

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA**

**TUESDAY, FEBRUARY 17, 2015 – 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
  
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR FEBRUARY 3, 2015.**
  
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

**3.01 BRAND ENERGY SERVICES – CASE NO. 15-03C**

Consider a Conditional Use Permit to allow outdoor storage on the property located at 6265 Carmen Avenue.

Planning Commission Action \_\_\_\_\_

**3.02 RYLAND HOMES – CASE NO. 15-01PUD**

Consider a Final Plat and Final PUD Development Plan for Blackstone Vista consisting of 77 single family lots and nine outlots for property located on the west side of Argenta Trail between 70<sup>th</sup> Street and Hwy 55.

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](mailto:kfox@invergroveheights.org)

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, February 3, 2015 – 7:00 p.m.  
City Hall Chambers - 8150 Barbara Avenue

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

Commissioners Present: Armando Lissarrague  
Joan Robertson  
Annette Maggi  
Pat Simon  
Tony Scales  
Harold Gooch  
Bill Klein

Commissioners Absent: Dennis Wippermann (excused)

Others Present: Allan Hunting, City Planner

### **APPROVAL OF MINUTES**

The minutes from the January 6, 2015 Planning Commission meeting were approved as submitted.

### **JAMES CUNNINGHAM – CASE NO. 15-02V**

#### **Reading of Notice**

Commissioner Simon read the public notice to consider the request for a variance from the Critical Area standard 10-13-9.h. which prohibits improvements on slopes 18% or greater, and a variance from the Critical Area standard 10-31C-16.B which requires all development to be setback no less than 40 feet from the top of the bluff for lots created before 1989, for property located along Dalton Court. 7 notices were mailed.

#### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant owns a six acre parcel that he would like to sell to a future owner for construction of a single-family home. The property has severe topography and is within the Critical Area Overlay District and is therefore subject to the Critical Area restrictions. The applicant is proposing a building pad area and requesting a variance from setbacks to allow a future home within the building footprint and a gazebo to be located further east at the highpoint on the lot. The access would be via an easement from Dalton Court. A 40 foot setback is required from the top of the bluff for lots created before 1989. A variance is necessary to create any kind of a buildable area. The applicant is proposing a 50' x 76' pad; however, staff is suggesting a 35' x 60' pad which would allow a ten foot setback from bluff lines. Staff does not support a variance for a gazebo as it is not necessary for reasonable use of the property. The DNR is recommending denial of the request but their comments are recommendations only and reducing the size of the building pad would likely address some of their concerns. Staff would not support the variance as proposed for the building pad, but would support a variance with a reduced building pad of 35' x 60'. A variance is also being requested to allow improvements on slopes 18% or greater. This involves some of the stormwater improvements that would be needed and staff would support that variance with a reduced building pad size.

Chair Maggi asked for clarification of the allowed setback, noting that the DNR report referenced a 100 foot setback.

Mr. Hunting advised that the setback is 40 feet on this particular lot per an exception provision in the City Code for lots created prior to 1989.

Chair Maggi asked how long the variance would be in place.

Mr. Hunting replied two years.

Commissioner Robertson asked if the building pad would include a garage as well.

Mr. Hunting replied in the affirmative.

**Opening of Public Hearing**

James Cunningham, 1015 N. Third Street, South St. Paul, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Cunningham replied in the affirmative. He advised that the gazebo was actually a suggestion by the City Engineer and he felt it would be a good selling point. He advised he would like to be allowed at least a 40' x 70' building pad.

Chair Maggi asked Mr. Hunting if he was aware of the gazebo discussion.

Mr. Hunting recalled a gazebo being suggested at a meeting and subsequently it was put on the plans.

Mr. Cunningham stated if the builder would remove seven feet of dirt in order to reduce the driveway slope the flat area would likely be expanded. He asked staff if engineering requirements 10, 11 and 12 were for the seller or the buyer.

Mr. Hunting replied the requirements applied to whoever came in for the building permit.

Mr. Cunningham advised he was concerned about being able to sell his property with so many stipulations as to where they could build, how large a footprint they were allowed, multiple financial sureties being required, etc. He questioned whether a room under and above a Spancrete garage would be allowed as it would make the property more saleable and he hoped that City Council would support a 40' x 70' building pad.

Chair Maggi asked the applicant if he wanted Commissioners to consider the building pad size he requested or the building pad recommended by staff.

Mr. Cunningham stated he was hoping they could agree on a compromise.

Commissioner Simon asked the applicant if he understood that Condition 2 prohibited a building pad larger than 35' x 60'.

Mr. Cunningham replied in the affirmative and asked if the Planning Commission could consider a compromise on the square footage.

Chair Maggi replied in the affirmative.

Mr. Cunningham stated he would be agreeable to a 40' x 70' building pad.

Mr. Hunting stated he was more concerned about the building pad width than the length. He advised that he would prefer a 35' width which would allow for a 10 foot flat area around the building in which would allow for construction equipment maneuverability, etc. He believed that increasing the width could potentially encroach into the bluff setbacks and create issues with erosion.

Chair Maggi asked Mr. Hunting if he would be agreeable to a 35' x 65' building pad.

Mr. Hunting replied in the affirmative.

Commissioner Klein asked if staff would be agreeable to 70' in length.

Mr. Hunting stated he would have concerns about going beyond 65' in length.

Commissioner Robertson stated she was uncomfortable considering a compromise until she had received feedback from the parties involved in the first recommendation.

Mr. Hunting responded that tabling the request would not be beneficial as no additional study would be done regarding the length. He advised that Commissioners had the option to approve the variance as requested, deny the variance as requested, or consider a modified request by Mr. Cunningham.

Commissioner Simon asked the applicant if he would like the Commission to make their recommendation on a 35' x 65' building pad.

Mr. Cunningham replied in the affirmative.

Commissioner Simon noted that that would include the garage as well.

Mr. Cunningham responded that he understood.

Lea Kammerer, 3600 – 102<sup>nd</sup> Street East, advised that she owned the property west of the proposed development, over which Mr. Cunningham purchased an easement from Merlin Anderson, and was concerned about the proposed drainage design and how it might impact her property.

Mr. Hunting explained the proposed stormwater design plan.

Chair Maggi asked if the stormwater design would be finalized once a building plan was received.

Mr. Hunting replied in the affirmative.

Commissioner Gooch asked Ms. Kammerer where the house was located on her property.

Ms. Kammerer replied there was no house.

Mr. Hunting advised that all planning and engineering conditions must be met, including sureties, and the water running from the proposed driveway could not negatively impact the abutting lots.

Ms. Kammerer stated she was pleased to hear it would not negatively impact the abutting properties.

Mr. Hunting advised that all lots in the City were to be designed so as not to negatively impact the

abutting properties.

Chair Maggi closed the public hearing.

**Planning Commission Discussion**

Chair Maggi advised that both Mr. Hunting and Mr. Cunningham identified obvious practical difficulties for the variance.

Commissioner Robertson asked if the gazebo and the building pad would be done in two separate votes.

Mr. Hunting replied that voting separately on the two items would be advisable, and he suggested that Mr. Cunningham clarify whether or not he was still interested in proceeding with the gazebo.

Mr. Cunningham advised he would like to get approval for a gazebo as it may help him sell the property.

Commissioner Klein asked the applicant if he would like the Commission to vote on the building pad and gazebo separately.

Mr. Cunningham replied in the affirmative.

Commissioner Lissarrague stated he did not have an issue with the gazebo request and asked how other Commissioners felt.

Commissioner Klein replied that he did not have an issue with the gazebo either.

Commissioner Robertson asked if the DNR or the City had specific concerns regarding the gazebo.

Mr. Hunting replied there were no unique concerns regarding the gazebo.

Chair Maggi advised that the challenge was to find a practical difficulty for the gazebo variance.

Mr. Hunting stated in his mind the gazebo was different than the principle structure and was not necessary for reasonable use of the property.

**Planning Commission Recommendation**

Motion by Commissioner Klein, second by Commissioner Simon, to approve the request for a variance from the Critical Area standard 10-13C-16.B which requires all development to be setback no less than 40 feet from the top of the bluff for lots created before 1989, for a building pad not in excess of 35' x 65', with the practical difficulty being the topography and the Critical Area setbacks.

Commissioner Scales asked staff if they were comfortable with a 35' x 65' building pad.

Mr. Hunting replied in the affirmative.

Motion carried (7/0).

Motion by Commissioner Simon, second by Commissioner Robertson, to deny the request for a variance from the Critical Area standard 10-13C-16.B for a gazebo due to the lack of a practical difficulty.

Commissioner Klein noted that whoever purchased the property could come back and request a

variance for the gazebo at a later date.

Motion carried (7/0).

Mr. Hunting clarified that staff recommends approval of the variance for development on slopes 18% or greater as there is no place on the lot where stormwater improvement construction could take place without encroaching into 18% or greater slopes.

Commissioner Simon asked where the modified language for the 35' x 65' building pad would be inserted into the nine conditions listed in the report.

Mr. Hunting stated that Condition 2 should be changed from 35' x 60' to 35' x 65'.

Commissioner Simon asked for clarification regarding Condition 3 regarding the gazebo.

Mr. Hunting replied that Condition 3 should be removed since the actions were taken separately.

Chair Maggi asked if Condition 6 addressed the 18% variance request.

Mr. Hunting replied that the Commission would want to use the same set of conditions with the change to Condition 2 and the removal of Condition 3. He suggested that the Commission revisit the vote for the principle structure, if it was agreeable with the motioner and seconder, to clarify that the vote included the changes to the conditions.

Chair Maggi asked if the motioner and the seconder were agreeable to the change in Condition 2 to 35' x 65' and the removal of Condition 3.

Commissioners Klein and Simon agreed to the change in the conditions.

Motion carried (7/0).

Motion by Commissioner Simon, second by Commissioner Robertson, to approve a variance from the Critical Area standard 10-13C-9.h to allow development on slopes of 18% or greater, with the eight conditions listed in the report, for property located off Dalton Court.

Commissioner Scales asked for clarification of whether this would require a second \$4,000 escrow.

Mr. Hunting replied that only one \$4,000 engineering escrow would be required.

Motion carried (7/0). This item goes to the City Council on February 23, 2015.

#### **OTHER BUSINESS**

Mr. Hunting advised Commissioners that at upcoming meetings they would likely be seeing the final plat for Blackstone Vista, the realignment of Argenta Trail, and possibly a comprehensive plan amendment regarding sewer alignment on 69<sup>th</sup> Street.

Chair Maggi asked when the Planning Commissioner vacancy would be filled.

Mr. Hunting replied likely sometime in February.

The meeting was adjourned by unanimous vote at 7:50 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary

DRAFT



North	Multiple Family; Zoned R-3C; Guided Medium Density Residential
East	Industrial; Zoned I-1, Limited Industrial; Guided Industrial Office Park
West	Single Family; Zoned R-1C, Single-family; Guided Low Density Residential
South	Mini Storage; Zoned I-1, Limited Industrial; Guided Industrial Office Park

### **SITE PLAN REVIEW**

Setbacks. No changes are being proposed to the existing parking lot or building.

Parking/Storage. Parking for the proposed use consists of 17 customer/employee parking stalls located on the east side of the site. The zoning code does not have any specific parking requirements for a contractor's yard. Staff reviewed the parking based on the applicants need; the applicant stated there are currently two employees. Staff is comfortable with the parking provided.

Screening/Landscaping. Landscaping was installed with the Simon Delivers request; no additional landscaping is required with the proposed request. Screening the outdoor storage is required from residential uses and right-of-way. The north and west property lines have existing solid screening. The applicant will be repairing the northerly fence complying with code requirements. The applicant is proposing to install a new fence with a mesh cover to screen from Carmen Avenue, complying with code requirements.

Access. Access to the site it not changing; there are two access points from Carmen Avenue.

Lighting. No changes to the lighting are proposed at this time. All parking lot lighting and building lighting shall be designed so as to deflect light away from the public street. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Signage. No signs are proposed at this time. All signs for the site require a separate sign permit and shall conform to the sign requirements of the I-1 zoning district.

Engineering. No additional impervious surface would be added to the property at this time. The City Engineering Department has reviewed the plans and has no issues with the proposed request.

### **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.*

This criterion is met. The Comprehensive Plan recognizes the proposed area as Industrial. A contractor's yard with outdoor storage is consistent with uses in the industrial area and with the long range plan for the area.

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 I-1 district is intended for the continued operation of light manufacturing, warehousing, and wholesaling businesses. The proposed use of a contractor's yard with outdoor storage is a conditional use in the I-1 district. With approval of the CUP, the request would be consistent with the zoning requirements.

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

The use proposed does not appear to 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.*

This criterion is met; the proposed request 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*

No changes are proposed to the existing structure. Outside storage is not uncommon in industrial areas and will be screened from the residential properties and right-of-way.

- ii. Noise*

The noise from a contractor's yard is not out of the ordinary for the I-1 zoning district.

- iii. Fencing, landscaping and buffering*

The applicant is meeting the City's landscaping and screening requirements.



4. All parking lot and building lighting shall be of a shoe-box style with all lighting being diffused or direct away from all property lines and public right-of-ways. The direct source of the light shall not be visible from any abutting property lines and public right-of-ways.
5. The wood fence is a screening requirement and must be maintained. i.e. kept straight and plumb, fix any broken boards, remove graffiti, etc.
6. All signs for the site require a separate sign permit and shall conform to the sign requirements of the I-1 zoning district.

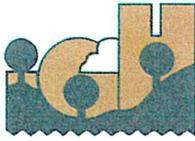
**B. Denial** If the Planning Commission finds that the proposed request is not in the best interest of the physical development of the City, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

### **RECOMMENDATION**

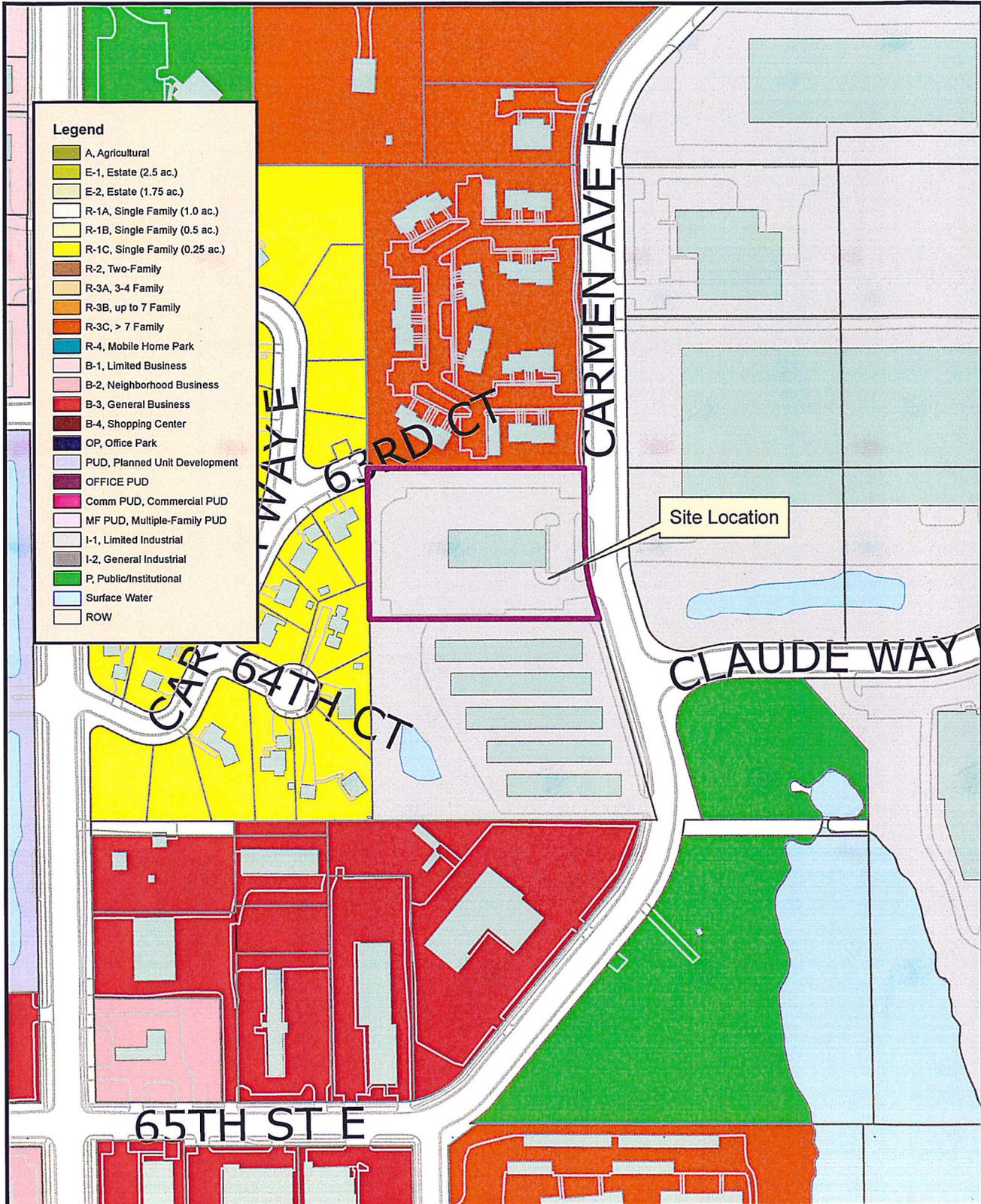
Based on the preceding report, Staff recommends **approval** of the request with the conditions listed in Alternative A.

Attachments: Exhibit A - Location and Zoning Map  
Exhibit B - Narrative  
Exhibit C - Site Plan  
Exhibit D - Picture of scaffolding

Map not to scale



# Brand Energy Service 6265 Carmen Avenue



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

February 4, 2015

Transmitted Via Email: [hbotten@invergroveheights.org](mailto:hbotten@invergroveheights.org)

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

Attn: Ms. Heather Botten

Re: 6265 Carmen Avenue  
Inver Grove Heights, MN

Subject: Property Use Description\_Revision #1

Ms. Botten:

This correspondence represents the proposed use of the property located at 6265 Carmen Avenue (property). Brand Energy Services (BES) will be leasing the property from the current owner. BES is a construction company which provides scaffold, insulation, and painting services to the industrial construction market. The following is the planned use of the property.

1. Outdoor storage of scaffold – Although most of our materials will be stored inside, it will be required to store component scaffold materials outside within the fence on the paved portion of the property. The scaffolding is stored in 4' x 4' steel racks. These racks will be located near the building and on the outer perimeter of the paved lot. The placement of these materials will require adequate area for vehicles to drive through the lot. These materials will be stored at this property until required on a construction site. Shipping of the material will be by flatbed trucks. The materials will be shipped in and out of the property on a daily and/or weekly basis.
2. Outdoor storage of vehicles - Throughout the term of our lease, it is our intent to park vehicles at the property. These vehicles may include pick-up trucks, or large commercial flatbed trucks. The vehicles parked over night at the property will be inside of the fenced lot.
3. Fencing – The property currently has privacy fence installed on the west and north sides. This fence will remain for both privacy as well as security. The fence located on the north side of the property is currently in need of repair. These repairs will be completed as soon as possible with the weather conditions. A new fence will be installed on the east side of the property between the building and the two existing fences. This fence will have openings on both the north and south side of the building. The opening will be a minimum of 20 feet per the fire marshal's request. The east fence will also have a privacy mesh/fabric installed to block the view of the paved lot from Carmen Avenue.
4. Access – A Knox gate switch or a Knox lock will be installed on the gates to allow access to the building and property by the fire department or other first responders.

Attached you will find a drawing of the property. The drawing shows the areas that may be used for outdoor storage, vehicle parking, and the fence location.

In the event that you have any questions or require any further clarifications, please do not hesitate to contact me.

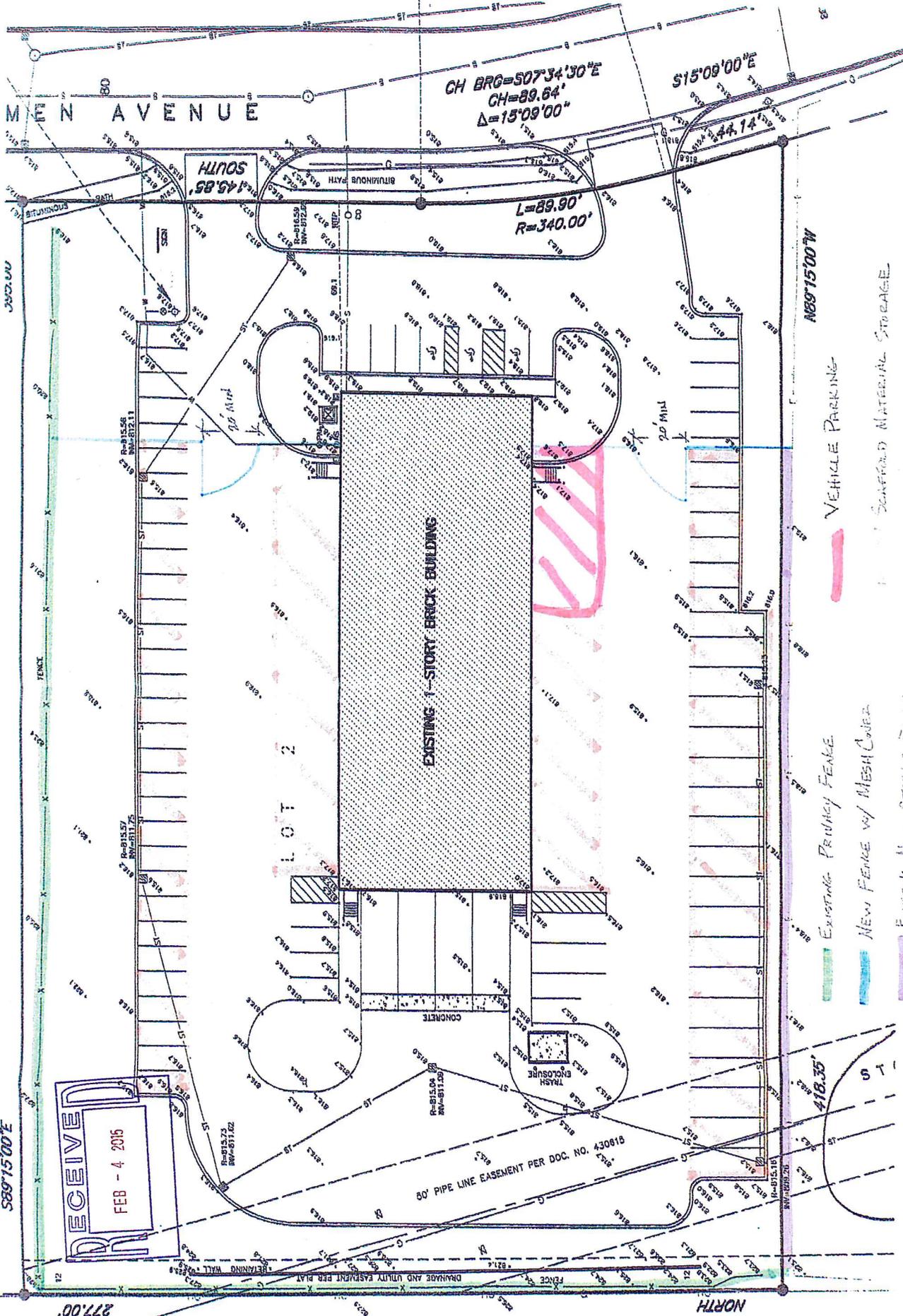
**BRAND**

**BRAND ENERGY SERVICES LLC**

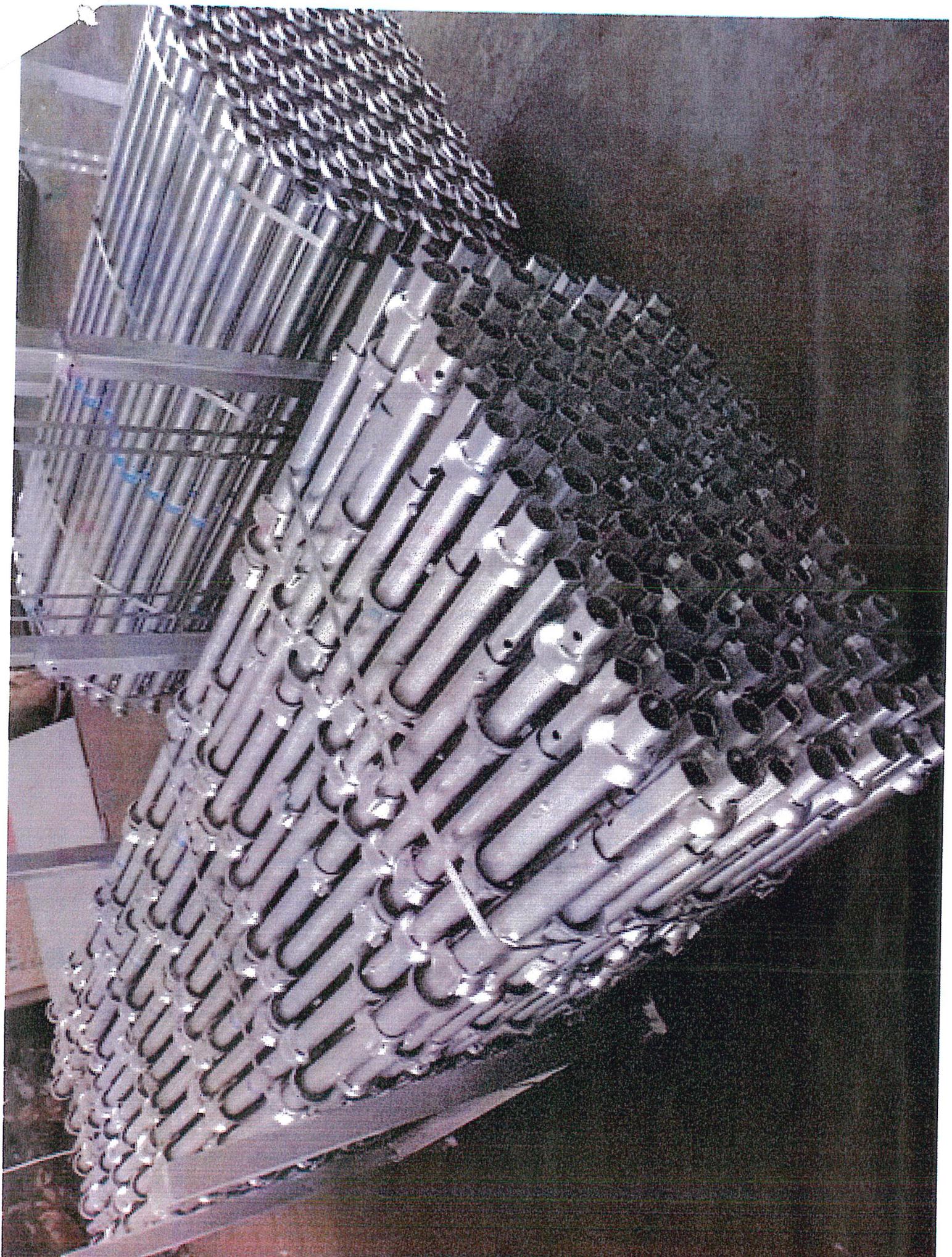
Sincerely,  
**BRAND ENERGY SERVICES**



Adam Sease  
Branch Manager Northern Plains



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**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**

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**REPORT DATE:** February 12, 2015

**CASE NO:** 15-02PUD

**APPLICANT:** Ryland Homes

**REQUEST:** Final Plat and Final PUD Development Approval for Blackstone Vista

**MEETING DATE:** February 17, 2015

**LOCATION:** West side of Argenta Trail between 70<sup>th</sup> Street and Hwy 55

**COMPREHENSIVE PLAN:** LDR-NWAPUD

**ZONING:** R-1C/PUD

**REVIEWING DIVISIONS:** Planning  
Engineering  
Park and Recreation  
Fire Marshall

**PREPARED BY:** Allan Hunting  
City Planner

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**BACKGROUND**

Ryland Homes has submitted the final plat and final development plan for Blackstone Vista. The plat consists of 77 single family lots plus nine outlots. Outlot E is part of the plat, but is not part of the PUD approval. Plans for Outlot E will be presented to the city by the landowner at a later date.

The City Council approved the preliminary plat and development plans on November 10, 2014.

**EVALUATION OF THE REQUEST**

The final plan review is limited to a review of the plans against the preliminary plat conditions of approval for compliance. The review will address each of the 44 conditions. A copy of the resolution approving the preliminary plans, including the conditions is attached.

Condition #1 relating to consistency with preliminary plans. The submitted final plans are consistent with the preliminary plans approved by Council. The following provides some additional detail on some of the individual approved plans:

Final Plat. The lot and outlot layout is the same as the preliminary plat. The number of lots have been reduced by one because a larger outlot was needed for the lift station. All outlots except for Outlot E will either be deeded to the city or owned and maintained by the home owners association.

Site Plan. The site plan which is the same as the plat in this case, is consistent with the preliminary plans.

Open Space Plan. The open space plan is consistent with the preliminary plan. The outlots that contained the open space have not changed.

Landscape Plan and Tree Inventory. The submitted final plans are consistent with the preliminary plans. The number of plantings and location match the preliminary plans.

Trail Plan. The City is working with Dakota County and the developer for the construction of the Mendota-Lebanon Hills Regional Trail through the development. The alignment and connections are consistent with the preliminary plans. Construction of the trail is to occur with the plat grading and construction. Details of the costs and construction responsibilities will be addressed in the development contract.

Condition #2 relating to approval of the final grading, drainage and erosion control plans. The City Engineer has indicated the plans have addressed comments from engineering and the city's consultants. Overall, there are some minor issues yet to be resolved, but the review is done to final comment.

Condition #3 relating to drainage and utility easements provided on the plat. The plat provides for easements over the main drainage areas. The City Engineer has reviewed the plat and finds the necessary easements are in place. There will be more review and refinement as we discuss the development contract and if any other easements are required, they will be shown on the final plat prior to City Council review.

Condition #4 relating to ownership of natural area/open space. No easements are required because all open space is in outlots that will be deeded to the city.

Condition #5 relating to park dedication. Park dedication will consist of a cash payment of \$2,850 per lot. With 77 lots, cash park dedication will equal \$219,450. The park dedication fees are collected at time of final plat release.

Condition #6 relating to plans reviewed by the Fire Marshall. The Fire Marshall has reviewed the plans and did not provide any correction comments at this time. The Fire Marshall will conduct a full review of the plans with the building permit application.

Condition #7 relating to County Review. The final plat has been reviewed by Dakota County. The plat is consistent with their right-of-way needs and applicant is working with the county on turn lane designs on 70<sup>th</sup> Street.

Condition #8 and #9 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 #10 relating to executing a conservation easement over those areas required for open space. In this plat, all the required open space falls within outlots that will be deeded to the city. Therefore, no open space conservation easements are required from the developer.

Condition #11 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 residential structures. This condition was intended to state the developer's responsibility for paying these fees.

Condition #12 relating to credits given towards Northwest Area utility connection fees. The City Council approved the preliminary plans with some credits given to the developer. The credits were spelled out in a separate resolution. Staff is in the process of verifying compliance with the conditions in that resolution. This will be addressed with city council review.

Condition #13 relating to payment of building permit fees. This condition was intended to state the developers are responsible for payment of building permit fees as noted in the condition. These fees are collected at time of building permit.

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. This process has begun. 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 construction of sanitary sewer and water trunk lines for the plats. The City Engineer is working with the developer and city attorney to address construction and any credits given. This will be finalized in the development contract.

Condition #19 relating to private streets in Blackstone Ponds. Not applicable to this review and plat.

Condition #20 relating to wetland buffers. There are no wetlands in Blackstone Vista so no buffers are required.

Condition #21 relating to noise mitigation measures in home construction per overlay district. The building permit plans will be required to address the airplane noise mitigation measures that are listed in the ordinance. Plans will be reviewed by the Inspections Department.

Condition #22 relating to plans meeting the comments from the engineering consultants. The City Engineer has indicated the plans have addressed the comments from the city's consultants. There are a few minor changes yet to be addressed, but these will be addressed prior to council review. The City Engineer is comfortable with the plans and recommends approval.

Condition #23 relating to street lighting. The applicant has provided a street lighting plan which shows lights at street intersections and at equal spacing along the road. Lights are installed by the developer and lighting costs are eventually charged to the individual lots. This condition has been satisfied.

Condition #24 relating to trail easements for the Mendota-Lebanon Regional Trail. Since all of the regional trail will either be in city owned outlots or in public right-of-way, the developer will not have to provide any easements to the city. The City will grant easement to the County over the outlots for the trail as the trail will ultimately be owned and maintained by the County. The Parks and Recreation Director is working with Dakota County Parks staff to address all of the requirements and agreements for the regional trail. This will be approved by the Council either with the PUD plans or at a later meeting.

Condition #25 relating to boundaries of open space with marker posts. Engineering has created a post and sign template for developers to use to mark the open space boundary. The final location of the posts will be approved by Engineering and will be field inspected.

Condition #26 relating to setbacks. The plans reflect a 30 foot rear yard setback for the lots. There are no lots abutting 70<sup>th</sup> Street in this plat so the 50 foot setback does not apply.

Condition #27 relating to Blackstone Ridge open space. This condition not applicable to this phase.

Condition #28 relating to Blackstone Ridge and future alignment of Argenta Trail. This condition not applicable to this phase.

Condition #29 relating to overall project approval subject to comp plan amendment for Argenta Trail alignment. The City is in the process of processing the comp plan amendment. Council is being presented with the 5 alignment options for the northern section of Argenta Trail realignment and the 3 southern options in a meeting in February. The Council and County Commissioners' are expected to adopt a final alignment in March. The Council will be presented with the Argenta Trail alignment comp plan amendment in April.

Condition #30 relating to 65<sup>th</sup> Street connection in Blackstone Ridge. This condition not applicable to this phase.

Condition #31 relating to collector street connections in Blackstone Ridge. This condition not applicable to this phase.

Condition #32 relating to collector streets 65<sup>th</sup> and 67<sup>th</sup> in Blackstone Ridge. This condition not applicable to this phase.

Condition #33 relating to storm water management in Blackstone Ridge. This condition not applicable to this phase.

Condition #34 relating to construction of utilities for Blackstone Ponds and Blackstone Ridge. This condition not applicable to this phase.

Condition #35 relating to access to Blackstone Ponds. This condition not applicable to this phase.

Condition #36 relating to comments from the Director of Parks and Recreation. The comments relating to Blackstone Vista are for the County regional trail. City staff, County staff and the developer have met to discuss the details of the construction of the trail. The trail will be constructed with the grading and development of the plat. A joint powers agreement will be set up between the city and county to address maintenance. The city will grant a 30 foot wide trail easement to the county over the outlots for the trail. Further details of the trail construction obligations will be addressed in the development contract.

Condition #37 relating to impervious surface calculations per lot for the development. The applicant's engineer is working on preparing impervious surface calculations for the lots. This will be used to review building permits so impervious surface on each lot will match the storm water design capacity. This final detail will be reviewed prior to city council review.

Condition #38 relating to parking in Blackstone Ponds. This condition not applicable to this phase.

Condition #39 relating to city ordering public improvement projects for the trunk water main and sewer. The Engineering Department is working with the council to establish a timetable for ordering the project and construction time period for the trunk lines and lift station at 70<sup>th</sup> Street. The Council is expected to order the improvements in the next couple of months.

Conditions #40 and #41 relating to funding the extension of trunk utilities. The City Administrator is working with the city council on the funding of the utilities. The bonding would be approved by council in the next couple of months.

Condition #42 relating to acquisition of easements for the trunk utility lines. Engineering and the city's consultant are working on obtaining the necessary easements for construction of the utilities on property outside of the plat. Council will be taking action on these matters at the same time with ordering the utility construction projects.

Condition #43 relating to payment of all escrow account balances with plat release. Details of this condition are covered in the development contract.

Condition #44 relating to park dedication, utility connection and hook-up fees. This condition spells out how the fees will be calculated for the first three years after the project was originally approved. This is an ongoing condition that will be looked at with all three development neighborhoods.

## **ALTERNATIVES**

A. **Approval.** If the Planning Commission finds the proposed Final plat and Final PUD development plans for Blackstone Vista, a recommendation of approval should be made subject to the following conditions:

1. The project shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below:

Preliminary PUD conditions of approval and site plan	
Final Plat (4 sheets)	
Site Plan	dated 2/5/15
Open Space Plan	dated 2/5/15
Street Lighting Plan	dated 2/5/15
Final Street Plan (4 sheets)	dated 2/5/15
Turn Lane Detail (2 sheets)	dated 2/5/15
Final Intersection Plan	dated 2/5/15
Trail Plan (3 sheets)	dated 2/5/15
Sanitary and Watermain Plan (5 sheets)	dated 2/5/15
Final Storm Sewer Plan (8 sheets)	dated 2/5/15

Grading Plan (3 sheets)	dated 2/5/15
Erosion Control (3 sheets)	dated 2/5/15
Planting Plan (4 sheets)	dated 12/16/14

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.

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 and Engineering recommends approval of the final plat and PUD development plans for Blackstone Vista subject to the conditions stated above.

### **ATTACHMENTS:**

Preliminary PUD conditions of approval and site plan  
Final Plat (4 sheets)  
Site Plan  
Open Space Plan  
Street Lighting Plan  
Final Street Plan  
70<sup>th</sup> Street Turn Lane Detail Plan  
Grading Plan (3 sheets)  
Planting Plan

CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 14-194

A RESOLUTION APPROVING A PRELIMINARY PLAT AND PRELIMINARY PUD DEVELOPMENT PLAN FOR A THREE PARCEL PLAN TO BE KNOWN AS BLACKSTONE VISTA - 78 UNIT SINGLE FAMILY, BLACKSTONE PONDS - 104 UNIT MULTIPLE FAMILY, BLACKSTONE RIDGE - 118 UNIT SINGLE FAMILY

CASE NO. 14-22PUD)  
(Jim Deanovic)

WHEREAS, a preliminary plat and preliminary PUD development plan application has been submitted to the City to be known as Blackstone Vista, Blackstone Ponds and Blackstone Ridge 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 September 16 and October 7, 2014;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS that, the Preliminary Plat and Preliminary PUD development plan for Blackstone Vista, Blackstone Ponds and Blackstone Ridge 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 of Blackstone Vista, Ponds, Ridge  
Preliminary Revised Blackstone Ridge

8/14/14  
9/6/14

Blackstone Ponds Alternative Access Plan	10/9/14
Preliminary Overall Site Plan of Blackstone	8/14/14
Preliminary Open Space Plan of Blackstone	8/14/14
Preliminary Grading and Drainage Plan	8/14/14
Preliminary Overall Utility Plan	8/14/14
Preliminary Landscape Plan	8/14/14
Preliminary Tree Inventory and Preservation Plan	8/14/14
Trail Plan	8/14/14

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. Said plans shall address the comments from the City Engineer Memos dated 9-12-14 and 9-30-14, 11-4-14 (CSSP memo), 11-4-14 (Trunk Sewer Options memo) and 11-6-14.
3. Drainage and utility easements shall be provided on the final plats as required by the Director of Public Works.
4. When not in city owned outlots, the ownership of all of the natural area/open space shall 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.
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 approval by 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 Owner shall be responsible for the maintenance of storm water improvements on such lots.
9. The Agreement shall provide that the following 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.

Type of Storm Water Improvement	Location of Storm Water Improvement	Responsible Party
Regional ponds	As identified by City	City of IGH
Infiltration basins	Throughout Site	Developer

Rain Gardens	Throughout Site	Developer
BMP's	Throughout Site	Developer

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 Conservation and Open Space Easement over those portions of the development that are to be retained for required open space. The easement shall provide that the area must be retained in a natural and scenic state with no removal of vegetation and no mowing of the vegetation except to the extent identified in the easement. The vegetation management practices, such as vegetation removal and vegetation mowing, shall be subject to approval of the City's Planning Department before the final plat. The easement shall be in favor of the City and enforceable by the City. Implementation of the vegetation management plan shall be the responsibility of the developer. In instances where the City is not responsible for maintenance, the City shall nonetheless have the right to maintain the Conservation and Open Space Easement 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 identified property in the plat if the responsible party fails to pay the costs. The locations and descriptions of the conservation areas shall be determined with the final plat and final PUD review and approval.
  
11. 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. At the time the final plat is recorded, the landowner/developer by written agreement with the city must pay the city the difference between (a) the Northwest Area utility connections fees (including those usually payable at time of plat as well as building permit issuance) and the hook-up fees (including the water connection and sewer connection fee) that would have been payable for the densities shown for the subject property in the city's financial and connection fee analysis (prepared by Ehlers & Associates and amended from time to time) for the Northwest Area and (b) the Northwest Area utility connection fees and hookup fees that will be collected for the subject property per the actual density at which the subject property develops or an alternate agreed upon by the City Council. The fees as currently estimated are \$601,559. The fee shall be subject to the agreement outlined by Resolution No. 14-193 Authorizing the Application of Credits for the Plats of Blackstone Vista, Blackstone Ponds and Blackstone Ridge with Respect to the Obligation of the Developer and Owner for Payment of Connection and Hook-up Fees Stemming from the Shortage of Density in Such Plats.
  
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 following documents shall be recorded when the plat is recorded:
- Development Contract;
  - Storm Water Facilities Maintenance Agreement;
  - Conservation Open Space Easement;
  - Acknowledgement of PUD Zoning;
  - Deeds for Outlots to City;
  - Deed for Lift Station Site
18. The City is in the process of planning, designing and constructing sanitary sewer and water trunk lines to provide trunk services for the platted area. The Developer is responsible for constructing the lateral lines and the service lines. The City shall identify which lines constitute lateral and which lines constitute service lines. The Development Contract shall provide that the Developer and Owner release and hold the City harmless from any claim resulting from the delay in completing construction of the City trunk utility lines. The Developer shall construct the trunk utility lines within the boundaries of the platted area and the City shall reimburse the Developer (by a credit against the payable utility connection fees or otherwise) for the oversizing of such trunk

lines subject to and pursuant to an agreement between the City and the Developer to be arrived at as to what elements of oversizing are eligible for reimbursement and as to the rates of reimbursement; the agreement shall be a part of the development contract documents and shall be executed before construction begins.

19. All private streets in Blackstone Ponds shall be maintained by the Home Owners Association.
20. 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.
21. All residential construction shall conform to the noise mitigation measures as defined in the Airport Noise Abatement Overlay District, Title 10-13F of the City Code.
22. Prior to City Council review of the final PUD development plans, the Developer must respond to all of the comments of the Emmons and Oliver memorandums and Kimley-Horn memorandums.
23. Street lighting shall be required within the single family neighborhoods and along all public streets. The street lights shall be paid for and installed by the developer. The street lighting plans shall be approved by the City prior to installation. The plats shall be subject to a street lighting utility fee determined by the City.
24. Separate trail easements shall be granted to the City for the trail system through the development. The City reserves the right to assign the trail easement to Dakota County for the Regional Mendota/Lebanon Greenway. The City/County shall be responsible for the maintenance of the trail and trail easement area. The developer shall be responsible for connecting the trail.
25. 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.
26. All setbacks standards identified on any of the plans shall reflect a 30 foot rear yard setback and shall be listed in the summary table on those plans including any 50 foot set backs from county roads and 75 feet from OHW of Lake 19-36P.
27. The design of Blackstone Ridge shall be modified to provide more contiguous open space similar in design to the plan prepared by staff and included with this report.
28. The final plat of Blackstone Ridge shall reflect the future alignment of Argenta Trail, as adopted by the City Council and Dakota County.

29. Final plat approval is subject to approval by the City of a comprehensive plan amendment to the transportation plan to the effect that realigned Argenta Trail will not be placed on the plat of Blackstone Ridge. The City shall use its best efforts to schedule studies, review and hearings so that the council can vote on the comprehensive plan amendment to the transportation plan on or about April 27, 2015.
30. The final design of Blackstone Ridge shall require a street connection to 65<sup>th</sup> Street and a connection to future Argenta Trail on the west side of the plat roughly just north of the existing wetland. The road connection point shall be subject to approval by Dakota County.
31. The connection point for Blackstone Ridge from 69<sup>th</sup> Street to Argenta Trail would be considered a temporary access by Dakota County. This access point may be required to be modified or abandoned. The final design and decision shall be subject to Dakota County. The developer is responsible for all costs associated with acquisition and construction of the connection and all relocated infrastructure improvements on this segment.
32. With regard to the future city collector streets of 65<sup>th</sup> Street and 67<sup>th</sup> Street affecting the plat of Blackstone Ridge, the Developer shall provide the following:
  - a. One-half of the required right of way dedication for 65<sup>th</sup> Street along the north boundary of the plat;
  - b. Full right of way dedication and construction of 67<sup>th</sup> Street from the western property line of the plat to a point 660 feet west of the east property line; and
  - c. One-half of the required right of way dedication of 67<sup>th</sup> Street from the east property line of the plat to a point 660 feet west of the east property line.
  - d. At the time of final plat the Developer shall pay to the City an amount equal to one-half of the cost of construction (as estimated by the Director of Public Works) for a full-width local street improvement for the east/west distances of proposed 65<sup>th</sup> Street and 67<sup>th</sup> Street where Developer is dedicating only one-half of the right of way for those segments; the construction costs shall be estimated based on a local street standard having a full width and Developer shall pay one-half of that amount in order to cover the one-half of right of way being dedicated but not being constructed with the plat.

In light of the dedications, required construction of a portion of 67<sup>th</sup> Street and required payment for road segments on 67<sup>th</sup> Street and 65<sup>th</sup> Street that will not be constructed at the time of plat as stated above, the City will agree that when the unbuilt segments of 67<sup>th</sup> Street and 65<sup>th</sup> Street are initially built, the plat of Blackstone Ridge will not be specially assessed for a local street improvement relating to those particular portions of 65<sup>th</sup> Street and 67<sup>th</sup> Street. The City reserves the right to specially assess Blackstone Ridge for the following:

- a. The difference in cost between the cost of a collector street and the cost of a local street improvement if 65<sup>th</sup> Street and 67<sup>th</sup> Street (or segments thereof) are initially built as collector streets; and
  - b. The cost to upgrade 65<sup>th</sup> Street and 67<sup>th</sup> Street to a collector street if such streets (or segments thereof) are initially constructed as local streets; and
  - c. Any improvements to 65<sup>th</sup> Street and 67<sup>th</sup> Street after the initial construction.
33. The Blackstone Ridge plan for stormwater management shall be modified to minimize the impact on existing regional basins as outlined by the City Engineer. Any impacts to existing regional basins shall be mitigated to the City's satisfaction.
  34. The final plat of Blackstone Ridge is subject to the City approving the design, acquiring rights of way and easements, approving the construction, and identifying funding of the extension of utilities, easterly from Blackstone Ponds or Blackstone Vista onto Blackstone Ridge along a route to be approved by the City Council.
  35. The emergency access to CSAH 26 in Blackstone Ponds shall be plowed and maintained at all times by the landowner or association.
  36. The Blackstone project shall be modified to address comments #1-11 from the memo prepared by the Director of Parks and Recreation dated September 10, 2014.
  37. Prior to final plat and final PUD approval, the developer shall identify a specific impervious surfaced maximum for each lot. This lot maximum must be listed in table on the approved plans.
  38. Prior to final plat and final PUD approval, a parking plan shall be prepared that shows the possible parking areas to determine approximately how many cars could be parked in the Ponds Development.
  39. Final plat approval is subject to the City Council ordering a public improvement project to extend trunk water main and trunk sanitary sewer to serve the parcels included in the plat; approving the project plans and specifications for that project; authorizing the acquisition of necessary easements over parcels not included in the plat, for construction of that project and awarding a construction contract for that project; approval of a financing plan for extension of public utilities, including trunk lines or an alternate agreed upon by the City Council.
  40. Final Plat approval is subject to the City approving a financing plan to construct public improvement projects and acquire easements from the current location of utilities in the City to the Blackstone Vista Plat, and from the Blackstone Ponds Plat to the Blackstone Ridge Plat.
  41. Final Plat approval is subject to the City approving bond financing or other means of financing to pay for the extension of trunk utilities to serve the plats.

42. Final Plat is subject to the City ordering a public improvement project and ordering acquisitions or condemnation processes to acquire and construct a street connection segment or multiple street connection segments from the Blackstone Ridge Plat to existing Argenta Trail.
43. Developer must fully pay the CITY for all planning, engineering review and legal fees that have been incurred for review of the project including and including preparation of the DEVELOPMENT CONTRACT; and DEVELOPER must further escrow with the CITY an amount determined by the CITY 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 Exhibit F of the future DEVELOPMENT CONTRACT.
44. The park dedication, utility connection and hook-up fees shall be paid at the times required by City ordinance. If the following fees become payable and are paid by the Developer within three years after preliminary plat approval (the time period from November 10, 2014 through November 10, 2017) then the Développeur shall pay the following fees based and computed on the City's fee schedule in effect on November 10, 2014, without reference to subsequent adjustments upward or downward made by the City in the fee schedule:
  - a. Park Dedication Fees;
  - b. Water Plat Connection Fees;
  - c. Water Treatment Plant Fees;
  - d. Water Core Connection Fees;
  - e. Sanitary Sewer Plat Connection Fees;
  - f. Sewer Core Connection Fee;
  - g. Storm Water Plat Connection Fee.

After November 10, 2017, the above-identified fees shall be based and computed on the fee schedule then in effect when the Developer pays the fees taking into account whatever adjustments were made by the Council after November 10, 2014.

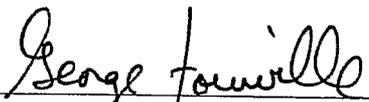
If the following fees become payable and are paid by the Developer within three years after preliminary plat approval (the time period from November 10, 2014 through November 10, 2017) then the Developer shall pay the following fees based and computed on the City's fee schedule in effect at the time the fees are paid subject to the limitation and cap that the computed fee amount shall not be higher than 3.5% above the fee in effect during the previous calendar year:

- a. Water Building Permit Connection Fees;
- b. Sanitary Sewer Building Permit Connection Fees.

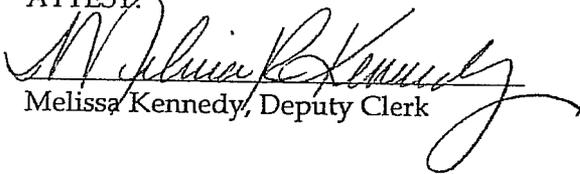
After November 10, 2017, the Water Building Permit Connection Fees and the Sanitary Sewer Building Permit Connection Fees shall be based and computed on the fee schedule then in effect when the Developer pays the fees without any reference to the above stated limitation and cap.

Passed this 10th day of November, 2014.

AYES: 5  
NAYS: 0

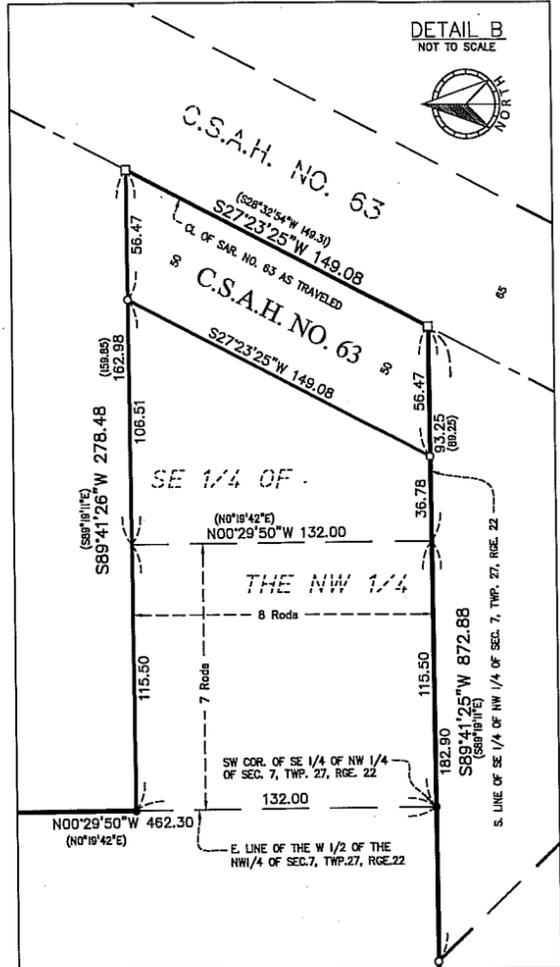
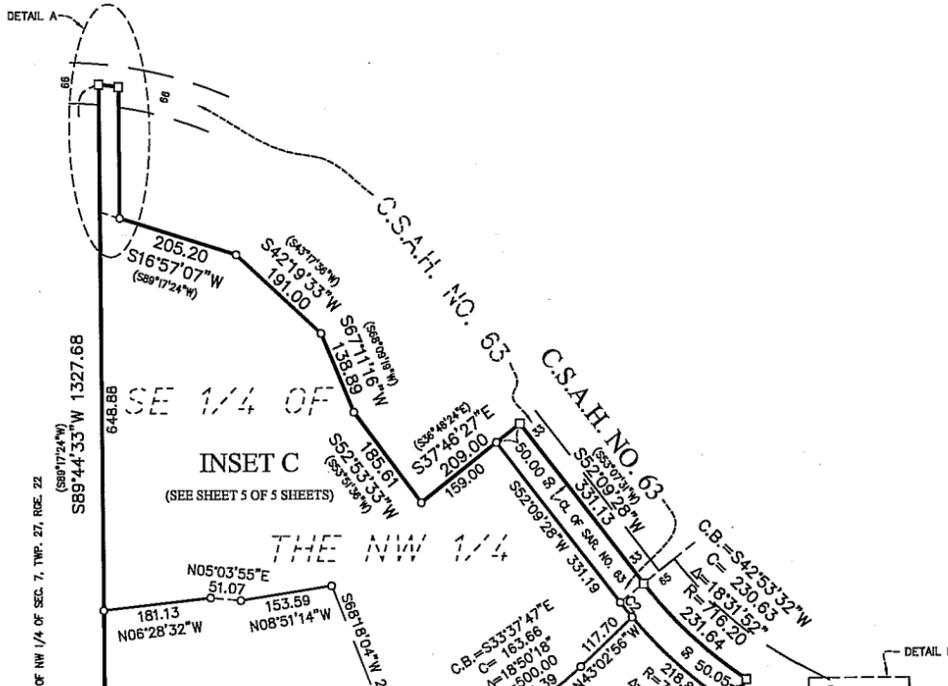
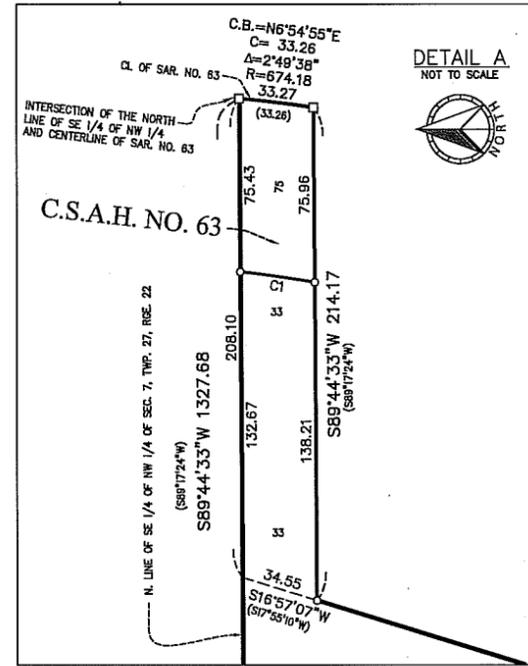
  
\_\_\_\_\_  
George Tourville, Mayor

ATTEST:

  
\_\_\_\_\_  
Melissa Kennedy, Deputy Clerk

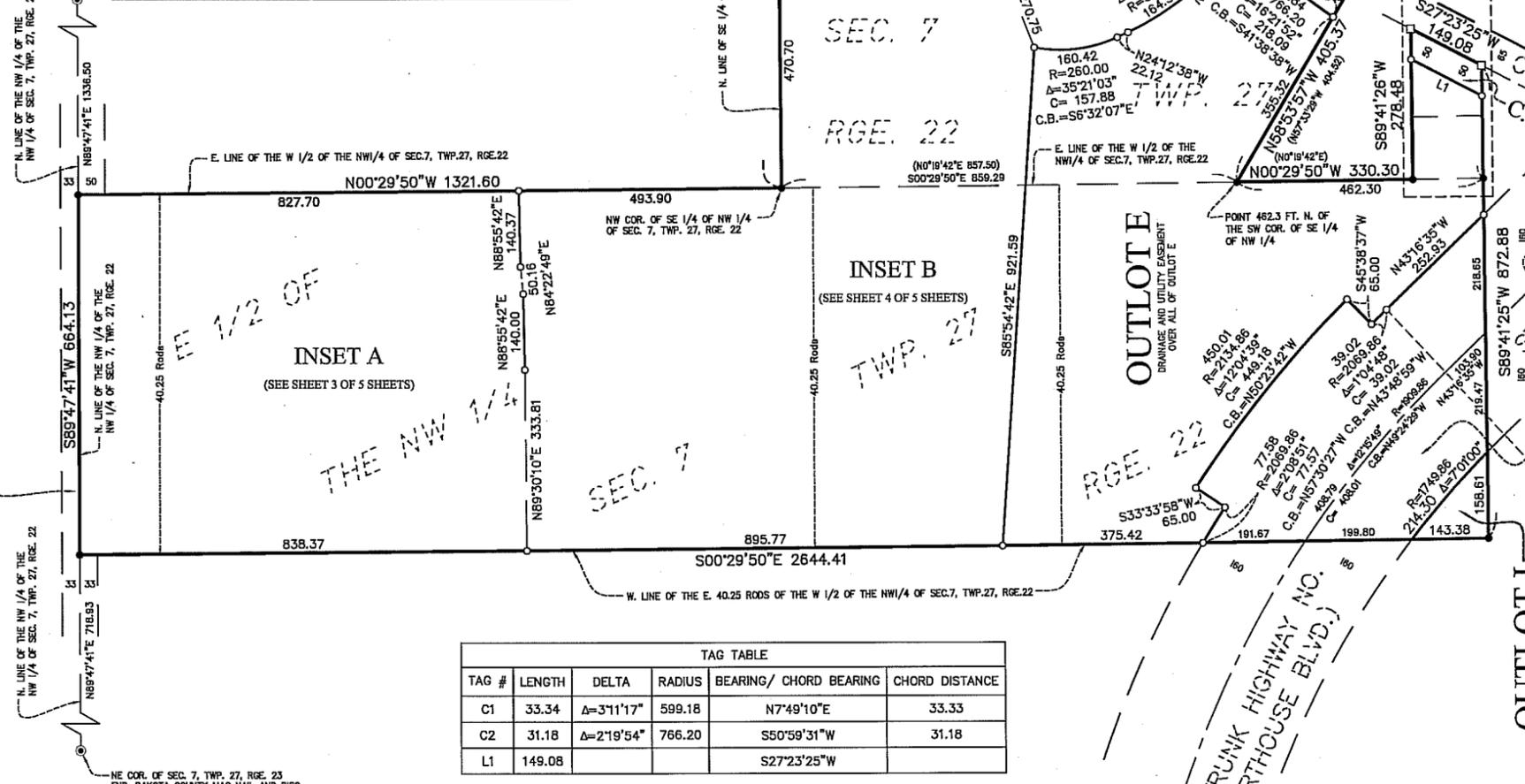
# BLACKSTONE VISTA

DETAIL B  
NOT TO SCALE

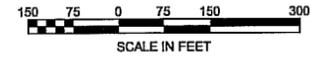


N. 1/4 COR. OF SEC. 7, TWP. 27, RGE. 23 FND. DAKOTA COUNTY MAG NAIL AND BRASS DISC.

C.S.A.H. NO. 26 (70TH ST. W.)

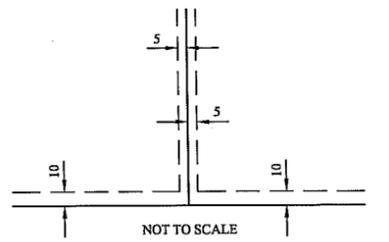


- Denotes a 1/2 inch by 14 inch iron pipe set in the ground and marked by License No. 26147
- Denotes set nail and disc marked by License No. 26147
- Denotes a Found Iron Monument
- ⊙ Denotes a Found Cast-Iron Monument
- (xxxx) Denotes deed dimension



The basis for the bearing system is the north line of the Northwest Quarter of the Northwest Quarter of Section 7, Township 27, Range 22 which assumed to bear North 89 degrees 47 minutes 41 seconds East

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width when adjoining side lot lines, unless otherwise indicated, and being 10 feet in width when adjoining public right of way lines and rear lot lines, unless otherwise indicated, as shown on the plat.

TAG TABLE					
TAG #	LENGTH	DELTA	RADIUS	BEARING/ CHORD BEARING	CHORD DISTANCE
C1	33.34	$\Delta=3^{\circ}11'17''$	599.18	N7°49'10"E	33.33
C2	31.18	$\Delta=2^{\circ}19'54''$	766.20	S50°59'31"W	31.18
L1	149.08			S27°23'25"W	

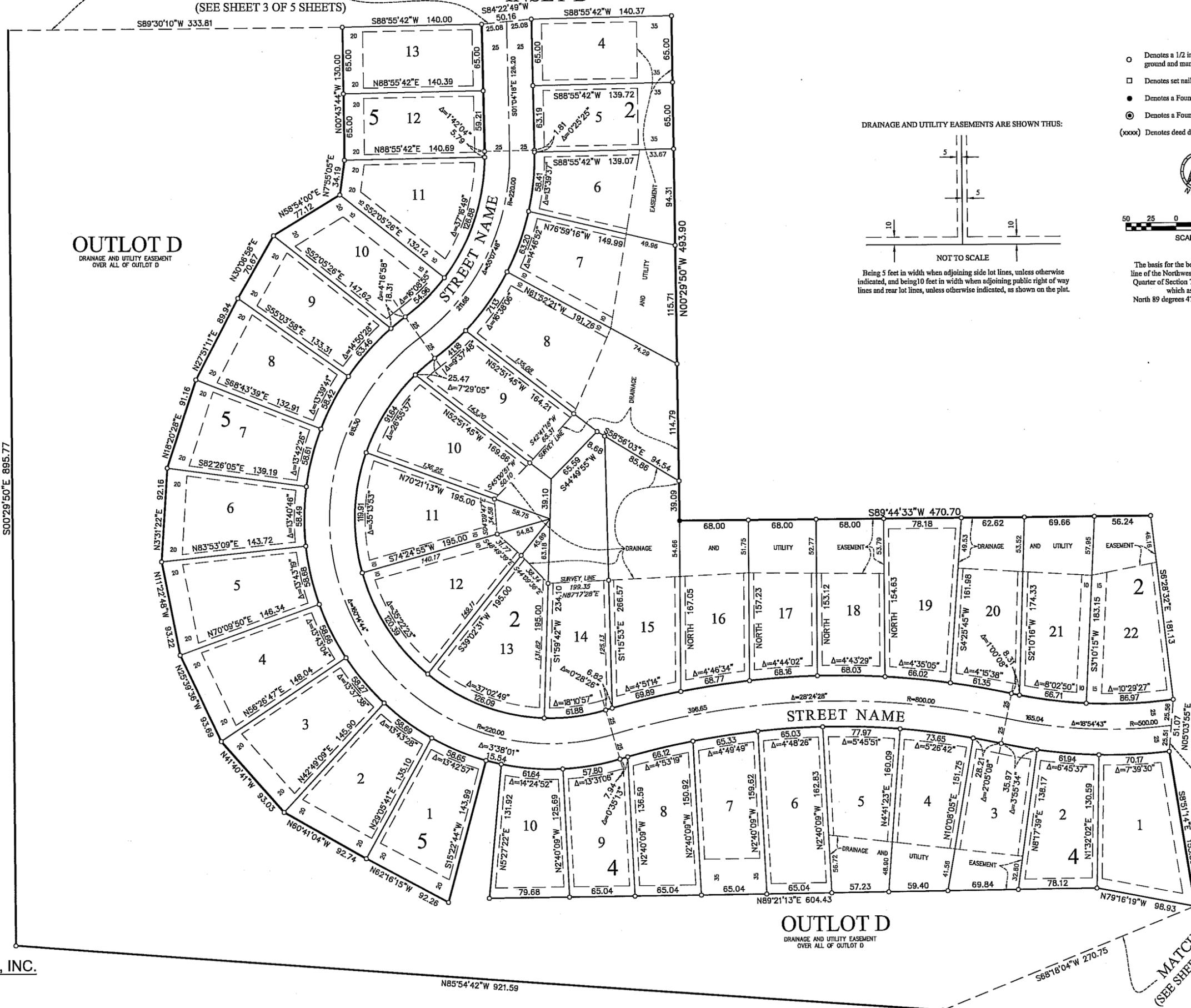


SATHRE-BERGQUIST, INC.



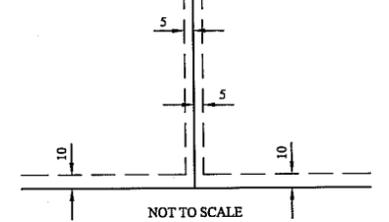
# BLACKSTONE VISTA INSET B

MATCH LINE A  
(SEE SHEET 3 OF 5 SHEETS)



**OUTLOT D**  
DRAINAGE AND UTILITY EASEMENT  
OVER ALL OF OUTLOT D

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width when adjoining side lot lines, unless otherwise indicated, and being 10 feet in width when adjoining public right of way lines and rear lot lines, unless otherwise indicated, as shown on the plat.

- Denotes a 1/2 inch by 14 inch iron pipe set in the ground and marked by License No. 26147
- Denotes set nail and disc marked by License No. 26147
- Denotes a Found Iron Monument
- ⊙ Denotes a Found Cast-Iron Monument
- (xxxx) Denotes deed dimension



SCALE IN FEET

The basis for the bearing system is the north line of the Northwest Quarter of the Northwest Quarter of Section 7, Township 27, Range 22 which assumed to bear North 89 degrees 47 minutes 41 seconds East

S00°29'50"E 895.77

STREET NAME

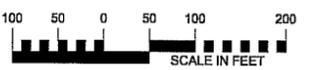
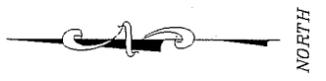
**OUTLOT D**  
DRAINAGE AND UTILITY EASEMENT  
OVER ALL OF OUTLOT D

MATCH LINE B  
(SEE SHEET 5 OF 5 SHEETS)



SATHRE-BERGQUIST, INC.





DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE SCHMIDT	01	DSG	02/05/15	CITY COMMENTS
DRAWN BY				
CHECKED BY				
DATE				
12/18/14				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Daniel L. Schmidt*  
 Daniel L. Schmidt, P.E.  
 Date: 12/18/14 Lic. No. 26147

**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-8000

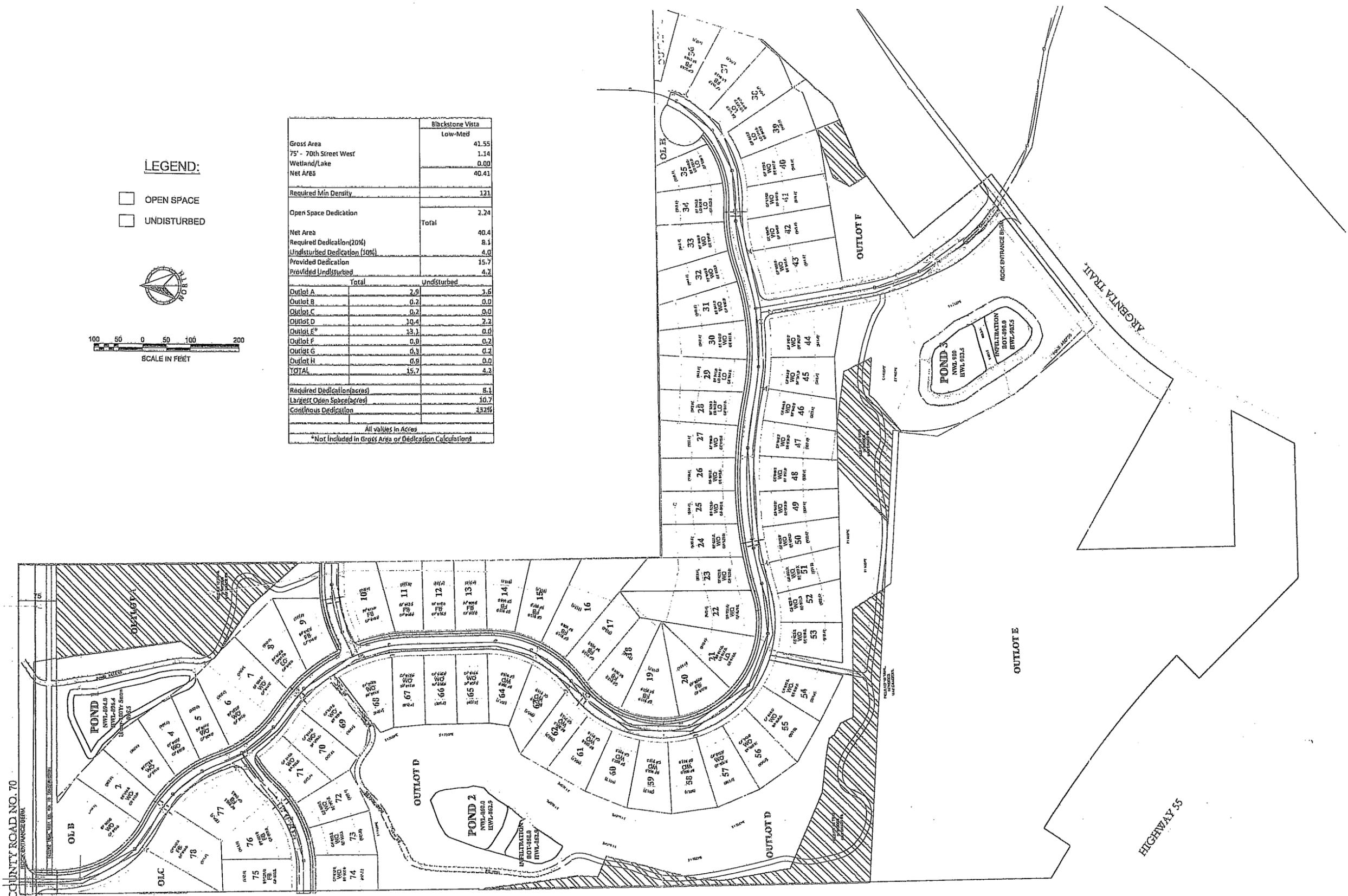
CITY PROJECT NO.		SITE PLAN BLACKSTONE VISTA RYLAND HOMES	FILE NO. 78058-019
INVER GROVE HEIGHTS, MINNESOTA			1
			1

**LEGEND:**

- OPEN SPACE
- UNDISTURBED



		Blackstone Vista	
		Low-Med	
Gross Area			41.55
75' - 70th Street West			1.14
Wetland/Lake			0.00
Net Area			40.41
Required Min Density		121	
Open Space Dedication		2.24	
Net Area		40.4	
Required Dedication(20%)		8.1	
Undisturbed Dedication (10%)		4.0	
Provided Dedication		15.7	
Provided Undisturbed		4.2	
	Total	Undisturbed	
Outlot A	2.9	3.6	
Outlot B	0.2	0.0	
Outlot C	0.2	0.0	
Outlot D	10.4	2.2	
Outlot E	13.1	0.0	
Outlot F	0.0	0.2	
Outlot G	0.3	0.2	
Outlot H	0.8	0.0	
TOTAL	15.7	4.2	
Required Dedication(acres)		8.1	
Largest Open Space(acres)		10.7	
Continuous Dedication		132%	
All values in Acres			
*Not Included in Gross Area or Dedication Calculations			



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE SCHMIDT	01	DSG	06/09/14	PRELIMINARY REVISIONS
DRAWN BY	02	DLS	07/07/14	PRELIMINARY REVISIONS
CHECKED BY	03	DLS	08/13/14	PRELIMINARY REVISIONS
DATE	04	DLS	08/13/14	REVISED OPEN SPACE CALCOS

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Name: *David J. Schmitt*  
 Date: 05/18/14 Lic. No. 26147

**SATHRE-BERGQUIST, INC.**  
 185 SOUTH BROADWAY WAYzata, MN. 55391 (602) 478-0800

CITY PROJECT No. **OPEN SPACE**  
**BLACKSTONE VISTA**  
**JIM DEANOVIC**

FILE NO. 1924-015

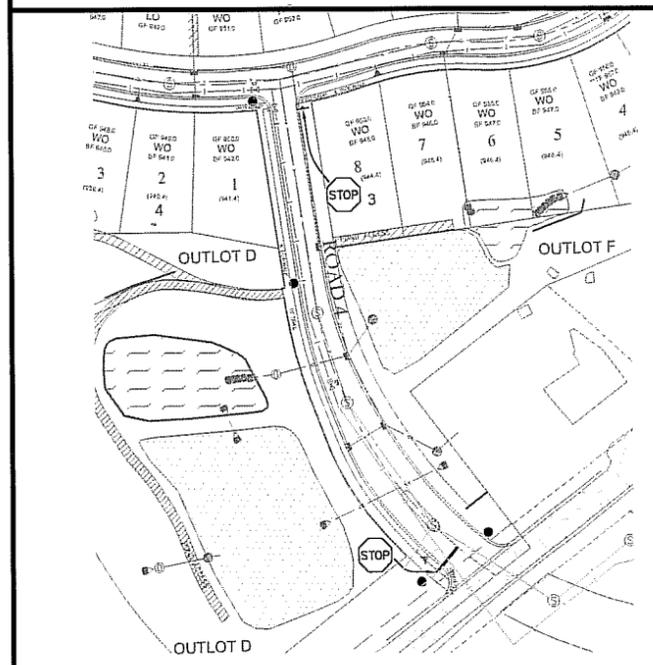
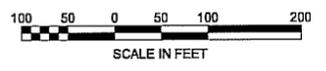
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PROPOSED LIGHT



NORTH



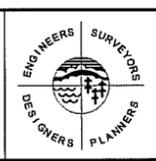
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DRAWING NAME	NO.	BY	DATE	REVISIONS
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DRAWN BY				
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DLS				
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*Daniel L. Schmidt*  
 Daniel L. Schmidt, P.E.  
 Date: 12/18/14 Lic. No. 28147



**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. \_\_\_\_\_  
**INVER GROVE HEIGHTS, MINNESOTA**

**STRIPE, SIGN & LIGHTING PLAN**  
**BLACKSTONE VISTA**  
**RYLAND HOMES**

FILE NO. 78058-019  
**2**  
**43**

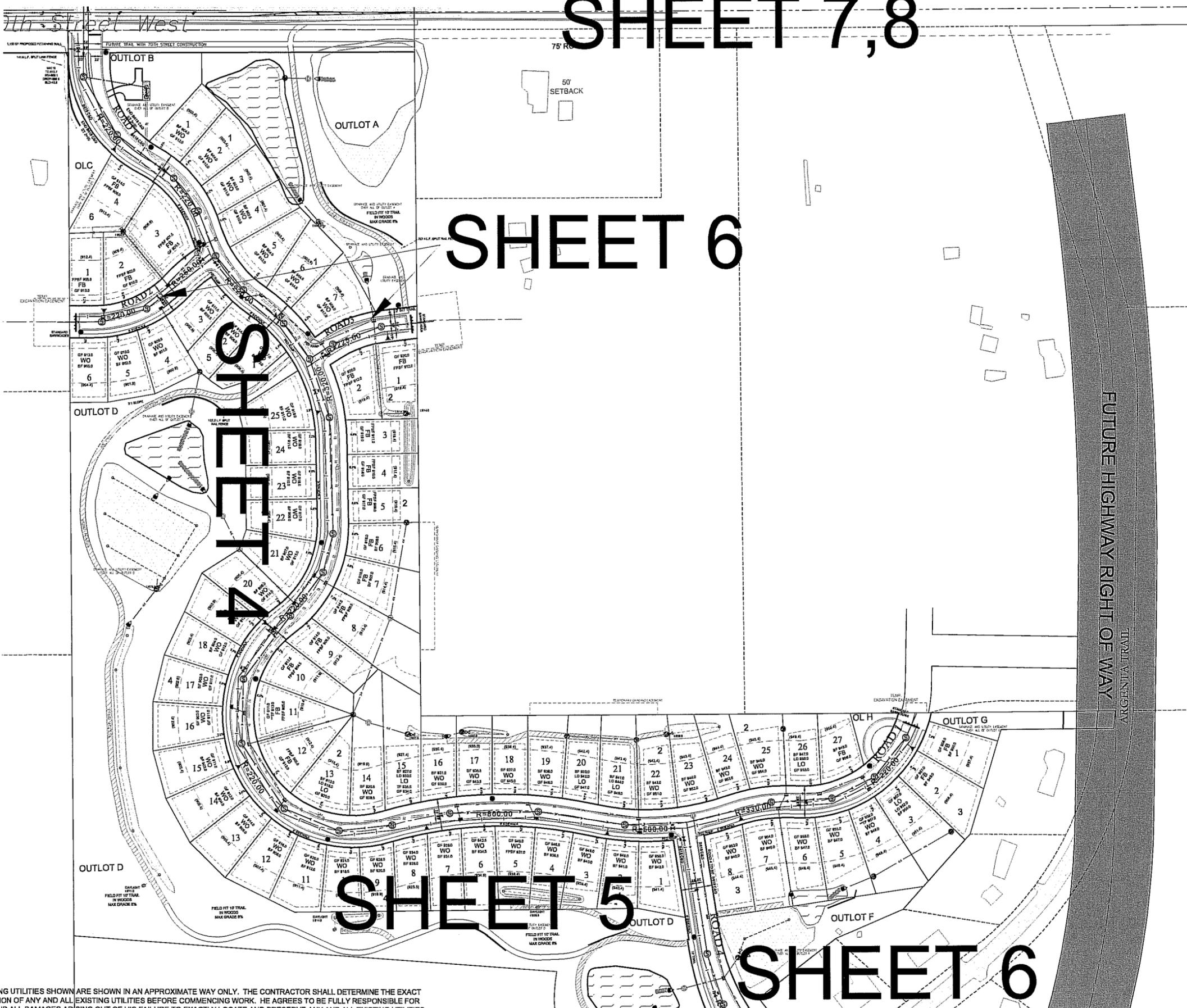
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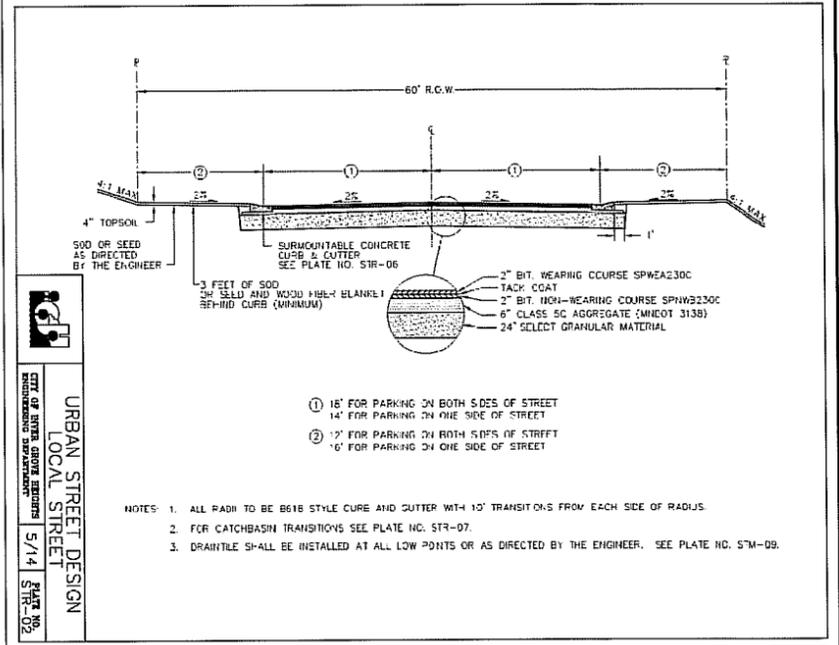
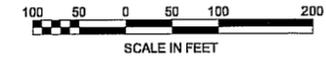


### STREET NOTES

1. ALL RADII CURB TO BE B618
2. COUNTY ROAD INTERSECTIONS TO HAVE RIBBON CURB WITH A 20' RADIUS MINIMUM
3. ROAD 1 CURB TO BE B618 FROM STATION 0+00 TO 2+00
4. ROAD 4 CURB TO BE ALL B618
5. ALL OTHER ROAD CURB TO BE SURMOUNTABLE
6. TEMPORARY CUL-DE-SAC IN OUTLOT H STREET SECTION IS TO MATCH CITY STANDARD STREET SECTION
7. DRIVEWAYS ARE TO BE A 20' MAXIMUM AT ROW FOR SINGLE FAMILY HOMES. IF WIDER, SEE CITY DETAIL STM-15 FOR RAIN GARDEN OR PERVIOUS MATERIAL TO BE USED
8. PEDESTRIAN RAMPS ARE TO BE TRUNCATED DOMES PER DETAIL

### TRAIL NOTES

9. INCREASE TRAIL SECTION BASE WITH ADDITIONAL 4" ROCK FROM ROAD 1 TO NEAR OUTLET STRUCTURE B24 FOR POND ACCESS
10. TRAILS AND WALKWAYS ARE TO MEET PROWAG AND ADA STANDARDS; MAX TRAIL GRADE TO BE 8%
11. SIDEWALKS TO BE CONSTRUCTED PER CITY PLATE STR-01
12. CONCRETE DRIVEWAY APRONS ARE TO BE REQUIRED BETWEEN CONCRETE WALKS AND CURB; TO BE BUILT AT TIME OF HOME CONSTRUCTION



URBAN STREET DESIGN  
LOCAL STREET  
DATE: 5/14  
SCALE: 1/4" = 1'-0"

- NOTES:
1. ALL RADII TO BE B618 STYLE CURB AND CUTTER WITH 10' TRANSITIONS FROM EACH SIDE OF RADII.
  2. FOR CATCHBASIN TRANSITIONS SEE PLATE NO. STR-07.
  3. DRAINAGE SHALL BE INSTALLED AT ALL LOW POINTS OR AS DIRECTED BY THE ENGINEER. SEE PLATE NO. STM-09.

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*Daniel L. Schmidt*  
Daniel L. Schmidt, P.E.  
Date: 12/18/14 Lic. No. 28147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

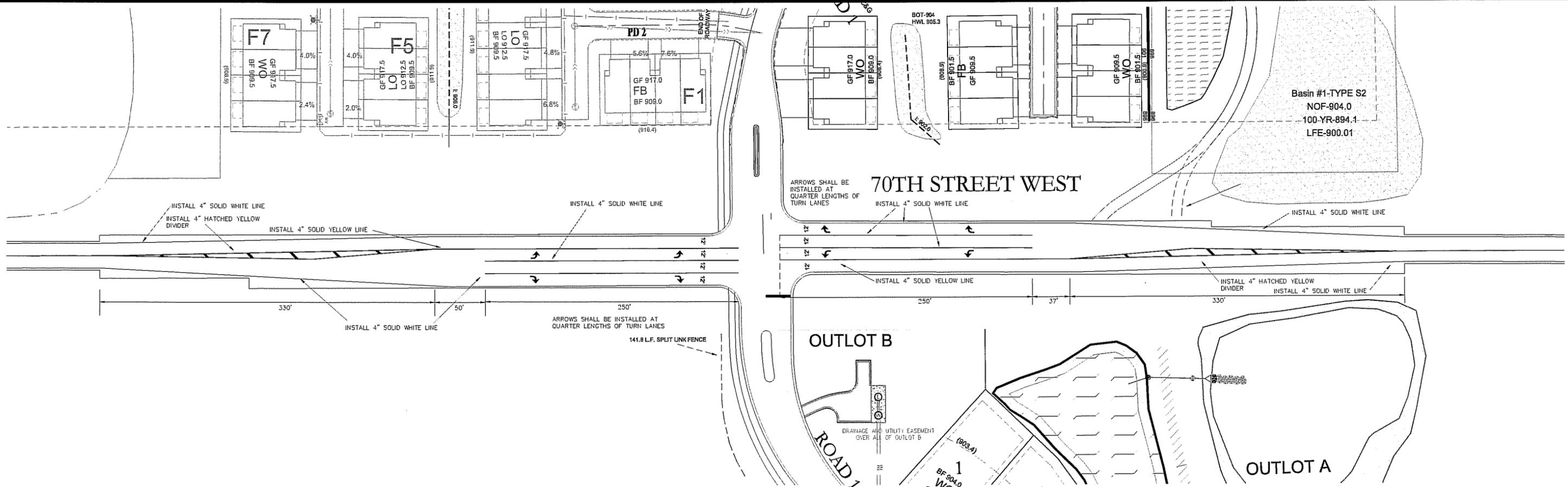
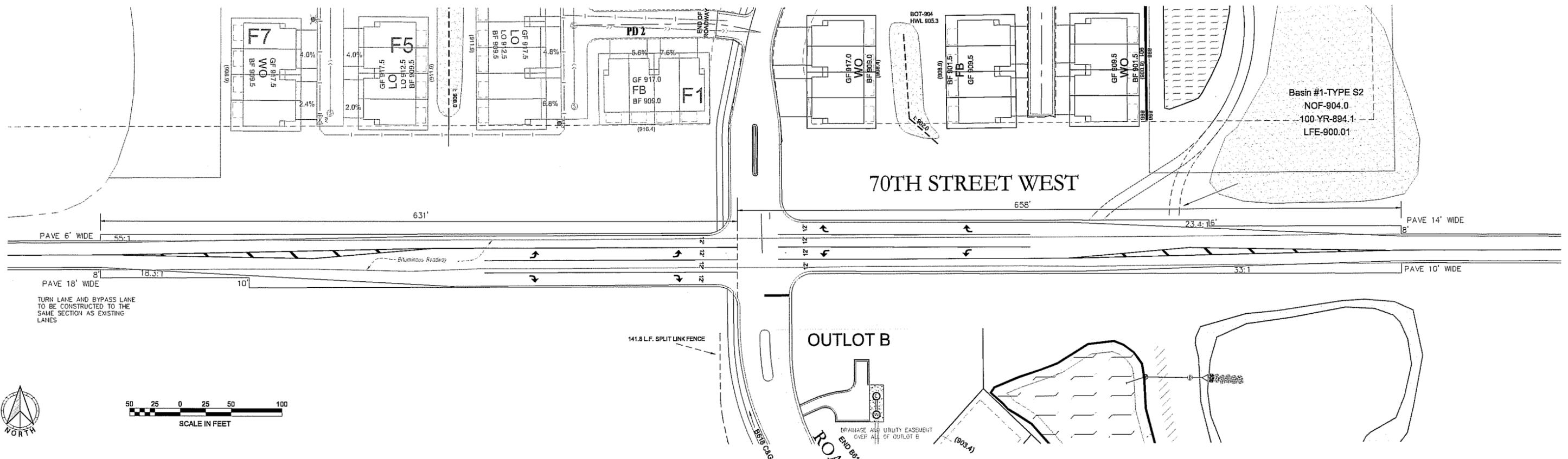
**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. \_\_\_\_\_

INVER GROVE HEIGHTS, MINNESOTA

FINAL STREET PLAN  
BLACKSTONE VISTA  
RYLAND HOMES

FILE NO.  
78058-019  
**3**  
43



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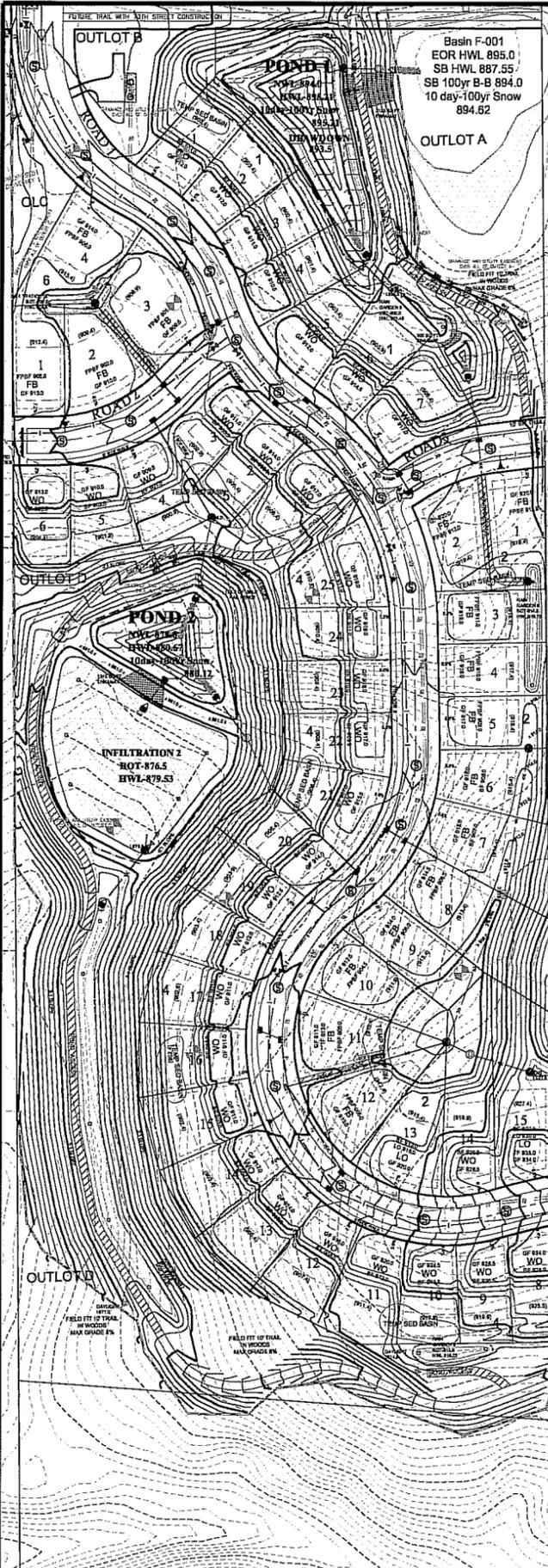
ENGINEERS SURVEYORS DESIGNERS PLANNERS

**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

INVER GROVE HEIGHTS, MINNESOTA

TURN LANE DETAIL  
BLACKSTONE VISTA  
RYLAND HOMES



TREATMENT 1

- CONSTRUCTION NOTES**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF INVER GROVE HEIGHTS OR DIRECTED BY THE ENGINEER.
  2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND, CLAYS, AND SILTS MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT. REFER TO SECTION 2.2 OF THE STORM WATER POLLUTION PREVENTION PLAN.
  3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. THE TEMPORARY DRAINAGE PIPES SHALL BE INCIDENTAL TO THE GRADING OPERATIONS. INSTALL SILT FENCE AROUND EXCAVATED POND, AFTER THE AS-BUILT ELEVATIONS HAVE BEEN VERIFIED BY THE ENGINEER.
  4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
  5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
  6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED (INCIDENTAL).
  7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 UNLESS OTHERWISE NOTED
  8. LO & WO FINISHED PADS SHALL BE FLATTER THAN 3:1. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
  9. RESTORATION - ACRES PLUS WETLAND RESTORATION AREAS
    - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
    - B. SEED ALL DISTURBED AREAS WITH MNDOT MIXTURE #250 AT A RATE OF 100 LBS./ACRE AND FERTILIZER WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED) WETLAND RESTORATION - BWSR SEED MIX FOR WETLANDS (AS NOTED IN THE WETLAND REPLACEMENT PLAN APPLICATION)
    - C. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
    - D. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
    - E. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
    - F. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
    - G. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
  10. SILT FENCE, BEFORE GRADING - 7,600 LF  
AFTER GRADING - 2,625 LF
  11. EROSION CONTROL BLANKET - 39,000 SY
  12. ESTIMATED EXCAVATION CY - 240,000 CY
  13. SOIL CONDITIONING - 3.5 ACRES

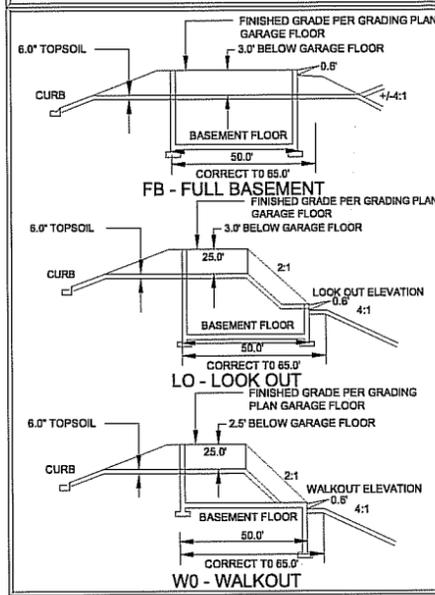
GENERAL NOTES:

1. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES FOR ALL STORM SEWER INLETS (EXISTING AND PROPOSED) AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
3. ALL RETAINING WALLS 4' AND HIGHER WILL REQUIRE A STRUCTURAL DESIGN AND A SEPARATE BUILDING PERMIT. ALL RETAINING WALLS SHOWN SHALL BE CONSTRUCTED AT THE TIME OF GRADING.
4. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)
5. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
6. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL. THE GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE STREET SWEEPING ON HUNTER DRIVE DURING THE GRADING OPERATIONS, IF REQUIRED.
7. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
8. UPON COMPLETION OF THE SITE GRADING, A CERTIFICATION LETTER AND ASBUILT SURVEY FROM THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL BE PROVIDED TO THE CITY CERTIFYING THAT THE SITE GRADES ARE AS SHOWN
9. "FBF" REFERS TO BASEMENT FLOORS THAT ARE TO BE FLOOD PROOF HOMES
10. CONSTRUCT TEMPORARY SEDIMENT PONDS AND NECESSARY GRADING TO DIRECT SITE RUNOFF TO THE TEMPORARY PONDING AREAS
11. MAINTENANCE AGREEMENTS WILL BE REQUIRED FOR ALL PROPOSED RETAINING WALLS
12. HAUL ROADS TO BE USED ARE TO 70TH ST WEST IN THE NORTHWEST CORNER OF THE PROPERTY TO HWY 55, AND ARGENTA TRAIL IN THE SOUTHEAST CORNER OF THE PROPERTY TO HWY 55, BOTH STARTING FROM ROAD 1. DESIGNATED HAUL ROADS TO BE KEPT CLEAN AND SWEEP AS NECESSARY.

TREATMENT 2



HOLDDOWN DETAILS



SYMBOL LEGEND

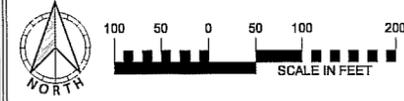
EXISTING	DESCRIPTION	PROPOSED
	MINOR CONTOUR	
	MAJOR CONTOUR	
	LOT LINE	
	BUILDING SETBACK BOUNDARY	
	PARCEL BOUNDARY LINE	
	CURB AND GUTTER	
	RIGHT-OF-WAY	
	STANDARD SILT FENCE	
	SILT FENCE BOX	
	ORANGE CONSTRUCTION FENCE	
	EMERGENCY OVERFLOW SWALE (MA)	
	CATCH BASIN	
	STORM SEWER MANHOLE	
	FLARED END SECTION	
	SOIL BORING	

CONSTRUCTION NOTES

- GRADING AND DRAINAGE**
1. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL.
  2. SEED ALL DISTURBED AREAS WITH MNDOT MIXTURE NO. 500 AT A RATE OF 100 LBS./ACRE AND FERTILIZER WITH 20-10-10 AT 100 LBS./ACRE.
  3. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE EMULSION BLANKET ON ALL SLOPES GREATER THAN 3:1 (FT).
  4. PLACE SILT FENCE AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
  5. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
  6. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
  7. OPTIMUM DRIVEWAY SLOPES - MIN 1/8" ABOVE ROAD MINIMUM - 3.0% MAXIMUM - 6.0%
  8. POND - 10:1 BENCH (1 FOOT) THEN 4:1 MAX
  9. TEMP SLOPES - LO, WO PADS 3:1 MAX ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED) WOOD FIBER BLANKET SHALL BE PLACED ALONG ANY 3:1 SLOPES AND SWALE BOTTOMS.
  10. STREET SECTION
    - 2" BITUMINOUS WEAR
    - 2" BITUMINOUS BASE
    - 6" CLASS 5 BASE
    - 24" SELECT GRANULAR
  11. 10 FT WIDE TRAIL SECTION
    - 2.5" BITUMINOUS WEAR
    - 6.0" CLASS 5
  12. SIDEWALK SECTION
    - 6" CONCRETE
    - 4" GRANULAR MATERIAL OR CLASS 5
  13. SEE CITY OF INVER GROVE HEIGHTS STANDARD DETAIL PLATES FOR EROSION CONTROL PRACTICES WHERE APPLICABLE.

SIDEWALK AND TRAILS

1. ALL PATHWAYS SHALL BE GRADED WITH MASS GRADING ACTIVITIES AND DONE IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) WHICH GENERALLY REQUIRES THAT PATHWAYS NOT EXCEED 8% GRADE. TO ACCOMPLISH THIS, THE PATHWAYS SHOWN HEREIN SHALL BE FIELD-FIT ALONG WITH THE GRADING PROCESS.



I HEREBY CERTIFY THAT THE EXISTING TOPOGRAPHIC SURVEY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Daniel L. Schmidt*  
 Daniel L. Schmidt, P.E., RLS  
 Date: 12/18/14 Lic. No. 26147

ON-SITE BMPS

1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING. (Utility Contractor)
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL. (Utility Contractor)
4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. (WIMCO'S OR EQUAL) - (Utility Contractor)
5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION. (Grading Contractor)
6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS (Grading Contractor).
7. INFILTRATION AREAS - INFILTRATION AREAS WILL BE UTILIZED TO REDUCE THE AMOUNT OF RUNOFF FROM THE INCREASED HARDSURFACE. (Grading Contractor)
8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR AS NEEDED TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING. (Grading and Utility Contractor)
9. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
11. ALL CONCRETE WASHOUT WASTE PRODUCED SHALL BE REMOVED FROM THE SITE. (Utility Contractor)

FILTRATION SHELF NOTES

1. INITIAL EXCAVATION OF THE RAIN GARDEN SHALL BE DUG 2' BELOW THE FINISHED FINAL GRADE.
2. THE BIORETENTION SOIL WITHIN THE FILTRATION SHELVES WILL BE INSTALLED AFTER THE STORM SEWER OUTLET CONTROL STRUCTURE IS INSTALLED.
3. TO PREVENT SOIL COMPACTION, HEAVY EQUIPMENT SHALL NOT BE ALLOWED WITHIN THE RAIN GARDENS AT ANY TIME.
4. THE BOTTOM OF THE FILTRATION SHELVES SHALL BE TILLED A MINIMUM OF 12" PRIOR TO PLACING THE BIORETENTION SOIL.
5. RELATIVELY LIGHT EQUIPMENT WITH TRACKS SHALL BE USED TO EXCAVATE FILTRATION SHELVES.
6. IMMEDIATELY UPON COMPLETION OF GRADING THE FILTRATION SHELVES, SILT FENCE SHALL BE INSTALLED PER THE PLAN TO ESTABLISH PERIMETER CONTROL.
7. THE BIORETENTION SOIL WITHIN THE SHELVES WILL BE 2' DEEP WITH A 6" DRAINTILE RAISED ONE FOOT ABOVE THE BASE OF THE BIORETENTION SOIL.
8. THE BIORETENTION SOIL RECOMMENDED BY MNDOT OF 3149.2J (FINE FILTER SAND AGGREGATE).
9. THE MIX FOR THE FILTRATION SHELVES SHOULD BE 100% SAND.
10. MINNESOTA MULCH AND SOIL CAN SUPPLY AND DELIVER SOIL PREMIXED. (651) 330-0299
11. SEE IGH CITY DETAILS STM-14 & STM-15 FOR BIORETENTION DETAILS

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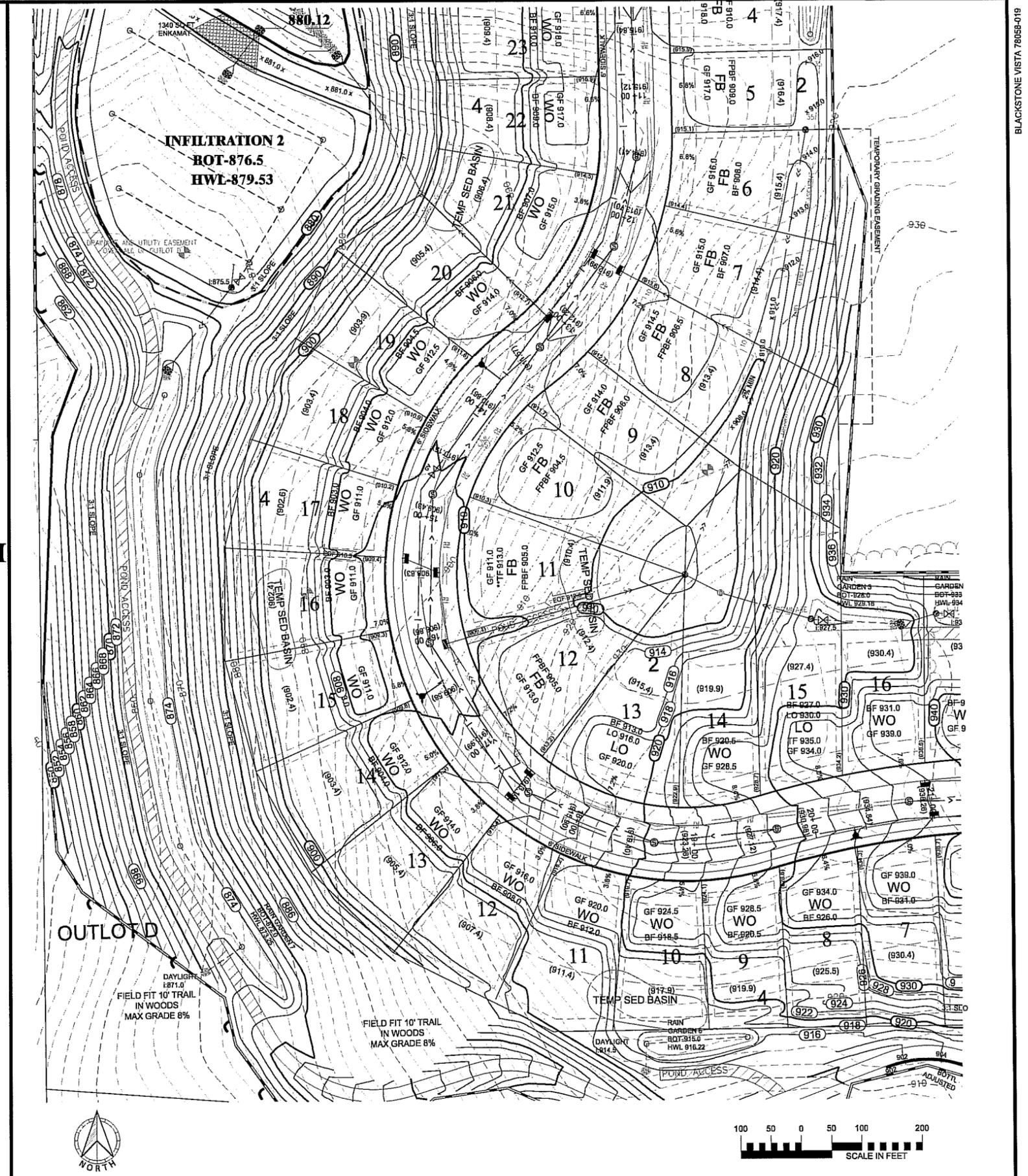
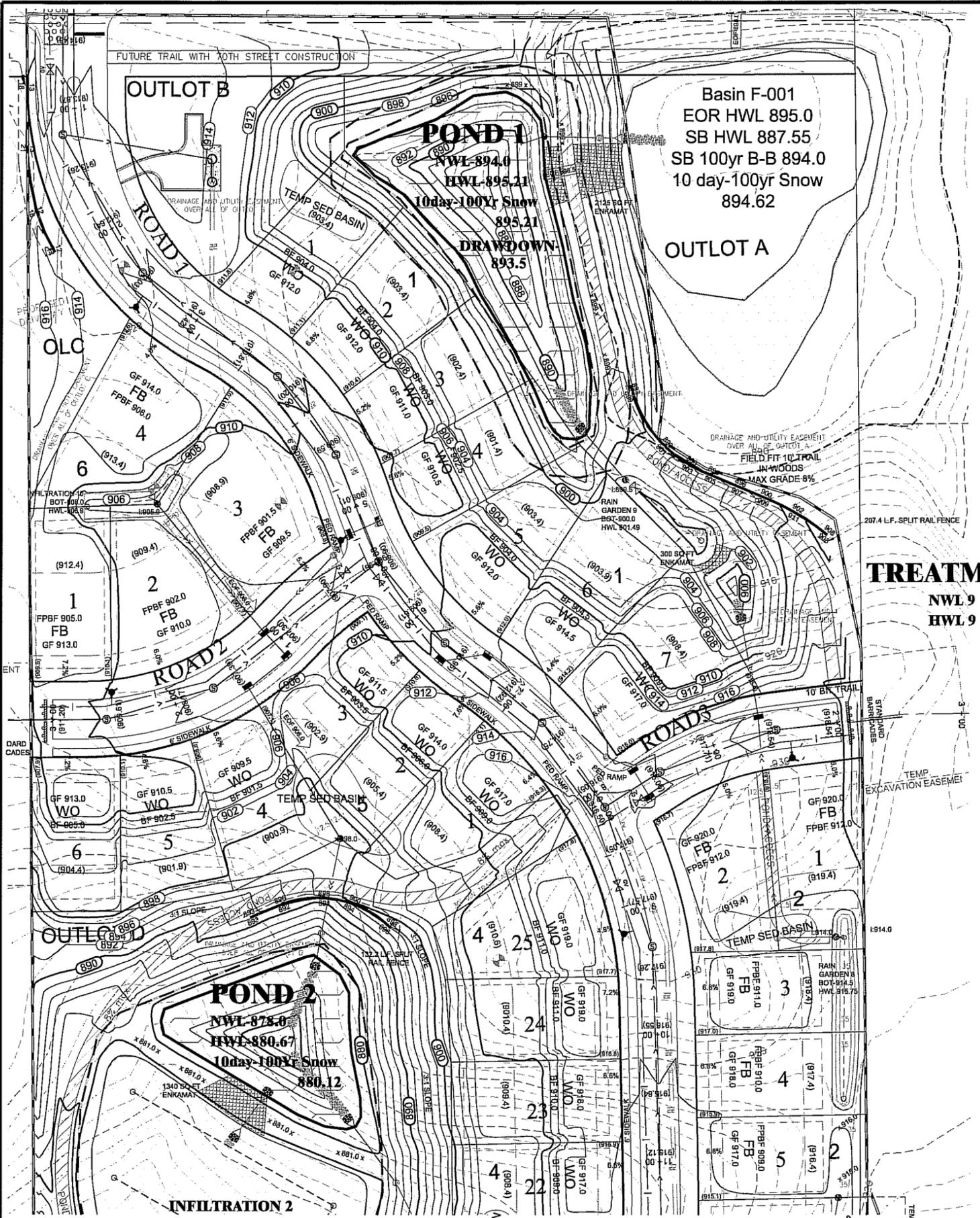
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 Daniel L. Schmidt, P.E.  
 Date: 12/18/14 Lic. No. 26147

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 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

ENGINEERS SURVEYORS DESIGNERS PLANNERS

CITY PROJECT NO.	GRADING PLAN	FILE NO.
INVER GROVE HEIGHTS, MINNESOTA	BLACKSTONE VISTA	78058-019
	RYLAND HOMES	28
		43



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 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

ENGINEERS SURVEYORS  
 DESIGNERS PLANNERS

CITY PROJECT NO. \_\_\_\_\_

**INVER GROVE HEIGHTS, MINNESOTA**

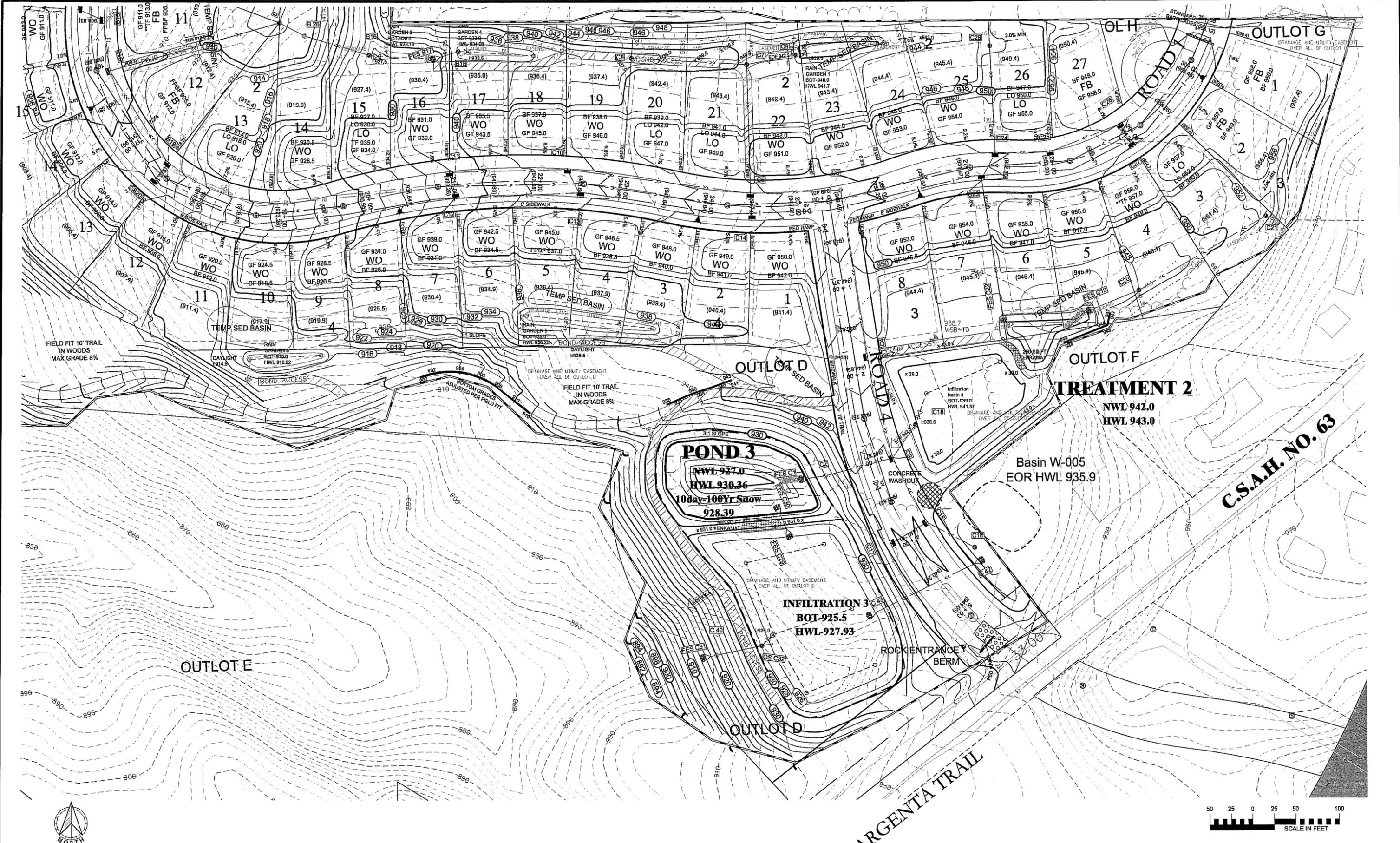
**GRADING PLAN**  
**BLACKSTONE VISTA**  
**RYLAND HOMES**

FILE NO. 78058-019

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DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE SCHMIDT	01	DSG	02/05/15	CITY COMMENTS
DRAWN BY				
CHECKED BY				
DLS				
DATE				
12/18/14				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Daniel L. Schmidt*  
 Daniel L. Schmidt, P.E.  
 Date: 12/18/14 Lic. No. 26147

**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.  
**INVER GROVE HEIGHTS, MINNESOTA**

**GRADING PLAN**  
**BLACKSTONE VISTA**  
**RYLAND HOMES**

FILE NO.  
 78058-019  
**30**  
**43**

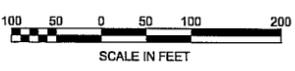
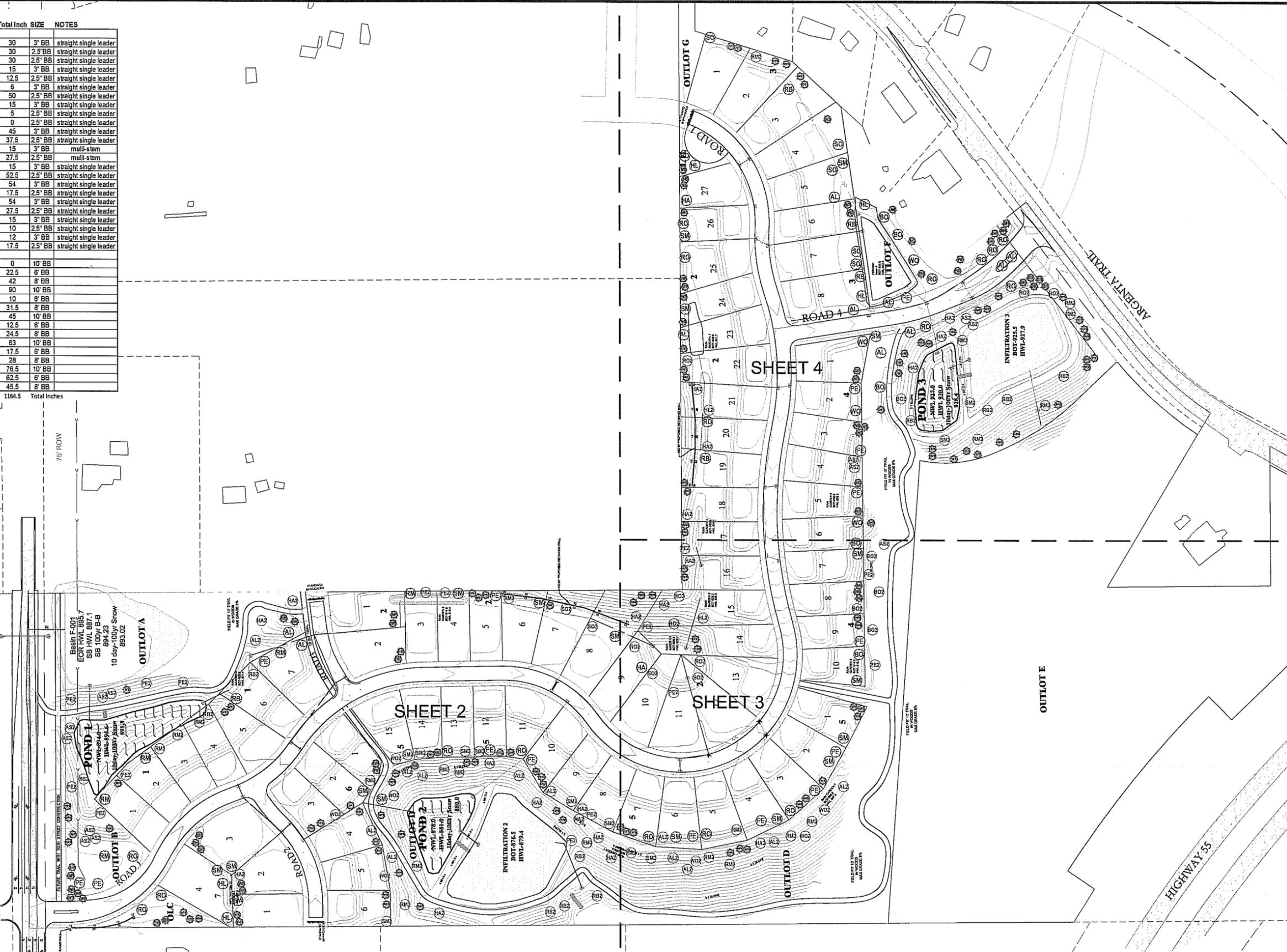
**BLACKSTONE VISTA PLANTING LEGEND**

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	Cal Inches	Total Inch	SIZE	NOTES
<b>TREES</b>							
AL	Linden 'Redmond'	<i>Tilia americana 'Redmond'</i>	10	3	30	3" BB	straight single leader
AL2	Linden 'Redmond'	<i>Tilia americana 'Redmond'</i>	12	2.5	30	2.5" BB	straight single leader
AS2	Quaking Aspen	<i>Populus tremuloides</i>	12	2.5	30	2.5" BB	straight single leader
BO	Bur Oak	<i>Quercus macrocarpa</i>	5	3	15	3" BB	straight single leader
BO2	Bur Oak	<i>Quercus macrocarpa</i>	5	2.5	12.5	2.5" BB	straight single leader
HA	Hackberry	<i>Celtis occidentalis</i>	2	3	6	3" BB	straight single leader
HA2	Hackberry	<i>Celtis occidentalis</i>	20	2.5	50	2.5" BB	straight single leader
HL	Honey Locust 'Skyline'	<i>Gleditsia tricanthos var inermis 'Skyline'</i>	5	3	15	3" BB	straight single leader
HL2	Honey Locust 'Skyline'	<i>Gleditsia tricanthos var inermis 'Skyline'</i>	2	2.5	5	2.5" BB	straight single leader
W2	Ironwood	<i>Ostrya virginiana</i>	0	2.5	0	2.5" BB	straight single leader
PE	Princeton Elm	<i>Ulmus americana 'Princeton'</i>	15	3	45	3" BB	straight single leader
PE2	Princeton Elm	<i>Ulmus americana 'Princeton'</i>	15	2.5	37.5	2.5" BB	straight single leader
RB	River Birch	<i>Betula nigra</i>	5	3	15	3" BB	multi-stem
RB2	River Birch	<i>Betula nigra</i>	11	2.5	27.5	2.5" BB	multi-stem
RM	Red Maple	<i>Acer rubrum</i>	5	3	15	3" BB	straight single leader
RM2	Red Maple	<i>Acer rubrum</i>	21	2.5	52.5	2.5" BB	straight single leader
RO	Red Oak	<i>Quercus rubra</i>	18	3	54	3" BB	straight single leader
RO2	Red Oak	<i>Quercus rubra</i>	7	2.5	17.5	2.5" BB	straight single leader
SM	Sugar Maple	<i>Acer saccharum</i>	18	3	54	3" BB	straight single leader
SM2	Sugar Maple	<i>Acer saccharum</i>	11	2.5	27.5	2.5" BB	straight single leader
SO	Swamp White Oak	<i>Quercus bicolor</i>	5	3	15	3" BB	straight single leader
SO2	Swamp White Oak	<i>Quercus bicolor</i>	4	2.5	10	2.5" BB	straight single leader
WO	White Oak	<i>Quercus alba</i>	4	3	12	3" BB	straight single leader
WO2	White Oak	<i>Quercus alba</i>	7	2.5	17.5	2.5" BB	straight single leader
<b>EVERGREENS</b>							
BF	Balsam Fir	<i>Abies balsamea</i>	0	4.5	0	10" BB	
BF6	Balsam Fir	<i>Abies balsamea</i>	9	2.5	22.5	6" BB	
BF8	Balsam Fir	<i>Abies balsamea</i>	12	3.5	42	8" BB	
BH	Black Hills Spruce	<i>Picea glauca desnata</i>	20	4.5	90	10" BB	
BH6	Black Hills Spruce	<i>Picea glauca desnata</i>	4	2.5	10	6" BB	
BH8	Black Hills Spruce	<i>Picea glauca desnata</i>	9	3.5	31.5	8" BB	
NP	Norway Pine	<i>Pinus resinosa</i>	10	4.5	45	10" BB	
NP6	Norway Pine	<i>Pinus resinosa</i>	5	2.5	12.5	6" BB	
NP8	Norway Pine	<i>Pinus resinosa</i>	7	3.5	24.5	8" BB	
NS	Norway Spruce	<i>Picea abies</i>	14	4.5	63	10" BB	
NS6	Norway Spruce	<i>Picea abies</i>	7	2.5	17.5	6" BB	
NS8	Norway Spruce	<i>Picea abies</i>	8	3.5	28	8" BB	
WP	White Pine	<i>Pinus strobus</i>	17	4.5	76.5	10" BB	
WP6	White Pine	<i>Pinus strobus</i>	25	2.5	62.5	6" BB	
WP8	White Pine	<i>Pinus strobus</i>	13	3.5	45.5	8" BB	
<b>Total</b>			379		1164.5	Total Inches	

**Tree Replacement Calculations**

Site	Cal. Inches Req.	Cal. Inches Shown
Blackstone Ridge	805	1428
Blackstone Ponds	129.2	551
Blackstone Vista	3735.3	1164.5
<b>Project Total</b>	<b>3118.5</b>	<b>3118.5</b>

Caliper Inches Remaining: 0



DESIGNER	NO.	BY	DATE	REVISIONS
	1	NM	6-20-14	Reduction in Trees
	2	TW	8-14-14	Update base and calculations
	3	NM	12-16-14	Adjust Trees for Updated Base
DATE				

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Landscape Architect in the State of Minnesota.

Signed: *[Signature]*

Date: 6-19-14 Registration # 20144

**Norby & Associates**  
**Landscape Architects, Inc.**

100 East Second Street Chaska, MN 55318 (952) 361-0644

CITY PROJECT NO.  
**INNER GROVE HEIGHTS, MINNESOTA**

**PLANTING PLAN**  
**BLACKSTONE VISTA**

FILE NO.  
**TRP 1**  
**TRP 4**