



Inver Grove Heights Planning Commission
Tuesday, April 18, 2023 at 7:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Tuesday, April 18, 2023, will be provided to the Council at or before the April 18, 2023 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Consider Approval of Minutes from the April 4, 2023, Regular Planning Commission Meeting.
4. **Applicant Requests and Public Hearings**
 - A. Consider a request by Jersey's Bar & Grill, 6449 Concord Boulevard, for a Variance from the exterior building material requirements and the side setback requirements for a new structure. (23-11V)
 - B. Consider a request by Staples Land Co. LLC, 10093 Rich Valley Boulevard, for a Preliminary Plat and Variance from lot frontage for a four-lot subdivision to be known as Rich Valley Ranch. (23-12SV)
 - C. Consider a request by IGH Partners, LLC for a Final Plat and Planned Unit Development to construct a proposed apartment and townhome development on the property located near the intersection of Diffley Court and Highway 3, and on PID #'s 20-64442-00-010, 20-64440-01-010, and 20-64440-00-010. (23-13SPUD)
5. **Other Business**
6. **Commission and Staff Comments**
7. **Adjourn**

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Stacy Bodsberg, Community Development Support Specialist, at 651-450-2545 or sbodsberg@ighmn.gov.

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, April 4, 2023 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

Chair Niemioja called the Planning Commission Meeting to order at 7:00 p.m.
The Pledge of Allegiance was recited.

2. ROLL CALL

Commissioners Present: Elizabeth Niemioja (Chair)
Scott Clancy (Vice Chair)
Robert Heidenreich
Joan Robertson
Jonathan Weber
Dennis Wippermann

Commissioners Absent: Kate Challeen (excused)
Jaime Besser (excused)
Vacant

Staff Present: Allan Hunting, City Planner
Stacy Bodsberg, Community Development Support Specialist

3. APPROVAL OF MINUTES

A. Approval of Meeting Minutes from the March 21, 2023, Regular Planning Commission Meeting.

The meeting minutes from March 21, 2023, were approved as submitted.

4. APPLICANT REQUESTS AND PUBLIC HEARINGS

A. Consider a request by the City of Inver Grove Heights (23-10X):

- **Heritage Village Park, request to Rezone property from I-1, Limited Industry to P, Institutional District.**
- **Highlands at Settlers Ridge Park, Lot 30, Block 1, request to Rezone property from R-1C/PUD, Low Density Residential to P, Institutional District, and a Comprehensive Plan Amendment to change the land use from LDR, Low Density Residential to Public Park & Open Space.**
- **Kundla Property, PID Numbers 20-01700-01-021 & 20-01700-31-011, request to Rezone property from A, Agricultural to P, Institutional District.**
- **Peltier Reserve Park, Lot 1, Block 1, Peltier Reserve 2nd Addition, request to Rezone property from R-1C/PUD, Low Density Residential to P, Institutional District and a Comprehensive Plan Amendment to change the land use from LDR, Low Density Residential to Public Park & Open Space.**
- **Vista Pines Park, PID Numbers 20-00700-33-021, 20-00700-06-013 & 20-00700-06-015, request to Rezone property from A, Agricultural to P, Institutional District and a Comprehensive Plan Amendment to change the land use from MDR, Medium Density Residential to Public Park & Open Space.**

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice to consider the request for Inver Grove Heights 23-10X. The request consists of a Comprehensive Plan Amendment to change the current land use designation for: Vista Pines, Highlands at Settlers Ridge, and Peltier Reserve Parks, to public park and open space and Rezoning of the park within Vista Pines, Highlands at Settlers Ridge, and Peltier Reserve Parks, and the Kundla Property, to P - Institutional District. No notices were mailed out.

Presentation of Request

City Planner Allan Hunting discussed bringing the maps up to speed with the recent acquisitions of park land. Some are rezonings and comprehensive plans, some are rezonings only.

Heritage Village Park:

- Most of the property has already been zoned Public Institutional
- Other properties were acquired at a later date
- Park development is in some locations
- Rezoning only

Highlands at Settlers Ridge:

- Council approved one lot to be the park in the neighborhood
- Currently LDR, change to Public Open Space
- Rezoning goes from PUD to Public Institutional for park purposes

Vista Pines Park:

- New park that just opened off Argenta Trail
- Land was guided MDR, will be changed to Public Open Space
- Consistent from Ag. To Park

Peltier Reserve Park:

- Lot was recently acquired with a subdivision
- Land was guided LDR, will be changed to Public Open Space
- Rezoned from a PUD to Public Park

Kundla parcel:

- Located by City Hall
- Will be a part of the expansion of the maintenance facility campus
- Was guided to public uses, rezoning to the same purpose

All the above mentioned are to bring the zoning and land use to be consistent with current or future use of the properties.

Opening of the Public Hearing

Commissioner Wippermann requested confirmation from staff that the Parks and Recreation Commission has reviewed and approved the locations and topography of the sites, and are suitable for what is being proposed.

Mr. Hunting replied that Parks and Recreation have approved everything, as well as Heritage Village and Peltier Reserve. Staff is working with the Commission and the public on designs of the parks.

Commissioner Robertson was happy to see the Commission is doing this now. She was glad there are more parks in the northwest area and that they were able to pull this much together.

Chair Niemioja closed the Public Hearing.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Weber, to adopt staff's recommendation as presented for the City of Inver Grove Heights (23-10X).

Motion carried (6/0). This item will go before the City Council on April 24, 2023.

5. OTHER BUSINESS

A. Subdivision Ordinance - Language for Premature Subdivision Applications

City Planner Hunting stated that the City Attorney noticed the subdivision code didn't have any language to address premature subdivision applications. Someone had applied for a subdivision in a part of the city where there isn't adequate sewer, water, streets, or storm systems and is not consistent with the Comprehensive Plan. There were not specific words in that section of the Ordinance to deny the application.

- Also includes information on the Capital Improvement Plan and if improvements were not going to happen for a couple of years
- Lack of adequate drainage if there are not sufficient stormwater systems in the area
- Water supply
- Not having streets, sewer, or water would be the most common

The City Council will have their first reading on the Ordinance on Monday.

This does not require any recommendation from the Commission. Amendments and changes to a subdivision ordinance does not require public hearings in front of the Planning Commission.

Chair Niemioja referenced "inconsistent with the Comprehensive Plan" stating there has been a lot of applicants coming to the Commission trying to change the Comprehensive Plan. The language states they "may" be denied. She said she felt it was permissive, discretionary language. She asked who makes the determination this would be an automatic rejection or not. She referenced items 2-7 that seem to focus on infrastructure issues and commented that "inconsistent with the comprehensive plan" was more ambiguous.

Mr. Hunting replied he was unsure of an answer because this has not been used yet. If it was a big change, developers are usually requested to bring that forward first on its own merit. This ordinance would not apply because it's for subdivisions. He said the city has enough options if asking to change the land use. The Council could say no, referencing the 2024 Comprehensive Plan that states it should be single family and not some other use. That would be enough basis to deny. He mentioned when there is a subdivision there are details of the plan, it can more easily be directed to say it's premature because there are not other improvements, or not scheduled to be installed two or more years out.

Commissioner Weber referenced Section A. "Burden of Proof shall be on the subdivider to demonstrate to the City Council that it is not premature". He mentioned a parcel of land that was just sold on 70th Street that was listed as a "subdividable" piece of property on the north side of the golf course. There is not city sewer/water in that area. He asked if that would be considered a premature subdivision because it does not run down south to the property from 70th, or if was not something they would consider premature because the developer could bring sewer and water down the private drive.

Mr. Hunting replied if a developer had the means to get sewer and water to the property, it probably would not be. If coming in and saying they want to subdivide the property and the city would have to provide sewer and water to them, the answer would be no because it was either not available or wouldn't be for a number of years. It would be the same if wanting to pay for a public street to come into the property.

Commissioner Weber mentioned sometimes when forcing the burden of proof on the landowner it creates confrontation. He said it felt like the city was saying it wasn't there so they were not going to deal with it versus someone coming in with an application and working through the scenario.

Mr. Hunting replied the words may be included to show a developer what they tried to accomplish to get utilities there. If a developer makes application, it is up to them to prove they can adequately serve that development. The burden of proof is on them to show that they can do it and not expect the city to accommodate.

Commissioner Weber said he didn't want to put an ordinance in that would deter people from developing.

Chair Niemioja said this should be applied fairly and equitably across every applicant. Her concern was the way she reads it, it could be easily denied in some cases and not in others with the burden of proof issue.

6. COMMISSION AND STAFF COMMENTS

City Planner Hunting reminded the Commission that reappointments are coming up. If a Commissioner wants to be re-appointed, they would need to reapply. This applies to Commissioner's Challeen, Robertson, and Clancy. The number of applications that have come in so far have been light. If the Commission is aware of anyone else that may be interested, please get the word out.

Commissioner Weber asked if the fourth spot would be filled.

Mr. Hunting replied it was his understanding it would be filled. The City Council makes the final determination.

Chair Niemioja shared that it has been a joy being a part of this group. She enjoys working with everyone and learning about the city.

Mr. Hunting shared that the Parks and Recreation Advisory Commission and the Environmental Commission are also looking for Commissioners.

Commissioner Heidenreich mentioned that last October the Commission visited with Bituminous Roadways and were given a continuation until February. The Commission has not heard anything, he requested an update.

Mr. Hunting replied staff has all background information. This would come before the Planning Commission at the first meeting in May. It would be before the Environmental Commission at their first meeting in April.

7. ADJOURN

The Planning Commission Meeting was adjourned at 7:19 p.m.

Respectfully submitted, Sheri Yourczek, Recording Secretary

DRAFT



Planning Commission Report

MEETING DATE:	April 18, 2023
CASE NO:	23-11V
APPLICANT:	Jersey's Bar & Grill
PROPERTY OWNER:	Shelley A. Properties, LLC
REQUEST:	Variance from setbacks and exterior siding requirements
LOCATION:	6449 Concord Boulevard
COMPREHENSIVE PLAN:	Mixed Use
ZONING:	B-3, General Business
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

The applicant is requesting the following:

- A **Variance** from Section 10-15-17 Exterior Materials to allow the exterior of the proposed structure to be steel; and
- A **Variance** from Section 10-11A-2 allowing the structure to be less than the 75-foot setback from a property line abutting an R, Residential district.

BACKGROUND

The applicant is requesting Variances from siding requirements and setbacks to allow a shipping container to be used as a seasonal bar on the applicant's property.

The applicant received a Variance from parking requirements last year when a patio expansion was proposed on the northern side of the existing building. The applicant would now like to utilize a shipping container as an outdoor bar to be used when the patio is open. The structure is approximately 160 square feet in size and would be located approximately 10 feet from the north property line. All structures are to maintain at least a 75-foot setback from property lines when abutting an R (residential) district. The Zoning Ordinance does not differentiate between temporary, accessory, and permanent structures. All must comply with all zoning regulations.

EVALUATION OF REQUEST

The following Land Uses, Zoning Districts and Comprehensive Plan designations surround the subject property:

North: Single family home; zoned R-1C; guided Mixed Use

East: Railroad tracks, Heritage Village Park

West: Parking lot; zoned B-3, General Business; guided Mixed Use

South: Single-family home; zoned B-3, General Business; guided Mixed Use

The exterior of the proposed shipping container/bar is in violation of Section 10-15-17 Exterior Materials. Below is the language from the zoning code.

A. Commercial, Industrial And Institutional Buildings: All exterior vertical surfaces of any principal or accessory structure in a B, I or P zoning district shall have an equally attractive or the same fascia as the front. At least fifty percent (50%) of the exterior vertical surface shall consist of one or a combination of the following or similar materials: brick veneer; sculptured, textured or concrete block or panels; natural wood siding; steel, aluminum or vinyl lap siding; natural stone or glass. A maximum of one-third ($\frac{1}{3}$) of a building wall is permitted to have sheet or corrugated steel or aluminum finish.

The building setback from the northern lot line is in violation of Section 10-11A-2 which requires a side setback to be no less than 75-feet from a property line abutting an R, Residential district. The applicant is requesting the structure to be 10-feet from the northern property line.

Engineering. Engineering has reviewed the request and takes no exception to the Variance.

VARIANCE

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 intent of the code is to require all commercial and industrial buildings to have a high grade of materials for aesthetic and valuation purposes. Concord Boulevard has a mix of building types and exterior materials due to the age of the buildings along the street. In order to help redevelop the area, all structures should be required to be constructed meeting current exterior material standards.

Setback standards are designed to maintain consistency and conformity to all structures in an area. In this case, the request is for an accessory type of building that would comply with the setback requirements when abutting a non-residential zoned lot.

2. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.

The property is being used in a manner allowed in the B-3, General Business district. Allowing a seasonal accessory building seems like a reasonable use on the property.

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

There does not appear to be any unique circumstances to the property to allow a structure that does not meet the exterior standards.

In regard to the setback Variance, the existing legal non-conforming building does not comply with the 75-foot setback requirement. The business is not allowed to expand to the north without a setback Variance. The code does not allow for reduced setbacks for an accessory type of building. The accessory structure complies with the setback requirements for a building that would be abutting a non-single-family residential district and would exceed the accessory structure setbacks for a residential district.

4. The Variance will not alter the essential character of the locality.

The buildings along Concord Boulevard vary in age and building type. Allowing a new building, even seasonal or temporary, not meeting the exterior standards, could begin to alter the character and affect aesthetics and valuations.

Again, due to the historical age of the Concord area, there are many buildings that do not comply with current setback standards. In this case, the area is guided for Mixed Use. The proposed structure complies with the setback requirements when abutting commercial or industrial zones.

5. Economic considerations alone do not constitute an undue hardship.

There would be additional costs in either constructing a more permanent building or adding a different type of siding over the existing steel frame of the shipping container.

ALTERNATIVES

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

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

- Approval of the **Variance** to allow a structure not meeting the exterior materials standard for a commercial building subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. Regardless of temporary or permanent, the structure is required to comply with all building and fire codes.

Practical Difficulty: To be stated by Planning Commission if supported.

- Approval of the **Variance** to allow the structure with reduced sideyard and rear yard setback.

Practical Difficulty: In regard to the setback Variance, the existing legal non-conforming building does not comply with the 75-foot setback requirement. The business is not allowed to expand to the north without a setback Variance. The code does not allow for reduced setbacks for an accessory type of building. The accessory structure complies with the setback requirements for a building that would be abutting a non-single-family residential district and would exceed the accessory structure setbacks for a residential district.

B. Denial. If the Planning Commission does not favor the proposed request(s), 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 exterior building material Variance could set a precedent for other accessory buildings, temporary or permanent.
3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a Variance. The applicant could construct material approved by the code over the steel siding.

RECOMMENDATION

Based on the information in the preceding report staff does not believe there is sufficient rationale to support the criteria of a Variance and therefore recommends denial of the exterior building materials request as proposed.

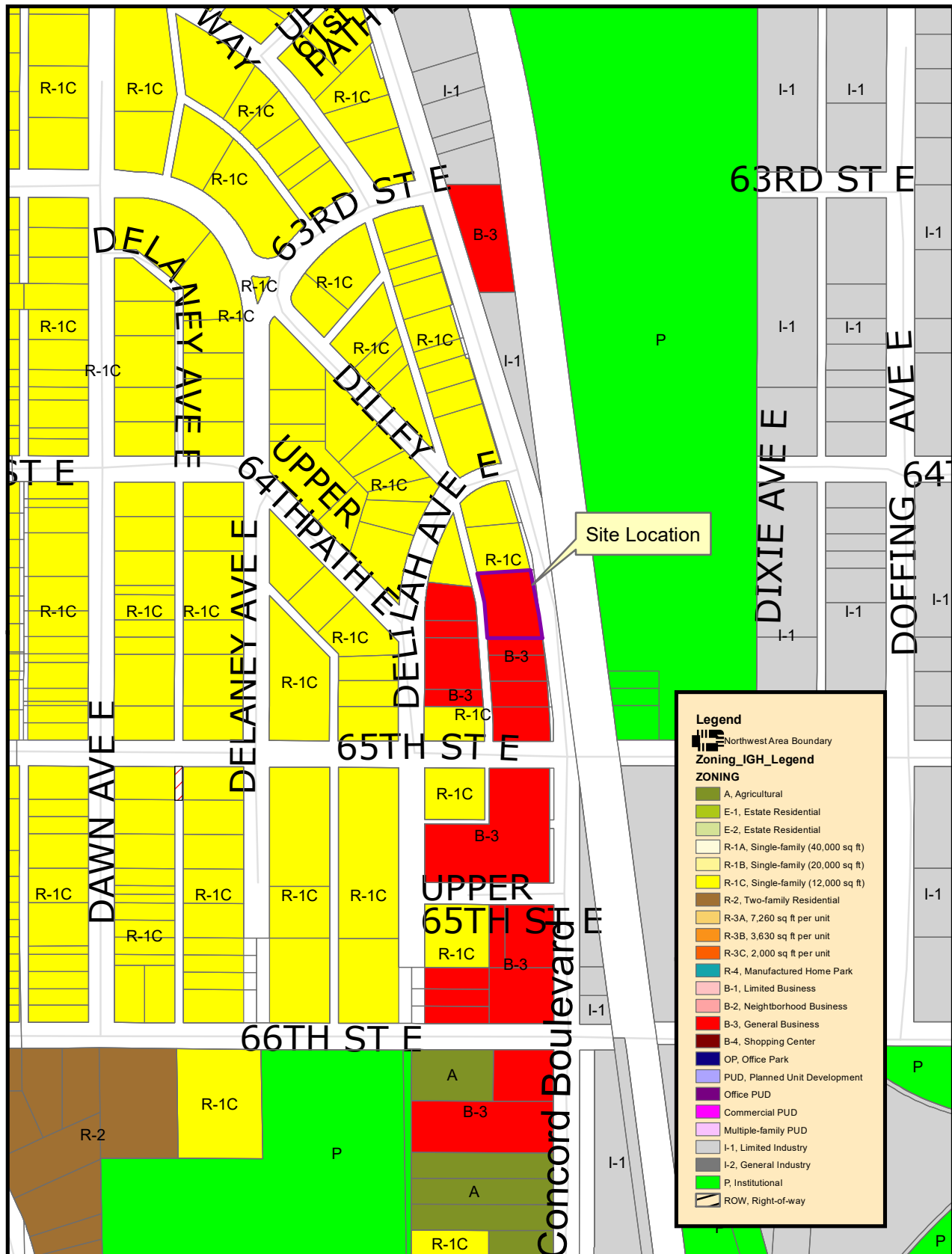
Staff is in support of the setback Variance based on the information in the preceding report and the conditions and rationale listed as presented.

ATTACHMENTS

1. Location/Zoning Map
2. Narrative
3. Site Plan
4. Structure Elevation



6449 Concord Blvd Case No. 23-11V



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED RECORD, 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.

Map produced by the City of Inver Grove Heights GIS Dept.
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Exhibit A
Zoning and Location Map

Map not to scale

WILLIAM ASHTON JERSEYS BAR AND GRILL

6449 Concord Blvd, IGH, MN 55076 | 651-455-4561 | bill@jerseysbar.com

06/17/2022

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

City Of Inver Grove Heights:

Variance request

Property owners: one directly behind, and one abutting.

MARK R & MARGARET R SANDQUIST
6423 CONCORD BLVD
INVER GROVE HEIGHTS MN 55076

JASON TORKELSON
6450 DELILAH AVE
INVER GROVE HEIGHTS MN 55076

ISAIDA ORTEGA REYES
6461 CONCORD BLVD
INVER GROVE HEIGHTS MN 55076

Jerseys Bar And Grill is requesting a variance to use steel as the siding of our temporary outdoor bar used for serving drinks, we are using a shipping container as the structure, the ordinance says siding cannot be made of steel. This will be painted and potentially wrapped in vinyl. The container we will be using has only been used one time and in new condition, the paint used is an industrial grade paint made for metal.

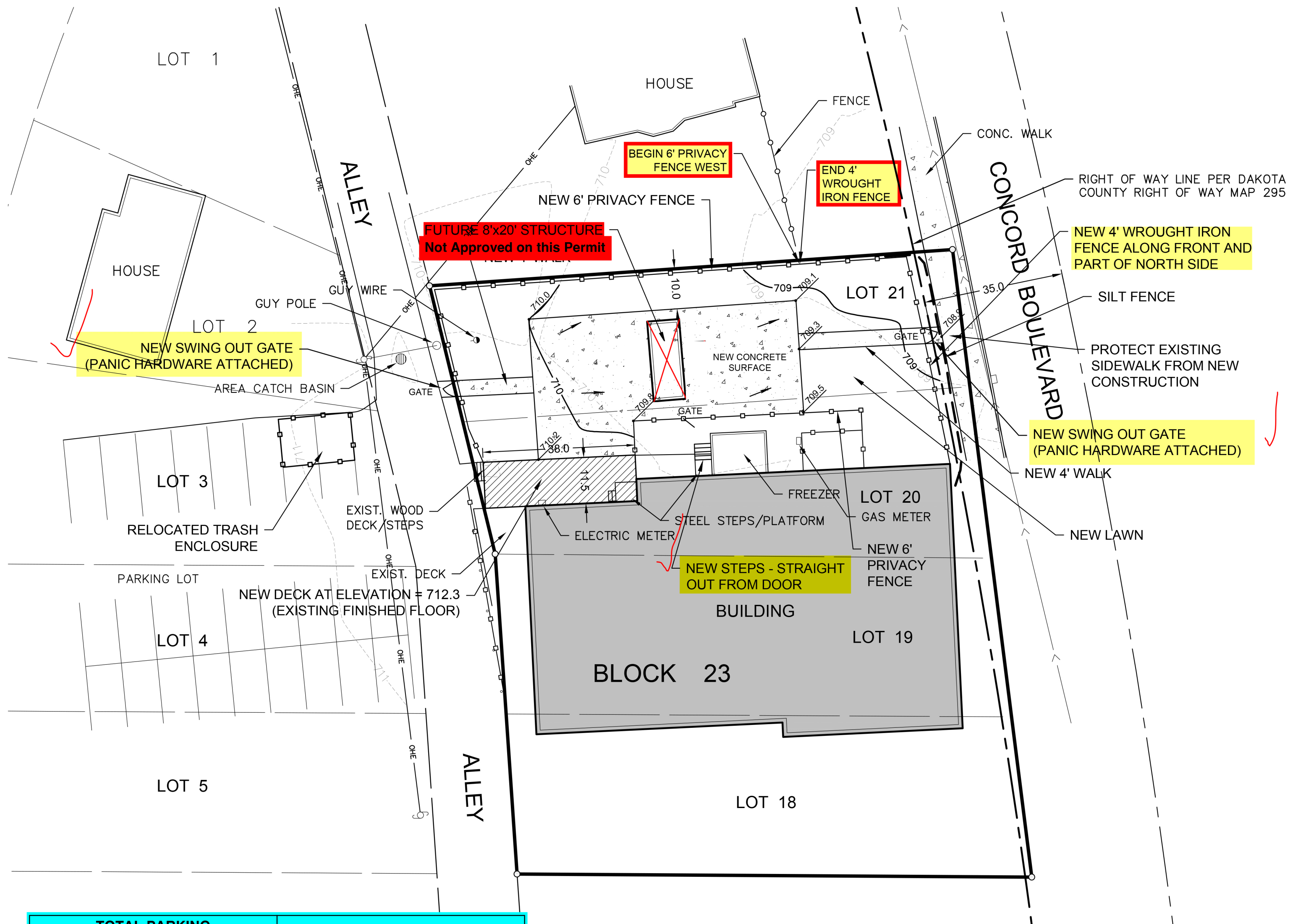
As you can see from the picture, the container has awnings on 3 sides and the 4th side being used as a door, this limits the amount of metal that will be visible.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Ashton', with a long horizontal flourish extending to the right.

William Ashton
JERSEYS BAR AND GRILL
Cell: 612-867-4871
Bill@jerseysbar.com

RIGHT OF WAY LINE PER DAKOTA
COUNTY RIGHT OF WAY MAP 295



TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5

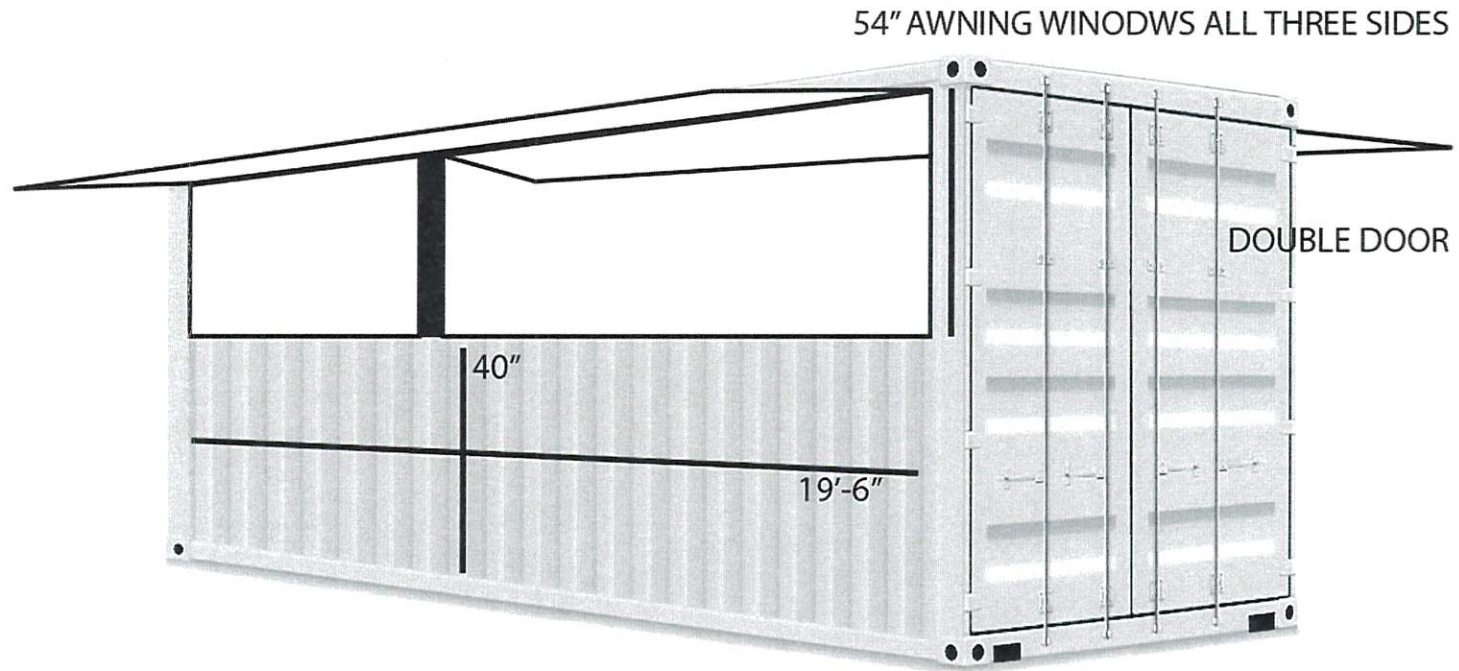
At Least 1 (one) space shall be
Van-Accessible parking

PROPOSED SITE

- PROPOSED IMPERVIOUS AREAS:
- NEW CONCRETE AREA AND WALK = 2,009 SQ. FT.
 - NEW STRUCTURE = 160 SQ. FT.
 - BITUMINOUS REMAINING AFTER REMOVAL UNDER DECK = 85 SQ. FT.
 - EXISTING BUILDING = 6,668 SQ. FT.
 - EXISTING FREEZER = 147 SQ. FT.
 - TOTAL IMPERVIOUS = 9,069 SQ. FT.

PROPOSED LEGEND

STORM MANHOLE



*40" x 19'-6" of Corugated structure (2 SIDES)

*40" x 8'-6" of Courugated structure (END WALL OPPOSITE DOUBLE DOORS)



Planning Commission Report

MEETING DATE:	April 18, 2023
CASE NO:	23-12SV
APPLICANT:	Staples Land Co., LLC
PROPERTY OWNER:	Same as Applicant
REQUEST:	Preliminary Plat and Variance from lot frontage
LOCATION:	10093 Rich Valley Boulevard
COMPREHENSIVE PLAN:	RDR, Rural Density Residential
ZONING:	A, Agricultural
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

The applicant is requesting the following:

1. Preliminary Plat for a 4-lot subdivision to be known as Rich Valley Ranch.
2. A Variance from Section 11-3-7.C to allow Lots 2, 3, and 4 without minimum lot frontage directly abutting a street.

BACKGROUND

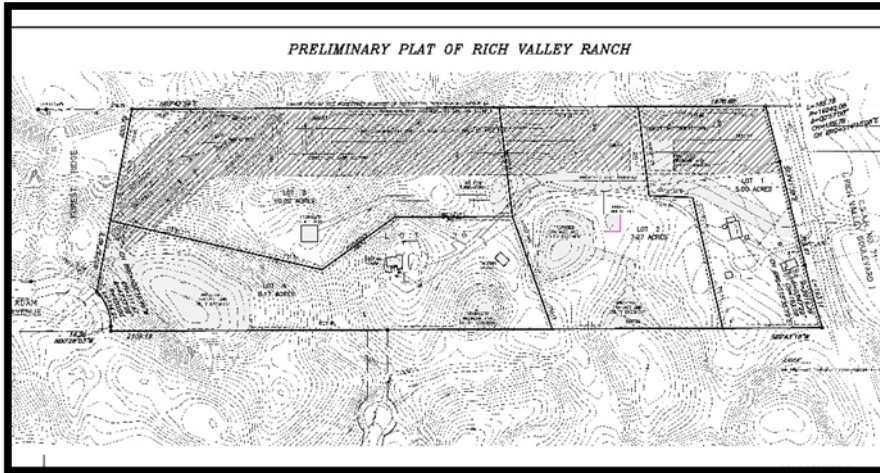
The applicant is proposing to divide the 30.46 acre lot into four single-family lots, with lot sizes ranging from 5 to 10 acres. The property is zoned A, Agricultural, which requires a minimum lot size of five (5) acres. The proposed lots meet the minimum lot size requirement. Each lot will have individual well and septic systems. The applicant is proposing one shared access point off Rich Valley Boulevard. The Preliminary Plat shows Lots 2, 3 and 4 without direct road frontage. A Variance is being requested for the lots without the 30-foot minimum road frontage.

EVALUATION OF REQUEST

The following Land Uses, Zoning Districts and Comprehensive Plan designations surround the subject property:

North, South, East, and West: Single-family Residential; Zoned: A, Agricultural or E-1, Estate Residential; Guided: RDR, Rural Density Residential.

PLAT REVIEW



Zoning and Comp Plan Consistency.

The property is zoned Agricultural and guided Rural Density Residential. The proposed four-lot subdivision is consistent with the zoning and comprehensive plan designations.

Neighborhood Compatibility.

The request does not appear to have any adverse impacts on the neighboring properties as the surrounding properties are all Rural

Density and single-family lots.

Lots & Blocks.

The applicant is proposing a four-lot plat. All four lots comply with the minimum lot size of five acres and the minimum lot width of 200 feet at the building pad location. There is a 200-foot NSP Easement that runs along the northern part of the property. The applicant has demonstrated that a reasonable-sized building pad would fit on all lots.

Access.

The applicant is proposing one access point off Rich Valley Blvd (CSAH 71). The location of the access received a Variance from Dakota County to allow all four lots to access off Rich Valley Boulevard. The Variance was required due to access restrictions on the parcel from a previous plat. A Driveway Easement and Maintenance Agreement would be required over Lots 2, 3 and 4 to benefit the lots without road frontage.

City Staff Review.

Engineering has reviewed the request and has made 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. A Stormwater Management Plan has been developed to ensure overall runoff from the site is reduced and that the quality of water leaving the site removes pollutants as required by the City of Inver Grove Heights.

Water generally leaves the site to the north and west. The proposed pond area will treat the new paved driveway. This will include regrading and paving. The applicant shall continue to work with the Engineering Department to receive final approval of plans.

The Chief Building Official has reviewed the plat, has been on-site, and has stated the soils are suitable for septic systems.

The Park and Recreation Commission reviewed the plat at their meeting on April 12, 2023. The Park Dedication on this plat would be cash-in-lieu of land. Prior to release of the Final Plat for filing with Dakota County, a cash fee of \$3,850 per lot would be required for the plat (4 x 3,850 = \$15,400).

The applicant has requested that the City consider vacating a Trail Easement that runs along the northern part of the proposed property. The Park and Recreation Director commented that the City prefers to retain the Easement for a possible future trail. Particularly, as this Easement contains other Utility Easements. The City does not currently have a trail planned within this Easement and does not anticipate one in the near future.

VARIANCE

A Variance is being requested from City Code, Section 11-3-7.C, to allow Lots 2, 3 and 4 without lot frontage directly abutting a street.

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 reason that the City Code requires lots to have road frontage is so the lot size, width, depth, shape, access and orientation shall be appropriate for the location of the subdivision and for the type of development. Staff believes the intent of the Zoning Code is met due to the topography and large Easements on the property and the compliance with other code requirements. The plat is consistent with the Rural Density Residential designation in the 2040 Comprehensive Plan.

2. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.

The applicant is proposing a reasonable lot layout for the subdivision. With respect to the land use, impervious surface, setbacks, and other code requirements, the request is in harmony with the provisions in the Zoning Ordinance.

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

The property is unique in that the lot is about 680 feet of width along the road, with 200 feet being under an easement. Designing a plat to comply with the road frontage requirements would create unusual flag lots and the potential need for other Variance requests. Additionally, the property is located along a county road; Dakota County will not grant permission for additional driveways for the subdivision of this property. Therefore, the need to have Access Agreements would still be necessary, similar to what is shown on the existing plat.

4. The Variance will not alter the essential character of the locality.

The plat would be consistent with the surrounding area as each lot would comply with the required minimum lot size. Providing lots without direct road access has occurred in the rural areas of the city as it is easier to provide driveway easement access while still complying with all other zoning requirements.

5. Economic considerations alone do not constitute an undue hardship.

Economic considerations do not appear to be a basis or a sole basis for this request.

ALTERNATIVES

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

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

- Approval of the **Preliminary Plat** for a four-lot subdivision to be known as Rich Valley Ranch is subject to the following conditions:
 1. The Final Plat shall be in substantial conformance with the plans on file with the Planning Department except as may be modified by the conditions below.
 2. A Park Dedication Fee equal to \$15,400 (\$3,850 x 4) shall be paid to the City prior to release of the Final Plat.
 3. The applicant shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.
 4. Prior to commencement of any work on site, the final grading, drainage and erosion control, and stormwater calculations shall be approved by the City Engineer.
 5. A Driveway Access and Maintenance Agreement shall be drafted and submitted to the City for review prior to the release of the Final Plat.
 6. A Development Contract and related agreements shall be approved by the City Council with the approval of the Final Plat.

- Approval of a **Variance** from the minimum road frontage for Lots 2, 3, & 4 is subject to the following condition:

1. An Access Easement shall be demonstrated on the plat providing shared access to all lots. A Driveway Access and Maintenance Agreement shall be drafted and submitted to the City for review prior to the release of the Final Plat.

Rationale: The lot sizes are not out of character for the neighborhood and are consistent with the Comprehensive Plan. The Variance request does not appear to have an adverse impact on the surrounding properties. The site is unique in that the lot is about 680 feet of width along the road, with 200 feet being under an easement. Designing a plat to comply with the road frontage requirements would create unusual flag lots and the potential need for other Variance requests. Additionally, the property is along a County road, limiting the amount of access points along the road frontage.

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

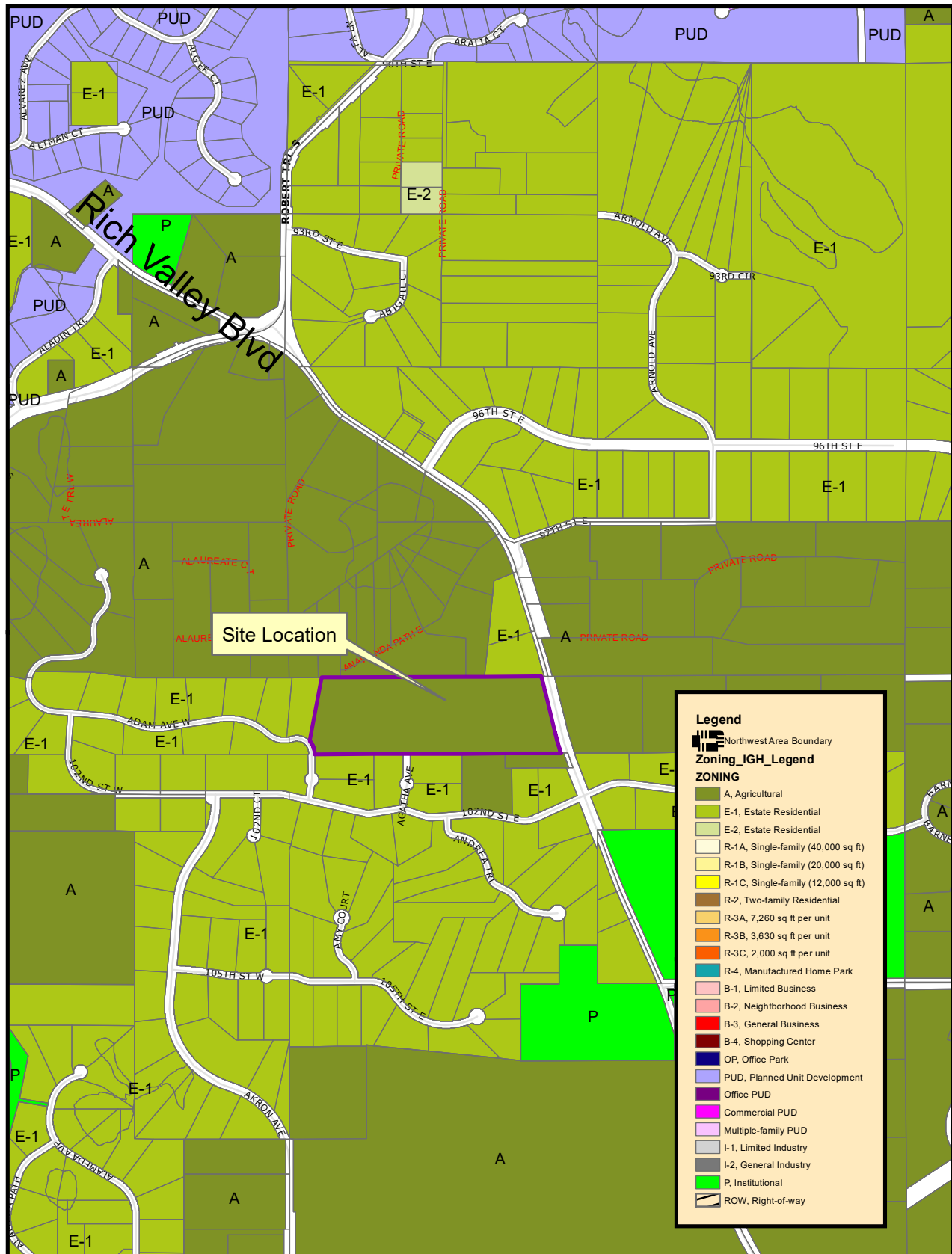
Based on the information in the preceding report and the conditions and rationale listed in Alternative A, staff recommends approval of the Preliminary Plat and Variances as presented.

ATTACHMENTS

1. 1. Location-Zoning Map
2. 2. Narrative
3. 3. Plat



10093 Rich Valley Blvd Case No. 23-12SV



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED 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.

Map produced by the City of Inver Grove Heights GIS Dept.
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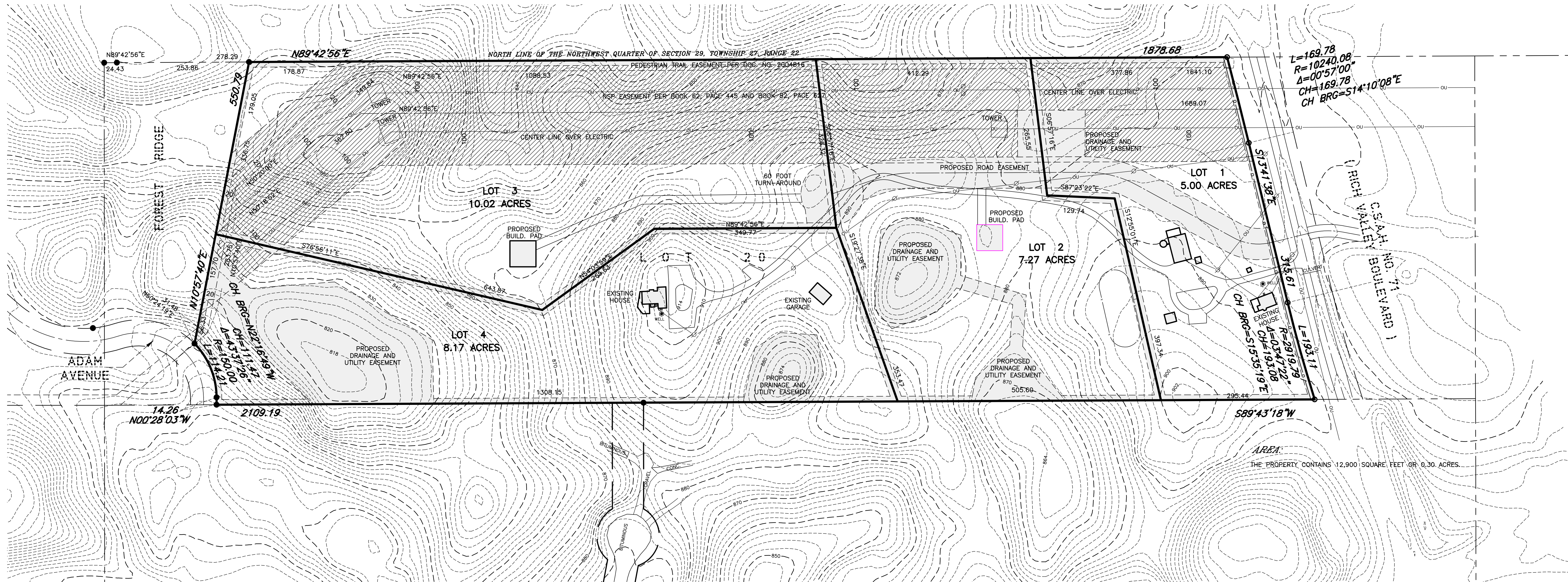
Exhibit A
Zoning and Location Map

Map not to scale

Written Description of Division

The proposal is to divide 10093 Rich Valley Blvd which is currently 30.46 acres into 4 single family agricultural zone subdivision. Lot one at 5.0 acres, Lot 2 at 7.27 Acres, Lot 3 at 10.02 Acres, and Lot 4 at 6.17 acres. This will include a new private driveway added to the north of the existing access and will remove the existing access point where all lots feed off the new private drive. With all lots feeding off this Private drive we are also requesting a variance for this. Currently the city holds a pedestrian trail easement through the NSP easement Per Doc No 2004816 and we are requesting city the city abandon this easement for a walking path as it appears there is an already planned trail on Cliff Road.

PRELIMINARY PLAT OF RICH VALLEY RANCH



LOT 1 CONTAINS 217,800 SQUARE FEET OR 5.00 ACRES
LOT 2 CONTAINS 329,749 SQUARE FEET OR 7.27 ACRES
LOT 3 CONTAINS 436,471 SQUARE FEET OR 10.02 ACRES
LOT 4 CONTAINS 342,817 SQUARE FEET OR 8.17 ACRES

GROSS AREA CONTAINS 30.46 ACRES

LEGAL DESCRIPTION:

LOT 20, BLOCK 2, FOREST RIDGE ACCORDING TO THE PLAT ON FILE
AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, DAKOTA
COUNTY, MINNESOTA.

AREA:

THE PROPERTY CONTAINS 1,327,036 SQUARE FEET OR 30.46 ACRES

CERTIFICATION:

I HEREBY CERTIFY THAT THIS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY OF THE ABOVE REAL PROPERTY AND THAT THIS SURVEY WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY
LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNED THE 29TH DAY OF APRIL, 2022.

Dennis M. Honsa

DENNIS M. HONSA
MINNESOTA LICENSE NO. 22440
FOR: HONSA SURVEYING

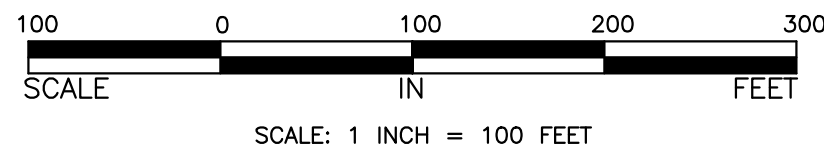
REVISED: JULY 11, 2022 MISC.
MARCH 15, 2023 MISC.



JOB NO: STAPLES 2022 001

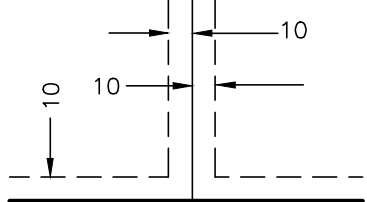
HONSA SURVEYING

1592 PACIFIC AVENUE, EAGAN, MN (651) 492-6725



DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:

(NOT TO SCALE)



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE
INDICATED, ADJOINING LOT LINES AND ADJOINING
STREET LINES, AS SHOWN ON PLAT

LEGEND

- DENOTES 3/4 INCH BY 18 INCH IRON PIPE MONUMENT SET
AND MARKED BY LICENSE NUMBER 22440.
- DENOTES 3/4 INCH IRON PIPE MONUMENT FOUND. (IF
MONUMENT HAS AN IDENTIFYING LICENSE NUMBER, THAT
IDENTIFYING LICENSE NUMBER IS SHOWN ADJOINING THE
SYMBOL).
- DENOTES RIGHT OF ACCESS DEDICATED TO DAKOTA COUNTY.

THE NORTH LINE OF THE NORTHWEST QUARTER OF
SECTION 29, TOWNSHIP 27, RANGE 22, IS ASSUMED
TO HAVE A BEARING OF NORTH 89 DEGREES 52
MINUTES 46 SECONDS EAST BASED ON N.A.D. 1983,
2011 ADJUSTMENT.

ALTERATIONS TO THIS DRAWING ARE PROHIBITED WITHOUT THE EXPRESS
WRITTEN PERMISSION OF HONSA SURVEYING COPY RIGHT 2022, HONSA
SURVEYING

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND
INFORMATION AVAILABLE FROM ASBUILT DRAWINGS. THE SURVEYOR MAKES NO
GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH
UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR
FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN
THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE
LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE
SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.



Planning Commission Report

MEETING DATE:	April 18, 2023
CASE NO:	23-13SPUD
APPLICANT:	IGH Partners, LLC
PROPERTY OWNER:	Same as Applicant
REQUEST:	Final Plat and Final Planned Unit Development Plan
LOCATION:	Diffley Court and Highway 3
COMPREHENSIVE PLAN:	Mixed Use
ZONING:	Planned Unit Development
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

Final Plat and Final Development Plan for the plat of Robert Curve 4th Addition. The project will consist of a single 190-unit apartment building and 54 townhome units.

BACKGROUND

Applicant has submitted the Final Plat and Final Development Plan for the plat of Robert Curve 4th Addition. The project will consist of a single 190 unit apartment building and 54 townhome units.

The City Council approved the Preliminary Plat and Development Plans on December 12, 2022, with 12 conditions.

EVALUATION OF REQUEST

The final plan review is limited to a review of the plans against the Preliminary Plat conditions of approval for compliance. The review will address each of the 12 conditions. A copy of the Resolution approving the preliminary plans is attached.

Condition #1 Relating to Consistency with Preliminary Plans. The submitted final plans are consistent with the preliminary plans approved by City Council.

Condition #2 Relating to Identifying Flexibility Approved with the PUD. The conditions of approval list the specific flexibility standards that were approved for the plans when the Preliminary Plat was approved. The final plan set submitted is consistent with the standards.

Condition #3 Relating to Approval of the Final Grading, Drainage and Erosion Control Plans. Engineering is reviewing revised plans and noting that their comments are being addressed in the plans and are in conformance with standards. The City Engineer will sign off on the plans prior to City Council review.

Condition #4 Relating to Comments from MnDOT. MnDOT sent a comment letter on the preliminary plans on November 2, 2022. The city responded with a joint response letter with both city and developer comments on February 23, 2023. MnDOT has not responded to the comments in the city letter. The plans must be approved by MnDOT prior to City Council taking action on the plans. This condition will be satisfied before City Council action.

Condition #5 Relating to Drainage and Utility Easements on the Final Plat. Engineering is conducting a final review of the plans and will be checking to make sure any easements are shown on the plat drawing prior to City Council action.

Condition #6 Relating to Park Dedication. Park Dedication due is based on the conditions of the joint powers agreement between Inver Grove Heights and Eagan. Park fees are collected at the time of plat release.

Condition #7 Relating to Plans Reviewed by the Fire Marshall. The Fire Marshall is currently reviewing the final plan set. If there are any comments, they will be incorporated into the plans prior to City Council action.

Condition #8 Relating to Maintenance of Permanent Open Space. The homeowner's association will be responsible for the maintenance of the open space. An Open Space Easement Agreement will be prepared and will be approved with the final plat. The City Attorney will review the homeowner's association documents to make sure they address this condition.

Condition # 9 Relating to Acknowledgement of PUD Zoning. This condition was drafted by the City Attorney to indicate an acknowledgement will be recorded with the County for each development indicating the zoning and regulations placed on the property. It puts on record for any future landowners that there are special regulations on the property.

Condition #10 Relating to Entering into a Development Contract. This process has begun. A Development Contract will be drafted and reviewed by the City Council during their review of the final plan set.

Condition #11 Relating to Plans Subject to the Conditions of the Eagan/Inver Grove Heights Joint Powers Agreement (JPA). Eagan has reviewed the plans and provided comments on the utility and park dedication fees that are required. These fees are collected by Inver Grove Heights and sent to Eagan. The plans address Eagan's comments and the Development Contract identifies the fee requirements based on the JPA.

Condition #12 Relating to a Parking Analysis being Submitted by the Applicant. The applicant hired a Traffic Consultant to conduct a parking demand analysis for the project. The applicant was proposing a reduced total parking amount for the project. Based on the analysis by the Traffic Consultant, the parking demand that was generated based on parking generation standards would assume a smaller number of spaces required than what is proposed. Based on this information, staff feels this condition is satisfied and the 383 parking spaces proposed are adequate for the project.

ALTERNATIVES

A. Approval. Approval of the Final PUD Development Plans for Robert Curve 4th Addition subject to the following conditions:

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

Final Plat of Robert Curve 4th Addition

Site Plan (2 sheets) dated 4/10/23

Landscape Plan (6 sheets) dated 4/10/23

Grading & Erosion Control Plan (2 sheets) dated 4/10/23

Sanitary and Watermain Plan (2 sheets) dated 4/10/23

Storm Sewer Plan (3 sheets) dated 4/10/23

**The final list of approved plans and date of plans shall be identified in the Development Contract.*

2. Prior to any work commencing on the site, the developer shall enter into a Development Contract with the City. The Development Contract will address all other preliminary conditions of approval relating to other agreements required, park dedication, and other pertinent specific performance standards for this PUD.

3. The PUD shall be approved with the following specific standards:

- a. Structure setbacks allowed for buildings along Street C and D as shown on the Preliminary Site Plan.
- b. Reduced parking for the apartment building to allow 383 spaces.
- c. Impervious surface to be 44%.
- d. Density for Lot 1 to be determined by the comprehensive plan land use category, which would allow 190 units with a proposed density of 24.5 units/acre.
- e. Building height for the apartment building to be 50 feet.

B. Denial. If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

Based on this review, the Planning Division and Engineering recommends Approval of the Final Plat and PUD Development Plans for Robert Curve 4th Addition subject to the conditions stated above.

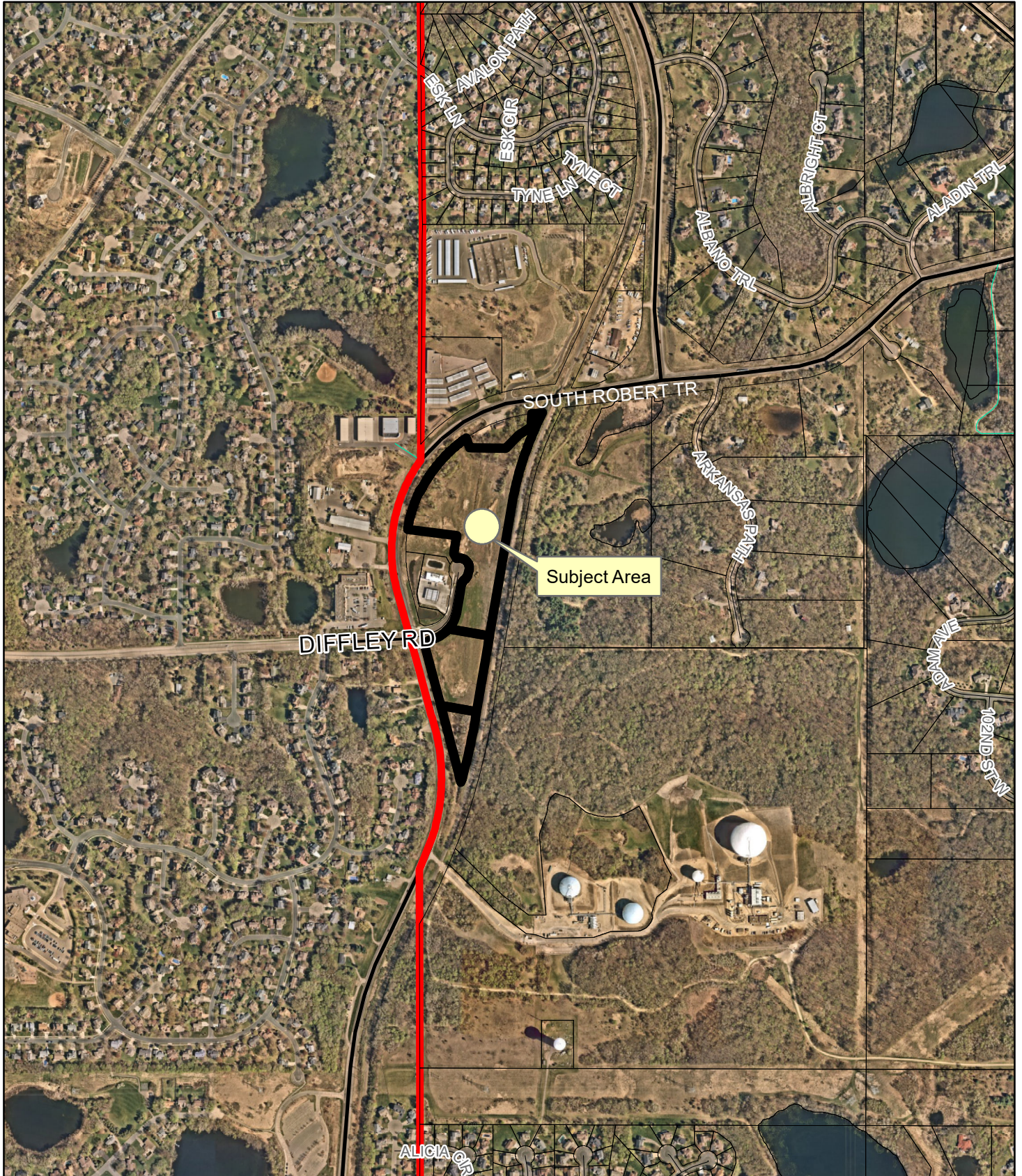
ATTACHMENTS

1. Site Location Map
2. Resolution 2022-290 Approving a Preliminary Plat and Preliminary PUD Development Plan for Robert Curve 4th Addition
3. Narrative
4. Final Plat of Robert Curve 4th Addition
5. Site Plan (2 Sheets)
6. Landscape Plan (6 Sheets)
7. Grading & Erosion Control Plan (2 Sheets)
8. Storm Sewer Plans (3 Sheets)



Location Map

Case No. 23-13SPUD



**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 2022-290

**A RESOLUTION APPROVING A PRELIMINARY PLAT AND PRELIMINARY PUD
DEVELOPMENT PLAN CONSISTING OF A 190 UNIT APARTMENT BUILDING AND 54
TOWNHOME UNITS, FOR THE PLAT AND PLANNED DEVELOPMENT TO BE KNOWN AS
ROBERT CURVE FOURTH ADDITION**

CASE NO. 22-40SV

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

Lot 1, Block 1, and Outlot A, Robert Curve Third Addition and Outlot A, Robert Curve, as described on the recorded plats, Dakota County, Minnesota

WHEREAS, a public hearing concerning the preliminary plat and preliminary PUD development plan was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on October 18, 2022;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS that, the Preliminary Plat and Preliminary PUD development plan for the planned development of Robert Curve Fourth Addition is hereby approved subject to the following conditions:

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

Preliminary Plat	9/23/22
Preliminary Site Plan	9/32/22
Preliminary Open Area Exhibit	9/23/22
Preliminary Grading & Erosion Control Plan	9/23/22
Preliminary Landscape Plan	9/23/22
Building Elevations	

***The final list of approved plans and date of plans shall be identified in the development contract.**

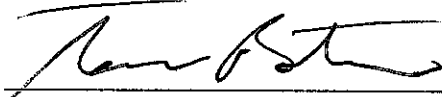
2. The PUD shall be approved with the following specific standards:
 - a. Structure setbacks allowed for buildings along Street C and D as shown on the Preliminary Site Plan.
 - b. Reduced parking for the apartment building to allow 383 spaces.
 - c. Impervious surface to be 44%.
 - d. Density for Lot 1 to be determined by the comp plan land use category which would allow 190 units with a proposed density of 24.5 units/acre.
 - e. Building height for the apartment building to be 50 feet.
3. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
4. Plat and plans are subject to the comments and recommendations in the MnDOT review letter of November 2, 2022.
5. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
6. Park dedication shall consist of a cash contribution equaling the higher amount of either Eagan or Inver Grove Heights fees for multiple family development.
7. All plans shall be subject to the review and approval of the Fire Marshal.
8. The developer shall be responsible to insure the open space as shown on the Open Area Exhibit remains in open space and is controlled by an association. An agreement suitable to the city shall be filed by the owner to assure the continued operation and maintenance of the open space areas and amenities.
9. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
10. The Developer and Owner shall enter into a development contract and storm water maintenance agreement with the City. The form of Development Contract shall substantially comply with the model development contract, which is part of the Administrative Code, considering the requirements of the Planned Unit Development plans.
11. The approved plans shall be subject to the conditions of the Inver Grove Heights/Eagan joint powers agreement relating to park dedication and utility payments.

12. Developer shall provide a parking analysis completed by a qualified third party to the City showing that the proposed 383 parking spots for the apartment building is sufficient to meet the parking needs of tenants and their guests, in the sole determination of the City, prior to approval of final PUD. In the event Developer fails to provide the required parking analysis or the analysis does not demonstrate, in the sole determination of the City, that the proposed 383 parking spots for apartment building residents and guests is sufficient, then the final PUD plan shall be revised to include parking in an amount sufficient, in the reasonable determination of the City, to serve the residents and guests of the apartment building.

Passed this 12th day of December, 2022.

AYES: 5

NAYS: 0


Tom Bartholomew, Mayor

ATTEST

Rebecca Kiernan, City Clerk



1200 25th Avenue South • St. Cloud, MN 56301
Phone: 320.258.4438 • 320.252.3603

March 20, 2023

Mr. Allan Hunting, City Planner
Members of the City Staff Development Team
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

**RE: DIFFLEY COURT/ROBERT CURVE DEVELOPMENT—
FINAL PLAT/PUD REVIEW**

Mr. Hunting and Members of the City Staff Development Team,

Trident Development, LLC is pleased to present this request for Final Plat and Final Planned Urban Development (PUD) for a proposed apartment and townhome development located near the intersection of State Highway No. 3 (South Robert Trail) and Diffley Road (CSAH 30) in Inver Grove Heights, Minnesota.

PROJECT OVERVIEW:

The proposed improvements consist of 190 apartment units contained in one, wood-framed, 4-story building over a concrete, underground parking garage offering 166 parking stalls. The underground parking garage contains three stairwells, parking stalls, utility rooms, storage lockers, maintenance office, dog wash area, elevator lobbies, storage room and a trash room. An additional twenty-seven (27) garage stalls are provided on the apartment first floor (at grade). The first floor will contain a two-story atrium lobby area, fitness room, yoga studio, a golf simulator room, resident lounge area, restrooms, leasing office, package room and manager's office with work room. The remaining area of the first floor consists of apartment units, utility rooms and elevator lobbies. The second and fourth floors generally contain the apartment units, stairwells, storage areas and elevator lobbies. The third floor is where the community room, rooftop patio area, game room, restrooms and conference room are found, together with elevator lobbies, stairwells and the apartment units.

Exterior building materials proposed for the apartment building and townhomes include a complimentary blend of cultured stone, LP Smartside lap and board/baton siding. In addition, the architectural design will implement a variation of vertical plane (bump-outs) providing visual interest. A variety of complimentary exterior material colors are proposed to create visual appeal and soften the mass of the building size. The roof systems at the apartment building and townhomes are designed as 4:12 pitched roofs utilizing lifetime quality asphalt shingles and incorporating dormers and architectural parapets. Each apartment and townhome unit will be provided with private patio/balcony.

The townhome complex will include construction of ten townhome buildings containing four to six units per building for a total of 54 units. Each townhome unit is designed with an attached two car garage, mechanical room, living room, kitchen and bathroom on the main level. The second level floor plans offer two and three bedroom lay-outs, with closets, washer/dryer and a bathroom.

The apartment building boasts of an amenity-rich environment featuring a pickle ball court, children's playground area, pool with covered patio area, barbeque area, putting green with bocce ball and landscaped areas. For residents with pets a fenced-in dog park is included within the current plans. Walking paths will be provided within the apartment and townhome sites as well.

This development is designed to be a cohesive rental community packed with attractive on-site amenities and generous landscaping features. This will be a market-rate development with no programmed income-restricted units.

The gross total size of the development area is 15.56-acres; which currently contains three (3) individual parcels. IGH Partners, LLC currently owns the Site.

Trident Development, LLC will be the project manager, developer, and partial new owner. Trident has a long history of successfully developing, owning, and operating multi-family living projects. Because Trident is an owner of all its projects, additional care is given to the design/ quality of the building, how it will last the test-of-time, how the project fits within the community, and how well it will serve the needs of residents.

REQUEST:

IGH Partners, LLC is seeking City Staff review of the Final Plat and PUD application and associated documents.

PROVIDED TO CITY

- Completed Planning Application Form
- Documents and plans related to the Final Plat and Final PUD applications.
- Check in amount of \$14,304 for said applications.

On behalf of our team, we are excited to partner with the City of Inver Grove Heights to bring a high-quality mixed residential development to the community.

Respectfully,

Andy Brummer

Andrew J. Brummer

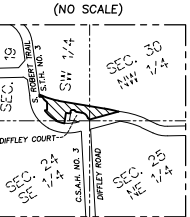
Trident Development, LLC

(320) 293-4200, andyb@tridentdevelopmentmn.com

1200 25th Avenue South, St. Cloud, MN 56301

ROBERT CURVE FOURTH ADDITION

VICINITY MAP



City of Inver Grove Heights,
Dakota County, MN
Sections 19 and 30, Township 27N, Range
22W, and Section 24, Township 27N,
Range 23W

KNOW ALL BY THESE PRESENTS: That IGH Partners, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot A, ROBERT CURVE THIRD ADDITION, according to the recorded plat thereof, Dakota County, Minnesota
AND
Lot 1, Block 1, ROBERT CURVE, according to the recorded plat thereof, Dakota County, Minnesota
AND
Outlot A, ROBERT CURVE, according to the recorded plat thereof, Dakota County, Minnesota

Has caused the same to be surveyed and platted as ROBERT CURVE FOURTH ADDITION and does hereby dedicate to the public for public use forever the drainage and utility easements as created by this plat.

In witness whereof said IGH Partners, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____

Signed: IGH PARTNERS, LLC

Scott O'Brien, President

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by Scott O'Brien, President of IGH Partners, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

Signature

Printed

Notary Public, _____

My commission expires _____

I, Thomas R. Balluff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____

Thomas R. Balluff, Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before this ____ day of _____, 20____ by Thomas R. Balluff, Land Surveyor, Minnesota License No. 40361.

Signature

Printed

Notary Public, _____

My commission expires _____

CITY PLANNING COMMISSION, CITY OF INVER GROVE HEIGHTS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Be it known that at a meeting held this ____ day of _____, 20____, the Planning Commission of the City of Inver Grove Heights, Minnesota, did hereby review and approve this plat of ROBERT CURVE FOURTH ADDITION.

By: _____ Chairman

By: _____ Secretary

CITY COUNCIL, CITY OF INVER GROVE HEIGHTS, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat of ROBERT CURVE FOURTH ADDITION was approved by the City Council of the Inver Grove Heights, Minnesota, at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor

By: _____ Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____

By: _____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

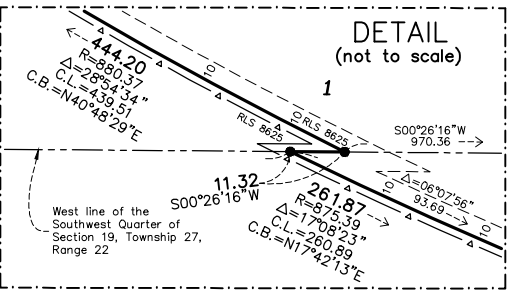
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____

By: _____
Amy A. Koethe
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of ROBERT CURVE FOURTH ADDITION was filed in the Office of the County Recorder for public record this ____ day of _____, 20____, at ____ o'clock ____M., and was duly filed in Book ____ of plats, Page ____ as Document Number _____

By: _____
Amy A. Koethe, County Recorder

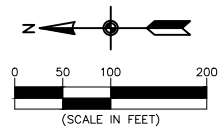


- Bearings are based on the West line of the Southwest Quarter of Section 19, Township 27, Range 22, which is assumed to have a bearing of South 00°26'16" West
- Denotes found Dakota County Section Corner Monument
 - PK● Denotes set PK Nail with washer, marked with license number 40361
 - Denotes found iron monument, as noted.
 - Denotes 5/8 inch by 14 inch Rebar, set or to be set in accordance with MS 505.021, Subd. 10, and marked with license number 40361
 - Denotes right of access per the plat of ROBERT CURVE, also right of vehicular access, including ingress and egress, to and from Diffley Court per Doc. No. 3230936
 - △— Denotes rights of vehicular access, including ingress and egress to and from South Robert Trail (Trunk Highway 3) per Doc. No. 3230934

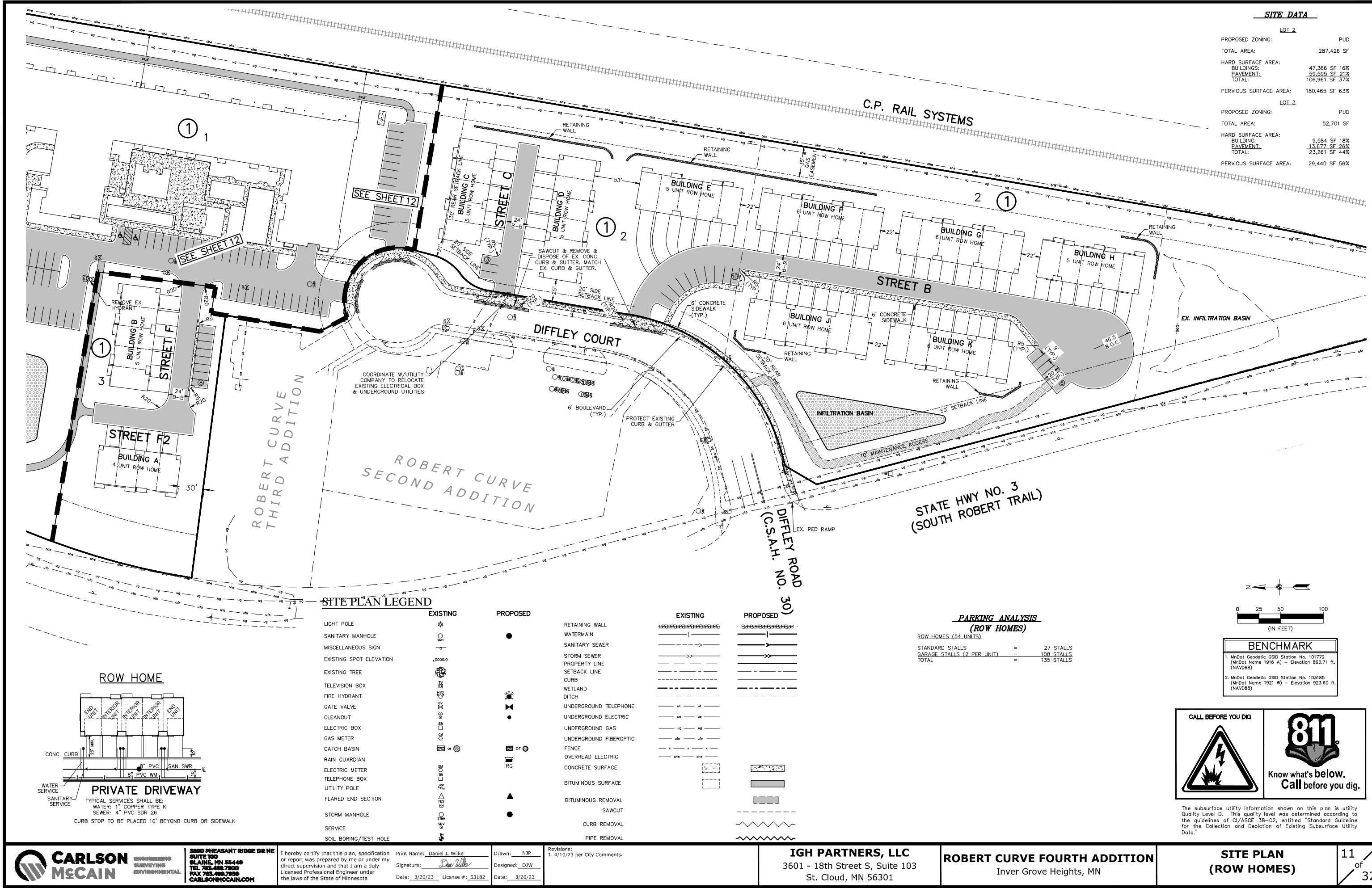
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 10 feet in width and adjoining right of way lines and exterior plat boundary lines unless otherwise shown on this plat.



CARLSON MCCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL

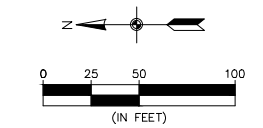


SITE DATA			
LOT 2			
PROPOSED ZONING:	PUD		
TOTAL AREA:	287,426 SF		
HARD SURFACE AREA:			
BUILDINGS:	47,366 SF 16%		
PAVEMENT:	59,595 SF 21%		
TOTAL:	106,961 SF 37%		
PERVIOUS SURFACE AREA:	180,465 SF 63%		
LOT 3			
PROPOSED ZONING:	PUD		
TOTAL AREA:	52,701 SF		
HARD SURFACE AREA:			
BUILDING:	9,584 SF 18%		
PAVEMENT:	13,677 SF 26%		
TOTAL:	23,261 SF 44%		
PERVIOUS SURFACE AREA:	29,440 SF 56%		

SITE PLAN LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
RETAINING WALL	RETAINING WALL	RETAINING WALL	RETAINING WALL
WATERMAIN	WATERMAIN	WATERMAIN	WATERMAIN
SANITARY SEWER	SANITARY SEWER	SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER	STORM SEWER	STORM SEWER
PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE
SETBACK LINE	SETBACK LINE	SETBACK LINE	SETBACK LINE
CURB	CURB	CURB	CURB
WETLAND	WETLAND	WETLAND	WETLAND
DITCH	DITCH	DITCH	DITCH
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND GAS	UNDERGROUND GAS	UNDERGROUND GAS	UNDERGROUND GAS
UNDERGROUND FIBEROPTIC	UNDERGROUND FIBEROPTIC	UNDERGROUND FIBEROPTIC	UNDERGROUND FIBEROPTIC
FENCE	FENCE	FENCE	FENCE
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC	OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
CONCRETE SURFACE	CONCRETE SURFACE	CONCRETE SURFACE	CONCRETE SURFACE
BITUMINOUS SURFACE	BITUMINOUS SURFACE	BITUMINOUS SURFACE	BITUMINOUS SURFACE
BITUMINOUS REMOVAL	BITUMINOUS REMOVAL	BITUMINOUS REMOVAL	BITUMINOUS REMOVAL
SAWCUT	SAWCUT	SAWCUT	SAWCUT
CURB REMOVAL	CURB REMOVAL	CURB REMOVAL	CURB REMOVAL
PIPE REMOVAL	PIPE REMOVAL	PIPE REMOVAL	PIPE REMOVAL

PARKING ANALYSIS (ROW HOMES)	
ROW HOMES (54 UNITS)	
STANDARD STALLS	= 27 STALLS
GARAGE STALLS (2 PER UNIT)	= 108 STALLS
TOTAL	= 135 STALLS



BENCHMARK	
1. MnDot Geodetic GSID Station No. 101772 (MnDot Name 1916 A) - Elevation 863.71 ft. (NAVD88)	
2. MnDot Geodetic GSID Station No. 103185 (MnDot Name 1921 W) - Elevation 923.60 ft. (NAVD88)	

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

SITE PLAN KEYNOTES

1. LANDSCAPE AREA. SEE LANDSCAPE PLAN.
2. 4" CONCRETE WALK.
3. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
4. PEDESTRIAN CURB RAMP.
5. LIGHT POLE & BASE (TBD).
6. MONUMENT SIGN (PER ARCHITECTURAL PLAN). PROVIDE ELECTRIC TO SIGN (TBD).
7. ELECTRIC TRANSFORMER PAD (TBD).
8. 3' BLACK CHAIN-LINK FENCE.
9. FENCE VESTIBULE W/TWO GATES.
10. 6" CONCRETE FILLED PIPE BOLLARD.
11. 6' VINYL PRIVACY FENCE.
12. CHAIN-LINK FENCE GATE.
13. POOL (PER ARCHITECTURAL PLANS).
14. BOCCIE COURT/PUTTING GREEN.
15. PICKLE BALL COURT (SURFACE PER ARCHITECTURAL PLANS).
16. PLAYGROUND (PER ARCHITECTURAL PLANS).
17. POOL HOUSE (PER ARCHITECTURAL PLANS).
18. BBQ AREA (PER ARCHITECTURAL PLANS).
19. 6' CHAIN-LINK FENCE.

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
3. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
4. TYPICAL PARKING STALLS ARE 9' X 20'.
5. TYPICAL DRIVE LANES ARE 24'.
6. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
8. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
 CONTROL JOINT MAX. SPACING: WALKS-8" O.C.
 ALL OTHERS-10" O.C.
 SAW CUT CONTROL JOINTS MINIMUM 1/2" CONCRETE THICKNESS.
 EXPANSION JOINTS MAX. SPACING: WALKS-24" O.C.
 *ALL OTHERS-40" O.C.

SITE DATA LOT 1

PROPOSED ZONING:	PUD
TOTAL AREA:	337,435 SF
HARD SURFACE AREA:	
BUILDING:	60,107 SF 18%
PAVEMENT:	110,105 SF 32%
TOTAL:	170,212 SF 50%
PERVIOUS SURFACE AREA:	167,223 SF 50%

PARKING ANALYSIS (APARTMENT)

PARKING PROVIDED APARTMENT PARKING LOT	
STANDARD STALLS	= 186 STALLS
HANDICAP STALLS	= 4 STALLS
TOTAL	= 190 STALLS

*** PARKING PROVIDED IN APARTMENT BUILDING**

190 UNIT APARTMENT	
STANDARD STALLS	= 187 STALLS
HANDICAP STALLS	= 6 STALLS
TOTAL	= 193 STALLS

*** SEE ARCHITECTURE PLANS**

*AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.

DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.



3800 PHEASANT RIDGE DRIVE
SUITE 100
BLAINE, MN 55448
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Daniel J. Wilke
Signature: *Dan Wilke*
Date: 3/20/23 License #: 53182

Drawn: NJP
Designed: DJW
Date: 3/20/23

Revisions:
1. 4/10/23 per City Comments.

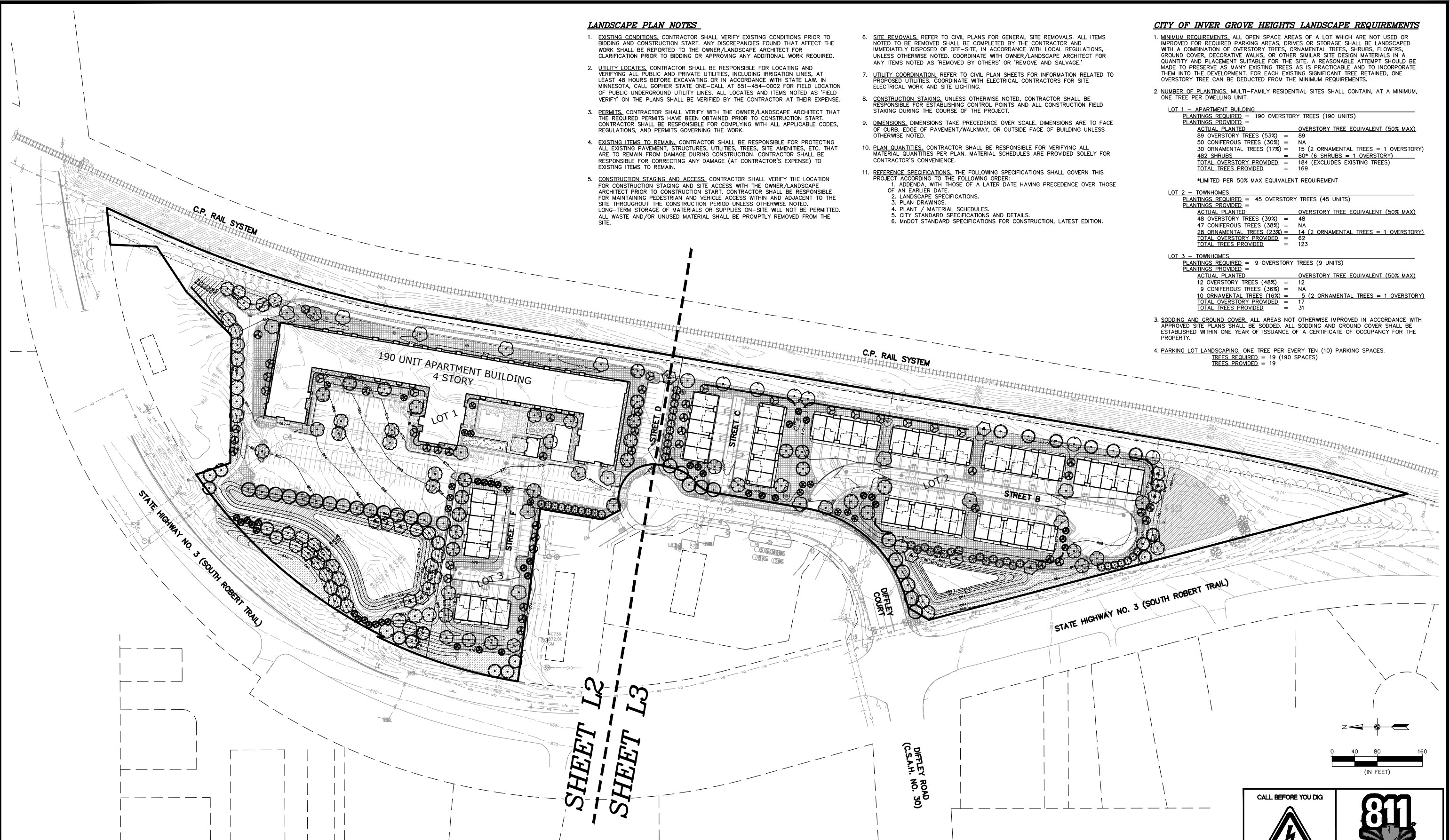
IGH PARTNERS, LLC
3601 - 18th Street S, Suite 103
St. Cloud, MN 56301

ROBERT CURVE FOURTH ADDITION
Inver Grove Heights, MN

SITE PLAN
(APARTMENT LOT)

12 of 32

#9823



LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS.** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES.** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS.** CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN.** CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS.** CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS.** REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
- UTILITY COORDINATION.** REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING.** UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS.** DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS.** THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

CITY OF INVER GROVE HEIGHTS LANDSCAPE REQUIREMENTS

- MINIMUM REQUIREMENTS.** ALL OPEN SPACE AREAS OF A LOT WHICH ARE NOT USED OR IMPROVED FOR REQUIRED PARKING AREAS, DRIVES OR STORAGE SHALL BE LANDSCAPED WITH A COMBINATION OF OVERSTORY TREES, ORNAMENTAL TREES, SHRUBS, FLOWERS, GROUND COVER, DECORATIVE WALKS, OR OTHER SIMILAR SITE DESIGN MATERIALS IN A QUANTITY AND PLACEMENT SUITABLE FOR THE SITE. A REASONABLE ATTEMPT SHOULD BE MADE TO PRESERVE AS MANY EXISTING TREES AS IS PRACTICABLE AND TO INCORPORATE THEM INTO THE DEVELOPMENT. FOR EACH EXISTING SIGNIFICANT TREE RETAINED, ONE OVERSTORY TREE CAN BE DEDUCTED FROM THE MINIMUM REQUIREMENTS.
- NUMBER OF PLANTINGS.** MULTI-FAMILY RESIDENTIAL SITES SHALL CONTAIN, AT A MINIMUM, ONE TREE PER DWELLING UNIT.

LOT 1 - APARTMENT BUILDING

PLANTINGS REQUIRED =	190 OVERSTORY TREES (190 UNITS)
PLANTINGS PROVIDED =	
ACTUAL PLANTED	OVERSTORY TREE EQUIVALENT (50% MAX)
89 OVERSTORY TREES (53%)	= 89
50 CONIFEROUS TREES (30%)	= NA
30 ORNAMENTAL TREES (17%)	= 15 (2 ORNAMENTAL TREES = 1 OVERSTORY)
482 SHRUBS	= 80* (6 SHRUBS = 1 OVERSTORY)
TOTAL OVERSTORY PROVIDED	= 184 (EXCLUDES EXISTING TREES)
TOTAL TREES PROVIDED	= 169

*LIMITED PER 50% MAX EQUIVALENT REQUIREMENT

LOT 2 - TOWNHOMES

PLANTINGS REQUIRED =	45 OVERSTORY TREES (45 UNITS)
PLANTINGS PROVIDED =	
ACTUAL PLANTED	OVERSTORY TREE EQUIVALENT (50% MAX)
48 OVERSTORY TREES (39%)	= 48
47 CONIFEROUS TREES (38%)	= NA
28 ORNAMENTAL TREES (23%)	= 14 (2 ORNAMENTAL TREES = 1 OVERSTORY)
TOTAL OVERSTORY PROVIDED	= 62
TOTAL TREES PROVIDED	= 123

LOT 3 - TOWNHOMES

PLANTINGS REQUIRED =	9 OVERSTORY TREES (9 UNITS)
PLANTINGS PROVIDED =	
ACTUAL PLANTED	OVERSTORY TREE EQUIVALENT (50% MAX)
12 OVERSTORY TREES (48%)	= 12
9 CONIFEROUS TREES (36%)	= NA
10 ORNAMENTAL TREES (16%)	= 5 (2 ORNAMENTAL TREES = 1 OVERSTORY)
TOTAL OVERSTORY PROVIDED	= 17
TOTAL TREES PROVIDED	= 31

- SODDING AND GROUND COVER.** ALL AREAS NOT OTHERWISE IMPROVED IN ACCORDANCE WITH APPROVED SITE PLANS SHALL BE SODDED. ALL SODDING AND GROUND COVER SHALL BE ESTABLISHED WITHIN ONE YEAR OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROPERTY.

- PARKING LOT LANDSCAPING.** ONE TREE PER EVERY TEN (10) PARKING SPACES.
TREES REQUIRED = 19 (190 SPACES)
TREES PROVIDED = 19

1 OVERALL LANDSCAPE PLAN
L1



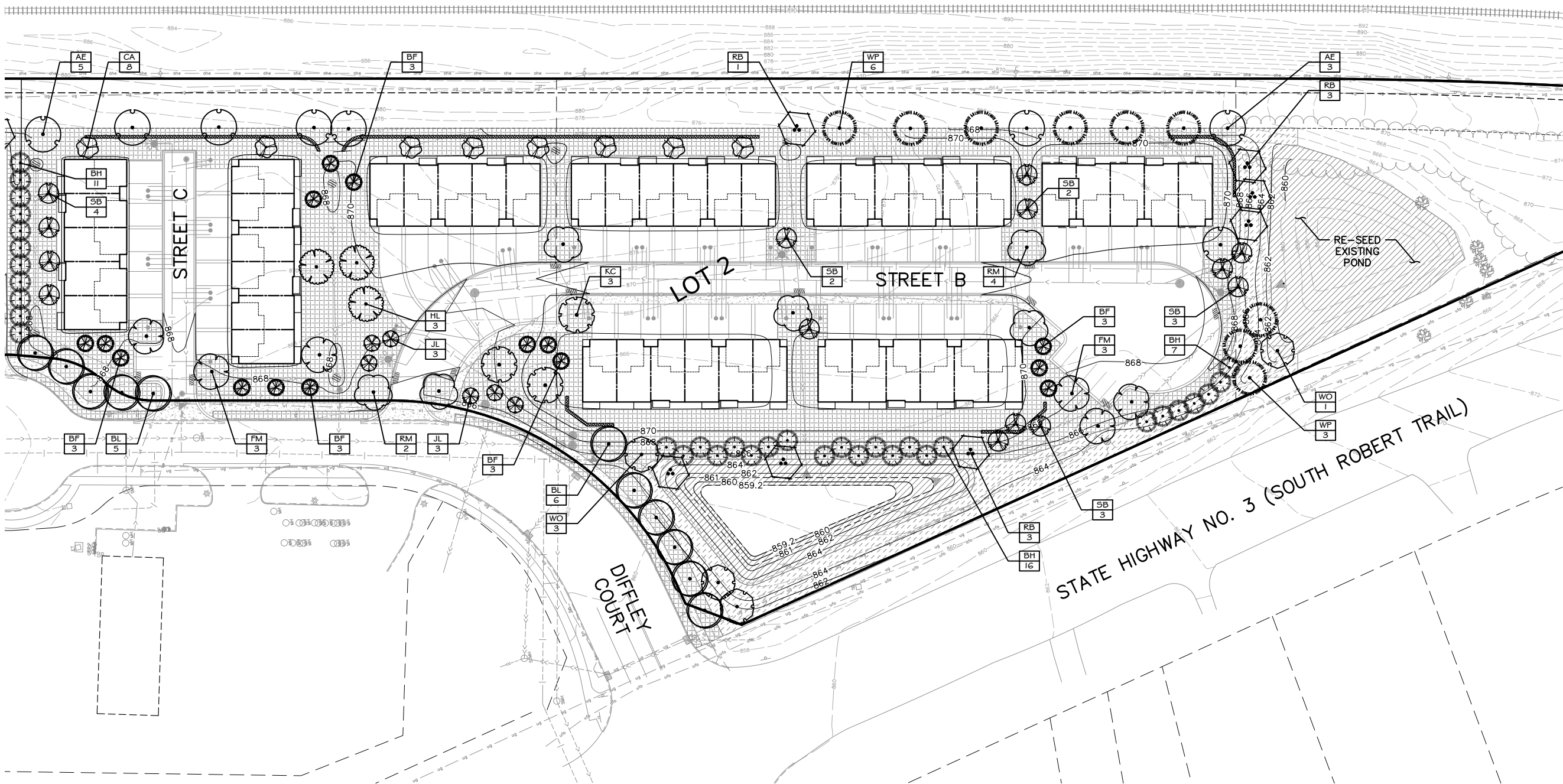
(A) NOT TO SCALE

-
- Diagram illustrating the STAKING DIAGRAM for a tree. The diagram shows a cross-section of a tree trunk with a stake and a diagram of the stake layout.
- STAKING DIAGRAM**
- COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY LINES AND STAKES
 - GUY WIRE WITH WEBBING FLAGGING- ONE PER WIRE
 - 4"-6" SHREDDED BARK MULCH
 - EXISTING GRADE
 - MINIMUM 1/2 WIDTH OF ROOT BALL
 - PLANTING SOIL MIXTURE (SEE SPEC)
 - UNDISTURBED OR STABILIZED SUBSOIL

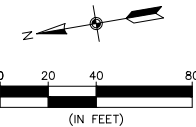
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C.P. RAIL SYSTEM



1 LANDSCAPE PLAN - LOT 2
L3



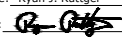


**CARLSON
McCain**

ENGINEERING
SURVEYING
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3000 PHEASANT RIDGE DRIVE
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Rutger
Signature: 
Date: 3/20/23 License #: 56346

Drawn: RJR
Designed: RJR
Date: 3/20/23

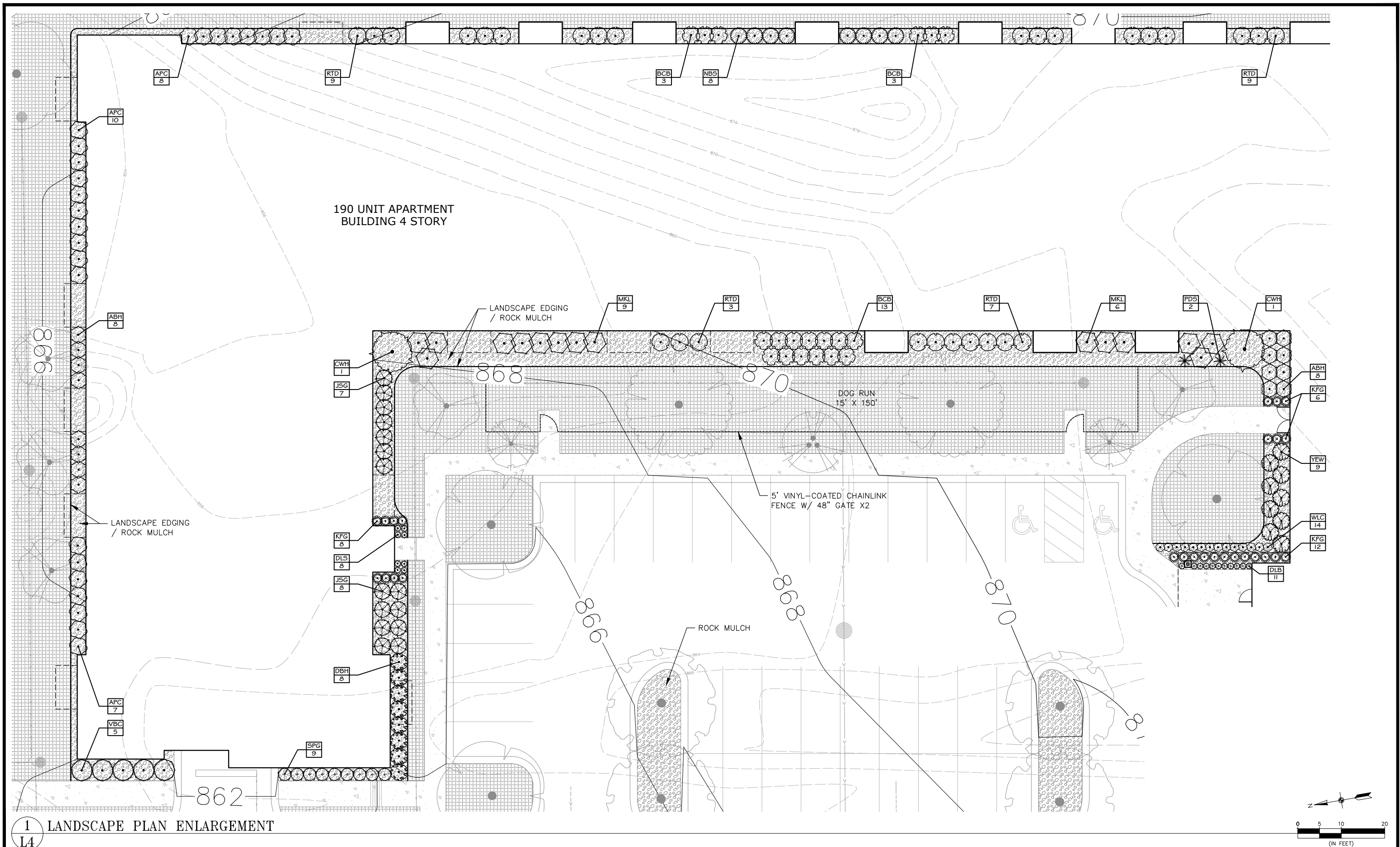
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IGH PARTNERS, LLC
3601 - 18th Street S, Suite 103
St. Cloud, MN 56301

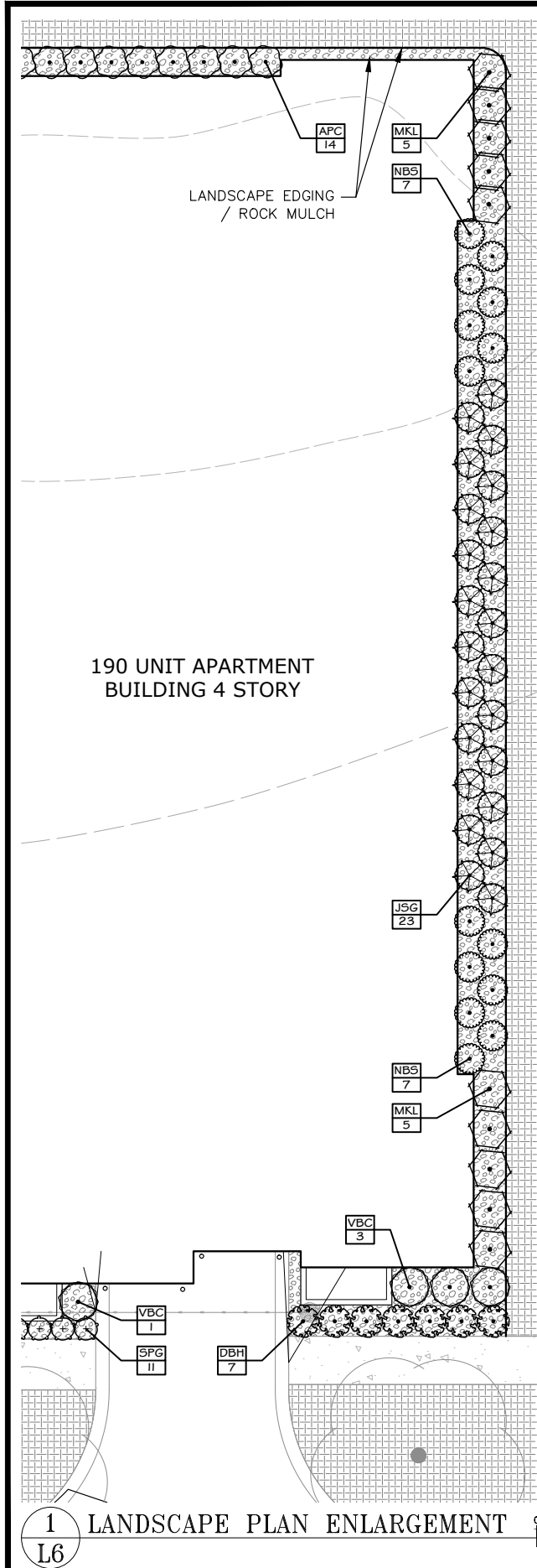
ROBERT CURVE FOURTH ADDITION
Inver Grove Heights, MN

LANDSCAPE PLAN

L3
of
6



1 LANDSCAPE PLAN ENLARGEMENT
L4



PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	18	Acer rubrum `Northwood`	Northwood Red Maple	2.5" Cal.	B&B
	FM	15	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	RB	14	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10` Ht.	B&B
	HL	15	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2.5" Cal.	B&B
	KC	12	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5" Cal.	B&B
	WO	26	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	BL	26	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
	AE	23	Ulmus americana `Jefferson`	Jefferson American Elm	2.5" Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	38	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	44	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	24	Pinus strobus	White Pine	6` Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	34	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, Red Fall Color, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	CA	18	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5" Cal.	B&B
	JL	16	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B

LANDSCAPE SPECIFICATIONS

- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERCTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.
- EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-RILLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
- CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
- PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
- MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3".
- WOOD MULCH.** SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
- IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BCB	44	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	#5 Cont.	
	SSC	19	Clethra alnifolia 'Hummingbird'	Summersweet	#5 Cont.	
	RTD	55	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	35	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	CWH	3	Hamamelis virginiana	Common Witch Hazel	#5 Cont.	
	ABH	32	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.	
	NBS	38	Physocarpus opulifolius 'Seward' TM	Summer Wine Seward Ninebark	#5 Cont.	
	LLA	14	Rhododendron x 'Lemon Lights'	Lemon Lights Azalea	#5 Cont.	
	APC	39	Ribes alpinum	Alpine Currant	#5 Cont.	
	SPG	20	Spiraea x bumalda 'Goldflame' Gold Foliage, Red Flowers	Goldflame Spirea	#5 Cont.	
	MKL	42	Syringa patula 'Miss Kim'	Miss Kim Lilac	#5 Cont.	
	VBC	23	Viburnum trilobum 'Bailey Compact' Red Fall Color	Bailey's Compact American Cranberry Bush	#5 Cont.	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	GVB	63	Buxus x 'Green Velvet'	Green Velvet Boxwood	#5 Cont.	
	JSG	40	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5 Cont.	
	YEW	15	Taxus x media 'Tauntonii'	Tauton Yew	#5 Cont.	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	KFG	78	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#5 Cont.	
	PDS	13	Sporobolus heterolepis	Prairie Dropseed	#5 Cont.	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	DLB	17	Hemerocallis x 'Baja' Red Flowers	Baja Daylily	#1 Cont.	
	DLS	27	Hemerocallis x 'Stella De Oro' Yellow / Gold Flowers	Stella De Oro Daylily	#1 Cont.	
	WLC	25	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	#1 Cont.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	EWFM	783 sf	Engineered Wood Fiber Mulch	Play Area Surfacing	12" Depth	
	PG	1,121 sf	Putting Green Refer to Architectural Specifications	Artificial Turf	---	
	ROCK	10,480 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	144,992 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	72,687 sf	Type I - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-221	seed	
	TII	32,237 sf	Type II - Wet Meadow Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 18.0 lb/ac	MnDOT Seed Mix 34-271	seed	

- MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDER AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDER AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

**CARLSON
McCain**

ENGINEERING
SURVEYING
ENVIRONMENTAL

3000 PHEASANT RIDGE DRIVE
SUITE 100
BLAINE, MN 55448
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CARLSONMCCAIN.COM

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger
Signature:
Date: 3/20/23 License #: 56346

Drawn: RJR
Designed: RJR
Date: 3/20/23

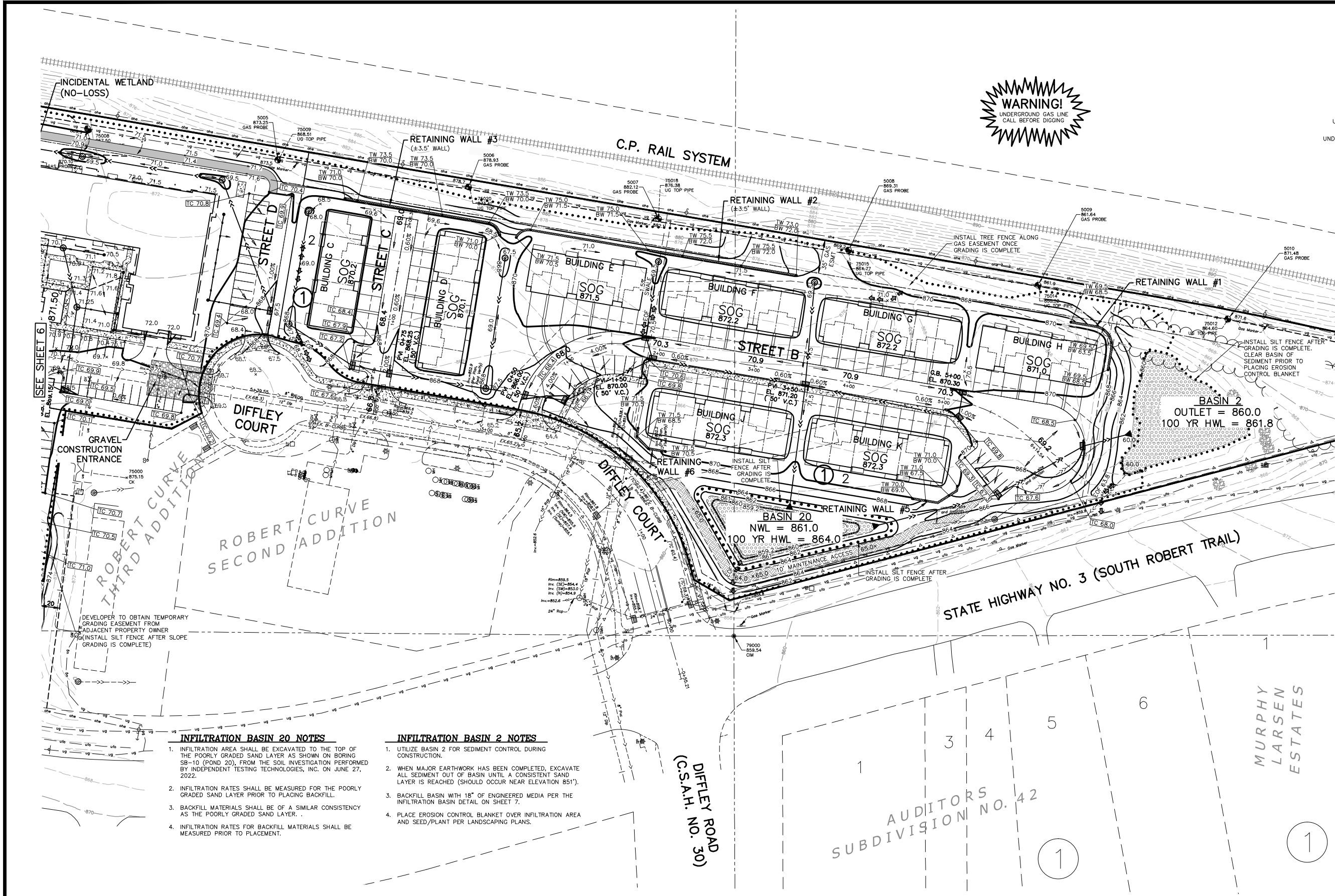
Revisions:
1. 4/10/23 per City Comments.

IGH PARTNERS, LLC
3601 - 18th Street S, Suite 103
St. Cloud, MN 56301

ROBERT CURVE FOURTH ADDITION
Inver Grove Heights, MN

LANDSCAPE PLAN

L6
of
6



LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND GAS	---	---
UNDERGROUND FIBER OPTIC	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
SANITARY MANHOLE	---	---
MISC. MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
HANDHOLE	---	---
GAS METER	---	---
SEMAPHORE	---	---
MAILBOX	---	---
SIGN	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---

- GOVERNING SPECIFICATIONS**
- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF INVER GROVE HEIGHTS SPECIFICATIONS.
 - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

- GRADING NOTES**
- ROCK CONSTRUCTION ENTRANCE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 - CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODED, SEED, OR LANDSCAPED.
 - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
 - ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.
 - UPON COMPLETION OF THE SITE GRADING, A CERTIFICATION LETTER AND AS-BUILT SURVEY, FROM A REGISTERED ENGINEER OR LAND SURVEYOR SHALL BE PROVIDED TO THE CITY CERTIFYING THAT THE SITE GRADES ARE SHOWN.
 - ALL RETAINING WALLS 4 FEET AND HIGHER, OR SUPPORTING A SURCHARGE, REQUIRE A SEPARATE BUILDING PERMIT (STRUCTURAL ENGINEER (PE) REQUIRED).
 - ALL RETAINING WALLS SHOWN ON THE GRADING PLAN SHALL BE CONSTRUCTED DURING THE GRADING PHASE.

0 25 50 100
(IN FEET)

BENCHMARK

1. MnDot Geodetic GSD Station No. 101772
(MnDot Name 1916 A) - Elevation 863.71 ft.
(NAVD88)

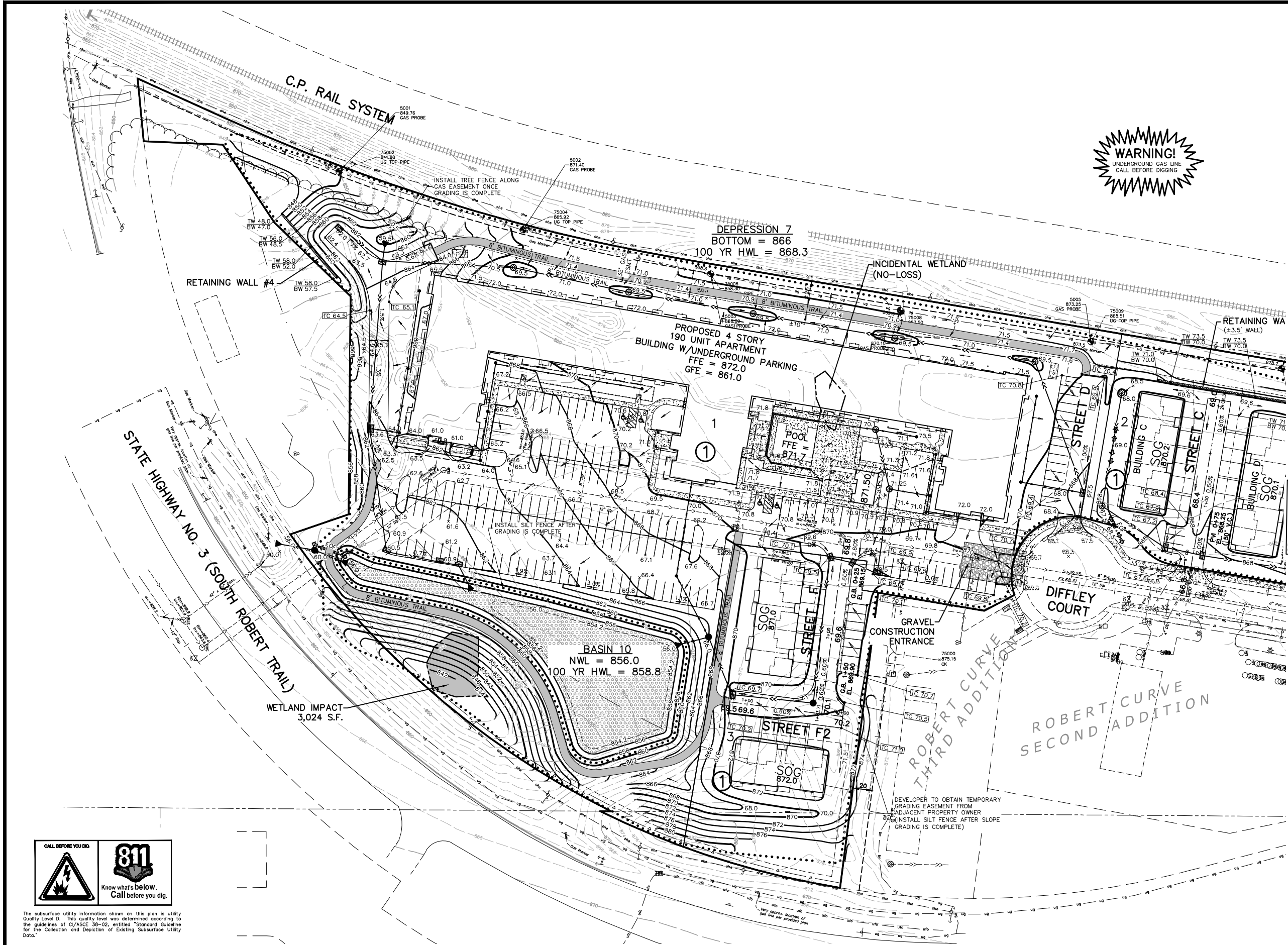
2. MnDot Geodetic GSD Station No. 103185
(MnDot Name 1921 W) - Elevation 923.60 ft.
(NAVD88)

CALL BEFORE YOU DIG

811

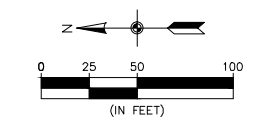
Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND GAS	---	---
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SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---

- INFILTRATION BASIN 10 NOTES**
1. INFILTRATION AREA SHALL BE EXCAVATED TO THE TOP OF THE POORLY GRADED SAND LAYER AS SHOWN ON BORINGS SB-11, FROM THE SOIL INVESTIGATION PERFORMED BY INDEPENDENT TESTING TECHNOLOGIES, INC. ON JUNE 27, 2022.
 2. INFILTRATION RATES SHALL BE MEASURED FOR THE POORLY GRADED SAND LAYER PRIOR TO PLACING BACKFILL.
 3. BACKFILL MATERIALS SHALL BE OF A SIMILAR CONSISTENCY AS THE POORLY GRADED SAND LAYER.
 4. INFILTRATION RATES FOR BACKFILL MATERIALS SHALL BE MEASURED PRIOR TO PLACEMENT.



BENCHMARK
1. MnDot Geodetic GSD Station No. 101772 (MnDot Name 1916 A) - Elevation 863.71 ft. (NAVD88)
2. MnDot Geodetic GSD Station No. 103185 (MnDot Name 1921 W) - Elevation 923.60 ft. (NAVD88)

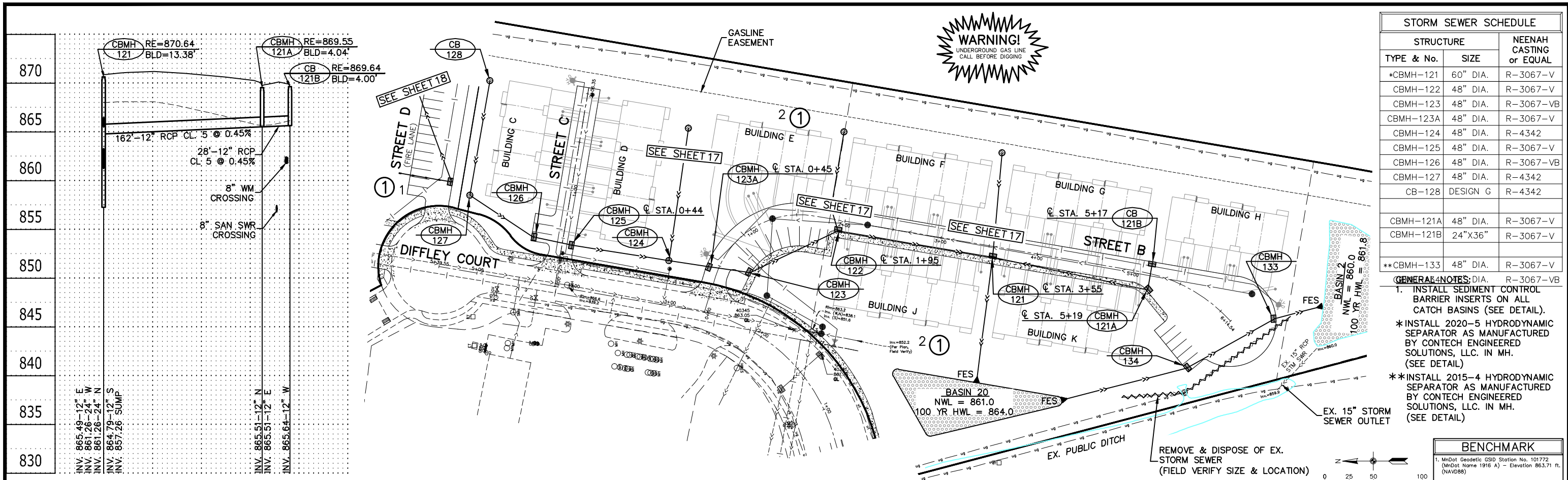
WETLAND SUMMARY

WETLAND IMPACT: **AREA**
3,024 S.F.



The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of O/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

	CARLSON MCCAIN ENGINEERING SURVEYING ENVIRONMENTAL	3800 PHEASANT RIDGE DRIVE SUITE 100 BLAINE, MN 55448 TEL 763.488.7800 FAX 763.488.7850 CARLSONMCCAIN.COM	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		Print Name: Daniel J. Wilke Signature: <i>Dan Wilke</i> Date: 3/20/23 License #: 53182	Drawn: NJP Designed: DJW Date: 3/20/23	Revisions: 1. 4/10/23 per City Comments.	IGH PARTNERS, LLC 3601 - 18th Street S, Suite 103 St. Cloud, MN 56301	ROBERT CURVE FOURTH ADDITION Inver Grove Heights, MN	GRADING, DEVELOPMENT & EROSION CONTROL PLAN	6 of 32



STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
*CBMH-121	60" DIA.	R-3067-V
CBMH-122	48" DIA.	R-3067-V
CBMH-123	48" DIA.	R-3067-VB
CBMH-123A	48" DIA.	R-3067-V
CBMH-124	48" DIA.	R-4342
CBMH-125	48" DIA.	R-3067-V
CBMH-126	48" DIA.	R-3067-VB
CBMH-127	48" DIA.	R-4342
CB-128	DESIGN G	R-4342
CBMH-121A	48" DIA.	R-3067-V
CBMH-121B	24"x36"	R-3067-V
**CBMH-133	48" DIA.	R-3067-V

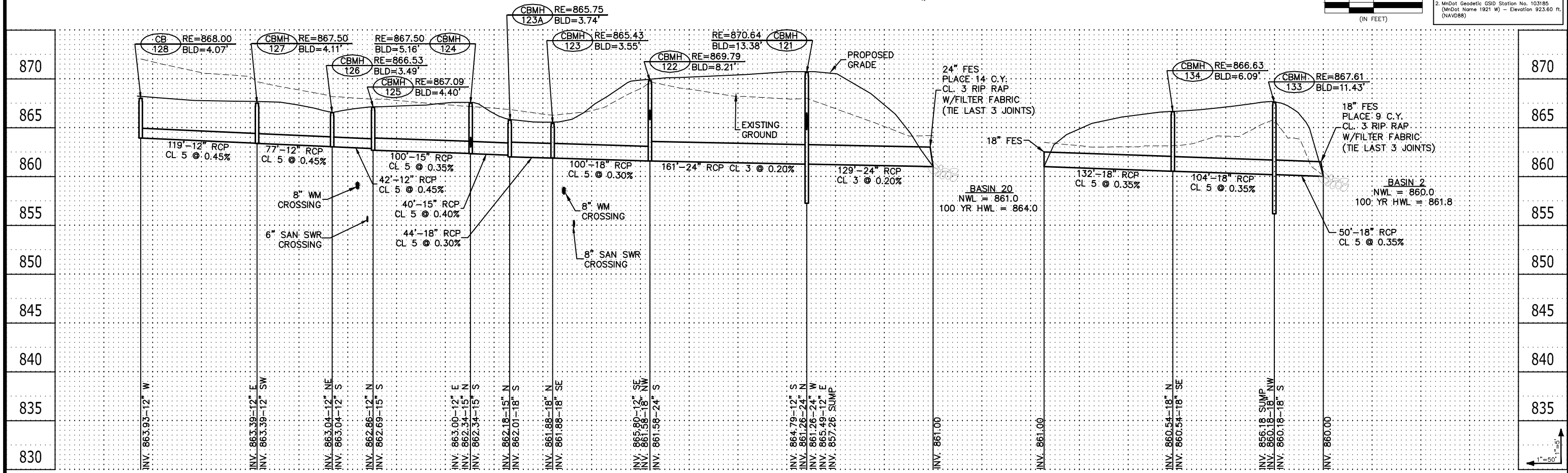
GENERAL NOTES:

1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).

*INSTALL 2020-5 HYDRODYNAMIC SEPARATOR AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS, LLC. IN MH. (SEE DETAIL)

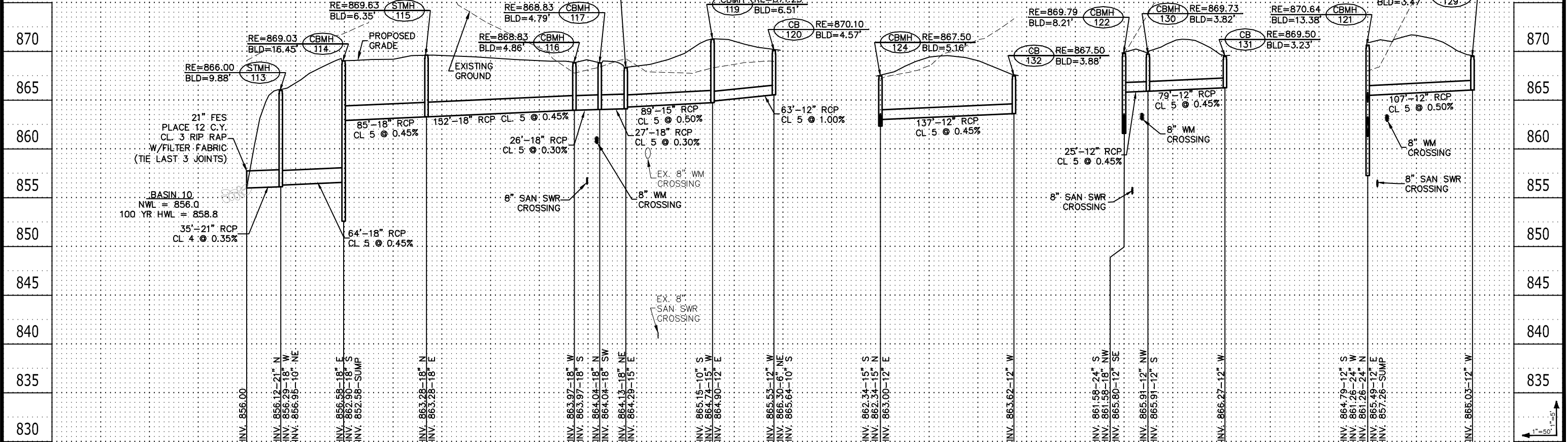
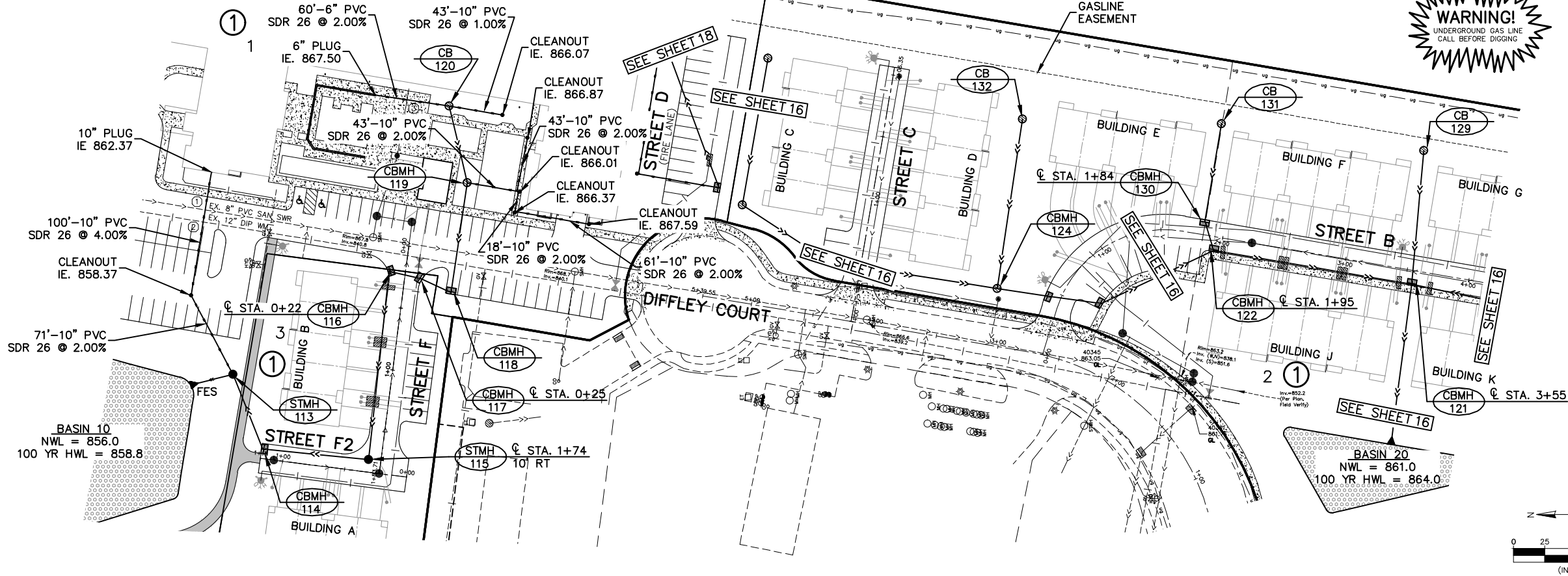
**INSTALL 2015-4 HYDRODYNAMIC SEPARATOR AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS, LLC. IN MH. (SEE DETAIL)

BENCHMARK	
1. MnDot Geodetic GSD Station No. 101772 (MnDot Name 1916 A) - Elevation 863.71 ft. (NAVD88)	
2. MnDot Geodetic GSD Station No. 103185 (MnDot Name 1921 W) - Elevation 923.60 ft. (NAVD88)	



UTILITY CROSSINGS

- TOP 8" SEWER: 842.0
BTM 6" STORM: 861.2
CLEARANCE: 19.2 FT.
(FIELD VERIFY)
- TOP 12" WATERMAIN: ±859.0
BTM 6" STORM: 860.8
CLEARANCE: ±1.8 FT.
(FIELD VERIFY)
- TOP 8" SANITARY: 856.0
BTM 6" STORM: 867.0
CLEARANCE: 11.0 FT.
(FIELD VERIFY)



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3800 PHEASANT RIDGE DRIVE
SUITE 100
BLAINE, MN 55449
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CARLSONMCCAIN.COM

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

Print Name: Daniel J. Wilke
Signature: *Dan Wilke*
Date: 3/20/23 License #: 53182

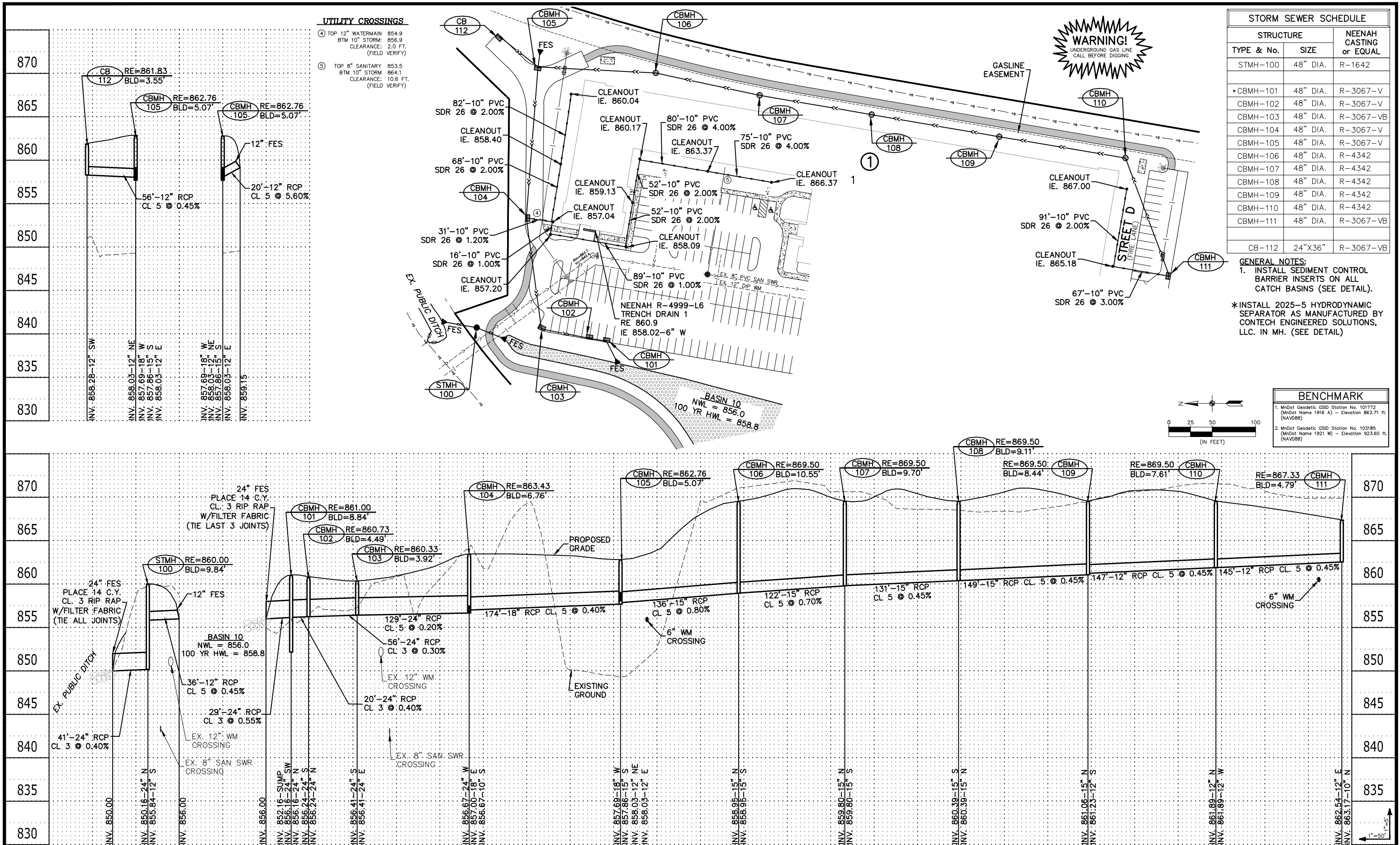
Drawn: NJP
Designed: DJW
Date: 3/20/23

Revisions:
1. 4/10/23 per City Comments.

IGH PARTNERS, LLC
3601 - 18th Street S, Suite 103
St. Cloud, MN 56301

ROBERT CURVE FOURTH ADDITION
Inver Grove Heights, MN

STORM SEWER



STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
STMH-100	48" DIA.	R-1642
*CBMH-101	48" DIA.	R-3067-V
CBMH-102	48" DIA.	R-3067-V
CBMH-103	48" DIA.	R-3067-VB
CBMH-104	48" DIA.	R-3067-V
CBMH-105	48" DIA.	R-3067-V
CBMH-106	48" DIA.	R-4342
CBMH-107	48" DIA.	R-4342
CBMH-108	48" DIA.	R-4342
CBMH-109	48" DIA.	R-4342
CBMH-110	48" DIA.	R-4342
CBMH-111	48" DIA.	R-3067-VB
CB-112	24"X36"	R-3067-VB

GENERAL NOTES:
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
*INSTALL 2025-5 HYDRODYNAMIC SEPARATOR AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS, LLC. IN MH. (SEE DETAIL)

BENCHMARK	
1. MnDot Geodetic GSD Station No. 101772 (MnDot Name 1916 A) - Elevation 863.71 ft. (NAVD88)	
2. MnDot Geodetic GSD Station No. 103185 (MnDot Name 1921 W) - Elevation 923.60 ft. (NAVD88)	