

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**WEDNESDAY, AUGUST 6, 2014 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. **CALL TO ORDER**

2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR JULY 15, 2014.**

3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 GATEWAY CHRISTIAN CHURCH – CASE NO. 14-28C

Consider a **Conditional Use Permit** to allow a Church to be operated out of an existing building located in a B-3 zoned district at 5300 S. Robert Trail.

Planning Commission Action _____

3.02 INVER GROVE STORAGE – CASE NO. 14-26C

Consider a **Conditional Use Permit** to allow the storage and rental of U-Haul vehicles and equipment for the property located at 9735 S. Robert Trail.

Planning Commission Action _____

3.03 ANDERSON JOHNSON ASSOCIATES (HIGH SCHOOL) – CASE NO. 14-25C

Consider a **Conditional Use Permit** to exceed the maximum height requirement for a building addition located in the P zoning district for the property located at 2920 80th Street.

Planning Commission Action _____

3.04 GROVELAND HEIGHTS - CASE NO. 14-21PUD

Consider the following requests for property located along 80th Street between Hwy 3 and the golf course:

A) A **Final Plat** for a 49-lot single family subdivision to be known as Groveland Heights.

Planning Commission Action _____

- B) A **Final PUD Development Approval** as required by the Northwest Area Overlay District.

Planning Commission Action _____

3.05 PETER BURCHARD - CASE NO. 14-27SCV

Consider the following requests for property located at 6124 and 6070 Blaine Avenue:

- A) A **Preliminary and Final Plat** for a two lot subdivision to be known as Oakbush 4th Addition.

Planning Commission Action _____

- B) A **Conditional Use Permit** to exceed the maximum impervious surface allowed on the property.

Planning Commission Action _____

- C) A **Conditional Use Permit** to exceed the maximum height requirement allowed in the R-1C zoning district.

Planning Commission Action _____

3.06 160 INVESTMENTS, LLC (ARGENTAL HILLS 9TH) - CASE NO. 14-24PUD

Consider the following requests for property located west of Alverno Trail, along 76th Street, identified as 20-

- A) A **Preliminary and Final Plat** for a 13-lot, one outlot single family subdivision to be known as Argenta Hills 9th Addition.

Planning Commission Action _____

- B) A **Preliminary and Final PUD Amendment** as required by the Northwest Area Overlay District.

Planning Commission Action _____

- C) A **Rezoning** of the property to R-1C/PUD

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 15, 2014 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Hark called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Paul Hark
Pat Simon
Tony Scales
Armando Lissarrague
Bill Klein
Dennis Wippermann
Joan Robertson
Annette Maggi

Commissioners Absent: Harold Gooch (excused)

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the July 1, 2014 Planning Commission meeting were approved as submitted.

CITY OF INVER GROVE HEIGHTS – CASE NO. 14-23VAC

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a vacation of certain public drainage and utility easements within that part of Outlot F, Argenta Hills, for property located on the north side of Amana Trail. 22 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that when the original plat of Argenta Hills was created there were public drainage and utility easements created along the north side of Amana Trail. As the original Outlot F was replatted into the subsequent phases of Argenta Hills, new easements were dedicated over the old easements and in some areas lots were created as part of the replats over old easements that should have been vacated. This request is to take the action necessary to vacate the redundant public drainage and utility easements that should have been vacated as part of Argenta Hills 5th. Staff recommends approval of the vacation as requested.

Commissioner Klein asked if any of these areas could potentially be developed in the future.

Mr. Hunting replied the outlots would be used strictly for stormwater systems.

Opening of Public Hearing

There was no public testimony.

Chair Hark closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Lissarrague, to approve the request for a vacation of certain public drainage and utility easements within that part of Outlot F, Argenta Hills.

Motion carried (8/0). This item goes to the City Council on July 28, 2014.

OTHER BUSINESS

Mr. Hunting reminded Commissioners that the next meeting will take place on Wednesday, August 6 due to Tuesday being 'Night to Unite'.

The meeting was adjourned by unanimous vote at 7:06 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE: July 29, 2014

CASE NO: 14-28C

HEARING DATE: August 6, 2014

APPLICANT: Gateway Christian Church

PROPERTY OWNER: D & T Property, Inc.

REQUEST: Conditional Use Permit to allow the operation of a Church in the B-3 district

LOCATION: 5300 S Robert Trail

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning

PREPARED BY:  Heather Botten
Associate Planner

BACKGROUND

The subject property is commonly known as Salem Square and is 3.76 acres in size. The applicant would like to lease about 6,300 square feet of the existing building for Gateway Christian Church. Church's are a permitted use in the P, Public/Institutional district and conditional uses in the B-3, General Business district.

The building is about 51,684 square feet in size. Pawn America is the primary tenant, Salem Liquor, Park Dental, Comcast and River Heights Chiropractic are other tenants. No new buildings are proposed for the property and there are no changes to the exterior of the building or the parking lot.

The specific request consists of the following:

- A.) A **Conditional Use Permit** to allow a Church to be operated out of an existing building located in a B-3, General Business Zoning District

EVALUATION OF THE REQUEST

The following land uses, zoning districts, and comprehensive plan designations surround the subject property:

North - I-494

East - Salem Green Apartments, zoned R-3C; guided High Density Residential

West - Hwy 3, I-494, and Sunfish Lake

South - Park Dental, zoned B-3; guided Regional Commercial

SITE PLAN REVIEW

Setbacks. There are no changes or additions proposed to the exterior of the building or parking lot at this time.

Access. Access to the site is not changing.

Lighting. Lighting on the property is not changing.

Parking. The applicant has indicated there is ample parking on site, even during Pawn America's busy times parking does not appear to be an issue. The mix of users in the building now are not high parking generators. Staff does not believe parking would be an issue with a Church as a tenant.

Landscaping/Screening. The proposed use does not require any additional landscaping on the property.

Signage. All signs for the site, including wall and pylon, require a separate sign permit and shall conform to the sign size requirements of the B-3 zoning district.

Engineering. Engineering has reviewed the plans; no changes or additions are being done to the existing grading on site. No further engineering review is necessary.

Other Departments. All plans shall be subject to the review and approval of the City Fire Marshal and the City Building Official. Any changes to the building will have to be in compliance with building and fire codes.

GENERAL CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The site is currently designated in the Comprehensive Plan as RC, Regional Commercial. The use of a church is consistent with the goals and policies of the Comprehensive Plan.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and intent of the specific Zoning Ordinance in which the use is located.*

The applicant's property is zoned B-3, General Business. A church is a conditional use in the B-3 district; with approval of the CUP, the proposed use would be in compliance with the Zoning Ordinance.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The use proposed would not be materially injurious to existing or planned properties or improvements to the vicinity.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly timely manner.*

There would not be any adverse impacts with the use of a Church on the property relating to City services.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

i. Aesthetics/exterior appearance

The existing structure would not change.

ii. Noise/traffic

The traffic generated from the Church would not generate noises that are inconsistent with commercial zoning. The use would typically be a low traffic generator.

iii. Fencing, landscaping and buffering

The site is already developed and no additional buildings are being proposed. Landscaping and screening are not required for this request.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The size and shape of the parcel and building are appropriate for the proposed use. Access to the site is not changing. Fire and building code requirements would be addressed with building permits to occupy the building.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

The use would not have any negative effects on the public health, safety or welfare of the community.

8. *The use does not have an undue adverse impact on the environment, including but not limited to, surface water, groundwater and air quality.*

The proposed use would not have any impacts to the environment.

ALTERNATIVES

A. **Approval:** If the Planning Commission finds the application acceptable, the following request should be recommended for approval:

- Approval of the **Conditional Use Permit** to allow a Church to be operated out of an existing building located in a B-3 zoned property subject to the following conditions:
 1. The site shall be developed in substantial conformance with the plans on file with the Planning Division.
 2. All signage requires issuance of sign permits complying with the B-3 district standards.
 3. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.

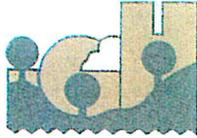
- B. **Denial**. If the Planning Commission does not favor the proposed application, the above requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

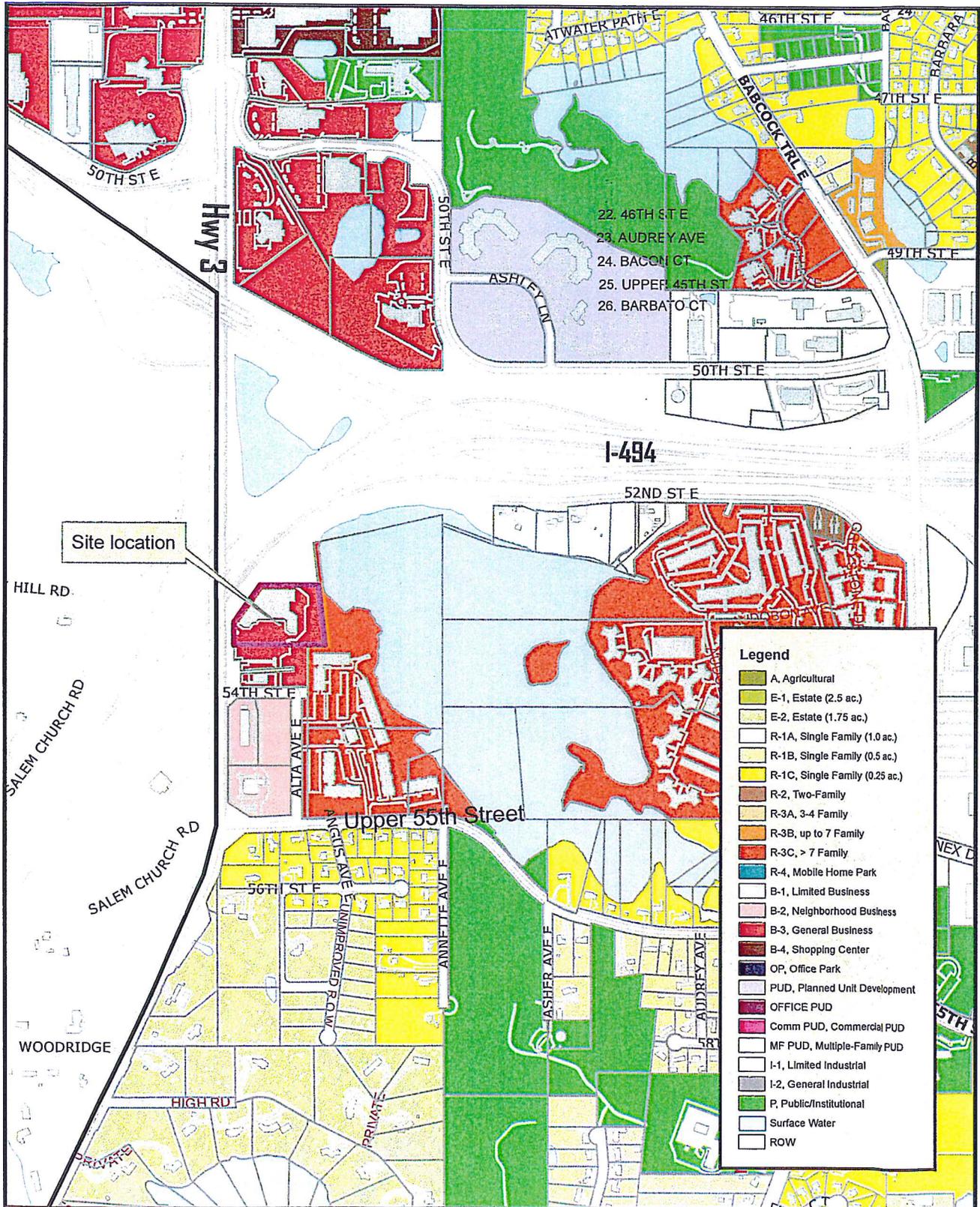
Based on the preceding report, Staff recommends **approval** of the request with the conditions listed in Alternative A.

Attachments: Exhibit A - Zoning and Location map
Exhibit B - Applicant narrative
Exhibit C - Aerial Photo
Exhibit D- Floor layout

Map not to scale



Gateway Christian Church Case No. 14-28C



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is to be used for reference purpose only. The City of IGH is not responsible for any inaccuracies.

Exhibit A
Zoning and Location Map

Gateway Christian Church
5300 S Robert Trail
Inver Grove Heights, MN 550077

July 07, 2014

City of Inver Grove Heights
Attn: City Planner
8150 Barbara Avenue
Inver Grove Heights, MN 55077

Re: 5300 South Robert Trail, Suite 200 Inver Grove Heights, MN— Conditional Use Permit

Dear City Planner:

On behalf of Gateway Christian Church, I am respectfully requesting that the City of Inver Grove Heights (the "City") issues a Conditional Use Permit for the property located at 5300 South Robert Trail, Suite 200 Inver Grove Heights. The "Property", is currently B-3 "General Business District" and with that zoning a church is allowed with a Conditional Use Permit.

The Property is commonly known as "Salem Square" and consists of a primary retail center of approximately 51,684 square feet and a separate outlot building of approximately 5,350 square feet occupied by Park Dental. The existing tenants of the Property including Pawn America opened in 2012 now occupies 32,545 SF. Comcast, River Heights Chiropractic, Salem Liquor and Park Dental. Gateway Church is currently occupying 6,306 SF in former D & A Talent Agency and the 2,924 SF end cap is vacant where Building Trades Federal Credit Union was located.

The following land uses, zoning districts and comprehensive plan designations surround the Property:

North. North of the Property are the U.S. Interstate Highway 494 and the Minnesota Highway 110 rights-of-way. Across these rights-of-way are auto dealerships and a Best Buy retail store location. The majority of these parcels appear to be located within the B-3, General Business zoning classification, and guided RC "Regional Commercial" under the City's Comprehensive Plan.

South. South of the Property is the 54th Street right-of-way. South of the 54th Street right-of-way is a gas station and retail strip-mall, that appear to be zoned B-2, Neighborhood Business, and guided NC "Neighborhood Commercial under the City's Comprehensive Plan.

Southeast. Southeast of the Property is a multifamily rental complex, commonly known as the Salem Green Apartments. This parcel appears to be zoned R-3C, multi-family residential, and guided HDR "High Density Residential" under the City's Comprehensive Plan.

East. Immediately East of the Property Schmitt Lake.

West. Immediately West of the Property are the U.S. Interstate Highway 494, the South Robert Trail and the Salem Church Road rights-of-way. West of these rights-of-way is the City of Sunfish Lake.

Gateway Christian Church would like to occupy the Property and be able to hold our services in this property. We are a young thriving church that has out grown our current space. With the cities approval we would like to occupy this space. By supporting a Conditional Use Permit of the

City of Inver Grove Heights

July ____, 2014

Page 2 of 2

subject Property zoned B-3 "General Business District", the City will help facilitate increased occupancy at the Property, which in turn, will lead to increased employment opportunities and will provide a greater diversity of services for the residents.

For the foregoing reasons, Gateway Christian Church respectfully requests that the City will issue a Conditional Use Permit for the building currently zoned B-3 "General Business District".

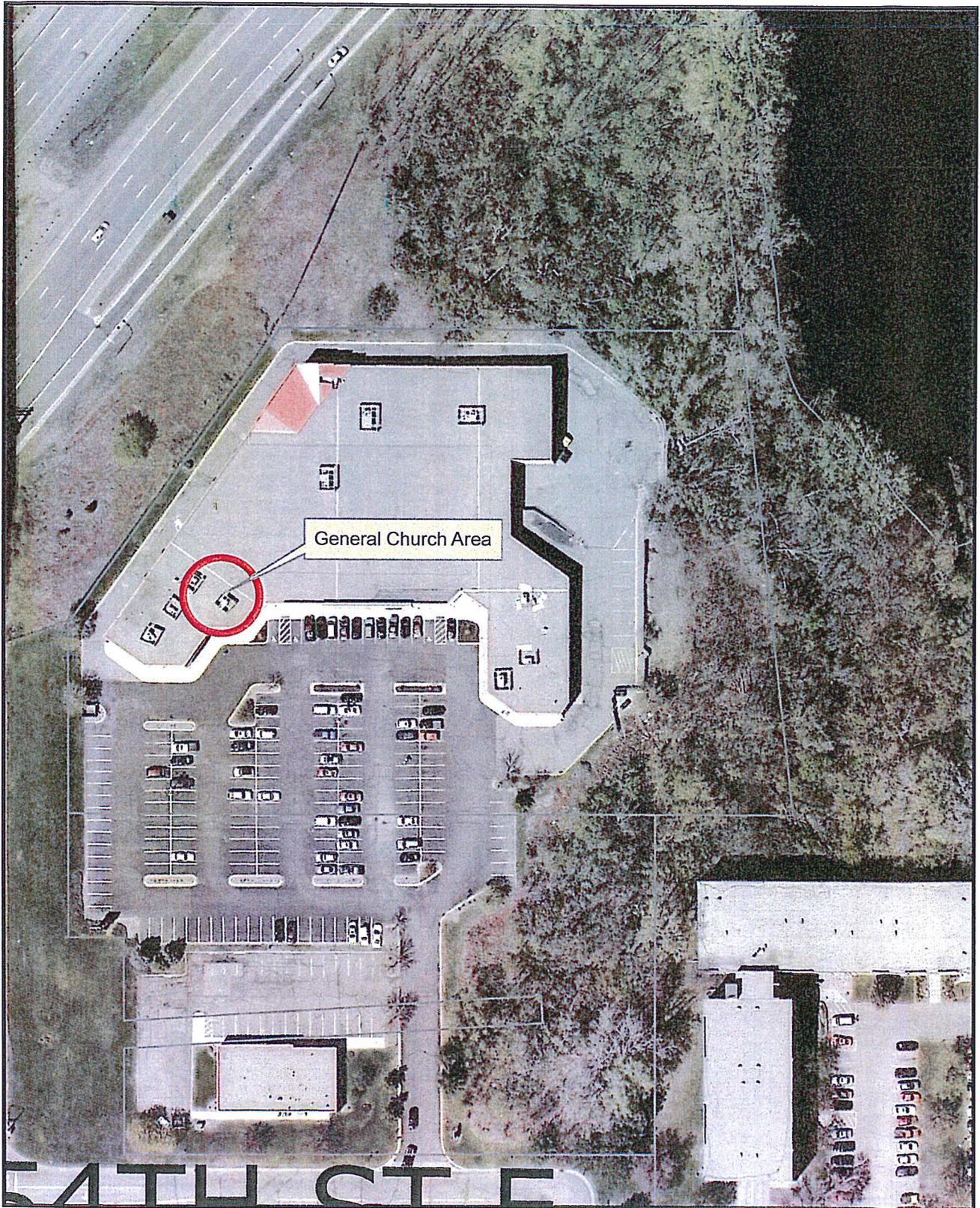
Sincerely,

Gateway Christian Church

Map not to scale



Gateway Christian Church



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is to be used for reference purpose only. The City of IGH is not responsible for any inaccuracies

General Church Location

P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

REPORT DATE: July 30, 2014

CASE NO: 14-26C

HEARING DATE: August 6, 2014

APPLICANT/PROPERTY OWNER: Inver Grove Storage, LLC

REQUEST: Conditional Use Permit to allow outdoor storage and rental of U-Haul trucks and trailers

LOCATION: 9735 S. Robert Trail

COMPREHENSIVE PLAN: LI, Light Industrial

ZONING: I-1, Limited Industry

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant is requesting a Conditional Use Permit to allow for the outside display and rental of U-Haul trucks and trailers. The site currently has a CUP for mini-storage and outdoor storage relating to the mini-storage operation. The U-Haul display area would be located on the northwest portion of the property, behind the mini-storage buildings. The applicant is not proposing any other site improvements at this time. The U-haul rental operation would be housed in the current office and would be manned and operated by the applicants. The property does not allow for the sale of vehicles.

The specific request consists of the following:

- A.) A **Conditional Use Permit** to allow the outdoor storage and rental of U-haul vehicles and trailers.

EVALUATION OF THE REQUEST

The following land uses, zoning districts, and comprehensive plan designations surround the subject property:

North	Industrial; zoned I-1; guided LI, Light Industrial
East	Industrial; zoned I-1; guided LI, Light Industrial
South	Trail Liquor; zoned B-3/PUD; guided CC, Community Commercial
West	City of Eagan/Eagan Car Club

Setbacks. There are no changes or additions proposed to the building or parking lot at this time.

Parking. The mini-storage facility has four existing customer parking stalls, including one handicap space. Based on the parking demand of the applicant's property along Hwy 52 that operates a similar business, the existing parking would be sufficient to accommodate the U-Haul rental. U-Haul storage is not allowed in the customer parking area, with the exception of picking up and dropping off a vehicle.

Access. Access to the site is not changing; there is one access point off of Robert Trail.

Screening and Landscaping. No additional screening or landscaping would be required for this request.

Engineering. Engineering has reviewed the plans; no changes or additions are being done to the existing grading on site. No further engineering review is necessary.

Lighting. Lighting on the property is not changing.

CONDITIONAL USE PERMIT REVIEW

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is Limited Industrial and outdoor storage is consistent with the uses envisioned in this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The applicant's property is zoned industrial, outdoor storage is a common use in the industrial areas.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed use would not have a detrimental effect on public improvements in the vicinity of the project.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

This use does not appear to have any negative effects on City facilities or services.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*
 - i. *Aesthetics/exterior appearance*
There are no exterior changes proposed to the property. The site shall be limited to U-Haul vehicles and trailers parked in the northwest part of the property
 - ii. *Noise*
The noise from the U-Hauls will not generate noises that are inconsistent with industrial zoning.
 - iii. *Fencing, landscaping and buffering*
No additional fencing or landscaping would be required.
6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

Access to the site is not changing. The amount of traffic would not be out of the ordinary for an industrial area. There are no changes/additions to the building or parking lot.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on the public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This use would not have an undue adverse impact on the environment.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
 - Approval of the **Conditional Use Permit** to allow outdoor storage and rental of U-Haul vehicles and trailers subject to the following conditions:

1. The site shall be developed in substantial conformance with the plans on file with the Planning Department except as may be modified by the conditions below.
2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
3. All parking lot lighting on site shall be a down cast “shoe-box” style and the bulb shall not be visible from property lines.
4. The storage of U-Haul vehicles and trailers shall be limited to the northwestern part of the property.
5. U-Haul storage is not allowed in the customer parking area, with the exception of picking up and dropping off a vehicle.

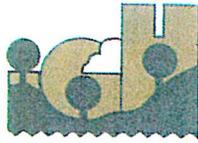
B. Denial. If the Planning Commission does not favor the proposed application the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

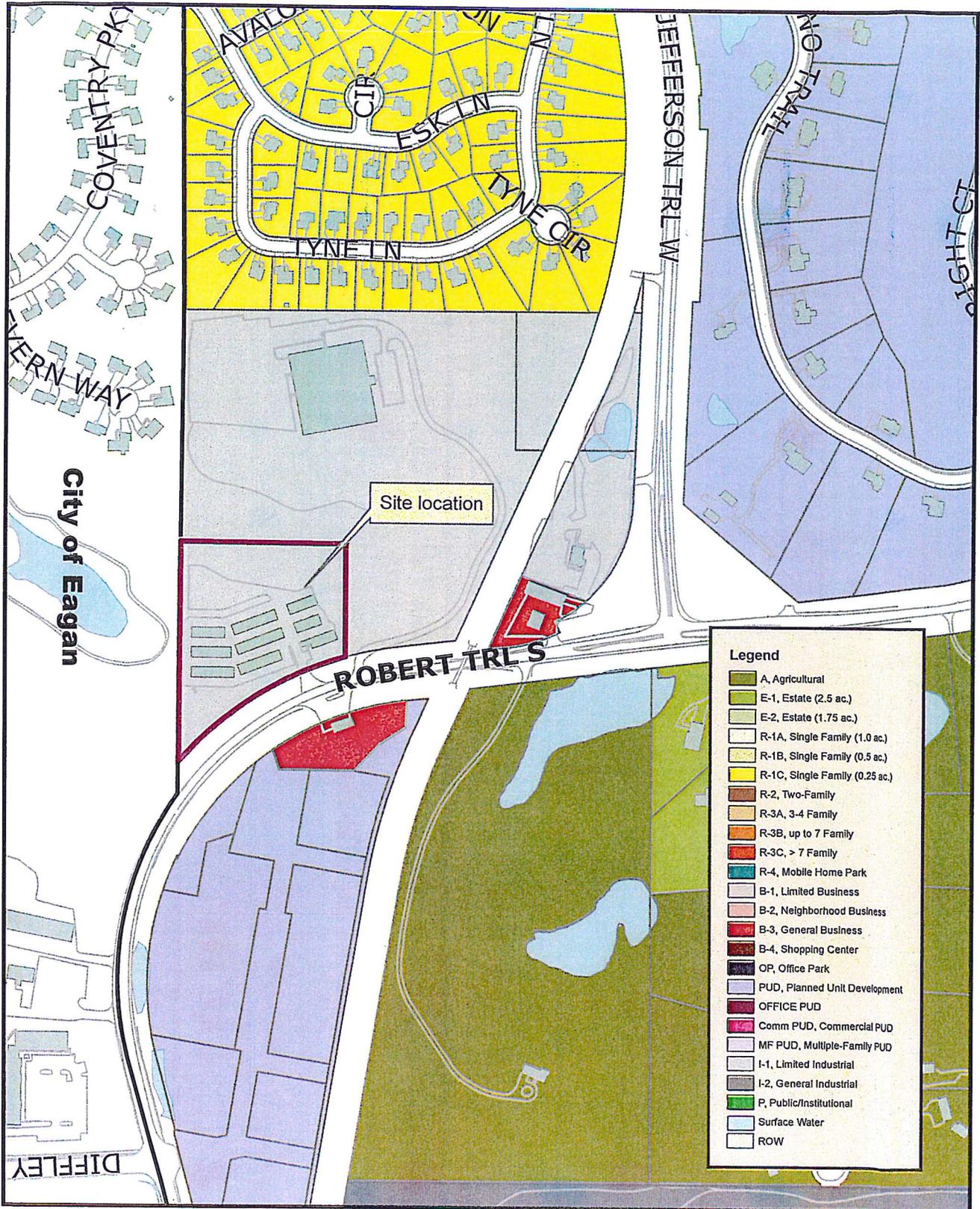
Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request.

Attachments: Location Map
Applicant Narrative
Site Plan

Map not to scale



Inver Grove Storage Case No. 14-26C



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is to be used for reference purpose only. The City of IGH is not responsible for any inaccuracies herein contained.

Exhibit A
Zoning and Location Map

MEMO

TO: City of Inver Grove Heights, Planning Division
FROM: Inver Grove Storage, LLC (dba, Inver Grove Storage & Rental)
DATE: July 7, 2014
SUBJECT: Conditional Use Permit Amendment, 9735 South Robert Trail

BACKGROUND

Inver Grove Storage, LLC is a Limited Liability Company formed within the state of Minnesota doing business as Inver Grove Storage & Rental. Inver Grove Storage & Rental's current operations, located at 10125 Courthouse Blvd, consist of Indoor/outdoor self storage as well as UHaul and rental services. Inver Grove Storage has been doing business in the City of Inver Grove Heights since 2003. The members, Lawrence Koland, Jerry Kotzenmacher, Stacy Koland and Cynthia Kotzenmacher, are all residents of Inver Grove Heights (hereinafter collectively referred to as the "Applicants").

The site, located at 9735 South Robert Trail, (hereinafter referred to as the "Site") is the former Resource Mini Storage location and has been recently acquired by Inver Grove Storage, LLC. The Site has approved Conditional Use for Self Service Mini Storage and Open Storage.

REQUEST FOR MODIFICATION OF CONDITIONAL USE PERMIT

The Applicants hereby request to amend the Conditional Use Permit to allow a licensed UHaul Dealership to include retail sales of moving supplies, along with general and ancillary rental services, trailers, and miscellaneous moving equipment.

Applicants have attached plan drawings outlining the proposed Site parking areas for UHaul, trucks and trailers.

Parking. Customer and handicap parking have been incorporated along with the Uhaul equipment parking. All Uhaul equipment and customer/handicap vehicles will be parked on the existing asphalt/concrete surface. This proposed arrangement is consistent with the current Conditional Use Permit.

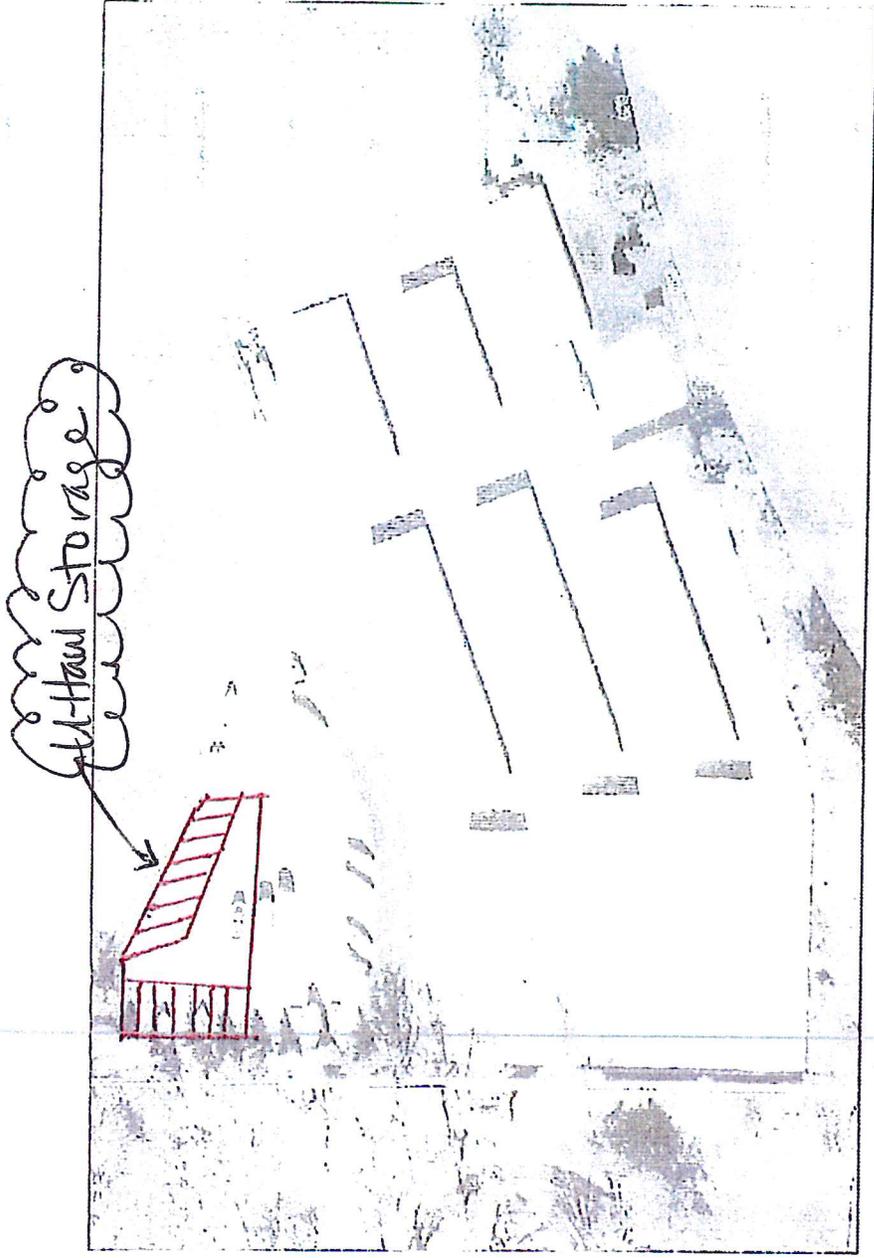
The remaining parking will be within the fenced area and consist of up to 14 spaces for UHaul and trailer rental equipment. This area is generally well screened from Highway 3.

Screening/Landscaping. Applicants are not proposing additional landscaping for the Site at this time. The Site is currently well screened by high topography and wood fences.

Exterior Lighting. The Applicants intend to utilize the existing lights, which are consistent with the present Conditional Use Permit, with all lighting being diffused or directed away from the property lines and public right-of-ways.

No Alterations. In order to remain consistent with the current Conditional Use, the applicant is proposing no alterations to the land, lighting, signage, fencing, grading or drainage plans. No changes to driveway locations or dimensions are proposed.

Inver Grove Storage – Highway 3
Proposed area for U-Haul Parking



SITE PLAN REVIEW

Setbacks. The addition would be about 75 feet from the front property line, meeting the front setback requirement of 75 feet. The addition would not be any closer to the street than the existing building.

Building Coverage. The property is allowed 20% building coverage. According to the plans submitted by the Architect, the school property is 64.33 acres in size. The existing building footprint is 302,979 sq ft (10.8% coverage). Including the proposed auditorium, cafeteria, and concession additions the property would have about 11.9% building coverage, complying with the code requirements.

Impervious Surface. The property is located in the Shoreland Overlay District, limiting the property to a maximum 25% impervious surface. The School District received approval of a conditional use permit in March 2014 to allow up to 36% impervious surface on the property. Including the new additions the site will be at about 35.6% impervious surface, complying with the approved conditional use permit

Parking. Overall the number of parking stalls will be reduced by 39 spaces. Even with the reduction of parking stalls, the site does meet the minimum parking spaces required by code. Speaking with School Representatives they stated that there is sufficient parking for the everyday demand and they do not feel the reduced parking will have a significant impact.

Access. Access to the site is not changing; there are three access points along 80th Street and one access point along Cahill Avenue.

Landscaping. The addition requires the removal of existing landscaping. Landscaping replacement is required for the trees and shrubs that are removed. A landscaping plan shall be approved by the Planning Department prior to the issuance of a building permit.

Rooftop Screening. Any roof top mechanical equipment shall be substantially screened from view from roads. Large scale ground mounted mechanical equipment shall be screened from view with adequate landscape material.

Exterior Materials. The proposed building materials consist of rock face block and brick complying with code requirements.

Lighting. A lighting plan was not submitted, a general condition shall be added that all parking lot lighting shall be designed so as to deflect light away from any adjoining residential zones or from the public streets. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Engineering. Engineering has been working with the applicant on the design of a stormwater treatment system. In general, the approved plan will be consistent with the City's overall

stormwater plan for the area and the system will address stormwater needs. An independent review by Barr Engineering will confirm storm water management requirements that are consistent with the City's stormwater management plan and Simley Lake watershed.

Improvement Agreement. An improvement agreement and other related agreements will be required with this development to address specific improvements to the site and storm water treatment. Final details of the Improvement agreement will be worked out prior to City Council review.

CONDITIONAL USE PERMIT REVIEW

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is Institutional and improvements to a school would be consistent with the uses envisioned in this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The applicant's property is zoned P, public/institutional; schools and improvements to the property are a permitted use in this district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed use would not have a detrimental effect on public improvements in the vicinity of the project.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The request for additional height to the building does not appear to have any negative effects on City facilities or services.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

- i. *Aesthetics/exterior appearance*

The addition would be constructed with brick and rock face block, meeting building material requirements. The majority of the addition and the school would be complying with the maximum height requirements. The

additional 10 feet in height for a portion of the auditorium is needed for the raising and lowering of scenes/backdrops.

ii. Noise

The additional 10 feet of height to a portion of the building is not likely to generate noises that are inconsistent with the school use.

iii. Fencing, landscaping and buffering

Landscaping replacement is required for the trees and shrubs that would be removed.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

Setbacks have been met and access to the site is not changing.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

The additional height to the building does not appear to have any negative effects on the public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This use would not have an undue adverse impact on the environment.

ALTERNATIVES

The Planning Commission has the following actions available on the following request:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the **Conditional Use Permit** to allow a building height of 50 feet subject to the following conditions:
 1. The site shall be developed in substantial conformance with the following plan set on file with the Planning Department

Grading and Drainage Plan	dated 07/25/14
Site/ Finishing Plan	dated 07/25/14
Landscape Plan	to be revised
Overall Impervious Surface	dated 07/25/14
New Pervious and Impervious	dated 07/25/14

2. An improvement agreement, stormwater facilities maintenance agreement and easement agreements shall be required to be entered into between the City and the developer addressing the improvements on the site.
3. All grading, erosion control and utility plans, or modifications thereof, shall be approved by the City Engineer prior to construction.
4. Landscaping replacement is required for the trees and shrubs that are removed for the additions. A landscaping plan shall be approved by the Planning Department prior to the issuance of a building permit.
5. Any roof top mechanical equipment shall be substantially screened from view from roads. Large scale ground mounted mechanical equipment shall be screened from view with adequate landscape material.
6. All parking lot and building lighting on site shall be a down cast “shoe-box” style or cut-off style and the bulb shall not visible from property lines.
7. All plans shall be subject to the review and approval of the Fire Marshal.

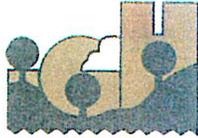
B. **Denial.** If the Planning Commission does not favor the proposed applications or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

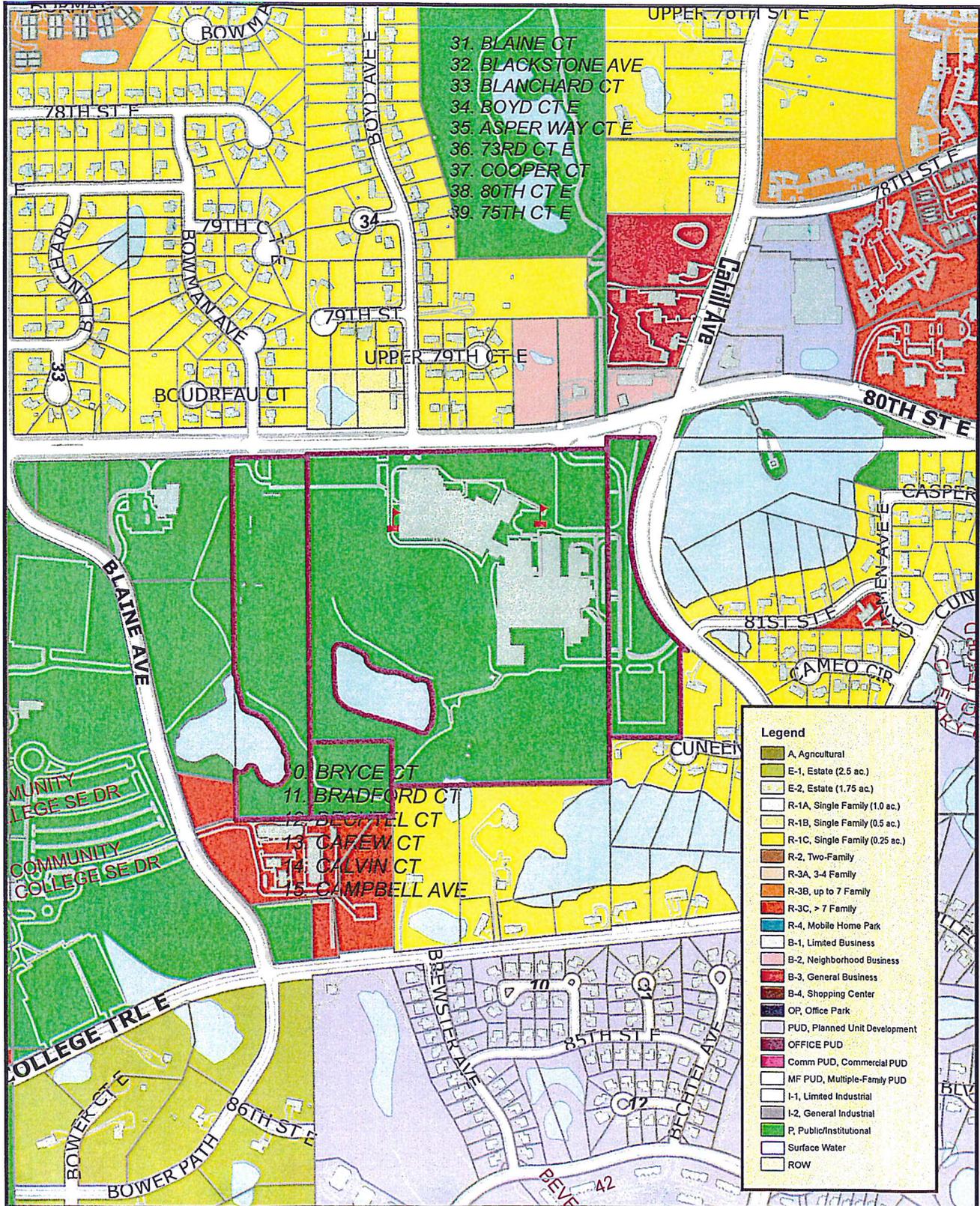
Staff recommends approval of the conditional use permit request with the conditions listed in Alternative A.

Attachments: Zoning and Location Map
Narrative
Site/Finishing Plan
Proposed Impervious Surface
Building Elevations

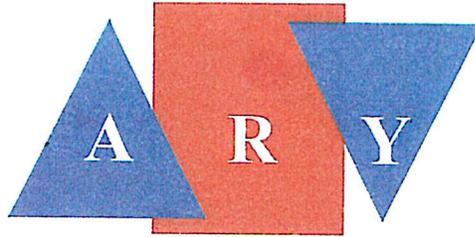
Map not to scale



Anderson Johnson Assoc. - High School



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is to be used for reference purpose only. The City of IGH is not responsible for any inaccuracies



ARCHITECTS REGO + YOUNGQUIST
Planning Architecture Interiors

July 7, 2014

Heather Botten
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

Re: Amendment to the Conditional Use Permit for Simley High School

Dear Heather;

This application is in regard to the height of the stage area of the Auditorium Addition to Simley High School.

The stage area (approximately 3,000 SF) needs to be a height of 50' in lieu of the 40' height limit stated in the zoning ordinance for "P" areas. The height is required for stage equipment and rigging. During drama performances, entire scenes (24' high) are raised and other scenes lowered in order to create the backgrounds required. The proscenium opening is 22' high. The backdrops (scenes) will be about 24' high. The ceiling of the stage will have winches, cables, and counterweight systems that raise these scenes in their entirety. The vast majority of Simley High School (2 story classroom building, auditorium, gymnasiums, lobby, and cafeteria) has a height that is lower than 40'.

Sincerely,

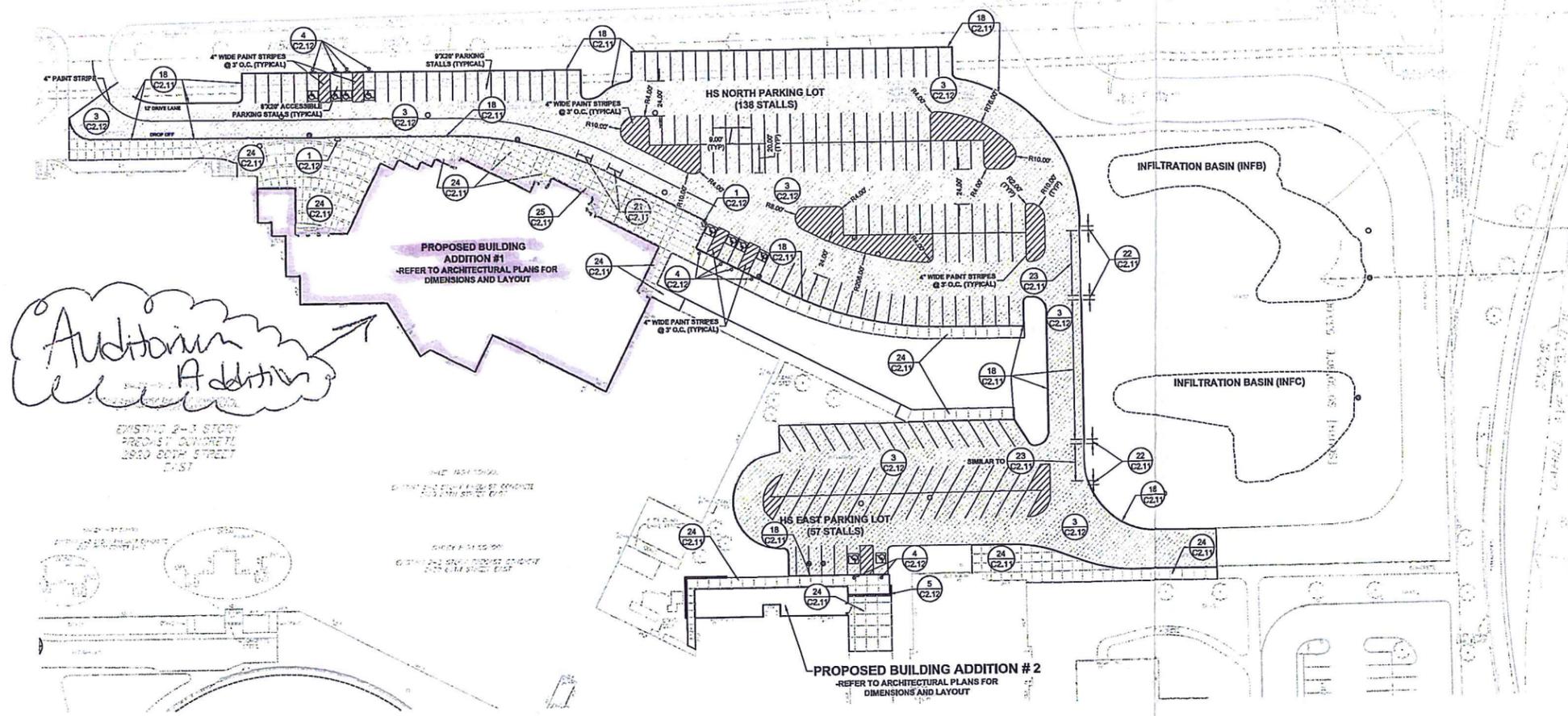
Paul Youngquist, AIA, CID
Senior Partner

PY:jar

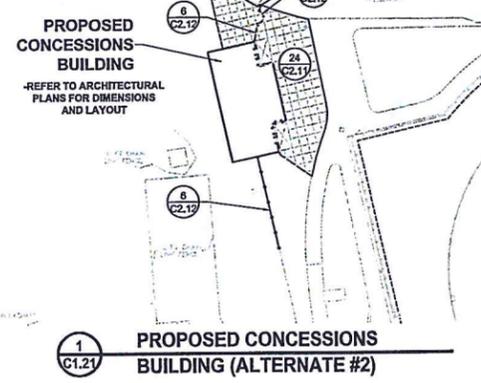
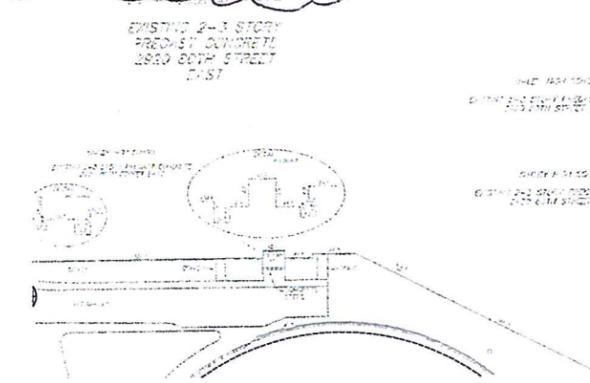
- ALL APPLICABLE DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF FENCE, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
- SIGNAGE SHALL BE INSTALLED 18" BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED.
- WHERE NEW SOD MEETS EXISTING TURF, EXISTING TURF EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
- FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.

LEGEND

- 1 REFERENCE KEY TO SITE DETAILS
DETAIL ID NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE SLAB
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED RETAINING WALL
- PROPOSED TRAFFIC CONTROL SIGN
- PAINTED ACCESSIBLE SYMBOL
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
- PROPERTY LINE



Auditorium Addition



SITE STATISTICS:
MIDDLE SCHOOL / DISTRICT OFFICE

EXISTING PARKING COUNTS (228 TOTAL CAR STALLS):
MS EAST = 168 STALLS
MS SOUTH = 40 STALLS

PROPOSED PARKING COUNTS (228 TOTAL CAR STALLS):
MS EAST = 168 STALLS
MS SOUTH = 40 STALLS

CITY REQUIREMENTS (164 TOTAL CAR STALLS)
1 STALL FOR EACH EMPLOYEE (129 EMPLOYEES) = 129 STALLS REQUIRED
1 STALL FOR EVERY TWO CLASSROOMS (70 CLASSROOMS) = 35 STALLS REQUIRED

HIGH SCHOOL

EXISTING PARKING COUNTS (431 TOTAL CAR STALLS):
HS NORTH = 225 STALLS (7 ACCESSIBLE STALLS)
HS WEST = 183 STALLS (4 ACCESSIBLE STALLS)
HS EAST = 23 STALLS (2 ACCESSIBLE STALLS)

PROPOSED PARKING COUNTS (392 TOTAL CAR STALLS):
HS NORTH = 138 STALLS (8 ACCESSIBLE STALLS)
HS WEST = 183 STALLS (4 ACCESSIBLE STALLS)
HS EAST = 57 STALLS (2 ACCESSIBLE STALLS)

CITY REQUIREMENTS (319 TOTAL CAR STALLS)
1 STALL FOR EACH EMPLOYEE (95 EMPLOYEES) = 95 STALLS REQUIRED
1 STALL FOR EVERY FIVE STUDENTS BASED ON DESIGN CAPACITY (1,120 STUDENTS) = 224 STALLS REQUIRED

ACCESSIBLE STALL REQUIREMENTS (MINIMUM OF 8 ACCESSIBLE STALLS)
TOTAL ACCESSIBLE STALLS PROPOSED = 14

ARCHITECTS REGO + YOUNGQUIST
7601 Wayzata Boulevard Suite 200 St. Louis Park, Minnesota 55426
Phone: 952-544-8941 Fax: 952-544-0585 arych.com

AJA
ANDERSON-JOHNSON ASSOCIATES, INC.
LANDSCAPE ARCHITECTS • SITE PLANNING • CIVIL ENGINEERING
1111 ROSS AVE. SUITE 200 ST. LOUIS PARK, MN 55412

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.
Signature: DAVID A. REIF
Type of Official: REGISTERED PROFESSIONAL ENGINEER
Date: 07/20/14 Registration Number: 40100

Project Title
2014
INVER GROVE HEIGHTS AUDITORIUM

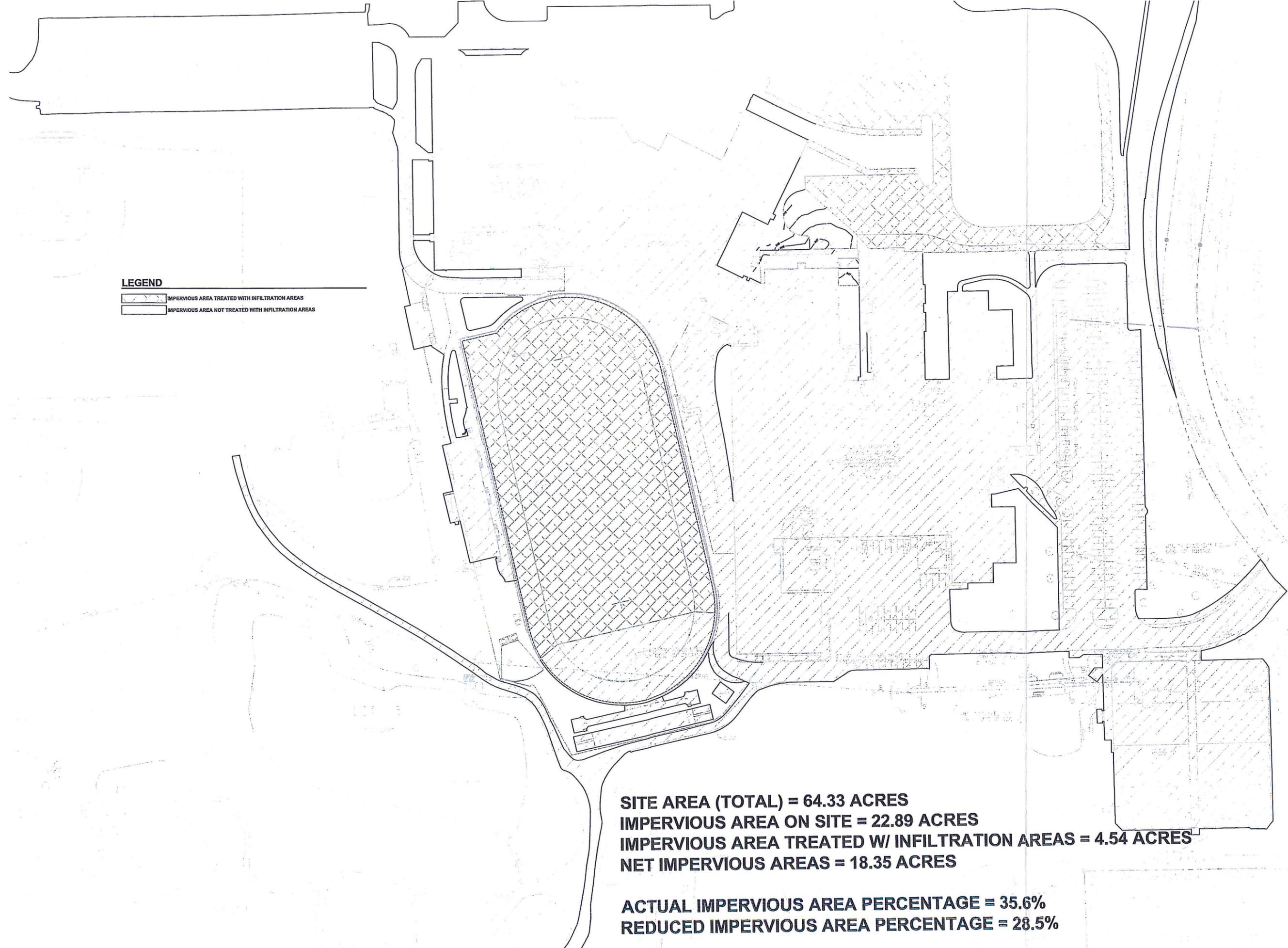
Sheet Title
FINISHING PLAN

Drawn by MET
Checked by DAR
Date 07/24/14
Revised
Scale: 1" = 40'
Sheet Number

1570 #100 Inver Grove Heights, MN

LEGEND

-  IMPERVIOUS AREA TREATED WITH INFILTRATION AREAS
-  IMPERVIOUS AREA NOT TREATED WITH INFILTRATION AREAS



SITE AREA (TOTAL) = 64.33 ACRES
IMPERVIOUS AREA ON SITE = 22.89 ACRES
IMPERVIOUS AREA TREATED W/ INFILTRATION AREAS = 4.54 ACRES
NET IMPERVIOUS AREAS = 18.35 ACRES

ACTUAL IMPERVIOUS AREA PERCENTAGE = 35.6%
REDUCED IMPERVIOUS AREA PERCENTAGE = 28.5%

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.
Signature: _____ DAVID A. REGO
Type of Official Name: _____
Date: 07/25/14 Registration Number: 00000000

Project Title
2014
INVER GROVE HEIGHTS
AUDITORIUM
1570 #100 Inver Grove Heights, MN

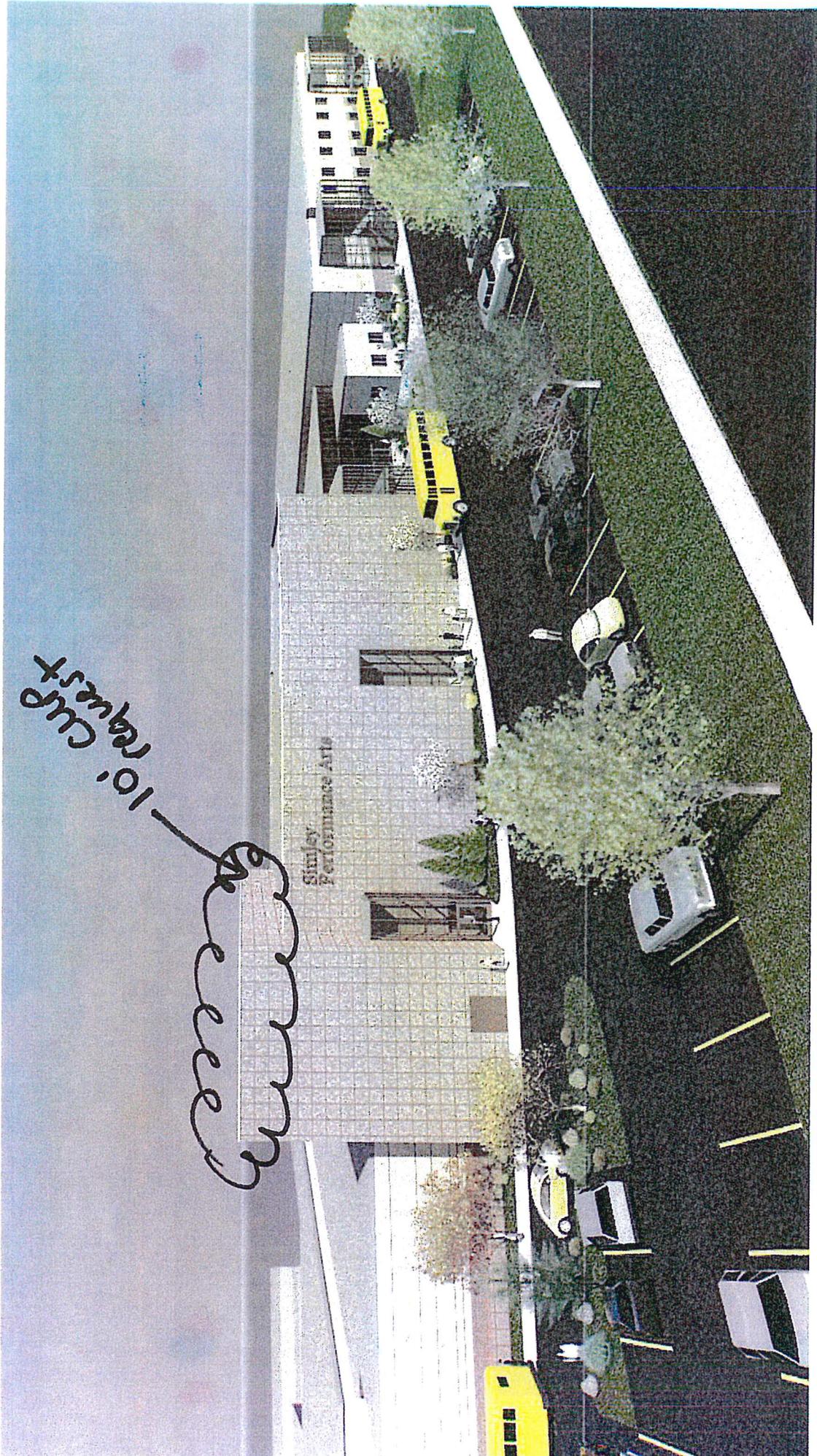
Sheet Title
IMPERVIOUS
SURFACE ARE
TREATED VS
UNTREATED

Drawn by MET
Checked by DAR
Date 07/25/14
Revised
Scale: 1" = 50'
Sheet Number

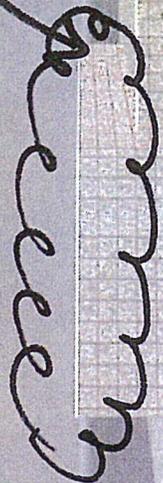
ARCHITECTS REGO + YOUNGQUIST
7601 Wayzata Boulevard Suite 200 St. Louis Park, Minnesota 55426
Phone: 952-544-8941 Fax: 952-544-0585 aryarch.com

AJA
ANDERSON - JOHNSON
ASSOCIATES,
INC.
LANDSCAPE ARCHITECTURE • SITE PLANNING • UTILITY DESIGN • INTERIOR DESIGN

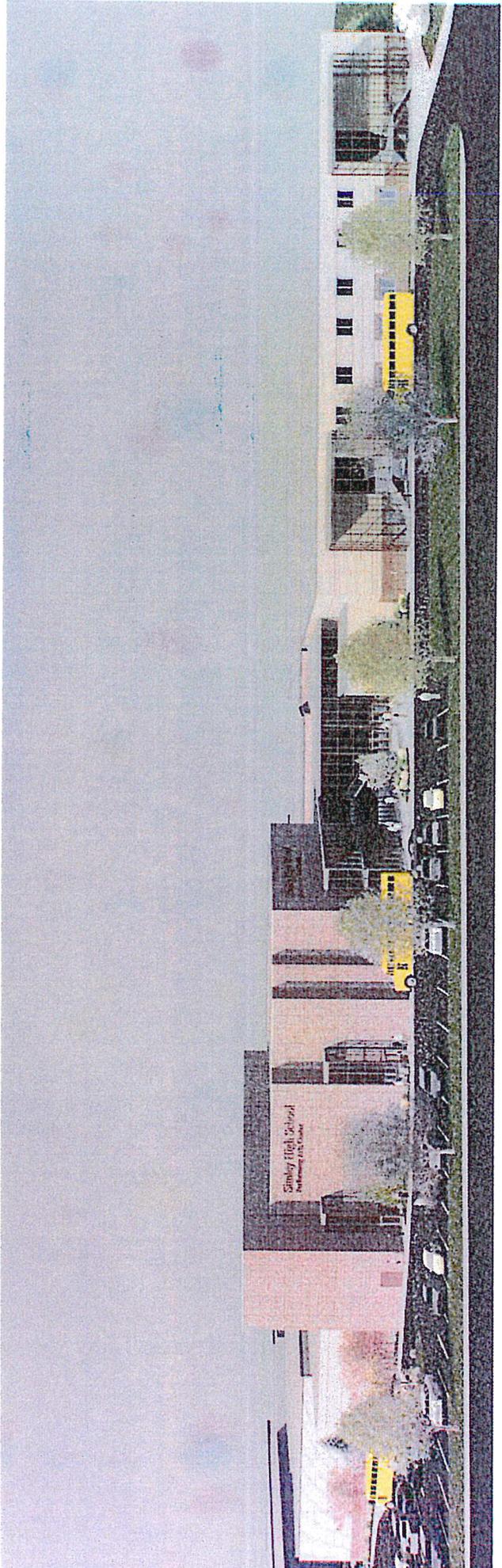
AR



10: Cup request







**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE: July 28, 2014

CASE NO: 14-21PUD

APPLICANT: Meridian Land Company

REQUEST: Final Plat and Final PUD Development Approval for Groveland Heights Addition
(formerly Fox Glen)

HEARING DATE: August 6, 2014

LOCATION: North side of 80th Street between Hwy 3 and Babcock Trail

COMPREHENSIVE PLAN: LMDR-NWAPUD

ZONING: R-1C/PUD

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application consisting of a Final Plat and Final PUD Development approval for 49 single family lots. The plat of Groveland Heights consists of the entire project as one phase.

EVALUATION OF THE REQUEST

FINAL PLAT AND PUD DEVELOPMENT PLAN FOR FORTH PHASE

The final plan review is limited to a review of the plans against the preliminary plat and PUD conditions of approval for compliance. The review will address each of the original preliminary 24 conditions.

Condition #1 relating to consistency with preliminary plans. The plans are consistent with the preliminary plans.

Final Plat. The final plat consists of 49 lots and four outlots. The entire property is being final platted at this time. The final plat is consistent with the preliminary plat.

Condition #2 relating to approval of the final grading, drainage and erosion control plans. The final Groveland Heights plans shall meet the City Engineer's and consultants (EOR) approval.

Condition #3 relating to drainage and utility easements provided on the plat. The plat provides for the required perimeter lot easements. The outlots will contain a drainage and utility easement over their entire area. All the outlots will be utilized for the storm water design. These three outlots will be dedicated to the City. This condition has been satisfied.

Condition #4 relating to installation of open space marker posts. The grading plans show the location of the marker posts that are placed at either lot corners or at least 200 feet apart. Engineering has a standard sign face that the developers use. Installation occurs during the final grading of each site. This condition has been satisfied.

Condition #5 relating to park dedication. Park dedication will consist of a cash payment of \$2850 per lot. This fee is collected at time of plat release.

Condition #6 relating to plans reviewed by the Fire Marshall. The Fire Marshall reviewed and made comments on the preliminary plans to make sure there are temporary turn-arounds at the end of street A. This condition has been satisfied.

Condition #7 relating to County Review. The County Plat Committee reviewed the final plat and will recommend approval to the County Board. The access points meets their spacing guidelines. Earlier the County commented that a right turn land and bypass lane on Co Rd 28 will be required to be built by the Developer. The final plans show these improvements. The County will approve final design through their permitting process. This condition has been satisfied.

Condition #8 relating to storm water facilities maintenance agreement and responsibilities. A storm water maintenance agreement will be prepared and approved by City Council at time of final plat, which will include ownership, operation and maintenance responsibility for various storm water facilities.

Condition #9 relating to driveway widths. Condition included memorializing the flexibility request approved by Council to allow wider driveways. The overall storm water plan accounts for this added impervious surface.

Condition #10 relating to boulevard maintenance agreement. A boulevard maintenance agreement will be prepared and approved by the Council at time of final plat.

Condition #11 relating to protection of undisturbed areas. This condition is intended to state the developer's responsibility to insure the open space areas are protected during construction. Silt fence is placed at the boundaries of construction limits which typically coincide with the open space area. The areas are checked during inspections of the grading areas.

Condition #12 relating to payment of utility plat connection fees. Staff will calculate the plat connection fees that are due at time of final plat release. The exact amounts are noted in the development contract as well.

Condition #13 relating to payment of building permit connection fees. The developer is responsible for the payment of the 42 units of building permit fees that are short based on original projections vs. approved lot count on plans. The arrangement of the fee payment will be spelled out in the development contract which is approved by the City Council.

Condition #14 relating to acknowledgment of modifications of plans and city approvals. This condition was drafted by the City Attorney to clarify in all developments in the Northwest Area what changes require administrative or Council review. This language will be carried over into the development contract.

Condition # 15 relating to acknowledgement of PUD zoning. This condition was drafted by the City Attorney to indicate an acknowledgement will be recorded with the County for each development indicating the zoning and regulations placed on the property. It puts on record for any future land owners that there are special regulations on the property. This same type of notification was used in Arbor Pointe.

Condition #16 relating to entering into a development contract. A development contract will be drafted and reviewed by the City Council during their review of the final plan set.

Condition #17 relating to recording of documents. A standard condition notifying all parties of what documents must be recorded with the final plat. The City Attorney's office will work with the developer and city staff to insure all documents are recorded.

Condition #18 relating to protection of wetland buffers. The final plans shall be consistent with NW Area standards for wetlands.

Condition #19 relating to addressing comments from EOR. The development shall be consistent with the NW Area storm water manual as outlined in the consultants (EOR) comments.

Condition #20 relating to street lighting plan. A street lighting plan shall be prepared and reviewed by the City Engineer. The location of street lights are typically at all street intersections and intermittent along long stretches of local streets. Locations have already been discussed with the developer.

Condition #21 relating to temporary turn-around for Street C. City Engineer has reviewed the plans further and finds that a turn-around is not necessary.

Condition #22 relating to additional sidewalks along Streets B and C. The developer has modified the plans to show sidewalks on all segments of through public streets. Sidewalks are not typically required on cul-de-sacs. This condition has been satisfied.

Condition #23 relating to tree planting placement. The applicant has submitted a revised final landscape plan. The plan reflects the correct amount of plantings per the Tree Replacement Ordinance. The plans also places all plantings outside of any utility easements and outside of the street boulevards. The final plans satisfy this condition.

Condition #24 relating to access to Abbott property. The developer will make sure that the access to the neighboring Abbott parcel will be open at all reasonable times. Utility street work will be done in phases to keep the driveway open except for those instances where the driveway crosses over necessary construction work. Specific details of the construction work will be worked out with the developer and city during the preconstruction meeting that occurs before any work commences. Ingress and egress access for the Abbott lot will remain in place over portions of Groveland Heights platted lots: Lot 1 and 2, Block 3; Lots 14, 15, 16, Block 4. The Developer should vacate the remainder of the existing private road easement.

Condition #25 relating to storm water design and neighboring properties. The storm water design is dependent upon land owned by the City and Mr. Rechtzigel. Mr. Rechtzigel just recently was granted a comp plan amendment for a townhome project that will be coming in the near future. The City is working with Mr. Rechtzigel to adjust lot lines so the storm water systems needed for this project and Mr. Rechtzigel can be accomplished on the proposed storm water facilities in the southeast corner of this site. The details of this property adjustment are still being worked out and will be finalized before Council can act on this final plat.

ALTERNATIVES

The Planning Commission has the following actions available for the request:

A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:

- Approval of the Final Plat and Final PUD Development Plan for Groveland Heights subject to the following conditions:

1. The project shall be developed in substantial conformance with the approved preliminary and final plans for the project then known as Fox Glen and indentified in the Groveland Heights development contract along with the following:

Final Plat	
Final Site Plan	dated 7/25/14
Final Grading, Utility, Street Construction Plans (11 sheets total)	dated 6/2/14
Landscape Plan (2 sheets)	dated 7/21/14

2. Prior to any work commencing on the site, the developer shall enter into a development contract with the City. The development contract will address all other preliminary conditions of approval relating to other agreements required,

park dedication, and other pertinent specific performance standards for this phase of the PUD.

3. Prior to releasing the plat for recording, all engineering comments on the final grading, drainage and erosion control, and utility plans shall be addressed and approved by the City Engineer.
 4. The sanitary sewer system (lift station, sanitary sewer and sanitary forcemain) is dependent upon land owned by the City and Mr. Rechtzigel. The sanitary sewer system shall be built to city specifications accepted by the City Engineer and maintained by the City. A future plan shall be in place to abandon the lift station and forcemain when the trunk “sewer gap” is completed along future Co Rd 28. The details of this property adjustment are still being worked out and will be finalized before Council can act on this final plat.
 5. All County requirements shall be met which includes turn lanes and bypass lanes on Co Rd 28. Dakota County long range plans include a regional trail along Co Rd 28.
 6. The developer shall secure easements within the plat and Rechtzigel’s property necessary for sidewalks, sight triangles, tree planting, sanitary sewer, lift station, sanitary forcemain and drainage improvements.
- B. Denial.** If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

The proposed Groveland Heights is consistent with the preliminary plat and plans. Staff recommends approval of the plans as presented.

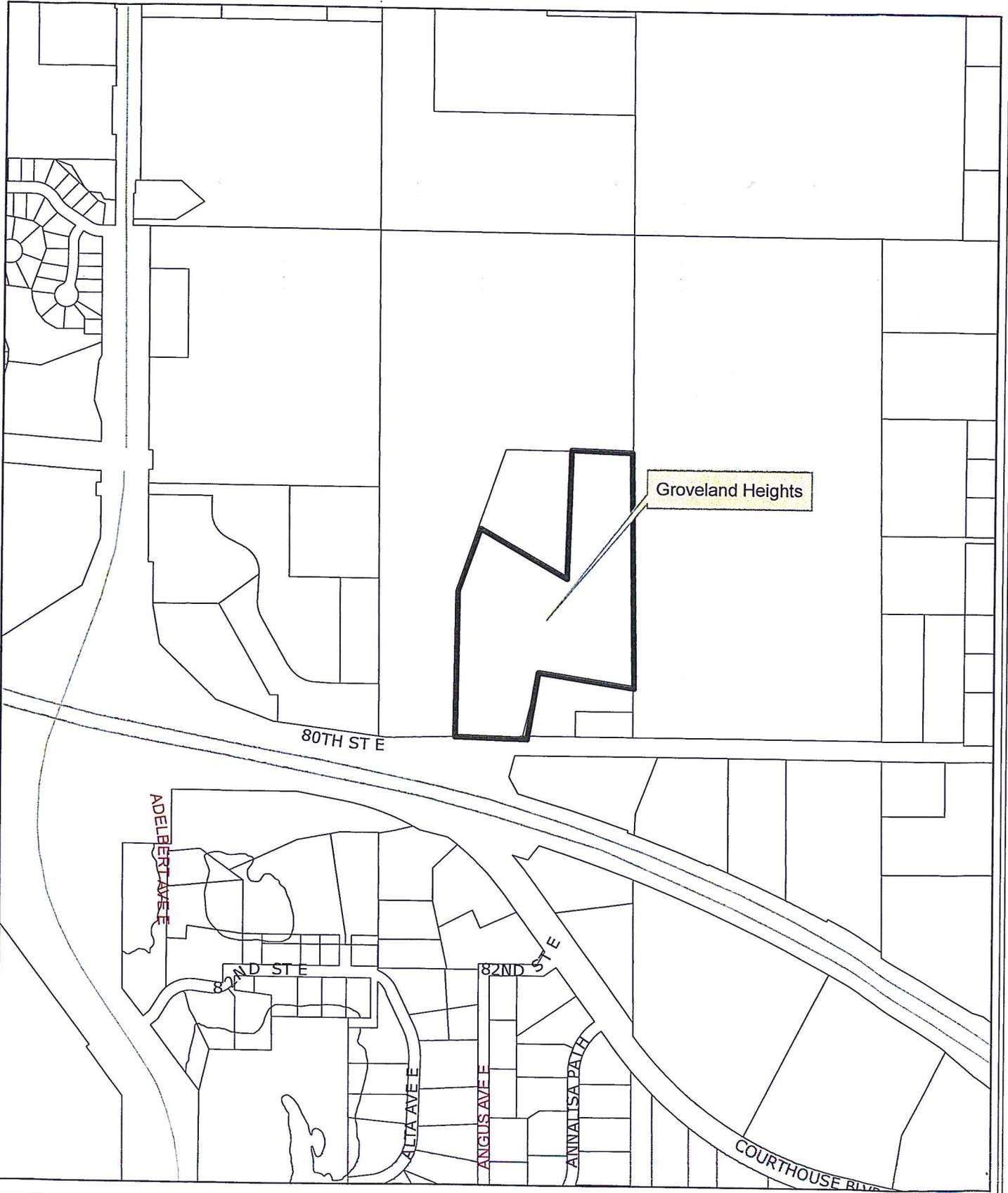
ATTACHMENTS:

Location Map
Preliminary PUD Conditions of Approval
Preliminary Plat of Fox Glen (old project name)
Final Plat of Groveland Heights
Final Site Plan
Final Grading and Erosion Control Plans (2 sheets)
Final Landscape Plan (2 sheets)



Location Map

Case No. 14-21PUD



PRELIMINARY
CONDITIONS
OF APPROVAL

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY PLAT AND PRELIMINARY PUD
DEVELOPMENT PLAN FOR A 49 LOT AND FOUR OUTLOT SINGLE FAMILY
DEVELOPMENT TO BE KNOWN AS FOX GLEN

CASE NO. 14-12PUD)
(Meridian Development)

WHEREAS, a preliminary plat and preliminary PUD development plan application has been submitted to the City for property legally described as;

SEE EXHIBIT A

WHEREAS, a public hearing concerning the preliminary plat and preliminary PUD development plan was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on May 6, 2014;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS that, the Preliminary Plat and Preliminary PUD development plan amendment for a 49 lot, four outlot single family development is hereby approved subject to the following conditions:

1. The final plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	4/24/2014
Preliminary Overall Site Plan	5/19/2014
Preliminary Grading and Drainage Plan	5/19/2014
Preliminary Overall Utility Plan	5/19/2014
Preliminary Landscape/ Tree Inventory and Preservation Plan	5/19/2014
Preliminary Open Space Plan	5/19/2014

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works and City Engineer incorporating comments in memos from the City Assistant Engineer dated 5/1/14 and 6/5/14.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
4. The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.
5. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.
6. All plans shall be subject to the review and approval of the Fire Marshal.
7. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from Dakota County.
8. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the developer shall be responsible for the maintenance of storm water improvements on such lots.
9. Driveways are not required to provide porous pavement if over 20 feet wide provided individual lot impervious surface is not exceeded.
10. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Boulevard Maintenance Agreement with the City whereby the owner of the lots shall be responsible for the maintenance of boulevard improvements on such lots; the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.
11. The developer shall be responsible to insure the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.

12. In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system are due and owing. Final details of the amounts to be paid shall be part of the final PUD plan review.
13. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council

14. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
15. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.
16. The following documents shall be recorded when the plat is recorded:
 - Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Acknowledgement of PUD Zoning.
17. Prior to City Council review of the final PUD development plans, wetland buffers shall be provided around the perimeter of all wetlands. The developer shall describe the proposed seed mix, installation and erosion control measures for the buffer areas on the landscape plan. The wetlands are required to be delineated by a certified wetland specialist. Review of the wetland report shall be part of the final PUD review.
18. Prior to City Council review of the final PUD development plans, the Developer must respond to all of the comments of the Emmons and Olivier memorandum.
19. Street lighting shall be required within the single family neighborhoods and along all public streets. The street lighting plans shall be approved by the City and Dakota County or MnDOT where appropriate prior to installation.

20. A temporary turn-around for street C shall be provided.
21. Additional sidewalk shall be required along streets B and C excluding any cul-de-sac portions.
22. Tree plantings are not allowed in any city easement per the City's Obstruction Policy. Plantings must also be relocated near the sidewalk in the SE corner. Landscape plantings in rear yards along 80th Street shall be subject to review by Dakota County.
23. Access to the Abbott parcel shall remain open at all times and developer shall be responsible for establishing a permanent driveway access to the new public street.
24. Storm water designs are contingent upon cooperation with adjacent property owners. If cooperation is not obtained, then the plans will be required to be redesigned so all storm water requirements are met on the developer's site.
25. A minimum building separation of 15 feet shall be maintained on all lots.
26. The overall impervious surface for the project shall not exceed 30 percent.
27. Any necessary agreements must be approved by the City Council and sureties in place before any work shall commence on the site.

Passed this ____ day of _____, 2014.

AYES:

NAYS:

George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy Clerk

Client
Meridian Land Company

Project
Fox Glen

Location
Inver Grove Heights, MN

Certification

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

Marcus F. Harter
 Registration No. 2781 Date: 3/14/2014
 This certification is not valid unless wet signed in blue ink. If you need a copy of this survey, please contact us for a wet signed copy of this survey which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary

Designed by: Drawn: JRH
 Approved: MWH Book / Page: 351/70
 Phase: Initial Issue: 3/11/2014

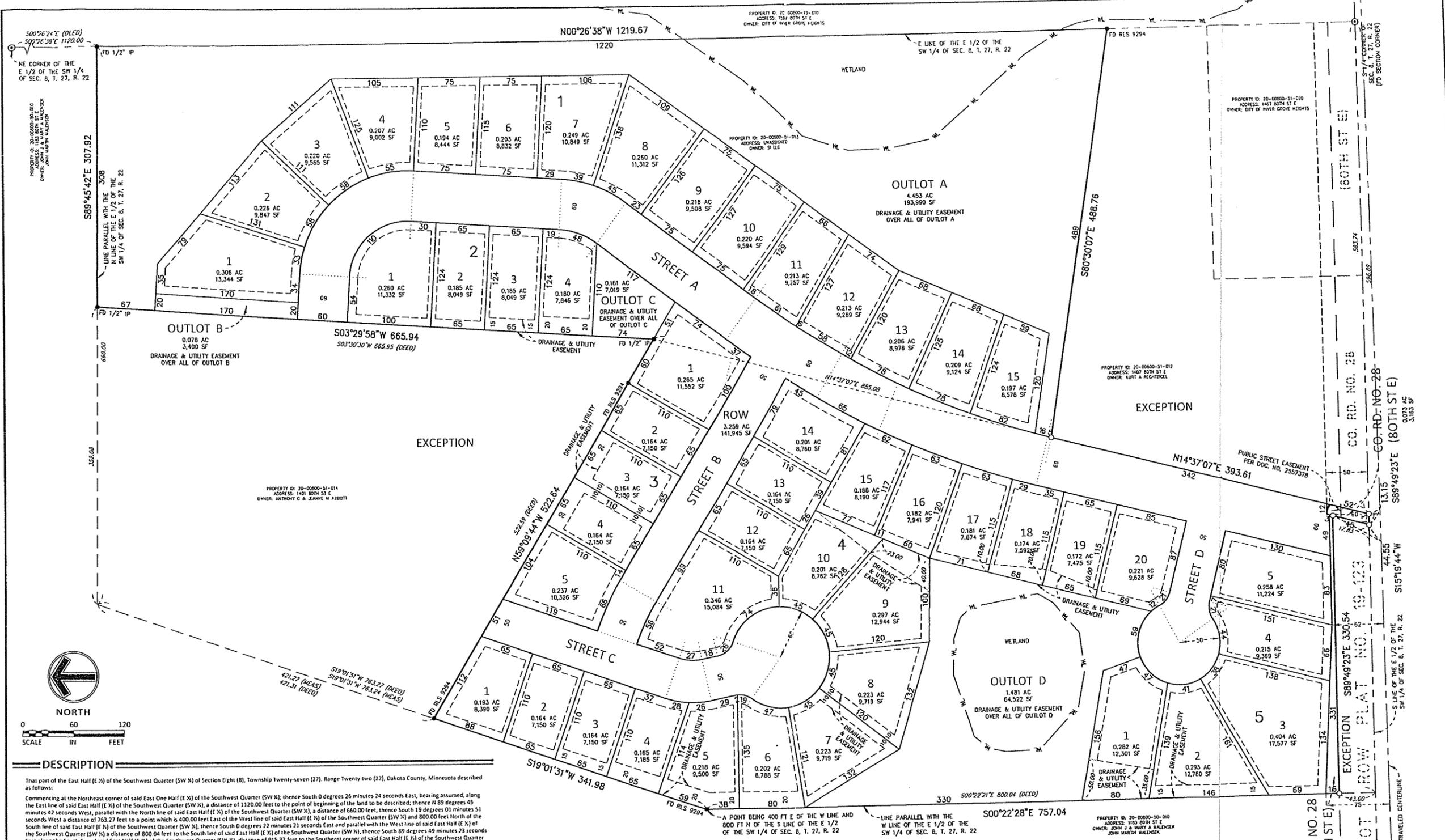
Revision History

No.	Date	By	Submittal / Revision
A	4/24/14	JRH	Changed lot layout

Sheet Title
Preliminary Plat

Sheet No. Revision
1/1 A

Project No. **MER19880**



DESCRIPTION

That part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Twenty-seven (27), Range Twenty-two (22), Dakota County, Minnesota described as follows:
 Commencing at the Northeast corner of said East One Half (E 1/2) of the Southwest Quarter (SW 1/4); thence South 0 degrees 26 minutes 24 seconds East, bearing assumed, along the East line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), a distance of 1120.00 feet to the point of beginning of the land to be described; thence N 89 degrees 45 minutes 42 seconds West, parallel with the North line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), a distance of 660.00 feet, thence South 19 degrees 01 minutes 51 seconds West a distance of 763.27 feet to a point which is 400.00 feet East of the West line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) and 800.00 feet North of the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence South 0 degrees 22 minutes 23 seconds East and parallel with the West line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) a distance of 800.04 feet to the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence South 89 degrees 49 minutes 23 seconds East along the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), a distance of 915.37 feet to the Southeast corner of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence North 0 degrees 26 minutes 24 seconds West along the East line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), a distance of 1571.69 feet to the point of beginning.

EXCEPT that part of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Twenty-seven (27), Range Twenty-two (22) described as follows:
 Beginning at the Southeast corner of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence North 89 degrees 49 minutes 23 seconds West, bearing assumed, along the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), a distance of 583.74 feet; thence North 14 degrees 37 minutes 07 seconds East a distance of 393.61 feet, thence South 80 degrees 30 minutes 07 seconds East a distance of 488.78 feet to the East line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence South 0 degrees 26 minutes 24 seconds East along East line to the point of beginning.

AND EXCEPT that part of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Twenty-seven (27), Range Twenty-two (22), described as follows:
 Commencing at the Southeast corner of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence North 89 degrees 49 minutes 23 seconds West, bearing assumed, along the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) a distance of 583.74 feet; thence North 14 degrees 37 minutes 07 seconds East a distance of 393.61 feet to the point of beginning of the land to be described; thence North 59 degrees 09 minutes 44 seconds West a distance of 522.59 feet, thence North 19 degrees 01 minutes 51 seconds East a distance of 271.31 feet to the point of termination of the following described line:
 Commencing at the Northeast corner of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence South 0 degrees 26 minutes 24 seconds East, bearing assumed, along the East line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), a distance of 1120.00 feet to the point of beginning of the line to be described, thence North 59 degrees 45 minutes 42 seconds West, parallel with the North line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4), a distance of 660.00 feet and there terminating.
 Thence South 89 degrees 45 minutes 42 seconds East along the above described line, a distance of 352.08 feet, thence South 3 degrees 30 minutes 30 seconds West a distance of 665.95 feet to the point of beginning.

EXCEPT that part of said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 19-123
 AND SUBJECT TO AND TOGETHER WITH a 60 foot easement for road purposes over part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Twenty-seven (27), Range Twenty-two (22), being 30 feet on each side of the following described line:
 Commencing at the Southeast corner of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence North 89 degrees 49 minutes 23 seconds West, bearing assumed, along the South line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) a distance of 583.74 feet; thence North 14 degrees 37 minutes 07 seconds East a distance of 393.61 feet, thence South 80 degrees 30 minutes 07 seconds East a distance of 488.78 feet, thence North 14 degrees 37 minutes 07 seconds East a distance of 393.61 feet, thence South 80 degrees 30 minutes 07 seconds East a distance of 488.78 feet to the East line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4); thence South 0 degrees 26 minutes 24 seconds East along East line to the point of beginning.

DEVELOPMENT SUMMARY

AREA	877,568 SF	20.146 AC
GROSS SITE AREA	(60,493) SF	(1.389) AC
LESS WETLAND	(3,163) SF	(0.073) AC
LESS CO RD NO. 28 R.O.W.		
NET DEVELOPABLE AREA	813,912 SF	18.684 AC
OPEN SPACE		
OUTLOT A	193,990 SF	4.453 AC
OUTLOT C	7,019 SF	0.161 AC
OUTLOT D	64,522 SF	1.481 AC
TOTAL OPEN SPACE	265,531 SF	6.095 AC
OUTLOT B	3,400 SF	0.078 AC
DEVELOPMENT STREET ROW	141,945 SF	3.259 AC
LOT SUMMARY		
NUMBER OF LOTS	49 LOTS	
OUTLOTS	4 OUTLOTS	

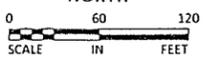
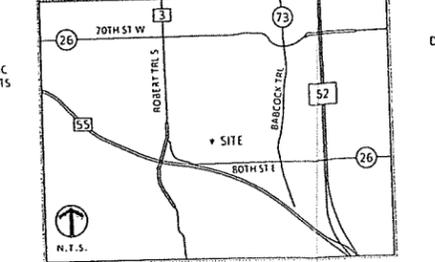
DEVELOPMENT SUMMARY

SETBACKS	20 FEET MIN. & 30 FEET MAX.
FRONT YARD	30 FEET
REAR YARD	30 FEET
PROPOSED SIDE YARD	5/10 FEET
ZONING	LOW MEDIUM DENSITY RESIDENTIAL 3-6 U/LAC
EXISTING ZONING	R-1C PUD - PER CITY OF INVER GROVE HEIGHTS
PROPOSED ZONING	

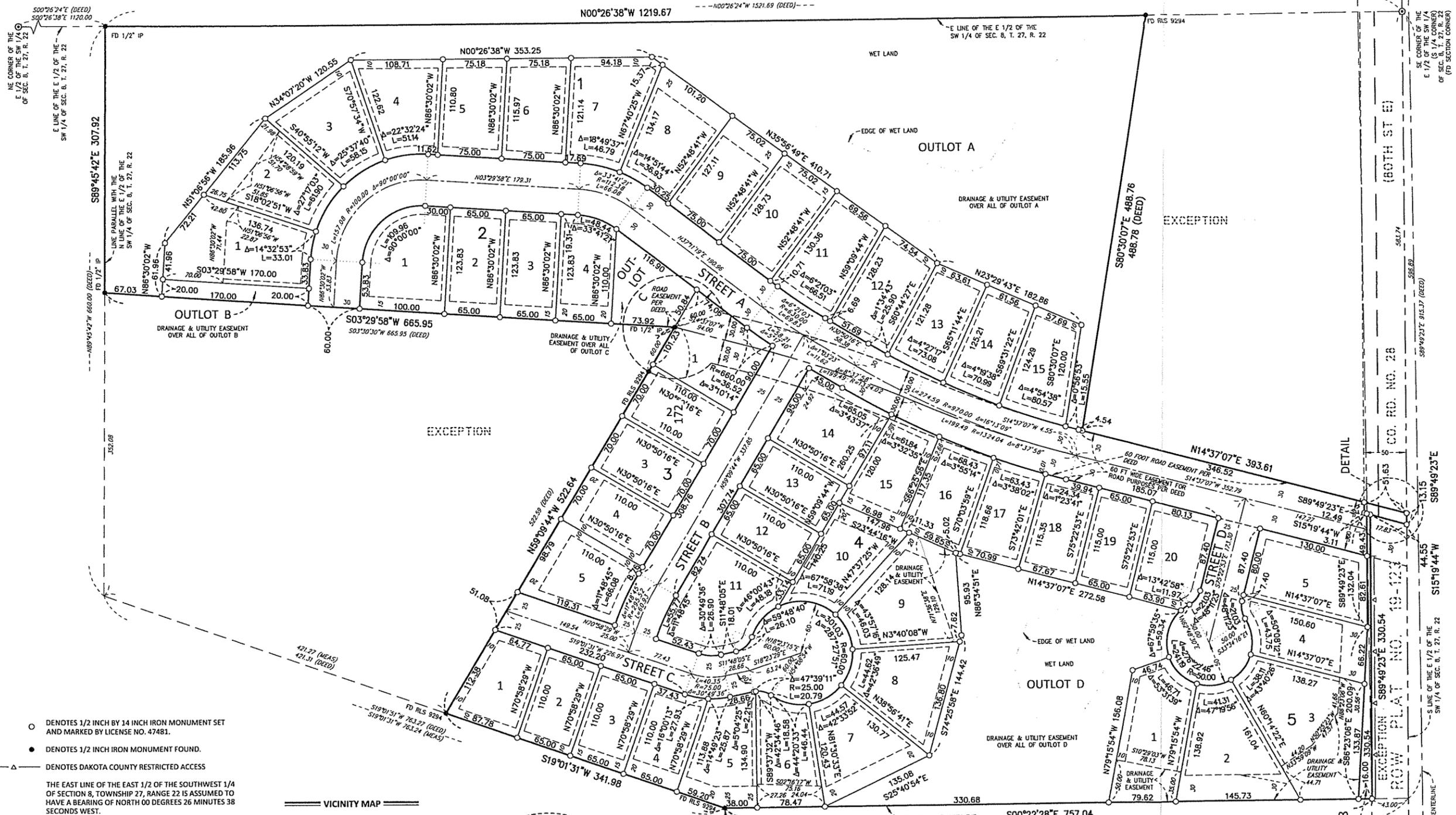
DEVELOPMENT NOTES

- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO THE HIGH WATER LEVEL OF ALL PONDS.

VICINITY MAP



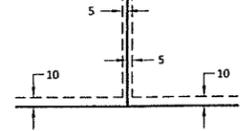
GROVELAND HEIGHTS



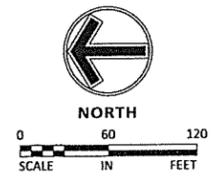
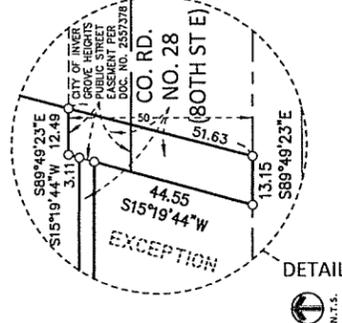
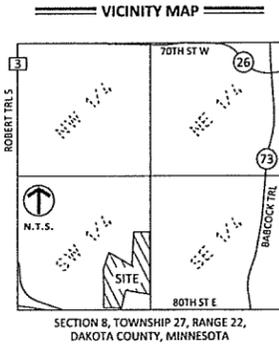
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 47481.
- DENOTES 1/2 INCH IRON MONUMENT FOUND.
- △ DENOTES DAKOTA COUNTY RESTRICTED ACCESS

THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 27, RANGE 22 IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 26 MINUTES 38 SECONDS WEST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.



Client
MERIDIAN
LAND
COMPANY

Project
GROVELAND
HEIGHTS

Location
INVER GROVE
HEIGHTS,
MINNESOTA

Certification

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.

Brian J. Johnson
Registration No. 21829 Date: 06/02/2014
If applicable, contact us for a wet signed copy of this plan which is available upon request at MFRA, Inc., Plymouth, MN office.

Summary

Designed by: Drawn by: IN
Approved by: Book / Page:
Phase: FINAL Initial Issue: 06/02/2014

Revision History

No.	Date	By	Submittal / Revision
A	06/19/14	EFF	CITY COMMENTS
B	07/14/14	EFF	BID DOCUMENTS
C	07/25/14	EFF	CITY COMMENTS

Sheet Title
SITE PLAN

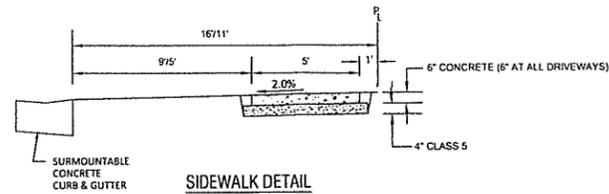
Sheet No. Revision
C3.01 C

Project No. MER19880

OPEN SPACE

SITE BOUNDARY AREA: 20.15 AC
NET DEVELOPABLE AREA: 18.68 AC

DESIGNATED AREA	REQUIRED ACRES	PROPOSED ACRES
NATURAL AREA / OPEN SPACE (20% OF SITE)	3.74 AC	6.08 AC (33%)
UNDISTURBED NATURAL AREA / OPEN SPACE	1.87 AC	3.67 AC
DISTURBED NATURAL AREA / OPEN SPACE	1.87 AC	2.41 AC
CONTIGUOUS NATURAL AREA / OPEN SPACE (MIN. 100' WIDE)	2.81 AC	5.75 AC



- NOTE:
1. ALL RADII TO BE 8618 CURB AND GUTTER WITH 10' TRANSITIONS FROM EACH SIDE OF RADIUS.
 2. FOR CATCHBASIN TRANSITIONS SEE PLATE NO. STR-07.
 3. DRAIN/TILE SHALL BE INSTALLED AT ALL LOW POINTS OR AS DIRECTED BY THE ENGINEER. SEE PLATE NO. STR-08.
 4. CONTRACTION JOINTS SHALL BE PLACED EVERY 5 FEET.

DEVELOPMENT NOTES

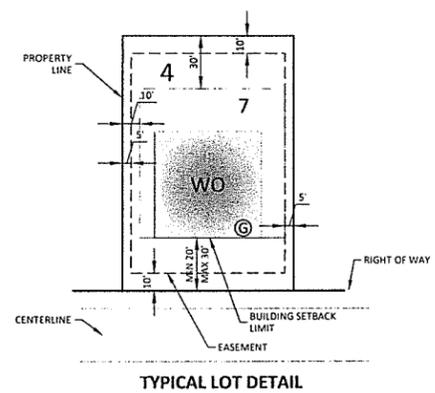
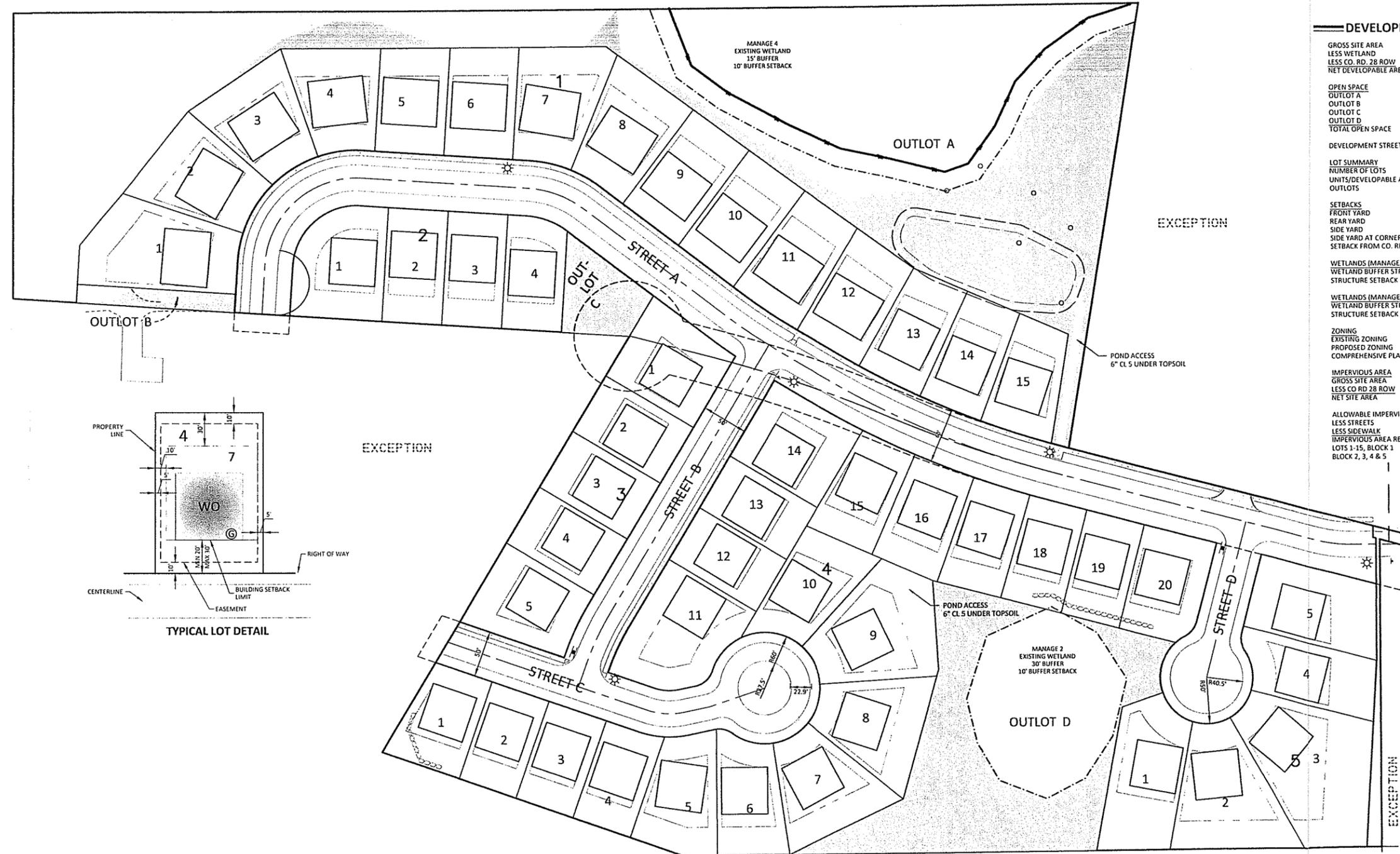
- A. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- B. ALL DIMENSIONS SHOWN FROM THE BACK OF CURB TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- C. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- D. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
- E. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- F. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO THE HIGH WATER LEVEL OF ALL PONDS

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT	---	---
CURB & GUTTER EASEMENT	---	---
BUILDING PAD	---	---
RETAINING WALL	---	---
WETLAND LIMITS	---	---
WETLAND BUFFER	---	---
SETBACK LINE	---	---
STREET LIGHT	☼	---
CONCRETE SIDEWALK	---	---
UNDISTURBED NATURAL AREA / OPEN SPACE	---	---
DISTURBED NATURAL AREA / OPEN SPACE	---	---

DEVELOPMENT SUMMARY

GROSS SITE AREA	877,568 SF	20.15 AC
LESS WETLAND	(60,493 SF)	(1.39 AC)
LESS CO. RD. 28 ROW	(3,163 SF)	(0.07 AC)
NET DEVELOPABLE AREA	813,912 SF	18.69 AC
OPEN SPACE		
OUTLOT A	192,007 SF	4.41 AC
OUTLOT B	3,400 SF	0.08 AC
OUTLOT C	7,019 SF	0.16 AC
OUTLOT D	62,381 SF	1.43 AC
TOTAL OPEN SPACE	264,807 SF	6.08 AC
DEVELOPING STREET ROW	141,945 SF	3.26 AC
LOT SUMMARY		
NUMBER OF LOTS		49
UNITS/DEVELOPABLE AREA		2.62 U/AC
OUTLOTS		4
SETBACKS		
FRONT YARD	MINIMUM 20 FEET - MAXIMUM 30 FEET	
REAR YARD	30 FEET	
SIDE YARD	10 FEET & 5 FEET	
SIDE YARD AT CORNER	20 FEET	
SETBACK FROM CO. RD. 28	50 FEET	
WETLANDS (MANAGE 4)		
WETLAND BUFFER STRIP	15 FEET	
STRUCTURE SETBACK (FROM BUFFER STRIP)	10 FEET	
WETLANDS (MANAGE 2)		
WETLAND BUFFER STRIP	30 FEET	
STRUCTURE SETBACK (FROM BUFFER STRIP)	10 FEET	
ZONING		
EXISTING ZONING	(LOW MEDIUM DENSITY RESIDENTIAL 3-6 U/AC)	
PROPOSED ZONING	R-1C/PUD	
COMPREHENSIVE PLAN GUIDE	3-6 UNITS/ACRE	
IMPERVIOUS AREA		
GROSS SITE AREA	20.146 AC	
LESS CO RD 28 ROW	(0.073) AC	
NET SITE AREA	20.073 AC	
ALLOWABLE IMPERVIOUS AREA (30%)	262,322 SF	
LESS STREETS	(81,644) SF	
LESS SIDEWALK	(9,746) SF	
IMPERVIOUS AREA REMAINING FOR HOMES:		
LOTS 1-15, BLOCK 1	3,870 SF/LOT	
BLOCK 2, 3, 4 & 5	3,320 SF/LOT	



0 60 120
SCALE IN FEET

GRADING NOTES

- PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- THE CONTRACTOR IS CAUTIONED THAT "THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CHASSE 38-02 TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA AT 1-800-252-3366). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED

SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANKER TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSUITABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.

9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY.

TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) STANDARDS.

11. RETAINING WALL(S) SHALL BE CONSTRUCTED OF MODULAR BLOCK. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

12. IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO ACTIVE DRAIN TILE SHALL BE BACKFILLED WITHOUT REVIEW, DISCUSSION AND APPROVAL FROM THE PROJECT ENGINEER.

13. SEE SHEET C9.01 FOR DETAILS.

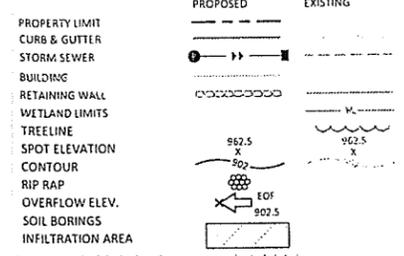
EARTHWORK SUMMARY

CUT: 64,330 CUBIC YARDS
 FILL: 60,567 CUBIC YARDS
 SUBGRADE EXCAVATION: 20,000 CUBIC YARDS

ACCESS NOTES

- CONTRACTOR SHALL MAINTAIN DRIVEWAY ACCESS TO THE ABBOTT PARCEL AT ALL TIMES.
- CONTRACTOR SHALL GRADE LOTS ON WEST SIDE OF STREET, WHILE MAINTAINING EXISTING DRIVEWAY.
- CONTRACTOR SHALL CONSTRUCT ACCESS DRIVEWAY ON TOP OF THE LOT PADS.
- WHEN NEW ACCESS DRIVEWAY IS COMPLETE, CONTRACTOR MAY REMOVE THE EXISTING DRIVEWAY, AND COMPLETE SITE GRADING.
- UTILITY AND STREET CONTRACTOR SHALL NOTIFY THE DEVELOPER AND THE ABBOTTS WHEN UTILITY CROSSINGS WILL OCCUR.
- CONTRACTOR SHALL RESTORE ACCESS AT THE END OF EACH DAY.
- CONTRACTOR SHALL PROVIDE SOME TYPE OF ACCESS AT ALL TIMES OF THE DAY.
- WHEN BITUMINOUS BASE IS COMPLETE, CONTRACTOR SHALL GRADE REAR YARDS OF LOTS 1-4, BLOCK 2 AND REMOVE ACCESS DRIVEWAY.

LEGEND



mfra
 engineering surveying planning environmental
 14800 26th Ave. N. Ste 140
 Plymouth, Minnesota 55447
 (763) 476.6010 telephone
 (763) 476.8532 facsimile
 www.mfra.com

Client
MERIDIAN LAND COMPANY

Project
GROVELAND HEIGHTS

Location
INNER GROVE HEIGHTS, MINNESOTA

Certification
 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.

Brian J. Johnson
 Registration No. 21829 Date: 06/02/2014

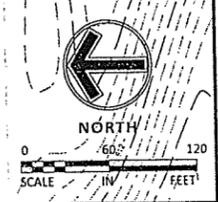
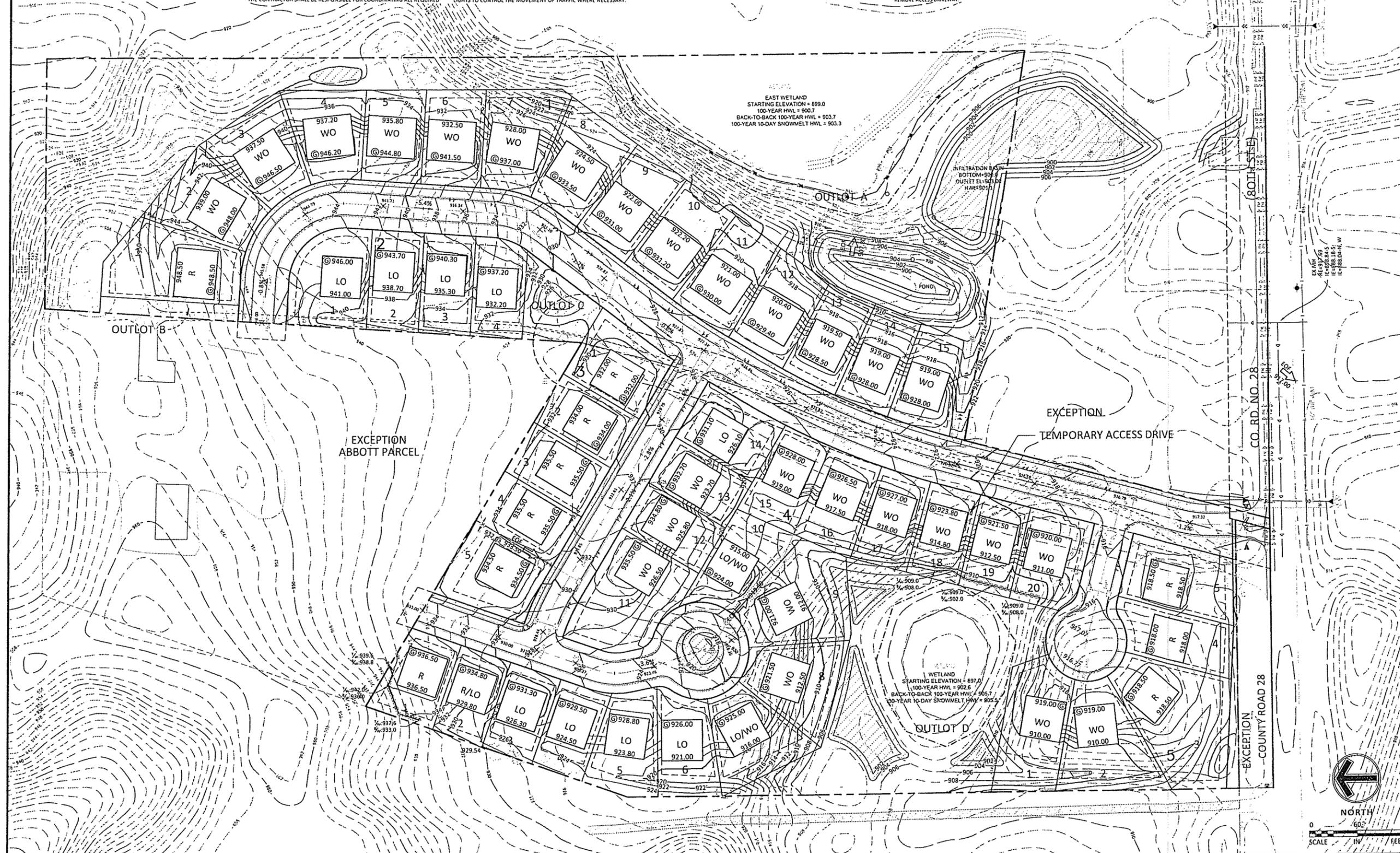
Summary
 Designed by: Drawn by: JN
 Approved by: Book / Page:
 Phase: FNU Initial Issue: 06/02/2014

Revision History
 No. Date By Submittal / Revision

Sheet Title
GRADING PLAN

Sheet No. Revision
C4.01

Project No. MER19880



Certification

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.

Brian J. Johnson
Registration No. 21829 Date: 06/02/2014
If applicable, contact us for a wet signed copy of this plan which is available upon request at Mfra, Inc., Plymouth, MN office.

Summary

Designed by: Drawn by: JN
Approved by: Book / Page:
Phase: FINAL Initial Issue: 06/02/2014

Revision History

No. Date By Submittal / Revision

Sheet Title
**PHASE II
EROSION &
SEDIMENTATION
CONTROL PLAN**

Sheet No. Revision
C5.02

Project No. MER19880

SEQUENCE OF CONSTRUCTION

- PHASE I:**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
 3. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
 4. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
 5. CLEAR AND GRUB THE SITE.
 6. BEGIN GRADING THE SITE.
 7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

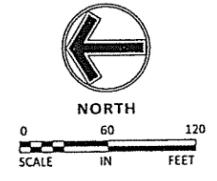
- PHASE II:**
1. TEMPORARILY SEED DENUDED AREAS.
 2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
 3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
 4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
 5. PREPARE SITE FOR PAVING.
 6. PAVE SITE.
 7. INSTALL INLET PROTECTION DEVICES.
 8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
 9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

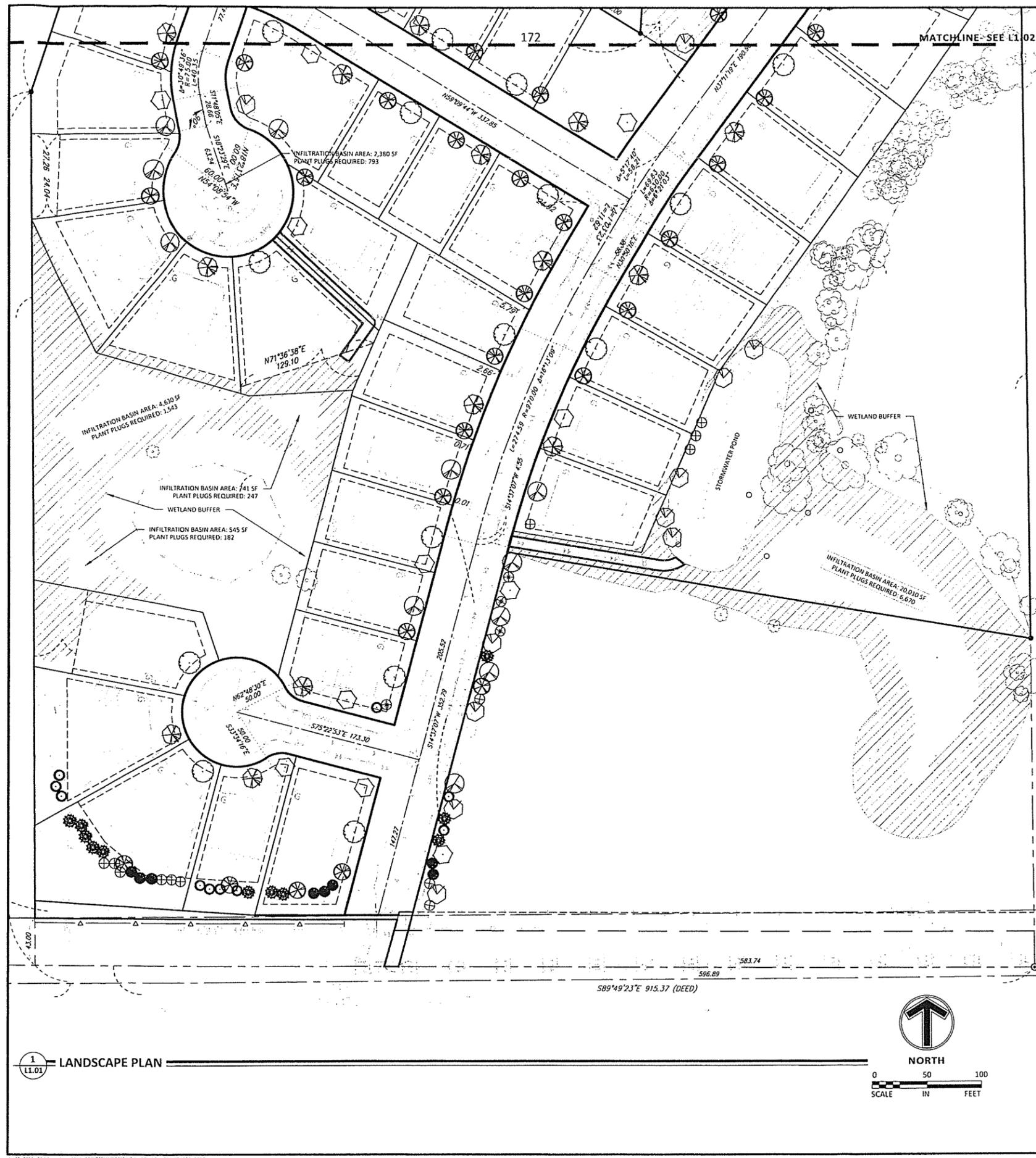
NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ON SITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

LEGEND

- | | | |
|-------------------------------------------------------------------------------------------|--------------|----------|
| CURB & GUTTER | PROPOSED | EXISTING |
| STORM SEWER | | |
| DRAIN TILE | | |
| CONTOUR | 907 | |
| RIP RAP | | |
| OVERFLOW ELEV. | EOE
902.5 | |
| SILT FENCE | SF | |
| HEAVY DUTY SILT FENCE | | |
| SILT DIKE | SD | |
| LIMITS OF DISTURBANCE | | |
| SOIL BORINGS | | ST-9 |
| DIRECTION OF OVERLAND FLOW | | |
| TEMPORARY DIVERSION DITCH | | |
| LIMITS OF DRAINAGE SUB-BASIN | | |
| INLET PROTECTION DEVICE 1 | | |
| TEMPORARY STONE CONSTRUCTION ENTRANCE | | |
| TEMPORARY SEDIMENT BASIN | SB | |
| TEMPORARY STORAGE AND PARKING AREA | TS | |
| TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP) | TSM | |





LANDSCAPE PLAN SCHEDULE

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
20		FALL HESTIA MAPLE	Acer saccharum 'Bairsto'			FULL SIZ. LEADER.
20		SENTRY LINDEN	Tilia americana 'McK Sentry'	2.5' CAL.	B&B	
17		SWAMP WHITE OAK	Quercus bicolor			NO 1/2 CROTCH
16		RED OAK	Quercus rubra			
12		RIVER BIRCH	Betula nigra	3.5' CAL.		
40		HACKBERRY	Celtis occidentalis			
TOTAL SHADE TREES 125						
		AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grantiflora 'Autumn Brilliance'	7 TALL	B&B	MULTIPLE LEADER (3 STEMS)
		WHITESPIRE BIRCH CLUMP	Betula Populifolia 'Whitespire'			
		SPRING SHOW CRAB	MALUS 'Spring Snow'	2' CAL.	B&B	SINGLE
TOTAL ORNAMENTALS 3						
8		NORWAY SPRUCE	Picea abies			
10		SCOTCH PINE	Pinus sylvestris			
11		BLACK HILLS SPRUCE	Picea glauca densata	6 HT	B&B	FULL FORM TO GRADE
4		AUSTRIAN PINE	Pinus nigra			
13		NORWAY PINE	Pinus resinosa			
TOTAL EVERGREENS 46						

1. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

EXISTING CANOPY TREE EXISTING EVERGREEN TREE

CITY LANDSCAPE CODE

THE MINIMUM PLANT REQUIREMENTS IS 1 TREE PER LOT WITH A MAXIMUM TREE SPACING OF 40' O.C. ALONG ROW

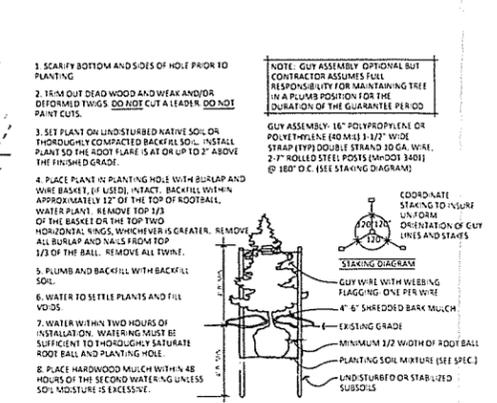
LOTS PROPOSED =	49
TREES REQUIRED =	49 (1/LOT)
TREES REQUIRED FOR ROW =	116 @ 30' ROW / 40' (2')
TREES PROVIDED ON LANDSCAPE PLAN =	171 TREES (475 CAL. IN)

TREE REPLACEMENT REQ.

CAL. IN. OF TREES REQUIRED =	475 CAL. IN.
CAL. IN. OF TREES PROVIDED ON LANDSCAPE PLAN =	475 CAL. IN.
*EVERGREEN TREES ARE ASSUMED TO HAVE AT MIN. 2.5' CAL.	

PLANTING NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED
- THE BUILDER RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE BUILDER
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," AND 2007 LATEST EDITION, OR THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HI. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE
- ALL TREES MUST BE PLANTED AND MULCHED AS SHOWN IN THE DETAILS
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. USE 4" FOR TREES, SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED
- THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELD IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SHARI NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION
- ALL PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-NOV. 1. DECIDUOUS B&B: APRIL 1-JUNE 1; AUG. 21-NOV. 1. EVERGREEN POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-OCT. 1. EVERGREEN B&B: APRIL 1-MAY 15; AUG. 21-SEPT. 15. TURF/LAWN SEEDING: APRIL 1-JUNE 1; JULY 20-SEPT. 20. NATIVE MIX SEEDING: APRIL 15-JULY 20, SEPT. 20-OCT. 20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DELETIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION
- ALL DISTURBED AREAS TO BE TURF SEEDING, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.



INFILTRATION BMP SCHEDULE
(COMBINATION OF PLUGS AND SEED)

SYM	COMMON NAME	BOTANICAL NAME
	ROSE VALLEY	Hesperis matronalis
	POSEY WISSEES	Aster sp.
	SWEET BLACK-EYED SUSAN	Rudbeckia subtomentosa
	NEW ENGLAND ASTER	Symphoricarum novae-angliae
	WILD GERANIUM	Geranium robertianum
	JOE PYE WEEED	Eutrochium
	PRAIRIE BLAZING STAR	Liatris pycnostachya
	CARDINAL FLOWER	Loebelia cardinalis
	OBSCURE PLANT	Physosiphya virginiana
	SGUTHERN BLUE FLAG IRIS	Iris virginica
	PRAIRIE DOCK	Siphium perfoliatum
	COMMON IRONWEED	Veronica
	COMMON HOP SEDGE	Carex lasiocarpa
	BROWN FOX SEDGE	Carex vulpinoidea

QTY: 9758

NOTES:
1. SEE PLAN FOR PLANT QTY REQUIRED FOR EACH BASIN.
2. PLANT EQUAL NUMBER OF PLUGS AT A SPACING OF 1 PER 3 SF.
3. PLANT SPECIES IN GROUPINGS OF 3 OR GREATER.
4. PLUG CELL SIZE TO BE MIN. 2" WIDE, 4" OR 6" 1/4" DEEP.
5. COVER ENTIRE AREA WITH PLUGS AND SEED AT 1/32" PER 3 SF, AT A RATE OF 35 LB ACRE PRIOR TO PLANTING PLUGS.
6. APPLY APPROPRIATE EROSION CONTROL MEASURES.

GROUND COVER SCHEDULE
(FOR ALL SHEETS)

SYM	TYPE	SEED MIX
Pond Edge		MN STATE SEED MIX 35-35-1 (FORMERLY MWDOT 310) AT A RATE OF 35 LBS ACRE
Misc. Prairie Gravel		MN STATE SEED MIX 35-24-1 (FORMERLY MWDOT 350) AT A RATE OF 35 LBS ACRE
SOO		HIGH-LAND SOO
ROADSIDE TURFGRASS MIX		MN STATE SEED MIX 25-1-1 (FORMERLY MWDOT 250) AT A RATE OF 55 LBS ACRE

ROADSIDE TURFGRASS MIX ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED TO BE SOO, WETLAND OR WETLAND BUFFER

mfra
engineering surveying planning environmental

14800 28th Ave. N. Ste 140
Plymouth, Minnesota 55447
(763) 476.6010 telephone
(763) 476.8532 facsimile
www.mfra.com

Client
MERIDIAN LAND COMPANY

Project
GROVELAND HEIGHTS

Location
INVER GROVE HEIGHTS, MINNESOTA

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

Anthony R. Cavalier
Registration: 18560 Date: 2014/07/21
This certification is not valid unless wet signed in blue ink. For a complete list of rules and regulations, contact us for a wet signed copy of the rules which is available upon request at MFRA, Plymouth, MN office.

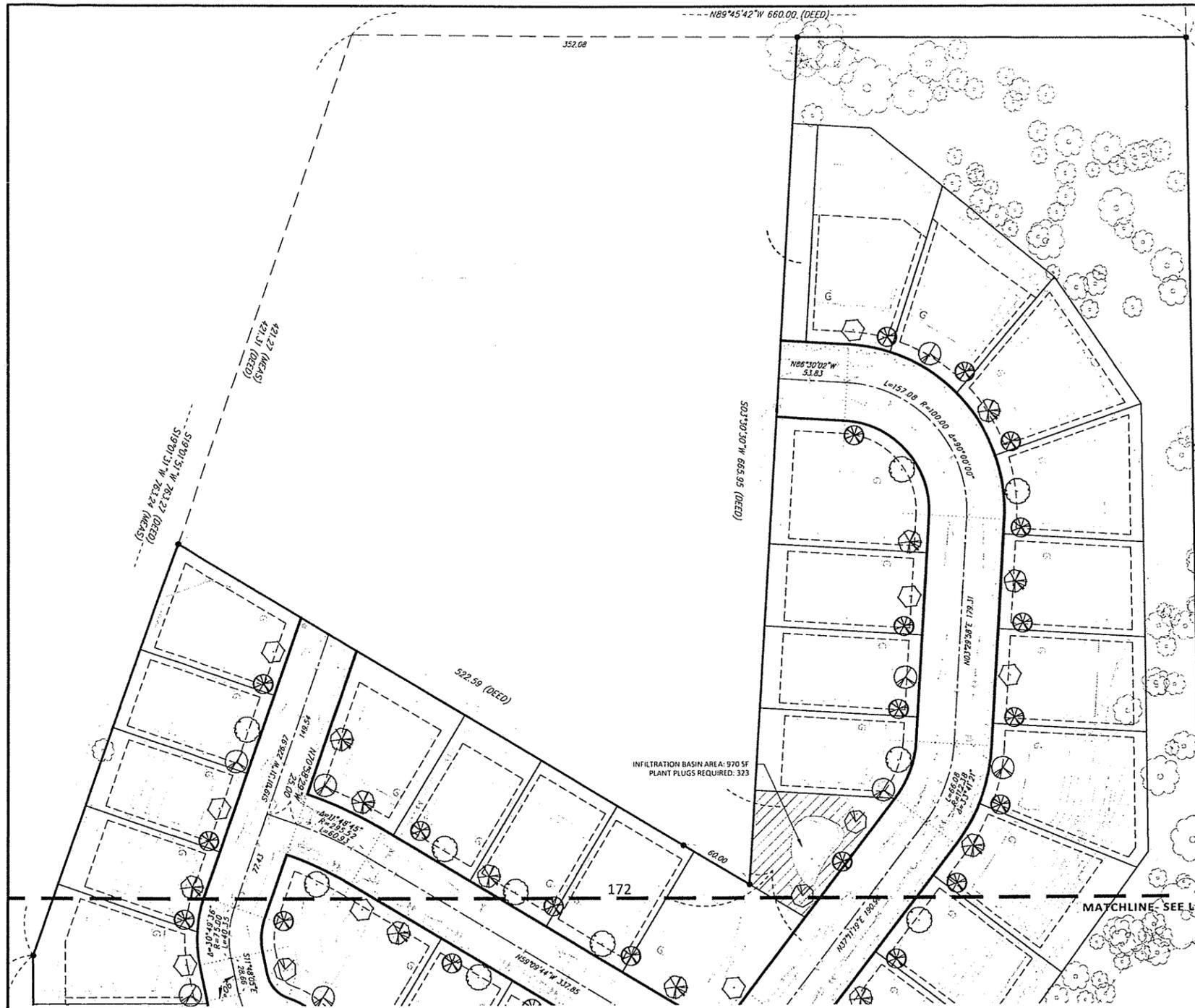
Summary
Designed by: JJJ
Approved by: JJJ
Phase: FINAL Initial Issue: 06/02/2014

Revision History
No. Date By Submittal / Revision

Sheet Title
FINAL LANDSCAPE PLAN - SOUTH

Sheet No. Revision
L1.01

Project No. MER19880



LANDSCAPE PLAN SCHEDULE

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
(Symbol)	20	FALL FESTA MAPLE	Acer saccharum Bakeri			FULL STR. LEADER.
(Symbol)	20	SENTRY LINDEN	Tilia americana MckSentry	2.5' CAL.	B&B	
(Symbol)	17	SWAMP WHITE OAK	Quercus bicolor			10' V CROTCH
(Symbol)	16	RED OAK	Quercus rubra			
(Symbol)	12	RIVER BIRCH	Betula nigra	3.5' CAL.		
(Symbol)	40	HACKBERRY	Celtis occidentalis			
TOTAL SHADE TREES 125						
(Symbol)		AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	7' TALL	B&B	MULTIPLE LEADER (3 STEMS)
(Symbol)		WHITESPIRE BIRCH CLUMP	Betula Populifolia Whitespire			
(Symbol)		SPRING SNOW CRAB	MALUS 'Spring Snow'	2' CAL.	B&B	SINGLE
TOTAL ORNAMENTALS 3						
(Symbol)	8	NORWAY SPRUCE	Picea abies			
(Symbol)	10	SCOTCH PINE	Pinus sylvestris			
(Symbol)	11	BLACK HILLS SPRUCE	Picea glauca densata	6 HT.	B&B	FILL FORM TO GRADE
(Symbol)	4	AUSTRIAN PINE	Pinus nigra			
(Symbol)	13	NORWAY PINE	Pinus resinosa			
TOTAL EVERGREENS 46						

INFILTRATION BMP SCHEDULE

(COMBINATION OF PLUGS AND SEED)

SYM	COMMON NAME	BOTANICAL NAME
(Symbol)	REESE VALLEY	Hibiscus tricuspidatus
(Symbol)	RICE MILKWEED	Asclepias speciosa
(Symbol)	SWEET BLACK-EYED SUSAN	Rudbeckia subtomentosa
(Symbol)	NEW ENGLAND ASTER	Symphoricarpos novae-angliae
(Symbol)	WY 13 SENNA	Senna hebecarpa
(Symbol)	JOE PYE WEEED	Eutrochium
(Symbol)	PRAIRIE BLAZING STAR	Liatris pycnostachya
(Symbol)	CARDINAL FLOWER	Loebelia cardinalis
(Symbol)	OBEDIENT PLANT	Physostegia virginiana
(Symbol)	SOUTHERN BLUE FLAG IRIS	Iris virginica
(Symbol)	PRAIRIE DOCK	Siphium perfoliatum
(Symbol)	COMMON ROGWEED	Veronica
(Symbol)	BROWN FOX SEDGE	Carex lasiocarpa
(Symbol)	BROWN FOX SEDGE	Carex vulpinoidea

NOTES:
 1. SEE PLAN FOR PLANT QTY REQUIRED FOR EACH BASIN.
 2. PLANT EQUAL NUMBER OF PLUGS AT A SPACING OF 1 PER 5 SF.
 3. PLANT SPECIES IN GROUPINGS OF 3 OR GREATER.
 4. PLUG CELL SIZE TO BE MIN. 2" WIDE OR 2" X 8" DEEP.
 5. COVER EXPOSED AREA WITH MULCH MIX 33-50-1 (OR GREYER) 310, AT A RATE OF 25 LB PER ACRE PRIOR TO PLANTING PLUGS.
 6. APPLY APPROPRIATE EROSION CONTROL MEASURES.

GROUND COVER SCHEDULE

(FOR ALL SHEETS)

SYM	TYPE	SEED MIX
(Symbol)	Pond Edge	MN STATE SEED MIX 33-50-1, FORMERLY MN007 310 AT A RATE OF 35 LBS/ACRE
(Symbol)	Misc Prairie General	MN STATE SEED MIX 25-241, FORMERLY MN007 350 AT A RATE OF 35 LBS/ACRE
(Symbol)	SOO	HIGHLAND SOO
(Symbol)	ROADSIDE TURFGRASS MIX	MN STATE SEED MIX 25-141, FORMERLY MN007 250 AT A RATE OF 55 LBS/ACRE

CITY LANDSCAPE CODE

THE MINIMUM PLANT REQUIREMENTS IS 1 TREE PER LOT WITH A MAXIMUM TREE SPACING OF 40' O.C. ALONG ROW

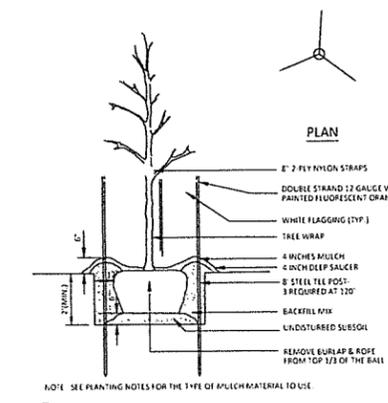
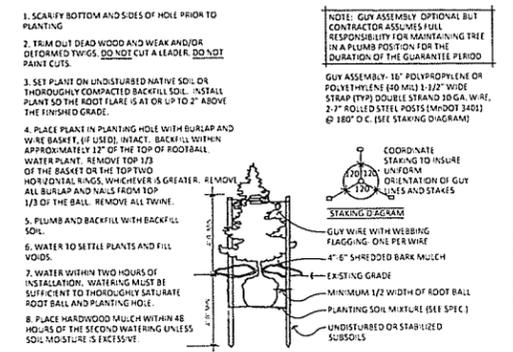
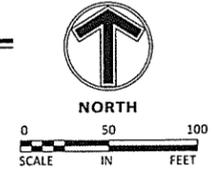
LOTS PROPOSED =	49
TREES REQUIRED =	49 (1:1:1)
TREES REQUIRED FOR ROW =	116 (2:307' ROW / 40' (2))
TREES PROVIDED ON LANDSCAPE PLAN =	171 TREES (475 CAL. IN)

TREE REPLACEMENT REQ.

CAL. IN. OF TREES REQUIRED =	475 CAL. IN.
CAL. IN. OF TREES PROVIDED ON LANDSCAPE PLAN =	475 CAL. IN.
EVERGREEN TREES ARE ASSUMED TO HAVE AT MIN. 2.5' CAL.	

- ### PLANTING NOTES
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
 - THE BUILDER RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
 - NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE BUILDER.
 - ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" AND TO THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
 - EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC. STORAGE OF MATERIALS ETC. WITH 4" H1. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6" O.C. MAXIMUM SPACING.
 - ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGES OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE.
 - ALL TREES MUST BE PLANTED AND MULCHED AS SHOWN IN THE DETAILS.
 - ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
 - MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DETERIOROUS MATERIAL. IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS PERMANENTIAL GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
 - THE PLANT TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
 - LONG TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
 - THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
 - LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL AT 454-0002 (WITHIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
 - ALL PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 31), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
 - SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-NOV. 1. DECIDUOUS B&B: APRIL 1-JUNE 1; AUG. 21-NOV. 1. EVERGREEN POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-OCT. 1. EVERGREEN B&B: APRIL 1-MAY 15; AUG. 21-SEPT. 15. TURF/LAWN SEEDING: APRIL 1-JUNE 1; JULY 20-SEPT. 20. NATIVE MIX SEEDING: APRIL 15-JULY 20; SEPT. 20-OCT. 20.
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUDING OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD PLANTS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEQUALIFIES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
 - CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
 - ALL DECIDUOUS AREAS TO BE TREE SEED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

1 LANDSCAPE PLAN
L1.02



mfra
 engineering surveying planning environmental

14800 28th Ave. N, Ste 140
 Plymouth, Minnesota 55447
 (763) 476.6010 telephone
 (763) 476.8532 facsimile
 www.mfra.com

Client
MERIDIAN LAND COMPANY

Project
GROVELAND HEIGHTS

Location
INVER GROVE HEIGHTS, MINNESOTA

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

Anthony R. Cavalier
 Registration No. 48560 Date: 2014/07/21

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at MFRA, 14800 28th Ave. N, Plymouth, MN office.

Summary
 Designed by: Drawn by: JN
 Approved by: Book / Page:
 Phase: FINAL Initial Issue: 06/02/2014

Revision History
 No. Date By Submittal / Revision

Sheet Title
FINAL LANDSCAPE PLAN - NORTH

Sheet No. Revision
L1.02

Project No. MER19880

- c) A Conditional Use Permit to allow a 39-foot three story home whereas 35 feet is the maximum height allowed for a single family home.
- d) A Conditional Use Permit to exceed the maximum impervious surface allowed on the property.

Surrounding Uses. The subject site is surrounded by the following land uses:

North - Single family residential; zoned R-1C; guided Low Density Residential
East - Single family residential; zoned R-1C; guided Low Density Residential
West - Vacant, City owned property; guided O, Office
South - Single family residential; zoned R-1C; guided Low Density Residential

PRELIMINARY AND FINAL PLAT

Lots and Blocks. Lot 1 has an existing home on it and would be 6.33 acres in size and Lot 2 would be 0.72 acres; both exceeding the minimum lot size requirement of 12,000 square feet. The biggest change from Oakbush Third to Oakbush Fourth Addition is there would only be one buildable lot along Blaine Avenue instead of two.

Access. Lot 1 would keep the existing access onto 62nd Street and Lot 2 would obtain access from Blaine Avenue.

Park Dedication. Park Dedication would not be required as it was paid with Oakbush Third Addition.

Reforestation. The applicant submitted a tree survey; 29 caliper inches are required to be planted based on the type and number of trees removed. A reforestation plan has been submitted but a more detailed plan shall be approved by the Planning Department prior to the issuance of a building permit.

Agreements. A custom grade agreement (CGA) will be required for the construction of the new home. The applicant shall work with the City Engineering Department on obtaining Council approval for the CGA

VACATION OF EASEMENTS

To obtain a clean title on the properties, the drainage and utility easements on Lots 1, 3 and 4, Block 1, Oakbush Third Addition shall be vacated as shown on the attached exhibit. The required easements will be dedicated on the new plat of Oakbush Fourth Addition. Engineering has reviewed the plans and is in support of the vacation and rededication of easements.

HEIGHT CUP CRITERIA

Section 10-3A-5 of the Zoning Regulations lists criteria to be considered with all conditional use permit requests. This criterion generally relates to the Comprehensive Plan and Zoning

consistency, land use impacts such as setbacks, drainage, and aesthetics, environmental impacts, and public health and safety impacts.

The conditional use permit request to allow a home to be 39 feet whereas 35 feet is the maximum height meets the above criteria. The proposed home meets the minimum setback requirements. The surrounding properties are all single-family residential homes. The lot has a shallow sewer in relation to the surrounding topography. In order to enable the main floor to have fixtures draining to the road the home would be constructed with 24" floor tresses increasing the height of the three story house. Because of the topography of the property only two stories would be visible from the road. The closest neighboring home to the east would be located at least 150 feet away from the house and heavily screened with trees.

IMPERVIOUS SURFACE CUP CRITERIA

	Square Feet	Allowed Impervious Coverage (sq. ft)
Lot Size	31,511	6,302
Existing Impervious Surface	0	-
Allowed additional impervious coverage by CUP	10% of lot area	3,151
Additional impervious surface requested	2,672	-
Total impervious coverage requested	8,974	

The zoning ordinance sets a maximum impervious surface allowed on each lot in the city based on lot sizes. Impervious surface can be increased by up to 10% of the lot area with a conditional use permit provided the following criteria are met:

- a) A Storm Water Management System shall be constructed within the property that meets the Best Management Practices design criteria as set forth in the Northwest Area Ordinances and Storm Water Manual.
- b) The Storm Water Management System and Grading Plan (including necessary details for construction, showing proper location, material, size, and grades) shall be approved by the Engineering Division prior to ground disturbance or installation of the facility.
- c) The Storm Water Management System is considered a private system and the responsibility of maintenance is that of the owner.
- d) The design of the facility shall provide storage and treatment for the 100-year event volume as it relates to the additional impervious surface being considered with a conditional use application.

- e) A storm water facilities maintenance agreement shall be entered into between the applicant and City to address responsibilities and maintenance of the storm water system.
- f) An escrow or fee, to be determined by the City Engineer, shall be submitted to the City with the Storm Water Management System submittal. The final amount and submittal process shall be determined by the City by the time the Owners are ready to submit the Storm Water Management System and Grading Plan. Surety shall be provided to ensure construction of the system according to the plans approved by the City Engineer.
- g) The soils shall be tested to determine the infiltration capacity at and below the stormwater facility to ensure the stormwater management facility performs and functions within the assumed design parameters. A three (3) foot separation shall be maintained from seasonal high water levels and the bottom of any facility.

ENGINEERING REVIEW

The Engineering Department has reviewed the plans and is working with the applicant on stormwater and grading requirements. The applicant is proposing to construct a few rain gardens on the property along with a retention tank.

Engineering has made recommendations on conditions that are included at the end of this report. The applicant shall continue to work with the City to secure final approval of the construction plans. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

- A. **Approval.** If the Planning Commission finds the applications to be acceptable, the following actions should be recommended for approval:
 - Approval of the **Preliminary and Final Plat** for the two lot single family subdivision to be known as Oakbush Fourth Addition subject to the following conditions:
 1. The final plat and plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.
 - Preliminary/Final Plat dated 06/30/14
 2. A Custom Grading Agreement shall be prepared by the City Attorney and executed by both the City and the property owner prior to issuance of a building permit.

3. A revised landscaping plan shall be approved by the Planning Department prior to the issuance of a building permit.
- Approval of the **Vacation of Easements** on Lots 1, 3 and 4, Block 1, Oakbush Third Addition subject to the following conditions:
 1. The vacation of easements shall be in substantial conformance with the plans on file with the Planning Department.
 - Approval of a **Conditional Use Permit** to allow a 39 foot single family home whereas 35 feet is the maximum height allowed in the R-1C zoning district.
 - Approval of the **Conditional Use Permit** to allow additional impervious surface on the property subject to the following conditions:
 1. A storm water facilities maintenance agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities.
 2. Prior to any work being done on the site, an Engineering cash escrow and/or letter of credit shall be submitted to the City to ensure the proper construction of the improvements and to review the drainage modeling.
 3. The developer shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence.

B. **Denial.** If the Planning Commission does not favor the proposed applications or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

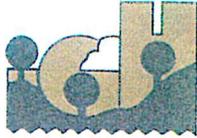
RECOMMENDATION

The Planning Division recommends approval of all of the requests subject to the conditions listed in Alternative A.

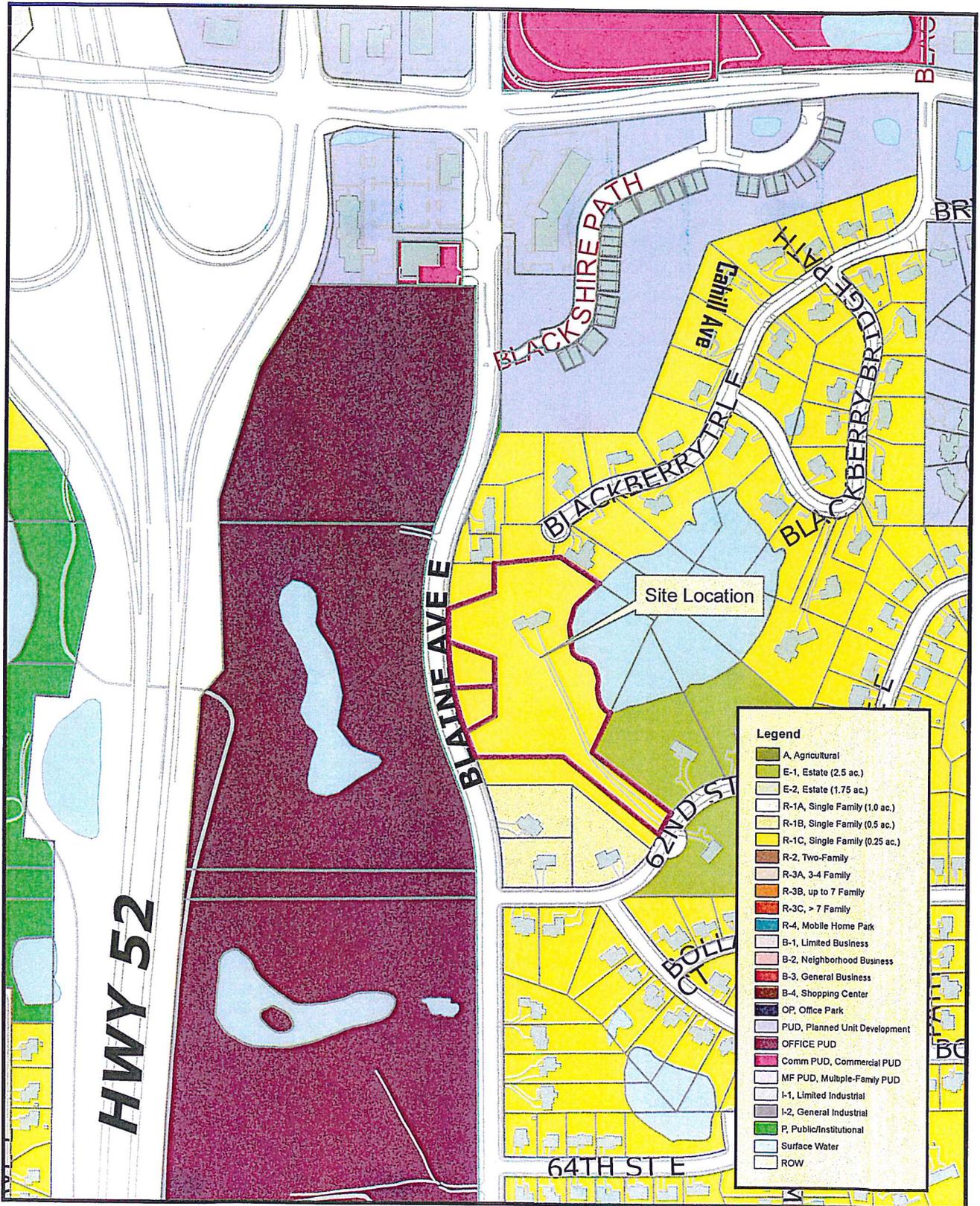
Attachments:

- Exhibit A - Location Map
- Exhibit B - Narratives: Plat, CUP Height, CUP Imp Surface
- Exhibit C - Preliminary/Final Plat
- Exhibit D - Easements to be vacated
- Exhibit E- Site Plan
- Exhibit F -Elevations
- Exhibit G- Reforestation plan

Map not to scale



Peter Burchard
Case No. 14-27SCV



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is to be used for reference purpose only. The City of IGH is not responsible for any inaccuracies herein contained.

Exhibit A
Zoning and Location Map

Peter Burchard
232 11th Ave S. South St Paul, MN USA 55075

612 499 0486
winwin.now@gmail.com



7/3/14

To: City of Inver Grove Heights
8150 Barbara Ave,
Inver Grove Heights, MN 55077

Re: Application to Subdivide land at 6124 & 6070 Blaine Ave & 2585 62nd
Street East, Inver Grove Heights.

Please find attached the Planning Application, plans, fees and associated information to apply for:

- Preliminary Plat
- Final Plat
- Vacation of easement

1. Proposal

- 1.1. It is proposed to join 2 lots and extend that lot into the neighboring lot. This will involve vacation of previous easement(s).
- 1.2. Lots to be joined: Lots 3&4 of Block 1 on Oakbush third addition
- 1.3. These lots will also be extended into Lot 1 of Block 1 on Oakbush third addition approximately 20feet.
- 1.4. Vacation of easements will be required to remove the easements on the boundaries being moved.
- 1.5. The purpose of the subdivision is to build a single family dwelling.

2. Public Meeting

- 2.1. Written advice was given to property owners within 350 ft of the affected properties. Various landowners asked questions and voiced positive feedback for the subdivision.
- 2.2. On Wednesday 7.2.14 a public meeting was held on site at the proposed subdivision. Neighbors; Michael & Melissa Ivey and Mark Colburn attended on site and asked questions about the proposal.
- 2.3. They had no objections to the proposal. Comments included:
 - joining the two lots would make a better site for building,
 - the site is isolated from neighboring homes and will have minimal impact on the community.

3. Abstractors certificate

Please find attached the "zoning certificate" with names and addresses of neighbors within 350 ft of affected lots.

4. Grading and Drainage plan

- 4.1. There is no proposal to: build roads, change natural grading or install drainage for the subdivision of the lots. A concept site plan of proposed building work is attached to give an indication of future works. This grading work is subject to:
 - a separate request for variance on impervious site cover exceeding 25% of site area,

R

- future Custom Grading Agreement, and
 - Erosion Control Plan.
5. Tree Preservation Plan and Reforestation Plan
- 5.1. Please find attached:
- a tree survey,
 - plan showing concept development showing trees to be removed, and
 - plan of reforestation.
6. Administrative decision
- The proposal does not create a new lot. If the application falls under the exemptions of 11-1-7 or possibility of Administrative Approval under 11-1-7-2 I ask that the Administrative approval process be pursued.
7. Further documentation
- If further documentation is required, please contact me.

Regards,



Peter Burchard

Peter Burchard
232 11th Ave S. South St Paul, MN USA 55075

612 499 0486
winwin.now@gmail.com



7/7/14

To: City of Inver Grove Heights
8150 Barbara Ave,
Inver Grove Heights, MN 55077

Re: Application for ^{CUP}Variance – Height of building

Please find attached the Planning Application, plans, fees and associated information to apply for:

- Application for ^{CUP}Variance – Height of building (39 feet)

1. Proposal
 - 1.1. The applicant proposes to build a single family residence higher than the 35ft prescribed in the zoning ordinance.
2. Practical difficulty
 - 2.1. The proposed lot has a relatively shallow sewer in relation to the surrounding topography
 - To drain fixtures to the sewer (road) end of the home, 24" floor trusses are proposed.
 - To enable the main floor to have fixtures draining to the sewer the home is elevated so the main floor is at street level.
3. Effect of project on public welfare or the neighborhood
 - 3.1. The proposal involves lowering the home so only two storeys are visible from the road.
 - 3.2. The site is cut at the back and filled at the front of the home so only two storeys are visible from the street.
 - 3.3. The site is heavily wooded and neighboring properties are also heavily wooded.
 - 3.4. Due to the nature of the topography, neighbors can not build within 175 ft of the property boundaries.
 - 3.5. The nearest neighbor's view of the proposed home is partially obstructed by a natural ridge jutting out between their home and the proposal
4. Supply of light and air to neighbors
 - 4.1. The proposed home is at least 200ft from any neighbors buildings and will not affect light or ventilation
 - 4.2. The proposal is below the canopy line and will not impact shading of neighboring properties
5. Other considerations
 - 5.1. Alternative designs have been considered and deemed less practical
 - A two storey design was considered but the roof area would have exceeded the maximum site coverage rules allowed with a Conditional Use Permit

R.

- A flat roof was considered but a section of roof on the South side is needed for solar panels in the future. Ideally the solar panels would be oriented perpendicular to and half way between winter and summer zenith angles (20-60 deg roof pitch). 40 deg being the optimal angle of the South facing roof.
- 5.2. The concept the applicant is pursuing is within the intent of Title 9, 10-5-8 of the city ordinance for height exemptions and modifications.

C. On any lot sloping downhill from the street, which has an average ground slope on that portion of the lot to be occupied by the main building of twenty five percent (25%) or more, measured in the general direction of the side lot lines, an additional twelve feet (12') of height may be permitted in such main building, provided the lowest floor shall not be less than ten feet (10') below the average established property line grades along the front of the lot.

6. Further documentation

If further documentation is required, please contact me.

Regards,



Peter Burchard

Attached:

- Cross section of proposal
- Elevation from street
- Cut & fill plan dated 7.7.14 showing building position.

Peter Burchard
232 11th Ave S. South St Paul, MN USA 55075

612 499 0486
winwin.now@gmail.com



7/7/14

To: City of Inver Grove Heights
8150 Barbara Ave,
Inver Grove Heights, MN 55077

Re: Application for Conditional Use Permit (residential) – excess of 20%
impervious site cover

Please find attached the Planning Application, plans, fees and associated information to apply for:

- Conditional Use Permit (residential) – excess of 20% impervious site cover

1. Proposal

- 1.1. The applicant proposes to build a single family residence on the property.
- 1.2. The applicant proposes a basement level garage to reduce the number of rooms in the basement area needing plumbing pumped to sewer.
- 1.3. The drive way proposal requires a wider sweep to achieve a 10% grade
- 1.4. Roof area has been reduced in size by having rooms in all three levels
- 1.5. The applicant proposes a future pool with about 500 ft² of paths around.

1.6. A summary of areas is shown in the following table:

Lot area after subdivision ft ²	31521
Impervious area allowed without CUP	6304 ft ²
Maximum allowed under CUP	9456 ft ²
Proposed impervious area	8976 ft ²
Area needing CUP	2672 ft ²

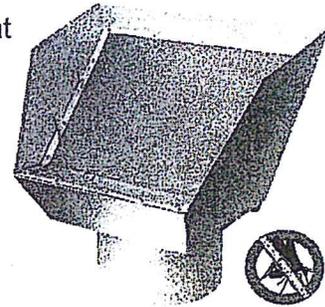
2. Stormwater concept

- 2.1. The proposal seeks to use best practice in design
- 2.2. Whole property will be covered by these design features. For the purpose of the CUP application only 2672 ft² of impervious area is considered. Plans show the whole site and various methods of disposal.

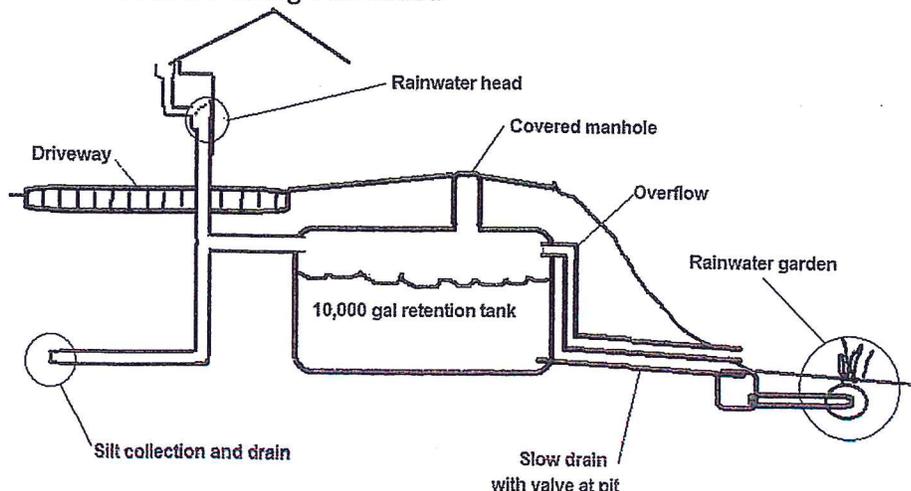
3. Driveway areas

- 3.1. Driveways are to be finished with permeable pavers set on road base.

- 3.2. Driveways are drained to pits and gravity drained to rainwater gardens
4. Rainwater gardens
 - 4.1. Rainwater gardens are placed as shown on the plans.
 - 4.2. Generally slotted pipe conveys the water through the gardens. Slotted pipes are covered in 3/4" aggregate and protected from silting with geotextile.
 - 4.3. Gardens are planted with suitable plants and breathable mulch is placed where necessary.
5. Retention tank
 - 5.1. The retention tank is the primary method of storing the stormwater under the CUP application.
 - 5.2. The tank has a capacity of 10000 gal.
 - 5.3. Stormwater is collected by roof gutters and piped to rainwater heads about 8ft above the inlet of the retention tank
 - 5.4. Rainwater heads are mosquito proof and designed to filter out leaves. See picture at right.



- 5.5. A drainage point prior to the inlet to the tank allows roof solids to settle and be cleaned from the system
- 5.6. the retention tank has two outlets
 - a slow drain that is set to discharge the contents of the tank in a controlled manner. The drain is controlled by a valve at the discharge end in a pit that discharges to a lengthy rainwater garden. Given the gravity potential, the disposal area is not just limited to the rainwater garden and can be used to water lawns, fill the pool etc.
 - the second outlet is an over flow that can take the full inlet flow and discharge to the disposal point shown on the site plan. It is anticipated that a discharge in excess of 1 in 100 storm will overflow using this outlet.



6. Mosquito consideration
 - 6.1. Rainwater heads and over flow have mosquito mesh fitted
 - 6.2. The retention tank is accessible through the manhole to inspect and treat if necessary
7. Sedimentation of solids
 - 7.1. The roof stormwater system has a silt collection and drain to facilitate removal of leaf matter/shingle sand etc
 - 7.2. This collection area can be drained by screwing off the end cap.
8. Maintenance of system

Maintenance of the system would consist of the following:

 - 8.1. Maintenance of the rain gardens is the biggest up keep. Ensuring that the plantings are healthy and receiving enough water to keep alive. Some extra watering may be needed.
 - 8.2. Checking of mosquito mesh and removal of leaves in the rainwater heads yearly
 - 8.3. De-silting of drain and tank may be necessary every other year
 - 8.4. Checking mosquito mesh in the retention tank every other year.
 - 8.5. Adjust the discharge of retention water as necessary depending on weather conditions.
9. Freezing considerations
 - 9.1. The earth above the tank may freeze in winter. Some minor differential movement may occur between the pipes and tank and manhole and tank. This is minimized by having 2 ft of earth over the tank
 - 9.2. Stormwater and roof melt should not freeze in the pipe system. The slow drain outlet could be insulated to minimize freezing at the discharge point.
10. Engineering assessment
 - 10.1. A 100 year 24 hour storm event is quantified as a 6 inch deluge. See NOAA technical paper number 40 page 56 (attached)
 - 10.2. Given the tank capacity of 10,000gal it would be able to take a full storm event from a 2672ft² impervious area without even discharging to the rainwater garden.
 - 10.3. See separate engineering certificate stating that:
 - the 10,000gal retention tank will take the 1 in 100 year storm event and
 - generally the stormwater system meets the intent of the stormwater manual.
11. Further documentation

If further documentation is required, please contact me.

Regards,



Peter Burchard

Attached:

- 1 in 100 year 24 hr storm deluge map
- Cut & fill plan dated 7.3.14 showing Retention tank and discharge points.

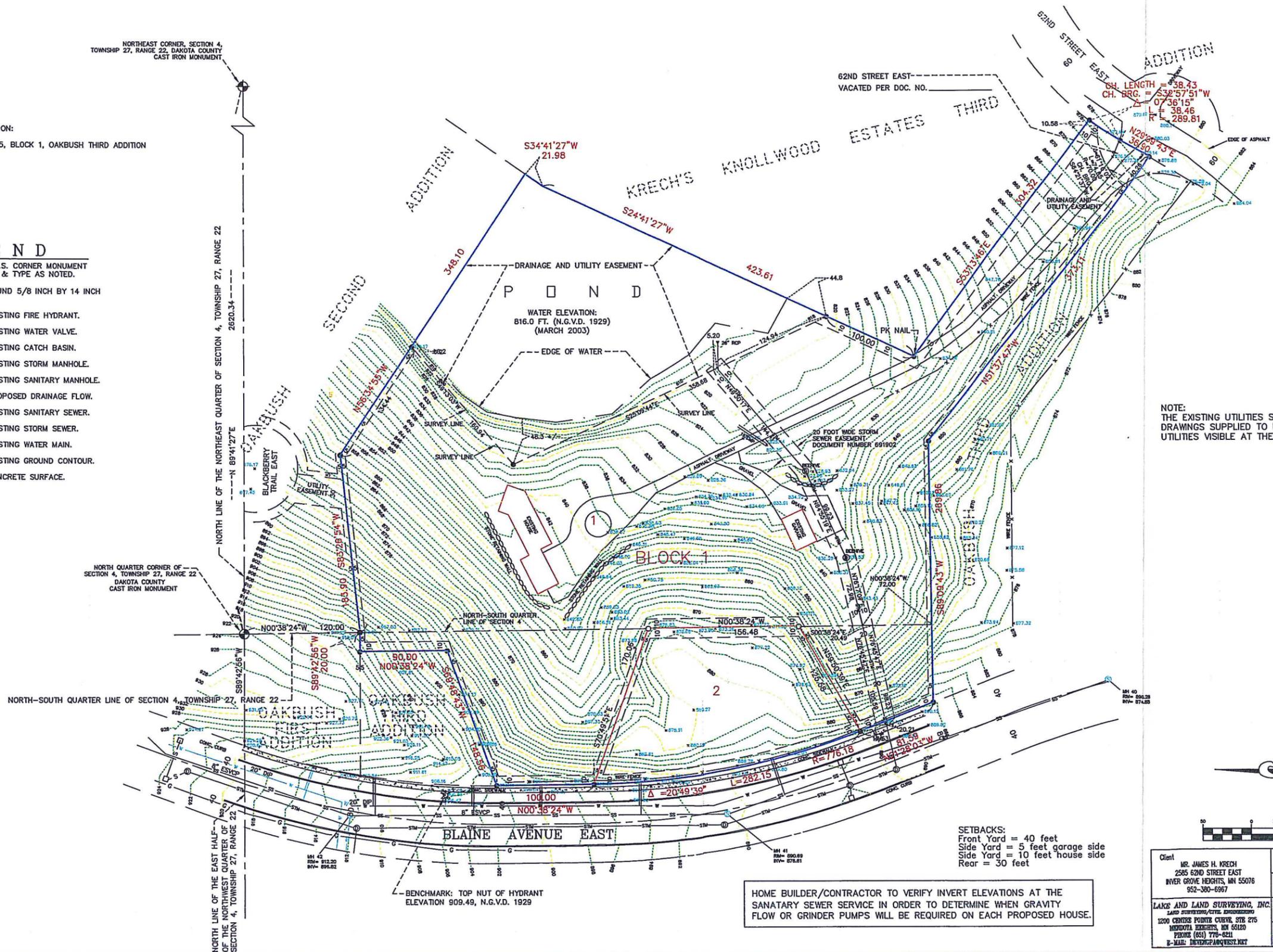
PRELIMINARY PLAT: OAKBUSH FOURTH ADDITION

LEGAL DESCRIPTION:

LOTS 1, 4 AND 5, BLOCK 1, OAKBUSH THIRD ADDITION

LEGEND

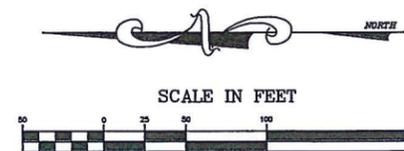
- ⊕ DENOTES P.L.S. CORNER MONUMENT FOUND, SIZE & TYPE AS NOTED.
- DENOTES FOUND 5/8 INCH BY 14 INCH REBAR
- ⊗ DENOTES EXISTING FIRE HYDRANT.
- ⊕ DENOTES EXISTING WATER VALVE.
- DENOTES EXISTING CATCH BASIN.
- ⊙ DENOTES EXISTING STORM MANHOLE.
- ⊙ DENOTES EXISTING SANITARY MANHOLE.
- DENOTES PROPOSED DRAINAGE FLOW.
- SS— DENOTES EXISTING SANITARY SEWER.
- STM— DENOTES EXISTING STORM SEWER.
- W— DENOTES EXISTING WATER MAIN.
- DENOTES EXISTING GROUND CONTOUR.
- ▨ DENOTES CONCRETE SURFACE.



NOTE:
THE EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS SUPPLIED TO LAKE & LAND SURVEYING AND UTILITIES VISIBLE AT THE TIME OF THE SURVEY.

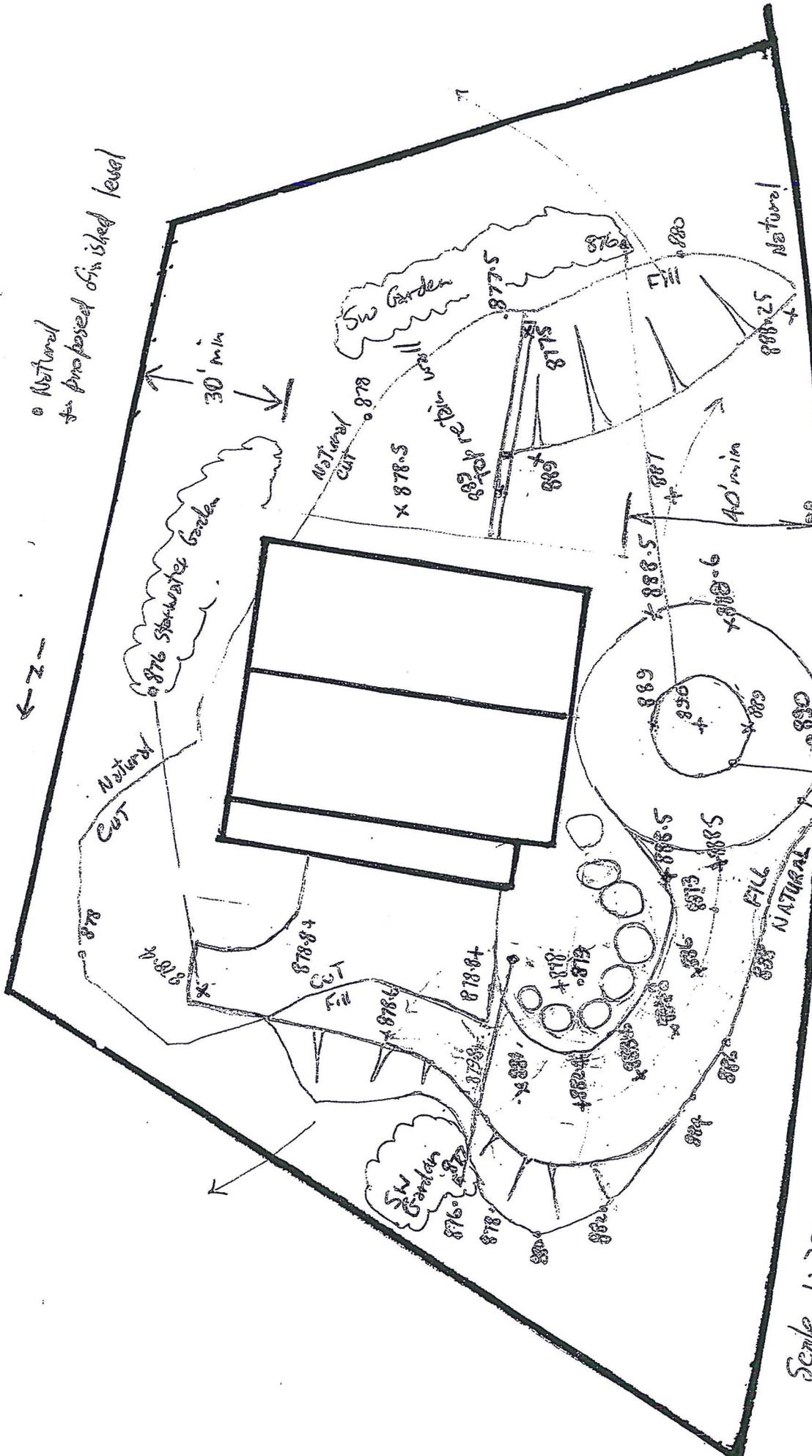
SETBACKS:
Front Yard = 40 feet
Side Yard = 5 feet garage side
Side Yard = 10 feet house side
Rear = 30 feet

HOME BUILDER/CONTRACTOR TO VERIFY INVERT ELEVATIONS AT THE SANITARY SEWER SERVICE IN ORDER TO DETERMINE WHEN GRAVITY FLOW OR GRINDER PUMPS WILL BE REQUIRED ON EACH PROPOSED HOUSE.



Client MR. JAMES H. KRECH 2585 62ND STREET EAST RIVER GROVE HEIGHTS, MN 55076 952-380-6967	Design by JF	Original date E-30-14	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 surveyor under the laws of the State of Minnesota. Jonathan L. Ferrel Lic. No. E-30-14 Month/Day/Year 16/6/4
	Drawn by JK	Revisions	
LAKE AND LAND SURVEYING, INC. LAND SURVEYORS/AGRIC. ENGINEERS 1200 CENTRE POINTS CURVE, STE. 275 MINNETONKA HEIGHTS, MN 55120 PHONE (651) 770-6211 E-MAIL: DEVER@PANDORA.NET	Survey book No.	Page title PROPOSED	Sheet number of
	S.A.P. number 2014.054		

C



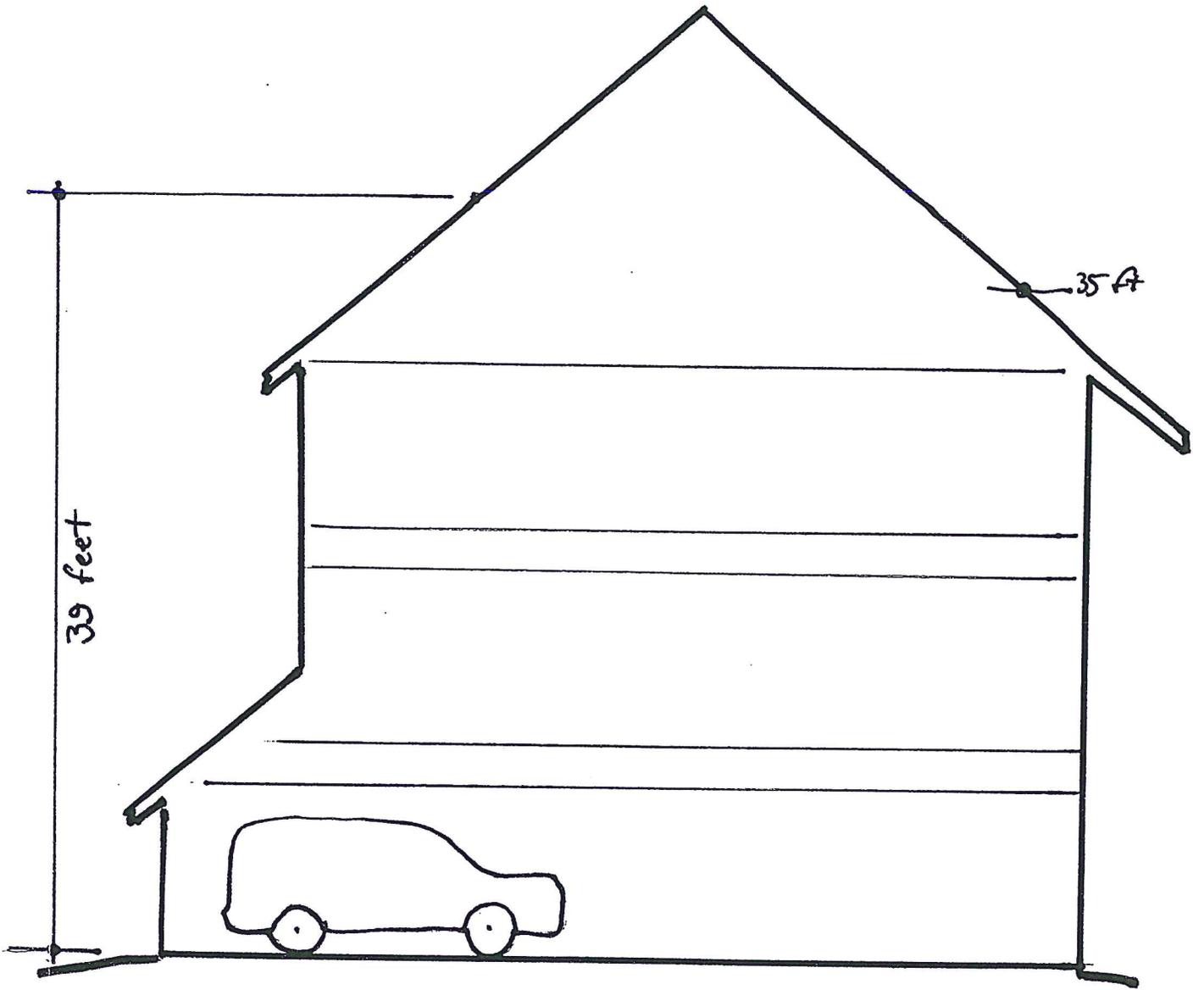
Concept
 City Fill plan 7.7.14
 PG

16" max
 Storm water retention tank
 top of tank +887
 bottom of tank 878

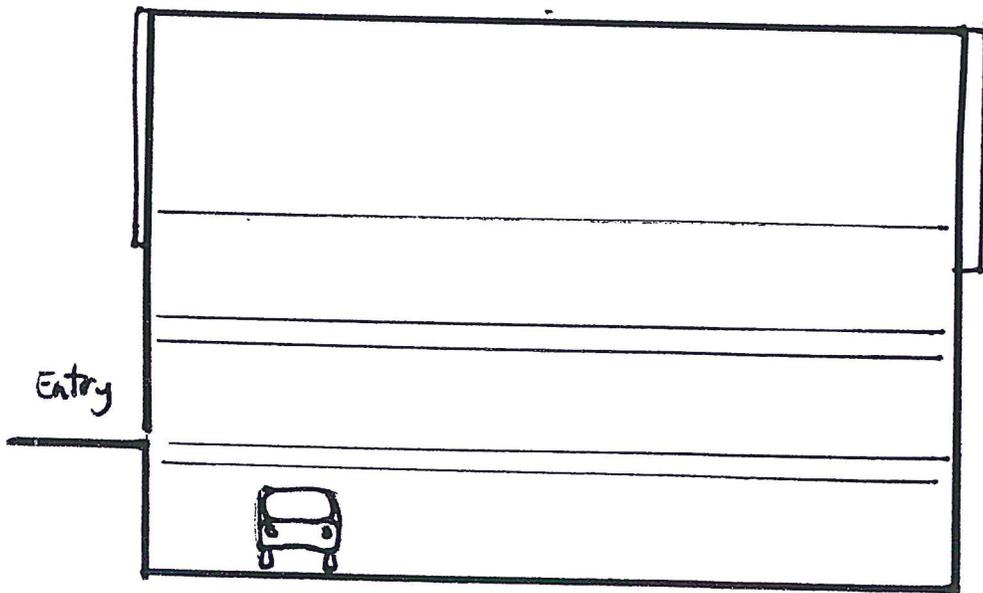
Scale 1:337.6 approx

Driveway 10% gradient
 1:10

CF



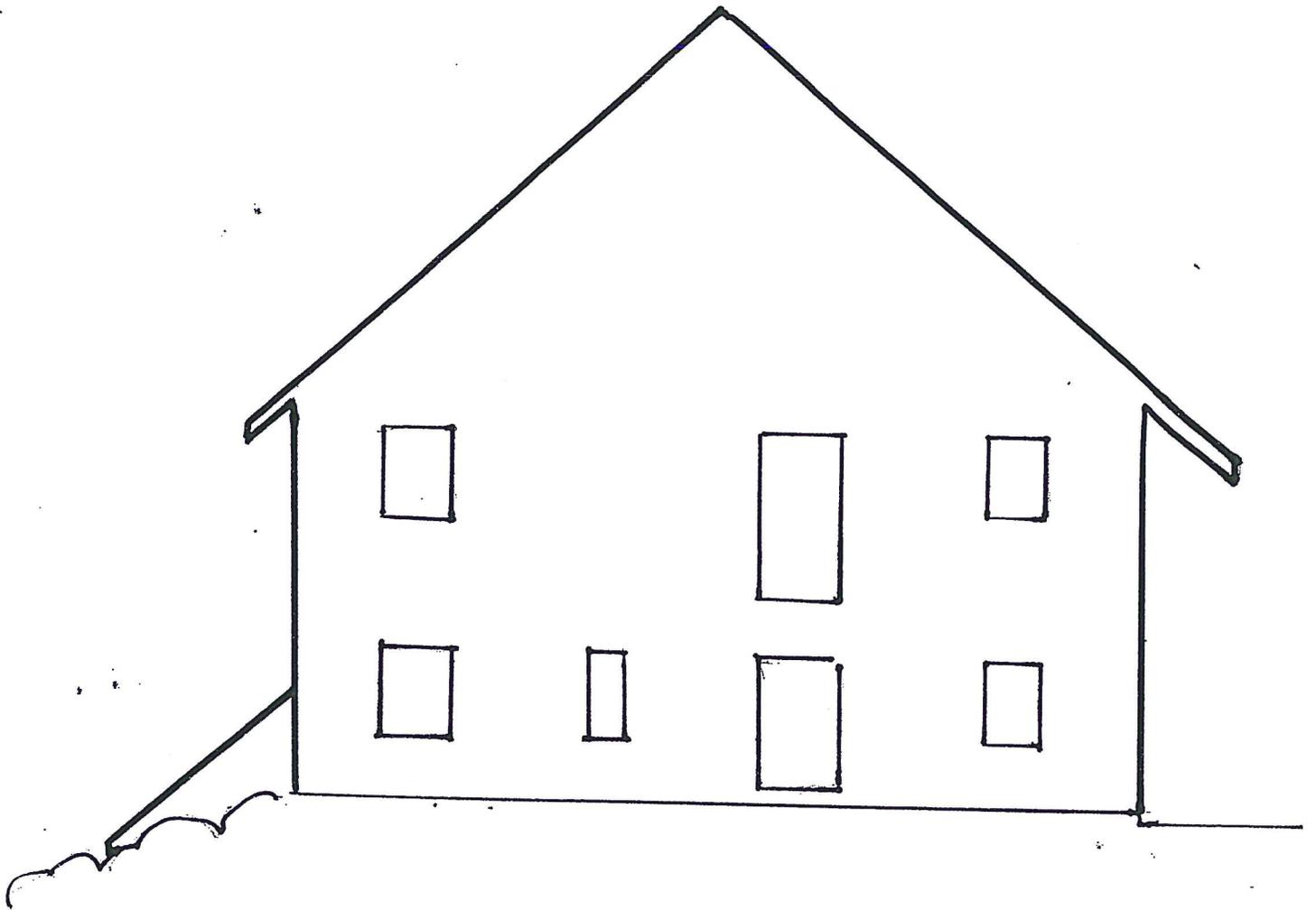
1:100



Conceptual
SECTIONS

7-7-14

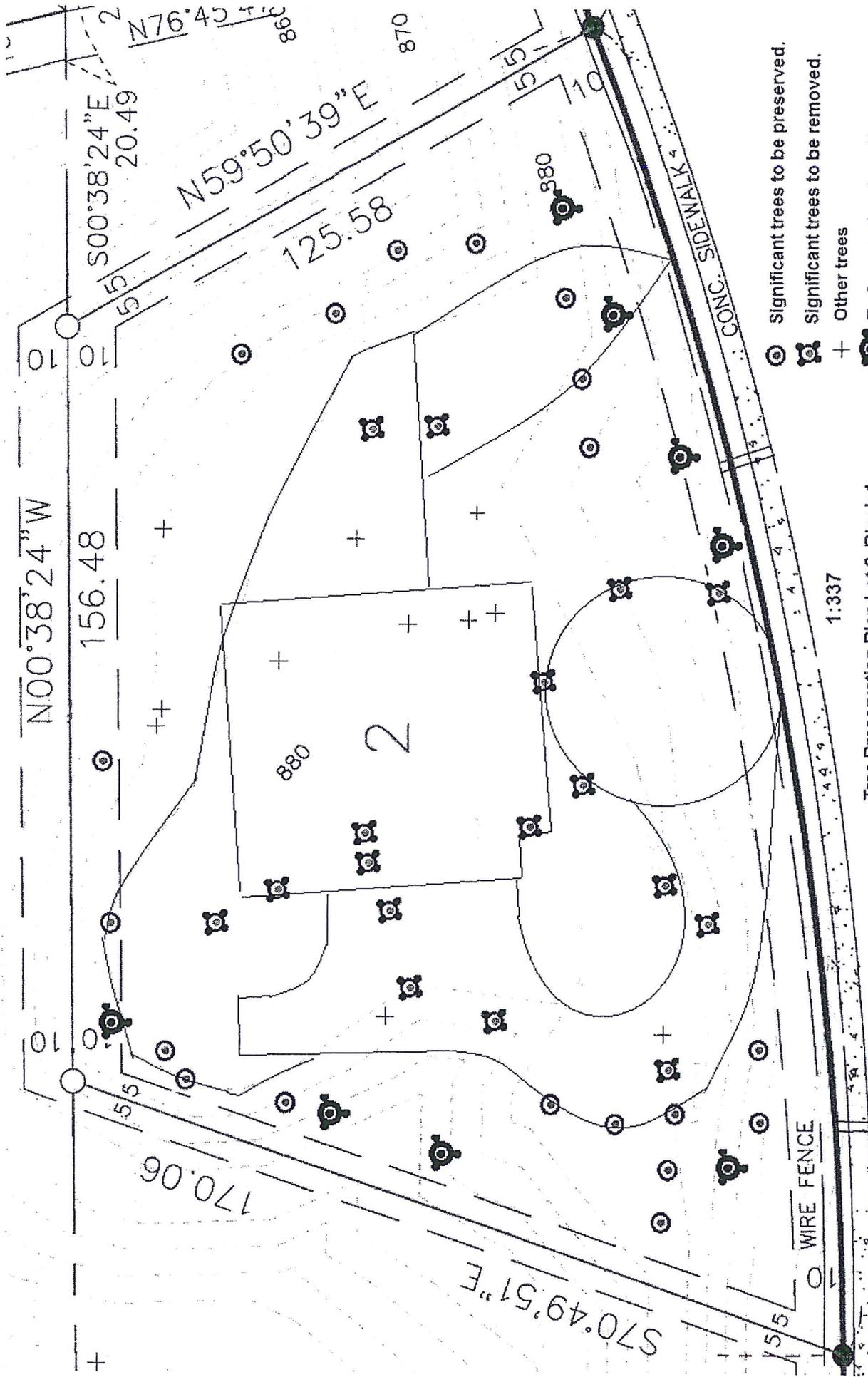
f



1:100

Conceptual Street
ELEVATION 7.7.14

D



- ⊙ Significant trees to be preserved.
- ⊞ Significant trees to be removed.
- + Other trees
- ⊞+ Reforestation locations

1:337

Tree Preservation Plan Lot 2, Block 1,
Oakbush 4th Addition 7.7.14

G

P L A N N I N G R E P O R T
C I T Y O F I N V E R G R O V E H E I G H T S

REPORT DATE: July 27, 2014

CASE NO: 14-24PUD

APPLICANT: IGH INVESTMENTS LLC (ARGENTA HILLS 9th)

REQUEST: Rezoning to R-1C/PUD, Preliminary Plat, Preliminary PUD Development Plan Amendment and Final Plat and Final PUD Development Approval for Argenta Hills 9th Addition

HEARING DATE: August 6, 2014

LOCATION: North of Amana Trail, west of Alverno

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning
Engineering
Park and Recreation
Fire Marshall

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application which consists of an amended preliminary PUD development plan and plat for what we expect to be the final phase of residential development in the overall Argenta Hills PUD. The applicant is also requesting a Final Plat and Final PUD Development approval for 13 single family lots. The original preliminary PUD was approved for 21 lots in this segment that is west of what was then expected to be Argenta Trail. Since the original approval in 2007, there have been a number of changes to the future county road system plan and how Amana Trail will intersect Argenta Trail. In 2007, Amana (Co Rd 28) was going to be the through street connecting with existing Argenta Trail/Yankee Doodle Road in Eagan. The current plan now shows Argenta Trail to be relocated to the east of its current intersection with Hwy 55 and Amana Trail will now intersect Argenta Trail. There is also still discussions about a full interchange at 55/Argenta in the future. The exact alignment of these intersections is being studied at this moment, so not all road right-of-way final alignments can be addressed with this plat.

This change to the road alignments has impacted the final phase of Argenta Hills and has reduced the amount of land that can be developed, thus the reduced number of lots proposed.

The specific applications being requested are:

1. Rezoning of the property from A, Agricultural to R-1C/PUD.
2. Preliminary Plat approval of Argenta Hills 9th Addition resulting in 13 lots, and the remaining parcel in one outlot for future right-of-way and possible development phases.
3. Preliminary PUD Development Plan Amendment of the Argenta Hills PUD as required by the Northwest Overlay District.
4. Final Plat and Final PUD Development Plan Approval for Argenta Hills 9th Addition, consisting of 13 platted lots and one outlot.

The applicant is also requesting flexibility from the following two standards found in the Northwest Overlay District Ordinance:

1. The applicant is requesting flexibility from the maximum driveway width requirement in order to provide for standard three car garage driveways without installing pervious pavement. Maximum driveway width is 20 feet. Reason for requirement is to minimize impervious surface. Additional width is allowed provided that driveway portion beyond 20 feet is constructed of pervious materials. This will be discussed later in the report.
2. To allow corner side yard setbacks of 15 feet when adjacent to a residential local street.
3. To allow corner side yard setbacks of 25 feet when adjacent to a minor collector road (Alverno).
4. To allow rear yard setback along Amana Trail to be 30 feet as opposed to the required 50 feet when abutting an arterial road.

The applicant is also requesting some flexibility in the impervious surface per lot. The Code requires an overall project impervious surface not to exceed 25%. Development can be allotted any amount of impervious surface per lot as long as the overall project does not exceed 25%.

HISTORY/CONSISTENCY WITH PLANS, STUDIES AND POLICIES

The Northwest Area Overlay District was established to encourage development that provides such features as:

- Cluster development practices which preserve significant natural features,
- Pedestrian connections,
- Innovative storm water management practices,
- Reduction in impervious surface cover to maximize natural storm water infiltration,
- Provide on-site retention of storm water and,
- Open space areas as development amenities.

As many of the commission members are aware, a number of studies and plans were done over the last 10-15 years to establish the groundwork and key elements for development in the Northwest Area. Those documents include; 2030 Comprehensive Plan, Alternative Urban Areawide Review (AUAR), Natural Resource Inventory, Overall Storm Water Manual for the Northwest Area, Northwest Area Overlay District Ordinance.

EVALUATION OF THE REQUEST

Because the revised preliminary plat and PUD changes are small, the report will combine the review of the preliminary and final together and concentrate on a review of the plans against the original preliminary plat conditions of approval for compliance. The original preliminary plat and PUD have been modified a couple of times over the course of the project. The review will address the latest list of 35 conditions. A copy of the resolution approving the preliminary plans, including the conditions is attached.

PRELIMINARY AND FINAL PLAT AND PUD DEVELOPMENT PLAN

The review will address each of the current 35 conditions of approval. A copy of the resolution approving the preliminary plans, including the conditions is attached.

A revised preliminary plat and PUD development plan is required because lot layout and street patterns have changed due to a number of factors. The following summarizes the changes to the original PUD preliminary plan:

- a. Revised street layout. The original plan was approved with a cul-de-sac street because there was no plan for any further local street connections based on the future county road system design in 2007. With the City Collector Street Study done in 2013, we now have a design and layout for the collector road system in the Northwest Area. Further analysis by the County has found that Amana Trail will now intersect with Argenta Trail rather than Amana being the main east-west street. There now is an opportunity to extend the local street northward to the next property and have a small segment that would eventually connect to one of the collector streets. The applicant is responsible to dedicate some right-of-way for Amana, and ponding easements south of Amana Trail (SP-14), but the actual alignment and easement is unknown at this time.

Plat review. The plat consists of 13 lots ranging in lot size from 7,000 square feet to 14,000 square feet. The largest lot was sized to accommodate the temporary turn around for 76th Street. Lot widths range in the 60 to 65 foot wide range. Lot sizes are similar to all other lots in Argenta Hills.

Overall, however, the proposed plan is consistent with the original intent for the residential neighborhoods. The original plan had 21 lots on a cul-de-sac street. The revised plan has 13 lots on a local street that will extend further north into the next property.

Condition #1 relating to consistency with preliminary plans. The submitted preliminary plans are generally consistent with the original preliminary plans approved by Council. The same general street layout exists other than the street will now extend northward rather than end in a cul-de-sac.

Open Space. The Northwest Area Overlay District establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area the project contains the following:

	Required Acres	Proposed Acres 2007	Proposed Acres 2014
<i>Total Net Developable Area</i>	120.9		
Minimum Open Space Required = 20% of net area	24.2	43.7	41.0
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	18.2	18.9	19.9
Area to be undisturbed = 50% of required open space	12.1	19.6	18.5
Disturbed Open Space	12.1	23.6	22.5

This is expected to be the last phase of residential development in the PUD. The balance of the commercial development must also comply with these numbers. The commercial development open space would not change due to the design layout and improvements that are already in place.

The overall PUD still exceeds the minimum open space requirements for the Northwest Area.

Building Setbacks and Separation. The current preliminary PUD allowed for varying building separation standards in the residential areas down to 10 feet. The proposed plans are consistent with this allowed separation. In this development, there are no storm water features needed or proposed in side yards. All storm water is addressed with larger infiltration basins.

The reduced corner setbacks being requested are similar to those already approved in other phases of the development. The reduced setback along Amana Trail seems reasonable given that the alignment of Amana will most likely shift slightly south giving a little more separation from the future street. There will also be a grade change where the houses would be higher than the street by approximately 10 feet. Staff would support this request for flexibility.

Sidewalks. The original preliminary plan did not provide for a sidewalk along one side of the local street because the street ended in a cul-de-sac and sidewalks have typically not been required. Because this will now be a through street that will extend and connect to a future collector street, staff is recommending that a sidewalk with concrete aprons be required on one side of the street.

Condition #2 relating to approval of the final grading, drainage and erosion control plans. Engineering has reviewed the plans and recommends approval with a condition the final plans shall meet the approval of the City Engineers.

Condition #3 relating to drainage and utility easements provided on the plat. The plat will provide for easements over the main drainage areas and open space areas in the outlot. The outlot would remain in private ownership until such time that the final road design is established for Hwy 55 and Argenta Trail. All necessary perimeter drainage and utility easements are shown on the plans.

Condition #4 relating to ownership of natural area/open space. The required open space for the overall project is contained in Outlot A. Ownership would be by the homeowners association.

Condition #5 relating to rooftop and ground mounted equipment being screened. Not applicable to this phase.

Condition #6 relating to park dedication. Park dedication will consist of a cash payment of \$2,850 x 13 lots for a total of \$37,050. The park dedication fees are collected at time of final plat release.

Condition # 7 relating to parking lot and building lighting being downcast. Not applicable to this phase.

Condition #8 relating to plans reviewed by the Fire Marshall. The Fire Marshall has made comments to date. The streets meet minimum width to allow for one-side parking and there will be a temporary turn around provided. The final design of the turnaround will require approval by the Fire Marshal.

Condition #9 relating to MnDOT and County Review. The plans have been sent to Dakota County for their review. The County Plat Commission has not yet made formal comments on the plat. These comments are expected before City Council review and will be incorporated into the approvals.

Condition #10 relating to storm water facilities maintenance agreement and responsibilities. The developer will be required to enter into a maintenance agreement with the City for all of the storm water features. The details of the agreement will be addressed during the

development contract meeting which is currently in progress. The City Engineer is involved in the drafting of the agreements to insure all of the design elements of the Northwest Storm Water Manual are incorporated into the maintenance agreement. The City Council will review and take action on the maintenance agreement with the development contract.

Condition #11 relating to entering into a boulevard maintenance agreement. This is a standard condition that will be included in all projects in the Northwest Area where appropriate. The maintenance agreement will be addressed during the development contract meetings and will be approved by the City Council.

Condition #12 relating to payment of plat utility fees. The development contract will address the specific fees that the developer must pay before plat release as part of the funding for the infrastructure of the sewer and water for the Northwest Area. The Council adopted an ordinance which specifies fees to be paid at time of final plat release. There will also be additional fees collected at time of building permit for all commercial and residential structures. This condition was intended to state the developer's responsibility for paying these fees.

Condition #13 relating to payment of building permit fees. This condition is intended to state the developers are responsible for payment of northwest area building permit fees similar to what is noted in as noted in condition #12. These fees are collected at time of building permit issuance.

Condition #14 relating to acknowledgment of future city approvals. This condition was drafted by the City Attorney to clarify in all developments in the Northwest Area what changes require administrative or Council review. This language will be carried over into the development contract.

Condition # 15 relating to acknowledgement of PUD zoning. This condition was drafted by the City Attorney to indicate an acknowledgement will be recorded with the County for each development indicating the zoning and regulations placed on the property. It puts on record for any future land owners that there are special regulations on the property. This same type of notification was used in Arbor Pointe.

Condition #16 relating to entering into a development contract. A development contract will be drafted by staff and the city attorney and reviewed by the City Council during their review of the final plan set.

Condition #17 relating to conditions of building occupancy. Not applicable to this phase.

Condition #18 relating to recording of documents. A standard condition notifying all parties of what documents must be recorded with the final plat. The City Attorney's office will work with the developer and city staff to insure all documents are recorded.

Condition #19 relating to private street maintenance. There are no private streets proposed in this phase.

Condition #20 and #21 relating to landscape and reforestation plans. The developer has submitted a landscape plan with details for the final residential phase and tree reforestation information for the entire PUD.

The preliminary plat of Argenta Hills 8th Addition included this property on the west side of Alverno Avenue. The 8th Addition showed 709.5 caliper inches being proposed which included the 234 caliper inches being proposed as the 9th Addition. This is consistent with previous approved plans. There will continue to be a total of 811.5 more caliper inches that will be required with the balance of the commercial lots.

Condition #22 relating to providing wetland buffers. There are no wetlands in this area of the development.

Condition #23 relating to signage. Condition not applicable to this phase of the development.

Condition #24 and #25 relating to a noise assessment along the major roadways and noise mitigation. This condition stems from the standard condition found in both the State's and County's review that noise is a concern for homes along major roadways and that some type of noise mitigation is recommended because both these agencies do not provide any mitigation for roadway noise. The applicant is proposing a number of trees planted in back yards and along Amana Trail to provide some noise relief. The difference in elevation from roadway to higher house elevations will also provide some noise relief.

Condition #26 relating to grading of the custom lots. Not applicable to this phase of the development.

Condition #27 relating to grading of trail system. No trail segments are proposed in the phase of the development. There is a trail on one side of Alverno Avenue and staff is recommending a sidewalk be installed on one side of the local street.

Condition #28 relating street widths. All of the streets proposed and constructed have been 28 feet wide which provide for parking on one side and are consistent with the Northwest Area standards.

Condition #29 relating to street lighting. Street lights will be installed per city and utility company spacing standards.

Condition #30 relating to trail easements through the development. All trails in Argenta Hills are either in outlots that will be deeded to the city or will have trail easements under them.

Condition #31 relating to boundaries of open space shown on final grading plans. The final plans are to show the actual location of the marker posts which are placed at strategic locations to help define the open space areas. These areas will be inspected by Engineering as part of the silt fence installation review.

Condition #32 relating to future development of Outlot F must be consistent with approved preliminary PUD plans. The replatting of Outlot F shall be consistent with the approved preliminary development plans and subsequent amendments, unless a revised plan has been approved by the City Council. All conditions, restrictions, covenants, contributions and dedications must occur at time of re-platting of Outlot F. This provision shall be included in the approved and recorded development contracts.

Condition #33 relating to payment of all fees and escrows incurred by the city during the review process. The intent of this condition is to let the developer know of their financial responsibility of payment of fees. The development contract will also address this issue and state all outstanding fees must be paid prior to release of the final plat.

Condition #34 relating to the current governing resolution. This condition will be updated to reflect the latest resolution number.

Condition #35 relating to reforestation calculations. See conditions #22 and #23 above. An additional 811.5 caliper inches shall be required to be planted in the overall development of Argenta Hills.

REZONING

Per the Northwest Area Overlay District, all developments must be rezoned to a PUD designation up development. In this case, since the project is single family residential, the appropriate zoning district would be R-1C. This is the same designation as all other single family neighborhoods in Argenta Hills.

ALTERNATIVES

The Planning Commission has the following actions available for the request:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the Rezoning of the property from A, Agricultural to R-1C/PUD.
 - Approval of the Preliminary and Final Plat and Preliminary PUD Amendment to Argenta Hills and Final PUD for Argenta Hills 9th Addition subject to the following conditions:

1. The final plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	10/12/2007, 6/30/10, 8/10/12, 9/11/13, 6/20/14
Preliminary Site Layout Plan	6/25/2007, 7/19/10, 9/11/13
Preliminary Grading and Drainage Plan	6/25/2007, 7/19/10 8/10/12, 9/11/13
Preliminary Overall Utility Plan	6/25/2007
Preliminary Landscape Plan	6/25/2007, 8/10/10, 8/10/12, 9/11/13, 6/20/14
Preliminary Tree Inventory and Preservation Plan	6/25/2007, 8/11/10, 7/9/12, 9/11/13
Building Elevations	6/25/2007
Trail Plan	6/25/2007
Signage Location Site Plan	10/11/2007
Open Space Plan	6/25/2007, 7/19/10, 7/6/12, 9/11/13, 7/21/14
Development Capacity Plan	6/25/2007
Trails, Walks and Green Framework Plan	6/25/2007
Roadway and Trail Plan	6/25/2007
East-West Pedestrian Connection	6/25/2007
Concept Signage Sketches	9/17/2007
Main Street - Argenta Perspective Sketch	
Target View Perspective Sketch	
Commercial Buildings Schematic Elevations	8/7/2007
Argenta Hills Design Guidelines Outline	
Design Features (9 sheets)	6/25/2007
Overall Stormwater Plan (2 sheets)	
Stormwater Details (3 sheets)	
Grading and Drainage Plans (9 sheets)	6/25/2007
Landscape Plans (8 sheets)	6/25/2007
Residential Lot Design Layout (3 sheets)	9/25/2007
Argenta Hills Residential Overall Impervious Surface Illustration	8/10/12

2. Prior to construction, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.

4. Any required natural area/open space occurring on private land shall be owned by the home owners association. A conservation easement shall be required by the City restricting the use of the open space.
5. All rooftop equipment shall be completely screened from view from the public streets. Screening materials shall be compatible with the building's overall design. If the mechanical equipment is found to be visible after construction, the applicant shall provide screening subject to the approval of the City.
6. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.
7. All parking lot and building lighting on site shall be a down cast "shoe-box" style and the bulb shall not visible from property lines. The design of the fixtures shall be subject to further staff review prior to final plan approval.
8. All plans shall be subject to the review and approval of the Fire Marshal.
9. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from MnDOT and Dakota County.
10. The Agreement shall stipulate the storm water improvements shall be maintained by the following entities; in instances where the City is not responsible for maintenance of the storm water improvements, the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.
11. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Boulevard Maintenance Agreement with the City whereby the owner of the lots shall be responsible for the maintenance of boulevard improvements on such lots; the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.
12. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.

13. In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system are due and owing.
14. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council
Parking Areas	City Council
Signage Location Plan	City Council

15. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
16. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.
17. The Development Contract shall provide that parking lots associated with specific buildings are completed before a Certificate of Occupancy is issued.
18. The following documents shall be recorded when the plat is recorded:
- Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Conservation Open Space Easement; and
 - Acknowledgement of PUD Zoning.
19. All private streets shall be maintained by the Home Owners Association.
20. Prior to City Council review of final PUD development plans in residential areas, the plans shall be modified such that visitor parking shall be accommodated in the single family neighborhoods.

21. Prior to City Council review of final PUD development plans of any phase, the landscape plan shall identify quantities of plant materials proposed for verification of code compliance.
22. Prior to City Council review of final PUD development plans of any phase, the reforestation plan shall be updated indicating the location of replacement trees on site in addition to the landscaping requirements described by the ordinance.
23. Prior to City Council review of final PUD development plans of any phase, wetland buffers shall be provided around the perimeter of all wetlands. The developer shall describe the proposed seed mix, installation and erosion control measures for the buffer areas on the landscape plan.
24. All signage for all future proposed development shall be subject to review and approval by the City.
25. Prior to City Council review of final PUD development plans of residential portions, a noise assessment of the proposed development from the major roadways (State and County) including Highway 55, Robert Street and the proposed CSAH 28 shall be required. This analysis should outline areas of concern and detail mitigation strategies for reducing noise pollution on site.
26. Residential neighborhoods located within the boundary of the Noise Abatement Overlay district shall conform to the noise mitigation measures as defined in the Airport Noise Abatement Overlay District, Section 515.80. Subd. 34 of the City Code.
27. Prior to City Council review of final PUD development plans for appropriate phases, the Developer must demonstrate how grading of the custom lots, streets and retaining walls function for the long term, realizing the development of individual lots and construction timing.
28. Prior to City Council review of PUD development plans, the Developer must demonstrate how the trail system can be graded through the open space area. Benches for proper trail widths and cross culverts for drainage shall be designed and implemented into the grading and drainage plans and shall respond to the storm water ponding and infiltration network.
29. The private drive for the large lot neighborhood will be required to be posted no parking on both sides per the Fire Marshal due to the width of the drive. The applicant will be required to address how guest parking will be handled for the 12 lots on the private road at time of final plat for that phase.

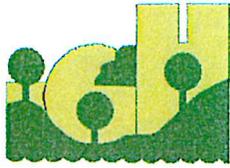
30. Street lighting shall be required within the single family neighborhoods and along all public streets. The street lighting plans shall be approved by the City and Dakota County or MnDOT where appropriate prior to installation.
 31. Separate trail easements shall be granted to the City for the trail system through the development. The City shall be responsible for the maintenance of the trail and trail easement area.
 32. The boundaries of the designated natural area/open space and conservation easement areas shall be clearly delineated on the approved final PUD plans and shall be clearly marked and delineated in the field before grading begins and after final grading is completed with signage approved by the City.
 33. At the time the City signs the plat, the owner must fully pay the City of Inver Grove Heights for all planning, engineering review and legal fees that have been incurred up to the date the City signs the final plat, and the owner must further escrow with the City an amount determined by the City of Inver Grove Heights for future planning and engineering review fees and for legal fees, except for such fees as may already otherwise be taken into account in the calculations or engineering inspection escrow made a part of the Development Agreement. Further, at the time the City signs the final plat, the owner must pay the City the fees prescribed by the ordinance (to be enacted prior to final plat) to defray the costs incurred by the City in preparation of the planning studies, engineering analysis, storm water analysis, environmental review, alternative urban areawide review, natural resource inventory and transportation modeling as such studies, analysis, reviews, inventories and modeling relate to the review, investigation and administration of the owner's applications.
 34. This PUD Amendment resolution replaces Resolution No. 12-147 and is now the guiding resolution for the overall Preliminary PUD Plan Approval for Argenta Hills.
 35. An additional 811.5 caliper inches shall be required to be planted in the overall development of the Argenta Hills PUD.
 36. A sidewalk is required along one side of the local through street.
 37. Outlot A shall be updated on the final plans to include existing road, drainage and utility easements along Amana Trail as approved by the City Engineer.
- B. **Denial.** If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

Based on this review, the Planning Division recommends approval of the Rezoning, Preliminary Plat, Preliminary PUD Amendment and Final Plat and PUD development plans for Argenta Hills 9th Addition subject to the conditions stated above.

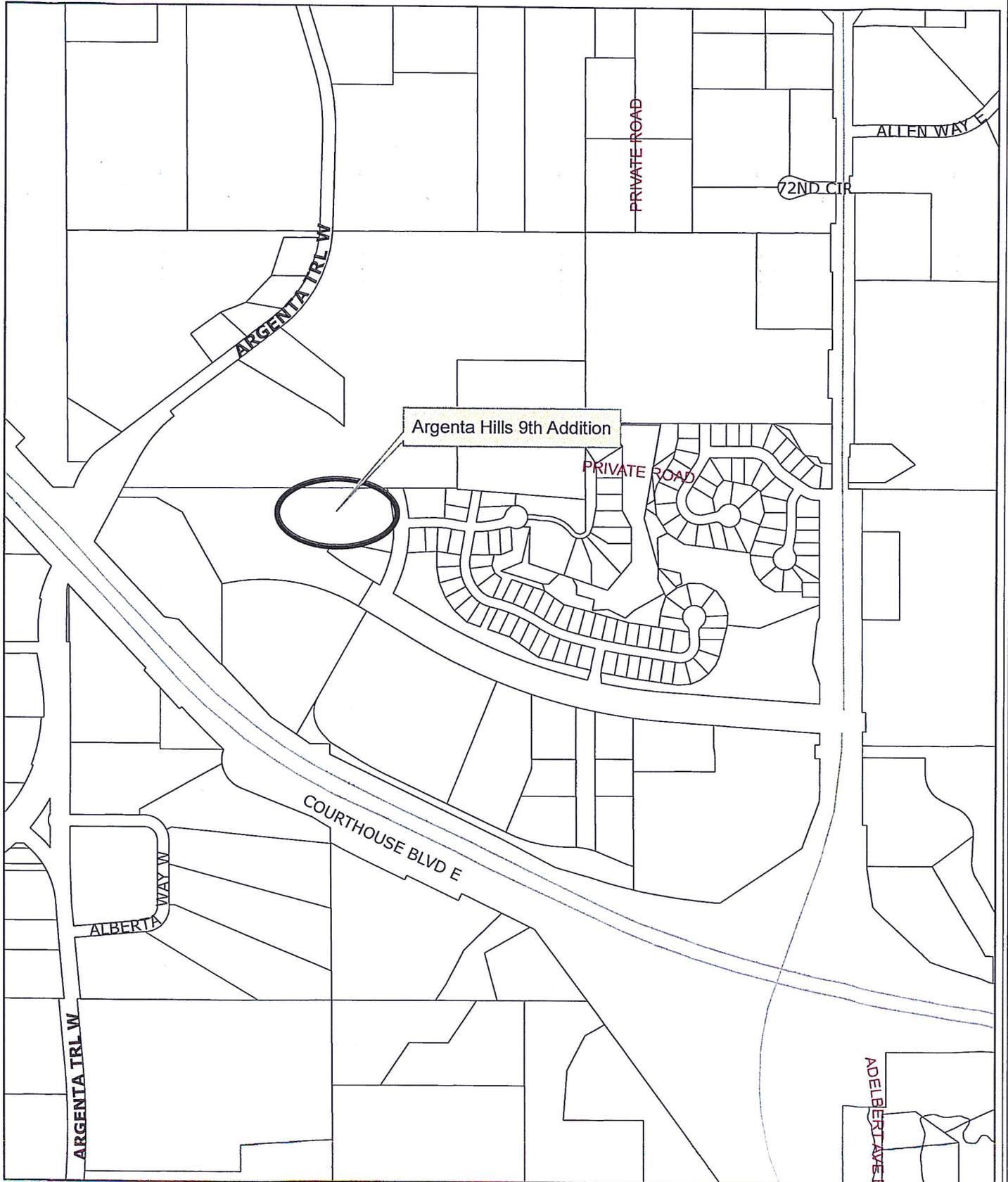
ATTACHMENTS:

- Location Map
- Project Narrative
- Preliminary PUD conditions of approval and site plan
- Preliminary Plat
- Revised Natural area/open space and undisturbed area plan
- Final Plat
- Final Site Plan
- Final Grading and Drainage Plans (2 sheets)
- Landscape Plan
- 8th Addition Landscape Plan



Location Map

Case No. 14-24PUD





TRADITION *Development*

June 24, 2014

Revised: July 28, 2014

Allan Hunting, AICP
City Planner
City of Inver Grove Heights
Inver Grove Heights, MN

Re: Argenta Hills 9th Preliminary Plat NW Area Ordinance Exceptions

Dear Mr. Hunting

Per our discussions there are a few guidelines in the Northwest Area Design Guidelines we'd like to ask for variances from. We've listed them below with the reasoning for our request and why we feel these exceptions are in the best interest of the project. Please let me know if you have any questions or concerns as you review the items below.

1. We ask for 3 car driveways to be allowed at full width at the garage tapered to 20' at the back of curb without the use of pervious pavers. This request is the same as we asked for in Argenta Hills 2nd-8th Preliminary Plats as our overall impervious area is still below the 25% threshold for the entire residential site.
2. We ask that the impervious surface of each lot is allowed to exceed the 40% impervious area per lot. Rather that the impervious area be considered for the entire residential area as long as the impervious area is less than or equal to the impervious areas used to calculate the 25% total for the site. See impervious area calculation exhibit. The proposed lots could be make bigger to always meet the 40% rule but at that point all that is being done is the lots would be deeper to add more lot area and the corresponding open space would therefore be reduced.
3. Setbacks Changes: As noted on the Grading plan.
 - a. Corner Side Yard Setbacks = 15 feet from side property line when adjacent to a residential street as done on all the other phases
 - b. Corner Side Yard Setbacks = 25 feet from side property line when adjacent to a minor collector (City North South Road Alverno Ave.)
 - c. Rear yard setback along Amana Trail = 30' as shown and understand the standard is 50' but at this point we feel comfortable with 30' as the house sits 23 feet above the road and the ultimate alignment is yet to be determined and for the road to shift south 10-20' I don't think would be out of the question. As the final design for Amana is yet to be determined.

A TRADITION COMPANY

Development • mortgage • title • realty • golf • capital bank • homes

4. Grading plan notes:

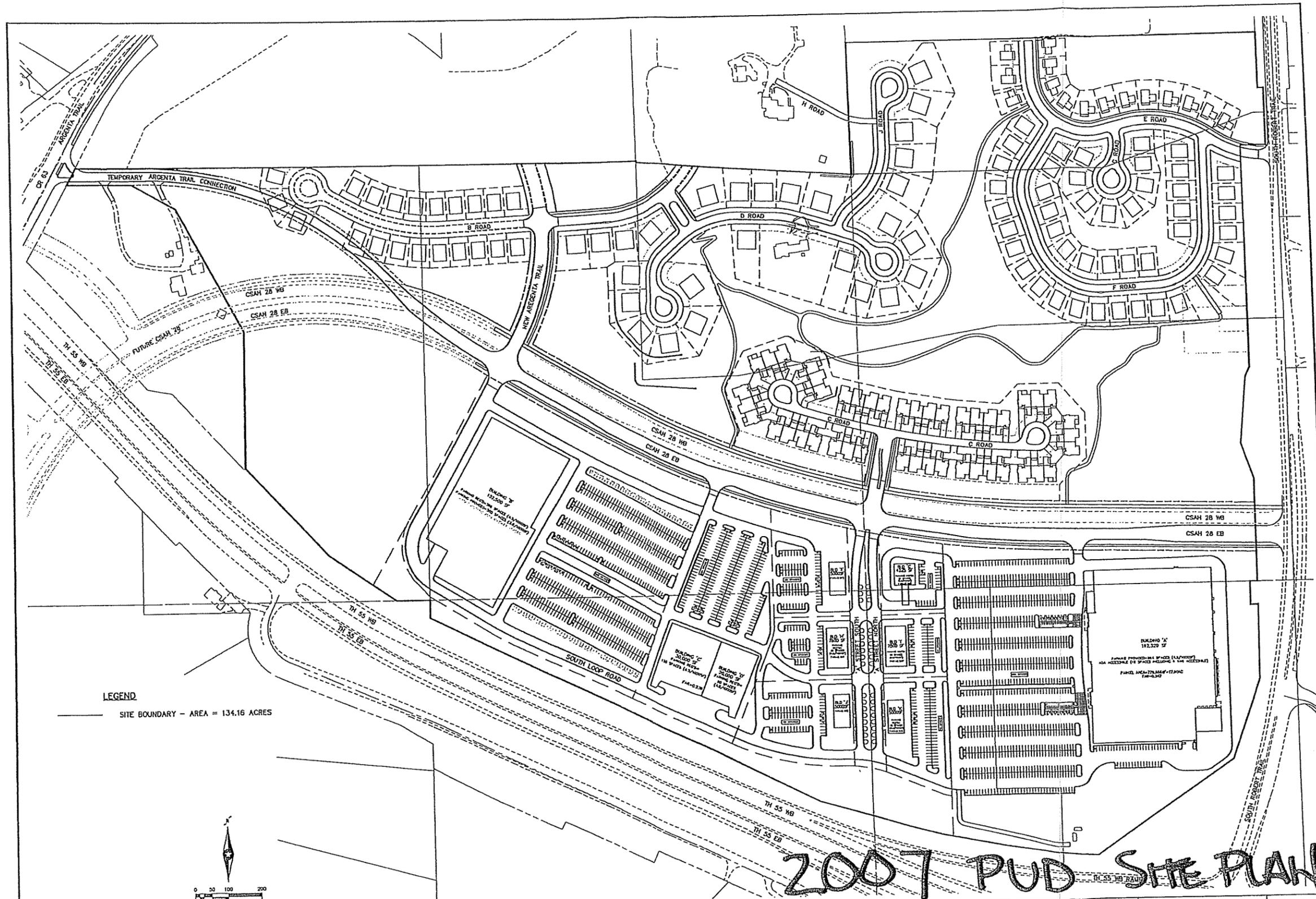
- a. We have increased the basements from 8' to 10' on lots 3 & 4 to help minimize the wall height for a future Amana Trail extension.
- b. We are working with the property owner to the north of the Block 1 lots to match grades on their property and thus eliminate the need for a wall on our property and theirs. The plan currently shows the matching grades. If we are unable to come to terms with the Peltier's we will have to modify the grading plan to show a retaining wall in the back of the Block 1 lots.

Please let me know if you have any questions or need any further clarification on the described requests above. I'm available by phone, email or by meeting if you'd like to further discuss. Thank for your help and support.

Sincerely,



Jacob H. Fick
Project Manager
Tradition Development
160 Investment, LLC



DEVELOPER
 MGT DEVELOPMENT, INC.

DESIGN FILE:	REV.	BY	DATE	REVISION DESCRIPTION
31809970				
DRAWN BY: RUC	DESIGN BY: RUC			
CHECKED BY: T.A.	ENCL. NAME: PE-21105-11MKT-2			
DATE: 06/07/2007				



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 WISCONSIN.

DATE: _____ WASH. LIC. NO. _____

ARGENTA HILLS
 SITE LAYOUT PLAN
 INVER GROVE HEIGHTS, MN

CITY PROJECT	XXXXX	SHEET NO.
COUNTY PROJECT	XXXXX	1
S.P.	XXXXX	
S.A.P.	XXXXX	1

LATEST PRELIMINARY
PUD CONDITIONS OF
APPROVAL

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY PLAT AND PRELIMINARY PUD
DEVELOPMENT PLAN AMENDMENT FOR A MULTI-LOT 134 UNIT RESIDENTIAL
AND APPROXIMATELY 410,000 SQUARE FOOT COMMERCIAL PLANNED UNIT
DEVELOPMENT KNOWN AS ARGENTA HILLS

CASE NO. 12-23PUD)
(160 Investments)

WHEREAS, the City Council approved a preliminary plat and preliminary PUD development plan for a seven (7) lot and seven (7) outlot subdivision and an approximately 410,000 square foot retail and 154 unit residential development on October 22, 2007;

WHEREAS, the City Council approved a preliminary PUD amendment altering the lot number and design of one of the residential neighborhoods in the northeast corner resulting in a reduction in the housing number to 139 units on September 13, 2010;

WHEREAS, the City Council approved a revised preliminary PUD development plan has been submitted altering one of the residential neighborhoods in the original preliminary PUD from a 44 unit townhouse development to a 39 unit detached single family development on the north side of Amana Trail on September 10, 2012;

WHEREAS, a preliminary plat and preliminary PUD development plan amendment application has been submitted to the City for property legally described as;

SEE EXHIBIT A

WHEREAS, a revised preliminary PUD development plan has been submitted altering the internal street design and creating more interconnection with future street extensions;

WHEREAS, a public hearing concerning the preliminary plat and preliminary PUD development plan was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on September 16, 2013;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS that, the Preliminary Plat and Preliminary PUD development plan amendment for a Seven (7) lot and Seven (7) outlot plat and approximately 410,000 square foot retail and 134 unit residential development is hereby approved subject to the following conditions:

1. The final plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	10/12/2007, 6/30/10, 8/10/12 9/11/13
Preliminary Site Layout Plan	6/25/2007, 7/19/10, 9/11/13
Preliminary Grading and Drainage Plan	6/25/2007, 7/19/10, 8/10/12, 9/11/13
Preliminary Overall Utility Plan	6/25/2007
Preliminary Landscape Plan	6/25/2007, 8/10/10 8/10/12, 9/11/13
Preliminary Tree Inventory and Preservation Plan	6/25/2007, 8/11/10 7/9/12, 9/11/13
Building Elevations	6/25/2007
Trail Plan	6/25/2007
Signage Location Site Plan	10/11/2007
Open Space Plan	6/25/2007, 7/19/10 7/6/12, 9/11/13
Development Capacity Plan	6/25/2007
Preliminary Phasing Plan	6/25/2007 and 7/19/10
Trails, Walks and Green Framework Plan	6/25/2007
Roadway and Trail Plan	6/25/2007
East-West Pedestrian Connection	6/25/2007
Concept Signage Sketches	9/17/2007
Main Street - Argenta Perspective Sketch	
Target View Perspective Sketch	
Commercial Buildings Schematic Elevations	8/7/2007
Argenta Hills Design Guidelines Outline	
Design Features (9 sheets)	6/25/2007
Overall Stormwater Plan (2 sheets)	
Stormwater Details (3 sheets)	
Grading and Drainage Plans (9 sheets)	6/25/2007
Landscape Plans (8 sheets)	6/25/2007
Residential Lot Design Layout (3 sheets)	9/25/2007
Argenta Hills Residential Overall Impervious Surface Illustration	8/10/12

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
4. The ownership of all of the natural area/open space to be owned in private ownership by the property owner. A conservation easement shall be required by the City restricting the use of the open space. No private homeowner improvements shall be allowed in the open areas.
5. All rooftop equipment shall be completely screened from view from the public streets. Screening materials shall be compatible with the building's overall design. If the mechanical equipment is found to be visible after construction, the applicant shall provide screening subject to the approval of the City.
6. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.
7. All parking lot and building lighting on site shall be a down cast "shoe-box" style and the bulb shall not be visible from property lines. The design of the fixtures shall be subject to further staff review prior to final plan approval.
8. All plans shall be subject to the review and approval of the Fire Marshal.
9. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from MnDOT and Dakota County.
10. The Agreement shall stipulate the storm water improvements shall be maintained by the following entities; in instances where the City is not responsible for maintenance of the storm water improvements, the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.
11. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Boulevard Maintenance Agreement with the City whereby the owner of the lots shall be responsible for the maintenance of boulevard improvements on such lots; the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.
12. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a

Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.

13. In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system are due and owing.
14. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council
Parking Areas	City Council
Signage Location Plan	City Council

15. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
16. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.
17. The Development Contract shall provide that parking lots associated with specific buildings are completed before a Certificate of Occupancy is issued.
18. The following documents shall be recorded when the plat is recorded:
 - Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Conservation Open Space Easement; and
 - Acknowledgement of PUD Zoning.
19. All private streets shall be maintained by the Home Owners Association.

20. Prior to City Council review of final PUD development plans of any phase, the landscape plan shall identify quantities of plant materials proposed for verification of code compliance.
21. Prior to City Council review of final PUD development plans of any phase, the reforestation plan shall be updated indicating the location of replacement trees onsite in addition to the landscaping requirements described by the ordinance.
22. Prior to City Council review of final PUD development plans of any phase, wetland buffers shall be provided around the perimeter of all wetlands. The developer shall describe the proposed seed mix, installation and erosion control measures for the buffer areas on the landscape plan.
23. All signage for all future proposed development shall be subject to review and approval by the City.
24. Prior to City Council review of final PUD development plans of residential portions, a noise assessment of the proposed development from the major roadways (State and County) including Highway 55, Robert Street and the proposed CSAH 28 shall be required. This analysis should outline areas of concern and detail mitigation strategies for reducing noise pollution on site.
25. Residential neighborhoods located within the boundary of the Noise Abatement Overlay district shall conform to the noise mitigation measures as defined in the Airport Noise Abatement Overlay District, Section 515.80. Subd. 34 of the City Code.
26. Prior to City Council review of final PUD development plans for appropriate phases, the Developer must demonstrate how grading of the custom lots, streets and retaining walls function for the long term, realizing the development of individual lots and construction timing.
27. Prior to City Council review of PUD development plans, the Developer must demonstrate how the trail system can be graded through the open space area. Benches for proper trail widths and cross culverts for drainage shall be designed and implemented into the grading and drainage plans and shall respond to the stormwater ponding and infiltration network.
28. The private streets shown in the custom single family and small lot single family neighborhoods do not allow for on-street parking. If no other guest parking areas are being provided within these neighborhoods, these streets shall be modified to 28' width to accommodate parking on one side of the street.
29. Street lighting shall be required within the single family neighborhoods and along all public streets. The street lighting plans shall be approved by the City and Dakota County or MnDOT where appropriate prior to installation.

30. Separate trail easements shall be granted to the City for the trail system through the development. The City shall be responsible for the maintenance of the trail and trail easement area.
31. The boundaries of the designated natural area/open space and conservation easement areas shall be clearly delineated on the approved final PUD plans and shall be clearly marked and delineated in the field before grading begins and after final grading is completed with signage approved by the City.
32. The re-platting of Outlot F shall be consistent with the approved preliminary PUD development plans dated 6/25/07, 7/19/10, 8/10/12, 9/11/13 unless a revised plan has been approved by the City Council. All conditions, restrictions, covenants, contributions and dedications must occur at time of re-platting Outlot F. This provision shall be included in the approved and recorded development contract.
33. At the time the City signs the plat, the owner must fully pay the City of Inver Grove Heights for all planning, engineering review and legal fees that have been incurred up to the date the City signs the final plat, and the owner must further escrow with the City an amount determined by the City of Inver Grove Heights for future planning and engineering review fees and for legal fees, except for such fees as may already otherwise be taken into account in the calculations or engineering inspection escrow made a part of the Development Agreement. Further, at the time the City signs the final plat, the owner must pay the City the fees prescribed by the ordinance (to be enacted prior to final plat) to defray the costs incurred by the City in preparation of the planning studies, engineering analysis, storm water analysis, environmental review, alternative urban areawide review, natural resource inventory and transportation modeling as such studies, analysis, reviews, inventories and modeling relate to the review, investigation and administration of the owner's applications.
34. This PUD Amendment resolution replaces Resolution No. 12-147 and is now the guiding resolution for the overall Preliminary PUD Plan Approval for Argenta Hills.
35. An additional 811.5 caliper inches shall be required to be planted in the overall development of the Argenta Hills PUD.

Passed this ____ day of _____, 2013.

AYES:
NAYS:

ATTEST:

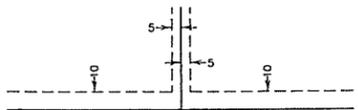
George Tourville, Mayor

Melissa Kennedy, Deputy Clerk

C.S.A.H. NO. 63 (ARGENTA TRAIL)

MAGELLAN PIPELINE COMPANY GAS PIPELINE EASEMENT PER DOC. NO. 2671624

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

Outlot I, ARGENTA HILLS 8TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

NORTHERN STATES POWER COMPANY ELECTRIC TRANSMISSION EASEMENT OVER ALL OF THE NE 1/4 OF THE SW 1/4 OF SEC. 7, TWP. 27, RGE. 22 PER DOC. NOS. 166022 AND 166251.



TOTAL GROSS AREA	11.16	ACRES
TOTAL LOT AREA	2.73	ACRES
NUMBER OF LOTS	13	
LARGEST LOT	13,944	SQ. FT.
SMALLEST LOT	7,085	SQ. FT.
AVERAGE LOT	9,136	SQ. FT.
NUMBER OF OUTLOTS	2	
TOTAL OUTLOT AREA	7.87	ACRES
TOTAL RIGHT OF WAY AREA	0.56	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	3.98	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	4.77	LOTS/ACRE
ZONING	XXXXX	
UTILITIES	AVAILABLE	



SECTIONS 7, TWP. 27, RGE. 22 LOCATION MAP NO SCALE

PIONEERengineering

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota
Name: Peter J. Hawkinson
Reg. No. 42299 Date: 6-20-2014

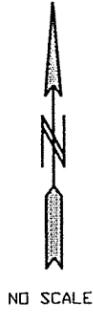
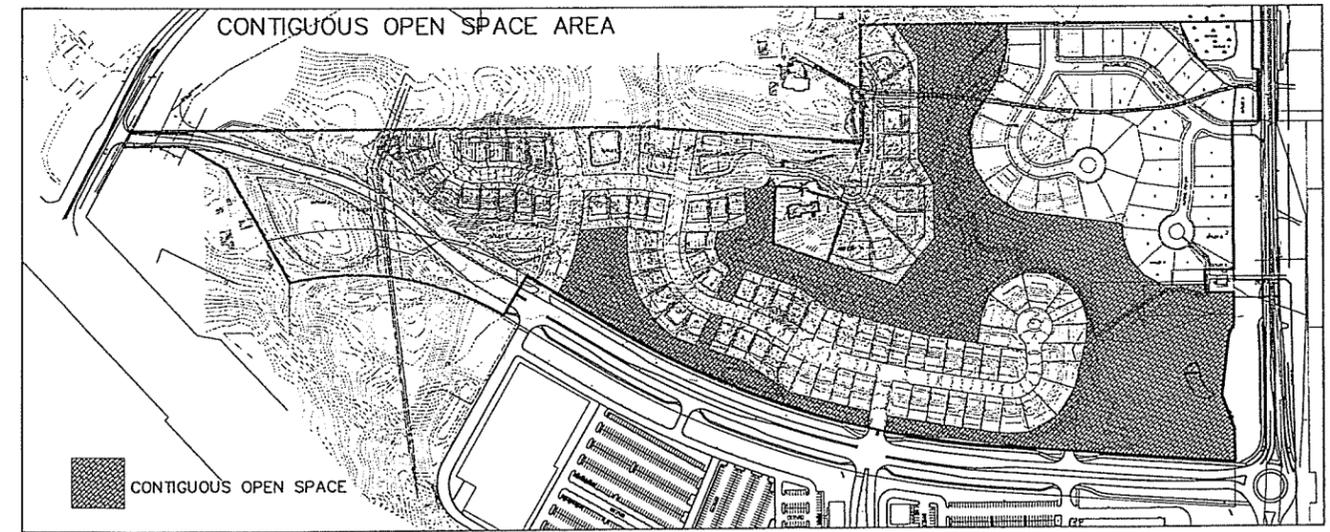
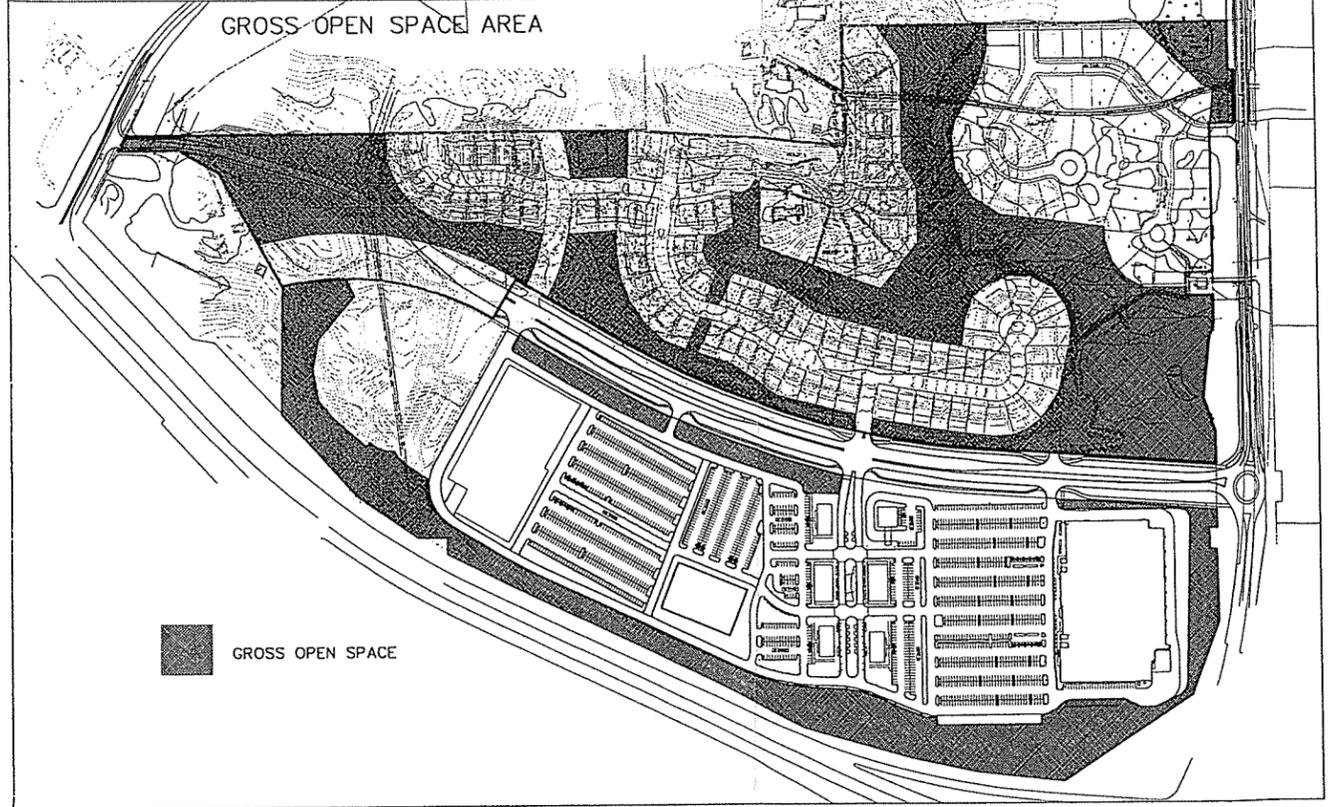
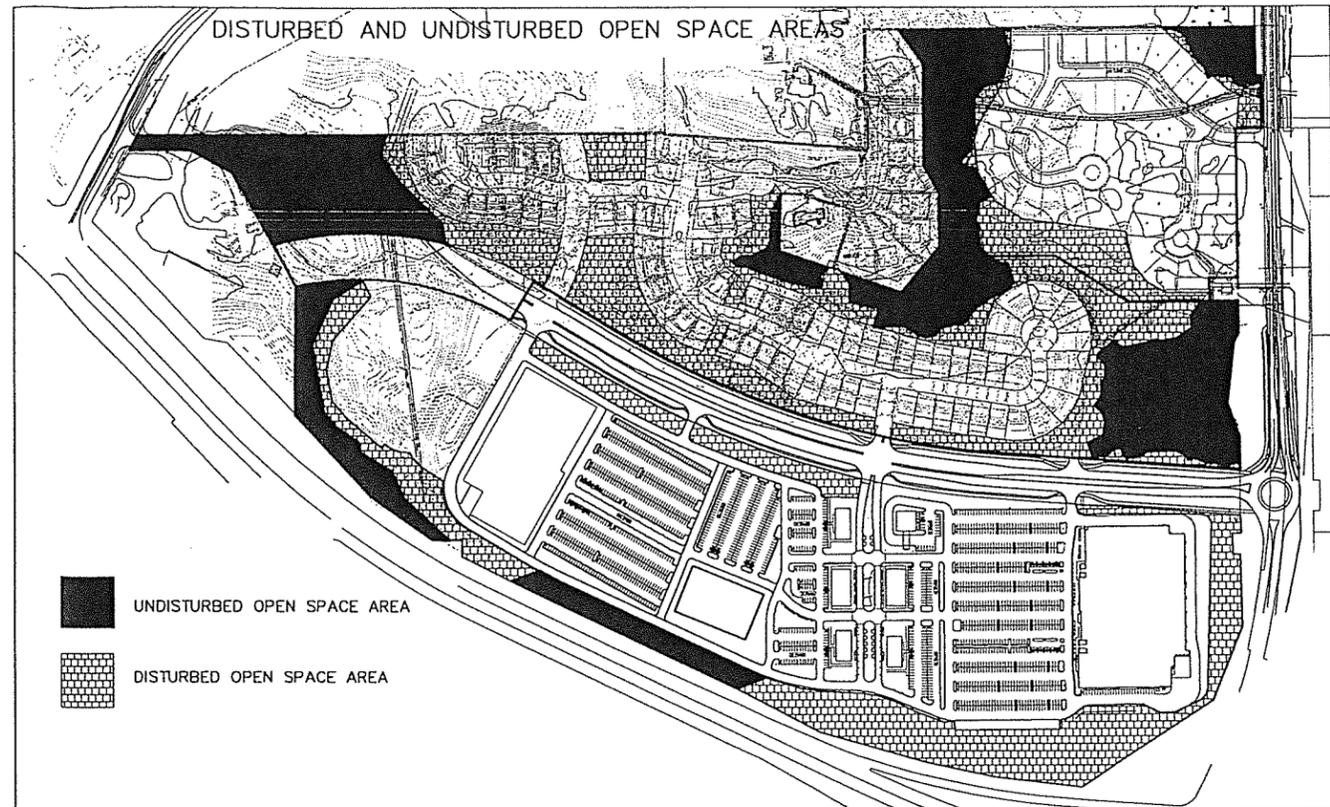
Revisions

Date: 06-20-2014
Designed:
Drawn: MDP

PRELIMINARY PLAT

160 INVESTMENTS, LLC
16972 BRANDTJEN FARM DR
LAKEVILLE, MINNESOTA 55044

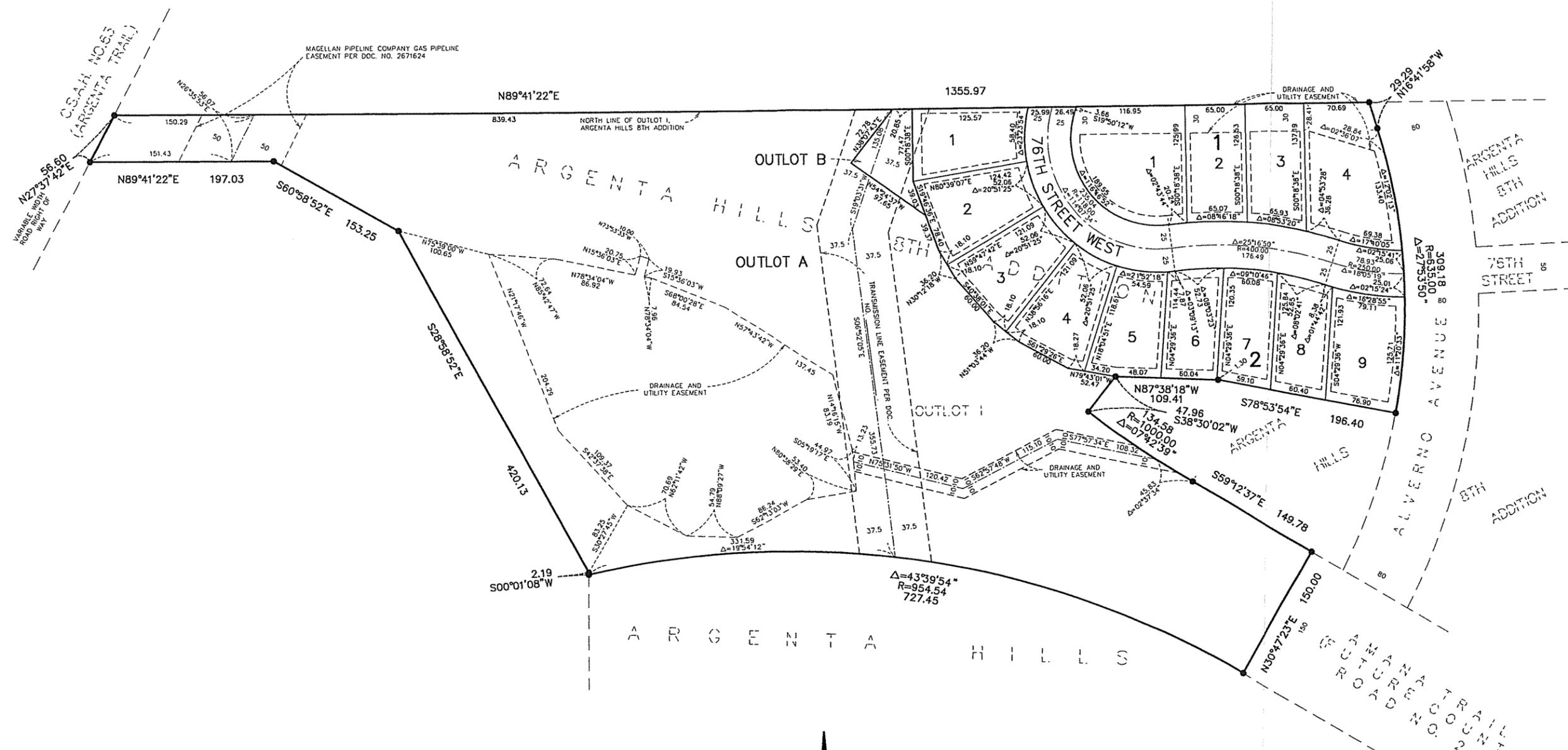
ARGENTA HILLS 9TH ADDITION
INVER GROVE HEIGHTS, MINNESOTA



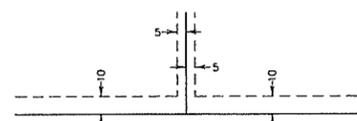
OPEN SPACE TYPES	REQUIRED ACRES**	PROPOSED ACRES 2007	PROPOSED ACRES 2010	PROPOSED ACRES JULY 9, 2012	PROPOSED ACRES JULY 10, 2013	PROPOSED ACRES JULY 21, 2014
GROSS OPEN SPACE	24.2	43.7***	42.7	40.4	40.6	41.0
UNDISTURBED OPEN SPACE	12.1	19.6	21.1	18.9	18.2	18.5
DISTURBED OPEN SPACE		23.6	21.4	21.5	22.4	22.5
CONTIGUOUS OPEN SPACE	18.2	18.9	20.4	18.2	19.9	19.9
COMMERCIAL OPEN SPACE (NUMBERS BELOW ARE INCLUDED IN TOTALS ABOVE)						
GROSS OPEN SPACE		13.1	13.1	13.1	13.1	13.1
UNDISTURBED OPEN SPACE		3.2	3.2	3.2	3.2	3.2
DISTURBED OPEN SPACE		9.9	9.9	9.9	9.9	9.9

**REQUIRED ACRES TAKEN FROM PREVIOUSLY APPROVED DEVELOPMENT PLANS
 ***PREVIOUSLY APPROVED OPEN SPACE PLANS SHOW 45.5 ACRES PROPOSED GROSS OPEN SPACE AREA. 1.8 ACRES OF UNDISTURBED PRIVATE OPEN SPACE HAVE BEEN SUBTRACTED FROM THIS NUMBER AS IT IS UNREQUIRED DATA.

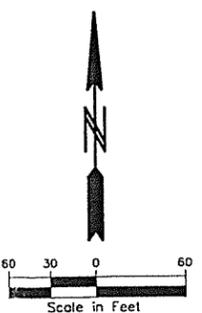
ARGENTA HILLS 9TH ADDITION



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT I, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 89°41'22" EAST.

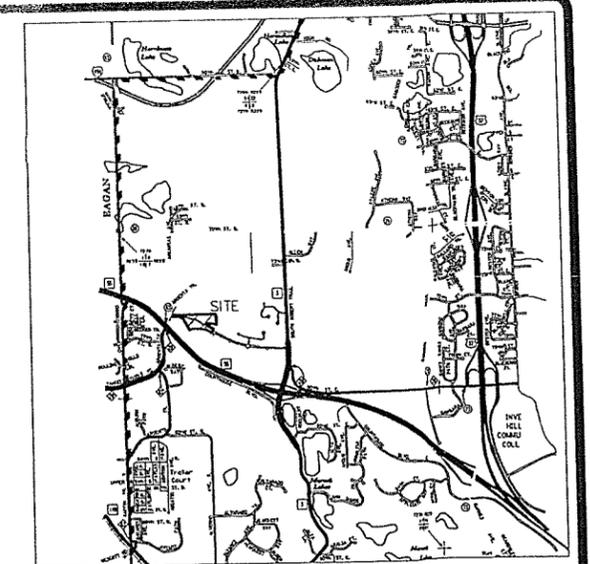
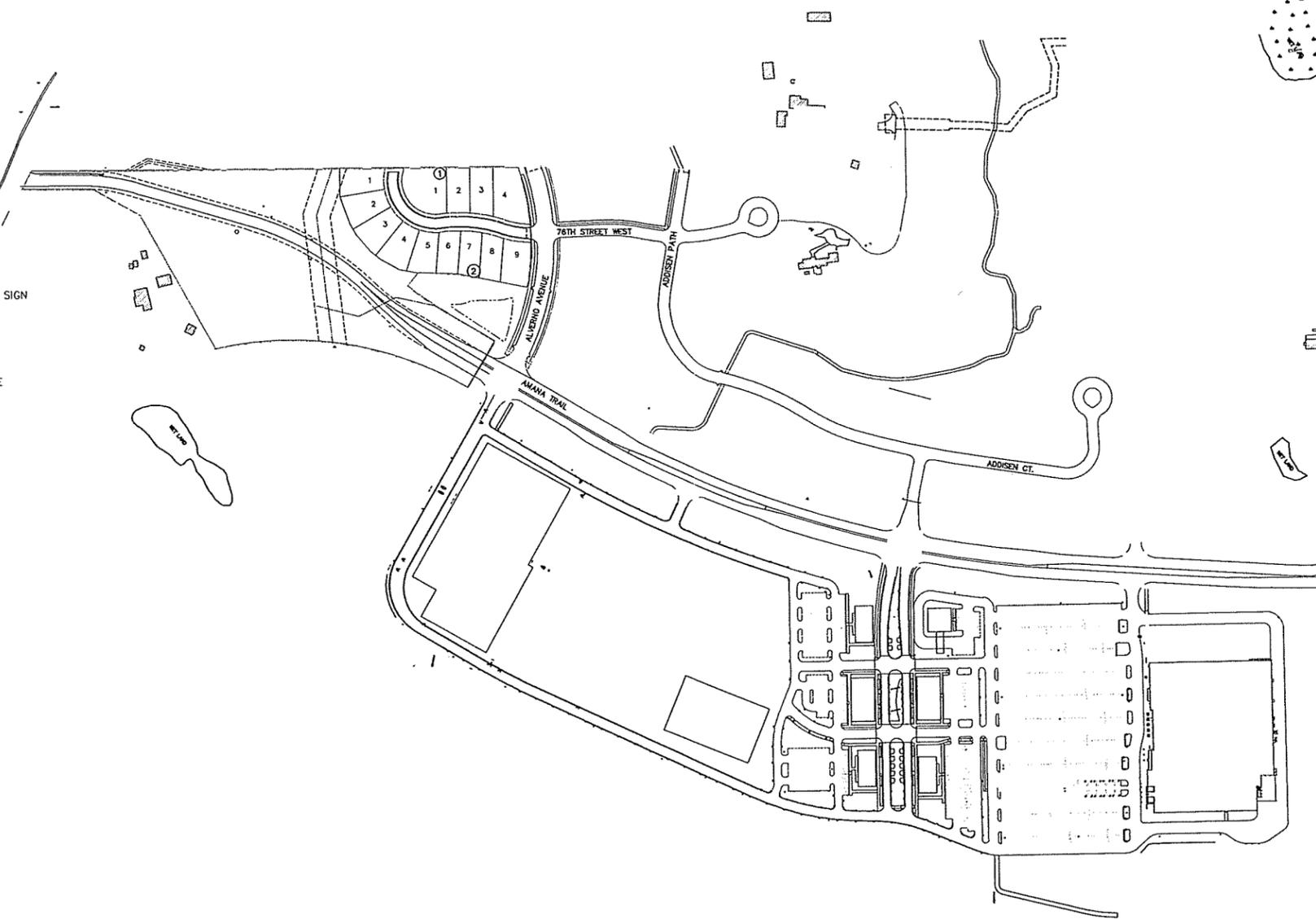
NO MONUMENT SYMBOL SHOWN AT ANY STATUTE -REQUIRED- LOCATION, INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 14 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 42299.

● DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

LEGEND

EXISTING	PROPOSED	FUTURE	DESCRIPTION
○	●	○	SANITARY MANHOLE
—	—	—	EXISTING SANITARY SEWER
—	—	—	PROPOSED SANITARY SEWER
—	—	—	FUTURE SANITARY SEWER
⊗	⊗	⊗	HYDRANT
⊗	⊗	⊗	GATE VALVE
▽	▽	▽	REDUCER
—	—	—	EXISTING WATERMAIN
—	—	—	PROPOSED WATERMAIN
—	—	—	FUTURE WATERMAIN
▭	▭	▭	CATCH BASIN
⊙	⊙	⊙	BEEHIVE
⊙	⊙	⊙	STORM MANHOLE
⊙	⊙	⊙	FLARED END SECTION
⊙	⊙	⊙	CONTROL STRUCTURE
—	—	—	EXISTING STORM SEWER
—	—	—	PROPOSED STORM SEWER
—	—	—	FUTURE STORM SEWER
—	—	—	SURMOUNTABLE CURB & GUTTER
—	—	—	B-STYLE CURB & GUTTER
—	—	—	RIBBON CURB & GUTTER
—	—	—	PHASE LINE
—	—	—	EASEMENT LINE
—	—	—	EXISTING 2' CONTOUR LINE
—	—	—	EXISTING 10' CONTOUR LINE
—	—	—	PROPOSED 2' CONTOUR LINE
—	—	—	PROPOSED 10' CONTOUR LINE
—	—	—	POND OUTLET LINE
—	—	—	POND HIGH WATER LINE
—	—	—	PROPOSED SPOT ELEVATION
—	—	—	EMERGENCY OVERFLOW
—	—	—	DELINEATED WETLAND LINE
—	—	—	FEMA FLOODPLAIN BOUNDARY
—	—	—	STANDARD EROSION CONTROL
—	—	—	HEAVY-DUTY EROSION CONTROL
—	—	—	TREE FENCE
—	—	—	RETAINING WALL
—	—	—	INVER GROVE HEIGHTS OPEN SPACE SIGN
—	—	—	WETLAND BUFFER SIGN
—	—	—	EX. CULVERT
—	—	—	EX. OVERHEAD UTILITY LINES
—	—	—	EX. UNDERGROUND TELEVISION LINE
—	—	—	EX. UNDERGROUND TELEPHONE LINE
—	—	—	EX. UNDERGROUND FIBER OPTIC LINE
—	—	—	EX. UNDERGROUND ELECTRIC LINE
—	—	—	EX. UNDERGROUND GAS LINE
—	—	—	EX. FENCE (BARBED WIRE)
—	—	—	EX. FENCE (CHAIN LINK)
—	—	—	EX. FENCE (WOOD)
—	—	—	EX. CAST IRON MONUMENT
—	—	—	EX. ELECTRIC BOX
—	—	—	EX. FLAG POLE
—	—	—	EX. NATURAL GAS METER
—	—	—	EX. HAND HOLE
—	—	—	EX. FOUND IRON PIPE
—	—	—	EX. JUDICIAL LAND MARK
—	—	—	EX. LIGHT POLE
—	—	—	EX. PK NAIL
—	—	—	EX. UTILITY POLE
—	—	—	EX. LAWN SPRINKLER VALVE
—	—	—	EX. LAWN SPRINKLER HEAD
—	—	—	EX. SEMAPHORE
—	—	—	EX. SERVICE
—	—	—	EX. TELEPHONE BOX
—	—	—	EX. TEST HOLE
—	—	—	EX. TELEVISION BOX
—	—	—	EX. WATER WELL
—	—	—	EX. MONITORING WELL
—	—	—	EX. MAILBOX
—	—	—	EX. CONTROL POINT
—	—	—	EX. SPIKE
—	—	—	EX. SIGN
—	—	—	EX. CLEANOUT
—	—	—	EX. SIGNIFICANT TREE
—	—	—	EX. TREE LINE
—	—	—	EX. GRAVEL SURFACE
—	—	—	EX. BITUMINOUS SURFACE
—	—	—	EX. CONCRETE SURFACE
—	—	—	SELECT BACKFILL MATERIAL
—	—	—	GRAVEL CONST. ENTRANCE

ARGENTA HILLS 9TH ADDITION GRADING, UTILITY & STREET CONSTRUCTION PLANS INVER GROVE HEIGHTS, MINNESOTA



SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. SANITARY SEWER & WATERMAIN
4. STORM SEWER
5. STREET CONSTRUCTION
- 6-8. DETAILS

- G1. GRADING PLAN
- G2. EROSION CONTROL PLAN
- G3. GRADING DETAILS
- G4. EROSION CONTROL DETAILS

- L1-2. LANDSCAPE PLAN

BENCH MARK
1st EAST SIDE OF HWY. 3, APPROX.
1450 FT. NORTH OF AMARA TRAIL
ELEV=871.46 09-ENG-11305-SHEET-COV

PIONEER Engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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.
Name: Brian H. Molinaro
Reg. No.: 47504
Date:

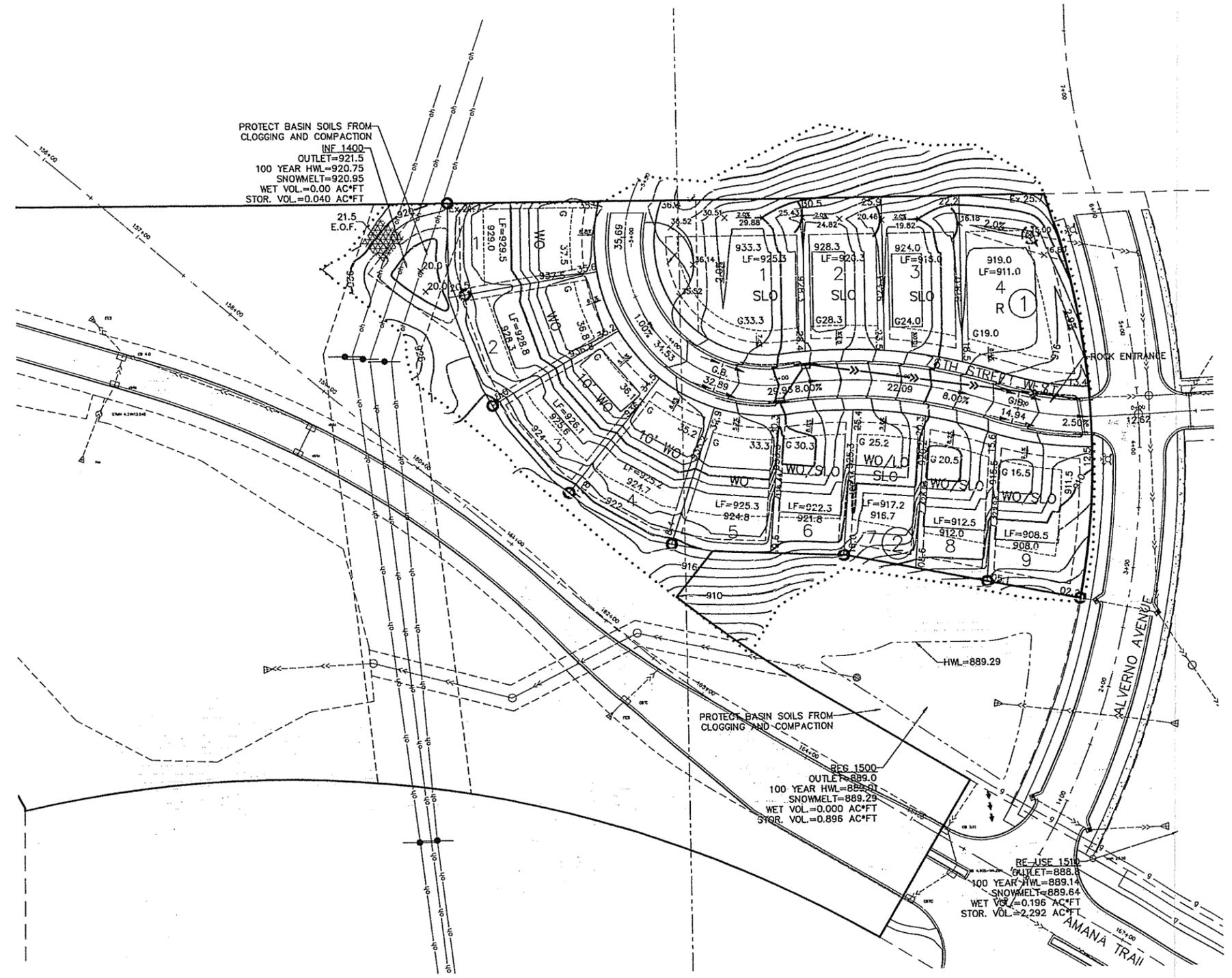
Revisions
Date: 06-20-2014
Designed: BNM/PC
Drawn: BNM/AJR

COVER SHEET

160 INVESTMENTS, LLC
16972 BRANDTJEN FARM DR.
LAKEVILLE, MINNESOTA 55044

ARGENTA HILLS 9TH ADDITION
INVER GROVE HEIGHTS, MINNESOTA

1 OF 8

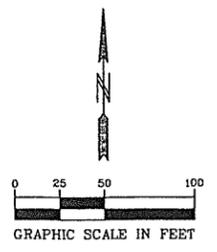


PROTECT BASIN SOILS FROM CLOGGING AND COMPACTION
 INF 1400
 OUTLET=921.5
 100 YEAR HWL=920.75
 SNOWMELT=920.95
 WET VOL.=0.00 AC*FT
 STOR. VOL.=0.040 AC*FT

PROTECT BASIN SOILS FROM CLOGGING AND COMPACTION
 REG 1500
 OUTLET=889.0
 100 YEAR HWL=889.01
 SNOWMELT=889.29
 WET VOL.=0.000 AC*FT
 STOR. VOL.=0.896 AC*FT

RE-USE 1510
 OUTLET=888.8
 100 YEAR HWL=889.14
 SNOWMELT=889.64
 WET VOL.=0.196 AC*FT
 STOR. VOL.=2.292 AC*FT

60' Wide Single Family Lots
 Front:
 Garage foundation to R-O-W =20
 House foundation to R-O-W =20
 Foundation to side street R-O-W =15
 Side:
 Garage =5'
 Building =5'
 Rear =30'
 Wetland =40'
 Collector Street:
 Foundation to Alverno Ave. R-O-W =25



BENCH MARK
 1/4 MI. EAST SIDE OF HWY. 3, APPROX.
 1450 FT. NORTH OF AMANA TRAIL.
 ELEV=871.46
 09-ENG-112005-SHEET-GRAD

PIONEERengineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
 2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

I hereby certify that this plan 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
 Name: Brian N. Molinaro
 Reg. No. 47504 Date

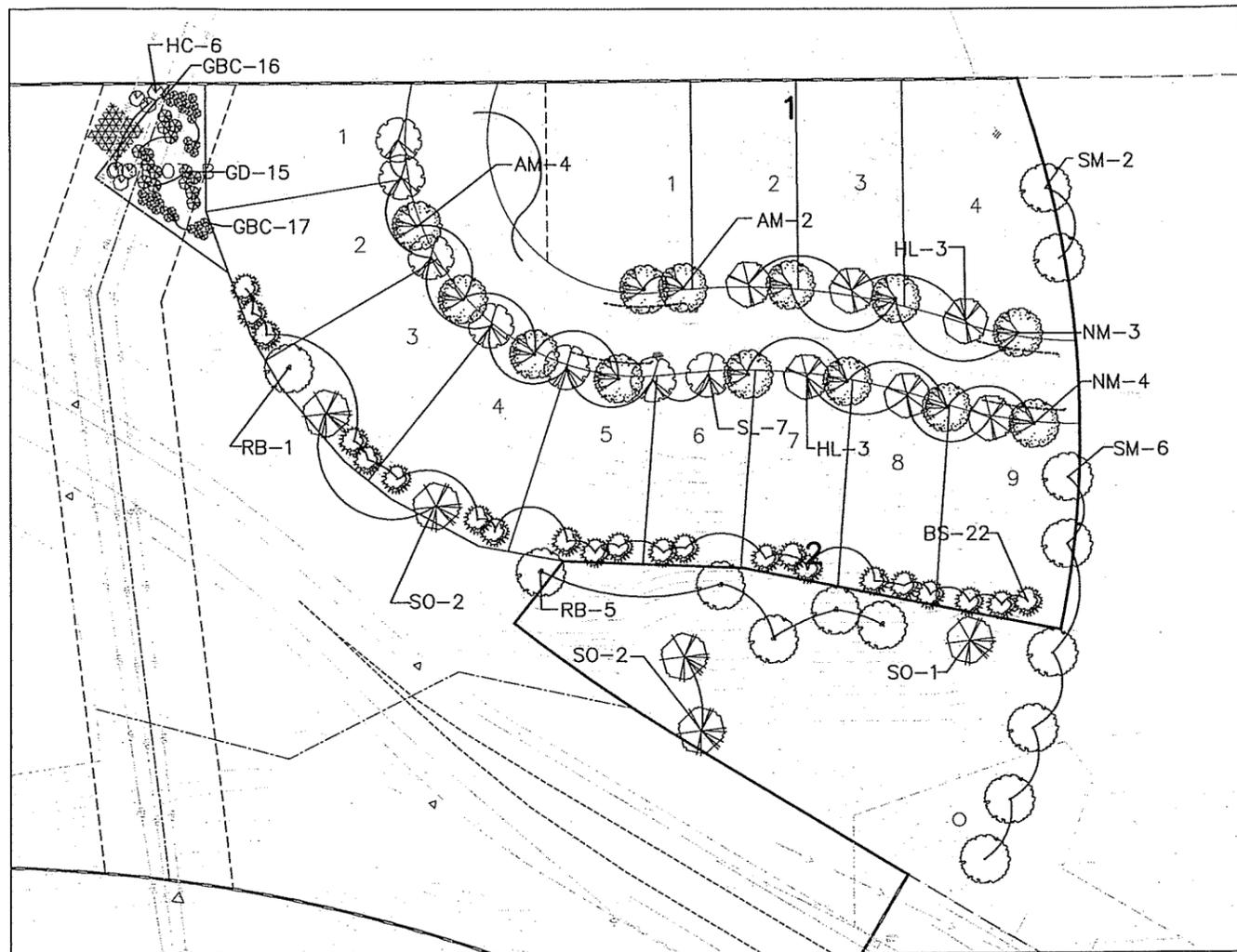
Revisions	Date
	06-20-2014
	Designed: BNM/PJC
	Drawn: BNM/AJR

FINAL GRADING PLAN

160 INVESTMENTS, LLC
 16972 BRANDTJEN FARM DR.
 LAKEVILLE, MINNESOTA 55044

ARGENTA HILLS 9TH ADDITION
 INVER GROVE HEIGHTS, MINNESOTA

G1 OF 4



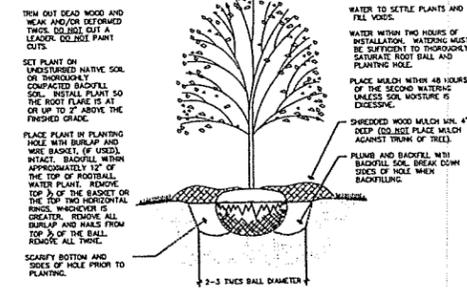
KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
AM	AUTUMN BLAZE MAPLE/ACER X FREEMANII 'AUTUMN BLAZE'	3" B&B	6
HL	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS INERMIS	3" B&B	6
NM	NORTHWOODS MAPLE/ACER RUBRUM 'NORTHWOODS'	3" B&B	7
RB	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	12" B&B	6
SL	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	3" B&B	7
SM	SIENNA GLEN MAPLE/MAPLE X FREEMANII 'SIENNA GLEN'	3" B&B	8
SO	SWAMP WHITE OAK/QUERCUS BICOLOR	3" B&B	5
EVERGREEN TREES			
BS	BLACK HILLS SPRUCE/PICEA GLAUCO DENSATA	8" B&B	22
SHRUBS (INFILTRATION BASIN)			
GBC	GLOSSY BLACK CHOKEBERRY/ARONIA MELANOCARPA	#3 POT*	33
GD	GRAY DOGWOOD/CORNUS RACEMOSA	#3 POT*	15
HC	HIGHBUSH CRANBERRY/VIBURNUM SARGENTII	#3 POT*	6

*SHRUBS IN INFILTRATION BASIN MAY BE PLANTED AS BARE ROOT IF AVAILABLE AT TIME OF PLANTING.

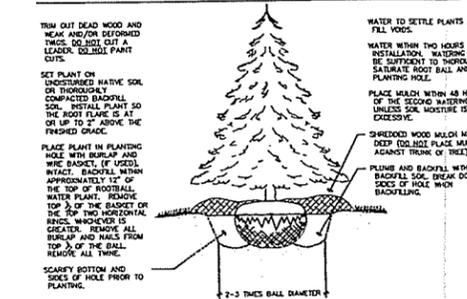
TREE MITIGATION NOTES:
 PROPOSED TREE MITIGATION INCHES: 234 CALIPER INCHES (45 DECIDUOUS TREES AT 3" AND 22 CONIFEROUS TREES AT 4.5").
 EACH 8' CONIFER COUNTS AS 4.5 CALIPER INCHES AS PER CITY ORDINANCE (2.5" FOR FIRST 6' IN HEIGHT, 1" FOR EACH FOOT THEREAFTER).

THIS TREE MITIGATION NUMBER WAS PREVIOUSLY INCLUDED IN THE 8TH ADDITION LANDSCAPE PLAN AND IS NOT COUNTED ADDITIONALLY. THE 8TH ADDITION SHOWED 709.5 CALIPER INCHES BEING PROPOSED WHICH INCLUDES THE 234" BEING PROPOSED AS THE 9TH ADDITION. THERE IS NO ADDITIONAL MITIGATION BEING PROPOSED THAN WHAT WAS SHOWN ON THE 8TH ADDITION PLANS.

DECIDUOUS TREE PLANTING DETAIL

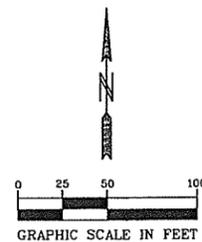


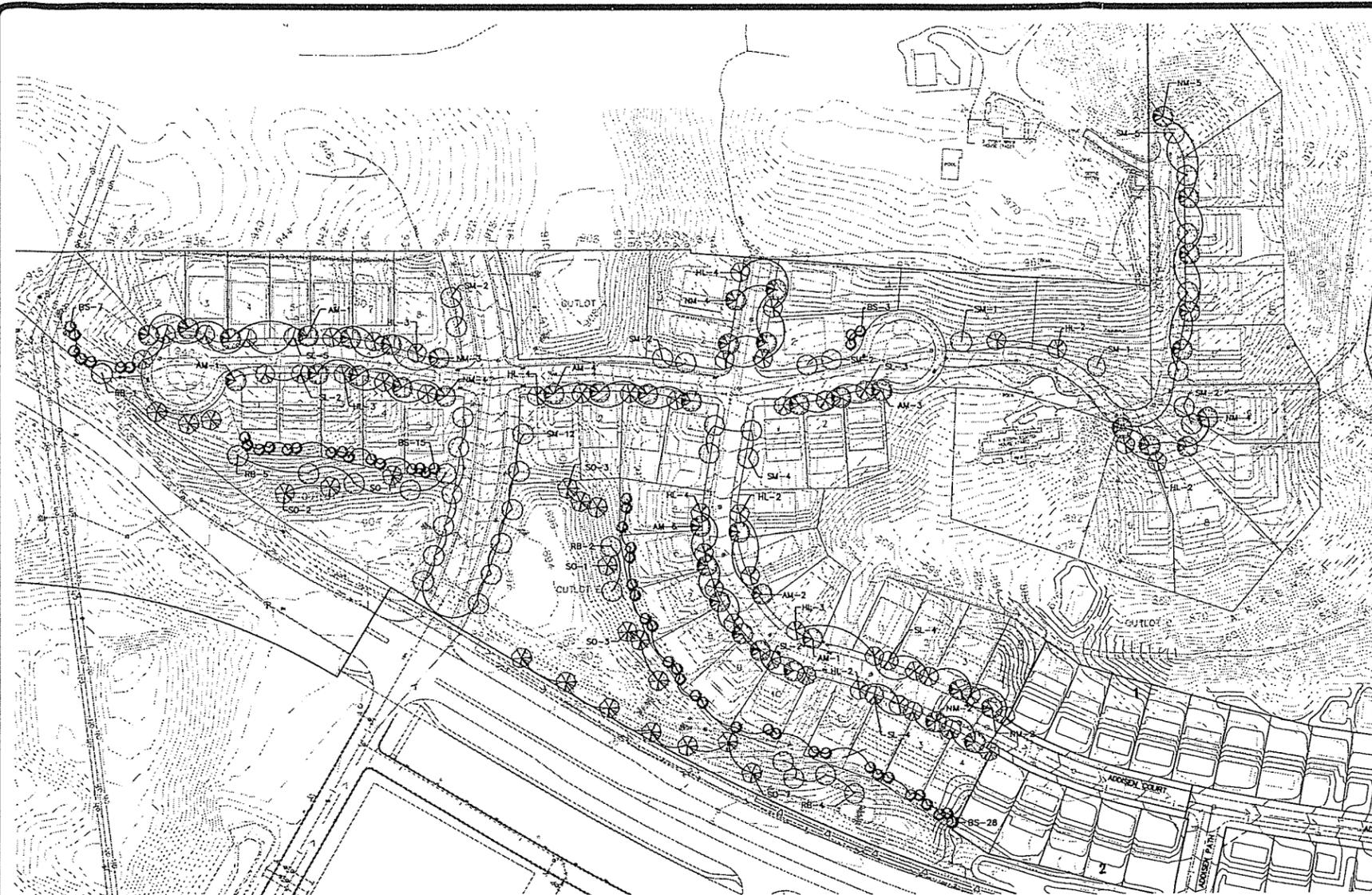
CONIFEROUS TREE PLANTING DETAIL



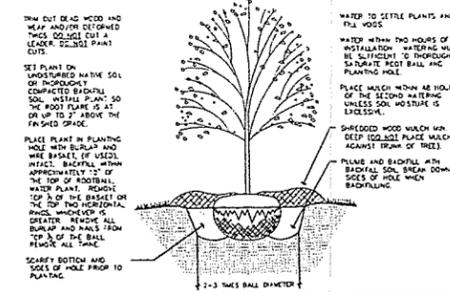
LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH Gopher State One Call 1-800-222-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR OF TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROPERLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

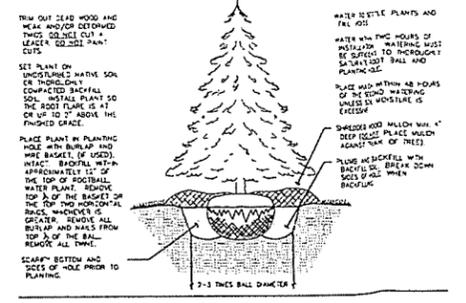




DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL

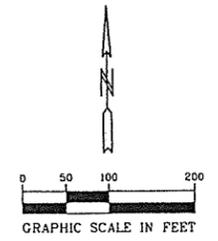


LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH COPPER STATE ONE CALL 1-800-222-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROMISE A MINIMUM GUARANTEE OF ONE YEAR OF THE REPLACEMENT OF NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAMN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODE REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
AM	AUTUMN BLAZE MAPLE/ACER X FREEMANII 'AUTUMN BLAZE'	3" B&B	23
HL	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS INERMIS	3" B&B	29
NM	NORTHWOODS MAPLE/ACER RUBRUM 'NORTHWOODS'	3" B&B	22
RB	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	12" B&B	12
SL	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	3" B&B	20
SG	SIENNA GLEN MAPLE/MAPLE X FREEMANII 'SIENNA GLEN'	3" B&B	31
SO	SWAMP WHITE OAK/QUERCUS BICOLOR	3" B&B	20
EVERGREEN TREES			
BS	BLACK HILLS SPRUCE/PICEA GLAUCA DENSATA	8" B&B	53

TREE MITIGATION NOTES:
 PROPOSED TREE MITIGATION INCHES: 709.5 CALIPER INCHES (157 DECIDUOUS TREES AT 3" AND 53 CONIFEROUS TREES AT 4.5").
 EACH 8" CONIFER COUNTS AS 4.5 CALIPER INCHES AS PER CITY ORDINANCE (2.5" FOR FIRST 6' IN HEIGHT, 1" FOR EACH FOOT THEREAFTER).



8TH ADDITION LANDSCAPE PLAN

PIONEERengineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
 2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
 Name: Jennifer L. Thompson
 Reg. No: 44765 Date: _____

Revisions
 Date: 1-10-11
 Designed: JLT
 Drawn: JLT

LANDSCAPE PLAN

160 INVESTMENTS, LLC
 16972 BRANDTIEN FARM DR.
 LAKEVILLE, MINNESOTA 55044

ARGENTA HILLS 8TH ADDITION
 INVER GROVE HEIGHTS, MINNESOTA

L1 OF 2