

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**WEDNESDAY, MARCH 4, 2020 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. **CALL TO ORDER**
2. **PLANNING COMMISSION MINUTES FOR FEBRUARY 18, 2020 ARE NOT YET AVAILABLE; THEY WILL BE INCLUDED WITH THE NEXT PACKET**
3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**
 - 3.01 **SHAWN BRIGGS - CASE NO. 20-03CV**

Consider the following requests for the property located at 9725 South Robert Trail:

 - a) A **conditional use permit amendment** to expand a ministorage facility with outdoor vehicle storage.

Planning Commission Action _____
 - b) A **variance** to allow a fence height of eight feet whereas seven feet is the maximum height allowed.

Planning Commission Action _____
 - 3.02 **CITY OF INVER GROVE HEIGHTS – CASE NO. 20-05ZA**

Consider an **Ordinance Amendment** to the City Code to allow the exceedance of impervious surface on a single-family residential lot by a storm water facilities maintenance agreement and not a conditional use permit.

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 REPORT
CITY OF INVER GROVE HEIGHTS**

CASE NO.:	20-03CV	
APPLICANT:	Shawn Briggs	
PROPERTY OWNER:	Valley Homestead Properties, LLC	
REQUEST:	Conditional Use Permit Amendment for Mini-Storage with outdoor storage and Variance from fence height	
LOCATION:	9725 South Robert Trail	
HEARING DATE:	March 4, 2020	
COMPREHENSIVE PLAN:	LI, Light Industrial	
ZONING:	I-1, Limited Industry District	
REVIEWING DIVISIONS:	Planning Engineering	PREPARED BY: Allan Hunting City Planner

BACKGROUND

The applicant is requesting a Conditional Use Permit Amendment for the full development of the property as a mini-storage operation. The improvements are proposed in phases and would be done over a period of time as market demand dictates. The applicant describes the anticipated phasing of the improvements proposed in the attached narrative. A summary is provided below.

Phase 1. This phase includes the original approved plan with converting the existing building into climate controlled storage and seven cold storage buildings. Amendments to this plan include the grading needed for the encountered stormwater design changes and future building pad. The landscape plan would be modified to include supplemental plantings in and around the storm pond in the northeast corner of the site to address the existing tree removal done with the changes in storm design. Most of these improvements are already in including five of the cold storage buildings and completion of the changes to the original building to climate controlled storage. The balance of the landscaping would be installed this spring.

Phase 2. Improvements would include completion of grading, screening, paving, landscape planting as they relate to the original improvements. The land south of the existing building would be graded, and improvements made to use this area as outdoor storage for RV and trailer parking. Improvements include adding fencing and landscaping for screening to the west, gravel base for the storage area and perimeter chain link security fencing. There would be additional

removal of existing trees to make way for these improvements. The storage area is intended to be an interim or temporary until buildings are constructed.

Phase 3. This would consist of constructing the additional cold storage buildings and climate controlled building. No time frame is suggested as these would be constructed as needed based on market demand. Additional landscaping and other improvements would be installed with the buildings. Provided this CUP amendment is approved, only building permits would be required for the construction of the buildings.

The phasing of the future improvements is shown and laid out by phases to describe improvements and is the expected order in which they would get done. This approval does not dictate that the project must be done in order. Specific improvements such as landscaping and grading that have ordinance required performance standards would have to be installed at the time of the specific improvement.

The applicant is requesting a variance to allow additional screen fencing at the height of eight feet. This would include both solid screen fencing on the west side and chain link around the expanded storage/building area. The zoning ordinance limits maximum fence height to seven feet.

SURROUNDING USES

The subject property is surrounded by:

North - Residential; zoned R-1C, Single-family; guided LDR, Low Density Residential

East – Mini-storage, contractors' yard; zoned I-1, Limited Industrial; guided LI, Light Industry

West – Residential; City of Eagan

South - Mini-storage and liquor store; zoned I-1, Limited Industrial and B-3 General Business; guided LI, Light Industry and CC, Community Commercial

EVALUATION OF REQUEST

Conditional Use Permit Review (performance standards)

This review covers all the proposed improvements on the site.

Bulk Standards. The charts below list the required setback and bulk standards for the I-1 zoning district and provides project status with these standards.

Setback/Bulk Standards For the I-1 District			
Standard	Required Standard	Proposed	Status
Front Yard Setback – Building	40 ft	60 ft	Compliant
Side Yard Setback – Building	40 ft	40+ ft	Compliant
Rear Yard Setback - Building	40 ft	40+ ft	Compliant
Setback abutting E or R districts	100 ft	100 ft	Compliant

		130 ft for new climate controlled building	Compliant
Building Coverage (max)	30%	18% (total all phases)	Compliant
Building Height	60 ft.	21 ft Up to $\pm$ 40 ft for new climate controlled building	Compliant
Impervious Surface (max)	No maximum	49%	

Exterior Building Materials. The applicant has not finalized exterior plans for the future climate controlled building. The materials would have to comply with the zoning code standards for exterior materials and would be reviewed at time of building permit. The future new cold storage buildings are anticipated to be constructed similar to those constructed which would be prefinished metal panels, brick and siding. There would be garage doors on the entry side of each building.

Access. No changes to the approved access are proposed.

Lighting. Submitted plans identify additional lighting around the future cold storage buildings. According to the illumination plan, the lighting intensity complies with the maximum illumination at residential properties. All light fixtures are to be a typical shoe box style with flat lenses so light bulb does not protrude below fixture.

Parking. No additional guest parking is proposed for the next phases. The original approval contained 4 spaces at the office and 15 spaces around the existing building.

Signage. The plans identify some future signage on one of the cold storage buildings facing south. A sign permit is required for all signage and conformance with ordinances would be reviewed at that time.

Mechanical Units. The ordinance requires any mechanical units to be screened from view. If there are any roof top units or ground mounted proposed, they would need to be substantially screened from view.

Engineering Review. City Engineering and Barr Engineering have reviewed the plans and provide their comments in the memo from Steve Dodge, Assistant City Engineer dated 2/28/20.

Landscape/Screen/Reforestation Standards. The applicant has provided landscape plans for the different phases. Phase 1 contains the original plan plus the additional plantings to address the tree overage. Plantings include along the entrance road and on both sides of the storm pond in the northeast corner.

Since city council approval of the plans on January 14, 2019, city engineering staff were made aware of contamination within the old septic system on site in February, 2020 and this required changes to the preliminary stormwater management plan and related development plans for the project that was then incorporated within a city council approved May, 2019 Improvement Agreement for the STOR project. Additional grading was required to address the contamination issues and this resulted in tree removal above and beyond the original plan. Residents made city council aware of these changes and the item was discussed at a number of neighborhood and council meetings.

After additional staff review, staff found that the May 2019 Improvement Plan is in substantial conformance with the CUP plans save and except for a grading change that resulted in the loss of certain site screening. As such, staff required the developer to revise the overall landscape plan for the site to include additional elements of screening so that it specifically provides additional screening to the 4 residential properties immediately to the north of the STOR development site.

The developer has agreed to provide additional screening above and beyond what staff required, the elements of such now part of the updated landscape plans with many additional, costly screening elements including:

- Additional 8' cedar wood fence along east side of roadway with chain link gate. This has been constructed via separate fence permit.
- Plant 40 additional trees the species and size largely dictated by adjacent residential property owners to the north of the site. This is shown on the Phase 1 landscape plan.
- Install light sensor system to minimize light wash impacts off site.
- Creation of a private conservation easement on the northern edge of the STOR development site over a stormwater drainage pond. This document and description of the easement area has been drafted and would be part of the documents city council would approve.

Phase 2 consists of plantings to screen the open storage on the west side. Section 10-15-9, SCREENING requires "Where any business or industrial use (structure, parking or storage) is adjacent to property zoned or developed for an R, P or E use, that business or industry shall provide screening along that boundary." The applicant is proposing additional eight foot high screen solid fencing and eight foot high chain link along the west boundary abutting residential uses in Eagan. The additional grading needed for the open storage will remove additional existing trees. The applicant conducted an inventory of significant trees and notes an additional 44 trees are required to be replanted.

Phase 3 consists of plantings on the eastern side of the site to meet requirements based on building square footage.

The code requires a total of 105 overstory trees and 44 trees for reforestation to be planted based on the proposed plan. At least 50% of the required overstory trees can consist of ornamental and shrub plantings.

To satisfy plant screening in lieu of more solid fencing, plantings up to 12 feet high are proposed in the southwest corner by the residential homes in Eagan. Credits are given for tree planting over the minimum size required. Based on the tables provided in the landscape plan sheets, a total of 196 equivalent trees are proposed. This amount would exceed the minimum number required for both landscaping, tree replacement and screening.

Eagan Joint Powers Agreement for Utilities. The property is located within the Eagan/IGH Joint Powers Agreement (JPA) established in 1997 to allow some properties in Inver Grove Heights to use Eagan municipal sewer and water. This project is connected to the Eagan water system and since there will be extensions to the system, the applicant will be required to pay the Eagan utility fees as defined in the JPA. The fee would be collected at time of building permit.

Development Agreement. A development contract will be required to address site improvements and storm ponds. The developer is required to enter into a contract with the City addressing the improvements and construction on site. A letter of credit equal to 125% of the cost of these improvements is required before permits are issued. This requirement assures the City that these improvements will be constructed to the satisfaction of the City.

General conditional use permit criteria 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 Light Industrial, mini-storage 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 I-1, Limited Industry District. The land use of mini-storage is consistent with the intent of this industrial district.

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

The use would be low intensity and would not generate noise, odors, etc. that would have an impact on existing or planned properties.

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*

The proposed building materials comply with code requirements.

- ii. *Noise*

The proposed addition would not generate noises that are inconsistent with I-1 zoning.

- iii. *Fencing, landscaping and buffering*

The applicant is providing solid screen fencing and landscaping to minimize any impacts to neighboring residential properties.

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.*

The low intensity of the use would appear to be a good use next to residential on the north and west sides. MnDOT is requiring a right-turn lane for traffic entering from the east. The entrance is being modified to provide safer access for larger trucks.

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.

Variance

The applicant is proposing to construct more eight foot tall fence screen and chain link as was constructed in the first phase. This would require a variance from 10-15-12.B which limits fence height to seven feet, and 10-15-9.C which sets solid screen fencing between five feet and six feet.

The applicant would like to provide additional height for security due to the secluded nature of the site. The eight foot tall solid fencing would screen taller trailers or RV's as much as possible from site of the residential properties.

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 property abuts single family residential on the north and west sides. The ordinance requires solid screen fencing but establishes heights between five and six feet. Allowing eight feet would provide as much screening as possible which would minimize as many visual impacts as possible. Allowing the perimeter security fencing at eight foot would give an extra amount of security due to the secluded nature of the site.

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

The additional height would prove additional security and screening.

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

The topography of the lot dictated how the site was constructed. It predated the single family that now abuts on the north and west. This created the secluded nature of the site and allowing the eight foot fence would provide additional security. There are enough unique characteristics that create unique practical difficulties.

4. *The variance will not alter the essential character of the locality.*

Allowing an eight foot fence would not appear to change the character of the area. This is an isolated industrial parcel and allowing the added fence height here could not be duplicated and have other impacts to the residential areas.

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 alternatives available for the proposed request:

A. Approval If the Planning Commission finds the application acceptable, the Commission should make the following recommendations:

- o Approving the **Conditional Use Permit Amendment** for a mini-storage facility with outdoor storage 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:

Cover Sheet	
Demolition Plan (3 sheets phase 1,2,3)	dated 2/14/20
Phase I Overall Site Plan	dated 2/14/20
Phase I Enlarged Site Plan (2 sheets north, south)	dated 2/14/20
Phase II Overall Site Plan	dated 2/14/20
Phase III Overall Site Plan	dated 2/14/20
Phase III Enlarged Site Plan (2 sheets north, south)	dated 2/14/20
Overall Grading Plan	dated 2/14/20
Phase I Enlarged Grading Plan	dated 2/14/20
Phase I Erosion Control Plan	dated 2/14/20
Phase I MnDOT R-O-W Grading/Site Plan	dated 2/14/20
Infiltration Basin Construction	dated 2/14/20
Phase II Overall Grading Plan	dated 2/14/20
Phase III Overall Grading Plan	dated 2/14/20
Phase III Grading Plan north, south (2 sheets)	dated 2/14/20
Phase II & III Erosion Control Plan	dated 2/14/20
Utility Plan	dated 2/14/20
Phase II Utility Plan	dated 2/14/20
Phase I Overall Landscape Plan	dated 2/14/20
Phase I Enlarged Landscape Plan	dated 2/14/20
Phase II Landscape Plan	dated 2/14/20
Phase III Landscape Plan	dated 2/14/20
Photometrics Plan	dated 2/14/20
Phase II & III Photometrics Plan	dated 2/14/20
Phase III Typical Cold Storage Exterior Material Concept	dated 2/14/20
Phase III Climate Controlled Building Concept	dated 2/14/20

***The final list of approved plans and date of plans shall be identified in the development contract.**

2. The phasing of the future improvements is shown and laid out by phases to describe improvements and is the expected order in which they would get done. This approval does not dictate that the project must be done in order. Specific improvements such as landscaping, screening and grading that have ordinance required performance standards shall be installed at the time of the specific improvement.
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. All signage requires a separate sign permit and shall conform to the sign requirements of the I-1 zoning district.
5. All parking lot and building lighting on site shall be a down cast, “shoe-box” style and the bulb shall not be visible from property lines. Details of building lighting shall be submitted with the building permit.
6. Any roof top and/or ground utility equipment shall be substantially screened on all sides from public view. Screening materials shall be compatible with the building’s overall design.
7. All plans shall be subject to the review and approval of the City Fire Marshal.
8. An improvement agreement, stormwater agreements, 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.
9. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
10. The developer shall meet the conditions outlined in the City Engineers review memo dated 2/28/20 and any subsequent correspondence.
11. The developer shall meet the conditions outlined in the letter from MnDOT dated 11/21/18.
12. This project is connected to the Eagan water system and since there will be extensions to the system, the applicant will be required to pay the Eagan utility fees as defined in the JPA. The fee would be collected at time of building permit.

- Approving the **Variance** for fence height subject to the following conditions:

1. Fencing shall be constructed as shown on approved plans.

Practical difficulty: The topography of the lot dictated how the site was constructed. It predated the single family that now abuts on the north and west. This created the secluded nature of the site and allowing the eight foot fence would provide additional security. There are enough unique characteristics that create unique practical difficulties.

B. Denial If the Planning Commission does not favor the requests, 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.

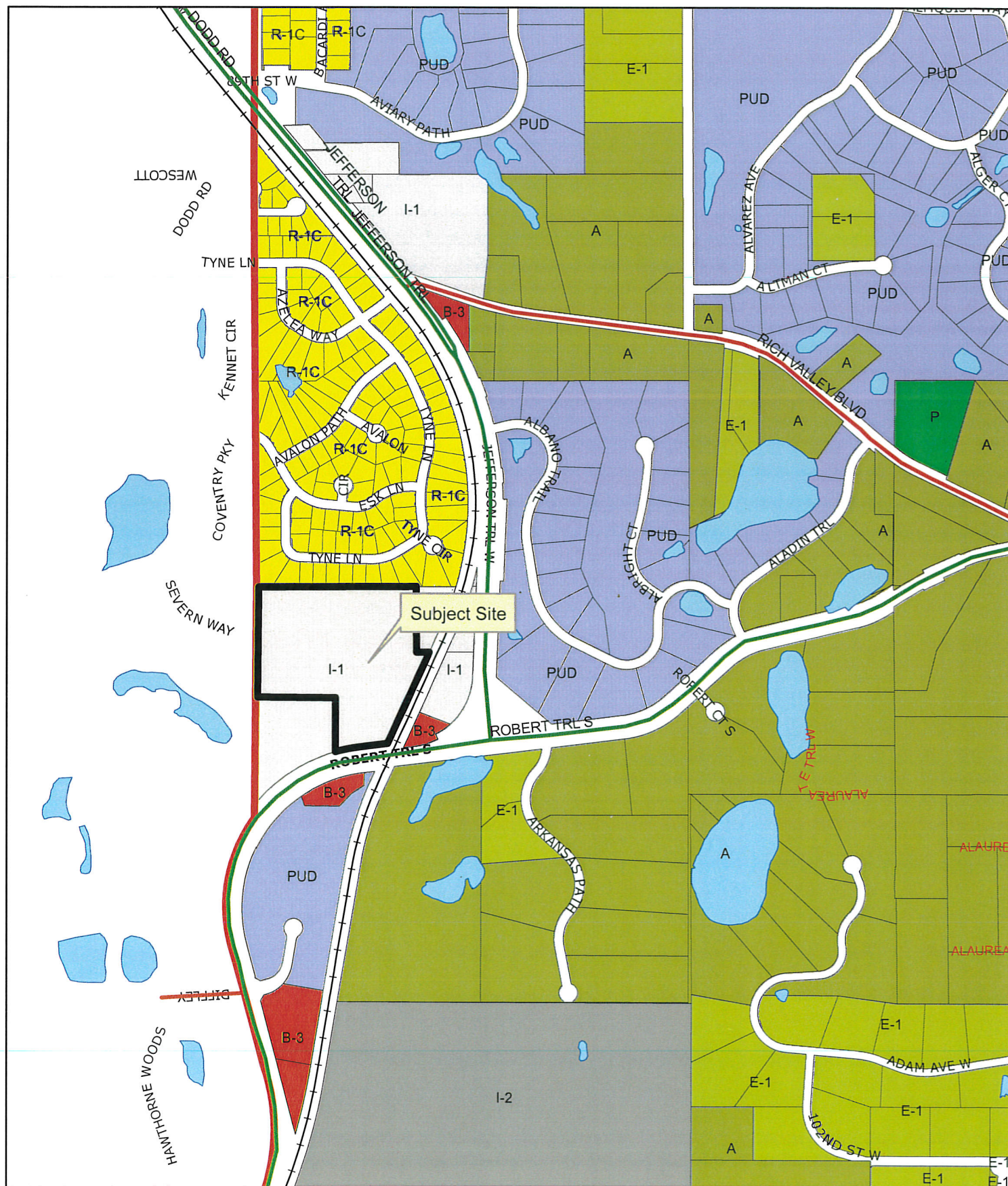
RECOMMENDATION

The proposed plans comply with and or exceed all performance standards. The use of the building for mini-storage appears to be a good low intensity use and compatible with the surrounding land uses. Staff recommends approval of the CUP Amendment.

City Council approved the original fence height variance with the practical difficulty being the unique characteristics of the site and the need to provide higher screening. Staff would support the additional fence variance with the same practical difficulty being:

The topography of the lot dictated where the original building was constructed. It predated the single family that now abuts on the north and west. This created the secluded nature of the site and allowing the eight foot fence would provide additional security. There are enough unique characteristics that create unique practical difficulties.

Attachments: Location Map
Applicant Narrative
Current Conditional Use Permit
City Engineering Memo dated 2/28/20
Plan Set – 31 sheets



ARCHITECTURAL CONSORTIUM L.L.C.

901 North Third Street, Suite 220 tel_612.436.4030
Minneapolis, MN 55401 fax_612.692.9960

The existing former Medical Device building at South Robert Trail sat vacant and vandalized for about a decade, leading to a deteriorated state and unutilized potential. A Conditional Use Permit and subsequent building permits were approved in 2019 for a Self Storage/Trailer and RV parking use. The existing building with loading addition has been converted and restored to climate controlled operational condition. 5 of the 7 drive up cold storage buildings have been also been completed, The office entry building is still currently under construction and is approximately 2 months from completion at this time. Temporary Certificates of Occupancy have been issued for the completed buildings part of initial phase 1 of the project. Residual remaining site work and landscaping are planned for completion this spring as conditions and weather permits

Demand and interest in Self Storage remains strong, and this 19.3 acre site is currently underutilized at this time allowing for additional expansion in the future. Expansion beyond the initial phase 1 was always anticipated, however the actual extent was an unknown. Further investigations along with site specific conditions such as the unique grade conditions have established the maximum feasible buildable area at this time representing a final end goal. This along with considerations of additional aspects that have come to light through the course of the project also helped inform some decision making as to various site plan adjustments allowing for continued expansion over time while affording a degree of flexibility to respond to the market as necessary when expansion is required. With this in mind, several phasing aspects have been established to help articulate the use of the site over time.

This proposal applies for an amendment to the current, approved Conditional Use Permit for tentative phased expansion of the Self Storage Facility which includes outside RV/Trailer storage use across the property. It is noteworthy that this amendment asks for no new use from that which is already approved. In terms of uses allowed in the industrial zoning currently governing the site, Self Storage is a best case use due to quiet, low traffic nature compared to say a distribution facility that would have on going truck and loading traffic This CUP amendment offers clarity for all parties include the City, neighbors, and the developer for the long term. The hope is by laying everything out as best as known to date, effort is minimized for all parties in the years to come.

PHASING

Incremental Phase 1

The next phase of development would be comprised of modifications from the original proposed site plan: 1) the nature easement/buffer 2) the trees in it, 3) grading, fencing, landscaping within this area as well as 2 residual unbuilt cold storage buildings C and D as part of the phase 1 and original CUP. It is important to note that many of the landscaping and screening aspects are well beyond the minimums required by the applicable zoning requirements.

Phase 2

Completion of access, infrastructure,, grading, gravel and curb, landscaping, and screening throughout the rest of the site as related to future cold storage building areas. This effort would be similar in nature to the construction of the infrastructure to serve a residential neighborhood prior to the actual construction of the buildings. It is the owner's desire to utilize the cold storage areas for outdoor storage until the buildings are constructed in phase 3. The area in the northeast corner of the site is already prepared for construction of the climate controlled building and will remain turf until the market demand for more of that product is reached.

Phase 3Phase 3 will occur over time in response to market demand for particular products. Construction of additional cold storage buildings would likely emanate from the center of the site and progress outward first towards the east and then the west which will allow the landscape screening adjacent to the residential to mature.

The climate controlled building would be constructed only after the phase 1 climate controlled building reaches capacity. The building is planned to minimize additional grading and avoid disturbance of the landscaping and conservation easement.

ARCHITECTURE

It is the intent to continue to use a range of zoning approved materials on future expansion buildings as those established to date. This would be especially true on future cold storage buildings. Photos of existing units completed to date are included for reference in addition to a couple typical buildings. These use a mix of materials and colors articulated in a manner that helps create visual interest while also aid in breaking up the larger mass of the building. It employees the use of nova brick veneer, prefinished/painted fiber cement siding, prefinished metal panel as well as miscellaneous prefinished metal flashings, trims, gutters and downspouts. The low sloped roof is clear finished galvalume. The still under construction entry office building has some additional materials including integrally colored decorative masonry in rockface and smooth face textures in addition to clear anodized aluminum storefront and some wood effect plank that further add to the kit of parts available for use on the future climate controlled building. Possible other materials depending on final construction type maybe examined and considered for us at the time expansion of this building would be considered but will comply with the applicable zoning requirements regardless. Clear openings and lighting sources will be avoided on the north exterior elevation all together to avoid potential impacts to adjacent homes.

HOURS OF OPERATION

Typical anticipated entry office hours will be

- M-F 9:30-6:00
- Sat: 8:30-4:00
- Sun: 9:00-3:00

The storage areas, restroom, and office vestibule will be available to customers 24 hours a day, 7 days a week for maximum convenience. These hours will be reviewed and may be adjusted.

LIGHTING

Additional lighting shall be implemented as needed and typically at time of building expansion. Pole lamps will dim after office hours but will utilize motion sensors and increase intensity when customers are present.

It should be noted that the developer has installed a \$25,000 dimming system for the pole lamps and shields in order to minimize impacts to neighbors.

LANDSCAPING AND SCREENING

- To date, the developer has incorporated the following items which are above and beyond code requirements Cedar fencing – approximately \$50K. It should be noted that the developer has filed for a stand alone permit for additional cedar fencing not depicted in these plans along the east side of the access road. The neighbors desired this fencing.
- Dimming system – per the above, \$25K

Phase 1 would incorporate the following

- Nature easement – we are uncertain how to accurately value this area. We will assign a value of \$50K to it.
- Trees in that area – 30 trees which will cost an estimated \$15K
- Maintenance – the development agreement calls for the developer to maintain this area. That has ongoing costs and we assign a net present value of \$25K
- \$5,000 grant to neighbors

Phase II would incorporate more 8' fencing, requiring a variance. Further comments on this below and 8 additional trees to remove.

Since there has been substantial discussion about trees at this site to date, it seems sensible to lay out the developer's position here. Neither the CUP nor Section 10-3-A-3(E)(1) of the code sets forth minimum standards for the removal of trees. The plans submitted satisfied staff and CUP requirements. Neighbors point to a separate ordinance, but this ordinance applies to a situation when the owner is replatting the property. Since this parcel isn't platted, we don't see

the issue. The plans detailed areas of tree removal and grading changes. With such a large parcel, it seems likely that the real issue is that of the location of tree removal and not any percentage. This was clear in the plans.

Even if one presumes that the separate ordinance applies, boxelders and cottonwoods are predominant species. The city does not restrict their removal. The owner had an arborist visit the property and inspect the remaining adjacent forested areas. He determined that on average there were 21 cottonwoods per acre, 23 boxelder, and 9 quality trees per acre. The owner removed 6.6 acres of trees in connection with the development. Based on the averages above, the owner removed 60 quality trees, which was 3% more than the maximum percentage that could have been removed if one presumes Section 10-15D-2C applies. The owner would only need to replant 2 trees to meet the requirement based on the remaining evidence in the adjacent areas.

By any measure, the developer has gone above and beyond any requirements with the approval of this CUP amendment.

Moving on to phases II and III, screening of parking areas will be provided by 8 foot fencing. An eight foot high fence requires a variance from the code but given the benefit to the adjacent residential properties provided by the additional screening the variance is warranted. Where screening isn't required it is proposed to install an 8' high black chain link fence for security purposes. This fence height also requires a variance which we believe is warranted as it increases security.

Landscaping replaces necessary trees accordingly given tree survey for future phases in combination of zoning specific requirements as the baseline. Locations are such to improve screening aspects to adjacent properties. Planting earlier in phase 1 and 2 allows for the items to become established and start to mature over time helping improve their presence prior to actual construction of the future buildings.

Added fencing to reduce impact of headlights to adjacent areas off site have been taken into consideration and are shown for reference only at this time.

STORMWATER MANAGEMENT

Under Phase 1 the backbone of the sites stormwater management system was constructed. It consists of two off line infiltration basins and a dry rate control pond. This system maximized the available real-estate to provide capacity for future development which remained undefined at that time. Storm sewer piping was constructed and also sized for future development.

Under Phase 2 a third off line infiltration basin will be constructed on top of the hill to serve the western area of the site. This vegetation in this basin will have the ability to mature prior to the construction of buildings under phase 3. A storm sewer pipe system will direct runoff to the basin and larger storms will overflow to the east via storm sewer to the west basin constructed in phase 1.

Runoff from the buildings lying east of the upper basin drain to the west and east basins where for smaller events it is infiltrated. The runoff from the climate controlled building is directed to the

east infiltration basin as planned under phase 1. Larger storms will overflow these three basins and drain to the north otherwise dry rate control plan and then to the city's regional basin lying east of the site.

The drainage calculations presented in phase 1 identified high water levels (HWL) in each of the basins/ponds for phase 1 and future. After the additional work to define phase 2 and 3 it is good to note that the future HWL noted in the plans have proved to be accurate.

SITE GRADING / EROSION AND SEDIMENT CONTROL

The earthwork under phase 1 is nearly complete but will need to be finalized in the spring along with completion of the erosion and sediment control (ESC). The grading in the northeast corner of the site makes the building pad ready for the future climate controlled building. When that building is constructed the lowest floor is at the same elevation as the soil presently exists. The building is set into the hillside and shifted south. This will allow the soil to be mounded up on the north and west sides of the building to reduce its level. Customers will actually enter on the second floor of the building. There is approximately 2,000 cubic yards of earth work associated with the climate controlled building.

The phase 2 earthwork for the cold storage buildings consists of moving soil from the west to the east. The plan is intended to balance with approximately 22,000 cubic yards of cut and fill.

Given the significant grades on the site it is necessary to grade the slopes outside of the parking lot at a 3:1 slope. The ESC plan shows numerous barriers, to control sediment and seed and blanketing to minimize erosion.

Under phase 3 it will only be necessary to provide localized ESC adjacent to the buildings being constructed.

SITE UTILITIES

Under phase 1 an 8" watermain was extended from the east side of the site near the railroad tracks up to the existing climate controlled building. Under phase 2 this system will be further expanded to provide fire protection for the new cold storage buildings. Hydrants will be spaced no further than 250 feet as a hose would lay from each building. When the climate controlled building is constructed a new watermain will be extended along the driveway to provide fire protection.

Sanitary sewer is not provided to any of the storage buildings since they lack restrooms. The office building currently under construction is fully connected to municipal utilities

The existing power, natural gas and communications lines are available to serve the area on top of the hill. These services are all available within the South Robert Trail right of way and will be extended as needed accordingly to the future building.

LEGAL DISCRIPTION

That part of the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Nineteen (19), Township Twenty-seven (27), Range Twenty-two (22), Dakota County, Minnesota lying Northerly of the Northerly right-of-way line of Minnesota State Trunk Highway No. 3 and Westerly of the Westerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company;

EXCEPT that part thereof included within the North 417.42 feet of the East 417.42 feet of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Nineteen (19), Township Twenty-seven (27), Range Twenty-two (22), Dakota County, Minnesota, as measured along the North and East lines thereof, and

EXCEPT that part described as follows: Commencing at the Northwest corner of said West Half (W1/2) of the Southwest Quarter (SW1/4); thence South 0°01'18" East (assumed bearing) a distance of 700 feet along the West line of said West Half (W1/2) of the Southwest Quarter (SW1/4) to the point of beginning of the parcel to be described; thence North 89°58'42" East a distance of 500 feet; thence South 0°01'18" East a distance of 343.44 feet, more or less, to the Northerly right-of-way line of State Trunk Highway No. 3; thence Southwesterly along said right-of-way line 604.14 feet, more or less, to its intersection with the West line of said West Half (W1/2) of the Southwest Quarter (SW1/4); thence Northerly along said West line 666.87 feet, more or less, to the point of beginning, according to the Government Survey thereof, located in Dakota County, Minnesota.

Property is Abstract.

PROOF OF OWNERSHIP

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Steve W. Dodge, Assistant City Engineer *SWD*
Nicole Portugal, Engineering Technician

DATE: February 28, 2020

SUBJECT: Engineering Staff Review Comments
STOR Self Storage
9725 Robert Trl
Case No. 20-03CV

This memo has been prepared in response to revised plans received on February 14, 2020 for a proposed phase 2 and 3 of the self-storage facility on 9725 Robert Trail. These comments should be incorporated into the Conditional Use Permit and final plans for this project. Barr Engineering hydrologic review comments, dated February 26, 2020, are attached.

The Owner is to provide a written response to the following Engineering comments related to proposed improvements:

Easements and Agreements

1. Development agreement should be written for council approval. It shall be executed prior to issuance of building permit. Allan Hunting would need to set up a development agreement meeting.
Prior to issuance of building permit or site disturbance, a development agreement is necessary which includes: an irrevocable letter of credit (LOC based off the Engineers Cost Estimate or bid), sureties and a construction cash escrow of \$25,000 which will include a \$4,500 vegetative escrow that is to be maintained based off a 3-year maintenance plan.
2. *A hydrant agreement is needed for phase II, this may occur with an update to phase I agreement in the period between Planning Commission and City Council meetings.*
3. *An O & M Plan and storm water facilities maintenance agreement (SWFMA) is needed for phase II. This may occur with an update to phase I agreement in the period between Planning Commission and City Council meetings.*
4. For our records and that of the property owner, a storm water facility BMP maintenance responsibility map (illustrating ownership) must be provided. Included shall be the adjacent regional basin to the east of the property that is City maintained and the natural depression area, located southeast of the cold storage building, that takes in water from the impervious surfaces on the property and is privately maintained. Color coding the regional basin and all basins and facilities within the property so that it illustrates and clarifies who is responsible for maintenance.

Grading & Drainage

5. It was stated that a 2.5:1 slope will be utilized for the phase III infiltration basin, however, this is not acceptable. Infiltration basin slopes cannot exceed 3:1. The slope needs to be adjusted and retaining wall added back.
*A separate **retaining wall permit** will be required from the Building Department. Retaining wall needs to be approved by a MN P.E. The owner shall secure these permits before any grading begins on the site. The retaining walls shall be constructed as part of the site grading. All materials used in the wall construction must be installed on the private property and outside of existing easements. Contact the Chief Building Official for requirements on Plans and special inspections at 651-450-2549. Phase III, building U, has a foundation retaining wall and the climate control building also has a retaining wall.*
6. This statement was not addressed in last response memo.
Upon completion of the project, a certification letter and as-built survey, from a registered Engineer or Land Surveyor shall be provided to the City certifying that the site grades are as shown.
7. Barr needs to comment.
For new impervious surfaces, stormwater management plan needs to attenuate the 2, 10, and 100-year Atlas-14 rainfall event to pre-development conditions. Infiltration requirement of 1" over impervious area must be met.
8. Barr needs to comment.
Pre-treatment devices must remove 50% of TSS requirement prior to discharging to infiltration basin.
9. Barr needs to comment.
Provide rational method storm sewer sizing's. Provide water quality modeling the hydrologic report.
10. Seek MnDOT verification that no further review is warranted, because the property is adjacent to MnDOT right of way and you are proposing additional improvements.
11. Need to add EOF location labels for slopes, parking areas, etc. It was stated the phase III basin's EOF was labeled on C-210, however, it is unclear where that label is. *All emergency overflow's (EOF) should be clearly labeled on the grading plan for basins, parking areas, and slopes.*

Sediment and Erosion Control

12. *It is assumed a copy of the MPCA NPDES permit will be provided to the City if that of phase I expires before commencing phase II or III.*

Miscellaneous

13. *It is assumed the written approval from cell tower owner/operator for access drive alterations and easements will be provided to the City at the time of the building permit.*

14. The City of Eagan was asked to comment on plans and is still under review. Utility fees for Eagan were discussed prior to phase I and need to be re-discussed prior to phase II and III approval.

Standard Comments

15. *A pre-construction meeting shall be held at City Hall with the Engineering Division prior to site disturbance.*
16. *Erosion control shall be installed and inspected by the City Engineer prior to commencing work.*
17. *Use county and state roads for haul routes with necessary permits. Cannot haul on City streets without permission.*
18. *The owner or their contractor will operate between the permitted hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. No construction or delivery equipment can start, and no construction noise created outside of working hours.*
19. *The City Engineer reserves the right to apply additional conditions.*

Attachments: Barr Engineering Review Comments

cc: Thomas Kaldunski, City Engineer of IGH
John Gorder, City Engineer of Eagan
Heather Botten, Associate Planner
Timothy Kuntz, City Attorney
Jeff Schadegg, Fire Marshal
Steve Johnson, Chief Building Official
Steve Johnston, Project Engineer
Elliot Stendel, Project Architect
Shawn Briggs, Developer

Memorandum

To: Steve Dodge, PE
From: Greg Fransen
Subject: STOR Phase 2/3 **Revised** Stormwater Management Review
Date: February 26, 2020
Project: 23190328.20-PROJ-066

As requested by the City of Inver Grove Heights (City), Barr Engineering (Barr) reviewed the stormwater management features of the STOR Phase 2/3 civil engineering plan set and Storm Water Management Plan, prepared by Elan Design Engineering, Inc., revised February 14, 2020. The plans incorporated the applicant's responses to comments provided by City staff and Barr on February 11, 2020.

Table 1 below summarizes Barr's review of the applicant's response to stormwater comments. Red font text signifies further action is needed.

In addition to issues noted in Table 1, the following new comments are provided:

- 1) The East Depression should be called out as part of the stormwater management system on the plans. Because the East Depression overflow is not protected, it should be noted as a natural overflow (NOF) rather than an emergency overflow (EOF).
- 2) Infiltration basins must have field-measured infiltration rates of less than 8.3 inches per hour. This should be verified due to the existing sandy soils present at the site.
- 3) The HydroCAD model reports four warning for downstream pond elevations that exceed upstream ponds. Verify that these warnings are not causing continuity issues and correct as needed.

Table 1 Response Review

Comment (Barr)	Response (Applicant)	Response Review (Barr)
The volume control standard in Inver Grove Heights is 1 inch off all new and redeveloped impervious. Due to the complexity of the stormwater management system, the 1-inch storm should be evaluated for the proposed conditions to ensure that the system hydraulics are able to distribute flows to fully utilize the provided infiltration volume	The system has been designed to infiltrate 1.1" to match MPCA requirements. Since this exceeds city requirements it should not be an issue.	Acceptable. For this Project, 1.1 inch off new impervious is greater than 1 inch of new or redeveloped impervious.

To: Steve Dodge, PE
From: Greg Fransen
Subject: STOR Phase 2/3 **Revised** Stormwater Management Review
Date: February 26, 2020
Page: 2

Comment (Barr)	Response (Applicant)	Response Review (Barr)
Dakota county and MPCA volume control requirements do not apply to this site. City standards override the other standards. To avoid confusion, irrelevant design event simulations (e.g. 1.1 inch event, 1-year, 24-hour event) should be removed from the analysis.	This is not entirely true. We still need to meet MPCA requirements for new impervious surfaces. For this reason we have designed for 1.1", not 1". We no longer analyze the 1, 5 or 50 year events	Acceptable. See above review of comment 1.
Existing subwatershed divides need to be revised to account for all discharge locations to different parcels (runoff leaving site). Peak rate requirements to the various discharge points will need to be met. For example: a. The western portion of Sub-catchment 1S from the existing conditions model should discharge directly to the south rather than being lumped into a discharge towards the southeast. b. Before phase 1, areas in sub-catchment 4S located west of the access road appeared to flow south along the west side of the road rather than east to the east depression. c. The rate control pond (north pond) discharges to a different parcel than the east depression. These two outflows should be accounted for separately.	The models have been adjusted accordingly.	Acceptable. Subwatershed divides and modeling have been updated and peak discharge points addressed appropriately.
It is noted that for the previously approved south infiltration basin, the drawdown depth exceeds typical city standards of 1.5 feet for rainwater gardens. City engineering staff have indicated a greater drawdown depth is acceptable and acknowledge that the 48-hour drawdown duration is	No response necessary	No response necessary

To: Steve Dodge, PE
From: Greg Fransen
Subject: STOR Phase 2/3 Revised Stormwater Management Review
Date: February 26, 2020
Page: 3

Comment (Barr)	Response (Applicant)	Response Review (Barr)
still likely to be met based on the site soils. The existing drain tile in the basin has a valve that can be opened to promote drainage in case of repeated large events. No action is needed.		
Pond 12P (Central Depression) should be removed from the proposed conditions HydroCAD model for the eastern portion of the site.	The model has been updated.	Acceptable.
The weir outlets for Phase 3 splitter are incorrectly modeled with discharge multipliers of 2x and need to be revised to 1x.	The weir has been remodeled at 1X. Note that the outlet to the west basin is correctly modeled as 2X to account for the two splitters.	The weir has been corrected. The remaining model element modeled as 2x represents twin 18-inch diameter pipes between the first phase 3 west splitter (Pond 3P) and the second phase 3 west splitter (Pond 1P). However, twin pipes are not shown on the utility plan, and the slope and length differ as well. This discrepancy needs to be resolved.
It is noted that not all new and redeveloped impervious area near the site entrance is treated by 1-inch infiltration. This is due to the lack of open space due to existing slopes and proximity to MnDOT ROW on TH 3. MnDOT has already approved the drainage permit for this location, and the city has indicated that providing infiltration volume in the south pond for portions of the existing drive (not redeveloped areas) is an acceptable trade-off to compensate.	Compensatory treatment is also provided by the east basin. See SWMP report.	No action needed.

To: Steve Dodge, PE
From: Greg Fransen
Subject: STOR Phase 2/3 Revised Stormwater Management Review
Date: February 26, 2020
Page: 4

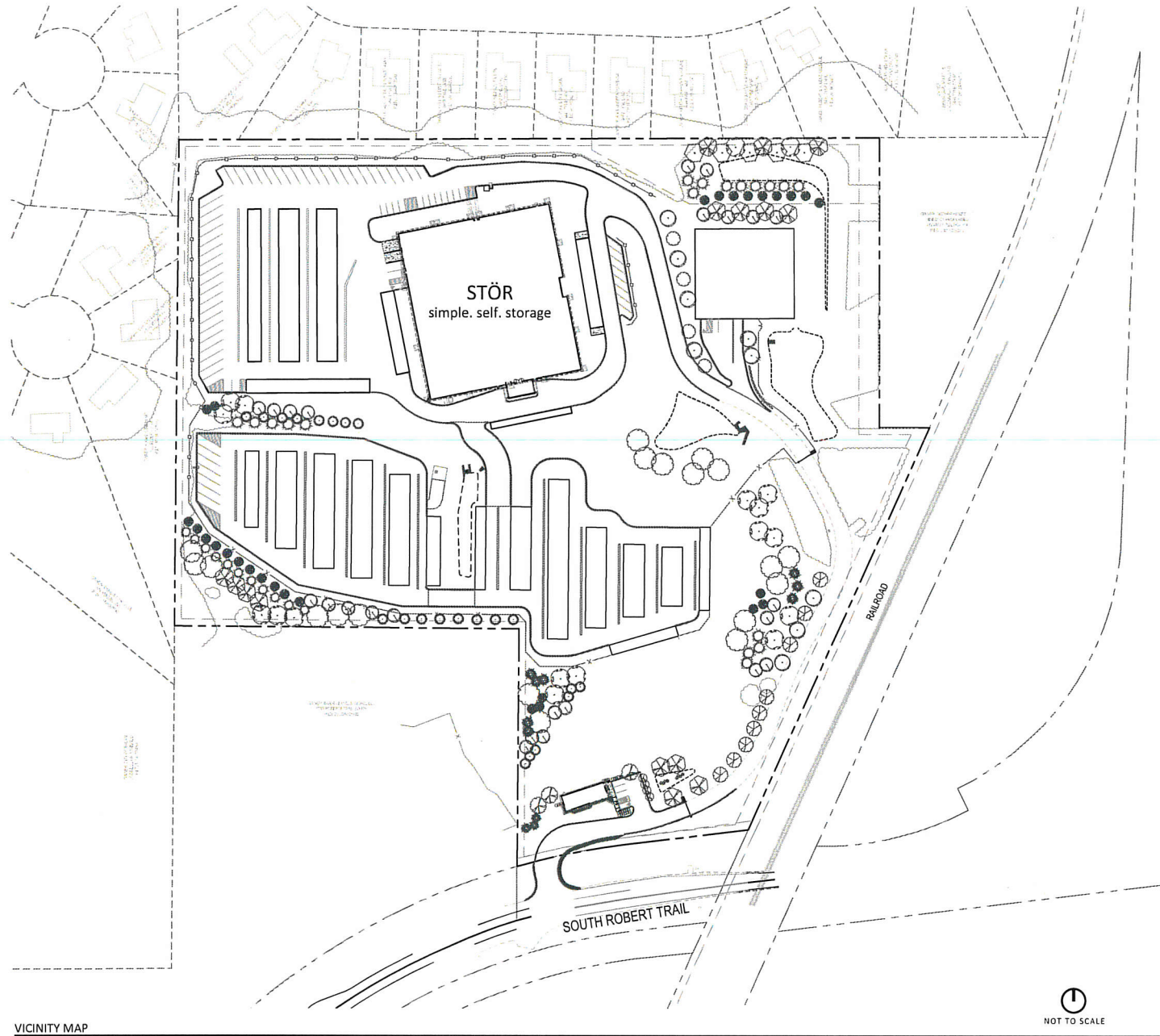
Comment (Barr)	Response (Applicant)	Response Review (Barr)
Pretreatment appears to be lacking for runoff flowing to the East basin. The sump with baffle is only removing 58.6% and the particle distribution is the OK-110, which is a coarse uniform distribution. The west and phase 2 pretreatment manholes remove 70-80%, which could also be insufficient. Pretreatment for all areas should be reevaluated using the NJCAT distribution, which includes finer particles, and re-sized accordingly.	The pretreatment for the three existing approved and constructed basins were designed using an OK-110 particle size distribution. This distribution has 3% fines (passing #200 sieve). The NJCAT distribution has 50% fines. We were not directed to utilize the NJCAT distribution when phase I of the project was reviewed. We have used the NJCAT distribution for the new infiltration basin. The pretreatment for the East and West basins removed 56 and 63% of the OK-110 distribution but only 37 and 41% of the NJCAT distribution. We believe it is unreasonable to require reconstruction of at tens of thousands of dollars, the improvements that were built according approved plans, especially when ultimately the owner is responsible for the proper functioning of the basins.	Barr discussed pretreatment with City staff. City staff approved the pretreatment provided. Barr notes that fine particles will not be captured efficiently in the baffled sumps, and the infiltration basins are not equipped with sumps or forebays. Barr recommends that infiltration basins be inspected by owner for accumulated sediment annually and immediately after large (>1 inch in 24 hours) events. Sediment accumulating in the infiltration basin should be removed immediately to avoid clogging of the infiltration media. The infiltration basins should be monitored after > 1 inch events to ensure that they are meeting drawdown times.
It is unclear whether the impervious area at the entrance to the climate-controlled building (phase 3) would drain to the east infiltration basin or to the entrance drive. Provide additional information regarding utilities and grading for that area to confirm.	The intension is to collect the runoff from all of the new impervious surfaces, pretreat in a new system and drain directly to the infiltration basin which will be fully established by the time the building is built. The system details are dependent on the final building design and which will occur immediately prior to the application for a building permit.	The current proposed grading plan for the entrance to the phase 3 loading dock does not appear realistic. A feasible building and entrance drive design and utility design needs to be presented in these plans and approved by Barr and City engineering staff. Catch basins receiving runoff from the loading dock area need to be equipped with devices to treat floatables.

To: Steve Dodge, PE
From: Greg Fransen
Subject: STOR Phase 2/3 Revised Stormwater Management Review
Date: February 26, 2020
Page: 5

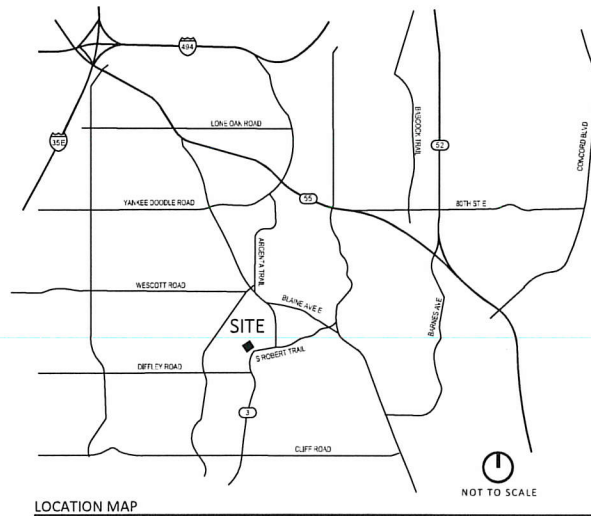
Comment (Barr)	Response (Applicant)	Response Review (Barr)
The driveway culvert that was replaced in fall 2019 should be explicitly modeled to ensure that runoff rates and volumes flowing towards the on-site east depression area (a natural depression) are appropriate.	As requested this culvert has been added to the model and the inlet modified to include a sump for removal of sediment prior to discharge into the woods.	The culvert has been modeled. Due to the steep grades at the culvert outlet, the downstream end of the culvert needs to be constructed with a headwall to prevent undercutting. Disturbed ground at the outlet needs to be stabilized with matting to prevent erosion.
Peak discharge rates and infiltration volumes appear to be meeting city standards. These values will be re-evaluated after plans and modeling are revised to address these comments as well as city engineering staff comments.	The updated models indicate that rate control has been achieved.	The design Infiltration volumes are not achieved based on the modeling due to flow restriction in the splitter structures. In the 1 inch or 1.1 inch event, water overtops the internal weir in the flow splitter and is passed downstream before the infiltration basin is filled. See Table 2 below for a detailed analysis of the 1 inch event.

Table 2 Volume Control Summary (model results for 1 inch storm)

	West Side Phase 3	West infiltration basin	East infiltration basin
New impervious (ac)	1.631	1.963	3.323
New impervious (sf)	71046	85508	144750
1" off new impervious (cf)	5921	7126	12062
Passed from upstream (cf)	0	1303	1198
Available storage at 1.5 ft depth (cf)	5434	9183	14470
Volume stored in 1 inch event (cf)	4617	7231	11674
Unused capacity (cf)	816	1952	2796
Passed on downstream (cf)	1303	1198	1586



VICINITY MAP



LOCATION MAP

PROJECT CONTACTS

DEVELOPER	VALLEY HOMESTEAD PROPERTIES, LLC 5115 EXCELSIOR BLVD #424 ST. LOUIS PARK, MN 55416	SHAWN BRIGGS T (952) 227-9898
ARCHITECT	ARCHITECTURAL CONSORTIUM 901 N 3RD STREET SUITE 220 MINNEAPOLIS, MN 55401	ELLIOT STENDEL T (612) 436-4031
CIVIL ENGINEER	ELAN DESIGN LAB, INC. 901 N 3RD STREET SUITE 100 MINNEAPOLIS, MN 55401	STEVE JOHNSTON, PE T (612) 260-7982
LANDSCAPE ARCHITECT	ELAN DESIGN LAB, INC. 901 N 3RD STREET SUITE 100 MINNEAPOLIS, MN 55401	PILAR SARATHONG, PLA T (612) 260-7982
LAND SURVEYOR	EGAN, FIELD & NOWAK, INC. 1228 TYLER ST NE, SUITE 100 MINNEAPOLIS, MN 55413	CHRISTOPHER TERWEDO T (651) 455-3300
CITY PLANNER	CITY OF INVER GROVE HEIGHTS 8150 BARBARA AVE INVER GROVE HEIGHTS, MN 55077	ALLAN HUNTING T (651) 450-2548
CITY ENGINEER	CITY OF INVER GROVE HEIGHTS 8150 BARBARA AVE INVER GROVE HEIGHTS, MN 55077	TOM KALDUNSKI, PE T (651) 450-2571

SHEET INDEX

C-000	COVER SHEET	E-101	PHOTOMETRICS PLAN
C-001	ALTA NSPS LAND TITLE SURVEY	E-102	PHASE II AND III PHOTOMETRICS PLAN
C-010	PHASE I DEMOLITION PLAN	A2.1	PHASE III TYPICAL COLD STORAGE CONCEPT
C-011	PHASE II DEMOLITION PLAN	A2.2	PHASE III CLIMATE CONTROLLED CONCEPT
C-012	PHASE III DEMOLITION PLAN		
C-100	PHASE I OVERALL SITE PLAN		
C-101	PHASE I ENLARGED SITE PLAN NORTH		
C-102	PHASE I ENLARGED SITE PLAN SOUTH		
C-103	PHASE II OVERALL SITE PLAN		
C-104	PHASE II OVERALL SITE PLAN NORTH		
C-105	PHASE II OVERALL SITE PLAN SOUTH		
C-201	PHASE I OVERALL GRADING PLAN		
C-202	PHASE I ENLARGED GRADING PLAN		
C-203	SWPPP		
C-204	PHASE I EROSION CONTROL PLAN		
C-205	PHASE I MUDOUT TURN LANE		
C-206	PHASE I INFILTRATION BASIN CONSTRUCTION		
C-207	PHASE II OVERALL GRADING PLAN		
C-208	PHASE II OVERALL GRADING PLAN NORTH		
C-209	PHASE II OVERALL GRADING PLAN SOUTH		
C-210	PHASE II OVERALL GRADING PLAN SOUTH		
C-211	PHASE II EROSION CONTROL PLAN		
C-301	PHASE I UTILITY PLAN		
C-302	PHASE II UTILITY PLAN		
C-501	DETAILS		
C-502	DETAILS		
C-503	DETAILS		
C-504	DETAILS		
C-505	DETAILS		
L-100	PHASE I OVERALL LANDSCAPE PLAN		
L-101	PHASE I ENLARGED LANDSCAPE PLAN		
L-102	PHASE II LANDSCAPE PLAN		
L-103	PHASE III LANDSCAPE PLAN		
L-501	LANDSCAPE DETAILS		

NOTE: ALL PHASE I PLANS MATCH PLANS
PREVIOUSLY APPROVED BY THE CITY AND
REQUIRED FOR CONSTRUCTION, UNLESS NOTED.

VALLEY
HOMESTEAD
PROPERTIES, LLC

Shawn Briggs
5115 Excelsior Blvd #424
St. Louis Park, MN 55416
952-237-9898

ARCHITECTURAL
CONSORTIUM L.L.C.

901 NORTH THIRD STREET,
SUITE 220
MINNEAPOLIS, MN 55401
612-436-4030

STÖR

simple. self. storage

9725 S ROBERT TRAIL
INVER GROVE HEIGHTS - MINNESOTA

CUP AMENDMENT
FEBRUARY 14, 2020

Elan
DESIGN LAB
901 N 3rd STREET, SUITE 120
MINNEAPOLIS, MN 55401
p 612.260.7980 | www.elanlab.com
f 612.260.7980

SHEET COVER SHEET

COVER SHEET

C-000

PROJECT NO
GHP18001



C-100

PROJECT NO
GHP18001

Shawn Briggs
5115 Excelsior Blvd #424
St. Louis Park, MN 55416
952-237-9838

**ARCHITECTURAL
CONSORTIUM L.L.C.**
901 NORTH THIRD STREET,
SUITE 220
MINNEAPOLIS, MN 55401
612-436-4030

STÖR
simple. self. storage
9725 S ROBERT TRAIL
INVER GROVE HEIGHTS,
MINNESOTA

SHEET INDEX

CUP AMENDMENT
02/14/20

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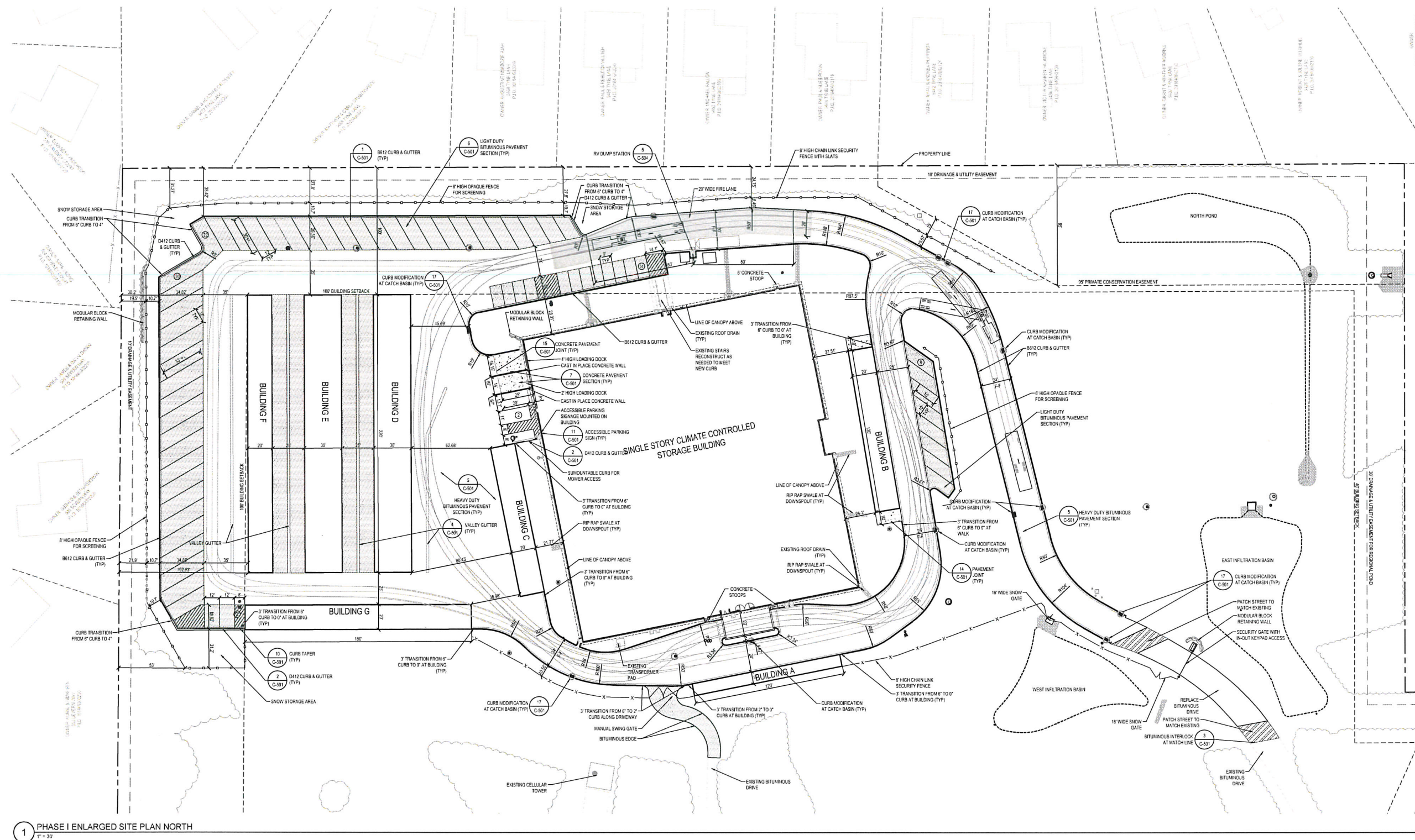
Elan
DESIGN LAB
901 N 3rd STREET, SUITE 120
MINNEAPOLIS, MN 55403
p 612.260.7980 | www.elanlab.com

CERTIFICATION

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

Stephan M. Johnston
REGISTRATION NO. 18914

PHASE I
ENLARGED SITE PLAN
NORTH
C-101
PROJECT NO
GHP18001



1 PHASE I ENLARGED SITE PLAN NORTH
1" = 30'

Know what's below.
Call before you dig.

Shawn Briggs
5115 Excelsior Blvd #424
St. Louis Park, MN 55416
952-237-9898

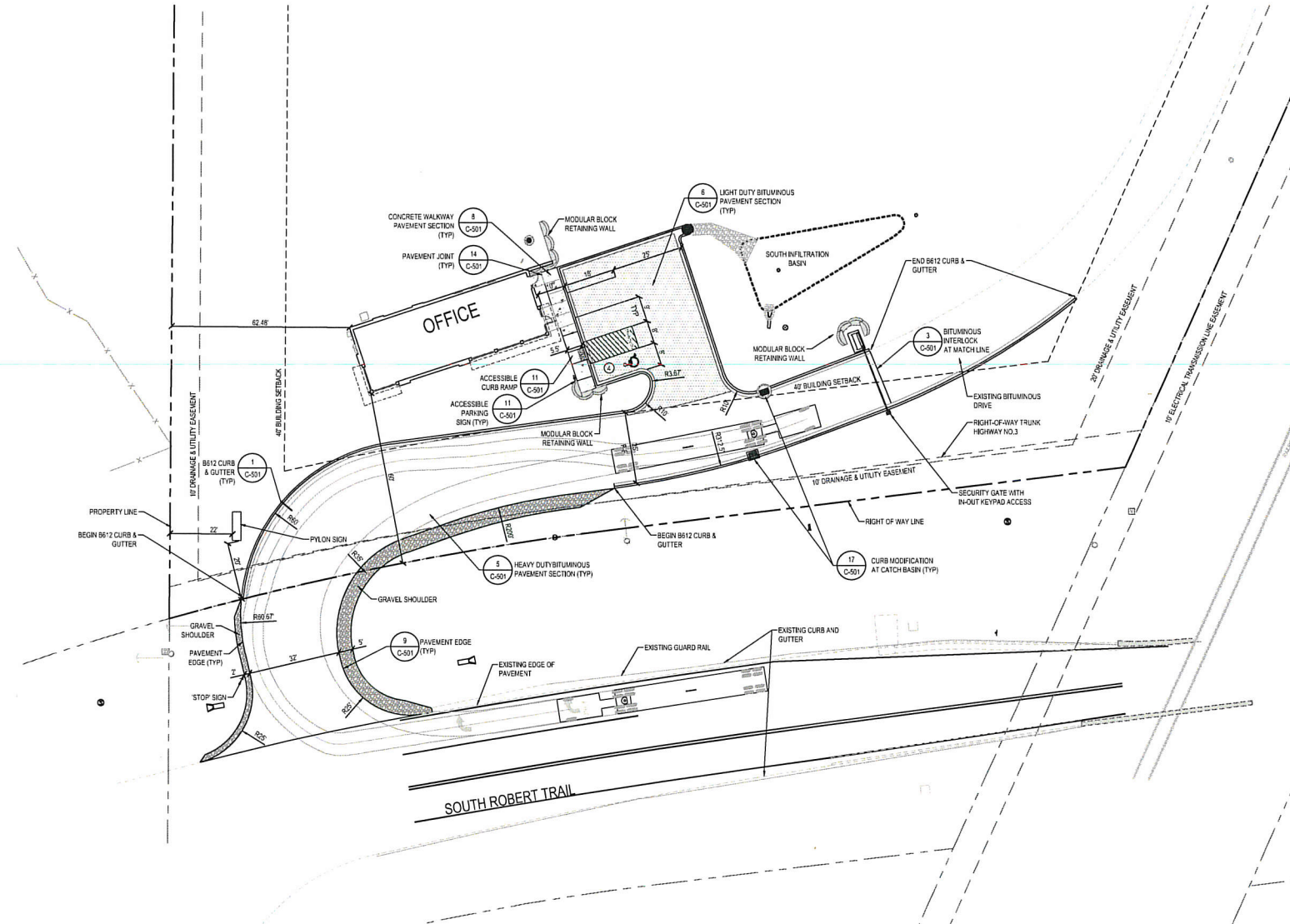
**ARCHITECTURAL
CONSORTIUM L.L.C.**
901 NORTH THIRD STREET,
SUITE 220
MINNEAPOLIS, MN 55401
612-436-4030

OBJECT

STÖR
mple. self. storage
9725 S ROBERT TRAIL
NVER GROVE HEIGHTS,
MINNESOTA

LET INDEX

CUP AMENDMENT
02/14/20

[illegible]

1 PHASE I ENLARGED SITE PLAN SOUTH
1" = 20'



01 N 3rd STREET, SUITE 120
MINNEAPOLIS, MN 55401
612.260.7980 | www.clanlab.com
612.260.7990

Thereby certify that this plan was prepared by me, _____, under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

Stephen M. Johnston DATE
REGISTRATION NO. 19914 02/14/2020

PHASE I
ENLARGED SITE PLAN
SOUTH
C-102

PROJECT NO
GHP18001



30 60
SCALE IN FEET

PHASE II
OVERALL SITE PLAN
C-103

PROJECT NO
GHP18001

AREA SUMMARY

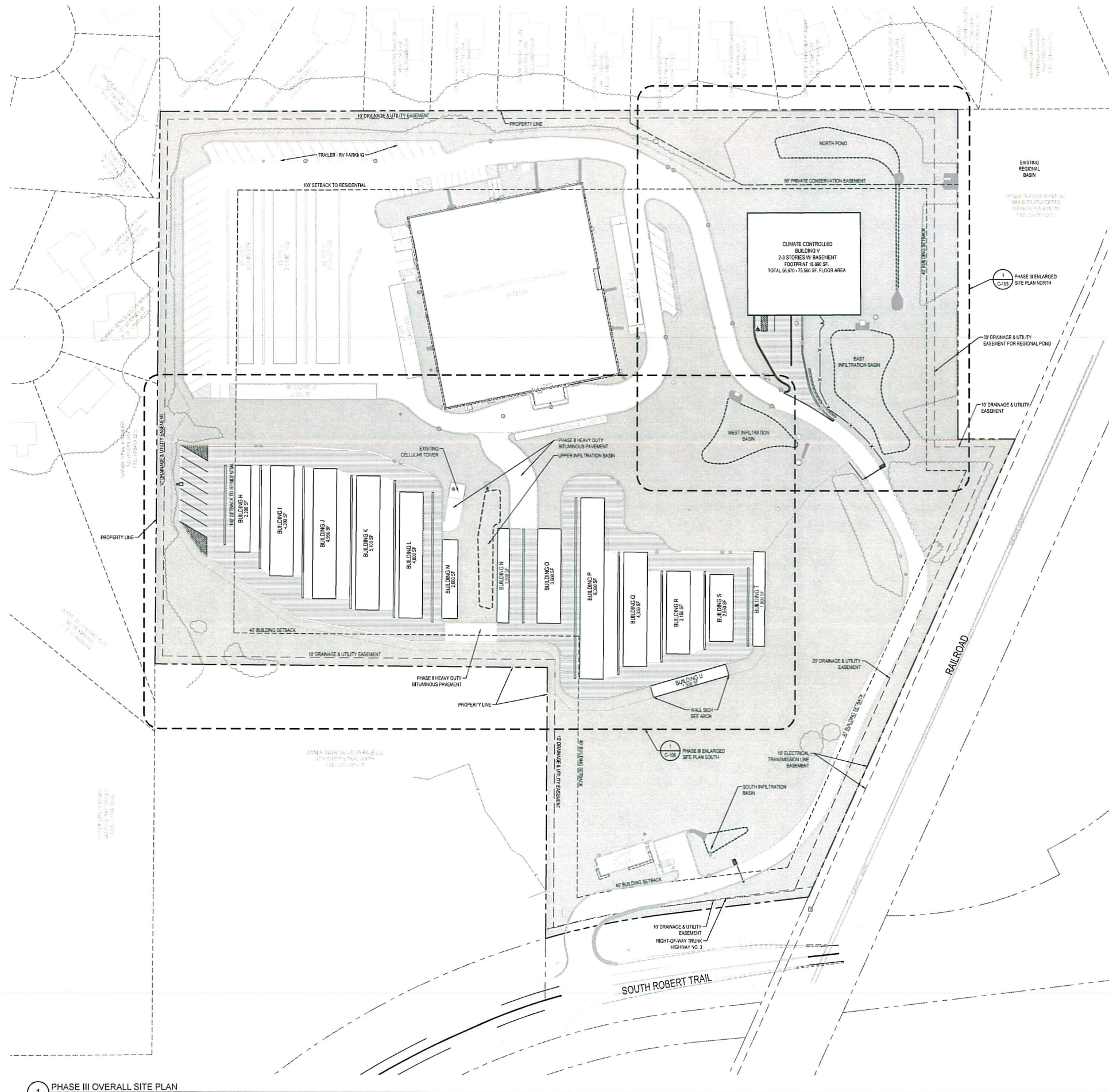
SITE AREA	845,169 SF (19.4 AC)			
LAND USE	EXISTING AREA	APPROVED PHASE 1	PHASE 2	PHASE 3
CLIMATE CONTROLLED STORAGE	54,723 SF (6%)	55,923 SF (7%)	55,923 SF (7%)	74,375 SF (9%)
COLD STORAGE		28,000 SF (3%)	76,590 SF (9%)	28,000 SF (3%)
OFFICE		1,605 SF (0%)	1,605 SF (0%)	1,605 SF (0%)
TOTAL BUILDINGS		85,728 SF (10%)	85,728 SF (10%)	152,968 SF (18%)
PAVEMENT OR GRAVEL (WALK/DRIVE/PARKING)	159,768 SF (19%)	142,484 SF (17%)	283,697 SF (34%)	205,542 SF (24%)
TOTAL IMPERVIOUS	214,991 SF (25%)	228,212 SF (27%)	369,425 SF (44%)	413,510 SF (49%)
PERVIOUS	630,678 SF (75%)	616,957 SF (73%)	475,744 SF (56%)	431,659 SF (51%)

PARKING SUMMARY

PROVIDED	<u>APPROVED PHASE 1</u>	<u>PHASE 3</u>
	STORAGE 71 STALLS	STORAGE 9 STALLS
	1- 8'X20' ACCESSIBLE STALL	1- 8'X20' ACCESSIBLE STALL
	14- 9'X18' STANDARD STALLS	1- 8'X20' STALL
	8- 10'X18' STALLS	7- 12'X33' TRAILER STALLS
	1- 11'X20' STALL	
	2- 12'X19' STALLS	
	15- 12'X33' TRAILER STALLS	
	21- 12' X20' TRAILER STALLS	
	5- VARIABLE LENGTH TRAILER STALLS	
	OFFICE 4 STALLS	
	1- 8'X18' ACCESSIBLE STALL	
	3- 9'X18' STANDARD STALLS	

LEG

 BITUMINOUS PAVEMENT
 PERVIOUS AREA
 8' HIGH OPAQUE FENCE
 8' HIGH CHAINLINK FENCE



1 PHASE III OVERALL SITE PLAN
1" = 50'

Shawn Briggs
115 Excelsior Blvd #424
St. Louis Park, MN 55416
952-237-9898

PROJECT

SHEET INDEX

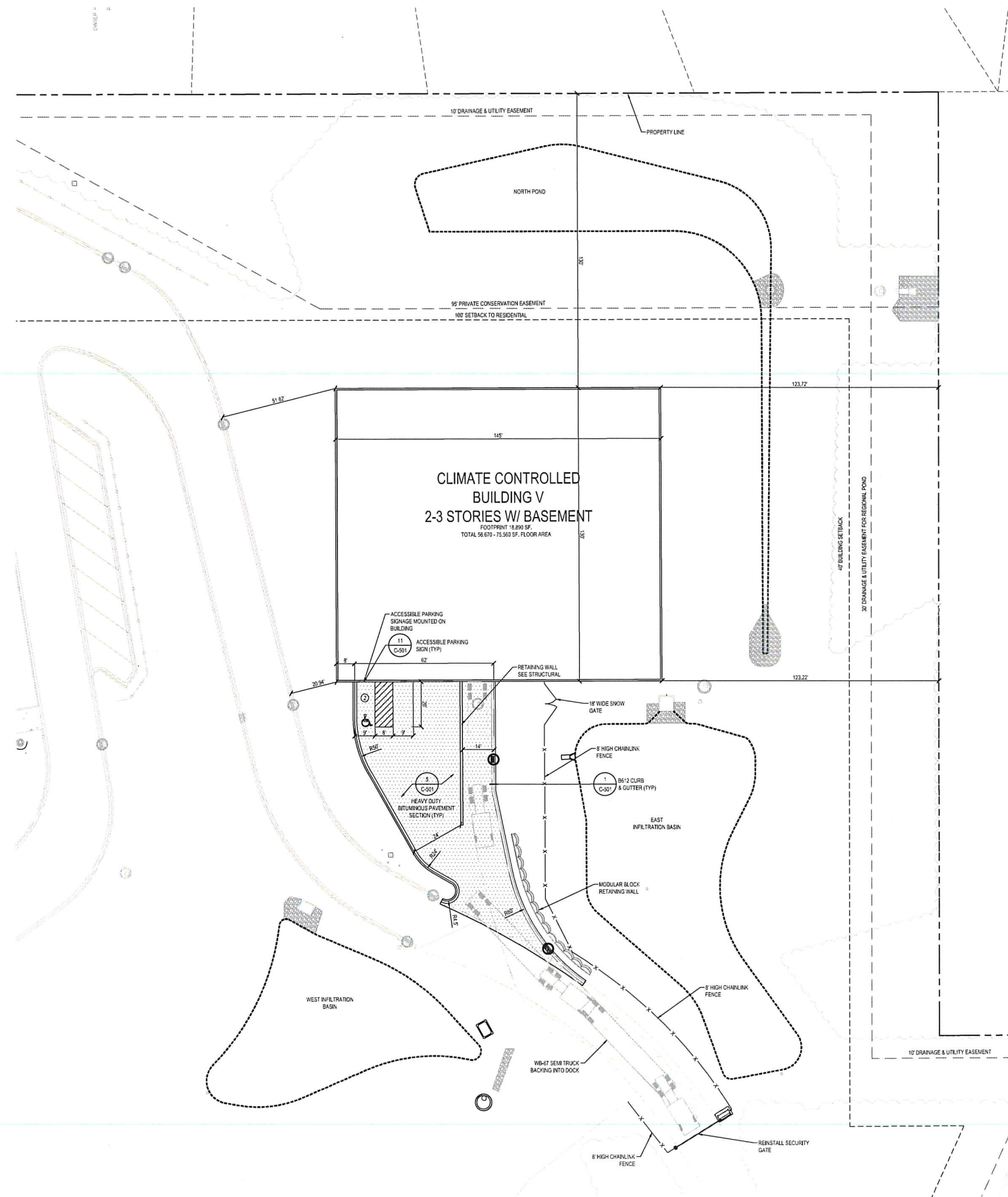
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CERTIFICATION

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

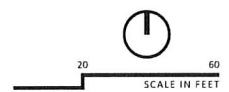
PHASE III
ENLARGED SITE PLAN
NORTH
C-105

PROJECT NO
GHP18001



1 PHASE III ENLARGED SITE PLAN NORTH
1" = 20'

Know what's below.
Call before you dig.



PHASE III
ENLARGED SITE PLAN
NORTH
C-105

Shawn Briggs
5115 Excelsior Blvd #424
St. Louis Park, MN 55416
952-237-9898

PROJECT

SHEET INDEX

ISSUE _____ DATE _____

This is a blank sheet of white paper with horizontal blue or grey ruling lines, typical of notebook paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

901 N 3rd STREET, SUITE 120
MINNEAPOLIS, MN 55401
p 612.260.7980 | www.elanlab.com
f 612.260.7990

CERTIFICATION

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

Stephen M. Johnson

 Stephen M. Johnson DATE
 REGISTRATION NO. 15914 02/14/2020

PROJECT NO. GHP18001

 HEAVY DUTY ASPHALT PAVEMENTWEST INFILTRATION
BASIN

PHASE II SECURITY FENCE
SEE SHEET C-103

OWNER: INVER GROVE STORAGE LLC
9735 ROBERTS TRAIL SOUTH
P.I.D. 203035001010

1 PHASE III ENLARGED SITE PLAN SOUTH
1" = 30'

Know what's below.
Call before you dig.

PROJECT NO. GHP18001



1.	VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.																					
2.	ALL WORK TO COMPLY WITH CURRENT MINNESOTA DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS NOTED.																					
3.	FOLLOW ALL RECOMMENDATIONS PRESENTED IN GEOTECHNICAL EVALUATION REPORT PREPARED BY NTL.																					
4.	ALL NON-GRANULAR SOILS AND TOPSOIL SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING PAD. A GEOTECHNICAL ENGINEER OR THEIR DESIGNATED REPRESENTATIVE SHALL SUPERVISE THE PROJECT EXCAVATIONS TO VERIFY THAT UNSUITABLE MATERIALS HAVE BEEN PROPERLY REMOVED FROM PROPOSED STRUCTURAL AREAS. THAT ADEQUATE BEARING SUPPORT IS PROVIDED BY THE SOILS AND THAT THE STRUCTURED SOILS SHALL BE PLACED APPROPRIATELY. THE EXPOSED SOIL AT THE BASE OF FOOTINGS OR THICKENED SHALL BE COMPACTED TO 98 PERCENT PROCTOR DRY DENSITY (ASTM D698).																					
5.	ON-SITE GRANULAR SOIL IS GENERALLY SUITABLE FOR STRUCTURAL FILL. SILTY OR ORGANIC SOILS SHALL NOT BE USED FOR STRUCTURAL FILL. LEAN CLAY SHALL BE SEQUESTERED AND USED FOR SITE FILLING. PRIOR TO PLACEMENT OF STRUCTURAL FILL, FILL SHALL BE OBSERVED AND TESTED BY AN EXPERIENCED TECHNICIAN OR ENGINEER TO VERIFY THAT PROPER COMPACTION HAS BEEN ACHIEVED. STRUCTURAL FILL SHALL BE MOISTURE CONDITIONED (DRIED OR WETTED) AS APPROPRIATE PRIOR TO PLACEMENT. MOISTURE CONDITIONED ENGINEERED FILL SHALL BE PLACED AND COMPACTED IN LOSS OF LIFTS OF 8 INCHES OR LESS. EACH LIFT OF FILL SHOULD BE COMPACTED BY LARGE VIBRATORY EQUIPMENT UNTIL THE IMPLACE SOIL DENSITY IS EQUAL TO OR GREATER THAN THE CRITERIA ESTABLISHED WITHIN THE FOLLOWING TABULATION.																					
	<table border="1"> <thead> <tr> <th>TYPE OF CONSTRUCTION</th> <th>COMPACTION CRITERIA</th> <th>MOISTURE CONTENT VARIANCE FROM OPTIMUM (% RESPECTIVE PROCTOR)</th> </tr> </thead> <tbody> <tr> <td>NON-ENGINEERED FILL (GREEN SPACE)</td> <td>95</td> <td>-1 TO +3% FOR SAND AND GRAVEL SOILS +3% FOR CLAY SOILS</td> </tr> <tr> <td>ENGINEERED FILL BELOW FOUNDATIONS</td> <td>95</td> <td>-1 TO +3% FOR SAND AND GRAVEL SOILS +3% FOR CLAY SOILS</td> </tr> <tr> <td>ENGINEERED FILL BELOW FLOOR SLABS</td> <td>95</td> <td>-1 TO +3% FOR SAND AND GRAVEL SOILS +3% FOR CLAY SOILS</td> </tr> <tr> <td>ENGINEERED FILL PLACED AS PAVEMENT AGGREGATE BASE</td> <td>100 FOR SAND AND GRAVEL (CLAY NOT ACCEPTABLE)</td> <td>-1 TO +3% FOR SAND AND GRAVEL SOILS</td> </tr> <tr> <td>ENGINEERED FILL PLACED MORE THAN 3 FEET BELOW PAVEMENT AGGREGATE BASE</td> <td>95</td> <td>-1 TO +3% FOR SAND AND GRAVEL SOILS +3% FOR CLAY SOILS</td> </tr> <tr> <td>ENGINEERED FILL PLACED IN UPPER 3 FEET BELOW PAVEMENT AGGREGATE BASE</td> <td>100</td> <td>-1 TO +3% FOR SAND AND GRAVEL SOILS +3% FOR CLAY SOILS</td> </tr> </tbody> </table>	TYPE OF CONSTRUCTION	COMPACTION CRITERIA	MOISTURE CONTENT VARIANCE FROM OPTIMUM (% RESPECTIVE PROCTOR)	NON-ENGINEERED FILL (GREEN SPACE)	95	-1 TO +3% FOR SAND AND GRAVEL SOILS +3% FOR CLAY SOILS	ENGINEERED FILL BELOW FOUNDATIONS	95	-1 TO +3% FOR SAND AND GRAVEL SOILS +3% FOR CLAY SOILS	ENGINEERED FILL BELOW FLOOR SLABS	95	-1 TO +3% FOR SAND AND GRAVEL SOILS +3% FOR CLAY SOILS	ENGINEERED FILL PLACED AS PAVEMENT AGGREGATE BASE	100 FOR SAND AND GRAVEL (CLAY NOT ACCEPTABLE)	-1 TO +3% FOR SAND AND GRAVEL SOILS	ENGINEERED FILL PLACED MORE THAN 3 FEET BELOW PAVEMENT AGGREGATE BASE	95	-1 TO +3% FOR SAND AND GRAVEL SOILS +3% FOR CLAY SOILS	ENGINEERED FILL PLACED IN UPPER 3 FEET BELOW PAVEMENT AGGREGATE BASE	100	-1 TO +3% FOR SAND AND GRAVEL SOILS +3% FOR CLAY SOILS
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6.	SIDEWALKS SHALL BE RETAINED BENCHES OR SLOPED TO PROVIDE SAFE WORKING CONDITIONS, THE CONTRACTOR IS JOINTLY RESPONSIBLE FOR ASSESSING THE STABILITY OF EXISTING STRUCTURES AND EXCAVATIONS AND THE METHODS, THE CONTRACTOR IS ALSO RESPONSIBLE FOR NAILING THE "COMPETENT INDIVIDUAL" AS PER SUBPART 4 OF CHAPTER 162B.05 (FEDERAL REGISTER - DSH).																					
7.	CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SOIL, UTILITY AND BUILDING RETENTION SYSTEMS.																					
8.	PAVEMENT: SEE DETAILS SHEET C-601 FOR BITUMINOUS AND CONCRETE PAVEMENT SECTION.																					
9.	CONCRETE MIX NO. 3F52 (MDOT 2461) SHALL BE USED FOR -4" AND PLACED FORMED CURB AND GUTTER, MEDIANS, DRIVEWAYS, CROSS CURBS, SIDEWALKS, PEDESTRIAN RAMPS AND MEDIANS. CONCRETE MIX NO. 3F52, MDOT SPECIFICATION 2461 SHALL BE USED FOR AN EXTRUSION MACHINE PLACEMENT OF CONCRETE. IN THE PRODUCTION OF CONCRETE, AN AIR ENTRAINING AGENT SHALL BE ADDED TO THE MIX ACCORDING TO MDOT 2461.4.																					
10.	FORM COATING MATERIAL SHALL MEET MDOT 3902.																					
11.	CONCRETE INSTALLATION SHALL CONFORM WITH MDOT 2531.																					
12.	SITE CURB FINISHING - CONCRETE SHALL BE STRUCK TRUE TO CROSS SECTION AS SHOWN ON THE PLANS. NO ADDITIONAL WATER MAY BE ADDED TO IN THE FINISHING PROCESS. A LIGHT BROOD FINISH WILL BE REQUIRED AT RIGHT ANGLES TO THE CENTER LINE ON ALL CONCRETE WORK UNLESS OTHERWISE NOTED. ALL EXPOSED EDGES AND CORNERS SHALL BE FINISHED. AFTER EACH LIFT OF CONCRETE IS PLACED WITHIN A SUSTAINABLE RIGID FORM, THE CONTRACTOR SHALL CHECK THE CONCRETE WITH A TEN (10) FOOT STR. STRAIGHT EDGE TO ENSURE THERE IS NO VARIATION GREATER THAN 3/16" FROM THE STRAIGHT EDGE ON TANGENT LINES OR GRADES. IF DEVIATIONS GREATER THAN 3/16" ARE FOUND THE WORK WILL BE CONSIDERED UNACCEPTABLE AND WILL BE REQUIRED TO BE REMOVED AND REPLACED AT NO EXPENSE TO THE OWNER.																					
13.	CONCRETE CURBING SHALL BE PERFORMED BY APPLYING A VENEERABLE CURING COMPOUND TYPE 2 WHITE. PERFORMED MDOT 3754 TO THE EXPOSED SURFACE OF THE CONCRETE WITHIN 10 MINUTES OF FINISHING THE CONCRETE SURFACES, WHEN THE FORMS ARE REMOVED IN LESS THAN 72 HOURS AFTER PLACING THE CONCRETE. THE CURING COMPOUND SHALL BE APPLIED IMMEDIATELY TO THE EXPOSED SURFACES. THE RATE OF APPLICATION OF CURING COMPOUND SHALL BE 100 SQUARE FEET PER GALLON. THE COMPOUND SHALL APPEAR AS WHITE AS A SHEET OF PAPER AFTER APPLICATION ON THE CONCRETE SURFACE.																					
14.	PREPARED EXPANSION JOINTS SHALL MEET MDOT 3732, AND SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS: AT THE BEGINNING AND END OF ALL CURB AND GUTTER RADI, WHERE NEW CONCRETE SURFACES, ADJOINING, OR ADJUTS ANY EXISTING FIXED OBJECTS SUCH AS FIRE HYDRANTS, BUILDING FOUNDATIONS, CONCRETE DRIVEWAYS, SIDEWALKS, AND OTHER RIGID STRUCTURES. AFTER EACH LIFT OF CONCRETE WHEN PLACING CURBS AND GUTTER 100 FEET WITH PLACING SIDEWALKS, CONSTRUCTION JOINTS WILL NOT BE SEALED BUT WILL BE REQUIRED AT A SPACING OF 100 FEET AND BACK OF ALL CURBS, CONSTRUCTION JOINTS SHALL BE PLACED SO THAT NO SLAB IS LONGER THAN 100 SQUARE FEET IN AREA. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING CONSTRUCTION JOINTS THAT PREVENT CONCRETE FROM CRACKING AT OTHER LOCATIONS.																					
15.	CONCRETE TESTING INCLUDING SLUMP, AIR ENTRAINMENT, TEMPERATURE AND COMPRESSIVE STRENGTH SHALL BE PERFORMED ON THE FIRST LOAD OF THE DAY FOR ALL CONCRETE POURS OF AT LEAST 4 CUBIC YARDS. AN ADDITIONAL TEST SHALL BE PERFORMED FOR EACH 100 CUBIC YARDS OR PORTION THEREOF.																					
16.	AGGREGATE BASE PILING, SHAPING AND COMPACTION OF THE AGGREGATE BASE SHALL BE DONE JUST PRIOR TO CONSTRUCTION OF THE CONCRETE OR BITUMINOUS FILL. THE FINISHED SURFACE OF THE BASE SHALL SHOW NO VARIATION GREATER THAN 1/2 INCH FROM A TEN (10) FOOT STRAIGHT EDGE.																					
17.	PLAN LINED BITUMINOUS MIXTURE SHALL BE SPREAD WITHOUT SEGREGATION AT THE SPECIFIED RATE TO THE CROSS SECTION SHOWN IN THE PLANS AND PER MDOT 3151.																					
18.	ADJUST ALL RAIN DRAINAGE CUTOBS TO NOT GREATER THAN 3/16 INCH ABOVE ADJACENT CURBS AND VALLEY GUTTERS WHERE WATER FLOWS TO CURB OR VALLEY, AND FLUSH WHERE WATER FLOWS AWAY FROM CURBS, OR 1/4 INCH ABOVE MANHOLE FRAMES. VALVE BOXES OR OTHER FIXED STRUCTURES.																					
19.	THE THICKNESS OF EACH BITUMINOUS COURSE SHALL BE WITHIN 1/4 INCH OF THE THICKNESS AS SHOWN ON THE PLANS. THE TOTAL THICKNESS OF ALL BITUMINOUS COURSES SHALL BE WITHIN 1/2 INCH.																					
20.	PRIOR TO CONSTRUCTING THE BITUMINOUS SWEEP AND/OR WEARING COURSES, THE CONTRACTOR SHALL SWEEP ROADWAY, THE SWEEPER SHALL BE A SELF-PROPELLED PICK-UP (WITH WATER) WHEELING A SIDE-TURN DRUMMER WILL NOT BE ALLOWED.																					
21.	TACK COAT SHALL CONFORM TO MDOT 2357.2A.																					
22.	BITUMINOUS PAVEMENTS SHALL BE COMPACTED TO 92% OF THE MAXIMUM THEORETICAL DENSITY, THE OWNER MAY AT THEIR OPTION PERFORM AGGREGATE AND BITUMINOUS TESTING, THE COST OF ALL FALLING TESTS MAY BE BACK-CHARGED TO THE CONTRACTOR.																					
23.	ALL RETAINING WALLS SHOWN ON THE GRADING PLAN SHALL BE CONSTRUCTED DURING THE GRADING PHASE.																					
24.	ALL RETAINING WALLS WITH A SURCHARGE OF 4 FEET AND HIGHER REQUIRE A SEPARATE BUILDING PERMIT.																					
25.	UPON COMPLETION OF THE PROJECT, A CERTIFICATION LETTER AND AS-BUILT SURVEY, FROM A REGISTERED ENGINEER OR LAND SURVEYOR SHALL BE PROVIDED TO THE CITY CERTIFYING THAT THE SITE GRADIES ARE AS SHOWN.																					
26.	AT TOP OF RETAINING WALLS, ADJUST GRADES ADJACENT TO WALL AS NECESSARY TO DIRECT UPHILL DRAINAGE FROM FLOWING OVER TOP OF WALL.																					
27.	CLAY LINER CRITERIA (MPCA) 50 percent fines (200 sieve) or more - An in-place hydraulic conductivity of 1×10^{-7} centimeters per second (cm/s) or less - Average liquid limit of 25 or greater, with no values less than 25 - Average (PL) of 12 or more, with no values less than 12 - Clay content of 10 percent, with no values less than 10 - Clay content and documentation as specified in NRCS Wetland Construction Specification 200, Clay liners - Minimum thickness of two feet																					
28.	MAXIMUM 2.0% CROSS SLOPE IN THE ZONE UNDER TRUCK/TRAILER AT DUMP STATION.																					

	EXISTING	PROPOSED
IMPERVIOUS		
BUILDING	1,259 ACRES	1,940 ACRES
PAVEMENT	3,069 ACRES	3,299 ACRES
TOTAL IMPV	4,324 ACRES	5,239 ACRES
PERVIOUS	14,478 ACRES	14,163 ACRES
TOTAL	19,402 ACRES	19,402 ACRES

**ARCHITECTURAL
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901 NORTH THIRD STREET,
SUITE 220
MINNEAPOLIS, MN 55401
612-436-4030

SHEET INDEX

[illegible]

Stephen M. Johnston DATE
REGISTRATION NO. 16514 02/14/2020
SHEET 1 C201GHP01 Q1/P3

OVERALL
GRADING PLAN

C-201
PROJECT NO
GHP18001



Shawn Briggs
5115 Excelsior Blvd #424
St. Louis Park, MN 55416
952-237-9898

PROJECT

SHEET INDEX

[illegible]

CERTIFICATION

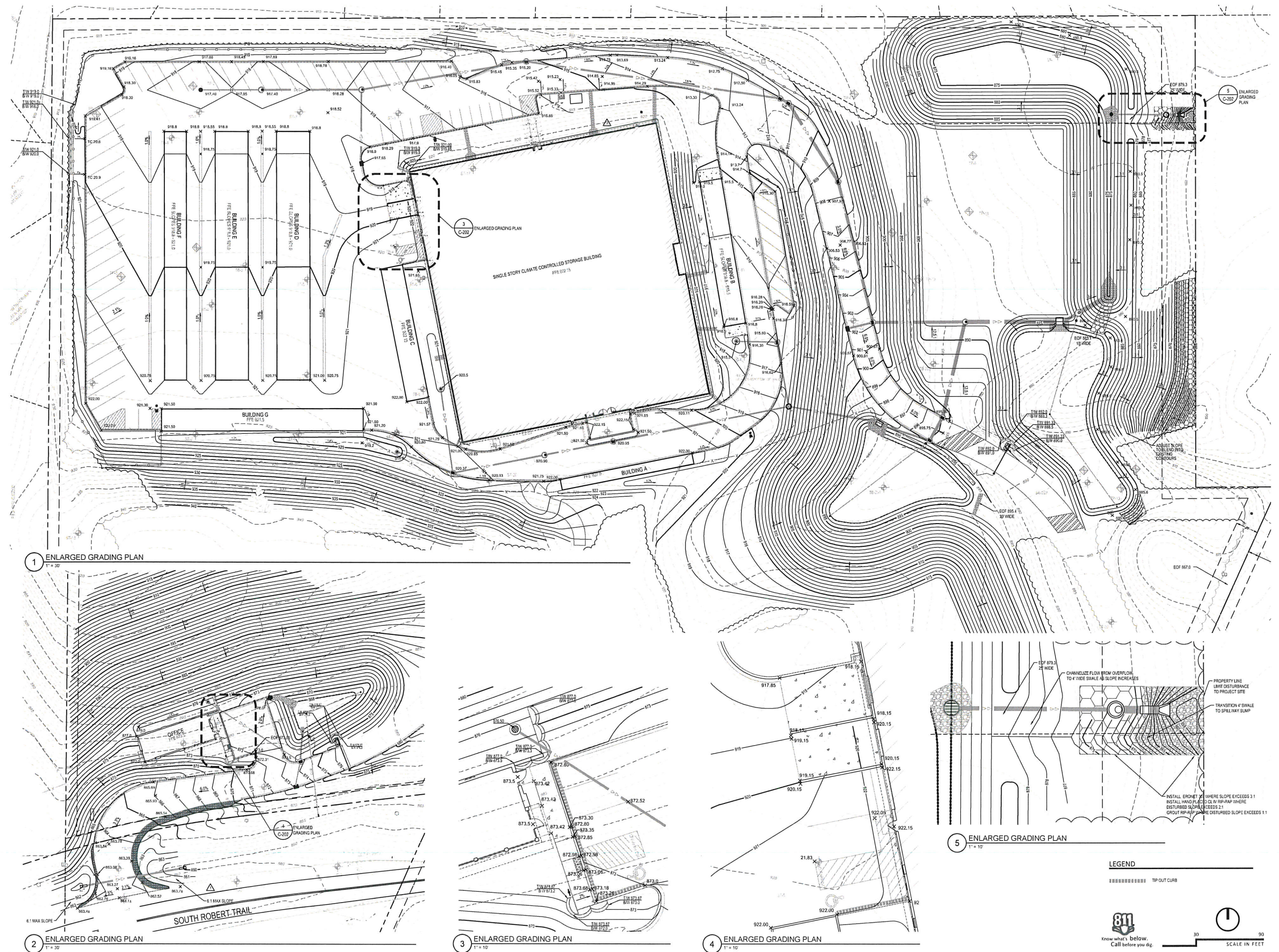
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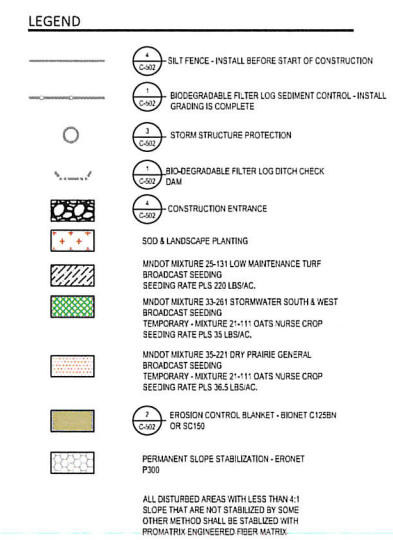
PHASE I ENLARGED
GRADING PLAN

C-202

PROJECT NO.

GHP18001





Shawn Briggs
5115 Excelsior Blvd #424
St. Louis Park, MN 55416
952-237-9898

PROJECT _____

SHEET INDEX

[illegible]

Stephen M. Johnston

 Stephen M. Johnston DATE
 REGISTRATION NO. 15514 02/14/2010

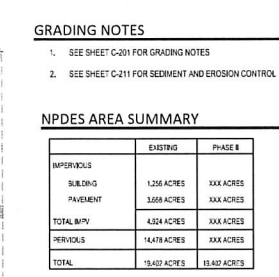
 SHEET 0203GHP01 (2/2)

PHASE I EROSION
CONTROL PLAN

C-204

PROJECT NO

GHP18001



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INVER GROVE HEIGHTS,
MINNESOTA

CUP AMENDMENT
02/14/20

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Stephen M. Johnston DATE
REGISTRATION NO. 15914 02/14/2020

PHASE II
OVERALL
GRADING PLAN
C-207

PROJECT NO.

GHP18001



1. SEE SHEET C-201 FOR GRADING NOTES
2. SEE SHEET C-211 FOR SEDIMENT AND EROSION CONTROL

NPDES AREA SUMMARY

	EXISTING	PHASE II
IMPERVIOUS		
BUILDING	1,256 ACRES	XXX ACRES
PAVEMENT	3,688 ACRES	XXX ACRES
TOTAL IMPV	4,924 ACRES	XXX ACRES
PERVIOUS	14,478 ACRES	XXX ACRES
TOTAL	18,402 ACRES	13,407 ACRES

EARTHWORK SUMMARY

CLIMATE CONTROLLED BUILDING SITE

CUT:	1,525 CY
FILL:	2,021
FILL FACTOR:	5%
NET:	496 CY (SHORT)

SOUTH STORAGE SITE

CUT:	21,780 CY
FILL:	21,299 CY
FILL FACTOR:	5%
NET:	481 CY (EXCESS)

VALLEY
HOMESTEAD
PROPERTIES, LLC

Shawn Briggs
5115 Excelsior Blvd #424
St. Louis Park, MN 55416
952-237-9898

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SHEET INDEX

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Stephen M. Johnston DATE
REGISTRATION NO. 15214 02/14/2020

PHASE III
OVERALL
GRADING PLAN
C-208

PROJECT NO
GHP18001



20 60
SCALE IN FEET

Shawn Briggs
5115 Excelsior Blvd #424
St. Louis Park, MN 55416
952-237-9898

901 NORTH THIRD STREET,
SUITE 220
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612-436-4030

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INVER GROVE HEIGHTS,
MINNESOTA

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02/14/20

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 Stephen M. Johnston DAY
 REGISTRATION NO. 15514 02/14/200

5000

PHASE III
GRADING PLAN
NORTH
C-209

PROJECT NO
GHP18001

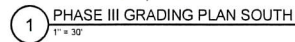


20 60
SCALE IN FEET

Shawn Briggs
5115 Excelsior Blvd #424
St. Louis Park, MN 55416
952-237-9898

PROJECT

SHEET INDEX

[illegible]

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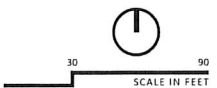
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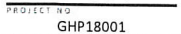
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Stephen M. Johnston DATE
REGISTRATION NO. 16914 02/14/2020

PROJECT NO. GHP18001





Shawn Briggs
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St. Louis Park, MN 55416
952-237-9898

PROJECT

SHEET INDEX

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CERTIFICATION

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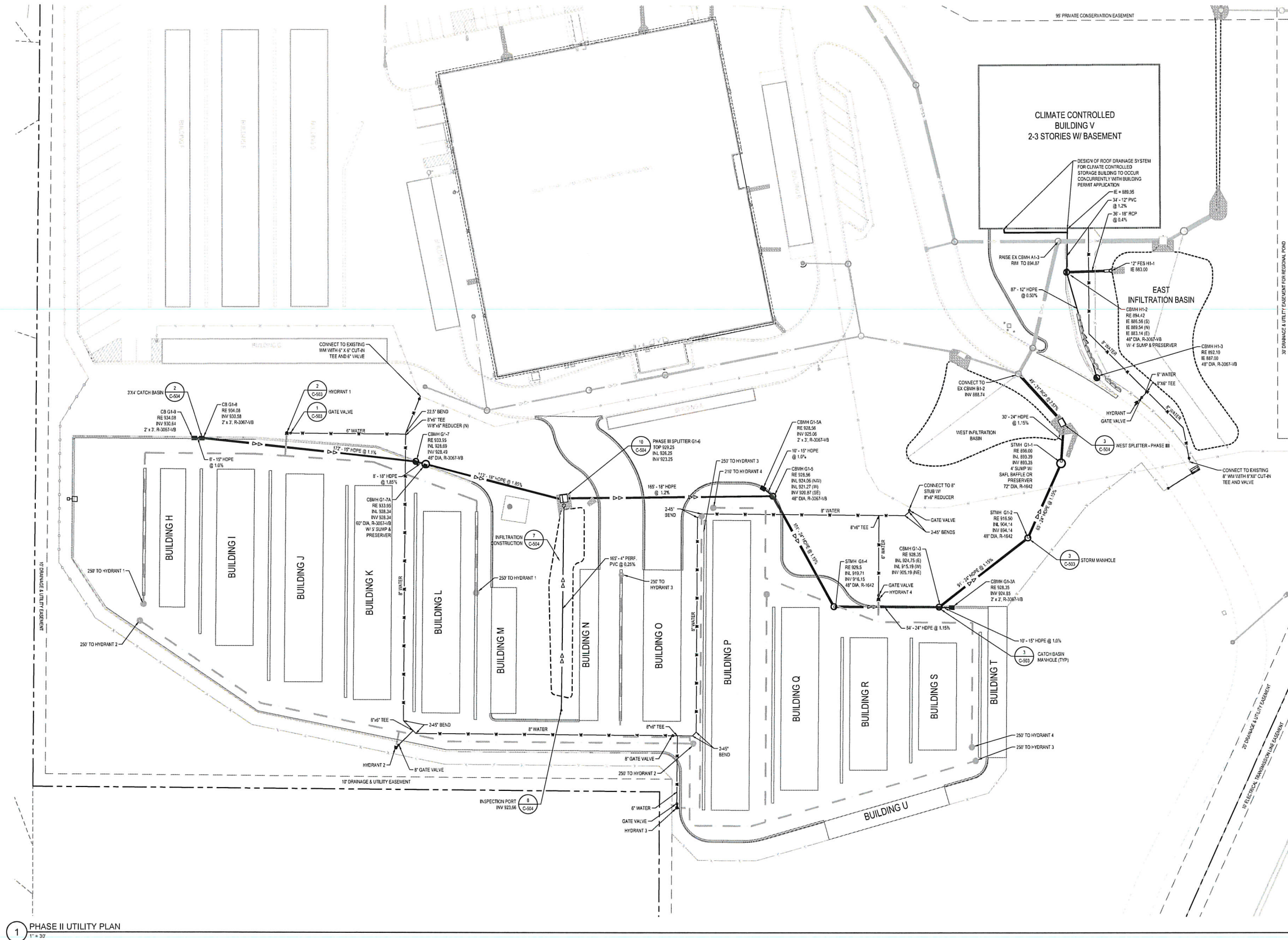
STEPHEN M. JOHNSTON

STEPHEN M. JOHNSTON DATE
REGISTRATION NO. 18914 02/14/2010

SHEET 3

PHASE II
UTILITY PLAN
C-302

PROJECT NO
GHP18001



1 PHASE II UTILITY PLAN
1" = 30'



Know what's below.
Call before you dig.



PROJECT NO. GHP18001

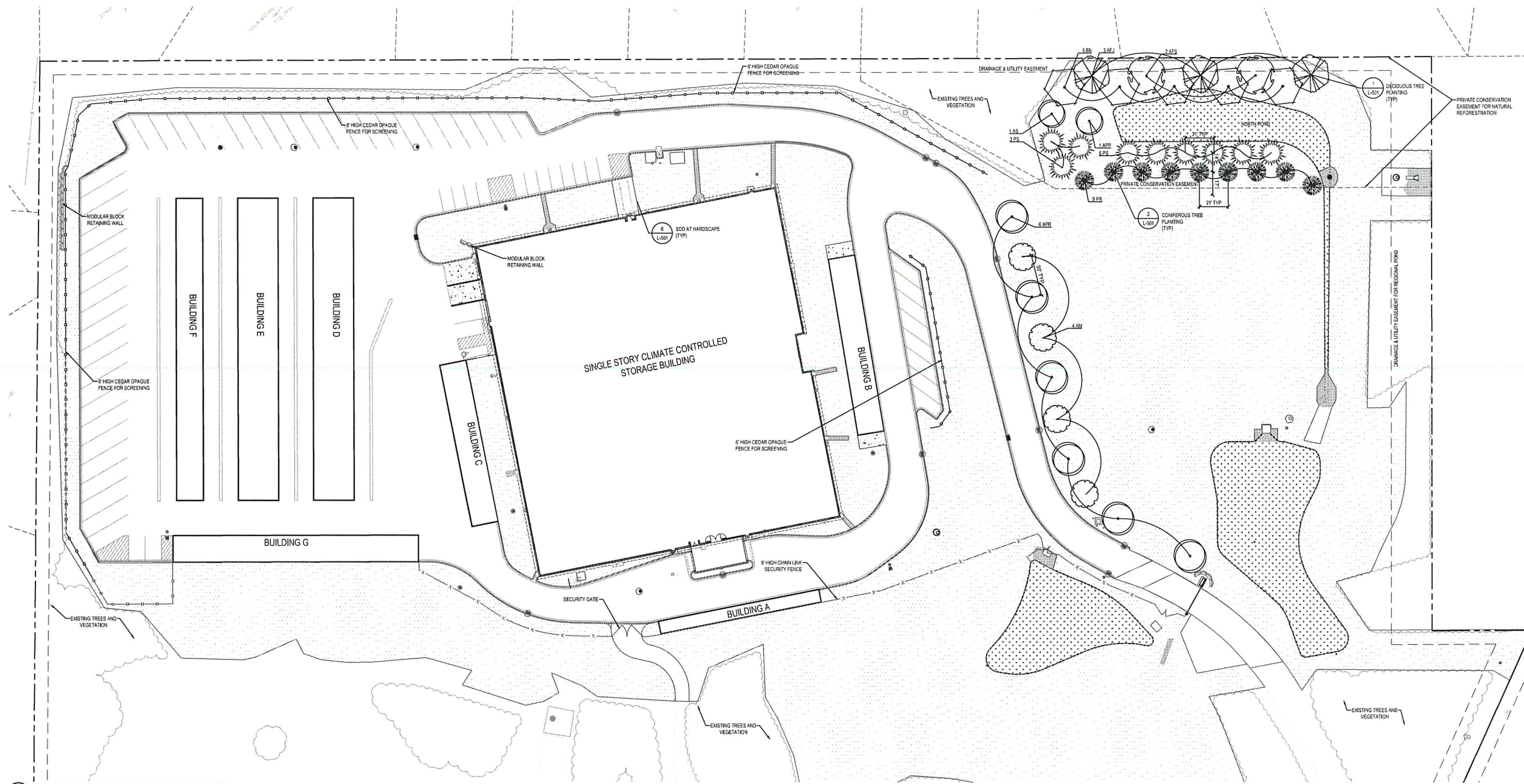


Shawn Briggs
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952-237-9898

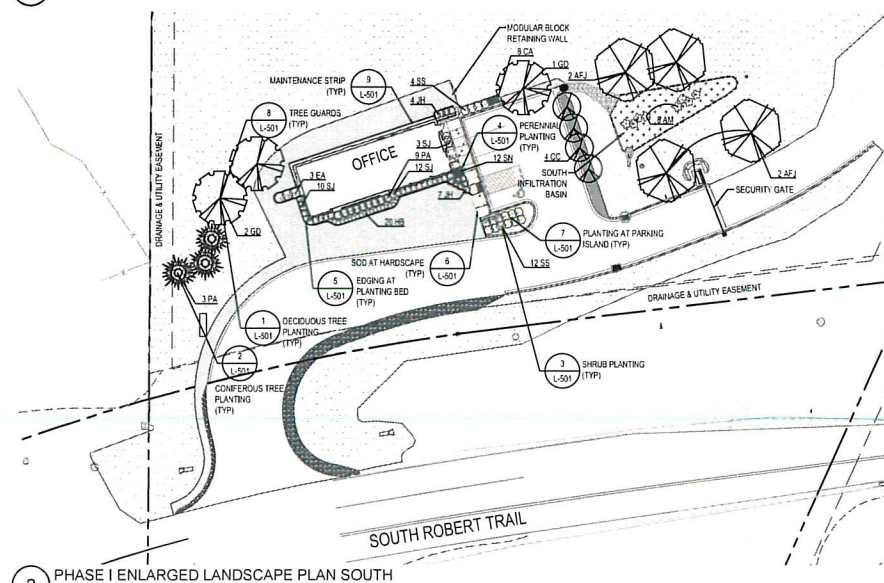
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612-436-4030

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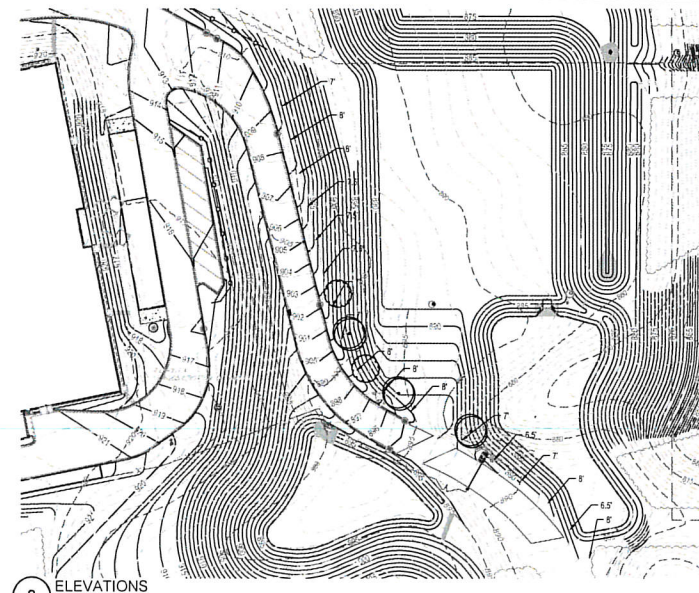
CUP AMENDMENT
02/14/20

[illegible]

1 PHASE I ENLARGED LANDSCAPE PLAN NORTH
1" = 30'



2 PHASE I ENLARGED LANDSCAPE PLAN SOUTH
1" = 30'



3 ELEVATIONS
1" = 50'

1. SEE SHEET L-101 FOR LANDSCAPE NOTES, LEGEND, AND SUMMARY.



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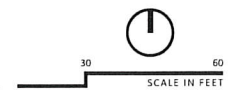
CERTIFICATION

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


 Pádraig Mac Donnag DATE
 REGISTRATION NO. 45569 02/14/2020
 SITE 11 C:\GISH\DATA\GIVE

PHASE I ENLARGED
LANDSCAPE PLAN

L-101
PROJECT NO
GHP18001

PHASE I ENLARGED
LANDSCAPE PLAN



Shawn Briggs
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952-237-9898

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9725 S ROBERT TRAIL
INVER GROVE HEIGHTS,
MINNESOTA

CUP AMENDMENT
02/14/20

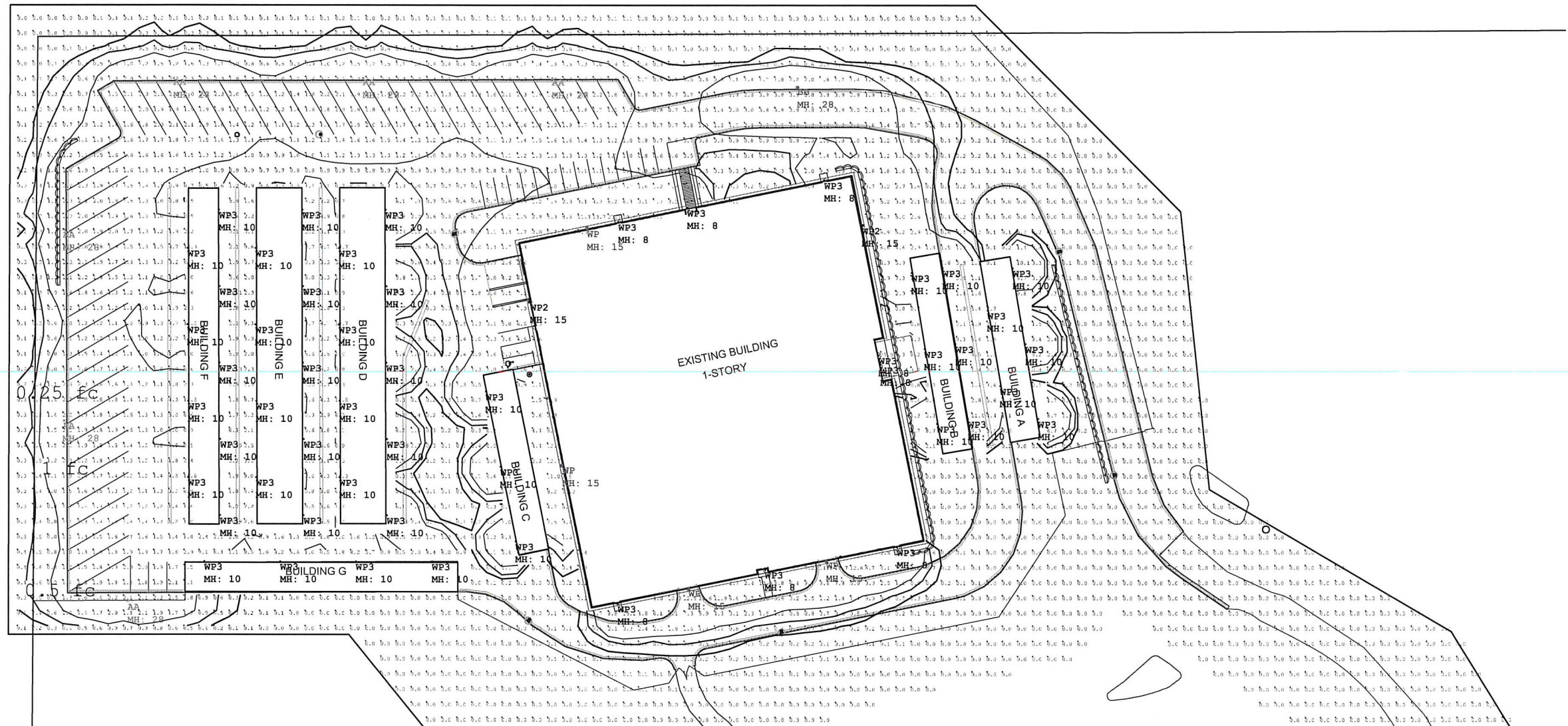
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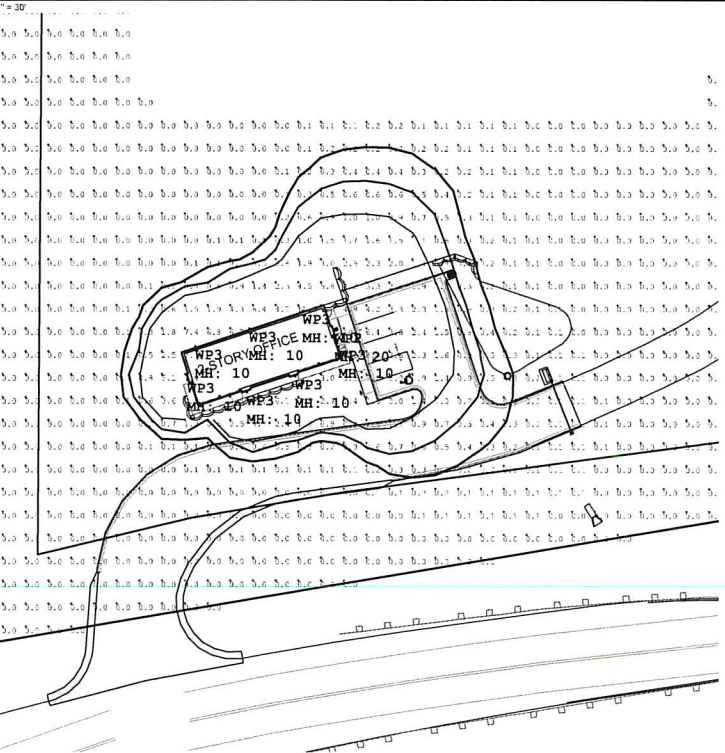
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PHOTOMETRICS PLAN

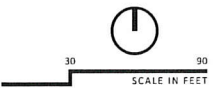
PROJECT NO. **GHP18001**



1 PHOTOMETRICS AT WAREHOUSE



2 PHOTOMETRICS AT OFFICE BUILDING



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INVER GROVE HEIGHTS,
MINNESOTA

SHEET INDEX

CUP AMENDMENT
02/14/20

[illegible]

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Stephen M. Johnston DATE
REGISTRATION NO. 16814 02/14/2012
SHEET C2010HPQ1 DWD

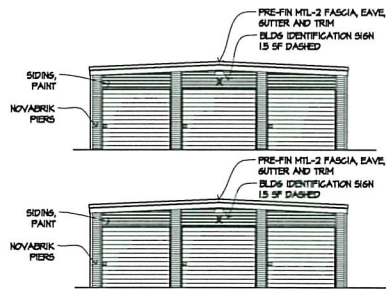
PHASE II & III
PHOTOMETRICS PLAN

E-102

PROJECT NO
GHP18001

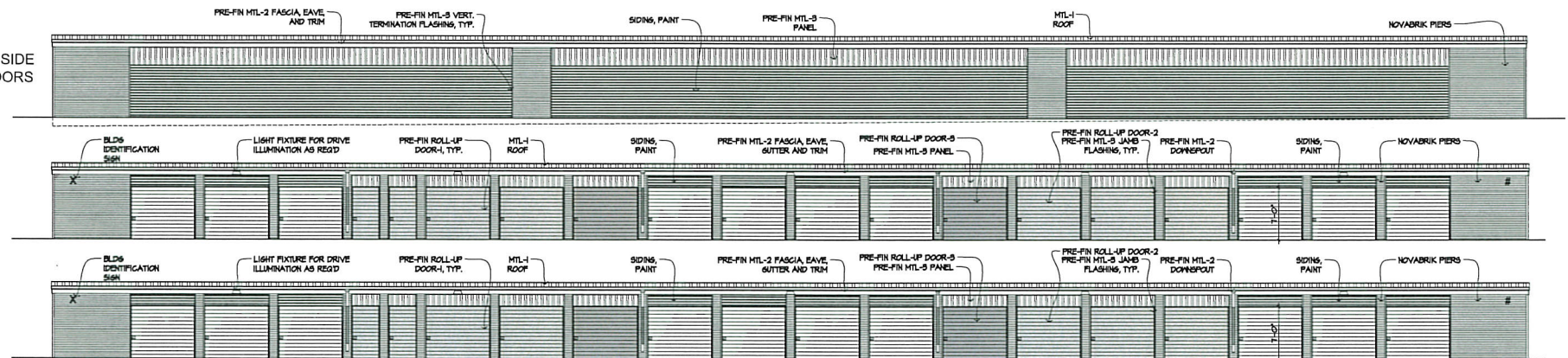


MATERIALS
ROLL-UP DOORS
NOVABRIK (DEC. CMU / BRICK)
WOOD LOOK PANEL / SIDING
MTL FLASHING / PANEL

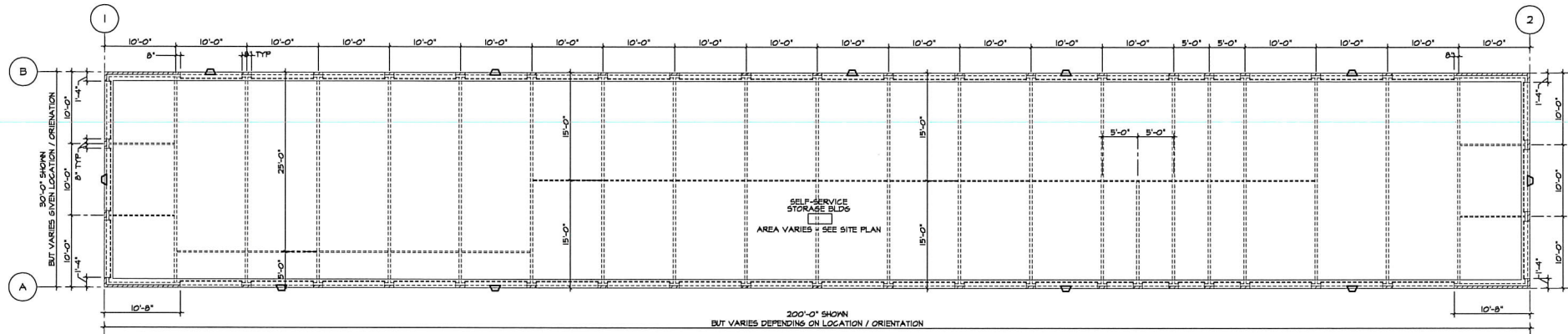


TYPICAL ENDS WITH DOORS

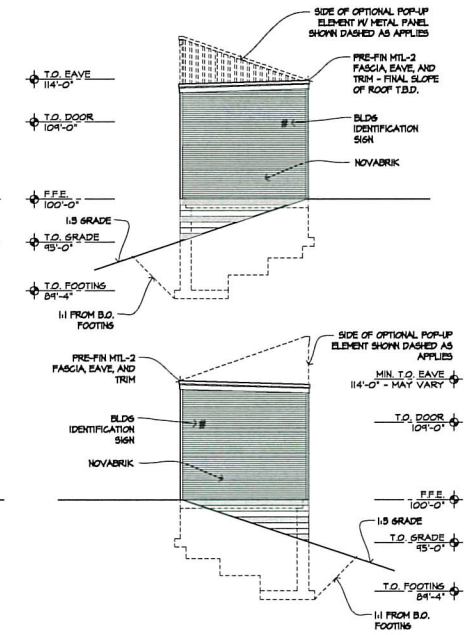
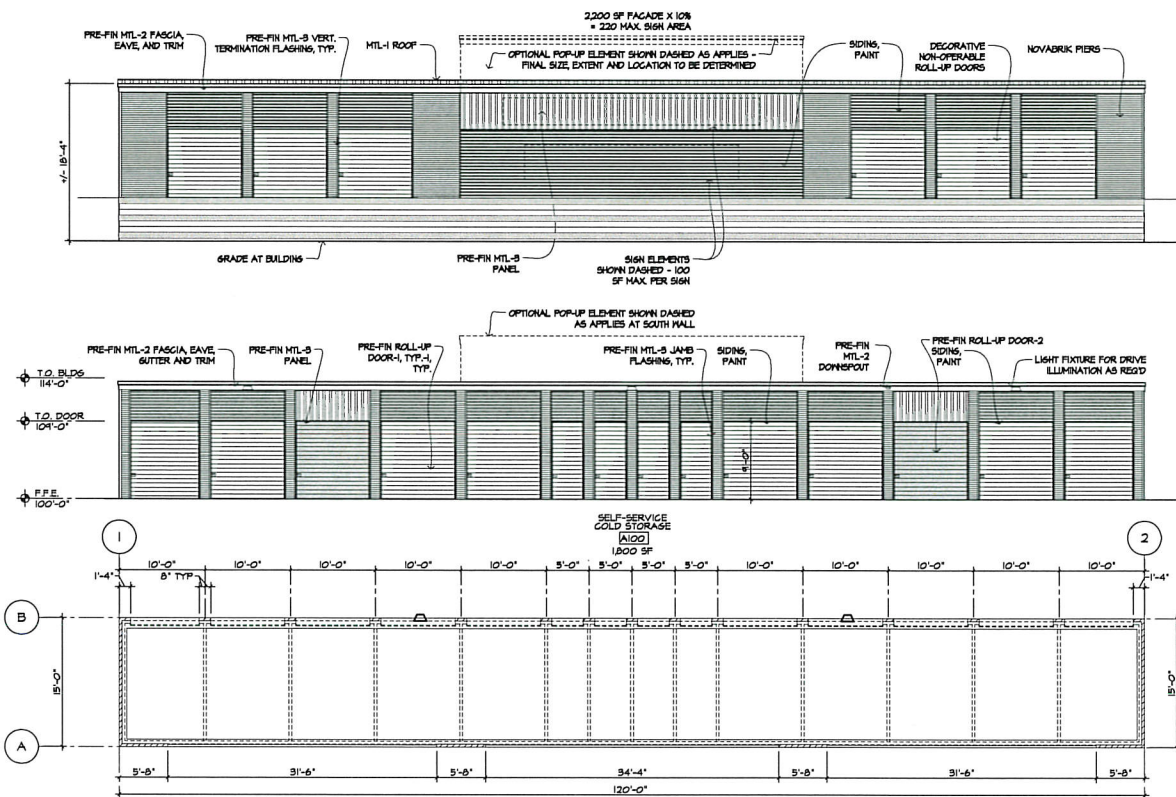
PRELIMINARY TYPICAL BACK SIDE
OF BUILDING WHEN ONLY DOORS
AT OPPOSITE SIDE



MATERIALS & COLORS	NOTE: SUBMIT ALL MATERIALS AND COLORS TO ARCHITECT AND OWNER FOR FINAL APPROVAL
PRE-FINISHED METAL - 1 COLOR: GALVALUME LOCATION: MTL ROOF	NOVA BRICK MFR: ANCON COLOR: CHARCOAL TEXTURE: SHOOTFACE CARA LISA
PRE-FINISHED METAL - 2 COLOR: TO MATCH PRESTONE MTL PRODUCTS LOCATION: DROP, FASCIA, EAVE, GUTTER, DOWNPOUTS	PANT - MT-41 TO MATCH LIGHT GREY / SILVER METALLIC / GALVALUME MFR: BENJAMIN MOORE OR SHERWIN WILLIAMS
PRE-FINISHED METAL - 3 COLOR: WHITE / OFF WHITE LOCATION: JAMBS, VERT. MTL PANEL AND TRIM	NOTE: ALL SEALANTS TO BE COLOR MATCHED TO ADJACENT MATERIALS. SUBMIT MFR'S FULL RANGE OF COLORS, SAMPLES, SCHEDULES AND IDENTIFIED LOCATIONS TO ARCHITECT FOR REVIEW AND APPROVAL
ROLL-UP DOOR - 1 COLOR: LINE GREEN AS APPROVED BY OWNER	
ROLL-UP DOOR - 2 COLOR: LIGHT GREY / SILVER METALLIC AS APPROVED BY OWNER	
ROLL-UP DOOR - 3 COLOR: WHITE / OFF WHITE TO MATCH PRE-FIN. MTL-3	



PRELIMINARY TYPICAL FUTURE COLD STORAGE EXPANSION BUILDING
- SIZES AND CONFIGURATION TO VARY AS APPLIES GIVEN SITE PLAN
CONFIGURATION



PRELIMINARY SOUTHERN COLD STORAGE BUILDING
W/ SIGN ELEMENT

**ARCHITECTURAL
CONSORTIUM L.L.C.**

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

Prepared for:

STÖR
simple. self. storage

9725 SOUTH ROBERT TRAIL
INVER GROVE HEIGHTS, MN 55077

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

Printed Name: Kathy L. Anderson

Signature: _____

Date: _____ License #: 22285

Mark Revision / Issue
CITY SUBMITTAL
PLANNING COMMISSION

Date
01/21/20
02/14/20

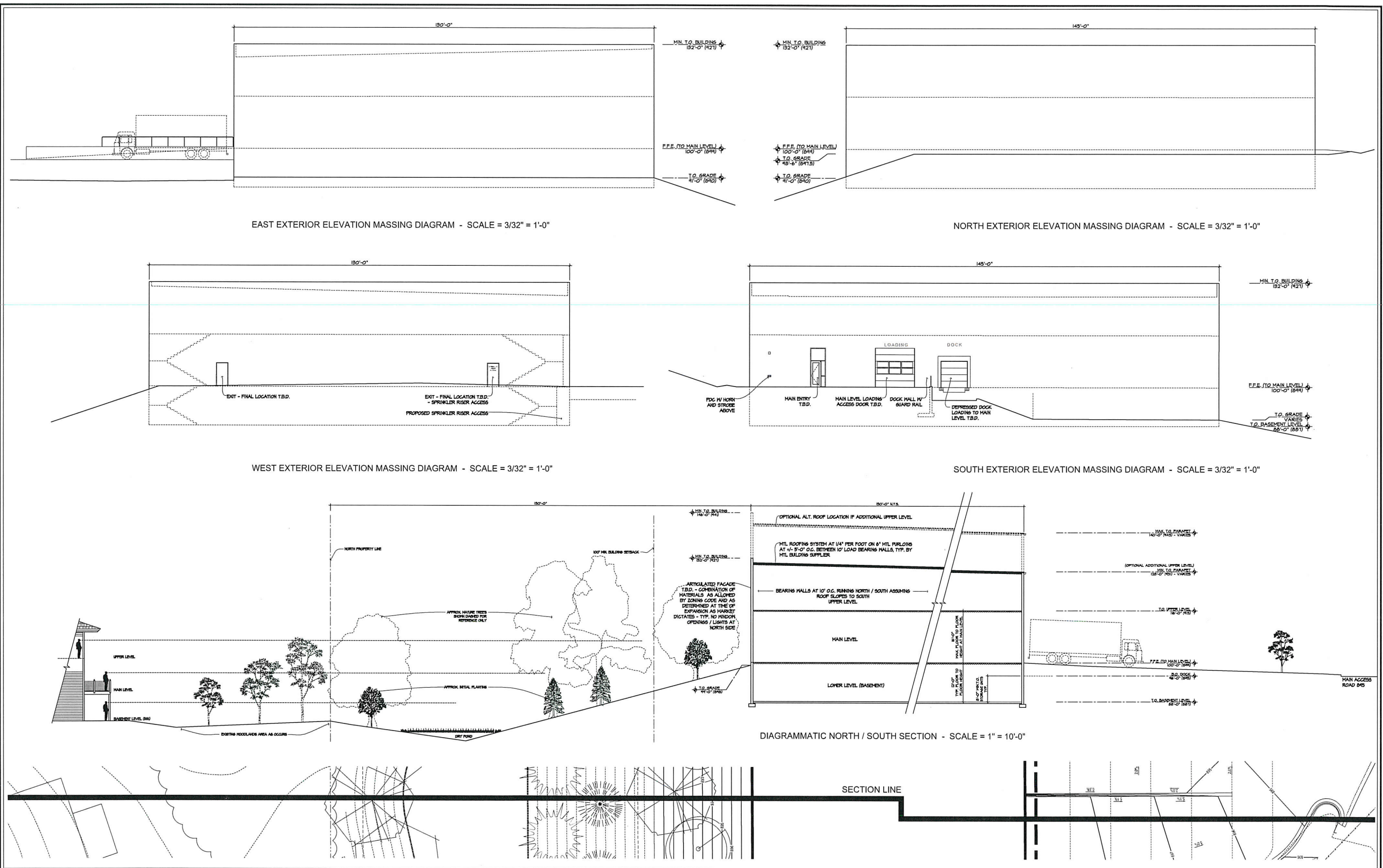
PRELIMINARY
NOT FOR CONSTRUCTION

EXPANSION PHASE
2 & 3

PHASE 3
TYPICAL COLD
STORAGE CONCEPT
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 18-1063-04
ISSUED DATE: 02/14/2020
DRAWN BY: ES
CHECKED BY: KA

A2.1



ARCHITECTURAL CONSORTIUM L.L.C. 901 North Third Street, Suite 220 Minneapolis, MN 55401 612-436-4030 Fax 612-692-9960	Prepared for: STÖR simple. self. storage 9725 SOUTH ROBERT TRAIL INVER GROVE HEIGHTS, MN 55077	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota. Printed Name: Kathy L. Anderson Signature: _____ Date: _____ License #: 22285	Mark Revision / Issue Date CITY SUBMITTAL 01/12/20 PLANNING COMMISSION 02/14/20 PRELIMINARY NOT FOR CONSTRUCTION	EXPANSION PHASE 2 & 3	PHASE 3 CLIMATE CONTROLLED CONCEPT SCALE: AS NOTED	PROJECT NUMBER: 18-1063-04 ISSUED DATE: 02/14/2020 DRAWN BY: ES CHECKED BY: KA A2.2
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P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

HEARING DATE: March 4, 2020

CASE NO: 20-04ZA

APPLICANT: City of Inver Grove Heights

REQUEST: Ordinance amendment regarding residential impervious surface

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

It has been suggested to staff to be cognizant of procedures and to possibly find ways to streamline processes within the City. Staff is suggesting a review of the residential impervious surface ordinance in regards to the public process. Staff brought this item to the Council worksession in January where they gave their blessing to proceed with a possible ordinance amendment.

ANALYSIS

Impervious surface, or hard surface, is limited on each single-family residential lot in the City. The maximum amount of impervious surface is set up based on lot size. In 2010, the City Engineering Department spent a considerable amount of time reviewing the city's stormwater system to determine an appropriate amount of impervious surface allowed on each lot. The code has provisions to allow a lot owner to exceed the maximum impervious surface amount by up to 10% with a conditional use permit (CUP). The amount of impervious surface allowed over the standard allotment must be treated on site. This can be done through a number of methods, most common is a raingarden.

Staff believes the current impervious surface ordinance is designed to effectively regulate stormwater runoff on residential property. Staff reviewed land use applications from the last 10 years and found that 16 conditional use permit requests were applied for and all were approved to exceed the maximum amount of impervious surface. One of the requirements to exceed the impervious surface amount of residential property is to obtain a stormwater facilities maintenance agreement (SWFMA); this agreement shall be entered into between the applicant and city to address responsibilities and maintenance of the stormwater system. Staff believes the objective of the impervious surface ordinance can still be met by removing the CUP portion and just requiring the SWFMA.

Typically, a resident is informed of the impervious surface requirements when a building permit is submitted for an addition to a home or when a homeowner or contractor calls inquiring about code requirements. If the property will be exceeding the impervious surface allotment, instead of staff directing the homeowner towards the CUP process, staff would suggest a sit-down meeting to go over the SWFMA requirements. The homeowner would submit an escrow (same as the current requirements) to start the process with the City Attorney to draft the SWFMA which would be approved by the City Council (same as current requirements). Planning and Engineering would both still be involved with the request to exceed impervious surface; the steps

that that would be eliminated would be the \$296 application fee, neighbor notification, and the public hearing process which takes about eight weeks.

Current Regulations.

10-7-2D, 10-8A-2D, 10-8B-2D, and 10-9A-2D. Impervious surface standards:

D. Impervious Surface Standards:

MAXIMUM IMPERVIOUS SURFACE ALLOWED

Lot Size (In Sq. Ft. Unless Otherwise Indicated)	Maximum Allowed (Without CUP) (Percentage Of Lot Area Unless Otherwise Indicated)	Additional Allowed With CUP
0 – 9,000	40%	10% of lot area
>9,000 – 12,500	35% but not less than 3,600 sq. ft.	10% of lot area
>12,500 – 17,000	30% but not less than 4,375 sq. ft.	10% of lot area
>17,000 – 25,000	25% but not less than 5,100 sq. ft.	10% of lot area
>25,000 – 1 acre	20% but not less than 6,250 sq. ft.	10% of lot area
>1 acre – 2.5 acres	15% but not less than 8,700 sq. ft.	10% of lot area
>2.5 acres – 5 acres	10% but not less than 16,335 sq. ft.	10% of lot area
>5 acres	43,560 sq. ft.	22,000 sq. ft.

1. Additional impervious surface may be allowed by conditional use permit as listed above, provided the following criteria are met:

a. A stormwater management system shall be constructed within the property (not within any public easements or right of way) that meets the best management practices design criteria as set forth in the northwest area ordinances and stormwater manual.

b. The stormwater management system and grading plan (including necessary details for construction, showing proper location, material, size, grades and vegetation) shall be approved by the engineering division prior to ground disturbance or installation of the facility.

c. The stormwater management system is considered a private system and the responsibility of maintenance is that of the owner.

d. The design of the facility shall provide storage and treatment for the 100-year event volume as it relates to the additional impervious surface being considered with a conditional use application.

e. A stormwater facilities maintenance agreement shall be entered into between the applicant and city to address responsibilities and maintenance of the stormwater system.

f. An escrow or fee, to be determined by the city engineer, shall be submitted to the city with the stormwater management system submittal. The final amount and submittal process shall be determined by the city by the time the owners are ready to submit the stormwater management system and grading plan. Surety shall be provided to ensure construction of the system according to the plans approved by the city engineer.

g. The soils shall be tested to determine the infiltration capacity at and below the stormwater facility to ensure the stormwater management facility performs and functions within the assumed design parameters. A three foot (3') separation shall be maintained from seasonal high water levels and the bottom of any facility.

Proposed Ordinance Language.

10-7-2D, 10-8A-2D, 10-8B-2D, and 10-9A-2D. Impervious surface standards:

D. Impervious Surface Standards:

MAXIMUM IMPERVIOUS SURFACE ALLOWED

Lot Size (In Sq. Ft. Unless Otherwise Indicated)	Maximum Allowed (Without CUP) (Percentage Of Lot Area Unless Otherwise Indicated)	Additional Allowed With CUP <u>SWFMA</u>
0 – 9,000	40%	10% of lot area
>9,000 – 12,500	35% but not less than 3,600 sq. ft.	10% of lot area
>12,500 – 17,000	30% but not less than 4,375 sq. ft.	10% of lot area
>17,000 – 25,000	25% but not less than 5,100 sq. ft.	10% of lot area
>25,000 – 1 acre	20% but not less than 6,250 sq. ft.	10% of lot area
>1 acre – 2.5 acres	15% but not less than 8,700 sq. ft.	10% of lot area
>2.5 acres – 5 acres	10% but not less than 16,335 sq. ft.	10% of lot area
>5 acres	43,560 sq. ft.	22,000 sq. ft.

1. Additional impervious surface may be allowed by ~~conditional use permit~~ a stormwater facilities maintenance agreement (SWFMA) as listed above, provided the following criteria are met:

a. A stormwater management system shall be constructed within the property (not within any public easements or right of way) that meets the best management practices design criteria as set forth in the northwest area ordinances and stormwater manual.

b. The stormwater management system, ~~and~~ grading plan (including necessary details for construction, showing proper location, material, size, grades and vegetation), and erosion

control plan shall be approved by the engineering division prior to ground disturbance or installation of the facility.

c. The stormwater management system is considered a private system and the responsibility of maintenance is that of the owner.

d. The stormwater management design of the facility shall provide storage and treatment for the regulatory 100-year event volume as it relates to the additional impervious surface being considered, ~~with a conditional use application.~~

e. A stormwater facilities maintenance agreement that includes an operation and maintenance plan with annual reporting to the city shall be entered into between the applicant and city to address responsibilities and maintenance of the stormwater system.

f. An escrow or fee, to be determined by the city engineer, shall be submitted to the city with the stormwater management system submittal. The final amount and submittal process shall be determined by the city by the time the owners are ready to submit the stormwater management system and grading plan. Surety shall be provided to draft the SWFMA by the City Attorney and to ensure construction of the system according to the plans approved by the city engineer.

g. The soils shall be tested to determine the infiltration capacity at and below the stormwater facility to ensure the stormwater management facility performs and functions within the assumed design parameters. A three foot (3') separation shall be maintained from seasonal high water levels and the bottom of any facility.

ALTERNATIVES

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

- A. **Approval.** If the Planning Commission finds the proposed amendment language to be acceptable, the Commission could recommend approval of the ordinance change.
- B. **Denial.** If the Planning Commission does not find it necessary to modify the existing language, the Commission could recommend denial of the proposed ordinance amendment.

RECOMMENDATION

Since all CUP requests over the last 10 years to exceed impervious surface by up to 10% of lot size have been approved and a stormwater facility maintenance agreement would still be required, staff recommends approval of the ordinance amendment as presented.