1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes: Mar. 7, 2019

5. Report from Staff

6. Report from Planning Commission Members

7. Public Hearings: Consent Agenda

8. Public Hearings: Non-Consent Agenda Items

   A. Resolution approving a conditional use permit for accessory structures exceeding 1,000 square feet and 12 feet in height to add a garage/horse stable at 3000 Surry Ln.

      Recommendation: Recommend the city council approve the proposal (4 votes)

      • Recommendation to City Council (Apr. 1, 2019)
      • Project Planner: Drew Ingvalson

   B. Resolution approving site and building plan review for several improvements at Cargill at 15407 and 15421 McGinty Rd W.

      Recommendation: Adopt the resolution approving the requests (5 votes)

      • Project Planner: Ashley Cauley

9. Adjournment
Notices

1. Please call the planning division at (952) 939-8290 to confirm meeting dates as they are tentative and subject to change.

2. Applications and items scheduled for the Apr. 11, 2019 planning commission meeting:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Walser Nissan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address</td>
<td>15906 Wayzata Blvd.</td>
</tr>
<tr>
<td>Assigned Staff</td>
<td>Drew Ingvalson</td>
</tr>
<tr>
<td>Ward Councilmember</td>
<td>Mike Happe, Ward 3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Lake West Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address</td>
<td>14525 Hwy 7</td>
</tr>
<tr>
<td>Assigned Staff</td>
<td>Ashley Cauley</td>
</tr>
<tr>
<td>Ward Councilmember</td>
<td>Tim Bergstedt, Ward 4</td>
</tr>
</tbody>
</table>
WELCOME TO THE MINNETONKA PLANNING COMMISSION MEETING

This outline has been prepared to help you understand the public meeting process. The review of an item usually takes the following form:

1. The chairperson of the meeting will announce the item to be reviewed and ask for the staff report on the subject.

2. Staff presents their report on the item.

3. The commission will then ask city staff questions about the proposal.

4. The chairperson will then ask if the applicant wishes to comment.

5. The chairperson will open the public hearing to give an opportunity to anyone present to comment on the proposal.

6. This is the time for the public to make comments or ask questions about the proposal. Please step up to the podium, speak clearly, first giving your name (spelling your last name) and address and then your comments.

7. At larger public hearings, the chair will encourage speakers, including the applicant, to limit their time at the podium to about 8 minutes so everyone has time to speak at least once. Neighborhood representatives will be given more time. Once everyone has spoken, the chair may allow speakers to return for additional comments.

8. After everyone in the audience wishing to speak has given his or her comments, the chairperson will close the public hearing portion of the meeting.

9. The commission will then discuss the proposal. No further public comments are allowed.

10. The commission will then make its recommendation or decision.

11. Final decisions by the planning commission may be appealed to the city council. Appeals must be written and filed with the planning department within 10 days of the planning commission meeting.

It is possible that a quorum of members of the city council may be present. However, no meeting of the city council will be convened and no action will be taken by the city council.
Minnetonka Planning Commission Meeting
March 21, 2019

Agenda Item 4

Previous Meeting Minutes
1. **Call to Order**

Chair Kirk called the meeting to order at 6:30 p.m.

2. **Roll Call**

Commissioners Knight, Powers, Sewell and Kirk were present. Hanson, Henry, and Luke were absent.

Staff members present: City Planner Loren Gordon, Senior Planner Ashley Cauley, and Natural Resources Specialist Aaron Schwartz.

3. **Approval of Agenda:** The agenda was approved as submitted.

4. **Approval of Minutes:** March 7, 2019

   *Powers moved, second by Knight, to approve the March 7, 2019 meeting minutes as submitted.*

   *Knight, Powers, Sewell, and Kirk voted yes. Hanson, Henry and Luke were absent. Motion carried.*

5. **Report from Staff**

Gordon briefed the commission on land use applications considered by the city council at its meeting of Feb. 25, 2019:

   - Adopted a resolution approving a conditional use permit for an accessory apartment on Spring Lake Road.
   - Introduced an ordinance amendment for items related to Highcroft Meadows.
   - Discussed a concept plan for a four-story apartment building at 14525 Hwy 7.

The planning commission meeting on March 21, 2019 will begin at 7:30 p.m. A joint meeting of the city council, planning commission, and EDAC will be held at 5 p.m. on March 21, 2019 in the city council chambers to discuss the Opus area.

6. **Report from Planning Commission Members**

Hanson visited the Copper Cow. He found that the parking stalls provided in the parking agreement are needed and being utilized.

7. **Public Hearings: Consent Agenda:** None
8. Public Hearings

A. Resolution approving the preliminary plat of Oakland Estates.

Chair Kirk introduced the proposal and called for the staff report.

Cauley reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Powers asked if current stormwater standards would be applied to the project. Cauley explained that the proposal must comply with the current water resources management plan. Building permits would also be reviewed for compliance with the water resources management requirements at that time.

Perry Ryan, representing Lake West Development, applicant, stated that:

- He thanked Cauley for her report and staff for their collaboration.
- A drywell is an underground detention center. For a project on Oakland Road, instead of having infiltration stations above ground, an underground trench system was used. The trench was lined with filter fabric. All of the roof drains were directed to the underground cavity to capture the majority of hard surface runoff.
- He was comfortable that the proposal would meet water resources management requirements.
- He met with Schwartz and would be happy to meet with him again to create measures to minimize tree loss.

Knight confirmed with Cauley that the property as a whole is used to calculate tree mitigation requirements.

Sewall asked if the site has buck thorn. The vegetation appears very dense. Schwartz noted that there are multiple trees with a diameter under eight inches located on the south end of the site so it appears woody, but each tree would not be defined as significant because of their small size. There is also quite a bit of buck thorn.

Chair Kirk confirmed with Cauley that the entire site would need to meet stormwater management requirements. He was concerned that the root zones of adjacent trees would be impacted by the drywell on Lot Four. Cauley stated that protection of the adjacent root zones could be made a condition of approval in the resolution. The exact location of the drywells may change.

The public hearing was opened. No testimony was submitted and the hearing was closed.
Knight asked what would happen to the buildings encroaching on city property. Cauley stated that the buildings would have to be removed before the issuance of the first building permit. The plan includes the removal of the buildings.

Powers noted that the proposal meets all of the standards. He recognized the need to move forward. He supports staff’s recommendation.

Chair Kirk noted that a site with 2.4 acres in Minnetonka is highly valued. It makes sense to subdivide the property.

Sewall noted that the proposal would meet ordinance requirements including saving two thirds of the trees on the site. He supports staff’s recommendation.

Knight moved, second by Powers, to recommend that the city council adopt the attached resolution approving the preliminary plat of Oakland Estates.

Knight, Powers, Sewell, and Kirk voted yes. Hanson, Henry and Luke were absent. Motion carried.

B. Ordinances amending various sections of the city code.

Chair Kirk introduced the proposal and called for the staff report.

Cauley reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Sewall thanked Cauley for providing the side-by-side graphics. He found that helpful.

Knight asked if a garage could be built in front of a house if the front yard would be at least 200 feet deep. Cauley answered affirmatively.

Knight asked for the difference between a shed and a detached garage. Gordon stated that a garage must house a vehicle.

Chair Kirk confirmed with Cauley that the retaining wall ordinance amendment would reference the building code to prevent the need to change the ordinance every time the building code would be modified. Chair Kirk suggested linking the on-line ordinances to the state building code.

The public hearing was opened. No testimony was submitted and the hearing was closed.

Powers moved, second by Sewall, to recommend that the city council adopt the ordinance amendments.
Knight, Powers, Sewell, and Kirk voted yes. Hanson, Henry and Luke were absent. Motion carried.

This item is scheduled to be reviewed by the city council on March 18, 2019.

9. Adjournment

Powers moved, second by Sewall, to adjourn the meeting at 7:21 p.m. Motion carried unanimously.

By: ____________________________

Lois T. Mason
Planning Secretary
Minnetonka Planning Commission Meeting
March 21, 2019

Agenda Item 7

Public Hearing: Consent Agenda

NONE
Minnetonka Planning Commission Meeting
March 21, 2019

Agenda Item 8

Public Hearing: Non-Consent Agenda
Conditional use permit for accessory structures exceeding 1,000 square feet and 12 feet in height to add a garage/horse stable at 3000 Surry Ln.

Recommend the city council adopt the resolution approving the request

Proposal

The applicant, Sandra Germain Brown, is proposing to demolish her existing detached garage to construct a new detached garage/stable with a deck. (See right and attached).

Existing Property Information

- **Size**: 3.1 acres
- **Use**: Residential Single Family Home
- **Buildings**:  
  - Single Family Home: 1,005 square feet (built 1957)  
  - Detached garage: 480 square feet  
  - Shed: 140 square feet
- **Access**: Surry Ln.
- **Natural Resources**: Wetlands on the west side of the property
- **Floodplain**: Floodplain located on the west side of the property
- **Topography**: The highest point on the site is on the south side of the property (existing home location). The low point of the property is on the west side of the property, within the wetland.
Proposal requirements:

**Conditional Use Permit (CUP):** Accessory structures exceeding 12 feet in height and/or 1,000 square feet of gross floor area are conditionally permitted uses within residential districts.

**Staff Analysis**

The subject request requires approval of a conditional use permit for an accessory structure that exceeds 1,000 square feet and/or 12 feet in height.

**CUP Standards**

Staff finds that the applicants’ request meets the specific and general conditional use permit standards outlined in city code.

**General CUP Standards**

The proposed accessory structure would meet the general standards outlined in city code as it would:

- Be consistent with the intent of the ordinance;
- Be consistent with the goals, policies and objectives of the comprehensive plan;
- Not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements; and
- Not have an undue adverse impact on the public health, safety, or welfare of the community.

**Specific CUP Standards**

The proposed accessory structure would meet all of the specific CUP standards.

1. Side and rear setbacks equal to height of the structure or 15 feet, whichever is greater.

   **Finding:** The proposed structure would be 15 feet in height, requiring a 15-foot setback. As proposed, the structure would be setback 23 feet from the southern property line and 28 feet from the east property line.

2. No additional curb cuts to be permitted.

   **Finding:** The applicant has not proposed any additional curb cuts for the proposed structure.

3. Not to be used for commercial activities.

   **Finding:** The applicant has stated that the structure and property would not be used for commercial purposes. The applicant has stated that the structure would be used to store personal vehicles and as a stable for horses.

4. Structure to be architecturally consistent with the principal structure.
Finding: The applicant is proposing that the structure would have architectural features similar to the existing home.

5. Landscaping to be required to buffer views when the structure is highly visible from adjoining properties.

Finding: The proposed structure is located over 100 feet from the nearest homes to the east and south. In addition, there is vegetation on the subject property and adjacent properties that will adequately buffer the views from neighboring homes to the detached garage/stable.

6. Site and building plan subject to review pursuant to section 300.27 of this ordinance.

Finding: The proposed garage would meet the site and building plan standards as outlined in City Code Section 300.27 Subd. 5.

Staff Recommendation

Recommend city council approve the conditional use permit for the proposed accessory structure.

Submitted through: Loren Gordon, AICP, City Planner

Originated by: Drew Ingvalson, Planner
## Supporting Information

<table>
<thead>
<tr>
<th>Project No.</th>
<th>19004.19a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property</td>
<td>3000 Surry Ln.</td>
</tr>
<tr>
<td>Applicants</td>
<td>Sandra Germain Brown</td>
</tr>
<tr>
<td>Surrounding North</td>
<td>Railroad property owned by BNSF Railway</td>
</tr>
<tr>
<td><strong>South, East, West</strong></td>
<td>Properties are improved with single family residential homes, zoned R-1 and guided for low density residential.</td>
</tr>
<tr>
<td>Planning Guide Plan designation</td>
<td>Low density residential</td>
</tr>
<tr>
<td>Zoning</td>
<td>R-1</td>
</tr>
<tr>
<td>Proposal Use</td>
<td>The applicant, Sandra Germain Brown, is proposing to demolish an existing 480 square foot detached garage to construct a 2,446 square foot, 15-foot tall, detached garage. With the 140 square foot shed remaining, the proposed garage/stable would expand the total area of accessory structures on the site to 2,586 square feet. (See attached).</td>
</tr>
<tr>
<td>Stable</td>
<td>As stated in the submitted narrative (see attached), the applicant plans to use the proposed structure as a garage and a stable for two horses. Per ordinance, the subject property is permitted to house up to two horses, with no special approvals required. Additional standards for large farm animals, such as horses, are outlined in city code. These standards are enforced by the City of Minnetonka Police Department.</td>
</tr>
<tr>
<td>Wetland/Floodplain</td>
<td>There is a wetland/floodplain area located on the west side of the property (near Oakland Rd). However, the proposed structure is located over 100 feet from this area, greatly exceeding the ordinance setback requirements. Due to this distance, staff does not have concerns regarding the proposed structure’s location.</td>
</tr>
<tr>
<td>Natural Resources</td>
<td>If approved, the applicant will be required to install erosion controls and tree protection fencing prior to the issuance of the permit. This fencing will need to be maintained through construction.</td>
</tr>
<tr>
<td>Motion Options</td>
<td>The planning commission has the following motion options:</td>
</tr>
<tr>
<td></td>
<td>1. Concur with staff’s recommendation. In this case, a motion should be made recommending the city council approve the proposal based on the findings outlined in the staff-drafted resolution.</td>
</tr>
<tr>
<td></td>
<td>2. Disagree with staff’s recommendation. In this case, a motion should be made recommending the city council deny the request. The motion should include findings for denial.</td>
</tr>
</tbody>
</table>
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant or both.

Pyramid of Discretion

Voting Requirement

The planning commission will make a recommendation to the city council on the applicant’s proposal. A recommendation for approval requires an affirmative vote of four members.

The city council’s final approval requires affirmative votes of four council members.

Neighborhood Comments

The city sent notices to 47 area property owners and received no comments to date.

Deadline for Decision

June 3, 2019
3000 Surry Lane
Building Variance Request

Requesting a variance to remove an older cinder block building that was on the property at the time of purchase by my family in the mid to latter 1940’s and replace it with a multipurpose building.

In 2017 my mother passed away at which time I inherited the property. I was born and raised here. Growing up we had horses on the property until the early 1980’s. It was always my parents dream and mine to bring the horses back home. In 2016 when my partner and I moved back into the home the neighbors were excited to hear we were working on plans to bring the horses home. The common reaction from the surrounding neighbors were “When are the horses coming home?”

Since 2017 we have been discussing with various city staff what it would take to bring our two horses home. Two stipulations needed to be met for our dream to become a reality.

First we needed a pasture of no less than one acre. We completed the upgrade of the fencing and the enlargement of the pasture area in the summer of 2018. The fencing stayed as it was installed in 1964, white oak three rail fencing and expanded to the requested acre.

The second stipulation was to build a permanent structure to house the horses providing them shelter in inclement weather. We discussed various locations to place a barn and varying building styles and sizes. When we learned that our original plan required a CUP it was determined that we would place a multipurpose structure on the South side of the property. The current cinder block building originally contained horse stalls years ago; although sturdy, does not provide the space necessary for our cars, implements, horses, and of course hobbies.

The new building will allow us to park our oversized truck and car indoors which now sit outside year round. It will also allow us to enjoy our hobbies; woodworking and crafting. It will include a dedicated area to house our two horses, space for a tack room and hay storage.
South side of the building is a “dry lot” which will be used to contain the horses in inclement weather as to not disturb the pasture grass and keep them from creating a muddy pasture. This allows us to feed less hay throughout the summer months and provide them a more natural grazing environment.

The building is designed to enhance the property and its value. We are keeping the look of the house and barn consistent. As you can see the building plans show the building sided in board and batten siding. We have decided to go with lap siding which is the current look on the home. The new building will have asphalt shingles which are more desirable when insuring the building. The current home has wood shakes, when replaced, will be asphalt shingles to match the outbuilding.

A water line will be installed in the new building under the stairwell that allows for access to water horses both inside and out. The attic area will be used for hay storage, wood working and other crafting in the summer months. There are no plans to heat this area at this time. The main level will allow for vehicle storage, and grooming of the horses. The deck off the South side second floor will provide shelter/lean to for the horses as the decking will be solid surface and not allow water to drain into their shelter.

The dry lot on the South side of the property will run along the East property line and connect to the existing one acre pasture. A gate near the new building allows for the containment of the horses in inclement weather or when we have scheduled farrier and/or vet visits. The horses will have direct access into the building via Dutch doors. South facing dutch doors provide access into each horse stall, provide added ventilation, and natural light when open. Windows placed near the ceiling allow for natural light and can be opened for ventilation. The drive through from the driveway into the pasture (through the barn) will allow access for the tractor for grading and manure management. We are currently researching companies that will provide regularly scheduled manure removal.

We are making every effort to enhance the property and bring back some country into the city. Neighbors have told us that they are looking forward to stopping by to feed the horses treats. As they are excited to have them back we are excited to have them home as they are part of our family. The proposed building is the final step in our dreams becoming a reality.
LEGAL DESCRIPTION:
Lots 1 and 4, Green Meadows, Unit Number Two, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:
1. Showing the length and direction of the East and South boundary lines of said
Lot 4. The scope of our services does not include determining what you own,
which is a legal matter. Please check the legal description with your records or
consult with competent legal counsel, if necessary, to make sure that it is correct
and that any matters of record, such as easements, that you wish to be included
on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for
the survey.
3. Setting survey markers or verifying existing survey markers to establish the
corners of the property.
4. Existing building dimensions and setbacks measured to outside of siding or
stucco.
5. This survey has been completed without the benefit of a current title
commitment. There may be existing easements or other encumbrances that
would be revealed by a current title commitment. Therefore, this survey does
not purport to show any easements or encumbrances other than the ones shown
herein.
6. While we show a proposed location for this home or addition, we are not as
familiar with your proposed plans as you, your architect, or the builder are.
Review our proposed location of the improvements carefully to verify that they
match your plans before construction begins. Also, we are not as familiar with
local codes and minimum requirements as the local building and zoning officials
in this community are. Be sure to show this survey to said officials, or any other
officials that may have jurisdiction over the proposed improvements and obtain
their approvals before beginning construction or planning improvements to the
property.

STANDARD SYMBOLS & CONVENTIONS:
• • Denotes iron survey marker, found, unless otherwise noted.
Silt Fence

Deck
Resolution No. 2019-

Resolution approving a conditional use permit for accessory structures exceeding 1,000 square feet in area and 12 feet in height at 3000 Surry Ln.

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 The applicant, Sandra Germain Brown, is proposing to demolish an existing 480 square foot detached garage to construct a 2,446 square foot, 15-foot tall, detached garage. With the 140 square foot shed remaining, the proposed garage/stable would expand the total area of accessory structures on the site to 2,586 square feet.

1.02 The property is located at 3000 Surry Ln. It is legally described as:

Lots 1 and 4, Green Meadows, Unit Number 2, Hennepin County, Minnesota.

1.03 On March 21, 2019, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the planning commission. The planning commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council approve the permit.

Section 2. Conditional Use Permit Standards.

2.01 City Code §300.16 Subd. 2 outlines the following general standards that must be met for granting a conditional use permit:

1. The use is consistent with the intent of this ordinance;

2. The use is consistent with the goals, policies and objectives of the comprehensive plan;

3. The use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements; and

4. The use does not have an undue adverse impact on the public health, safety or welfare.
2.02  City Code §300.16 Subd. 3(f) outlines the following specific standards that must be met for granting a conditional use permit for detached garages in excess of 1,000 square feet:

1. Side and rear setbacks equal to the height of the structure or 15 feet, whichever is greater;

2. No additional curb cuts to be permitted;

3. Not to be used for commercial activities;

4. Structure to be architecturally consistent with the principal structure;

5. Landscaping to be required to buffer views when the structure is highly visible from adjoining properties;

6. Site and building plan subject to review pursuant to section 300.27 of this ordinance.

Section 3. Findings.

3.01 The proposal meets the general conditional use permit standards outlined in City Code §300.16 Subd. 2.

1. The proposal is consistent with the intent of this ordinance. City ordinance permits accessory structures over 1,000 square feet and 12 feet in height as conditional uses in the R-1 district.

2. The proposal is consistent with the comprehensive plan. The guiding principles in the comprehensive guide plan provide for maintaining, preserving and enhancing existing single-family neighborhoods. The proposal would preserve the residential character of the neighborhood and would provide investment into a property to enhance its use.

3. The proposal has been reviewed by the city’s building, engineering, planning, natural resource, and fire staff. It is not anticipated to have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements.

4. The use is not anticipated to have an undue adverse impact on the public health, safety or welfare.

3.02 The proposal meets the specific conditional use permit standards outlined in City Code §300.16 Subd. 3(f).

1. The proposed structure would be setback 23 feet from the southern property line and 28 feet from the east property line.
2. The applicant has not proposed any additional curb cuts for the proposed structure.

3. The applicant has stated that the structure and property would not be used for commercial purposes. The applicant has stated that the structure would be used to store personal vehicles and as a stable for horses.

4. The proposal has architectural features similar to the existing home and detached garage.

5. The proposed structure is located over 100 feet from the nearest homes to the east and south. In addition, there is vegetation on the subject property and adjacent properties that will adequately buffer the views from neighboring homes to the detached garage/stable.

6. The proposed garage would meet the site and building plan standards as outlined in City Code Section 300.27 Subd. 5.

Section 4. City Council Action.

4.01 The above-described conditional use permit is approved, subject to the following conditions:

1. Subject to staff approval, the property must be developed and maintained in substantial conformance with the following plans:
   - Survey date drafted Jan. 10, 2019
   - Building plans and elevations revised dated Feb. 27, March 4, March 5, 2019

2. Prior to issuance of a building permit:
   a) This resolution must be recorded with Hennepin County.
   b) Proposed grading and tree preservation plan must be provided prior to issuance of the permit and must clearly indicate proposed trees to be removed.
   c) Install erosion controls and tree protection fencing prior to issuance of permit and maintain through construction. Fencing locations should be adjusted to protect trees to remain.
   d) Confirm volume of excavation proposed. If disturbance exceeds 50 cubic yards of earth, stormwater requirements will apply to new impervious surfaces.
   e) Adjust driveway as needed to provide paved surface connection between driveway and garage.
3. Install temporary rock driveway, erosion control, tree and wetland protection fencing and any other measure as identified as the SWPPP for staff inspection. These items must be maintained throughout the course of construction.

4. The accessory structure may not be used for commercial purposes.

5. The accessory structure cannot be converted into living space.

6. The city council may reasonably add or revise conditions to address any future unforeseen problems.

Adopted by the City Council of the City of Minnetonka, Minnesota, on April 1, 2019

_________________________________________
Brad Wiersum, Mayor

Attest:

_________________________________________
Becky Koosman, Acting City Clerk

**Action on this resolution:**

Motion for adoption:  
Seconded by:  
Voted in favor of:  
Voted against:  
Abstained:  
Absent:  
Resolution

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on April 1, 2019.

_________________________________________
Becky Koosman, Acting City Clerk
MINNETONKA PLANNING COMMISSION  
March 21, 2019

Brief Description: Site and building plan review for several improvements at Cargill at 15407 and 15421 McGinty Rd W.

Recommendation: Adopt the resolution approving the requests

Existing Conditions

<table>
<thead>
<tr>
<th>Proposal Information</th>
<th>Summary</th>
<th>Complies with ordinance</th>
<th>Included as a condition for permit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater</td>
<td>Stormwater management is required for the disturbed area</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Utilities</td>
<td>Some utility lines would be replaced</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Easements</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Grading/erosion</td>
<td>Grading is proposed</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Impervious surface</td>
<td>Would increase the amount of impervious surface onsite</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Tree removal</td>
<td>Would remove roughly 46 trees</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Wetland</td>
<td>Access road would not encroach further into setback than existing.</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Floodplain</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Recommendation
Adopt the resolution approving the site and building plans for Cargill.
Introduction

The existing private access road at 15407 McGinty Rd W has been repaired several times and is reaching the end of its service life. Rather than continuing to repair the driveway, the applicant is proposing to several site improvements intended to improve site circulation.

Existing Site Features

Overall site: The overall Cargill site is comprised of several properties and is approximately 145-acres in size (outlined in red). The site is improved with several buildings, driveways, parking areas and trails.

Subject site: The subject site (outlined in yellow) is roughly 85 acres in size and is generally located in the center of the overall Cargill site. The site has areas that are heavily wooded and areas encumbered by wetland and associated floodplain.

The subject site is improved with:

- a series of sidewalks;
- a 475-foot private access road;
- several parking lots and a parking ramp; and
- an office building with a loading dock.

Proposal

The proposal consists of the reconstruction of the existing private access road, adding a roundabout intersection, expanding parking areas, and reconfiguring and expanding the existing loading dock area. Many of these improvements are intended to improve vehicular and pedestrian safety throughout the site.

The proposal would result in a disturbance area of roughly 4.8 acres of the 85 acre site. While the disturbance area seems large, a significant amount of the disturbance area is located within areas that had previously been disturbed for site improvements.

The chart on the following page is intended to summarize the applicant’s proposal:
<table>
<thead>
<tr>
<th><strong>Access from McGinty Road</strong></th>
<th><strong>Existing</strong></th>
<th><strong>Proposed</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduce the width of the access onto McGinty Rd to reduce vehicular speed and improve site circulation. The existing sidewalk would be reconfigured to align with the newly constructed access road.</td>
<td><img src="image1" alt="Existing Access Diagram" /></td>
<td><img src="image2" alt="Proposed Access Diagram" /></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Internal intersection</strong></th>
<th><strong>Existing</strong></th>
<th><strong>Proposed</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>The roundabout is proposed to improve site circulation and traffic flow. By reducing the road width at the intersection, 12 additional parking stalls can be added to the guest parking lot.</td>
<td><img src="image3" alt="Existing Roundabout Diagram" /></td>
<td><img src="image4" alt="Proposed Roundabout Diagram" /></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Loading dock expansion</strong></th>
<th><strong>Existing</strong></th>
<th><strong>Proposed</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>The loading dock would be expanded to allow for improved site circulation for truck deliveries. A retaining wall would be constructed on the north side of the loading dock area. This retaining wall would function as a supporting wall for a covered walkway to the trash areas. An additional parking lot would be constructed on the east side of the dock area.</td>
<td><img src="image5" alt="Existing Loading Dock Diagram" /></td>
<td><img src="image6" alt="Proposed Loading Dock Diagram" /></td>
</tr>
</tbody>
</table>

[Diagram of proposed changes with labels: Ramp, Retaining wall, Covered walkway, New parking area]
Staff Analysis

Staff finds the applicant’s proposal reasonable as:
1. While the proposal would increase the amount of impervious surface on the property, it is still well below the maximum allowable for the property.

2. The proposed site improvements would meet all minimum site and building plan improvements. These findings can be found in the “Supporting Information” section of this report.

3. The proposal would result in improved safety and circulation for pedestrian and vehicular traffic.

Staff Recommendation

Adopt the attached resolution approving the site and building plans for Cargill at 15407 and 15421 McGinty Rd W.

Originator: Ashley Cauley, Senior Planner
Through: Loren Gordon, AICP, City Planner
## Supporting Information

<table>
<thead>
<tr>
<th>Project No.</th>
<th>19002.19a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Dave Hromadko, on behalf of Greendale Associates</td>
</tr>
<tr>
<td><strong>Surrounding Land Uses</strong></td>
<td>Property to the north, east and south is zoned R-1 and is generally open space and wetland owned by the Greendale Associates. Property to the west is the Cargill Lake Office also owned by Greendale Associates.</td>
</tr>
</tbody>
</table>
| **Planning**        | Guide Plan designation: Office  
Zoning: B-1 |
| **Stormwater**      | The proposal triggers the city’s stormwater management rules. To meet these rules—which regulate runoff volume, rate and quality—a series of basins would be constructed. Generally, these basins would be located:  
- East of private access road and McGinty road intersection;  
- West of the newly constructed roundabout.  
- East of the newly expanded loading dock. |
| **Utilities**       | New private storm sewer lines would be installed to direct water to the newly constructed stormwater basins. The proposal would also replace the existing watermain under the newly expanded loading dock. |
| **Grading**         | Grading would occur to accommodate the new site improvements. To reduce the “spread” of grading, a series of retaining walls are proposed:  
- a seven foot retaining wall east of the new roundabout.  
- a stepped retaining wall for the stairwell on the west side of the new loading dock.  
- a retaining wall on the north and east side of the new loading dock area. |
| **Wetland**         | Partial wetland delineations for the wetlands on the west side of the access road were reviewed by city staff in 2010. Five additional delineations for wetlands on the property were reviewed in 2016. Staff is comfortable with the location of the proposed site improvements based on those reviews.  
Typically, the city will require wetland buffers when site improvements are near a wetland to ensure protection. However, in this instance staff does not find that the site improvements are “close enough” or “changing enough” to require buffers. |
A small portion of the existing access road does not appear to meet current wetland setback where the lane turns east onto McGinty Rd W. As such, the existing access road is nonconforming and the proposed pavement alignment appears to increase the amount of separation between the pavement and the wetland. As such, staff is comfortable with the realignment but has included a condition of approval to prohibit wetland impacts.

**Trees**

As a result of the grading and new site improvements, it appears that at least 46 trees would be removed as the result of the project. Included as a condition of approval, the applicant would need to submit a detailed tree inventory. This inventory must clearly identify any trees removed or significantly impacted by the proposal. Using this inventory, staff would be able to determine the amount of tree mitigation.

**SBP Standards**

The proposal would comply with all site and building standards as outlined in City Code 300.27 Subd.5.

1. Consistency with the elements and objectives of the city’s development guides, including the comprehensive plan and water resources management plan;

   **Finding:** The proposal has been reviewed by the city’s planning, engineering, natural resources, public works and fire staff and found to be generally consistent with the city’s development guides.

2. Consistency with this ordinance;

   **Finding:** The proposal would comply with all city ordinance requirements.

3. Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;

   **Finding:** While the proposal would increase the amount of impervious surface on the property, it would not exceed the maximum allowable for the property. The proposal is generally located within the existing improved areas of the site and would be reasonably screened from the adjacent roadway.

4. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development;

   **Finding:** The proposal would have minimal impact on the existing relationship between buildings and open spaces.
5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:

a) an internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors and the general community;

b) the amount and location of open space and landscaping;

c) materials, textures, colors and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and

d) vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking.

Finding: The proposal is intended to improve site circulation for pedestrians and vehicular and access from McGinty Rd W.

6. Promotion of energy conservation through design, location, orientation and elevation of structures, the use and location of glass in structures and the use of landscape materials and site grading; and

Finding: The proposal would be required to meet all building and energy codes.

7. Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.

Finding: The proposal would not adversely impact adjacent or neighboring properties.

Natural Resources
Best management practices must be followed during the course of site preparation and construction activities. This would include installation and maintenance of a temporary rock driveway, erosion control, and tree protection fencing. As a condition of approval the applicant must submit a construction management plan detailing these management practices.

Motion Options
The planning commission has three options:
1) Concur with the staff recommendation. In this case a motion should be made to adopt the resolution approving the final site and building plans.

2) Disagree with staff’s recommendation. In this case, a motion should be made directing staff to prepare a resolution for denying the final site and building plans. This motion should include findings for denial.

3) Table the proposal. In this case, a motion should be made to table the item. The motion should include a statement as to why the proposal is being tabled with direction to staff, the applicant, or both.

**Pyramid of Discretion**

Any person aggrieved by the planning commission’s decision regarding the requested variances may appeal such decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.

**Neighborhood Comments**

The city sent notices to eight area property owners and received no comments to date.

**Deadline for Decision**

June 8, 2019
Location Map
Project: Cargill
Address: 15407 & 15421 McGinty Rd
Introduction

On behalf of Cargill Incorporated, Loucks has prepared the following project narrative for the Cargill Front Entrance Road & Loading Dock Improvements project located at 15407 McGinty Road West.

The project will involve the reconstruction of the existing front entrance road, adding a roundabout intersection, expanded guest & contractor parking, and reconfiguring and expanding the existing loading dock. The project will disturb approximately 4.83 acres and will move approximately 10,000 cubic yards of material.

Existing Conditions

The existing front entrance road is bituminous pavement that varies from 20’ to 24’ in width. The cross section is a typical rural road section, which utilizes free draining pavement (e.g. no curbs) directly to adjacent shoulders, storm culverts, and wetlands. The road extends approximately 475’ from McGinty Road West to an existing 3 way T intersection. Existing guest parking is to the east, and to the north approximately 1150’ from McGinty Road West is the access road to the loading dock. A small wetland is at the entrance to the property on McGinty Road West, and a larger wetland is located to the west of the entrance road before reaching the access to the loading dock. The soils in this area contain significant amounts of silt and clay material.

The entrance off McGinty Road West has oversized radius turns which result is higher speeds than is typical. The interior intersection is poorly designed. The proper traffic flow paths are unclear in the oversized intersection.

The existing front entrance road has reached the end of its service life. During its life it has undergone many repair and overlay projects. The pavement condition is such that further maintenance and repair efforts will not yield cost effective or long lasting benefits. The existing road design and road deterioration are leading to safety and storm water drainage concerns.

The deterioration of the road is due to the age-related distress of the pavement and poor drainage of the subgrade and adjacent soils. The road section allows storm water to drain directly to adjacent shoulders. The significant amounts of silt and clay in the shoulder soil and the pavement subgrade cause them to become and stay saturated for a long time. Saturation of the soil reduces the bearing capacity of the soil during the summer and causes heaving during freeze-thaw cycles.
in the spring and fall. The existing road shows distress related to these problems and has required significant maintenance over its lifetime to address these issues.

The existing loading dock pavement has reached the end of its service life. The pavement condition is such that further maintenance and repair efforts will not yield cost effective or long lasting benefits.

The existing layout of the loading dock has proven to be a challenge for truck drivers to access

**Proposed Improvements**

The proposed road will be constructed along a slightly adjusted alignment and will not have a footprint larger than the current road area. The new road is designed to reduce speed through the site, and provide a safe intersection by utilizing a roundabout. The proposed road will also utilize a six inch (6") curb. The curb will channelize the storm water runoff and direct it to curb cuts or reconstructed culverts that drain to stormwater treatment basins that then drain to the wetlands. A full discussion of the existing and proposed hydrology is included in the Hydrology Report. Best Management Practices will be followed for all erosion control measures. Various types of silt fence will be used to protect wetlands and the perimeter of the construction limits.

The existing interior intersection will be reconstructed as a roundabout. The roundabout will greatly clarify proper traffic movement and eliminate excess pavement allowing space to include landscaping in its center. The guest parking lot near the proposed roundabout will be expanded by 12 spots.

The existing pavement and base will be removed and reconstructed. The new pavement will have adequate cross-slope to sufficiently drain the pavement, eliminating standing water on the pavement.

The existing culverts will be removed and replaced with new pipe having a service life that exceeds the pavement design life. The proposed pipes will not extend intend delineated wetlands.

Cargill has a strong history of woodland management and protection of the trees that add so much value to their campus. The Owner is committed to maintaining the health of the trees adjacent to the roadway. Cargill is most interested in completing the project in a way that maintains the historic corporate image of this campus and the front entry drive is a significant element to the property.

The proposed loading dock improvements will include relocation of the existing dumpsters, expanding the overall size of the dock, and a covered walkway for disposal.

The existing pavement and base will be removed and reconstructed. The new pavement will have adequate cross-slope to sufficiently drain the pavement, eliminating standing water on the pavement, and also include a snowmelt system for the concrete loading area. This will improve worker & truck safety in the dock.

Existing watermain will be removed and replace while the loading dock is under construction, along with an irrigation supply line, and re-routing of an existing sump outlet.
The loading dock expansion will include a contractor parking lot to the south, and provide better access for all. Adjacent to the parking lot will be a stormwater treatment basin.

Conclusion

The proposed reconstruction of the Cargill Headquarters Front Entrance Road & Loading Dock Improvements will address safety concerns and replace pavement that is beyond its serviceable life. The reconstructed road & loading dock will provide a safer driving, storm water treatment, and a safer campus for Cargill employees.
# Cargill Headquarters

## Front Entrance

### Road & Loading Dock Improvements

15407 McGinty Road West
Minnetonka, Minnesota

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### Project Location

#### Vicinity Map

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### Project Contacts

**Owner:**
Cargill, Facility Services
Wayzata, MN 55391

**Civil Engineer:**
BKV, Inc.
50 South Sixth Street
Minneapolis, MN 55402

**Architect:**
Jeffrey A. Shopek - PE
BKV, Inc.
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369

**Surveyor:**
Pechman & Associates, Inc.
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369

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### Sheet Index

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<th>Sheet No.</th>
<th>Title</th>
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<td>C100</td>
<td>COVER SHEET</td>
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<td>LEVEL 01</td>
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<td>LANDSCAPE DETAILS</td>
<td>S002</td>
<td>ENLARGED LOADING DOCK AND ROOF PLAN</td>
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<td>L1-3</td>
<td>DETAIL SHEETS</td>
<td>S003</td>
<td>STRUCTURAL SECTION AND DETAILS</td>
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</tbody>
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### Sample Text

**ELEV. = 939.02 FEET (NAVD 1988 DATUM)**

**RD. W. AT ENTRANCE.**

**THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.**

**WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL UNDERGROUND EXISTING UTILITIES.**

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### City Submittal Plans

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### Site Plans

**LEVEL 01**

**SECTIONS**

**CONSTRUCTION TYPES**

---

### Mechanical Sheet Title

**A100**

**MECHANICAL DEMOLITION PLANS**

---

### Electrical Sheet Title

**M200**

**MECHANICAL PIPING AND PLUMBING PLAN**

---

### Civil Sheet Title

**C0-1**

**MECHANICAL SCHEDULES**

---

### Mechanical Sheet Title

**M400**

**MECHANICAL DEMOLITION PLANS**

---

### Site Plans

**LEVEL 01**

**STRUCTURAL SECTION AND DETAILS**

---

### Electrical Sheet Title

**M100**

**MECHANICAL PIPING AND PLUMBING PLAN**

---

### Mechanical Sheet Title

**M100**

**MECHANICAL PIPING AND PLUMBING PLAN**

---

### Site Plans

**LEVEL 01**

**STRUCTURAL SECTION AND DETAILS**
WARNING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES TO MAINTAIN THEIR SERVICE AND/OR RELOCATION OF LINES. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
TREES TYP.

DEMOlITION LEGEND:

- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, REMOVALS, SHALS, ETC.
- REMOVE EXISTING BUILDING, CANOPY, ETC.
- REMOVE EXISTING CURB & GUTTER, FENCE, RETAINING WALLS, ETC.
- REMOVE EXISTING STONES TYP.

SITE DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING TREES TYP. PRIOR TO GRADE REQUIREMENTS.
2. CONTRACTOR SHALL REMOVE UTILITIES EXISTING Bury DETAILED LOCATIONS & DEPTHS PRIOR TO REMOVAL.
3. REMOVE EXISTING MANHOLE, POWER POLES, LIGHT POLES, BOLLARDS, SIGNS, ETC.
4. REMOVE EXISTING CURB & GUTTER, FENCE, RETAINING WALLS, ETC.
5. REMOVE EXISTING BUILDING, CANOPY, ETC.
6. REMOVE EXISTING CONCRETE PAVING, REMOVALS, SHALS, ETC.
7. REMOVE EXISTING BITUMINOUS PAVING
8. REMOVE EXISTING UTILITIES
9. REMOVE EXISTING CURB & GUTTER, FENCE, RETAINING WALLS, ETC.

SURVEY LEGEND

- REFER TO SITE SURVEY EXISTING CONDITIONS SHEET FOR SITE INFORMATION.
- REFER TO C0-2 EXISTING CONDITIONS SHEET FOR SITE INFORMATION.
- REFER TO C0-2 EXISTING CONDITIONS SHEET FOR SITE INFORMATION.
Gopher State One Call

DEMOLITION LEGEND:
- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDESWALKS, BRIDGES, ETC.
- REMOVE EXISTING BUILDING, CANOPY, ETC.
- COORDINATE WITH ARCHITECTURAL PLANS
- REMOVE EXISTING CURB & GUTTER, FENCE, RETAINING WALLS, ETC.
- REMOVE EXISTING UTILITY POLES, LIGHT POLES, BOLLARDS, SIGNS, ETC.
- REMOVE EXISTING TREES

SITE DEMOLITION NOTES
1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES (E G, LINES, GAS, WATER...), BEING THE RESPONSIBLE INDUSTRY FOR THE COST TO THE CONTRACTOR. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR PERMIT FEES AS ANY REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE OWNER.
2. CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED. PRIOR TO GRADING, ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE DEMOLITION LEGEND: COMPLETE AND BE IN ACCORDANCE WITH THE SITE DAILY REQUIREMENTS.
3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT TO BE REMOVED OR BE DAMAGED BEFORE REMOVAL. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN EXISTING LOCATIONS OR RELOCATED LOCATIONS. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES. AS NECESSARY. CONTRACTOR TO KEEP EXISTING UTILITIES UNHARMED, AND EXISTING MATERIALS UNDAMAGED.
4. CONTRACTOR SHALL REMOVAL EXISTING TRENES, REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, SIGNS, ETC.

SURVEY NOTE:
1. REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY (SHEETS 1-4) FOR COMPLETE SURVEY INFORMATION.

SPRINT Note:
- REMOVED EXISTING TREES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, SIGNS, ETC.
- REMOVE EXISTING TREES
SITE NOTES:
1. All concrete, bituminous, and gravel shall be furnished and installed in accordance with the specs, drawings, and standards of the Engineer’s requirements.
2. All signs, bollards, and accessories shall be provided for the current ADA standards and local code requirements.
3. All curb construction shown are to the face of curb unless otherwise noted.
4. All building dimensions are to the outside face of wall unless otherwise noted.
5. All curb face shall be 18” unless otherwise noted.
6. All curb face shall be 18” unless otherwise noted.
7. All signs to be placed 24” back of curb unless otherwise noted.
8. All signs to be painted in white paint unless otherwise noted.

SIGNAGE AND STRIPING NOTES:
1. Contractor shall be responsible for all site signs and striping as shown on this plan.
2. Contractor shall prepare all accessible stairs, ramps, and crosswalks leading areas with white pavement marking paint.
3. Contractor shall prepare all bi-directional curbs with 4” wide striping, 6” wide, in white paint.
4. All signs shall be made of metal, concrete, or wood, and visible from a distance of 100 feet.
5. All signs shall be painted in white paint with 4” wide striping, 6” wide, in white paint.
6. All signs shall be painted in white paint with 4” wide striping, 6” wide, in white paint.
7. All signs shall be placed at grade level back of curb unless otherwise noted.
5.0
W:\2009\09010J\CADD DATA\CIVIL_dwg Sheet Files\C2-5 Site Plan- Loading Dock

Plotted: 02/07/2019 3:5 PM

Pavement Types

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
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<tbody>
<tr>
<td>CONCRETE PAVEMENT</td>
<td></td>
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<tr>
<td>CONCRETE RAMP</td>
<td></td>
</tr>
<tr>
<td>HEAVY DUTY RETAINING</td>
<td></td>
</tr>
<tr>
<td>HEAVY DUTY RETAINING</td>
<td>PAVEMENT</td>
</tr>
</tbody>
</table>

Pavement Sections on this plan are for type and depth information.

SITE NOTES

1. All paving, concrete curb, gutter, and kerb work shall be furnished and installed in accordance with the details shown on the detail sheets, and specifications contained in the plans.
2. All work shall be completed in accordance with these plans and specifications.
3. All work shall be done in a workmanlike manner.
4. The Contractor shall be responsible for all site work related to the installation of the project.
5. The Contractor shall be responsible for all site work related to the removal of debris.
6. The Contractor shall be responsible for all site work related to the installation of utilities.
7. All work shall be completed in accordance with the plans and specifications.
8. The Contractor shall be responsible for all site work related to the installation of landscaping.
9. The Contractor shall be responsible for all site work related to the installation of lighting.
10. The Contractor shall be responsible for all site work related to the installation of signs.

SIGNAGE AND STRIPING NOTES

1. All signs shall be located in accordance with the plans and specifications.
2. All signs shall be located in accordance with the plans and specifications.
3. All signs shall be located in accordance with the plans and specifications.
4. All signs shall be located in accordance with the plans and specifications.
5. All signs shall be located in accordance with the plans and specifications.
6. All signs shall be located in accordance with the plans and specifications.
7. All signs shall be located in accordance with the plans and specifications.
8. All signs shall be located in accordance with the plans and specifications.
9. All signs shall be located in accordance with the plans and specifications.
10. All signs shall be located in accordance with the plans and specifications.
STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.

2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED.

4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 0.16 INCHES OF TOP SOIL AND REFLECT SUMPS ELEVATIONS.

5. FOR SITE RETAINING WALLS, THE FOUNDATION ELEVATION AT TOP OF WALL, TOP OF WALL, TIE-OFF TO SURFACE ELEVATION OF SUMPED SUMP, AND TIE-OFF TO DRAINAGE AT BOTTOM ELEVATION OF BATTLETOOTH WALL COURSES.

6. REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW (REPORT NO. B160119), MATCH.

1. BUILDING SAND BETWEEN FOUNDATION AND SURFACE, CONTINUOUS LIME FACE OF BUILDING, EDGE OF PAVEMENT (UNLESS OTHERWISE NOTED).

2. PROJECT SPACE IS IN TROUBLED AREAS WITHIN 243'3" TO 244'3" FROM BATTLETOOTH WALL.

3. GRAVING OR THE RetAINING WAllS SHALL BE ACHEIVED DURING LAND IMPACT AND EROSION CONTROL PROCEDURES TO PREVENT COMMOTION IN THE UNDISTurbed AREA. LIME TREATMENT AND SULFUR CEMENTS ARE RECOMMENDED.

4. ALL DISTURBED AREA MUST BE AVOIDED OR PROCURED OF LIME LIME LIME.

5. PROJECT SPACE IS IN TROUBLED AREAS WITHIN 243'3" TO 244'3" FROM BATTLETOOTH WALL.

7. VENTS AND DRAIN ARE TO BE CLEANED AND DRAINAGE ELEVATIONS TO REFLECT SUMPS ELEVATIONS AND REFLECT SUMPS ELEVATIONS.

8. GRAVING OR THE RETAINING WALLS SHALL BE AVOIDED OR PROCURED OF LIME LIME LIME.


10. GRAVING OR THE RETAINING WALLS SHALL BE AVOIDED OR PROCURED OF LIME LIME LIME.
GRADING, DRAINAGE & EROSION CONTROL NOTES

1. DIGITAL COPIES REPRESENT FINISHED SURFACE GRADES, CUT/TRENCH LINE, FACE OF BUILDING, LOCUSTS OF PAVEMENT (JOIN OTHER NOTES).

2. CATCH BASINS AND SUMP BASINS IN PAVED AREAS SHALL BE RECONCILED AS PER PROJECT SPECIFICATIONS.

3. DRAINAGE OF THE AREA SHOWN HEREIN SHALL BE ACCOMPLISHED USING LEVEE IMPACT DRAINAGE EQUIPMENT TO PREVENT CONSTRUCTION OF THE UNDERLYING SOILS. SHALL TREATED DRAINAGE AND INFLUENT CHANNELS BE RECONCILED.

4. ALL TREATED DRAINAGE AREAS TO RECEIVE DRAINAGE OF 2.8 INCHES OF TOP SOIL AND REVELED IN THE TERMS SHOWN ON PLANS OR AS SHOWN ON EXISTING SITE CONDITION.

5. FOR THE BORING SHOWN "TYP" EQUALS SURFACE GRADE AT TOP OF RIM. "TYP" EQUALS SURFACE GRADE AT TOP OF WALL. "TYP" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "TYP" EQUALS SURFACE GRADE AT RIM TRENCH WALL CURVE.

6. REFER TO THE REPORT OF GEOLOGICAL EXPLORATION AND REVEAL REPORT NO. 136212, DRAWN FEBRUARY 15, 2017, AS REFERENCED TO THE CONTRACTORS EXISTING SURVEY AND CONDITION. AS PRIOR TO CONTRACTOR'S REQUIREMENTS.

7. DIRT MUST BE CLEANED AND DRAINAGE LOCATIONS OF SYSTEMS OR COLLECTION TRENCHES AND BORE HOLE SITES ARE LEFT TO THE A R E A AND HOLE HOLES A. A BURA SIAM TOGHOSE WHICH MUST BE RECONCILED.

8. USE STRATEGIES FOR BEARING CONTROL NOTES AND REQUIREMENTS.

10. SEE SWPPP FOR ADDITIONAL DRAINAGE CONTROL NOTES AND REQUIREMENTS.

11. SEE UTILITY PLAN FOR WATER, STORM AND SANITARY MAINTENANCE INFORMATION.

12. SEE SITE PLAN FOR CURB AND GUTTER EXISTING LOCATION.

13. REFER TO THE REPORT OF GEOLOGICAL EXPLORATION AND REVEAL REPORT NO. 136212, DRAWN FEBRUARY 15, 2017, AS REFERENCED TO THE CONTRACTORS EXISTING SURVEY AND CONDITION. AS PRIOR TO CONTRACTOR'S REQUIREMENTS.

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15. USE STRATEGIES FOR BEARING CONTROL NOTES AND REQUIREMENTS.

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17. SEE UTILITY PLAN FOR CURB AND GUTTER EXISTING LOCATION.

WARNING: 

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GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SWY EROSION CONTROL PERMITTED IN FUTURE GRADE DECK. CUTOFF LINE, FACE OF BUILDING, TO SIDE OF PATHWAY OR CONCERNED PARTY.

2. CUTOFF BIBBLE AND SADDLE AT PIPE IN FUTURE GRADE DECK. ALL CUTOFF BIBBLE AND SADDLE MUST BE REPAIRED OR REPLACED IN PROPER LOCATION TO AVOID DAMAGE TO PIPE.

3. EROSION CONTROL PERMITTED IN FUTURE GRADE DECK. ALL CUTOFF BIBBLE AND SADDLE MUST BE REPAIRED OR REPLACED IN PROPER LOCATION TO AVOID DAMAGE TO PIPE.

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UTILITY NOTES

1. All sanitary sewer, storm sewer and groundwater utilities shall be furnished and installed per the requirements of the specifications, the utilities planning code, the local community unit, and the standard specification of the city engineers association of minnesota, state of minnesota.

2. All utility pipe bedding shall be compacted sand or fine circular material. All compaction shall be performed per the requirements of the local specification.

3. All connections to existing utilities shall be performed per the requirements of the city and local jurisdictions. The city department of engineering and public works inspections department and the construction engineer must be notified at least 48 hours prior to any work within the public right of way, or work impacting public utilities.

4. All storm sewer, sanitary sewer and water services shall be maintained free from the building face unless otherwise noted.

5. All excavation of vertical excavation and 1/2 feet horizontal separation from utility lines required for all other utility lines other than sewer lines. Contractor to provide necessary backfill and stabilization at end of day. Contractor to coordinate with owner.

6. All new sidewalks, sanitary sewer and water services shall be maintained free from the building face unless otherwise noted.

7. All excavation of vertical excavation and 1/2 feet horizontal separation from utility lines required for all other utility lines other than sewer lines. Contractor to provide necessary backfill and stabilization at end of day. Contractor to coordinate with owner.

8. All new sidewalks, sanitary sewer and water services shall be maintained free from the building face unless otherwise noted.

9. All jointing and connections in the storm sewer system shall be in accordance with the specifications and city engineers association of minnesota. These connections shall be performed in a neat manner with the jointing materials and procedures specified by the city engineers association of minnesota.

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**C8-3 Details**

**OUTLET CONTROL STRUCTURE - MH19**

**SIZE**

Pipe Size: 6"

**ELEVATION**

Top of Weir Elevation: 940.80

**DIMENSIONS**

MINIMAN - Emergency Overflow: 2"

**NOTES**

- Doghouses shall be grouted both on the inside and outside of the structure.
- Precast manhole sections will vary in size.
- Precast base slab.
- Outlet control structure elevation table includes:
  - OCS No.: A
  - B
  - C
  - D
  - E
  - H

**DRAWN**

2/2016

LOUCKS PLATE NO.

4316
CONCRETE STAIR - SECTION A-A'

GENERAL NOTES:
1. ALL NEW STEEL COVERED BY CONCRETE.
2. CONCRETE PLACING TO BE MADE IN BONDS.
3. PLACING TO BE LEVEL.

INSIDE CORNER / MATCHLINE

OUTSIDE CORNER OF CMU WALL

TW 952.8

Thickened Slab at Top of
1/2" x 3-3/4" KWIK BOLTS
BOLT TO CONCRETE RAMP

5.5" x 5.5" x 0.25" BASEPLATE -
SURFACING WITH (4) C8-5
1" x 12" DOWEL INTO
EACH STAIR RUN

Scale: 1/2" = 1'-0"
WARNING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
LANDSCAPE ARCHITECT MUST BE NOTIFIED.

BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED PLANTING SOIL - SEE NOTES OR SPEC.

SHRUBS AND TREES TO BE BACKFILLED WITH SAME PLANTING SOIL.

CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1

CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1

FULL FORM, UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANTING OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED EVERY OTHER DAY.

MULCH - 3" DEPTH - SEE NOTES OR SPEC.

IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

PRUNE ANY DAMAGED BRANCHES AFTER WOUNDING.

MULCH - 3" MIN. DEPTH

MULCH IN DIRECT CONTACT WITH TREE TRUNK.

BLACK MARKER TO BE USED TO CUSTOMIZE BOLTS, Baeda, PERENNIAL PLANTING - SEE NOTES OR SPEC.
CARGILL LOADING DOCK COVERED WALKWAY

PERMIT SET 2/7/2019

15407 MCGINTY ROAD WEST, WAYZATA, MINNESOTA

CARGILL INC.

PROJECT LOCATION

PROJECT TEAM

ARCHITECT:
Boarman Kroos Vogel Group, Inc
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.6212
Contact: John Stark, AIA, LEED AP
Project Manager, Senior Associate

OWNER / APPLICANT:
CARGILL, Facility Services
15407 McGinty Road West
Wayzata, MN 55391
Phone: 952.746.6172
Contact: David Hromadko
Senior Project Manager

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50 South Sixth Street, Suite 1100
Minneapolis, Minnesota 55402
Phone: 612.465.7644
Contact: Thomas C. Lind, PE, LEED AP
Partner / Mechanical

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7625 Boone Avenue North
Brooklyn Park, Minnesota 55428
Phone: 763.390.8927
Contact: Luke Piram
Project Manager

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222 North Second Street
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Phone: 612.339.3752
Fax: 612.339.6212
Contact: Lionel Dayton, PE
Senior Structural Engineer, Associate Partner

LANDSCAPE:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
Phone: 763.424.5505
Contact: Paul Kangas, LA
Principal Landscape Architect

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NEW CONCRETE SLAB TO BE POURED TO ALIGN WITH EXISTING CONCRETE FLOOR. CONCRETE SLAB TO BE LEVEL AND MATCH FINISH.

EXISTING WALL TO BE INFILLED WITH CMU WALL TO ALIGN WITH COURSES OF EXISTING CMU WALL. NEW WALL TO BE FLUSH WITH EXISTING.

PATCH AND REPAIR GYPSUM BOARD

A202

PAINT ALL WALL SURFACES

DOWEL INTO EXISTING CONCRETE SLAB

PROVIDE #3 X 24" DOWEL BARS AT 16" OC DRILL AND FRICTION FIT IN CENTER OF EXISTING SLAB 5" +/- 14' - 6 3/8"

DRILL AND FRICTION FIT #3 X 16" DOWELS INTO MORTAR JOINTS @ 16" OC FULLY BED FIRST COURSE AND GROUT.

PROVIDE #3 DOWELS CENTERED IN WALL AT 16" OC INTO EXISTING WALLS VERTICALLY. DRILL AND FRICTION FIT 6" INTO EXISTING GROUTED CORES.

TRASH ROOM

EXISTING METAL GRATE AND STEEL FRAMING TO BE REMOVED FROM FLOOR

EXISTING SLEEVE IN WALL TO BE REMOVED

REMOVE ITEMS FASTENED ON TO EXISTING WALLS TO GYPSUM BOARD INCLUDING PEG BOARDS. EXISTING CONDUIT TO REMAIN

EXTEND TWF UP SHEATHING MIN. 8" WEEP VENT INLAY WF W/ SS DRIP TAPE AND SEAL

GRID

GRID

BRICK / CMU INFILL TO MATCH EXISTING

CONCRETE WALL INFILL TO MATCH AND ALIGN WITH EXISTING CONCRETE WALL BELOW

FC - 1

NEW FLOOR SLAB 1/2" EXPANSION JOINT AND PERIMETER SEALANT COMPACTED GRANULAR FILL

EXISTING CONCRETE WALL

DOWEL NEW CONCRETE AND CMU / MASONRY INFILL WALLS INTO EXISTING CONCRETE WALL CIP CONCRETE WALL CMU / MASONRY VENEER EXTERIOR WALL

SITE VERIFY EXTENT OF NEW WALL

2' X 2' ACOUSTIC CEILING TILE

2' X 4' LIGHT FIXTURES, TYP.
EXTERIOR DOCK - 942' - 0"  
104' - 0"  
LEVEL - U/S LOWER ROOF BEAM  
114' - 0"  
LEVEL - U/S ROOF BEAM  
115' - 0"  
T.O. FOOTING  
96' - 0"  
LOADING DOCK SLAB - 938' - 0"  
100' - 0"  
EXISTING OFFICE BUILDING  
EXISTING WINDOW SILL  
EXISTING OVERHANG  
NEW LOADING DOCK SLAB WITH 8" THICKENED SLAB EDGE  
ELECTRICAL JUNCTION BOX  
VERIFY HEIGHT AND LOCATION  
ELEVATION VIEW OF CANOPY  
SECTION VIEW OF CANOPY FRAMING  
PEDESTRIAN WALKWAY CONNECTED TO LOADNG DOCK  
SNOW GUARDS  
SNOW GUARDS  
REFERENCES  
REGULATIONS  
COVERED WALKWAY WEST ELEVATION / SECTION  
COVERED WALKWAY NORTH ELEVATION  
ROOF / EXISTING BRICK WALL W/ STEP FLASHING  
KEY PLAN  
PROJECT TITLE  
CONSULTANTS  
DATE
ISSUE # DESCRIPTION
2 02/07/2019 PERMIT SET
John Stark 24129                                             02/07/2019

© 2019 BKV Group, Inc. EOE
COVERED WALKWAY SECTION DETAIL @ ROOF GUTTER

COVERED WALKWAY SECTION AT RETAINING WALL

COVERED WALKWAY SECTION @ FALL ARREST ANCHOR

EXISTING LOADING DOCK EDGE

COVERED WALKWAY SECTION @ LOADING DOCK EDGE

COVERED WALKWAY SECTION DETAIL AT ROOF EDGE

114'-0" - 115'-0"

LEVEL - U/S LOWER ROOF BEAM

LEVEL - U/S ROOF BEAM

5"

1" = 1'

10'-0"

1/8" PER FOOT

CONCRETE SLAB SLOPED

FLASHING

COPPER CLOSURE

CUSTOM BENT INTO GUTTER

METAL FLASHING LAPS BRICK WALL BEYOND EDGE OF EXISTING BLOCKING

TREATED WOOD

FIRE RETARDANT TREATED WOOD

FLASHING FLANGE SET IN SEALANT

ROOF MEMBRANE UP FALL

STAINLESS STEEL FLASHING, LAP STEP FLASHING

EXISTING CLAY TILES TO MATCH FLASHING

STAINLESS STEEL STEP

1 1/2" = 1'

1" GROUT

3/4" DEEP SAWCUT

EXISTING CONCRETE SLAB FLUSH BEARING OF ANGLE

1 1/2" NON-PAINTED 5/8" GALVANIZED STEEL PLATE,

GALVANIZED HSS COLUMNS,

MIN. 4" COMPACTED GRANULAR FILL

1" GROUT

FROM GRADE MEMBRANE EXTENDING DOWN CONTINUOUS DAMP PROOFING

TERMINATION BAR CONCRETE RETAINING WALL

NON-PERMEABLE MATERIAL

5/8" FIRE RETARDANT TREATED PLYWOOD

COPPER CLOSURE CUSTOM BENT

LEVEL - U/S ROOF BEAM

FLASHING MODIFIED

SELF SNOW CLIP TO MATCH EXISTING ADHERED POLYMER

BITUMINOUS SHEET ON ENTIRE ROOF

3:12 ROOF SLOPE

LIGHT FIXTURE & CONDUIT PROTECTION SUPPLIER DESIGN OF ATTACHMENT BY FALL ARREST ANCHOR SHEATHING EXTERIOR ROOF

ROOF MEMBRANE

CLAY ROOF TILES

FIRE RETARDANT TREATED WOOD

FLASHING FLANGE SET IN SEALANT

ROOF MEMBRANE UP FALL

STAINLESS STEEL FLASHING, LAP STEP FLASHING

EXISTING CLAY TILES TO MATCH FLASHING

STAINLESS STEEL STEP

1 1/2" = 1'

1" GROUT

3/4" DEEP SAWCUT

EXISTING CONCRETE SLAB FLUSH BEARING OF ANGLE

1 1/2" NON-PAINTED 5/8" GALVANIZED STEEL PLATE,

GALVANIZED HSS COLUMNS,

MIN. 4" COMPACTED GRANULAR FILL
WELD 1/2" DIAMETER BENT STEEL TO WITHSTAND 250 LBS PULLOUT FORCE

1/2" DIAMETER BENT STEEL ROD HANDRAIL BRACKETS AT 4'-0" ON CENTER MAXIMUM AND 6" FROM EACH END WELD AND GRIND SMOOTH ALIGN PLUMB AT ALL LOCATIONS

2 1/2" AT RAIL ENDS, PROVIDE FLUSH END CAP, WELD AND GRIND SMOOTH

NOTE: PAINT HANDRAILS / GUARDRAILS TO MATCH EXISTING PLAN VIEW

SECTION THROUGH RAMP

GUARDRAIL AT CONCRETE RAMP

GUARDRAIL PIPE EXPANSION JOINT @ CONCRETE SLAB

HANDRAIL BRACKET

EXISTING LANDSCAPE ROCK TO BE REMOVED FILL W/ COMPACTED GRANULAR FILL

EXISTING CONCRETE SLAB DEMO THIS PART OF EXISTING CONCRETE SLAB

EXISTING CONCRETE STRUCTURE

EXISTING SOFFIT

EXISTING BRICK COLUMNS

EXISTING LANDSCAPE ROCK TO BE REMOVED FILL W/ COMPACTED GRANULAR FILL

EXISTING CONCRETE SLAB DEMO THIS PART OF EXISTING CONCRETE SLAB

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EXISTING BRICK COLUMNS
SECTION THROUGH COVERED WALKWAY
11. PROVIDE A 1" PVC EMPTY CONDUIT FOR FUTURE LIGHTING
10. CROSSWALK POLE WITH FLASHING "CROSS" SIGN AND LIGHTS.
9. CROSSWALK POLE ASSEMBLY WITH SOLAR PANEL, CONTROL CABINET
8. SENSING BOLLARD TO TRIGGER IN-PAVEMENT, LOW-VOLTAGE
7. PROVIDE A 208V, 3PH, 100A, WP LOCAL SAFETY SWITCH FOR A NEW
6. PROVIDE A 208V, 3PH, 60A, WP LOCAL SAFETY SWITCH FOR A NEW
5. FIXTURES TO BE MOUNTED UNDER CANOPY.
4. CROSSWALK SAFETY LIGHTING SYSTEM AND CONTROLS TO BE SETUP
3. APPROXIMATE LOCATION OF EXISTING UNDERGROUND ELECTRICAL
2. PROVIDE A NEW MATCHING ROADWAY POLE HEAD TO EXISTING LIGHT
1. PROVIDE A 183Lithonia Lighting LED

<table>
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<tr>
<th>Label</th>
<th>Quantity</th>
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<th>Catalog Number</th>
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GENERAL NOTES:
- All branch circuit numbers are relay numbers for reference only.
- All 277/480V roadway lighting branch circuits are to be fed from
- Provide 3#4 & 1#6 GND (CU) to A0E-NLP-3.
- Provide 3#8 & 1#10 GND (CU) to A0E-NLP-3.
- Compactors. Provide all conduits and cable to associated equipment and devices
- Similar to South Lot (typical of four bollards). Provide all cables as it relates to this project.
- Utility. Coordinate the relocation and splicing of utility
- Fixtures pole.

KEYED NOTES:
- Approach for electrical services is from the north.
- All branch circuit numbers are relay numbers for reference only.
- All 277/480V roadway lighting branch circuits are to be fed from
- Provide 3#4 & 1#6 GND (CU) to A0E-NLP-3.
- Provide 3#8 & 1#10 GND (CU) to A0E-NLP-3.
- Compactors. Provide all conduits and cable to associated equipment and devices
- Similar to South Lot (typical of four bollards). Provide all cables as it relates to this project.
Resolution No. 2019-
Resolution approving a final site and building plans by Cargill at 15407 and 15421 McGinty Rd W.

Be it resolved by the Planning Commission of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 David Hromadko, on behalf of Greendale Associates, has requested final site and building plan approval for a driveway and sidewalk reconfiguration, parking lot expansions and loading dock improvements. (Project 19002.19a).

1.02 The property is located at 15407 and 15421 McGinty Rd W.

It is legally described on Exhibit A.

1.03 On March 21, 2019, the Planning Commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the Planning Commission. The Planning Commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution.

Section 2. General Standards.

2.01 City Code §300.27, Subd. 5, states that in evaluating a site and building plan, the city will consider its compliance with the following:

1. Consistency with the elements and objectives of the city's development guides, including the comprehensive plan and water resources management plan;

2. Consistency with the ordinance;

3. Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;

4. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual
relationship to the development;

5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:
   a) an internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors and the general community;
   b) the amount and location of open space and landscaping;
   c) materials, textures, colors and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and
   d) vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking.

6. Promotion of energy conservation through design, location, orientation and elevation of structures, the use and location of glass in structures and the use of landscape materials and site grading; and

7. Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.

Section 4. Findings.

4.01 The proposal would meet site and building plan standards outlined in the City Code §300.27, Subd. 5.

1. The proposal has been reviewed by the city’s planning, engineering, natural resources, public works and fire staff and found to be generally consistent with the city’s development guides.

2. The proposal would comply with all city ordinance requirements.

3. While the proposal would increase the amount of impervious surface on the property, it would not exceed the maximum allowable for the property. The proposal is generally located within the existing improved areas of the site and would be reasonably screened from the adjacent roadway.

4. The proposal would have minimal impact on the existing relationship between buildings and open spaces.
5. The proposal is intended to improve site circulation for pedestrians and vehicular and access from McGinty Rd W.

6. The energy code primarily applies to buildings and the proposal is generally site improvements. However, the loading dock improvements would be required to meet all building and energy codes.

7. The proposal would not adversely impact adjacent or neighboring properties.

Section 5. Planning Commission Action.

5.01 The Planning Commission approves final site plans for the site and building improvements. Approval is based on the findings outlined in section 4 of this resolution. Approval is subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:

2. A grading permit is required. Unless authorized by appropriate staff, no site work may begin until a complete grading permit application has been submitted, reviewed by staff, and approved.

   a) The following must be submitted for the grading permit to be considered complete.

      1) Final site, grading, drainage, utility, landscape, and tree mitigation plans, and a stormwater pollution prevention plan (SWPPP) for staff approval.

         a. Final landscaping plan must meet minimum landscaping requirements as outlined in ordinance. However, at the sole discretion of natural resources staff, mitigation may be adjusted based on site conditions.
b. Final tree inventory and mitigation plan. The plan must meet minimum mitigation requirements as outlined in ordinance. However, at the sole discretion of staff, mitigation may be decreased.

c. Final stormwater management plan must meet the requirements of the city’s Water Resources Management Plan, Appendix A. Design. In addition, supplemental calculations, models, and documentation must be submitted detailing conformance with the city’s:

- Rate Control: maintain existing rates leaving the site for the 2-, 10-, and 100-year events.
- Volume: the storm chambers must capture 1” of the entire site’s impervious surface. Soil borings are required to verify infiltration rates.
- Water Quality: materials must be submitted (MIDS or p8 model) to demonstrate that 60% of the total phosphorus and 90% of the TSS are removed.

d. Final construction phasing plan. This plan must illustrate how access will be maintained during construction.

e. Truck turning exhibit. The exhibit must use the templates for the city’s largest fire truck and illustrate that the truck can maneuver through the site.

b) Prior to issuance of a grading permit:

1) This resolution must be recorded at Hennepin County.

2) Submit the following:

a. Individual letters of credit or cash escrow for 125% of a bid cost or 150% of an estimated cost to construct comply with grading permit and landscaping requirements and to restore the site. One itemized letter of credit is permissible, if approved by staff. The city will not fully release the letters of credit or cash escrow until: (1) as-built drawings have been submitted; (2) a letter
certifying that the underground facility has been completed according to the plans approved by the city has been submitted; (3) vegetated ground cover has been established; and (4) required landscaping or vegetation has survived one full growing season.

b. A construction management plan. The plan must be in a city approved format and must outlined minimum site management practices and penalties for non-compliance.

c. Cash escrow in an amount. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document, the builder and property owner will acknowledge:

- The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other conditions of approval, or city code standards; and

- If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.

d. A stormwater easement and maintenance agreement in a city approved format for review and approval of city staff.

e. A private hydrant maintenance agreement in a city approved format for review and approval of the city staff, if applicable.

f. A MDH permit for the proposed water main construction or documentation that a permit is not required.

g. A copy of the approved MPCA NPDES permit.

3) Install temporary rock driveway, erosion control, tree and wetland protection fencing and any other measures identified on the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
3. Permits may be required from other outside agencies including, Hennepin County, the Minnehaha Watershed District, and the MPCA. It is the applicant’s or property owner’s responsibility to obtain any necessary permits.

4. No wetland impacts are allowed. All work must be located outside of the wetland areas. This includes all proposed culverts and rip-rap.

5. All work must meet wetland setbacks with the exception of the existing non-conforming portion of the roadway that will be replaced as shown.

4. The property owner is responsible for replacing any required landscaping that dies.

6. Construction must begin by Dec. 31, 2020 unless the planning commission grants a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on March 21, 2019.

Brian Kirk, Chairperson

Attest:

______________________________
Fiona Golden, Deputy City Clerk

Action on this Resolution:

Motion for adoption:  
Seconded by:  
Voted in favor of:  
Voted against:  
Abstained:  
Absent:  
Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Minnetonka, Minnesota, at a duly authorized meeting held on March 21, 2019.
Parcel A:

ABSTRACT PROPERTY:

That part of Lot 1, Block 1, Greendale Park, Hennepin County, Minnesota, embraced within the following described tract: That part of the Northeast Quarter of the Southwest Quarter of Section 9, Township 117, Range 22 described as beginning at a point in the West line of the Northeast Quarter of the Southwest Quarter of said Section 9 distant 1093 feet South of the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section; thence North 76 degrees 34 minutes East 456.9 feet; thence North 32 degrees 47 minutes East 260.9 feet to the center line of County Road No. 16; thence Northwesterly along the center line of said road to the West line of the Northeast Quarter of the Southwest Quarter of said Section 9; thence South along said West line 1017 feet, more or less, to the point of beginning.

TORRENS PROPERTY - The three Tracts lying within and being a part of Par 3 on Certificate of Title No. 739951, described as follows:

TRACT 1:

That part of Lot 1, Block 1, Greendale Park, Hennepin County, Minnesota, lying Easterly of a line drawn 727.45 feet Easterly of, measured at a right angle to and parallel with the most Westerly line of said Lot 1 and its extensions; EXCEPT that part thereof embraced within the following described tract: That part of the Northeast Quarter of the Southwest Quarter of Section 9, Township 117, Range 22 described as beginning at a point in the West line of the Northeast Quarter of the Southwest Quarter of said Section 9 distant 1093 feet South of the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section; thence North 76 degrees 34 minutes East 456.9 feet; thence North 32 degrees 47 minutes East 260.9 feet to the center line of County Road No. 16; thence Northwesterly along the center line of said road to the West line of the Northeast Quarter of the Southwest Quarter of said Section 9; thence South along said West line 1017 feet, more or less, to the point of beginning; AND EXCEPT that part of Lot 1 lying Southerly of a line drawn 1191.26 feet northerly of, measured at a right angle to and parallel with the most southerly line of said Lot 1 and its extensions, and which lies easterly of a line drawn 727.45 feet Easterly of, measured at a right angle to and parallel with the most westerly line of said Lot 1 and its extensions.

AND

TRACT 2:

That part of Lot 1, Block 1, Greendale Park, according to the plat thereof on file in the Office of the Registrar of Titles in and for Hennepin County, Minnesota, which lies westerly of a line drawn 727.45 feet easterly of, measured at a right angle to and parallel with the most westerly line of said Lot 1 and its extensions and lying easterly of a line described as follows:

Commencing at the intersection of a line drawn 1191.26 feet northerly of, measured at a right angle to and parallel with the most southerly line of said Lot 1 and its extensions with a line drawn 727.45 feet easterly of, measured at a right angle to and parallel with the most westerly line of said Lot 1 and its extensions; thence on an assumed bearing of South 0 degrees 00 minutes 16 seconds East, along a line drawn parallel with said most westerly line, a distance of 665.00 feet to the point of beginning of the line to be described; thence South 17 degrees 00 minutes 00 seconds West a distance of 370.34 feet, to the
southwesterly line of said Lot 1 and said line there terminating.

AND

TRACT 3:

That part of Lot 1, Block 1, Greendale Park, according to the plat thereof on file in the Office of the Registrar of Titles in and for Hennepin County, Minnesota described as follows:

Commencing at the intersection of a line drawn 1191.26 feet northerly of, measured at a right angle to and parallel with the most southerly line of said Lot 1 and its extensions with a line drawn 727.45 feet easterly of, measured at a right angle to and parallel with the most westerly line of said Lot 1 and its extensions; thence on an assumed bearing of South 0 degrees 00 minutes 16 seconds East, along a line drawn parallel with said most westerly line, a distance of 665.00 feet to the point of beginning of the land to be described; thence North 0 degrees 00 minutes 16 seconds West a distance of 40.00 feet; thence on a bearing of West a distance of 49.00 feet; thence South 16 degrees 30 minutes 00 seconds West a distance of 112.00 feet; thence South 25 degrees 00 minutes 00 seconds East a distance of 48.00 feet; thence on a bearing of South a distance of 87.08 feet to the intersection with a line bearing South 17 degrees 00 minutes 00 seconds West from the point of beginning; thence North 17 degrees 00 minutes 00 seconds East a distance of 207.02 feet, to the point of beginning.

PARCEL B

TORRENS PROPERTY - Certificate of Title No. 522795:

That part of Lot 1, Block 1, Greendale Park, Hennepin County, Minnesota, lying Southerly of a line drawn 1191.26 feet northerly of, measured at a right angle to and parallel with the most southerly line of said Lot 1 and its extensions, and which lies easterly of a line drawn 727.45 feet Easterly of, measured at a right angle to and parallel with the most westerly line of said Lot 1 and its extensions.