

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**Tuesday, April 3, 2018 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR MARCH 20, 2018

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 TABBY CAT, LLC - CASE NO. 18-13PDA

Consider a **Zoning Code Amendment** to the Bishop Heights Planned Unit Development Ordinance to allow for a Feline Veterinary Clinic to be located on Lot 3, Block 1 Bishop Heights 4th Addition.

Planning Commission Action _____

3.02 CITY OF INVER GROVE HEIGHTS (FIRE STATION) – CASE NO. 18-14PZV

Consider the following requests for the property located at 9250 Courthouse Blvd:

- a) A **Comprehensive Plan Amendment** to change the land use designation of Parcel A to Public/Institutional and to place both Parcels A and B and lot to the north into the MUSA boundary; and

Planning Commission Action _____

- b) A **Rezoning** of Parcel A from B-3, General Business to P, Institutional; and

Planning Commission Action _____

- c) A **Major Site Plan Approval** for a 36,000 square foot fire station; and

Planning Commission Action _____

- d) A **Variance** from building and parking lot setbacks.

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, March 20, 2018 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Tony Scales
Dennis Wippermann
Pat Simon
Annette Maggi
Elizabeth Niemioja
Armando Lissarrague
Joan Robertson
Brett Kramer

Commissioners Absent: Jonathan Weber (excused)

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the February 20, 2018 and March 6, 2018 meetings were approved as submitted.

CITY OF INVER GROVE HEIGHTS (SMALL CELL WIRELESS) – CASE NO. 18-12ZA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for an ordinance amendment to allow small wireless facilities within the public right-of-way as a permitted use abutting all non-residential zoning districts and as a conditional use abutting all residential zoning districts. No notices were mailed.

Presentation of Request

Allan Hunting, City Planner, stated in 2017 the Legislature passed rules requiring cities to permit small wireless facilities in the public right-of-way. The new law grants access to use city poles and structures within the right-of-way throughout the city. A small wireless facilities permit will be required. The Department of Public Works will be responsible for reviewing and approving any applications for these facilities. The new legislation allows the location of small cell facilities as a permitted use in the right-of-way except that a city may adopt rules to require a conditional use permit when such facilities are in right-of-way abutting single-family residential areas. Staff incorporated the new regulations into the ordinance to allow small cell wireless facilities in the right-of-way as a permitted use in non-residential areas and by conditional use permit in single-family residential neighborhoods. Staff recommends approval of the ordinance amendment.

Chair Maggi asked if companies could build their own poles as well as using existing structures.

Mr. Hunting replied in the affirmative.

Chair Maggi asked if there were spacing requirements or a limit to the number of poles allowed in an area.

Mr. Hunting replied that to his knowledge there were no such limitations. He advised he would

check with Public Works on this subject before bringing it to Council.

Commissioner Robertson was concerned about the potential for new poles to be installed in neighborhoods with underground utilities or for there to be several structures added to one area.

Commissioner Lissarrague asked if it would be a permitted use in agriculturally zoned properties.

Mr. Hunting replied that a conditional use permit would be necessary as agricultural properties would be considered residential.

Commissioner Kramer asked if a conditional use permit would be required both when adding a new pole or when using an existing structure.

Mr. Hunting replied in the affirmative.

Commissioner Robertson asked if a conditional use permit would be required for each individual piece of cellular equipment.

Chair Maggi asked if there could be boxes from multiple companies on one pole.

Mr. Hunting stated he was unsure.

Commissioner Niemioja stated if the City were to approve this, she would ask City Council to establish a maximum number allowed in a certain area.

Commissioner Lissarrague asked how the request was initiated and who in the City was most familiar with this legislation.

Mr. Hunting replied that the Public Works Director was the most familiar with the legislation. The State required cities to adopt licensing procedures for allowing them in the right-of-way. It was the City's decision to permit them in non-residential areas but require a conditional use permit in single-family neighborhoods.

Chair Maggi stated she would like clarification on the density of support structures and whether a conditional use permit would be needed per structure or per company.

Commissioner Hunting noted that facilities must be installed at the residential lot's corner in the right-of-way and therefore they could not run a string of them along a property line.

Commissioner Scales questioned whether the City had purview over what is done in the public right-of-way.

Chair Maggi believed there should be requirements regarding spacing.

Commissioner Wippermann thought this should be treated like billboards in which they are limited to one every quarter mile or so.

Commissioner Scales questioned whether the City had control over spacing, stating it would likely be treated more like cable TV boxes.

Chair Maggi questioned whether it was different because it was private companies using city utilities.

Mr. Hunting stated he would find out what the city can limit for any utility company.

Commissioner Simon asked who would own the pole and could several companies install wireless facilities on the same pole.

Mr. Hunting replied that whoever utility it is would own the pole.

Commissioner Simon asked for clarification that they were proposing to charge a fee for the right-of-way use.

Mr. Hunting replied in the affirmative, stating every piece of equipment would require a permit from the City.

Commissioner Simon asked what would happen cost-wise should a company install a pole and then another company wishes to install facilities on the same pole.

Mr. Hunting replied those would likely be private lease agreements between the owner of the pole and whomever wants to add a wireless facility to it.

Commissioner Robertson stated she would feel uncomfortable making a recommendation with so many unanswered questions.

Commissioner Lissarrague agreed, stated he needed more information as well.

Opening of Public Hearing

There was no public testimony.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Robertson, second by Commissioner Niemioja, to table the request for an ordinance amendment to allow small wireless facilities within the public right-of-way as a permitted use abutting all non-residential zoning districts and as a conditional use abutting all residential zoning districts, to a later date and to have someone knowledgeable on this subject provide the Planning Commission with further information.

Motion carried (8/0).

OTHER BUSINESS

Mr. Hunting advised that Brad Scheib will be giving a brief presentation on April 17 regarding the draft comprehensive plan.

The meeting was adjourned by unanimous vote at 7:25 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

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

HEARING DATE: April 3, 2018

CASE NO: 18-13PDA

APPLICANT: Tabby Cat, LLC

PROPERTY OWNER: Inver Grove Heights MN, LLC

REQUEST: SE Quad Ordinance Amendment (Bishop Heights)

LOCATION: 5743 Blaine Avenue

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: PUD (Southeast Quadrant)

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant is requesting an amendment to the Bishop Heights PUD Ordinance to allow for a feline veterinary clinic (cat clinic) to be located within an existing building located on the northwest corner of Blaine Avenue and Upper 55th Street. Caribou Coffee is the tenant on one end of the building and the proposed cat clinic would be the tenant on the opposite end. The clinic only treats felines; the goal of the feline practice is to form an entire practice committed to feline wellness. No dogs or other animals would be seen at this clinic.

The Bishop Heights PUD was set up with its own ordinance with all uses approved individually and listed in the ordinance. The original approval for this building was 9,100 square feet of general retail, this was amended when Caribou Coffee went in to add restaurant with a drive through. The proposed use does not fall under either category; therefore, the ordinance needs to be amended to reflect the proposed use.

Specific Request

In order to utilize the property as proposed, the applicant has requested the following specific action:

- 1) Add feline veterinary clinic to the list of uses on Lot 3, Block 1, Bishop Heights 4th Addition.

EVALUATION OF THE REQUEST

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

North – Vacant/parking; zoned Commercial PUD; guided RC, Regional Commercial.
East - Greenhouse; zoned Commercial PUD; guided RC.
West – Gas station; zoned PUD; guided RC.
South – Applebees; zoned PUD; guided RC.

ANALYSIS

The current SE Quadrant PUD approval for this lot is:

21	Lot 3, Block 1, Bishop Heights 4 th Addition	9,100 square foot retail 3,160 square foot restaurant with drive through
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The requested use change for the lot is proposed to read as follows:

21	Lot 3, Block 1, Bishop Heights 4 th Addition	9,100 square foot building retail/restaurant with drive- through/feline veterinary clinic
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As previously mentioned, the proposed use is specific to felines; no other animals would be seen at this clinic. Staff believes trip generation and parking are the two main concerns when reviewing this request.

The required number of parking stalls per the zoning ordinance for retail space is greater than office/clinic space. Therefore, a mix of uses in the building would not exceed the number of parking spaces originally provided for a retail building. The applicant has stated they average about 15 appointments a day with a maximum of five employees at one time. Staff believes the site has adequate parking provided with the regular parking spaces and drive-through stacking for Caribou.

The uses and traffic counts are important in the Bishop Heights PUD because it is important that traffic generation at the Upper 55th Street and Hwy 52 intersection remain below capacity. All the lots in the Bishop Heights PUD are approved with a PM peak traffic generation number. This is used to track total projected traffic volumes to compare when actual traffic counts are done in the area. The current PM traffic counts on this lot include the building as all retail which has a higher traffic demand than the proposed clinic. Therefore, in this case, the traffic counts will not be modified in case the building converts back to an all retail complex.

ALTERNATIVES

- A. **Approval:** If the Planning Commission finds the application acceptable, the following request should be recommended for approval:

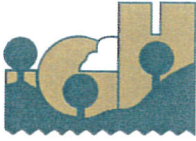
- Approval of an **Amendment** to the Southeast Quadrant PUD Ordinance to allow the uses approved for Lot 3, Block 1, Bishop Heights 4th Addition to be retail/restaurant with drive-through/feline veterinary clinic.

B. **Denial**: If the Planning Commission does not support the request, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, the basis of the recommendation should be given.

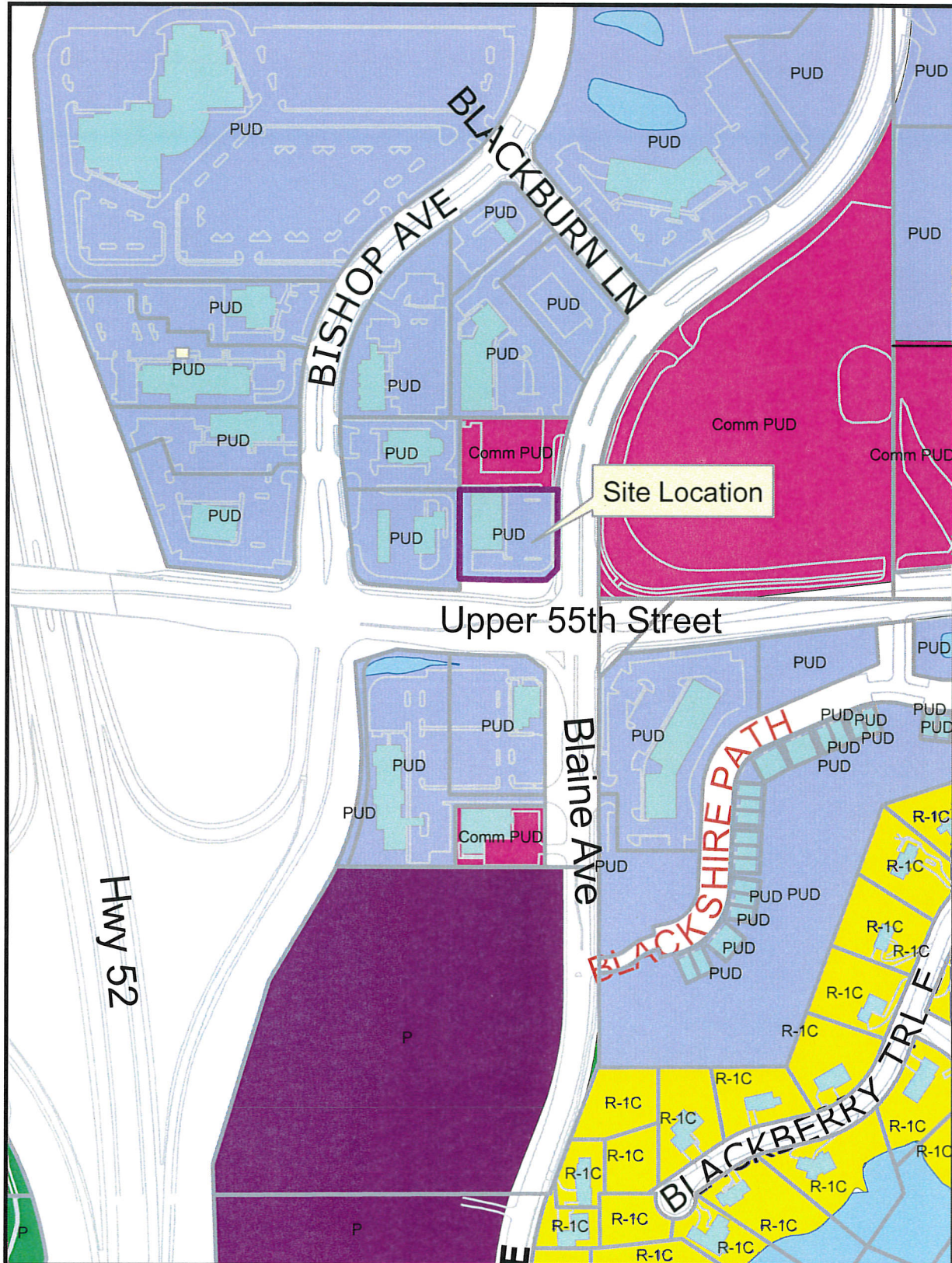
RECOMMENDATION

Based on the information in the preceding report, staff is recommending approval of the request as presented.

Attachments: Exhibit A –Zoning and location map
Exhibit B – Letter from applicant
Exhibit C – Site Plan
Exhibit D – Photo of building



Tabby Cat, LLC Case No. 18-13PDA



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.
Map produced by the City of Inver Grove Heights GIS Dept.
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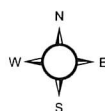


Exhibit A
Zoning and Location Map

Map not to scale

Inver Grove Heights Marketplace II
5743-5763 Blaine Avenue
Inver Grove Heights, MN 55076

PUD Amendment Request – Veterinarian
Tabby Cat, LLC DBA Parkview Cat Clinic
Proposed bay: 5743 Blaine Avenue

Attached is a completed application form for **Tabby Cat, LLC** dba Parkview Cat Clinic from Dr. Grant Gugisberg, and approved by the ownership of the above retail center, **Inver Grove Heights Marketplace II**.

Zoning Background:

The zoning within the PUD zoned district of Bishop Heights does not currently allow for a veterinarian clinic. The applicant is requesting the ordinance be amended within the city code to allow for the applicant's use, a clinic specific to services for cats only. The applicant would be leasing the northern most endcap space consisting of 2,001sf within the center.

Business Background

Parkview Cat Clinic was established in 1988 in Mendota Heights and was the second cat clinic to be established in the Twin Cities. One year later, the practice was moved to its current location in Lilydale within the River Bluffs Center, formerly Diamond Jim's Mall.
www.Parkviewcatclinic.com

In 2007, the practice was sold to "Dr. Grant" Gugisberg. Having worked at the practice since 1997, it was a great fit providing continuity of the practice and his staff. Dr. Gugisberg and his staff currently provide exam services, vaccines, lab work, advanced diagnostics/surgeries to cats.

Recently the River Bluffs center has been sold and the property will be redeveloped into senior housing, which is requiring **Parkview Cat Clinic** to find a new home for the cat clinic.

Background on Dr. Grant Gugisberg

A native of the Como Park neighborhood of St. Paul, Dr. Grant graduated from the University of Minnesota in 1991. Since 1997, he has practiced in Woodbury and more recently Lilydale.

Dr. Grant is nationally recognized and speaks on Feline Health and Wellness issues teaching courses for American Humane, Petfinder and the Petco Foundation, as well as being an expert speaker on feline pancreatic disease.

"AAFP" Gold Feline Practice

The goal of the feline practice is to form an entire practice committed to feline wellness. **Parkview Cat Clinic** is one of only 5 feline only practices in the Twin Cities and the *only* one in the east metro. The environment is friendly, quiet, and stress free.

Established by the American Association of Feline Practitioners (AAFP) and the International Society for Feline Medicine (ISFM), the Cat Friendly Practice® program is a global initiative designed to elevate care for cats by reducing the stress for the cat, caregiver, and also the entire veterinary team.

Parkview Cat Clinic has been at the top level for the past 5 years and with our move plan to make the environment even more cat friendly!

We are dedicated to supporting the human-animal bond, offering quality preventative care, providing cutting-edge medical care, and furthering continuing education for all our staff members. .

Our team is committed to educating our clients in how to keep your cats healthy year round, with good nutrition and exercise. **Parkview Cat Clinic** stays on top of the latest advances in veterinarian technology and above all, remembers that all cats need to be treated with loving care in every check-up, procedure, or surgery.

Parkview Cat Clinic in Inver Grove Heights (Proposed New Location)

As we look for the new home for the long established **Parkview Cat Clinic**, it is a great fit to look to Inver Grove Heights. Three points are important to us with the new proposed location at **Inver Grove Heights Marketplace II**. They include:

Client base – our long established clients travel to come to our specialty practice. Although we have clients that drive over 30 miles, the core of the practice originates from within 15 miles of our current location. Cat owners specifically seek out cat caring professionals driving past many other established “mixed” population veterinary clinics.

Ease of access – Highways 52 and 494 give our clients superior access from whichever direction they arrive. Our move is approximately 5 miles, but to arrive in Inver Grove Heights the high speed access travel times are expected to be similar.

Destination – Inver Grove Heights has many destination sites. The landmarks of Gerten’s and AMC Showplace 16 make the current site recognizable for our clientele. As a niche type of veterinary clinic we can add to the list of current business and other service providers.

We welcome any questions you may have. Thank you.

SITE PLAN

- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR CURB.
 2. MINIMUM SIDEWALK WIDTH: 6' FOR SIDEWALKS ADJACENT TO BUILDING, 8' FOR SIDEWALKS ADJACENT TO PARKING.
 3. CONCRETE CURB AND GUTTER SHALL BE 4" HIGH.
 4. CONCRETE WALK SHALL BE STANDARD 4" 1/2 INCH THICKNESS.
 5. CHANGES TYPE SHALL HAVE A PRE (D) FOOT TRANSMISSION.
 6. ALL PARKING SHALL BE 8'0" WIDE.
 7. ALL WORK SHALL COMPLY WITH THE CITY OF MINNEAPOLIS STANDARDS AND SPECIFICATIONS AND BY THE CITY OF INVER GROVE HEIGHTS.

SITE DATA:

EXISTING	476,200 S.F. 1.74 ACRES
LOT 1	437,030 S.F. 0.99 ACRES
LOT 2	43,331 S.F. 0.99 ACRES
LOT 3	43,331 S.F. 0.99 ACRES
TOTAL	15,471 S.F.

LOT 1 DATA:

BUILDING AREA:	15,471 S.F.
TOTAL NUMBER OF PARKING STALLS PROVIDED:	77
TOTAL NUMBER OF PARKING STALLS REQUIRED:	70
NUMBER OF HANDICAP STALLS PROVIDED:	4
NUMBER OF HANDICAP STALLS REQUIRED:	4

LOT 2 DATA:

BUILDING AREA:	9,100 S.F.
TOTAL NUMBER OF PARKING STALLS PROVIDED:	51
TOTAL NUMBER OF PARKING STALLS REQUIRED:	41
NUMBER OF HANDICAP STALLS PROVIDED:	3
NUMBER OF HANDICAP STALLS REQUIRED:	3

PRELIMINARY
NOT FOR CONSTRUCTION



- SITE IMPROVEMENTS LEGEND:**
- STANDARD DIMENSIONS PROVIDED
 - CONCRETE DIMENSIONS PROVIDED
 - CONCRETE CURB & GUTTER
 - CONCRETE CURB & GUTTER
 - CONCRETE CURB & GUTTER

RETAIL CENTER
NEW FREESTANDING BUILDING
UPPER 55TH STREET AND BLAINE AVENUE
INVER GROVE HEIGHTS, MINNESOTA

SITE PLAN

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

State of _____

Signature _____

Date _____

Registration Number _____

reprise DESIGN
INCORPORATED

10000 1/2 Avenue South
Suite 200
Minneapolis, MN 55425
Phone: 612-338-1111
Fax: 612-338-1112
Email: info@reprisedesign.com

C-1

SHEET 05



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

REPORT DATE: March 30, 2018

CASE NO: 18-14PZV

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: City of Inver Grove Heights

REQUEST: Comprehensive Plan Amendment, Rezoning, Major Site Plan and Variance

HEARING DATE: April 3, 2018

LOCATION: 9250 Courthouse Blvd.

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The City acquired an 11.6 acre parcel to locate the city's third fire station. Through the administrative subdivision process, the parcel was split into two lots. The Fire station would sit on 5.5 acres and the remainder would be sold for future development. The fire station would be located on the north portion of the lot with a building size of approximately 36,000 square feet. The existing house on the property would be demolished, but the accessory structure would remain for storage of equipment.

The specific requests consist of the following:

- a) A Comprehensive Plan Amendment to change the land use designation of Parcel A to Public/Institutional and to place both Parcels A and B and lot to the north into the MUSA boundary.
- b) A Rezoning of Parcel A to P, Institutional.
- c) A Major Site Plan Approval for a 36,000 square foot fire station.
- d) A Variance from building and parking lot setbacks.

EVALUATION OF THE REQUEST

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

North: Single family home; zoned B-3; guided RC

East: Highway 52/55, Arbor Pointe commercial

West: Large lot residential; zoned E-1; guided RDR

South: Large lot residential; zoned E-1; guided RDR

COMPREHENSIVE PLAN AMENDMENT

The property is currently guided RC, Regional Commercial. In order for the fire station use to be consistent with comp plan and zoning, a change to Public/Institutional is necessary.

The land use category of Public/Institutional reads as follows:

“Public/Institutional uses in Inver Grove Heights include churches, buildings and land adjacent to schools, cemeteries, government facilities and other parcels that are owned by a public agency or institution. The public/institutional category does not include parks and recreation areas. They are classified separately under this plan.

The most prominent public/institutional land uses in Inver Grove Heights include schools and local government facilities. Schools included facilities owned and run by the three public school districts that lie within the community and Inver Hills Community College. Local government facilities include the city hall, community center and public works complex and the fire station locations.”

A change of land use designation would be consistent with the comp plan for the uses intended in this category.

The property would need to be served by municipal sewer and water. The site is not currently within the MUSA boundary and sewer and water are located on the east side of the highway. There is a separate city project to bring sewer and water under the highway to serve this parcel. The MUSA boundary would be expanded to include the subject property and the house to the north since there would be the ability to serve that parcel.

REZONING

A rezoning to P, Institutional is required to be consistent with the proposed comprehensive plan change. Fire stations are a permitted use within this zoning district.

MAJOR SITE PLAN APPROVAL

Improvements to the site consists of a 36,000 square foot fire station containing offices, vehicle storage and training facilities. Public and staff parking would be located on the north and west sides of the lot. The area south of the building would be for fire truck access and maneuvering.

Setbacks. The proposed building meets setbacks from Courthouse Boulevard and side property lines. The Institutional zoning district requires a 75 foot setback from Hwy 52/55. The building is

proposed with a setback of 34 feet. A variance would be required and is discussed later in this report.

The parking lot complies with all setbacks except along Courthouse Boulevard. A 10 foot setback is required, and the proposal is to have the parking lot up to the property line. A variance would be required and is discussed later in this report.

Building Coverage/Floor Area Ratio. The Institutional zoning district has a maximum building coverage of 20% of the lot and floor area ratio (FAR) of 0.25. The proposed building would cover 9.5% of the site and the two-story building would have an FAR of 0.15.

Parking. The zoning ordinance does not have a specific parking requirement for fire stations. The plan provides for 76 parking spaces which would provide space for the fire fighters and room for parking for the training facility.

Access. The project is proposed with two access points onto Courthouse Boulevard. One access serves the parking lot and the other would be the main exit for the fire trucks. The access drive is 75 feet wide which is consistent with the widest driveway width allowed in the zoning ordinance.

Landscaping. The City's landscape policy requires a minimum of 56 over story trees, or the equivalent, be planted on site. This is based on one tree per 50 lineal feet of site perimeter (2,429 lineal feet) plus one tree per 10 parking spaces. Over story trees equal minimum 2.5 caliper inch deciduous or minimum six foot tall coniferous trees. Equivalent plantings are allowed at 2:1 for ornamental trees and 6:1 for shrubs. At least 50% of the plantings must be over story. All plantings must be at least five feet from the front property line along the right-of-way and must also be located outside of any drainage and utility easements.

The submitted landscape plan shows 56 over story trees consisting of deciduous and coniferous trees, and shrubs which satisfy the requirement. The plantings would surround the site on the north, east and south boundaries.

The proposed project and grading would remove 43% of the existing trees on site. The maximum allowed removal without the need for reforestation is 50%.

Building Materials. The proposed building consists of a mix of cast stone, face brick and metal panel details. All materials proposed comply with ordinance standards. The building height to the tallest portion of the building is approximately 37 feet. Maximum height in the Institutional district is 40 feet.

Engineering. Engineering has reviewed plans and finds the design acceptable. There maybe some changes to the infiltration basin once the wetland is delineated and boundaries are known and type is known to determine how the wetland will function as part of the overall storm water plan.

Lighting. A lighting and illumination plan has been submitted which identifies all lighting will be using down cast style fixtures on the light poles and building. The illumination pattern complies with the zoning code maximums.

Roof Top Screening. The code requires all rooftop and ground mounted mechanical equipment to be screened 100% from view of the public. No screening details are provided with the building elevations as this type of detail is typically not worked out and designed until the building plans are ready to be submitted for permit review. A standard condition of approval is that the building design complies with the rooftop screening requirement.

Wetland. There is a wetland in the southern portion of the lot that will need to be delineated once the growing season begins. A delineation will be required and must be approved prior to issuance of building permits.

VARIANCE

City Code Title 10, Chapter 3. Variances, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

The intent of the 75 foot building setback is to provide a deep front yard for aesthetics and safety reasons. Based on the width of the highway right-of-way, the building would be 1,300 feet from the road and the site is 25-30 ft higher than the road surface.

The right-of-way for Courthouse Boulevard is old highway right-of-way and much wider than standard widths. The parking lot proposed at the front property line would still be 66 feet from the road surface.

The requests would still meet the general purpose and intent of the regulations.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

The lot gets narrower going north, along with large rights-of-way on either side, creates challenges to fitting the improvements on the lot. The building and parking lot are still a considerable distance from the road surfaces.

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

The unique circumstances here relate to the configuration of the lot and that the site is bounded by one roadway with a large setback that the site does not access and the old

right-of-way width of Courthouse Boulevard that creates a significant buffer from development to the road surface.

4. *The variance will not alter the essential character of the locality.*
The building and parking lot would not be closer to the road than others in the area. The character of the neighborhood would not be changed if the variances are allowed.
5. *Economic considerations alone do not constitute an undue hardship.*
Economic considerations do not appear to be a basis or a sole basis for either of these requests.

ALTERNATIVES

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

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
 - o Approval of the **Comprehensive Plan Amendment** to add land into the MUSA boundary and to change the designation of Parcel A to Public/Institutional subject to the following conditions:
 1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
 2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.
 - o Approval of the **Rezoning** of Parcel A to B-3, General Business District.
 - o Approval of the **Major Site Plan Approval** for a 37,000 square foot fire station subject to the following conditions:
 1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Site Plan	dated 3/26/18
Grading & Drainage Plan	dated 3/26/18
Utility Plan	dated 3/26/18
Tree Preservation Plan	dated 3/26/18
Landscape Plan	dated 3/26/18
Lighting/Illumination Plan (2 sheets)	dated 3/2/18
Exterior Elevations	dated 3/5/18

2. All parking lot lighting on site shall be a down cast “shoe-box” style and the bulb shall not be visible from property lines. Any wall lighting shall be directed such that the source of light is hooded, recessed or controlled in some manner so as not to be visible from streets.
 3. A wetland delineation shall be required and must be approved prior to construction.
 4. Prior to issuance of building permits, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
 5. Any roof top and/or ground utility equipment shall be substantially screened from public view.
- Approval of the **Variances** for the building setback from Hwy 52/55 and parking lot setback from Courthouse Boulevard with the practical difficulty listed:

The unique circumstances here relate to the configuration of the lot and that the site is bounded by one roadway with a large setback that the site does not access and the old right-of-way width of Courthouse Boulevard that creates a significant buffer from development to the road surface.

B. Denial. If the Planning Commission does not favor the proposed application, or portions thereof, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

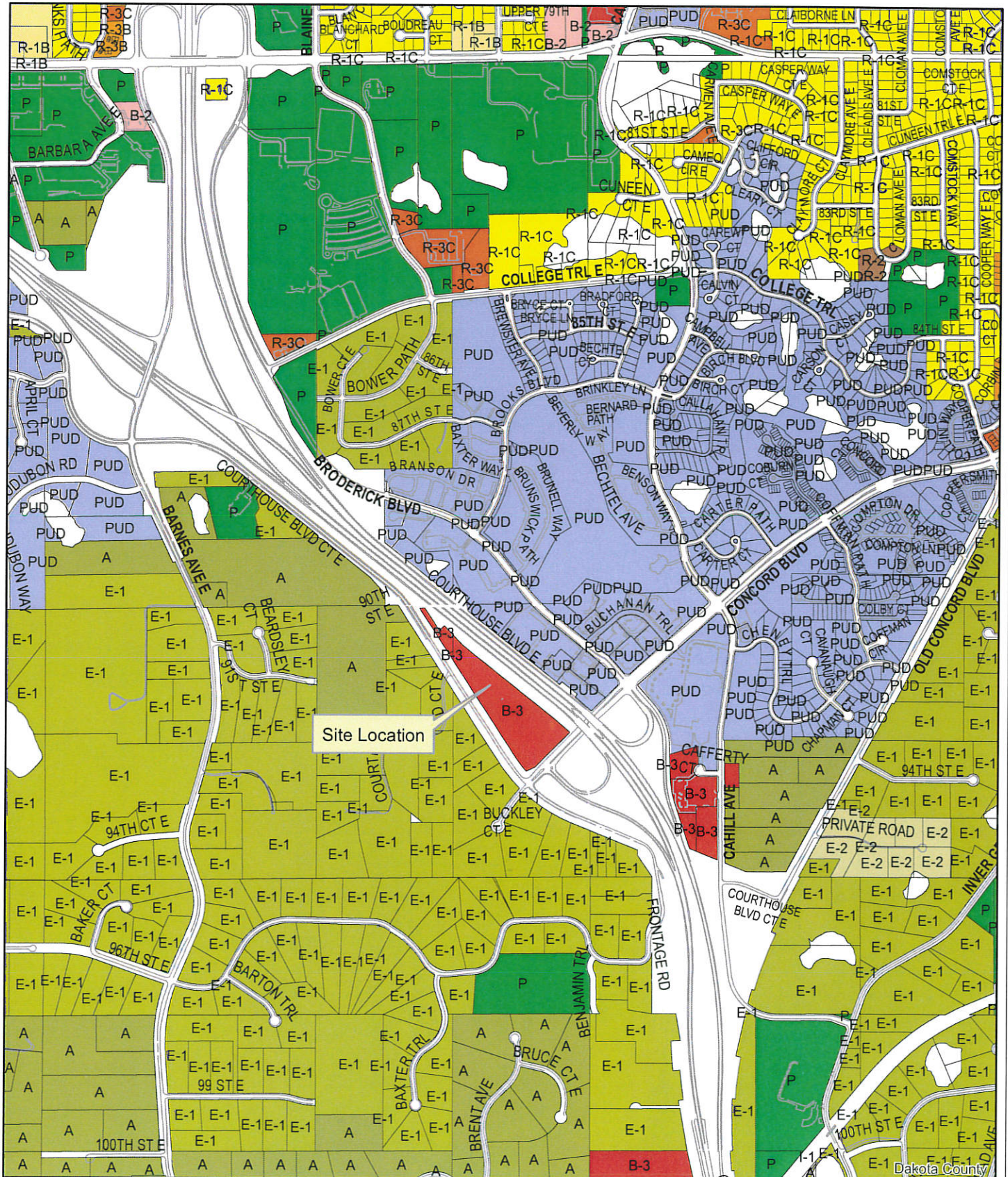
Staff recommends approval of the applications subject to the conditions listed in the report.

Attachments: Location Map
MUSA boundary change map
Comp plan land use plan change map
Parcel drawing map
Site Plan
Grading & Drainage Plan
Utility Plan
Tree Preservation Plan
Landscape Plan
Lighting/Illumination Plan (2 sheets)
Exterior Elevation Plan



Fire Station

Case No. 18-14PZV

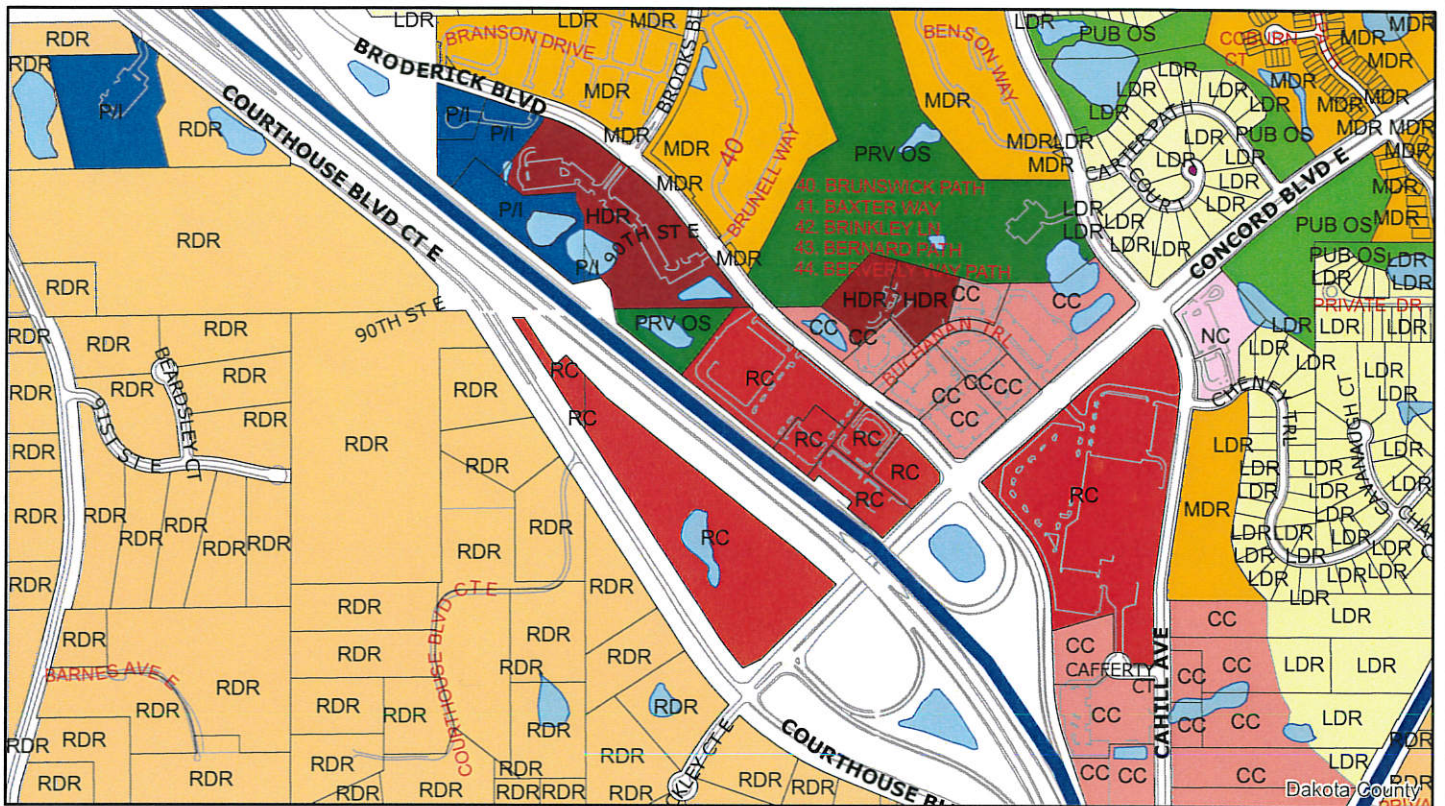




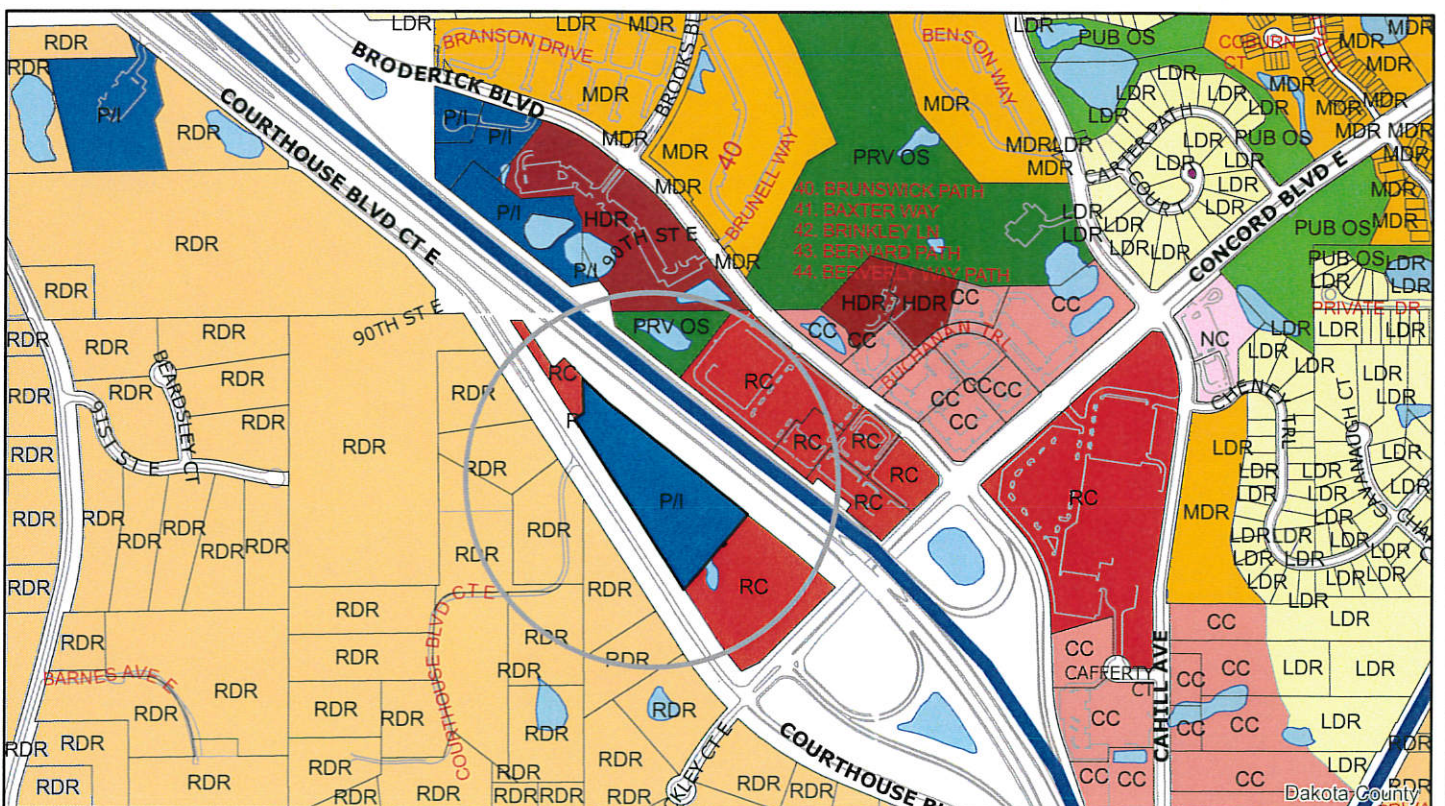
Comp Plan Land Use Change



Existing Land Use



Proposed Land Use



Administrative Subdivision for:
CITY OF INVER GROVE HEIGHTS
at 9250 Courthouse Boulevard Court
Inver Grove Heights, Minnesota

EXISTING PROPERTY DESCRIPTION

PARCEL 1:

That part of the East One-Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Twenty-seven (27), Range Twenty-two (22), Dakota County, Minnesota, lying northerly of the northerly Right-of-way line of County Road 28A and which lies Southerly of the Southerly boundary of said Plat No. 19-127 and Southerly of the following described line:
Commencing at Right of Way Boundary Corner B15 as shown on said Plat No. 19-127; thence South 51 degrees 39 minutes 12 seconds East along the boundary of said plat 1117.70 feet to the point of beginning of the line to be described; thence deflect to the right on a tangential curve, having a radius of 3601.43 feet and a delta angle of 03 degrees 32 minutes 28 seconds, for 222.58 feet to the southeasterly line of Tract A hereinbefore described and there terminating; and which lies Northwest of the following described line:

Commencing at the southeast corner of said East One-Half (E 1/2) of the Northeast Quarter (NE 1/4); thence North 2 degrees 12 minutes 14 seconds East, assumed bearing, along the east line of said East One-Half (E 1/2), a distance of 1304.08 feet to the actual point of beginning of the line to be described; thence South 67 degrees 38 minutes 05 seconds West, a distance of 675.57 feet to the northerly Right-of-way line of County road No 28A and there terminating.

EXCEPT

That part which lies southeasterly of a line parallel with and distant 60.00 feet northwesterly from the following described line and its southeasterly extension: Commencing at the southeast corner of said East One-Half (E 1/2) of the Northeast quarter (NE 1/4) of Section Twenty-one (21); thence on an assumed bearing of North 00 degrees 15 minutes 29 seconds East along the east line of said East one-Half (E 1/2) of the Northeast Quarter (NE 1/4) for 1496.49 feet to the actual point of beginning of the line to be described; thence South 45 degrees 11 minutes 30 seconds West for 499.73 feet to the southeasterly line of the above described property and there terminating.

Abstract Property

PARCEL 2:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section 21, Township 27, North, Range 22 West, Dakota County, Minnesota; thence Southerly along the East line of said Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) 548.68 feet to intersection with the Northeasterly right-of-way line of C.A.R. No. 28 A (Old S.T.H. #52) as vacated which is actual point of beginning of the land to be described; thence Northwesterly along said Northeasterly right-of-way line, as vacated, 75 feet; thence Northeasterly 45 feet, more or less, to the point of intersection of the old right of way line of said Highway (before vacation) and the East line of said Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4); thence South along said East Line to the actual point of beginning. Torrens Property.

Torrens Property.

PARCEL A

Parcel 1

That part of the East Half of the Northeast Quarter of Section 21, Township 27, Range 22, Dakota County, Minnesota, lying northeasterly of the northerly right of way line of County Road 28A, southwesterly of the southerly boundary of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 19-127 and northwesterly of the following described line:

Commencing at Right of Way Boundary Corner B15 as shown on said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 19-127; thence South 51 degrees 39 minutes 12 seconds East, along the boundary of said plat, a distance of 808.91 feet to the beginning of the line to be described; thence South 49 degrees 41 minutes 05 seconds West a distance of 220.83 feet; thence South 2 degrees 48 minutes 51 seconds East a distance of 35.33 feet; thence South 52 degrees 41 minutes 30 seconds West a distance of 41.00 feet; thence North 79 degrees 25 minutes 02 seconds West a distance of 33.34 feet; thence South 49 degrees 41 minutes 05 seconds West a distance of 114.92 feet to said northeasterly right of way line of County Road 28 A and there said line terminates.

Abstract Property

And

Parcel 2

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section 21, Township 27, North, Range 22 West, Dakota County, Minnesota; thence Southerly along the East line of said Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) 548.68 feet to intersection with the Northeasterly right-of-way line of C.A.R. No. 28 A (Old S.T.H. #52) as vacated which is actual point of beginning of description of this parcel; thence Northwesterly along the said Northeasterly right-of-way line, as vacated, 75 feet; thence Northeasterly approximately 45 feet to the point of intersection of the old right of way line of said Highway (before vacation) with said East line of said Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4); thence South along said East Line to the actual point of beginning.

Torrens Property

PARCEL B

That part of the East Half of the Northeast Quarter of Section 21, Township 27, Range 22, Dakota County, Minnesota, lying northerly of the northerly right of way line of County Road 28A, southerly of the southerly right of way line of Trunk Highways No. 52 and 55 and northwesterly of the following described line:

Commencing at the southeast corner of said East Half of the Northeast Quarter; thence North 2 degrees 12 minutes 14 seconds East, assumed bearing, along the east line of said East Half, a distance of 1304.08 feet to the actual point of beginning of the line to be described; thence South 67 degrees 38 minutes 05 seconds West, a distance of 675.57 feet to the northerly Right-of-way line of County road No 28A and there terminating.

EXCEPT

That part which lies southeasterly of a line parallel with and distant 60.00 feet northwesterly from the following described line and its southeasterly extension: Commencing at the southeast corner of said East Half of the Northeast Quarter of Section 21; thence on an assumed bearing of North 00 degrees 15 minutes 29 seconds East, along the east line of said East Half of the Northeast Quarter, a distance of 1496.49 feet to the actual point of beginning of the line to be described; thence South 45 degrees 11 minutes 30 seconds West a distance of 499.73 feet to the southeasterly line of the above described property and there terminating.

ALSO EXCEPT

That part of the East Half of the Northeast Quarter of Section 21, Township 27, Range 22, Dakota County, Minnesota, lying northeasterly of the northerly right of way line of County Road 28A, southwesterly of the southerly boundary of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 19-127 and northwesterly of the following described line:

Commencing at Right of Way Boundary Corner B15 as shown on said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 19-127; thence South 51 degrees 39 minutes 12 seconds East, along the boundary of said plat, a distance of 808.91 feet to the beginning of the line to be described; thence South 49 degrees 41 minutes 05 seconds West a distance of 220.83 feet; thence South 2 degrees 48 minutes 51 seconds East a distance of 35.33 feet; thence South 52 degrees 41 minutes 30 seconds West a distance of 41.00 feet; thence North 79 degrees 25 minutes 02 seconds West a distance of 33.34 feet; thence South 49 degrees 41 minutes 05 seconds West a distance of 114.91 feet to said northerly right of way line of County Road 28 A and there said line terminates.

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

Dated this 24th day of October, 2017

REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor

Minnesota License No. 22036

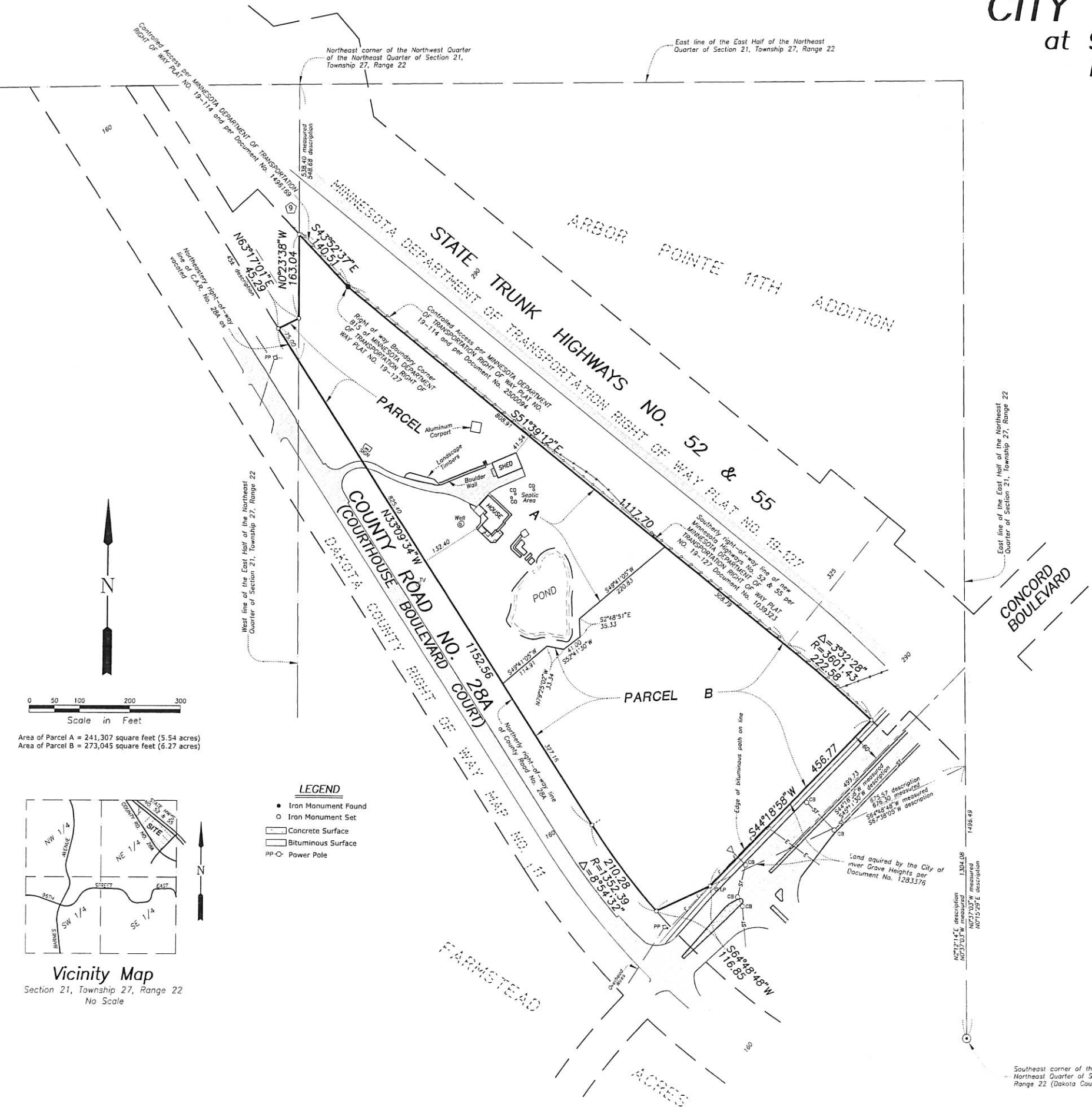
Revised December 4, 2017

Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 240 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 174-3016.010

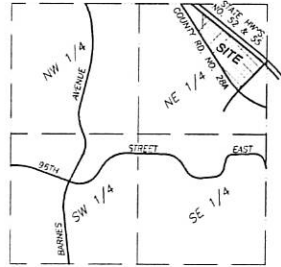


Scale in Feet
0 50 100 200 300

Area of Parcel A = 241,307 square feet (5.54 acres)
Area of Parcel B = 273,045 square feet (6.27 acres)

LEGEND

- Iron Monument Found
- Iron Monument Set
- Concrete Surface
- Bituminous Surface
- PP-C Power Pole



Vicinity Map

Section 21, Township 27, Range 22
No Scale

Southeast corner of the East Half of the
Northeast Quarter of Section 21, Township 27,
Range 22 (Dakota County East Iron Monument)

City of Inver
Grove Heights

1030 COURTHOUSE BLVD
INVER GROVE HEIGHTS,
MN 56007

Inver Grove Heights
Fire Station



Barney Place, Suite 204
1700 Main Street, Suite 204, Madison, WI 53703
Tel: 608.785.4473
www.wendelinc.com
P: 608.785.4473 F: 608.785.4473

Architectural, Engineering,
Surveying, and Construction Services

PROJECT

OWNER:
ROBERT AND ZYVONKA PRODUCE MANAGER
1030 COURTHOUSE BLVD
INVER GROVE HEIGHTS, MN 56007
PROJECT NO. 19-127

ONE ENGINEER - LANDSCAPE ARCHITECT
DR. CAROLYN PARKINSON
1030 COURTHOUSE BLVD
INVER GROVE HEIGHTS, MN 56007
PROJECT NO. 19-127

LANDSCAPE ARCHITECT
DR. CAROLYN PARKINSON
1030 COURTHOUSE BLVD
INVER GROVE HEIGHTS, MN 56007
PROJECT NO. 19-127

PLANNING, FIRE PROTECTION, AND
MEP ADAPTATION, LLC
1030 COURTHOUSE BLVD
INVER GROVE HEIGHTS, MN 56007
PROJECT NO. 19-127

ELECTRICAL
MEP ADAPTATION, LLC
1030 COURTHOUSE BLVD
INVER GROVE HEIGHTS, MN 56007
PROJECT NO. 19-127

MECHANICAL
MEP ADAPTATION, LLC
1030 COURTHOUSE BLVD
INVER GROVE HEIGHTS, MN 56007
PROJECT NO. 19-127

PLUMBING
MEP ADAPTATION, LLC
1030 COURTHOUSE BLVD
INVER GROVE HEIGHTS, MN 56007
PROJECT NO. 19-127

ENGINEERS
SRE
1030 COURTHOUSE BLVD
INVER GROVE HEIGHTS, MN 56007
PROJECT NO. 19-127

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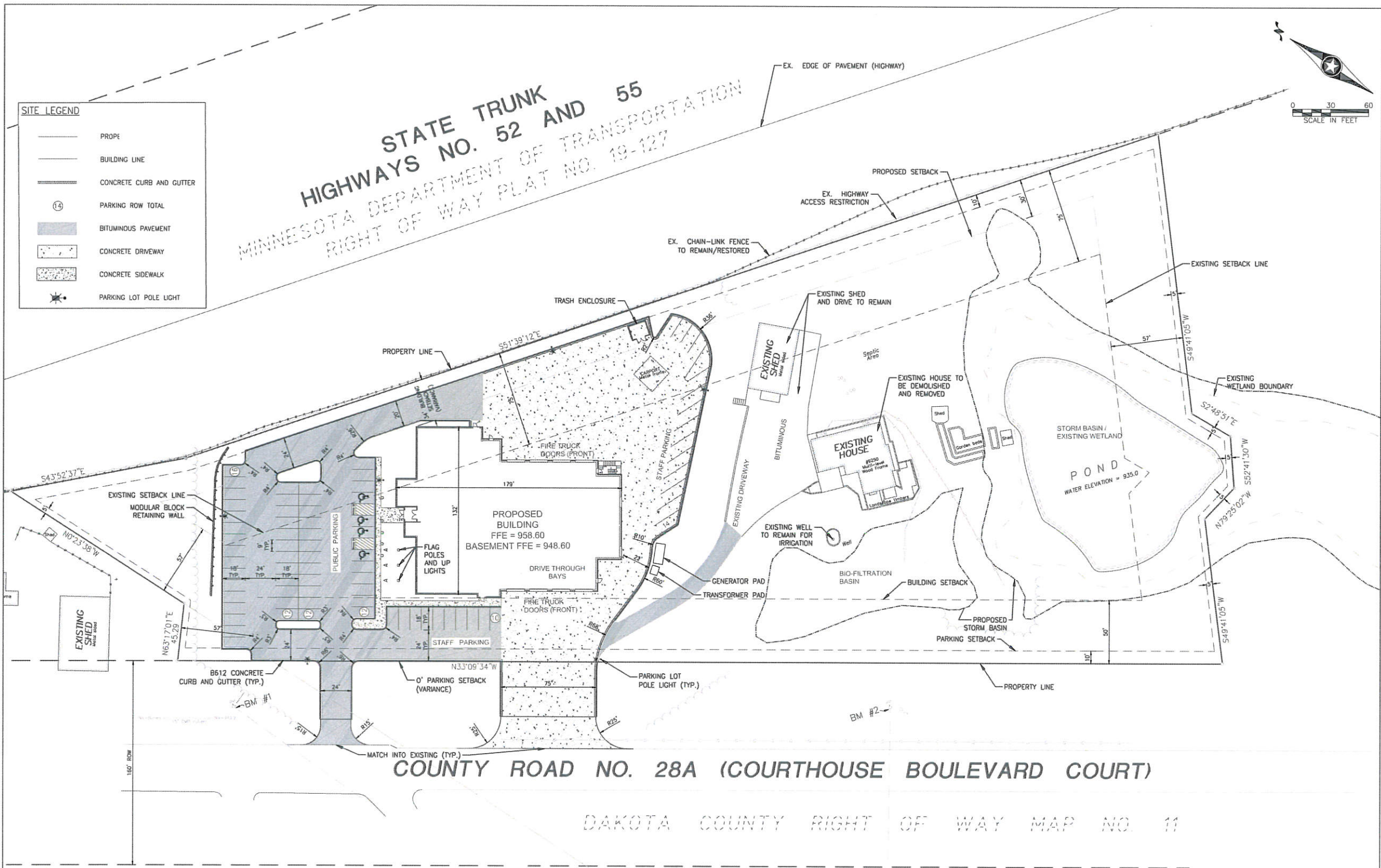
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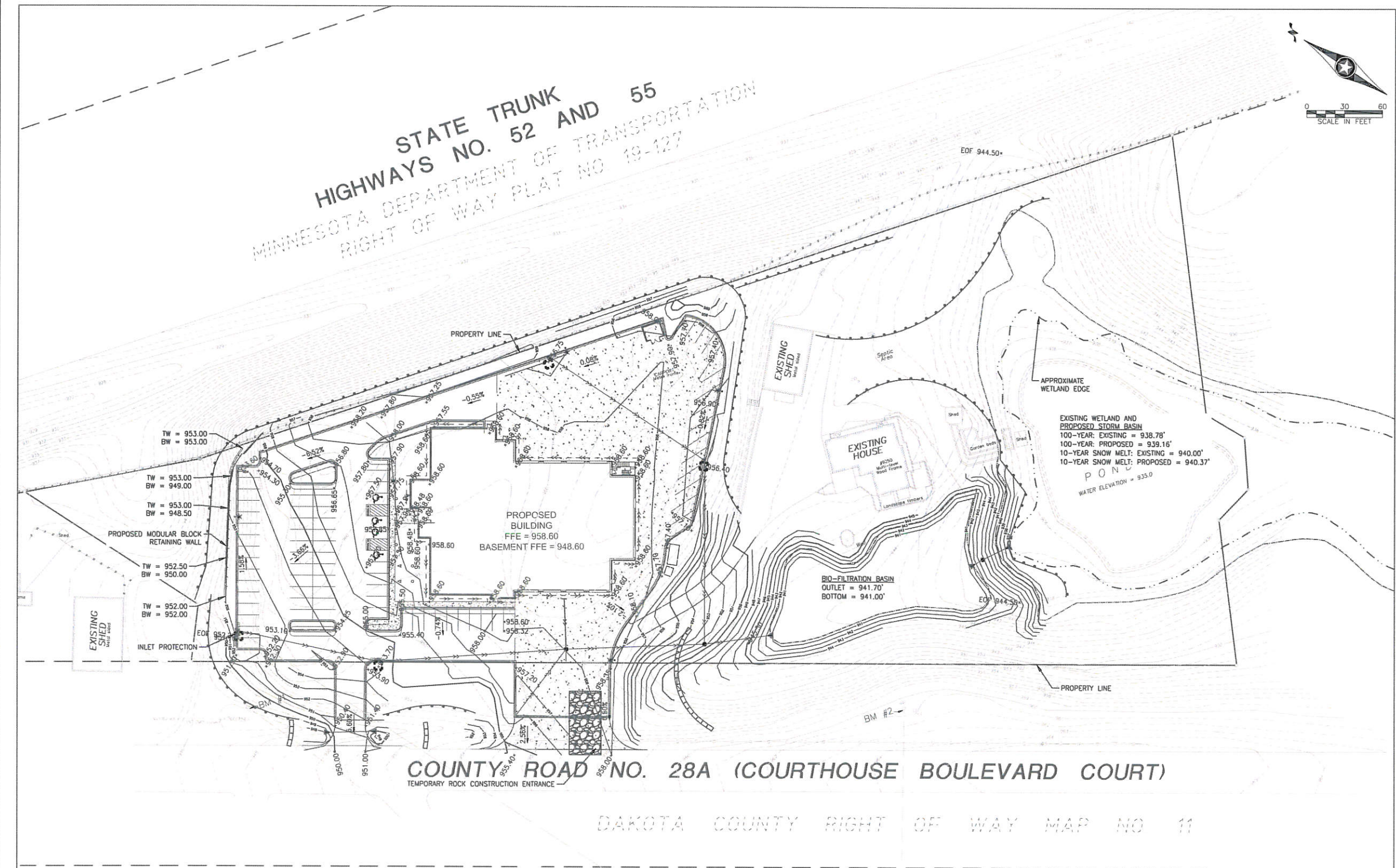
SITE LEGEND

- PROPE
- BUILDING LINE
- CONCRETE CURB AND GUTTER
- PARKING ROW TOTAL
- BITUMINOUS PAVEMENT
- CONCRETE DRIVEWAY
- CONCRETE SIDEWALK
- PARKING LOT POLE LIGHT

STATE TRUNK
HIGHWAYS NO. 52 AND 55
MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 19-127



SITE DEVELOPMENT SUMMARY				SIGNAGE AND STRIPING NOTES				GENERAL SITE PLAN			
PARCEL DESCRIPTION/IDENTIFICATION NO.:	20-02100-01-019	BUILDING HEIGHT MAXIMUM:	40'	1. 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).	1. BACKGROUND INFORMATION, SEE SURVEY	8. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. PAVEMENT AND IMPROVEMENTS TO FOLLOW ALL ADA REQUIREMENTS FOR ACCESSIBILITY, INCLUDING SLOPE, CONTACT ENGINEER IMMEDIATELY INVOLVING ANY DISCREPANCIES.		9. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.			
PROPERTY ADDRESS:	9250 COURTHOUSE BOULEVARD, INVER GROVE HEIGHTS, MN 56007	BUILDING HEIGHT PROVIDED:	38'	2. PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE, TWO COATS OF PAINT. CONTRACTOR SHALL PAINT ANY/DIRECTIONAL TRAFFIC ARROWS AS SHOWN IN WHITE (TWO COATS).	2. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.	10. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.					
PROPERTY AREA:	241,307 S.F. (5.54 AC), PER SURVEY CITY OF INVER GROVE HEIGHTS	BUILDING SETBACKS:		3. ACCESSIBLE PARKING PROVIDED PER ADA CODE. CONTRACTOR SHALL PAINT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN EACH DESIGNATED ACCESSIBLE SPACE IN BLUE BACKGROUND WITH WHITE BORDER (TWO COATS OF PAINT). CONTRACTOR SHALL PAINT THE WORDS "NO PARKING" IN EACH ACCESSIBLE SPACE ADJACENT TO AN ACCESSIBLE SPACE IN WHITE LETTERS MINIMUM 12" IN HEIGHT.	3. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF CONCRETE, OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.						
EXISTING ZONING:	B-3, GENERAL BUSINESS	FRONT/ROW:	75' ARTERIAL ROADWAYS, 50' OTHER STREETS	4. ALL SIGNS SHALL INCLUDE POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB.	4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.						
PROPOSED ZONING:	P, INSTITUTIONAL	SIDE:	1.5 X BUILDING HEIGHT (57' SETBACK FOR SIDE)	5. ALL STOP SIGNS SHALL INCLUDE A 12" WIDE PAINTED STOP BAR IN WHITE. PAINT (TWO COATS) PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK. ALL STOP SIGNS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO THE CURB.	5. ALL CURB RADI SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.						
EXISTING HOUSE:	2,646 S.F. (PER DAKOTA COUNTY)	REAR:	30' (SEE ALSO ROW SETBACK)	6. ALL SIGNS SHALL BE PLACED 18" BEHIND THE BACK OF CURB UNLESS OTHERWISE NOTED.	6. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.						
EXISTING SHED:	1,664 S.F. +/-	IMPERVIOUS SURFACE REQUIRED MAXIMUM:	??								
FIRE STATION BUILDING TOTAL:	31,740 S.F.	IMPERVIOUS SURFACE - EXISTING:	14,064 S.F. (5.8%)								
2ND FLOOR:	6,344 S.F.	PERVIOUS SURFACE - EXISTING:	227,243 S.F. (94.2%)								
1ST FLOOR:	18,736 S.F.	IMPERVIOUS SURFACE - PROPOSED:	86,948 S.F. (36.0%)								
BASEMENT:	6,660 S.F.	PERVIOUS SURFACE - PROPOSED:	154,359 S.F. (64.0%)								
FLOOR AREA RATIO(FAR) - REQUIRED:	0.25	PARKING REQUIRED:	T.B.D.								
FLOOR AREA RATIO(FAR) - PROVIDED:	0.15 (36,050 / 241,307)	PARKING PROVIDED:	76 SPACES (INCLUDING 4 ACCESSIBLE)								
BUILDING COVERAGE MAXIMUM:	20%	PARKING SIZE REQUIRED/PROVIDED:	9' WIDE X 18' DEEP, 24' DRIVE AISLE								
BUILDING COVERAGE PROVIDED:	9.5% (23,046 / 241,307)	STREET:	10' (VARIANCE ON FRONT)								
		INTERNAL SIDE:	5'								



GRADING AND EROSION PLAN

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

2. REFER TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR ANY ADDITIONAL SITE PREPARATION INFORMATION OR REQUIREMENTS.

3. IF GROUND WATER IS PRESENT IN THE EXCAVATION, OR IF THE EXPOSED SOILS ARE WET AND UNSTABLE, CONTACT THE OWNER OR ENGINEER FOR A RECOMMENDATION FROM THE GEOTECHNICAL ENGINEER.

4. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING ACTIVITIES AND SHALL MAINTAIN SAID MEASURES FOR DURATION OF CONSTRUCTION ACTIVITIES. UPON ESTABLISHMENT OF TURF, THE CONTRACTOR SHALL REMOVE THE EROSION CONTROL MEASURE AND DISPOSE OF OFF SITE.

5. CONTRACTOR TO PREVENT DIRT AND/OR DEBRIS FROM ENTERING STORM SEWER OR BEING TRANSPORTED OFF SITE IN AN UNCONTROLLED MANNER. CONTRACTOR TO VERIFY AT PROJECT CLOSEOUT THAT STORM SEWER SYSTEM IS CLEAR OF SEDIMENT AND/OR DEBRIS AND IS FULLY FUNCTIONAL.

6. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AFTER EVERY RAINFALL EVENT AND/OR EVERY 7 DAYS.

7. ALL DISTURBED NON-PAVED AREAS SHALL RECEIVE TEMPORARY PROTECTION OR PERMANENT COVER WITHIN 14 DAYS OF DISTURBANCE OPERATIONS.

8. WHEN TRAPPED SEDIMENT REACHES 1/3 OF THE HEIGHT OF SILT FENCE, IT SHALL BE REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

9. CATCH BASIN SEDIMENT FILTER SACKS SHALL BE CLEANED WHEN SEDIMENT REACHES 1/3 THE CAPACITY OF THE SACK.

10. WHEN SEDIMENT IS TRACKED ON TO PAVED SURFACES, IT SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY.

11. ANY SEDIMENT FROM THE CONSTRUCTION SITE THAT ACCUMULATES ON OR OFF THE OWNER'S PROPERTY SHALL BE REMOVED BY THE CONTRACTOR AT HIS/HER EXPENSE. ANY DAMAGE THAT OCCURS FROM THE ACCUMULATED SEDIMENT OR FROM THE CONTRACTOR'S REMOVAL OF THE SEDIMENT, SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE.

12. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P, "EXCAVATIONS AND TRENCHES." THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

13. THE CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE PROJECT SPECIFIC STORM WATER POLLUTION PREVENTION PLAN.

14. ALL SLOPES 3:1 OR GREATER TO RECEIVE EROSION CONTROL.

15. SPOT ELEVATIONS SHOWN ON PROPOSED CURB LINE ARE TO GUTTER FLOWLINE.

GRADING AND EROSION CONTROL LEGEND:

PROPOSED CONTOURS

EXISTING CONTOURS

PROPOSED SPOT ELEVATION

EMERGENCY OVERFLOW SPOT ELEVATION

SILT FENCE

BIO ROLL

INLET PROTECTION

ROCK CONSTRUCTION ENTRANCE

BENCH MARKS:

BENCHMARK #1 IS A RR SPIKE WEST FACE PP=947.46'

BENCHMARK #2 IS A RR SPIKE WEST FACE PP=961.93'

GRADING DRAINAGE & EROSION CONTROL PLAN

DATE: 03-20-2018

SCALE: 1"=40'

PROJECT: 100001109701 CAD_BM PLAN 109701 GRAD_30142.DWG: GR-01

City of Inver Grove Heights

1000 COURTHOUSE BLVD
INVER GROVE HEIGHTS, MN 56007

Inver Grove Heights
Fire Station

wendel

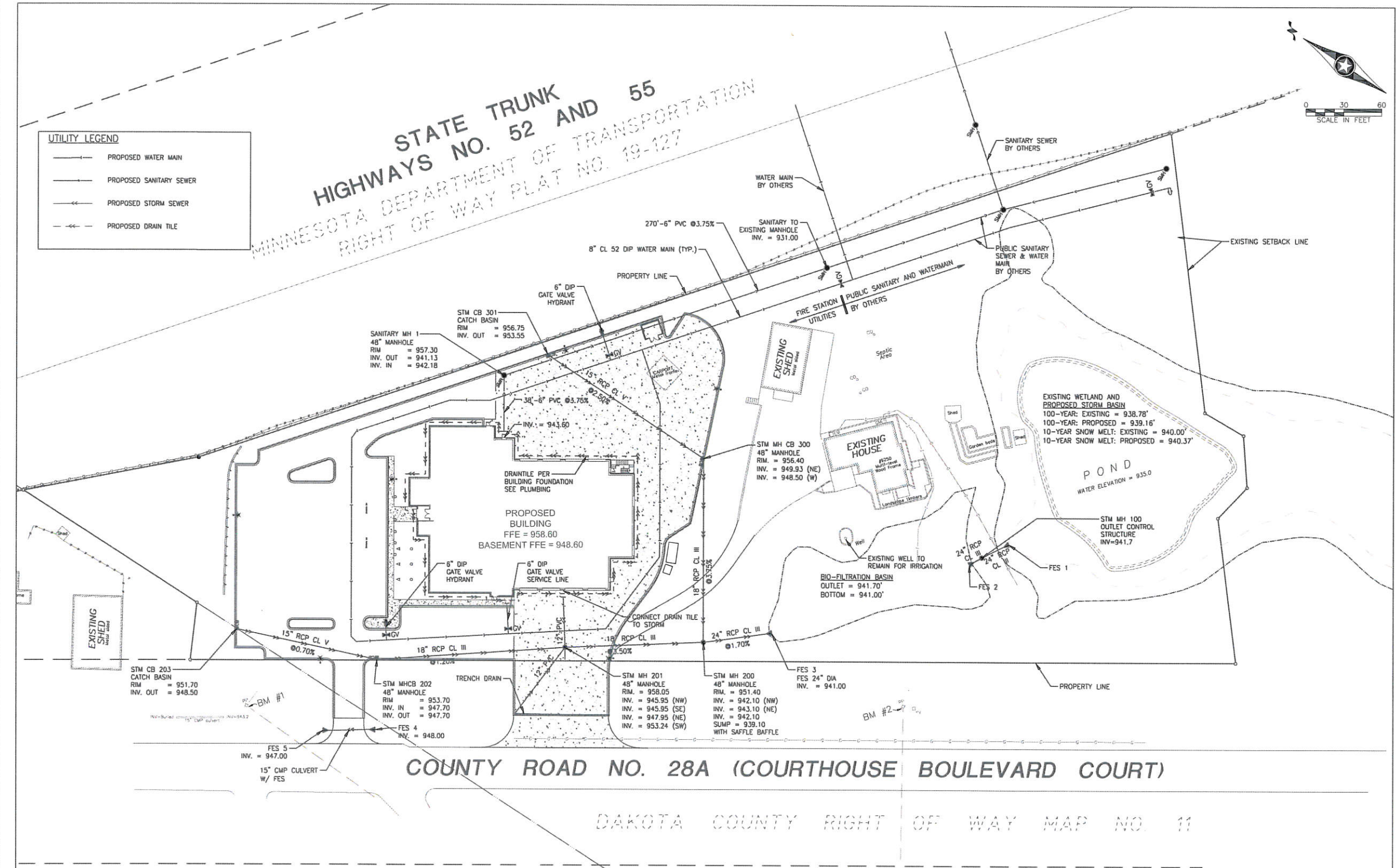
Barclay Road Building 204
1000 Wisconsin Street, Suite 202, Mableton, GA 30126
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P: 770.332.4848 F: 770.332.4849

www.wendelinc.com

ENGINEERS PLANNERS DESIGNERS

ONE CARLETON PARKWAY
NORTH SUITE 150
MINNEAPOLIS, MN 55441
763.475.0070
WWW.SRFCONSTRUCTORS.COM

C3



- UTILITY PLAN**
- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
 - CONTACT GOPHER STATE ONE CALL PER STATE STATUTES FOR PUBLIC UTILITY LOCATES PRIOR TO ANY EXCAVATION.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL UTILITY LOCATES. THE CONTRACTOR MUST HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE PRIVATE UTILITIES IN THE CONSTRUCTION AREA PRIOR TO ANY EXCAVATION.
 - EXISTING SURVEY INFORMATION HAS BEEN PROVIDED BY OTHERS. THE ARCHITECT OR ENGINEER CAN NOT BE HELD RESPONSIBLE FOR INACCURACIES RELATED TO THE SURVEY INFORMATION.
 - FIELD VERIFY ALL UTILITY INVERTS PRIOR TO BEGINNING UTILITY INSTALLATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES FROM THE PLAN FOR RESOLUTION PRIOR TO BEGINNING UTILITY INSTALLATIONS.
 - COMPLY WITH ALL LOCAL AND STATE REQUIREMENTS FOR UTILITY INSTALLATION AND TESTING.
 - OBTAIN ALL PERMITS OR APPROVALS FROM LOCAL UTILITY OWNERS PRIOR TO BEGINNING UTILITY INSTALLATIONS. NOTIFY UTILITY OWNERS OF THE START OF CONSTRUCTION PRIOR TO BEGINNING.
 - MAINTAIN 7.5' OF COVER ON ALL NEW WATERMAIN.
 - PIPE LENGTHS THAT MAY BE SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 - COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATION OF SERVICE CONNECTIONS AND CONTINUATION OF SERVICES WITHIN THE BUILDING PRIOR TO THE START OF UTILITY INSTALLATION.
 - ADJUST, OR ARRANGE TO BE ADJUSTED BY UTILITY OWNER, ALL STRUCTURES, PUBLIC AND PRIVATE, TO PROPOSED GRADES WHERE DISTURBED. COMPLY WITH ALL REQUIREMENTS OF UTILITY OWNERS. STRUCTURES BEING RESET IN PAVED AREAS TO MEET OWNER'S REQUIREMENTS FOR TRAFFIC LOADING.
 - VERIFY ALL CONNECTIONS TO EXISTING UTILITY SERVICES PRIOR TO CONSTRUCTION.
 - ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P, "EXCAVATIONS AND TRENCHES." THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

City of Inver Grove Heights
Inver Grove Heights Fire Station

wendel
Barclay Place, Building 204
870 Wisconsin Street, Suite 202, Madison, WI 53703
www.wendelinc.com
715.225.4545 FAX 715.225.4545
www.wendelinc.com

SRH ENGINEERS PLANNERS DESIGNERS
Consulting Group, Inc.
ONE CARLETON PARKWAY
NORTH SUITE 150
MINNEAPOLIS, MN 55447
TEL 612.682.7700
WWW.SRHCONSULTINGGROUP.COM

UTILITY PLAN

DATE: 01-24-2018
SCALE: 1"=40'-0" (SEE NOTE 10)
C4

PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL NAME	SIZE	ROOT
DECIDUOUS TREES				
BA	4	<i>Tilia americana</i> 'Boulevard'	2.5" CAL.	B&B
CH	5	<i>Celtis occidentalis</i>	2.5" CAL.	B&B
GI	3	<i>Ginkgo biloba</i> 'Princeton Sentry'	2.5" CAL.	B&B
KC	3	<i>Gymnocladus dioica</i> 'Espresso-JFS'	2.5" CAL.	B&B
NC	4	<i>Catalpa speciosa</i>	2.5" CAL.	B&B
PS	5	<i>Quercus x bimundorum</i> 'Midwest'	2.5" CAL.	B&B
UD	4	<i>Ulmus davidiana</i> var. <i>japonica</i> 'Discovery'	2.5" CAL.	B&B
CONIFEROUS TREES				
BS	6	<i>Picea glauca</i> 'Danstata'	6" HT.	B&B
ER	16	<i>Juniperus virginiana</i>	6" HT.	B&B
SHRUBS				
BH	39	<i>Diervilla lonicera</i>	#3	CONT.
		DWARF BUSH HONEYSUCKLE		4" O.C.

RAINGARDEN (BIO-FILTRATION) PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL NAME	ROOT	LOCATION
PERENNIALS				
		<i>Panicum virgatum</i>	PLUG	SIDESLOPE
		<i>Phlox pilosa</i>	PLUG	SIDESLOPE
		<i>Rudbeckia subtomentosa</i>	PLUG	BASE/SIDE
		<i>Symphyllum novae-angliae</i>	PLUG	BASE/SIDE
		<i>Eupatorium maculatum</i>	PLUG	BASE
		<i>Rudbeckia laciniata</i>	PLUG	BASE
SHRUBS				
		<i>Comus seneca</i> (stolonifera)	#2 CONT.	BASE/SIDE
		<i>Aronia melanocarpa</i>	#2 CONT.	BASE/SIDE
		CHOKEBERRY BLACK		

SITE LANDSCAPING CALCULATION

ONE TREE PER 1,000 SF OF BUILDING OR 50 LF OF LOT PERIMETER
 BUILDING SF = ~30,000 SF
 LOT PERIMETER = 2,429 LF
 TREES REQUIRED: 2,429/50 = 48.6

PARKING LOT LANDSCAPING CALCULATION

ONE TREE PER EVERY 10 PARKING SPACES.
 TOTAL PARKING SPACES = 76
 TREES REQUIRED = 76/10 = 7.6

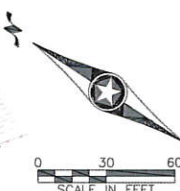
TOTAL TREES REQUIRED

SITE TREES + PARKING TREES = 48.6 + 7.6 = 56.2

PROPOSED TREES

PROPOSED DECIDUOUS TREES = 28
 PROPOSED CONIFEROUS TREES = 22
 PROPOSED SHRUBS = 39
 TREE SUBSTITUTION RATIO FOR SHRUBS = 6:1
 TREE COUNT FOR FOR SHRUBS = 39/6 = 6.5

TOTAL NUMBER OF PROPOSED TREES = 56.5



City of Inver Grove Heights

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 INVER GROVE HEIGHTS, MN 56007

Inver Grove Heights
 Fire Station

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 www.zimmermanarchitect.com

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 www.sreconsulting.com

THESE PLANS AND SPECIFICATIONS SHALL BE USED IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04/25/2018
2	FOR CONSTRUCTION	05/01/2018

LANDSCAPE PLAN



DATE: 04/25/2018
 TIME: 10:00 AM
 DRAWN BY: JLM
 CHECKED BY: JLM
 PROJECT NO.: 201801-001P-1001P-001

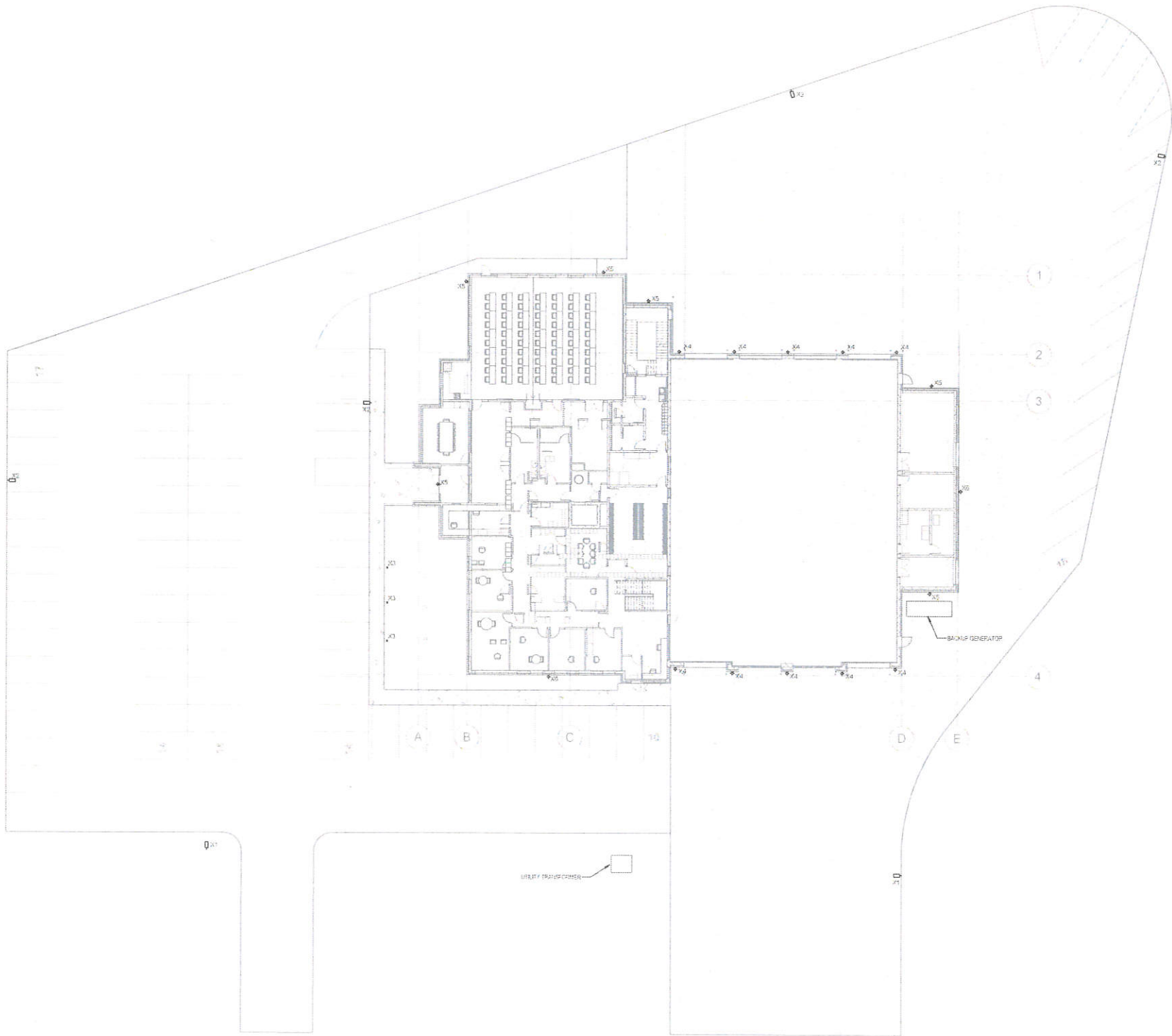
L1-1

- LANDSCAPE LEGEND**
- DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB
 - SOD AREA
 - SEED AREA (MN/DOT DRY PRAIRIE GENERAL 35-221)
 - RAINGARDEN (BIO-FILTRATION) AREA
 - EXISTING TREE/SHRUBS TO REMAIN
 - LIMITS OF IRRIGATION

- LANDSCAPE NOTES**
- CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
 - ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SOIL CONDITIONS.
 - NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
 - ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
 - ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
 - ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
 - ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
 - CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
 - PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
 - PLANTS TO BE INSTALLED AS PER MMLA & ANSI STANDARD PLANTING PRACTICES.
 - PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE, PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
 - PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

- OPEN TOP OF BURLAP ON B&B MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW), AND TO BE EXISTING TOP SOIL FROM SITE, FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4IN DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2IN DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL, OR APPROVED EQUAL ROCK MULCH TO BE BUFF LIMESTONE. 1 1/2 TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL BLACK STEEL EDGING OR SPADED EDGE, AS INDICATED. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES. BLACK STEEL EDGING SHALL BE PLACED WITH METAL STAKES NO GREATER THAN 4'-FOOT ON CENTER FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREES AND SHRUBS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE.

- ALL DISTURBED AREAS TO BE SODDED OR SEEDDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE IRRIGATION SYSTEM TO BE DESIGN/BUILT BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- RAIN GARDEN (BIO-FILTRATION) NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN (BIO-FILTRATION) AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOTEXTILE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), 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 RAIN GARDEN (BIO-FILTRATION) DETAIL FOR FURTHER INFORMATION. RAIN GARDEN (BIO-FILTRATION) TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL. EDGER MAY REQUIRE SOME GAPS OR CUTS TO PROVIDE POSITIVE DRAINAGE OF AREA, FIELD VERIFY.



1 SITE PLAN - LIGHTING
1/16" = 1'-0"



Owner

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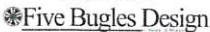
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NO.	REVISIONS	DATE

SITE LIGHTING PLAN



DATE: 10/1/10
SCALE: 1/16" = 1'-0"

DRAWN: [Name]
CHECKED: [Name]
PROJECT: [Name]
CLIENT: [Name]

DATE: 10/1/10

DATE: 10/1/10

DATE: 10/1/10

DATE: 10/1/10

DATE: 10/1/10

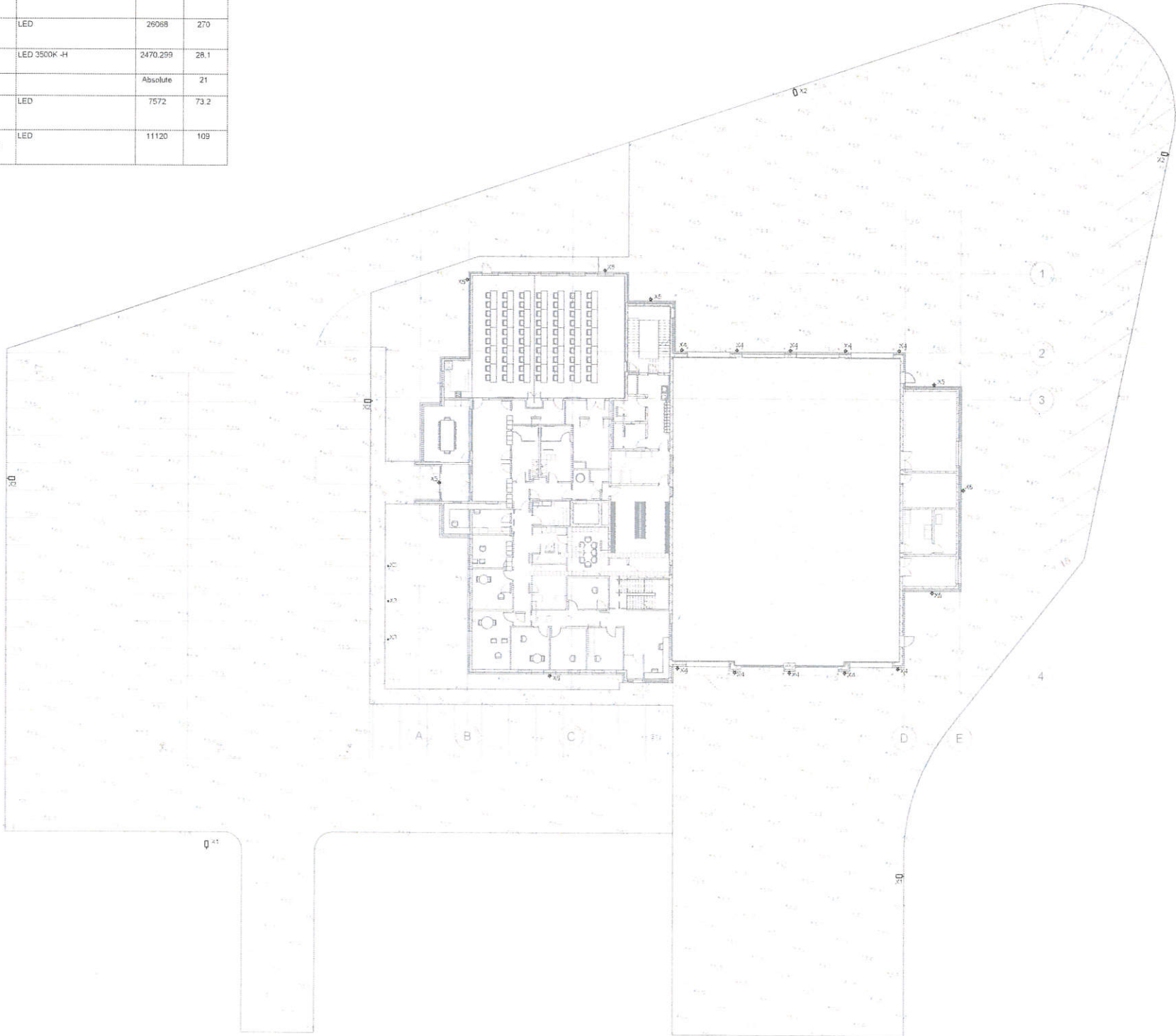
DATE: 10/1/10

DATE: 10/1/10

DATE: 10/1/10

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.8 fc	11.2 fc	0.2 fc	56.0 : 1	14.0 : 1

Label	Catalog Number	Description	Lamp	Lumens per Lamp	Wattage
X1	DSX2 LED P4 40K TFTM MVOLT	DSX2 LED P4 40K TFTM MVOLT	LED	33388	270
X2	DSX2 LED P4 40K TFTM MVOLT HS	DSX2 LED P4 40K TFTM MVOLT with houseside shield	LED	26068	270
X4	OW1305	WALL MOUNT HALF CYLINDER 36" VERTICAL	LED 3500K -H	2470.259	28.1
X3	DSXF1 LED P1 40K MSP	DSXF1 LED P1 40K MSP		Absolute	21
X5	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K @ 1000mA	LED	7572	73.2
X6	DSXW2 LED 30C 1000 40K TFTM MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	LED	11120	109



1 SITE PLAN - PHOTOMETRIC PLAN
1/16" = 1'-0"



Owner

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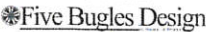
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SITE PHOTOMETRICS PLAN

DATE	BY	CHECKED	DATE

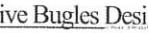
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NVER GROVE HEIGHTS
FIRE STATION NO. 2

MAJOR SITE PLAN REVIEW SUBMITTAL



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EXTERIOR ELEVATIONS



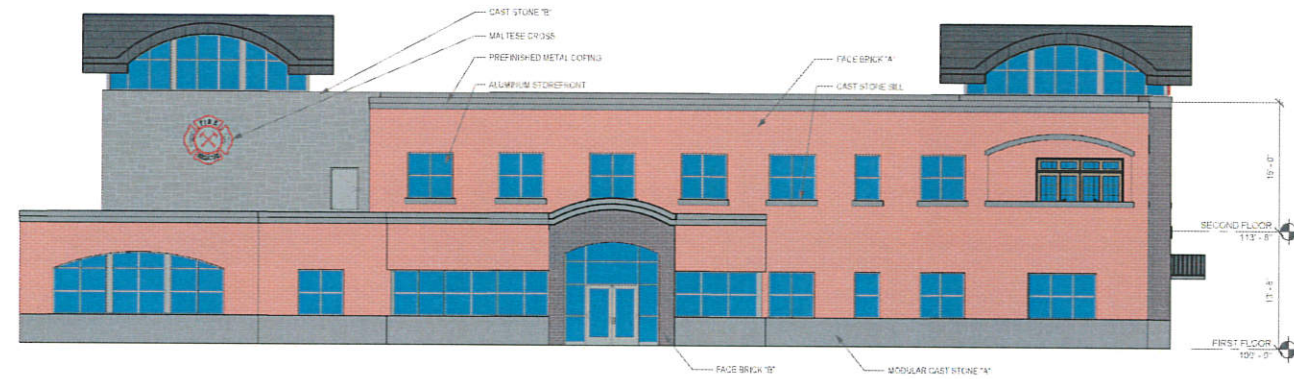
BAR SHOWN WITH 15 INCHES ON THE ORIGINAL DRAWING.
THIS BAR IS TO BE USED TO ADJUST THE SCALE OF THE
DRAWING TO THE SCALE OF THE PHOTOGRAPH.

$$10^5 = 10^5$$
Author _____ Date _____
Checked _____

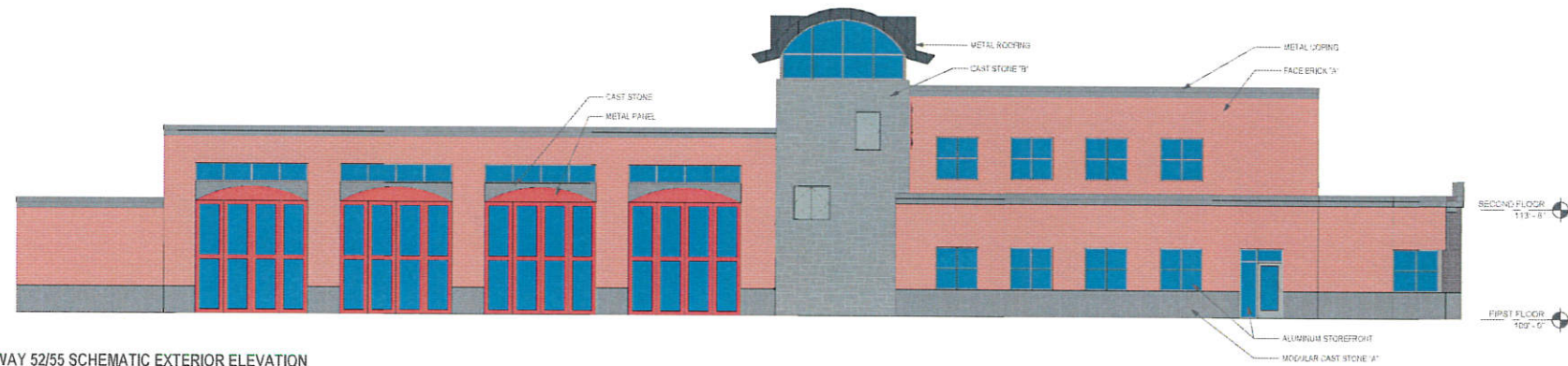
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SD 201

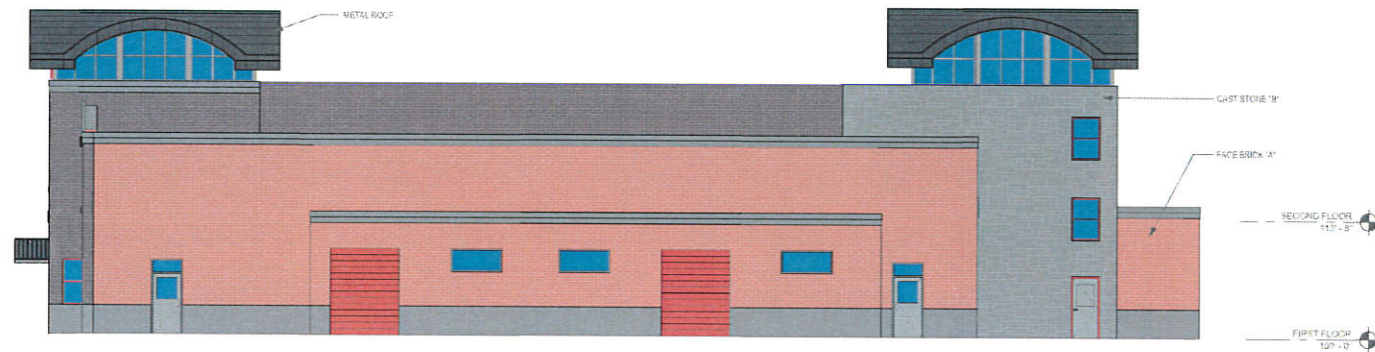
SD.201



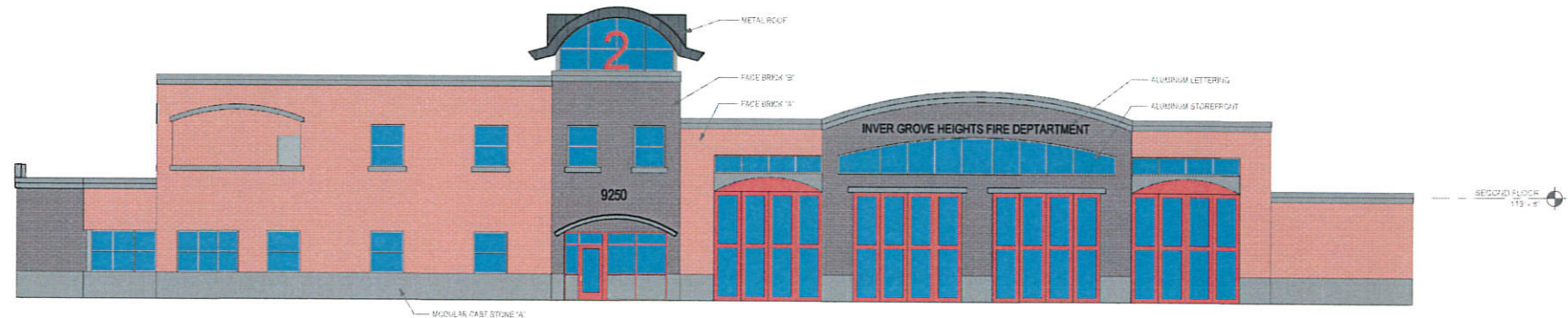
1 NORTHWEST SCHEMATIC EXTERIOR ELEVATION
1/8" = 1'-0"



2 HIGHWAY 52/55 SCHEMATIC EXTERIOR ELEVATION
1/8" = 1'-0"



3 SOUTHEAST SCHEMATIC EXTERIOR ELEVATION
1/8" = 1'-0"



4 COURTHOUSE BLVD SCHEMATIC EXTERIOR ELEVATION
1/8" = 1'-0"

SD.201