

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**Tuesday, December 19, 2017 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. PLANNING COMMISSION MINUTES FOR DECEMBER 5, 2017 ARE NOT YET AVAILABLE; THEY WILL BE INCLUDED WITH THE NEXT AVAILABLE PACKET

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 IGH INVESTMENTS, LLC - CASE NO. 17-08PUD

Consider the following requests for the property located on the south side of Amana Trail, west of Target; legally described as Outlots C & D Argenta Hills

- a) **Comprehensive Plan Amendment** to change the land use designation from RC, Regional Commercial to HDR, High Density Residential

Planning Commission Action _____

- b) **Rezoning** from B-4/PUD, Commercial Shopping Center District to R-3C/PUD, Multiple Family District

Planning Commission Action _____

- c) **Preliminary and Final Plat and Preliminary and Final PUD** amendment for a 400-unit apartment complex

Planning Commission Action _____

- d) **Conditional Use Permit** for a multiple-family development

Planning Commission Action _____

4. OTHER BUSINESS

4.01 CITY OF INVER GROVE HEIGHTS – CASE NO. 17-60X

Recommendation that capital expenditures for City Project No. 2018-02 – 80th Street Sanitary Sewer Improvements (Robert District) are consistent with the Comprehensive Plan.

Planning Commission Action _____

5. ADJOURN

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

P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

REPORT DATE: December 14, 2017

CASE NO: 17-08PUD

APPLICANT: IGH Investments, LLC

REQUEST: Comp Plan Amendment, Rezoning, Preliminary Plat, Preliminary PUD Development Plan Amendment and Final Plat and Final PUD Development Approval and Conditional Use Permit for Argenta Hills 11th Addition - Argenta Hills Apartments

HEARING DATE: December 19, 2017

LOCATION: West side of Hwy 3, north side of Amana Trail

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-4/PUD, Commercial Planned Unit Development

REVIEWING DIVISIONS: Planning
Engineering
Park and Recreation
Fire Marshall

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application which consists of an amended preliminary PUD development plan for the two vacant parcels to the west of the Target store. The applicant is also requesting a Final Plat and Final PUD Development approval for a two phase 400 unit total apartment complex. Phase 1 would consist of a 253 unit apartment building located on the western side of the lot. Phase 2 would consist of a 147 unit apartment building on the east side of the lot. A comprehensive plan amendment and rezoning is required to change the current of commercial to residential.

In 2007, Council approved the Argenta Hills Planned unit development which consisted of 154 residential units and 410,000 square feet of commercial. There have been a number of amendments to the PUD since that time. In 2010, the developer requested and received an amendment to the first phase of residential development in the northeast corner of the site. The proposed change reduced the number of single family lots in that neighborhood from 60 to 45. This changed the overall density to 2.1 units/acre. In 2012, the developer requested and received an amendment to change the townhouse phase of the project to single family detached which further reduced the unit count by 5. In 2014, the final amendment in the residential area of the PUD as approved reducing the farthest west neighborhood on the west side of Alverno Avenue a further 8 units.

During the initial planning stages of the whole Northwest Area, it was anticipated that based on projected land use designations, an overall density of 4.5 units/acre could be achieved. Achieving overall density in the Northwest Area has always been a concern since the city must work to maintain Met Council's goal of at least 3 units/acre overall and to make sure there are enough units to pay for the sewer and water infrastructure. The overall density of the Argenta Hills PUD was approved at 2.3 units/acre.

The specific applications being requested are:

1. Comprehensive Plan Amendment to change the land use designation from RC, Regional Commercial to HDR, High Density Residential.
2. Rezoning of the property from B-4/Commercial PUD to R-3C, Multiple Family/PUD
3. Preliminary Plat approval of Argenta Hills 11th Addition resulting in a two lot subdivision.
4. Preliminary PUD Development Plan Amendment for a 400 unit multiple family development.
5. Final Plat and Final PUD Development Plan Approval for Argenta Hills 11th Addition, consisting of a two lot subdivision for a 400 unit multiple family development.
6. Conditional Use Permit for a 400 unit multiple family development.

EVALUATION OF THE REQUEST

COMPREHENSIVE PLAN AMENDMENT

As stated earlier, the current designation of the area in question is RC, Regional Commercial. On the original 2007 plan, this area was approved for a 132,500 square foot retail store and a junior anchor building planned for two users, 30,000 square feet and 20,000 square feet. The proposed use of the property requires a change to the comprehensive plan land use designation from Regional Commercial to High Density Residential.

The following lists the definition of the proposed and existing land use designations and also lists policies that appear to be most relevant to the project for each category in the 2030 comprehensive plan.

High Density Residential (HDR)

Areas designated as high density residential are intended to accommodate multi-family housing at densities exceeding 12 units per acre. Uses in this category will be principally limited to higher density apartment or condominium buildings for either general occupancy or for specific segments of the population such as senior housing.

Future Development Area Policies:

- “Create planned neighborhoods with common facilities and amenities that establish a sense of identity and that helps promote long-term maintenance and value stability.”
- Establish a collector road system that deters the use of local streets for non-local vehicular trips.”
- “Encourage diverse housing styles consistent with the inherent characteristics of the site.”
- “Encourage cluster development practices that preserve significant natural resources by concentrating building locations.”
- “Provide commercial areas that are convenient to residential neighborhoods.”
- “Encourage creative land planning to create neighborhood areas that have a unique personality reflecting the natural beauty of the area as well as the overall context of the community.”
- *Amending the plan would allow the City to bring the density of the overall Northwest Area back to levels that were anticipated when planning began for the area. There have been a number of projects approved or amendments approved that have reduced the approved unit count below assumed densities.*
- *Approving an apartment project would be consistent with the goals of providing for different housing types and densities.*

From Housing Chapter:

Housing Policies:

- “Maintain a balanced housing supply with housing available for people at all income levels and unit types that meet the varying life-cycle needs of Inver Grove Heights residents.”
- “Continue to utilize City ordinances that allow planned developments that provide a mix of housing types.”
- “Promote the development of multi-family housing in areas that are physically suited to higher densities.”
- “Promote higher density housing in the mixed-use area of the City.”

From a housing perspective, the Inver Grove Heights Housing Committee has reviewed the applicant's request for a Comprehensive Plan Amendment and recommends the Planning Commission and City Council approve the request. The Housing Committee feels the project will restore some of the density lost to other approved projects, provides for a mix of housing type and density and will add to the City's tax base. See attached December 8, 2017, Letter to Inver Grove Heights Planning Commission from Inver Grove Heights Housing Committee.

Regional Commercial (RC)

Regional commercial areas are lots or parcels containing large-scale retail sales and services along arterial roadways that serve the region. As the name implies, goods and services offered in such areas appeal to a wide range of consumers, many of whom are willing to travel a significant distance to patronize various business establishments. Regional Commercial districts are intended for large "big-box" users. These types of uses serve as anchors for other small to mid-sized commercial uses that benefit by the traffic generated by the anchors."

Regional Commercial Area Policies:

- "Provide regional commercial areas to supply goods and services that appeal to a broad base of customers."
- "Ensure a design pattern that facilitates pedestrian circulation between uses within the district and establishes a level of amenities that enhances the sustainability of the center."
- "Encourage public and private improvements that create attractive environments for regional commercial developments."
- "Require high quality building materials for structures in regional commercial areas."
- "Provide arterial and community collector roadways necessary to support regional commercial developments."
- *Retaining the commercial designation would provide land and building potential to supply goods and services for the City.*
- *The location is along major roads for ease of access to and from the site and the road system would be able to accommodate vehicle volumes associated with commercial retail uses.*
- *The original approved PUD was a mixed-use type project to accommodate retail and commercial in the same general area.*

REZONING

The property is currently zoned B-4/Commercial PUD. A rezoning to R-3C, Multiple Family/PUD would be required to be consistent with the use proposed and with a comprehensive plan designation.

The HDR designation is intended for higher density multiple family projects of 12 units/acre and above. At this density, the buildings would typically be multi story. The Northwest Area assumed vertical developments to achieve the densities assumed.

PRELIMINARY AND FINAL PLAT AND PUD DEVELOPMENT PLAN

The report will review the proposed plans against the performance standards of the Northwest Area Overlay District ordinance and against the preliminary plat conditions of approval for compliance. The review will address each of the 37 conditions from the original Argenta Hills PUD. A copy of the resolution approving the preliminary plans, including the conditions is attached.

REVIEW OF PROPOSED PLAN:

Revised Preliminary Plat and final plat. The proposed new plat would be replatting existing Outlots C and D. The lot line would be modified but would result in two lots, each containing one of the apartment buildings.

Open Space. The original PUD assumed commercial development with large buildings and parking lots. Nearly 80% of the proposed site is approved as impervious surface. The open space was in the boulevard along Amana and in the outlot along the highway. The proposed project would have an impervious surfaced coverage of 52.4% and building coverage of 15.7%. The proposed project would provide greater open space than the approved plan.

Building Setbacks and Separation. Proposed setbacks for the project are as follows:

PHASE 1 (253 unit building)	PROPOSED	REQUIRED
Front	136 feet	20-30 feet (min/ max)
Side	82 feet	20 feet (min)
Rear	85 feet	30 feet (min)

PHASE 2 (147 unit building)	PROPOSED	REQUIRED
Front	154 feet	20-30 feet (min/ max)
75	10 feet	20 feet (min)
Rear	82 feet	30 feet (min)

Project complies and exceeds all required setbacks.

Building Height. Maximum building height for commercial is 50 feet and 75 feet for multiple family in the Northwest Area. The proposed building height would be 55 feet at peak of roof and 49.5 feet at midpoint of roof. The project complies with height maximums.

Parking. Northwest Area requires a minimum parking of 750 spaces for the entire project. At least 50% must be underground or structured parking. The applicant proposes a total of 756 spaces. Of that, 391 would be underground. Parking for each of the two buildings complies with the parking standards.

Landscaping. A total of 811.5 caliper inches are required to complete the landscaping for the Argenta Hills PUD. The applicant is proposing a landscape plan with a total of 813 caliper inches. There are 203 overstory trees and 102 ornamental trees for a total of 305 trees. The landscape plan satisfies the landscaping requirement.

Exterior Materials. The proposed materials for the building would consist of stone, cement board paneling with a character similar to the small retail buildings. Materials satisfy code requirements.

Density. The project site is 17.2 acres in size. With 400 units, density per acre would be 23 units/acre. There are maximum densities in all multiple family zoning districts. They are determined by a square footage per unit. In the R-3C district, lot size divided by 2,000 square feet gives you the maximum number of units allowed. In this case, a maximum of 375 units would be allowed.

The Planned Unit Development Code Section 10-13A-6 allows for a greater density as long as it is consistent with the comprehensive plan. The applicant must show that the additional units will not have an undue and adverse impact on existing public facilities and on the reasonable enjoyment of neighboring property. The Council shall recognize that increased density may be compensated for by additional private amenities and by increased efficiency in public facilities and services can be achieved by;

1. The location, amount and proposed use of common open spaces;
2. The location, design and type of dwelling units; and
3. The physical characteristics of the site.

The site plan provides for greater open space than the approved plan, provides an extensive trail plan that connects buildings/parking lots to the internal trail system and to the public trail system along Amana Trail. There are walking paths and dog run areas in the open space. The project provides a mix of bedroom units and provides a different type of housing for the area. The vertical nature of the project is consistent with the goals of the Northwest Area which decreases the building footprint and creates additional open space.

Other infrastructure in the area; roads, utilities would not be overburden by allowing the additional 25 units.

Parks/Trails. The site plan provides for a series of trail connections. There are trail connections to Amana Trail, connection to the main trail spine through to Target, and trails around the raingardens and dog run area. The system is consistent with the Argenta PUD providing connections through the commercial area and to the public trail system.

Park dedication for this project would be a cash contribution as recommended by the Park and Recreation Commission.

The Parks and Recreation Director continues to search for property to purchase for a park. To date, efforts have been unsuccessful. A memo from the Director on this topic is included with this report.

Lighting. A lighting plan has been submitted showing parking lot and building lighting. The fixtures would comply with the flat lens, shoe-box type lighting. Parking lot light poles would be 25 feet in height. Illumination throughout the site and at the main entrance comply with maximum illumination allowed along streets.

Access/Traffic. The project would utilize the existing access points that were constructed with the Target project. There are two full access points at Alverno and Addisen Path. There is also on right-in/right-out only onto Amana Trail. With the completion of the Argenta/Hwy 55 interchange, Amana now has a full access interchange.

The applicant has provided a traffic study identifying the traffic volumes generated by an apartment project verse traffic generated by the existing commercial plan. The traffic generation comparison was done using the standard ITE Trip Generation Manual – 9th Addition. The study indicates the number of daily trips would be nearly half of what would be generated by the current commercial plan. The a.m. peak trip out would be greater, but all other peak a.m. and p.m. trips would still be greater with commercial development.

Dakota County reviewed the plat and application and finds no further right-of-way is required and does not identify other improvements required with this development. They indicate they are separately reevaluating the Amana/Alverno intersection.

Taxes/Valuation. The applicant has submitted information on a general comparison of valuation of the apartment project versus a commercial project based on approved square footage. In general, an apartment building would have more building valuation than a commercial building. Numbers provided indicate an approximate value four times greater. Taxes generated would also be greater for an apartment building than commercial.

Commercial Market. The applicant has provided a letter from the commercial real estate agent who has been marketing the site. They indicate they delayed opening of Target had an impact on leasing other spaces in the development. They also indicate that the recession had a big impact on how retailers do business and it is not likely to ever be the way it was before.

Inver Grove Heights has geographic challenges that make it a difficult area for retail. We are in between market areas of Eagan, Woodbury and West St. Paul. These larger market areas overlap, and Inver Grove Heights is located in between these areas. The impact of e-commerce also plays a role in many retailers not building as many brick and mortar stores as they used to.

Housing is still sparse around the Target commercial area. One way to encourage more occupied store fronts is to increase the number of rooftops in the area.

The land use challenge that Planning Commission and Council must make is whether to continue to plan for more retail in the area or plan for more residential development in the area to support and grow the retail.

Fire Marshal Review. The Fire Marshal has reviewed the plans and notes there will need to be a couple of changes made to the parking lot in Phase II to provide for proper fire apparatus turning radius. These comments are included in the conditions of approval.

Northwest Area Utility Fee Calculations. The City's Finance Department calculated the fees for both the existing commercial and proposed multiple family project. Generally, the fee structure for multiple family is higher than commercial. Total fees including plat and building permit fees for the current plan of commercial would be approximately \$1,010,041. Total fees including plat and building permit connection fees for the 400 unit apartment complex would be approximately \$3,631,209. Phase I would generate approximately \$2,375,547.

Engineering. The firm of Emmons and Olivier (EOR) is doing the storm water review for the City. They have noted that the storm water management for the proposed apartment complex is consistent with the intent of the City's stormwater management rules for the Northwest Area Overlay district. Final plans must be approved by the City Engineer before any work commences on site.

Environmental Work Sheet (EAW). The property is located within the Northwest Area Overlay District and on land within the Argenta Hills mixed use planned unit development. In 2007, an Alternative Urban Area Review (AUAR) was prepared for the entire Northwest Area addressing potential environmental impacts so that individual projects would not be subject to Environmental Assessment Worksheet (EAW) reviews. In this case, the land on which the apartments are proposed is currently guided for Regional Commercial and zoned B-4, Shopping Center. A land use change to High Density Residential is required to allow for the apartment complex. A project of more than 375 attached units requires a mandatory EAW review to determine if an EIS is required. Because the land change is different from what was anticipated in the AUAR and the project is over 375 units, an EAW review is required.

The City is the Responsible Governmental Unit (RGU) for the preparation and final action on the Inver Grove Apartments EAW. The EAW was prepared jointly by City Staff and Westwood Engineering (applicant's engineer).

The EAW was distributed in May to 11 governmental agencies. The comment period ended on June 7, 2017. The City received the attached comments from MN Department of Transportation, Metropolitan Council, MPCA, MN Department of Natural Resources, Dakota County, Army Corp of Engineers and the Minnesota Historical Society. The City and applicant are in the process of responding to those comments.

The purpose of the EAW is to gather information and to determine the need for an Environmental Impact Statement (EIS). The EAW does not approve or deny the proposal nor regulate the activity in any way. Rather, the EAW provides information which will assist in the subsequent review of the City approvals. As such, the EAW may provide a rationale for approving or denying the land use applications or suggest certain conditions to be attached to the approval of those applications.

The AUAR that was done for the Northwest Area looks at generally the same review criteria addressing any environmental impacts that an EAW does. The land on which the apartments are proposed has already been graded, utilities installed in the area and the internal access road system installed. All the main road systems serving Argenta Hills are in place. Much of the storm water system is already in place. The road construction project involving the new interchange with Hwy 52 and Argenta Trail will complete the construction of Amana Trail and provide full access to this area. The primary significant change between the approved commercial use and residential use that is addressed in an AUAR and EAW is traffic. The applicant has provided traffic trip generation numbers for both land uses. Total daily trips assumed for the approved commercial of 183,000 square feet would generate 5,364 daily trips. Total daily trips for 400 apartment units would generate daily 2,660 trips. Overall, there would be a significant reduction in the number of daily trips between the two uses. The current road system, plus the interchange improvements are designed to handle traffic above the commercial trip generation. The change of land use would not have a negative impact on traffic.

COMMENTS FROM OTHER AGENCIES:

Minnesota Historical Society. Indicated no known historical or archeological sites.

Dakota County. Suggested a few changes to the text. No significant impacts.

Metropolitan Council. Comments made relate to Traffic Analysis Zones (TAZ) changes that need to be addressed for the comprehensive plan update.

Minnesota DNR. General comments that should be considered or possibly needed during construction of the apartments.

MnDOT. Received a standard site plan review letter. No issues with the EAW.

MPCA. No comments or issues with the EAW.

Army Corp of Engineers. No comments or issues with the EAW.

The EAW document indicates there is no need for an EIS. This would be a much more elaborate, extensive, and time consuming process than the facts of the situation warrant. This conclusion is verified by the comments from other governmental agencies, none of which suggest that an EIS is needed. The 2007 AUAR, including periodic updates, already identified and addressed any environmental issues in the Northwest Area. The EAW has confirmed that the change of land use from commercial to residential does not pose any impacts that were not already accounted for in the AUAR or in the City's comprehensive plan. As the Northwest Area continues to develop, trunk sewer and water will be installed, and storm water improvements will be established in all developments. Traffic and road improvements will occur as planned and when development dictates.

Staff will recommend to Council a negative declaration be made as no environmental impacts have been identified and no other governmental agency declared the need for an EIS.

REVIEW OF CONDITIONS OF ARGENTA HILLS PUD:

Condition #1 relating to consistency with preliminary plans. The changes to the plans were addressed in the text above.

Condition #2 relating to approval of the final grading, drainage and erosion control plans. Engineering has been working with the developer on the grading and erosion control plans. There are just a few minor tweaks that need to be done. The City Engineer finds the plans satisfy the conditions of the Northwest Storm Water Manual.

Condition #3 relating to drainage and utility easements provided on the plat. The plat provides for easements over the main drainage areas. The City Engineer has reviewed the plat and finds the necessary easements are in place.

Condition #4 relating to ownership of natural area/open space. All required open space was dedicated with the first phase of the development. No other changes are proposed or required.

Condition #5 relating to rooftop and ground mounted equipment being screened. No specific details of mechanical equipment provided. Any units rooftop or ground mounted must be screened from view.

Condition #6 relating to park dedication. Park dedication will consist of a cash payment of \$3,600 per unit. The park dedication fees are collected at time of final plat release.

Condition # 7 relating to parking lot and building lighting being downcast. Plans comply with standard.

Condition #8 relating to plans reviewed by the Fire Marshall. The Fire Marshal's comments will be included as conditions of approval.

Condition #9 relating to MnDOT and County Review. Dakota County did not have any further comments.

Condition #10 relating to storm water facilities maintenance agreement and responsibilities. The developer will be required to enter into a maintenance agreement with the City for all the storm water features. The details of the agreement will be addressed during the development contract meeting which is currently in progress. The City Engineer is involved in the drafting of the agreements to insure all of the design elements of the Northwest Storm Water Manual are incorporated into the maintenance agreement. The City Council will review and act on the maintenance agreement with the development contract.

Condition #11 relating to entering into a boulevard maintenance agreement. Already in place.

Condition #12 relating to payment of plat utility fees. The developer will be required to pay all utility connection fees as approved by the City Administrator.

Condition #13 relating to payment of building permit fees. This condition is intended to state the developers are responsible for payment of northwest area building permit fees similar to what is noted in condition #12. These fees are collected at time of building permit issuance.

Condition #14 relating to acknowledgment of future city approvals. This condition was drafted by the City Attorney to clarify in all developments in the Northwest Area what changes require administrative or Council review. This language will be carried over into the development contract.

Condition # 15 relating to acknowledgement of PUD zoning. This condition was drafted by the City Attorney to indicate an acknowledgement will be recorded with the County for each development indicating the zoning and regulations placed on the property. It puts on record for any future land owners that there are special regulations on the property. This same type of notification was used in Arbor Pointe.

Condition #16 relating to entering into a development contract. This process will begin shortly. A development contract will be drafted and reviewed by the City Council.

Condition #17 relating to conditions of building occupancy. Will be addressed in the development contract.

Condition #18 relating to recording of documents. A standard condition notifying all parties of what documents must be recorded with the final plat. The City Attorney's office will work with the developer and city staff to insure all documents are recorded.

Condition #19 relating to private street maintenance. Not applicable to this project.

Condition #20 relating to visitor parking for single family neighborhoods. Not applicable to this project.

Condition #21 and #22 relating to landscape and reforestation plans. The plans provide for the balance of the required landscaping.

Condition #23 relating to providing wetland buffers. There are no wetlands in this area of the development.

Condition #24 relating to signage. Proposed signage requires sign permits.

Condition #25 and #26 relating to a noise assessment along the major roadways and noise mitigation. This condition stems from the standard condition found in both the State's and County's review that noise is a concern for homes along major roadways and that some type of noise mitigation is recommended because both these agencies do not provide any mitigation for roadway noise. The design of apartment buildings increases their noise attenuation level over single family homes. The buildings are setback a distance from the highway to help reduce noise.

Condition #27 relating to grading of the custom lots. Not applicable to this project.

Condition #28 relating to grading of trail system. The trail system has all been constructed.

Condition #29 relating street widths. Already addressed. Not applicable to this project.

Condition #30 relating to street lighting. Street lighting already installed. Not applicable to this project.

Condition #31 relating to trail easements through the development. Not applicable to this project.

Condition #32 relating to boundaries of open space shown on final grading plans. All open space boundaries already defined and dedicated.

Condition #33 relating to payment of fees incurred reviewing the application. This will be addressed in the development contract.

Condition #34 identifying the current approved resolution for the PUD. This will be modified and changed in the final PUD resolution.

Condition #35 relating to planting of the balance of the required landscaping/tree reforestation. Landscape plan provides for the balance of the required landscaping.

Condition #36 relating to sidewalks required on public streets. Not applicable to this project.

Condition #37 related to plat of Argenta Hills 9th Addition. Not applicable to this project.

ALTERNATIVES

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

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the **Comprehensive Plan Amendment** to change the land use designation from RC, Regional Commercial to HDR, High Density Residential (12+ units/acre) subject to the following conditions:
 1. The plan shall not become effective until all approvals have been granted by the Met Council and the City.
 2. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
 3. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.
 - Approval of the **Rezoning** of the property from R-1C/Single Family Planned Unit Development to R-3C/Multiple Family Planned Unit Development.
 - Approval of the **Preliminary/Final Plat and Preliminary/Final PUD Amendment** to Argenta Hills subject to the following conditions:
 1. The plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Civil Site Plan	dated 11/15/17
Grading and Erosion Control Plan	dated 11/15/17
Utility Plan	dated 11/15/17
Tree Planting Plan	dated 11/15/17
Shrub Planting Plan	dated 11/15/17
Planting Bed Details	dated 11/15/17
Rain Garden Planting Details	dated 11/15/17
Lighting Illumination Plan	dated 2/3/17
Phasing Plan	dated 11/15/17
Open Space Plan	dated 11/15/17
Exterior Elevation Plans (4 sheets)	dated 11/12/17

2. Prior to work commencing on site, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
4. All rooftop equipment shall be completely screened from view from the public streets. Screening materials shall be compatible with the building's overall design. If the mechanical equipment is found to be visible after construction, the applicant shall provide screening subject to the approval of the City.
5. Park dedication shall consist of a cash contribution in the amount of \$3,900 per unit.
6. All parking lot and building lighting on site shall be a down cast "shoe-box" style and the bulb shall not be visible from property lines. The design of the fixtures shall be subject to further staff review prior to final plan approval.
7. All plans shall be subject to the review and approval of the Fire Marshal.
8. Prior to any work commencing on the site, the developer shall enter into a development contract with the City. The development contract will address all other preliminary conditions of approval relating to other agreements required, park dedication, and other pertinent specific performance standards for this phase of the PUD.
9. The conditions of Resolution 14-133 shall continue to be in effect for the entire Argenta Hills Planned Unit Development.
- Approval of the **Conditional Use Permit** for the 400 unit multiple family development subject to the conditions contained above.

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

RECOMMENDATION

The report provides some rationale for keeping the existing land use designation or changing the designation.

Our recommendation is based on the following:

- In many markets, commercial development remains slower than before the 2008 recession. Internet retail has changed the way retailers do business and fewer brick and mortar stores are being constructed.
- The addition of more residential in the area should create shopping demand to help fill the vacant store fronts.
- The project would add a different housing mix and density that is anticipated in the Northwest Area.

Based on this review, the Planning Division recommends approval of the project and all requests subject to the conditions stated above.

ATTACHMENTS:

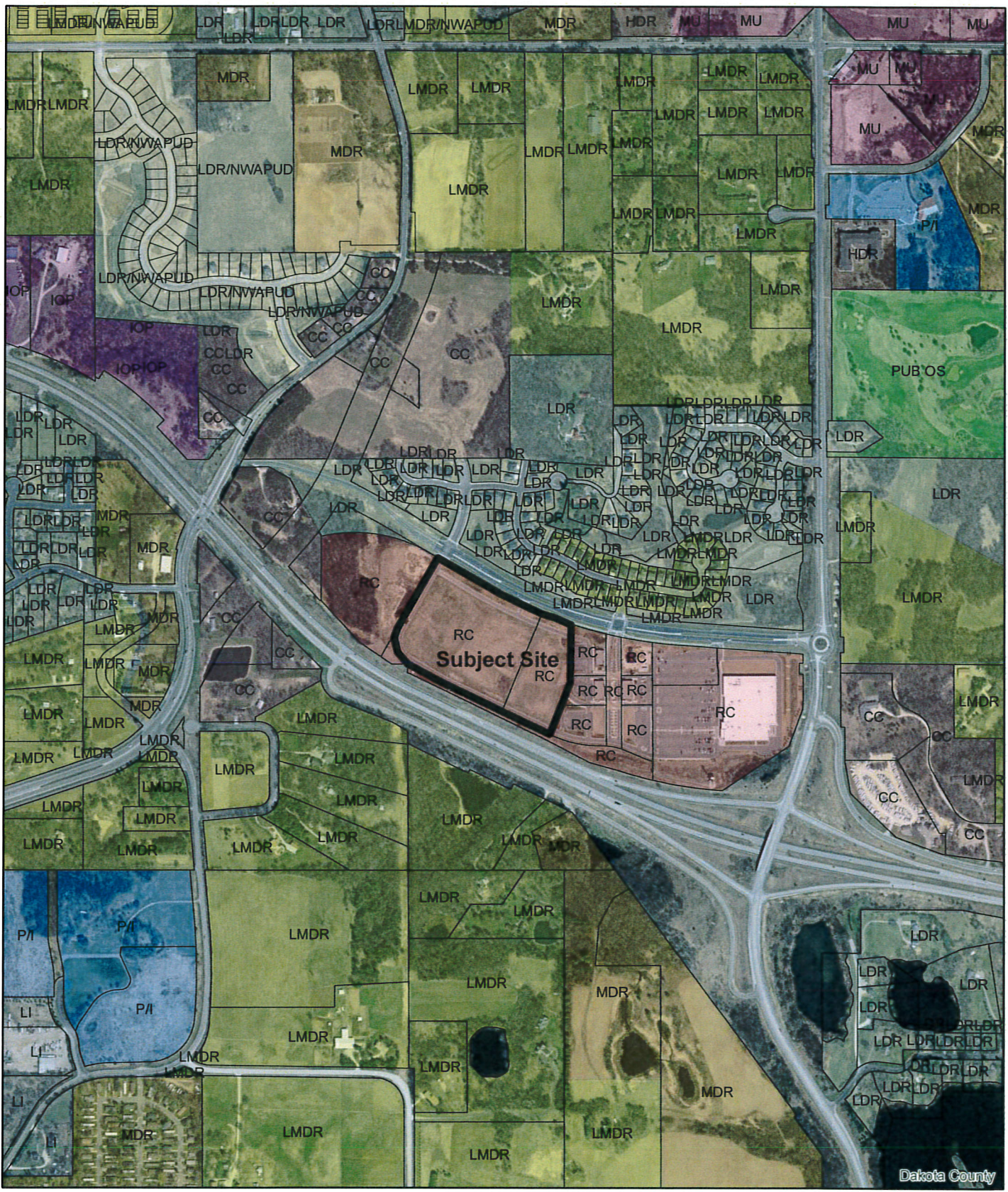
Location Map
Comp Plan Map
Project Narrative
Preliminary PUD conditions of approval and site plan
Preliminary Plat
Civil Site Plan
Grading and Erosion Control Plan
Utility Plan
Tree Planting Plan
Shrub Planting Plan
Planting Bed Details
Rain Garden Planting Details
Lighting Illumination Plan
Phasing Plan
Open Space Plan
Exterior Elevation Plans (4 sheets)
Memo from Parks Director
Supporting Marketing Information (2 sheets)
Supporting Tax Base Information (4 sheets)

Traffic Study
Letter from Dakota County
Letter from Housing Committee
E-mails from Residents



Location Map

Case No. 17-08PUD

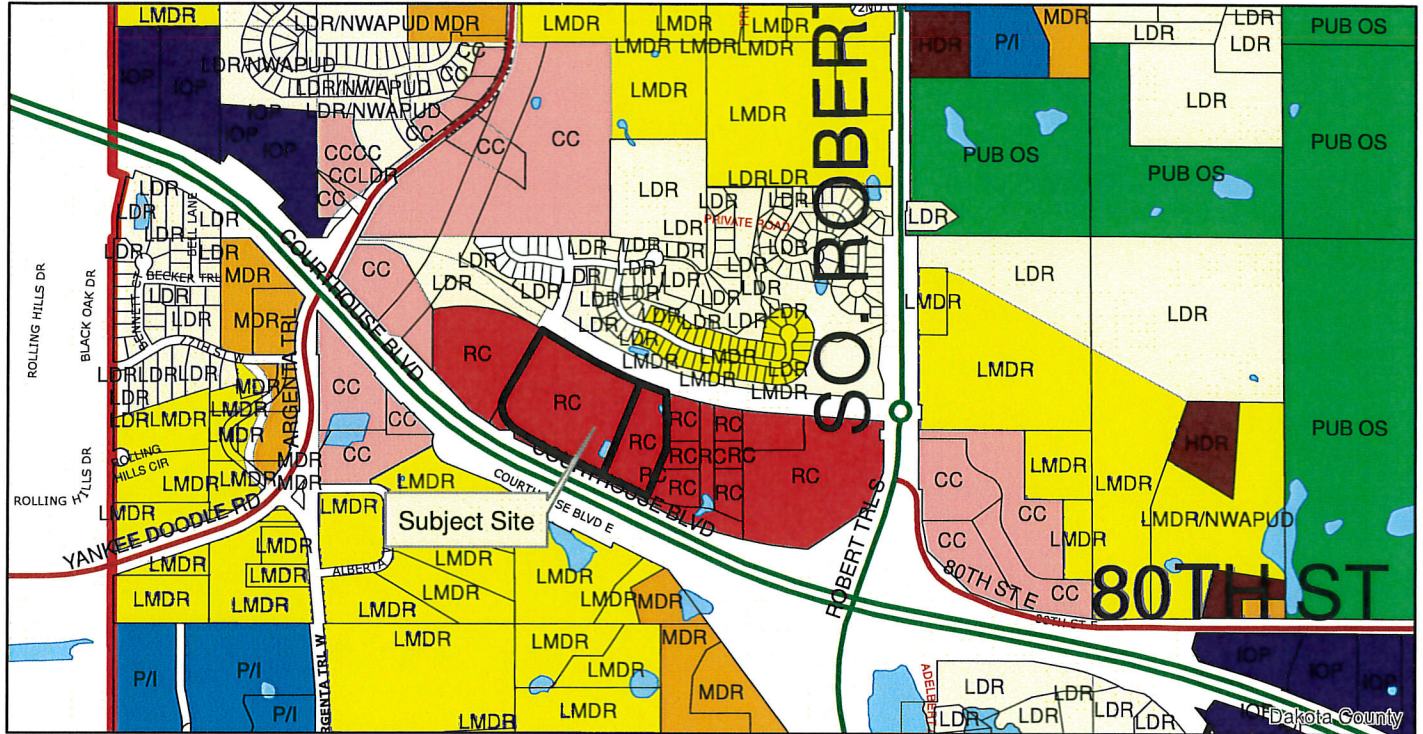




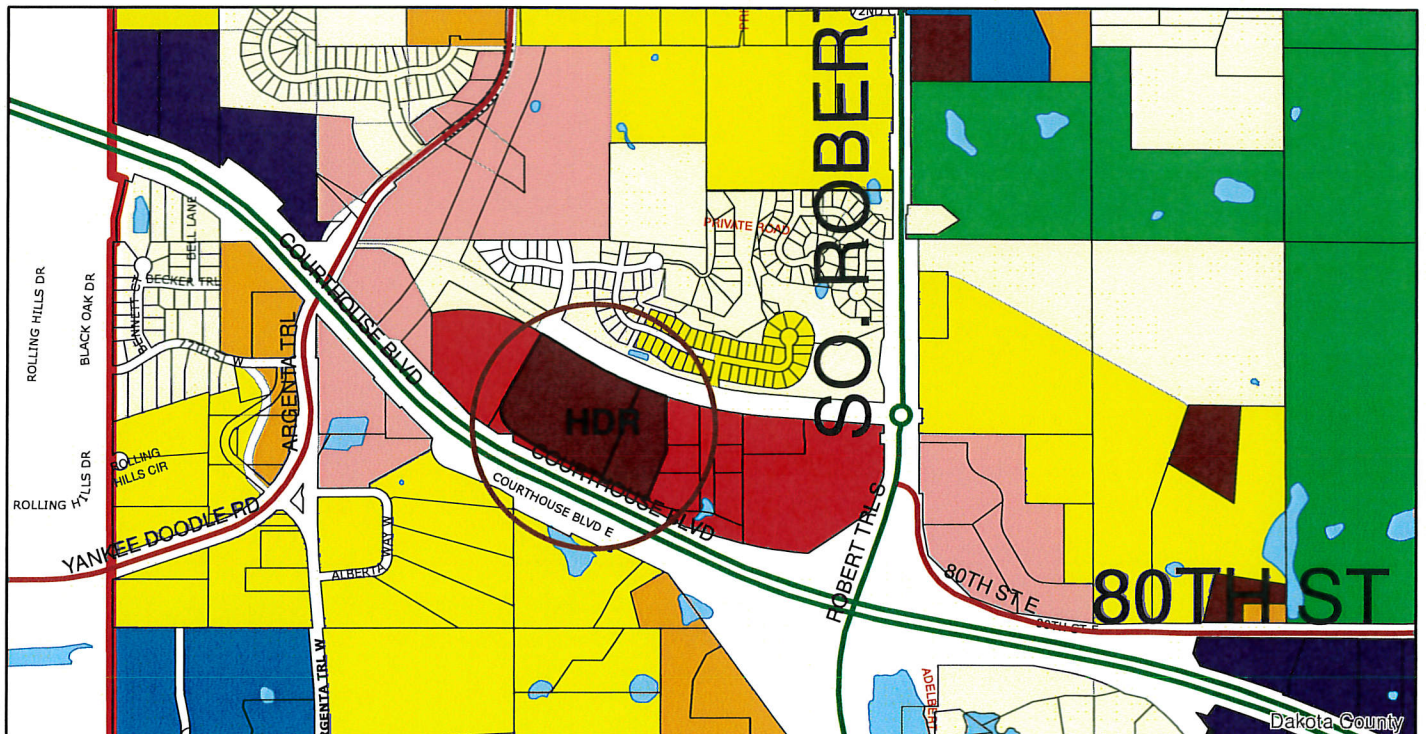
CPA - IGH Investments



Current Comp Plan



Proposed Comp Plan



PROJECT NARRATIVE

Date:
November 15, 2017-revised



Reference:
Inver Grove Apartments
Attention:
Allan Hunting City Planner



GENERAL DESCRIPTION

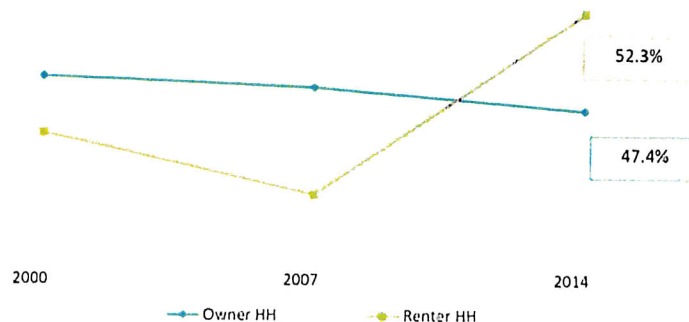
The enclosed plan submission proposes an initial phase of development with 253-unit luxury Apartment Project (with a potential second phase of 147 units) located at the Argenta Hills Shopping Area. The Proposed Project would be four stories in height, with a pitched roof and a residential blend of brick, stone and high quality siding materials. It is well set back from the neighboring properties to the North, serving as an architectural buffer between homes and the busy, nearby highway 55, and is designed to respect both the adjacent residential and commercial components of the overall development. The average building height from average grade plane (2'-6" below Level 1) is approximately 45'-0" which is well within the 70'-0" Maximum Height allowed by the R-3C Zoning District. Refer to drawing sheet A500 - Building Elevations" for calculations.

This building represents a lifestyle shift that we are seeing throughout the metropolitan area. Not only are trends increasing the population renting, but the typical renter expectations for quality of units and overall building design include luxury finishes throughout inclusive of an amenity rich environment with elements such as: Fitness Rooms, Theater, Business Centers and Community/Common spaces indoors, as well as, outdoor spaces with fire pits, bocce, swimming, sunning and other passive activity. As an example Gramercy of Inver Grove is of a similar size to phase 1 and it has 1/8 the common areas of this development.

Rental Population Surge:

Shifts in Owner/Renter Status

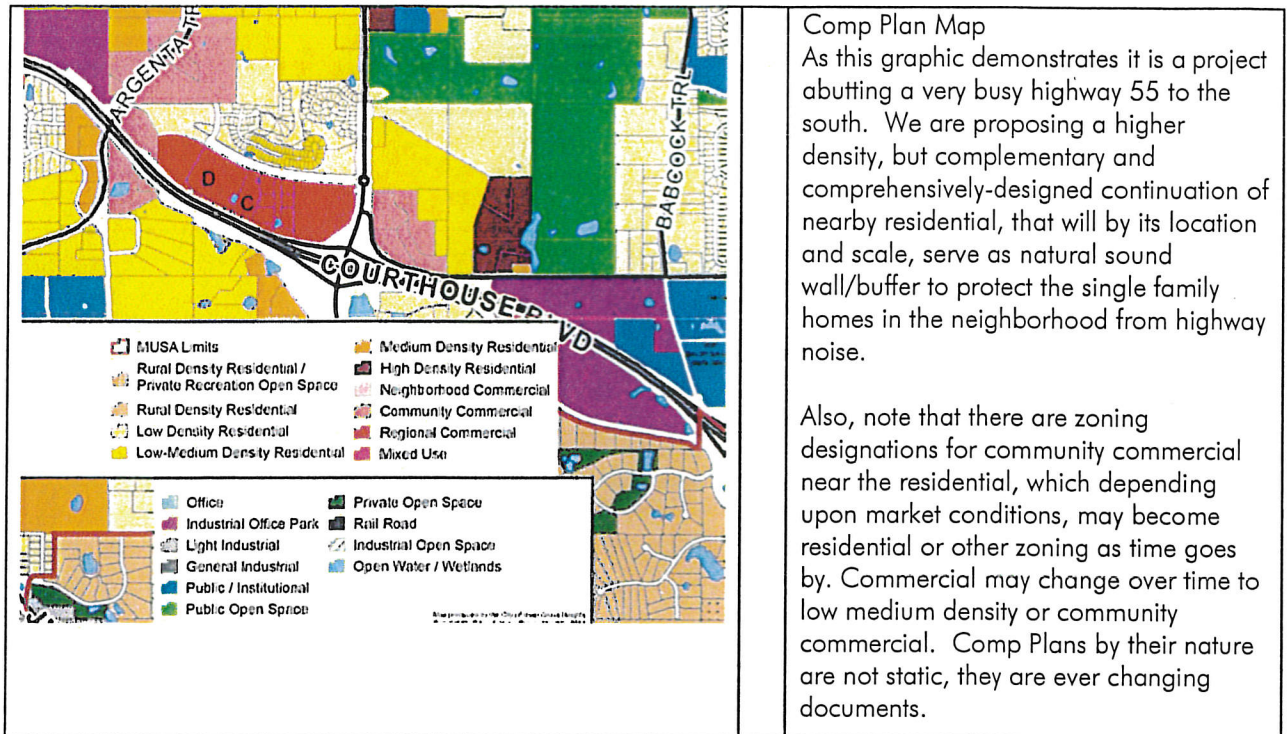
- Across 1970-1990, renters represented a slight majority of occupied housing units
- Across 2000-2009, owners represented the majority of occupied housing units, reversing a decades-long trend
- Renter occupied units have had the larger share since 2010, and renter households are growing faster than owner households



Source: U.S. Census Bureau, American Community Survey 1-year estimates

1. COMPREHENSIVE PLAN AMENDMENT

The current zoning for the site in question is Regional Commercial. The North side of the site in question is low- medium density residential. We are requesting an amendment to the comp plan to allow high density residential- R-3C -within the confines of the Regional Commercial portion of the site.



1. Z O N I N G

Rezoning of Outlots C and D from B-4/PUD, Commercial Shopping Center District to R-3C/PUD, Multiple Family District. Specifically to allow a two phase 400 unit multi-family development in lieu of the previously approved Commercial retail demonstrating 183,000 square feet of floor space.

Under many commercial zoning ordinances, especially Regional Commercial Zones with intensive use we see housing included. We feel our development proposal of housing is consistent with the original development plans for this site, high density as a permitted use.

2. PUD AMEND MENT

Regional Commercial B-4-PUD amended to allow for R-3C.

As Discussed with Neighbors even a commercial concept that does not strictly adhere to the original guidelines of the original PUD would need to be amended.

For instance: a retailer that wished to have loading docks that face the residential neighborhood, thus allowing all their signage and parking to face 55, would also require a PUD amendment.

3. PARKING- synopsis-Phase 1 long, Phase 2 short. Together they meet code

400 units total x 2.5 stalls / unit = 1000 stalls see below for actual Northwest required reductions

Phase 1 has 63.25 % of campus' units
Phase 2 has 36.75% of the campus' units

Component	City Guide Line both phases	Northwest allowed reduction	Both phases actual	Phase 1 reqd	Phase 1 actual	Phase 2 reqd	Phase 2 actual
		Required 75% of city guide					
Total Parking	Inver Grove other areas Required parking at 100% : = 1000	750	765	474.375	502	275.625	263
Garage Parking	50% of total parking required 500 stalls minimum	375 minimum	391	237.168	241	137.8	150
Surface Parking	50% less overage of underground 500 less overage of underground	375 less overage of underground	374	237.168 less overage of garage	261	137.8 less overage of garage	113 * & *** & ****

*Phase I + 23.83 stalls (long) use 23 at phase II allowing total of 138 at Phase 2, Phase II surface parking + Phase I surface parking=374 which meets minimum.

**Phase 1-Garage Parking Requirements 50% of 474= 238 required minimum. Exceeds minimum by 3 stalls

*** Phase 2 Garage Parking Requirements 50% of 276 = 138 required minimum. Exceeds minimum by 12 stalls

**** Phase 2 surface Parking adjacent to Existing Parking East owned by McGough Development, can be used for night overflow

4. CONDITIONAL USE PERMIT

Allow for R-3C use on the site. As emphasized in item 3, a commercial concept that does not strictly adhere to the original guidelines of the original PUD would need to be amended.

For example, the retailer scenario referenced in the preceding section 3, would also require a Conditional Use Permit to accommodate the deviation from the original PUD guidelines.

Regardless, this submission is requesting a conditional use permit to allow 400 units of luxury apartments with both indoor and outdoor amenity space for residents and green space that is connected to the retail campus and the greater neighborhood via pedestrian paths. Strictly looking at the density provision within R-3C zoning, an apartment unit is allowed per 2000 square feet of area. The subject site comprises 17.16 acres equaling 747,503 square feet. Therefore the zoned density calculation would net 374 apartment units. However, the Northwest District and the flexibility of a PUD allows for consideration of the overall site, quality of design, building amenities, including such examples as open space and connection to local trails in setting the final project parameters, including density. (See Section 10-13A-6 when it makes positive use of open space.) Additionally, the Proposed Project is significantly under the allowed building coverage for the site. This reflects a deliberate choice by the developer and architect to limit overall traffic impacts by designing a unit mix that comprises a majority of smaller units such as studios and one bedroom units rather than creating a majority of 2 and 3 bedroom apartments that would result in more people and more drivers using the site.

5. PRELIMINARY AND FINAL PLATTING

The proposed development includes detaching outlots C and D of Argenta Hills, Dakota County, MN from the Outlots A and B, then reconfigure them in size accommodate the 253 unit phase 1 and 147 unit phase 2 together with their related infrastructure and open space.

6. SCHEDULE

If city approvals continue into Summer as planned ownership will be ready for a Spring of 2018 construction start and a Fall of 2019 opening.

7. DEVELOPMENT

METHOD

As currently planned, the Proposed Project will be developed, constructed, owned and operated by McGough Companies and its investment partners. The project will be professionally managed by Great Lakes Management.

8. LEGAL

INSTRUMENTS.

A survey has been completed by Westwood Engineering as well as a title commitment by First American Title. The property will be re-platted (Phase I & Phase II NEED to remain two separate legal parcels). The ownership team will enter into a development agreement with the city, and grant all easements for the public to access green space on the site. Access drives and sidewalks will be built and maintained to city standards.

Ownership contracted Westwood Engineering to produce an E.A.W. (Environmental Assessment Worksheet)

It is attached in its current form.

9. SIGNAGE

Signage for the Proposed Project will comply with City Standards and will be consistent with the design and character of the original signage for Argenta Hills Shopping district.

10. RELEVANT ISSUES

The development team met with the neighborhood January 26th and again March 15th to update technical questions. The development team also met with the City of Inver Grove housing committee May 9th

1. LIGHTING

See Site Lighting Photometric Plan from Pulse.

2. TRANSPORTATION CAPACITY

Refer to the attached traffic study from SRF Engineers.

3. LEVEL 1 ENVIRONMENTAL

Has been completed available upon request.

4. STORMWATER, EROSION CONTROL AND RUN – OFF ATTENUATION PLANS

5. Provided in submission by Westwood Engineering. Haugo Associates is providing analysis of soil borings to determine soil permeability at retention areas (import of soil required at some areas). Brett Emmons provided third party review and approval.

6. STORM WATER CALCS

See attached calculations from Westwood Engineering (3 Copies Submitted separately with Civil Plans prior to council).

7. SOILS

See attached report from Haugo Associates.

8. LIGHTING
See Site Lighting Photometric Plan from Pulse.
9. TRANSPORTATION CAPACITY
Refer to the attached traffic study from SRF Engineers.
10. LEVEL 1 ENVIRONMENTAL
Has been completed available upon request.
11. STORMWATER, EROSION CONTROL AND RUN – OFF ATTENUATION PLANS
Provided in submission by Westwood Engineering. Haugo Associates is providing analysis of soil borings to determine soil permeability at retention areas (import of soil required at some areas). Brett Emmons provided third party review and approval
12. STORM WATER CALCS
See attached calculations from Westwood Engineering (3 Copies Submitted separately with Civil Plans prior to council).
13. SOILS
See attached report from Haugo Associates.

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

RESOLUTION NO. 14-133

**A RESOLUTION APPROVING A PRELIMINARY PLAT AND PRELIMINARY PUD
DEVELOPMENT PLAN AMENDMENT FOR A MULTI-LOT 134 UNIT RESIDENTIAL
AND APPROXIMATELY 410,000 SQUARE FOOT COMMERCIAL PLANNED UNIT
DEVELOPMENT KNOWN AS ARGENTA HILLS**

**CASE NO. 12-23PUD)
(160 Investments)**

WHEREAS, the City Council approved a preliminary plat and preliminary PUD development plan for a seven (7) lot and seven (7) outlot subdivision and an approximately 410,000 square foot retail and 154 unit residential development on October 22, 2007;

WHEREAS, the City Council approved a preliminary PUD amendment altering the lot number and design of one of the residential neighborhoods in the northeast corner resulting in a reduction in the housing number to 139 units on September 13, 2010;

WHEREAS, the City Council approved a revised preliminary PUD development plan has been submitted altering one of the residential neighborhoods in the original preliminary PUD from a 44 unit townhouse development to a 39 unit detached single family development on the north side of Amana Trail on September 10, 2012;

WHEREAS, a preliminary plat and preliminary PUD development plan amendment application has been submitted to the City to be known as Argenta Hills 9th Addition for property legally described as;

SEE EXHIBIT A

WHEREAS, a revised preliminary PUD development plan has been submitted creating 13 additional lots, altering the internal street design by eliminating a cul-de-sac and creating more interconnection with future street extensions;

WHEREAS, a public hearing concerning the preliminary plat and preliminary PUD development plan was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on August 19, 2014;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS that, the Preliminary Plat and Preliminary PUD development plan amendment for Argenta Hills 9th Addition, which includes the overall PUD consisting of approximately 410,000 square foot retail and 134 unit residential development is hereby approved subject to the following conditions:

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

Preliminary Plat	10/12/2007, 6/30/10, 8/10/12 9/11/13, 6/20/14
Preliminary Site Layout Plan	6/25/2007, 7/19/10, 9/11/13
Preliminary Grading and Drainage Plan	6/25/2007, 7/19/10, 8/10/12, 9/11/13
Preliminary Overall Utility Plan	6/25/2007
Preliminary Landscape Plan	6/25/2007, 8/10/10 8/10/12, 9/11/13, 6/20/14
Preliminary Tree Inventory and Preservation Plan	6/25/2007, 8/11/10 7/9/12, 9/11/13
Building Elevations	6/25/2007
Trail Plan	6/25/2007
Signage Location Site Plan	10/11/2007
Open Space Plan	6/25/2007, 7/19/10 7/6/12, 9/11/13, 7/21/14
Development Capacity Plan	6/25/2007
Preliminary Phasing Plan	6/25/2007 and 7/19/10
Trails, Walks and Green Framework Plan	6/25/2007
Roadway and Trail Plan	6/25/2007
East-West Pedestrian Connection	6/25/2007
Concept Signage Sketches	9/17/2007
Main Street - Argenta Perspective Sketch	
Target View Perspective Sketch	
Commercial Buildings Schematic Elevations	8/7/2007
Argenta Hills Design Guidelines Outline	
Design Features (9 sheets)	6/25/2007
Overall Stormwater Plan (2 sheets)	
Stormwater Details (3 sheets)	
Grading and Drainage Plans (9 sheets)	6/25/2007
Landscape Plans (8 sheets)	6/25/2007
Residential Lot Design Layout (3 sheets)	9/25/2007
Argenta Hills Residential Overall Impervious Surface Illustration	8/10/12

2. Prior to construction, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
4. Any required natural area/open space occurring on private land shall be owned by the home owners association. A conservation easement shall be required by the City restricting the use of the open space.
5. All rooftop equipment shall be completely screened from view from the public streets. Screening materials shall be compatible with the building's overall design. If the mechanical equipment is found to be visible after construction, the applicant shall provide screening subject to the approval of the City.
6. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.
7. All parking lot and building lighting on site shall be a down cast "shoe-box" style and the bulb shall not be visible from property lines. The design of the fixtures shall be subject to further staff review prior to final plan approval.
8. All plans shall be subject to the review and approval of the Fire Marshal.
9. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from MnDOT and Dakota County.
10. The Agreement shall stipulate the storm water improvements shall be maintained by the following entities; in instances where the City is not responsible for maintenance of the storm water improvements, the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.
11. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Boulevard Maintenance Agreement with the City whereby the owner of the lots shall be responsible for the maintenance of boulevard improvements on such lots; the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.
12. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a

Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.

13. In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system are due and owing.
14. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council
Parking Areas	City Council
Signage Location Plan	City Council

15. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
16. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.
17. The Development Contract shall provide that parking lots associated with specific buildings are completed before a Certificate of Occupancy is issued.
18. The following documents shall be recorded when the plat is recorded:
- Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Conservation Open Space Easement; and
 - Acknowledgement of PUD Zoning.
19. All private streets shall be maintained by the Home Owners Association.
20. Prior to City Council review of final PUD development plans in residential areas, the plans shall be modified such that visitor parking shall be accommodated in the single family neighborhoods.

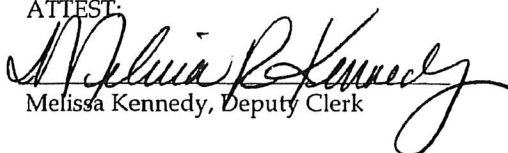
21. Prior to City Council review of final PUD development plans of any phase, the landscape plan shall identify quantities of plant materials proposed for verification of code compliance.
22. Prior to City Council review of final PUD development plans of any phase, the reforestation plan shall be updated indicating the location of replacement trees on site in addition to the landscaping requirements described by the ordinance.
23. Prior to City Council review of final PUD development plans of any phase, wetland buffers shall be provided around the perimeter of all wetlands. The developer shall describe the proposed seed mix, installation and erosion control measures for the buffer areas on the landscape plan.
24. All signage for all future proposed development shall be subject to review and approval by the City.
25. Prior to City Council review of final PUD development plans of residential portions, a noise assessment of the proposed development from the major roadways (State and County) including Highway 55, Robert Street and the proposed CSAH 28 shall be required. This analysis should outline areas of concern and detail mitigation strategies for reducing noise pollution on site.
26. Residential neighborhoods located within the boundary of the Noise Abatement Overlay district shall conform to the noise mitigation measures as defined in the Airport Noise Abatement Overlay District, Section 515.80. Subd. 34 of the City Code.
27. Prior to City Council review of final PUD development plans for appropriate phases, the Developer must demonstrate how grading of the custom lots, streets and retaining walls function for the long term, realizing the development of individual lots and construction timing.
28. Prior to City Council review of PUD development plans, the Developer must demonstrate how the trail system can be graded through the open space area. Benches for proper trail widths and cross culverts for drainage shall be designed and implemented into the grading and drainage plans and shall respond to the storm water ponding and infiltration network.
29. The private drive for the large lot neighborhood will be required to be posted no parking on both sides per the Fire Marshal due to the width of the drive. The applicant will be required to address how guest parking will be handled for the 12 lots on the private road at time of final plat for that phase.
30. Street lighting shall be required within the single family neighborhoods and along all public streets. The street lighting plans shall be approved by the City and Dakota County or MnDOT where appropriate prior to installation.

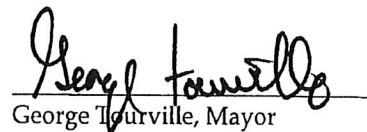
31. Separate trail easements shall be granted to the City for the trail system through the development. The City shall be responsible for the maintenance of the trail and trail easement area.
32. The boundaries of the designated natural area/open space and conservation easement areas shall be clearly delineated on the approved final PUD plans and shall be clearly marked and delineated in the field before grading begins and after final grading is completed with signage approved by the City.
33. At the time the City signs the plat, the owner must fully pay the City of Inver Grove Heights for all planning, engineering review and legal fees that have been incurred up to the date the City signs the final plat, and the owner must further escrow with the City an amount determined by the City of Inver Grove Heights for future planning and engineering review fees and for legal fees, except for such fees as may already otherwise be taken into account in the calculations or engineering inspection escrow made a part of the Development Agreement. Further, at the time the City signs the final plat, the owner must pay the City the fees prescribed by the ordinance (to be enacted prior to final plat) to defray the costs incurred by the City in preparation of the planning studies, engineering analysis, storm water analysis, environmental review, alternative urban areawide review, natural resource inventory and transportation modeling as such studies, analysis, reviews, inventories and modeling relate to the review, investigation and administration of the owner's applications.
34. This PUD Amendment resolution replaces Resolution No. 13-133 and is now the guiding resolution for the overall Preliminary PUD Plan Approval for Argenta Hills.
35. An additional 811.5 caliper inches shall be required to be planted in the overall development of the Argenta Hills PUD.
36. A sidewalk is required along one side of the local through street.
37. Outlot A shall be updated on the final plans to include existing road, drainage and utility easements along Amana Trail as approved by the City Engineer.

Passed this 25 day of August, 2014.

AYES: 5
NAYS: 0

ATTEST:


Melissa Kennedy, Deputy Clerk


George Tourville, Mayor

2007 ARGENTA HILLS PUD PLAN

CP 63
ARGENTA TRAIL
TEMPORARY ARGENTA TRAIL CONNECTION
FUTURE CSAH 28
TH 55 WB
TH 55 EB
CSAH 28 WB
CSAH 28 EB
NEW ARGENTA TRAIL
H ROAD
J ROAD
E ROAD
F ROAD
G ROAD
D ROAD
C ROAD
C ROAD
CSAH 28 WB
CSAH 28 EB
TH 55 WB
TH 55 EB
SOUTH LOOP ROAD
BUILDING 'B'
132,500 SF
PARKING PROVIDED=384 SPACES (4.5/1000SF)
PARKING PROVIDED=500 SPACES (3.8/1000SF)
BUILDING 'C'
30,000 SF
PARKING PROVIDED=135 SPACES (4.5/1000SF)
FAR=0.238
BUILDING 'D'
30,000 SF
PARKING PROVIDED=135 SPACES (4.5/1000SF)
FAR=0.238
BUILDING 'E'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'F'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'G'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'H'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'I'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'J'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'K'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'L'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'M'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'N'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'O'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'P'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'Q'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'R'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'S'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'T'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'U'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'V'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'W'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'X'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'Y'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'Z'
7800 SF
PARKING PROVIDED=11 SPACES (1.4/1000SF)
FAR=0.144
BUILDING 'A'
192,329 SF
PARKING PROVIDED=864 SPACES (4.5/1000SF)
ADA ACCESSIBLE (18 SPACES INCLUDING 4 VAN ACCESSIBLE)
PARCEL AREA=779,555SF=17.90AC
FAR=0.247
TH 55 WB
TH 55 EB
TH 55 WB RAMP
SOUTH ROBERT TRAIL

LEGEND
SITE BOUNDARY - AREA = 134.16 ACRES

0 50 100 200
SCALE IN FEET

DEVELOPER
MGT DEVELOPMENT, INC.

DESIGN FILE:
31809970
DRAWN BY:
RMC
DESIGN BY:
RMC
CHKD. BY:
TJL
DWG. NAME:
SITE-LAYOUT-TARGET.dwg
DATE:
06/07/2007

REV. NO. BY DATE REVISIONS DESCRIPTION

URS
Thresher Square
700 Third Street South
Minneapolis, MN 55415
612.370.0700 Tel
612.370.1378 Fax

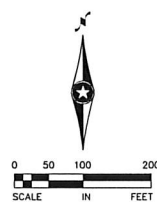
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE: _____ MINN. LIC. NO. _____

ARGENTA HILLS
SITE LAYOUT PLAN
INVER GROVE HEIGHTS, MN

CITY PROJECT XXXXX
COUNTY PROJECT XXXXX
S.P. XXXXX
S.A.P. XXXXX

SHEET NO.
1
1

SITE BOUNDARY - AREA = 134.16 ACRES



DESIGN FILE: 31809970		REV. NO.	BY	DATE	REVISIONS DESCRIPTION
DRAWN BY: RMC	DESIGN BY: RMC				
CHKD. BY: TJL	DWG. NAME: SITE-LAYOUT-TARGET.dwg				
DATE: 06/07/2007					

URS

Thresher Square
700 Third Street South
Minneapolis, MN 55415
612.370.0700 Telex
612.370.1378 Fax

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.

DATE: _____ MINN. LIC. NO. _____

ARGENTA HILLS
SITE LAYOUT PLAN
INVER GROVE HEIGHTS, MN

CITY PROJECT	XXXXX
COUNTY PROJECT	XXXXX
S.P.	XXXXX
S.A.P.	XXXXX

SHEET NO.

1

1

ARGENTA HILLS 11TH ADDITION

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
TOLLFREE 1-888-937-5150

www.westwoodps.com

Designed: _____
 Checked: _____
 Drawn: _____
 Record Drawing by/date: _____

Revisions:

02/23/17 - CITY COMMENTS
06/06/17 - CITY SUBMITTAL
11/15/17 - UPDATED SITE DATA

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

Craig W. Morse

Date: 11/15/17 Pages: 23021

Prepared for:

**KaasWilson
Architects**

1301 American Boulevard East, Suite 100
Bloomington, Minnesota 55425

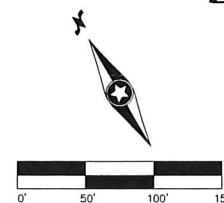
Inver Grove Luxury Apartments

Inver Grove Heights, Minnesota

PRELIMINARY PLAT

Date: 02/06/17
Sheet: C2 OF 14

0009081PPP01.d#



AMANA TRAIL
Publicly dedicated right of way

ALVERNO AVENUE

**ADDISEN
PATH**
Publicly dedicated
right of way

LOT 1

A D G E N T

CUTLOT 5

BLOCK 1

LOT 2

BLOCK 1

7145

BLOCK 2

STATE TRUNK HIGHWAY NO. 55

Property Description

Property description per First American Title Insurance Company,
Commitment No. NCS-829944-MPLS.

Outlot D, Argente Hills, Dakota County, Minnesota.

(Abstract Property)

AND

Property description per First American Title Insurance Company,
Commitment No NCS-829944-1-MPLS

Lots 3 and 4, Block 1:

Lots 1, 2, and 3, Block 2; and

Outlots A, B, and C:

all in Argento Hills, Dakota County, Minnesota.

(Abstract Property)

Notes

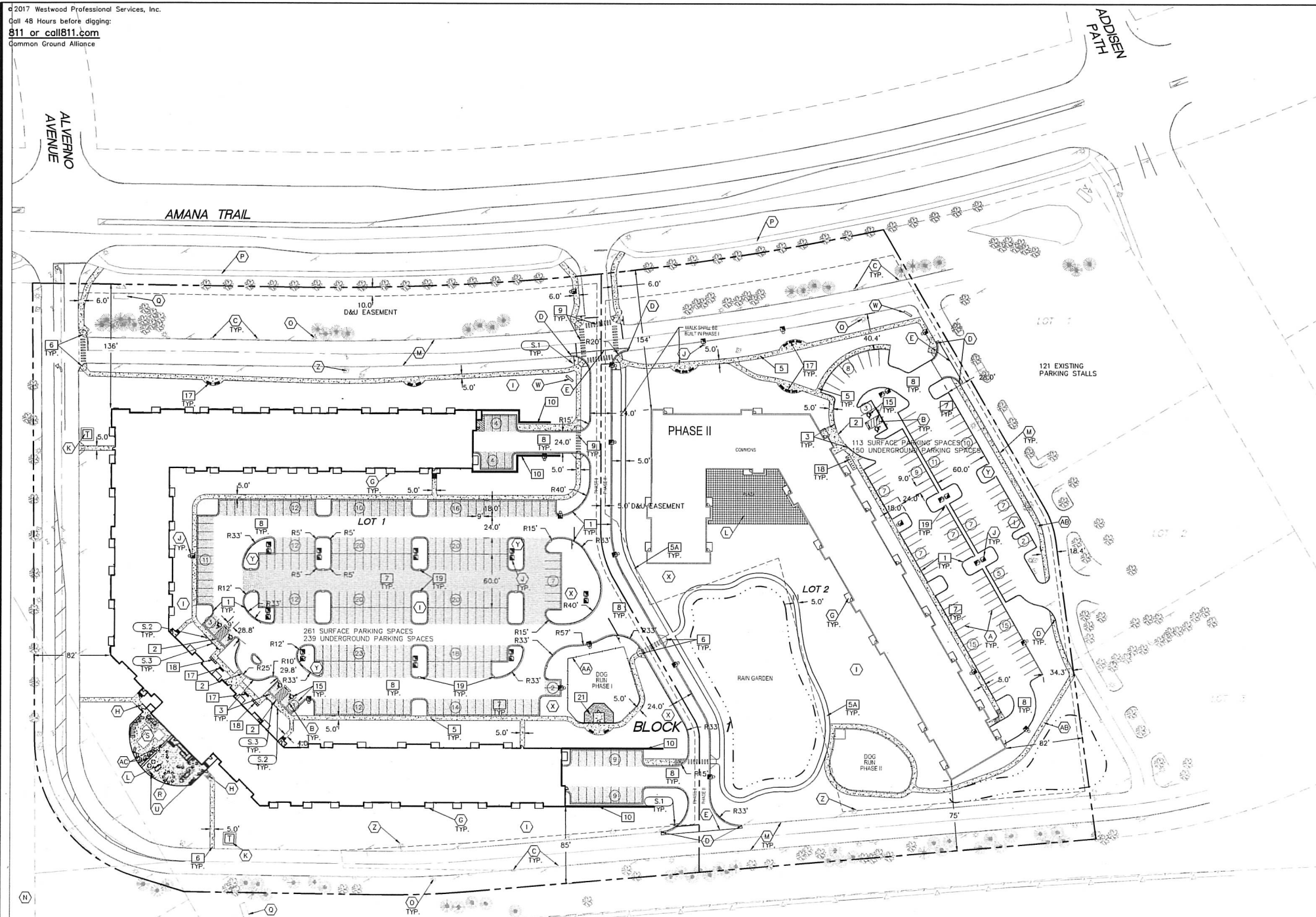
1) The bearings shown on this survey are based on the Dakota County coordinates N.A.D. 1983, 1986 adjustment, US Survey feet. The vertical datum is N.A.V.D. 1988.

2) Subject property contains 747,496 sq. ft. or 17.160 acres.

Lot 1, Block 1 area = 451272 sq. ft. or 10.360 acres
Lot 2, Block 1 area = 296224 sq. ft. or 6.800 acres

3) Easements shown are per ALTA/NSPS Land Title Survey.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



General Site Notes

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES EDEN PRAIRIE MN, 12/30/2016.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND AIR INTAKES.
- ALL CURB RADII SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

Signage and Striping Notes

- ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE STANDARDS OF THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE, TWO COATS OF PAINT. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS AS SHOWN IN WHITE (TWO COATS).
- ACCESSIBLE PARKING PROVIDED PER ADA CODE. CONTRACTOR SHALL PAINT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN EACH DESIGNATED ACCESSIBLE STALL IN BLUE BACKGROUND WITH WHITE BORDER (TWO COATS OF PAINT). CONTRACTOR SHALL PAINT THE WORDS "NO PARKING" IN EACH ACCESSIBLE ISLE ADJACENT TO AN ACCESSIBLE SPACE IN WHITE LETTERS MINIMUM 12" IN HEIGHT.
- ALL SIGNS SHALL INCLUDE POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB.
- ALL STOP SIGNS SHALL INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT (TWO COATS) PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO THE CURB.
- ALL SIGNS SHALL BE PLACED 18" BEHIND THE BACK OF CURB UNLESS OTHERWISE NOTED.

Sign Legend (S.10)

REFERENCE	SIZE	MNDOT DESIGNATION
S.1 STOP SIGN	30" X 30"	R1-1
S.2 HANDICAP ACCESSIBLE	12" X 18"	R7-BH
S.3 NO PARKING	12" X 12"	R8-38

Site Notes (S.10)

- A 4" WHITE PARKING STRIPE (TYP.)
- B 4" WHITE DIAGONAL PARKING STRIPE (TYP.)
- C EXISTING CURB CUT
- D MATCH EXISTING CURB & GUTTER
- E MATCH EXISTING BITUMINOUS PAVEMENT AT PROPOSED DRIVEWAY ENTRANCE
- F MATCH EXISTING CONCRETE (WALK OR DRIVE)
- G DECK (SEE ARCH. PLANS)
- H STEPS AND HANDRAIL (SEE ARCH. PLANS)
- I PLANTED AREA
- J LIGHT LOCATION
- K TRANSFORMER PAD
- L PATIO (SEE ARCH. PLANS)
- M EXISTING CONCRETE CURB
- N EXISTING OVERHEAD TRANSMISSION LINES
- O EXISTING LIGHT
- P EXISTING SIDEWALK
- Q EXISTING MONUMENT SIGN
- R FIRE PIT (SEE ARCH. PLANS)
- S SWIMMING POOL (SEE ARCH. PLANS)
- T BOCCIE BALL AREA (SEE ARCH. PLANS)
- U GRILLING STATION (SEE ARCH. PLANS)
- V 12'X12' CONCRETE PAD FOR DOUBLE GATED ACCESS
- W PROPOSED MONUMENT SIGN (SEE ARCH. PLANS)
- X SNOW STORAGE AREA
- Y INFILTRATION BASIN
- Z EXISTING HYDRANT
- AA FENCE
- AB FUTURE 5' SIDEWALK
- AC PATIO PLANTER (SEE ARCH. PLANS)

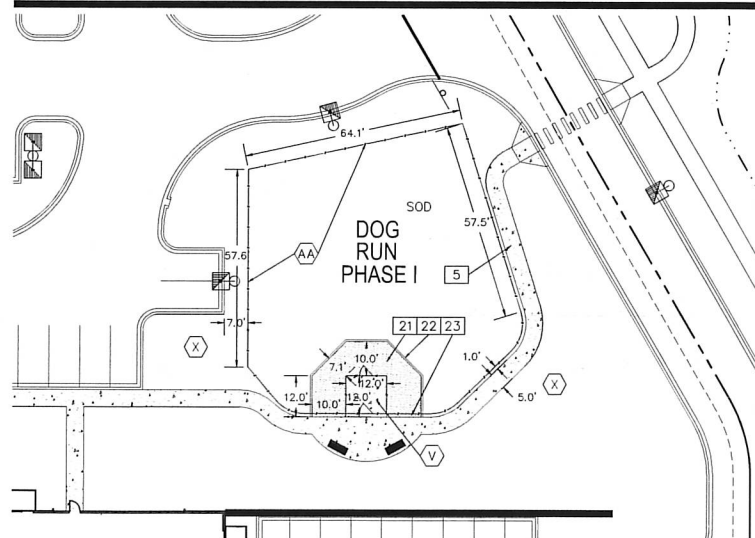
Site Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SAW CUT LINES
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	STANDARD DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

Site Details (S.10)

- B612 CURB & GUTTER
- FLUSH CONCRETE SIDEWALK, CURB & PAVEMENT
- 10' TRANSITION FROM FLUSH TO B612 CURB & GUTTER
- CONCRETE SIDEWALK
- BITUMINOUS WALK
- ACCESSIBLE PEDESTRIAN CURB RAMP
- STANDARD-DUTY BITUMINOUS PAVEMENT (PARKING AREAS)
- HEAVY-DUTY BITUMINOUS PAVEMENT (DRIVE AISLES)
- CROSS WALK STRIPING (PAINTED WHITE W/ SILICA)
- SEGMENTED RETAINING WALL WITH FENCE (KEYSTONE OR EQUAL)
- HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- BENCH
- BIKE RACK
- CURB CUT
- PEA-GRAVEL AREA
- CONCRETE CURB
- FENCE AND CONCRETE CURB

Dog Run Enlargement



Site Development Summary

EXISTING ZONING:	B-4/PUD, COMMERCIAL SHOPPING DISTRICT	PARKING SETBACKS:	LOT 1 (PHASE 1): 11' A = ALL INTERNAL
PROPOSED ZONING:	R-3C/PUD, MULTIPLE FAMILY DISTRICT	LOT 2 (PHASE 2): 40' = FRONT AND ROW	15' = SIDE AND REAR
PARCEL LEGAL DESCRIPTION:	BLOCK 1, LOT 1 & LOT 2 OF ARGENTA HILLS 11TH ADDITION	PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 24' AISLE
PROPERTY AREA:	747,496 SF (17.16 AC)	PARKING PROVIDED:	502
LOT 1 (PHASE 1):	451,272 SF (10.36 AC)	LOT 1 (PHASE 1):	261
LOT 2 (PHASE 2):	296,224 SF (6.80 AC)	SURFACE PARKING:	261
		UNDERGROUND PARKING:	241
PERVIOUS & IMPERVIOUS RATIO	(60.6% IMPERVIOUS)	LOT 2 (PHASE 2):	263
LOT 1 (PHASE 1):	177,669 SF	SURFACE PARKING:	113
PERVIOUS SURFACE:	273,604 SF	UNDERGROUND PARKING:	150
LOT 2 (PHASE 2):	(46.9% IMPERVIOUS)	TOTAL STALLS ON SITE	765
PERVIOUS SURFACE:	157,405 SF		
IMPERVIOUS SURFACE:	138,818 SF		
GROSS BUILDING SIZE	73,983 SF (16.4%)		
BUILDING 1 (PHASE 1):	43,513 SF (14.7%)		
BUILDING 2 (PHASE 2):			
TOTAL UNITS:	400 UNITS		
LOT 1 (PHASE 1):	253 UNITS		
LOT 2 (PHASE 2):	147 UNITS		
BUILDING SETBACKS:	LOT 1 (PHASE 1)		
	136' = FRONT TO ROW		
	82' = SIDE		
	85' = REAR		
	154' = FRONT TO ROW		
	82' = SIDE		
	75' = REAR		
LOT 1 (PHASE 2)			

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.com

Designed: RMB/NTM
Checked: RMB/NTM
Drawn: NTM
Record Drawing, by/date:

Revisions:
02/21/17 - CITY COMMENTS
06/05/17 - CITY SUBMITTAL
11/15/17 - UPDATED SITE DATA

I hereby certify that this plan 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.

Ryan Blum PE
Date: 11/15/17 License No. 41257

Prepared for:
KaasWilson Architects

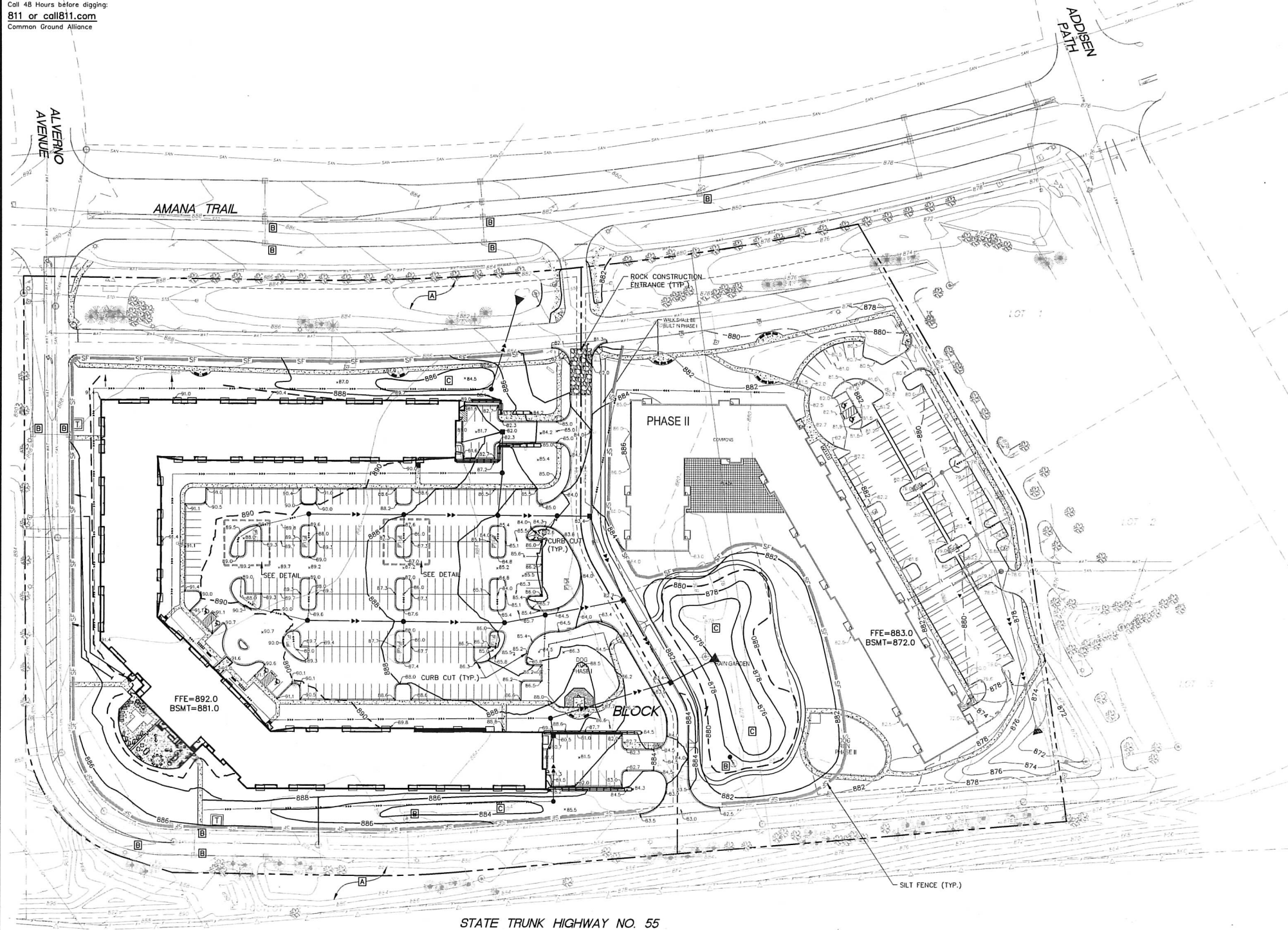
1301 American Boulevard East, Suite 100
Bloomington, Minnesota 55425

**Inver Grove
Luxury
Apartments**
Inver Grove Heights, Minnesota

CIVIL SITE PLAN

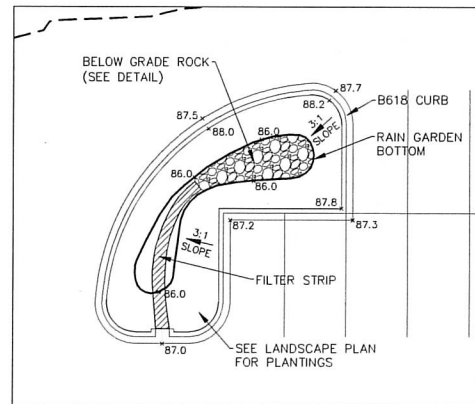
Date: 02/06/17
Sheet: C3 OF 14

0009081SPF01.dwg

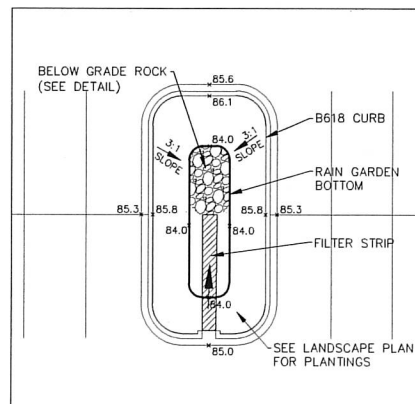


Grading Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	INDEX CONTOUR
---	---	INTERVAL CONTOUR
---	---	CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	SILT FENCE
---	---	STORM SEWER
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	WATER MAIN
---	---	SANITARY SEWER
---	---	RETAINING WALL
---	---	DRAIN TILE
---	---	BREAK LINE
---	---	GRADING LIMITS
---	---	ROCK CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL BLANKET
---	---	TURF REINFORCEMENT MAT
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	TOP AND BOTTOM OF RETAINING WALL
---	---	EMERGENCY OVERFLOW
---	---	SOIL BORING LOCATION
---	---	INLET PROTECTION



ISLAND GRADING TYPICAL
SCALE: 1"=10'



ISLAND GRADING TYPICAL
SCALE: 1"=10'

Notes

- EXISTING RAINGARDEN UPON COMPLETION OF CONSTRUCTION, EXISTING SEDIMENT SHALL BE REMOVED, AND SOIL MEDIA SHALL BE PLACED.
- INSTALL INLET PROTECTION (SEE DETAIL)
- PROPOSED RAINGARDENS WILL REQUIRE TO BE OVER EXCAVATED FOR PROPOSED PLANTING MEDIA (SEE DETAIL)

Grading Notes

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE 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. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEN-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RECOMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

Erosion Control Notes

- SILT FENCE WILL BE INSTALLED AROUND SITE IN ALL FILL AREAS AND LOCATIONS WHERE STORM WATER RUNOFF MAY LEAVE THE SITE, PRIOR TO ANY EXCAVATION/CONSTRUCTION ACTIVITIES.
- ROCK CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
- SILTATION AND EROSION CONTROL: THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED CATCH BASIN INSERTS, ROCK CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. CONTROL SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- CONTRACTOR SHALL INSTALL TEMPORARY INLET PROTECTION (WIMCO OR EQUIVALENT) AROUND ALL CATCH BASIN GRATE INLETS, AFFECTED BY THIS CONSTRUCTION.
- ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED WITHIN SEVEN (7) DAYS.
- FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR WOOD FIBER BLANKET IS REQUIRED.
- PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE COMPLETED DAILY.

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodsps.com

Designed: RMR
Checked: RMR
Drawn:
Record Drawing by/date:

Revisions:
02/07/17 - CITY COMMENTS
03/09/17 - CITY SUBMITTAL
11/15/17 - UPDATED SITE DATA

I hereby certify that this plan 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.

RMR
Ryan Blum, PE

Date: 11/15/17 License No. 41257

Prepared for:

KaasWilson Architects

1301 American Boulevard East, Suite 100
Bloomington, Minnesota 55425

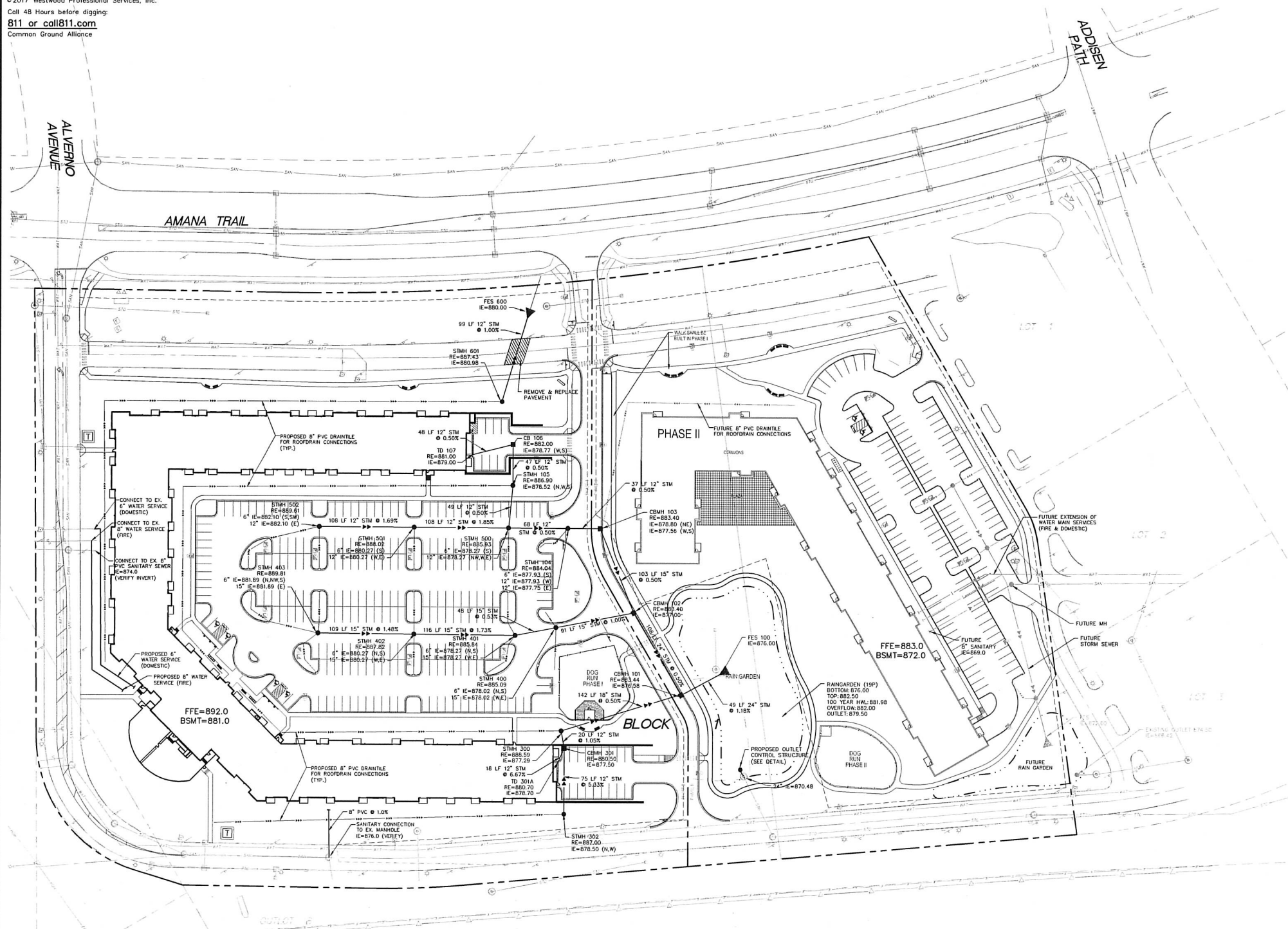
Inver Grove Luxury Apartments

Inver Grove Heights, Minnesota

GRADING & EROSION CONTROL PLAN

Date: 02/06/17
Sheet: C4 OF 14

000908102701.dwg



Utility Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE
---	---	VERTICAL UTILITY SEPARATION
---	---	CLEANOUT
---	---	CURB STOP

General Utility Notes

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN INSTALLATIONS SHALL BE PER MINNESOTA PLUMBING CODE AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER OR STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
- ALL WATER LINES SHALL BE DUCTILE IRON WRAPPED IN POLYETHYLENE, CLASS 52 WITH 7.5" MINIMUM COVER. PROVIDE MINIMUM SEPARATION OF 18" FROM SANITARY SEWER & STORM SEWER. INSULATE WATER MAIN IF LESS THAN 7.5" OF COVER.
- INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF BUILDING AND UNDER FOOTINGS, PIPE SHALL BE PVC SCHEDULE 40.
- STORM SEWER PIPE SHALL BE HDPE STORM SEWER PIPE. HDPE STORM PIPE SHALL MEET REQUIREMENTS OF ASTM F2648. PIPE SHALL BE WATER TIGHT ACCORDING TO ASTM D3212 REQUIREMENTS. PVC STORM SEWER PIPE SHALL BE SCHEDULE 40 PIPE. FLARED END SECTIONS SHALL BE RCP WITH TRASH GUARDS & RIP-RAP.
- POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.com

Designed: RMB
Checked: RMB
Drawn:
Record Drawing by/date:

Revisions:
02/21/17 - CITY COMMENTS
06/05/17 - CITY COMMENTS
11/15/17 - UPDATED SITE DATA

I hereby certify that this plan 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.

Ryan Blum, PE
Date: 11/15/17 License No. 41257

Prepared for:

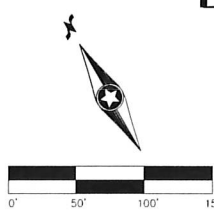
KaasWilson
Architects

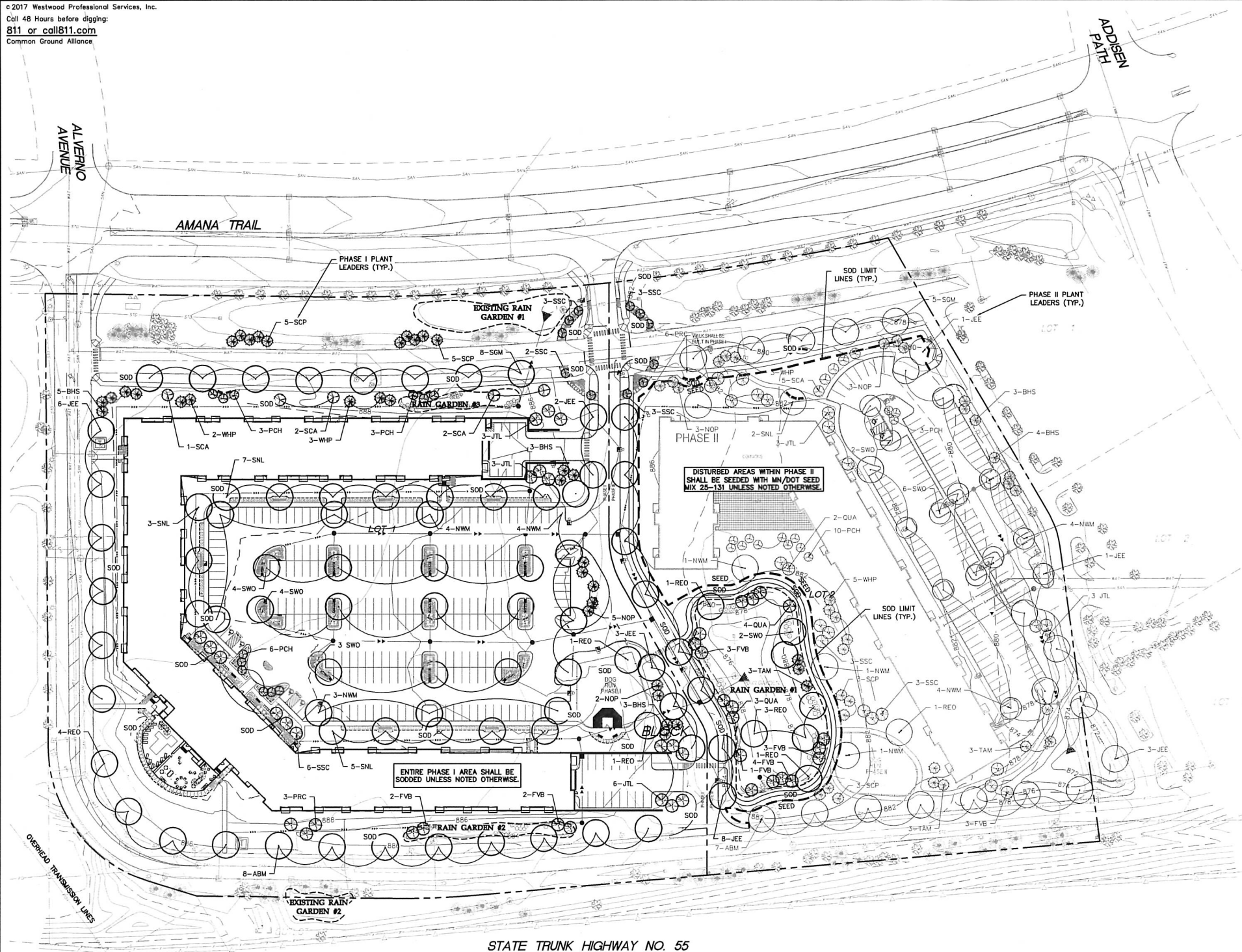
1301 American Boulevard East, Suite 100
Bloomington, Minnesota 55425

Inver Grove
Luxury
Apartments
Inver Grove Heights, Minnesota

UTILITY PLAN

Date: 02/06/17
Sheet: C5 OF 14





Phase I Plant Schedule

CODE	QTY.	CAL. IN.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS OVERSTORY TREES					
SGM	8	24	SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'	3.0" BB	AS SHOWN
NWM	11	33	NORTHWOOD MAPLE / ACER RUBRUM 'NORTHWOOD'	3.0" BB	AS SHOWN
ABM	8	24	AUTUMN BLAZE MAPLE / ACER X FREEMANII 'AUTUMN BLAZE'	3.0" BB	AS SHOWN
REO	6	18	RED OAK / QUERCUS RUBRA	3.0" BB	AS SHOWN
SWO	11	33	SWAMP WHITE OAK / QUERCUS BICOLOR	3.0" BB	AS SHOWN
SCA	5	15	SWEDISH COLUMNAR ASPEN / POPULUS TREMULA 'ERECTA'	3.0" BB	AS SHOWN
SNL	15	45	SENTRY LINDEN / TILIA AMERICANA 'MOKSENTRY'	3.0" BB	AS SHOWN
JEE	11	33	JEFFERSON ELM / ULMUS AMERICANA 'JEFFERSON'	3.0" BB	AS SHOWN
ORNAMENTAL TREES					
JTL	12	24	JAPANESE TREE LILAC / SYRINGA RETICULATA	6" HT., BB CLUMP	AS SHOWN
FVB	4	8	FOX VALLEY BIRCH / BETULA NIGRA 'LITTLE KING'	6" HT., BB CLUMP	AS SHOWN
QUA	—	—	QUAKING ASPEN / POPULUS TREMULOIDES	2.0" BB	AS SHOWN
PRC	3	6	PRAIRIE ROSE CRAB / MALUS 'PRAIRIE ROSE'	2.0" BB	AS SHOWN
SSC	11	22	SPRING SNOW CRAB / MALUS 'SPRING SNOW'	2.0" BB	AS SHOWN
PCH	12	24	PINK FLAIR CHERRY / PRUNUS SARGENTII 'JFS-KW58'	2.0" BB	AS SHOWN
EVERGREEN TREES					
BHS	33	99	BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	8" HT., BB	AS SHOWN
TAM	—	—	TAMARACK / LARIX LARicina	8" HT., BB	AS SHOWN
NOP	7	21	NORWAY PINE / PINUS RESINOSA	8" HT., BB	AS SHOWN
SCP	10	30	SCOTCH PINE / PINUS SYLVESTRIS	8" HT., BB	AS SHOWN
WHP	5	15	WHITE PINE / PINUS STROBUS	8" HT., BB	AS SHOWN

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

* PHASE I SHRUBS & PERENNIALS SHOWN ON SHRUB PLANTING PLAN - SHEET L2.

REFER TO SHEET L6 FOR LANDSCAPE NOTES, DETAILS, AND SEED MIXES.

Phase II Plant Schedule

CODE	QTY.	CAL. IN.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DECIDUOUS OVERSTORY TREES					
SGM	59	177	SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'	3.0" BB	AS SHOWN
NWM	11	33	NORTHWOOD MAPLE / ACER RUBRUM 'NORTHWOOD'	3.0" BB	AS SHOWN
ABM	7	21	AUTUMN BLAZE MAPLE / ACER X FREEMANII 'AUTUMN BLAZE'	3.0" BB	AS SHOWN
REO	6	18	RED OAK / QUERCUS RUBRA	3.0" BB	AS SHOWN
SWO	10	30	SWAMP WHITE OAK / QUERCUS BICOLOR	3.0" BB	AS SHOWN
SCA	5	15	SWEDISH COLUMNAR ASPEN / POPULUS TREMULA 'ERECTA'	3.0" BB	AS SHOWN
SNL	2	6	SENTRY LINDEN / TILIA AMERICANA 'MOKSENTRY'	3.0" BB	AS SHOWN
JEE	13	39	JEFFERSON ELM / ULMUS AMERICANA 'JEFFERSON'	3.0" BB	AS SHOWN
ORNAMENTAL TREES					
JTL	6	12	JAPANESE TREE LILAC / SYRINGA RETICULATA	6" HT., BB CLUMP	AS SHOWN
FVB	14	28	FOX VALLEY BIRCH / BETULA NIGRA 'LITTLE KING'	6" HT., BB CLUMP	AS SHOWN
QUA	9	18	QUAKING ASPEN / POPULUS TREMULOIDES	2.0" BB	AS SHOWN
PRC	6	12	PRAIRIE ROSE CRAB / MALUS 'PRAIRIE ROSE'	2.0" BB	AS SHOWN
SSC	12	24	SPRING SNOW CRAB / MALUS 'SPRING SNOW'	2.0" BB	AS SHOWN
PCH	13	26	PINK FLAIR CHERRY / PRUNUS SARGENTII 'JFS-KW58'	2.0" BB	AS SHOWN
EVERGREEN TREES					
BHS	36	108	BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	8" HT., BB	AS SHOWN
TAM	7	21	TAMARACK / LARIX LARicina	8" HT., BB	AS SHOWN
NOP	6	18	NORWAY PINE / PINUS RESINOSA	8" HT., BB	AS SHOWN
SCP	6	18	SCOTCH PINE / PINUS SYLVESTRIS	8" HT., BB	AS SHOWN
WHP	8	24	WHITE PINE / PINUS STROBUS	8" HT., BB	AS SHOWN

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

* PHASE II SHRUBS & PERENNIALS TO BE SHOWN ON FUTURE PHASE 2 CONSTRUCTION DOCUMENTS.

Landscape Requirements

ARGENTA HILLS P.U.D.
- 811.5 CALIPER INCHES REQUIRED FOR PHASE I & PHASE II

TOTAL TREES REQUIRED: 811.5/2.5" = 325 - 2.5" TREES

TOTAL TREES PROVIDED:
LOT 1 (PHASE I):
OVERSTORY - 150 TREES
CONIFEROUS - 75 TREES
ORNAMENTAL - 33 TREES

LOT 2 (PHASE II):
OVERSTORY - 155 TREES
CONIFEROUS - 59 TREES
ORNAMENTAL - 36 TREES

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150

www.westwoodps.com

Designed: NTM
Checked: NTM
Drawn: NTM
Record Drawing by/date:

Revisions:
02/26/17 - CITY COMMENTS
02/26/17 - CITY SUBMITTAL
11/15/17 - UPDATED SITE DATA

I hereby certify that this plan 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.

Nicholas T. Meyer, P.L.A.

Date: 11/15/17 License No. 53774

Prepared for:

KaasWilson
Architects

1301 American Boulevard East, Suite 100
Bloomington, Minnesota 55425

Inver Grove
Luxury
Apartments
Inver Grove Heights, Minnesota

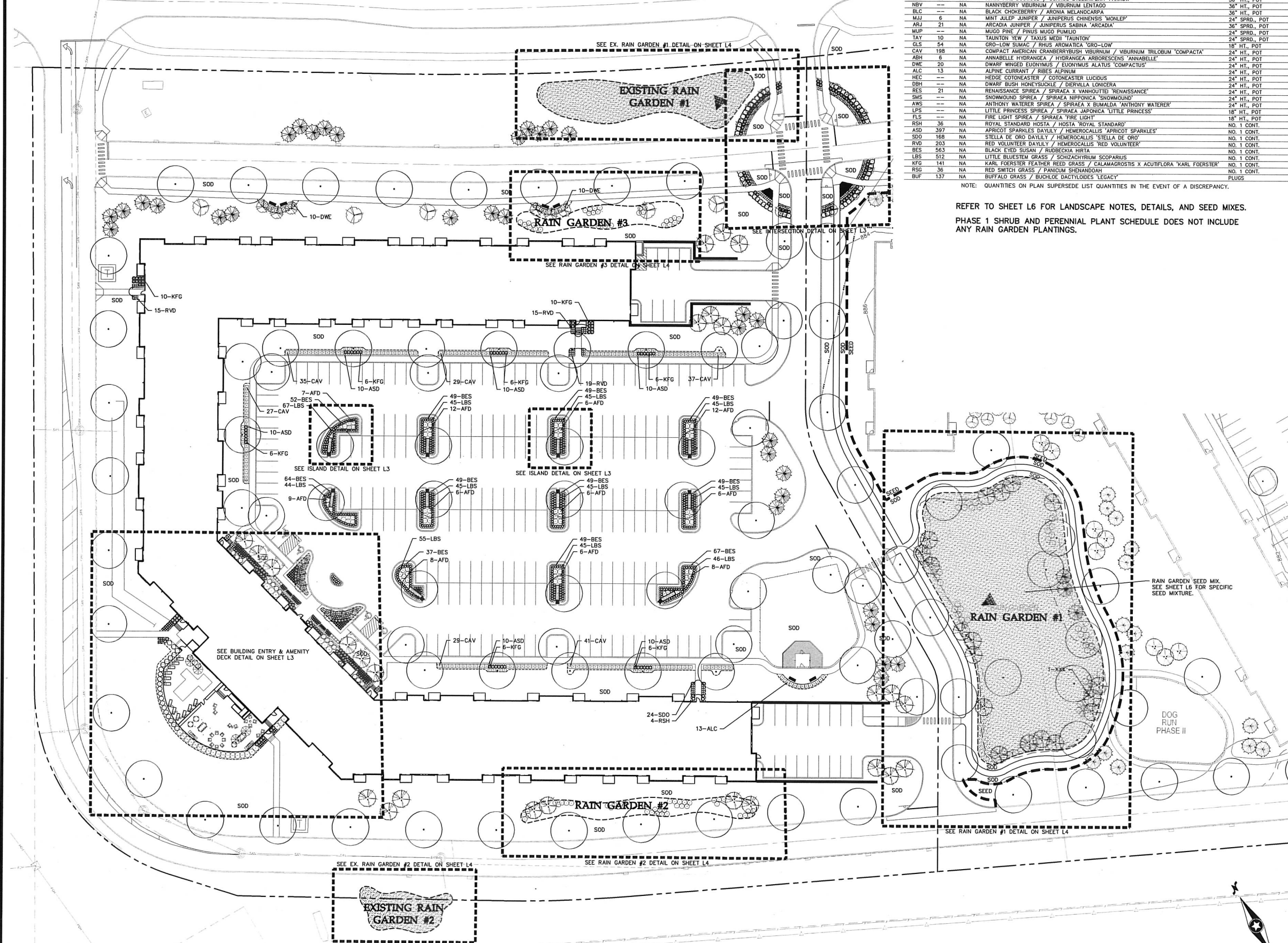
TREE PLANTING
PLAN

Date: 02/06/17

Sheet: L1 OF 14

000508PLF01.dwg

AMANA TRAIL



Phase I Shrub & Perennial Plant Schedule

CODE	QTY.	CAL.	IN.	COMMON/BOTANICAL NAME	SIZE	SPACING	O.C.
TEA	---	NA	---	TECHNY ARBORVITAE / THUJA OCCIDENTALIS 'TECHNY'	4" BB	4'-0"	0'-0"
GRD	---	NA	---	GRAY DOGWOOD / CORNUS RACEMOSA	36" HT., POT	5'-0"	0'-0"
CAD	---	NA	---	CARDINAL DOGWOOD / CORNUS SERICEA 'CARDINAL'	36" HT., POT	5'-0"	0'-0"
AFD	86	NA	---	ARTIC FIRE DOGWOOD / CORNUS STOLONIFERA 'FARROW'	36" HT., POT	4'-0"	0'-0"
NBV	---	NA	---	NANNYBERRY VIBURNUM / VIBURNUM LENTAGO	36" HT., POT	5'-0"	0'-0"
BLC	---	NA	---	BLACK CHOKEBERRY / ARONIA MELANOCARPA	36" HT., POT	4'-0"	0'-0"
MJJ	6	NA	---	MINT JULEP JUNIPER / JUNIPERUS CHINENSIS 'MOILEP'	24" SPED., POT	4'-0"	0'-0"
ARJ	21	NA	---	ARCADIA JUNIPER / JUNIPERUS SABINA 'ARCADIA'	36" SPED., POT	4'-0"	0'-0"
MUP	---	NA	---	MUGO PINE / PINUS MUGO PUMILO	24" SPED., POT	4'-0"	0'-0"
TAT	10	NA	---	TAUNTON YEW / TAXUS MEDI 'TAUNTON'	18" HT., POT	6'-0"	0'-0"
GLS	54	NA	---	GRD-LOW SUMAC / RHUS ARMAERICA 'GRD-LOW'	24" SPED., POT	4'-0"	0'-0"
CAV	198	NA	---	COMPACT AMERICAN CRANBERRYBUSH VIBURNUM / VIBURNUM TRILOBUM 'COMPACTA'	24" HT., POT	4'-0"	0'-0"
DWE	20	NA	---	DWARF WINGED HYDRANGEA / HYDRANGEA ARBORESCENS 'ANNABELLE'	24" HT., POT	4'-0"	0'-0"
ABH	6	NA	---	ANNABELLE HYDRANGEA / HYDRANGEA ARBORESCENS 'ANNABELLE'	24" HT., POT	4'-0"	0'-0"
ALC	13	NA	---	ALPINE CURRANT / RIBES ALPNUM	24" HT., POT	3'-0"	0'-0"
HEC	---	NA	---	HEDGE COTONEASTER / COTONEASTER LUCIDUS	24" HT., POT	3'-0"	0'-0"
DBH	---	NA	---	DWARF BUSH HONEYSUCKLE / DIERVILLA LONICERA	24" HT., POT	3'-0"	0'-0"
RES	21	NA	---	RENAISSANCE SPIREA / SPIRAEA X VANHOUTEI 'RENAISSANCE'	24" HT., POT	4'-0"	0'-0"
SMS	---	NA	---	SNOWMOUND SPIREA / SPIRAEA NIPONICA 'SNOWMOUND'	24" HT., POT	3'-0"	0'-0"
AWS	---	NA	---	ANTHONY WATERER SPIREA / SPIRAEA X BUMALDA 'ANTHONY WATERER'	24" HT., POT	3'-0"	0'-0"
LPS	---	NA	---	LITTLE PRINCESS SPIREA / SPIRAEA JAPONICA 'LITTLE PRINCESS'	18" HT., POT	3'-0"	0'-0"
FLS	---	NA	---	FIRE LIGHT SPIREA / SPIRAEA 'FIRE LIGHT'	18" HT., POT	2'-0"	0'-0"
RSH	36	NA	---	ROYAL STANDARD HOSTA / HOSTA 'ROYAL STANDARD'	NO. 1 CONT.	18"	0'-0"
ASD	397	NA	---	APRICOT SPARKLES DAYLILY / HEMEROCALLIS 'APRICOT SPARKLES'	NO. 1 CONT.	12"	0'-0"
SDO	168	NA	---	STELLA DE ORO DAYLILY / HEMEROCALLIS 'STELLA DE ORO'	NO. 1 CONT.	12"	0'-0"
RVD	203	NA	---	RED VOLUNTEER DAYLILY / HEMEROCALLIS 'RED VOLUNTEER'	NO. 1 CONT.	12"	0'-0"
BES	563	NA	---	BLACK EYED SUSAN / RUDBECKIA HIRTA	NO. 1 CONT.	18"	0'-0"
LBS	512	NA	---	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUS	NO. 1 CONT.	18"	0'-0"
KFG	141	NA	---	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	NO. 1 CONT.	18"	0'-0"
RSD	36	NA	---	RED SWITCH GRASS / PANICUM SHERMANIANUM	NO. 1 CONT.	18"	0'-0"
BUF	137	NA	---	BUFFALO GRASS / BUCHLOE DACTYLOIDES 'LEGACY'	PLUGS	10"	0'-0"

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

REFER TO SHEET L6 FOR LANDSCAPE NOTES, DETAILS, AND SEED MIXES.

PHASE 1 SHRUB AND PERENNIAL PLANT SCHEDULE DOES NOT INCLUDE ANY RAIN GARDEN PLANTINGS.

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150

www.westwoodps.com

Designed: NTM

Checked: NTM

Drawn: NTM

Record Drawing by/date:

Revisions:

02/05/17 - CITY COMMENTS
02/05/17 - CITY SUBMITTAL
11/15/17 - UPDATED SEE DATA

I hereby certify that this plan 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.

Nicholas T. Meyer, PLA

Date: 11/15/17 License No. 53774

Prepared for:

KaasWilson
Architects

1301 American Boulevard East, Suite 100
Bloomington, Minnesota 55425

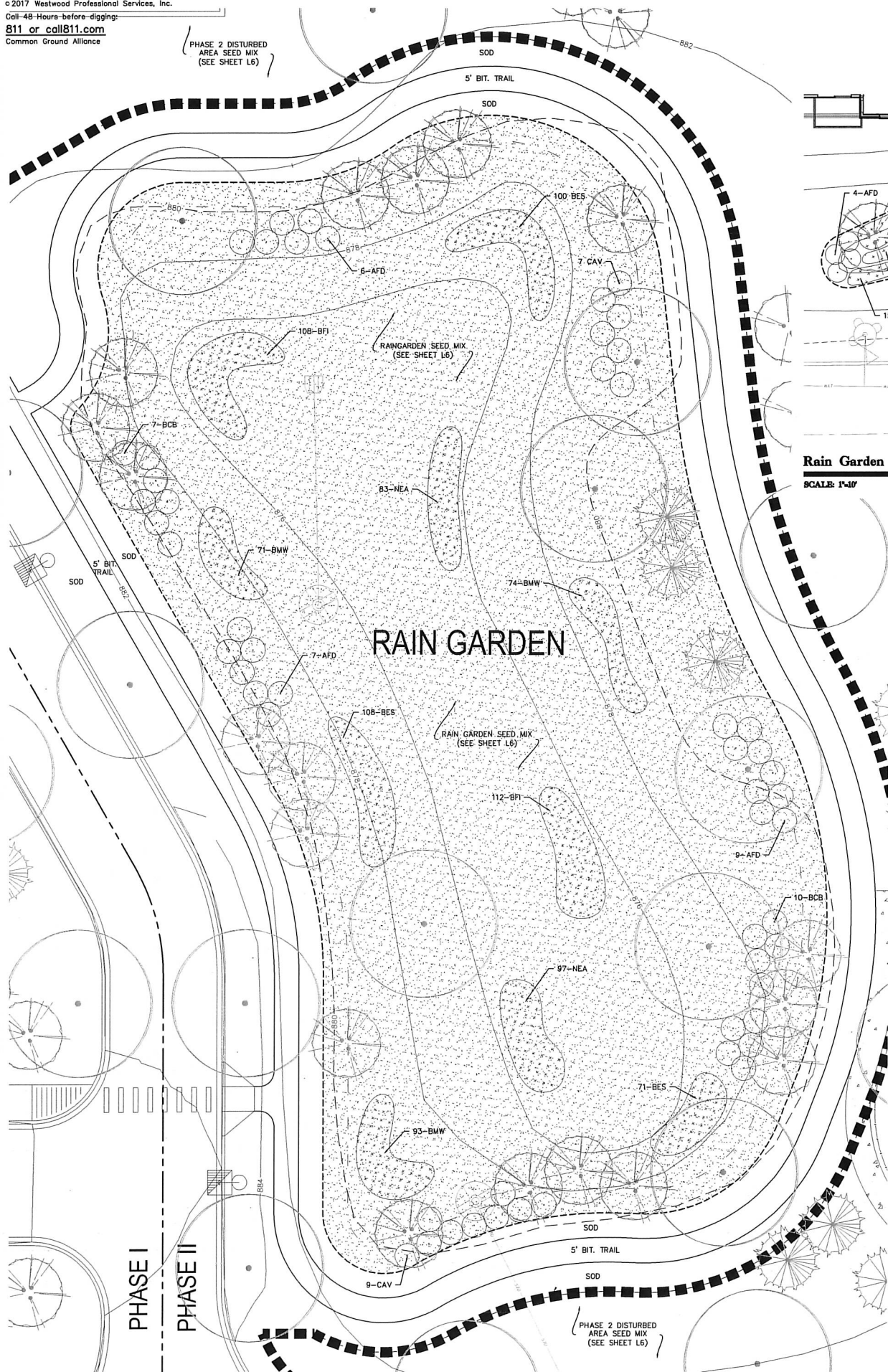
Inver Grove
Luxury
Apartments
Inver Grove Heights, Minnesota

SHRUB PLANTING
PLAN

Date: 02/06/17

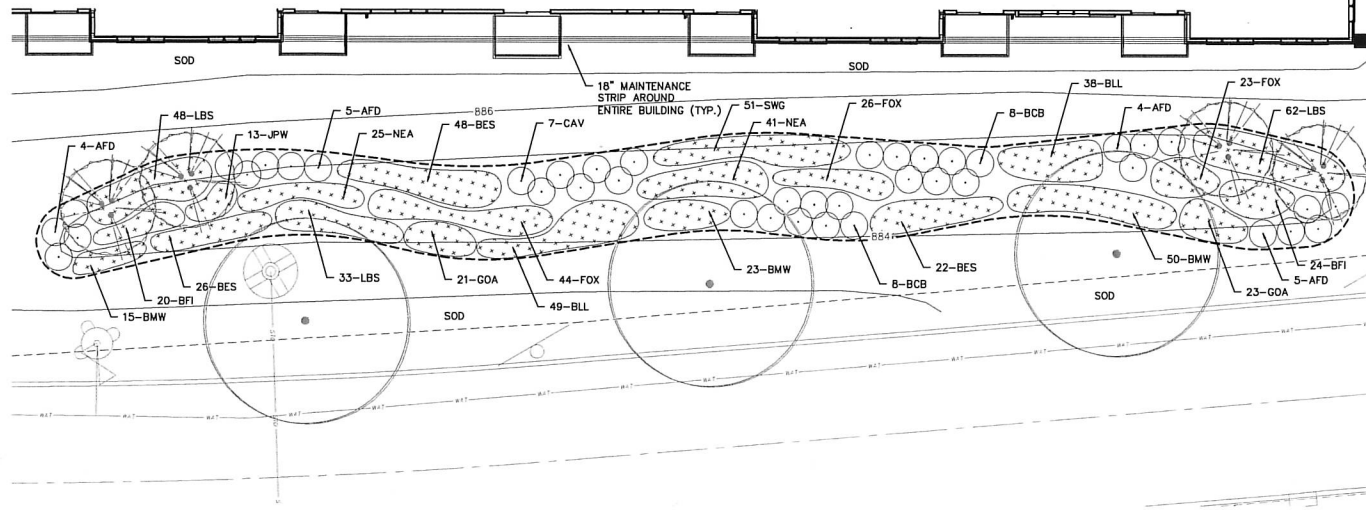
Sheet: L2 OF 14

0009081PL02.dwg



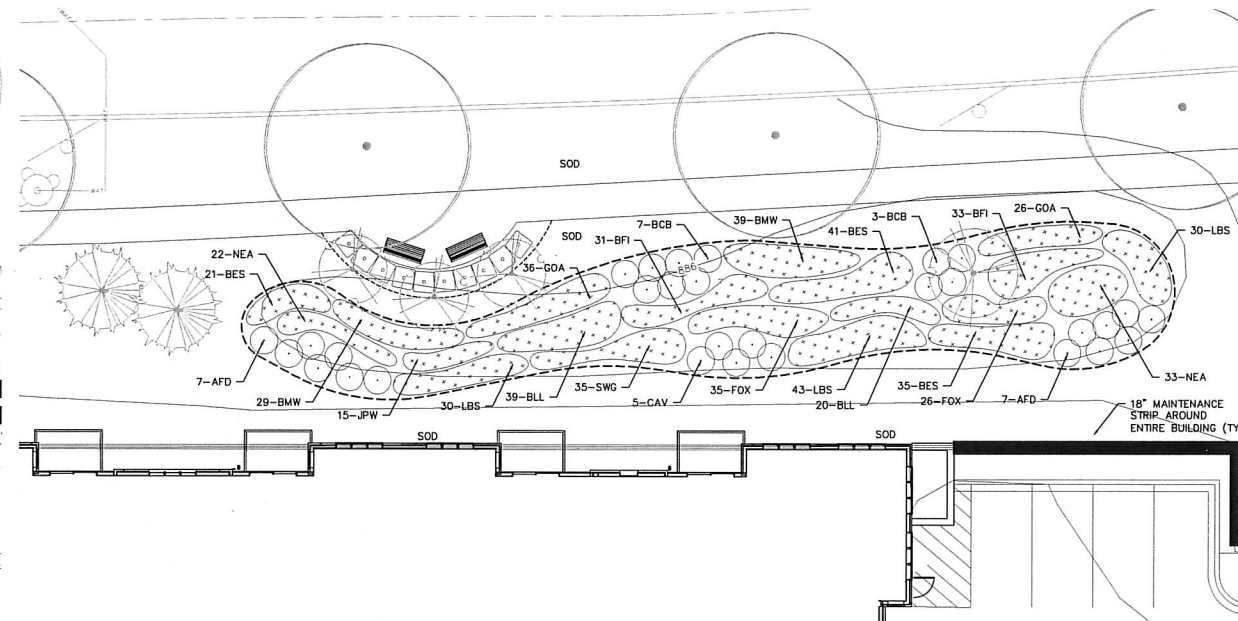
Rain Garden #1 Planting Detail

SCALE: 1"=10'



Rain Garden #2 Planting Detail

SCALE: 1"=10'



Rain Garden #3 Planting Detail

SCALE: 1"=10'

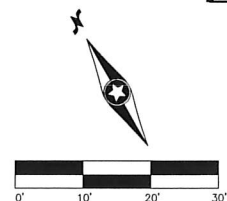
Overall Rain Garden Suggested Plant Schedule

PLANT SCHEDULE					
CODE	QTY	COMMON NAME/LATIN NAME	SIZE	ROOT	REMARKS
BLL	146	BLUE LOBELIA <i>Lobelia siphilitica</i>	PLUG	SEEDLING	PLANT 18" O.C. BASE
BFI	451	BLUEFLAG <i>Iris versicolor</i>	PLUG	SEEDLING	PLANT 18" O.C. BASE
BMW	394	BUTTERFLY MILKWEED <i>Asclepias tuberosa</i>	PLUG	SEEDLING	PLANT 18" O.C. BASE
BES	671	BROWN-EYED SUSAN <i>Rudbeckia subtomentosa</i>	PLUG	SEEDLING	PLANT 18" O.C. BASE / SIDESLOPE
SWG	124	SWITCHGRASS <i>Panicum virgatum</i>	PLUG	SEEDLING	PLANT 18" O.C. SIDESLOPE
LBS	246	LITTLE BLUESTEM <i>Schizachyrium scoparius</i>	PLUG	SEEDLING	PLANT 18" O.C. SIDESLOPE
GOA	106	GOLDEN ALEXANDERS <i>Zizia aurea</i>	PLUG	SEEDLING	PLANT 18" O.C. SIDESLOPE
NEA	440	NEW ENGLAND ASTER <i>Aster novae-angliae</i>	PLUG	SEEDLING	PLANT 18" O.C. BASE
JPW	28	JOE-PYE-WEED <i>Eupatorium maculatum</i>	PLUG	SEEDLING	PLANT 18" O.C. BASE
FOX	154	FOX SEDGE <i>Carex vulpinoidea</i>	PLUG	SEEDLING	PLANT 18" O.C. BASE
CAV	28	COMPACT AMERICAN VIBURNUM <i>Viburnum trilobum 'Boley Compact'</i>	18" HT.	#2 CONT.	PLANT 5'-0" O.C. BASE
BCB	43	BLACK CHOKEBERRY <i>Aronica melanocarpa</i>	18" HT.	#2 CONT.	PLANT 5'-0" O.C. BASE / SIDESLOPE
AFD	59	ARCTIC FIRE DOGWOOD <i>Cornus stolonifera 'Farrow'</i>	18" HT.	#2 CONT.	PLANT 5'-0" O.C. SIDESLOPE

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN. SEE SHEET L2 FOR ENTIRE SHRUB AND PERENNIAL PLANT SCHEDULE. REFER TO SHEET L6 FOR LANDSCAPE NOTES, DETAILS, AND SEED MIXES.

Rain Garden Notes

- SEE LANDSCAPE PLAN AND/OR DETAIL SHEETS FOR OTHER PLANTINGS AND GENERAL PLANTING INSTALLATION.
- PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDESLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOTEXTILE, MDOT CATEGORY 2 (STRAW 15, WOOD FIBER 15), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED.
- SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC).
- SEE LANDSCAPE PLAN AND/OR DETAIL SHEET FOR RAIN GARDEN SECTION. DRAINAGE TO BE AT BOTTOM OF SECTION AND CONNECTED TO STORM SEWER SYSTEM. COMPACTION AND/OR SOIL EROSION IN THE RAIN GARDEN SOIL PROFILE IS NOT ALLOWED. REMOVE AND REPLACE AS NEEDED TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEER'S APPROVAL.



Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.com

Designed: NTM
Checked: NTM
Drawn: NTM
Record Drawing by/date:

Revisions:
02/22/17 - CITY COMMENTS
05/05/17 - CITY SUBMITTAL
11/15/17 - UPDATED SITE DATA

I hereby certify that this plan 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.

Nicholas T. Meyer, P.E.

Date: 11/15/17 License No. 53774

Prepared for:

KaasWilson Architects

1301 American Boulevard East, Suite 100
Bloomington, Minnesota 55425

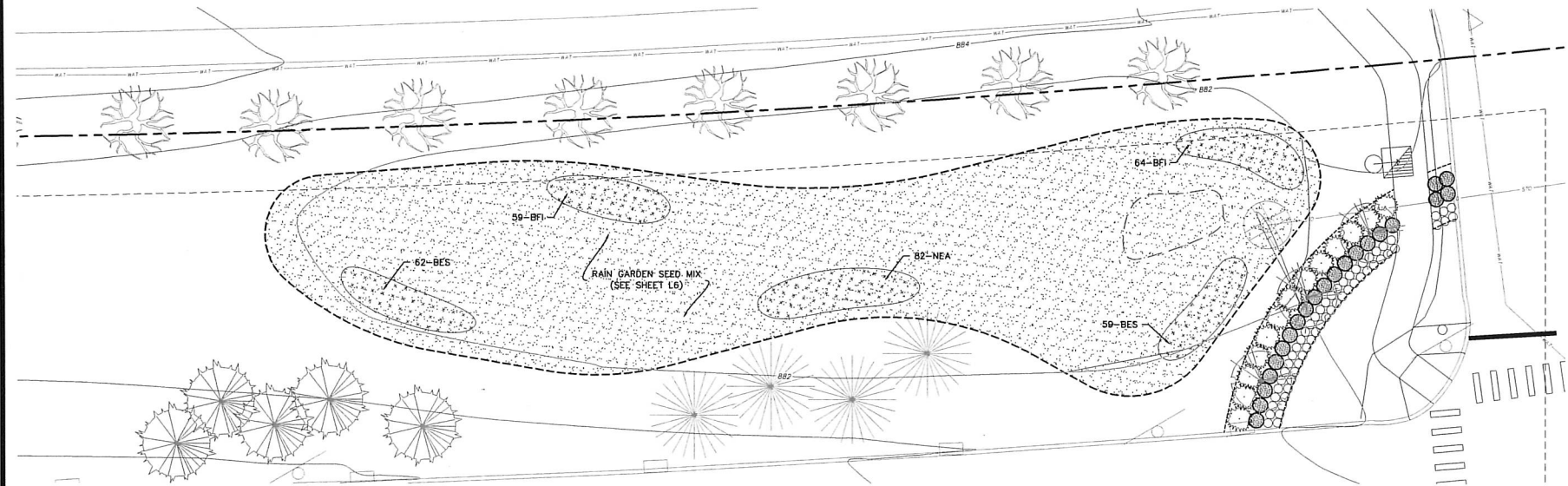
Inver Grove
Luxury
Apartments
Inver Grove Heights, Minnesota

RAIN GARDEN
PLANTING
DETAILS

Date: 02/06/17

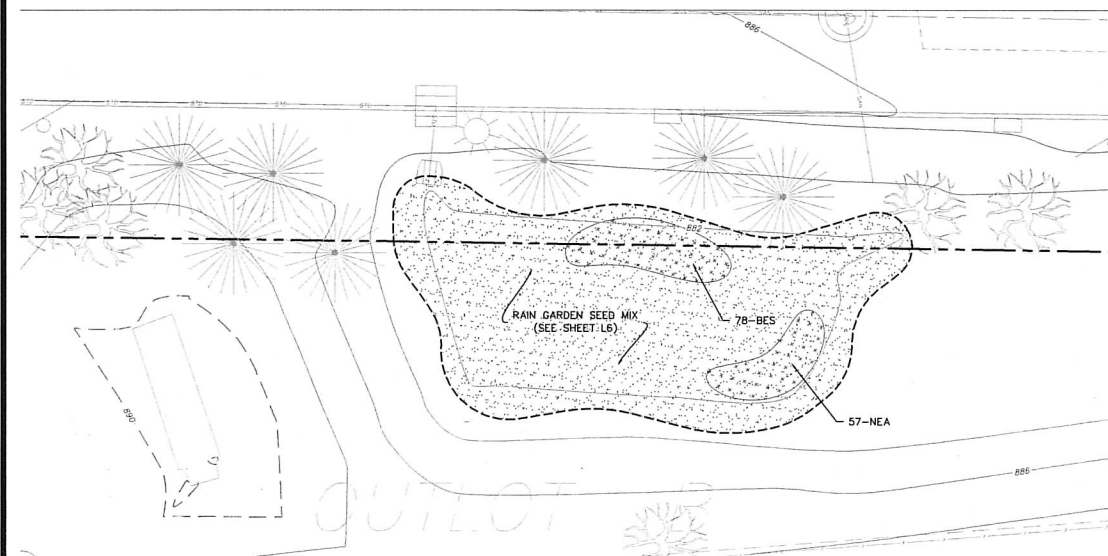
Sheet: L4 OF 14

0009081PLF04.dwg



Existing Rain Garden #1 Detail

SCALE: 1"=10'



Existing Rain Garden #2 Detail

SCALE: 1"=10'

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.com

Designed: _____ NTM
Checked: _____ NTM
Drawn: _____ NTM
Record Drawing by/date: _____

Revisions:
02/21/17 - CITY COMMENTS
06/05/17 - CITY SUBMITTAL
11/15/17 - UPDATED SITE DATA

I hereby certify that this plan 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.

Nicholas T. Meyer
Nicholas T. Meyer, P.E.

Date: 11/15/17 License No. 53774

Prepared for:

**KaasWilson
Architects**

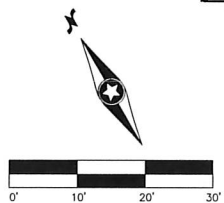
1301 American Boulevard East, Suite 100
Bloomington, Minnesota 55425

**Inver Grove
Luxury
Apartments**
Inver Grove Heights, Minnesota

**RAIN GARDEN
PLANTING
DETAILS**

Date: 02/06/17
Sheet: 15 OF 14

0009081PLFD5.dwg



Luminaire Schedule

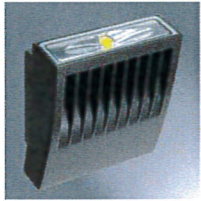
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens	Arr. Watts
	9	AA2	BACK-BACK	1.000	LUMARK PRV-A40-D-UNV-T5-BZ MOUNT ON 25FT POLE WITH 30IN BASE	15697	286
	3	BB2	BACK-BACK	0.900	LUMARK PRV-A40-D-UNV-T4-BZ MOUNT ON 25FT POLE WITH 30IN BASE	15157	286
	17	CC	SINGLE	0.900	LUMARK PRV-A40-D-UNV-T3-BZ MOUNT ON 25FT POLE WITH 30IN BASE	15203	143
	3	DD	SINGLE	0.900	LUMARK XTOR4B MOUNT AT 9FT	4269	37.7

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
SITE GROUND	Illuminance	Fc	1.27	14.0	0.0	N.A.
EAST PARKING	Illuminance	Fc	2.33	4.5	0.6	3.88
WEST PARKING	Illuminance	Fc	2.36	4.2	1.0	2.36
						4.20

Luminaire Location Summary						
LumInd Label		X	Y	Z	Orient	Tilt
24	AA2	557718.1	233291.3	27.5	60	0
25	AA2	557809.7	233241.2	27.5	60	0
26	AA2	557870.2	233338.6	27.5	60	0
27	AA2	557630.9	233488.7	27.5	60	0
28	AA2	557777.5	233394.7	27.5	60	0
32	CC	557934.1	233017.0	27.5	150.857	0
33	CC	557962.6	233143.3	27.5	180	0
36	CC	558024.3	233395.1	27.5	150.137	0
37	CC	558067.3	233469.4	27.5	153.642	0
38	CC	558064.2	233553.4	27.5	335	0
39	AA2	557585.4	233437.0	27.5	60	0
40	CC	557952.3	233418.9	27.5	65.74	0
41	CC	557551.9	233521.8	27.5	332.949	0
42	CC	558313.4	232971.6	27.5	180.045	0
44	BB2	558317.0	233155.8	27.5	0	0
45	BB2	558316.2	233074.6	27.5	0	0
46	BB2	558318.3	233290.9	27.5	0	0
48	CC	557931.6	233352.5	27.5	245.242	0
49	CC	558169.2	233439.6	27.5	66.729	0
50	CC	558253.2	233408.9	27.5	66.729	0
51	CC	558338.4	233374.2	27.5	66.729	0
52	CC	558390.4	233326.3	27.5	0	0
53	CC	558383.8	233209.0	27.5	180	0
54	CC	558248.6	232971.2	27.5	0.045	0
55	CC	558260.6	233155.2	27.5	0	0
56	CC	558267.9	232886.7	27.5	112.869	0
57	DD	558233.9	232901.5	9	179.998	0
58	DD	557873.4	233053.9	9	327.936	0
59	DD	557927.5	233450.8	27.5	327.465	0
60	AA2	557613.9	233341.1	27.5	60	0
61	AA2	557684.1	233450.8	27.5	60	0
62	AA2	557916.8	233261.5	27.5	60	0



PREVAL SERIES

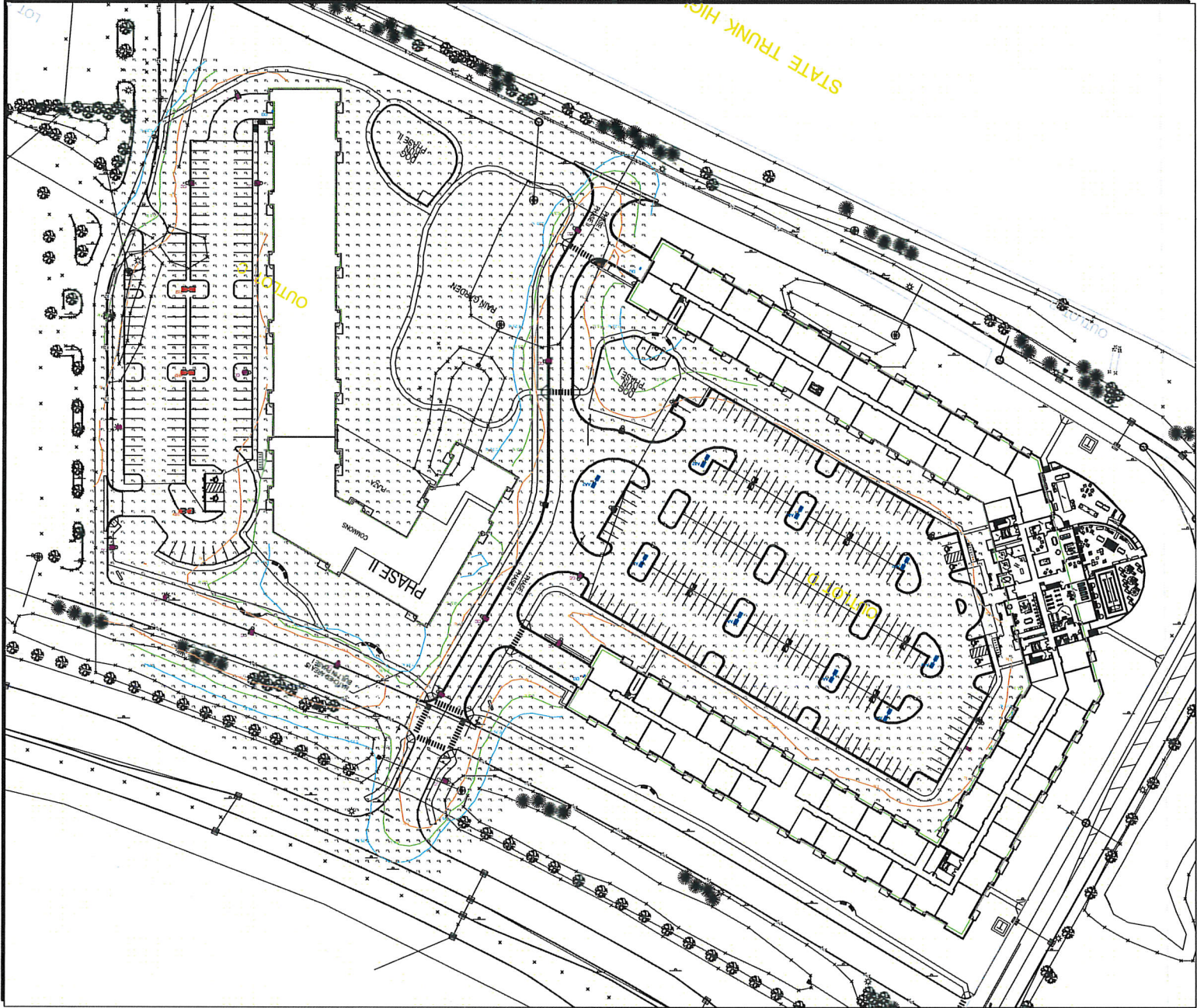


CROSTOUR SERIES

GENERAL NOTES:

- A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.
- B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.
- C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.

Plan View
Scale: 1 inch= 65 Ft.



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.27	14.0	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	2.33	4.5	0.6	3.88	7.50
WEST PARKING	Illuminance	Fc	2.36	4.2	1.0	2.36	4.20

INVER GROE APTS

Drawn By: SANDY
Checked By: ROSS
Date: 2/3/2017
Scale: AS NOTED

#	Date	Comments





1301 American Blvd E
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaswilson.com

Project: Inver Grove Heights Luxury Apartments

Owner:

Project Number:

Date:

Date:

Revision:

Rev. No.:

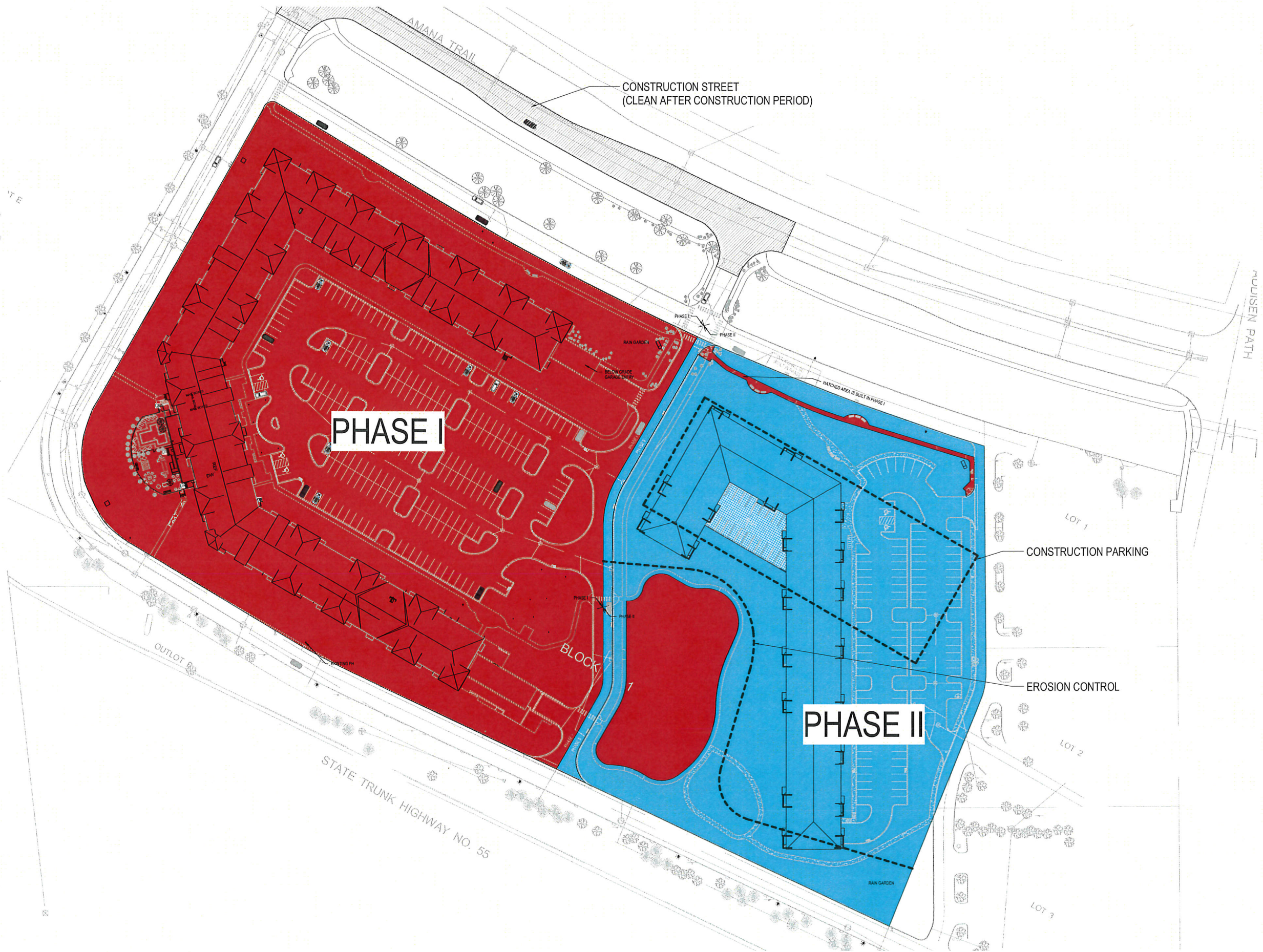
Phasing Plan

1" = 40'-0"

SD_002

C:\Revit\Local\1611-Dunbar-Inver Grove-Phase I V14_jalichbangar.rvt

Copyright Kas Wilson Architects | 11/12/2017 1:20:14 PM
1 Phasing Plan
1" = 40'-0"

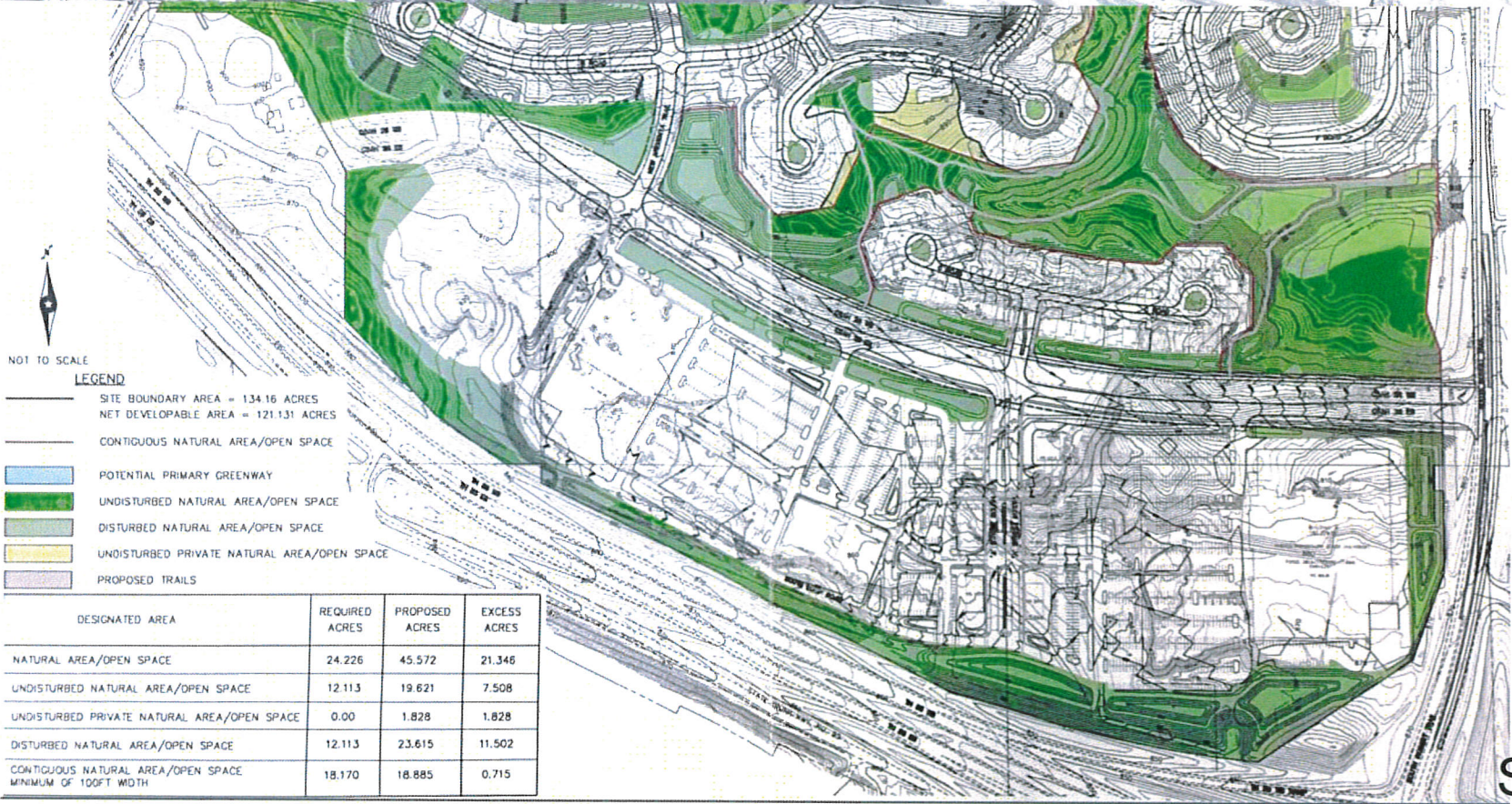


Pervious Surface Comparison

SITE REQUIREMENTS				
CITY GUIDE LINE		PROPOSED PROJECT STATUS		
		PHASE I 444,310 SF	PHASE II 303,180 SF	PHASE I + II 747,490 SF
Impervious Surface Max Coverage Allowed	60%	Impervious Surface Max Coverage Allowed	NA	52.4% 391,840 SF
Building Max Coverage Allowed	20%	Building Max Coverage Allowed	9.8%	15.7% 117,496 SF
		Impervious Surface excluding Building	NA	36.7% 274,344 SF

New Proposed Design Development

Previously Approved Proposal





1301 American Blvd E
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Project: Inver Grove Heights Luxury Apartments

Owner:

Project Number

Date

Date

Revision

Rev. No.

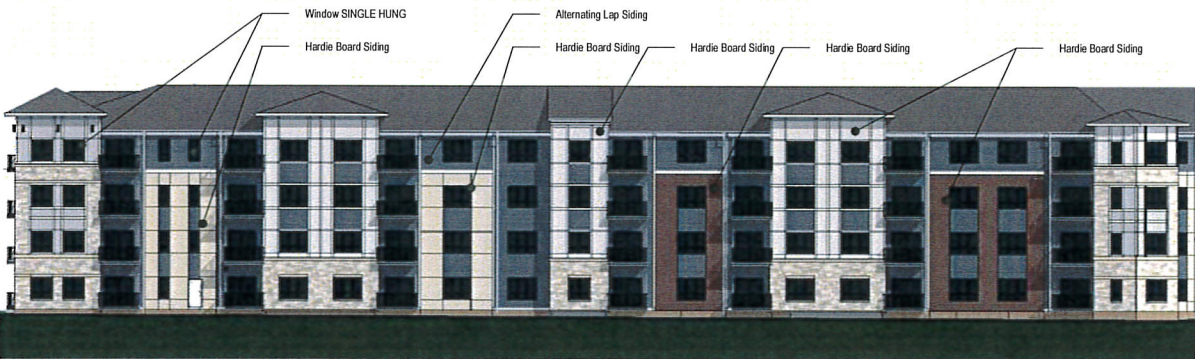
Pervious Surface

1/4" = 1'-0"

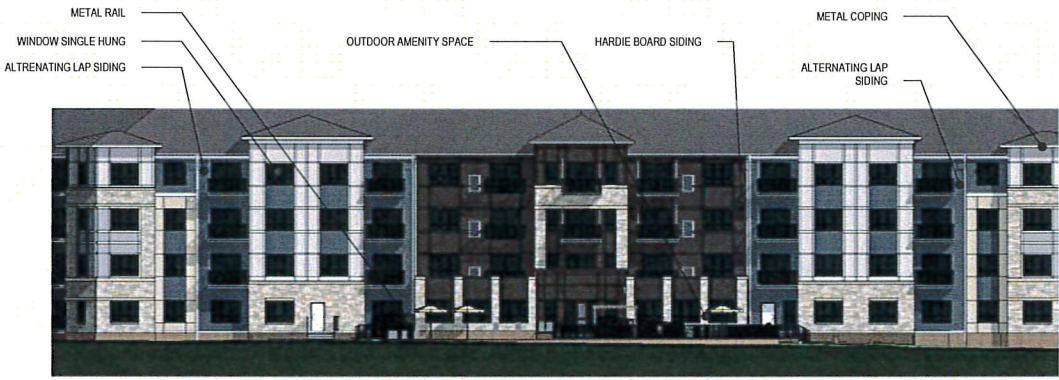
SD_004



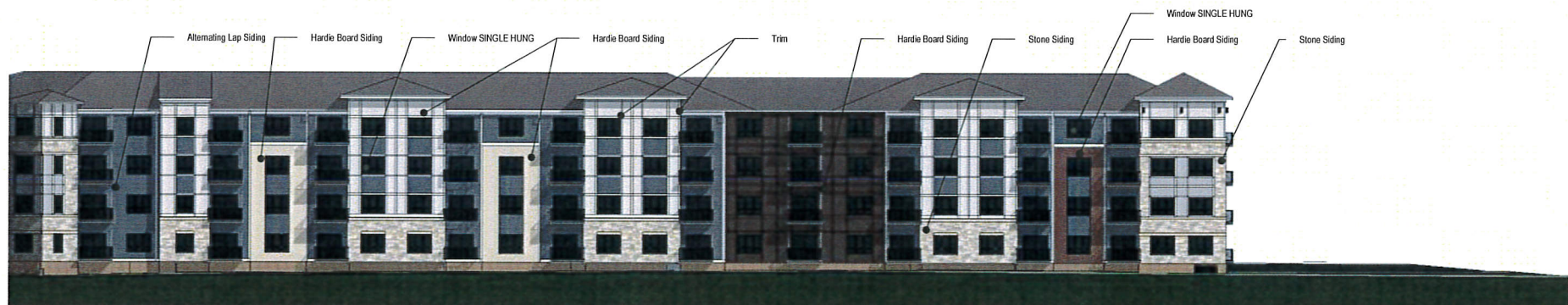
① Elevation 8 - a
1/16" = 1'-0"



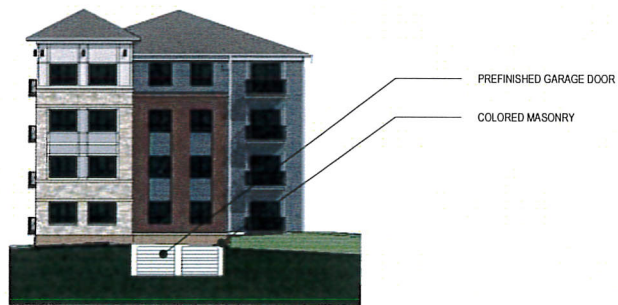
② Elevation 6 - a
1/16" = 1'-0"



③ Elevation 7 - a
1/16" = 1'-0"



④ Elevation 5 - a
1/16" = 1'-0"



⑤ Elevation 10 - a
1/16" = 1'-0"

TYPICAL (EXTERIOR) MATERIAL

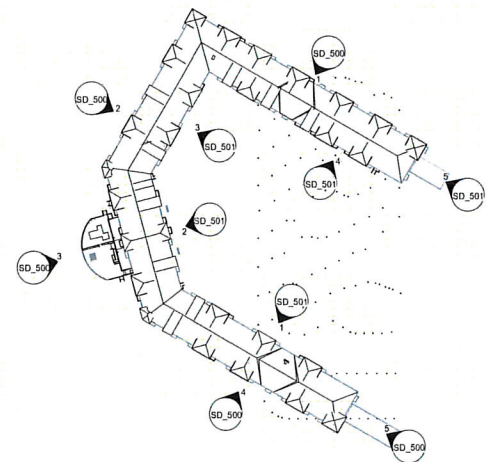
KW Kaas
Wilson
architects
1301 American Blvd E
Suite 100
Bloomington, MN 55425
tel: (612) 879-4000
fax: (612) 879-6666
www.kaaswilson.com

Project:
Inver Grove Heights Luxury
Apartments

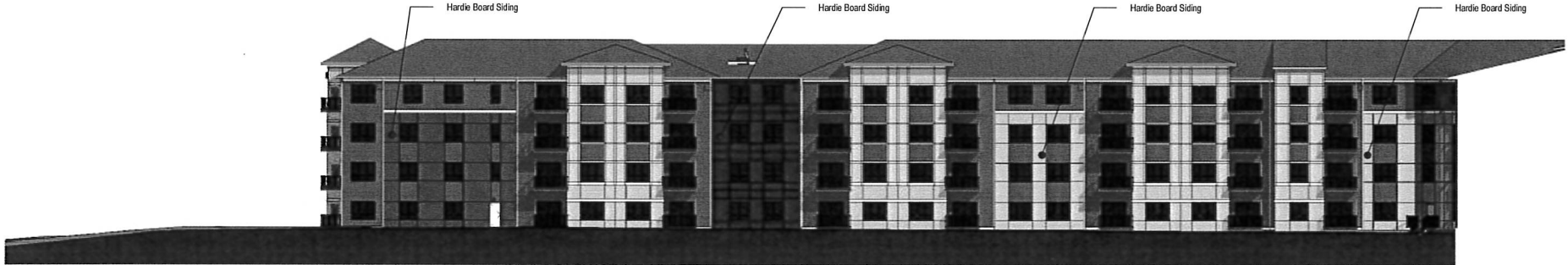
Owner:
Project Number
Date

Date
Revision
Rev. No.

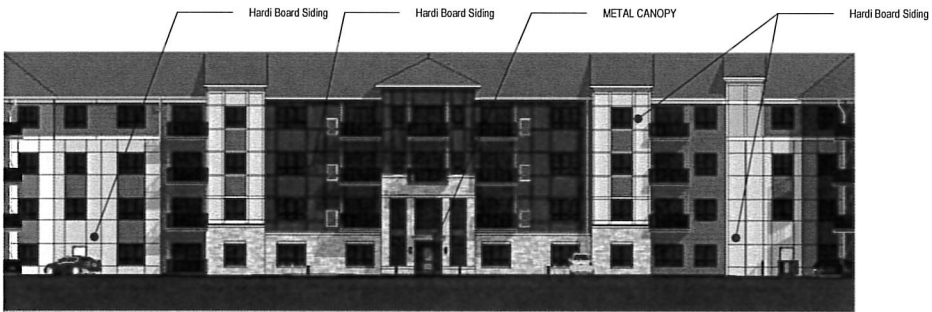
Exterior
Elevations
As indicated
SD_500



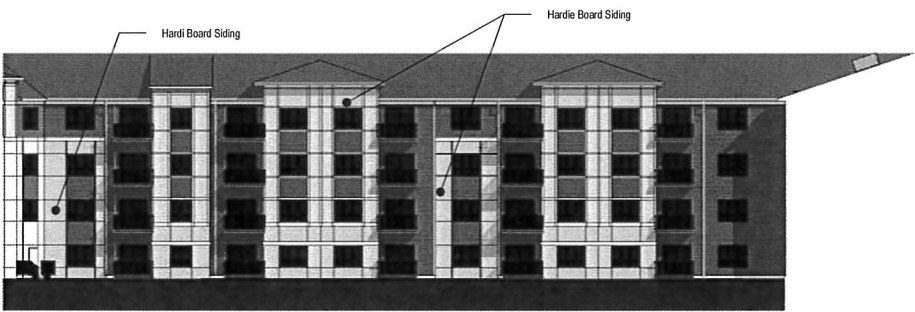
C:\Revit Local\1611-Dunbar-Inver Grove-Phase 1\1611_jschibberger.rvt
Copyright Koss Wilson Architects | 11/12/2017 1:22:07 PM



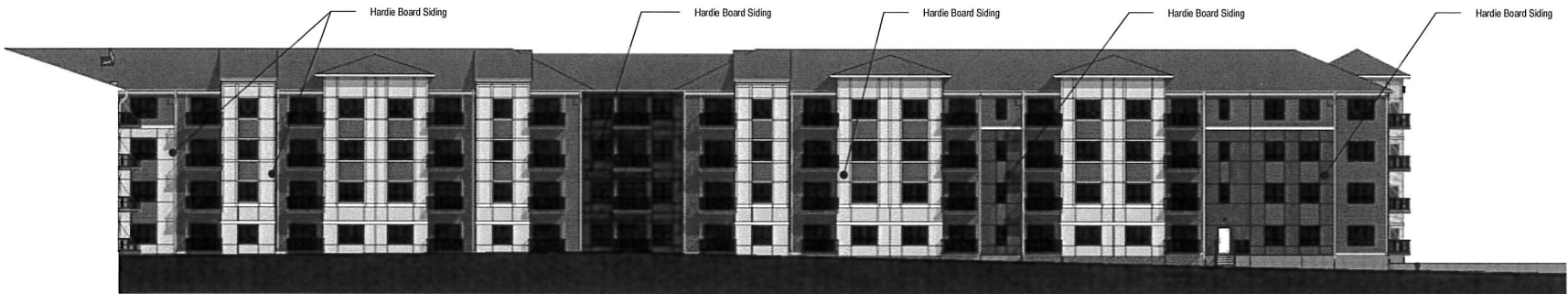
① Elevation 2 - a
1/16" = 1'-0"



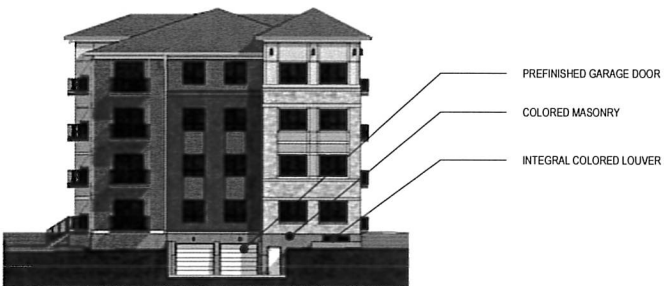
② Elevation 1 - a
1/16" = 1'-0"



③ Elevation 3 - a
1/16" = 1'-0"



④ Elevation 4 - a
1/16" = 1'-0"



⑤ Elevation 9 - a
1/16" = 1'-0"

TYPICAL (EXTERIOR) MATERIAL SEE SD 500

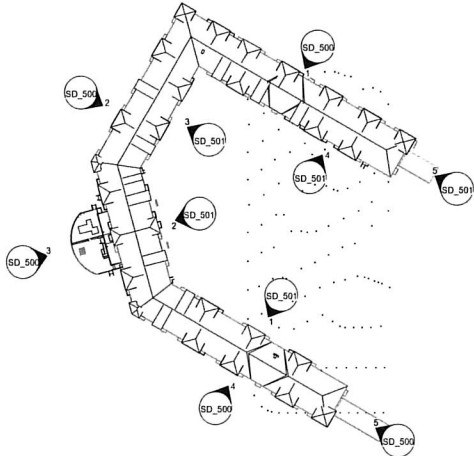
KW koss
wilson
architects
1301 American Blvd E
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kosswilson.com

Project:
Inver Grove Heights Luxury
Apartments

Owner:
Project Number
Date

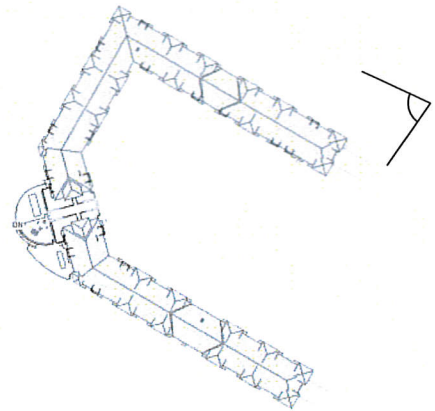
Date
Revision
Rev. No.

Exterior
Elevations
As indicated
SD_501



C:\Revit Local\1611-Dunbar-Inver Grove-Phase 1\14_Leichbanger.rvt

Copyright Kaas Wilson Architects | 11/12/2017 1:22:08 PM



1301 American Blvd E
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Project:
Inver Grove Heights Luxury
Apartments

Owner:
Project Number
Date

Date
Revision
Rev. No.

North East
Corner

SD_900

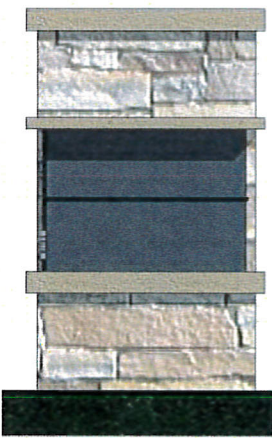
Commercial application is zoned to be 50' in height. Residential application is zoned to be 70' in height.
The proposed residential project is 49'-6" in height from 1st level to mid-point of roof.



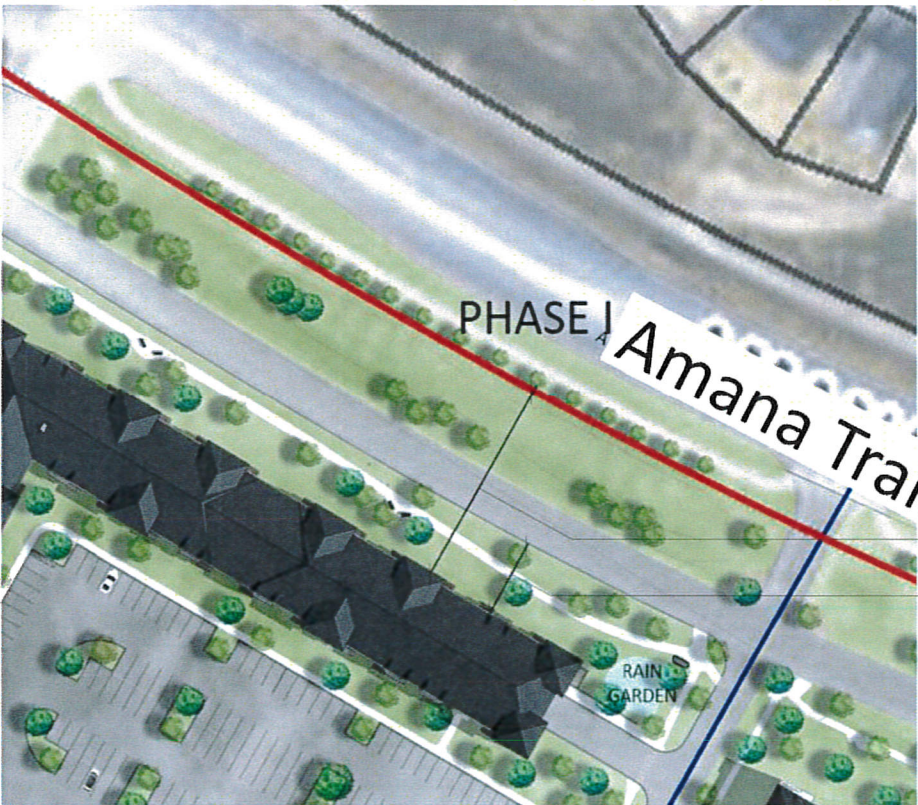
EXISTING MONUMENT SIGN



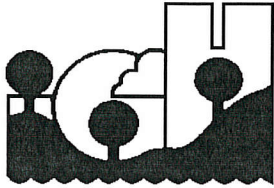
1 Monument elevation
1" = 1'-0"



2 Monument Elevation 2
1" = 1'-0"



Minimum setback distance required is 25'. The proposed building set back is at 45' to respect the neighbors along side Amana Trail.



CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Eric Carlson, Park & Recreation Director

CC: Joe Lynch, City Administrator

SUBJECT: NW Area Park Land Update

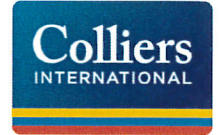
DATE: December 7, 2017

The comprehensive plan identifies a number of new neighborhood park sites for the northwest area. A total of five new neighborhood park sites are identified in the northwest portion of the City which is the area of the community that is expected to see growth over the next twenty years. Given the complex topography of the area the emphasis on the park system for the area will be small parks and connecting trails that provide for safe transportation system which connects neighborhoods, parks, and commercial areas.

Over the last several months the City has been working with two land owners in an effort to purchase property for our first public park. Our search area has been located south of 70th and west of Hwy 3. To date we have been unsuccessful in purchasing property but continue to be committed to locating a 5-10 acre parcel that would be suitable for creating a park.

As described in the 2020 Comp Plan, neighborhood parks should be 5 to 10 acres in size meeting the recreational needs of the adjacent neighborhood serving a radius of approximately ½ mile. The amenities of these parks should include informal active space and passive recreation areas.

Should you have any questions or concerns please feel free to contact me at 651.450.2587 or by email at ecarlson@ci.inver-grove-heights.mn.us.



ARGENTA HILLS – Retail
Inver Grove Heights, MN

February 2017

Argenta Hills is strategically positioned on the Northwest corner of Hwy 55 and South Robert Trail. Its premier anchor tenant, TARGET, opened its doors in 2012 and is a critical part of what was to become a 370,000sf mix of retail leaders within the development. This includes three (3) existing small shop buildings as well as land for sale.

The project went through a series of grand scale designs before the development became what it is today, which is a big box retail center intended for one (1) more anchor to compliment Target, add one (1) to two (2) junior anchors, fill up the buildings with small shop/service retail and add a couple of restaurants and a day care on the smaller land parcels available.

Challenges for Argenta Hills began with at least two (2) false starts on the ground break date for Target, which had a very strong impact on the preleasing efforts. Prospects that were ready to commit backed out, not wanting to open until Target formally announced their open date. By the time Target made their internal changes and decisions on their brand for this market, many of those prospects had found other options or had become gun shy and unsure of the development over all.

Another obstacle that dramatically affected every retailer of every size and every category across the country was the recession. Housing development came to a halt, foreclosures were a daily occurrence and retail development was frozen. Argenta Hills was in the cross fire of what was anticipated to become a powerful development and what the retail market had to do to survive. Anchor prospects were forced to revisit their growth and expansion plans which included protecting existing stores and potential overlap in areas that became marked as "tweener" sites. Argenta Hills is one of those sites as is it nestled between West Saint Paul and Eagan. Every big box prospect was already open and established in one or both of these trade areas.

The Recession changed the way retailers do business and it is not likely to ever be the way it was before. Although we have enjoyed areas of great recovery, housing development surrounding any retail site remains a key factor as prospects make their new store/ new market decisions. Argenta Hills is in great need of a powerful boost in this category.

Because of the historical shortage in density in this area, adding multifamily housing to Argenta Hills is an obvious move forward planned in two (2) phases. The development will feature dynamic 250 units to start, along with the second phase (which has yet to be determined) will very positively affect the retail strength of the center, combined with the already solid retail leader, Target. Although this will not necessarily guaranty the boost in retail desired "today", the additional homes and residential activity will absolutely re-engage the entire site.

Kris Schisel, Senior Associate
Welsh/Colliers International



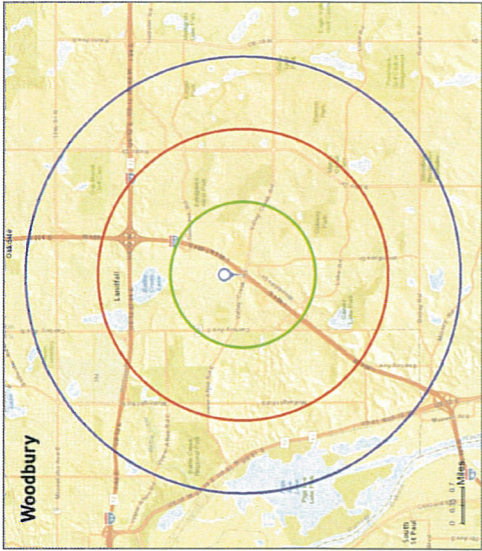
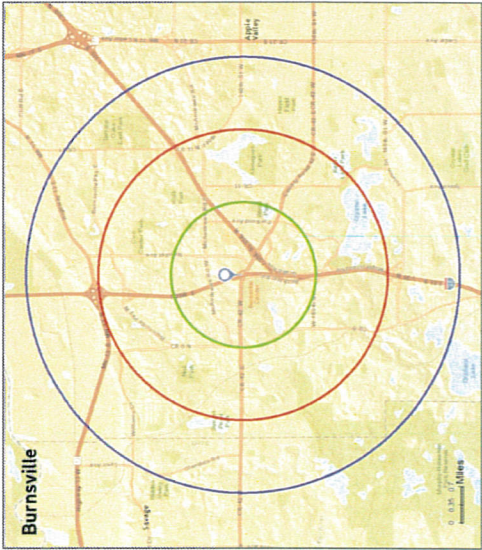
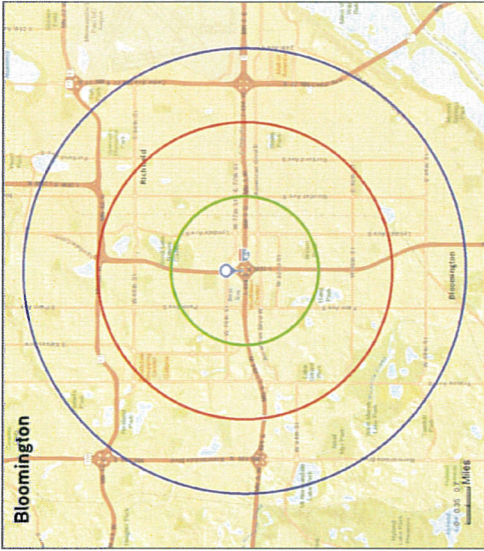
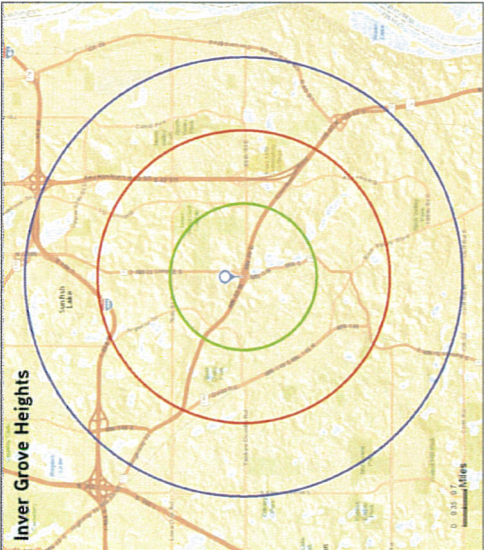
Demographic Comparison

Southeast Metro



Average Income	1 Mile	2 Miles	3 Miles
Inver Grove Heights	\$121,047	\$112,455	\$105,621
Apple Valley	\$75,269	\$98,087	\$100,821
Bloomington	\$59,604	\$64,964	\$73,648
Burnsville	\$73,205	\$82,003	\$91,126
Eagan	\$70,890	\$97,527	\$101,019
Woodbury	\$87,708	\$95,519	\$96,162

Population	1 Mile	2 Miles	3 Miles
Inver Grove Heights	1,930	10,895	39,404
Apple Valley	12,304	39,504	84,702
Bloomington	12,880	50,657	111,299
Burnsville	8,416	36,783	74,536
Eagan	10,035	23,908	48,731
Woodbury	6,744	33,205	67,542



[Print](#) | [Close Window](#)

Subject: RE: Apartment vs Big Box Retail Development
From: David Higgins <david.higgins@mcgough.com>
Date: Tue, Mar 07, 2017 11:54 am
To: "Lyons, Scott" <Scott.Lyons@CO.DAKOTA.MN.US>, "Amy Belfiori (Amy.Belfiori@co.dakota.mn.us)" <Amy.Belfiori@co.dakota.mn.us>
Cc: "steven.dunbar@ivyprop.com" <steven.dunbar@ivyprop.com>, Mark Fabel <MFabel@mcgough.com>
Attach: image002.jpg
image004.png
image005.jpg

Scott, thanks very much for the helpful follow up and confirming this information. Very helpful.

And Amy, thanks for sharing my request/inquiry with Scott.

Much appreciated.

Dave Higgins | Vice President - Development
651.633.7764 office | 617.510.0429 cell
2737 Fairview Avenue North, St. Paul, MN 55113
david.higgins@mcgough.com



From: Lyons, Scott [mailto:Scott.Lyons@CO.DAKOTA.MN.US]
Sent: Tuesday, March 7, 2017 10:51 AM
To: David Higgins <david.higgins@mcgough.com>
Subject: FW: Apartment vs Big Box Retail Development

EXTERNAL EMAIL:

Dave,

Assessors throughout Minnesota are subject to the same laws and within the metro, similar market forces. I believe your scenario would be substantially similar no matter where in the metro. Differences certainly arise with local budgets creating different levels of tax but the relationship between levels of tax by project type (DOR classification rates) should hold true.

Let me know if you have any other questions.

Scott Lyons, CAE, SAMA
Chief Deputy Assessor | Assessing Services
Dakota County Administration Center
1590 Hwy 55, Hastings, MN 55033-2372
Dir. 651-438-4436 | www.co.dakota.mn.us



This email and any attachments are intended for the exclusive use of the individual or entity to whom it is addressed. The information contained in this email may be proprietary, confidential, privileged, and exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or agent responsible for delivering the message to the intended recipient, the reader is hereby put on notice that any use, dissemination, distribution, or copying of this communication is strictly prohibited. Any proposed settlement of a property tax dispute is subject to approval by the County Attorney. If the reader has received this communication in error, please immediately notify the sender by email and delete all copies of this email along with any attachments.

From: Belfiori, Amy
Sent: Friday, March 03, 2017 12:14 PM
To: Lyons, Scott
Subject: FW: Apartment vs Big Box Retail Development

Hello,

I received a call from this gentleman via recommendation from Alan Hunting, City of IGH Planning Dept (Alan and I have talked a lot through the years, so he knows me)

I called Mr. Higgins back and realized right away that he needs commercial guidance, vs. res on this one. I told him to go ahead and send me his inquiry and that I'd forward it on to the right person.

If not you, I trust you will delegate as needed ☺

Thanks,
Amy

From: David Higgins [<mailto:david.higgins@mcquough.com>]
Sent: Friday, March 03, 2017 11:56 AM
To: Belfiori, Amy
Cc: Mark Fabel; Steven Dunbar
Subject: FW: Apartment vs Big Box Retail Development

Hi Amy,

Thank you again for your quick follow up and the conversation on comparative assessments btw big box retail and multifamily.

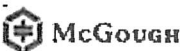
As requested, the question is really a hypothetical to consider the relative assessed valuation of two development scenarios on a single site. We don't require a deep dive and significant detail so much as a general understanding of how the county values the two different types of improvement.

To help illustrate the question further, below is information provided by the staff in Bloomington when asked the same question. There, the valuation and resulting tax revenue of multifamily was roughly 4X the big box. Our goal is to understand whether across Dakota County the typical valuation approach results in a similar relationship of one use having a valuation that is multiple of the other (assuming (1) big box is typical sizing, (2) the apartments at luxury market rate, and (3) they're built on the same site).

If you or colleagues have additional questions, please don't hesitate to call and we can discuss.

Thanks in advance for the assistance. (Below is my full contact info.)

Dave Higgins | Vice President - Development
 651.633.5050 office | 617.510.0429 cell
 2737 Fairview Avenue North, St. Paul, MN 55113
david.higgins@mcgough.com



From: Reichel, Mark [<mailto:mreichel@BloomingtonMN.gov>]
Sent: Wednesday, February 22, 2017 2:53 PM
To: David Higgins <david.higgins@mcgough.com>
Cc: Smith, Kent <ksmith@BloomingtonMN.gov>; Blonigen, Daniel <dblonigen@BloomingtonMN.gov>
Subject: Apartment vs Big Box Retail Development

EXTERNAL EMAIL:

David,

I spoke with the people in our office who are responsible for big box retail and apartment assessments regarding your request for a "ballpark" estimate of value and tax for future development of a 10 acre parcel.

Development of big box retail that is surface parked may result in a land to building ratio of around 3.75. Ten acres converted to building size at this factor results in an estimated building size of around 116,000 square feet. Land value plays a big part in total value as stated per square foot of GBA. Without more background on the location of this site, we estimate the assessed value might be around \$100 psf, resulting in a total value estimate of \$11,600,000.

Development of a 250 unit apartment will result in a much higher assessed valuation. A new Class A market rate apartment may be valued in the \$180,000 per unit range. This would lead to a value estimate of approximately \$45,000,000.

Property tax calculations and components of the tax are very different for commercial versus apartment property. Using approximate 2017 tax rates for Bloomington, the make-up would be as follows:

	<u>Commercial</u>	<u>Apartment</u>
Value	\$11,600,000	\$45,000,000

Tax:			
Local Taxes	\$182,139	\$669,417	(City, County, School)
Fiscal Disparities	\$117,341	\$0	
State General	\$105,917	\$0	
Ref. Mkt Value Tax	<u>\$21,611</u>	<u>\$83,836</u>	
Total	\$427,008	\$753,253	
Effective Tax Rate	3.68%	1.67%	

Note that if Tax Increment Financing is involved, it is just the local tax component of the increased value (increment value above base value) that is captured.

Please keep in mind these are very rough estimates and could change significantly based on detailed analysis of the developments.

Hope this helps. Please contact me with any questions.

Mark

Mark W. Reichel
Commercial Property Appraiser
City of Bloomington
(952) 563-4648
mreichel@BloomingtonMN.gov

Copyright © 2003-2017. All rights reserved.



ENGINEERS
PLANNERS
DESIGNERS

Memorandum

SRF No. 10293

To: IGH Investment, LLC
c/o Ivy Properties, LLC
ATTN: Steven Dunbar

From: Matt Pacyna, PE, Senior Associate
Sandra Polakowski, Engineer

Date: January 25, 2017

Subject: Argenta Hills Trip Generation Review, Inver Grove Heights, MN

Introduction

SRF has completed a trip generation review related to the proposed land use change within the Argenta Hills Master Development in Inver Grove Heights, MN. In 2008, MGT Development, INC. completed a traffic study for the Argenta Hills development. This study included analysis of six forecasting zones within the project area. Zones 1 through 3 were designated for commercial and retail use, while zones 4 through 6 were assigned to various residential facilities. Since the study's completion, the residential portions of the development and some of the commercial and retail land has been constructed. However, the subject area has not been developed and an alternative land use is now proposed. Therefore, the purpose of this review is to understand how the proposed land use differs from previous assumptions and if any further analysis should be conducted.

Land Use Change

The original Argenta Hills Master Development considered 50,000 square feet of general shopping center and 133,000 square feet of retail store space in an area of the development that is now planned for approximately 400 apartment units, developed over two phases. A comparison between the previous and newly proposed land designations is shown in Table 1 and illustrated in Figure 1.

Table 1 Land Use Descriptions

2008 Traffic Study	Current Proposal
Free Standing Discount Superstore (133,000 SF)	Phase 1 - Apartment (250 units)
Shopping Center (50,000 SF)	Phase 2 - Apartment (150 units)

Traffic Generation Comparison

To understand potential traffic impacts associated with the proposed change in land use, a trip generation comparison was completed. The trip generation estimates were based on a combination of the *ITE Trip Generation Manual - 9th Edition (ITE Manual)* and engineering judgement. The following information summarizes the results of the comparison which is shown in Table 2.



H:\Projects\10000110293\TSS\Figures\Fig01_Site Plan Comparison.cdr

- 1) The original traffic study included 133,000 square feet of retail store space that was estimated to generate approximately 140 a.m. peak hour, 286 p.m. peak hour, and 3,475 daily trips. This estimate was based on the ITE Manual's Home Improvement Superstore land use code 862 and included a 12 percent reduction to account for linked or multi-use trips.
- 2) The original traffic study included 50,000 square feet of shopping centers space that was estimated to generate approximately 54 a.m. peak hour, 165 p.m. peak hour, and 1,889 daily. This estimate was also based on ITE Manual's Shopping Center land use code 820 and included a 12 percent reduction to account for linked or multi-use trips.
- 3) Phase 1 (250 units) of the proposed apartment complex is estimated to generate approximately 128 a.m. peak hour, 155 p.m. peak hour and 1,663 daily trips.
- 4) Phase 2 (150 units) of the proposed apartment complex is estimated to generate approximately 76 a.m. peak hour, 93 p.m. peak hour and 997 daily trips.
- 5) The combination of Phase 1 and Phase 2 of the proposed apartment complex is estimated to generate approximately 204 a.m. peak hour, 248 p.m. peak hour and 2,660 daily trips.
- 6) Comparing the trip generation from the original and proposed land uses, the proposed apartment complex is expected to generate nine (9) more a.m. peak hour, 204 less p.m. peak hour, and 2,704 less daily trips than the previous land use. Although the in/out travel patterns are expect to differ, the change would not result in a significant increase in proposed traffic volumes during any period compared to previous land use assumptions.

Table 2 Trip Generation Comparison

Land Use Type (ITE Code)	Size	AM Peak Hour Trips		PM Peak Hour Trips		Daily Trips
		In	Out	In	Out	
Previously Proposed Land Use						
Local Retail Store (862)	133,000 SF	76	64	135	151	3,475
Shopping Center (820)	50,000 SF	28	26	79	86	1,889
Total Trips for Previous Proposal	183,000 SF	104	91	214	238	5,364
Current Proposed Land Use						
Phase 1 - Apartment (220)	250 units	26	102	101	54	1,663
Phase 2 - Apartment (220)	150 units	15	61	60	33	997
Total Trips for Current Proposal	400 units	41	163	161	87	2,660
Trip Generation Change		(-63)	+72	(-53)	(-151)	(-2,704)

Conclusion

Given that the proposed apartment complex is expected to generate similar or less peak hour and daily trips compared to the previous land use assumptions, the previous traffic study recommendations remain valid and no further analysis is recommended.



Dakota County Surveyor's Office

Western Service Center • 14955 Galaxie Avenue • Apple Valley, MN 55124
952.891-7087 • Fax 952.891-7127 • www.co.dakota.mn.us

February 21, 2017

City of Inver Grove Heights
8150 Barbara Ave.
Inver Grove Heights, MN 55077

Re: **ARGENTA HILLS 11TH ADDITION**

The Dakota County Plat Commission met on February 21, 2017, to consider the preliminary and final plat of the above referenced plat. The plat is adjacent to a future county roadway (Amana Trail), and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The plan includes an apartment complex, which is a rezoning and comprehensive plan amendment. The right-of-way needs for Amana Trail (future county road) are 75 feet of half right of way. The plat is a replat and meets the right-of-way needs and access control along Amana Trail. As noted, the County is in the process of reevaluating the intersection at Amana Trail and Addisen Path.

The Plat Commission has approved the preliminary and final plat and will recommend approval to the County Board of Commissioners.

Traffic volumes on the nearby CSAH 63 are 3,750 ADT and are anticipated to be 10,000 ADT by the year 2030. There is currently no traffic volume information for future county road Amana Trail. These traffic volumes indicate that current Minnesota noise standards for residential units could be exceeded for the proposed plat. Residential developments along County highways commonly result in noise complaints. In order for noise levels from the highway to meet acceptable levels for adjacent residential units, substantial building setbacks, buffer areas, and other noise mitigation elements should be incorporated into this development.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc.

December 8, 2017

Dear Chair Maggi and Members of the Planning Commission:

This is a letter supporting the development of apartment homes in the Argenta Hills development as proposed by McGough Construction and Ivy Development. Following research into this project by Housing Committee members over the past year, including meeting twice with the developer and city staff and attending a neighborhood meeting held by the developer to listen to concerns from nearby residents, the Housing Committee voted unanimously to support this project.

From a planning and housing perspective this project restores some of the density planned for the NW Area that was deferred during recent developments including the residential area of Argenta Hills. As you may recall a portion of the original PUD for Argenta Hills was down-zoned from townhomes to single family residential as were subsequent NW Area developments.

This project is aligned with the city's goals to maintain a variety of housing options for residents and brings additional benefits to Inver Grove Heights. The project meets a need for modern, luxury apartment homes currently lacking in the city, at a time when this housing type is in high demand by young professionals and active seniors who are looking for more flexible housing options. This project brings additional households into the area to support the retail development planned for that area of the city and will add to the vibrancy of our city.

This housing project will add significantly to the city's tax base and will help the city recover its substantial investments in the sewer and water system installed in the NW Area which in turn will help keep sewer and water services more affordable for people living in the NW Area and people moving into the area in the future. According to information provided by the applicant, and reviewed by Dakota County, this development will pay four times the property taxes as would a big box retail store; tax dollars that could be used for supporting parks and trails, potential future housing preservation programs and community services throughout the city.

Some homeowners in the Argenta Hills area are opposed to this project and prefer a park or big box retailer for this parcel. The Housing Committee discussed those concerns at length and concluded that modern, quality apartment homes are better aligned with

the city's comprehensive plan as it relates to housing, than a park or big box retail store. The Housing Committee agrees that a neighborhood park is needed in the area north of Argenta Hills but a park on this site is not in the best interest of the entire city; we defer to staff and the Parks Commission regarding the location of such a park.

It should be noted that a significant discussion took place at the Housing Committee meetings regarding the rental rates of this development. The Housing Committee believes five to ten percent of the units being developed should be available at rates that working families with incomes of \$60,000 - \$80,000 can afford, yet without a city policy to support this, there is no requirement for the developer to include such a pricing structure in its development. Although the developer stated their support of workforce housing, without city incentives to do so, they will not be including this feature in this development. The committee is disappointed that the developer will not be able to meet this need for modern apartments to serve middle income families in the city.

Despite this lack of affordability for local teachers, police officers, city workers, and many others in our community, the Housing Committee respectfully requests the Planning Commission approve this housing project.

Sincerely,

A handwritten signature in black ink, reading "Paul Mandell". The signature is fluid and cursive, with the first name "Paul" and last name "Mandell" clearly distinguishable.

Paul Mandell
Housing Committee, Chair

Cc: IGH Mayor and City Council
IGH Parks Commission
Allan Hunting, City Planner
Tom Link, City Development Director
Joe Lynch, City Administrator
IGH Housing Committee

Allan Hunting

From: Tom Link
Sent: Monday, January 30, 2017 2:40 PM
To: Allan Hunting
Subject: FW: From a Resident to a Resident

FYI.

From: George Tourville
Sent: Friday, January 27, 2017 6:29 PM
To: Joe Lynch; Tom Link
Subject: Fwd: From a Resident to a Resident

Fyi

Begin forwarded message:

From: Katie Pluff <KPluff@buffalowildwings.com>
Date: January 27, 2017 at 5:24:23 PM CST
To: "gtourville@invergroveheights.org" <gtourville@invergroveheights.org>
Subject: From a Resident to a Resident

Dear Mayor Tourville,

I'm writing his email in reference to the proposed apartment complex adjacent to the Argenta Hills neighborhood. I'm sure you will receive many emails laden with facts and legal jargon. I'm however not an expert in any of those fields so I will speak to you as a resident of our city and a mother of two young children.

One of the major reasons for us picking this community was the beautiful homes, the promise of small shops, the green infrastructure of the rain gardens and the small community feel. We chose one of the homes where the backyard backs up to Amana Trail. When we bought the lot they told us that eventually there could be a regional store built in the open lot across from our home. Perhaps a Trader Joes or a Byerlys. Based off this we decided this would work for our family. We were not told of the possibility of hundreds of apartments with over 400 parking spots. In fact, we were told the area was not even zoned that way.

We are now talking about an increase of traffic of an additional 400+ cars making their way behind our home and within feet of our yard. We have two young children where this increase is a major concern for us. We have also seen crime in the area because of the close proximity of the Target however with the addition of 400+ people living within a stone's throw for our home, one would assume the issue would only increase.

You have the ability to use this space to do something great for the community versus additional apartments along highway 55. Use this space to continue the city recognition of green initiatives. The rain gardens are being touted as the best in the country. Keep this area local and sustainable, a little piece of green in a growing city. A park for our children, walking paths to exercise, a dog park, picnic table for the community to gather, urban gardens for residents to rent out. If nothing else at least keep your word on what is built.

Please don't let us down in choosing this community to raise our children in. In fact, the overwhelming majority of homes in this neighborhood have young children. Please take this opportunity to do something good for the growing community. As the city continues to grow and expand not many of these lots are left and this is our chance to do something positive with it.

Thank you very much for your time.
Katie Pluff - Resident Argenta Hills

Sports Marketing Manager
Buffalo Wild Wings
C: 651-233-8325
O: 952-540-2079

Sent from my iPhone

George Tourville | Mayor

Tel: 651-450-2507 | Home: 651-455-4465

City of Inver Grove Heights | 8150 Barbara Ave | Inver Grove Heights | Minnesota | 55077

gtourville@invergroveheights.org | www.invergroveheights.org

Allan Hunting

From: Meredith Vadis <meredith.vadis@gmail.com>
Sent: Monday, January 30, 2017 10:58 AM
To: Allan Hunting; Tom Link; George Tourville; Tom Bartholomew; Rosemary Piekarski-Krech; Kara Perry; Paul Hark
Subject: Argenta Hills Market Rate Apartment Project

To Whom it May Concern:

My husband and I live on Addisen Path, in the neighborhood across the street from the Target and planned apartment complex. While my neighbors have been vocal in their opposition, I want to tell you that provided the city requires the developer to make improvements to traffic patterns and other community amenities, I have no issue with an apartment complex in our area.

Specifically, I am concerned that the city either put in or require the developer to put in better intersection controls and crosswalks at Addisen and Amana and at 76th and Amana. Given the significantly increased traffic volume and the amount of children and other pedestrians in the area, we need well-signalized intersections with crosswalks that offer both audio and visual guidance. I see far too many cars blow through the stop signs at Addisen and Amana without regard to pedestrians.

Additionally, the area badly needs a park. The nearest park is at the Community Center, which is a nearly 2 mile walk down 80th. 80th Street lacks a sidewalk and good lighting. It is not safe for our children to ride bikes or walk to that park. It's not even safe for adults. With a very large development there should be sufficient demand for a park and I think the City would be well with its rights to ask the developer to set aside land, pay for and then turn over to the city a park appropriate for our youngest residents and perhaps even our dogs. (I imagine some of the buffer land along the highway could make a nice dog park. I don't have a dog, but I also don't want to see dog poop everywhere because the apartment tenants lack green space for their pets.)

Also, I know the Argenta realignment will impact our community. I continue to hope that the City/County invests in sidewalks all the way down Amana to connect Amana to Argenta for pedestrians and that we make it much easier for pedestrians to cross Hwy 55. There is a very nice sidewalk/running trail on the other side of Hwy 55 that many of us would like to use if we could be better connected to it. I hope much of that work will be complete before the developer breaks ground as there is a considerable amount of construction already in the area and too much construction at once really damages roads and creates traffic issues.

Again, provided the city addresses traffic, pedestrian and quality of life issues, I am supportive of a market rate multi-family housing development.

Thank you,
Meredith Vadis
7653 Addisen Path
Inver Grove Heights

Allan Hunting

From: Erin- Important <metzger.erin@gmail.com>
Sent: Friday, January 27, 2017 4:46 PM
To: Allan Hunting
Subject: McGough Apartment proposal for Argenta Hills

Dear Allen,

I'm writing you today to express my concerns of the massive 4 story, 400 unit, apartment buildings McGough told us they would like to build in the Argenta Hills area. I attended a meeting with McGough last night after thankfully being notified of said meeting by a neighbor. McGough did not inform me of the meeting personally. I have many concerns with the proposed build. I'm concerned that there will not be enough parking for all of the residents resulting in vehicles flooding over into our neighborhood. I'm concerned about the lack of park in the area, and can only assume the residents will be walking our neighborhood trails for leisure. The trails that we, as part of our home owners association, pay to maintain! I'm concerned about pet mess. They plan on being a pet friendly building and although they would have a required fenced in area for their pets to go to the bathroom, I'm sure they will be crossing the street to use our trails to take their dogs for a walk. Will they always be responsible and clean up any waste from their dogs or will I be cleaning that up? Car traffic concerns me. Adding a 400 unit complex will undoubtedly result in increased traffic, and not just drive time traffic, but all hours of the night traffic. Inver Grove Heights is already struggling with the recent increase in crime including the 164 of us that had our mail/packages stolen in one day (third time our neighborhood was hit), the large numbers of vehicles stolen in a single night, and the constant vehicle break-ins. Frankly, I don't want to add more low income (that is what I believe it will turn into) residents to our neighborhood. That belief comes from McGough freely stating last night that they would sell the structure once completed, or in 5-6 years. Please don't allow someone to change our community plans, just so they can make a dollar, then leave.

When I purchased my home 3 years ago, I was told that there would be retail going in this space. This is also what I saw on the city website. The future land-use map has the proposed apartments site zoned Regional Commercial. I reasonably relied upon expectations that the City would follow the "Comprehensive Plan" that was in place when I chose to purchase my home here in Inver Grove Heights and become a tax paying member of the community. Had I known there was even a possibility that apartments would be built there, I would have chosen another place to build my home. I feel like high density residential in such close proximity to our neighborhood would effect our property value negatively.

I do not support a decision by the City Council, to amend the zoning of the property involved which would allow an apartment complex to be built in our backyards, now or in the future. I will surely remember your decision on election day.

Thank you in advanced for your assistance in helping our neighborhood and community with this matter.

Erin Metzger
7679 Addisen Path
Inver Grove Heights
[612-309-7323](tel:612-309-7323)

Sent from my iPhone

Allan Hunting

From: Joe Lynch
Sent: Tuesday, January 24, 2017 10:48 AM
To: Tom Link; Allan Hunting; Heather Botten; Scott Thureen
Subject: FW: Amana Trail 'Market Rate Apartments' proposal

FYI. This was sent to me by Council Member Piekarski-Krech.

-----Original Message-----

From: Rosemary Piekarski-Krech
Sent: Tuesday, January 24, 2017 8:38 AM
To: Joe Lynch; Tom Link
Subject: FW: Amana Trail 'Market Rate Apartments' proposal

FYI

From: Vin Parker [parkertv@me.com]
Sent: Tuesday, January 24, 2017 12:10 AM
To: George Tourville; Tom Bartholomew; Rosemary Piekarski-Krech; Kara Perry; Paul Hark
Subject: Amana Trail 'Market Rate Apartments' proposal

Dear Council Members:

As a resident of the Argenta Hills neighborhood, I am deeply disappointed to learn of a 'Market Rate Apartment' proposal for development to be built on the West vacant land, adjacent to the Amana Target.

While I understand the interest to develop housing options, the news of this planned direction to replace commercially-zoned land with apartments is unacceptable. As a resident, our recent decision to build a home and move to the City of Inver Grove Heights in this neighborhood in particular, was largely based on the commercial development opportunities adjacent to Amana Trail. Under no circumstances would we have moved near an apartment complex. This is one of the reasons we left our St. Paul home to come to IGH. Apartments invite crime, create environmental challenges, destroy the visual impact of the natural surroundings, and diminish the adjacent property values.

I am also quite disappointed that communications regarding this project was not sent to every resident. Further, it is quite disappointing that the Argenta Hills HOA board was also not notified. Speaking as the HOA president, it is disappointing that we as a board were not notified or provided any prior information to share with the association members who are seeking information.

I look forward to learning more about this project at the meeting scheduled for Thursday January 26th - and based on what little information we have, I hope you, as a council member, will support seeking positive, alternative options that may be available for this community.

Regards,

Vin Parker
7538 Alpine Ct
Inver Grove Heights, MN 55077
651-269-2212

<html>

<body>

Allan Hunting

From: Samantha Fitzgerald <skfitzgerald@gmail.com>
Sent: Tuesday, January 31, 2017 12:06 PM
To: Samantha Fitzgerald
Subject: Amana Trail

Hello,

I am writing you in regards to a community meeting that we attended last week for a proposed apartment building complex off Amana Trail.

We recently purchased our house on Addisen Path this summer and our back yard directly faces Amana Trail. Before purchasing we did our research knowing full well this area would not always be an empty field, but we were told it was zoned for commercial and that it was "unlikely to be developed until the current empty retail spaces had filled out."

While we appreciate the developer taking the time to meet with the neighborhood, their expedited time line of trying to get this passed and begin construction in the summer is too quick. The rapid timeline just doesn't allow to get all the input they should really desire from the city and surrounding neighbors.

The neighborhood as you are well aware, is homes that range from \$425,000-\$700,000+. Many dozens of concerned neighbors attended this meeting and we would like to continue to be involved in the process.

Ideally what this neighborhood, and frankly this entire area of Inver Grove Heights, needs is a great park. We have some many young families and some sort of designated green space would benefit all Inver Grove residents, not just a one developer that doesn't even have ties to the city. The nearest park is approximately 3.3 miles from our neighborhood.

As you are aware this area is continuing to build up with more single family homes, large ones in fact, by Lennar and Cal-Atlantic. This influx of dozens and dozens of families is something that should be considered. We need to look at not what makes the developer money in the short term, but what is best for the city of Inver Grove Heights and its tax paying citizens in the long term.

I greatly appreciate your time in carefully looking into this matter and I am happy to do anything I can (and I am sure my neighbors feel the same way) to assist.

Thanks,

Samantha Fitzgerald & Jayme Ross

7668 Addisen Path
Inver Grove Heights
703-850-6035

Allan Hunting

From: Ann Dixon <eagandixon@gmail.com>
Sent: Thursday, June 01, 2017 7:11 PM
To: Allan Hunting
Subject: Argenta Hills Apartment proposal

Mr. Allen Hunting,

I'm writing to tell you of the concerns many of us have with the Argenta Hills Apartment Proposal. This land is currently zoned for retail. We as residents of IGH don't need/want more apartments! We want more retail, which is what we expected from this land.

There are multiple new housing developments already going up. With the new Vikings training facility, there is growth happening. For apartments to be successful, they need to have bus routes nearby. We don't have that. This is not a good location for apartments.

This would be a good time for Mcgough to lower their pricing on the retail spaces. Their lack of renters is not due to a lack of interest. Mcgough is charging too much for rentals. I've talked to multiple people who have been interested in moving into the current retail spaces, but their rent is too high. Someone can go just a few miles away into Eagan and get the same type of space for less money and that's what they're doing.

Thank you for listening to our concerns.
Ann Dixon

Allan Hunting

From: Tom Link
Sent: Tuesday, April 11, 2017 1:25 PM
To: Allan Hunting
Subject: FW: New Construction near Argenta Hills Development

FYI

From: George Tourville
Sent: Tuesday, April 11, 2017 12:56 PM
To: Tom Link; Joe Lynch
Subject: Fwd: New Construction near Argenta Hills Development

FYI

Begin forwarded message:

From: "Johnson, Susan E S" <Susan.Shannon-Johnson@allina.com>
Date: April 11, 2017 at 11:24:55 AM CDT
To: "gtourville@invergroveheights.org" <gtourville@invergroveheights.org>
Subject: New Construction near Argenta Hills Development

Mayor Tourville,

I'm writing this as a resident of Inver Grove Heights and more specifically a member of the Argenta Hills neighborhood. There has been talk and meetings to discuss the development of an apartment complex on the site just west of the Target at Hwy. 55 and South Robert Street. I would like you to STRONGLY consider NOT allowing this to pass. We built our homes in an area where we felt our children would be in a quiet neighborhood with access to some conveniences such as Target – but by no means an apartment complex. We were told when building that there might be some more buildings developed with the store fronts similar to those that are currently in place – but there was NEVER any mention of an apartment complex. We don't have the roads or infrastructure to support a large complex. I've also heard that our own Police officers oppose this location as well. I've heard that they are going to be "high end" apartments – this neighborhood does not follow in that model. We don't have the shops and other retailers to support that type of complex. So – when the units don't rent – they will become subsidized and that will change the whole feel of our development. These are \$400K+ homes that were built – they should not be looking out into a development that does not fit into this area. We have plenty of apartment units in the area of IGH as well as the surrounding cities. The "City Vue" complex in Eagan is a perfect example of this type of model that was put in the correct location for that lifestyle. These are beautiful units – but they have MANY openings. They have openings and they're in the position for success, locating themselves next to bars, restaurants, grocery stores, bookstores, etc. and they haven't filled up yet. So – I find it hard to believe that the units the city of Inver Grove Heights is considering would be a success.

You're asked to speak for the people you represent in the city you serve. Please ask yourself, would you and your family want an apartment complex being built in your own back

Allan Hunting

From: Sharon Rasinski <larsharon@msn.com>
Sent: Monday, February 20, 2017 4:40 PM
To: Allan Hunting
Cc: Tom Link
Subject: Amana Trail & Alverno Avenue Apartment Proposal

Good afternoon Allen,

Last month we attended the information meeting at the Community Center with McGough Companies and Ivy Properties in regard to a proposed development of "Market Rate Apartments" on the land near Amana Trail and Alverno Avenue. We attended this meeting along with many of our neighbors from the Argenta Hills Development and the Capstone Development, and we came away from this meeting with great concerns for this plan.

The information that we received from the representatives from McGough and Ivy left a lot to be desired in accuracy and content. Basically, we were told to trust their experience in regard to how this development would be a benefit to us, our neighborhood, and our property values. The response from nearly all of the home owners was in direct conflict and disagreement to the information given.

Our family does not see this development as a benefit to our city, our neighborhood, or to our home's value. A few reasons being are the increased traffic, loss of pedestrian safety, and the idea that a 4-story complex certainly does not fit into our neighborhood of single family homes. Add to this, that the information that was provided by the representatives equates to approximately 30 units turning over each month. That's 30 moving vans moving out tenants and another 30 moving vans of new tenants moving in during the last day of each month. That amount of traffic, congestion and noise that will fill the air changes our area drastically, and not in a positive way.

It has been suggested by some of our neighbors that an apartment project of this size would be better located at the Northeast corner of 70th Street West & Hwy 3/South Robert Trail. Given the nearby existing senior living complex and public transportation currently serving this area, we agree with this suggestion.

When you meet with the Planning Commission, please keep us and our opposition to this plan in mind and enter a "No" vote for this proposal.

If you have any comments or added information for us, please contact us.

Thank you,

Lars and Sharon Rasinski
1503 76th Street West, Inver Grove Heights, MN 55077
Ph) 612-701-9845

Allan Hunting

From: matthew harmoning <matt.harmoning@gmail.com>
Sent: Friday, February 10, 2017 8:46 AM
To: Allan Hunting
Subject: Re: Argenta Hills Zoning

Hi Allan,

My name is Matthew Harmoning and I live in the Argenta Hills neighborhood. I have a few questions. I hope you can help.

As I understand, you met with a couple of residents from our neighborhood on Feb. 3. It is my further understanding that during that meeting you explained that the current zoning regime for the parcel across the street from our single family residential neighborhood is: PUD - which is zoned for both residential and retail. I have looked at both the "zoning map" and the "comprehensive plan map" available on the City website (both updated Jan. 2014), and neither map seem to indicate that the zoning for that parcel was (in Jan 2014), or was planned to be anything but regional commercial.

My questions are: 1) when was the PUD zoning for that particular parcel changed, 2) is there anywhere else, or other maps on the City website, that would indicate to searchers that the zoning regime as presented in either the "zoning map," or the "comprehensive plan map" could not be relied upon, 3) has the current owner of the parcel in question applied for an amendment at this time, and 4) if the current owner has applied for amendment, when is that issue set to go before the planning commission?

Thank you in advance for you prompt response.

Matt

--

Matthew Harmoning

Direct: 651-278-4783

Email: matt.harmoning@gmail.com

Allan Hunting

From: Jaime Besser <JaimeBesser@homeservices.com>
Sent: Tuesday, January 31, 2017 3:05 PM
To: Allan Hunting
Subject: Concerned resident

Dear Mr. Hunting,

I'm writing this email in reference to the proposed apartment complex adjacent to the Argenta Hills neighborhood. We are one of the houses whose backyard backs up to Amana Trail. I was very nervous about the unknown of those empty lots, but we went ahead with it because we were told that it was zoned for retail. We were not told of the possibility of it being rezoned for hundreds of apartments with over 400 parking spots.

We will now have an increase of traffic of an additional 400+ cars making their way behind our house and within feet of our yard where our two small children play and this really concerns me. In addition, we have seen crime in the area and with the addition of 400+ people living within walking distance I would assume the issue would only increase.

This is definitely not what I dreamed of when I bought and built my dream home or what I consider whenever I look out my back windows. You have the ability to use this space to do something great for the community verses additional apartments along Highway 55. Use this space to continue the city recognition of green initiatives (e.g. a park for our children, walking paths, a dog park, picnic table for gathering).

This community is made up of tons and tons of little kids. Please don't let us down in choosing this community to raise our children.

Also, high density residential in such close proximity would most definitely hurt property values. Because our development is closest to the proposed site, our homes will be significantly less desirable when compared with others in the same price range that are further away. Well thought out "retail" with a community/neighborhood feel (similar to 110 and Dodd for example) would be more attractive.

Thank you very much for your consideration.

Jaime Besser- Argenta Hills resident

Jaime Besser
Vice President and Controller
HomeServices of America, Inc.
jaimebesser@homeservices.com
612-336-5574

Allan Hunting

From: Samantha Fitzgerald <skfitzgerald@gmail.com>
Sent: Friday, December 01, 2017 8:41 AM
To: Allan Hunting
Subject: Amana Trail

Good Morning Allan,

I did not see the e-mail addresses of the planning commission members online, but trust that sending it to you will get this to the appropriate people.

Thanks much!

Samantha

Hello,

I am writing you in regards to a proposed development in the Argenta Hills neighborhood. (IGH Investments, LLC-Case No. 17-08PUD)

I see that it will come before the planning commission on December 19th. I am asking you to hold off on reviewing this matter. The developer had promised our neighborhood that they would keep us in the loop throughout the process, but because of our own due diligence we found out about this meeting. The developers have not reached out to us in months. It really feels like they are trying to push this project to you the week before Christmas, in the midst of all the holiday hustle and bustle without keeping us informed, because they know our neighborhood has strong feelings about this project.

Many dozens of concerned neighbors attended neighborhood meetings and we would like to continue to be involved in the process and I feel like trying to get this reviewed on December 19th is a deliberate attempt to limit the number of neighbors who would be able to attend.

I greatly appreciate your time in carefully looking into this matter and I am happy to do anything I can (and I am sure my neighbors feel the same way) to assist.

Thanks,

Samantha Fitzgerald & Jayme Ross

7668 Addisen Path
Inver Grove Heights
703-850-6035

P L A N N I N G R E P O R T

CITY OF INVER GROVE HEIGHTS

REPORT DATE: December 14, 2017

HEARING DATE: December 19, 2017

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: N/A

REQUEST: Review of Capital Expenditure associated with City Project No. 2018-02 – 80th Street Sanitary Sewer Improvements (Robert District) are consistent with the Comprehensive Plan.

LOCATION: Northwest Area

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning
 Engineering

PREPARED BY: Allan Hunting
 City Planner
 Tom Kaldunski
 City Engineer

BACKGROUND

The City Engineer presented this project to the City Council on December 11, 2017. The Council approved the project condition upon Planning Commission making a recommendation on consistency with the comprehensive plan. Attached is the memo from the City Engineer on the project.

EVALUATION OF THE REQUEST

Compliance with the Comprehensive Plan. Minnesota Statutes requires the Planning Commission to review capital improvement projects to verify they are in compliance with the City's Comprehensive Plan.

The capital improvement project for the sanitary sewer improvements would be consistent with the comprehensive plan policies in Chapter 7, Sanitary Sewer as the alignment chosen for construction of the sewer project is the same as shown on the future sanitary sewer map for the Northwest Area, Robert District. There was no timetable for construction at that time.

ALTERNATIVES

A. **Approval.** If the Planning Commission finds the requests acceptable, the following actions should take place:

- An Approval recommendation that capital expenditures for City Project 2018-02 is consistent with the Comprehensive Plan.

B. **Denial.** If the Planning Commission does not find the proposed project consistent with the Comprehensive Plan, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

The City Engineer and Planning Staff both recommend the project expenditure be found consistent with the Comprehensive Plan.

Attachment: Memo from City Engineer on City Project No. 2018-02

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Public Hearing to Consider Ordering City Project No. 2018-02 – 80th Street Sanitary Sewer Improvements (Robert District), Authorizing Preparation of Plans and Specifications, Accepting the Bolton & Menk Proposal for Engineering Services, and Authorizing City Attorney to Complete Easement Negotiations

Meeting Date: December 11, 2017
 Item Type: Public Hearing
 Contact: Thomas J. Kaldunski, 651-450-2572
 Prepared by: Thomas J. Kaldunski, City Engineer
 Reviewed by: Scott D. Thureen, Public Works Director


Fiscal/FTE Impact:

☐	None
☐	Amount included in current budget
☐	Budget amendment requested
☐	FTE included in current complement
☐	New FTE requested – N/A
☒	Other: NWA Sewer Fund 512

PURPOSE/ACTION REQUESTED

Public hearing to consider ordering City Project No. 2018-02 – 80th Street Sanitary Sewer Improvements (Robert District), authorizing preparation of plans and specifications, accepting the Bolton & Menk proposal for engineering services, and authorizing City Attorney to complete easement negotiations.

SUMMARY

The City Project No. 2018-02 feasibility study was prepared, at Council direction, to consider constructing the 80th Street sanitary sewer improvements in 2018. The project is needed to provide a gravity sanitary sewer to the Scenic Hills plat. The same street would also be improved by reconstructing this county road from T.H. 3 to the existing manhole approximately 2000 feet east of T.H. 3.

The total estimated project cost for City Project No. 2018-02 preferred alternate 2B is approximately \$1,320,000. The recommended funding source is the NWA Sewer Fund 512. However, note that this segment of trunk sanitary sewer is not in the area assumed for the current development phase of the financial model for funding the NWA utility extension. Further review by staff and Ehlers might result in a revision to the funding recommendation. No special assessments are being considered for City Project No. 2018-02.

A public hearing notice was sent to affected property owners and an information meeting was held on November 30, 2017. Four people attended the information meeting. Landowners appeared supportive of the project. The City has also reviewed the project with the developers of the Scenic Hills plat and they have indicated support for the gravity sewer on 80th Street in lieu of constructing a temporary lift station on their project. Offers for easements will be prepared based on appraisal once the Council conducts the public hearing and orders the project. Local access during construction was discussed. The City asked Bolton & Menk for a proposal to do the plans and specifications for the project. Bolton & Menk are in the Engineering Pool and have knowledge of the project. Their December 5, 2017 proposal indicates a budget of \$111,438 is anticipated for their services.

Right-of-way permits will need to be acquired to complete the improvements. There is a need to coordinate the closure of T.H. 3/80th Street with the County's roundabout project at T.H. 3/70th Street in 2018. Schedules will be established for the coordination of acquisitions.

The City Council could advance the project by considering the resolution ordering City Project No. 2018-02 – 80th Street Sanitary Sewer Improvements (Robert District), authorizing preparation of plans and specifications, accepting the Bolton & Menk proposal for engineering services, and authorizing City Attorney to complete easement negotiations.

TJK/kf

Attachments: Resolution
 Information meeting attendance list
 Maps (benefit area and 2B preferred alternate)
 Bolton & Menk Proposal

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

**RESOLUTION ORDERING IMPROVEMENTS, AUTHORIZING PREPARATION OF PLANS AND
SPECIFICATIONS, ACCEPTING THE BOLTON & MENK PROPOSAL FOR ENGINEERING SERVICES, AND
AUTHORIZING THE CITY ATTORNEY TO COMPLETE NEGOTIATIONS FOR EASEMENTS FOR CITY
PROJECT NO. 2018-02 – 80TH STREET SANITARY SEWER IMPROVEMENTS (ROBERT DISTRICT)**

RESOLUTION NO. _____

WHEREAS, a resolution passed by the City Council on October 23, 2017 called for a public hearing on the proposed improvement project; and

WHEREAS, the City approved the feasibility study for City Project No. 2018-02 – 80th Street Sanitary Sewer Improvements (Robert District) and selected the preferred option 2B at its October 23, 2017 meeting; and

WHEREAS, the City conducted an information meeting for parcel owners in the service area of the preferred option and the attendees were in support of the project; and

WHEREAS, the City has received a development proposal for Scenic Hills and its owners indicated their support for the gravity sewer in lieu of a temporary lift station; and

WHEREAS, as the City has received a proposal from its consultant Bolton & Menk to prepare the plans and specifications and related work on the project in the amount of \$111,438; and

WHEREAS, published notice was given pursuant to Minnesota Statute 429.031, and a notice of public hearing was mailed to affected parcels and the hearing was held thereon on December 11, 2017, at which time all persons desiring to be heard were given an opportunity to be heard thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS THAT:

1. Such improvement is hereby ordered as proposed in this Council resolution adopted December 11, 2017.
2. The City Attorney is hereby authorized to complete the easement acquisition by negotiation with the property owners and the Council. The City Engineer or his professional consultants are hereby authorized to assist the City Attorney in negotiations for easements. The use of eminent domain is hereby authorized.
3. The December 5, 2017 proposal from Bolton & Menk for the project is professional engineering services hereby approved for an amount not to exceed \$111,438.
4. The contract for these improvements shall be let no later than three years after the adoption of this resolution.
5. The Council authorizes the use of NWA Sewer Fund 512 to finance the project, contingent on a review of the NWA utility financing plan by staff and Ehlers.

Adopted by the City Council of the City of Inver Grove Heights this 11th day of December 2017

AYES:

NAYS:

George Tourville, Mayor

ATTEST:

Michelle Tesser, City Clerk



Groveland Sewer Extension

City of Inver Grove Heights, MN

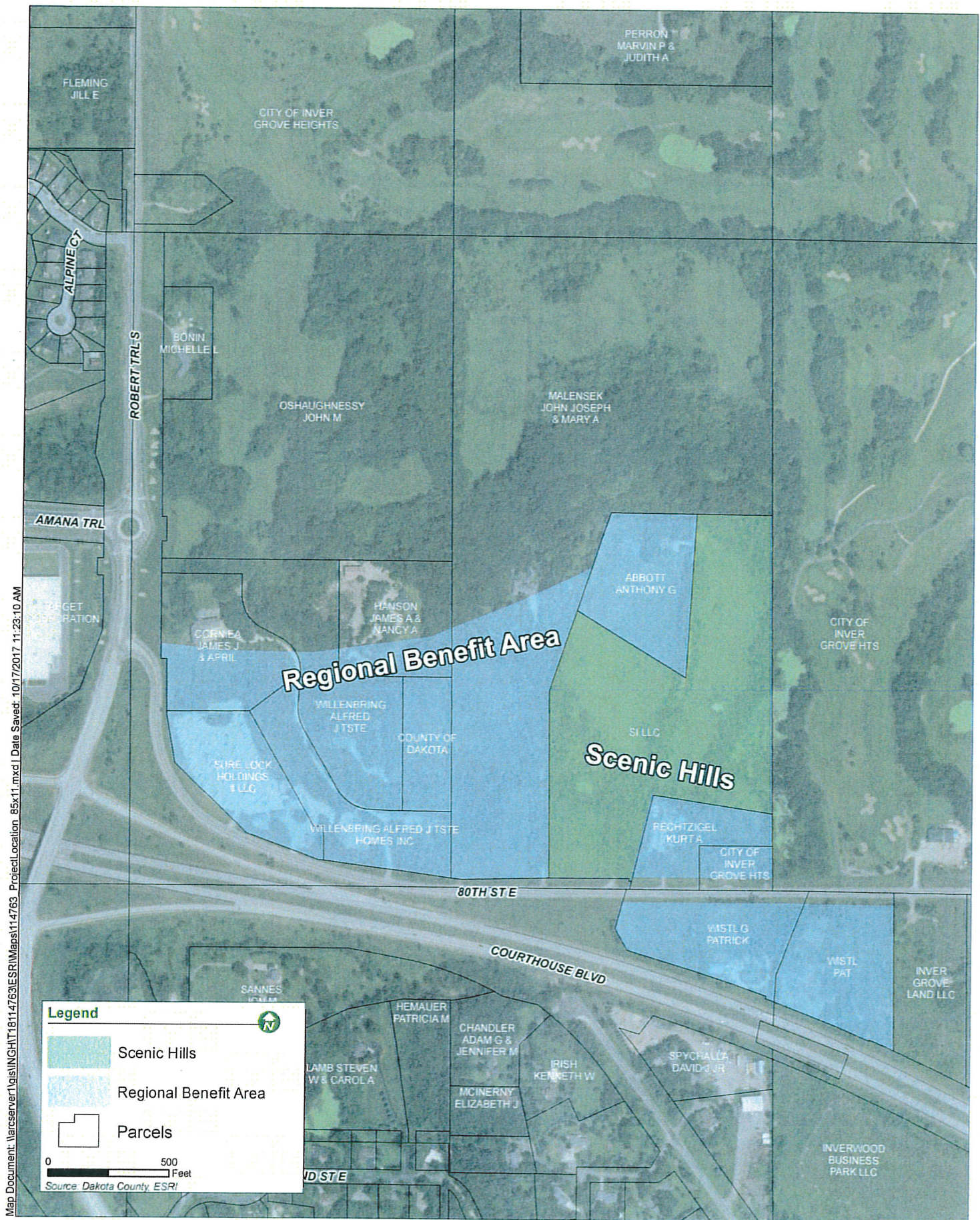
Project Location

October, 2017



**BOLTON
& MENK**

Real People. Real Solutions.





Preferred Alternative
Figure 4: Alternative 2B
October 2017





Real People. Real Solutions.

2035 County Road D East
Maplewood, MN 55109-5314

Ph: (651) 704-9970
Fax: (651) 704-9971
Bolton-Menk.com

December 5, 2017

Tom Kaldunski, P.E.
City Engineer
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: 80th Street Sanitary Sewer Extension Project
City Project No. 18-02

Dear Mr. Kaldunski:

The City of Inver Grove Heights has initiated the 80th Street Sanitary Sewer Extension Project to provide gravity sewer service to the proposed Scenic Hills Development and surrounding region. Like you, Bolton & Menk, Inc. takes great pride in designing and managing projects that are cost-effective, timely, and collaborative. We listen to your needs and challenges and create solutions that work for Inver Grove Heights. We believe you will find outstanding value in our approach to the 80th Street Sanitary Sewer Extension Project for the following reasons:

Local Expertise – Bolton & Menk, Inc. has been a longtime partner of the City of Inver Grove Heights. This partnership has led to several successful projects that have extended trunk watermain and sanitary sewer through the city's Northwest Area. The 80th Street Sewer Extension Project is, in fact, an extension of City Project No. 2003-15 in which the city and Bolton & Menk partnered to construct the first trunk sanitary sewer into the Northwest Area in 2008. This history has led to a strong working relationship with city staff and a thorough understanding of the city's values, goals, and standards.

Collaborative Approach – We understand the importance of working with project partners and stakeholders to achieve a successful project. Bolton & Menk will ensure a high level of collaboration between the City of Inver Grove Heights, Dakota County, MnDOT, and the Scenic Hills developer. Several road projects will significantly impact traffic in the region next year, extending the need for constant and effective communication between agencies.

Project Team – Bolton & Menk offers Inver Grove Heights a strong background in municipal engineering. Our strength is derived from our talented and experienced staff, extensive project experience, and relationship with government and regulatory agencies. We have assembled a team of qualified professionals who have completed several similar street and utility construction projects together. This consistency brings extensive knowledge and efficiency to your project.

In continued service to the City of Inver Grove Heights, we are excited at the opportunity to complete the 80th Street Sanitary Sewer Extension Project. I will personally serve as your project manager and lead client contact on this project. Please contact me at 612-221-5773 or brianhi@bolton-menk.com if you have any questions regarding our proposal.

Respectfully submitted,

Bolton & Menk, Inc.

Brian Hilgardner, P.E.
Principal

Bolton & Menk is an equal opportunity employer.

DETAILED WORK PLAN

Bolton & Menk understands the importance of achieving the desired outcome of each of the following tasks on time and within budget. We are committed to facilitating a successful process for the City of Inver Grove Heights' 80th Street Sanitary Sewer Extension Project. We will put special emphasis on working with city staff to assure the project's success. A summary of our approach to key project elements is outlined in the task descriptions below.

Task 1: Topographic Survey

Objective: Create a base map identifying above- and below-ground features in electronic format. This base map will be used as the basis for final design.

Description: Gather pertinent field information on city infrastructure, adjacent buildings, right-of-way, contours, and private small utilities. Underground utility information will be located and described per available as-builts, field markings, and private utility map information facilitated through Gopher State One Call. Manhole reports will also be completed for located manholes and catch basins. Right-of-way and property lines will be illustrated based on found field monumentation and plat information received from the city.

Deliverables: *Topographic survey information and a digital copy of the base map*

Task 2: Geotechnical Analysis

Objective: Analyze existing soil conditions and provide recommendation for utility and street design.

Description: We anticipate the need to collect five soil borings spaced at 400-ft intervals to aid in the design of the sanitary sewer and street sections. The soil borings will be collected and analyzed by others.

Deliverables: *Geotechnical report provided by others*

Task 3: Design

Subtask 3.1 Existing Plans

Objective: Prepare a base plan for use in preliminary and final design.

Description: Prepare a base plan identifying locations and elevations of all physical features, right-of-way, and existing profiles in Auto CAD Civil 3D format.

Deliverables: *Base plan for review and verification*

Subtask 3.2 Preliminary and Final Design Plans and Specifications

Objective: Complete preliminary and final design.

Description: Prepare preliminary and final plans and specifications to city and county standards in coordination with city and county staff. Major design components to include the following:

- Gravity sanitary sewer design
- Incorporation of trenchless utility design where applicable
- Roadway alignment and width
- Alignment geometry that meets county standards for designated design speed
- Cross-sections at 50-foot intervals, driveways, and critical design locations
- Existing location and elevations of all existing utilities
- Analysis of existing city utilities and incorporation of rehabilitation measures where appropriate
- Location of signing and striping
- Preparation of Stormwater Pollution Prevention Plan (SWPPP), including plan sheets and specifications
- Preparation of traffic control and construction phasing plan with an emphasis on coordination with other projects affecting traffic in the city's Northwest Area.
- Preparation of statement of estimated quantities including street, utilities, and miscellaneous construction items, all consistent with the city's standard specifications and specifically, the city's method of measurement and payment

Deliverables: *Preliminary and final plans*



Subtask 3.3 Private Utility Coordination

Objective: Coordinate with private utility stakeholders throughout the project.

Description: Hold private utility coordination meetings during preliminary design, final design, and construction. Adjust designs where appropriate to avoid major utility conflicts. Work with private utility owners to adjust or relocate facilities when necessary.

Deliverables: *Not applicable*

Subtask 3.4 Prepare Contract Documents

Objective: Prepare contract documents based on city standards.

Description: Work with city staff to prepare the overall contract documents for bidding and construction purposes. Documents will include the following:

- Plans
- Standard city and county specifications
- Standard city and county details
- Special provisions for street and utility construction
- Bidding schedule

Deliverables: *Electronic and paper copy of final plans and specifications*

Subtask 3.5 Submit to City and County for Review and Approval

Objective: Submit final plans and specifications to city and county for review and approval.

Description: Work with city staff to submit multiple copies of plans and specifications for final city staff approval.

Deliverables: *Preliminary and final plans at 50%, 75%, and 100% complete stages; statement of estimated quantities; and meeting notes from all design review with city staff*

Subtask 3.6 Obtain All Required Permits

Objective: Obtain approval on all required permits.

Description: Prepare permit applications, secure city signature, and submit to governing agencies. Permit fees to be paid for by the city.

Deliverables: *Copies of all submitted permits, including cover letters*

Subtask 3.7 Prepare Opinion of Probable Construction Costs

Objective: Prepare opinion of probable construction cost.

Description: Use past City of Inver Grove Heights bid information, current contractor pricing, overall knowledge of the city, local contractors, and site conditions. We will prepare an opinion of probable construction cost.

Deliverables: *Electronic and paper copy opinion of probable cost*

Task 4: Bidding Administration

Subtask 4.1 Prepare Advertisement for Bids and Submit to Required Publications

Objective: Prepare an advertisement for bids.

Description: City staff will prepare and submit to required publications.

Deliverables: *Not applicable*

Subtask 4.2 Distribute Plan Sets

Objective: Distribute plans to potential bidders.

Description: City staff will prepare and submit to required publications.

Deliverables: *Electronic and paper copies of plans and specifications*

Subtask 4.3 Answer Bidders' Questions

Objective: Answer all bidders' questions.

Description: Answer all written and verbal questions from potential bidders.

Deliverables: *Not applicable*

Subtask 4.4 Issue Addenda

Objective: Prepare addenda.

Description: Prepare addenda for distribution by the city.

Deliverables: *Addenda in electronic and paper copy versions*

Subtask 4.5 Bid Opening and Tabulation

Objective: Assist the city with bid opening.

Description: Attend bid opening.

Deliverables: *Not applicable*

Subtask 4.6 Prepare Letter of Award Recommendation

Objective: Award contract to contractor.

Description: Prepare letter of award recommendation.

Deliverables: *Letter of award*

Task 5: Meetings and Public Involvement

Objective: Contribute in the public involvement plan and coordinate with adjacent property owners.

Description: Work with city staff on public involvement plan and attend informational meetings to identify key project issues and concerns from adjacent property owners and developers. Incorporate information into the design.

Deliverables: *Copies of meeting notes and any necessary project analysis*

Task 6: Construction Services

Subtask 6.1 Construction Administration

Objective: Perform limited construction administration. City staff will be responsible for daily construction inspection and contract management.

Description: The project manager will perform the following construction administration responsibilities:

- Facilitate preconstruction meeting
- Perform on-site review pertaining to work and progress
- Attend weekly progress meetings as needed
- Prepare change orders and written directives
- Approve shop drawings, material lists, and suppliers
- Review and approve pay requests

Deliverables: *Copies of meeting notes, change orders, directives, shop drawings, materials lists, suppliers' lists, and pay requests*

Subtask 6.2 Field Staking

Objective: Complete necessary construction staking.

Description: Survey crews will complete construction staking on the following features:

- Construction limits and right-of-way
- Grading
- Retaining wall(s)
- City utilities
- Concrete curb and gutter
- Signage
- Miscellaneous infrastructure features

Deliverables: *Construction stakes and documentation of all survey points installed*



Task 7: Project Close-Out

Subtask 7.1 Conduct Final Review of Project

Objective: Review project site with the city and contractor.

Description: Walk site with project stakeholders and identify any punchlist items that need to be addressed. Review any punchlist items until acceptable by the city.

Deliverables: *Copy of any punchlist items*

Subtask 7.2 Prepare Letter of Final Acceptance

Objective: Prepare final acceptance of the project by the city.

Description: Prepare letter of final acceptance and ensure all bonds, liens, waivers, and IC 134 Forms have been completed and submitted by the contractor.

Deliverables: *Copies of all final paperwork and acceptance letter*

Subtask 7.3 Obtain Record Information from Field Representatives

Objective: Obtain record drawing information from field representatives.

Description: Gather field information prepared by the contractor and subcontractors for use in preparing record drawings.

Deliverables: *Copies of all field information obtained from the contractor*

Subtask 7.4 Prepare Record Drawings

Objective: Prepare final record drawings.

Description: Prepare record drawings in electronic format.

Deliverables: *Electronic and paper drawings*

**WE DELIVER
THE RIGHT
SOLUTIONS.**

Through collaboration, we identify the best solutions for each project, incorporating innovation based on your objectives.

DETAILED FEE ESTIMATE

The following tables summarize the hours and cost breakdown for each major work task item. The estimated fee includes labor, general business, and other normal and customary expenses associated with operating a professional business. Unless otherwise noted, the fees include vehicle and personal expenses, mileage, telephone, survey stakes, and routine expendable supplies; and no separate charges will be made for these activities and materials. Expenses beyond the agreed scope of services and non-routine expenses, such as large quantities of prints, extra report copies, out-sourced graphics and photographic reproductions, document recording fees, outside professional and technical assistance, and other items of this general nature will be invoiced separately.

Summary of Hours

Client: City of Inver Grove Heights Project: 80th Street Sanitary Sewer Extension		Bolton & Menk, Inc.							
Task No.	Work Task Description	Project Manager	Project Engineer	Senior Engineering Technician	Design Engineer	Project Surveyor	Survey Technician	Survey Crew	Totals
1.0	Topographic Survey								
1.1	Topographic Survey					12	18.5	112	142.5
	Subtotal Hours - Task 1	0	0	0	0	12	18.5	112	142.5
2.0	Geotechnical Exploration								
2.1	Geotechnical Exploration				By Others				0
	Subtotal Hours - Task 2	0	0	0	0	0	0	0	0
3.0	Design								
3.1	Existing Plans			6					6
3.2	Preliminary and Final Design	20	80	150	150				400
3.3	Private Utility Coordination		16	8	8				32
3.4	Prepare Contract Documents		8	20	16				44
3.5	Submit to City and County for Review			20					20
3.6	Obtain All Required Permits		6						6
3.7	Prepare Opinion of Probable Cost		6		16				22
3.8	ROW Acquisition Support	6	8	8					22
	Subtotal Hours - Task 3	26	124	212	190	0	0	0	552
4.0	Bidding Administration								
4.1	Prepare Advertisement for Bids		4						4
4.2	Distribute Plan Sets		4						4
4.3	Answer Bidders' Questions	1	6						7
4.4	Issue Addenda		4						4
4.5	Bid Opening and Tabulation		3						3
4.6	Prepare Letter of Award Recommendation		2						2
	Subtotal Hours - Task 4	1	23	0	0	0	0	0	24
5.0	Meetings and Public Involvement								
5.1	Meetings and Public Involvement	16	16		2				34
	Subtotal Hours - Task 5	16	16	0	2	0	0	0	34
6.0	Construction Services								
6.1	Construction Administration		40						40
6.2	Construction Staking					4.5	7.5	80	92
	Subtotal Hours - Task 6	0	40	0	0	4.5	7.5	80	132
7.0	Project Close-Out								
7.1	Conduct Final Review of Project		4						4
7.2	Prepare Letter of Final Acceptance	2							2
7.3	Obtain Record Information from Field Reps			2					2
7.4	Prepare Record Drawings			6					6
	Subtotal Hours - Task 7	2	4	8	0	0	0	0	14



Detailed Fee Estimate

PROJECT DESIGN

Client: City of Inver Grove Heights				Bolton & Menk, Inc.						
Project: 80th Street Sanitary Sewer Extension										
Task No.	Work Task Description	Project Manager	Project Engineer	Senior Engineering Technician	Design Engineer	Project Surveyor	Survey Technician	Survey Crew	Total Hours	Total Cost
1.0	Topographic Survey	0	0	0	0	12	18.5	112	142.5	\$18,090
2.0	Geotechnical Exploration	By Others							0	\$0
3.0	Design	26	124	212	190	0	0	0	552	\$67,310
4.0	Bidding Administration	1	23	0	0	0	0	0	24	\$2,920
5.0	Meetings and Public Involvement	16	16	0	2	0	0	0	34	\$4,698
6.0	Construction Services*	0	40	0	0	4.5	7.5	80	132	\$16,580
7.0	Project Close-Out	2	4	8	0	0	0	0	14	\$1,840
Total Hours		45	207	220	192	16.5	26	192	898.5	
Average Hourly Rate		\$160.00	\$120.00	\$130.00	\$109.00	\$140.00	\$100.00	\$130.00		
Subtotal		\$7,200	\$24,840	\$28,600	\$20,928	\$2,310	\$2,600	\$24,960		
Total Fee									\$111,438	

*Assumes 5 hours per week project administration for 8 weeks

*Includes Construction Staking