



Inver Grove Heights Planning Commission
Tuesday, July 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, July 18, 2023, will be provided to the Council at or before the July 18, 2023 meeting.

1. **Call to Order**
2. **Oath of Office**
3. **Roll Call**
4. **Consent Agenda**
 - A. Approval of the June 20, 2023, Planning Commission Meeting Minutes.
5. **Public Hearing**
 - A. Consider a Comprehensive Plan Amendment, Rezoning from I-1, Limited Industrial to I-2/PUD, General Industrial/Planned Unit Development; and a Preliminary & Final Plat for a two-lot subdivision; and Preliminary & Final PUD Plan for a 5,600 square foot industrial building on property located at 8245 Argenta Trail. (Bulk Fluid Systems - Case No. 23-29S)
6. **Regular Business**
7. **Adjourn**

This document is available upon a one (1) 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, June 20, 2023 – 7:00 p.m.
City Council Chambers – 8150 Barbara Avenue

1. CALL TO ORDER

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

2. OATH OF OFFICE

Community Development Support Specialist Bodsberg administered the Oath of Office to re-appoint Planning Commissioner Scott Clancy and appoint new Planning Commissioner Lance Twedt.

3. ROLL CALL

Commissioners Present: Scott Clancy (Vice-Chair)
 Jonathan Weber (Secretary)
 Robert Heidenreich
 Dennis Wippermann
 Aida Schaefer
 Jason Teiken
 Lance Twedt

Commissioners Absent: Elizabeth Niemioja (Chair)
 Vacant

Staff Present: Heather Rand, Community Development Director
 Heather Botten, Associate Planner
 Stacy Bodsberg, Community Development Support Specialist

4. CONSENT AGENDA

A. Approval of the June 6, 2023, Planning Commission Meeting Minutes.

Commissioner Wippermann stated he would like to see a correction made to the minutes on page 2, about halfway down the page. Change "An illegal non-conforming structure" to "A legal non-conforming structure".

Motion by Heidenreich, Second by Schaefer, to Approve the June 6, 2023, Planning Commission meeting minutes including Commissioner Wippermann's correction.

Ayes: 7

Nays: 0 Motion carried.

5. PUBLIC HEARINGS

A. Consider a Comprehensive Plan Amendment to change the future land use on a portion of the property located at 7950 Blaine Avenue from P, Public Institutional to HDR, High Density Residential (Stelter Enterprises-Case No. 23-26CPA).

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice. The notice was mailed to 52 properties on June 1, 2023.

Motion by Heidenreich, Second by Wippermann, to except the received resident emails and letters onto the agenda and minutes for the meeting.

Ayes: 7

Nays: 0 Motion carried.

Presentation of Request

Associate Planner Botten presented a summary of the staff report that was prepared by City Planner Alan Hunting.

Ms. Botten stated that staff has received 26 emails from residents that had been emailed to the Planning Commissioners earlier today and a hard copy of each email has been provided to each Planning Commissioner as well.

Community Development Director Rand stated that a land use trend has been increasing with churches that have surplus land and have been subdividing. Isn't only a trend in the Twin Cities but throughout the Midwest. This wasn't a trend that was predicted when the Comprehensive Plan was put together five years ago. This is why amendments are being brought to the Commission and Council. Two other churches in Inver Grove Heights have subdivided their properties and built apartments.

Planning Commission Discussion

Commissioner Weber stated that in the City Code it states that in the church properties require a 3-acre minimum requirement and that will be a Variance hurdle in the future. Botten stated that staff has discussed that with the applicant or change how they are splitting the lot. The only issue is that there is a lot of Storm water treatment proposed along that line and it makes sense to include all of it on the apartment property. Weber questioned if the church property lost that land would they have enough impervious surface. Botten stated that would be reviewed when that time comes.

Commissioner Schaefer inquired where the 55 vacant acres guided HDR and the 60 vacant acres guided Mixed Use are available property located within the city. Botten stated that land is within the Northwest Area of Inver Grove Heights that is planned for city water and sewer.

Commissioner Heidenreich inquired if the application is premature since the proposal doesn't meet the requirement of the 3-acre size requirement for the church property. Botten stated that the church does have enough land to make that requirement, depending on where the lot line is drawn. If this item is approved one of the conditions is that the Comprehensive Plan Land Use change does not go into effect until there is a development plan. If the developer is unable to meet certain requirements, the land use would revert to P, Public. Heidenreich questioned why

use this piece of land when other properties are available that are already guided High Density Residential. Botten stated that the applicant can answer that question.

Vice-Chair Clancy inquired if there had been any other proposed uses of the land. Botten stated that there had been no other development requests regarding this piece of land.

Opening of the Public Hearing

Fred Stelter, 14505 43rd Ave N, Plymouth, Applicant, stated that the church presented them with the opportunity to look at this land for development, as the church would like to open a childcare facility, and needs the funds. A couple neighborhood meetings have been held and great feedback from the neighbors residing mostly to the north of the property. The residents to the north shared that they have a lot of grading issues, and a stormwater study was completed to address those concerns and see how they could help if they placed the apartment building in the lower lot and regraded the church lot. It was found that a lot of the residents' concerns could be fixed, and the water could be routed differently. From reading through the resident comments earlier three stuck out, why here, who would be living in the building, and what's the impact on our neighborhood. Why this location, would be because the location of the property being right off Highway 52, is very attractive. It is also set back from the residential properties.

Vice-Chair Clancy questioned if the applicant had looked at any other sites for this sort of use. Mr. Stelter stated that the location of the site, with Highway 52 next door, isn't an attractive site for low density, but usually used for high density.

Commissioner Weber stated that placing a building on a site that already has water issues in the neighborhood is concerning. Mr. Stelter stated that the water study showed what was going on with the water currently. The water that is now going into the neighborhood, would now go to the stormwater pond.

Commissioner Wippermann questioned who would own and manage the apartment building. Mr. Stelter stated that is a future decision.

Matt Taufen, 7912 Blanchard Way, stated that a lot of people are opposed to the project, including himself. The decision affects a lot more residents outside of the 350 feet of residents that received the public hearing notice letter. Some neighbors didn't receive a letter and information about the meeting and project was provided to them. The apartment building would not fit in the neighborhood.

Mr. Taufen submitted a letter to the City on Friday, June 16, 2023, that was included in the staff report for the Planning Commission packet.

Gary Pieper, 7956 Blanchard Court, stated that a lot of his questions have already been answered. Doesn't seem like the building will fit on the lot or look good in the neighborhood. Townhomes or single-family homes would fit better.

Georgia Mueller, 2591 80th Street East, questioned if the developer has done any other developments like the proposed in this area. Is opposed to the apartment building and like the appropriate research to be completed.

Ms. Mueller submitted a letter to the City on Tuesday, June 20, 2023, that was emailed and printed for the Planning Commissioners.

Bruce Onsted, 7915 Blanchard Way, stated that people that rent, have no skin in the game. They don't take care of the area like they would if they owned property. Isn't opposed to having the land developed but would like it to not be rentals.

Jeffrey Eichstadt, 7936 Blanchard Way, questioned if the development would be condos or apartments.

Vice-Chair Clancy stated that what is being reviewed is if the high-density zoning would work on the proposed property. What exactly is going on the property isn't being looked at, it's what would be allowed to go on the property.

Mr. Eichstadt stated that the possibility of bringing criminals to the area and the increase in traffic is concerning.

Mr. Eichstadt submitted a letter to the City on Tuesday, June 20, 2023, that was emailed and printed for the Planning Commissioners.

Jim Douglas, 1595 86th Court East, questioned if the developer has a drawing of what the development would look like. Making such a dramatic change on no specific information. Would like to see the Comprehensive Plan not changed.

Stephanie Taufen, 7912 Blanchard Way, questioned how making such a change is being looked at without having a traffic study completed. The corner of 80th Street and Blaine Ave is very congested, and especially when school is in session or after activities. Would like to see the entire City get notified if a change to the Comprehensive Plan is proposed. If any of the Planning Commissioners are members of the Church, that is a conflict of interest and shouldn't vote.

Alan Shilepsky, 8432 Claymore Court, stated that the Comprehensive Plan was created to plan for specific uses throughout the city. A drastic change from the current zoning of Public Institutional and changing it to the complete opposite to High Density Residential.

Damaris Jugovich, 7948 Blanchard Way, stated that the church would like to open a daycare. Instead of selling the land, could they come up with the money from their congregation. Ms. Jugovich submitted a letter to the City on Tuesday, June 20, 2023, that was emailed and printed for the Planning Commissioners.

Brittany Skoglund, 7911 Blackstone Ave, stated that traffic and safety concerns that come with high density properties is concerning. Poor visibility to the east on Blaine Avenue and pedestrian accidents that have happened at the intersection is concerning that an increase in traffic would make worse. Questioned if the city resources, Police and Fire, can handle an increase in calls and incidents.

Bruce Onsted, 7915 Blanchard Way, stated that the item should be tabled until there is a better proposal that includes more details and specific building drawings, and driveway locations.

Jerome Jugovich, 7948 Blanchard Way, stated that the church land has always been empty. Stated that the church property needed to be 3 acres, with the proposed, the property would be 2.5 acres. A Variance will be needed in the future. Proposing to place a high density building on land that has current traffic one day a week, the item should be tabled until more specific information is included.

Mr. Jugovich submitted a letter to the City on Tuesday, June 20, 2023, that was emailed and printed for the Planning Commissioners.

Joan Wormer, 7980 Blanchard Court, stated that what the developer is asking isn't allowed, and will need a Variance in the future.

Ms. Wormer submitted a letter to the City on Monday, June 19, 2023, that was emailed and printed for the Planning Commissioners.

Commissioner Heidenreich stated that the Planning Commission is only being asked to make a recommendation to the City Council if the developer can move forward with the requested land use change.

Bruce Bruns, 7610 Banning Way, stated that the noise from Highway 52 has increased from Highway 52. Doesn't like the idea of a large apartment building that will bring in more noise into the neighborhood.

Amelia Tallarini, 2430 96th Street, stated that the grading on the church and surrounding neighborhood properties can be done without building the apartment building.

Joan Robertson, 8153 Cleadis Ave, stated that this sort of decision impacts the entire city. High density residential areas are considered transient areas. There isn't a transition or buffer on the property that is required in the Comprehensive Plan. Would like to see a single level, association neighborhood on this site instead.

Taylor Leslie, 7974 Blanchard Court, stated that they came to the neighborhood for what it is, not for a high-density neighborhood. Works from home and enjoys the quiet area as well.

Keith Schindeldecker, 2391 77th Street East, stated that he isn't happy that the public hearing notice letter was only sent out to residents within the 350 square feet radius of the project. Would like to see the property stay how it is.

James Leslie, 7974 Blanchard Court, stated that the traffic on Blaine Avenue is busy and that the road is single lane. With the addition of 100-unit building, would the roads get additional work on them to help with the additional use.

Carol Ferry, 7924 Blanchard Way, stated that their neighborhood is close and would not purchase a home near a high-density residential area. Concerned that a study out of Australia has shown that high density areas have a negative health impact on the residents.

Ms. Ferry submitted a letter to the City on Tuesday, June 20, 2023, that was emailed and printed for the Planning Commissioners.

Jim Douglas, 1595 86th Court East, stated that he would like the petitioner to withdraw his petition.

Commissioner Teiken questioned if there was a member of the church in attendance.

Mike Fenton, 7131 Clay Court, stated that he is a member of the church and lives in the community, so has skin in the game. There is a need for high density housing and a need for daycare. The money that will be used from the sale of the property will be used to renovate the church building to get it up to the building code for the daycare. Most of the proposed apartment building will be facing south and west and not east towards most of the concerned neighbors.

Jerome Jugovich, 7948 Blanchard Way, questioned how much high density residential is currently zoned in Inver Grove Heights.

Vice-Chair Clancy stated that it is about 55 acres of high density residential.

Andrea Hogenson, 7985 Blanchard Way, stated that she's familiar with the need for daycare, but that there are other ways to raise the funds than building an apartment building.

Heidi Onsted, 7915 Blanchard Way, stated that the 100-unit apartment complex could potentially fill the daycare facility and the need for daycare will still be there.

Stephanie Pastirik, 7544 Borman Court, stated that there are a lot of vehicles that speed on Blaine Avenue and 80th Street. The Police Department and Fire Department are already overworked and don't have enough staff. Adding additional vehicles from the apartment building would place added strain.

Ms. Pastirik submitted a letter to the City on Tuesday, June 20, 2023, that was emailed and printed for the Planning Commissioners.

Frank Stelter, Plymouth, MN, Applicant, stated that they own eight apartment buildings. Have completed many projects like the proposed. At some point many people live in apartments and would be cautious, labeling them transient, criminals, or that they wouldn't have a stake in the community.

Ann Marie Nerka, 7935 Blanchard Way, stated that there is concern for the additional vehicles in the area and the current speeding issue and the safety of current residents.

Ms. Nerka submitted a letter to the City on Tuesday, June 20, 2023, that was emailed and printed for the Planning Commissioners.

Karen Waldemarsen, 7910 Blackstone Ave, is concerned that if the neighborhood changes that it could turn into not a very nice area.

Joan Robertson, 8153 Cleadis Ave, stated that there are other properties available to place high density housing, with 55 acres zoned high-density and 60 acres zoned mixed-use. There is enough space to have rental properties.

Planning Commission Discussion

Vice-Chair Clancy stated that he is hesitant to make the change from Public to High Density Residential but is curious to hear what the other Commissioners have to say.

Commissioner Weber stated that he has multiple concerns. Making the blanket change is not supported due to the fact that multiple proposed factors would also need Variances and/or Conditional Use Permits in the future and seems premature without hard plans.

Commissioner Schaefer stated that making a change to residential could make sense but the change to High Density Residential is too far and would change the characteristics of the existing neighborhood, there would be no buffer. Would be too big of a change for the area.

Commissioner Wippermann stated that the change would be too significant to the character of the neighborhood. Is not in favor of the proposed change.

Commissioner Teiken stated that he is in support of the application. Research found that there is a housing vacancy shortage in Inver Grove Heights and there really is a daycare shortage. This location is so close to amenities that the City has to offer, vehicles may not always be used.

Commissioner Twedt stated that he does not support the change. Seems too drastic, there isn't a buffer.

Commissioner Weber stated that if the demands were so high for this sort of housing, the developers would be getting the buildings up. There are projects that have been approved that have yet to break ground.

Commissioner Teiken stated that when The Crossings opened, filled up very fast. Also, this is still one piece of more applications that would need to be brought before the Planning Commission and City Council.

Planning Commission Recommendation

Motion by Weber, Second by Twedt, to Deny the request for a Comprehensive Plan Amendment to change the future land use on a portion of the property from P, Public Institutional to HDR, High Density Residential based on the fact that it doesn't meet certain criteria listed in the City Code and there isn't enough information from the developer on the specifics of the development.

Ayes: 6

Nays: 1 Teiken. Motion carried. Item tentatively goes before City Council July 10, 2023.

Vice-Chair Clancy moved to recess for five minutes at 8:55 p.m.

Vice-Chair Clancy called the meeting back to order at 8:59 p.m.

B. Consider an Interim Use Permit extension for a Park-and-Fly located at 5567 Bishop Avenue (AmericInn-Case No. 23-24IUP).

Reading of Public Notice

Secretary Weber read the Public Hearing Notice. The notice was mailed to 20 properties on June 1, 2023.

Presentation of Request

Associate Planner Botten presented a summary of the staff report.

Planning Commission Discussion

Commissioner Weber questioned if the contract gets renegotiated between the hotel and the theatre, and they agree on 250 parking spaces, is it possible to leave an allowance. Botten stated that would be a condition of a maximum of spaces allowed could be added by the Planning Commission.

Opening of the Public Hearing

Julie Mannion, 5861 Blaine Avenue, AmericInn Hotel, General Manager, Applicant, stated that she has read and understood the staff report. Recently started in her current position. Would like to see the number of spaces allowed to stay at 250, as Park, Sleep, Fly is a large amount of their business. A decrease would have a great impact. In the last year the hotel has had new

ownership take over. With this change the communication between AMC Theater and the hotel has greatly improved.

Commissioner Wippermann questioned if in order to use the parking facility the person had to be an overnight guest of the hotel. Ms. Mannion stated that it depends on how their reservation is made some choose to spend a night at either the beginning or end of a vacation, or some choose to book through different apps and only park their vehicles, they must check in with the hotel, but they are not overnight guests staying at the property.

Commissioner Weber questioned how many calls to police for break ins or thefts. Ms. Mannion stated that the guests usually do not report those incidents to the hotel directly as there is a separate agreement with Park, Sleep, Fly. Commissioner Weber questioned staff if they have been aware of any police calls. Community Development Director Rand stated that the police reports for the last 5 years have been pulled, but that they only use one address. It is hard to separate what calls are for what location on the property. The property does get a high volume of calls. City staff do have concerns that most park and fly's have fencing surrounding it and lighting, and this area has none. The use was always temporary use and that is why this would be a transition year.

Commissioner Heidenreich questioned why only one year versus five years for the Interim Use Permit. Seems like this business would draw business to the surrounding restaurants. Rand stated that it is a temporary Interim Use Permit. The city has been in discussions with the past owners to potentially acquire property next to the hotel for additional parking and a banquet facility or a different location for their park and fly use. The Bishop Heights area is a high demand area for business and AMC Theaters has discussed developing parts of their surplus parking lots.

Commissioner Weber questioned if any conditions in the lease between AMC Theatre and AmericInn Hotel would cancel the city Interim Use Permit. Ms. Mannion stated that she had not read the lease and was not sure.

Neyaz Hasan, 5861 Blaine Avenue, AmericInn Hotel, Part-Owner, stated that he doesn't have the specifics of the lease. Would be interested in exploring their options in acquiring the land to the south of their property. But only a one-year extension wouldn't be enough time to make those necessary changes.

Vice-Chair Clancy questioned if it is possible to extend an Interim Use Permit more than one time. Botten confirmed they can only be extended one time according to the City Code.

Mr. Hasan stated that with that information he would like to request a longer extension of their Interim Use Permit.

Commissioner Wippermann questioned what AMC Theater is agreeing to extending the lease. Mr. Hasan stated that it is his assumption there would be no restrictions from them. Wippermann stated that if the theater had prospective developers, they wouldn't want to extend the lease a full five years.

Commissioner Schaefer inquired about the discrepancy in the number of parking spaces stated in the lease, 150 or 250. Mr. Hasan stated that the lease is for 250 spaces. Botten stated that staff received an email from Luke Hilboldt at AMC Theater, and he stated that the lease includes 150

spaces. Mr. Hasan stated that he'll look into that discrepancy.

Commissioner Schaefer stated that on the original approval one of the conditions was that security should be provided by the operator of the park-and-ride facility between the hours of 10 pm - 6 am, 7 days a week. Schaefer questioned if staff feels this condition has been followed. Botten stated that it is hard to interpret the intentions of the condition. If security was to be on site for the straight 8 hours or if only checking the site throughout the 8 hours is enough.

Commissioner Schaefer inquired when the lease negotiations would be complete with AMC Theaters. Ms. Mannion stated that she'll have to follow up with their management to get clarification and look to see if there is a copy of the lease onsite at the hotel. As far as the security, the shuttle makes regular stops almost every half hour to either pick up or drop off guests.

Planning Commission Discussion

Vice-Chair Clancy stated that he agrees with past suggestions to not be as strict on some of the details on the number of spaces but would like to focus on the City needs for the site.

Commissioner Heidenreich stated that the City has had a reputation for not being very business friendly. Sees this document as telling the business what they can and cannot do with their business and how to operate it. Doesn't think the City should be able to limit this sort of business.

Commissioner Teiken stated that he agrees that being liberal with the number of spaces makes sense, but having a stricter timeline may make the hotel move along in moving the park and ride to a different location.

Commissioner Weber stated that he agrees with only approving the extension for a year and, but the City Code only allows one Interim Use Permit extension. They wouldn't be able to continue. Botten stated that the City Code only allows a one time extension. The applicant could apply for an Amendment to the City Code to amend the Ordinance to allow for an additional extension or to amend the Zoning Code to allow park-and-rides in a commercial zoning district.

Commissioner Twedt stated that if hotel ownership is serious about acquiring the neighboring property, a one year extension would not be enough time for them to make that transition.

Planning Commission Recommendation

Motion by Weber, Second by Wippermann, to Approve an Interim Use Permit extension for the 250 number of spaces or less if identified in their lease, and the extension will expire 5 years from the date of City Council approval and be their one and only allowed extension per City Code and the rest of the listed conditions on the staff report.

Ayes: 7

Nays: 0 Motion carried. Item goes before City Council tentatively July 24, 2023.

7. COMMISSION AND STAFF COMMENTS

Associate Planner Botten stated that the next Planning Commission meeting is scheduled for Wednesday, July 5th and will be canceled due to lack of applications.

8. ADJOURN

Motion to adjourn the Planning Commission Meeting at 9:40 p.m.

Respectfully submitted, Community Development Support Specialist Bodsberg.

DRAFT



Planning Commission Report

MEETING DATE:	July 18, 2023
CASE NO:	23-29S
APPLICANT:	Bulk Fluid Systems, LLC
PROPERTY OWNER:	MBL Properties, LLC
REQUEST:	Comp Plan Amendment, Rezoning, Preliminary/Final Plat, Preliminary/Final Planned Unit Development
LOCATION:	8245 Argenta Trail
COMPREHENSIVE PLAN:	LI, Light Industrial
ZONING:	I-1, Limited Industry District
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

The specific requests for the project include the following:

1. Comprehensive Plan Amendment to change the land use for Lot 2, Floerke Forest from LI, Light Industrial to GI, General Industrial.
2. Rezoning of Lot 2, Floerke Forest from I-1, Limited Industry District to I-2, General Industry District/Planned Unit Development.
3. Preliminary and Final Plat for a two lot plat to be known as Floerke Forest.
4. Preliminary and Final Planned Unit Development for a 5,600 square foot industrial manufacturing facility on Lot 2.

BACKGROUND

Bulk Fluid Systems is proposing to subdivide an approximate 1 acre parcel from the existing 6 acre parcel at 8245 Argenta Trail. The subdivided property will be used to construct a new facility in which Bulk Fluid Systems will produce and distribute windshield washer fluid product. The proposed building will be 56' x 100' and will house multiple tanker trucks, a washer fluid blending room, and general office space for staff. They are also proposing to store flammable liquids outdoors in above ground storage tanks on the south side of the building. There would be one 20,000 gallon tank for methanol, two 9,000 gallon tanks and one 2,500 gallon tank for windshield wash fluid.

The site is expected to have 6 employees either working directly at the facility or making deliveries, working standard business hours.

EVALUATION OF REQUEST

Surrounding Uses.

The subject property is surrounded by:

North:	Office/Industrial Building	Zoned: I-2, General Industrial	Guided: General Industrial
East:	Vacant, Cemetery	Zoned: P, Public Institutional	Guided: Public/Institutional
West:	City of Eagan Industrial		
South:	Truck Repair Facility	Zoned: I-1, Limited Industrial	Guided: Light Industrial

COMPREHENSIVE PLAN AMENDMENT

The applicant is proposing to change the land use designation for proposed Lot 2 to General Industrial so it would be consistent with the requested rezoning. The property is currently guided Light Industrial. Light Industrial and General Industrial are similar uses with the predominate differences being in the intensity of the types of uses and the nature of the uses themselves. One of the primary policies of both industrial categories is to provide opportunities for new industrial development, expansion existing uses and the redevelopment of existing industrial uses to expand employment opportunities and to serve existing businesses in the community.

REZONING

The applicant is proposing to rezone Lot 2 from I-1 to I-2 to be consistent with the Inver Grove Heights Fire Code. The I-2 district allows storage of flammable or combustible liquids in outside above ground tanks in volumes higher than the I-1 District. Storage of combustible fluids in the I-1 District is limited to a maximum of 1,000 gallons. The applicant is proposing multiple tanks with the largest a 20,000 gallon double walled steel tank. There is no limit to the amount of combustible fluids stored above ground in the I-2 District.

PRELIMINARY AND FINAL PLAT

The current landowner owns the two existing lots. The truck repair operation is located on the southern lot and the northern lot is used partially for storage, otherwise vacant. The applicant would be purchasing the northerly lot but the lot lines would be slightly modified on the new plat. Each lot would comply with minimum lot size and lot width standards for the I-2 District. No additional road right-of-way is needed for Auburn Path. The request complies with subdivision standards.

NATURAL AREA/OPEN SPACE

The Northwest Area Overlay District establishes requirements for open space preservation. Based on the net developable area the project contains the following:

		Square Feet Required square feet	Proposed square feet
<i>Total Net Developable Area LOT 2</i>	<i>47,916</i>		<i>NA</i>
Minimum Open Space Required = 20% of net area	X	9,583	28,314
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	X	7,187	27,878
Area to be undisturbed = 50% of required open space	X	4,792	7,405

The project complies with overall proposed open space and contiguous open space. The required amount of contiguous open space 100 feet or wider is not being met. The applicant is requesting flexibility from this requirement because the lot is only 150 feet wide. With development of the site, this standard is difficult to achieve. There is a 52 foot wide open space corridor on the south side of the building and 20 feet on the north side of the building. Staff would support the flexibility request due to the size of the lot not making the 100 foot width standard not practical.

The Northwest Area Overlay District Ordinance requires the entire area set aside for natural area/open space shall be maintained in perpetuity and the restriction shall run with the land and be binding on the current and future land owners.

BULK STANDARDS

Building setbacks. The proposed building complies with all required setbacks, including the outdoor storage tanks which require a 40 foot setback from property lines.

Parking lot setbacks. The parking lot complies with all setbacks except for the front setback. Parking at its closest point would have a zero setback. The applicant is requesting flexibility from standards to allow this setback due to the right-of-way width in front of this site which is significantly wider than standard. The proposed parking lot would be setback further to the west than the current parking on the industrial lot to the north. Staff would support this flexibility request due to the wide right-of-way for Auburn Path at this location.

Building height. Maximum building height in the Northwest Area for industrial buildings is 60 feet. The proposed building would be approximately 20 feet high. The maximum building height requirement has been met.

Building coverage & Impervious surface coverage.

The Northwest Area Ordinance provides maximum building coverage and overall impervious surface coverage for the different zoning districts. Industrial properties are allowed 70% impervious surface and 40% building coverage.

Base Zoning District	Area in Acres	Proposed Impervious Surface	Impervious Surface Coverage	Maximum Impervious Surface Coverage
I-2	1.1	0.43 ac	44.0%	70%

Base Zoning District	Area in acres	Proposed Building Area	Building Coverage	Maximum Building Coverage Allowed
I-2	1.1	5,251 sq ft	12.0%	40%

The project complies with building coverage and total impervious surface standards.

PARKS/TRAILS

The Dakota County Mendota-Lebanon Regional Trail identifies a path along the west boundary of this site as one of the segments for the trail. A 30 foot wide trail segment has been dedicated on the lot to the north when it developed. A 30 foot wide easement will be required to be dedicated across both lots of the plat to provide area for the trail.

To meet Park Dedication requirements, a cash contribution will be required based a formula of \$5,000 per acre for Lot 2. This fee is collected at time of plat release for recording.

PARKING

The applicant indicates that the operation is expected to have six employees working directly at the site or making deliveries. The site plan identifies 11 total parking spaces located in the front and back of the building. This would satisfy parking requirements.

ACCESS/STREETS

The plan provides two access points to Auburn Path to accommodate the traffic flow of the site, which is set up for trucks to enter the site, go through the building and then go around the building and exit the site. No other improvements are required for Auburn Path.

The applicant has indicated there would be only two trucks per day for trips to the site. With this low volume of truck traffic, no further traffic review is needed.

LANDSCAPING/SCREENING

The Zoning Ordinance has requirements for industrial developments based one (1) tree per 50 lineal feet per lot. Based on the proposed plans, a total of 19 overstory trees are required to meet the landscaping standards.

The landscape plan proposed provides for 19 overstory trees planted around the site. The plan meets the code requirements.

The outdoor storage tanks are required to be screened with a solid material. The plans indicate the storage tanks will be screened with a solid wood fence that will meet the code requirements.

BUILDING EXTERIOR

A drawing of the building elevation has been provided. The applicant indicated the siding would consist of lap siding with a wainscoting bottom. Code requires all elevations to have the same and equal materials on all four sides of the building. A standard condition is that the exterior must comply with the exterior materials requirements established in City Code.

ENGINEERING

The Engineering Department has reviewed the plans and have been found to meet city standards. A standard condition of approval is that the applicant must address the comments in the Engineers memo as part of the final PUD plan set.

FIRE MARSHAL REVIEW

The Fire Marshall has reviewed the plans and notes the building will have to comply a high hazard occupancy type which requires the building to be fully protected by a fire sprinkling system.

The tanks must be provided with a secondary containment system and meet specific setbacks from property lines, buildable lots and public ways. The submitted plans meet the setback standards required by code.

UTILITIES

The site lies within the Joint Powers Agreement (JPA) area with Eagan. The site would be served by utilities from Eagan. Utility fees would be collected per the JPA including Inver Grove Heights connection fees. These fees will be calculated and be part of the Development Contract that is required between the developer and city.

LIGHTING

A lighting plan has been submitted which shows the light fixtures proposed comply with city standards and light intensity is consistent with maximums allowed at property lines and at the street.

SIGNAGE

Signage has not been reviewed for the project. All signage will need to comply with city codes and policies.

IMPROVEMENT AGREEMENT.

The Developer and Owner shall enter into an agreement with the City. The document to layout responsibilities for construction improvements and storm water system. The agreement shall be drafted and approved before the final plat is released for recording.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

A. Approval: If the proposed requests are found to be acceptable, Approval of the applicable following actions should be taken:

- Approving the Comprehensive Plan Amendment from LI, Light Industrial to GI, General Industrial for Lot 2, Block 1, Floerke Forest, subject to the following conditions:
 1. The Metropolitan Council shall not require any significant modifications to the Comprehensive Plan Amendment.
 2. The Metropolitan Council shall not make a finding that the Comprehensive Plan Amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.
 3. The Comprehensive Plan land use change shall not become effective until a Rezoning and Development Plan has been approved by the City Council.
- Approval of the Rezoning for Lot 2, Block 1, Floerke Forest from I-1, Limited Industry District to I-2, General Industry/PUD District subject to the following conditions:
 1. The Rezoning shall not become effective until the Final Plat has been approved by the City Council.
- Approval of the Preliminary & Final Plat, Preliminary & Final PUD subject to the following conditions:
 1. The project shall be developed in substantial conformance with the Final Plat labeled Floerke Forest and the Development Plans labeled Bulk Fluid Systems - PUD Plans. 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 flexibility from City Code:
 - a) a zero front setback for the parking lot due to the extra wide right-of-way width for Auburn Path at this location.
 - b) a contiguous open space corridor width of 20 feet at its narrowest point.

3. Prior to City Council approval, the Final Grading, Drainage, and Erosion Control, and Utility Plans shall be approved by the Director of Public Works.
4. Drainage and Utility Easements shall be provided on the Final Plat as required by the Director of Public Works.
5. Park Dedication shall consist of a cash contribution equaling \$5,000 per acre for Lot 2.
6. A 30 foot wide trail easement for the County Regional Trail shall be dedicated along the western 30 feet of the entire plat. The document will be recorded with the Final Plat.
7. All plans shall be subject to the review and approval of the Fire Marshal.
8. 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 Final Plat is recorded.
9. 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.
10. The approved plans shall be subject to the conditions of the Inver Grove Heights/Eagan Joint Powers Agreement.

B. Denial: Should the proposed request, or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

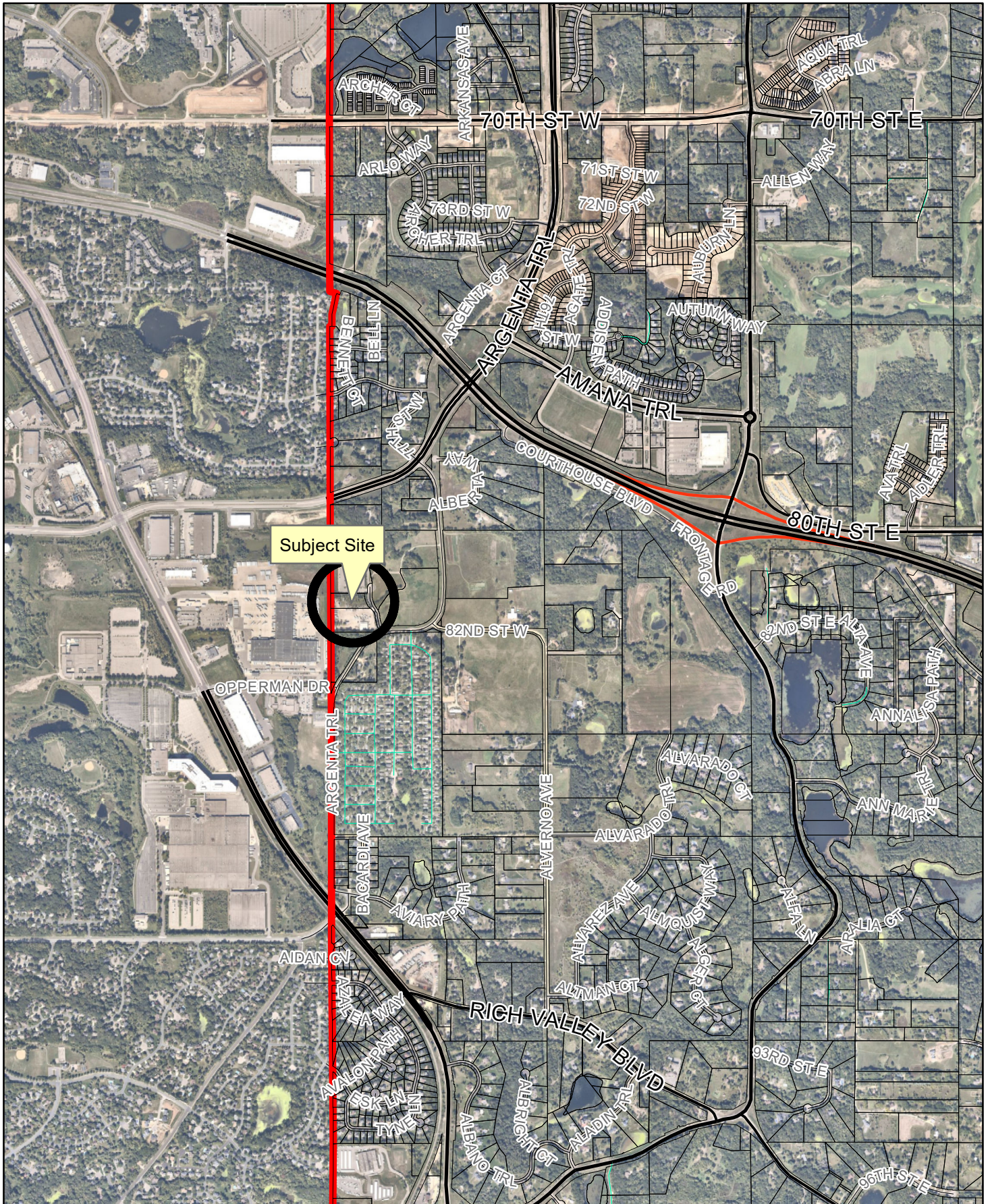
A technical review of the project shows that it meets performance standards except those requested through the Planned Unit Development process. The flexibility requested through the PUD include:

- a) a zero front setback for the parking lot due to the extra wide right-of-way width for Auburn Path at this location.
- b) a contiguous open space corridor width of 20 feet at its narrowest point.

Staff would recommend Approval of the Comprehensive Plan Amendment, Rezoning, Preliminary/Final Plat, and Preliminary/Final PUD Plans with the conditions listed.

ATTACHMENTS

1. Location Map
2. Comp Plan Map
3. Applicant Narrative
4. Plat
5. Site Plan
6. Grading Plan
7. Natural Area/Open Space Plan
8. Landscape Plan
9. Building Elevations
10. Fire Marshal Comments

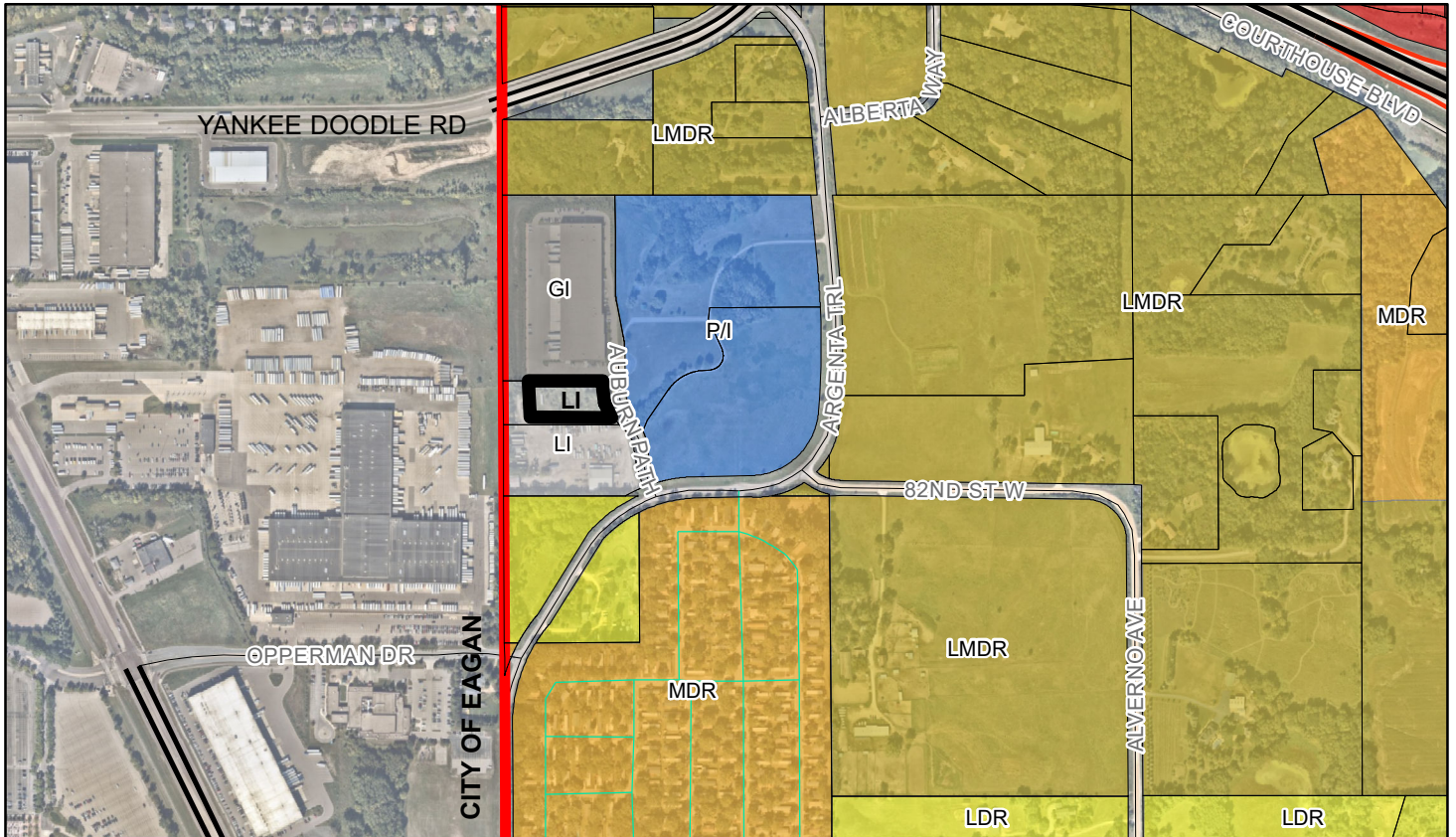




Comp Plan Change Map Case No. 23-29S



Existing Comp Plan



Proposed Comp Plan



Planned Unit Development (PUD) Narrative

Project Name: **Bulk Fluid Systems – Inver Grove Heights**

Owner: Bulk Fluid Systems

Surveyor and Civil Engineer: Widseth

Bulk Fluid Systems is proposing to subdivide an approximate 1 acre parcel from the existing 6 acre parcel at 8245 Argenta Trail. The subdivided property will be used to construct a new facility in which Bulk Fluid Systems will produce and distribute windshield washer fluid product. The proposed building will be 56' x 100' and will house multiple tanker trucks, a washer fluid blending room, and general office space for staff. The site is expected to have 6 employees either working directly at the facility or making deliveries, working standard business hours.

The proposed site will be built along Auburn Path, with two proposed driveway entrances. There will be proposed parking east of the building with access for trucks to leave the building and exit the property from the north driveway. Additional parking to meet the City of Inver Grove Heights Northwest Area (NWA) Overlay Ordinance will be located at the rear (west side) of the building. Access to the rear of the building (west side) will be along the south side. A storage tank farm containing the fluids necessary to produce the windshield washer fluid product will be placed south of the access to the rear of the building. This will provide access for weekly deliveries via tractor-tanker trucks. The tractor-tanker trucks will enter the property and drive forward to the tank farm to make deliveries and back out of the property from the point they entered.

At the very west end of the property, a proposed infiltration basin will be constructed to collect and treat stormwater runoff from the site. The basin footprint and overflow berm will fit completely inside the proposed property line, with minor grading taking place to the west of the property line to tie into existing grades. Stormwater pretreatment will be performed via a vegetated swale and sump/SAFL Baffle device to meet the Northwest Area (NWA) Stormwater Requirements.

Representatives from Bulk Fluid Systems and Widseth have worked with the City of Inver Grove Heights Planning and Zoning, Engineering, and Fire Dept. staff to produce a site plan that will satisfy the city ordinances and standards as close as possible. That being stated, there are a few standards that we will be requesting flexibility from the standards. Please see the section below for descriptions:

Requests for Flexibility from Standards:

- 1) **Front Yard Parking Setback:** Per Title 10, Chapter 15, Article A in the City of Inver Grove Heights City Code, the minimum front yard setback to parking for Industrial Districts is 10 feet. We are requesting flexibility from this standard with a proposed setback of 0 feet due to the irregular right-of-way corridor along the front (east side) of the property. As shown in the PUD plan set, the right-of-way line along the east side of the property is wider than a standard 60-foot width. If the right-of-way width through the property followed a standard 60-foot width, the proposed setback to the parking would be close to 40 feet. With the goal of

minimizing impervious surfaces in the North West Area Overlay District, we are requesting flexibility from this standard.

- 2) Natural Area/Open Space Plan Width: Per Ordinance 1148 (Northwest Area Overlay District), at least 75% of the required natural area/open space shall be contiguous with no portion less than 100 feet wide. The proposed property has approximate dimensions of 150 ft in width by 300 ft depth. The 150 ft width provides a constraint which makes meeting the 100 ft minimum length requirement difficult on the property. The proposed site design will meet all other requirements for the natural area/open space plan including 98% of the natural area/open space being contiguous and a total of 59% of the property will be left as natural area/open space (min requirement is 20%). Our proposed site design will provide no less than a 20 ft length, with the majority of the property containing lengths of greater than 50 ft. We are requesting flexibility from this standard due to the overall width of the proposed property being only 150 ft.
- 3) Stormwater Management Volume Control Standard: The City of Inver Grove Heights Northwest Area (NWA) Stormwater Manual specifies that there shall be no increase in runoff volume from the site in the 5-year 24-hour rainfall event (3.6 inches). The site was designed such that the maximum amount of drainage area can be routed to the proposed infiltration basin. However, the natural drainage pattern for the site is Northeast to Southwest. Because of this, driveway aprons are proposed that drain to the roadway (Auburn Path), to prevent roadway runoff from entering the site. The existing condition of the site is grassed with some tree cover, producing very little runoff in the 5-yr event (0.011 acre-ft). Our site design produces a proposed run-off volume of 0.017 acre-ft which is an increase of 0.006 acre-ft. However, the proposed driveway aprons that will drain to Auburn Path produce a runoff volume of 0.007 acre-ft in the 5-yr event. Excluding this volume which cannot be routed to a BMP, the volume from the site is 0.010 acre-ft which is less than the existing. We are requesting flexibility from this standard due to the site constraints and not being able to route the proposed driveway aprons to a BMP for volume retention. More information regarding this request can be found in the attached Hydraulic Report.
- 4) Stormwater Management Rate Control Standard: The City of Inver Grove Heights Northwest Area (NWA) Stormwater Manual specifies that there shall be no increase in runoff rates from the site in the 2, 10 and 100-year 24-hour rainfall events. The site was designed such that the maximum amount of drainage area can be routed to the proposed infiltration basin. However, the natural drainage pattern for the site is Northeast to Southwest. Because of this, driveway aprons are proposed that drain to the roadway (Auburn Path), to prevent roadway runoff from entering the site. The existing condition of the site is grassed with some tree cover, producing very little runoff in the 2 and 10-year events. The construction of the proposed driveway aprons will create rate increases in the 2 and 10-year event by themselves. Rate control will be met for the 100-year event. Because the overall discharge rates for the site are small (under 3 cfs for the 100-yr event), we are requesting flexibility from this standard due to the site constraints and not

being able to route the proposed driveway aprons to a BMP for rate control. More information regarding this request can be found in the attached Hydraulic Report.

- 5) Rezoning Request due to Hazardous Material Storage Standards: Please see the Re-Zoning Application Request Narrative in the proceeding documents.

Bulk Fluid Systems looks forward to working further with the City of Inver Grove Heights City Council and staff to bring this development to fruition.

Re-Zoning Request Narrative

Project Name: **Bulk Fluid Systems – Inver Grove Heights**

Owner: Bulk Fluid Systems

Surveyor and Civil Engineer: Widseth

The existing property at 8245 Argenta Trail is zoned I-1 (Industrial). The Inver Grove Heights Fire Code limits the storage of hazardous materials in outdoor tanks to the following:

IGH Fire Code Amendments:

9-2-4: LIMITS FOR STORAGE OF CERTAIN HAZARDOUS MATERIALS:

A. Storage of flammable or combustible liquids in outside aboveground tanks is prohibited in all zoning districts except that the storage of flammable or combustible liquids in aboveground storage tanks is permitted as follows:

1. In the I-2 zoning districts.
2. In the A, B, P and I-1 zoning districts, one approved tank not exceeding a five hundred (500) gallons' individual capacity or two (2) tanks in an approved dual tank system not exceeding one thousand (1,000) gallons' aggregate capacity; and
3. In the Sand and Gravel Overlay zoning district pursuant to an approved conditional use permit for an asphalt plant when there is an adequate water supply for fire protection and tanks and loading racks are protected in an approve manner.

B. Bulk storage of liquefied petroleum gases and flammable cryogenic fluids is prohibited in all zoning districts except the I-2 Zoning District.

C. Storage of explosives and blasting agents is prohibited in all zoning districts. (1974 Code § 905.07; amd. Ord. 1397, 12-14-2020)

The proposed site will produce large quantities of windshield washer fluid, which contain liquids (methanol for example) that are considered hazardous/flammable. The proposed tank farm along the south side of the building is proposed to contain a 20,000 gallon double wall steel tank containing methanol, along with multiple other tanks storing other liquids and the finished windshield washer fluid product. Further details of the proposed tanks and their contents can be found in the proceeding documents.

We are requesting to re-zone the proposed one acre property to I-2, which has no requirements for aboveground storage tanks of hazardous/flammable liquids. The property directly north of the proposed 1-acre parcel (Inver Grove Heights Industrial Center) is zoned I-2, so it appears that precedent has been set for this in the area.

PRELIMINARY PLAT OF FLOERKE FOREST

BUILDING SETBACKS / MINIMUM LOT AREAS:

I-1 - Limited Industry and Northwest Area Overlay per Inver Grove Heights Zoning Map
Yard, Area, and Building Size Requirements (Per Allan Hunting, City Planner, (651) 450-2554)

Front Yard 40 Feet (At ROW)
Side 40 Feet
Rear 40 Feet

Minimum Buildable Area 1 Acre
Minimum Lot Width 100 Feet

Height (Maximum) 60 Feet
Building Coverage (Maximum) 30%

Northwest Area Overlay:
Setbacks are following the underlying zoning district.
20% of the net developable area shall be preserved as natural area/open space.

SURVEY NOTES:

- Orientation of this bearing system is based on the Dakota County Coordinate System NAD83 (1986 adj.)
- Property's address:
8245 Argenta Trail, Inver Grove Heights, MN 55077.
PID No. 203665001014
Vacant Land
PID No. 203665001016
- The field work was performed on May 23 and 31, 2022.
- The 30" Storm Manhole is an approximate location based on maps provided by Mike Edwards, Senior Engineering Technician, City of Inver Grove Heights (651) 450-2575. The Bee Hive at the west end of the storm sewer is connected to the 30" Storm sewer field verified by Tom Strid, Engineering Technician, City of Eagan (651) 675-5636
- A Gopher State One Call (GSOC) request was placed on 5/16/2022 for utility locates on site. The underground utility locations, shown hereon, if any, are approximate and are based upon locates from those utility providers that actually performed a locate as result of this request. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavating. Ticket Nos. 221362207 and 221362246.

OWNER

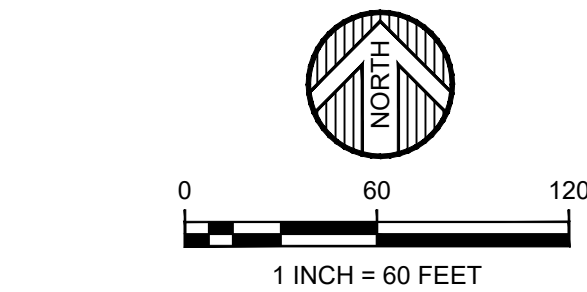
Floerke Investments, LLC
Robert C. Floerke
8245 Argenta Trail
Inver Grove Heights, MN 55077

ENGINEER/LAND SURVEYOR

WIDSETH
5368 266TH STREET
WYOMING, MN 55092
PHONE (651) 464-3130
FAX (651) 464-4822

DEVELOPER

BULK FLUID SYSTEMS, LLC
Chris Willeke, President
SUITE 109
820 CONCORD ST. N.
SOUTH ST. PAUL, MN 55075
chris.willeke@bulkfluidsystems.com
651-354-8211



For the purposes of this survey the north line of the Northwest Quarter of Section 18, Township 27, Range 22, Dakota County, Minnesota is assumed to bear S89°58'12"E

- DENOTES A FOUND DAKOTA COUNTY CAST IRON MONUMENT
- DENOTES A FOUND 1/2" IRON PIPE MONUMENT W/CAP 16099 UNLESS OTHERWISE SHOWN
- DENOTES A SET 1/2" IRON PIPE MONUMENT W/CAP 42648

BENCHMARK: VERTICAL DATUM NAVD88

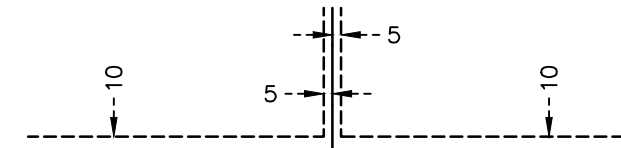
Rebar near the most northwesterly light pole
ELEV = 887.41 NAVD88

ACREAGES:

Total Acreage 264,495 Sq. Ft. or 6.07 Acres

Lot 1, Block 1 217,632 Sq. Ft. or 5.00 Acres
Lot 2, Block 1 46,863 Sq. Ft. or 1.07 Acres

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND EXTERIOR LOT LINES, AND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

LEGEND

- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- STORM SEWER
- OHE OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- 900 CONTOUR LINE
- EDGE OF WOODS

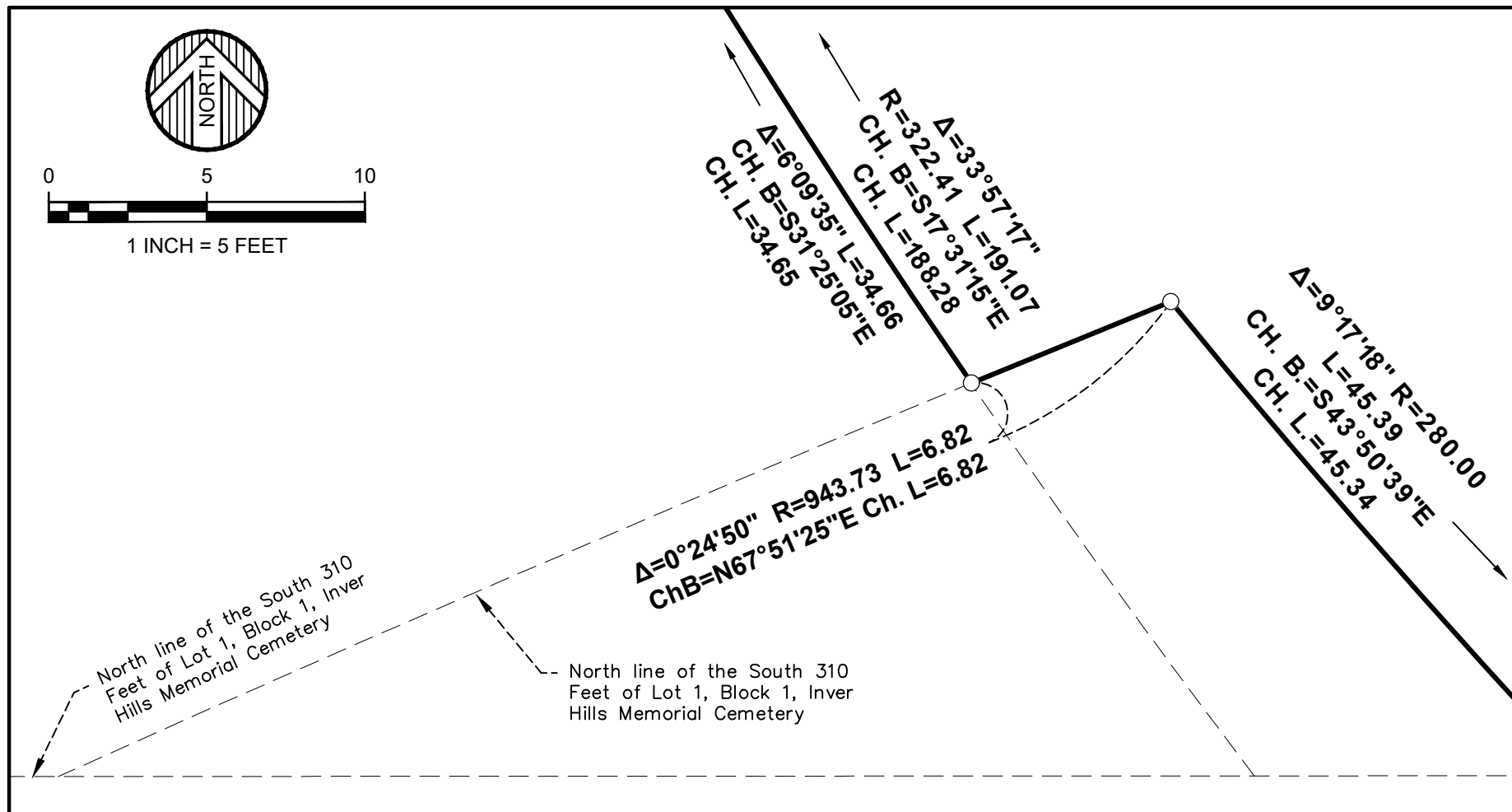
- GAS METER
- GUARD POST
- SIGN
- LIGHT POLE
- SEPTIC COVER
- CLEANOUT
- STORM INLET
- STORM MANHOLE
- ELECTRIC PEDESTAL
- POWER POLE

- TELE PEDESTAL
- ELECTRIC METER
- WELL
- BUILDING WALL HATCH
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

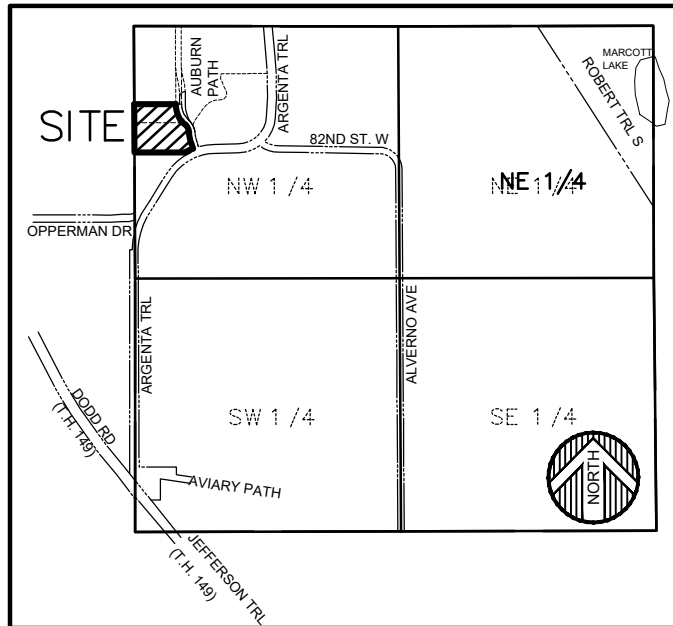
(D) DENOTES DEED BEARING AND DISTANCE

(D1) DENOTES BEARING ON WARRANTY DEED DOC. NO. 685266

DETAIL



VICINITY MAP 1"=2000'



SEC. 18, T27, R22
INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

© 2022 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

PREPARED FOR: BULK FLUIDS SYSTEMS
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

BY: KJL

DATE: 09-16-2022

LIC. NO. 42648

FILE NUMBER: 2022-10603

DATE: June 2022

SCALE: AS SHOWN

DRAWN BY: JMM

CHECKED BY: KJL

FILE NUMBER: 2022-10603

DATE: 11-17-2022

AMENDMENTS

Additional Trail Easement and Title Commitment Update

DATE: 11-17-2022

BY: KJL

DATE: 11-17-2022

AMENDMENTS

Additional Trail Easement and Title Commitment Update

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Additional Trail Easement and Title Commitment Update

DATE: 11-17-2022

BY: KJL

DATE: 11-17-2022

AMENDMENTS

Additional Trail Easement and Title Commitment Update

KNOW ALL PERSONS BY THESE PRESENTS: That Floerke Investment L.L.C., a Minnesota limited liability company, fee owners of the following described property:

That part of the South 310 feet of Lot 1, Block 1, INVER HILLS MEMORIAL CEMETERY lying West of a line which is 60 feet West of and parallel with the line described as follows:Commencing at a point at the Southeast corner of the North 150 feet of the West 493 feet of said lot; thence on an assumed bearing of South parallel with the West line of said lot 663.13 feet to the point of beginning of the line to be described; thence Southeasterly along a tangential curve concave to the Northeast, radius 220 feet, central angle 48 degrees 12 minutes 12 seconds 185.09 feet; thence Southeasterly along a reverse curve concave to the Southwest, radius 193.50 feet, central angle 44 degrees 00 minutes 03 seconds 148.60 feet; thence Southerly along a reverse curve concave to the East, radius 379.50 feet, central angle 14 degrees 32 minutes 07 seconds 96.27 feet; thence South 18 degrees 44 minutes 16 seconds East tangent to the last described curve to the Southeasterly line of said Lot 1 and thence terminating.

And

That part of Lot One, Block One, INVER HILLS MEMORIAL CEMETERY, according to the recorded plot thereof on file in the office of the County Recorder, Dakota County, Minnesota lying north of the following described line: Commencing at the southwest corner of said Lot One (1); thence on an assumed bearing of NORTH, along the west line of said Lot One (1), a distance of 310.00 feet to the point of beginning of the line to be described; thence South 89 degrees 44 minutes 38 seconds East, 600.00 feet and there terminating, lying south of the following described line:

Commencing at the southwest corner of said Lot One (1); thence on an assumed bearing of NORTH, along the west line of said Lot One (1), a distance of 502.00 feet to the point of beginning of the line to be described; thence South 89 degrees 44 minutes 38 seconds East, 500.00 feet and there terminating, and lying west of the following described line:

Commencing at the northwest corner of said Lot One (1); thence easterly along the north line of said Lot One (1), a distance of 433.00 feet, to the point of beginning of the line to be described; thence on a bearing of South, parallel with the west line of said Lot One (1), a distance of 810.60 feet; thence southeasterly along a 322.41 foot radius tangential curve, concave to the northeast, central angle 36 degrees 56 minutes 12 seconds a distance of 207.85 feet to the aforedescribed 600.00 foot long line which forms the south line of the herein described parcel, and there terminating.

Has caused the same to be surveyed and platted as FLOERKE FOREST, and does hereby dedicate to the public for public use forever the the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Floerke Investments, L.L.C., a Minnesota limited liability company, has caused these presents to be signed by it's proper officer this ____ day of _____, 20____.

SIGNED:

Robert C. Floerke, President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20_____,by Robert C. Floerke, President, Floerke Investments, L.L.C., a Minnesota limited liability company, on behalf of the company.

(Signature)

(Print Notary's Name)
Notary Public, Minnesota
My Commission Expires on 1/31/20____

I Kelly L. Jordan 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 the plat; that all monuments depicted on the plat have been or will be correctly set within one year; all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____

Kelly L. Jordan, Land Surveyor
Minnesota Licensed No. 42648

STATE OF MINNESOTA
COUNTY OF CHISAGO

This instrument was acknowledged before me, this ____ day of _____, 20____
by Kelly L. Jordan, a Licensed Land Surveyor.

Notary Public, Minnesota
My Commission Expires 1/31/20____

PLANNING COMMISSION, INVER GROVE HEIGHTS, MINNESOTA

Approved by the planning Commission of the City of Inver Grove Heights, Minnesota, this ____ day of _____, 20____

By: _____, Chair

Attest: _____, Secretary

CITY COUNCIL, INVER GROVE HEIGHTS, MINNESOTA

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

By: _____, Mayor

Attest: _____, City 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

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the ____ day of _____, 20____, the Board of Commissioners of Dakota County, Minnesota approve this plat of FLOERKE FOREST, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03 , Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____
Chair, Dakota County Board

Attest: _____
Dakota County Treasurer - Auditor.

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____

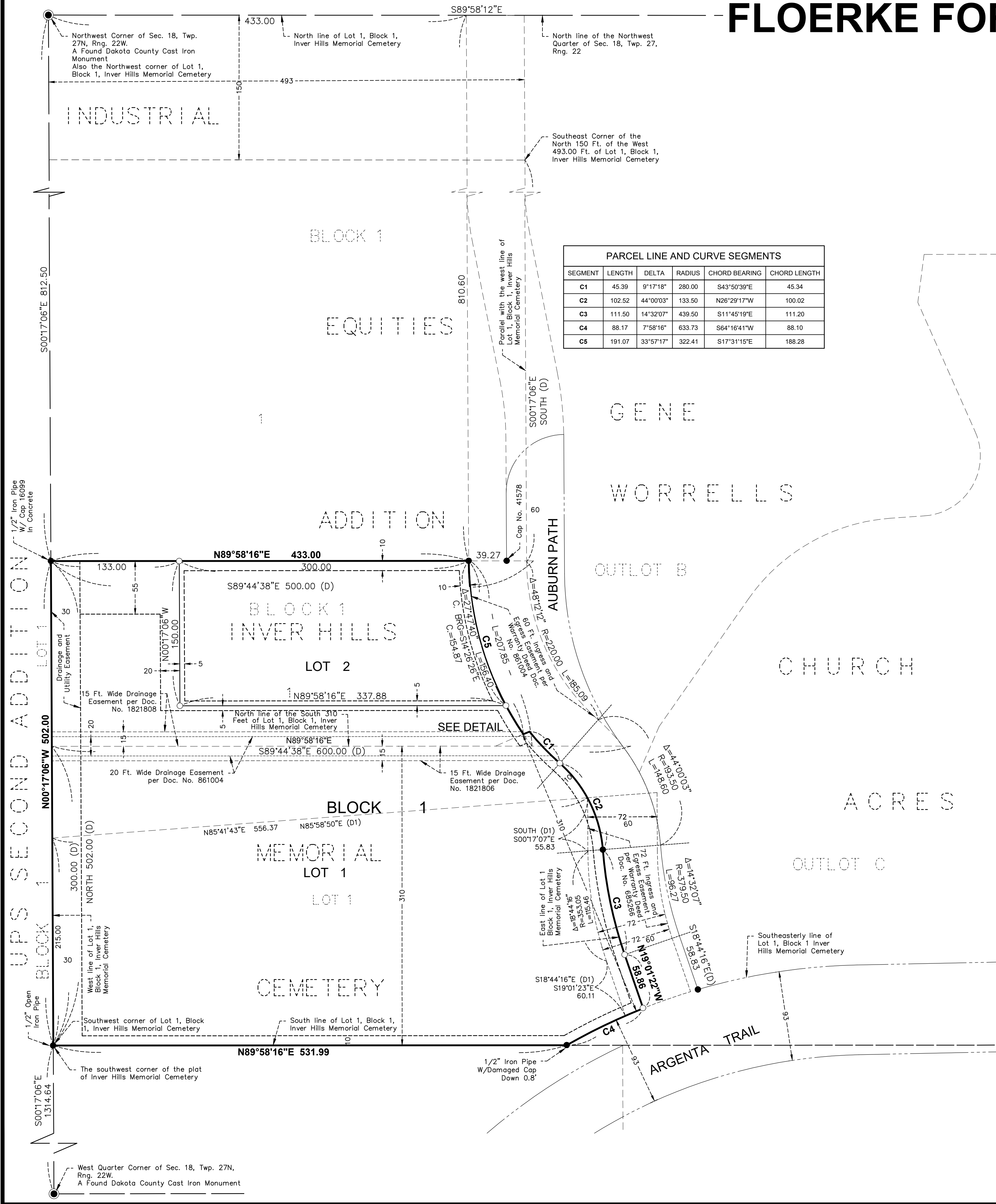
By: _____
Amy K Koethe, Director
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

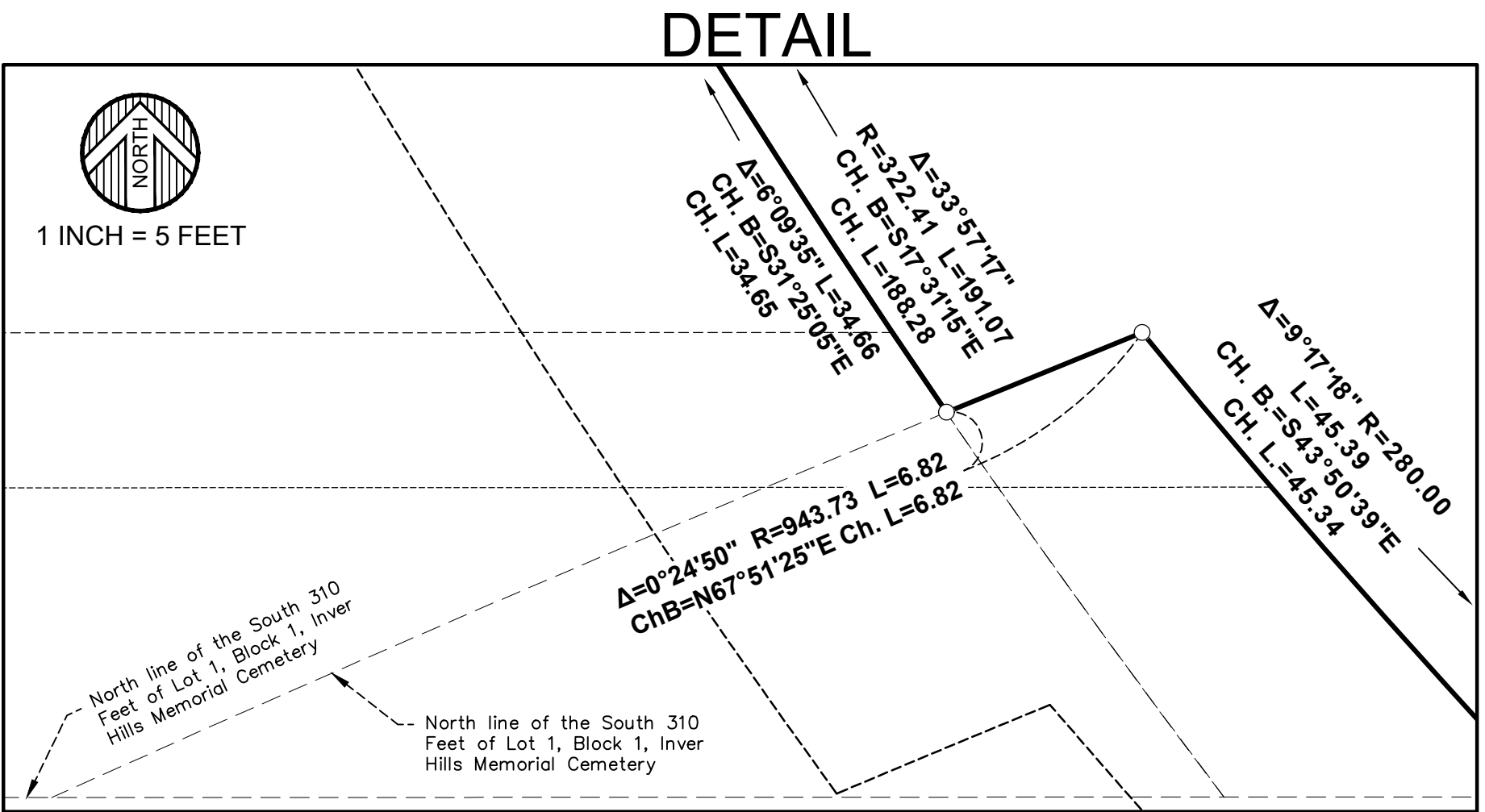
I hereby certify that this plat FLOEKRE FOREST was filed in the office of the County Recorder for public record on this ____ day of _____, 20____, at _____ o'clock ____ .M. and was duly filed in Book _____ of Plats, page ____ as Document No. _____

By: _____
Amy A. Koethe, County Recorder

FLOERKE FOREST



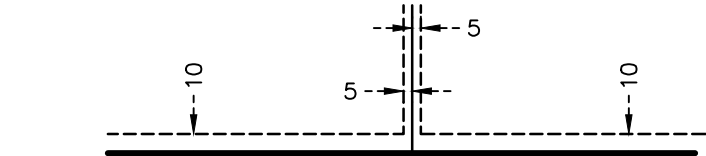
PARCEL LINE AND CURVE SEGMENTS				
SEGMENT	LENGTH	DELTA	RADIUS	CHORD BEARING
C1	45.39	9°17'18"	280.00	S43°50'39"E
C2	102.52	44°00'03"	133.50	N26°29'17"W
C3	111.50	14°32'07"	439.50	S11°45'19"E
C4	88.17	7°58'16"	633.73	S64°16'41"W
C5	191.07	33°57'17"	322.41	S17°31'15"E



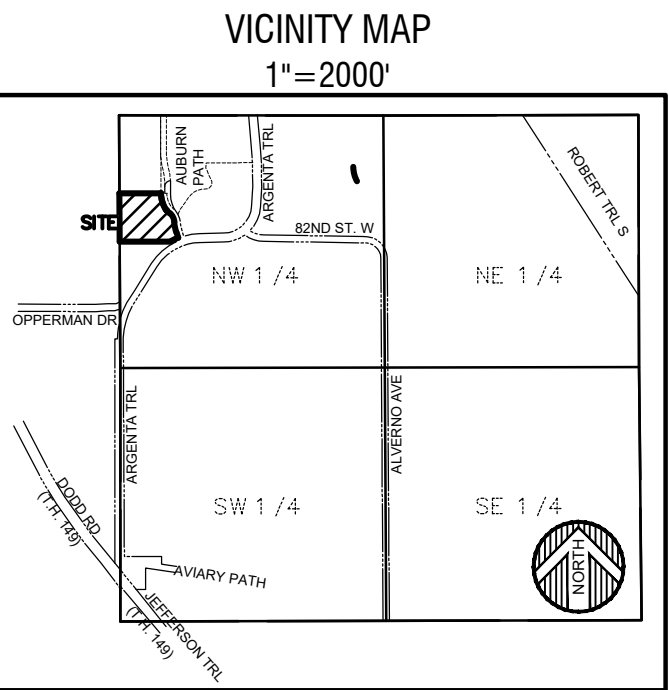
1 INCH = 60 FEET
For the purposes of this plat the west line of the Northwest Quarter of Section 18, Township 27, Range 22, Dakota County, Minnesota is assumed to bear N00°17'06"E

- DENOTES A FOUND DAKOTA COUNTY CAST IRON MONUMENT
- DENOTES A FOUND 1/2 INCH IRON PIPE MONUMENT WITH CAP 16099 UNLESS OTHERWISE SHOWN
- DENOTES A SET 1/2 INCH X 14 INCH IRON PIPE SET AND MARKED WITH MINNESOTA LICENSE NO. 42648 (MONUMENTS TO BE SET WITHIN ONE YEAR AFTER RECORDING OF THIS PLAT)
- (D) DENOTES DEED BEARING AND DISTANCE
- (D1) DENOTES BEARING IN WARRANTY DEED DOC. NO. 685266

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND EXTERIOR LOT LINES, AND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



SEC. 18, T27, R22
INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

PARKING CALCULATIONS:

COMMERCIAL/INDUSTRIAL REQUIREMENTS (MANUFACTURING):

4 SPACES + 1 SPACE FOR EACH 800 SQ FT. (75% FOR NWA)

MIN. SPACES REQUIRED = 4 + 1 (5,600 SQFT/800SQ FT) = 11 SPACES X 0.75 = 9 SPACES MIN.

TOTAL SPACES PROVIDED: 9 SPACES + 1 ACCESSIBLE SPACE

LAND USE CALCULATIONS:

TOTAL DISTURBED AREA = 45,477 SQFT (1.0 ACRES)

BUILDING AREA = 5,251 SQ FT

SITE COVERAGE = 12%

TOTAL IMPERVIOUS AREA = 20,909 SQ FT (0.5 ACRES) 48% OF TOTAL LOT

EXPECTED TRUCK TRAFFIC VOLUMES:

LEAVING PROPERTY:
TWO MEDIUM DUTY STRAIGHT TANKER TRUCKS AND TWO PICKUP SERVICE TRUCKS
LEAVING THE PROPERTY BETWEEN 7-9AM EACH WEEKDAY.

TOTAL TRUCKS LEAVING PROPERTY DAILY: 4 TRUCKS

ENTERING PROPERTY:
TWO MEDIUM DUTY STRAIGHT TANKER TRUCKS AND TWO PICKUP SERVICE TRUCKS
RETURNING TO THE PROPERTY BEFORE 6PM EACH WEEKDAY.

TOTAL TRUCKS ENTERING PROPERTY DAILY: 4 TRUCKS

**INVER GROVE HEIGHTS
INDUSTRIAL CENTER**

SITE PLAN NOTES:

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

CONTRACTOR SHALL CALL GOPHER STATE ONE CALL PRIOR TO BEGINNING REMOVALS.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER AND ENGINEER OF ANY DIFFERENCES BETWEEN THE FIELD AND THE PLAN.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL AND SHALL BE IN COMPLIANCE WITH THE MINNESOTA UNIFORM TRAFFIC CONTROL DEVICES MANUAL AND TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL. THE TRAFFIC CONTROL SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.

THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT OF WAY AND PROPERTY LIMITS.

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

SEE DETAILS SHEET FOR PROPOSED PAVEMENT SECTION INFORMATION.

SEE DETAILS SHEET FOR ACCESSIBLE PARKING SIGNAGE INFORMATION.

ALL CURB AND GUTTER SHALL BE B612 STYLE UNLESS OTHERWISE NOTED ON THE PLAN.

ALL STRIPING TO BE 4" SOLID WHITE LINE UNLESS NOTED OTHERWISE ON THE PLAN. ALL PAINT USED FOR STRIPING SHALL CONFORM TO MNDOT SPEC 3591. COLOR SHALL BE BRIGHT WHITE.

STORM M.H.
RIM 885.06
INV. E. 877.79
INV. W. 873.00

TRUCK REPAIR AND
EQUIPMENT PROPERTY

STORM M.H.
RIM 886.40
INV. 15 IN RCP 883.35
15 IN RCP STUB S. 883.54

AUBURN PATH

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

WHEREAS, I, FRANK E. BRODEEN, AM A SPECIALLY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA, AND I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BY: FRANK E. BRODEEN
DATE: 11/18/2022
REVISIONS: PRELIM PUD APPLICATION SUBMITTAL
DATE: 11/18/2022
REVISIONS: PRELIM PUD APPLICATION SUBMITTAL

DATE: NOVEMBER 2022
SCALE: AS SHOWN
DRAWN BY: FEB
CHECKED BY: TMH
JOB NUMBER: 2022-10603

BULK FLUID SYSTEMS
INVER GROVE HEIGHTS, MN
SITE PLAN

SHEET NO. 5.0
SHEET 7 OF 13

INVER GROVE HEIGHTS
INDUSTRIAL CENTER

AUBURN PATH

BULK FLUID SYSTEMS
BUILDING (BY OTHERS)
FFE = 896.0

TANK

TANKS

STORM M.H.
RIM 885.06
INV. E. 877.79
INV. W. 873.00

STORM M.H.
RIM 886.40
INV. 15 IN RCP 883.35
15 IN RCP STUB S. 883.54

GRADING PLAN NOTES:

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.

HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK.

SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS, GUTTER FLOW LINE OF CURB GUTTER (FL), TOP BACK OF CURB ELEVATIONS (TBC), AND FINISHED SURFACE GRADE, UNLESS OTHERWISE NOTED.

ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE NOTED ON THE PLANS.

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR PROPOSED SAFI BAFFLE TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

GENERAL CONSTRUCTION NOTES:

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.

UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION, 2020 EDITION. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.

THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.

THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT LOCATION AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

LEGEND



DISTURBED NATURAL AREA / OPEN SPACE

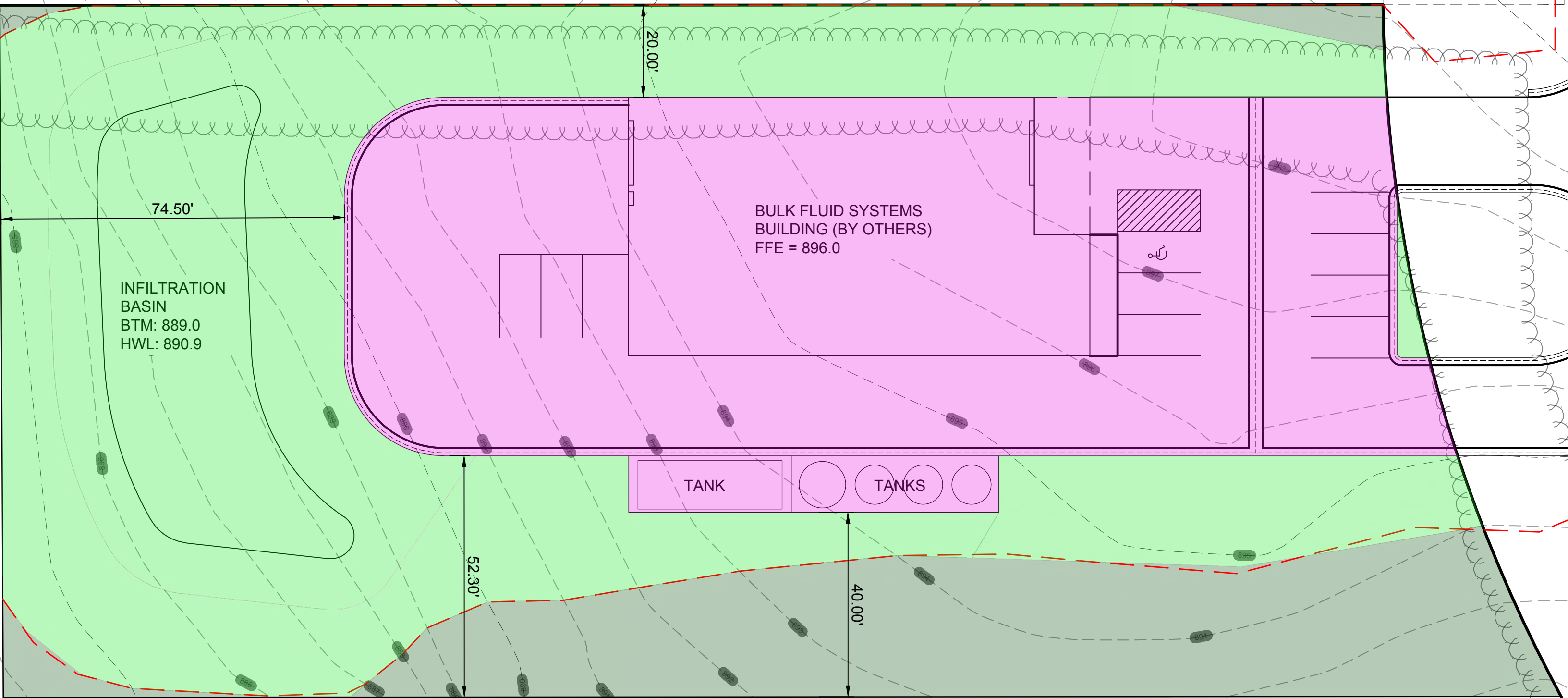
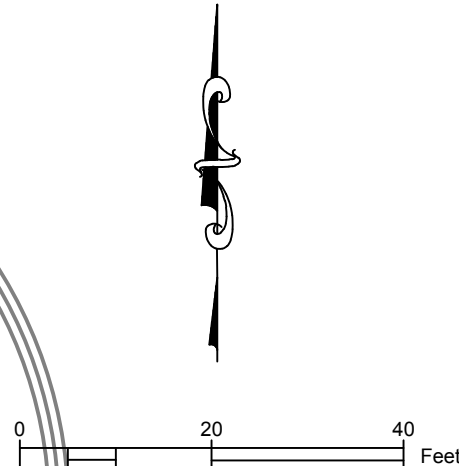


UNDISTURBED NATURAL AREA / OPEN SPACE



PROPOSED IMPERVIOUS AREA

INVER GROVE HEIGHTS
INDUSTRIAL CENTER



STORM M.H.
RIM 885.06
INV. E. 877.79
INV. W. 873.00

STORM M.H.
RIM 886.40
INV. 15 IN RCP 883.35
15 IN RCP STUB S. 883.54

NATURAL AREA/OPEN SPACE CALCULATIONS:

TOTAL PROPERTY AREA: 1.1 ACRES
TOTAL IMPERVIOUS AREA: 0.43 ACRES (40% OF TOTAL PROPERTY AREA)
TOTAL NATURAL AREA/OPEN SPACE: 0.65 ACRES (60% OF TOTAL PROPERTY AREA)
TOTAL DISTURBED NATURAL AREA/OPEN SPACE: 0.48 ACRES (44% OF TOTAL PROPERTY AREA)
TOTAL UNDISTURBED NATURAL AREA/OPEN SPACE: 0.17 ACRES (16% OF TOTAL PROPERTY AREA)
TOTAL CONTIGUOUS NATURAL AREA/OPEN SPACE: 0.64 ACRES (98% OF NATURAL/OPEN SPACE)

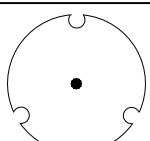
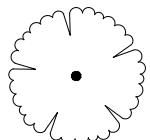
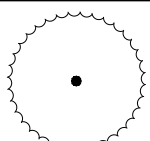
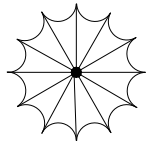
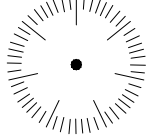
TRUCK REPAIR AND
EQUIPMENT PROPERTY

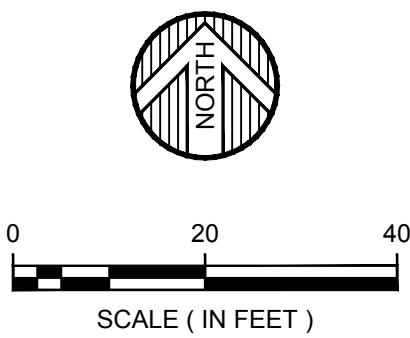
AUBURN PATH

I HEREBY CERTIFY THAT I AM A SPECIALLY LICENSED PROFESSIONAL ENGINEER OR SURVEYOR IN THE STATE OF MINNESOTA AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Frank E. Brodeen
FRANK E. BRODEEN
DATE: 11/18/2022 LIC. NO. 57780

DATE	REVISION DESCRIPTION	BY
11/18/2022	PRELIM PUD APPLICATION SUBMITTAL	FEB

DATE:	NOVEMBER 2022
SCALE:	AS SHOWN
DRAWN BY:	FEB
CHECKED BY:	TMA
JOB NUMBER:	2022-10603

PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2.5" Cal.	B&B	4
	TB	Tilia americana 'Boulevard' / Boulevard American Linden	2.5" Cal.	B&B	3
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	PG2	Picea glauca / White Spruce	6' Ht.	B&B	7
	PG	Picea pungens 'Glauca' / Blue Colorado Spruce	6' Ht.	B&B	3
	PS	Pinus strobus / White Pine	6' Ht.	B&B	2

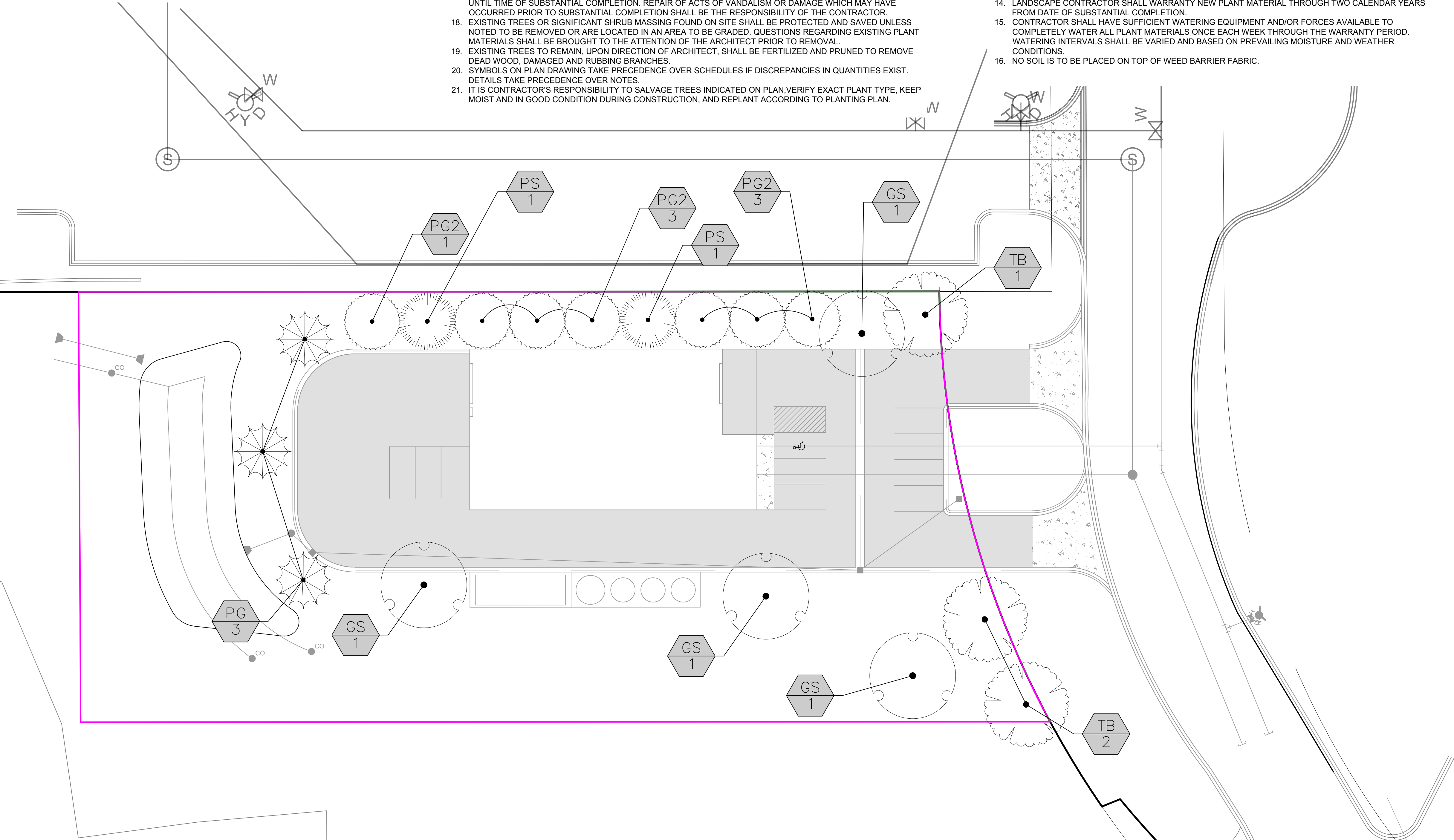


GENERAL NOTES

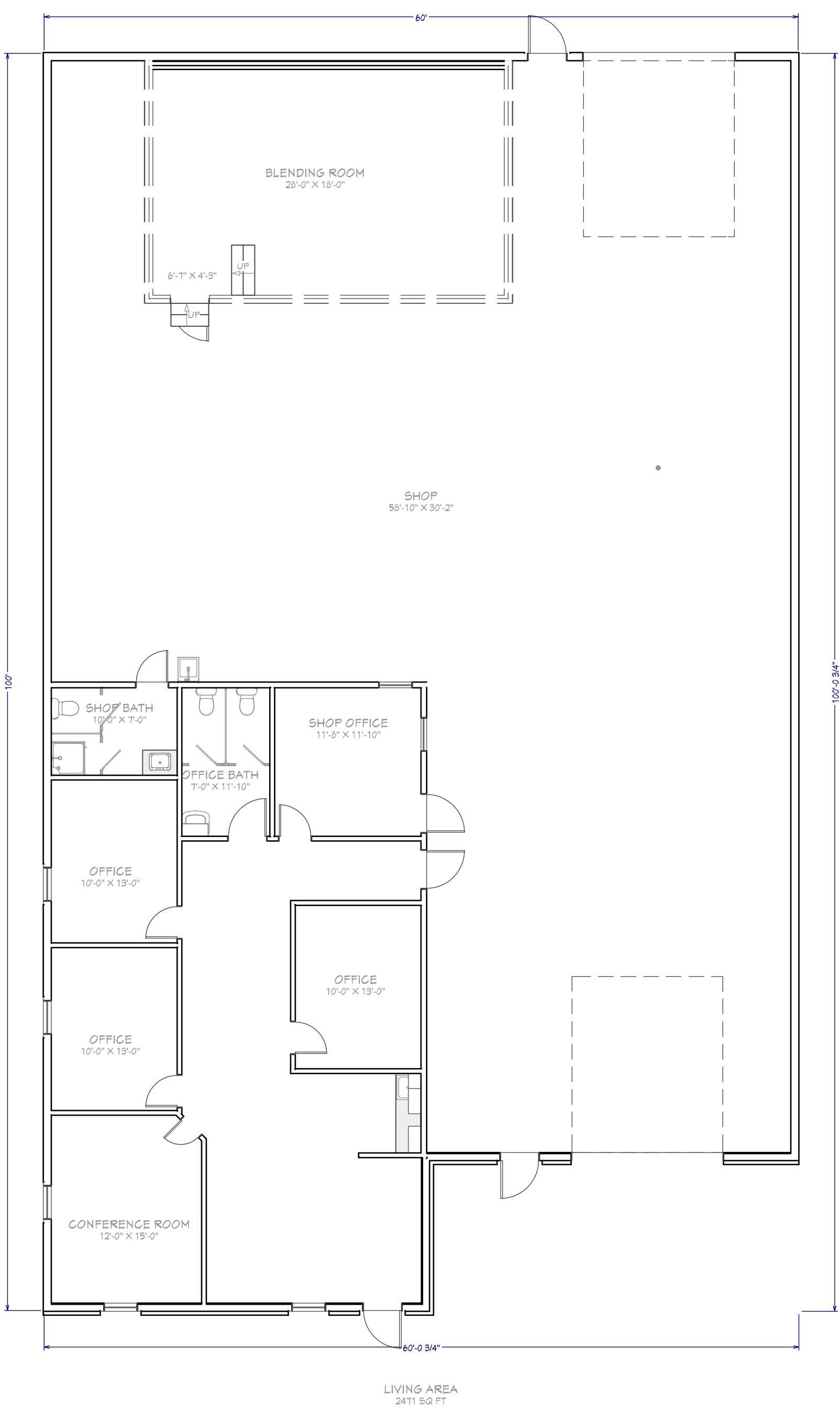
1. REMOVE ALL BURLAP FROM THE TOP OF ROOT BALL. REMOVE ALL GREEN TREATED BURLAP. REMOVE ALL PLANT IDENTIFICATION TAGS FROM ALL PLANT MATERIALS.
2. KEEP ALL PLANT MATERIALS MOIST AND SHADED UNTIL PLANTED.
3. FOR CONTAINER PLANTS: MAKE 4 TO 5 VERTICAL CUTS IN ROOT BALL AFTER PLANT HAS BEEN REMOVED. MAKE CUTS 1/2" DEEP. PLANT IMMEDIATELY.
4. SPREAD MULCH SO THAT IT IS NOT IN CONTACT WITH WOODY BASE OF PLANT.
5. MULCH AT BASE OF TREES 5'-0" DIAMETER RING WHERE TREES ARE LOCATED IN OPEN GRASS AREAS.
6. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
7. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
8. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE.
9. FINE GRADING AND EDGING SHALL BE APPROVED PRIOR TO PLANTING OPERATIONS.
10. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES. NOTIFY THE ARCHITECT SHOULD CONFLICTS ARISE.
11. UNLESS OTHERWISE NOTED, FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 3" DEPTH MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1 1/2" DEPTH) WITHIN 2" OF PAVING.
12. ALL EXISTING TREES, SHRUBS, VINES AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER.
13. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
14. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURB AND GUTTER, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO THESE ITEM SHALL BE REPAIRED AT NO COST TO OWNER.
15. UNDERGROUND SERVICES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
16. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIALS ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING OF WORK.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY HAVE OCCURRED PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
18. EXISTING TREES OR SIGNIFICANT SHRUB MASSING FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO REMOVAL.
19. EXISTING TREES TO REMAIN, UPON DIRECTION OF ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
20. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. DETAILS TAKE PRECEDENCE OVER NOTES.
21. IT IS CONTRACTOR'S RESPONSIBILITY TO SALVAGE TREES INDICATED ON PLAN, VERIFY EXACT PLANT TYPE, KEEP MOIST AND IN GOOD CONDITION DURING CONSTRUCTION, AND REPLANT ACCORDING TO PLANTING PLAN.

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM ARCHITECT PRIOR TO INSTALLATION.
2. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE ARCHITECT'S REQUEST PRIOR TO INSTALLATION. OBTAIN APPROVAL OF PLANT LAYOUT FROM ARCHITECT PRIOR TO PLANTING.
3. ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
4. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY.
5. LANDSCAPE CONTRACTOR SHALL THOROUGHLY LOOSEN ANY COMPACTED SUBGRADES PRIOR TO PLACING TOPSOIL, TO A MINIMUM DEPTH OF 10". ROLL SUBGRADES TO PREVENT SETTLING.
6. CONTRACTOR WITH RE-USE EXISTING TOPSOIL FROM SITE AND BRING TO FINISH GRADE WITH 4" OF TOPSOIL IN ALL LAWN AREAS, AND 12" OF TOPSOIL IN ALL PLANTING BED NOT ADJACENT TO BUILDING.
7. LANDSCAPE CONTRACTOR SHALL REMOVE SOD, CONTAMINATED SOILS, MISCELLANEOUS WASTE MATERIALS FROM AREAS TO BE PLANTED AND SEEDED. CONTRACTOR SHALL LOOSEN COMPACTED SUBSOILS BY TILLING AND IMPORT NEW TOPSOIL AS REQUIRED TO RESTORE GRADES AND MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING. VERIFY FINAL LIMITS OF AREAS WITH ARCHITECT PRIOR TO COMMENCING OPERATIONS.
8. KEEP ALL PLANT MATERIALS MOIST AND SHADED UNTIL PLANTED.
9. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS GRANTED BY THE ARCHITECT TO THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID.
10. PLANT MATERIALS TO BE INSTALLED PER PLANT DETAILS.
11. PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OR OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 10 OZ. PER 2.0" CALIPER TREE AND 6 OZ. PER SHRUB.
12. PLANTING AREAS RECEIVING ANNUALS SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST AND 10 PARTS SAND.
13. PERENNIAL AND SHRUB BEDS ARE TO RECEIVE APPLICATION OF PRE - EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) FOLLOWED BY 4" DEEP MULCH.
14. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
15. CONTRACTOR SHALL HAVE SUFFICIENT WATERING EQUIPMENT AND/OR FORCES AVAILABLE TO COMPLETELY WATER ALL PLANT MATERIALS ONCE EACH WEEK THROUGH THE WARRANTY PERIOD. WATERING INTERVALS SHALL BE VARIED AND BASED ON PREVAILING MOISTURE AND WEATHER CONDITIONS.
16. NO SOIL IS TO BE PLACED ON TOP OF WEED BARRIER FABRIC.



DATE:	NOVEMBER 2022	REVISIONS:	DESCRIPTION:	BY:
SCALE:	AS SHOWN	PRELIM PUD APPLICATION SUBMITTAL		FEB
DRAWN BY:	RSH			
CHECKED BY:	JER			
JOB NUMBER:	2022-10603			



Layout Page Table			
Label	Title	Description	Comments
P-0	Project Overview		
P-1	Building Overview		
P-2	Framing		
E-1	Electrical Layout		
M-1	Plumbing Layout		

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Bulk Fluid Systems
New Shop Build

Project Overview

DRAWINGS PROVIDED BY:
Roost Carpentry, LLC

DATE:

8/3/2022

SCALE:

SHEET:

P-0



From: [Phil Owens](#)
To: [Heather Botten](#)
Cc: [Phil Owens](#); [Steve Johnson](#)
Subject: RE: plan review- bulk fluid
Date: Monday, September 12, 2022 2:08:28 PM

Hello Heather,
Here are the Fire comments for the Bulk Fluid Systems project.

This project involves the manufacture and storage of windshield washer fluids.
In some configurations this product can be classified as a flammable liquid.

The building will likely be classified as an H-3 Occupancy Type (High Hazard).
The building is required to be fully protected by a Fire Sprinkler System in accordance with this hazard

The indoor storage requirements for the flammable liquids will be dependent upon the storage configuration that they utilize
on pallets, in Racks or as high piled storage,

They are proposing to store flammable liquids outdoors in four aboveground tanks.

1 @ 20,000-gallons for Methanol, a Flammable Liquid
2 @ 9,000-gallons for Windshield Wash Fluid, a Flammable Liquid
1 @ 2,500 - gallons for windshield washing fluid, a Flammable Liquid

Outdoor Flammable Liquids storage in aboveground tanks in these quantities is presently Prohibited by the Zoning Code.

If the zoning requirements are amended for this property to permit the aboveground, outdoor storage of Flammable Liquids in these quantities,
The aboveground tanks must be provided with secondary containment.
In addition, the tanks would be required to have a separation distance of 40 feet from property lines, buildable lots, and public ways
and 10 feet distance from significant buildings on the same property.

Thank you ...
Phil

From: Heather Botten <hbotten@ighmn.gov>
Sent: Thursday, September 8, 2022 2:15 PM
To: Phil Owens <powens@ighmn.gov>
Subject: RE: plan review- bulk fluid