

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, JUNE 2, 2015 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. **CALL TO ORDER**

2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR MAY 5, 2015.**

3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 SPERIDES REINERS ARCHITECTS – CASE NO. 15-17PRV

Consider the following requests for the property located at 7365 Concord Blvd:

- A) A **Major Site Plan Review** for a 5,000 square foot building addition.

Planning Commission Action _____

- B) A **Variance** from the building setback required from residential property.

Planning Commission Action _____

3.02 CITY OF INVER GROVE HEIGHTS – CASE NO. 15-20X

Consider potential property acquisition of 4195 68th Street for **Consistency with the Comprehensive Plan.**

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, May 5, 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
Tony Scales
Dennis Wippermann
Bill Klein

Commissioners Absent: Pat Simon (excused)
Harold Gooch

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the April 7, 2015 Planning Commission meeting were approved as submitted.

CITY OF INVER GROVE HEIGHTS – CASE NO. 15-14X

Presentation of Request

Mr. Hunting explained the request as detailed in the report. He advised that the City Council is in the process of approving City Project 2014-11 - Argenta Trail South Project Area Street Improvements. This specific capital improvement project was not part of the CIP that was reviewed earlier, therefore, the Planning Commission is being asked to make a separate recommendation on this capital expenditure's consistency with the comprehensive plan. City Council recently approved the comprehensive plan amendment for the realignment of Argenta Trail, which included the area that is part of this city project. Staff finds the capital improvement project to be consistent with the comprehensive plan.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Robertson, to find Capital Improvement Project No. 2014-11 to be consistent with the comprehensive plan.

Motion carried (6/0).

Mr. Hunting advised that the Public Works Director will mention this action at the May 26, 2015 City Council meeting.

The meeting was adjourned by unanimous vote at 7:03 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

EVALUATION OF REQUEST

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

| | |
|-------|---|
| North | Single family residential; zoned R-2; guided LDR |
| East | Frontage road/Concord Boulevard |
| West | Multiple family; zoned R-3C; guided MDR |
| South | Vacant and Commercial; zoned R-3C and B-3; guided MDR |

Major Site Plan Review

Setbacks. The proposed building complies with setbacks along the street frontage. The expansion is proposed following the same setback from the north property line that was approved in 1996. A variance is required because the footprint of the building is expanding along the same setback line. The variance is discussed later in this report. The parking lot meets all required setbacks.

Parking. Using a parking standard for manufacturing, the site with the building expansion requires a total of 21 parking spaces. The plan provides for a total 22 spaces contained in the lots on the east and west side of the site. The applicant is proposing a 5 foot tall wood privacy fence along the north property line on the west side of the lot to screen the parking lot from the residential use to the north.

Screening/Landscaping. General landscaping for this site based on site perimeter requires a total of 19 over story trees. It appears that some of the original required landscaping trees on the north side would be removed for the construction of the storm water infiltration system. To meet landscape requirements, past and present, the site must provide for a minimum of 19 trees. The proposed landscape plan shows a total of 19 trees, 11 existing and 8 new trees along the north property line replacing those that would be removed for the infiltration system.

Access. One new curb opening would be constructed on the west side of the lot to access the new parking lot. The curb opening complies with width and spacing requirements.

Building Materials. The applicant is proposing to construct the addition with the same concrete panel construction as the existing building. The proposed materials comply with exterior standards.

Engineering. Engineering has reviewed the plans and finds them consistent with storm water standards. A new underground infiltration system is proposed on the northeast corner of the lot to accommodate the additional runoff being created. The Assistant City Engineer has prepared a memo dated May 29, 2015 which identifies their list of items that must be addressed prior to issuance of any permits. The memo is incorporated into the list of approval conditions.

Lighting. Any exterior lighting on the addition must comply with lighting standards which requires fixtures be a shoe box style with flat lenses. The plans identify the building light as a down cast light which would comply.

Improvement Agreement. An improvement agreement and stormwater maintenance agreement would be required with this development to address specific improvements to the site, and storm water. Details of the improvement agreement would be worked out prior to City Council review.

Variance

The applicant is requesting a variance to allow the building expansion along the established 33 foot setback along the north property line. The zoning ordinance requires a 75 foot setback from residential properties. The location of the current building was approved by variance in 1996.

City Code Title 10, Chapter 3. Variances, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

The comprehensive plan guides the property for community commercial which would allow for this use and building expansion. There is no maximum impervious surface or building coverage maximum in the B-3 District. The Ordinance anticipates full use of a B-3 zoned property for building and parking lot.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

The property is only approximately 135 feet wide. Taking into account a 75 foot setback and a 30 foot setback from streets, only a 30 foot building pad area exists. The width of the building expansion would be the same as the existing building. It was determined by the Council previously that a reduced setback was necessary to obtain reasonable use of the property. The proposed expansion follows the same setback line and does not encroach closer to the north property line. It was also anticipated that there would be a building expansion sometime in the future when this was originally approved.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The existing narrow lot size along with the setback from residential make the buildable area on the lot very small for a commercial/industrial building.

4. *The variance will not alter the essential character of the locality.*
The building line has been established with a previous variance approval. The expansion along that setback line would not appear to alter the character of the neighborhood.
5. *Economic considerations alone do not constitute an undue hardship.*
Economic considerations do not appear to be a basis for this request.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
 - o Approval of the **Major Site Plan** Approval for a an approximate 5,000 square foot addition to the existing building subject to the following conditions:
 1. The site 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.

| | |
|------------------------------------|---------------|
| Site Plan | dated 5/20/15 |
| Grading Plan | dated 5/20/15 |
| Utility, Paving and Geometric Plan | dated 5/20/15 |
| Landscape Plan | dated 5/20/15 |
| Elevation Plans | dated 5/20/15 |
 2. An improvement agreement, storm water management plan including an operations/maintenance plan shall be required to be entered into between the City and the developer addressing the improvements on the site. The agreements shall be approved by the City Council prior to issue of any permits.
 3. All 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.
 4. All plans shall be subject to the review and approval of the Fire Marshal.
 5. All grading and utility plans, or modifications thereof, must be approved by the City Engineer. All comments found on memo from Assistant City Engineer dated 5/29/15 must be incorporated into the plans prior to work commencing on the site.

- o Approval of the **Variance** to allow a 33 foot setback from the north property line for the building expansion with the practical difficulty being the narrow depth (width) of the lot limits the buildable area and the proposed setback is no less than what was previously approved.

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

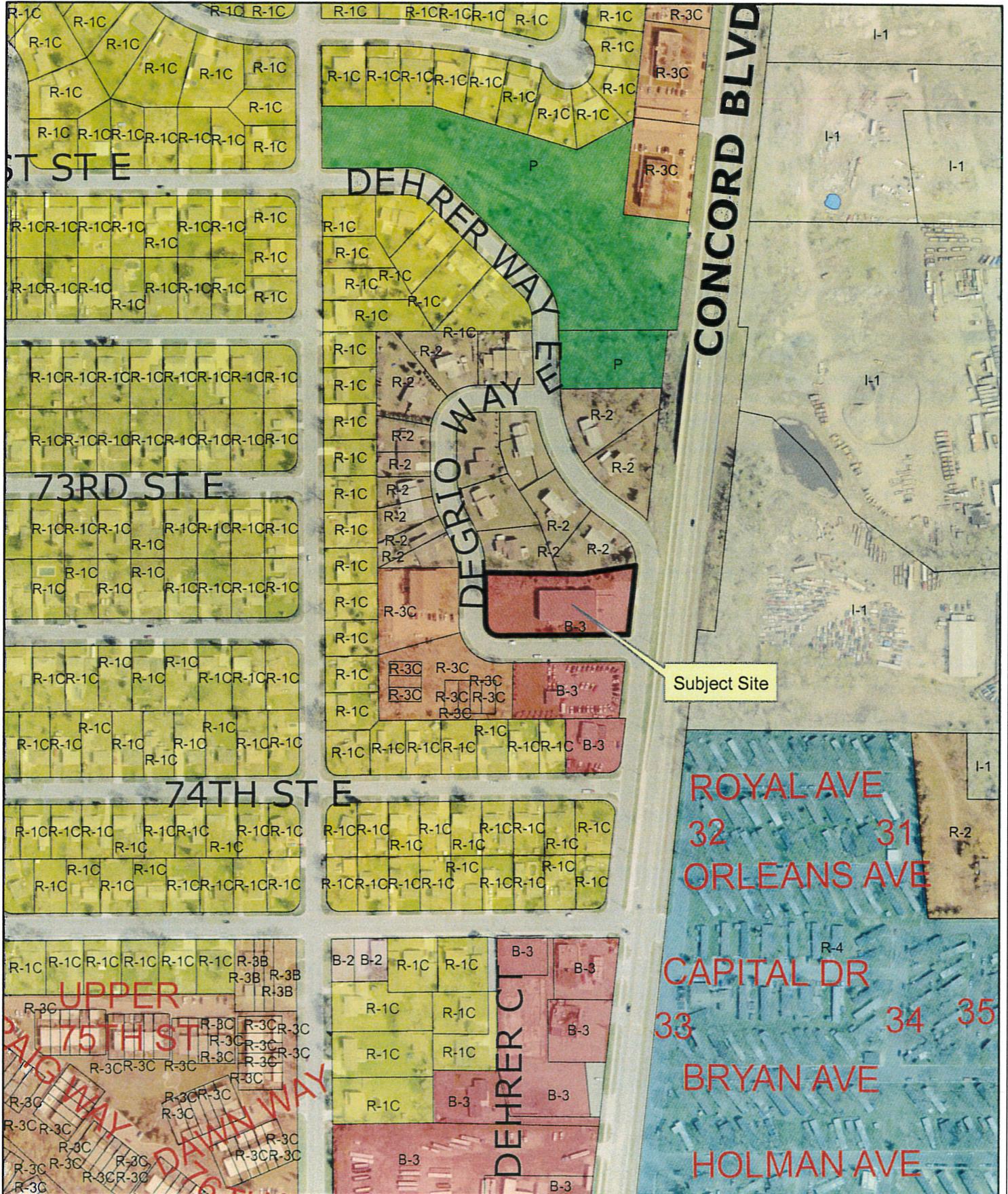
Based on the preceding report, Staff recommends approval of the Major Site Plan and Variance with the conditions listed above.

Attachments Zoning and Location Map
Project Narrative
Site Plan
Grading Plan
Utility, Paving and Geometric Plan
Landscape Plan
Elevation Plans



Location Map

Case No. 15-17PRV



PROJECT NARRATIVE

Power Dynamics

7365 Concord Boulevard, Inver Grove Heights, Minnesota

Project Team:

Owner

Wall LLC

7365 Concord Boulevard

Inver Grove Heights , MN

Contact: Chad Wall

Phone: 651-454-5504

Email: cwall@powerdynamicsinc.com

Design Lead / Architecture

Sperides Reiners Architects, Inc.

4200 West Old Shakopee Road

Bloomington, MN 55437

Contact: Eric A. Reiners, AIA

Phone: 952-996-9662

email: ereiners@srarchitectsinc.com

Civil Engineer

BKBM Engineers

5930 Brooklyn Blvd.

Minneapolis, MN 55429

Contact: Keith Matte, PE

Phone: 763-843-0446

Structural Engineer

Reigstad & Associates

192 West 9th Street

St. Paul, MN 55102

Contact: Jared Reigstad, PE

Phone: 651-292-3115

Surveyor

Sunde Land Surveying

9001 East Bloomington Freeway Ste. 118

Bloomington, MN 55420

Contact: Lenny Carlson, PLS

Phone: 952-881-2455

General Contractor

Engelsma Construction, Inc.

7119 31st Avenue North

Minneapolis, MN 55427

Contact: Jeff Engelsma

Phone: 763-536-9200

PROJECT SITE DATA

Parcel Basics

The existing site is currently developed with an existing 8,382 SF commercial building. The property is bounded by Degrio Way to the west and south, Dehrer Way to the east, and residential lots to the north.

Project Land Use Data

The project site falls under the Inver Grove Heights B-3 General Business zoning and the existing facility operates with a Conditional Use Permit governing the site. The 8,382 SF structure has two overhead doors facing the east toward Concord Boulevard and Dehrer Way – one dock height, and one drive in. The site also accommodates sixteen (16) parking spaces in the east lot.

The site will meet the overlying district requirements governing parking, hardcover, and building height. However, the existing structure encroaches on the north setback which required a variance when originally completed. Under the proposed plan, this north building line is being extended to the west and with it, the variance will require modification as well.

Using the City’s requirements for manufacturing uses, 4 parking spaces are required, plus 1 space for every 800 SF of building area. This equals $4 + (13,442 / 800) = 4 + 16.80 = 21$ parking spaces.

| Parking | Required | Provided |
|----------------------|------------------|-----------|
| Manufacturing | 4 + 1 per 800 SF | 22 |
| TOTAL PARKING | 21 | 22 |

PROJECT DEVELOPMENT DATA

Project Site Data:

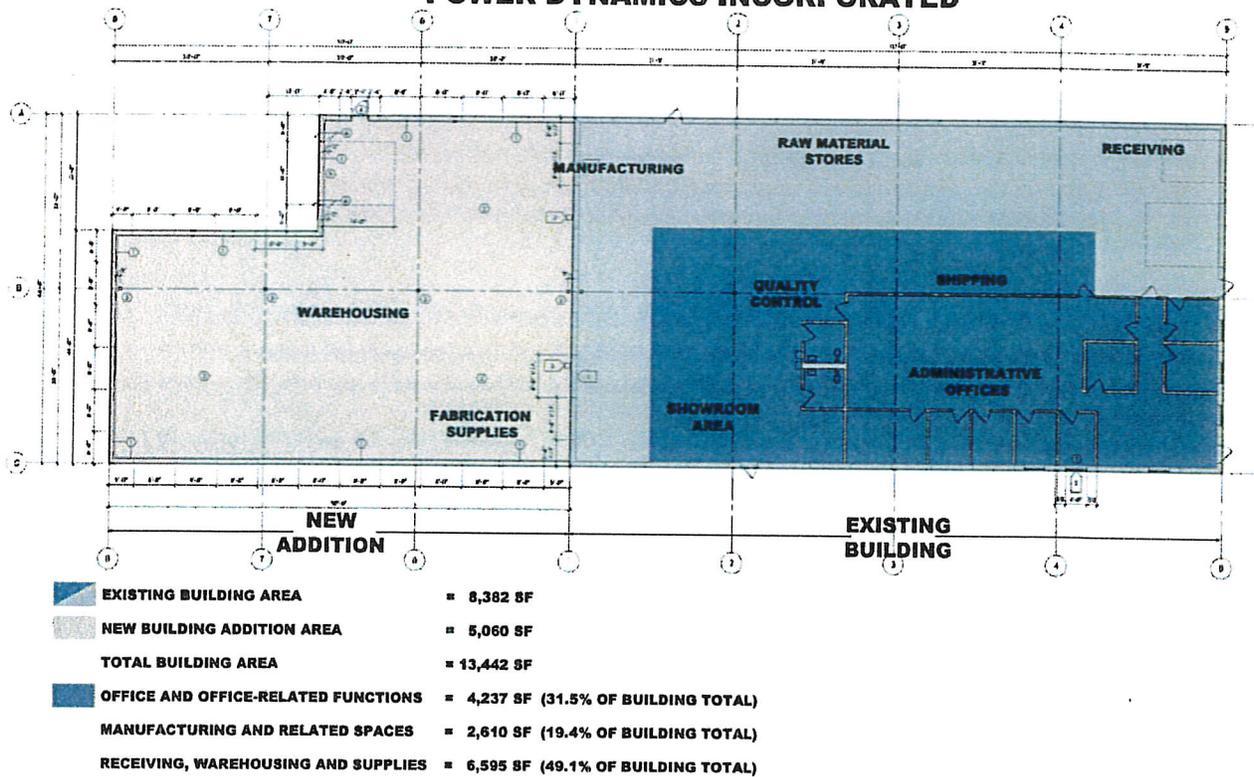
Power Dynamics has been operating out of this site for more than 18 months now and is looking forward to adding more value to the immediate surroundings. Power Dynamics will continue to ship and receive out of the two doors located on the east side of the site and does not anticipate adding additional traffic to the neighborhood. Six (6) additional parking spaces are being added to the site on the west end in order to meet zoning requirements, but again, traffic to and from these spots will be limited.

Project Development Data:

Program

The building addition will be developed and finished for one primary reason – to augment the current facility’s ability to stage, categorize, store and display its manufactured components. To this end, the building addition that expands the current footprint to the west will be largely composed of storage and warehousing space. A diagram of the proposed building plan is inserted below.

POWER DYNAMICS INCORPORATED



Site

The existing site has a large west yard in place that can easily accommodate the proposed addition together with the additional site access and parking spaces. The west site boundary is above the finished floor elevation of the building and will require some site re-grading to accommodate the requisite finished grades.

The most significant site work results from the requirements stemming from storm water management. Because the total additional area of impervious surface (building and parking) that will be added to the site through this addition process will exceed 5,000 SF, storm water management guidelines will require treatment of 100% of the site's impervious surface area.

| | | |
|--|------------|-----|
| Developed property area: | 1.04 Acres | |
| Total impervious surface area: | .54 Acres | 52% |
| Total green or permeable surface area: | .50 Acres | 48% |

As a result of a variety of factors, this storm water management could not be entirely completed through the use of surface ponds or infiltration basins and thus requires the installation of underground infiltration tank structures, which in turn will force the removal of a number of trees. The scope of tree

removal and storm water management systems, including collection, treatment, rate control and discharge are fully explained and detailed within the submittal drawings.

Engineering and Utilities

Project civil engineers, BKBM Engineers, have worked closely with the rest of the design team in preliminary stages to accommodate and properly configure the building development, site coverage and storm water management, as well as the requisite utility connections.

The storm water management plan, calculations and design is completely detailed in the submittal drawings together with HydroCAD calculations and summary documenting system filtration and discharge. A brief narrative summary of the system performance follows:

HydroCAD was used to model the proposed site hydrology. The NRCS Method of Abstractions was used with Type II, 24-hour rainfall events from the NOAA Atlas 14 precipitation frequency estimates (refer to Table 3). NRCS curve numbers were derived based on a weighted average of each area of ground cover type. Refer to Table 2 for runoff curve numbers used in the proposed computations. The project is located within the City of Inver Grove Heights and Lower Mississippi Watershed Management Organization. Current treatment and runoff standards for City of Inver Grove Heights are the following;

Water Quality and Volume Control – Reduce Total Suspended Solids by 85% and Total Phosphorus by 55%. Volume control of 1-inch of volume from the new impervious surfaces shall be held on site. Peak Stormwater Runoff Control – Runoff rates for the two, ten and one hundred year events cannot exceed predevelopment runoff rates.

The City requires projects that add more than 5,000 square feet of impervious area, are required to update the entire site to current standards.

To meet the City of Inver Grove Heights standards, an underground infiltration system comprised of 48-inch diameter perforated pipes will be used. A new storm sewer system will be constructed to convey the existing and proposed impervious surface runoff to the system. Sump manholes and catch basins will be used to pretreat the runoff prior to entering the underground infiltration system. Table 6 below shows a summary of the peak runoff rates for the proposed conditions. Table 7 below compares the existing site runoff rates with the proposed site runoff rates. (Please note that these tables and the rest of the HydroCAD summary can be seen in the full submittal set)

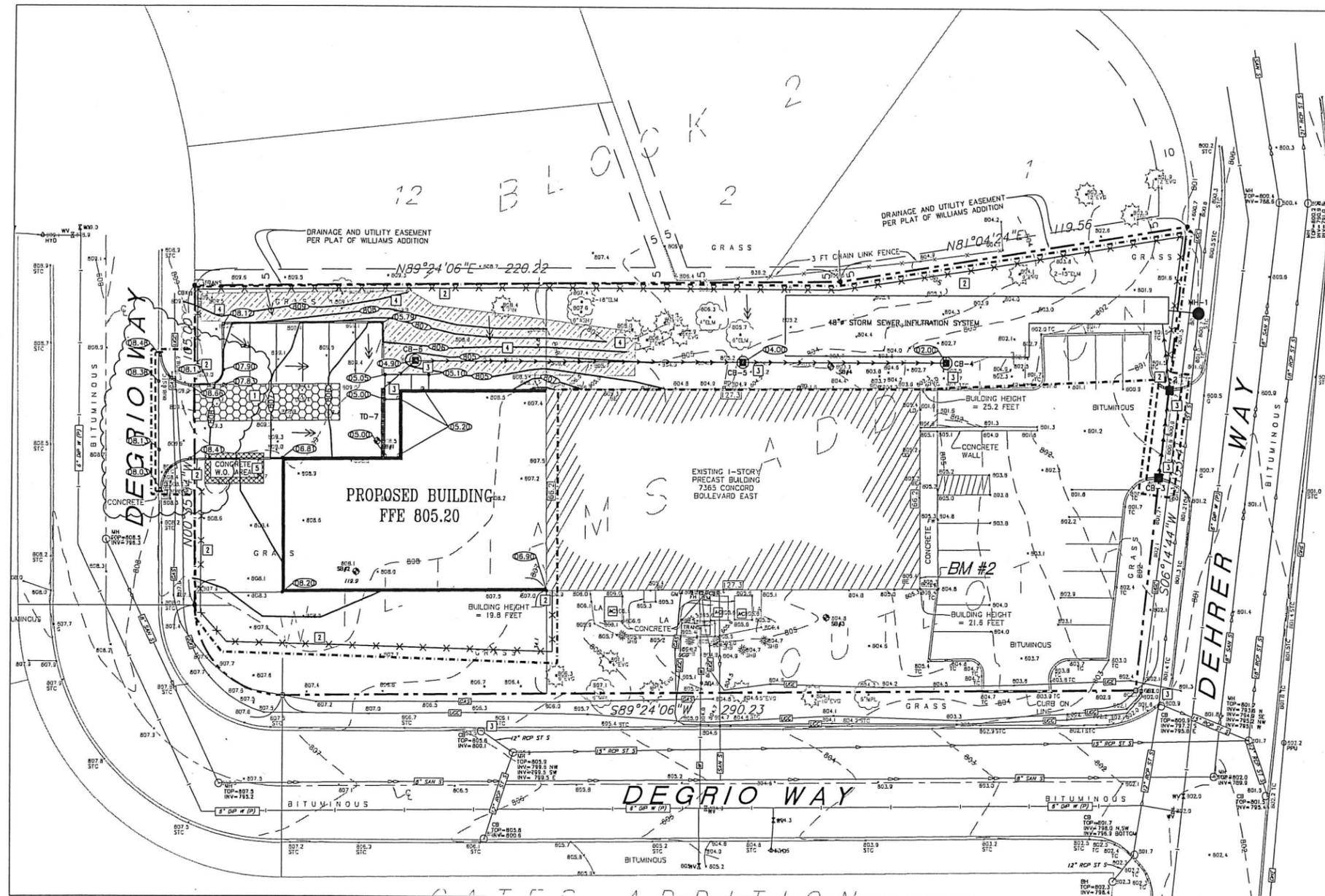
| Drainage Area No. | Time of Concentration (minutes) | 24-hour Storm Events Peak Runoff Rates | | |
|-------------------|---------------------------------|--|---------------|----------------|
| | | 2-year (cfs) | 10-year (cfs) | 100-year (cfs) |
| 1 | 5.0 | 0.01 | 0.03 | 0.12 |
| 2 | 5.0 | 0.00 | 0.00 | 0.00 |
| 3 | 6.7 | 0.09 | 0.35 | 1.20 |
| 4 | 5.0 | 0.01 | 0.93 | 3.81 |
| 5 | 5.0 | 0.00 | 0.00 | 0.00 |
| TOTAL | | 0.11 | 1.31 | 5.13 |

| Condition | 2-year/ 24-hr | 10-year/ 24-hr | 100-year/ 24-hr |
|----------------|------------------|-------------------|--------------------|
| Predevelopment | 0.33 | 1.47 | 5.40 |
| Existing | 1.59 | 3.04 | 7.26 |
| Proposed | 0.11 | 1.31 | 5.13 |

Building Design

The building addition will be composed of insulated precast concrete wall panels consistent with the existing structure. Mechanical HVAC requirements will be accommodated by utilizing existing on-grade systems and no rooftop structures or screening are planned or provided.

A wood fence and landscaping will be installed between the northwest parking lot and the residential lot to the north. Additional landscape materials will be installed along the north property boundary per the landscape plan following the earthwork and re-grading associated with the storm water management.



PROPOSED PLAN SYMBOLS

| | |
|-------------------------------------|------------------|
| CONSTRUCTION LIMITS | --- |
| SILTATION FENCE | ---X--- |
| PROPERTY LINE | --- |
| SAWCUT LINE (APPROX.) | - - - - - |
| PROPOSED CONTOUR | ---(ELEV)--- |
| STORM SEWER | ---S--- |
| CATCH BASIN | CB-# |
| MANHOLE | MH-# |
| EROSION CONTROL BLANKET (TEMPORARY) | ---(Hatched)--- |
| ROCK CONSTRUCTION ENTRANCE | ---(Stippled)--- |
| DRAINAGE FLOW ARROW | --->--- |
| SPOT ELEVATION | ---(ELEV)--- |
| SOIL BORING | ---(S)--- |
| CONCRETE WASHOUT AREA | ---(Dotted)--- |

NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

APPROXIMATE DISTURBED AREA IS 0.56 ACRES

ABBREVIATIONS

| | |
|------|--------------------------|
| BLDG | Building |
| BM | Bench Mark |
| BW | Bottom of Wall |
| CB | Catch Basin |
| CONC | Concrete |
| ELEV | Elevation |
| EX | Existing |
| FFE | Finished Floor Elevation |
| INV | Invert |
| MAX | Maximum |
| MH | Manhole |
| MIN | Minimum |
| PVC | Polyvinyl Chloride |
| RCP | Reinforced Concrete Pipe |
| W.O. | Washout |

NOTE: STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 3/C400 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [] ON PLAN.
- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C400.
 - INSTALL SILT FENCE. REFER TO DETAIL 2/C400.
 - INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 3/C400.
 - INSTALL MN/DOT 3885 CATEGORY 2 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.
 - APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.

EROSION CONTROL NOTES:

- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT AND LOWER MISSISSIPPI WATERSHED MANAGEMENT ORGANIZATION MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND LOWER MISSISSIPPI WATERSHED MANAGEMENT ORGANIZATION. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
- ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY OR WATERSHED; BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
- NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY.
- FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY AND WATERSHED WITHIN 24 HOURS OF REQUEST.
- FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATORS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
- SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
- SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY OR WATERSHED, THROUGHOUT THE DURATION OF CONSTRUCTION.
- DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY OR WATERSHED.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- ALL CONSTRUCTION AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 DAYS:
 - ALL SEEDING AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
 - IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (CATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
 - IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
 - GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
 - ALL AREAS THAT WILL NOT BE MOWED OR MAINTAINED AS PART OF THE ULTIMATE DESIGN WILL BE PERMANENTLY RESTORED USING SEED MIXTURE MNDOT 25-141 AT A RATE OF 59 POUNDS PER ACRE.
 - UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MN/DOT SEED MIXTURE 25-131 (COMMERCIAL TURF GRASS) AT A RATE OF 220 POUNDS PER ACRE.
 - WHenever other erosion and sediment control practices are inadequate, temporary on-site sediment basins that conform to the criteria for on-site detention basins shall be provided.
- RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A SILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
- GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
- EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF ALL LAKES, PONDS AND WETLANDS WITHIN OR ADJACENT TO THE AREA TO BE GRADED UNTIL THE TRIBUTARY AREA TO THE LAKE, POND OR WETLAND IS RESTORED.
- TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 2 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
- ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS, DITCHES, LAKES, PONDS AND WETLANDS SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
- EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND/OR WATERSHED.

GRADING NOTES:

- THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
- THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. CONTACT LEONARD CARLSON AT (952) 881-2455.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER ONE AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
- NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
- ALL SPOT ELEVATIONS SHOWN AS 95.5, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 925.50.
- ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE CUTTER, UNLESS NOTED OTHERWISE.
- NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
- ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
- PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
- UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE DEVELOPER SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND DISTRIBUTION.
- PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY AND WATERSHED WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
- ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
- THE INTENT IS TO STRIP AND SALVAGED TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE. IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS, SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE REMOVED FROM THE SITE PROVIDING THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
- ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
- IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEED, STRAW MULCH PLACED, AND DISC-ANCHORED.
- WINTER MULCHING:
 - SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
 - FROZEN GRASS MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER, AT A RATE OF 2000 GALLONS PER ACRE, OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
- RETAINING WALLS AND APPROPRIATE SAFETY FENCING ALONG THE TOP OF WALLS ARE TO BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER. SUBMIT RETAINING WALL SHOP DRAWINGS TO PROJECT TEAM PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

1 GRADING PLAN
C200 1"=20'

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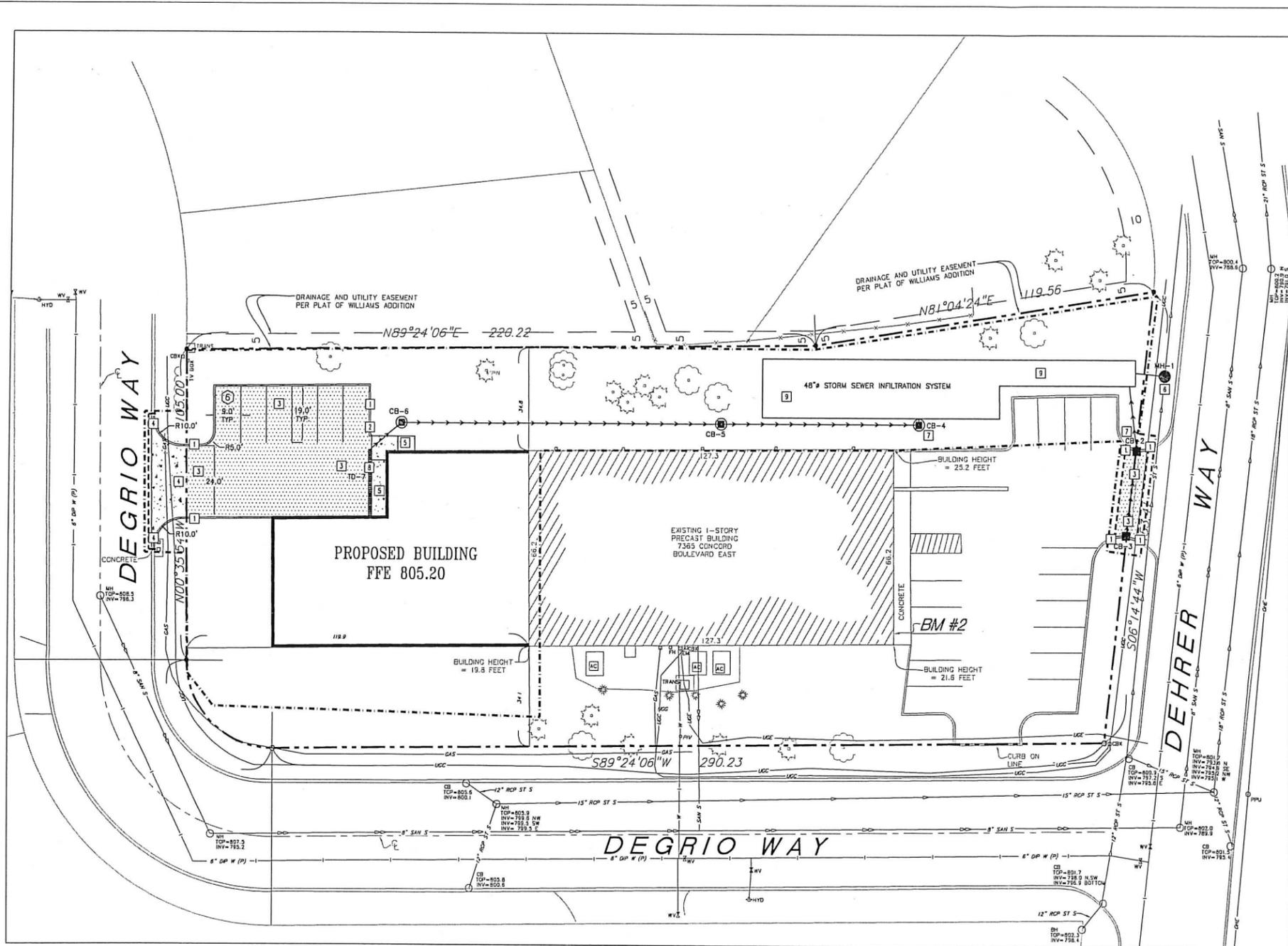
REG. NO. 46974
DATE: 5-20-2015

POWER DYNAMICS
ADDITION
7365 CONCORD BOULEVARD
INVER GROVE HEIGHTS, MINNESOTA 55076

Grading Plan

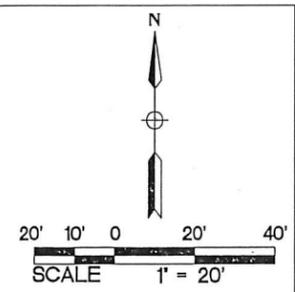
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DRAWN BY: SJH
CHECKED BY: KAM

C200



PROPOSED PLAN SYMBOLS

| | |
|----------------------------|-----------|
| CONSTRUCTION LIMITS | --- |
| PROPERTY LINE | --- |
| SAWCUT LINE (APPROX.) | --- |
| BITUMINOUS PAVEMENT | [Pattern] |
| CONCRETE PAVEMENT/SIDEWALK | [Pattern] |
| PARKING STALL COUNT | (6) |



*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [Symbol] ON PLAN.

- INSTALL B612 CONCRETE CURB AND GUTTER, MATCH EXISTING WHERE APPLICABLE. REFER TO DETAIL 6/C401.
- INSTALL NOSEDOWN CURB SECTION. REFER TO DETAIL 3/C401.
- INSTALL MEDIUM-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 4/C401.
- INSTALL CONCRETE DRIVE ENTRANCE. REFER TO DETAIL 2/C401.
- INSTALL CONCRETE WALK. REFER TO DETAIL 5/C401.
- CONSTRUCT NEW MANHOLE OVER EXISTING 12" PIPE AT INVERT APPROX. 797.00. FOLLOW ALL CITY OF INVER GROVE HEIGHTS STANDARDS AND SPECIFICATIONS.
- INSTALL SUMP CATCH BASIN. REFER TO DETAIL 6/C400.
- INSTALL TRENCH DRAIN. REFER TO DETAIL 1/C401.

9. INSTALL INFILTRATION SYSTEM PER DETAIL 7/C401. INFILTRATION SYSTEM SHALL HAVE AN INFILTRATION VOLUME OF 2,120 CUBIC FEET A TOTAL VOLUME OF 6,605 CUBIC FEET, AND MEET THE RATE CONTROL REQUIREMENTS INDICATED ON SHEET C500. ANY ALTERNATE DESIGNS MUST BE APPROVED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEST BOTTOM OF EXCAVATION PRIOR TO CONSTRUCTION TO ENSURE SYSTEM WILL INFILTRATE AT MINIMUM RATE OF 0.8 INCHES PER HOUR. DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE MEASURES TO ENSURE THAT UNDERLYING SOILS DO NOT BECOME COMPACTED AND SEDIMENTS ARE NOT DEPOSITED IN BOTTOM OF EXCAVATION.

ABBREVIATIONS

| | |
|----------|---|
| BLDG | Building |
| BM | Bench Mark |
| CONC | Concrete |
| ELEV | Elevation |
| EX | Existing |
| FTE | Finished Floor Elevation |
| MAX | Maximum |
| MIN | Minimum |
| R | Radius |
| T.I. | Tank Invert |
| TYP. | Typical |
| MN MUTCD | Minnesota Manual on Uniform Traffic Control Devices |

STORM SEWER TABLE

| STRUCTURE IDENTIFICATION | STRUCTURE DIMENSION (INCHES) | NEENAH CASTING | TOP ELEVATION | INVERT ELEVATION | PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE |
|--|------------------------------|----------------|---------------|---|---|
| MH #1 | NA | NA | 800.97 | N. 797.00 S. 797.00 W. 797.00 SE. 797.50 S. 797.50 E. 795.50 | 11 L.F. OF 10" HDPE PIPE @ 4.55%, INFILTRATION SYSTEM |
| 48" DIAMETER UNDERGROUND INFILTRATION SYSTEM | | | | | |
| CB #2 | 48 | R-3067 | 800.75 | NE. 797.61 SUMP 794.61 | 22 L.F. OF 12" HDPE PIPE @ 0.50%, CB #2 3 L.F. OF 12" HDPE PIPE @ 2.10%, CB #4 |
| CB #3 | 24x36 | R-3067 | 801.05 | N. 797.76 | 29 L.F. OF 12" HDPE PIPE @ 0.50%, CB #3 |
| CB #4 | 48 | R-2535 | 802.00 | N. 797.56 W. 799.16 SUMP 796.18 | 69 L.F. OF 12" HDPE PIPE @ 1.00%, CB #5 |
| CB #5 | 48 | R-2535 | 804.00 | E. 800.28 W. 800.28 | 112 L.F. OF 10" PVC PIPE @ 1.00%, CB #6 |
| CB #6 | 48 | R-2535 | 804.90 | E. 801.40 SW. 801.40 | 14 L.F. OF 6" HDPE PIPE @ 5.00%, TD #7 |
| TD #7 | SEE DETAIL | | 805.00 | NE. 802.10 | |

1 UTILITY, PAVING AND GEOMETRIC PLAN
C300 1"=20'

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
- NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
- FOLLOW ALL CITY OF INVER GROVE HEIGHTS AND DAKOTA COUNTY RULES, REGULATIONS AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
- NO PONDING OF WATER OR ABRUPT TRANSITIONS WILL BE ALLOWED WHERE NEW PAVEMENT/CURB/SIDEWALK MATCHES INTO EXISTING PAVEMENT/CURB/SIDEWALK.
- ALL PARKING STALLS, EXCEPT ACCESSIBLE STALLS, ARE TO BE 9 FEET WIDE BY 19 FEET LONG.
- THE CONTRACTOR IS TO CONTACT THE CITY OF INVER GROVE HEIGHTS FIRE MARSHALL FOR THE EXACT PLACEMENT OF FIRE LANES, YELLOW-PAINTED CURBING AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.

PAVING NOTES:

- REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
- INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
- SAWCUT AND MATCH NEW BITUMINOUS PAVEMENT INTO EXISTING PAVEMENT. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
- MATCH NEW CONCRETE CURB AND GUTTER INTO EXISTING. FOLLOW ALL CITY OF INVER GROVE HEIGHTS STANDARDS AND SPECIFICATIONS FOR CURB TYPE, MATERIAL AND INSTALLATION METHODS.
- SAWCUT EXISTING BITUMINOUS PAVEMENT AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER. INSTALL DRIVE ENTRANCE PER CITY OF INVER GROVE HEIGHTS STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF INVER GROVE HEIGHTS AND DAKOTA COUNTY REQUIREMENTS FOR TRAFFIC CONTROL.

UTILITY NOTES:

- COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
- ALL SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE ARE TO BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
- ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF INVER GROVE HEIGHTS AND DAKOTA COUNTY STANDARDS.
- STORM SEWER PIPING SHALL BE SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE), UNLESS NOTED OTHERWISE. HDPE PIPE SHALL CONFORM TO ASTM F2306.
- ALL FLARED END SECTIONS ARE TO HAVE TRASH GUARDS, ALL DOWNSTREAM FLARED END SECTIONS SHALL HAVE GEOTEXTILE FABRIC AND RIPRAP PER MNDOT STANDARDS, AS DETAILED.
- CONTRACTORS ARE TO COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10- FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. GROUT RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

- FOLLOW ALL CITY OF INVER GROVE HEIGHTS AND DAKOTA COUNTY STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT OF WAY AND OBTAIN ALL APPLICABLE PERMITS.

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Heidi Mattie
HEIDI MATTIE
DATE: 5-20-2015 REG. NO.: 46674

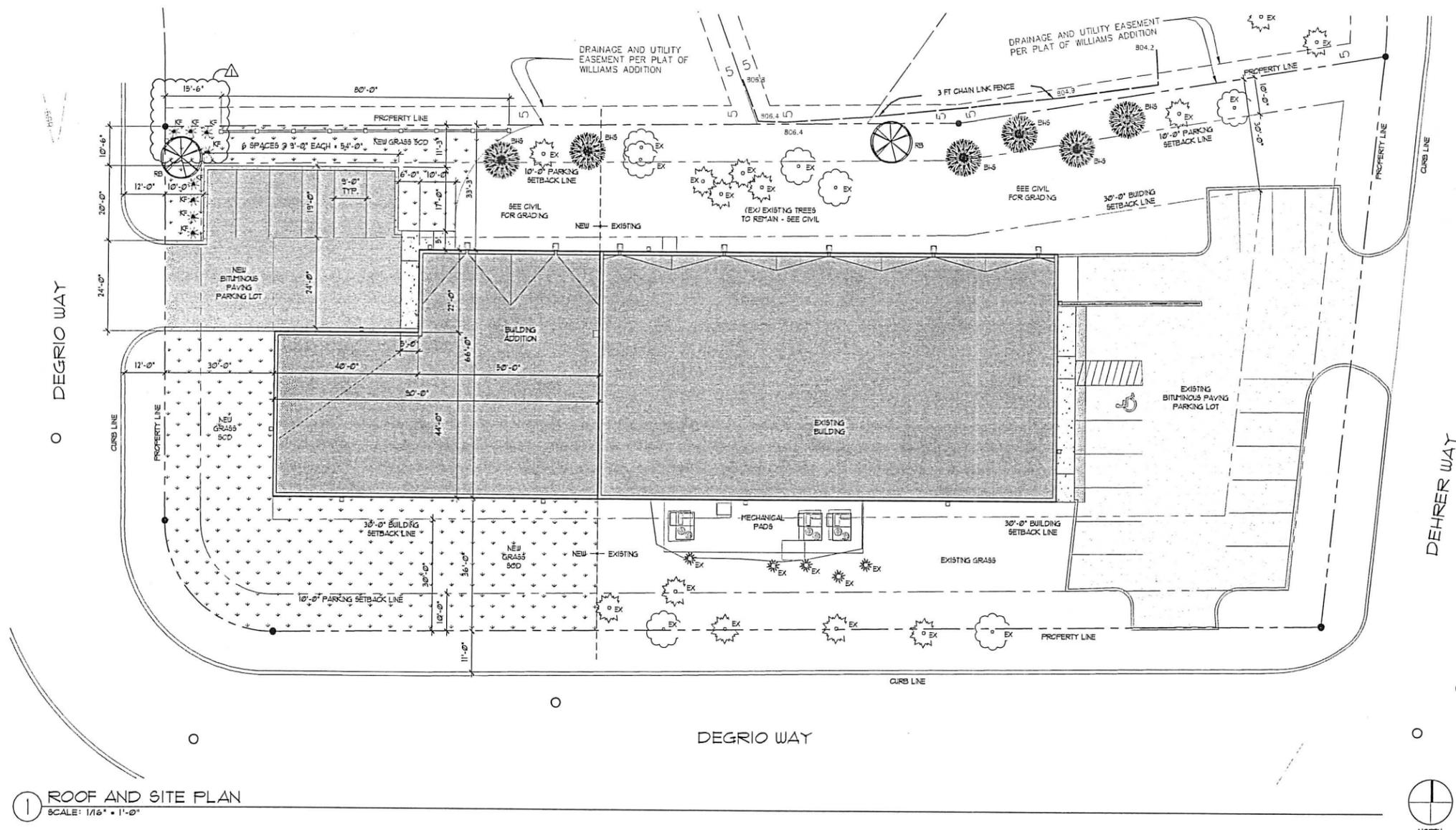
ISSUE FOR CITY SUBMITTAL
5-4-2015
ISSUE FOR CITY RE-SUBMITTAL
5-4-2015

POWER DYNAMICS ADDITION
7365 CONCORD BOULEVARD
INVER GROVE HEIGHTS, MINNESOTA 55076

Utility, Paving and Geometric Plan

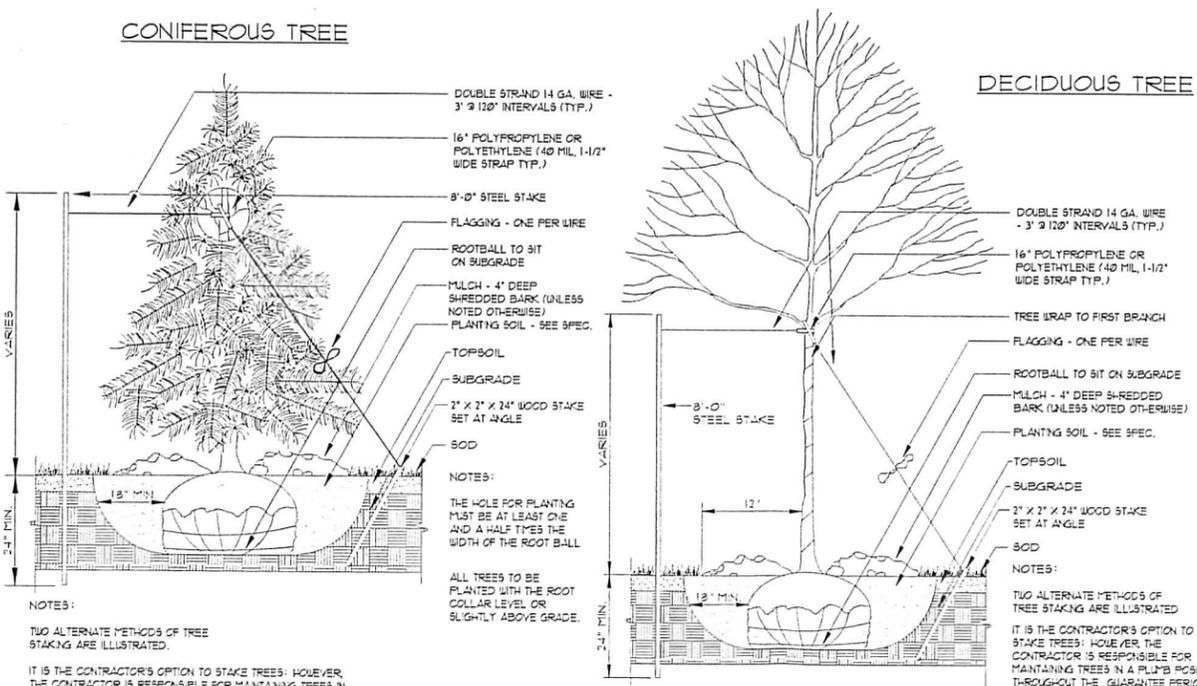
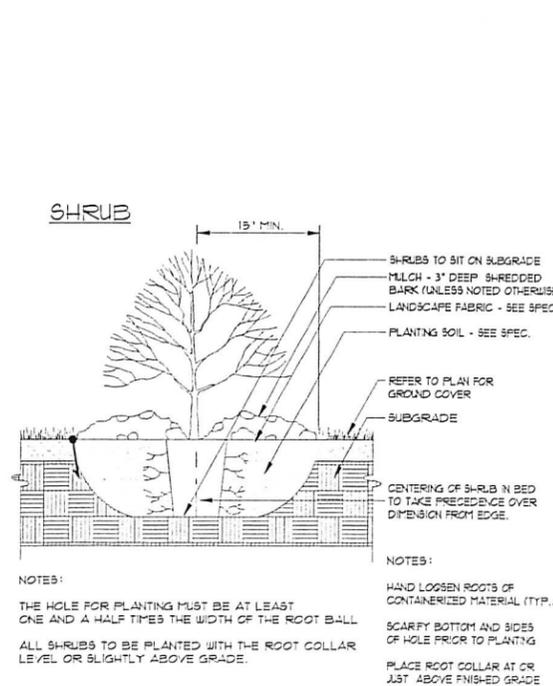
BKBM PROJECT NO: 15299B
DATE: 5/13/15 BY: SH
CHECKED BY: KWA

C300



1 ROOF AND SITE PLAN
SCALE: 1/16" = 1'-0"

- LANDSCAPE NOTES:**
1. ALL PLANTING IN TURF AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM. NO WATER IS ALLOWED ON ANY PAVEMENT, PARKING, WALKWAY OR BUILDING. THE IRRIGATION CONTRACTOR IS TO DESIGN AND SUBMIT SHOP DRAWING OF IRRIGATION DESIGN AND CALCULATIONS TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. IRRIGATION DESIGN IS TO MEET ALL CITY PLUMBING CODES AND REQUIREMENTS.
 2. EDGE ALL SHRUBS AND PERENNIAL BEDS WITH SIX (6) INCH WIDE BY 1/8" THICK BLACK POWDER COATED GALVANIZED STEEL LANDSCAPE EDGING.
 3. PROVIDE FOUR (4) INCH MINIMUM DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RING AROUND ALL TREES LOCATED IN TURF AREAS. NO VINYL EDGING IS REQUIRED FOR TREES LOCATED IN SHRUB AREAS AND SEEDING AREAS.
 4. PROVIDE FOUR (4) INCH MINIMUM DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL SHRUB AREAS.
 5. PROVIDE THREE (3) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL PERENNIAL AREAS.
 6. PROVIDE THREE (3) INCH DEPTH OF ONE AND ONE-HALF (1.5) INCH RIVER ROCK OVER BLACK LANDSCAPE FABRIC UNLESS OTHERWISE NOTED ON PLAN.
 7. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY ARCHITECT FOR RESOLUTION.
 8. ALL PLANT MATERIALS ARE TO CONFORM WITH STATE AND LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE AND DISFIGURATION.
 9. QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLAN SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
 10. SOD SHOWN ON LANDSCAPE PLAN TO BE INSTALLED BY LANDSCAPE CONTRACTOR. SOD TO BE MNDOT 387A.1A, FREE OF WEEDS AND DISEASE. APPLY MINIMUM SIX (6) INCHES OF TOPSOIL AND THOROUGHLY FERTILIZE BEFORE LAYING SOD. LANDSCAPE CONTRACTOR TO MAINTAIN SODDED AREAS IN HEALTHY CONDITION.
 11. PLANTING SOIL FOR BACKFILLING TO BE TOPSOIL WITH 3 LBS. OF COMMERCIAL FERTILIZER AND ONE-FIFTH YARD OF PEAT HUMPUS PER CUBIC YARD. TOPSOIL TO BE MNDOT SELECT TOPSOIL BORROW 3877B.
 12. SPREAD PLANTING SOIL AT MINIMUM EIGHTEEN (18) INCH DEEP IN ALL PERENNIAL BEDS PRIOR TO PLANTING.
 13. FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
 14. LANDSCAPE CONTRACTOR TO MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT GUARANTEE PERIOD. THE GUARANTEE PERIOD IS TWO GROWING SEASONS FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE.



| PLAN SYMBOL | 16 | PPS | QUANTITY | CODE | PLANT SCHEDULE | | | |
|--------------------------|---|-------------------------|-----------|---------------------------|----------------|------------------------|--------------------------|-----------------|
| CONIFEROUS TREES | | | | | | | | |
| CODE | SYM. | QTY. | SIZE | ROOT | MATURE SIZE | COMMON NAME | LATIN NAME | REMARKS |
| BHS | ⊙ | 6 | 6' HT. | B4B | 35' H x 10' W | Black Hills Spruce | Picea Glauca Daniels | STRAIGHT LEADER |
| DECIDUOUS TREES | | | | | | | | |
| CODE | SYM. | QTY. | SIZE | ROOT | SIZE | COMMON NAME | LATIN NAME | REMARKS |
| RB | ⊙ | 2 | 2.5' CAL. | B4B | 45' H x 35' W | River Birch | Betula Laria | STRAIGHT LEADER |
| CONIFEROUS SHRUBS | | | | | | | | |
| CODE | SYM. | QTY. | SIZE | ROOT | SIZE | COMMON NAME | LATIN NAME | REMARKS |
| JB1 | ⊙ | 0 | 24" HT | POT | 2' H x 6' W | Japanese Spreading Yew | Taxus Cuspoides | - |
| PERENNIALS | | | | | | | | |
| CODE | SYM. | QTY. | SIZE | ROOT | SIZE | COMMON NAME | LATIN NAME | REMARKS |
| KF | ⊙ | 7 | 1 GAL. | POT | 2' H x 2' W | Feather Reed Grass | Calamagrostis Acutiflora | Karl Foerster |
| TREE COUNT | | | | | | | | |
| TYPE | EXISTING PLANTED TREES | NEW PLANTED | TOTAL | EXISTING SHRUB/VOLUNTEERS | TOTAL | | | |
| QUANTITY | 11 | 8 | 19 | 7 | 26 | | | |
| GROUND COVER | | | | | | | | |
| SYM. | DESCRIPTION | REMARKS | | | | | | |
| ⊙ | NEW SOD AREA | AROUND 8100 SQUARE FEET | | | | | | |
| ⊙ | BITUMINOUS DRIVEWAY PAVING | | | | | | | |
| ⊙ | SEAL COAT OVER EXISTING BITUMINOUS | | | | | | | |
| ⊙ | NEW CONCRETE SIDEWALK, CURB, APRON OR STOOP | | | | | | | |

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HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR RECORD WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: Eric A. Reiners
TITLE: AIA
DATE: 5.30.2015
REG. NO.: 59376

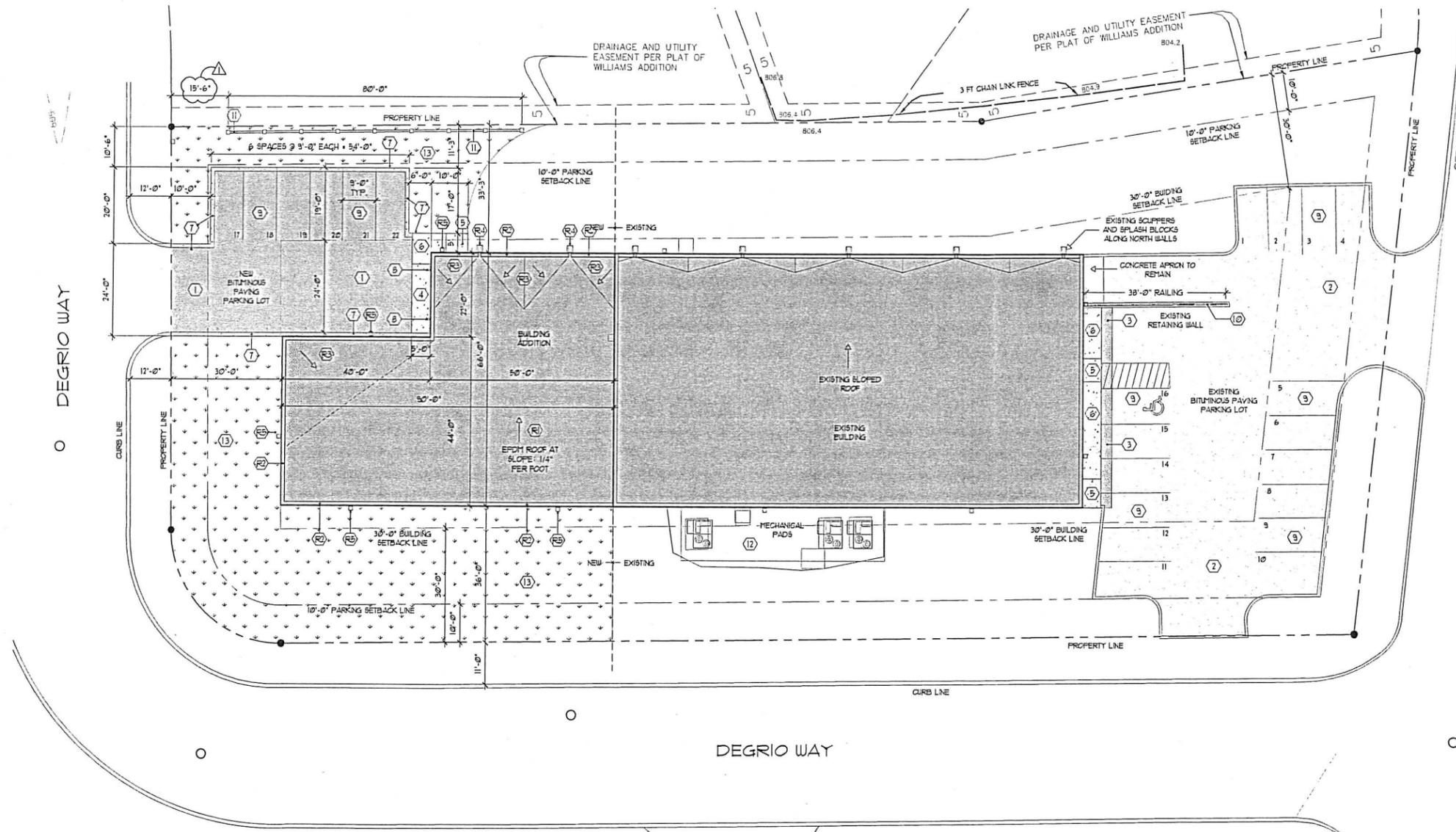
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POWER DYNAMICS ADDITION
7365 CONCORD BOULEVARD
INVER GROVE HEIGHTS, MINNESOTA 55076

• SITE PLAN
• ROOF PLAN
• LANDSCAPE PLAN

PROJECT NO: 15-004
DRAWN BY: M.Z.
CHECKED BY: ER

11



- ### ROOF PLAN GENERAL NOTES:
- DO NOT SCALE DRAWINGS
 - PROVIDE CRICKETS AT ALL CURBS.
 - PROVIDE SPLASH BLOCK ON WALKWAY PAD BELOW WATER DISCHARGE AT ALL ROOF-TOF-UNITS.
 - SEE STRUCTURAL ROOF FRAMING PLAN FOR LOCATIONS, SIZES, AND FRAMING FOR ALL ROOF PENETRATIONS.
 - ROOFING WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, MEMBRANE ROOFING SYSTEM MECH. EQUIPMENT INSTALLATION INSTRUCTIONS, CAPS & CLAMPS, ALL SHEET METAL FLASHINGS, COPINGS, SCUFFERS, GUTTERS, AND DOWNSPOUTS.
 - ROOFING SYSTEM MUST BE CLASS A FIRE-RATED.
 - BACKS OF PARAPETS MUST BE FLASHED, DECK TO PARAPET CAP.
 - ROOF SLOPE MINIMUM: 1/8" PER 1'-0" NOTE: PROVIDE TAPERED CRICKETS & SADDLES AS NECESSARY TO ELIMINATE ANY AND ALL STANDING WATER ON ROOF.
 - ALL EXPOSED EXTERIOR BUILDING MATERIALS TO BE U.V. RATED.
 - NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE PLANS OR BETWEEN THE PLANS AND SPECIFICATIONS.
 - NO ROOFTOP MECHANICALS. MECHANICAL UNITS TO PLACED ON EXISTING MECHANICAL UNIT PAD.

- ### ROOF PLAN KEYED NOTES:
- (R) FULLY ADHERED EPDM ROOFING MEMBRANE ASSEMBLY
 - EPDM (45 MIL.) MEMBRANE
 - TAPERED INSULATION
 - 3 1/4" E.P.F.
 - 1 1/2" ISOCYANURATE
 - (RF) PREFINISHED SHEET METAL FLASHING AND COPING AT TOP OF PARAPET. COLOR TO MATCH EXISTING GREEN COPING.
 - (RI) TAPERED INSULATION SADDLE AND/OR CRICKET. (1/2" PER FOOT MIN. SLOPE)
 - (RD) PREFINISHED SHEET METAL DOWNSPOUTS AT ROOFTOP SCUFFERS - MATCH EXISTING. CONCRETE SPLASH BLOCK ON GRADE BELOW DOWNSPOUTS.
 - (RL) WALL-MOUNTED EXTERIOR DOWN LIGHTS. MATCH EXISTING WALL FIXTURES.

PARKING SPACES:

OFF-STREET SITE PARKING:

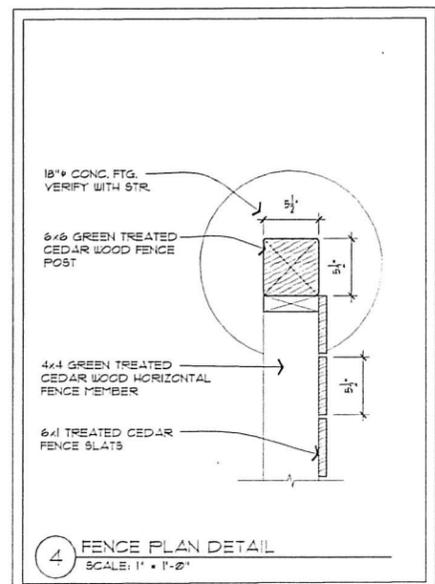
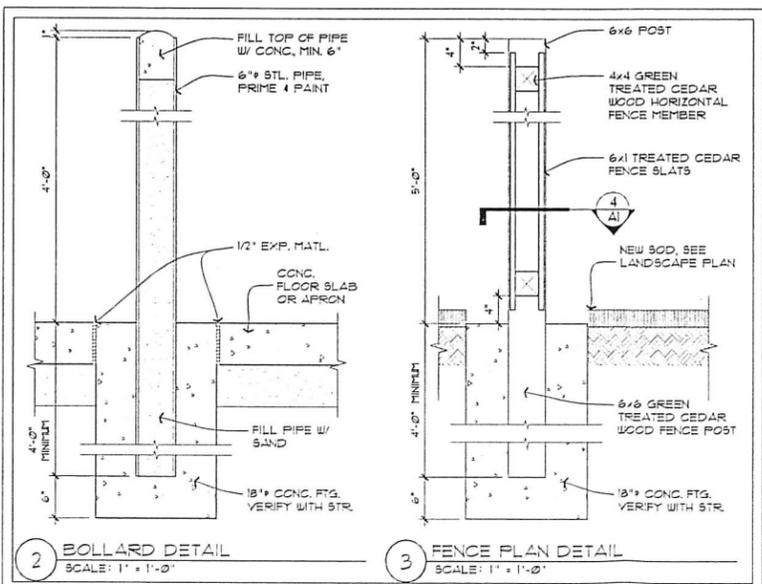
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|------------------------|-----------|
| REQUIRED: | |
| TOTAL PARKING STALLS: | 20 SPACES |
| ADA PARKING STALLS: | 1 SPACES |
| PROVIDED: | |
| TOTAL STALLS REQUIRED: | 22 SPACES |
| ADA PARKING STALLS: | 1 SPACES |

1 ROOF AND SITE PLAN

SCALE: 1/16" = 1'-0"

- ### GENERAL SITE PLAN NOTES:
- BEARING, DIMENSIONS, AND EASEMENTS SHOWN HEREON ARE FOR REFERENCE ONLY. REFER TO PROJECT ALTA/SURCH LAND TITLE SURVEY FOR PROPERTY LEGAL DESCRIPTION AND VERIFICATION OF REFERENCED INFORMATION.
 - ALL AREAS NOT OTHERWISE NOTED SHALL BE LANDSCAPED. REFER TO LANDSCAPE PLAN LSI-0 FOR ADDITIONAL INFORMATION.
 - G.C. TO COORDINATE ALL DIMENSIONS WITH CIVIL DRAWINGS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES.
 - SEE CIVIL DRAWINGS FOR CURB DIMENSIONS AND DETAILS, UTILITIES AND SITE DEVELOPMENT PLANNING.
 - SEE SHEETS A110 AND A111 FOR SITE DETAILS.

- ### SITE PLAN KEYED NOTES:
- | | |
|---|--|
| (1) NEW BITUMINOUS PARKING LOT PAVING | (8) CONCRETE FILLED PIPE BOLLARD, SEE 2/11 FOR MORE DETAILS |
| (2) SEAL COAT OVER EXISTING BITUMINOUS PARKING LOT | (9) YELLOW PAINT PARKING STALL STRIPING (TYPICAL). SEE CIVIL FOR ADDITIONAL PAVEMENT MARKING DETAILS. |
| (3) SAW CUT EXISTING BITUMINOUS OUT AS NEEDED FOR NEW CONCRETE STOOP AND SIDEWALK INSTALL. PATCH OUT AREA WITH NEW BITUMINOUS AFTER CONCRETE WORK IS COMPLETED. | (10) 1 1/2" PIPE RAILING ADDED ATOP CONCRETE RETRAINING WALL TO MEET CODE REQUIREMENTS FOR SITE SAFETY. |
| (4) CONCRETE APRON AT OVER-HEAD GARAGE DOOR. | (11) 3'-0" TALL WOOD PRIVACY FENCE, SEE 3/4/11 FOR MORE DETAILS |
| (5) CONCRETE STOOP AT EGRESS DOOR | (12) EXISTING CONCRETE MECHANICAL PAD TO BE USED FOR MECH. UNIT SERVICES FOR ADDITION. NO ROOFTOP UNITS. |
| (6) CONCRETE SIDEWALK | (13) SOODED GRASS AREAS AROUND NEW BUILDING, CURBS AND SIDEWALKS |
| (7) CONCRETE CURB. SEE CIVIL FOR LOCATIONS & DETAILS. | |



SRA
SPEKTES REINERS ARCHITECTS, INC.

4500 WEST OLD SHAWNEE ROAD
SUITE 220
BLOOMINGTON, MINNESOTA 55437
PH: 952.996.9662
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WWW.SRA-ARCHITECTSINC.COM

DATE: 5.01.2015 REG. NO.: 09376

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

NAME: Eric A. Reiners
ERIC A. REINERS
DATE: 5.01.2015 REG. NO.: 09376

ISSUE

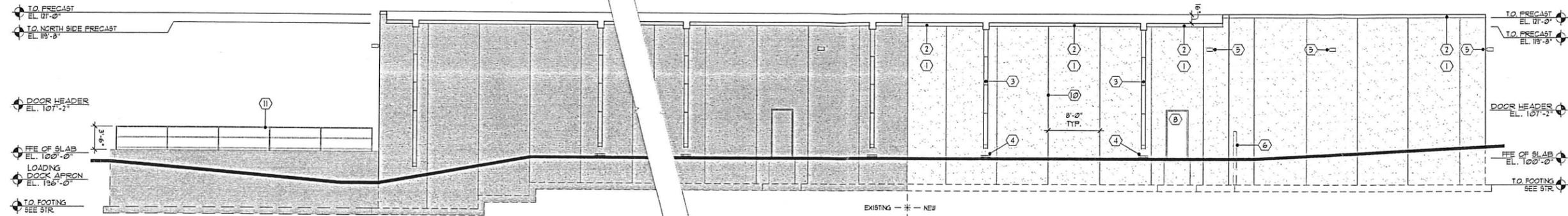
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| 5.4.2015 | △ | ISSUE FOR CITY SUBMITTAL |
| 5.01.2015 | △ | ISSUE FOR CITY RE-SUBMITTAL |

POWER DYNAMICS ADDITION
7365 CONCORD BOULEVARD
INVER GROVE HEIGHTS, MINNESOTA 55076

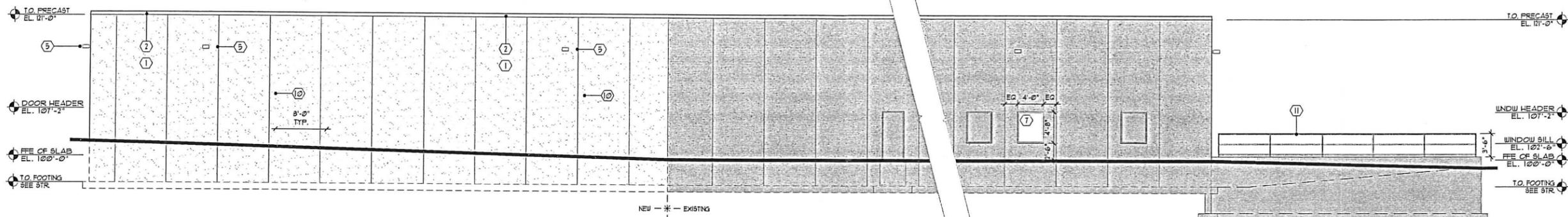
- SITE PLAN
- ROOF PLAN
- LANDSCAPE PLAN

PROJECT NO: 15-004
DRAWN BY: M.Z.
CHECKED BY: E.R.

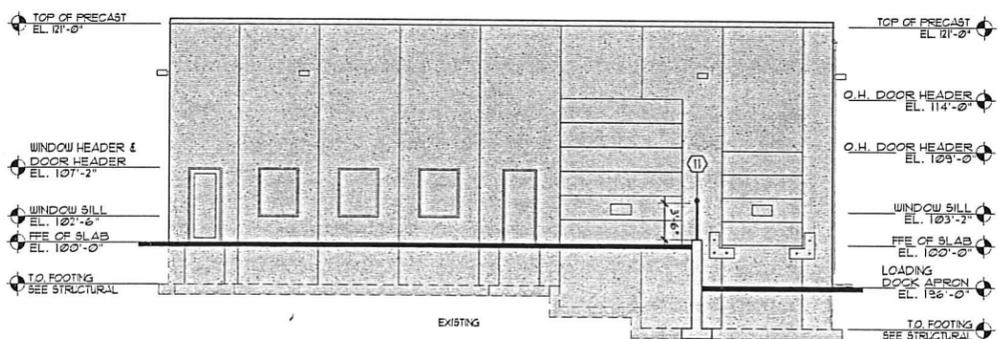
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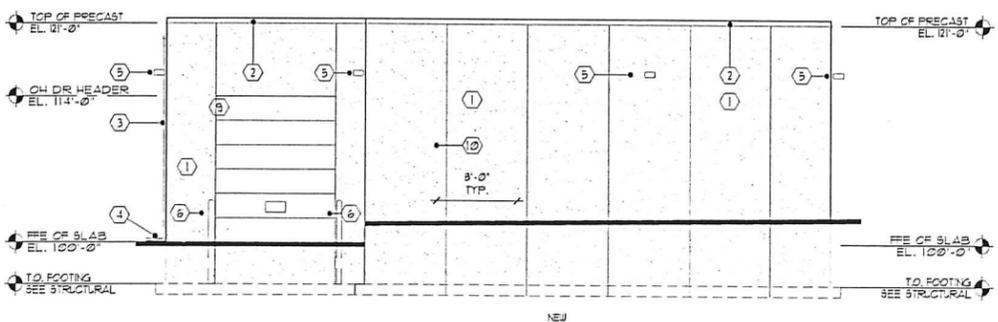
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES:

1. DO NOT SCALE DRAWINGS
2. FOUNDATIONS SHALL NOT BE EXPOSED. PROVIDE BRICK LEDGES AS REQUIRED.
3. PROVIDE EXPANSION JOINTS (E.J.) AND CONTROL JOINTS (C.J.) AS NEEDED.
4. ALL EXPOSED STEEL LINTELS TO BE PAINTED PRIOR TO INSTALLATION.
5. ALL CONCRETE BLOCK TO BE INTEGRALLY COLORED.

ELEVATION KEYED NOTES:

- 1 12" VERSACORE INSULATED SANDWICH WALL PANEL BY FABCON. STANDARD RAKE NON-EXPOSED IN LIGHT GRAY TO MATCH EXISTING BUILDING PANELS.
- 2 PREFINISHED SHEET METAL FLASHING AND COPING AT TOP OF PARAPET. COLOR TO MATCH EXISTING GREEN COPING.
- 3 PREFINISHED SHEET METAL DOWNSPOUTS AT ROOFTOP SCUPPERS - MATCH EXISTING.
- 4 CONCRETE SPLASH BLOCK ON GRADE BELOW DOWNSPOUTS.
- 5 WALL-MOUNTED EXTERIOR DOWN LIGHTS. MATCH EXISTING WALL FIXTURES.
- 6 STANDARD 6" x 9" PIPE BOLLARD. SEE DETAIL 2/A2 FOR DETAILS.
- 7 CUT OPENING INTO EXISTING EXISTING PRECAST PANEL (CONSULT PRECAST SUPPLIER ABOUT PROPER METHODS) AND INSERT NEW 4'-0" x 4'-8" ANODIZED ALUMINUM FRAMED WINDOW WITH LOW-E GLASSING (MATCH FRAME COLOR AND GLASS TINT TO EXISTING WINDOWS).
- 8 3'-0" x 7'-0" H.M. DOOR & FRAME (INSULATED). PAINT COLOR TO MATCH EXISTING H.M. DOORS (GREEN).
- 9 12'-0" x 14'-0" INSULATED METAL OVERHEAD DOOR. MATCH EXISTING.
- 10 CALK AND SEAL JOINTS BETWEEN PRECAST PANELS PER MANUFACTURERS RECOMMENDATIONS. MATCH SIZE AND COLOR TO EXISTING BUILDING JOINTS.
- 11 1 1/2" PIPE RAILING ADDED ATOP CONCRETE RETRAINING WALL TO MEET CODE REQUIREMENTS FOR SITE SAFETY.

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I HEREBY CERTIFY THAT THE PLAN SPECIFICATIONS OR NOTES WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
NAME: Eric A. Reiners
ERIC A. REINERS
DATE: 5.03.2015
REG. NO.: 66376

ISSUE
5.4.2015
5.03.2015
ISSUE FOR CITY SUBMITTAL
ISSUE FOR CITY RESUBMITTAL

POWER DYNAMICS ADDITION
7365 CONCORD BOULEVARD
INVER GROVE HEIGHTS, MINNESOTA 55076

• ELEVATIONS
PROJECT NO: 15-004
DRAWN BY: MZ
CHECKED BY: ER

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: May 29, 2015

CASE NO: 15-20X

HEARING DATE: June 2, 2015

APPLICANT: City of Inver Grove Heights



PROPERTY OWNER: Christopher and Luci Shipton

REQUEST: Review Potential Property Acquisition for Consistency with the Comprehensive Plan

LOCATION: 4195 - 68th Street East

COMPREHENSIVE PLAN: Mixed Use

ZONING: R-1C, Single Family

REVIEWING DIVISIONS: Planning

PREPARED BY: Thomas J. Link
Comm. Dev. Dir.

BACKGROUND

Christopher and Luci Shipton, owners of a residential lot at 4195 - 68th Street East, approached the City and expressed an interest in selling their property. The site has a house and detached garage.

The Inver Grove Heights Development Authority (EDA) will be considering the acquisition at a special meeting scheduled for June 8. The Planning Commission is to consider making a recommendation on the consistency of the acquisition with the Comprehensive Plan.

EVALUATION OF THE REQUEST

In accordance with Minnesota Statutes, the Planning Commission must review the municipal acquisition and sale of properties for consistency with the Comprehensive Plan. Specifically, State Statute Chapter 462.356, Subd. 2, states "no publicly owned interest in real property within the municipality shall be acquired or disposed of...until after the planning agency (Planning Commission) has reviewed the proposed acquisition or disposal...and reported its findings as to the compliance of the proposed acquisition or disposal with the Comprehensive municipal plan."

The Comprehensive Plan has several statements attesting to the importance of economic development and the role of the Economic Development Authority (EDA). One of the EDA's major economic development activities is the redevelopment of the Concord Boulevard

Neighborhood. The plan states that the City should “support redevelopment efforts for the Concord Neighborhood” and should “encourage or facilitate redevelopment and reinvestment along the corridor”.

The City’s redevelopment efforts date back to 1998 when the City Council adopted the Concord Neighborhood Plan. This neighborhood plan is reflected in the current Comprehensive Plan which states:

“Redevelopment of the Concord Boulevard corridor is an important future improvement that will support the significant investment in Heritage Park and the reconstruction of Concord Boulevard and provide an important critical mass that helps sustain commercial development in Inver Grove Heights. Future redevelopment will also take advantage of the Mississippi River Regional Trail Corridor connecting Inver Grove Heights with regional destinations.”

The Comprehensive Plan was refined when the City adopted the Concord Boulevard Neighborhood Plan and Design Guidelines in December, 2012. Those documents identified four redevelopment areas, one of which is the block on which the Shipton property is located. The Neighborhood Plan and Design Guidelines states that the area could be redeveloped as multiple family residential or a mixed use of residential and neighborhood commercial.

The acquisition of this property, from a willing seller, would be consistent with the Comprehensive Plan. The property lies in one of the areas selected by the City for redevelopment efforts. If acquired, the EDA would, at some future undefined time, sell the property for redevelopment as multiple family residential or mixed use. The acquisition would eventually lead to redevelopment, as stated in the Concord Boulevard Neighborhood Plan and Design Guidelines. The acquisition would align with the City’s general economic development goals and the redevelopment plans of the Concord Neighborhood.

ALTERNATIVES

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

- A. **Approval**. If the Planning Commission finds the request acceptable, it should recommend that the acquisition of the property by the Inver Grove Heights EDA is in compliance with the Comprehensive Plan.
- B. **Denial**. If the Planning Commission does not find the proposed acquisition consistent with the Comprehensive Plan, it should recommend denial with findings provided to support that denial.

RECOMMENDATION

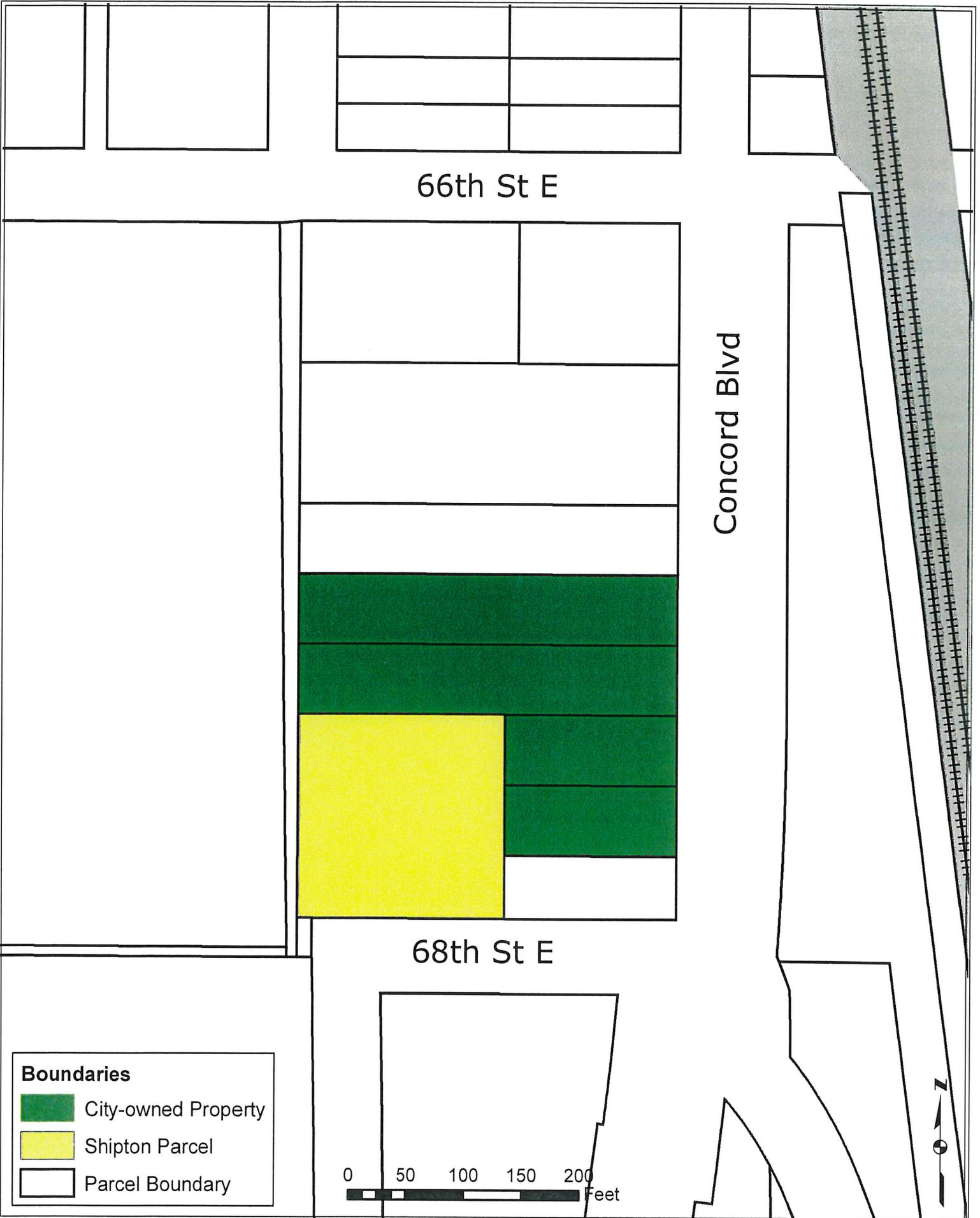
Staff recommends approval of the request to find the acquisition of 4195 - 68th Street East consistent with the Inver Grove Heights Comprehensive Plan.

Enc: Location Map
Comprehensive Plan Map
Excerpts from Comprehensive Plan
Excerpts from Concord Boulevard Neighborhood Plan and Design Guidelines

cc: Chris and Luci Shipton



Economic Development District No. 8



Boundaries

-  City-owned Property
-  Shipton Parcel
-  Parcel Boundary

0 50 100 150 200 Feet

Comprehensive Plan Map Shipton Property - 4195 - 68th Street East

UPPER
65TH ST E

CONCORD BLVD

AVE E 68TH ST

Legend

 Parcel for purchase

Land Use

-  Low Density Residential
-  Mixed Use
-  Industrial Office Park
-  Light Industrial
-  Public / Institutional
-  Public Open Space



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED



0 75 150 Feet

2. Land Use

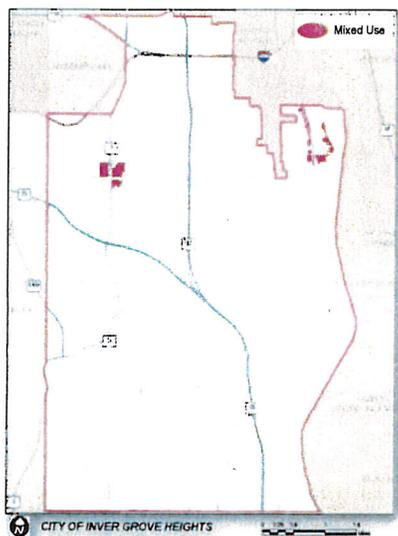


Figure 2.6: Mixed Uses

Mixed Use Assumptions

In order to establish development projections, mixed use areas are assumed to be approximately 2/3 residential and 1/3 commercial. Residential density would be at a minimum of 12 units per acre in mixed use areas.

Mixed Use (MU)

Mixed use areas consist of lots or parcels that contain a mix of retail and service commercial, office, institutional, higher density residential, public uses and/or park and recreation uses, organized in a pedestrian friendly environment (see Figure 2.6: Mixed Uses).

Robert Street and 70th Street West: The Comprehensive Plan designates the area at the intersection of South Robert Trail and 70th Street West as mixed use. The vision for this area is to establish a neighborhood hub that integrates higher density residential uses with neighborhood commercial services. In recent years, there has been an increased interest in creating development patterns that capture historic urban qualities and land use relationships. This movement was originally known as "new urbanism" and is now generally known as "traditional neighborhood design" or TND. The mixed use area in Inver Grove Heights has the potential to be developed utilizing some of these design principles. The development pattern is expected to have a pedestrian orientation rather than a sole focus on vehicular movement. The opportunity exists to integrate a variety of land uses making neighborhood commercial areas truly accessible to the surrounding residential neighborhood both due to the close proximity of the uses and a pedestrian sidewalk or trail system that provides direct linkages. Also of long term consideration is the notion of "Transit Oriented Development" or TOD, which encourages mixed use as a means of supporting transit service because of its ability to generate transit users who both arrive and depart from a particular node (see inset TOD.) Developed in this manner, the mixed use area in Inver Grove Heights has the potential to become an attractive amenity for both the northwest area and the community as a whole.

Concord Boulevard: Another area of mixed use is the Concord Boulevard Corridor (generally north of 70th Street.). The idea for mixed use along the Concord Boulevard Corridor is to encourage or facilitate redevelopment and reinvestment along the corridor in a way that helps traffic flow by controlling access, encourages an attractive street frontage as a gateway corridor to the City and allows flexibility in the use of lands along the corridor as business or residential uses. This pattern of use current exists along the corridor. A redevelopment plan was prepared for the Concord Boulevard area, which was adopted by the City in 1998. The plan addressed a number of issues including:

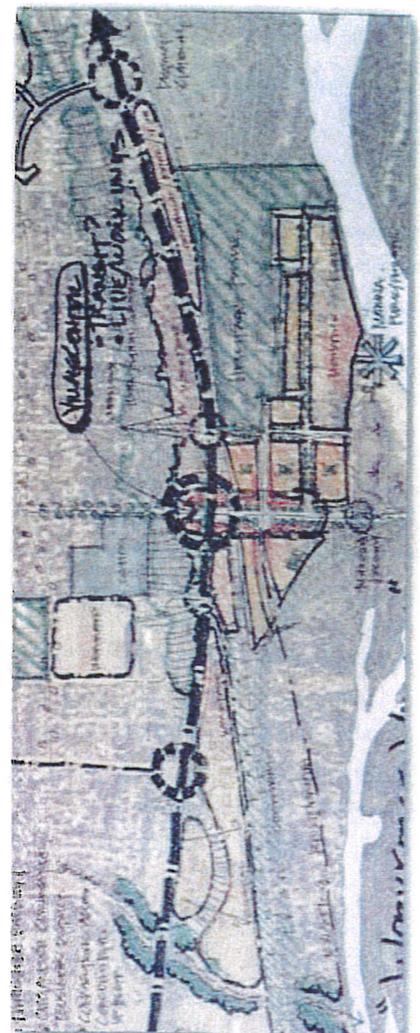
- Land use patterns
- The role of the Mississippi River levee
- Housing

- Businesses
- The river bridge
- Public recreation

The plan includes a set of detailed policies to direct future redevelopment efforts. The land use recommendations from the adopted Concord Boulevard Redevelopment Plan were directly incorporated into the Future Land Use Plan of the Inver Grove Heights Comprehensive Plan. This plan will continue to serve as a policy guide.

As Concord Boulevard improvements are implemented over the next few years, redevelopment proposals will likely be brought forward by property owners and developers interested in the corridor. The guiding principles for the Concord Boulevard Corridor are as follows:

1. Direct access to the corridor should be reduced and limited over time. Access should be via side streets, alleyways and in limited cases directly via shared drives.
2. Future development in the corridor may be either vertically mixed uses (i.e. residential or office over retail) or horizontally mixed uses. Redevelopment of individual parcels should be designed as part of a master planned area to avoid conflicts with existing adjacent landuses.
3. Commercial or business uses should be located around key intersections at 66th and 63rd Street and should be designed to utilize on street parking on side streets (not on Concord Boulevard) and shared off-street parking.
4. Commercial or office uses located along the corridor between key intersections should be designed to blend in with residential building characteristics and not require significant off street parking.
5. Residential uses occurring along the corridor should have porches that front on Concord Boulevard with yards that provide separation between the street and the residential structure.
6. Sidewalks should separate residential uses from the street and provide connectivity to area amenities and attractions such as Heritage Park and the Mississippi River.
7. Higher density residential uses should be supported not only as a means to redevelopment but as a means of intensifying the corridor to support commercial uses, provide a labor force and take advantage of public improvements such as Heritage Park.
8. Design features should consider building height in relationship to the bluff area and the Mississippi River.



A concept for Concord Boulevard explores the idea of mixed use along the corridor with commercial focused at key nodes. This concept takes advantage of the improvements with Heritage Park and the potential connections to the Mississippi River.

Redevelopment of the Concord Boulevard corridor is an important future improvement that will support the significant investment in Heritage Park and reconstruction of Concord Boulevard and provide an important critical mass that helps sustain commercial development in Inver Grove Heights. Future redevelopment will also take advantage of the Mississippi River Regional Trail Corridor connecting Inver Grove Heights with regional destinations.

Mixed Use Area Policies

1. Provide a unique mix of commercial, residential, public and related uses in a pedestrian friendly environment.
2. Provide a flexible land use tool that supports redevelopment while minimizing the creation of non-conforming uses.
3. Enact zoning modifications necessary to facilitate a mixed use development pattern that includes small, neighborhood scale structures and design features.
4. Provide walkway and trail linkages to other public recreational facilities in the area.
5. Encourage consistent design standards that serve as a framework for both public and private improvements addressing streets, lighting, landscaping, building materials and building placements.
6. Limit commercial uses to those that provide neighborhood and convenience goods and services.

Industrial Office Park (IOP)

Industrial office park includes lots or parcels containing warehousing, storage and light industrial uses with associated office functions (see Figure 2.7: Industrial Uses). Industrial office park developments are usually designed in a unified manner and feature landscaped open areas and roadway edges, consistent lighting, and entry monumentation. The future land use plan identifies a number of IOP parcels along Highway 55 and 55/52.

Industrial Office Park Area Policies

1. Provide opportunities for new industrial development and expanded employment opportunities in Inver Grove Heights.
2. Provide attractive, planned environments as means to induce employers to locate within the City.
3. Enact standards for industrial developments that are in keeping with the need to improve the appearance and character of industrial properties.
4. Provide public services and infrastructure in keeping with the needs of

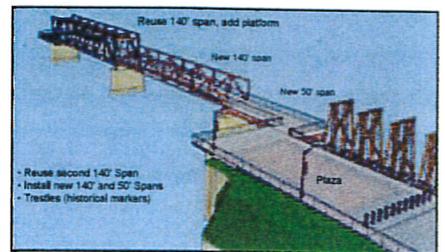
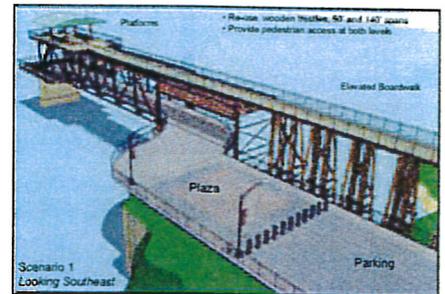
9 Critical Area Plan



could provide educational opportunities to the community at large. A combination of funding from the Park and Recreation Department and Macalister College as well as staff time could be used initially to implement this project.

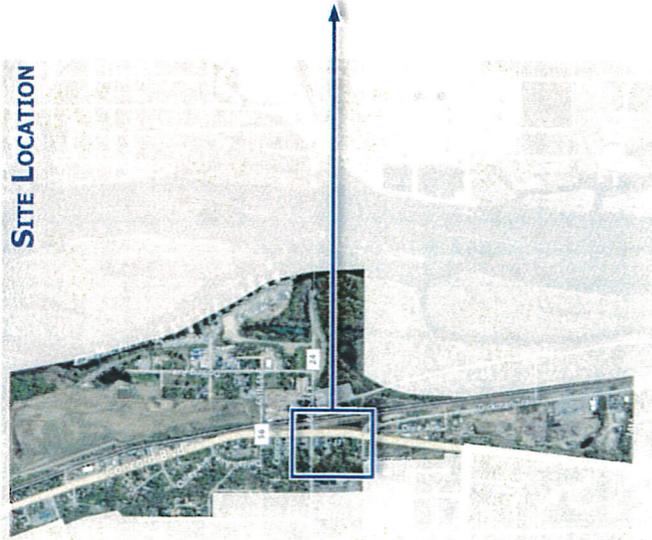
Project #4

Continue to support redevelopment efforts for the Concord Neighborhood. In 1998, the City adopted a redevelopment plan for the Concord Neighborhood, which has the highest concentration of older structures in the community. More recently, Dakota County has begun constructing upgrades to the roadway. The City should actively participate in planning redevelopment efforts that respect the goals and policies of the Critical Area Plan. Continued redevelopment planning in this corridor should seek to enhance the value of Heritage Park improvements and foster economic vibrancy and connectivity with the river corridor.



A photo of Bridge 5600 (top) and two alternative design concepts that were evaluated in 2007 for reuse of Bridge 5600 as a scenic overlook.

**CONCORD BOULEVARD NEIGHBORHOOD
CATALYST SITE: HILLSIDE SENIOR HOUSING**



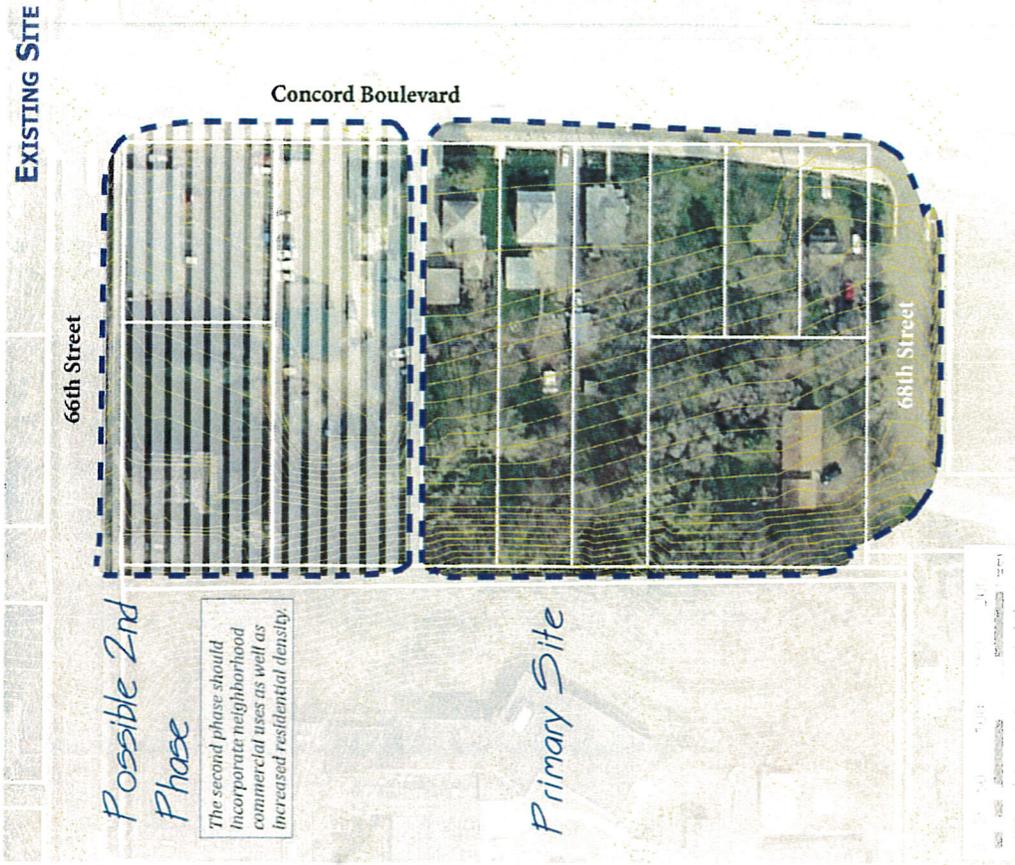
SITE LOCATION

HILLSIDE SENIOR HOUSING

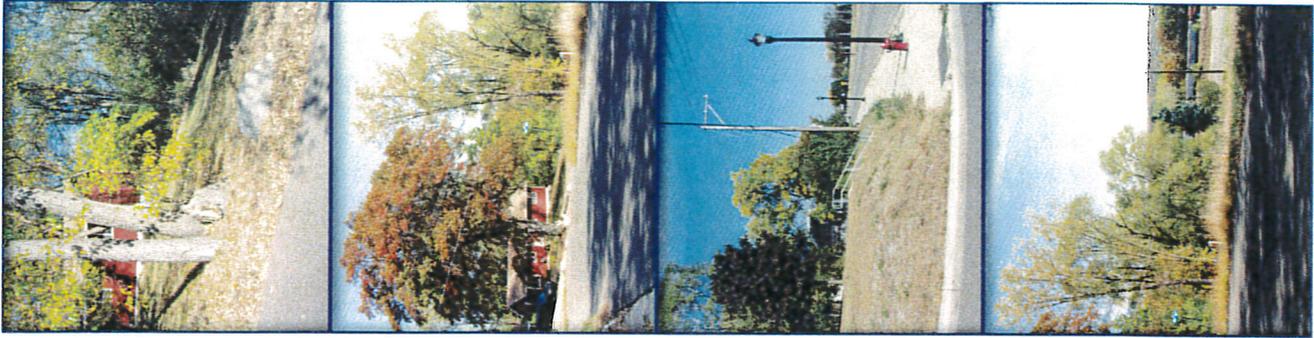
This catalyst site transitions from single family residential and vacant lots to 3-4 story senior residential housing. Primary access is from 68th St to minimize conflicts on Concord Blvd. Both underground and above ground parking is provided, with a convenient drop-off/pick-up location for residents with limited mobility and visitors. Private outdoor amenity space is provided for residents with gardens and other features.

PROJECT SUMMARY

| | |
|--------------|--------------------------|
| Site Area | 2.68 Acres |
| Intended Use | Senior Residential |
| Units | 80 Units |
| Density | 30 Dwelling Units / Acre |



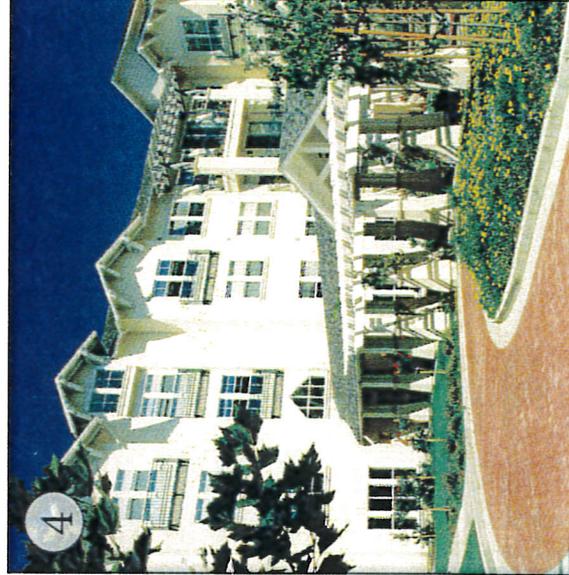
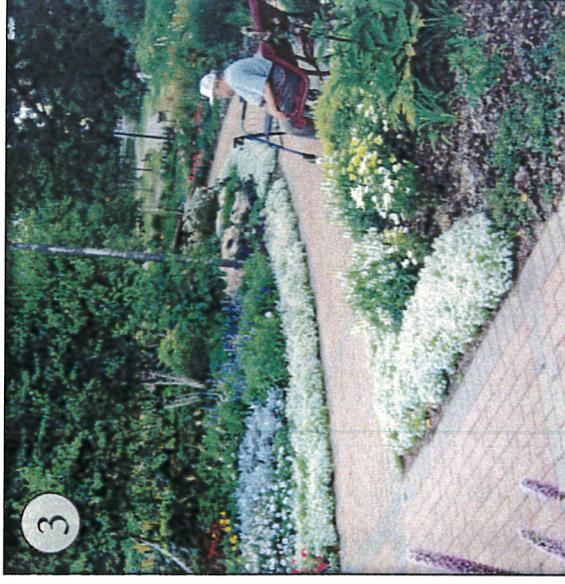
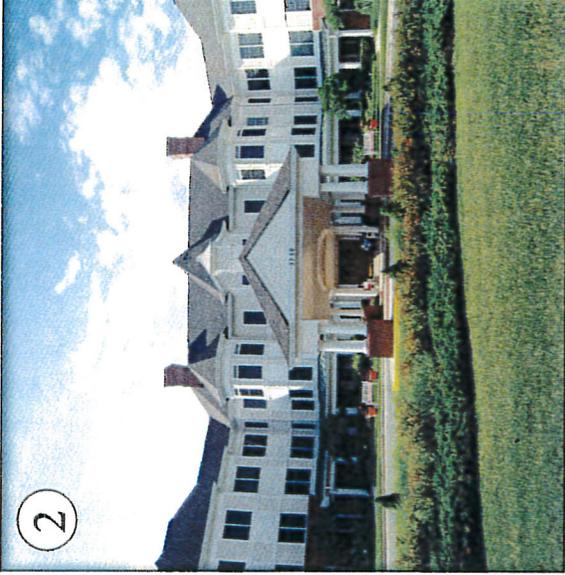
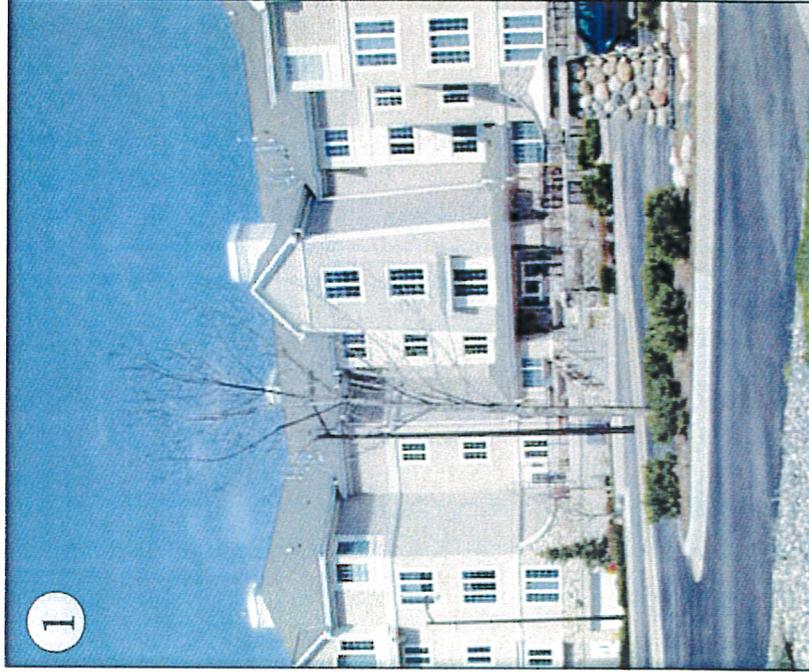
EXISTING SITE



EXISTING CONDITIONS

HILLSIDE SENIOR HOUSING CHARACTER

- 1 - Design buildings with underground parking and detailed building articulation.
- 2 - Provide enhanced drop-off locations for people of all mobility levels
- 3 - Create landscape amenities for all abilities (universal design, benches, tables, gardens).
- 4 - Facilitate easy drop-off/pick-up by allowing developing a covered entryway to the building.
- 5 - Provide outdoor recreation space that promotes communal gathering.



I. SITE PRINCIPLES:

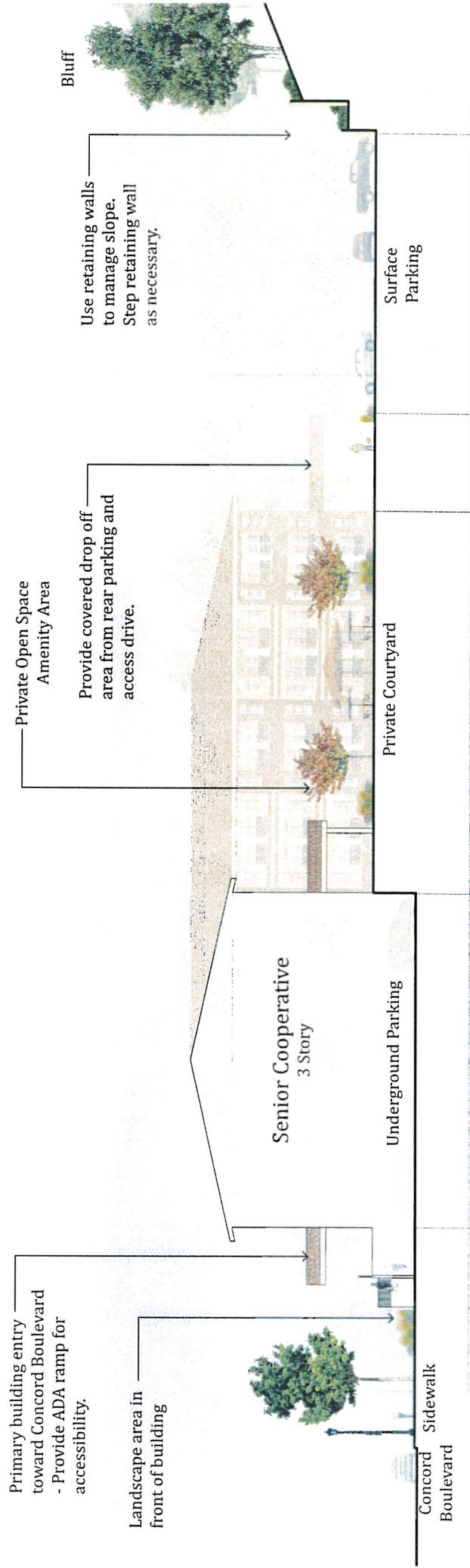
- A. Position the building to take advantage of existing topography for an enclosed, private setting.
- B. Provide adequate accessibility to all entries. Utilize ramps as needed.
- C. Ensure access onto Concord Boulevard is provided at the north portion of the primary site, or mid-block (with potential second phase) rather than near existing intersections.

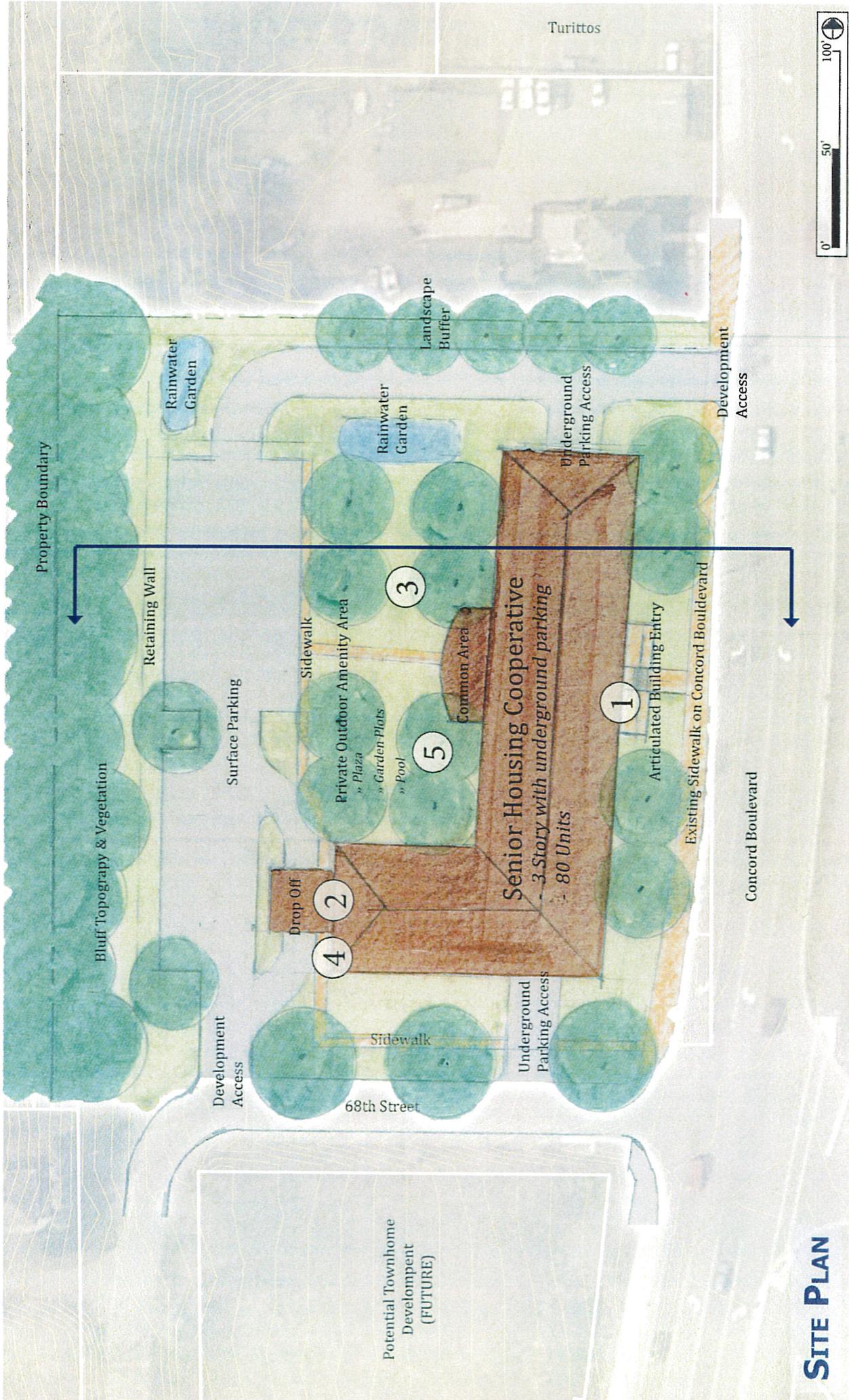
II. BUILDING PRINCIPLES:

- A. Design building with 3-4 stories.
- B. Provide underground parking if possible/feasible with bedrock conditions and site topography.
- C. Screen underground and surface parking from Concord Boulevard.
- D. Provide variations in color, material, and texture to reduce the visual impact of the scale of the building.

III. LANDSCAPE PRINCIPLES:

- A. Develop the public realm along Concord Boulevard with the same character as reconstructed portions to the north. Fixtures and furnishings should match northern sections.
- B. Create a landscaped outdoor plaza or gathering space. Outdoor areas should serve residents and visitors.
- C. Utilize retaining walls and vegetation to reduce erosion on the bluff side of the project.
- D. Develop surface parking for visitors at the rear of the building.
- E. Provide attractive stormwater treatment features.
- F. Create an opaque landscape buffer between the site and buildings to the north.





Turittos



Potential Townhome
Development
(FUTURE)

SITE PLAN