

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, APRIL 21, 2020 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

NOTICE TO RESIDENTS: Due to public facilities being closed during the State Emergency Order, people wishing to testify at the public hearing should call into the meeting using the following information:

Phone number: 1-877-309-2073 Access Code: 643-401-461

Individuals may submit written public comments in advance of the meeting by emailing comments to Kim Fox (kfox@invergroveheights.com). Comments received prior to 4:00 p.m. on Monday, April 20, 2020, will be provided to the Planning Commission before the April 21, 2020 meeting.

- 1. CALL TO ORDER**

- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR MARCH 4, 2020 & MARCH 17, 2020**

- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 ALLIANT VENTURES III, LLC – CASE NO. 19-53PUD

Consider the following items for the property located at 9697 Inver Grove Trail:

- a) A **Rezoning** of the property from E-1, Estate Residential to R-1C, Single Family Residential District

Planning Commission Action _____

- b) A **Preliminary Plat** for a 14-lot, five outlot single family subdivision to be known as Inver Grove Trail

Planning Commission Action _____

- c) A **Variance** from minimum lot size and lot width standards

Planning Commission Action _____

- d) A **Variance** from front yard and side yard setbacks

Planning Commission Action _____

- e) A **Conditional Use Permit** for six lots to exceed the allowed impervious surface.

Planning Commission Action _____

3.02 KURT MCCLUNG - CASE NO. 19-40S

Consider a preliminary and final plat to subdivide the property into two lots for the property located at 6180 Babcock Trail.

Planning Commission Action _____

3.03 UNITED PROPERTIES – CASE NO. 20-08PUD

Consider the following items for the property located PID No. 20-36720-00-020:

a) A final plat and final PUD development approval for Building 1 in the Inverpoint Business Park First Addition

Planning Commission Action _____

b) A conditional use permit to allow manufacturing and assembly in the Industrial Open Space District over Lot 1, Block 1, Inverpoint Business Park First Addition

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

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

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, March 4, 2020 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

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

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

Commissioners Absent: Tony Scales (excused)

Others Present: Heather Botten, Associate Planner
Heather Rand, Community Development Director

SHAWN BRIGGS – CASE NO. 20-03CV

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment to expand the existing mini-storage facility with outdoor vehicle storage, and a variance to allow a fence height of eight feet whereas seven feet is the maximum height allowed, for the property located at 9725 South Robert Trail. 61 notices were mailed.

Presentation of Request

Heather Rand, Community Development Director, explained the request as detailed in the report. She advised that the applicant is requesting a conditional use permit (CUP) amendment for the full development of the property at 9725 S Robert Trail as a mini storage with outdoor storage and a variance on fence height. The improvements proposed are in phases. Phase I is the original approved plan which includes converting an existing building into climate-controlled storage and seven cold storage buildings. The amendments to the plan include the grading needed for encountered stormwater design changes and future building pad. The landscape plan would be modified to include supplemental plantings in or around the storm pond in the northeast corner of the site. Most of these improvements are already in place. Phase II improvements would include completion of grading, screening, paving, and 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 fencing, landscaping for screening to the west, gravel base for the storage area and perimeter chain link security fencing. There would be additional tree removal to make way for these improvements. The storage area is intended to be temporary until buildings are constructed. Phase III would consist of constructing additional cold storage buildings and a climate-controlled building. No timeframe is suggested for this phase as these would be constructed as needed based on market demand. Additional landscaping and other improvements would be installed with the buildings. The phasing of the future improvements is laid out in their expected order; however, this approval does not dictate that the project must be done in that order. The applicant is also requesting a variance to allow additional screen fencing eight feet in height. After City Council approved the plans on January 14, 2019, City engineering staff were made aware of contamination within the old septic system on the site. This required changes to the original preliminary stormwater management plan and related development plans which were then incorporated into a City Council approved May 2019 Improvement Agreement for the STOR project. Additional grading and tree

removal were required to address the contamination. Residents made the City aware of these changes and the item was discussed at several neighborhood and council meetings. After additional staff review, staff found that the May 2019 Improvement Agreement was 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 including additional eight-foot cedar fencing, the planting of 40 additional trees, installation of a light sensor system to minimize light wash impacts, and the creation of a private conservation easement. During these discussions the applicant was also considering the future for the site and is requesting an amendment to the CUP for the full development of the site with the various phases of development that could occur. Ms. Rand commended the residents and developer for effectively working together towards a solution. Staff recommends approval of the request with the conditions listed in the report.

Commissioner Weber asked if there was a reason they were requesting approval for all three phases rather than one at a time. He stated what is being proposed is a complete change from what was approved in Phase I. He noted that a 2-3 story climate-controlled storage building was now proposed in an area originally planned for RV parking and he questioned whether that building was ever mentioned in prior conversations with the Planning Commission.

Ms. Rand stated she was not present during the Planning Commission discussions, but had she been there she would have recommended to the development team to provide plans for their multi-phased project so as to make the public aware of what was intended for this site.

Heather Botten, Associate Planner, stated she did not recall the building being discussed with the original plans, but advised that the applicants would be better able to address that question.

Commissioner Niemioja stated she would have liked to have the minutes from the original approval included in the packet so Commissioners would have a reference point on this building and site plan.

Ms. Rand apologized for staff not including the minutes from the previous meeting in the packet.

Commissioner Robertson stated she would like to have a better understanding of the changes that were made from the original site plan and how they were resolved.

Ms. Rand displayed an overall sketch of the development as proposed if all the phases were to be complete.

Commissioner Robertson asked staff to show on the map where Phase II would fit in relation to what is currently existing.

Ms. Rand explained where the office building and renovated storage facility was located and where fencing and landscape screening would be placed.

Commissioner Weber asked how high the fence was.

Ms. Rand replied eight feet.

Commissioner Lissarrague asked if there was only one road in and out.

Ms. Rand replied in the affirmative.

Commissioner Weber asked if the vacant parcel abutting the northeast corner of the subject site

was zoned I-1.

Ms. Rand replied in the affirmative.

Commissioner Weber asked if that parcel was landlocked.

Ms. Botten replied in the affirmative.

Commissioner Weber asked if there was a County or State provision that allows future access to that property.

Ms. Botten replied that currently there was nothing proposed for access to that site. It was a tax forfeit piece that is now owned by a separate entity.

Commissioner Robertson asked if there was a potential for the landlocked piece to get access.

Ms. Botten replied that currently it only had access to it by rail. The property owner would have to obtain access either from the homeowner to the north or landowner to the east. There is a regional basin on that property as well.

Commissioner Niemioja asked who managed the basin.

Ms. Botten replied that currently it is private. If the property were to be developed the City would acquire an easement over that basin.

Ms. Rand showed a diagram of Phase II.

Commissioner Robertson asked where Phase III would be located.

Chair Maggi asked if the three-story climate-controlled building was part of Phase III.

Ms. Rand replied in the affirmative, stating Phase III included additional cold storage buildings as well. Phase II included outdoor storage for RV's and trailers. The phases may go in at different times than what is anticipated based on market demand.

Chair Maggi asked if approval today would include approval of everything related to the proposed 2-3 story climate-controlled building.

Ms. Rand replied in the affirmative.

Chair Maggi asked what the height was on the proposed building.

Ms. Rand replied the proposed height was 40 feet whereas 60 feet is the maximum allowed.

Commissioner Simon asked when the entrance to the site would be modified to provide a safer access for larger trucks.

Ms. Rand asked to have the developer speak to that.

Opening of Public Hearing

The applicant, Brian Briggs, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Briggs replied that he had not personally read the report but likely representatives from his company had. He stated one of the reasons they are looking ahead to Phase II and Phase III is to minimize the times commissioners and neighbors need to come back through this process. In response to the question about what changes have occurred, Mr. Briggs advised that as the Phase I and Phase II studies were completed, they found mild contamination in the area originally planned for stormwater infiltration. The MPCA made a recommendation relative to ponding and, in addition to some stormwater design changes, they are now proposing to construct a climate-controlled storage building where it had initially been approved for RV parking. The area will be a grassy area until Phase III development. The landscape and fencing plan were also changed to address these changes. The changes created concerns for the neighbors, however, so they have been working with them to come up with workable solutions. Those solutions are very expensive, but he is willing to incur the costs if it is something that is acceptable to the neighbors and allows them to move forward. He thinks this is a good fit for this property which has been sitting vacant for 10 years and been a blight to the community. They are building a first-rate secure self-storage facility which he feels is an improvement over other uses that are allowed on this property, such as a distribution center.

Commissioner Lissarrague asked how many storage units were proposed in total.

Mr. Briggs replied that there are 68 parking spaces in the first phase. There will be just under 300 units within the climate-controlled and non-climate-controlled buildings. Depending on the demands of the community, they could ultimately have another 10-11 parking spaces and an additional 800 storage units.

Commissioner Simon asked the applicant if he owned the existing storage facility to the west.

Mr. Briggs replied he did not.

Commissioner Simon noted the steep slopes between the subject property and the neighboring property to the west, and asked if there was a plan in place to retain the water on the subject site and ensure it did not run to the existing storage facility to the west.

Mr. Briggs replied in the affirmative.

Commissioner Simon asked if the entrance modifications had been completed yet.

Mr. Briggs replied that it was not yet finished but was planned as part of Phase I.

Commissioner Wippermann asked for clarification of the \$5,000 grant to neighbors.

Mr. Briggs explained that the neighbors were concerned about how the Phase I development changes were handled and how it affected their view, etc. To address those concerns they agreed to move the RV parking, change the fencing, provide a nature easement, put in additional plantings, and provide a \$5,000 advance to the neighbors to use in their own backyards as they see fit.

Commissioner Robertson asked to hear more information from the engineer.

Steve Johnston, Elan Design, provided some background on the site plan. He advised that the initial Phase I was designed entirely within the original existing building and the parking lot. As they approached that project; however, they discovered some contamination in the northeast corner of the site where the infiltration area was proposed. Since they could no longer do

infiltration there, the stormwater management system moved around the site. As they did that, they preserved a building area in that northeast corner of the site. The buildings that were approved last year are either built or in the process of being built. An office building was also built along South Robert Trail and they reconfigured the entrance into the site. As they started negotiating with the neighbors it became obvious that they should establish an overall plan for the site rather than piecemealing it. After many discussions it was determined that it made the most sense to put a climate-controlled storage building in the northeast corner of the site. Regarding the abutting landlocked parcel mentioned earlier, he advised that is shown on all City maps as a stormwater pond. It had gone tax forfeit and the State put it up for auction. The State did not contact the City to ask if they wanted the property for their stormwater pond even though that is what it was planned for, and instead someone purchased it for back taxes. The property sits on the railroad line, is in the flood zone, has no street access to it, and is essentially undevelopable. We are not providing access to it because there is no reason to.

Commissioner Weber asked Mr. Johnston if he was saying if the owner requested access, he would not provide it.

Mr. Johnston stated that was not what he was saying, and he could not speak for the developer as to whether he would provide access. His point was that the property is intended to store stormwater. Access would have to be arranged through the private road. For the next part of the plan they took off the top of the hill and created a plateau that they could use for development. Stormwater runoff is designed to flow towards the stormwater ponds in the east. He clarified that Phase I is what was approved last year, Phase II is essentially preparing the site for development, and Phase III is constructing buildings.

Commissioner Robertson asked if the City Engineer had approved the design.

Mr. Johnston replied that since they did not receive any comments from the City Engineer asking for changes, he assumes that he has no issues with it. He noted that there are technical engineering comments that need to be addressed prior to going to City Council.

Commissioner Robertson asked if the City's engineering staff were a part of the process.

Mr. Johnston replied in the affirmative.

Commissioner Weber asked Mr. Johnston to address why the Barr Engineering report refers to a one-inch infiltration rate rather than a 100-year event as is typical with most developments, the discrepancy with the weir outlets for Phase III, and the recommended modifications to the culvert outlet.

Mr. Johnston replied that they have designed the system to infiltrate 1.1 inch, which exceeds City standards, and he intends to resolve the weir design discrepancy and culvert outlet but did not have enough time to do that before tonight's meeting. He advised that they are providing rain control in all directions up to and including the 100-year event. The items mentioned in Barr's report are technical engineering items that they are in the process of working out and do not change the plan from a planning perspective. He anticipates them being resolved prior to going to City Council.

Commissioner Niemioja stated she would have liked to see those changes as well since the Planning Commission hears a lot of the complaints from affected property owners.

Chair Maggi asked how close the proposed and existing buildings would be from the closest residential property.

Mr. Johnston replied that the Phase III building would be 130 feet from the property line to the north and the buildings on the west would be 100 feet from the property line. They plan to screen the buildings from residents using tree plantings and fencing.

Commissioner Robertson asked if the applicants had to go through this process with the City of Eagan as well since the west side of the parcel abuts Eagan.

Mr. Johnston replied they did not, although City staff may have shared this information with Eagan.

Grant Robbins, 9432 Tyne Lane, stated there have been many discussions between the neighbors and City Council, staff, and the developers. The neighborhood is generally owned by a group of people who have lived there for 15-plus years. When the neighborhood was developed there was a medical device manufacturing company on the subject site, and it was heavily wooded. Regarding previous comments about what the original plan was, he advised that once the contamination was found in an area on the edge of an infiltration basin, the plan was then reworked. During that phase there were substantial changes made to the northeast portion of the site. The pad where the future climate-controlled storage building would be built was not in the original plan. The pad moved closer to the residential properties and the capacity was increased. The changes from the original plan made after the City Council approved the final plans were the reason for all the neighborhood/developer/staff discussions.

Chair Maggi asked for clarification on whether the stormwater pond was changed to allow for future development or because of contamination issues.

Ms. Rand replied she was not comfortable commenting as she was not involved enough.

Commissioner Robertson asked if what the neighbors saw for Phase I included the Phase III climate-controlled building.

Mr. Robbins replied that the original approvals did not include that building. He pointed out an area where approximately two acres of trees were removed which were intended to stay in place, which is what got the neighbors involved.

Commissioner Weber stated what he is hearing is that because the pond changed all the trees got removed, which allowed for Phase III to be an option whereas with the original plan a Phase III building would not fit on the site.

Mr. Robbins replied that for that building to fit trees would have had to have been removed and further changes would have needed to be made to the stormwater pond. The neighborhood's concern with the tree removal was primarily that the only roadway in and out of the site was supposed to be fully sheltered by mature trees; once the trees were gone they became aware that they were going to have headlights shining into their homes 24-hours a day. In response to that they worked collaboratively with the developers and staff on determining what changes needed to be made to provide screening for the residential properties.

Commissioner Robertson asked if the trees and vegetation that were approved with Phase I in that area were subsequently removed.

Mr. Robbins replied in the affirmative, stating the removal was approved by the City's engineering department after-the-fact. The City has stated that the plans as built are in substantial conformance with the CUP, except for a grading change that resulted in loss of site screening. The subsequent discussions between the developer

and neighbors have been about improving the site screening to make up for the additional tree removal. What is in front of you today is the revised plan they came up with. The plan includes an 8-foot cedar fence and conservation easement, both of which are very important to the neighbors. These will help screen site traffic and future development activity from the neighbors. There are also ten trees proposed along the fence line to make it look more attractive than a fence. The original plan was for RV and vehicle storage to be on the northeast portion of the site. The Tyne Lane neighbors advised the developer that they would prefer to see something other than vehicle storage in that area. They honored that request and are now proposing to construct a climate-controlled storage building instead. The developers have also agreed to a conservation easement which will ensure nothing could damage the trees or landscaping in that area. He noted that the developer will be giving \$5,000 to some adjacent residents so they can install additional screening on their side of the property line as well. He advised that there are three LED lights in particular that are problematic for the residents because their bedrooms sit at a lower elevation than the lights and therefore the bulb is visible from their homes and the light is very intense. The developer has agreed to install a shield around those lights to prevent the bulbs from being visible from the neighborhood. There are also three pole lights that have partial shields. This has provided some help but depending on which house you are in and which angle you are looking at; those lights are still a problem. To remedy that they have agreed to continue around the light with the shielding. The applicant also agreed to modify the landscape plan by moving trees that are in areas not needed for screening to locations that will help screen the development from neighboring residents. Phase II and Phase III buildings do not have any plans in the photometrics for pole lights which is important to the neighborhood because they are impossible to screen because of their height. The neighbors would like to see the building lighting as it is shown in the current photometric plans. In the neighbor's opinion, the Phase III climate-controlled storage building in the northeast portion of the site is the best option of the three proposed. Regarding building height, the neighbors are requesting that there be a limit established of 40 feet high for the proposed climate-controlled storage building. 60 feet is the maximum allowed, and the developer is proposing 30 feet with the option to go to 40 feet. The residents are also requesting that the north side of that building be colored, textured, and moderately attractive since it will be a fairly large building. He stated that he appreciated the developers and City's help in modifying the plan to address some of their concerns and he encouraged the Planning Commission to approve the request.

Commissioner Lissarrague asked Mr. Robbins if the neighbors had a good working relationship with the developer.

Mr. Robbins replied that they were surprised by some things that happened in the summer of 2019, so they alerted the City to the things that happened that did not seem consistent with the approved plans. They then started to meet regularly with the developers and had constructive dialogue that resulted in several changes.

Commissioner Weber asked if the whole neighborhood was in support of Phases II and III and if denial of the request would have any negative impact to the neighborhood.

Mr. Robbins noted that there are roughly 13 houses on Tyne Lane that are not here tonight, but the ones that are here support the feedback he provided tonight. They would like to see the Planning Commission approve the Phase I adjustments which resolve the issues associated with the December 2018 CUP. They also support Phase II and Phase III with the changes discussed.

Paul Brown, 9446 Tyne Lane, stated that he and his wife have lived in this neighborhood for 21 years. He displayed a photo of his backyard taken last night which showed light cast across his yard by a pole light from the STOR facility. He requested that the perimeter lighting be addressed in addition to the lighting modifications that have been agreed to.

Jack Esser, 9305 Albano Trail, stated he has lived in the Ves Valley development, east of 149, for 18 years. From his two-story home he looks directly at this storage facility and would not have known about the request had it not been for the Tyne Lane residents. He requested that this project be put on hold in order to get more opinions before proceeding with a 40-foot building that no tree or fence can disguise from his vantage point.

Chair Maggi asked Mr. Esser if he knew this property was zoned I-1 when he built his home. She stated one of the challenges the planning commission faces is that the developer is within their rights to develop the property; however, she understands that the neighbors are used to this property being the way it was when they moved in.

Mr. Esser questioned what value this storage facility brought to the city, questioned whether it would negatively affect his property values, and felt there was not a need for more storage facilities in the city.

Chair Maggi advised that the planning commission's purview is whether this is an appropriate land use. She agreed that there were a number of storage facilities in the city but stated they would likely not be building more if people were not using them.

Mr. Esser asked commissioners to recognize that his neighbors are also Inver Grove Heights taxpayers, and he would prefer to see a different use there, such as an event center.

Commissioner Simon advised that based on the zoning regulations the applicants have the right to build a 60-foot tall building.

Commissioner Niemioja noted that other factors are considered as well.

Commissioner Robertson stated this highlights the fact that property uses effect more than the immediate area around it. She stated it was unfortunate that Mr. Esser and his neighbors were not noticed on this request, but she knows there is a specific distance required when determining who receives public hearing notices.

Commissioner Lissarrague stated that he does not believe our city needs more mini-storages and asked how large this would be compared to the other ones in the area.

Ms. Rand replied that she did not have that information readily available.

Dave Klee, 504 Severn Way, Eagan, stated he has lived in his home directly west of the STOR property for 26 years. He is concerned about the tree removal planned for Phase II and is requesting that more trees be installed on the west side of the property to provide a buffer to Eagan residents rather than on the south, where there are no homes.

Chair Maggi asked Mr. Klee if he had been involved in the neighbor discussions with the developer.

Mr. Klee replied that he was not.

Chair Maggi acknowledged Mr. Klee's request of the developer to provide coverage that offers the greatest level of screening to the neighbors. She also noted that the residents to the north have stated they did not want RV parking next to them and therefore she questioned why the residents to the west would want it next to them, which is what is being proposed.

Mr. Johnston explained that the reason there are no trees in that area is because they are proposing a fence instead; however, they would be agreeable with working with the neighbors to plant trees instead of a fence if that is what they desire. The lot directly to the west is heavily wooded and therefore they thought a fence would be a better option. He pointed out that there is a possibility there will never be RV parking on the west side.

Commissioner Weber asked to see a rendering of the proposed climate-controlled building.

Elliot Stendel, Architectural Consortium, 901 North Street, Minneapolis, showed renderings of the proposed building and explained their design.

Commissioner Weber asked how tall the east elevation was.

Mr. Stendel replied that 32 feet is the current scenario.

Commissioner Weber asked if that was technically the highest building elevation because of the drop in topography.

Mr. Stendel replied in the affirmative.

Mary Kerr, 9374 Albano Trail, stated she lived east of the subject site and would now have to look at a lit STOR sign on the side of the proposed building; however, she lives in a neighborhood that does not even have streetlights.

Mr. Stendel advised that there was a placeholder for a sign on the east side; however, that may not even be allowed.

Commissioner Weber asked if a second sign on the property was part of the variance request.

Chair Maggi replied that it was not.

Ms. Botten advised that a variance was not needed for a wall sign if it complied with the City's sign requirements; it would just be a permitted use.

Ms. Kerr stated that had STOR not taken the trees down without permission they would not be seeing the building.

Victor Salimone, 9436 Tyne Lane, asked if the applicants would need a variance if they wanted to build higher than the 32-foot building shown in the plans. He also wanted to know if there were any windows on the north side, stating if so, that would be a point of contention.

Chair Maggi replied that current code allows for up to 60 feet of building height so anything below that would not require a variance. She was not sure if there were codes or ordinances relating to windows on buildings.

Ms. Rand asked the developer to speak to the window concern by the neighbors.

Shawn Briggs, 9725 South Robert Trail, stated that they have no plans to put windows on the north side. It is more expensive to build and would result in less rentable storage space, in addition to making the neighbors unhappy. He advised that the rendering shown was the basic idea of what they were thinking of in terms of size, shape, finishes, etc. The reason they are bringing the long-term plan to the City is so everyone can move forward for years into the future with as much clarity as possible. We have worked through a lot of the lighting issues, and he thinks they can address

the light shown in the photo earlier with some additional custom shielding. He will discuss this with their lighting designer. He advised that as soon as the lights were installed, they realized they were too bright. In the interim they figured out how to deal with them. The first step was to have a shield manufactured and installed. The second step was to spend \$25,000 on a NASA grade dimming system for the lights. The third step was to put custom shielding on the backs of all those lights which subsequently invalidated their warranties. He will be having a conversation with the engineer to make sure there will be no unintended consequences of putting on those custom shields. In terms of why RV's would be parked in the south but not in the northeast portion of the site, Mr. Briggs stated the elevations are totally different. The neighbors in the northeast would be looking straight at the parking from their backyards whereas on the south side of the parcel the site sits much higher than the adjacent neighbors.

Mr. Robbins thanked Mr. Briggs for agreeing to address the last lighting issue on the north side which would be a substantial improvement. He noted that if ever the applicant decides to build a 60-foot climate-controlled building versus the 30-foot proposed with the option to go up to 40, he would consider that to be substantially more than 40 and would expect that there would be renegotiation to give the neighborhood an opportunity to have some dialogue.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi thanked everyone for all their work in partnering to try to find resolution on this issue. She believes that the developer is doing their part to find reasonable solutions regarding neighborhood concerns and noted that she has never seen a developer give money to neighboring property owners to landscape their own properties. She stated this is difficult in that the developer has the right to use his property as it is zoned; however, the Commission always wants to consider what matters to the neighbors as well. The challenge is that people want the right to use their own property as they see fit but in cases like this, they also want the right to tell others how to use their property. She supports the request knowing that additional work needs to be done on the trees.

Commissioner Niemioja commended the joint efforts of the neighbors, staff, and developer to try to find a way to utilize property but not harm the neighbors' right to enjoy their own property. She is concerned that somewhere along the line the major problem lies with the City in that the development that occurred was not what the Planning Commission approved. This makes her question what triggers a substantial change and notice being given again to neighbors. In her opinion this was a major change and staff should not have had the ability to approve it without first bringing it back to City Council. If it had gone to City Council this would never have happened as the details would have been worked out ahead of time. She advised all citizens to look at the agendas on the City's website to see what is being discussed. The Planning Commission would likely have had a lot to say on this change had it come back for approval as they work extremely hard to look at aesthetics, land use, and how proposals affect the neighborhood. She will likely approve this since the outstanding lighting and landscaping issues are on record and the hardship for the variance seems to comply. However, in her opinion the plan was substantially changed and should have been acknowledged by the City.

Commissioner Lissarrague stated he was disappointed about the tree removal as this project affects neighbors' quality of life. He commended the developers on working courteously with the residents but did not think this was an ideal location for a storage facility. He would like to see the project slow down and questioned whether something could be negotiated regarding access for the landlocked parcel.

Ms. Botten stated it was not a new lot, it has always been landlocked, and staff does not think it is the developer's responsibility to provide access to that property.

Commissioner Weber understood that it was not the developer's responsibility to give access, but he would like to have that conversation as it is zoned I-1 of which there is very little in the City.

Chair Maggi agreed, but stated it did not play into the approval of this request.

Commissioner Robertson commended the professional feedback and the way it was presented from the neighbors. She stated she would not vote for approval tonight because of the outstanding light and tree concerns not being listed as requirements, and the fact that they have not heard from the City Engineer as to whether he believes that what is being recommended for the south side will in fact resolve the problem.

Chair Maggi stated conditions around trees and lighting could be added; however, she is concerned about requiring that as the things the developer is agreeing to do to accommodate the neighbors may not comply with City Code.

Commissioner Weber stated the shoebox lighting required in City Code does not typically span 360 degrees like is seen on this property. He is guessing that the LED lights were put on tall poles and the light is washing back.

Commissioner Robertson would be open to tabling the request in order to get more information from the City Engineer on the lighting and where exactly the trees would be taken from and moved to.

Commissioner Niemioja questioned how they could move this forward without the changes made to the plan regarding trees and lighting.

At Chair Maggi's suggestion Commissioners reviewed the conditions of approval one at a time.

Commissioner Weber wanted it to put on record that Condition 1 refers to the Phase II and Phase III Erosion Control Plan dated 2-14-2020, however, there are several discrepancies listed in the Barr report that still need to be resolved.

Ms. Botten stated that the comment at the bottom of the plan list addresses that concern. It states that the final list of approved plans and date of plans will be identified in the development contract and stamped by the City Engineer as approved.

Commissioner Kramer added that Condition 9 covers that as well by requiring that final plans, site grading, stormwater management, and erosion control plans shall be approved by the City Engineer.

Commissioner Weber suggested adding Barr Engineering to Condition 9.

Ms. Botten advised that Barr was hired by the City so having the City Engineer approve the plans is in essence approving the Barr report as well, but the Commission could add verbiage to require that the plans be approved by both the City Engineer and Barr Engineering.

Commissioner Weber would prefer to have that verbiage added in order to make sure it is clear that the Planning Commission's approval includes the recommendations from Barr Engineering.

Chair Maggi asked if there were any recommended changes to Condition 2.

Commissioner Weber asked if this was where they would address the tree revisions to address the

issues brought up by the neighborhood.

Chair Maggi replied in the affirmative, and suggested they add language stating that improvements such as landscaping, screening, and grading shall be installed to provide the greatest amount of screening for the neighborhoods.

Commissioner Weber asked for clarification on wall signs regulations.

Ms. Botten advised there are size requirements and a total square footage that is allowed on the entire property. If they comply with those requirements, they do not need any variances, just a building permit. Also, they are allowed to have a lit sign on the side of their building.

Chair Maggi stated so far the two recommended changes were to Conditions 2 and 9.

Commissioner Niemioja asked if there needed to be additional language to Condition 5 regarding lighting since existing lighting was part of the problem.

Commissioner Weber read the condition which requires that all parking lot and building lighting be downcast shoebox style and that the bulb shall not be visible from property lines.

Commissioner Robertson stated that you could see the light without seeing the bulb.

Commissioner Niemioja acknowledged that some downcast lighting was necessary for security purposes.

Commissioner Weber stated there was a similar issue at Target and simple modifications to the shoebox style downcast lighting resolved the issues.

Commissioner Simon asked if the height of the light was part of the problem.

Commissioner Niemioja advised that if it was too high you would see the bulb.

Commissioner Weber pointed out that the condition requires that the bulb not be visible.

Chair Maggi reminded commissioners that their purview was reasonable land use.

Commissioner Niemioja stated they could look at aesthetics as well.

Ms. Botten stated that to alleviate some concerns about a 60-foot building, based on the elevation plan that was submitted and shown tonight by the developer, the Planning Commission could add a condition stating that the proposed climate-controlled storage building cannot exceed 40-feet in height.

Ms. Rand stated the developer has requested the flexibility to go up to 45 feet.

Commissioner Weber stated he was uncomfortable with 45-feet versus 40 because at 45 feet you could have three stories above ground.

Chair Maggi stated the current code allows up to 60 feet and she wants to know what the concern is to restrict it to 40.

Commissioner Niemioja replied because of aesthetics and the general neighborhood concern. Also, the overall guiding principles of the comprehensive plan allow us to have a building in an

area that somewhat conforms to the surrounding area.

Commissioner Weber stated his documents refer to a 21-foot tall building, the architect indicated needing 32-feet; therefore, 40 feet seems generous.

Chair Maggi asked if the developer would have to come back for an amendment if they determined that they needed 45 feet, but 40 feet was approved.

Ms. Botten replied in the affirmative.

Commissioner Wippermann stated the developer has done a good job of trying to accommodate the neighbors and he would not be opposed to allowing up to 45 feet.

The remainder of the commissioners advised they were agreeable with 45 feet as well.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Lissarrague, to approve the request for a conditional use permit amendment to expand the existing mini-storage facility with outdoor vehicle storage, with the conditions listed in the report and **1) a change to Condition 2 to add language stating that improvements such as landscaping, screening, and grading shall be installed to provide the greatest amount of screening for the neighborhoods, 2) a change to Condition 9 to add 'and Barr Engineering', and 3) adding Condition 13 to allow a maximum height of 45 feet to the Phase III climate-controlled storage building**, and a variance to allow a fence height of eight feet whereas seven feet is the maximum height allowed, with the practical difficulty as listed in the report, for the property located at 9725 South Robert Trail.

Commissioner Wippermann commended the residents on focusing on the things that were most important to them and working with the developer to agree on a solution acceptable to both parties.

Motion carried (8/0).

Ms. Rand heard stated she was unsure when this item would go to City Council.

Chair Maggi advised residents to check the City's website for the Council date.

CITY OF INVER GROVE HEIGHTS – CASE NO. 20-04ZA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for an ordinance amendment to Title 10 Chapter 15 of the City Code (Zoning Regulations) 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. No notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that staff is suggesting a review of the residential impervious surface ordinance in an effort to streamline the public process. Staff brought this item to a Council work session where they authorized staff to move forward with a possible ordinance amendment. Currently impervious surface is limited on single-family residential lots in the City. The code also has provisions to allow a lot owner to exceed the maximum impervious surface amount by up to 10% with a conditional use permit (CUP). One of the requirements of the CUP to exceed the impervious surface is to obtain a Storm Water Facilities Maintenance Agreement (SWFMA), which is an agreement

between the applicant and the City that addresses responsibilities and maintenance of the SWFMA system on the property. Staff believes that the objective of the impervious surface ordinance can still be obtained by removing the CUP portion and just requiring the SWFMA. If the CUP portion is removed from the City Code the homeowner would no longer need to pay a \$296 application fee and would not need to go through the public process, which includes neighbor notification and is typically a 6-8-week process. The SWFMA requires a separate escrow and City Council approval. Those are requirements that exist today and would not be changing. Since all CUP requests to exceed the impervious surface by up to 10% of lot size have been approved over the last 10 years, and a SWFMA would still be required, staff recommends approval of the ordinance amendment as presented, with one change to the table as noted regarding crossing out CUP and replacing with SWFMA.

Chair Maggi asked staff to explain the details of a SWFMA.

Ms. Botten advised that it is a recorded document drafted by the City Attorney and includes general language about who is responsible for maintenance, what is required, a site plan, etc.

Commissioner Simon asked if stormwater ponds needed to be professionally designed and installed.

Ms. Botten stated that was not required, however, most homeowners do not know how to do that, so they are typically done by a professional. It must be approved by the City Engineer.

Commissioner Simon asked who does the testing to ensure the infiltration capacity will work.

Ms. Botten replied that the City's Engineering Department tests the systems and ensures they are installed properly.

Commissioner Kramer asked how many of these requests require some action by the homeowner.

Ms. Botten replied all of them. Anyone exceeding the impervious surface maximum would need a SWFMA, which requires the homeowner to do something. Even if the City were to acquire an easement over a regional basin the homeowner would still be involved in the process.

Commissioner Kramer asked if there was always a rain garden required at minimum.

Mr. Botten replied that anything exceeding what your lot was set up to handle would have to be treated on site with an approved stormwater system.

Commissioner Wippermann asked what the process would be if someone wanted to exceed more than 10% of the allowed impervious surface.

Ms. Botten replied that the process would remain the same. They would need a variance to be in excess of the 10% of lot size which would require neighbor notification and a public hearing.

Commissioner Wippermann supported the ordinance amendment as the applicant could save time and money and the City still gets what it wants.

Opening of Public Hearing

There was no public testimony.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Wippermann, to approve the request for an ordinance amendment to Title 10 Chapter 15 of the City Code (Zoning Regulations) 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.

Motion carried (8/0).

The meeting was unanimously adjourned at 9:36 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, March 17, 2020 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

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

Commissioners Present: Pat Simon
Tony Scales
Joan Robertson
Jonathan Weber
Elizabeth Niemioja
Annette Maggi
Brett Kramer

Commissioners Absent: Armando Lissarrague (excused)
Dennis Wippermann (excused)

Others Present: Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the February 18, 2020 Planning Commission meeting were approved as submitted.

INNOVATIVE BASEMENT AUTHORITY – CASE NO. 20-06CA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit (CUP) amendment for a contractor's yard with outdoor storage, for the property located at 6265 Carmen Avenue. 22 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is requesting a conditional use permit amendment to allow a contractor's yard with outdoor storage to be operated at 6265 Carmen Avenue, which is zoned I-1, Limited Industrial. The property is surrounded by multi-family residential to the north, single-family residential to the west, and I-1, Limited Industrial to the south and east. The applicant's business specializes in basement waterproofing and foundation repair. Their typical hours of operation are 6 AM–6 PM. Most of the material would be stored inside the building but company vehicles, along with a skid loader, excavator, dumpster, and employee parking, would be stored outside. A holding space will also be designated for rock and gravel if needed. The property is 2.5 acres in size. Staff recommends approval of the request with the seven conditions listed in the report. Six of the conditions were carried over from the existing CUP and a seventh has been added regarding erosion and sediment control. Staff received one email and one phone call from neighbors expressing concern about potential early morning noise.

Commissioner Simon asked what the hours of operation were for the previous business at this location.

Ms. Botten replied there were no specific hours of operation for the previous business on this site.

Commissioner Simon recalled that Simon Delivers received deliveries 24/7.

Ms. Botten replied that Simon Delivers operated out of this property several years ago and was problematic. The last business owners were Brand Energy and there were no hours of operation tied to their business and the City did not receive any complaints about their operation.

Commissioner Robertson asked for clarification of the company vehicles and where the noisiest vehicles would be parked in relation to the neighboring residential properties.

Ms. Botten replied that the company vehicles would come in and out daily. She noted that the applicants do not have the number of vehicles shown on the site plan, but staff had them design the site for full build out so they would not have to come back for a future amendment.

Opening of Public Hearing

Aaron Rush, 6265 Carmen Avenue, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Rush replied in the affirmative. He advised that their company trucks would back up to the existing loading doors in the evening, be loaded, and head out the next morning.

Commissioner Robertson stated that backing the trucks up to the building would situate the cab closer to the residents and, in her experience, trucks starting up in the morning could be quite noisy.

Mr. Rush advised that they drive Ram 5500 trucks, not 18-wheelers, and the cab would be approximately 20 feet from the side of the existing building when parked.

Commissioner Robertson asked if the company vehicle parking could be limited to the south side of the building to lessen the impact to the neighbors.

Mr. Rush replied that they could start out using the southern parking stalls, but they hope to grow to the point where they would have trucks on both sides of the building.

Commissioner Robertson asked if the excavator and skid loader were the noisiest vehicles on the site.

Mr. Rush replied that the excavator is not typically used at the facility, but rather loaded onto a trailer and taken to a job site. The skid loader may be used in the evening to load gravel onto a trailer, but typically would also be loaded onto a trailer to do its work at the job site.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Niemioja stated she does not support having the business operating before 7 AM; however, the standard has been set to allow this to open at 6 AM. She hoped that the noise would less of an issue since the trucks were backing up towards the building rather than towards residents. She noted that if it did become an issue, she assumed there were noise and nuisance ordinances that would come into play.

Ms. Botten confirmed that the City has a nuisance noise ordinance.

Commissioner Robertson was concerned about the 6 AM start and the noise it would be generate for the families living in the nearby neighborhood.

Ms. Botten advised that the closest house to the north was 160 feet away from the building.

Commissioner Robertson stated there were a lot of children in that neighborhood and she would prefer to see a 7 AM start because starting vehicles at 6 AM would be unduly disruptive to those families.

Commissioner Weber commented that the applicants were not driving semi's, but rather heavy duty pickup trucks similar to what he drives. To prohibit them from starting their vehicles at 6 AM would be like him not being able to start his truck in his driveway at 6 AM.

Commissioner Kramer agreed with Commissioner Weber, stating he supported the request and believed it was a good re-use of the building. He noted that there were large semi-trailers backing up across the street from this property and that Safeway Bus Company was also nearby and likely started before 7 AM.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Scales, to approve the request for a conditional use permit (CUP) amendment for a contractor's yard with outdoor storage, for the property located at 6265 Carmen Avenue, with the conditions listed in the report.

Motion carried (6/1 - Robertson). This item goes to the City Council on March 23, 2020.

OTHER

Ms. Botten advised that the April 7 Planning Commission meeting has been cancelled.

The meeting was unanimously adjourned at 7:18 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

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

CASE NO: 19-53PUD

APPLICANT: Alliant Ventures

PROPERTY OWNER: Alliant Ventures

REQUEST: Rezoning, Preliminary Plat for 14 lot single family subdivision, Variances from lot size standards and setbacks, Conditional Use Permit for impervious surface

LOCATION: Cahill Avenue and Inver Grove Trail **HEARING DATE:** April 21, 2020

COMPREHENSIVE PLAN: LDR, Low Density Res. **ZONING:** E-1, Estate Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application to develop a 15 acre parcel into 14 single family lots. The plat consists of 14 single family lots, four outlots for storm ponding and one outlot for future development. The eastern half being developed at this time is approximately 4.5 acres. There are a number of constraints on the property that limit the development potential. There is a 200 foot wide NSP powerline easement that divides the property into generally east and west. There are two wetlands on site, a DNR wetland along the north and a smaller wetland in the middle of the southern portion of the site. The topography of the site is such that it is not practical to connect the west and east halves with a street. There is also a 60 foot wide private easement along the east boundary for the properties to the north. The developer proposes to develop the east half now and develop the west half at a later date.

EVALUATION OF THE REQUEST

The request consists of the following applications:

1. Rezoning the property from E-1, Estate Residential to R-1C, Single Family Residential
2. Preliminary Plat for a 14 lot five outlot single family subdivision
3. Variances from lot size standards and from building setbacks
4. Conditional Use Permit for certain lots to provide additional impervious surface

Surrounding Uses. The subject site is surrounded by the following land uses:

North – Single family residential; zoned E-1; guided Low Density Residential.
East - Single family residential; zoned E-1; guided Rural Density Residential.
West – Highway 52/55, Cahill Avenue, MnDOT.
South – Pine Bend Elementary School; zoned P; guided Public Institutional.

REZONING

The property is guided Low Density Residential and is in the MUSA boundary. The Comprehensive Plan anticipates lower density single family residential with municipal sewer and water. The proposed zoning request to R-1C would be consistent with the comp plan land use plan and the density of the project would also be consistent. A rezoning to R-1C would be consistent with the comprehensive plan.

PRELIMINARY PLAT

Lots and Blocks. The total site gross acreage is 15.09 acres. The proposed plat consists of 14 single family lots ranging in size from 8,589 square feet to 14,628 square feet. The average lot size is 11,525 square feet. Nine of the 14 lots are less than 12,000 square feet. Lot widths range from 60 feet to 85 feet wide taken at the front setback. The applicant is requesting variances from lot size and width which is discussed later in this report. There are five outlots proposed. Outlots A,B,C are for storm water purposes and would be dedicated to the city. Outlot D is over an existing private 60 foot wide driveway easement that serves the property to the north. Outlot E is for future development.

There is a very small remnant in the far southeast corner of the property that is on the opposite side of Inver Grove Trail. Since it is part of the same tax parcel it must be platted into an outlot since it is an unbuildable remnant.

The plat abuts two streets that require 40 foot half rights-of-way to be dedicated. The plat provides for the required 40 foot half right-of-way along Cahill Avenue, but not along Inver Grove Trail. The final plat must provide for a 40 foot half-right-of-way along Inver Grove Trail.

Setbacks. The applicant is requesting variance from setbacks to allow for more flexibility on house placement on the lots. A 25 foot front yard setback and 25 foot rear yard setback is being proposed. A variance from side yard setbacks is being requested to provide flexibility from the standard 10 foot house, five foot garage. Side yards would still maintain a 15 foot total separation. The variances are discussed later in the report.

Buildable Lot Area/Impervious surface. Each lot shows a 40' x 65' building pad (2,600 square feet) plus driveway. Building pads are typical size. The smaller lots provide an ample building area.

The applicant is requesting a conditional use permit to allow some of the lots to exceed the maximum impervious surface. The applicant is proposing five lots to exceed the maximum. I have

reviewed the calculations and only three lots would exceed the maximum. Lot 1 would be over by 26 square feet, Lot 3 by 27 square feet and Lot 4 by 200 square feet. The proposed storm water management plan is designed to accommodate the additional impervious surface. These overages are quite small and do not appear to pose any issues with storm water management or allowing too much development on three lots.

Access/Road System. The project is proposed with a public street cul-de-sac to access Cahill Avenue. The cul-de-sac is approximately 300 feet long which falls within the maximum 500 foot length. The road would be constructed within a 50 foot wide right-of-way. The location point provides adequate spacing from the intersection and meets all standards for width, grades and a flat landing area at the intersection. Access point location also recommended by Engineering as it coincides with existing utilities in Cahill that will serve the site

Park Dedication/Trails. Platting of the property requires park dedication through the subdivision ordinance. Park dedication requirements shall be subject to the review and recommendation of the Park and Recreation Commission.

The Comprehensive Plan Land Use Plan does not show any park land needs; therefore, it is anticipated park dedication will be a cash contribution based on the current park dedication cash contribution for each lot. The cash payment would be payable upon release of the final plat.

A trail connection along the east side of Cahill is planned for this segment from Concord Blvd to Inver Grove Trail. A trail exists on the west/south side of Cahill. The proposed plans show a trail from their street heading west approximately 350 feet. The trail must be constructed along the entire length of the property abutting Cahill and all the way to Inver Grove Trail.

Grading and Drainage and Utility Plans. Engineering has reviewed the plans and is also utilizing Barr Engineering to review the plans. Engineering has prepared a memo which covers detail comments on the plans. All of their comments must be incorporated into the final plan set when applicant submits final plat. Overall, engineering is comfortable with the storm design as proposed subject to their comments being addressed in the final plat set.

Landscaping. The Subdivision code requires street trees planted not less than 40 feet apart with minimum of one tree per lot. The proposed plan provides for 17 street trees. Based on lineal footage along the street, a total of 19 trees are required.

Tree Preservation. The applicant has submitted a tree plan which inventories all the significant trees on site. This site is not heavily wooded, but the majority of the significant trees lie in the areas that will be graded. Based on the tree inventory submitted, 30% or 488 caliper inches are allowed to be removed before reforestation is required. The applicant is proposing to remove 76% or 535 caliper inches. A reforestation/landscape plan has been submitted that provides for a total of 540 caliper inches which would satisfy the reforestation requirement but would leave the plan short the required 19 street trees. The plan will have to be modified to provide the additional plantings.

Wetlands. The submitted plans would impact both wetlands. There is approximately 2,021 square feet of the southern wetland to be filled shown on the Preliminary Wetland Fill plan. A wetland mitigation plan will have to be submitted per the Wetland Conservation Act and will have to be approved by the reviewing body and the city. This must be done before or concurrent with the final plat and plans.

The Preliminary Basin Mitigation Plan also shows some impacts to the DNR wetland below the ordinary high water mark. The DNR would have to approve any impacts to their wetland. DNR approval would be required before the city can approve and final plat or plans.

Site Contamination. The property has been occupied in some form or another since prior to 1890. Over the years, unpermitted dumping has occurred on the property and adjoining properties. Site observations from past environmental reviews has identified the presence of surficial dumping. The City encountered contaminated soils during the construction of Cahill Avenue in 2007. The applicant has hired an environmental consultant to prepare an environmental construction contingency plan (ECCP) which provides actions and protocols should contaminated soils be encountered on the site. A plan was prepared in January 2020 and submitted to the MPCA for their approval. To date, the plan has not yet been approved by the MPCA. This would be a condition of approval that no land disturbance can occur until the ECCP plan is approved by MPCA.

Streetlights. Streetlights would be required at the Cahill intersection and at the end of the cul-de-sac. The lighting is typically designed by the electric company and the cost of installation is the developers responsibility.

Development Contract. A development contract must be entered into between the applicant and the City to insure the construction of the necessary public streets, utilities, grading, landscaping, and ponding. The development contract shall be subject to the review and approval of the City Attorney and shall be approved by the City Council at time of final plat approval.

VARIANCE

As stated earlier, the applicant is requesting variances from lot size standards and setbacks. All of the lots are proposed around 60 feet wide at the front setback whereas 85 feet is required. Lot 14 is a corner lot and would require a 100 foot width. Lots 1,2,3,4,5,6,7,10 and 11 are all proposed less than the required 12,000 square foot minimum. All lots are proposed with a 25 foot front and rear yard setback whereas 30 feet is required. Side yard setback request is minimum 7.5 feet, providing at least a 15 foot separation which is what is required in the R-1C with standard 10 foot house and 5 foot garage setbacks.

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 plan would be consistent with the comprehensive plan. The parcel is in the MUSA, served by municipal sewer and water. A density of approximately 2 units/acre is consistent with the LDR designation.

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

The parcel is encumbered with a number of constraints that limit the buildable area. These include a 200 foot powerline easement, contaminated soils, wetlands and private easement. The density of the developed portion of the land is within the allowed density of the LDR district and consistent with typical R-1C zoned developments.

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

As stated above, there are a number of unusual constraints that limit development potential that are unique.

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

Based on the proposed building pads, the character of the development would be consistent with a sewer development. This would be the first sewer single family development in this area since the MUSA was expanded a number of years ago. Building massing would be the same since there would still be 15 feet between homes.

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.

CONDITIONAL USE PERMIT

Lots 1,3 and 4 would have building areas that would exceed the allowed impervious surface for a lot that size. The overage on Lots 1 and 3 are very small while Lot 4 is only 200 feet greater.

General CUP criteria

Section 10-3A-5 of the Zoning Regulations lists criteria to be considered with all conditional use permit requests. This criterion generally relates to the Comprehensive Plan and Zoning consistency, land use impacts such as setbacks, drainage, and aesthetics, environmental impacts, and public health and safety impacts.

Impervious surface CUP criteria

The zoning ordinance sets a maximum impervious surface allowed on each lot in the city based on lot size categories. Impervious surface can be increased by up to 10% of the lot area with a conditional use permit provided the following criteria are met:

- a) A Storm Water Management System shall be constructed within the property that meets the Best Management Practices design criteria as set forth in the Northwest Area Ordinances and Storm Water Manual.
- b) The Storm Water Management System and Grading Plan (including necessary details for construction, showing proper location, material, size, and grades) shall be approved by the Engineering Division prior to ground disturbance or installation of the facility.
- c) The Storm Water 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 storm water facilities maintenance agreement shall be entered into between the applicant and City to address responsibilities and maintenance of the storm water system.
- f) An escrow or fee, to be determined by the City Engineer, shall be submitted to the City with the Storm Water 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 Storm Water 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 (3) foot separation shall be maintained from seasonal high water levels and the bottom of any facility.

In this case, all of the requirements to treat the storm water is already proposed with the design of the storm water management system for the subdivision. No special facilities maintenance agreements or individual monitoring would be needed since the overall storm water management plan would be approved with the subdivision.

ALTERNATIVES

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

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

- o Approval of the **Rezoning** from E-1, Estate Residential to R-1C, Single Family Residential.
- o Approval of the **Preliminary Plat** for a 14 lot, five outlot single family development subject to the following conditions:
 1. The final plat and plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	dated 3/30/20
Preliminary Site Plan	dated 3/30/20
Preliminary Grading Plan	dated 3/30/20
Preliminary Erosion Control Plan	dated 3/30/20
Preliminary Sanitary & Watermain	dated 3/30/20
Preliminary Storm Sewer	dated 3/30/20
Preliminary Street Profiles	dated 3/30/20
Preliminary Utility Profiles	dated 3/30/20
Preliminary Basin Mitigation	dated 3/30/20
Preliminary Wetland Fill	dated 3/30/20
Preliminary 3:1 Slopes	dated 3/30/20
Preliminary Landscape Plan	dated 3/30/20
Preliminary Tree Preservation Plan	dated 3/30/20
 2. The small remnant in the far southeast corner of the property that is on the opposite side of Inver Grove Trail is part of the same tax parcel and must be platted into an outlot since it is an unbuildable remnant.
 3. The plat shall be modified to include a 40 foot wide half right-of-way dedication for Inver Grove Trail.
 4. Park dedication shall be a cash contribution per 14 lots at the current rate to be paid at time of plat release.
 5. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
 6. Drainage and Utility easements shall be provided on the final plat as required by the Director of Public Works.
 7. The trail must be constructed along the entire length of the property abutting Cahill and all the way to Inver Grove Trail.

8. The proposed landscape plan must be modified to meet the requirements of both the street tree requirement and tree preservation reforestation.
 9. A development contract shall be approved by the City Council with the approval of the final plat.
 10. The Final plat and development contract shall be filed with Dakota County prior to any building permits being issued for the site.
 11. A separate final plat application will be required to be submitted for City Council approval. The applicant must record the final plat within 90 days of City Council approval.
 12. A wetland mitigation plan for the southern wetland shall be submitted per the Wetland Conservation Act and must be approved by the reviewing body and the city. An approved plan must be submitted with the final plat and plans.
 13. The DNR shall approve any impacts to their wetland. DNR approval shall be required before the city can approve the final plat or plans.
 14. The submitted Environmental Construction Contingency Plan (ECCP) addressing any environmental contamination on the site must be approved by the MPCA and approval and plans shall be incorporated in the final plat and plans.
 16. Streetlights shall be required to be installed by the developer anticipated to be at the Cahill Avenue intersection and the cul-de-sac. The location and number of streetlights to be determined by the local electric company. A street light agreement shall be entered into between the City and developer.
- o Approval of the **Variiances** from lot size standards and setbacks.

Practical Difficulty: The number of unique constraints on the property that make development consistent with the comprehensive plan. These constraints include; topography, 200 foot wide powerline easement, contaminated soils, 60 foot wide private easement, wetlands with regional basin high water marks.

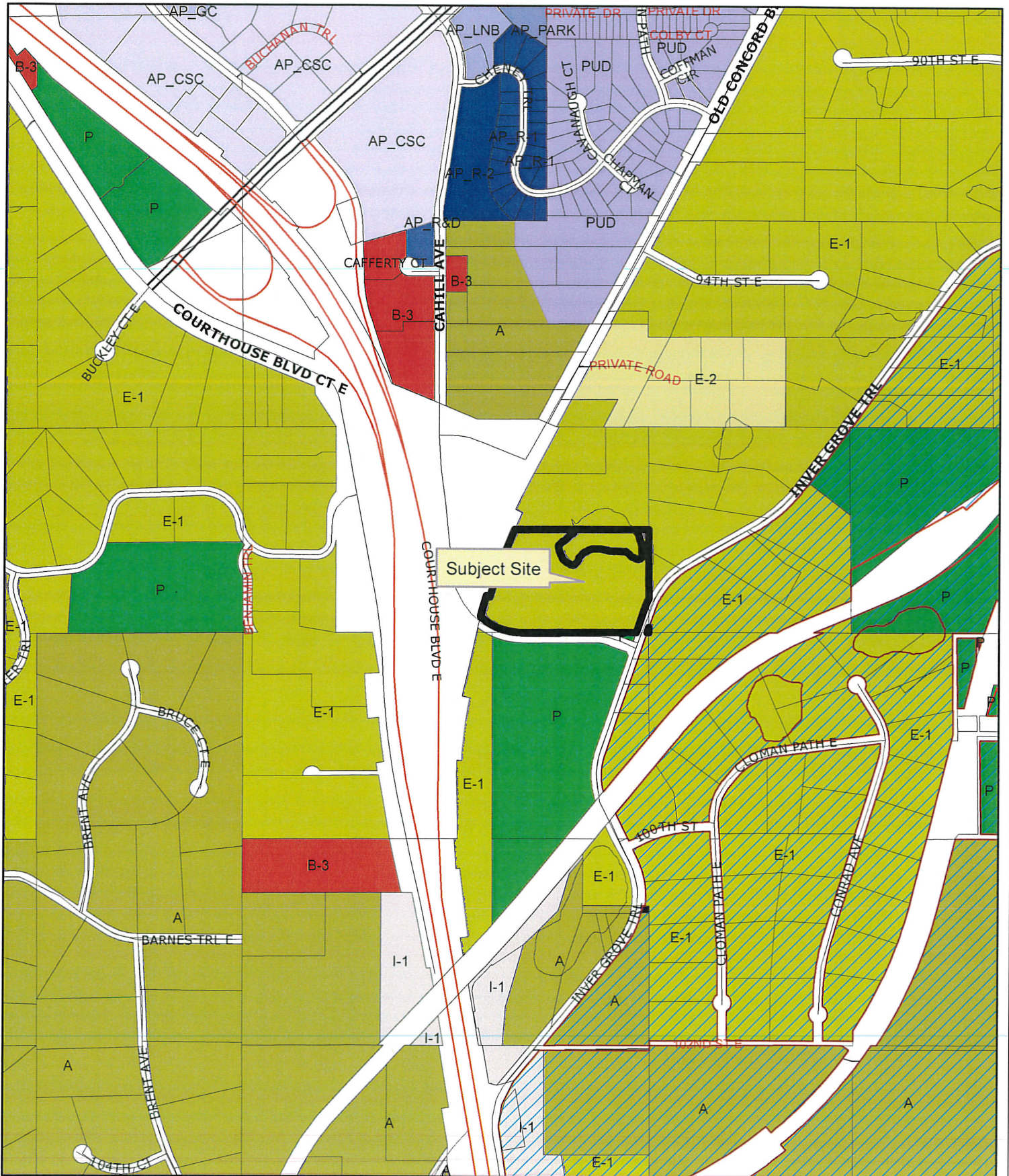
- o Approval of the **Conditional Use Permit** to exceed lot impervious surface standards for Lots 2, 5 and 12 subject to engineering approval of the final grading and storm water management plans.

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

RECOMMENDATION

Planning and Engineering recommend approval of the four applications subject to the conditions listed in the report.

Attachments: Location Map
Applicant Narrative
Memo from Engineering
Preliminary Plat
Preliminary Site Plan
Preliminary Grading Plan
Preliminary Erosion Control Plan
Preliminary Sanitary & Watermain
Preliminary Storm Sewer
Preliminary Street Profiles
Preliminary Utility Profiles
Preliminary Basin Mitigation
Preliminary Wetland Fill
Preliminary 3:1 Slopes
Preliminary Landscape Plan
Preliminary Tree Preservation Plan





*Copy

To: City of Inver Grove Heights
From: Alliant Ventures III, LLC
Robert J. Machacek, Chief Operating Officer

Re: Cahill Property preliminary plat
Date: March 30, 2020

Thank you for taking the time to review the re-zoning and preliminary plat application for the Cahill Avenue project.

The Property

The property consists of about 15 acres located in the northwest corner of Cahill Avenue and Inver Grove Trail on the east side of town. Pine Bend Elementary is located to the south. Large lot single family is located to the east and north. Highway 52 (Courthouse Boulevard) is west of the site. The property is rolling and partially wooded with two wetlands and a 200' powerline easement on the west side of the property. There is existing debris buried that will require cleanup. At this point, only the east side of the site will be developed.

Comprehensive Plan

The Property is currently guided for low density residential allowing 1-4 units/acre.

Zoning

The existing zoning is E-1 Estate. We are requesting a re-zoning to R-1C with variances.

Variances

We are requesting a number of variances for each lot. Typically, requests for flexibility in bulk standards would be done through the use of a PUD but only half of the property is being developed at this point. The west side will become an outlot at this time precluding us from being able to plan that area as part of the PUD. The portion we are developing on the east is too small to meet the minimum area to do a PUD. There is existing debris buried on site that will need to be cleaned up as well as a 200' wide powerline easement and an existing access easement on the eastern boundary. This leaves a much-reduced net area of property to be developed with a large expense of debris cleanup. The current market in this area on a property with these constraints is not conducive to larger lot single family. The market trend for the last several years is for lots under 70' in width. In order to create a feasible project that will be marketable, we are asking for a reduction in bulk standards on each lot. We are requesting lot width be reduced from 85' minimum to 70' minimum. Because the lot widths are reduced, it would follow that the minimum lot areas will also be reduced. There will be some lots that will still meet the R-1C minimum lot area of 12,000 sf but some will not. Requesting a 25' front yard setback has become nearly standard across the region. This will pull homes in closer to streets and infrastructure and pull them further from the existing wetland. We will be in keeping with the 15' building separation as per ordinance but would like that to be split up as 7.5' side yard setbacks on each lot. At this point we

believe we can meet ordinance requirements for lot coverage understanding that we would need a CUP if we want an increase in this coverage percentage.

As per state and local statutes, variances may be permitted if they meet the three-part practical difficulties test:

1. Reasonableness. The property owner proposes to use the property in a reasonable manner. We are proposing a small development of 70' lots on a property that is constrained by a buried debris field, wetlands, an existing access easement, and a 200' wide powerline easement. A 70' lot development still fits within the comprehensive plan requirement for density while being suitable for today's housing market demands. This variance request reduces bulk standards to at least 70% of the R-1C requirement which will put it in line with previous City of Inver Grove Heights zoning standards.
2. Uniqueness. The landowner's problem is due to circumstances unique to the property not caused by the landowner. The property has a portion of it encumbered by generations old buried debris. This debris will have to be removed and the area will have to be engineered for home construction. This is an expensive task without which there would likely be no development. In order to offset the cost of this cleanup, we are requesting the ability to increase our density by reducing bulk standards.
3. Essential character. The variance will not alter the essential character of the locality. These 70' wide lots will provide for an attractive housing product that will only enhance the character of the locality. There is a school to the south and existing residential to the north. The residential to the north are estate size lots but are also well and septic. This property has utilities available so it is better suited for higher density. The new neighborhood will have a buffer of landscaping around the perimeter.

The table below shows the minimum bulk standard requests requiring variances.

	R-1C	Variances	Lots
Lot Width	85'	70'	all
Lot Area	12,000 sf	8,400 sf	1-7, 10, 11
Front Setback	30'	25'	all
Rear Setback	30'	30'	no variance
Side Setback	10', 5'	7.5'	all

Conditional Use Permit

In addition to variances, we will be requesting a conditional use permit (CUP) on 6 lots to increase the impervious surface coverage as allowed by ordinance. Because of the reduced size of the lots, the impervious surface may be higher on some lots. Yellow indicates lots that fall within the allowable percentage without the need for a CUP.

Lot #	Lot Area	Impervious	Additional	Total	Percent	allowed percentage	Need CUP
1	8589	3161	301	3462	40.3%	40.00%	Yes
2	9312	3210	301	3511	37.7%	35.00%	Yes
3	10361	3352	301	3653	35.3%	35.00%	Yes
4	10084	3499	301	3800	37.7%	35.00%	Yes
5	9743	3239	301	3540	36.3%	35.00%	Yes
6	11489	3240	301	3541	30.8%	35.00%	
7	11927	3244	301	3545	29.7%	35.00%	
8	12466	3240	301	3541	28.4%	35.00%	
9	13740	3238	301	3539	25.8%	30.00%	
10	11204	3370	301	3671	32.8%	35.00%	
11	11314	3607	301	3908	34.5%	35.00%	
12	12550	3532	301	3833	30.5%	30.00%	Yes
13	13943	3629	301	3930	28.2%	30.00%	
14	14268	3714	301	4015	28.1%	30.00%	

Please see the enclosed Preliminary Site Plan page for a diagram of the proposed project with the lot layout.

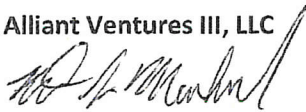
Phasing

We would like to have entitlements in place as soon as possible and construction would begin immediately with the hopes we could have finished, developed lots ready for building by this Fall.

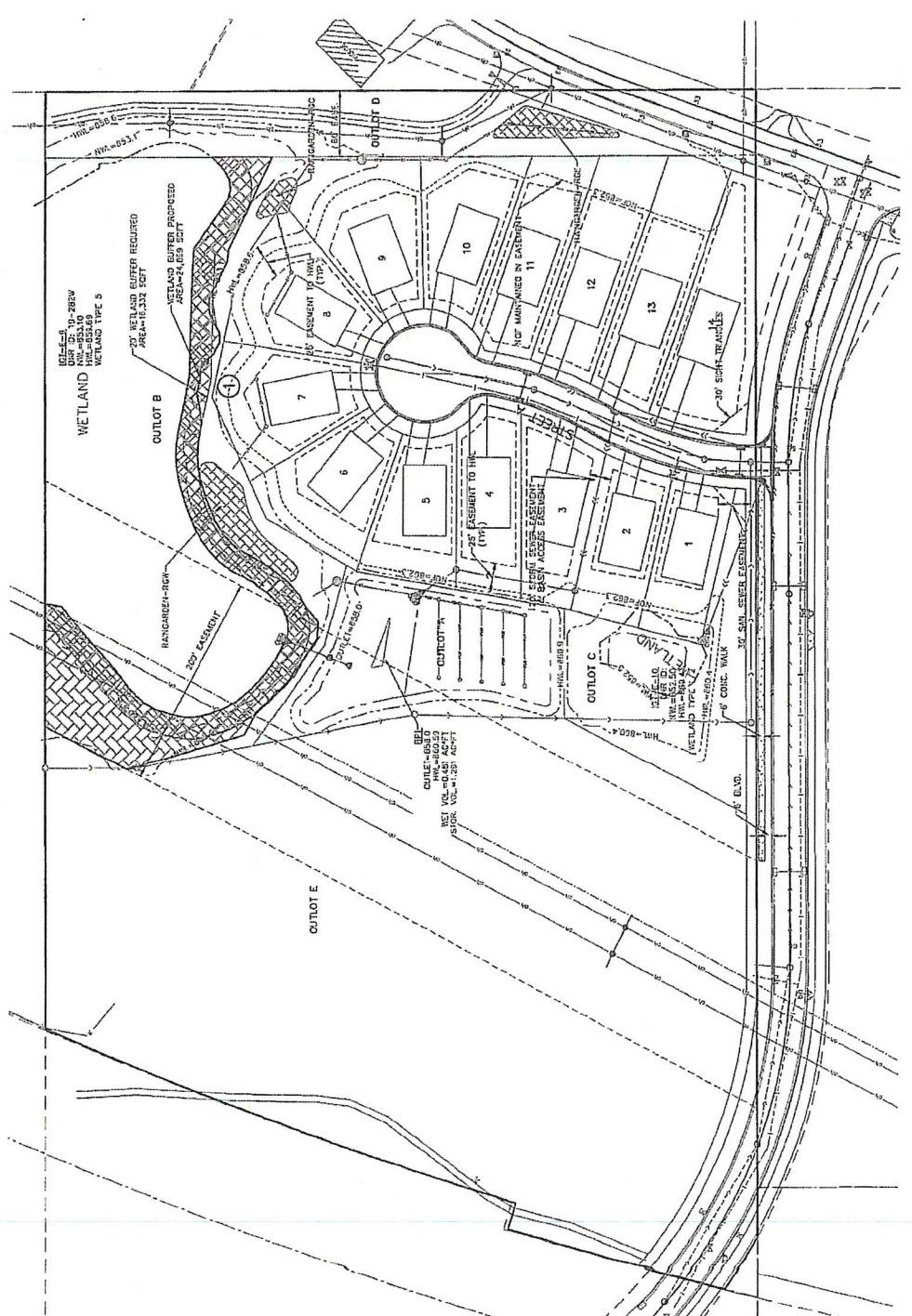
We are excited to bring this new neighborhood to Inver Grove Heights and we look forward to working with the City as we move forward in the entitlement process.

Sincerely,

Alliant Ventures III, LLC



Robert J. Machacek
Chief Operating Officer



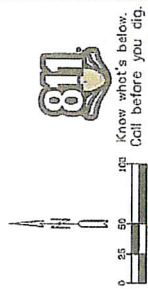
BENCH MARK
 TBM 407 WEST CAVILL
 10' IN DIAMETER
 ELEV=870.02

PRELIMINARY LOT INTERFERE ALLOWANCES

LOT	BLK	ALLOWABLE IMPERVIOUS SQ FT
1	1	2462
2	1	2511
3	1	3553
4	1	3553
5	1	3553
6	1	3553
7	1	2541
8	1	2541
9	1	2541
10	1	2541
11	1	2541
12	1	2541
13	1	2541
14	1	2541

PRELIMINARY ZONING REQUIREMENTS, LTH VARIANCES

MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SEE STREET SETBACK
60 FEET	25 FEET	25 FEET	25 FEET	25 FEET



GRAPHIC SCALE IN FEET
 0 35 50 100
INVER GROVE TRAIL
 INVER GROVE HEIGHTS, MINNESOTA
 1.3 OF 19

PIONEER engineering
 CIVIL ENGINEER LUIS MORALES
 2452 Elm Street, Suite 100
 Inver Grove Heights, MN 56120
 (612) 881-1008
 www.pioneereng.com

ALLIANT VENTURES III, LLC
 4555 Hennepin Avenue, Suite 100
 Minneapolis, MN 55412

PRELIMINARY SITE PLAN

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Steve Dodge, Assistant City Engineer
Mike Wright, Engineering Technician

DATE: April 16, 2020

SUBJECT: Engineering Division Review Comments
Alliant Ventures III, LLC-Case No. 19-53PUD
Inver Grove Trail Preliminary Plans

The following are the Engineering Division's comments for Inver Grove Trail preliminary construction plans dated March 30, 2020. The applicant is requesting the following for the property located at 9697 Inver Grove Trail (aka former Jean Ades site):

- Rezoning from E-1, Estate Residential to R-1C, Single-family residential
- Preliminary Plat for a 14-lot subdivision to be known as Inver Grove Trail
- Variances from the minimum lot width and size requirements
- Conditional Use Permits to exceed the maximum allowed impervious surface on a number of lots

EASEMENTS

1. Developer provide permission to grade and place improvements in NSP/Xcel Tower easement.
2. Provide 15-foot Access Easement between Lots 2-3, Block 1 for maintenance purposes.
3. Provide 15-foot Access Easement to maintain Outlot A at the back of Lots 3-6, Block 1 for maintenance purposes.
4. Temporary Construction Easement over Triangular Property (Ades) at intersection of Cahill and Inver Grove Trail for construction of sidewalk over existing ROW.
5. Right-of-way shall be 40-feet from centerline at Inver Grove Trail.
6. Developer may need to participate in the Ades triangular costs by agreement or assessment.
7. Developer is responsible for paying all City assessments pertaining to the Ades Property.

GRADING & EROSION CONTROL

8. Soil borings are incomplete. Provide soil borings where raingardens, infiltration basins, and utilities are located.
9. Redundant erosion control is required around raingardens, infiltration basins, and wetlands.
10. All 15-foot Access Easements should be constructed with 5:1 maximum cross slopes.
11. Triangular Property (Ades) should be obtained to be properly graded between Development, Cahill and Inver Grove Trail.

STREETS

12. A 6-foot wide sidewalk with 6-foot boulevard should be installed and shown on the north side of Cahill Ave which connects to Inver Grove Trail. **PLATE NO. STR-19**
13. Drintile should be shown in Street A plan view. Street A detail on plan sheet 5.1 shows Drintile on one side of road only. **PLATE NO. STM-09**
14. Radius of cul-de-sac should be labeled along with 30-foot radius. **PLATE NO. STR-04**
15. Since the cross-slope grade for the entrance of Street A from Cahill is greater than 1.5% a valley gutter is not required.
16. Triangular Property (Ades) shall be reviewed by the City at the intersection of Cahill and Inver Grove Trail. Developer shall proceed to show improvement in the existing ROW without impacting the Triangular Ades property until receiving further guidance from City on status of negotiations.
17. Maintain clear zone and recovery slopes along Cahill sidewalk.
18. No planting in easements and 15-feet away from access easements.

19. The Engineering Division would ask that the foot path on the west side of development be removed from plan set.
20. Fire Marshal Jeff Schadeegg, 651-450-2547, commented that Developer needs to post one side of Street A and entire cul-de-sac "No Parking" in order to provide adequate fire apparatus access.

SANITARY SEWER

21. The following types of pipe shall be utilized for the sanitary sewer:
 - 0 < X < 14 feet – SDR 35 PVC
 - 14 < X < 24 feet – SDR 26
 - X > 24 feet – CLASS 52 DIP with 401 Coating
22. The depth for 8" pipe running from MH 1 to MH 2 to MH 3 requires CLASS 52 DIP with 401 Coating. These sanitary sewer pipe runs are below 24-feet.
23. MH 1 should be constructed with an outside considering the "Invert IN" from the run of pipe from MH 10. **PLATE NO. SAN-02**
24. Construction entrance text on sheet 2.1 is not legible, please clean this up.
25. CBMH 105 and MH 1 information on plan sheet 3.2 is not legible, please clean this up.
26. Labeling issues, please provide all inverts for structures with directions.
27. Stationing should be shown at bottom of all profile grids.

WATER MAIN

28. Show hydrant gate valves on plans.
29. Can Lot 13, Block 1 water service get to the house safely?

STORM SEWER

30. CBMH 301 and CBMH 302 are shown in middle of radius.
31. Provide detail of CBMH 104 with SAFL Baffle installed. Ensure manhole is sized appropriately with incoming storm water so SAFL Baffle system treats all incoming water. Also, floatables should be captured for maintenance purposes.
32. B618 curb should be installed behind 2x3 catch basins on Street A. **PLATE NO. STR-06 AND STR-07**
33. Provide a cross section between Lots 2 & 3, Block 1 showing house foundation in relation to storm pipe. Foundations should be at or below storm pipe elevation.
34. Labeling issues, please provide all inverts for structures with directions.
35. Stationing should be shown at bottom of all profile grids

STORMWATER MANAGEMENT

36. Barr Engineering will be providing a storm water management memo for review.
37. Infiltration basin should have 80% coarse-washed sand (MnDOT 3126) and 20% organic matter-MnDOT Grade 2 compost.
38. Storm sewer last pipe and FES entering pond should be 0.5' below NWL and sloped to not exceed 4 FPS velocity or less. The last three joints shall be tied. Rip rap should be run to the bottom. **PLATE NO. STM-10 AND STM-11**
39. BP-1 should have NWL information labeled.
40. Drintile from Outlot A should outlet at a headwall or into OCS 151.
41. All raingarden drintile needs to be ended with headwall at top of engineered soil elevation.
42. Redundant erosion control should be installed to protect infiltration basin and rain gardens.
43. Plan sheet 4.1 Raingarden RGE is not identified correctly.
44. Need verification of storm water credits applied to future west half of development.
45. Wetland mitigation for IGT-E-10 will be necessary. Provide wetland mitigation/credit purchase approval.
46. Storm Water Facility Responsibility Map - we would ask the developer to share a map showing storm water facility responsibility.
47. Vegetative planting plan should be shared.

GENERAL

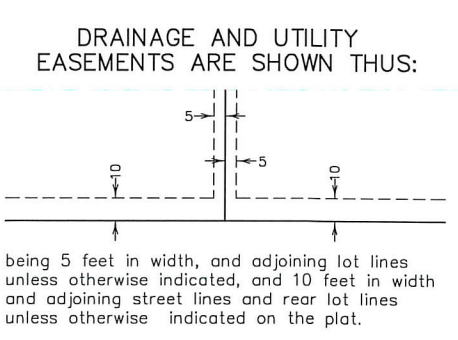
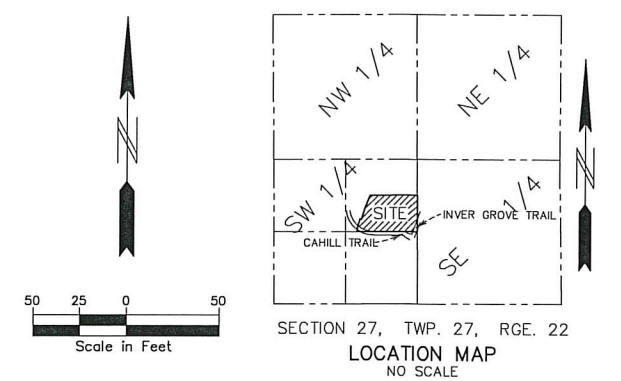
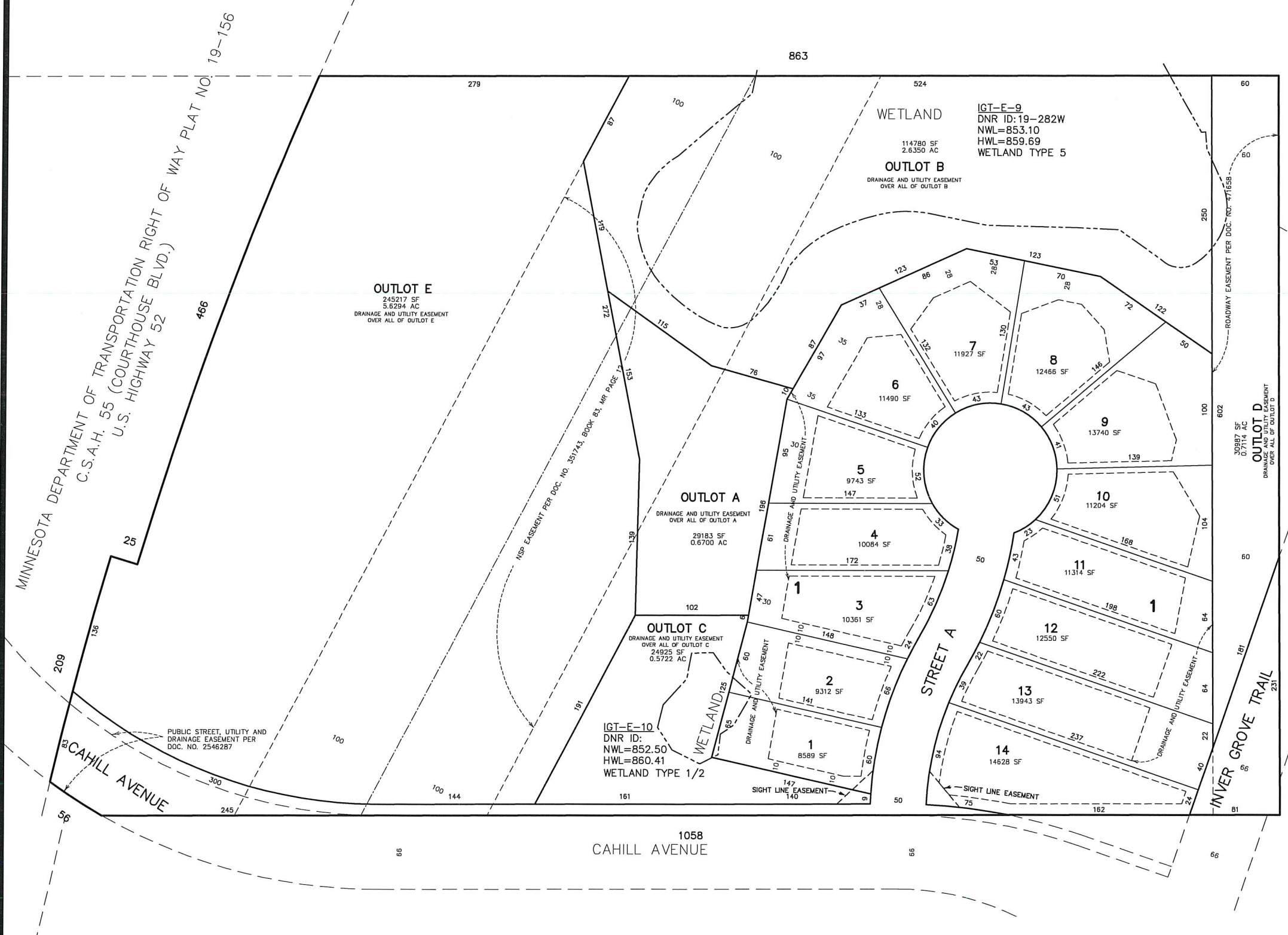
48. Bid specifications should be reviewed by Engineering Division.

49. This site was a dump site which needs a MPCA RAP and environmental review. A Phase 1 environmental study must be provided to City. Provide Phase 2 study with RAP with state approvals.
50. MnDOT development review may be necessary.
51. The following agreements are required:
 1. Development Contract
 - a. LOC with Engineer Estimate
 - b. Consultant Escrow
 - c. \$2,100 per lot Engineering Construction Escrow
 - d. Vegetative Escrow for bioretention basins/ponds/wetlands
 2. D&U Easement Agreement for Sanitary Sewer
 3. Outlots A, B, C, D, and E need D&U Easement over entirety.
 4. Storm Water Facilities Maintenance Agreement
 - a. Outlot A
 - b. Outlot B
 - c. Outlot C
 - d. Raingarden RGW
 - e. Raingarden RGC
 - f. Raingarden RGE
 5. Hydrant License Maintenance Agreement
 6. Retaining Wall Maintenance Agreement
 7. Street Light Agreement
52. Permits to be obtained:
 1. NPDES Construction Storm Water Permit
 2. Public Watermain Extension Permit (provide permit to City for signature)
 3. Public Sanitary Sewer Main Extension Permit (provide permit to City for signature)
 4. DCSWCD and State Agency Wetland Determination as applicable per Wetland Conservation Act (WCA)
 5. MnDOT Drainage Permit
53. Haul routes shall be approved by the City Engineer. City has Cahill Avenue Mill and Overlay project in 2020. Development construction traffic may need to be limited on Cahill Avenue to Concord Boulevard.
54. A preconstruction conference shall occur prior to site disturbance.
55. Working hours for construction are Monday through Saturday 7:00 am to 7:00 pm. No working on holidays.
56. The City Engineer reserves the right to make additional comments.

Attachments: Barr Engineering Review Memo
PLATE NO. STR-04, 06, 07, 19
PLATE NO. STM-09, 10, 11
PLATE NO. SAN-02
Redline Plan Sheets 2.5 & 3.2
Flexamat-OUTLET DETAILS
Flexamat Data Sheet
Flexamat Standard Specifications 6.19
Bioretention Basin 2017-09E

SWD/mw

cc: Tom Kaldunski, City Engineer
Heather Botten, Associate Planner
Tim Kuntz, City Attorney
Dan Helling, Utility Superintendent
Barry Underdahl, Street Superintendent
Jeff Schadegg, Fire Marshal
Robert Machacek, Alliant Ventures III, LLC
John Molinaro, Pioneer Engineering



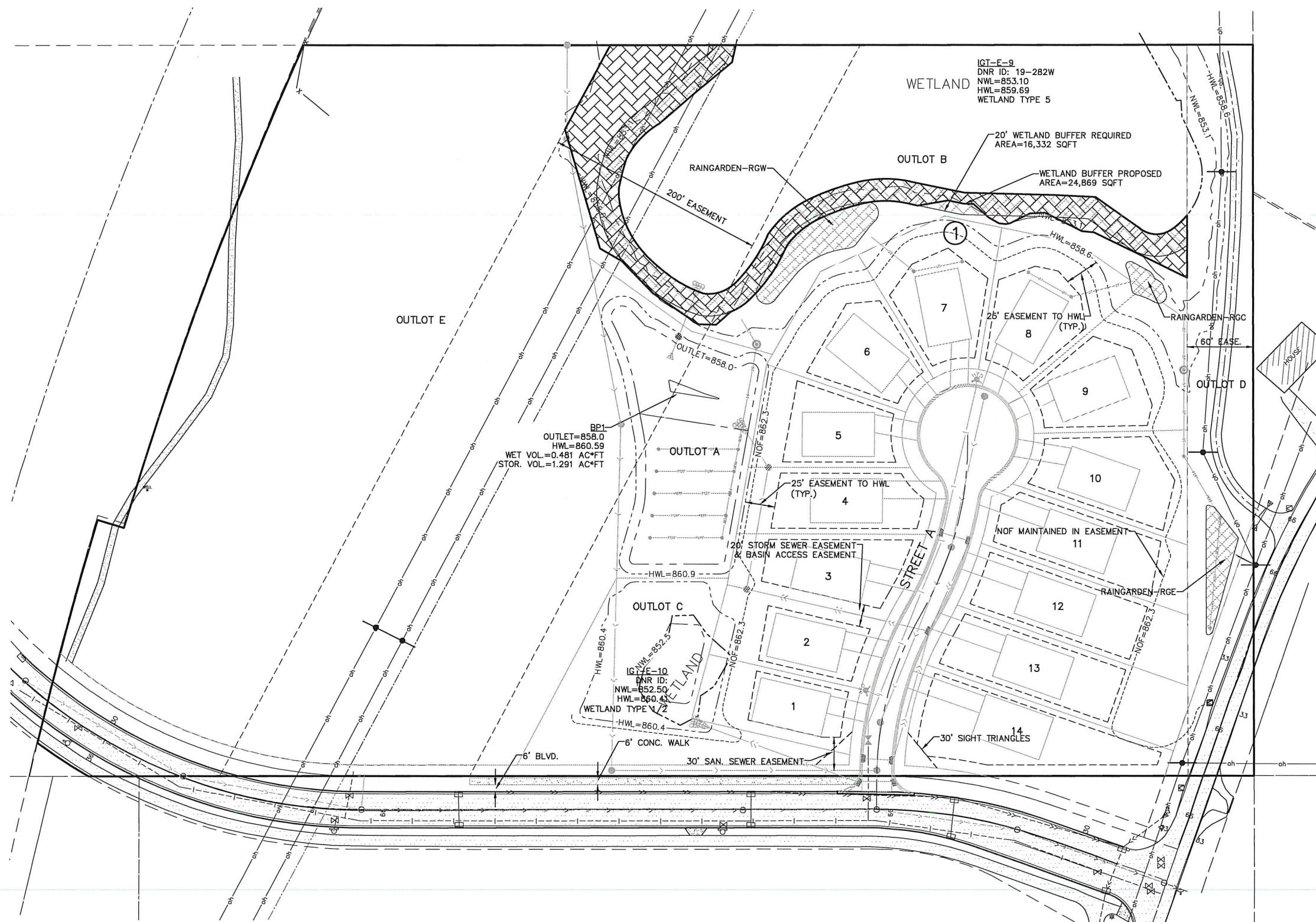
Legal Description Per Title Commitment

The North 1/4 of the Southwest 1/4 of Section 22, Township 27, Range 22, lying East Roadway Thoroughfare No. 56 Except the North 659.16 feet.

Except: All that part of the North 1/4 of the Southwest 1/4 of Section 22, Township 27, Range 22 lying East of the Easterly right of way of Highway 56 except the North 659.16 feet thereof, Dakota County, Minnesota, lying southerly of a line 36 feet southerly of and parallel with the following described line A Point H to its termination.

Line A: Commencing at the South Quarter corner of Section 22, Township 27 N, Range 22 W; thence South 89 degrees 47 minutes 04 seconds West, along the South line of the Southwest Quarter of said Section 22, 209.09 feet to the point of beginning; thence northwesterly 133.05 feet, along a non-tangential curve, concave to the northeast, having a radius of 1432.39 feet, a central angle of 5 degrees 19 minutes 20 seconds, and the chord of said curve bears North 24 degrees 33 minutes 17 seconds West; thence North 21 degrees 53 minutes 37 seconds West, tangent to last described curve, 115.94 feet; thence northerly 172.88 feet, along a tangential curve, concave to the east, having a radius of 477.46 feet, and a central angle of 20 degrees 43 minutes 20 seconds, to Point A; thence continuing northerly 54.83 feet, along the extension of last described curve, having a radius of 477.46 feet and a central angle of 6 degrees 34 minutes, 45 seconds, to Point B; thence continuing northerly 113.14 feet, along the extension of last described curve, having a radius of 477.46 feet, and a central angle of 13 degrees 34 minutes 38 seconds, to Point C; thence North 18 degrees 59 minutes 06 seconds East, tangent to last described curve, 330.00 feet to Point D; thence continuing North 18 degrees 59 minutes 06 seconds East 48.00 feet to Point E; thence North 71 degrees 00 minutes 41 seconds West, 33.00 feet to the westerly line of Inver Grove Trail; thence continuing North 71 degrees 00 minutes 41 seconds West, 85.63 feet, thence westerly 154.23 feet, along a tangential curve, concave to the south, having a radius of 460.00 feet, and a central angle of 19 degrees 12 minutes 39 seconds, to the intersection with a line 30 feet southerly of and parallel with the north line of the SE 1/4 of the SW 1/4 of said Section 22, said intersection being Point G; thence South 89 degrees 46 minutes 31 seconds West, along said parallel line, 467.89 feet to Point H; thence Northwesterly 670.27 feet, along a tangential curve, concave to the northeast, having a radius of 460.00 feet, and a central angle of 83 degrees 29 minutes 11 seconds, and said line there terminating.

TOTAL GROSS AREA	15.09	ACRES
NUMBER OF LOTS	14	
TOTAL LOT AREA	3.70	ACRES
NUMBER OF OUTLOTS	5	
TOTAL OUTLOT AREA	10.22	ACRES
TOTAL RIGHT OF WAY AREA	1.17	ACRES
GROSS DENSITY	.93	LOTS/ACRE
NET DENSITY (EXCLUDES WETLANDS)	1.05	LOTS/ACRE
EXISTING ZONING	E-1 ESTATE	



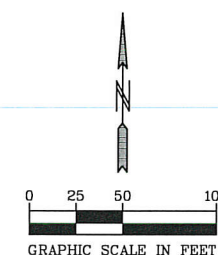
BENCH MARK
 TNH 400' WEST CAHILL
 AVE. & INVER GROVE
 TRAIL INT.
 ELEV=870.62

PRELIMINARY LOT IMPERVIOUS ALLOWANCE:

LOT	BLOCK	ALLOWABLE IMPERVIOUS SQFT
1	1	3462
2	1	3511
3	1	3653
4	1	3800
5	1	3540
6	1	3541
7	1	3545
8	1	3541
9	1	3539
10	1	3671
11	1	3908
12	1	3833
13	1	3930
14	1	4015

PRELIMINARY ZONING REQUIREMENTS WITH VARIANCES:

MINIMUM LOT WIDTH	60 FEET
MINIMUM CORNER LOT WIDTH	80 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM SIDE SETBACK	7.5 FEET
MINIMUM SIDE STREET SETBACK	25 FEET



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2422 Enterprise Drive
 Mendota Heights, MN 55120

(651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

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

Name John M. Molinaro
 Reg. No. 45831 Date 11-1-2019

Revisions
 1. 1-28-20 Client/City Comments
 2. 3-30-20 Client/City Comments

Date 11-1-19
 Designed JMM
 Drawn MSN

PRELIMINARY SITE PLAN

ALLIANT VENTURES III, LLC
 4655 NICHOLS ROAD, STE. 106
 EAGAN, MN 55122

INVER GROVE TRAIL
 INVER GROVE HEIGHTS, MINNESOTA

1.3 OF 19



- TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:
- MAY 1 - AUGUST 1: MINNESOTA STATE SEED MIXTURE 22-111 (OATS COVER CROP) @ 100.0 LBS. PER ACRE OR APPROVED EQUAL.
 - AUGUST 1 - OCTOBER 1: MINNESOTA STATE SEED MIXTURE 22-111 (WINTER WHEAT COVER CROP) @ 100.0 LBS. PER ACRE OR APPROVED EQUAL.
 - MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
 - MNDOT 3881, TYPE 1 COMMERCIAL FERTILIZER, 10-10-20 @ 200 LBS. PER ACRE.
- PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 25-141 (MESIC GENERAL ROADSIDE) AT 59 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
 - MNDOT 3881, TYPE 3 SLOW-RELEASE FERTILIZER, 22-5-10, MINIMUM 70% WATER-INSOLUBLE NITROGEN @ 350 LBS PER ACRE.
- PERMANENT BASIN SEEDING SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
- WET BASIN BENCH/(IN)FILTRATION BASIN: MINNESOTA STATE SEED MIXTURE 33-261 (STORMWATER SOUTH AND WEST) AT 35 POUNDS PER ACRE.
 - ABOVE BASIN BENCH TO HIGH WATER LEVEL: MINNESOTA STATE SEED MIXTURE 35-241 (MESIC PRAIRIE GENERAL) AT 36.5 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL.
 - MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 @ 120 LBS PER ACRE OR 17-10-7 @ 150 LBS PER ACRE.
- UPLAND/NATURAL AREA SEEDING SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 35-621 (DRY PRAIRIE SOUTHEAST) AT 11.0 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL.
 - MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 @ 120 LBS PER ACRE OR 17-10-7 @ 150 LBS PER ACRE.

BENCH MARK
TNH 400' WEST CAHILL
AVE. & INVER GROVE
TRAIL INT.
ELEV=870.62

LEGEND

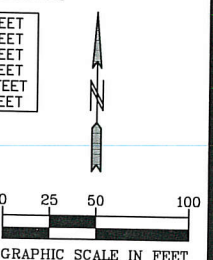
- PERIMETER EROSION CONTROL FENCE.
INSTALL BEFORE START OF GRADING
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED PRIOR TO
START OF GRADING
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED PRIOR TO
START OF GRADING
- ROCK CONSTRUCTION ENTRANCE
INSTALL BEFORE START OF GRADING
- INFILTRATION AREA (SEE DETAIL)
- BASIN ACCESS 8% SLOPE MAX.

EARTHWORK QUANTITIES
CUT: 43,952 YD3
FILL: 34,219 YD3
CLEANUP/REMOVAL: ?? YD3

PRELIMINARY ZONING REQUIREMENTS WITH VARIANCES:

MINIMUM LOT WIDTH	60 FEET
MINIMUM CORNER LOT WIDTH	80 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM SIDE SETBACK	7.5 FEET
MINIMUM SIDE STREET SETBACK	25 FEET

LOW FLOOR = HWL+2'
LOWEST OPENING = EOF+1'
LOW FLOOR = NOF+1'



NOTE:
- UPON COMPLETION OF SITE GRADING, 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.

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2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name: John M. Molinaro
Reg. No. 45831 Date: 11-1-2019

Revisions:
1. 1-28-20 Client/City Comments
2. 3-30-20 Client/City Comments

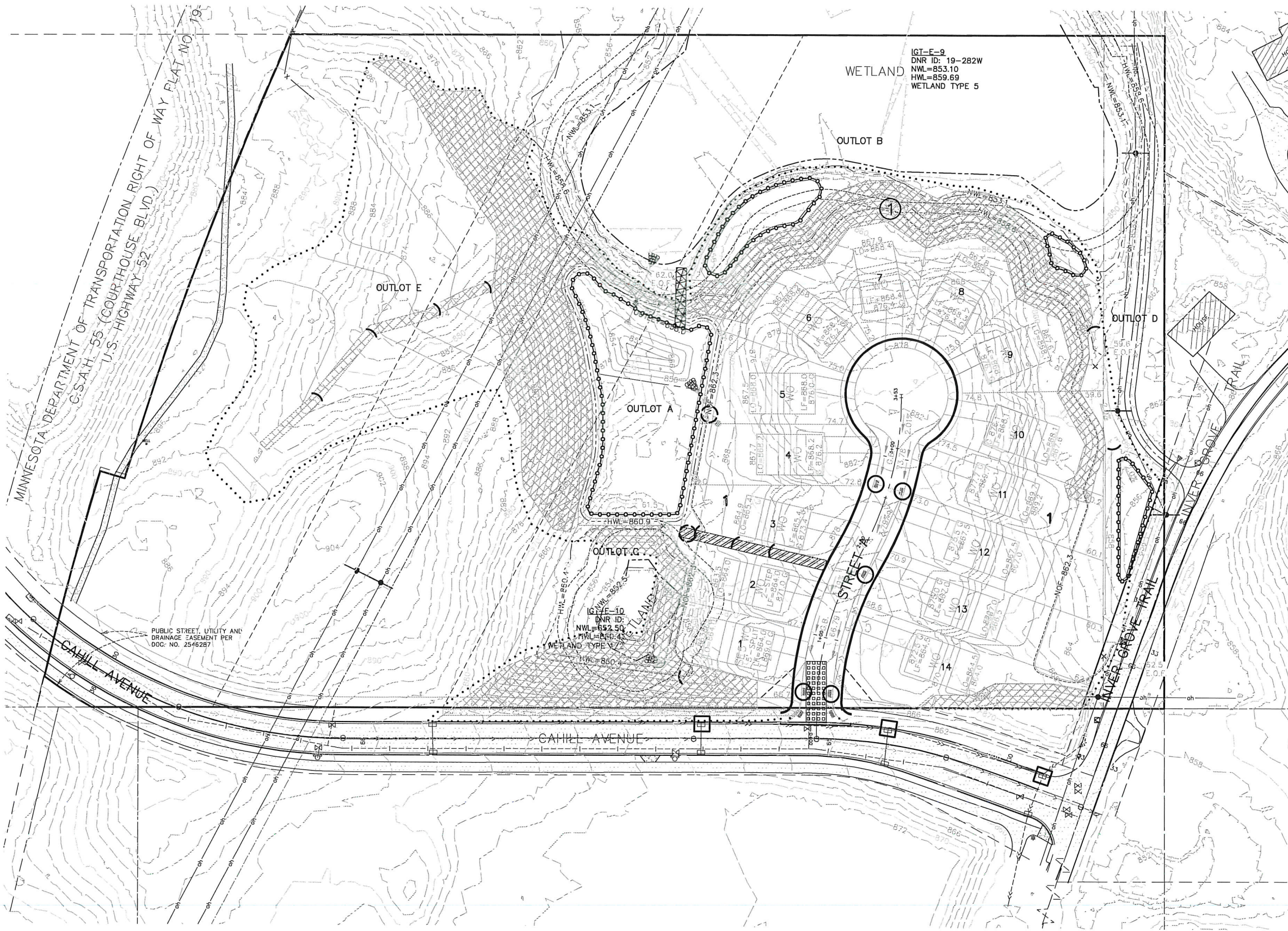
Date: 11-1-19
Designed: JMM
Drawn: MSN

PRELIMINARY GRADING PLAN

ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

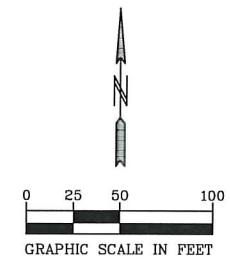
INVER GROVE TRAIL
INVER GROVE HEIGHTS, MINNESOTA

2.1 OF 19



LEGEND

- CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- STRAW BIO ROLLS, INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- ROCK CONSTRUCTION ENTRANCE, INSTALL BEFORE START OF GRADING
- PERIMETER EROSION CONTROL FENCE, INSTALL BEFORE START OF GRADING
- SECONDARY EROSION CONTROL FENCE, TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
- 2' SOD OR EROSION CONTROL FENCE AT BACK OF CURB, TO BE INSTALLED AFTER COMPLETION OF SIDEWALK CONSTRUCTION.
- MNDOT CAT 3 EROSION CONTROL BLANKET, INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
- STABILIZED EMERGENCY OVERFLOW



BENCH MARK
TNH 400' WEST CAHILL
AVE. & INNER GROVE
TRAIL INT.
ELEV=870.62

EROSION CONTROL NOTES

1. ENERGY DISSIPATION AT PIPE OUTLETS INSTALLED WITHIN 24 HOURS OF BEING PUT ONLINE.
2. OFFSITE INLET PROTECTION TO BE INSTALLED PRIOR TO BEGINNING CONSTRUCTION.
3. ONSITE STORM DRAIN INLET PROTECTION MUST BE INSTALLED WHEN BROUGHT ONLINE.
4. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL
5. ROCK CONSTRUCTION ENTRANCE MUST BE INSTALLED AS A TRACKING BMP.
6. SILT FENCE INSTALLED CROSSING CONTOURS MUST HAVE "J" HOOKS ADDED.
7. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEETING REQUIREMENTS OF THE MPCA'S NPDES GENERAL PERMIT IS REQUIRED IN THE PLAN OR AS A SEPARATE DOCUMENT.
8. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED FOR AREAS THAT RECEIVE 10 ACRES OF DRAINAGE. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED IN THE LOCATION OF PERMANENT BASINS. INFILTRATION/FILTRATION BASIN AREAS MAY NOT FUNCTION AS TEMPORARY BASINS. "CONSTRUCT TEMPORARY SEDIMENTATION PONDS AND NECESSARY GRADING TO DIRECT SITE RUNOFF TO THE TEMPORARY PONDING AREA."
9. SITE INSPECTIONS BE A QUALIFIED INSPECTOR ARE REQUIRED WEEKLY OR FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER.

STEEP SLOPES NOTE

1. 3:1 SLOPES—PROVIDE MNDOT RAPID STABILIZATION (2575-3) METHOD 3 OR 4.
—HYDRAULIC MULCH, SEED & FERTILIZE
—CAT.3 BLANKET, SEED & FERTILIZE

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2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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

Name John M. Molinaro
Reg. No. 45831 Date 11-1-2019

Revisions
1. 1-28-20 Client/City Comments
2. 3-30-20 Client/City Comments

Date 11-1-19
Designed JMM
Drawn MSN

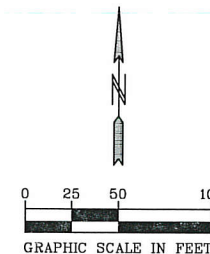
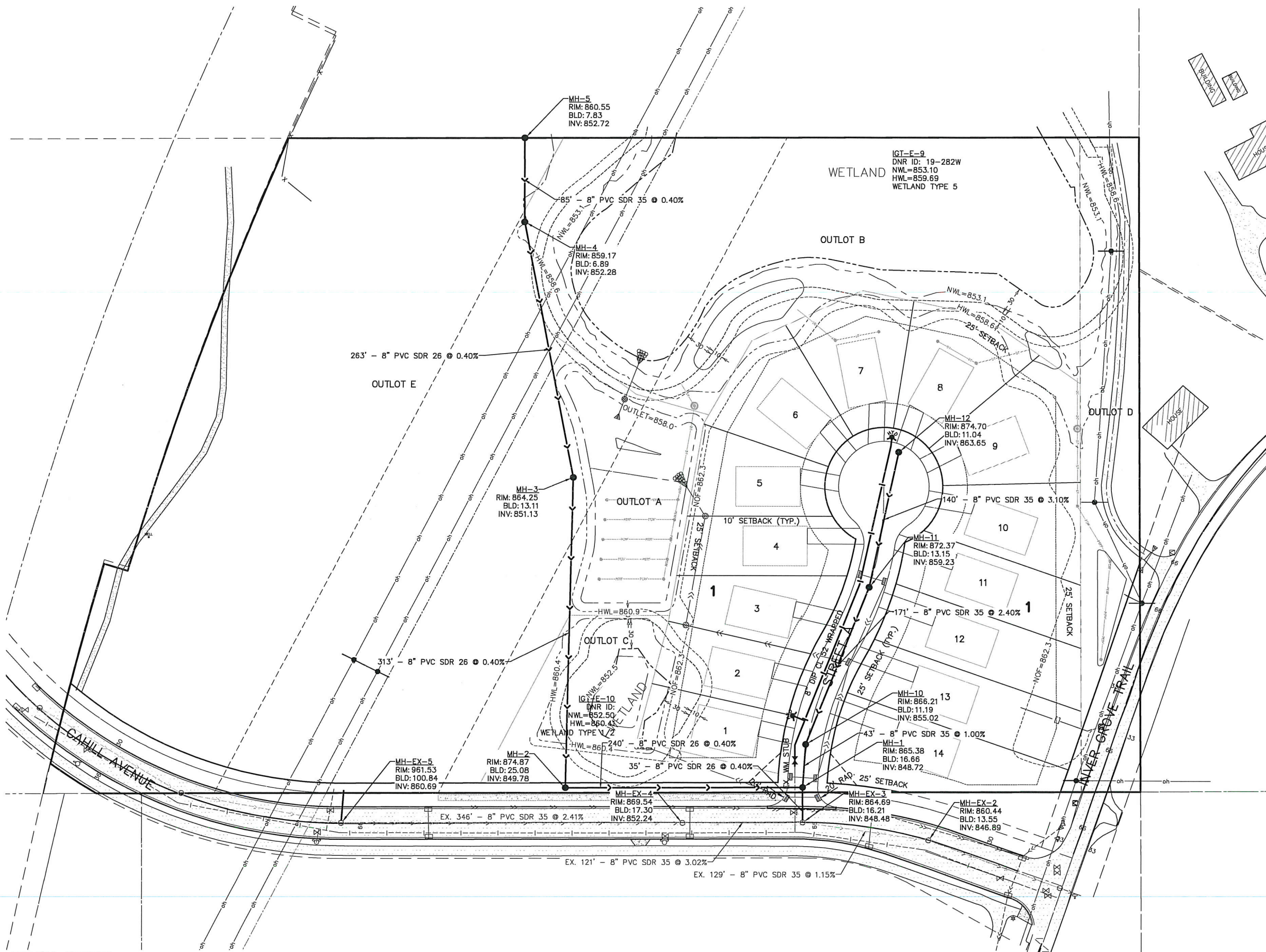
**PRELIMINARY EROSION
CONTROL PLAN**

ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

INVER GROVE TRAIL
INVER GROVE HEIGHTS, MINNESOTA

00-ENG-119050-SHEET-EROS

2.2 OF 19



BENCHMARK
 TNH 400' WEST CAHILL
 AVE. & INVER GROVE
 TRAIL INT.
 ELEV=870.62

UTILITY CONSTRUCTION NOTE
 1. STRUCTURES IN BOULEVARDS/GREENSPACE REQUIRE
 FIBERGLASS FLEX STAKE MARKERS, CITY PLATE (MISC-01)

PRELIMINARY ZONING REQUIREMENTS WITH VARIANCES:

MINIMUM LOT WIDTH	60 FEET
MINIMUM CORNER LOT WIDTH	80 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM SIDE SETBACK	7.5 FEET
MINIMUM SIDE STREET SETBACK	25 FEET

LOW FLOOR = HWL+2'
 LOWEST OPENING = EOF+1'
 LOW FLOOR = NOF+1'

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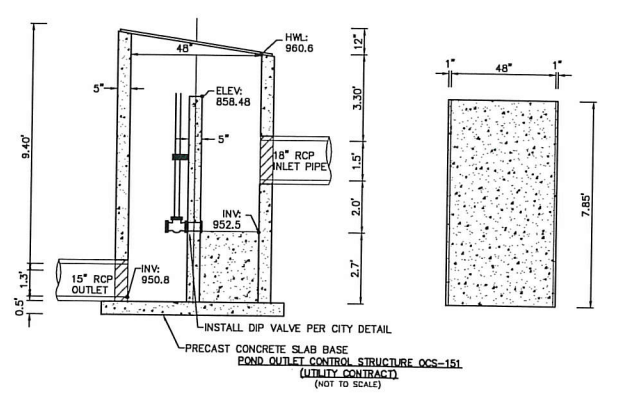
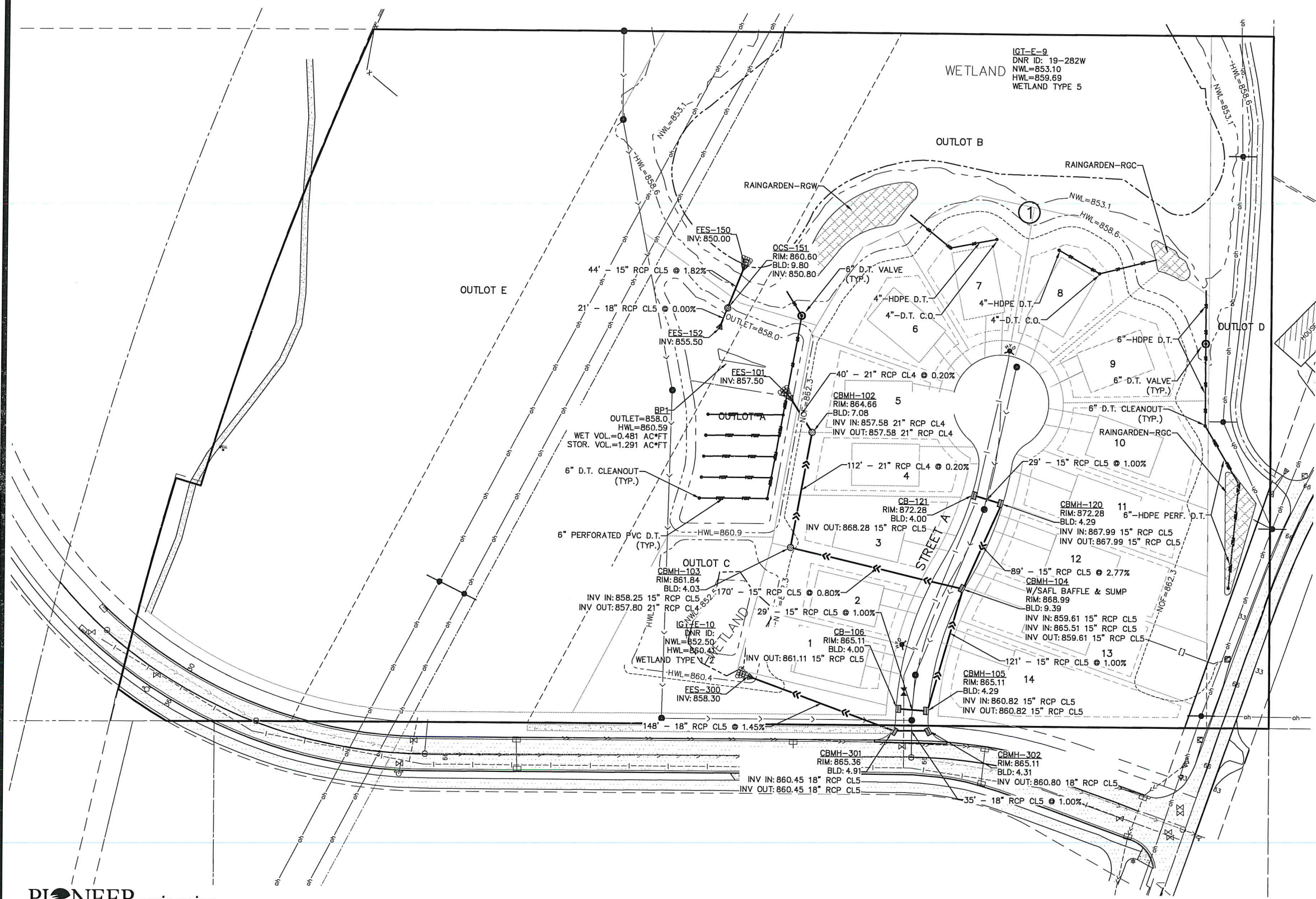
Date: 11-1-19
 Designed: JMM
 Drawn: MSN

**PRELIMINARY SANITARY &
 WATERMAIN/ SITE PLAN**

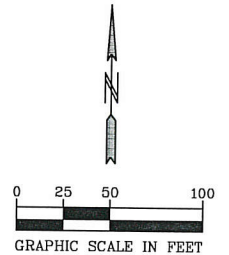
ALLIANT VENTURES III, LLC
 4655 NICHOLS ROAD, STE. 106
 EAGAN, MN 55122

INVER GROVE TRAIL
 INVER GROVE HEIGHTS, MINNESOTA

00-ENG-119050-SHEET-SSWR



BENCH MARK
 TNH 400' WEST CAHILL
 AVE. & INVER GROVE
 TRAIL INT.
 ELEV=870.62



PRELIMINARY ZONING REQUIREMENTS WITH VARIANCES:

MINIMUM LOT WIDTH	60 FEET
MINIMUM CORNER LOT WIDTH	80 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM SIDE SETBACK	7.5 FEET
MINIMUM SIDE STREET SETBACK	25 FEET

LOW FLOOR = HWL+2'
 LOWEST OPENING = EOF+1'
 LOW FLOOR = NOF+1'

UTILITY CONSTRUCTION NOTE
 1. STRUCTURES IN BOULEVARDS/GREENSPACE REQUIRE FIBERGLASS FLEX STAKE MARKERS, CITY PLATE (MISC-01)

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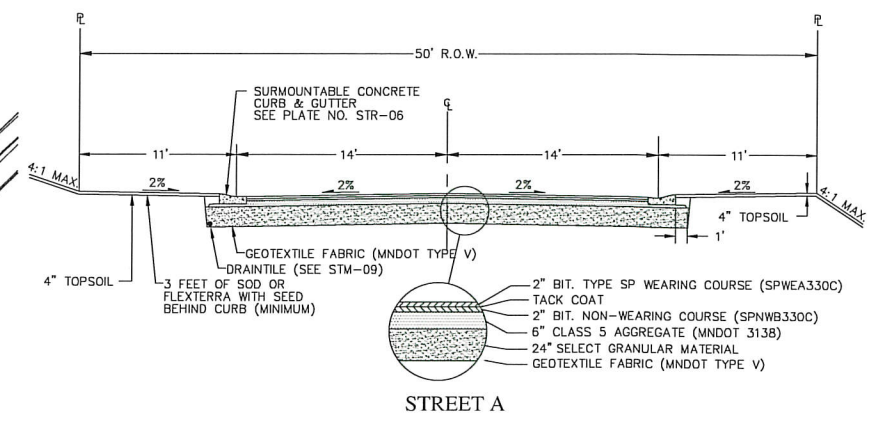
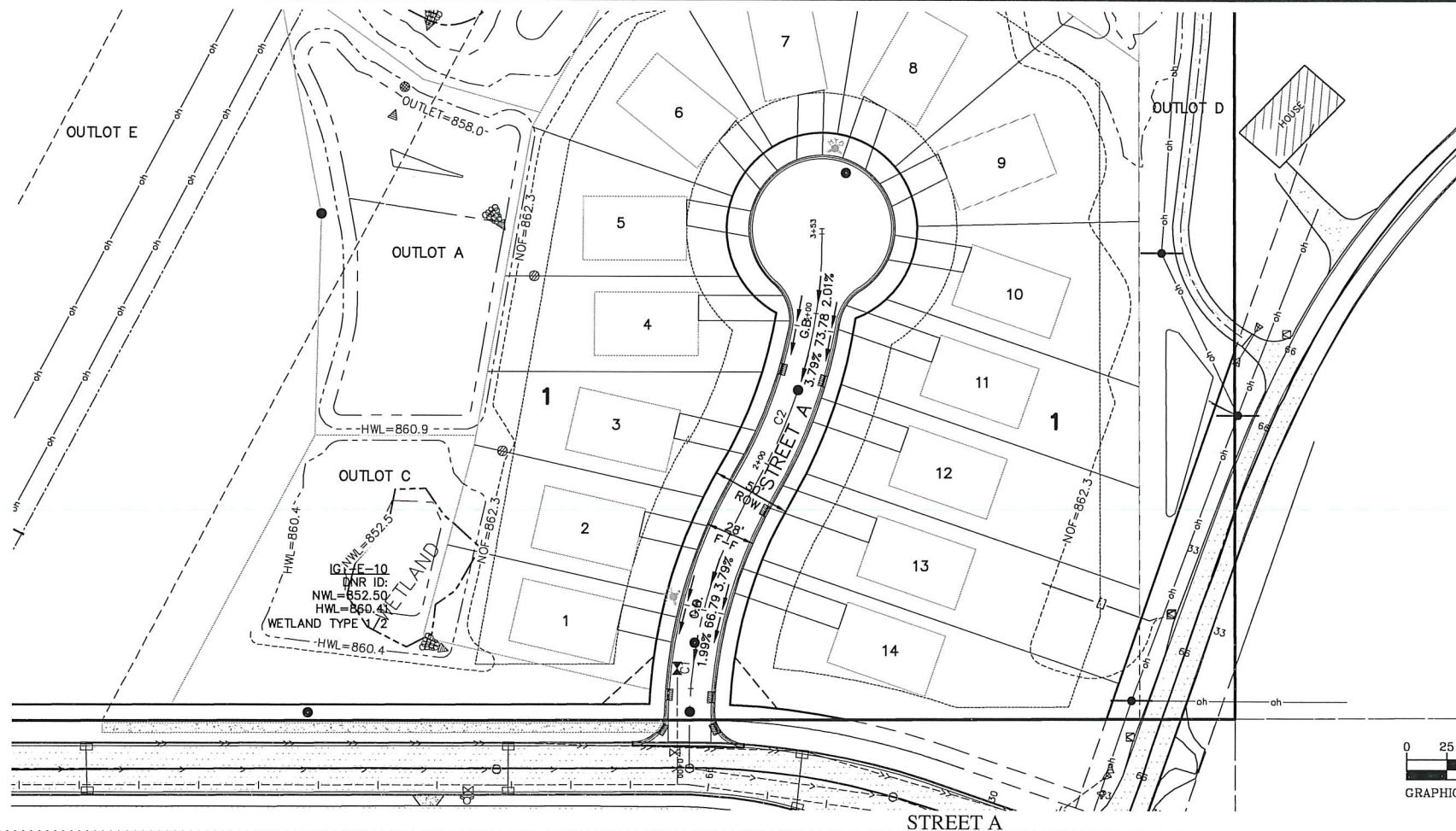
Date: 11-1-19
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 Drawn: MSN

PRELIMINARY STORM SEWER

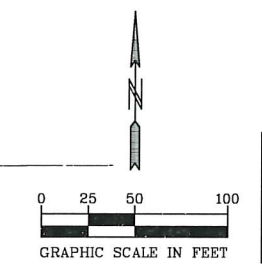
ALLIANT VENTURES III, LLC
 4655 NICHOLS ROAD, STE. 106
 EAGAN, MN 55122

INVER GROVE TRAIL
 INVER GROVE HEIGHTS, MINNESOTA

00-ENG-119050-SHEET-STRM
 4.1 OF 19

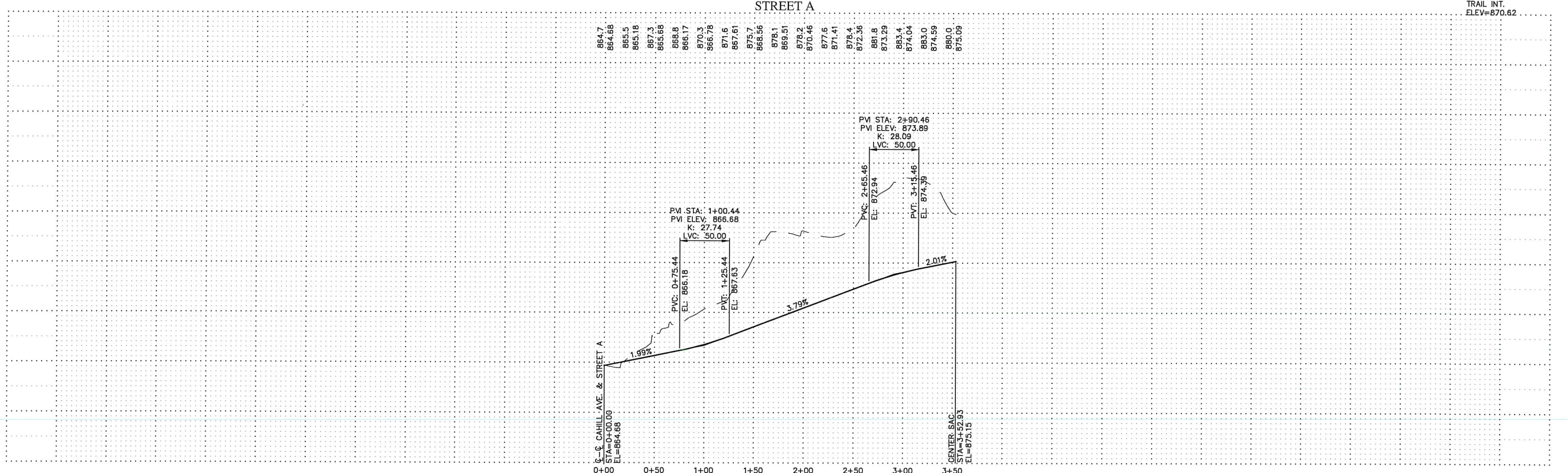


STREET CONSTRUCTION NOTE
1. STREETLIGHTS REQUIRED PER CITY CODE [7-4-1]



CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C1	30°27'04"	159.44	300.00	81.65	0+26.38	1+85.82
C2	30°13'35"	158.26	300.00	81.02	1+85.82	3+44.08

BENCH MARK
TNH 400' WEST CAHILL
AVE. & INVER GROVE
TRAIL INT.
ELEV=870.62



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Designed: JMM
Drawn: MSN

PRELIMINARY STREET
PLAN & PROFILE

ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

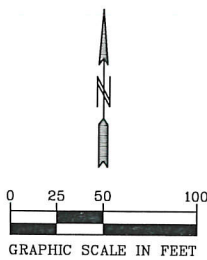
INVER GROVE TRAIL
INVER GROVE HEIGHTS, MINNESOTA

00-ENG-119050-SHEET-ROAD

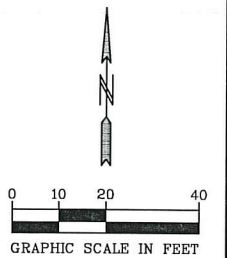
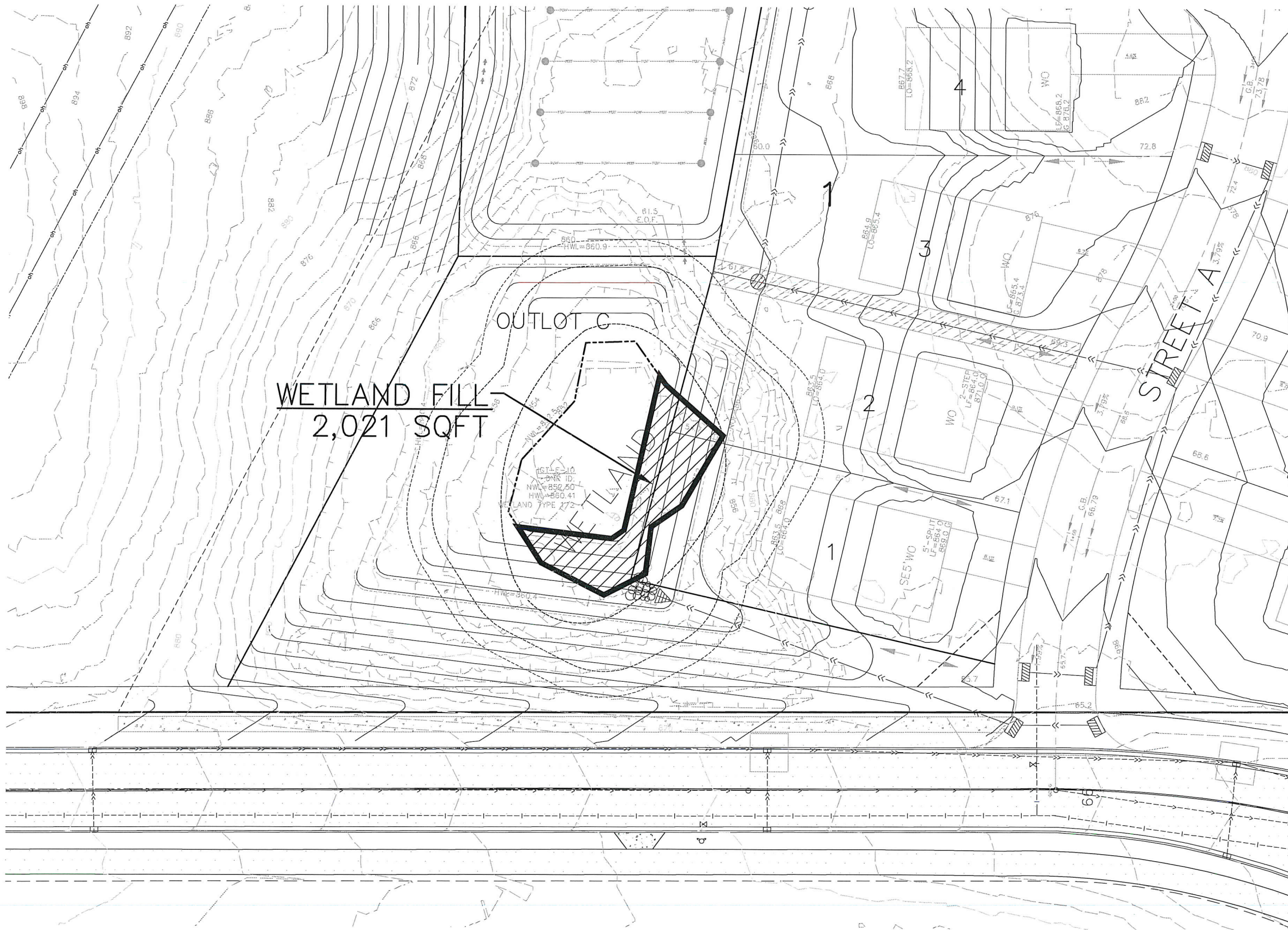


IGT-E-9 MITIGATION SUMMARY

QUANTITY (CUYD)	
FILL	742
CUT	1645
NET	903 (CUT)



BENCH MARK
TNH 400' WEST CAHILL
AVE. & INVER GROVE
TRAIL INT.
ELEV=870.62



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Name John M. Molinaro
Reg. No. 45831 Date 11-1-2019

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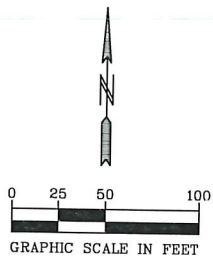
PRELIMINARY WETLAND FILL

ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

INVER GROVE TRAIL
INVER GROVE HEIGHTS, MINNESOTA

7.1 OF 19

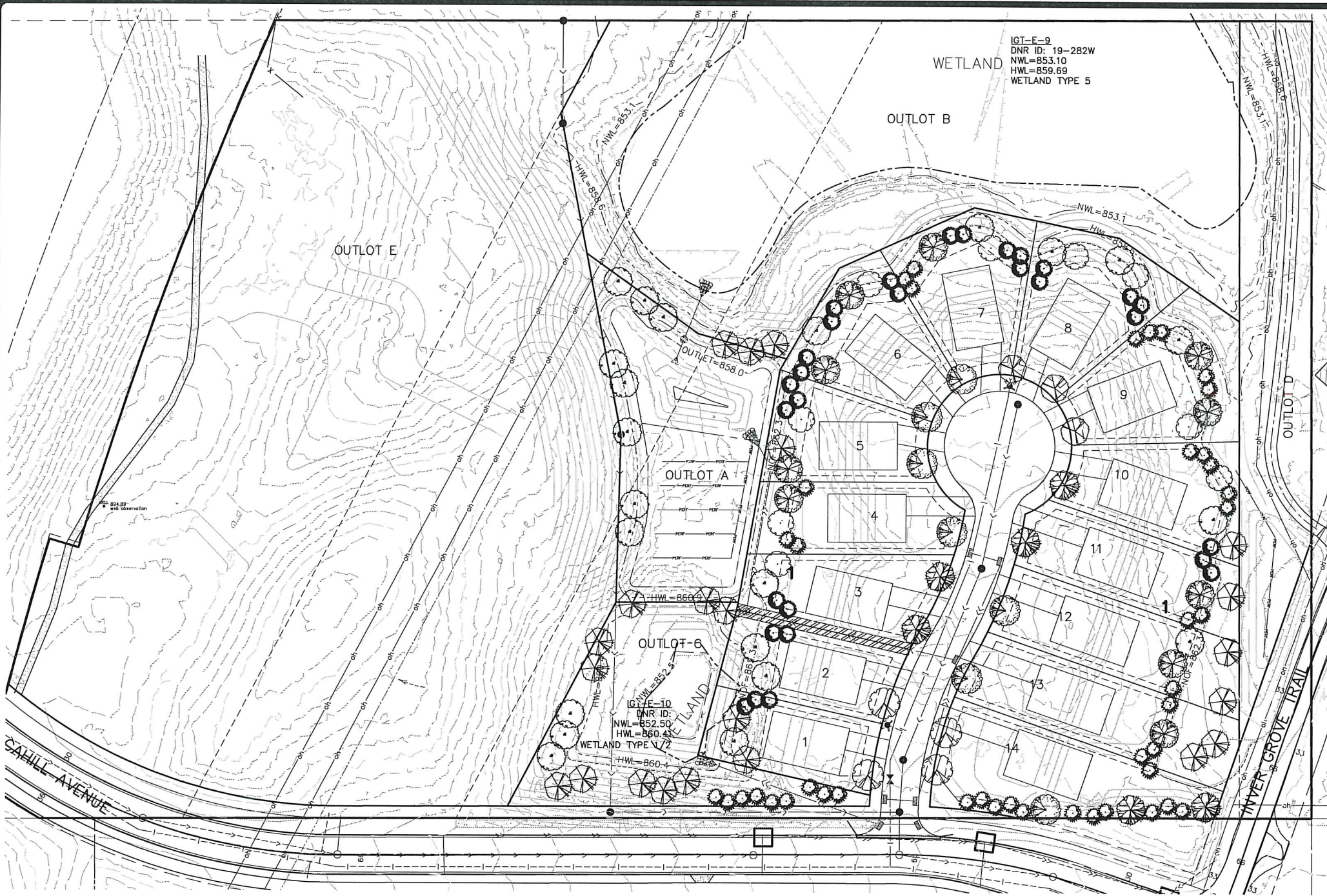
00-ENG-119050-SHEET-WETLAND MIT



BENCH MARK
TNH 400' WEST CAHILL
AVE. & INVER GROVE
TRAIL INT.
ELEV=870.62

 -STEEP SLOPES

STEEP SLOPES NOTE
1. 3:1 SLOPES-PROVIDE MNDOT RAPID STABILIZATION
(2575-3) METHOD 3 OR 4.
-HYDRAULIC MULCH, SEED & FERTILIZE
-CAT.3 BLANKET, SEED & FERTILIZE



PLANT SCHEDULE				
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	INSTRUCTIONS
OVERSTORY TREES				
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	3" B&B	7	
	RIVER BIRCH/Betula nigra 'Heritage'	12-14' B&B	22	Clump
	THORNLESS HONEYLOCUST/Gleditsia triacanthos var. inermis	3" B&B	3	
	SENTRY LINDEN/Tilia americana 'Sentry'	3" B&B	4	
	NORTHERN PIN OAK/Quercus ellipsoidalis	3" B&B	6	
	SWAMP WHITE OAK/Quercus bicolor	3" B&B	23	
	SUGAR MAPLE/Acer saccharum	3" B&B	10	
	COMMON HACKBERRY/Celtis occidentalis	3" B&B	9	
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	8' B&B	43	
	WHITE PINE/Pinus strobus	8' B&B	29	

LANDSCAPE NOTES:

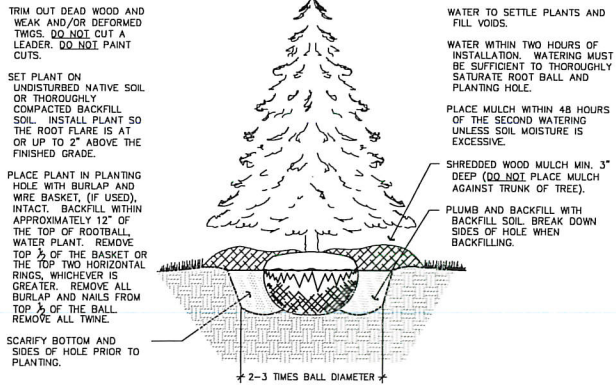
STREET TREE REQUIREMENT: 1 TREE/40 FEET, A MINIMUM OF 1 TREE/LOT
TREES MUST BE PLANTED 5-7' INSIDE PROPERTY LINE AND NO CLOSER THAN 30' TO THE CURBLINE INTERSECTION ON CORNER LOTS.
MITIGATION REQUIRED: 535.7" (SEE SUBMITTED TREE PRESERVATION PLAN)

PROPOSED TREES:
84 3" OVERSTORY (252")
72 8' EVERGREEN (288"), EACH 8' EVERGREEN IS 4" CALIPER
TOTAL TREES: 156 (540")

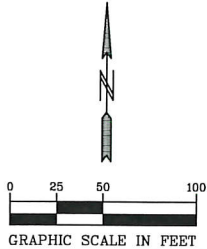
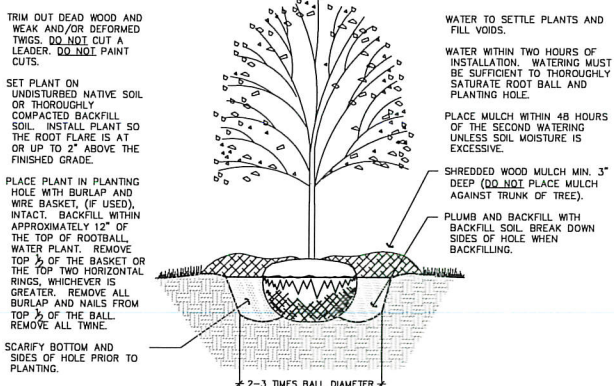
LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DESCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



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Name Janice L. Thompson
Reg. No. 44763 Date 3-30-2020

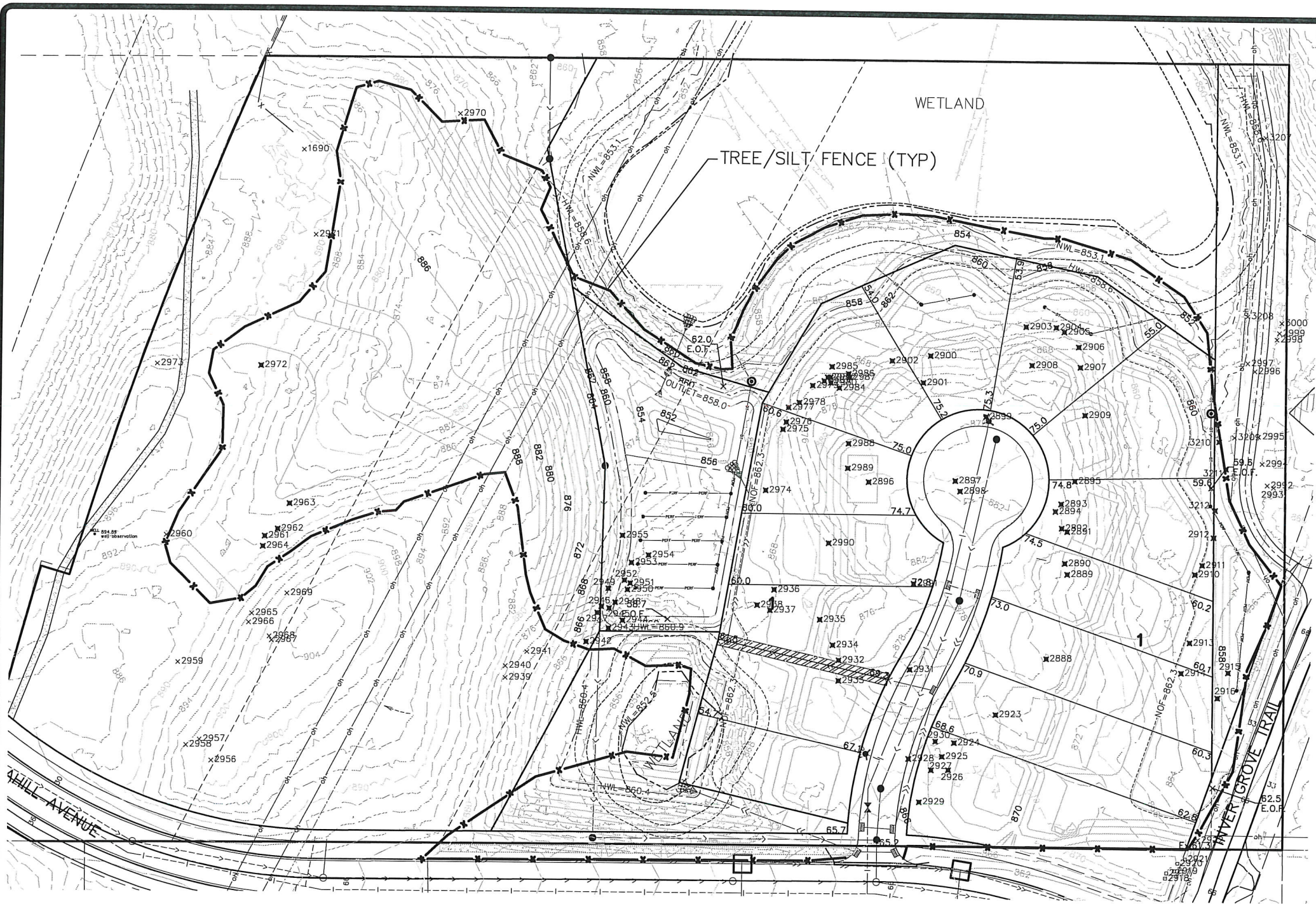
Revisions
1. 1-28-20 Client/City Comments
2. 3-30-20 Client/City Comments

Date 11-1-19
Designed JLT
Drawn JLT

LANDSCAPE PLAN

ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

INVER GROVE TRAIL
INVER GROVE HEIGHTS, MINNESOTA



Tree Preservation Data

Total Inches: 1,625"
Removed Total: 1,238"
"Class A" Trees Saved: 180"
"Class A" Tree Removed: 691"
"Class B" Trees Saved: 207"
"Class B" Tree Removed: 547"
"Class C" Trees Saved: 0"
"Class C" Tree Removed: 0"
Allowed to Remove 30%: 488"

Mitigation Required

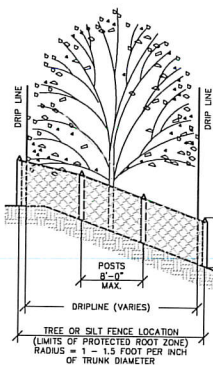
Mitigation based on City's "Tree Preservation Workbook" as provided by the City
Subtotal adjusted replacement inches 535.7
Total (lessor of subtotal or max. def. Inches) 535.7
Equivalent number of trees @ 2.5 caliper inches per tree 214.3

TREE PROTECTION DETAIL

NOT TO SCALE

TREES TO BE SAVED SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING OR HEAVY DUTY SILT FENCE AND STEEL STAKES AT THE DRIP LINE, OR AS DIRECTED BY THE OWNER'S CONSULTANT.

PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGE BY VEHICLES, COMPACTION OF SOILS AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE WASHOUT, PLANTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.

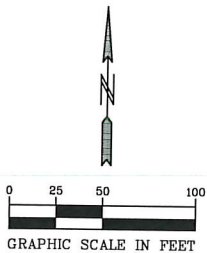


INSTALL TREE OR SILT FENCE PRIOR TO OR AT SAME TIME AS LAND CLEARING.

PROTECTION FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

IF PROTECTION FENCE IS DAMAGED OR REMOVED, NEW FENCING MUST BE PLACED BACK IN ORIGINAL POSITION UNTIL CONSTRUCTION IS COMPLETE.

- ✕ 141 TREE TO BE REMOVED
× 141 TREE TO BE SAVED
□ 141 TREE LOCATED OFF-SITE



Tag No.	DBH	Common Name	Scientific Name	Notes	Status	Class
1690	16.9	Siberian Elm	Ulmus pumila		Save	A
2888	16.13	Crabapple	Malus sp.		Remove	B
2889	17	Colorado Blue Spruce	Picea pungens	35' in height lower half no needles	Remove	B
2890	16	Colorado Blue Spruce	Picea pungens	35' in height lower half no needles	Remove	B
2891	16	Colorado Blue Spruce	Picea pungens	30' in height lower half no needles	Remove	B
2892	14	Colorado Blue Spruce	Picea pungens	30' in height lower half no needles	Remove	B
2893	10.9.8	Mulberry	Morus sp.		Remove	A
2894	18	Norway Spruce	Picea abies	35' in height lower half no needles	Remove	B
2895	12	Black Walnut	Juglans nigra		Remove	B
2896	24	Pear	Pyrus sp.		Remove	B
2897	9	Siberian Elm	Ulmus pumila		Remove	A
2898	9.9	Siberian Elm	Ulmus pumila		Remove	A
2899	17	American Elm	Ulmus americana		Remove	A
2900	16	Apple	Malus sp.	hollow at base	Remove	A
2901	18	Apple	Malus sp.	internal decay at base	Remove	A
2902	23	Apple	Malus sp.	hollow at base	Remove	A
2903	14	Apple	Malus sp.	internal decay along trunk	Remove	A
2904	10	Green Ash	Fraxinus pennsylvanica		Remove	A
2905	15	Black Cherry	Prunus serotina		Remove	B
2906	16	Northern Pin Oak	Quercus ellipsoidalis		Remove	B
2907	15	Black Walnut	Juglans nigra		Remove	B
2908	18	Apple	Malus sp.	hollow at base	Remove	B
2909	9	Black Walnut	Juglans nigra		Remove	B
2910	10	Black Walnut	Juglans nigra		Remove	B
2911	11	Black Walnut	Juglans nigra		Remove	B
2912	11	Black Walnut	Juglans nigra		Remove	B
2913	11	Black Walnut	Juglans nigra		Remove	B
2914	18.15	Black Walnut	Juglans nigra		Remove	B
2915	16	Black Walnut	Juglans nigra		Remove	B
2916	17	Black Walnut	Juglans nigra		Remove	B
2917	15	Colorado Blue Spruce	Picea pungens	30' in height	Off-Site	
2918	14	Colorado Blue Spruce	Picea pungens	30' in height	Off-Site	
2919	14	Black Cherry	Prunus serotina		Off-Site	
2920	6	Colorado Blue Spruce	Picea pungens	20' in height	Off-Site	
2921	10	Apple	Malus sp.		Off-Site	
2922	8	American Elm	Ulmus americana		Save	A
2923	18.10	Siberian Elm	Ulmus pumila		Remove	A
2924	14.10	Siberian Elm	Ulmus pumila		Remove	A
2925	8	American Elm	Ulmus americana		Remove	A
2926	16	American Elm	Ulmus americana		Remove	A
2927	14	Cottonwood	Populus deltoides	non-significant tree, tagged accidentally	Remove	A
2928	9	Siberian Elm	Ulmus pumila		Remove	A
2929	16	Willow	Salix sp.		Remove	A
2930	21.19	Siberian Elm	Ulmus pumila		Remove	A
2931	22	Siberian Elm	Ulmus pumila		Remove	A
2932	13	Siberian Elm	Ulmus pumila		Remove	A
2933	11	Siberian Elm	Ulmus pumila		Remove	A
2934	14	Siberian Elm	Ulmus pumila		Remove	A
2935	12	Siberian Elm	Ulmus pumila		Remove	A
2936	11	Siberian Elm	Ulmus pumila		Remove	A
2937	9	Siberian Elm	Ulmus pumila		Remove	A
2938	9	Siberian Elm	Ulmus pumila		Remove	A
2939	14	American Elm	Ulmus americana		Save	A
2940	16	Black Cherry	Prunus serotina		Save	B
2941	8	Northern Pin Oak	Quercus ellipsoidalis		Save	B
2942	10	Siberian Elm	Ulmus pumila		Remove	A
2943	16	Siberian Elm	Ulmus pumila		Remove	A
2944	13	Siberian Elm	Ulmus pumila		Remove	A
2945	19	Siberian Elm	Ulmus pumila		Remove	A
2946	11	Siberian Elm	Ulmus pumila		Remove	A
2947	15	Siberian Elm	Ulmus pumila		Remove	A
2948	11	Siberian Elm	Ulmus pumila		Remove	A
2949	8	Siberian Elm	Ulmus pumila		Remove	A
2950	18	Siberian Elm	Ulmus pumila		Remove	A
2951	15	Siberian Elm	Ulmus pumila		Remove	A
2952	17	Siberian Elm	Ulmus pumila		Remove	A
2953	16	Siberian Elm	Ulmus pumila		Remove	A
2954	19	Siberian Elm	Ulmus pumila		Remove	A
2955	28	Siberian Elm	Ulmus pumila		Remove	A
2956	6	Red Cedar	Juniperus virginiana	15' in height	Save	B
2957	21.19	Black Cherry	Prunus serotina		Save	B
2958	8	Green Ash	Fraxinus pennsylvanica		Save	A
2959	15	Green Ash	Fraxinus pennsylvanica		Save	A
2960	11	Green Ash	Fraxinus pennsylvanica		Save	A
2961	16	Northern Pin Oak	Quercus ellipsoidalis		Remove	B
2962	21	Northern Pin Oak	Quercus ellipsoidalis		Remove	B
2963	8	Northern Pin Oak	Quercus ellipsoidalis		Remove	B
2964	8	Bur Oak	Quercus macrocarpa		Remove	B
2965	12	Red Cedar	Juniperus virginiana	25' in height	Save	B
2966	10	Red Cedar	Juniperus virginiana	20' in height	Save	B
2967	16	Red Cedar	Juniperus virginiana	25' in height	Save	B
2968	14	Red Cedar	Juniperus virginiana	25' in height	Save	B
2969	15	Red Cedar	Juniperus virginiana	25' in height	Save	B
2970	11	Red Cedar	Juniperus virginiana	25' in height	Save	B
2971	11	American Elm	Ulmus americana	25' in height, internal decay along trunk	Save	A
2972	12	American Elm	Ulmus americana		Remove	A
2973	18	Bur Oak	Quercus macrocarpa		Save	B
2974	21	Siberian Elm	Ulmus pumila		Remove	A
2975	19	Siberian Elm	Ulmus pumila		Remove	A
2976	19	Siberian Elm	Ulmus pumila		Remove	A
2977	22	Siberian Elm	Ulmus pumila		Remove	A
2978	14	Siberian Elm	Ulmus pumila		Remove	A
2979	14	Red Pine	Pinus resinosa	40' in height	Remove	B
2980	10	Red Pine	Pinus resinosa	40' in height	Remove	B
2981	16	Red Pine	Pinus resinosa	40' in height	Remove	B
2982	6	Red Pine	Pinus resinosa	35' in height	Remove	B
2983	6	Red Pine	Pinus resinosa	35' in height	Remove	B
2984	9	Red Pine	Pinus resinosa	40' in height	Remove	B
2985	14	Red Pine	Pinus resinosa	40' in height	Remove	B
2986	11	Red Pine	Pinus resinosa	40' in height	Remove	B
2987	15	Red Pine	Pinus resinosa	40' in height	Remove	B
2988	20	White Spruce	Picea glauca	40' in height	Remove	B
2989	17.16	Pear	Pyrus sp.		Remove	B
2990	23.22	American Elm	Ulmus americana		Remove	A
2991	37	Siberian Elm	Ulmus pumila	90% top missing	Remove	A
2992	11	Black Cherry	Prunus serotina		Save	B
2993	11	American Elm	Ulmus americana		Save	A
2994	11	Sugar Maple	Acer saccharum		Save	A
2995	11	Sugar Maple	Acer saccharum		Save	B
2996	11	American Elm	Ulmus americana		Save	A
2997	8	American Elm	Ulmus americana		Save	A
2998	15	Willow	Salix sp.		Save	A
2999	9	Willow	Salix sp.		Save	A
3000	12	Willow	Salix sp.		Save	A
3207	11	American Elm	Ulmus americana		Save	A
3208	11	Willow	Salix sp.		Save	A
3209	8	Black Walnut	Juglans nigra		Save	B
3210	12	Black Walnut	Juglans nigra		Remove	B
3211	9	Black Walnut	Juglans nigra		Remove	B
3212	8	Black Walnut	Juglans nigra		Remove	B

PIONEERengineering

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive (651) 681-1914
Mendota Heights, MN 55120 Fax: 681-9488
www.pioneereng.com

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

Name: Jennifer L. Thompson
Reg. No.: 44763 Date: 3-30-2020

Revisions
1. 1-28-20 Client/City Comments
2. 3-30-20 Client/City Comments

Date: 11-1-19
Designed: JLT
Drawn: JLT

TREE PRESERVATION PLAN

ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

INVER GROVE TRAIL
INVER GROVE HEIGHTS, MINNESOTA

T1 OF 1

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

HEARING DATE: April 21, 2020

CASE NO.: 19-40S

APPLICANT & PROPERTY OWNER: Kurt McClung

REQUEST: Preliminary and Final Plat request for a two-lot subdivision

LOCATION: 6180 Babcock Trail

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1B, single-family residential

REVIEWING DIVISIONS: Planning
Engineering
Dakota County

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

It is the applicants desire to subdivide his property into two lots. One lot would consist of the existing home and the other would be vacant with the intent of a single-family home to be built on it. The applicant's property is 4.06 acres in size, which includes 2.14+ acres that are under water (DNR ID 19-241) and .17 acres of right-of-way (Babcock Trail). When reviewing minimum lot size and the buildable area of a property the City does not include areas under protected bodies of water or within right-of-way.

The following specific application is being requested:

- a.) A **Preliminary and Final Plat** for a two-lot subdivision to be known as Lakeview Ridge.

EVALUATION OF THE REQUEST

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

North - Residential; zoned R-1B, single-family; guided LDR, Low density residential
East - Residential; zoned R-1B, single-family; guided LDR, Low density residential
West - Residential; zoned R-1,C single-family; guided LDR, Low density residential
South - Residential; zoned R-1B, single-family; guided LDR, Low density residential

PLAT REVIEW

Zoning and Comprehensive Plan Consistency. The property is zoned R-1B, single-family and is guided LDR, Low Density Residential. The lot is located within the shoreland overlay district for

DNR ID 19-241W. The applicant has demonstrated that a new single-family home could be constructed on proposed Lot 1, complying with the required setbacks from the ordinary high water mark of the pond. The proposed plat is consistent with the zoning and comprehensive plan designations.

Lots & Blocks.

The minimum lot size in the R-1B zoning district and the shoreland overlay district is 20,000 square feet. Lot 1 would be 42,940 square feet up to the waters edge and Lot 2 would be 25,339 square feet in size up to the waters edge, complying with the minimum lot size requirements.

The minimum lot width requirement is 100 feet at the setback line. Lot 1 is 104' wide and Lot 2 is 119' wide, both meeting the minimum lot width requirements.

The existing home on proposed Lot 2 would be at 12.5% impervious coverage, complying with our maximum impervious surface standards.

Park Dedication. Park dedication on this plat will be cash in lieu of land. If approved, prior to release of the final plat for filing with Dakota County, a cash fee of \$2,850 would be required for the new lot. Park dedication is not required for the lot with the existing home.

Infrastructure. The applicant is required to stub sewer and water to the property line for the future home. The applicant shall pull all required permits with the County and City for the installation of utilities.

Access. Dakota County Plat Commission has reviewed the request. The plan will be for the existing driveway to remain and the proposed vacant lot to create a new access opening that would be a shared driveway with the parcel to the north, if developed. The new access opening is located along the north boundary of proposed Lot 1, which would allow for a future shared access with the property to the north, only if or when the adjoining property to the north is split and will require an additional driveway. A private driveway access easement is required to accompany the plat mylars at the time of recording.

Engineering. Engineering has reviewed the request and has been working with the applicant on stormwater and grading requirements. A custom grading agreement and storm water facilities maintenance agreement would be required to be executed between the City and the property owner prior to any issuance of building permits. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer. Engineering has made some recommendations on conditions that should be added to the approval; these conditions are included in the list of conditions at the end of this report.

ALTERNATIVES

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

A. **Approval.** If the Planning Commission finds the application to be acceptable the following actions should be recommended for approval:

- Approval of the **Preliminary and Final Plat** for a two lot subdivision to be known as Lakeview Ridge subject to the following conditions:
 1. The final plat and development plan shall be in substantial conformance with the plans on file with the Planning Department except as may be modified by the conditions below.
 2. A park dedication fee equal to \$2,850 for Lot 1 shall be paid to the City prior to release of the final plat.
 3. A private driveway access easement on Lot 1 is required to accompany the plat mylars at the time of recording.
 4. A Custom Grading Agreement shall be prepared by the City Attorney and executed by both the City and the property owner prior to issuance of a building permit for Lot 1.
 5. The applicant shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.

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

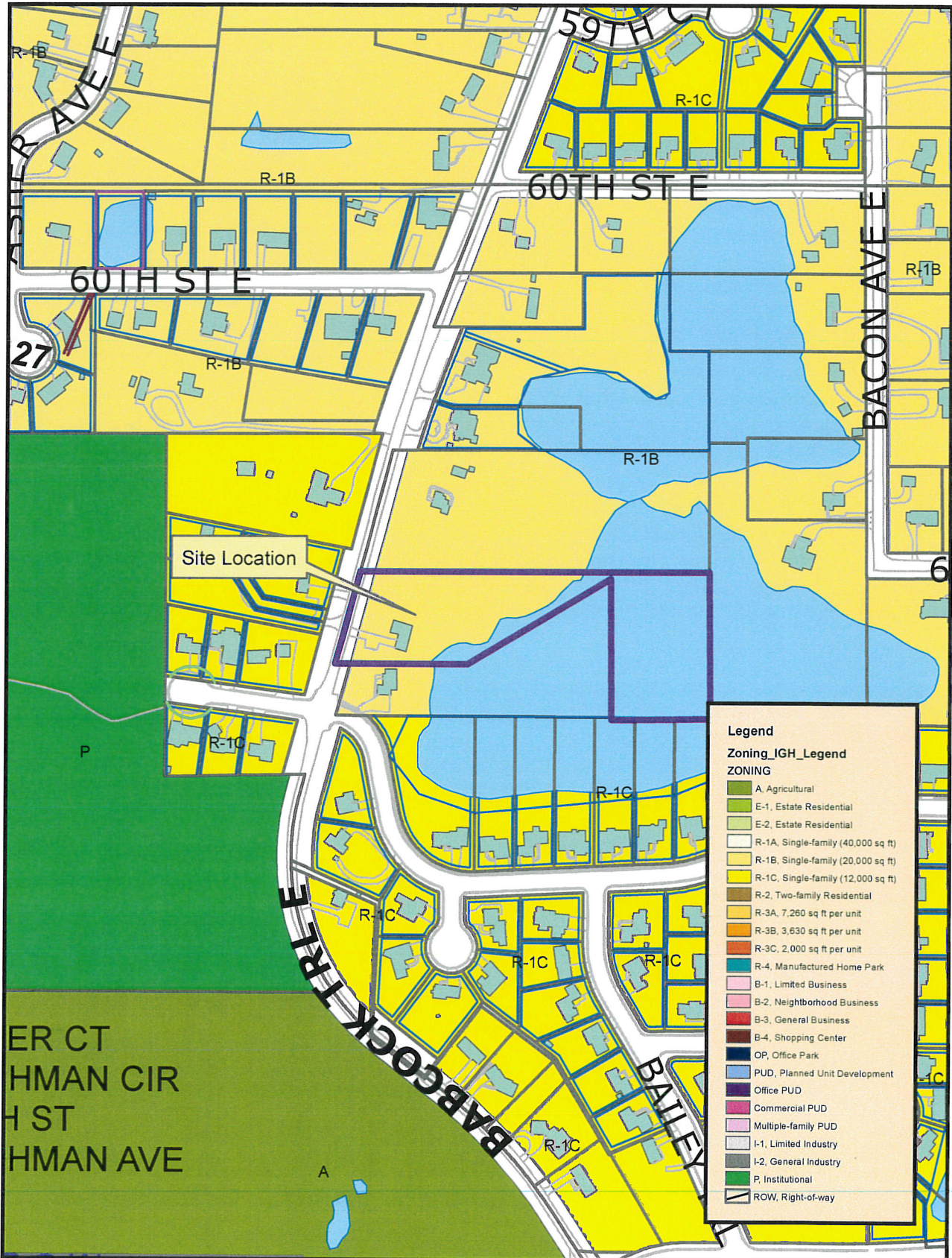
RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the preliminary and final plat request for a two-lot subdivision.

Attachments: Exhibit A -Location/Zoning Map
Exhibit B- Plat
Exhibit C- Grading Plan



6180 Babcock Trail Case No. 19-40S



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

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

Map not to scale

Vicinity Map

The map shows a grid of land parcels. Robert Street runs vertically on the left, and 63rd Street East runs horizontally at the bottom. Babcock Trail runs diagonally from the top right towards the center. The parcels are labeled as NW 1/4, NE 1/4, SW 1/4, and SE 1/4. The 'SITE' is marked with a small square in the NE 1/4 parcel, near Babcock Trail. A north arrow is in the top left, and a scale bar labeled 'NO SCALE' is in the bottom left.

SCALE IN FEET

40 0 20 40 60 100

Drainage and Utility Easements are shown thus:

BEING 5 FEET IN WIDTH ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH ADJOINING PUBLIC WAYS UNLESS OTHERWISE SHOWN ON PLAT.

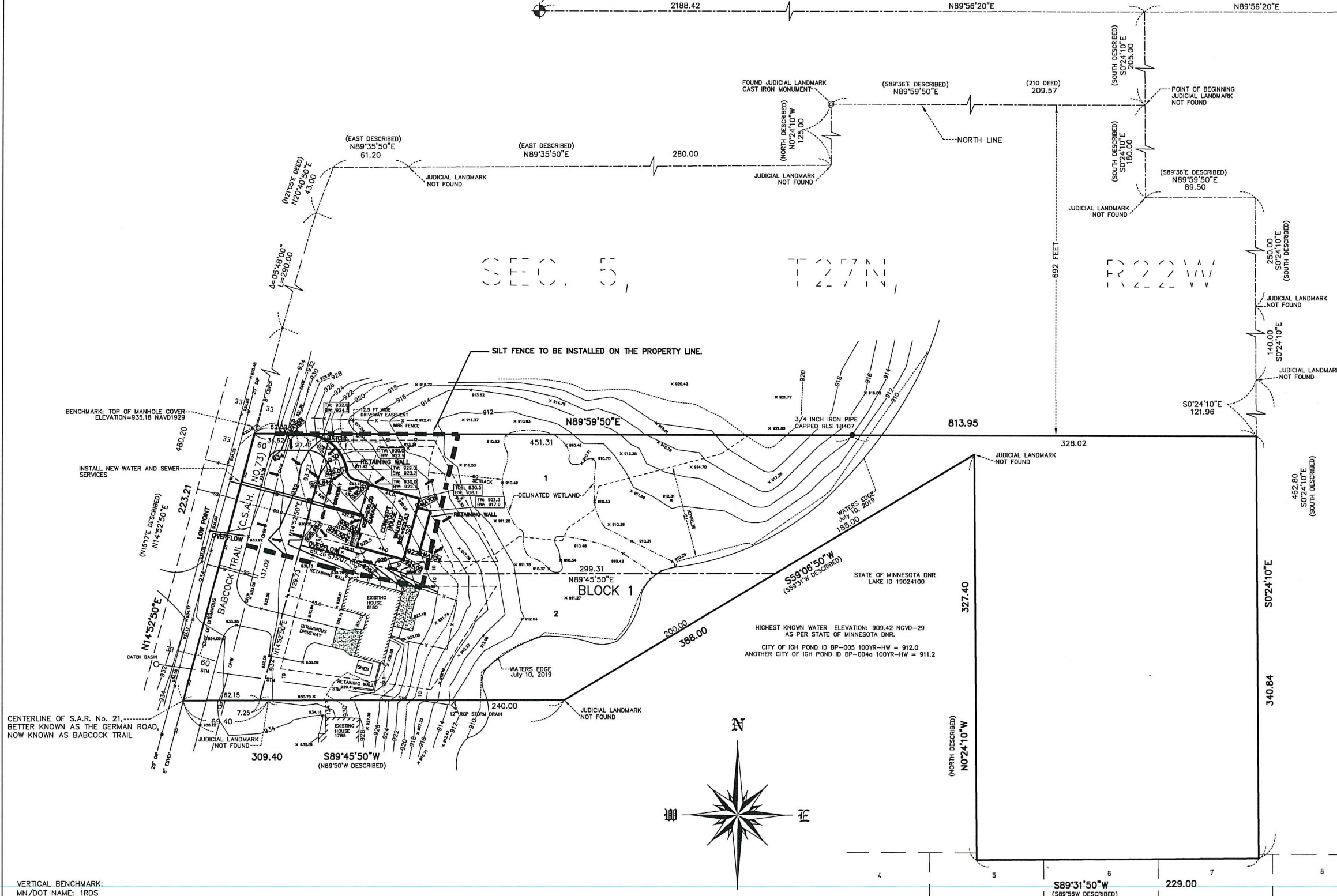
Client	MR. KURT McCLUNG 6180 BARCROFT TRAIL INVER GROVE HEIGHTS REXIDE: 634-540-0066	Design by JF	Original date 9-17-19	I hereby certify that this plan, specification or other document is a true and correct copy of the original as submitted to me by the client for my review and approval. I am a duly Licensed Professional Engineer in the State of Minnesota. My License No. is 16464.
		Drawn by RP	Revisions: 9-30-19 10-17-19 4-2-20 4-7-20	Justen L. Eide Professional Engineer Minnesota Exp. Date: 16464
LAKE AND LAND SURVEYING, INC. LAKE SURVEYING & DESIGN, INC.		Survey book No.		Page title PRELIMINARY PLAT
1200 COURSE POINTS CURVE, STE 276 MINNETONKA TERRACE, MN 55345 PHONE (612) 776-6511 FAX (612) 776-6511 WWW.LAKEANDLANDSURVEYING.COM		S.A.P. number 2019.066		Sheet number of

SALEM HILLS FARM

PRELIMINARY PLAT: LAKEVIEW RIDGE

Cast Iron Monument, North Quarter Corner of
Section 5, Township 27 North, Range 22 West
Dakota County, Minnesota.
Northing: 242261.5890
Easting: 562547.1160

Aluminum Monument, North East Corner of
Section 5, Township 27 North, Range 22 West
Dakota County, Minnesota.
Northing: 242264.4020
Easting: 565190.0310



RETAINING WALLS
ALL RETAINING WALLS 4 FEET AND HIGHER, OR SUPPORTING A SURCHARGE, REQUIRE A SEPARATE BUILDING PERMIT, AND THE RETAINING WALL PLANS MUST BE PREPARED AND SIGNED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.

ALL RETAINING WALLS SHOWN ON THE GRADING PLAN SHALL BE CONSTRUCTED DURING THE GRADING PHASE OF CONSTRUCTION.

DRAINAGE SWALES, WITH APPROPRIATE EROSION CONTROL, SHALL BE PROVIDED ABOVE THE RETAINING WALL TO DRAIN WATER AROUND THE RETAINING WALL, NOT OVER THE RETAINING WALL.

ZONING: R-1B, SINGLE FAMILY RESIDENTIAL

LOT 1 AREA: 42,940 sq. ft. or .99 acre
LOT 1 CONCEPT HOUSE IMPERVIOUS AREA INCLUDING DRIVEWAY: 4424 SQ. FT.
PERCENT IMPERVIOUS = $(4424)/(37,254) \times 100 = 11.9\%$

LOT 2 AREA = 25,339 sq. ft. or 0.58 acre
LOT 2 IMPERVIOUS AREA: 4675 SQ. FT.
PERCENT IMPERVIOUS = $(4675)/(37,254) \times 100 = 12.5\%$

SANITARY SEWER SERVICE - PROPOSED HOUSE'S SANITARY SEWER SERVICE TO HAVE GRINDER PUMP IN BASEMENT, IF NEEDED.

LEGEND

- XXX.XX DENOTES EXISTING SPOT ELEVATION
- XXX--- DENOTES EXISTING GRADE CONTOUR
- +XXX.XX+ DENOTES PROPOSED SPOT ELEVATION
- XXX--- DENOTES PROPOSED GRADE CONTOUR
- DENOTES UNDERGROUND GAS LINE
- DENOTES WATER MAIN OR SERVICE
- DENOTES SANITARY SEWER OR SERVICE
- DENOTES DRAINAGE DIRECTION
- DENOTES CHAIN-LINK FENCE
- DENOTES WOOD FENCE
- ⊙ DENOTES TELECOM MANHOLE
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES WATER MAIN MANHOLE
- ⊙ DENOTES CATCH BASIN
- ⊙ DENOTES GAS METER
- ⊙ DENOTES ELECTRIC METER
- ⊙ DENOTES UTILITY POLE
- DENOTES OVERHEAD UTILITY WIRES
- ⊙ DENOTES FIRE HYDRANT
- DENOTES CONCRETE SURFACE
- DENOTES EXISTING BLOCK OR STONE RETAINING WALL
- DENOTES PROPOSED RETAINING WALL
- DENOTES PROPOSED SILT FENCE

VERTICAL BENCHMARK:
MN/DOT NAME: 1RDS
GSD STATION: #6856
ELEVATION= 949.95 NGVD-1929

BASIS OF BEARINGS: DAKOTA COUNTY COORDINATE SYSTEM

TOTAL AREA: 176,882 SQ. FT. OR 4.06 ACRES
AREA LESS ROAD RIGHT OF WAY: 163,497 SQ. FT. OR 3.89 ACRES

SITE ADDRESS: 6180 BABCOCK TRAIL, INVER GROVE HEIGHTS, MN 55077			
Client	Design by	Original date	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 Surveyor under the laws of the State of Minnesota. Jonathan L. Feland Date: 8-17-19 Minnesota Reg. No. 15454
MR. KURT MCGILL 6180 BABCOCK TRAIL INVER GROVE HEIGHTS PHONE: 612-940-0066	JF	8-17-19	
Drawn by	Revisions		
RP	9-30-19 2-10-20 3-6-20 4-7-20		
Lake and Land Surveying, Inc. 1200 COMMERCE POINTE CENTER, SUITE 275 MINNETONKA, MINNESOTA 55305 PHONE: (612) 775-9211 E-MAIL: DRYDEN@LAKEANDLANDSURVEYING.COM	Survey book No.	S.A.P. number	Page title
		2019.066	GRADING PLAN
			Sheet number of

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

CASE NO: 20-08PUD

APPLICANT: United Properties

REQUEST: Final Plat and Final PUD Development Approval for Building 1 and Conditional Use Permit for Manufacturing

HEARING DATE: April 21, 2020

LOCATION: Courthouse Boulevard Court, west of Barnes Avenue

COMPREHENSIVE PLAN: Industrial Office Park

ZONING: IOP, Industrial Office Park

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

United Properties has submitted the final plat and final development plan for building 1 of InverPoint Business Park First Addition. The plat consists of replatting Outlot B, InverPoint Business Park into one lot for the building. The building will be 80,000 square feet in size and be used for a mix of office, warehousing and manufacturing.

In 2007, Council approved the PUD of InverPoint Business Park which consisted of a three lot, five building project. A final PUD was approved for the center two buildings in 2008. In 2019, an amendment was approved to the PUD changing the allowed hours of operation for some aspects of the overall functioning of the businesses. Now, the developer is ready to proceed with constructing the easterly most building of that project.

EVALUATION OF THE REQUEST

The final plan review is limited to a review of the plans against the preliminary plat conditions of approval for compliance. The review will address each of the 37 conditions. A copy of the resolution approving the preliminary plans, including the conditions is attached.

Condition #1 relating to consistency with preliminary plans. The submitted final plans are consistent with the preliminary plans approved by Council. Grading and utilities have already been installed on the site. The turn lane improvements in Courthouse Boulevard are in place.

Condition #2 relating to lots on the final plat. This condition was satisfied with the final plat approved in 2008.

Condition #3 relating to approval of the final grading, drainage and erosion control plans. This was satisfied with the 2008 approval.

Condition #4 relating to drainage and utility easements provided on the plat. This condition was satisfied with the 2008 approval. All easements shown on the original plat are carried over to this plat.

Condition #5 relating to ownership of natural area/open space. All of the natural area/open space shown on the 2008 plan are in private ownership. The conservation easements were established with the original plat.

Condition #6 relating to future pedestrian/biking trail. The Council approved the plans such that the City may install a trail on the south side of Courthouse Boulevard within one year after the first 200,000 square feet of the project has been occupied. The Council will make that determination at that time.

Condition #7 relating to rooftop and ground mounted equipment being screened. This condition will be reviewed at building permit. The exterior of the buildings has been updated with current color schemes and details. They are consistent with the original elements approved in 2008.

Condition #8 relating to park dedication. Park dedication will consist of a cash payment for the one lot. The tabulation of fees based on lot area will be stated in the development contract. The park dedication fees are collected at time of final plat release.

Condition # 9 relating to parking lot and building lighting being downcast. The developer has submitted lighting plans showing the fixture type for the parking lots and the illumination pattern. The fixtures are a shoe-box style with a flat lens which is consistent with city standards. The illumination pattern also complies with maximum light illumination at centerlines of adjacent streets. The fixtures on the buildings will be reviewed at time of building permit and must be designed in such a way that the source of the light is not visible from the street. They must have some type of shield, so the bulb isn't directly visible from the street.

Condition #10 relating to plans reviewed by the Fire Marshall. The Fire Marshall has reviewed the plans and has no issues with the layout and access. The three access points provide very good emergency vehicle access.

Condition #11 relating to MnDOT Review. Comments were addressed with the 2008 plans

Condition #12 relating to utility plan modification. The required changes were addressed with the 2008 plans. The main trunk utilities have already been installed.

Condition #13 relating to issues listed in Emmons and Olivier memo of 9/13/07. Comments were addressed with 2008 plans.

Condition #14 relating to storm water facilities maintenance agreement and responsibilities. All of these agreements were approved with the 2008 plans. There will be some modifications with this plan set. The City Council will be approving a revised development agreement and any other documents with the final plat and PUD plans.

Condition #15 relating to entering into a boulevard maintenance agreement. Satisfied with the 2008 plans.

Condition #16 relating to executing a conservation easement over plat. Satisfied with the 2008 plans. Required Conservation easements over the entire plat were recorded in 2008.

Condition #17 relating to payment of plat utility fees. Plat utility fees will be calculated and listed in the development agreement. Fees are collected at time of final plat release.

Condition #18 relating to acknowledgment of future city approvals. This condition was drafted by the City Attorney to clarify in all developments in the Northwest Area what changes require administrative or Council review. This language will be carried over into the development contract.

Condition # 19 relating to acknowledgement of PUD zoning. This condition was drafted by the City Attorney to indicate an acknowledgement will be recorded with the County for each development indicating the zoning and regulations placed on the property. It puts on record for any future landowners that there are special regulations on the property. This same type of notification was used in Arbor Pointe.

Condition #20 relating to entering into a development contract. This process has begun. A development contract will be drafted and reviewed by the City Council during their review of the final plan set.

Condition #21 relating to conditions of building occupancy. Since the project will be done in phases, this condition was added to clarify that all parking lot and entrance road improvements needed for each building will be constructed before occupancy is allowed.

Condition #22 relating to recording of documents. A standard condition notifying all parties of what documents must be recorded with the final plat. The City Attorney's office will work with the developer and city staff to ensure all documents are recorded.

Condition #23 relating to construction of sewer and water lines. All of these improvements have already been constructed.

Condition #24 relating to pervious pavement for parking stalls. The preliminary condition of approval stated at least 33 parking spaces had to be constructed with pervious pavement and the balance of the 121 proof of parking spaces shall all be constructed with pervious pavement. This phase does not require any pervious pavement.

Condition #25 relating to a modification of the landscape plan. The changes to the plan were addressed in the 2008 plans.

Condition #26 relating to City construction of the three right turn lanes from Courthouse Boulevard Court. All of the turn lanes have already been constructed.

Condition #27 relating to construction of the right turn lane for southbound Barnes at Courthouse Boulevard. All of the required improvements at the Barnes Avenue/Courthouse Blvd intersection have been installed.

Condition #28 relating to signage for trucks at the three exit points. The developer shall be required to install these signs at the two access points constructed with this building. Sign design to be created by the developer and approved with the building permit.

Conditions #29, 30, 31 relating to truck/trailer idling, truck deliveries and business hours. In August 2019, the Council changed the allowed hours of operation and allowed times for truck deliveries and idling. These conditions are carried over in the development contract.

Condition #32 relating to restoration of Courthouse Boulevard Court. This condition related to the assessment to the property for the resurfacing of Courthouse Boulevard that occurred in 2007 or 2008.

Condition #33 relating to payment of all fees and escrows incurred by the city during the review process. The intent of this condition is to let the developer know of their financial responsibility of payment of fees. The development contract will also address this issue and state all outstanding fees must be paid prior to release of the final plat.

Condition #34 relating to prohibited uses. The conditions of approval restrict the use of the property to prohibit shipping operations or truck terminals. The language of the original condition was modified with the 2019 amendment. This condition will be carried over into the final PUD approval and also in the development contract.

Condition #35 relating to conditions and recommendations of SRF memo. The improvements suggested by SRF were addressed on the final plans in 2008 and have been completed.

Condition #36 relating to design of the entrance/exits to the site. The final site plan shows the entrance geometrics, so the entrances are designed for a right-in turn and not designed for a left turn out of the site.

Condition #37 relating to wetland mitigation. Council approved a wetland mitigation plan in 2008 and wetland mitigation was constructed.

Conditional Use Permit Review

The applicant has indicated that the future tenant does some manufacturing as part of their office, warehouse space operation. It is estimated that approximately 15 percent of the building would be used for manufacturing. The IOP, Industrial Office Park District identifies manufacturing as a conditional use. Therefore, the applicant has applied for a conditional use permit and a review is provided below.

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. All utilities and streets are in place.

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.*

Manufacturing is a conditional use in the IOP district and would be consistent with the zoning.

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

Manufacturing located within these type of office parks are typically smaller scale and low impact. These are not the sole use of the property.

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

The proposed improvements do not appear to have any negative effects on City facilities or services. Fire, and Inspection Departments would review and approve any interior remodel building permits for code compliance.

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

- i. *Aesthetics/exterior appearance*

Would be all contained within the building. No outdoor storage is allowed in the IOP district.

- ii. *Noise*

The proposed use at its small scale would not be expected to generate noise beyond that of the site as a whole with office/warehousing truck operations.

iii. Fencing, landscaping and buffering
No exterior changes proposed.

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 site and building are designed with ample parking and the use would not create any traffic or access issues.

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. All operations would be contained in the new building.

ALTERNATIVES

- A. **Approval.** If the Planning Commission finds the proposed Final plat and Final PUD development plans for Inverpoint Business Park First Addition, a recommendation of approval should be made subject to the following conditions:

1. The project shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below:

Final Plat	
Site Plan	dated 3/31/20
Grading Plan	dated 3/31/20
Erosion Control Plan	dated 3/31/20
Utility Plan	dated 3/31/20
Landscape Plan	dated 3/31/20
Lighting Plan	dated 3/31/20
Elevation Plan	dated 3/9/20

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

2. Development of the site shall also be regulated by the preliminary plat/pud conditions of approval in Resolution #08-39 and as amended in Resolution #19-147.
3. Prior to any work commencing on the site, the developer shall enter into a development contract with the City. The development contract will address all other preliminary conditions of approval relating to other agreements required, park dedication, and other pertinent specific performance standards for this PUD.
3. The Developer shall post the three entrance/exit points with signage that directs vehicles to make left turns only as they exist the site. In addition, signage shall be posted by the Developer designating the east entrance as the exclusive entrance for all semi-truck traffic. Signs prohibiting semi-truck use of the other two entrances shall also be posted by the Developer, with the signs being subject to review and approval by the City Public Works department.
4. Between the hours of 10:00 p.m. and 6:00 a.m., trucks and trailers shall not be allowed to idle their engines on the property and trucks and trailers shall not be allowed to stop or park on the property with engines, air-conditioning units or refrigeration units running except for a fifteen (15) minute interval when initially arriving and parking at the parking lots or docks. The word “truck” shall have the same meaning as defined in Minnesota Stat. 169.03, subd. 49; *i.e.* a truck means every motor vehicle designed, used or maintained primarily for the transportation of property. The Owner or tenant on the property shall post signage that states such restrictions. The Owner of the property is responsible to enforce such restrictions.
5. Between the hours of 10:00 p.m. and 6:00 a.m., there shall be no deliveries by trucks and trailers and there shall be no loading or unloading of trucks and trailers. The word “truck” shall have the same meaning as defined in Minnesota Stat. 169.03, subd. 49; *i.e.* a truck means every motor vehicle designed, used or maintained primarily for the transportation of property. The Owner or tenant on the property shall post signage stating that no deliveries by truck will be accepted or will occur and that no loading or unloading will occur between the hours of 10:00 p.m. and 6:00 a.m. The Owner of the property is responsible to enforce such restrictions.
6. No truck terminals, as defined as a specialized distribution building for redistributing goods from one truck to another, serving an intermediate transfer point, and used primarily for staging loads (rather than long-term storage), shall be allowed to operate from the property.

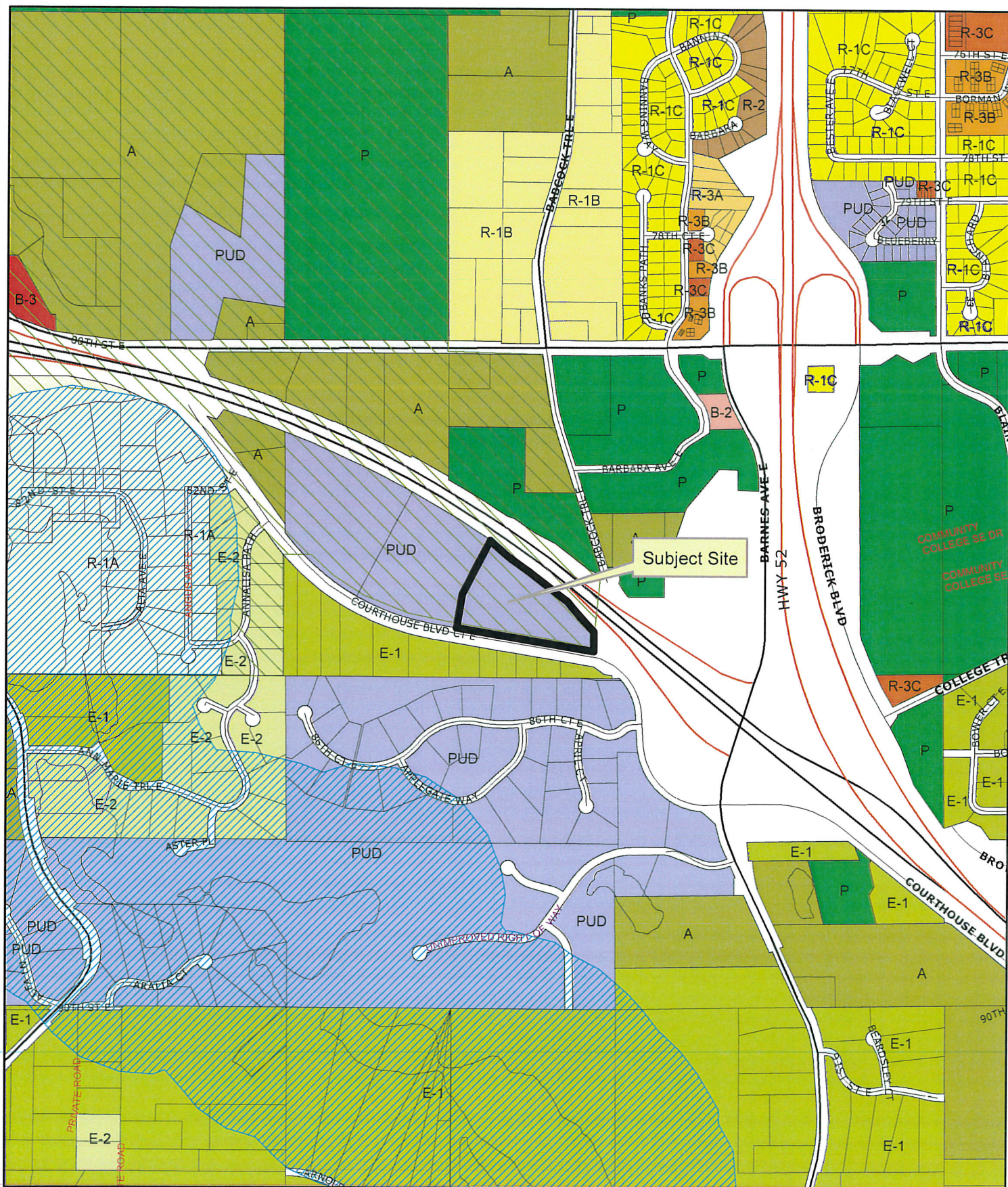
- B. Denial.** If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

Based on this review, the Planning Division recommends approval of the final plat and PUD development plans and conditional use permit for InverPoint Business Park First Addition and building #1 subject to the conditions stated above.

ATTACHMENTS:

- Location Map
- Preliminary PUD conditions of approval and site plan
- Project Narrative
- Final Plat
- Site Plan
- Grading Plan
- Erosion Control Plan
- Utility Plan
- Landscape Plan
- Lighting Plan
- Elevation Plan



CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 19-147

A RESOLUTION APPROVING AMENDMENTS TO THE PRELIMINARY AND FINAL
PUD AND DEVELOPMENT AGREEMENT FOR THE INVERPOINT BUSINESS PARK

CASE NO. 19-28PDA
(United Properties)

WHEREAS, a Planned Unit Development (PUD) amendment application has been submitted to the City for property legally described as;

Lot 1, Block 1, Outlots A and B, Inverpoint Business Park, Dakota County, Minnesota

WHEREAS, a public hearing concerning the PUD amendment was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on August 7, 2019;

WHEREAS, changes to Resolution #08-39, Preliminary Conditions of approval changes include:

- #29. Between the hours of ~~8:00 p.m. and 7:00 a.m.~~ 10:00 p.m. and 6:00 a.m., trucks and trailers shall not be allowed to idle their engines on the property and trucks and trailers shall not be allowed to stop or park on the property with engines, air-conditioning units or refrigeration units running except for a fifteen (15) minute interval when initially arriving and parking at the parking lots or docks. The word "truck" shall have the same meaning as defined in Minnesota Stat. 169.03, subd. 49; i.e. a truck means every motor vehicle designed, used or maintained primarily for the transportation of property. The Owner or tenant on the property shall post signage that states such restrictions. The Owner of the property is responsible to enforce such restrictions.
- #30. Between the hours of ~~8:00 p.m. and 7:00 a.m.~~ 10:00 p.m. and 6:00 a.m., there shall be no deliveries by trucks and trailers and there shall be no loading or unloading of trucks and trailers. The word "truck" shall have the same meaning as defined in Minnesota Stat. 169.03, subd. 49; i.e. a truck means every motor vehicle designed, used or maintained

primarily for the transportation of property. The Owner or tenant on the property shall post signage stating that no deliveries by truck will be accepted or will occur and that no loading or unloading will occur between the hours of ~~8:00 p.m. and 7:00 a.m.~~ 10:00 p.m. and 6:00 a.m. The Owner of the property is responsible to enforce such restrictions.

#31. ~~Between the hours of 11:00 p.m. and 7:00 a.m., the businesses on the property shall not be in operation, except for building interior maintenance, security monitoring, and employee office use; in no event shall product and material distribution, warehousing, loading and unloading, deliveries or operation of warehouse equipment and machinery take place between 8:00 p.m. and 7:00 a.m. The Owner of the property is responsible to enforce such restrictions.~~

#34. ~~No over the road trucking or shipping operations and no truck terminals, as defined as a specialized distribution building for redistributing goods from one truck to another, serving an intermediate transfer point, and used primarily for staging loads (rather than long-term storage), shall be allowed to operate from the property.~~

WHEREAS, changes to Resolution #08-189, Final Conditions of approval changes include:

#4. ~~Between the hours of 8:00 p.m. and 7:00 a.m.~~ 10:00 p.m. and 6:00 a.m., trucks and trailers shall not be allowed to idle their engines on the property and trucks and trailers shall not be allowed to stop or park on the property with engines, air-conditioning units or refrigeration units running except for a fifteen (15) minute interval when initially arriving and parking at the parking lots or docks. The word "truck" shall have the same meaning as defined in Minnesota Stat. 169.03, subd. 49; *i.e.* a truck means every motor vehicle designed, used or maintained primarily for the transportation of property. The Owner or tenant on the property shall post signage that states such restrictions. The Owner of the property is responsible to enforce such restrictions.

#5. ~~Between the hours of 11:00 p.m. and 7:00 a.m., the businesses on the property shall not be in operation, except for building interior maintenance, security monitoring, and employee office use; in no event shall product and material distribution, warehousing, loading and unloading, deliveries or operation of warehouse equipment and machinery take place between 8:00 p.m. and 7:00 a.m. The Owner of the property is responsible to enforce such restrictions.~~

#6. ~~Between the hours of 8:00 p.m. and 7:00 a.m.~~ 10:00 p.m. and 6:00 a.m., there shall be no deliveries by trucks and trailers and there shall be no loading or unloading of trucks and trailers. The word "truck" shall have the same meaning as defined in Minnesota Stat. 169.03, subd. 49; *i.e.* a truck means every motor vehicle designed, used or maintained primarily for the transportation of property. The Owner or tenant on the property shall post signage stating that no deliveries by truck will be accepted or will occur and that no loading or unloading will occur between the hours of ~~8:00 p.m. and 7:00 a.m.~~ 10:00 p.m. and 6:00 a.m. The Owner of the property is responsible to enforce such restrictions.

- #7. ~~No over-the-road trucking or shipping operations and no truck terminals, as defined as a specialized distribution building for redistributing goods from one truck to another, serving an intermediate transfer point, and used primarily for staging loads (rather than long-term storage), shall be allowed to operate from the property.~~

WHEREAS, changes to the Development Contract for Inverpoint Business Park include:

Exhibit E – changes to item #5.

- d. ~~Between the hours of 8:00 p.m. and 7:00 a.m.~~ 10:00 p.m. and 6:00 a.m., trucks and trailers shall not be allowed to idle their engines on the property and trucks and trailers shall not be allowed to stop or park on the property with engines, air-conditioning units or refrigeration units running except for a fifteen (15) minute interval when initially arriving and parking at the parking lots or docks. The word “truck” shall have the same meaning as defined in Minnesota Stat. 169.03, subd. 49; *i.e.* a truck means every motor vehicle designed, used or maintained primarily for the transportation of property. The Owner or tenant on the property shall post signage that states such restrictions. The Owner of the property is responsible to enforce such restrictions.
- e. ~~Between the hours of 11:00 p.m. and 7:00 a.m., the businesses on the property shall not be in operation, except for building interior maintenance, security monitoring, and employee office use; in no event shall product and material distribution, warehousing, loading and unloading, deliveries or operation of warehouse equipment and machinery take place between 8:00 p.m. and 7:00 a.m. The Owner of the property is responsible to enforce such restrictions.~~
- f. ~~Between the hours of 8:00 p.m. and 7:00 a.m.~~ 10:00 p.m. and 6:00 a.m., there shall be no deliveries by trucks and trailers and there shall be no loading or unloading of trucks and trailers. The word “truck” shall have the same meaning as defined in Minnesota Stat. 169.03, subd. 49; *i.e.* a truck means every motor vehicle designed, used or maintained primarily for the transportation of property. The Owner or tenant on the property shall post signage stating that no deliveries by truck will be accepted or will occur and that no loading or unloading will occur between the hours of ~~8:00 p.m. and 7:00 a.m.~~ 10:00 p.m. and 6:00 a.m. The Owner of the property is responsible to enforce such restrictions.
- g. ~~No over-the-road trucking or shipping operations and no truck terminals, as defined as a specialized distribution building for redistributing goods from one truck to another, serving an intermediate transfer point, and used primarily for staging loads (rather than long-term storage), shall be allowed to operate from the property.~~

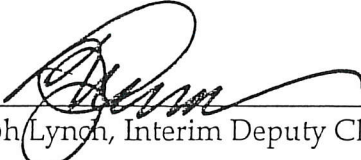
NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS that, Resolution No's 08-39 and 08-139 and the Development Contract for the Plat of Inverpoint Business Park are hereby approved as stated above.

Passed this 26th day of August, 2019.

AYES: 5
NAYS: 0


George Tourville, Mayor

ATTEST:


Joseph Lynch, Interim Deputy Clerk

2/23/08

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 08-39

A RESOLUTION APPROVING A PRELIMINARY PLAT AND PRELIMINARY PUD
DEVELOPMENT PLAN FOR A THREE (3) LOT SUBDIVISION AND A FIVE (5)
BUILDING 470,620 SQUARE FOOT OFFICE/WAREHOUSE DEVELOPMENT

CASE NO. 07-33PUD
(United Properties)

WHEREAS, a preliminary plat and preliminary PUD development plan application has been submitted to the City for property by Inverwood Business Park, LLC (hereinafter the Developer and/or Owner) legally described as;

SEE EXHIBIT A
(hereinafter the Property)

WHEREAS, the City Council adopted Ordinance #1150 on May 29, 2007 that enacted regulations for a new zoning district entitled Industrial Office Park District;

WHEREAS, the Developer/Owner has made application as the developer of the proposed project and the owner of the Property;

WHEREAS, the subject property shall be governed by and the uses allowed shall be consistent with the Industrial Office Park District zoning regulations;

WHEREAS, a public hearing concerning the preliminary plat and preliminary PUD development plan was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on August 21 and September 18, 2007;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS THAT, the Preliminary Plat and Preliminary PUD development plan for a three (3) lot and a five (5) building 470,620 square foot office/warehouse development is hereby approved subject to the following conditions:

1. The final plat and accompanying site plans shall substantially conform with the Preliminary Site Plan attached to this Resolution (hereafter Site Plan), subject to the approval of the Plans set forth below, modifications thereto and plans listed below to be filed(**), by the City's Engineering and Planning Departments to assure compliance and consistency with the Site Plan and applicable City and other regulations and ordinances, and all subject to modifications as set forth by the conditions in this Resolution.

Preliminary Plat	dated 9/6/07
Preliminary Overall Civil Site Plan	dated **
Preliminary Civil Site Plan (West)	dated **
Preliminary Civil Site Plan (East)	dated **
Preliminary Grading and Drainage Plan	dated 9/6/07
Preliminary Grading and Drainage Plan (West)	dated 9/6/07
Preliminary Grading and Drainage Plan (East)	dated 9/6/07
Preliminary Overall Utility Plan	dated 9/6/07
Preliminary Utility Plan (West)	dated 9/6/07
Preliminary Utility Plan (East)	dated 9/6/07
Preliminary Landscape Plan	dated 9/6/07
Preliminary Landscape Plan (West)	dated 9/6/07
Preliminary Landscape Plan (East)	dated 9/6/07
Preliminary Tree Inventory and Preservation Plan	dated 9/6/07
Stormwater Pollution Prevention Plan	dated 9/6/07
Survey of Right-of-way Vacation	dated 4/23/07
Building Elevations	dated 6/18/07

2. Lots 1 and 3 shown on the preliminary plat shall be outlots on the final plat.
3. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
4. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
5. The ownership of all of the natural area/open space shall be privately owned by the property owner.
6. The City may install a pedestrian/biking trail along the south-side of Courthouse Boulevard Court (hereinafter Trail Improvement) within one year of the issuance of certificates of occupancy for the first 200,000 square feet of the Project. The location, size and design of the Trail Improvement shall be within the discretion of the City. In the event such Trail Improvement is installed, the Developer agrees that the cost of the Trail Improvement shall be specially assessed against the Property in equal installments over 10 years. The interest shall be the rate then being charged by the City for similar assessment projects at the time of assessment against the Property. The Developer shall sign, or cause to be signed, all necessary documents presented by the City to waive its rights to a hearing and appeal or any other challenge to the assessments, either as to amount or the assessment process, in substantially the form attached hereto as Exhibit B. For purposes of waiver of its rights to appeal and pursuant to Minn. Stat. § 462.3531, the estimated cost of the Trail Improvements shall be no greater than \$ 175,000.

7. All rooftop equipment shall be completely screened from view from the public streets. Screening materials shall be compatible with the building's overall design. If the mechanical equipment is found to be visible after construction, the applicant shall provide screening subject to City approval.
8. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.
9. All parking lot and building lighting on site shall be a down cast "shoe-box" style and the bulb shall not be visible from property lines. The design of the fixtures shall be subject to further staff review prior to final plan approval.
10. All plans shall be subject to the review and approval of the Fire Marshal.
11. The approval of the preliminary Plat is subject to the review and comment from MnDOT.
12. The utility plans shall be modified to reflect; 1) the location of the western trunk water main crossing under Hwy 55 being shifted to the east, 2) the trunk water main traversing the development being brought out to Courthouse Boulevard Court (most likely at the west driveway), 3) the trunk sanitary sewer traversing the development being brought out to Courthouse Boulevard Court (most likely at the west driveway).
13. The preliminary plans shall be modified to address all four (4) issues listed in the Emmons and Olivier report dated September 13, 2007.
14. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the Owner of Lots 1-3, Block 1 shall be responsible for the maintenance of storm water improvements on such lots and other lots on the south-side of Courthouse Boulevard Court used for wetland mitigation, storm water or water retention purpose.

The Agreement shall provide that the following storm water improvements shall be maintained by the following entities; in instances where the City is not responsible for maintenance of the storm water improvements, the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.

Type of Storm Water Improvement	Location of Storm Water Improvement	Responsible Party
Regional Basins	East and West ends	City of IGH

Infiltration/ Bio-retention Basins	Throughout Project	Landowner/Developer
Wetland Mitigation	Throughout Project	Landowner/Developer
Rain Gardens	Throughout Project	Landowner/Developer

15. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Boulevard Maintenance Agreement with the City whereby the owner of Lots 1-3, Block 1 shall be responsible for the maintenance of boulevard improvements on such lots; the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.
16. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Conservation and Open Space Easement over portions of Lots 1-3, Block 1. The easement shall provide that the area must be retained in a natural and scenic state with no removal of vegetation and no mowing of the vegetation except to the extent identified in the easement. The vegetation management practices, such as vegetation removal and vegetation mowing, shall be subject to approval of the City's Planning Department before the final plat. The easement shall be in favor of the City and enforceable by the City. Implementation of the vegetation management plan shall be the responsibility of landowner. In instances where the City is not responsible for maintenance, the City shall nonetheless have the right to maintain the Conservation and Open Space Easement if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on identified property in the plat if the responsible party fails to pay the costs.
17. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City the following plat connection fees:

IGH Code Provision	Type of Fee	Amount of Fee
1010.03, Subd. 5	Plat Connection Fee Water Utility System	\$ 48,292.40
1010.03, Subd. 6	Plat Connection Fee Sanitary Sewer Utility System	\$ 73,743.80
1010.03, Subd. 7	Plat Connection Fee Storm Water Sewer Utility System	\$ 357,036.45

In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system are due and owing.

18. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

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

19. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
20. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.
21. The Development Contract shall provide that parking lots associated with specific buildings are completed before a Certificate of Occupancy is issued.
22. The following documents shall be recorded when the plat is recorded:
- Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Conservation Open Space Easement; and
 - Acknowledgement of PUD Zoning.
 - Waivers of Assessment Appeals
23. The City is in the process of planning or constructing sanitary sewer and water trunk lines to provide trunk service for the platted area. The Developer is responsible for constructing the lateral lines and the service lines. The Development Contract shall provide that the Developer and Owner release and hold the City harmless from any claim resulting from the delay in completing construction of the City trunk utility lines.

24. At least 33 parking stalls shall be required to be constructed of pervious pavement based on 620 parking stalls being constructed. The balance of the 121 proof of parking stalls are required to be constructed of pervious pavement.
25. The landscape plan shall be modified to relocate the boulevard row of trees to meet the required five foot setback from the front property line.
26. Right turn lanes shall be constructed for all three entries into the site from Courthouse Boulevard Court. The City shall construct the right turn lanes as a special assessment project and shall use its best efforts to complete the work in 2008 and shall assess 100% of the cost to the Property and the Owner. The Developer and Owner shall waive its rights to appeal from the assessment by signing, or causing to be signed, all necessary documents as presented by the City to waive its rights to hearing and appeal or in any manner challenge the assessments, either as to amount or the assessment process, in substantially the form attached hereto as Exhibit B. Four purposes of the waiver of the rights to appeal pursuant to the requirements of Minn. Stat. 462.3531, the estimated cost of the project shall be the cost of the Feasibility Report prepared by the a consulting engineer, chosen by the City, plus the costs of the project as estimated by the Feasibility Report, plus typical contingencies for such a project, plus the legal, administrative, engineering, financial contingencies and fiscal costs estimated by the City for the project; if the project is delayed until 2009 then the estimated amount of the total project costs for purposes of the waiver shall be increased to reflect increased additional costs. The design of the turn lanes shall be subject to the recommendation of the Director of Public Works.
27. The Developer and Owner shall be responsible for the financial obligation to complete a right turn lane for southbound traffic on Barnes Avenue at Courthouse Boulevard Court. The right turn lane shall be constructed by the City which shall use its best efforts to complete the same in 2008 as a special assessment project with 100% of the cost assessed against the Owner and the Property. The Developer and Owner shall waive its rights to appeal from the assessment by signing, or causing to be signed, all necessary documents as presented by the City to waive its rights to hearing and appeal or in any manner challenge the assessments, either as to amount or the assessment process, in substantially the form attached hereto as Exhibit B. Four purposes of the waiver of the rights to appeal pursuant to the requirements of Minn. Stat. 462.3531, the estimated cost of the project shall be the cost of the Feasibility Report prepared by the a consulting engineer, chosen by the City, plus the costs of the project as estimated by the Feasibility Report, plus typical contingencies for such a project, plus the legal, administrative, engineering, financial contingencies and fiscal costs estimated by the City for the project; if the project is delayed until 2009 then the estimated amount of the total project costs for purposes of the waiver shall be increased to reflect increased additional costs. The design of the right turn lane will be subject to the recommendation of the of the Director of Public Works.

28. The Developer shall post the three entrance/exit points with signage that directs vehicles to make left turns only as they exist the site. In addition, signage shall be posted by the Developer designating the east entrance as the exclusive entrance for all semi-truck traffic. Signs prohibiting semi-truck use of the other two entrances shall also be posted by the Developer, with the signs being subject to review and approval by the City Public Works department. The City shall post a "local traffic only" sign in the vicinity of the Courthouse Boulevard Court/Annalisa Path intersection and at the Ann Marie Trail/Hwy 3 intersection. The Developer shall be responsible for the cost of the two City posted signs.
29. Between the hours of 8:00 p.m. and 7:00 a.m., trucks and trailers shall not be allowed to idle their engines on the property and trucks and trailers shall not be allowed to stop or park on the property with engines, air-conditioning units or refrigeration units running except for a fifteen (15) minute interval when initially arriving and parking at the parking lots or docks. The word "truck" shall have the same meaning as defined in Minn. Stat. § 169.01, subd. 49; i.e. a truck means every motor vehicle designed, used or maintained primarily for the transportation of property. The Owner or tenant on the property shall post signage that states such restrictions. The Owner of the property is responsible to enforce such restrictions.
30. Between the hours of 8:00 p.m. and 7:00 a.m., there shall be no deliveries by trucks and trailers and there shall be no loading or unloading of trucks and trailers. The word "truck" shall have the same meaning as defined in Minn. Stat. § 169.01, subd. 49; i.e. a truck means every motor vehicle designed, used or maintained primarily for the transportation of property. The Owner or tenant on the property shall post signage stating that no deliveries by truck will be accepted or will occur and that no loading or unloading will occur between the hours of 8:00 p.m. and 7:00 a.m. The Owner of the property is responsible to enforce such restrictions.
31. Between the hours of 11:00 p.m. and 7:00 a.m., the businesses on the property shall not be in operation, except for building interior maintenance, security monitoring and employee office use; in no event shall product and material distribution, warehousing, loading and unloading, deliveries or operation of warehouse equipment and machinery take place between 8:00 p.m. and 7:00 a.m. The Owner of the property is responsible to enforce such restrictions.
32. The City complete the street restoration to a 9-ton spring loaded rating (consisting of a two inch bituminous overlay with necessary subgrade repairs) of Courthouse Boulevard Court from the general area West of Barnes Avenue where restoration ended, to the cul-de-sac as a special assessment project with 100% of the cost being assessed to the Property and the Owner. The Developer and Owner shall waive its rights to appeal from the assessment by signing, or

causing to be signed, all necessary documents as presented by the City to waive its rights to hearing and appeal or in any manner challenge the assessments, either as to amount or the assessment process, in substantially the form attached hereto as Exhibit B. Four purposes of the waiver of the rights to appeal pursuant to the requirements of Minn. Stat. 462.3531, the estimated cost of the project shall be the cost of the Feasibility Report prepared by the a consulting engineer, chosen by the City, plus the costs of the project as estimated by the Feasibility Report, plus typical contingencies for such a project, plus the legal, administrative, engineering, financial contingencies and fiscal costs estimated by the City for the project; if the project is delayed until 2009 then the estimated amount of the total project costs for purposes of the waiver shall be increased to reflect increased additional costs. The design of the street restoration shall be subject to the recommendation of the Director of Public Works and the work will be done in conjunction with the right turn lanes described in paragraph 26.

33. At the time the City signs the plat, the Owner must fully pay the City of Inver Grove Heights for all planning, engineering review and legal fees (excluding any legal fees and cost incurred by the City in connection with the litigation and settlement of the action brought by the Developer in connection with the Project) that have been incurred up to the date the City signs the final plat, and the Owner must further escrow with the City an amount determined by the City of Inver Grove Heights for future planning and engineering review fees and for legal fees, except for such fees as may already otherwise be taken into account in the calculations or engineering inspection escrow made a part of the Development Agreement. Further, at the time of final plat application, the owner must pay the City the fees prescribed by the ordinance (to be enacted prior to final plat) to defray the costs incurred by the City in preparation of the planning studies, engineering analysis, storm water analysis, environmental review, alternative urban areawide review and natural resource inventory as such studies, analysis, reviews, inventories and modeling relate to the review, investigation and administration of the Owner's applications.
34. No over the road trucking or shipping operations and no truck terminals shall be allowed to operate from the property.
35. Approval of the Preliminary Plat and PUD Development Plans shall be subject to the conditions and recommendations listed in the Traffic Report prepared by SRF dated November 6, 2007. In addition, traffic control and geometric improvements may be made to the site in accordance with the following:
 - (a) Geometric Intersection Improvements. The City shall commission a traffic study as soon as possible, by SRF or another qualified traffic engineer, which study shall be limited to a determination of what, if any, additional roadway or

geometric improvements are needed to the intersection of Barnes Avenue and Courthouse Boulevard Court (hereinafter the "Intersection") to accommodate semi and other truck turning movements projected to be generated by the Project as approved under the Amended Application (Initial Traffic Study). The Developer shall pay the cost of the Initial Traffic Study, within 30 days of billing by the City.

In the event the Initial Traffic Study finds that additional road or geometric improvements are necessary (Physical Intersection Improvements), the City shall cause the Physical Intersection Improvements to be made with all of the costs related to the Physical Intersection Improvements assessed against the Property as a special assessment under Minn. Stat. Chpt. 429, payable over 10 years with interest at the rate then being charged by the City for similar assessment projects at the time of the assessment against the Property. The Developer shall sign, or cause to be signed, all necessary documents as presented by the City to waive its rights to hearing and appeal or in any manner challenge the assessments, either as to amount or the assessment process, in substantially the form attached hereto as Exhibit B. For purposes of waiver of its rights to appeal and pursuant to the requirements of Minn. Stat. § 462.3531, the estimated cost of the Physical Intersection Improvements shall be no greater than \$100,000. The Physical Intersection Improvements shall be installed within a reasonable time after the City's approval of the Project and the completion of the Initial Traffic Study.

(b) Traffic Control Improvements. When 200,000 square feet of the Project's floor space has been built and issued certificates of occupancy, the City may conduct a traffic count in the area along Courthouse Boulevard Court between the Intersection and the access points to the Project. If the traffic count shows at least 10% more traffic in either the a.m. or p.m. trips than had been projected by SRF in its November 6, 2007 traffic study for the Project, then the City may commission a traffic study by a qualified traffic engineer to determine if additional traffic control devices are warranted at the Intersection as the result of the traffic generated by the Project and as projected to be generated by the Project. (Second Traffic Study) The City shall pay the cost of the Second Traffic Study, subject to the Developer paying the cost through an assessment as set forth, below.

In the event that the Second Traffic Study recommends that additional traffic controls are needed at the Intersection (Traffic Control Improvements) and the Second Traffic Study finds that without the Traffic Control Improvements the Intersection's Level of Service (hereinafter LOS) will decline by at least one grade, the Traffic Control Improvements meet the applicable Warrants under the Minnesota Manual on Uniform Traffic Control Devices and Dakota County approves the installation of the Traffic Control Improvements, the City shall install the same. The cost of the Traffic Control Improvements shall be specially assessed against the Property in equal installments over 10 years with interest at

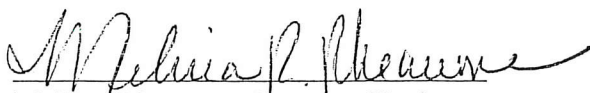
the rate then being charged by the City for similar assessment projects at the time of assessment against the Property. The Developer shall sign, or cause to be signed, all necessary documents as presented by the City to waive its rights to hearing and appeal or in any manner challenge the assessments, either as to amount or the assessment process, in substantially the form attached hereto as Exhibit B. For purposes of waiver of its rights to appeal and pursuant to Minn. Stat. § 462.3531, the estimated cost of the Traffic Control Improvements shall be no greater than \$ 400,000. The Traffic Control Improvements shall be installed within a reasonable time following completion of the Second Traffic Study. In the event Traffic Control Improvements are installed, the cost of the Second Traffic Study shall be included in the assessment against the Property.

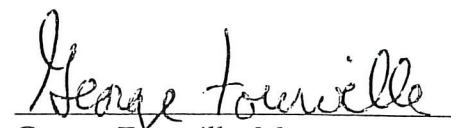
36. The design of the three entrance/exit driveways on the site shall be modified to be consistent with the design prepared by SRF entitled DRIVEWAY CONCEPT TO RESTRICT RIGHT-TURNING TRUCK TRAFFIC, dated 11-06-07. Final design of the driveways shall be approved by the Director of Public Works and reflected on the final plans.
37. The Developer shall make all applications for such other permits and approvals as are necessary for the Project including, without limitation, application for final plat approval, applications for approval of a wetland replacement plan under the Minnesota Wetland Conservation Act (hereinafter WCA Wetland Replacement Plan) county approvals for Physical Intersection or Traffic Control Improvements, building and other necessary permit applications. The City shall process all applications in good faith and in accordance with its ordinary procedures. The City agrees that it will review the WCA Wetland Replacement Application under applicable regulations and ordinances and shall approve the same if it is compliant with all applicable criteria in the WCA and City Ordinances.

Passed this 25th day of February, 2008.

AYES: 5
NAYS: 0

ATTEST:


Melissa Rheume, Deputy Clerk


George Tourville, Mayor

**PRELIMINARY PLAT
FINAL PLAT
PUD AMENDMENT**

**INVERPOINT BUSINESS PARK
INVER GROVE HEIGHTS, MINNESOTA**

April 17, 2020

United Properties seeks to develop Phase I of the 45-acre, previously master-planned five building InverPointe Business Park. Phase I will be constructed as an 80,000 SF, 24' clear building and is intended for a build-to-suit for a specific tenant. The building has been designed with proportionate parking, ponding, and road infrastructure based on the previous masterplan and generally has a slightly smaller footprint and parking need. The construction of Phase I will include the drive entrance at the southeast corner of the site which leads into the remaining future development areas, and United Properties believes this will spark additional development activity within the park. United Properties has owned the land since 2008 and believes that the development of Phase I will prove to the market that the site is ready for development and will therefore generate significant tenant interest in the site. While we are not able to name the tenant for Phase I at this time, the tenant is a world-leader in residential and commercial structural product manufacturing. United Properties, alongside the tenant for Phase I, are extremely excited about the project and the tenant's expansion & relocation from a nearby community into Inver Grove Heights.

It is United Properties' intent to create a business park where all buildings will have a similar, modern aesthetic with attractive site lines from Highway 55 and Courthouse Boulevard. The proposed architecture includes precast concrete wall panels that are "faced form side out" for a smooth, modern, high-tech look and the design incorporates a healthy amount of glass for both tenant natural light and exterior design satisfaction. The building entrances are offset with raised parapets to break up long wall spans. The exterior is designed to have changes in color to add visual interest while the canopies give a sense of pedestrian scale around the primary entrances. United Properties believes that InverPointe Business Park will be a premier, Class-A business park in the Twin Cities southeast metropolitan area, and is excited to kickoff the business park this spring.

CONDITIONAL USE PERMIT – MANUFACTURING USE

INVERPOINT BUSINESS PARK INVER GROVE HEIGHTS, MINNESOTA April 17, 2020

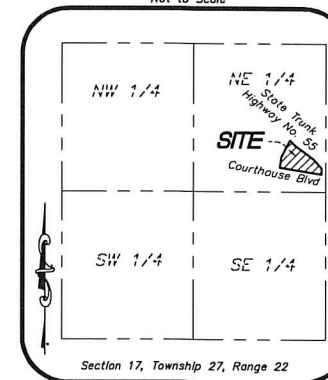
United Properties seeks to develop phase one of the 45-acre, five building InverPointe Business Park. Phase I will be constructed as an 80,000 SF, 24' clear building and is intended for a build-to-suit for a specific tenant. While we are not able to name the tenant at this time, the tenant is a globally operated manufacturer of structural products, such as frames, fasteners, and other products that strengthen concrete and masonry for the commercial and residential construction industry. The company operates in roughly 50 locations throughout the world, with a majority of its operations in the United States. The tenant currently occupies space in a nearby community and will be relocating and expanding into this building in Inver Grove Heights. The exact square footage breakdown of office, manufacturing, and warehouse space are still being determined; but approximately 15% of the building will be used for the manufacturing of these products, while the rest of the space will be designed for office and warehouse/storage use. We are requesting a conditional use permit to allow for manufacturing within the proposed building, as manufacturing plays a key role to the tenant's business.

INVERTPOINT
INVERTPOINT

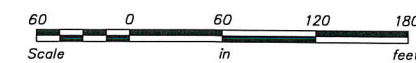
MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 19-111
STATE TRUNK HIGHWAY NO. 55
CB=N53°20'38"W
Δ=38°23'02"
R=8491.04
501.46
NET LAND
City Easement per the
NT BUSINESS PARK

Found Mag Nail and Disc,
Northeast Corner of the Northeast Quarter of
Sec. 17, Twp. 27, Range 22

Not to Scale



Section 17, Township 27, Range 23



The Southwesterly line of Outlot B, INVERPOINT BUSINESS PARK is assumed to bear N80°29'14"W.

- Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 44123
- Denotes 1/2 inch by 14 inch iron rebar found and marked by License No. 43933, unless otherwise noted.

COURTHOUSE BOULEVARD

Found Dakota County Cast Iron Monument,
Southeast Corner of the Northeast Quarter of
Sec. 17, Twp. 27, Range 22

Westwood
Professional Services, Inc.

© 2007 Westwood Professional Services, Inc.
Call 48 Hours before digging:
GOPHER STATE ONE CALL
Twin City Area 651-454-0002
Mn. Toll Free 1-800-252-1166

General Site Notes

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES MINNETONKA, MINNESOTA, 2008.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.
- DEVELOPER TO POST INTERNAL TRUCK TURNING INSTRUCTION SIGNS PER CONDITION #28 OF PUD APPROVAL.

Site Development Summary

- EXISTING ZONING: PUD - PLANNED UNIT DEVELOPMENT
- EXISTING PARCEL DESCRIPTION: OUTLOT B, INVERPOINT BUSINESS PARK, DAKOTA COUNTY, MINNESOTA.
- PROPOSED PARCEL DESCRIPTION: LOT 1, BLOCK 1, INVERPOINT BUSINESS PARK FIRST ADDITION, DAKOTA COUNTY, MINNESOTA.
- PROPERTY AREA: 511,788 SF (11.75 AC)
- PERVIOUS SURFACE: 281,398 SF (55.0%)
- IMPERVIOUS SURFACE(RATIO): 230,390 SF (45.0%)
- BUILDING GROSS SIZE: 80,000 SF
- FLOOR-AREA-RATIO(FAR): 0.16
- BUILDING SETBACK PER CODE: 96'-FRONT
30'-SIDE / 30'-SIDE TO ROW
30'-REAR
- PARKING SETBACK: 20'-FRONT AND ROW
5'-SIDE AND REAR
- PARKING SPACE/DRIVE AISLE: 9' WIDE X 18' LONG, 24' AISLE
- PARKING REQUIREMENTS FOR BUILDING 1 PER APPROVED INVERPOINT BUSINESS PARK SITE IMPROVEMENT PLANS (2008)
MAX. REQUIRED: 149 STALLS
MIN. REQUIRED: 112 STALLS
- PARKING PROVIDED: 112 STALLS
- PROPOSED PARKING PROVIDED: 50 STALLS
- TOTAL PARKING PROVIDED: 172 STALLS

Site Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	STANDARD DUTY BITUMINOUS PAVEMENT
---	---	PERVIOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

Site Details

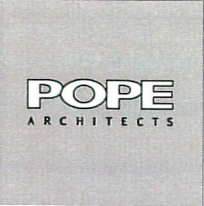
- B612 CURB & GUTTER
- FLUSH CONCRETE CURB & GUTTER
- RIBBON CURB
- ACCESSIBLE PARKING LOGO, STRIPING, & SIGNAGE
- PAINTED STOP BAR & STOP SIGN POST BASE
- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE APRON
- CONCRETE HEAVY DUTY PAVEMENT

Site Notes

- 4" DOUBLE YELLOW LANE STRIPE (TYP.)
- MATCH EXISTING PAVEMENT
- CURB TRANSITION TO FLUSH
- MONUMENT SIGN
- LOADING DOCKS
- REMOVE EXISTING GRAVEL

Sign Legend

REFERENCE	SIZE	MNDOT DESIGNATION
S.1 STOP SIGN	30" X 30"	R1-1
S.2 HANDICAP ACCESSIBLE	12" X 18"	R7-BM
S.3 NO RIGHT TURN	24" X 24"	R3-1



1355 ENERGY PARK DRIVE
ST. PAUL, MN 55108-5118
PH (651) 642-9200
FAX (651) 642-1101



UNITED PROPERTIES



Commercial Design and Construction
R.J. Ryan Construction, Inc.
1100 Mendota Heights Road
Mendota Heights, MN 55120
Ph: (651) 681-0200 Fax: (651) 681-0235

INVERPOINT BUSINESS CENTER

IVER GROVE HEIGHTS, MN

Revisions
01: 03/31/2020 - Response to City Comments

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.

DAVID T. BAHR
Date: 03/31/2020 License No. _____

Design:
Check:
Draw:
Record Drawing by/Date:

SITE PLAN

Date: 03/09/2020 Sheet: C300

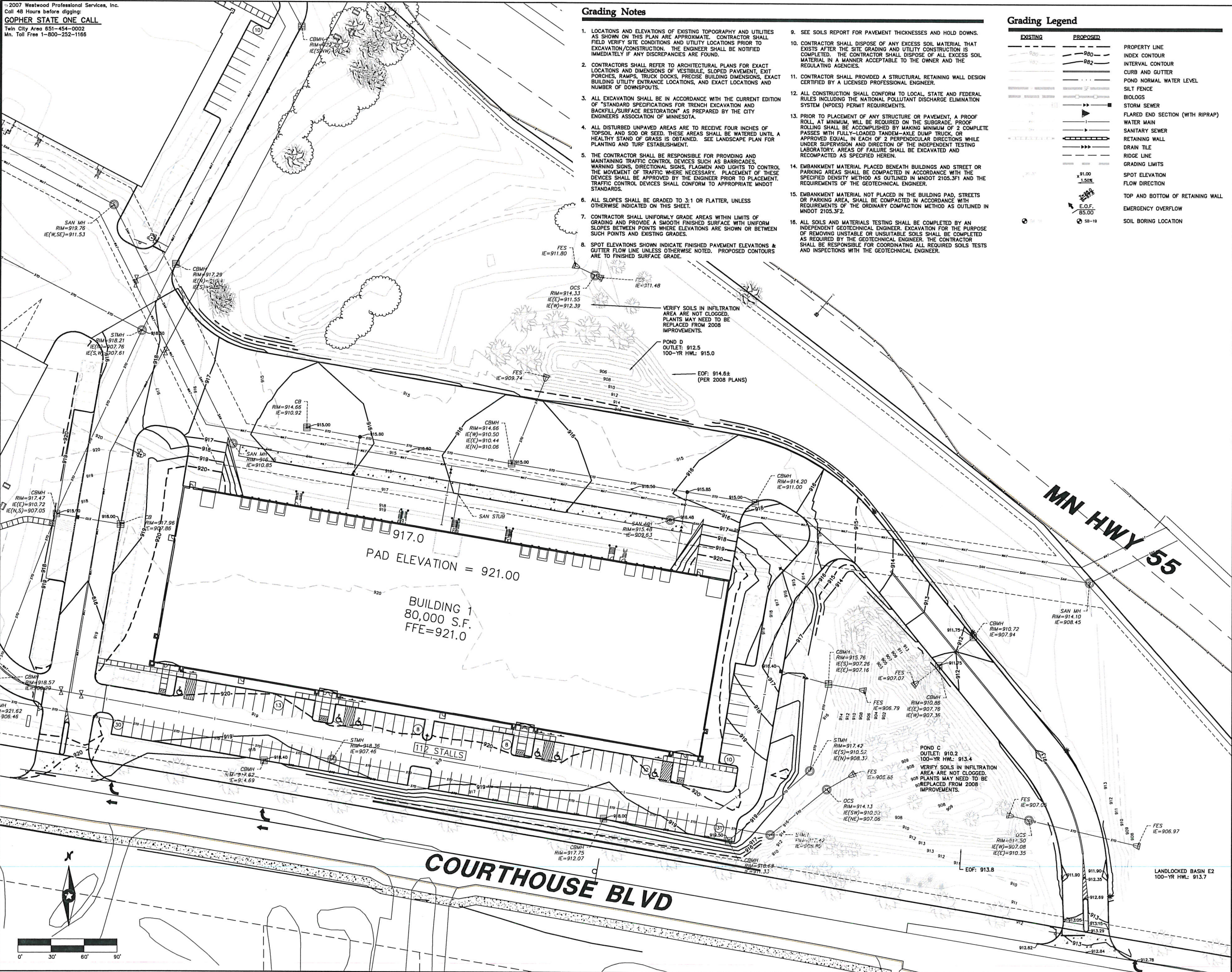
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Grading Notes

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

Grading Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		BIOLOGS
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		EDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION



**INVERPOINT
BUSINESS
CENTER**
INVER GROVE HEIGHTS, MINN.

Review:
01: 03/21/2020 - Response to City Comments

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.

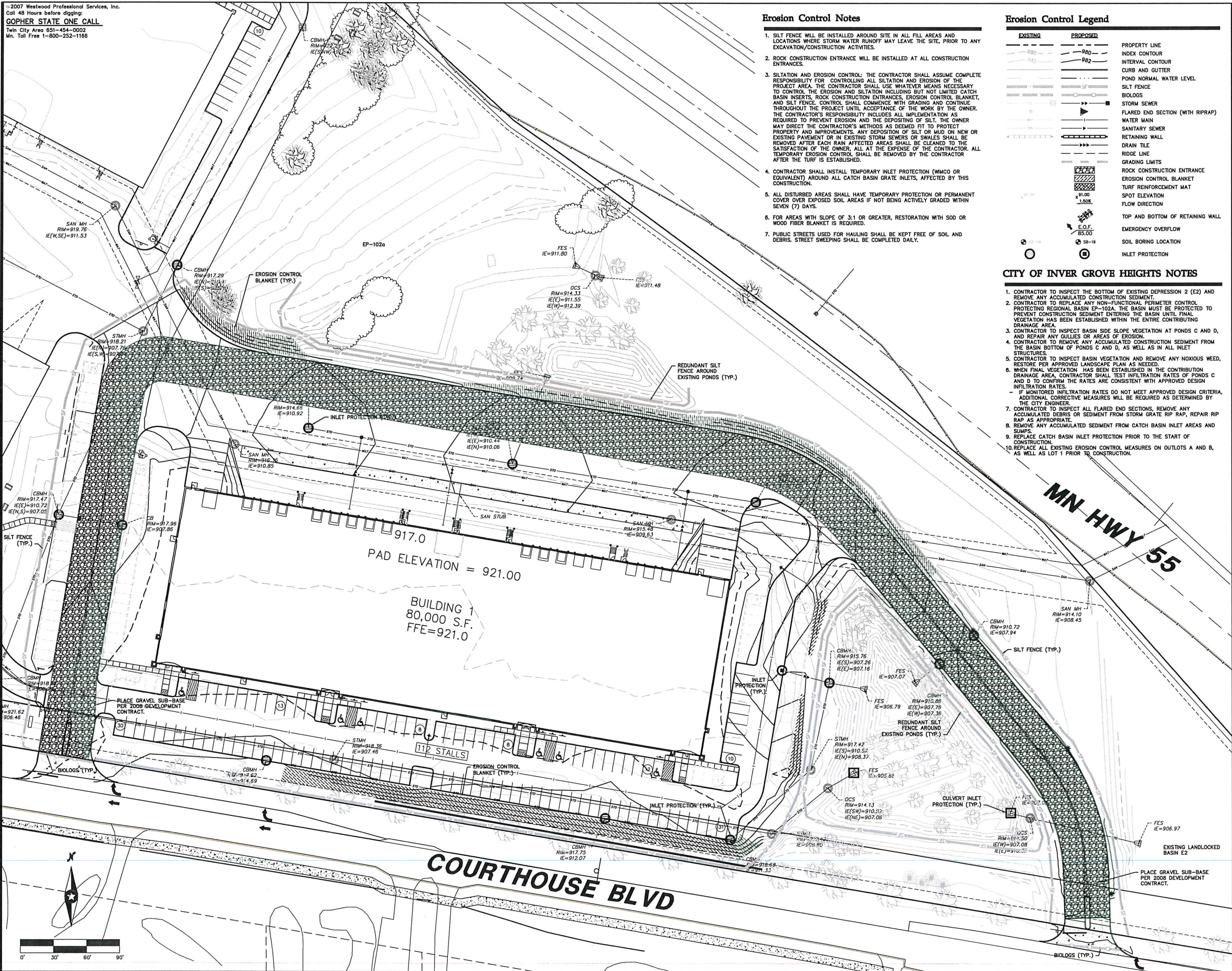
DAVID T. BAIR
Date: 03/21/2020 License No. _____

Design: _____
Check: _____
Drawn: _____
Record/Revised by/Date: _____

GRADING PLAN

Date: 03/09/2020 Sheet: C400

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Erosion Control Notes

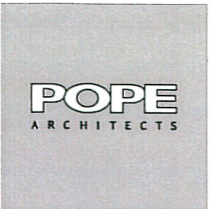
1. SILT FENCE WILL BE INSTALLED AROUND SITE IN ALL FILL AREAS AND LOCATIONS WHERE STORM WATER RUNOFF MAY LEAVE THE SITE, PRIOR TO ANY EXCAVATION/CONSTRUCTION ACTIVITIES.
2. ROCK CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
3. SILTATION AND EROSION CONTROL: THE CONTRACTOR SHALL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

Erosion Control Legend

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

CITY OF INVER GROVE HEIGHTS NOTES

1. CONTRACTOR TO INSPECT THE BOTTOM OF EXISTING DEPRESSION 2 (E2) AND REMOVE ANY ACCUMULATED CONSTRUCTION SEDIMENT.
2. CONTRACTOR TO REPLACE ANY NON-FUNCTIONAL PERIMETER CONTROL PROTECTING REGIONAL BASIN EP-102A. THE BASIN MUST BE PROTECTED TO PREVENT CONSTRUCTION SEDIMENT ENTERING THE BASIN UNTIL FINAL VEGETATION HAS BEEN ESTABLISHED WITHIN THE ENTIRE CONTRIBUTING DRAINAGE AREA.
3. CONTRACTOR TO INSPECT BASIN SIDE SLOPE VEGETATION AT PONDS C AND D, AND REPAIR ANY GULLIES OR AREAS OF EROSION.
4. CONTRACTOR TO REMOVE ANY ACCUMULATED CONSTRUCTION SEDIMENT FROM THE BASIN BOTTOM OF PONDS C AND D, AS WELL AS IN ALL INLET STRUCTURES.
5. CONTRACTOR TO INSPECT BASIN VEGETATION AND REMOVE ANY NOXIOUS WEED. RESTORE PER APPROVED LANDSCAPE PLAN AS NEEDED.
6. WHEN FINAL VEGETATION HAS BEEN ESTABLISHED IN THE CONTRIBUTING DRAINAGE AREA, CONTRACTOR SHALL TEST INFILTRATION RATES OF PONDS C AND D TO CONFIRM THE RATES ARE CONSISTENT WITH APPROVED DESIGN.
 - IF MONITORED INFILTRATION RATES DO NOT MEET APPROVED DESIGN CRITERIA, ADDITIONAL CORRECTIVE MEASURES WILL BE REQUIRED AS DETERMINED BY THE CITY ENGINEER.
7. CONTRACTOR TO INSPECT ALL FLARED END SECTIONS. REMOVE ANY ACCUMULATED DEBRIS OR SEDIMENT FROM STORM GRATE RIP RAP, REPAIR RIP RAP AS APPROPRIATE.
8. REMOVE ANY ACCUMULATED SEDIMENT FROM CATCH BASIN INLET AREAS AND SUMPS.
9. REPLACE CATCH BASIN INLET PROTECTION PRIOR TO THE START OF CONSTRUCTION.
10. REPLACE ALL EXISTING EROSION CONTROL MEASURES ON OUTLOTS A AND B, AS WELL AS LOT 1 PRIOR TO CONSTRUCTION.



1255 ENERGY PARK DRIVE
ST. PAUL, MN 55108-5108
PH: (651) 642-9200
FAX: (651) 642-1101



RJRyan
Commercial Design and Construction
R.J. Ryan Construction, Inc.
1100 Mendota Heights Road
Mendota Heights, MN 55120
Ph: (651) 681-0200 Fax: (651) 681-0225

**INVERPOINT
BUSINESS
CENTER**
INVER GROVE HEIGHTS, MINN.

Revisions:
01: 03/21/2020 - Response to City Comments

DAVID T. BADE
Date: 03/31/2020 License No. _____
Designed: _____
Checked: _____
Drawn: _____
Record/Designing: JRM/ML

**EROSION
CONTROL PLAN**

Date: 03/09/2020 Sheet: C500

General Utility Notes

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN INSTALLATIONS SHALL BE PER MINNESOTA PLUMBING CODE AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER OR STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
12. ALL WATER LINES SHALL BE DUCTILE IRON WRAPPED IN POLYETHYLENE, CLASS 52 WITH 7.5' MINIMUM COVER. PROVIDE MINIMUM SEPARATION OF 18" FROM SANITARY SEWER & STORM SEWER. INSULATE WATER MAIN IF LESS THAN 7.5' OF COVER.
13. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
14. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF BUILDING AND UNDER FOOTINGS, PIPE SHALL BE PVC SCHEDULE 40.
15. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED) WITH R-4 GASKETS, OR HDPE STORM SEWER PIPE IF ALLOWED BY THE CITY. HDPE STORM PIPE SHALL MEET REQUIREMENTS OF ASTM F2848. PIPE SHALL BE WATER TIGHT ACCORDING TO ASTM D3212 REQUIREMENTS. SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED. PVC STORM SEWER PIPE SHALL BE SCHEDULE 40 PIPE. FLARED END SECTIONS SHALL BE RCP WITH TRASH GUARDS & RIP-RAP.
16. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCV52 (OR EQUIVALENT).
17. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.

Utility Legend

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

STORM SEWER CASTING SCHEDULE

NUMBER	STRUCTURE	TYPE	DIA.	CASTING TYPE
1	12" STUB	12" STUB	12"	12" STUB
2	12" STUB	12" STUB	12"	12" STUB
3	12" STUB	12" STUB	12"	12" STUB
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UNITED PROPERTIES



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Mendota Heights, MN 55120
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INVERPOINT BUSINESS CENTER

INVER GROVE HEIGHTS, MINN.

Revisions

01: 03/31/2020 - Response to City Comments

DAVID T. BADE
Date: 03/31/2020
Location: MN

Drawn:
Checked:
Described:
Record Drawing: by/Date:

UTILITY PLAN

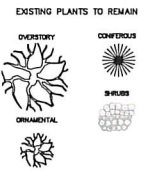
Date: 03/09/2020 Sheet: C600

002358BU.T.dwg

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Call 48 Hours before digging:
GOPHER STATE ONE CALL
Twin City Area 651-454-0002
Mn. Toll Free 1-800-252-1166

Landscape Keynotes

- A SHREDDED HARDWOOD MULCH
- B LANDSCAPE EDGER
- C SOD (TYP.)
- D SEED (TYP.)



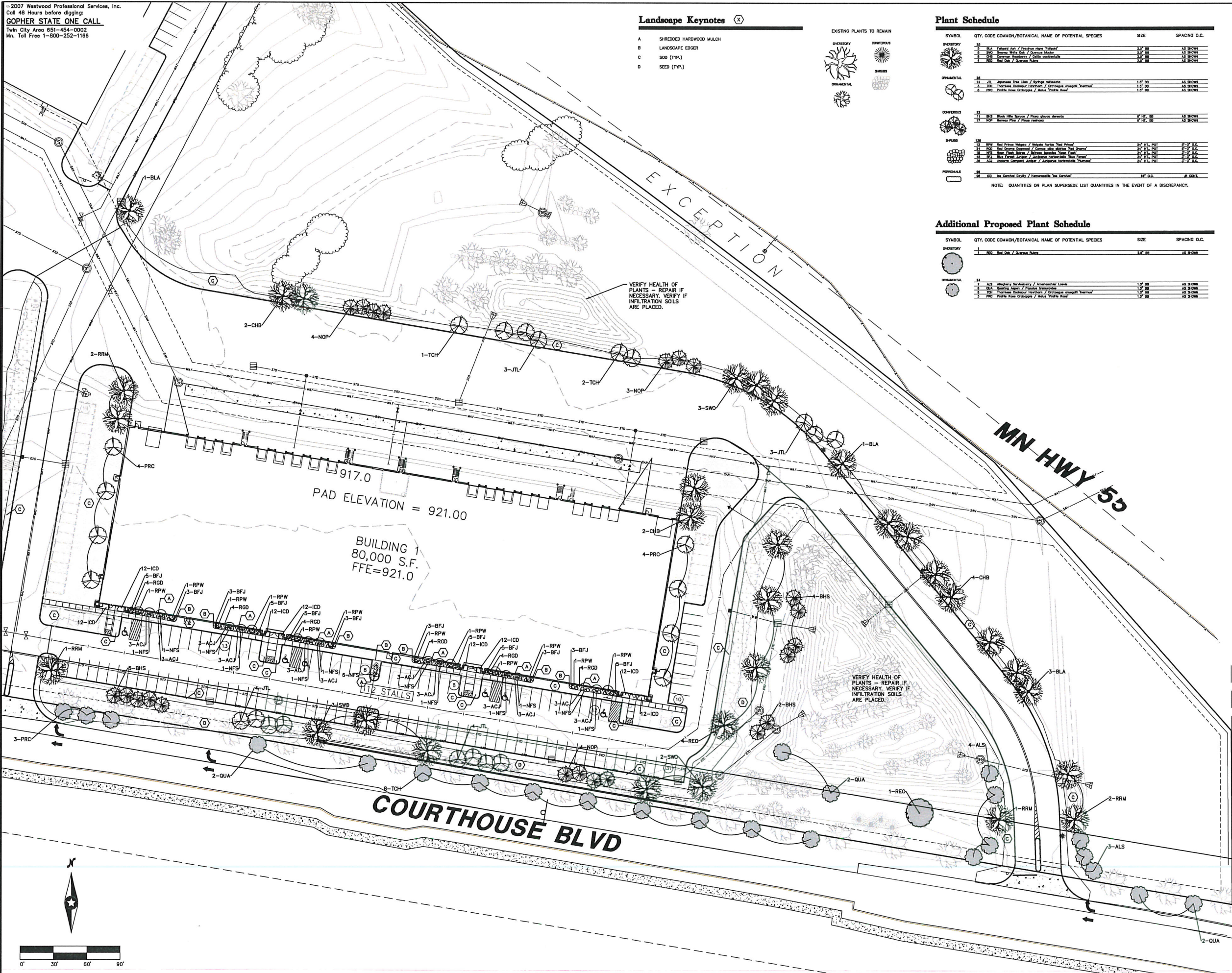
Plant Schedule

SYMBOL	QTY. CODE COMMON/BOTANICAL NAME OF POTENTIAL SPECIES	SIZE	SPACING O.C.
OVERSTORY			
1	BLA Bald Eagle / Fraxinus nigra 'Vander'	24" DB	AS SHOWN
2	NOB Norway Spruce / Picea canadensis	24" DB	AS SHOWN
3	CHB Common Hackberry / Celtis occidentalis	24" DB	AS SHOWN
4	RED Oak / Quercus Rubra	24" DB	AS SHOWN
UNDERSTORY			
11	JTL Japanese Tree Lilac / Syringa reticulata	12" DB	AS SHOWN
12	NOB Norway Spruce / Picea canadensis	12" DB	AS SHOWN
13	PRC Prairie Rose Dogwood / Malus sp.	12" DB	AS SHOWN
14	NOB Norway Spruce / Picea canadensis	12" DB	AS SHOWN
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100	NOB Norway Spruce / Picea canadensis	12" DB	AS SHOWN

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

Additional Proposed Plant Schedule

SYMBOL	QTY. CODE COMMON/BOTANICAL NAME OF POTENTIAL SPECIES	SIZE	SPACING O.C.
OVERSTORY			
1	NOB Norway Spruce / Picea canadensis	24" DB	AS SHOWN
UNDERSTORY			
11	JTL Japanese Tree Lilac / Syringa reticulata	12" DB	AS SHOWN
12	NOB Norway Spruce / Picea canadensis	12" DB	AS SHOWN
13	PRC Prairie Rose Dogwood / Malus sp.	12" DB	AS SHOWN
14	NOB Norway Spruce / Picea canadensis	12" DB	AS SHOWN
15	NOB Norway Spruce / Picea canadensis	12" DB	AS SHOWN
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Commercial Design and Construction
R.J. Ryan Construction, Inc.
1100 Mendota Heights Road
Mendota Heights, MN 55120
Ph: (651) 581-0200 Fax: (651) 581-0235

INVERPOINT BUSINESS CENTER

INVER GROVE HEIGHTS, MINN.

Revisions:
01: 03/31/2020 - Response to City Comments

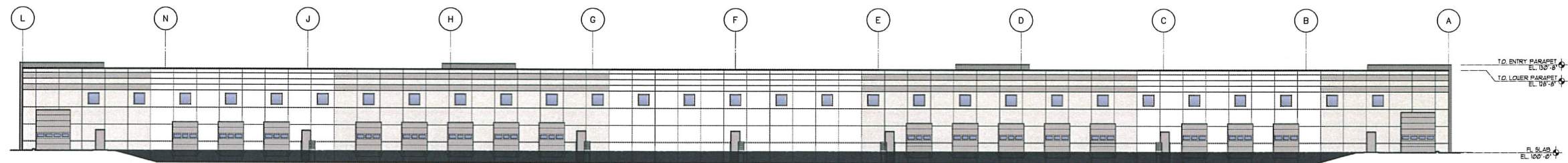
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

JEFFREY S. WHITENOCK
Date: 03/31/2020 License No. 44018

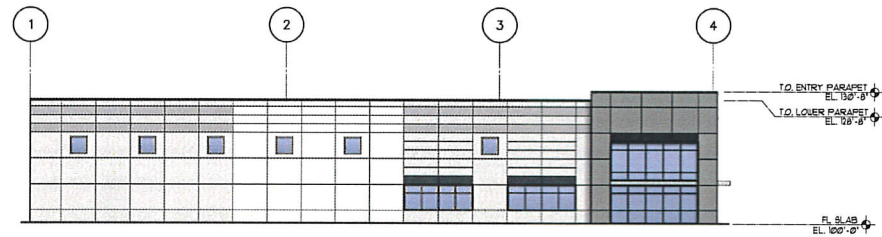
Design:
Check:
Draw:
Record Drawing by/Date:

LANDSCAPE PLAN

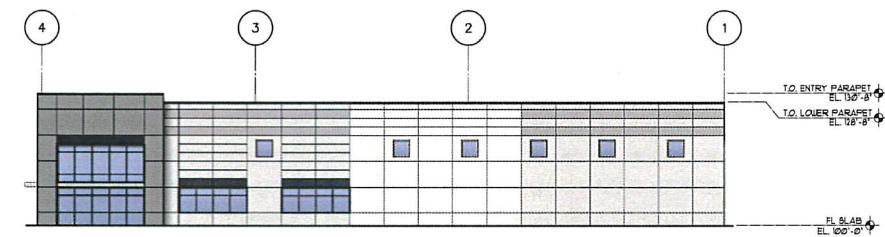
Date: 03/09/2020 Sheet: L100
002356PL.dwg



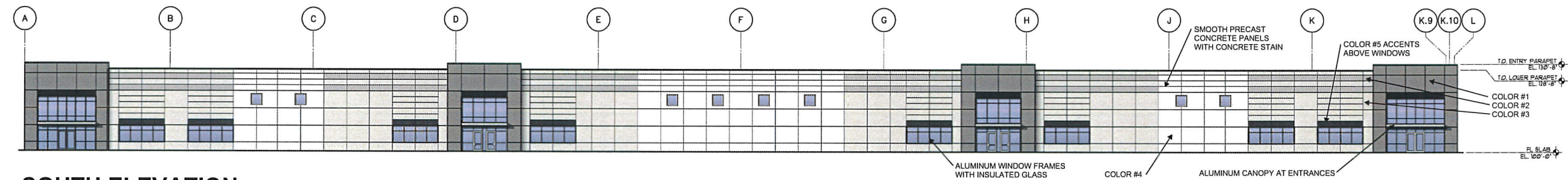
NORTH ELEVATION



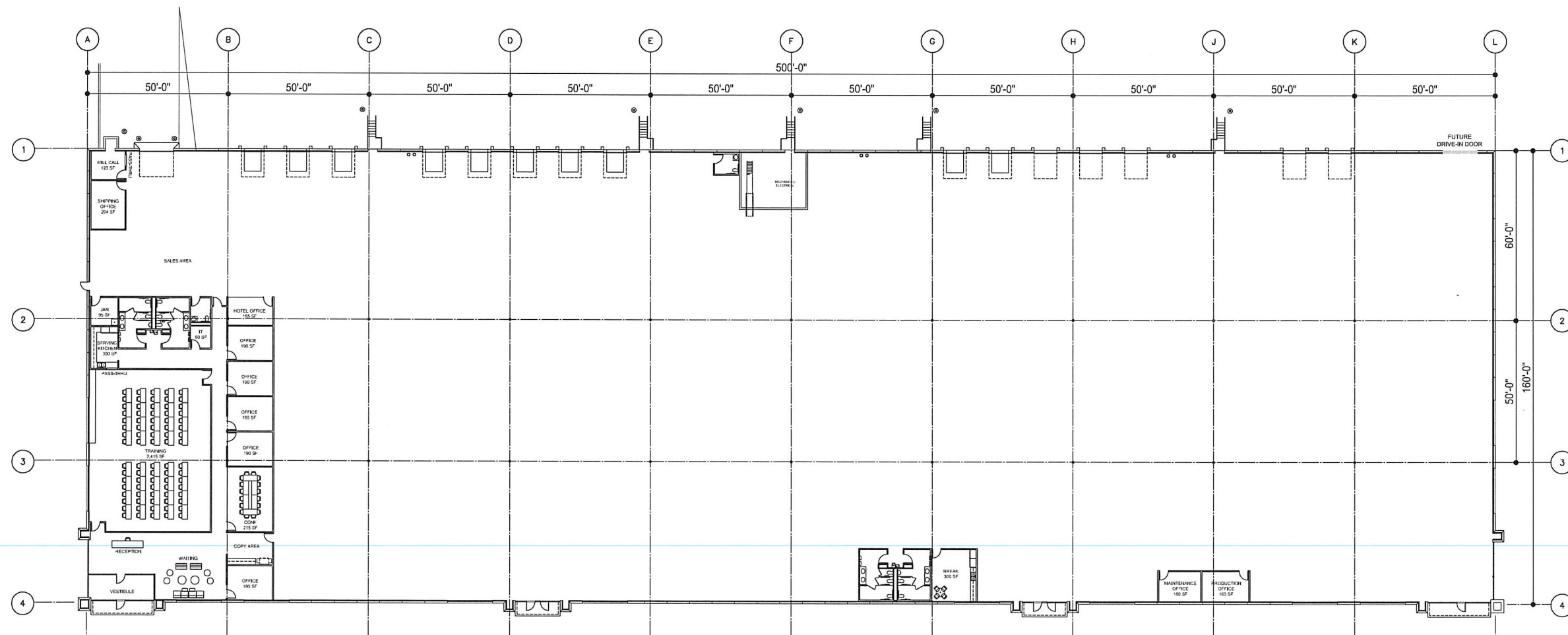
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



FLOOR PLAN

POPE
ARCHITECTS

1295 Bandana Blvd N #200,
St Paul, MN 55108
PH. (651) 642-9200



UNITED PROPERTIES
CREATING DEEP ROOTS



INVERPOINTE
BUSINESS PARK

BUILDING I
INVER GROVE HEIGHTS, MINN.

Issues and Revisions

Commission No. 75372-06193

Drawn by

Checked by

SHEET

A1