

**AGENDA  
PLANNING COMMISSION MEETING  
CITY OF SHOREVIEW**

**DATE:           SEPTEMBER 11, 2012  
TIME:           7:00 PM  
PLACE:          SHOREVIEW CITY HALL  
LOCATION: 4600 NORTH VICTORIA**

**1. CALL TO ORDER**

**ROLL CALL**

*Approval of Agenda*

*Brief Description of Meeting Process – Vice Chair Curt Proud*

**2. OLD BUSINESS**

**A. VARIANCE/SITE AND BUILDING PLAN REVIEW**

*File No: 2457-12-20*

*Applicant: PAR/Mission Construction*

*Location: 655 County Road E.*

**3. ADJOURNMENT**

**TO:** Planning Commission  
**FROM:** Kathleen Nordine, City Planner  
**DATE:** September 6, 2012  
**SUBJECT:** File No. 2457-12-20 – Site Plan Review/Variance, PaR Systems/Mission Construction, 655 West County Road E

### **Background**

At the August 28<sup>th</sup> meeting, the Planning Commission tabled applications submitted by PaR Systems/Mission Construction to a special meeting on September 11<sup>th</sup>. The applications were tabled to provide some additional time for the applicant to gather information required for the Commission's review. Additional information has been submitted and the applications are being presented to the Commission for action.

### **Request**

Mission Construction, on behalf of PaR Systems, has submitted the following applications:

1. Site and Building Plan Review – for the construction of a manufacturing/warehouse/office building
2. Variance – to the City's standards pertaining the minimum setback for a parking area from the front property line.

### **Project Description**

PaR Systems, Inc. has established their corporate campus in the County Road E corridor at 707 and 655 County Road E. The two-story 18,000 square foot building at 655 is currently used as office with offices also in the lower level of the building sublet to another business.

PaR is proposing to retain this structure since they have recently reinvested in it by remodeling it to serve their needs. A new 45,760 square foot manufacturing/warehouse and office building is proposed to the east of the existing structure. The existing parking area will be expanded to the east. A new driveway entry is proposed off of County Road E, leading to a new parking area along the eastern property line. Stormwater generated by the new improvements will be directed to a proposed ponding area located along the north property line. Two existing wetlands on the property will remain and be buffered from the development impacts.

### **Development Code**

The property is located in the BP, Business Park zoning district which has been established to provide areas for low intensity office, light industrial and supporting commercial uses. Permitted uses include but are not limited to light manufacturing, high-tech research and development, office, office/showroom and research laboratories. The proposed use of the new building is

consistent with this designation. PAR Systems designs and builds automated and robotic material handling equipment and is classified as industrial use.

Standards are established for development in this district. The proposed development plan requires the following variances:

- 1) To reduce the required 20-foot setback of a parking area from the front property line to 6.2 feet

### **Staff Review**

The submitted plans have been reviewed in accordance with the standards for the BP, Business Park District. The following discussion addresses the key issues associated with this proposal.

### **Architectural Design**

The exterior of the building is designed with a variety of materials including: precast white metal panels and precast concrete panels for the warehouse and manufacturing portions of the building and EIFS (synthetic stucco) and glass for the office area. The materials are similar to those used in the building at 707 County Road E. While these materials are acceptable, staff is asking the applicant to address the exterior of the buildings so they complement one another and create a business campus appearance. This would be further addressed with the future PUD application.

### **Building Height**

The proposed building has a height of 66' as measured from the lowest ground grade to the parapet of the roof. Structures in the Business Park District are limited to a maximum height of 35'. The height, however, can be exceeded provided: 1) It does not exceed the firefighting capabilities of the Fire Department and 2) An additional 1-foot of setback is provided for every additional foot in height over 35'.

Lake Johanna Fire Department has reviewed the proposed plans and indicated that the proposed height is not of concern because the Department has trained staff and the equipment needed to respond to a fire in a taller building. The building is also required to have a fire suppression system.

The proposed building setbacks do comply with the additional setback requirements:

	<b>Code Requirement</b>	<b>Proposed Setback</b>
<b>Front</b>	106 feet	114 feet
<b>Side</b>	61 feet	125 feet
<b>Rear</b>	61 feet	125 feet

### **Parking**

The site is currently developed with an off-street parking area that has two access driveways off of County Road E and provides 90 stalls. This parking lot is located within a few feet of the County Road E right-of-way, encroaching upon the required 20' setback. This parking area will be expanded to the east, providing another 27 stalls.

A separate off-street parking lot designed with 40 stalls is proposed east of the new building along the eastern lot line with a new access driveway. The eastern corner of this proposed parking lot is setback 6.2' from the County Road E right-of-way, encroaching upon the required 20-foot setback. The right-of-way width for County Road E is wider adjacent to the eastern portion of the building thereby impacting the setback. The applicant is seeking a variance to reduce the 20-foot requirement.

In accordance with the Development Code, 230 off-street parking stalls are required for the development site (including the existing office building). One hundred fifty-seven stalls are provided. With proof of parking, an additional 36 stalls could be added for a total of 193 stalls.

A deviation from the parking standards is permitted in certain circumstances, including parking demand provided proof of parking is identified on the plan. PaR has stated that the number of stalls proposed will meet their need. The parking demand for the business is less than the Development Code requirement due to the nature of the business operations. Since PaR does own the adjacent property at 707 County Road E, there is an opportunity to share parking if needed. While parking at 707 is heavily used, additional parking stalls could be provided in the paved surface area north of the building. Shared parking and maintenance agreement would need to be executed between the two properties.

While there is some concern regarding the proposed parking, specifically, if there is a change in use, this can be addressed in the Development Agreement. The agreement can require a public review process for any change in use that does not meet the exceptions to minimum parking standards.

**Environmental Impacts (wetlands, trees and landscaping)**

The property does contain two wetlands. One wetland is located in the northwestern corner of the property while the other one is located near the southeast corner of the property and is partially located in the County Road E right-of-way. These wetlands have been delineated; however, the delineation has not yet been submitted or verified by the City's wetland consultant. A condition should be placed upon any recommendation of approval requiring this information prior to City Council action.

The submitted plans do identify a 16.5' buffer around both wetland areas. The proposed driveway off of County Road E partially encroaches upon this buffer. Grading within the buffer area is also needed for this driveway.

The submitted tree inventory/replacement and landscape plan has been reviewed by staff. Five landmark trees will be removed for the site development and must be replaced with 30 trees. A tree inventory is needed to determine the replacement tree requirements for other trees on the property that will be removed. Credit could also be given for trees planted on the adjacent 707 County Road E site.

The proposed landscaping plan has also been reviewed. The Development Code requires a minimum area equal to 20% of the parking and driveway surface areas to be designed with landscape islands. This percentage may be reduced to 10% in certain circumstances. The intent

is to reduce the heat island effect and provide a visual break for expansive parking lot areas. Landscape islands are not proposed in the new parking areas. While Staff supports the use of landscape islands, it may be reasonable to waive this requirement due to the site characteristics and parking lot design. Approximately 47% of the site will remain as open or green space, which is well in excess of the City's 25% requirement. The proposed parking areas are not expansive in width and will not visually appear to be large due to the elongated design, adjacency to the buildings, large County Road E boulevard width and separation by the wetland area. Landscaping around the perimeter of the parking areas can be provide shade and soften the appearance of the parking areas. Finally, the incorporation of landscape islands would result in a larger deviation from the City's parking ratio standards.

Staff will continue to work with the applicant on development a tree replacement and landscape plan that meets the spirit and intent of the ordinance and enhances the visual appearance of the property.

### **Grading, Drainage and Stormwater Management**

The eastern and northern portions of the property will be regraded for the site development. Existing drainage generally flows to the east and north. Stormwater runoff from the proposed parking areas will be directed to a series of catch basins that route the water to a stormwater pond along the north side of the property. This pond is designed with an outlet that ties into a public stormwater pipe along the north property line. A stormwater management plan has been submitted and reviewed by the City Engineer and found to be in compliance with the City's Stormwater Management Plan. This plan does address the potential future expansion of the building and parking areas.

The proposed impervious surface coverage is 52.5%, less than the maximum 75% permitted.

### **Variance Criteria**

When considering a variance request, the Commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variances is in keeping with the spirit and intent of the ordinance. Practical difficulty is defined as:

- 1. Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*
- 2. Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.*
- 3. Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.*

The applicant's statements regarding the proposed variances are attached. The existing right-of-way for County Road E varies in width along this section of the roadway. At the eastern corner of the property, the width of the right-of-way increases and creates practical difficulty when setbacks are applied. The staff concurs that hardship is present regarding the proposed 6.2' setback for the new parking area. The proposed setback exceeds the setback of the setback of an

existing parking area on the property and also the parking area for the building immediately to the east (605 County Road E). If granted the variance will not alter the character of the neighborhood. Establishing the parking at the proposed setback is reasonable due to the existing site characteristics and parking needs for the property owner.

### **Public Comment**

Notice of the submitted applications were mailed to property owners within 350' of the parcel. No comments have been received.

Joe Lux, Ramsey County, did provide some information regarding the easement dedicated to the County for County Road E. He indicated that they do not have a concern with the proposed 6.2-foot parking lot setback from right-of-way width but stated that further discussion is needed regarding the additional access driveway onto County Road E.

Comments were received from the Fire Marshal and are attached.

### **Recommendation**

As stated earlier, PaR Systems is under some time constraints due to their production commitments and needs to start construction on this building in mid-September. Staff is anticipates this request will be heard by the City Council at their September 17<sup>th</sup> meeting. While the wetland delineation has not yet been submitted or reviewed by the City, the Staff is asking the Planning Commission to take action and move this project forward. Resolution 12-77 approving the requested variance is attached for the Commission's adoption. The staff is recommending the following conditions be attached to an approval:

#### **Variance**

1. Said approval is contingent upon City Council approval of the Site and Building Plan review.
2. The project must be completed in accordance with the plans submitted as part of the Variance application.
3. This approval will expire after one year if a building permit has not been issued for this project.
4. This approval is subject to a 5-day appeal period.

#### **Site and Building Plan Review**

1. A wetland delineation must be submitted for the City's review and approved prior to the September 17<sup>th</sup> City Council meeting.
2. Shared parking may be permitted between the 655 and 707 building to address the deviation from the City's minimum parking requirements. A shared parking and maintenance agreement shall be executed between the properties prior to the issuance of a building permit.
3. The applicant must obtain the necessary permits from Ramsey County for the proposed new entry drive onto County Road E.
4. Lighting on site shall comply with Section 204.030, Glare of the Development Code. The applicant shall provide details on the exterior light fixtures and pole heights with the building permit submittal

5. Prior to the issuance of a building permit, a site development agreement and erosion control agreement shall be executed, including the submittal of all required fees and escrows. Said development agreement shall address:
  - a. Shared parking between the 655 and 707 buildings, and
  - b. Change in use or occupancy which does not meet the City's exceptions to the minimum parking requirements
6. The submitted tree replacement plan shall be revised and submitted prior to the issuance of a building permit. Required replacement trees may be planted on the 655 County Road E property and the 707 County Road E property. The revised plan shall include the following information:
  - a. Site plan showing location of trees over 4" in size on the property
  - b. Tree Inventory table containing the species of tree, tree diameter, landmark tree designation
  - c. Replacement calculations
  - d. Tree protection
7. The submitted landscape plan shall be revised to include additional landscaping around the perimeter of the existing and proposed parking lots.
8. Comments identified by the Fire Marshal in his memo dated August 22, 2012 shall be addressed prior to the issuance of a building permit.
9. Comments identified by the City Engineer in his memo shall be addressed prior to the issuance of a building permit.
10. PaR Systems is required to submit a Planned Unit Development application prior to the proposed construction of the building addition as identified on the submitted plans or within one-year of this approval, whichever comes first.
11. Said approval does not include the proposed addition as shown on the submitted plans.
12. The Building Official is authorized to issue a building permit if approved by the City Council and the above conditions satisfied.

#### Attachments

1. Resolution 12-77
2. Draft August 28, 2012 PC Minutes
3. Memo from Tom Wesolowski, City Engineer
4. Email – From Joe Lux, Ramsey County – with attachments
5. Memo from Fire Marshal
6. Location Map
7. Submitted Statements
8. Submitted plan set
9. Motion

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**EXTRACT OF MINUTES OF MEETING OF THE  
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA  
HELD SEPTEMBER 11, 2012**

\* \* \* \* \*

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City at 7:00 PM.

The following members were present:

And the following members were absent:

Member introduced the following resolution and moved its adoption.

**RESOLUTION NO. 12-77 FOR A VARIANCE TO REDUCE THE FRONT YARD  
SETBACK FOR A PARKING LOT**

WHEREAS, Mission Construction, on behalf of PaR Systems, submitted a variance application for the following described property:

See Exhibit A  
*(commonly known as 655 County Road E)*

WHEREAS, the Development Regulations states parking areas for properties located in the BP, Business Park zone, must maintain a 20-foot setback from a front property line; and

WHEREAS, the applicant has requested a variance to reduce this requirement to 6.2'; and



WHEREAS, the Shoreview Planning Commission is authorized by state law and the City of Shoreview Development Regulations to make final decisions on variance requests.

WHEREAS, on September 11, 2012 the Shoreview Planning Commission made the following findings of fact:

1. *The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.* The proposed parking lot will provide the off-street parking area needed for the business park use of the property. The proposed setback is reasonable due to the configuration of the County Road E right-of-way and current parking lot setback encroachments that exist on the property.
2. *The plight of the property owner is due to circumstances unique to the property not created by the property owner.* Unique circumstances warrant the variance. The County Road E right-of-way varies in width and has a larger width adjacent to the eastern portion of the property. This circumstance warrants the variance.
3. *The variance, if granted, will not alter the essential character of the neighborhood.* The proposed 6.2' setback exceeds the setback of an existing parking lot on the property. The parking lot on the adjoin property to the east is closer to the County Road E road surface than the proposed parking lot. Adequate green space will remain between the proposed parking surface and the road surface for County Road E. The character of the neighbor will not be altered by granting the variance.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance request for property described above, 655 County Road E, be approved, subject to the following conditions:

1. Said approval is contingent upon City Council approval of the Site and Building Plan review.
2. The project must be completed in accordance with the plans submitted as part of the Variance application.
3. This approval will expire after one year if a building permit has not been issued for this project.
4. This approval is subject to a 5-day appeal period.

The motion was duly seconded by Member and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 11th day of September, 2012

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Steve Solomonson, Chair  
Shoreview Planning Commission

ATTEST:

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Kathleen Nordine, City Planner

SEAL

ACCEPTANCE OF CONDITIONS:

---

Mission Construction

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PaR Systems

~~DRAFT~~  
**SHOREVIEW PLANNING COMMISSION MEETING  
MINUTES  
August 28, 2012**

**CALL TO ORDER**

Chair Solomonson called the meeting of the August 28, 2012 Shoreview Planning Commission meeting to order at 7:00 p.m.

**ROLL CALL**

The following members were present: Chair Solomonson; Commissioners, Ferrington, McCool, Proud, Schumer, Thompson and Wenner.

**APPROVAL OF AGENDA**

**MOTION:** by Commissioner Schumer, seconded by Commissioner Ferrington to approve the August 28, 2012 agenda as submitted.

**VOTE:** Ayes - 7 Nays - 0

**VARIANCE/SITE AND BUILDING PLAN REVIEW**

**File No:** 2457-12-20  
**Applicant:** PaR/Mission Construction  
**Location:** 655 County Road E.

**Presentation by City Planner Kathleen Nordine**

PaR Systems owns the properties at 707 and at 655 County Road E having purchased the parcel at 655 from the City in 2008. Between the two parcels is a private drive access to the Deluxe property to the north. Previous Development Agreements that were executed require PaR to obtain a PUD and develop a master plan for the properties when major improvements are proposed. PaR has indicated that there is an urgent need to expand. Therefore, proposed improvements are submitted through the Site and Building Plan review and variance processes. A condition of approval is that a PUD be proposed in the near future.

The proposal is to construct a new 45,760 square foot manufacturing warehouse and office building. The variance request is to reduce the required front setback for an expanded parking area. Currently there is an 18,000 square foot office building and an off-street parking lot. A new access drive is proposed off County Road E. Storm water management improvements are included. The proposed use is consistent with the current zoning of BP, Business Park. The variance requested for the expanded parking area is a reduction of the front setback from 20 feet to 6.2 feet.

The exterior building materials are similar to the building at 707 County Road E. Staff has requested that brick be added to tie in with the existing office building. The building height of 66 feet exceeds the maximum 35 feet permitted. The City allows an exception if the height does

not exceed firefighting capability, and if an additional 1 foot of setback is provided for every additional foot of height over 35 feet. The Lake Johanna Fire Department has indicated that the firefighting capability is not an issue. The proposed building complies with the setback requirements for the added height.

Code requires a minimum of 230 parking stalls. PaR has proposed 157 parking stalls. The applicant states that the parking proposed more than meets their demand. Proof of parking for 36 additional stalls is shown. Staff's concern is how parking would be provided for a new user should the site ever be vacated. The existing parking lot encroaches into the 20-foot setback. Because the County Road E right-of-way varies, the expanded parking will encroach into the front setback, and a variance is needed.

There are two wetlands on the property, which will require wetland delineations. The proposed access drive off County Road E on the east side of the property will encroach into the 16.5 foot buffer for the wetland.

A tree inventory and landscape plan was submitted but was incomplete. A revised plan was recently submitted, but staff has not had an opportunity to review it. One issue is the number of landmark trees on the property, which has been resolved. Staff is also looking for a plan for overall landscaping of the entire site. This information was recently provided, but staff has not had an opportunity to review it.

The eastern and northern portion of the property will be graded for the development. A storm water pond is proposed, but calculations have not yet been provided for review. Storm water would flow north to the proposed pond. Pond overflow would flow into the City's storm water system.

With regard to the variance, staff believes there is practical difficulty with the varying right-of-way width of County Road E. The existing setback of the western parking lot encroaches into the 20-foot front setback. Also, other nearby parking lots on County Road E do not meet the setback requirements.

The Environmental Quality Committee (EQC) reviewed the proposal but found it to be incomplete. No recommendation was made. The EQC did suggest integrating a sustainable green design on the site.

Property owners within 350 feet were notified of the proposal. No comments were received.

Although incomplete, this proposal was scheduled for this meeting because of PaR's urgent time schedule and to keep the application moving forward. PaR has requested that the plan be presented to the City Council at their September 17th meeting. The two options for the Planning Commission are: 1) table the application and hold a special meeting before September 17th; and 2) Recommend approval on condition of submittal of the required information listed in the motion sheet and approve the variance.

Commissioner Ferrington asked the impervious surface coverage. Ms. Nordine stated that she does not have an exact ratio but believes the proposal falls within the allowed 75%.

Commissioner McCool asked how a PUD can be implemented after the site is improved. Ms. Nordine stated that staff hopes to address parking and storm water issues between the two parcels with a PUD when further improvements are proposed. Commissioner McCool noted the concerns of Ramsey County about the proposed third access.

**Mr. Garry Mannor**, Mission Construction, stated that PaR's preference is to keep three access points. He plans to talk to the County directly and if necessary, one will be removed. A professional landscaping plan in addition to what has been submitted will be completed within the next two weeks. Truck traffic will be moved to the new building, which will allow for added parking if needed. The owners prefer not to build parking that is not needed but keep green space.

Commissioner McCool asked for further clarification on the number of parking spaces. Mr. Madden stated that the Code requires 230 for the property at 655 County Road E. All parking requirements have been met at the 707 site. The site at 655 has proof of parking for 190 spaces; 157 are proposed to be put in. PaR does not anticipate using 157.

Mr. Mannor added that the storm water plan is also being submitted this week. Work is being done fast in order to provide PaR with the building needed by January 31, 2013. If equipment can be in place and working on September 18, workers will be working overtime to complete the project by January 31st.

Commissioner Ferrington stated that there is a lot of missing information and asked how long it would take to present a complete application. Mr. Madden stated that the wetland delineation will take one to two weeks.

Commissioner Proud stated that he is willing to approve an incomplete proposal with conditions because PaR Systems is a company that can be trusted. He is confident PaR will provide all the information needed for the City Council's review.

Chair Solomonson agreed with Commissioner Proud.

Commissioner McCool stated he would like to have a special meeting in time for the proposal to go to the September 17th Council meeting, when more information will be available. That would not interrupt the fast track for the project.

Chair Solomonson called a five-minute recess for the technician to load a second DVD for continuation of the meeting, then reconvened the meeting.

Commissioner Ferrington stated that the application is too incomplete. It is the Commission's job to vet the application, even though the Council is capable of doing that. More information is needed before she can support it.

Commissioner Schumer stated that he is willing to approve the motion with listed conditions. PaR is an excellent company in the community and will provide all the information needed for the City Council meeting.

Commissioner Wenner stated that while there are some areas that can be done by staff administrative review, the items that are incomplete are ones that the Commission is specifically charged to review. He would like to have a special meeting to consider all the information on the proposal.

Commissioner Thompson agreed that there is not enough information for her to make a recommendation.

MOTION: by Commissioner McCool, seconded by Commissioner Ferrington to table the variance and site and building plan applications, submitted by Mission Construction on behalf of PaR Systems, to a special Planning Commission meeting on September 11, 2012, at 7:00 p.m. Tabling the applications will allow the applicant the additional time needed to provide the following information:

- A. A parking management plan shall be submitted to the City addressing: the existing and future parking needs for the property (655 County Road E), including but not limited to: the maximum number of employees working on site, hours of operation, employee shifts, the potential for shared parking with 707 County Road E, proof of parking.
- B. Shared parking may be permitted provided information regarding the existing and future parking needs for the 707 building is provided to the City for review. A shared parking and maintenance agreement will be required between the two sites.
- C. Submittal of a stormwater management plan, including stormwater calculations, that complies with the City's Surface Water Management Plan and stormwater regulations and policies.
- D. Submittal of a wetland delineation by a qualified wetland specialist.
- E. County review and approval for the proposed new entry drive onto County Road E.
- F. Submittal of a tree preservation and replacement plan for the entire property identifying vegetation/trees to be removed and replaced in accordance with Section 209.050, Vegetation and Woodlands
- G. Submittal of a landscape plan for the entire property showing existing landscaping and proposed plant materials including specific plant and tree species, sizes, number and locations. Said plan shall address the City's requirements for landscape islands.
- H. Calculation of impervious surface coverage for the existing and proposed site conditions.
- I. All other reasonable information requested by staff as staff continues to review the application.

VOTE:

Ayes - 5

Nays - 2 (Proud, Schumer)

Date: September 6, 2012  
To: Kathleen Nordine, City Planner  
From: Tom Wesolowski, City Engineer  
Subject: Engineering plan review comments for Par Systems  
New Manufacturing/Warehouse Building

The City of Shoreview Engineering staff has reviewed the plans for Par Systems New Manufacturing/Warehouse Building dated August 23, 2012. The Engineering staff has the following comments regarding the proposed building site:

1. The property is located along a County Road and work will be completed within the Ramsey County right-of-way, a permit from Ramsey County will be required. The plans also show a new entrance from the County Road to the property, which will require approval from the County.
2. The site plan shows two wetlands on the site with approximate locations for the edges of the wetlands and a 16.5-foot buffer. The wetlands must be delineated to determine the actual location of the wetland boundary and associated buffer. The contractor's wetland consultant is scheduled to meet the City's wetland consultant at the site on September 11 to discuss the delineation. The wetland delineation and associated report is subject to the review and approval of the City and its wetland consultant.
3. The improvements on the site were placed to avoid the wetlands. A portion of the proposed driveway would impact the wetland buffer area shown on the plans. The impact is minimal and the plans call for the area to be restored. It should be noted that the impact to the wetland and wetland buffer may change based on the approved delineation of the wetland.
4. The contractor has submitted storm water management calculations for existing and proposed drainage. The calculations are signed by a licensed engineer from the State of Minnesota and meet the requirements of the City's Surface Water Management Plan (SWMP).
5. Storm water management would consist of a storm water collection and treatment system that includes catch basins, underground piping, and a storm water treatment pond. The storm water pond would provide treatment and storage for the run-off from the site and meets the requirements of the City's SWMP.
6. The applicant should be aware that starting on January 1, 2013 the reviewing authority for storm water management on the property will transfer from the City to the Ramsey-Washington Metro Watershed District. Future projects that include

but are not limited to grading, addition of impervious surfaces, or modifications of impervious surfaces may require a permit from Ramsey-Washington and would be subject to their rules for storm water management, wetland management, ect.

7. The building will connect to City water and sanitary sewer mains located along County Road E. The developer's contractor will be required to wet tap the 16" PCCP water main. Shoreview personnel shall be notified and be present during the tap. The water service is proposed to be 10" DIP. The domestic line for the building, (Size not shown) shall be tapped off the 10" service outside the building with a curb stop or valve accessible by City Utility personnel. This allows the building water to be shut off without shutting off the fire protection.

If you have questions or require additional information, please contact Tom Wesolowski at 651-490-4652 or [twesolowski@shoreviewmn.gov](mailto:twesolowski@shoreviewmn.gov).





## LAKE JOHANNA FIRE DEPARTMENT

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

August 22, 2012

Department of Community Development  
Attn: Kathleen Nordine, City Planner  
4600 N Victoria Street  
Shoreview, MN 55126

Site and Building Plan Review  
Par Systems  
655 County Road E  
Shoreview, MN 55126

File No. ????

- Verify location of F.D.C.
  - Should be on address side of building.
- Fire Hydrant within 150' of F.D.C.
- Fire Department lock box is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Current", written over a horizontal line.

Rick Current  
Fire Marshal  
Lake Johanna Fire Department



Kathleen Nordine <knordine@shoreviewmn.gov>

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## 655 County Road E

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Lux, Joseph <Joseph.Lux@co.ramsey.mn.us>

Tue, Aug 28, 2012 at 3:16  
PM

To: Kathleen Nordine <knordine@shoreviewmn.gov>

Cc: "Laberee, Erin" <Erin.Laberee@co.ramsey.mn.us>

Hi, Kathleen:

The attached files contain a drawing and title certificate for the right of way adjacent to PaR Systems site at 655 County Road E. We don't have a problem with the parking lot having a closer setback than your ordinance specifies, as long as it's no closer than the existing lot. Erin Laberee needs to be consulted regarding any proposed change in access. It seems like the road easement on the east side of the property may establish some right of access, but there are an awful lot of driveways in a short space on that stretch of County Road E. PaR has two driveways already, so we'd be very reluctant to allow more. If the easterly one that's present now could be eliminated or combined with a new one, that might be allowable. We're eager to see the plans.

In his research, Dan did establish that we have a road easement for County Road E adjacent to this property, but there may be some issues in other locations on County Road E. He's going to research that, but it will take some time.

*Joe Lux*

Joseph Lux

Planning Specialist

Ramsey County Public Works

1425 Paul Kirkwold Drive

Arden Hills, MN 55112-3933

651-266-7114



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**From:** Baar, Daniel D  
**Sent:** Tuesday, August 28, 2012 2:11 PM  
**To:** Lux, Joseph  
**Subject:** 655 County Road E

Joe,



Here is the exhibit. The document for the Co. Rd. E easement appears to transfer the land to Ramsey County in fee. There are multiple opinions out there as to if this can exist or not. Either way, the exhibit shows the land encumbered by it. Let me know if you need anything else on this.

Dan

Daniel Baar, L.S.  
Deputy County Surveyor  
Ramsey County Surveyor's Office  
1425 Paul Kirkwold Drive  
Arden Hills, MN 55112  
651-266-7170

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**2 attachments**

-  **655CoRdE\_8-28-12.pdf**  
383K
-  **Cert. of Title\_572085.pdf**  
908K

# Certificate of Title

Certificate Number: **572085**

Document Number: **2047681**

Transfer From Certificate Number: **569821**

Originally registered the 9th day of November, 1992.

Book: **769** Page: **148**

Dist. Court No.: **C-5-88-136**

State of Minnesota  
County of Ramsey

} s.s.

REGISTRATION

This is to certify that

PaR Systems, Inc., a Delaware Corporation is now the owner of an estate in fee simple

of and in the following described land situated in the County of Ramsey and State of Minnesota,

That part of the Southeast Quarter of Section 26, Township 30, Range 23, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 26; thence Easterly along the South line of said Section 26 on an assumed bearing of South 89 degrees 56 minutes 24 seconds East a distance of 2,070.71 feet; thence North 1 degree 17 minutes 54 seconds East to a point on a line 75 feet North of and parallel to the South line of said Section which is the point of beginning of the tract to be described; thence continuing North 1 degree 17 minutes 54 seconds East to a point which is 569.85 feet Northerly of the South line of said Section measured along said bearing; thence South 88 degrees 42 minutes 06 seconds East a distance of 550.65 feet, more or less, to the East line of said Section 26; thence Southerly along the East line of said Section 26 on an assumed bearing of South 0 degrees 03 minutes 57 seconds East to a point on a line 75 feet North of and parallel to the South line of said Section; thence Westerly along said parallel line to the point of beginning.

Subject to an easement for roadway purposes over the East 60 feet of the above described property as set forth in Book 2482 of Ramsey County Records, page 168.

*Doc. No. 1899264*

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes chapter 508, namely:

1. Liens, claims, or rights arising under the laws or the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. Such right of appeal or right to appear and contest the application as is allowed by law;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

## MEMORIALS

Document Number	Document Type	Date of Registration Month Day, Year Time	Amount (\$)	Running in Favor of
2047682	Mortgage, Assn. of Rents, Sec. & Fix. Fin. Agrmnt.	Aug 08, 2008 10:00 AM	1,000,000.00	M&I Marshall and Isley Bank, a Wisconsin Corporation, 50 South Sixth Street, Suite 1000, City of Minneapolis, County of Hennepin, State of Minnesota
2178846	Satisfaction of Mortgage	Jul 09, 2012 10:00 AM		Satisfies document no(s). 2047682.0

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 8th day of August, 2008.

**Mark E. Oswald**

Registrar of Titles,

In and for the County of Ramsey and State of Minnesota.

# EASEMENT EXHIBIT FOR 655 COUNTY ROAD E

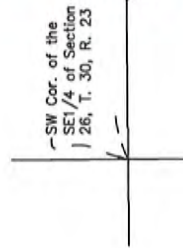


Bearings based on Ramsey County Coordinates NAD83 (1986 adf)

[N00°00'00"E] = Bearing as described on Certificate of Title no. 572082.

[N00°00'00"E] = Bearing as described per Doc. Nos. 2437878 and 2437877

Note:  
This exhibit depicts property and easements described on Certificate of Title no. 572082 and Doc. Nos. 1891264, 2437878 and 2437877.



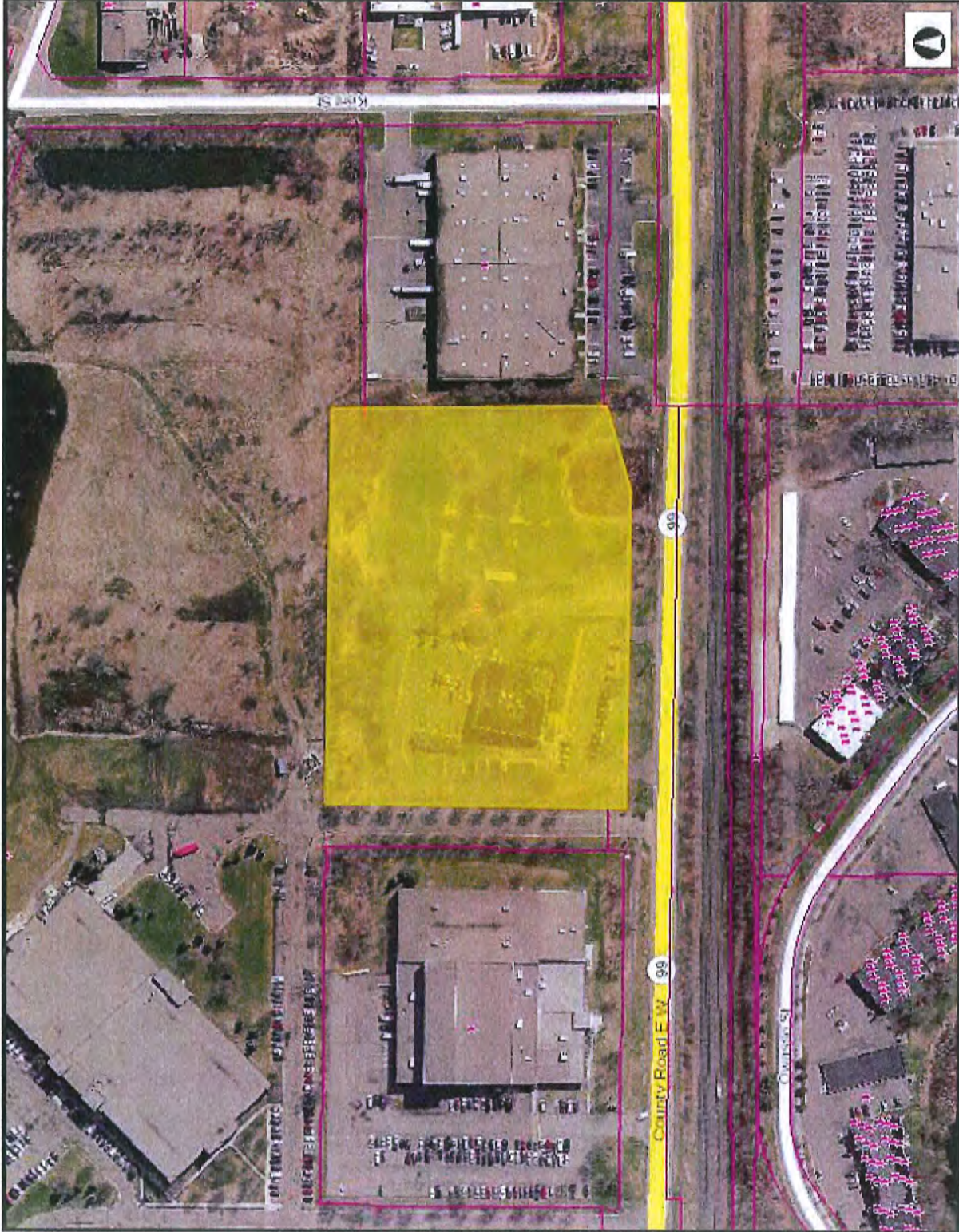
SCALE  
1 IN. = 100 FT.

S:\30\23\26\555CorRdE.dwg  
August 28, 2012



**RAMSEY COUNTY SURVEYOR'S OFFICE**  
DEPARTMENT OF PUBLIC WORKS  
1425 PAUL KIRKWOOD DRIVE  
ARDEN HILLS, MN 55112-3933  
651-266-7100

# PAR Systems 655 County Road E



### Legend

- County Offices
- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcels

### Notes

Site and Building Plan Review and Variance

411.9 0 205.97 411.9 Feet

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



August 22, 2012

Department of Community Development  
City of Shoreview  
4600 North Victoria Street  
Shoreview, MN 55126

**RE: Par Systems  
655 county Road E, West  
Standard Variance Application  
“Practical Difficulties”**

To Whom it May Concern:

Par Systems is proposing to construct a 36,000 to 48,000 sq. ft. Office / Production facility next to the existing Office building at 655 County Road E West, Shoreview, MN.

The 655 site is approximately 5 acres. The existing corporate office building foundation is approximately 10,000 sq. ft. The building and site had been purchased by PaR to be used as their Corporate office.

Due to new opportunities PaR is in need of expansion for both production and office. The existing corporate office is sufficient for the current office requirements but does not provide for the needs of the company’s overall projected expansion. The current structure does not site squarely on the site and does not allow for a way to expand the current structure in a usable layout. There are other non-compliant existing conditions on both the 655 site and the adjacent 605 site to the East.

- The right away on the South East of the 655 site is an odd configuration. The line angles into the site rather than running straight along the road as it does elsewhere.
- The 605 site parking area appears to be encroaching over the required setbacks.
- The 655 existing parking area has encroached the setbacks.
- The new parking area for the new building will be set back further than the existing parking areas at the 655 and 605 sites.
- The 655 site will have adequate greenspace that meets or exceeds the requirements.

The proposed new building would enhance and fit in with the character of the neighborhood by providing for a positive curb appeal.

We ask that a Standard variance be provided to allow PaR to continue to expand their presence in Shoreview, MN.

If you have any questions please call me at 763-951-8901 or email me at [Garrym@missionconstruction.com](mailto:Garrym@missionconstruction.com)

Sincerely:

Garry R. Mannor  
Mission Construction, Inc.





Trusted Partner – Since 1961

Mark A. Wrightsman  
President and Chief Executive Officer

---

August 23, 2012

City of Shoreview  
4600 North Victoria Street  
Shoreview, MN 55126

To Whom It May Concern:

PaR has been a part of the City of Shoreview landscape for many years and we look forward to being a mainstay of the community for years to come. As the leader in material handling, automation, and robotic solutions since 1961, PaR has made significant investments in people, technology, and products, resulting in hundreds of product platforms which form the basis of thousands of installed solutions for critical and demanding applications across numerous industries. We are recognized by Fortune 100 clients as the custom engineered solutions provider adding dramatic value for their clients. As we expand our operations both locally and globally, continuing this investment focus is critical to our success in the future as it has been in the past.

Since our July 2008 move from our previous location in Shoreview to the new locations at 707 & 655 County Road E West, our employee base has grown by over 30 percent at these locations. In January 2012, we acquired the Friction Stir Welding product line from MTS, a local Minneapolis company, and have since moved those operations to our Shoreview locations. As a result of this acquisition and organic growth in our existing business at this location, we are in need of increased facility and manufacturing space in order to support our expanding employee base. The potential for expansion capability was a key part of our long-term vision when we acquired these properties in Shoreview.

We are aware of the availability of TIF monies at this location and are requesting that these funds be used for the site work on the 36,000 square-foot facility we are proposing. This financing assistance would supplement the \$800,000 PaR will be investing in equipment needed to support the manufacturing operations in this facility. In addition, this will support PaR's continuing investments

*Creating Solutions that Dramatically Enhance Real Value for *your* Customers.*

City of Shoreview  
Page 2  
August 24, 2012

in people, technology, and products as we grow our Minnesota-based business. Your support for the TIF funding will help us to justify this important investment in Shoreview, to remain competitive, and to continue our desired growth in local workforce to support our business.

PaR appreciates the support that the City of Shoreview has provided over the years and we look forward to continuing that strong relationship as we both make long-term investments for our mutual benefit.

Sincerely,



Mark A. Wrightsman  
President and Chief Executive Officer



Trusted Partner - Since 1961

Mark A. Wrightsman  
President and Chief Executive Officer

---

August 23, 2012

City of Shoreview  
4600 North Victoria Street  
Shoreview, MN 55126

To Whom It May Concern:

Our plans are progressing for construction of a new PaR Systems facility east of our existing buildings on County Road E West. I have just been informed that, per code, the new site requires 230 parking spaces. I am writing to let you know that 157 parking spaces between the existing 655 building and the new building will be more than adequate for PaR's parking requirements.

If you have any questions or concerns or if anything further is required relating to this matter, please feel free to contact me.

Thank you for your continuing support of PaR Systems' growth in Shoreview.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Wrightsman', written over a white rectangular area.

Mark A. Wrightsman

Creating Solutions that Dramatically Enhance Real Value for *your* Customers.



**MISSION**  
CONSTRUCTION, INC.

August 24, 2012

Department of Community Development  
City of Shoreview  
4600 North Victoria Street  
Shoreview, MN 55126

**RE: Par Systems**  
**655 & 707 County Road E, West Existing and new Building Parking**

To Whom it May Concern:

The following letter is to address the parking requirements of PaR Systems.

**707 Building: Building Size is Approximately 70,000 sq. ft.**

- Current / forecasted employees including contract employees (155) one hundred fifty five.
- Current parking spaces (144) one hundred forty four in main parking lot plus approximately 6 in the back of the building.
- Total existing parking available (150) one hundred fifty spaces.

**655 Existing Building Plus Proposed New Building 54,818 sq. ft. Combined Total**

- Forecasted employees in the existing 18,818 sq. ft. 655 building (45) forty five.
- Forecasted employees in the new building (75) seventy five.
- Total forecasted employees for the entire site (120) one hundred twenty.
- Existing parking spaces (85) eighty five.
- Proposed additional parking to be added (72) seventy two.
- Loss of (4) four existing spots due to parking lot reconfiguration.
- We forecast the need for no more than (10) ten visitor parking spaces.
- Total parking spaces proposed (157) one hundred fifty three.
- Total parking spaces required (130) one hundred thirty.
- (27) twenty three additional parking spaces.

**Combined Parking Requirements between 707 and 655:**

<u>Building:</u>	<u>Parking Required:</u>	<u>Parking Provided:</u>	<u>Difference:</u>
707	155	150	(5)
655	<u>130</u>	<u>157</u>	<u>27</u>
Totals:	285	307	22 additional spaces.

If you require any additional information please contact me.

Sincerely:

Garry R. Mannor  
Mission Construction, Inc.  
[Garrym@missionconstruction.com](mailto:Garrym@missionconstruction.com)

**MOTION**  
**TO APPROVE VARIANCE AND SITE AND BUILDING PLAN REVIEW**  
**PAR SYSTEMS, 655 COUNTY ROAD E**

**MOVED BY COMMISSION MEMBER:** \_\_\_\_\_

**SECONDED BY COMMISSION MEMBER:** \_\_\_\_\_

To adopt Resolution 12-77 approving the variance to reduce the required 20-foot parking lot setback from a front property line to 6.2' and to recommend the City Council approve the Site and Building Plan request submitted by Mission Construction on behalf of PaR Systems. Said approval is subject to the following:

**Variance**

1. Said approval is contingent upon City Council approval of the Site and Building Plan review.
2. The project must be completed in accordance with the plans submitted as part of the Variance application.
3. This approval will expire after one year if a building permit has not been issued for this project.
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. *The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.* The proposed parking lot will provide the off-street parking area needed for the business park use of the property. The proposed setback is reasonable due to the configuration of the County Road E right-of-way and current parking lot setback encroachments that exist on the property.
3. *The plight of the property owner is due to circumstances unique to the property not created by the property owner.* Unique circumstances warrant the variance. The County Road E right-of-way varies in width and has a larger width adjacent to the eastern portion of the property. This circumstance warrants the variance.
4. *The variance, if granted, will not alter the essential character of the neighborhood.* The proposed 6.2' setback exceeds the setback of an existing parking lot on the property. The parking lot on the adjoin property to the east is closer to the County Road E road surface than the proposed parking lot. Adequate green space will remain between the proposed parking surface and the road surface for County Road E. The character of the neighbor will not be altered by granting the variance.

### **Site and Building Plan Review**

1. A wetland delineation must be submitted for the City's review and approved prior to the September 17<sup>th</sup> City Council meeting.
2. Shared parking may be permitted between the 655 and 707 building to address the deviation from the City's minimum parking requirements. A shared parking and maintenance agreement shall be executed between the properties prior to the issuance of a building permit.
3. The applicant must obtain the necessary permits from Ramsey County for the proposed new entry drive onto County Road E.
4. Lighting on site shall comply with Section 204.030, Glare of the Development Code. The applicant shall provide details on the exterior light fixtures and pole heights with the building permit submittal
5. Prior to the issuance of a building permit, a site development agreement and erosion control agreement shall be executed, including the submittal of all required fees and escrows. Said development agreement shall address:
  - a. Shared parking between the 655 and 707 buildings, and
  - b. Change in use or occupancy which does not meet the City's exceptions to the minimum parking requirements
6. The submitted tree replacement plan shall be revised and submitted prior to the issuance of a building permit. Required replacement trees may be planted on the 655 County Road E property and the 707 County Road E property. The revised plan shall include the following information:
  - a. Site plan showing location of trees over 4" in size on the property
  - b. Tree Inventory table containing the species of tree, tree diameter, landmark tree designation
  - c. Replacement calculations
  - d. Tree protection
7. The submitted landscape plan shall be revised to include additional landscaping around the perimeter of the existing and proposed parking lots.
8. Comments identified by the Fire Marshal in his memo dated August 22, 2012 shall be addressed prior to the issuance of a building permit.
9. Comments identified by the City Engineer in his memo shall be addressed prior to the issuance of a building permit.
10. PaR Systems is required to submit a Planned Unit Development application prior to the proposed construction of the building addition as identified on the submitted plans or within one-year of this approval, whichever comes first.
11. Said approval does not include the proposed addition as shown on the submitted plans.
12. The Building Official is authorized to issue a building permit if approved by the City Council and the above conditions satisfied.

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the designated business park land use in the Comprehensive Plan and BP, Business Park zoning district.
2. The development supports the City's business retention and expansion goals by supporting the continued growth of a company that:
  - *Provides livable wage jobs that allow residents to support local businesses and participate in community activities*
  - *Maintains tax base to generate revenues*
  - *Supports the economic vitality of the City*

**VOTE:**

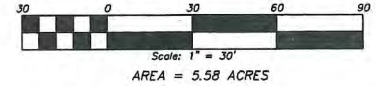
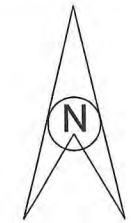
**AYES:**

**NAYS:**

t:/2012pcf/2457-12-20par/pcmotion

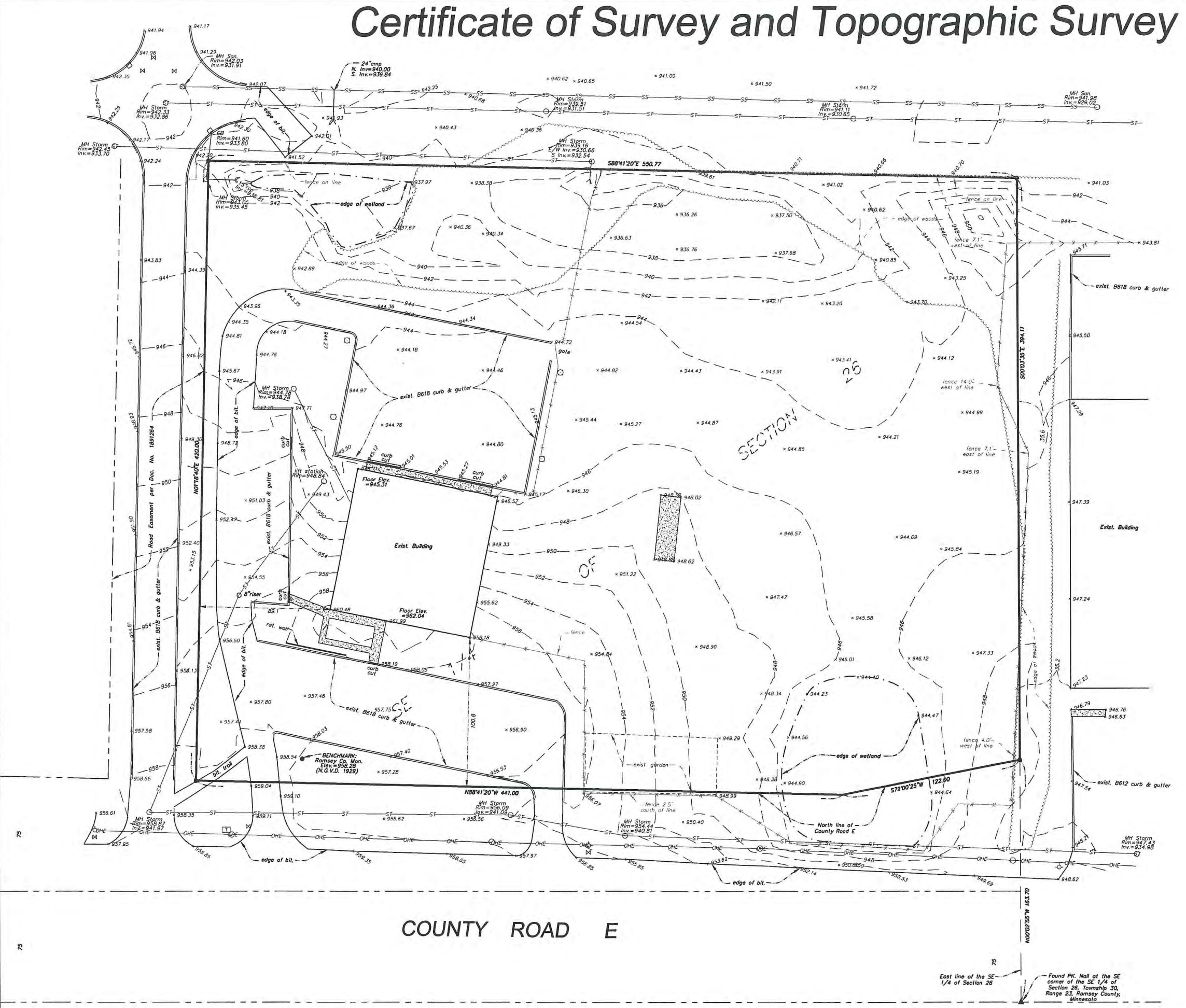


# Certificate of Survey and Topographic Survey



### LEGEND

- denotes fence
- denotes storm sewer line
- denotes sanitary sewer line
- denotes overhead electric
- denotes gate valve
- denotes hydrant
- denotes woods
- denotes existing contour
- denotes existing spot elevation
- denotes culvert
- denotes telephone box
- denotes light pole
- denotes power pole
- denotes concrete



Revised:  
 0 West Division Street  
 St. Paul, MN 55115  
 (763) 682-4727  
 Fax: (763) 682-5622



**OTTO ASSOCIATES**  
 Engineers & Land Surveyors, Inc.

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

Paul E. Otto  
 Date: \_\_\_\_\_ License # 40062

Requested By: **Mission Construction**  
 Checked By: **P.E.O.**  
 Date: **7/23/12**  
 Drawn By: **M.L.H.**  
 Scale: **1" = 30'**

Certificate of Survey and Topographic Survey on part of the SE 1/4 of Section 26, Township 30, Range 23, Ramsey County, Minnesota

- denotes iron monument found
- denotes iron pipe set and marked as shown
- denotes soil boring
- denotes percolation test hole

**PROPERTY DESCRIPTION:**  
 That part of the Southeast Quarter of Section 26, Township 30, Range 23, Ramsey County, Minnesota, described as follows:  
 Commencing at the Southeast corner of the Southeast Quarter; thence North 00 degrees 02 minutes 33 seconds West on the East line a distance of 163.70 feet to the North line of County Road E for point of beginning; thence South 79 degrees 00 minutes 25 seconds West on said North line, a distance of 122.00 feet; thence North 88 degrees 41 minutes 20 seconds West on the North line, a distance of 441.00 feet; thence North 01 degrees 18 minutes 40 seconds East, a distance of 420.00 feet; thence South 88 degrees 41 minutes 20 seconds East, a distance of 550.77 feet to the point on the East line of said Southeast Quarter; thence South on the East line a distance of 394.11 feet to the point of beginning.

Found PK. Nail at the SE corner of the SE 1/4 of Section 26, Township 30, Range 23, Ramsey County, Minnesota

# PAR Systems New Manufacturing/ Warehouse Building 650 County Rd. E Shoreview, MN 55126

**NELSON**  
Nelson Upper Midwest Operating Company, LLC  
a licensed affiliate

1201 Marquette Avenue South, Suite 200  
Minneapolis, MN, 55403  
612-822-1211  
612-822-1066



Consultant:

**PAR SYSTEMS**  
707 W. County Rd.E  
Shoreview MN 55126

Client:



TINTED INSULATED  
GLASS/ ALUMINUM  
CURTAIN WALL

PRECAST CONC. PANELS

PROJECT CODE ANALYSIS						
CODES REFERENCED: IBC 2006 - AS ADOPTED STATE OF MN 2007						
CONSTRUCTION TYPE: 3-B						
FIRE SPRINKLER SYSTEM: YES						
SPRINKLER SYSTEM APPLICATION: FOR 1-HR CONSTRUCTION: YES						
FOR AREA INCREASE: YES						
PROJECT AREA (U.S.F.): 34,880 SF (FOOTPRINT)						
FLOOR AREA (U.S.F.): 34,880 SF 1ST LEVEL + 10,880 SF 2ND LEVEL						
NUMBER OF FLOORS: 2						

MAIN LEVEL						
OCCUPANCY AREAS	TYPE	AREA	SF/OCCUP	MIN OCCUP.	ACCESS. USE	% FLOOR AREA
OFFICE	B	1,424	100	14		4%
MANUFACTURING	F1	25,056	200	125	NO	72%
WAREHOUSE	S1	8,400	500	17	NO	24%
TOTAL:		34,880		156		100%

EXITING: MAIN LEVEL	PROVIDED	REQUIRED
NUMBER REQUIRED:	5	2
EXIT SEPARATION:	YES	GREATER THAN 1/3 OF DIAGONAL
EXIT WIDTH:	34"X5=170"	32"
DOOR SWING DIRECTION:	OUT	OUT
EXIT ACCESS TRAVEL DISTANCE:	YES	≤300'
COMMON PATH OF EGRESS DISTANCE:	YES	≤100'
MAJORWAY DEAD-END CORRIDOR:	YES	≤50'

SUITE ACCESSIBILITY		MEETS MN ACCESSIBILITY CODE
SUITE CIRCULATION:	YES	
SUITE DOOR CLEARANCES:	YES	
SUITE COAT CLOSETS:	YES	
SUITE RESTROOMS:	N/A	
SUITE ACCESSIBLE WORKROOM MILLWORK:	N/A	
SUITE SINKS:	YES	

SECOND LEVEL						
OCCUPANCY AREAS	TYPE	AREA	SF/OCCUP	MIN OCCUP.	ACCESS. USE	% FLOOR AREA
OFFICE	B	10,880	100	109	NO	100%

EXITING: SECOND LEVEL	PROVIDED	REQUIRED
NUMBER REQUIRED:	2	2
EXIT SEPARATION:	YES	GREATER THAN 1/3 OF DIAGONAL
EXIT WIDTH:	34"X3=68"	32"
DOOR SWING DIRECTION:	OUT	OUT
EXIT ACCESS TRAVEL DISTANCE:	YES	≤300'
COMMON PATH OF EGRESS DISTANCE:	YES	≤100'
MAJORWAY DEAD-END CORRIDOR:	YES	≤50'

MAXIMUM ALLOWABLE AREAS BY OCCUPANCY GROUPS:	TYPE	AREA	ALLOWED AREA:	SPRINKLER INCREASE:	PROFFICE INCREASE:	ALLOWED W/INCREASE:
	F1	25,056	15,500	31,000	21,375	67,875
	S1	8,400	16,000	32,000	22,064	70,064

OCCUPANCY SEPARATIONS WITHIN BUILDING:	TYPE:	TO TYPE:	REQUIRED SEPARATION:	NOTES:
OFFICE	B	F1, S1	0	SEE NOTE #2
MANUFACTURING	F1	B, S1	0	SEE NOTE #2
WAREHOUSE	S1	B, F1	0	SEE NOTE #2

- NOTES:**
- NON-SEPARATED USES - OCCUPANCIES - SEC. 508.3.2
  - FIRE RATING REDUCED BY 1 HOUR FOR SPRINKLER SYSTEM (TABLE 508.3.3)
  - STORAGE AREAS IN FULLY SPRINKLERED BUILDING LESS THAN 3000 SQUARE FEET NEED NOT BE SEPARATED (TABLE 508.3.3)
  - EXCEPT WHEN REQUIRED BY TABLE 508.2, ACCESSORY AREAS OCCUPYING 10% OR LESS OF THE AREA OF ANY FLOOR AND NOT MORE THAN THE AREA OR HEIGHT LISTED IN TABLE 503 ARE NOT REQUIRED TO BE SEPARATED, (SEC. 508.3.1)
  - SQUARE FEET PER OCCUPANT DETERMINED BY TABLE 1004.1.1.
  - EXIT WIDTH DETERMINED BY TABLE 1005.1.
  - TABLE 1007.1 CORRIDOR FIRE-RESISTANCE RATING

## INDEX OF DRAWINGS

Sheet Number	Sheet Name	ISSUE FOR CITY REVIEW 08.20.2012	ISSUE FOR CITY REVIEW 08.23.2012
A0.1	LEVEL 1 WAREHOUSE FLOOR PLAN	X	X
A0.2	LEVEL 2 FLOOR PLAN	X	X
A4.2	EXTERIOR ELEVATIONS	X	X
A4.1	EXTERIOR ELEVATIONS	X	X
AN-0	COVER SHEET	X	X
AN.2	CONCEPTUAL SITE PLAN	X	X

ISSUE FOR CITY REVIEW	No.	By:	Date:
ISSUE FOR CITY REVIEW	2		08.23.2012
ISSUE FOR CITY REVIEW	1		08.20.2012

PAR Systems  
650 W. County Rd. E  
Shoreview MN  
55126  
Project Title & Address:

## COVER SHEET

Sheet Title:	
Proj. No.:	09.00273.02
Drawn By:	BC
Checked By:	RDS
P.JAL:	RDS

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS. THE PROJECT MANAGER SHALL BE NOTIFIED BY WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.  
© NELSON - ALL RIGHTS RESERVED

Seal: Seal:



**MISSION**  
CONSTRUCTION, INC.

Consultant:

**PAR SYSTEMS**  
707 W. County Rd. E  
Shoreview MN 55126

Client:

ISSUE FOR CITY REVIEW	2	08.23.2012
ISSUE FOR CITY REVIEW	1	08.20.2012
Description:	No:	By: Date:

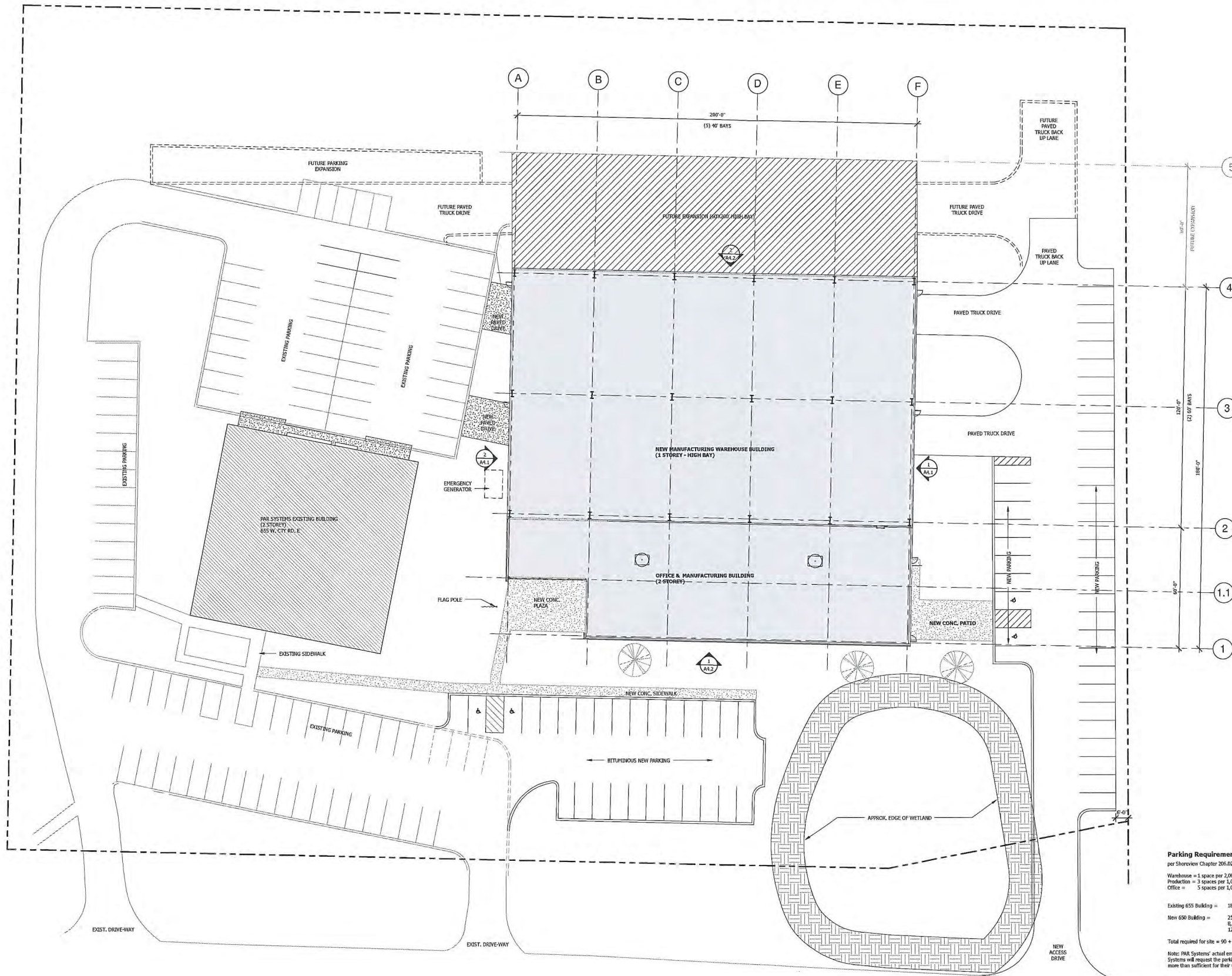
PAR Systems  
650 W. County Rd. E  
Shoreview MN  
55126  
Project Title & Address:

**CONCEPTUAL SITE PLAN**

Sheet Title:  
Proj. No.: 09.00273.02  
Drawn By: BC  
Checked By: RDS  
P.L.: RDS

**.AN.2**

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.  
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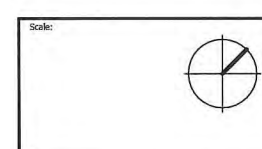


**Parking Requirements**  
per Shoreview Chapter 206.020.B.d  
Warehouse = 1 space per 2,000 sq ft  
Production = 3 spaces per 1,000 sq ft  
Office = 5 spaces per 1,000 sq ft

Existing 655 Building = 18,000 of office space = 18,000/1,000 = 18 x 5 = 90 spaces  
New 650 Building = 25,000 of production space = 25,000/1,000 = 25.00 x 3 = 75 spaces  
6,900 of warehouse space = 6,900/2,000 = 4.2 x 3 = 12 spaces  
12,301 of office space = 12,301/1,000 = 12.3 x 5 = 61 spaces

Total required for site = 90 + 75 + 4 + 61 = 230 spaces

Note: PAR Systems' actual employees for the new facility will be much less than that shown. PAR Systems will request the parking requirements be adjusted - the 157 parking spaces shown will be more than sufficient for their use.



**CONCEPTUAL SITE PLAN**  
1" = 20'-0"

C:\Users\metting\Documents\REV.DVT User Files\09.00273.02\_Par\_Systems\_Metting.rvt  
08/22/2012 4:18:01 PM

Scale: Scale:



Consultant:  
**PAR SYSTEMS**  
PAR SYSTEMS  
707 W. County Rd. E  
Shoreview MN 55126

Client:

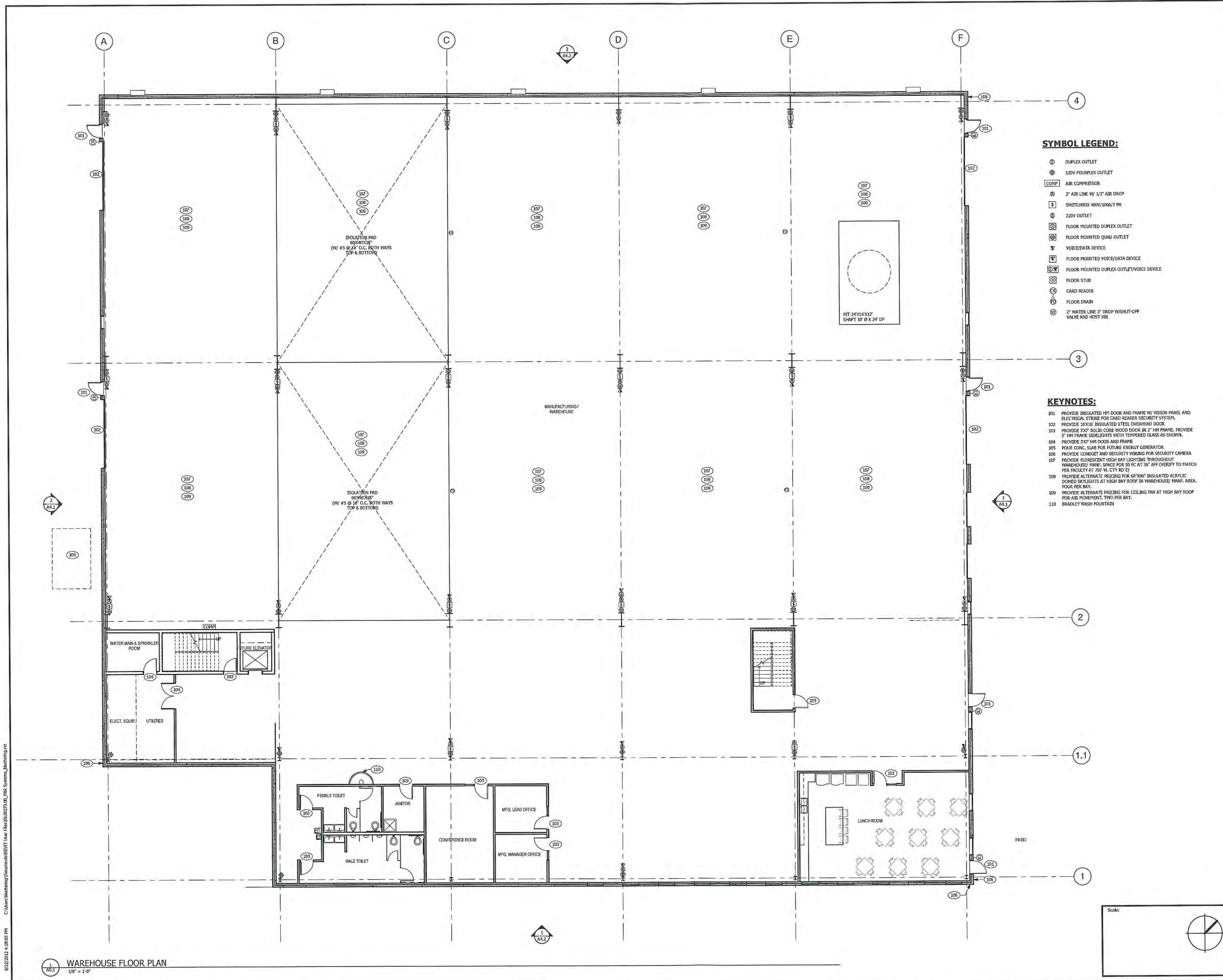
Issue For City Review	No.	By:	Date:
ISSUE FOR CITY REVIEW	2		08.23.2012
ISSUE FOR CITY REVIEW	1		08.20.2012

PAR Systems  
650 W. County Rd. E  
Shoreview MN  
55126  
Project Title & Address:

**LEVEL 1 WAREHOUSE FLOOR PLAN**

Sheet Title:  
Proj. No.: 09.00273.02  
Drawn By: BC  
Checked By: RDS  
P.M.: RDS  
**A0.1**

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.  
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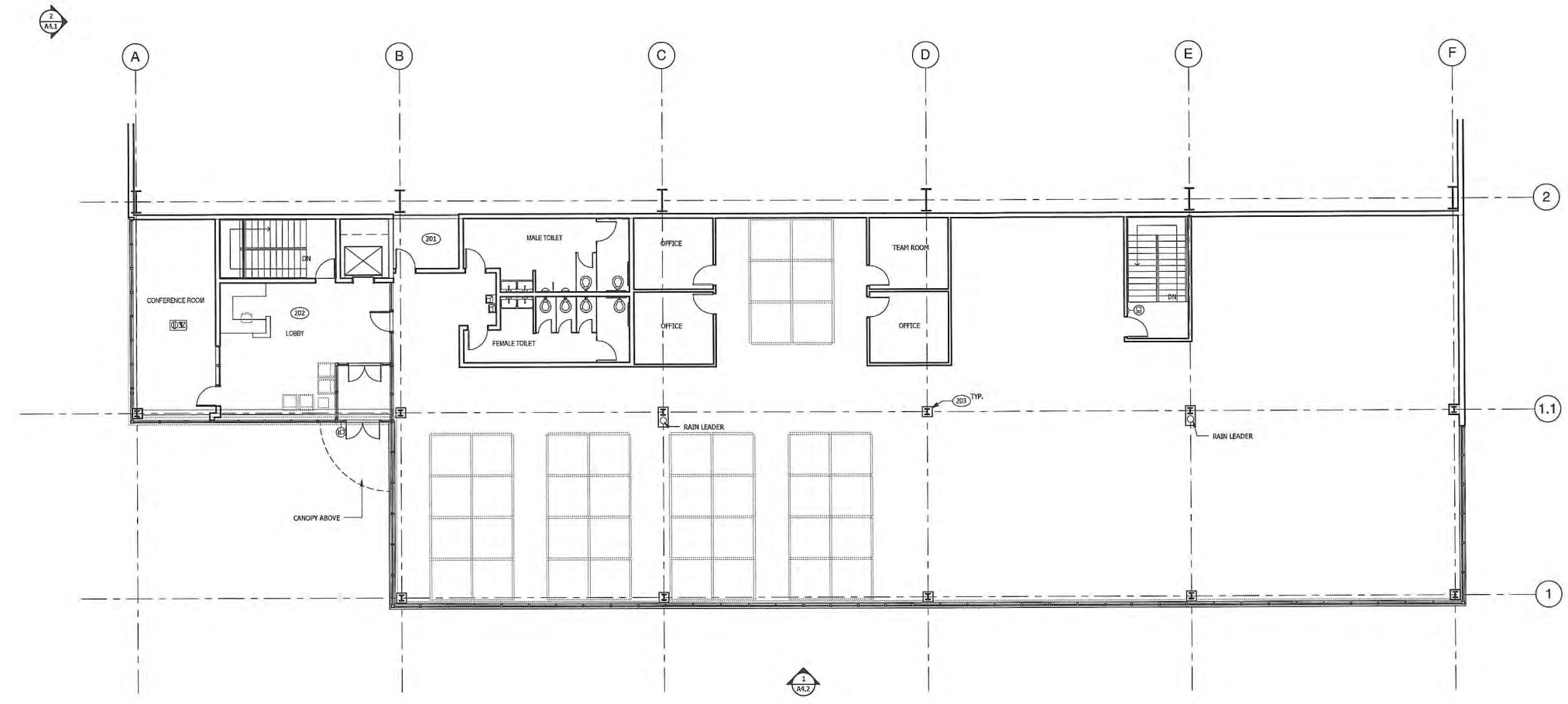


**SYMBOL LEGEND:**

- ① DUPLEX OUTLET
- ② 120V FOURPLEX OUTLET
- COMP AIR COMPRESSOR
- ③ 2" AIR LINE W/ 1/2" AIR DROP
- ④ SWITCHBOX 480V/100A/3 PH
- ⑤ 220V OUTLET
- ⑥ FLOOR MOUNTED DUPLEX OUTLET
- ⑦ FLOOR MOUNTED QUAD OUTLET
- ⑧ VOICE/DATA DEVICE
- ⑨ FLOOR MOUNTED VOICE/DATA DEVICE
- ⑩ FLOOR MOUNTED DUPLEX OUTLET/VOICE DEVICE
- ⑪ FLOOR STUB
- ⑫ CARD READER
- ⑬ FLOOR DRAIN
- ⑭ 2" WATER LINE 2" DRIP W/SHUT-OFF VALVE AND HOST BIB

**KEYNOTES:**

- 101 PROVIDE INSULATED HW DOOR AND FRAME W/ VISION PANEL AND ELECTRICAL STRIKE FOR CARD READER SECURITY SYSTEM.
- 102 PROVIDE 15'X15' INSULATED STEEL OVERHEAD DOOR.
- 103 PROVIDE 3'X7' SOLID CORE WOOD DOOR IN 2" HW FRAME. PROVIDE 2" HW FRAME SIDELIGHTS WITH TIPPED GLASS AS SHOWN.
- 104 PROVIDE 3'X7' HW DOOR AND FRAME.
- 105 POUR CONC. SLAB FOR FUTURE ENERGY GENERATOR.
- 106 PROVIDE CONDUIT AND SECURITY WIRING FOR SECURITY CAMERA.
- 107 PROVIDE FLORESCENT HIGH BAY LIGHTING THROUGHOUT WAREHOUSE/ MANF. SPACE FOR 50 FC AT 36" AFF (VERIFY TO MATCH PER FACILITY AT 107 W. CITY RD E).
- 108 PROVIDE ALTERNATE PRICING FOR 60"X96" INSULATED ACRYLIC DOMED SKYLIGHTS AT HIGH BAY ROOF IN WAREHOUSE/ MANF. AREA. FOUR PER BAY.
- 109 PROVIDE ALTERNATE PRICING FOR CEILING FAN AT HIGH BAY ROOF FOR AIR MOVEMENT. TWO PER BAY.
- 110 BRADLEY WASH FOUNTAIN



**203 SECOND LEVEL FLOOR PLAN**  
 1/8" = 1'-0"

**KEYNOTES:**

- 201 WIRING CLOSET W/ UNDERCOUNTED PVC CONDUIT FOR CONNECTION TO PARS 655 & 707 BUILDING NETWORK FIBER AND PHONE LINES.
- 202 SECURITY SYSTEM TO INCLUDE MOTION DETECTION AT SECOND FLOOR
- 203 PROVIDE GYP. BD. COLUMN COVER AT TYP. COLUMNS

**NELSON**  
 Nelson Upper Midwest Operating Company, LLC  
 a licensed affiliate  
 1201 Marquette Avenue South, Suite 200  
 Minneapolis, MN. 55403  
 612-822-1211  
 612-822-1056

Seal: \_\_\_\_\_ Seal: \_\_\_\_\_



Consultant:

**PAR SYSTEMS**  
 PAR SYSTEMS  
 707 W. County Rd.E  
 Shoreview MN 55126

Client:

No.	Description	Date

ISSUE FOR CITY REVIEW	2	08.23.2012
ISSUE FOR CITY REVIEW	1	08.20.2012
Description:	No:	By: Date:

PAR Systems  
 650 W. County Rd. E  
 Shoreview MN  
 55126  
 Project Title & Address:

**LEVEL 2 FLOOR PLAN**

SHEET TITLE:  
 PROJ. NO.:  
 DRAWN BY: 09.03073.02  
 CHECKED BY: EC  
 PJL: RDS  
 RDS

**A0.2**

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Scale: \_\_\_\_\_

C:\Users\metemery\Documents\REV07\04\_PMB\_Systems\_Metemery.rvt 8/22/2012 4:18:04 PM

Seal: Seal:



**MISSION**  
CONSTRUCTION, INC.

Consultant:

**PAR SYSTEMS**  
707 W. County Rd. E  
Shoreview MN 55126

Client:

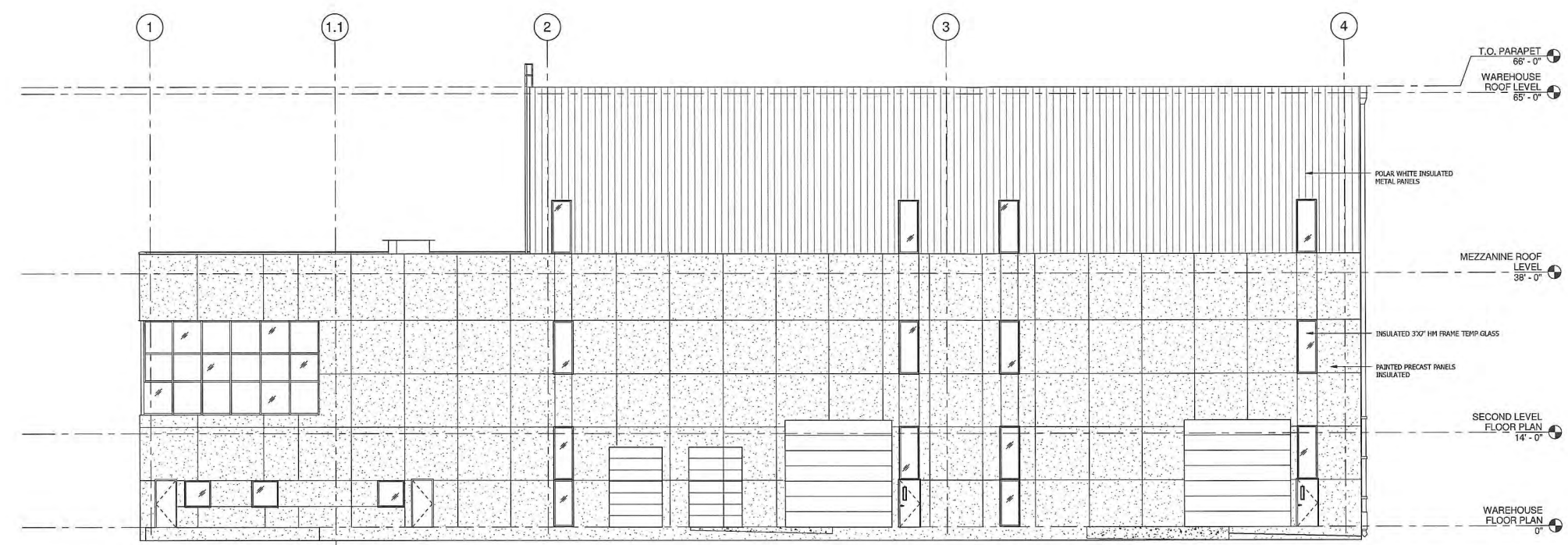
ISSUE FOR CITY REVIEW	2	08.23.2012
ISSUE FOR CITY REVIEW	1	08.20.2012
Description:	No:	By: Date:

PAR Systems  
650 W. County Rd. E  
Shoreview MN  
55126  
Project Title & Address:

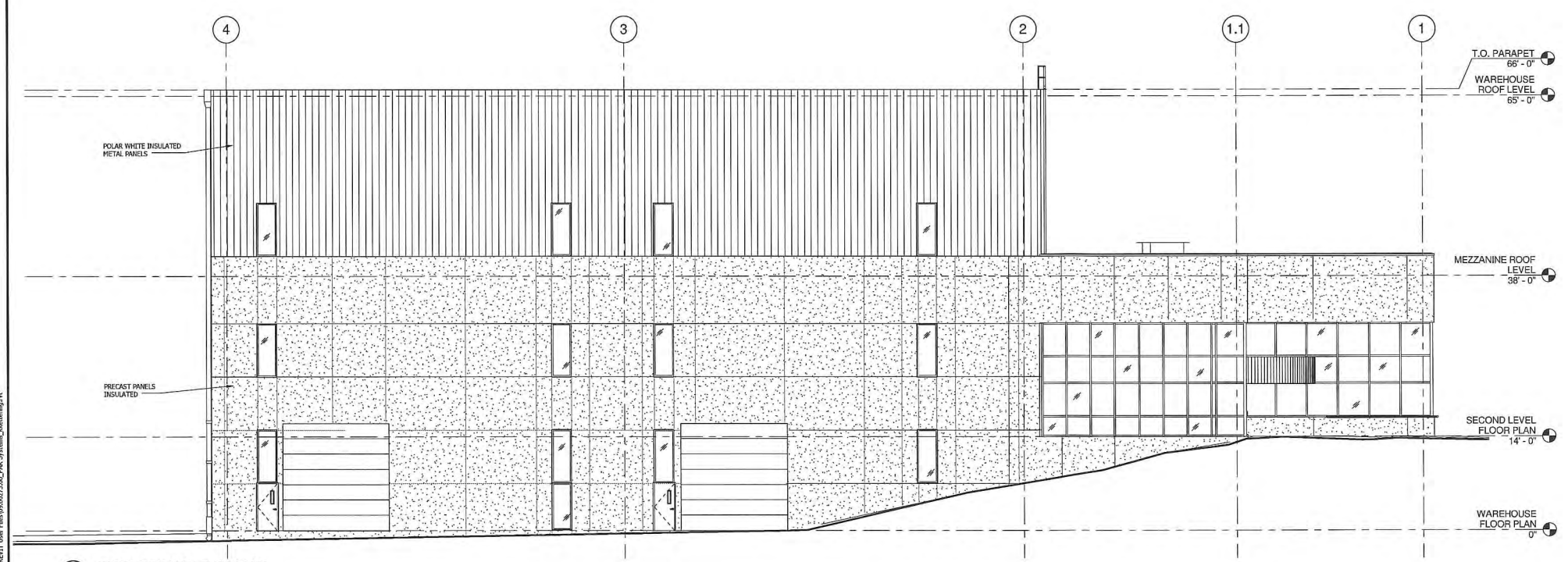
**EXTERIOR ELEVATIONS**

Sheet Title:	<b>A4.1</b>
Proj. No.:	
Drawn By:	
Checked By:	
P.J.L.:	

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**A4.1 EAST EXTERIOR ELEVATION**  
1/8" = 1'-0"



**A4.1 WEST EXTERIOR ELEVATION**  
1/8" = 1'-0"

C:\Users\kmetting\Documents\PROJECTS\090073\02\_PAR\_Systems\_Metters.prt 8/22/2012 4:18:03 PM



Consultant:

**PAR SYSTEMS**  
707 W. County Rd. E  
Shoreview MN 55126

Client:

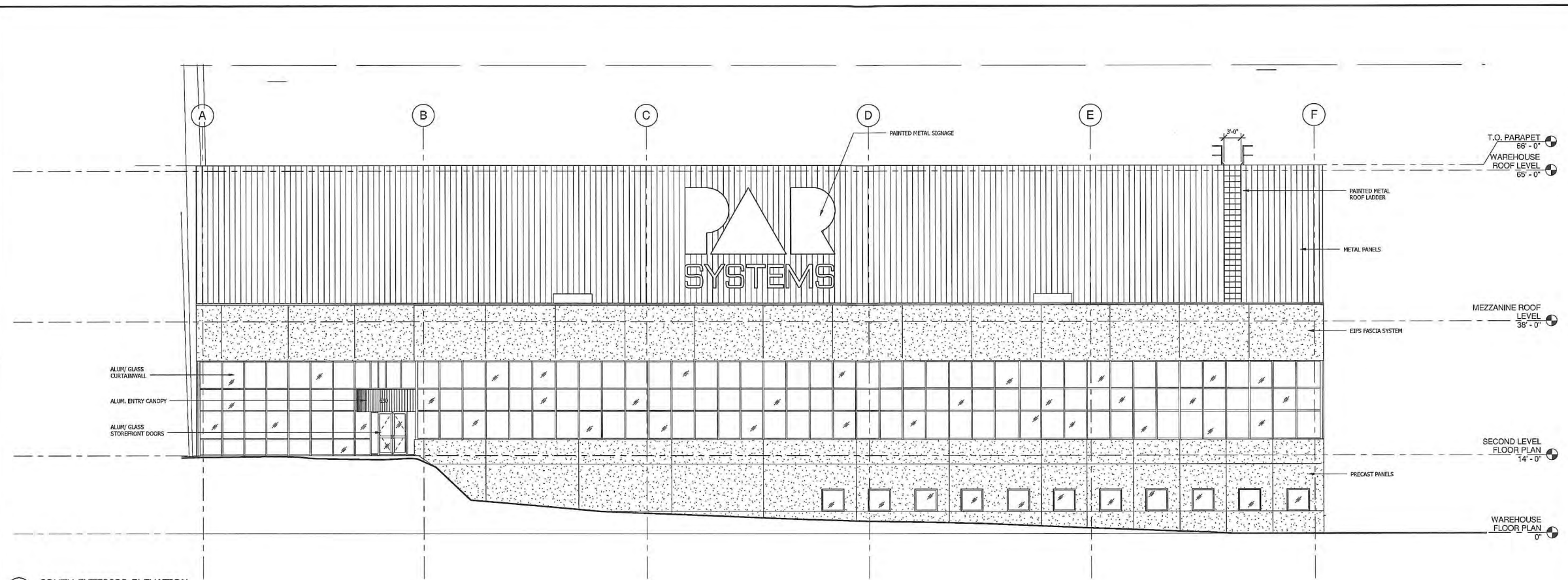
ISSUE FOR CITY REVIEW	2	08.23.2012
ISSUE FOR CITY REVIEW	1	08.20.2012
Description:	No:	By: Date:

PAR Systems  
650 W. County Rd, E  
Shoreview MN  
55126  
Project Title & Address:

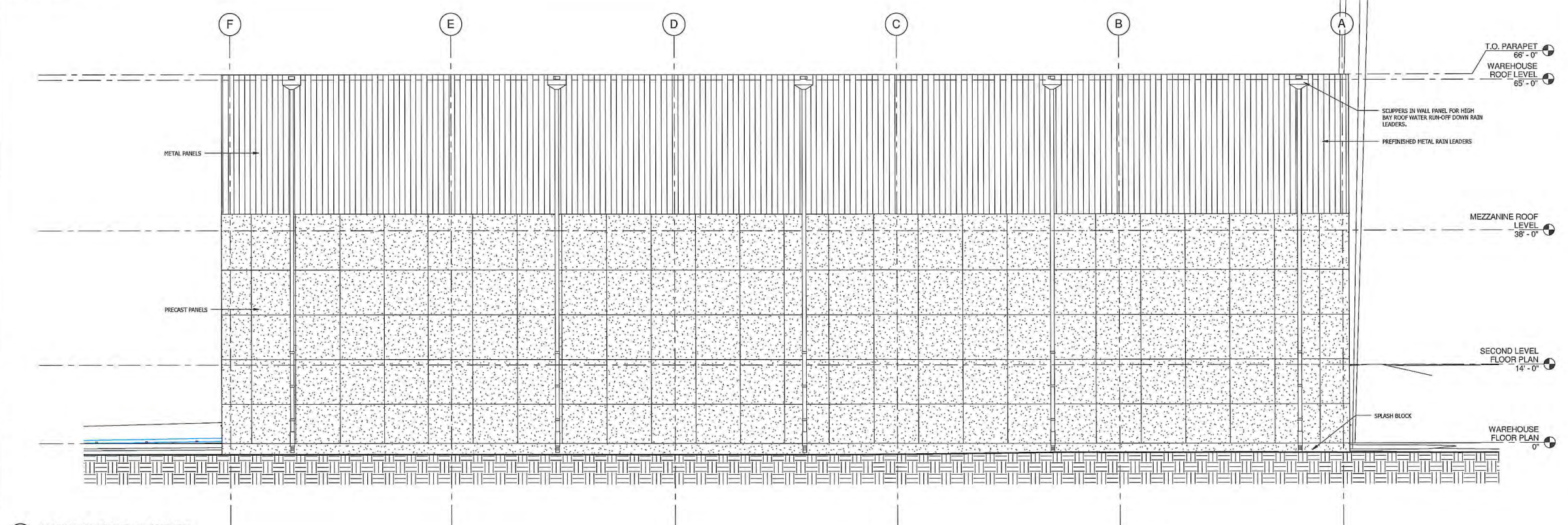
**EXTERIOR ELEVATIONS**

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Proj. No.:	
Drawn By:	
Checked By:	
W.J.L.	

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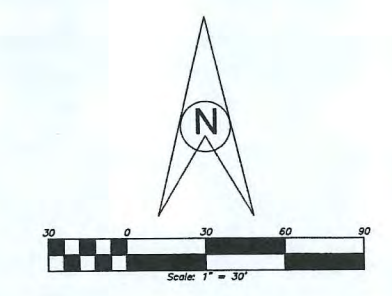
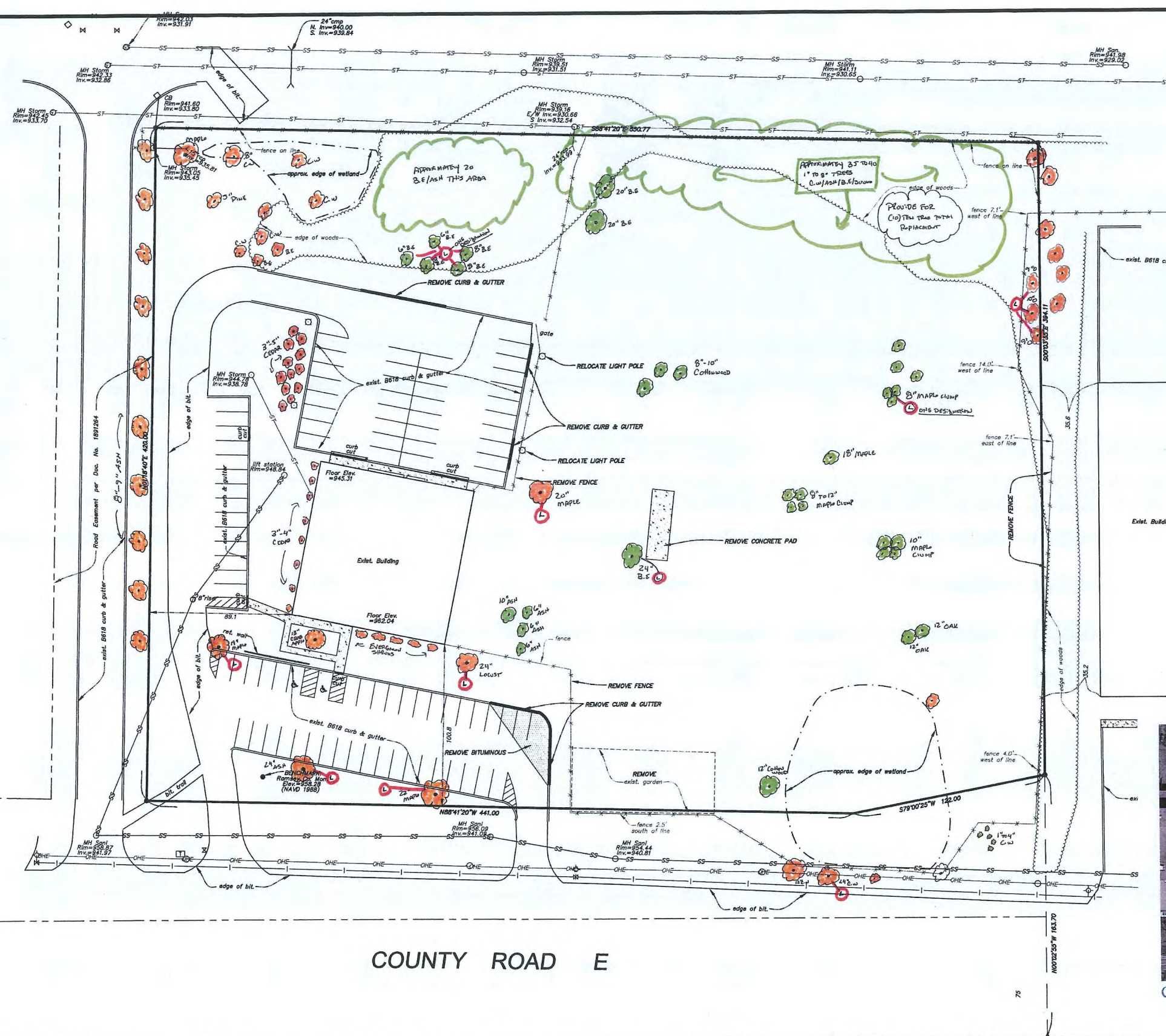


**1 SOUTH EXTERIOR ELEVATION**  
1/8" = 1'-0"



**2 NORTH EXTERIOR ELEVATION**  
1/8" = 1'-0"

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8/22/2012 4:18:07 PM



NOTES:  
 1. DEMOLITION, INCLUDING DISPOSAL OF MATERIALS, SHALL BE IN ACCORDANCE WITH ALL STATE & LOCAL REGULATIONS.  
 2. PRE-CUT OR SCORE BITUMINOUS AND CONCRETE SURFACES PRIOR TO REMOVAL TO PRODUCE A CLEAN CUT BREAKAGE JOINT.

- EXISTING TREES TO REMAIN  
PROTECT AS REQUIRED FOR CONSTRUCTION
- EXISTING TREES TO BE REMOVED  
- ASH TO BE DISPOSED OF PER LOCAL & STATE REQUIREMENTS
- LANDMARK TREE DESIGNATION
- B.E. = BOX EIDER
- LANDMARK TREES OR DESIGNATION TO BE REMOVED (L) THREE
- LANDMARK TREES TO REMAIN (T) SEVEN



COUNTY ROAD E

REV. NO.	DATE	BY	DESCRIPTION

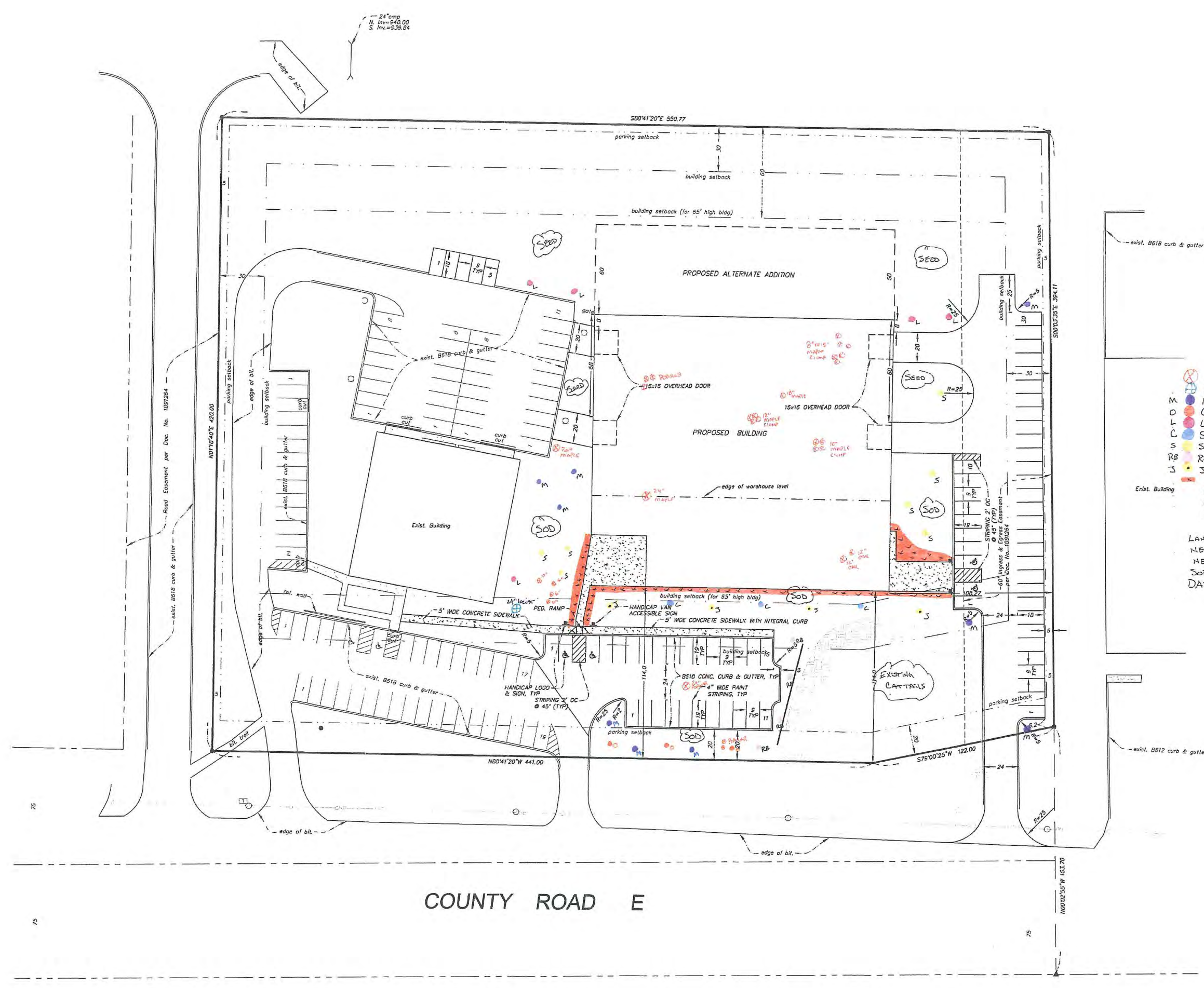
DESIGNED DRAWN  
 C.S.O. C.S.O.  
 CHECKED  
 P.E.O.  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 Paul E. Otto  
 LICENSE # 40062 DATE: 8-23-12

**OTTO ASSOCIATES**  
 Engineers & Land Surveyors, Inc.  
 www.ottoassociates.com  
 9 West Division Street  
 Buffalo, MN 55313  
 (763) 682-4727  
 Fax: (763) 682-3522

**PAR SYSTEMS**  
 MISSION CONSTRUCTION  
 SHOREVIEW, MN

LANDSCAPE  
 REMOVAL PLAN  
 SHEET NO. 1 OF 5 SHEETS  
 PROJECT NO: 1-12-0273  
 DATE: 8/22/12





24" CONC.  
N. Inv.=940.00  
S. Inv.=939.04

**LEGEND**

- ⊗ LANDMARK TREES TO BE REMOVED (29)
- ⊕ LANDMARK TREES TO REMAIN (1)
- M ● MAPLE - 2 1/2 B&B NEW (9)
- O ● OAK - 2 1/2 B&B NEW (3)
- L ● LOCUST 2 1/2 B&B NEW (5)
- C ● SPRING SNOW CRAB NEW (3)
- S ● SPRUCE NEW 2 1/2 (7)
- RB ● RIVER BIRCH 2 1/2 B&B NEW (4)
- J ● JAPANESE LILAC NEW (4)
- (30) DWARF KORBAN LILAC
- (30) JUNIPER
- (30) SPIREA
- (35) DAY LILY

LANDMARK TREES REMOVED (Climax - 12") (29)  
 NEW 2 1/2 B&B TREES (30)  
 NEW SHRUBS/PLANTINGS (15)  
 SOD ON SOUTH - SEED ON NORTH  
 DATE 8-23-12

**PAR SYSTEMS  
LANDSCAPE PLAN**

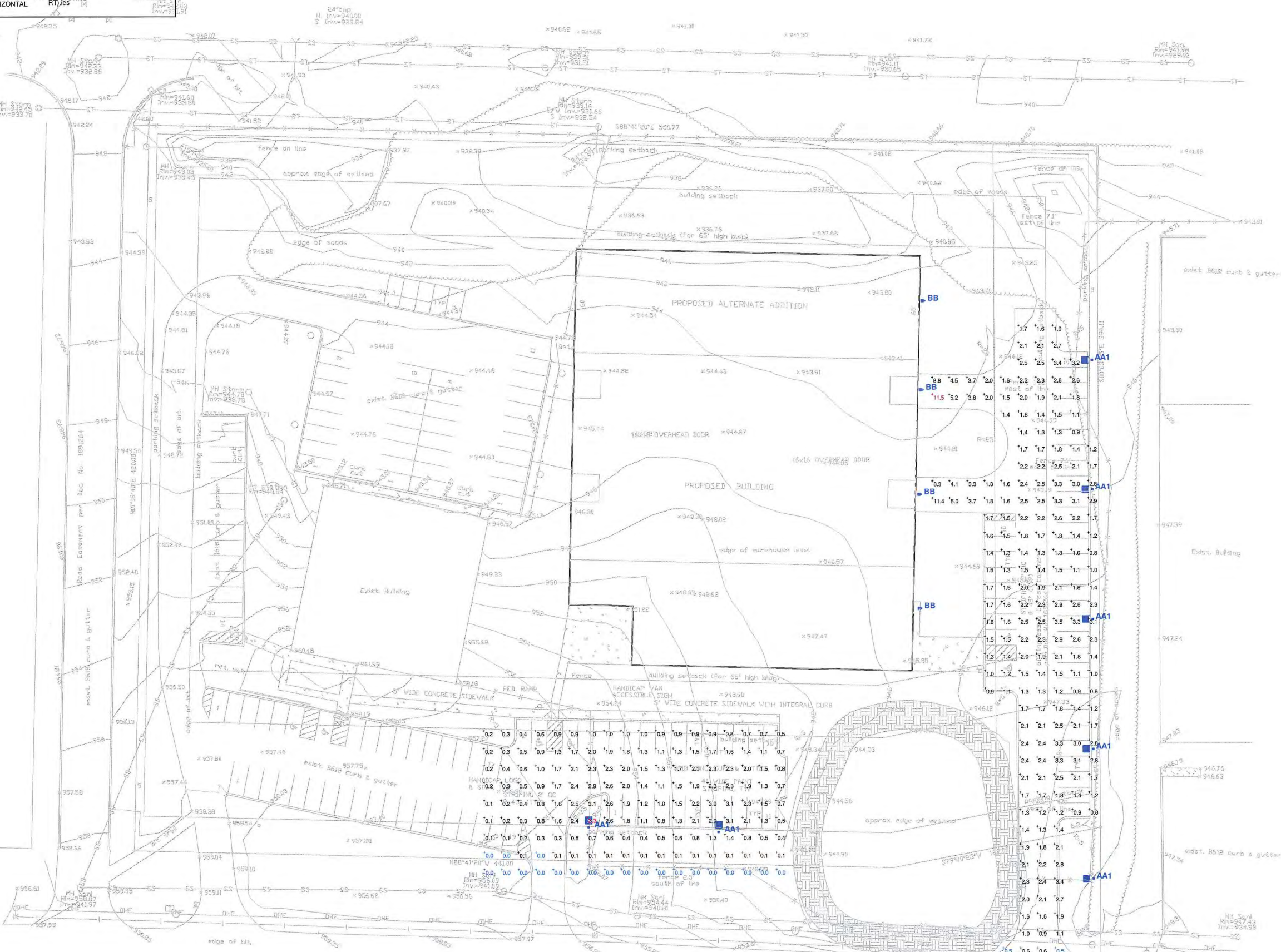
COUNTY ROAD E



LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
■	AA1	7	KAD 400M SR4SC (PULSE START)	Area Luminaire, 400W MH, High Performance SR4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KAD_400M_SR4SC_(PULSE_START).ies	38000 0.72 456
■	BB	4	KAD 250M R4 (PULSE START) WALL MOUNTED	Area Luminaire, 250W MH, R4 Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE (1) 250 WATT CLEAR B28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KAD_250M_R4_(PULSE_START).ies	22500 0.72 288

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area @ Grade	+	2.1 fc	11.5 fc	0.5 fc	23.0:1	4.2:1
South Area @ Grade	+	1.0 fc	3.3 fc	0.0 fc	N/A	N/A

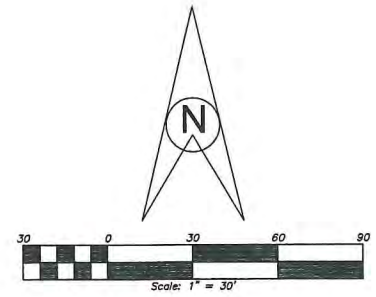
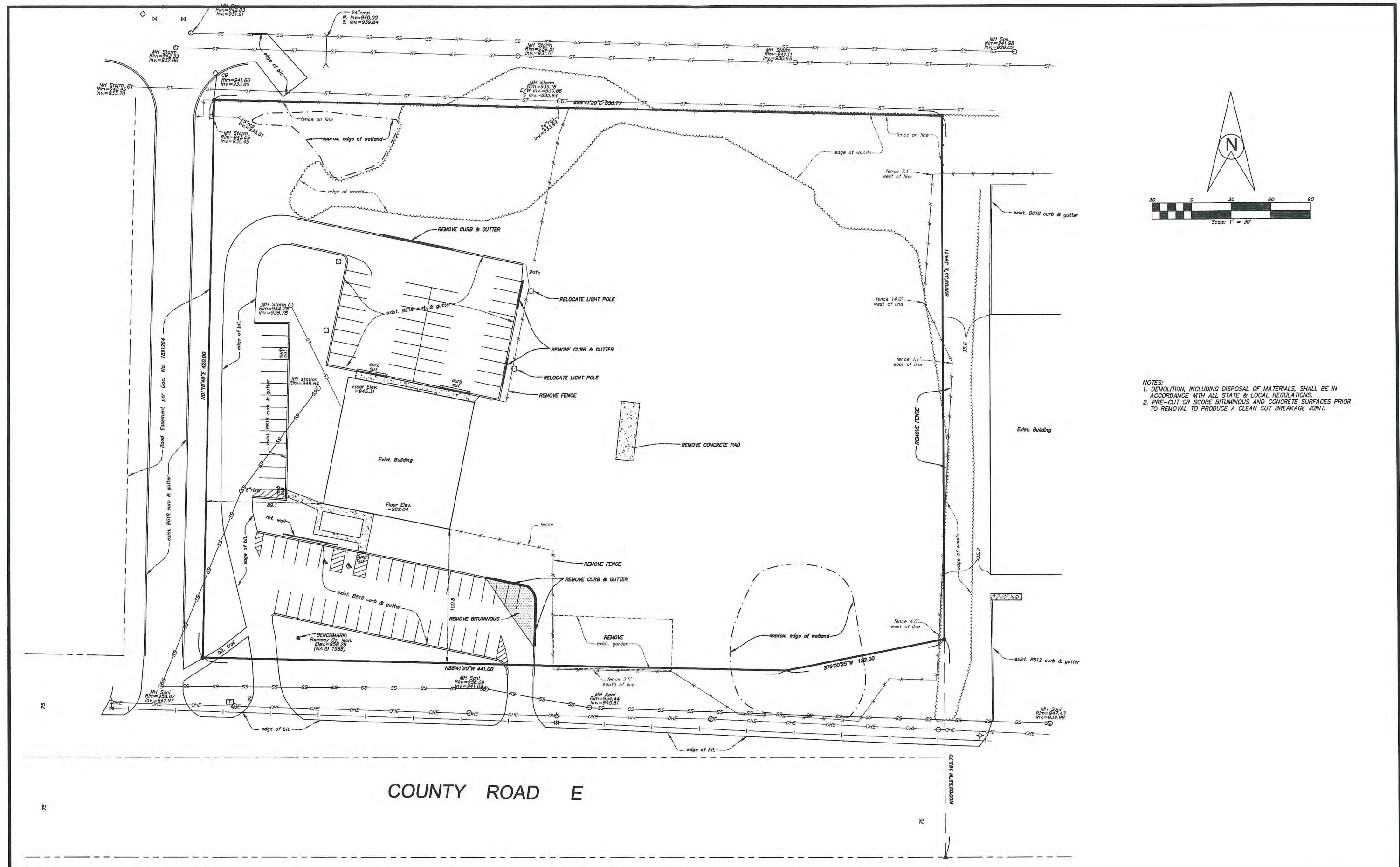
- NOTES**
- Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
  - Lighting layout provided is not intended for construction documents but only to illustrate the performance of the product.
  - All readings/calculations are shown @ grade.
  - All pole mounted fixtures are on a 25' pole and building mounted fixtures are 15' 0" A.F.G.



Plan View  
Scale 1" = 30'

**PAR SYSTEMS**  
Exterior Lighting Study  
Shoreview, MN

<b>Designer</b>	AM
<b>Date</b>	Aug 22 2012
<b>Scale</b>	As Noted
<b>Drawing No.</b>	



NOTES:  
 1. DEMOLITION, INCLUDING DISPOSAL OF MATERIALS, SHALL BE IN ACCORDANCE WITH ALL STATE & LOCAL REGULATIONS.  
 2. PRE-CUT OR SCORE BITUMINOUS AND CONCRETE SURFACES PRIOR TO REMOVAL TO PRODUCE A CLEAN CUT BREAKAGE JOINT.

COUNTY ROAD E

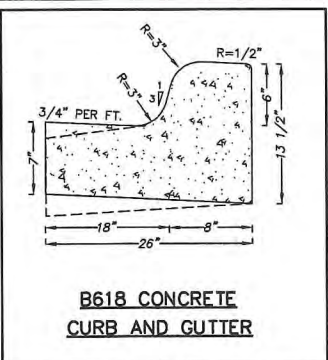
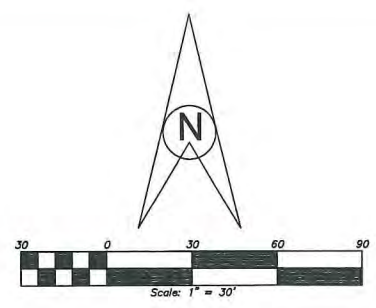
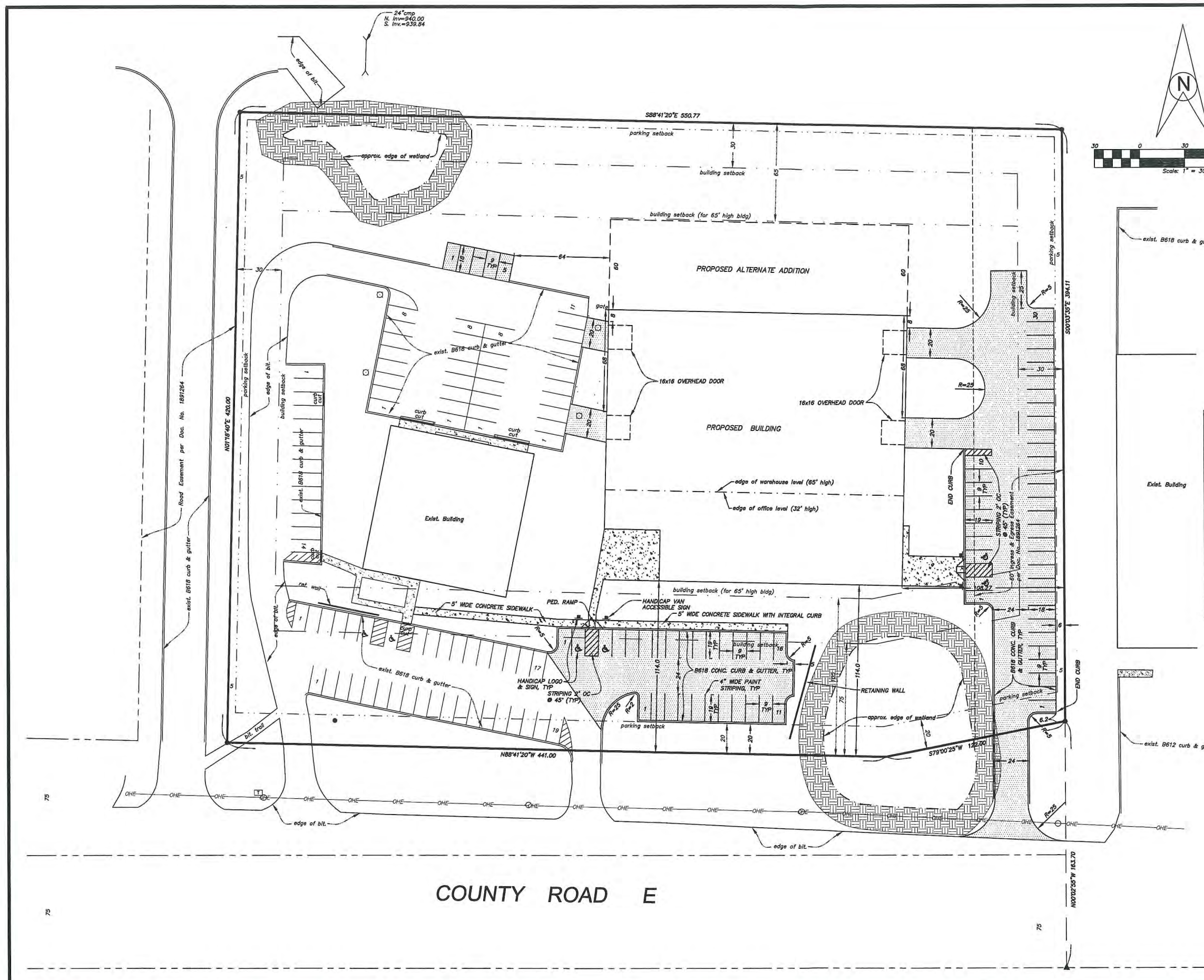
REV. NO.	DATE	BY	DESCRIPTION

DESIGNED C.S.O.  
 DRAWN C.S.O.  
 CHECKED P.E.O.  
 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.  
 Paul E. Otto  
 LICENSE # 40082 DATE: 8-23-12

**OTTO**  
 ASSOCIATES  
 Engineers & Land Surveyors, Inc.  
 www.ottoassociates.com  
 9 West Division Street  
 Buffalo, MN 55313  
 (763) 682-4727  
 Fax: (763) 682-3522

**PAR SYSTEMS**  
 MISSION CONSTRUCTION  
 SHOREVIEW, MN

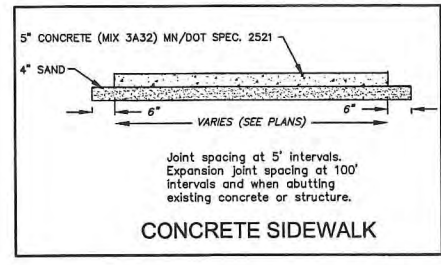
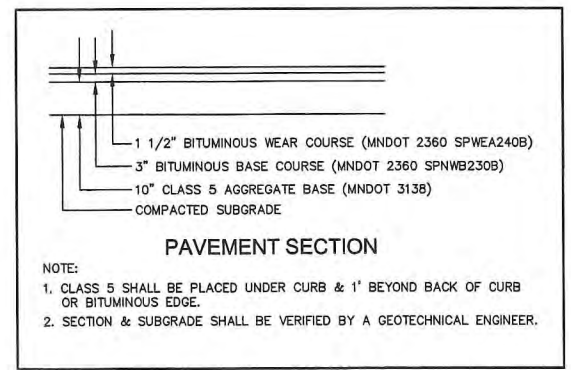
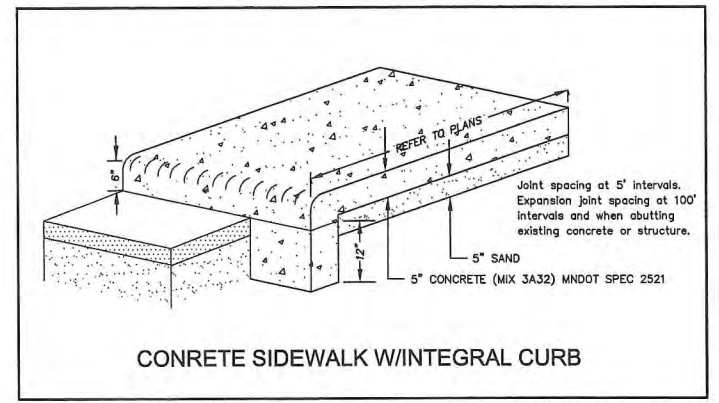
REMOVAL PLAN		PROJECT NO: 1-12-0273
SHEET NO. 1 OF 5 SHEETS		DATE: 8/22/12



- DENOTES NEWLY PAVED AREA
- DENOTES NEWLY CONCRETED AREA
- DENOTES WETLAND BUFFER (16.5 FEET)

TOTAL PARKING STALLS PROPOSED = 157 (6 HC)

- NOTES:
1. DIMENSIONS ARE FROM BACK OF CURB.
  2. DIMENSIONS MEASURED OFF THE PROPERTY LINES ARE PERPENDICULAR TO THEM.
  3. ALL PEDESTRIAN FACILITIES SHALL BE IN ACCORDANCE WITH CHAPTER 1341 OF THE MN STATE BUILDING CODE AND ADA STANDARDS.
  4. REFER TO ARCHITECTURAL PLANS PREPARED BY NELSON UPPER MIDWEST OPERATING COMPANY, LLC, FOR BUILDING INFORMATION & DIMENSIONS.
  5. REFER TO CERTIFICATE OF SURVEY, JOB NUMBER 1-12-0273 PREPARED BY OTTO ASSOCIATES ENGINEERS & LAND SURVEYORS, INC. FOR ADDITIONAL BOUNDARY INFORMATION.



COUNTY ROAD E

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN C.S.O. C.S.O. 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.

CHECKED P.E.O. *Paul E. Otto*

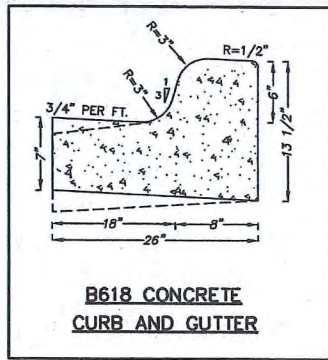
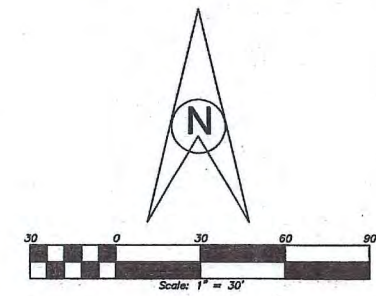
Paul E. Otto  
LICENSE # 40062 DATE: 8-23-12

www.ottoassociates.com  
9 West Division Street  
Buffalo, MN 55313  
(763)682-4727  
Fax: (763)682-3522

**PAR SYSTEMS**  
MISSION CONSTRUCTION  
SHOREVIEW, MN

PROJECT NO:		1-12-0273
SHEET NO. 2 OF 5 SHEETS		DATE: 8/22/12

24" curb  
N. Inv=942.00  
S. Inv=938.84

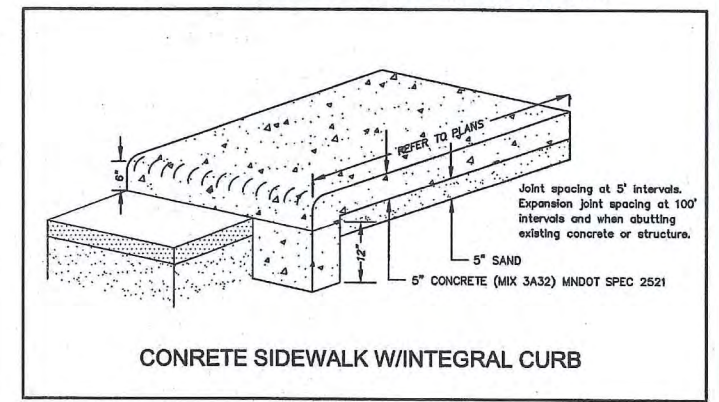


**B618 CONCRETE CURB AND GUTTER**

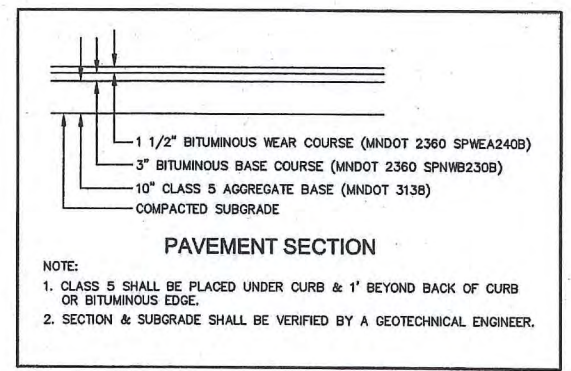
- DENOTES NEWLY PAVED AREA
- DENOTES NEWLY CONCRETED AREA
- DENOTES WETLAND BUFFER (16.5 FEET)

TOTAL PARKING STALLS PROPOSED = 157 (6 HC)

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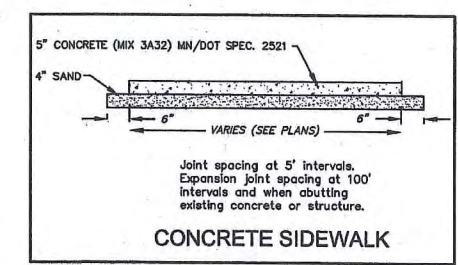


**CONCRETE SIDEWALK W/INTEGRAL CURB**

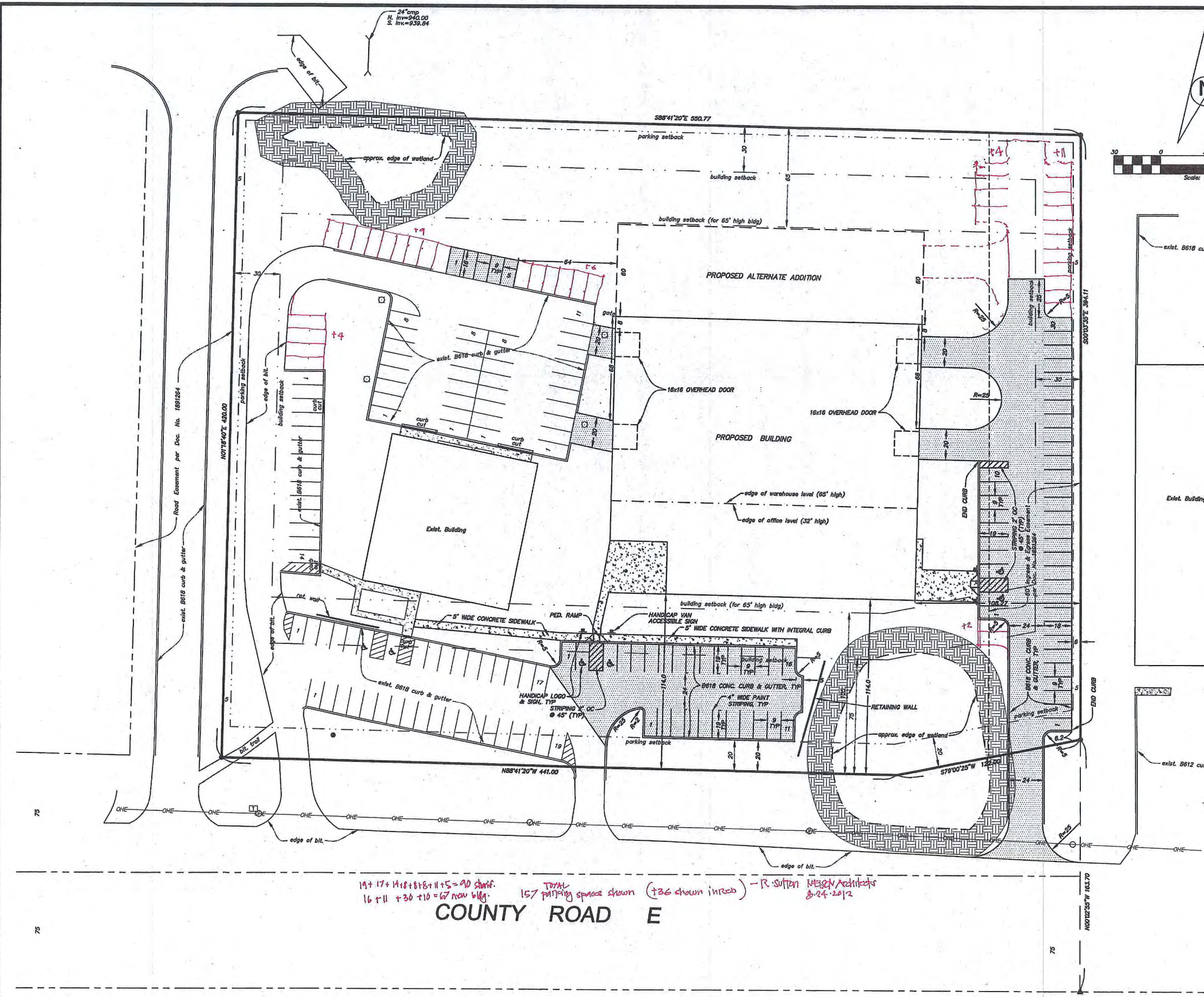


**PAVEMENT SECTION**

- NOTE:
1. CLASS 5 SHALL BE PLACED UNDER CURB & 1' BEYOND BACK OF CURB OR BITUMINOUS EDGE.
  2. SECTION & SUBGRADE SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER.



**CONCRETE SIDEWALK**



19 + 17 + 14 + 8 + 6 + 11 + 5 = 90 stalls  
16 + 11 + 30 + 10 = 67 new bldg.  
TOTAL 157 parking spaces shown (+36 shown in red) - R. SUTTON NELSON ARCHITECTS 3-24-2012

**COUNTY ROAD E**

REV. NO.	DATE	BY	DESCRIPTION

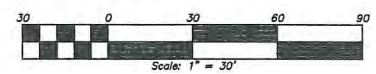
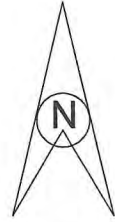
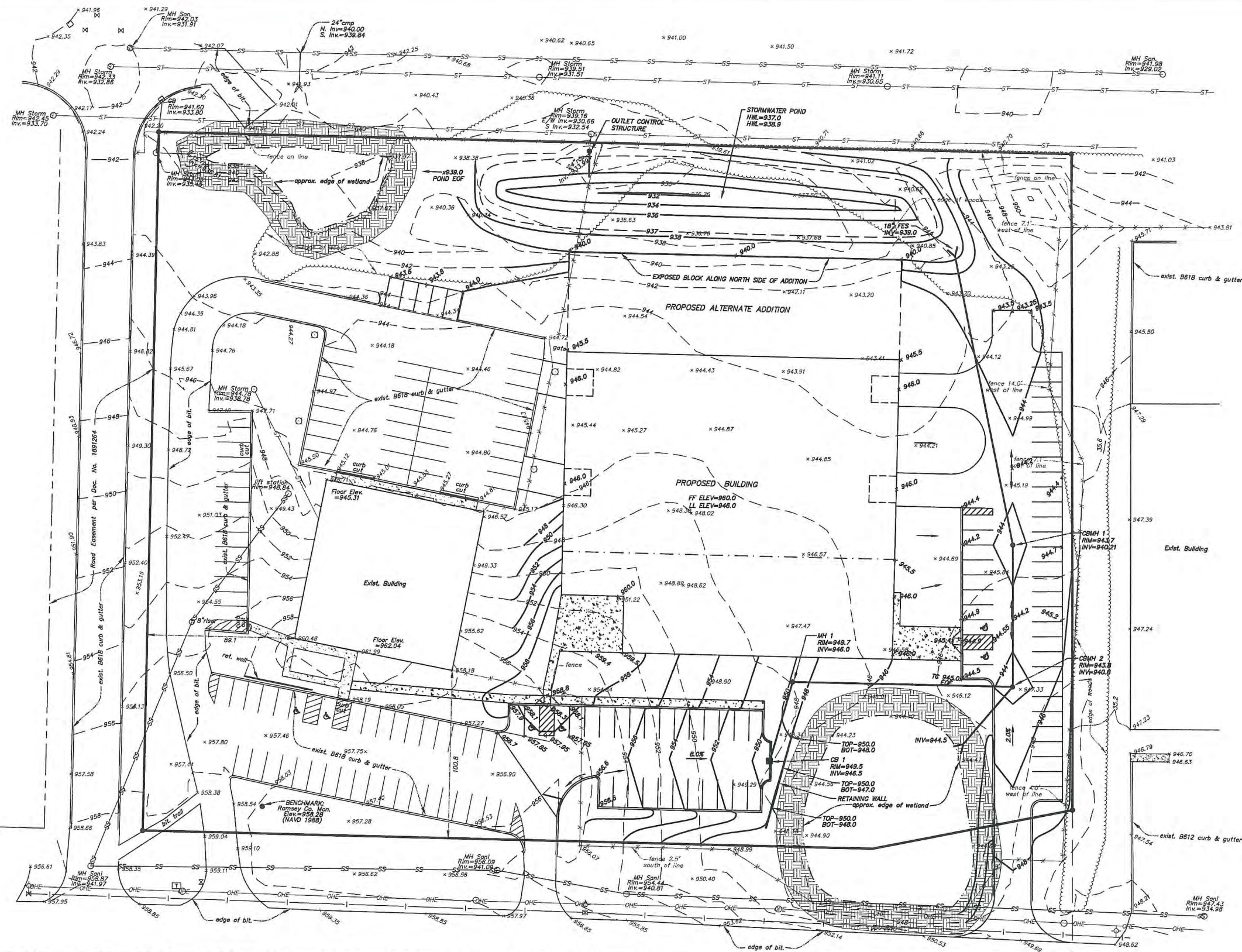
DESIGNED DRAWN  
C.S.O. C.S.O.  
CHECKED  
P.E.G.  
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
Paul E. Otto  
LICENSE # 40062 DATE: 8-23-12

**OTTO ASSOCIATES**  
Engineers & Land Surveyors, Inc.  
www.ottoassociates.com  
9 West Division Street  
Buffalo, MN 55313  
(763)882-4727  
Fax: (763)882-3522

**PAR SYSTEMS**  
MISSION CONSTRUCTION  
SHOREVIEW, MN

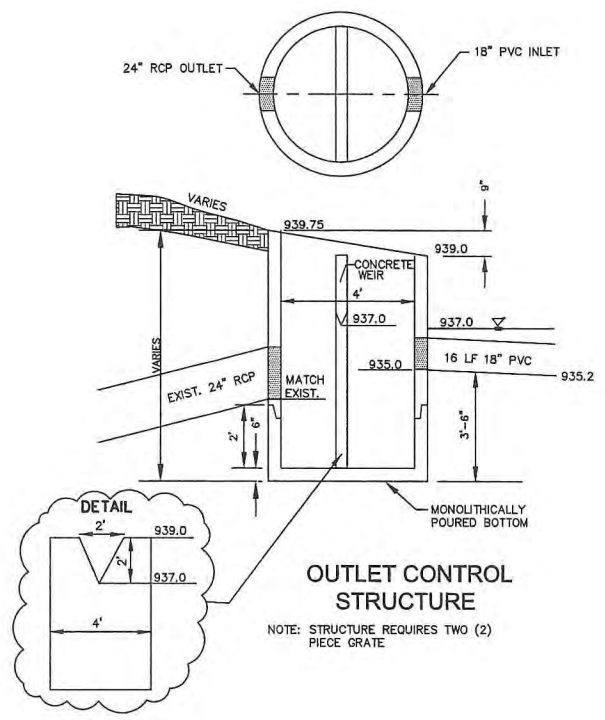
<b>SITE PLAN</b>	PROJECT NO: 1-12-0273
SHEET NO. 2 OF 5 SHEETS	DATE: 8/22/12

*Proof of Parking*



**GRADING NOTES**

1. WETLANDS DELINEATION BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY IS PENDING.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



COUNTY ROAD E

REV. NO.	DATE	BY	DESCRIPTION
1	8/28/12	CSO	OCS DETAIL, POND

DESIGNED DRAWN  
C.S.O. C.S.O.

CHECKED  
P.E.O.

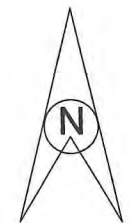
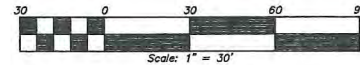
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Paul E. Otto  
LICENSE # 40062 DATE: 8-29-12

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Buffalo, MN 55313  
(763) 682-4727  
Fax: (763) 682-3522

**PAR SYSTEMS**  
MISSION CONSTRUCTION  
SHOREVIEW, MN

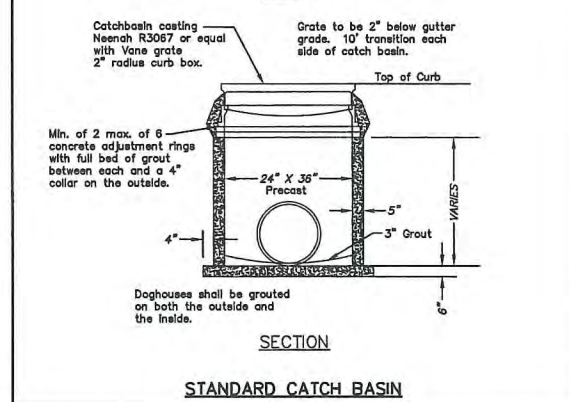
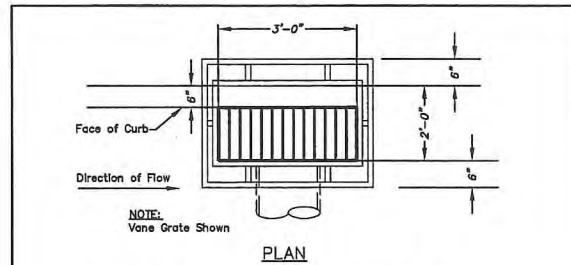
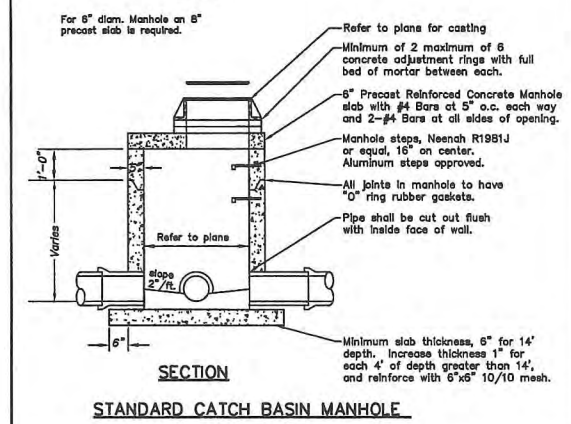
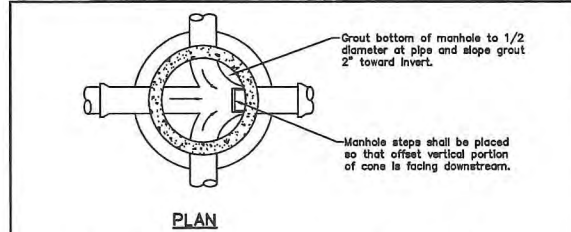
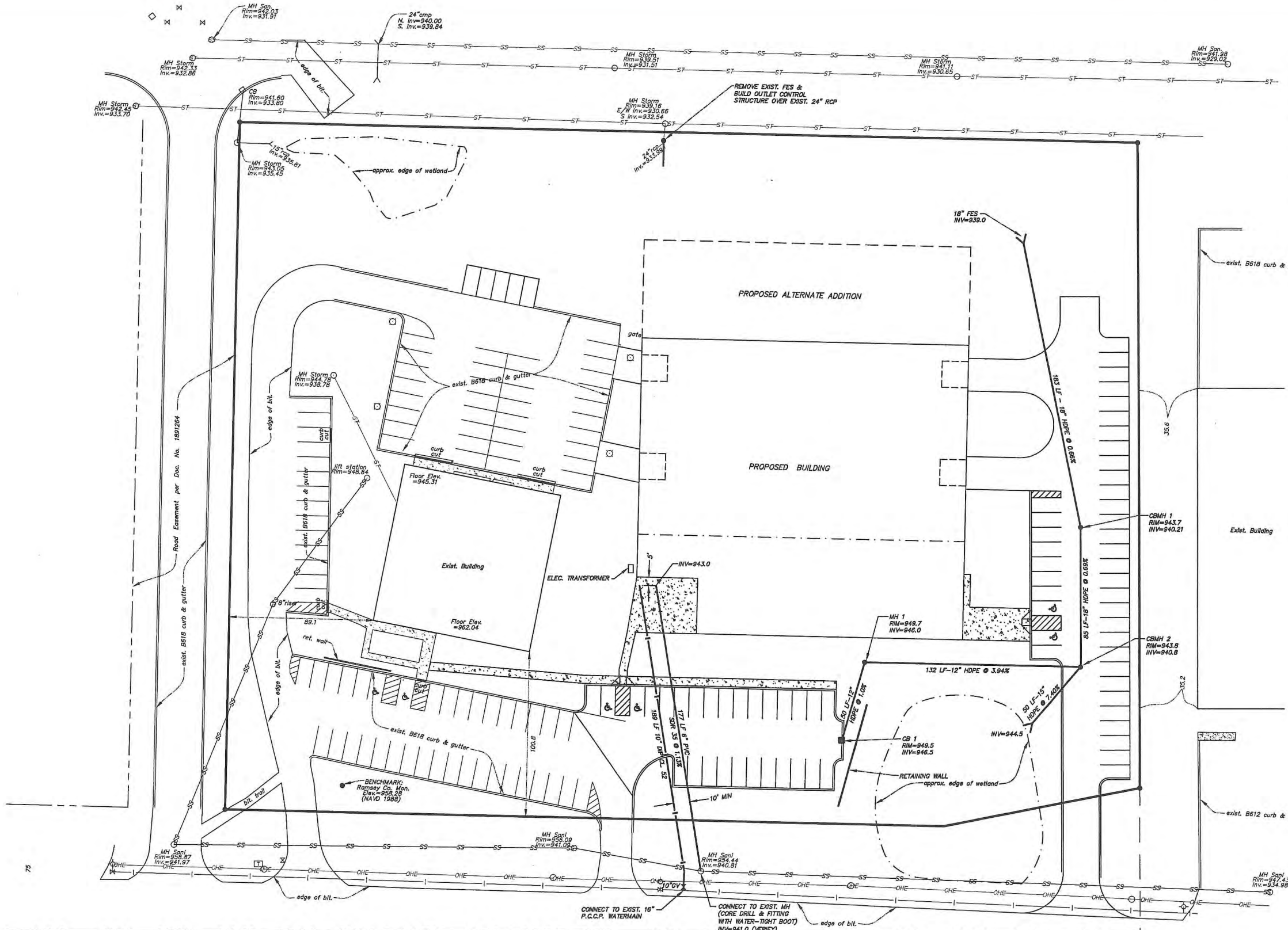
PROJECT NO:	1-12-0273
DATE:	8/22/12
SHEET NO. 3 OF 5 SHEETS	



PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL 48 HOURS BEFORE DIGGING: Gopher State One Call: TWIN CITY AREA 651-454-0002 MN TOLL FREE 1-800-252-1166

**GOVERNING SPECIFICATIONS:**  
 1. THE 2005 EDITION OF MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION"  
 2. CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD UTILITIES SPECIFICATIONS  
 3. ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

**NOTES:**  
 1. ALL D.I.P. WATERMAIN SHALL BE CLASS S2 AND INSTALLED WITH 7.5' OF MINIMUM COVER.  
 2. ALL UTILITY CROSSINGS SHALL HAVE A MINIMUM OF 18" OF VERTICAL SEPARATION BETWEEN PIPES.  
 3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.  
 4. CITY UTILITY STAFF SHALL BE ON SITE WHEN CONNECTING TO UTILITIES. CONTRACTOR SHALL PROVIDE CITY WITH 48-HOUR NOTICE PRIOR TO MAKING THE CONNECTIONS.



**COUNTY ROAD E**

**STORM SCHEDULE**

STRUCTURE NO.	SIZE	CASTING
CB 1	24"x36"	NEENAH R-3067
CBMH 1	48" DIA.	NEENAH R-2501 W/TYPE C GRATE
CBMH 2	60" DIA.	NEENAH R-2501 W/TYPE C GRATE
MH 1	48" DIA.	NEENAH R-1642

REV. NO.	DATE	BY	DESCRIPTION
1	8/28/12	CSO	STORM SEWER, DETAILS

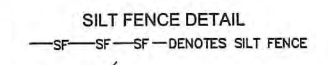
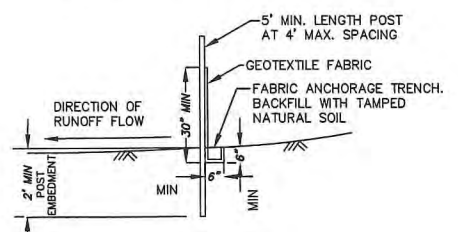
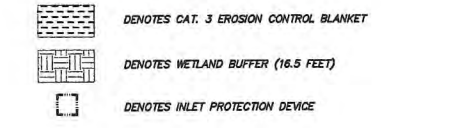
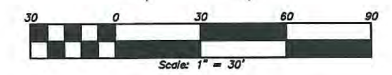
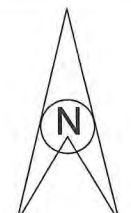
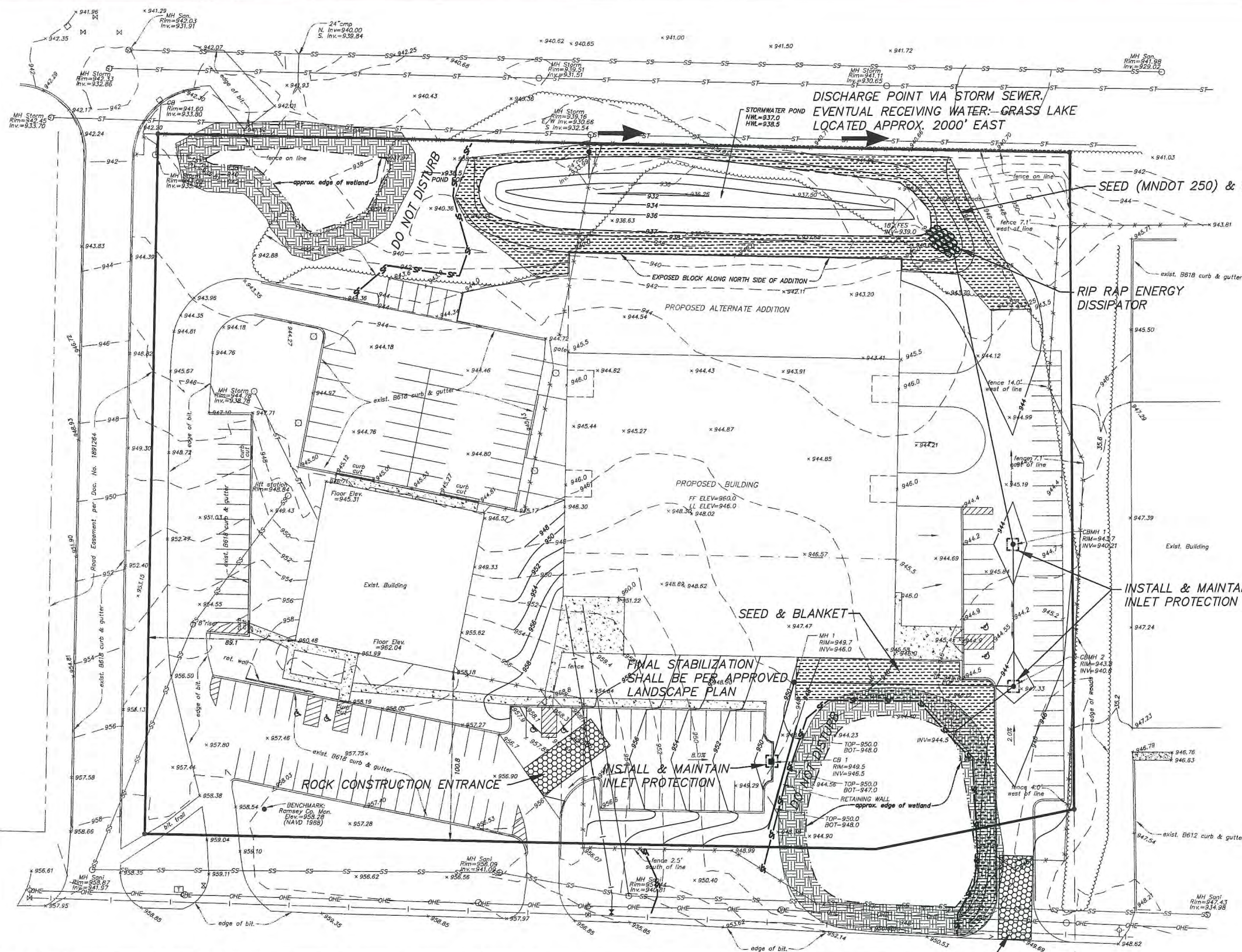
DESIGNED DRAWN  
 C.S.O. C.S.O.  
 CHECKED  
 P.E.O.  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 Paul E. Otto  
 LICENSE # 40062 DATE: 8-29-12

**OTTO ASSOCIATES**  
 Engineers & Land Surveyors, Inc.  
 www.ottoassociates.com  
 9 West Division Street  
 Buffalo, MN 55319  
 (763)682-4727  
 Fax: (763)682-3522

**PAR SYSTEMS**  
 MISSION CONSTRUCTION  
 SHOREVIEW, MN

**UTILITY PLAN**  
 SHEET NO. 4 OF 5 SHEETS  
 PROJECT NO: 1-12-0273  
 DATE: 8/22/12





- SEQUENCE FOR CONSTRUCTION**
1. INSTALL ALL PERIMETER SEDIMENT CONTROL DEVICES AND CONSTRUCTION ENTRANCES.
  2. CONSTRUCT STORMWATER POND AND INSTALL OUTLET CONTROL STRUCTURE.
  3. ROUGH GRADE SITE AND PROVIDE TEMPORARY STABILIZATION BMP'S.
  4. INSTALL UTILITIES.
  5. COMPLETE BUILDING AND PARKING LOT CONSTRUCTION.
  6. RESTORE SITE WITH PERMANENT RESTORATION.
  7. ONCE ALL DISTURBED AREAS HAVE 70% VEGETATIVE DENSITY, REMOVE SEDIMENT CONTROL DEVICES.
- SEDIMENT AND EROSION CONTROL NOTES**
1. CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL REQUIREMENTS OF THE MPCA UNDER PHASE II PERMIT FOR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONDUCT WEEKLY EROSION CONTROL INSPECTIONS AFTER 24 HOUR RAINFALL EVENTS OF 0.1\"/>
  2. ALL SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING ACTIVITY UNLESS OTHERWISE NOTED.
  3. ALL DISTURBED AREAS SHALL BE RESTORED WITH A MINIMUM OF 4 INCHES TOPSOIL. MNDOT TEMPORARY SEED MIX 150 (40 LBS/ACRE) AND MULCH (MNDOT TYPE 1, 2 TON/ACRE & DISC ANCHORED). ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING, OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION.
  5. ANY DEWATERING SHALL BE DISCHARGED TO A TEMPORARY SEDIMENT BASIN.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS A UNIFORM VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS AREA. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
    - a. REMOVE SEDIMENT FROM PONDS AND DITCHES WHEN HALF FULL AND UPON COMPLETION OF CONSTRUCTION. (WITHIN 72 HOURS)
    - b. REMOVE SILT WHEN ACCUMULATION REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE. (WITHIN 24 HOURS)
    - c. MAINTAIN ROCK CONSTRUCTION ENTRANCE. REPLACEMENT DURING CONSTRUCTION MAY BE NECESSARY.
    - d. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING EXISTING PAVED SURFACES CLEAN OF SEDIMENT AND MUD. SEDIMENT & MUD SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY.
  8. COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
  9. STORAGE AND DISPOSAL OF OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
  10. EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE & CLEARLY LABELED AS SUCH. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.
  11. CONCRETE WASHOUT SHALL BE DONE BY CONCRETE CONTRACTOR VIA MOBILE WASHOUT ON EACH TRUCK.

COUNTY ROAD E

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN  
C.S.O. C.S.O.

CHECKED  
P.E.O.

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.

Paul E. Otto  
LICENSE # 40062 DATE: 8-23-12

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**PAR SYSTEMS**  
MISSION CONSTRUCTION  
SHOREVIEW, MN

**STORMWATER POLLUTION PREVENTION PLAN (SWPPP)**

SHEET NO. 5 OF 5 SHEETS

PROJECT NO: 1-12-0273  
DATE: 8/22/12