

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

Tuesday, May 4, 2010 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR April 20, 2010

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 LUTHER NISSAN KIA – CASE NO. 10-14CA

Consider the following requests for property located at 1430 – 50TH Street:

A.) A **Conditional Use Permit Amendment** to allow the expansion of outdoor storage on the existing surface parking lot.

Planning Commission Action _____

B.) A **Conditional Use Permit** to exceed 25% impervious surface coverage in the shoreland overlay district.

Planning Commission Action _____

4. OTHER BUSINESS

Annual City Council Work Session – May 10
Comprehensive Plan Approval Update

5. ADJOURN

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, April 20, 2010 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

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

Commissioners Present: Tom Bartholomew
Paul Hark
Mike Schaeffer
Pat Simon
Dennis Wippermann
Tony Scales
Christine Koch
Damon Roth

Commissioners Absent: Harold Gooch

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the April 6, 2010 meeting were approved as submitted.

CITY OF INVER GROVE HEIGHTS – CASE NO. 10-07ZA

Reading of Notice

No notice was read.

Presentation of Request

Allan Hunting, City Planner, advised that he received a notice from the Department of Natural Resources (DNR) late this afternoon requesting that all cities cease the adoption process of the FEMA floodplain maps as corrections were needed to some maps in other cities in the county. These changes do not have an effect on the proposed maps in Inver Grove Heights. Because of this, tonight's public hearing will be postponed until the revised maps are corrected and have completed the comment period. Mr. Hunting advised that the City's floodplain regulations are modeled after the Department of Natural Resource's FEMA ordinance and cities are required by FEMA to adopt the changes in order to continue to be part of the flood insurance process. Mr. Hunting explained that the new boundaries on the flood insurance rate maps will not have a significant impact on Inver Grove Heights, and in many areas the floodplain area was actually reduced. He advised that the most significant change is to add language that requires automatic openings in buildings to equalize water pressure at times of flooding. Mr. Hunting advised that for planning purposes, the floodplain is divided into two land use categories; Floodway and Flood Fringe districts. The Floodway is the most restrictive district and does not allow new structures as it is the closest to the river and subject to flooding. The Flood Fringe, however, allows some development provided they do not increase flood damage potential to other properties. He advised that the red line shown on the map indicates the new adjusted flood plain boundary and the green line indicates the boundary between the floodway and the flood fringe. Mr. Hunting advised that the DNR has presented a letter to the City granting conditional approval of the floodplain ordinance amendments pending final City Council and FEMA approval. He advised that the proposal will likely come back to the Planning Commission in 4-6 months.

Chair Bartholomew noted it would not be brought back in time to meet the June deadline, to which

Mr. Hunting advised the deadline would be postponed as well.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:08 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

North	Saturn dealer; zoned B-3; guided RC, Regional Commercial
East	Golf Course and Multi-family; zoned P and PUD; guided High Density and Special Use
South	Luther Nissan dealer; zoned B-3; guided RC, Regional Commercial
West	Best Buy; zoned B-3; guided RC, Regional Commercial

SITE PLAN REVIEW

Setbacks. There are no buildings proposed on this parcel. The proposed parking lot meets and exceeds the required perimeter setbacks for the site.

Parking Lot. Outdoor storage for the proposed use consists of 286 +/- parking stalls to be used for new car inventory. The parking lot would be bituminous with concrete curbing. The project meets parking and surfacing requirements.

Access. Access to the site is not changing; there is one entrance off of 50th Street along the north side of the property. All of the vehicles coming and going would go through the one access point.

Tree Preservation/Landscaping. Based on the grading plan, much of the site would be graded. Based on the tree protection and preservation ordinance, tree removal falls under the allowed removal threshold and therefore no reforestation would be required.

Landscaping requirements require a total of 66 overstory trees or the equivalent to be planted as part of the expansion. The applicant has provided a landscape plan which shows 74 trees; a mix of existing trees and both coniferous and deciduous overstory trees. The new trees would be planted around the perimeter of the storage area. The proposed plan meets and exceeds the landscaping requirements.

Engineering. Engineering has reviewed the plans and has been working with the applicant on stormwater and grading requirements. The proposed site plan protects the existing pond and treats the stormwater runoff on site. Engineering has made some recommendations on conditions that should be added to the approval. These conditions are included in the list of conditions at the end of this report. The applicant shall continue to work with the City to secure final approval of the construction drawings.

Lighting. The applicant has submitted a lighting plan which illustrates the location of lighting in the parking lot. The proposed illumination pattern of the lights complies with the maximum foot candles at the center line of the street. All parking lot lighting shall be designed so as to deflect light away from any adjoining residential zones or from the public streets. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Fire Marshal Review. All plans shall be subject to the review and approval of the City Fire Marshal for fire lane designation and the signage or marking of the fire lanes at time of building permit review.

GENERAL CONDITIONAL USE PERMIT REVIEW

(This section reviews the plans against the CUP criteria in the Zoning Ordinance assuming the proposed ordinance amendment is adopted and that the City finds this to be an acceptable use.)

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

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is Regional Commercial and outdoor storage associated with automobile sales would be consistent with the uses envisioned in this district.

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

The applicant's property is zoned commercial. The use is consistent with the intent of the B-3 zoning district.

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

The proposed use would not have a detrimental effect on public improvements in the vicinity of the project. Car lots in this part of the City are an allowed conditional use.

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

This use does not appear to have any negative effects on City facilities or services. The applicant is working with the City Engineering department to obtain the required easements for the City.

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

- i. *Aesthetics/exterior appearance*

- There is no building on site. The parking area will be paved with bituminous.

ii. Noise

The storage lot will not generate noises that are inconsistent with B-3 zoning. The site is only used for transporting vehicles on and off the lot.

iii. Fencing, landscaping and buffering

There is a proposed six foot chain-link fence around the outdoor storage. The proposed landscaping complies with the zoning requirements.

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

Access to the site is not changing. The amount of traffic would not be out of the ordinary for a commercial area. The expansion of the storage area will have little effect on the surrounding properties as it will not be open to the public and only accessed by employees.

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

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

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

This use would not have an undue adverse impact on the environment. All surface water will be treated on site before it reaches the pond.

CONDITIONAL USE PERMIT TO EXCEED 25% IMPERVIOUS SURFACE

The property is zoned B-3 which allows 100% impervious surface. The property is also located in the shoreland overlay district; these regulations supersede the B-3 zoning requirements. The site is located within the shoreland overlay of Golf Course Pond, DNR lake # 19-49. Impervious surface coverage is limited to 25% of the lot; this may be increased by conditional use provided the City has approved and implemented a stormwater management plan affecting the subject site.

Existing impervious surface on the lot is about 13%. The proposed parking lot expansion would increase the impervious surface to 44.5%. The applicant is working with the City to approve a stormwater management plan for the parcel.

The DNR has reviewed the plans and notes they do not object to the request, provided an adequate stormwater plan is approved.

ALTERNATIVES

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

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of an **Conditional Use Permit Amendment** to allow the expansion of an outdoor storage area subject to the following conditions (conditions #13 and 14 are carried over from the original CUP):
 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.

Civil Plan Set	dated 04/23/10
Landscaping	dated 04/23/10
Lighting Plan	dated 04/23/10
 2. All parking lot lighting on site shall be a down cast “shoe-box” style and the bulb shall not be visible from property lines.
 3. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
 4. Any expansion of the use as shown on the site plan requires additional city approvals and is not part of this conditional use permit.
 5. A storm water facility maintenance agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities.
 6. An encroachment agreement shall be prepared by the City Attorney and executed by the City and the property owner to protect the City’s use of the sanitary sewer easement.
 7. An access agreement shall be provided to the City to allow access to the sanitary sewer system.
 8. Prior to the issuance of a building permit, an Engineering cash escrow and letter of credit shall be submitted to the City to ensure the proper construction of the improvements.

9. Prior to issuance of building permits, all conditions addressed in the Plan Review Comments from the Engineering Department shall be addressed to the satisfaction of the City Engineer.
 10. All final development plans shall be subject to the review and approval of the City Fire Marshal.
 11. The storm water pollution prevention plan (SWPPP) shall be followed.
 12. No employee parking or general public shall be allowed in the outdoor storage lot.
 13. No outside paging system shall be utilized.
 14. No display pennants, flags, searchlights, balloons or other similar devices shall be used on the subject property.
 15. Resolution No. 04-91 shall become null and void and shall be replaced by the terms of this conditional use permit.
- Approval of the **Conditional Use Permit** to exceed 25% impervious surface coverage in the shoreland overlay district 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.

Civil Plan Set dated 04/23/10
 2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
 3. Any expansion of the use as shown on the site plan requires additional city approvals and is not part of this conditional use permit.
 4. All DNR regulations shall be met; additionally a 20 foot easement around the pond shall be granted to the City and maintained.
 5. A storm water facility maintenance agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities.

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

RECOMMENDATION

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

Attachments: Location Map
Site Plan
Grading Plan
Landscape Plan
Lighting Plan



Luther Nissan Case # - 10-14CA

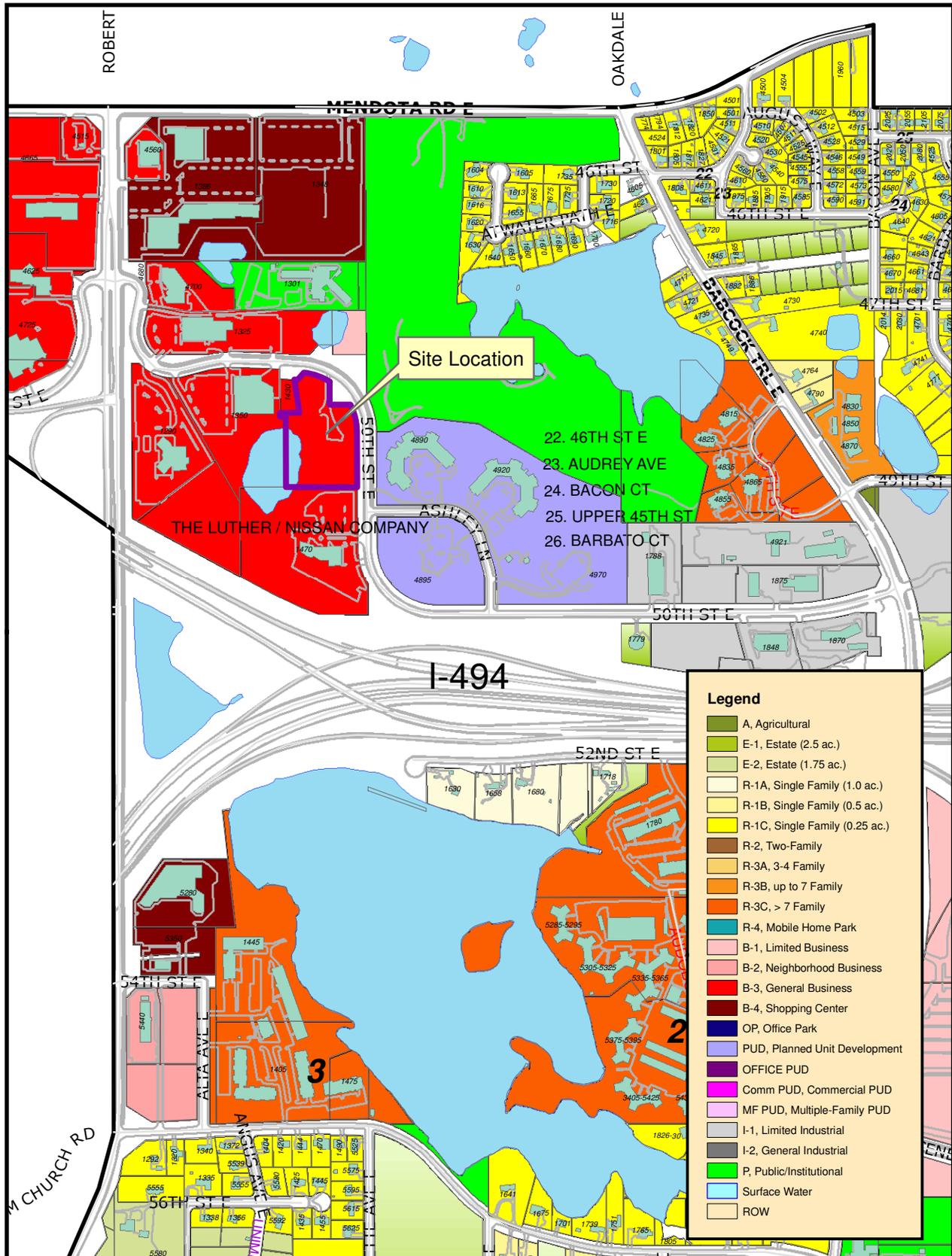
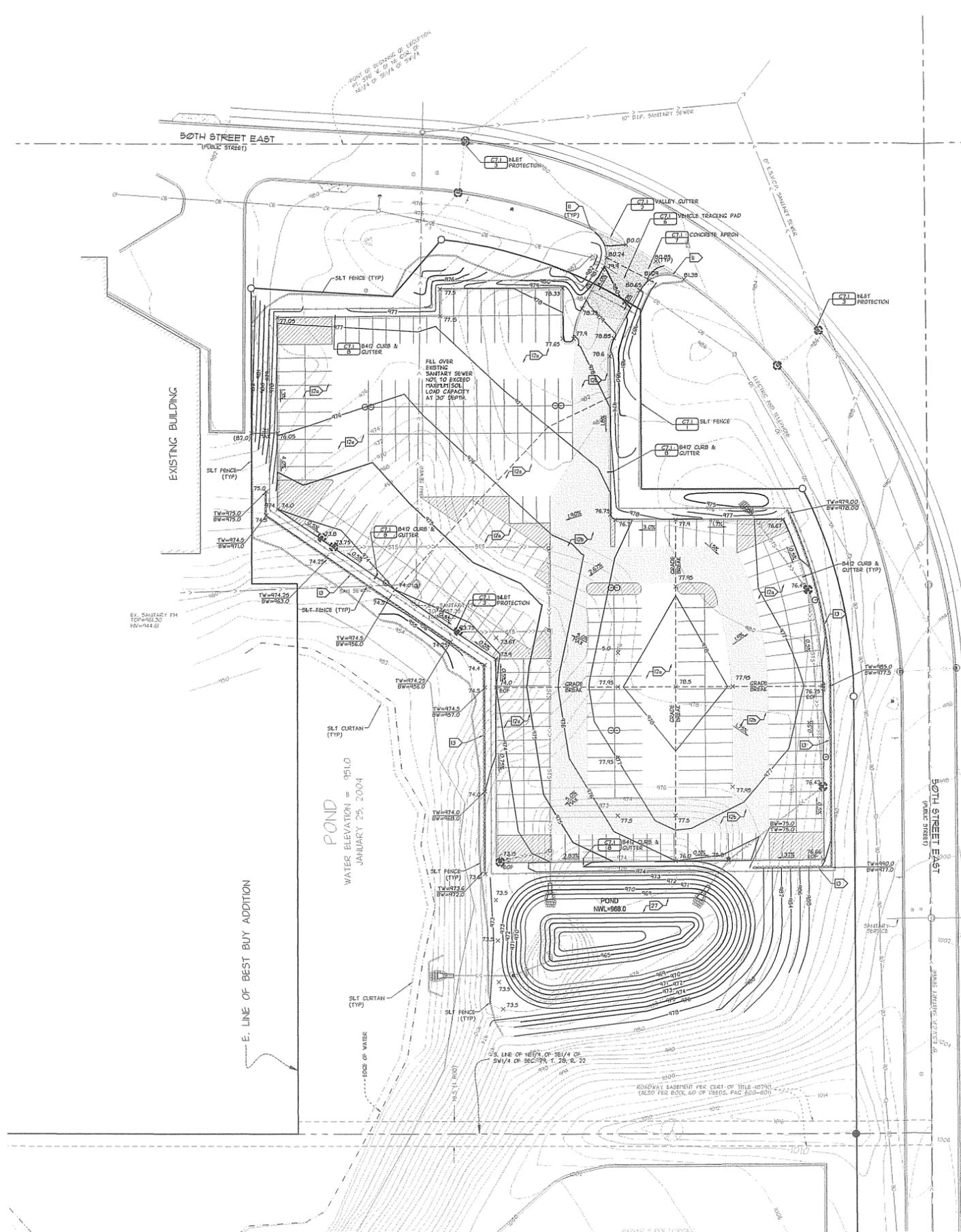


Exhibit A
Zoning Map



- ### GRADING NOTES
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
 - REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL AND GROUNDWATER CONDITIONS.
 - REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE.
 - REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE METAL LIFTS OF STABLE FOUNDATION MATERIAL. EXPOSED SOILS ARE WET AND UNSTABLE.
 - COORDINATE WITH ARCHITECTURAL DRAWINGS FOR HOLD DOWN INFORMATION FOR ROUGH GRADE BUILDING OF PAD.
 - REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
 - AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSTABLE SOILS. SOIL CORROSION AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
 - PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
 - COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY. STANDARD PROCTOR (ASTM D998) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.

- ### PAVING NOTES
- SPOT ELEVATIONS AT CURB/LENS INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C-1 FOR RISE ELEVATIONS OF CATCH BASINS.
 - TEST AND MATCH EXISTING CURB. PROVIDE 10 FOOT TRANSITION IF NECESSARY.
 - PAVING SECTIONS (REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL RECOMMENDATIONS)
 - BITUMINOUS PAVING (LIGHT DUTY)
 - 1.5-INCH WEAR
 - TACK COAT
 - 1.5-INCH BASE
 - 8-INCH AGGREGATE BASE (FNDOT 308, CLASS 5)
 - COMPACTED SUBSOIL
 - BITUMINOUS PAVING (HEAVY DUTY)
 - 1.5-INCH WEAR
 - TACK COAT
 - 2.5-INCH BASE
 - 9-INCH AGGREGATE BASE (FNDOT 308, CLASS 5)
 - COMPACTED SUBSOIL
 - CONCRETE DRIVES, APRONS, AND EXTERIOR SLABS
 - 6-INCH CONCRETE W/ #4 REBAR AT 18 INCHES OC
 - 6-INCH AGGREGATE BASE (FNDOT 308, CLASS 5)
 - COMPACTED SUBSOIL

- ### RETAINING WALL NOTES
- PROVIDE STRUCTURAL DESIGN OF RETAINING WALLS, FOLLOWING LANDFORM RETAINING WALL SPECIFICATIONS FOR FINISH DESIGN AND PERFORMANCE. PROVIDE CONSTRUCTION OF WALLS IN ACCORDANCE WITH APPROVED DESIGN.
 - CONFIRM ARCHITECTURAL REQUIREMENTS FOR WALL UNITS WITH OWNER.
 - SUBMIT DESIGN TO CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
 - PROVIDE COORDINATION AND ASSURANCE THAT RELATED WORK CONSTRUCTED WITHIN THE REINFORCED EARTH ZONE INCLUDING FENCES, UNDERGROUND UTILITIES, GUARD RAILS, ETC. IS IN ACCORDANCE WITH APPROVED DESIGN AND DOES NOT DAMAGE TO REINFORCING ELEMENTS OF THE RETAINING WALL.

- ### EROSION PREVENTION AND SEDIMENT CONTROL NOTES
- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AND DISPOSE OF OFF-SITE AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED.
 - LEFT SOIL DISTURBANCE TO THE GRADING LISTS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
 - MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
 - RESTORE DISTURBED OPEN AREAS WITH TEMPORARY SEED OR SOO WITHIN 72 HOURS OF COMPLETING GRADING IN EACH AREA.
 - TEMPORARY SEED, SOO, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS FURNISHED.

ITEM	SPECIFICATION NUMBER
SEED	TRDOT 3876
SOO	TRDOT 3876
MULCH	TRDOT 3881
FERTILIZER	TRDOT 3881
GENERAL PLACEMENT	TRDOT 2575
 - SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT.
 - SWEEP STREETS CLEAN DAILY.
 - EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES INCLUDING CONCRETE WASHOUT, MUST BE LIMITED TO A DESIGNATED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE OIL/DIESEL OIL IS ALLOWED ON SITE.
 - DEWATERING OR DRAINING ACTIVITIES OF TURBID OR SEDIMENT LADEN WATER SHALL BE DISCHARGED TO A REGENERATION BASIN OR TREATED WITH THE APPROPRIATE BMP PRIOR TO ENTERING THE SURFACE WATER. ERECT DISAPTION SHALL BE PROVIDED AT ALL DISCHARGE POINTS. DEWATERING OR BASH DRAINING ACTIVITIES SHALL NOT CAUSE HAZARDOUS CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWN-SLOPE PROPERTIES, OR ADVERSELY IMPACT WETLANDS.
 - EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED.
 - PERMANENT POND LOCATION TO ACT AS TEMPORARY SEDIMENT BASH DURING CONSTRUCTION. ALL SEDIMENT ACCUMULATED DURING CONSTRUCTION TO BE REMOVED AND POND RESTORED TO FINAL DESIGN GRADES PRIOR TO FINAL STABILIZATION.

- ### LEGEND
- SLT FENCE
 - - - PAVEMENT SAWCUT LINE
 - INLET PROTECTION

NPDES AREA SUMMARY NORTH LOT

	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	3.81 ACRES	2.47 ACRES	2.47 ACRES
IMPERVIOUS	0.57 ACRES	1.94 ACRES	1.94 ACRES
TOTAL	4.38 ACRES	4.41 ACRES	4.41 ACRES

BA
 BAKER ASSOCIATES, INC.
 ARCHITECTS

150 SOUTH FIFTH STREET
 SUITE 1405
 MINNEAPOLIS, MN 55402-1900
 TELEPHONE: 612.339.8801
 FAX: 612.339.5994

Luther
 Inver Grove Heights
 Dealership
 Inver Grove Heights, MN
 Inver Grove Nissan Kia

Issued: 9 APRIL 2010
 CITY RE-SUBMITTAL 23 APRIL 2010

CITY RE-SUBMITTAL
 APRIL 23, 2010

LANDFORM
 From Site to Finish

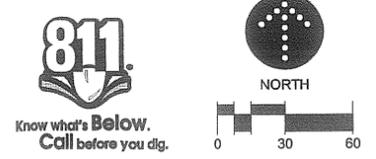
105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

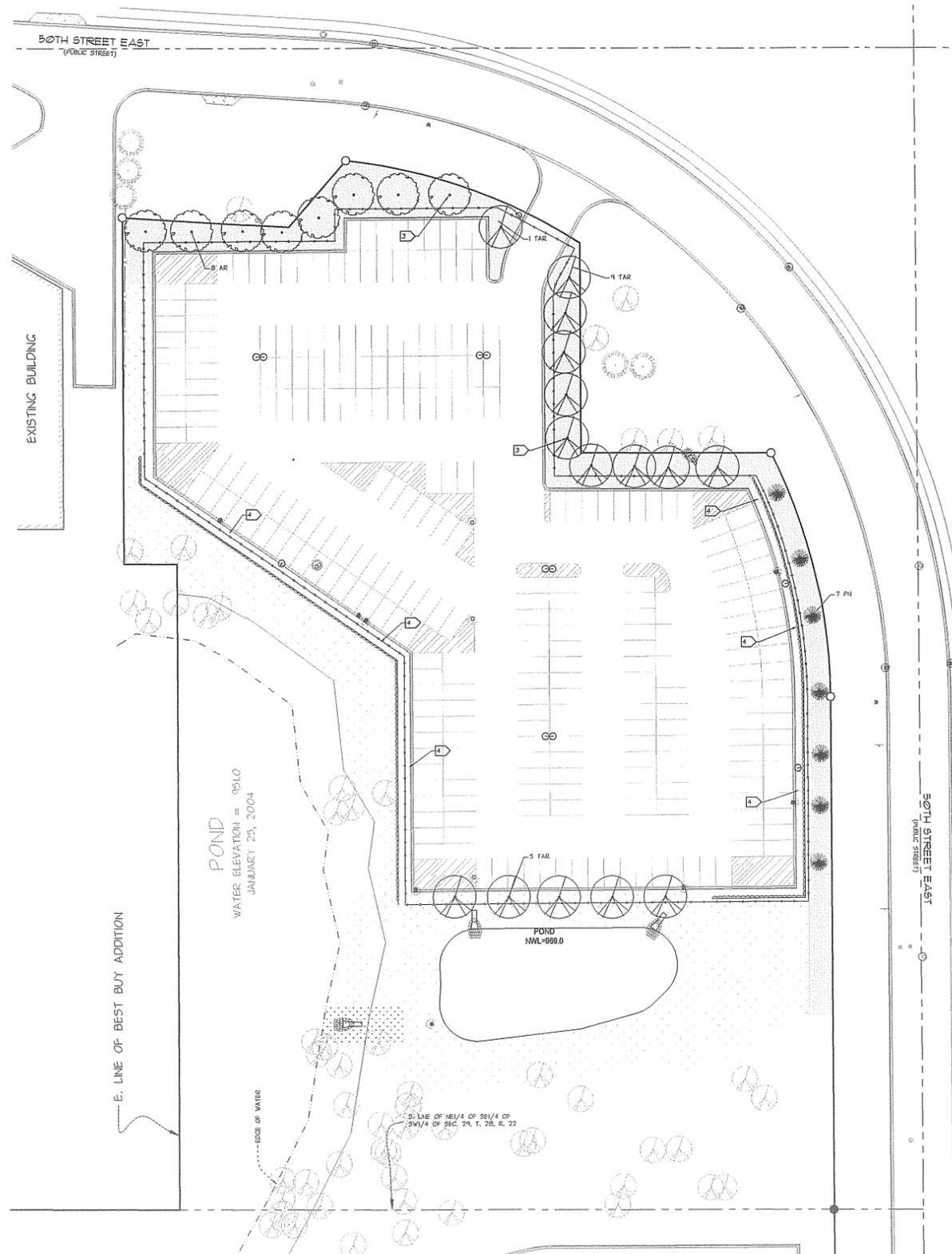
PROJECT MANAGER REVIEW
 BY: CRM DATE: 04/23/2010

NOT FOR CONSTRUCTION

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 Check: [Name] Date: [Date]
 This sheet is a digital reproduction of a drawing. It is not a legal document. For legal purposes, please contact the engineer or architect who created the drawing.

Sheet No: C-301
 Scale: C-1-23-10
 Date: 04/23/2010
 Comm No: 030BAA31D303
 Sheet Number: C-301





LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID TO BECOME FAMILIAR WITH SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING. THE LANDSCAPE CONTRACTOR SHALL COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- ALL PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF HORTICULTURISTS STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION.
- ALL TREES NOT PLACED WITHIN A SHRUB PLANTING BED SHALL HAVE A FOUR (4) FOOT DIAMETER MULCH RING INSTALLED AROUND THE TREE. VINYL EDGING IS REQUIRED WITH TREES NOT LOCATED IN SHRUB BED AREAS.
- INSTALL 3-4 INCH DEPTH SHREDED HARDWOOD BARK MULCH IN LANDSCAPE AREAS.
- SOIL OR SEED ALL TURF AREAS DISTURBED BY CONSTRUCTION AS INDICATED ON PLAN.
- ALL NEWLY PLANTED TURF SEEDING AREAS SHALL BE BRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED BY THE IRRIGATION CONTRACTOR. THE IRRIGATION CONTRACTOR IS TO SUBMIT SHOP DRAWINGS OF IRRIGATION DESIGN AND CALCULATIONS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IRRIGATION CONTRACTOR IS TO TEST ALL CITY FILLING CODES AND REQUIREMENTS. PARKING ISLANDS WITHOUT SHRUBS NEED NOT BE IRRIGATED.
- PLANTING SOIL FOR BACK FILLING PLANTING PITS SHALL CONSIST OF TOPSOIL TO WHICH HAS BEEN ADDED THREE (3 LBS.) POUNDS OF COMMERCIAL FERTILIZER AND 1/5 YARD OF PEAT MOSS PER CUBIC YARD.
- THE LANDSCAPE CONTRACTOR IS TO FOLLOW ALL PLANTING INSTRUCTIONS AND GROWTH CONTROL MEASURES FOR THE ESTABLISHMENT OF NATIVE SEED TEXTURE AS SPECIFIED IN TREED SEEDING MANUAL 2003.
- ALL EXISTING DECIDUOUS/CONIFEROUS TREES ARE TO BE TRIMMED OF DEAD WOOD AND PRUNED TO A NATURAL UNIFORM SHAPE.
- QUANTITIES LISTED IN SCHEDULE ARE FOR REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES ON PLAN PRIOR TO BID AND INSTALLATION.

PLANTING SCHEDULE NORTH LOT

KEY	COUNT	COMMON NAME	SCIENTIFIC NAME	NATURE SIZE	PLANTING SIZE	ROOT COND.	SPECIAL FEATURES
PH	8	AUSTRIAN PINE	PRUNUS INCOGA	50'H x 20"W	6' HT	B&B	DENSE GROWTH
AR	14	RED MAPLE	ACER RUBRUM	50'H x 30"W	2.5" CAL	B&B	FALL COLOR
TAR	8	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	50'H x 30"W	2.5" CAL	B&B	PYRAMIDAL FORM

OVERSTORY TREE REQUIREMENTS NORTH LOT

SITE REQUIREMENTS GREATER OF:

1 TREE PER 1000 S.F. GROSS BUILDING FLOOR AREA OR

1 TREE PER 50 L.F. OF SITE PERIMETER

PARKING REQUIREMENTS:

1 TREE PER 10 PARKING STALLS

6'-7" HT. SHRUB = 1 OVERSTORY TREE

MINIMUM 25% DECIDUOUS OVERSTORY TREES

MINIMUM 25% CONIFEROUS OVERSTORY TREES

1 EXISTING TREE = 1 PROPOSED TREE

(EXISTING DECIDUOUS TREE = 1/2" DB' DIAMETER D.B.H. EXISTING CONIFEROUS TREE = 1/2" DB' HEIGHT)

REQUIRED		
1003 L.F. SITE PERIMETER =	38 TREES	
201 PARKING STALLS =	20 TREES	
	66 TREES	

PROPOSED		
EXISTING TREES	44 TREES	
NEW TREES	30 TREES	
	74 TREES	

LEGEND



CITY RE-SUBMITTAL
APRIL 23, 2010

IF THE READER DIRECTLY ASSUMES THIS DOES NOT CONSTITUTE A WARRANTY, THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION. PLEASE CONTACT THE ENGINEER FOR ANY ADDITIONAL INFORMATION.

PROJECT MANAGER REVIEW
BY: CRM DATE: 04/23/2010

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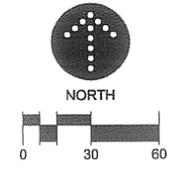
DATE: 04/23/2010

Sheet Title
LANDSCAPE

Scale: 1" = 30'-0"

Date: 04-23-10

Sheet Number: L-201



SITE LIGHTING NOTES

1. SITE LIGHTING PHOTOMETRICS PREPARED BY LIGHTING AFFILIATES COMPANY ON MARCH 31, 2010.
2. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE CONDUITS FOR SITE LIGHTING.
3. LIGHT POLE BASE TO BE DESIGNED AND PROVIDED BY OTHERS.

LUMINAIRE SCHEDULE

SYMBOL	LUMINAIRE LABEL	QUANTITY	DESCRIPTION	LF	LUMENS	ARRANGEMENT
⊙	AA	4	LSI #F4 5 750 PSFV F Back to Back at 32ft	0.750	80000	BACK-TO-BACK
⊙	BB	3	LSI #F4 FA 750 PSFV F 3x45 Single at 32ft	0.750	80000	SINGLE
⊙	CC	1	LSI #F5H J 520 PSFV F at 24ft	0.750	78800	SINGLE

STATISTICS

Label	CalcType	Units	Avg	Max	Min	Avg/Ftn	Max/Ftn
50th Street	Recessed	Fc	0.24	0.4	0.0	N/A	N/A
Inver Grove Nissan	Recessed	Fc	3.65	4.5	0.6	6.08	15.83

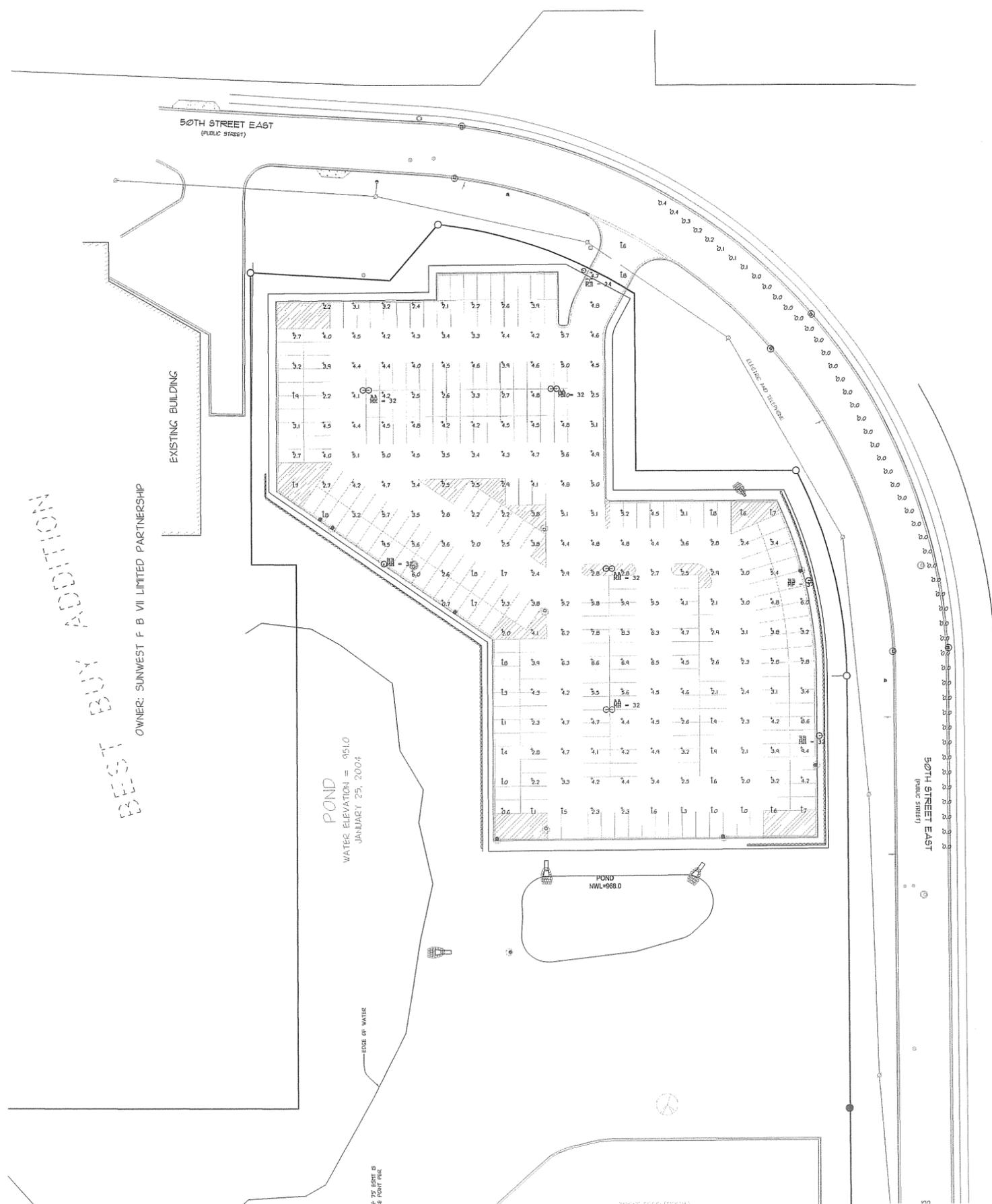
BA
BAKER ASSOCIATES, INC.
ARCHITECTS

150 SOUTH FIFTH STREET
SUITE 1405
MINNEAPOLIS, MN 55402-1200
TELEPHONE: 612.330.8801
FAX: 612.330.7888



Luther
Inver Grove Heights
Dealership
Inver grove Heights, MN
Inver Grove Nissan Kia

Issued: 3 APRIL 2010
CITY RE-SUBMITTAL 23 APRIL 2010



**CITY RE-SUBMITTAL
APRIL 23, 2010**

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-5070
Suite 513 Fax: 612-252-9077
Minneapolis, WI 55401 Web: landform.net

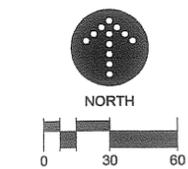
IF THE ARCHITECT OBJECTS ABOVE DOES NOT CONTRIBUTE TO THE QUALITY OF THE WORK, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK.

PROJECT MANAGER REVIEW
BY: CRM DATE: 04/23/2010

NOT FOR CONSTRUCTION

Sheet Title
SITE LIGHTING

Scale: 1/4" = 1'-0"
Date: 04-23-10
Comm No: BA-2010-031
Sheet Number: **E-201**



MEMO

CITY OF INVER GROVE HEIGHTS

TO: Planning Commission
FROM: Thomas J. Link, Director of Community Development
DATE: April 29, 2010
SUBJECT: Comprehensive Plan

The City Council adopted the Comprehensive Plan and put it into effect on April 12, 2010. This is a major planning effort that provides direction on a wide variety of issues over the next two decades.

The Planning Commission is to be commended and congratulated for their work on the plan. The adoption of the Comprehensive Plan culminates a major effort that extended over 2-1/2 years. The Planning Commission spent many evenings at work sessions and considerable time in developing this very important document. Thank you for all of your efforts!

The City will be providing Planning Commissioners with copies of the Comprehensive Plan in the next few weeks. Please let us know Tuesday evening if you prefer the Comprehensive Plan in a paper or electronic format.

Thank you again for your many efforts. It is greatly appreciated.

TJL/kf