

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, OCTOBER 1, 2019 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR SEPTEMBER 17, 2019**

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 CLARK ROAD PROPERTIES - CASE NO. 19-39PR

Consider a major site plan review for Phase II of an outdoor storage facility located at 11305 Clark Road.

Planning Commission Action _____

3.02 DAKOTA COUNTY SMART BUILDING - CASE NO. 19-41ZPV

Consider the following requests for the property located at 20-02100-01-020 (north corner of Courthouse Blvd and Concord Blvd):

- a) A rezoning of the parcel from B-3, General Business to P, Institutional.

Planning Commission Action _____

- b) A major site plan review for a 35,000 square foot government training facility.

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

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

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, September 17, 2019 – 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: Elizabeth Niemioja
Pat Simon
Jonathan Weber
Armando Lissarrague
Brett Kramer
Annette Maggi
Dennis Wippermann

Commissioners Absent: Tony Scales (excused)
Joan Robertson

Others Present: Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the August 20 and September 3, 2019 Planning Commission meetings were approved as submitted.

MICHAEL SINDT – CASE NO. 19-38V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow a garage addition to be located within the front setback requirement, for the property located at 6802 Dawn Way. 5 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant would like to add a 10-foot addition onto the existing attached garage. The addition would be located 20 feet from the front property line whereas 30 feet is required. The applicant is planning to renovate the existing bathrooms within the home. This renovation takes over some of the existing garage space and therefore the applicant is proposing to lengthen the garage by 10 feet to accommodate a two-stall garage. When looking at the property there is room to remodel the home/bathrooms without encroaching into the garage space. The addition would be the closest setback along Dawn Way so approving the variance could set a precedent for other front yard encroachments. Staff recommends denial of the request due to lack of enough rationale to support the request. Staff heard from one neighbor who had general questions about the request. Ms. Botten advised that she did not see the applicant in the audience and noted that he provided Commissioners with a revised narrative and additional information.

Chair Maggi asked staff to address the difference in right-of-way as noted in the applicant's letter.

Ms. Botten advised that Dawn Avenue is a neighborhood collector street/state aid road, which means the City receives funding from the State to try to make it a complete street. Having that designation allows for the greater 80-foot right-of-way. The property south of this lot is unplatted; when it is platted an 80-foot right-of-way will be acquired. The neighborhood south of 69th Street was built around 1964, prior to the City having a zoning code. The area north of 66th Street was platted in 1886. Both have a 60-foot right-of-way which was standard at the time they were platted

and there was no such thing as a neighborhood collector street. The subject property; however, was platted in the 1970's and the entire block has an 80-foot right-of-way.

Commissioner Weber asked how wide the right-of-way was for 66th and 67th Streets.

Ms. Botten replied that she assumed they were 60-feet as they did not have the neighborhood collector designation.

Commissioner Weber asked if a sidewalk was planned for the east side of Dawn Way.

Ms. Botten advised there was a sidewalk on the west side, and it was possible there could also be a sidewalk on the east side in the future.

Opening of Public Hearing

There was no public testimony.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi stated she would support denial of the request due to lack of a practical difficulty.

Commissioner Weber stated that City Council seems to be more lenient with requests involving a change of right-of-way and he hoped Council would look at that closely with this request. He stated it was unfortunate that the applicant purchased one of ten houses on this street with a different sized right-of-way.

Commissioner Niemioja asked if the Planning Commission had used change in right-of-way before as a practical difficulty.

Commissioner Weber replied he was aware of one time, however, Council has used it multiple times.

Chair Maggi stated in her opinion this situation feels different because this has the collector street designation and also has right-of-way consistent with all other platted properties on this block.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Lissarrague, to deny the request for a variance to allow a garage addition to be located within the front setback requirement, based on lack of a practical difficulty, for the property located at 6802 Dawn Way.

Motion carried (6/1 - Weber). This item goes to the City Council on October 14, 2019.

The meeting was unanimously adjourned at 7:11 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

HEARING DATE: October 1, 2019

CASE NO.: 19-39PR

APPLICANT & PROPERTY OWNER: Clark Road Properties, LLC

REQUEST: Major Site Plan Review to allow for Phase II of an outdoor storage facility

LOCATION: 11305 Clark Road

COMPREHENSIVE PLAN: GI, General Industrial

ZONING: I-2, General Industrial

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant's property is 24 acres in size, located in the industrial area along Clark Road. The request is for major site plan approval of Phase II to allow outdoor storage on the southern portion of the property.

Phase 1 of the outdoor storage was approved in 2017. There are no structures included with this approval. The business operation of the storage facility will be done on a near-by site.

Mini storage with outdoor vehicle storage is a permitted use in the I-2, General Industrial district. The specific request consists of the following:

- a) Major site plan review to allow Phase II of the outdoor storage facility

EVALUATION OF REQUEST

Surrounding Uses. The subject property is surrounded by industrial uses that are zoned and guided:

North	North American Trailer; zoned I-2; guided GI, General Industrial
East	Clark Road Properties; zoned I-2; guided GI, General Industrial
West	R/R right-of-way / landfill; zoned I-2; guided GI, General Industrial
South	NSP; zoned I-2; guided GI, General Industrial

SITE PLAN REVIEW

Lot Size. The property is 24 acres in size. The I-2 district requires a minimum lot size of one acre.

Building Setbacks. No buildings are proposed at this time.

Parking/Storage Lot. The parking lot/ storage area is located over 50 feet from the closest property line, exceeding the ten-foot setback requirement.

Access and Surfacing. The existing entrance will be the main access to the storage area. The storage area is constructed of asphalt millings, complying with code requirements.

Screening. In the I-2 district, outdoor storage shall be screened from the public right of way; there is currently a berm along the easterly property line that screens the proposed storage area complying with code requirements. This berm shall remain in place as long as the site is used for outdoor storage.

Landscaping. Staff is requesting landscaping to help with the screening of the storage units. 15 coniferous trees have been planted along the right-of-way of phase II complying with screening requirements.

Lighting. A lighting plan has not been submitted. All parking lot lighting shall be designed to deflect light away from the public street. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Signage. Signs are not proposed with this request. All signage requires a sign permit and shall conform to the sign requirements of the I-2 zoning district.

Engineering. The Engineering Department has conducted a review of the plans and has been working with the applicant in regards to stormwater, grading and erosion control. All storm water management shall meet the conditions outlined in the approved permits.

The final details on the plans would be reviewed and approved by the City Engineer prior to any work commencing on the site.

ALTERNATIVES

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

- A. Approval If the Planning Commission finds the application to be acceptable, the following actions should be taken:
- Approval of a Major Site Plan Review to allow Phase II of the outdoor storage area 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 herein:

Grading, drainage, erosion control plan dated 09/05/19

2. 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.
3. All parking lot lighting on site shall be a down cast, “shoe-box” style and the bulb shall not be visible from property lines. Details of building lighting shall be submitted with a building permit.
4. All plans shall be subject to the review and approval of the City Fire Marshal.
5. A stormwater agreement and other agreements related thereto, shall be required to be executed between the City and the developer. The contract will address specific site improvements and parties responsible for improvements and will require financial surety for the landscaping and any other public improvements that may be necessary.
6. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
7. The developer shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.
8. The existing berm along the easterly property line shall remain in place as long as the site is used for outdoor storage.
9. The landscaping demonstrated on the 09-05-19 grading plan shall remain as long as the site is used for outdoor storage.

B. Denial If the Planning Commission finds that the proposed request is not in the best interest of the physical development of the City, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

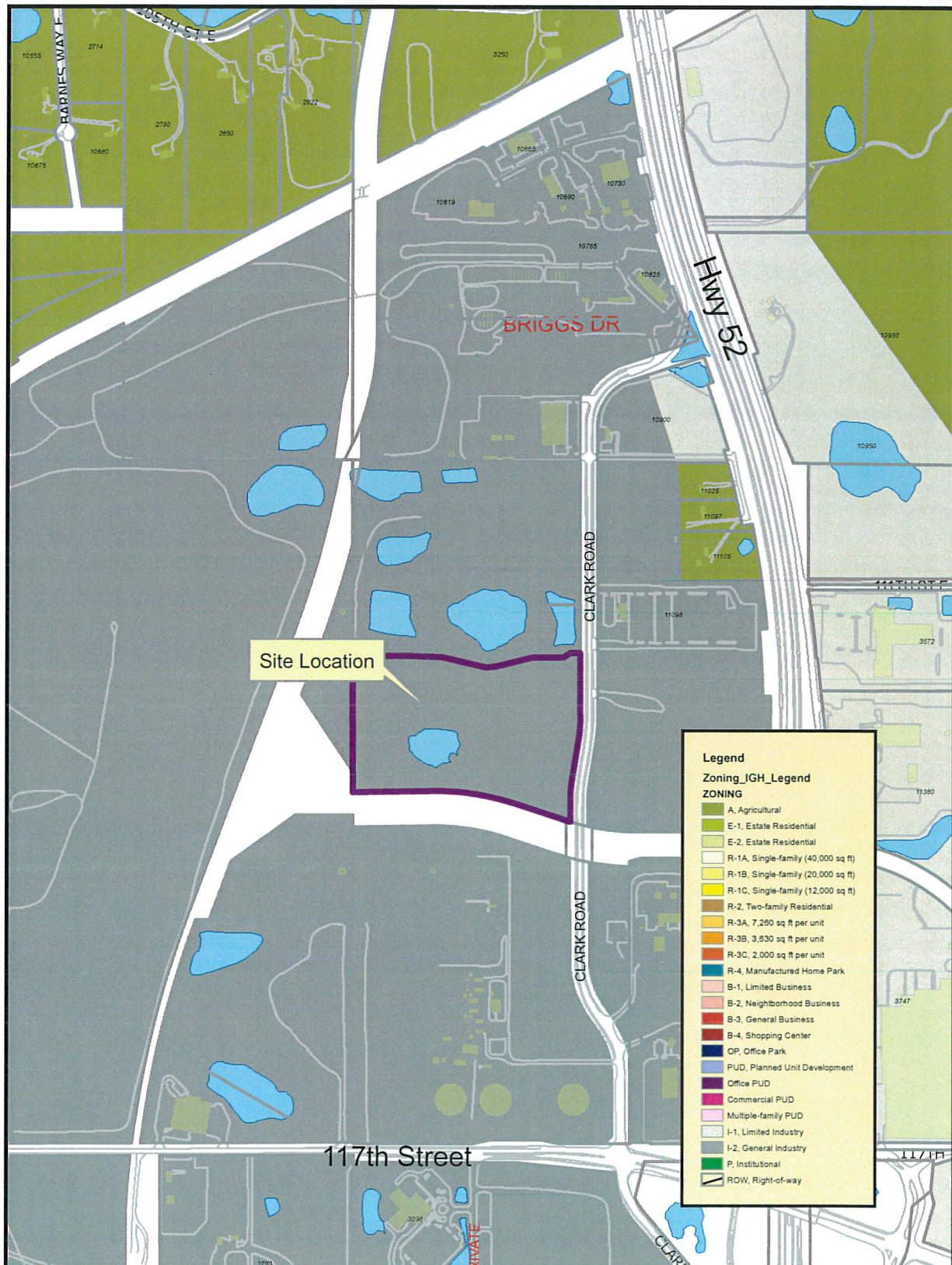
RECOMMENDATION

Based on the information in the preceding report, staff is recommending approval the request with the conditions listed in Alternative A.

Attachments: Exhibit A – Location and Zoning Map
Exhibit B – Narrative
Exhibit C – Site Plan



Clark Road Properties Case No. 19-39PR



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

Aug 18 2019

City of InverSpore Hts
8150 Barbara Ave
Inver Grove Hts Mn 55077
Attn Alan Hunting

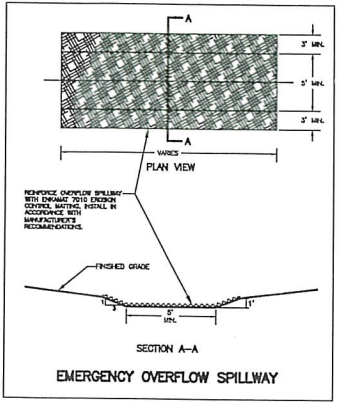
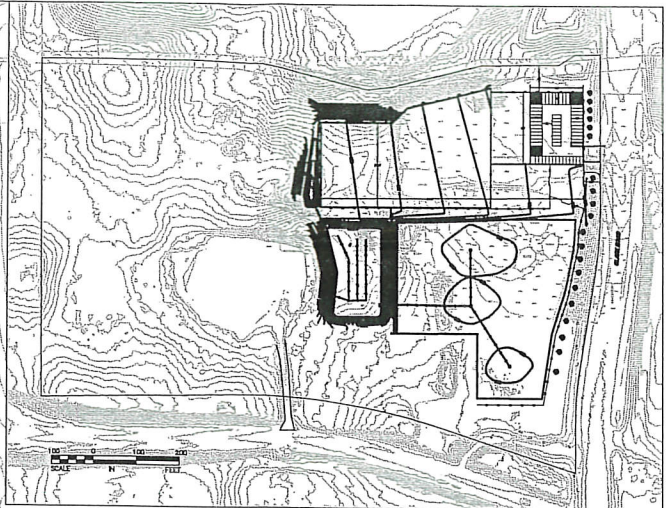
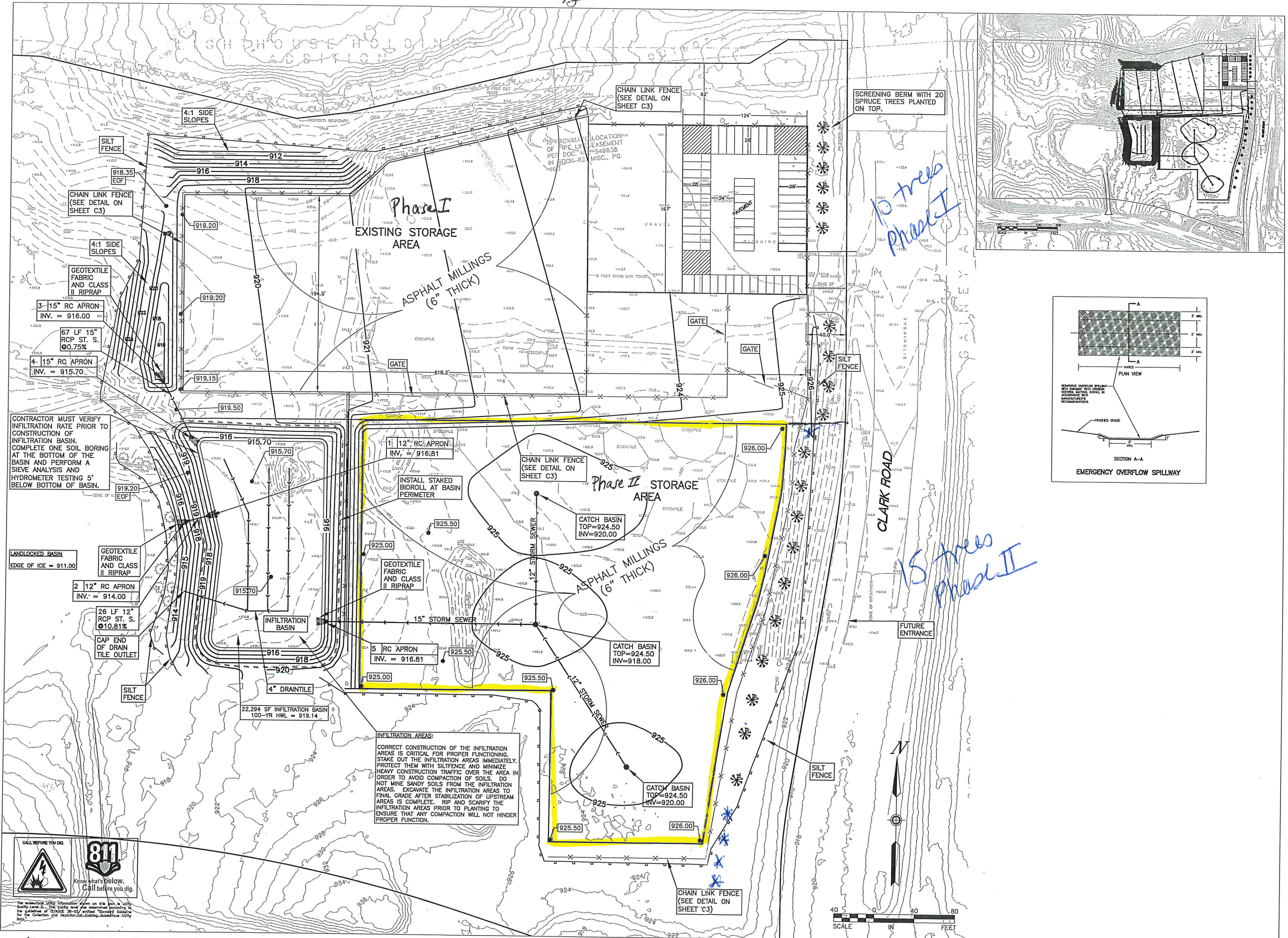
Dear Men,

We are requesting approval for phase II storage at 11305 Clark Road. Phase I storage is full and we would like to proceed on phase II. It will be managed by Surelock Storage, IGH. We haven't found a land buyer yet and this will help pay our holding costs. There is sufficient demand at this time to fill the lot. (Phase II)

Thank You very much.

Sincerely,
Greg J. Strain

need 10 overring copies



Sunde Engineering, PLLC.

CONSULTING CIVIL ENGINEERS
10830 NESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundecivil.com

**STEININGER
STORAGE
FACILITY 2**

INVER GROVE HEIGHTS, MN

DATE	REVISION
4/11/17	ORIGINAL PLAN DATE
4/20/17	PHASE 1 GRADING PLAN
5/3/17	CITY COMMENTS
8/20/19	RECORD DRAWINGS
9/2/19	CITY COMMENTS

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.

Mike Kettler
Mike Kettler
DATE: 8/20/19 REG. NO.: 40425

PROJECT NO.:	17-510
DRAWN BY:	LS
CHECKED BY:	MK
APPROVED BY:	MK
SCALE:	GRAPHIC
DATE:	4/11/17

DESCRIPTION:
**GRADING,
DRAINAGE, AND
EROSION CONTROL
PLAN**

SHEET NO:
C1
1 of 4

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

CASE NO: 19-41ZPV

APPLICANT: Dakota County

PROPERTY OWNER: City of Inver Grove Heights

REQUEST: Rezoning, Major Site Plan

HEARING DATE: October 1, 2019

LOCATION: 92XX Courthouse Blvd.

COMPREHENSIVE PLAN: Public Institutional

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 City will sell the second parcel to Dakota County to construct their Safety and Mental Health Alternative Response Training Center (SMART). The project site is approximately 6.18 acres. The project would consist of a 2-level training center approximately 35,000 square feet in size, associated parking lot on each side of the building and landscaping. Access would be via Courthouse Boulevard Court.

The specific requests consist of the following:

- a) A Rezoning of Parcel from B-3, General Business to P, Institutional.
- b) A Major Site Plan Approval for a 35,000 square foot government training facility.

EVALUATION OF THE REQUEST

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

North: City fire station; zoned P; guided Public Institutional

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

REZONING

A rezoning to P, Institutional is required to be consistent with the comprehensive plan land use plan. Government buildings are a permitted use within this zoning district.

The comprehensive plan land use designation of the parcel was listed as Public Institutional with the submittal of the 2040 comp plan to Met Council. Met Council will act on the plan on October 9. The rezoning would take effect once the City Council approves the plan in later October.

MAJOR SITE PLAN APPROVAL

Improvements to the site consists of a 35,000 square foot training facility containing offices, and classrooms on the upper floor and storage and vehicle access on the lower level. Staff and employee parking would be on the east side of the building and public parking would be on the west side.

Setbacks. The proposed building and parking lot meet setbacks from all property lines.

The purchase agreement between the City and County has a stipulation that if the County needs any building additions in the future towards the highway that may require a setback variance, the City agrees to consider a variance similar to the one granted for the Fire Station.

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 6.6% of the site and the two-story building would have a FAR of 0.13.

Parking. The zoning ordinance does not have a specific parking requirement for training centers like this. The plan provides for 77 parking spaces which would provide space for employees and those using the training facility. Staff is comfortable with the parking proposed.

Access. The project is proposed with one access point onto Courthouse Boulevard. Access is limited due to the topography of the lot. The lot is flatter along Courthouse, while there is steep elevation change between the site and Concord.

Landscaping/Tree Reforestation. The City's landscape policy requires a minimum of 50 over story trees, or the equivalent, be planted on site. This is based on one tree per 50 lineal feet of site perimeter (2,087 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 69 over story trees consisting of deciduous and coniferous trees, and an equivalent of 75 overstory trees in shrub plantings which exceeds the requirement. The plantings are scattered throughout the site.

The proposed project and grading would remove 47% 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 textured concrete panels and metal panel details. All materials proposed comply with ordinance standards. The building height to the tallest portion of the building is approximately 32 feet. Maximum height in the Institutional district is 40 feet.

Engineering. Engineering has reviewed plans and finds the design acceptable with some minor changes to the storm water design. A storm water facilities maintenance agreement will be required and executed prior to work commencing on the site.

Lighting. An electrical lighting 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. The plan identifies some ground mounted equipment on the south side of the building. These units will be screened with aluminum panels and screened louvers which comply with code requirements.

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 Rezoning of Parcel A to P, Institutional District. The zoning change shall go into effect once the 2040 Comprehensive Plan is adopted by the City Council.
 - o Approval of the Major Site Plan Approval for a 35,000 square foot government training center 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 Layout and Paving Plan	dated 9/20/19
Grading & Drainage Plan	dated 9/20/19
Utility Plan	dated 9/20/19
Demolition Plan (tree removal)	dated 9/20/19
Landscape Plan (2 sheets)	dated 9/20/19

Electrical Site Plan	dated 9/3/19
Exterior Elevations	dated 9/20/19
Architectural Renderings	dated 9/3/19

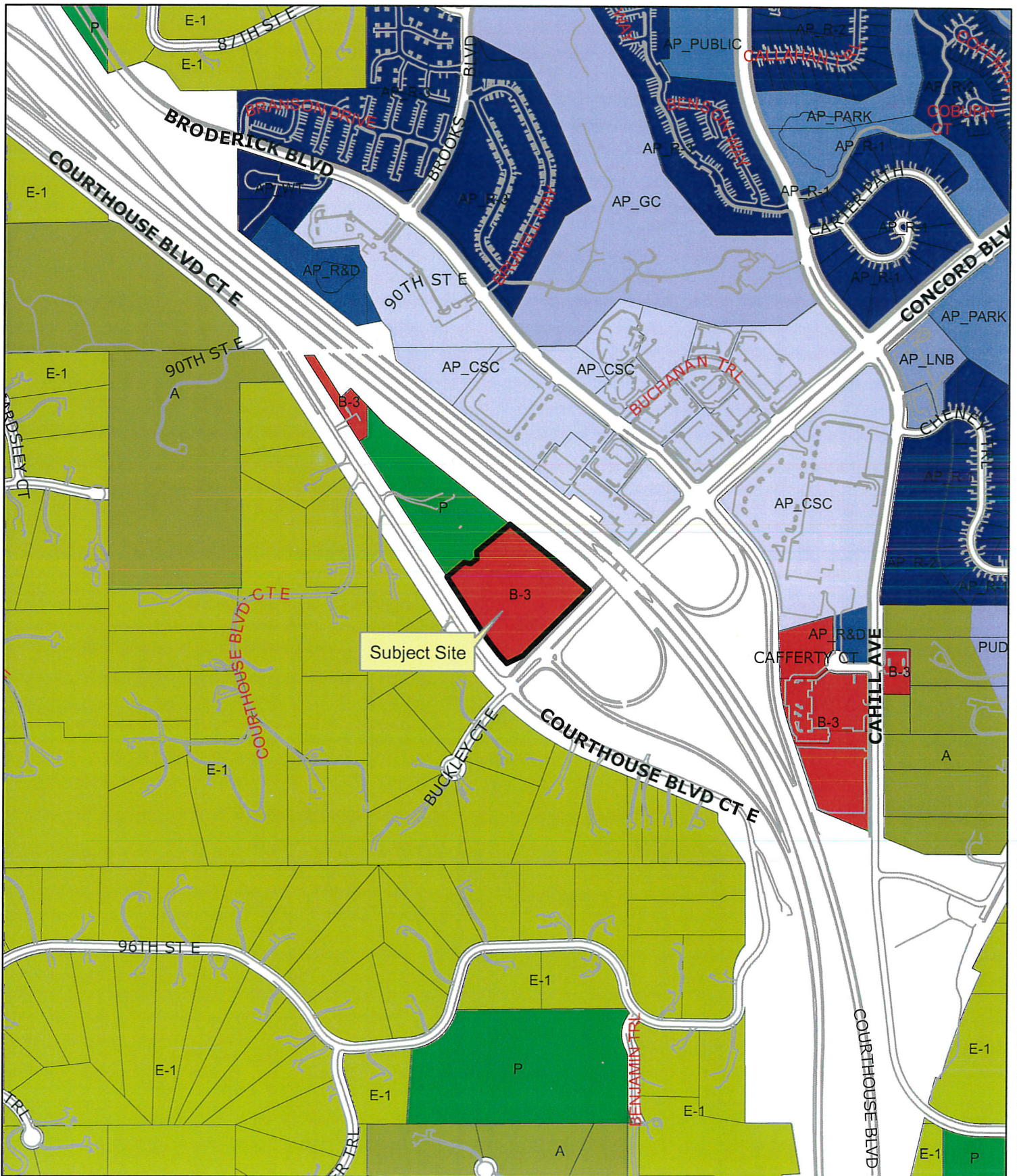
2. All parking lot lighting on site shall be a down cast “shoe-box” style and the bulb shall not be visible from property lines. Any wall lighting shall be directed such that the source of light is hooded, recessed or controlled in some manner so as not to be visible from streets.
4. Prior to issuance of building permits, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer including addressing comments from the City Engineer’s memo dated 9/17/19.
5. Any roof top and/or ground utility equipment shall be substantially screened from public view.

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
Applicant Narrative
Site Layout and Paving Plan
Grading & Drainage Plan
Utility Plan
Demolition Plan (tree removal)
Landscape Plan (2 sheets)
Electrical Site Plan
Exterior Elevation Plan
Architectural Renderings





Capital Project Management, 1590 Highway 55, Hastings, MN 55033

August 30, 2019

City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077
Phone 651-450-2545

Re: Safety and Mental Health Alternative Response Training (SMART) Center
Major Site Plan Review

Dear City of Inver Grove Heights:

The proposed Dakota County "Safety and Mental Health Alternative Response Training Center" (SMART Center) is a multi-taskforce facility for training first responders in mental health and crisis intervention. The SMART Center is centrally located and will serve as a regional hub for law enforcement and first responders from across the State to access important resources and crisis intervention training for people suffering from mental health issues. The facility will also provide a central location for the Electronic Crimes Unit and Drug Task Force.

Specifically, this submission seeks to gain the City of Inver Grove Heights (IGH) major site plan review, a variance matching the setback requirements along the TH 52/55 boundary equal to the fire station on the adjacent property, rezone the real property to P Public/Institutional from B-3 General Business, and final Council approval for the project. The proposed building currently is planned for a site owned by IGH and will be located at the corner of Concord and Courthouse Blvd Court. Following is a summary of statistical information regarding the project:

- The project site is approximately 6.18 acres and contains wetlands and significant tree coverage.
- The proposed building is a 2-level facility and is approximately 35,000 square feet (plus/minus).
- The proposed project includes a total of 77 parking spaces which has 73 standard spaces and 4 ADA spaces.
- There are 2 drive through bays for equipment and law enforcement vehicles at the lower level of the building.
- There is a building loading bay.
- All on site equipment and trash are fully screened.
- The project will meet v. 3.1 of the B3 as well as Dakota County's High-Performance Design Standards.
- The building is anticipated to incorporate architectural precast panels, brick veneer, glazing and metal trim and copings. The primary structural frame will be steel, concrete and precast.

In conclusion this an important facility for the Community, County and State and serves a segment of the population that is currently underserved. Should you have any questions regarding the project please feel free to reach out to me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Lexa', with a stylized, flowing script.

Joe Lexa
Senior Project Manager
Capital Project Management
Office 651.438.4566 or Mobile 651.797.9138
Email: Joe.Lexa@co.dakota.mn.us

Cc email only: Jay Biedny, Dakota County
James O'Shea, Collaborative Design Group



**COLLABORATIVE
Design Group, Inc.**

125 Main St. SE, Suite 240
Minneapolis, Minnesota 55414
P 612.332.3654 F 612.332.3626
www.collaborativedesigngroup.com



McClaren, Wilson & Lawrie, Inc.

ARCHITECTS AND PLANNERS

8705 NORTH CENTRAL AVENUE

PHOENIX, AZ 85020

P 602.331.4141

www.mwllarchitects.com

ARIZONA • ILLINOIS • VIRGINIA



**PIERCE PINI &
ASSOCIATES**

9298 CENTRAL AVENUE NE,

SUITE 312

BLAINE, MN 55434

TEL 763.537.1311

FAX 763.537.1354

**Dakota County
SMART Center**
Concord Blvd. & Courthouse Blvd.
Inver Grove Heights, Minnesota

MAJOR SITE PLAN

REVIEW:

Comments Revision A

September 20, 2019

REVISION LOG

NO. DATE DESCRIPTION

19-009

PROJECT NUMBER

RAW

DRAWN BY

PWS

CHECKED BY

PWS

PROJECT MGR.

PROJECT ARCH.

**SITE LAYOUT AND
PAVING PLAN**

C600

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SITE LAYOUT AND PAVING PLAN

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Dakota
COUNTY
PIERCE PINI &
ASSOCIATES
9298 CENTRAL AVENUE NE,
SUITE 312
BLAINE, MN 55434
TEL 763.537.1311
FAX 763.537.1354

Dakota County
SMART Center
Concord Blvd. & Courthouse Blvd.
Inver Grove Heights, Minnesota

**MAJOR SITE PLAN
REVIEW:**
Comments Revision A
September 20, 2019

CUT/FILL ELEVATIONS TABLE			
NUMBER	MIN. ELEV. (FT)	MAX. ELEV. (FT)	AREA (SF)
1	-8.55	0.00	77,017.85
2	0.00	10.18	91,632.16

CUT/FILL VOLUME TABLE			
AREA (AC)	CUT VOL. (CY)	FILL VOL. (CY)	NET VOL. (CY)
3.87	5,291.25	10,596.15	5,304.90

[illegible]

009
PROJECT NUMBER

AW
DRAWN BY

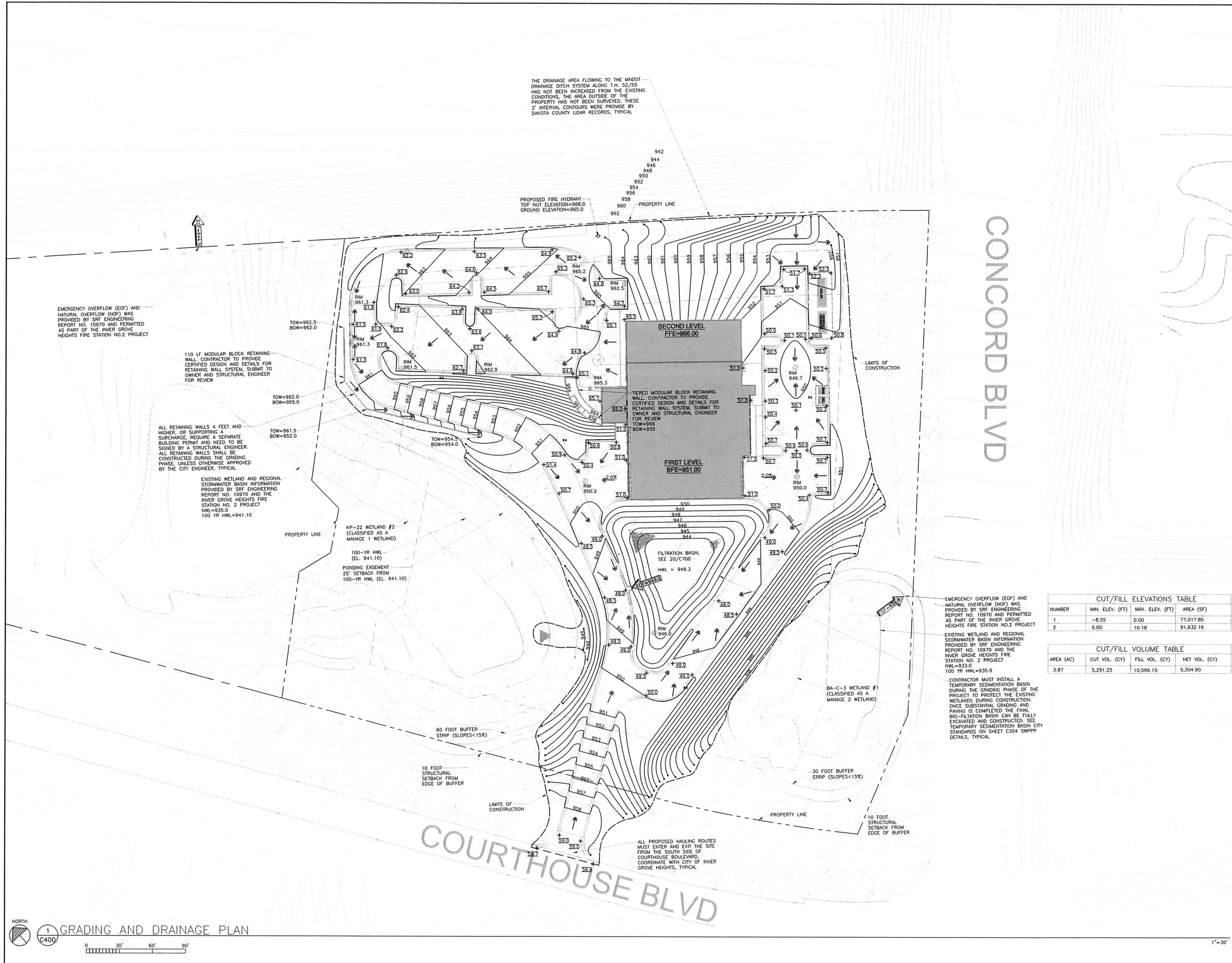
PWS
CHECKED BY

WS
PROJECT MGR,

PROJECT ARCH,

GRADING AND DRAINAGE PLAN

C400





UTILITY PLAN



9298 CENTRAL AVENUE NE,
SUITE 312
BLAINE, MN 55434
TEL 763.537.1311
FAX 763.537.1354

Dakota County
SMART Center
Concord Blvd. & Courthouse Blvd.
Inver Grove Heights, Minnesota

**MAJOR SITE PLAN
REVIEW:**
Comments Revision A
September 20, 2019

[illegible]

19-009

PROJECT NUMBER

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DRAWN BY

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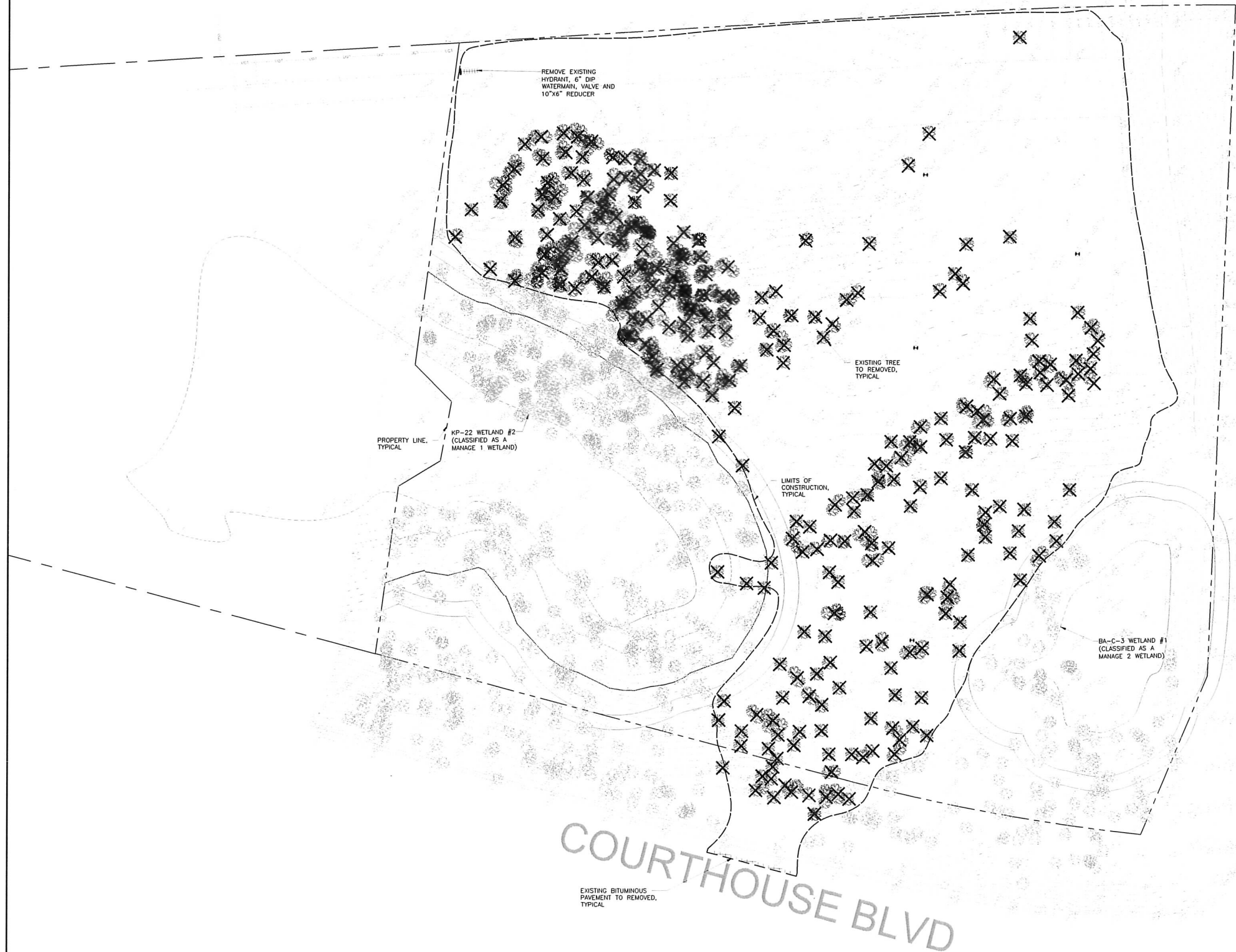
PWS

PROJECT MGR

PROJECT ARCH

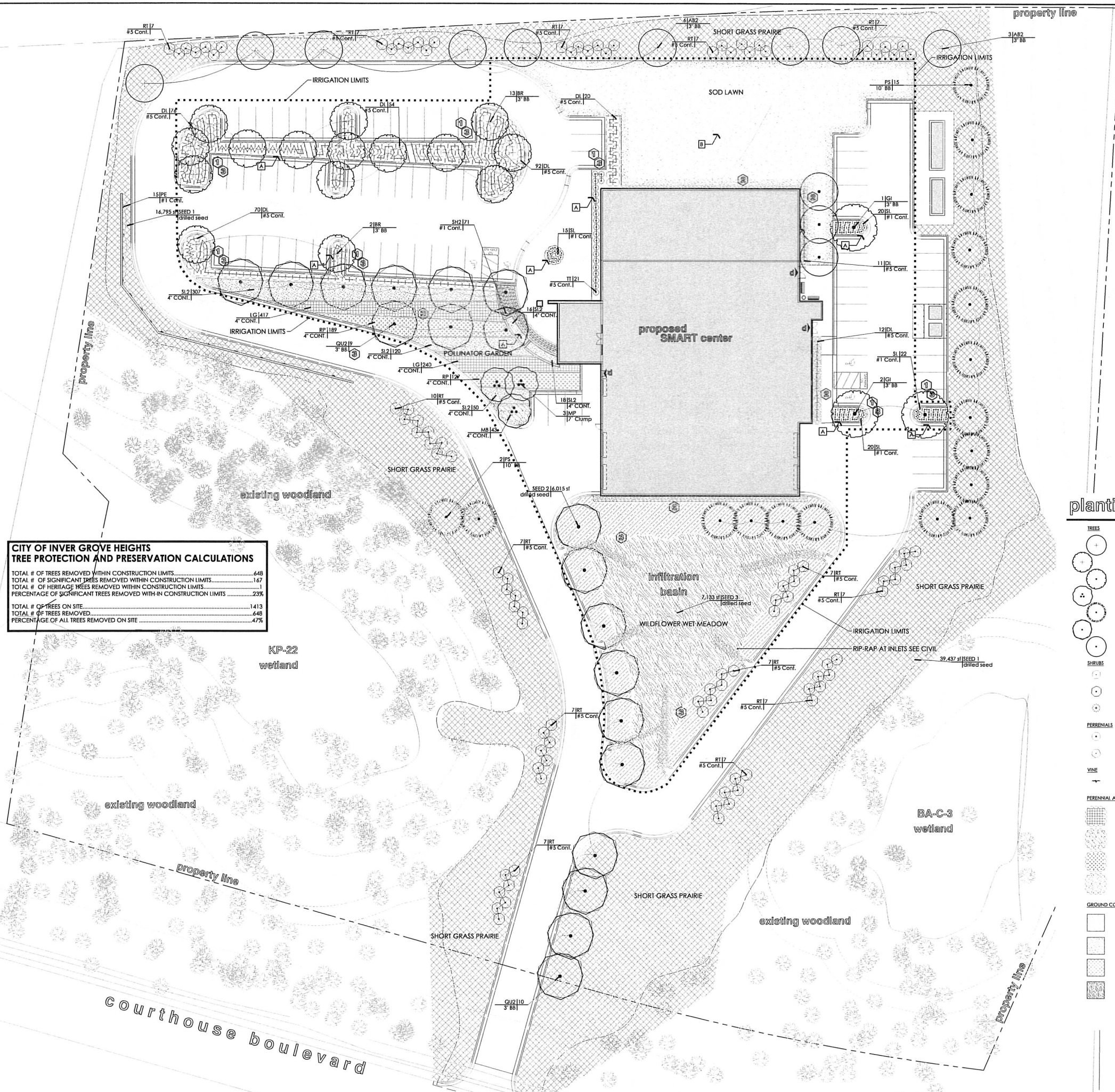
DEMOLITION PLAN

C200



NORTH
1
C200
DEMOLITION PLAN
0 30' 60'

 $1^{\circ} = 30'$



CITY OF INVER GROVE HEIGHTS TREE PROTECTION AND PRESERVATION CALCULATIONS	
TOTAL # OF TREES REMOVED WITHIN CONSTRUCTION LIMITS.....	648
TOTAL # OF SIGNIFICANT TREES REMOVED WITHIN CONSTRUCTION LIMITS.....	167
TOTAL # OF HERITAGE TREES REMOVED WITHIN CONSTRUCTION LIMITS.....	1
PERCENTAGE OF SIGNIFICANT TREES REMOVED WITHIN CONSTRUCTION LIMITS.....	23%
TOTAL # OF TREES ON SITE.....	1413
TOTAL # OF TREES REMOVED.....	648
PERCENTAGE OF ALL TREES REMOVED ON SITE.....	47%

CITY OF INVER GROVE HEIGHTS
LANDSCAPE CALCULATION
PERIMETER OF LOT AREA = 2,087 ft. = 42 OVER STORY TREES MIN.

key notes

1. HARDWOOD SHREDDED MULCH; APPLY TO A 4" DEPTH WITH PELLET WEED PREVENTER UNDER MULCH.
2. 2" TRAP ROCK MULCH INSTALLED TO A 3" DEPTH ON NON WOVEN LANDSCAPE FABRIC
3. IRRIGATION: PROVIDE IRRIGATION FOR: SOD AREAS WITHIN THE IRRIGATION LIMITS FOR 100% COVERAGE. PROVIDE IRRIGATION TO ALL SHRUB AND PERENNIAL AREAS. IRRIGATIONS SYSTEM MUST MATCH EXISTING SYSTEM REFER TO DESIGN BUILD IRRIGATION SPECIFIC DRAWING FOR SHOP DRAWING FOR IRRIGATION SYSTEM INCLUDING HEAD LAYOUT, SPACING, TYPE, BACKFLOW PREVENTER LOCATIONS, POINT OF CONNECTION, SLEEVES, CONTROLLER, VALVE BOX LOCATIONS, ZONE INDICATORS AND PIPE SIZING. PROVIDE ON-SITE OPERATION TUTORIAL FOR OWNER AND INCLUDE ALL MANUALS AND INFORMATION ON THE SYSTEM

planting soil notes

- A. PLANTING BEDS SHALL RECEIVE 12" PULVERIZED LOAM TOPSOIL; BORROW MIN DOT SPEC. 3877-28 ENHANCE WITH AGED AND SCREEN COMPOST
- B. ALL SODDED(LAWN) AREA SHALL RECEIVE 4" MIN. COMMON TOPSOIL BORROW MIN DOT SPEC. 3877-1A

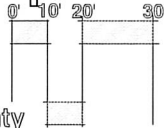
planting notes

1. CONFIRM ALL QUANTITIES, SHAPES AND LOCATIONS OF BEDS, AND ADJUST AS REQUIRED TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
2. LOCATE ALL UTILITIES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH NEW CONSTRUCTION.
3. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL SOD/TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
4. THE PLANT TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES.
6. THE CONTRACTOR SHALL KEEP PAVEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE PROJECT SITE SHALL BE KEPT CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. MULCH, PLANTING SOIL AND OTHER MISCELLANEOUS PLANTING COMPONENTS SHALL BE CONSIDERED INCIDENTAL TO THE RELATED PLAN. VERIFY ALL QUANTITIES. CONTRACTOR IS RESPONSIBLE FOR WATERING AND ALL PLANT CARE UNTIL FINAL ACCEPTANCE BY THE OWNER.
8. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF PLANTINGS IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTING IS ACCEPTED EXCLUSIVE OF THE GUARANTEE.
9. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RESETTING PLANTS AND PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
10. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK AND SOD EVERY OTHER DAY UNTIL ACCEPTANCE BY THE OWNER. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

planting schedule

		PLANTING DETAILS (1 2 3 4)			
TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
+	AB2	Acer x freemanii 'Ballston' / Matador Maple	3" BB	9	
+	BR	Betula nigra / River Birch	3" BB	15	
+	GI	Gleditsia triacanthos 'Impicola' TM / Impicola Honeylocust	3" BB	3	
+	MP	Malus x 'Pratensis' / Prairie Crab Apple	7" Clump	3	
+	PS	Pinus strobus / White Pine	10" BB	17	
+	QU2	Quercus bicolor / Swamp White Oak	3" BB	19	
+	TM	Tilia mongolica 'Harvest Gold' / Harvest Gold Linden	3" BB	3	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
+	DL	Diervilla lonicera / Dwarf Bush Honeysuckle	#5 Cont.	332	
+	RI	Rhus typhina / Staghorn Sumac	#5 Cont.	101	
+	TI	Taxus x media 'Tauntorian' / Tauntorian Yew	#5 Cont.	21	
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
+	SL	Schizachyrium scoparium / Little Bluestem Grass	#1 Cont.	77	
+	SL2	Sporobolus heterostachys / Prairie Dropseed	#1 Cont.	72	
VINE	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
+	PE	Parthenocissus quinquefolia 'Engelmannii' / Engelmann Ivy	#1 Cont.	15	
PERENNIAL AREAS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
+	LG	Liatris pycnostachya / Gayfeather	4" CONT.	18" o.c.	657
+	MB	Monarda fistulosa / Bergamot	4" CONT.	24" o.c.	43
+	RP	Ratibida pinnata / Yellow Coneflower	4" CONT.	24" o.c.	316
+	SL2	Schizachyrium scoparium / Little Bluestem Grass	4" CONT.	24" o.c.	511
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
+	SEED 2	MIXED HT. MESIC WILDFLOWERS MIX	drilled seed		6,015 sf
+	PP	Poa pratensis / Kentucky Bluegrass	sod		10,436 sf
+	SEED 1	SHORT DRY GRASS MIX	drilled seed		56,232 sf
+	SEED 3	TALL / WET WILDFLOWER MIX	drilled seed		7,133 sf

landscape plan



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DesignGroup, Inc.**
125 Main St. SE, Suite 240
Minneapolis, Minnesota 55414
p 612.332.3654 / f 612.332.3626
www.collaborativedesigngroup.com

**aune fernandez
landscape
architects**
755 prior avenue n. suite 103
st. paul - mn 55104
651.248.6155 or 651.341.3611

**Dakota
COUNTY**

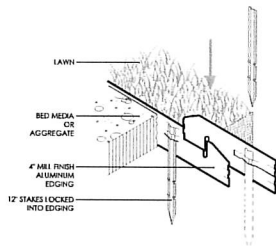
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LANDSCAPE PLAN

**MAJOR SITE
PLAN REVIEW:**
Comments Revision A
September 20,2019

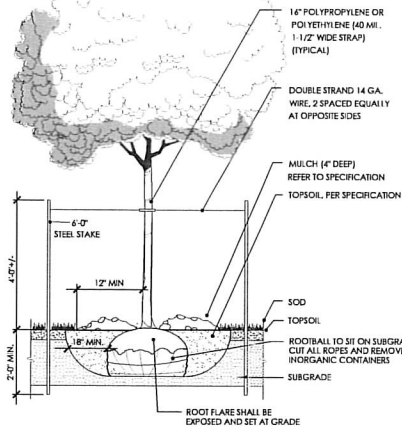
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NO.	DATE	DESCRIPTION
1	9/20/2019	MSFR REVISION A
2	9/23/2019	SITE PLAN REVIEW
19020.00		
PROJECT NUMBER		
JPA DRAWN BY	JPA CHECKED BY	
PROJECT MGR.	PROJECT ARCH.	

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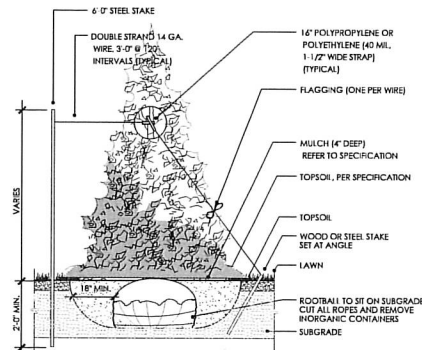
5 aluminum edge
scale: nts

- NOTES:
1. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
 2. SCARP BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
 3. DO NOT PLANT TOO DEEP; EXPOSE TOP OF ROOT FLARE AND PULL MULCH AWAY FROM TRUNK.

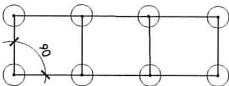


1 deciduous tree
scale: nts

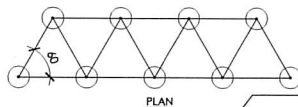
- NOTES:
1. CONIFER TO HAVE SHREDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.
 2. SCARP BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
 3. TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED.
 4. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
 5. DO NOT PLANT TOO DEEP; EXPOSE TOP OF ROOT FLARE AND PULL MULCH AWAY FROM TRUNK.



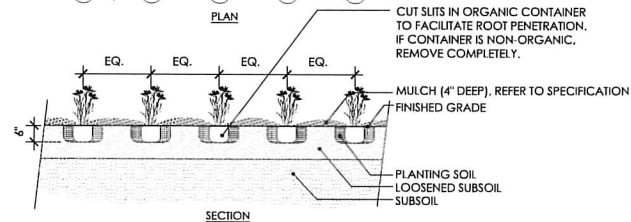
2 coniferous tree
scale: nts



TYPICAL OFFSET SPACING

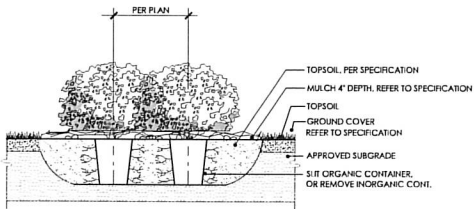


NOTE: SPACING PER PLAN



3 perennial
scale: nts

- NOTES:
1. HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYPICAL).
 2. SCARP BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
 3. SHRUBS TO SIT ON SUBGRADE.
 4. APPLY FOLIAR WEED PREVENTER PRIOR TO MULCHING.



4 shrub
scale: nts



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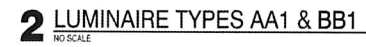
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**LANDSCAPE
DETAILS**

**MAJOR SITE
PLAN REVIEW:**
Comments Revision A
September 20, 2019

REVISION LOG		
NO.	DATE	DESCRIPTION
1	9/3/2019	SITE PLAN REVIEW

19020.00	PROJECT NUMBER	JPA	JPA
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	PROJECT MGR.		PROJECT ARCH.



1 ELECTRICAL SITE PLAN



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DesignGroup, LLC**

125 Main St. SE, Suite 240
 Minneapolis, Minnesota 55414
 p 612.332.3654 f 612.332.3626
www.collaborativedesigngroup.com



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 800 Blue Center for Suite 612 | Fargo, ND 58121
 P: 701.379.9121 | F: 701.379.9125 | mepassociates.com

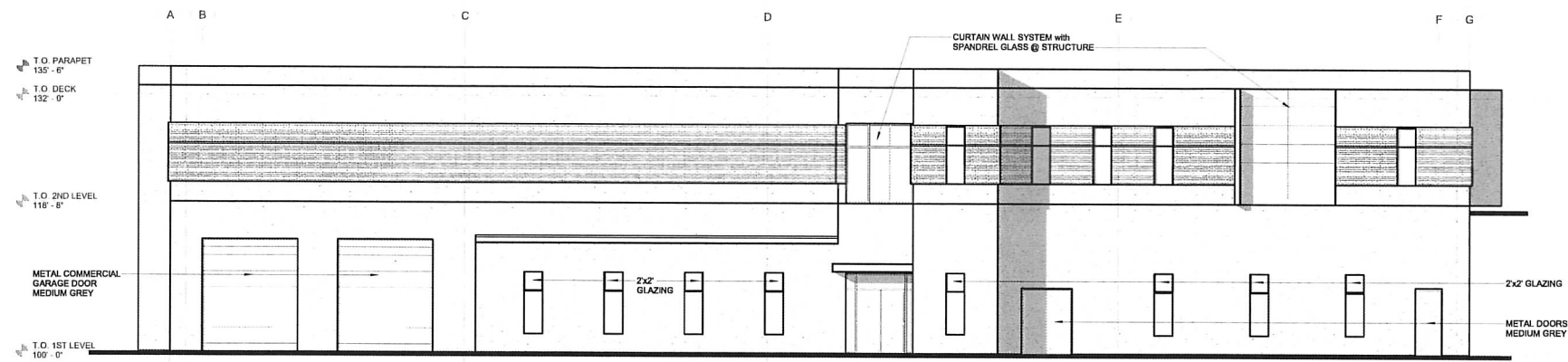


September 3, 2019

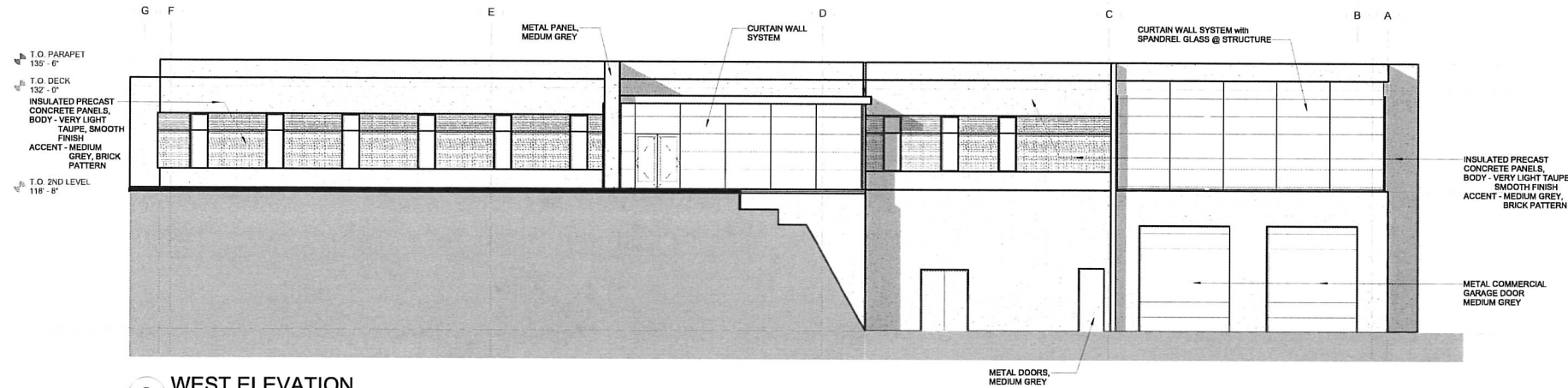
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DRAWN BY	CHECKED BY
PROJECT MGR.	PROJECT ARCH.

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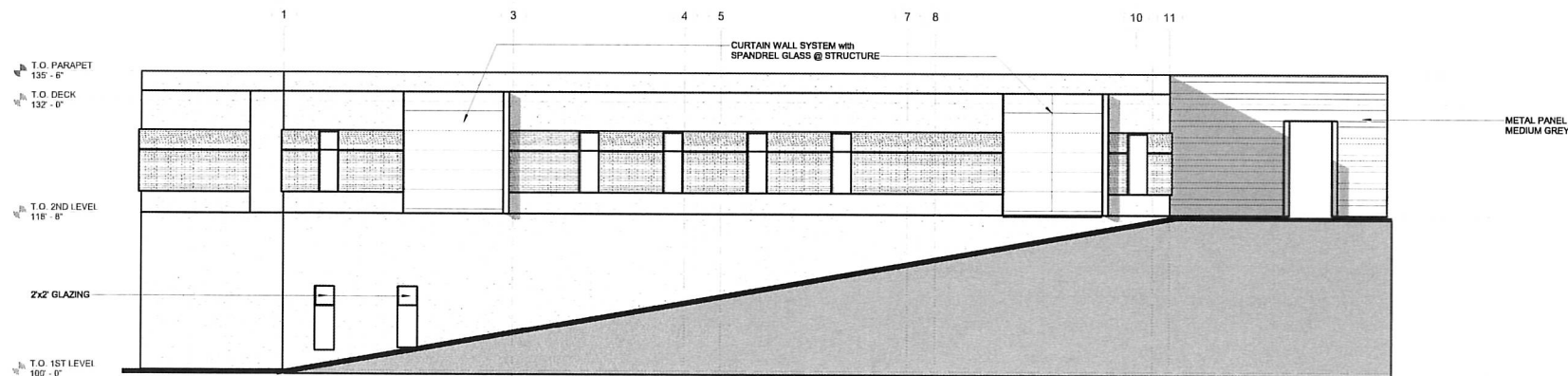




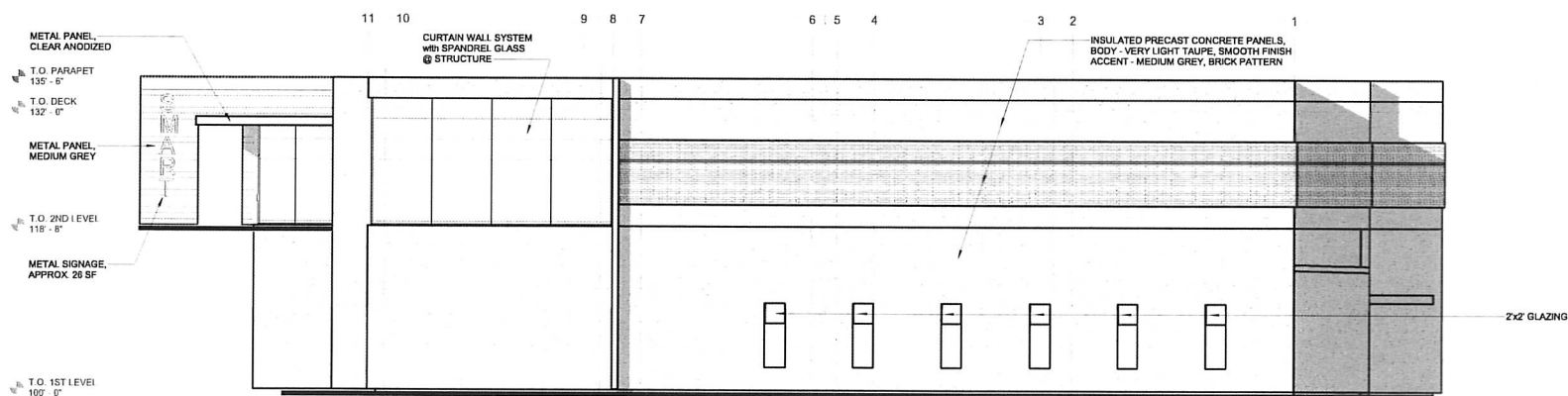
1 EAST ELEVATION
1/8" = 1'-0"



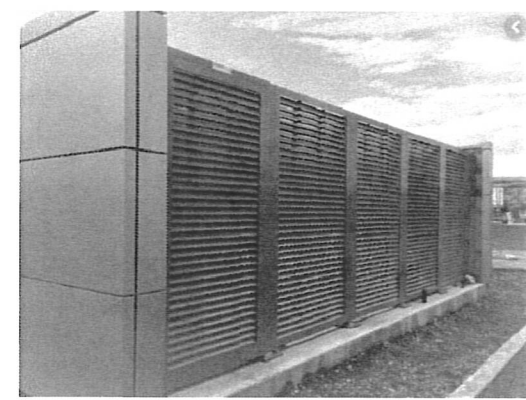
2 WEST ELEVATION
1/8" = 1'-0"



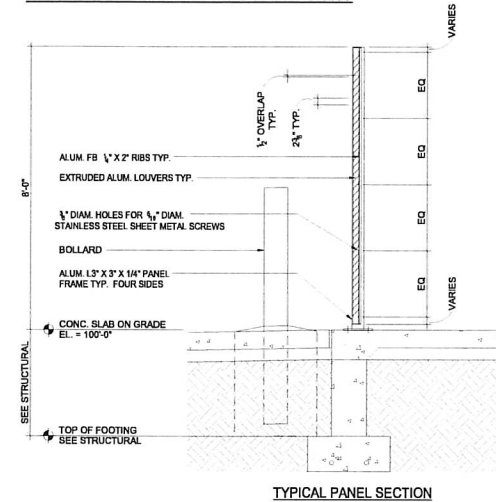
3 NORTH ELEVATION
1/8" = 1'-0"



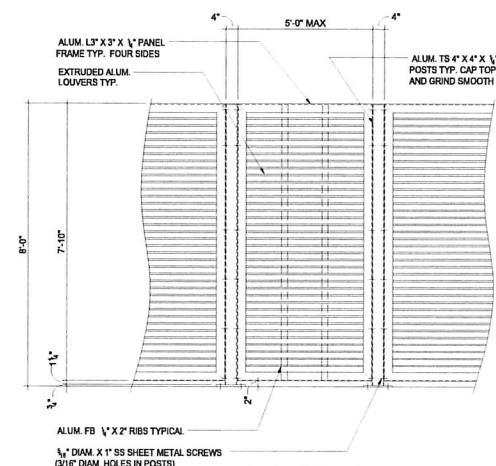
4 SOUTH ELEVATION
1/8" = 1'-0"



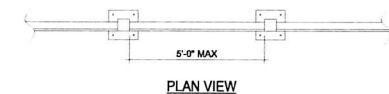
ALUMINUM SCREEN LOUVERS VIEW



TYPICAL PANEL SECTION

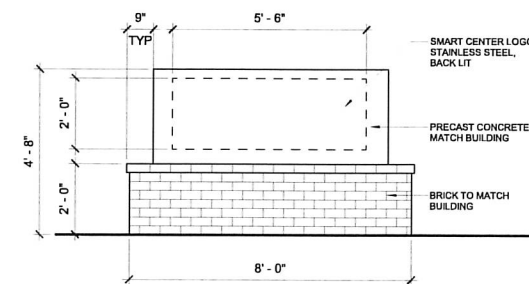


ELEVATION VIEW



PLAN VIEW

5 ALUMINUM SCREEN LOUVERS DETAIL
1/2" = 1'-0"



6 MONUMENT SIGN ELEVATION
1/2" = 1'-0"



MONUMENT SIGN VIEW

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DesignGroup, Inc.
125 Main Street SE, Suite 240
Minneapolis, Minnesota 55414
p 612.332.3654 f 612.332.3626
www.cdg-mn.com

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ARCHITECTS AND PLANNERS
8705 NORTH CENTRAL AVENUE
PHOENIX, AZ 85020
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MSPR: COMMENTS
REVISION A
September 20, 2019

No.	Date	Description

19020
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Author
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PROJECT ARCH

EXTERIOR
ELEVATIONS

A400

