



Inver Grove Heights Planning Commission
Tuesday, March 19, 2024 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, March 19, 2024, will be provided to the Council at or before the March 19, 2024 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the March 6, 2024, Planning Commission Meeting.
4. **Public Hearing**
 - A. Comprehensive Plan Amendment to change the land use designation for about 4.5 acres from the current MDR, Medium Density Residential to LMDR, Low-Medium Density Residential and for about 0.50 acres from MDR, Medium Density Residential to LDR, Low Density Residential for the property located at 1845 77th Street West. (Steve Grebin - Case No. 24-10PA)
 - B. Preliminary Planned Unit Development Amendment and Final Planned Unit Development to increase the unit numbers and site plan changes to construct a four-story, 242-unit apartment building on property located at 70th Street West and Agate Trail, identified as PID No. 20-56900-13-010. (Yellow Tree Development - Case No. 24-08PUD)
 - C. Major Site Plan Approval to construct parking lot improvements for a bus corral on the north side of the building at Hilltop Elementary School located at 3201 68th Street East. (Bolton & Menk, Inc. - Case No. 24-09SP)
5. **Regular Business**
6. **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.

March 19, 2024 - Planning Commission Agenda

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, March 6, 2024 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

Chair Weber called the Planning Commission Meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

2. ROLL CALL

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

Commissioners Absent: Lance Twedt - excused

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

3. CONSENT AGENDA

A. Minutes of the February 20, 2024, Planning Commission Meeting.

Minutes were approved as submitted.

4. PUBLIC HEARING

A. Variance request to construct an additional accessory structure on property at 3834 64th Street East and identified as PID No. 20-81500-01-040. (Michael & Diane Christensen - Case No. 24-03V)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice. Notices were mailed to 4 property owners on February 14, 2024.

Presentation of Request

Associate Planner Botten presented a summary of the staff report.

Planning Commission Discussion

Commissioner Weber inquired about the drainage and utility easement on the property. Botten stated that there is a 10-foot easement on the rear property line.

Commissioner Wippermann stated that there is a hoop structure, covered with tarps on the property and inquired if that was permitted use. Botten stated that it is not.

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Opening of Public Hearing

Diane Christensen, 3834 64th Street East, Applicant, stated that she has her husband, Michael, on speaker phone. Mr. Christensen stated that he did read the staff report and is surprised by staff recommendation of denial. Was under the impression that the request was supported.

Chair Weber stated that our City Code only allows one accessory structure in their zoning district, that is the rationale for the recommendation of denial.

Commissioner Schaefer inquired if the applicant could expand onto their existing structure for what they need. Mr. Christensen stated that wouldn't be feasibly possible.

Chair Weber closed the public hearing.

Planning Commission Discussion

Commissioner Heidenreich stated that if the Commission approves the request, they would be setting a precedence for future applications. Recommends denying the request and move it along to City Council for their final decision.

Chair Weber stated that he would agree. The Commission must follow what the City Code states.

Planning Commission Recommendation

Motion by Clancy, Second by Teiken, to Deny the Variance request based on the three rationales listed in the staff report.

Ayes: 7

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on March 18, 2024.

B. Rezoning request to change from the current B-4/PUD, Commercial Planned Unit Development to R-3C/PUD, Multiple Family Planned Unit Development on the westerly 10 acres of PID No. 20-12050-00-040. (Rise Capital - Case No. 24-06RZ)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice. Notices were mailed to 137 property owners on February 15, 2024.

Motion by Schaefer, Second by Presley, to Adopt two emails into the public record that were received for this specific item.

Ayes: 7

Nays: 0 Motion Carried.

Presentation of Request

City Planner Hunting presented a summary of the staff report.

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Planning Commission Discussion

Commissioner Schaefer asked for further clarification on the request and if it includes the request from 2023. Hunting stated that what is being requested is the Rezoning, to be consistent with the Comprehensive Plan, and only for the westerly 10 acres. Does not include what was requested last year.

Commissioner Wippermann inquired about where on the property was deemed unbuildable. Hunting stated that the applicant could elaborate more, but that was located more in the eastern portion of the lot.

Opening of Public Hearing

David Fisher, 6718 Cove Point Road, Minnetrista, Rise Capital, Applicant, stated that he has read and understood the staff report. A PowerPoint presentation explaining the project was presented. Rise Capital plans to own and run the development, long term. The unbuildable soil is mostly the pond, but may spill over onto Outlot C, which would then be used as a parking lot. Market rate housing for the development, starter home options. The green/open space will be available to the neighbors if they choose to use.

Commissioner Clancy inquired when the impacted soil was filled in. Mr. Nick Monson stated that it was the early 2000's. Clancy questioned when the geotechnical report was completed. Mr. Fisher stated that was done in 2022.

John Munkelwitz, 7660 Addisen Court, stated that when he built his house, was told that the lots across the street would stay zoned for commercial. Doesn't want to see the additional traffic and noise that the development would bring. Would like to see a one level commercial building instead.

Chair Weber stated that according to the current City Code, the current zoning an applicant would be allowed to build a 65-foot-tall building on this lot.

Nick Monson, 10050 Crosstown Circle, Suite 600, Eden Prairie, MN 55344, Hempel Real Estate, Property Owner, stated that this property has been vacant for decades. If all the lots could handle commercial, it would have happened by now. The goal is to get all of Argenta Hills developed. The remaining acreage will be filled with commercial.

Chair Weber closed the public hearing.

Planning Commission Discussion

Commissioner Heidenreich stated that he is in support of this project. Understands that the area needs more density to bring in the commercial.

Commissioner Teiken stated that the land is vacant, the commercial use hasn't materialized. There is currently a housing shortage.

Commissioner Schaefer questioned how they plan to fit 400 plus cars into the area from the development. Chair Weber stated that Almana Trail is a county road. Hunting stated that that there would be no additional entrances or exists. Almana Trail was designed to handle commercial use, which generates more trips per day than multi-family. The road should be able to handle the development and the future commercial development.

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Chair Weber clarified that the driveways from the townhomes will be going towards the private road and not onto Almaná Trail. Hunting confirmed that is correct.

Commissioner Clancy stated that what has been proposed is a very well thought out development and is supportive.

Planning Commission Recommendation

Motion by Clancy, Second by Presley, to Approve the Rezoning of 10 acres to R-3C/PUD, Multiple Family Residential/Planned Unit Development subject to the two conditions noted in the staff report.

Ayes: 7

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on April 8, 2024.

Chair Weber recused himself and joined the audience before the next item.

C. Zoning Code Amendment request for a Recreational Center to be a conditional use in the IOP, Industrial Office Park Zoning District and a Conditional Use Permit request to allow a Recreational Center use in 24,000 square feet of the existing building for a soccer club at 8360 Courthouse Boulevard, Suite 100. (Wave Soccer Club, Inc. - Case No. 24-05ZA)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice. Notices were mailed to 13 property owners on February 15, 2024.

Presentation of Request

Associate Planner Botten presented a summary of the staff report.

Planning Commission Discussion

Vice-Chair Clancy inquired that for future applications would there be parking requirements or would the parking be reviewed. Botten stated that each use would be reviewed separately.

Commissioner Schaefer inquired how many parking spots there are currently. Botten stated that for the current space, they are designated 42 spots. But that there are more spots for each tenant.

Opening of Public Hearing

Jonathan Weber, 10394 Andrea Trail, Wave Soccer Club, Applicant, stated that he has read and understood the staff report. The club is excited to have a home space.

Commissioner Wippermann questioned if tournaments would be held in the space. Mr. Weber stated that there will not be tournaments, the space will only be used for training purposes.

Benjamin Davidson, 8453 Courthouse Boulevard, stated that his property is directly across the street from the main entrance. Concerned about the amount of traffic that the club will bring. Would like to see better signage for the entire facility.

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Vice-Chair Clancy closed the public hearing.

Planning Commission Discussion

Vice-Chair Clancy stated that he's excited that this space is being utilized with a different sort of use.

Commissioner Teiken stated that soccer is the most popular sport in the world. The sport also requires the existence of clubs like this. This opportunity is something good for the kids of the community.

Commissioner Schaefer requested that the applicant respond to the concerns raised by the resident.

Opening of Public Hearing

Vice-Chair Clancy re-opened the Public Hearing at 7:59pm.

Vice-Chair Clancy asked the applicant to address the concerns raised by the resident, Mr. Davidson.

Jonathan Weber, 10394 Andrea Trail, Wave Soccer Club, Applicant, stated that the club has come up with a plan for how their parents will drop off and pick up so that there is no disruption. On the older teams there are around 18 kids, most ride share, there won't be a huge amount of traffic. Willing to work with the neighbors.

Benjamin Davidson, 8453 Courthouse Boulevard, questioned why the public hearing notice wasn't sent out to neighbors past the standard of 350 feet.

Ms. Botten stated that the requirements in the City Code are 350 feet from the property, and that is what was followed. Mr. Davidson stated that when the buildings were first constructed the mailings went to property owners a lot further than that. Ms. Botten stated that for a specific use of a building, it would just be 350 square feet.

Planning Commission Recommendation

Motion by Heidenreich, Second by Teiken, to Approve the Zoning Code Amendment and Conditional Use Permit requests subject to the conditions listed in the staff report.

Ayes: 6

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on March 18, 2024.

5. REGULAR BUSINESS

Next Regular Planning Commission Meeting is Tuesday, March 19, 2024.

6. ADJOURN

Motion to adjourn the meeting at 8:04 p.m.

Respectfully submitted by Stacy Bodsberg, Community Development Support Specialist.



Planning Commission Report

MEETING DATE:	March 19, 2024
CASE NO:	24-10PA
APPLICANT:	Steve Grebin
PROPERTY OWNER:	Phillip & Janine Nelson
REQUEST:	Comprehensive Plan Amendment to change land use from MDR, Medium Density Residential to LMDR, Low-Medium Density Residential and LDR, Low Density Residential.
LOCATION:	1845 77th Street West
COMPREHENSIVE PLAN:	MDR, Medium Density Residential
ZONING:	A, Agricultural / Northwest Area Overlay
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

Consider a Comprehensive Plan Amendment to change the guided land use of 5.08 acres from MDR, Medium Density Residential to approximately 4.5 acres to LMDR, Low-Medium Density Residential and 0.5 acres to LDR, Low Density Residential for the property located at 1845 77th Street West.

BACKGROUND

The applicant is proposing to change the land use designation of a 5.08-acre parcel to approximately 4.5 acres to LMDR, Low-Medium Density Residential for a 20-unit townhome project and 0.5 acres to LDR, Low Density Residential for the existing home site.

The applicant has submitted a conceptual development plan for the site which demonstrates 20 townhome units and one existing, single-family home. Based on the size of the lot, the density of the LMDR project would be 4.44 units/acre. The Low-Medium Density Residential category allows for residential densities of 4–8 units per acre.

If the Comprehensive Plan Amendment is successful, an application for Rezoning and Platting would be required before development can occur. This subsequent process would provide for public review and comment on the actual site plan, including, but not limited to, stormwater management, traffic, roads, and landscaping.

The property is located within the Northwest Area of the city and therefore would be required to comply with those standards as part of a development application review. The utilities would be served by the City of Eagan system as part of the joint powers agreement. Because the site is located in the Northwest Area, all plat connection fees will also be required. These details would be covered in subsequent approval stages if the Comprehensive Plan Amendment is approved.

EVALUATION OF REQUEST

SURROUNDING USES

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

North:	Highway 55, Right-of-Way		
East:	Single Family Residential	Zoned: A, Agricultural	Guided: MDR, Medium Density Residential
West:	Single Family Residential	Zoned: R-1C, Single-Family Residential	Guided: LDR, Low Density Residential
South:	Single Family Residential	Zoned: R-1C, Single-Family Residential	Guided: LDR, Low Density Residential and LMDR, Low-Medium Density Residential

COMPREHENSIVE PLAN AMENDMENT

The subject parcel is currently guided MDR, Medium Density Residential (8-12 units/acre).

Medium Density Residential is defined in the 2040 Comprehensive Plan as:

"Medium density residential accommodates somewhat higher residential densities ranging from 8 to 12 dwelling units per net acre. Uses in this classification include higher density townhome developments and apartments, all with full public utility service."

The applicant is proposing to change the land use designation to LMDR, Low-Medium Density Residential (4-8 units/acre) and one lot at LDR, Low Density Residential (1-4 units/acre) to fit the proposed concept plan.

Low-Medium Density Residential is defined in the 2040 Comprehensive Plan as:

"The low-medium density residential category includes a combination of single family attached, and single family detached housing that is generally at a greater density than traditional single-family housing in Inver Grove Heights. Density of the LMDR category ranges from 4 to 8 units per net acre. This land use category is principally isolated to the Northwest Area."

Low Density Residential is defined in the 2040 Comprehensive Plan as:

"The low-density residential category encompasses traditional "urban" density development in Inver Grove Heights. LDR includes lots or parcels ranging from 1 unit per acre to 4 units per net acre. Substantial portions of the low-density residential area are anticipated to develop at a density of two to three units per net acre. Housing types in the low-density residential category include single-family detached homes, twin home units and lower density, townhome style developments. In all cases, low-density residential development will be served by public water and sanitary sewer systems."

The area of the city this parcel is located within is referred to in the 2040 Comp Plan as the Future Development Area. Future development areas consist of areas that are largely undeveloped and planned for the extension of infrastructure.

Some of the Future Development Area Policies include:

- Create a quality living environment that is adapted to the natural environment.
- Encourage diverse housing styles consistent with the inherent characteristics of the site
- Encourage developments that incorporate natural features as integral elements of the residential environment.

- Encourage cluster development practices that preserve significant natural resources by concentrating building locations.
- Utilize natural features as connecting links between and through neighborhood areas.
- Encourage on-site retention of stormwater in open space areas without negatively impacting natural areas and without creating negative impacts on the overall visual aesthetics of the area.

The following provides some rationale for approval and denial of the proposed land use change.

RATIONALE FOR THE LAND USE CHANGE

- One of the Guiding Principals in the 2040 Comprehensive Plan states *"Residential neighborhoods will contain a variety of housing types and levels of affordability. Neighborhood areas will provide a mix of housing that give residents the opportunity to live in Inver Grove Heights as their needs change over time."* A lower density townhome development would provide a mix of housing within the developed single-family neighborhood to the west and south.
- Based on the current Comprehensive Plan land use guiding of medium and low-medium residential to the south and east of the proposed property, down guiding the parcel to low-medium density residential provides a compatible transition between the single family to the west and a potential medium density development to the east.
- The property abuts Highway 55 to the north. Multi-family housing is often a good fit for land abutting arterial roads.
- The current land use guiding of medium density residential (8-12 units/acre) could potentially have 40-60 units on the 5.08 acre parcel which could have a greater impact on the single-family neighborhood to the west and south.
- Reducing the density allowed by the Comprehensive Plan would have less of an impact on the local street system as increased traffic is a concern of the neighborhood.

RATIONALE AGAINST THE LAND USE CHANGE

- The city has a limited amount of land guided for multiple family. Down guiding this parcel reduces the amount of land available for higher density development.
- Rezoning the proposed parcel would leave the lot to the east as a single medium density lot available for development.

DENSITY

The Comprehensive Plan states the Low-Medium residential land use category allows gross densities of 4–8 units per acre. The applicant's concept plan identifies construction of 20 townhome units, plus keeping the existing single-family home. Based on the site area of 5.08 area, the proposed LMDR density would be 4.44 units/acre and the LDR density would be 2 units/acre. This is consistent with the proposed Low-Medium Density Residential and Low Density Residential land use designations.

ALTERNATIVES

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

A. Approval. If the Planning Commission finds the application acceptable, the Commission should make the following recommendation:

- Approve the Comprehensive Plan Amendment from MDR, Medium Density Residential to LMDR, Low-Medium Density Residential and LDR, Low Density Residential 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 contains a substantial departure from any metropolitan system plan.
 - 3) Approval of this Comprehensive Plan Amendment shall not become effective until a plat and development plan have been approved by the City Council. A final plat application must be submitted to the City prior to one year after the adoption of this Resolution.

B. Denial. If the Planning Commission does not favor the Comprehensive Plan Amendment, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

The primary question to answer is what the most appropriate land use for the property should be. Would a change to Low-Medium Density Residential be a benefit to the city and, if so, should the land use plan be changed for the parcel from Medium Density to Low-Medium Density Residential and Low Density Residential?

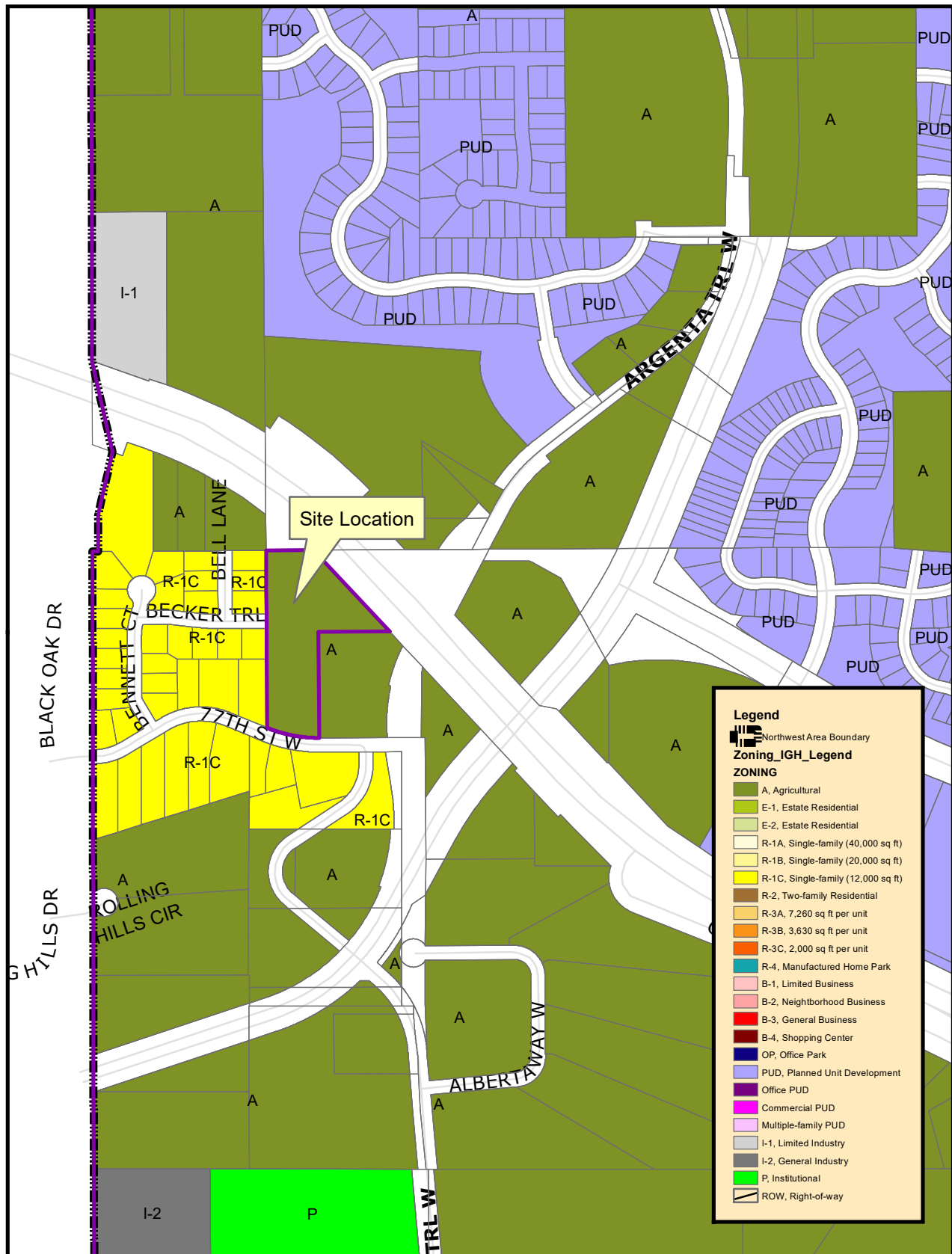
The Planning Commission is asked to make a recommendation to the City Council on this land use change request.

ATTACHMENTS

1. Zoning & Location Map
2. Existing & Proposed Comprehensive Plan Map
3. Applicant Narrative
4. Concept Plan
5. Neighbor Comments



1845 77th Street Case No. 24-10PA



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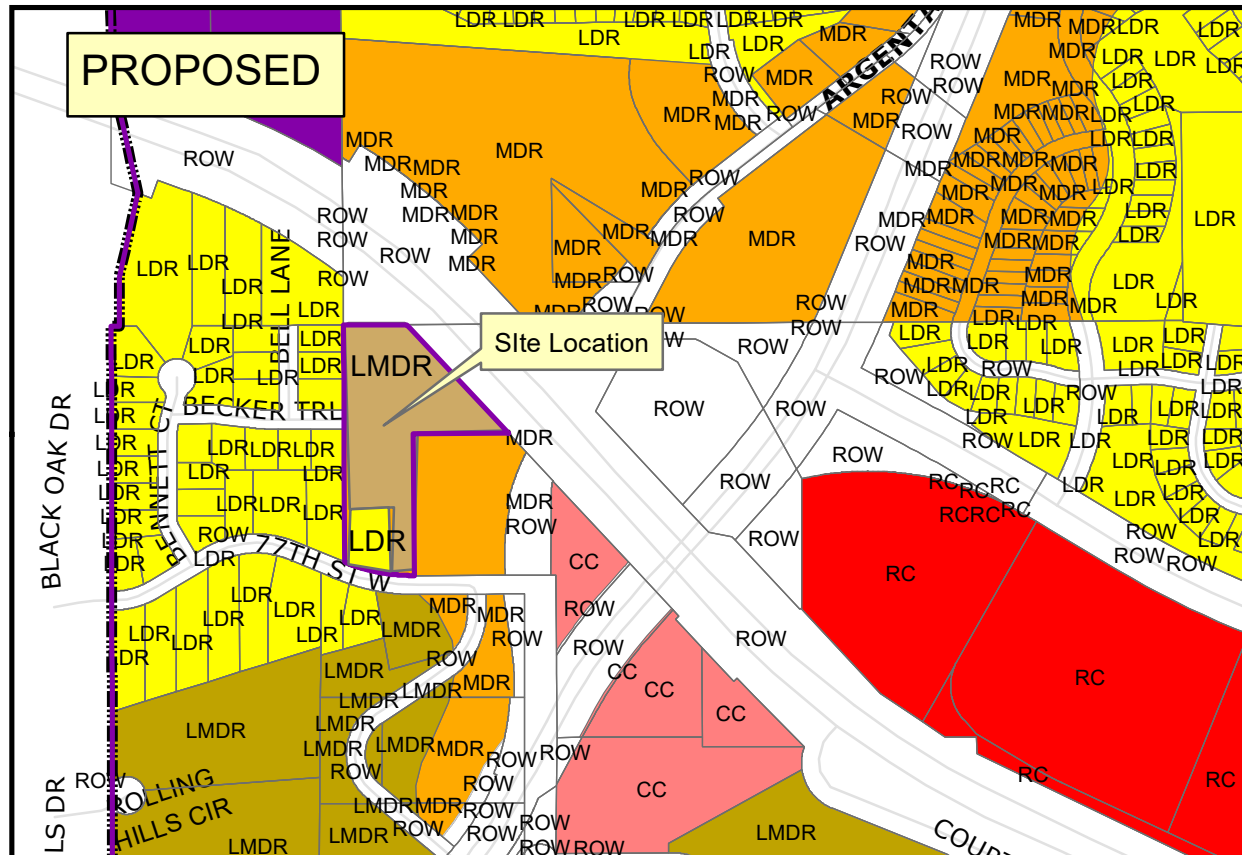
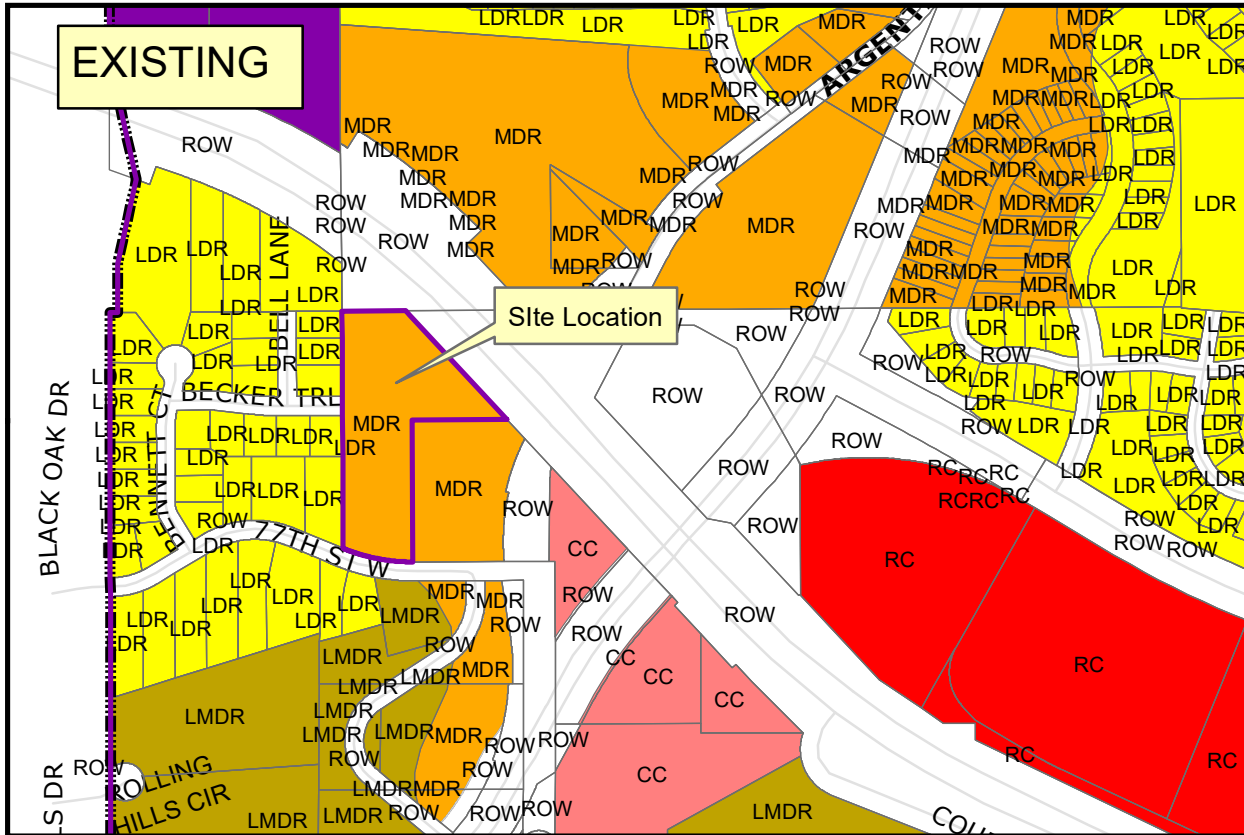


Exhibit A
Zoning and Location Map

Map not to scale



1845 77th Street Case No. 24-10PA



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2040 Comprehensive Plan
Land Use Designations

Dear Planning Committee, I am requesting a change in the Comprehensive Plan Amendment for the property located at 1845 77th Street West, from Medium Density Residential (MDR) to Low Density Residential (LMDR). I would like to propose a 20-unit townhome development on 4.5 acres of said property. The existing home on the property would be preserved.



SITE DATA:

GROSS AREA: ±4.5 ACRES

2040 GUIDE PLAN: MEDIUM DENSITY RESIDENTIAL: 8–12 UNITS/ACRE
PROPOSED LAND USE: LOW–MEDIUM DENSITY RES: 4–8 UNITS/ACRE

PROPOSED ZONING: PUD NORTHWEST AREA

OPEN SPACE DATA (HATCHED AREA ON NORTH END):
REQUIRED OPEN SPACE: 20% X 5.1 = ±0.9 ACRES
CONTIGUOUS OPEN SPACE: 75% X 1.0 = 0.675 ACRES
UNDISTURBED OPEN SPACE: 50% X 1.0 = 0.45 ACRES

PROPOSED OPEN SPACE: ±1.5 ACRES
CONTIGUOUS OPEN SPACE: ±1.5 ACRES
UNDISTURBED OPEN SPACE: ±0.45 ACRES

PROPOSED PUD STANDARDS:
SETBACKS BETWEEN BUILDINGS: 20'
SETBACK FROM ROW: 25'

PROPOSED UNITS: 20
DENSITY: 4.4 UNITS/ACRE

CONCEPT PLAN BASED ON AVAILABLE DATA
NO ENGINEERING
NO SURVEYING
WETLANDS NOT DELINEATED
CONCEPT SUBJECT TO CHANGE WITHOUT NOTICE

PIONEERengineering

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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

Name _____
Jennifer L. Thompson
Reg. No. 44763 Date XXX

Revisions

Date 2-13-2024
Designed JLT
Drawn JLT

CONCEPT PLAN 3

STEVE GREBIN

70TH STREE PROPERTY
INVER GROVE HEIGHTS, MINNESOTA

1 OF 1

From: [Debra Schwanz](#)
To: [Stacy Bodsberg](#)
Subject: Planning Commission Meeting - Case No 24-10PA
Date: Tuesday, March 5, 2024 6:11:36 AM

Dear Ms. Bodsberg:

I was notified about the proposed development at 1845 77th Street W. I would like to express my concerns about it.

My major concern is stormwater runoff due to the increased impervious area from roofs, driveways and roadways.

Since the Burr Oaks development behind my property, runoff has increased during times of heavy rain or snow melt. A stream forms and runs from the east to west side of my backyard toward the drainage pond. My parents were the previous owners of this residence, and they were assured by the developers and City no additional runoff would occur and would be accommodated on site. After independent hydrologic analysis, earthen berms and drains were installed on some properties south of me to address the runoff condition. These efforts seem to have been circumvented by the property owners due the appearance of the temporary stream described above. Concentrated drainage of this sort did not occur prior to the Burr Oaks development. This low area stays wet for long periods of time making part of my yard unusable at times and difficult to mow grass beyond it.

The proposed project will likely exacerbate the runoff problems I'm already dealing with from the Burr Oaks development. The additional stormwater runoff due to the increased impervious areas should not be allowed to further damage my property. Any development should have a permanent drainage system that is designed appropriately to ensure this does not occur and be one that cannot be modified by the property owners.

Thank you for giving me the opportunity to express my concerns on this matter. I would appreciate the opportunity to review all drainage plans associated with this project.

Debra Schwanz

1932 Courthouse Blvd.
Inver Grove Hts, MN 55077

CAUTION: This email originated from outside of the

From: [Kara Casteel](#)
To: [Stacy Bodsberg](#); [Brenda Dietrich](#); [Sue Gliva](#); [John Murphy](#); [Tony Scales](#); [Mary T"Kach](#)
Cc: [Joe Casteel](#)
Subject: Re: Steve Grebin – Case No. 24-10PA
Date: Friday, March 8, 2024 5:02:10 PM
Attachments: [image001.png](#)
[image003.png](#)
[image011.png](#)

Mayor Dietrich, Council Members Gliva, Murphy, Scales, T’Kach, and Ms. Bodsberg,

I reside at 7601 Bennett Court, Inver Grove Heights, and my family is one of the families who will be directly impacted by the street addition, retention pond, and townhomes proposed by Mr. Grebin. I am vehemently opposed to any townhomes built in our single-family, low-density neighborhood.

To the extent that you do not regularly frequent our neighborhood, I invite you to take the drive to visit the area in question. Once you take the turn from Yankee Doodle onto 77th, there is a rolling curve, followed by 90-degree turn. This recent redevelopment apparently saved the home it curves around but has resulted in frequent near-misses and sliding cars on multiple icy days. I also note that, although there is an access path to the walking trail by the 90-degree turn, numerous walkers, runners, and bicyclists choose to ignore the access and travel directly on this curve—including during bad weather, low lighting conditions, and without sidewalks for safety. The intersection of Yankee Doodle and 77th, without any traffic controls, has been a frequent site for accidents. I can only imagine what the additional vehicular and pedestrian traffic would occur should 18 town homes be squeezed onto the parcel in question. This is to say nothing of the proposed access road adding more occasions for traffic accidents. At a minimum, a traffic study should be conducted to assess the impact of increased traffic volume in this already congested area.

I’ve seen the plans for the retention pond, and it is dangerously close to an area where neighborhood children frequently play. As the property owners of the existing retention pond (subject to the city’s easement), we already are well aware of the dangers the ponds can have for children. Our pond is down a very steep hill and much farther away from any home. Despite that, we have taken out an umbrella policy and have a surveillance camera to monitor our backyard. We do not encourage any children to enter the property, and if we see anyone on it, we ask them to leave. I still feel nervous at the end of the day, and I can’t imagine trusting someone else with a pond directly in the back yards with other children. As our children are 4 and 6 years old, I fear the potential tragedy brought on by greed.

We have spent the past 5-10 years putting numerous improvements in our property to maintain its value, and the value of our neighborhood; residing, new roof, replaced aging deck, new driveway. We did this not only for our own benefit, but for the benefit of the neighborhood. To add townhomes to our established 20+ year neighborhood has a real risk of decreasing the property values we as a community have worked hard to maintain.

The parcel in question was rezoned to MDR in 2005, prior to our move to the neighborhood in 2011; had I lived in our neighborhood at the time, I would have opposed that re-zoning to anything but LDR. I would be interested in information on how to petition the city to re-zone it to LDR, to prevent future attempts to build townhomes in the same location.

We look forward to the meeting on the 19th. Thank you for your time.



KARA E. CASTEEL
Partner

 (651) 289-3846
 2600 Eagan Woods Drive,
Suite 400 St. Paul, MN 55121
 kcasteel@askllp.com
 askllp.com

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From: [Ally Sutherland](#)
To: [Allan Hunting](#); [Heather Botten](#); [Stacy Bodsberg](#)
Subject: FW: Proposed development on property of 1845 77th St. West
Date: Tuesday, March 12, 2024 8:27:39 AM

From: Darcy Pietraszewski
Sent: Monday, March 11, 2024 5:49 PM
To: Ally Sutherland <asutherland@ighmn.gov>
Subject: Proposed development on property of 1845 77th St. West

On March 19, there will be a Planning Commission Meeting during which the amendment to change the land use designation of 1854 77th St. West will be discussed. If approved, there is a subsequent proposal to develop 20 townhomes within a 4.5-acre area of the property. I, along with many in the Orchard Heights and Rolling Hills neighborhoods, will be in attendance to express concerns about increased traffic congestion, motor vehicle and pedestrian safety, and environmental impacts, among other concerns.

I am writing to you to request your support to conduct a Traffic study, and an Environmental Impact Assessment to be conducted prior to any rezoning and redevelopment of this property.

Traffic Study

Today, the Orchard Heights and Rolling Hills neighborhoods have two in/outlets:

1. 77th St. West and Argenta Tr.
2. Rolling Hills Dr. and Dodd Rd.

For a combined neighborhood of our size, only having two ways to enter and exit causes serious safety concerns. The proposal to add a 20-townhome development includes the addition of a new road that joins Becker Tr. and 77th St. West in between the property in question and the neighboring property of 1801 77th St. West. See attached rendering. The proposed development will add an estimated 20 – 40 vehicles in our neighborhood and on existing roads. This poses a serious threat to safety, and it is imperative that we take immediate action to address it should the rezoning get approved on March 19.

The following safety concerns must be comprehensively assessed and resolved before the property is rezoned and any development is approved to ensure the safety of the community:

- Add a traffic signal at the 77th St. West and Argenta Tr. intersection due to traffic being at or nearing capacity already today.
 - This must be done prior to any construction to ensure the safety of the community when construction vehicles are driving in and out of the neighborhood.
- The intersection of 77th St. West and Argenta Tr., and the adjoining L-shaped intersection, which includes the driveway of 1801 77th St. West and stop signs on 77th St. West, are awkwardly positioned, and need to be improved to accommodate an increase in traffic prior to a new road being added.
 - Address the placement of the new road. In the rendering, the road would be on an incline at 77th St. West and would create a blind intersection for drivers.
 - Also, in the rendering, the road is less than 300 feet from the entry/exit point of a paved path that runs parallel to Argenta Tr.
- Add sidewalks leading to the paved path and in the neighborhood.
 - Today, there are no sidewalks in the neighborhood for pedestrians, and there is heavy pedestrian traffic on the roads intersecting the path.
 - There are multiple school bus stops on 77th St. West today. Heavy traffic on 77th St. West and the lack of sidewalks is a serious safety concern at current traffic levels, let alone if there is an increase in traffic.
- Solve for already constrained traffic levels on Highway 55.
 - Due to the addition of multiple housing developments in the past few years off Highway 55, traffic has become more congested and motor vehicle accidents have become common.
 - This will only be exasperated by the proposed plan of adding 20 additional homes.

Environmental Impact Assessment (EIA)

Part of why I moved from the city of Minneapolis to this area in 2019 is because of the amount of greenspace and natural beauty Inver Grove Heights has to offer. Large trees,

open spaces, and park areas are part of what makes Inver Grove Heights so desirable to its residents, and the property of 1845 77th St. West is no different. Currently it is a 5-acre lot with a single-family home on it. This land is sprawling with older, established trees that were once part of a larger apple orchard, and is home to many local animals. I am asking for your support in conducting an EIA prior to any rezoning and development of this land. The EIA should be conducted by a third-party organization, chosen by the city of Inver Grove Heights, and funded by the developer. My belief is that the EIA will address the impacts a new development would have on greenspace, ecological resources and air quality and identify measures that need to be taken to avoid, minimize, or mitigate these impacts. My concerns regarding rezoning and developing the property include:

- Negative impacts to wildlife, habitats, plants, and endangered or threatened resources on or around the property.
- Increased stormwater runoff, wastewater discharge, and proximity to surface and groundwater areas.
- Decreased air quality due to increased vehicle traffic and congestion in the neighborhood and surrounding area.
- Increased noise pollution.
- Increased light and glare from additional homes being built.
- Decreased access to natural light due to the height and size of the new homes being built.
- Negative impacts to existing views, and reductions in privacy for existing homes.

I appreciate you taking the time to review my concerns and I would be grateful for any feedback and support. Please do not hesitate to reach out to me directly should you want to discuss further.

Thank you,

Darcy Pietraszewski

[7576 Bell Ln, IGH 55077](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments

To:

IGH - Planning Department, Allen Hunting & Heather Botton

IGH - Public Works Director, Brian Connolly

IGH - Mayor, Brenda Dietrich

IGH - Council Members, Sue Gliva, John Murphy, Tony Scales, and Mary T'Kach

Dakota County, District 2, Commissioner, Joe Atkins

Dakota County, Assistant Traffic Engineer, Tom Bone

From: Eric Holm - - 1928 77th St. W. IGH, MN 55077

Date: March 11, 2024

RE: Request for three Studies to be made prior to rezoning and/or any development of subject 1845 77th Street West property - Case No. 24-10PA – Steve Grebin

#1. RIGHT OF WAY STUDY - Please see item #9 attached.

Fix stop sign corner. Please note I would be willing to sell the westerly portion of 1928 77th St. West to facilitate improving this stop sign corner for the benefit of IGH and Eagan residents and future development.

Please note this corner could serve as an entrance to a parking lot for the Mendota Lebanon Hills Greenway trail, which is a project that's been in the works for a long time and a project I would support.

#2 . TRAFFIC STUDY - Please see item #10 attached.

Installation of a traffic signal.

#3. PARK LAND STUDY – Install a park on the subject property.

Park land is needed for the neighborhood's young families. Gonyea Land Company added 36 homes in the area and Eric & Jayne Holm, Holm 1st Addition, added 2 more homes in the area. All this was done with no land given for a park, only fees paid into a park fund. The new park across Highway 55 serves two large developments and our neighborhood kids shouldn't be trying to cross that very busy intersection.

Thank You so much for your consideration of these three studies. Additional information to be mailed.

Eric Holm

#1 - My recommendation is that the subject property be used for residential single family use as it's consistent with the existing neighborhood and their families.

#2 - The City of Inver Grove Heights, may change land use zoning as it sees fit, but we do not have to accept it.

#3 - Townhouse can be nice but will lower the value of more valuable existing homes. What is the value of these townhouses and how many units per building?

#4 - Future maintenance and upkeep of the proposed townhouse development is a concern. Whose job is it to not let these properties deteriorate?

#5 - I believe the subject Phil Nelson property and the adjacent Mike Provolny farm property should be dealt with as one property and developed together for the benefit of the entire neighborhood. The proposed Phil Nelson property development will affect the development of the Provolny farm property, which could turn into some kind of commercial/ industrial use in a residential neighborhood.

#6 - The subject development property is very low and most likely will need lots of dirt brought in to level the land and make it suitable for building on. That means considerable truck traffic and broken roads after all the construction is completed. When Gonyea developed the adjacent 36 home homes he agreed to fix, repair, and blacktop the existing entrance roadway so that the neighbors would not have to pay for any road damage from Yankee Doodle Road all the way through to the new development if it occurs.

#7 - The Gonyea development did not install street lighting the entire length of 77th Street West and this area is very dark at night and needs to be fixed.

#8 - All surface water is not contained on the Nelson property and needs to be contained. Surface water leaves the SW corner of the Nelson property and is diverted under 77th St. W. through a culvert that floods the NW corner of 1946 77th Street West and then floods all of the backyards running westerly down along 77th Street West, during heavy rains. The City's Engineering and Maintenance department know of this problem, which should have been addressed during the Gonyea land development.

#9 - The 90 degree stop sign corner in front of the Provolny farm property needs to be fixed. The width of 77th Street West changes at this intersection and is very difficult to maneuver around when two cars or trucks meet. I believe the subject corner needs to be rounded to accommodate the additional traffic. A small amount of additional right of way land would need to be acquired to fix the subject stop sign corner.

#10 - The intersection of Yankee Doodle Road and 77th Street West was installed with no traffic light. Dakota County told residents that further land development in this area would involve another traffic study and the installation of a traffic signal would be necessary at the subject intersection, as traffic counts continue to grow.

03/12/24

To: IGH Planning Department, Allen Hunting and Heather Botten, IGH Public Works Director-Brian Connolly, IGH Mayor, Brenda Dietrich, IGH Council Members: Sue Gliva, John Murphy, Tony Scales and Mary T'Kach, Dakota County, District 2 Commissioner Joe Atkins and Dakota County, Assistant Traffic Engineer Tom Bone

From: Stefanie and Scott Haglund 7633 Bennett Court, IGH, MN 55077

Re: Rezoning and/or development of property at 1845 77th Street W. IGH, MN 55077.

Case # 24-10Pa-Steve Grebin

Request for studies to be completed to address concerns of Orchard Heights residents

We strongly oppose the rezoning and redevelopment of this property. This is a single family neighborhood with already poor traffic and safety concerns in and near our development.

We only have one way in and one way out of our neighborhood so the added congestion is not something that will be sustainable.

There have been several accidents and even fatalities in our area over the years and adding more families into the neighborhood (20 townhomes) will only create more congestion and exacerbate already present safety concerns for those who walk the neighborhood as we do not have existing side walks. Additionally, the building of townhomes will disrupt the wildlife and the deforestation is not good for the environment which was already disrupted previously when Yankee Doodle was pushed through to Argenta/Hwy 55.

Important to note: We never received any notification back in the early 2000's about the changes in the zoning nor did we receive the most recent letter that went out to residents about this new effort with Mr. Nelson's property. We are also certain that many in our neighborhood also were not made aware of what was happening until a sign went up in Mr. Nelson's yard. Ethically, there is a responsibility to notify all the residents and not have to hear about it second hand and/or by a sign in a neighbor's yard.

This rezoning and redevelopment needs several things completed and considered before moving forward. We are the residents in this area, where our children walk to/from school, wait for the bus, where we walk our dogs and most importantly where we live.

At a minimum, THREE things NEED to happen:

1. Traffic Study- We need a traffic signal on Yankee Doodle and 77th. There have been numerous accidents including one my neighbor (I.Albert) was impacted by and adding more traffic into an already terrible intersection is a recipe for disaster. A development of this size should and needs a traffic study to ensure the safety of the EXISTING residents, many of whom are children.
2. Park Land Study-our neighborhood would benefit with a neighborhood park for the young families and be a better use of this land vs. adding more residents.
3. Right of Way Study-the stop sign intersection that exists today on 77th Street is ineffective and unsafe. We need to improve this stop sign corner.

Stefanie Haglund *Scott Haglund*

7633 Bennett Court
Inver Grove Heights, MN 55077

TO: Inver Grove Heights Planning Commission
Inver Grove Heights City Council

RE: Opposition to the proposed rezoning of PID No: 20-70900-01-020, address 1845 77th Street West, by applicant Steve Grebin- Case No. 24-10PA, to change land use designation for subsequent building of 20 townhomes on subject property.

DATE: March 12, 2024

Dear Committee/Council Member,

We are original homeowners of the Orchard Heights Development Division II neighborhood, we built our home, located at 1970 77th Street West, over 21 years ago (2003). We chose to build on this particular site because of the beautiful trees and green space (it was once a tree farm), and in this specific location because it was zoned as a single-family residential area (we were ready to move out of the busy over-crowded townhome area we were living in at that time). So, you can imagine, the overwhelming anger and frustration we are feeling towards this proposed townhome project. We thought we had left the busy over-crowded space of a townhome development in the past. In 2003, we bought this acre of land, built our home, raised our family, and established a community in the neighborhood, apparently all under the pretense that this would remain a single-family residential area. This feels like a betrayal and a breach of contract by the City of Inver Grove Heights for proposing the rezoning of our existing and well established neighborhood. The rezoning and subsequent building of 20 townhomes at 1845 77th Street West will directly, and negatively, impact us, as well as the entire Orchard Heights neighborhood and the surrounding natural environment. We strongly oppose and protest any type of zoning that would allow for the building of any type of multi-unit dwellings on the subject property, for the following reasons:

-SAFETY! SAFETY! SAFETY! There would be a substantial increase in traffic.

There are already multiple traffic and safety issues in regards to entering and exiting our neighborhood especially at the 77th Street West and Yankee Doodle Road intersection. Twenty townhomes would add, at minimum, 40+ more vehicles to an already problematic intersection. Yankee Doodle Road is unbelievably busy with high-speed traffic flying by at 55-60mph, it is exceptionally difficult and dangerous at times to turn left out of the neighborhood onto Yankee Doodle Road crossing over four lanes of traffic, additionally, the difficulty of turning right and merging onto Yankee Doodle Road with traffic exceeding speeds of 55mph is also extremely dangerous. Safety issues are exacerbated when the employees of UPS have their shift changes which dramatically increases the amount of traffic on Yankee Doodle Road. There have been numerous crashes at this intersection, and many of them have resulted in serious injuries. When the City of Inver Grove Heights realigned Yankee Doodle Road and 77th Street West to accommodate the Hwy. 55 & Argenta Trail/Yankee Doodle Road interchange, our neighborhood safety was not considered. Very poor planning. At the very least, there needs to be a round-a-bout, or 4way stop sign, or stoplight at the intersection of 77th Street West and Yankee Doodle Road. How many more people need to be injured, or die, before you consider the safety of your constituents? Just this past weekend there was another accident! Last summer our neighbor, Irene, totaled her car at that intersection. Luckily, she only had bumps and bruises but the woman in the other car wasn't as lucky, she has had multiple surgeries on her arm over the past year. Members of our own family have narrowly avoided a handful of accidents over the past few years at that intersection. And don't even get me started on the safety issues at the intersection of Hwy. 55 & Argenta Trail/Yankee Doodle Road, the crashes

are too frequent, too numerous, and many resulting in death. There is a considerable strain on the road infrastructure at that intersection, a consequence of overdevelopment and inadequate planning. So, before adding more traffic to an obviously problematic and hastily planned intersection, the City of Inver Grove Heights and/or Dakota County need to conduct an extensive Traffic Safety Study and a Crash Analysis for the intersections of: 77th Street West & Yankee Doodle Road **and** Hwy. 55 & Argenta Trail/Yankee Doodle Road. A similar safety analysis was done in 2023 for Yankee Doodle Road in Eagan, this resulted in several safety improvements to intersections along Yankee Doodle Road. Those safety improvements will be constructed this year (adding a stoplight, access restrictions, etc). Please go to the Dakota County (Transportation) website for more details and possible guidance.

There are additional safety concerns in regards to the road 77th Street West. We as a neighborhood have, on countless occasions, complained to the City of Inver Grove Heights about the dangers that a 30mph speed presents on that road. We have ISD196 buses, UPS, FEDEX, and Amazon vehicles flying by all day long, well over the 30mph speed limit. I can't begin tell you how many near accidents we've seen involving children and pedestrians on that road. Most of the high-speed violators are from the Burr Oaks/Rolling Hills Drive developments in Eagan, they use 77th Street West as their main artery for entering and exiting their neighborhoods. Several years ago our neighborhood gathered a petition and presented it to the City of Inver Grove Heights asking for help in this matter, we presented them with the following options: a stop sign, speed bumps, lowering the speed limit, a sign saying "Slow For Children"—but they rejected all of our suggestions and attempts to make this neighborhood a safe place. The flimsy excuse that they used was "we can't" because our neighborhood doesn't have a school or daycare near by. Such a lazy and shameful excuse. We even offered to pay for the safety improvement, no matter what it was. We pay an exorbitant amount in property taxes to the City of Inver Grove Heights, as does our entire neighborhood, is it too much to ask for reasonable road safety considerations!? Also, so you are aware, the Orchard Heights neighborhood does not have sidewalks. We are a dog-friendly neighborhood, and have many many young children. These children walk on 77th Street West to and from the bus stop every day, which also happens to be on 77th Street West. They ride bikes on the streets. Residents walk their dogs on 77th Street West which leads to the walking path at the end of 77th Street West. An additional 40+ more cars from the townhome development dumping onto 77th Street West every day, would only increase the safety risks of an already overburdened and hazardous road. Please prioritize the safety of your residents, over profit.

-Climate Change! We need to maintain and protect existing natural environments.

The proposed townhome development will destroy many of the beautiful, strong, old growth trees that provide fresh oxygen and reduce air pollution by filtering harmful gases. Trees that help deflect sunlight which reduces the heat island effect keeping the environment cool. Trees that help combat climate change by removing carbon dioxide from the air. Trees that provide critical habitat for many local birds and animals.

Our planet is on fire, and it is our responsibility, all of us, to do everything we can to reverse the damage we've caused, and at the very least stop bad practices that cause further harm to the environment. More trees and more green space are needed. Overdevelopment puts a strain on animals and our natural environments. The City of Inver Grove Heights does not have enough dedicated green space (parks) and are well behind other cities in establishing, and enforcing, a Climate Action Plan. The Inver Grove Heights Planning Commission and City Council members must start taking Climate Change seriously, the future of our children depends on it. Ponder this idea: the City of Inver Grove Heights purchases 4 acres of the subject property from the property owner, leaving the house along with one acre for the property owner to sell as a single-family residence, and then the City creates a wonderful preserve or park area on the

4 acres of land. It would be a win-win for everyone! The children would have a safe place to play, the local residents would have a place to enjoy and safely walk their dogs, AND it would show initiative that the City wants to help combat climate change by preserving trees and precious green space. There is federal and state funding available for parks and conservation that cities can tap into for financial assistance. Think about it. This would be an incredible opportunity for the City of Inver Grove Heights to positively impact the livability and quality of a neighborhood, as well as the environment.

We believe in positive change and community growth. We also believe that new and future development must be designed with sensitivity, and in collaboration with current landowners of existing and well established neighborhoods. It is the responsibility of the Planning Commission and the City Council to take into consideration how the rezoning, and subsequent building of 20 townhomes, will impact the residents of this already existing and well established neighborhood. Will the implications be negative or positive for them? Will the new zoning regulations serve the important purpose of ensuring the safety and health of the neighborhood residents? Will the new zoning regulations help in safeguarding the neighborhood's natural habitats? Will the new zoning regulations protect the environment for future generations? The honest answer to all these questions is "no."

Therefore, for the reasons mentioned above, we respectfully request that the Inver Grove Heights Planning Commission and the Inver Grove Heights City Council deny the request for the rezoning of, and proposed project to build 20 townhomes on PID No. 20-70900-01-020, address 1845 77th Street West.

Thank you for your time.

Sincerely,

Pamela K. Schumacher
Bret R. Otzenberger
Max L. Otzenberger

Contact Information:
1970 77th Street West
Inver Grove Heights, MN 55077

From: [Steve Carpenter](#)
To: [Stacy Bodsberg](#)
Cc: [Julie Wellman](#)
Subject: Steve Grebin - Case No.24-10PA
Date: Wednesday, March 13, 2024 2:37:05 PM
Attachments: [Outlook-npovx2el.png](#)

IGH Planning Commision,

Julie Wellman and I live in 1958 77th Street West and we have lived there for 20 years. Our main concern with this development is traffic levels and safety.

There are only two intersections that lead into and out a vast number of homes in the area. One at the intersection of Rolling Hills Dr. and Dodd Road and another at 77th St. West and Yankee Doodle Road. There are no stop lights at either of these locations. Several new housing developments have been made east of Hwy 55 along Argenta Trail and they have increased the traffic levels in both directions along Yankee Doodle Road. This has made crossing Yankee Doodle Road difficult at certain times during the day. These 20 new homes, most likely would be using the 77th Street / Yankee Doodle Road route to enter and exit the development.

Julie and I are simply asking if anyone has really looked at the traffic levels and the difficulty entering and exiting this area. This all seems to be handled very quickly and I'm not sure there has been time to really understand how these 20 new homes will affect a safe level of traffic in the 77th St. W. and Yankee Doodle Rd area. Is there a reason that this has to be rushed and not thought though? We simply don't want people to get harmed in any way.

Thank you for your time.

Steven Carpenter
Customer Success Team



9611 James Ave S ♦ Minneapolis, MN ♦ 55431
archetypedesign.com

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From: [IRENE ALBERT](#)
To: [Stacy Bodsberg](#); [Heather Botten](#); [Brenda Dietrich](#); sgliva@ighmn.org; [John Murphy](#); [Tony Scales](#); [Mary T"Kach](#); joe.atkins@co.dakota.mn.us
Cc: [michael albert](#); [Irene Albert](#);
Subject: Major safety concerns with the proposed changes at 1845 77th St. West.
Date: Thursday, March 14, 2024 9:19:43 PM

3/13/2023

Subject: Rezoning and proposal to build 20 townhomes at 1845 77th St. West. - case number 24-10PA

To All whom it may concern:

Thank you ahead of time for reading this and taking these points into consideration. I, as well as the other households in my neighborhood, have many safety concerns about the potential future housing development - case number 24-10PA

My household feels that there are legitimate safety concerns that need to be addressed regarding the possibility of 30-40 more personal vehicles, as well as, commercial vehicles (amazon, etc) accessing the intersections of HWY 55 and Yankee Doodle (Argenta), Yankee Doodle & Argenta Trail, Argenta Trail & 77th street west, 77th street west & 77th street west (90 degree turn in and out of the neighborhood), and Rolling Hills Drive & Dodd Rd.

Here are our bullet points of why we are requesting these concerns be addressed.

- First one paragraph of background info. Orchard Heights neighborhood was completed spring of 04. (When I moved in.) The IGH 2040 plan completed in '05 with rezoning of 1845 77th's 5 acres and Mike Povolny's 4 acres as Med Density made sense at that time when there wasn't anything built in the area. So much has changed since including a tremendous amount of housing of all types and major highway improvements. Looking at these two properties still zoned at a Med Density doesn't make sense anymore with all of the new developments within a mile of here.
- Several serious accidents (6) have occurred at Yankee/Argenta and 77th Street West since the new neighborhood entrance was installed several years ago. I totaled my car spring of 2022 which ended up in a personal lawsuit. There have also been more accidents, including several being fatal, at the stop light intersection of Yankee and 55 after it was reconstructed into a "controlled intersection" several years ago.

When making a left onto Yankee Doodle coming out of the neighborhood on 77th, cars are coming around the curve heading east on Yankee going 50-65 mph and often do not have their daytime running lights on. This makes it difficult to see them and it's hard to anticipate how fast they are coming. You have to take off very fast to match the traffic flow. It's the same situation for trying to cross 4 lanes to cross straight over onto Argenta trail to go toward the YMCA. This is extra hard in the winter when there is ice and snow on the pavement.

- It has been a while since there has been a traffic study, if ever, at the point of entry of Yankee/Argenta and 77th. There has been a lot of housing development that has happened between 55 and Lone Oak/70th the past few years which has increased the traffic driving past our point of entry/exit substantially. There must be 1000 units going up soon with the large apartment complex, townhome complex, and housing developments going up near the roundabout of Yankee and Lone Oak/70th (Pelletier Preserve area and beyond). It's also known that Yankee/Argenta will be connecting to 494 in the future. This will be very convenient to get on and off 494 for not only cars but for all industrial trucks and semis in our area.
- There are only 2 points of entry/exit for approximately 4500 residents in the 2 adjoining Orchard Heights and Burr Oaks.
- It is difficult to take a left out of the adjoining Eagan neighborhood, Burr Oaks, onto Dodd Road during most hours of the day and you have to take off very fast to match the traffic flow. This is always scary when there is snow or ice on the road in case you can't get a good grip at takeoff.
- 77th St, as well as the rest of the roads in the Orchard Heights (IGH) and Burr Oak (Eagan) adjoining neighborhoods, do not have sidewalks for safe walking. When walking our dogs, we have to walk up on residents' lawns or leap onto a snowbank when cars approach because most people don't move over.
- Orchard Heights has Eagan utilities which IGH purchases and then bills us. We are at the end of the pipes from Eagan. If you add a development, will there be enough water pressure to support it from Eagan or will it have to come across 55 from IGH?

- We have to walk on 77th to get to and from the walking path that was installed and is part of the park of the Dakota County Path System. We have to deal with cars coming in and out of the neighborhood at the point of entry and most people do not stop, let alone, barely slow down for those stop signs. Kids get on the access and ride their bikes to Target as well.
 - Burr Oaks (Eagan) has one park on the far west end of the Burr Oak development. Orchard Heights and the other IGH residents do not have a city park for the kids to play so they are on the streets. They bike, ride scooter, and walk to get to the park almost a mile away. The closest IGH city park is across HWY 55 so the kids cross the busy highway at the light.
 - There are no safety street lights between Bennett Court and the corner where 77th exits the neighborhood at the walking path. It is very dark at night and early morning for walkers.
 - The Orchard Heights neighborhood roads (Gonya Development) are crumbling and can't handle more traffic. The blacktop has had several layers of chip rock which has essentially ruined our roads in 20 years.
 - The sunrise and sunsets are eye blinding while driving east and west on 77th making it difficult to see people crossing the road to get to and from the bus stops, people walking their dogs or out for fitness. I walk on the other side of the road so cars can see me when looking into the sun.
- In summary, there are many reasons why any development in the 1845 77th Street area that is more than a few homes has substantial concerns. Orchard Heights has been around for 20 years and is starting to rotate and have young families again without a park, sidewalks, and enough street lighting. The intersections into our neighborhood is unsafe at 77th and Yankee/Argenta, with 6 accidents, and at the 90 degree turn in at 77th and 77th due to the walking path entrance and people not stopping at the stop signs. We can't afford to have more accidents due to more traffic coming in and out of here. A traffic study needs to be done soon and then compare it in a year or 2 when all of the homes are built between 55 and 70th (lone oak) on Argenta Trail. Having a large roundabout at 77th and Yankee/Argenta might be a good idea instead of another light.

Thank you for your time and I look forward to the meeting next Tuesday, March 19th. We have a petition with 90 signatures on it that we will be presenting.

Sincerely, Irene Albert
7643 Bennett Court



8150 Barbara Avenue
Inver Grove Heights
Minnesota 55077

651-450-2500

www.ighmn.gov

PUBLIC HEARING NOTICE CITY OF INVER GROVE HEIGHTS

To: Property owners within 350 feet of 1845 77th Street West.

Date: **Planning Commission Meeting: Tuesday, March 19, 2024, at 7:00 p.m.,** in the City Council Chambers, located at 8150 Barbara Ave, Inver Grove Heights, MN 55077.

Applicant: **Steve Grebin - Case No. 24-10PA**

Location: 1845 77th Street West, Inver Grove Heights, and Identified as PID No: 20-70900-01-020.

Request(s): A Comprehensive Plan Amendment to change the land use designation for about 4.5 acres from the current MDR, Medium Density Residential to LMDR, Low-Medium Residential Density and for about 0.50 acres from MDR, Medium Density Residential to LDR, Low Density Residential. The proposed project would consist of 20 townhomes and the existing single-family home.

The Planning Commission conducts public hearings on the above request(s) and makes a recommendation to the City Council.

The tentative date for City Council action is April 8, 2024, at 6:00 p.m.

How to Participate:

1. You may attend the hearing and testify.
2. Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg at sbodsberg@ighmn.gov. Comments received prior to 4:00 p.m. on Tuesday, March 19, 2024, will be provided to the Planning Commission at or before the March 19, 2024, meeting.
3. You may send a letter prior to the hearing to the Planning Department, 8150 Barbara Ave., Inver Grove Heights, MN 55077.

Questions: Call the Planning Department at (651) 450-2545
Stacy Bodsberg, Community Development Support Specialist
City of Inver Grove Heights

Mailing date: February 29, 2024

*If you require auxiliary aids or services to participate or communicate in the meeting/event, please contact Stacy Bodsberg at 651-450-2545 or sbodsberg@ighmn.gov 3 business days prior to the meeting time to make a request. Examples of auxiliary aids or services may include: sign language interpreter, assistive listening device, accessible meeting location, etc.

To: City of Inver Grove Heights Planning Commission

Re: Petition to oppose re-zoning of 8145 77th Street West, Inver Grove Heights, from current Medium-Density Residential to Low-Medium Density Residential (PID No: 20—70900-01-020)

From: Home owners of Orchard Heights neighborhood, Inver Grove Heights and adjoining Rolling Hills neighborhood of Eagan

Date (of Planning Commission Mtg): Tuesday, March 19, 2024, 7:00pm

We, the undersigned property owners of the Orchard Heights neighborhood of Inver Grove Heights, are **strongly opposed to the proposed rezoning of, and subsequent building of 20 new townhomes on, the subject property.**

We protest any zoning that would allow for any type of multi-unit dwellings because:

1. **Orchard Heights was fully developed as a Single Family home residential neighborhood between 2002-2004 as part of the City's 2040 Comprehensive Plan (see Fig. 1 on p.2). There are no remaining vacant lots for new development. We also oppose any re-development of the subject property. Existing single family home plots should conform to the neighborhood plots and the 2040 Plan, which outlines the following policies:**
 - *"Allow infill development in a manner that protects the character of existing residential neighborhoods".* Building twenty new townhomes would be inconsistent with the existing single family home neighborhood.
 - *"Ensure that new development areas are compatible in size and scale with existing, adjacent neighborhoods".* Building townhomes would not be compatible with the surrounding existing single family homes.
 - *"Reflect the history and character of existing residential neighborhoods in future infill development within those neighborhoods".* The proposed townhomes would eliminate the natural character and charm of the neighborhood by removing a significant number of trees and reducing the natural buffer zones between properties.
 - The 20 townhomes being proposed would be an extremely tight fit on the property's already-developed back yard (see photos on next page). We are strongly opposed to the size, scale and density that this project is proposing on this small back yard plot.

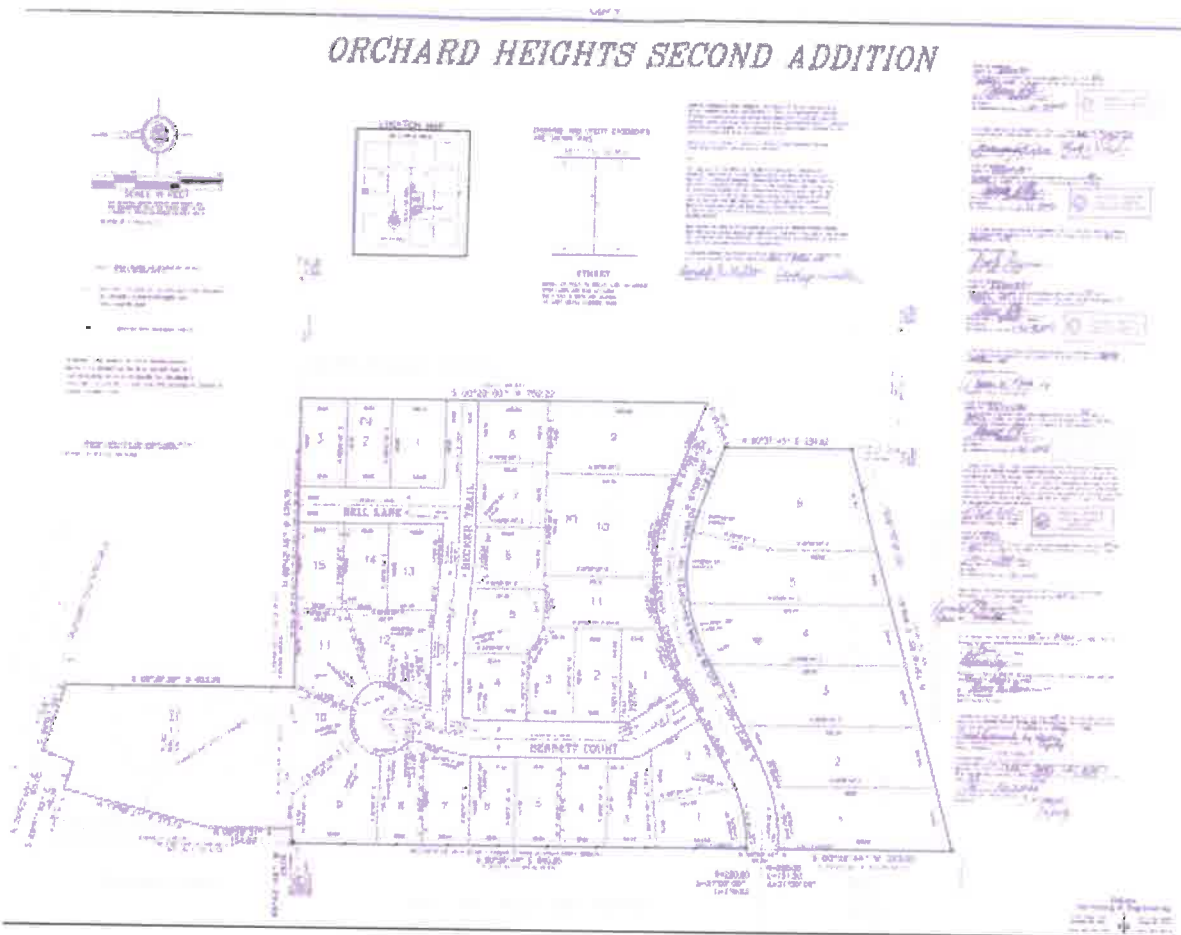


Figure 1: Completed single family homes of the existing Orchard Heights development

Twenty townhomes on this small back yard would be an awkward, tight fit: Below (left) is an example of a row of just 18 townhomes. Below (right) is a photo of the actual back yard where 20 townhomes are being proposed.



2. **It will cause traffic and safety problems.** At a minimum, no new development or residential street in Orchard Heights should be considered until a comprehensive traffic and safety study is conducted. There are already multiple traffic and safety issues with the streets that adjoin and lead into the neighborhood. The proposed re-development would exacerbate those issues.

- Yankee Doodle Road and 77th Street West does not have a traffic light and there continue to be serious accidents at this intersection. Since the realignment of Yankee Doodle Road and 77th Street West, there have been multiple, serious accidents at this corner. The new development will only increase the potential for more. In addition, if the City's future plans to create an interchange where Argenta Trail and I-494 meet come to fruition, there will be even more homes and traffic on Yankee Doodle Road. This will make the intersection at Yankee Doodle Road and 77th Street West even more problematic.
- The next main entry point to the neighborhood at the 77th Street West 90-degree angle corner would be even more congested. Orchard Heights and the adjoining Burr Oaks neighborhood of Eagan have a combined population of over 4,500 residents. We share 77th Street West as one of only two entry and exit points to both neighborhoods. It is also the main entry point to the neighborhood for every Amazon, UPS, FedEx, mail, trash, school bus and service truck. The confluence of all of this activity all at this one tight corner will increase traffic and safety problems.
- The proposed new street leading into the proposed development will be built less than 300 feet from the right-angle intersection of 77th Street West. As mentioned above, this corner already has issues. Adding another street entrance just a short distance from the 90-degree turn would create more problems. There are also private driveways located right at the 77th Street West intersection that will be less than 300 feet from the new proposed street, plus multiple other single family home driveways, and the entrance to a paved walking path that is heavily used by many neighborhood residents all day long.
- The proposed new street going in and out of the proposed development would create a blind intersection. The new street would also be located at the crest of an incline at 77th Street West, such that it would create a blind intersection for both cars traveling east- and west-bound, in addition to those cars turning east onto 77th Street from the new proposed road. Safety would be especially concerning in the morning commute hours when drivers trying to turn left from the new proposed road onto 77th Street West (going east to leave the neighborhood) would have the blinding sun in their face, prohibiting them from seeing oncoming traffic.
- An increase in daily traffic in and out of the neighborhood puts children and pedestrians at risk. The Orchard Heights neighborhood does not have sidewalks, so children walk to the bus every morning on the streets. They also play and ride bike in the streets. In

addition, the entrance to a paved path that is heavily used by many neighborhood residents and their dogs all day long sits less than 300 feet from the proposed new street. Adding more cars—potentially 40 or more each morning and afternoon—creates unsafe conditions for our kids and residents who utilize the streets and the paved path to play, walk and ride bike.

3. **It will destroy trees and natural animal habitats.** In 2017, Inver Grove residents were asked to rank the importance of various aspects of what makes a healthy, strong community. Residents overwhelming said that “protecting environmental amenities through development restrictions” was one of their “top priorities”.

The current property is home to many large pines, oaks, and other old growth trees that provide a critical habitat for local animals. The proposed project will eliminate many of those trees, especially the new proposed road that would need to be built to drive into the development—it would wipe out a large swath of older, established trees that currently provide natural beauty for the neighborhood—a reason why many residents chose to live here in the first place.

Re-developing an existing single family home property where there is no compelling need to do so—only the applicant’s desire to flip the property to townhomes and make money—directly contradicts the overwhelming consensus of residents to maintain and protect existing natural environments.

4. **It may lower property values of the existing community.** No information has been provided to existing home owners regarding the size, architectural design, layout, number of bedrooms, or price point for the new proposed townhomes. At a minimum, residents should have a reasonable expectation to first learn what the price point of the proposed townhomes would be in order to fully assess the impact that the development would have on surrounding home values. Any proposed price points should be the result of a formal real estate market study, and not back-of-the-envelope estimates.
5. **It includes storm drainage ponds that are too close to existing homes.** Some of the surrounding homes adjacent to the proposed townhouse development are homes to children under 10 years old. With two proposed drainage ponds slated as part of the proposed project, there are safety concerns about their proximity to other existing homes.

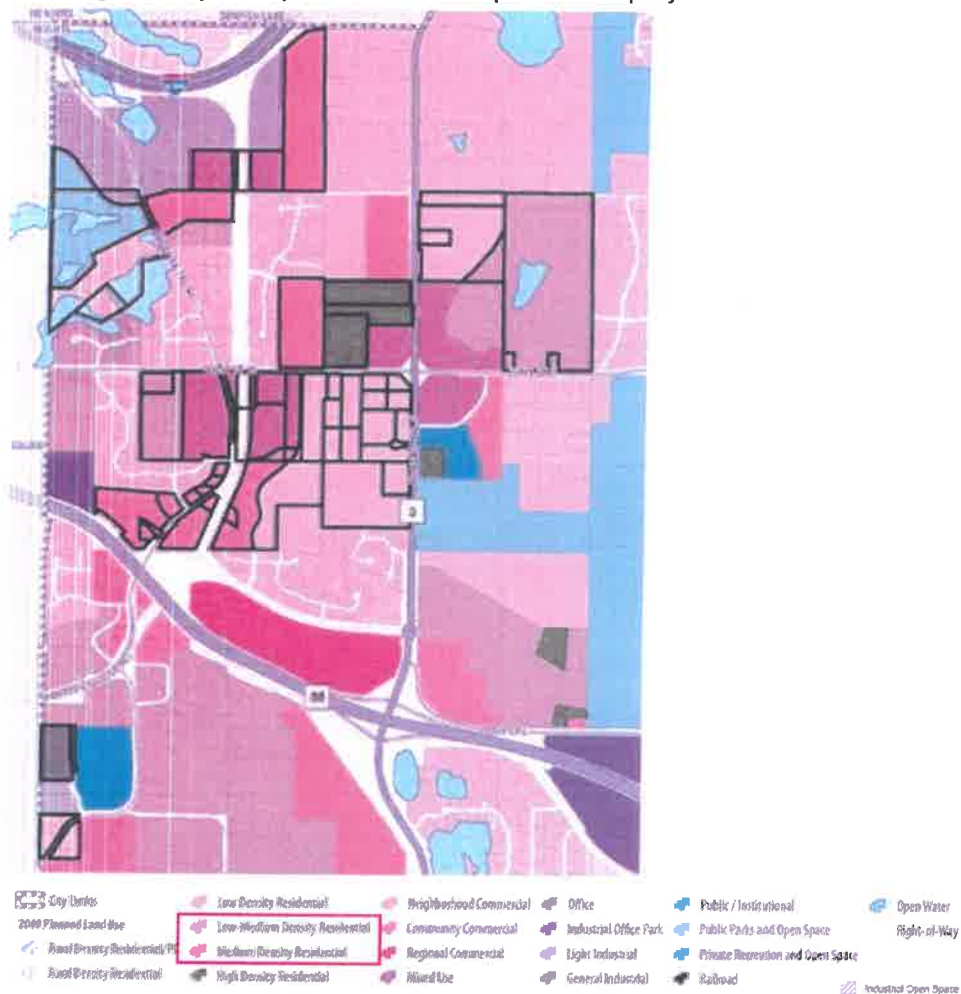
In addition to concerns for young children who would be playing near these ponds, neighbors have strong concerns about the potential for flooding, the potential for the ponds to be mosquito breeding grounds, and the potential for strong odors that would result from the anaerobic decay.

6. **Construction of the proposed development will place stress on neighborhood’s existing roads and infrastructure.** The subject property sits at a low elevation and will likely require a

significant amount of dirt to be brought in to level the land to make it suitable for building. Large, frequent and noisy construction truck traffic making multiple trips on 77th Street West and potentially through other streets of the neighborhood will put significant strain on the streets and residents. The roads will need to be repaired after all the construction is completed; any developer would need to agree to pay for any road damage incurred.

7. **Ample undeveloped land is available in the northwest quadrant of Inver Grove Heights for developing townhomes.** The City designated several large swaths of undeveloped land in Inver Grove Heights in its 2040 Plan. Those properties are already appropriately zoned and better suited for multi-unit dwellings (see dark orange areas on map below). These other properties allow for ease of access to larger arterial roads and do not pose safety, population density, valuation, zoning, or conformity concerns.

With so much mutli-family development opportunity elsewhere in our community, and so many other better-suited locations for townhomes, we question why the applicant is choosing such an odd single family back yard location to squeeze this project into.



Source: Inver Grove Heights 2040 Comprehensive Plan

For these reasons, we, the undersigned property owners, strongly oppose the proposed re-zoning of the subject property, and strongly urge the City of Inver Grove Heights Planning Commission to immediately deny the proposal.

Further, we respectfully request that the Commission consider re-zoning the subject property to a zoning designation that would only allow the future development of single family homes that are consistent with the adjacent properties.

1. Print Name (clearly): Talia Loch
Property Owner of (address): 7566 Bell Ln
Date: 3/9/2024
Signature: [Signature]
2. Print Name (clearly): Kyle Loch
Property Owner of (address): 7566 Bell Ln
Date: 3-9-24
Signature: [Signature]
3. Print Name (clearly): Jim Bell
Property Owner of (address): 7613 Bennett Court
Date: 3-9-24
Signature: [Signature]
4. Print Name (clearly): Tammi Bell
Property Owner of (address): 7613 Bennett Court
Date: 3/8/24
Signature: T Bell
5. Print Name (clearly): Jennifer Lynch
Property Owner of (address): 7653 Bennett Ct
Date: 3-9-24
Signature: [Signature]
6. Print Name (clearly): Dan Lynch
Property Owner of (address): 7653 Bennett Ct
Date: 3/9/24
Signature: [Signature]
7. Print Name (clearly): Mike Albert
Property Owner of (address): 7643 Bennett Ct
Date: 3/9/24
Signature: [Signature]

For these reasons, we, the undersigned property owners, strongly oppose the proposed re-zoning of the subject property, and strongly urge the City of Inver Grove Heights Planning Commission to immediately deny the proposal.

Further, we respectfully request that the Commission consider re-zoning the subject property to a zoning designation that would only allow the future development of single family homes that are consistent with the adjacent properties.

1. Print Name (clearly): Joseph Casto
Property Owner of (address): 7601 Bennett Court
Date: 3/9/24
Signature: [Signature]
2. Print Name (clearly): Kara Casto
Property Owner of (address): 7601 Bennett Court
Date: 3/9/24
Signature: KEC
3. Print Name (clearly): Barry Towle
Property Owner of (address): 7613 Bennett Ct
Date: 3-9-24
Signature: [Signature]
4. Print Name (clearly): Debra Towle
Property Owner of (address): 7613 Bennett
Date: 3-9-24
Signature: [Signature]
5. Print Name (clearly): Neslihan Asdemir
Property Owner of (address): 7604 Bennett
Date: 3-9-24
Signature: [Signature]
6. Print Name (clearly): Chad Vossen
Property Owner of (address): 7598 Bennett
Date: 3-9-24
Signature: [Signature]
7. Print Name (clearly): Irene Albrey
Property Owner of (address): 7643 Bennett Ct
Date: 3/9/24
Signature: [Signature]

For these reasons, we, the undersigned property owners, strongly oppose the proposed re-zoning of the subject property, and strongly urge the City of Inver Grove Heights Planning Commission to immediately deny the proposal.

Further, we respectfully request that the Commission consider re-zoning the subject property to a zoning designation that would only allow the future development of single family homes that are consistent with the adjacent properties.

1. Print Name (clearly): MANVUTHA PADMA
Property Owner of (address): 7654 BENNETT CT 1G H MN 55077
Date: 03/09/2024
Signature: [Signature]
2. Print Name (clearly): SHIKANT PADMA
Property Owner of (address): 7654 BENNETT CT 1G H MN 55077
Date: 3/9/2024
Signature: [Signature]
3. Print Name (clearly): Val Sprague
Property Owner of (address): 1962 77th ST. W, 1G H, MN 55077
Date: 3/9/24
Signature: [Signature]
4. Print Name (clearly): Cliff Sprague
Property Owner of (address): 1962 77th ST. W. 1G H, MN. 55077
Date: 3/9/24
Signature: [Signature]
5. Print Name (clearly): Kenneth L Brown
Property Owner of (address): 1946 77th ST W, I.G.H. MN 55077
Date: 3/9/2024
Signature: [Signature]
6. Print Name (clearly): Dmitry Aronov
Property Owner of (address): _____
Date: 3/9/2024
Signature: [Signature]
7. Print Name (clearly): Randall Grade
Property Owner of (address): 7567 Ball Lane 2.G.H MN 55077
Date: 3/9/2024
Signature: [Signature]

For these reasons, we, the undersigned property owners, strongly oppose the proposed re-zoning of the subject property, and strongly urge the City of Inver Grove Heights Planning Commission to immediately deny the proposal.

Further, we respectfully request that the Commission consider re-zoning the subject property to a zoning designation that would only allow the future development of single family homes that are consistent with the adjacent properties.

1. Print Name (clearly): Brian Pietraszewski
Property Owner of (address): 7576 Bell Lane, Inver Grove Heights
Date: 3-9-24
Signature: [Signature]
2. Print Name (clearly): Tracy Johnson
Property Owner of (address): 3242 Red Oak Dr, Eagan, MN 55121
Date: 3/9/24
Signature: Tracy Johnson tracyjohnson1124@gmail.com
3. Print Name (clearly): BRETT + JOHNSON
Property Owner of (address): 3242 RED OAK DR EAGAN MN 55121
Date: 3/9/24
Signature: [Signature]
4. Print Name (clearly): Brad Melsa bmelsa@thinkfp.com
Property Owner of (address): 3246 Red Oak Dr Eagan MN 55121
Date: 3/9/24
Signature: Brad Melsa
5. Print Name (clearly): Jill Veres JEV1@hotmail.com
Property Owner of (address): 554-77th St W
Date: 3/9/24
Signature: [Signature]
6. Print Name (clearly): MATT HAGLUND
Property Owner of (address): 558 77th St W
Date: 3/9/24
Signature: [Signature] matt-haglund@comcast.net
7. Print Name (clearly): Bryan Granica
Property Owner of (address): 565 77th St W
Date: 3/9/24
Signature: [Signature]

For these reasons, we, the undersigned property owners, strongly oppose the proposed re-zoning of the subject property, and strongly urge the City of Inver Grove Heights Planning Commission to immediately deny the proposal.

Further, we respectfully request that the Commission consider re-zoning the subject property to a zoning designation that would only allow the future development of single family homes that are consistent with the adjacent properties.

1. Print Name (clearly): Kathleen Moulton
Property Owner of (address): 557 77th St W. Eagan
Date: 3/10/24
Signature: Kathleen Moulton
2. Print Name (clearly): Katy Retka
Property Owner of (address): 561 77th Street West Eagan MN 55121
Date: 3/10/24
Signature: Katryn Retka
3. Print Name (clearly): Joshua Retka
Property Owner of (address): 561 77th St W Eagan MN 55121
Date: 3-10-24
Signature: Joshua Retka
4. Print Name (clearly): _____
Property Owner of (address): _____
Date: _____
Signature: _____
5. Print Name (clearly): Jeffrey Moulton
Property Owner of (address): 557 77th St W Eagan MN 55121
Date: 3-10-24
Signature: Jeffrey Moulton
6. Print Name (clearly): Steven Haglund
Property Owner of (address): 549 77th St. West
Date: 3-11-24
Signature: Steven Haglund
7. Print Name (clearly): MAH Fisho
Property Owner of (address): 542 77th St
Date: 3/9/24
Signature: MAH Fisho

For these reasons, we, the undersigned property owners, strongly oppose the proposed re-zoning of the subject property, and strongly urge the City of Inver Grove Heights Planning Commission to immediately deny the proposal.

Further, we respectfully request that the Commission consider re-zoning the subject property to a zoning designation that would only allow the future development of single family homes that are consistent with the adjacent properties.

1. Print Name (clearly): CRAIG GIESELMAN
Property Owner of (address): 3230 BLACK OAK DRIVE EAGAN, MN 55121
Date: 3/9/24
Signature: [Signature]
2. Print Name (clearly): Nick Larson
Property Owner of (address): 3214 Black Oak Dr Eagan MN
Date: 3-9-24
Signature: [Signature]
3. Print Name (clearly): Phella Kear
Property Owner of (address): 3206 Black Oak Drive
Date: 3/9/24
Signature: [Signature]
4. Print Name (clearly): Laura Campbell
Property Owner of (address): 3219 Black Oak Dr.
Date: 3/9/24
Signature: [Signature]
5. Print Name (clearly): CLAYTON CIEN
Property Owner of (address): 3231 BLACK OAK DR
Date: 3/9/24
Signature: [Signature]
6. Print Name (clearly): Mary Gibbs
Property Owner of (address): 3234 Black Oak Dr Eagan MN
Date: 3/9/24
Signature: [Signature]
7. Print Name (clearly): Jennifer Wallace
Property Owner of (address): 3247 Black Oak Dr Eagan MN 55121
Date: 3/9/2024
Signature: [Signature]

For these reasons, we, the undersigned property owners, strongly oppose the proposed re-zoning of the subject property, and strongly urge the City of Inver Grove Heights Planning Commission to immediately deny the proposal.

Further, we respectfully request that the Commission consider re-zoning the subject property to a zoning designation that would only allow the future development of single family homes that are consistent with the adjacent properties.

1. Print Name (clearly): Scott Haglund
Property Owner of (address): 1633 Bennett Ct. 16th, MN 55077
Date: 3-9-24
Signature: Scott Haglund
2. Print Name (clearly): Laura Groeneweg
Property Owner of (address): 3245 Rolling Hills Dr Eagan, MN 55121
Date: 3/10/24
Signature: Laura Groeneweg
3. Print Name (clearly): Carla Renz
Property Owner of (address): 3242 Rolling Hills Drive
Date: 3/10/24
Signature: Carla Renz
4. Print Name (clearly): _____
Property Owner of (address): _____
Date: _____
Signature: _____
5. Print Name (clearly): _____
Property Owner of (address): _____
Date: _____
Signature: _____
6. Print Name (clearly): _____
Property Owner of (address): _____
Date: _____
Signature: _____
7. Print Name (clearly): _____
Property Owner of (address): _____
Date: _____
Signature: _____

8. Print Name (clearly): Paula Granira
Property Owner of (address): 565 77th W. Eagar MN 55121
Date: 3/9/24 55121
Signature: Paula Granira
9. Print Name (clearly): William Schweiger
Property Owner of (address): William Schweiger
Date: 3/9/2024
Signature: [Signature] bschweigs890@gmail.com
10. Print Name (clearly): Candice Ellis
Property Owner of (address): 7556 Bell Ln
Date: 3/11/2024
Signature: [Signature]
11. Print Name (clearly): Scott Thomas
Property Owner of (address): 7557 Bell Ln
Date: 3/11/24
Signature: [Signature]
12. Print Name (clearly): Laurel Thomas
Property Owner of (address): 7557 Bell Ln
Date: 3/11/24
Signature: [Signature]
13. Print Name (clearly): _____
Property Owner of (address): _____
Date: _____
Signature: _____
14. Print Name (clearly): _____
Property Owner of (address): _____
Date: _____
Signature: _____
15. Print Name (clearly): _____
Property Owner of (address): _____
Date: _____
Signature: _____

8. Print Name (clearly): Ann Fisher
Property Owner of (address): Ann Fisher
Date: 3/9/24
Signature: Ann Fisher
9. Print Name (clearly): Eric D. Satrie
Property Owner of (address): Eric D. Satrie
Date: 3/9/24
Signature: Eric D. Satrie
10. Print Name (clearly): Philomena M. Satrie
Property Owner of (address): Eric Satrie
Date: 3/8/24
Signature: Philomena M. Satrie
11. Print Name (clearly): Nick Erickson
Property Owner of (address): 550 77th St. W Nick Erickson
Date: 3/08/24
Signature: Nick Erickson
12. Print Name (clearly): Sydney Condon
Property Owner of (address): 553 77th St W, Eagan
Date: 3-11-24
Signature: Sydney Condon
13. Print Name (clearly): Jim Condon
Property Owner of (address): 355 77th St W Eagan
Date: 3-11-24
Signature: Jim Condon
14. Print Name (clearly): Rebekah Alexander
Property Owner of (address): 3247 Red Oak Dr. Eagan
Date: 3/11/24
Signature: Rebekah Alexander
15. Print Name (clearly): Chad Alexander
Property Owner of (address): 3247 RED OAK DR. Eagan
Date: 3-11-24
Signature: Chad Alexander

8. Print Name (clearly): Haideh Grode
Property Owner of (address): 7367 Bell Lane Z.G.H. MN 55477
Date: 3/9/2024
Signature: Haideh Grode
9. Print Name (clearly): Pamela Schumacher
Property Owner of (address): 1970 77th St. W.
Date: 3/10/2024
Signature: [Signature]
10. Print Name (clearly): Bret Otzenberger
Property Owner of (address): 1970 77th St. W.
Date: 3/10/2024
Signature: [Signature]
11. Print Name (clearly): Michelle Vissen
Property Owner of (address): 7598 Bennett Ct ZGH
Date: 3/10/24
Signature: [Signature]
12. Print Name (clearly): Holly + Mark Oleschnick
Property Owner of (address): 7674 Bennett Ct. IGH
Date: 3/10/24
Signature: [Signature]
13. Print Name (clearly): Stephan Cahn
Property Owner of (address): 7577 Bell Ln Inner Grove Heights
Date: 4/10/24
Signature: [Signature]
14. Print Name (clearly): Julie Wellman
Property Owner of (address): 1958 77th St
Date: 3/11/24
Signature: [Signature]
15. Print Name (clearly): Steven Carpenter
Property Owner of (address): 1958 77th St
Date: 3/11/24
Signature: [Signature]

8. Print Name (clearly): Yuri Bates
Property Owner of (address): 3207 Black Oak Dr. Eagan MN 55121
Date: 3/10/2024
Signature: [Signature]
9. Print Name (clearly): Nachel Bates
Property Owner of (address): 3207 Black Oak Dr. Eagan MN 55121
Date: 3/10/2024
Signature: [Signature]
10. Print Name (clearly): Bill Campbell
Property Owner of (address): 3219 Black Oak Dr. Eagan, MN 55121
Date: 3/10/24
Signature: [Signature]
11. Print Name (clearly): Aling Kharon & Toby Kharon Beaupre
Property Owner of (address): 556 Red Oak Ct
Date: 3/10/24
Signature: [Signature]
12. Print Name (clearly): Toby Beaupre
Property Owner of (address): 556 Red Oak Ct Eagan MN 55121
Date: 3-10-24
Signature: [Signature]
13. Print Name (clearly): Kari Kleven
Property Owner of (address): 549 Red Oak Ct. Eagan, MN 55121
Date: 3-10-24
Signature: [Signature]
14. Print Name (clearly): John Kleven
Property Owner of (address): 549 Red Oak Ct. Eagan, MN 55121
Date: 3/10/2024
Signature: [Signature]
15. Print Name (clearly): Jaclyn Schulte
Property Owner of (address): 508 77th St W Eagan, MN 55121
Date: 3/10/2024
Signature: [Signature]

Andy Schulte
508 77th St. W
Eagan, MN 55121

3/10/24

Andy Schulte

8. Print Name (clearly): Natalie Stepanova
Property Owner of (address): 7634 Bennett Court
Date: 3/9/24
Signature: N. Stepanova
9. Print Name (clearly): GENE A. OLSON
Property Owner of (address): 7634 BENNETT CT
Date: 3-9-2024
Signature: Gene Olson
10. Print Name (clearly): Darcy Pietraszewski
Property Owner of (address): 4574 Bell Ln.
Date: 3/9/24
Signature: [Signature]
11. Print Name (clearly): Estimote Blayud
Property Owner of (address): 7633 Bennett Ct.
Date: 3.9.24
Signature: [Signature]
12. Print Name (clearly): Scott Haglund
Property Owner of (address): 7633 BENNETT COURT
Date: 3.9.24
Signature: [Signature]
13. Print Name (clearly): Eric Holm + Jayne Holm
Property Owner of (address): 1928 72th St. W.
Date: 3-9-24
Signature: Eric Holm + Jayne Holm
14. Print Name (clearly): Ann M. Ulrich
Property Owner of (address): 7623 Bennett Ct., #G11
Date: 3-9-24
Signature: Ann M. Ulrich
15. Print Name (clearly): Robert Ulrich
Property Owner of (address): 7623 Bennett Ct.
Date: 3/9/24
Signature: Robert Ulrich

8. Print Name (clearly): Cheryl Boettcher
Property Owner of (address): 3256 Black Oak Dr
Date: 3-9-24
Signature: [Signature]
9. Print Name (clearly): Patricia Ryan
Property Owner of (address): 3239 Black Oak
Date: 3-9-24
Signature: [Signature]
10. Print Name (clearly): Henk Nguyen
Property Owner of (address): 3415 Black Oak Dr
Date: 3/9/24
Signature: [Signature]
11. Print Name (clearly): Bobby Ahrens
Property Owner of (address): 3327 Black Oak DR
Date: 3-9-24
Signature: [Signature]
12. Print Name (clearly): Cathy Gieselman
Property Owner of (address): 3230 Black Oak Dr. Eagan MN 55121
Date: 3-9-24
Signature: [Signature]
13. Print Name (clearly): MATT AYERS
Property Owner of (address): 3266 BLACK OAK DRIVE
Date: 3-10-24
Signature: [Signature]
14. Print Name (clearly): Erin Ayers
Property Owner of (address): 3266 BLACK OAK DR.
Date: 3-10-24
Signature: [Signature]
15. Print Name (clearly): Andrew Bosl
Property Owner of (address): 3210 Black Oak Dr
Date: 3/11/24
Signature: [Signature]

16. Beth Rocheford
1966 77th Street W
3-11-24
Beth Rocheford



Planning Commission Report

MEETING DATE:	March 19, 2024
CASE NO:	24-08PUD
APPLICANT:	Yellow Tree Development
PROPERTY OWNER:	Builders Lot Group
REQUEST:	Preliminary PUD Development Plan Amendment and Final PUD Development Plan
LOCATION:	70th Street West & Agate Trail
COMPREHENSIVE PLAN:	Mixed Use, MDR, Medium Density Residential, and LDR, Low Density Residential
ZONING:	R-3C, Multiple Family/Planned Unit Development
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

The specific requests for the development project include the following:

1. Preliminary PUD Development Plan Amendment to change the approved plan on Lot 13 from a 180 unit apartment building to a 242 unit apartment building.
2. Final PUD Development Plan for the 242 unit apartment building.

BACKGROUND

The applicant is proposing to develop Lot 13 with a 242 unit apartment building. This proposal is part of the Peltier Reserve PUD development that was approved in 2021 with 126 single family units and a 180 unit apartment building. The current proposal is to amend the original PUD to allow an apartment on the original lot that contains 242 units rather than 180 units.

EVALUATION OF REQUEST

SURROUNDING USES

The subject property is surrounded by:

North:	Large Lot Residential/Undeveloped	Zoned: A, Agricultural	Guided: MDR, Medium Density Residential
East:	Single Family Residential	Zoned: R-1C/PUD, Low Density Residential/PUD	Guided: LDR, Low Density Residential
West:	Single Family Residential	Zoned: A, Agricultural	Guided: Mixed Use
South:	Single Family Residential	Zoned: R-1C/PUD, Low Density Residential/PUD	Guided: LDR, Low Density Residential and Mixed Use

DEVELOPMENT CAPACITY PLAN

The original project approval consisted of 126 single family lots and one 180 unit apartment building. During the preliminary and final review, the single family lot count was reduced by 5 lots (2 removed for a park and 3 removed for the revised stormwater ponding). The final count was then 121 lots and a 180 unit apartment building.

The land contains three different comprehensive plan designations and 3 different zoning categories. With the mix of product types, an overall density across the 3 designations was used to review unit count. A total of 475 units could be built on the property based on the comprehensive plan designations. The original plan included 306 units. With the addition of 62 units in the apartment building, the unit count goes up to 363. Based on the maximum number of units allowed per the 3 comprehensive plan categories, the increase in units would still fall below the allowed maximum and therefore still be consistent with the comprehensive plan.

The proposed increase in units in the apartment building is part of the PUD amendment request. One of the questions to answer is whether the increase in units is acceptable or was the original unit count the maximum the City Council wanted to approve. The Planning Commission must make a determination on the unit increase and if that is still consistent with the overall development pattern for the area.

PROPOSED DEVELOPMENT MAGNITUDE, DENSITY, BULK STANDARDS AND FLEXIBILITY

Building Setbacks.

The building complies with all setbacks, including the 50-foot setback along 70th Street. The building would be 68 feet from this property line and 46 feet from the west property line.

Impervious Surface and Building Coverage.

The review of the Peltier Reserve PUD was done on an overall basis since there were a few different products, different lot sizes and different zoning categories. The overall impervious surface and building coverage for the project met the Northwest Area Standards.

The proposed change to Lot 13 for a footprint of the apartment building does not impact the original approval. While the building coverage is higher, it still complies with the overall building coverage for the PUD. The impervious surface coverage is met by looking at Lot 13 on its own. Lot coverage calculations are provided in the applicants' narrative. Staff agrees with this information. In general, the proposed amendment is still in compliance with the original PUD approval.

Building Height.

The applicant is proposing a single four-story apartment building on the site. The developer's narrative indicates the building is generally 48 feet above the parking garages. The northern end of the building would be exposed approximately 62 feet, while the average overall height would be approximately 52 feet above grade. The maximum building height in the Northwest Area R-3C district is 70 feet. The proposed four-story building would comply with maximum height standards.

Parking.

Parking in the Northwest Area is to be reviewed on a maximum basis, rather than a minimum basis. Maximum parking is 75% of the City Code requirements. For multiple family apartments, the City Code requires 2.5 parking spaces per unit (ratio of 1.87 spaces/unit), or the equivalent of 2.0 parking spaces constructed and proof of parking shown on the site plan for the remaining 0.5 spaces (1.5 space/unit + proof of 0.37 spaces/unit). At least 50% of required parking must be underground or structured parking.

Standard Required	Northwest Area Required	Proposed	Required to be Covered	Proposed to be Covered
605	454	381	227	289

Using the proof of parking ratio, the City Code would require 363 spaces built and 91 spaces shown on the site plan for proof of parking. The proposed parking is 73 stalls short of the Northwest Area standard.

The applicant hired a traffic consultant, and they prepared a parking demand analysis based on information from the Institute of Traffic Engineers studies on this subject. The ITE manual provides parking calculations based on general apartment unit and then by unit type (bedrooms). That calculation suggests a total of 411 stalls would be needed based on general unit (1.7 spaces/unit) and 383 by bedroom type (1.57 spaces/unit).

This parking space count is the lowest proposed for an apartment building project. The most recent apartment building approved was the project on Diffley Road and Highway 3. They requested a parking ratio down to 2.0 spaces per unit. Staff is concerned that the proposed parking amount may be low and could cause parking problems. There would be availability of some on the street parking along 71st Street and Agate Trail. The Planning Commission is to determine if sufficient parking is proposed.

LANDSCAPING

Landscape Plan.

Landscape requirements for the apartment building would be one overstory tree per unit. The landscape plan provides a mix of overstory, both coniferous and deciduous, ornamental and shrubs. The base number shown on the plat was based on 235 units. During the submittal process, the unit count increased to 242 and the landscape plan was not updated. A revised landscape plan must be submitted for review and approved before the City Council reviews the final PUD plans.

GRADING, DRAINAGE, STORMWATER & UTILITIES

Engineering has done preliminary review of the plans and is working with an engineering consultant to review the plans against the original approval and the Northwest Area Stormwater Management Plan. All plans shall be approved by the City Engineer before City Council reviews the final PUD.

DEVELOPMENT CONTRACT

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All the agreements will be approved by the City Council as part of the final PUD review.

ALTERNATIVES

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

A. Approval. If the proposed request is found to be acceptable, the following action should be taken:

- Approval of the Preliminary PUD Amendment and Final PUD 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.

Site Plan	dated 3/4/2024
Grading Plan	dated 3/4/2024
Erosion Control Plan	dated 3/4/2024
Utility Plan	dated 3/4/2024
Landscape Plan	dated 2/27/2024
Lighting and Illumination Plan	dated 3/4/2024
Elevations and Renderings	dated 3/4/2024

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

2) Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants.

3) Development shall comply with the terms of the original development contract for Peltier Reserve.

4) The development contract for Peltier Reserve will need to be amended to address stormwater from the apartment lot, releasing the lots to be deeded to the City from the HOA and Stormwater Facilities Management Agreement.

5) A revised landscape plan shall be provided based on a unit count of 242 units. Plan must be submitted and approved before the City Council reviews the final PUD plans.

6) The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.

7) Northwest Area plan connection fees are due at the time of final plat release for each phase. The connection fees will be listed in the development contract. The Northwest Area building permit connection fees are due with building permit for each unit. Final details of the amounts to be paid shall be part of the final PUD plan review.

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

The project complies with all performance standards of the Northwest Area except for minimum parking. The applicant has provided background information to support their request to reduce the number of parking spaces constructed. A revised landscape plan is required to show plantings for 242 units.

The Planning Commission needs to decide: 1) if the increase in number of apartment units is still consistent with the original approval and the surrounding area, and 2) if the reduced parking ratio is acceptable.

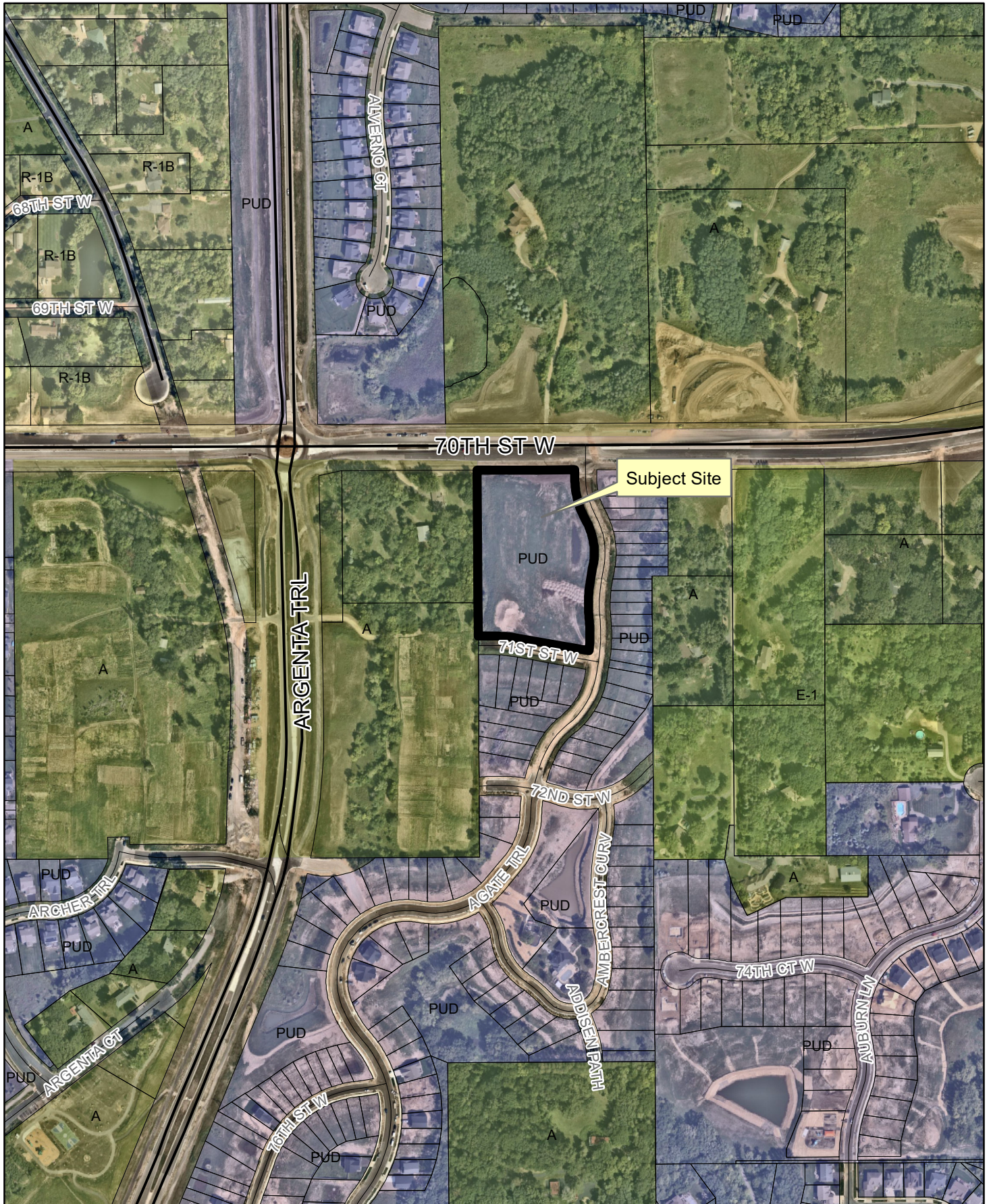
ATTACHMENTS

1. Location Map
2. Applicant Narrative
3. Parking Analysis
4. Site Plan
5. Grading Plan
6. Erosion Control Plan
7. Utility Plan
8. Landscape Plan
9. Lighting and Illumination Plan
10. Elevations and Renderings
11. Letter from Chris & Linda Becker (3-11-24)



Location Map

Case No. 24-08PUD





March 5, 2024

Allan Hunting, City Planner
Community Development
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Peltier Reserve – Multifamily

Project Description:

The proposed project is part of the Peltier Reserve development and is located at 70th Street West and Agate Trail. This site is part of an overall planned development and is just one component of the originally approved PUD documents. The proposed building would be a 4-story market-rate apartment building, which is the same use as the originally proposed use. The overall unit count of the original PUD was 306 units consisting of 126 single family lots and 180 apartment units. The proposed plan increases the apartment unit count to 242 units, which we understand to be under the overall allowed density allowed per the Land Use Map for Mixed Use, Medium, and Low-Density Residential uses.

The building proposed will be four stories, with two levels of below grade parking. The building will contain a total of 242 market rate units, with a mix of studio, alcoves, 1-, 1 bedroom den, 2-, and 3-bedroom units per the mix below. Note: Alcove units are a hybrid between a one bedroom and a studio where the units have a bed alcove area inside the unit. The range of units will provide for a diverse mix of household types, and different levels of rent. Although each unit type would attract a mix of tenants, we have found that some general trends do exist for the make-up of the residents. The residents in the smaller units would generally be a traditional younger renter starting out that wants to be in the community. The larger one-bedroom units and the one-bedroom units with dens tend to appeal to a more established single person, sometimes with part-time children, often working from home, especially with the dens. There are two-bedroom units that would appeal equally to young couples, or roommates. The three-bedroom units would generally appeal to young families. We have also included some upscale penthouse-style units on the fourth floor.

DEVELOPER | INVESTOR | BUILDER

Yellow Tree Construction Services • 1834 East 38th Street • Minneapolis, MN • 55407

Unit Type and Mix

	Size range in sq.ft.	Count	Percent
Studios	410-585	8	3%
Alcoves	550-600	57	24%
One bedroom	635-750	99	41%
One Bedroom with Den	770-900	36	15%
Two Bedroom	1015-1270	28	12%
Three Bedroom	1260-1495	14	6%

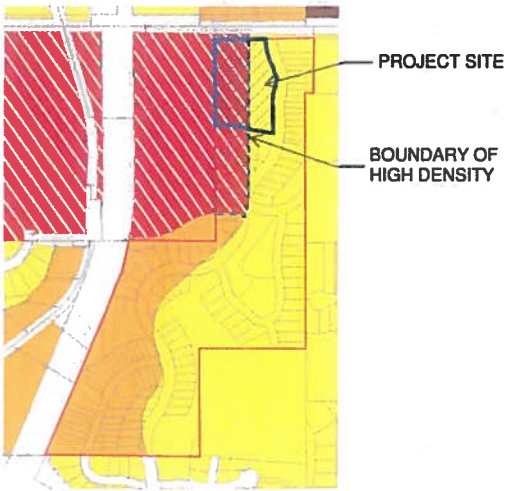
Building amenities include a sky lounge with a roof deck, fitness center, yoga studio, package center, work from home stations, and community rooms with a kitchen and gaming areas. Potential outdoor amenities include a pool and amenity deck with turf area for yard games and volleyball, patio spaces, grilling stations, and a sauna.

Lot Area: 193,585 Square Feet

Final phase of the original PUD:

The proposed development is the final part of the original approved PUD. The roadway access, overall stormwater management, lot coverages and density had been identified in the originally proposed planning. The current proposal is within the basic parameters. The original plan had densities for 36.5 acres for up to 4 units per acre, and 7.56 acres for up to 12 units per acre, and the current 4.44 acre site that was approved at 180 units or 40.54 units per acre. This arrives at a total capacity of 416 units. The plan developed 121 single-family lots allowing for 295 units of development. The current plan is less than this allocation at 242 total units. Using the zoning maps and the High density allowable at 35 units per acre, the medium density at 12 units per acre and the low density at 4 units per acre, there is an allowable density over the site of 475 units. The proposed density of the entire development is 368 units which is 12 -23 % less than the allowed depending on how the density is calculated.

Density Chart – based on current zoning map calculations:



		Allowable ratio	Allowable Units
Low density	27.9 acres	4 DU/ACRE	111 units
Medium Density	15.46 acres	12 DU/ACRE	185 units
High Density/ MU	5.06 acres	35 DU/ACRE	177 units
TOTAL			475 units
Total with proposed			368 units



RESIDENTIAL DEVELOPMENT SUMMARY

	LOW DENSITY SINGLE FAMILY	MEDIUM DENSITY SINGLE FAMILY	MIXED USE
COMP. PLAN DESIGNATION			
AREA	36.50 AC	7.56 AC	4.44 AC
MIN. LOT AREA	12,000 SF	12,000 SF	12,000 SF
DENSITY RANGE (2040 LAND USE)	1-4 UNITS/AC	8-12 UNITS/AC	12+ UNITS/AC
UNITS	73	51	165

Density Chart – based on prior submittal calculations

		Allowable ratio	Allowable Units
Low density	36.5 acres	4 DU/ACRE	146 units
Medium Density	7.56 acres	12 DU/ACRE	90 units
High Density/ MU	4.44 acres	40.5 DU/ACRE	180 units
TOTAL			416 units
Total with proposed			368 units

Natural Area and Open Space:

Natural area and open space was provided per ordinance 1148 as a part of the original PUD. The proposed development is consistent with the original proposal and meets the standard per the original approved PUD. Overall the site development area was 48.15 acres with a requirement of 9.23 acres of open space, and 13.7 acres of open space were provided with the overall master plan. None of the open space requirement was located on the designated multi-family site.

Lot Coverage

This current parcel was part of an overall PUD plan. The PUD covered 48.15 acres of development. The open space guidelines, density guidelines, impervious surface calculations and the overall footprint calculations should be determined by the overall plan rather than each individual lot, single-family or multi family. The Total lot coverage for the 48.15 acres would be 9.63 acres at 20%. The following chart indicates the maximum allowable building area for each single family lot.

Maximum building area by lot.

Building type	Units	Building Area (sf)	Quantity (sf)		
Low Density	48	1980	95040		
Medium Density	73	2950	215350		
Existing House	1	7000	7000		
Apartment	1	84800	84800		
Total building Area			402190	sf	
Net Buildable Area of the overall site			2010686	sf	46.15 acres
% of building area on overall site			20.00%		

PROPOSED BUILDING AREA

Building type	Units	Building Area (sf)	Quantity (sf)		
Low Density	48	1980	95040		
Medium Density	73	2950	215350		
Existing House	1	7000	7000		
Apartment	1	56510	56510		
Total building Area			373900	sf	
Net Buildable Area of the overall site			2010686	sf	46.15 acres
% of building area on overall site			18.60%		

The lot coverage of the proposed building footprint is 56,510 sf. The total area of the lot is 4.44 acres which is a coverage percentage of 29.2%. The total allowable coverage based on the PUD lot coverage would be 20% of the total or 84,800 sq.ft. The proposed is less than overall allowable, and represents a total buildable

area of 18.6% which remains under the 20% overall total. We request flexibility from the standard for each individual lot being 20% and allowing the total overall PUD to be calculated at 20%.

The building design has taken into account the overall look of a larger building by breaking this into multiple wings so that the overall size of the building is less perceptible.

The proposed overall impervious area of the proposed multi-family lot is less than the maximum allowable. Total area = 193,585.23 sq.ft.: proposed impervious = 79,250.68 sq.ft. = 40.93% impervious coverage.

Building Design and Materials:

The building is oriented with four distinct legs. The design breaks up the mass of the building and shortens the length of the long exterior wall. The design also creates a courtyard area at the front of the building, and a courtyard area on the southwest corner of the building. The southwest corner would contain the more active amenity spaces such as the pool area, sauna, volleyball, and grilling stations. These areas have direct access to the common amenities on the first floor of the building. The courtyard at the front of the building provides green space and amenity for the front of the building, and the residences that surround this area. This will allow tree growth within the courtyard reducing the overall visual impact of the building. The front door is located at this center courtyard area and is highlighted by a covered canopy enhancing the front door look of the building. A canopy also highlights the roof terrace and roof deck at the front of the building. The fourth-floor units at this front section are set back about ten feet to add interest and reduce the visual impact toward Agate Trail. The shape of the building was intended to reduce the mass and the impact on the southern portion of the site as transitioning from County Road 70 to the single-family units toward the south of the overall development. The building on the south property line has been reduced to only 72' of exposure, minimizing the impact to the neighbors to the south. This is also the portion of the building with a setback on the fourth floor.

Building materials will consist primarily of cement board in a lap siding profile, along with flat panel cement board, brick, burnished concrete block, composite windows, and prefinished aluminum trim and accent panels. Brick is located at the front of the building and on the corners facing Agate Trail and County Rd. 70.

Height: The proposed project is four stories tall, over two levels of underground parking. The above ground portion of the building is generally 48'-0" above the parking. Most of the parking is below grade, however, there are some exposed areas of the below grade parking levels. On the south and east sides, most of the building is below grade. On the west side the natural grade slopes and approximately two feet of the garage is exposed on the south end and ten feet is exposed on the north end. The north end is the most exposed and at this location the building height is 62'-2" above grade. The average height is approximately 52'-0" above average grade. There is also an elevator overrun, and a parapet that helps to screen mechanical units that is an additional 5' above the roof deck.

Building Metrics:

	MINIMUM
Front yard setback at Agate Trail	33'-0"
Side yard setback at 71st	20'-0"
Side yard setback at 70	60'-0"
Rear yard setback	34'-10"
Floor Area Ratio	1.14
Average Height (feet)	52'

TOTAL AREA ABOVE GRADE = 220,140 Square Feet

	AREA
LOWER LEVEL 2	51,920 SF
LOWER LEVEL	51,920 SF
LEVEL 1	56,510 SF
LEVEL 2	56,240 SF
LEVEL 3	56,240 SF
LEVEL 4	51,900 SF
TOTAL	324,730 SF

Site Access and Parking:

The site has three access points. Two access points are located on Agate Trail, and one access point is located from 71st St. W. The main access on Agate will access the front door and 71 parking stalls. These 71 stalls are intended for visitor and guest parking. This drive access connects to the entrance on 71st St, providing a full loop for access. There is also a turn-around loop in the center of the site to aid in drop-off and pick/up, and on-site deliveries. The secondary access from Agate Trail is intended for residents giving access to the underground parking areas. Most of the site traffic would circulate to County Road 70.

There are a total of 381 parking stalls proposed. 289 stalls are enclosed in two levels of underground parking. These stalls are for residents only. The surface area consists of 92 parking stalls. These stalls would be a mix of visitor parking as well as resident parking.

In suburban areas we have found that the appropriate level of parking is measured by the number of bedrooms. Typical parking ratios do not account for differences in unit sizes, thus a studio apartment would have the same parking requirement as a three bedroom apartment when looking at a per unit parking requirement. We have also found that when most parking requirement standards were implemented, the typical market for apartments was predominately two- and three-bedroom apartments (roughly 2/3 of the total). The current market for apartments, and this proposal is for smaller units. The proposed plan has 67% studio and one-bedroom units, and 33% two- and three-bedroom units. This proposed development has a total of 298 bedrooms.

The proposed plan provides 289 enclosed parking stalls for 298 bedrooms. Nearly every unit will have an enclosed stall for every bedroom in their unit. We have proposed a few less as two- and three-bedroom units often have children, and to account for a standard vacancy rate of about 3%. We do recognize that some of the units will have multiple drivers, while some of the units will have multiple drivers that share a car. Additionally, there are 91 on-site parking stalls. This brings the overall parking ratio to 1.57 stalls per unit, and 1.28 stalls per bedroom.

We believe this parking ratio is more than sufficient to meet the needs of the development. Parking is not only expensive, but additional parking would take up valuable greenspace. Meeting the parking need of our residents is of critical importance to us as not having enough would be a detriment to leasing, and therefore we need to make sure that there is enough parking while conserving greenspace. Based on our own properties, and evaluation of the overall market, resident demands, and parking use we know that a ratio of one stall per bedroom is sufficient. We are proposing almost 1.3 stalls per bedroom as a safety factor. We have also consulted with a traffic consulting group Biko and Associates Traffic planners. They have reviewed the ITE (International Traffic Engineering) Standards, and an opinion letter is included.

The ITE parking generation Manual 2023 suggests the multi-family ratio for areas outside of transit service should be 1 stall per bedroom, and / or 1.7 stalls per unit. The proposed ITE standard for 298 bedrooms would be 298 parking stalls. We exceed this number by 83 parking stalls with the proposed plan. Based on unit count ITE would suggest 411 parking stalls, or 30 stalls more. If we were to average the two we have excess stalls of 56. We also believe the per bedroom ratio is a more accurate means to determine true parking demand as this project is skewed to many more one-bedroom units.

PARKING RATIOS

	SURFACE	LOWER LEVEL ONE	LOWER LEVEL TWO	TOTAL	RATIO PER BEDROOM	RATIO PER UNIT
ENCLOSED STALLS	-	142	147	289	.97	1.19
SURFACE STALLS	92	-	-	92	.31	.38
TOTAL	92	142	147	381	1.28	1.57

Please find the submitted traffic memo from a planning consultant regarding parking ratios, and the submitted memo from the traffic planner.

The first level of underground parking has access from the north parking area with a 20' ramp up to the parking. The lowest level of parking also has access from the north parking area with an enclosed ramp going down into the lowest level.

Storm water management

There is an existing pond area on the site that is being used for this site as well as other portions of the overall PUD development. The stormwater capacity and treatment of this pond will be relocated in part to an underground storage chamber, and to a new pond along the north portion of the site. Please refer to the civil engineering plans. The impervious surface of the proposed development is less than the maximum allowable for the lot.

Please let me know if any of the items need additional information or clarifications.

Sincerely,



Robb Lubenow

Owner

Yellow Tree Development

This letter is an updated version from the application letter of February. Per request we have added information and clarification to the submittal. We have added the following items to the letter and the drawings. An entire new set of drawings is being submitted for clarity.

Cover letter: Density calculations, lot coverage calculations and descriptions, parking ratio information.

Traffic planner review letter.

Civil Engineering: The civil engineering plans have been updated per Paul Merchlewicz comments. These updates include a comment response memo, stormwater management plan and model update (Hydrocad, P8, SHSAM, Resue models), Time of concentration exhibit, storm conveyance exhibit, and storm conveyance spreadsheet. Specific changes are:

- Site Plan (C3.01) Revised Monument sign location to avoid utility conflicts and modified the loading zone near the garage entry to meet City Code requirements 25'.
- Grading Plan (C4.01) Modified entrance elevation to lower level garage to provide freeboard between pond High Water Level and low floor opening. There is now over 2.7 feet of freeboard provided.
- Erosion Control Plans (C5.01-C5.04) Modified proposed stormwater pond to act as Temporary Sediment Basin during construction and added notes to contractor to excavate accumulated sediment upon stabilization of the site. We have also added erosion control blanket to slopes greater than 4:1 as requested by the City, specifically on the west side of the site where there is direct runoff to the neighboring property.
- Utility Plan (C6.01) Revised the Pretreatment Device treating public runoff prior to discharge into the surface pond. The device was originally specified as a Sciclone and has been revised to a Turbo Plate and Snout, the City's preferred pretreatment device. This has been updated in the Stormwater Management Plan as well. We also reduced the number of discharge points into the surface pond from two inlets to one, to avoid short circuiting and allow for a settling of sediments prior to discharge into the infiltration basin.

Photometric Plan.

Building elevations and renderings: updates showing material colors more accurately.

Technical Memorandum

Date: March 5, 2024
To: Pete Keely, Collage Architects
From: Daniel Lubben, Biko Associates
Re: Inver Grove Heights Apartment Parking Ratios

Introduction

This memorandum was prepared to detail document and compare parking ratios that would be applied to a proposed multi-family, residential development in Inver Grove Heights, Minnesota.

Previous research activities for this project have already addressed recently revised parking requirements of other suburban communities in the Twin Cities metropolitan area¹. While this previous research identified parking requirements in nearby communities, there remains a need to address industry standard parking ratios as they apply to this specific proposed development. This memorandum:

1. Details the applicable Institute of Transportation Engineers (ITE) parking ratios and City of Inver Grove Heights parking ratios for the proposed development
2. Compares required parking supplies that result from application of optional parking ratios and
3. Discusses evolving industry best practices around applying those ratios

Proposed Development Setting and Characteristics

Proposed Location

The development is proposed to located on Lot 13, Block 1 of the Peltier Reserve subdivision in the northwest area of Inver Grove Heights. As such, the proposed development is located in an area of the city where transit services and facilities are not provided.

Proposed Development Program

Characteristics of the development are described on the following page.

¹ Technical Memo to Support Request for Parking Stall Ratio Flexibility for Multi-Family Building - Inver Grove Heights, MN

- 242 dwelling units and 298 bedrooms:
 - 200, one bedroom (studio, alcove, one bedroom den, one bedroom) units
 - 28, two bedroom units
 - 14, three bedroom units
- 383 parking stalls

Optional Parking Generation Ratios

ITE Parking Ratio

The ITE Parking Generation (6th Edition, 2023) manual collates meta-analyses of parking generation studies conducted across the nation that include multi-family residential developments in both urban and suburban settings. This results in recommended parking ratios for this particular land use type. In the case of residential units, the parking ratios are typically applied per dwelling unit but can also be applied per bedroom.

The proposed four-story residential development addressed in this memorandum is classified by ITE as *Multifamily Housing (Mid-Rise)*, located in a *General Urban/Suburban* setting. This is further defined by ITE to be:

General Urban/Suburban setting "is an area associated with almost homogeneous, vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle"²

According to ITE Parking Generation, the appropriate parking ratios for the proposed development are:

- 1.70 parking stalls per dwelling unit
- 1.00 parking stalls per bedroom

City of Inver Grove Heights Parking Ratio

The City of Inver Grove Heights Zoning Code calls for 2.5 parking stalls per dwelling unit for residential buildings with three or more units. However, this ratio can be reduced to 2.0 per dwelling unit if the site incorporates an "expansion area to accommodate two and one-half spaces per dwelling unit".³ Additionally, the site is located within the Peltier Reserve PUD, a part of the Northwest Area Overlay

² Ibid.

³ Inver Grove Heights Code of Ordinance Sec.10-15A-3 Off Street Parking Regulations: <https://www.ighmn.gov/DocumentCenter/View/609/C51590?bidId=>

District, established in 2004 where a 25 percent reduction in parking ratios applies.⁴ Based on these factors, the city’s parking ratio for the proposed development would be 1.5 parking stalls per dwelling unit.

Application of Optional Parking Ratios to the Proposed Development

Table 1, below, presents the most current ITE parking ratios and the city’s parking ratio, as taken from the city’s zoning code. Also shown in Table 1 are optional parking supplies derived from applications of the parking ratios. Finally, Table 1 compares the optional parking supplies

Table 1
Parking Ratios Applied to Proposed Development

	ITE (per dwelling unit)	ITE (per bedroom)	Inver Grove Heights Code	As Proposed by the Developer
Optional Parking Ratios	1.70	1.00	1.50	1.58
Optional Parking Supplies	411	298	363	383

Source: Institute of Transportation Engineers Parking Generation Manual, 6th Edition 2023
Biko Associates, Inc., 3/5/23

As shown Table 1, when either the “ITE-per bedroom parking ratio” or the city’s parking ratio is applied, the supply of parking stalls is fewer than the number of stalls proposed by the developer.

Why is the ITE-Per Bedroom Parking Ratio Appropriate for the Proposed Development

ITE parking ratios have repeatedly come under academic and professional criticism⁵ for being overbroad, resulting not only in an oversupply of parking but a lack of specificity that does not

⁴ ORDINANCE NO. 1148, Sec 2-Subd 39. Northwest Area Overlay District G2-
e(i): <https://www.ighmn.gov/DocumentCenter/View/281/NW-Area-Zoning-Ordinance?bidId=>

⁵ Are Suburban TODs Over-Parked? Cervero et. al., 2010:
<https://digitalcommons.usf.edu/cgi/viewcontent.cgi?article=1153&context=jpt>

accurately reflect parking demand within urban and suburban locations⁶. Recent updates to the ITE parking generation manual have added more variables to improve the accuracy of parking ratios for specific conditions, including the number of bedrooms in the development (as opposed to dwelling units).

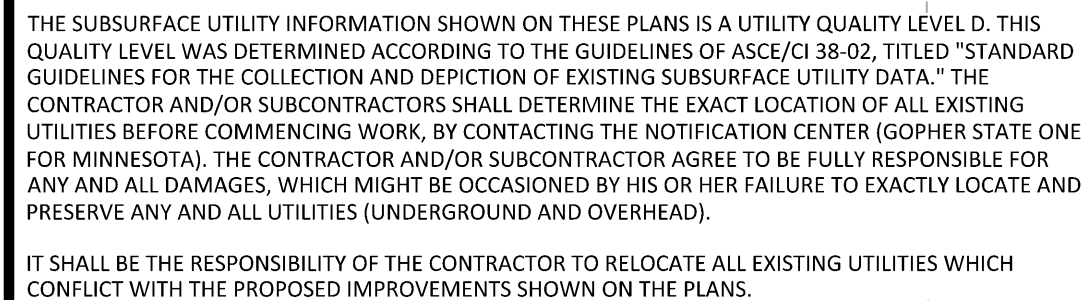
While the latest ITE parking generation manual retains a parking ratio per dwelling unit out of an abundance of caution, they have also included a parking ratio per bedroom - recognizing that greater level of specificity can result in parking supplies better suited to the specific needs of a site.

Conclusions

The parking supply proposed by the developer exceeds the minimum supply stipulated by the PUD and Development agreement (363) by 20 stalls. (Refer to Table 1.) It also exceeds the ITE per-bedroom parking supply recommendation (383) by 85 stalls. The per-dwelling unit parking supply option exceeds the proposed parking supply by 28 stalls.

The developer is proposing to construct 383 parking stalls. This number of parking exceeds parking supplies that would be derived from either the preferred ITE ratio or the city's parking ratio.

⁶ Parking Generation— Replacing Flawed Standards with the Custom Realities of Park+, May 2016: https://www.kimley-horn.com/wp-content/uploads/2017/02/PARK_Plus_ParkingGen.pdf



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: GEORGE D. ABERNATHY

Date	license #	
		43505

DRAWN BY TPK
DESIGNED BY GDA
CHECKED BY JDB
PROJECT NO. 52556



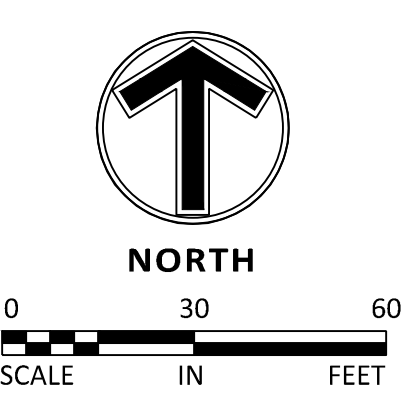
SITE PLAN
YELLOW TREE
YELLOW TREE RESERVE
FINAL DOCUMENTS
INVER GROVE HEIGHTS, MN

SHEET
C3.01
OF ##
REV #

- ## KEY NOTES
- A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
 - B. B-612 CONCRETE CURB AND GUTTER
 - C. B-618 CONCRETE CURB AND GUTTER
 - D. CONCRETE APRON
 - E. FLAT CURB SECTION
 - F. CONCRETE SIDEWALK
 - G. SEGMENTAL BLOCK RETAINING WALL
 - H. ADA ACCESS LOCATION
 - I. ACCESSIBLE STALL STRIPING
 - J. ACCESSIBLE PARKING SIGN
 - K. TRANSFORMER
 - L. MONUMENT SIGN
 - M. FENCE
- 

NORTH

0 30



24.15 LIMS TECH | JOSEPH BAILEY | 1/21/2024 10:50:49 AM
PROJECT: 52558-C4.01-GRADING PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CE 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CHKD	APPR	COMMENT
1.	02/05/2024	TK	JB	JB	PRELIMINARY PUD SUBMITTAL
2.	03/04/2024	TK	JB	JB	FINAL PLANS

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: GEORGE D. ABERNATHY

Date: License # 43505

PRELIMINARY
02/05/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
TPK
DESIGNED BY
GDA
CHECKED BY
JDB
PROJECT NO.
52556



GRADING PLAN
YELLOW TREE
YELLOW TREE RESERVE
FINAL DOCUMENTS
INVER GROVE HEIGHTS, MN

SHEET
C4.01
OF ##
REV. #

GRADING NOTES

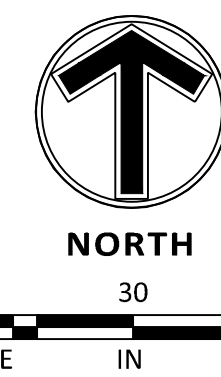
- PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
 - A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:
COMPANY: HAUGO TECHNICAL SERVICES
ADDRESS: 2825 CEDAR AVENUE SOUTH, MINNEAPOLIS MN 55407
PHONE: (612) 729-2959
DATED: 02/12/2021
 - CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
- CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRAOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
 - RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
 - CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
 - ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
 - ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
 - BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
 - PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:
 - TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.
 - ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E., BOBCAT.
 - STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.
 - TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.
 - AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
 - MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.
 - THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO THE DEPTH SPECIFIED IN THE LANDSCAPING PLANS. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED PER LANDSCAPING PLANS.
- TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 30 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
- FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADES SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- TOLERANCES
 - THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.1000T ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
- FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 796.
- RETAINING WALL(S) SHALL BE CONSTRUCTED OF MODULAR BLOCK MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

LEGEND

PROPOSED	EXISTING	BOUNDARY LINE		
		CONCRETE CURB		CONCRETE PAVING
		STORM SEWER		CONCRETE SIDEWALK
		BUILDING LINE		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		RETAINING WALL		
		CONTOUR		
		WETLAND		
		TREE LINE		
		SPOT ELEVATIONS		
		RIPRAP		
		OVERFLOW ELEV.		
		SOIL BORING		



24.15 LMS TECH | JOSEPH BAILEY | 7/27/2024 8:42:02 AM
PROJECT 52556 CADD SHEET 52556-01 PHASE ONE EROSION CONTROL PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CE 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO.	DATE	BY	CKD	APPR	COMMENT
1.	02/05/2024	TK	JB	JB	PRELIMINARY PUD SUBMITTAL
2.	03/04/2024	TK	JB	JB	FINAL PLANS

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: GEORGE D. ABERNATHY

Date: _____ License # 43505

PRELIMINARY
02/05/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

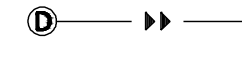
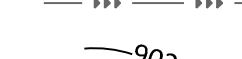
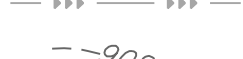
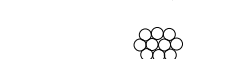
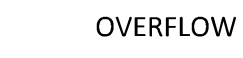
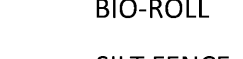
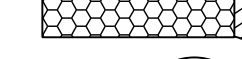
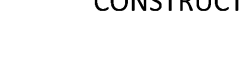
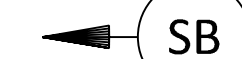
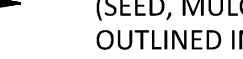
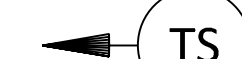
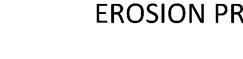
DRAWN BY
TPK
DESIGNED BY
GDA
CHECKED BY
JDB
PROJECT NO.
52556

**Sambatek**
www.sambatek.com
Engineering | Surveying | Planning | Environmental

PHASE ONE EROSION CONTROL PLAN

YELLOW TREE
YELLOW TREE RESERVE
FINAL DOCUMENTS
INVER GROVE HEIGHTS, MN

SHEET
C5.01
OF ##
REV. #

LEGEND	
PROPOSED	EXISTING
	 CONCRETE CURB
	 STORM SEWER
	 DRAINTILE
	 CONTOUR
	 RIPRAP
	 OVERFLOW ELEV.
	 BIO-ROLL
	 SILT FENCE
	 SILT DIKE
	 LIMITS OF DISTURBANCE
	 SOIL BORING
	 DIRECTION OF OVERLAND FLOW
	 TEMPORARY DIVERSION DITCH
	 CHECK DAM
	 LIMITS OF DRAINAGE SUB-BASIN
	 INLET PROTECTION DEVICE
	 TEMPORARY STONE CONSTRUCTION ENTRANCE
	 TEMPORARY SEDIMENT BASIN
	 TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
	 TEMPORARY STORAGE AND PARKING AREA
	 EROSION PROTECTION BLANKET

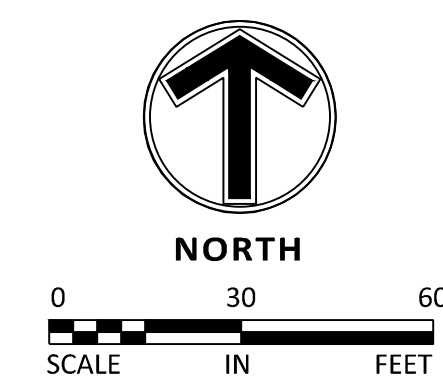
NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE



24.15 LMS TECH | JOSEPH BAILEY | 7/27/2024 8:42:02 AM
PROJECT: 52556 C5.02 YELLOW TREE C5.02 EROSION CONTROL PHASE TWO EROSION CONTROL PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CE 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO.	DATE	BY	CKD	APPR	COMMENT
1.	02/05/2024	TK	JB	JB	PRELIMINARY PUD SUBMITTAL
2.	03/04/2024	TK	JB	JB	FINAL PLANS

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: GEORGE D. ABERNATHY
Date: License # 43505

PRELIMINARY
02/05/2024
DESIGN REVIEW

PERMIT SUBMITTAL

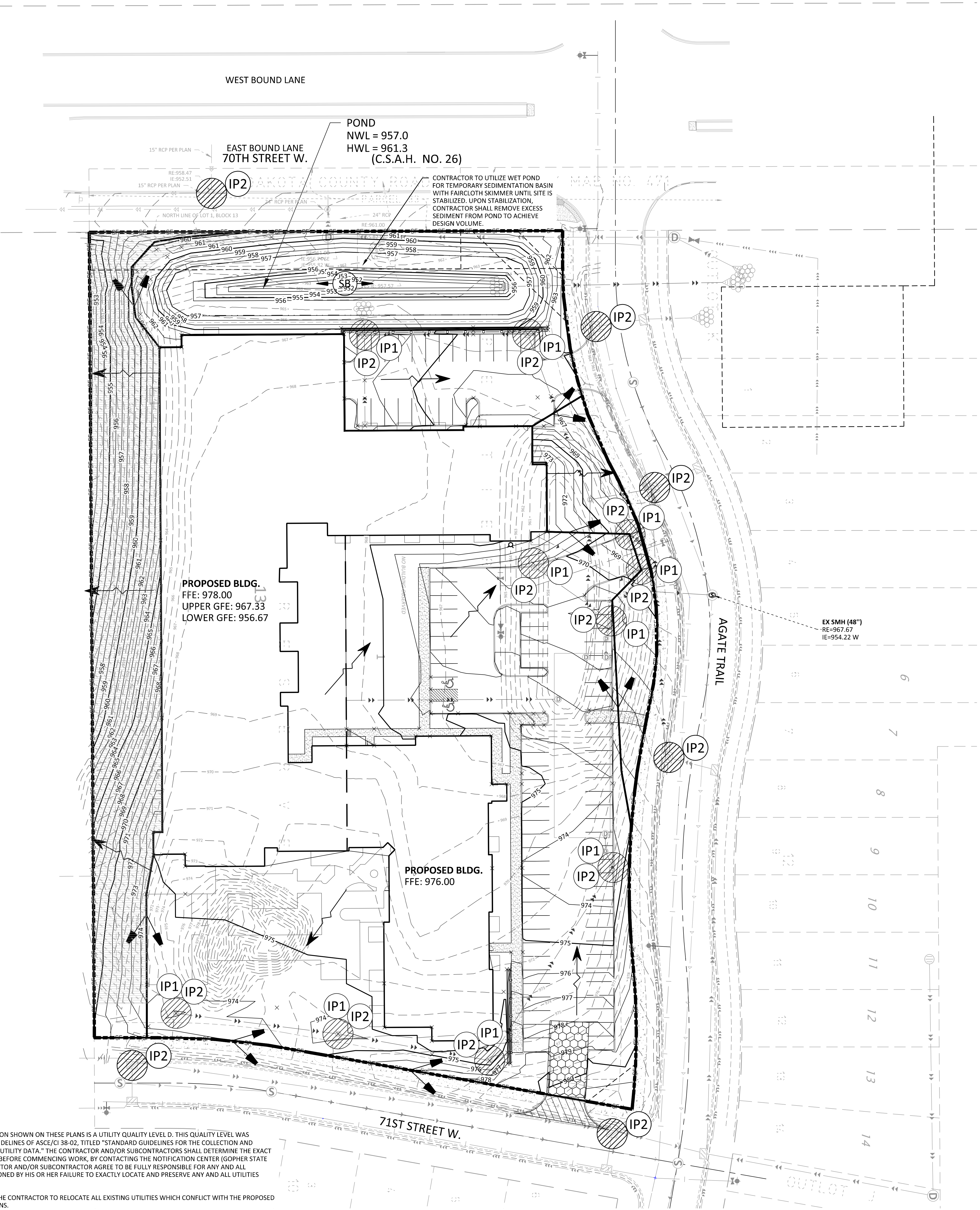
CONSTRUCTION DOCUMENTS

DRAWN BY
TPK
DESIGNED BY
GDA
CHECKED BY
JDB
PROJECT NO.
52556



PHASE TWO EROSION CONTROL PLAN
YELLOW TREE
YELLOW TREE RESERVE
FINAL DOCUMENTS
INVER GROVE HEIGHTS, MN

SHEET
C5.02
OF ##
REV. #



LEGEND

PROPOSED

EXISTING

CONCRETE CURB

STORM SEWER

DRAIN TILE

CONTOUR

RIPRAP

OVERFLOW ELEV.

BIO-ROLL

SILT FENCE

SILT DIKE

LIMITS OF DISTURBANCE

SOIL BORING

DIRECTION OF OVERLAND FLOW

TEMPORARY DIVERSION DITCH

CHECK DAM

LIMITS OF DRAINAGE SUB-BASIN

INLET PROTECTION DEVICE

TEMPORARY STONE CONSTRUCTION ENTRANCE

TEMPORARY SEDIMENT BASIN

TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)

TEMPORARY STORAGE AND PARKING AREA

EROSION PROTECTION BLANKET

TURF REINFORCEMENT FOR POND OVERFLOW

NOTE TO CONTRACTOR

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NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

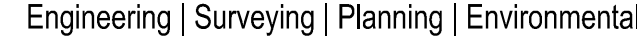
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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CONSTRUCTION DOCUMENTS

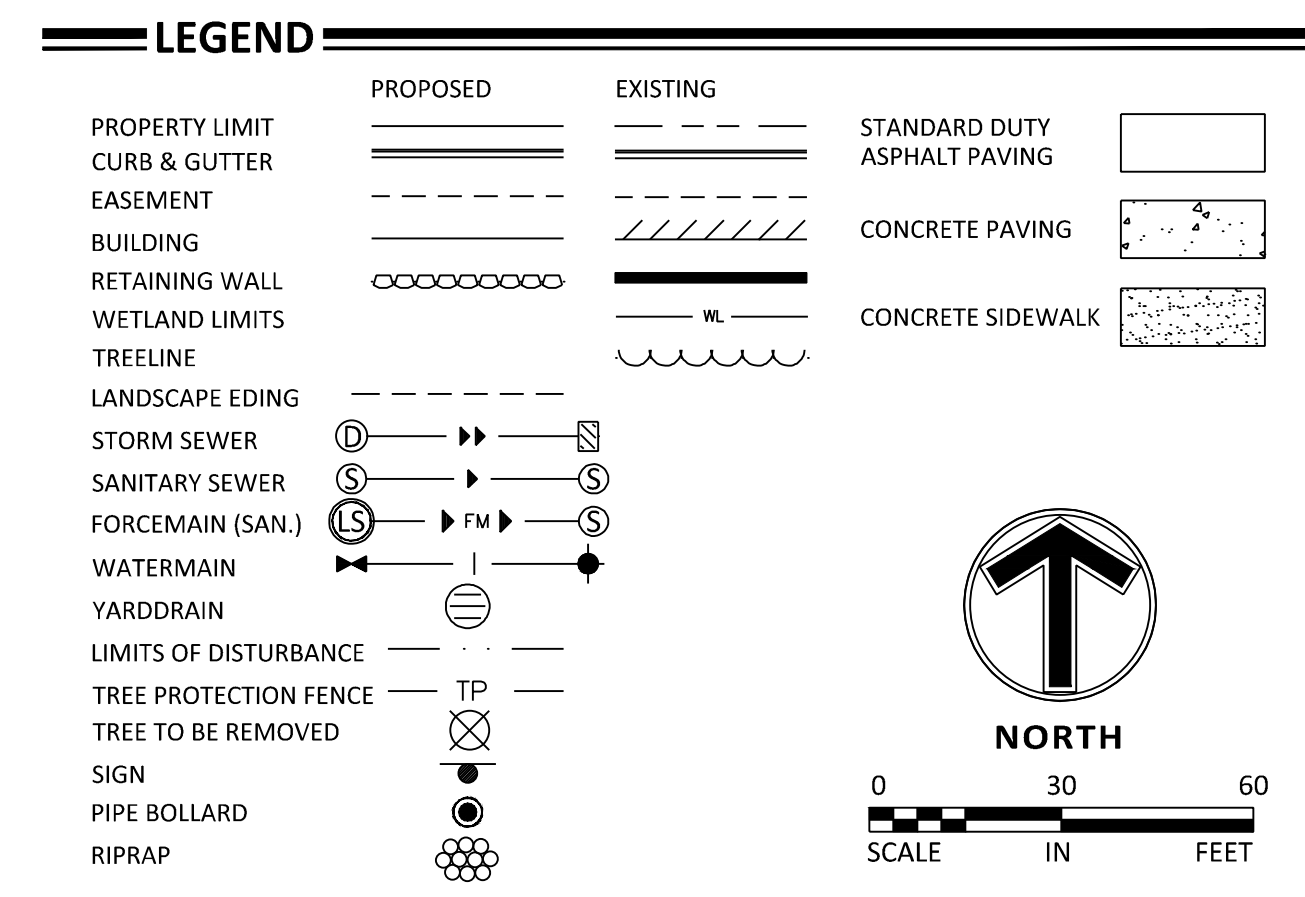
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UTILITY PLAN
YELLOW TREE
YELLOW TREE RESERVE
FINAL DOCUMENTS
INVER GROVE HEIGHTS, MN

SHEET
C6.01
OF ##
REV. #

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INVER GROVE HEIGHTS LANDSCAPE CODE		
CODE REQUIREMENTS (10-15-11.A)	REQUIRED	PROPOSED
- ONE OVERSTORY TREE PER DWELLING UNIT	235	122
- ORNAMENTALS		30 (15)
- SHRUBS		585 (98)
*AN EQUIVALENT OF UP TO 50% OF THE REQUIRED NUMBER OF OVERSTORY TREES MAY BE CREATED THROUGH THE USE OF OVERSTORY TREES IN COMBINATION WITH OTHER LANDSCAPE DESIGN ELEMENTS AT A RATIO OF SIX SHRUBS TO ONE OVERSTORY TREE AND/OR TWO ORNAMENTAL TREES TO ONE OVERSTORY TREE.		
**TREES PROPOSED TO SATISFY REQUIREMENTS SHALL NOT BE COMPRISED OF LESS THAN 25% DECIDUOUS AND NOT LESS THEN 25% CONIFEROUS	59	77
	59	74
<u>PARKING LOT PLANTINGS (10-15-11.B)</u>		
- ONE TREE PER EVERY TEN (10) SPACES	9	9

PLANT SCHEDULE						
PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AB	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5"Cal		6
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5"Cal		6
	BE	Aesculus x arnoldiana 'Autumn Splendor' / Autumn Splendor Buckeye	B & B	2.5"Cal		4
	RB	Betula nigra 'Cully' TM / Heritage Birch	B & B	2.5"Cal		7
	IH	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5"Cal		4
	KC	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal		8
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		7
	RO	Quercus rubra / Red Oak	B & B	2.5"Cal		4
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal		8
CONIFERS						
	BF	Abies balsamea / Balsam Fir	B & B		6'	5
	JCH	Juniperus chinensis 'Hetzi Columnaris' / Hetzi Column Juniper	B & B		6'	24
	NS	Picea abies / Norway Spruce	B & B		6'	5
	BS	Picea glauca densata / Black Hills Spruce	B & B		6'	5
	WP	Pinus strobus / White Pine	B & B		6'	3
	TOT	Thuja occidentalis 'Techny' / Techny Arborvitae	B & B		8'	26
ORN. TREES						
	SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2"Cal		11
	PF	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2"Cal		5
	PAP	Picea abies 'Pendula' / Weeping Norway Spruce	B & B		8'	3
	PGP	Picea glauca pendula 'Morton Tower' / Morton Tower Weeping White Spruce	Cont.	#25	8'	3
	IL	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"Cal		8

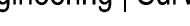
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

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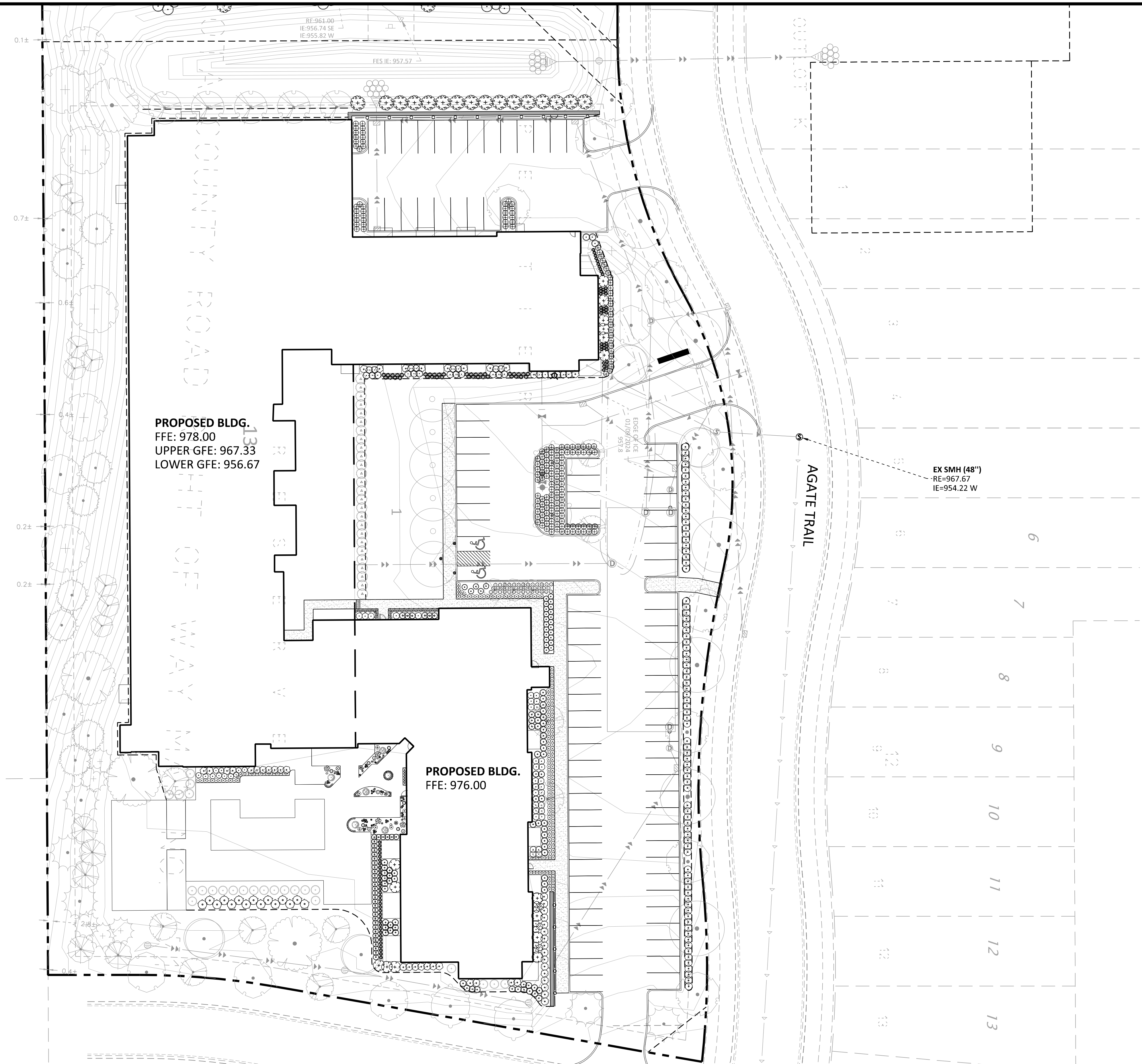


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24.15 (LWS TECH) | JOSEPH BAILEY | 2/27/2024 9:10:54 AM
L:\PROJECTS\2556\CAD\CIVIL\SHEETS\2556-L1.01-15CP.DWG-1.02 SHRUB PLAN



LEGEND

PROPOSED

EXISTING

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

TREELINE

LANDSCAPE EDING

STORM SEWER

SANITARY SEWER

FORCEMAIN (SAN.)

WATERMAIN

YARDDRAIN

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

TREE TO BE REMOVED

SIGN

PIPE BOLLARD

RIPRAP

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

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NORTH

SHRUB SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
SHRUBS					
	BTB	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Red Leaf Japanese Barberry	5 gal	6	
	BTM	Berberis thunbergii 'Maria' / Sunjoy Gold Pillar® Japanese Barberry	5 gal	5	
	CRA	Cornus racemosa / Gray Dogwood	5 gal	9	
	CD	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal	16	
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	66	
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal	40	
	IGL	Ilex glabra / Inkberry Holly Male	5 gal	34	
	AJ	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	5 gal	25	
	POJ	Physocarpus opulifolius 'Jefam' / First Editions® Amber Jubilee® Ninebark	5 gal	33	
	POP	Physocarpus opulifolius 'Podaras 3' / Lemon Candy™ Dwarf Ninebark	5 gal	83	
	PFH	Potentilla fruticosa 'Hachliss' / Bella Bellissima™ Bush Cinquefoil	5 gal	27	
	SDI	Salix discolor / Pussy Willow	5 gal	16	
	FS	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal	66	
	TS	Spiraea betulifolia 'Tor' / Birchleaf Spirea	5 gal	11	
	SVB	Syringa x 'Bloomerang' / Lilac	5 gal	15	
	TMT	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	5 gal.	6	
	HA	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	10 gal	3	
	MV	Viburnum lantana 'Mohican' / Mohican Wayfaring Tree	5 gal	15	
GRASSES					
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	73	
	PDS	Sporobolus heterolepis / Prairie Dropseed	1 gal	37	
PERENNIALS					
	MSY	Achillea millefolium 'Moonshine' / Yarrow	1 gal	3	
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal	182	
	ACS	Arabis caucasica 'Snowfix' / Snowfix Rockcress	1 gal	53	
	AUV	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick	1 gal	40	
	ACP	Astilbe chinensis 'Pumila' / Dwarf Pink Chinese Astilbe	1 gal	37	
	MBC	Coreopsis verticillata 'Moonbeam' / Threadleaf Coreopsis	1 gal	3	
	CAT	Nepeta x faassenii 'Junior Walker' / Junior Walker Catmint	1 gal	10	
	SRB	Sedum reflexum 'Blue Spruce' / Blue Spruce-leaved Stonecrop	1 gal	13	
	SRA	Sedum rupestre 'Angelina' / Angelina Stonecrop	1 gal	7	
	SRR	Sempervivum x 'Ruby Heart' / Ruby Hearts Hen-and-Chicks	1 gal	12	
	TSP	Thymus serpyllum 'Pink Chintz' / Pink Chintz Creeping Thyme	1 gal	23	
	YFC	Yucca filamentosa 'Color Guard' / Color Guard Adam's Needle	1 gal	4	

NO	DATE	BY	CKD	APPR	COMMENT

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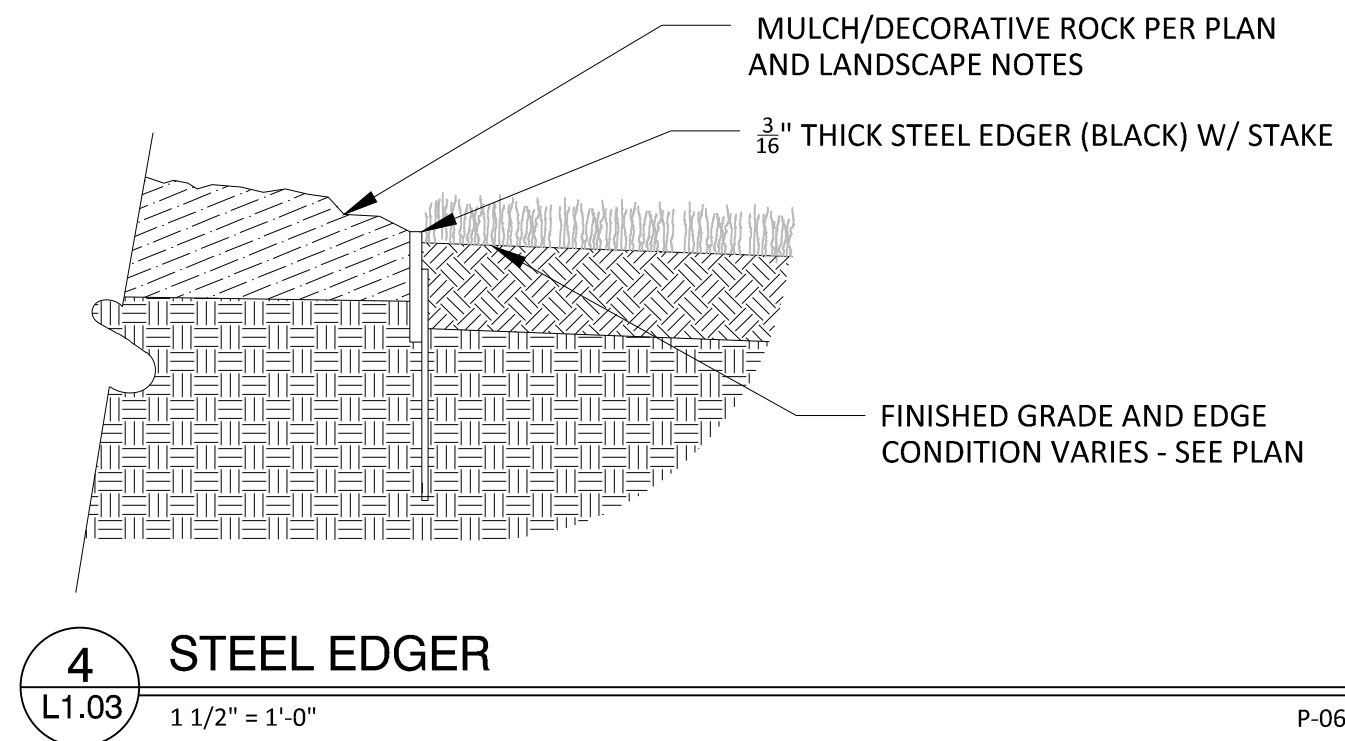
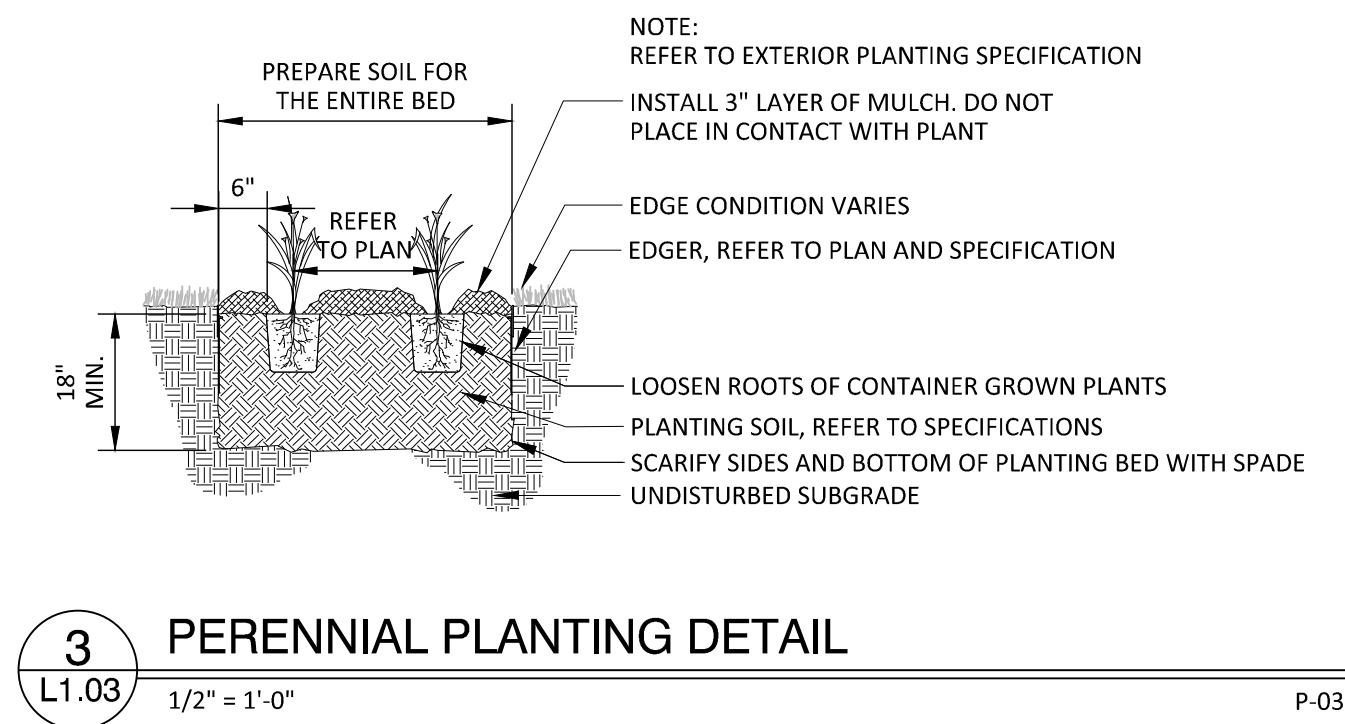
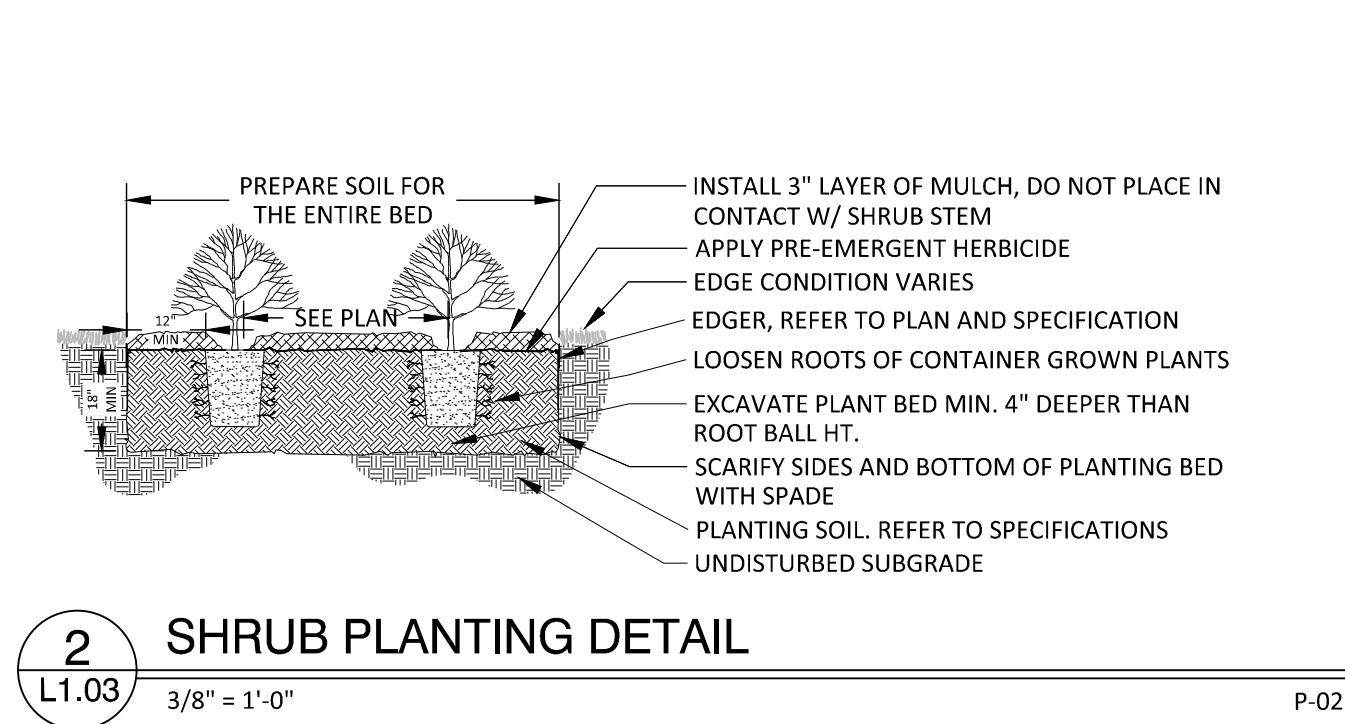
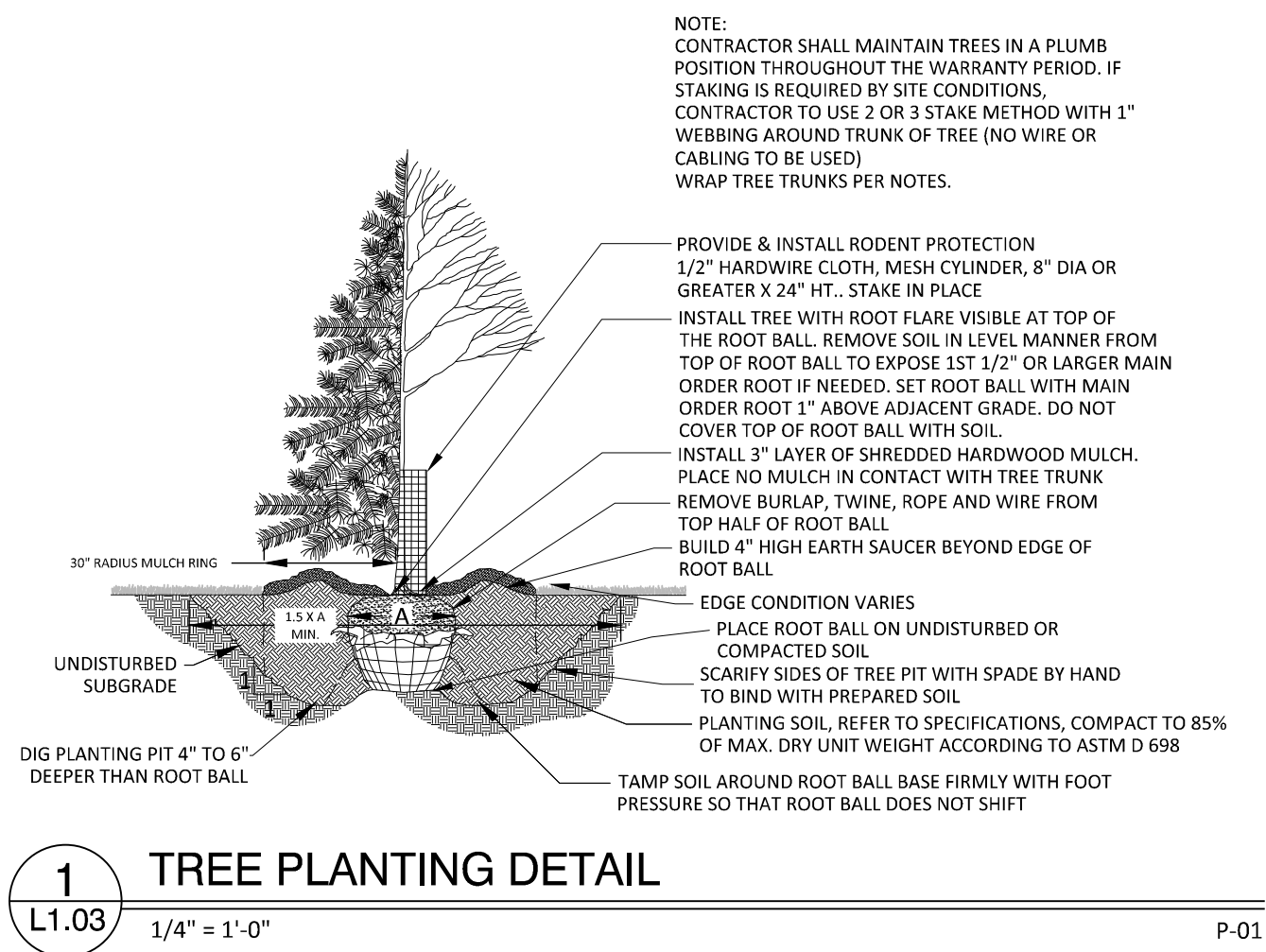
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L1.02

OF

REV. #

24-15 (LWS TECH) | JOSEPH BAILEY | 2/27/2024 9:10:54 AM
L:\PROJECTS\52556\CAD\CIVIL\SHEETS\52556-11_01-15CP.DWG L1.03 LANDSCAPE NOTES & DETAILS



NOTES

GENERAL NOTES:

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS @ 6' O.C. MAXIMUM SPACING.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURER'S RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
- 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.
- OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL BE 1"-3" DRESSER TRAP ROCK, GREY IN COLOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.

- USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
- ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEeled IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
 - POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
 - DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
 - EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
 - EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
 - TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
 - NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
- 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 WATERING, CULTIVATING, 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 CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- 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 AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

- TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MNDOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:
- ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 3/8" INCHES IN ANY DIMENSION.
 - WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW

- SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
 - TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO. 25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE.
 - ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
 - ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

- ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
 - 2" CAL. TREES: LOWEST BRANCH 6' HT.
 - 3" CAL.+ TREES: LOWEST BRANCH 7' HT.
- TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
 - 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
 - 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
 - 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
- CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
- ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE. TREES SHALL NOT BE TIPPED PRUNED.
- TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
- SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.
- TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

- IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
- ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
- ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION, WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
- CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5" TYPE K SOURCE PIPE IS PROVIDED BY MECHANICAL.

LOW MAINTENANCE FESCUE NOTES:

- DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT.
- DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN.
- OVERSEED THIN, BARE SPOTS IN FALL.
- ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE.
- SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON.

NATIVE SEED MIX NOTES:

- ESTABLISHMENT AND YEAR ONE: MOW THREE(3) TIMES FIRST YEAR ON 30-DAY INTERVALS TO A HEIGHT BETWEEN FIVE AND EIGHT INCHES. DO NOT USE FERTILIZERS. SPOT TREAT INVASIVE WOODY PLANTS OR HAND WEED INDIVIDUAL NOXIOUS WEEDS.
- YEAR TWO: PERFORM ONE MOWING BETWEEN MID-JUNE AND MID-AUGUST. SPOT SPRAY WEEDS AS NEEDED WHERE THEY ARE ESPECIALLY DOMINATE.
- YEAR THREE (AND BEYOND): CUT ONE TIME PER YEAR AS A CLEAN UP PROCEDURE (EITHER IN EARLY MAY OR LATE NOVEMBER). PRESCRIBED BURNS MAY BE USED AS WELL IN PLACE OF MOWING. CHECK LOCAL REGULATIONS AND PERMIT PROCEDURES.

NO	DATE	BY	CKD	APPR	COMMENT
----	------	----	-----	------	---------

© 2021 Sambatek

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: _____

Date _____ License # _____

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY

DESIGNED BY

CHECKED BY

PROJECT NO.



LANDSCAPE NOTES & DETAILS

CLIENT
PROJECT
PHASE
LOCATION

SHEET

L1.03

OF

REV. #



1 NORTH COURTYARD ELEVATION
2.0 3/32" = 1'-0"

2 EAST COURTYARD ELEVATION
2.0 3/32" = 1'-0"

MATERIAL INDEX	
#	MATERIAL
04A	BRICK MASONRY
04G	ARCHITECTURAL CONCRETE BLOCK
04H	CAST STONE HEADERSILL
05E	ALUMINUM BALCONY, POWDERCOAT
05F	ALUMINUM RAIL, POWDERCOAT, VERTICAL PICKET W/ DOUBLE TOP RAIL
05J	ALUMINUM 70" SCREENING, POWDERCOAT
07A	METAL COPING, PREFINISHED, COLOR: DARK
07B	FIBER CEMENT BOARD, PAINT COLOR: GRAY, REVEALS AND TRIM AS SHOWN
07C	FIBER CEMENT BOARD AND BATTEN, PAINT COLOR: GRAY, REVEALS AND TRIM AS SHOWN
07D	FIBER CEMENT LAP SIDING, PAINT COLOR: WHITE
07E	FIBER CEMENT LAP SIDING, PAINT COLOR: CREAM
07F	FIBER CEMENT LAP SIDING, PAINT COLOR: WOOD TONE
07G	FIBER CEMENT TRIM, PAINT COLOR: DARK
07H	FIBER CEMENT TRIM, PAINT COLOR MATCH SURROUND
08B	HM DOOR, INSULATE, PAINT
08C	ALUMINUM DOOR, PREFINISHED
08E	FIBERGLASS INSWING PATIO DOOR
08F	COMPOSITE GLIDING PATIO DOOR
08G	GARAGE DOOR, PREFINISHED, OVERHEAD, INSULATED
08H	ALUMINUM STOREFRONT
08M	COMPOSITE WINDOW
23A	LOUVER, COLOR MATCH SURROUNDING



3 SOUTH COURTYARD ELEVATION
2.0 3/32" = 1'-0"

4 EAST ELEVATION A
2.0 3/32" = 1'-0"



5 EAST ELEVATION B
2.0 3/32" = 1'-0"

6 NORTH ELEVATION
2.0 3/32" = 1'-0"



www.collagearchitects.com

Peltier Reserve - Multifamily

INVER GROVE HEIGHTS, MN 55077

DATE: 03.06.2024

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY
REGISTRATION NO: 23570

Collage | architects
Architects
Pete Keely
651.472.0050
708 15th Avenue NE
Minneapolis, MN 55413

Civil Engineer
Firm
EOR
Phone
Street
City, State, Zip

DATE: 03.06.2024

ENTITLEMENTS

REVISIONS:
No. Date Description

PROJECT NO: Project Number
DRAWN BY: Author
CHKD BY: Checker

SHEET TITLE

ELEVATIONS

2.0



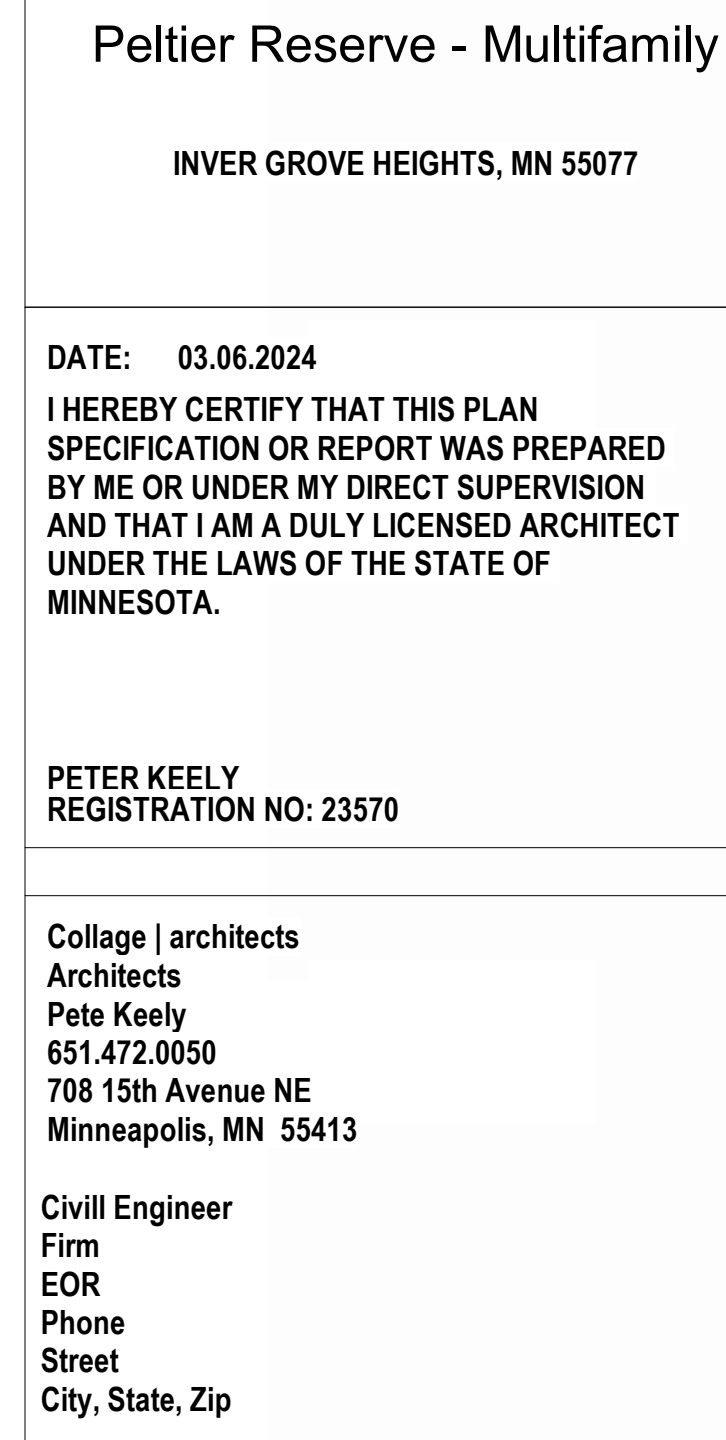
Architectural elevation drawing of a multi-story building facade. The drawing shows a long, low-rise structure with multiple stories, featuring large windows and balconies. The facade is divided into sections by vertical lines and labels. The drawing includes labels for various levels and structural components, such as:

- Roof: 142' - 7 1/2"
- Level 4: T.O. SUBFLOOR 131' - 11 3/8"
- Level 3: T.O. SUBFLOOR 121' - 3 3/4"
- Level 2: T.O. SUBFLOOR 110' - 7 7/8"
- Level 1: T.O. TOPPING 100' - 0"
- Level 1B: T.O. TOPPING 98' - 0"
- Lower Level: T.O. SLAB 89' - 4"
- Lower Level 2: T.O. SLAB 78' - 8"

The drawing also includes labels for various structural elements and materials, such as:

- 07H, 07F, 07E, 07D, 07C, 07B, 07A
- 06F, 06H, 06D, 06C, 06B, 06A
- 05F, 05E, 05D, 05C, 05B, 05A
- 04H, 04G, 04F, 04E, 04D, 04C, 04B, 04A
- 03H, 03F, 03E, 03D, 03C, 03B, 03A
- 02H, 02F, 02E, 02D, 02C, 02B, 02A
- 01H, 01F, 01E, 01D, 01C, 01B, 01A
- 00H, 00F, 00E, 00D, 00C, 00B, 00A

3 WEST ELEVATION B
2.1 $3/32" = 1'-0"$



5 EAST ELEVATION C
2.1 $3/32" = 1'-0"$

REVISIONS:	
No.	Description
PROJECT NO:	Project Number
DRAWN BY:	Author
CHK'D BY:	Checker

2.1



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CHKD BY:	Checker

SHEET TITLE

RENDERINGS

3.0



EAST VIEW



SOUTH-EAST VIEW



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SHEET TITLE

RENDERINGS



SOUTH-WEST VIEW



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RENDERINGS



SOUTH-WEST VIEW



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No.	Date	Description
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PROJECT NO:	Project Number
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SHEET TITLE

RENDERINGS

March 5, 2024

To: Planning Commission of Inver Grove Heights

From: Chris and Linda Becker

1210 70th Street West

Inver Grove Heights

Re: 70th Street West and Agate Trail PID 20-56900-13-010

To the members of the Planning Commission,

We received a letter indicating a proposed apartment plan for 242 units. Although we welcome the development which is directly behind us and throughout the northwest area of Inver Grove Heights, we are questioning the inclusion of such a large complex among all our individual homes.

This will be the only apartment complex in this area and will change the makeup of what was becoming a neighborhood of family homes. Its four stories will seem like a towering institutional sentinel over the area. Even a lower profile would blend into the proposed homes they are planning to build.

An example of individual rental homes is on the corner of Robert Trail and 70th street which more fully supports the concept of neighborhood.

We realize that one tool of offering a greater opportunity for affordable or "Work Force" housing is to increase the density requirements. By workforce we understand it to mean homes that First Responders, Teachers, Support staff, and Care givers in our senior living places can afford.

This project development, including the apartment complex, offers nothing that one would call "workforce housing". The apartment building is high density and will be what we were told once, "Executive Apartments".

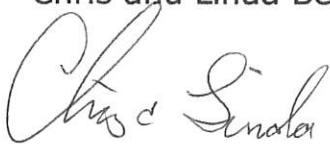
This massive complex will house most likely, 484 people and possibly more, while adding somewhere between 242 to 484 vehicles all contained in a small blueprint.

The volume of traffic which this complex will produce will certainly be an issue as they will most likely use the closest entrance which turns onto the new four lane road which has speeds of 50mph and up and is partially blinded by the existing hill coming from the west. The other outlets will run through a residential neighborhood which may cause safety issues as well.

When there was no or little development on the property these past two years, we had hoped that the owners had changed their plans about the apartment and were considering more individual homes in that proposed area, thus keeping the experience of a neighborhood.

Thank you for reaching out to us neighbors to offer our insight and concerns.

Chris and Linda Becker

A handwritten signature in cursive script that reads "Chris & Linda". The signature is written in dark ink and is positioned below the printed names.



Planning Commission Report

MEETING DATE:	March 19, 2024
CASE NO:	24-09SP
APPLICANT:	Bolton & Menk, Inc.
PROPERTY OWNER:	Independent School District 199
REQUEST:	Major Site Plan Approval
LOCATION:	3201 68th Street East - Hilltop Elementary School
COMPREHENSIVE PLAN:	Public Institutional
ZONING:	P, Institutional
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

The application consists of a Major Site Plan Approval to review the parking lot expansion plans.

BACKGROUND

The School District is proposing improvements to the parking lot and traffic circulation for the Hilltop Elementary School property. The project consists of constructing a new bus corral parking area on the north side of the school to separate bus traffic from the student/parent drop off on the south side of the school. Buses would drop off and pick up students from the new parking lot and the students would then enter the building on the north side. A new curb opening would be constructed on Carmen Avenue for the parking lot.

EVALUATION OF REQUEST

SURROUNDING USES

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

North:	Multiple Family	Zoned: R-3C, High Density Residential	Guided: MDR, Medium Density Residential
East:	Multiple Family	Zoned: R-3C, High Density Residential	Guided: MDR, Medium Density Residential
West:	Commercial	Zoned: B-3, General Business & B-4, Shopping Center	Guided: Mixed Use
South:	Single Family	Zoned R-1B, Low Density Residential	Guided: LDR, Low Density Residential

MAJOR SITE PLAN APPROVAL

Parking Lot Setbacks. The parking lot complies with the required setbacks.

SETBACK	REQUIRED	PROPOSED
Front (Street)	10 Feet	10 Feet
Side	5 Feet	40 Feet (west side) > 300 Feet (east side)
Rear	10 Feet	Not Applicable

Parking. The new parking area is designed for 14 buses. There is no parking requirement listed in the City Code addressing bus parking.

Access. Access would be via a new curb opening on Carmen Avenue. The location of the curb opening is found to be acceptable with adequate spacing between the road curve to the west and the pedestrian crossing to the east.

Landscaping. The City Code requires one tree per 10 parking spaces. With 14 spaces proposed, a minimum of two trees is required. A landscape plan has been provided showing a total of three new overstory trees planted along the west side and southeast corner of the new parking area.

Engineering. Engineering has reviewed the plans and found only minor comments on the details of the stormwater management plan. Plans will be corrected and approved by Engineering before City Council approval.

Lighting. A lighting and illumination plan has been submitted which identifies that all lighting will be using flat lens-down cast-style fixtures on the light poles. The illumination pattern identified on the photometric plan shows all lighting complies with the zoning code maximums of not exceeding 1.0 foot candles at the centerline of Carmen Avenue.

Parcel of land between school property and Carmen Avenue. There is a strip of land located between the School District property and the Carmen Avenue right-of-way. The ownership of the parcel is unknown. The School District Attorney, Dakota County and City Attorney have researched the ownership issue and there is no record to trace it back to a current owner. The new driveway would cross over this parcel. The City Attorney has indicated that a release be signed by the School District not holding the City responsible for any issues with the unknown ownership of this strip. A condition of approval should be included regarding this issue.

ALTERNATIVES

A. Approval. If the Planning Commission finds the application acceptable, the Commission should make the following recommendation:

- Approve a Major Site Plan Approval for the bus corral parking lot expansion subject to the following conditions:
 - 1) The site shall be developed in substantial conformance with the plan set dated 2/20/2024. Plans are on file with the Planning and Engineering Departments.
****The final list of approved plans and date of plans shall be the set approved and signed by the City Engineer.***

2) A Stormwater Facilities Maintenance Agreement (SWFMA) will be required as part of the development approvals. The Engineering department will be facilitating the process for the SWFMA document.

3) Final site, grading, stormwater management, erosion control plans and utility plans shall be approved by the City Engineer.

4) The developer shall meet the conditions outlined in the City Engineers review memo dated 2/28/2024, and any subsequent correspondence.

5) A Hold Harmless Agreement or similar shall be signed by the School District to address the driveway strip over unknown ownership of land.

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

Staff recommends Approval of the Major Site Plan Approval subject to the conditions listed.

ATTACHMENTS

1. Location Map
2. Site Plan
3. Grading Plan
4. Utility & Erosion Control Plan
5. Stormwater Pollution Prevention Plan (SWPPP)
6. Landscape Plan
7. Civil Details
8. Electric Photometrics Plan



Location Map

Case No. 24-09SP





**BOLTON
& MENK**

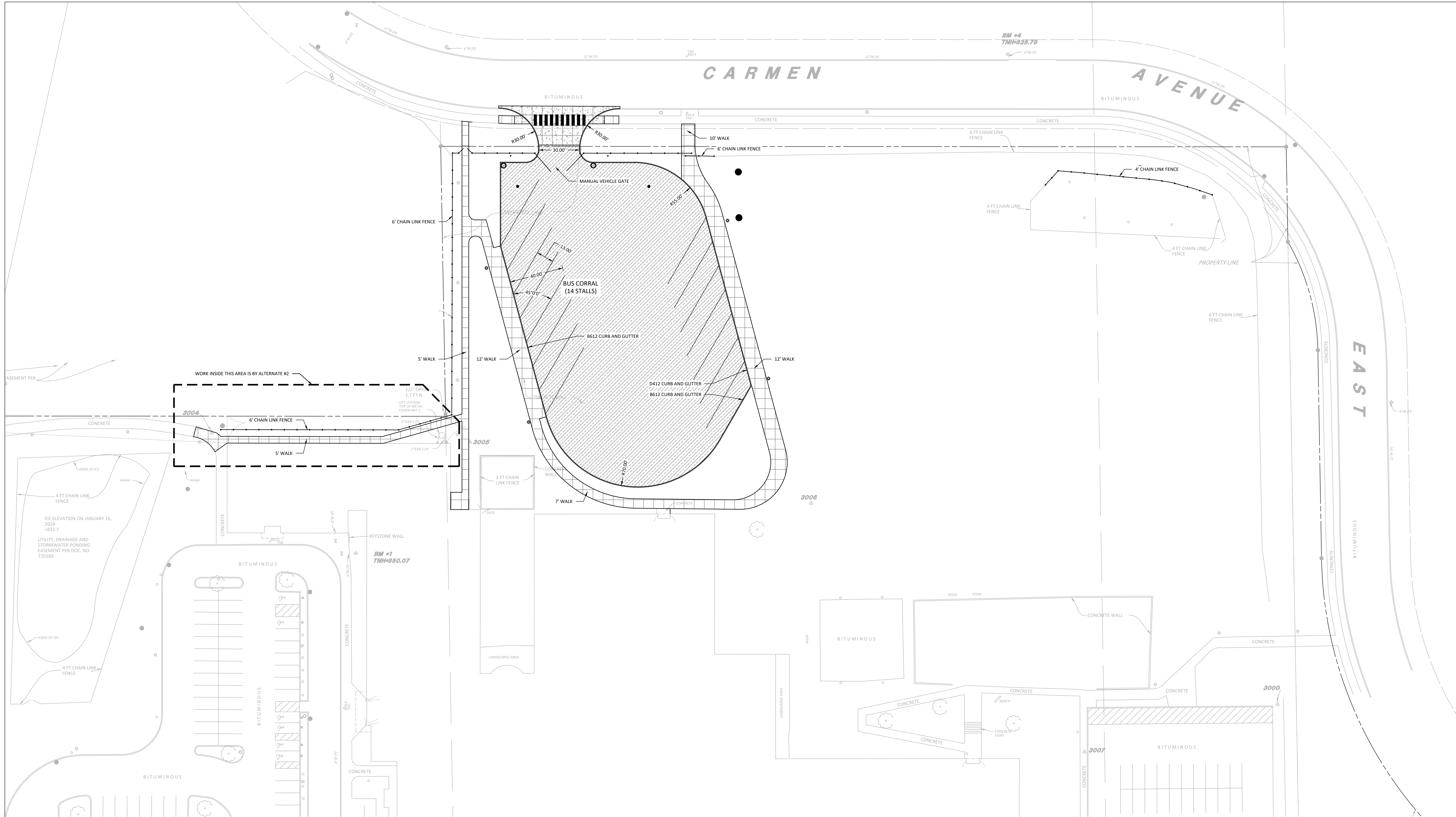
3300 FERNBROOK LANE
NORTH, SUITE 300
PLYMOUTH, MN, 55447

HILLTOP ELEMENTARY SCHOOL PARKING IMPROVEMENTS

ISD 199: INVER GROVE
HEIGHTS SCHOOLS
3201 68th Street E
Inver Grove Heights, MN, 55076

PROJECT NO:
0V1128811

REVISIONS:

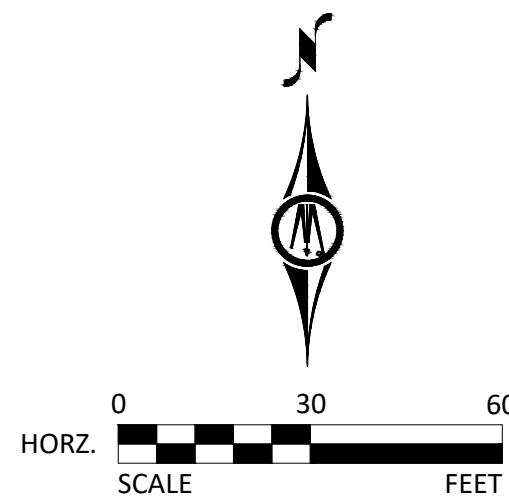
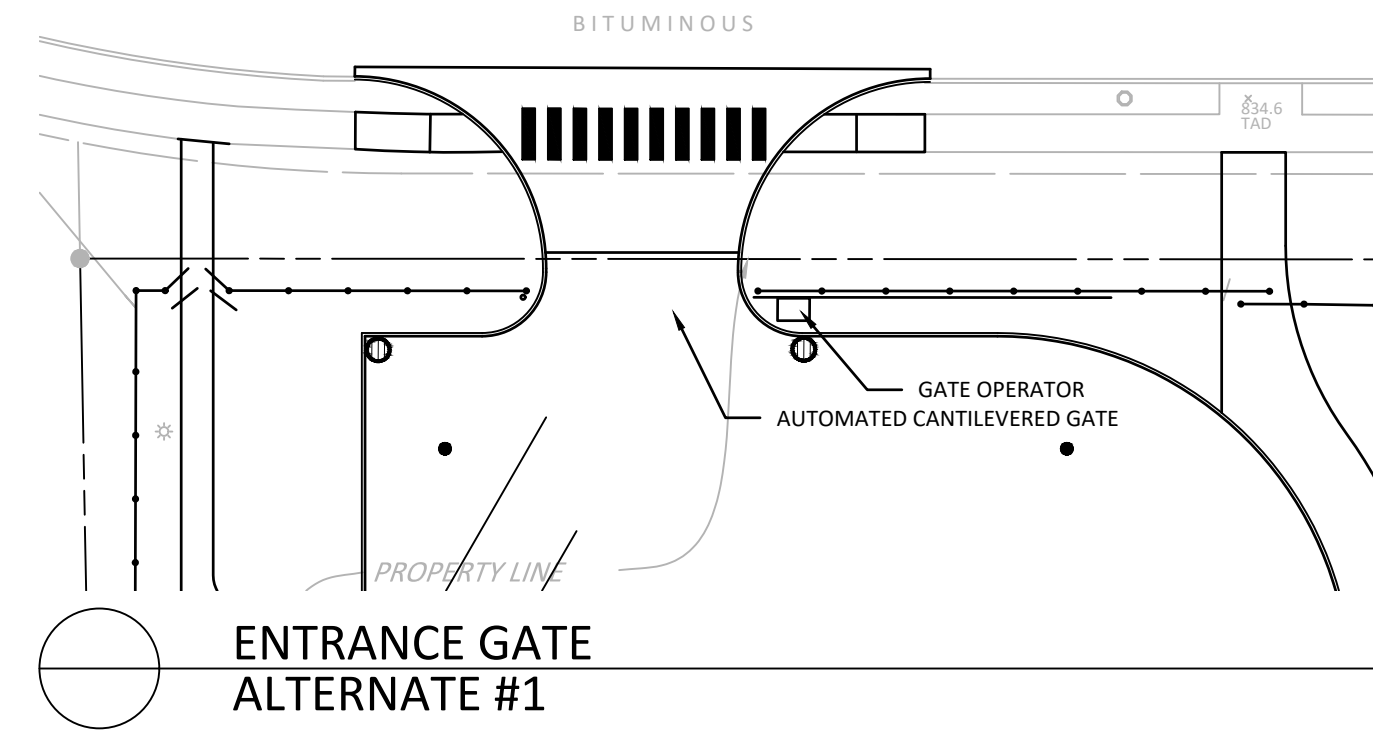


LEGEND

	REFERENCE KEY TO SITE DETAILS DETAIL ID: NUMBER (TOP) DETAIL SHEET NUMBER (BOTTOM)
	PROPOSED CONCRETE WALK
	PROPOSED CONCRETE SLAB
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CHAIN LINK FENCING
	PROPOSED MANHOLE (MH)
	PROPOSED CATCH BASIN (CB)
	PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
	PROPERTY LINE

NOTES

- REFER TO SHEET C3.01, GRADING PLAN, FOR GENERAL NOTES.
- CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
- ALL DISTURBED AREAS WHICH ARE NOT DESIGNATED TO BE PAVED SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED.
- WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
- FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.



SITE PLAN

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.

WILLIAM J. DIEDER
Reg. No. 59532 Date 02/20/2024

DATE: 02/20/2024
DESIGNED BY: WJD
DRAWN BY: WJD
CHECKED BY: WJD

C1.01



**BOLTON
& MENK**

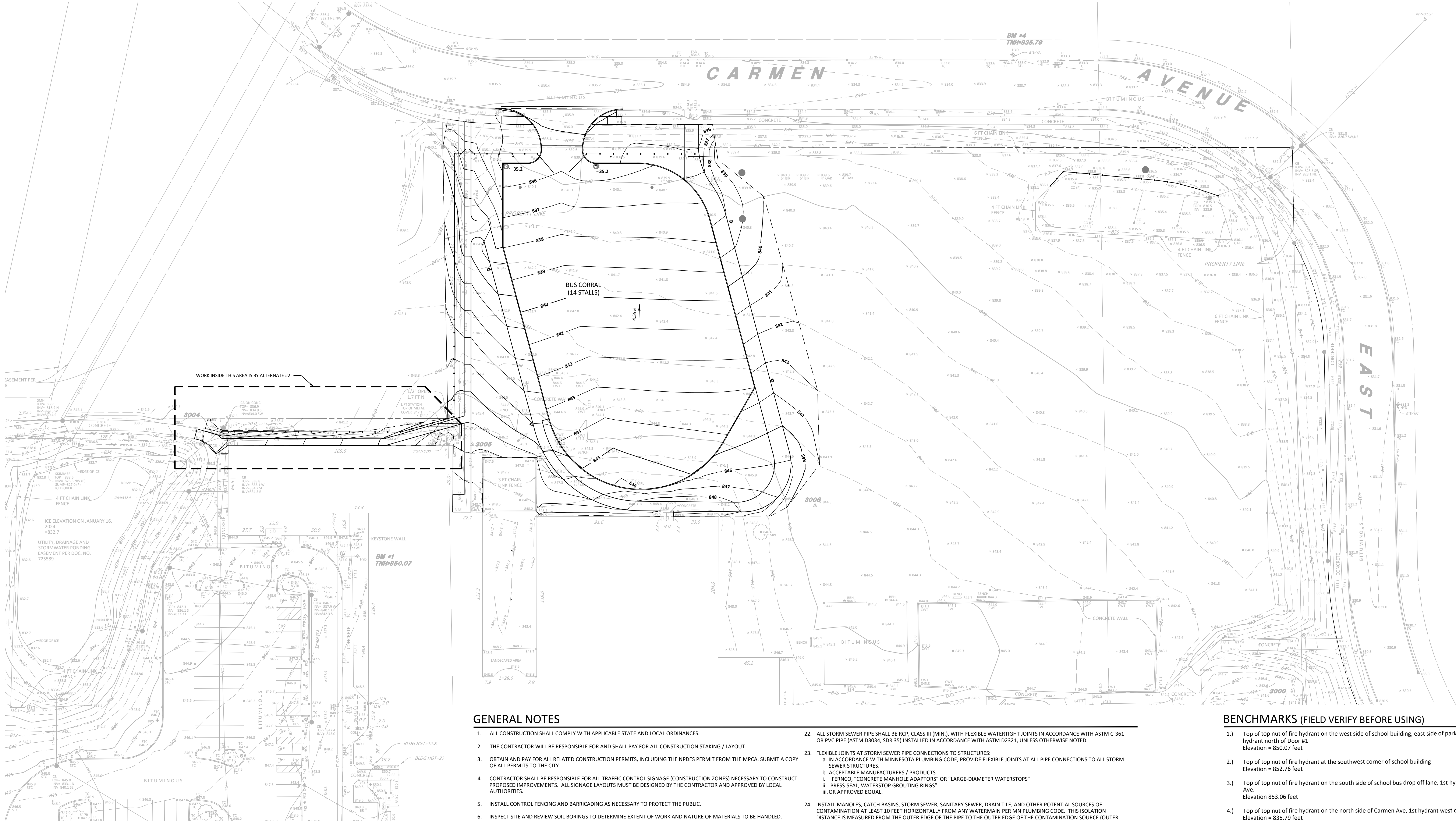
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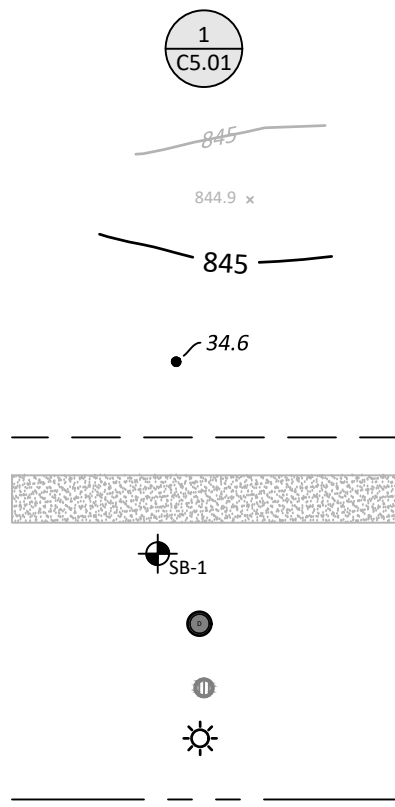
ISD 199: INVER GROVE
HEIGHTS SCHOOLS
3201 68th Street E
Inver Grove Heights, MN, 55076

PROJECT NO:
OV1128811

REVISIONS:



LEGEND



REFERENCE KEY TO SITE DETAILS
DETAIL I.D. NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)

EXISTING CONTOUR

EXISTING SPOT ELEVATION

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION
ME = MATCH EXISTING
EOF = EMERGENCY OVERFLOW

PROPOSED GRADING LIMITS

PROPOSED SAND SUBBASE AT FROST FOOTED STOOPS

APPROXIMATE SOIL BORING LOCATION

PROPOSED MANHOLE (MH)

PROPOSED CATCH BASIN (CB)

PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS

PROPERTY LINE

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
- OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT FROM THE MPCA. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
- INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
- INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
- REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
- CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
- REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, SHEET C4.03, FOR EROSION CONTROL REQUIREMENTS. SECTION 31.00.00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
- MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
- MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
- ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
- MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
- PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
- PROPOSED ELEVATIONS SHOWN TYPICALLY AS 40.1 OR 40 SHALL BE UNDERSTOOD TO MEAN 840.1 OR 840.
- SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADES, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL, AS REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
- NO FINISHED SLOPES SHALL EXCEED 4" HORIZONTAL TO 1" VERTICAL (4:1), UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS WHICH ARE NOT DESIGNATED TO BE PAVED SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED.
- WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
- FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
- ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
- FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
 - IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
 - ACCEPTABLE MANUFACTURERS / PRODUCTS:
 - FERNCO, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
 - PRESS-SEAL, WATERSTOP GROUTING RINGS"
 - OR APPROVED EQUAL.
- INSTALL MANHOLES, CATCH BASINS, STORM SEWER, SANITARY SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MN PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
- LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. BEFORE BEGINNING CONSTRUCTION.
- MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, AND SIMILAR. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
- STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF CATCH BASINS AND MANHOLES. ADJUST MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.

BENCHMARKS (FIELD VERIFY BEFORE USING)

- Top of top nut of fire hydrant on the west side of school building, east side of parking lot, 1st hydrant north of Door #1
Elevation = 850.07 feet
- Top of top nut of fire hydrant at the southwest corner of school building
Elevation = 852.76 feet
- Top of top nut of fire hydrant on the south side of school bus drop off lane, 1st hydrant west of Carleida Ave.
Elevation 853.06 feet
- Top of top nut of fire hydrant on the north side of Carmen Ave, 1st hydrant west of pond at school.
Elevation = 855.79 feet

NOTE: Elevations shown are based on Clark survey that was done of the property. Sunde lowered their data that was on NAVD 88 Datum to match Clark elevations.

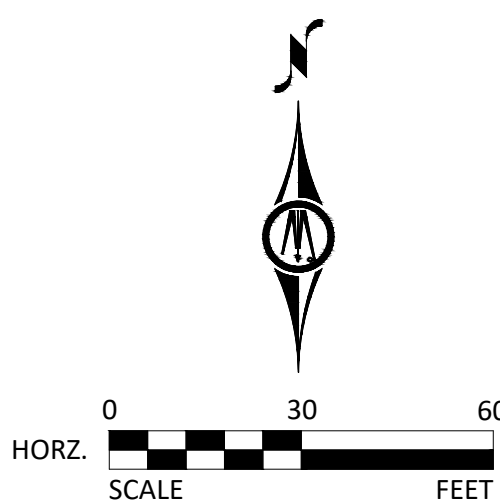
GRADING PLAN

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.

WILLIAM J. DIEDER
Reg. No. 59532 Date 02/20/2024

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DESIGNED BY: WJD
DRAWN BY: WJD
CHECKED BY: WJD

C3.01





**BOLTON
& MENK**

3300 FERNBROOK LANE
NORTH, SUITE 300
PLYMOUTH, MN, 55447

HILLTOP ELEMENTARY
SCHOOL PARKING
IMPROVEMENTS

ISD 199: INVER GROVE
HEIGHTS SCHOOLS
3201 68th Street E
Inver Grove Heights, MN, 55076

PROJECT NO:
OV1128811

REVISIONS:

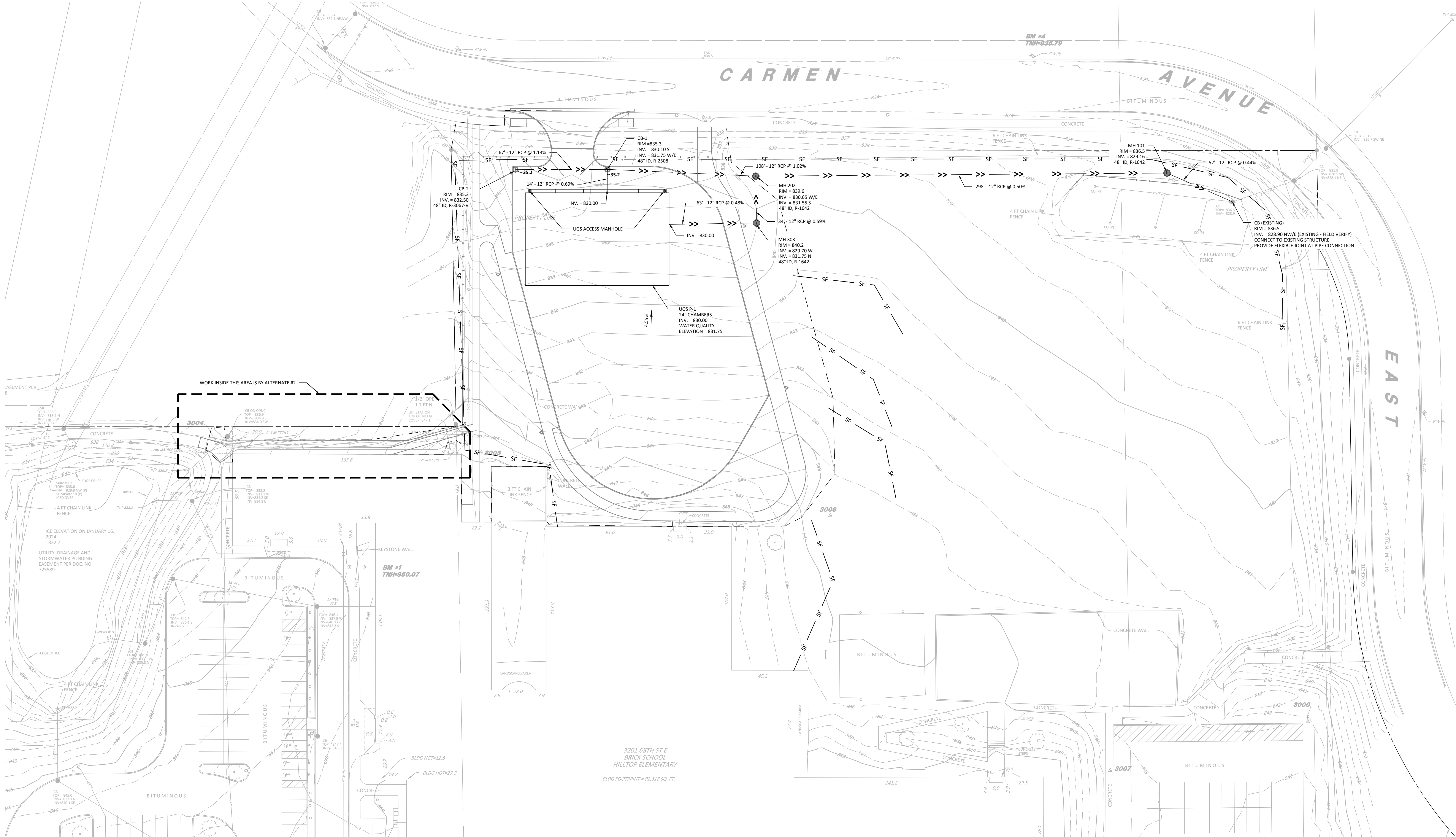
UTILITY AND
EROSION PLAN

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.

WILLIAM J. DIEDE
Reg. No. 59532 Date 02/20/2024

DATE: 02/20/2024
DESIGNED BY: WJD
DRAWN BY: WJD
CHECKED BY: WJD

C4.01

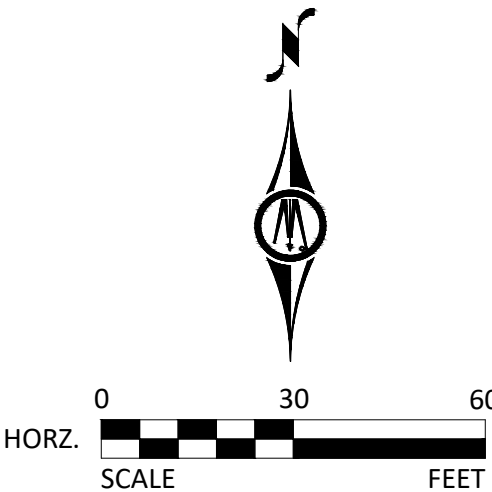


LEGEND

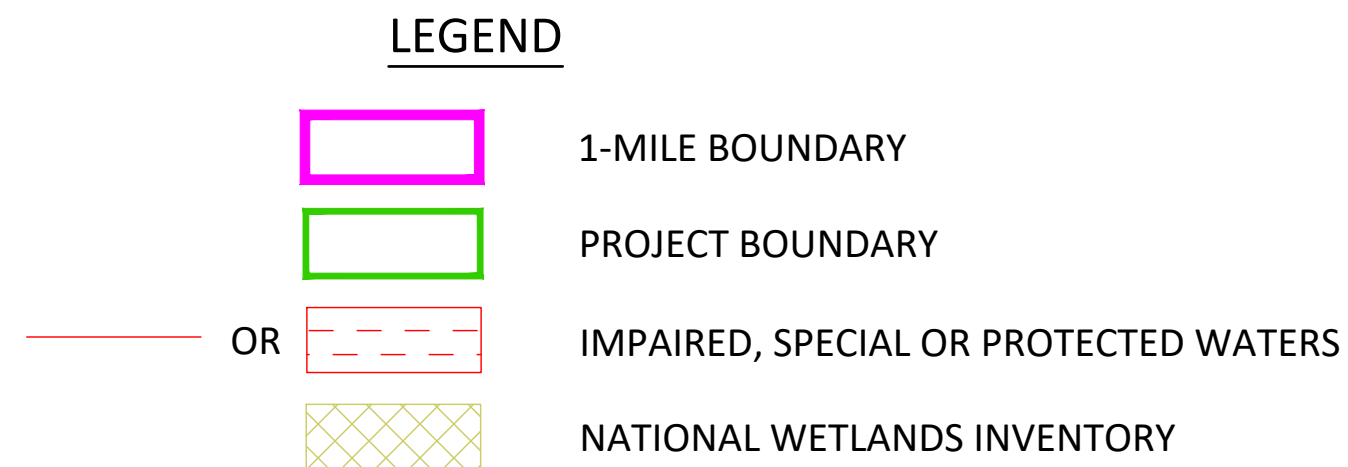
	REFERENCE KEY TO SITE DETAILS DETAIL I.D. NUMBER (TOP) DETAIL SHEET NUMBER (BOTTOM)
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION ME = MATCH EXISTING EOF = EMERGENCY OVERFLOW
	PROPOSED GRADING LIMITS
	PROPOSED STORM SEWER
	PROPOSED DRAIN TILE / SUBSURFACE DRAINS (SD)
	PROPOSED MANHOLE (MH)
	PROPOSED CATCH BASIN (CB)
	CONNECT DRAIN TILE TO STRUCTURE AND PROVIDE BACKWATER VALVE
	INLET PROTECTION DEVICE AT STORM SEWER INLET
	PROPOSED SILT FENCE
	PROPOSED ROCK CONSTRUCTION ENTRANCE
	PROPOSED TEMPORARY DIVERSION BERM
	PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
	PROPERTY LINE

NOTES

- REFER TO SHEET C3.01, GRADING PLAN, FOR GENERAL NOTES.
- ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
- FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
 - IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
 - ACCEPTABLE MANUFACTURERS / PRODUCTS:
 - FERROCO, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
 - PRESS-SEAL, WATERSTOP GROUTING RINGS"
 - OR APPROVED EQUAL.
- INSTALL MANHOLES, CATCH BASINS, STORM SEWER, SANITARY SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MN PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
- LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION.
- MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, AND SIMILAR. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
- STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF CATCH BASINS AND MANHOLES. ADJUST AND MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.
- REFER TO SWPPP NARRATIVE, SHEET C4.03, FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
- MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
- MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
- ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPACA AND OTHER LOCAL REGULATIONS.
- IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENTATION, CLEAN OUT DOWNSTREAM STORM SEWERS AND OTHER CONVEYANCE DEVICES AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.
- INLET PROTECTION DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST OF APPROVED PRODUCTS:
 - ROAD DRAIN "TOP SLAB", MANUFACTURED BY WIMCO
 - ROAD DRAIN "CURB & GUTTER", MANUFACTURED BY WIMCO
 - INFRASAFE "SEDIMENT CONTROL BARRIER", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
 - INFRASAFE "DEBRIS COLLECTION DEVICE", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
 - INFRASAFE "CULVERT INLET PROTECTOR", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
 - DANDY SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
 - DANDY CURB SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
 - OR APPROVED EQUAL.
- PRIOR TO CONSTRUCTION, DELINEATE TURF AND VEGETATED AREAS NOT TO BE DISTURBED WITH ORANGE SNOW FENCE. DO NOT ALLOW CONSTRUCTION TRAFFIC, EQUIPMENT, OR MATERIALS TO UTILIZE, ACCESS, OR OTHERWISE ENTER THE DELINEATED AREAS. MINIMIZE SOIL COMPACTION AND DISRUPTION OF TOPSOIL IN AREAS OUTSIDE THE CONSTRUCTION LIMITS TO COMPLY WITH THE MN CONSTRUCTION STORMWATER PERMIT.



HILLTOP ELEMENTARY SCHOOL
PARKING IMPROVEMENTS - 2024
CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA



The Contractor and Owner will be joint applicants under the MPCA's General Stormwater Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program.

A Construction SWPPP Manager must be available for an on-site inspection within 72 hours upon request by the MPCA.

PROJECT AREAS:		
Total Project Size (disturbed area) =	1.81	ACRES
Existing area of impervious surface =	0.15	ACRES
Post construction area of impervious surface =	1.02	ACRES
Total new impervious surface area created =	0.87	ACRES

Planned Construction Start Date:	<u>06/10/2024</u>
Estimated Construction Completion Date:	<u>08/30/2024</u>

Type of storm water management used if more than 1 acre of new impervious surface is created:

PROJECT LOCATION:

[illegible]

Construction activities include: Site grading, parking area construction, storm sewer installation temporary erosion and sediment control, and permanent stabilization.

Stormwater currently sheet flows north onto Carmen Avenue and collects into curb and gutter. It then collects into municipal storm sewer and discharges into an unnamed lake.

This project includes the following permanent stormwater management BMPs: 1 underground storage feature with infiltration



Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

¹ Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).

² Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

³ Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

IMPLEMENTATION SCHEDULE AND PHASING: The Contractor is required to provide an updated schedule and site management plan meeting the minimum requirements of Section 1717 of the Minnesota Standard Specifications for Construction.

- 1) Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
- 2) Install perimeter sediment control, inlet protection, and construction exit.
- 3) Grade site
- 4) Install storm sewer and underground stormwater storage
- 5) Pave parking area
- 6) Add additional temporary BMPs as necessary during construction based on inspection reports.
- 7) Ensure final stabilization measures are complete.
- 8) Provide digital copy of all Field SWPPP Documentation including Inspection Reports and SWPPP Revisions to the Owner.
- 9) Submit Notice of Termination (NOT) to MPCA. NOTE: The NOT must be submitted to MPCA before Final Stabilization is considered complete.

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NORTH, SUITE 300
PLYMOUTH, MN, 55447

ISD 199: INVER GROVE
 HEIGHTS SCHOOLS
 3201 68th Street E
 Inver Grove Heights, MN, 55076

PROJECT NO:
0V1128811

REVISIONS:

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 _____
under the laws of the State of Minnesota.

Reg. No. _____ Date _____

DATE: 02/20/2024

DESIGNED BY: WJD

DRAWN BY: WJD

CHECKED BY- WJD

C4.02

Information contained in this SWPPP narrative sheet summarizes requirements of the GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PROGRAM - Permit No: MN RI0000I (Permit) as they apply to this project. All provisions of the Permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the Permit is available at: <https://www.pca.state.mn.us/sites/default/files/wq-strm2-80a.pdf>

SWPPP AMENDMENTS AND SUBMITTALS

Contractor must prepare and submit to the Engineer a SWPPP amendment as necessary to include additional Best Management Practices (BMPs) to correct problems identified or address the following situations.

1. Contact information and training documentation for Construction SWPPP Manager and BMP Installer,
2. There is a change in construction method of phasing, operation, maintenance, weather or seasonal conditions not anticipated during the design of the SWPPP including but not limited to:
 - a. Types and/or Locations of BMPs
 - b. Material Storage and Spill Response
 - c. Fueling Plans
 - d. Locations for Stockpiles, Concrete Washout, and Sanitation Facilities and
 - e. Project Phasing
3. It is determined that the SWPPP is not achieving objectives of minimizing pollutants in stormwater discharges associated with construction activity, or
4. The SWPPP is not consistent with the terms and conditions of the permit.

The Contractor may implement SWPPP amendments immediately and is not required to wait for Engineer review of the submittal. The responsibility for completeness of SWPPP amendments and compliance with the Permit lies with the Contractor. Review, comment, or lack of comment by the Engineer on a SWPPP amendment shall not absolve the responsibilities of the Contractor in any way.

If a change order is issued for a design change the SWPPP amendment will be prepared by the Engineer and included in the change order.

In addition to SWPPP amendments, the Contractor shall submit to the Engineer Weekly Erosion and Sediment Control Schedule meeting the requirements of MnDOT 1717.

The Contractor shall keep copies of all SWPPP amendments, Weekly Erosion and Sediment Control Schedules, inspection logs, and maintenance logs with the field copy of the SWPPP. A PDF copy of these documents will be provided along with a copy of the final Field Copy of the SWPPP to the Engineer along with the signed Notice of Termination when final stabilization is complete.

EROSION PREVENTION PRACTICES

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of the wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.

Energy dissipation shall be installed at all temporary or permanent pipe outlets within 24 hours of connection to a surface water or permanent stormwater treatment system.

The Contractor shall phase construction and use construction methods to the extent practical to minimize exposed soils. The project phasing shall be documented in the Weekly Erosion and Sediment Control Schedule.

SEDIMENT CONTROL PRACTICES

Down gradient BMPs including perimeter BMPs must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All BMPs that have been adjusted or removed to accommodate short-term activities shall be re-installed or replaced the earlier of the end of the work day or before the next precipitation event even if the activity is not complete.

Inlet BMPs may be removed for specific safety concerns. The BMPs shall be replaced as soon as the safety concern is resolved. The removal shall be documented in the SWPPP as a SWPPP amendment.

Temporary stockpiles must have sediment control BMPs. The Contractor shall prepare and submit to the Engineer a SWPPP amendment showing the location of temporary stockpiles and the BMPs for each stockpile. The SWPPP amendment must meet the minimum requirements of Section 9 of the Permit.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

The use of polymers, flocculants, or other sedimentation treatment chemicals are not proposed as part of this SWPPP as designed by the Engineer. If methods or phasing of construction require the use of any of these chemicals, the Contractor shall prepare and submit to the Engineer a SWPPP amendment that meets the minimum requirements of Section 9 of the Permit.

TEMPORARY SEDIMENTATION BASINS

A temporary sedimentation basin has not been included in this SWPPP as designed by the Engineer. If a basin is later determined to be desirable or necessary the Contractor shall prepare and submit to the Engineer a SWPPP amendment. Temporary sedimentation basins shall meet or exceed the minimum requirements of Section 14 of the Permit and shall include a basin draining plan meeting or exceeding the minimum requirements of Section 10 of the Permit. Where the site discharges to Special and/or Impaired Waters the SWPPP amendment shall also meet or exceed the minimum requirements of Section 23 of the permit.

DEWATERING

A dewatering plan has not been included in this SWPPP as designed by the Engineer. If dewatering is required for this project, the Contractor shall prepare and submit to the Engineer a SWPPP amendment. All dewatering shall meet or exceed the minimum requirements of Section 10 of the Permit.

POLLUTION PREVENTION

Products and materials that have the potential to leach pollutants that are stored on the site must be stored in a manner designed to minimize contact with stormwater. Materials that are not a source of potential contamination to stormwater or that are designed for exposure to stormwater are not required to be covered.

Hazardous materials including but not limited to pesticides, fertilizer, petroleum products, curing compounds and toxic waste must be properly stored and protected from stormwater exposure as recommended by the manufacturer in an access restricted area.

Solid waste must be stored, collected and disposed of in compliance with Minnesota Administrative Rules Chapter 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. No engine degreasing is allowed on site. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

The Contractor shall prepare and submit a SWPPP amendment detailing the location and BMPs proposed for storage of materials, solid waste, portable toilets, and exterior vehicle or equipment washing on the site. The SWPPP amendment shall include a spill prevention and response plan that is appropriate for the materials proposed to be on the site. The SWPPP amendment shall meet or exceed the minimum requirements of Section 12 of the Permit.

INSPECTION & MAINTENANCE

A trained person shall routinely inspect the entire construction site at the time interval indicated on this sheet of the SWPPP during active construction and within 24-hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24-hours after a rainfall event, the next inspection must be conducted at the time interval indicated in the Receiving Waters Table found on the SITE PLAN AND INFORMATION SHEET of the SWPPP.

All inspections and maintenance conducted during construction must be recorded on the day it is completed and must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer.

The Contractor may request a change in inspection schedule for the following conditions:

- a. Inspections of areas with permanent cover to be reduced to once per month,
- b. Inspections of areas that have permanent cover and have had no construction activity for 12 months to be suspended until construction resumes,
- c. Inspections of areas where construction is suspended due to frozen ground conditions, inspections to be suspended until the earlier of within 24 hours of runoff occurring, or upon resuming construction.

No change in inspection schedule shall occur until authorized by the Engineer.

Inspections must include:

1. All erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness.
2. Surface waters, including drainage ditches and conveyance systems for evidence of erosion and sediment deposition.
3. Construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles.
4. Infiltration areas to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

All non-functioning BMPs and those BMPs where sediment reaches one-half (1/2) of the depth of the BMP, or in the case of sediment basins one-half (1/2) of the storage volume, must be repaired, replaced, or supplemented by the end of the next business day after discovery, or as soon as field conditions allow.

Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow.

Any sediment that escapes the site must be removed and the area stabilized within 7 calendar days of discovery unless precluded by legal, regulatory, or physical access in which case the work shall be completed within 7 calendar days of authorization. Paved surfaces such as streets shall have any escaped or tracked sediment removed by the end of the day that it is discovered. Sediment release, other than paved surfaces that can be cleaned up with street sweeping shall be reported immediately upon discovery to the Engineer.

PUBLIC WATER RESTRICTIONS:

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period. MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by an Infested Waters Permit or written notification has been obtained from MN DNR stating that such permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until an Infested Waters Permit is obtained or that written notification is obtained stating that such permit is not required.

FINAL STABILIZATION

Final Stabilization is not complete until all the following requirements have been met:

1. Substantial Completion has been reached and no ground disturbing activities are anticipated.
2. Permanent cover has been installed with an established minimum uniform perennial vegetation density of 70 percent of its expected final growth. Vegetation is not required in areas where no vegetation is proposed by this project such as impervious surfaces or the base of a sand filter.

3. Accumulated sediment has been removed from all permanent stormwater treatment systems as necessary to ensure the system is operating as designed.
4. All sediment has been removed from conveyance systems
5. All temporary synthetic erosion prevention and sediment control BMPs have been removed. BMPs designated on the SWPPP to remain to decompose on-site may remain.
6. For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
7. For agricultural land only (e.g., pipelines across cropland), the disturbed land must be returned to its preconstruction agricultural use prior to submitting the NOT.

SITE STABILIZATION COMPLETION:

Stabilization of exposed soils shall begin immediately and shall be completed after the construction activity has temporarily or permanently ceased no later than:	14 calendar days
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SITE INSPECTION INTERVAL:

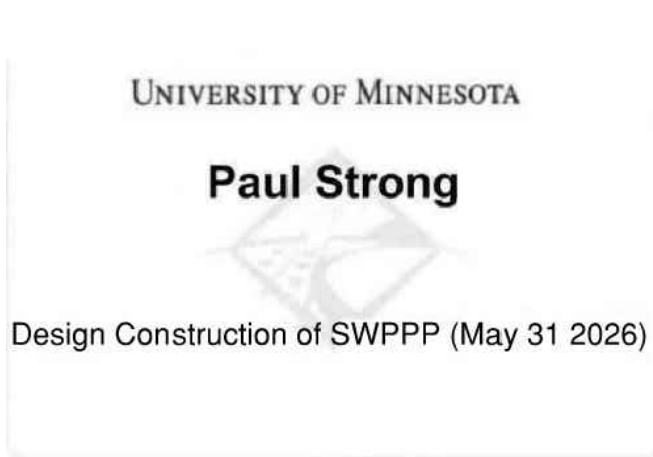
A trained person shall routinely inspect the entire construction site during active construction at an interval of no more than:	7 calendar days
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SPECIAL ENVIRONMENTAL CONSIDERATIONS AND PERMITS:

1)	Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
2)	Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
3)	Does any portion of this site discharge to a Calcareous fen.	NO
4)	Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
5)	Have any Karst features have been identified in the project vicinity?	NO
6)	Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
7)	Has the MN DNR promulgated "work in water restrictions" for any Public Water this site discharges to during fish spawning?	NO

TYPE OF PERMIT	PERMITTING AGENCY	PERMIT STATUS AND CONDITIONS
Construction Stormwater NPDES	MPCA	IN PROGRESS

SWPPP DESIGNER TRAINING DOCUMENTATION:



HILLTOP ELEMENTARY SCHOOL PARKING IMPROVEMENTS

ISD 199: INVER GROVE HEIGHTS SCHOOLS
3201 68th Street E
Inver Grove Heights, MN, 55076

PROJECT NO:
0V1128811

REVISIONS:

STORMWATER POLLUTION PREVENTION PLAN - NARRATIVE

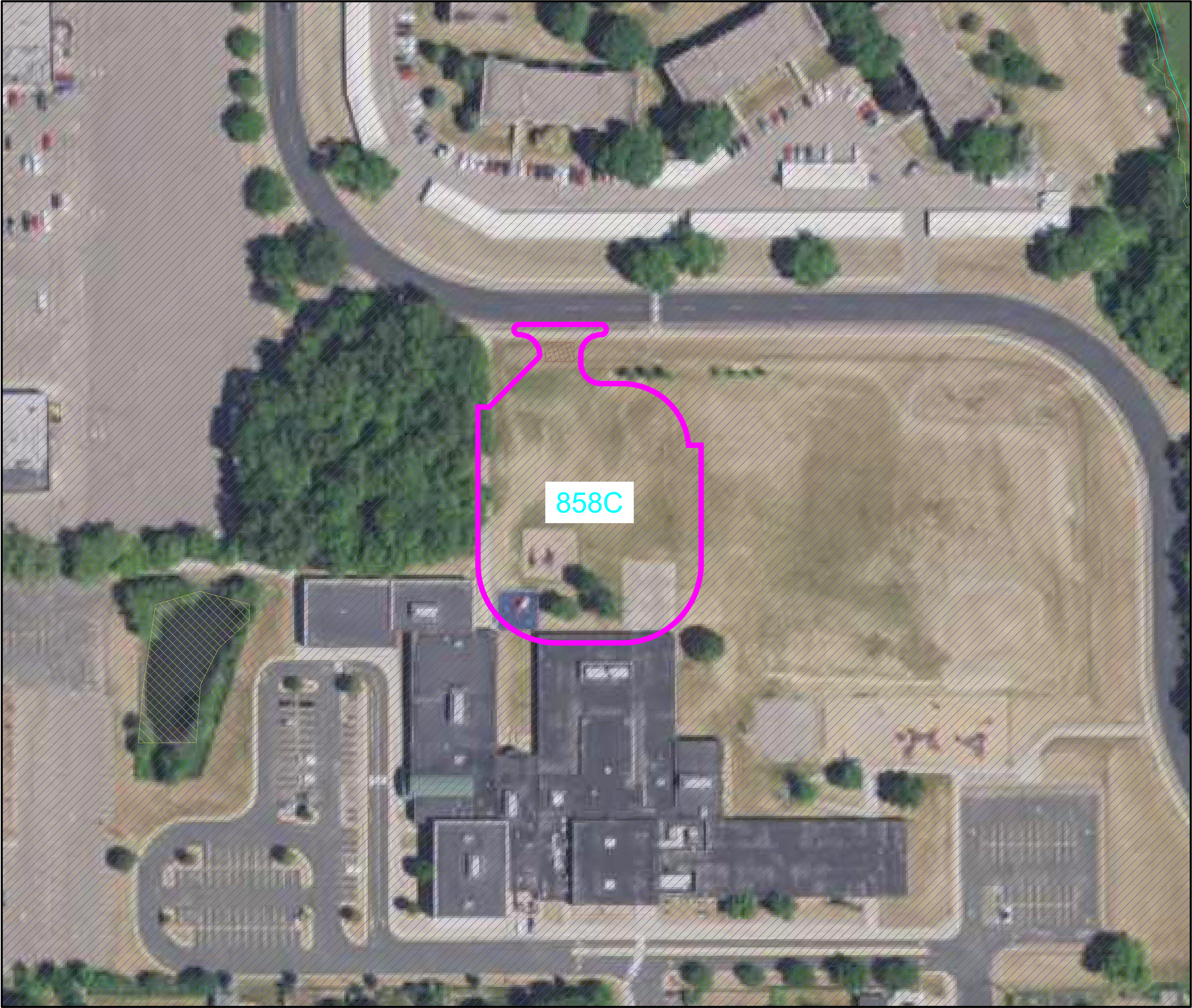
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed under the laws of the State of Minnesota.

Reg. No. _____ Date _____

DATE:	02/20/2024
DESIGNED BY:	WJD
DRAWN BY:	WJD
CHECKED BY:	WJD

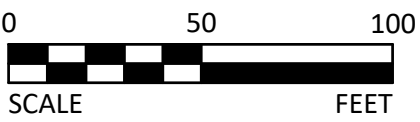
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LEGEND

- PROJECT BOUNDARY
- SOIL TYPE
- NATIONAL WETLANDS INVENTORY
- DWSMA, MODERATE VULNERABILITY
- STEEP SLOPES (>33.3%)



SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group
858C	Urban land-Chetek complex, 1 to 15 percent slopes	B



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& MENK**

3300 FERNBROOK LANE
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PLYMOUTH, MN, 55447

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SCHOOL PARKING
IMPROVEMENTS

ISD 199: INVER GROVE
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3201 68th Street E
Inver Grove Heights, MN, 55076

PROJECT NO:
0V1128811

REVISIONS:

STORMWATER
POLLUTION
PREVENTION
PLAN - SOILS
MAP

I hereby certify that this plan,
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Reg. No. _____ Date _____

DATE: 02/20/2024
DESIGNED BY: WJD
DRAWN BY: WJD
CHECKED BY: WJD

C4.04



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& MENK**

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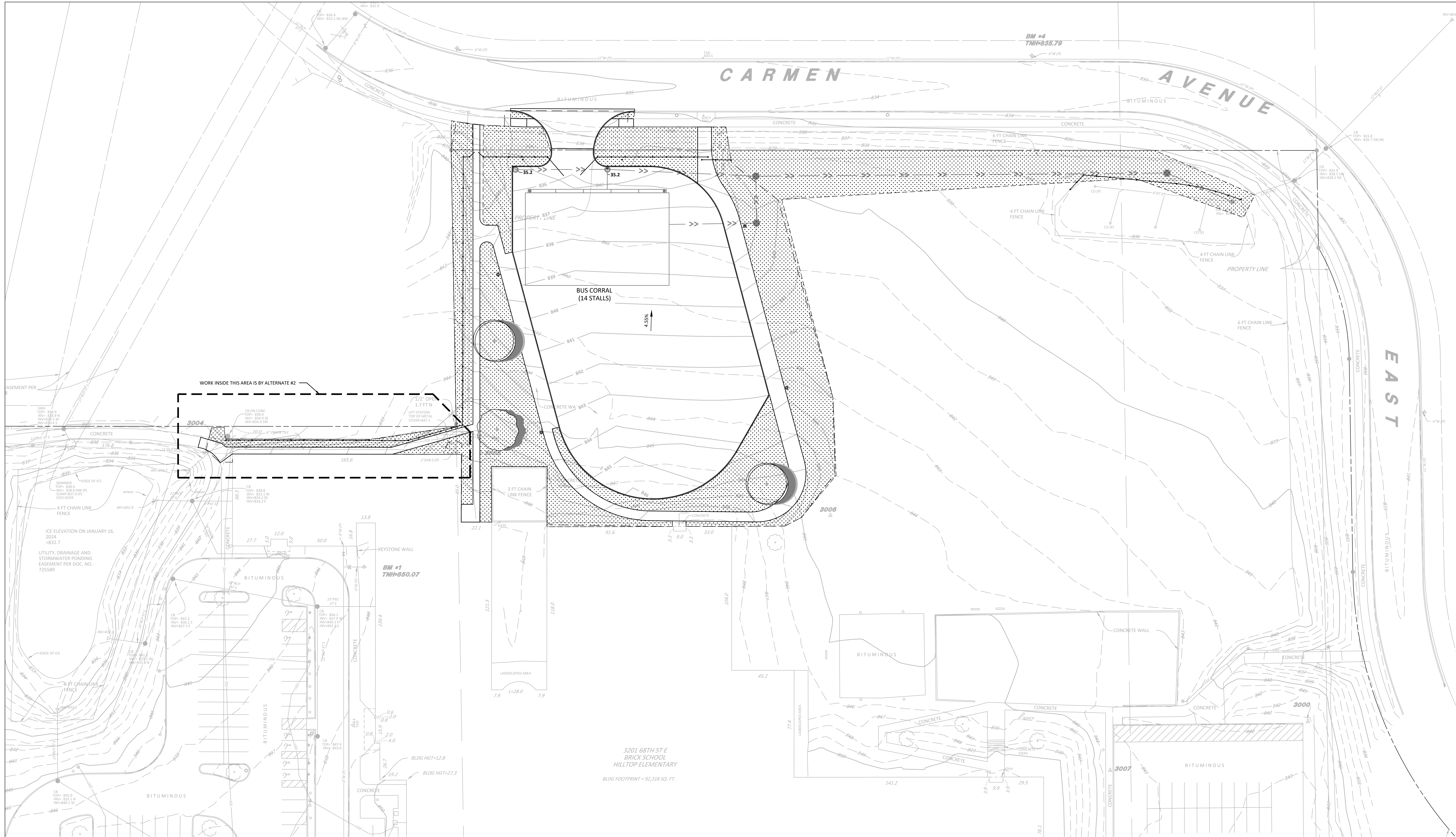
LANDSCAPING PLAN

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.

LAURA J. DETZLER
Reg. No. 53753 Date 02/20/2024

DATE: 02/20/2024
DESIGNED BY: WJD
DRAWN BY: WJD
CHECKED BY: WJD

L1.01



LEGEND

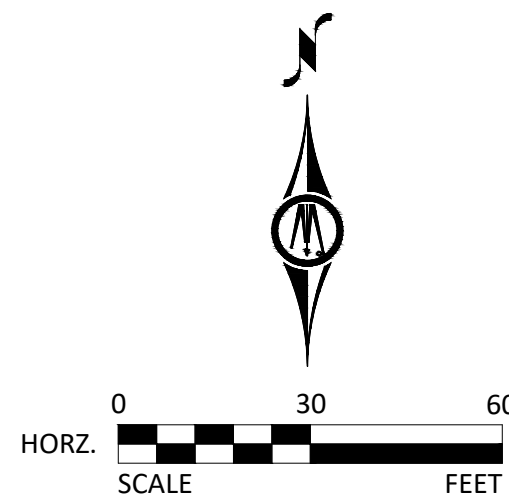
- REFERENCE KEY TO SITE DETAILS
DETAIL I.D. NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED SOD LIMITS
- PROPOSED SEED MIX #1
- PROPOSED SHRUB / MULCH BED
- PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
- PROPERTY LINE

NOTES

- REFER TO SHEET C3.01, GRADING PLAN, FOR GENERAL NOTES.
- REFER TO SWPPP NARRATIVE, SHEET C4.03, FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
- LANDSCAPE ARCHITECT MUST INSPECT AND APPROVE FINE GRADING BEFORE CONTRACTOR PROCEEDS WITH SODDING OR SEEDING.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGULME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED. ALL AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDED WITH SEED MIX #1.
- WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
- FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SOD OR RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
- BEGIN TURF ESTABLISHMENT IMMEDIATELY AFTER SODDING OR SEEDING. REFER TO SPECIFICATION FOR PROCEDURE.
- ALL TREES AND SHRUBS SHALL RECEIVE 4" DEPTH OF WOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- ALL PLANT MATERIALS SHALL BE NO. 1 QUALITY, NURSERY GROWN AND SPECIMENS MUST BE MATCHED.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES						
	CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	B&B	2
	OE	QUERCUS ELLIPSOIDALIS	NORTHERN PIN OAK	2.5" CAL.	B&B	1





**BOLTON
& MENK**

3300 FERNBROOK LANE
NORTH, SUITE 300
PLYMOUTH, MN, 55447

HILLTOP ELEMENTARY
SCHOOL PARKING
IMPROVEMENTS

ISD 199: INVER GROVE
HEIGHTS SCHOOLS
3201 68th Street E
Inver Grove Heights, MN, 55076

PROJECT NO:
OV1128811

REVISIONS:

CIVIL DETAILS

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.

WILLIAM J. DIEDER
Reg. No. 59532 Date 02/20/2024

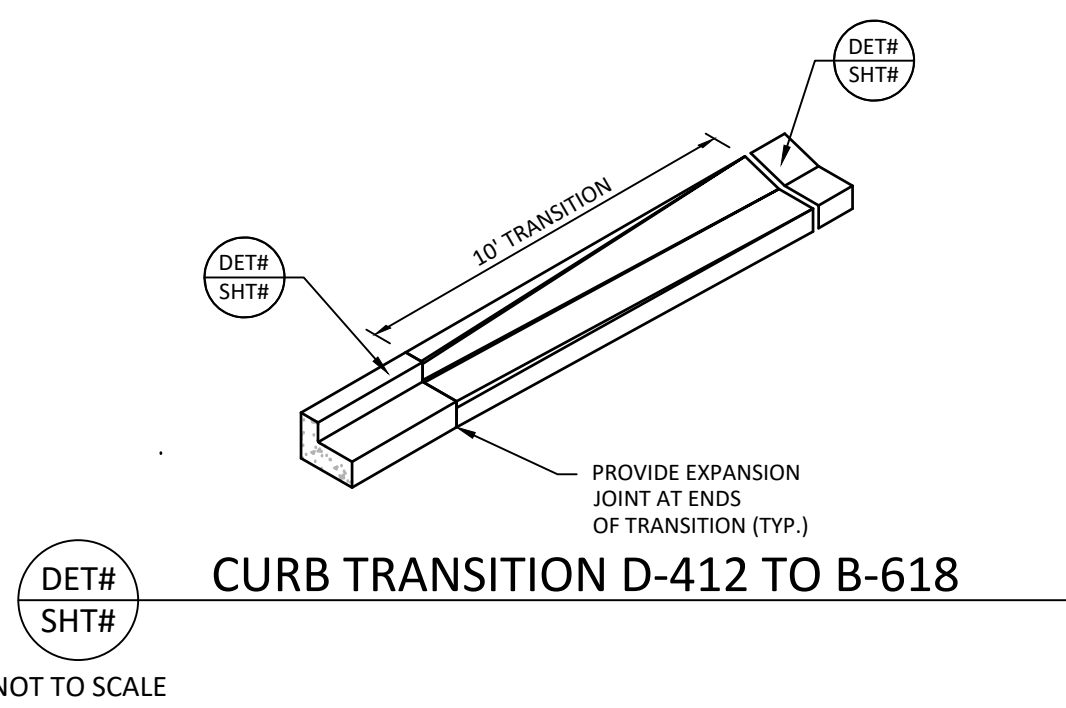
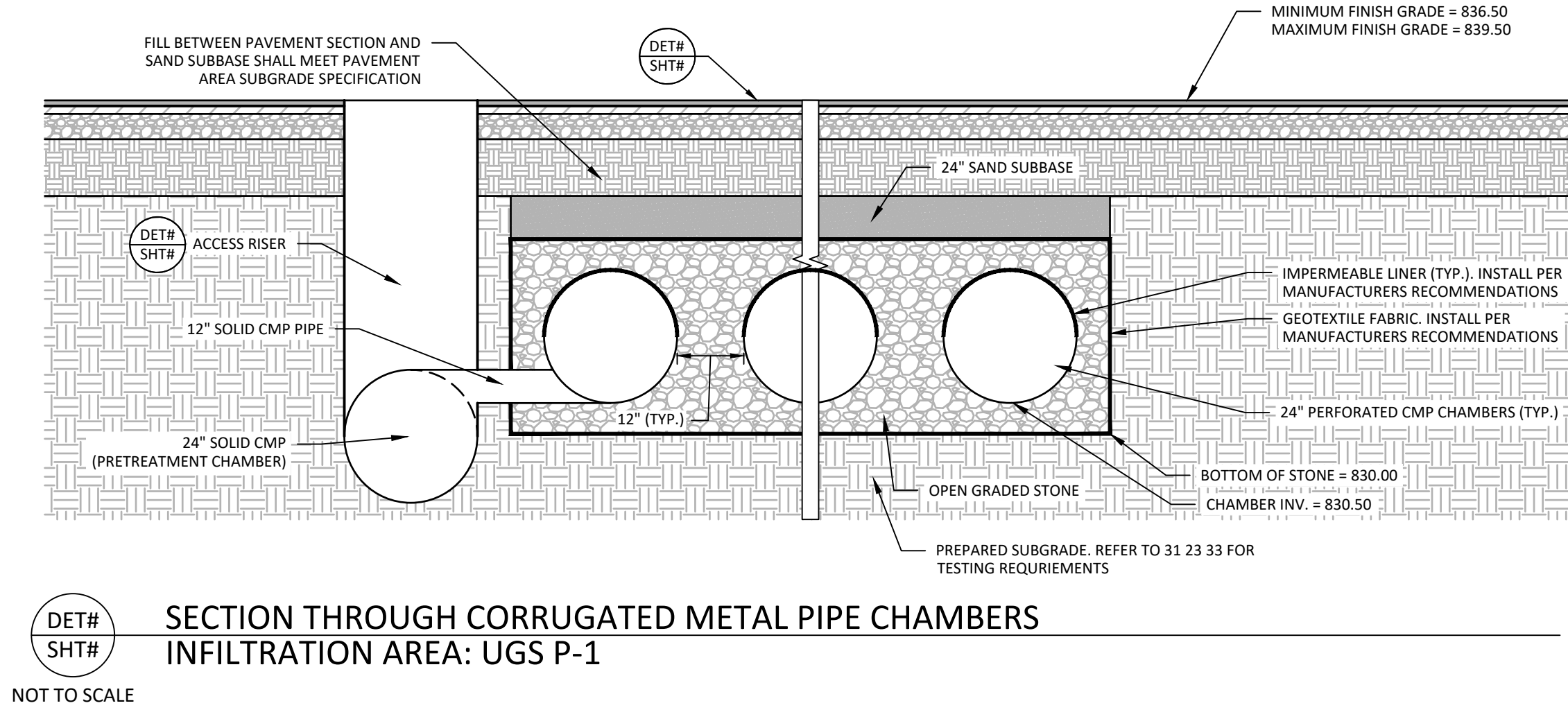
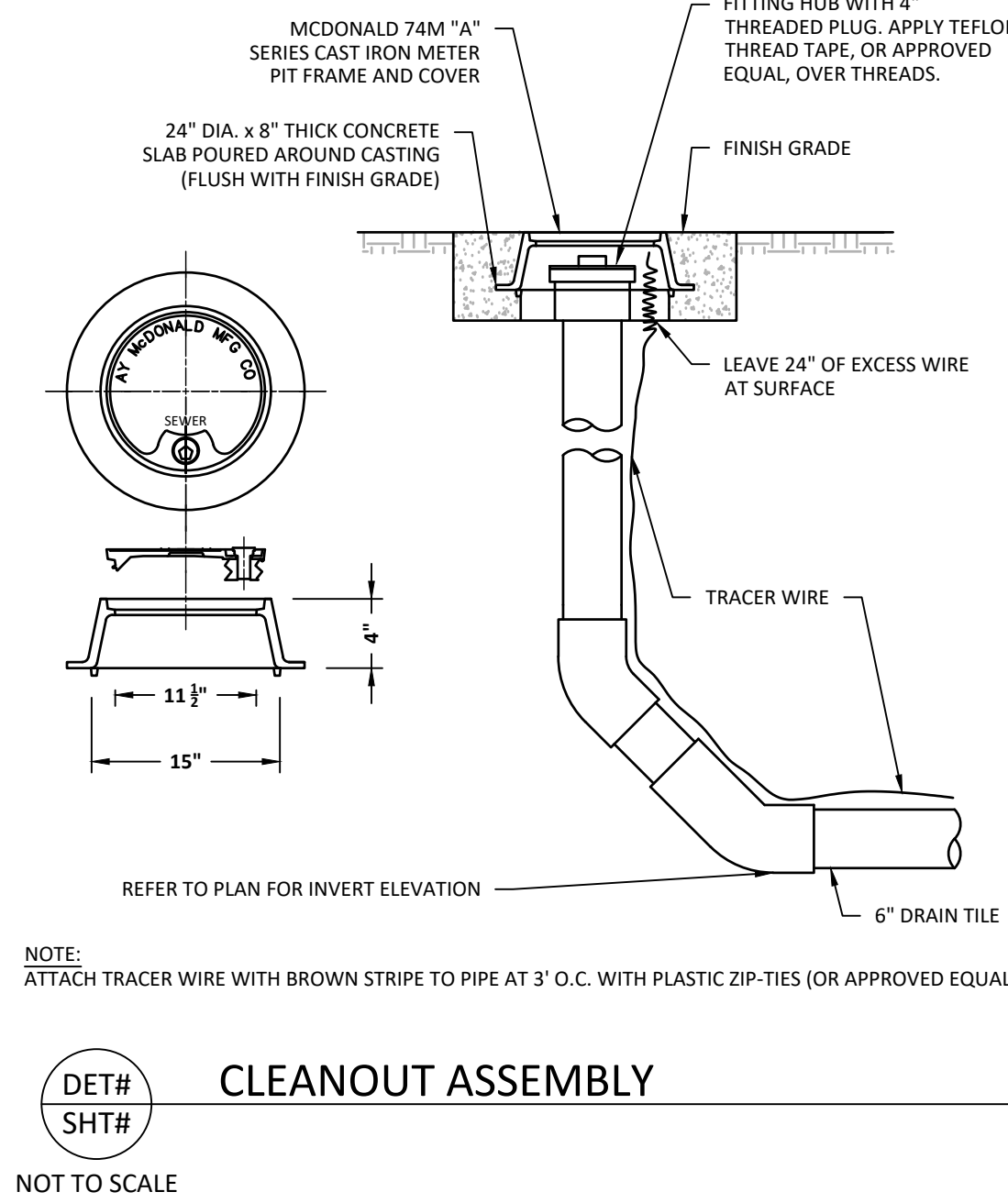
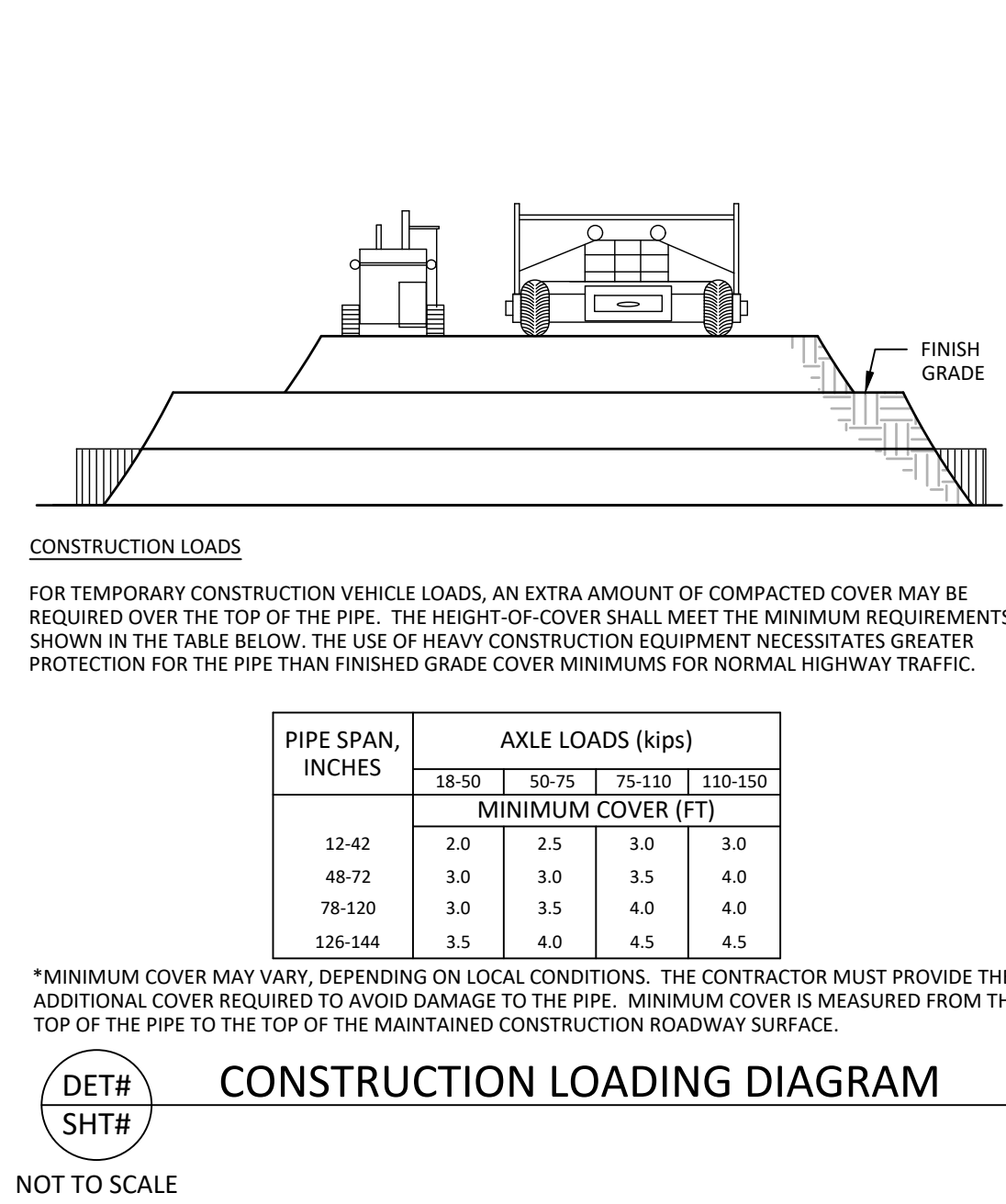
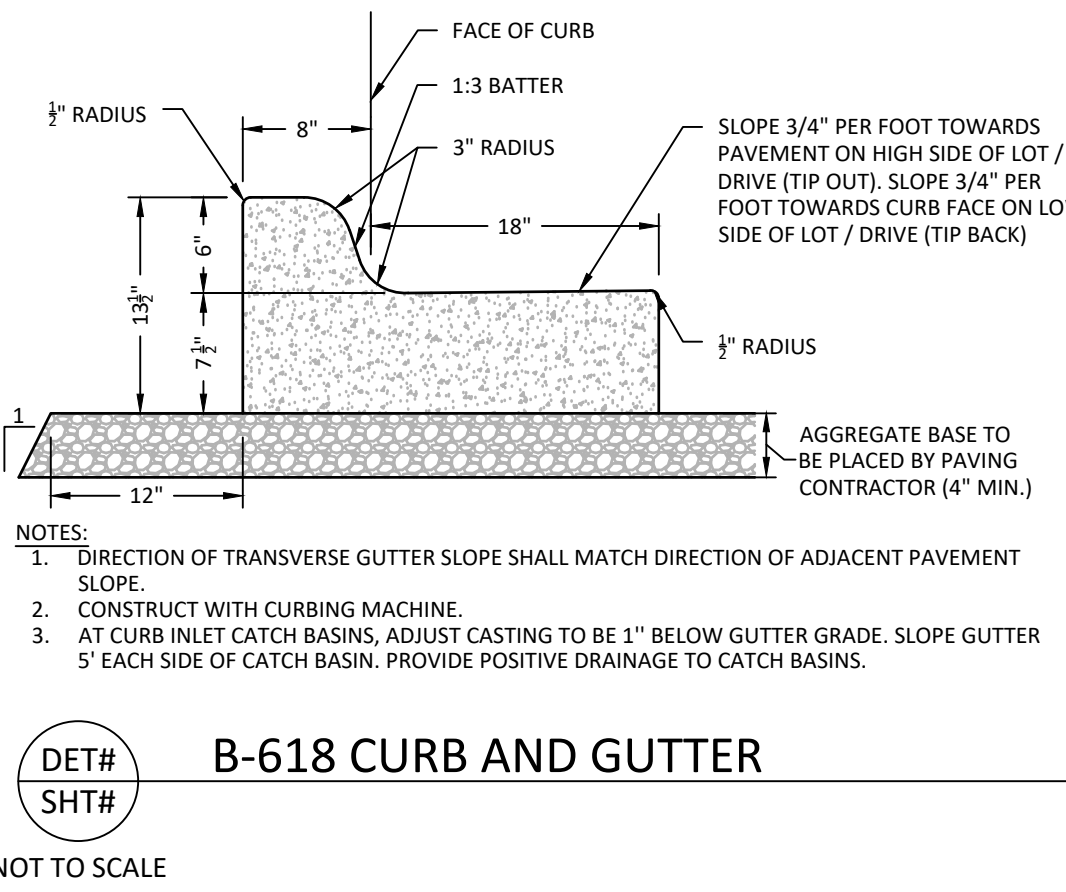
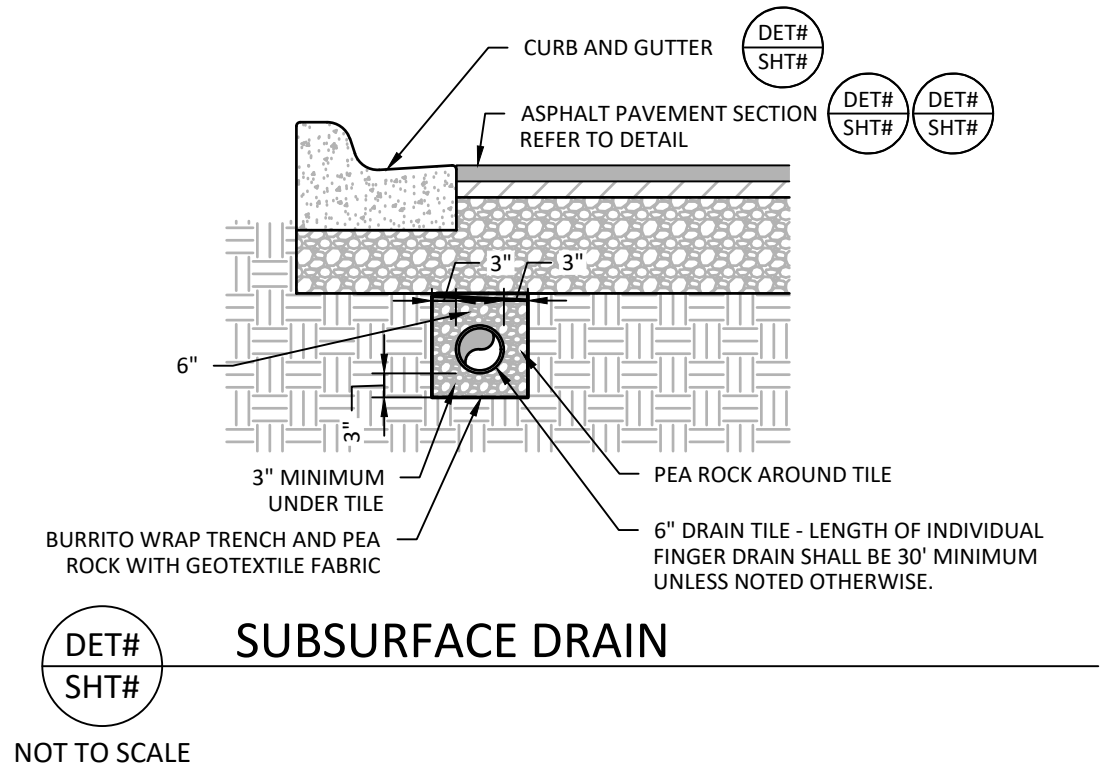
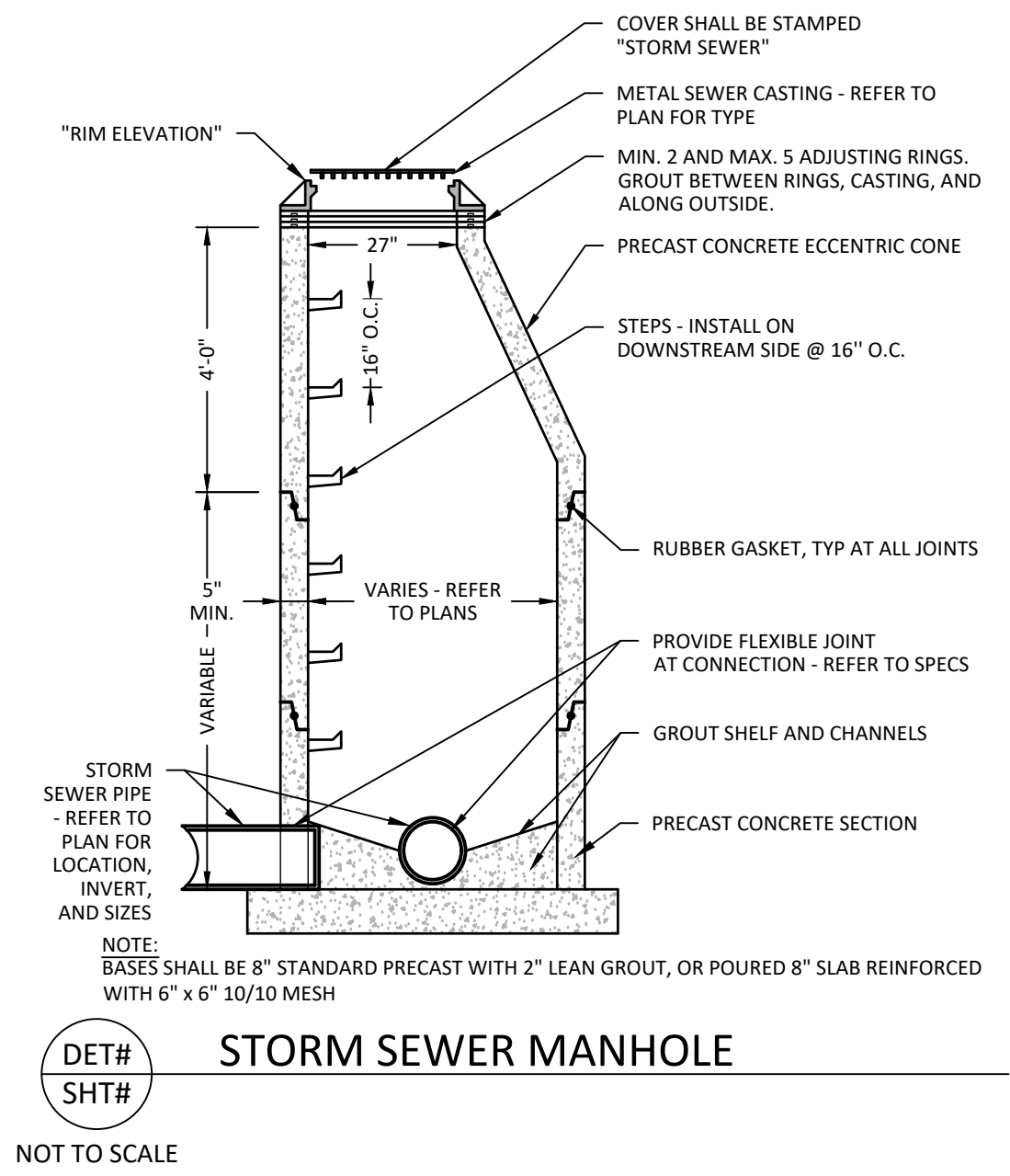
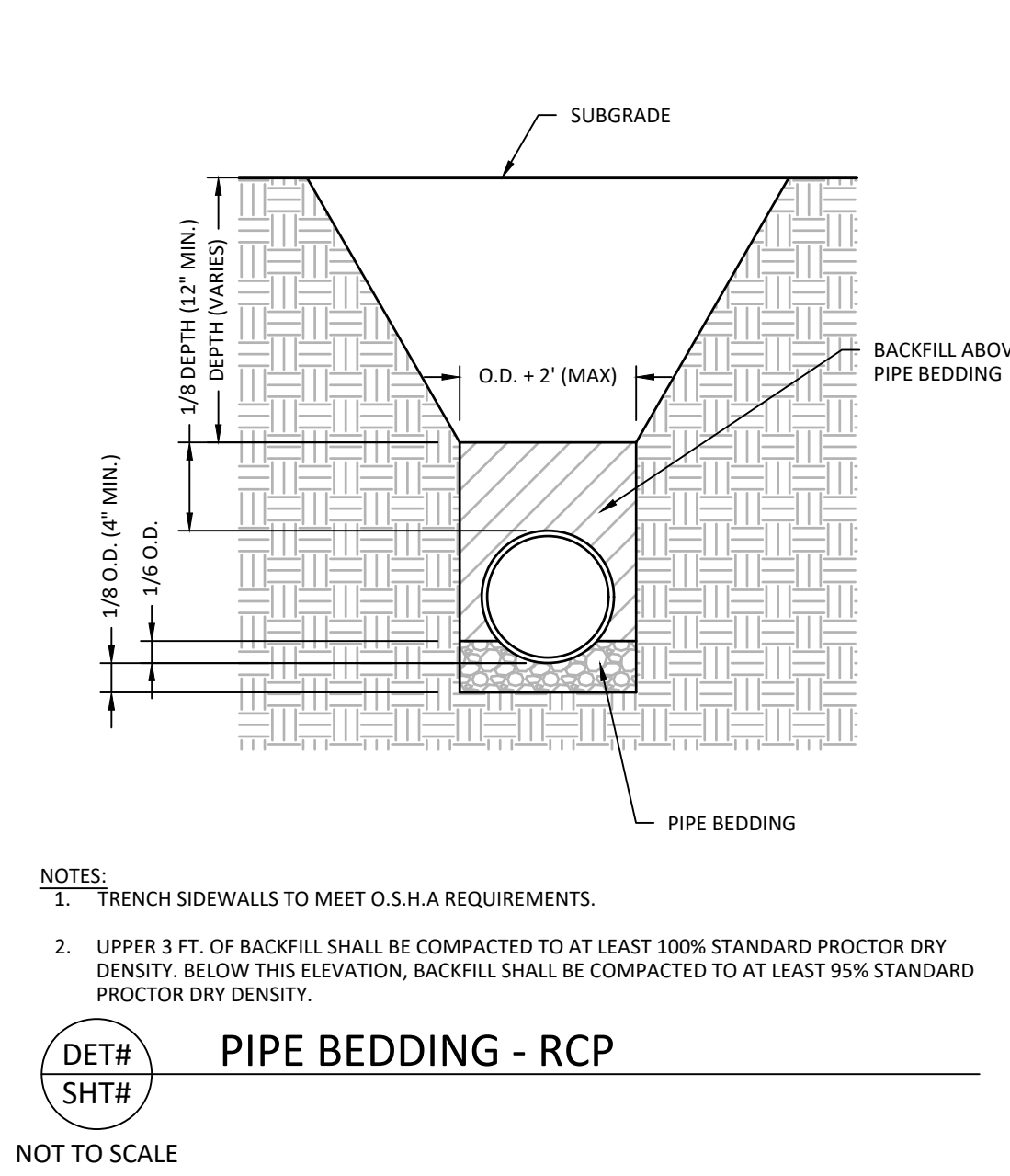
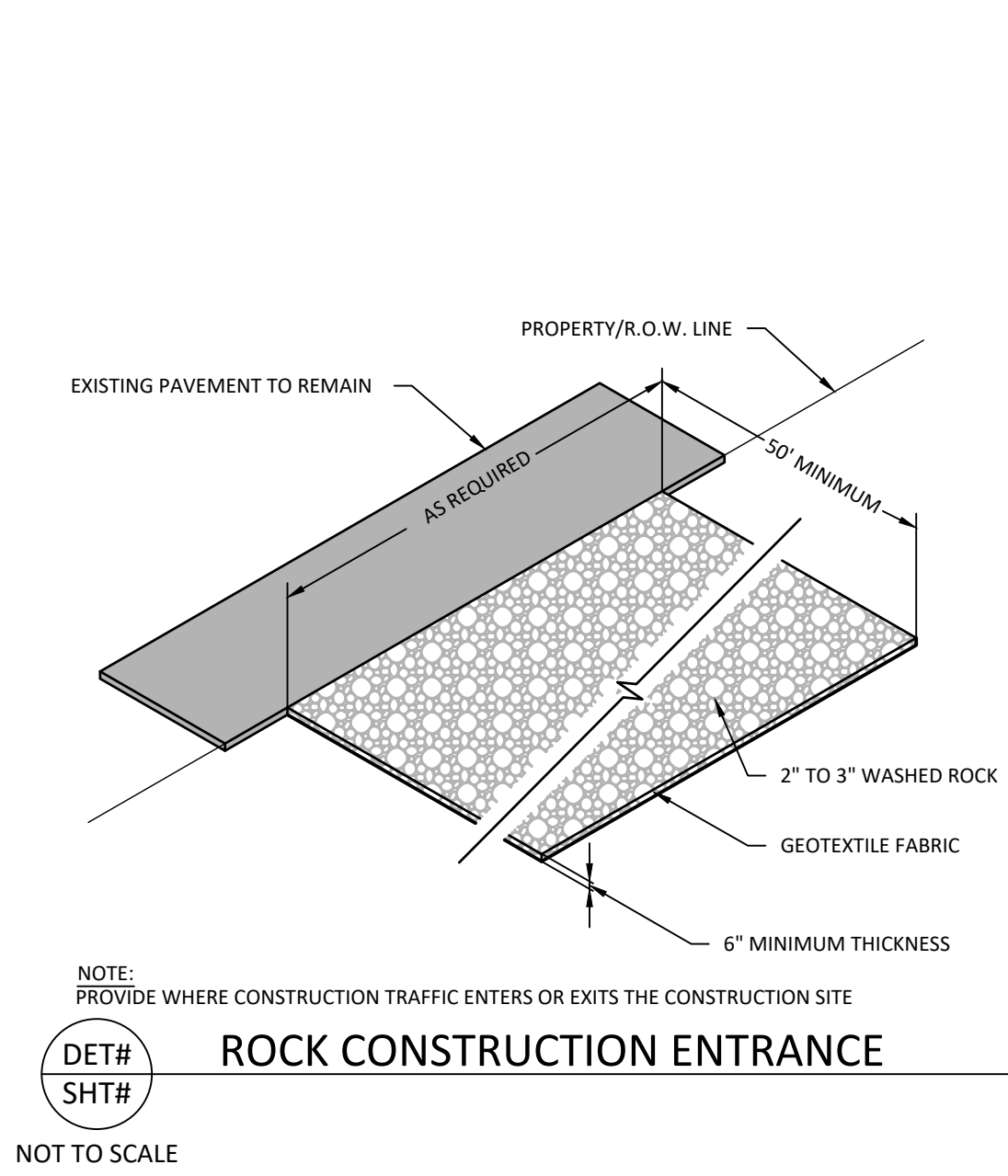
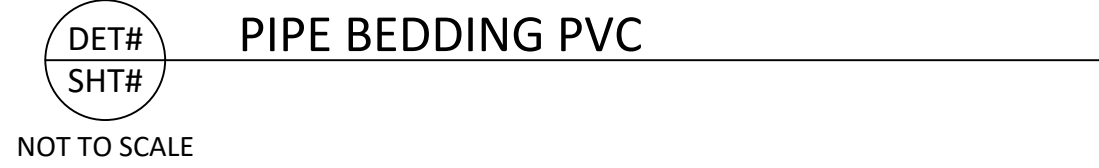
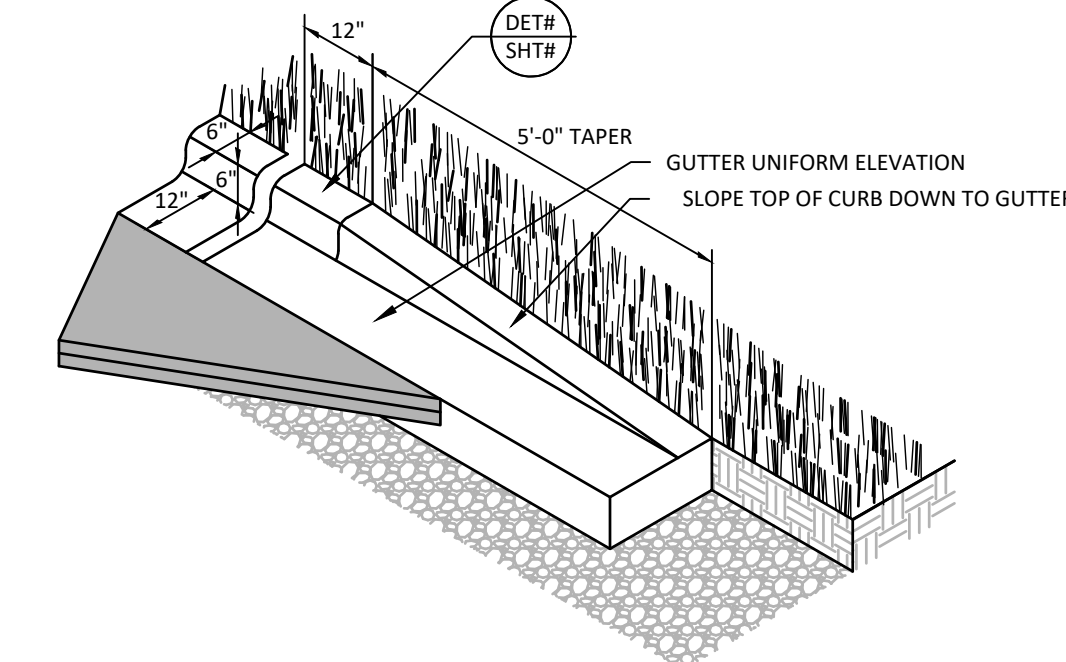
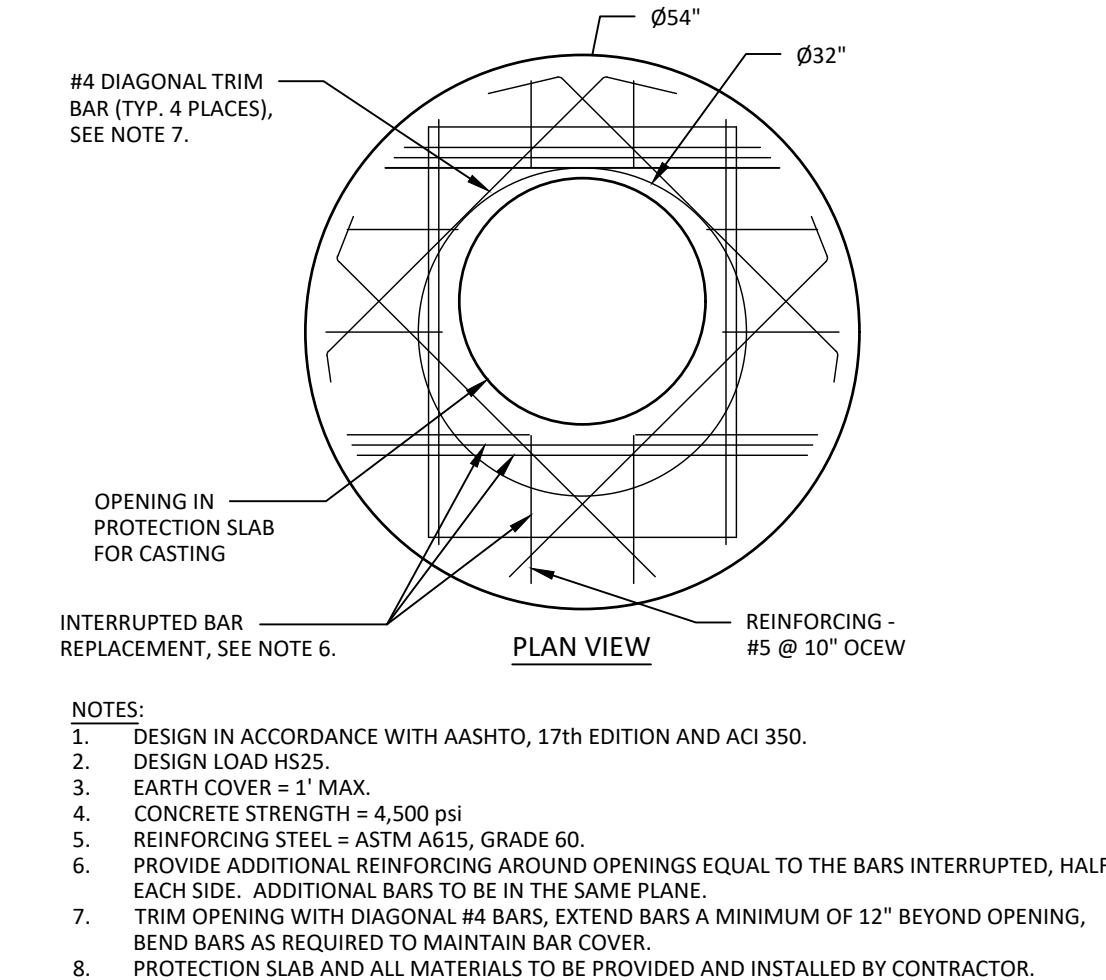
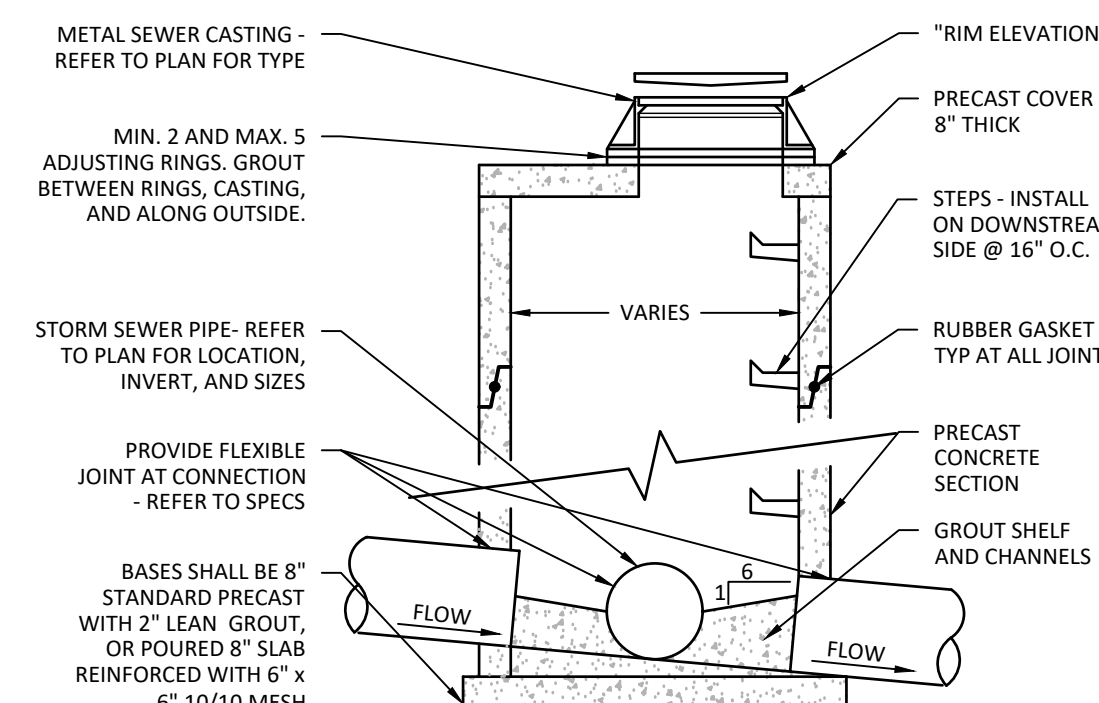
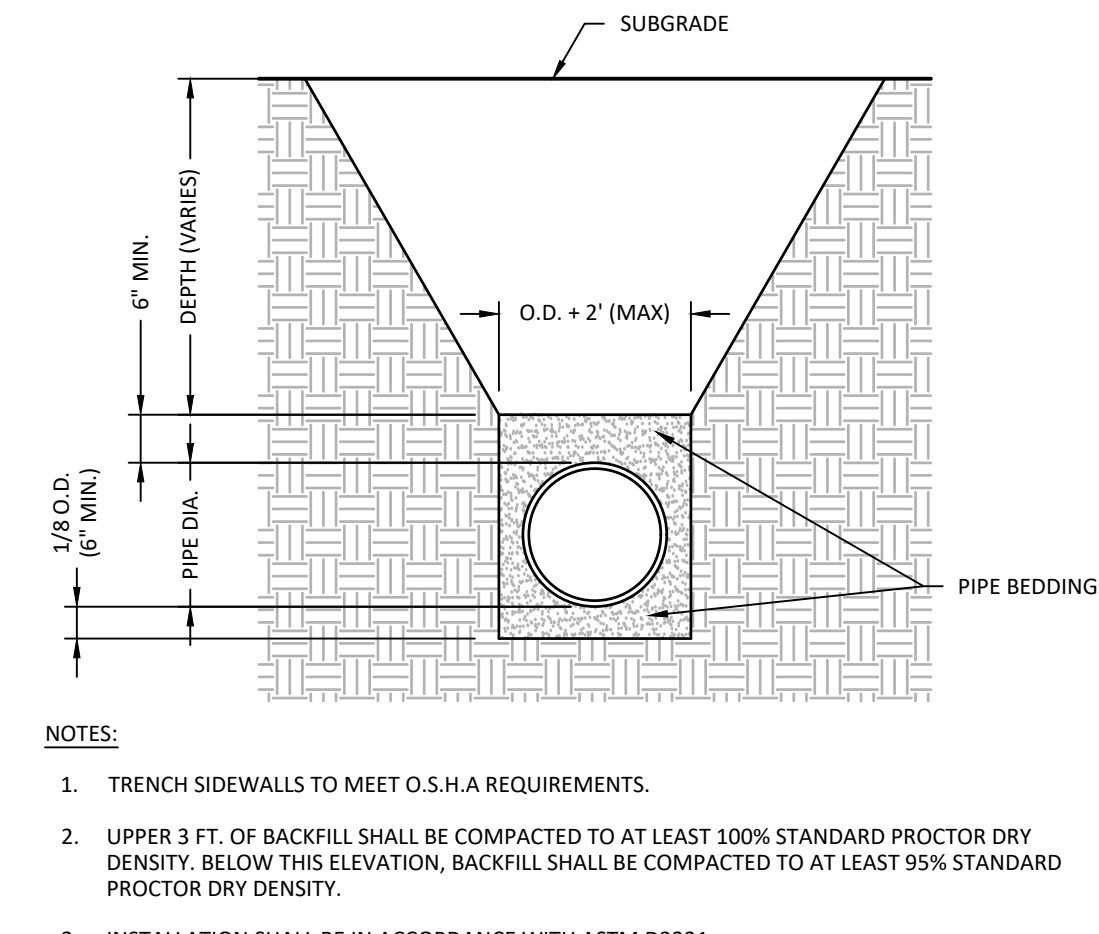
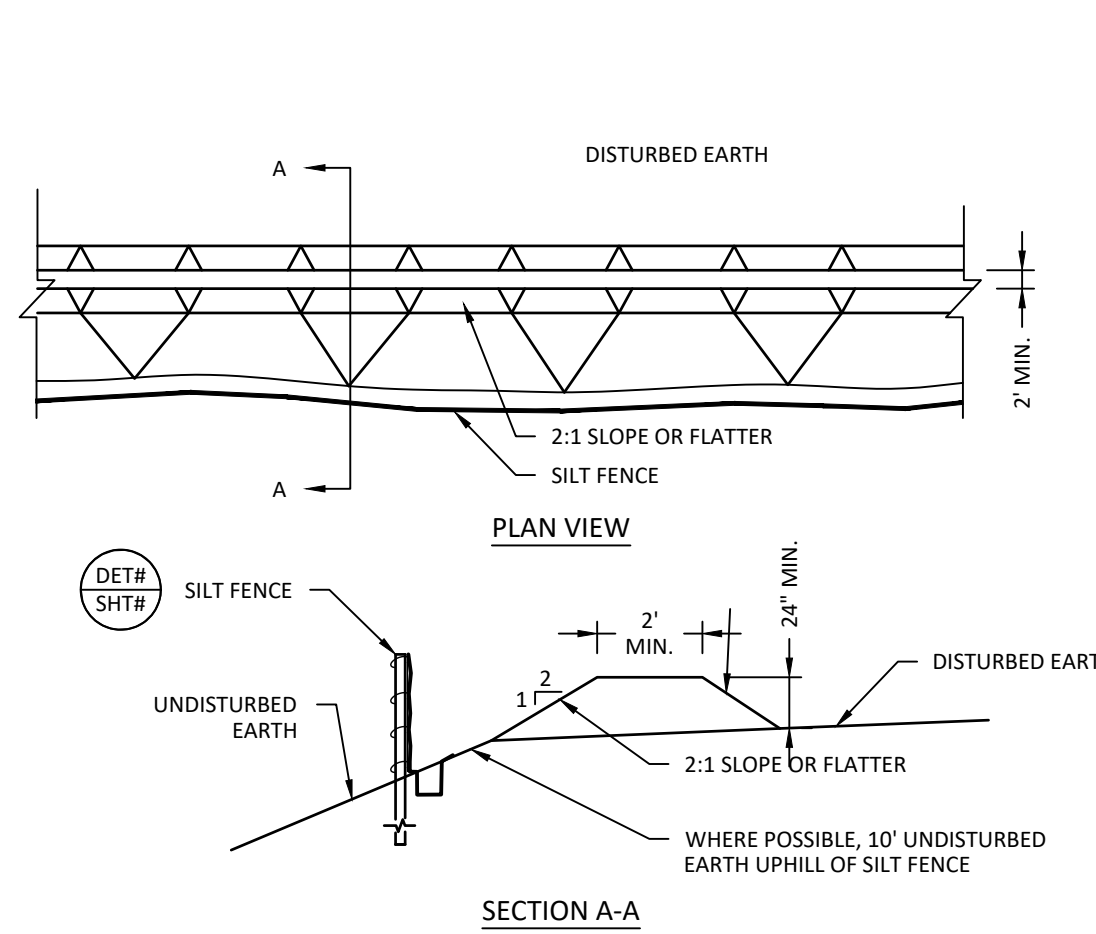
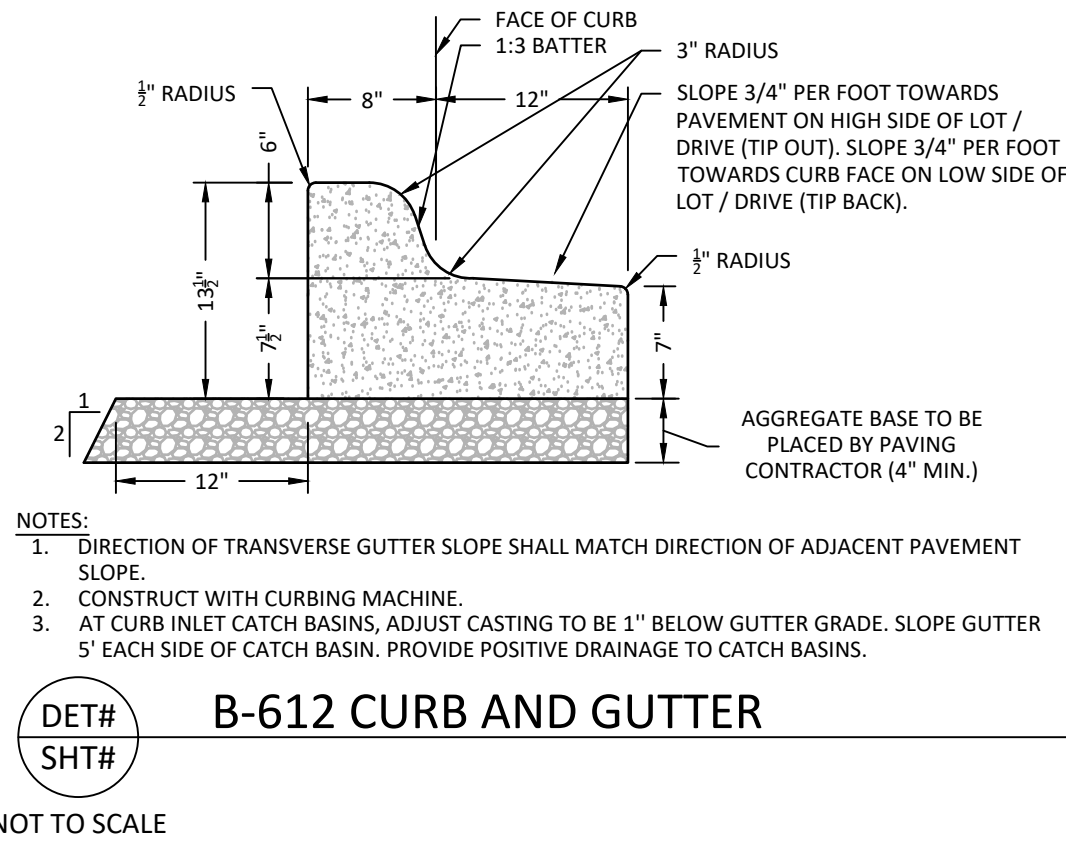
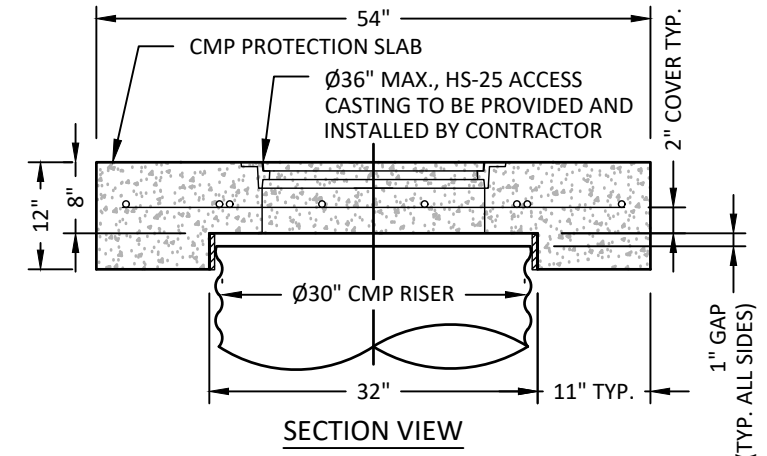
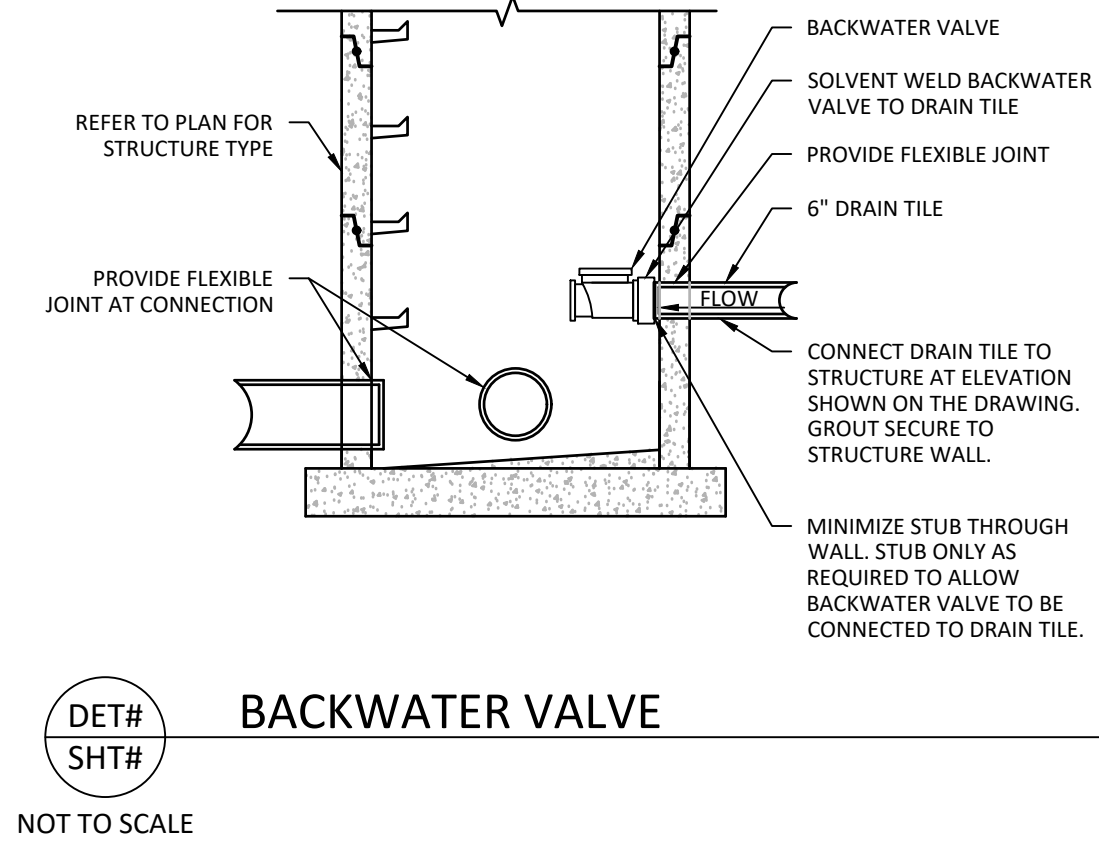
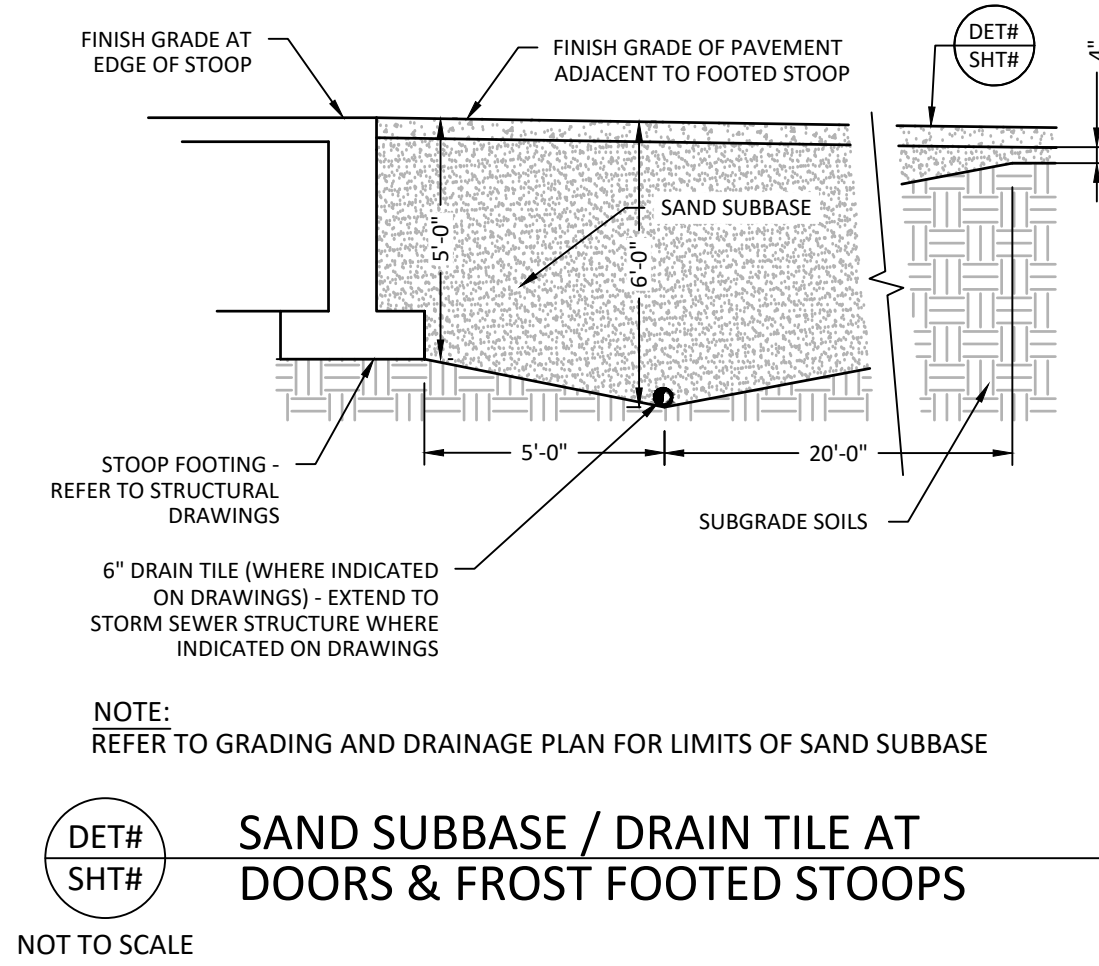
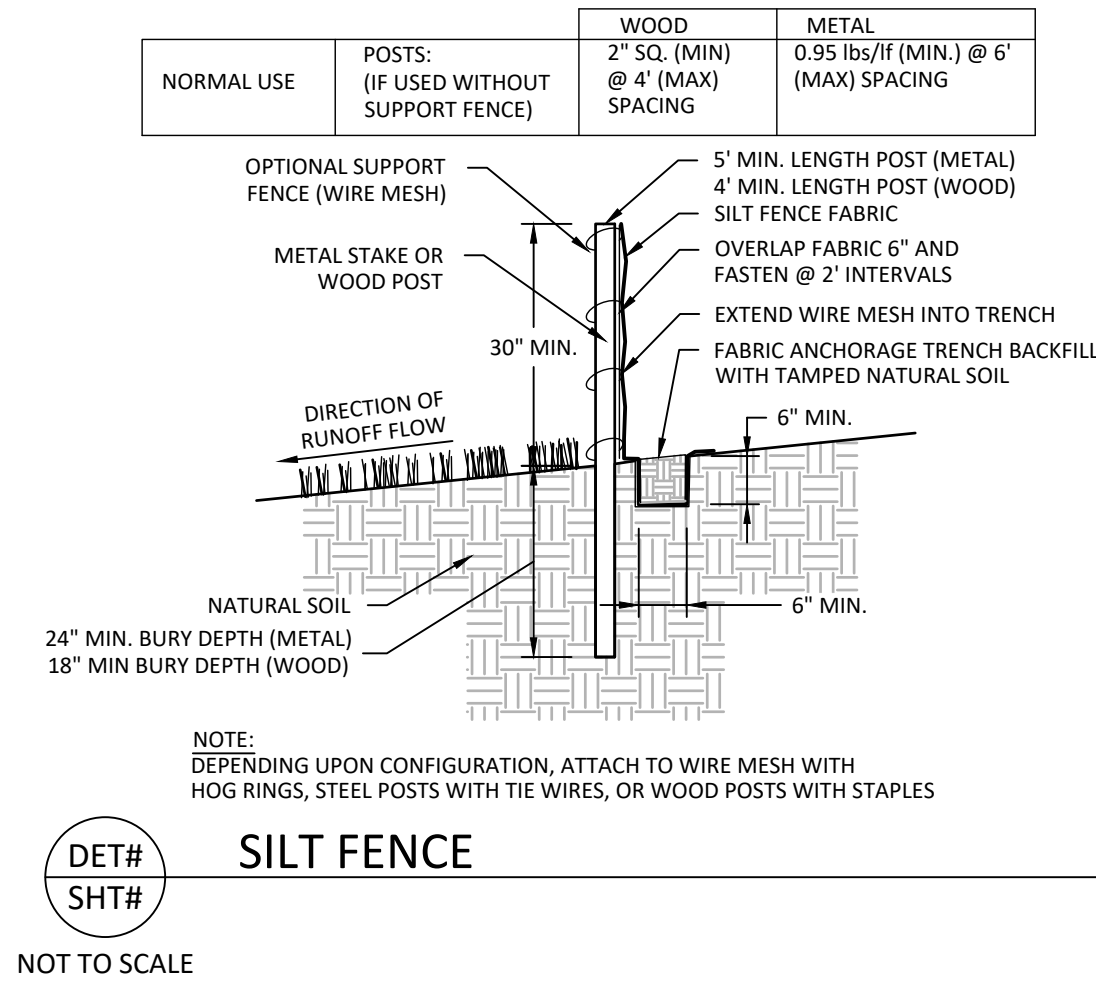
DATE: 02/20/2024

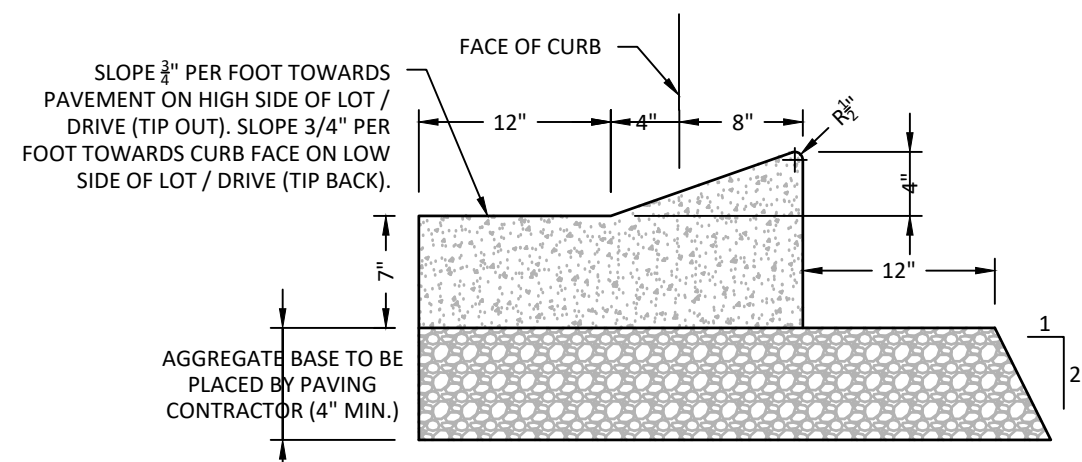
DESIGNED BY: WJD

DRAWN BY: WJD

CHECKED BY: WJD

C5.01

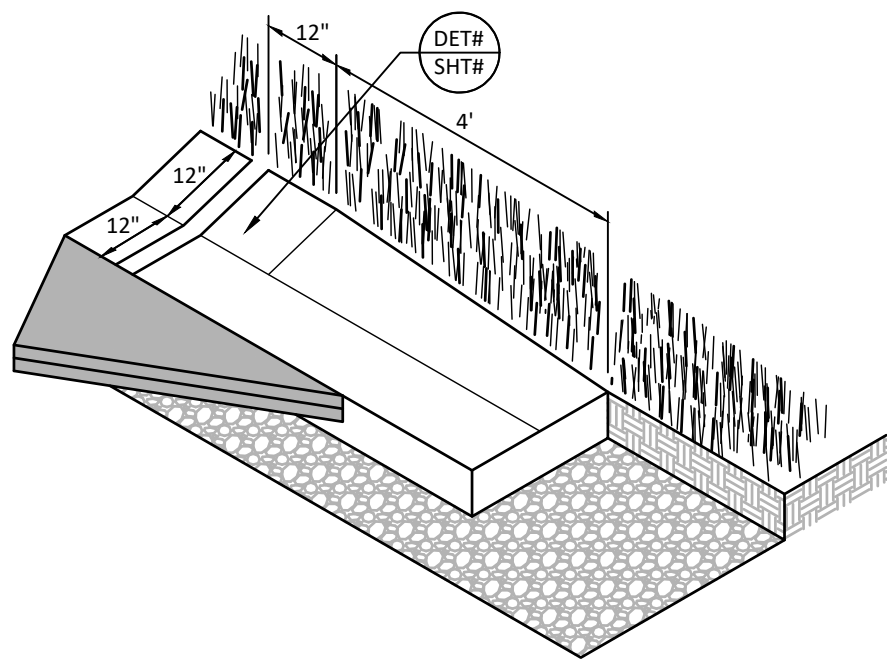




- NOTES:
1. DIRECTION OF TRANSVERSE GUTTER SLOPE SHALL MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE.
 2. CONSTRUCT WITH CURBING MACHINE.
 3. AT CURB INLET CATCH BASINS, ADJUST CASTING TO BE 1" BELOW GUTTER GRADE. SLOPE GUTTER 5' ON EACH SIDE OF CATCH BASIN. PROVIDE POSITIVE DRAINAGE TO CATCH BASINS.

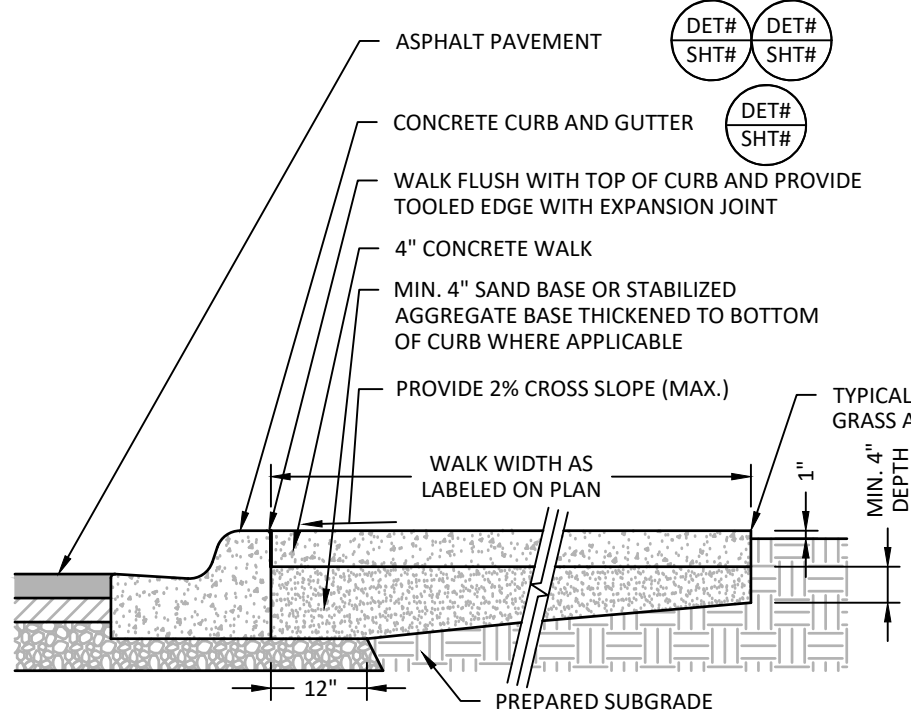
DET# SHT# D-412 CURB & GUTTER

NOT TO SCALE



DET# SHT# D-412 CURB TERMINATOR

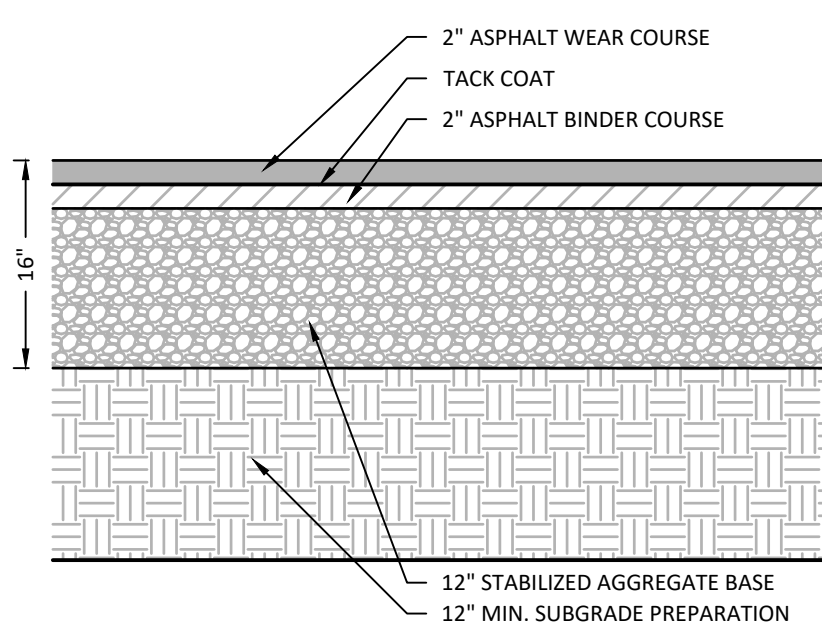
NOT TO SCALE



NOTE: PROVIDE EXPANSION JOINT AND CAULK SEALANT AT ALL WALK, BUILDING, AND STOOP JOINTS.

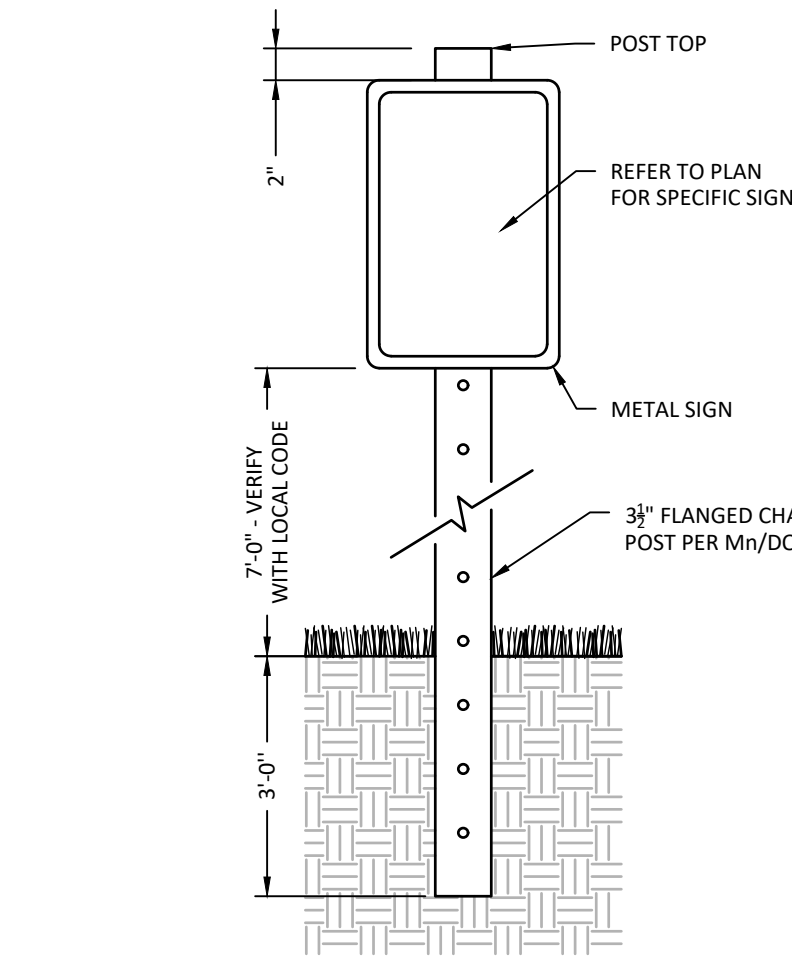
DET# SHT# CONCRETE WALK

NOT TO SCALE



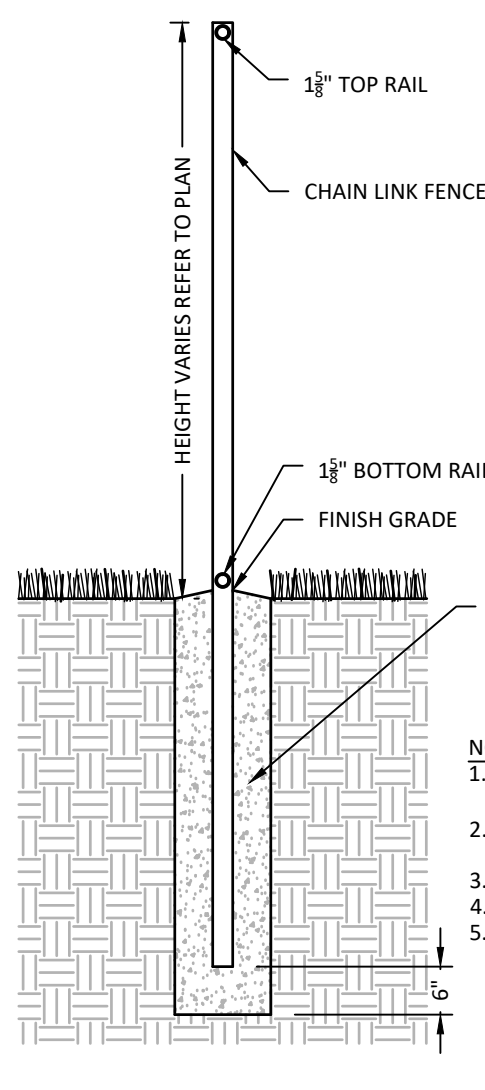
DET# SHT# HEAVY DUTY ASPHALT PAVEMENT

NOT TO SCALE



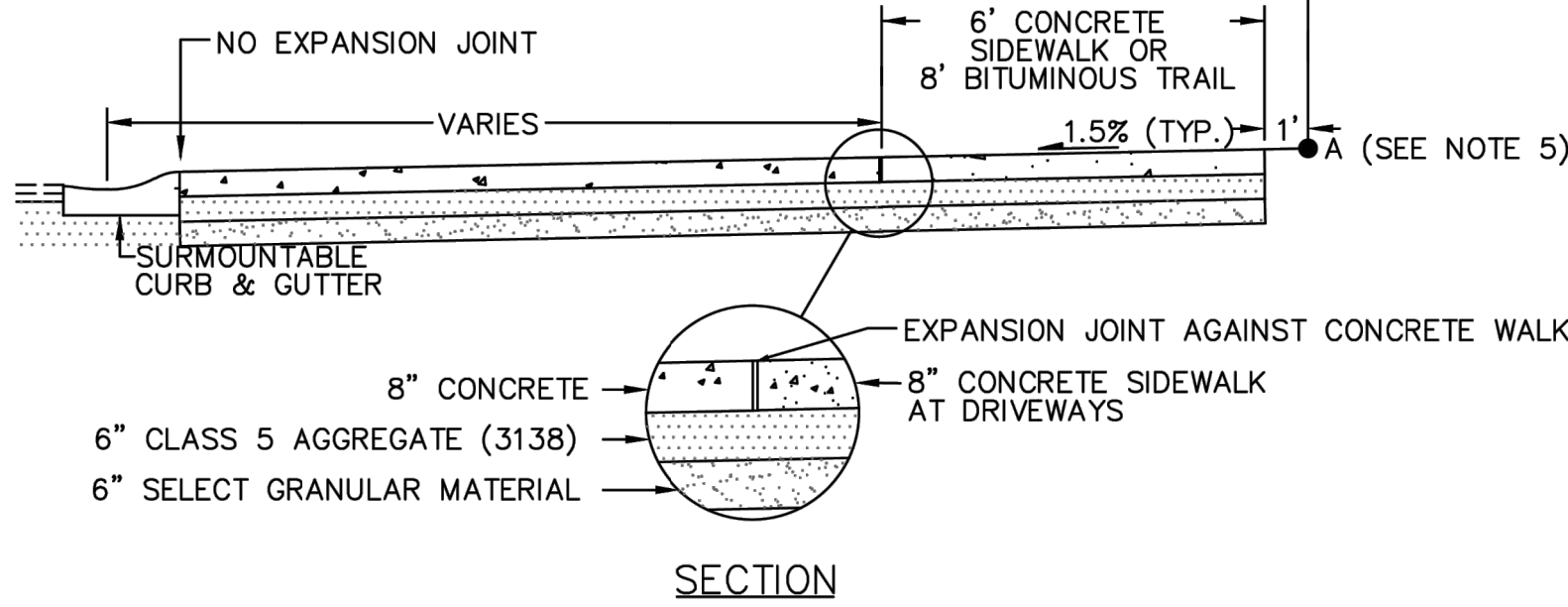
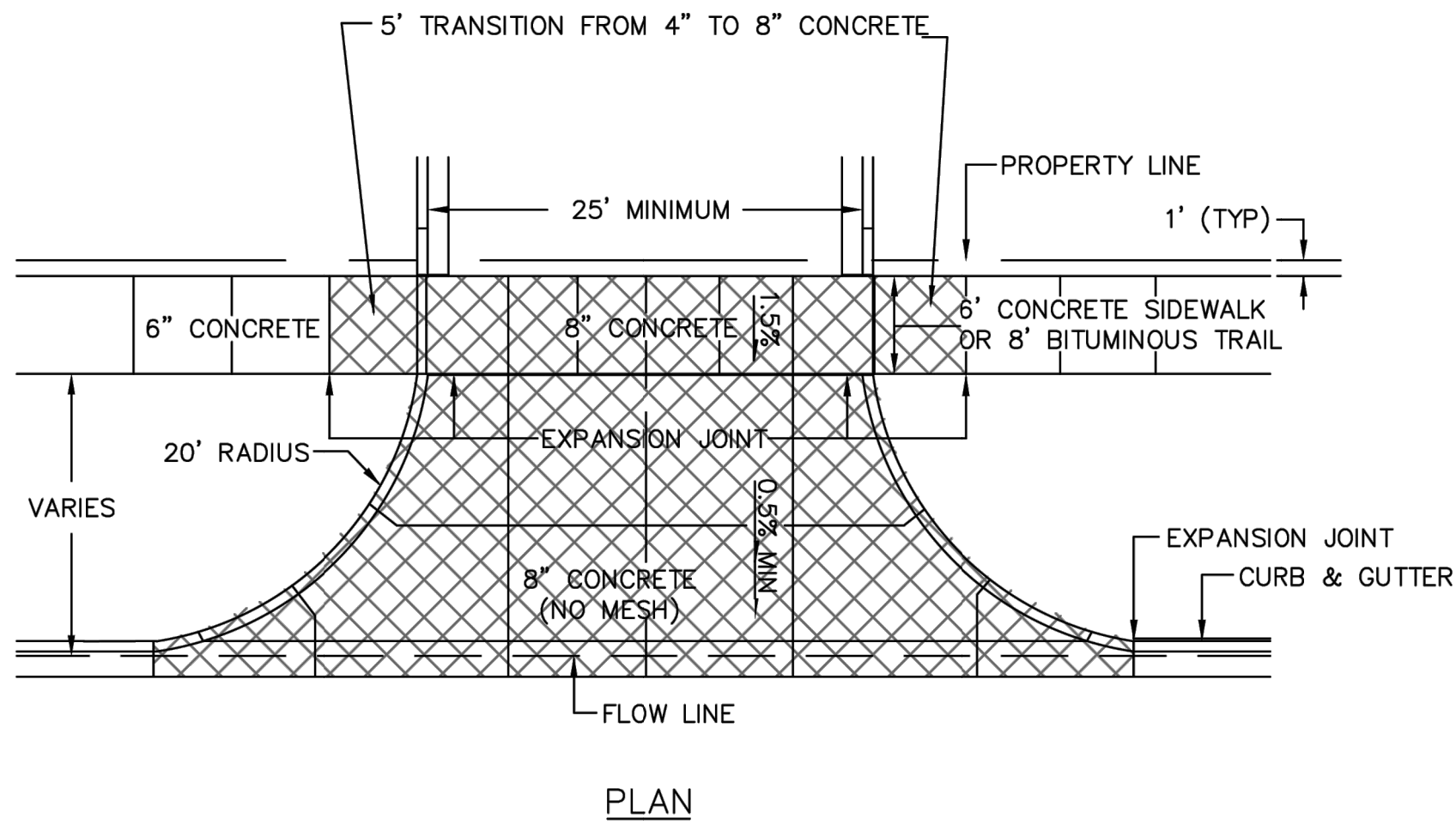
DET# SHT# TRAFFIC SIGN AND POST IN GRASS

NOT TO SCALE



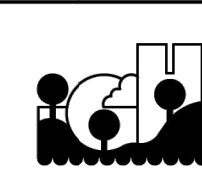
DET# SHT# CHAIN LINK FENCE

NOT TO SCALE



1. CONCRETE PANELS SHALL NOT EXCEED 10' IN ANY DIRECTION.
2. TRANSITION CURB FROM FULL HEIGHT AT STREET TO MATCH AT SIDEWALK.
3. SIDEWALK PANELS SHALL BE FORMED 1 FOOT FROM PROPERTY LINE.
4. CURB, DRIVEWAY, AND SIDEWALK WILL BE POURED SEPARATELY.
5. POINT 'A' SHALL BE A MINIMUM OF 4 INCHES ABOVE THE FLOWLINE.

PAID AS 8" CONCRETE PAVEMENT



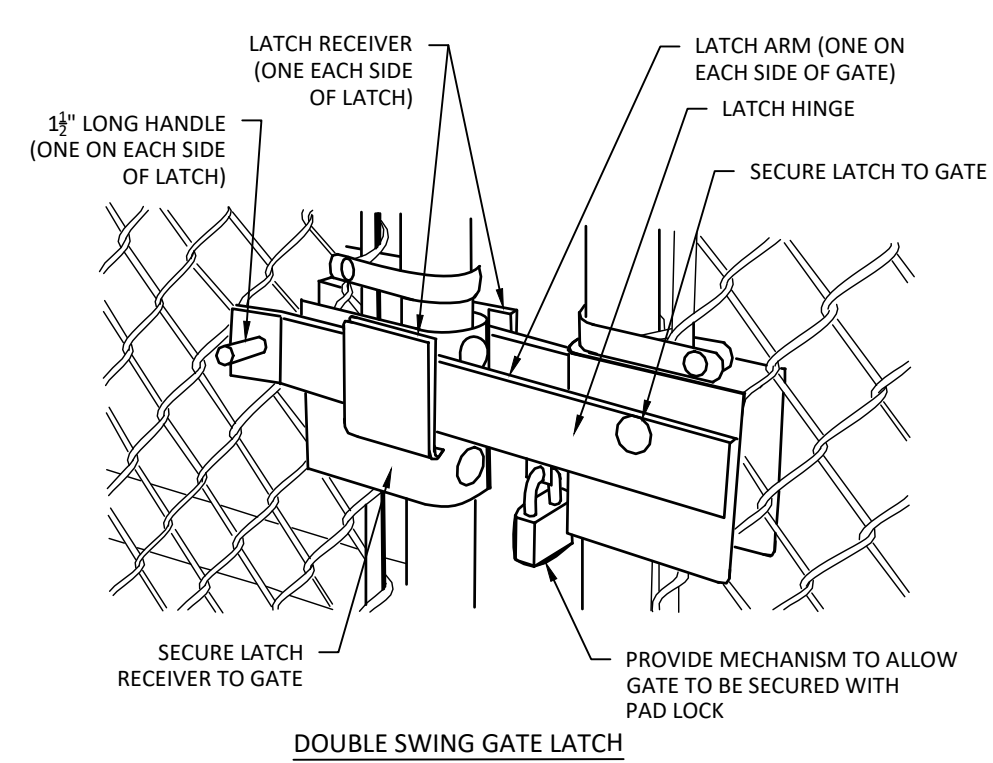
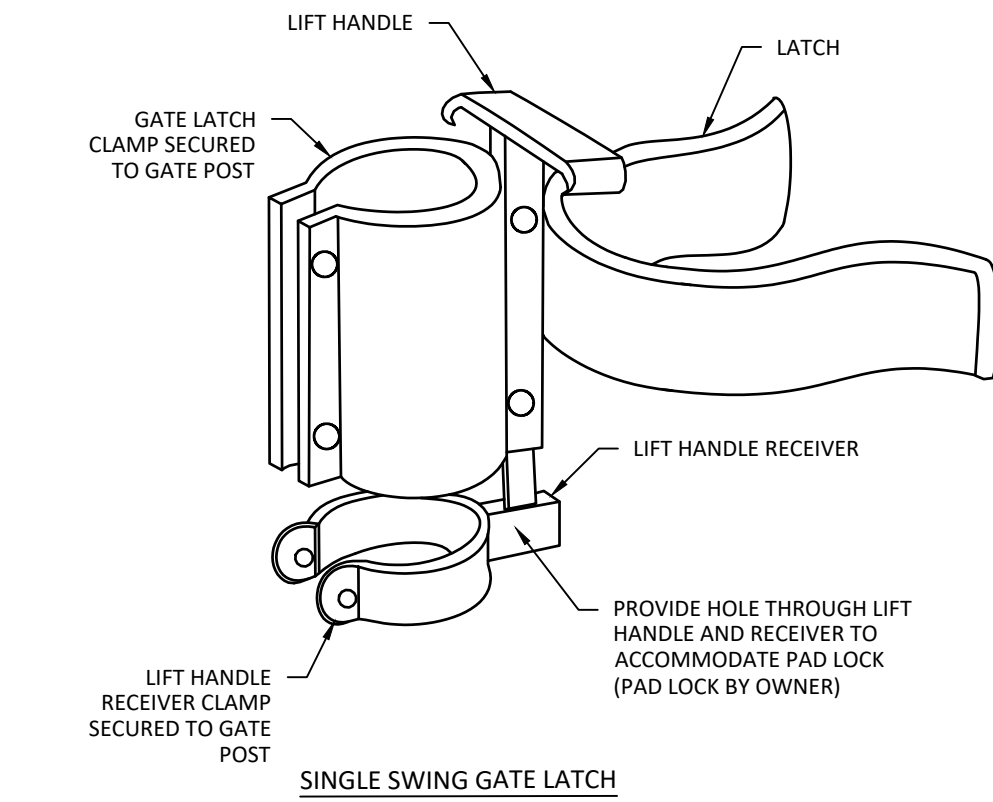
NON RESIDENTIAL DRIVEWAY WITH SIDEWALK

CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT

3/19

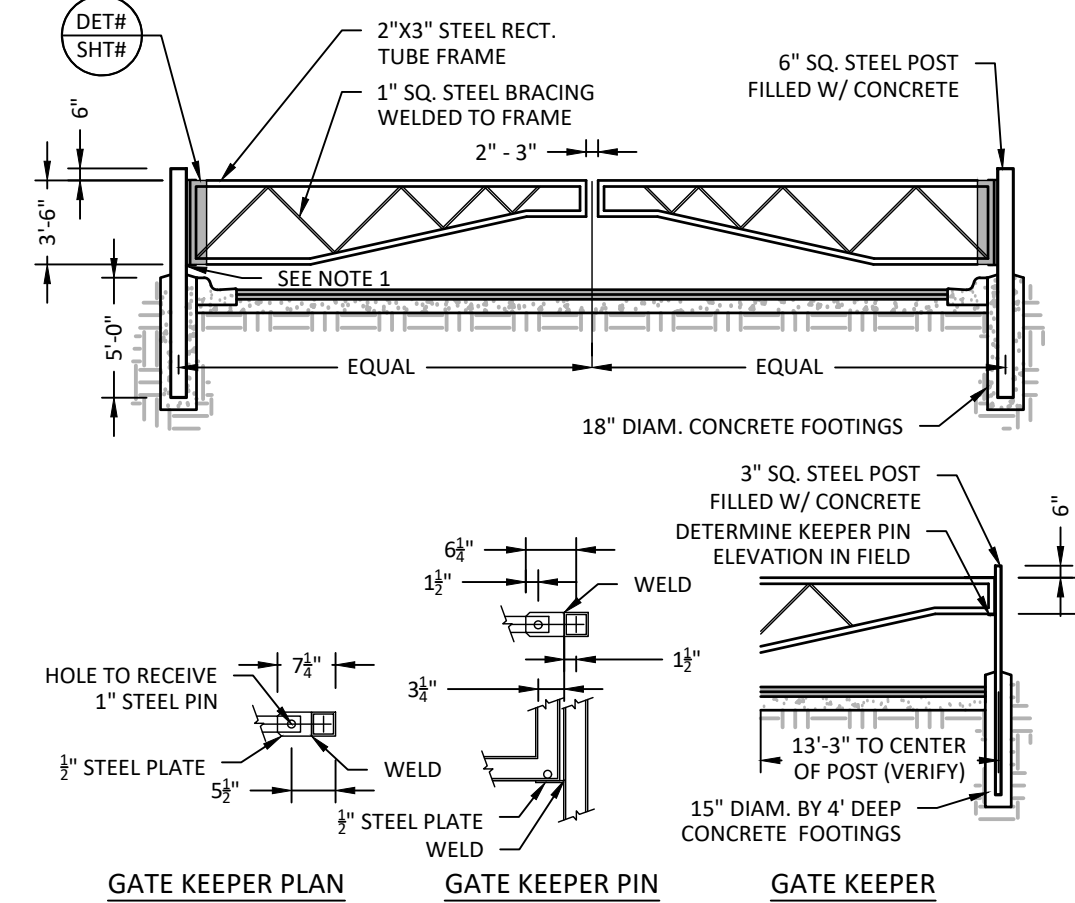
PLATE NO. STR-09

Printed On Dec-21



DET# SHT# GATE LATCH

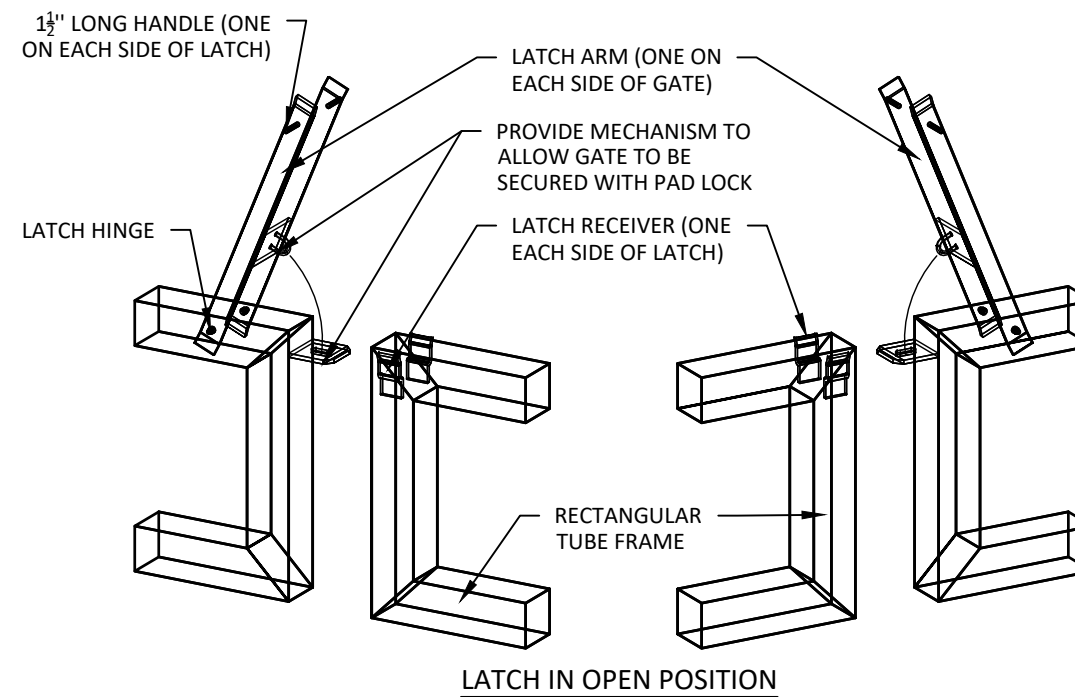
NOT TO SCALE



- NOTES:
1. GATE SHALL BE LEVEL ACROSS DRIVE. ADJUST HEIGHT ABOVE CURB AS REQUIRED.
 2. PROVIDE SHOP DRAWINGS OF GATE, HINGE POST AND KEEPER
 3. FINISH ENTIRE GATE WITH PRIMER AND MIN. 2 COATS OF PAINT. CONFIRM COLOR WITH ENGINEER / LANDSCAPE ARCHITECT

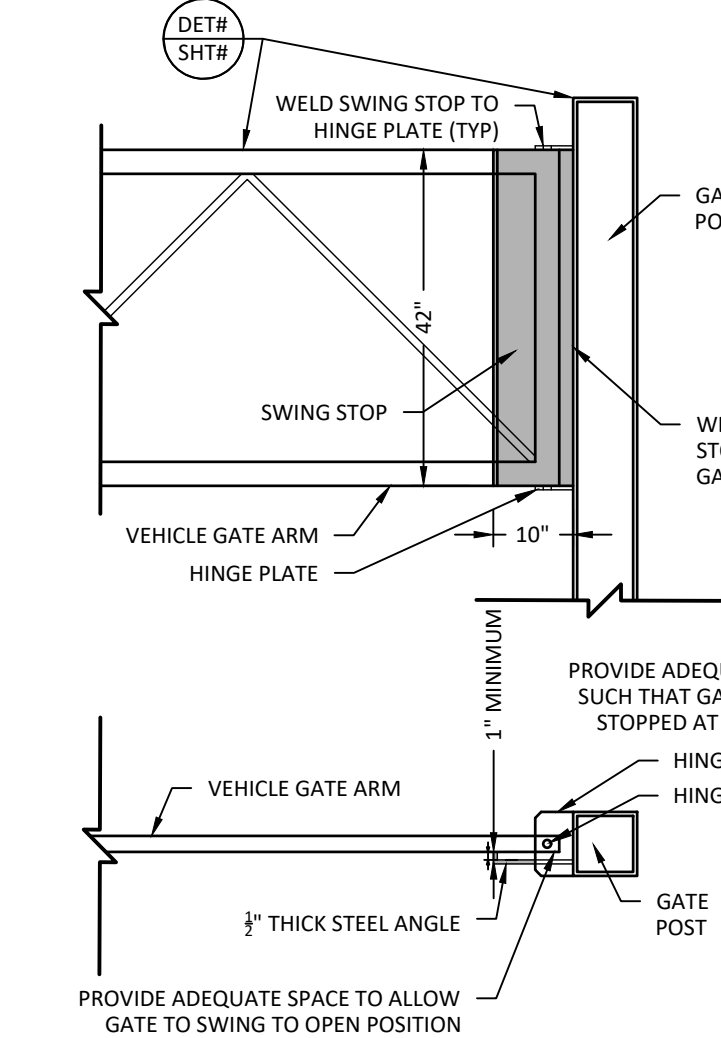
DET# SHT# VEHICLE GATE

NOT TO SCALE



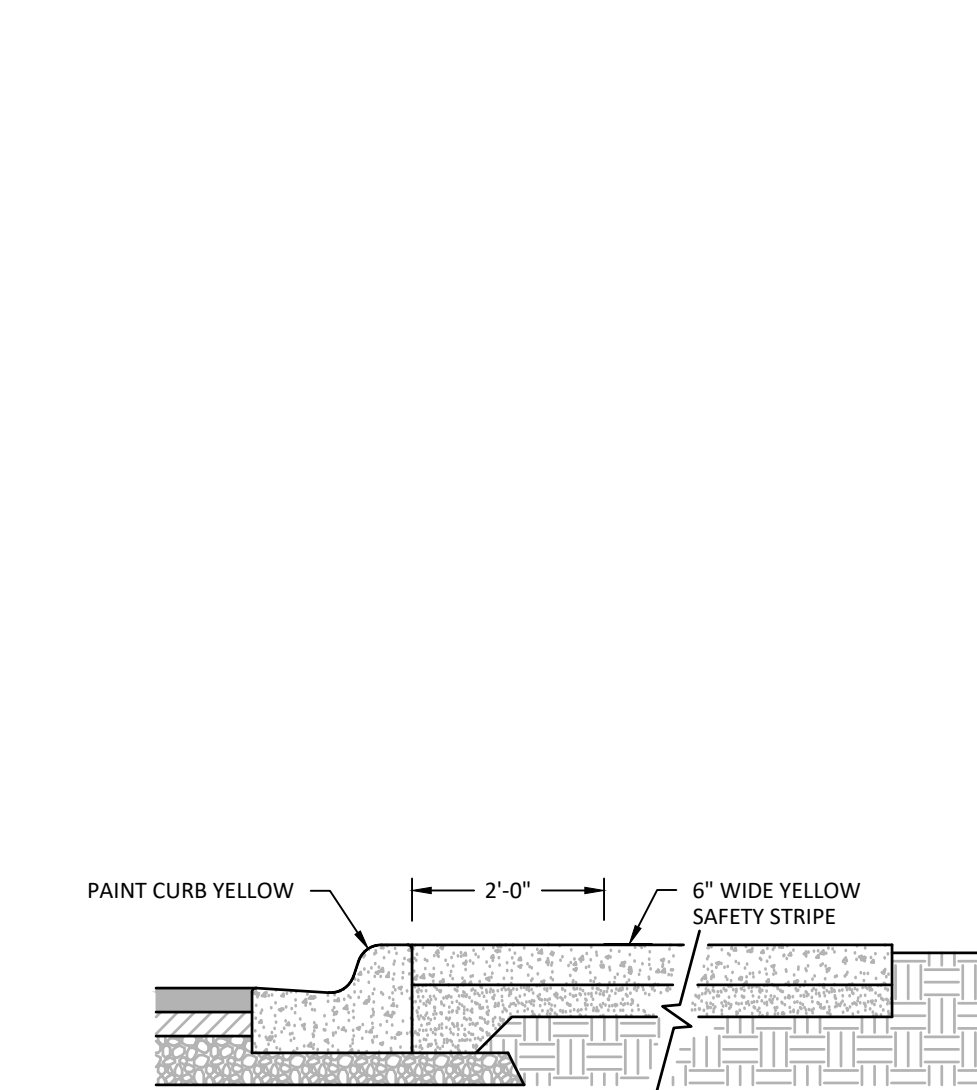
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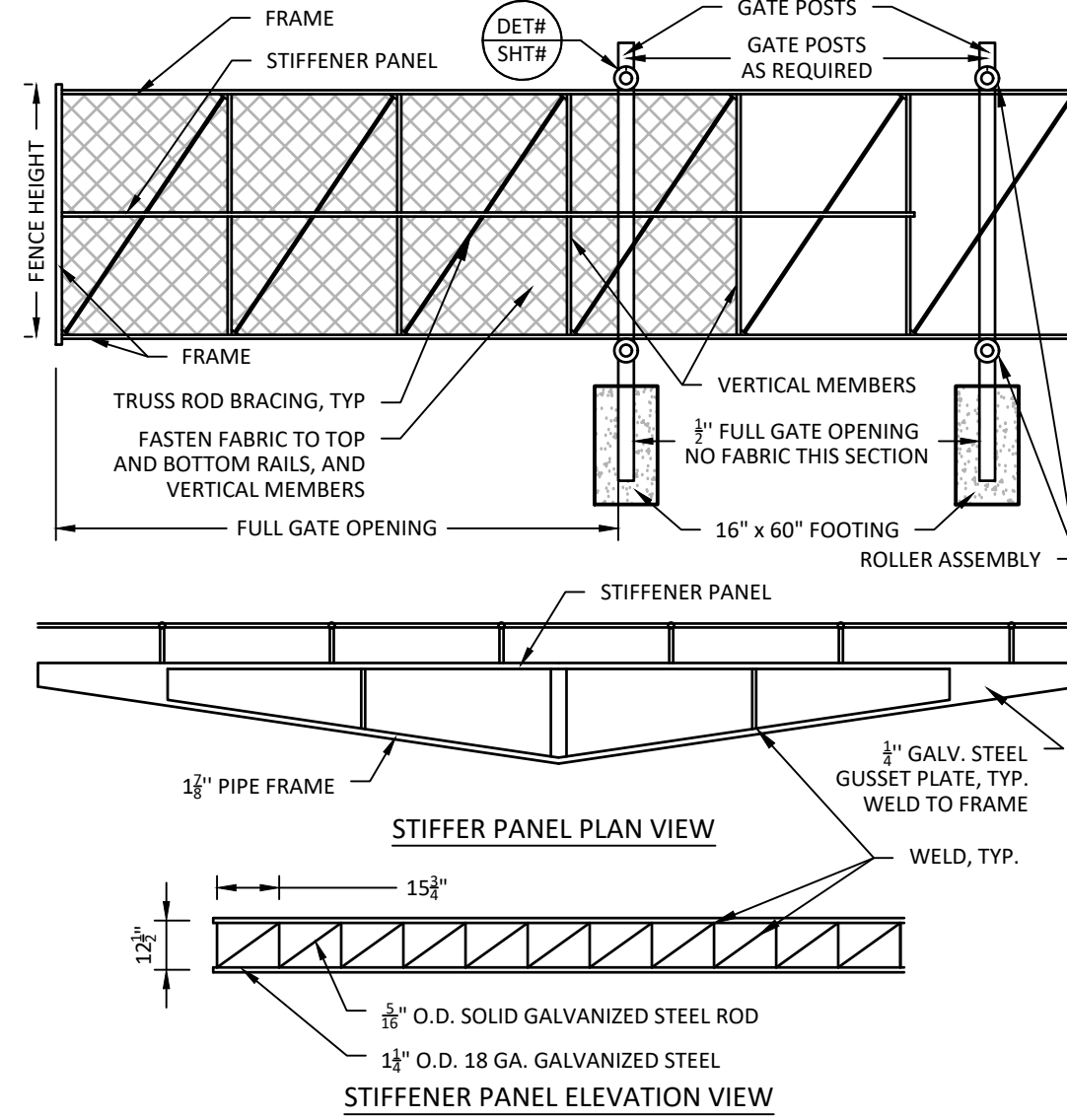
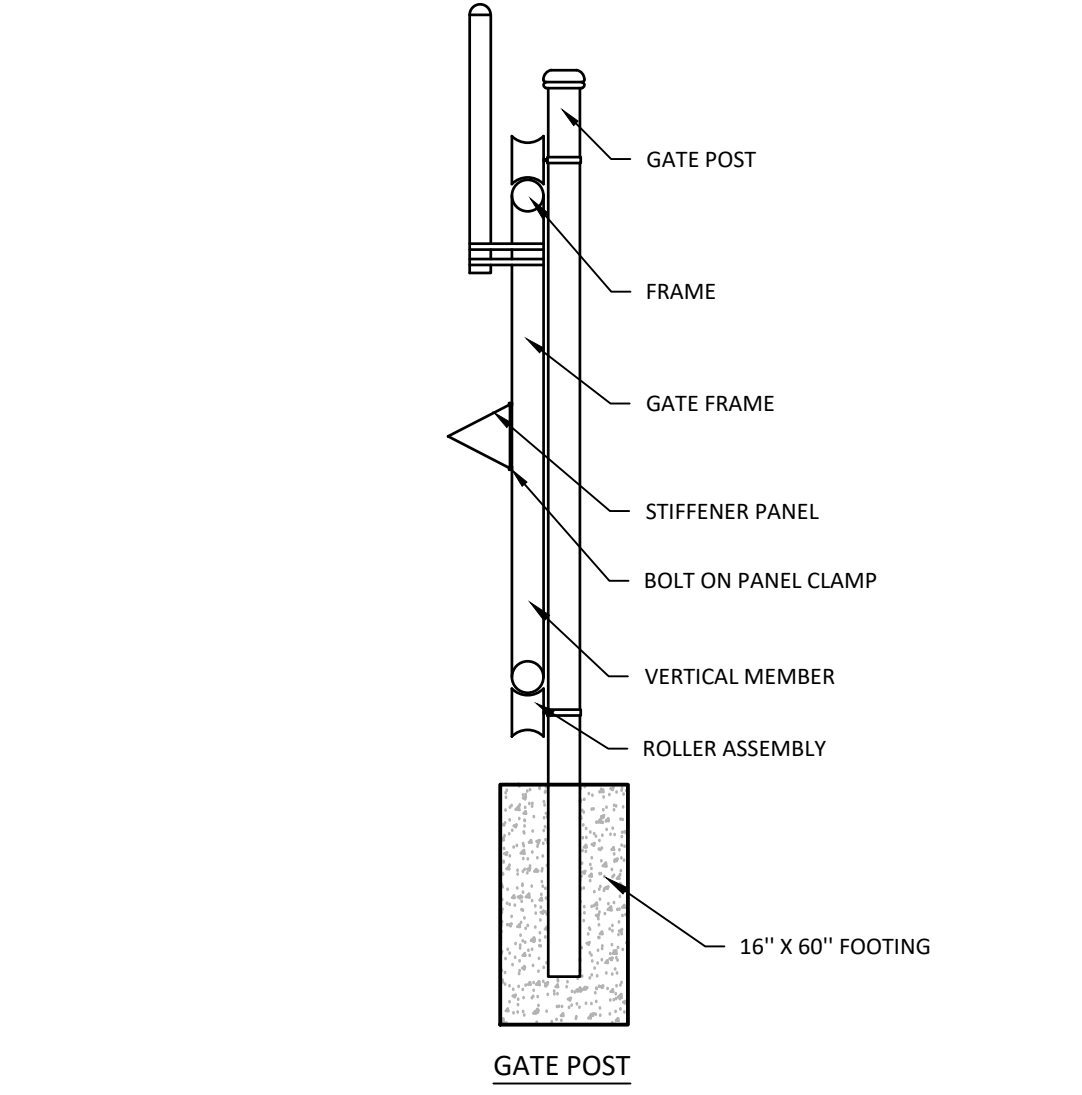
DET# SHT# VEHICLE GATE SWING STOP

NOT TO SCALE



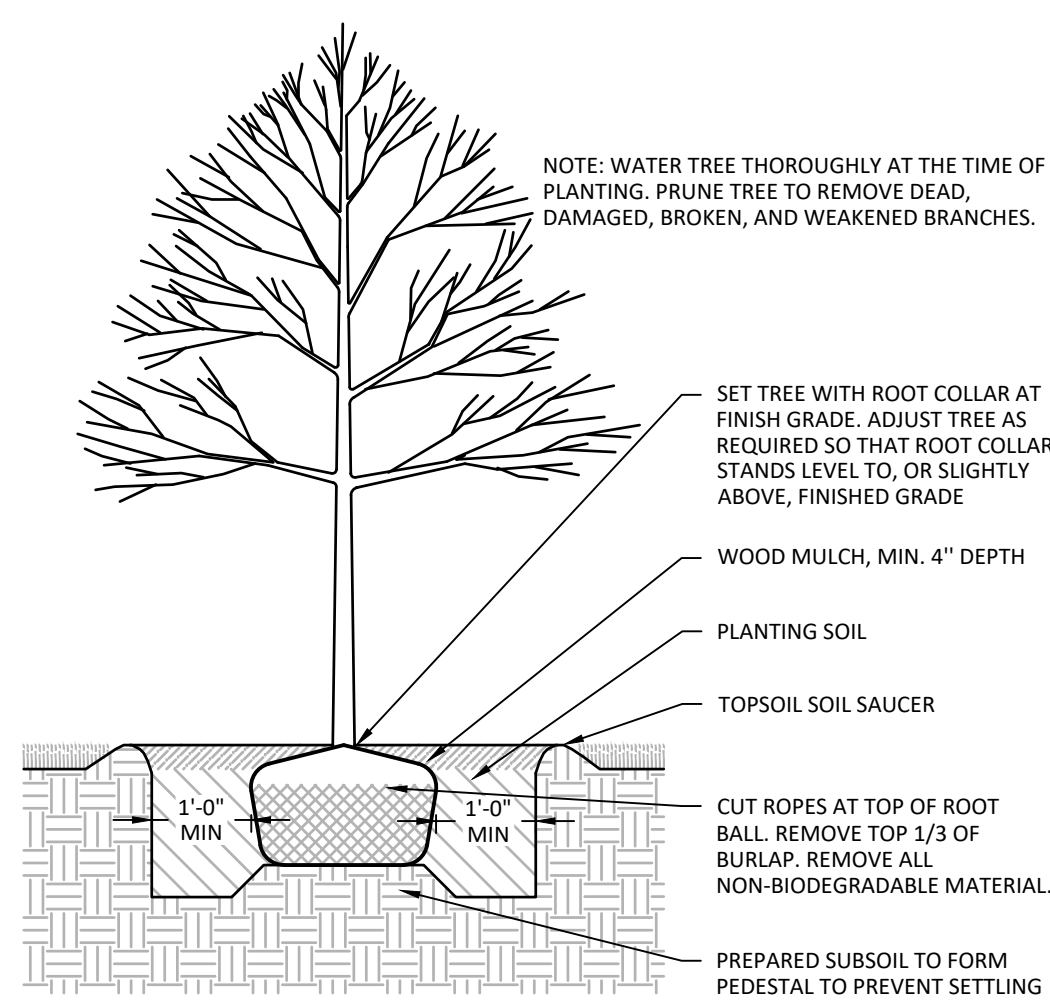
DET# SHT# CURB/SAFETY STRIPE PAINTING

NOT TO SCALE



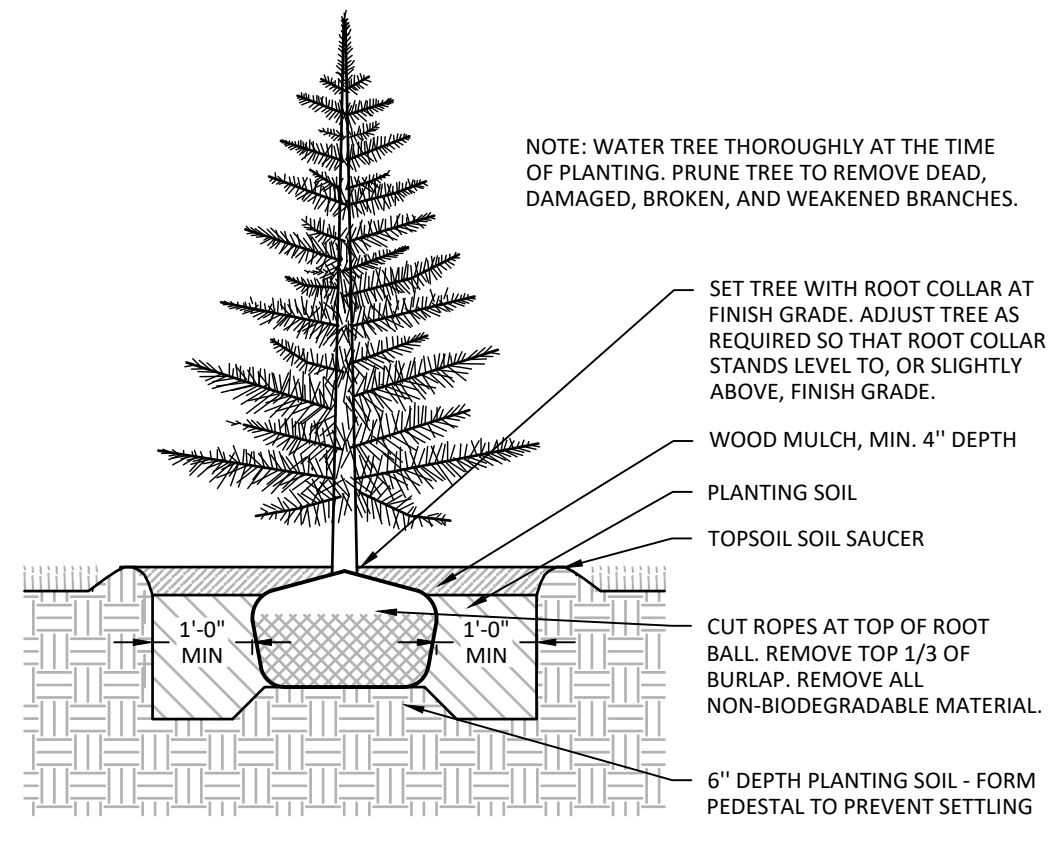
DET# SHT# CANTILEVERED GATE

NOT TO SCALE



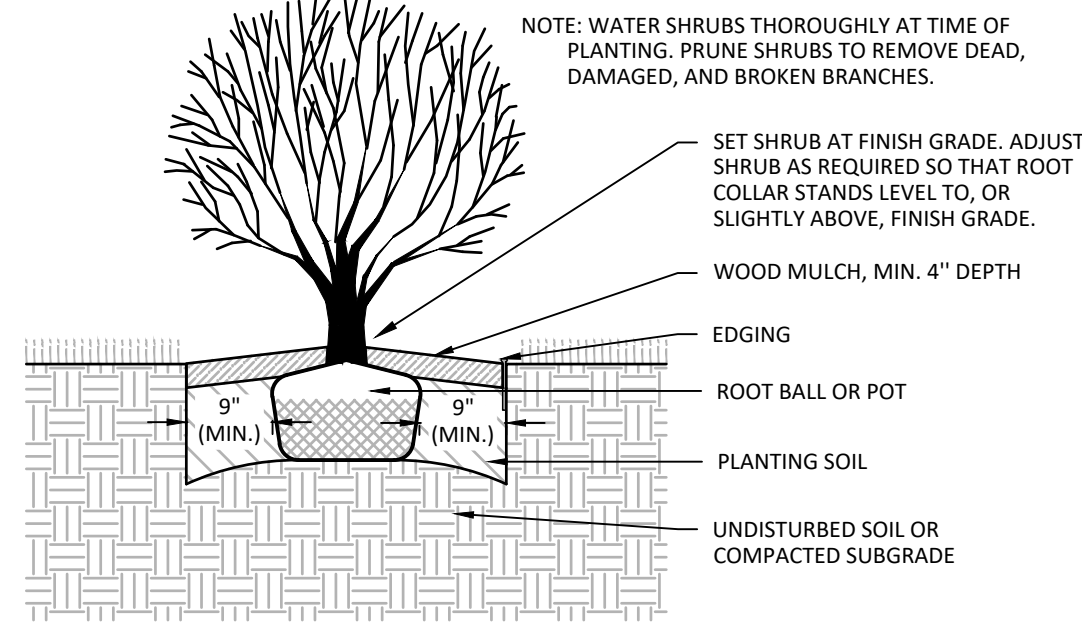
DET# SHT# DECIDUOUS TREE

NOT TO SCALE



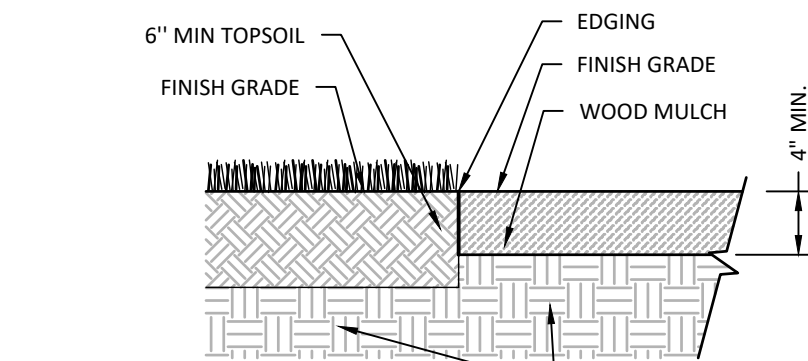
DET# SHT# CONIFEROUS TREE

NOT TO SCALE



DET# SHT# SHRUB

NOT TO SCALE



DET# SHT# WOOD MULCH BED

NOT TO SCALE



BOLTON & MENK

3300 FERNBROOK LANE
NORTH, SUITE 300
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3201 68th Street E
Inver Grove Heights, MN, 55076

PROJECT NO:
OV1128811

REVISIONS:

CIVIL DETAILS

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.

WILLIAM J. DIEDER
Reg. No. 59532 Date 02/20/2024

DATE: 02/20/2024
DESIGNED BY: WJD
DRAWN BY: WJD
CHECKED BY: WJD

C5.02



RSX2 LED

Area Luminaire

Catalog Number	
Notes	
Type	











On the key you receive our design team will illustrate dimensions.

Introduction

design select

marked by a shaded background qualify for the Design Select program and ship in 15 less. To learn more about Design Select, visit www.aacuitybrands.com/designselect.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

[illegible]

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_2	Illuminance	Fc	1.21	9.6	0.0	N.A.	N.A.
CalcPts_3	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.

TYPE AA: 25,000 LUMEN, TYPE 4 DISTRIBUTION

TYPE EX: EXISTING BUILDING MOUNTED FLOOD LIGHTS

TYPE EX1: EXISTING CITY OWNED POLE MOUNTED LIGHTS

ALL MOUNTING HEIGHTS ARE 30' A.F.G.

