



CITY of ORONO

RESOLUTION OF THE CITY COUNCIL

NO. 5387

**A RESOLUTION GRANTING
GENERAL DEVELOPMENT PLAN APPROVAL
FOR PLANNED UNIT DEVELOPMENT NO. 2C
FOR INTERSPACE-WEST, INC. AND
APPROVING THE PRELIMINARY AND FINAL
PLAT OF AMBER WOODS OFFICE CENTRE
AND VACATING EXISTING
DRAINAGE & UTILITY EASEMENTS
FILE #05-3080**

WHEREAS, the City of Orono is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Orono (hereinafter "City Council") has adopted subdivision and land development regulations for the orderly, economic and safe development of land within the City; and

WHEREAS, the City Council has considered the application by Interspace-West, Inc., a domestic corporation (hereinafter the "Applicant") for subdivision and development by the Planned Unit Development process of property located at 2060 West Wayzata Boulevard and legally described as follows:

Lot 1, Block 1, Orono Ambar, Hennepin County, Minnesota
(hereinafter the "Property"); and

WHEREAS, on March 28, 2005 the City Council adopted Resolution No. 5296 granting General Concept Plan approval, and on April 25, 2005 the City Council recommended approval of the General Development Plan for Planned Unit Development No. 2C, which approval include the following elements:

1. Subdivision platting of Lot 1, Block 1, Orono Ambar to create ten (10) lots and one (1) common lot to be known as AMBER WOODS OFFICE CENTRE;
2. Commercial site plan approval and conditions for proposed development of office condominiums.
3. Vacation of existing easements.

WHEREAS, the Applicant has agreed to execute Planned Unit Development No. 2C Agreement providing for the installation of certain improvements as a condition of site plan approval for the construction of office condominiums on the Property, and which agreement



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documents the general and detailed conditions for use and development of the Property and replaces previously approved PUD Agreement No 2A; and

WHEREAS, the Applicant has agreed to execute a 24' wide ingress and egress easement through the Property to allow for connection of a future frontage road to Outlot D, Sugarwoods at the northwestern corner of the site; and

WHEREAS, the Applicant was given the opportunity to re-grade the Property as part of the General Development Plan to accommodate a full service access to the southwest at the time the City received information about the ability for such an access as part of the Highway 12 Turn-Back Committee, however the Applicant choose not to pursue this option, which may limit future access opportunities for this site; and

WHEREAS, the Applicant has completed or has agreed to complete all other requirements of the platting regulations of the City including:

1. Completion of all platting requirements of Concept Plan Approval Resolution No. 5296.
2. Dedication on the plat of a Drainage and Utility Easement over entire Lot 11 (otherwise known as the common lot).
3. Submittal of Minnehaha Creek Watershed District (MCWD) permit approving the grading and stormwater management facilities plan for development of the Property as proposed per the "Removals & Erosion Control Plan", sheet C1-2, the "Overall Grading & Drainage Plan", sheet C3-1, the individual building grading and drainage plans per sheets C3-2 through C3-6, the "Stormwater Pollution Prevention Plan", sheet C3-7, and per the "Proposed Drainage Map", sheet C3-8.
4. Payment to the City of the Stormwater and Drainage Trunk Fee for the development of the Property in the amount of \$17,549.24 based on a Trunk Fee of \$6,655 per acre and gross acreage of Property at 114,868 s.f. or 2.637 acres including portions subject to trail and sidewalk easements.
5. Payment to the City for the legal review and filing of the plat documents, agreements, easements and covenants in the amount of \$280.00 plus incurred review and filing costs.
6. Payment of the final plat review fee in the amount of \$250.00 plus incurred legal and engineering charges.



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7. Provision to the City of a title opinion for the Property and certified copies of all recorded easements currently affecting the Property.

WHEREAS, City staff and consultants have reviewed the plans for this PUD and subdivision application and hereby specify approval of each attached plan and identify them as part of the official record for Planned Unit Development No. 2C:

1. Final Plat
2. Existing Conditions sheet C1-1
3. Removals & Erosion Control Plan sheet C1-2
4. Existing Drainage Map sheet C1-3
5. Site Plan sheet C2-1
6. Overall Grading & Drainage Plan sheet C3-1
7. Grading & Drainage Plan Bldg. #1 Lots 1-2 sheet C3-2
8. Grading & Drainage Plan Bldg. #2 Lots 3-4 sheet C3-3
9. Grading & Drainage Plan Bldg. #3 Lots 5-6 sheet C3-4
10. Grading & Drainage Plan Bldg. #4 Lots 7-8 sheet C3-5
11. Grading & Drainage Plan Bldg. #5 Lots 9-10 sheet C3-6
12. Stormwater Pollution Prevention Plan sheet C3-7
13. Proposed Drainage Map sheet C3-8
14. Utility Plan sheet C4-1
15. Detail sheet C8-1
16. Detail sheet C8-2



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17. Landscape Plan sheet L1-1
18. Lighting Plan sheet L2-1
19. Lower Level Floor Plan sheet A-1
20. Main Level Floor Plan sheet A-2
21. Upper Level Floor Plan sheet A-3
22. Front Elevation sheet A-4
23. Walk-Out Elevation sheet A-5
24. Side Elevation sheet A-6
25. Side Elevation sheet A-7

NOW, THEREFORE, BE IT RESOLVED that based on the findings of Resolution No. 5296, the City Council of the City of Orono does hereby approve the plat of AMBER WOODS OFFICE CENTRE, Hennepin County, Minnesota and grants General Development Plan Approval for Planned Unit Development No. 2C, subject to the following conditions:

1. General Development Plan Approval including Preliminary and Final Plat approval and Commercial Site Plan approval is granted subject on conditions established within Resolution No. 5296 and subject to the conditions established within the Developer's Agreement No. 2C and other pertinent documents.
2. Final building design plans for the buildings shall be subject to City Council review and approval prior to issuance of permits for said buildings should there be discrepancies between those attached to this Resolution and those submitted for building permit. Building permits and land alteration permits will not be issued any sooner than 24 hours following filing of the plat with Hennepin County.
3. The aforesaid plat shall be filed by the City of Orono with the Hennepin County Registrar of Titles Office on or before (April 10, 2006) together with a certified original copy of this resolution and executed copies of the agreements, easements, and covenants pertinent thereto.



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FURTHER, BE IT RESOLVED that the City Council hereby declares that the easements dedicated over the Property in accordance with development of Lot 2, Block 1, Orono Ambar, Hennepin County, Minnesota, shall be vacated upon filing of this Resolution and Developer's Agreement No. 2C with the Hennepin County Registrar of Titles Office.

The approval granted by this Resolution shall expire if the plat has not been filed by the date specified above. In that event, it will be necessary to file a new application with the City of Orono for subdivision review.

Adopted by the City Council of Orono this 10th day of October, 2005.

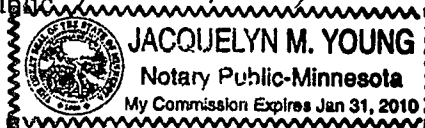
ATTEST:

Linda S. Vee
Linda S. Vee, City Clerk

Barbara A. Peterson
Barbara A. Peterson, Mayor

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me on this 10th day of Oct, 2005 by Barbara A. Peterson, Mayor of the City of Orono, a Minnesota municipal corporation and said instrument was executed on behalf of the City.

Jacquelyn M. Young
Notary Public

JACQUELYN M. YOUNG
Notary Public-Minnesota
My Commission Expires Jan 31, 2010

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me on this 14th day of October, 2005 by Linda S. Vee, City Clerk of the City of Orono, a Minnesota municipal corporation and said instrument was executed on behalf of the City.


RACHEL DODGE
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2010

Rachel Dodge
Notary Public

AMBER WOODS OFFICE CENTER

R.T. DOC. No. _____

KNOW ALL MEN BY THESE PRESENTS: That Amber Woods Office Center, L.L.C. a Minnesota corporation, the owner, of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lot 1, Block 1, ORONO AMBAR, HENNEPIN COUNTY, MINNESOTA

has caused the same to be surveyed and platted as AMBER WOODS OFFICE CENTER, and does hereby donate and dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes.

In witness whereof said Amber Woods Office Center, L.L.C., a Minnesota corporation, has caused these presents to be signed by Philip Lee Carlson, its President this _____ day of _____, 200____.

Amber Woods Office Center, LLC

Philip Lee Carlson, President

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 200____, by Philip Lee Carlson, President of Amber Woods Office Center, L.L.C., a Minnesota corporation, on behalf of the corporation.

Notary Public _____
My Commission Expires _____ County, Minnesota

I hereby certify that I have compared and platted the property described on this plat as AMBER WOODS OFFICE CENTER; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be placed as required by the local government unit; that the outside boundary lines are correctly designated on the plat; and that there are no wellands as defined in Minn. Statutes 555.02, Subd. 1 or public highways to be designated on the plat.

Richard L. Licht, Land Surveyor
Minnesota License No. 26724

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 200____, by Richard L. Licht, Land Surveyor, Minnesota License No. 26724.

Notary Public _____
My Commission Expires January 31, 200____ County, Minnesota

ORONO, MINNESOTA

This plat of AMBER WOODS OFFICE CENTER was approved and accepted by the City Council of Orono, Minnesota, at a regular meeting thereof held this _____ day of _____ A.D. 200____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 355.02, Subd. 2.

CITY COUNCIL OF ORONO, MINNESOTA

By _____ Mayor By _____ Manager

TAXPAYER SERVICES DEPARTMENT, Hennepin County, Minnesota

I hereby certify that taxes payable in 200____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 200____.

Patrick H. O'Connor, Hennepin County Auditor

By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec. 3310.585 (1989) this plat has been approved this _____ day of _____, 200____.

William P. Brown, Hennepin County Surveyor

By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of AMBER WOODS OFFICE CENTER was filed in this office this _____ day of _____, 200____, at _____ o'clock _____ M.

Michael H. Cunliff, Registrar of Titles

By _____ Deputy

LOUCKS
ASSOCIATES

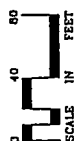
SHEET 1 OF 2 SHEETS

5387

R.T. DOC. No.-



CLAIMS ARE ASSIGNED



SCALE IN FEET

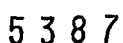
Q BOARDS 1/2 INCH X 14 INCH WITH
MOUNT SET, MARKED "ALS 24724"

• BOARDS WITH MOUNT FOUND

Q BOARDS FOUND ABOVE LAMINATE
MOUNT SET WITH TONSORS CASE NO. 17006

**LOUCKS
ASSOCIATES**

SHEET 2 OF 2 SHEETS



5387

ASSOCIATES, INC.
 1000 North 1st Street
 Suite 100
 Minneapolis, MN 55401
 Phone: (612) 338-1111
 Fax: (612) 338-1112

**AMBER WOODS
OFFICE CENTER**

Chino, Minnesota

Interpace West, Inc.
 PO Box 181
 Weymouth, MA 01978

Grading & Drainage Plan
 Block #101512

04118

C3-2

SCALE IN FEET
 0 10 20

NOTES:
 1. SEE SHEET C3-1 FOR GRADE ELEVATIONS
 2. SEE SHEET C3-2 FOR DRAINAGE PLAN
 3. SEE SHEET C3-3 FOR FLOODPLAIN STUDY

LEGEND

EXISTING: CIVIL, LANDSCAPE, ARCHITECTURE

1. EXISTING GRADE

2. EXISTING DRAINAGE

3. EXISTING FLOODPLAIN

4. EXISTING FENCE

5. EXISTING DRIVE

6. EXISTING SIDEWALK

7. EXISTING CURB

8. EXISTING UTILITY

9. EXISTING EASEMENT

10. EXISTING RIGHT-OF-WAY

11. EXISTING LOT LINE

12. EXISTING STREET LINE

13. EXISTING ADJACENT LOT

14. EXISTING ADJACENT STREET

15. EXISTING ADJACENT DRIVE

16. EXISTING ADJACENT SIDEWALK

17. EXISTING ADJACENT CURB

18. EXISTING ADJACENT UTILITY

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22. EXISTING ADJACENT STREET LINE

23. EXISTING ADJACENT DRIVE

24. EXISTING ADJACENT SIDEWALK

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26. EXISTING ADJACENT UTILITY

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32. EXISTING ADJACENT SIDEWALK

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34. EXISTING ADJACENT UTILITY

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47. EXISTING ADJACENT DRIVE

48. EXISTING ADJACENT SIDEWALK

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50. EXISTING ADJACENT UTILITY

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87. EXISTING ADJACENT DRIVE

88. EXISTING ADJACENT SIDEWALK

89. EXISTING ADJACENT CURB

90. EXISTING ADJACENT UTILITY

91. EXISTING ADJACENT EASEMENT

92. EXISTING ADJACENT RIGHT-OF-WAY

93. EXISTING ADJACENT LOT LINE

94. EXISTING ADJACENT STREET LINE

95. EXISTING ADJACENT DRIVE

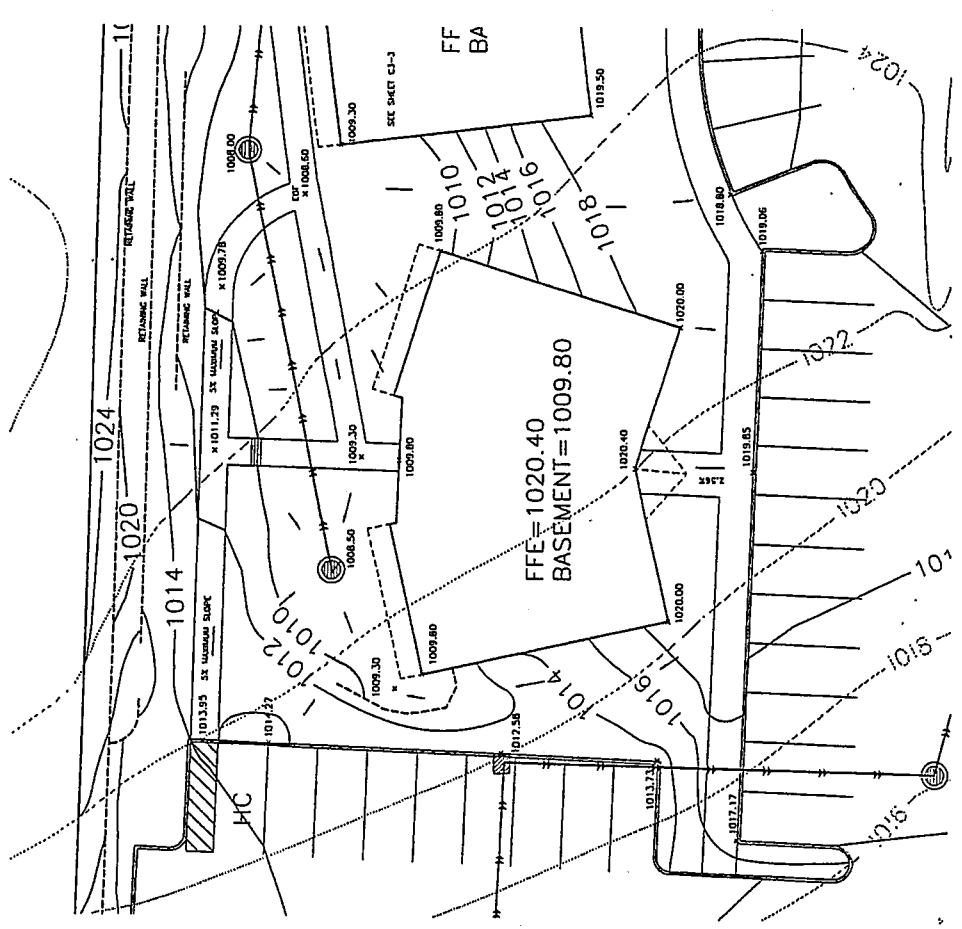
96. EXISTING ADJACENT SIDEWALK

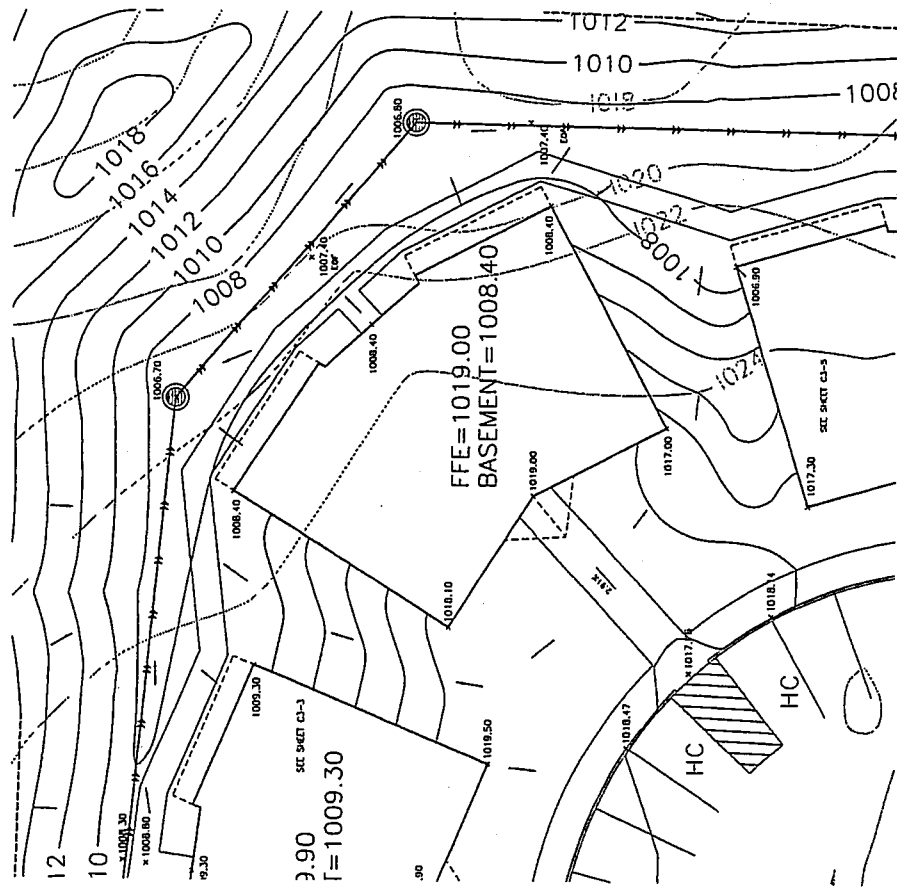
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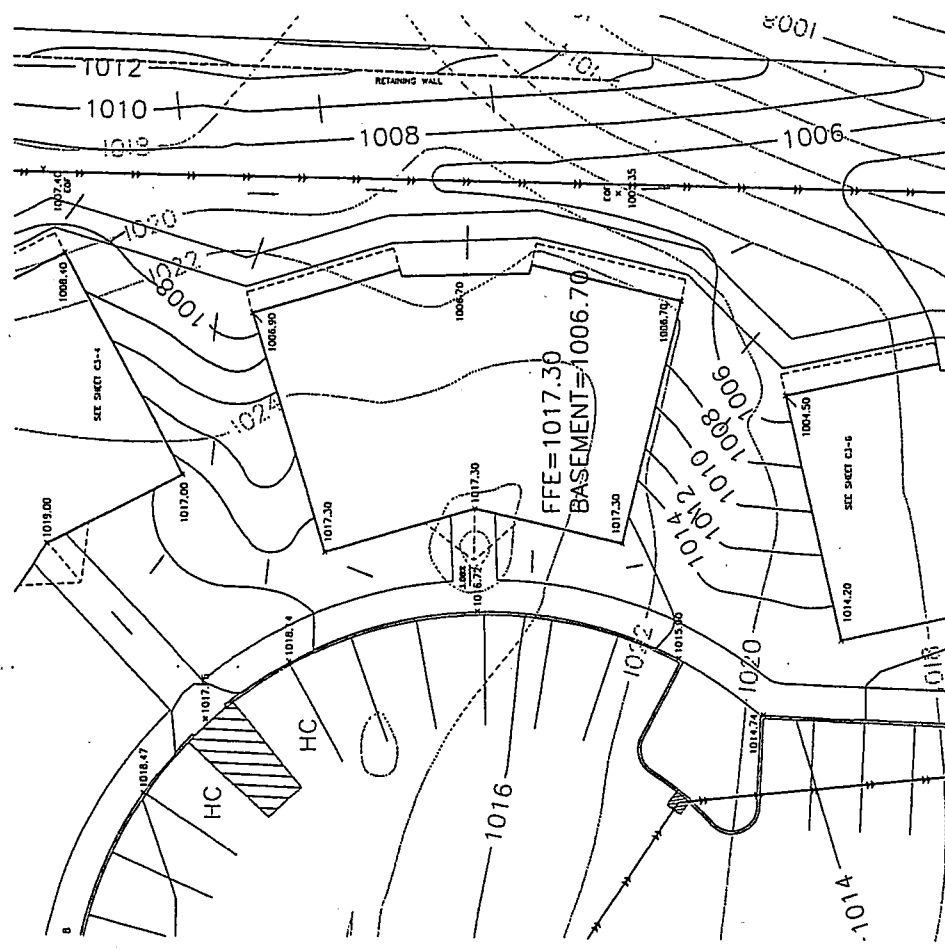
98. EXISTING ADJACENT UTILITY

99. EXISTING ADJACENT EASEMENT

100. EXISTING ADJACENT RIGHT-OF-WAY







 **CALL BEFORE YOU DIG!**
Gopher State One Call
EVEN CITY AREA 631-431-0067
TOLL FREE 1-800-257-1466



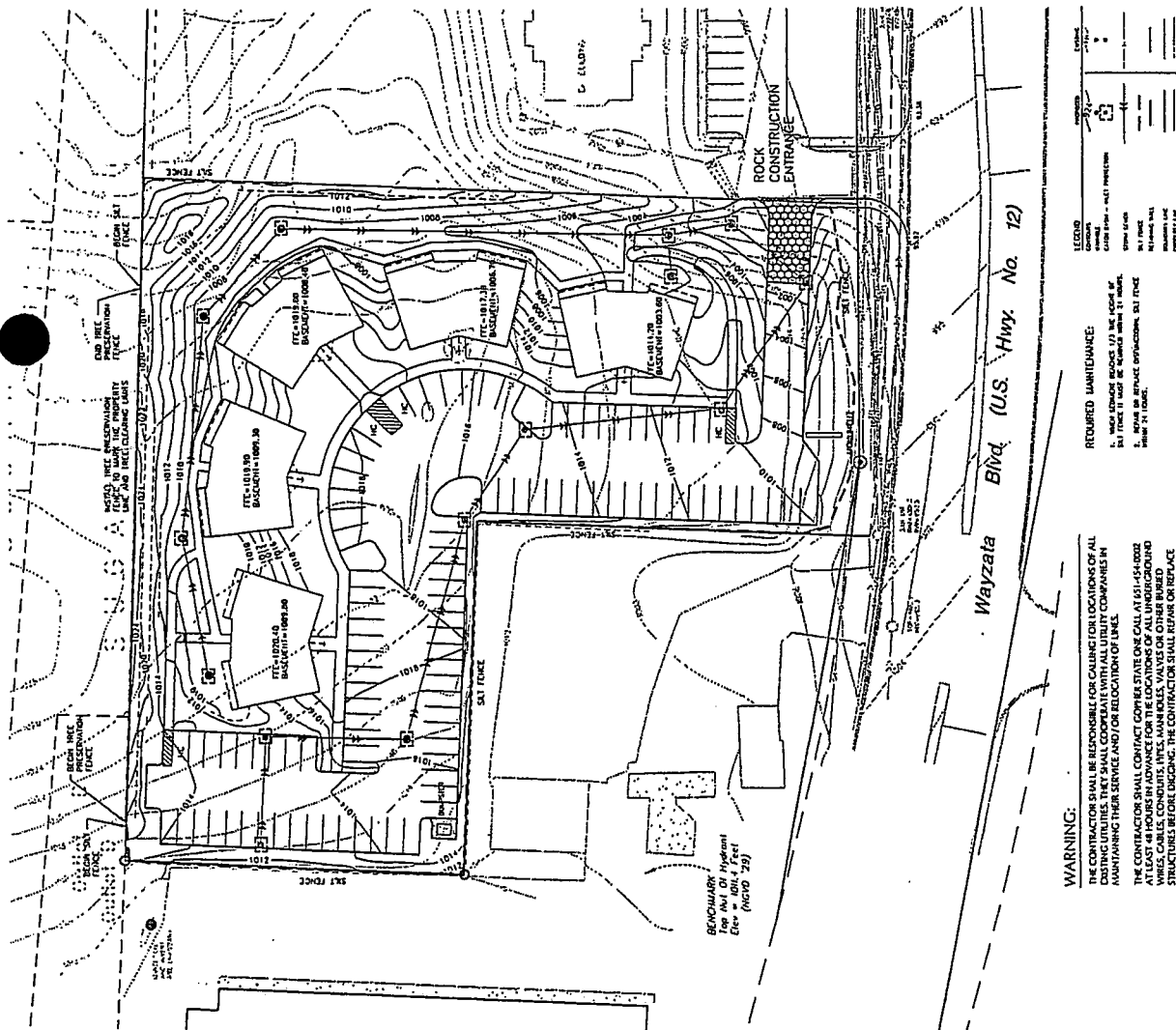
GRADING/EROSION CONTROL NOTES:

- [illegible]

SWPPP GENERAL NOTES:

- [illegible]

CALL BEFORE YOU DIG
Gopher State One Call
 1-800-ARCA: 831-154-6882
 TOLL FREE: 1-800-752-1446



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.

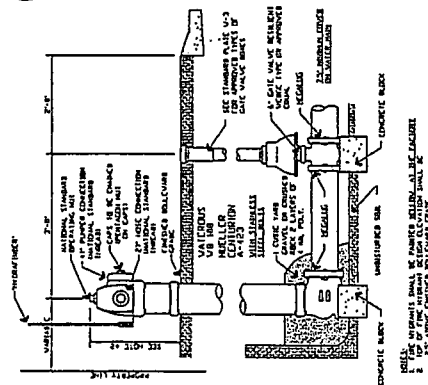
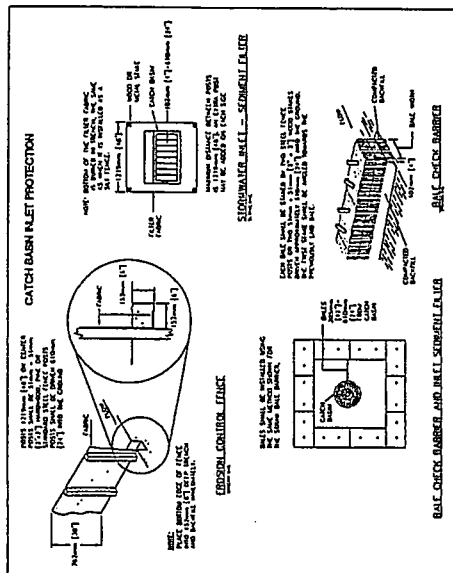
THE CONTRACTOR SHALL CONTACT COMPETENT STATE ORG. CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRING, CABLES, CONDUITS, TIES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

RECEIVED JANUARY 1967

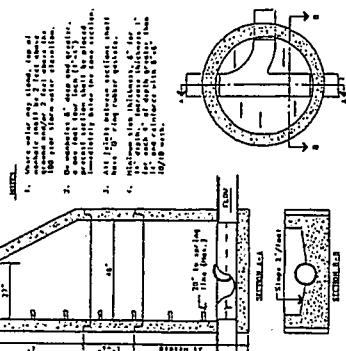
1. WHEN STATION REACHES 1/3 THE HOUR OF THE DAY, IT MUST BE REPAIRED WITHIN 24 HOURS.
2. REPAIR OR REPLACE DEFECTIVE SLL STOPS WITHIN 24 HOURS.

Year	Population	Area
1950	1,000,000	100,000
1960	1,500,000	150,000
1970	2,000,000	200,000
1980	2,500,000	250,000
1990	3,000,000	300,000
2000	3,500,000	350,000
2010	4,000,000	400,000
2020	4,500,000	450,000
2030	5,000,000	500,000
2040	5,500,000	550,000
2050	6,000,000	600,000
2060	6,500,000	650,000
2070	7,000,000	700,000
2080	7,500,000	750,000
2090	8,000,000	800,000
2100	8,500,000	850,000

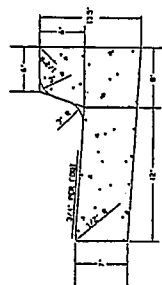
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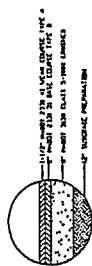
HYDRANT AND GATE VALVE INSTALLATION



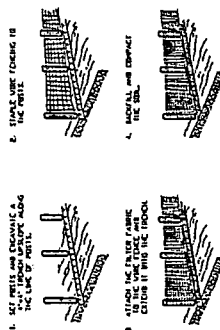
STANDARD SANITARY SEWER HANDLE



H-612 CONCRETE CURB & GUTTER



BITUMINOUS PAVING SECTION

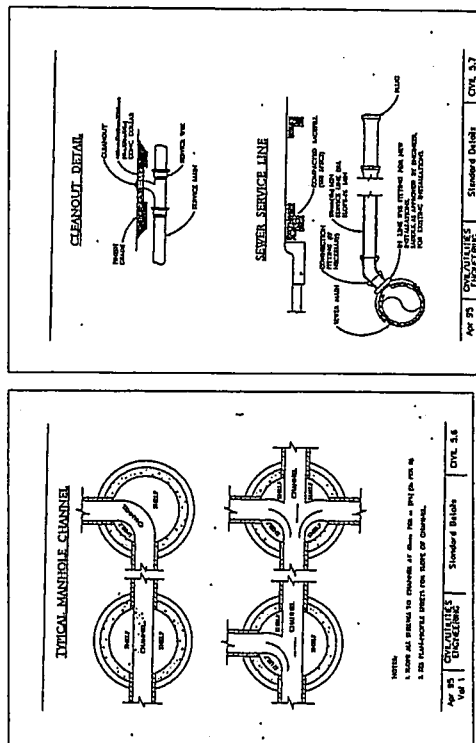


CONSTRUCTION OF A SILT FENCE

SILT FENCE MAINTENANCE PROGRAM

- [illegible]

SILT FENCE



**AMBER WOODS
OFFICE CENTER**

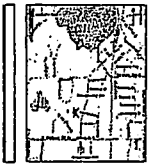
CHRYSLER, MINNESOTA

Interpace-Wel, Inc.
PO Box 104
Weymouth, MA 01978

CONCRETE
The following information is for the use of the concrete contractor. It is the responsibility of the contractor to verify the accuracy of the information and to ensure that the concrete is placed and finished in accordance with the specifications. The information is provided for the contractor's reference only and is not to be used as a substitute for the specifications.

REINFORCEMENT
The reinforcement is to be placed in accordance with the specifications. The reinforcement is to be placed in the concrete before the concrete is placed and finished. The reinforcement is to be placed in the concrete before the concrete is placed and finished.

FORMS
The forms are to be placed in accordance with the specifications. The forms are to be placed in the concrete before the concrete is placed and finished. The forms are to be placed in the concrete before the concrete is placed and finished.



DETAIL SHEET

04118
C8-2

5387

