



Inver Grove Heights Planning Commission
Tuesday, May 6, 2025 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, May 6, 2025, will be provided to the Commission at or before the May 6, 2025 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the April 1, 2025, Planning Commission Meeting.
4. **Public Hearing**
 - A. Consider a Request for Rezoning from A, Agricultural to R-3A, Multiple-Family Residential; Easement Vacation to Vacate an Existing Drainage & Utility Easement; and Preliminary Plat for a two-lot Subdivision to be known as Orchard Heights 3rd Addition located at 1845 77th Street West. Motion to Table Item to the June 3, 2025, Planning Commission Meeting.
 - B. Consider Requests for Preliminary Plat Approval of Inver Wood Gof Course Addition, and Comprehensive Plan Amendment from the current P, Public to MU, Mixed Use and Rezoning from the current Public to R-3C, Multiple Family Residential for a 4.252-Acre Parcel Identified as Outlot A in the Preliminary Plat, Located Across 70th Street from 1850 70th Street.
 - C. Consider Requests from Builders Lot Group for Approval of Rezoning from A, Agricultural to PUD, Planned Unit Development; and Easement Vacation to Vacate an Existing Drainage and Utility Easement; and PUD Amendment to include the two newly created lots as buildable lots in the Peltier Reserve PUD; and Preliminary Plat to create two buildable lots for Peltier Reserve 3rd Addition located at PID No's 20-56900-00-080 & 20-00700-05-019.
 - D. Consider a Request from DCI Specialty Contracting, LLC for a Planned Unit Development Amendment to allow for the use of adding an outdoor ATM in the Southeast Quadrant located at 5816 Blaine Ave.
 - E. Consider a Request from Yellow Tree Development for a Planned Unit Development Amendment to change the unit numbers and site plan to construct a four-story, 217-unit apartment building located at PID No. 20-56900-13-010.
5. **Regular Business**
 - A. Review the Sale of Land Owned by the Inver Grove Heights Economic Development Authority for a proposed industrial development project located at 6910 Dixie Avenue (PID 20-17750-06-050), 6940 Dixie Avenue (PID 20-17750-

06-071), 6950 Dixie Avenue (PID 20-17750-06-090), and an Unaddressed Parcel on Dickman Trail (PID 20-01100-27-012).

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.

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, April 1, 2025 - 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
Aida Schaefer
Robert Heidenreich
Amy Hunting
Dennis Wippermann

Commissioners Absent: Lance Twedt - excused

Staff Present: Jason Ziemer, Community Development Director
Kevin Shay, Planning Manager
Stacy Bodsberg, Community Development Support Specialist

3. CONSENT AGENDA

A. Minutes of March 4, 2025, Planning Commission Meeting.

Motion by Presley, Second by Heidenreich, to Approve the Minutes as Submitted.

Ayes: 8

Nays: 0 Motion Carried.

4. PUBLIC HEARING

A. Public Hearing to Consider a Request for Rezoning from A, Agricultural to R-3A, Multiple-Family Residential; Easement Vacation to Vacate an Existing Drainage and Utility Easement; and Preliminary Plat for a two-lot Subdivision to be known as Orchard Heights 3rd Addition located at 1845 77th Street West.

Motion by Hunting, Second by Heidenreich, to Table Item to May 6, 2025, Planning Commission Meeting.

Ayes: 8

Nays: 0 Motion Carried.

B. Public Hearing to Consider a Request for Approval of a Preliminary Plat from the Inver Grove Heights Economic Development Authority to Replat Inverwood Golf Course and Subdivide 4.252-Acres from the Golf Course.

Motion by Teiken, Second by Clancy, to Table Item to May 6, 2025, Planning Commission Meeting.

Ayes: 8

Nays: 0 Motion Carried.

Planning Commission Meeting Minutes

Tuesday, April 1, 2025

C. Public Hearing to Consider a Request by Connor Gosell for a Conditional Use Permit to Operate a Seasonal Agricultural Stand located at 9226 Old Concord Boulevard.

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Presentation of Request

Planning Manager Shay presented the staff report.

The Seasonal Agricultural Stand is an allowed use for the district. Additionally, the proposed stand meets other general (10-3A) and specific (10-15-27) Conditional Use Permit criteria. The stand will be located more than 80 feet from property lines and there is a plan to provide five parking spaces in a main lot, with 10 additional spaces in an overflow area. The applicant plans to operate the stand from May through November in an open enclosure. No refrigeration equipment will be on site. The applicant will only sell produce grown on site.

Therefore, staff recommend approval of the Conditional Use Permit, subject to the condition listed in the staff report.

Opening of Public Hearing

Connor Gosell, 9226 Old Concord Boulevard, Applicant, stated that he received the staff report, read and understood the report.

Commissioner Wippermann inquired as to whether the applicant's neighbor with the shared driveway is in support of the stand. Mr. Gosell stated that he had spoken with the neighbor, and he was good with it.

Commissioner Schaefer inquired if the stand would offer both produce and eggs. Mr. Gosell stated that they will, and that they also have ducks and chickens on site.

Commissioner Hunting inquired as to which neighbor the driveway was shared with. Mr. Gosell stated that the driveway is shared with the neighbor to the north.

Planning Commission Discussion

Motion by Clancy, Second by Presley, to add one email into the record.

Ayes: 8

Nays: 0 Motion Carried.

Chair Weber inquired whether there were additional conditions in the staff report, referencing language in the staff report concerning no restrooms being available on site. Planning Manager Shay stated that there isn't. The language about restrooms on site would be used for annual conformance check-ins, which are standard for Conditional Use Permits.

Motion by Wippermann, Second by Schaefer, to Approve the Conditional Use Permit for a Seasonal Agricultural Stand subject to the condition listed in the Staff Report.

Ayes: 8

Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on April 28, 2025.

Planning Commission Meeting Minutes

Tuesday, April 1, 2025

5. REGULAR BUSINESS

A. Administrative Site Plan Review Application from Height Investment Group, LLC, for a Dunkin Donuts located at 6800 Cahill Avenue.

Planning Manager Shay gave an informational update.

Because the site already contained a drive-through from the previous use as a bank, there were no external site improvements triggering a major site plan review, and the site plan was classified for administrative review only. Staff have sent a comment letter to the developers. The next step is for the developers to apply for building permits.

Community Development Director Ziemer stated that there will not be a Planning Commission meeting on April 15, 2025. Next meeting will be the Joint Special Meeting with City Council on May 5, 2025, and asked Commissioners to review materials and send questions in advance.

Planning Manager Shay gave updates on City Council actions on items from the March meeting.

- Council approved the Rezoning and Comprehensive Plan Amendment for 119 townhomes request by MV Ventures site at 65th Street and Argenta Trail.
- Council denied the Comprehensive Plan Amendment (Public Institutional to Commercial) at the Grace Nazarene Church at 80th Street and Blaine Ave.
- Council approved the Major Site Plan review for parking lot improvements at Pine Bend Elementary School.

6. ADJOURN

Motion to adjourn the meeting at 7:18 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.



Planning Commission Report

MEETING DATE:	May 6, 2025
CASE NO:	25-01S
APPLICANT:	Steve Grebin
PROPERTY OWNER:	Same as Applicant
REQUEST:	Rezoning, Vacation of Drainage & Utility Easements, Preliminary & Final Plat
LOCATION:	1845 77th Street West
COMPREHENSIVE PLAN:	LMDR, Low-Medium Density Residential
ZONING:	A, Agricultural
STAFF CONTACT:	Jason Ziemer, 651-450-2546

ACTION REQUESTED

The Planning Commission is asked to table the public hearing and consider the request to Vacate Drainage and Utility Easements, Rezoning of the Subject Property, and Approval of the Preliminary and Final Plats until the June 3, 2025, Planning Commission meeting.

BACKGROUND

Steve Grebin ("Applicant"), 1974 77th Street West, Inver Grove Heights, has requested approval of the vacation of Drainage and Utility Easements (DUEs), Rezoning of the Subject Property, and approval of the Preliminary and Final Plats for the property located at 1845 77th Street West (PID: 20-70900-01-020) ("Subject Property"). The Applicant is the owner of the Subject Property.

This public hearing for this item, originally scheduled for the March 4, 2025, Planning Commission ("Commission") meeting, was tabled by the Commission to the April 1, 2025, meeting. The Applicant presented to City staff resolution of identified plat and title issues are in progress but remain unresolved at this time. Thus, City staff request that the Commission again table the public hearing on this item to the May 6, 2025, Commission meeting. The Applicant is still in the process of working through the plat and title issues that are needed to move forward. City Staff is requesting that the Commission table the public hearing on this item to the June 3, 2025, Commission meeting.

The Applicant requested an extension to the required one-year Final Plat application deadline as established with previous City Council action, approving the Comprehensive Plan for the Subject Property on April 8, 2024, per Resolution No. 2024-066. The City Council approved that extension request on March 10, 2025, per Resolution No. 2025-055, granting the Applicant an additional year to complete the process. The current application under review was submitted on February 3, 2025. State Statute grants cities 120 days to review and act on Preliminary Plat requests. Because action on the Preliminary Plat is delayed, action on the Final Plat will be delayed past the original application deadline.

EVALUATION OF REQUEST

Not Applicable At This Time.

ALTERNATIVES

Not Applicable At This Time.

RECOMMENDATION

City staff recommend tabling the public hearings, as noted, until the June 3, 2025, Planning Commission meeting.

ATTACHMENTS

None



Planning Commission Report

MEETING DATE:	May 6, 2025
CASE NO:	25-08PP
APPLICANT:	Inver Grove Heights Economic Development Authority
PROPERTY OWNER:	Inver Grove Heights Economic Development Authority
REQUEST:	Preliminary Plat, Comprehensive Plan Amendment & Rezoning
LOCATION:	70th Street & Babcock Trail
COMPREHENSIVE PLAN:	Public Parks & Open Space (Current) / Mixed Use (Proposed)
ZONING:	P, Institutional (Current)
STAFF CONTACT:	Jason Ziemer, 651-450-2546

ACTION REQUESTED

The Planning Commission is asked to conduct a public hearing and consideration of the request for approval of the Preliminary Plat for Inver Wood Golf Course Addition, creating a 4.252-acre outlot, legally described as Outlot A, and approval of a Comprehensive Plan Amendment of said Outlot from Public Parks & Open Space to Mixed Use and Rezoning of said Outlot from P, Institutional to R-3C, Multiple-Family Residential.

BACKGROUND

The Inver Grove Heights Economic Development Authority (“EDA”) submitted an application requesting approval of the Preliminary Plat (“Plat”), identified as “Inver Wood Golf Course Addition” and located at the intersection of Babcock Trail and 70th Street. The Plat proposes to replat six properties owned by the City of Inver Grove Heights and one by the EDA, and subdividing them to create one, single golf course property and a second, smaller 4.252-acre parcel to be owned by the EDA (“EDA Lot”). The EDA Lot is currently a vacant, undeveloped area located on the northwest corner of Babcock Trail and 70th Street. The PIDs for the seven properties subject to the Plat are: 20-00800-01-014, 20-00800-01-013, 20-00800-02-018, 20-00800-30-012, 20-00800-28-011, 20-00800-29-011 and 20-00800-79-010. In addition to the Plat, the EDA has requested the current land use guiding be changed from Public/Institutional to Mixed Use, with a corresponding rezoning of the EDA Lot to match. The public hearing and consideration of this request was tabled from the April 1, 2025, Planning Commission meeting.

EVALUATION OF REQUEST

Land Use & Zoning

The Subject Property is currently guided **Public Parks & Open Space**, per the 2040 Comprehensive Plan, and zoned **P, Institutional**.

The application before the Planning Commission also includes a request from the EDA to re-guide the Outlot to **Mixed Use**. As there is no corresponding Mixed Use zoning district, City staff determined the most applicable, corresponding zoning district options for Mixed Use zoning would be

either **R-3C, Multiple Family Residential District** or **B-3, General Business**. As zoning must comply with its corresponding land use designation, and given concerns surrounding a commercial-only designation, City staff recommend R-3C.

For the purpose of the Preliminary Plat, the Outlot conforms to all minimum zoning standards for P, Institutional; R-3C, Multiple Family Residential; and B-3, General Business. All three of these districts require a minimum lot width of 100 feet. The lot area minimum for the P and R-3C districts is 1.0 acres; B-3 zoning has no lot area minimum.

Land Use and Zoning standards are satisfied.

Proposed Plat

As cited above, the Preliminary Plat, identified as the “Inver Wood Golf Course Addition,” proposes to replat the Inverwood Golf Course property, combining all lots into one lot and further subdividing the land into two distinct two lots. Those lots are to be legally described as Lot 1, Block 1 and Outlot A of the Inver Wood Golf Course Addition.

The entire area subject to the Plat totals 255,906 acres, or 11,147,246 square feet. Of that area, the Golf Course property – Lot 1, Block 1 – is 243,885 acres, or 10,623,621 square feet, which is 95% of the total plat area. The newly created EDA Lot – Outlot A – will comprise 4.252 acres, or 185,235 square feet. The remainder of the Plat area will include newly dedicated rights-of-way for all of the existing roadways. The dedicated right-of-way area with this Plat totals 7.768 acres, or 338,390 square feet. Dedicated rights-of-way (ROW) include Robert Trail/State Highway 3, 80th Street/County Road 28, 70th Street/County Road 26, and Babcock Trail/County Road 73. The City is also re-dedicating a small ROW area on the north side of the EDA Lot, west of Babcock Trail. This area is identified as “Public Street” on the Plat and was part of Dakota County Road 9, which was the cross street identified as “Public Street.”

Dakota County plans to reconstruct 70th Street from Robert Trail to Cahill Avenue. Intersection improvements at the 70th Street-Babcock Trail intersection will likely require additional ROW. City staff are recommending a condition of Plat approval, allowing for a final adjustment to the ROW area, pending the final road design by Dakota County. Based on current road drawings, it is not anticipated the additional ROW will have any significant impact on the property. The adjustment to the Preliminary and Final Plats would be adjusted prior to this item going to the City Council on May 26, 2025.

As an Outlot, no Drainage and Utility Easements (“Easements”) along the lot line are being established with the Plat. Any future development of the property would require the parcel to be replatted; Easements would be dedicated at that time. Note: There is no pending development planned for the EDA Lot; the EDA will retain ownership of the property for the time being.

History of the EDA Lot

In 1990, the Inver Grove Heights City Council acquired land to construct Inverwood Golf Course. Years later, the Economic Development Authority (EDA) came into ownership of two properties within the golf course area, including a 4.93-acre parcel on the southside of 70th Street and west of the Golf Course clubhouse, and the 4.252-acre parcel that is subject to the Preliminary Plat. Approval of the Plat would recombine the 4.93-acre parcel back into the Golf Course property.

EDA ownership occurred in 2012 when the City identified the two parcels as “excess golf course land” and sold them to the EDA for the purpose of development. The EDA acquired the property for

\$1,352,000, utilizing a \$1 million loan from the City's Host Community Fund. The 2012 transaction allowed the City to defease the outstanding golf course bonds, thereby improving the golf course's financial position. The outcome of EDA ownership of both properties would also allow for future economic development opportunities.

Comprehensive Plan & Zoning Amendments

As a land asset for economic development, the EDA is requesting the EDA Lot be re-guided from Public Parks & Open Space to Mixed Use. That amendment would allow the EDA to determine the process related to a future sale for development. A Mixed Use designation gives the EDA the greatest flexibility and options to find an ideal development partner. As noted above, the EDA will retain ownership of the property, meaning the EDA would decide the type of development it feels is most suitable for the property, area and of benefit to the community before agreeing to sell the property.

The question of zoning is more complicated. The City does not have a specific Mixed Use zoning district, which would be the natural zoning alignment with the Mixed Use land use designation. Again, zoning and land use are required to match. As there is no corresponding Mixed Use zoning district, City staff determined the most applicable, corresponding zoning district that are the closest options for Mixed Use zoning would be either **R-3C, Multiple Family Residential District** or **B-3, General Business**. The published and mailed notice noted a rezoning to B-3, after further review and given concerns raised surrounding a commercial-only designation, City staff are recommending the Commission consider R-3C. The Golf Course property would remain as currently guided and zoned.

If a development partner was identified, City staff would encourage the developer to rezone to Mixed Use Planned Unit Development (PUD), which is an option in City Code (10-10E-1 thru 10-10E-3). A PUD is a special zoning district, established by ordinance, that creates the specific zoning standards and parameters for the PUD district. While existing code allows for a Mixed Use PUD zoning district, the specific lot (bulk) standards and allowable uses are to be defined at the time of application and approval. Additionally, given the City has several other areas currently guided Mixed Use, City staff are looking into drafting and presenting a specific Mixed Use zoning district.

In the meantime, the amended Land Use and Zoning designations would allow the EDA to create clarity as to uses and zoning standards, thereby allowing the EDA to actively engage potential developers.

ALTERNATIVES

Regarding zoning consideration, the Planning Commission has the option of determining the zoning designation of Outlot A as B-3, General Business, as noticed and published, or R-3C, Multiple Family Residential, as recommended by City staff and discussed above.

RECOMMENDATION

City staff recommend approval of the Preliminary Plat with the condition for right-of-way adjustments along 70th Street and Babcock Trail, and approval of the Comprehensive Plan amendment and rezoning of Outlot A within the Preliminary Plat as presented.

ATTACHMENTS

1. Preliminary Plat_Inverwood Golf Course Addition_04-11-2025
2. Alta & Topo Survey_Outlot A_Inverwood Golf Course Addition
3. EDA Golf Course Lot Location Map
4. InverWood_ProposedLandUse

5. InverWood_ProposedZoning

PROPERTY DESCRIPTION

All that part of the North Half of the Northeast Quarter of Section 8, Township 27, Range 22, Dakota County, Minnesota, lying Westerly of Babcock Trail (aka German Road) except the following described parcel:

Beginning at the Northwest corner of the Northeast Quarter of said Section 8; thence East along the North line of said Section 8, a distance of 300 feet; thence South at right angles a distance of 726 feet; thence West at right angles 300 feet to the North South Quarter Section line of said Section 8; thence North along said Quarter Section line 726 feet to the point of beginning, Dakota County, Minnesota.

AND Except that part of Section 8 lying within the following description:

That part of the South Half of the Southeast Quarter of Section 5 and that part of the North Half of the Northeast Quarter of Section 8, all in Township 27, Range 22, Dakota County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 8; thence South 89 degrees 27 minutes 58 seconds East, assumed bearing, along the north line of said Section 8 a distance of 910.68 feet to the point of beginning of the parcel to be described; thence continuing South 89 degrees 27 minutes 58 seconds East 223.70 feet; thence North 00 degrees 32 minutes 02 seconds East 41.25 feet; thence South 89 degrees 27 minutes 58 second East 97.92 feet; thence South 03 degrees 30 minutes 26 seconds East 645.40 feet; thence South 83 degrees 33 minutes 18 seconds West 361.75 feet; thence North 00 degrees 10 minutes 40 seconds West 646.55 feet to the point of beginning.

AND

That part of the South Half of the Southeast Quarter of Section 5 and that part of the North Half of the Northeast Quarter of Section 8, all in Township 27, Range 22, Dakota County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 8; thence South 89 degrees 27 minutes 58 seconds East, assumed bearing, along the north line of said Section 8 a distance of 910.68 feet to the point of beginning of the parcel to be described; thence continuing South 89 degrees 27 minutes 58 seconds East 223.70 feet; thence North 00 degrees 32 minutes 02 seconds East 41.25 feet; thence South 89 degrees 27 minutes 58 second East 97.92 feet; thence South 03 degrees 30 minutes 26 seconds East 645.40 feet; thence South 83 degrees 33 minutes 18 seconds West 361.75 feet; thence North 00 degrees 10 minutes 40 seconds West 646.55 feet to the point of beginning.

AND

That part of the South Half of the Northeast Quarter of Section 8, Township 27 North, Range 22 West, Dakota County, Minnesota, lying westerly of the following described Line A:

Commencing at the southeast corner of said South Half of the Northeast Quarter; thence North 89 degrees 55 minutes 19 seconds West, assumed bearing, along the south line of said South Half of the Northeast Quarter 305.97 feet to a point on a 4000.00 foot radius, non-tangential curve, the center of circle of which bears South 87 degrees 08 minutes 07 seconds East from said point; thence northeasterly along said curve 365.47 feet; thence North 89 degrees 55 minutes 19 seconds West 621.02 feet; thence South 0 degrees 04 minutes 41 seconds West to the south line of said South Half of the Northeast Quarter and the point of beginning of Line A to be described; thence North 0 degrees 04 minutes 41 seconds East to the north line of said South Half of the Northeast Quarter and said Line A there terminating.

AND

The West one-half of the Southeast Quarter of Section 8, Township 27, Range 22, Dakota County, Minnesota.

PROPERTY DESCRIPTION

AND

The south 618.55 feet of the East Half of the Northwest Quarter of Section 8, Township 27, Range 22, Dakota County, Minnesota, and that part of said East Half of the Northwest Quarter lying westerly of the east 1038.92 feet thereof, lying northerly of the south 618.55 feet thereof, and which lies southerly of a line described as follows:

Beginning at a point on the east line of said East Half of the Northwest Quarter, said point being 1511.9 feet south of the northeast corner thereof; thence West and parallel with the north line of said East Half of the Northwest Quarter 459.57 feet; thence North and parallel with the east line of said East Half of the Northwest Quarter 191.9 feet; thence West and parallel with the north line of said East Half of the Northwest Quarter 851.89 feet more or less to a point on the west line of said East Half of the Northwest Quarter, said point being 1320.00 feet South of the northwest corner thereof and there terminating, according to the United States Government Survey thereof and situate in Dakota County, Minnesota.

AND

The West 1/2 of the Northwest 1/4 except the North 1561 feet thereof, in Section 8, Township 27 North, Range 22 West, Except therefrom the following described parcel: That part of the Southwest 1/4 of the Northwest 1/4 of said Section 8, described as follows: Commencing at a point 33 feet North of the Southwest corner of the Northwest 1/4 of Section 8, Township 27, Range 22; thence East 254.3 feet to a point; thence North parallel with the West line of said section, 200 feet to a point; thence West 254.3 feet to the section line; thence South along said section line to the point of beginning.

And Except:

That part of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 8, Township 27 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the Southwest corner of said Northwest Quarter; thence Northerly along the West line of said Section 8, a distance of 233.00 feet; thence South 89 degrees 45 minutes 42 seconds East (assumed bearing) parallel with the South line of said Northwest Quarter, a distance of 254.30 feet to the point of beginning of the parcel to be described; thence south 89 degrees 45 minutes 42 seconds East, 32.86 feet; thence South 48 degrees 30 minutes 30 seconds East, 157.52; thence South 57 degrees 31 minutes 11 seconds West, 177.84 feet to a point which is 200.00 feet South of the afore-described point of beginning, measured parallel with said West line; thence Northerly to the point of beginning and there terminating.

AND

That part of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 8, Township 27 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the Southwest corner of said Northwest Quarter; thence Northerly along the West line of said Section 8, a distance of 233.00 feet; thence South 89 degrees 45 minutes 42 seconds East (assumed bearing) parallel with the South line of said Northwest Quarter, a distance of 254.30 feet to the point of beginning of the parcel to be described; thence south 89 degrees 45 minutes 42 seconds East, 32.86 feet; thence South 48 degrees 30 minutes 30 seconds East, 157.52; thence South 57 degrees 31 minutes 11 seconds West, 177.84 feet to a point which is 200.00 feet South of the afore-described point of beginning, measured parallel with said West line; thence Northerly to the point of beginning and there terminating.

NOTES

- The basis of bearings is Dakota County Coordinate System NAD83(86 adj.).
- All distances are in feet.
- Spot elevations at curb line are to top of curb.
- The property is currently zoned "P - Public Institutional".
- Benchmark: MNDOT Bench Mark Disk named 1RDS located on Babcock Trail in location depicted on survey has an elevation of 950.04 feet NAVD 88 (NGVD 29 elevation is 949.95).

OWNER/SUBDIVIDER

CITY OF INVER GROVE HEIGHTS
8150 BARBARA AVENUE
INVER GROVE HEIGHTS, MINNESOTA 55077
CONTACT: JASON ZIEMER (651-450-2546)

SURVEYOR

DANIEL EKREM
LICENSE NO. 57366
ALLIANT ENGINEERING, INC.
733 MARQUETTE AVE, SUITE 700
MINNEAPOLIS, MINNESOTA 55402
EM: dekrem@alliant-inc.com
PHONE: 612-767-9326

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

DANIEL EKREM
Print Name
Signature
4/11/25
Date
57366
License Number

JOB NO.	DRAWN BY:	DATE	DESCRIPTION
4000474	DE		
SCALE	CHECKED BY:		
1"=30'	DE		
FIELD DATE:	FIELD CREW:		
10/25/24	EL, DA, RS, MN, RJ		

File Location: X:\4000474-00\01140 Design\000 Source - Survey\Golf Course\PLAT_PRE.dwg Plotted By: Dan Ekrem on April 11, 2025 at 11:30:24 AM

DOCUMENT

PRELIMINARY PLAT

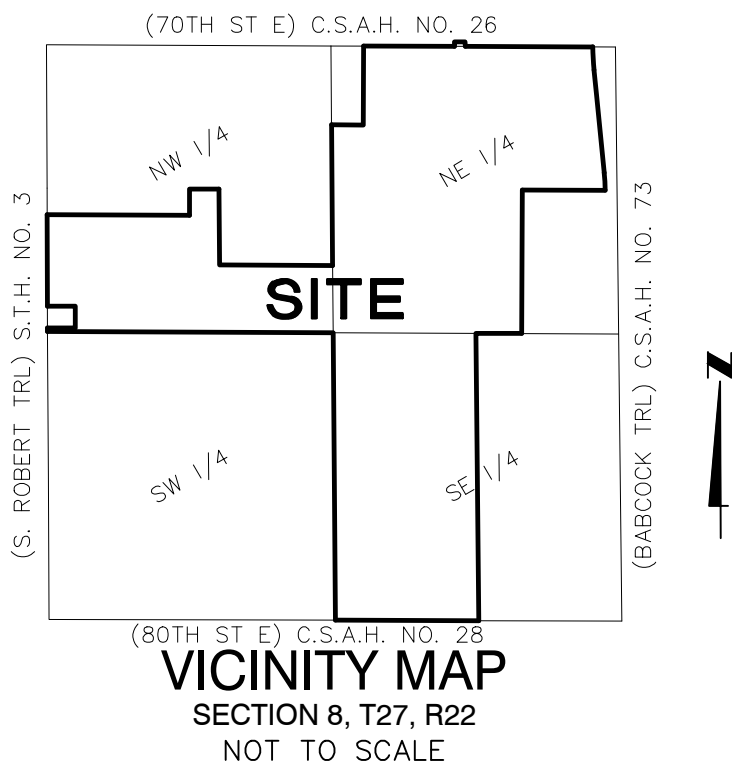
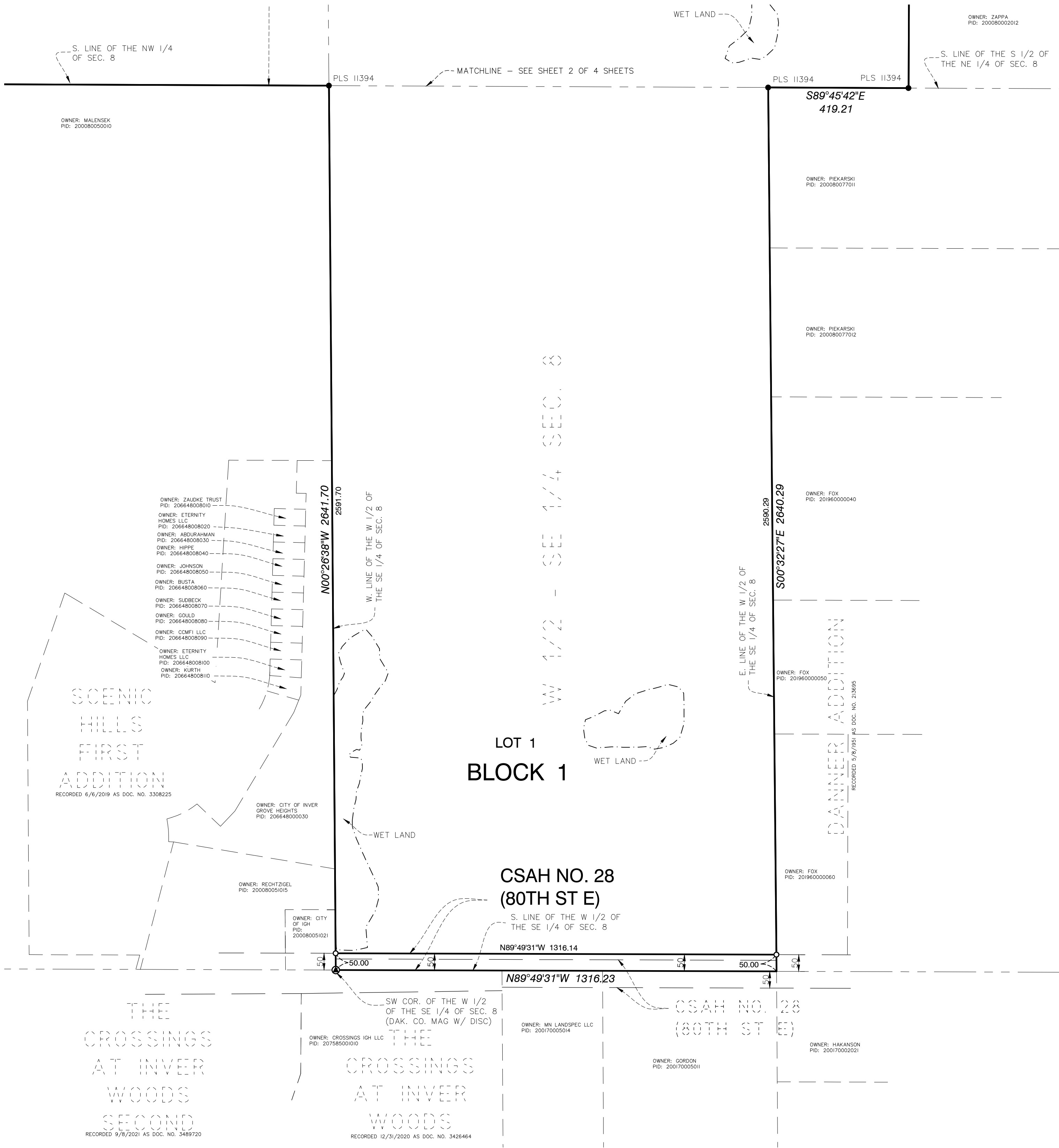
CLIENT

CITY OF INVER GROVE HEIGHTS

PROPERTY ADDRESS

INVER WOOD GOLF COURSE ADDITION

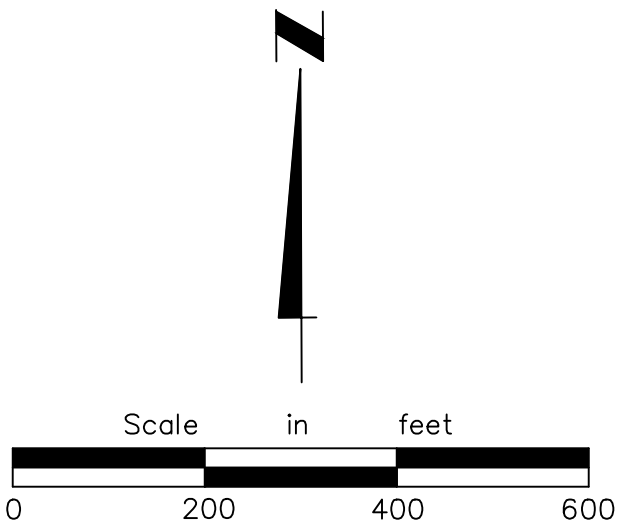




THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM NAD 83 (1986 ADJUSTMENT).

- Denotes monument found 1/2 inch iron pipe, marked as shown
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366 unless otherwise shown

AREAS:	
TOTAL DESCRIBED AREA:	11,147,246 SQ. FT.; 255.906 ACRES
LOT 1, BLOCK 1 AREA:	10,623,621 SQ. FT.; 243.885 ACRES
OUTLOT A AREA:	185,235 SQ. FT.; 4.252 ACRES
DEDICATED R/W AREA:	338,390 SQ. FT.; 7.768 ACRES



JOB NO.	DRAWN BY:	DATE	DESCRIPTION
4000474	DE		
SCALE	CHECKED BY:		
1"=200'	DE		
FIELD DATE:	FIELD CREW:		
10/25/24	EL, DA, RS, MN, RJ		

DOCUMENT

PRELIMINARY PLAT

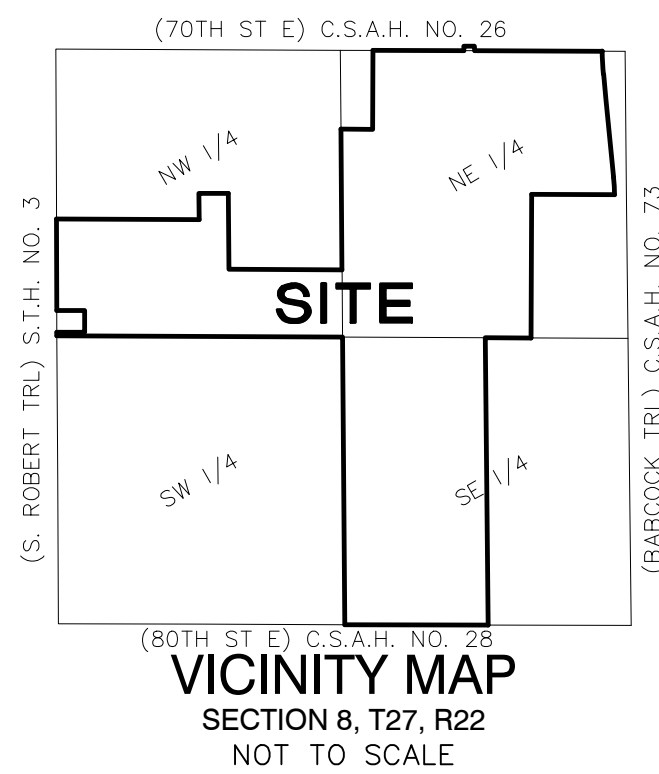
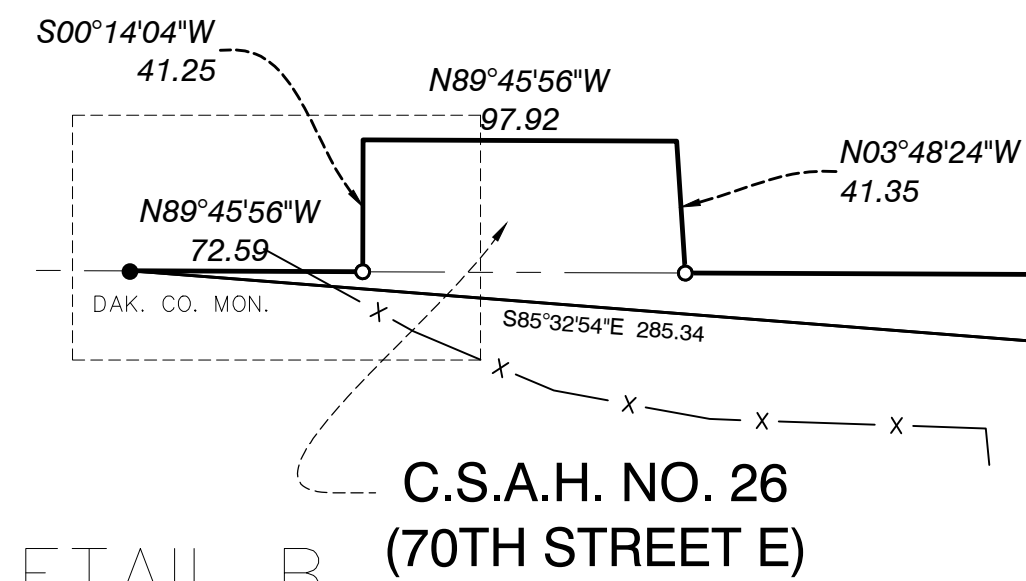
CLIENT

CITY OF INVER GROVE HEIGHTS

PROPERTY ADDRESS

INVER WOOD GOLF COURSE ADDITION





THE ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE DAKOTA COUNTY COORDINATE
SYSTEM NAD 83 (1986 ADJUSTMENT).

AREAS:
TOTAL DESCRIBED AREA: 11,147,246 SQ. FT.; 255.906 ACRES
LOT I, BLOCK I AREA: 10,623,621 SQ. FT.; 243.885 ACRES
OUTLOT A AREA: 185,235 SQ. FT.; 4.252 ACRES
DEDICATED R/W AREA: 338,390 SQ. FT.; 7.768 ACRES

INSET

C.S.A.H. NO. 26
(70TH STREET E)

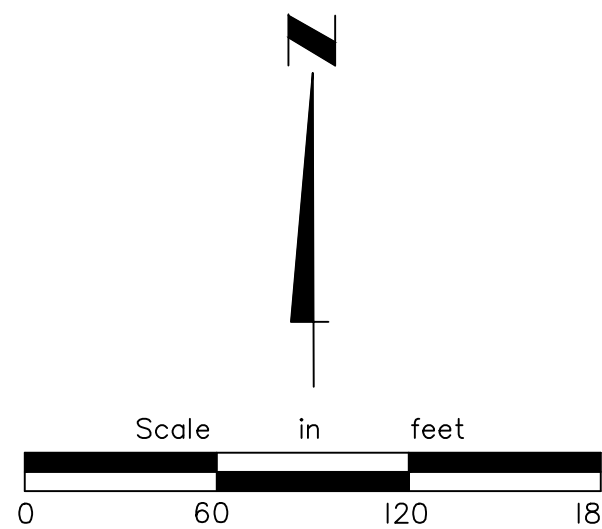
OUTLOT A

(70TH STREET E)

C.S.A.H. NO. 73
(BABCOCK TRAIL)

LEGEND

- SET IRON MONUMENT
- IRON MONUMENT FOUND
- HYDRANT
- ⊗ WATER VALVE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- ⊗ SIGN
- ⊗ POWER POLE
- GAS VALVE
- ⊗ SPOT ELEVATION
- G — GAS
- O — OVERHEAD ELECTRIC
- U — UNDERGROUND ELECTRIC
- I — WATERMAIN
- S — STORM SEWER
- T — STORM SEWER
- 95.4 — CONTOUR
- 95.4 — BITUMINOUS
- 95.4 — GRAVEL
- 95.4 — TREE LINE



JOB NO.	DRAWN BY:	DATE	DESCRIPTION
4000474	DE		
SCALE	CHECKED BY:		
1"=60'	DE		
FIELD DATE:	FIELD CREW:		
10/25/24	EL, DA, RS, MN, RJ		

DOCUMENT

PRELIMINARY PLAT

CLIENT

CITY OF INVER GROVE
HEIGHTS

PROPERTY ADDRESS

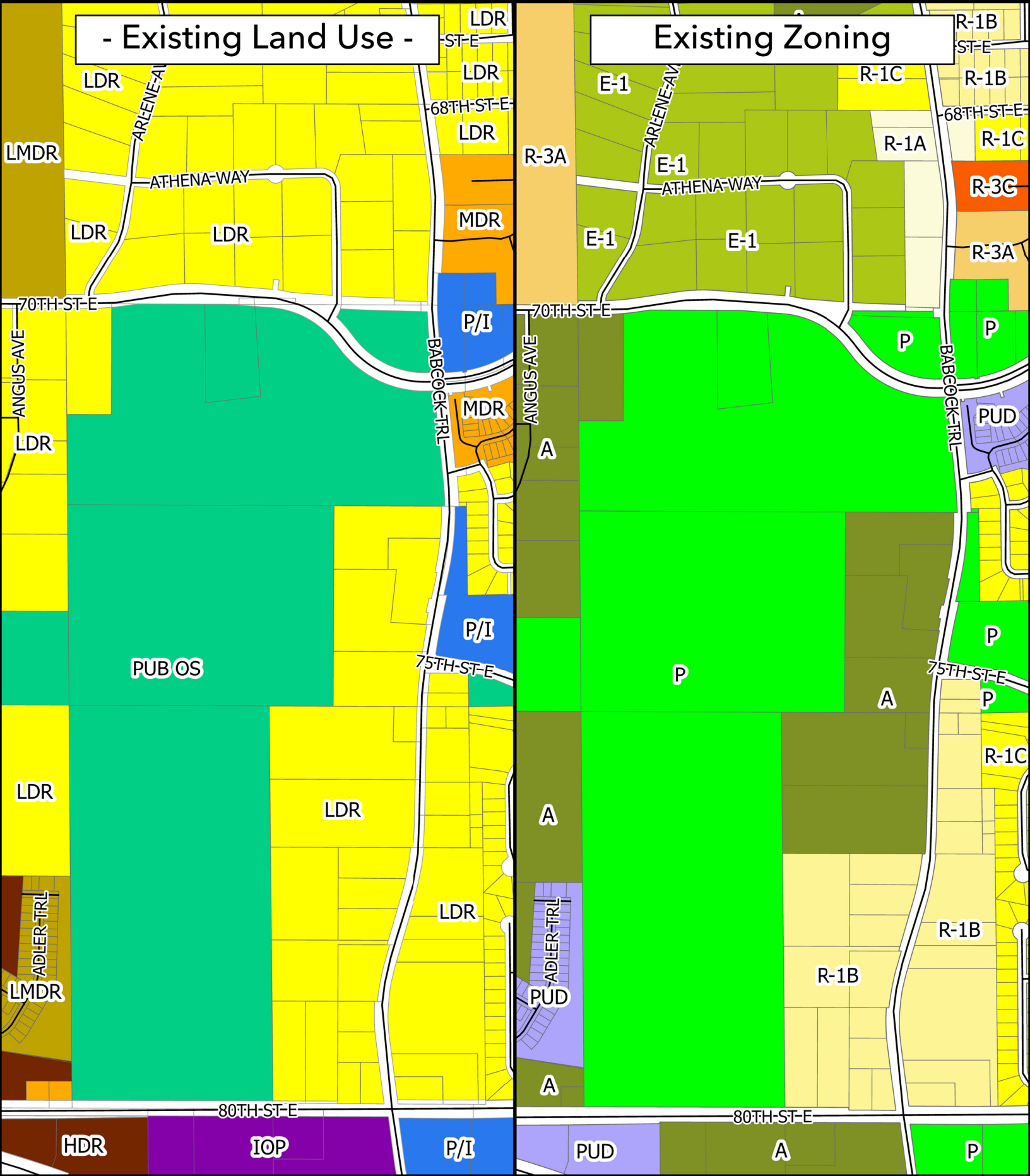
INVER WOOD GOLF
COURSE ADDITION

Sheet 4 of 4





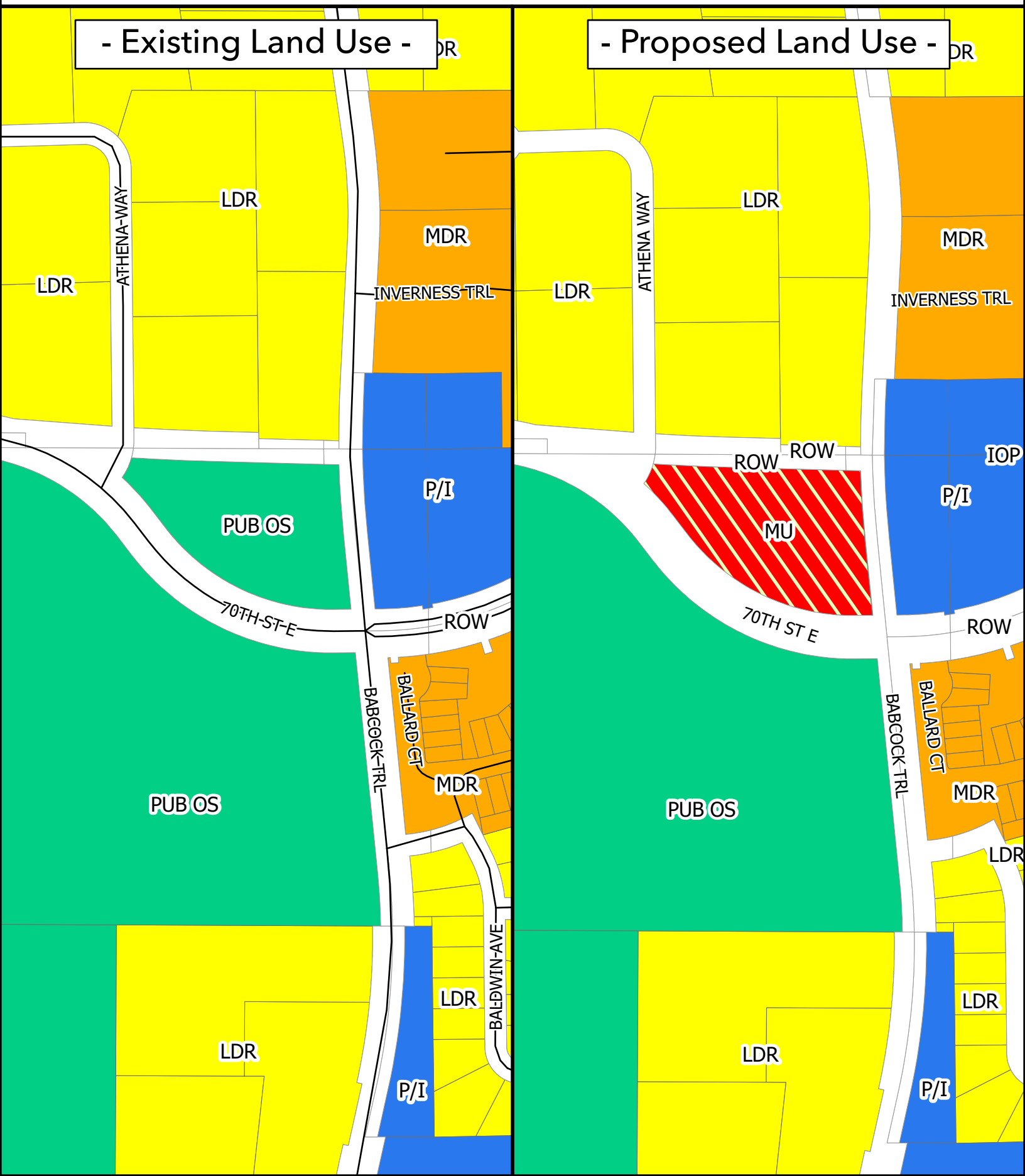
EDA Golf Course Location Map





Inver Wood Golf Course

Proposed Land Use Change





Inver Wood Golf Course Proposed Zoning Change





Planning Commission Report

MEETING DATE:	May 6, 2025
CASE NO:	25-07S
APPLICANT:	Builders Lot Group, LLC
PROPERTY OWNER:	Builders Lot Group, LLC
REQUEST:	Preliminary Plat, PUD Amendment, Rezoning & Vacation of Drainage & Utility Easement
LOCATION:	Outlot H, Peltier Reserve, located on Agate Trail (PID: 20-56900-00-080)
COMPREHENSIVE PLAN:	Medium Density Residential
ZONING:	Planned Unit Development (PUD)
STAFF CONTACT:	Jason Ziemer, 651-450-2546

ACTION REQUESTED

The Planning Commission is asked to conduct a public hearing and consideration of a request from Builders Lot Group, LLC for Preliminary Plat for Peltier Reserve 3rd Addition, amendment to the approved Planned Unit Development, Rezoning and Vacation of an existing Drainage and Utility related to a proposed two-lot subdivision of Outlot H in Peltier Reserve.

BACKGROUND

Builders Lot Group, LLC, Owner and Developer, of Peltier Reserve, a 125-unit subdivision located along Agate Trail, has submitted a series of requests related to a proposed two-lot subdivision, to be called Peltier Reserve 3rd Addition ("Plat"). The subdivision includes the current Outlot H of Peltier Reserve and an approximately 3,050 square foot area ("Triangle Area"), as shown on the attached Exhibit A, which is located on an adjacent parcel outside of the Peltier Reserve PUD. The Developer intends to acquire the Triangle Area to subdivide the Outlot, creating the two lots as shown in the attached Preliminary Plat; this will also require a rezoning of the Triangle Area. The proposed PUD Amendment includes the addition of the Triangle Area into the Peltier Reserve PUD and the addition of a new Low Density lot standard specific to the two properties. As described below, the Plat will require vacation of an existing Drainage and Utility Easement ("Easement") over Outlot H, which will be replaced with new lot perimeter Easements with the subdivision.

Previous City Council actions related to the Peltier Reserve development approvals included:

- May 10, 2021: Preliminary Plat and Preliminary Planned Unit Development ("PUD"), per Resolution No. 2021-149, and Rezoning to PUD, per Ordinance No. 1407.
- August 9, 2021: Final Plat, Final PUD Development Plan, Development Contract, SWFMA and Agreements for the Plat of Peltier Reserve, a 125-Lot, 12 Outlot Plat, per Resolution No. 2021-215.

EVALUATION OF REQUEST

Land Use & Zoning

The Subject Property is currently guided both **Medium Density Residential**, per the 2040 Comprehensive Plan, and zoned **PUD**. The overall Peltier Reserve, which the Subject Property was initially included with, has a guiding of Mixed Use, Low Density Residential and Medium Density Residential; zoning also PUD for the entire Peltier Reserve development area.

Proposed PUD Amendment

Peltier Reserve PUD has Applied PUD Standards for each of the different lot types located throughout the Development. Those Standards and the Typical Lot Detail for each lot type is attached. The PUD Standards specifically identifies the number of lots associated with each Standard.

The two proposed lots are shown to have lot widths of 66 feet and 92 feet and lot areas of 7,593 square feet and 7,714 square feet. All other lot standards for setbacks, lot coverage and vehicle parking are consistent with the other established PUD Standards. However, the proposed minimum lot depth for both lots – 113 feet – is different from other lot depth standards, which are 125 feet and 130 feet. The Developer did propose a Plat that conformed to standards equal to 130 feet. That draft Plat resulted in the creation of two small, inaccessible triangular outlots. City staff objected to the initial Plat, as drawn, recommending the Plat presented and to amend the PUD, adding the new standard for only the two lots. Given the typography of the lots, both home types are shown as a Multi-Level Garage Under (MLGU), meaning the garage is located under the home.

Drainage & Utility Easement Vacation

At the time of platting Peltier Reserve, a Drainage and Utility Easement (“Easement”) was placed over all of Outlot H. The Developer noted the intention of Outlot H was as is currently proposed for two lots; water and sewer service lines were stubbed to the property to service the two lots. Thus, the current Easement must be vacated in order to replat the Outlot into two buildable lots to construct homes. New perimeter Easements – per lot – shall be dedicated with the proposed Plat; said Easements conform to City standards.

Rezoning of the Triangle Area

The 3,050-square-foot Triangle Area has the same land use guiding – Medium Density Residential – as Outlot H. However, the Triangle Area is currently zoned A, Agriculture, and requires rezoning to PUD, Planned Unit Development.

Park Dedication & Other Fees

The addition of the two lots will be subject to any park dedication and other development-related fees as required at the time of plat and/or development. Those fees will be calculated and presented at the time of development agreement. Park Dedication fees, and acceptance of those fees, are typically evaluated and recommended by the Parks and Recreation Commission.

ALTERNATIVES

Not Applicable.

RECOMMENDATION

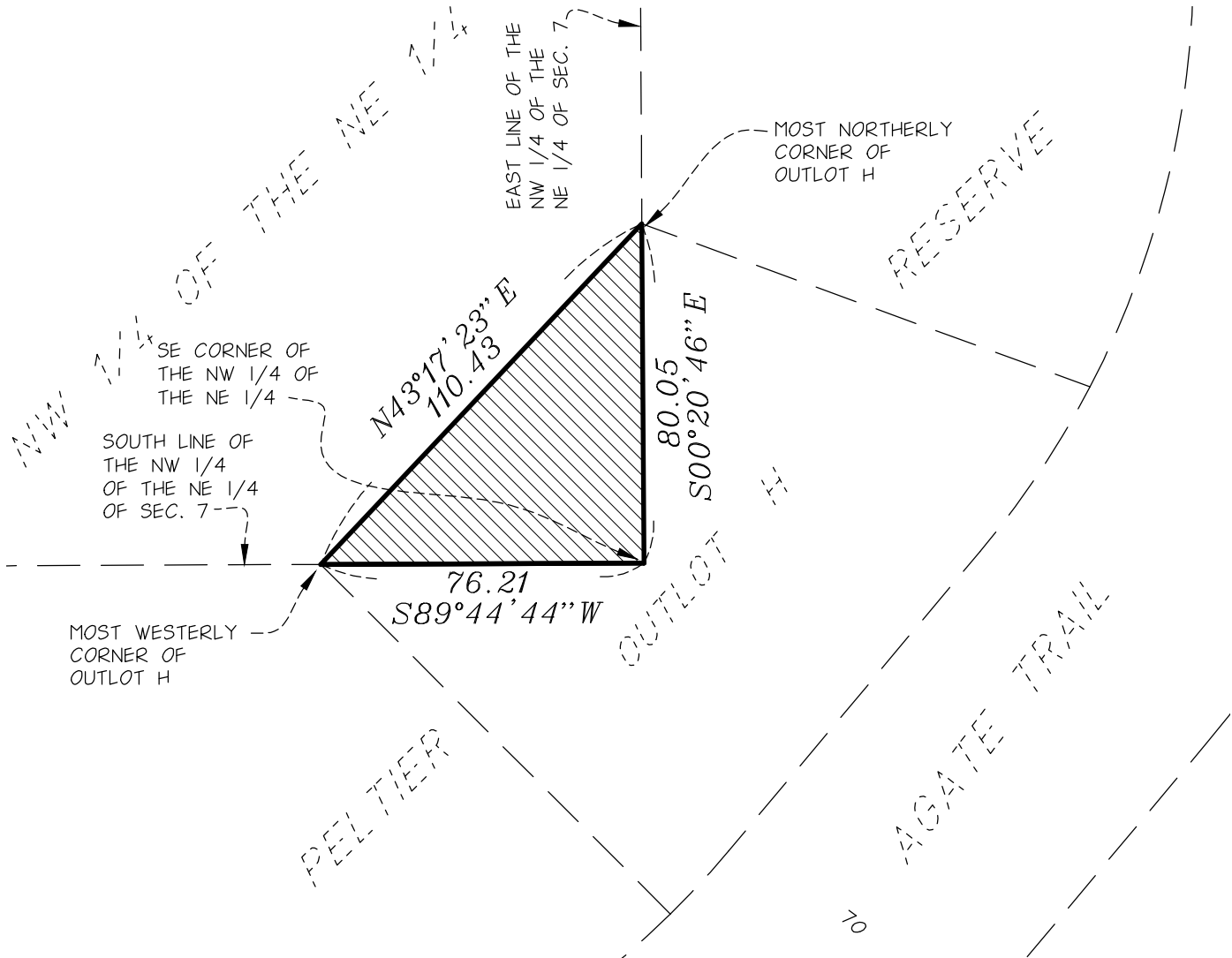
City staff recommend approval of the proposed amendments to the Peltier Reserve PUD, Peltier Reserve 3rd Addition Preliminary Plat, Rezoning of the Triangle Area, as shown, and Vacation of Drainage and Utility Easement over Outlot H of Peltier Reserve.

ATTACHMENTS

1. Exhibit A - Peltier Reserve 3rd Addition
2. Preliminary Plat - Peltier Reserve 3rd Addition
3. Plans - Peltier Reserve PUD
4. Location Map - Peltier Reserve

EXHIBIT A

PURCHASE AREA



PURCHASE AREA LEGAL DESCRIPTION:

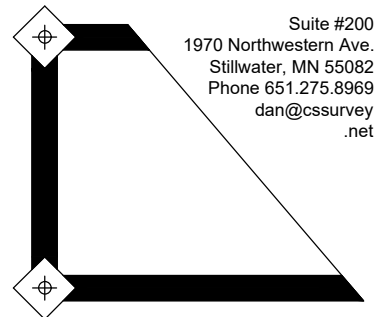
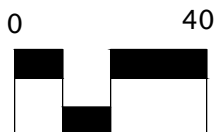
That part of the Northwest of the Northeast Quarter of Section 7, Township 27, Range 22, Dakota County, Minnesota described as BEGINNING at the southeast corner of said Northwest Quarter of the Northeast Quarter; thence on an assumed bearing of South 89 degrees 44 minutes 44 seconds West along the south of said Northwest Quarter of the Northeast Quarter a distance of 76.21 feet to the most westerly corner of Outlot H, PELTIER RESERVE; thence North 43 degrees 17 minutes 23 seconds East a distance of 110.43 feet to the most northerly of said Outlot H; thence South 00 degrees 20 minutes 46 seconds East a distance of 80.05 feet to the POINT OF BEGINNING



DENOTES PURCHASE AREA
3,050 SQ.FT., MORE OR LESS.



NORTH



Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC

CONTACT: _____



COUNTY/CITY:

**COUNTY
CITY OF
INVER GROVE HEIGHTS**

REVISIONS:

DATE	REVISION
4-9-25	ISSUED

CERTIFICATION:

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.


Daniel L. Thurmes Registration Number: 25718
Date: 1-17-19

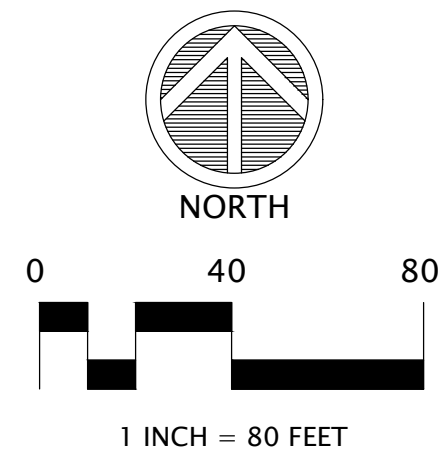
PROJECT LOCATION:

72XX
ARGATE TRAIL
PID #205690000080
PART OF
PID #200070005019

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey
.net

CORNERSTONE
LAND SURVEYING, INC.

FILE NAME	SURVELI07G
PROJECT NO.	ELI21007G

PRELIMINARY
PLAT

For the purposes of this survey the
southwesterly line of Outlot H, PELTIER
RESERVE is assumed to bear
N45°00'00"W

DEVELOPEMENT DATA

EXISTING PARCEL AREA = 15,308 SQ. FT.
EXISTING PARCEL 1 GLENLIN PARCEL = 3,050 SQ.FT.
EXISTING PARCEL 2 EXISTING OUTLOT H = 12,258 SQ.FT.

PROPOSED LOT 1, BLOCK 1 = 8,284 SQ. FT.
PROPOSED LOT 2, BLOCK 1 = 7,024 SQ. FT.

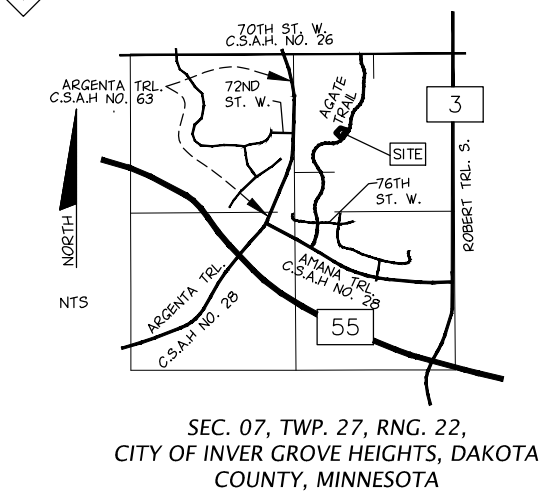
SITE DEVELOPMENT DATA TABLE
CURRENT LAND USE: MDR – Medium Density Residential
FUTURE LAND USE: MDR – Medium Density Residential
CURRENT ZONING: AG/PUD
PROPOSED ZONING: PUD

PUD DESIGN STANDARDS
LOT REQUIREMENTS
LOT WIDTH: 66'-92'
LOT DEPTH: 113'
LOT SIZE: 7,593-7,714 S.F.
PAD WIDTH: 50'
PAD DEPTH: 60'
UNITS: 2

SETBACKS
FRONT (FROM ROW): 20'
SIDE (HOUSE AND GARAGE): 5'
REAR: 30'
BUILDING HEIGHT: 35'

LOT COVERAGE
BUILDING PAD: 2,950 SF
DRIVEWAYS & WALKS: 800 SF
LOT IMPERVIOUS (max.): (49%)
PARKING: 2 OFF-STREET

VICINITY MAP



LEGEND

- | | | |
|---|---|-----------------------|
| ● | FOUNTAIN MONUMENT 1/2" IP
MARKED RLS 15480 | WATER VALVE |
| ○ | SET 1/2" IRON PIPE
MARKED RLS NO. 25718 | BOLLARD |
| ○ | CABLE TV PEDESTAL | FLAG POLE |
| ⊠ | AIR CONDITIONER | MAIL BOX |
| ⊠ | ELECTRIC MANHOLE | TRAFFIC SIGN |
| ⊠ | ELECTRIC METER | UNKNOWN MANHOLE |
| ⊠ | ELECTRIC PEDESTAL | SOCK BORING |
| ⊠ | ELECTRIC TRANSFORMER | SPOT ELEVATION |
| ○ | LIGHT POLE | TRAFFIC SIGNAL |
| — | CITY WIRE | CONIFEROUS TREE |
| — | POWER POLE | DECIDUOUS TREE |
| ⊠ | GAS MANHOLE | FLARED END SECTION |
| ⊠ | GAS METER | STORM MANHOLE |
| ⊠ | TELEPHONE MANHOLE | FIRE DEPT. CONNECTION |
| ⊠ | TELEPHONE PEDESTAL | HYDRANT |
| ⊠ | TELEPHONE CLEANOUT | GRAVE STOP |
| ⊠ | SANITARY MANHOLE | WATER WELL |
| ⊠ | CATCH BASIN | WATER MANHOLE |
| ⊠ | STORM DRAIN | WATER METER |
| ⊠ | | POST INDICATOR VALVE |
-
- | | |
|-------|-------------------------|
| — | UNDERGROUND ELECTRIC |
| — | UNDERGROUND CABLE TV |
| — | UNDERGROUND FIBRE OPTIC |
| — | UNDERGROUND TELEPHONE |
| — | OVERHEAD UTILITY |
| — | UNDERGROUND GAS |
| — | SANITARY SEWER |
| > > | STORM SEWER |
| — | WATERMAIN |
| — | FENCE |
| — | CURB (TYPICAL) |
| (230) | CONTOURS |
-
- | |
|--|
| |
|--|
-
- | | |
|---|--------------------|
| — | BUILDING LINE |
| — | CONCRETE SURFACE |
| — | BITUMINOUS SURFACE |

LEGAL DESCRIPTION:

PARCEL 1 TO BE ACQUIRED FROM GLENLIN PROPERTIES

PARCEL 1
That part of the Northwest of the Northeast Quarter of Section 7, Township 27, Range 22, Dakota County, Minnesota described as BEGINNING at the southeast corner of said Northwest Quarter of the Northeast Quarter; thence on an assumed bearing of South 89 degrees 44 minutes 44 seconds West along the south of said Northwest Quarter of the Northeast Quarter a distance of 76.21 feet to the most westerly corner of Outlot H, PELTIER RESERVE; thence North 43 degrees 17 minutes 23 seconds East a distance of 110.43 feet to the most northerly of said Outlot H; thence South 00 degrees 20 minutes 46 seconds East a distance of 80.05 feet to the POINT OF BEGINNING.

and

PARCEL 2
Outlot H, PELTIER RESERVE, Dakota County, Minnesota.

EASEMENT NOTES:

1. Drainage and Utility Easement over all of Outlot H to be vacated.
2. The legal description for Parcel B constitutes a tax parcel split. Please obtain appropriate approvals from the City of Inver Grove Heights. (NO DOCUMENTS PROVIDED)
3. Terms and conditions of those resolutions filed as document number 35806028 and 3606721.(NO DOCUMENTS PROVIDED)
4. Terms and conditions of that Development Contract, filed as Document number 3506029, as amended by Document Numbers 3577130 and 3584730.(NO DOCUMENTS PROVIDED)
5. Terms and conditions of that PUD Zoning agreement filed as Document Number 3506038.(NO DOCUMENTS PROVIDED)

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM NAD83 (1986 ADJUSTMENT) AND THE RECORD PLAT OF PELTIER RESERVE.
2. UNDERGROUND UTILITIES AND CONTOURS SHOWN PER AS BUILT PLANS PROVIDED BY SAMBATEK DATED 12-8-23.

EASEMENT VACATION

THE FOLLOWING LEGAL DESCRIPTION CAN BE USED TO
VACATE THE EXISTING DRAINAGE AND UTILITY EASEMENT
OVER ALL OF OUTLOT H DEDICATED ON THE PLAT OF
PELTIER RESERVE

The Drainage and Utility Easement as dedicated on the plat of PELTIER RESERVE, Dakota County, Minnesota over all of Outlot H, said plat.

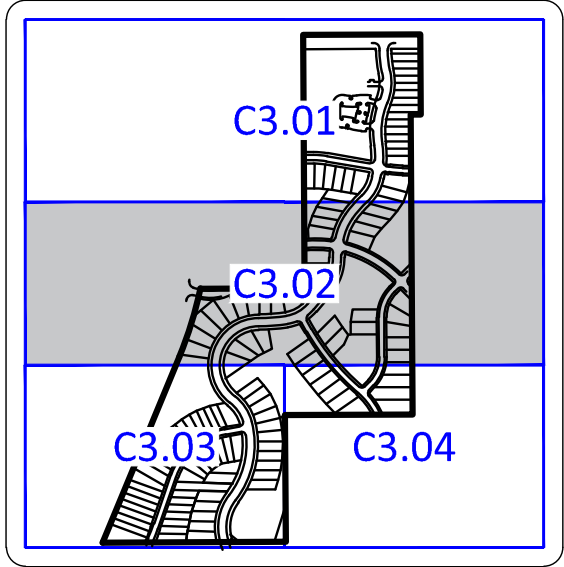
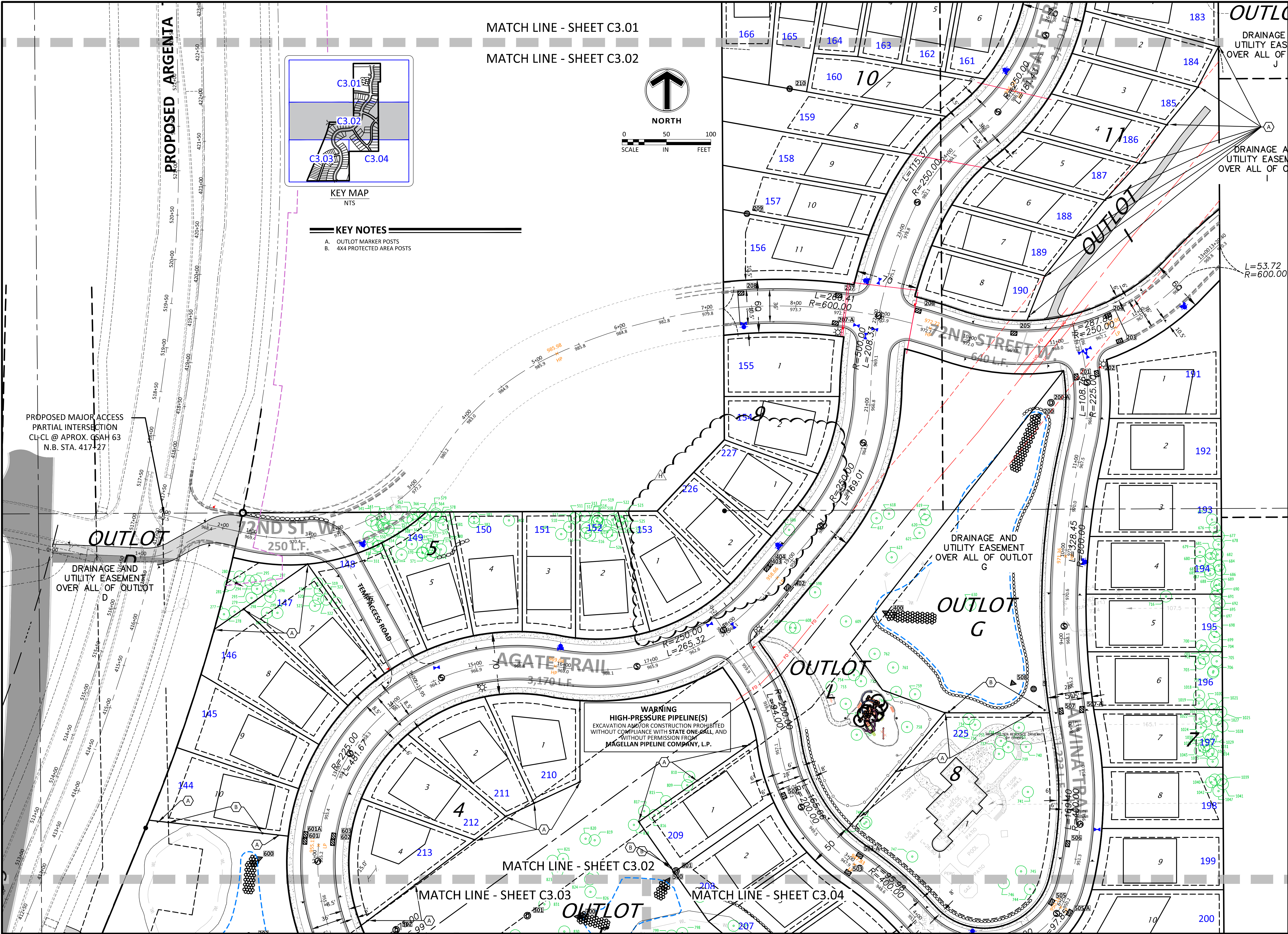


CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

FILE NAME
PROJECT NO.

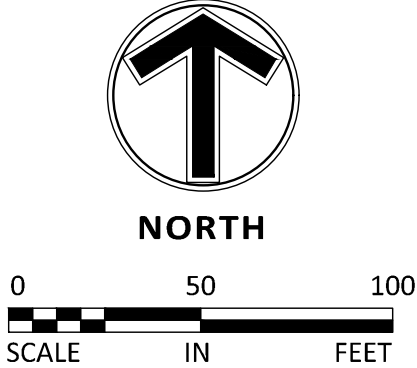


KEY MAP
NTS

- KEY NOTES
- A. OUTLOT MARKER POSTS
 - B. 4X4 PROTECTED AREA POSTS

MATCH LINE - SHEET C3.01

MATCH LINE - SHEET C3.02



Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client

Builders LOT GROUP

Project
PELTIER RESERVE

Location
INVER GROVE HEIGHTS, MN

Certification

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

Eric T. Luth
Eric T. Luth
Registration No. 50475 Date: 09/03/2021
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: CONSTRUCTION Initial Issue: 09/03/2021

Revision History

No.	Date	By	Submittal / Revision
09/03/21	10/15/21		CONSTRUCTION DOCS
11/10/21			REVISION A
05/12/22			REVISION B
02/03/25			REVISION C - CITY COMMENTS
			REVISION H - PRELIM PLAT

Sheet Title
SITE PLAN

Sheet No. Revision
C3.02 H
Project No. 22425



Client



Builders
LOT GROUP

Project PELTIER RESERVE

Location
INVER GROVE
HEIGHTS, MN

REGIONAL B
BOT:939.0
REUSE NWL:9
NWL:952.4
HWL:958.3
WATER REUS
BASIN

Certification

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

E. K. Keth

Eric T. Luth
Registration No. 50475 Date: 09/03/2021

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

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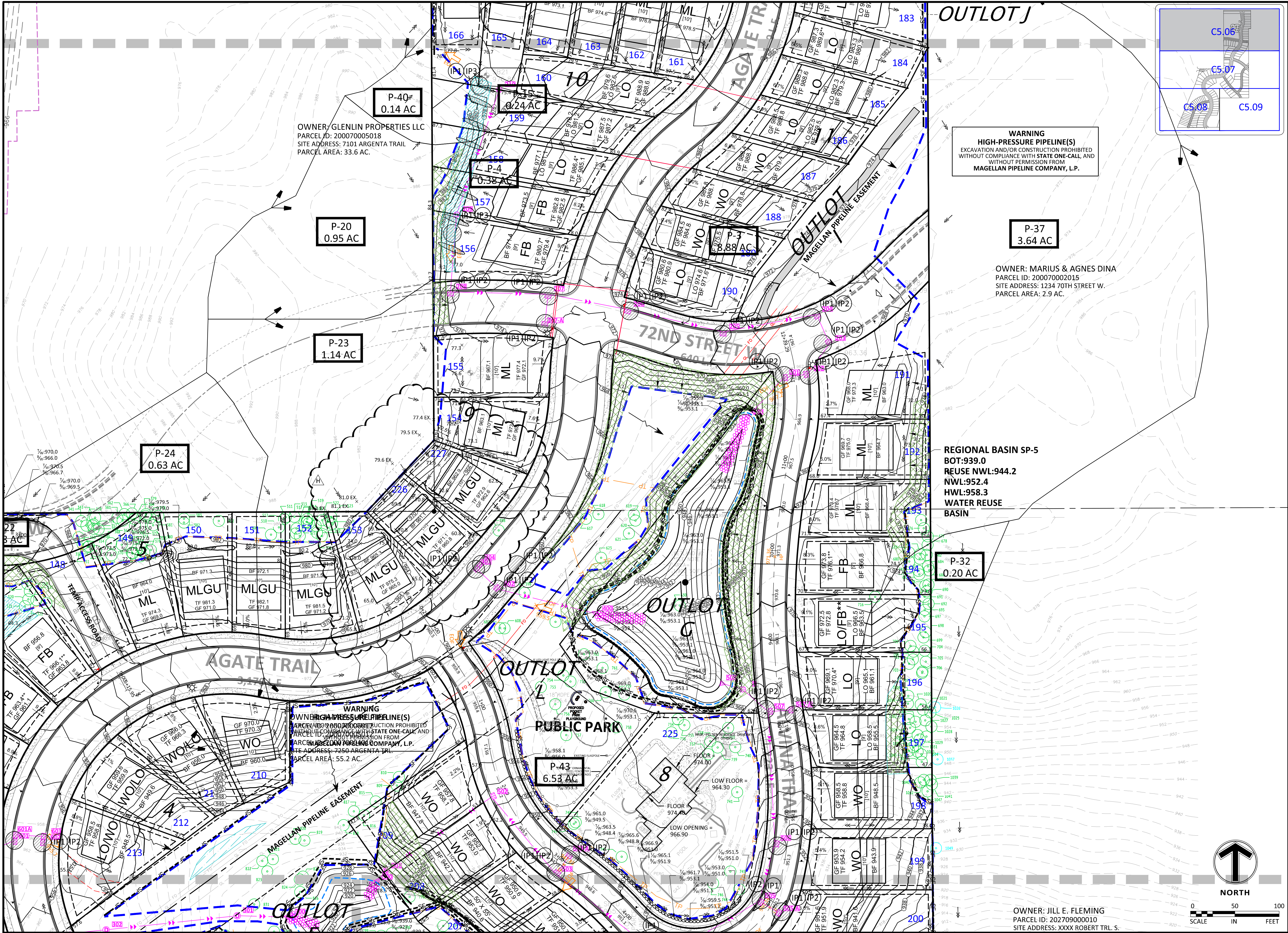
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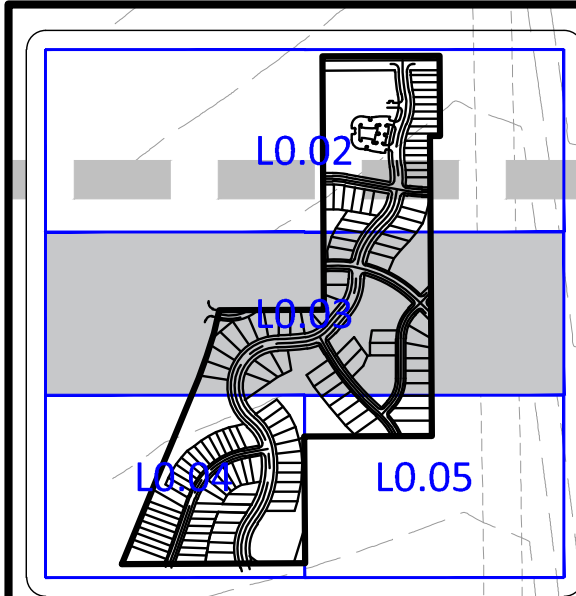
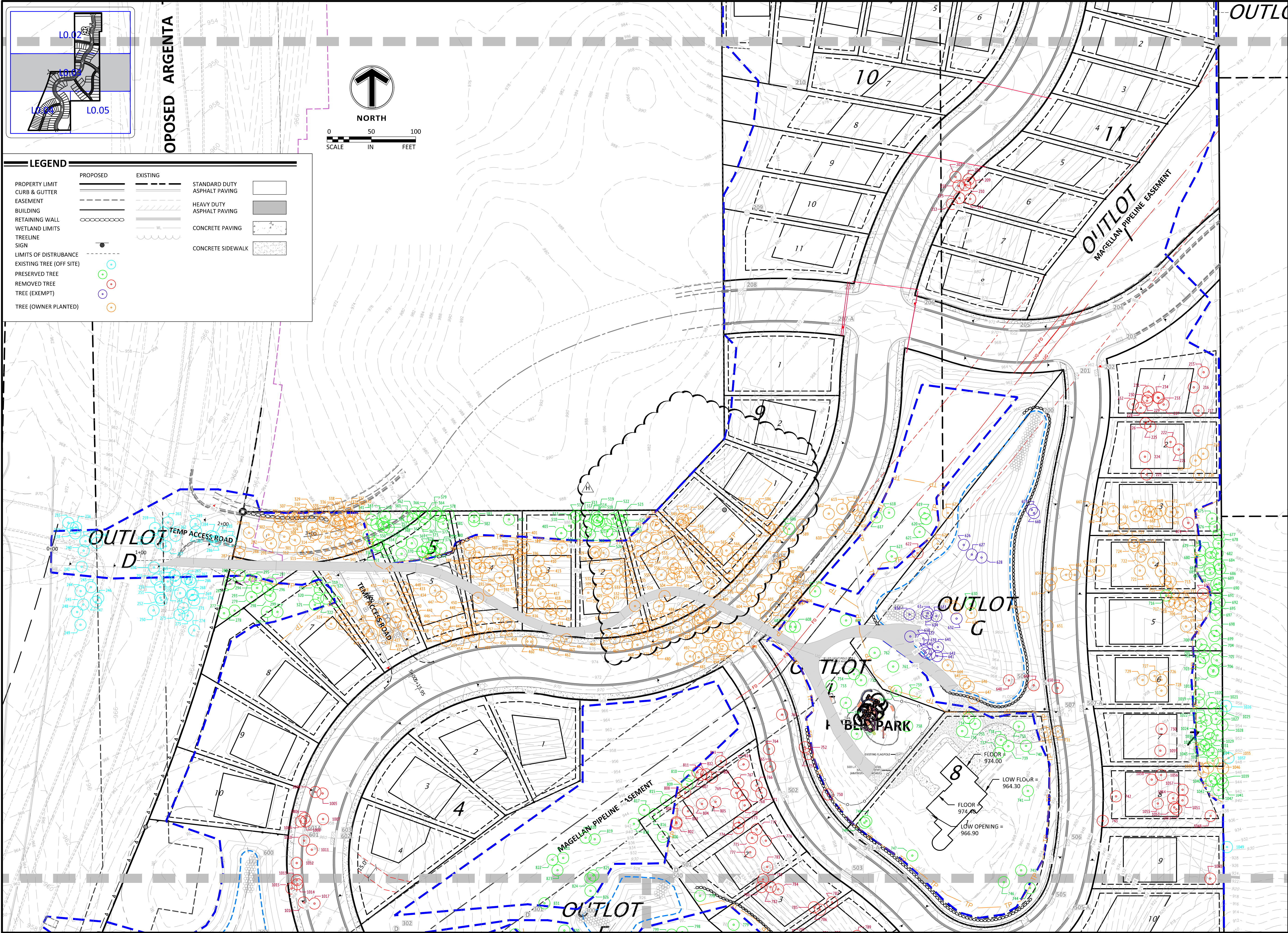
Sheet Title

GRADING PLAN

Sheet No. Revision
C4.02 H

Project No. 22425





LEGEND	
PROPERTY LIMIT	PROPOSED
CURB & GUTTER	EXISTING
EASEMENT	
BUILDING	
RETAINING WALL	
WETLAND LIMITS	
TREELINE	
SIGN	
LIMITS OF DISTURBANCE	
EXISTING TREE (OFF SITE)	
PRESERVED TREE	
REMOVED TREE	
TREE (EXEMPT)	
TREE (OWNER PLANTED)	
STANDARD DUTY ASPHALT PAVING	
HEAVY DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
610	Cedar, red	Planted	11		Fair	Remove
611	Pine, scotch	Planted	12		Fair	Remove
612	Spruce, blue	Planted	6		Fair	Remove
613	Spruce, blue	Planted	6		Fair	Remove
614	Spruce, blue	Planted	7		Fair	Remove
615	Spruce, blue	Planted	8		Fair	Remove
616	Pine, white	Planted	8		Fair	Remove
617	Pine, red	Planted	12		Fair	Preserve
618	Pine, white	Planted	9		Fair	Preserve
619	Spruce, blue	Planted	10		Fair	Preserve
620	Pine, red	Planted	7		Fair	Preserve
621	Maple, norway	Planted	9		Fair	Preserve
622	Willow, black		45	Heritage	Good	Remove
623	Spruce, white	Planted	10		Good	Preserve
624	Spruce, blue	Planted	7		Fair	Remove
625	Spruce, blue	Planted	7		Fair	Remove
626	Pine, scotch	Planted	7		Fair	Remove
627	Pine, white	Planted	6		Fair	Preserve
628	Pine, white	Planted	6		Good	Preserve
629	Pine, red	Planted	6		Fair	Remove
630	Pine, white	Planted	6		Good	Preserve
631	Spruce, blue	Planted	6		Fair	Remove
632	Oak, bur		10		Good	Exempt
633	Spruce, blue	Planted	7		Fair	Exempt
634	Spruce, blue	Planted	8		Fair	Exempt
635	Spruce, white	Planted	6		Fair	Exempt
636	Spruce, white	Planted	5		Fair	Exempt
637	Aspen, quaking	Planted	10		Fair	Exempt
638	Aspen, quaking	Planted	16		Fair	Exempt
639	Ash, green	Planted	10		Good	Exempt
640	Oak, red	Planted	10		Fair	Exempt
641	Pine, red	Planted	10		Fair	Exempt
642	Aspen, quaking	Planted	10		Fair	Exempt
643	Aspen, quaking	Planted	10		Fair	Exempt
644	Pine, red	Planted	10		Fair	Remove
645	Pine, red	Planted	12		Fair	Remove
646	Pine, red	Planted	10		Fair	Remove
647	Pine, red	Planted	24		Fair	Remove
648	Oak, bur		25		Good	Remove
649	Oak, bur		22		Good	Remove
650	Oak, bur		24		Good	Remove
651	Pine, scotch	Planted	8		Good	Remove
652	Spruce, blue	Planted	7		Fair	Remove
653	Pine, scotch	Planted	8		Fair	Remove
654	Cedar, red	Planted	5		Fair	Remove
655	Cedar, red	Planted	5		Fair	Remove
656	Pine, scotch	Planted	5		Fair	Remove
657	Pine, scotch	Planted	7		Fair	Remove
658	Pine, scotch	Planted	12		Fair	Remove
659	Willow, black		64	Heritage	Fair	Exempt
660	Elm, american		24		Good	Exempt
661	Pine, red	Planted	10		Good	Remove
662	Pine, red	Planted	8		Good	Remove
663	Pine, red	Planted	10		Good	Remove
664	Pine, red	Planted	9		Fair	Remove
665	Maple, silver	Planted	14		Good	Remove
666	Pine, red	Planted	10		Good	Remove
667	Pine, red	Planted	9		Good	Remove
668	Pine, red	Planted	7		Fair	Remove
669	Pine, red	Planted	8		Fair	Remove
670	Pine, white	Planted	8		Good	Remove
671	Pine, red	Planted	7		Fair	Remove
672	Pine, red	Planted	6		Fair	Remove
673	Pine, red	Planted	6		Fair	Remove
674	Elm, siberian		18		Fair	Remove
675	Pine, red	Planted	5		Fair	Preserve
676	Pine, red	Planted	7		Fair	Preserve
677	Pine, red	Planted	6		Fair	Preserve
678	Pine, red	Planted	6		Fair	Preserve
679	Pine, white	Planted	7		Fair	Preserve
680	Pine, scotch	Planted	10		Fair	Preserve
681	Pine, white	Planted	5		Fair	Preserve
682	Pine, white	Planted	7		Fair	Preserve
683	Pine, red	Planted	5		Fair	Preserve
684	Pine, red	Planted	7		Fair	Preserve
685	Pine, red	Planted	7		Fair	Preserve

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
686	Pine, red	Planted	7		Fair	Preserve
687	Pine, red	Planted	6		Fair	Preserve
688	Pine, red	Planted	7		Fair	Preserve
689	Pine, red	Planted	5		Fair	Preserve
690	Pine, red	Planted	7		Fair	Preserve
691	Pine, red	Planted	7		Fair	Preserve
692	Pine, red	Planted	7		Fair	Preserve
693	Maple, red	Planted	8		Fair	Remove
694	Pine, scotch	Planted	15		Fair	Remove
695	Pine, red	Planted	7		Fair	Preserve
696	Pine, scotch	Planted	12		Good	Remove
697	Spruce, white	Planted	6		Fair	Preserve
698	Pine, white	Planted	8		Good	Preserve
699	Pine, white	Planted	5		Fair	Preserve
700	Pine, white	Planted	7		Fair	Preserve
701	Pine, white	Planted	8		Fair	Preserve
702	Pine, white	Planted	6		Fair	Preserve
703	Spruce, blue	Planted	8		Fair	Preserve
704	Pine, white	Planted	9		Good	Preserve
705	Spruce, blue	Planted	8		Fair	Preserve
706	Pine, white	Planted	10		Good	Preserve
707	Spruce, blue	Planted	10		Fair	Preserve
708	Pine, scotch	Planted	10		Good	Remove
709	Pine, scotch	Planted	7		Fair	Remove
710	Pine, white	Planted	4		Fair	Preserve
711	Pine, white	Planted	8		Fair	Remove
712	Pine, scotch	Planted	6		Fair	Remove
713	Pine, scotch	Planted	7		Fair	Remove
714	Pine, scotch	Planted	7		Fair	Remove
715	Pine, scotch	Planted	8		Fair	Remove
716	Spruce, white	Planted	5		Fair	Remove
717	Pine, scotch	Planted	7		Fair	Remove
718	Pine, scotch	Planted	6		Fair	Remove
719	Pine, white	Planted	7		Good	Remove
720	Pine, scotch	Planted	8		Good	Remove
721	Pine, white	Planted	7		Good	Remove
722	Pine, white	Planted	6		Good	Remove
723	Pine, scotch	Planted	7		Fair	Remove
724	Pine, white	Planted	7		Fair	Remove
725	Maple, silver	Planted	16		Fair	Remove
726	Spruce, white	Planted	8		Fair	Remove
727	Cedar, red	Planted	7		Fair	Remove
728	Spruce, blue	Planted	6		Fair	Remove
729	Spruce, white	Planted	9		Good	Remove
730	Oak, bur		64	Heritage	Good	Remove
731	Pine, scotch	Planted	7		Good	Remove
732	Pine, red	Planted	7		Fair	Remove
733	Oak, bur		26		Good	Preserve
734	Pine, red	Planted	6		Good	Preserve
735	Pine, red	Planted	6		Good	Preserve
736	Pine, red	Planted	9		Good	Preserve
737	Pine, red	Planted	12		Good	Preserve
738	Pine, red	Planted	8		Good	Remove
739	Pine, red	Planted	10		Good	Preserve
740	Oak, bur	Planted	16		Good	Preserve
741	Oak, bur	Planted	9		Good	Preserve
742	Oak, red		27	Heritage	Good	Remove
743	Oak, red		30	Heritage	Good	Remove
744	Oak, red		30	Heritage	Excellent	Preserve
745	Oak, red		27	Heritage	Excellent	Preserve
746	Aspen, quaking		14		Good	Preserve
747	Oak, bur		14		Excellent	Preserve
748	Oak, bur		28	Heritage	Good	Preserve
749	Oak, bur		28	Heritage	Good	Preserve
750	Oak, bur		26		Good	Remove
751	Oak, bur		26		Excellent	Remove
752	Oak, bur		24		Good	Remove
753	Oak, red		9		Good	Preserve
754	Oak, bur		16		Good	Preserve
755	Oak, bur		76	Heritage	Good	Preserve
756	Oak, bur		24		Good	Preserve
757	Oak, red		23		Good	Preserve
758	Oak, bur		36	Heritage	Excellent	Preserve
759	Oak, bur		22		Fair	Preserve
760	Pine, white		17		Excellent	Preserve
761	Pine, white	Planted	16		Good	Preserve

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
762	Pine, white	Planted	15		Good	Preserve
763	Elm, american		10		Good	Remove
764	Oak, bur		26		Good	Remove
765	Oak, bur		10		Fair	Remove
766	Oak, bur		12		Fair	Remove
767	Cherry, black		10		Fair	Remove
768	Oak, red		14		Fair	Remove
769	Oak, red		19		Good	Remove
770	Oak, red		12		Fair	Remove
771	Oak, bur		12		Fair	Remove
772	Oak, red		25		Good	Remove
773	Oak, red		22		Good	Remove
774	Cherry, black		23		Fair	Remove
775	Cherry, black		9		Fair	Remove
776	Oak, bur		10		Fair	Remove
777	Oak, bur		10		Fair	Remove
778	Willow, black		26		Fair	Preserve
779	Willow, black		15		Fair	Remove
780	Oak, red		23		Good	Remove
781	Oak, red		15		Fair	Remove
782	Oak, red		14		Fair	Remove
783	Birch, paper		12		Fair	Remove
784	Oak, bur		10		Fair	Remove
785	Oak, red		12		Good	Remove
786	Aspen, quaking		14		Good	Remove
787	Oak, bur		12		Fair	Remove
788	Oak, bur		21		Good	Remove
789	Elm, siberian		9		Fair	Remove
790	Oak, bur		26		Good	Remove
791	Oak, bur		23		Fair	Remove
792	Cherry, black		9		Good	Remove
793	Oak, red		27	Heritage	Fair	Remove
794	Oak, red		23		Fair	Preserve
795	Oak, red		10		Fair	Preserve
796	Cherry, black		9		Good	Remove
797	Cherry, black		12		Good	Remove
798	Elm, american		11		Good	Preserve
799	Elm, american		11		Fair	Preserve
800	Oak, bur		24		Fair	Preserve
801	Cherry, black		9		Fair	Remove
802	Cherry, black		8		Fair	Remove
803	Cherry, black		9		Fair	Remove
804	Elm, american		13		Fair	Remove
805	Aspen, quaking		19		Fair	Remove
806	Elm, american		9		Fair	Remove
807	Elm, american		10		Good	Remove
808	Elm, american		8		Fair	Remove
809	Cherry, black		16		Fair	Preserve
810	Aspen, quaking		15		Fair	Preserve
811	Aspen, quaking		15		Fair	Remove
812	Aspen, quaking		12		Fair	Remove
813	Elm, american		10		Fair	Remove
814	Cherry, black		13		Fair	Remove
815	Oak, red		15		Good	Preserve
816	Aspen, quaking		18		Fair	Preserve
817	Oak, red		13		Good	Preserve
818	Aspen, quaking		13		Fair	Preserve
819	Oak, bur		60	Heritage	Fair	Preserve
820	Cherry, black		12		Fair	Preserve
821	Oak, bur		16		Fair	Preserve
822	Oak, bur		13		Good	Preserve
823	Oak, bur		12		Fair	Preserve
824	Cherry, black		12		Fair	Preserve
825	Elm, american		8		Fair	Preserve
826	Elm, american		9		Fair	Preserve
827	Elm, american		9		Fair	Preserve
828	Elm, american		12		Fair	Preserve
829	Elm, american		16		Fair	Preserve
830	Elm, american		16		Fair	Preserve
831	Elm, american		14		Fair	Preserve
832	Cherry, black		12		Fair	Preserve
833	Oak, bur		12		Good	Preserve
834	Cherry, black		8		Fair	Preserve
835	Cherry, black		11		Fair	Remove
836	Cherry, black		8		Fair	Remove
837	Cherry, black		10		Fair	Remove

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
838	Cherry, black		12		Fair	Remove
839	Oak, red		14		Good	Remove
840	Oak, red		17		Fair	Remove
841	Oak, red		14		Fair	Remove
842	Oak, red		15		Good	Remove
843	Cherry, black		8		Fair	Remove
844	Elm, american		9		Fair	Preserve
845	Maple, silver		25		Fair	Preserve
846	Elm, american		9		Fair	Remove
847	Cherry, black		22		Fair	Remove
848	Aspen, quaking		10		Fair	Remove
849	Aspen, quaking		9		Fair	Remove
850	Oak, red		11		Fair	Remove
851	Aspen, quaking		12		Fair	Preserve
852	Aspen, quaking		15		Good	Preserve
853	Aspen, quaking		8		Fair	Preserve
854	Cherry, black		8		Fair	Preserve

BOULEVARD TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5"Cal	7
	ARF	Acer rubrum 'Franksred' TM / Red Sunset Maple	B & B	2.5"Cal	8
	GDS	Gymnocladus dioica 'UMNSynergy' TM / True North Kentucky Coffeetree	B & B	2.5"Cal	13
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal	8
	UAV	Ulmus americana 'Valley Forge' / Valley Forge American Elm	B & B	2.5"Cal	5

LEGEND

PROPOSED

EXISTING

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

RETAINING WALL

WETLAND LIMITS

TREELINE

LANDSCAPE EDING

STORM SEWER

SANITARY SEWER

FORCEMAIN (SAN.)

WATERMAIN

YARDDRAIN

LIMITS OF DISTURBANCE

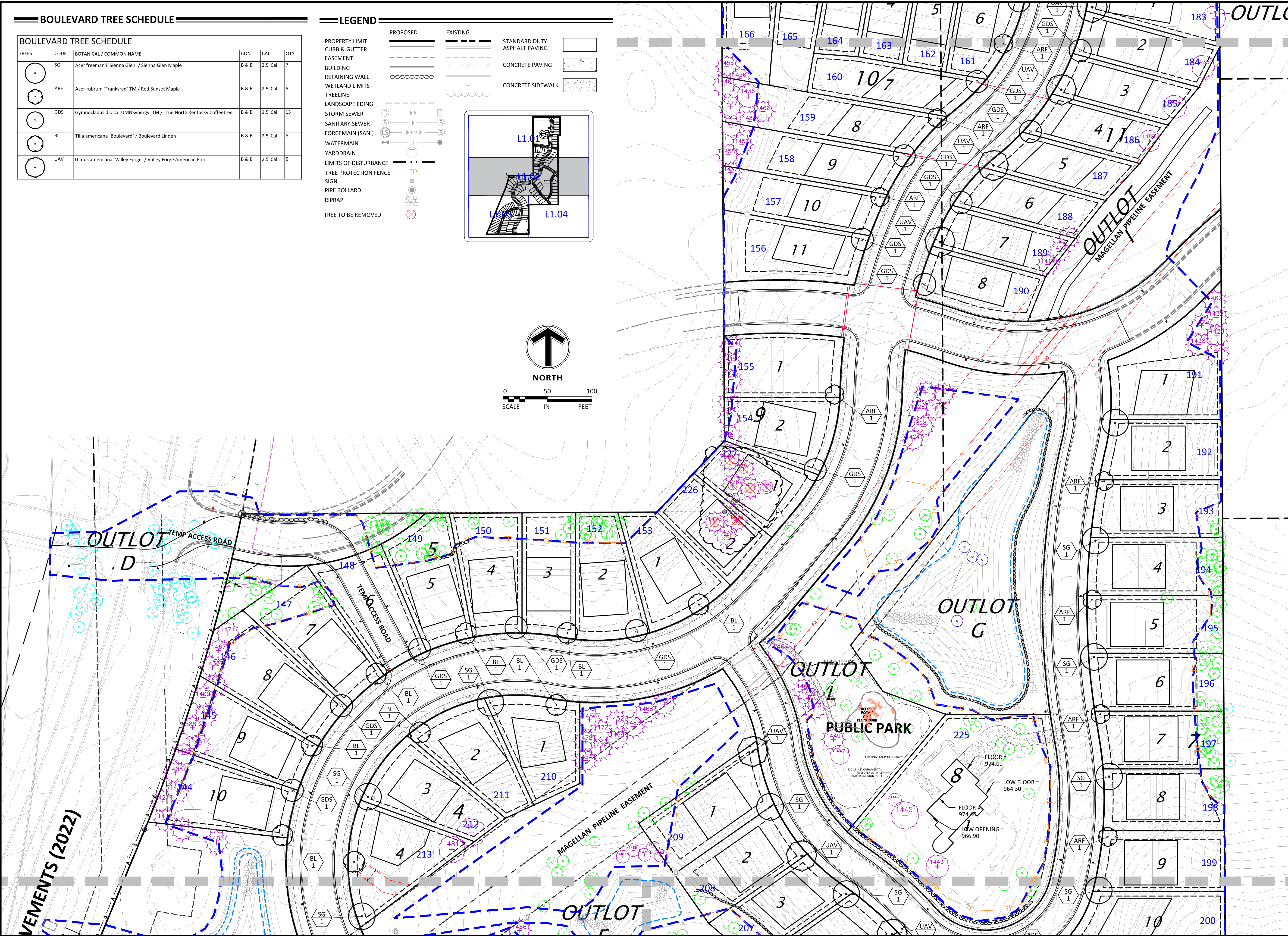
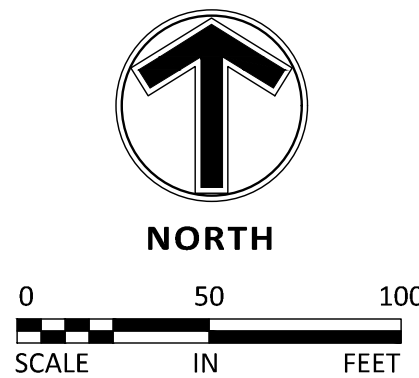
TREE PROTECTION FENCE

SIGN

PIPE BOLLARD

RIPRAP

TREE TO BE REMOVED



Client



Builders
LOT GROUP

Project
**PELTIER
RESERVE**

Location
**INVER GROVE
HEIGHTS, MN**

Certification

I hereby certify that this survey, plan 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.

Joshua J. McKinney
Registration No. 53234 Date: 02/05/2021
This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: CONSTRUCTION Initial Issue: 09/03/2021

Revision History

No.	Date By	Submittal / Revision
09/03/21		CONSTRUCTION DOCS
10/15/21		REVISION A
11/10/21		REVISION B
05/12/22		REVISION C - CITY COMMENTS
02/03/25		REVISION H - PRELIM PLAT

Sheet Title
**LANDSCAPE
PLAN**

Sheet No. Revision
L1.02 H

Project No. 22425

GROUND COVER SCHEDULE

GROUND COVER SCHEDULE			
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT
	CU-SN	Custom Non-Maintained Areas and Pond Slopes / Shortgrass Native Mix	Seed
	25-131	MNDOT Seed Mix 25-131 / Low Maintenance Fescue mix	Seed
	25-151	MNDOT Seed Mix 25-151 / High Maintenance Turf	Seed
	33-261	MNDOT Seed Mix 33-262 / Ponds and Wet Areas	Seed
	34-171	MNDOT Seed Mix 34-171 / Wetland Rehabilitation	Seed
	TCSC-DM	Twin City Seed Company - Ditch Mix / Site Construction and Stabilization	Seed

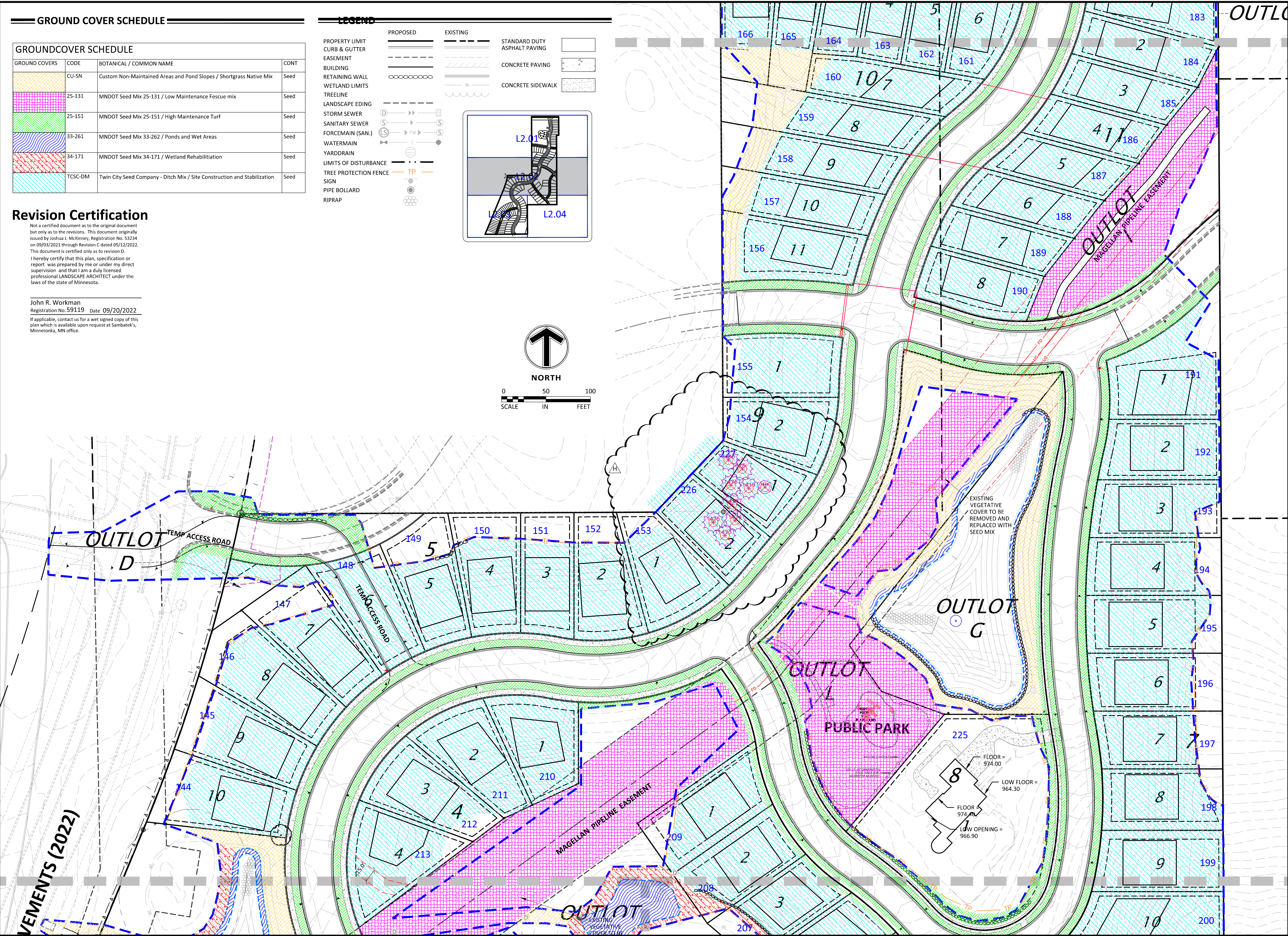
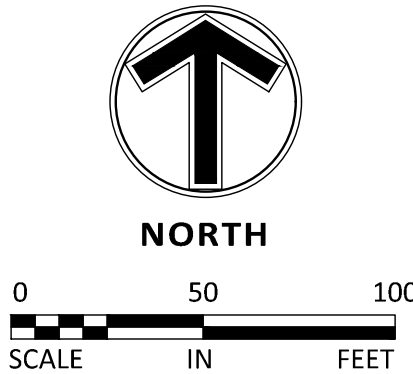
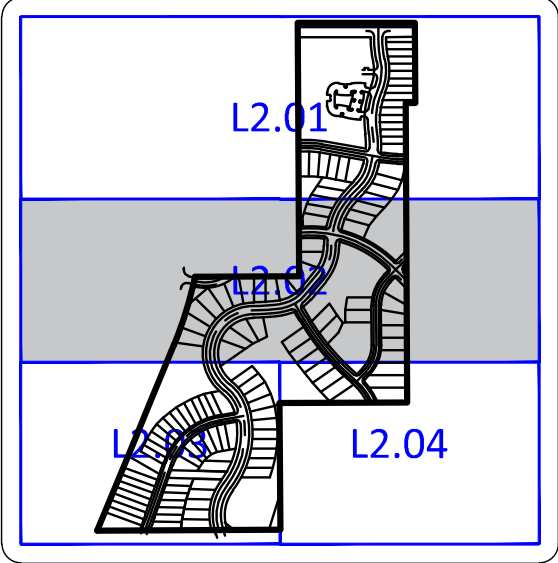
Revision Certification

Not a certified document as to the original document but only as to the revisions. This document originally issued by Joshua J. McKinney, Registration No. 53234 on 09/03/2021 through Revision C dated 05/12/2022. This document is certified only as to revision D. 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 LANDSCAPE ARCHITECT under the laws of the state of Minnesota.

John R. Workman
Registration No. 59119 Date 09/20/2022
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

LEGEND

PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING



12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client



Builders
LOT GROUP

Project
**PELTIER
RESERVE**

Location
**INVER GROVE
HEIGHTS, MN**

Certification

I hereby certify that this survey, plan 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.

Joshua J. McKinney
Registration No. 53234 Date: 02/05/2021

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Summary

Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: CONSTRUCTION Initial Issue: 09/03/2021

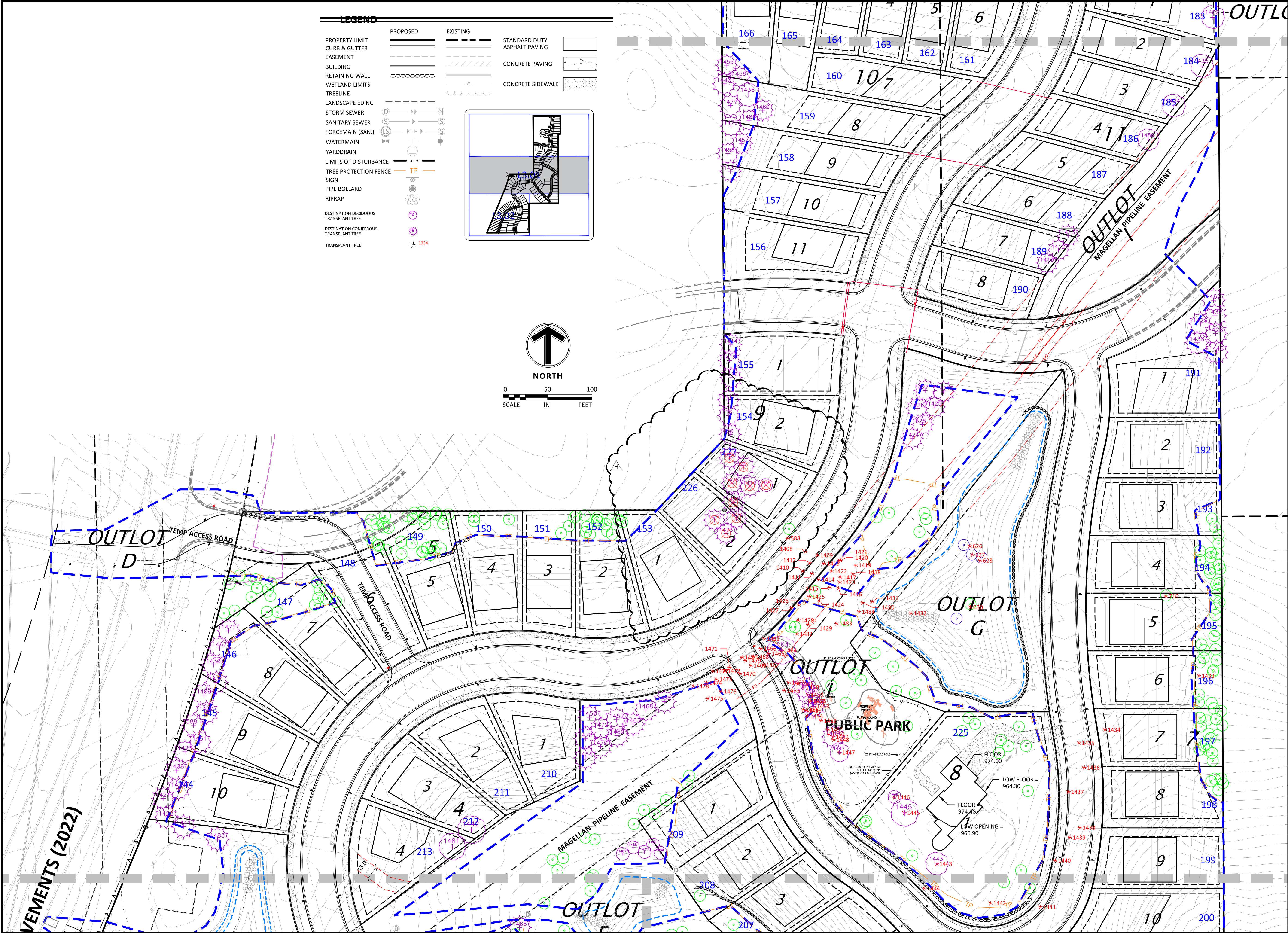
Revision History

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11/10/21		REVISION B
05/12/22		REVISION C - CITY COMMENTS
02/03/25		REVISION H - PRELIM PLAT

Sheet Title
**GROUND COVER
PLAN**

Sheet No. Revision
L2.02 H

Project No. 22425



LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	CONCRETE PAVING
EASEMENT	---	---	CONCRETE SIDEWALK
RETAINING WALL	---	---	
WETLAND LIMITS	---	---	
TREELINE	---	---	
LANDSCAPE EDING	---	---	
STORM SEWER	---	---	
SANITARY SEWER	---	---	
FORCEMAIN (SAN.)	---	---	
WATERMAIN	---	---	
YARDDRAIN	---	---	
LIMITS OF DISTURBANCE	---	---	
TREE PROTECTION FENCE	---	---	
SIGN	---	---	
PIPE BOLLARD	---	---	
RIPRAP	---	---	
DESTINATION DECIDUOUS TRANSPLANT TREE	---	---	
DESTINATION CONIFEROUS TRANSPLANT TREE	---	---	
TRANSPLANT TREE	---	---	

1234

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client

Builders
LOT GROUP

Project
PELTIER
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Location
INVER GROVE
HEIGHTS, MN

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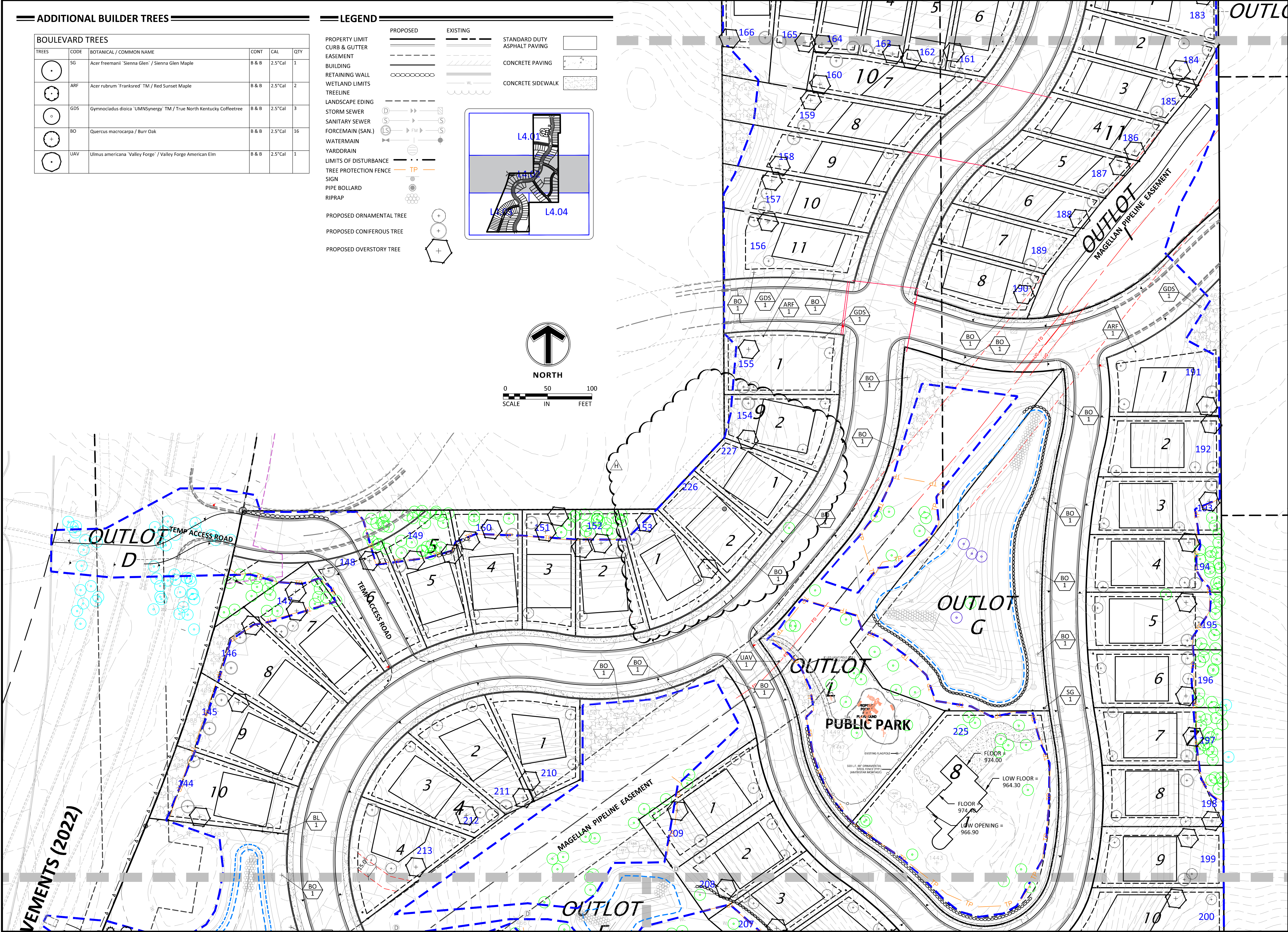
Summary
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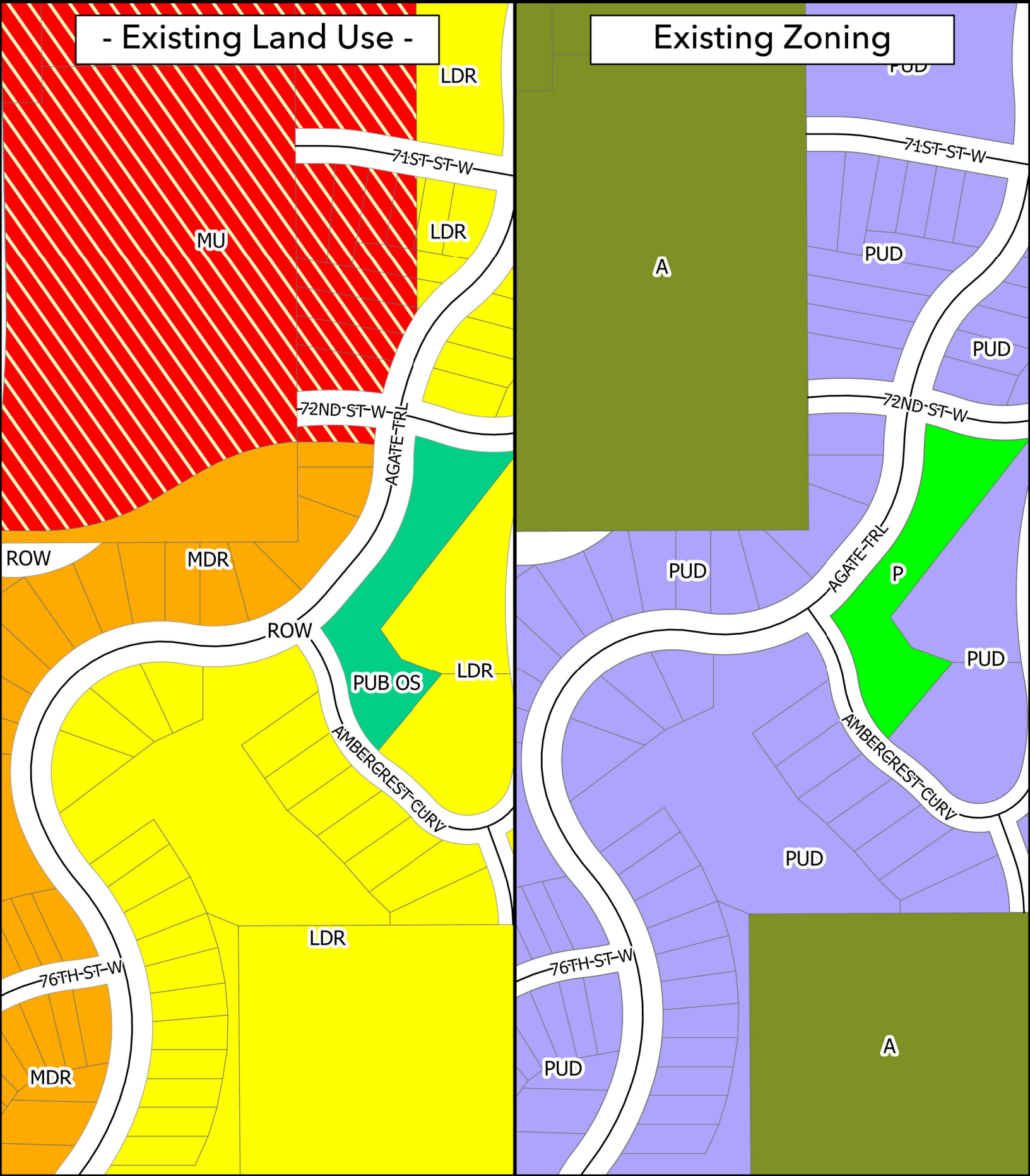
Sheet Title
TRANSPLANTED
TREES

Sheet No. **Revision**
L3.01 H
Project No. 22425





Peltier Reserve Location Map





Planning Commission Report

MEETING DATE:	May 6, 2025
CASE NO:	25-09ZA
APPLICANT:	DCI Specialty Contracting, LLC
PROPERTY OWNER:	Inver Grove Baceline, LLC
REQUEST:	Southeast Quadrant PUD Ordinance Amendment
LOCATION:	5816 Blaine Avenue
COMPREHENSIVE PLAN:	RC, Regional Commercial
ZONING:	PUD, Planned Unit Development
STAFF CONTACT:	Benjamin Schneider, 651.450.2554

ACTION REQUESTED

Conduct a public hearing and consider a request from DCI Specialty Contracting, LLC for an Amendment to the Southeast Quadrant PUD Ordinance to add a walk-up ATM kiosk as a permitted use at Lot 1, Block 1 of Inver Grove Market.

BACKGROUND

The applicant has requested an Amendment to the Southeast Quadrant Planned Unit Development ("PUD") Ordinance, commonly known as "Bishop Heights," to allow a walk-up ATM kiosk as a Permitted Use at the Inver Grove Market commercial center, located at 5816 Blaine Avenue. Current tenants at Inver Grove Market include: Los Portales Bar & Grill, Perplebunny's Axe House, Jimmy John's, and other general retail uses.

The proposed Wells Fargo ATM would be installed in the northwest corner of the parking lot. In total, two (2) parking spaces are proposed to be removed: one for the ATM and another to accommodate a new ADA parking stall.

SURROUNDING USES

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

LOCATION	ADJACENT USE	ZONING	LAND USE
North	Commercial	Commercial PUD	Regional Commercial
East	Office Building	PUD	Office
West	Commercial	PUD	Regional Commercial
South	Vacant	PUD	Regional Commercial

The specific adjacent commercial uses include Gerten's growing fields to the north and Applebee's restaurant to the west; the Town Office Park office building is located to the east of the site.

EVALUATION OF REQUEST

Parking Lot

There are currently 114 parking stalls on the property. The number of parking stalls required by City Code Section 10-15A-3 has shifted as tenants have changed over time. In 2009, the City approved an expansion of the sit-down restaurant use - now occupied by Los Portales – from 4,000 square feet to 5,680 square feet. This resulted in a deficiency of seven (7) parking spots from what would typically be required by City Code. Ultimately, the City opted to grant flexibility from the standard parking requirements through the PUD amendment process. The main finding supporting that decision was that the sit-down restaurant had different peak hours than the other retail and fast-food establishments on the site.

A similar approach was taken in 2022, when Perplebunny's Axe House moved into the south end of the building. Staff noted in their report that the use was similar to a bowling alley, which would have required 42 parking stalls. Using this calculation and the information cited in 2009, Inver Grove Market appears to have 30 parking stalls less than standard City Code requirements. However, the City approved this condition in 2022, again citing that the sit-down restaurant and axe-throwing uses have different peak times than other building tenants.

Staff are not aware of any parking issues on the Inver Grove Market property. Also, the proposed location of the ATM is over 100 feet from the nearest tenant entrance, so no "premium" spaces would be removed as a result. Losing an additional two (2) stalls for the proposed ATM is not expected to change the overall functionality of this parking lot. Staff support using the flexibility of the PUD to reduce standard parking requirements for this request.

Screening

The PUD Ordinance for this site requires all parking lots to be appropriately screened. The proposed ATM would therefore meet screening requirements by virtue of being in the parking lot.

Lighting

A new light pole is proposed directly behind the ATM. The fixtures will have downward shielding, mitigating glare outside the ATM area.

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:

- Approval of an Amendment to the Southeast Quadrant PUD Ordinance to allow one (1) outdoor ATM for Lot 1, Block 1, Inver Grove Market subject to the following condition:

1) The ATM shall be constructed in substantial conformance with the plans attached to this staff report.

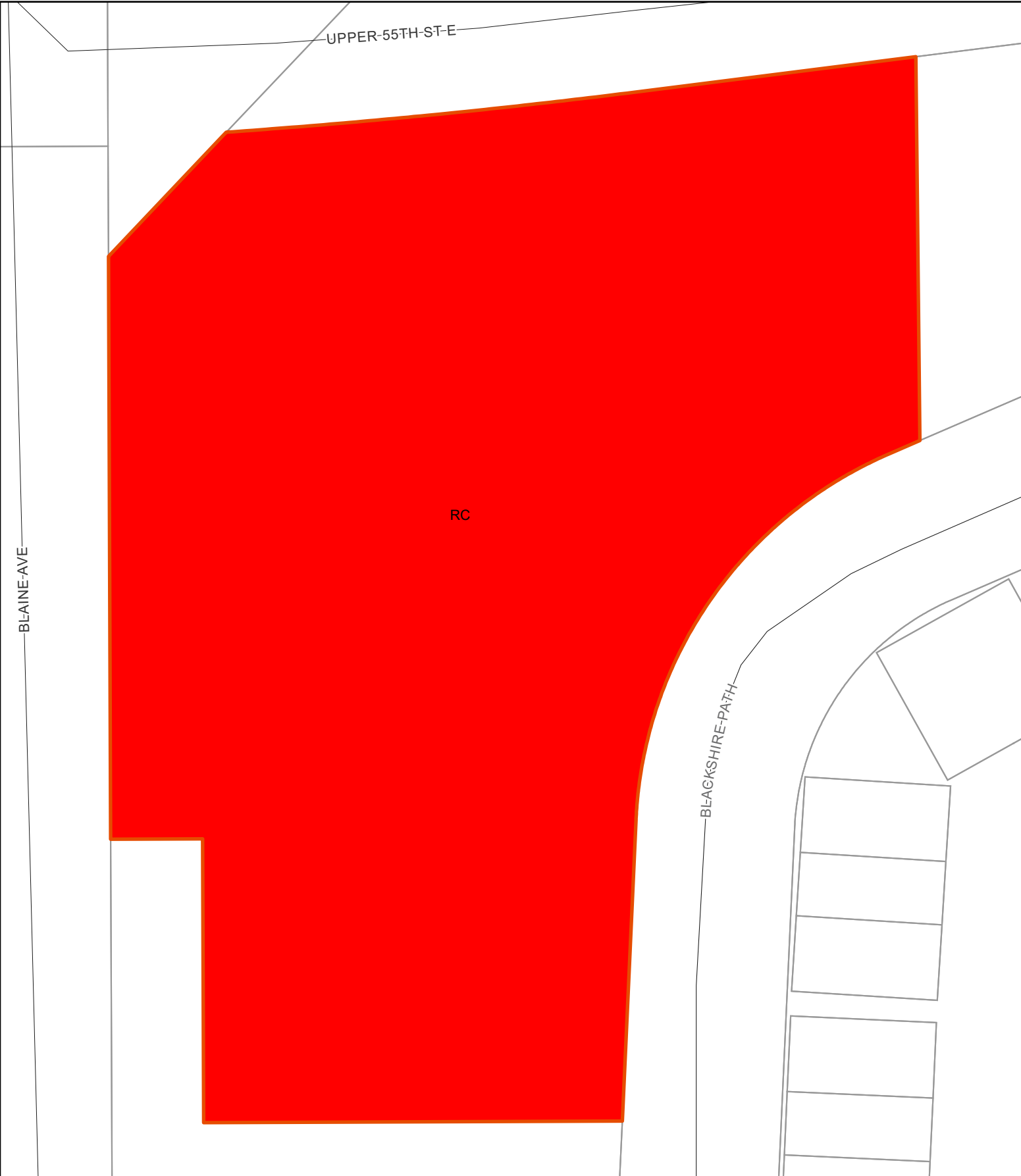
B. Denial. If the Planning Commission does not favor the proposed amendment, a recommendation of denial should be made. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

City staff support the Amendment as proposed with the condition listed in Alternative A.

ATTACHMENTS

1. Existing Land Use Map
2. Zoning Map
3. Project Narrative
4. Plans



BLAINE-AVE

UPPER-55TH-ST-E

RC

BLACKSHIRE-PATH



**City of
Inver Grove Heights**
5816-5866 Blaine Ave
Future Land Use

 Inver Grove Market

 Regional
Commercial

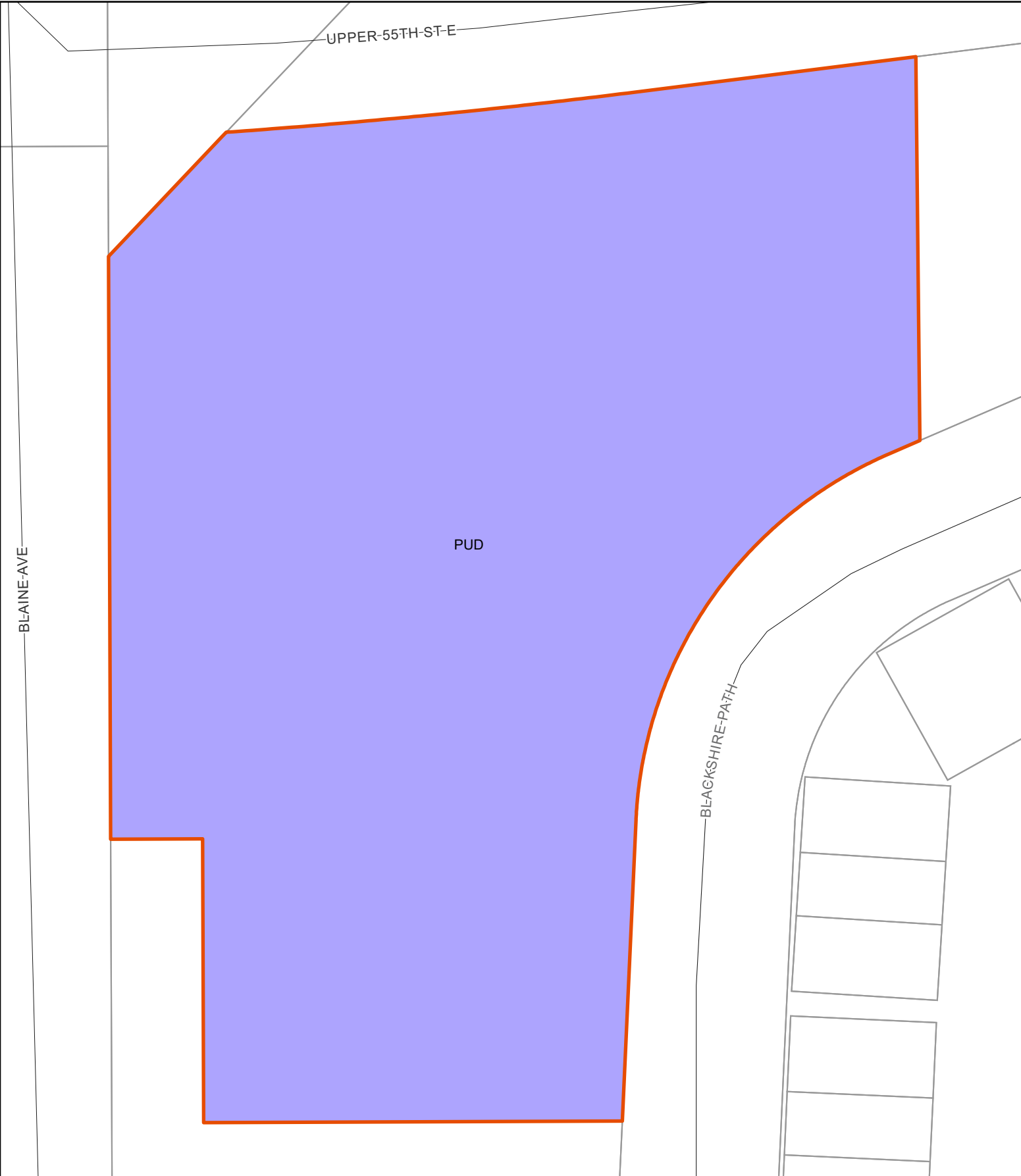


0 50 100 200

Feet

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COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE
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Map produced by the City of Inver Grove Heights
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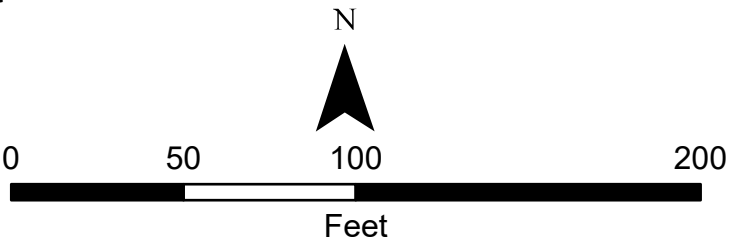




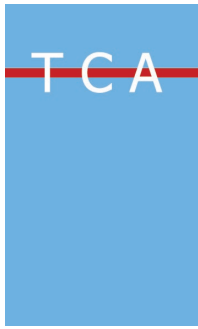
**City of
Inver Grove Heights**

**5816-5866 Blaine Ave
Zoning**

-  Inver Grove Market
-  PUD



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TOM CHAPMAN ARCHITECT

3311 Elm Street

Suite 105

Dallas, TX 75226

April 23, 2025

Project Name: Wells Fargo Walk Up ATM

5816 Baine Ave E,

Inver Grove Heights, MN 55076

Project Narrative:

Wells Fargo is proposing the installation of a new Walk-Up ATM, located in the parking lot at 5816 Blaine Ave E, Inver Grove Heights, MN. The work will consist of removing the striping for 3 parking spaces, and re-striping for a new ADA accessible parking space, loading zone and the ATM area. The ATM will be installed onto a new foundation per the structural set requirements.

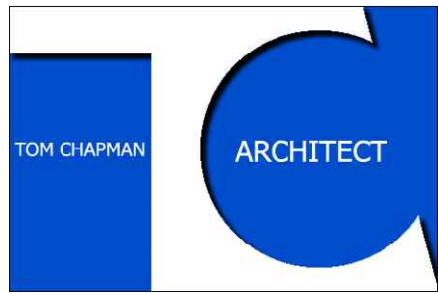
Along with the ATM installation there will be 6 new bollards for protection against vehicles and a light pole with 3 fixtures to ensure proper security lighting at all hours of operation for the customer's safety. A new Utility pedestal will be installed for the machine as well as a new power run for new conduit CAT-5, alarm, and camera wire.

Thank you

Thomas W. Chapman, AIA

Tom Chapman Architect

ARCHITECTURE FIRM



3311 Elm Street
Suite 105
Dallas, Texas 75226
214-742-6044
www.sgdesign.biz

STRUCTURAL ENGINEERS



NEW WALK-UP ATM
5816 BLAINE AVE E
INVER GROVE HEIGHTS, MN 55076

DRAWING INDEX:

SHEET NO.	SHEET NAME
A0.00	COVER PAGE
A1.00	SITE PLAN
A1.01	DEMOLITION PLAN
A1.02	CONSTRUCTION PLAN
A1.03	ELEVATIONS & DETAILS

STRUCTURAL BY OTHERS

S1	OF 13
S2	OF 13
S3	OF 13
S4	OF 13
S5	OF 13
S6	OF 13
S7	OF 13
S8	OF 13
S9	OF 13
S10	OF 13
S11	OF 13
S12	OF 13
S13	OF 13

CODES

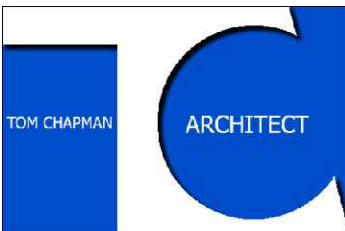
- 2020 MINNESOTA BUILDING CODE
- 2020 MINNESOTA ENERGY CONSERVATION CODE
- 2020 MINNESOTA MECHANICAL & FUEL GAS CODE
- MINNESOTA ELECTRICAL CODE
- 2020 MINNESOTA PLUMBING CODE
- 2020 MINNESOTA ENERGY CODE
- 2020 MINNESOTA FIRE CODE

PROJECT:



NEW WALK-UP ATM
5816 BLAINE AVE E,
INVER GROVE HEIGHTS, MN
55076

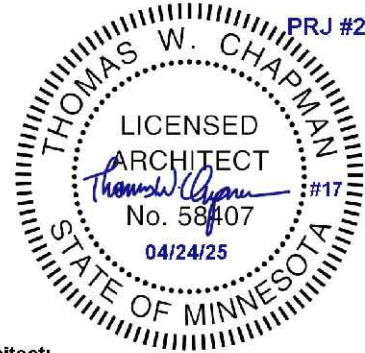
ARCHITECT/INTERIOR DESIGNER:



Tom Chapman Architect
3311 Elm Street, Suite 105
Dallas, Texas 75226
214-742-6044
www.sgdesign.biz

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PROFESSIONAL'S SEAL:



Architect:
I hereby certify that this Construction Document was prepared by me and under my direct supervision and that I am a duly Licensed Architect under the law of the state of Minnesota.
Signature: *Thomas W. Chapman*
Printed Name: Thomas W. Chapman Architect

CONSULTANT:

CONSULTANT'S SEAL:

FULL SET ISSUE HISTORY:

ISSUED FOR PERMIT	01/05/2024

SHEET DELTA REVISION:

CITY COMMENTS	04/24/2025

DRAWING INFO:

DRAWN BY: KC

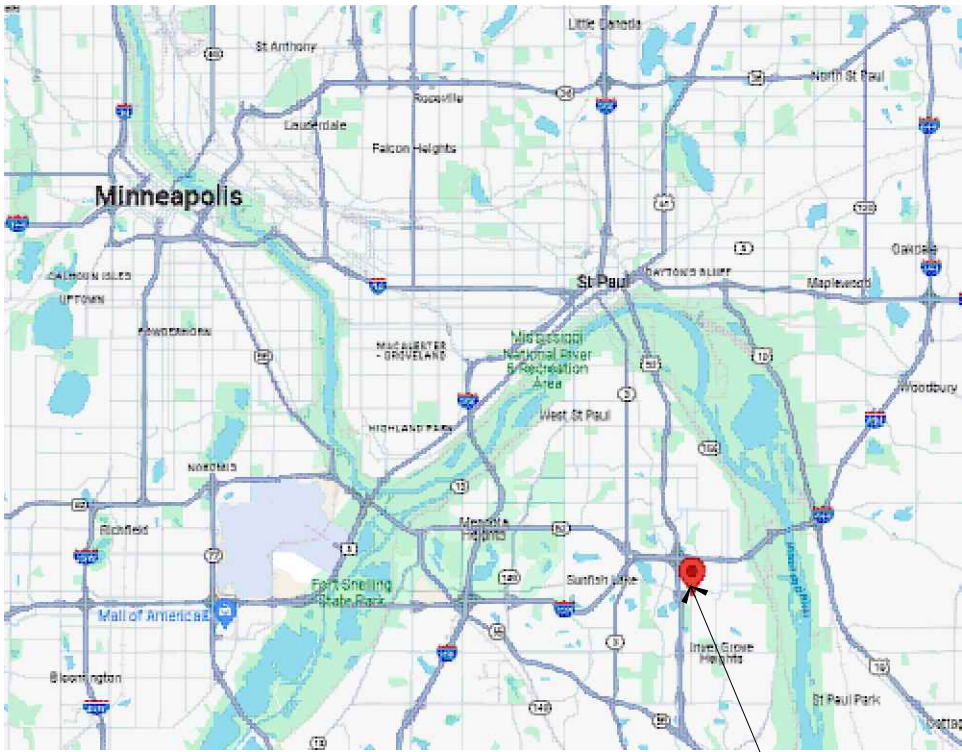
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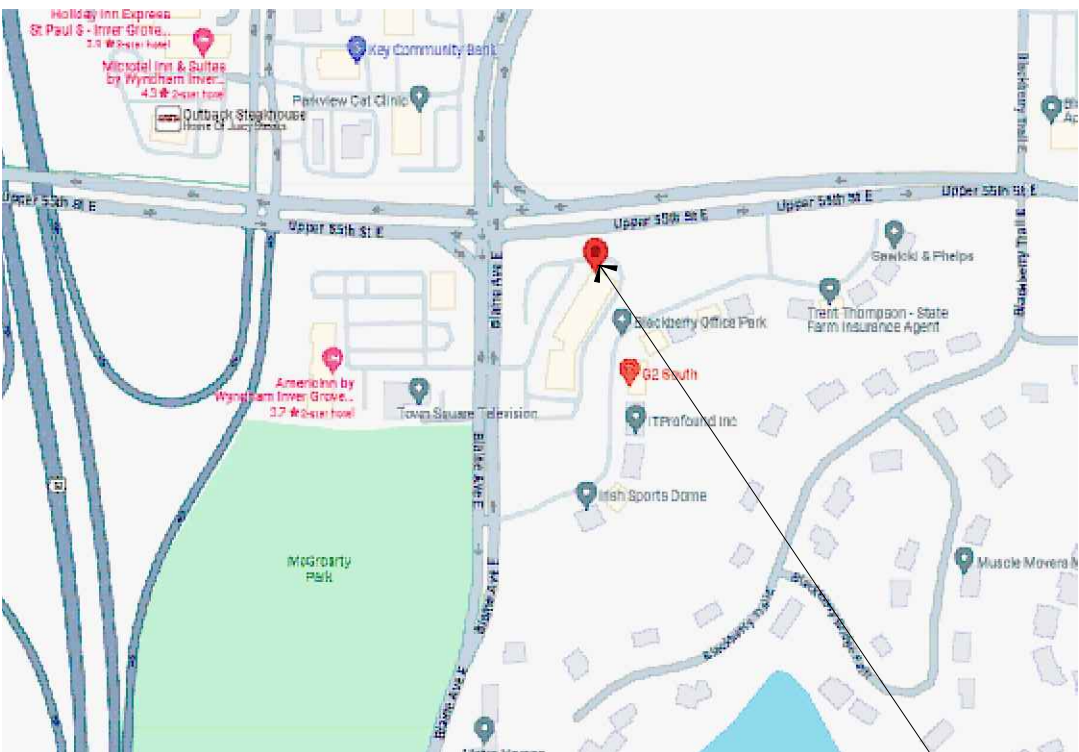
A0.00

CITY MAP



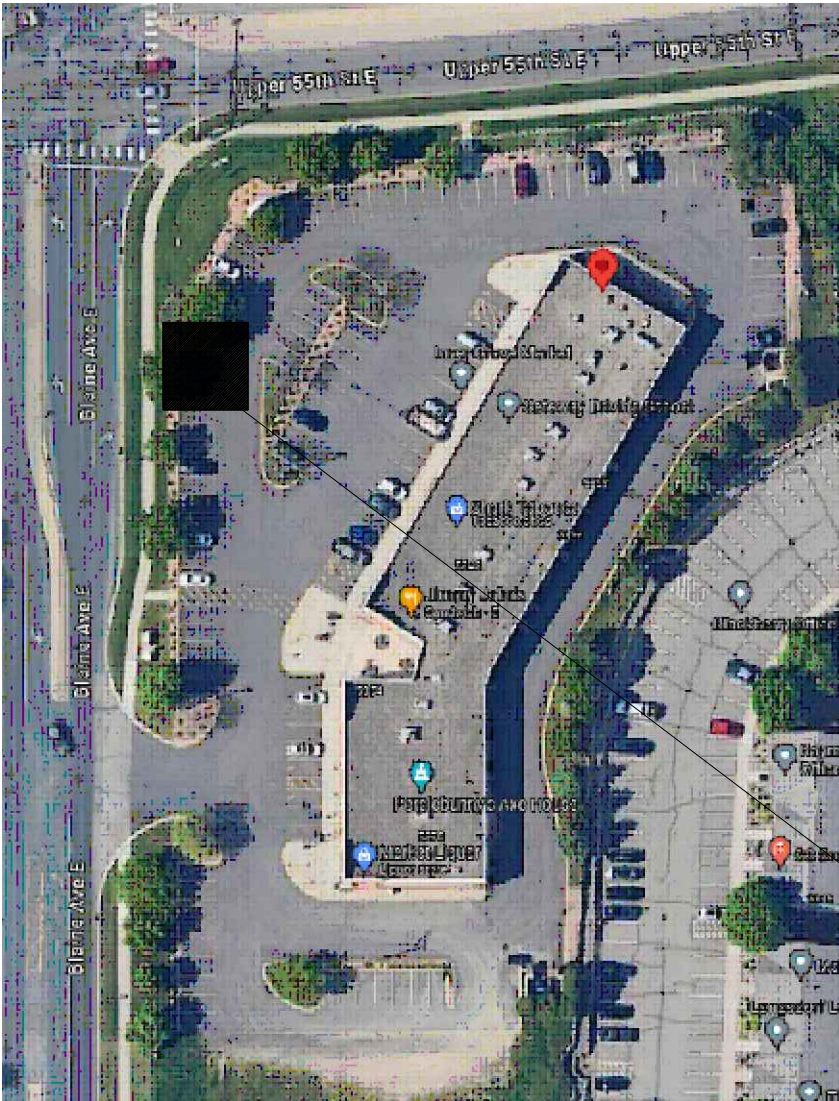
LOCATION OF SITE

VICINITY MAP



LOCATION OF SITE

EXISTING SITE



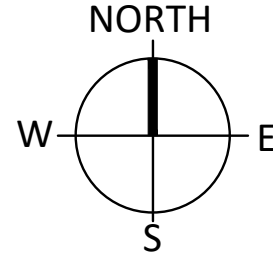
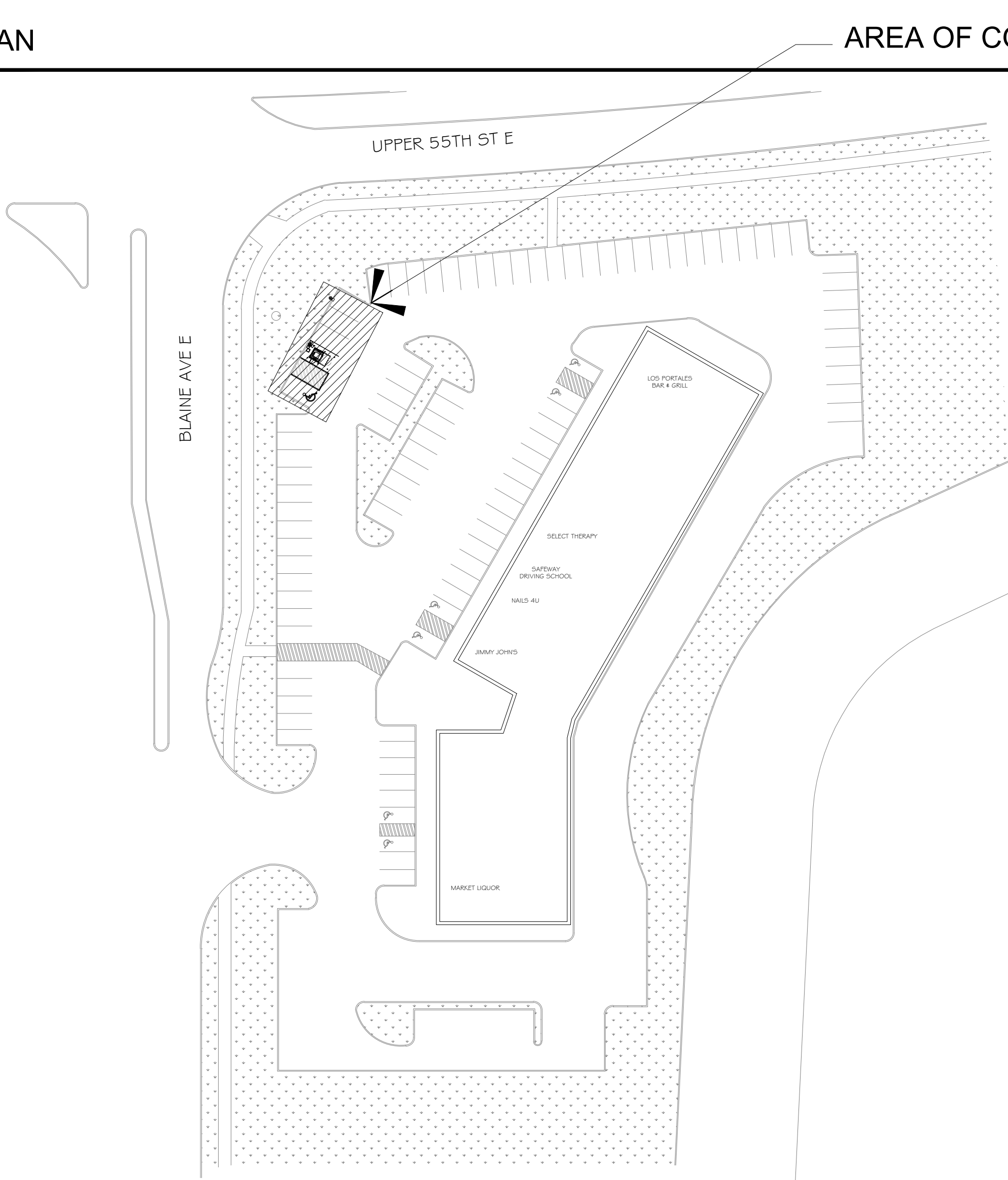
AREA OF CONTRACT

SCOPE DESCRIPTION

- TRENCH TO ELEC & TELCO
- RUN NEW CONDUIT CAT-5, ALARM, CAMERA WIRE
- RUN 30 AMP & 20 AMP CIRCUIT
- FORM & POUR NEW CONCRETE PAD
- PAINT ADA PARKING SPOT & LOADING ZONE
- INSTALLATION OF NEW ATM AND ENCLOSURE
- INSTALLATION OF NEW BOLLARDS
- INSTALLATION OF NEW SECURITY CAMERA
- INSTALLATION OF NEW LIGHT STAND & FIXTURE
- INSTALLATION OF NEW LIGHT FIXTURE ON EXISTING LIGHT POLE
- INSTALLATION OF NEW UTILITY PEDESTAL

SITE PLAN

AREA OF CONTRACT



- GENERAL SITE NOTES**
- A. COORDINATE WITH WELLS FARGO PROJECT MANAGER AND PROPERTY OWNER FOR WORKING HOURS.
 - B. CONTRACTOR TO COMPLETE DEMOLITION OR NEW CONSTRUCTION IN A MANNER WHERE OPEN TRENCHES, WET CONCRETE, EXPOSED WIRING, OR OTHER HAZARDOUS/UNFINISHED CONDITIONS DO NOT EXIST WHEN CONTRACTOR IS NOT ON SITE AND SHALL PROTECT THE PUBLIC FROM ALL HAZARDS.
 - C. CONTRACTOR TO LOCATE ALL UTILITIES AND PROTECT THEM DURING DEMOLITION.
 - D. CONTRACTOR TO LOCATE UNDERGROUND UTILITIES PRIOR TO START OF WORK.
 - E. CONTRACTOR TO REWORK OR ADJUST IRRIGATION AS REQUIRED FOR NEW CONCRETE PADS.
 - F. CONTRACTOR TO REFER TO 01 & 02/A1.01 FOR ADDITIONAL DETAIL AND DEMOLITION PLAN.
 - G. CONTRACTOR TO BE FULLY RESPONSIBLE FOR COMPLIANCE IN EFFECT FOR ALL CODES AND REQUIREMENTS FOR THIS PROJECT.
 - H. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR APPROPRIATE INSPECTION SCHEDULING AND REQUIREMENTS BY LOCAL JURISDICTION.

- SITE PLAN KEYED NOTES**
- 1 CONTRACTOR TO TRENCH/ BORE FROM NEW ATM TO ELEC & TELCO
 - 2 EXISTING BUILDING ACCESSIBLE PARKING TO REMAIN.
 - 3 NEW ATM ACCESSIBLE PARKING

BLAINE AVE E

UPPER 55TH ST E

NEW WALK UP ATM
01/A1.01

LOS PORTALES
BAR & GRILL

SELECT THERAPY

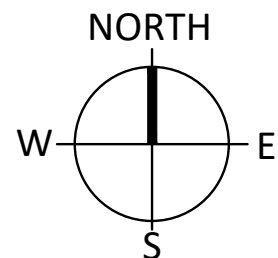
SAFEWAY
DRIVING SCHOOL

NAILS 4U

JIMMY JOHN'S

01 SITE PLAN

1/16" = 1'-0"

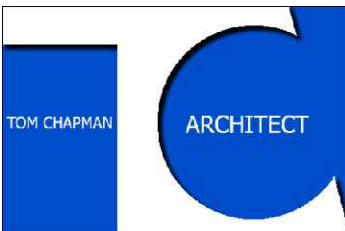


PROJECT:



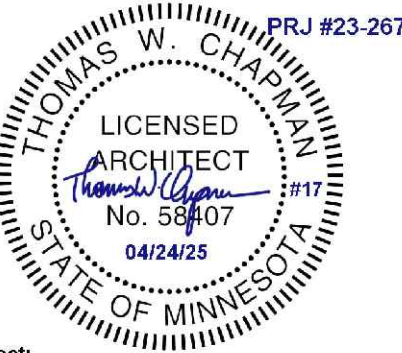
NEW WALK-UP ATM
5816 BLAINE AVE E,
INVER GROVE HEIGHTS, MN
55076

ARCHITECT/INTERIOR DESIGNER:



Tom Chapman Architect
3311 Elm Street, Suite 105
Dallas, Texas 75226
214-742-6044
www.sgdesign.biz
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PROFESSIONAL'S SEAL:



Architect:
I hereby certify that this Construction Document was prepared by me and under my direct supervision and that I am a duly Licensed Architect under the law of the state of Minnesota.
Signature: *Thomas W. Chapman*
Printed Name: Thomas W. Chapman Architect

CONSULTANT:

CONSULTANT'S SEAL:

FULL SET ISSUE HISTORY:

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CITY COMMENTS	04/24/2025

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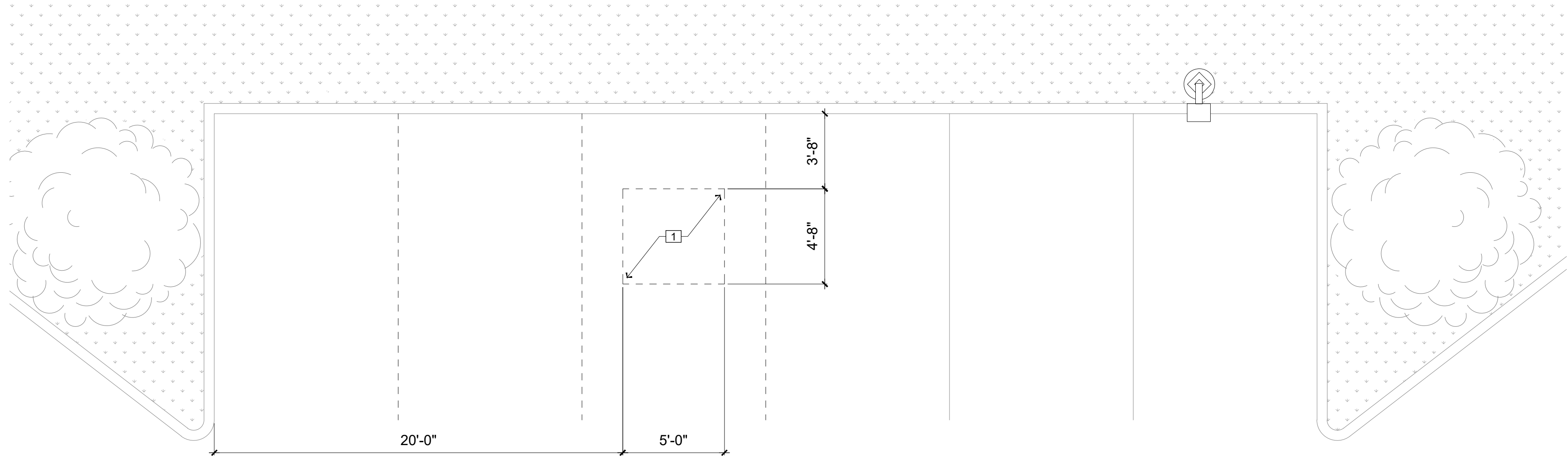
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CHECKED BY:

SHEET NUMBER:

SITE PLAN

A1.00



01 DEMOLITION PLAN

1/4" = 1'-0"

W NORTH
S E

GENERAL DEMOLITION NOTES

- A. COORDINATE WITH WELLS FARGO PROJECT MANAGER AND PROPERTY OWNER FOR WORKING HOURS.
- B. CONTRACTOR TO COMPLETE DEMOLITION OR NEW CONSTRUCTION IN A MANNER WHERE OPEN TRENCHES, WET CONCRETE, EXPOSED WIRING, OR OTHER HAZARDOUS/UNFINISHED CONDITIONS DO NOT EXIST WHEN CONTRACTOR IS NOT ON SITE AND SHALL PROTECT THE PUBLIC FROM ALL HAZARDS.
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- E. CONTRACTOR TO REWORK OR ADJUST IRRIGATION AS REQUIRED FOR NEW CONCRETE PADS.

DEMOLITION PLAN KEYED NOTES

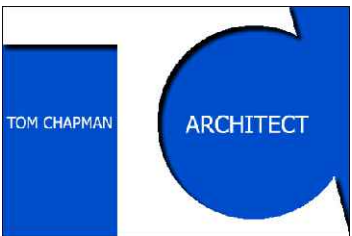
- 1 CONTRACTOR TO REMOVE EXISTING ASPHALT FOR NEW ATM FOOTING.

PROJECT:



NEW WALK-UP ATM
5816 BLAINE AVE E,
INVER GROVE HEIGHTS, MN
55076

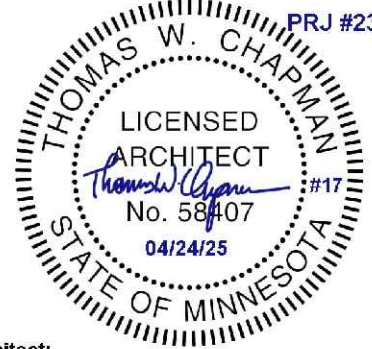
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DRAWN BY:

CHECKED BY:

SHEET NUMBER:

DEMOLITION
PLAN

A1.01

LIGHTING SCHEDULE						
ARCHITECTURAL SITE LIGHT ON STEEL POLE	POLE MOUNT	3000K	14222 / 408	CREE	OSQ-A-NM-3ME-K-30K-UL-BK (QTY 1) w/OSQ-DA POLE (QTY 1)	http://api.icentera.com/v2/getfile.aspx?f=DC52045F3CA989E10B086F9F43C868DACD5B6579A2830E6A567570A61F7D4B75F7BDA3322E320216
				EATON / COOPER	PRV-A-30-D-UNV-T3-SA-BK-HSS (QTY 1) w/SSS4A25SYM5/AB1/TMP1 POLE (QTY 1)	<a href="http://www.cooperindustries.com/content/dam/public/lighting/products/documents/lu
mark/spec_sheets/umark-prv-prevail-td500018en-sss.pdf">http://www.cooperindustries.com/content/dam/public/lighting/products/documents/lu mark/spec_sheets/umark-prv-prevail-td500018en-sss.pdf
				ACUITY	DSX0 LED 40C 1000 30K T3M MVOLT SPA DBLXD (QTY 1) w/SSS 25 4C DM29AS DBL POLE (QTY 1)	<a href="http://www.ACUIITYbrandsighting.com/library/ll/documents/specsheets/dsx0%20up
graded%20led%20version%20spec%20sheet%20e2%80%93%209-2017.pdf">http://www.ACUIITYbrandsighting.com/library/ll/documents/specsheets/dsx0%20up graded%20led%20version%20spec%20sheet%20e2%80%93%209-2017.pdf

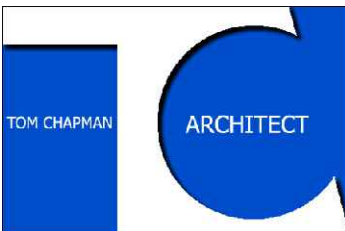
- GENERAL CONSTRUCTION NOTES
- A. COORDINATE WITH WELLS FARGO PROJECT MANAGER AND PROPERTY OWNER FOR WORKING HOURS.
- B. CONTRACTOR TO COMPLETE NEW CONSTRUCTION IN A MANNER WHERE OPEN TRENCHES, WET CONCRETE, EXPOSED WIRING, OR OTHER HAZARDOUS/UNFINISHED CONDITIONS DO NOT EXIST WHEN CONTRACTOR IS NOT ON SITE.
- C. CONTRACTOR TO IDENTIFY ANY INCONSISTENCIES AND CONFLICTS BETWEEN THE ARCHITECTURAL, STRUCTURAL, AND/OR SITE CONDITIONS TO THE ARCHITECT AND WELLS FARGO PROJECT MANAGER.

PROJECT:



NEW WALK-UP ATM
5816 BLAINE AVE E,
INVER GROVE HEIGHTS, MN
55076

ARCHITECT/INTERIOR DESIGNER:



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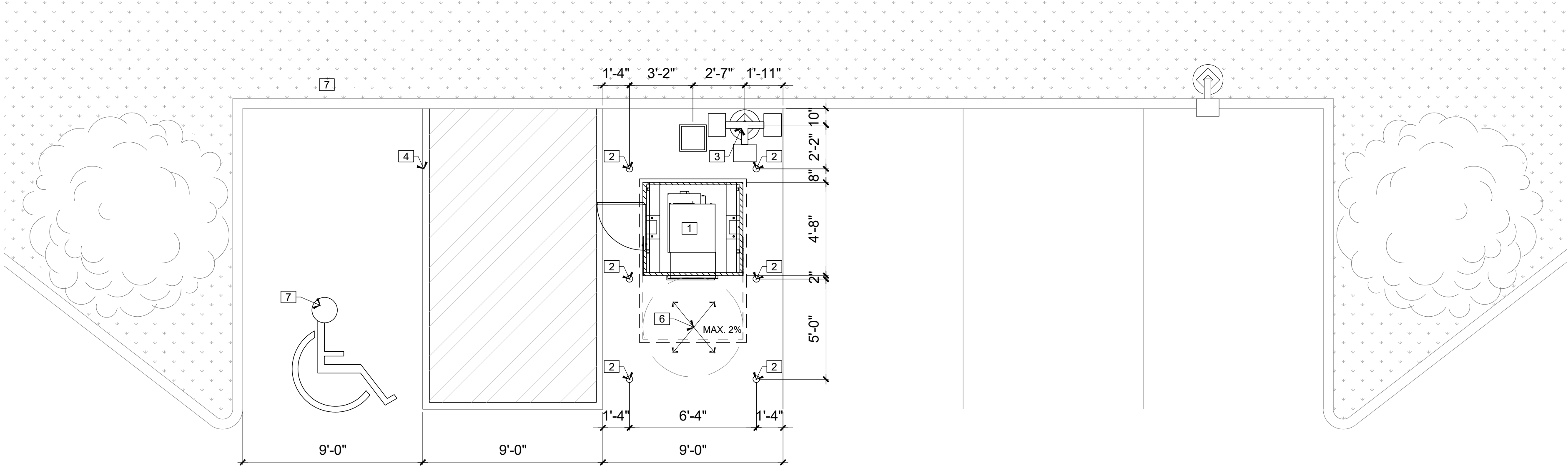
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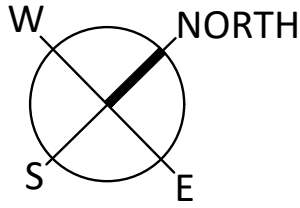
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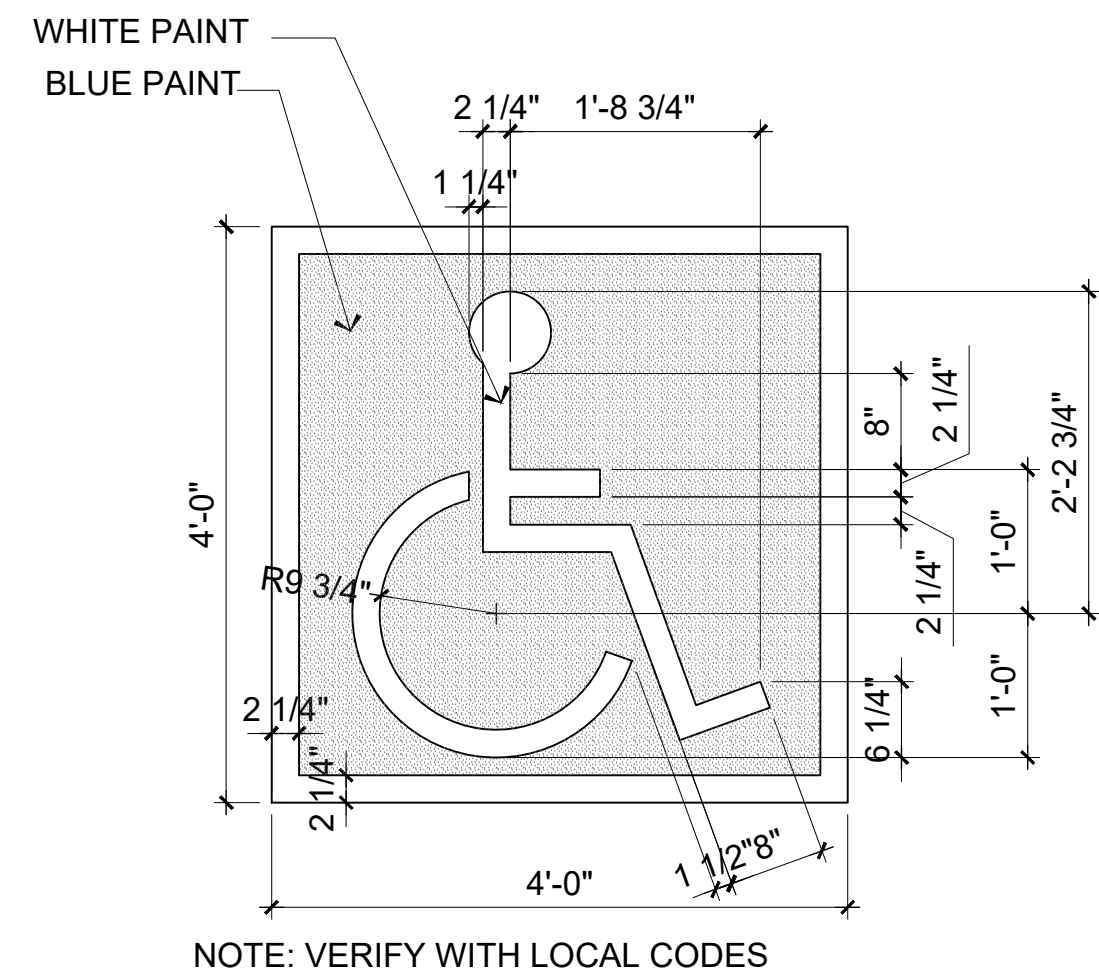
CONSTRUCTION
PLAN

A1.02

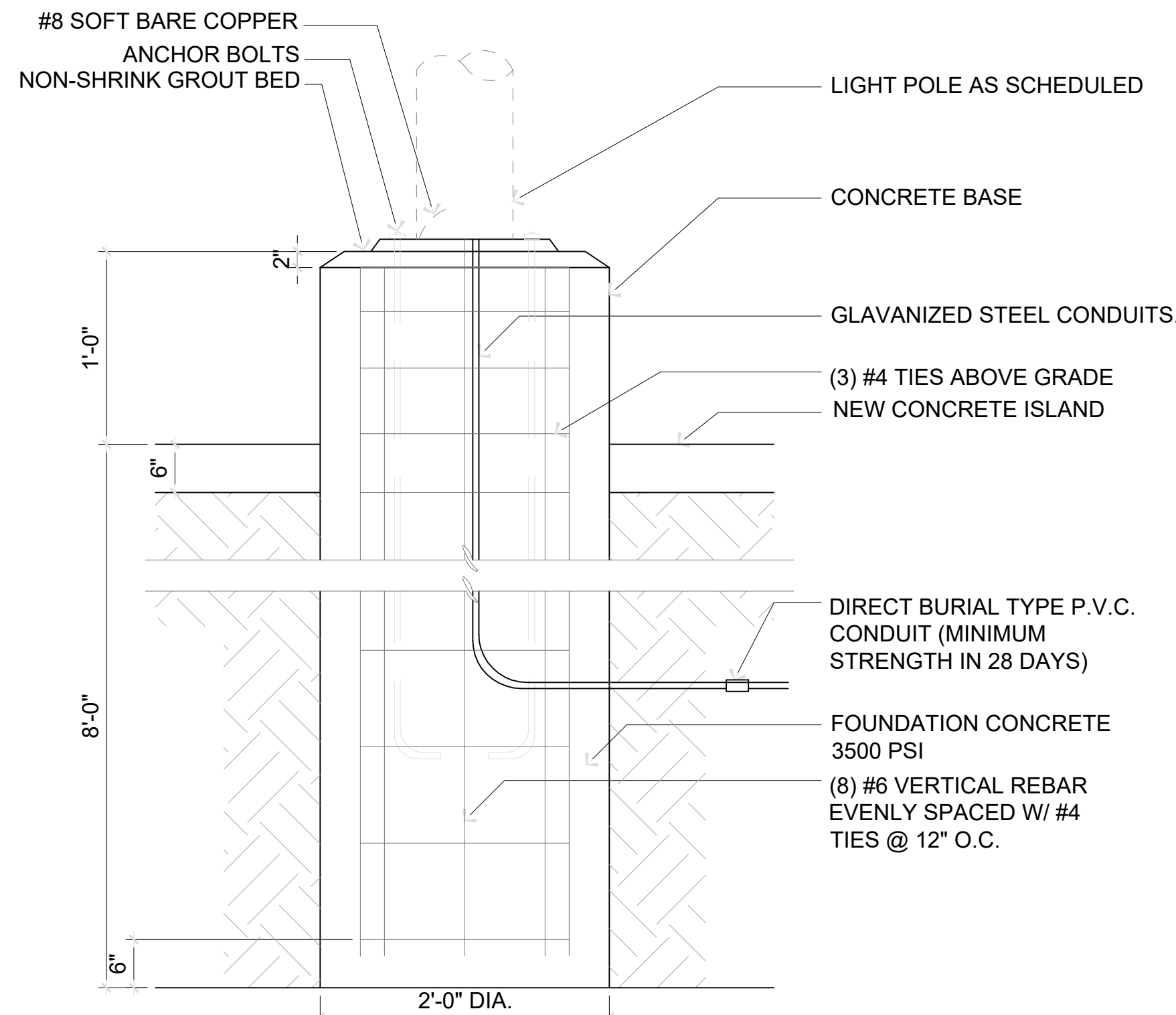


01 CONSTRUCTION PLAN
1/4" = 1'-0"

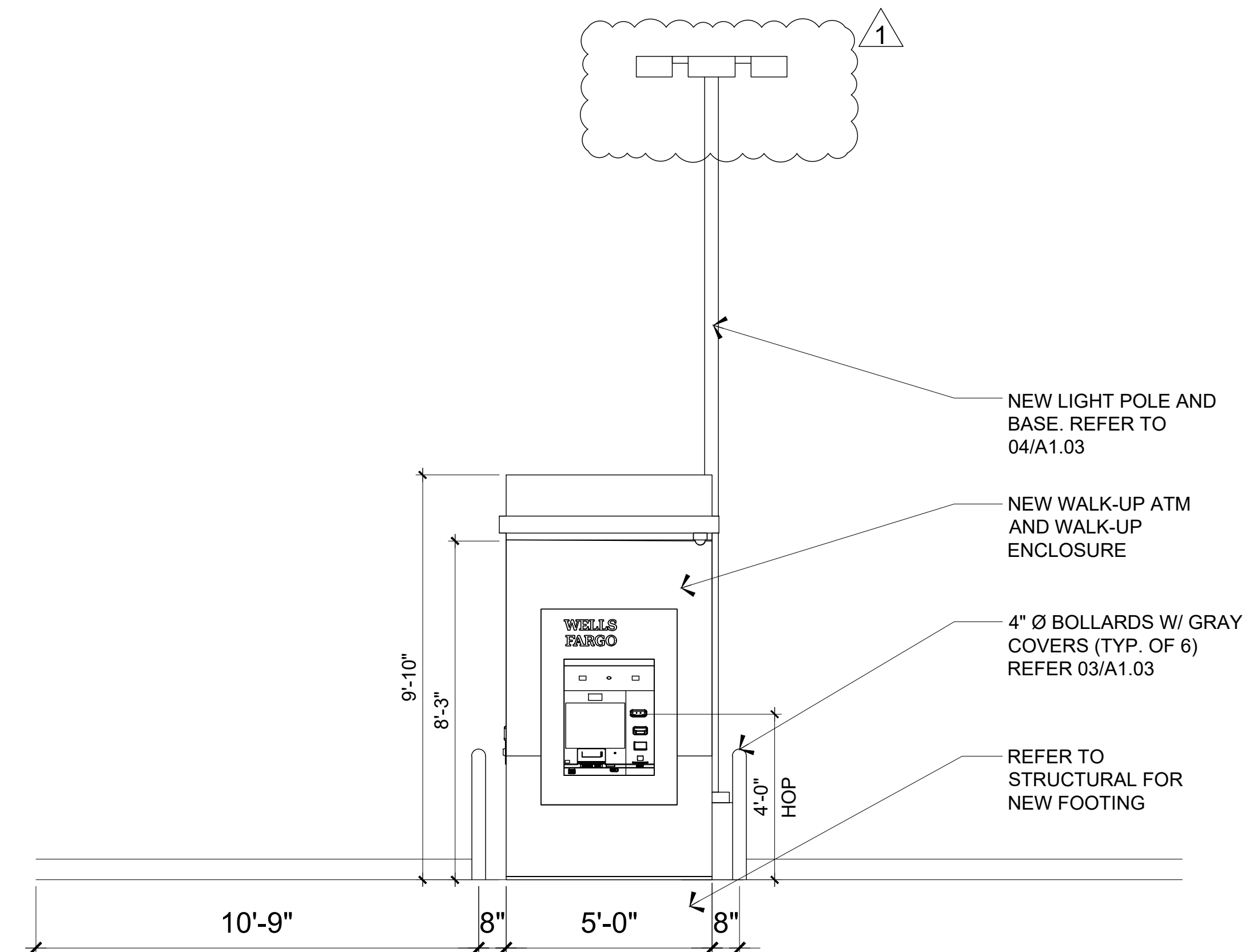




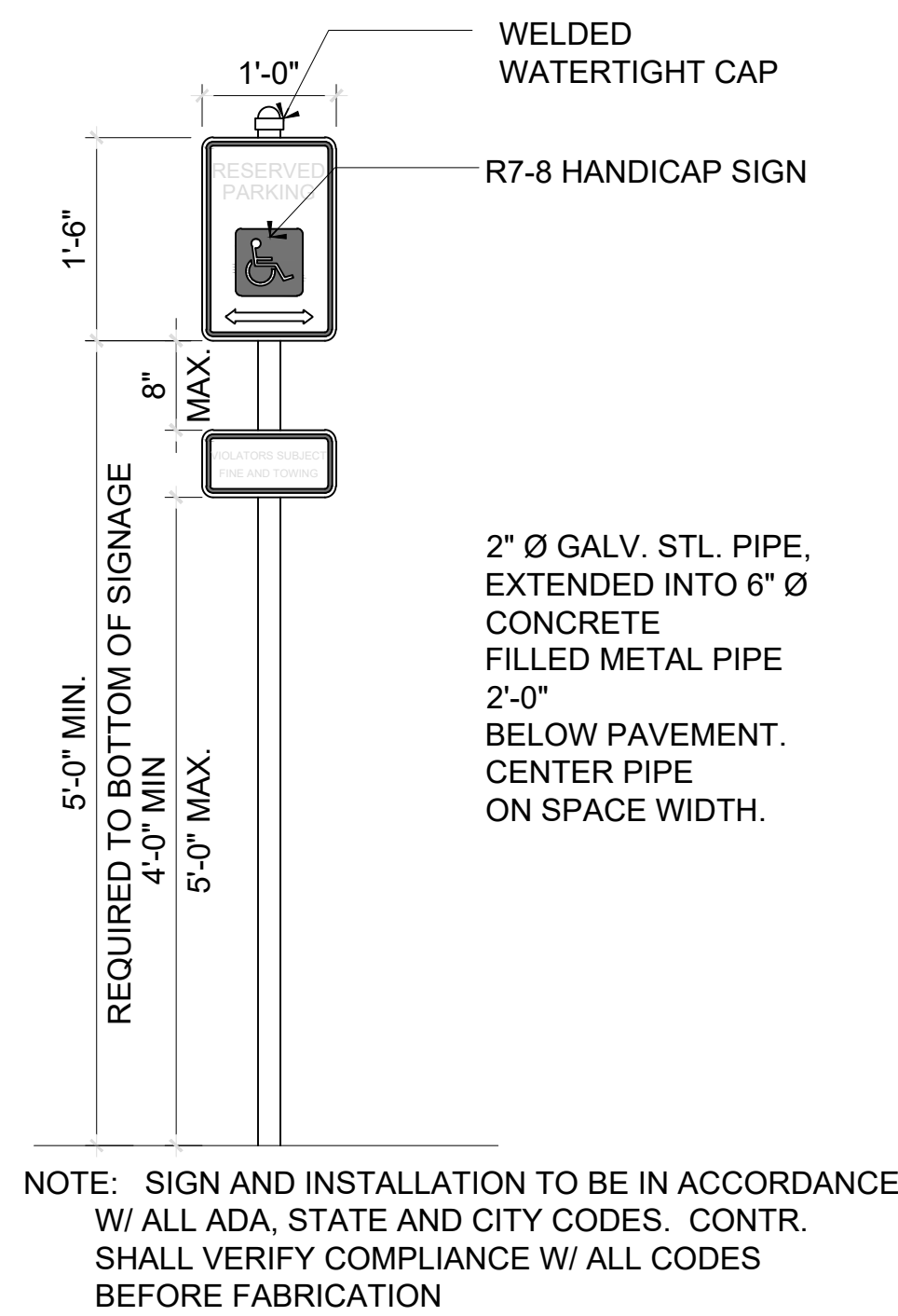
06 ADA PAVING SIGNAGE DETAIL
3/4" = 1'-0"



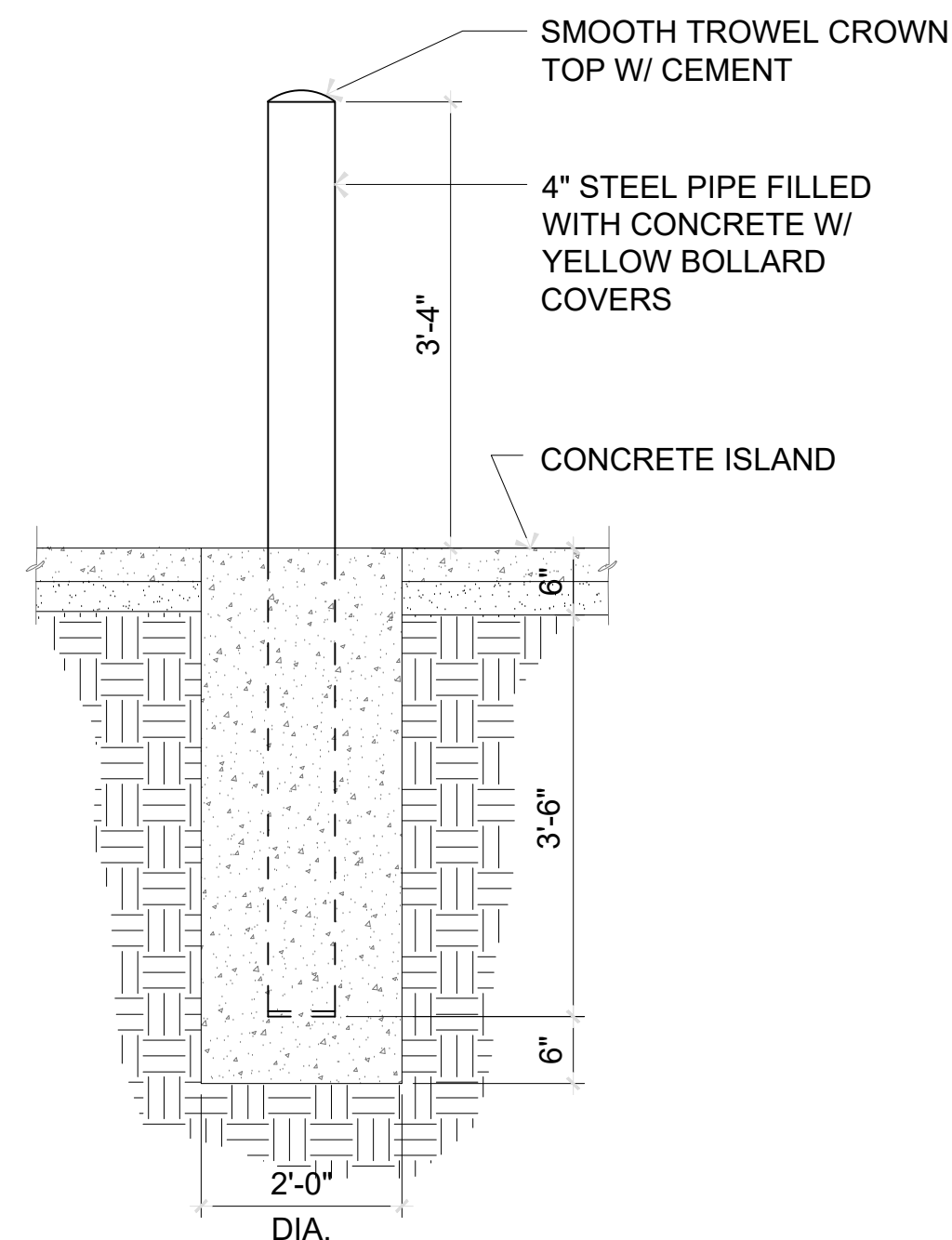
04 DETAIL @ POLE LIGHT BASE
3/4" = 1'-0"



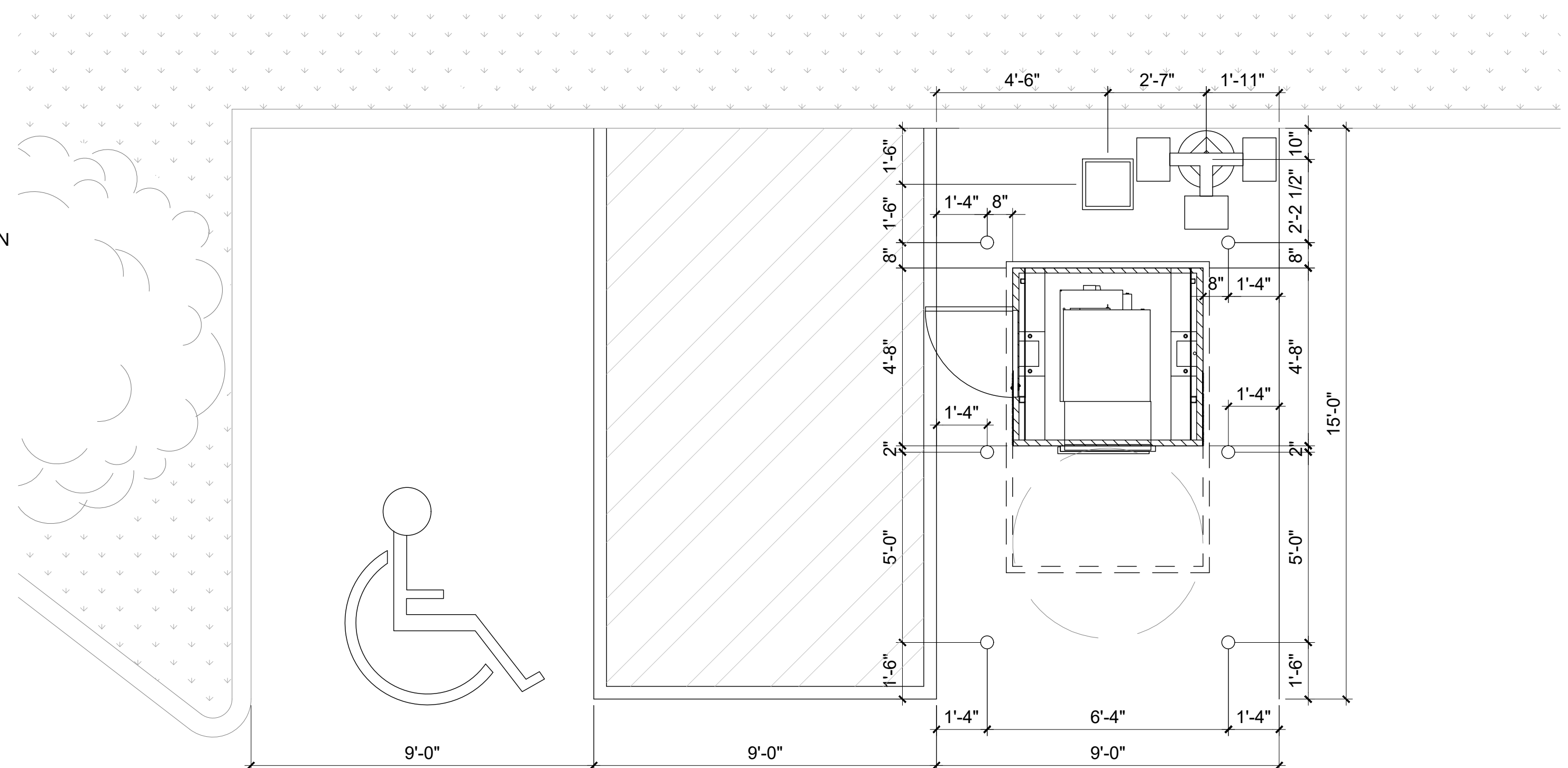
02 ELEVATION @ ATM
3/8" = 1'-0"



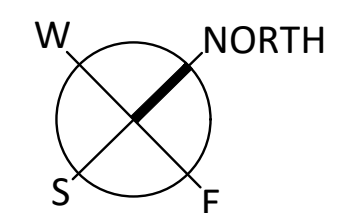
05 ADA POLE SIGNAGE DETAIL
3/4" = 1'-0"



03 DETAIL @ BOLLARD
3/4" = 1'-0"



01 ENLARGED PLAN
3/8" = 1'-0"

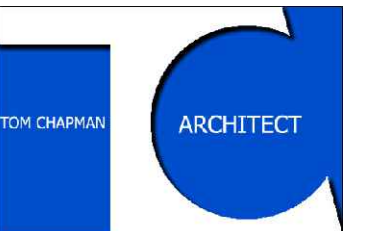


PROJECT:

**WELLS
FARGO**

NEW WALK-UP ATM
5816 BLAINE AVE E,
INVER GROVE HEIGHTS, MN
55076

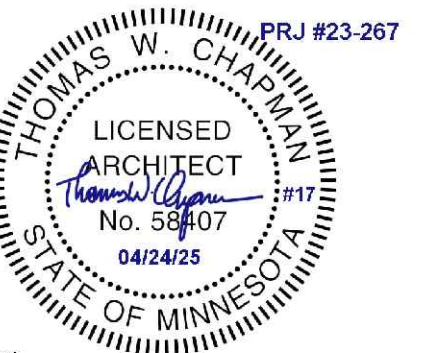
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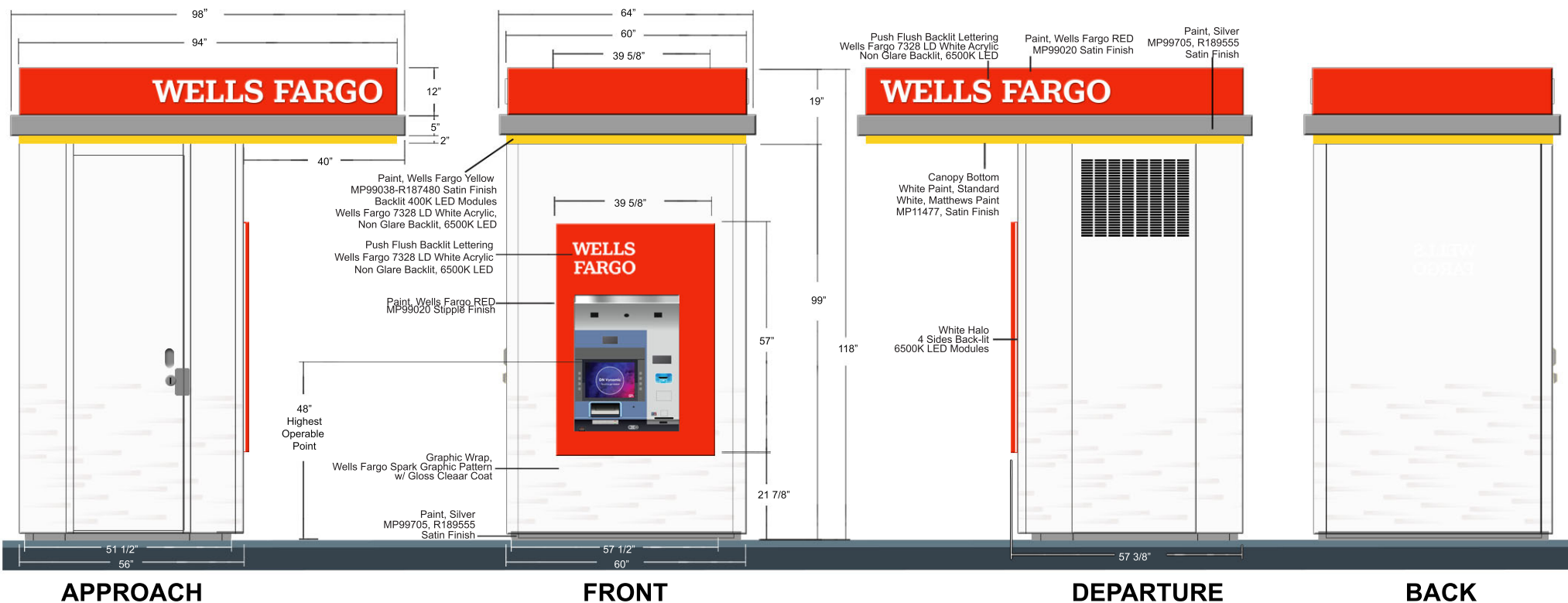
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ELEVATIONS &
DETAILS

A1.03



Wells Fargo Bank

450ADA KSK WF7400 Glide

COMPANION

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US Patent # 6,457,277 B1

062-WF-RED MP99020 Satin Finish

062-WF-YELLOW MP99038-R187480 Satin Finish

062-MP99705-R189555 SILVER Satin Finish

062-White MP11477 Satin Finish

Model 5567 Walk Up Kiosk w/ Canopy
Shown W/ Diebold 450 ADA ATM

FEBRUARY 13, 2023

W/WellsFargo/
5567-CANOPY_450ADA_Wells

Colors: specified
Artwork: Vector

Note:
Rendered By: JBB Approved By: _____





Planning Commission Report

MEETING DATE:	May 6, 2025
CASE NO:	25-10PDA
APPLICANT:	Black Tree LLC, dba Yellow Tree Development
PROPERTY OWNER:	Silver Tree LLC
REQUEST:	PUD Amendment
LOCATION:	Southwest corner of Agate Trail and 70th Street (PID: 20-56900-13-010)
COMPREHENSIVE PLAN:	Mixed Use and Low Density Residential
ZONING:	Planned Unit Development (PUD)
STAFF CONTACT:	Jason Ziemer, 651-450-2546

ACTION REQUESTED

The Planning Commission is asked to conduct a public hearing and consideration of a request from Black Tree LLC, dba Yellow Tree Development, for an amendment to the approved Planned Unit Development, allowing for a reduction in units 242 to 217 and a reduction in the parking requirement from 381 to 354 parking spaces in relation to the unit count adjustment.

BACKGROUND

Black Tree LLC, dba Yellow Tree Development ("Developer") received approvals to construct a 242-unit, four-story market-rate apartment building ("Development") on the 4.44-acre property located at the southwest corner of Agate Trail and 70th Street (PID: 205690013010) ("Subject Property"). The Subject Property, legally described as Lot 1, Block 13 of Peltier Reserve, was created with the Peltier Reserve plat. Previous City Council actions related to this Development approvals included:

- May 10, 2021: Preliminary Plat and Preliminary Planned Unit Development ("PUD"), per Resolution No. 2021-149, and Rezoning to PUD, per Ordinance No. 1407.
- August 9, 2021: Final Plat, Final PUD Development Plan, Development Contract, SWFMA and Agreements for the Plat of Peltier Reserve, a 125-Lot, 12 Outlot Plat, per Resolution No. 2021-215.
- April 8, 2024: Preliminary PUD Amendment and Final PUD, per Resolution No. 2024-067.
- May 6, 2024: Modified Utility Connection Fees, per Resolution No. 2024-088.

Following the aforementioned approvals, the Developer temporarily paused the Development, approaching City staff earlier this year as to the possibility of reducing the unit count. As noted in the Developer's narrative, the original PUD for the Peltier Reserve development plan identified 180 apartment units. The Development was updated to and approved for 242-units on April 8, 2024. The Developer is seeking an additional amendment to the PUD, allowing for a reduction in the apartment building unit count from 242 to 217. The building plan, as revised, will include a mix of studio, alcove,

1-bedroom, 2-bedroom and 3-bedroom units for a total of 269 total bedrooms across the proposed 217 individual units.

EVALUATION OF REQUEST

Land Use & Zoning

The Subject Property is currently guided both **Mixed Use** and **Low Density Residential**, per the 2040 Comprehensive Plan, and zoned **PUD**. The overall Peltier Reserve, which the Subject Property was initially included with, has a guiding of Mixed Use, Low Density Residential and Medium Density Residential; zoning also PUD for the entire Peltier Reserve development area.

Proposed PUD Amendment

As cited above, the Developer is seeking to reduce the total number of apartment units from 242 to 217. An approved change would also reduce the total number of bedrooms in the apartment building from 298 to 269. A comparison of the previously approved 242-unit plan and the proposed 217-unit building shows the following changes to the bedroom composition:

- 1 extra 1-bedroom unit
- 3 extra 1-bedroom + den units
- 10 extra 2-bedroom units
- 6 fewer 3-bedroom units
- 5 fewer studio units

The building plan is still four stories above two levels of underground parking, with the highest point of the building sitting at grade is 48 feet above the parking. Areas where the parking structure is exposed, the building height would measure 62 feet, 2 inches above ground. For the purpose of height determination for City Code, it would be based on the typical grade elevation. The building height complies with the original PUD as approved – average building height of 52 feet – and is not proposed to be amended with the requested action. Building materials and design also remain the same as previously presented and approved.

Parking Amendment

Resolution No. 2024-067, approved by the City Council on April 8, 2024, established a minimum parking standard for the Development of 381 spaces to be constructed on the Subject Property. Of those, at least 289 spaces shall be located underground. The approved parking ratio equaled 1.57 spaces per unit. By comparison, Northwest Area PUD standards require 1.87 stalls per unit, meaning without the previously approved waiver, the Development would have needed 454 parking stalls. With the reduction in total units and bedrooms, the revised Development plan shows 354 parking stalls; the corresponding parking ration equals 1.65 stalls per unit. Thus, the Developer is increasing available parking spaces per unit for the Development. Again, by comparison, the Northwest Areas PUD standards would require 400 stalls, based on the 1.87 stall per unit ratio requirement.

Park Dedication & Other Fees

Not subject to this consideration are previously calculated and negotiated fees established by previous City Council action and/or development agreement. These will require further evaluation by City staff as the development agreement is reviewed, drafted and presented to the City Council. Park Dedication fees, and acceptance of those fees, are typically evaluated and recommended by the Parks and Recreation Commission.

Final City Council approval of the two PUD amendments are contingent upon the Developer receiving approval of all civil and site plans by the City Engineer, and approval of the development

agreement and other documents as required by the previous resolutions, ordinances and Council action.

ALTERNATIVES

None.

RECOMMENDATION

City staff recommend approval of the amendment to the Planned Unit Development for the Yellow Tree development, reducing the number of units from 242 to 217 and parking spaces from 381 to 354 as presented.

ATTACHMENTS

1. Narrative_Yellow Tree PUD Amendment_04-01-2025
2. Architectural Plans_Yellow Tree_PUD Amendment_04-01-2025
3. Site & Civil Plans_Yellow Tree_PUD Amendment_04-22-2025
4. Location Map_Yellow Tree



March 31, 2025

Jason Ziemer, 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 217 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 217 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	410-500	3	1%
Alcoves	530-600	29	13%
One bedroom	635-780	102	47%
One Bedroom with Den	800-1000	39	18%
Two Bedroom	985-1350	36	17%
Three Bedroom	1260-1495	8	4%

Total Bedrooms = 269

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.

Final phase of the original PUD:

The proposed development is the final part of the original approved PUD. The roadway access, overall stormwater management, 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.

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.

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 reduce 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 widows, 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.

Lot Area: 193,585 Square Feet

Building Metrics:

	MINIMUM
Front yard setback at Agate Trail	35'-0"
Side yard setback at 71st	21'-0"
Side yard setback at 70	6'-0"
Rear yard setback	34'-10"
Floor Area Ratio	1.08
Average Height (feet)	52'

TOTAL AREA ABOVE GRADE = 209,120 Square Feet

	AREA
LOWER LEVEL 2	48,190 SF
LOWER LEVEL	48,190 SF
LEVEL 1	53,730 SF
LEVEL 2	52,830 SF
LEVEL 3	52,830 SF
LEVEL 4	49,730 SF
TOTAL	305,500 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 67 parking stalls. These 67 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 356 parking stalls proposed. 268 stalls are enclosed in two levels of underground parking. These stalls are for residents only. The surface area consists of 88 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 61% studio and one-bedroom units, and 39% two- and three-bedroom units. This proposed development has a total of 269 bedrooms.

The proposed plan provides 268 enclosed parking stalls for 269 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 86 on-site parking stalls. This brings the overall parking ratio to 1.64 stalls per unit, and 1.31 stalls per bedroom. (The parking ration is an increase from the original PUD with a ratio of 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 or 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 1.31 stalls per bedroom as a safety factor.

PARKING RATIOS

	SURFACE	LOWER LEVEL ONE	LOWER LEVEL TWO	TOTAL	RATIO PER BEDROOM	RATIO PER UNIT
ENCLOSED STALLS	-	137	131	268	.99	1.24
SURFACE STALLS	86	-	-	86	.32	.40
TOTAL	86	137	131	354	1.31	1.64

Please find the attached traffic memo from a planning consultant regarding parking ratios.

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.

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

Sincerely,

Robb Lubenow

Owner

Yellow Tree Development

Peltier Reserve - Multifamily

INVER GROVE HEIGHTS, MN 55077



SHEET INDEX - ENTITLEMENTS		
SHEET NO.	SHEET NAME	ENTITLEMENTS
ARCHITECTURAL		
0.0	COVER PAGE	•
SURVEY		
ALTA 1	ALTA/NSPS LAND TITLE SURVEY	•
CIVIL		
C1.01	TITLE SHEET	•
C2.01	EXISTING CONDITIONS	•
C3.01	SITE PLAN	•
C4.01	GRADING PLAN	•
C5.01	PHASE ONE EROSION CONTROL PLAN	•
C5.02	PHASE TWO EROSION CONTROL PLAN	•
C5.03	EROSION CONTROL NOTES	•
C5.04	EROSION CONTROL DETAILS	•
C6.01	UTILITY PLAN	•
C9.01	DETAILS	•
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LANDSCAPE		
L1.01	LANDSCAPE PLAN	•
L1.02	SHRUB PLAN	•
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LIGHTING		
ROUZER 1	LIGHTING PLAN	•
ROUZER 2	LIGHTING SCHEDULES & NOTES	•
ARCHITECTURAL		
0.9	ARCHITECTURAL SITE INFORMATION	•
1.0	FLOOR PLANS	•
1.1	FLOOR PLANS	•
1.2	FLOOR PLANS	•
1.3	FLOOR PLANS	•
2.0	ELEVATIONS	•
2.1	ELEVATIONS	•
3.0	RENDERINGS	•
3.1	RENDERINGS	•
3.2	RENDERINGS	•
3.3	RENDERINGS	•
ARCHITECTURAL		
EXR1	NE Perspective	
EXR3	SE Perspective	
EXR4	SW Perspective	
EXR5	NW Perspective	
EXR6	Pool Amenity Perspective	



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Peltier Reserve - Multifamily

INVER GROVE HEIGHTS, MN 55077

DATE: 04.03.2025

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

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708 15th Avenue NE
Minneapolis, MN 55413

Civil Engineer
Firm
EOR
Phone
Street
City, State, Zip

DATE: 04.03.2025

ENTITLEMENTS

REVISIONS:

No.	Date	Description
-----	------	-------------

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

SHEET TITLE

COVER PAGE

0.0



PROJECT LOCATION

BIKE RACK TYPE	QTY	BIKES
WALL RACK	173	346
		346

PARKING LEVEL	#
LOWER LEVEL 2	138
LEVEL 1	87
TOTAL PARKING	354

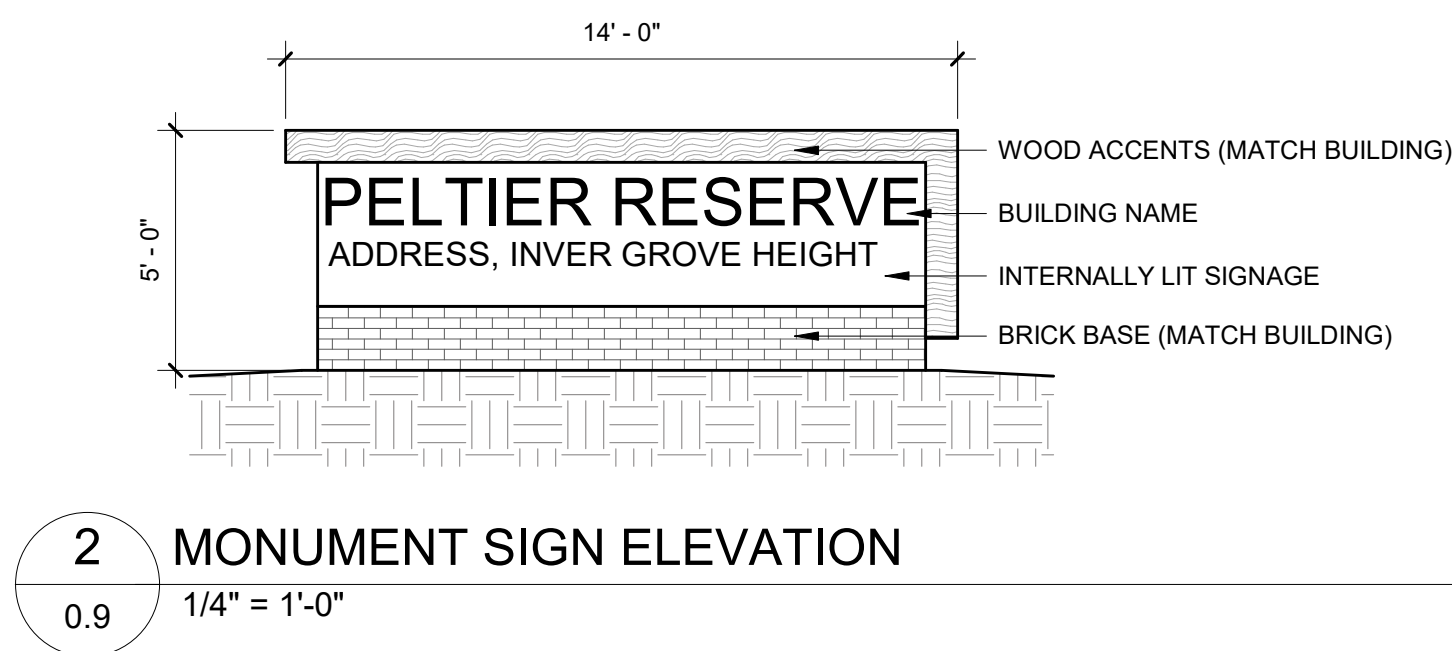
UNIT TYPE	#
1BR	100
1BR+D	39
2BR	38
3BR	8
ALCOVE	29
STUDIO	3
TOTAL UNITS	217

LEVEL	AREA
LOWER LEVEL 2	48,090 SF
LOWER LEVEL	48,190 SF
LEVEL 1	54,080 SF
LEVEL 2	53,830 SF
LEVEL 3	53,830 SF
LEVEL 4	52,050 SF
GRAND TOTAL	310,070 SF

UNIT TYPE	#
LEVEL 1	23
1BR	9
1BR+D	8
2BR	2
3BR	7
ALCOVE	49
LEVEL 2	27
1BR	27
1BR+D	10
2BR	10
3BR	2
ALCOVE	8
STUDIO	1
LEVEL 3	58
1BR	27
1BR+D	10
2BR	10
3BR	2
ALCOVE	8
STUDIO	1
LEVEL 4	58
1BR	23
1BR+D	10
2BR	10
3BR	2
ALCOVE	8
STUDIO	1
TOTAL UNITS: 217	217

TYPE	AREA
LOWER LEVEL 2	528 SF
CIRCULATION	46,934 SF
PARKING	630 SF
UTILITY	48,092 SF
LOWER LEVEL	1,735 SF
CIRCULATION	44,938 SF
PARKING	816 SF
TRASH/RECYCLE	705 SF
UTILITY	48,193 SF
LEVEL 1	16,062 SF
1BR	7,993 SF
1BR+D	9,607 SF
2BR	2,614 SF
3BR	4,150 SF
ALCOVE	5,759 SF
CIRCULATION	7,270 SF
COMMON AREA	235 SF
TRASH	302 SF
UTILITY	54,082 SF
LEVEL 2	18,980 SF
1BR	8,800 SF
1BR+D	12,015 SF
2BR	2,610 SF
3BR	4,747 SF
ALCOVE	5,405 SF
CIRCULATION	415 SF
STUDIO	235 SF
TRASH	620 SF
UTILITY	53,827 SF

TYPE	AREA
LEVEL 3	18,980 SF
1BR	8,800 SF
1BR+D	12,015 SF
2BR	2,610 SF
3BR	4,747 SF
ALCOVE	5,405 SF
CIRCULATION	415 SF
STUDIO	235 SF
TRASH	620 SF
UTILITY	53,827 SF
LEVEL 4	16,050 SF
1BR	9,033 SF
1BR+D	12,178 SF
2BR	2,603 SF
3BR	3,607 SF
ALCOVE	5,275 SF
CIRCULATION	353 SF
COMMON AREA	1,075 SF
SKY DECK	404 SF
SKY KITCHEN	370 SF
SPEAKEASY	415 SF
STUDIO	237 SF
TRASH	381 SF
UTILITY	52,947 SF
WC	310,067 SF



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Peltier Reserve - Multifamily

INVER GROVE HEIGHTS, MN 55077

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ENTITLEMENTS

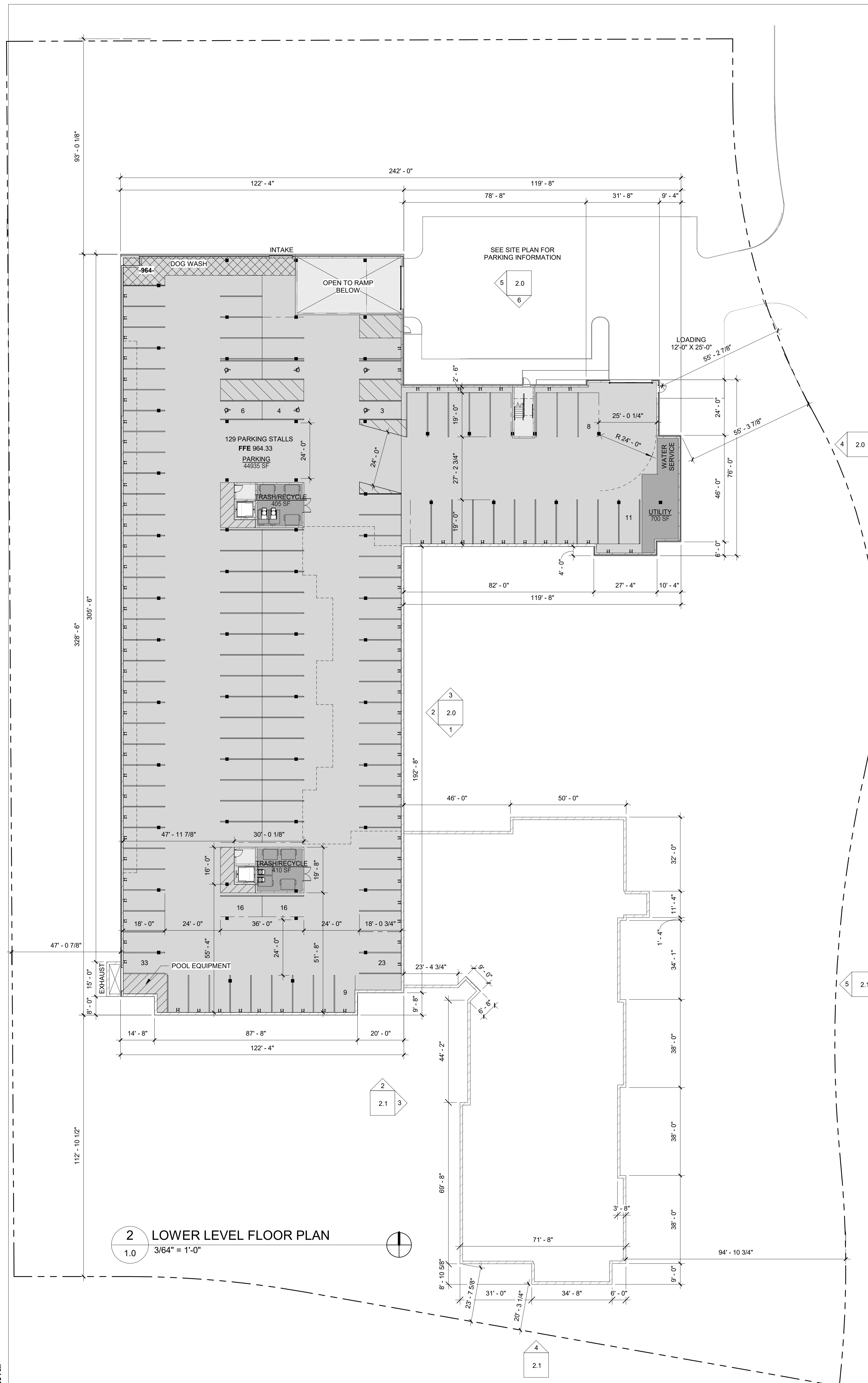
REVISIONS:

No.	Date	Description
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DRAWN BY:	Author
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SHEET TITLE

ARCHITECTURAL SITE INFORMATION



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Peltier Reserve - Multifamily

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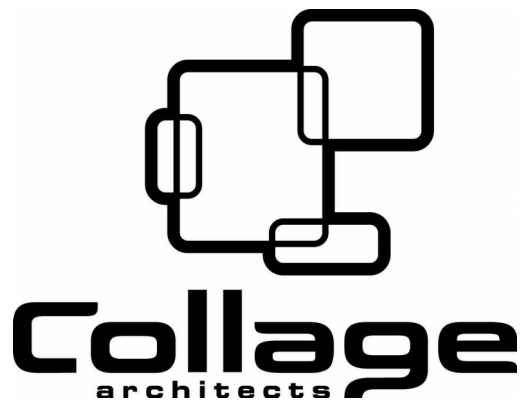
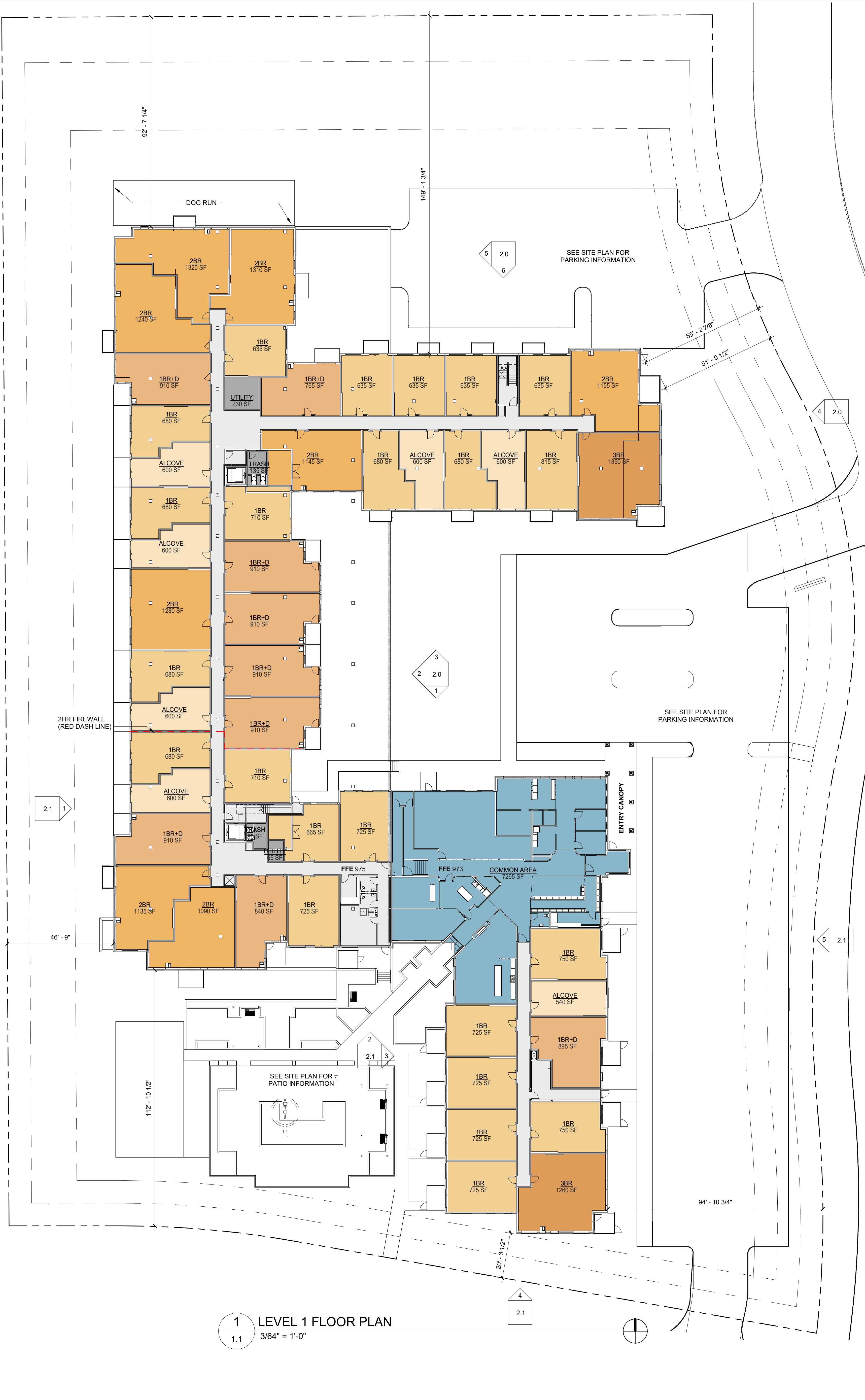
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DRAWN BY:	Author
CHK'D BY:	Checker

SHEET TITLE

FLOOR PLANS

1.0

4/3/2025 10:30:12 AM



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SHEET TITLE

FLOOR PLANS



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FLOOR PLANS



INVER GROVE HEIGHTS, MN 55077

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SHEET TITLE

1.3



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

#	MATERIAL INDEX
#	MATERIAL
04A	BRICK MASONRY
04G	ARCHITECTURAL CONCRETE BLOCK
04H	CAST STONE HEADER/SILL
05C	ALUMINUM TRELLIS, PAINT
05E	ALUMINUM BALCONY W/ ALUMINUM RAIL, POWDERCOAT, VERTICAL PICKET W/ DOUBLE TOP RAIL
05F	ALUMINUM RAIL, POWDERCOAT, VERTICAL PICKET W/ DOUBLE TOP RAIL
05J	ALUMINUM 70\"/>



2 SOUTH ELEVATION A
2.1 3/32" = 1'-0"



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



4 SOUTH ELEVATION B
2.1 3/32" = 1'-0"



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

ENTITLEMENTS

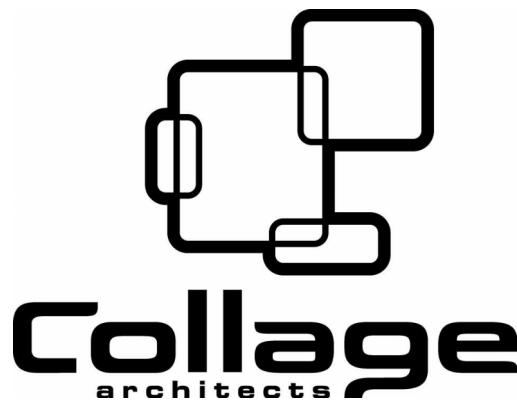
REVISIONS:

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PROJECT NO:	Project Number
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ELEVATIONS



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EAST VIEW

Peltier Reserve - Multifamily

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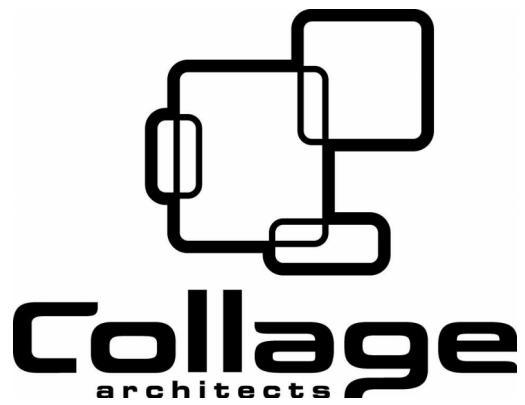
SHEET TITLE

RENDERINGS

3.0



SOUTH-EAST VIEW



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Peltier Reserve - Multifamily

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RENDERINGS



SOUTH-WEST VIEW



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SHEET TITLE

RENDERINGS



SOUTH-WEST VIEW



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

SHEET TITLE

RENDERINGS

Final Site Development Plans
for
Yellow Tree Reserve
Inver Grove Heights, Minnesota

Presented by:
Yellow Tree

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
YELLOW TREE
1384 EAST 38TH STREET
MINNEAPOLIS, MN
TEL: 612-600-0062
EMAIL: ROBB@YELLOWTREECORP.COM
CONTACT: Robb Lubenow

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SURVEYOR
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EMAIL: Msalo@Sambatek.com
CONTACT: Mark Salo, LS

LANDSCAPE ARCHITECT
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12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: jworkman@Sambatek.com
CONTACT: Johnny Workman

BENCHMARK

BM NO. 1
RIM OF STORM STRUCTURE NORTH OF LOT
ELEV. = 961.00

SHEET INDEX

SHEET	DESCRIPTION	REVISION
C1.01	TITLE SHEET	
C2.01	EXISTING CONDITIONS	
C3.01	SITE PLAN	
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C9.01	DETAILS	
C9.02	DETAILS	
L1.01	LANDSCAPE PLAN	
L1.02	SHRUB PLAN	
L1.03	LANDSCAPE NOTES & DETAILS	

GOVERNING SPECIFICATIONS

CITY OF INVER GROVE HEIGHTS SPECIFICATIONS (2021)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2018)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2020 EDITION)
MN PLUMBING CODE (2020)



VICINITY MAP
NO SCALE

NO	DATE	BY	CKD	APPR	COMMENT
1.	02/05/2024	TPK	JDB	JDB	PRELIMINARY PUD SUBMITTAL
2.	03/04/2024	TPK	JDB	JDB	FINAL PLANS
3.	03/25/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
4.	04/01/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
5.	04/18/2025	TPK	JDB	MCA	PUD AMENDMENT

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: JOSEPH D. BAILEY

Date: License #: 58645

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

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

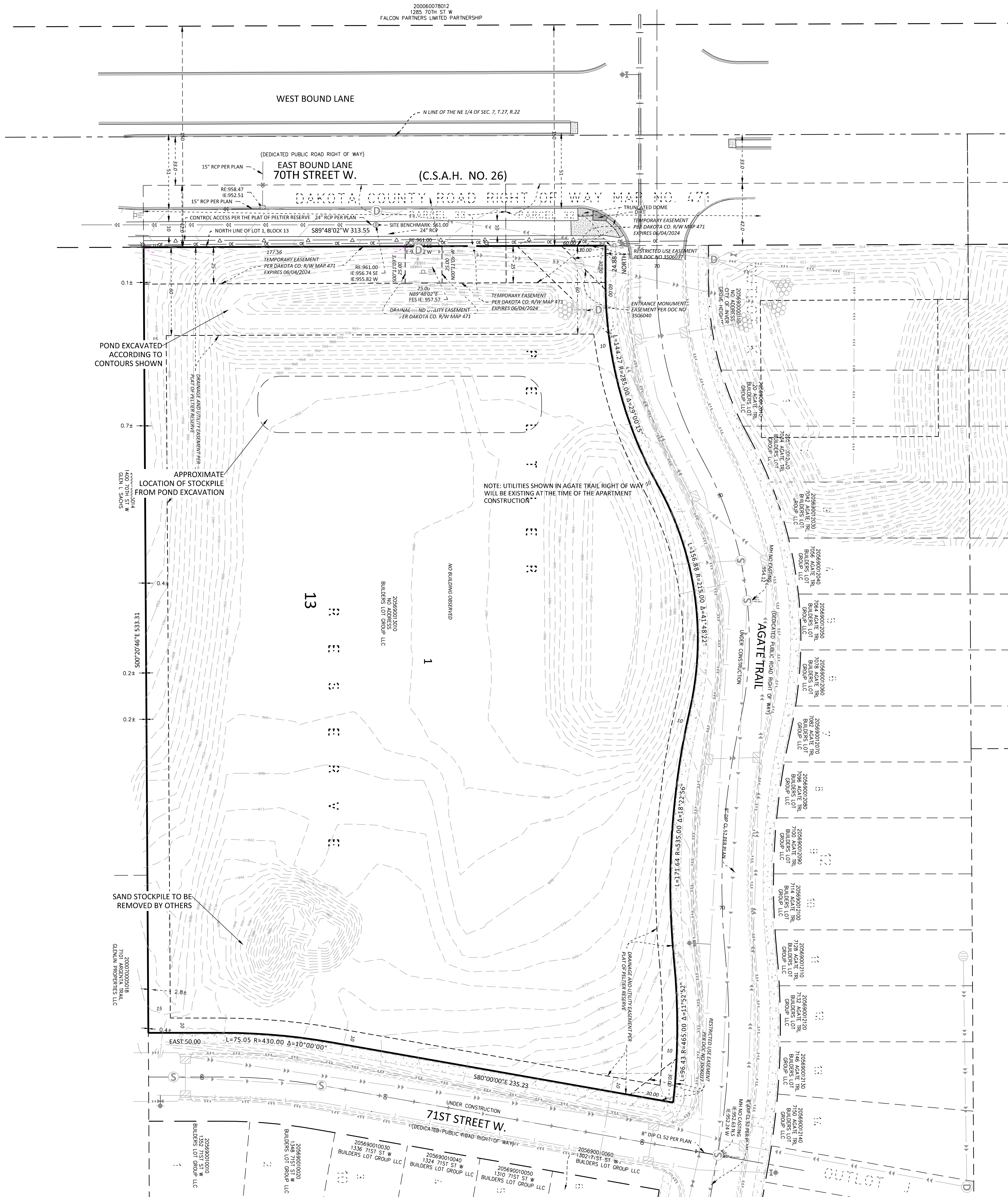


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TITLE SHEET

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

SHEET
C1.01
1 OF 15
REV.



LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED
- ⊠ ELECTRIC METER
- ⊠ AIR CONDITIONER
- ⊠ GUY ANCHOR
- ⊠ HANDICAP STALL
- ⊠ UTILITY POLE
- ⊠ POST
- ⊠ SIGN
- ⊠ DECIDUOUS TREE
- ⊠ CONIFEROUS TREE
- WATERMAIN
- SANITARY SEWER
- FORCEMAIN (SAN.)
- STORM SEWER
- FLARED END SECTION
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- GAS METER
- OVERHEAD WIRE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- CONCRETE CURB
- BUILDING LINE
- FLARED END SECTION
- BUILDING CANOPY
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE

SUBJECT PROPERTY

Description from title commitment:

Lot 1, Block 13, PELTIER RESERVE, according to the recorded plat thereof on file and of record with the Office of the County Recorder, Dakota County, Minnesota.

The following notes correspond to the reference numbers listed in Schedule B, Section 2 of the title commitment.

Exception Items No's 1-7, 13-15, 17, and 20-21 do not require survey comments and are not shown.

8. Drainage and utility easement(s) as shown on the recorded plat of Peltier Reserve. **Affects the surveyed property. Easements are shown hereon.**

9. Terms, conditions and easements as shown on Dakota County Road Right of Way Map No. 471 filed January 13, 2021 as Document No. 835794. **Affects the surveyed property. Temporary and drainage and utility easements are shown hereon.**

10. Highway easement(s) over part of the Land in favor of County of Dakota, as created in Highway Easement dated April 25, 2021, filed August 11, 2021 as Document No. 3483557. **Said easement is north of and abutting the subject property, over Parcels 32 and 33.**

11. Building removal easement(s) over part of the Land in favor of County of Dakota, as created in Building Removal Easement dated April 26, 2021, filed August 11, 2021 as Document No. 3483558. **According to the description in said document, the easement does not lie within or benefit the surveyed property and is not graphically depicted hereon.**

12. Temporary highway construction easement(s) over part of the Land in favor of County of Dakota, as created in Temporary Easement dated April 26, 2021, filed August 11, 2021 as Document No. 3483559. **The portions of said easement affecting the subject property are shown hereon.**

16. Terms and conditions of Restrictive Use Easement Agreement Relating to the Plat of Peltier Reserve, Dakota County, Minnesota dated October 1, 2021, filed November 17, 2021 as Document No. 3506037. **Affects the surveyed property. Easements are shown hereon.**

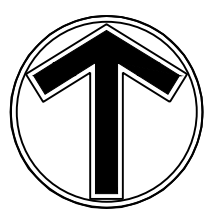
18. Terms, conditions and easements of Entrance Monument Easement Agreement dated November 2, 2021, filed November 17, 2021 as Document No. 3506040. **Affects the surveyed property. Easement is shown hereon.**

19. Terms and conditions of Agreement Relating to Association Improvements Within City Easement on Lot 1, Block 13, Peltier Reserve, Dakota County, Minnesota dated October 1, 2021, filed November 17, 2021 as Document No. 3506043. **Said agreement document contains an exhibit that depicts the "association monument easement" to be in the same location as the entrance monument easement per document 3506040 shown hereon. Drainage and utility easements dedicated per PELTIER RESERVE are shown hereon.**

SURVEY NOTES

- This survey was prepared utilizing Title Commitment No. 67853 by Guaranty Commercial Title, Inc., bearing an effective date of January 5, 2024.
- The bearing system is based on the north line of Lot 1, Block 13, PELTIER RESERVE, having an assumed bearing of South 89 degrees 48 minutes 02 seconds West.
- Elevations are based on the vertical datum, NAVD88.

BENCHMARK
Rim of Storm Structure North of Lot. Elev. = 961.00



0 30 60
SCALE IN FEET

NO	DATE	BY	CHKD	APPR	COMMENT
1.	02/05/2024	TPK	JDB	JDB	PRELIMINARY PUD SUBMITTAL
2.	03/04/2024	TPK	JDB	JDB	FINAL PLANS
3.	03/25/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
4.	04/01/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
5.	04/18/2025	TPK	JDB	MCA	PUD AMENDMENT

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

Print Name: MARK SALO

Date: License #: 43933

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO.
52556

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EXISTING CONDITIONS

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

SHEET
C2.01
2 OF 15
REV.

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

Date License # 58645

Date _____ License # 58645

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



A north arrow pointing upwards, enclosed in a circle. Below it is a scale bar with markings for 0, 30, and 60 feet. The text "NORTH" is centered below the arrow. The scale bar is labeled "SCALE" at the beginning, "IN" under the 30 mark, and "FEET" at the end.

SHEET
C3.01
3 OF 15
REV.

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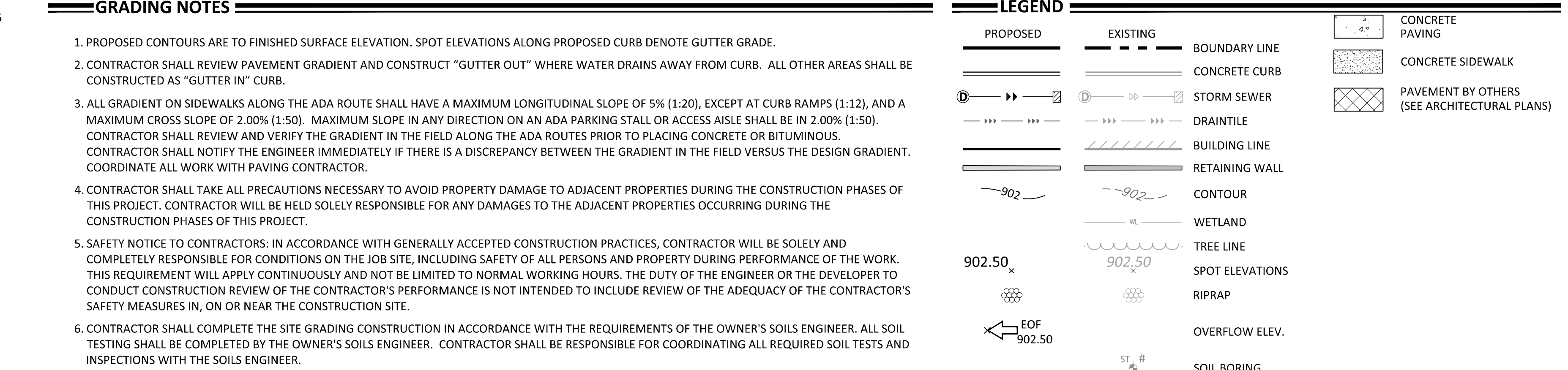
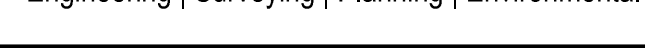
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Print Name: JOSEPH D. BAILEY

Date _____ License # 58645

Date _____ License # 58645

52556



- CIVIL 3D MODEL LIMITATIONS**
- SAMBAKE'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 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.

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

SHEET
C4.01
4 OF 15
REV. ----

24.15 (LMS TECH) | JOSEPH BAILEY | 4/15/2025 12:12:17 PM
SAMBATEK PROJECTS\PROJECTS\52556\CONSTRUCTION SHEETS\52556-CE-01-EROS.DWG-CE-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	CHKD	APPR	COMMENT
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Print Name: JOSEPH D. BAILEY

Date: License # 58645

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PERMIT SUBMITTAL

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DRAWN BY
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PHASE ONE EROSION CONTROL PLAN

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

SHEET
C5.01
5 OF 15
REV. ---

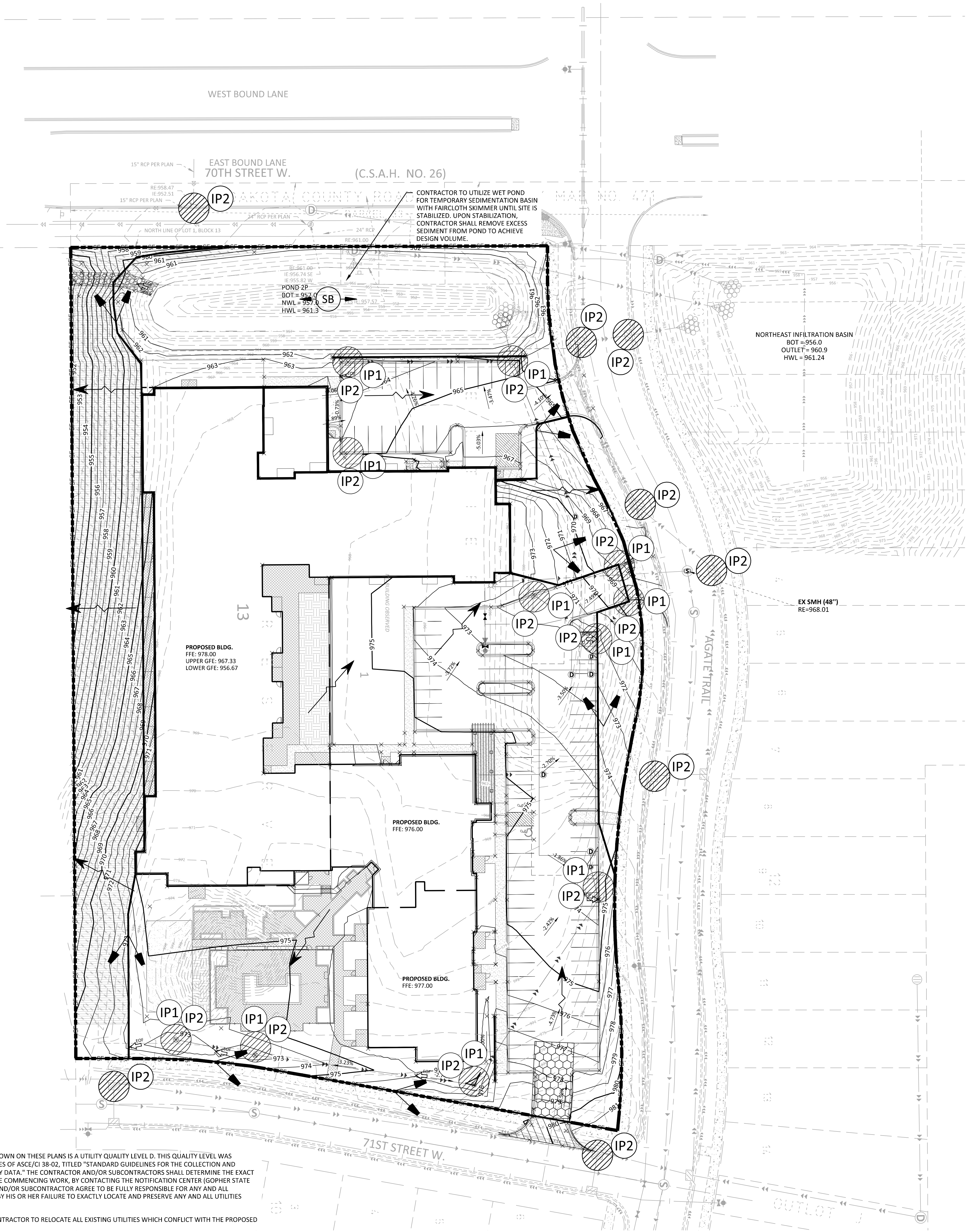
LEGEND

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 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.

24.15 (LMS TECH) | JOSEPH BAILEY | 4/15/2025 12:12:17 PM
SAMBATEK PROJECTS\PROJECTS\52556\DWG\CS.02 PHASE TWO EROSION CONTROL PLAN



LEGEND

PROPOSED

EXISTING

CONCRETE CURB

STORM SEWER

DRAIN TILE

CONTOUR

RIPRAP

OVERFLOW ELEV.

BIO-ROLL

SILT FENCE

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LIMITS OF DISTURBANCE

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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

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Print Name: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
02/05/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TPK

DESIGNED BY
EIC

CHECKED BY
JDB

PROJECT NO.
52556



PHASE TWO EROSION CONTROL PLAN

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

NORTH

0 30 60
SCALE IN FEET

SHEET
C5.02
6 OF 15
REV. ---

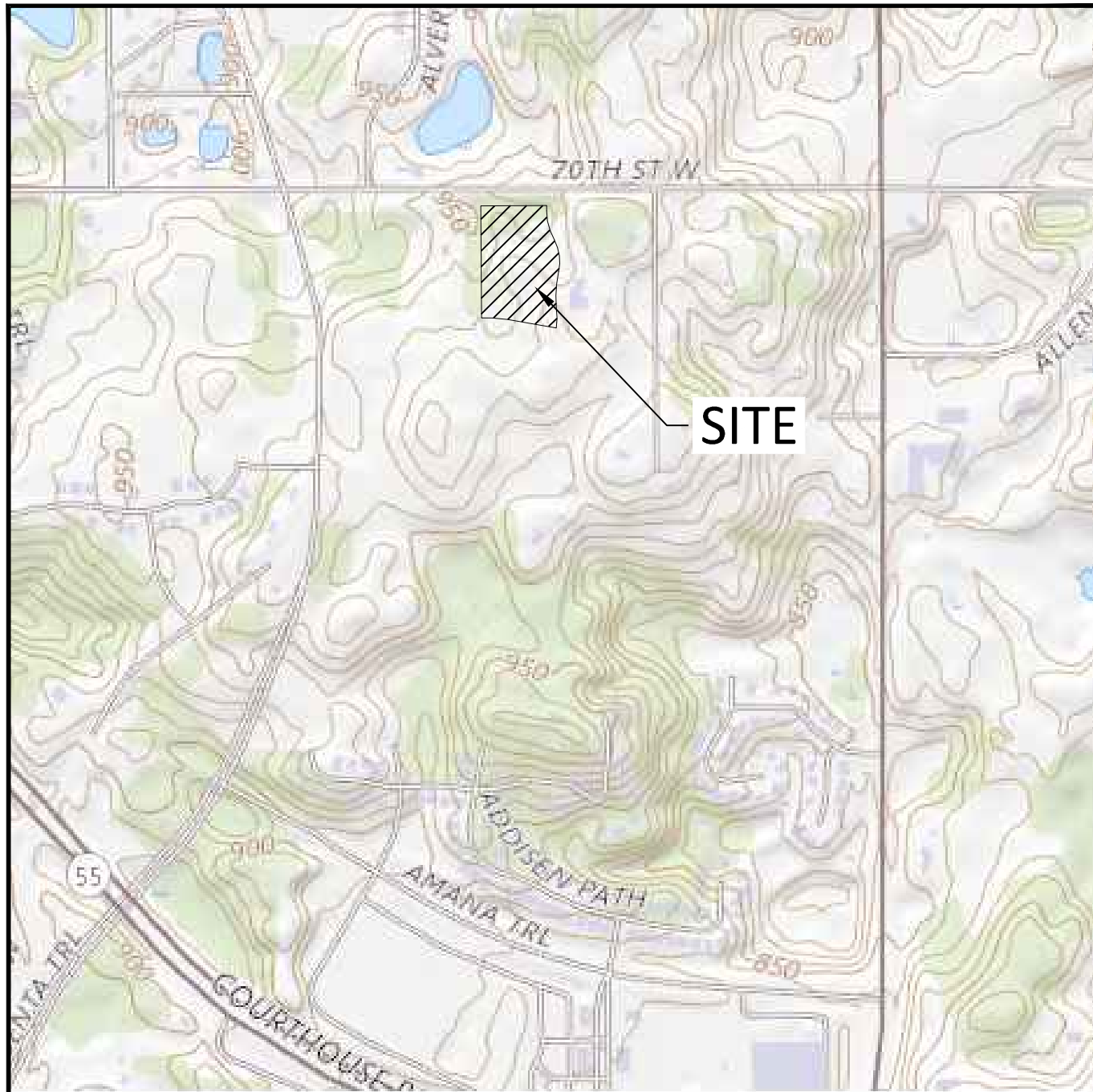
24.15 LMS TECH | JOSEPH D. BAILEY | 4/15/2025 12:12:17 PM
SAMBATEK PROJECTS 52556-CE-01-EROSION CONTROL NOTES

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SITE LOCATION MAP

NOT TO SCALE



USGS MAP

NOT TO SCALE

SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. CLEAR AND GRUB THE SITE.
8. BEGIN GRADING THE SITE.
9. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

1. TEMPORARY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

GENERAL EROSION NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2023) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER.
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 10.1-10.5 OF THE GENERAL PERMIT).
3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 9.11-9.12 OF THE GENERAL PERMIT.
5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1 TO 3.8 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.
6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
7. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

AREA SUMMARY IN ACRES

PAVEMENT AREA	1.16 AC±
BUILDING AREA	1.31 AC±
SEEDED AREA	1.97 AC±
TOTAL DISTURBED	4.44 AC±
PRE - CONSTRUCTION IMPERVIOUS	0.00 AC±
POST - CONSTRUCTION IMPERVIOUS	2.47 AC±

DEVELOPER/OWNER: YELLOW TREE 1384 EAST 30TH STREET MINNEAPOLIS, MN 55407 XXX-XXX-XXXX
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:

NO	DATE	BY	CKD	APPR	COMMENT
1.	02/05/2024	TPK	JDB	JDB	PRELIMINARY PUD SUBMITTAL
2.	03/04/2024	TPK	JDB	JDB	FINAL PLANS
3.	03/25/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
4.	04/01/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
5.	04/18/2025	TPK	JDB	MCA	PUD AMENDMENT
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSEPH D. BAILEY

Date: License #: 58645

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

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



EROSION CONTROL NOTES

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

SHEET
C5.03
7 OF 15
REV. ----

24.15 (LMS TECH) | JOSEPH BAILEY | 4/15/2025 12:12:17 PM
SAMBATEK-513 PROJECTS\5132556\CD\DWG\CS-04 EROSION CONTROL DETAILS

NO	DATE	BY	CKD	APPR	COMMENT
1.	02/05/2024	TPK	JDB	JDB	PRELIMINARY PUD SUBMITTAL
2.	03/04/2024	TPK	JDB	JDB	FINAL PLANS
3.	03/25/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
4.	04/01/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
5.	04/18/2025	TPK	JDB	MCA	PUD AMENDMENT

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

Print Name: JOSEPH D. BAILEY

Date: License # 58645

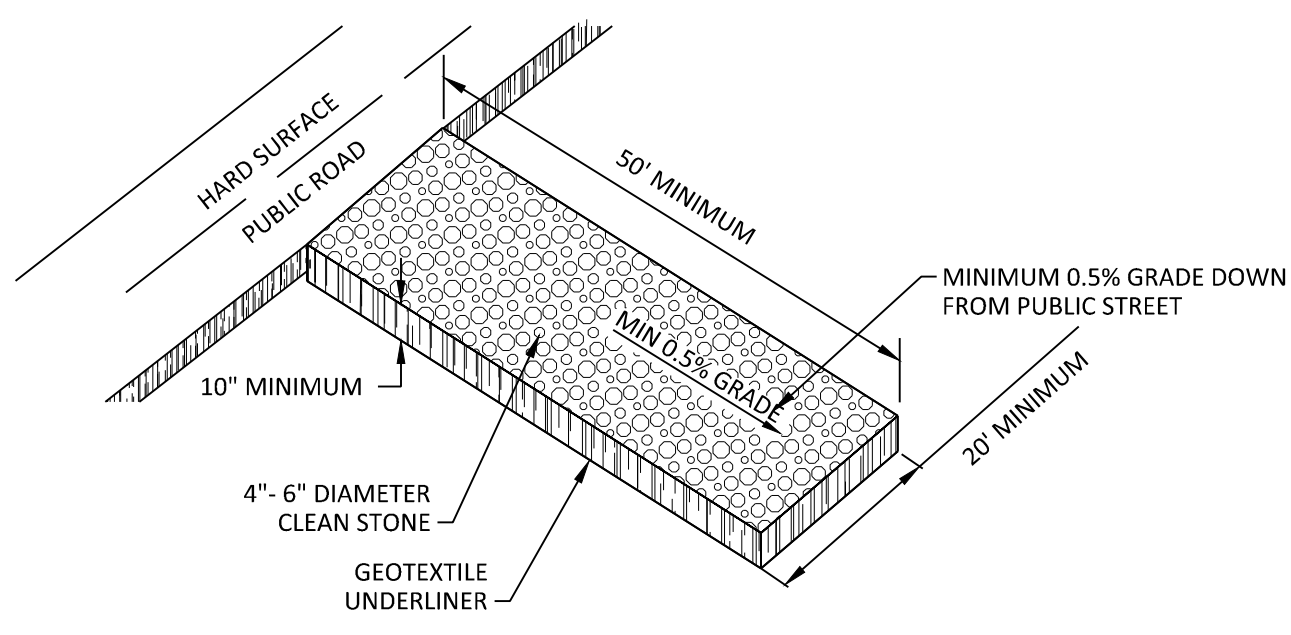
PRELIMINARY
02/05/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

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

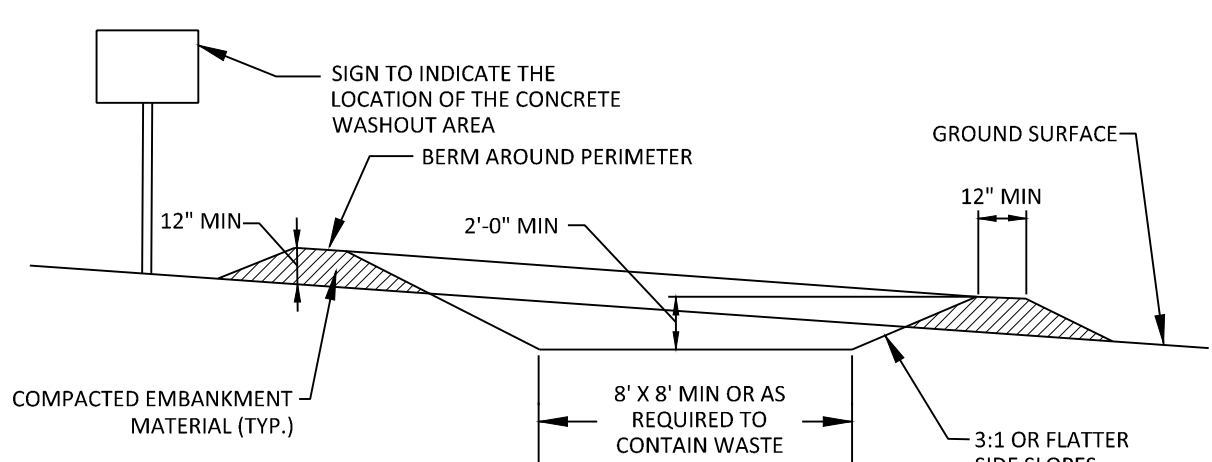


EROSION CONTROL DETAILS
YELLOW TREE
YELLOW TREE RESERVE
FINAL DOCUMENTS
INVER GROVE HEIGHTS, MN

SHEET
C5.04
8 OF 15
REV. ---

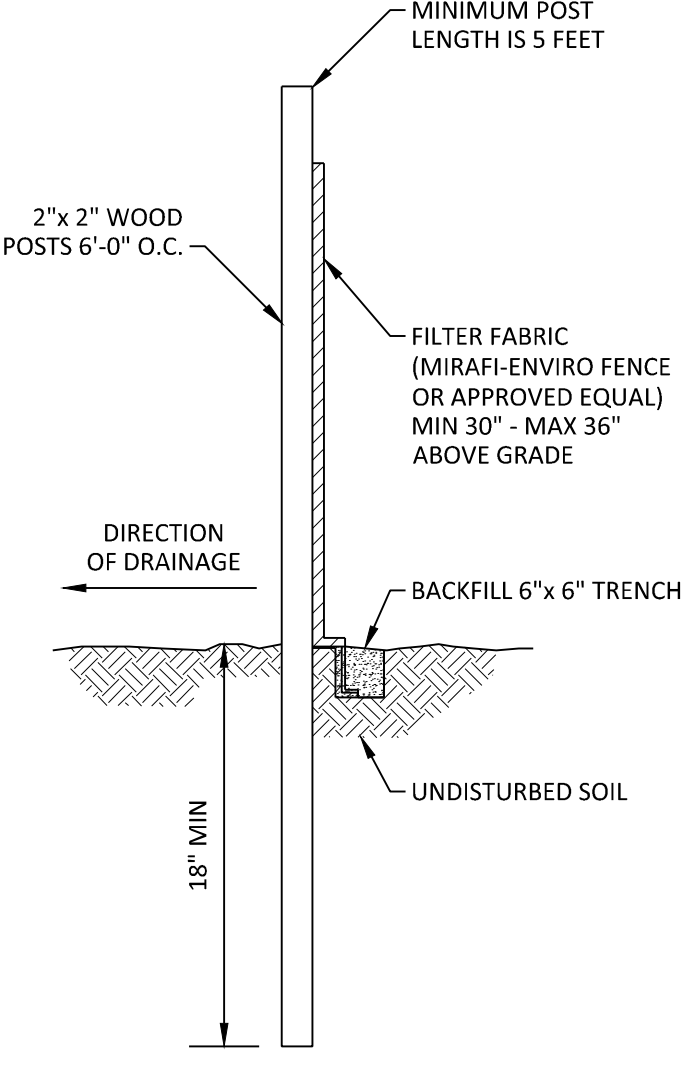


CE TEMPORARY STONE
N.T.S. CONSTRUCTION EXIT



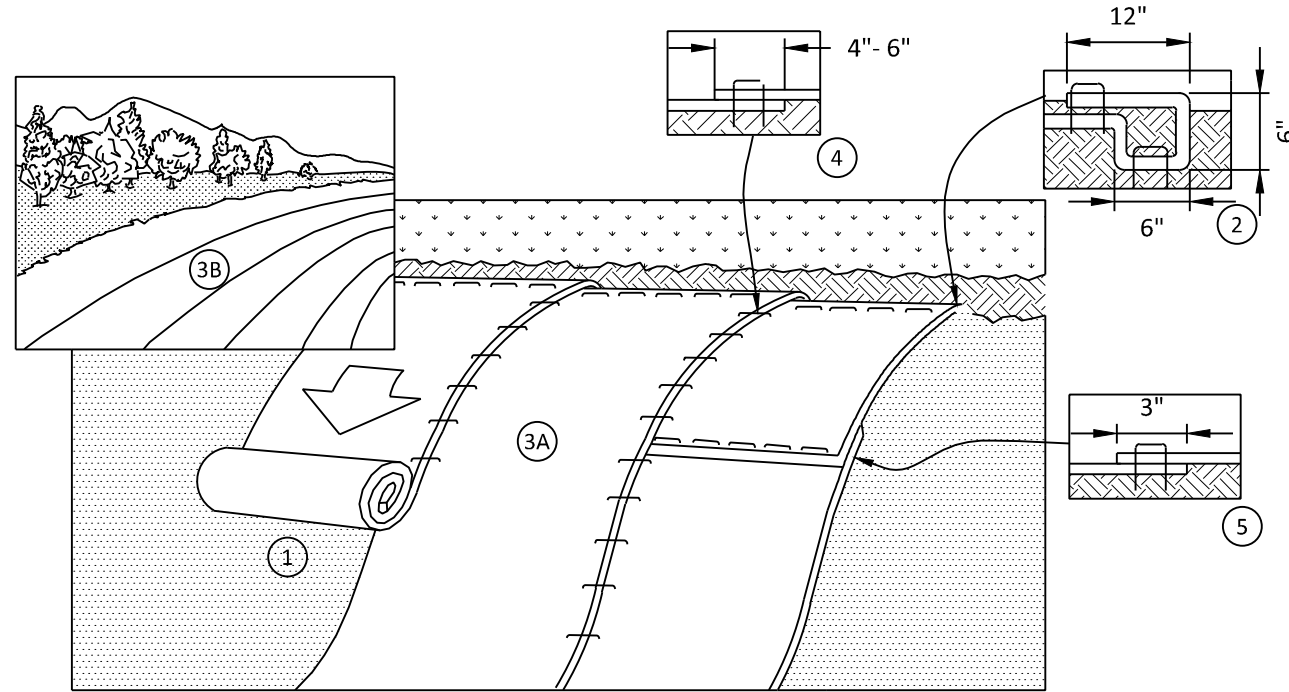
- NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
 3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
 4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
 5. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
 6. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CW CONCRETE WASHOUT AREA
N.T.S.



- NOTES:
1. MAXIMUM SPACING BETWEEN POSTS (CENTER TO CENTER) SHALL NOT EXCEED 6 FEET IN SPACING.
 2. A MINIMUM OF 5 FASTENERS PER POST

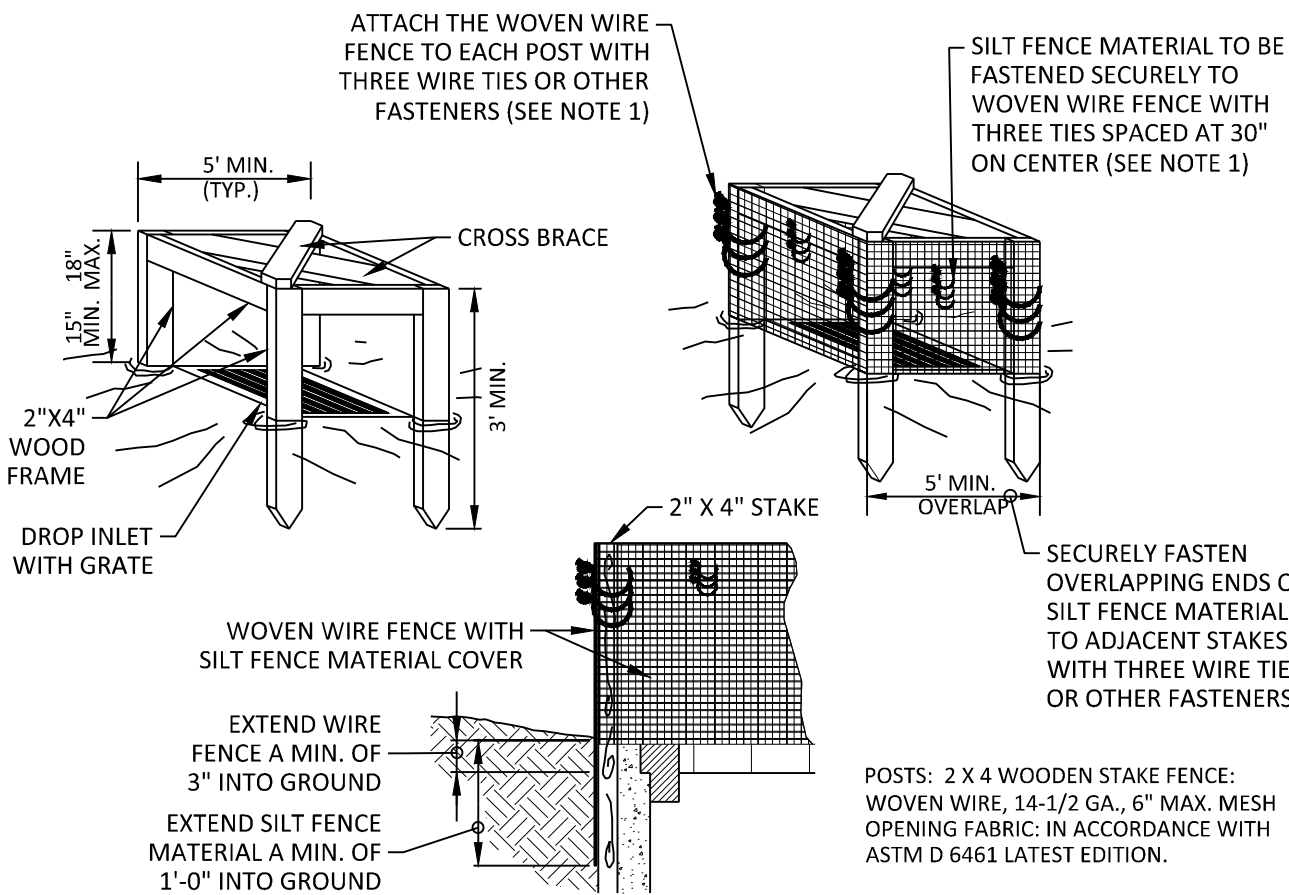
SF PREASSEMBLED SILT FENCE-
N.T.S. WOOD POSTS (MNDOT 3886)



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"-6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPACED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

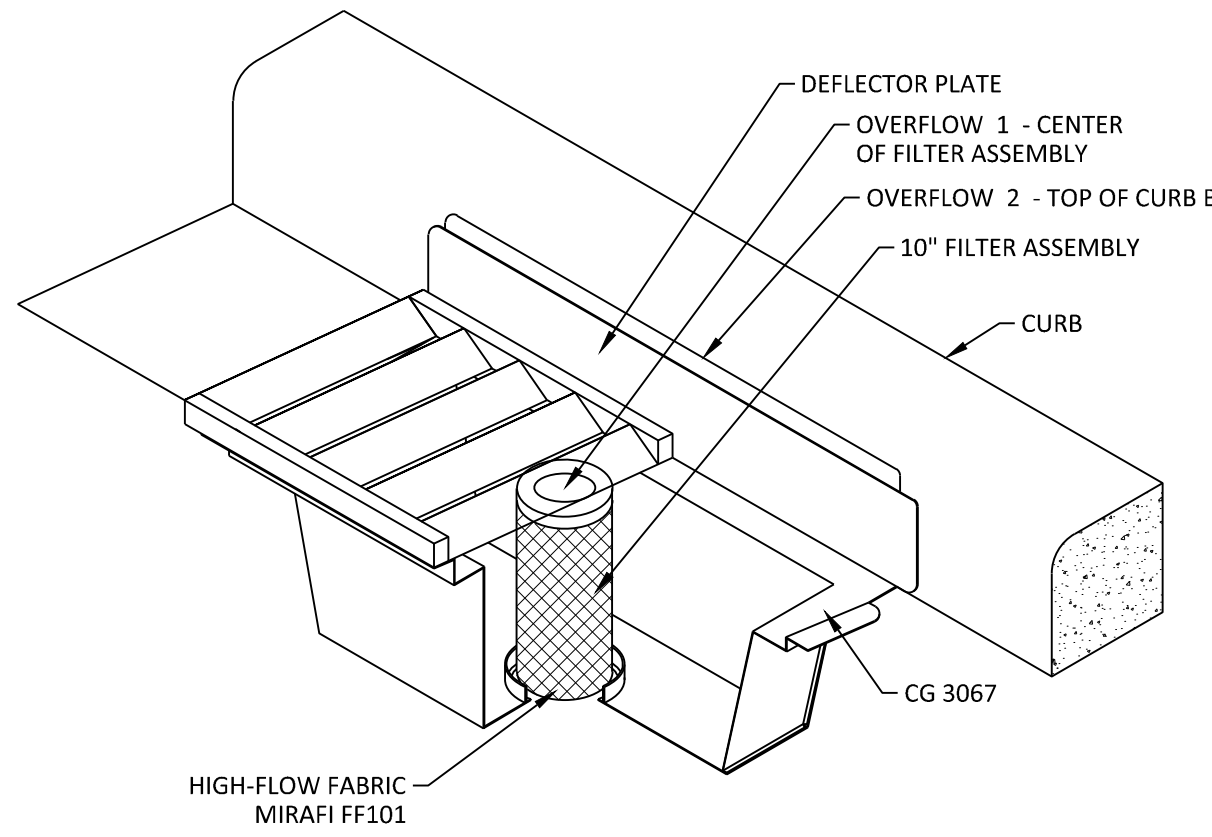
- NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
 2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

E-02 01/12
NO SCALE **02** EROSION CONTROL BLANKET
N.T.S.

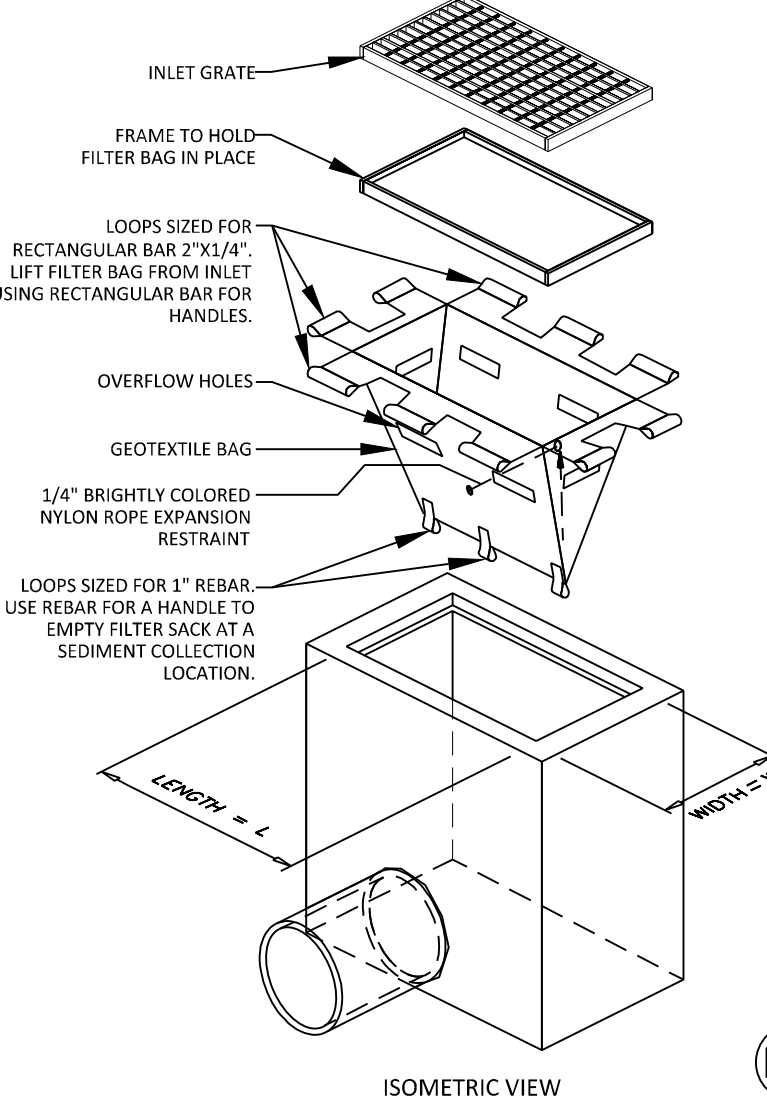


1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH THE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

IP1 SILT FENCE INLET PROTECTION
N.T.S.



IP2 CURB DRAIN INLET PROTECTION
N.T.S.

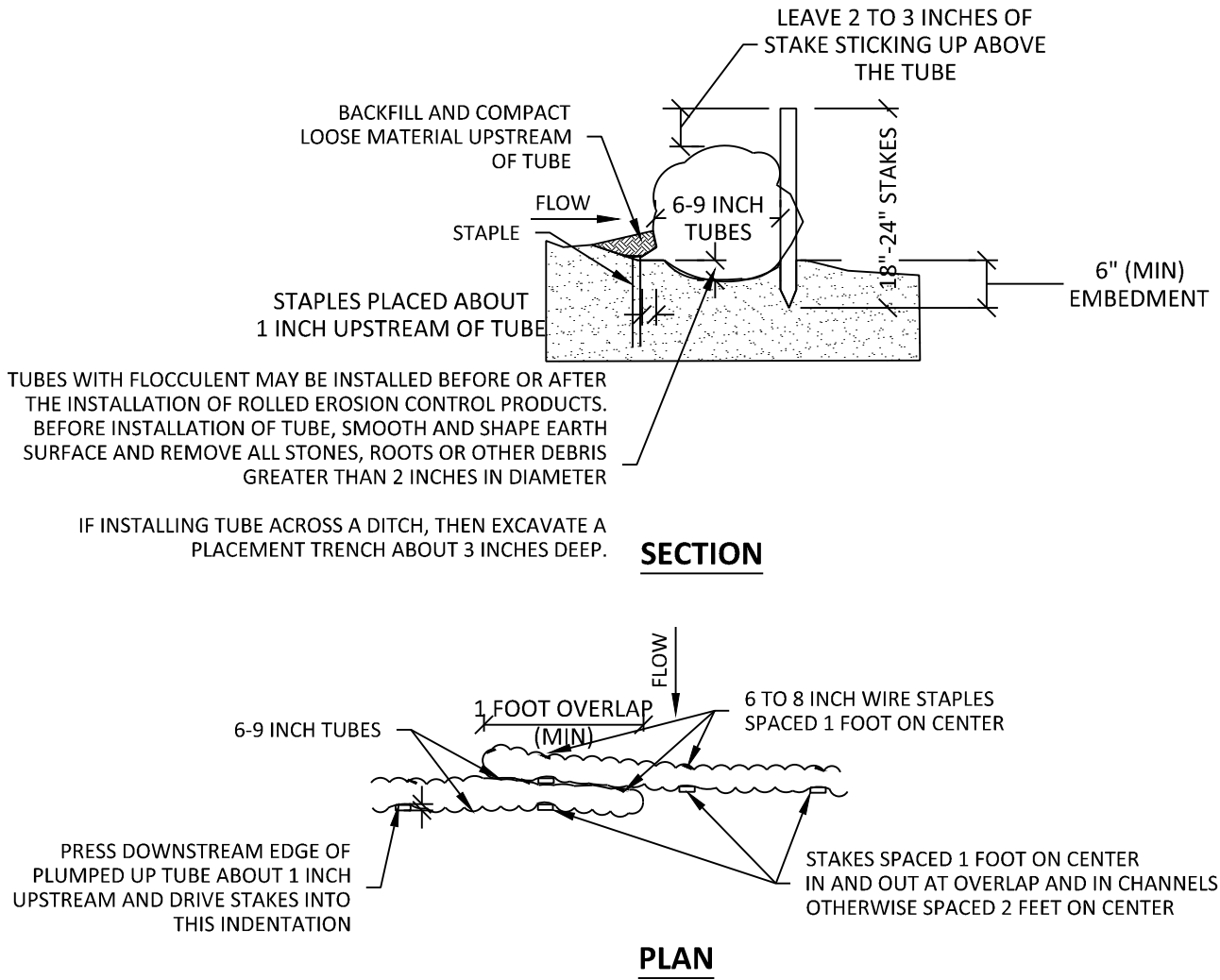


IP3 INLET PROTECTION FILTER SACK
N.T.S.

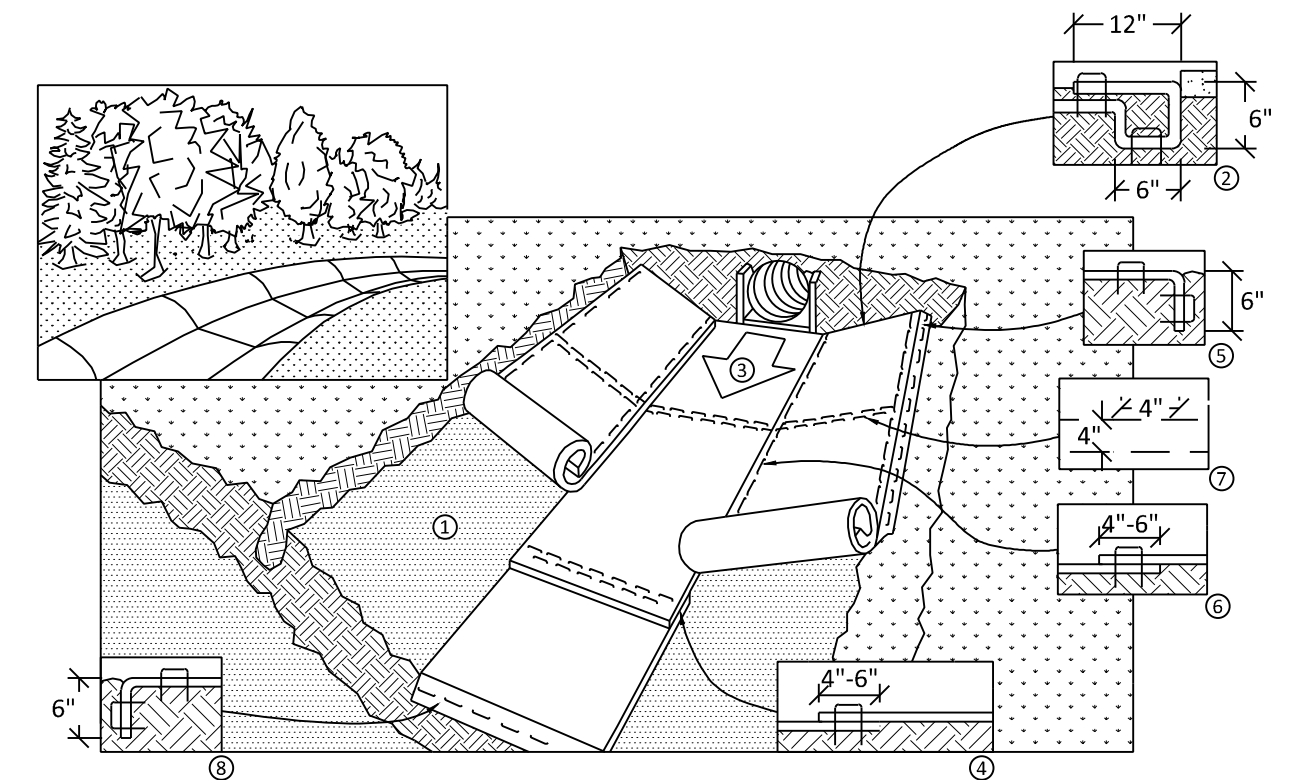
FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

- NOTES:
1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
 2. PLACE AN OIL ABSORBENT PAD OR PAVEMENT OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
 3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
 4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 18 INCHES.
 5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

- MAINTENANCE NOTES:
1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
 2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
 3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
 4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPs, ADJACENT SLOPES, ETC. DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
 5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.



E-23 08/16
NO SCALE **23** BIO-ROLLS
N.T.S.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 4" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATIONS.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGES OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4"-6" (DEPENDING ON BLANKET TYPE) AND STAPLED. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
9. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE CHANNEL FLOW OR SHORELINE APPLICATION.

- NOTES:
1. HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
 2. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.
 3. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.

E-24 08/16
NO SCALE **24** EROSION PROTECTION BLANKET
N.T.S.

SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 PROJECT/SITE INFORMATION

YELLOW TREE RESERVE
GLORY TRAIL & 70TH STREET W
LOT: INNER GROVE HEIGHTS
STATE: MN
DUNY CODE: 50077
DUNY/CADACTA

THE PROPOSED PROJECT INCLUDES CONSTRUCTION OF ONE MULTI-FAMILY APARTMENT BUILDING WITH ASSOCIATED PARKING LOTS, SIDEWALKS, AND UTILITY IMPROVEMENTS.

MPDS PERMIT NUMBER:

1.2 CONTACT INFORMATION/RESPONSIBLE PARTIES

COMPANY/ORGANIZATION NAME: YELLOW TREE
CONTACT NAME: ROBB LUBENOW
ADDRESS: 1384 EAST 38TH STREET
CITY, STATE, ZIP CODE: MINNEAPOLIS MN
TELEPHONE NUMBER: 612-600-0062
EMAIL: ROBB@YELLOWTREECORP.COM

GENERAL CONTRACTOR (TO BE COMPLETED BY GENERAL CONTRACTOR):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
EMAIL:

INSERT AREA OF CONTROL (IF MORE THAN ONE OPERATOR AT SITE):

THE GENERAL CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE MINNESOTA GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES UNDER THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PERMIT PROGRAM (GENERAL PERMIT), THE GENERAL CONTRACTOR MUST COMPLY WITH ANY LOCAL GOVERNING AGENCY (LGA) HAVING JURISDICTION CONCERNING EROSION AND SEDIMENT CONTROL. THE GENERAL CONTRACTOR SHALL BE REQUIRED TO BE A CO-APPLICANT WITH THE OWNER, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE OF THE EROSION AND SEDIMENT CONTROL DEVICES.

THE APPLICATION FOR GENERAL STORM-WATER PERMIT FOR CONSTRUCTION ACTIVITY (MN 1000017) SHALL BE COMPLETED BY THE GENERAL CONTRACTOR AND SUBMITTED ONLINE, ALONG WITH THE REQUIRED APPLICATION FEE, THROUGH THE MPCA'S WEBSITE.

UNLESS NOTIFIED BY THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) TO THE CONTRARY, APPLICANTS WHO SUBMIT A COMPLETE APPLICATION FORM IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT ARE AUTHORIZED TO DISCHARGE STORM WATER FROM THE CONSTRUCTION SITE UNDER THE TERMS AND CONDITIONS OF THIS PERMIT. START DATE: 07/1/2025. END DATE: 06/30/2026. THE ONLINE APPLICATION PROCESS IS COMPLETE@TPCS.NET/WEB_PCA.STATE.MN.US(PRIVATE).

(NOTE: ALL PROJECTS UNDER 50 ACRES MUST SUBMIT THE PERMIT APPLICATION USING THE ONLINE PROCESS. MAILED APPLICATIONS ARE ONLY ACCEPTED FOR PROJECTS THAT DISTURB 50 OR MORE ACRES, AND HAVE A DISCHARGE POINT WITHIN 1 MILE OF A PROTECTED WATERWAY.)

ADDITIONALLY, AUTHORIZATION WILL BE DELAYED UNDER THE FOLLOWING CIRCUMSTANCES

- IF THE PROJECT DISTURBS 50 ACRES OR MORE AND HAS A DISCHARGE POINT WITHIN 1 MILE AND FLOWS TO AN IMPAIRED OR SPECIAL WATER WHICH DISCHARGE MAY REACH AN IMPAIRED OR SPECIAL WATER LISTED IN SECTION 2.5 OF THE GENERAL PERMIT. THE APPLICANT SHALL SUBMIT THE STORM WATER POLLUTION PREVENTION PLAN AND A COMPLETED APPLICATION AT LEAST 30 CALENDAR DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. UNLESS NOTIFIED BY THE MPCA TO THE CONTRARY, COVERAGE BECOMES EFFECTIVE 30 CALENDAR DAYS AFTER THE POSTMARKED DATE OF THE COMPLETED APPLICATION.
- IF THE PROJECT INCLUDES ALTERNATIVE METHODS THE APPLICATION AND TWO ALTERNATIVE TREATMENT PLANS MUST BE SUBMITTED A MINIMUM OF 90 DAY BEFORE CONSTRUCTION STARTS.

EROSION & SEDIMENT CONTROL SUBCONTRACTOR (RESPONSIBLE FOR IMPLEMENTING & MAINTAINING SWPPP) - TO BE COMPLETED BY CONTRACTOR:

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
EMAIL:

EROSION & SEDIMENT CONTROL INSPECTOR (SEE PART 6.1 OF THIS SWPPP FOR MORE INFORMATION ON INSPECTION REQUIREMENTS) - TO BE COMPLETED BY CONTRACTOR:

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
EMAIL:

GROUND DISTURBING SUBCONTRACTOR(S):

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
EMAIL:

THE GENERAL CONTRACTOR SHALL PROVIDE A CHAIN OF RESPONSIBILITY WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE AND THE NOT SUBMITTED.

THIS SWPPP WAS PREPARED BY:

COMPANY/ORGANIZATION NAME: SAMBATEK
CONTACT NAME: ALESSANDRA STUTZ
ADDRESS: 13800 WHITENAVY DRIVE, SUITE 303
CITY, STATE, ZIP CODE: MINNETONKA MN 55349
TELEPHONE NUMBER: 763.520.8460
EMAIL: ALSTUTZ@SAMBATEK.COM

SWPPP DESIGNER CERTIFICATION CARD:

University of Minnesota
Alessandra Stutz

Created: 05/01/2025, 10:51 AM (May 31, 2025)
Design of Construction SWPPP (May 31, 2025)

1.3 NATURE OF CONSTRUCTION ACTIVITY

NATURE OF CONSTRUCTION:

THIS SWPPP HAS BEEN PREPARED FOR MAJOR ACTIVITIES ASSOCIATED WITH CONSTRUCTION OF ONE APARTMENT BUILDING LOCATED AT THE SOUTH WEST CORNER OF THE INTERSECTION BETWEEN AGATE TRAIL AND 70TH STREET W IN INNER GROVE HEIGHTS, MN. THE PROJECT INCLUDES CONSTRUCTION OF ONE APARTMENT BUILDING, PARKING LOTS, UTILITY CONNECTION TO THE EXISTING ROAD, ONE SUBSURFACE STORMWATER SYSTEM, AND ONE SURFACE STORMWATER BASIN.

ANTICIPATED APPROXIMATE TIMELINES:

ESTIMATED PROJECT START DATE: xx/xx/xx

ESTIMATED PROJECT COMPLETION DATE: xx/xx/xx

1.4 SOILS, SLOPES, VEGETATION, AND CURRENT DRAINAGE PATTERNS

SOIL TYPE(S):

THE USDA WEB SOIL SURVEY IDENTIFIES EXISTING ONSITE SOILS AS CHETES SANDY LOAM, INGLEMY-MATMONED-SPENCER COMPLEX, AND KENNEBEAU VETTER SANDY LOAM.

SLOPES:

EXISTING PERVIOUS SLOPES RANGE FROM 0.5% TO 50%. THERE IS NO EXISTING IMPERVIOUS INSITE. IN PROPOSED CONDITIONS, PERVIOUS SLOPES RANGE FROM 2.33% AND IMPERVIOUS SLOPES RANGE FROM 1.5-5%.

DRAINAGE PATTERNS:

EXISTING CONDITIONS, RUNOFF FLOWS EAST TO ONE EXISTING STORMWATER BASIN, WEST OFF-SITE, AND NORTH OFF-SITE TO 70TH STREET WEST. IN PROPOSED CONDITIONS, THE EXISTING STORMWATER BASIN WILL BE RELOCATED TO THE NORTH SIDE OF THE SITE AND WILL RECEIVE DISCHARGE FROM ONE NEW INSITE SUBSURFACE CHAMBER SYSTEM. ONSITE DRAINAGE FROM THE PROPOSED APARTMENT BUILDING AND PARKING LOTS LEADS TO THE PROPOSED CHAMBER SYSTEM, WHILE PERVIOUS RUNOFF FLOWS WEST AS IN EXISTING CONDITIONS.

VEGETATION:

EXISTING VEGETATION WILL REQUIRE CLEARING & GRUBBING DUE TO ALTERING GRADES.

FINALL INFORMATION:

ANNUAL INFORMATION - THE AVERAGE TOTAL ANNUAL PRECIPITATION IS ABOUT 28.32 INCHES OF THIS ABOUT 17.31 INCHES, OR 61 PERCENT, USUALLY FALLS IN MAY THROUGH

NO	DATE	BY	CKD	APPR	COMMENT
1	02/05/2024	TPK	JDB	JDB	PRELIMINARY PUD SUBMITTAL
2	03/04/2024	TPK	JDB	JDB	FINAL PLANS
3	03/25/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
4	04/01/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
5	04/18/2025	TPK	JDB	MCA	PUD AMENDMENT

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SECTIONS 2-6: THE AVERAGE ANNUAL SNOWFALL IS 57.3 INCHES.

1.5 CONSTRUCTION SITE ESTIMATES

PROJECT AREA SUMMARY:

TOTAL PROJECT AREA: 4.44 ACRES

CONSTRUCTION SITE AREA TO BE DISTURBED: 4.44 ACRES

IMPERVIOUS AREAS:

IMPERVIOUS AREA BEFORE CONSTRUCTION (ACRES): 0.00

IMPERVIOUS AREA AFTER CONSTRUCTION (ACRES): 1.82

1.6 RECEIVING WATERS

CONSTRUCTION PHASE STORM WATER SYSTEM DESCRIPTION:

DURING CONSTRUCTION, EROSION AND SEDIMENT CONTROL DEVICES WILL WORK TO PREVENT SEDIMENT FROM LEAVING THE SITE AND THEREBY PROTECT DOWNSTREAM WATERS.

DESCRIPTION OF RECEIVING WATERS:

THERE ARE NO SPECIAL OR IMPAIRED WATERS AS DEFINED BY THE MPCA WITHIN 1 MILE OF THE PROPOSED PROJECT SITE.

1.7 SITE FEATURES AND SENSITIVE AREAS TO BE PROTECTED

THERE ARE NO SPECIAL FEATURES TO BE PRESERVED/ONSTE.

1.8 POTENTIAL SOURCES OF POLLUTION

POTENTIAL SOURCES OF SEDIMENT AND OTHER POLLUTANTS TO STORMWATER RUNOFF:

CONSTRUCTION PHASE POLLUTANT SOURCES ANTICIPATED AT THE SITE ARE DISTURBED (BARE) SOIL, VEHICLE FUELS AND LUBRICANTS, CHEMICALS ASSOCIATED WITH BUILDING CONSTRUCTION, AND SEDIMENT. TEMPORARY BARRIERS TO PREVENT POLLUTANTS FROM THE PROJECT FOR EACH TYPE OF POLLUTANT TO BE TRANSPORTED BY STORM WATER.

1.9 ENDANGERED/THREATENED SPECIES

ACCORDING TO USWS, THE SITE HAS THE POTENTIAL TO CONTAIN THE NORTHERN LONG-EARED BAT, TRICOLOR BAT, WHOOPING CRANE, HIGGINS EYE CLAM, MONARCH BUTTERFLY, AND RUSTY PATCHED BUMBLE BEE.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE NORTHERN LONG-EARED BAT AS AN ENDANGERED SPECIES. THE NORTHERN LONG-EARED BAT IS A MEDIUM-SIZED BAT ABOUT 3 TO 3.7 INCHES IN LENGTH BUT WITH A WINGSPAN OF 9 TO 10 INCHES. THIS BAT IS DISTINGUISHED BY ITS LONG EARS, THE NORTHERN LONG-EARED BAT ROOTS SINGLE OR IN COLOMIES UNDERNEATH BARK, IN CAVES, OR IN CREVICES OF BOTH LIVE AND DEAD TREES. THIS BAT SEEMS OPPORTUNISTIC IN SELECTING ROOSTS, USING TREE SPECIES BASED ON SUITABILITY TO RETAIN BARK OR PROVIDE CAVITIES OR CREVICES. IT HAS ALSO BEEN FOUND, RARELY, ROOSTING IN STRUCTURES LIKE BARNS AND SHEDS, WITHIN HABERNACULA. SURVEYORS FIND THEM IN SMALL CREVICES OR CRACKS, OFTEN WITH ONLY THE NOSE AND EARS VISIBLE. IF A NORTHERN LONG-EARED BAT IS FOUND WITHIN THE AREA THAT IS INCIDENTALLY WITHIN THE WNS ZONE INVOLVING TREE REMOVALS IS NOT PROHIBITED IF TWO CONSERVATION MEASURES ARE FOLLOWED. THE FIRST MEASURE IS THE APPLICATION OF A 0.25 MILE (0.4 KM) BUFFER AROUND KNOWN OCCURRED NORTHERN LONG-EARED BAT HABERNACULA. THE SECOND CONSERVATION MEASURE IS THAT THE ACTIVITY DOES NOT CUT OR DESTROY KNOWN OCCUPIED MATERNITY NEST TREES, OR ANY OTHER TREES WITHIN A 150-FOOT (45-M) RADIIUS AROUND THE MATERNITY NEST TREE, DURING THE PUP SEASON (JUNE 1 THROUGH JULY 31).

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE TRICOLORLED BAT AS A PROPOSED ENDANGERED SPECIES. THE TRICOLORLED BAT IS A SMALL INSECTIVOROUS BAT THAT IS DISTINGUISHED BY ITS UNIQUE TRICOLORLED FUR AND IT ONLY APPEARS YELLOWISH TO NEARLY ORANGE. DURING THE WINTER, TRICOLORLED BATS ARE OFTEN FOUND IN CAVES AND ABANDONED MINES, ALTHOUGH IN THE SOUTHWEST UNITED STATES, WHERE CAVES ARE SPARSE, TRICOLORLED BATS ARE OFTEN FOUND ROOSTING IN ROAD-ASSOCIATED CULVERTS WHERE THEY EXHIBIT SHORPER TORPOR BOUTS AND FORAGE DURING WARM SPRINGS. SUMMER, ADULT MONARCHS FEED ON THE NECTAR OF MANY TRICOLORLED BATS ARE FOUND IN FORESTED HABITATS WHERE THEY ROOST IN TREES, PRIMARILY AMONG LEAVES OF LIVE OR RECENTLY DEAD DECIDUOUS HARDWOOD TREES, BUT MAY ALSO BE FOUND IN SPANISH MOSO, PINE TREES, AND OCCASIONALLY IN HUMAN STRUCTURES.

THE UNITED STATES FISH AND WILDLIFE SERVICE RECOGNIZES THE WHOOPING CRANE AS AN ENDANGERED SPECIES. THE WHOOPING CRANE BEGINS, MIGRATES, WINTERS, AND FORAGES IN A VARIETY OF WETLAND AND OTHER HABITATS INCLUDING COASTAL MARSHES AND ESTUARIES, INLAND MARSHES, LAKES, PONDS, WET MEADOWS AND RIVERS, AND AGRICULTURAL FIELDS. THERE IS ONE GROUP OF CRANES WHICH ARE KNOWN TO MIGRATE THROUGH MINNESOTA.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE RUSTY PATCHED BUMBLE BEE AS AN ENDANGERED SPECIES. ALL RUSTY PATCHED BUMBLE BEES HAVE ENTIRELY BLACK HEADS, BUT ONLY WORKERS AND MALES HAVE A RUSTY REDDISH PATCH CENTRALLY LOCATED ON THE BACK. RUSTY PATCH BUMBLE BEES ARE KNOWN TO OCCUR THROUGHOUT THE COUNTY WITHIN GRASSLANDS WITH FLOWERING PLANTS FROM APRIL THROUGH OCTOBER. UNDERGROUND CAVITIES OR CLUMPS OF GRASSES ABOVE GROUND AS NESTING SITES, AND IN UNDISTURBED SOIL FOR HIBERNATING QUEENS OVER WINTER.

THE UNITED STATES FISH AND WILDLIFE SERVICE RECOGNIZES THE WHOOPING CRANE AS AN ENDANGERED SPECIES. THE WHOOPING CRANE BEGINS, MIGRATES, WINTERS, AND FORAGES IN A VARIETY OF WETLAND AND OTHER HABITATS INCLUDING COASTAL MARSHES AND ESTUARIES, INLAND MARSHES, LAKES, PONDS, WET MEADOWS AND RIVERS, AND AGRICULTURAL FIELDS. THERE IS ONE GROUP OF CRANES WHICH ARE KNOWN TO MIGRATE THROUGH MINNESOTA.

THE UNITED STATES FISH AND WILDLIFE SERVICE RECOGNIZES THE HIGGINS EYE MUSSEL AS AN ENDANGERED SPECIES. THE HIGGINS EYE IS A FRESHWATER MUSSEL OF LARGER RIVERS WHERE IT IS USUALLY FOUND IN AREAS WITH DEEP WATER AND MODERATE CURRENTS. DUE TO THE LACK OF MOVING WATER AND CURRENTS, THE PRESENCE OF THESE MUSSELS IS UNLIKELY.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE RUSTY PATCHED BUMBLE BEE AS AN ENDANGERED SPECIES. ALL RUSTY PATCHED BUMBLE BEES HAVE ENTIRELY BLACK HEADS, BUT ONLY WORKERS AND MALES HAVE A RUSTY REDDISH PATCH CENTRALLY LOCATED ON THE BACK. RUSTY PATCH BUMBLE BEES ARE KNOWN TO OCCUR THROUGHOUT THE COUNTY WITHIN GRASSLANDS WITH FLOWERING PLANTS FROM APRIL THROUGH OCTOBER. UNDERGROUND CAVITIES OR CLUMPS OF GRASSES ABOVE GROUND AS NESTING SITES, AND IN UNDISTURBED SOIL FOR HIBERNATING QUEENS OVER WINTER.

THE UNITED STATES FISH AND WILDLIFE SERVICE LISTS THE MONARCH BUTTERFLY AS AN AN ENDANGERED SPECIES. CADETILDE, MONARCH HABITAT REQUIRES MILKWEED AND FLOWERING PLANTS. WHETHER IT'S A FIELD, ROADSIDE AREA, OPEN AREA, WET AREA OR URBAN GARDEN. ADULT MONARCHS FEED ON THE NECTAR OF MANY FLOWERS DURING BREEDING AND MIGRATION, BUT THEY CAN ONLY LAY EGGS ON MILKWEED PLANTS FOR OVERWINTERING MONARCHS. HABITAT WITH A SPECIFIC MICROCLIMATE IS NEEDED FOR PROTECTION FROM THE ELEMENTS, AS WELL AS MODERATE TEMPERATURES TO AVOID FREEZING. THESE CONDITIONS VARY BETWEEN POPULATIONS. FOR THE EASTERN NORTH AMERICAN POPULATION, MOST MONARCHS OVERWINTER IN OYAMEL FIR TREE ROOSTS LOCATED IN MOUNTAINOUS REGIONS IN CENTRAL MEXICO AT AN ELEVATION OF 2,400 TO 3,600 METERS.

1.10 HISTORIC PRESERVATION

THERE ARE NO KNOWN HISTORIC SITES ON OR NEAR THE CONSTRUCTION SITE.

1.11 APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS

LOCAL GOVERNING UNIT (LGU) REQUIREMENTS:

PERTINENT STORMWATER MANAGEMENT REQUIREMENTS IMPLEMENTED BY THE CITY OF INNER GROVE HEIGHTS AND LOWER MISSISSIPPI RIVER WATERSHED MANAGEMENT ORGANIZATION ARE:

- IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (BMPs) FOR DEVELOPMENT
- PROJECTS THAT ACHIEVE REMOVAL RATES EQUIVALENT TO A POUND OF SOLIDS PER NURP STANDARDS (I.E. MINIMUM 85% REMOVAL OF TOTAL SUSPENDED SOLIDS).
- INFILTRATION OF THE FIRST 1 INCH OF RUNOFF FROM NEW IMPERVIOUS SURFACES FOR NEW DEVELOPMENTS, WHERE THERE ARE AREAS A AND B.
- CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. SEEDER AREAS SHALL BE PROTECTED WITH MULCH. PERMANENT MULCH SHALL CONFORM TO MN/DOT SPECIFICATION 3882, TYPE 3 A/T TONS/ACRE AND SHALL BE DISK ANCHORED.
- HYDRAULIC SOIL STABILIZER MUST BE USED IN PLACE OF MULCH IF APPROVED BY CIVIL ENGINEER. IF HYDRAULIC SOIL STABILIZER IS USED, IT SHALL BE MN/DOT TYPE 6.

2.1 TEMPORARY SEEDING - DISTURBED AREAS THAT ARE NOT YET AT FINAL GRADE BUT THAT WILL NOT BE ACTIVELY WORKED FOR 14 DAYS OR MORE MUST BE TEMPORARILY STABILIZED. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY WHEN WORK HAS TEMPORARILY CEASED AND MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER WORK IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED.

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2.3 PROTECT SLOPES

STEEP SLOPE AREAS - THE CONTRACTOR MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT THAT HAVE STEEP SLOPES (3:1 OR STEEPER), FOR THOSE SLOPED AREAS WHICH MUST BE DISTURBED, THE CONTRACTOR MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES, SUCH AS DRAINING AND TERRACING. SLOPES STEEPER THAN 3:1 MUST BE PROTECTED BY EROSION CONTROL BLANKETS.

BMP DESCRIPTION: EROSION CONTROL BLANKET

INSTALLATION SCHEDULE: INSTALL EROSION CONTROL BLANKETS AS SHOWN ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, WITHIN THE TIMEFRAME ALLOWED FOR STABILIZATION AFTER WORK HAS CEASED IN AN AREA, DEPENDING ON THE LOCATION (I.E. 24 HOURS, 7 DAYS, 14 DAYS)

MAINTENANCE AND INSPECTION REQUIREMENTS: TO FUNCTION PROPERLY, EROSION CONTROL BLANKETS MUST BE IN CONTACT WITH THE SOIL BENEATH THE BLANKET. BLANKETS MUST BE SECURED PER THE CONSTRUCTION DETAIL PROVIDED WITH THE SWPPP PLAN SHEETS.

REPAIR, REPLACE, OR SUPPLEMENT NON-FUNCTIONAL BLANKETS WITHIN 3 DAYS OR THE NEXT RAIN EVENT, WHICHEVER COMES FIRST.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

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24.15 (LMS TECH) | JOSEPH BAILEY | 4/15/2025 12:12:05 PM
SAMBATEK-531 PROPOSED SUBSURFACE UTILITY PLAN SHEET 13 OF 13 25256-CC-01-UTL-DWG-CC-01 UTILITY 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).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

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	TPK	JDB	JDB	PRELIMINARY PUD SUBMITTAL
2.	03/04/2024	TPK	JDB	JDB	FINAL PLANS
3.	03/25/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
4.	04/01/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
5.	04/18/2025	TPK	JDB	MCA	PUD AMENDMENT

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: JOSEPH D. BAILEY

Date: License # 58645

PRELIMINARY
02/05/2024
DESIGN REVIEW

PERMIT SUBMITTAL

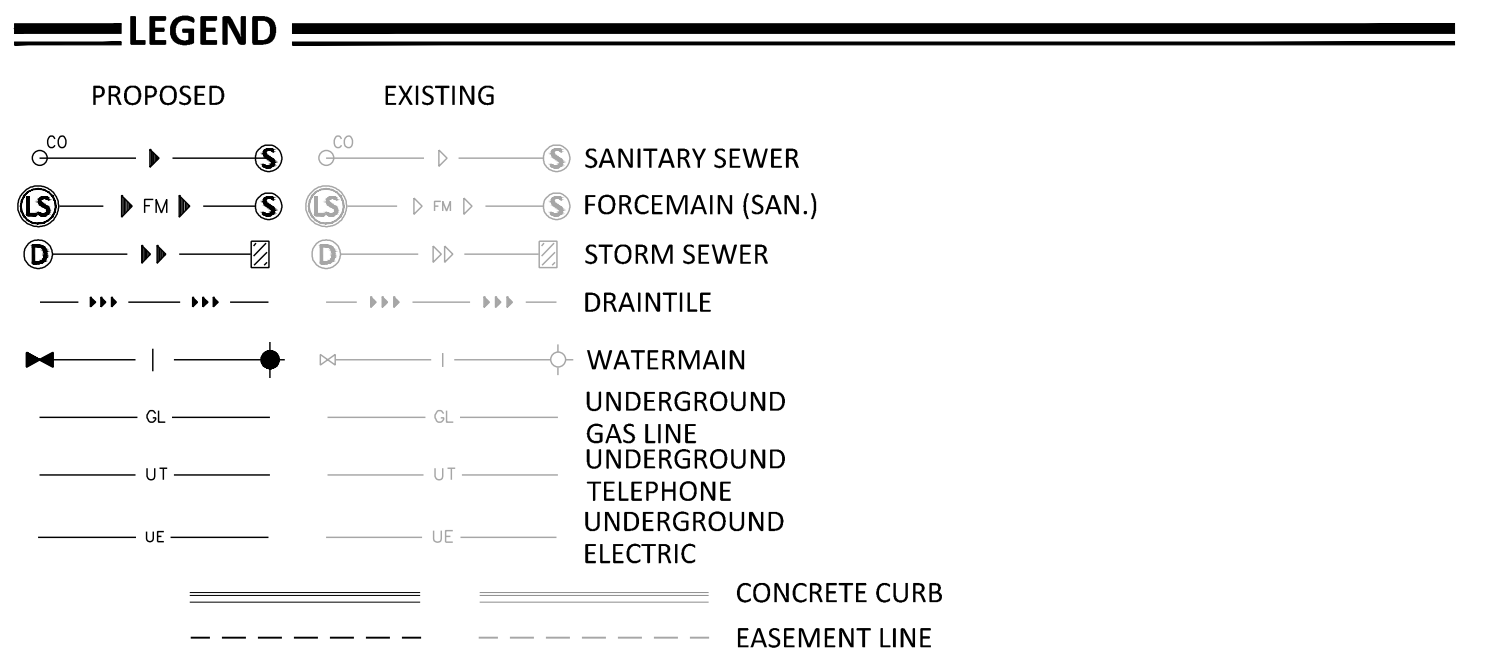
CONSTRUCTION DOCUMENTS

DRAWN BY
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DESIGNED BY
EIC
CHECKED BY
JDB
PROJECT NO.
52556

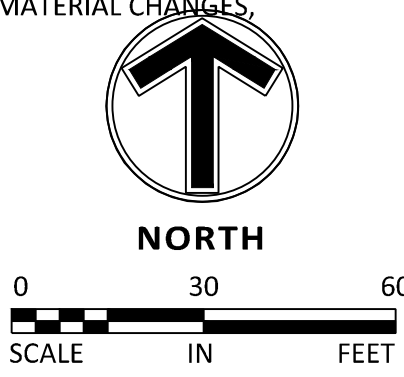


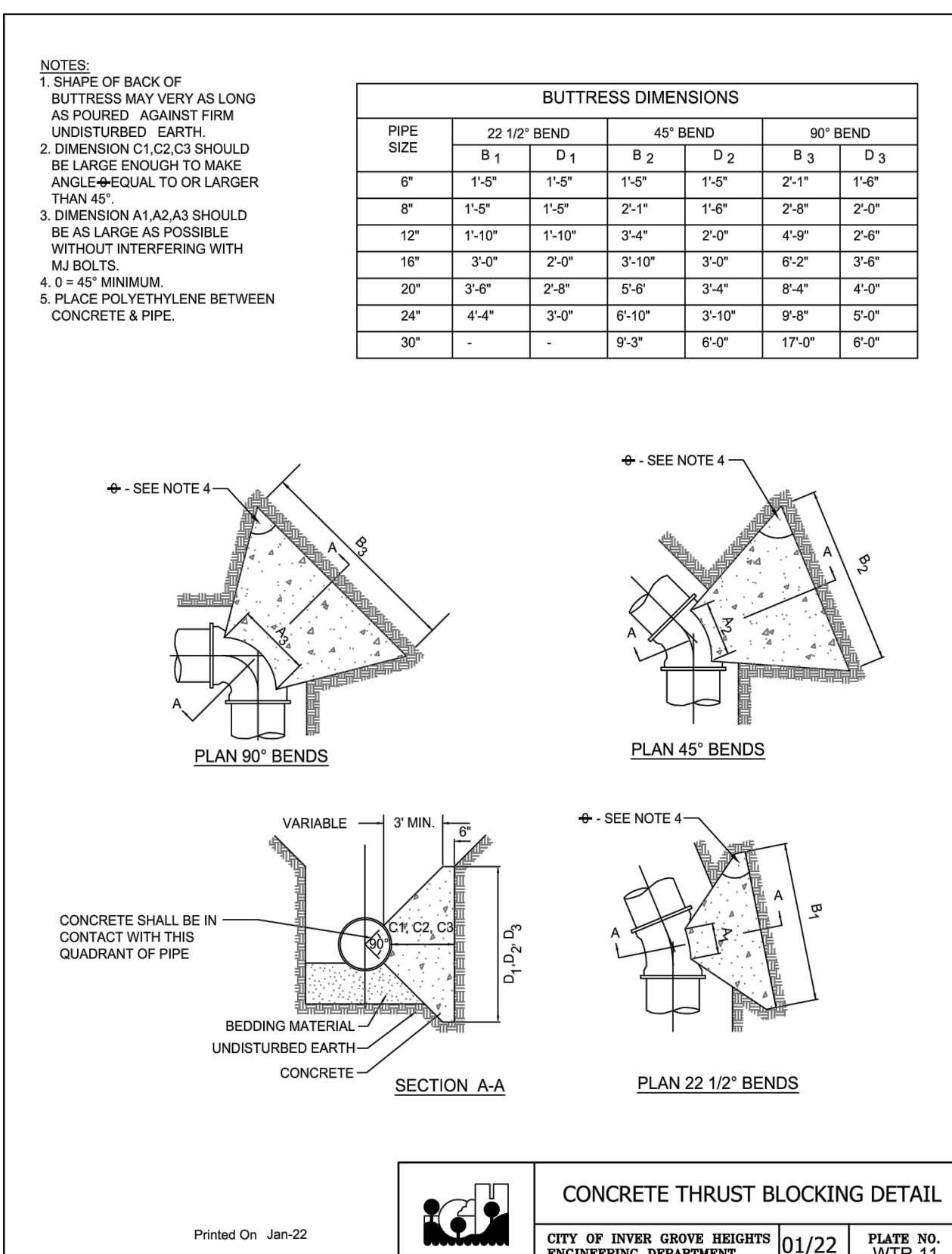
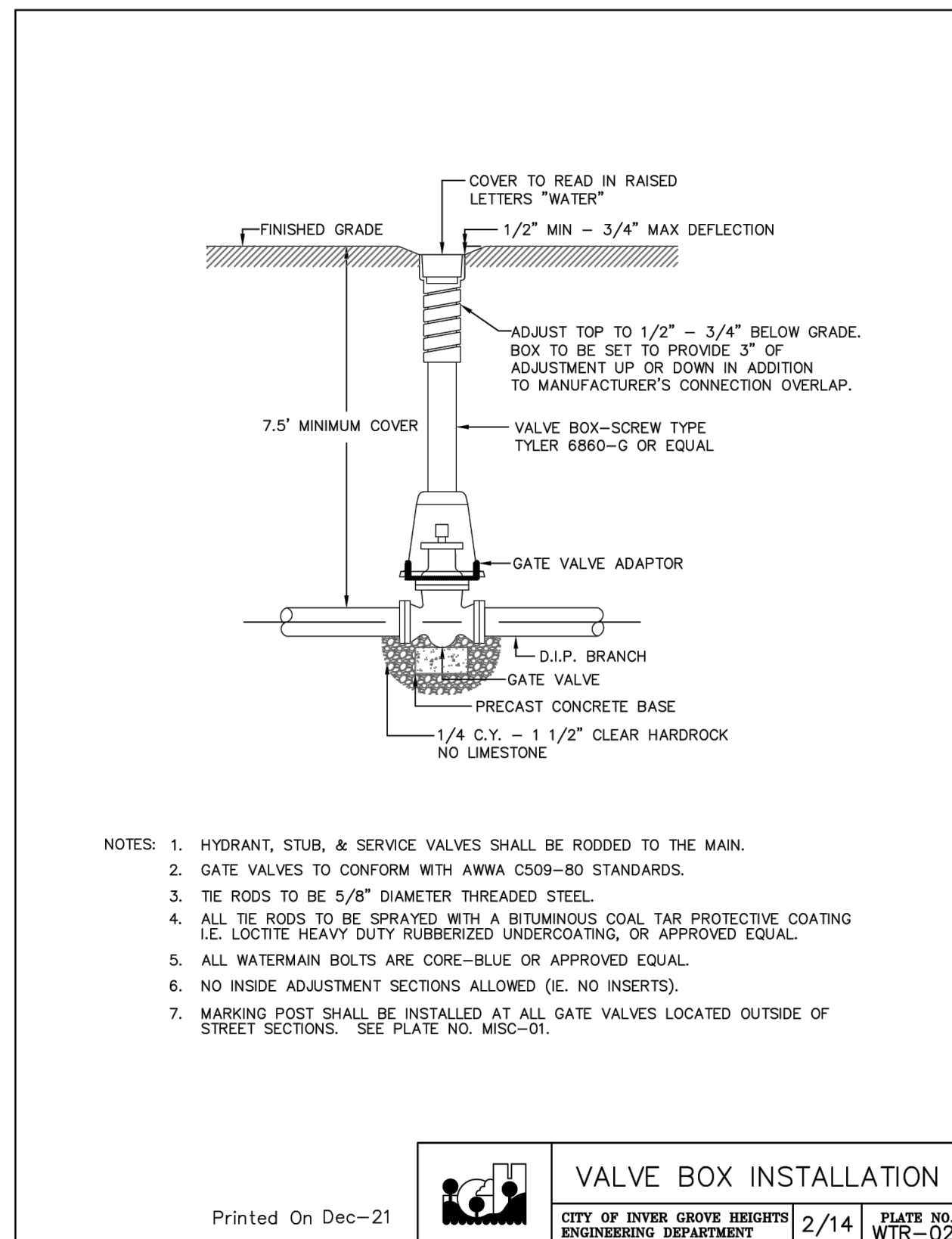
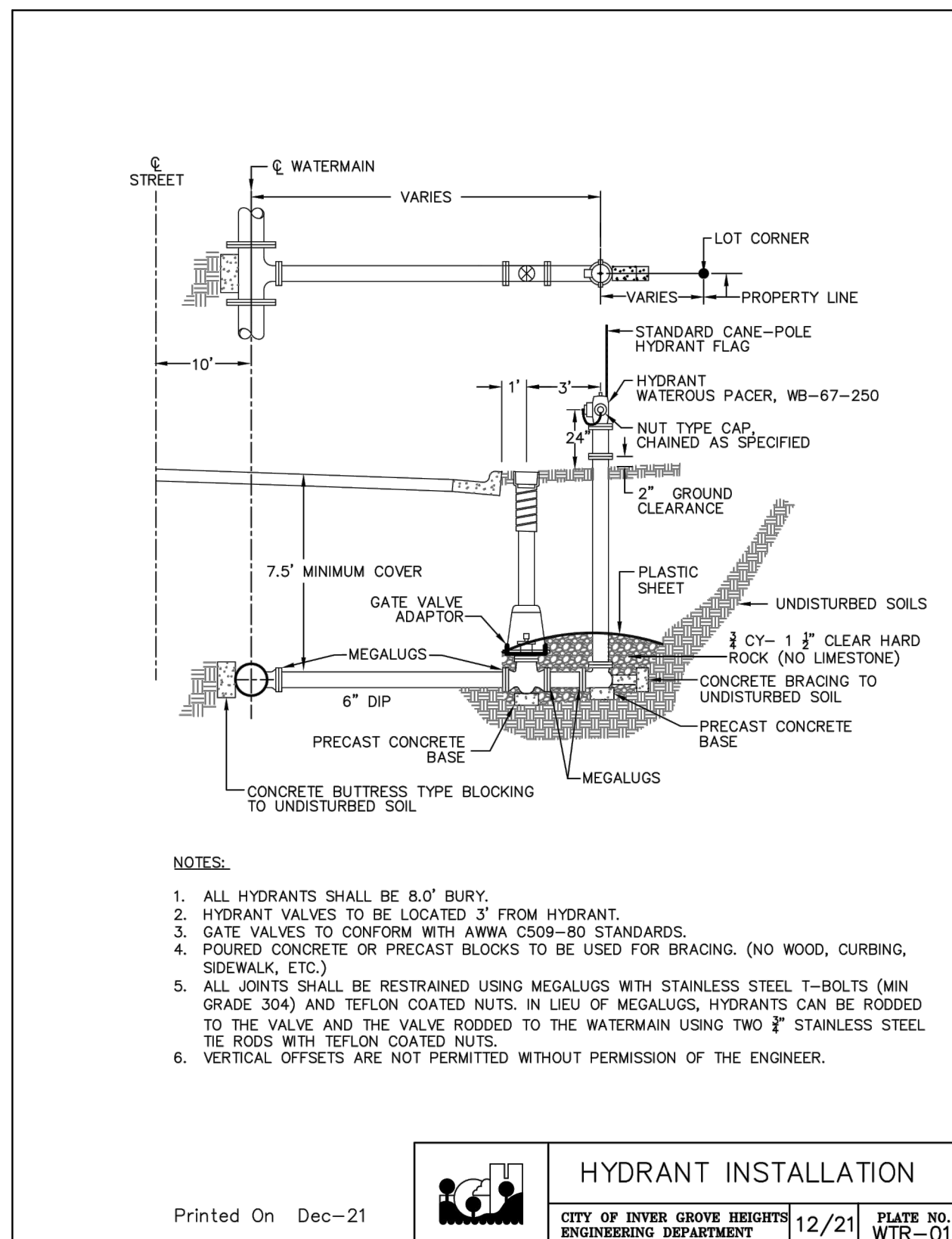
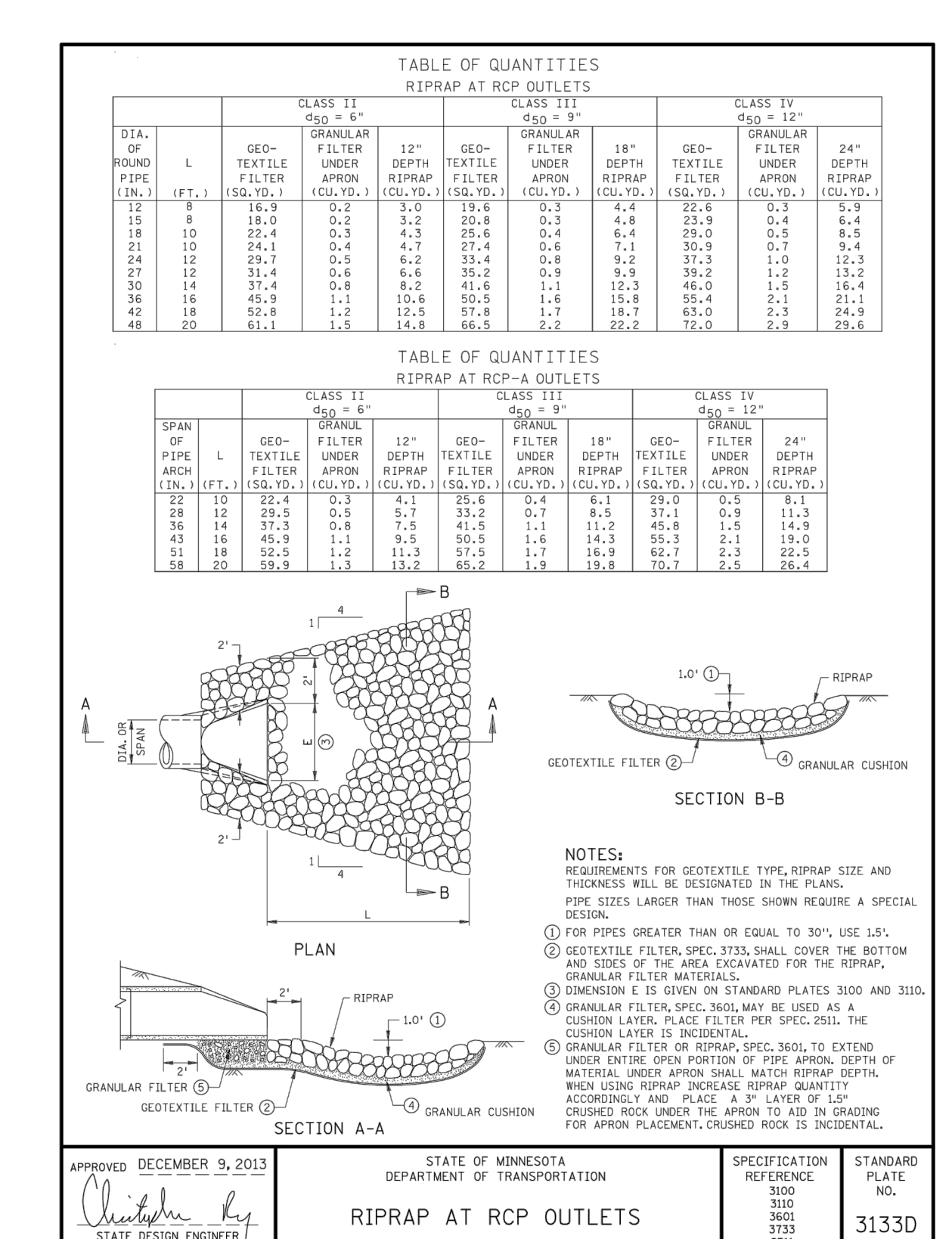
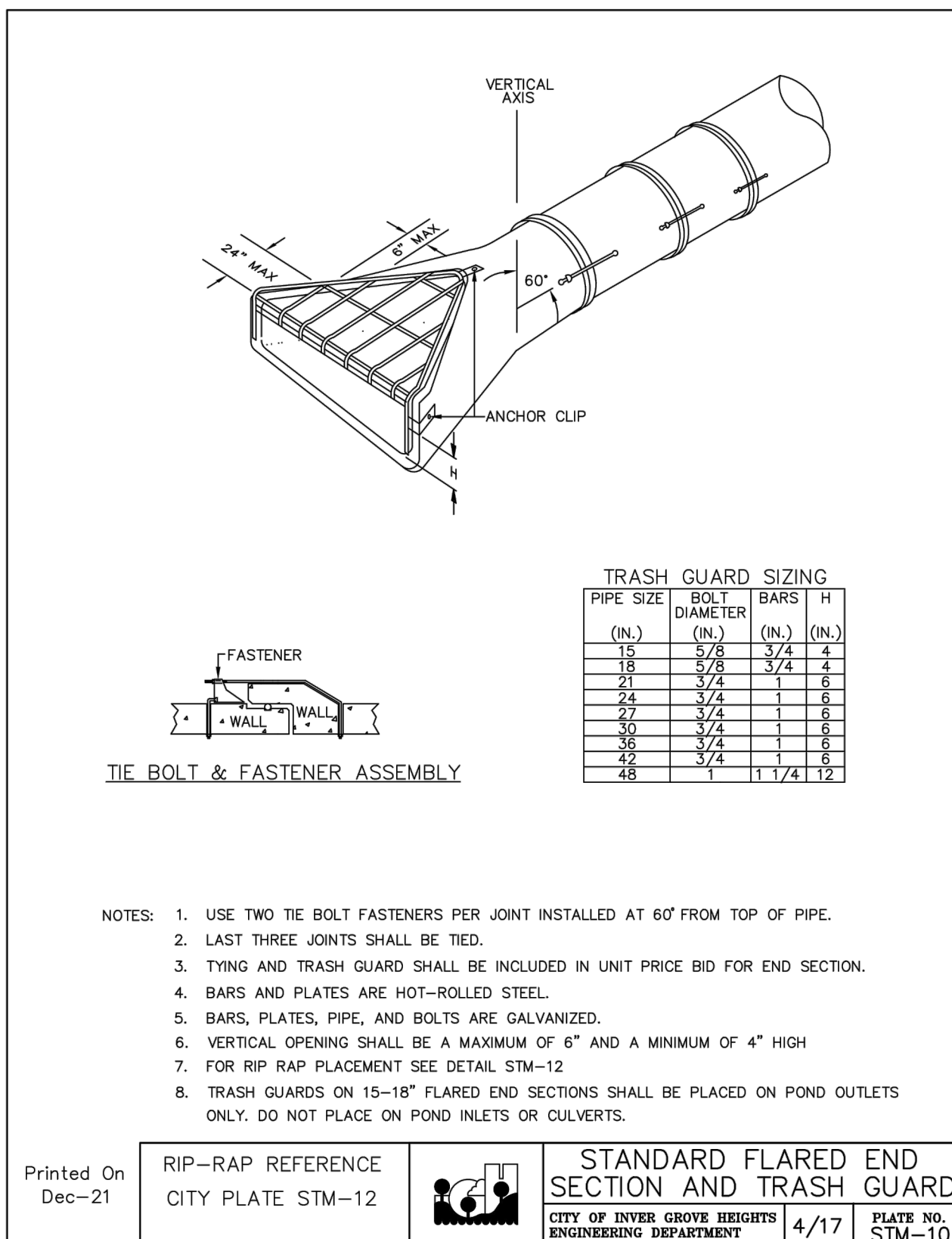
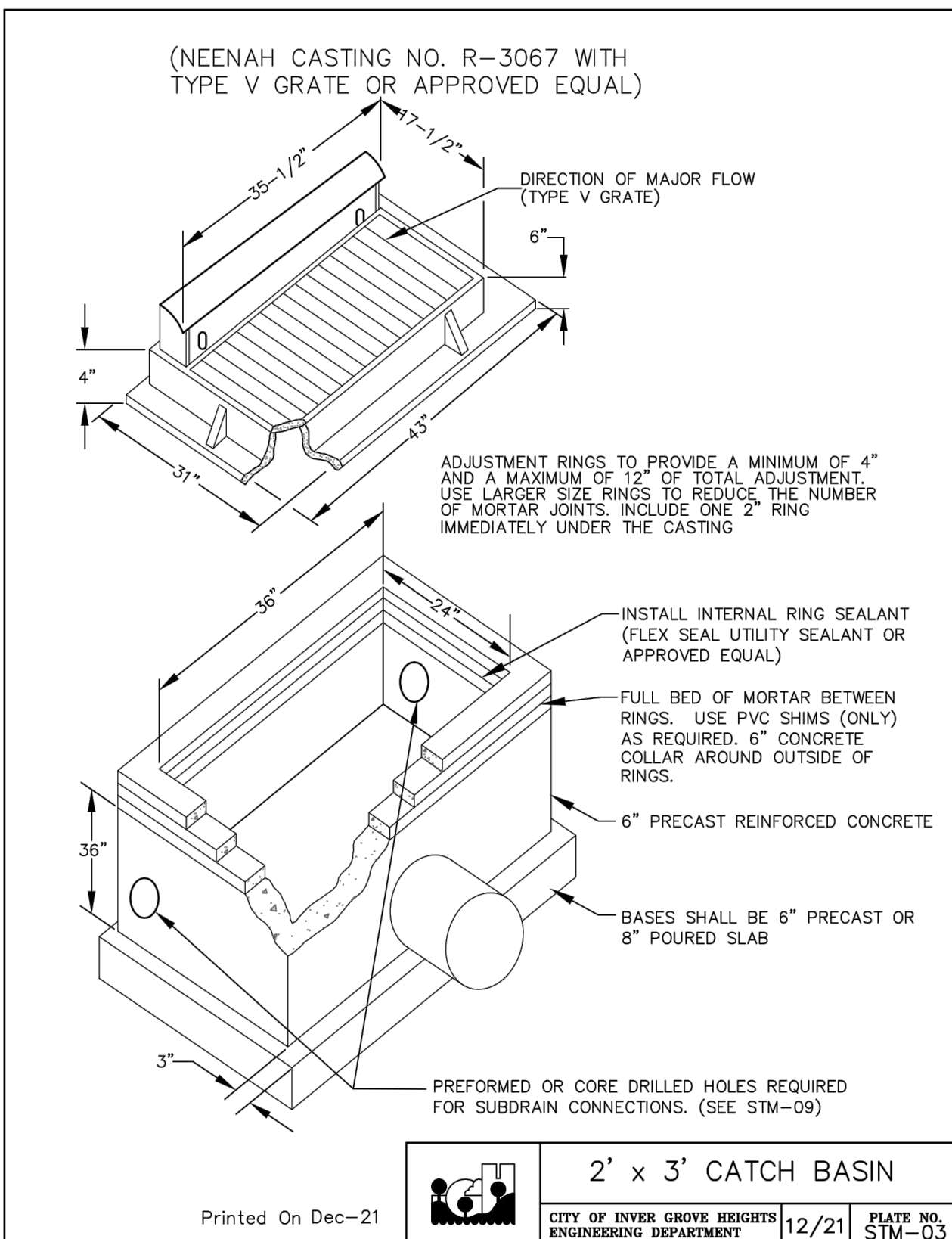
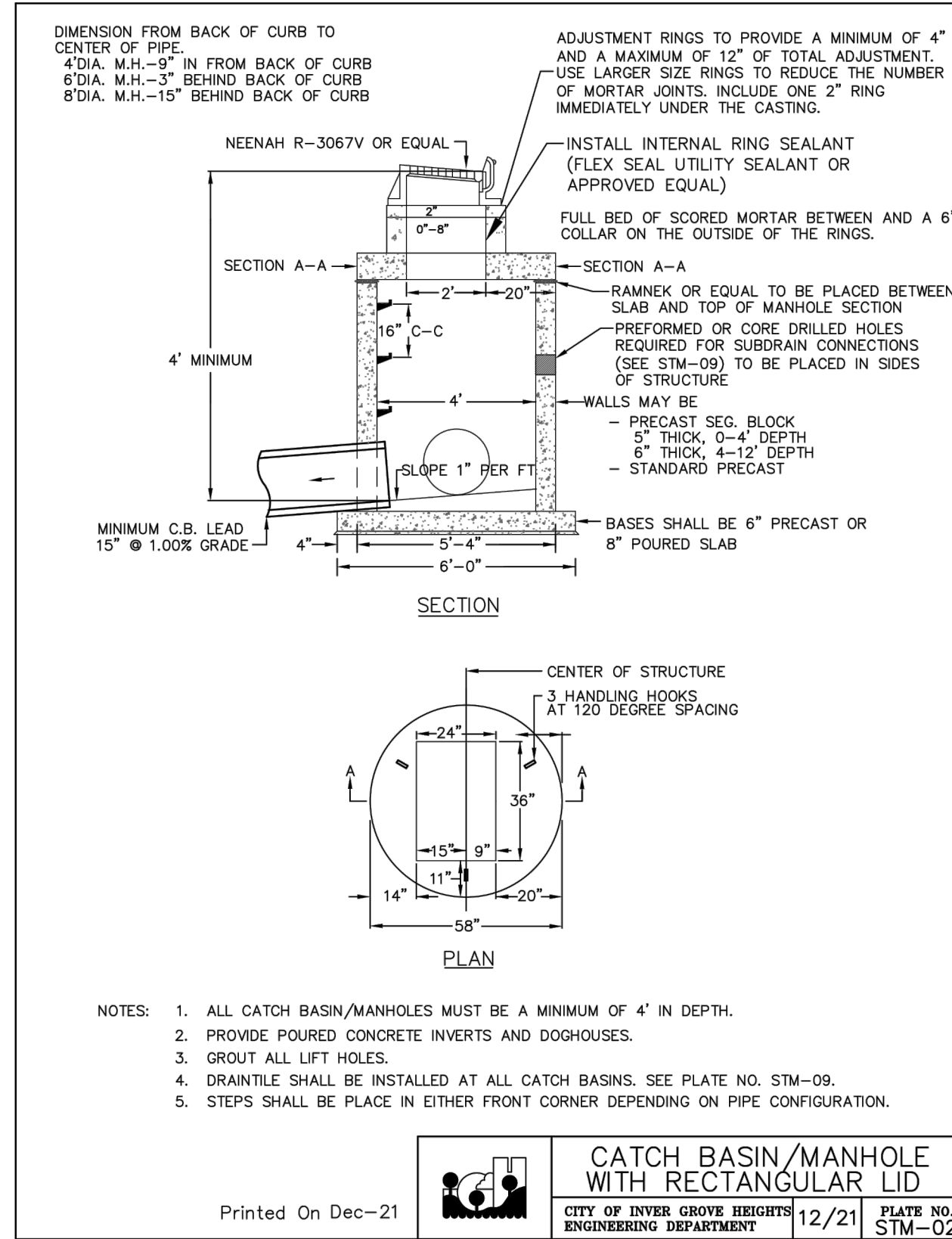
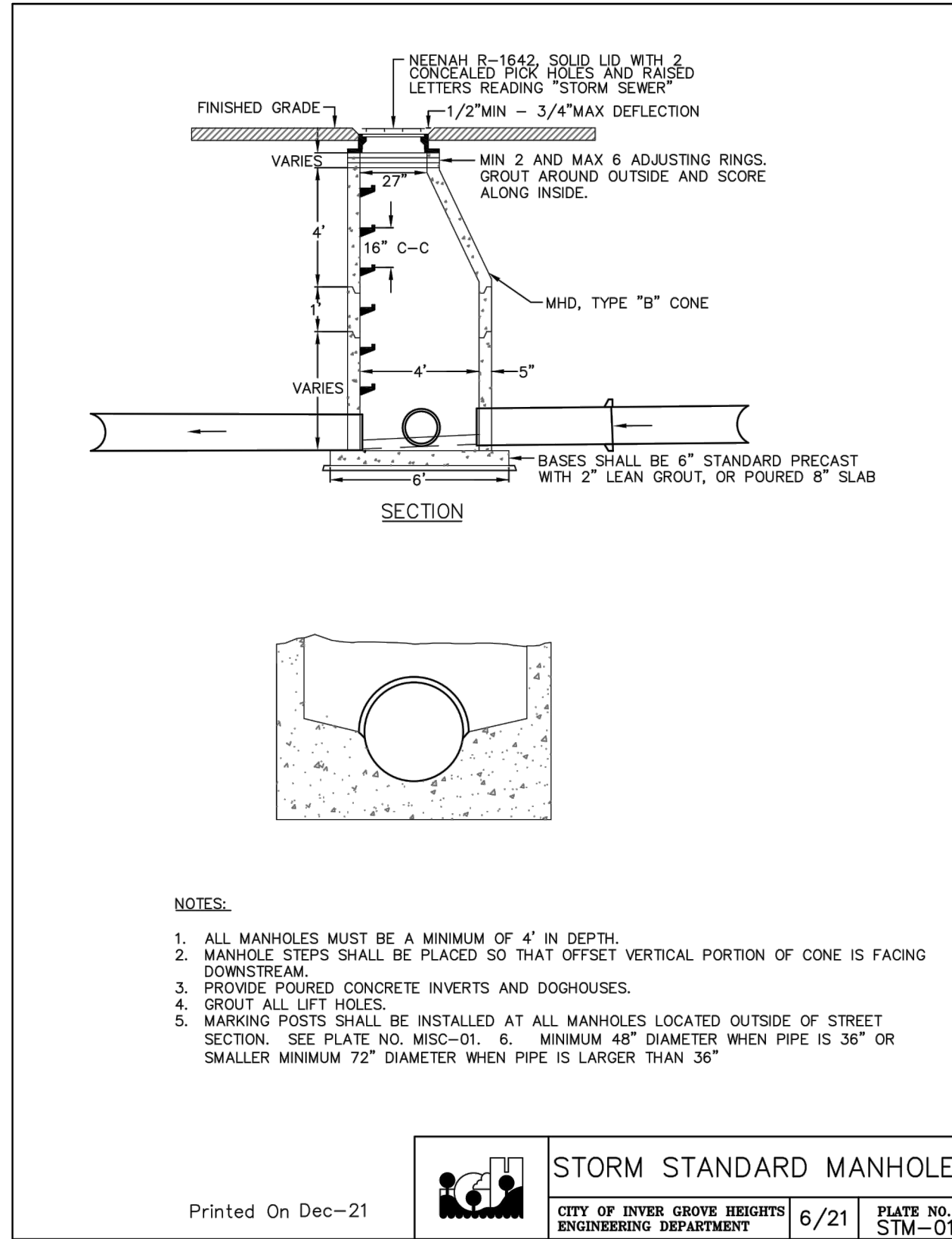
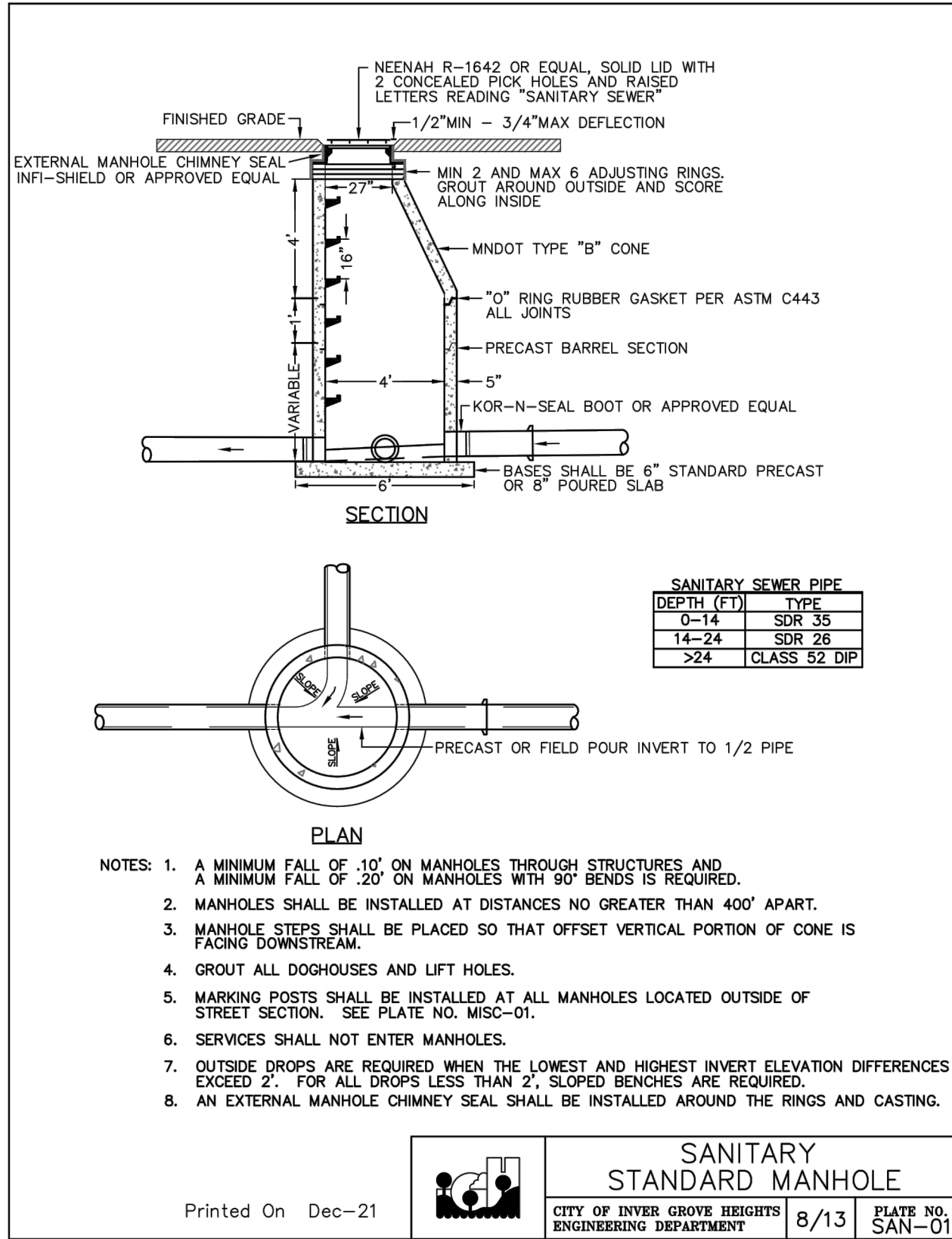
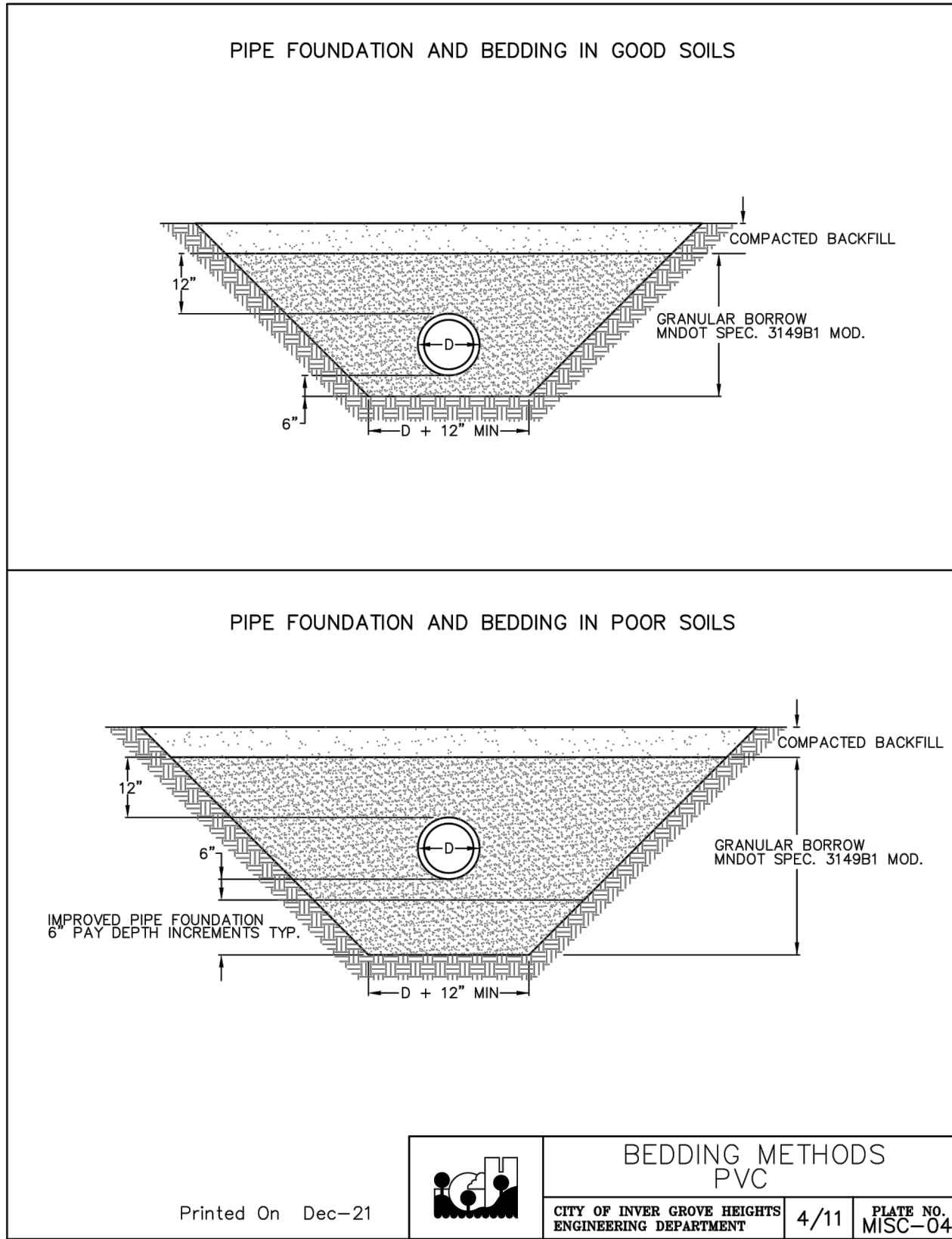
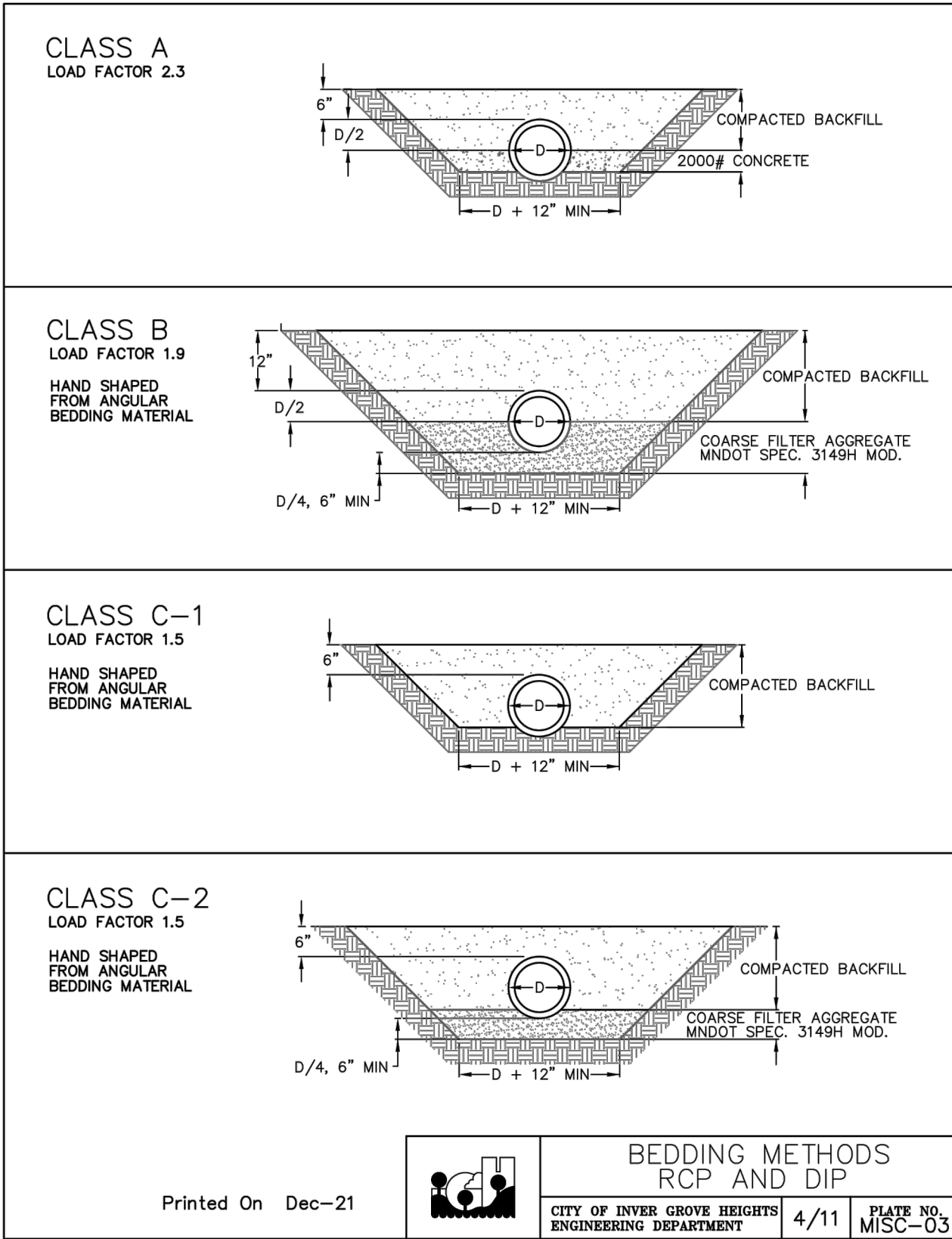
UTILITY PLAN
YELLOW TREE
YELLOW TREE RESERVE
FINAL DOCUMENTS
INVER GROVE HEIGHTS, MN

SHEET
C6.01
10 OF 15
REV. ---



- UTILITY CONSTRUCTION NOTES**
- THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
 - ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
 - CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
 - A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (STORM AND SANITARY) CROSSINGS.
 - ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - ALL SANITARY SEWER TO BE PVC SDR-26, UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL SANITARY SEWER WITHIN 10 FEET OF, CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52 UNLESS NOTED OTHERWISE.
 - ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
 - PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
 - WHERE A SEWER LINE CROSSES A WATER SERVICE, THE WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
 - ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
 - ALL STORM SEWER CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO THE BUILDING, OR WITHIN 10' OF A BUILDING, SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
 - RIP RAP SHALL BE Mn/DOT CLASS 3.
 - COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
 - 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 CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
 - ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING 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.
 - ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:
COMPANY: HAUGO GEO TECHNICAL SERVICES
ADDRESS: 2825 CEDAR AVE SOUTH, MINNEAPOLIS MN 55407
PHONE: (612) 729-2959
DATED: 02/12/2021
CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
 - CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO SAMBATEK. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
 - CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.
 - THE UNDERGROUND STORMWATER SYSTEM SHOWN ON THE UTILITY PLAN AND THE DETAIL SHEETS IS FOR INFORMATIONAL PURPOSES ONLY AND DEPICTS THE MINIMUM STORAGE REQUIREMENTS AND THE SYSTEM ELEVATIONS. THE CONTRACTOR (WITH THEIR SUPPLIER OR DESIGNER) SHALL SUBMIT DESIGN DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE DESIGN DRAWINGS SHALL DEPICT THE FINAL LAYOUT AND DETAILS FOR CONSTRUCTION. THE DRAWINGS SHALL BE CERTIFIED BY A LICENSED ENGINEER FOR THE STATE IN WHICH THE PROJECT IS CONSTRUCTED. THE SUBMITTAL SHALL INCLUDE ALL NECESSARY PRODUCT INFORMATION, DESIGN CALCULATIONS AND BEDDING REQUIREMENTS FOR THE PROPOSED STORMWATER SYSTEM. FOLLOWING CONSTRUCTION, THE CERTIFYING ENGINEER SHALL SUBMIT A LETTER TO THE OWNER AND ENGINEER INDICATING THEY OBSERVED THE INSTALLATION AND THE INSTALLATION OF THE STORMWATER SYSTEM WAS IN CONFORMANCE WITH THE DETAIL DRAWINGS.
 - THE UTILITY DESIGN DOES NOT INCLUDE WATERMAIN ELEVATIONS. THE CONTRACTOR SHALL INSTALL WATERMAIN AT DEPTHS REQUIRED BY APPLICABLE AGENCIES AND SHALL DETERMINE LOCATIONS OF CONFLICTS WITH OTHER UTILITIES AND INCLUDE THE REQUIRED EFFORTS TO AVOID CONFLICTS (BENDS, MATERIAL CHANGES, ETC.) IN THEIR BIDS.
 - CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.





24.15 LMS TECH | JOSEPH BAILEY | 4/15/2025 12:12:18 PM
SAMBATEK PROJECTS\PROJECTS\252556\CD\DETAILS\DWG-C9.01.DWG-C9.01.DETAILS

NO	DATE	BY	CHKD	APPR	COMMENT
1	02/05/2024	TPK	JDB	JDB	PRELIMINARY PUD SUBMITTAL
2	03/04/2024	TPK	JDB	JDB	FINAL PLANS
3	03/25/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
4	04/01/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
5	04/18/2025	TPK	JDB	MCA	PUD AMENDMENT

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: JOSEPH D. BAILEY

Date: License #: 58645

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

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

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

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

SHEET
C9.01
11 OF 15
REV. ----

NO	DATE	BY	CKD	APPR	COMMENT
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3.	03/25/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
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Print Name: JOSEPH D. BAILEY

Date: License # 58645

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02/05/2024
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PERMIT SUBMITTAL

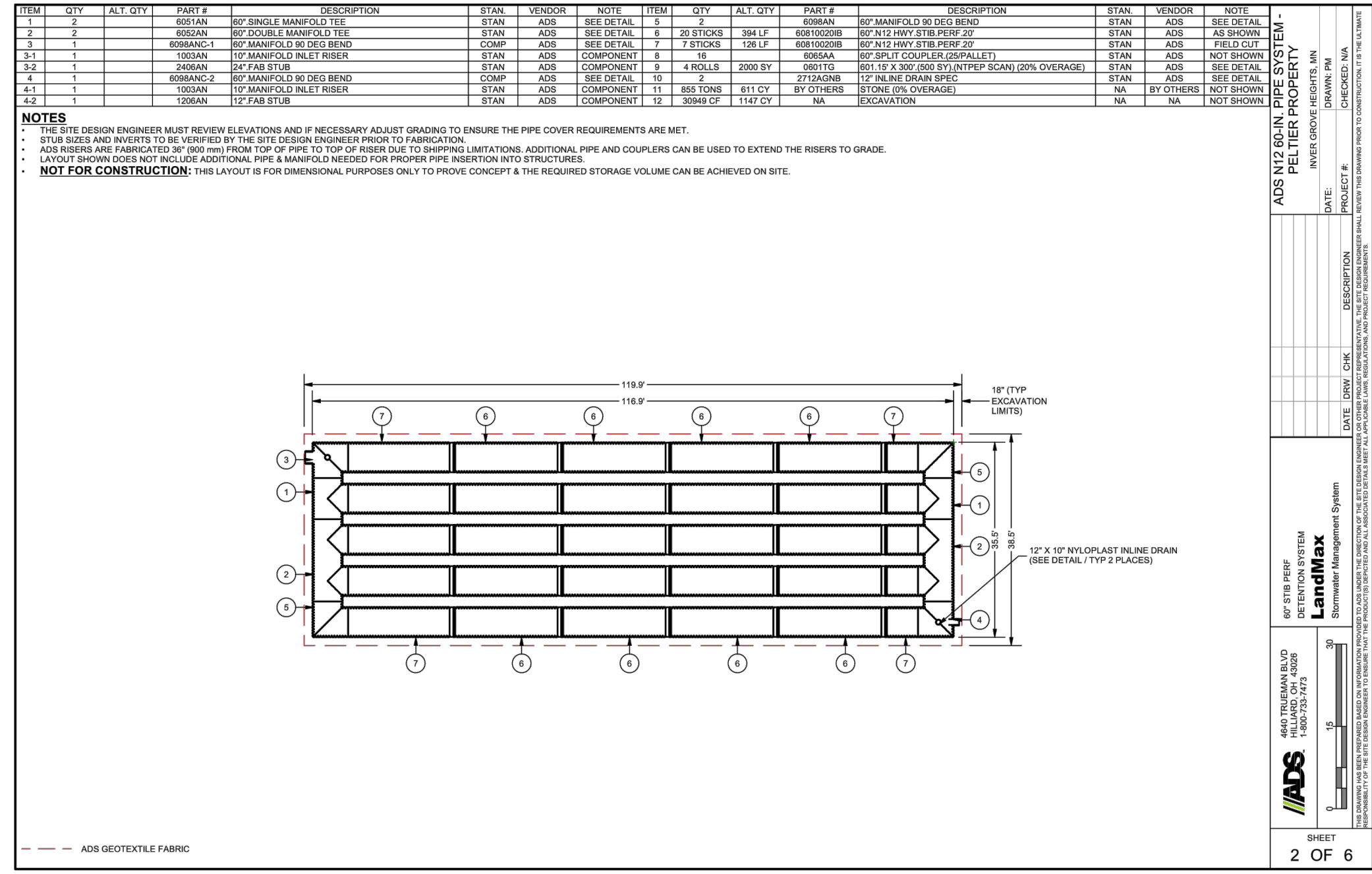
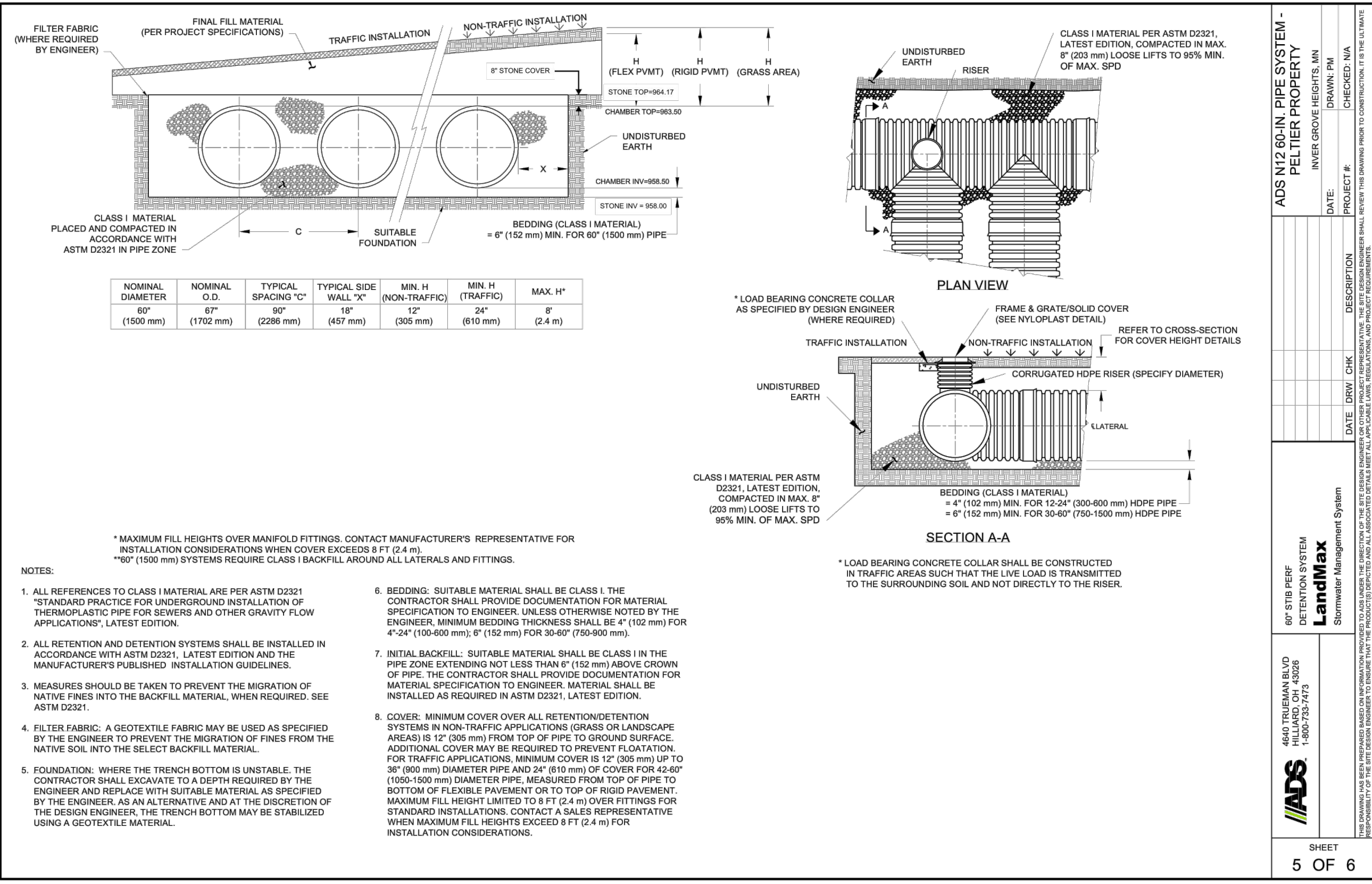
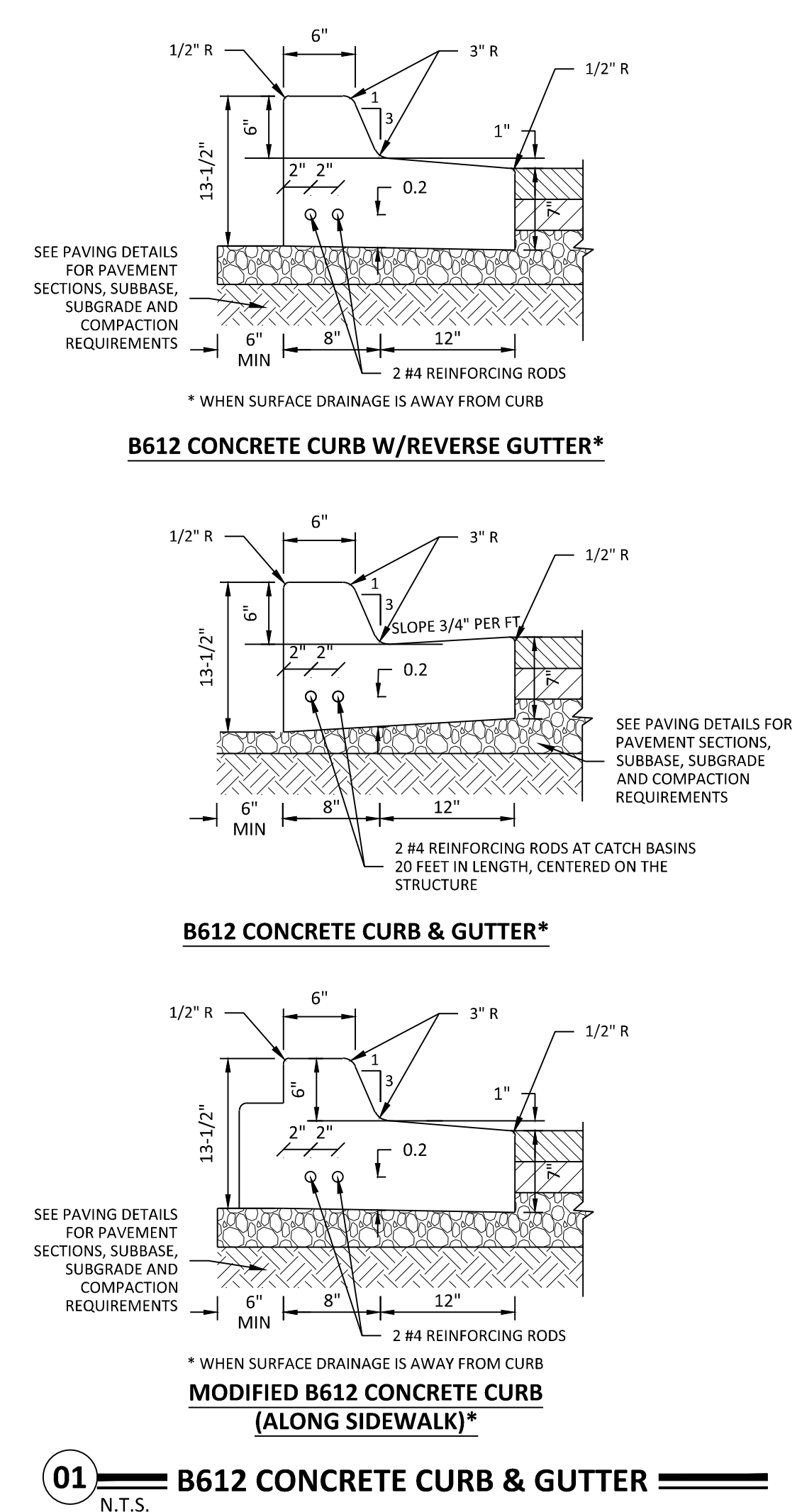
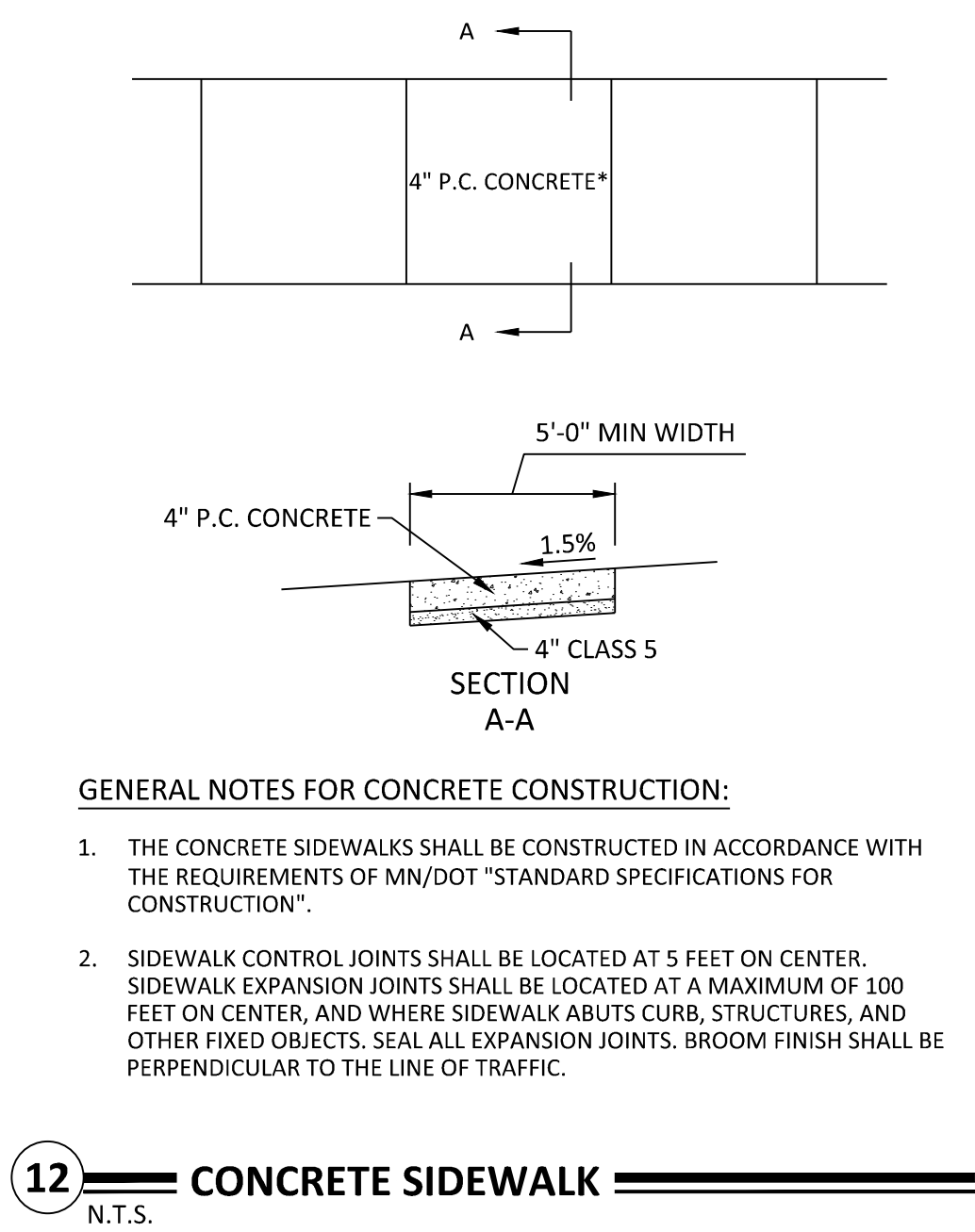
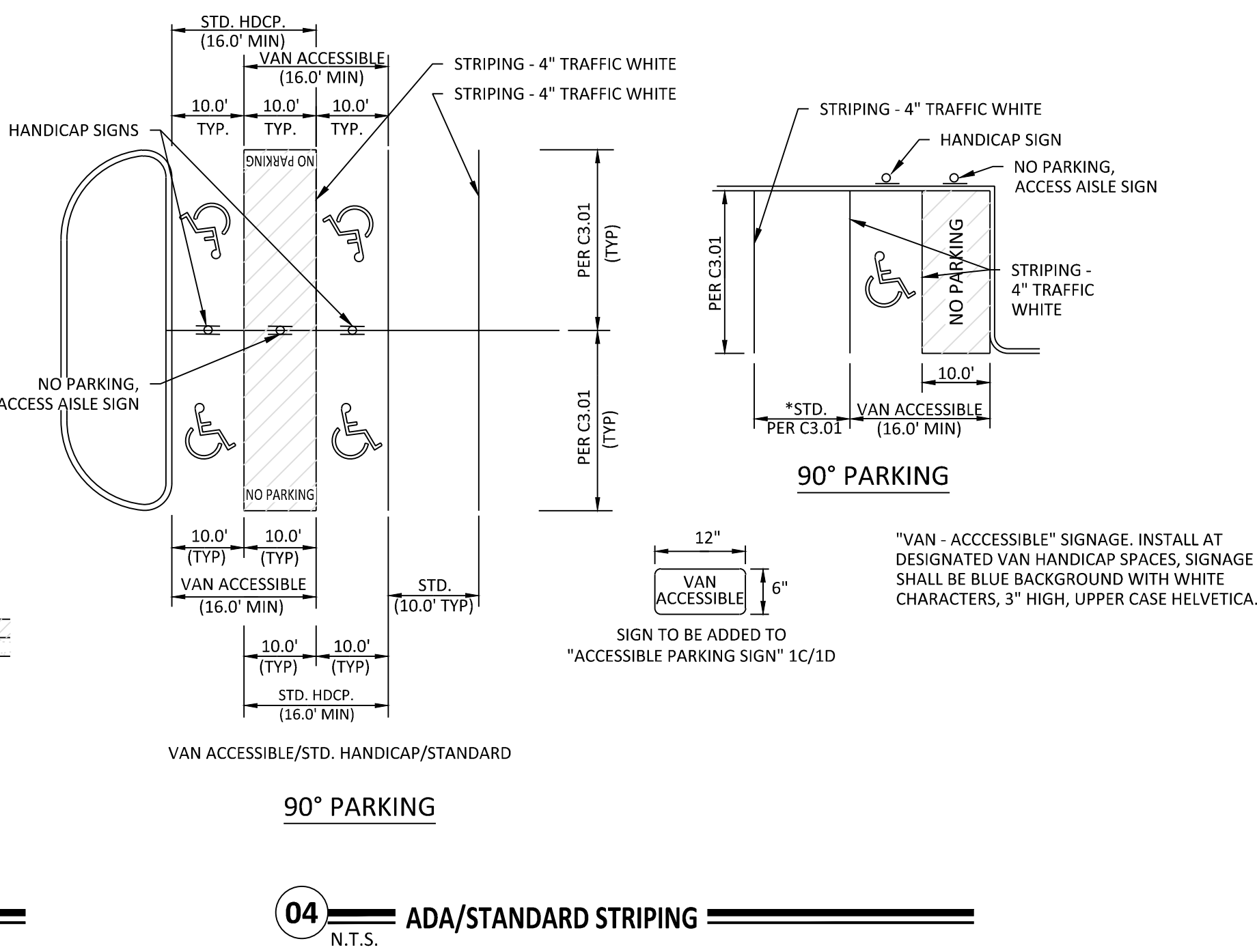
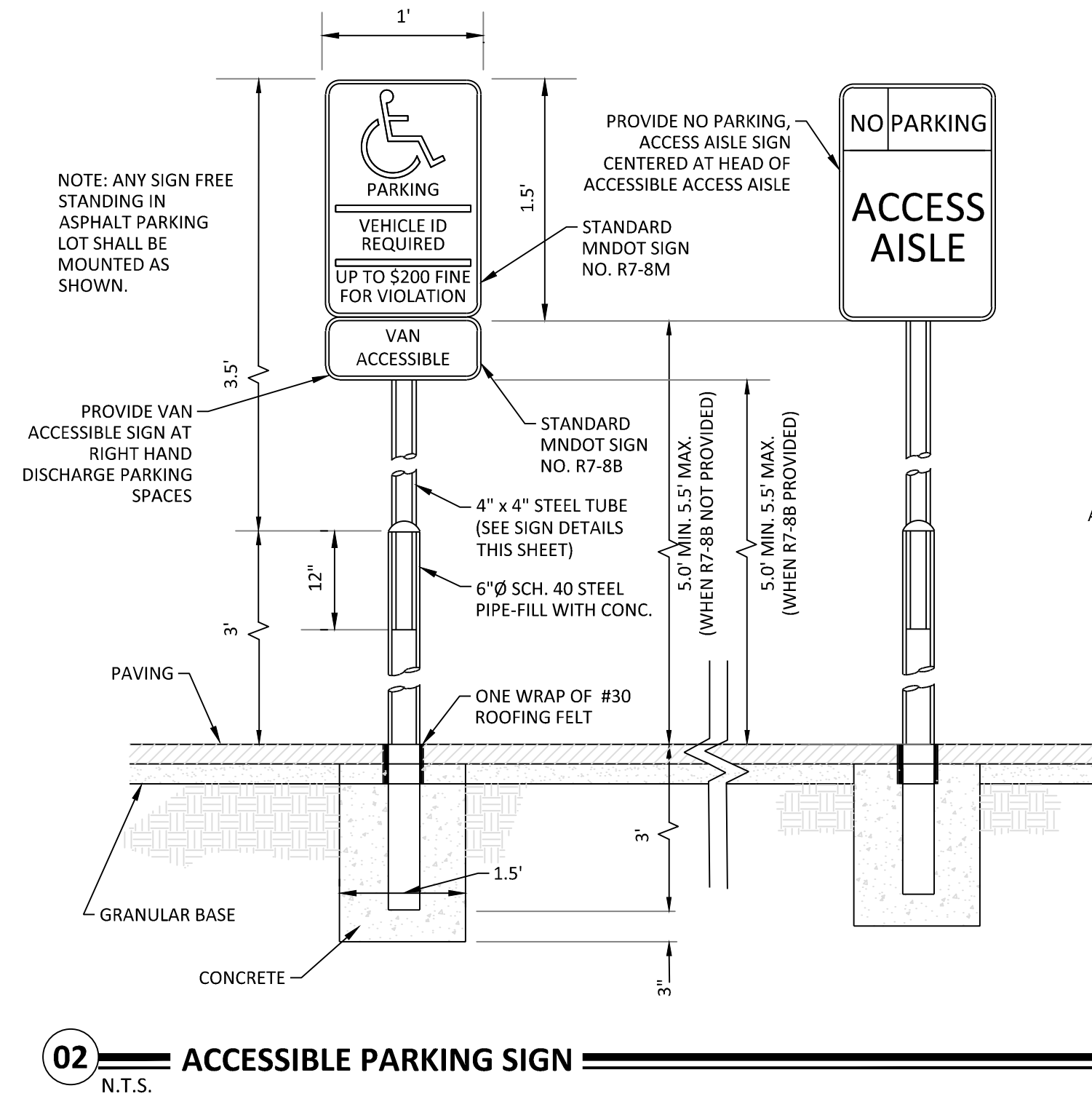
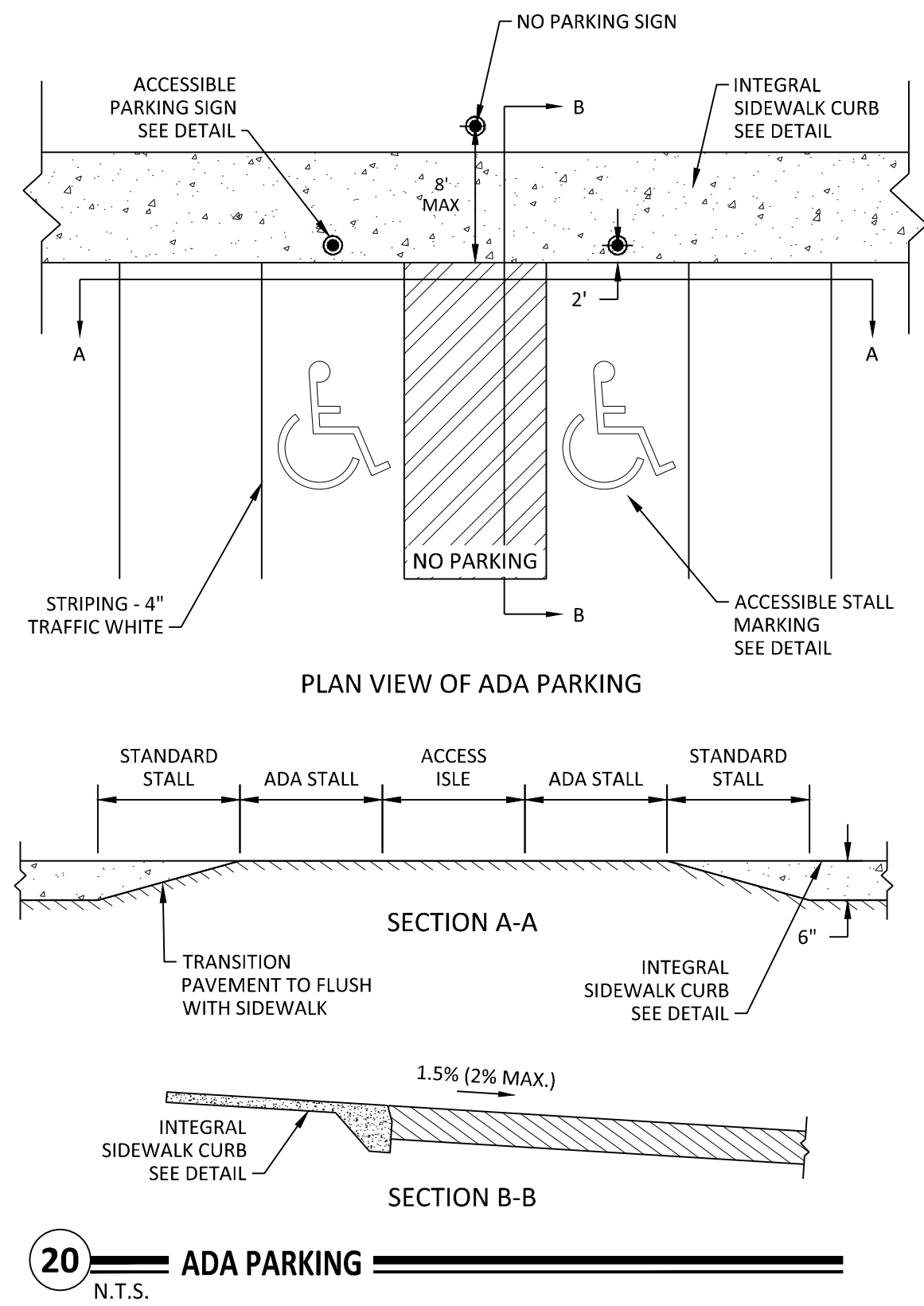
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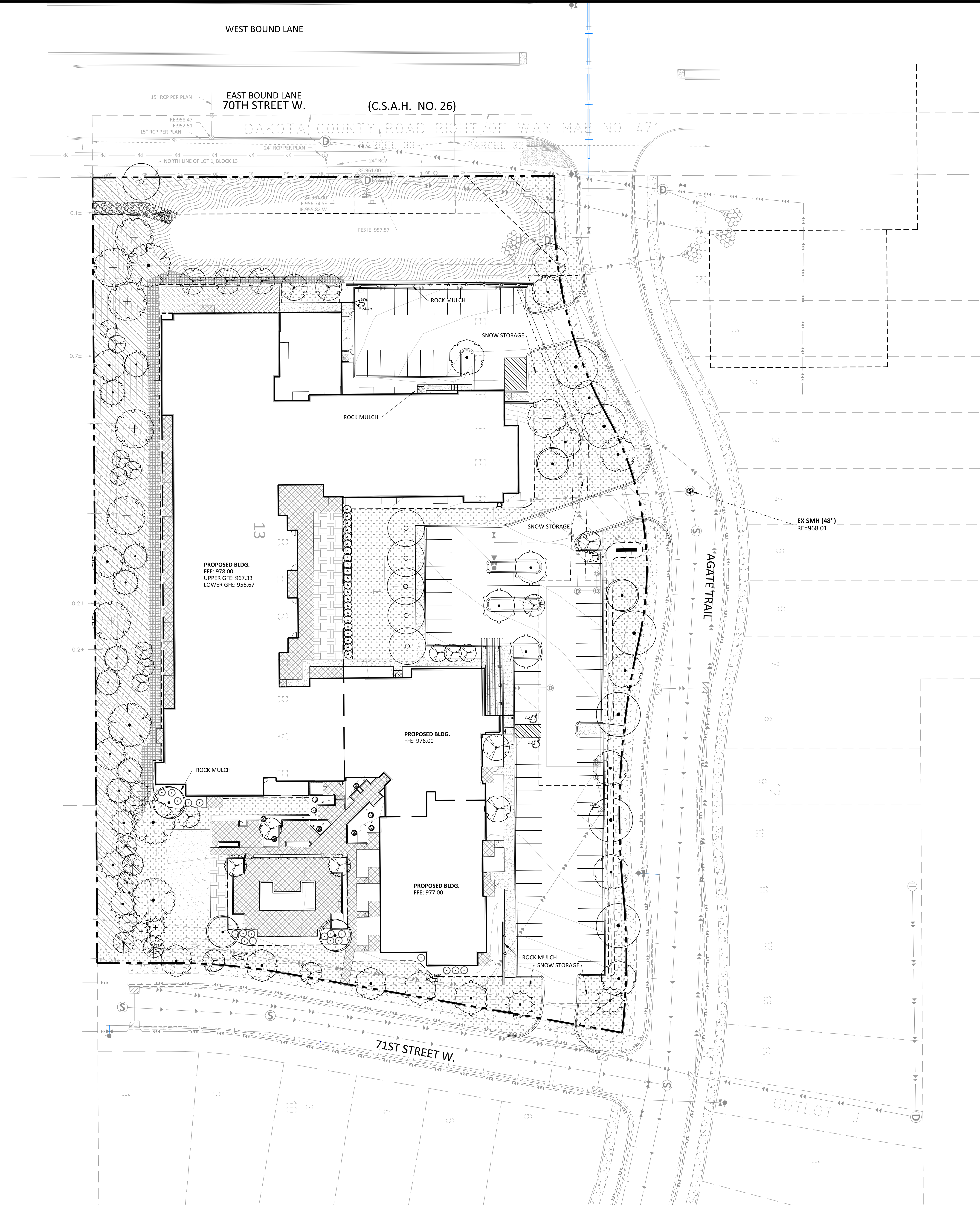
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TPK
DESIGNED BY
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JDB
PROJECT NO.
52556



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

SHEET
C9.02
12 OF 15
REV. ----





INVER GROVE HEIGHTS LANDSCAPE CODE		
CODE REQUIREMENTS (10-15-11.A)	REQUIRED	PROPOSED
ONE OVERSTORY TREE PER DWELLING UNIT	217	115
ORNAMENTALS		33 (15')
SHRUBS		526 (67')
*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.		
SHALL NOT BE COMPRISED OF LESS THAN 25% DECIDUOUS	55	55
SHALL NOT BE COMPRISED OF LESS THAN 25% CONIFEROUS	55	60
PARKING LOT PLANTINGS (10-15-11.B)		
ONE TREE PER EVERY TEN (10) SPACES	9	9

LEGEND

PROPOSED

EXISTING

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

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

0

30

60

SCALE

IN

FEET

NORTH

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	SIZE
TREES					
AB	AB	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5" Cal	6
SG	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5" Cal	6
RE	RE	Aesculus x arcoliana 'Autumn Splendor' / Autumn Splendor Buckeye	B & B	2.5" Cal	5
BB	BB	Betula nigra 'Cully TM' / Heritage Birch	B & B	2.5" Cal	5
HI	HI	Oledria trachanthos 'Imperial' / Imperial Honeylocust	B & B	2.5" Cal	4
TC	TC	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5" Cal	8
QO	QO	Quercus bicolor / Swamp White Oak	B & B	2.5" Cal	7
QD	QD	Quercus rubra / Red Oak	B & B	2.5" Cal	4
BL	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5" Cal	8
CONIFERS					
BF	BF	Abies balsamea / Balsam Fir	B & B	6'	5
JCH	JCH	Juniperus chinensis 'Hetzl Columnaris' / Hetzl Column Juniper	B & B	6'	19
NS	NS	Picea abies / Norway Spruce	B & B	6'	5
BS	BS	Picea glauca densata / Black Hills Spruce	B & B	6'	5
WP	WP	Pinus strobus / White Pine	B & B	6'	3
TOT	TOT	Thuja occidentalis 'Techny' / Techny Arborvitae	B & B	8'	22
ORN. TREES					
SBC	SBC	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2" Cal	11
PF	PF	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2" Cal	5
PAP	PAP	Picea abies 'Pendula' / Weeping Norway Spruce	B & B	8'	6
PGP	PGP	Picea glauca pendula 'Morton Tower' / Morton Tower Weeping White Spruce	CONT.	#25	8'
IL	IL	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2" Cal	8
GROUND COVERS					
PET	PET	Artificial Turf / Pet Grass			
SB	SB	MNDOT Seed Mix Southern Boulevard / Formerly MNDOT Seed Mix 25-133	Seed		
SSR	SSR	MNDOT Seed Mix Southern Shortgrass Roadside / Formerly MNDOT Seed Mix 35-221	Seed		
WD	WD	MNDOT Seed Mix Wet Ditch / Formerly MNDOT Seed Mix 33-261	Seed		
TUR HIG	TUR HIG	Turf Sod Highland Sod / Sod	Sod		

24.15 LMS TECH | JOSEPH BAILEY | 4/17/2025 10:30:05 AM
SAMBATEK PROJECTS\PROJECTS\25256-11.01.LSP DWG L1.01 LANDSCAPE PLAN

NO	DATE	BY	CKD	APPR	COMMENT
1.	02/05/2024	TPK	JDB	JDB	PRELIMINARY PUD SUBMITTAL
2.	03/04/2024	TPK	JDB	JDB	FINAL PLANS
3.	03/25/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
4.	04/01/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
5.	04/18/2025	TPK	JDB	MCA	PUD AMENDMENT

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: JOHN R. WORKMAN

Date: License #: 59119

PRELIMINARY
02/05/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
SIG

DESIGNED BY
JRW

CHECKED BY
JRW

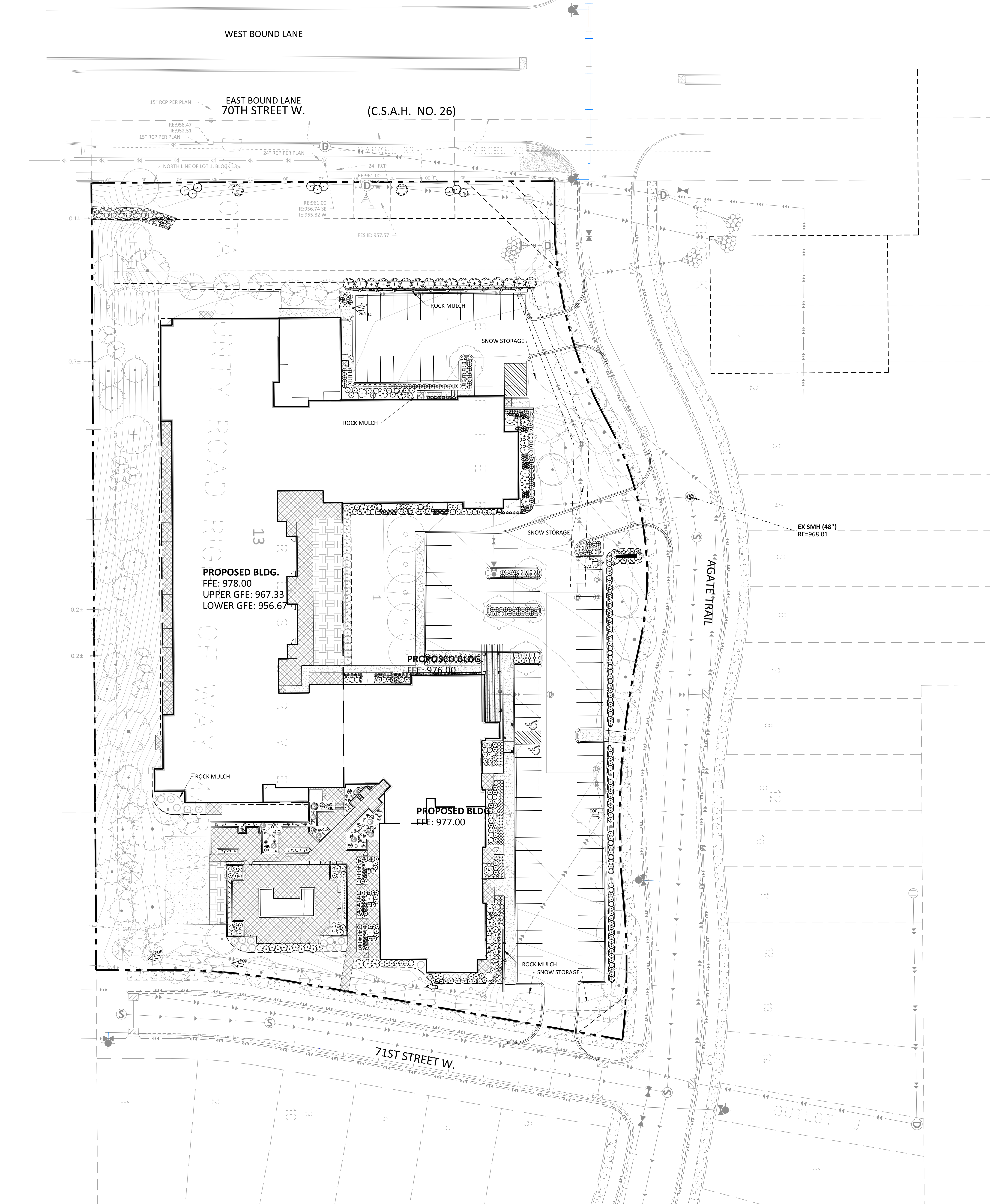
PROJECT NO.
52556



LANDSCAPE PLAN

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

SHEET
L1.01
13 OF 15
REV. ---



LEGEND

PROPOSED

EXISTING

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

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STORM SEWER

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WATERMAIN

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LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

TREE TO BE REMOVED

SIGN

PIPE BOLLARD

RIPRAP

0

30

60

IN

FEET

NORTH

SHRUB SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
SHRUBS					
	BTM	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Red Leaf Japanese Barberry	5 gal	7	
	BTM	Berberis thunbergii 'Maria' / Sunjoy Gold Pillar® Japanese Barberry	5 gal	6	
	CRA	Cornus racemosa / Gray Dogwood	5 gal	9	
	CD	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal	22	
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	140	
	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal	40	
	IGL	Ilex glabra / Inkberry Holly Male	5 gal	42	
	JC	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal	80	
	AJ	Juniperus horizontalis 'Compacta' / Andorra Compact Juniper	5 gal	20	
	POJ	Physocarpus opulifolius 'Jefam' / First Editions® Amber Jubilee® Ninebark	5 gal	40	
	PFH	Potentilla fruticosa 'Hachilis' / Bella Bellissima® Bush Cinquefoil	5 gal	6	
	SDI	Salix discolor / Pussy Willow	5 gal	19	
	FS	Sorbaria sorbifolia 'Sem' / Sem Ash Leaf Spirea	5 gal	39	
	TS	Spiraea betulifolia 'Tor' / Birchleaf Spirea	5 gal	12	
	SYB	Syringa x 'Bloomerang' / Lilac	5 gal	11	
	TMT	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	5 gal	5	
	HA	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	10 gal	12	
	MV	Viburnum lantana 'Mohican' / Mohican Wayfaring Tree	5 gal	26	
GRASSES					
	KFG	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	75	
	PDS	Sporobolus heterolepis / Prairie Dropseed	1 gal	34	
PERENNIALS					
	MSY	Achillea millefolium 'Moonshine' / Yarrow	1 gal	3	
	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal	169	
	ACS	Arabis caucasica 'Snowfix' / Snowfix Rockcress	1 gal	75	
	AUV	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick	1 gal	79	
	ACP	Astilbe chinensis 'Pumila' / Dwarf Pink Chinese Astilbe	1 gal	74	
	MBC	Coreopsis verticillata 'Moonbeam' / Threadleaf Coreopsis	1 gal	8	
	CAT	Nepeta x faassenii 'Junior Walker' / Junior Walker Catmint	1 gal	10	
	SRB	Sedum reflexum 'Blue Spruce' / Blue Spruce-leaved Stonecrop	1 gal	28	
	SRA	Sedum rupestre 'Angelina' / Angelina Stonecrop	1 gal	8	
	SRR	Sempervivum x 'Ruby Heart' / Ruby Hearts Hen-and-Chicks	1 gal	12	
	TSP	Thymus serpyllum 'Pink Chintz' / Pink Chintz Creeping Thyme	1 gal	26	
	YFC	Yucca filamentosa 'Color Guard' / Color Guard Adam's Needle	1 gal	4	

24.15 LMS TECH | JOSEPH BAILEY | 4/17/2025 10:35:05 AM
SAMBATEK PROJECTS 52556 L1.02 SHRUB PLAN

NO	DATE	BY	CKD	APPR	COMMENT
1.	02/05/2024	TPK	JDB	JDB	PRELIMINARY PUD SUBMITTAL
2.	03/04/2024	TPK	JDB	JDB	FINAL PLANS
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: JOHN R. WORKMAN

Date: License # 59119

PRELIMINARY
02/05/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
SIG

DESIGNED BY
JRW

CHECKED BY
JRW

PROJECT NO.
52556

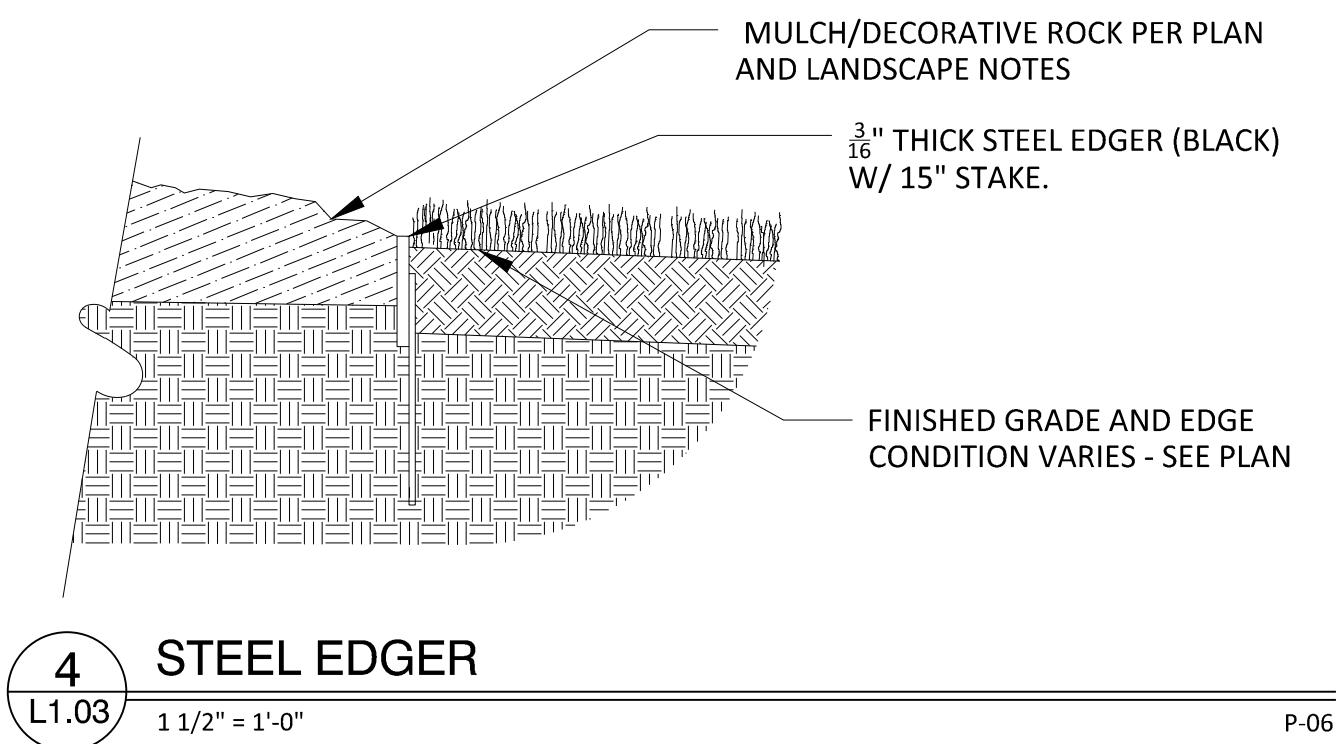
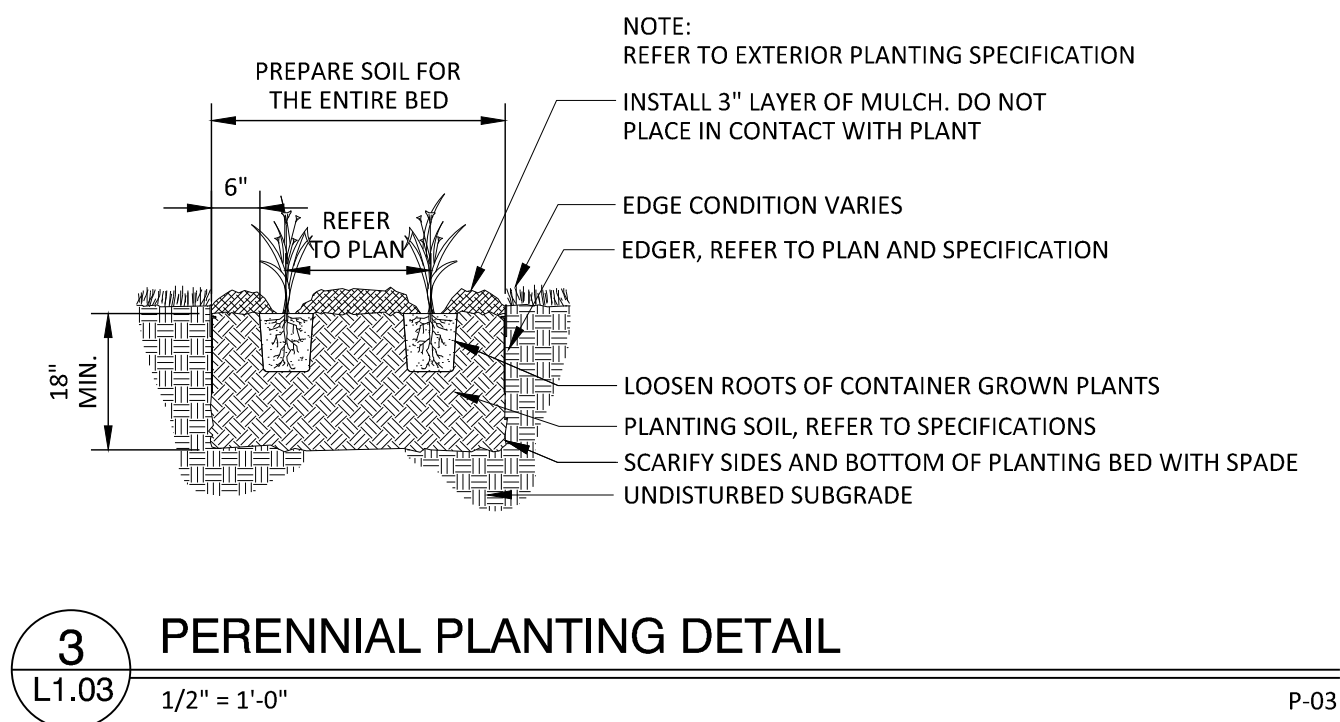
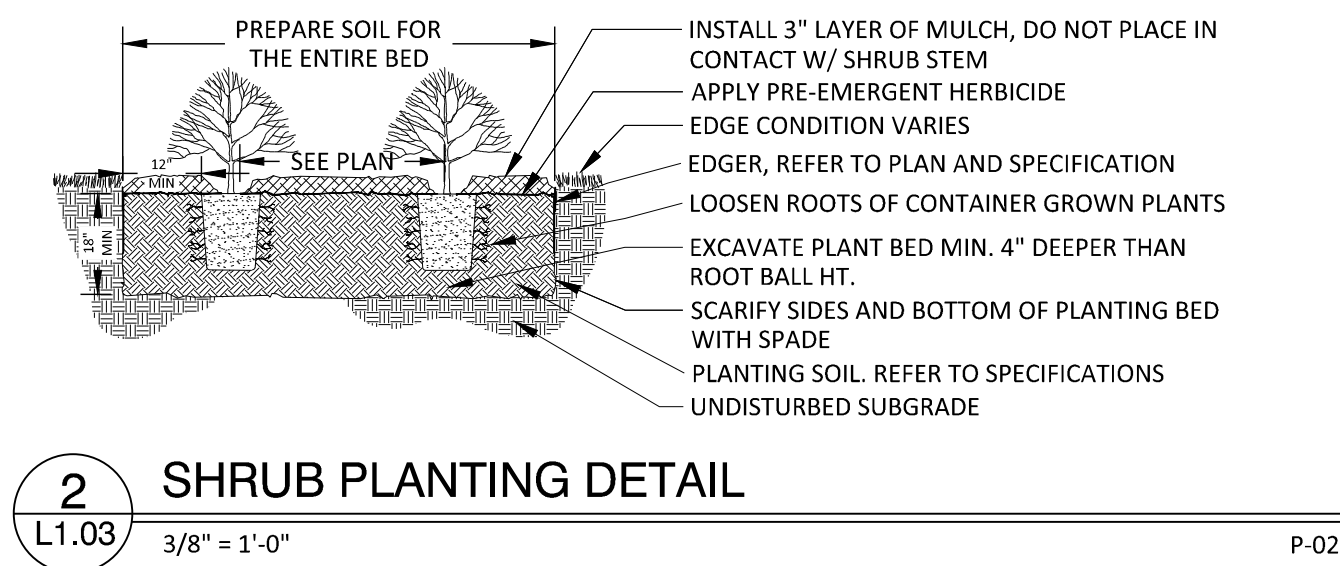
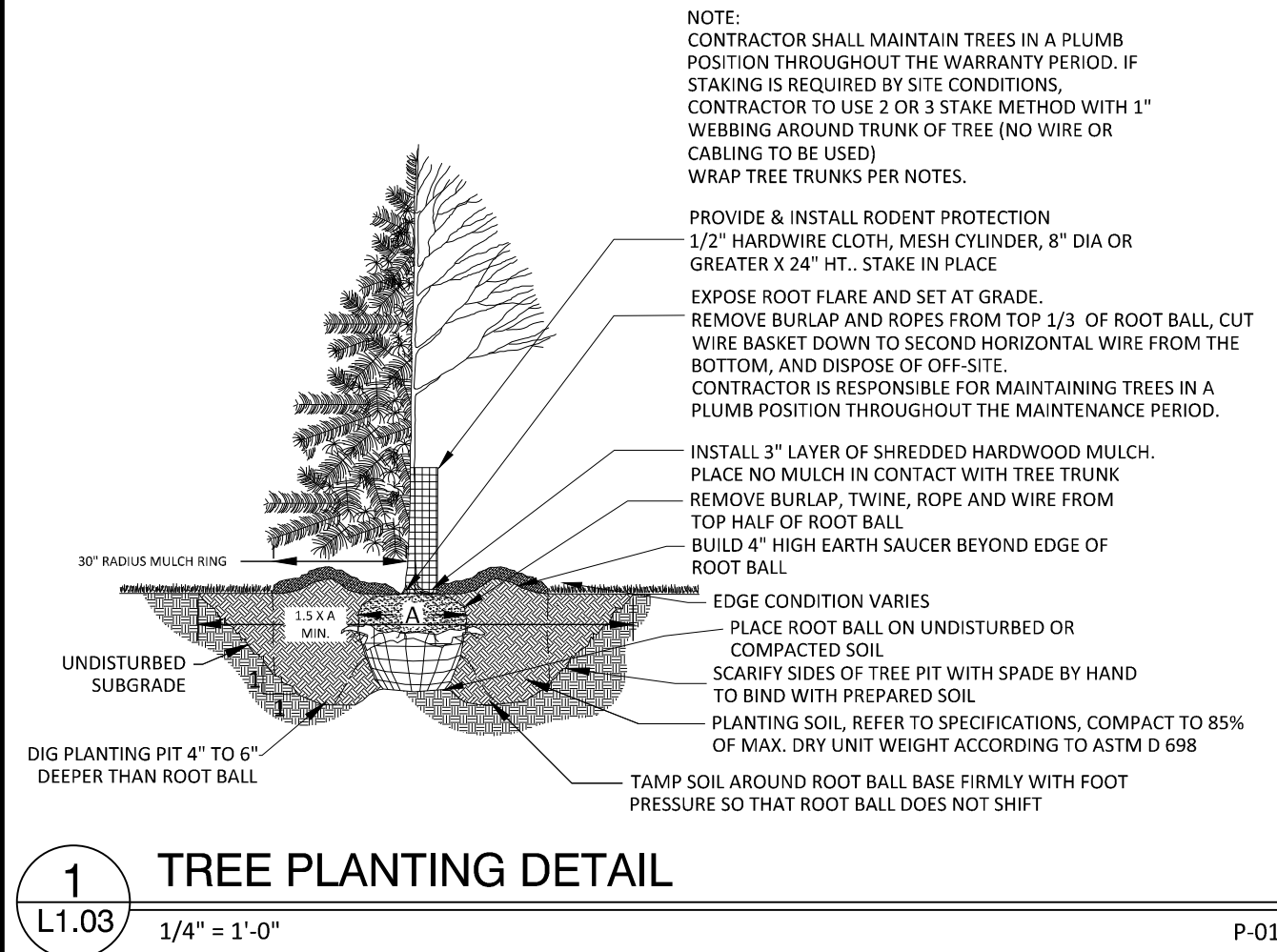


SHRUB PLAN

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

SHEET
L1.02
14 OF 15
REV. ----

24.15 LMS BAILEY | JOSEPH BAILEY | 4/17/2025 10:30:05 AM
SAMBATEK\PROJECTS\PROJECTS\25256\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 MANUFACTURERS 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 SHREDED 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 3"-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 (WILT-PRUF 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 2513.3-1.2
- 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 3077 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 10-60 LB/TON 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 HELED 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 THE 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 3), 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 /888: 4/1 - 6/1; 9/21 - 11/1
 - EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
 - EVERGREEN SOD: 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 2106 AND 2875 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" 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. MNDOT SEED MIXTURE RESIDENTIAL TURFGRASS (RT) AT A RATE OF 200 POUNDS PER AC.
 - ALL DISTURBED AREAS TO BE TURF SEED, 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.

NO	DATE	BY	CKD	APPR	COMMENT
1.	02/05/2024	TPK	JDB	JDB	PRELIMINARY PUD SUBMITTAL
2.	03/04/2024	TPK	JDB	JDB	FINAL PLANS
3.	03/25/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
4.	04/01/2024	TPK	JDB	JDB	FINAL PLAN RESUBMITTAL
5.	04/18/2025	TPK	JDB	MCA	PUD AMENDMENT

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: JOHN R. WORKMAN

Date: _____ License # 59119

PRELIMINARY
02/05/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
SIG

DESIGNED BY
JRW

CHECKED BY
JRW

PROJECT NO.
52556



LANDSCAPE NOTES & DETAILS

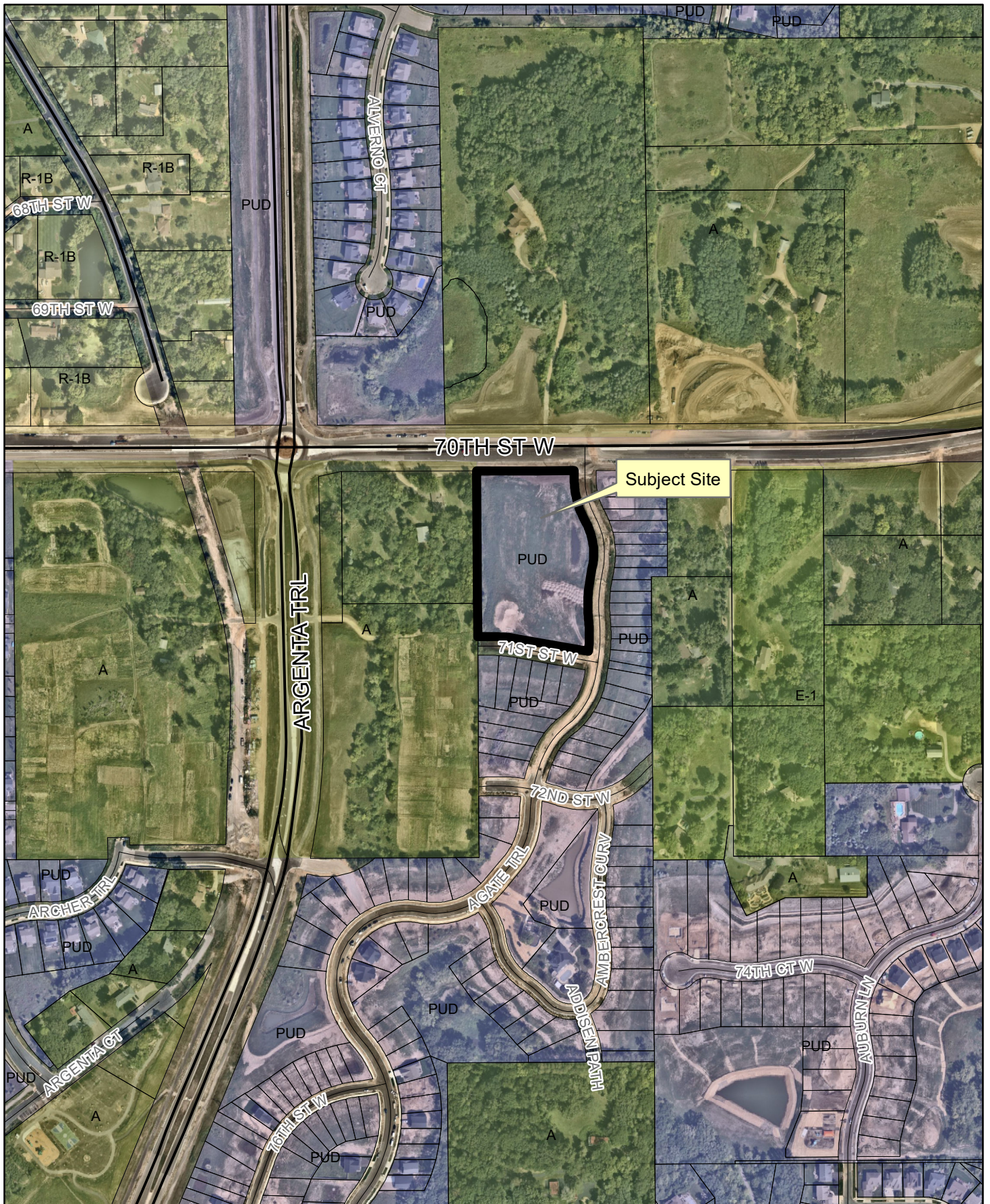
YELLOW TREE
YELLOW TREE RESERVE
FINAL DOCUMENTS
INVER GROVE HEIGHTS, MN

SHEET
L1.03
15 OF 15
REV. ----



Location Map

Case No. 24-08PUD





Planning Commission Report

MEETING DATE:	May 6, 2025
CASE NO:	25-12X
APPLICANT:	Inver Grove Heights Economic Development Authority
PROPERTY OWNER:	Inver Grove Heights Economic Development Authority
REQUEST:	Review Pending Sale of Public Land
LOCATION:	Dickman Trail
COMPREHENSIVE PLAN:	Light Industrial
ZONING:	I-1, Limited Industrial
STAFF CONTACT:	Jason Ziemer, 651-450-2546

ACTION REQUESTED

The Planning Commission is asked to establish findings as to the compliance with the Comprehensive Plan of the potential sale of four EDA-owned properties on Dickman Trail and Dixie Avenue for the purpose of an industrial redevelopment project.

BACKGROUND

The Inver Grove Heights Economic Development Authority (EDA) has partnered with Interstate Industrial, LLC (Developer) to redevelop certain properties on Dickman Trail and Dixie Avenue to deliver new industrial development. The redevelopment project is proposed on four parcels currently owned by the EDA and two parcels under private ownership, all of which are guided and zoned for industrial uses. A portion of the Dixie Avenue right-of-way will also be vacated to assist with redevelopment of the site. The Developer has a purchase agreement with the private property owner and has executed a Letter of Intent with the EDA. The formal purchase agreement will be presented to the EDA at a special meeting on May 12, 2025, at which time the EDA will also hold the required public hearing related to the sale of the four EDA lots, as is required by Minnesota State Statute §469.105.

Sale of Public Land

According to Minnesota State Statute §462.356, Subd. 2, no purchase or sale of which the public has interest shall occur until the Planning Commission ("Commission") has reviewed the proposed transaction and established "findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan." The action by the Commission is not one of recommending approval or denial of the proposed sale or purchase of any land owned, or desired to be owned, by the City or other special political subdivision, which is the EDA in this circumstance. Rather, the Commission is asked to establish findings as to how the transaction is supported by or not supported by the Comprehensive Plan.

EVALUATION OF REQUEST

Site History & Existing Conditions

The six parcels, located on Dickman Trail and Dixie Avenue (“Subject Properties”), are vacant and/or largely underutilized industrial land with suspected contamination resulting from the historic and ongoing industrial-related uses on the land, likely requiring environmental cleanup and remediation. Attached is an evaluation of site history, current uses and existing conditions. That information was based on a review of aerial maps dating back to 1925, property files and previously completed environmental site assessments, which were submitted by the EDA to state grant funding agencies for funding to support the necessary environmental investigation assessments.

Dickman Trail Industrial Development

The redevelopment project proposes to remove all existing uses and buildings within the development area, plus mitigate any identified contamination. The concept site plan proposes no less than three (3) new industrial, open-span buildings, totaling no less than 27,000 square feet of building space combined. The industrial development intends to provide new spaces for businesses in the trades sector and small industrial users that require both office and indoor storage and warehousing, and outdoor storage area for equipment and materials. Thus, the concept site plan shows up to 169,241 square feet of outdoor storage.

The Developer has estimated the development will create 10 to 20 new jobs per building, equaling 30 to 60 new jobs in the community. As this section of Dickman Trail does not presently have municipal utilities, the EDA has contracted the engineering and utility design work necessary to install water, sewer and storm water to service the development and area. A Host Community Economic Development grant through the Minnesota Department of Employment and Economic Development (DEED) is funding 100% of the utility engineering and design work and currently funding 60% of the utility construction. Utility construction is anticipated to commence Summer 2025 and wrap up in Spring 2026.

The redevelopment of this area is further complicated by an existing bluff line, which also supports County Road 56, known locally as Concord Boulevard. City staff evaluated removing or reducing the bluff line to improve the redevelopment potential of the Subject Properties, determining doing so was not only practical given its purpose of supporting Concord Boulevard, but also the costs associated with doing so. That said, the bluff line provides a natural buffer and screening from the roadway and other nearby uses, making the proposed industrial development the highest and best use of the land. The projected end users that would occupy the new industrial buildings are also a natural fit for this area, given the type of adjacent businesses on either side of the development boundary. The development also fulfills a significant need in the community and Twin Cities metropolitan area for new and affordable spaces serving businesses in the trades sector. Finally, the City has a minimal amount of land guided and zoned for industrial development. Of the land guided and zoned industrial, the majority was previously developed and/or is under private ownership. The development site is currently either vacant or underutilized, and with most of it under public ownership, it generates no property tax revenue for the community. The sale and redevelopment of the Subject Properties will put underutilized land to more productive use and significantly enhance their taxable value.

Land Use & Zoning

The entire redevelopment project area is located on land currently guided **Light Industrial**, per the 2040 Comprehensive Plan (“2040 Plan”), and zoned **I-1, Limited Industrial**. Thus, the redevelopment project satisfies both land use and zoning.

The land use matrix table in City Code Section 10-6-2 provides for a long list of Permitted,

Conditional, Interim and Accessory non-residential uses as would be allowed by I-1 zoning. Although the project aims to deliver new office, warehousing and outdoor storage spaces for businesses in the trades sector, typical industrial uses (i.e. manufacturing, warehousing, distribution) would still be equally plausible. Those uses are all allowed by City Code.

The 2040 Plan specifically identifies goals and policies that support this type of development.

Concord Boulevard Corridor (Pg 2-37). The idea along this corridor – notably 70th Street north to Heritage Village Park – is to promote a mixed-use approach that encourages and facilitates redevelopment and reinvestment that creates redevelopment opportunities and leverages public actions necessary to facilitate that redevelopment and business development. This is further supported by the Concord Boulevard Neighborhood Plan, which states the Dickman Trail District should remain an “industrial focused area that should be able to take advantage of wider lots to attract new and relocated industrial uses.” As described above, the bluff line is a permanent fixture to this area, preventing more typical industrial development.

Light Industrial Policies (Pg 2-41). The development further supports the following Light Industrial policies as stated in the 2040 Plan policies for Light Industrial, notably policies 1-4.

1. Provide opportunities for new industrial development, expansion of existing uses and the redevelopment of existing industrial uses to expand employment opportunities and to serve existing businesses in the community.
2. Improve the appearance of existing industrial areas and minimize adverse impacts on the community's image and development potential.
3. Ensure adequate public facilities and infrastructure systems to serve future development and redevelopment of the area.
4. Improve existing industrial areas over time using redevelopment tools and possibly financial incentives, particularly in areas that are highly visible from adjacent roadways.

Suggested Findings

As required by Minnesota State Statute §462.356, Subd. 2, the Commission is required to establish findings related to the pending sale of four EDA-owned parcels. Findings formally established by the Commission would be provided to the EDA as an advisory opinion at the EDA's May 12, 2025, Special Meeting. Based on the project and its relationship to zoning and the 2040 Plan, City staff recommend the following findings.

1. The redevelopment project supports the Concord Boulevard Neighborhood Plan to retain the industrial focus of the Dickman Trail area to attract new and relocate industrial businesses and create new job opportunities for residents.
2. The Inver Grove Heights EDA previously acquired properties along Dickman Trail and Dixie Avenue for the purpose of redevelopment in this area, and is further facilitating reinvestment in this area by securing, and working to secure, public funding to clean up the properties and enable new business development.
3. The repurposing of the industrial properties will improve the appearance of this area by removing blight and contamination and more efficiently using the vacant and currently developed properties, thereby significantly enhancing property values and the community's tax base and generating new property tax revenues to the City and other public taxing entities.
4. The area along Dickman Trail is in the Municipal Utilities Service Area (MUSA) but is currently underserved by municipal utilities. The redevelopment project will enable the City to leverage

available public funds from the State of Minnesota to extend utilities into the area and service the new businesses.

ALTERNATIVES

Not Applicable.

RECOMMENDATION

City staff support findings in favor of the pending sale of the EDA-owned properties on Dickman Trail and Dixie Avenue for the purpose of the industrial redevelopment.

ATTACHMENTS

1. Site History of Dickman Trail Industrail Development
2. Map of Development Site Plan
3. History Aerial Images

SITE HISTORY & CURRENT USE

DICKMAN TRAIL INDUSTRIAL DEVELOPMENT

According to available property tax records, property files and other information readily available to the City of Inver Grove Heights, development of the properties located within the development site boundary began in the early 1900s. The first residential home in the area was constructed in 1925 on the property addressed 6971 Dickman Trail; a detached garage was constructed prior to 1927 in association with the residential home. By 1937, additional surface disturbances showed up, likely indicative of clearing and possibly cutting into the adjacent slope, resulting in the currently present concrete bunker/garage structure located on the northwest corner of the property. Aerial images from 1937 indicate an additional residential home constructed on 6940 Dixie Avenue; by 1970, another residential home had been constructed on 6950 Dixie Avenue. The parcel addressed 6910 Dixie Avenue remained relatively vacant from the early 1900s, except for being used for parking and outdoor storage of adjacent commercial uses until 2005 when a storage building was constructed on the property. By 2017, the uses were gone and all structures were demolished on 6910 Dixie Avenue. Two years later, in 2019, the homes and structures were gone on 6940 and 6950 Dixie Avenue.

Industrial uses, including a salvage yard and trucking company maintenance facility, first occurred on land within the development site boundary in the early 1980s, with the more industrial uses predominantly occurring on the 10.38-acre EDA-owned property and the two (2) privately-owned properties. Except for the residential homes, historic uses in this area generally supported commercial and industrial users from as early as the 1960s, including a commercial truck service garage, rubbish hauling business and a metal fabrication shop that included on-site welding, cutting, sandblasting and painting. To this day, the residential home and trucking/contractor business operations are in continuous use on the two privately-owned properties within the development site boundary, including parking and outdoor storage of equipment and materials on both lots simultaneously.

Aerial images show the larger EDA-owned parcel within the development site boundary as a vacant parcel with vegetation and trees up to about the late 1960s. In 1970, the north end of the site was graded and was used for earthen material storage (i.e. soils, gravel, etc.). By 1977, the vegetation had been removed, and the entire site was graded with material storage and related trucking operations expanded across the entire property; aerial images also suggest the likely presence of mineral extraction (mining) occurring on this parcel. Those uses continued until approximately 1985 when it appears the use ceased and remained vacant with vegetation retaking the property throughout the 1990s. In 2000, aerial images show much of the vegetation removed and the area adjacent to Dickman Trail graded again and used for exterior storage of earthen materials (i.e. soils, gravel, etc.) for an adjacent contractor business. This use continued and intensified over the next decade. In the mid-2000s, aerial images show what appears to be active mining of the property. City records show in 2008, the City notified the owner that mining was not a permitted use and issued an order to cease such activities immediately. During that year, the City and Dakota County also took action against the property owner for violations related to hazardous waste for an unexpired license as a very small waste generator. In 2010, aerial images show the use of the property for storage of earthen materials on the decline. In 2014, the Inver Grove Heights Economic Development Authority closed on the 10.38-acre property on Dickman Trail, and from that date aerial images show the gradual

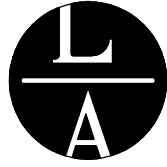
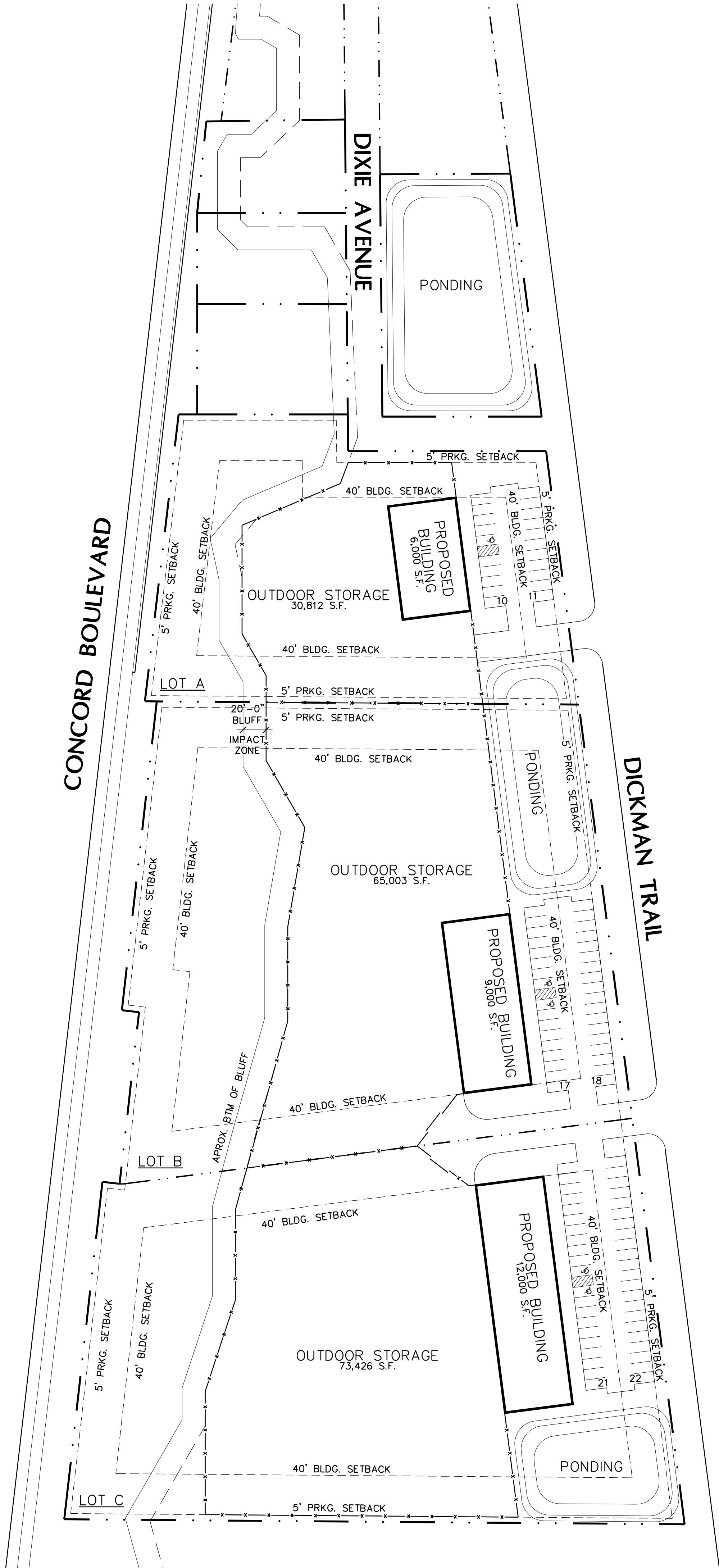
re-vegetation of the property. The City constructed a perimeter fence and until recently used the property as outdoor storage for the Public Works and Parks Department equipment and materials.

Given the historical and ongoing commercial and industrial uses of the main properties subject to the proposed development, the historical activities described above likely involved the use of significant quantities of hazardous substances and/or petroleum products from the 1960s to present day. Additionally, soil conditions are relatively unknown given the past on-site rubbish hauling business and presence of surface fill materials of unknown origin or quality resulting from past uses including mining-type activities.

SITE DATA			
LOT A			
LOT SIZE	-	81,325 S.F.	1.87 ACRES
ZONING	-	I-1	LIGHT INDUSTRIAL
BUILDING	-	6,000 S.F.	OFFICE/WAREHOUSE
BLDG COVER	-	6,000/81,325	= 7.4% < 30% MAX
LOT B			
LOT SIZE	-	159,256	3.66 ACRES
ZONING	-	I-1	LIGHT INDUSTRIAL
BUILDING	-	9,000 S.F.	OFFICE/WAREHOUSE
BLDG COVER	-	9,000/159,256	= 5.7% < 30% MAX
LOT C			
LOT SIZE	-	160,567 S.F.	3.69 ACRES
ZONING	-	I-1	LIGHT INDUSTRIAL
BUILDING	-	12,000 S.F.	OFFICE/WAREHOUSE
BLDG COVER	-	12,000/160,567	= 7.5% < 30% MAX

PARKING DATA			
LOT A			
BLDG AREA	-	6,000 x 0.9	= 5,400 S.F.
OFFICE	-	600 S.F. @ 1/200 S.F.	= 3 STALLS
WAREHOUSE	-	4,800 S.F. @ 1/2,000 S.F.	= 2 STALLS
OUTDOOR STOR.	-	30,812 S.F. @ 1/2,500 S.F.	= 12 STALLS
TOTAL STALLS REQUIRED			= 17 STALLS
TOTAL STALLS PROVIDED			= 21 STALLS
LOT B			
BLDG AREA	-	9,000 x 0.9	= 8,100 S.F.
OFFICE	-	900 S.F. @ 1/200 S.F.	= 5 STALLS
WAREHOUSE	-	7,200 S.F. @ 1/2,000 S.F.	= 4 STALLS
OUTDOOR STOR.	-	65,003 S.F. @ 1/2,500 S.F.	= 26 STALLS
TOTAL STALLS REQUIRED			= 35 STALLS
TOTAL STALLS PROVIDED			= 35 STALLS
LOT C			
BLDG AREA	-	12,000 x 0.9	= 10,800 S.F.
OFFICE	-	1,100 S.F. @ 1/200 S.F.	= 6 STALLS
WAREHOUSE	-	9,700 S.F. @ 1/2,000 S.F.	= 5 STALLS
OUTDOOR STOR.	-	73,426 S.F. @ 1/2,500 S.F.	= 29 STALLS
TOTAL STALLS REQUIRED			= 40 STALLS
TOTAL STALLS PROVIDED			= 43 STALLS

1 SITE PLAN
A1 SCALE: 1" = 60'-0"



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
NOT FOR
CONSTRUCTION

INTERSTATE
DEVELOPMENT
6580 Carlsen Drive
Green Prairie, MN 55346
Ph: 651-406-8050

DICKMAN TRAIL
INDUSTRIAL
Inver Grove Heights, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: ALE

Checked By: LL

Revisions

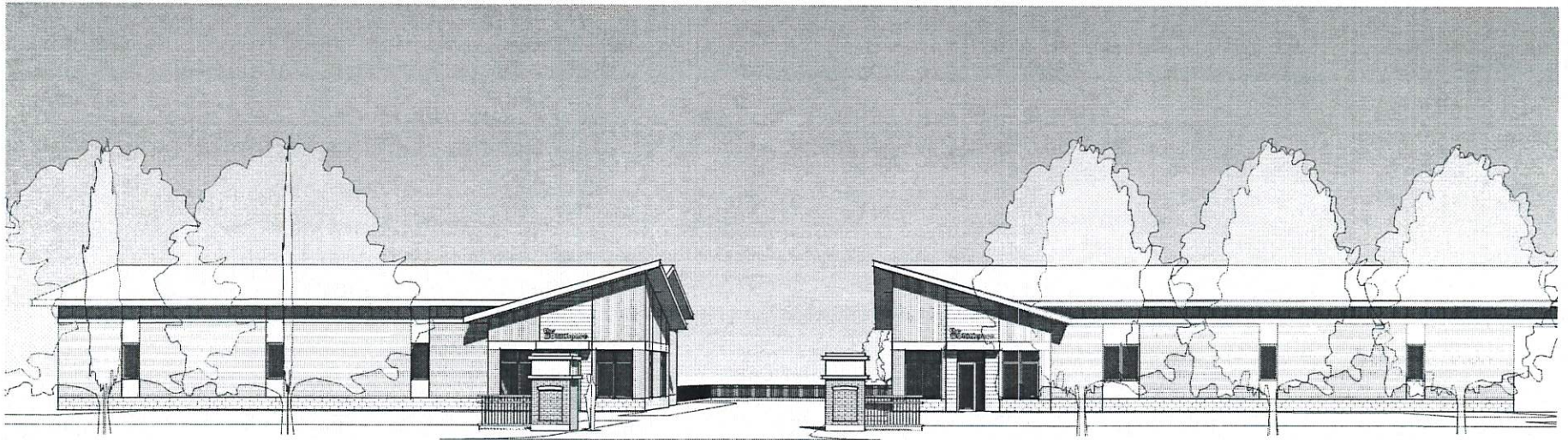
1/21/25	PRELIMINARY

SITE PLAN

Sheet Number

A1

Project No.



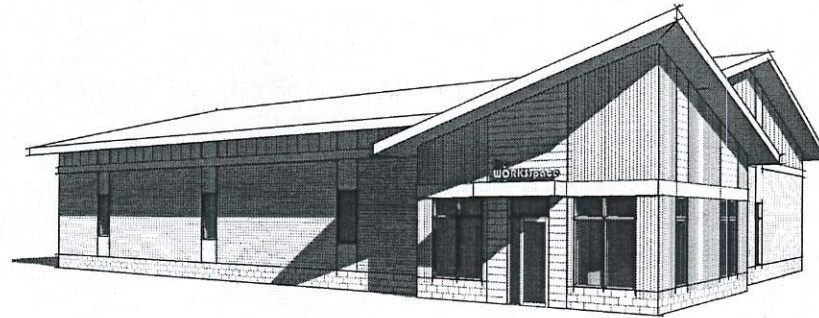
PERSPECTIVE VIEW NO SCALE

9.21.23

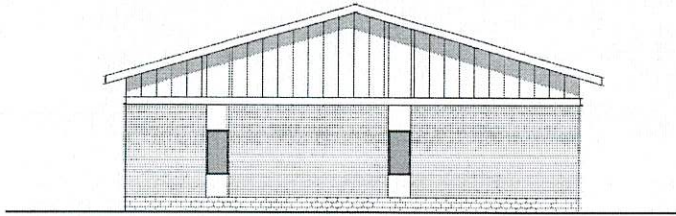
WHITTEN ASSOCIATES, INC.

THEWORKSPACE

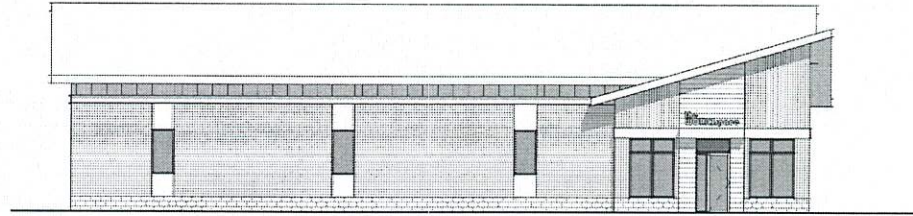
INTERSTATE DEVELOPMENT



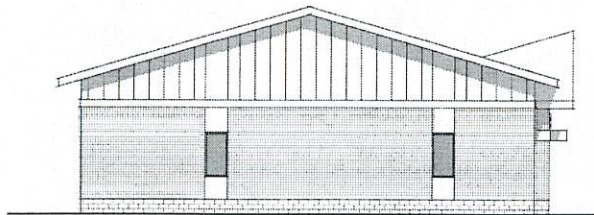
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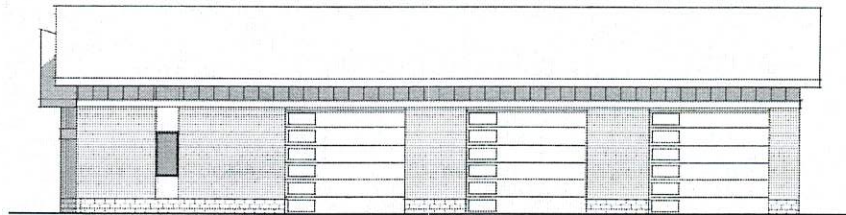
SIDE ELEVATION
SCALE: 1/16"=1'-0"



FRONT ELEVATION
SCALE: 1/16"=1'-0"



SIDE ELEVATION
SCALE: 1/16"=1'-0"



REAR ELEVATION
SCALE: 1/16"=1'-0"

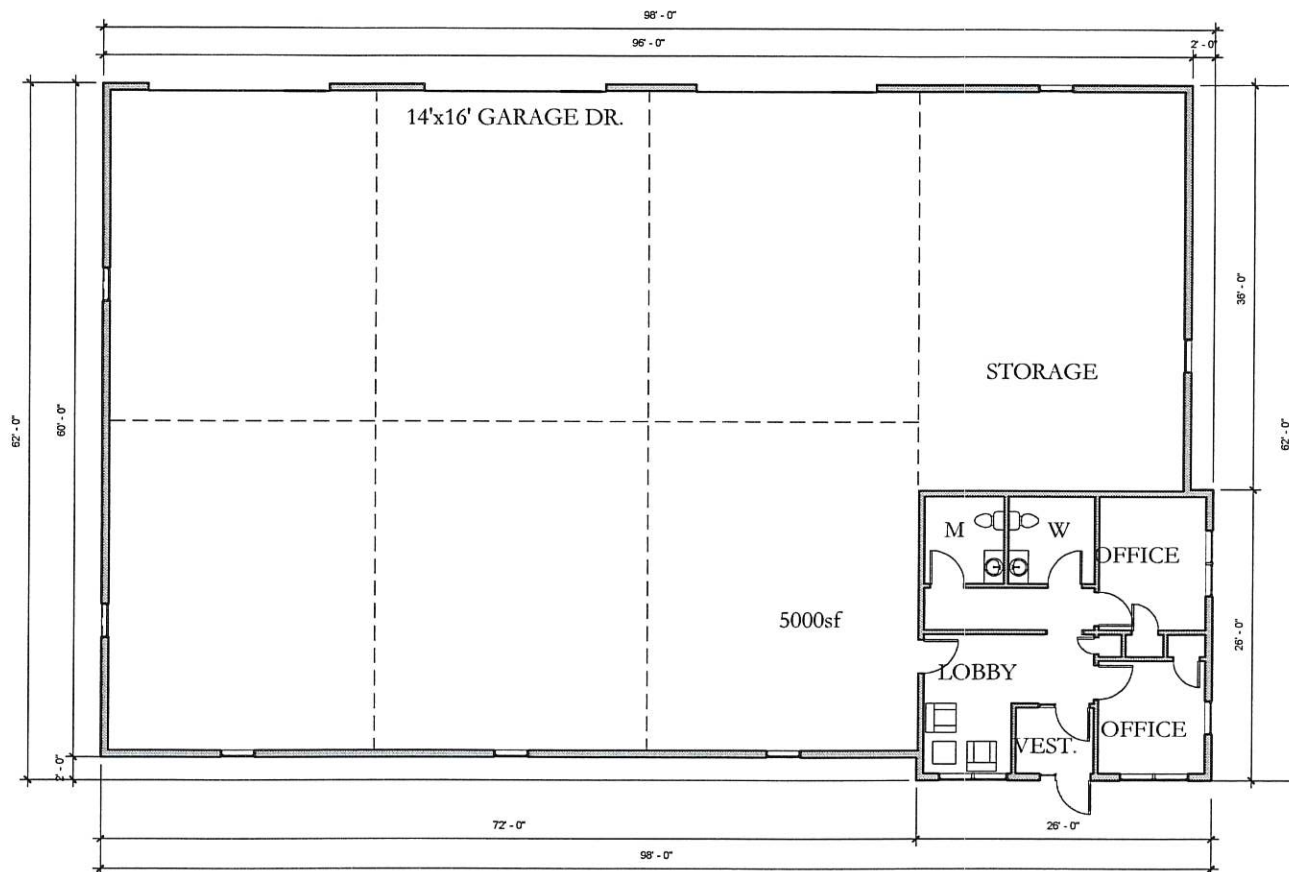
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9.21.23

WHITTEN ASSOCIATES, INC.

THEWORKSPACE

INTERSTATE DEVELOPMENT



MAIN LEVEL PLAN

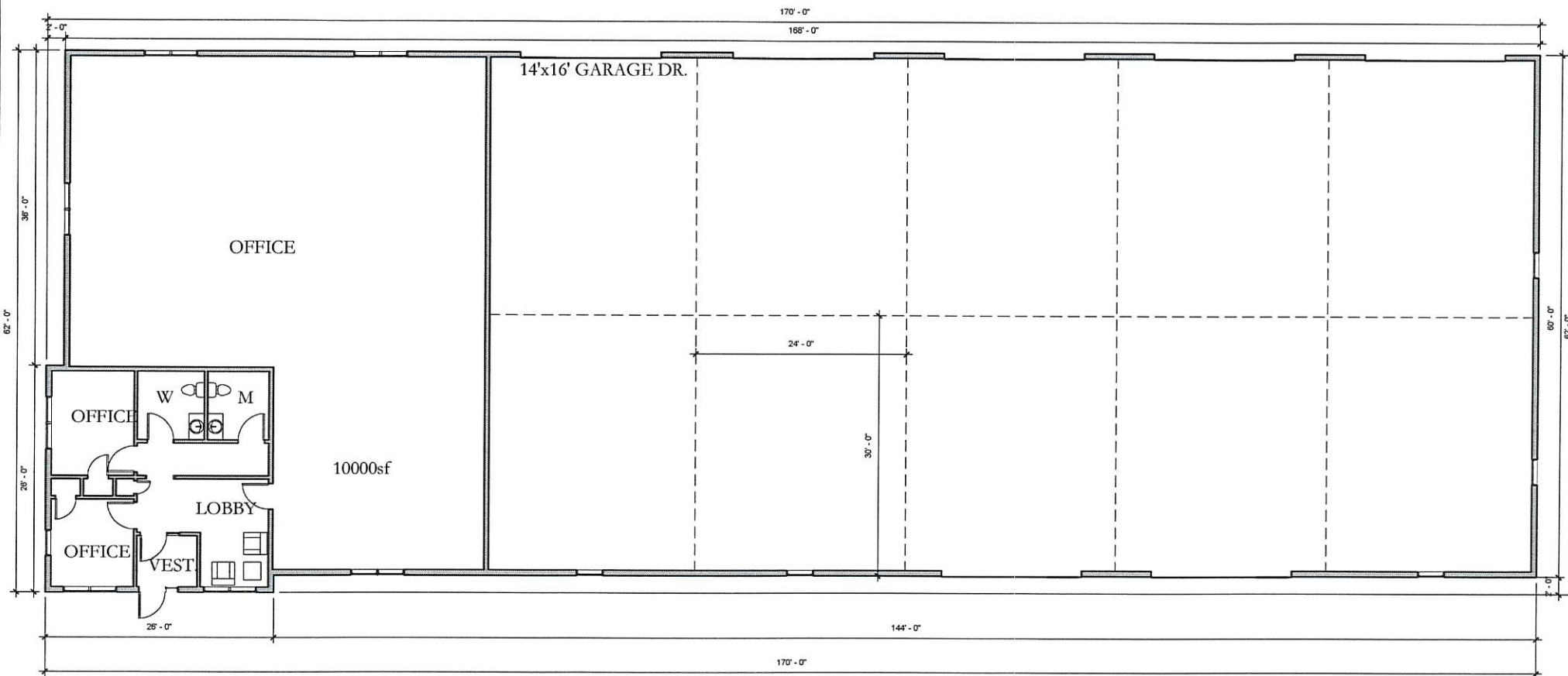
SCALE: 3/32"=1'-0"

9.21.23

WHITTEN ASSOCIATES, INC.

THEWORKSPACE

INTERSTATE DEVELOPMENT



MAIN LEVEL PLAN

SCALE: 3/32"=1'-0"

9.21.23

WHITTEN ASSOCIATES, INC.

THEWORKSPACE

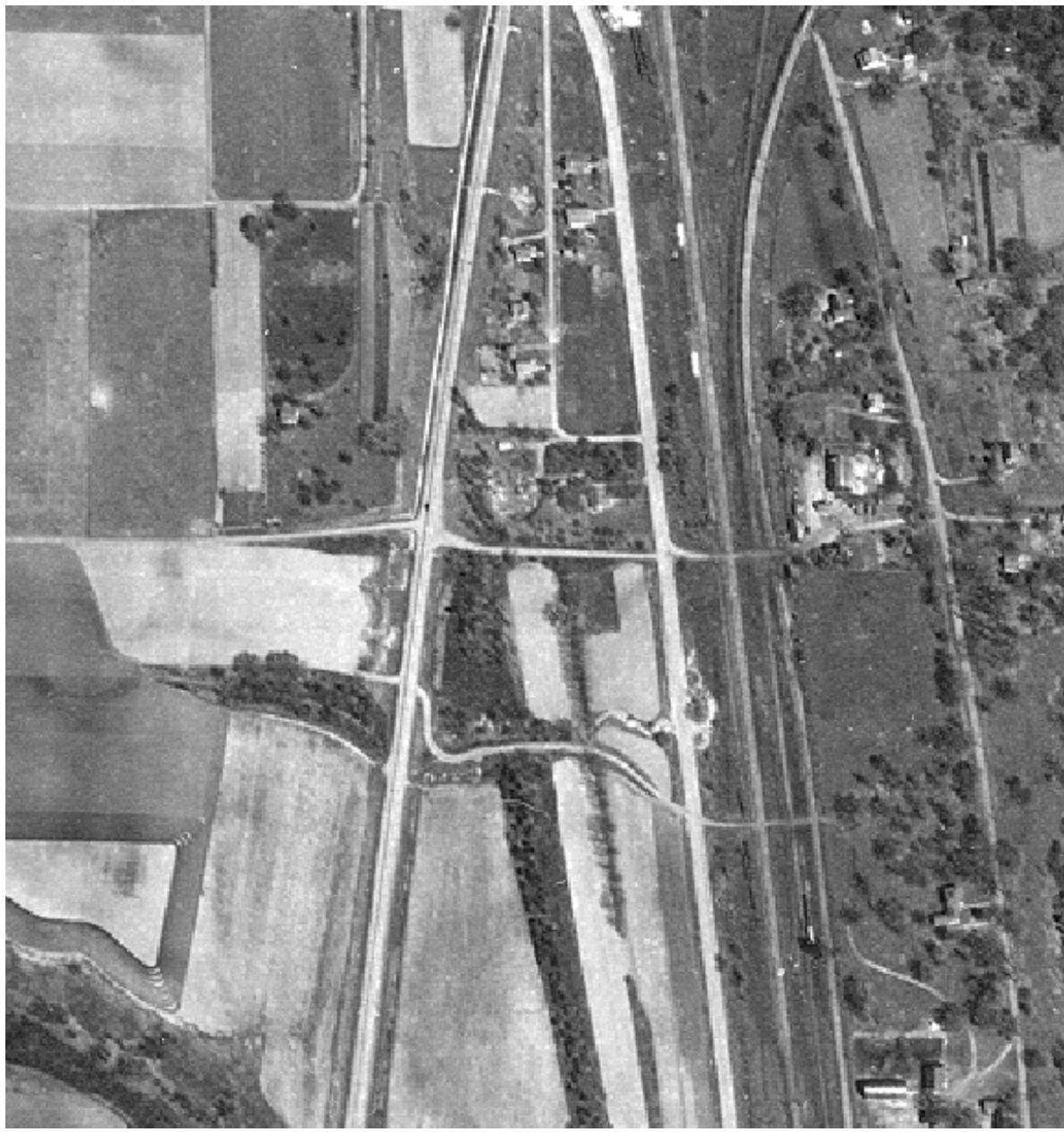
INTERSTATE DEVELOPMENT

Redevelopment Site Historic Aerial Images



1927

Redevelopment Site Historic Aerial Images



1947

Redevelopment Site Historic Aerial Images



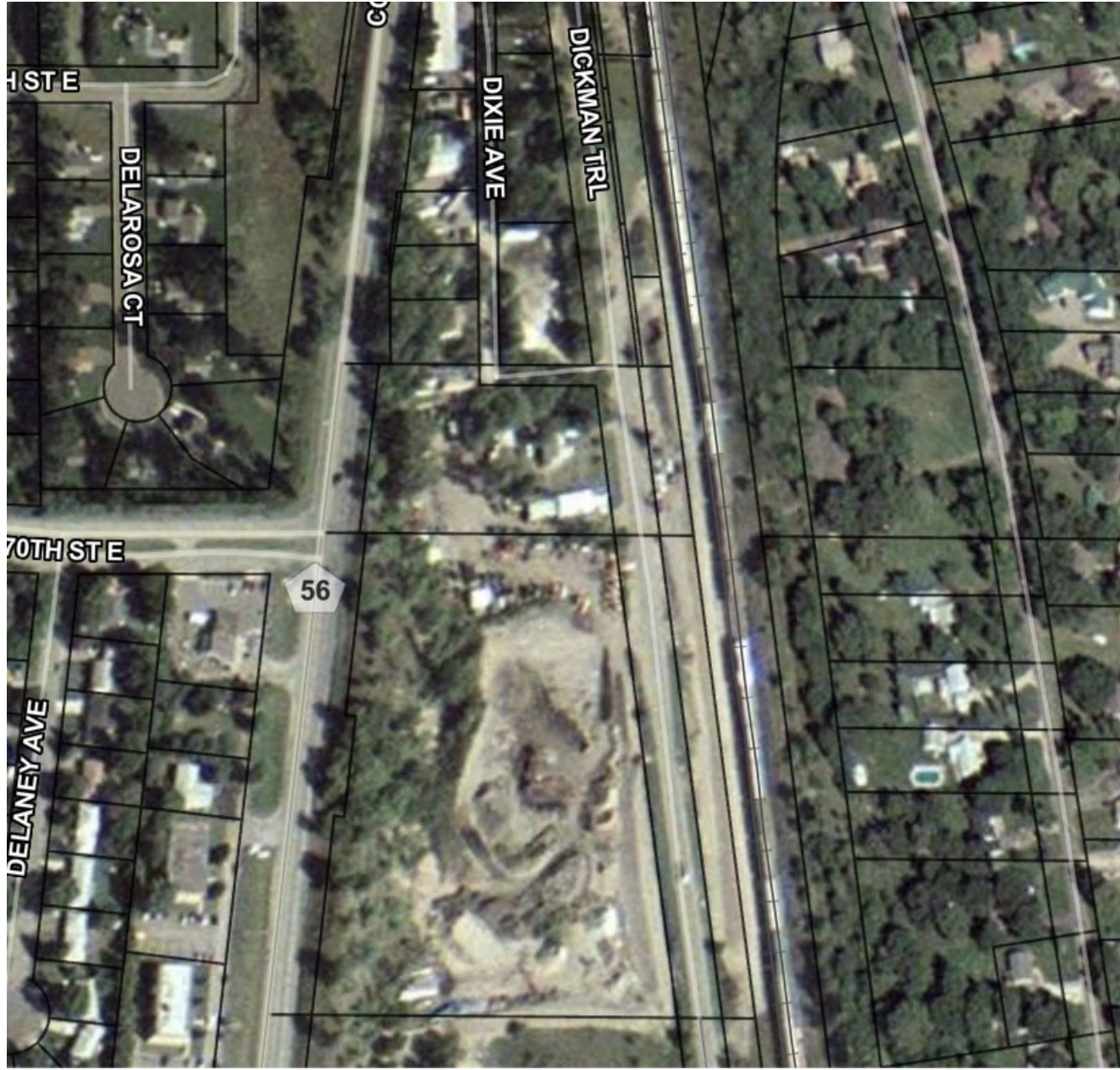
1970

Redevelopment Site Historic Aerial Images



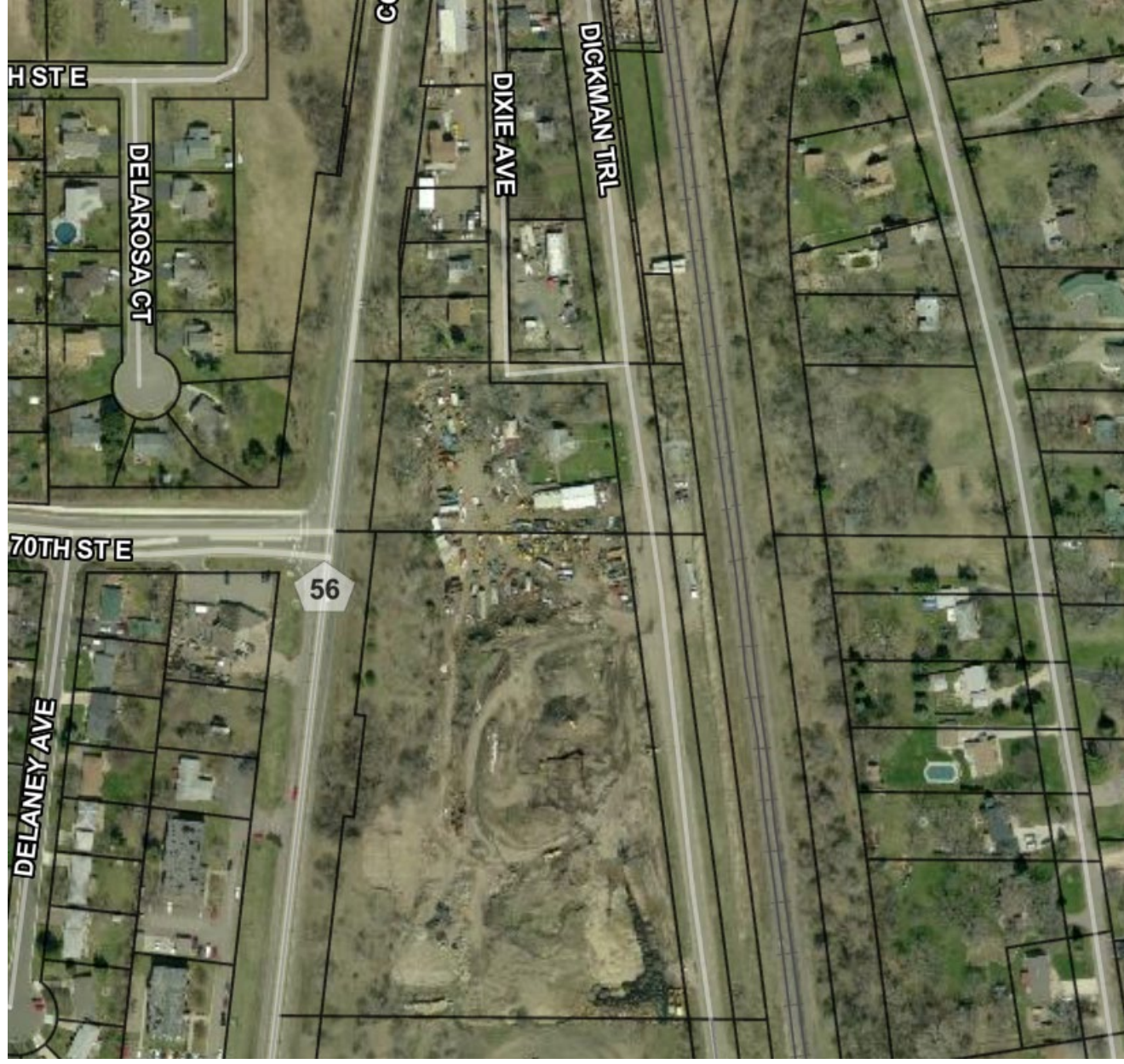
2000

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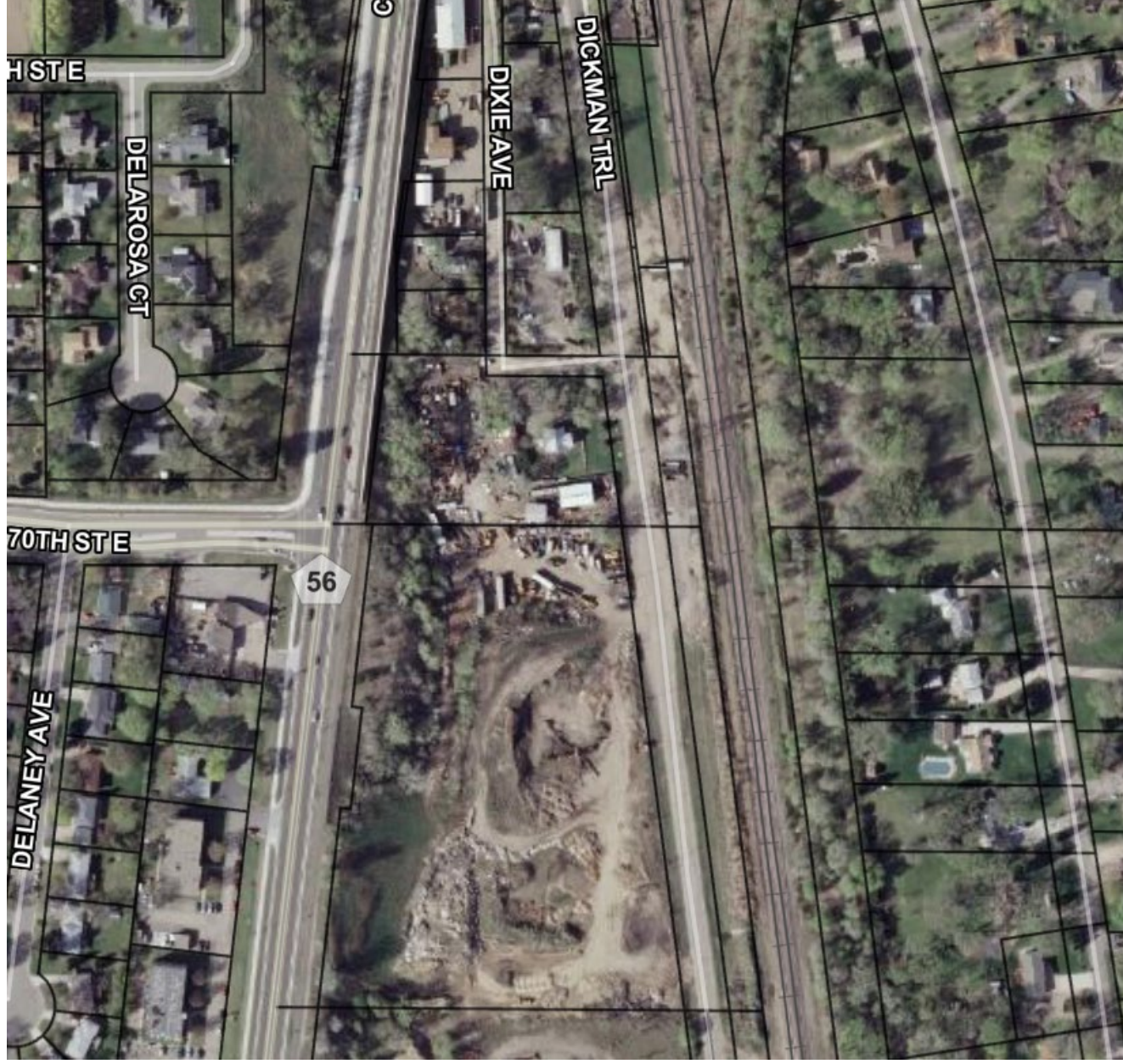
2002

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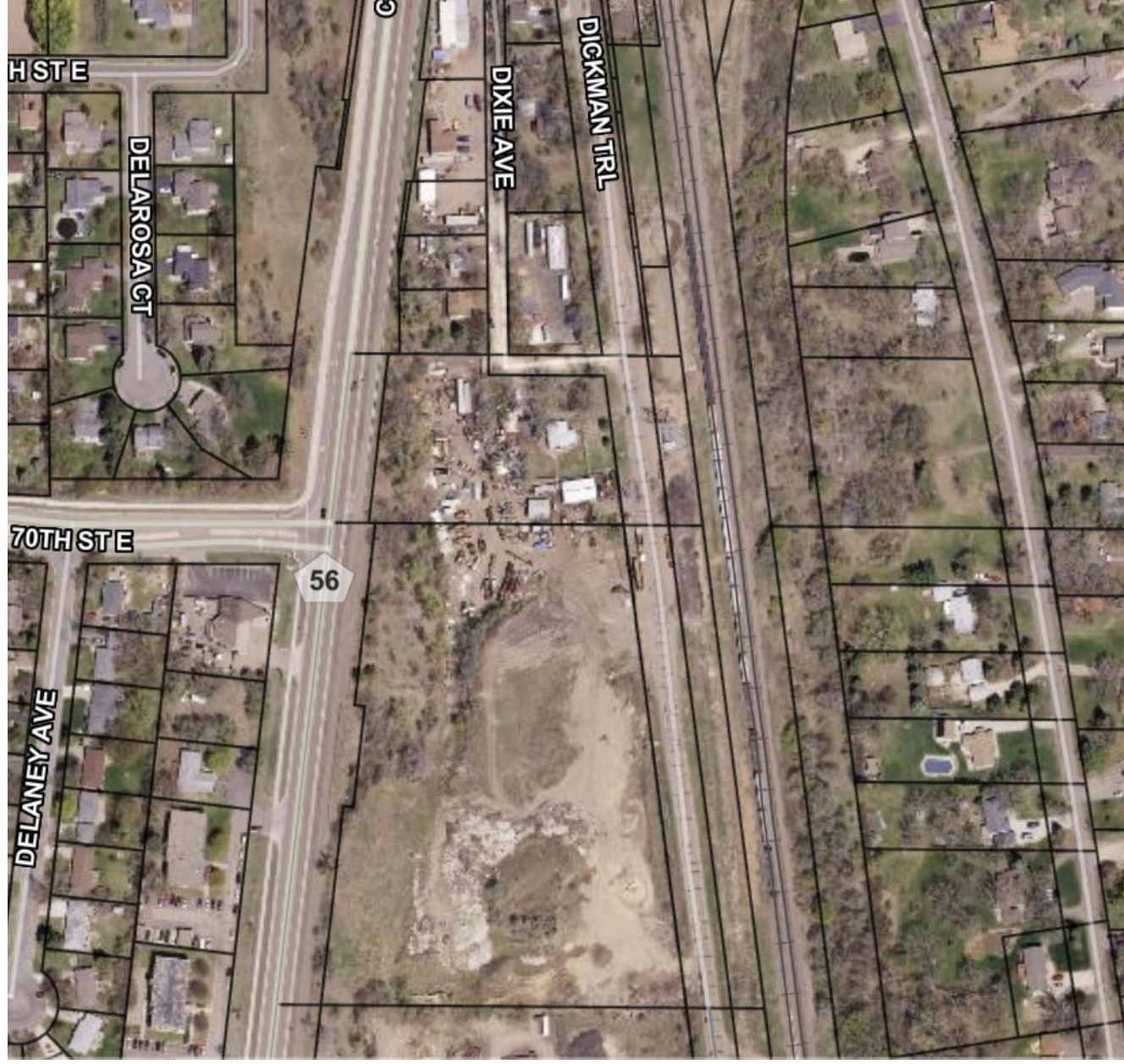
2008

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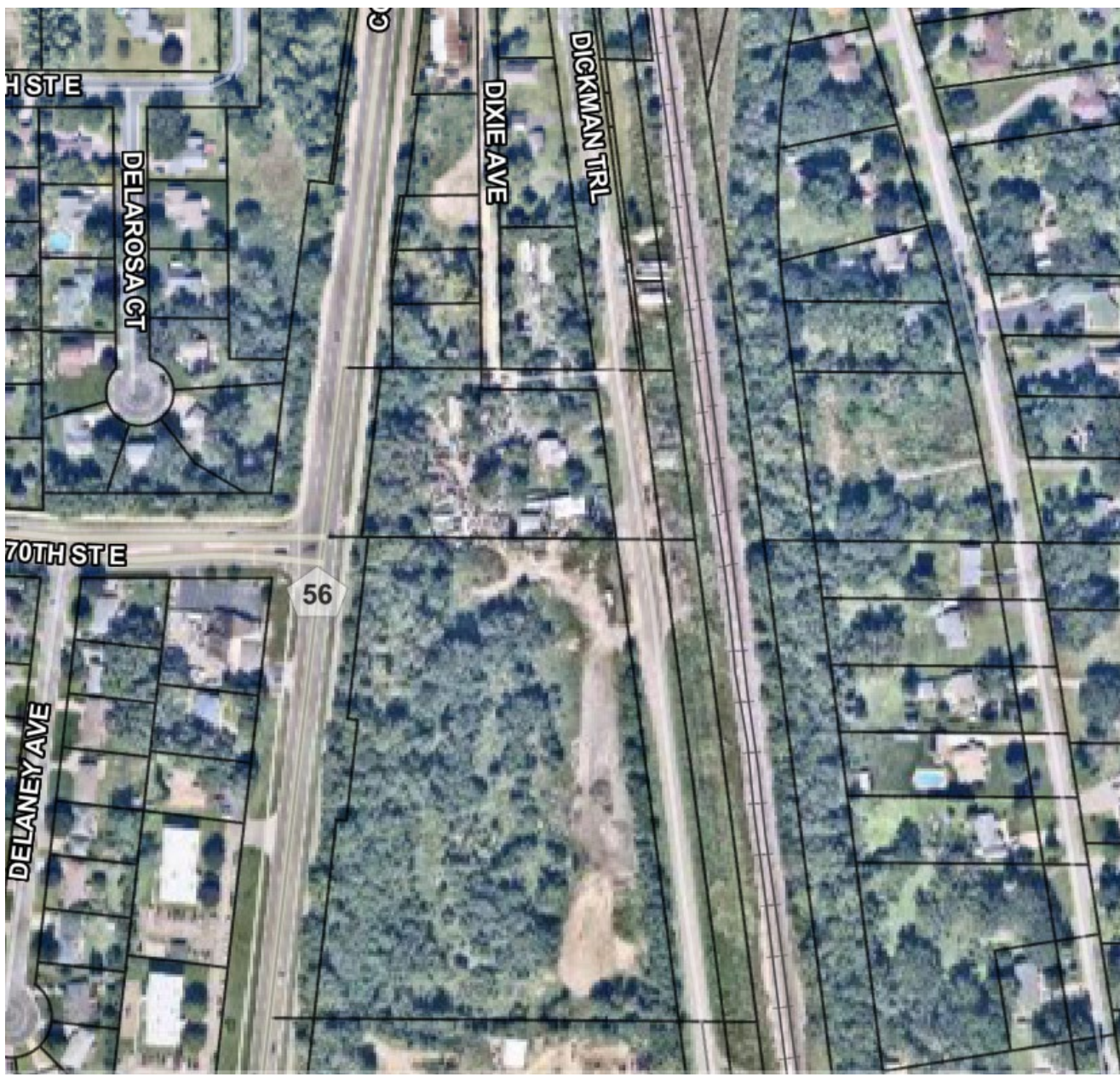
2010

Redevelopment Site Historic Aerial Images



2013

Redevelopment Site Historic Aerial Images



2024