

AGENDA
PLANNING COMMISSION MEETING
CITY OF SHOREVIEW

DATE: AUGUST 25, 2015
TIME: 7:00 PM
PLACE: SHOREVIEW CITY HALL
LOCATION: 4600 NORTH VICTORIA

**1. CALL TO ORDER
ROLL CALL
APPROVAL OF AGENDA**

2. APPROVAL OF MINUTES

July 28, 2015

Brief Description of Meeting Process – Chair Steve Solomonson

3. REPORT ON CITY COUNCIL ACTIONS

Meeting Date: August 3rd, 2015 and August 17th, 2015

4. OLD BUSINESS

A. PUBLIC HEARING – COMPREHENSIVE PLAN AMENDMENT / REZONING / PRELIMINARY PLAT / PLANNED UNIT DEVELOPMENT-DEVELOPMENT STAGE*

File No: 2585-15-28

Applicant: Shoreview Senior Living

Location: 4710 Cumberland Street

5. NEW BUSINESS

A. PUBLIC HEARING -/ PRELIMINARY PLAT* / SITE & BUILDING PLAN REVIEW

File No: 2589-15-32

Applicant: Oak Hill Montessori School

Location: 4665/4685/4693 Hodgson Road

B. PUBLIC HEARING – CONDITIONAL USE PERMIT*

File No: 2587-15-30

Applicant: Gary Boryczka

Location: 3680/0 Kent Street

C. PUBLIC HEARING –REZONING /PLANNED UNIT DEVELOPMENT-DEVELOPMENT STAGE*

File No: 2588-15-31

Applicant: Ramsey County (Library)

Location: 4570 Victoria, 805/795 Highway 96

6. MISCELLANEOUS

- A. City Council Meeting Assignments for *September 8, 2015 and September 21, 2015*
Planning Commissioner- McCool and Doan .
- B. Planning Commission Workshop @ 6:00 pm before the regular meeting.

7. ADJOURNMENT

**** These agenda items require City Council action. The Planning Commission will hold a hearing, obtain public comment, discuss the application and forward a recommendation to the City Council. The City Council will consider these items at their regular meetings which are held on the 1st or 3rd Monday of each month. For confirmation when an item is scheduled at the City Council, please contact the Community Development Department at 651-490-4682 or 651-490-4680 or check the City's website at www.shoreviewmn.gov.***

**SHOREVIEW PLANNING COMMISSION
MEETING MINUTES
July 28, 2015**

CALL TO ORDER

Chair Solomonson called the July 28, 2015 Shoreview Planning Commission meeting to order at 7:00 p.m.

ROLL CALL

The following Commissioners were present: Chair Solomonson; Commissioners, Doan, Ferrington, McCool and Schumer.

Commissioners Peterson and Thompson were absent.

APPROVAL OF AGENDA

Chair Solomonson noted the number of people present to speak to the last item on the agenda. Once the development team arrives, he proposed moving that item for earlier consideration.

MOTION: by Commissioner Schumer, seconded by Commissioner Doan to approve the July 28, 2015 Planning Commission meeting agenda as presented.

VOTE: Ayes - 5 Nays - 0

APPROVAL OF MINUTES

June 23, 2015 Regular Meeting

MOTION: by Commissioner Ferrington, seconded by Commissioner McCool to approve the June 23, 2015 Planning Commission meeting minutes as presented.

VOTE: Ayes - 4 Nays - 0 Abstain - 1 (Schumer)

REPORT ON CITY COUNCIL ACTIONS

Presentation by City Planner Kathleen Castle

The following items were approved by the City Council as recommended by the Planning Commission:

- Conditional Use Permit - Marlowe & Karin Hamerston, 771 Larson Lane
- Minor Subdivision - Darwin DeRosier, 899/893 Tanglewood Drive
- Minor Subdivision - Brian and Rene Maleski, 5825 Buffalo Lane

MOTION: by Commissioner Schumer, seconded by Commissioner Doan to move item 4E on the agenda to be the first item of consideration.

VOTE: Ayes - 5 Nays - 0

PLANNED UNIT DEVELOPMENT-CONCEPT REVIEW

FILE NO: 2584-15-27
APPLICANT: ELEVAGE DEVELOPMENT GROUP, LLC
LOCATION: 155-173 WEST COUNTY ROAD E, 185 WEST COUNTY ROAD E, 3500 RUSTIC PLACE AND 3521 RICE STREET

Presentation by City Planner Kathleen Castle

This application proposes redevelopment of the subject properties located at I-694 and Rice Street. A Concept Plan with mixed use residential and commercial is being presented. The properties combined would consist of approximately 4.14 acres with frontage on Rice Street, Rustic Place and County Road E. Currently, the property has three single-family homes, zoned R1, Detached Residential; and a retail center of 34,887 square feet, zoned C2, Commercial. Surrounding land uses include low density residential to the north and west, commercial to the east and south, and the City of Vadnais Heights to the east. The property zoned Commercial allows restaurants, gas stations, banks, liquor stores, hardware stores and general retail. These uses could be proposed with only a Site and Building Plan Review. A proposal that complies with City standards would mean granting approval of the Site and Building Plan Review.

The mixed use development proposed consists of a 100-unit high density market rate apartment building on the western portion of the site. The apartment building would be L-shaped with the north/south leg consisting of 5 stories and the east/west leg consisting of 4 stories. The building would be of a sustainable design with parking provided in a surface lot as well as below grade. Commercial uses are planned on the east portion of the site. This includes a retail building of 1,858 square feet and a restaurant of 6,576 square feet.

The applicant is requesting Planned Unit Development (PUD) zoning to allow some flexibility from the Development Code. The building height maximum is 35 feet, which may be exceeded under a PUD with increased structure setbacks. The minimum setback is 30 feet from all property lines. Building setbacks for commercial buildings is a minimum of 50 feet when located adjacent to a residential land use. A parking lot adjacent to a residential land use is required to have a 20-foot setback.

The residential density is proposed at approximately 41 units per acre, less than the allowed 45 units per acre with the Mixed Use land designation. Design strategies will be used minimize impacts to the low-density residential neighborhood to the north. Access is proposed off Rice Street and County Road E. Both Ramsey County and Mn/DOT require a traffic impact study for review at the Development Stage Review.

Surface parking includes 162 stalls. There will be underground parking for the apartment building. Additional information is needed to determine whether the proposed parking is in compliance. A minimum of 2.5 stalls per unit is required for apartment buildings. A minimum 20-foot setback is required from the street and residential lot lines.

The Concept Stage is the first of a three-stage process in a PUD. The purpose is to determine the appropriateness of the development and land use compatibility. Public input is taken to identify concerns to address at the Development Stage PUD review.

This property is located in the Policy Development Area (PDA) No. 18 of the City's Comprehensive Plan. The commercial site is designated for commercial and office uses. The low density residential zoning for lots immediately to the north is to remain in place until a redevelopment application is received. A Comprehensive Plan Amendment will be needed to change the residential and commercial land use to Mixed Use. This site is also identified as a Targeted Redevelopment Area (TRA) No. 2. TRAs focus on underutilized business and commercial properties in the City.

The Highway Corridors Transition Study recently completed discusses expanding uses to include high density residential and mixed use for areas north of I-694. The 2015/2016 Work Plan of the Economic Development Authority (EDA) focuses on options for redevelopment and continued efforts to address infrastructure for the I-694/Rice Street interchange. Mixed use with high density residential may be compatible with the adjacent low density residential use if design strategies, such as setbacks, height and buffers, minimize impacts to nearby residential properties.

Staff finds that the location of proposed uses makes sense for the site characteristics, proximity to the transportation corridor and adjacent low-density residential neighborhood. The Lake Johanna Fire Department has no concerns regarding the apartment building height. The main concern is visual impact to the single-family residential to the north.

Notices were sent to property owners within 350 feet of the site. Comments oppose the proposal for the following reasons: land use compatibility, density, public safety, traffic, visual impact, architectural design and scale; and environmental impacts. The developer held a neighborhood meeting. Unfortunately, only one resident attended.

Michael Mergens, Elevage Development Group, 4470 W. 78th Street Circle, Bloomington, MN, stated that site is a premium corner, and his firm is committed to a premium development for this gateway development to Shoreview. They are working hard to meet goals of the City with what they have learned from experts and develop a project that will fit in with the neighborhood. The east/west leg of the apartment is shown on the north property line because it was thought it would provide a nice break from parking and retail. However, it would be just as easy to locate it on the south boundary and push the parking closer to the adjacent neighborhood. The restaurant is planned to be high end. It will not be a chain or a bar. It is his belief that the building is less of an impact than parking, but the building can be pushed further south. A berm will be added along the north property line with trees to increase privacy for adjacent residents. This site is in need of redevelopment. With the anticipated new interchange and bridge, this is a

good site for mixed use. This was also the conclusion of the City's Highway Corridor Transition Study. Rather than focusing on one commercial property, his firm wanted to build something better with the combination of multiple properties. In considering design alternatives, plans are to make the apartment building special. The fifth floor will be floor-to-ceiling glass with premium units for corporate use that are fully furnished. Just the infrastructure for floor-to-ceiling glass will be \$1.8 million. There is an atrium and a sustainable green roof. Rain storage capture will be stored underground.

Regarding traffic flow, he plans to work with Ramsey County. There are currently two access points from Rice Street. One is being eliminated. It is his belief that a right-in/right-out access could work.

Commissioner McCool asked when notices were sent for the neighborhood meeting and if the PDA includes the residential properties. Ms. Castle stated she believes notices were mailed approximately six days before the meeting took place. It was held in the neighborhood shopping center. The PDA is only for the commercially zoned site. Commissioner McCool asked if the restaurant is still viable, if Ramsey County does not allow access off Rice Street. Further, he asked the setback from the property line to the north. Mr. Mergens responded that a more complete traffic study will be needed to make the internal flow work. The restaurant is destination oriented, not a convenience. That means customers will use the access available to reach this restaurant. His preference would be an in-and-out access with two-way traffic. He estimated a 30- to 40-foot setback. Commissioner McCool asked if there will be apartments both sides. Mr. Mergens answered, yes.

Commissioner Doan asked if there are planned improvements to the interchange at I-694 and Rice Street. Ms. Castle explained that the traffic impact study will be completed by the developer and submitted to Mn/DOT, Ramsey County and the City for review. There will be improvements to the interchange and to the bridge. The interchange has been scheduled, but the bridge has not yet been designed or scheduled. Commissioner Doan noted a letter from Ramsey County stating that the existing access off Rice Street must be closed. Access can only be off County Road E. Ms. Castle stated that the developer is aware of the County comments. The developer will be working with the County to find out options.

Commissioner Doan asked for more background information on Elevage. Mr. Mergens stated that he is a Land Use Attorney. He has worked with prestigious land use attorneys, such as Bob Hoffman who developed the Mall of America. He has two partners who have experience in retail development. Elevage owns a development in Blaine that has a strip center and plans to develop an outlet.

Chair Solomonson asked how the density for the apartment building is calculated, as that portion of the proposal is 2.4 acres and there was discussion about shared parking. Ms. Castle responded that the gross site area is used to calculate density and this site area was estimated. The surface parking will be designed for the uses to share that parking, whether apartments, restaurant or retail. Chair Solomonson asked the distance to the adjacent north residential property. Ms. Castle answered, 30 to 40 feet.

Commissioner Ferrington asked the size of buildable area with the setback requirements. Ms. Castle stated that as there is no proposed building height, the setbacks are not known.

Commissioner McCool asked the height and setback of the berm. **Mr. Mergens** estimated the setback to be 30 to 40 feet. Commissioner McCool asked

Commissioner Ferrington asked how the new Rice Street bridge will impact the project. **Mr. Mergens** stated that the new bridge will ease traffic, but he does not want to hold up redevelopment because this is a premium corner.

Chair Solomonson stated that the building is contoured on the south end and the entrance to the garage is shown to the north. He asked how that would impact the entrance to the garage. **Mr. Mergens** responded that it depends on what can be worked out with Ramsey County. At this time, he believes the best development would be three stand-alone buildings. If there is interest in more retail, that could be achieved. If the development changes to a strip center, then it would not be possible bring in a restaurant.

Chair Solomonson opened the discussion to public comment.

Ms. Marcia Figs, 3538 Rustic Place, stated the notice for the neighborhood meeting arrived two days before the meeting. The notice was unsigned, and she did not attend. This area is a triangular island surrounded by Vadnais Lake, Grass Lake and I-694. There have been many issues in this neighborhood. Introducing 100 adults, teens and children into this small neighborhood will mean that children will have no outlet but the yards, streets and railroad space. Security would be compromised by the sheer number of people. The property owners at 3520 Rustic Place will not see the sun from October to March, but the renters will have a direct view of all space. It is a reasonable expectation to be safe in one's home and yard. This invasion would take away her security in her home. The sheer number of new residents would make her vulnerable. Residents in the apartment building would be able to see her living which would be very uncomfortable to the point of mental anguish. Many in the neighborhood are seniors who have established equity. Planning policy is to not change the character of neighborhoods. She gave examples of decisions where added screening and landscaping were required to preserve the character of a neighborhood. The proposed development does not fit a neighborhood bordered by Vadnais Lake, Grass Lake and I-694. Trees do not grow on the north side of a 5-story building. The development is all asphalt and structure. Traffic will be significantly impacted with an apartment building, restaurant and drive-through coffee building. Congestion already exists at the intersection of Rice Street and County Road E. This is not the right concept plan for this site.

Ms. Kristi Tomas, 3584 Rustic Place, stated that neighbors are not against development but want to be sure it is a development that does not kill the neighborhood. This is an encapsulated neighborhood where residents know each other. There are no sidewalks leading in or out of the neighborhood and no access to a park. Residents use the streets for walking, children playing, biking, gathering. The community cares about its homes and residents. There are two group homes and two developmentally challenged children in the neighborhood. People have been hit by cars turning onto Rustic Place because the pedestrian traffic is not visible. Children in a

proposed apartment building will only have the parking lot, street or railroad property as choices for outdoor play. This development would kill the community and all that has been done by the residents to make it safe.

Mr. Mark Kapszak, 3628 Rustic Place, stated that he is a police officer. Currently, there are approximately 50 houses on Rustic Place and St. Marie. At an average of two cars per household, there are 100 cars. At 2.5 parking stalls per apartment unit, that would be an additional 250 cars to the neighborhood. That increase is dangerous for children. Because of the congestion, cars cut through the neighborhood during rush hour. Residents have had to step out into the middle of the street to slow cars down. Adding 250 cars will only add to the danger. The parked cars in an open parking lot along I-694 will become an open invitation for criminals. The neighborhood is dark at night and would be a prime target for criminals who don't find what they want in the parking lot. This development will drain resources of Shoreview. An apartment building on Lexington, Shoreview Hills, had 278 emergency calls in one year. Midland Terrace had 181 emergency calls in one year. In all of Shoreview, there were 8,883 emergency calls. Those two apartment buildings account for 5% of emergency calls in one year. In his neighborhood, there is one call in an entire year. Neighbors can look out at a car passing and know who it is. The increased calls to the Sheriff's Department will be a drain on resources. The buffer berm with trees will not work. Trees will not grow because on the north there will be no sun. If the trees do grow, they will be good hiding for criminals coming into the neighborhood.

Mr. Curt Levitt, 3636 Rustic Place, referred to an article in the *Star Tribune*, July 21, 2015, by Jeremy Olson. A copy of the article was distributed to each Commissioner. The article talks about Minnesota being rated at the top nationally for children's well being. The article specifically reports the danger to children who do not have safe access to a park, schools, healthy food and health care. Mr. Levitt expressed his thoughts regarding the article. There may be deaths as a result of this new apartment building. The apartment would not have safe access to the Owasso Beach or Owasso Beach Park, where children will surely go. The route to Owasso Park will be one of the busiest streets in the County with the entrances and exits of County Road E, Vadnais Boulevard, a gas station, liquor store, Taco Bell. There is also a gas station on the east side of Rice Street with the on and off ramps to I-694 East and West, Caribou Coffee and a bar. Any teen from the apartment building on a bike going to the park will contend with all this traffic. They will have to finally cross the Soo Line Railroad. These types of conditions lead to deaths of children on bikes.

Mr. Nathan Anderson, 3565 Rustic Place, stated that he is a licensed building and remodeling contractor, specializing in historical restoration and problematic insurance claims. This proposal violates height, density, essential characteristic, reasonable use, privacy, public safety and setbacks. His calculations do not find anything imaginable below 75 people per acre. If there were to be maximum usage of space, there could be as many as 150 or 175 people in this proposal. The proposal is misleading with setbacks. The bottom corner key states one inch equals 20 feet. There is approximately one-half inch between the apartment building and the west property line, which may be 10 to 15 feet. That is not close to the 30 or 40 feet stated. Add one foot for each inch of added height and the proposal will not fit the site. It would be shortsighted to label the opposition heard at this meeting as a "Not In My Back Yard" issue. It

is about adherence to written regulations development laws and planning that the City has in great detail. It is about the Planning Commission and City Council not allowing this proposed illegal non-compliant plan to move forward. This proposal is initiated inquiry with private attorneys and multiple legal resources. This proposal's level of non-compliance is so overt that approval will create suspicion of official misconduct. If necessary, the neighborhood is prepared to file a complaint. Interrogatories and depositions of Commissioners and Councilmembers will seek to find out if anyone was unduly influenced to approve this proposal. Anyone who is an unwitting participant in the undermining of due process should withdraw from this decision to avoid any semblance of bias or cast a nay vote. Evidence to work around the codes and ordinance shall be met with extreme scrutiny and consequences. Having reviewed City Code, the only appropriate decision is to deny this proposal. The only recommendation should be to study the impact of a PUD on the neighborhood and provide accurate, unbiased data to further deliberate and draft an amendment to the Comprehensive Guide Plan. On behalf of the people of Shoreview and the Cardigan neighborhood, Vadnais Heights and citizens of Shoreview, a moratorium is requested on all noncompliant proposals until a study is conducted by an independent third party of acceptance by the City and its residents. This study should be conducted in a variety of modalities to include a person to person, door to door canvass of the neighborhood, which include an overview of acceptable density. Additionally, this study should include architectural design requirements that address a comfortable transition to the existing neighborhood. All development documentation and study needs to address and adhere to the City of Shoreview's laws, ordinance and Comprehensive Guide Plan. This is not an opposition to development but that development occur with the proper legal consideration that this PUD lacks. Misguided or misinformed approval of this development will bring an uproar of neighborhood response. The neighborhood is prepared to hold the Planning Commission, City Council and any regulatory committee accountable to the laws set forth. Please do not allow your decisions to tarnish, blemish or compromise the high standards that our officials and residents have instilled in our community.

Ms. Wendy Olson, 2094 Cedar Avenue, White Bear Lake, stated that she has been a customer of Pet Junction of many years. It is a training center pets for people all over the state. There are clubs that use the venue. Her concern is that a new building would be difficult for this business to afford and remain. It may put them out of business. That would be a big loss for the area and this community.

Ms. Hilary Fox, 181 St. Marie Street, stated that she echoes the comments of her neighbors. Further, she encouraged a thorough cross examination of Mr. Mergens' assertions. The building proposed sounds expensive. She asked the City to look into the type of professional being asserted is not someone who will want to be in a building that will overlook the interstate. The building will either end up empty, or low occupancy, or college students. She asked that the developer be held to the assertions being made.

Mr. Pat Foley, 295 Cottage Place, stated that his concern is traffic. Right now it is approximately one-half hour to reach his home. That is compounded with the train. He is not happy about this proposal. There is a high end restaurant in Little Canada and a Lindy's Steak House nearby. He is not convinced of the need for a high end restaurant. He noted that the

shopping center at this location took a hit with the development on Lexington with Target and Trader Joe's. An apartment building is not the solution.

Ms. Kay Sorgatz, 3800 Rustic Place, stated that she is very concerned about traffic because their property is on the curve. Her driveway is blind. She and her husband have been almost hit many times. A petition was raised to dead end the street, but there was not enough room for turn-around plows. Signage for right turn only means nothing. She is also concerned about crime. It is a comfort to know who drives past her house. She does not want to see the small town atmosphere of Rustic Place changed.

Mr. Anhil Toro, Rustic Place, stated that he is new to the neighborhood. He has seen this type of development before. People have no attachment or respect for the neighborhoods which get broken down. It cannot be controlled once it happens. He urged the Commission to stop it before it happens.

Commission Comments

Commissioner Ferrington expressed her appreciation for the overwhelming participation of this neighborhood. Some redevelopment of this area is necessary and will happen. The plan presented is problematic. She cannot imagine this much development in such a small area. A modified version may work, but 100 apartments is too many. The restaurant is appealing, but it would take too many variances for it to be built in that location.

Commissioner McCool expressed his appreciation for all the comments. He agreed that this site will be redeveloped. There has been a lot of study already completed with the Comprehensive Plan, the Corridor Study, which indicate redevelopment will happen. He also has concerns about this development. He encouraged that development team to do a traffic study as soon as possible. He would like to see a comparison of trip numbers in a residential and commercial alternative. He anticipates that commercial development will generate more trips than 200 apartment residents. The density and height feels too much. The building is too large a transition. He is intrigued with reversing the L so that one leg is along I-694. However, he had not considered the safety issues that could present. If that change is made, he would want to see lighting and crime prevention measures. He also likes the idea of a restaurant but is not sure if this is the right location. The heights presented are too close to the property to the north. No nearby recreation for children is troubling. While the parcel is limited, he would like to see some effort to provide a tot lot or some recreation to make it feel like it will fit in the community. It is important to understand that this site will be redeveloped and it will be done as responsibly as possible.

Commissioner Schumer stated he is impressed by the unity of the neighborhood. He did not appreciate the one speaker who was threatening if this development is approved. This is a concept design. Something is going to happen on that site. The City wants to hear ideas from the residents. The size of what is presented is too big. The developer is answering the desire of Shoreview for a new restaurant.

Chair Solomonson thanked everyone for coming. He stated that he agrees with the previous Commissioners' comments. This development does meet a need of the City. It would replace a blighted mall. It is very commercial to the south. But what is presented is too dense, too tall, too close to residential, and it adversely impacts the character of the neighborhood. He agreed that there is a problem without access to parks, which means new residents would spill into the existing neighborhood. He noted Midland Terrace apartments, a six-story building, which replaced a strip mall, but is 1000 feet from residential properties. A restaurant could go in with the current zoning. His biggest objection is the high density.

Commissioner Doan thanked everyone who listened to staff, the developer and neighbors. He understands the desire to keep the good parts. The question is what is the best this could be in the future and how can it compliment the neighborhood? Something needs to happen on this site. The question is whether this development is the best option for the City. There needs to be more vetted as to what could work on this site. There is definite concern with regard to height. There is a lot of asphalt. He would like to see more open space, more green space that is accessible at ground level for those not living in the building. There is a concern about the setback. If the L shape was flipped and inverted, there would be a lot more distance from the neighborhood. What the developer has characterized is what he believes Shoreview to be. He urged the developer to consider owner occupied units.

Chair Solomonson explained that no action is taken on a Concept Plan. This proposal will be considered at the August 17, 2015 City Council meeting.

Chair Solomonson called a five-minute break and then reconvened the meeting.

VARIANCE

FILE NO: 2581-15-24
APPLICANT: LUBOMIR & HANA KOUDELKA
LOCATION: 874 WESTVIEW DRIVE

Presentation by Economic Development and Planning Associate Niki Hill

The property is located at the south end of Westview Drive. The rear property line abuts Wilson Park. The trapezoid-shaped property has an area of approximately 16, 117 square feet. This application is to construct a four-season porch addition of 15 feet by 10 feet, which would extend into the rear setback. Currently, the closest point of the house is at the 30-foot rear setback. The new porch addition would reduce the rear setback by 10 feet to 20 feet. Therefore, a variance request is submitted.

The applicant states that the existing four-season porch serves as the only dining room in the home. With 10 people in the family, it is inadequate to accommodate everyone. Extending the dining room east or west are not options without major structural design to the house. To the west is the kitchen and all major utilities to the home; to the east is the living room and fireplace chimney. Widening the dining room east or west would also be cost prohibitive because of pitch of the roof and placement of the second story windows. The south or rear property line borders a

wetland, drainage ditch and City park. An extension to the south would not mean proximity to any other residence, usable space or any other building.

Staff believes that the criteria for a variance are met and that practical difficulty is present. The applicant is proposing use of the property in a reasonable manner. The addition will improve the livability of the home. The proposed four-season porch will enhance the appearance of the home and increase livable area. There are unique circumstances with the configuration of the property at the end of a cul-de-sac, which reduces the lot depth to less than the required 125 feet. As the property is adjacent to Wilson Park, no residential properties will be impacted by the reduced setback. Other properties on the cul-de-sac are angled in a manner so there would be no visible view of the proposed addition. The proposal is the most realistic option for the dining room expansion without major structural changes to the home.

Notices were sent to property owners within 150 feet. Three written comments were received in support of the project. Staff is recommending approval with the conditions listed in the staff report.

Chair Solomonson stated that he supports the variance. He asked if the deck would also be extended and whether screening is needed to the west because of the loss of a tree. Ms. Hill responded that a deck extension is planned. The deck can be extended up to 10 feet with no variance.

Commissioner McCool asked how close the deck would be to the property line when extended. Ms. Hill explained that the deck was not considered as part of the application because it can be extended up to 10 feet per Code. Commissioner McCool stated he is not sure of unique circumstances but understands the addition cannot go east or west and appreciates the fact that there will be minimal visibility of the addition. He would support the variance.

Commissioner Doan asked if the tree stump would also be removed. **Mr. Koudelka**, Applicant, stated that the tree stump is 5 feet from the extension. The stump may be used for a statue. He stated that there are no trees to the west.

Commissioner Ferrington agreed with the staff analysis and stated her support for the variance.

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to adopt Resolution 15-63 approving the requested variance submitted by Lubomir and Hana Koudelka, 874 Westview Dr, to reduce the required 30-foot structure setback from a rear property line to 20.0' for a four-season room addition. Said approval is subject to the following:

1. The project must be completed in accordance with the plans submitted as part of the Variance application.
2. The four season porch addition shall match the style and design of the current home.
3. This approval will expire after one year if a building permit has not been issued and construction commenced.
4. This approval is subject to a 5-day appeal period.

This approval is based on the following findings of fact:

1. The proposed improvement is consistent with the policies of the Comprehensive Plan, including the Land Use and Housing Chapters.
2. Practical difficulty is present as stated in Resolution 15-63

VOTE: **Ayes - 5** **Nays - 0**

MINOR SUBDIVISION

FILE NO: **2583-15-26**
APPLICANT: **TOLLBERG HOMES**
LOCATION: **5845 BUFFALO LANE**

Presentation by Economic Development and Planning Associate Niki Hill

This application is to subdivide the subject property into two parcels. The north Parcel A would be the vacant parcel and would be developed with a single-family home. Parcel B is the south parcel and is developed with the existing home, attached garage, detached garage and gravel driveway. The property consists of 0.95 acres with a lot width of 189 feet. The lot depth averages 200 feet. Both lots meet the minimum lot standards.

The Comprehensive Plan guides this property for Low Density Residential. A subdivision requires frontage on a public street, municipal sanitary sewer and water, drainage and utility easements. Both parcels are in compliance. Parcel A would be considered a key lot because the north property line abuts the rear property line of the property at 5899 Lexington Avenue.

Notices were sent to property owners within 350 feet. No comments were received. The Fire Marshal has no comments. The City Engineer recommends a 55-foot drainage and utility easement on the west portion of Parcel B that will encompass the wetland buffer and keep current drainage flowing to the wetland. In 2011, when Buffalo Lane was resurfaced, utilities were installed for a future home with a subdivision. A fee in lieu of assessment would be due for Parcel A upon the construction of a home on Parcel A.

Staff finds that the minor subdivision complies with the Development Cod and Comprehensive Plan. It is recommended the application be forwarded to the City Council for approval.

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to recommend the City Council approve the minor subdivision submitted by Nathan Jones, Tollberg Homes for the property at 5845 Buffalo Lane. The subdivision divides the property into two parcels, creating a vacant parcel (Parcel A) for single-family residential development. Said approval is subject to the following:

1. The minor subdivision shall be in accordance with the plans submitted.

2. The applicant shall pay a Public Recreation Use Dedication fee as required by Section 204.020 of the Development Regulations before the City will endorse deeds for recording. The fee will be 4% of the fair market value of the property, with credit given for the existing residence.
3. Public drainage and utility easements shall be dedicated to the City as required by the Public Works Director. The applicant shall be responsible for providing legal descriptions for all required easements. Easements shall be conveyed before the City will endorse deeds for recording.
4. The existing detached garage and concrete drive on Parcel A shall be removed prior to the City endorsing the Deed for Parcel A.
5. Municipal water and sanitary sewer service shall be provided to resulting Parcel A.
6. The applicants shall enter into a Subdivision Agreement with the City. This agreement shall be executed prior to the City's release of the deeds for recording. A Development Agreement will also be required for the construction of a new home on Parcel A.
7. Tree removal requires replacement trees per City Code. City requirements for the tree removal and protection plan shall be detailed in the Development Agreement.
8. This approval shall expire after one year if the subdivision has not been recorded with Ramsey County

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the policies of the Comprehensive Plan, including the Land Use.
2. The proposed subdivision supports the policies of the Comprehensive Plan by providing additional housing opportunity in the City.
3. The parcels comply with the minimum standards of the R1, Detached Residential District.

VOTE: Ayes - 5 Nays - 0

PUBLIC HEARING- COMPREHENSIVE PLAN AMENDMENT, REZONING, PRELIMINARY PLAT, PLANNED UNIT DEVELOPMENT-DEVELOPMENT STAGE*

FILE NO: 2585-15-28
APPLICANT: SHOREVIEW SENIOR LIVING
LOCATION: 4710 CUMBERLAND STREET

Presentation by Senior Planner Rob Warwick

The City approved a PUD for this property in 2008 to allow a 105-unit Senior Residence that provides living options for independent living, assisted living and a memory care unit. With this PUD, a 6,000 sq. ft. office building was also approved. The Senior Residence and office building share a driveway access off Cumberland Street. At the time of approval, the residential property at 4696 Hodgson Road was not included in the plans.

Since completion of the senior residence, Southview has purchased the entire 4.5 acre site, which includes the site for the office building and the residence at 4696 Hodgson Road. The applicant is now proposing to construct a 34-unit senior apartment building on the enlarged site. The new building would match the exterior and architectural design of the senior residence. Parking would be available at the lowest level, and there would be a small surface parking lot. The two buildings would be connected with a skyway to allow sharing of services and facilities. The apartment building would be approximately 240 feet by 60 feet. The length of the building would run along Hodgson Road.

The application requests a Comprehensive Plan Amendment to change the planned land use from Office (O) and Medium Density Residential to High Density Senior Residential (HSR). Rezoning would maintain the PUD and zoning for R-3, Multi-Dwelling Residential. A Preliminary Plat is submitted to re-plat the property into a single parcel.

This property is in Policy Development Area #9 (PDA), as identified in the Comprehensive Plan in 2004. PDA #9 is guided in the Comprehensive Plan for High Density Senior Residential development. The Comprehensive Plan Amendment requested would rezone the 2 office sites and the 4696 Hodgson residence to High Density Senior Residential. Expanding the senior residential use is compatible with existing and planned land uses. It will provide a transition between the higher density to the south and lower density residential to the north. The traffic generated will be less than the previously approved office site. The Comprehensive Plan identifies a density range of 20 to 45 units per acre with HSR land use. The existing development has 32 units per acre. The proposal would be 30.8 units per acre.

Staff finds that the proposal meets the criteria for rezoning and complies with the Comprehensive Plan. Senior residential uses are less intensive and will not adversely impact surrounding low density residential uses. As an arterial road, Hodgson can accommodate the traffic generated. Senior uses generate low volume traffic and generally at off-peak hours. The developer will enter into an agreement with the City.

The Preliminary Plat would combine the four existing lots into one parcel. Staff finds the plat in compliance, except that easements are shown only over the existing storm water management basins and must be shown for the basins for the proposed new building. Staff finds that the project will benefit the City with expanded housing opportunity. The proposal supports the City's housing goals. The storm water management system with infiltration basins will reduce runoff.

PUD zoning allows flexibility from Code requirements. Deviations requested include a building height of 40.25. The Code allows 35 feet. The added height accommodates 9-foot ceilings on each floor. Also, a steeper roof pitch is planned to allow for gables over the decks. In order to allow added building height, the City requires increased setbacks--one foot for each added foot of height above 35 feet. This means that the setback from Cumberland Street would be 35.25 feet; the applicant proposes 30 feet. The setback required from Hodgson Road would be 45.25 feet; the applicant proposes 40 feet. The setbacks proposed comply with the minimum

requirements for a 35-foot height. The proposed three stories will be similar in height to SummerHouse and Applewood Point.

Parking is provided with 1.5 stalls per unit, which is less than the 2.5 stalls required under R3 zoning. The parking proposed is expected to meet resident demand. Underground parking will include 34 stalls. A surface lot will add another 17 parking stalls. The City has allowed flexibility with senior parking in other projects because of the low demand. Parking ratios from other senior sites range from 1 to 1.7 stalls per unit.

Storm water management is within the Ramsey Washington Metro Watershed District, and the project must comply with their guidelines. The City Engineer notes that the infiltration system proposed will reduce the rate of runoff and complies with City requirements.

The site has seven landmark trees that will be removed. Replacement requirements are three replacements for each landmark tree taken down. The landscape plan shows 30 replacement trees.

Property owners within 350 feet were notified of the proposal. Six comments were received. The main concern is the size of the building. Staff is recommending the public hearing and that the application be forwarded to the City Council for approval.

Commissioner McCool asked the overall site parking ratio with the two buildings and how the units with 1.0 to 1.7 parking stalls compare with other senior facilities. His concern is the distance residents might need to walk to get to their cars and if a valet service is used, where the cars will be parked. Mr. Warwick stated that the applicant has indicated that approximately 15 spaces are not used with the existing building and can be used if needed with this project. The ratio does compare to SummerHouse, Scandia Shores, Applewood Point and other senior facilities.

Commissioner McCool asked if there has been discussion to move the building further east to comply with setbacks and whether the eaves would encroach. Mr. Warwick explained that to move the building further east does not work well with existing development. The eaves will encroach into the setbacks, which is allowable under Code.

Commissioner Ferrington noted that one concern from residents is that originally the site was planned for a one-story office building. There is concern about glutting the market with senior housing. Mr. Warwick stated that the existing facility is full. The developer sees opportunity for independent living that will be close to further senior services. Increasing housing opportunities for seniors also increases housing opportunities for the community as a whole.

Chair Solomonson stated that one of his biggest concerns is the proximity of the building to the access drive in terms safety and sight lines. He asked how much taller the existing will be to the proposed building.

City Attorney Kevin Beck stated that proper notice has been given for the public hearing.

Chair Solomonson opened the public hearing.

Mr. Link Wilson, Kaas Wilson Architects, stated that this is the sixth building he has worked on for Southview Senior Living. The architecture of the existing building will be duplicated for the new building. There is a slight slope from the existing building to the new site. There is plenty of distance to meet accessibility. The new building is 110 feet from the nearest residence on Hodgson. To push it further east would mean loss of parking spaces. In response to the question about valet parking that is meant for major holidays, parking can be accommodated on neighboring retail sites that will be closed. All lighting will be LED and dark sky compliant. As for the market, the developer has a waiting list that will fill the proposed building the day it can be occupied.

Mr. William Corty, 4716 Cumberland Street, stated that he purchased his home in 2009, when a one-story office building was planned. The existing senior building is more intrusive than he imagined. There are all kinds of delivery trucks, including semi-trucks, that deliver at all times in addition to the employees who arrive both early and late. The visitor parking is inadequate. The overflow cars down the entrance driveway and no more than 50 feet from his deck. Last winter his house was broken into. His home is a tempting target. The Ramsey County Assessor agrees that his property is negatively impacted by the proximity of his home to the entrance to the senior complex. His estimated market value was reduced by \$49,600. The proposed new building will further impact his property value. The size and height of the building is out of place adjacent to residential properties. The purpose of a PUD is for compatibility with surrounding land uses. The original one-story office building with a residential appearance would fit in well and provide a transition from the senior high rise to the south to the residential on the north. An office building would mean no weekend traffic with the possibility of providing overflow parking for surrounding properties. If approved, the development will have significant adverse impacts to the surrounding properties.

Mr. Greg Mikre, 4707 Hodgson Road, asked if there will be room for outdoor areas--seating, walking, patios and outside enjoyment. Seniors want to be outside and many are pushed in wheelchairs.

Mr. Jim Erdman, 4735 Cumberland, stated that Hodgson is becoming extremely congested in traffic. To exit from Cumberland is becoming increasingly difficult and consideration needs to be given to that intersection. Eventually there will be more traffic on Tanglewood. At holidays, there is not adequate parking. This building will add to all of these issues. A valet service does not make sense. Traffic and pedestrian safety need to be looked at with this project.

Mr. Steve Bergeson, 4232 Cumberland, stated that he supports the proposal. He asked the developer to consider reducing the height of the building closest to residents on Cumberland. The empty lot has been plowed for parking. Parking needs to be addressed whether through valet service or another solution.

Ms. Becky Wahlund, 4744 Cumberland, agreed with Mr. Bergeson regarding the height of the building. Her concerns are the curve of the road and the parking. The curve blocks sight for

cars entering and exiting Cumberland. There have been many close accidents. There will be an accident with increased traffic.

Mr. Andy Rheineck, 4723 Cumberland, stated that it is reasonable to expect accommodation on the height of this building that was given to North Oaks residents with the existing building. He would like to see substantial size trees planted for visual screening.

MOTION: by Commissioner Ferrington, seconded by Commissioner Schumer to close the public hearing at 10:46 p.m.

VOTE: Ayes - 5 Nays - 0

Chair Solomonson stated that he cannot support the project as presented. He expressed concerns about the proximity of the northeast corner of the building to the roadway. He would like to see the building pushed back further from the 6.5 feet shown. He also is concerned about the height and the setback from Hodgson Road.

Commissioner McCool stated that he likes the proposal but would have preferred to see a Concept Stage for feedback and review. Office use would be an odd fit with what is on this site. The problems and concerns raised by neighbors would be the same with office and perhaps to a greater extent. His concern is with the design. The size and height in proximity to Hodgson and the driveway. It is reasonable to consider stepping the height down on the side adjacent to the neighbors to the north. Also, there will be more parking problems with this new building. Valet parking is interesting but it requires agreements with adjacent properties. He would like to see the application held over to the next meeting in order to see some revisions.

Commissioner Ferrington echoed the comments of Chair Solomonson and Commissioner McCool. She, too, would like to see outdoor areas created for sitting--benches and patios. She would agree with tabling this decision to see some revisions.

Commissioner Schumer stated that he, too, would have preferred to see a Concept Stage. He would like to see the building stepped down in height. He supports the proposal but is not ready to fully support it at this meeting.

Mr. Wilson stated that the developer would like to begin construction this fall. He would prefer the Commission take action to deny so that it can move to the City Council. Between this meeting and the Council meeting, revisions will be made.

Commissioner McCool stated that he favors continuing this application rather than sending a design to the City Council with no feedback from the Planning Commission.

MOTION: by Commissioner Doan, seconded by Commissioner Ferrington to table action on this application to the next Planning Commission meeting.

Discussion:

Mr. Warwick suggested the motion include an extended review period from 60 to 120 days.

Commissioner McCool asked if the conversion to 4693 is a long-term solution for office space.

City Attorney Kevin Beck stated that he has reviewed the affidavits of publication and the public hearing is in order.

Chair Solomonson opened the public hearing.

Mr. Peter Hilger, Ryler LLC, Architect, stated that key to expansion strategy is the acquisition of residential property as it becomes available. The school has now purchased the property needed for projected expansion. The reason for the Comprehensive Plan Amendment and rezoning is to have the same land use designations for all the properties owned by the school. At present, the most efficient expansion is to convert 4693 to Office. There is a major trunk sewer that runs through the property. Oak Hill is requesting a continuing discussion for the 4693 property to be used as Office, if the school staff is brought back to the main building.

Mr. Clint Spieler, stated that he owns the property at 4701 Hodgson Road. His concern is having an Institutional neighbor. The access to the school is on his property line. He would like consideration for privacy of his property. His other concern is elevated noise.

Mr. Greg Mikre, 4707 Hodgson Road, stated that his property abuts the 4693 property. His concerns are noise abatement, visual abatement, security issues and the parking lot size. Noise will only increase in years to come. It is a particular issue for him because he works the evening shift and sleeps during part of the day. He suggested offering to soundproof neighbors' homes. Visual abatement should include a fence with appropriate landscaped design. As enrollment increases, he is concerned about security.

Ms. Kathy Anderson, Head of Montessori School, stated that the school enrollment is just under 200. Current growth is at the toddler level. There is no increase in children on the playground. There are staggered lunch hours from 11:30 to 12:30, when children are outside. Then from 3:30 p.m. to 5:00 p.m. there are outdoor activities. Only one of the six staff to be located at 4693 is a full-time employee. Traffic issues are not anticipated. The entrance and exit on Hodgson will be changed when parking is expanded.

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to close the public hearing at 11:32 p.m.

VOTE: Ayes - 5 Nays - 0

Chair Solomonson clarified that if rezoned to Office, the house at 4693 could not be rented out as a residence. Ms. Castle answered that is correct. She further stated that there would be concern about renting to another Office use and the intensity of that use. This can be worked out through the Rezoning Agreement.

Commissioner McCool noted one condition in the motion is office use exclusively for the school. He would like to retain that condition.

MOTION: by Commissioner Schumer, seconded by Commissioner McCool

VOTE: Ayes - 5 Nays - 0

Discussion:

Mr. Hilger asked if each should be separate motions. City Attorney Kevin Beck stated that the actions can be in one motion.

Commissioner Doan clarified that the three properties will be designated INST, Institutional for land use and zoned O, Office.

VOTE: Ayes - 5 Nays - 0

MISCELLANEOUS

Commissioner Ferrington and Chair Solomonson will respectively attend the City Council Meetings for *August 3rd, 2015 and August 17th, 2015.*

A Planning Commission Workshop is planned for August 25, 2015, at 6:00 p.m.

ADJOURNMENT

MOTION: by Commissioner Schumer, seconded by Commissioner McCool to adjourn the meeting at 11:45 p.m.

VOTE: Ayes - 5 Nays - 0

ATTEST:

Kathleen Castle
City Planner

TO: Planning Commission

FROM: Rob Warwick, Senior Planner

DATE: August 20, 2015

SUBJECT: File No. 2585-15-28, Southview Senior Living, 4710 Cumberland St., Comprehensive Plan Amendment, Preliminary Plat, Rezoning, Planned Unit Development - Development Stage Review

Introduction

At the July 28, 2015 meeting, the Planning Commission held a public hearing and reviewed applications submitted by Southview Senior Living to construct a new 34-unit senior apartment building on the campus at 4710 Cumberland Street. The Commission tabled the applications citing concerns with the building height, parking and access, and site layout. In response the applicant has revised the plans. The number of units has been reduced to 31; additional parking stalls are proposed for the surface lot areas; the building location has been revised to address proximity of the NE corner to the access drive; common rooms have been added; and the height has been reduced.

Background

During the period 2007 to 2009 the City reviewed and approved development proposals for 4710 Cumberland St. The City approved a Planned Unit Development for a high-density senior residential and office development. The senior residence, a “catered living” facility that includes independent living, assisted living and memory care units, was constructed in 2012 and 2013 by Southview Senior Communities.

Since completing construction of the senior residence, Southview purchased the property at 4696 Hodgson Road, a single family dwelling that was not included in the development, and also acquired the interest of Cascade Partners in the lot approved for a 6,000 square foot office building west of the senior residence. With these property acquisitions, Southview owns the entire 4.5 acre development site.

Plan Revision Summary

The revised plans propose a 3-story, 31-unit senior apartment building. The building has a proposed height of 39-feet to the mid-point of the roof, and peak height of 47 feet. This is a reduction of about 2-feet from the prior plans. The proposed peak height is about 1.7-feet less than the peak height of the existing building. The exterior will be finished using matching exterior building materials with a complementary architectural design. The skyway will provide pedestrian connection between the existing and proposed Southview buildings. Residents of the apartment building will have use of services and facilities located in the existing building.

Parking will be provided in the lowest floor level of the building and in surface parking areas. The stalls provided have been increased to 1.9 stalls per unit in response to comments at the July meeting.

The revised building location has been rotated, or pivoted on its southwest corner to increase the separation between the northeast corner of the building and the access drive. That separation is now almost 12-feet, compared to less than 7-feet previously. A sidewalk has been added along the access drive, extending west to Hodgson Road at the north end of the building. The sidewalk should aid in defining the pedestrian space and separation from vehicles along the drive, and also fully encircles the proposed building with sidewalk. This rotation results in a reduction in the setback from Hodgson Road. The northwest corner of the proposed building is shown with a 28.8 foot setback. The southwest corner of the building is setback 37-feet, in line with the existing building.

Access to the development is provided via the existing private driveway off of Cumberland Street. Surface and underground parking will be provided for both the existing and proposed senior residential facilities. The underground parking will be developed with 34 stalls, and the surface parking area adjacent to the proposed building will have 17 stalls. An additional 8 stalls are shown added to the parking area shared with the existing building. There are also 18 stalls that are open in the garage under the existing building.

The layout of the first floor of the building has been revised, adding common areas including a patio with a pergola, in the center of the floor. These common areas replace 3 apartment units.

Please refer to the attached plans and narratives provided by the applicant describing the project.

City Requirements and Review Process

The proposed development requires City review and approval of a number of land use applications. These are identified and briefly discussed below.

Planned Unit Development (PUD)

Southview Senior Living has submitted a request for Development Stage review of the PUD. The Development Stage is the first of a required two-stage review process for a Planned Unit Development. The purpose of Development Stage is to review detailed site and subdivision plans for the proposed development project.

Comprehensive Plan Amendment, Rezoning and Preliminary Plat

In conjunction with the Development Stage PUD application, applications to amend the City's Comprehensive Plan from Office and Medium Density Residential (4-8 units/acre) to High-density Senior Residential (HSR), and to change the zoning designation for the entire site to Planned Unit Development (PUD) with an underlying zone of R-3, Multi-Family Residential, are also required. A preliminary plat application is also required to replat the entire site. These approvals require the City to make certain findings. The rezoning and Comprehensive Plan Amendment require a 4/5th majority vote of the City Council. The review criteria for the plan amendment, Planned Unit Development, and rezoning are included in Attachment A.

STAFF REVIEW

Comprehensive Plan Amendment

The site is located in a Policy Development Area (PDA). Policy Development Areas are those areas identified in the *Comprehensive Plan*, which present opportunities or pose concerns for development or redevelopment. The use of the PDA concept allows the City to develop policies that are tailored to each individual PDA. In the *2008 Comprehensive Plan*, the development site is shown in PDA #9, Hodgson Road Residential area. This PDA includes the single-family properties on the east and west sides of Highway 49, and south of Tanglewood Drive. Since the inception of this PDA, land area on the east side has been redeveloped with single-family homes and detached townhomes, and the 105-unit senior facility.

Land use in this PDA is designated as RL, Low Density Residential, RM, Medium Density Residential, O, Office (for Lot 1 and Outlot A), and HSR, High Density Senior Residential (for Lot 2 of the Shoreview Southview plat). Senior housing is identified as an appropriate use in this part of the PDA but must be reviewed on a project specific basis for its impact on surrounding land uses. A plan amendment to designate the HSR, High Density Senior Residential land use for the three parcels proposed for the new apartment building has been requested.

Criteria for the review process include: proximity to retail uses, provision of underground parking, high quality material and design, accessibility to available public transportation, provision of site amenities and interior/exterior common areas for residents, proximity to arterial roadway corridors and the extent to which the project meets other City goals and objectives.

Staff believes that the amenities shared with the existing facility, underground parking, exterior materials and design meet these criteria. The site is adjacent to the fire station and Hodgson Road. Commercial services are located further to the south along Hodgson Road. Metro Transit provides service in the Hodgson corridor.

Rezoning The corresponding zoning district for the HSR land use designation is PUD, Planned Unit Development. The property is currently located in two zoning districts:

- Planned Unit Development (PUD). Outlot A, and Lots 1 and 2, Southview Shoreview
- Urban Underdeveloped (UND). Lot 23, Auditor's Subdivision No. 82 (previously known as 4696 Hodgson Road)

Southview has requested that these properties be rezoned to PUD, Planned Unit Development, with an underlying zoning designation of R3, Multi-Dwelling Residential.

When considering a rezoning request, City review is based on the following criteria:

- 1) *That the proposed rezoning is consistent with the policies of the Comprehensive Plan and with the general purpose and intent of the development regulations.*

Southview has requested a Comprehensive Plan Amendment to change the designated land use to HSR, High Density Senior Residential.

- 2) *That the development facilitated by the proposed rezoning will not significantly and adversely impact the planned use of the surrounding property.*

The proposed use of the property, high-density senior residential, will not adversely impact the adjoining low-density detached residential uses. Senior residential land uses are generally less intense than other residential uses. The arterial roadway system can accommodate the traffic generated by this land use.

- 3) *The developer is willing to enter into a rezoning/development agreement with the City.*

As a condition of approval, the developer will be required to enter into a development agreement with the City.

Preliminary Plat

The site consists of four existing parcels which are proposed to be platted into one parcel, and all the site improvements will be located on this parcel. The preliminary plat was reviewed in accordance with the City's standards for subdivisions (Section 204), and the R3 (Section 205.080 and 205.084) zoning districts.

The proposed plat complies with the City's subdivision standards. The revised plat includes public easements over the proposed infiltration basins for the new building. Sanitary sewer and water utilities are available and the existing building is connected to these utilities. A public use dedication fee, based on the density, is required.

Planned Unit Development

The planned unit development process is designed to allow flexibility from the City's Development Code provided the development is of a higher standard or quality, and provides a benefit to the City by addressing a community need. The review criteria are listed in *Attachment A*. Staff believe the proposal will benefit the City as a whole by expanding housing opportunities that meet resident preferences and circumstances as the City's residents age. This supports the City's life-cycle housing goals. The building will incorporate higher quality building materials. Stormwater is managed using infiltration basins, and runoff from the site will be reduced from existing levels.

Several deviations from provisions of City Code have been proposed, and these are:

1. Building Height: 35 feet maximum permitted; 39 feet is proposed. The proposed building measures 47 feet to the peak with a mean height of 39 feet. The roof pitch has been reduced to achieve the height reduction.
2. Required building setbacks from a street right-of-way: 30 feet from a local street and 40 feet from an arterial street, plus one added foot of setback for each foot of height added above 35-feet.
 - a. Cumberland Street; 30 feet proposed; 34 feet required
 - b. Hodgson Road; 28.8 feet proposed; 44 feet required

3. Parking is provided at a rate of 1.9 stalls per unit, less than the 2.5 stalls per unit required for the R-3 District. The rate of parking is higher than the 1.5 stalls per unit proposed in July, and results from the reduced unit count and the addition of added surface stalls.

Land Use Compatibility

The *Comprehensive Plan* specifies the planned land uses surrounding this area includes: RL, Low-Density Residential and RM, Medium Density Residential to the north and west, across Hodgson Road; O, Office to the southwest. The City of North Oaks lies to the immediate east and south; to the east are residential estate uses and to the south are commercial, office and institutional land uses. These existing land uses are similar to the planned land uses for the area.

Staff believes that expanding the existing senior residential use is compatible with these surrounding land uses. This higher density residential use provides a transition from the lower density residential uses north of the development site to the higher intensity commercial and institutional uses to the south. High density senior uses generate traffic at low levels, and the lower activity level generally results in compatibility with other residential uses. Staff also considers that the PUD approved in 2008 included 6,000 sf office building here, and believes that the proposed use will have smaller impact on the area than office use.

The apartments will provide market rate, independent living senior rental housing and benefits the larger community because it expands housing opportunities and choice for older area residents who wish to remain in the area. This results in additional housing choice for other individuals as older residents move out of their existing homes.

Density

In accordance with the *Comprehensive Plan*, senior residential developments in the HSR, High Density Senior Residential land use designation may have a density ranging from 20 to 45 dwelling units per acre. The development site for the Southview residential facility totals 4.5 acres in size. With the proposed total of 136 units, the overall development would have a density of 30.2 units per acre and is in the middle range of the permitted density for the HSR land use designation. This represents a slight reduction in density. The existing 105- unit Southview building is located on 3.27 acres, a density of just over 32 units per acre.

Visual Impact

The existing building has an "L" shaped design with two and three stories along the east side and three stories along the south side property line that abuts the fire station, vacant land and commercial uses located in North Oaks. The proposed building will parallel Hodgson Road at a setback of less than 30-feet, with a full three story design over its entire length. The proposed peak and midpoint height is similar to the heights for the existing senior housing buildings located in the City. The Planning Commission commented on the visual impact resulting from the location at the July meeting. With the smaller setback that is shown on the revised plans the building will have a stronger effect on users of Hodgson Road. The curb of the street is about 13 feet from the property, and so at the north end of the proposed building there will be about 40-

feet from the structure to the curb. The sidewalk is about 4-feet from the property line at this north end of the structure.

Development	Peak	Midpoint
<i>Lexington Shores</i>	42 feet	36 feet
<i>Summerhouse</i>	50 feet	40 feet
<i>Scandia Shores</i>	48 feet	41 feet
<i>Shoreview Sr. Living</i>	42 feet	38 feet
<i>Applewood Pointe</i>	47'3" feet	39.5 feet

The table below summarizes the size, height and location of the existing and proposed buildings for the development site.

	<i>Existing</i>	<i>Proposed</i>
Structure Setback - <i>East property line</i> - <i>North property line</i> - <i>West property line</i>	66 feet 35 feet 40 feet	Approx. 400 feet 30 feet 28.8 feet
Building Height <i>ground grade to peak</i> <i>ground grade to midpoint</i>	41 feet 6 inches 36 feet	47 feet 39 feet
Building Mass (north/south) - <i>Length of building</i>	~300 feet	~240 feet
Foundation area	~38,500 sf	~15,250 sf
Architectural features	Bay windows, no decks	Decks

Parking

Parking for the development has been increased from the July proposal. The surface parking lot provides 17 parking stalls near the entrance and an added 8 stalls within the existing drive circle. 34 parking stalls will be provided in the underground parking structure for a total of 59 stalls. This results in 1.9 stalls per unit, which is less than the minimum 2.5 stalls per unit as required in the R3 zoning district (85 stalls).

The applicant has provided parking counts for both the existing and proposed Southview phases. The existing building is developed with 51 underground stalls and 27 surface stalls, a total of 78 stalls for the building which has 105 units, including 32 units of memory care whose residents no longer drive. There are currently 18 underground stalls that are not being used, and are available to residents of the proposed building.

The Development Code does provide some flexibility with respect to parking standards. The number of parking stalls constructed may be reduced to a number less than the minimum provided parking management techniques are used. Southview plans to work with the Incarnation Church for satellite parking, and provide valet service for this on occasions when parking is expected to exceed the provided stalls.

The City has permitted some flexibility to the parking standards with other senior housing projects due to the nature of this use. Parking ratios for the other senior housing complexes in the City range from 1 stall per unit to 2.0 stalls per unit, and so the proposed rate of parking appears typical for senior housing.

	<i>Scandia Shores</i>	<i>Summer House</i>	<i>Lexington Shores</i>	<i>Applewood Pointe</i>	<i>Existing Southview</i>	<i>Proposed Southview</i>
<i>Number of Units</i>	108	72	68	77	105 (58 independent)	31
<i>Surface Parking</i>	56	22	12	46	27	25
<i>Underground Parking</i>	53	72	83	111	51	34
<i>Total</i>	109	94	127	157	78	59
<i>Ratio of Parking to Units</i>	1	1.3	1.4	2.0	0.8* 1.15**	1.9

*Parking rate based on all units, including 32 memory care ** Parking rate based on 73 units (assisted and independent living units only). Currently there are 18 unused underground stalls in the existing Southview building

Stormwater Management

The property is located in the Ramsey Washington Metro Watershed District. The District has the permitting authority for stormwater management. The stormwater management plan will need to comply with the District guidelines for rate and quality control.

The stormwater management plan has been reviewed by the City Engineer, Tom Wesolowski, and his comments are attached. Stormwater will be managed through the use of infiltration basins, and runoff leaving the site will be reduced from the existing runoff level. The proposed plan complies with the City's requirements.

Tree Preservation and Landscaping

Vegetation on the property consists of open grass areas with mature conifers. There are number of landmark trees. Seven landmark trees will be removed. Replacement trees are required at a rate of 3 replacement trees for each landmark tree removed, and so 21 replacement trees are required. The replacement plan shows about 40 replacements, including 8 12-foot conifers. The landscape plan also over 20 ornamental trees. The landscape plan is attached.

PUBLIC COMMENT

Property owners within 350 feet were notified of the proposal, first for the July meeting and again for this meeting. Three written comments were submitted in July, and identify concern over the size of the proposed building. One comment has been submitted in response to the August notice with concerns over the building size and impact on the residential development to the north. The comments are attached.

RECOMMENDATION

Staff believe that expanding the senior use will have less impact on the surrounding residential uses than office uses and so have been able to make affirmative findings for the Comprehensive Plan Amendment, rezoning, preliminary plat, and Planned Unit Development – Development Stage. Staff suggests that the Planning Commission reopen the Public Hearing, take testimony, and review the applications and plans. Provided the Commissioners are also able to make affirmative findings for these applications, they should be forwarded to the City Council with a recommendation for approval, subject to the following conditions:

Comprehensive Plan Amendment

1. The amendment changes the land use designation from RL, Low Density Residential, RM, Medium Density Residential, and O, Office to HSR, High Density Senior Residential.
2. Review and approval of the amendment by the Metropolitan Council.

Rezoning

1. Approval of the rezoning is contingent upon approval of the Comprehensive Plan Amendment changing the designated land use to HSR, High Density Senior Residential.
2. This approval rezones the property legally described as Lot 23, Auditor's Subdivision No. 82 (previously known as 4696 Hodgson Road) from UND to PUD, Planned Unit Development.
3. The applicant is required to enter into a rezoning/development agreement with the City.
4. Rezoning is not effective until a rezoning/development agreement is executed.

Preliminary Plat

1. The approval permits the development of a multi-dwelling senior residential development with two buildings on the single lot. The existing 105-unit building and associated site improvements will remain. A new 3-story, 31-unit apartment building and associated site improvements will be constructed.
2. A public use dedication fee shall be submitted as required by ordinance prior to release of the final plat by the City.
3. The final plat shall include drainage and utility easements along the property lines and over stormwater management infrastructure areas. Drainage and utility easements along the front and rear lot lines shall be 10 feet wide and along the side lot lines these easements shall be 5 feet wide, and as otherwise required by the Public Works Director.
4. The Final Plat shall be submitted to the City for approval with the Final Stage PUD application.

Planned Unit Development – Development Stage

1. Approval is contingent upon approval of the Comprehensive Plan Amendment and Rezoning of this property for office use.
2. This approval permits the construction of a 3-story, 34 unit senior apartment building in accordance with the plans submitted as part of this application. The plans are subject to revisions as specified in the conditions.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
4. The tree removal plan shall be updated to reflect current tree diameters. Landmark trees removed shall be replaced at a rate of three replacement trees for each landmark tree removed.
5. The items identified in the memo from the City Engineer must be addressed prior to the City's review of the Final Stage PUD plans and Final Plat.
6. The applicant shall submit a luminaire plan and exterior lighting details with the Final Stage PUD and Final Plat submittal.
7. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to submittal to the City of applications for Final Plat and PUD – Final Stage.
8. This approval shall expire after two months if the Planned Unit Development - Final Stage application has not been submitted for City review and approval, as per Section 203.060 (C)(6).

Attachments:

1. Location Map
2. Submitted Statement and Plans
3. Attachment A - Development Code: Review Criteria for Development Stage PUD, Rezoning, and Comprehensive Plan Amendment
4. Excerpt from the *2008 Comprehensive Plan, including Map 4.1, Planned Land Use*
5. Excerpt from the Zoning Map
6. Public Works Comments
7. Fire Department Comments
8. Request for Comments
9. Proposed Motion

T:/pcreports/2585-15-25southview 4710 cumberland Aug PC

ATTACHMENT A

Review Criteria for a Comprehensive Plan Amendment

1. That the proposed designation will not facilitate development, which would have a significant adverse impact on the planned land use of the surrounding property. The City may require documentation to support said findings. The existing planned land use of the surrounding property shall be the basis for comparison from which to judge the impact of the proposed designation.
2. The following elements shall be considered relative to the site the characteristics of adjoining planned land uses: probably building mass differences, traffic generation, separation to dissimilar land uses; carrying capacity of the site (sewer, water, access, topography, etc.); and buffering potential of dissimilar but adjoining land uses.

Review Criteria for Planned Unit Developments

The City of Shoreview recognizes that there have been and will continue to be innovations in subdivision design and management of land uses, building materials and building codes. The City further recognizes that its standard methods for the protection of the public health, safety, morals and general welfare may be altered from time to time to address advances in technology and changes in community needs, social practices and thought.

As such, approval of a development proposal via the Planned Unit Development permits the City to vary from the strict enforcement of its Development Code, provided one or more of the following criteria are met upon the Development Stage approval:

1. That the proposal complies with the Shoreview Comprehensive Guide Plan.
2. That in those cases where the plan does not comply with the minimum standards of this ordinance, the deviation is to permit a development that provides a benefit to the city as a whole which include but are not limited to the following:
 - a. Use of architectural enhancements to the overall building design that exceed building design standards found in a typical development by including the use of high quality building materials, decorative features and accents.
 - b. Enhancement of public infrastructure including but not limited to streetscaping, street design, sidewalks, open space and trails.
 - c. Use of innovative materials and techniques to minimize stormwater run-off from the site and enhance water quality.
 - d. Incorporation of sustainable building practices such as green building standards and or Leadership in Energy and Environment Design (LEED) practices into the overall site design and building plans.
 - e. Includes a specified percentage of affordable housing in accordance with the income and housing costs guidelines for the Twin Cities metropolitan area
 - f. Provides housing that entails a range of housing options to meet resident preferences and circumstances at all life stages(life-cycle housing) that supports the Cities life-cycle housing goal as identified in the Comprehensive Plan

- g. Incorporates the historic preservation of private or public structures, places or parks.
 - h. Eliminates of blighted structures or incompatible uses through redevelopment or rehabilitation.
 - i. Incorporates transportation demand management or public transit.
 - j. Preserves and concentrates open space by providing common open areas or reserving specific amounts of open space on each parcel.
3. In those instances where a site is to be redeveloped or where the site is adjoined by developed property, that development via a PUD is desirable to insure compatibility with the adjoining land use(s).
 4. That there is no significant adverse impact of the proposed development on surrounding properties.
 5. That the plan evidences a direction toward preservation, enhancement, and protection of natural features existing on the property or if the property does not contain natural features worthy of protection, the plan is designed to minimize land alteration and incorporates native plant materials into the landscaping theme.
 6. That the plan does not occupy a designated Flood Plain area or areas consisting of soils with severe building limitations, or that the applicant has demonstrated that said plan will not cause significant alteration of existing topography or natural drainage.

REZONING - CRITERIA FOR REVIEW

1. That the proposed rezoning is consistent with the policies of the Comprehensive Guide Plan and with the general purpose and intent of the development regulations.
2. That the development facilitated by the proposed rezoning will not significantly and adversely impact the planned use of the surrounding property.
 - a. Rezoning proposals are exempt from this finding:
 - i. When only one zoning district option is available for the site on the current Land Use Plan Map designation; or
 - ii. When the proposed zoning district option is not the most intensive option identified for the site by the Land Use Plan Map designation.
 - b. When more than one zoning district option exists, the base line from which to measure any significant adverse impact relative to the planned use of surrounding property shall be:
 - i. The current zoning if such zoning is not planned unit development (PUD);
 - ii. The underlying or assigned zoning if the current zoning is planned unit development (PUD); or

- iii. When rezoning from Urban Underdeveloped (UND), the most restrictive zoning district option permitted by the current Land Use Plan Map designation for the site.
- c. That the applicant is willing to enter into a development agreement with the City as a condition of rezoning approval.

Comprehensive Plan Excerpts, Chapter 4, Land Use

SR, Senior Residential. This category identifies areas for future development with apartment-style buildings designed for occupancy by senior citizens (defined as individuals 62 years of age or older). In some cases, the City may consider housing projects designed for occupancy by individuals 55 years of age or older, subject to compliance with federal and state laws. Development density may be permitted up to a maximum of 45 units per acre subject to the approval of a Planned Unit Development and site-specific criteria.

These criteria may include:

- Proximity to retail uses.
- Provision of underground parking.
- High quality material and design.
- Accessibility to available public transportation.
- Provision of site amenities and interior/exterior common areas for residents.
- Proximity to arterial roadway corridors.
- Extent to which the project meets other City goals and objectives.

Corresponding zoning district: PUD, Planned Unit Development.

Residential Uses

Goal

1. Maintain and enhance the quality of all residential neighborhoods.
2. Provide a diverse mix of housing types and occupancy options to create a balanced housing community.
3. Ensure that all residential neighborhoods and developments have access to public trails, schools, parks and other civic facilities and a multi-model transportation network.

Policies

- A. Higher density residential uses should be located near areas that provide commercial services and employment opportunities.
- B. Medium- and high-density residential development should be located in areas convenient to the regional transportation system.
- C. Residential development should occur in a variety of densities and forms to meet the changing needs of the community and region.
- D. Residential development should be protected from incompatible land uses through the use of buffers.

Policy Development Area (PDA) Discussion:

9. Hodgson Road Residential Area

This PDA includes single-family properties fronting both the east and west sides of Highway 49, south of Tanglewood Drive and north of the Highway 96 intersection. The property along the east side of the highway was recently redeveloped and now consists of the Whispering Pines a standard single-family residential neighborhood and the Villa's of Whispering Pines detached town home neighborhood. On the west side of the highway, the residential development includes both older and newer homes. Lot sizes also vary from small shallow lots to long deep lots. This PDA includes 10 acres with 5 acres being east of the highway and 5 acres west of Highway 49.

Adjacent land uses include retail, quasi-public, and single-family residential. To the west and north of this PDA, the single-family residential uses are suburban in nature while the residential development to the east in the City of North Oaks is residential with larger lot areas and no city services.

This area has begun to transition to other uses given the proximity to the Highway 96 commercial area, improvements to Highway 49 corridor, rising traffic volumes, and the age of many of these residences. If further redevelopment were to occur in this area, it should be coordinated to protect and preserve adjacent residential neighborhoods.

Policies

The east side of this PDA is designated as RM, Medium Density Residential, SR, Senior Residential and O, Office. The City anticipates that the existing single-family homes will transition to these other uses due to the redevelopment of the properties to the north. Higher intensity uses are more appropriate for this area due to the properties proximity to Highway 49 and Highway 96 and commercial services.

The west side of this PDA is designated RL, Low-Density Residential, and RM, Medium-Density Residential. The RL designation recognizes the existing single-family residences in this area as an appropriate use. The existing pattern of development is, however, not conducive to the changes that have occurred in this area or are expected to occur with the recent highway improvements. The City recognizes that there is additional development potential in these areas, especially if lots are consolidated. Therefore, these single-family uses may transition to other low- or medium-density residential development.

General policies have been established for this PDA along with specific policies for the east and west sides of Highway 49.

- A. The City shall not approve any partial or interim redevelopment proposals that will result in the land locking of any parcels or that permanently limit individual parcel access to Hodgson Road.
- B. It is the City's preference to remove existing homes as the area redevelops and to incorporate their parcels into the new development.

- C. Redevelopment proposals that seek to retain existing homes must incorporate these homes and their parcels into the development. Access to these homes must be redirected onto a new internal public street.
- D. Redevelopment shall consolidate and minimize access points onto Hodgson road. Primary access must be provided via an internal public street system. Access points on opposite sides of Hodgson Road shall be aligned wherever possible, or be sufficiently offset to minimize conflicts.
- E. The City prefers parcels be consolidated with one another in order to create a consolidated and integrated redevelopment pattern. Individual parcels may not be redeveloped in isolation without consideration of the redevelopment of this entire area.
- F. Developers are required to prepare and adhere to a redevelopment master plan of sufficient detail to ensure the coordinated and integrated redevelopment of that side of the PDA in which redevelopment is proposed (east or west) This plan must take the entire PDA into consideration. This plan and all phasing requires review and approval by the City.
- G. The City may review and adjust the boundary of the PDA to address redevelopment issues and reflect cooperative changes to the included parcels to ensure the efficient use of the land and appropriate access and buffering.
- H. Open space buffers with appropriate landscaping and preserved existing vegetation shall be required along existing single-family residential neighborhoods and Hodgson Road.
- I. The redevelopment plan shall address pedestrian walkways and connections to the adjacent commercial areas.
- J. Commercial uses are inappropriate for this area.
- K. Senior housing could also be appropriate in this area given its proximity to transit and commercial services. Any high-density senior housing proposal should be reviewed on a project-specific basis for its impact on surrounding uses and would require a plan amendment.

East of Highway 49

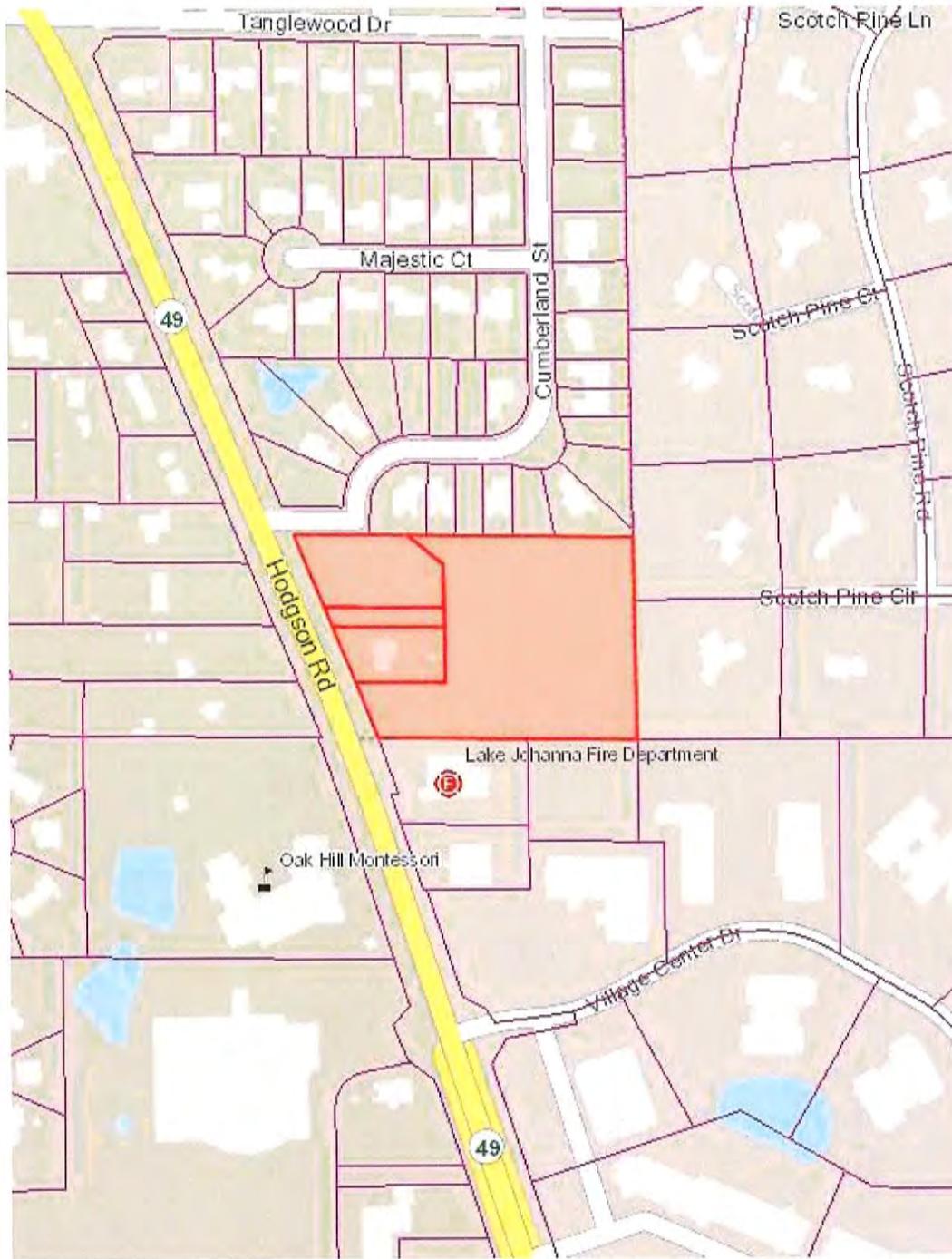
- A. Medium-density residential with a density range of 4 to 8 units per acre is an appropriate use in this area.
- B. Residentially scaled office is an appropriate use due to the proximity to residential uses, the fire station and Hodgson Road and commercial services.
- C. Senior housing may also be an appropriate use in the southern section of this area. Any high-density senior housing proposal should be reviewed on a project-specific basis for its impact on surrounding uses and how it meets a community need.

- D. Access to this redevelopment shall be provided via Cumberland Drive and not from Highway 49. Existing access drives off of Highway 49 shall be removed and will not be allowed with a redevelopment proposal.
- E. The feasibility of connecting the redevelopment area to the Village Center Drive via a road or trail should be explored with the City of North Oaks and the affected property owners.

West of Highway 49

Redevelopment with either new single-family residential or medium-density residential will be challenging due to the existing development pattern. Redevelopment proposals should incorporate all residential lots on this side of the highway if possible. Otherwise, a conceptual redevelopment plan for those lots not included in the redevelopment proposal will be required.

- A. Low or medium-density residential area with a density range of 0 to 8 units per acre are appropriate transitional uses adjacent to the existing single-family residential neighborhoods to the west of this area. Residential development may consist of conventional single-family residential to an alternative housing type.
- B. Residentially scaled office may be an appropriate use adjacent to the Montessori School and Hodgson Road in the southern and central parts of the area.
- C. The expansion of the existing private Montessori School Campus may be an appropriate use of the southern part of the area, provided traffic demand management and buffering from the adjoining residential uses are incorporated with this use. Such use would require a Comprehensive Plan amendment.



Legend

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

600.0 0 300.00 600.0 Feet

1: 3,600

NAD_1983_HARN_Adj_MN_Ramsey_Feet

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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.

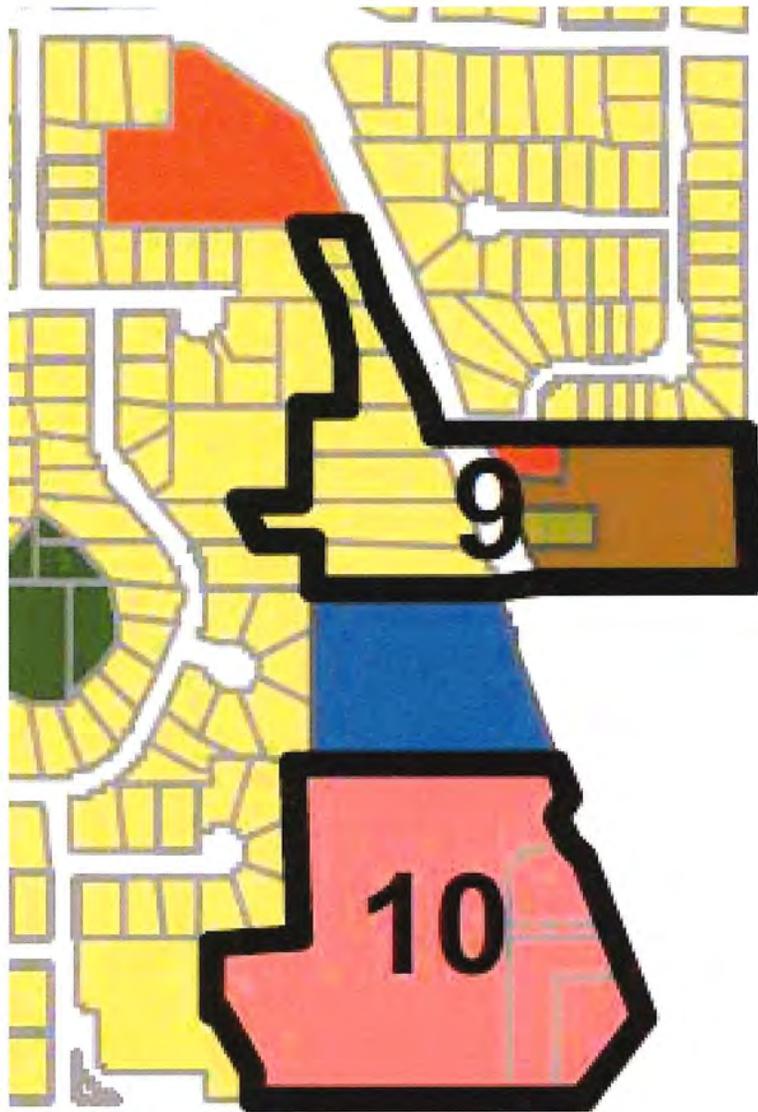
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

4710 Cumberland Street



Excerpt, Map 4-1, Planned Land Use, 2008 Comprehensive Plan



Legend



PDA Boundaries

Planned Land Use



Residential (up to 4 units/acre)



Residential (4 - 8 units/acre)



Residential (8 - 20 units/acre)



High Density Senior Residential



Office



Commercial



Mixed Use



Business Park



Tower



Light Industrial



Institutional



Park



Recreational Open Space



Natural



Railroad



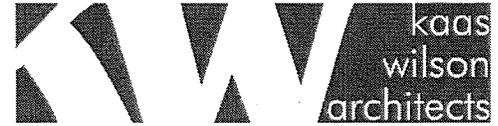
Open Water



Zoning Classifications

-  RE - Residential Estate
-  R1- Detached Residential
-  R2 - Attached Residential
-  R3 - Multi-Dwelling Residential
-  R4 - Mobile Home Residential
-  C1 - Retail Service
-  C2 - General Commercial
-  OFC - Office
-  I - Industrial
-  T - Tower
-  OS - Open Space
-  PUD - Planned Urban Development
-  UND - Urban Under Developed
-  BPK - Business Park
-  Water

MEMORANDUM



Date: July 20, 2015
Rob Warwick City Planner City of
Attention: Shoreview
Re: Southview of Shoreview Phase II-Parking

Hi Rob, thank you for the question regarding parking.

1. This project is in a R3 District, parking is required at a rate of two spaces per unit, one of which must be enclosed. Here, there will be about 1.5 stalls per unit, with one enclosed.
 - a. This is a senior building with average age currently of 85 years of age there are currently 18 underground spaces available in the current building and this accounts for staff people who all park below grade. With the proposed Independent wing we are expecting an average age of 80 years. Initially there will be one car per resident but that will diminish as folks age in place.
 - b. We are connecting the buildings by skyway so the few double driver residents will have a place underground for all drivers.
 - c. This project will be one contiguous plat so visitors or residents can park anywhere above or below ground, thus there is shared parking through - out.
 - d. The existing building has a low parking demand and we feel given the age the demand will remain low.
 - i. There will be no parking off site by guests or residents.
 - ii. On special days such as Christmas and Easter if there ever is a parking demand the staff will run a valet service.
 - e. We have completed this same building for Southview of Lilydale as a phase 2.
 - i. That building has 48 units. Only 40 units are taken in the fully occupied building.
 - ii. That project does not have a skyway so it is a slightly younger crowd than this building will attract.

Memorandum

TO: Mindy Michael
Project Architect
1301 American Boulevard E, Suite 100
Minneapolis, MN 55425

FROM: Robert Binder, PLA, ASLA
Civil Site Group

DATE: 7/24/15

RE: The Villas of Shoreview

Mindy,

Below is the updated inventory of the trees currently "on-site", including notation on which ones we are removing and which ones are considered landmark trees. Given the 3:1 ratio in the City email, it looks like we will need to replace the 7 landmark trees with 21 new. I believe we call out 30 already on the plan (deciduous and evergreen, not including ornamental), so we should be good, but this should be verified with the City.

NO.	SIZE (CAL. IN.)	SPECIES	REMOVAL	LANDMARK (OVER 15' cal.)	
1	5	SPRUCE	-	-	-
2	7	SPRUCE	-	-	-
3	6	SPRUCE	-	-	-
4	10	ELM	-	-	-
5	9	ELM	-	-	-
6	10	ELM	-	-	-
7	14	ELM	-	-	-
8	8	ELM	-	-	-
9	12	ELM	-	-	-
10	8	ELM	-	-	-
11	10	ELM	-	-	-
12	3	MAPLE	-	-	-
13	3	MAPLE	X	-	-
14	2	OAK	-	-	-
15	16	OAK	-	-	-
16	14	CATULPA	-	-	-
17	12	ELM	X	-	-
18	10	MULBERRY	X	-	-
19	3	MAPLE	X	-	-

20	3	MAPLE	X	-	-
21	2	MAPLE	X	-	-
22	2	MAPLE	X	-	-
23	2	MAPLE	X	-	-
24	2	MAPLE	X	-	-
25	2	MAPLE	X	-	-
26	30	SPRUCE	X	X	30
27	24	SPRUCE	X	X	24
28	15	SPRUCE	X	X	15
29	16	SPRUCE	X	X	16
30	2	HACKBERRY	X	-	-
31	2	OAK	X	-	-
32	15	SPRUCE	X	X	15
33	16	SPRUCE	X	X	16
34	40	MAPLE	X	X	40
35	13	SPRUCE	X	-	-
36	1	DEC. TREE	X	-	-
37	12	SPRUCE	X	-	-
38	14	SPRUCE	X	-	-
39	12	SPRUCE	X	-	-
40	14	SPRUCE	X	-	-
41	12	SPRUCE	X	-	-
42	14	SPRUCE	X	-	-
43	14	SPRUCE	X	-	-
NUMBER OF SIGNIFICANT TO BE REMOVED:					7
RATIO OF REMOVAL = 3:1					
NUMBER OF REPLACEMENT TREES:					21

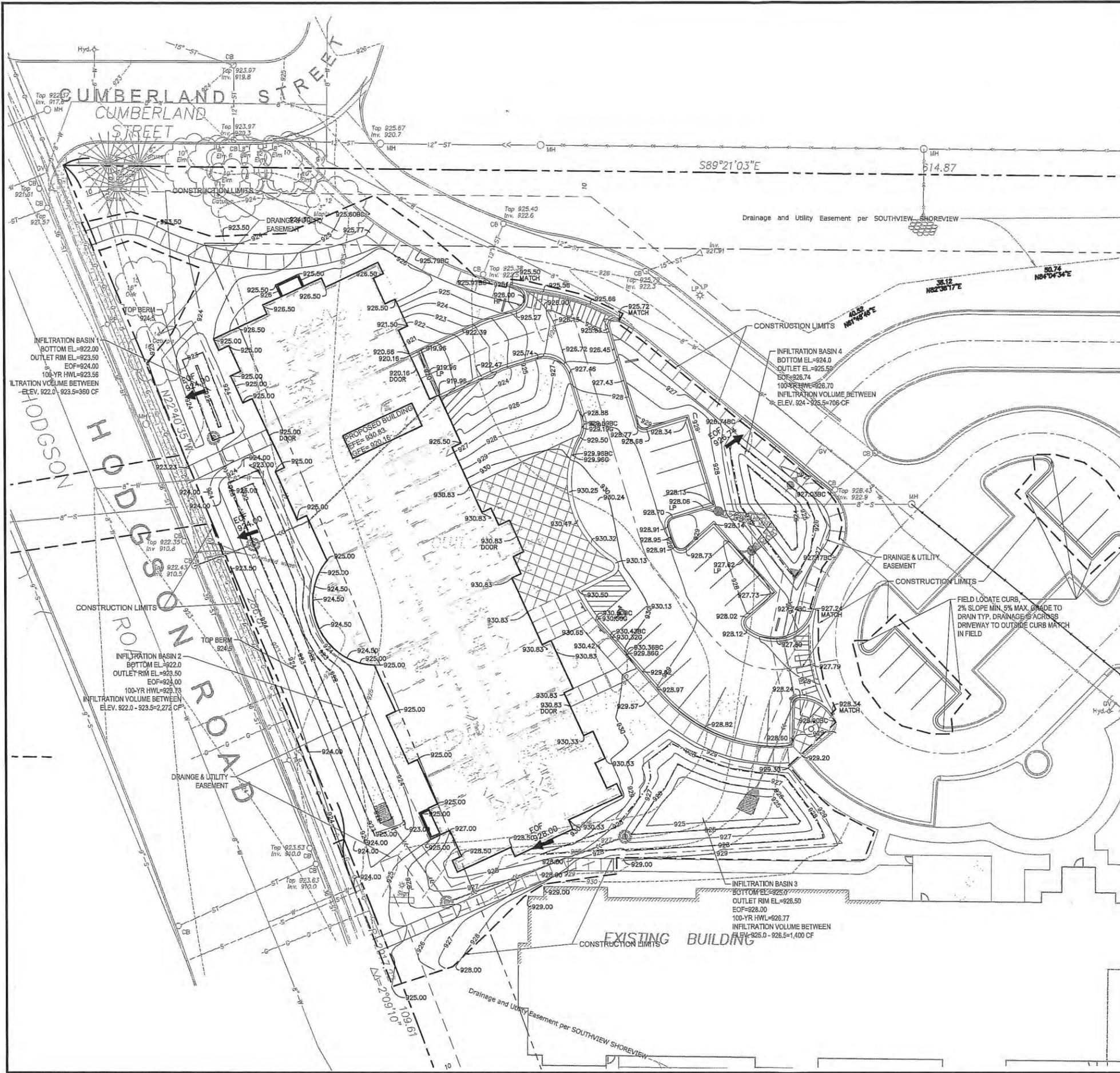
Robert Binder, PLA, ASLA
Civil Site Group
rbinder@civilsitegroup.com
612-803-0938

PARKING	Surface	Add. In Phase II	Underground*	Total
Shoreview Phase I	27	8	51	78
Shoreview Phase II	17		34	51
Projects Combined	44	8	85	137

UNITS	IL/AL	Memory Care**	Total
Shoreview Phase I	73	32	105
Shoreview Phase II	32	0	32
			137

* 18 Open Stalls in Existing Underground Garage Due to Age of Client.

** 32 Memory Care Residents Do Not Drive



GENERAL GRADING NOTES:

- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS, PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF SHOREVIEW GRADING NOTES:

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

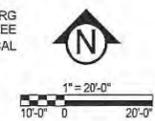
EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

GRADING PLAN LEGEND:

- 891 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 819 --- 0.5' CONTOUR ELEVATION INTERVAL
- 891.0 SPOT GRADE ELEVATION (FLOW LINE UNLESS OTHERWISE NOTED)
- 891.0 G SPOT GRADE ELEVATION GUTTER
- 891.0 BC SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB)
- 891.0 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- T.O. TIP OUT (T.O.) CURB AND GUTTER WHERE APPLICABLE - TAPER GUTTERS TO DRAIN AS SHOWN
- EXISTING AND PROPOSED DRAINAGE ARROWS

GOPHER STATE ONE CALL
 WWW.GOPHERSTATEONECALL.ORG
 (800) 252-1168 TOLL FREE
 (651) 454-0002 LOCAL



CivilSite GROUP
 4931 W. 35TH ST. SUITE 200
 ST. LOUIS PARK, MN 55416
 CivilSiteGroup.com
 Matt Pavak 763-213-3944
 Pat Sarver 952-250-2003

RECEIVED
AUG 18 2015
 BY: _____

THE VILLAS OF SHOREVIEW
 4710 CUMBERLAND STREET, SHOREVIEW, MN
SOUTHVIEW SENIOR COMMUNITIES
 945 SIBLEY MEMORIAL HIGHWAY, LILLYDALE, MN 55118

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.

Matthew R. Pavak
 Matthew R. Pavak
 DATE 7/23/15 LICENSE NO. 44263

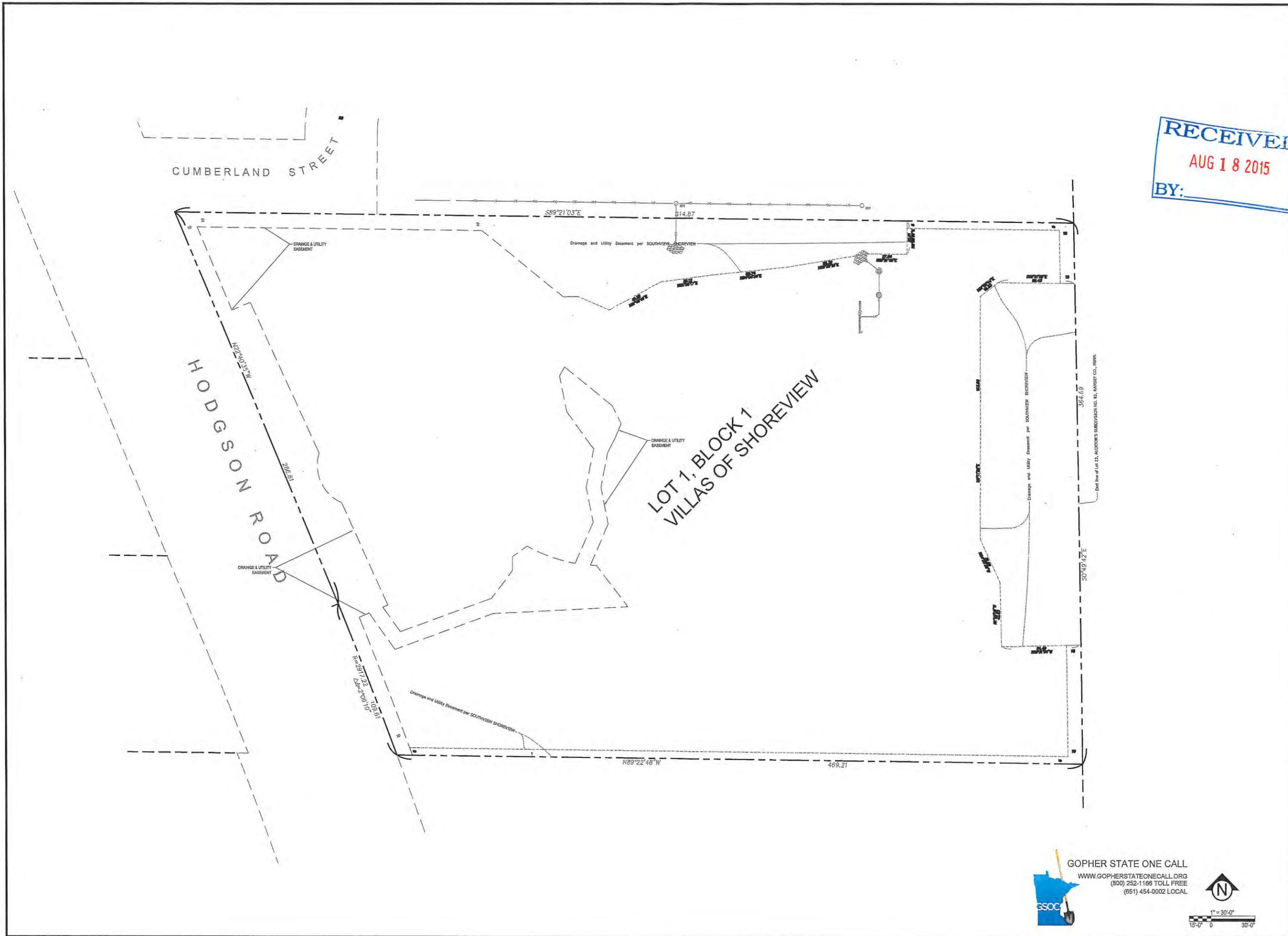
ISSUE/SUBMITTAL SUMMARY	DATE	DESCRIPTION
8/22/15	CITY SUBMITTAL	
7/10/15	WATERSHED SUBMITTAL	
7/23/15	WATERSHED RESUBMITTAL	
8/17/15	CITY RESUBMITTAL	

REVISION SUMMARY	DATE	DESCRIPTION

GRADING PLAN

C3.0

RECEIVED
AUG 18 2015
BY:

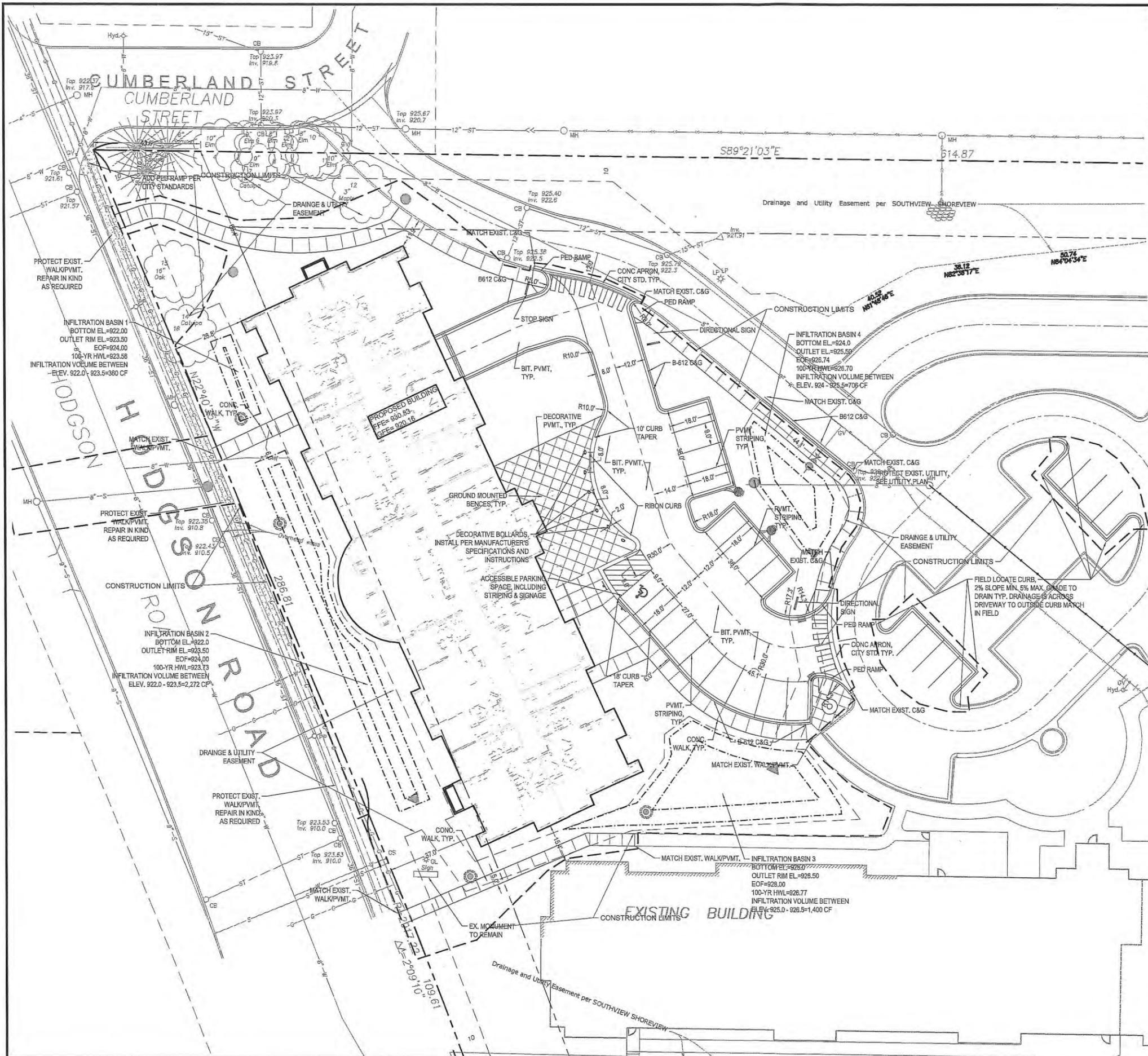


PROJECT
THE VILLAS OF SHOREVIEW
4710 CUMBERLAND STREET, SHOREVIEW, MN
SOUTHVIEW SENIOR COMMUNITIES
945 SIBLEY MEMORIAL HIGHWAY, LILYDALE, MN 55118

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.
Matthew R. Pavak
Matthew R. Pavak
DATE 7/10/15 LICENSE NO. 44283

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
6/22/15	CITY SUBMITTAL
7/10/15	WATERSHED SUBMITTAL
7/23/15	WATERSHED RESUBMITTAL
8/17/15	CITY RESUBMITTAL
REVISION SUMMARY	
DATE	DESCRIPTION

PRELIMINARY PLAT
C2.0



SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION. FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDSCAPE PADES FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- CURB AND GUTTER TYPE SHALL BE B612 UNLESS OTHERWISE NOTED ON THE DRAWINGS-TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE AREA TABLE:

(WITHIN DIST. AREA)	EXISTING	PROPOSED
BUILDING COVERAGE	2,218 SF 1.1%	15,819 SF 8.0%
ALL PAVEMENTS	2,515 SF 1.3%	14,049 SF 7.1%
ALL NON-PAVEMENTS	192,625 SF 97.6%	167,490 SF 84.9%
TOTAL SITE AREA	197,358 SF	197,358 SF
DISTURBED SITE AREA	55,845 SF 100.0%	55,845 SF 100.0%
IMPERVIOUS SURFACE (WITHIN DIST. AREA)		
EXISTING CONDITION	4,733 SF 2.4%	
PROPOSED CONDITION	29,868 SF 15.1%	
DIFFERENCE	25,135 SF 12.7%	

SITE PLAN LEGEND:

- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK)
- PROPERTY LINE
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROWS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
 HC = ACCESSIBLE SIGN
 NP = NO PARKING FIRE LANE
 ST = STOP
 CP = COMPACT CAR PARKING ONLY

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 (800) 252-1166 TOLL FREE
 (651) 454-0002 LOCAL

CivilSite GROUP
 4931 W. 35TH ST. SUITE 200
 ST. LOUIS PARK, MN 55416
 CivilSiteGroup.com
 Matt Pavak 783-213-9344 Pat Sarver 952-293-2033

KW Koads Wilson architects

RECEIVED
 AUG 18 2015

THE VILLAS OF SHOREVIEW
 4710 CUMBERLAND STREET, SHOREVIEW, MN
SOUTHVIEW SENIOR COMMUNITIES
 945 SIBLEY MEMORIAL HIGHWAY, LILYDALE, MN 55118

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.

Matthew R. Pavak
 DATE 7/10/15 LICENSE No. 44293

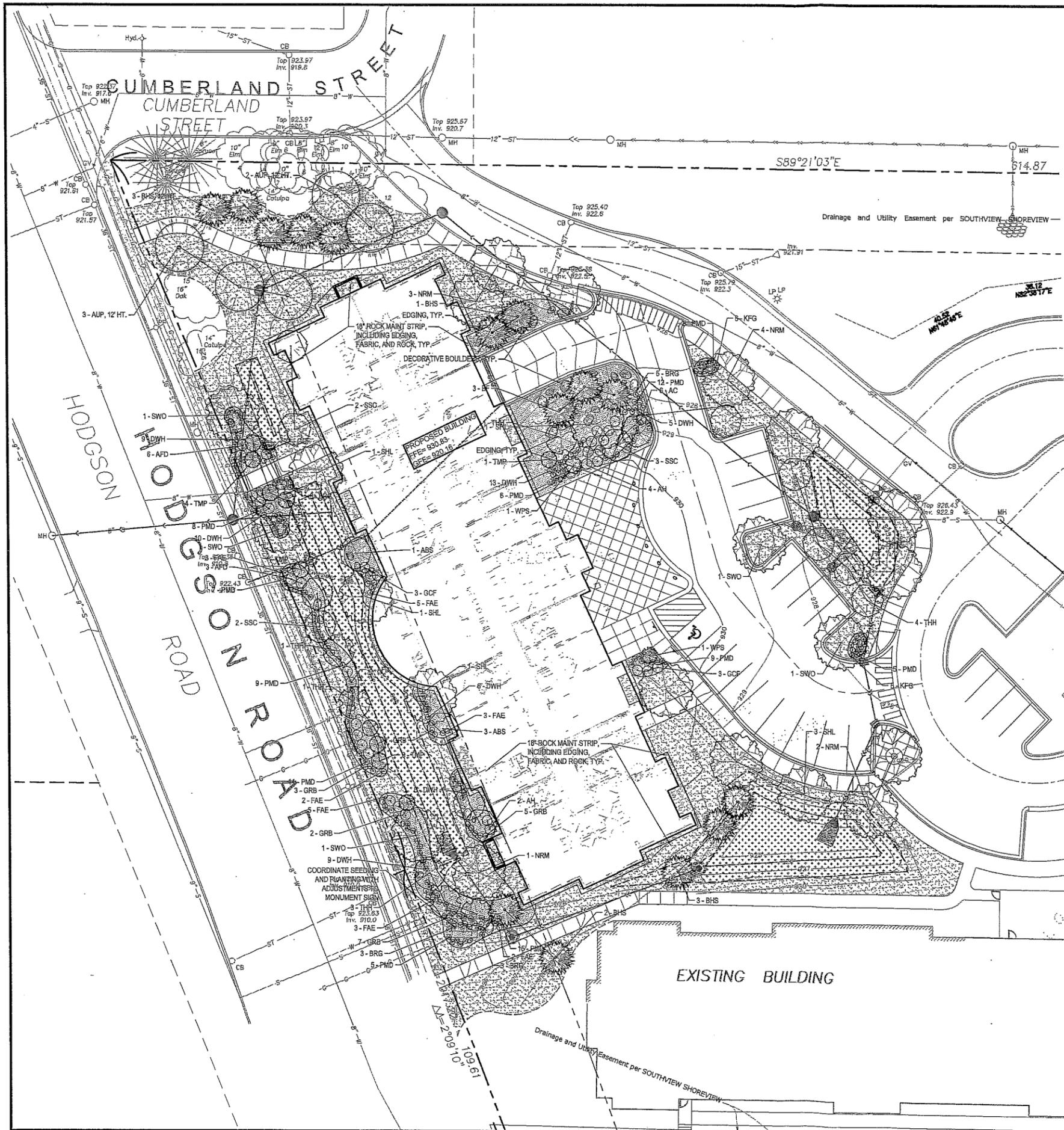
ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
8/22/15	CITY SUBMITTAL
7/10/15	WATERSHED SUBMITTAL
7/23/15	WATERSHED SUBMITTAL
8/17/15	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN
C2.0



IRRIGATION NOTES:

- ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS/COVERAGE.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES DR FULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVERSPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADII OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- PRESENTIVE. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

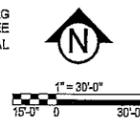
LANDSCAPE NOTES:

- WHERE SHOWN, SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH (MIN. AFTER INSTALLATION AND/OR TOPDRESSING OPERATIONS) OF SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNER TO APPROVE ROCK SAMPLE PRIOR TO INSTALLATION. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL, WHERE APPLICABLE.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLE PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEMS DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE A FULLY PROGRAMMABLE SYSTEM CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PATHWAY/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

LEGEND

- 2'-3" DECORATIVE ROCK MULCH OVER PERMEABLE GEO-FABRIC, INCLUDE EDGING AS SHOWN, PROVIDE SAMPLES PRIOR TO INSTALLATION
- SEED TYPE 1 - NATIVE, MNDOT 33-261 - INSTALL PER MNDOT SEEDING MANUAL (2014)
- SOD - SEE SOD INSTALLATION NOTES ABOVE
- 3/4" - 1" DECORATIVE ROCK OVER PERMEABLE GEO-FABRIC, INCLUDE EDGING AS SHOWN, PROVIDE SAMPLES
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

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 ST. LOUIS PARK, MN 55416
 CIVILSITEGROUP.COM
 Matt Pavak 763-213-3944 Pat Sarver 952-250-2003



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 AUG 18 2015
 BY: _____

PROJECT
 THE VILLAGES OF SHOREVIEW
 4710 CUMBERLAND STREET, SHOREVIEW, MN
 SOUTHVIEW SENIOR COMMUNITIES
 945 SIBLEY MEMORIAL HIGHWAY, LILLYDALE, MN 55118

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Patrick J. Sarver
 DATE 7/19/15 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

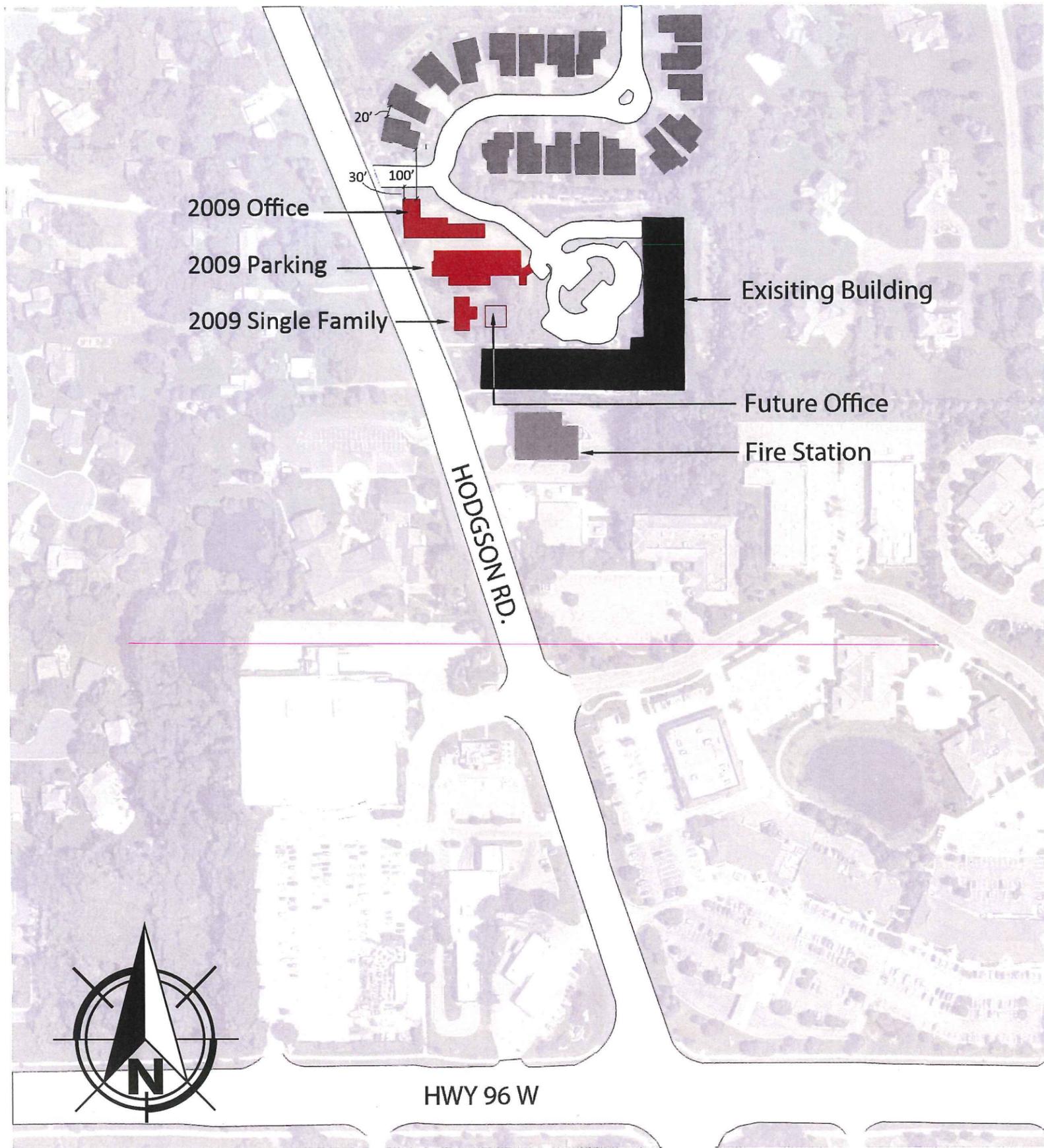
DATE	DESCRIPTION
8/22/15	CITY SUBMITTAL
7/10/15	WATERSHED SUBMITTAL
7/23/15	WATERSHED RESUBMITTAL
8/17/15	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0







4711 Cumberland St
Shoreview, MN 55126

4715 Cumberland St
Shoreview, MN 55126

Pergola & Patio

New Proposal

Skyway

Existing Building



CUMBERLAND ST.

HODGESON ROAD

EXISTING BUILDING

FIRE STATION

Existing Patios









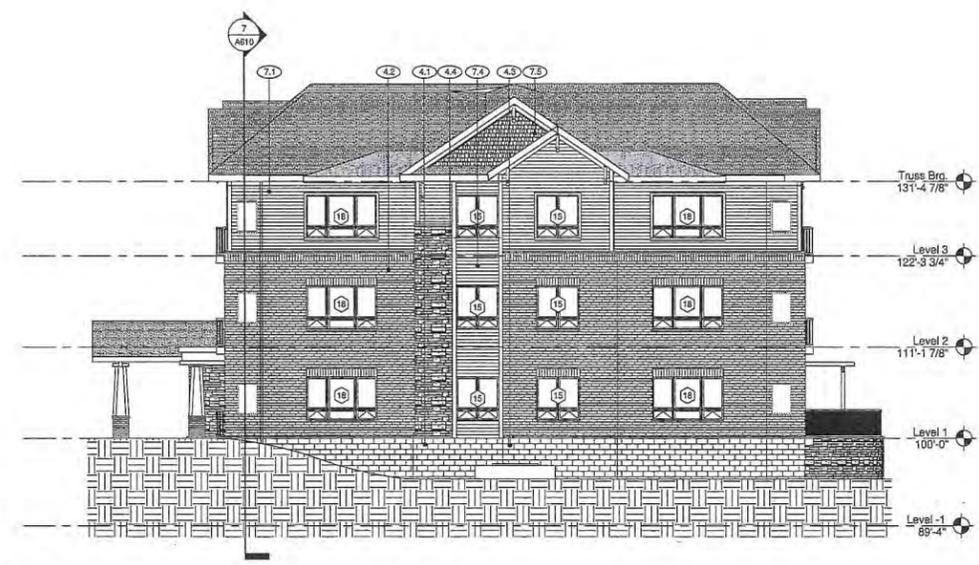
1301 American Blvd. E. Suite 100
 Bloomington, MN 55425
 Tel: (612) 879-6000
 www.kozzwillson.com



1 Elevation 1 - a
 1/8" = 1'-0"



2 Elevation 2 - a
 1/8" = 1'-0"



3 Elevation 3 - d
 1/8" = 1'-0"



4 Elevation 4 - d
 1/8" = 1'-0"

Exterior Material "Key"

4.1	BRICK 1 - UTILITY - COLOR: TBD
4.2	BRICK 2 - UTILITY - COLOR: TBD
4.3	AVMC - COLOR: TBD
4.4	CULTURED STONE - COLOR: TBD
4.5	CFB SIDING 1 - COLOR: TBD
4.6	CFB SIDING 2 - COLOR: TBD
4.7	CFB SIDING 3 - COLOR: TBD
4.8	CFB SIDING 4 - COLOR: TBD
4.9	CFB SHAKE SIDING - COLOR: TBD

- EXTERIOR ELEVATION NOTES
- SEE DRAWING SHEETS A641 FOR WINDOW HEAD, JAMB AND SILL DETAILS.
 - SEE A605-A608 FOR EXTERIOR WALL DETAILS.
 - ALL DIMENSIONS AT EXTERIOR WALLS ARE TAKEN TO EXTERIOR FACE OF MASONRY AT CAVY WALLS OR CENTER OF STUD AT FRAMED WALLS UNLESS NOTED OTHERWISE.
 - SEE SHEETS A600-A602 FOR INTERIOR AND EXTERIOR WALL TYPES.
 - EXPANSION JOINTS REQUIRED AT MASONRY WALLS EVERY 30'-0" (REGARDLESS IF SHOWN ON ELEVATION OR NOT SHOWN ON ELEVATION, SEE SHEET A603).
 - PROVIDE BRICK EXPANSION JOINTS AT ALL MASONRY INSIDE CORNERS, SEE SHEET A603.
 - ALL WINDOWS IN BRICK TO HAVE STONE SILLS.
 - FOR VERTICAL JOINTS OF DIS-SIMILAR MATERIALS CONTACT ARCHITECT.
 - COMPLY WITH FLASHING DETAILS ON SHEETS A604-A605, A606-A608 FOR ROOF.
 - GEODETIC ELEVATION 641.00 FROM CIVIL PLANS = 500'-0" IN ARCHITECTURAL PLANS.
 - Brick 1 = Sioux City Brick - Mountain Shadow Veneer (at base)
 - Brick 2 = Sioux City Brick - Manginense Brown Veneur (at body of the building)
 - Cultured Stone Boulder Creek Western Ledger stock "Appaloosa"

RECEIVED
 AUG 8 2015
 Project: The Villas of Shoreview

Owner: Southview Senior Communities, LLC
 945 Sibley Memorial Highway
 Project Number: 1526
 Date:

NOT FOR CONSTRUCTION

Exterior Elevations
 As indicated
 A500

C:\New Local\1526-Stollview 2-Shoreview-4710-Hodgson Rd v3_rmmchbani.rvt

Copyright Koss Wilson Architects 8/17/2015 6:05:45 PM

Date: August 20, 2015
To: Rob Warwick, Senior Planner
From: Tom Wesolowski, City Engineer
Subject: Preliminary Plan - Southview Senior Communities
The Villas of Shoreview

The City of Shoreview Engineering staff has reviewed the preliminary engineering plans submittal for the Villas of Shoreview dated August 17, 2015. The Engineering staff has the following comments regarding the proposed development:

1. The proposed project is located within the Grass Lake Watershed, which is managed by the Ramsey-Washington Metro Watershed District (RWMWD). The project will disturb more than 1-acre and will require a permit from the RWMWD. The City requires that all information that is submitted to the RWMWD, as it relates to the proposed development, also be sent to the City of Shoreview.
2. The developer has submitted a stormwater management plan signed by a licensed engineering. The proposed storm water management system includes infiltration ponds to control the rate and volume of runoff and treat the storm water. The proposed system would reduce the rate and volume of runoff from the site to levels less what currently leaves the site, which exceeds the requirements of the City's SWMP.
3. A pre-construction meeting shall be held before construction begins. This meeting shall include the City and Ramsey County and other contractors as necessary.
4. Sheet C1.0
 - a. The plan shows the removal of the sanitary sewer service that is located under Hodgson Avenue (County Highway 49). Hodgson road is under the jurisdiction of Ramsey County and any work that is required to be completed within the Ramsey County right-of-way, requires a permit from Ramsey County.

Sheet C4.0

- b. Note 20 should include Ramsey County regarding working in Hodgson Rd.
5. Cash Escrows will be required for any utility, trail or driveway work in the public right-of-way. An erosion control cash deposit will be required for the development.
6. A tree preservation surety shall be included at the time of the Development Agreement to ensure proper tree protection is installed and maintained throughout construction.
7. Please notate tree species and DBH for trees to be removed to determine replacement number. Tree replacement will be at 3:1 ratio for landmark trees per city code.



Robert Warwick <rwarwick@shoreviewmn.gov>

Estimated Traffic Impacts for The Villas

Mark Maloney <mmaloney@shoreviewmn.gov>

Fri, Jul 24, 2015 at 11:48 AM

To: Robert Warwick <rwarwick@shoreviewmn.gov>, KATHLEEN CASTLE <kcastle@shoreviewmn.gov>

Below is are traffic impact estimates relating to the proposed Villas of Shoreview addition/extension of the Southview Shoreview Senior housing facility:

Using ITE trip generation methodology, I estimate that the proposed 34 units represented by the Villas will generate an average of 137 additional trips daily, with about 12 coming during a the weekday AM or PM peak hour period. The proposed 34 units would be expected to generate, on average, 23 trips in a AM peak hour on a Saturday or Sunday. None of these estimates represent a number that would have a measurable impact on either Cumberland Street or Highway 49. In general, senior housing land uses don't create new or exacerbate existing traffic issues as compared to most single family, commercial, industrial, etc. land uses because the overwhelming majority of the occupants aren't in the workforce and/or have any need to drive during weekday rush hour. The area now being proposed for development as the Villas had previously been planned for more intensive trip generators, so I expect that the traffic impacts from the Villas would be measurably less than had been previously modeled.

—
Mark Maloney, Director of Public Works
City of Shoreview
4600 Victoria Street North
Shoreview, MN 55126
(651) 490-4651



LAKE JOHANNA FIRE DEPARTMENT

5545 LEXINGTON AVENUE NORTH • SHOREVIEW, MN 55126
OFFICE (651) 481-7024 • FAX (651) 486-8826

July 13th, 2015

Southview Senior Communities
945 Sibley Memorial Highway
Lilydale, MN 55118

4710 Cumberland St
Shoreview, MN 55126
File No. 2585-15-25

- Verify if alarm and sprinkler systems are independent or tying into current systems
 - If independent system, they would need their own address

Sincerely,

Nate Berg
Fire Marshal
Lake Johanna Fire Department



Robert Warwick <rwarwick@shoreviewmn.gov>

meeting: Southview Senior Communities

Nancy Krupa <nancykrupa@comcast.net>
To: rwarwick@shoreviewmn.gov

Thu, Jul 23, 2015 at 2:54 PM

My comment regarding the proposed expansion:

We are living in a world of big buildings. I had hoped that the lovely expanse of green could be developed into something of beauty: pathways, benches, flower gardens, perhaps a fountain and some more trees for beauty and shade. I'm sure the senior residents would find it more mentally and physically comforting and less "institutionalized." I had even hoped that the Shoreview Garden Club might want to pair up with some of the residents who had to leave flower gardens behind and who would enjoy/benefit tending the gardens. But another building is another "for profit" venture. Could it possibly be scaled back to leave more room for nature?

Nancy Krupa
4727 Cumberland St.
Shoreview, MN 55126



Robert Warwick <rwarwick@shoreviewmn.gov>

Concerning 4710 Cumberland Street

Clint Spieler <clintspieler@gmail.com>
To: rwarwick@shoreviewmn.gov

Mon, Jul 20, 2015 at 10:48 AM

Concerning 4710 Cumberland Street

Hello Rob,

I am concerned about this project. It is 40 feet high just 43 feet from Hodgson. When the original plans of this space was issued years ago it was said it should be single story building in that spot. Why are we allowing this change? I own the house directly across the street at 4701 Hodgson Rd. Why do they need more senior housing? I am opposed to a 40 foot building directly across the street. This addition will continue the negatively effect on my property.

Sincerely,

Clint Spieler

847-533-3052



Robert Warwick <rwarwick@shoreviewmn.gov>

Proposed construction at Southview Senior Communities

Terrence Scott <trscott2@hotmail.com>

Mon, Jul 20, 2015 at 8:53 PM

To: "rwarwick@shoreviewmn.gov" <rwarwick@shoreviewmn.gov>

Rob,

My name is Terry Scott and my spouse is Cindy Wiedewitsch. We live at 4715 Hodgson Rd., directly across the street from the proposed addition. We are concerned with this proposed addition of a 3 story 34 room unit 40 ft. from Hodgson Road and directly in our view. The original planning for this property called for an office building of one or two stories where the proposed three story 34 unit senior apartment building is being requested. The issues we have are why the change, why the increase in height (40 plus feet), new usage, increase in parking spaces, overall traffic, noise, and volume of occupancy/usage? Our primary residential location is becoming primarily commercial with a serious current and future loss in residential property value and desirability as a potential sellable property. We are losing value and potential options as we near retirement. This doesn't seem fair. We want to voice our objection to this change and hope there is some consideration for those affected.

Sincerely,

Terry Scott

Sent from my iPad





Robert Warwick <rwarwick@shoreviewmn.gov>

Southview senior communities/file no. 2585-15-28
8/19/2015

William cory <wmcory@yahoo.com>
To: rwarwick@shoreviewmn.gov

Wed, Aug 19, 2015 at 2:11 PM

Shoreview Planing Commissioners,

8/19/2015

My name is William Cory, I live at 4716 Cumberland st. Shoreview.
I remain opposed to the proposed senior development, despite the modest adjustments made by the developer to accommodate some of the objections made by the Commissioners and home owners affected by this development. I believe my previous comments made at the July 28th Planning Commission meeting are still pertinent. I have attached a copy for your review. I don't believe it's in the city of Shoreviews long term interest to allow a three story building to be built this close to Hodgson Rd and the adjacent residential area.

However, If approved, and I expect it will be, I am most concerned about the following as it has the most impact on my home.

The proposed Three story building extends too far to the North, ending just 5-6 feet from the driveway entrance and just 85 feet from my bedroom window.

The additional entrance created for the added parking spaces will put vehicle headlights shining directly into my south facing windows. All of my homes living space and "view" windows face south. Is that second entrance even necessary?

There is a narrow strip of land (30' wide) between the driveway entrance and my property, meant to be a buffer, I presume. This has never been landscaped by the developer and consists of preexisting invasive,undesirable,deciduous trees and a tangled and unsightly underbrush.This serves as a minimal screen in the summer and no screen in the winter when the leaves are off. If this is meant to be a true buffer the existing trees need to be thinned, trimmed and/or removed and replaced with appropriate varieties of evergreen and understory trees. These landscape improvements would improve the property and benefit the developer as well.

Thank you for your consideration of the above,

William Cory
4716 Cumberland st
Shoreview,MN



Robert Warwick <rwarwick@shoreviewmn.gov>

attachment to previous email re:Southview Senior Communities

William cory <wmcory@yahoo.com>
 To: rwarwick@shoreviewmn.gov

Wed, Aug 19, 2015 at 2:14 PM

William Cory
 4716 Cumberland st
 Shoreview,Mn

7/28/2015

When I purchased my home in 2009 i was fully aware of the planned senior housing complex to be constructed behind my home. I understood it would be a 104 unit senior housing building located at the south end of the property and one story office buildings with a residential look on the north side.

I purchased my home based on that assumption. It seemed relatively unobtrusive, although I preferred the undeveloped wooded lot that preexisted the development.

My experience with the actual completed building was a bit more intrusive then I imagined.

There is considerable traffic in and out of the complex entrance which runs from Cumberland directly behind my house and adjacent homes. The traffic is 24/7 delivery trucks, garbage trucks,service vehicles,moving trucks,even some semi tractor/trailers,and of course residents and employees coming and going,some late at night some early in the morning.

I believe the visitor parking at the existing building is inadequate,at times the overflow extends down the entrance, cars parked here are no more then 50-60 feet from my deck.

This past winter while I was away, my home was broken into through a window at the back of my house, some electronics and other valuables were stolen. I believe my home was tempting target because of the easy public access to the back of my home, provided by Cumberland entrance to the senior complex.

This spring after receiving my 2016 property tax assessment I contacted the Ramsey county assessor for a review. He agreed that my valuation was negatively impacted by the proximity of my home to the entrance of the senior complex. He reduced the estimated market value of my home by \$49,600

My concern now is that the proposed changes to the original plan will further diminish the enjoyment of my home as well as the value destruction of my home and adjacent homes.

The number one issue is obviously the size and height of the proposed addition.A building of this size is esthetically out scale and out of place relative to the adjacent residential properties. Some residents of North Oaks voiced this very same concern about the original building in 2008 and some accommodations were made.

There is inadequate visitor parking for the new units. This potentially will force overflow parking on to Cumberland residential street. There is no place else they could go.

Traffic volume on Hodgson Rd. has increased dramatically since the 2008 traffic study. With several new developments underway to the north,access to Hodgson Rd. will be increasingly restricted.

The original development plan of 2008 was a good plan!

As stated in the city's zoning ordinance "The purpose of a PUD is to insure compatibility with adjoining land use"

The original plan called for one story office buildings with a residential appearance that would fit in well with the existing residential properties and provide a transition of sorts from the senior high rise on the south side to the residential on the north side. Offices would provide a quite neighbor with virtually no weekend traffic and possibility of accommodating overflow visitor parking for the existing senior building.

8/19/2015

Shoreviewmn.gov Mail - attachment to previous email re:Southview Senior Communities

To approve this new plan, I believe is contradiction of the the intent of the original plan of 2008. If approved I believe this development will have a significant adverse impact on the surrounding properties.

William Corty

PROPOSED MOTION

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommend the City Council approve the Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Planned Unit Development – Development Stage requested by Southview Senior Communities for the properties at 4710 Cumberland Street.

Comprehensive Plan Amendment

1. The amendment changes the land use designation from RL, Low Density Residential, RM, Medium Density Residential, and O, Office to HSR, High Density Senior Residential.
2. Review and approval of the amendment by the Metropolitan Council.

Rezoning

1. Approval of the rezoning is contingent upon approval of the Comprehensive Plan Amendment changing the designated land use to HSR, High Density Senior Residential.
2. This approval rezones the property legally described as Lot 23, Auditor's Subdivision No. 82 (previously known as 4696 Hodgson Road) from UND to PUD, Planned Unit Development.
3. The applicant is required to enter into a rezoning/development agreement with the City.
4. Rezoning is not effective until a rezoning/development agreement is executed.

Preliminary Plat

1. The approval permits the development of a multi-dwelling senior residential development with two buildings on the single lot. The existing 105-unit building and associated site improvements will remain. A new 3-story, 31-unit apartment building and associated site improvements will be constructed.
2. A public use dedication fee shall be submitted as required by ordinance prior to release of the final plat by the City.
3. The final plat shall include drainage and utility easements along the property lines and over stormwater management infrastructure areas. Drainage and utility easements along the front and rear lot lines shall be 10 feet wide and along the side lot lines these easements shall be 5 feet wide, and as otherwise required by the Public Works Director.
4. The Final Plat shall be submitted to the City for approval with the Final Stage PUD application.

Planned Unit Development – Development Stage

1. Approval is contingent upon approval of the Comprehensive Plan Amendment and Rezoning of this property for office use.
2. This approval permits the construction of a 3-story, 31 unit senior apartment building in accordance with the plans submitted as part of this application. The plans are subject to revisions as specified in the conditions.

3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
4. The tree removal plan shall be updated to reflect current tree diameters. Landmark trees removed shall be replaced at a rate of three replacement trees for each landmark tree removed.
5. The items identified in the memo from the City Engineer must be addressed prior to the City's review of the Final Stage PUD plans and Final Plat.
6. The applicant shall submit a luminaire plan and exterior lighting details with the Final Stage PUD and Final Plat submittal.
7. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to submittal to the City of applications for Final Plat and PUD – Final Stage.
8. This approval shall expire after two months if the Planned Unit Development - Final Stage application has not been submitted for City review and approval, as per Section 203.060 (C)(6).

This approval is based on the following findings:

1. The proposed Comprehensive Plan Amendment and Rezoning are consistent with the policies of the Comprehensive Plan related to land use and recent findings of the Highway Corridors Transition Study.
2. The proposed change in use from low- and medium density-residential, and office to high density senior residential will not adversely impact the planned land use of the surrounding property.
3. The proposal will diversify the City's housing stock by providing additional housing choice for area older residents.
4. The proposal will not impede or otherwise conflict with the planned use of adjoining property.
5. The development will be connected to public water and sanitary sewer.

VOTE:

AYES:

NAYS:

Regular Planning Commission Meeting
August 25, 2015

T:\2015 Planning Cases files\2585-15-28 4710 cumberland southview\pcmotionAug

MEMORANDUM



Date:

August 20, 2015

Reference:

1526: The Villas of Shoreview

Attention:

Rob Warwick
City Planner
4600 Victoria Street North
Shoreview, MN 55126

Dear Mr. Warwick:

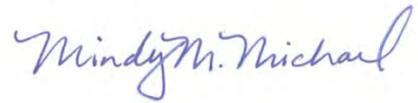
Per the request during our last meeting, I have included a table below that summarizes the parking demands for Southview Senior Living's Lilydale projects (Lilydale Senior Living and The Villas of Lilydale), as well as their Shoreview Senior Living and proposed Villas of Shoreview buildings. These properties were very similar in their development, wherein the senior living building (independent, assisted, and memory care) was built first and then a second building was built later to accommodate the demand for independent living units.

As you can see from the data presented below, the parking utilization rates of the garage parking in the senior living components for both the Shoreview and Lilydale buildings are in the high 50's, which is comparable to what we see at other similar senior living buildings in the Twin Cities metro area. The Villas of Lilydale has just under 1:1 parking provided below the building, and still not all of the stalls are leased by the residents. With the reduction in units from 34 to 32 at The Villas of Shoreview following the first Planning Commission meeting, the garage parking provided below the Villas of Shoreview building exceeds a 1:1 parking ratio. If demand were ever to exceed what is provided at The Villas of Shoreview, there is excess capacity of parking stalls below Shoreview Senior Living, and the two will be connected via skyway at the second floor level, a luxury that the two buildings at Lilydale do not have.

Project	Shoreview (SL + Villas)	Lilydale (SL + Villas)
City/Location	Shoreview	Lilydale
Operator/Manager	Southview	Southview
Units	136	167
Unit Breakdown (MC/AL/IL)	32/32/41 – SL 32 (IL) - Villas	24/48/48 – SL 47 (IL) - Villas
Garage Parking Stalls	83 (total)	93 (total)
Garage Parking Utilization	29/49 (59%) – SL 34 proposed - Villas	27/48 (56%) - SL 37/45 (82%) – Villas
Surface Parking Stalls	52	66
Total Parking	135	159

We hope that this helps better illustrate the in-use realities of parking demand on the below-grade parking at these types of buildings. Staff park in the garage spaces as well, leaving all surface parking available for visitors. Please don't hesitate to contact our office if you should have any questions or would like any additional information.

Best Regards,



Mindy Michael, AIA, LEED AP
Kaas Wilson Architects

TO: Planning Commission
FROM: Kathleen Castle, City Planner
DATE: August 19, 2015
SUBJECT: 2564-15-07, Preliminary Plat/Site and Building Plan Review: Rylaur, LLC - Oak Hill Montessori School, 4665 Hodgson Road

INTRODUCTION

Oak Hill Montessori School, 4665 Hodgson Road, is proposing to expand the existing parking lot to improve traffic flow through the site and provide additional off-street parking for the school and administrative office located at 4693 Hodgson Road. The existing home at 4685 Hodgson Road, and other site improvements, would be removed for the expansion. The expansion is planned in two phases. Construction of the Phase 1 parking expansion is expected this year. While there is no definitive timeframe for Phase 2, it is anticipated that this expansion may occur in the next 3 to 5 years. Oak Hill will need to submit a Site and Building Plan Review application for Phase 2 at that time.

The following applications have been submitted for this project:

4685/4693 Hodgson Road

Preliminary Plat – Re-plat the property into one parcel

4665/4685/4693 Hodgson Road

Site and Building Plan Review – For the expansion of the off-street parking lot

SITE CHARACTERISTICS

The school property includes three parcels, 4465, 4685 and 4693 Hodgson Road. The school facility and related improvements (outdoor play areas, off-street parking lot, and stormwater ponding) are located at 4665 Hodgson Road. This property has an area of 4.52 acres.

The property at 4685 Hodgson Road is approximately .95 acres in size and has a width of 101 feet along Hodgson Road and a depth of 411 feet. The property is improved with a single-family home; two detached accessory structures and has an access to Hodgson Road. Oak Hill has previously used the rear portion of the site for school related activities including field games, gardening and one special event. The single-family home has also been rented out in the past. These improvements will be removed for the proposed parking lot.

4693 Hodgson Road was recently divided with the rear part of this property being combined with the property to the west at 4694 Mackubin Street. This parcel has a lot area of .85 acres, a width of 109 feet along Hodgson Road and a depth of 368 feet. It is also improved with a single-family

home including a detached garage and driveway providing access to Hodgson Road. Oak Hill received Council approval earlier this month allowing the conversion of the home to office for the school's administrative staff. The required agreements have been executed and the home is currently being remodeled for this change in use.

PROJECT DESCRIPTION

The applications submitted are the second phase of planned improvements for Oak Hill Montessori School campus. This phase consists of removing the existing home and other site improvements at 4685 Hodgson Road, expanding the parking area and providing a new access driveway to Hodgson Road. The properties at 4685 and 4693 will not be used for other school related activities with the exception of the office use.

The proposed parking lot expansion is planned in two phases. The first phase includes the expansion of the existing parking lot, a new access driveway with additional parking on the two former residential properties. The second phase identifies the future expansion of the parking area along with the construction of stormwater management infrastructure. Due to the timeframe proposed for Phase 2, this phase is not being presented to the Commission as part of the Site and Building Plan review application. Phase 2 would require City approvals in the future.

COMPREHENSIVE PLAN

The designated land use for the three properties is INST, Institutional. The private school use of the property is consistent with this land use designation.

The properties at 4685/4693 Hodgson Road are also located in Policy Development Area # 9, Hodgson Road Residential Area, which includes the single family homes on the west side of Hodgson Road. PDA's have been established in areas where parcels may be underdeveloped, pose concerns or present opportunities for development/redevelopment. With the exception of these two properties, the designated land use for this area is RL, Low Density Residential (0 to 4 units per acre) and RM, Medium Density Residential (4 to 8 units per acre). One policy for this PDA states that the expansion of the School campus may be an appropriate use of the southern part of the area, provided traffic demand management and buffering from the adjoining residential uses are incorporated into the expansion plans

DEVELOPMENT CODE REQUIREMENTS

The properties are zoned O, Office which allows private schools as a permitted use.

Properties in the O, Office District (Section 205.044) are required to have a minimum lot width of 100 feet. Structures must maintain the following minimum setbacks: front yard of 50 feet; side yard of 10 feet, except that on the side yard of a corner lot the setback shall be 30 feet; and rear yard of 20 feet; provided however that in all circumstances where an Office District abuts property planned for residential use, there shall be a minimum setback of 50 feet from the residential property line. The maximum lot coverage cannot exceed 70% but can be increased to

75% if best management practice measures are taken to minimize negative effects on the environment.

The Site and Building Plan review process (Section 203.041) enables the City to publically review the plans and determine the impacts on the planned land use of adjoining properties. The City Council has the authority to approve the proposed use upon the finding that it will not impede or otherwise conflict with the planned use of adjoining property (Section 205.044 (B)). Conditions may be attached to an approval insuring that the use will not interfere with the planned land use of the surrounding property.

STAFF REVIEW

Preliminary Plat – 4685/4693 Hodgson Road

The preliminary plat, Oak Hill Montessori School Second Addition, was reviewed in accordance with the City's subdivision and requirements and zoning standards for properties in the Office Zoning District. The plat combines the two properties into one lot. The plat complies with the City requirements. The proposed parcel has an area of 1.83 acres and a width of 219.64' along Hodgson Road. Drainage and utility easements are required to along the property lines. Future easements may be required over stormwater infrastructure when Phase 2 of the parking area is constructed. A shared driveway and parking agreement is also required with the main school property at 4665 Hodgson Road.

Site and Building Plan Review

Oak Hill is now moving forward with the parking lot expansion and improving access and traffic flow through the site. As stated earlier, the expansion of the parking area is planned in two phases and Phase 1 is being presented to the Commission for review.

Parking Lot Expansion

The existing parking lot for Oak Hill has 42 parking stalls available to employees, parents and guests. The design proposes additional parking immediately north of the existing parking lot and parking on the 4685 and 4693 properties. The number of stalls provided on site will increase to 85 with this expansion. A new access driveway will be installed on the 4693 property and is designed to accommodate buses entering the site. The existing access drive on 4665 would be redesigned from a full access to a right-out only. The parking lot design and access driveways are intended to improve traffic flow through the school property.

The school has 11 classrooms (including the infant room) requiring a minimum of 16.5 parking stalls be provided on-site (Section 206.020 (B2c)). The office use requires 4 stalls (Section 206.020 (B1b)). The proposed number of stalls (85) exceed the minimum number of stalls required (20.5). The expansion is needed to replace 23 existing parking stalls located on the property immediately to the south at 441 Highway 96 (former Rainbow Foods Grocery Store) used by the Oak Hill staff (36 staff members including part-time staff). Oak Hill will no longer have access to these spaces when the property is redeveloped or re-purposed. While the number

of stalls exceeds the minimum number permitted, the parking area is designed to accommodate peak demand which generally occurs with special events.

Landscape/Buffering

In the Office District, a minimum 20-foot setback is required for parking lots adjacent to low density residential uses (Section 206.010 (I)). Within this area, a landscape screen is required and may consist of landscaping, berming, fencing or a combination thereof.

Oak Hill is proposing to retain two existing trees located north of the proposed parking area and install a 6-foot tall privacy fence that would match an existing fence on the property. This fence would be installed along the north property line from the front wall of the detached garage to the front property line. In accordance with the Development Code standards, the fence height is limited to 4' since it is located within a front yard and adjacent to a residential district (Section 205.040 (9a)). Staff is recommending the fence height be reduced to 4' for that portion of the fence located in front of the remodeled office building. Additional plantings are recommended to increase the height of this buffer.

Stormwater Management

The property has a site area of approximately 6.3 acres. The existing impervious surface coverage is 1.58 acres or 25% of the site area. Stormwater run-off generated by the existing school improvements flows into a storm sewer system that directs water into a storm drainage pond located in the southwestern corner of the property. This pond was sized to accommodate the expansion of the existing parking lot with an additional 24 stalls.

The proposed parking lot design for Phase 1 includes an outer driveway, with adjacent parking, and is designed to have stormwater flow to a central green space. This green space will be used for stormwater run-off storage and treatment until Phase 2 is constructed. Impervious surface coverage will increase to 31%.

The parking improvements for Phase 2 may include a pervious material to reduce storm-water runoff and the need for ponding. Additional study is needed to determine if this is feasible. As an alternative, a stormwater management plan has been designed and includes a storm sewer collection system and a stormwater treatment basin. Sediment would be removed through the use of the stormwater infrastructure and the basin is designed to provide infiltration for volume control. Rate control would be provided by an outlet control structure. This pond will discharge into the existing storm sewer system. Best management practices will be used during the construction process for erosion control. Impervious surface coverage will increase to 39% when this phase is completed.

The property is in the Ramsey Washington Metro Watershed District. A permit is required for the proposed improvements.

PUBLIC/AGENCY COMMENT

Property owners within 350-feet were notified of the request. Any comments received are attached to this report.

The Lake Johanna Fire Marshal also reviewed the plans and provided comments related to the design of the right-out only entrance driveway. Minor changes to this access point are needed.

Ramsey Washington Metro Watershed District indicated that the applicant has submitted an application for a grading permit.

RECOMMENDATION

The preliminary plat and development plans have been reviewed in accordance with the Comprehensive Plan and Development Code. The plat is consistent with the subdivision standards and the lot requirements for properties in the Office district. The parking lot expansion is consistent with the Development Code standards and includes screening along the northern lot line adjacent to the single-family residential use. The Staff is recommending Planning Commission recommend approval to the City Council, subject to the following conditions:

Preliminary Plat

1. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements may be required by the Public Works Director.
2. The applicant shall execute an agreement for this Plat and the Oak Hill Montessori Plat between this addressing the shared driveway, parking and maintenance. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.

Site and Building Plan Review - Phase 1 only

1. This approval permits the Phase 1 expansion of the parking lot for Oak Hill Montessori School in accordance with the plans dated July 28, 2015. The plans are subject to revisions as specified in the conditions.
2. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to the issuance of a building permit for this project.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
4. A fence permit is required to install the fence along the northern property line as identified in the plan submittal. The fence height shall be reduced to 4 feet for that portion of the fence located in the front yard.
5. The applicant shall address the comments submitted by the Fire Marshall prior to the issuance of a grading permit for the site improvements.

6. The landscape plan shall be revised to include additional plantings along the fence line to increase the height of the landscape screen. This plan shall also include any replacement trees as required.
7. The applicant shall address the comments from the City Engineer prior to the issuance of a building permit.
8. Prior to the issuance of a grading permit, the applicant shall receive the needed approvals from the Ramsey Washington Metro Watershed District and Ramsey County.

Attachments

- 1) Memo – Tom Wesolowski, City Engineer
- 2) Email – Ramsey Washington Metro Watershed District
- 3) Email – Fire Marshal
- 4) Aerial Location Map
- 5) Pictometry Photos
- 6) Applicant's Statement
- 7) Submitted Plans
- 8) Request for Comment
- 9) Motion

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Date: August 20, 2015
To: Kathleen Castle, City Planner
From: Tom Wesolowski, City Engineer
Subject: Oak Hill Montessori School – Parking Lot Expansion
Preliminary Plat and Site & Building Plan Review

The City of Shoreview Engineering staff has reviewed the preliminary plat and site and building plan application for the parking lot expansion for the Oak Hill Montessori School and has the following comments:

1. The proposed project is located within the jurisdiction of the Ramsey-Washington Metro Watershed District (RWMWD). The parking lot expansion is shown occurring in two phases with a drive way ring road and adjacent parking being constructed now and a larger parking area being constructed inside the ring road in 3-5-years. Given the sized of each phase a RWMWD permit may not be required. The school will need to contact the RWMWD to determine if a permit is required. If a permit is not required the requirements in the City's Surface Water Management Plan (SWMP) will govern.
2. A stormwater management plan signed by a registered engineering was submitted with the application.
 - a. For the first phase of the parking lot expansion runoff from the ring road and parking areas would be directed to the existing grass low area inside the ring road area where it would be retained and allowed to infiltrate, which would meet the requirements of the City's SWMP.
 - b. For the second phase of the parking lot expansion a stormwater collection system consisting of catch basin inlets and underground piping would be installed to collect the runoff from the parking area and direct it to an infiltration area that would be located west of the parking area. The infiltration area would overflow to an existing storm pond that currently receives runoff from the project site. The proposed stormwater treatment would meet the requirements of the City's SWMP.
3. The applicant is requesting approval of both phases of the parking lot expansion at this time. Staff has reservations about approving the second phase of the expansion given the second phase is not expected to be completed in 3-5-years. The City's SWMP is scheduled to be revised in 2016 and the proposed stormwater improvements for the second phase may not meet the requirements revised plan. It is recommended the second phase of the parking lot expansion not be approved at this time.
4. The plans show construction work will occur in the Hodgson Road right of way. Hodgson Road is under the jurisdiction of Ramsey County and a permit will be required from the County for any work that occurs in the right of way.
5. Escrows will be required for any trail sections that will be removed and replaced as part of the project. An erosion control escrow will also be required.



Kathleen Castle <kcastle@shoreviewmn.gov>

Oak Hill Montessori School Parking Expansion

Paige Ahlborg <paige.ahlborg@rwmwd.org>
To: Kathleen Castle <kcastle@shoreviewmn.gov>

Tue, Aug 18, 2015 at 8:46 AM

Kathleen,

The applicant submitted an application for our grading permit last week. We will review this week and send comments back to the applicant. Pending any major findings, the application will be presented to our board for approval at our Sept 9 board meeting.

Paige Ahlborg
Watershed Project Manager
Ramsey-Washington Metro Watershed District
2665 Noel Drive
Little Canada, MN 55117
Office: (651)792-7964

Follow the District on [Twitter](#) & Like Us on [Facebook](#).

From: Kathleen Castle [mailto:kcastle@shoreviewmn.gov]
Sent: Monday, August 17, 2015 9:47 AM
To: Nate Berg; Joseph Lux; Paige Ahlborg
Subject: Oak Hill Montessori School Parking Expansion

Here is the plan set for the Parking Lot expansion. Let me know if you have any questions or comments. Comments this week would be appreciated. Hardcopies will be mailed to Joe and Paige. Nate, yours are in your mail slot here at City Hall.

[Quoted text hidden]



Kathleen Castle <kcastle@shoreviewmn.gov>

Oak Hill Montessori School Parking Expansion

Nate Berg <nberg@ljfd.org>

Mon, Aug 17, 2015 at 3:41 PM

To: Kathleen Castle <kcastle@shoreviewmn.gov>, Joseph Lux <joseph.lux@co.ramsey.mn.us>, paige.ahlborg@rwmwd.org

I have a concern with the right turn Exit only on the south end of the parking lot. Please take into account that our largest truck will possibly be running over curb trying to get out of this area anytime that we are called to this site. We do not want to be driving over curb and damaging the pavement, sidewalk, or our trucks. Our biggest truck is 50' long, has a minimum rear inside turning radius of 45', a front outside wheel radius of 51.5', the outside of the ladder bucket is 55' radius, bumper clearance of approximately 1.5', and a under the bucket clearance of approximately 7'. This would mean that there could be no sign placement to the northern side of the exit impeding our exit.

Nate Berg

Fire Marshal/Deputy Chief

Lake Johanna Fire Department

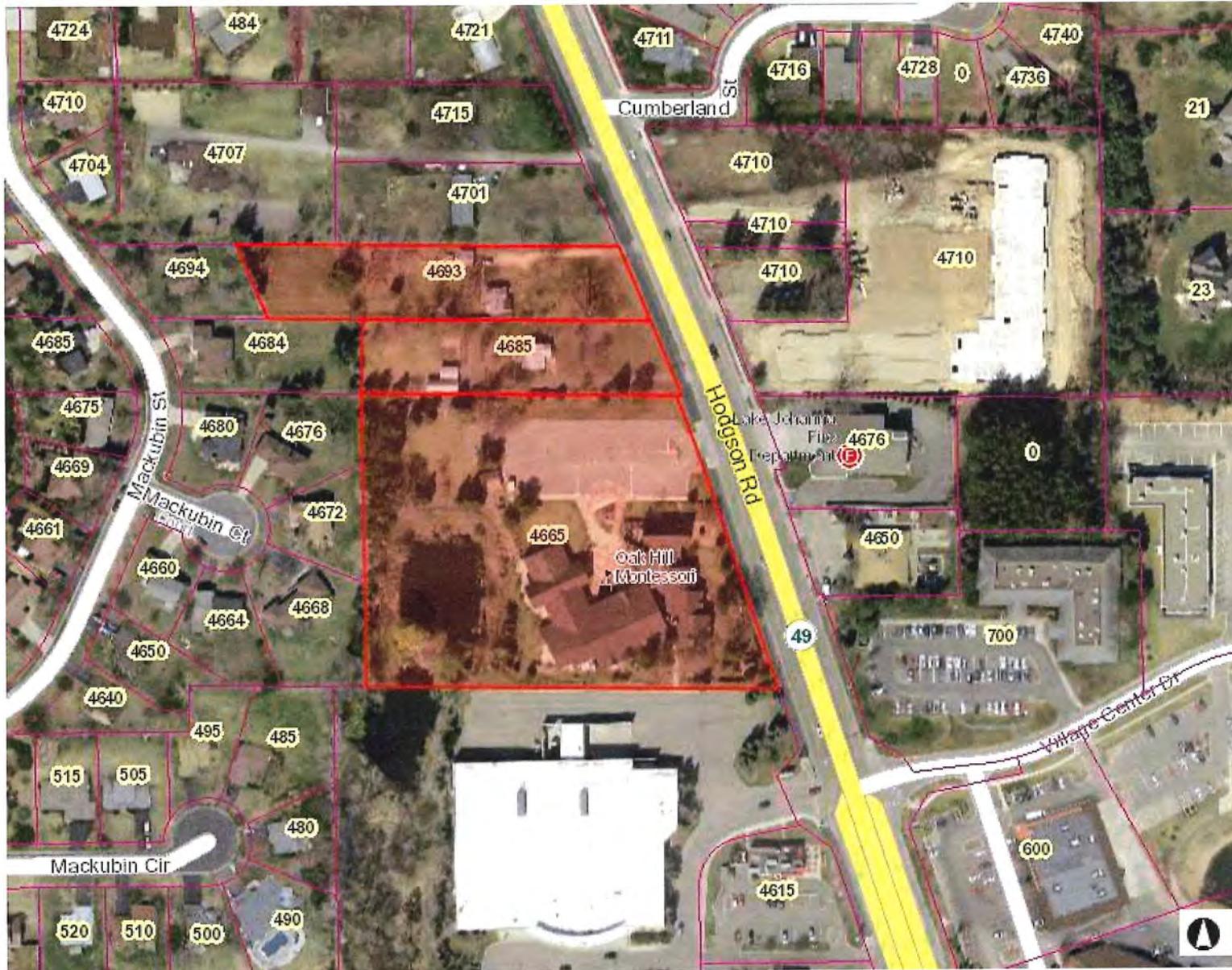
5545 Lexington Ave N

Shoreview, MN 55126

[\(651\) 481-7024](tel:6514817024)nberg@ljfd.org**From:** Kathleen Castle [mailto:kcastle@shoreviewmn.gov]**Sent:** Monday, August 17, 2015 9:47 AM**To:** Nate Berg <nberg@ljfd.org>; Joseph Lux <joseph.lux@co.ramsey.mn.us>; paige.ahlborg@rwmwd.org**Subject:** Oak Hill Montessori School Parking Expansion

[Quoted text hidden]

Oak Hill Montessori School



Legend



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

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

- Preliminary Plat
- Site and Building Plan Review



Oak Hill Montessori School

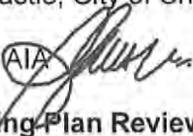
Print Date: 07/02/2015
Image Date: 03/25/2012
Level: Neighborhood



MEMORANDUM

Date: August 16, 2015 (REV)

To: Ms. Kathleen Castle, City of Shoreview

FR: A. Peter Hilger, AIA 

RE: **Site and Building Plan Review, 4693 Hodgson Rd (Parking Lot Expansion)**

This memo is in support of our application for the parking lot expansion for Oak Hill Montessori School. Please consider the following:

Proposed Development

Oak Hill Montessori School is planning to expand the existing Oak Hill parking lot to provide for a better long term internal and external circulation pattern, improve user safety, and be developed consistent with the schools long range expansion plans.

The existing parking lot contains 42 regular parking stalls (excluding event parking that takes up the drop off lane). The first phase of this long term parking plan adds 43 stalls, resulting in 85 total parking stalls, is expected to be completed this fall. These additional stalls not only absorb teacher parking that was accommodated in the Rainbow lot, but is planned to accommodate near term growth, including the recently approved internal remodeling and conversion of the Hipkins House to office, as well as a small future addition that would expand the Toddler environments within the next 3 to 5 years. With the presently approved plans, the population of the school is expanding by only 12 Toddlers this Fall.

In the interest of showing the City the longer range plan, this initial phase layout has been conceived to be part of a larger, long term parking lot plan, labeled as Phase 2, that would be completed with a larger, physical expansion of the school, and the nearer term elimination of the Hipkins House. The critical point of this planning is the ingress and egress from Hodgson Road, which is designed to facilitate circulation now and well into the future, and would not be expected to change when Phase 2 is initiated.

We do not presently know when this long range plan might be initiated, as it depends generally on enrollment growth, however we expect to relocate the office back into the main part of the school within 3 to 5 years, and can therein complete the northwestern part of the parking lot, indicated in Phase 2 where the Hipkins house is located, adding 11 stalls, for a total of 96 at that time.

Development Impacts:

The development impacts are as follows:

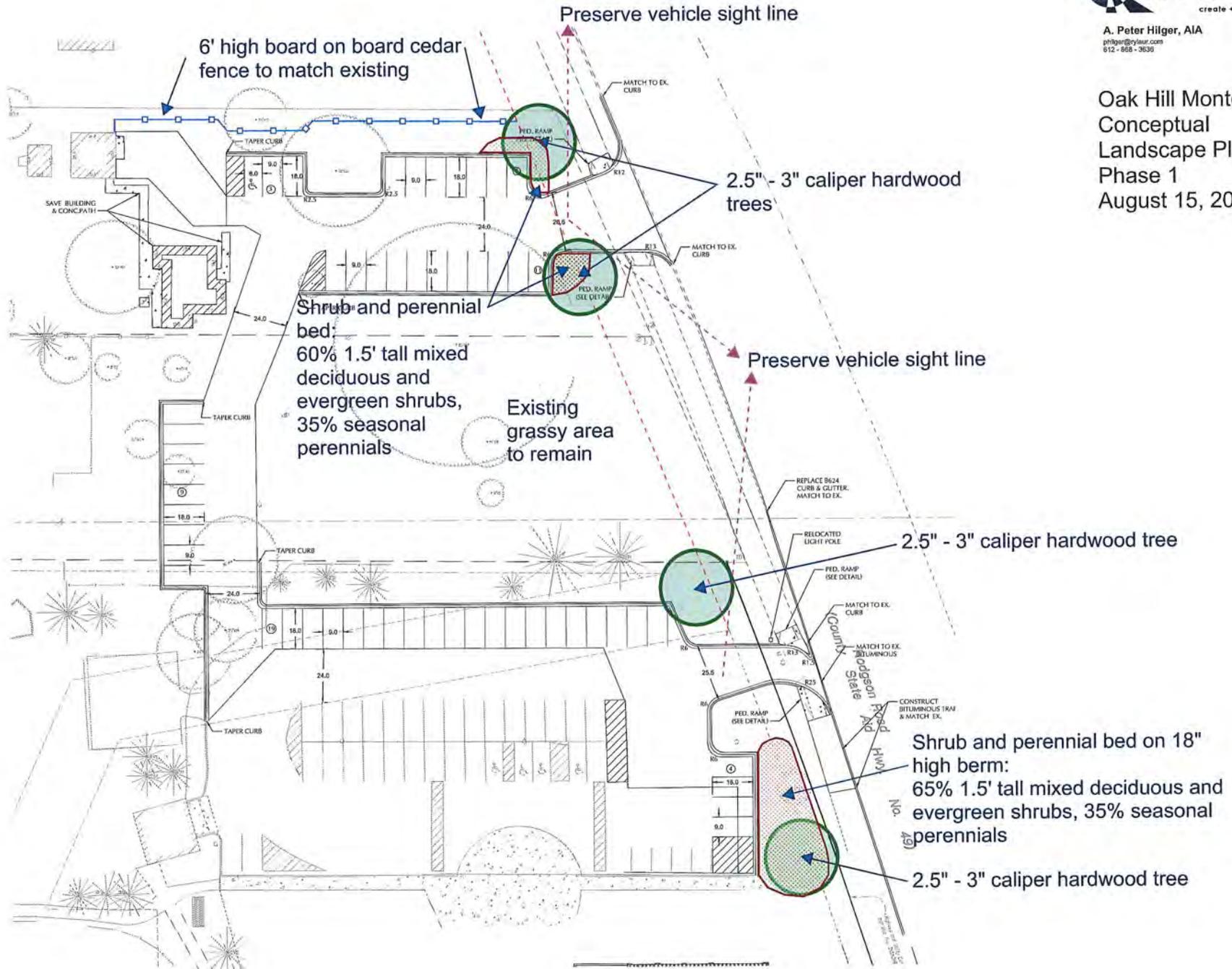
1. Existing drainage patterns, grades and thus erosion control measures will be slightly modified with the intent of minimizing impacts to the existing pond to the extent feasible.
2. Tree preservation has been considered wherein the existing large trees (those that are worth saving) have been preserved with this plan. Please note that some of the trees scheduled to be removed are identified of having disease potential and best removed.
3. Low cutoff LED site lighting will be adjusted to the new Phase 1 plan, with minimal impact to the neighboring properties. Please refer to the site lighting plan.
4. Existing utilities are presently unaffected by Phase 1, with storm sewer improvements possible for Phase 2, including an infiltration pond. At the time Phase 2 is contemplated, we will revisit the stormwater infiltration and examine other options, including pervious pavement, however we show the pond to represent the presently known impact of stormwater on the ultimate parking lot design.
5. Traffic patterns have been significantly improved with this proposed Phase 1 and Phase 2 (long term) plan, creating a plan for improved access from Hodgson, greater separation of the driveways, and a longer internal queue for the critical drop off and pick-up times. This will provide for a safer and more efficient vehicular circulation.
6. We are proposing a screening plan for Phase 1 only at this time, consisting of a screen fence on the north Hipkins property line, landscaped beds at the entrances (with attention to maintaining critical sight lines) and some additional trees located in such a way as to work in Phase 2 as well.

Summary:

Based upon the information presented above, we respectfully request approval of the Phase 1 Parking plan.

cc: Ms. Kathy Anderson, Ms. Jean Melancon

Oak Hill Montessori
Conceptual
Landscape Plan
Phase 1
August 15, 2015



CADD QUALIFICATION

CADD files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project without the written approval of the Consultant. With the Consultant's approval, others may be permitted to view copies of the CADD files for information and reference only. All corrections or modifications to the CADD files shall be made as the full responsibility of the Consultant and shall not be made by any other party without the written approval of the Consultant. Form any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

8-7 15 City Submittal

PROFESSIONAL SIGNATURE

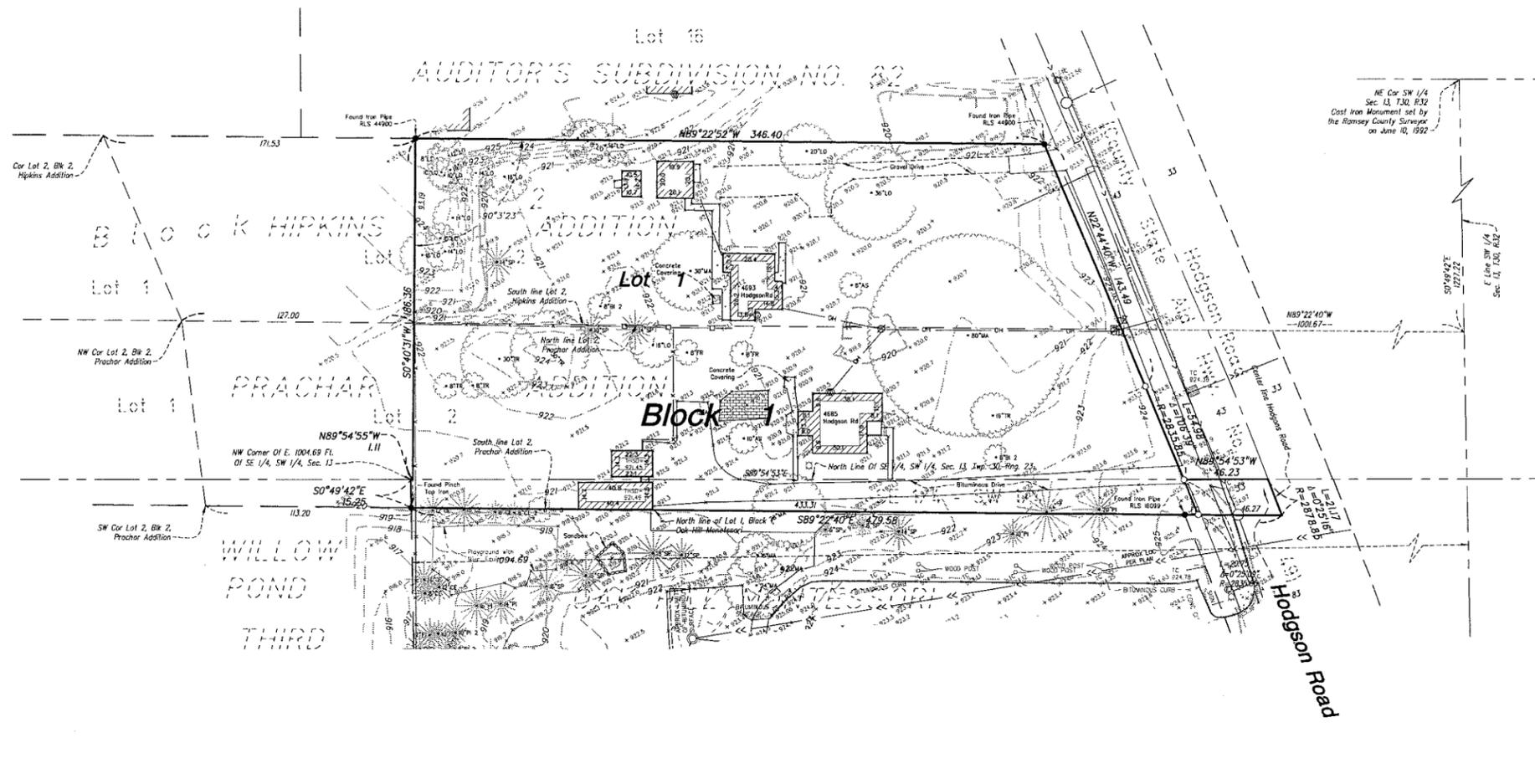
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Henry D. Nelson
License No. 17255
Date 8-7-15

QUALITY CONTROL

Loucks Project No. 00230D
Project Lead HDN
Drawn By TMB
Checked By
Field Crew

VICINITY MAP



DESCRIPTION OF PROPERTY SURVEYED

Legal Description per Title Commitment No. 1159431, dated May 17, 2015, issued by Edina Realty Title, Inc., as agent for Title Resources Guaranty Company

Parcel A:
That part of Lot 2, Block 2, Hopkins Addition, Ramsey County, Minnesota, lying Easterly of a line described as commencing at the Northwest corner of said Lot 2; thence Easterly, along the North line of said Lot 2, a distance of 171.53 feet to the point of beginning of the line to be described; thence Southerly deflecting right 90 degrees, 03 minutes, 23 seconds 93.19 feet to the South line of said Lot 2 and said line there terminating.

Parcel B:
That part of Lot 2, Block 2, Prachar Addition, Ramsey County, Minnesota, lying Easterly of a line beginning at a point on the South line of said Lot 2, Block 2, Prachar Addition, distant 113.2 feet East from the Southwest corner thereof and ending at a point on the North line of said Lot 2, distant 127.0 feet East of the Northwest corner thereof, lying Northerly of a line described as commencing at the Northeast corner of the Southwest Quarter of Section 13, Township 30, Range 32, being a cast iron monument set by the Ramsey County Surveyor on June 10, 1992 in the location of a found granite monument; thence South 0 degrees, 49 minutes, 42 seconds East, assumed bearing along the East line of said Southwest Quarter of Section 13 a distance of 1227.22 feet to the point of beginning of the line to be described; thence North 89 degrees, 22 minutes 40 seconds West a distance of 1001.67 feet to the West line to the West line of the above described property and said line there terminating.

All in Ramsey County, Minnesota.

Legal Description per Warranty Deed per Doc. No. 4019843

Parcel 1:
That part of Lot 2, Block 2, Prachar Addition, Ramsey County, Minnesota, lying Easterly of a line beginning at a point on the South line of said Lot 2, Block 2, Prachar Addition, distant 113.2 feet East from the Southwest corner thereof and ending at a point on the North line of said Lot 2, distant 127.0 feet East of the Northwest corner thereof; EXCEPT the following:
That part lying Northerly of a line described as commencing at the Northeast corner of the Southwest Quarter of Section 13, Township 30, Range 32, being a cast iron monument set by the Ramsey County Surveyor on June 10, 1992 in the location of a found granite monument; thence South 0 degrees, 49 minutes, 42 seconds East, assumed bearing along the East line of said Southwest Quarter of Section 13 a distance of 1227.22 feet to the point of beginning of the line to be described; thence North 89 degrees, 22 minutes 40 seconds West a distance of 1001.67 feet to the West line to the West line of the above described property and said line there terminating.

Parcel 2:
That part of the East 1004.69 feet of the Southeast Quarter of the Southwest Quarter of Section 13, Township 30, Range 23, Ramsey County, Minnesota, lying Westerly of the centerline of Hodgson Road, and lying Northerly of a line described as beginning at a point on the West line of said East 1004.69 feet of the Southeast Quarter of the Southwest Quarter of Section 13 distant 15.25 feet South of the Northwest corner of said East 1004.69 feet of the Southeast Quarter of the Southwest Quarter of Section 13; thence South 89 degrees 22 minutes 40 second East (assuming the North line of said Southeast Quarter of the Southwest Quarter of Section 13 has a bearing of South 89 degrees 54 minutes 53 seconds East) a distance of 479.57 feet to said Centerline of Hodgson Road and said line there terminating.

All in Ramsey County, Minnesota.

PROPOSED ZONING:
Zone (OFC) - Office District

PROPOSED BUILDING SETBACKS:
Front = 50 Feet
Side (Corner) = 30 Feet
Side (Interior) = 10 Feet
Rear = 20 Feet

AREAS:
Total Property Area = 79,530 Sq.Ft. or 1.83 Acres
Right of way Dedication Area = 901 Sq.Ft. or 0.02 Acres
Net Property Area = 78,629 Sq.Ft. or 1.81 Acres

NOTES

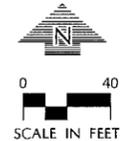
- Benchmark: Threshold elevation at the easterly entrance of the Oak Hill Montessori. Elevation = 924.01 feet (City of Shoreview Datum).
- We have shown buried structures and utilities on and/or serving the site Per Gopher State One-Call Ticket No.'s 150410582, 150410587 and 150410600. The following utilities and municipalities were notified:

ARVIG	(218) 298-1025
CITY OF NORTH OAKS	(763) 476-6010
COMCAST	(612) 522-8141
CITY OF SHOREVIEW	(651) 490-4361
METRO WASTE COMMISSION	(651) 602-4511
RAMSEY CO PUBLIC WORKS	(651) 266-7100
XCEL ENERGY	(651) 229-2427
CENTURYLINK	(855) 742-6062
ZAYO GROUP	(952) 230-9130

- Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this. Those utility operators that do respond often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoining site crosses this site or a service to this site crosses an adjoining, it may not be located since most operators will not mark such "private" services.
- Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
- Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.

SURVEY LEGEND

- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- ◇ HYDRANT
- ⊕ GATE VALVE
- ⊗ POWER POLE
- LIGHT POLE
- YARD LIGHT
- GUY WIRE
- SPOT ELEVATION
- UTILITY PEDESTAL
- ⊕ POST INDICATOR VALVE
- ⊕ SOIL BORING
- MA MAPLE
- PI PINE
- SP SPRUCE
- TR TREE (GEN)
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND CABLE TV
- OVERHEAD UTILITY
- CHAIN LINK FENCE
- WOOD FENCE
- CONCRETE CURB
- CONCRETE
- CONTOUR
- CONIFEROUS TREE
- DECIDUOUS TREE



○ DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET, MARKED "RLS 17255"
● DENOTES IRON MONUMENT FOUND



RYLAUR, LLC.
14 PHEASANT LANE
NORTH OAKS, MN 55127
P: 612.868.3636
philger@rylaur.com

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PROJECT INFORMATION:
SITE REMODEL
OAK HILL MONTESSORI
SHOREVIEW, MN 55126

CLIENT INFORMATION:
OAK HILL MONTESSORI
4665 HODGSON ROAD
SHOREVIEW, MN 55126

SITE REMODEL FOR: OAK HILL MONTESSORI SCHOOL

4665 HODGSON ROAD
SHOREVIEW, MN 55126

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS. VERIFY ALL DIMENSIONS IN THE FIELD WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS. FIELD VERIFY AND ADVISE THE ARCHITECT OF ANY DISCREPANCY BEFORE PERFORMING THE WORK.
2. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THE CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING WORK OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT/ENGINEER AND LANDLORD'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS. CORE DRILLING IN STRUCTURAL FLOOR SHALL ONLY BE DONE AFTER APPROVAL OF LANDLORD.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS, AND EQUIPMENT AS A RESULT OF HIS/HER OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT/ENGINEER.
5. DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND/OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.
7. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES AND/OR AS DIRECTED BY ARCHITECT/ENGINEER.
8. VERIFICATION OF EXISTING CONDITIONS: EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.
9. CODE COMPLIANCE: EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE 2006 INTERNATIONAL BUILDING CODE, 2007 MINNESOTA STATE BUILDING CODE AND ALL OTHER GOVERNMENTAL AGENCIES' JURISDICTION OVER HIS/HER PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS/HER PORTION OF THE WORK.
10. EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE: EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF/HERSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS FOR THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM/HER FROM COMPLETING HIS/HER WORK IN A COMPETENT MANNER, HE/SHE SHALL NOTIFY THE ARCHITECT OF SUCH BEFORE PROCEEDING WITH HIS/HER WORK. THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS/HER PERSONAL SUPERVISION TO THE WORK. THE QUALIFIED SUPERINTENDENT SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER REQUIREMENTS DEEMED NECESSARY FOR THE COMPLETION OF THE BUILDING. ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED STANDARD PRACTICE OF THE TRADE INVOLVED.
11. PERMITS, FEES, AND TAXES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATION DEPOSITS UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR SAME.
12. PERFORMANCE OF WORK: NO SUBCONTRACTOR SHALL BEGIN ITS WORK UNLESS THE PREVIOUS TRADE, UPON WHOM IT IS DEPENDENT, HAS PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS. ONCE THE CONTRACTOR HAS STARTED HIS/HER WORK HE/SHE ASSUMES FULL RESPONSIBILITY FOR THAT WORK. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM BOTH MATERIALS AND LABOR PERFORMED ON THE PREMISES.
13. CLEANUP: IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SMUDGES, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT AND PENCIL MARKINGS, TAGS AND DESTINATION LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND VACUUMING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER. CONTRACTOR SHALL MAINTAIN THE AREA IN A CLEAN CONDITION.
14. MATERIALS: ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY OR ARE REASONABLY INFERRABLE AS BEING REQUIRED FOR A COMPETENT AND COMPLETE INSTALLATION, THE MATERIAL, METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THAT TYPICAL OR REPRESENTATIVE FOR THAT WORK.
15. FIRE RESISTIVITY/UNDERWRITERS LABORATORY RATINGS: WHERE ASSEMBLIES OR THEIR VARIOUS COMPONENTS, MATERIALS OR CONSTRUCTION SYSTEMS ARE INDICATED TO HAVE FIRE RESISTIVITY RATINGS OR UNDERWRITERS LABORATORY RATINGS, ALL SUCH SYSTEMS SHALL BE COMPOSED OF MATERIALS AND BE ASSEMBLED SO AS TO CONFORM TO THE STANDARDS ESTABLISHED IN GOVERNING CODES IN ORDER TO ACHIEVE THE REQUIRED RATING IN THE COMPLETED WORK.
16. CUTTING AND PATCHING: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING, AND MATCHING OF HIS/HER NEW WORK TO EXISTING WORK WHERE APPLICABLE AND INDICATED IN THE DRAWINGS. NO CONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER CONTRACTOR BY EXCAVATING, CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTOR.
17. DEMOLITION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF DEBRIS REQUIRED TO COMPLETE THE CONSTRUCTION AS SPECIFIED ON THE DRAWINGS. EXISTING UNUSED ELECTRIC AND PLUMBING SHALL BE REMOVED OR ADEQUATELY CAPPED AS ALLOWED BY CODE AND APPROVED BY LANDLORD.
18. CONTRACTOR IS REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE TO OWNER AND ARCHITECT. ALL UPDATES DURING CONSTRUCTION SHALL BE SUBMITTED TO OWNER AND ARCHITECT AS CHANGES ARE MADE WITHIN 48 HOURS OF CHANGE.

ABBREVIATIONS

AB	ANCHOR BOLT	FUR	FURRED(ING)
ACT	ACOUSTICAL CEILING TILE	GC	GENERAL CONTRACTOR
AFT	ABOVE FINISHED FLOOR	GF	GROUND FAULT CIRCUIT INTERRUPTER
AFS	ABOVE FINISHED GRADE	GA	GAUGE
AC	AIR CONDITIONING	GL	GLASS GLAZING
ABV	ABOVE	GALV	GALVANIZED
ALLUM	ALUMINUM	GYP	GYP SUM
ANOD	ANODIZED	HB	HOSE BIB
APRX	APPROXIMATE(LY)	HC	HOLLOW CORE
ARCH	ARCHITECT(URAL)	HM	HOLLOW METAL
AVG	AVERAGE	HDCP	HANDICAP
BOC	BOTTOM OF CURB	HDR	HEADER
BD	BOARD	HDW	HARDWARE
BIT	BITUMINOUS	HGT	HEIGHT(S)
BLDG	BUILDING	HOR	HORIZONTAL
BLK(G)	BLOCK(ING)	HR	HANDRAIL
BOT	BOTTOM	HTR	HEATER
BRG	BEARING	HVAC	HEATING/VENTILATING/AIR CONDITIONING
CTC	CENTER TO CENTER	HYD	HYDRANT
CJ	CONTROL JOINT(S)	ID	INSIDE DIAMETER
CL	CENTER LINE(S)	IN	INCH
CMU	CONCRETE MASONRY UNIT	INCL	INCLUDE(D)(ING)
CT	CERAMIC TILE	INSUL	INSULATE(ATION)
CLG	CEILING(S)	INT	INTERIOR
CLF	CLEAR(ANCE)	JST	JOIST
CONC	CONCRETE	JT	JOINT
CONT	CONTINUE(OUS)(ATION)	KO	KNOCK OUT
CPT	CARPET(ING)	LF	LINEAR FEET
CRS	COURSE(S)	LAM	LAMINATED
CTR	CENTER(ED)	LB	POUNDS
CU	CUBIC	LBL	LABEL
DF	DRINKING FOUNTAIN	LMBR	LUMBER
DEG	DEGREES	LT	LIGHT
DEMO	DEMOLISH/DEMOLITION	LVR	LOUVER
DET	DETAIL	MO	MASONRY OPENING
DIA	DIAMETER	MAS	MASONRY
DIM	DIMENSION	MATL	MATERIAL(S)
DN	DOWN	MAX	MAXIMUM
DR	DOOR	MECH	MECHANICAL
DS	DOWNSPOUT	MEP	MECHANICAL/ELECTRICAL & FINISH SYSTEM
DWG	DRAWING(S)	MIN	MINIMUM
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	MISC	MISCELLANEOUS
EA	EACH	MTL	METAL
EL	ELEVATION	MULL	MULLION
ELEC	ELECTRICAL	NC	NO CHARGE
ELEV	ELEVATOR	NIC	NOT IN CONTRACT
ENCL	ENCLOSURE	NL	NIGHT LIGHT
ENGR	ENGINEER	NTS	NOT TO SCALE
EO	EQUAL	NA	NOT APPLICABLE
EQUIP	EQUIPMENT	NO	NUMBER
EXH	EXHAUST	OC	ON CENTER
EXIST	EXISTING	OD	OUTSIDE DIAMETER
EXP	EXPANSION	OH	OVERHEAD
EXT	EXTERIOR	OPG	OPENING
FD	FLOOR DRAIN	PBD	PARTICLE BOARD
FE(C)	FIRE EXTINGUISHER (CABINET)	PLAM	PLASTIC LAMINATE
FF	FINISHED FLOOR	PC	PRECAST CONCRETE
FFE	FINISHED FLOOR ELEVATION	PL	PLATE
FRP	FIBERGLASS REINFORCED PANEL	PLBG	PLYWOOD
FDN	FOUNDATION	PNL	PANEL
FIN	FINISHED	PT	PAINT(ED)
FIXT	FIXTURE	PVC	POLYVINYL CHLORIDE
FLG	FLASHING	QT	QUANTITY
FLR	FLOOR	R	RADIUS
FLUOR	FLUORESCENT	RD	ROOF DRAIN
FRM	FRAME	RF	ROUGH FACE
FT	FEET, FOOT	RO	ROUGH OPENING
FTG	FOOTING		
FURN	FURNISH		

DIRECTORY

OWNER
OAK HILL MONTESSORI
4665 HODGSON ROAD
SHOREVIEW, MN 55126
PHONE: 651-484-8242
FAX: 651-484-4130
CONTACT: KATHY ANDERSON
E-MAIL: kathy@oakhillmontessorif.org

COMMUNITY DEVELOPMENT
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4600 VICTORIA STREET NORTH
SHOREVIEW, MN 55126
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CONTACT: KATHLEEN CASTLE
E-MAIL: kcastle@shoreviewmn.gov

ARCHITECT
RYLAUR, LLC
14 PHEASANT LANE
NORTH OAKS, MN 55127
PHONE: (612) 868-3636
CONTACT: A. PETER HILGER, AIA
E-MAIL: philger@rylaur.com

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SULLIVAN - DAY CONSTRUCTION
3630 HARBOR LANE N.
SUITE 100
PLYMOUTH, MN 55447
PHONE: (763) 231-2411, x11
FAX: (763) 231-7414
CONTACT: STEVE DAY
E-MAIL: sday@sullivanandday.com

CIVIL ENGINEER
LOUCKS ASSOCIATES
7200 HEMLOCK LANE
SUITE 300
MAPLE GROVE, MN 55369
PHONE: (763) 424-5505
FAX: (763) 424-5522
CONTACT: TODD MCLOUTH, PE
E-MAIL: tmclouth@loucksassociates.com

NUMBER NAME

GENERAL	TITLE SHEET
G100	
C100	EXISTING SITE/DEMOLITION PLAN
C200	SITE REMODEL PLAN

PERMIT SET

A. PETER HILGER
REG. NO. 15862

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA



SHEET DATE: 7/28/2015

REVISION SCHEDULE

NO	DESCRIPTION	DATE
----	-------------	------

DRAFTED: PRG
REVIEWED: APH

SHEET TITLE:
TITLE SHEET

G100

7/28/2015 11:45:41 AM

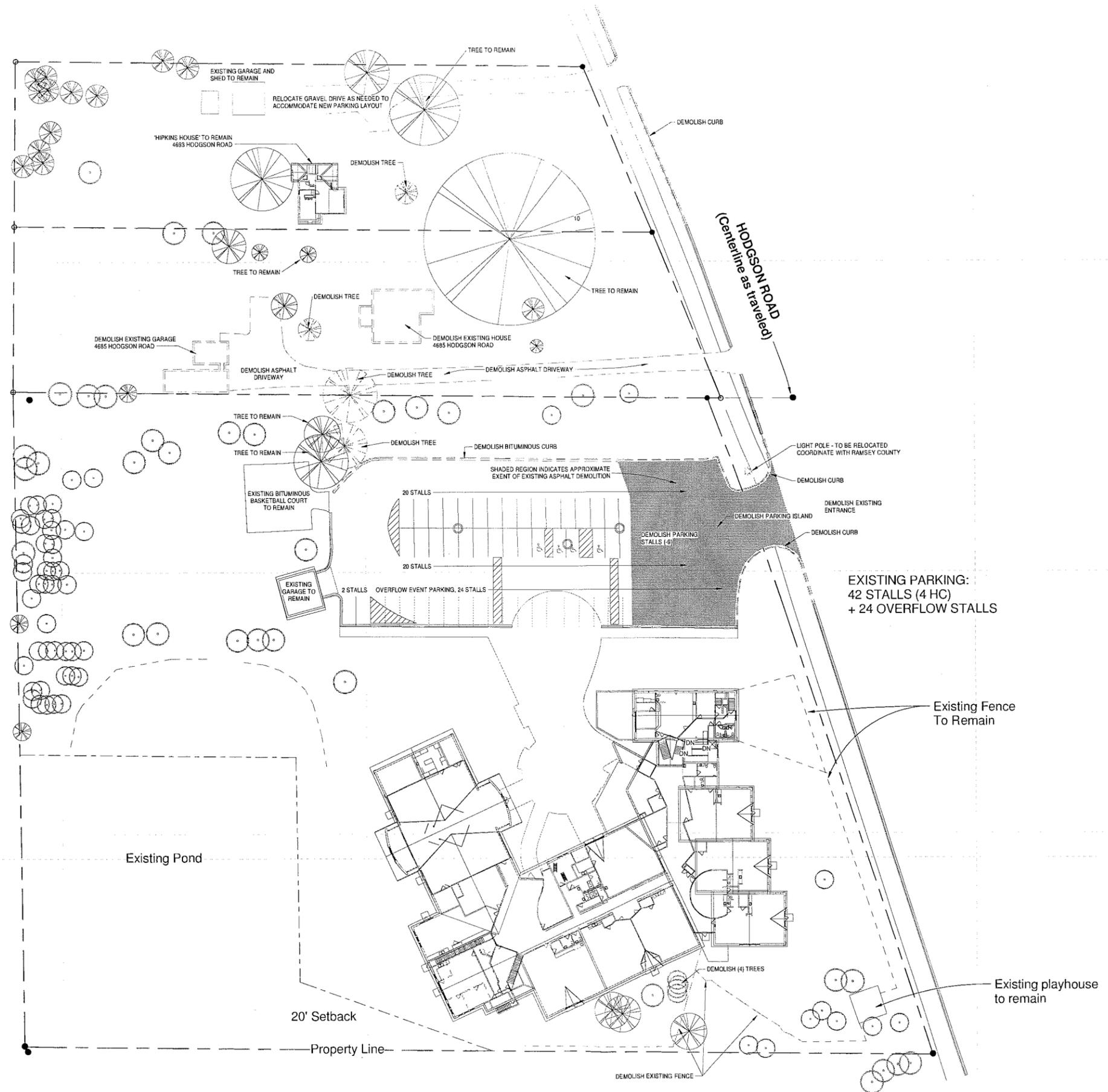
PROJECT INFORMATION:

SITE REMODEL
OAK HILL MONTESSORI
SHOREVIEW, MN 55126

CLIENT INFORMATION:

OAK HILL MONTESSORI
4665 HODGSON ROAD
SHOREVIEW, MN 55126

PORTION OF
EXISTING LOT
CEDED TO
NEIGHBOR



PERMIT SET

A. PETER HILGER
REG. NO. 15862

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.



SHEET DATE: 7/28/2015

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

DRAFTED: PRG
REVIEWED: APH

SHEET TITLE:
EXISTING SITE DEMOLITION PLAN

PROJECT INFORMATION:

SITE REMODEL
OAK HILL MONTESSORI
SHOREVIEW, MN 55126

CLIENT INFORMATION:

OAK HILL MONTESSORI
4665 HODGSON ROAD
SHOREVIEW, MN 55126

PERMIT SET

A. PETER HILGER
REG. NO. 15862

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA



SHEET DATE: 7/28/2015

REVISION SCHEDULE

NO	DESCRIPTION	DATE

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REVIEWED: APH

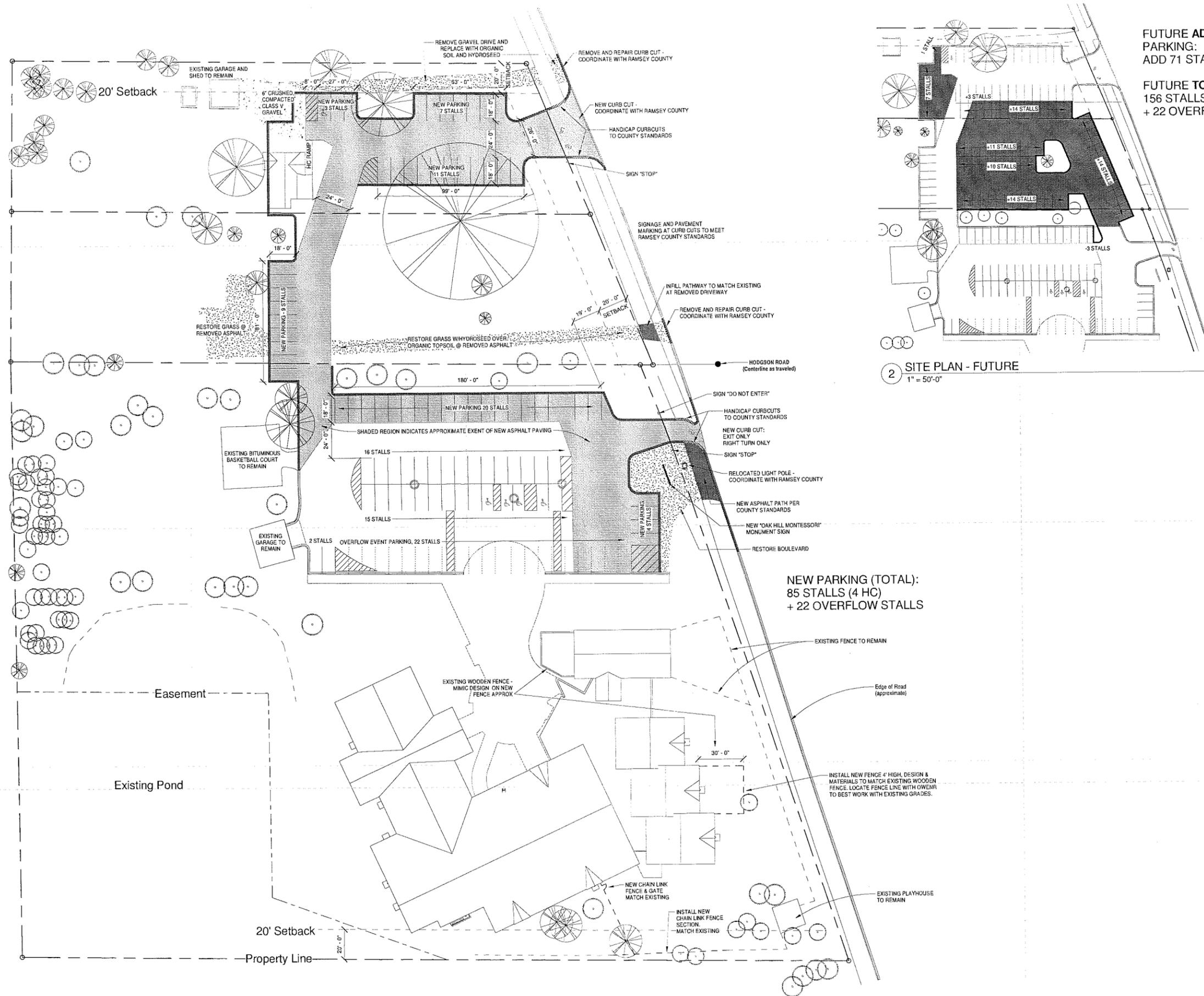
SHEET TITLE:
SITE REMODEL PLAN

C200

7/28/2015 10:24 AM

PORCION OF EXISTING LOT CEDED TO NEIGHBOR

1 SITE PLAN - REMODEL
1" = 30'-0"

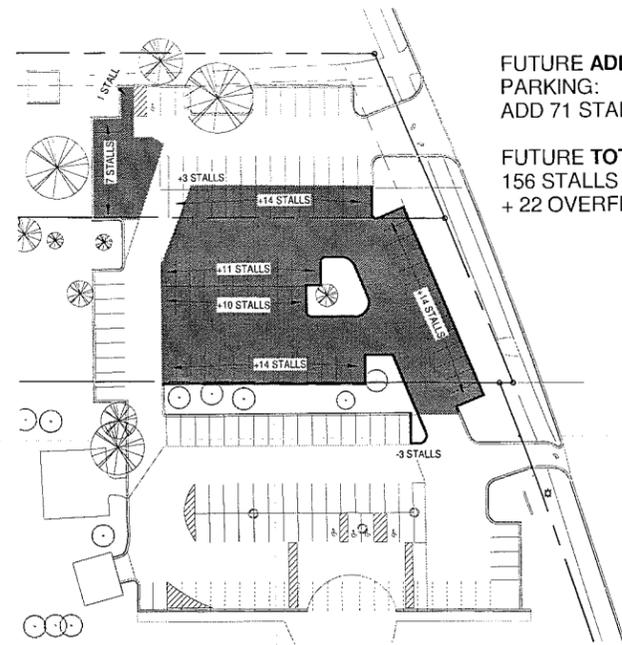


NEW PARKING (TOTAL):
85 STALLS (4 HC)
+ 22 OVERFLOW STALLS

2 SITE PLAN - FUTURE
1" = 50'-0"

FUTURE ADDITIONAL PARKING:
ADD 71 STALLS

FUTURE TOTAL PARKING:
156 STALLS
+ 22 OVERFLOW STALLS





CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1156

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 WIRLS, 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.

SURVEY LEGEND

☐	CATCH BASIN	—>	STORM SEWER
○	STORM MANHOLE	—>	SANITARY SEWER
○	SANITARY MANHOLE	—	WATERMAIN
○	WATER MANHOLE	—	SANITARY SEWER SERVICE
◇	HYDRANT	—	WATER SERVICE
M	GATE VALVE	—	UNDERGROUND CABLE TV
⊗	POWER POLE	—	OVERHEAD UTILITY
⊕	LIGHT POLE	—	CHAIN LINK FENCE
⊙	YARD LIGHT	—	WOOD FENCE
—	GUY WIRE	—	CONCRETE CURB
•	SPOT ELEVATION	—	CONCRETE
⊕	UTILITY PEDESTAL	—	CONTOUR
⊕	POST INDICATOR VALVE	⊙	CONIFEROUS TREE
⊕	SOIL BORING	⊙	DECIDUOUS TREE
MA	MAPLE		
PI	PINE		
SP	SPRUCE		
TR	TREE (GEN)		
		THSD	THRESHOLD ELEVATION

DESCRIPTION OF PROPERTY SURVEYED
 (per the hereinafter referenced title commitment)

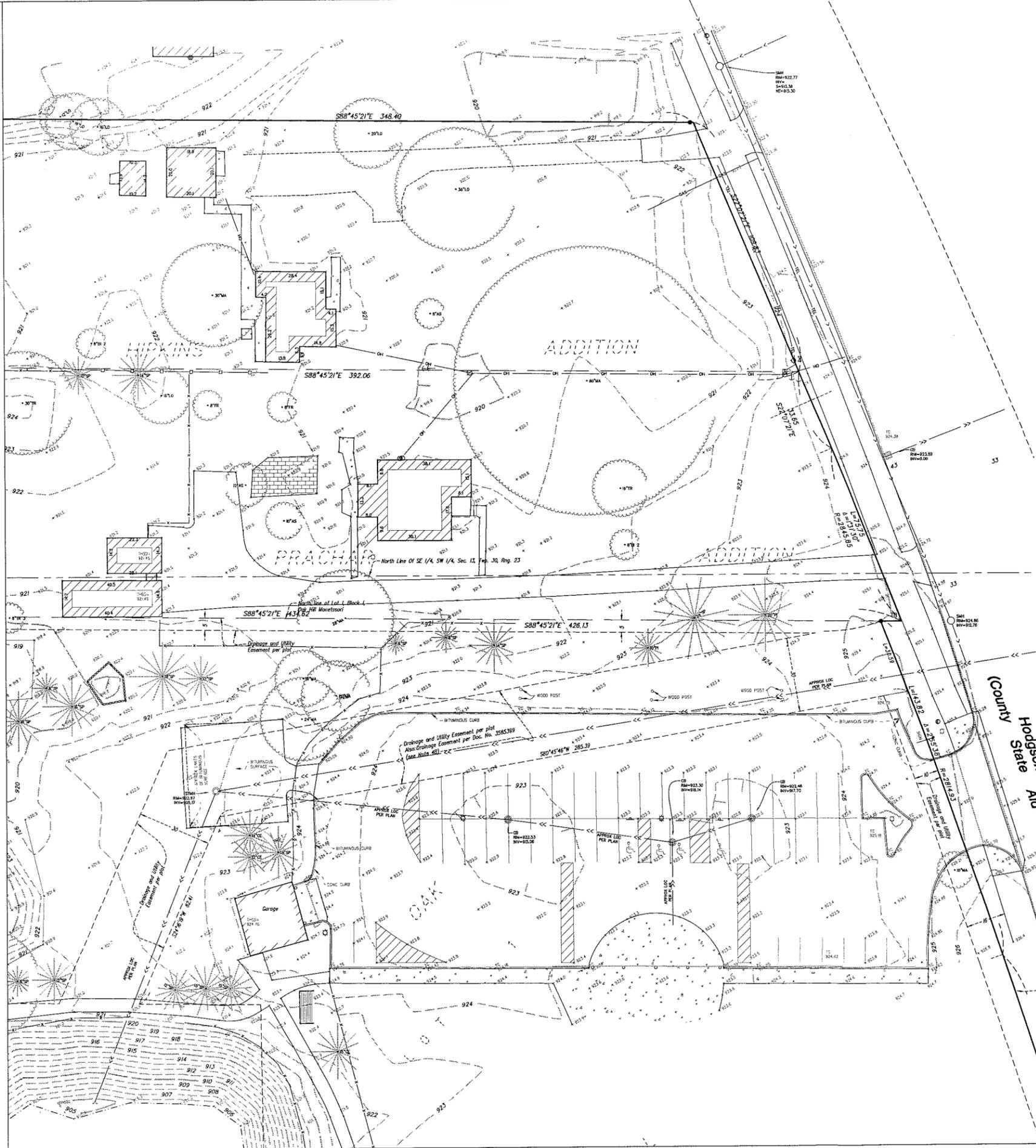
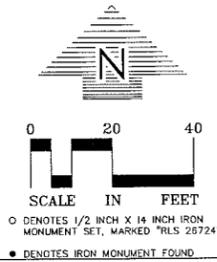
Parcel A
 Lot 1, Block 1, OAK HILL MONTESSORI, Ramsey County, Minnesota.

Parcel B
 Part of Lot 2, Block 1, Prachar Addition.

Parcel C
 Part of Lot 2, Block 1, Hipkins Addition.

- NOTES**
- 1) Benchmark: Threshold elevation at the easterly entrance of the Oak Hill Montessori. Elevation = 924.01 feet (City of Shoreview Datum).
 - 2) We have shown buried structures and utilities on and/or serving the site Per Gopher State One-Call Ticket No.'s 15041080, 150410592, 150410567 and 150410600. The following utilities and municipalities were notified:

ARVIG	(718) 298-1025
CITY OF NORTH OAKS	(763) 476-6010
COMCAST	(612) 522-8141
CITY OF SHOREVIEW	(651) 490-4661
METRO WASTE COMMISSION	(651) 602-4511
RAMSEY CO PUBLIC WORKS	(651) 266-7100
XCELENERGY	(651) 229-2427
CENTURYLINK	(955) 742-6062
ZAYO GROUP	(952) 230-9430
 - 3) Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this. Those utility operators that do respond often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoining site crosses this site or a service to this site crosses an adjoining, it may not be located since most operators will not mark such "private" services.
 - 4) Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
 - 5) Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.
 - 6) The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Land Title, Inc. as agent for First American Title Insurance Company, LT File No. 518569 dated March 6, 2015.
 - 7) The following remarks reference items in Schedule B, Part II - Exceptions of the herein referenced Title Commitment:
 - a) Item no.'s 1 - 10, 13, 14, 16 and 19 - 23 are not survey related items.
 - b) Item no. 11 is a drainage easement in favor of Ramsey County per Doc. No. 3585399. The description for the location of this easement is non-surveyable, but it appears by the graphic portion of the document, that the easement is within the drainage and utility easement as dedicated on the plat of Oak Hill Montessori across the northerly portion of the site. The client's counsel may wish to pursue this matter further, so as to clear any title issues that may have been created by this document.
 - c) Item no. 12 references the drainage and utility easements as dedicated on the plat of Oak Hill Montessori. These easements are shown hereon along the southerly, the easterly and the northerly sides of the site.
 - d) Item no. 15 is a highway easement in favor of Ramsey County per Doc. No. 3585398. The description for the location of this easement is non-surveyable, but it appears by the graphic portion of the document, that the easement is within the area dedicated as Hodgson Road on the plat of Oak Hill Montessori. The client's counsel may wish to pursue this matter further, so as to clear any title issues that may have been created by this document.
 - e) Item no. 17 is a landscape easement in favor of the City of Shoreview per Document no. 2858077. This easement is shown hereon at the southeast corner of the site.
 - f) Item no. 18 is a drainage and utility easement in favor of the City of Shoreview per Document no. 2858078. This easement lies westerly of, and does not encumber, the area included in this survey.
 - 8) This survey was prepared without the benefit of Title Commitment for Parcels B & C.



RYLAUR LLC
 752 STILLWATER RD.
 MAHTOMEDI, MINNESOTA 55115
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 F: 651.631.1500
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PROJECT INFORMATION:
 OAK HILL MONTESSORI
 4665 HODGSON RD.
 ST. PAUL, MN 55126

CLIENT INFORMATION:
 OAK HILL MONTESSORI
 4665 HODGSON RD.
 ST. PAUL, MN 55126

PROJ. STATUS

LOUCKS ASSOCIATES
 Planning • Civil Engineering • Land Surveying

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.

Todd W. McLaughlin - PE
 License No. 20383

Drawing date: 2015 06-24

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

DRAWN BY: YP
CHECKED BY: TWM

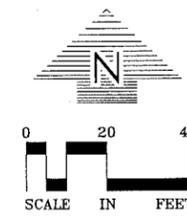
SHEET TITLE:
 EXISTING CONDITIONS

C1-1



CALL BEFORE YOU DIG
Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166



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.

SITE DEMOLITION SPECIFICATIONS

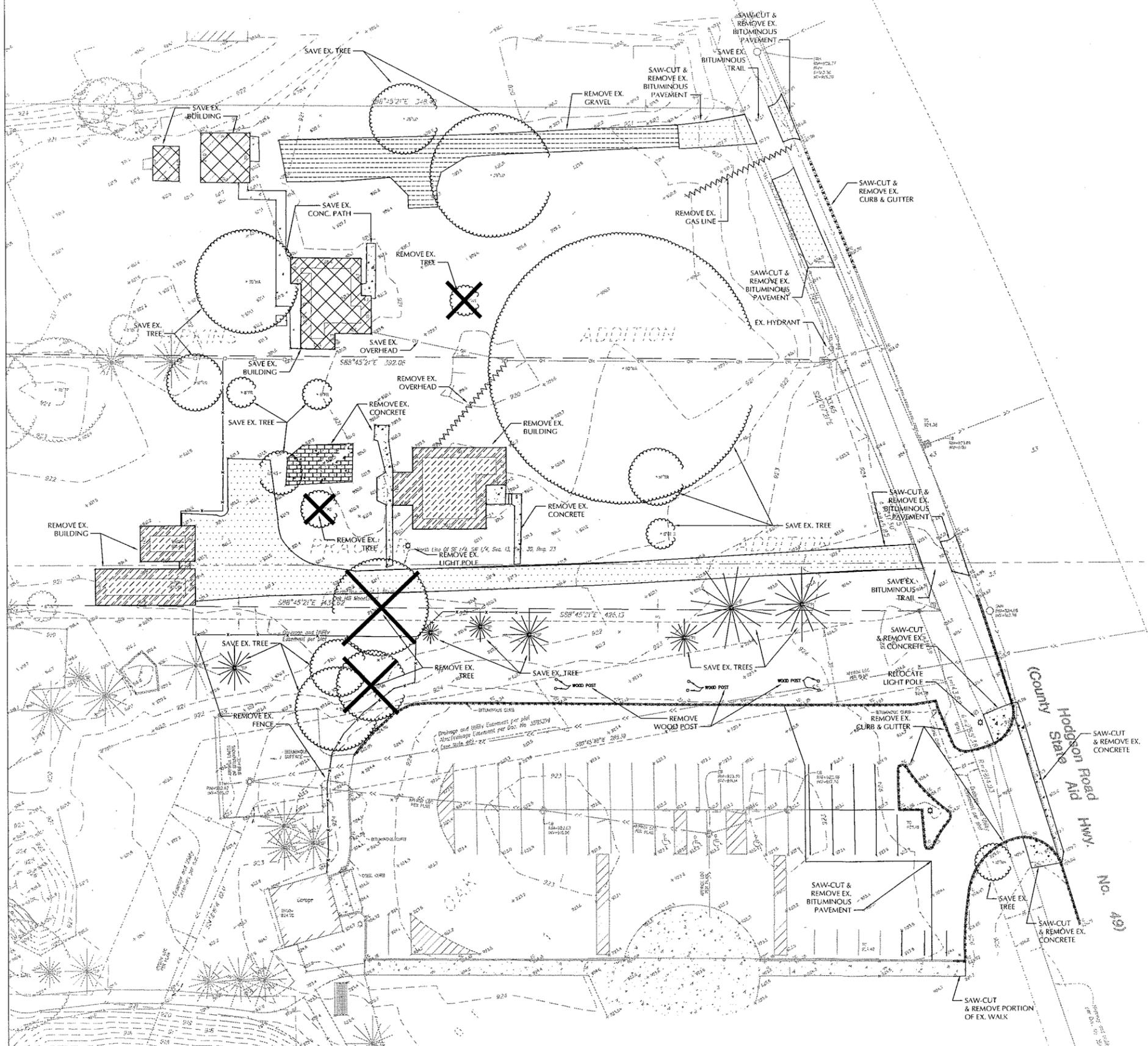
- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
- CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
- CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
- CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULLED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.
- BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
- CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
- ALL REMOVAL ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE AND SHALL BE DISPOSED OF OFF-SITE IN A MANNER MEETING ALL APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL SIGNS, MAILBOXES, ETC.
- ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
- A COUNTY RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO WORKING WITHIN COUNTY ROW.

NOTE:

ALL ITEMS IN BOLD ARE TO BE REMOVED.

SITE DEMOLITION LEGEND

- REMOVE EXISTING GRAVEL
- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING/WALKS
- REMOVE EXISTING BUILDINGS
- REMOVE EXISTING BUILDINGS
- REMOVE EXISTING FENCE, CURB & GUTTER & RETAINING WALL
- REMOVE EXISTING TREES



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PROJECT INFORMATION:

CLIENT INFORMATION:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying

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Todd W. McLaughlin - PE
20383 License No. Date

Drawing date:

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

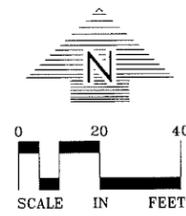
DRAWN BY:
CHECKED BY:

SHEET TITLE:
DEMOLITION PLAN



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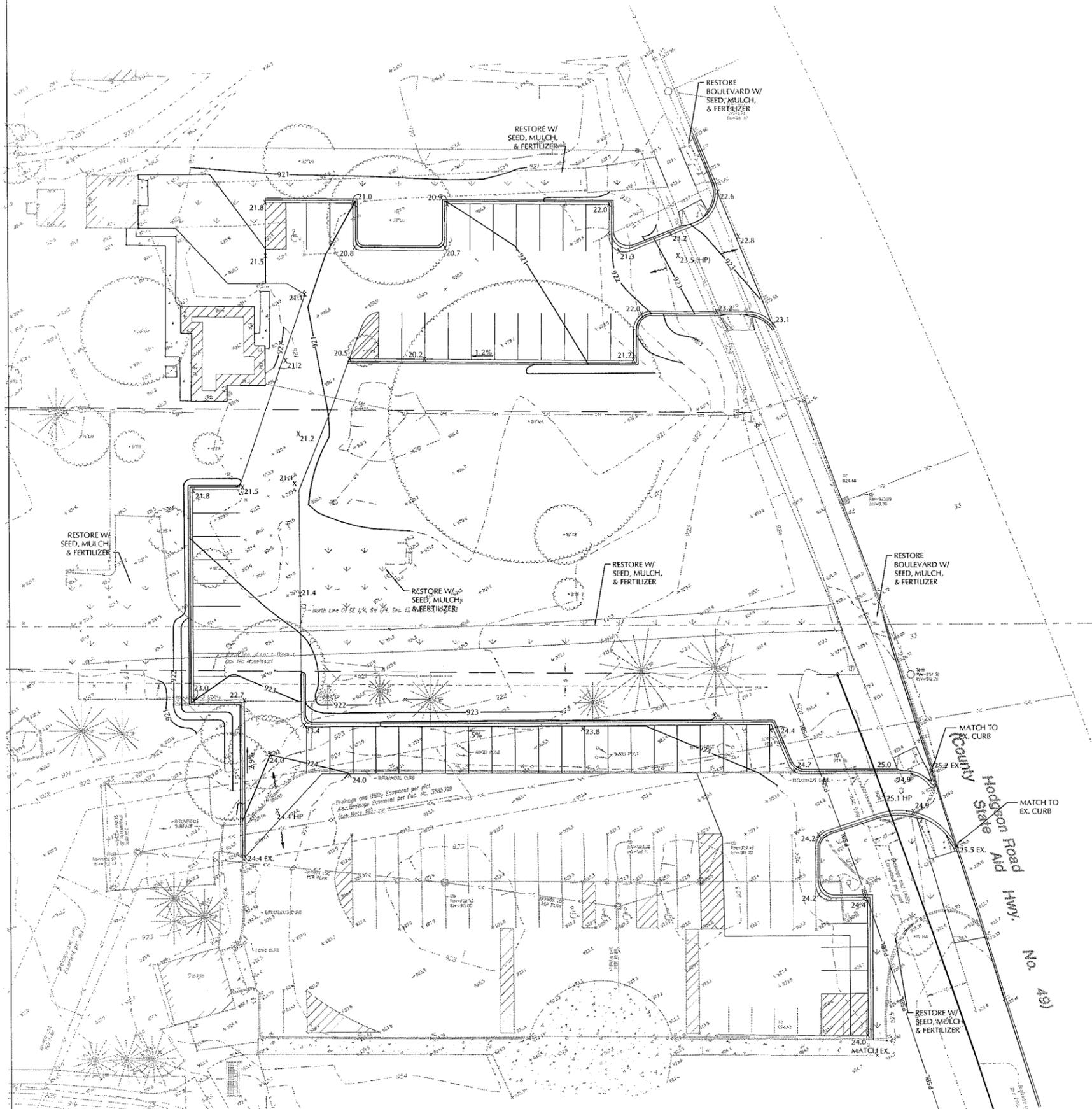
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CLIENT INFORMATION:



GRADING, DRAINAGE & EROSION CONTROL NOTES

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EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BURIED	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FOREMAN	
	DRANITE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TRENCHLINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	

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- See Site Plan for further curb and bituminous taper locations.

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying

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.

Todd W. McEachern - PE
 20383
 License No. Date

Drawing date:

NO.	DESCRIPTION	DATE

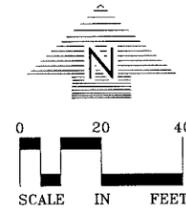
REVISION SCHEDULE

DRAWN BY:
CHECKED BY:

SHEET TITLE:
 GRADING
 PLAN-PHASE 1



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	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FOREMAN	
	DRANKLINE	
	SILT FENCE	
	CURB & OUTLET	
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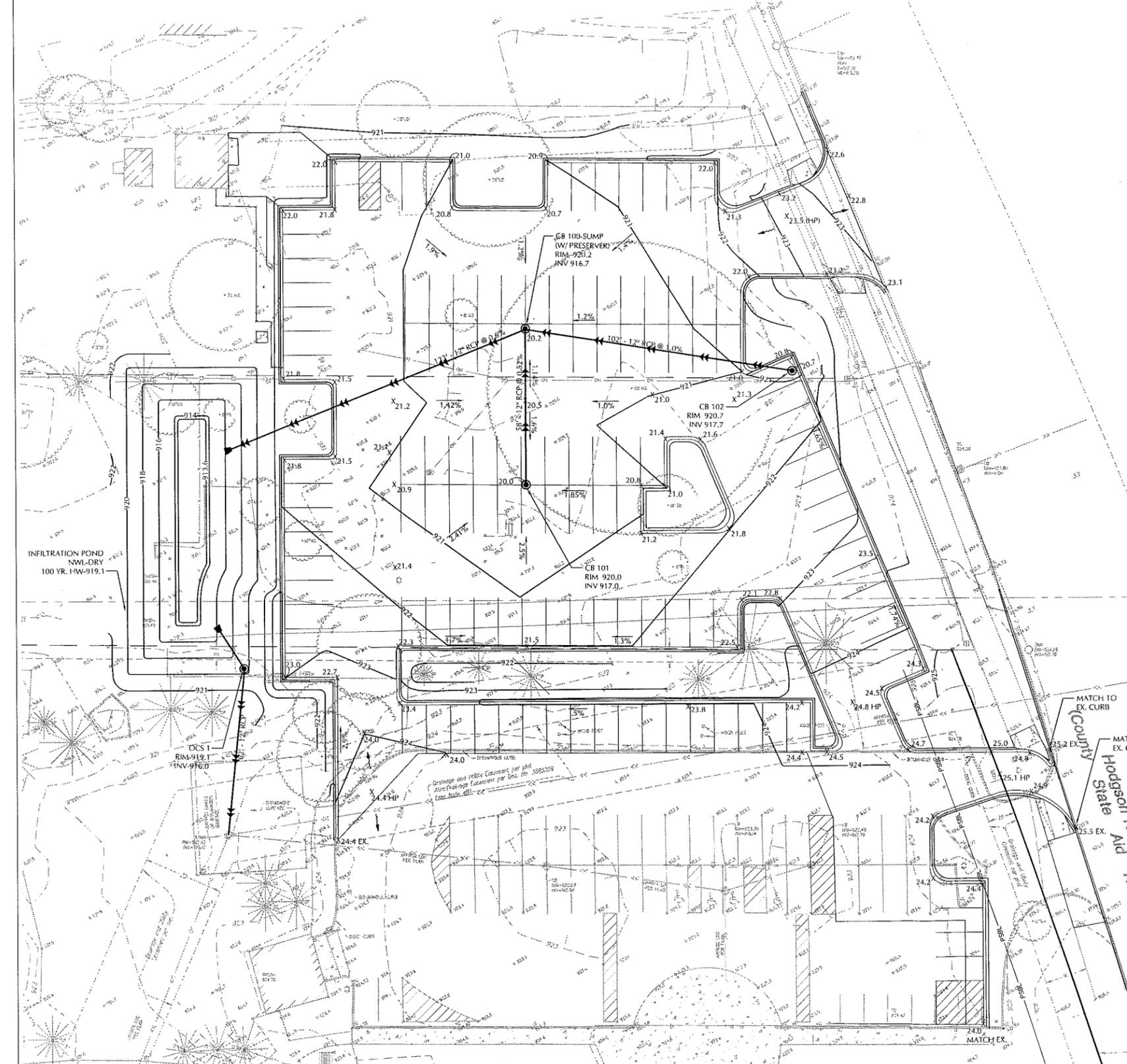
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- See Site Plan for further curb and bituminous taper locations.

STORM SEWER SPECIFICATIONS

- Storm sewer construction shall be in accordance with MnDOT Specifications 2501-2511. All concrete pipe joints shall have rubber "o" ring gaskets. All plastic pipe shall have rubber gaskets.
- Connections to existing manholes shall be made by core drilling the manhole at the proposed invert elevations and installing a rubber boot. Grout in the boot and form an invert for the new sewer line.
- Pipe lengths shown on the plan include the apron section.
- All storm sewer manholes shall be supplied with a minimum 4 inches and maximum 10 inches of concrete adjusting rings. Rings shall be set in a mortar bed and grouted smooth on the inside.
- Pipe bedding shall be class C.
- Rip rap material shall be class III random with type IV geotextile filter fabric. Rip rap shall be field or quarried stone material.
- Trench compaction shall be 95% standard proctor density in the area from the pipe centerline within 3 feet of finished grade and 100% in the final 3 feet of the backfill to finish grade.

NOTE:
 PHASE 2 NOT IN CONTRACT



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CLIENT INFORMATION:

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Todd W. McLoughlin - PE
 License No. _____ Date _____

Drawing date:

NO	DESCRIPTION	DATE

REVISION SCHEDULE

DRAWN BY:
 CHECKED BY:

SHEET TITLE:
 GRADING PLAN-ULTIMATE
 PHASE 2

C3-2

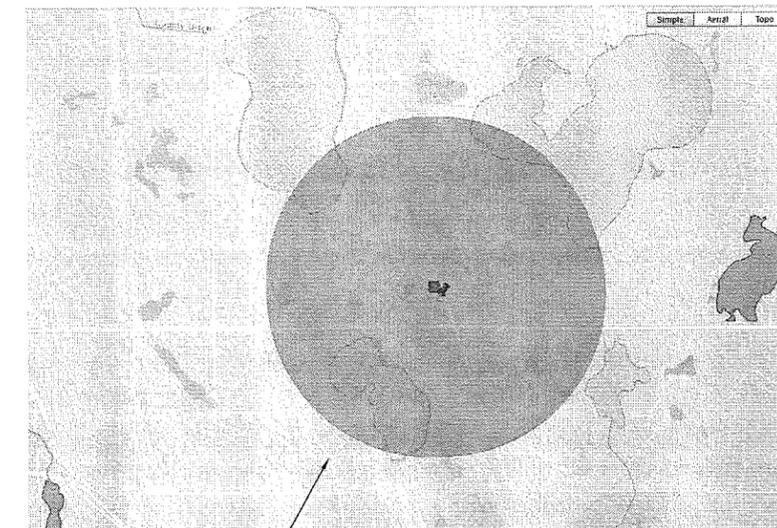


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PROJECT INFORMATION:

CLIENT INFORMATION:



NO IMPAIRED WATERS

MAP LEGEND

- IMPAIRED WATER
- SPECIAL WATER
- 1 MILE RADIUS AREA

TYPICAL SUBSURFACE SOIL STRATUM

STRATUM	DEPTH TO BASE OF STRATUM BELOW EXISTING GRADE	MATERIAL DESCRIPTION
1	2 TO 5 INCHES	TOPSOIL
2	6 1/2 TO 14 FEET	SM, SP-SM, AND SP
3	TERMINATION DEPTH OF 10 TO 20 FEET	SP AND SP-SM

PROJECT LOCATION

COUNTY	TOWNSHIP	LATITUDE	LONGITUDE
RAMSEY	35A	38.89767	-77.03655

*SEE GEOTECHNICAL REPORT AS PART OF SWPPP FOR ADDITIONAL SOILS INFORMATION

PERMANENT STORMWATER MANAGEMENT

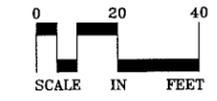
X	INFILTRATION
	STORMWATER HARVEST AND REUSE
	FILTRATION
	WET SEDIMENTATION BASIN
X	REGIONAL PONDING

RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMAIRED WATER	TYPE OF SPECIAL WATER
ONSITE REGIONAL POND	POND	NO	NO	

ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
PREFABRICATED CONCRETE WASHOUT	EA	1
SILT FENCE (STANDARD)	LF	652
EROSION CONTROL BLANKET	SY	
INLET PROTECTION	EA	8
TURF RESTORATION	AC	

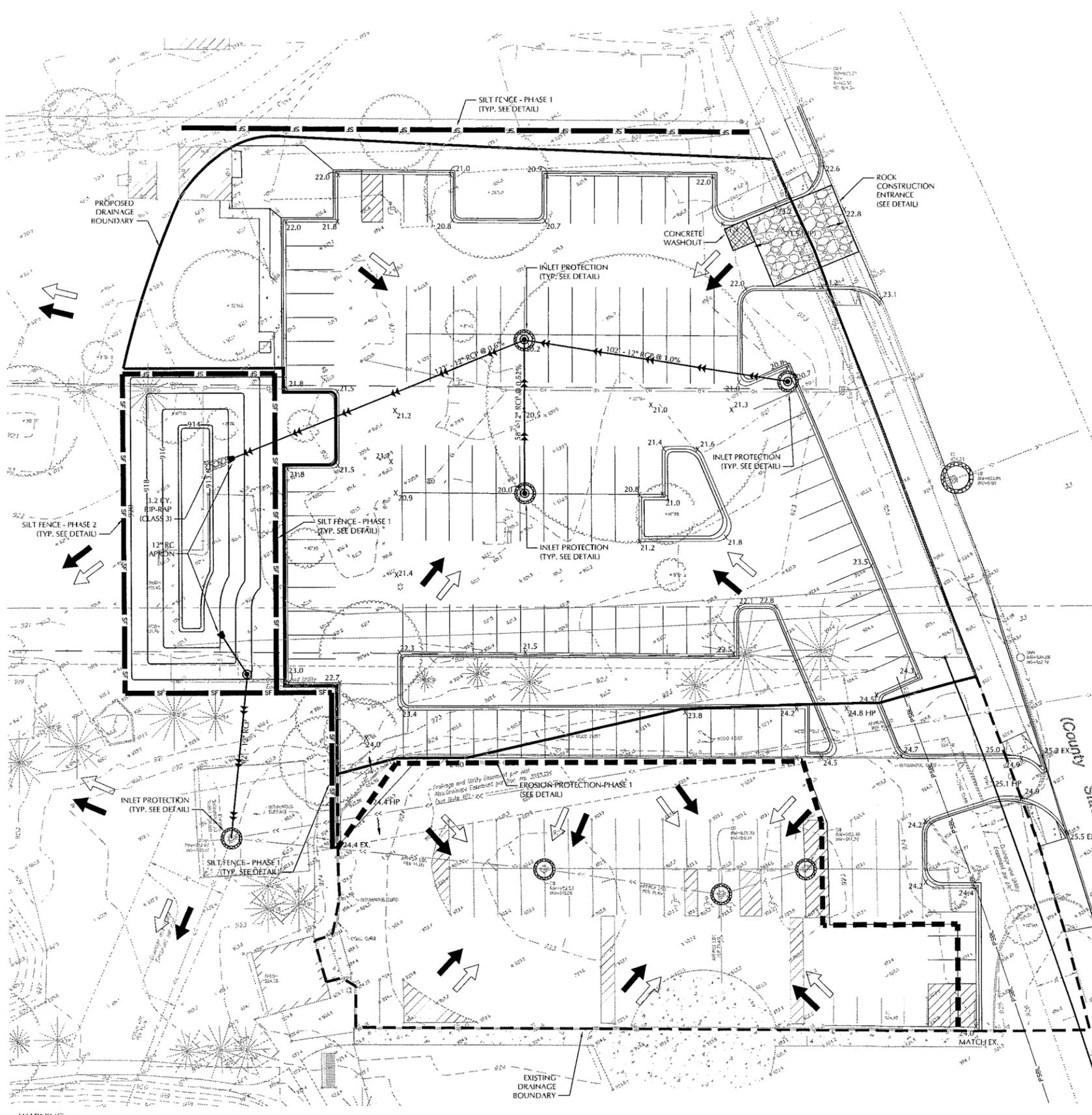


SITE PLAN LEGEND

- SILT FENCE
- INLET PROTECTION
- EXISTING DRAINAGE BOUNDARY
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE BOUNDARY
- PROPOSED DRAINAGE PATTERN

BENCHMARK

TOP NUT HYDRANT LOCATED ON THE NORTHERLY SIDE OF VETERANS DRIVE APPROX. 80 FEET WEST OF THE MOST WESTERLY PROPERTY CORNER. ELEVATION=870.23 FEET (NAVD 1988)
 SEE SITE SURVEY PROVIDED BY EFN INC., DATED 12-30-14. FOR GRAPHIC REFERENCE



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 WIRIS, 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.

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying

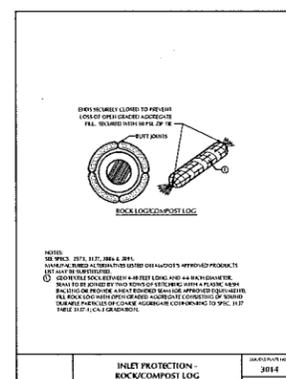
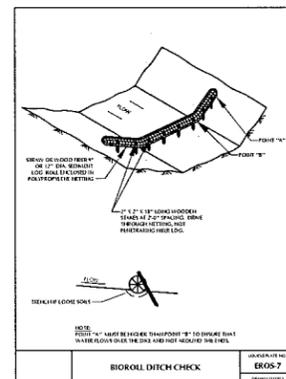
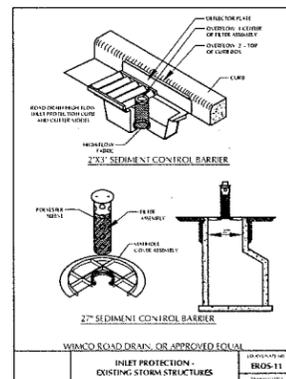
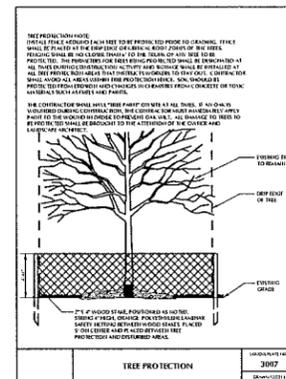
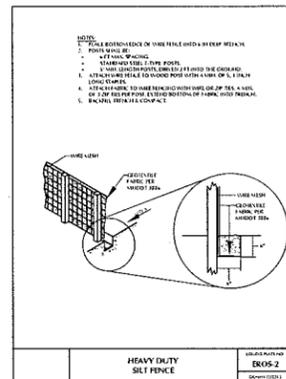
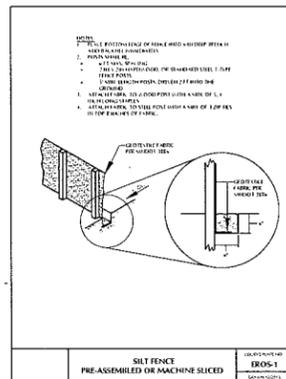
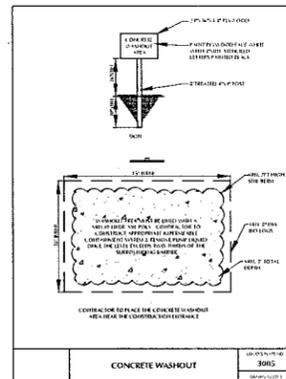
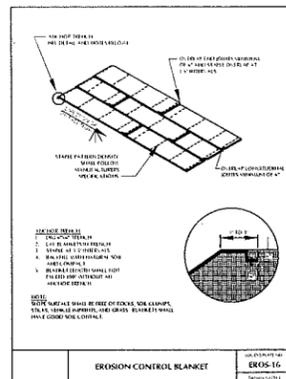
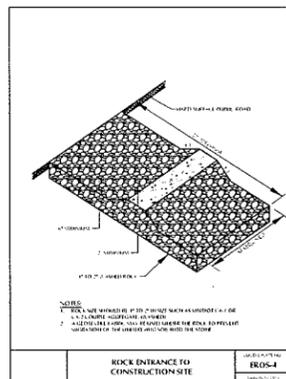
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Todd W. McLeod - PE
 License No. _____ Date _____

Drawing date:

NO.	DESCRIPTION	DATE

DRAWN BY:
CHECKED BY:
SHEET TITLE:
 SWPPP PLAN



Inspection Activities-Infiltration System

Inspection Activity	Recommended Inspection Frequency	Outcomes/Actions
1. Visual inspection for debris and trash: inlets, sump manholes, basins and outlet structure	Monthly	Notify maintenance staff/Property Manager of need for debris removal
2. Visual inspection for erosion and undesirable vegetation around inlets, outlets and basins	Monthly	Notify maintenance staff/Property Manager of need to repair erosion damage/stabilize
3. Sediment accumulation in sump manholes and infiltration system.	Every 6 months	Notify maintenance staff/Property Manager of need to remove sediment when depth exceeds 6 inches.
4. Inspect structural components of inlet and outlet structures and infiltration system	Every 6 months	Notify maintenance staff/Property Manager of any observed structural damage, loose or missing bolts, blockage, etc...
5. Inspect ground surface above and adjacent to the structures for sinkholes or other unusual depression areas,	Monthly	Notify maintenance staff/Property Manager of the presence of sinkholes
6. Dewatering	After Large storm events	Notify maintenance staff/Property Manager of the system's failure to drain within 72 hours of a storm event

Maintenance Activities-Infiltration System

Maintenance Activity	Frequency	Procedure	Maintenance by
1. Trash and debris removal from sumps, inlets and outlets	As needed per inspection	Remove accumulated debris	Property owner or designated contractor
2. Erosion repair	As needed per inspection	Handwork	Property owner or designated contractor
3. Sediment removal from sumps and basin	Annually or as required when sediment exceeds 6 inches for sumps or 1/2 wet basin depth	Remove accumulated sediment through access MH, preferably vacuum.	Property owner or designated contractor
4. Clean/Fix structural components	As needed per inspection	Dependent on type of damage; Repair or replace components per manufacturer's recommendations	Property owner or designated contractor
5. Repair of structures	As needed per inspection	Follow manufacturer's recommendation	Property owner or designated contractor
6. Dewatering	As needed per inspection	Pump water to downstream storm sewer per manufacturer's recommendation. DNR water appropriations permit may be required. Inspect for possible causes.	Property owner or designated contractor

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PROJECT INFORMATION:

OAK HILL MONTESSORI
4665 HODGSON RD.
ST. PAUL, MN 55126

CLIENT INFORMATION:

OAK HILL MONTESSORI
4665 HODGSON RD.
ST. PAUL, MN 55126

PROJ. STATUS

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying

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.

Todd W. Mcl.outh - PE
20383
License No. Date

Drawing date: 2015 06-24

REVISION SCHEDULE
NO. DESCRIPTION DATE

DRAWN BY: YP
CHECKED BY: TWM

SHEET TITLE:
SWPPP
DETAILS

C3-4

SWPPP NOTES

1. PROJECT DESCRIPTION

THE NATURE OF THIS PROJECT CONSISTS OF EXPANDING THE EXISTING PARKING LOT TO THE NORTH AND PROVIDE A NEW DRIVEWAY ENTRANCE TO CR49. THE OVERALL PROJECT WILL BE COMPLETED IN TWO PHASES. PHASE 1 CONSISTS OF A RING ROAD WITH SOME PARKING TO ACCESS NEW DRIVEWAY ENTRANCE WITH THE MAJORITY OF GENERAL GREEN AREA LEFT IN ITS EXISTING CONDITION. PHASE 2 WILL FILL IN THE GREEN SPACE WITH THE REMAINDER OF THE PARKING AREA, COMPLETING LOT IMPROVEMENTS.

2. SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL VEHICLE TRACKING BMP
2. INSTALL SILT FENCE AROUND SITE
3. INSTALL PROTECTIVE FENCE AROUND INFILTRATION AREAS
4. CLEAR AND GRUB SITE
5. STRIP AND STOCKPILE TOPSOIL
6. REMOVE PAVEMENTS AND UTILITIES
7. CONSTRUCT STORMWATER MANAGEMENT BASINS
8. INSTALL SILT FENCE AROUND BASINS
9. ROUGH GRADE SITE
10. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
11. INSTALL UTILITIES
12. INSTALL BUILDING FOUNDATIONS
13. INSTALL CURB AND GUTTER
14. INSTALL PAVEMENTS AND WALKS
15. FINAL GRADE SITE
16. REMOVE ACCUMULATED SEDIMENT FROM BASINS
17. CONSTRUCT INFILTRATION BASIN
18. SEED AND MULCH
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:
 AREA OF DISTURBANCE: 1.97± AC
 PRE-CONSTRUCTION IMPERVIOUS AREA: 0.0 AC
 POST-CONSTRUCTION IMPERVIOUS AREA: 0.9 AC

GENERAL SOIL TYPE: HSG A

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE. AT A RATE OF 1.5 TIMES STANDARD SEEDING FINAL STABILIZATION TO BE DONE PER LANDSCAPE PLAN, SEE SHEET L1-1.

6. SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

7. DENOTES SLOPES GREATER THAN 3:1. ALL 3:1 SLOPES TO BE STABILIZED WITH EROSION CONTROL BLANKET

8. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

9. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX. CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

10. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

11. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

12. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMP'S.

13. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR PARTS II.B., PART II.C., PART II.B-F, PART V, PART IV AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C. OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

14. TERMINATION OF COVERAGE-PERMITTEES WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:

- A. FINAL STABILIZATION, PER NPDES PERMIT PART IV.G. HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
- B. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

15. INSPECTIONS

- A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
- B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
- C. STABILIZED AREAS: ONCE EVERY 30 DAYS
- D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
- E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.

16. MINIMUM MAINTENANCE

- A. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL WITHIN 24 HOURS
- B. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
- C. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN 72 SEVEN DAYS
- D. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS.
- E. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN 1/2" IN 24 HOURS

17. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEES WHO HAVE OPERATIONAL CONTROL OF THE SITE.

18. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

19. SWPPP MUST BE AMENDED WHEN:

- A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
- B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
- C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
- D. AT ANY TIME AFTER PERMIT COVERAGE IS EFFECTIVE, THE MPCA MAY DETERMINE THAT THE PROJECT'S STORMWATER DISCHARGES MAY CAUSE, HAVE REASONABLE POTENTIAL TO CAUSE, OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER QUALITY STANDARD, OR THAT THE SWPPP DOES NOT INCORPORATE THE APPLICABLE REQUIREMENTS IN PART II.A.8., IMPAIRED WATERS AND TMDLS. IF A WATER QUALITY STANDARD CHANGES DURING THE TERM OF THIS PERMIT, THE MPCA WILL ARE A DETERMINATION AS TO WHETHER A MODIFICATION OF THE SWPPP IS NECESSARY TO ADDRESS THE NEW STANDARD. IF THE MPCA MAKES SUCH DETERMINATION(S) OR ANY OF THE DETERMINATIONS IN PARTS II.B.1.-3., THE MPCA WILL NOTIFY THE PERMITTEES IN WRITING. IN RESPONSE, THE PERMITTEES MUST AMEND THE SWPPP TO ADDRESS THE IDENTIFIED CONCERNS AND SUBMIT INFORMATION REQUESTED BY THE MPCA, WHICH MAY INCLUDE AN INDIVIDUAL PERMIT APPLICATION, IF THE MPCA'S WRITTEN NOTIFICATION REQUIRES A RESPONSE, FAILURE TO RESPOND WITHIN THE SPECIFIED TIMEFRAME CONSTITUTES A PERMIT VIOLATION.

20. CONCRETE WASHOUT AREA

- A. CONTRACTOR TO PROVIDE PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION PER PLAN.
- B. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASH-OUT AREA DO NOT OVERFILL".
- C. CONCRETE WASHOUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASHOUT AREA.

21. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

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

23. FINAL STABILIZATION

FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

24. TEMPORARY SEDIMENTATION BASINS

- A. THE TEMPORARY SEDIMENTATION BASINS SHALL BE CONSTRUCTED AND MADE OPERATIONAL PRIOR TO DISTURBANCE OF 10 OR MORE ACRES DRAINING TO A COMMON LOCATION.
- B. TEMPORARY SEDIMENTATION BASINS ARE REQUIRED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS WHEN 10 OR MORE ACRES OF DISTURBED SOILS DRAIN TO A COMMON LOCATION. THE BASIN MUST PROVIDE 3,600 CUBIC FEET OF STORAGE BELOW THE OUTLET PER ACRE DRAINED. IF HYDRAULIC CALCULATIONS ARE AVAILABLE, THE TEMPORARY SEDIMENTATION BASIN MUST PROVIDE A STORAGE VOLUME EQUIVALENT TO THE 2-YEAR, 24-HOUR STORM, BUT IN NO CASE LESS THAN 1800 CUBIC FEET PER ACRE DRAINED. THE TEMPORARY SEDIMENTATION BASIN MUST BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT WITH THE START OF SOIL DISTURBANCE UP GRADIENT OF THE POND. THE TEMPORARY SEDIMENTATION BASIN SHALL BE DESIGNED TO PREVENT SHORT CIRCUITING. THE OUTFALL SHALL BE DESIGNED TO REMOVE FLOATABLE DEBRIS, ALLOW FOR COMPLETE DRAWDOWN OF THE POND FOR MAINTENANCE ACTIVITIES, AND HAVE ENERGY DISSIPATION. THE EMERGENCY SPILLWAY SHALL BE STABILIZED.
- C. TEMPORARY SEDIMENTATION BASINS SHALL BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY REQUIRED BUFFER ZONE, AND MUST BE DESIGNED TO AVOID DRAINING WETLANDS, UNLESS THE IMPACT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS PERMIT.
- D. EXCESSIVE SEDIMENT-LADEN WATER THAT IS NOT PROPERLY FILTERED WILL NOT BE PERMITTED TO DISCHARGE FROM SIRE.

25. DEWATERING AND BASIN DRAINING

- A. TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE TEMPORARY OR PERMANENT BASIN MAY DISCHARGE TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT THE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND PROPER VELOCITY DISSIPATION PROVIDED.
- B. ALL WATER FROM DEWATERING OR BASIN DRAINING ACTIVITIES MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN THE RECEIVING CHANNELS OR ON DOWN SLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.
- C. IF FILTERS WITH BACKWASH WATERS ARE USED, THE BACKWASH WATER SHALL BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATED INTO SITE IN A MANNER THAT DOES NOT CAUSE EROSION. BACKWASH WATER MAY BE DISCHARGED TO SANITARY SEWER IF PERMISSION IS GRANTED BY THE SANITARY SEWER AUTHORITY.

26. POLLUTION PREVENTION

- A. BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER TO PREVENT DISCHARGE OR PROTECTED BY AN EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
- B. PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER.
- C. HAZARDOUS MATERIALS AND TOXIC WASTE MUST BE PROVIDED TO PREVENT VANDALISM.
- D. SOLID WASTER MUST BE STORED, COLLECTED AND DISPOSED OF IN COMPLIANCE WITH MINN. R. CH 7035.
- E. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH MINN. R. CH 7041.
- F. DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED SHALL BE PREVENTED USING DRIP PANS OR ABSORBENTS. SUPPLIES SHALL BE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD MUST BE AVAILABLE FOR RECOVERED SPILLED MATERIALS.

27. DESIGN CALCULATIONS

TEMPORARY & PERMANENT STORMWATER TREATMENT ARE DESIGNED TO MEET MPCA GENERAL & SPECIAL WATER REQUIREMENTS. CALCULATIONS ARE PART OF THE HYDROLOGY REPORT, WHICH IS TO BE CONSIDERED PART OF THE SWPPP DOCUMENTS. SEE HYDROLOGY REPORT FOR ADDITIONAL INFORMATION.

28. GENERAL STORMWATER DISCHARGE REQUIREMENTS

- ALL REQUIREMENTS LISTED IN PART III OF THE PERMIT FOR DESIGN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM AND DISCHARGE HAVE BEEN INCLUDED IN THE PREPARATION OF THIS SWPPP. THESE INCLUDE BUT ARE NOT LIMITED TO:
- A. THE EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION PRECIPITATION.
 - B. THE NATURE OF STORMWATER RUNOFF AND RUN-ON AT THE SITE.
 - C. PEAK FLOW RATES AND STORMWATER VOLUMES TO MINIMIZE EROSION AT OULETTS AND DOWNSTREAM CHANNEL AND STREAM BANK EROSION.
 - D. THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT ON THE SITE.

29. CONSTRUCTION OF INFILTRATION BASINS

- A. NO HEAVY TRAFFIC ON INFILTRATION AREAS. CONSTRUCTION TO BE DONE WITH MINIMAL COMPACTION COMPACTION TO INFILTRATION AREAS. IF COMPACTION IS ENCOUNTERED, BASIN SOILS FOR THE FIRST & MUST BE REMOVED & RELAID.
- B. INFILTRATION SYSTEMS MUST NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROL(S) ARE PROVIDED; PART II.D.1.C.)
- C. WHEN AN INFILTRATION SYSTEM IS EXCAVATED TO FINAL GRADE (OR WITHIN THREE (3) FEET OF FINAL GRADE), THE PERMITTEES MUST EMPLOY RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROL(S) (E.G., DIVERSION BERMS) TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREA. THE AREA MUST BE STAKED OFF AND MARKED SO THAT HEAVY CONSTRUCTION VEHICLES OR EQUIPMENT WILL NOT COMPACT THE SOIL IN THE PROPOSED INFILTRATION AREA.
- D. TO PREVENT CLOGGING OF THE INFILTRATION OR FILTRATION SYSTEM, THE PERMITTEES MUST USE A PRETREATMENT DEVICE SUCH AS A VEGETATED FILTER STRIP, SMALL SEDIMENTATION BASIN, OR WATER QUALITY INLET (E.G., GRIT CHAMBER) TO SETTLE PARTICULATES BEFORE THE STORMWATER DISCHARGES INTO THE INFILTRATION OF FILTRATION SYSTEM.

30. POST CONSTRUCTION

THE WATER QUALITY VOLUME THAT MUST BE RETAINED ON SITE BY THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DESCRIBED IN PART II.D. SHALL BE ONE (1) INCH OF RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT. SEE PART II.D.1. FOR MORE INFORMATION ON INFILTRATION DESIGN, PROHIBITIONS AND APPROPRIATE SITE CONDITIONS.

31. RESPONSIBILITIES

- A. THE OWNER MUST IDENTIFY A CONTRACTOR WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE.
- B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

32. TRAINING REQEMENTS

THE PERMITTEES SHALL ENSURE THE FOLLOWING INDIVIDUALS IDENTIFIED IN THIS PART HAVE BEEN TRAINED IN ACCORDANCE WITH THIS PERMIT'S TRAINING REQUIREMENTS.

1. WHO MUST BE TRAINED:
 - A. INDIVIDUAL(S) PREPARING THE SWPPP FOR THE PROJECT
 - B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP AND INDIVIDUAL(S) PERFORMING INSPECTIONS AS REQUIRED IN PART IV.E. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA
 - C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMP'S. AT LEAST ONE INDIVIDUAL ON A PROJECT MUST BE TRAINED IN THES JOB DUTIES.
2. TRAINING CONTENT:

THE CONTENT AND EXTENT OF TRAINING MUST BE COMMENSURATE WITH THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES WITH REGARD TO ACTIVITIES COVERED UNDER THIS PERMIT FOR THE PROJECT. AT LEAST ONE INDIVIDUAL PRESENT ON THE PERMITTED PROJECT SITE (OR AVAILABLE TO THE PROJECT SITE IN 72 HOURS) MUST BE TRAINED IN THE JOB DUTIES DESCRIBED IN PART III.F.1.B. AND PART III.F.1.C.

33. THE PERMITTEES SHALL ENSURE THAT THE INDIVIDUALS ARE TRAINED BY LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, PERMANENT STORMWATER MANAGEMENT AND THE MINNESOTA NPDES/SDS CONSTRUCTION STORMWATER PERMIT. AN UPDATE RE-FRESHER-TRAINING MUST BE ATTENDED EVERY THREE YEARS FROM THE ISSUANCE DATE OF THIS PERMIT.

UNIVERSITY OF MINNESOTA
Val Anderson
 Design of Construction SWPPP (May 31 2016)

TITLE	NAME	COMPANY	PHONE NUMBER
OWNER			
PROJECT MANAGER	TODD MCLOUTH	LOUCKS ASSOCIATES	763-496-6742
ENGINEER SWPPP	VAL ANDERSON	LOUCKS ASSOCIATES	763-496-6728
CONTRACTOR			
SITE MANGER			

* MPCA 24HR. HAZARDOUS SPILL HOTLINE: 651-649-5457 OF 80420798

RYLAUR LLC
 752 STILLWATER RD.
 WAHTEMED, MINNESOTA 55115
 P: 651.631.1300
 F: 651.631.1500
 #2014 RYLAUR LLC.

PROJECT INFORMATION:
 OAK HILL MONTESSORI

4665 HODGSON RD.
 ST. PAUL, MN 55126

CLIENT INFORMATION:
 OAK HILL MONTESSORI

4665 HODGSON RD.
 ST. PAUL, MN 55126

PROJ. STATUS

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying

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.

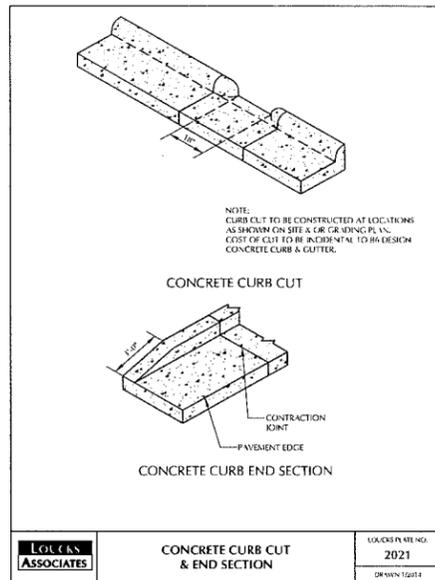
Todd W. McLoath - PE
 20383
 License No. Date

Drawing date: 2015 06-24

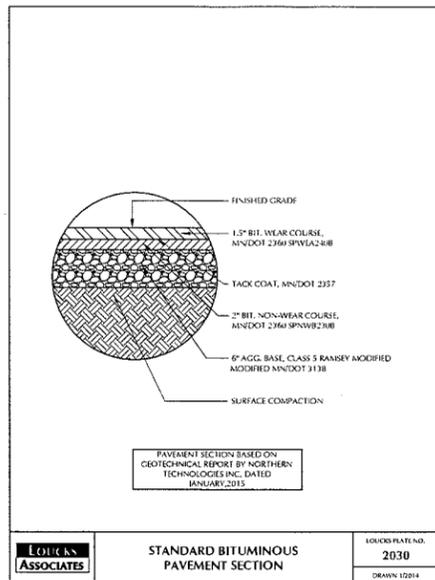
REVISION SCHEDULE
 NO DESCRIPTION DATE

DRAWN BY: YP
CHECKED BY: TWM
SHEET TITLE:
 ISWPPP
 DETAILS

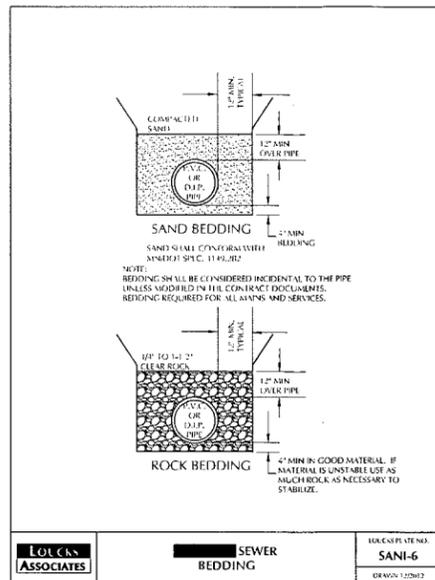
C3-5



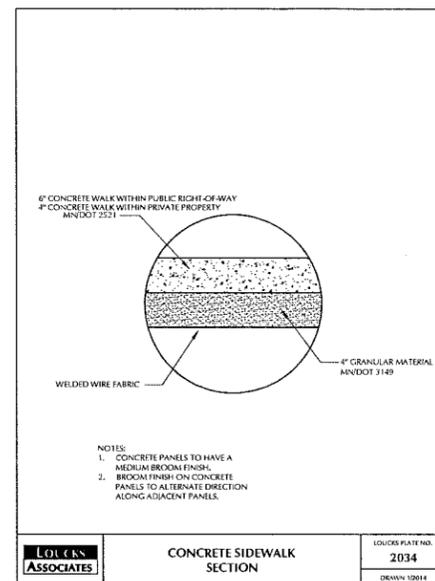
LOUCKS ASSOCIATES	CONCRETE CURB CUT & END SECTION	LOUCKS PLATE NO. 2021
		DRAWN 12/014



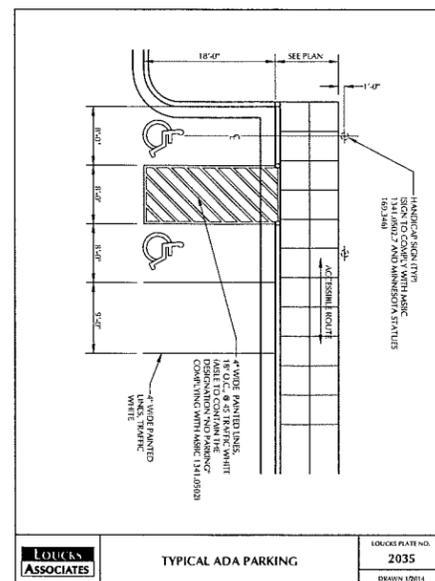
LOUCKS ASSOCIATES	STANDARD BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2030
		DRAWN 12/014



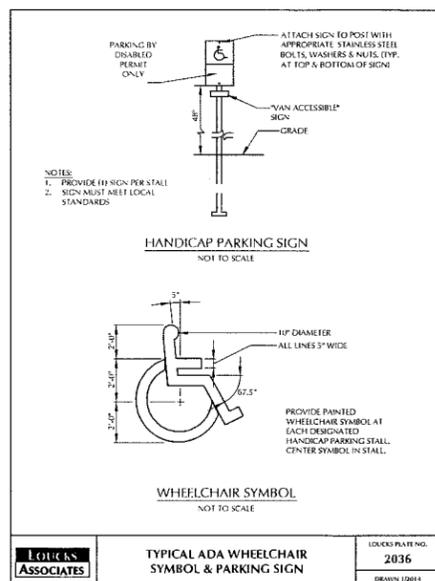
LOUCKS ASSOCIATES	SEWER BEDDING	LOUCKS PLATE NO. SANI-6
		DRAWN 12/014



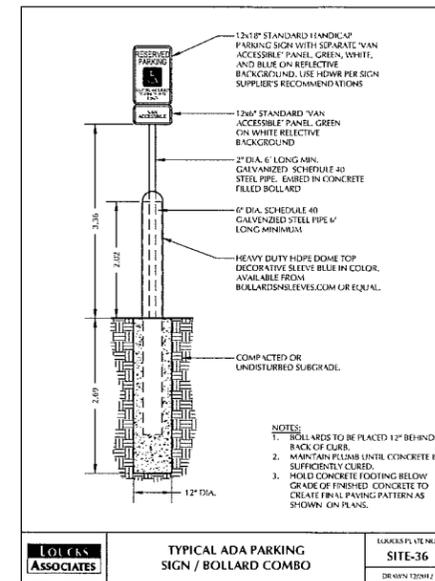
LOUCKS ASSOCIATES	CONCRETE SIDEWALK SECTION	LOUCKS PLATE NO. 2034
		DRAWN 12/014



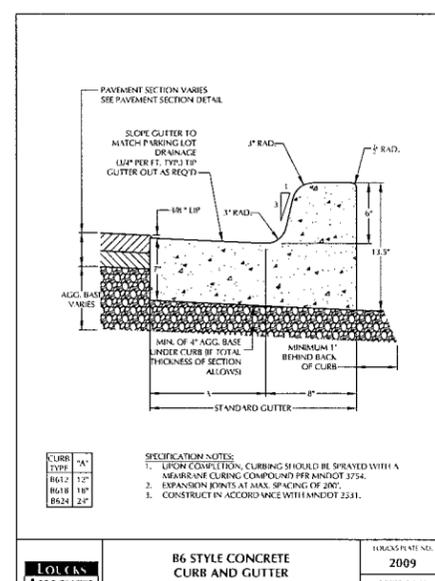
LOUCKS ASSOCIATES	TYPICAL ADA PARKING	LOUCKS PLATE NO. 2035
		DRAWN 12/014



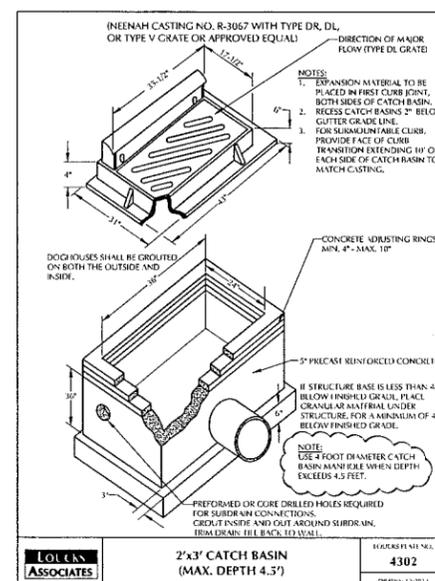
LOUCKS ASSOCIATES	TYPICAL ADA WHEELCHAIR SYMBOL & PARKING SIGN	LOUCKS PLATE NO. 2036
		DRAWN 12/014



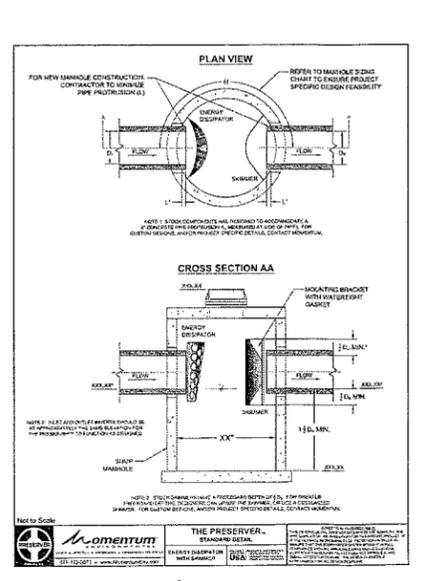
LOUCKS ASSOCIATES	TYPICAL ADA PARKING SIGN / BOLLARD COMBO	LOUCKS PLATE NO. SITE-36
		DRAWN 12/014



LOUCKS ASSOCIATES	B6 STYLE CONCRETE CURB AND GUTTER	LOUCKS PLATE NO. 2009
		DRAWN 12/014



LOUCKS ASSOCIATES	2'x3' CATCH BASIN (MAX. DEPTH 4.5')	LOUCKS PLATE NO. 4302
		DRAWN 12/014



THE PRESERVER ENERGY SEPARATOR		
---------------------------------------	--	--

RYLAUR LLC
752 STILLWATER RD.
MAHTOMEDI, MINNESOTA 55115
P: 651.631.1300
F: 651.631.1500
©2014 RYLAUR LLC.

PROJECT INFORMATION:

OAK HILL MONTESSORI
4665 HODGSON RD.
ST. PAUL, MN 55126

CLIENT INFORMATION:

OAK HILL MONTESSORI
4665 HODGSON RD.
ST. PAUL, MN 55126

PROJ. STATUS

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying

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.

Todd W. McCauley - PE
20383
License No. Date

Drawing date: 2015 06-24

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

DRAWN BY: YP
CHECKED BY: TWM

SHEET TITLE:
DETAILS SHEET

**PROPOSED MOTION
TO APPROVE PRELIMINARY PLAT AND THE SITE AND BUILDING PLAN
REVIEW FOR OAK HILL MONTESORRI SCHOOL
4665/4683/4695 HODGSON ROAD**

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommend the City Council approve the Preliminary Plat and Site and Building Plan review applications submitted Oak Hill Montessori School, 4665 Hodgson Road, for a parking lot expansion. Said approval is subject to the following:

Preliminary Plat

1. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements may be required by the Public Works Director.
2. The applicant shall execute an agreement for this Plat and the Oak Hill Montessori Plat between this addressing the shared driveway, parking and maintenance. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.

Site and Building Plan Review - Phase 1 only

1. This approval permits the Phase 1 expansion of the parking lot for Oak Hill Montessori School in accordance with the plans dated July 28, 2015. The plans are subject to revisions as specified in the conditions.
2. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to the issuance of a building permit for this project.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
4. A fence permit is required to install the fence along the northern property line as identified in the plan submittal. The fence height shall be reduced to 4 feet for that portion of the fence located in the front yard.
5. The applicant shall address the comments submitted by the Fire Marshall prior to the issuance of a grading permit for the site improvements.
6. The landscape plan shall be revised to include additional plantings along the fence line to increase the height of the landscape screen. This plan shall also include any replacement trees as required.
7. The applicant shall address the comments from the City Engineer prior to the issuance of a building permit.
8. Prior to the issuance of a grading permit, the applicant shall receive the needed approvals from the Ramsey Washington Metro Watershed District and Ramsey County.

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the designated Institutional land use in the Comprehensive Plan.
2. The proposed development complies with the standards of the City's Development Code.
3. The proposed improvements will not conflict with or impede the planned use of adjoining property.

VOTE:

AYES:

NAYS:

T:\2015 Planning Cases files\2589-15-32 -Oakhill Montessori School/pcmotion

TO: Planning Commission
FROM: Niki Hill, Economic Development and Planning Associate
DATE: August 20, 2015
SUBJECT: File No. 2587-15-30, Conditional Use Permit, Gary Boryczka, 3680 N. Kent Rd and 0 N. Kent Rd

INTRODUCTION AND BACKGROUND

Gary Boryczka is a commercial general contractor and requires outside storage for materials and equipment, therefore, he is requesting a conditional use permit to establish a legal conforming outside storage yard on the two properties at 3680 N. Kent Street and 0 N. Kent Rd. This storage area is currently located to the South of the existing building and enclosed with fencing, along with vegetative screen. The property is zoned Industrial and in this district outside storage areas require a Conditional Use Permit.

The building at 3680 N. Kent Rd was built in 1961 as a contractor's storage building and the associate property was used for that purpose as well. Mr. Boryczka purchased the property in 1977 and has continued to use the property in the same way since then. Mr. Boryczka previously received a special use permit for the storage of above ground storage of flammable gases. This permit included screen requirements for the area. It should be noted that at the time it was not necessary for a permit for the exterior storage of materials as it was allowed under Ordinance #302. The ordinance read:

Section 210.030. Accessory Uses in B-1, B-2 and B-3 Business Districts and Industrial Districts.

- (A) Essential services.
- (B) Fences.
- (C) Incidental repair, processing and storage necessary to conduct a permanent principal use but not exceeding thirty (30) percent of the floor space of the principal building.
- (D) Off street parking.
- (E) Transportation terminal.

The tanks have since been removed from the property and only exterior storage remains. Mr. Boryczka rented the property at 0 Kent Street for 10 years prior to purchasing it in 2001. It has been used for outdoor storage for the duration of Mr. Boryczka's use of it.

The application was complete as of August 7, 2015.

PROJECT DESCRIPTION

The properties are located on the corner of Kent Street and Shoreview Park Road, north of County Road E, together they are approximately 1.8 acres in size. 3680 Kent street is developed with a single-story 6,000 square foot office/warehouse industrial building, surface parking, and large storage area. There is a fence that encloses a portion of the

storage yard area. The surrounding land uses are also industrial and some properties do have outside storage.

Gary Boryczka is a general contractor and owns his own company called Gary Contracting. He is proposing to continue to utilize the rear portion of the property for outside storage of materials such as crushed rock, dirt, and sand. The current fenced in portion is where the equipment and valuable materials are kept.

DEVELOPMENT CODE

In the Industrial Zoning District, outside storage areas are permitted with a conditional use permit. Section 203.032 Conditional Use Permit (Non-Floodplain) states that certain land uses are designated as a conditional use because they may not be suitable in a particular zoning district unless conditions are attached. In those circumstances, conditions may be imposed to protect the health, safety and welfare and to insure harmony with the Comprehensive Plan.

The approval of a conditional use permit requires the City Council to find that the use complies with the following criteria.

- (1) The use is in harmony with the general purposes and intent of the Development Ordinance.
- (2) The use is in harmony with the policies of the Comprehensive Guide Plan.
- (3) Certain conditions as detailed in the Development Ordinance exist.
- (4) The structure and/or land use conform to the Land Use Chapter of the Comprehensive Guide Plan and are compatible with the existing neighborhood.

Outside storage areas must also comply with standards outlined in Section 205.050 (D)(7) which is attached.

STAFF REVIEW

The staff reviewed the permit application and found that the proposal complies with the conditional use permit criteria and the standards of the Development Code. The outdoor storage area is enclosed with a fence and gate, and the additional storage area is screened with vegetation so that it cannot be viewed from adjacent properties, Kent St. or Shoreview Park Road. Access to the storage area will primarily occur during their normal business hours.

Mr. Boryczka has indicated that he may sell the property in the future. The future tenant use of the outside storage area would need to comply with the terms of the Conditional Use Permit.

In accordance with the Comprehensive Plan, the property is guided as LT-I, Light Industrial and is located in Policy Development Area #17, and Targeted Redevelopment

Area #3. Policies in both the PDA #17 and TRA#3 address the future redevelopment of this area, including the Deluxe Campus, acquisition and financing, and property consolidation. The use of this facility as proposed with outdoor storage is consistent with the light industrial land use designation and will not impede any future redevelopment of the area.

REQUEST FOR COMMENT

Property owners within 350 feet were notified of the applicant's request. No comments have been received.

RECOMMENDATION

Staff has reviewed the application and found that the proposed Conditional Use Permit request meets the requirements of the Development Ordinance and policies of the Comprehensive Plan. Therefore, staff recommends the Planning Commission recommend the City Council approve the conditional use permit, subject to the following conditions:

1. The two parcels must be combined within 1 year of approval of the Conditional Use Permit or prior to any sale.
2. The project must be completed in accordance with the plans submitted with the applications. Outdoor storage area shall be enclosed with fencing and screened as indicated in the approved plan. Vegetation that dies shall be replaced in accordance with the City's landscaping requirements. Fencing may be required on the South lot for screen if vegetation screening becomes inadequate.
3. Use of the outdoor storage area is limited to the materials and equipment related to the business. Trucks used as storage containers are prohibited.
4. The outside storage area containing equipment shall be secured to prevent unauthorized entry.
5. There shall be no storage of hazardous materials within the outside storage area.

Attachments:

1. Aerial Map
2. Applicant's Statement and Submitted Plans
3. Comments received
4. Section 205.050(D)
5. Motion Sheet



400.0 0 200.00 400.0 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

1:2,400





**Gary
Contracting and
Trucking Company**

16260 Morgan Avenue N
Marine On St. Croix, MN 55047

August 5, 2015

Attn: City of Shoreview, MN

RE: Intended Use of Property at 3680 and "0" Kent Street

Parcel A was built in 1961 as a contractor's storage building and property. I purchased the property in 1977 and continue to use it as a contractor's storage yard to this day. Parcel B I rented for approximately 10 years. I purchased the "0" Kent in 2001 and have used it for outside storage to the present.

My intent is to have the properties meet current city standards.

Screening: In 1983 under a different permit it was suggested that natural trees would be the best practice for screening. Over the years I have let the trees grow to provide a natural screen.

Fencing: 3680 Kent property is completely fenced and equipment and valuable materials are kept in the fenced area. "0" Kent St. has fencing on the East property line. The South property line is 10 feet north of my neighbor's building. I never fenced that side figuring it would hamper his parking and snow storage. Also, there is a large ravine on my South property line that is impassable and felt no fence was needed.

Lighting: 3680 Kent has lighting on the West, South and East sides of the building. There is street lighting on Kent and Shoreview Park Road.

Drainage: The water flows to the West and South. The West drains into a green area and then to storm drain. The South drains to ravine and then to storm drain.

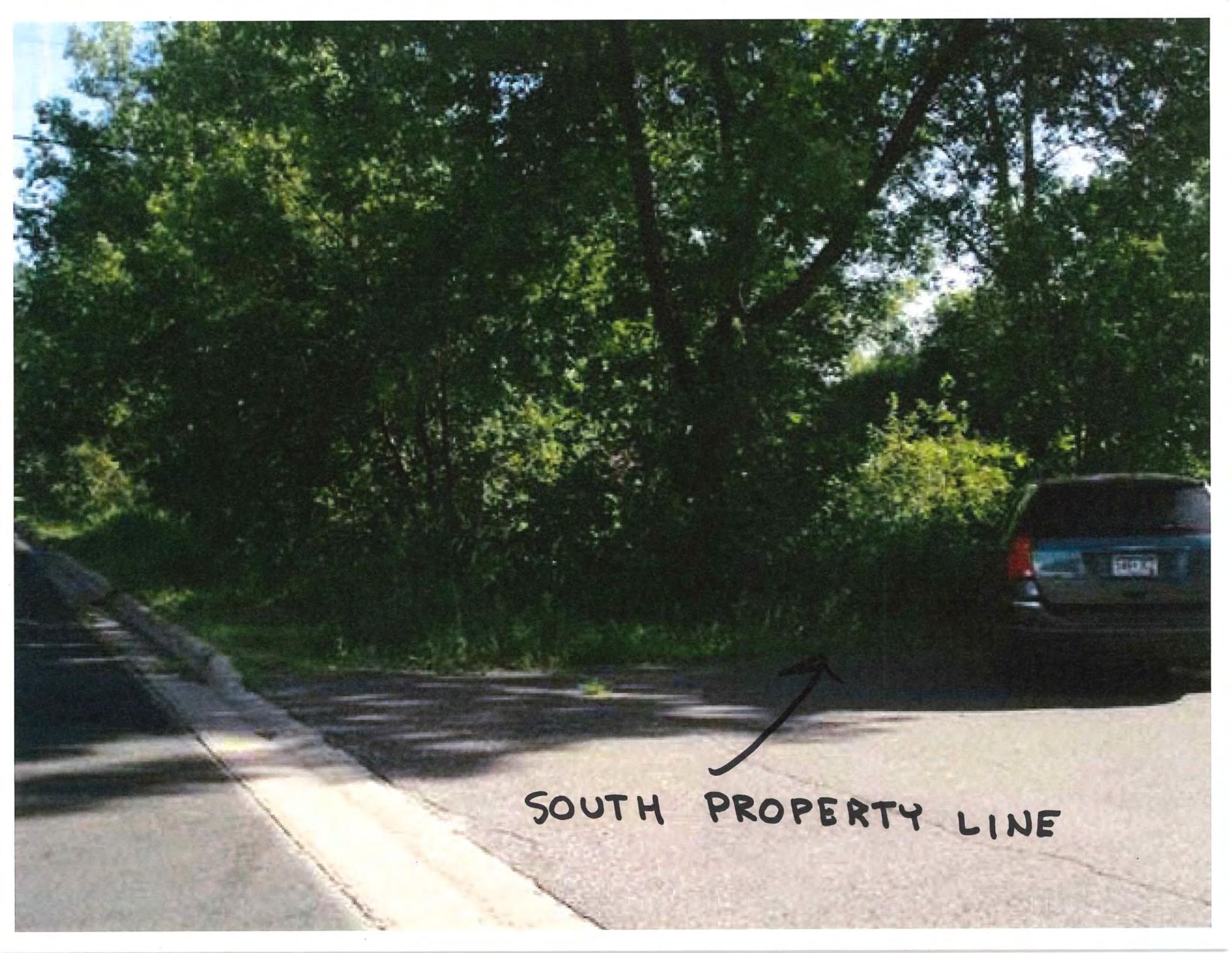
Green Area: West and North of the building is a large grass area that is maintained by mowing.

Sincerely,

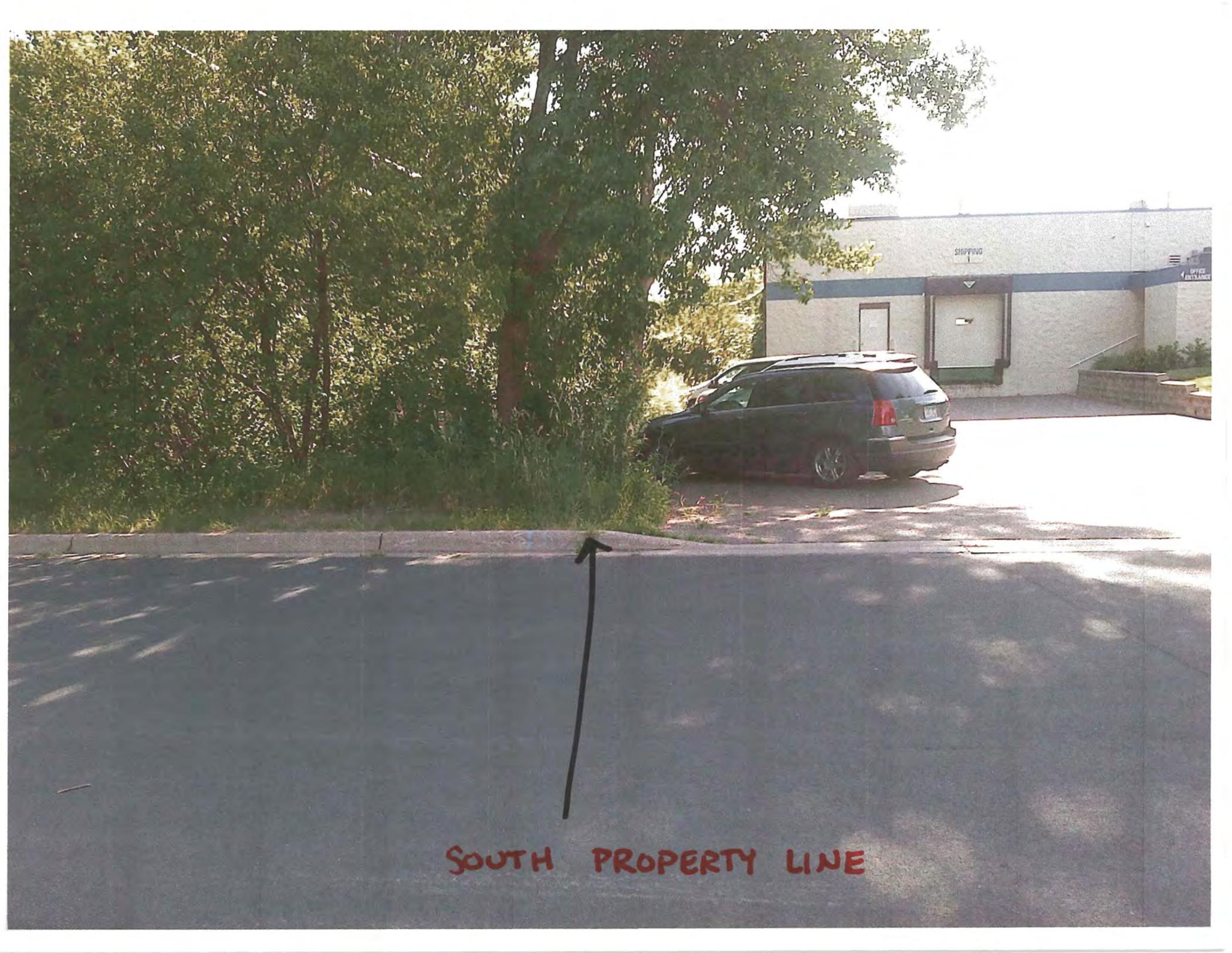
Gary Boryczka,
Property Owner

VIEW LOOKING N. ON
KENT ST.





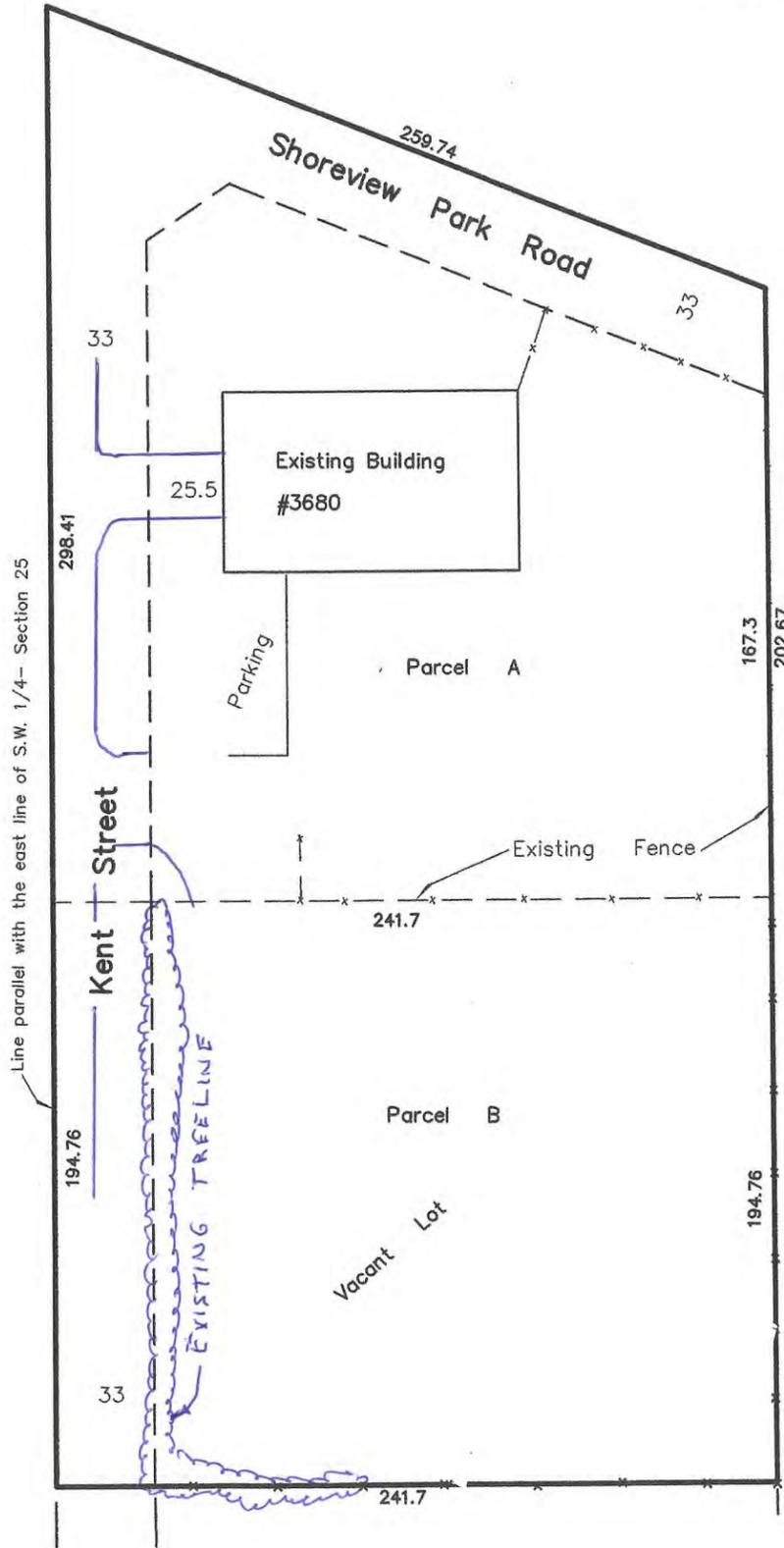
SOUTH PROPERTY LINE



SOUTH PROPERTY LINE

Property Exhibit

For: Gary Contracting-- 3680 Kent Street



Parcel A Description

That part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 30, Range 23, Ramsey County Minnesota lying westerly of the easterly 648.4 feet of said Southwest Quarter of Southwest Quarter and bounded on the South, North, and West by the following described line: Commencing at a point on the northerly right-of-way line of County Road "E", distant 428.03 feet east of the west line of Section 25; thence on an assumed bearing of North parallel to the east line of said Southwest Quarter of Southwest Quarter a distance of 604.39 feet; thence North 89 degrees, 52 minutes, 10 seconds East 241.7 feet to the point of beginning of the line to be described; thence South 89 degrees, 52 minutes, 10 seconds West 241.7 feet; thence North 298.41 feet; thence South 68 degrees, 31 minutes, 16 seconds East 259.73 feet and there terminating. Subject to a road easement over the westerly and northerly 33 feet thereof.

Parcel B Description

The north 194.76 feet of the north 350 feet of the south 604.39 feet of the Southwest Quarter of the Southwest Quarter of Section 25, Township 30, Range 23, Ramsey County Minnesota, lying north of County Road "E", except the west 428.03 feet and except the east 648.4 feet thereof. Subject to a road easement over the west 33 feet thereof.

SCALE: 1 inch = 60 feet

Job No.: 108-715 Book Page

I hereby certify that this 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.

Earth Science Assoc.
37445 Grand Avenue
North Branch Mn. 55056
651-674-6210

Dated this 31st day of July 2015- By: *M.T. Kytonen*
Mathew T. Kytonen Minn. Reg. No. 18213

heavy industrial uses that may have a potential negative environmental impact on adjacent properties due to objectionable noise, heavy truck traffic, fumes or other nuisances, or may adversely affect health, safety or welfare.

lumber yards

outside storage areas

satellite earth stations with a diameter greater than two meters

truck terminals

use, manufacture, or storage of hazardous materials that require registration or licensing with the Minnesota Emergency Response Commission or that require disclosure by Federal or State law as hazardous materials and production of hazardous waste in excess of 100 kg/month, provided the following findings are made in addition to the standard findings for approval of a Conditional Use Permit:

- (1) The use is consistent with the purpose statement of this district.
- (2) The applicant/owner demonstrates that all applicable hazardous material regulations, building code, and fire code provisions will be satisfied and the application includes statements from the appropriate regulatory agencies, City Fire Marshall, and City Building Official concerning compliance with such requirements.

(D) Required Conditions.

- (1) Lot Size. No minimum lot size; minimum lot width of 100 feet.
- (2) Building Setbacks. Front yard shall be 50 feet; rear yard shall be 20 feet; side yard shall be 10 feet except that side yard setbacks on corner lots shall be 30 feet. A landscaped 75-foot-setback is required as a buffer between industrial structures, truck and equipment parking, or outdoor storage facilities and property designated for residential use. Employee and visitor parking areas shall be set back at least 20 feet from dedicated rights-of-way and property planned for residential use. Required setbacks to property planned for residential use shall be heavily landscaped and include earthen berms.
 - (a) Minor Arterial and Collector Streets. Along minor arterial streets as identified in the Comprehensive Guide Plan, residential structures shall maintain a 40-foot setback. Along collector streets as identified in the Comprehensive Guide Plan, residential structures shall maintain a 30-foot setback.
 - (b) Shoreland. Lakeside setbacks in shoreland areas shall be regulated by the Shoreland Regulations in Section 209.080.

- (c) Encroachments. The following shall be considered as permitted encroachments on setback requirements:
- (i) In any yard: eaves, gutters, awnings, chimneys, landings, sidewalks and fences.
 - (ii) In side and rear yards: decks, open terraces, balconies and porches provided they are no closer than five feet to any property line. (These rules do not apply to side yards that adjoin a street.)
- (3) Height. 35 feet; this may be exceeded if for every additional foot of height there is an additional foot of setback on all sides.
- (4) Lot Coverage. Not to exceed 75%. Maximum lot coverage may be increased to 80% if best management practice measures are taken to minimize negative effects on the environment as documented in the current editions of Minnesota Construction Site Erosion and Sediment Control Planning Handbook (MBWSR) and Protecting Water Quality in Urban Areas (MPCA).
- (5) Parking. Parking space requirements shall be as required by Section 206.020 (Parking).
- (6) Signs. As regulated by Section 208 (Signs).
- (7) Storage.
- (a) All materials, supplies, finished or semi-finished products and equipment shall be stored within a completely enclosed building in the Industrial District unless a Conditional Use Permit for an outside storage area has been obtained.
 - (b) Outdoor storage areas shall be screened to minimize the visual impact of the area in accordance with the following requirements:
 - (i) The screening materials shall consist of both deciduous and coniferous vegetation species, attractive low or no maintenance fencing with an opaquing material, landscaped berm, brick or masonry wall, or any combination of these items. Fencing and walls shall not exceed eight feet in height. All screening materials shall be maintained so that dust and other wind blown materials that originate on the site remain on the site as far as practical.
 - (ii) All landscape materials shall comply with the minimum standards set forth in Section 206.010 (Landscape and Screening). The City

Forester shall approve the species mix, height, and density of plantings on the basis of year-around screening needs.

- (iii) The materials and equipment within outdoor storage facilities and truck terminals that are located adjacent to street or highway right-of-way shall be completely screened from view from the right-of-way. If a fence or wall is used for screening along a right-of-way or private road that serves more than one property, shrubbery and trees shall be planted to enhance the aesthetics of the fence as viewed from the roadway.
 - (iv) The materials and equipment within an outdoor storage area and truck terminals that are located adjacent to property that is not zoned for Industrial uses shall be completely screened from view from the adjoining non-industrial property.
 - (v) Industrial uses requiring bulk exterior storage of hazardous materials will not be allowed on wet or very wet soils, very shallow soils or soils with very high or high permeability areas.
 - (vi) Trucks and/or trailers used to transport materials and supplies to and from the premises are permitted for a period not to exceed three (3) days. Trucks and/or trailers used for storage purposes are not permitted.
- (8) Refuse. All waste material, debris, refuse and garbage shall be properly contained in a closed container designed for such purposes. Said containers shall be stored within a fully enclosed building or in a screened area upon review through the site and building plan review process.
- (9) Accessory Structures. Accessory structures shall be permitted in the Industrial District through the site and building plan review process.
- (10) Fences.
- (a) Location. All boundary line fences shall be located entirely upon the private property of the person, firm or corporation constructing, or causing the construction of such fence, unless the owner of the adjoining property agrees, in writing that such fence may be erected on the division line of the respective properties. The City Council may require the owner of property upon which a fence now exists, or is to be located, to establish lot lines upon said property by the placement of permanent stakes located by a licensed surveyor or engineer.
 - (b) Height. Property line fences shall not exceed eight (8) feet in height except as follows:

- (c) Fences along a property line in common with a Residential District shall be subject to the provisions herein described in Residential District.
 - (d) Fences in Industrial Districts which are primarily erected as a security measure may have areas projecting into the applicant's property on which barbed wire can be fastened commencing at a point at least seven (7) feet above the ground.
 - (e) Such fences shall not be erected within the landscaped portion of the front yard of any industrial establishment.
- (11)Construction and Maintenance. Every fence shall be constructed in a substantial professional manner and shall be constructed of a substantial material reasonably suited to the purpose for which the fence is proposed to be used. Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to deteriorate into disrepair or into a dangerous condition, or constitute a nuisance, either public or private. Any such fence which is or has become dangerous to the public safety, health and welfare is a public nuisance, and the Building Inspector is hereby authorized to commence property proceedings in a court of competent jurisdiction for the abatement thereof.
- (12)Fencing Material. The framing structure of fences in all districts shall be placed on the owner's side of the fence or equally distributed on both sides. Fencing material shall be dimensional, solid sawn, decay resistant lumber. Chain link fencing material with corrosion protection shall be permitted. Other materials may be permitted subject to the approval of the City Manager or his/her designee. It shall be unlawful for any person, firm or corporation to construct and maintain or allowed to be constructed or maintained upon any property located within the City, any fence of metal construction, or otherwise, which is charged or connected with electrical current in such a manner as to transmit said current to persons, animals or things which intentionally or unintentionally may come in contact with the same.

MOTION
TO APPROVE A CONDITIONAL USE PERMIT
3680 N. KENT ST / 0 N KENT ST

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommends the Planning Commission recommend the City Council approve the conditional use permit for Gary Boryczka 3680 N Kent St. / 0 N. Kent St, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the applications. Outdoor storage area shall be enclosed with fencing and screened as indicated in the approved plan. Vegetation that dies shall be replaced in accordance with the City's landscaping requirements. Fencing may be required on the South lot for screen if vegetation screening becomes inadequate.
2. Use of the outdoor storage area is limited to the materials and equipment related to the business. Trucks used as storage containers are prohibited.
3. The outside storage area containing equipment shall be secured to prevent unauthorized entry.
4. There shall be no storage of hazardous materials within the outside storage area.

Approval is based on the following findings.

1. The property is zoned I, Industrial in which outdoor storage is permitted as a conditional use.
2. The land use complies with the designated land use of the Comprehensive Plan and the proposed outdoor storage use will not impede the future redevelopment of this area.
3. The outdoor storage area complies with the standards of Section 205.050 (D)(7).

VOTE:

AYES:

NAYS:

Regular Planning Commission Meeting – August 25, 2015

Memorandum

To: Members of the Planning Commission
From: Tom Simonson
Assistant City Manager and Community Development Director
Date: August 20, 2015
Re: New Ramsey County Library – 4560 Victoria Street North (new address)
Rezoning (Planned Unit Development-PUD) and PUD Development Stage
Case File No. 2588-15-31

Introduction

Ramsey County is seeking City of Shoreview approval of a Rezoning and Planned Unit Development (PUD)-Development Stage applications for the proposed construction of a new Library to replace the existing facility with the Shoreview Commons civic campus. The Planning Commission is required to hold a public hearing in consideration of the rezoning and PUD requests.

Background

Ramsey County is pursuing the construction of a new regional library to replace the existing Shoreview Library in the Shoreview Commons area (see below). The County and City have purchased the residential properties at 805 and 795 Highway 96, respectively, to accommodate the potential construction of a completely new library facility nearer the northeast corner of Highway 96 and Victoria Street.



The project originally entailed the renovation and expansion of the existing library building, but the County determined that it was more desirable and cost-effective to construct a new facility that could better serve the modern needs of the public and library operations. While the County pursued planning for a new building south of the existing library, they also explored potential options for the re-use of the current facility and communicated with the City on prospective tenants that would best fit with the civic campus. In accordance with the original deed restrictions back in 1991 when the City conveyed the land for the current library, the City Council formally declined the City's purchase of the building and consented to the sale to the Mounds View School District No. 621. Ramsey County now has an agreement with District 621 for a lease-purchase of the existing library building to relocate their school administrative offices from the Snail Lake Education Center upon completion of the new library.

This project is the last component of the Ramsey County Library System's 2008 Master Plan to upgrade the library facilities that serve the suburban areas. The master plan identified the need for an added regional library to serve patrons in the northern section of Ramsey County. The proposed new Shoreview Library will provide additional resources and services (including expanded hours of operation) for the community beyond those offered in the present library building. The Ramsey County Library system would then have three regional level libraries in Maplewood, Roseville, and Shoreview among other smaller satellite facilities to serve the suburban county area.

Last month, Ramsey County presented the site and building concept plans at both a community meeting and also to the City Council at workshop meeting. While most were very supportive of a proposed regional library, there were some concerns expressed about the project design especially with the architectural materials/color scheme and visual impacts of the building being close to both Highway 96 and Victoria Street.

The Library project team reviewed a number of options on the building design and site layout in response to concerns expressed by the City Council and the public. The County's design team explored a two-story option but determined that this would impact contemporary library programming, create functionality issues, and staffing inefficiencies. The City Council was also informed that a two-story design would impact the project cost, and not reduce the building footprint.

While the building site location and internal library operations are limiting factors in major redesign options, the architect made a number of revisions to site and building design elements, including a significant change in the building materials to better complement the other public buildings on the Shoreview Commons campus. The revisions, incorporated with the plans now submitted for formal approval, were presented to the City Council at a special workshop meeting on August 3rd. The Council felt that the modifications addressed many of the concerns and were favorably received, with recognition there are site limitations.

While there has been substantial planning and actions leading up to this final phase of their capital improvements master plan, the new Shoreview Library is now moving forward on an aggressive schedule by the County in order to meet critical deadlines relating to both the construction, financing, and sale of the existing building to the school district.

The County is pursuing a design-build process for the Shoreview Regional Library, and has hired HGA Architects along with Adolfson & Peterson Construction for the project. According to Ramsey County officials, the schedule calls for site work to begin by October, 2015. The existing

library would continue to operate throughout the construction until closing in December, 2016 to move materials over to the new regional library for opening in January of 2017. It is expected that the Mounds View School District would take possession of the existing library building in early 2017, and then proceed with their plans for tenant improvements.

Project Description

The new Shoreview Library is being designed as a regional library, and will include public library service area, community space, and administrative offices for the overall County Library system (currently located in the existing library).

Rezoning. The proposal is to rezone the properties included in the project (4570/4560 Victoria Street and 805/795 Highway 96) from R-1, Detached Residential, to PUD, Planned Unit Development. While public, quasi-public, and institutional uses are allowed in residential zoning districts, the City has recommended this rezoning to PUD to recognize the unique public uses within the Shoreview Commons campus and the flexibility required for this development project. It is the City's intention to eventually incorporate the Community Center/City Hall and other park area of the 40-acre Shoreview Commons into an overall PUD.

Site Layout. The building would be located at the corner of Highway 96 and Victoria Street, positioned to face towards the Shoreview Community Center, with a new parking lot area of 75 parking spaces accessing from the internal drive of the Shoreview Commons campus. There will be a book drop-off drive on the north side of the new library that will access from Victoria Street and connect to the existing library (future school district) parking area.

Dating back to their feasibility study, the County project team determined the best site design would be to locate the building at the corner nearest the Highway 96/Victoria Street intersection. Locating the Library on the corner provides for an attractive "statement" building, with great visibility, views of the open spaces to the south, and connects to the Community Center in its orientation. Conversely, by locating the building west on the property closer to the Community Center, requires the parking along Victoria Street and the building entrance facing away from the campus. A long-time criticism of the current library building is that it faces west and does not create a visual connection to the Community Center.

Parking/Traffic. The County believes the on-site parking proposed is sufficient for handling typical daily activity, in part, based on experience with their other facilities. Additionally, Library staff will park off-site, on the County's Ice Arena property across Victoria Street. About 20 spaces will be required for this staff parking during daytime and evening hours. At present, the Library staff uses a portion of the Community Center parking lot through an agreement with the City.

According to the County, the new regional Shoreview Library will offer about 12 programs each year that will attract a large group response. Nearly all of these events will likely be scheduled during the daytime on weekdays. These popular events could attract upwards of 150 vehicles to the Library site, therefore, additional accommodations have been considered to address these special events.

The new library will provide a public area that is about 20% larger than the existing public library floor. The library administration and technical services areas are being sized for existing staff, with no expectation of a staff increase. While the County anticipates an increase in activity with more study rooms and a larger community room available in the new building, this

should not significantly impact traffic levels on the civic campus other than on the dozen or so large-event programs they have estimated.

The future Mounds View School District property will provide 74 parking spaces in their Victoria-fronted lot. School District staff will require about 20 parking stalls on a regular basis. Visitors to the School District offices could account for a few additional spaces. In conversations between the School District and the Ramsey County Library, the concept of shared parking between the District and the Library was offered by the District. This would mean that up to 50 parking spaces on the District's upper lot could be available to Library visitors coming for special-event Library programs. In the case of a 150-vehicle Library event, the Library's 75 parking spaces could be supplemented with 50 school district spaces, leaving the remaining 25 vehicles to park in the Community Center parking lot between the City complex and the Library.

Coordination of other special event parking needs will be required by the School District, City, and Library, to best manage special event parking accommodations. There will be some anticipated parking benefits to City special events and weekend/evening Community Center functions where the existing parking lot becomes full. The new parking area could be utilized for overflow parking when the library is not open for business.

Building Design. The proposed Library will be a modern designed facility of approximately 34,000 square feet (consisting of 11,400 square feet of administration/office area and 22,600 square feet for the library). Consisting of a one-level layout, the flat-roof building is designed to provide taller areas with large glass features to create both natural light and dramatic views. The one level rectangular building shape is important to the functionality of library operations, but also provides program space flexibility in the future. The proposed exterior is a primarily a combination of glass and brick, with differing textures and brick accents that will complement existing materials found on the other facilities in the campus, such as the current Library, Community Center/City Hall, and the recently renovated Maintenance Center. The County is also voluntarily following the Minnesota Sustainable Building Guidelines, which focuses on sustainable goals for elements such as water, energy, building materials, and indoor air quality.

The building entrance will face to the east towards the Community Center, with a small plaza and walk-through connection that links around to the parking area of the existing library (future school district) building. There is another plaza area off the building towards the south nearer Highway 96 that will serve as an outdoor area associated with library internal spaces and programs.

Staff Review

The following is a summary of what staff has identified as the primary issues relating to the Shoreview Library development plan:

Site Integration. The addition of a new regional library into the Shoreview Commons, especially as proposed with access internal to the campus, will require analysis of traffic flow and pedestrian safety and could lead to some additional site improvements on the Community Center property. Staff believes that any modifications to traffic flow and/or improvements along the internal campus drive would not significantly alter the current proposed site design for the Shoreview Library project.

The City is currently in the process of seeking professional services for the development of a new comprehensive master plan for the Shoreview Commons civic campus and park area. The

City Council is exploring ideas to enhance the existing facilities and add new park features and amenities. The updated master plan will serve as a guide for prioritizing future facility improvements, recreational amenities, civic features, and is undertaken with these core objectives:

- *Develop plans for future park improvements and other site amenities*
- *Enhanced connectivity between public facilities*
- *Improved on-site pedestrian and bicycle linkages*
- *Maintain safe and efficient traffic flow and parking*



The first priority for the professional firm hired by the City for the Shoreview Commons master plan will be to conduct an analysis of the campus and provide recommendations on possible improvements for access, internal traffic flow, parking layout, and pedestrian movements. There may be opportunities to also improve pedestrian access to the new library via internal walks, which will be studied when the City undertakes an update of the Shoreview Commons master plan. The City will need to engage both the County Library and School District 621 in the study process.

Setback Deviations. Both the proposed parking and building layout on the site requires deviations to the standard setback requirements, which can be allowed without variances through the PUD process. The City's development regulations do not have specified setbacks for public/institutional type developments, the following shows the difference in the proposed setbacks for the building and parking lot areas as compared to the general setback standards:

- Building setbacks
 - Front (Highway 96) – 3.4 feet (standard is 50 feet)
 - Side (Victoria) – 10.7 feet (standard is 30 feet)

→ Parking setbacks

- Front (Highway 96) – 5.6 feet (standard is 20 feet)
- Side (East edge of site) – 0 feet (standard is 20 feet)*

- * The agreement with the City is to allow for a portion of the new parking lot to be located on the City-owned well house property through an easement agreement

Stormwater Management. The property for the regional library is technically located within the Rice Creek Watershed District (RCWD), but all the drainage flows towards the east crossing the boundary into the jurisdiction of the Ramsey-Washington Metro Watershed District (RWMWD). Through an agreement with RCWD and the County, the project will be permitted through the RWMWD. The stormwater management plan will need to comply with the RWMWD guidelines for rate and quality control, and will involve coordination with the City as the project is located within the Shoreview Commons campus. Comments and recommendations from the Public Works Director and City Engineer on the proposed development are included with this report.

Tree Replacement/Landscaping. As the development plans show, there will be a significant loss of trees to accommodate the Library project. The City's Natural Resources Specialist has walked the development site with the County representatives, and identified the health of each of the landmark trees that will be removed. Landmark trees are defined in City Code as 15" or greater diameter for the tree species on this site. Of the 40 landmark trees impacted by the development, 26 were determined to be in healthy condition, while another 14 were found to be unhealthy (defined by canopy die-back, broken trunk, fungus indicating decay, structural deficiencies, or dead). The City has requested that the submitted Vegetation and Woodlands Plan be revised to correct several inaccuracies regarding tree sizes and reflect the findings of the field survey. The County will be required to provide tree replacements in accordance with the City's regulations, which will be determined once the plan is updated.

Subdivision. The County is in the process of preparing a subdivision plat that will combine the two residential lots with the south portion of the existing library property into one parcel and create another parcel that will define the property that will be sold to the school district. The remainder of the Shoreview Commons was formally platted when the Community Center was built. The preliminary plat is expected to be presented to the Planning Commission for review at your September meeting. The approved plat will be recorded along with the shared access, property conveyance, easements, and shared access and maintenance agreements that will be executed between the City and County.

Signage. No signage plans have been submitted at this time, but the County will be working in conjunction with the City in reviewing and developing a plan for joint identification signage for the campus. While the proposed plan shows the retention of the City's digital message center sign, the City and County will be looking at possible design changes and/or relocation for this monument. The modified or new entry monument would likely incorporate the new library and school district office identifications on the sign. The County indicates at this time in the development phase, the exterior signage that has been discussed but not yet finalized are large-scale architectural letters to be used vertically on the entry elevation of the building spelling out "LIBRARY". Directional signage for book drop users is also anticipated, in addition to the customary parking signage that will appear in the new front parking lot.

Public/Agency Comments

As noted, both the proposed Rezoning and PUD Development Stage requests require a public hearing, and legal notice was published in the local newspaper. Property owners within 350 feet of the development site were also notified of the request. To date, the City has not received any written comments from the public.

The Fire Marshal from the Lake Johanna Fire Department has reviewed the plans and had no comments/concerns, but will be reviewing the building construction plans during the building permitting process.

The Ramsey County Traffic Planner also had no comments since the project will be served through the internal access and driveway in the Shoreview Commons.

Recommendation

Staff believes that while there are site constraints and design requirements that result in some deviations to development standards, the community benefits of a new regional library facility to serve the public far outweigh the impacts. The addition of the Shoreview Library and School District administration are consistent with the public uses of the Shoreview Commons, which serves as social, recreational, entertainment, and civic gathering place for the community.

Staff is recommending that the Planning Commission support the proposed Shoreview Library project and forward a recommendation of approval subject to the following findings and conditions:

Rezoning

Approval of the rezoning request for the properties included in the project (4570/4560 Victoria Street and 805/795 Highway 96) from R-1, Detached Residential, to PUD, Planned Unit Development, based on the following:

1. That the proposed rezoning is consistent with the policies of the Comprehensive Guide Plan and with the general purpose and intent of the development regulations.

The proposal is consistent with the Comprehensive Plan designation of the properties for Institutional uses, and complements the other public uses with the Shoreview Commons.

2. That the development facilitated by the proposed rezoning will not significantly and adversely impact the planned use of the surrounding property.

The proposed rezoning is consistent with the public uses of the Shoreview Commons civic campus and will not adversely impact surrounding properties, but instead the development of a new regional library will positively benefit and serve the community.

3. The developer is willing to enter into a rezoning/development agreement with the City.

As a condition of approval, Ramsey County will be required to enter into a development agreement with the City.

PUD – Development Stage

Approval of the PUD Development Stage request for the new Shoreview Library, as the project satisfies the development review criteria for a Planned Unit Development in meeting the following objectives:

1. Complies with the Comprehensive Plan designation of Institutional.
2. Uses architectural enhancements in the building design that meets and exceeds the City's design standards.
3. Green building techniques will be incorporated into the overall building design, and the project includes sustainable goals for elements such as water, energy, building materials, and indoor air quality.
4. Development via the PUD process is desirable to insure compatibility with adjoining land uses and provides flexibility in site and building design.

and the approval is subject to the following conditions:

1. Submittal and approval of a subdivision plat prior to the completion and occupancy of the new regional library.
2. Execution of all related cooperative agreements between the City and County for the development including land transfer, shared access and easements, and property maintenance.
3. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to submittal of the Final Plat and PUD – Final Stage applications.
4. The PUD – Final Stage plans shall address the recommendations and conditions stipulated in the memorandum from the Public Works Director and City Engineer, including stormwater management and tree replacement plans.
5. The County shall secure a permit from the Ramsey Washington Metro Watershed District prior to commencing any grading on the property.
6. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.

Date: August 20, 2015

To: Kathleen Castle, City Planner

From: Mark Maloney, Public Works Director
Tom Wesolowski, City Engineer

Subject: Rezoning & PUD Development State Review – Ramsey County Library

The City of Shoreview Engineering Department has reviewed the preliminary plans dated August 10, 2015 and has the following comments:

1. The proposed project is located within the Grass Lake Watershed, which is managed by the Ramsey-Washington Metro Watershed District (RWMWD). The project will disturb more than 1-acre and will require a permit from the RWMWD. The City requires that all information that is submitted to the RWMWD, as it relates to the proposed development, also be sent to the City of Shoreview.
2. A meeting was held on August 19, 2015 with representatives from the City, Ramsey County, and the RWMWD to discuss stormwater permitting requirements. One of the items discussed was the possibility of infiltrating stormwater runoff from the site. Given the location of the proposed building is located within the 1-year time of travel for one of the City's municipal supply wells infiltration is not allowed. The soils on the site are also not conducive for infiltration, so filtration of water will need to be considered to meet the RWMWD requirements. The consulting engineer is working on a stormwater management plan and will be submitting it to the RWMWD for review.
3. Vehicle access to the library site will change from Victoria Street to the access road for City Hall and the Community Center. The access road has traffic counts as high as many collector streets in the City and has much higher counts during special events at the Community Center such as conferences and the farmers market. Staff recommends that some basic trip generation analysis based on the library's use of the property be performed, in the event that additional traffic impacts need to be mitigated by changes to the access road and/or library access.
4. The plans show construction will occur within the Highway 96 right of way. Highway 96 is under the jurisdiction of Ramsey County and a Ramsey County permit is required for any work completed in their right of way.
5. Escrows will be required for any utility, trail, or driveway work in the public right of way or on City property. An erosion control escrow will be required for the development.

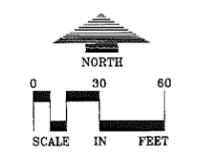
6. Existing trees that are marked on the plans to remain should be protected with fencing to minimize compaction of the soil around the trees. Fencing should be located at the drip lines of the trees.

If you have any questions or would like to discuss the comments please contact Tom Wesolowski at 651-490-4652



SURVEY LEGEND

○ CATCH BASIN	— STORM SEWER
○ STORM MANHOLE	— SANITARY SEWER
○ SANITARY MANHOLE	— WATERMAIN
○ WATER MANHOLE	— PRIVATE WATER
○ HYDRANT	— SANITARY SEWER SERVICE
× GATE VALVE	— WATER SERVICE
○ POWER POLE	— CULVERT
○ LIGHT POLE	— UNDERGROUND CABLE TV
○ YARD LIGHT	— UNDERGROUND ELECTRIC
— CUY WIRE	— UNDERGROUND FIBER OPTIC
— SIGN	— UNDERGROUND GAS
— SPOT ELEVATION	— UNDERGROUND TELEPHONE
— A/C UNIT	— CHAIN LINK FENCE
— CABLE TV PEDESTAL	— WOOD FENCE
— ELECTRIC TRANSFORMER	— TRAFFIC SIGNAL
— TELEPHONE PEDESTAL	— CONCRETE CURB
— TELEPHONE MANHOLE	— CONCRETE
— ELECTRIC METER	— CONTOUR
— FIBER OPTIC HAND HOLE	AS ASH
— FLAG	AS LINDEN
— GAS METER	EL ELM
— HAND HOLE	MA MAPLE
— GUARD POST	OA OAK
— SAN CLEAN OUT	PI PINE
— PROPOSED SOIL BORING (PAINT OR FLAG)	PO POPLAR
— IRRIGATION VALVE	SP SPRUCE
— CONFERIGIOUS TREE	TR TREE (GEN)
— DECIDUOUS TREE	



○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "PLS 18089"

CPA DENOTES PLAT OF COMMONS PARK ADDITION

Benchmark:
Threshold at West Entrance of Library as shown herein.
Elevation 522.26 feet
NAVD 1988 DATUM

DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of Commitment for Title Insurance issued by Commercial Partners Title, LLC, as agent for Old Republic National Title Insurance Company, File No. 40352, dated June 19, 2015.)

Parcel 1:
Lot 1, Block 1, Commons Park Addition, Ramsey County, Minnesota.

Parcel 3:
Tract A:
A parcel of land located in the Southeast Quarter of Section 14, Township 30 North, Range 23 West described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet bearing North 0 degrees 0 minutes; thence North 84 degrees 57 minutes 30 seconds East a distance of 571.87 feet to a point on the North right of way line of State Trunk Highway No. 96 said point being the Southwest corner of parcel of land to be described; thence North 0 degrees 00 minutes a distance of 178.70 feet; thence North 90 degrees East a distance of 100 feet; thence South 0 degrees 00 minutes a distance of 200 feet to a point on the North right of way line of State Trunk Highway No. 96; thence South 84 degrees 57 minutes 30 seconds West along the North right of way line a distance of 90.25 feet; thence North 5 degrees 02 minutes 30 seconds West along said right of way line 30 feet; thence South 84 degrees 57 minutes 30 seconds West along said right of way line 7.52 feet to the Southwest corner of tract of land described and there terminating.

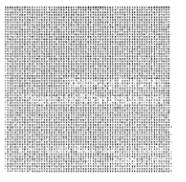
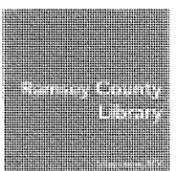
Tract B:
A parcel of land located in the Southeast Quarter of Section 14, Township 30 North, Range 23 West, described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet; thence North 84 degrees 57 minutes 30 seconds East a distance of 579.39 feet; thence South 5 degrees 02 minutes 30 seconds East 30 feet to the Northernly right of way line of State Trunk Highway No. 96; thence North 84 degrees 57 minutes 30 seconds East 30.25 feet along said Northernly right of way line for point of beginning; thence North 200 feet; thence East 25 feet; thence South 197.79 feet to said Northernly right of way line; thence South 84 degrees 57 minutes 30 seconds West 25.10 feet along said Northernly right of way line to point of beginning.
Ramsey County, Minnesota

Parcel 4:
Part of the Southeast Quarter of Section 14, Township 30 North, Range 23, described as follows:
Commencing at the South quarter corner of said Section 14; thence North along the North and South quarter line a distance of 70.97 feet; thence North 84 degrees 57 minutes 30 seconds East a distance of 579.39 feet; thence South 5 degrees 02 minutes 30 seconds East 30 feet to the Northernly right-of-way line of State Trunk Highway No. 96; thence North 84 degrees 57 minutes 30 seconds East 115.35 feet along said Northernly right-of-way line for point of beginning; thence North 197.77 feet; thence East 100 feet; thence South 188.97 feet to said Northernly right-of-way line; thence South 84 degrees 57 minutes 30 seconds West 100.39 feet along said Northernly right-of-way line to point of beginning, according to the United States Government Survey thereof.
Ramsey County, Minnesota.

SURVEY NOTES

- The Gross land area is 172,309 +/- square feet or 3.96 +/- acres.
- We have shown buried structures and utilities on and/or serving the site Per Gopher State One-Call Ticket Nos. 151682801, 151682807, 151682836, 151682848, 151682858, 151682881, 151682885, & 151682925. The following utilities and municipalities were notified:

COMCAST	(612) 522-8141
CITY OF SHOREVIEW	(651) 490-4661
METRO WASTE COMMISSION	(651) 502-4511
RAMSEY COUNTY PUBLIC WORKS	(651) 266-7100
XCEL ENERGY	(651) 229-2427
CENTURYLINK	(655) 742-6662
ZAYO GROUP	(952) 230-9430
- Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this. Those utility operators that do respond often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoining site crosses this site or a service to this site crosses an adjoining, it may not be located since most operators will not mark such "private" services.
- Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
- Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.
- The proposed soil boring location in the Northwest corner of the south parking lot appears to be directly over a storm sewer.
- We have shown private water/irrigation to the extent that it was marked, which was very intermittent.



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CADD QUALIFICATION

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SUBMITTALS/REVISIONS

Date	Description
7-22-15	Original Issue

PROFESSIONAL SIGNATURE

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 Surveyor under the laws of the State of Minnesota.

Paul J. McGilley, PLS
Paul J. McGilley, PLS

License No. 16099
Date 07-22-15

QUALITY CONTROL

Loucks Project No. 15125
Project Lead PJM
Drawn by TMB
Checked by DP
Field Crew DP

VICINITY MAP



Filepath: 37_202_2015_1299.Plot W:\01\151528\CADD\DATA\GHE\151528.Mxd
 7/22/2015 1:29 PM

Proposed Motion

MOVED BY COMMISSIONER _____

SECONDED BY COMMISSIONER _____

To recommend to the City Council approval of a Rezoning and Planned Unit Development (PUD)-Development Stage applications for the proposed construction of a new Shoreview Regional Library by Ramsey County in accordance with the following findings and conditions:

Rezoning

Approval of the rezoning request for the properties included in the project (4570/4560 Victoria Street and 805/795 Highway 96) from R-1, Detached Residential, to PUD, Planned Unit Development, is based on the following:

1. That the proposed rezoning is consistent with the policies of the Comprehensive Guide Plan and with the general purpose and intent of the development regulations.

The proposal is consistent with the Comprehensive Plan designation of the properties for Institutional uses, and complements the other public uses with the Shoreview Commons.

2. That the development facilitated by the proposed rezoning will not significantly and adversely impact the planned use of the surrounding property.

The proposed rezoning is consistent with the public uses of the Shoreview Commons civic campus and will not adversely impact surrounding properties, but instead the development of a new regional library will positively benefit and serve the community.

3. The developer is willing to enter into a rezoning/development agreement with the City.

As a condition of approval, Ramsey County will be required to enter into a development agreement with the City.

PUD – Development Stage

Approval of the PUD Development Stage request for the new Shoreview Library, as the project satisfies the development review criteria for a Planned Unit Development in meeting the following objectives:

1. Complies with the Comprehensive Plan designation of Institutional.
2. Uses architectural enhancements in the building design that meets and exceeds the City's design standards.
3. Green building techniques will be incorporated into the overall building design, and the project includes sustainable goals for elements such as water, energy, building materials, and indoor air quality.

4. Development via the PUD process is desirable to insure compatibility with adjoining land uses and provides flexibility in site and building design.

and the approval is subject to the following conditions:

1. Submittal and approval of a subdivision plat prior to the completion and occupancy of the new regional library.
2. Execution of all related cooperative agreements between the City and County for the development including land transfer, shared access and easements, and property maintenance.
3. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to submittal of the Final Plat and PUD – Final Stage applications.
4. The PUD – Final Stage plans shall address the recommendations and conditions stipulated in the memorandum from the Public Works Director and City Engineer, including stormwater management and tree replacement plans.
5. The County shall secure a permit from the Ramsey Washington Metro Watershed District prior to commencing any grading on the property.
6. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.

VOTE: AYES: _____ NAYS: _____

Planning Commission Meeting
August 25, 2015