CONCEPT & DEVELOPMENT STAGE PUD PLANS FOR

CANNON FALLS TECHNOLOGY PARK

SECTION 6 & 7, TOWNSHIP 112N, RANGE 17W CANNON FALLS, GOODHUE COUNTY, MN & DAKOTA COUNTY

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.



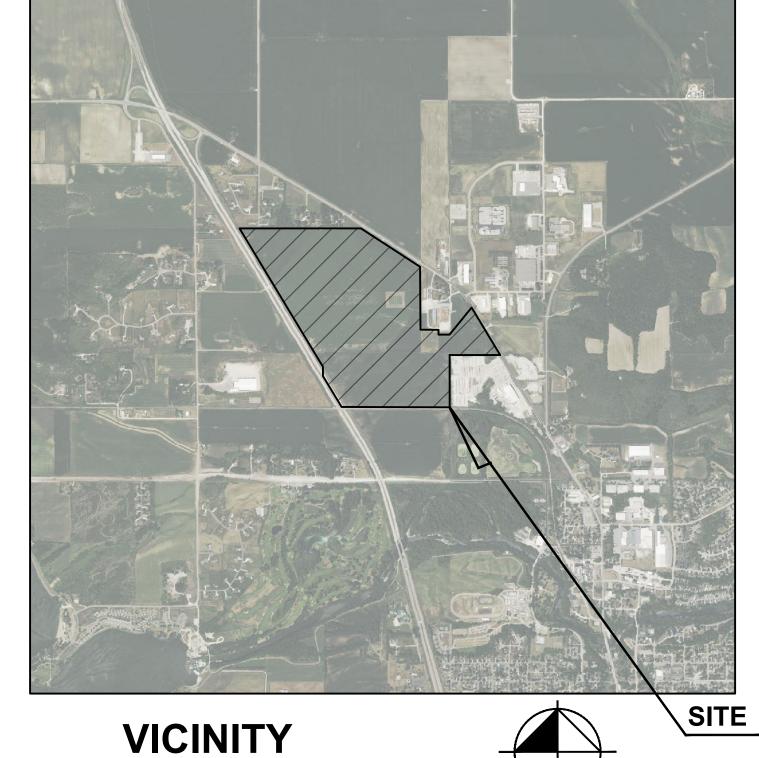
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N.T.S.

Sheet List Table					
Sheet Number	Sheet Title				
C1.0	COVER SHEET				
C1.1	PUD STANDARDS				
C1.2	PUD STANDARDS				
C3.0	EXISTING CONDITIONS				
C4.0	LAND USE PLAN				
EX-1	CONCEPTUAL SITE PLAN				
EX-2	CONCEPTUAL ARCHITECTURAL IMAGERY				
EX-3	CONCEPTUAL SECTIONS				

NORTH

BENCHMARKS

SITE BENCHMARKS: (LOCATIONS SHOWN ON SURVEY)

SBM #1 TOP OF MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT 1905 P.

<u>ELEVATION=849.17</u>

SBM #2 TOP OF MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT 1905 O. ELEVATION=880.80



ELIMINARY - NOT FOR CONSTRU

K:\TWC_LDEV\tract management\MN\simon-mccoy farms - cannon falls\3 Design\CAD\plansheets\pud plans\C0-COVER SHEET.dwg August 20,

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SHEET NUMBER

C1.0

- a. THE PROJECT MAY BE COMPLETED IN MULTIPLE PHASES (EACH A "PHASE," COLLECTIVELY "PHASES").
- b. EACH PHASE OF DEVELOPMENT SHALL BE SUBJECT TO SITE PLAN APPROVAL
- c. NO CONSTRUCTION OF PRIVATE IMPROVEMENTS, OR OTHER DEVELOPMENT MAY OCCUR UNTIL A SITE PLAN FOR SUCH PHASE HAS BEEN APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL AND A SITE IMPROVEMENT/PERFORMANCE AGREEMENT HAS BEEN APPROVED AND RECORDED.

2. BUILDING SETBACKS:

- a. ADJACENT TO RESIDENTIAL USES: 250-FEET.
- b. ADJACENT TO NON-RESIDENTIAL USES: 150-FEET
- c. ADJACENT TO CHI &NORTHWESTERN RAILROAD: 100'
- d. INTERNAL PROPERTY LINE: 0' OR THE MINIMUM REQUIRED BY THE APPLICABLE CANNON FALLS BUILDING CODE.
- e. ADJACENT TO THE WATER STORAGE TANK PARCEL: 10'

3. LANDSCAPE BUFFERS / GREENBELT PLANTING STRIP:

- a. ADJACENT TO THE NORTHERN PROPERTY LINE: 200-FEET.
- a.1. IN THIS NORTHERN LANDSCAPE BUFFER, THE MINIMUM REQUIRED NUMBER OF TREES AND SHRUBS, AS SET FORTH UNDER SECTION 152.278.(3).(C) SHALL BE INCREASED TO 261 TREES (71 DECIDUOUS AND 190 EVERGREEN TREES). LANDSCAPING SHALL BE PLACED IN LOCATIONS THAT WILL FORM A SCREEN BETWEEN THE EXISTING RESIDENTIAL USES AND THE NEW USES TO THE EXTENT PRACTICABLE.
- b. ADJACENT TO ALL OTHER PERIMETER PROPERTY LINES: 50-FEET. EXCEPT AREAS WITHIN THE TRANSMISSION LINE EASEMENT
- c. THE BUFFER SHALL BE GENERALLY PRESERVED FOR LANDSCAPING, SUBJECT TO MINIMAL FENCING, BERMING, UNDERGROUND UTILITIES, A PROPOSED MUNICIPAL WATER TOWER MUNICIPAL USES SUCH AS A WATER TOWER (ANTICIPATED TO BE LOCATED IN THE EASTERNMOST 300 FEET OF THE BUFFER), AND LANDSCAPING IMPROVEMENTS
- d. THE LANDSCAPE BUFFER MAY CONSIST OF EXISTING, HEALTHY TREES TO THE GREATEST EXTENT PRACTICABLE. UTILITIES, ACCESS DRIVES, LANDSCAPING, PERIMETER FENCING AND BERMS MAY BE LOCATED IN THE LANDSCAPE BUFFER.
- e. IT IS ENCOURAGED THAT THE LANDSCAPE BUFFER BE PLANTED WITH LANDSCAPE MATERIAL WHICH EXCEEDS THE MINIMUM APPLICABLE LANDSCAPE REQUIREMENTS AS SET FORTH IN SECTION 152.277-152.281 ET.AL OF THE CANNON FALLS MUNICIPAL CODE.
- 4. LANDSCAPING: A DETAILED PLANTING PLAN SHALL BE SUBMITTED WITH EACH SITE PLAN. IN ADDITION TO THE APPLICABLE LANDSCAPING STANDARD SET FORTH IN 152.278 ET.AL OF THE CANNON FALLS MUNICIPAL CODE, THE FOLLOWING ADDITIONAL LANDSCAPING STANDARDS SHALL APPLY:
- a. DROUGHT TOLERANT, NATIVE PLANTS SHALL BE UTILIZED THROUGHOUT THE SITE. A DIVERSITY OF CONIFEROUS AND DECIDUOUS PLANT MATERIAL SHALL BE USED SUBJECT TO AND AS DETERMINED THROUGH THE PLANTING PLAN REVIEW DURING THE SITE PLAN PROCESS.
- b. ROCK, GRAVEL, AND/OR MULCH MAY ALSO BE USED AS AN ACCENT MATERIAL FOR MAINTENANCE AREAS DIRECTLY ADJACENT TO A BUILDING, AROUND UTILITY ACCESS POINTS (I.E. MANHOLES, CONTROL VALVES, AND HAND HOLES), OR IN MECHANICAL AREAS.
- c. BERMS MAY BE CONSTRUCTED WHERE DEVELOPMENT OCCURS ADJACENT TO RESIDENTIAL USES. BERMS MAY BE ALLOWED UP TO 10-FEET IN HEIGHT FROM EXISTING GRADE IN ORDER TO INCORPORATE MORE AESTHETIC VISUAL FEATURES INTO THE SITE. BERMS OVER TEN-FEET IN HEIGHT MAY BE ALLOWED SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW AND APPROVAL BY THE CITY. ADDITIONALLY, LANDSCAPING MAY BE INSTALLED ON THE BERMS AND WALLS WHERE FEASIBLE.
- 5. GENERAL DESIGN STANDARDS: IN LIEU OF THE ARCHITECTURAL STANDARDS OUTLINED IN SECTION 152.208 (A.D) AND (B), THE FOLLOWING ARCHITECTURAL STANDARDS SHALL APPLY:

a. PRINCIPAL BUILDING FACADES WILL MEET THE FOLLOWING STANDARDS:

- a.1. FOR THE PURPOSES OF THIS SUBSECTION, THE TERM "PRINCIPAL BUILDING FACADES" SHALL INCLUDE ALL BUILDING FACADES SUBSTANTIALLY VISIBLE TO ABUTTING PUBLIC ROADS OR ADJACENT TO PLANNED OR EXISTING RESIDENTIAL
- a.2. PRINCIPAL BUILDING FACADES SHALL AVOID THE USE OF UNDIFFERENTIATED SURFACES BY INCLUDING AT LEAST TWO (2) OF THE FOLLOWING DESIGN ELEMENTS:
- (1) CHANGE IN BUILDING HEIGHT
- (2) BUILDING STEP-BACKS, PROJECTIONS OR RECESSES
- (3) FENESTRATION
- (4) CHANGES IN BUILDING MATERIAL, PATTERN, TEXTURE, COLOR
- (5) USE OF ACCENT MATERIAL
- (6) OVERHANGS
- (7) CANOPIES OR PORTICOS (8) ARCADES
- (9) VARIATIONS IN THE ROOF LINE
- (10)FAUX WINDOWS
- (11)GREEN WALLS (12)OTHER ENHANCED DESIGN ELEMENTS WHICH MAY BE APPROVED BY THE PLANNING COMMISSION
- a.3. WHEN A BUILDING HAS MORE THAN ONE PRINCIPAL FACADE, SUCH FACADES SHALL BE CONSISTENT IN THEIR DESIGN,

MATERIALS, DETAILS, AND TREATMENTS. b. SCREENING OF BUILDING MECHANICAL EQUIPMENT AND CRITICAL INFRASTRUCTURE

- b.1. GROUND-LEVEL MECHANICAL EQUIPMENT OR ACCESSORY USES (NOT INCLUDING PARKING AREAS) THAT ARE VISIBLE FROM PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT RESIDENTIAL DWELLINGS WILL BE SCREENED FROM PUBLIC VIEW USING ONE OR MULTIPLE OF THE FOLLOWING METHODS OF SCREENING:
- b.1.1. A PRINCIPAL STRUCTURE;
- b.1.2. EXISTING VEGETATION THAT WILL REMAIN ON THE PROPERTY, OR NEW, PLANTED VEGETATION (E.GX., EVERGREENS OR SHRUBS) THAT FULLY SCREENS THE EQUIPMENT FROM PUBLIC VIEW
- b.1.3. A VISUALLY SOLID FENCE, SCREEN WALL OR PANEL, OR OTHER VISUALLY SOLID SCREEN THAT SHALL BE CONSTRUCTED OF MATERIALS THAT ARE MATCHING OR CONSISTENT IN STYLE, COLOR AND/OR TEXTURE WITH THOSE USED IN THE EXTERIOR CONSTRUCTION OF THE PRINCIPAL BUILDING. CHAIN LINK FENCING WITH SLATS IS NOT PERMITTED TO SATISFY THIS REQUIREMENT. ABOVE-GROUND MECHANICAL EQUIPMENT AND STRUCTURES WILL BE SCREENED FROM VIEW FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL DWELLINGS.
- b.2. ANY MECHANICAL UNITS PLACED ON THE ROOFTOPS OF BUILDINGS SHALL BE SCREENED FROM VIEW FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL DWELLINGS BY ARCHITECTURAL FEATURES WHICH ARE COMPATIBLE WITH BUILDING FAÇADE ARCHITECTURE. THE METHOD OF SCREENING SHALL BE PROVIDED AND REVIEWED WITH THE PLANNING DIRECTOR'S REVIEW OF THE BUILDING ELEVATIONS. THE SCREENING OF ROOF MOUNTED EQUIPMENT SHALL BE EXCLUDED FROM THE OVERALL HEIGHT LIMITATION BUT IN NO INSTANCE SHALL EXCEED 80-FEET. ROOFTOP EQUIPMENT SHOULD BE CENTRALLY LOCATED ON THE ROOF WHERE FEASIBLE.
- b.3. ALL BUILDINGS ARE EXEMPT FROM ANY EXISTING OR FUTURE CITY REQUIREMENT TO INSTALL ROOF-MOUNTED SOLAR **EQUIPMENT**
- 6. BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT FOR PRINCIPAL STRUCTURES IS 65 FEET. BUILDING PARAPETS, ROOFTOP-MOUNTED MECHANICAL EQUIPMENT, ELEVATOR OVERRUNS, AND MECHANICAL PENTHOUSES ARE EXEMPT FROM THE BUILDING HEIGHT CALCULATION
- a. MAXIMUM BUILDING HEIGHT FOR ACCESSORY BUILDINGS IS 50 FEET

7. FENCES:

- a. SECURITY FENCING:
- a.1. MAXIMUM FENCE HEIGHT OF 14 FEET.
- a.2. MUST BE LOCATED ON THE INSIDE EDGE OF THE NATURAL BUFFER INTERIOR TO THE SITE UNLESS OTHERWISE APPROVED BY THE CITY.
- b. PERIMETER FENCING
- b.1. MAXIMUM FENCE HEIGHT OF 7 FEET.
- c. FENCING, INCLUDING SECURITY FENCING, IS ALLOWED BY RIGHT IN FRONT, SIDE, AND REAR YARDS INCLUDING ABUTTING RESIDENTIAL USES, FOR BUSINESS AND INDUSTRIAL USE. NO ADDITIONAL CONDITIONAL USE PERMIT IS REQUIRED.
- d. FENCING, INCLUDING SECURITY FENCING, IS ALLOWED UP TO THE PROPERTY LINE OF FRONT, SIDE, AND REAR YARD INCLUDING ABUTTING RESIDENTIAL USES.

8. ELECTRIC UTILITY LINES:

- a. DATA CENTERS ARE TYPICALLY FED POWER FROM THE UTILITY'S TRANSMISSION SYSTEM DIRECTLY TO THE DATA CENTER SITE DEPENDING ON THE UTILITY, TRANSMISSION VOLTAGE IS TYPICALLY 69KV OR GREATER. TRANSMISSION LINES ARE TYPICALLY INSTALLED OVERHEAD FOR SAFETY AND COST EFFECTIVENESS.
- b. PERMANENT DISTRIBUTION LINES ON DATA CENTER CAMPUSES ARE TYPICALLY INSTALLED UNDERGROUND.
- c. TEMPORARY OVERHEAD POWER DISTRIBUTION LINES FOR CONSTRUCTION POWER WILL LIKELY BE INSTALLED ABOVE-GROUND. IT HAS NOT BEEN DETERMINED HOW CONSTRUCTION POWER WILL BE CONSTRUCTED OR SERVED. TEMPORARY LINES, WHICH LOOK LIKE STANDARD UTILITY DISTRIBUTION LINES, PROVIDE POWER FOR THE CONSTRUCTION OF BUILDINGS AND THE SUPPORT OF BUILDING OPERATIONS. THESE LINES SHALL REMAIN IN USE UNTIL THE PERMANENT UNDERGROUND SERVICE FROM THE ON-SITE SUBSTATION IS OPERATIONAL, AND BUILDING CONSTRUCTION IS COMPLETED. THE TEMPORARY DISTRIBUTION EQUIPMENT MAY BE REROUTED TO SERVE ADDITIONAL CONSTRUCTION SITES OR REMOVED ALTOGETHER BY THE
- d. THE TRANSITION FROM THE TRANSMISSION SYSTEM TO THE DISTRIBUTION SYSTEM IS A SWITCHING STATION/SUBSTATION, WHICH MAY OR MAY NOT BE ON THE DATA CENTER SITE. THE SWITCHING STATION / SUBSTATION IS AN INTEGRAL USE ASSOCIATED WITH THE DATA CENTER OPERATIONS.

9. SOUND:

- a. SOUND GENERATED FROM THE SITE SHALL MEET THE APPLICABLE NOISE ORDINANCE REQUIREMENTS AS ESTABLISHED BY THE MINNESOTA POLLUTION CONTROL AGENCY.
- b. PRIOR TO THE APPROVAL OF A BUILDING PERMIT, THE APPLICANT DEVELOPER SHALL PROVIDE A NOISE SOUND STUDY TO DEMONSTRATE THAT THE APPLICABLE NOISE SOUND LEVELS WILL NOT BE EXCEEDED. AT THE TIME OF BUILDING PERMIT REVIEW, ADDITIONAL NOISE SOUND ATTENUATION MEASURES TO ENSURE THAT MPCA NOISE RULES ARE ADHERED TO MAY BE REQUIRED.
- c. DEVELOPER MUST AGREES TO INSTALL PHYSICAL SOUND ATTENUATION ON ANY MECHANICAL EQUIPMENT (INCLUDING BUT NOT LIMITED TO GROUND SUPPORTED BARRIERS, EARTHEN BERMS, MECHANICAL SCREENING OR OTHER ATTENUATION TECHNIQUES AS WARRANTED PER SOUND STUDIES) THAT IS INSTALLED AT A DATA CENTER BUILDING LOCATED WITHIN 1,200 FEET OF ANY ADJACENT RESIDENTIAL USE AND THAT IS EITHER.
- c.1. INSTALLED ON THE ROOFTOP OF SUCH BUILDING OR (II) THAT IS INSTALLED ON THE EXTERIOR SIDE OF SUCH DATA CENTER BUILDING AND DIRECTLY FACING SUCH ADJACENT RESIDENTIAL USES, IN EACH CASE UNLESS A NOISE STUDY DEMONSTRATES THAT THERE IS NO INCREMENTAL NOISE FROM SUCH MECHANICAL EQUIPMENT AS A RESULT OF THE FOREGOING INSTALLATION LOCATIONS.
- 10. PARKING: 1 PARKING SPACE / 1,000 SF OF OFFICE USE. PARKING SPACES ARE NOT REQUIRED FOR DESIGNATED DATA HALL AREAS. MINIMUM PARKING MAY BE MODIFIED BASED ON A PARKING STUDY PROVIDED WITH A SITE PLAN OR BUILDING PERMIT APPLICATION, AS APPLICABLE.
- 11. DATA CENTER SUBSTATIONS SHALL BE EXEMPT FROM THE DESIGN REGULATIONS OF THE I-2 ZONING DISTRICT. MECHANICAL AND ELECTRICAL EQUIPMENT WILL BE HOUSED IN MECHANICAL YARDS THAT ARE FENCED AND SCREENED.
- a. THE PROPERTY MAY HAVE OUTDOOR MECHANICAL AND ELECTRICAL EQUIPMENT OF SIZE (NOT TO EXCEED THE AGGREGATE BUILDING FOOTPRINT), NUMBER, VOLUME, AND LOCATION TO SUFFICIENTLY SERVE THE BUILDINGS AND BE IN RELATIONAL PROXIMITY TO THE BUILDINGS.
- 12. PRIVATE COMMUNICATION TOWERS ARE PERMITTED UP TO A MAXIMUM HEIGHT OF 80 FEET AND ARE SUBJECT TO THE BUILDING SETBACK REQUIREMENTS
- 13. MAXIMUM LOT COVERAGE OF ALL USES: THERE IS NO MAXIMUM LOT COVERAGE FOR ALL USES BUILT IN THE DESIGNATED "DEVELOPABLE AREA".
- 14. LIGHTING: IN ADDITION TO THE EXTERIOR LIGHTING STANDARDS SET FORTH IN SECTION 152.187 OF THE CANNON FALLS MUNICIPAL CODE, THE FOLLOWING STANDARDS SHALL APPLY:
- a. THE MAXIMUM HEIGHT OF POLE-MOUNTED EXTERIOR LIGHTING SHALL BE EIGHTEEN FEET (18').
- b. THE MAXIMUM HEIGHT OF ANY BUILDING-MOUNTED EXTERIOR LIGHT FIXTURE SHALL BE THIRTY FIVE35 FEET (35') IN HEIGHT, WITH THE EXCEPTION OF MOTION-ACTIVATED SECURITY LIGHTING.
- c. ALL EXTERIOR LIGHTING FIXTURES, INCLUDING POLE-MOUNTED EXTERIOR LIGHTING AND BUILDING-MOUNTED EXTERIOR LIGHTING, SHALL BE FULLY SHIELDED WITH HOUSE SIDE SHIELDS INSTALLED.
- d. SIGNAGE RELATED TO THE AUTHORIZED USES SHALL NOT BE ILLUMINATED.
- e. THE UPLIGHTING OF BUILDINGS IS PROHIBITED.
- f. LIGHTING THAT IS EXEMPT FROM THESE REQUIREMENTS INCLUDES TEMPORARY CONSTRUCTION LIGHTING AND LIGHTING PROVIDED FOR EMERGENCY OR SAFETY AND SECURITY PURPOSES AS REQUIRED BY: THE BUILDING CODE, ELECTRICAL CODE, OR OTHERWISE WITHIN THE CITY CODE.

15. MAXIMUM NUMBER OF STRUCTURES PER LOT:

- a. UP TO TEN PRINCIPAL OR ACCESSORY STRUCTURES MAY BE LOCATED ON ONE LOT
- 16. DRIVEWAY WIDTHS, INTERNAL TO THE SITE, DO NOT HAVE A MAXIMUM WIDTH LIMITATION.
- 17. PRIVATE STREETS AND PRIVATE DRIVEWAYS INTERNAL TO THE SITE DO NOT REQUIRE CURB, GUTTER AND SIDEWALKS.
- 18. OUTDOOR STORAGE MAY BE ALLOWED WITHIN ALL FRONTAGES, BUT SHALL BE SCREENED.

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SHEET NUMBER

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			PUD Standards		
			Code Restrictions for Underlying Zone (I-2 General Industrial)	Code Reference	Requested Deviations Proposed in PUD
Permitted Use		ed Use	Data Centers are a conditional use in the I-2 district		Data centers and substations are now a conditional use in the I-2 district
	Maximum Bu	ilding Height	45' OR 4 stories <u>§ 152.</u>		Maximum building height for principal structures is 65-feet. Building parape rooftop-mounted mechanical equipment, elevator overruns, and mechanic penthouses are exempt from the building height calculations.
	Building Setback	Front	40'	<u>§ 152.691</u>	150' Adjacent to Rochester Blvd 50' Natural Buffer Adjacent to Right of Way and all other uses where no electrical easements exist.
cture		Side	20'	<u>§ 152.691</u>	 150' Building Setback Adjacent to Agricultural or Commercial Uses 100' Building Setback Adjacent to the Railroad 50' Natural Buffer Adjacent to Right of Way and all other uses where no electrical easements exist.
ipal Stru		Side (abutting a Right-of-Way)	40'		
Princi		Side (abutting a Residential District)	30'	• 200' Natural Buffer 30' • 250' building setback Adjacent	
		Side (interior)	N/A	N/A \$ 152.691 0' from internal lot lines or in accordance with code standards 10' adjacent to water storag	
		Rear	30'	<u>§ 152.691</u>	50' Natural Buffer Adjacent to Right of Way and all other uses where no electrical easements exist.
		Rear (Abutting Residential)	40'	40' <u>§ 152.691</u> • 250' building	
	Maximum Number of	·	N/A	-	Up to 10 Principal or Accessory Structures located within one lot.
	Building Setback	Front	Same as Principle Structure	§ 152.237	Reflect request deviations above.
e e		Side Rear	Same as Principle Structure Same as Principle Structure	§ 152.237 § 152.237	Reflect request deviations above. Reflect request deviations above.
.nctn		i Veal	Towers with a maximum capacity to support two antennas shall not exceed 140'.	<u>8 102.207</u>	Action Toquot deviations above.
ssory Str	Towers & Antenna		Towers with a maximum capacity to support two antennas shall not exceed 140. Towers with a minimum capacity to support three antennas shall not exceed 160'. The setback of the tower from the nearest property line is not less than the height of the antenna.	§ 152.336 (B) (2) (b)	Private Communications Towers are permitted up to 80'
Acce	Maximum Number of Accessory Structures		2 detached accessory buildings OR 1 detached accessory building & 1 attached garage	§ 152.236 (B)	Up to 10 Principal or Accessory Structures located within one lot.
	Maximum Building Height		26'	§ 152.238	50' Accessory Building Height
Parking & Circulation	Setback		10' from lot line OR 20' abutting a Residential District	<u>§ 152.258 (B)</u>	50-ft Parking and Circulation Setback around site
Parking & Loading	Parking Stalls	Parking Exception (Proof of Parking)	Since there is not a minimum parking established as the Data Center use is not specifically mentioned in the City of Cannon Falls Zoning Code, parking exceptions may be granted by the city council during discussions to determining the sites required parking.	<u>§ 152.261</u>	space per 1,000 SF of office use. For the Technology Building Use, in li of a standard parking requirement, a Parking Analysis Memo as agreed to the staff will determine an appropriate amount of parking required for the Campus
Pa L	Driveways	Maximum Width	26'	<u>§ 152.258 (H)</u>	Maximum width not defined and will be within a reasonable width allowin vehicles to access the site without any conflicts
. Lighting ements	Maximum Height		The maximum height above the ground grade permitted for poles, fixtures and light sources mounted on a pole is 25 feet. A light source mounted on a building shall not exceed the height of the building. Exceptions to the height limits for light sources may be approved by conditional use permit provided that all other requirements of this section are complied with.	§ 152.187 (C)	The maximum height of pole-mounted exterior lighting shall be eighteen for (18'). All exterior lighting fixtures, including pole-mounted exterior lighting a building-mounted exterior lighting, shall be fully shielded with house side shields installed.
Exterior I Require			Architectural/historical light fixtures and street lights that feature globes that are not shielded. In no case shall the light affect adjacent property in excess of the maximum intensity defined in division (C)(1) below of this chapter	<u>§ 152.187 (C)</u>	Uplighting of buildings is prohibited. The maximum height of any building-mounted exterior light fixture shall be thirty-five feet (35') in height with the exception of motion-activated security lighting or lighting required aeronautical navigation.
Outdoor Storage	Туре		Open and outdoor storage is a Conditional Use.	<u>§ 152.688 (H)</u>	Mechanical equipment, electrical equipment, and functioning structures integral to the Principal Use shall be allowed and not require a Conditional Use or Special Use Permit. and will be housed in mechanical yards that a fenced and screened in accordance with §152.281. Outdoor structures ar mechanical/electrical equipment are limited to the cumulative building footprint and must be functionally and spatially related to the principal buildings.
	Fence	Height	8' max. Fences with barbed wire security arms shall be minimum 6' in height measured without the security arm.	<u>§ 152.276 (H)</u>	Maximum fence height of 14'.
Fence	Other Requirements		A fence is permitted but is not required for screening and cannot substitute a green belt. Permit shall be required for all fencing; administrative permit for fences no taller that 6' and a building permit for fences taller than 6'. No fence shall be allowed in the front yard of a business except by conditional approval. Security fencing shall be prohibited within a required front yard or when located along a property line abutting a residential use.	<u>§ 152.276 (H)</u>	Fences are allowed in the front, rear, and side; including abutting Resident Uses.
Landscaping		amount	The site will be subject to minimum landscaping and planting material specification requirements outlined in § 152.278. Screening using a green belt planting strip is required along the boundary abutting a residential district or when the side or rear of the use is separated from any residential district by a public right-of-way.	<u>§ 152.279</u>	 Earthen berms shall be allowed approved under a future site plan. Berms are permitted adjacent to Residential Uses within the Natural Buff Yard. Landscaping maybe added to the berms where feasible. Landscaping for the berms must be planted during the Minnesota growin season or as recommended by a certified Landscape Architect. If the berr are to be constructed outside the Minnesota growing season, all required landscaping must be completed by June 1 of the following growing season. In the northern landscape buffer, the minimum required number of trees and shrubs, as set forth under section 152.278.(3).(c) shall be increased 261 trees (71 deciduous and 190 evergreen trees). Landscaping shall be placed in locations that will form a screen between the existing residential uses and the new uses to the extent practicable.
	Туре		The green belt planting strip shall consist of evergreen trees and/or deciduous trees and plants.	<u>§ 152.279</u>	50-ft Landscape Buffer will be provided. Additionally a 200-ft landscape buffer adjacent to residential uses along the northern property will be provided. No landscape buffer will be provided along the south and easter property lines within the existing electrical easement.
Architectural Requirements	Acceptable Materials		All buildings constructed of curtain wall panels of finished steel, aluminum, or fiberglass shall be required to be faced with brick, wood, stone, architectural concrete cast in place or precast concrete panels on wall surfaces abutting public right-of-way, a residential zoning district, or public area. A maximum of 50% of the metal or fiberglass wall may remain exposed if it is coordinated into the architectural design and is similar to the building frontage.	<u>§ 152.208 (B)</u>	Principal Building Facades (include all building facades substantially visib to abutting public roads or adjacent to planned or existing residential district will meet the following standards: shall avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements: change in building height; building step-backs; projections or recesses; fenestration; changes in building material, pattern, texture, color; use of accent material; overhangs; canopies or porticos; arcades; variations in the roof line; Faux windows; Green walls; Other enhanced design elements which may be approved by the Planning Commission

	Submittal 1	1362011119 / COP / Concept P	UD / Development Stage PUD	, , r reminially Mat	_
	Submittal 2	Final Plan PUD / Developme	nt Agreement		
Tract Cannon Falls Entitlement Submittal	Post Close	Final Plat			
Matrix	Exclusion Requested	Deferred to Site Plan			
matra	("E")				
	Variance ("V")	Deferred to Site Plan (Varian	ce Requested)		
		BY TRACT		FUTURE	
REPORT FIELDS ↓	Cubasittal 4	Cubmittel 2	Post Closing	OPERATOR	
Annexation (previously filed)	Submittal 1	Submittal 2	Fost Closing	Site Plan	-
Rezoning to I-2 - Application & Fee	x				-
Detailed written and graphic material fully explaining proposed					
change, development or use	X				
Demonstration of criteria met PUD Application & Fee - all stages	X X	X			-
Project Purpose	^	^			-
-Project Description -Site Zoning -Project Map -Narrative Description -Existing Site Conditions	x	X			
Concept Plan PUD Application & Fee	х				
(combined w/ Development Stage) General Information:					-
-Present Status of Premises	X				_
Concept Drawings	X				_
Stage Development Schedule	X X				_
Schedule Development Stage Plan PUD Application & Fee					-
(combined w/ Concept Stage)	X				
60% Site Plan	10% concept plan			Х	_
60% Architectural Plans	Renderings			X	
60% Landscape Plans	Buffering scheme			X	
60% Drainage & Grading Plans 60% Erosion Control Plans	E E			X X	
Lighting Plan	E			X	\dashv
Compliance with Performance Criteria	E			X	
"Excuses" for Application Elements	x				7
Final Plan PUD Application		х			
Final Site Plan		V		Х	
Final Architectural Plans		V		X	_
Final Landscape Plans		V		X	_
Final Drainge & Grading Plans Final Erosion Control Plans		V V		X X	_
Lighting Plan		V		X	-
Compliance with Performance Criteria		V		X	\dashv
Variance for Duration for Improvements		Х			7
CUP Application	X				
Performance Agreement				Х	
Compliance with Conditions				X	_
Compliance with Performance Standards				X	
Compliance with Criteria for Decision	V			X	_
Preliminary Plat Application Certificate of Survey	X X				\dashv
Resource Inventory	X				\dashv
Preliminary Plat	X		1		\dashv
Preliminary Grading, Drainage & EC Plan (internal to the site)				X	7
Preliminary Utility Plan	Preliminary Offsite Utility Extension Plans Included			Onsite Utility Plans	7
Determination of Requirement of Environmental Review	Complete			-	\dashv
Phasing Plan	X			X	
Documents/Information on Easements	on Certificate of Survey				-
Landscape & Screening Plans	Buffering scheme			Х	
Traffic Study	X				
Utility Extenstion Timing	Vested for 5 years via DA				<u> </u> ପ୍ର
"Excuse" for submittal requirements in narrative	X				$-\mathbb{R}$
Final Plat Application Final Plat			X X		⊣ ⊢
Final Plat Final Off-site Utility Plans			X		NS
Park Dedication			X Fee in Lieu		
Tree Preservation				x	
Development Agreement		х			OR
Allows for extentsion to Section 152.152K to allow offsite		х			
utilities to be extended within 5 years of Recorded PUD / DA Allows for extension to 152.038(A): CUP expiration to be					
extended 5 years with the ablitity for subsequent extensions based on the progress on phased development.		Х			- NO
Allows for PUD and CUP performance criteria and conditions		x			R
to be reviewed for compliance under Site Plan Review					7
		х			ELIMINARY

Kimley» Horn PUD DEVELOPMENT STANDARDS CANNON FALLS
TECHNOLOGY PARK
PREPARED FOR
TRACT SHEET NUMBER
C1.2 PRI

