

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

Tuesday, April 17, 2018 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR APRIL 3, 2018

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 GRIES ARCHITECTURAL GROUP (Toyota) - CASE NO. 18-15CA

Consider a Conditional Use Permit Amendment to add an addition to the existing auto sales building located at 4600 Akron Avenue.

Planning Commission Action _____

4. OTHER BUSINESS

4.01 CITY OF INVER GROVE HEIGHTS (FIRE STATION) – CASE NO. 18-21X

Review of Capital Expenditure associated with the Fire Station #2 Sewer and Water Improvements

Planning Commission Action _____

5. ADJOURN

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PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

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

Commissioner Scales called the Planning Commission meeting to order at 7:00 p.m.

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

Commissioners Absent: Annette Maggi (excused)

Others Present: Allan Hunting, City Planner
Tom Link, Community Development Director

APPROVAL OF MINUTES

The minutes from the March 20, 2018 meeting were approved as submitted.

TABBY CAT, LLC – CASE NO. 18-13PDA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a zoning code amendment to the Bishop Heights Ordinance to allow for a Cat Clinic on Lot 3, Block 1 Bishop Heights 4th Addition, for the property located at 5743 Blaine Avenue. 9 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing to relocate their feline veterinary clinic to an existing multi-tenant building in the Bishop Heights PUD. This PUD was set up with its own ordinance with all uses approved individually. The proposed use does not fall under any of the uses listed in the ordinance; therefore, the ordinance needs to be amended to reflect the proposed use. Staff recommends approval of the request.

Opening of Public Hearing

Dr. Grant Gugisberg, Parkview Cat Clinic, advised that they are looking to relocate their business since the current location is being developed into senior housing.

Commissioner Scales asked the applicant if he read and understood the report.

Dr. Gugisberg replied in the affirmative.

Commissioner Scales closed the public hearing.

Planning Commission Discussion

Commissioner Robertson supported the request, stating it would bring activity to the area.

Planning Commission Recommendation

Motion by Commissioner Robertson, second by Commissioner Niemioja, to approve the request for

a zoning code amendment to the Bishop Heights Ordinance to allow for a Cat Clinic on Lot 3, Block 1 Bishop Heights 4th Addition, for the property located at 5743 Blaine Avenue.

Motion carried (8/0). This item goes to the City Council on April 9, 2018.

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

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from B-3, General Business to P, Public/Institutional, a comprehensive plan amendment to change the land use from RC, Regional Commercial to P, Public/Institutional and add the three parcels into the MUSA boundary, a major site plan for the construction of a fire station, and variances from the building and parking lot setbacks, for the property located at 9250 Courthouse Boulevard. The comprehensive plan amendment expanding the MUSA boundary includes PID No's 20-02100-01-019, 20-02100-03-030 and 20-02100-01-020. 48 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the City acquired an 11.6-acre parcel on which 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. Several approvals are needed, including a comprehensive plan amendment to change the guiding from RC, Regional Commercial to P, Public/Institutional, expanding the MUSA boundary to include the three properties noted in the report, a rezoning from B-3, General Business to P, Public/Institutional, a major site plan approval, and a variance from building and parking lot setbacks. He advised that the fire station would be located on the northern portion of the site, the existing house would be removed, and the shed would be retained for equipment storage. The site would have two access points onto Courthouse Boulevard. Staff believes a practical difficulty exists relative to configuration of the lot and the site being bounded by a roadway with a large setback that the site does not access and the old right-of-way width of Courthouse Boulevard, which creates a significant buffer from the development to the road surface. Staff recommends approval of the requests.

Judy Thill, Inver Grove Heights Fire Chief, provided a history of the request, stating only two fire stations are currently in use; the third fire station was taken out of service in the 1970's. In 2010 they did a study to look at needs and location for a third fire station that could cover the southern half of the City. They looked at a location near the center of the city as the demographics and density of the southern portion of the City could not support a volunteer fire department. Four sites in this area were originally looked at; for various reasons the proposed site was determined to be the best option. The proposed site has easy access to Highway 52/55 and Barnes Avenue, and is in a location that qualifies for better insurance rates. In 2014 a feasibility study was done, and Five Bugles Architects provided the preliminary and final fire station design. Paid on-call volunteer firefighters will sign up to stay at the station for 4 or 8-hour shifts. They will have three firefighters on duty 24/7. She displayed a rendering of the building exterior and interior layout.

Commissioner Lissarrague asked who responds to the Albavar Path neighborhood.

Chief Thill replied that they have an auto aid agreement with the Eagan Fire Department where they share responsibilities for outlying areas on more serious fires.

Commissioner Weber asked if they would need a sizable well for the fire station.

Chief Thill replied they would not need a well as they would have City utilities brought under

Highway 52/55 to the site.

Commissioner Wippermann asked the number and type of vehicles that would be at this location.

Chief Thill replied there would be a total of eight bays which would house a full-sized pumper engine, mini-pumper, brush truck, squad, and special operations truck/trailer.

Opening of Public Hearing

Frank Brewer, 9180 Courthouse Boulevard Court, stated that Courthouse Boulevard Court was not well maintained and asked if there were road improvements associated with the project.

Chief Thill replied that road improvements were not part of this project and that City Administrator Lynch stated at a neighborhood meeting that Courthouse Boulevard was not currently on the pavement management list.

Mr. Brewer asked if increased traffic was anticipated with this project, other than fire engines and staff.

Chief Thill did not anticipate increased traffic other than general public occasionally stopping by.

Mr. Brewer asked if the fire station would have a community use.

Chief Thill replied that occasionally the Boy Scouts or similar small groups might use the facility.

Commissioner Scales asked if a traffic study was done.

Mr. Hunting replied a traffic study was not seen as necessary.

Mr. Brewer asked if the fire station at City Hall was too small.

Chief Thill advised there was never a fire station at City Hall. The two fire stations are located on Upper 55th Street and 70th Street/Clayton Avenue.

Mr. Brewer asked if they could expect a little more traffic and sirens.

Chief Thill replied they would try not to turn on the sirens until getting a little distance from the station.

Commissioner Lissarrague asked what the anticipated construction schedule would be should this be approved.

Chief Thill replied that groundbreaking would be in the next 2-3 months, with completion in 9-12 months.

Mr. Brewer asked if City sewer and water would also be brought to neighboring residential properties.

Chief Thill replied there was no plan for that.

Commissioner Scales closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Lissarrague, to approve the request for a rezoning of the property from B-3, General Business to P, Public/Institutional, a comprehensive plan amendment to change the land use from RC, Regional Commercial to P, Public/Institutional and add the three parcels into the MUSA boundary, a major site plan for the construction of a fire station, and variances from the building and parking lot setbacks, for the property located at 9250 Courthouse Boulevard. The comprehensive plan amendment expanding the MUSA boundary includes PID No's 20-02100-01-019, 20-02100-03-030 and 20-02100-01-020, with the conditions and practical difficulty as listed in the report.

Motion carried (8/0). This item goes to the City Council on April 23, 2018.

OTHER BUSINESS

Mr. Hunting advised that next week Commissioners would be given the Land Use Chapter of the Comprehensive Plan for review prior to discussion at the next Planning Commission meeting.

Commissioner Robertson commended the City for a job well done on the newly refurbished park on Cahill and Brooks Boulevard, stating it could serve as a model for other neighborhoods. It was safe and included activities for children of various ages.

The meeting was adjourned by unanimous vote at 7:34 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 17, 2018

CASE NO: 18-15CA

APPLICANT: Gries Architectural Group (Toyota)

PROPERTY OWNER: LKMCD Properties LLC

REQUEST: A conditional use permit amendment to add an addition to the existing auto sales building.

LOCATION: 4600 Akron Avenue

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant is requesting a conditional use permit amendment to demo a portion of the existing building and construct a 34,250 +/- gross square foot, two-story, building addition (24,000 sq ft footprint expansion). The addition consists of a service and detailing area along with a car wash. The request also includes replacement of the existing asphalt on the easterly half of the property, along with the addition of retaining walls around the improved parking lot.

The specific request consists of the following:

- A.) A Conditional Use Permit Amendment to add an addition to the existing auto sales building and other related property improvements

EVALUATION OF THE REQUEST

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

North	Car dealerships and Southview Animal Hospital; zoned B-3; guided RC
East	Car dealerships; zoned B-3; guided RC
South	Car dealership and Kremer Springs; zoned B-3 and I-1; guided RC
West	Car dealership; zoned B-3; guided RC, Regional Commercial

SITE PLAN REVIEW

Building Setbacks. The proposed building addition is at the same setback as the existing building, exceeding setback requirements.

Access. Access to the site is not changing; there are two access points off Akron Avenue.

Parking Lot. The easterly half of the property will be regraded with new asphalt and retaining walls installed. The side and rear five foot parking lot setbacks have been met. All storage of vehicles must be on bituminous or similar hard surface, no parking of vehicles is allowed on grass or in the right-of-way.

Lot Coverage. The amount of impervious surface on the property will decrease slightly due to the parking lot having greater setbacks than the existing layout along the north and east property lines.

Landscaping. The original CUP approval in 2004 required the equivalent of 10 trees on the property for the car dealership. Staff recommends the same landscaping requirements carry over to the proposed request. A landscaping plan shall be submitted and approved by the Planning Department prior to the issuance of a building permit demonstrating where the existing and/or proposed trees would be located. If there would be any removal of existing landscaping, it would require replacement or relocation of said plantings.

Engineering. Engineering has reviewed the plans and has been working with the applicant on stormwater and grading requirements. The proposed plan slightly decreases the amount of runoff on the property. Water from the site eventually drains to Sunfish Lake and a MnDot pond, therefore approval from both entities is required prior to grading on the property. Engineering has made some recommendations on conditions that should be added to the approval. These conditions are included in the list of conditions at the end of this report. The applicant shall continue to work with the City to secure final approval of the construction drawings.

Lighting. Lighting on the property shall be in conformance with City Code. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Trash. The trash enclosure is proposed to be located in the SE corner of the property, complying with setback requirements. The proposed materials comply with section 10-15-9D of the City Code.

Exterior Building Materials. The exterior of the building would match the existing building, complying with code requirements.

Rooftop Screening. As a consistent policy of commercial development, any roof top equipment shall be screened from view from the street. If necessary, the form of screening will be reviewed at time of building permit. This condition would apply to all new rooftop equipment.

Fire Marshal Review. All plans shall be subject to the review and approval of the City Fire Marshal for fire lane designation and the signage or marking of the fire lanes at time of building permit.

Signage. The site improvements include new signage. Signage is not approved as part of the CUP request. Signage on the property shall follow section 10-15E of the city code. A building permit is required for any new signs or changes to the existing signs.

GENERAL CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is Regional Commercial, automobile sales is consistent with the uses envisioned in this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The applicant's property is zoned commercial. The land use of auto sales is consistent with the intent of the B-3 zoning district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed addition would not have a detrimental effect on public improvements in the vicinity of the property.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The proposed improvements do not appear to have any negative effects on City facilities or services. Engineering, Fire, and Inspection Departments would review and approve plans for code compliance prior to any improvements being done on the property.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

- i. *Aesthetics/exterior appearance*

All four sides of the building shall have an equally attractive or the same fascia as the front of the building.

- ii. *Noise*

The proposed addition would not generate noises that are inconsistent with B-3 zoning.

- iii. *Fencing, landscaping and buffering*

Fencing is not required and a landscaping plan will have to be approved.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

Access to the site is not changing. The amount of traffic would not be out of the ordinary for a commercial area. Building setbacks exceed code requirements.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on the public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This use would not have an undue adverse impact on the environment. The applicant is working with the City Engineering Department creating a stormwater treatment plan, reducing the amount of runoff on the property.

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:

- Approval of a **Conditional Use Permit Amendment** to add an addition to the existing auto sales building and other related property improvements 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 04/09/18
Building Elevations	dated 03/19/18
Civil Plan Set	dated 03/19/18
Landscaping	dated TBD

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.

3. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
4. Any expansion of the use as shown on the site plan requires additional city approvals and is not part of this conditional use permit.
5. A storm water facility maintenance agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities. An operation and maintenance plan shall be prepared annually and sent to the City.
6. An improvement agreement and any other agreements related thereto shall be prepared by the City Attorney and executed by both the City and the property owner prior to the issuance of a building permit.
7. Prior to the issuance of a building permit, an Engineering cash escrow and letter of credit shall be submitted to the City to ensure the proper construction of the improvements and to review the drainage modeling.
8. The developer shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
9. All final development plans shall be subject to the review and approval of the City Fire Marshal.
10. The storm water pollution prevention plan (SWPPP) shall be followed.
11. No car display or employee parking shall be allowed on public streets, street boulevards, or landscaped areas on the dealership property.
12. Customer and employee parking shall be clearly signed and no display vehicles shall be allowed in this area.
13. All display pennants, flags, searchlights, balloons and other similar devices shall be limited to no more than 10-days per calendar year. Use of such devices require a sign permit.
14. All signage shall be in conformance with the sign regulations of the City.
15. Any new rooftop equipment shall be substantially screened from view as seen from a reasonable viewing perspective.

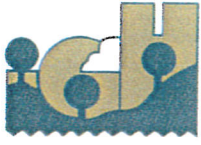
16. Prior to commencing construction, the applicant shall obtain all necessary federal, state, and local permits including, but not limited to a MnDot drainage permit.
17. A landscaping plan shall be submitted and approved by the Planning Department prior to the issuance of a building permit.
18. Resolution No. 04-121 shall become null and void and shall be replaced by the terms of this conditional use permit.

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

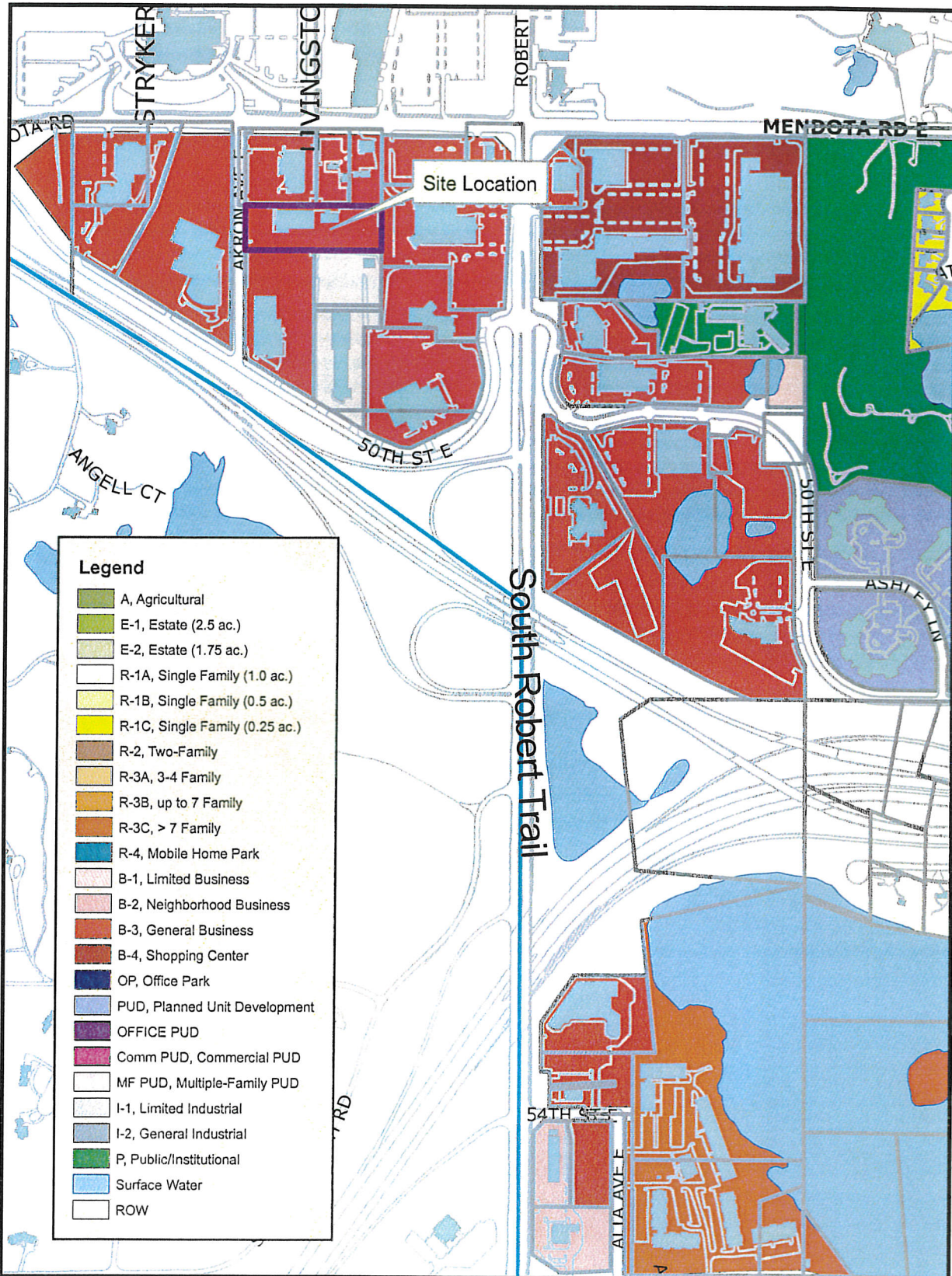
RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request as presented.

Attachments: Zoning/Location Map
Narrative
Site Plan
Grading Plan
Elevations



4600 Akron Avenue



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Map produced by the City of Inver Grove Heights GIS Dept.
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Zoning and Location Map Exhibit A

Map not to scale

INVER GROVE TOYOTA SERVICE CENTER PROJECT NARRATIVE

Location:

4600 Akron Avenue
Inver Grove Heights, MN

Applicant:

Gries Architectural Group – on behalf of - Inver Grove Toyota

Proposal:

This project request for a Conditional Use Permit to demolish most of an existing former automotive sales and service facility building and construct a new 24,000 S.F. Service and Detailing Addition

Inver Grove Toyota has acquired this site to the north of its primary sales and service facility with the intention of expanding its facilities and improving the property for their use

Although the building will be mostly out of the public view, the exterior of the building will be modern looking. The use of large precast concrete panels with large windows integrated into the panels will provide a clean and crisp exterior similar to the Inver Grove Toyota building's attached service building located on the adjacent site to the south. The metal panels for the exterior materials on the remaining portion of the existing building will remain.

Operations:

Hours of operation for service and maintenance will be from more limited than the main facility to the south. Vehicles will not be displayed with hoods or truck lids up, or doors open, nor will they be displayed on ramps or moving platforms. On-site security techniques will include, but are not limited to, lighting, low landscape, and surveillance cameras. Parts and vehicle deliveries will take place daily with multiple parts deliveries per day. Trucks will vary in size depending on the type of delivery; however range from full 53' trailer trucks to box trucks, and vans. The deliveries by truck will be no more than is currently happening at the main facility to the south of this site.

**Landscaping
& Screening:**

There will be some additional landscaping. The site has areas with trees around the borders. Opportunities for new landscaping are very limited. The new addition will mostly be screened from view by the surrounding buildings.

Signage:

Building signage will be individually internally illuminated, plastic faced light bar, metal sided letters. Building and directional signage will be submitted at a later date for staff review and approval. One monument sign will be added to the site.

Lighting:

Lighting will be in conformance with City Inver Grove Heights Codes and Standards. Currently lighting is on poles with concrete bases.

**Adjacent
Land Use:**

Similar automotive uses are adjacent to this proposed site to the north and south.

Hazards:

We do not feel there will be any negative impacts on neighboring properties due to noise, dust, odors, hazards, or lighting. The car wash will have a dryer component but is not located near any existing development. All lighting will comply with City requirements. No hazardous materials will be stored onsite that exceed NFPA requirements.

Traffic Impacts:

Please refer to site plan for proposed driveway locations and delivery locations..

INFILTRATION BASIN CONSTRUCTION NOTES

1. INFILTRATION BASIN CONSTRUCTION REQUIREMENTS:

(INCLUDES ALL DEVICES USING FILTRATION THROUGH A SOIL MEDIUM TO CAPTURE STORM WATER RUNOFF BUT ARE NOT LIMITED TO: INFILTRATION BASINS, INFILTRATION TRENCHES, BIOFILTRATION BASINS, RAINWATER GARDENS, SAND FILTERS, ORGANIC FILTERS, BIOTENTION AREAS, ENHANCED SWALES, DRY STORAGE PONDS WITH UNDERDRAIN DISCHARGE, AND NATURAL DEPRESSIONS (IF USED TO PROVIDE STORMWATER TREATMENT OF NEW IMPERVIOUS SURFACE)]

1.a. THE INFILTRATION BASIN SHALL BE EXCAVATED TO NO LOWER THAN 2.0 FEET ABOVE FINISHED GRADE DURING CONSTRUCTION WITH THE EXCEPTION OF INSTALLING THE INLET FLARED END SECTION (IF APPLICABLE). ONCE STREET AND UTILITY CONSTRUCTION CEASES AND "FINAL STABILIZATION" (AS DEFINED ACCORDING TO MNR1000001) CONSTRUCTION STORM WATER PERMIT SECTION IV.G) OF CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED, AND ONLY AFTER THE OWNER'S ENGINEER AUTHORIZES CONTRACTOR TO PROCEED, INFILTRATION BASIN SHALL BE EXCAVATED TO FINISHED GRADE.

1.b. HEAVY EQUIPMENT SHALL NOT TRAVEL WITHIN THE INFILTRATION BASIN AREA. EXCAVATION WITHIN THE INFILTRATION BASIN SHALL BE PERFORMED BY USE OF A BACKHOE BUCKET WITH TEETH. CONTRACTOR SHALL DISC OR TILL THE SOILS IF REQUIRED BY THE SOILS ENGINEER.

1.c. INFILTRATION BASIN SHALL BE PROTECTED BY SILT FENCE DURING ALL CONSTRUCTION ACTIVITIES. ALL DEPOSITED SEDIMENT DURING CONSTRUCTION ACTIVITY SHALL BE PROPERLY DISPOSED OF DOWNSTREAM OF INFILTRATION BASIN, IF POSSIBLE.

1.d. ALL FLARED END SECTION INLETS AND CATCH BASIN MANHOLE INLETS SHALL HAVE INLET EROSION CONTROL PROTECTION IN PLACE UNTIL FINAL STABILIZATION BASIN HAS OCCURRED.

1.e. ABOVE THE INFILTRATION BASIN OUTLET ELEVATION, INCLUDING THE BERM AND DISTURBED AREAS, A MINIMUM OF 4" DEPTH OF TOPSOIL MATERIAL SHALL BE PLACED TO THE FINISHED GRADE ELEVATION. TOPSOIL SHALL MEET (MN/DOT) SPECIFICATION. THE AREA SHALL BE SEED WITH MN STATE SEED MIXTURE 25-131 (LOW MAINTENANCE TURF) APPLIED AT A RATE OF 220 LBS/ACRE, OR MN STATE SEED MIXTURE 35-241 (MESIC PRAIRIE GENERAL) APPLIED AT A RATE OF 36.5 LBS/ACRE. SOD MEETING (MN/DOT) SPECIFICATION 3878.2-B CAN BE SUBSTITUTED FOR SEED.

SEED APPLICATION PROCEDURE:

MIXTURE APPLICATION PROCEDURES SHALL FOLLOW (MN/DOT) SPECIFICATION 2575.3. SEED SHALL BE SECURED BY USE OF (MN/DOT) SPECIFICATION 3885 CATEGORY 1 EROSION BLANKET.

ABSENT A SOIL TEST, FERTILIZER MEETING ANALYSIS 22-5-10 (NPK) 80% W.I.N. SHALL BE APPLIED AT A RATE OF 350 LBS/ACRE FOR SEED MIXTURE 25-131, OR FERTILIZER WITH AN ANALYSIS OF 18-1-8 (NPK) (FOR LOAMS, CLAY LOAM SOIL), OR 17-10-7 (NPK) (FOR SANDS WITH LESS THAN 30% ORGANIC AND CLAY MATTER) NATURAL BASE

SHALL BE APPLIED AT A RATE OF 150 LBS/ACRE FOR SEED MIXTURE 35-241.

1.f. BELOW THE INFILTRATION BASIN OUTLET, INCLUDING BASIN FLOOR, PLACE PLANTING MEDIUM SOIL BASED ON SITE SOIL CONDITIONS, AND ALSO BASED ON LANDSCAPE ARCHITECT, WATERSHED, AND/OR CITY RECOMMENDATIONS (SEE DETAIL ON PLAN). DISTURBED AREAS TO BE SEED WITH MN STATE SEED MIXTURE 33-261 (STORMWATER SOUTH AND WEST) APPLIED AT A RATE OF 35 LBS/ACRE. DRAIN TILE INSTALLATION (IF REQUIRED) SHALL BE INSTALLED CONCURRENTLY WITH FLOOR CONSTRUCTION.

NOTE: INFILTRATION BASIN FLOOR EXCAVATING, PLANTING MEDIUM SOIL PLACEMENT, DRAIN TILE INSTALLATION, ETC. SHALL TAKE PLACE ONLY AFTER THE OWNER'S ENGINEER AUTHORIZES CONTRACTOR TO PROCEED AND AFTER INFILTRATION BASIN SIDESLOPES (ABOVE OUTLET ELEVATION) HAVE UNDERGONE "FINAL STABILIZATION" WHICH INCLUDES FLUSHING OUT ACCUMULATED SILT AND SEDIMENT FROM CONTRIBUTING STORM SEWER. EXCAVATED BASIN MATERIAL SHALL BE DISPOSED OF DOWNSTREAM OF BASIN AREA, IF POSSIBLE, OR OFF-SITE.

SEED APPLICATION PROCEDURE:

MIXTURE APPLICATION PROCEDURES SHALL FOLLOW (MN/DOT) SPECIFICATION 2575.3. SEED SHALL BE SECURED BY USE OF HYDRO MULCH, OR SECURED BY (MN/DOT) SPECIFICATION 3885 CATEGORY 1 OR CATEGORY 3 EROSION BLANKET. ABSENT A SOIL TEST, FERTILIZER WITH AN ANALYSIS OF 18-1-8 (NPK) (FOR LOAMS, CLAY LOAM SOIL), OR 17-10-7 (NPK) (FOR SANDS WITH LESS THAN 30% ORGANIC AND CLAY MATTER), NATURAL BASE SHALL BE APPLIED AT A RATE OF 120 LBS/ACRE.

1.g. CONTRACTOR SHALL RESEED OR REPLANT ANY AREAS ON WHICH THE ORIGINAL SEED HAS FAILED TO GERMINATE AS DIRECTED BY THE OWNER'S ENGINEER.

1.h. IF ALTERNATIVE METHODS OF INFILTRATION BASIN CONSTRUCTION ARE PROPOSED BY THE CONTRACTOR, THOSE ALTERNATIVE METHODS WILL REQUIRE WRITTEN APPROVAL BY THE OWNER'S ENGINEER.

1.i. COSTS FOR REMEDIATION (IF REQUIRED) TO COMPLETE INFILTRATION BASIN CONSTRUCTION WILL BE CONDUCTED AT THE CONTRACTOR'S EXPENSE.

2. PERFORMANCE TESTING OF INFILTRATION BASINS:

(TO BE CONDUCTED IF DESIGN INFILTRATION RATE WAS VERIFIED ACCORDING TO ASTM D-3385-03 "STANDARD TEST METHOD FOR INFILTRATION RATE OF SOILS IN FIELD USING DOUBLE-RING INFILTRMETER")

ALL COSTS RELATED TO THE PERFORMANCE INFILTRATION TESTING SHALL BE PAID BY THE OWNER, EXCEPT AS NOTED. THE INFILTRATION BASINS WILL BE TESTED IN ACCORDANCE TO THE FOLLOWING PROCEDURE:

2.a. A MINIMUM OF TWO INFILTRATION TESTS SHALL BE COMPLETED FOR EACH INFILTRATION BASIN (0.5 ACRE

FLOOR AREA OR LESS). THE REQUIRED NUMBER OF TESTS SHALL BE VERIFIED WITH THE SOILS ENGINEER AND THE GOVERNING AUTHORITIES.

2.b. TWO ADDITIONAL TESTS WILL BE REQUIRED FOR EACH 0.5 ACRE OF INFILTRATION BASIN FLOOR AREA.

2.c. TEST PROCEDURE WILL FOLLOW ASTM D-3385-09 "STANDARD TEST METHOD FOR INFILTRATION RATE OF SOILS IN FIELD USING DOUBLE-RING INFILTRMETER".

2.d. TEST WILL BE CONDUCTED AT THE FINISHED BASIN FLOOR ELEVATION.

2.e. TEST WILL BE FOR A PERIOD AS OUTLINED IN ASTM D-3385-09.

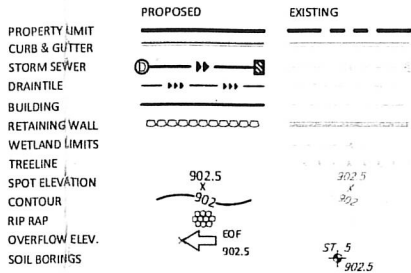
2.f. THE TEST RESULTS WILL BE AVERAGED TO OBTAIN THE INFILTRATION RATE USED FOR ACCEPTANCE.

2.g. THE LOWEST MEASURED INFILTRATION RATE SHALL EXCEED THE DESIGN INFILTRATION RATE OF _____ INCHES/HOUR.

2.h. THE AVERAGE OF THE MEASURED INFILTRATION RATES MUST MEET OR EXCEED THE DESIGN RATE OF _____ INCHES/HOUR DIVIDED BY THE CORRECTION FACTOR USED IN CALCULATING THE DESIGN RATE AS NOTED IN TABLE 12.10.F.8 FROM THE LATEST EDITION OF THE MINNESOTA STORMWATER MANUAL.

IF THE INFILTRATION RATE AS TESTED DOES NOT MEET OR EXCEED THE REQUIRED RATE AS DETERMINED ABOVE, CONTRACTOR WILL BE REQUIRED TO COMPLETE SOIL CORRECTIVE AND/OR SOIL REPLACEMENT WORK AS NECESSARY WITHIN THE INFILTRATION BASIN AREA AT THE CONTRACTOR'S EXPENSE UNTIL THE INFILTRATION RATE AS TESTED EXCEEDS THE REQUIRED RATE AS DETERMINED ABOVE. SUBSEQUENT RE-TESTING WILL BE REQUIRED UNTIL THE INFILTRATION AS TESTED EXCEEDS THE REQUIRED RATE AS DETERMINED ABOVE. RE-TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE AND WILL BE DEDUCTED FROM THE AMOUNT DUE THE CONTRACTOR.

LEGEND



GRADING NOTES

- PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

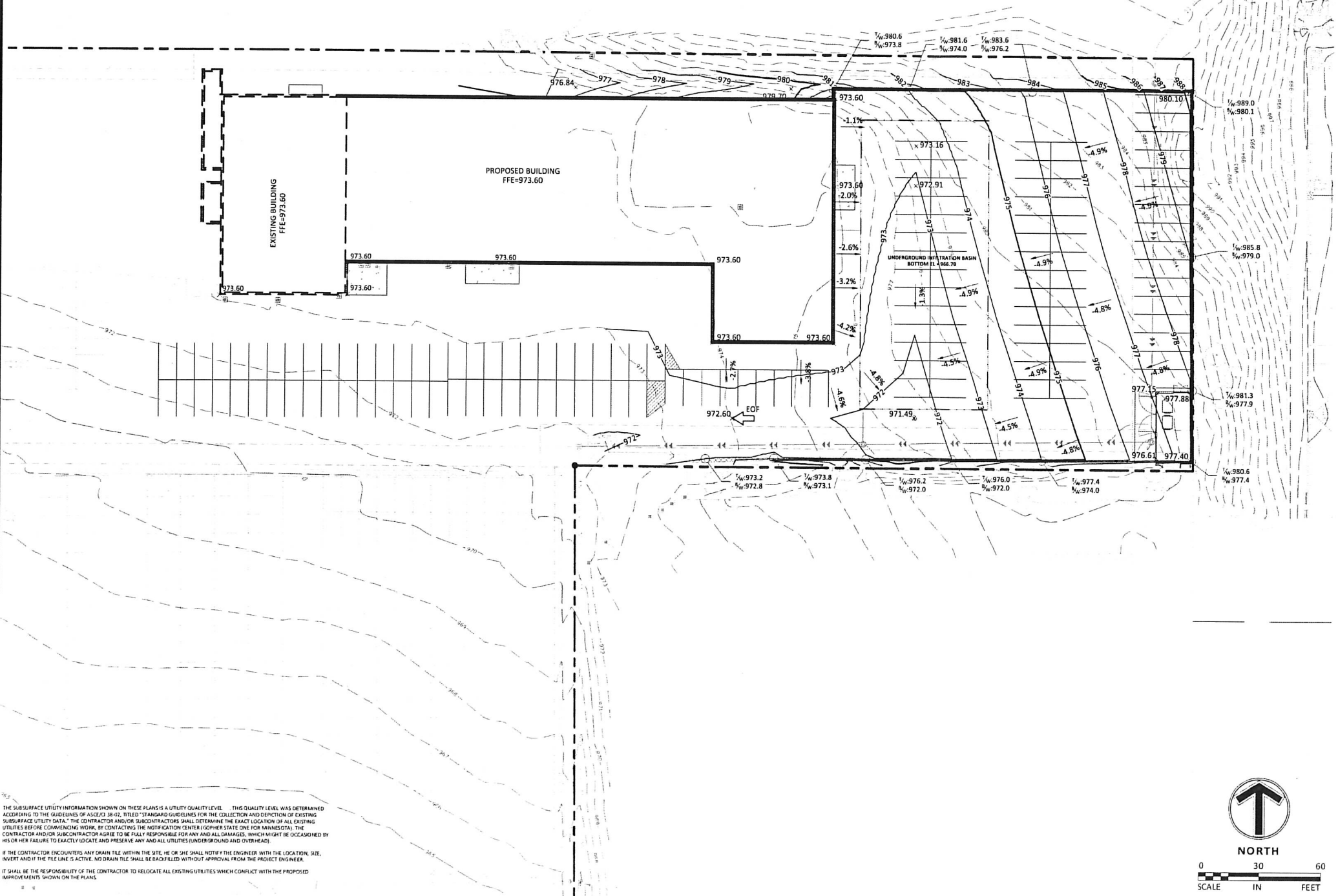
A GEOTECHNICAL ENGINEERING'S SOILS REPORT HAS BEEN COMPLETED BY:

COMPANY: _____
ADDRESS: _____
PHONE: _____
DATED: _____

CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.

- CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESEEDING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBJOY CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESEED TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1:1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
- FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.

- TOLERANCES
 - THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
- FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
- RETAINING WALL(S) SHALL BE CONSTRUCTED OF MODULAR BLOCK MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.



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

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

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



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763.476.6010 telephone
763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client
INVER GROVE
TOYOTA

Project
INVER GROVE
TOYOTA
BUILDING
EXPANSION

Location
INVER GROVE
HEIGHTS, MN

Certification

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

Brady D. Busseلمان
Registration No. 44579 Date: 03/19/2018

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

Summary

Designed: JEB Drawn: JEB
Approved: BOB Book / Page:
Phase: PRELIMINARY Initial Issue: 03/19/2018

Revision History

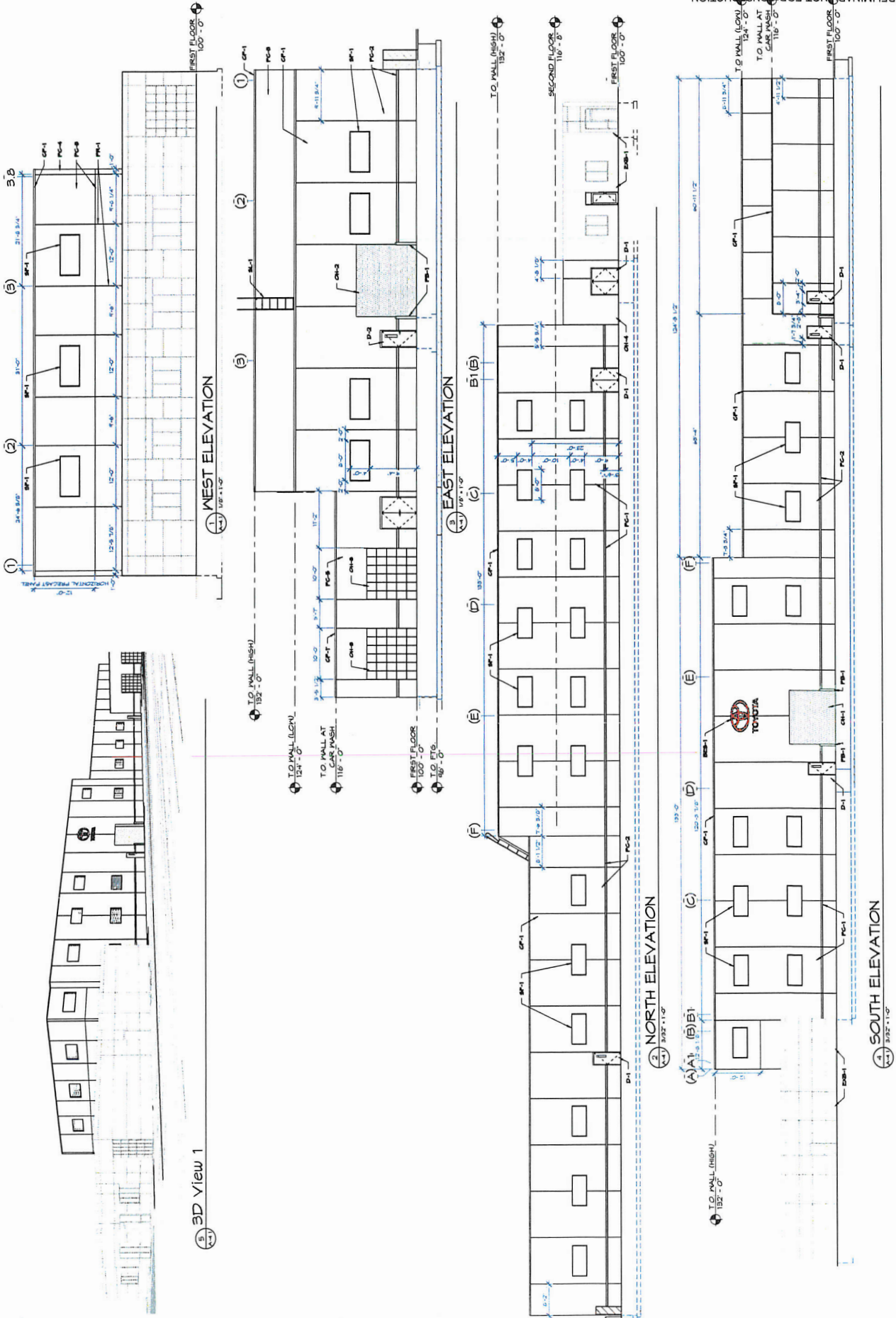
No. Date By Submittal / Revision

Sheet Title
GRADING PLAN

Sheet No. Revision

C4.01

Project No. 21160



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

REPORT DATE: April 12, 2018

CASE NO: 18-21X

HEARING DATE: April 17, 2018

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: N/A

REQUEST: Review of Capital Expenditure associated with the Fire Station #2 Sewer and Water Improvements

LOCATION: N/A

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

On April 9, 2018, the City Council approved two proposals for the project. The attached memo from the Assistant City Engineer provides some details.

Per State Statutes, the Planning Commission must review capital improvement projects for consistency with the Comprehensive Plan (Minnesota Statute 462.356 subd. 2).

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 sewer extension requires a comprehensive plan amendment to bring the property into the MUSA boundary, so it can be served by the sewer line. The Planning Commission recommended approval of the comp plan amendment at the April 3 Planning Commission meeting.

ALTERNATIVES

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

- An Approval recommendation that City Project No. 2018-08, Fire Station #2 Sewer and Water Improvements 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 Engineering Department and Planning Staff both recommend the capital expenditure be found consistent with the Comprehensive Plan.

Attachment: Memo from Steve Dodge, Assistant City Engineer

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Steve W. Dodge, P.E., Assistant City Engineer *SWD*

DATE: April 17, 2018 Planning Commission Meeting

SUBJECT: Comprehensive Plan Review
Fire Station No. 2 Sewer and Water Improvements – City Project No. 2018-08

At the April 9, 2018 City Council meeting, the Council approved two proposals for City Project No. 2018-08:

1. Design and construction engineering services proposal from SRF Consulting Group, Inc.
2. Sewer capacity study proposal from Bolton & Menk, Inc.

The Planning Commission should review the project, estimated to cost \$1,250,000, to ensure it is consistent with the City's Comprehensive Plan. The proposed sanitary sewer and watermain extension will serve the Fire Station No. 2 property and adjacent properties within the expanded municipal urban service area (MUSA).

SWD/kf

Attachments: Utility Extension Map

cc: Scott D. Thureen, Public Works Director
Thomas J. Kaldunski, City Engineer
Tim Kuntz, City Attorney

