sec.	A/F	55 sec.

(1) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst side-street approach LOS. The delay shown represents the worst side-street approach delay.



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SRF Consulting Group, Inc.

Year 2018 Conditions

Land O'Lakes Expansion Traffic Study Update

Arden Hills, MN

Figure 5

0168997.01
May 2016

County Road F/Hamline Avenue Intersection

Although the County Road F/Hamline Avenue intersection is expected to operate at an acceptable overall LOS C during the p.m. peak hour, the following queuing issues were observed in the traffic simulation:

P.M. Peak Hour

- Queueing was observed on the northbound intersection approach (95th percentile queue ~ 600 feet), resulting in occasional blockage of access to the northbound right-turn lane.
- Queueing was observed on the westbound intersection approach (95th percentile queue ~ 300 feet), resulting in occasional blockage of access to the westbound right-turn lane.

County Road F/East Access Intersection

Although the County Road F/East Access intersection is expected to operate at an acceptable overall LOS A during the p.m. peak hour, the following side-street delay and queuing issues were observed in the traffic simulation:

P.M. Peak Hour

- Eastbound County Road F queues at Lexington Avenue were occasionally observed to extend through the adjacent East Access intersection. These queues, in combination with limited gaps in free-flow eastbound traffic, result in significant delays on the northbound East Access intersection approach (LOS F), which impacts approximately 50 p.m. peak hour vehicles.

County Road F/Lexington Avenue Intersection

Although the County Road F/Lexington Avenue intersection is expected to operate at an acceptable overall LOS D or better during the a.m. and p.m. peak hours, the following queuing issues were observed:

A.M. Peak Hour

- Queueing was observed on the southbound intersection approach (95th percentile queue > 450 feet), resulting in occasional blockage of access to the southbound dual left-turn lanes and single right-turn lane.

P.M. Peak Hour

- Queueing was observed on the eastbound intersection approach (95th percentile queue ~ 500 feet), resulting in the occasional blockage of access to the eastbound left-turn lane and shared through/right-turn lane.
- Queueing was observed on the northbound intersection approach (95th percentile queue ~ 450 feet), resulting in occasional blockage of access to the northbound dual left-turn lanes and single right-turn lane.

Lexington Avenue/South Access Intersection

Although the Lexington Avenue/South Access intersection is expected to operate at an overall LOS A during the p.m. peak hour, significant side-street delays were observed in the traffic simulation:

P.M. Peak Hour

- Limited gaps in free-flow southbound Lexington Avenue traffic, in combination with northbound U-turn maneuvers, result in significant delays on the eastbound South Access intersection approach (LOS F), which impacts approximately 25 p.m. peak hour vehicles.

Recommended Short-Term Improvements

To provide the study area and proposed expansion with acceptable levels of service/queuing and safe operations in the short-term, the following geometric/traffic control improvements are recommended for consideration.

Study Intersections

County Road F/Hamline Avenue Intersection

- Extend the westbound right-turn lane to accommodate 150 feet of additional vehicle storage.

County Road F/Innovation Way Intersection

- Implement traffic signal control.
  - Construct the northbound/southbound approaches with a shared through/left-turn lane and a dedicated right-turn lane.
  - Construct the eastbound/westbound approaches with a dedicated left-turn lane and a shared through/right-turn lane.

County Road F/East Access Intersection

- Implement three-quarter access to maintain inbound heavy truck access.

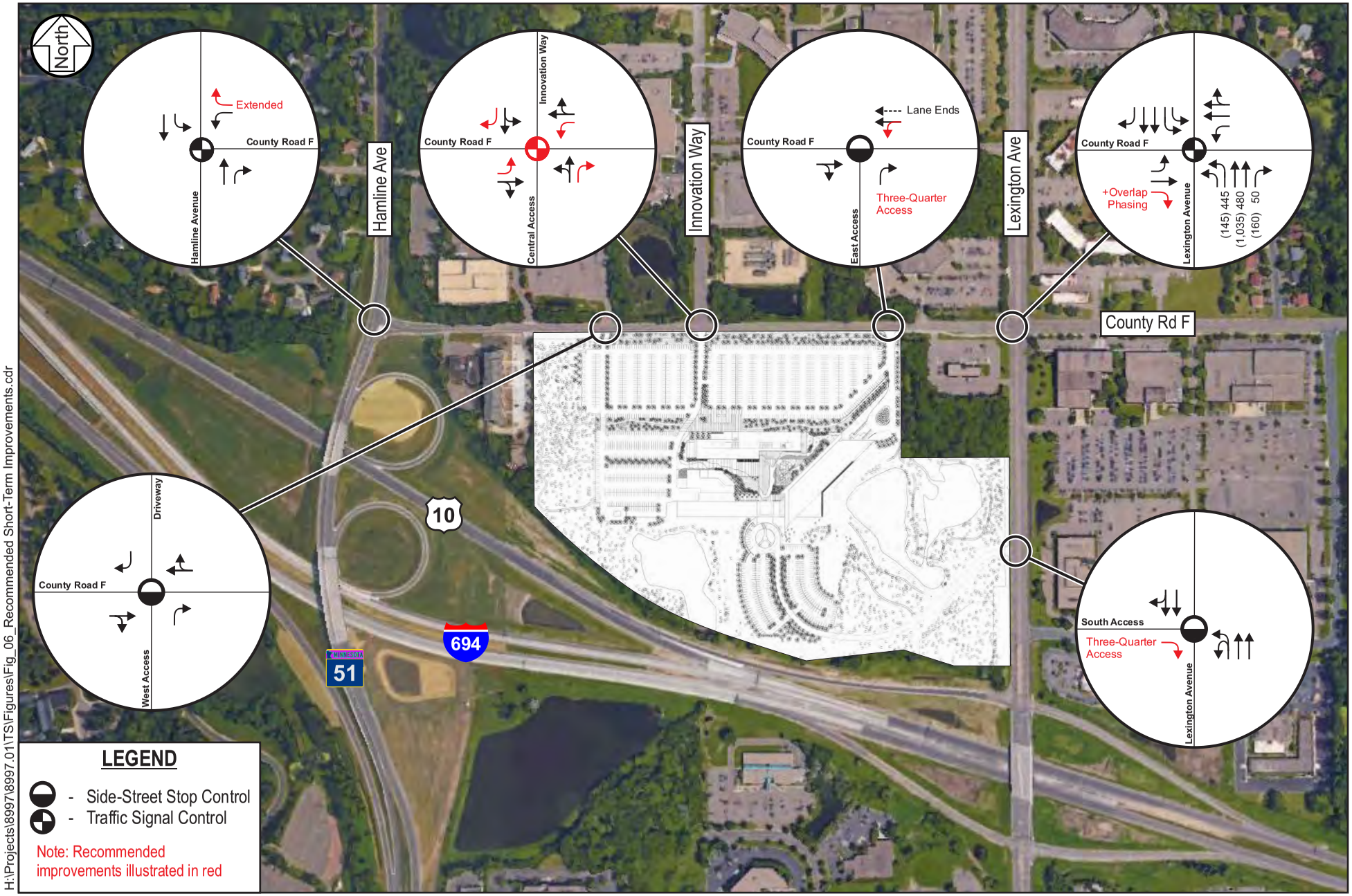
County Road F/Lexington Avenue Intersection

- Reassign the three eastbound approach lanes as dedicated left-turn/through/right-turn lanes. Implement an eastbound right-turn overlap with the northbound left-turn signal phasing.

Lexington Avenue/South Access Intersection

- Construct a three-quarter access intersection to prohibit eastbound left-turn maneuvers. This intersection layout would be expected to function well with the planned three-quarter access intersection at Lexington Avenue/Gramsie Road.

An illustration of recommended short-term improvements is shown in Figure 6.



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Recommended Short-Term Improvements

Land O'Lakes Expansion Traffic Study Update

Arden Hills, MN

Figure 6

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May 2016

Year 2038 Conditions

To help determine impacts associated with the proposed expansion once at full capacity, an evaluation of year 2038 (i.e. 20-years after opening) conditions was completed. The following sections provide details on background traffic forecasts and the intersection capacity analysis for year 2038 conditions.

Traffic Forecasts

Annual growth rates of one-half to one percent were again applied to the existing peak hour traffic volumes to develop year 2038 background traffic forecasts. These growth rates are consistent with the *Metropolitan Council Regional Travel Demand Model*. The resultant year 2038 traffic forecasts, which include general background growth and trips generated by the proposed expanded campus at capacity, are shown in Figure 7.

Intersection Capacity Analysis

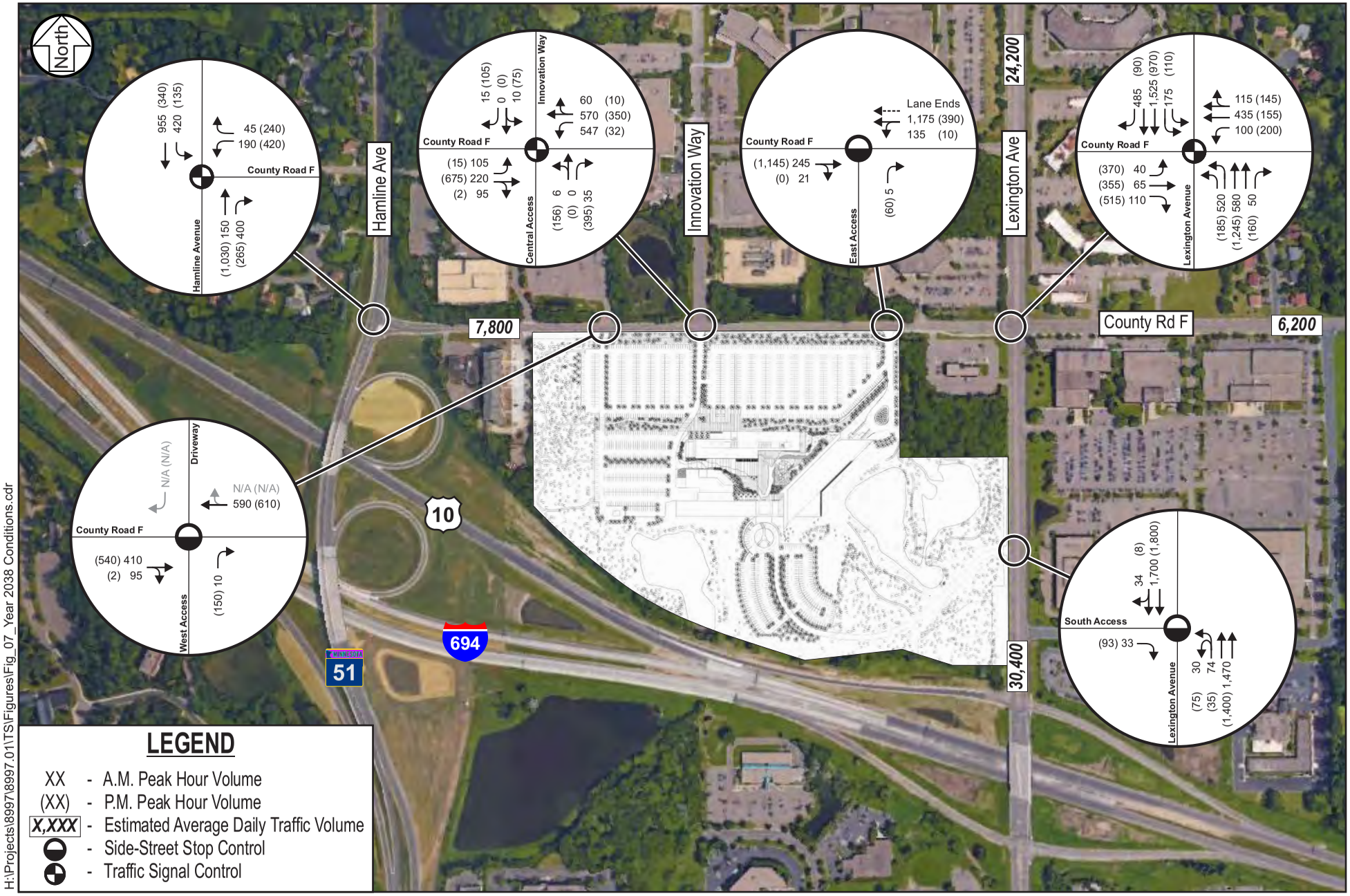
To determine if the roadway network reconstructed in the year 2016 including recommended short-term improvements can accommodate the year 2038 traffic forecasts, a detailed traffic capacity analysis was again completed using Synchro/SimTraffic software.

Results of the year 2038 intersection capacity analysis shown in Table 6 indicate that all study intersections, except the County Road F/Hamline Avenue and County Road F/Lexington Avenue intersections, are expected to operate at an acceptable overall LOS D or better during the a.m. and p.m. peak hours. The County Road F/Lexington Avenue intersection is expected to operate at an overall LOS E during the a.m. peak hour while the County Road F/Hamline Avenue intersection is expected to operate at an overall LOS F during the p.m. peak hour. Furthermore, side-street delay and queueing issues were observed in the traffic simulation.

Table 6 Year 2038 Intersection Capacity Analysis

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay	LOS	Delay
County Road F/Hamline Avenue	B	14 sec.	F	175 sec.
County Road F/West Access (1)	A/A	5 sec.	B/B	12 sec.
County Road F/Innovation Way	B	10 sec.	C	22 sec.
County Road F/East Access (1)	A/A	3 sec.	B/F	> 3 min.
County Road F/Lexington Avenue	E	62 sec.	D	43 sec.
Lexington Avenue/South Access (1)	A/A	2 sec.	A/A	2 sec.

(1) Indicates an unsignalized intersection with side-street stop or yield control, where the overall LOS is shown followed by the worst side-street approach LOS. The delay shown represents the worst side-street approach delay.



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Year 2038 Conditions

Land O'Lakes Expansion Traffic Study Update

Arden Hills, MN

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May 2016

Figure 7

County Road F/Hamline Avenue Intersection

Significant northbound and westbound delays and queuing are anticipated at the County Road F/ Hamline Avenue intersection during the p.m. peak hour, resulting in an overall LOS F.

County Road F/Lexington Avenue Intersection

Significant southbound delays and queuing are anticipated at the County Road F/Lexington Avenue intersection during the a.m. peak hour, resulting in an overall LOS E. Although the County Road F/ Lexington Avenue intersection is expected to operate at an acceptable overall LOS D during the p.m. peak hour, queues on the eastbound approach are expected to occasionally block access to the eastbound left- and right-turn lanes, as well as the East Access exit to County Road F.

Recommended Long-Term Improvements

To provide the study area and proposed expansion with acceptable levels of service/queuing and safe operations in the long-term, the following geometric/traffic control improvements are recommended for consideration.

Study Segments

County Road F (Hamline Avenue to Lexington Avenue)

- Consider constructing as a four-lane roadway.

Study Intersections

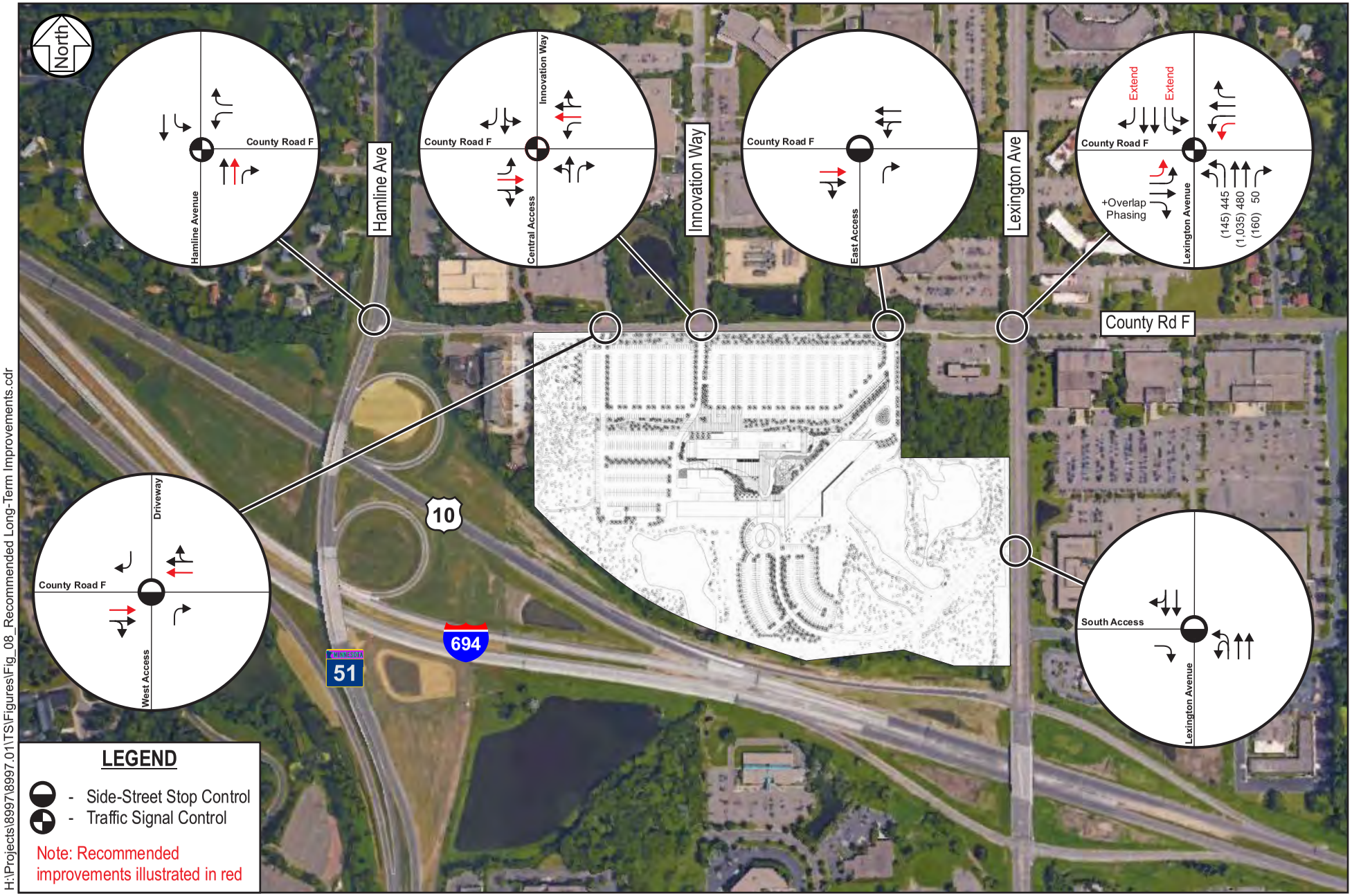
County Road F/Hamline Avenue Intersection

- Consider extending two northbound lanes through the intersection as far north as Eide Circle. This improvement would minimize northbound queuing in the high-speed transition area between MN Highway 51 and Hamline Avenue while maximizing traffic signal green time for the westbound direction.

County Road F/Lexington Avenue Intersection

- Construct the eastbound/westbound approaches with dual dedicated left-turn lanes, and single through and right-turn lanes. This improvement would minimize eastbound/ westbound queueing while maximizing traffic signal green time for the northbound/ southbound directions.
- Extend southbound left- and right-turn lanes to accommodate additional vehicle storage.

An illustration of recommended long-term improvements is shown in Figure 8.



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May 2016

Recommended Long-Term Improvements

Land O'Lakes Expansion Traffic Study Update
Arden Hills, MN

Figure 8

Traffic Signal Warrant Analysis

Due to significant anticipated traffic volumes along County Road F, left-turn, through, and potentially right-turn maneuvers from the Central Access at Innovation Way are expected to be difficult during the peak periods under the forecast year 2018 and 2038 conditions with side-street stop control. Turn-lane improvements alone would not provide the gaps necessary for vehicles to safely and efficiently perform these maneuvers. Therefore, a traffic control improvement (i.e. traffic signal) would be necessary to improve intersection operations to acceptable levels of service.

A preliminary traffic signal warrant analysis was performed based on anticipated year 2018 and 2038 traffic volumes at the County Road F/Innovation Way intersection. Results of the preliminary traffic signal warrant analysis indicate that the County Road F/Innovation Way intersection is expected to meet a peak hour warrant under year 2018 conditions. Furthermore, multiple signal warrants are expected to be met under year 2038 conditions.

Metro Transit A-Line Snelling Bus Rapid Transit

Metro Transit A-Line bus rapid transit (BRT) will connect the METRO Blue and Green light rail transit (LRT) lines with the Snelling Avenue corridor and Rosedale Center. A-Line BRT will offer a package of transit enhancements which add up to a faster trip and an improved experience, including:

- Frequent service
- Train-like features
- Enhanced stations with more amenities
- Enhanced security
- Specialized vehicles

Starting in June 2016, A-Line BRT will operate via 46th Street, Ford Parkway, and Snelling Avenue between the 46th Street/Hiawatha Avenue Station in Minneapolis and the Rosedale Transit Center in Roseville. Although the northern terminus of A-Line BRT will be Rosedale Center (approximately four miles south of Land O'Lakes headquarters) a potential future extension could bring A-Line BRT to Arden Hills. This potential future extension is neither funded nor in an official planning stage. However, should an extension be completed, A-Line BRT could potentially produce a reduction (on the order of magnitude of five percent or less) in Land O'Lakes site trips and parking demand.

Site Plan/Access Review

A review of the proposed site plan was completed to identify any issues and recommend potential improvements with regard to site access, circulation, and parking. In general, the following should be considered when designing internal traffic controls and roadways:

- Incorporate traffic controls, signing and striping based on guidelines established in the *Manual on Uniform Traffic Control Devices* (MUTCD).
    - In particular, it is important to identify traffic controls at intersections between internal parking lot aisles to minimize vehicular conflicts and driver confusion.

Access

The recommended access spacing along minor arterial roadways such as County Road F and Lexington Avenue in the *MnDOT Access Management Manual* is shown in Table 7.

Table 7 MnDOT Recommended Access Spacing – Minor Arterial

Area	Primary Full-Movement Intersection	Secondary Intersection	Signal Spacing
Urban/Urbanizing	1/4 Mile	1/8 Mile	1/4 Mile

As proposed, the Central Access located opposite Innovation Way is approximately one-quarter mile to signalized intersections in both directions along County Road F (i.e. at Hamline Avenue and Lexington Avenue). Therefore, a traffic signal would be appropriate at this intersection from an access and signal spacing perspective. Since the proposed West Access and East Access are located less than one-quarter mile from adjacent full-movement intersections along County Road F, these site accesses would be considered secondary intersections. Similarly, the South Access is located less than one-quarter mile from adjacent full-movement intersections along Lexington Avenue, and would also be considered a secondary intersection. Restricting movements at these secondary intersections may produce safety and operational benefits. Therefore, the following access restrictions are recommended for consideration:

County Road F/West Access Intersection

- Construct a right-in/right-out access intersection. Similarly, the opposing driveway would also function as a right-in/right-out intersection.

County Road F/East Access Intersection

- Construct a three-quarter access intersection to prohibit northbound left-turn maneuvers.

Lexington Avenue/South Access Intersection

- Construct a three-quarter access intersection to prohibit eastbound left-turn maneuvers. This intersection layout would be expected to function well with the planned three-quarter access intersection at Lexington Avenue/Gramsie Road.

Further discussions should occur between the City of Arden Hills, Ramsey County, and local businesses regarding future access along County Road F.

Circulation

The movement of general passenger vehicles onsite is not expected to be an issue. However, access to loading docks on the east side of the existing structure could be difficult for heavy trucks approaching Land O'Lakes on westbound County Road F with the proposed right-in/right-out access. Therefore, as noted previously, implementing a three-quarter access at the County Road F/ East Access intersection to allow more direct heavy truck access is recommended.

Parking

To evaluate the future parking need at the expanded headquarters, various data points were compiled. Parking lot inventories were completed in October 2015 during the following time periods:

- Weekday – 9:30 a.m. to 10:30 a.m.
- Weekday – 1:30 p.m. to 2:30 p.m.

Additionally, aerial imagery from weekdays dating back to the year 2013 were reviewed. Finally, a parking generation estimate was completed using the *ITE Parking Generation Manual, Fourth Edition* based on the average peak parking rate for the most comparable land use for which parking data was available. A summary of compiled parking data is shown in Table 8.

Table 8 Parking Generation Summary

Parking Parameter	Size	Parking Demand	Parking Capacity
Existing Conditions			
Maximum Observed Parking (Site Visit)	991 Employees	832 Vehicles	931 Spaces (Existing Capacity)
Maximum Observed Parking (Aerials)		761 Vehicles	
Maximum Observed Parking Rate		0.840 Veh./Employee	
Office Building *(701)*		823 Vehicles	
Year 2018 Conditions			
Estimated Peak Parking Demand Based on Maximum Observed Parking Rate	2,109 Employees	1,772 Vehicles	1,860 Spaces (Parking Demand Including Five Percent Surplus)
Office Building *(701)*		1,751 Vehicles	
Capacity Conditions			
Estimated Peak Parking Demand Based on Maximum Observed Parking Rate	2,519 Employees	2,116 Vehicles	2,220 Spaces (Parking Demand Including Five Percent Surplus)
Office Building *(701)*		2,091 Vehicles	

Based on the existing maximum observed parking rate, a peak parking demand of 2,116 vehicles is estimated for employee capacity conditions at the expanded headquarters. It is recommended that a minimum five percent surplus of parking spaces be provided to reduce unnecessary circulation of motorists looking for parking and the perception of inadequate parking. Therefore, a minimum of 2,220 parking spaces is recommended at the expanded Land O'Lakes headquarters for employee capacity conditions.

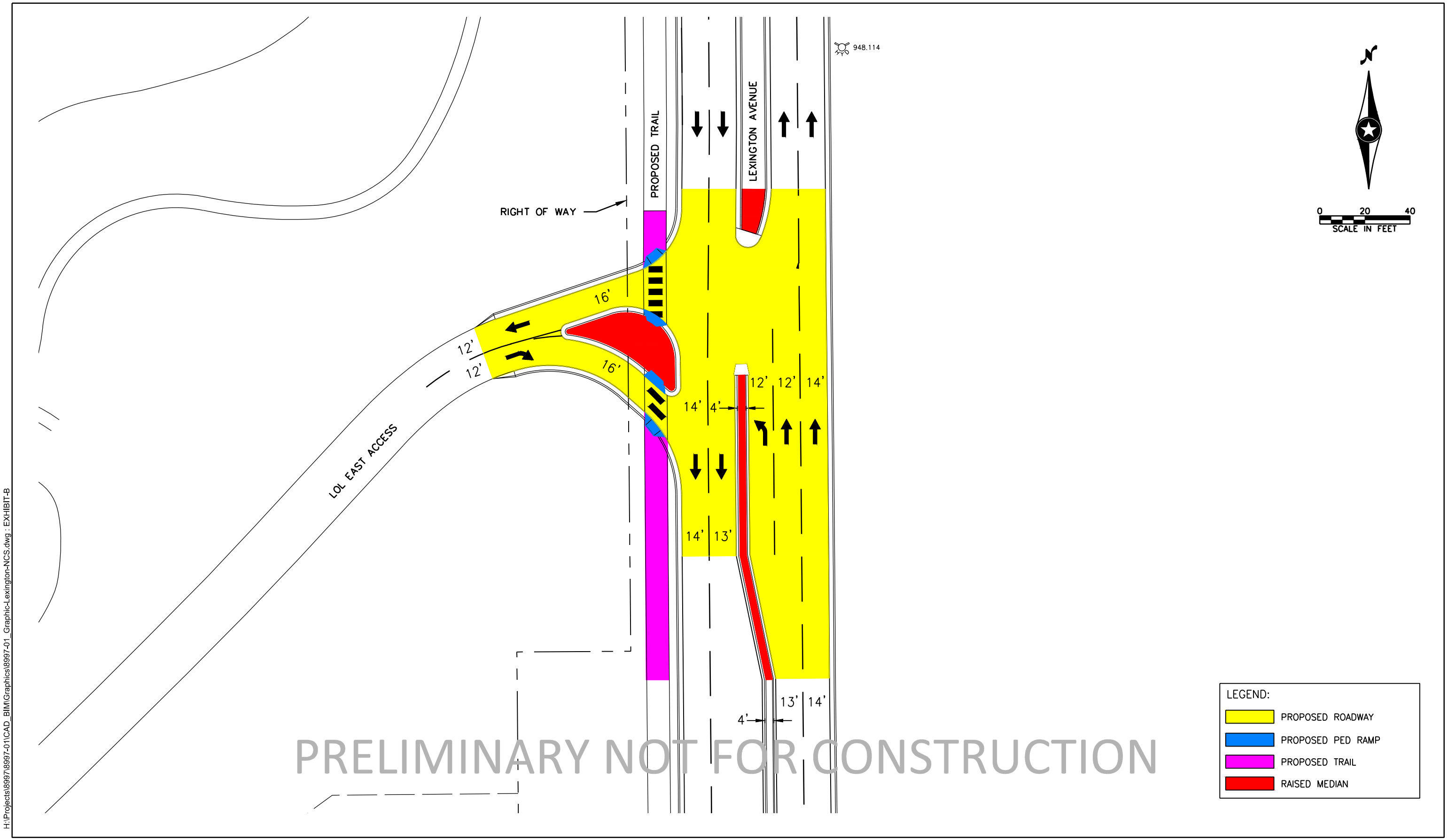
It should be noted that the currently proposed parking capacity for the expanded Land O'Lakes headquarters is 1,685 spaces. A parking deficit of approximately 535 spaces is estimated based on the recommended capacity of 2,220 spaces. However, it should be noted that the Requirements for Parking, Loading and Circulation (1325.06) in the *Arden Hills Zoning Code* require one space of off-street parking for every 250 square feet of gross floor area for business and professional offices. At this rate, the proposed 418,800 square foot facility requires only 1,676 off-street parking spaces.

Summary and Conclusions

The following study summary and conclusions are offered for your consideration:

1) Results of the existing intersection capacity analysis indicate that all study intersections currently operate at an acceptable overall LOS C or better during the a.m. and p.m. peak hours. In addition, no significant side-street delays or queuing issues were observed in the field or traffic simulation, except at the County Road F/Hamline Avenue and County Road F/Lexington Avenue signalized intersections.
2) Once completed in the year 2018, the expanded Land O'Lakes headquarters is expected to employ approximately 2,100 people. However, site capacity is estimated at approximately 2,500 employees. Access to the site is proposed at the following locations:
   a. County Road F:
      i. Right-in/right-out access located approximately 950 feet east of Hamline Avenue opposite an existing driveway (West Access)
      ii. Full-access located opposite Innovation Way with traffic signal control (Existing Central Access)
      iii. Right-in/right-out access located approximately 525 feet west of Lexington Avenue (Existing East Access)
   b. Lexington Avenue: Full-access located approximately 925 feet south of County Road F (Existing South Access)
3) Under year 2018 conditions, the expanded campus is expected to generate approximately 912 a.m. peak hour, 789 p.m. peak hour, and 4,914 daily trips. Upon reaching employee capacity, the expanded campus is expected to generate approximately 1,090 a.m. peak hour, 943 p.m. peak hour, and 5,870 daily trips.
4) Lexington Avenue reconstruction between I-694 and Cummings Park Drive is expected to be completed by the end of the year 2016. The County Road F/Lexington Avenue intersection will be reconstructed to include northbound/southbound dual left-turn lanes and single right-turn lanes as well as eastbound/westbound single left-turn lanes. In addition to the County Road F/ Lexington Avenue intersection improvements, a raised median will be added along Lexington Avenue within the study area. However, the Land O'Lakes South Access is expected to remain a full-movement intersection.
5) Results of the year 2018 (i.e. year of opening) intersection capacity analysis indicate that all study intersections are expected to operate at an acceptable overall LOS D or better during the a.m. and p.m. peak hours. However, significant side-street delays and queuing issues were observed, especially during the p.m. peak hour.
   a. Consequently, a number of short-term geometric and traffic control improvements are recommended for consideration (See **Recommended Short-Term Improvements**).

6) Results of the year 2038 intersection capacity analysis indicate that all study intersections, except the County Road F/Hamline Avenue and County Road F/Lexington Avenue intersections, are expected to operate at an acceptable overall LOS D or better during the a.m. and p.m. peak hours. The County Road F/Lexington Avenue intersection is expected to operate at an overall LOS E during the a.m. peak hour while the County Road F/Hamline Avenue intersection is expected to operate at an overall LOS F during the p.m. peak hour. Furthermore, side-street delay and queueing issues were observed in the traffic simulation.
   a. Consequently, a number of long-term geometric and traffic control improvements are recommended for consideration (See **Recommended Long-Term Improvements**).
7) A preliminary traffic signal warrant analysis was performed based on anticipated year 2018 and 2038 traffic volumes at the County Road F/Innovation Way intersection. Results of the preliminary traffic signal warrant analysis indicate that the County Road F/Innovation Way intersection is expected to meet a peak hour warrant under year 2018 conditions. Furthermore, multiple signal warrants are expected to be met under year 2038 conditions.
8) A future extension of Metro Transit A-Line Snelling Bus Rapid Transit could potentially produce a reduction (on the order of magnitude of five percent or less) in Land O'Lakes site trips and parking demand. However, a potential extension is neither funded nor in an official planning stage.
9) A review of the proposed site plan was completed to identify any issues and recommend potential improvements with regard to site access, circulation, and parking. Recommendations for consideration include:
   a. Incorporate traffic controls, signing and striping based on guidelines established in the *Manual on Uniform Traffic Control Devices* (MUTCD).
      i. In particular, it is important to identify traffic controls at intersections between internal parking lot aisles to minimize vehicular conflicts and driver confusion.
   b. Construct right-in/right-out access at the County Road F/West Access intersection. Similarly, an opposing driveway would also function as a right-in/right-out intersection.
   c. Construct three-quarter access at the County Road F/East Access intersection to prohibit northbound left-turn maneuvers.
      i. This intersection layout would allow more direct truck access to loading docks on the east side of the existing structure.
   d. Construct three-quarter access at the Lexington Avenue/South Access intersection to prohibit eastbound left-turn maneuvers.
      i. This intersection layout would be expected to function well with the planned three-quarter access intersection at Lexington Avenue/Gramsie Road.
   e. A minimum of 2,220 parking spaces is recommended for employee capacity conditions based on the existing maximum observed parking rate.
      i. However, the proposed 418,800 square foot facility requires only 1,676 off-street parking spaces per *Arden Hills Zoning Code*.



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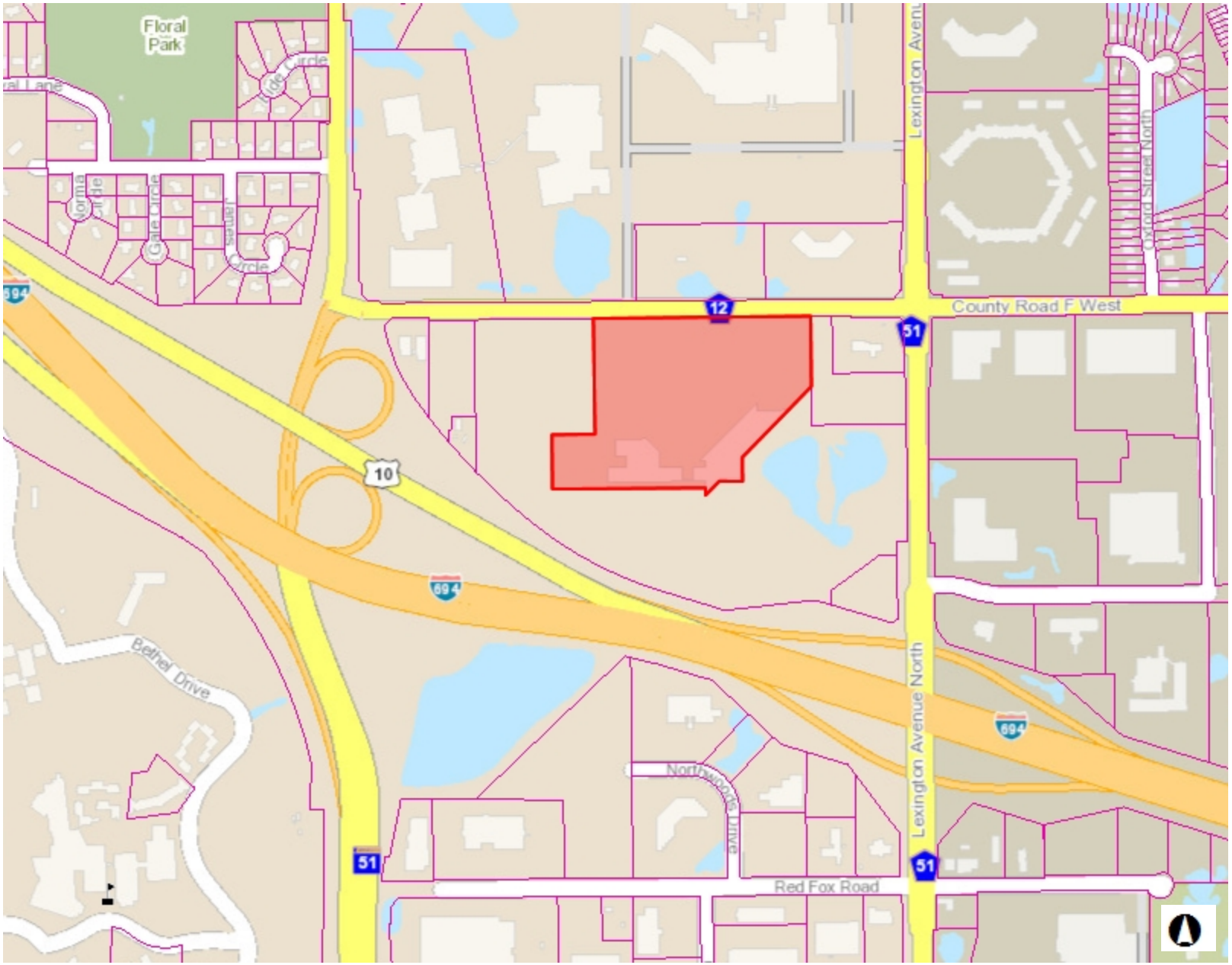
Job # 8997.01
5/24/2016 - 2:18PM

Ramsey County - Lexington Ave. Entrance to Land O'Lakes - Conceptual Layout

Land O' Lakes Expansion Traffic Study Update
Arden Hills, MN

Figure B

MapRamsey



Legend

- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Airports

Notes

Enter Map Description

Attachment E

1,333.2 0 666.58 1,333.2 Feet

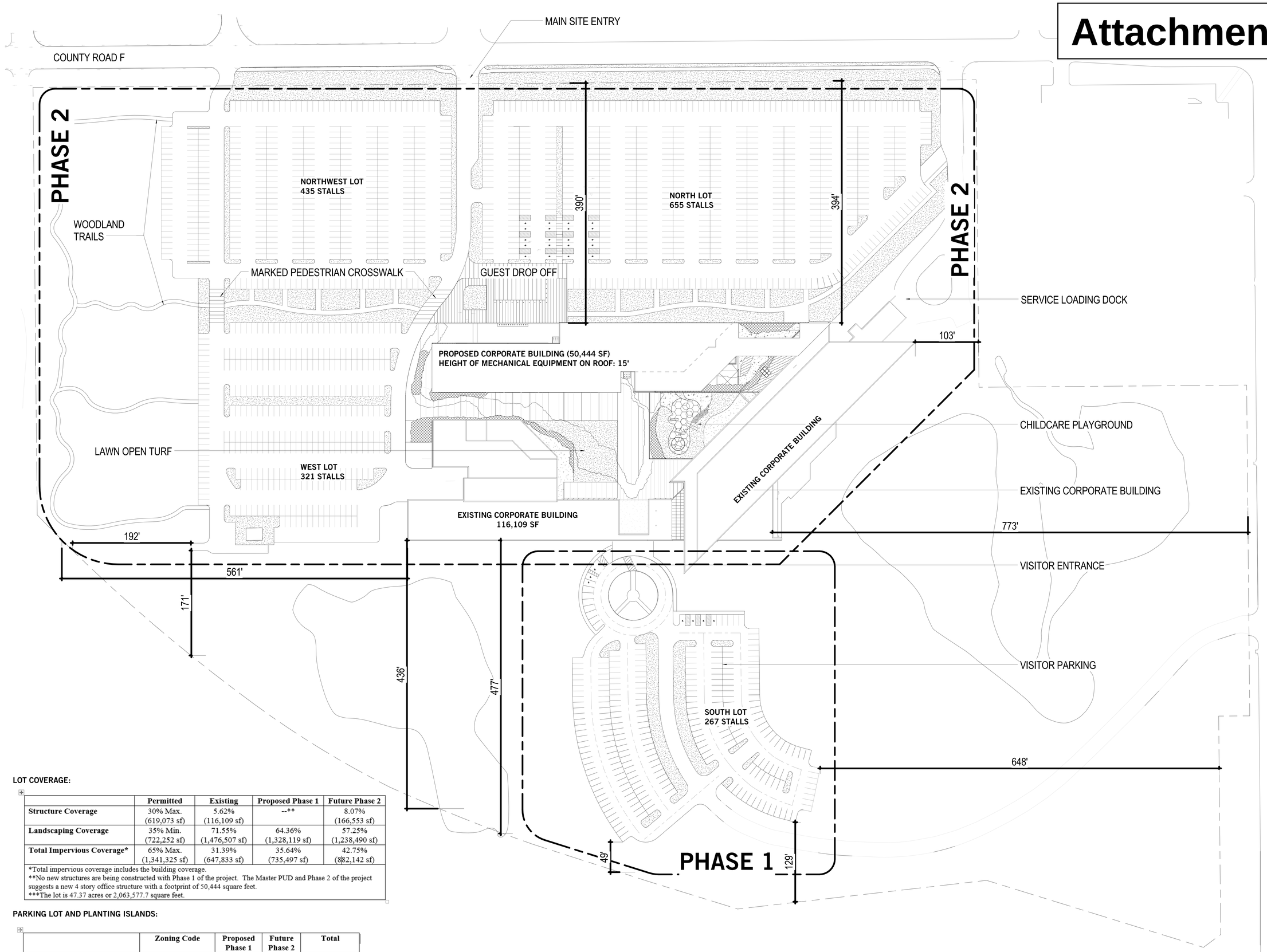
NAD_1983_HARN_Adj_MN_Ramsey_Feet

© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment F



LOT COVERAGE:

	Permitted	Existing	Proposed Phase 1	Future Phase 2
Structure Coverage	30% Max. (619,073 sf)	5.62% (116,109 sf)	--**	8.07% (166,553 sf)
Landscaping Coverage	35% Min. (722,252 sf)	71.55% (1,476,507 sf)	64.36% (1,328,119 sf)	57.25% (1,238,490 sf)
Total Impervious Coverage*	65% Max. (1,341,325 sf)	31.39% (647,833 sf)	35.64% (735,497 sf)	42.75% (882,142 sf)

*Total impervious coverage includes the building coverage.
**No new structures are being constructed with Phase 1 of the project. The Master PUD and Phase 2 of the project suggests a new 4 story office structure with a footprint of 50,444 square feet.
***The lot is 47.37 acres or 2,063,577.7 square feet.

PARKING LOT AND PLANTING ISLANDS:

	Zoning Code	Proposed Phase 1	Future Phase 2	Total
Percent (%) of Planting Islands	10% Min.	14.89%	5.9%	7.62%
Square feet of Planting Islands	63,494	18,172	30,240	48,412
Square feet of Parking Lot	--	122,054	512,886	634,940

1 PUD LAYOUT PLAN
1" = 50'-0"

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LANDSCAPING
PERKINS+WILL

PUD APPLICATION 05/02/2016

NOT FOR CONSTRUCTION

PROJECT

LAND O'LAKES HEADQUARTERS CONSOLIDATION
4001 Lexington Ave N. Arden Hills, MN

LAND O'LAKES
4001 Lexington Ave N.
Arden Hills, MN 55126

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		051354.040
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

SITE PLAN

SHEET NUMBER

L04-04

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ARDEN HILLS

MEMORANDUM

DATE: June 8, 2016 PC Agenda Item **4.A**

TO: Planning Commission

FROM: Matthew Bachler, Senior Planner

SUBJECT: **Report from the City Council**

April 25, 2016, City Council Regular Meeting

The City Council reviewed and approved the Master and Final PUD request for Arden Square at 1160 County Road E (Planning Case 16-003). The City Council included several conditions of approval for modifications to the proposed plans, including the relocation of the monument sign to the east side of the entrance driveway, increasing landscape coverage by approximately 320 square feet, and providing a sidewalk for pedestrian access to the adjacent Arden Plaza property. The Planning Commission reviewed Planning Case 16-003 at their meeting on April 6, 2016, and recommended approval of the Master and Final PUD proposal.

The City Council also approved Planning Case 16-006 for a Sign Standard Adjustment at Scherer Brothers Lumber Company, and Planning Case 16-008 for a Variance at 1865 County Road D. The Planning Commission recommended approval of both of these planning cases at their meeting on April 6, 2016.

May 16, 2016, City Council Work Session

The City Council discussed the scope and timeline for the City's 2040 Comprehensive Plan update. Staff provided an overview of the Metropolitan Council requirements for local comprehensive plan updates and the estimated costs for consulting services. The Planning Commission will be asked to participate in the comprehensive planning process and to provide input on goals, policies, and strategies to help address issues and concerns in the City. Preliminary work on the 2040 Comprehensive Plan is expected to begin in summer 2016.

The City Council also reviewed a draft Zoning Code amendment to the City's exterior lighting design standards. Staff drafted the amendment based on previous work completed by the Planning Commission on this item in 2014. The proposed amendment focuses on requirements that would limit light trespass across property lights, reduce glare, and restrict high-luminosity light fixtures. The Planning Commission will be asked to review the proposed amendment at a future meeting.

ARDEN HILLS

MEMORANDUM

DATE: June 8, 2016

TO: Planning Commission Chair Thompson and Commissioners

FROM: Ryan Streff, City Planner

SUBJECT: Rice Creek Commons (TCAAP) and Joint Development Authority (JDA) Update

On May 2, 2016, the Joint Development Authority (JDA) selected the Alatus Development Team to be the TCAAP Master Developer. The team is comprised of Alatus, Inland Development, and Robert Thomas Homes. Since that time, the JDA and City Council have met separately with the Development Team to discuss observations on the TCAAP Redevelopment Code and on how to achieve the Master Plan vision for the site.

City and Ramsey County staff and consultants have been meeting regularly with the Development Team to review existing plans and data related to the site, required public improvements, and the TCAAP Redevelopment Code.