

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA**

**TUESDAY, JULY 16, 2013 – 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue**

1. **CALL TO ORDER**
2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR JULY 2, 2013.**
3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

**3.01 PATRICIA PERISH – CASE NO. 13-31V**

Consider a **Variance** to allow a 12 foot front yard setback for a deck and handicap ramp for the property located at 3160 71<sup>st</sup> Street.

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

**3.02 BRYAN TSCHIDA – CASE NO. 13-32V**

Consider a **Variance** to construct an accessory building 20 feet from the front property line and 20 feet from the side yard property line whereas 50 feet is the required setback for the property located at 11990 Akron Avenue.

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

**3.03 JOE LEXA (DAKOTA COUNTY)– CASE NO. 13-30PR**

Consider a **Major Site Plan Review** to add approximately 4,400 square feet of building additions to the Inver Glen Library along with other property improvements for the property located at 8098 Blaine Avenue.

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

4. **OTHER BUSINESS**

5. **ADJOURN**

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

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 2, 2013 – 7:00 p.m.  
City Hall Chambers - 8150 Barbara Avenue

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

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

Commissioners Absent: Victoria Elsmore (excused)

Others Present: Heather Botten, Associate Planner

### **APPROVAL OF MINUTES**

The minutes from the June 18, 2013 Planning Commission meeting were approved as submitted.

### **BEVERLY ANDERSON – CASE NO. 13-25W**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a waiver of plat to subdivide the property located at 7070 Bester Avenue into two lots. 7 notices were mailed.

#### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property is zoned R-1C and currently has one single family home with a detached garage on it. The waiver of plat consists of dividing the one acre parcel into two separate parcels. Parcel A, consisting of the existing home, would be .60 acres in size and 124 feet in width, and Parcel B would be .40 acres in size and 85 feet in width. Staff recommends approval of the request with the six conditions listed in Alternative A. Ms. Botten advised that staff had not heard from any of the abutting property owners.

Chair Hark asked what the lot width was of the three abutting properties to the east.

Ms. Botten replied they appeared to be approximately 85 feet wide.

Commissioner Maggi asked if the proposed lots complied with the setback standards.

Ms. Botten replied in the affirmative, stating Parcel A also complied with the impervious surface maximum.

Commissioner Gooch asked for clarification of the proposed sewer lines.

Ms. Botten replied that the proposed parcels would connect to the existing sewer line running down Bester Avenue.

**Opening of Public Hearing**

Beverly Anderson, 7070 Bester Avenue, stated she was available to answer any questions.

Chair Hark asked the applicant if she understood the staff recommendations and agreed with the conditions listed in the report.

Ms. Anderson replied in the affirmative.

At Commissioner Simon's request, Ms. Anderson pointed out the current location of the drainfield, well and septic.

Chair Hark closed the public hearing.

**Planning Commission Recommendation**

Motion by Commissioner Klein, second by Commissioner Wippermann, to approve the request for a waiver of plat to subdivide the property located at 7070 Bester Avenue into two lots.

Motion carried (8/0). This item goes to the City Council on July 22, 2013.

The meeting was adjourned by unanimous vote at 7:08 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary

DRAFT



**SURROUNDING USES:** The subject site is surrounded by single-family homes, all zoned R-1C, Single Family Residential and guided LDR, Low Density Residential.

**EVALUATION OF REQUEST:**

City Code Title 10, Chapter 3. **Variiances**, 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 code allows for a 24' front yard setback (six foot encroachment) for uncovered access ramps and decks. Allowing an encroachment greater than this could set a precedent for other front yard additions. The request is in harmony with the intent of the comprehensive plan as the lot is being utilized as residential.

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

Setback standards are not precluding the homeowner from reasonable use of the property. The front addition extends beyond what was envisioned when the code was amended to allow open decks or ramps on houses to encroach up to six feet. A typical front entry stoop must be at least 3' x 3' per building code. Installing a ramp next to a three foot landing with another three feet to accommodate the proposed stairs would seem reasonable and could meet the variance criteria. Beyond this creates further encroachments into the front yard setback which is established to maintain a straight visual sight line along the streetscape and to keep structures back from the street.

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

The zoning code has a special provision allowing uncovered decks and ramps to encroach within the front yard setback. The size of the proposed deck may be considered a convenience to the applicant, not a practical difficulty.

4. *The variance will not alter the essential character of the locality.*

One of the functions of setback requirements is to maintain consistency of structure placement and aesthetic qualities from street and neighboring views. The proposed deck and ramp would be one of the only front yard encroachments along 71<sup>st</sup> Street. Because the addition is an open deck and ramp, it would not have the same effect as if an enclosed addition was being proposed. Staff has felt front yard encroachments can have a greater impact on the character of the neighborhood compared to side or rear encroachments.

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 requested action:

**A. Approval** If the Planning Commission finds the setback variance to be acceptable, the Commission should recommend approval of the request with at least the following condition:

1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.

**B. Denial** If the Planning Commission does not favor the proposed request, it should be recommended for denial, which could be based on the following rationale:

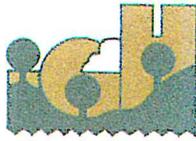
1. Denying the variance request does not preclude the applicant from reasonable use of the property.
2. Approval of the variance could set a precedent for other front yard setback variances.
3. Staff does not believe there are practical difficulties in complying with the official control as the proposed deck is larger than what is required for a front landing and handicap ramp.
4. Approval of the 10 foot deck along with a four foot ramp in the front yard could alter the character of the neighborhood.

## **RECOMMENDATION**

Variations may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality.

Staff believes the applicant did not identify practical difficulties to comply with the ordinance. For the reasons listed in Alternative B staff is recommending denial of the proposed request. Staff would support a 17' setback from the front lot line which would allow a six (6) foot uncovered deck encroachment along with the four foot wide proposed ramp with the condition listed in Alternative A.

Attachments: Exhibit A – Location/Zoning Map  
Exhibit B – Narrative  
Exhibit C - Site Plan  
Exhibit D- Aerial Photo



# Perish - Case No. 13-31V 3160 - 71st Street



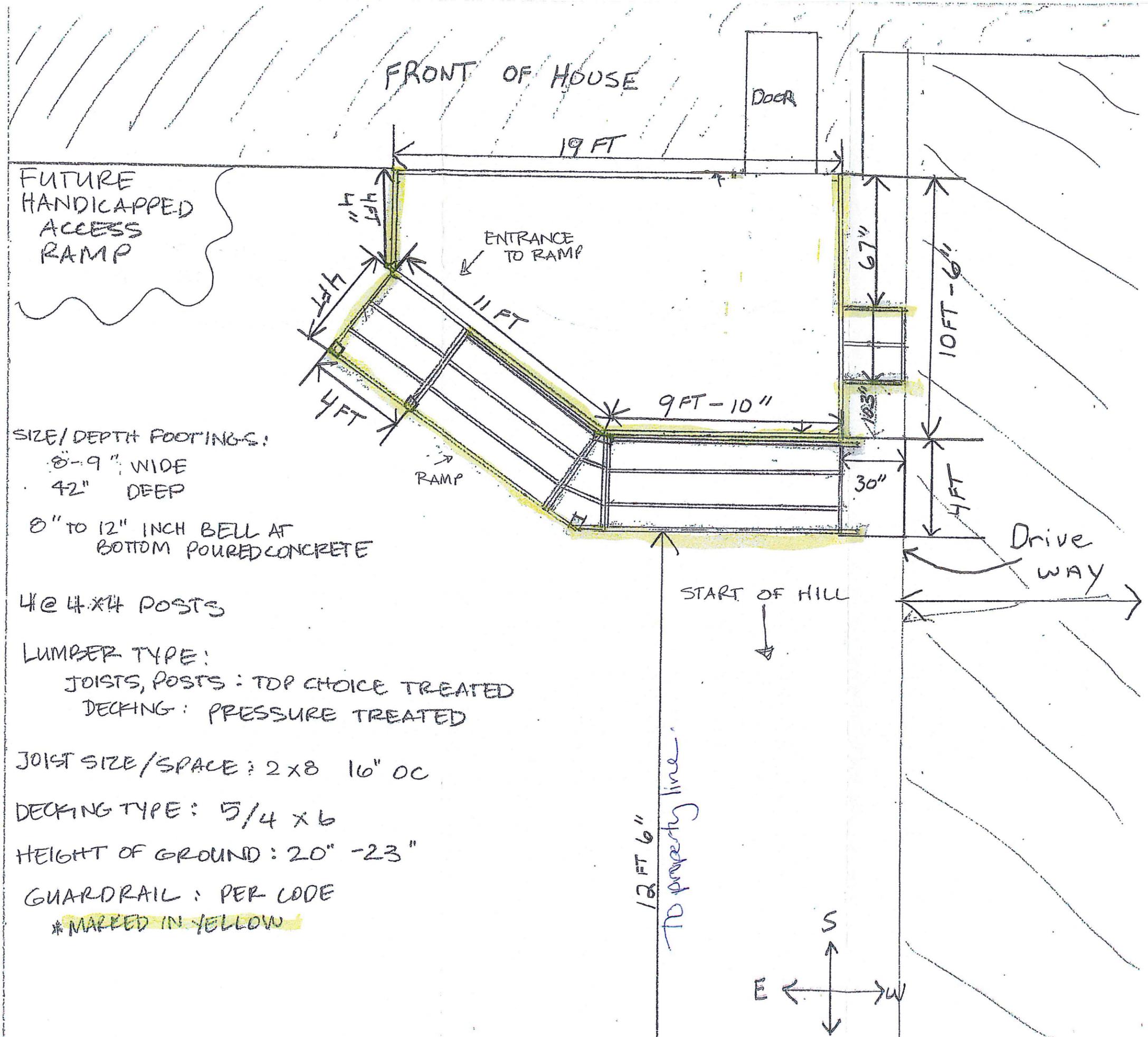
Map not to scale

Exhibit A  
Zoning and Location Map

Johnson Builders  
Terry Johnson  
651.303.9512  
847 1<sup>st</sup> Avenue So.  
South St. Paul, MN  
55075

We are asking for a variance to the IGH code Title 10, chapter 5, Article 2 that pertains to the setbacks for an uncovered deck and future handicapped access ramp in the front yard of 3160 71<sup>st</sup> Street E., Inver Grove Heights. The current location of the house is at approximately 27 feet off the property line where the ordinance states that any such structure as in an uncovered deck or uncovered handicapped access ramp should not be closer than 24 feet to the property line. With given where the house is located pertinent to where the proposed deck/ramp would be, there isn't enough room to build anything usable without encroaching on the ordinance to attach any such structure. The need for such a deck/ramp as proposed is that one of the occupants of the home suffered a stroke this past December and since this health issue, his mobility and ease of transfer has been deteriorating. The importance to be able to accommodate his continuing difficulties in mobility and ultimately a wheelchair as well as improve the quality of life for this occupant has increased exponentially. The proposed structure is designed with qualities to aid in the disability and care of the occupant, by providing an area big enough to accommodate a wheelchair where he can comfortably sit outside and get fresh air, along with an ease to the entering and exiting of the house, while not only improving the value but adding to the curb appeal and the quality of the neighborhood.

Applicant : Patricia Perish  
3160 71<sup>st</sup> Street E.  
Inver Grove Heights, MN 55076  
651.457.3520



FUTURE  
HANDICAPPED  
ACCESS  
RAMP

SIZE/DEPTH FOOTINGS:

8"-9" WIDE  
42" DEEP

8" TO 12" INCH BELL AT  
BOTTOM POURED CONCRETE

4 @ 4x4 POSTS

LUMBER TYPE:

JOISTS, POSTS: TOP CHOICE TREATED

DECKING: PRESSURE TREATED

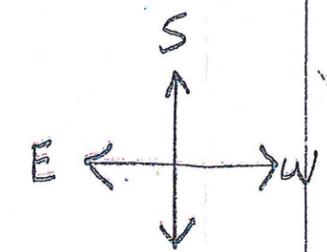
JOIST SIZE/SPACE: 2x8 16" OC

DECKING TYPE: 5/4 x 6

HEIGHT OF GROUND: 20" - 23"

GUARDRAIL: PER CODE

\* MARKED IN YELLOW



# 71ST



14' x 19' deck and ramp area



## EVALUATION OF REQUEST

### VARIANCE CRITERIA

City Code Title 11, 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 surrounding neighborhood is zoned Agricultural and guided for Rural Density Residential. The regulations on accessory structures have changed over the years to allow for larger buildings in the larger lot areas of the City. When the code was last changed to allow for larger buildings, it was recognized that larger buildings should have greater setbacks. Any accessory structure larger than 1000 square feet requires a setback of at least 50 feet. Less than 1000 square feet follows standard accessory structure setbacks. In this case, a setback of 25 would be required. A new structure only 1000 square feet in size would only need to be relocated 5 feet further from the property line than what currently exists to meet side setbacks.

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

Allowing a 1,200 sq ft accessory structure is reasonable for the area. Based on the size of the lot, (5.6 acres), up to a 2,400 square foot structure would be allowed. The reduced setbacks for the structure larger than 1,000 square feet are the only issue.

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

The lot contains a wide range of topographic relief. The topo grades rise on the west side of the lot, behind the garage and drop lower on the other side of the driveway. The only relatively flat area on the lot is in the front yard area. While the lot may be 5.6 acres in size, the topo relieve does severely limit location of any structure. Even with the proposed location, it appears that at one tree may need to be removed and there will be some cutting into the hill behind the existing garage. Staff finds that the location at 20 feet from the front road easement line would fit the practical difficulty criteria because the lot rises quickly going away from the road and there are no other practical locations for the structure. Staff, however, feels that the side yard variance could be avoided if the applicant reduced the size of the structure to 1,000 square feet, then only a 25 foot

setback would be required. Staff would support keeping it at the same 20 foot side yard location for a maximum 1,000 square foot structure. An outside dimension of a structure could be 30'x34'. Taking inside dimensions (assuming 2x6 studs) would give floor area size of 957 sq ft.

4. *The variance will not alter the essential character of the locality.*

Allowing a reduced side yard setback may not have a direct impact on this neighborhood, but varying from this requirement in other areas could have a negative impact.

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 requested action:

- A. **Approval** If the Planning Commission finds the request to be acceptable, the Commission should recommend approval of the request with at least the following conditions:

- Approval of **Variations** to allow a 1,200 square foot accessory structure with 20 foot front and side yard setbacks subject to the following conditions:
  1. The site shall be developed in substantial conformance with the site plan dated 6/19/13 on file with the Planning Division.
  2. The accessory structure shall not be used for commercial uses, storage related to a commercial use, or home occupations.
  3. A grading/erosion control plan shall be required at the time of the building permit application

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

### **RECOMMENDATION**

Staff believes a practical difficulty can be found for the front yard setback due to the topography of the lot limiting location. Staff feels the side yard setback could be avoided, or at least a lesser

setback approved, if the structure was reduced to 1,000 square feet. Staff does not support a variance from the 50 foot side yard setback for a 1,200 square foot structure.

Attachments: Exhibit A - Location/Zoning Map  
Exhibit B - Applicant Narrative  
Exhibit C - Site Plan  
Exhibit D - Map of lot Topography  
Exhibit E - Aerial Map of Lot



## Planning Application Narrative

My goal is to replace a 24x26 detached garage, and in the exact location put in a garage of 30x40. The front of the building (facing the cul de sac) and the west side (nearest and facing the property line) will both remain on the same lines.

The existing building is approximately 25 feet from the west property line at it's closest. It tapers away from the property line as the building goes south.

The location of the building is the best location and the only practical location as well. There is no way to put the building to the east of the home as topography, trees, a shed and utilities all prevent that possibility. The building cannot go to the west of the home due to trees, a gas line and a large amount of earth needing to be removed.

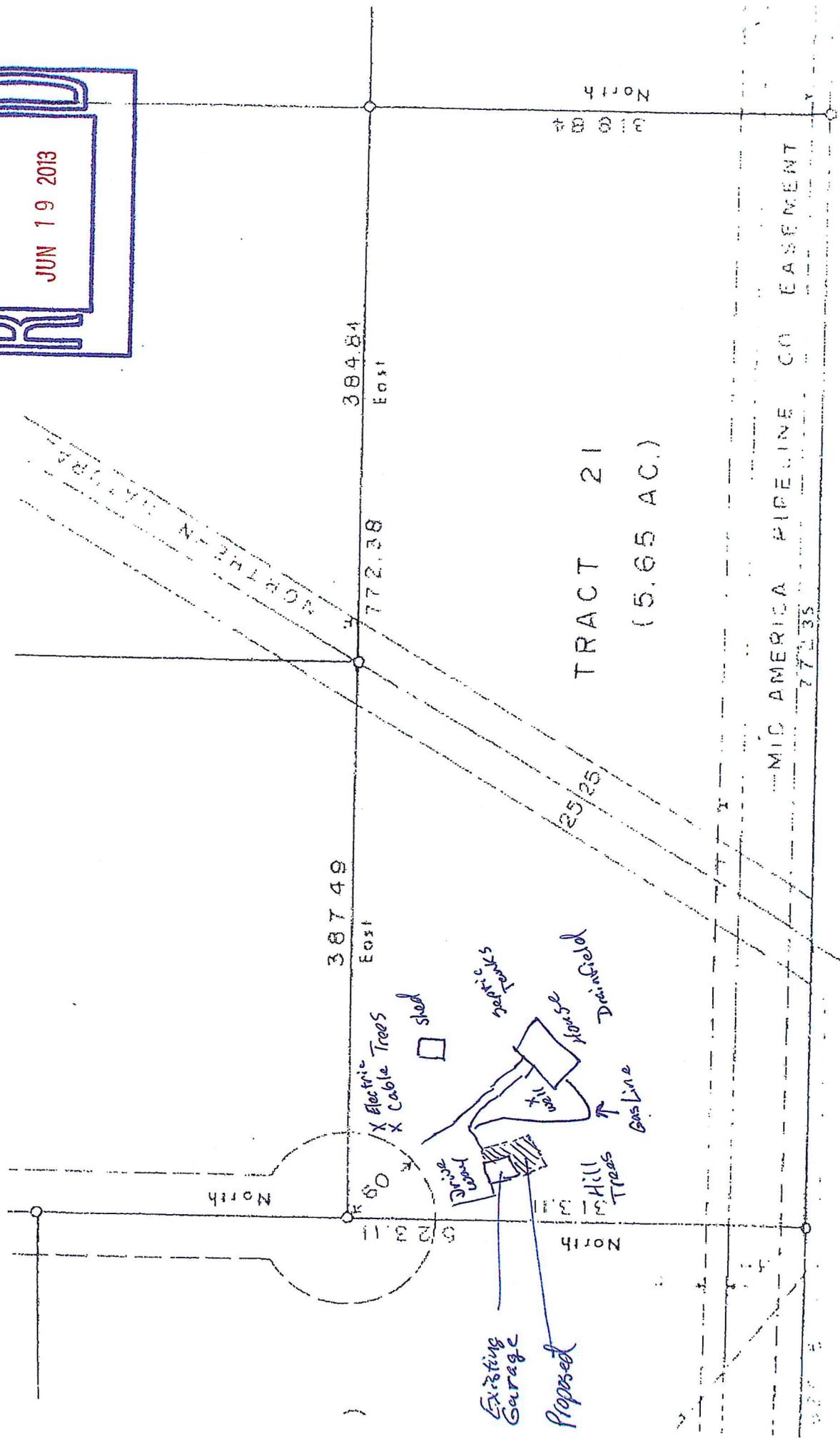
The existing location of the building not only makes sense physically but also functionally as it is on the driveway and close to the cul de sac.

The building would be a detached garage and built to look like a garage, not a pole barn. It will sit in the same place as the existing garage. It will not alter the essential characteristics of the neighborhood. It would not be detrimental to the neighborhood and would not affect the supply of light or air to adjacent properties. The new building would be more attractive than the existing one as well.

Only one neighbor would be able to see the building and their home does not face the garage. He has no problem with the building proposed.

Bryan Tschida

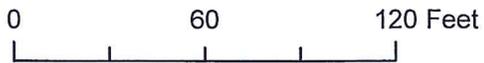
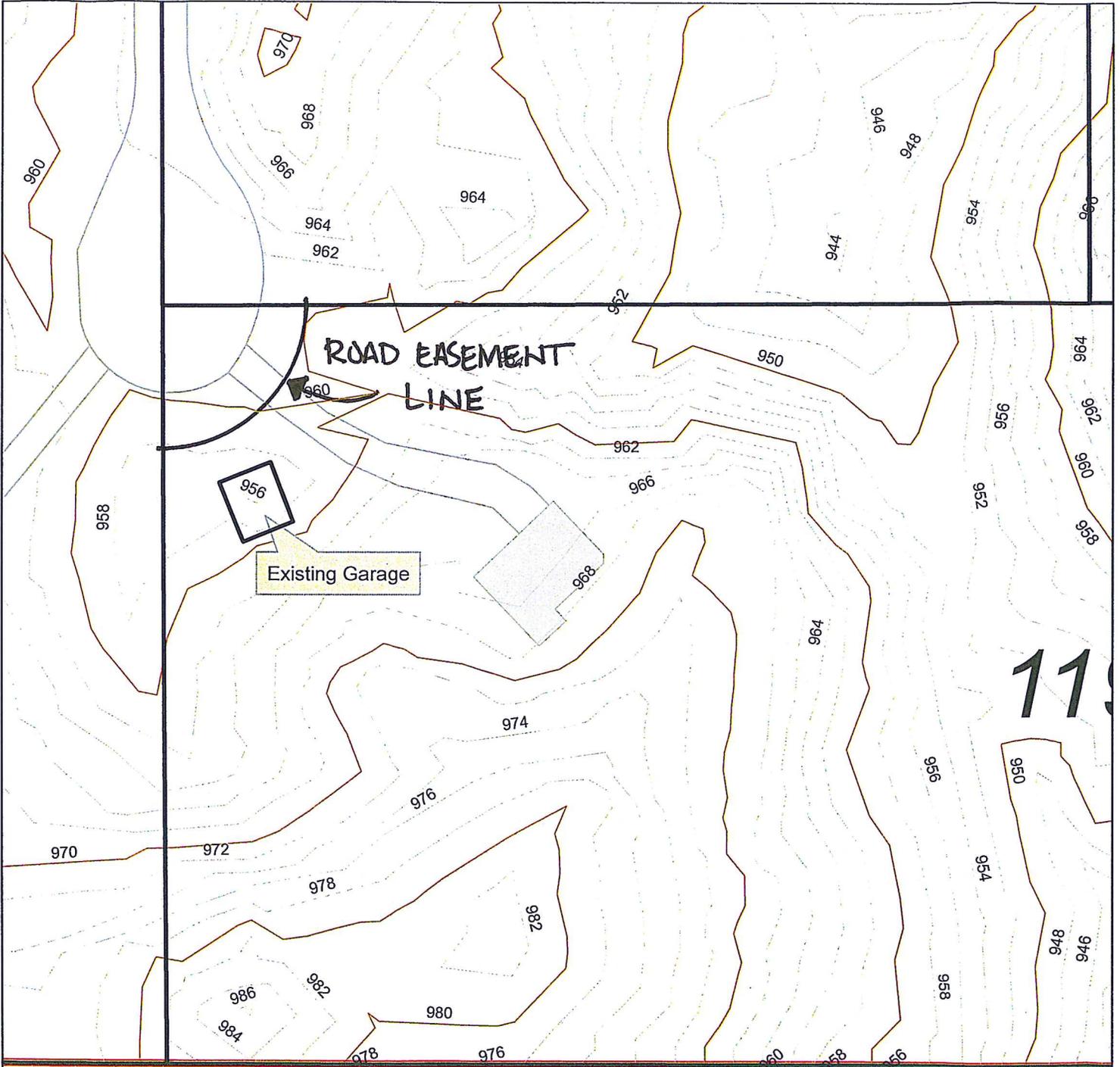
RECEIVED  
JUN 19 2013





# Topography Map

## Case No. 13-32V





# Aerial Map

## Case No. 13-32V



Existing Garage

ROAD BASEMENT  
LINE

11

0 60 120 Feet

**PLANNING REPORT  
CITY OF INVER GROVE HEIGHTS**

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**REPORT DATE:** July 11, 2013

**CASE NO:** 13-30PR

**HEARING DATE:** July 16, 2013

**APPLICANT:** Joe Lexa, Dakota County

**PROPERTY OWNER:** Dakota County

**REQUEST:** Major Site Plan Review

**LOCATION:** 8098 Blaine Avenue

**COMPREHENSIVE PLAN:** P, Public/Institutional

**ZONING:** P, Public/Institutional

**REVIEWING DIVISIONS:** Planning  
Engineering

**PREPARED BY:**  Heather Botten  
Associate Planner

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**BACKGROUND**

The applicant is proposing to add approximately 4,400 square feet of building additions along with other property improvements. The project consists of two 2,200 square foot additions; one on the west side including a new entry addition and meeting room and the other on the east side including meeting and reading rooms. The other major visual improvement would be additional parking and a loading zone.

The specific request includes the following:

- a. A **Major Site Plan Review** to add approximately 4,400 square feet of building additions to the Inver Glen Library along with other property improvements

**EVALUATION OF THE REQUEST**

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

North-	Single family; zoned R-1C; guided LDR
East -	Simley High School; zoned P; guided P
Southwest -	College; zoned P; guided P
South and West -	Vacant; zoned P; guided P

**SITE PLAN REVIEW**

Setback Standards. The building additions are over 100 feet from the closest property line, exceeding setback requirements. The parking lot would be about 14 feet from the side lot line, exceeding setback requirements.

Impervious Surface/Building Coverage. There is no maximum impervious surface requirement for the property. Within the “P” district, the maximum building coverage is 20%. Including the proposed building additions the property would be at approximately 6% building coverage.

Access/Parking. Access to the property is not changing. There is one access point off of Blaine Avenue.

Parking requirements for a library are 10 spaces, plus 1 space for each 300 square feet of floor area in excess of 2,000 square feet of floor area. The library is required to have 59 spaces; 86 stalls are provided, exceeding parking requirements.

Landscaping. Based on the proposed building addition and parking lot expansion the applicants are required to plant the equivalent of seven trees to meet the landscaping requirements. The applicants are proposing to plant nine maple and oak trees, along with nine ornamental trees and some shrubs. The proposed plan meets and exceeds the landscaping requirements.

Exterior Materials. The materials used for the addition would match the existing library building; the proposed brick, aluminum, and precast concrete comply with code requirements.

Lighting. All building lighting shall be designed so as to deflect light away from any adjoining 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.

Screening. The property has large scale ground mounted mechanical equipment that is currently screened from view complying with code requirements.

Grading and Drainage. Engineering has reviewed the plans and has been working with the applicant on storm water and grading requirements. 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. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.

## **ALTERNATIVES**

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

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

- Approval of the Major Site Plan Review for 4,400 square feet of building additions and parking lot expansion subject to the following conditions:

1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department

Site Demolition Plan	7/8/13
Drainage and Erosion Control Plan	7/8/13
Utility Plan	7/8/13
Paving Plan	7/8/13
Site & Landscape Plan	6/28/13
Exterior Building Elevations	6/17/13

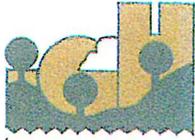
2. An improvement agreement shall be prepared by the City Attorney and executed by both the City and the property owner.
3. A storm water facility maintenance agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities.
4. Prior to any work being done on the site, an Engineering cash escrow and letter of credit shall be submitted to the City to ensure the proper construction of the improvements and to review the drainage modeling.
5. The developer shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
6. Large scale ground mounted mechanical equipment shall be screened from view.
7. All parking lot and building lighting on site shall be a down cast "shoe-box" style or cut-off style and the bulb shall not visible from property lines.
8. All plans shall be subject to the review and approval of the Fire Marshal.
9. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.

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

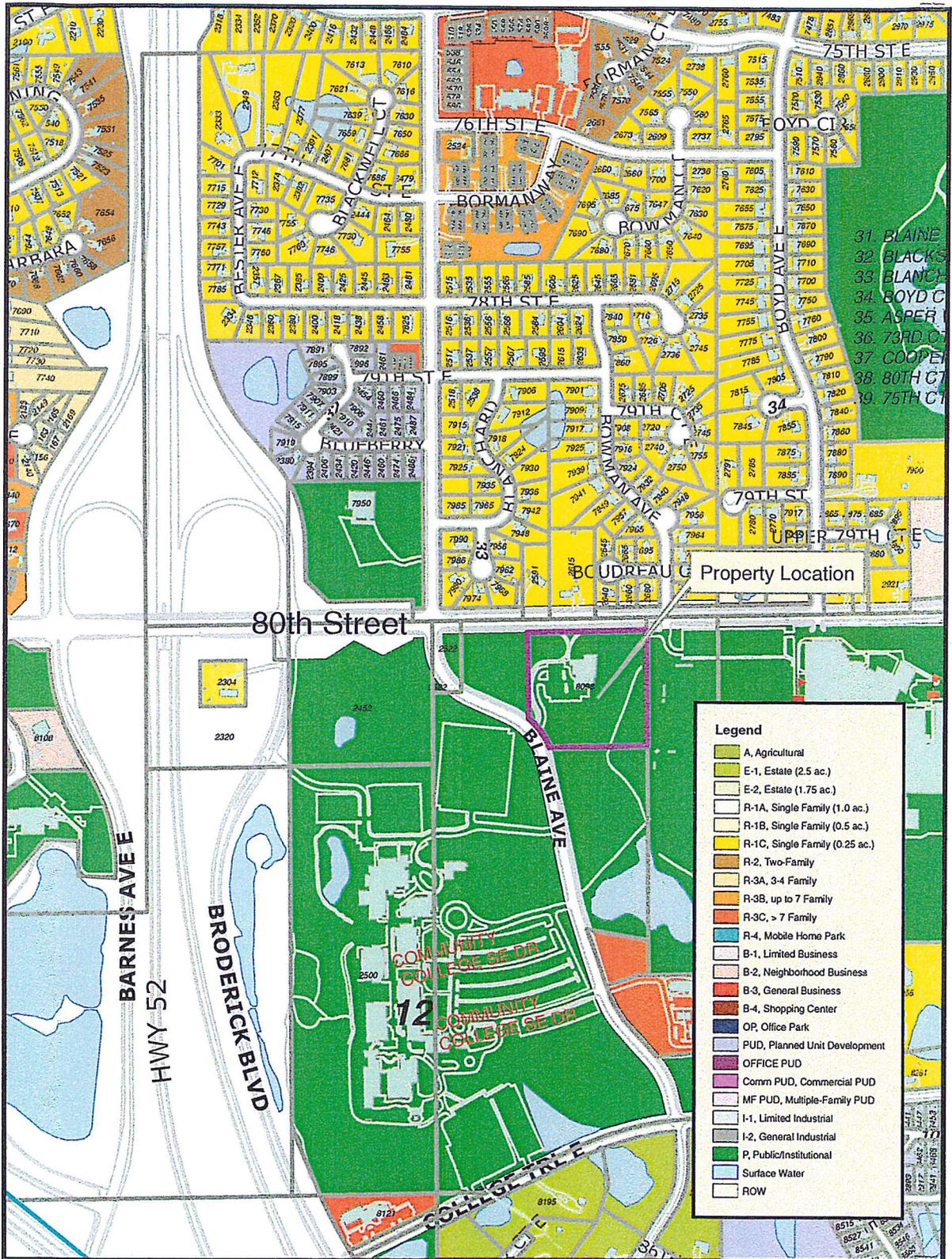
**RECOMMENDATION**

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

- Attachments:
- a- Zoning and Location Map
  - b- Applicant Narrative
  - c- Grading Plan
  - d- Site Plan/Landscaping
  - e- Elevations



# Inver Glen Library 8098 Blaine Avenue



Map not to scale

Exhibit A  
Zoning and Location map

**Dakota County  
Inver Glen Library Renovation and Addition  
Project Description**

June 17, 2013

The Inver Glen Library Renovation and Addition project consists of a meeting room and new entry addition to the west, and smaller meeting and reading rooms to the east, both of approximately 2,200 square feet to the existing 12,500 square foot library for an approximate total of 16,900 gross square feet. The project has site improvements to the north, west and south located on the lot measuring 550' x 535' (6.55 acres), with no other buildings located within 100 feet.

Site improvements include a net gain of (27) parking spaces of bituminous pavement material to the existing (59) spaces and an extension of the concrete sidewalk from Blaine Avenue along the west parking. The proposed addition of (1) loading zone painted yellow with a concrete ramp is on the south side of the building. Site grading is proposed at both the northwest and northeast corners of the building.

Utility improvements include the relocation of an existing water main, electrical service, and gas service on the east side of the building, the relocation of the fiber optic lines on the west side of the building and an extension of the storm sewer within the parking lot. The site storm water management includes the construction of (2) rain gardens along with improvements to the existing retention pond.

Landscape improvements are along the west and north of the building consisting of low plantings and trees and include the replacement of trees that have been removed as a result of expanded parking.

The east and west building additions consist of brick base walls with aluminum curtain wall above to match the existing building aesthetic. Over the west addition, a barrel vaulted standing seam metal roof to match the existing metal roof will be added. At the east addition, a low-angled roof rises toward the east, with glazing facing the trees. The west addition and new entry roofs will house mechanical equipment, screened from view by the roof parapet.

# COUNTY ROAD NO. 28 (80TH STREET EAST)

FL 92  
EIE 9.

**PERKINS  
+WILL**

84 10th St. S.W.  
Suite 200  
Minneapolis, MN 55403  
1612.251.5000  
1612.251.5001  
www.perkinswill.com

**Inver Glen  
Library**

**DAKOTA  
COUNTY**

8098 Blaine Ave  
Inver Grove Heights, MN  
55076

STRUCTURAL ENGINEERS  
**BKBM ENGINEERS**  
5900 Brooklyn Blvd  
Minneapolis, MN 55412  
1763-643-0000  
1763-643-0401

MECHANICAL & ELECTRICAL ENGINEERS  
**LXPB ENGINEERS**  
1935 West County Road B2, Ste 300  
St. Paul, MN 55113  
1616-433-1222  
1616-433-1225

CIVIL ENGINEERS  
**PIERCE PENN & ASSOCIATES**  
5224 Central Avenue NE, Ste 202  
Blaine, MN 55425  
1763-537-1311  
1763-537-1354

**BP02**  
SITE IMPROVEMENTS  
JULY 8, 2013

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

Kevin Casler  
License Number \_\_\_\_\_ Date \_\_\_\_\_

Revisions

NO.	ISSUE	DATE
Sheet Information		
Date	JULY 8, 2013	
Job Number	13-019	
Drawn	JA	
Checked	KC	
Approved	KC	
Title		

**GRADING,  
DRAINAGE, AND  
EROSION CONTROL  
PLAN**

Sheet

**C300**

Copyright © 2013 Perkins+Will

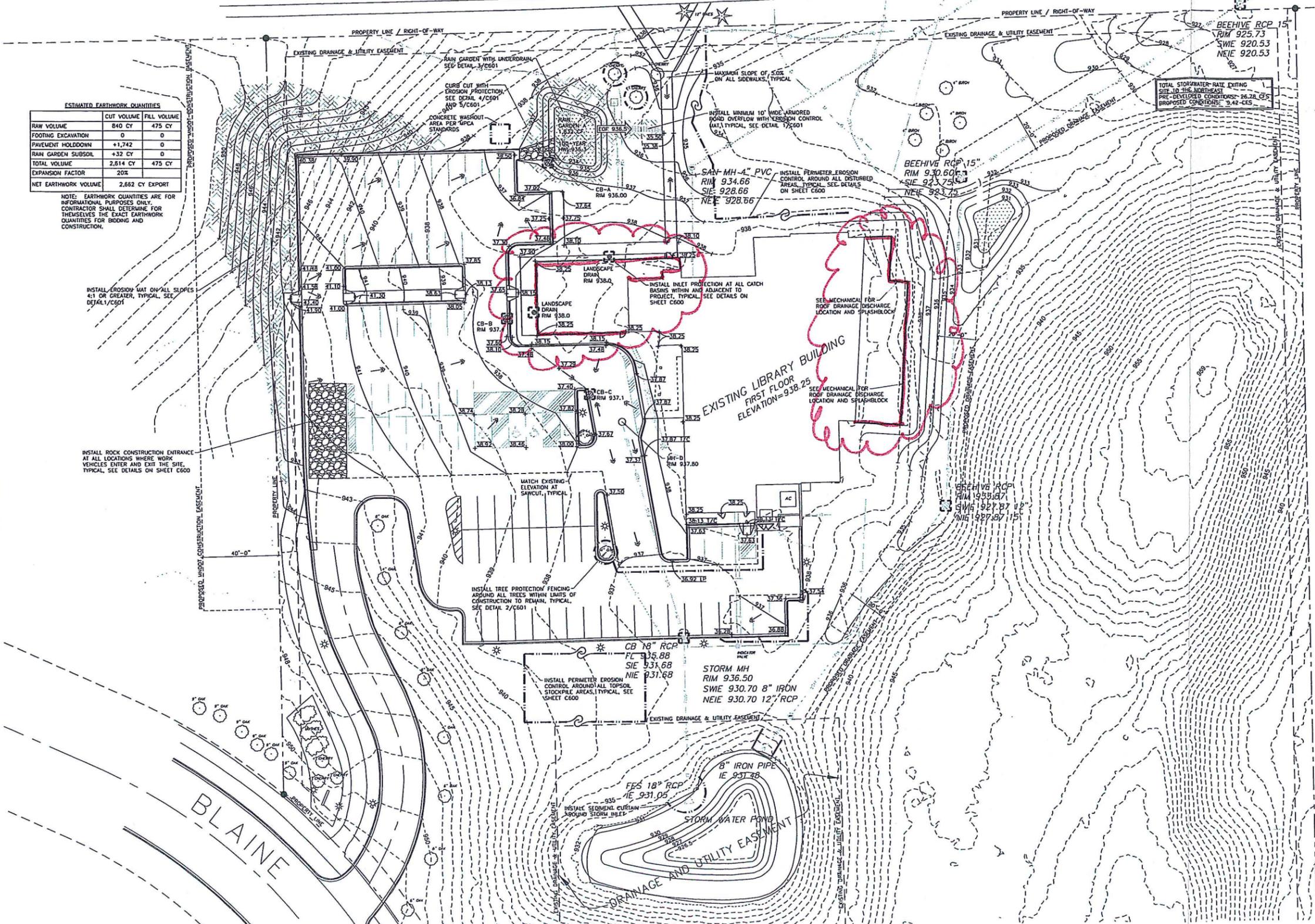
**ESTIMATED EARTHWORK QUANTITIES**

	CUT VOLUME	FILL VOLUME
RAW VOLUME	840 CY	475 CY
FOOTING EXCAVATION	0	0
PAVEMENT HOLDDOWN	+1,742	0
RAIN GARDEN SUBSOIL	+32	0
TOTAL VOLUME	2,614 CY	475 CY
EXPANSION FACTOR	20%	
NET EARTHWORK VOLUME	2,662 CY EXPORT	

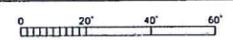
NOTE: EARTHWORK QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION.

INSTALL EROSION MAT ON ALL SLOPES 4:1 OR GREATER, TYPICAL. SEE DETAIL 1/C601

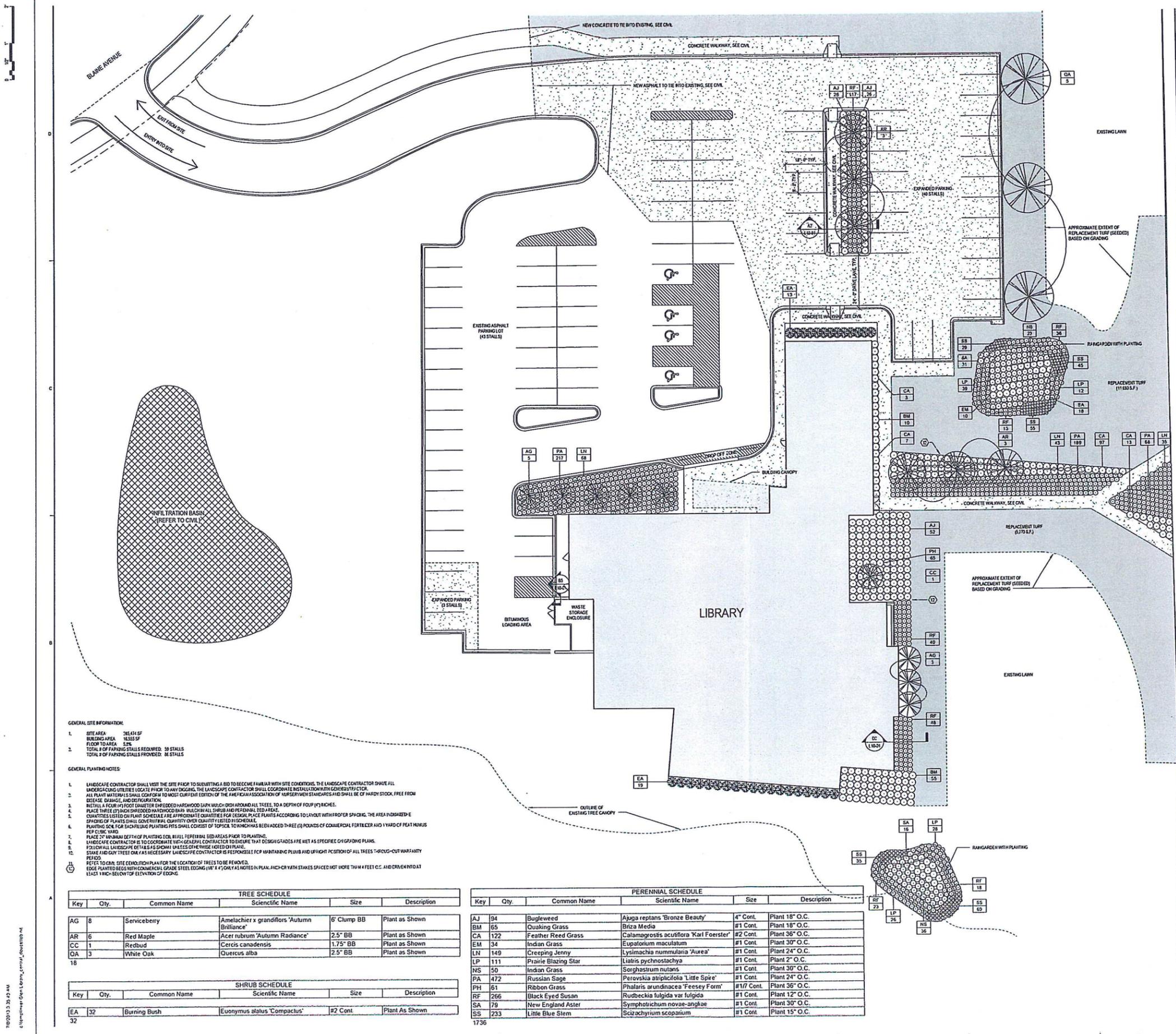
INSTALL ROCK CONSTRUCTION ENTRANCE AT ALL LOCATIONS WHERE WORK VEHICLES ENTER AND EXIT THE SITE. TYPICAL, SEE DETAILS ON SHEET C600



**GRADING, DRAINAGE, AND EROSION CONTROL PLAN**



1"=20'



**LANDSCAPE LEGEND**

[Symbol]	TURF
[Symbol]	CONCRETE
[Symbol]	BITUMINOUS PAVING
[Symbol]	PAINTED ASPHALT

**PERKINS + WILL**

84 10th St. South  
Suite 700  
Minneapolis, MN 55403  
612.851.5000  
612.851.5001  
www.perkinswill.com

**Inver Glen Library**

**DAKOTA COUNTY**

8098 Blaine Ave  
Inver Grove Heights, MN 55076

STRUCTURAL ENGINEER:

**IKBM ENGINEERS**  
5820 Brooklyn Blvd  
Minneapolis, MN 55409  
763.443.0500  
763.443.0501

MECHANICAL & ELECTRICAL ENGINEER:

**LKPB ENGINEERS**  
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**MAJOR SITE REVIEW**  
JUNE 17, 2013

Revisions

NO.	ISSUE	DATE
Sheet Information		
Date	JUNE 28, 2013	
Job Number	051479.003	
Drawn	BS	
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Approved	Approver	
	Title	

**SITE AND LANDSCAPE PLAN**

Sheet  
**L01-01**  
MAJOR SITE REVIEW  
JUNE 17, 2013  
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- GENERAL SITE INFORMATION**
1. SITE AREA: 24,611 SF  
BUILDING AREA: 16,557 SF  
FLOOR TO AREA: 51%
  2. TOTAL # OF PARKING STALLS REQUIRED: 58 STALLS  
TOTAL # OF PARKING STALLS PROVIDED: 52 STALLS

- GENERAL PLANTING NOTES**
1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID TO BECOME FAMILIAR WITH SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL ALL UNDERGRADING UTILITIES LOCATE PRIOR TO ANY DIGGING. THE LANDSCAPE CONTRACTOR SHALL COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
  2. ALL PLANT MATERIALS SHALL CONFORM TO MOST CURRENT EDITIONS OF THE AMERICAN ASSOCIATION OF ARBORICULTURISTS STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE, AND DEFOLIATION.
  3. INSTALL A FOUR (4) FOOT DIAMETER SHROUDED-HARDWOOD BARK MULCH DONUTS AROUND ALL TREES TO A DEPTH OF FOUR (4) INCHES.
  4. PLACE THREE (3) INCH SHROUDED-HARDWOOD BARK MULCH AROUND ALL SHRUBS AND PERENNIAL BED AREAS.
  5. QUANTITIES LISTED ON PLANT SCHEDULE ARE APPROXIMATE QUANTITIES FOR DESIGN. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER SPACING. THE AREA INDICATED BY SPACING OF PLANTS SHALL GOVERN FINAL QUANTITY OVER QUANTITY LISTED BY SCHEDULE.
  6. PLANTING SOIL FOR EACH PLANTING PIT SHALL CONSIST OF TOPSOIL TO WHICH HAS BEEN ADDED THREE (3) POUNDS OF COMMERCIAL FERTILIZER AND ONE (1) YARD OF PEAT MOSS PER CUBIC YARD.
  7. PLACE TWO (2) INCH DEPTH OF PLANTING SOIL AROUND PERENNIAL BED AREAS PRIOR TO PLANTING.
  8. LANDSCAPE CONTRACTOR IS TO COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT DESIGN GRADIS ARE MET AS SPECIFIC ON GRADING PLANS.
  9. FOR ALL LANDSCAPE DETAILS AS SHOWN UNLESS OTHERWISE NOTED ON PLANS.
  10. STAKE AND GUY TREE OR AS NECESSARY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLANTS AND UPRIGHT POSITION OF ALL TREES THROUGHOUT WARRANTY PERIOD.
  11. REFER TO CIVIL SITE ELEVATION PLAN FOR THE LOCATION OF TREES TO BE REMOVED.
  12. EDGE PLANTED BEDS WITH COMMERCIAL GRADE STEEL EDGING (1 1/2" X 4") ONLY AS NOTED IN PLAN. HICHS OR YATH STAKES SPACES NOT MORE THAN 4 FEET C/C AND DIMENSION AT LEAST 1 INCH BELOW TOP ELEVATION OF EDGING.

**TREE SCHEDULE**

Key	Qty.	Common Name	Scientific Name	Size	Description
AG	8	Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	6" Clump BB	Plant as Shown
AR	6	Red Maple	Acer rubrum 'Autumn Radiance'	2.5" BB	Plant as Shown
CC	1	Redbud	Cercis canadensis	1.75" BB	Plant as Shown
OA	3	White Oak	Quercus alba	2.5" BB	Plant as Shown

**SHRUB SCHEDULE**

Key	Qty.	Common Name	Scientific Name	Size	Description
EA	32	Burning Bush	Euonymus alatus 'Compactus'	#2 Cont.	Plant As Shown

**PERENNIAL SCHEDULE**

Key	Qty.	Common Name	Scientific Name	Size	Description
AJ	94	Bugleweed	Ajuga reptans 'Bronze Beauty'	4" Cont.	Plant 18" O.C.
BM	65	Quaking Grass	Briza Media	#1 Cont.	Plant 18" O.C.
CA	122	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#2 Cont.	Plant 36" O.C.
EM	34	Indian Grass	Eupatorium maculatum	#1 Cont.	Plant 30" O.C.
LN	149	Creeping Jenny	Lysimachia nummularia 'Aurea'	#1 Cont.	Plant 24" O.C.
LP	111	Prairie Blazing Star	Liatris pycnostachya	#1 Cont.	Plant 2" O.C.
NS	50	Indian Grass	Sorghastrum nutans	#1 Cont.	Plant 30" O.C.
PA	472	Russian Sage	Perovskia atriplicifolia 'Little Spire'	#1 Cont.	Plant 24" O.C.
PH	61	Ribbon Grass	Phalaris arundinacea 'Feesey Form'	#1/7 Cont.	Plant 36" O.C.
RF	266	Black Eyed Susan	Rudbeckia fulgida var fulgida	#1 Cont.	Plant 12" O.C.
SA	79	New England Aster	Symphoricarum novae-angliae	#1 Cont.	Plant 30" O.C.
SS	233	Little Blue Stem	Scizachyrium scoparium	#1 Cont.	Plant 15" O.C.

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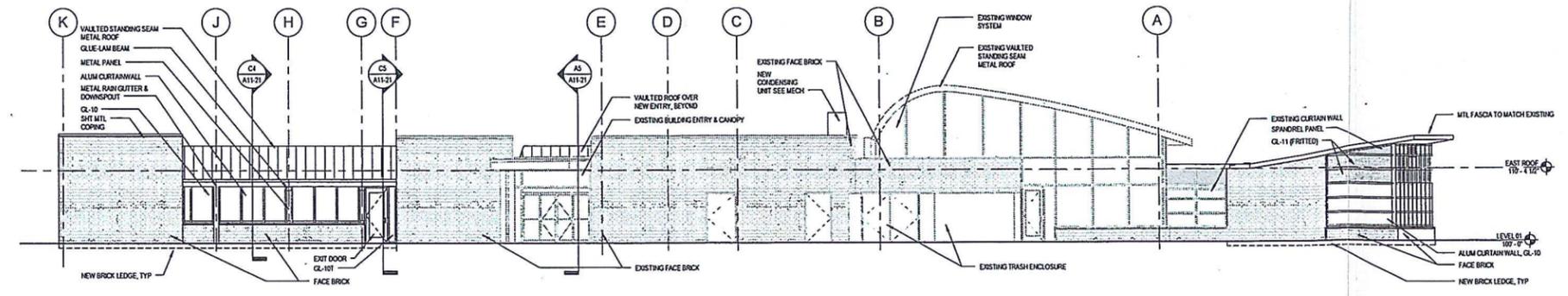
**MAJOR  
SITE  
REVIEW**  
JUNE 17, 2013

Revisions

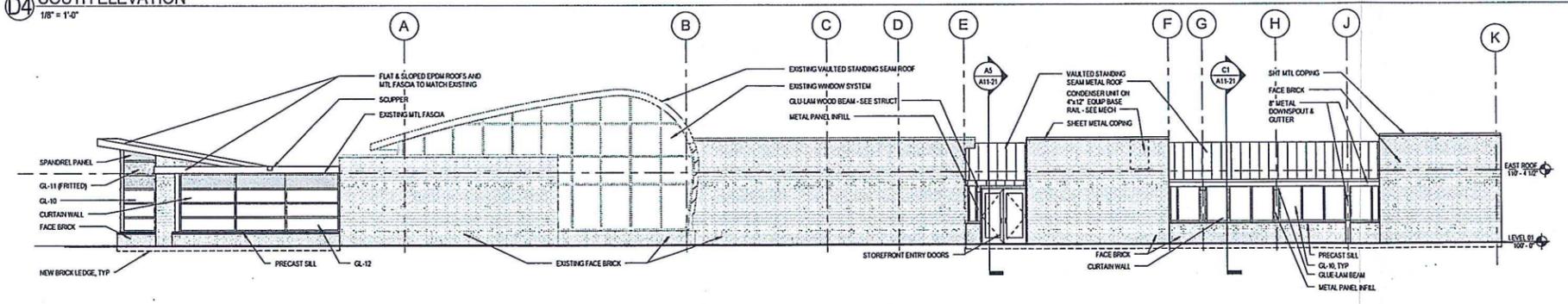
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**EXTERIOR  
BUILDING  
ELEVATIONS**

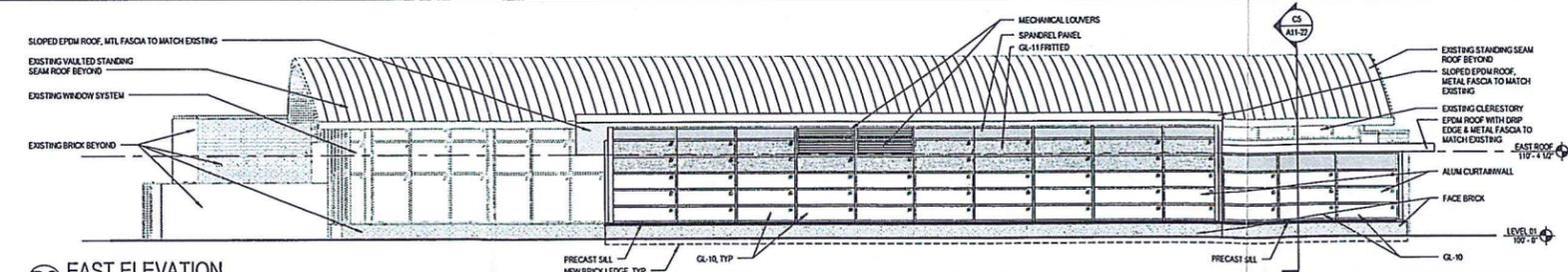
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**A11-01**  
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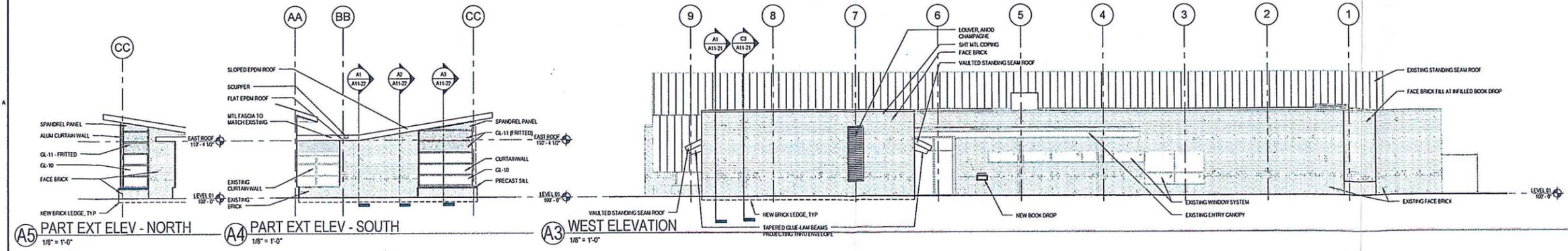
**D4 SOUTH ELEVATION**  
1/8" = 1'-0"



**C4 NORTH ELEVATION**  
1/8" = 1'-0"



**B3 EAST ELEVATION**  
1/8" = 1'-0"



**A5 PART EXT ELEV - NORTH**  
1/8" = 1'-0"

**A4 PART EXT ELEV - SOUTH**  
1/8" = 1'-0"

**A3 WEST ELEVATION**  
1/8" = 1'-0"