INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, NOVEMBER 17, 2020 – 7:00 p.m.

NOTICE TO RESIDENTS: The Planning Commission is taking proactive steps to prevent the spread of Covid 19 by meeting remote. People wishing to testify at the public hearing should call into the meeting using the following information:

Phone number: 651-450-2471

Individuals may submit written public comments in advance of the meeting by emailing comments to Kim Fox (kfox@ighmn.gov). Comments received prior to 4:00 p.m. on Monday, November 16, 2020, will be provided to the Planning Commission before the November 17, 2020 meeting.

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR NOVEMBER 4, 2020

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 RODGER ESPESETH - CASE NO. 20-37Z – table until December 1, 2020
Consider a rezoning of a portion of the property from I-1, Limited Industry to I-2, General Industry for the property located at 10900 Clark Road.

Planning Commission Action _____

3.02 BUILDER LOT GROUP/EAGLES LANDING - CASE NO. 20-38SV – table until December 1, 2020
Consider a preliminary plat for a 10-lot subdivision and any variances related thereto for the property located at 2655 70th Street.

Planning Commission Action _____

3.03 JOE GIBBS - CASE NO. 20-40V
Consider a variance from the 75% clear visibility requirement for a fence from the outside corner of a corner lot for the property located at 6512 Arctic Way.

Planning Commission Action _____

3.04 VANSOUTH LIMITED PARTNERSHIP – CASE NO. 20-39CUP
Consider a conditional use permit for a drive-thru restaurant for the property located at 1322 Mendota Road.

Planning Commission Action _____

3.05 DAWN GAETKE – CASE NO. 20-33ZA

Consider a zoning code amendment to allow for market gardens in single-family residential districts.

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@ighmn.gov.

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, November 4, 2020 – 7:00 p.m.
REMOTE MEETING

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

Commissioners Present:	Elizabeth Niemioja Annette Maggi Brett Kramer Dennis Wippermann Pat Simon Scott Clancy Jonathan Weber Kate Challeen
Commissioners Absent:	Joan Robertson (excused)
Others Present:	Allan Hunting, City Planner Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the October 6, 2020 and October 20, 2020 Planning Commission meeting were approved as submitted.

BUILDER LOT GROUP – RUBY MEADOWS – CASE NO. 20-28SZP

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from R-3C, Multiple Family to R-2/PUD, a comprehensive plan amendment to change the land use from MDR, Medium-Density Residential to LMDR, Low-Medium Density Residential, a preliminary and final plat for a 6-lot, one outlot residential subdivision to be known as Ruby Meadows, a variance from the minimum lot size requirements for a PUD, and a vacation of the existing drainage and utility easements for the existing plat of Gates Addition. 61 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is proposing to replat a vacant 1.08-acre property into a 6-lot detached single-family subdivision in a planned unit development. The property is currently guided MDR, Medium-Density Residential. The applicant is requesting a comprehensive plan amendment to LMDR, Low-Density Residential, as that would be the most appropriate for the proposed density of the new plat. The current zoning of R-3C, Multiple Family does not allow for single-family detached units; therefore, the applicant is requesting a rezoning to R-2/PUD. Each lot would be on its own individual parcel and one common lot (Outlot A) would contain the driveways, parking and perimeter open space between the units. The lot sizes would be about 3,300-3,400 square feet in size, except Lot 1, which would be a little larger. The applicant is asking for a variance from the 10-acre minimum lot size requirement for the PUD. The surrounding neighborhood is such that development under the standard provisions of the normal district would not be appropriate in order to conserve open space and stormwater requirements that are of importance to the neighborhood and community. Two access points are being proposed off Degrio Way. The applicants are also requesting to vacate the existing drainage and utility easements and will create new easements with the plat of Ruby Meadows. Staff recommends approval of the requests, with the addition of

DRAFT

approval for the preliminary and final PUD. The only person staff heard from was the email provided to Commissioners with concerns about parking, trees, and traffic.

Commissioner Niemioja asked for clarification of management of the Homeowners Association.

Ms. Botten advised that the applicant is required to provide an HOA agreement prior to release of their plat, and she did not foresee the HOA falling through as it includes driveway and access maintenance.

Commissioner Wippermann asked if the proposed units would be owner-occupied or rental.

Ms. Botten replied they would be owner-occupied.

Opening of Public Hearing
Melvin Brown-Moore, 14560 Wilds Parkway NW, Prior Lake, advised he was available to answer any questions.

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

Mr. Brown-Moore replied in the affirmative and confirmed that the units would be owner-occupied.

Chair Maggi closed the public hearing.

Planning Commission Recommendation
Motion by Commissioner Weber, second by Commissioner Kramer, to approve the request for rezoning of the property from R-3C, Multiple Family to R-2/PUD, a comprehensive plan amendment to change the land use from MDR, Medium-Density Residential to LMDR, Low-Medium Density Residential, a preliminary and final plat and preliminary and final PUD for a 6-lot, one outlot residential subdivision to be known as Ruby Meadows, a vacation of the existing drainage and utility easements for the existing plat of Gates Addition, and a variance from the minimum lot size requirements for a PUD, with the practical difficulty as listed in the report.

Motion carried (8/0). This item goes to the City Council on November 9, 2020.

TITAN LAND – CASE NO. 20-35PUD

Presentation of Request
Allan Hunting, City Planner, advised that the applicant is proposing a final plat and final development plan for a two-phase development, The Crossings at Inver Woods. Phase I consists of a one lot plat with a 152-unit apartment building and Phase 2 will consist of the balance of the plat. The final plat was reviewed against the approved preliminary plat conditions of approval for compliance. Staff recommends approval of the request.

Planning Commission Recommendation
Motion by Commissioner Weber, second by Commissioner Simon, to approve the request for a final plat and final PUD development plan for The Crossings at Inver Woods, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on November 23, 2020.

DRAFT

OTHER

CITY OF INVER GROVE HEIGHTS – CASE NO. 20-41X

Mr. Hunting advised that the Planning Commission is being asked to consider whether an expenditure of City funds is consistent with the comprehensive plan. Public Works is proposing to install certain segments of the trunk utility extension in conjunction with the County's improvements on 70th Street and Argenta Trail. Staff finds the capital expenditure to be consistent with the comprehensive plan.

Motion by Commissioner Niemioja, second by Commissioner Clancy, to recommend that the capital expenditure for the trunk utility extension project is consistent with the comprehensive plan.

Motion carried (8/0).

The meeting was unanimously adjourned at 7:22 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

DRAFT

M E M O
CITY OF INVER GROVE HEIGHTS

TO: Planning Commission

FROM: Heather Botten, Associate Planner

DATE: November 13, 2020

SUBJECT: RODGER ESPESETH – CASE NO. 20-37Z

The public hearing for Rodger Espeseth, scheduled for November 17, 2020, has been tabled by staff and the applicant.

Since the applicant will not be present at the meeting and no staff report has been prepared, the item should not be discussed. This item will be heard at the December 1, 2020 meeting.

M E M O
CITY OF INVER GROVE HEIGHTS

TO: Planning Commission

FROM: Heather Botten, Associate Planner

DATE: November 13, 2020

SUBJECT: BUILDER LOT GROUP/ EAGLES LANDING – CASE NO. 20-38SV

The public hearing for the Builder Lot Group/ Eagles Landing scheduled for November 17, 2020, has been tabled by staff and the applicant.

Since the applicant will not be present at the meeting and no staff report has been prepared, the item should not be discussed. This item will be heard at the December 1, 2020 meeting.

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

HEARING DATE: November 17, 2020 **CASE NO:** 20-40V

APPLICANT & PROPERTY OWNER: Joe Gibbs

REQUEST: Variance from the 75% clear visibility opening required for a fence from the outside corner of a lot

LOCATION: 6512 Arctic Way

COMPREHENSIVE PLAN: Low Density Residential

ZONING: PUD, Planned Unit Development

REVIEWING DIVISIONS: Planning **PREPARED BY:** Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting an after-the-fact variance to allow a five-foot picket fence, that provides 50% visibility whereas 75% is required, within the outside corner of the property on a corner lot. The property is surrounded by right-of-way on three sides of the lot. The fence is installed along the corner side, side and rear property lines. Section 10-15-12 of the City Code states:

> *The outside corner of any corner lot shall be free from any fence unless it provides seventy five percent (75%) clear visible opening. The "outside corner" shall be defined as the area bounded by the property line (street right of way line) and a line between the points thirty feet (30') in each direction from the block corner (lot corner) along said property lines.*

The reason for the rule appears to mainly be for visibility purposes at street intersections. The applicant is proposing a five-foot picket fence which provides 50% clear visibility. The fence would be located about 28 feet from 65th Street, about 15 feet from Alverno Lane, and about 27 feet from the intersection of 65th Street and Alverno Lane.

The fence along the west property line is constructed up to the property line, abutting the sidewalk. City code does not have a setback requirement for a fence from a sidewalk. The code states that no solid fences shall be closer than 15 feet from the face of the curb. The applicant's fence complies with this code requirement.

The fence was installed without a permit. The applicant originally applied for the fence permit in August 2020, but it was not approved since it did not meet zoning or engineering requirements. In October 2020, the applicant received approval of an Encroachment Agreement from the Engineering Department to install the fence within a drainage and utility easement.

The specific request consists of the following:

a) A Variance from the 75% clear visibility opening required for a fence from the outside corner of a lot

EVALUATION OF THE REQUEST

Surrounding Uses. The subject site is surrounded by the following uses:
West, East, and South: Residential; zoned PUD, Planned Unit Development; guided LDR, Low Density Residential
North: Vacant; zoned Agricultural; guided MDR, Medium Density Residential

Engineering. Engineering has reviewed the request and takes no exception to the proposed fence. They have been working with the applicant on obtaining an encroachment agreement to install the fence within the drainage and utility easement.

VARIANCE REVIEW
City Code Title 11, Chapter 3. **Variances**, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

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

The intent of the visibility rule for a fence appears to be mainly for traffic and emergency vehicles along the street intersections and driveways. The fence, which provides about 50% visibility, would be located about 27-feet from the intersection of 65th Street and Alverno Lane, not affecting traffic visibility from the road, intersections. The request is in harmony with the intent of the comprehensive plan as the lot is being utilized as a residential lot which would contain improvements such as fences.

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

City code does not take into consideration that a boulevard for a community collector street may be larger than boulevard on a local street. The applicants fence provides 50%

visible opening, along with the large boulevard from 65th Street, staff believes the property would be used in a reasonable manner.

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

The property is unique in the fact that the City planted evergreen trees along 65th Street, on the applicant's property, that provide a more dense screening than the picket fence. Additionally, 65th Street has a 100-foot right-of-way providing for a larger boulevard. This larger boulevard has helped increase the sight distance for the Alverno Lane and 65th St. intersection.

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

Staff does not believe a fence with 50% visible opening instead of 75% would alter the essential character of the neighborhood. Staff does not believe there would be an adverse impact to site lines or traffic visibility at the intersection of 65th Street and Alverno Lane.

5. Economic considerations alone do not constitute an undue hardship.

Economic considerations do not appear to be a basis for this request.

ALTERNATIVES

The Planning Commission has the following alternatives for the requested action:

Approval: If the Planning Commission finds the variance to be acceptable, the Commission has the following options:

A. Approval of the Variance to allow a picket fence with 50% visible opening whereas 75% is required from the outside corner subject to the following condition:

1. The picket fence is not allowed to be replaced with a privacy fence without City approvals.
2. The fence shall be kept true and plumb.

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

RECOMMENDATION

Staff believes the proposed fence would not be out of character of the neighborhood and is consistent with the comprehensive plan. The request to install a picket fence with a 50% clear visible opening instead of 75% does not appear to have an adverse impact on the neighboring

properties. A practical difficulty can be found in the fact the City planted trees on the property that provides more of a screen than the proposed fence. Additionally, the large right-of-way along 65th Street provides enough space for visibility purposes at the intersection.

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

Attachments:
Zoning & Location Map
Aerial photo
Applicant Narrative
Site Plan
Photo of the installed fence
Letter from neighbors

6512 Arctic Way
Case No. 20-40V

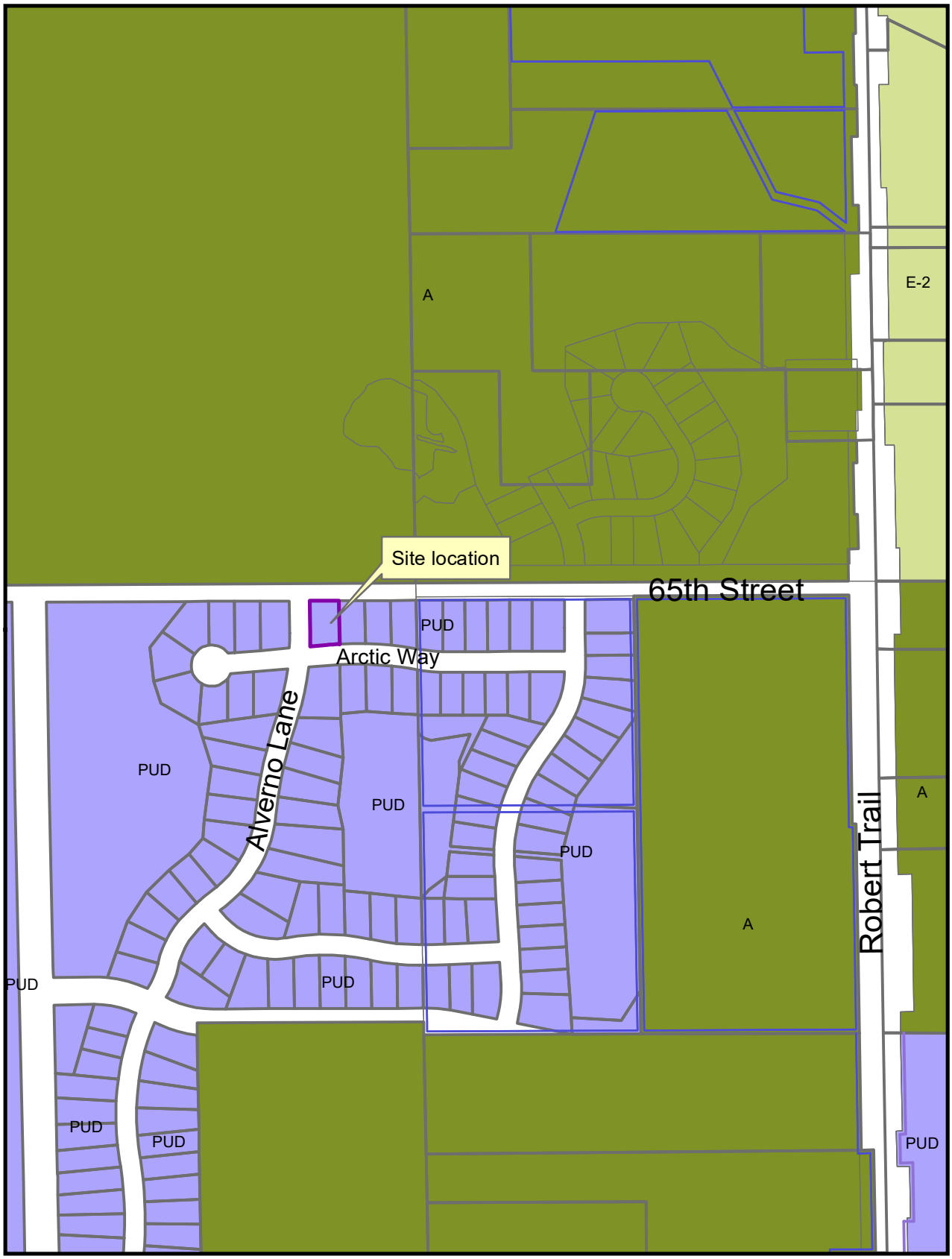

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Exhibit A

Zoning and Location Map

Map not to scale

6512 Arctic Way
Case No. 20-40V

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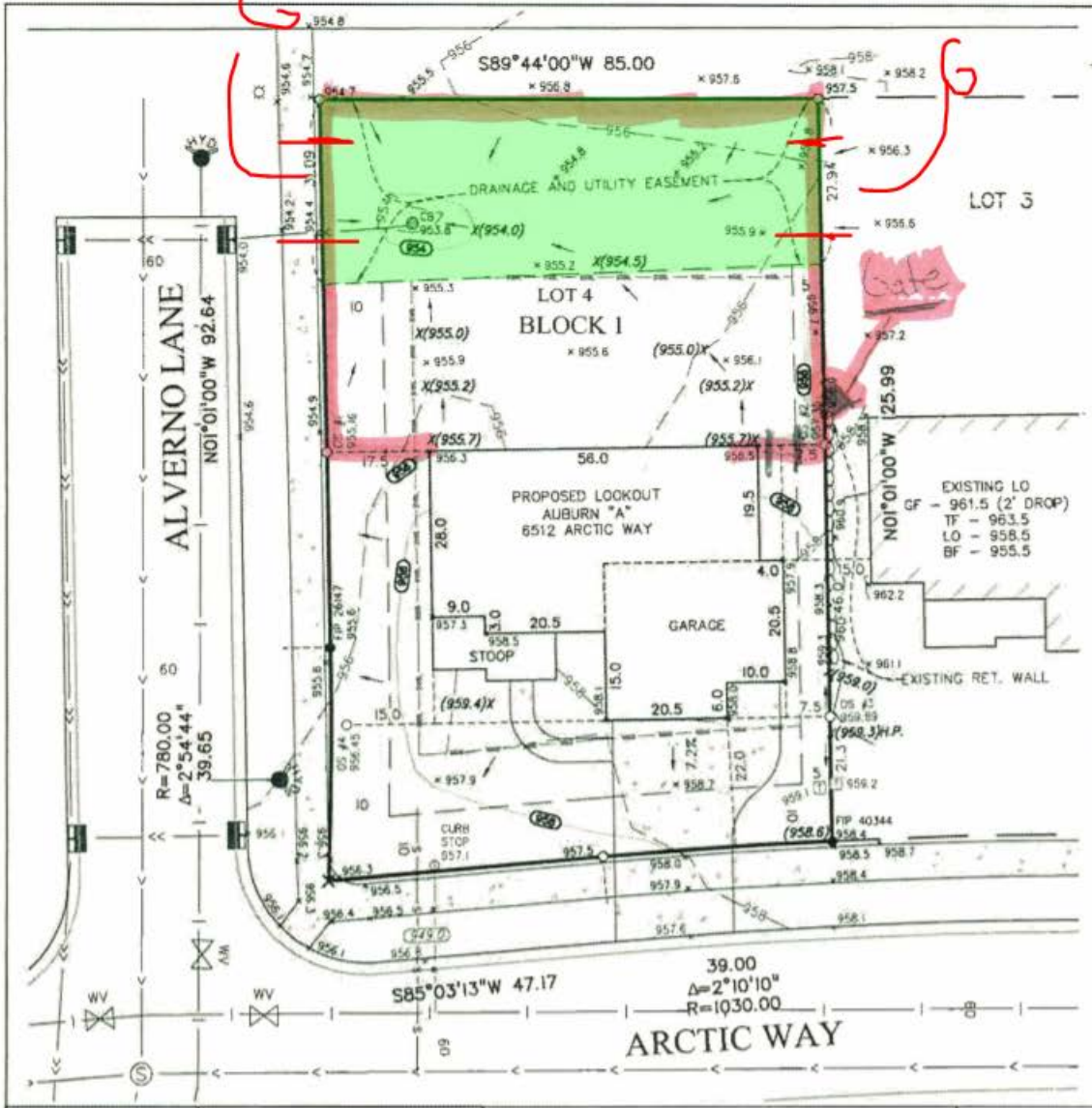
Exhibit B

Aerial photo demonstrating visibility triangle

Map not to scale

Site Plan
Photos

Narrative: Our lot is square This fence allows us to utilize our full property. Additionally, IGH planted a pine tree in our yard that would require an angeled corner to cut quite a bit further into our property. HOA may only approve the square back.



SURVEY LEGEND

- STORM DRAIN
- CATCH BASIN
- GATE VALVE
- HYDRANT
- IRON PIPE SET
- IRON PIPE FOUND
- SANITARY MANHOLE
- GROUND ELEVATION
- PROPOSED ELEVATION
- WETLAND BUFFER POST
- HAND HOLE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- SEWER SERVICE ELEVATION
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE
- BITUMINOUS
- CONCRETE
- CONTOUR PROPOSED
- CONTOUR EXISTING
- DRAINAGE ARROW
- CONCRETE CURB
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- PROPOSED SILT FENCE
- DRAIN TILE
- FENCE
- BUILDING SETBACK LINE

Offset Irons

(elevations are to the top of pipe)

DS #1= 955.16 DS #2= 957.35
DS #4= 956.45 DS #3= 959.89

NORTH

Property Description: Lot 4, Block 1, BLACKSTONE RIDGE, according to the recorded plat thereof, Dakota County, Minnesota.

1. Address: 6512 Arctic Way, Inver Grove Heights, Minnesota 55077
2. We have shown the location of utilities on the surveyed property by observed evidence only and by available plans. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002. The contractor shall determine the exact location of any and all existing utilities before commencing work and is responsible for any and all damages arising out of his failure to exactly locate and preserve any and all existing utilities.
3. Must maintain a minimum 2% slope gradient to accommodate positive drainage.
4. All set offset irons are measured to hundredths of a foot and can be used as benchmarks.
5. The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
6. A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
7. Proposed grades shown adjacent to building foundation refers to top of black dirt.
8. Verify sanitary service invert prior to any concrete work.
9. Benchmark:
TNH "A" @ Lots 3 & 4, Block 1, BLACKSTONE RIDGE = 963.16 Feet
TNH "B" @ Lot 4, Block 1, BLACKSTONE RIDGE = 958.81 Feet

Development Plan Data - LO

Garage Floor Elevation	= 960.0 (1' Drop)
Top of Foundation Elevation	= 961.0
Lookout Opening Elevation	= 956.0
Basement Floor Elevation	= 953.0

Proposed Elevations

Proposed Garage Floor Elevation	= 959.7 (2' Drop)
Proposed Top of Foundation Elevation	= 961.7
Proposed Lookout Opening Elevation	= 956.7
Proposed Basement Floor Elevation	= 953.7

Setbacks

Min. Front Yard Setback = 20'
Min. Side Yard Setback = 15' Separation between homes
Min. Rear Yard Setback = 30'
Min. Corner Lot Setback = 20'

Hardcover

Lot Area	= 10,964 S.F.
House Area	= 2,153 S.F.
Driveway Area	= 613 S.F.
Stoop Area	= 177 S.F.
Sidewalk Area	= 98 S.F.
Total Area	= 3,041 S.F.
Coverage = 27.7%	

Grading Quantities (CY)	
Fill	-43.38
Cut	240.73
House Footing	8
Garage Footing	10
Porch Footing	10
Driveway	12
Egress Pit	0
Total Fill	-43.38
Total Cut	280.73
Total (+/-)	237.35

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

Dated this 21st day of November, 2019.

Daniel L. Schmidt

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

JOB #: 5046-1727	REVISIONS
FIELD CREW: DH/DJ	
DRAWN BY: DZB	
CHECKED BY: DLS	
DATE: 6-10-19	

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

CERTIFICATE OF SURVEY
PREPARED FOR
LENNAR OF MINNESOTA

Section 6 - Township 27 - Range 22

20 10 0 10 20 40
SCALE IN FEET

Oct 19, 2020 at 8:43:59 AM
Alverno Ln
Inver Grove Heights MN 55077
United States

November 11, 2020

Inver Grove Heights Planning Commission and
Inver Grove Heights City Council
8150 Barbara Avenue
Inver Grove Heights, MN 55077

SENT VIA EMAIL

Dear Members of the IGH Planning Commission, Community Development and City Council:

We are writing regarding a fence that has been constructed at 6512 Arctic Way in the Settler's Ridge Development of Inver Grove Heights. This fence was built without a permit and is not in accordance with Inver Grove Heights Ordinance Section 515.90, Subd. 20 as it relates to fences on outside corner lots. The fence poses a safety hazard to the residents of our neighborhood, and for that reason we are respectfully requesting that the City deny the homeowner's request for a variance.

The fence in question is a cedar picket fence, with spacing between the slats equal to the width of the slats—creating approximately 50% visibility through the fence. The fence is five feet tall, and higher in some areas. It sits on the corner of Alverno Lane and 65th Street in the back yard of the homeowner's property. There is a sidewalk that runs North/South along the West side of the fence. The fence was constructed immediately adjacent to the sidewalk with no spacing in between. As we understand the ordinance, fences on outside corner lots are subject to specific rules in order to ensure traffic visibility, safety, and continuity. In order for the City to grant a variance, there must be a practical difficulty in complying with the ordinance. In this case, there was no reason that the homeowner could not comply with the height, visibility, and setback requirements set forth in the Ordinance.

65th Street is currently a dead end just West of Alverno Lane, and traffic turns South from 65th Street onto Alverno in order to enter the Settler's Ridge development. Our neighborhood currently has one other entrance/exit point at 70th Street and Alverno Court, however that is a temporary road that will be closed within the next several months. At that time, the area where the fence is located will become a primary entrance and exit for the development. When 65th Street is connected to future Argenta, and the new housing development is completed just North of us, it will become a high traffic road with a speed limit of 45 mph and no traffic signals at the intersection where the fence is located. As the fence is currently constructed, the traffic visibility is poor and there are major safety concerns for both vehicles and pedestrians crossing 65th Street at the crosswalk from Alverno Lane.

In addition to the traffic visibility issue, there is also a hazard created due to how close the fence is to the sidewalk on Alverno Lane. A pedestrian would not be able to safely pass a bicycle or stroller traveling on the sidewalk. Situations like this are exactly the reason fences are required to be set back from sidewalks and public right of ways. We presume this was one of the reasons the homeowner's application for a permit was not initially approved, and we expect the City to

continue to be firm in its position that the fence be placed further from the sidewalk and crosswalk area.

Settler's Ridge is a relatively new development, and there is new construction taking place just North of where the fence was built. Homeowners are building fences and decks frequently in our neighborhood in order to "finish" their properties. We are concerned about the precedent that would be established if this fence is allowed to remain in its current form—in violation of the permit rules and the City Ordinance. Prior to this fence being built, homeowners in our development were required to, and did, go through the City's permitting process and were made to adhere to City guidelines *before* beginning construction of their fences. The homeowner at 6512 Arctic Way disregarded these rules. He began construction after his request for a permit was returned to him directing that his plans for the fence be modified in accordance with the clearly established rules and Ordinance. The homeowner did not claim to have a practical difficulty complying with the Ordinance, and he did not request a variance before constructing the fence. Instead, he built the fence despite not having the proper permit and despite being told his plans were inconsistent with the City's guidelines. When the City became aware that the fence was being constructed without a permit, a "stop work order" was put in place. The homeowner and the fence company (Town & Country Fence) deliberately flouted the order from the City and finished the construction of the fence within hours of the city inspector leaving the property. Residents watched as this happened.

We, as citizens of Inver Grove Heights and neighbors of the violating property, respectfully request that the City send a message that disregarding the rules and asking for forgiveness later is not the proper way to conduct business here. If you don't require this homeowner to abide by the Ordinance, then there is a very real risk that additional homeowners will construct fences in our neighborhood without abiding by the guidelines you have thoughtfully put in place. This fence is a safety hazard, and we are asking that the request for a variance be denied. The potential ramifications of an accident occurring at this intersection due to the placement and construct of this fence are significant both in terms of lives and financial liability, and your opportunity to resolve the problem is now. The fence should be rebuilt in accordance with the City Ordinance, specifically as it relates to the requirement for 75% transparency, a 30 foot visibility triangle, and the 42" maximum height allowance.

Sincerely yours,

Signature	6503 Arctic Court Address
Signature	6892 Alverno Court Address
Signature	1349 66th St Address

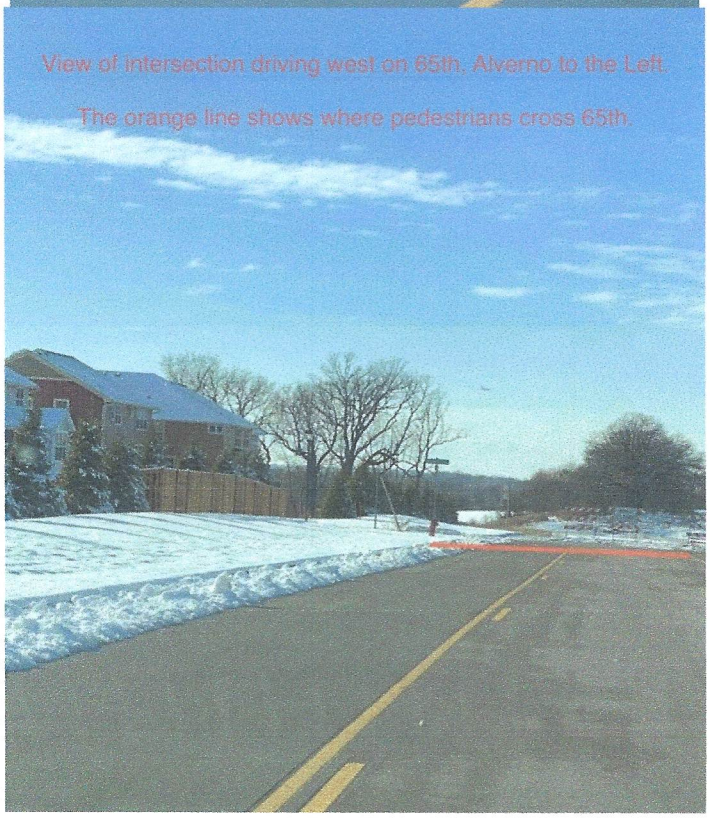
Signature	Address
	1349 66th St, Inver Grove Heights MN 55077
	6507 Arctic Ct. IGH MN 55077
	1357 66th Street
	6568 Alverno Ln.
	6577 Agate Tr.
	6516 Arctic Way
	6502 Arctic Ct
	6692 AGATE TRAIL, IGH
	1361 66th St
	6518 ARCTIC Way, IGH
	6518 Arctic Way IGH
	6559 Agate Trl, IGH

View driving North on Alverno

View looking north from sidewalk on Alverno Lane.

View traveling west on 65th

Limited visibility of pedestrian traffic approaching intersection



View of intersection driving west on 65th. Alverno to the Left.

The orange line shows where pedestrians cross 65th.

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

CASE NO.:	20-39CUP
APPLICANT:	Vansouth Limited Partnership
PROPERTY OWNER:	Vansouth Limited Partnership
REQUEST:	Conditional Use Permit for restaurant with drive-through
LOCATION:	1322 Mendota Road
HEARING DATE:	November 17, 2020
COMPREHENSIVE PLAN:	RC, Regional Commercial
ZONING:	B-3, General Business
REVIEWING DIVISIONS:	Planning Engineering
PREPARED BY:	Allan Hunting City Planner

BACKGROUND

The applicant is proposing to construct a standalone coffee shop with drive-through. A coffee shop is a permitted use in the B-3 district but any restaurant type use with a drive-through requires a conditional use permit. The new coffee shop building would be located in the southwest corner of the site along South Robert Trail within the existing parking lot. Some of the parking spaces would be reconfigured to provide drive-through staking spaces and circulation around the site while keeping the truck circulation open at the back side of the shopping center.

REQUESTS

The specific requests for the project include the following:

1. Conditional Use Permit for a Restaurant, Fast Food.

EVALUATION OF THE REQUEST

Surrounding Uses.
The subject property is surrounded by:

North: Commercial, West St. Paul.
East: Commercial; zoned B-4; guided RC
West: Car dealerships; zoned B-3; guided RC
South: Commercial, Senior housing; zoned B-3, Public/Institutional

Conditional Use Permit Site Plan Review

Setbacks. The proposed building would comply with all required setbacks from both South Robert and the south property line.

Parking Lot. The proposed improvements would alter the parking lot around the building. Some spaces would be removed for the drive-thru stacking lane and a new island would be installed for traffic circulation around the building. The applicant has provided parking numbers for the shopping center minus Home Depot. The improvements would result in a net reduction of 39 spaces, but parking provided for the entire shopping center building would still exceed minimum parking standards by 119.

Access. Access to the site is not changing from any streets; location is easily accessed through internal circulation.

Landscaping. Additional landscaping would be proposed in the new parking lot islands, along South Robert and around the building and trash enclosure.

Lighting. The plans show lighting fixtures on the new building which are sconce style lights. The lights must be designed so the light bulb itself is not clearly visible. Frosted or similar glass would reduce possible glare. The plans identify one new parking lot light in the new island. The new parking lot light must also comply with the fixture style with flat lens.

Exterior Building Materials. The exterior of the building would consist of stone, horizontal lap siding and glass, complying with code requirements.

Signage. All signage must comply with the signage allotment for the "B-3" zoning district. The submitted plan set identifies building signage which meets signage requirements. All signage requires sign permits.

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

Engineering. Engineering has reviewed the plans and notes standard conditions that will be required.

General conditional use permit review

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

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

   The use would be consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is Reginal Commercial,

and a coffee shop with a drive through is consistent with the uses envisioned in this district.

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

   The property is zoned B-3 which allows for coffee shop with drive through.

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

   The proposed use would be an improvement on an existing site and would not have a detrimental effect on public improvements in the vicinity of the property.

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

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

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*
   i. Aesthetics/exterior appearance
   The proposed building complies with exterior material standards.
   ii. Noise
   The proposed use would not generate noises that are inconsistent with commercial operations in a commercial district.
   iii. Fencing, landscaping, and buffering
   The applicant is providing additional landscaping to enhance the location.

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 use would be an improvement in an existing shopping center. A restaurant use with drive through requires a conditional use permit whether stand alone or inside the building.

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.*

Engineering will require some storm water management improvements to protect the pond to the south.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

A. Approval: If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:

o Approval of the Conditional Use Permit for a restaurant, fast food consisting of a coffee shop with drive through subject to the following conditions:

1. Development of the site shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Site Plan	10/19/20
Grading, Drainage and Erosion Control Plan	10/19/20
Utilities Plan	10/19/20
Landscape Plan	10/19/20
Building Elevations	9/21/20

2. Prior to any construction on site, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.

3. All plans shall be subject to the review and approval of the Fire Marshal.

4. 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.

5. Building and new parking lot lighting to comply with city code standards.

B. Denial: Should the proposed request, or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

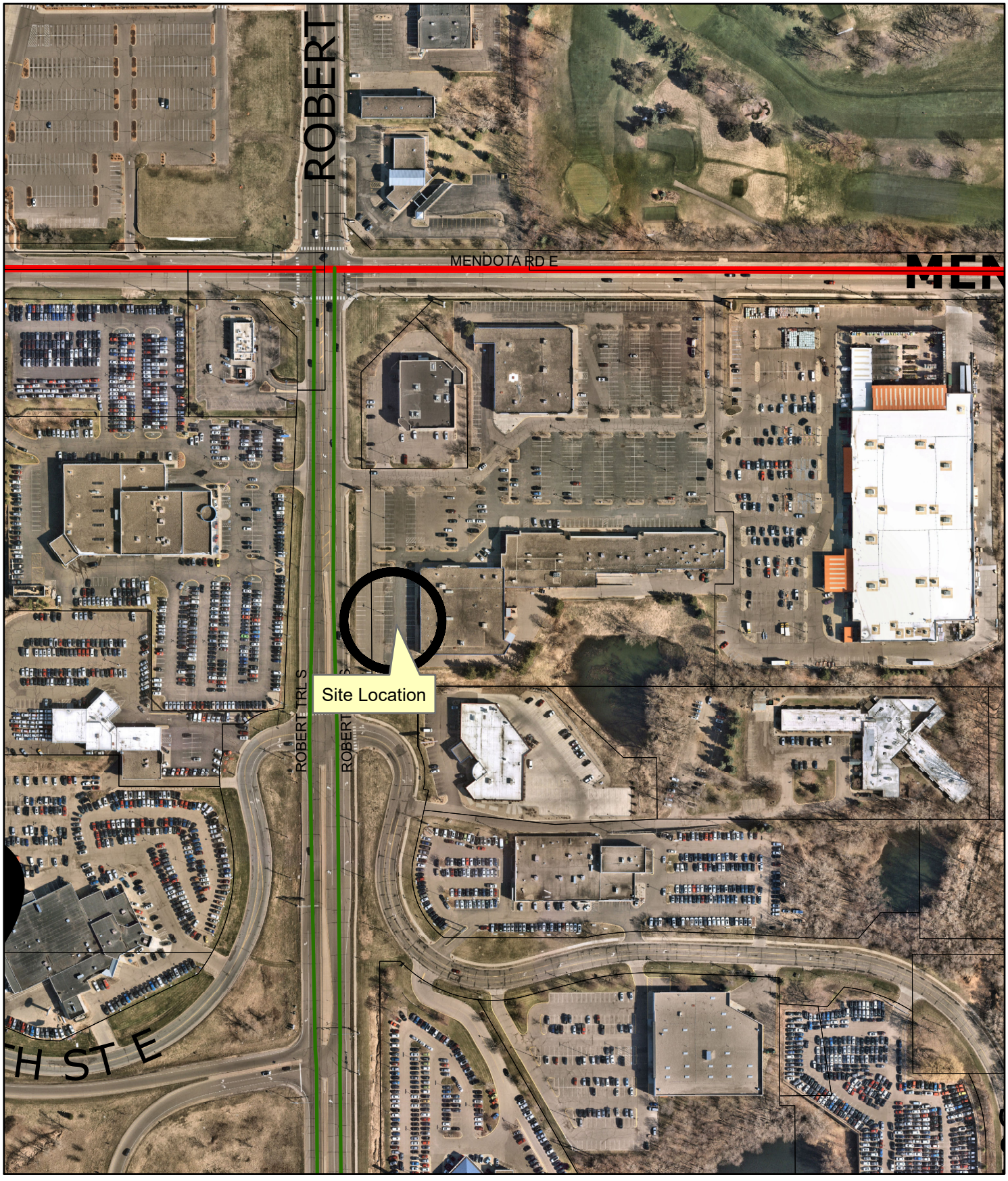
RECOMMENDATION

Staff recommends approval of the conditional use permit with the conditions listed.

Attachments:
Location Map
Applicant Narrative
Site Plan
Grading Plan
Landscape Plan
Building Elevations

CITY OF INVER GROVE HEIGHTS

Location Map
Case No. 20-39CUP



Vansouth Limited Partnership – Caribou Coffee
Conditional Use Permit Narrative
October 19, 2020

Project Overview

We propose to construct and operate a Caribou Cabin coffee shop (the "Cabin") within the Southridge Shopping Center (the "Center"). The Cabin is a relatively new concept: it is a 625 SF building that serves only walk-up and drive-thru customers. There is no customer seating area within the Cabin, nor a restroom for the public. The Cabin has a North Woods style with wood-like siding and cultured stone on the exterior, and a gabled roof made of standing seam metal.

Site Plan Layout & Access

As shown on the Site Plan, the proposed Cabin will be located at the southwest corner of the Center, facing South Robert Street. The most convenient access to the Cabin will be from South Robert Street; however, the Cabin can be accessed also from Mendota Road and anywhere within the Center.

The property dedicated to the Cabin will be approximately 0.3 acres, in a portion of the existing parking lot west of the building that used to house a Pep Boys store. The site plan provides ample drive thru-stacks and parking stalls around the Cabin. Even though some parking stalls will be eliminated to construct the Cabin, there is abundant parking, exceeding city code, in the remaining parking areas of the Center.

Lot 2 (the parcel containing the non-Home Depot portion of the Center) currently has 595 parking stalls serving a total of 86,303 SF of retail space (6.89 stalls/1,000 SF). Construction of the Cabin would result in a net reduction of 39 stalls and a net increase of 625 SF in retail space. The resulting Center would have 556 parking stalls serving 86,928 SF of retail space, for a parking ratio of 6.39 stalls/1,000 SF. The 556 stalls provided would still be well in excess of the 437 stalls required by the City.

The proposed site layout will maintain vehicular circulation through the existing parking lot and to the truck dock areas behind the Center buildings.

Please notice that the preliminary civil plans submitted with this application show a line that corresponds to a potential future lot split into a separate parcel of the 0.3 acre area that contains the Cabin.

Signage

Included with the submittal materials is the proposed signage package for the Cabin and the site. Although the Center presently has two pylon signs and one monument sign along South Robert Street, Caribou is only proposed to add temporary (up to one year) signage specific to Caribou Coffee on the monument sign.

Site Grading and Utilities

To properly utilize and provide drainage for the proposed Cabin and parking areas most of the newly created lot will need to be disturbed and graded. This will include the removal of existing pavement and the re-grading of some of the lot area. During construction there will be effective erosion control utilized to prevent sediments from leaving the site either by truck traffic or through the exiting storm sewer system. When completed the site will include a new parking lot and fresh striping.

Presently there are utilities within the project area to serve the proposed building. Gas, electricity and cable services are available within Robert Street or within the shopping center. Sanitary sewer and watermain are on the south and east sides of the project area, and the site presently drains via storm sewer to the ponding area behind the shopping center. In order to construct the building in its proposed location, a portion of the existing storm sewer piping will need to be re-routed around the east side of the Cabin.

Timing

It is proposed to begin construction of this project in mid-winter or early spring and open in the summer of 2021.

Request for City Approvals

The required city entitlements for the proposed project are a Conditional Use Permit.

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PRELIMINARY PLANS

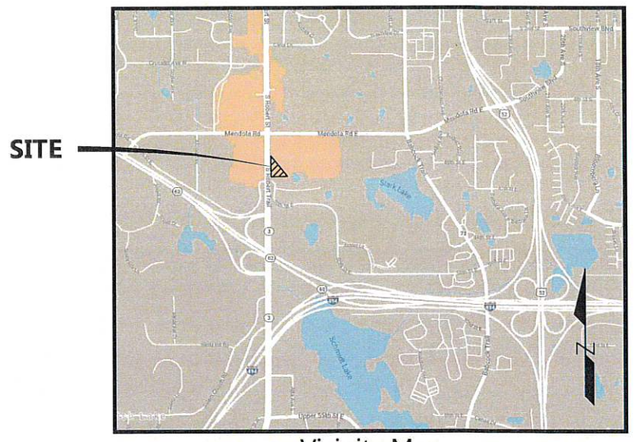
FOR

EXISTING CONDITIONS, REMOVALS, SITE, GRADING, UTLITIES, AND LANDSCAPE

FOR

CARIBOU COFFEE CABIN

INVER GROVE HEIGHTS, MN



Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

FINE ASSOCIATES, LLC

4916 IDS CENTER
MINNEAPOLIS, MN 55402
CONTACT: BIANCA FINE
PHONE: 612.332.2561
EMAIL: BFINE@FINEASSOCIATES.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0026687.00
CONTACT: DANIEL M. PARKS

SHEET INDEX

Sheet Number	Sheet Title
C000	Cover
C100	Aerial Survey
C101	Existing Conditions and Removals Plan
C200	Site Plan
C300	Grading, Drainage, & Erosion Control Plan
C500	Utilities Plan
C600	Civil Details
C601	Civil Details
L100	Landscape Plan

NO.	DATE	REVISION	SHEETS
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PRELIMINARY PLANS
FOR
EXISTING CONDITIONS, REMOVALS, SITE, GRADING, UTLITIES, AND LANDSCAPE
FOR
CARIBOU COFFEE CABIN
INVER GROVE HEIGHTS, MN

INITIAL SUBMITTAL DATE: 10/19/20 SHEET: C000

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CARIBOU COFFEE CABIN
PROJECT NUMBER: 0026687.00

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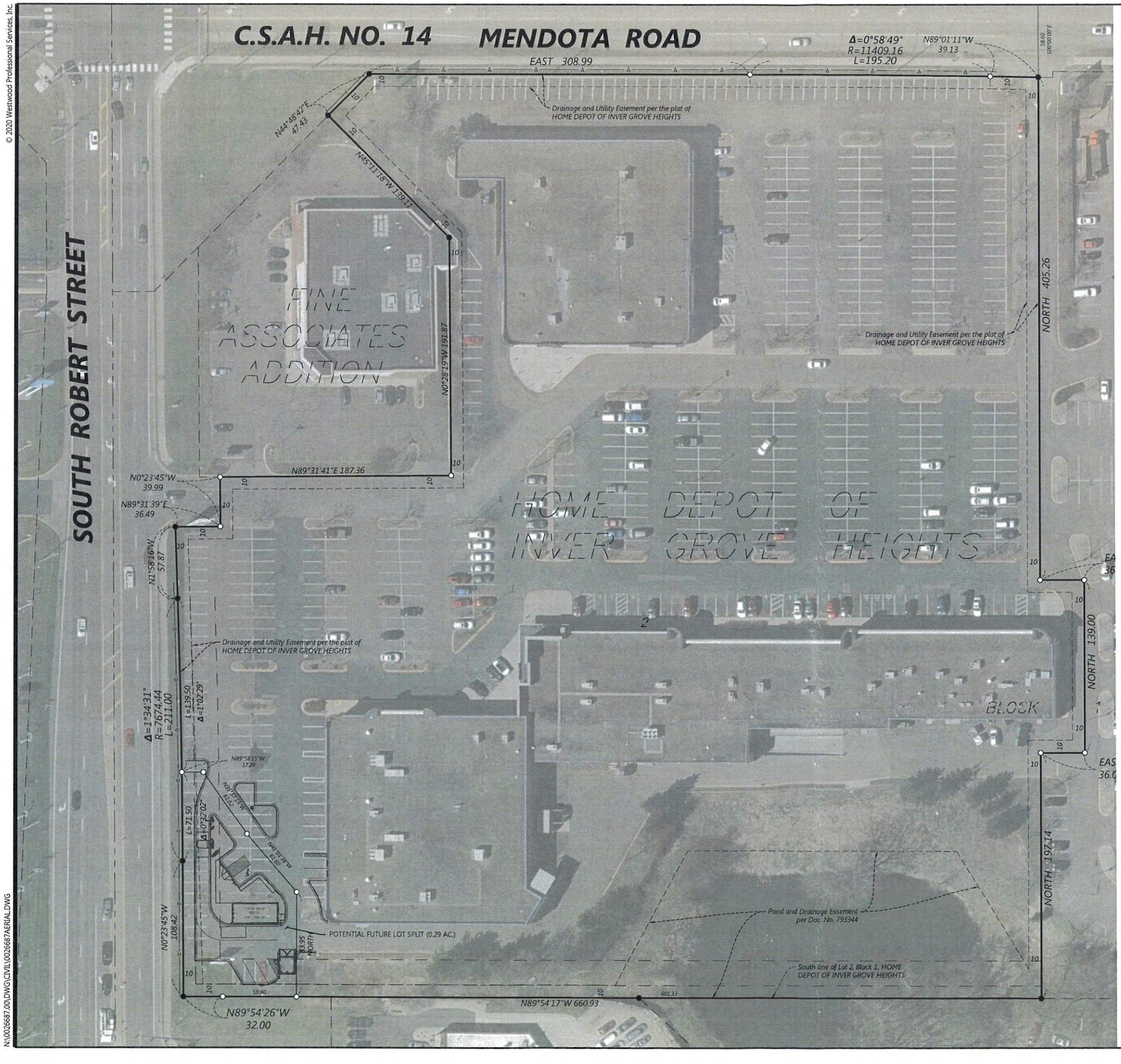

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SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
	x	FENCE

● *FOUND MONUMENT (SEE LABEL)*
○ *SET MONUMENT (SEE LABEL)*

LEGAL DESCRIPTION

Lot 2, Block 1, HOME DEPOT OF INVER GROVE HEIGHTS, Dakota County, Minnesota.

OWNER/SUBDIVIDER

FINE ASSOCIATES, LLS
4916 IDS CENTER, MINNEAPOLIS, MN 55402
Phone: 612-332-2561

DEVELOPMENT DATA

Existing Zoning: B3 (GENERAL BUSINESS)
Site Area: 10.50 acres

PARKING RATIO REQUIREMENTS FOR B3 ZONING

EXISTING CONDITIONS

NORTH RETAIL
EXISTING RETAIL AREA 25,850 sf
REQUIRED PARKING RATIO 1:200
25,850/200 = 130 STALLS

SOUTH RETAIL
EXISTING RETAIL AREA 60,453 sf
REQUIRED PARKING RATIO 1:200
60,453/200 = 303 STALLS

NORTH AND SOUTH RETAIL (130+303) 433 STALLS REQUIRED

EXISITNG PARKING ON SITE 595 STALLS PROVIDED

PROPOSED BUILDING ADDED

PROPOSED BUILDING ON SITE = 625 SF
PARKING REQUIREMENT FOR PROPOSED BUILDING (625/200 = 4 PARKING STALLS)

PARKING REQUIREMENT FOR EXISTING WITH PROPOSED (433 + 4) 437 STALLS REQUIRED)

NET LOSS OF PARKING DUE TO PROPOSED BUILDING -39 STALLS LOST
EXISTING PARKING ON SITE MINUS PROPOSED (595 - 39) 556 STALLS PROPOSED

PROPOSED PARKING AFTER PROPOSED BUILDING ADDED RESULTS IN 119 EXTRA STALLS.

1" = 40'
0' 40' 80' 120'

NOT FOR CONSTRUCTION

DESIGNED: TDM
CHECKED: DMP
DRAWN: TDM
HORIZONTAL SCALE: 40'
VERTICAL SCALE: 8' or 4'

INITIAL ISSUE: 10/19/20
REVISIONS:

PREPARED FOR:
FINE ASSOCIATES, LLC
4916 IDS CENTER
MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED [illegible] UNDER THE LAWS OF THE STATE OF MINNESOTA

DANIEL M. PARKS
DATE 10/19/20 LICENSE NO. ____

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Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

AERIAL SURVEY

SHEET NUMBER:
C100

DATE: 10/19/20
PROJECT NUMBER: 0026687.00

CARIBOU COFFEE CABIN

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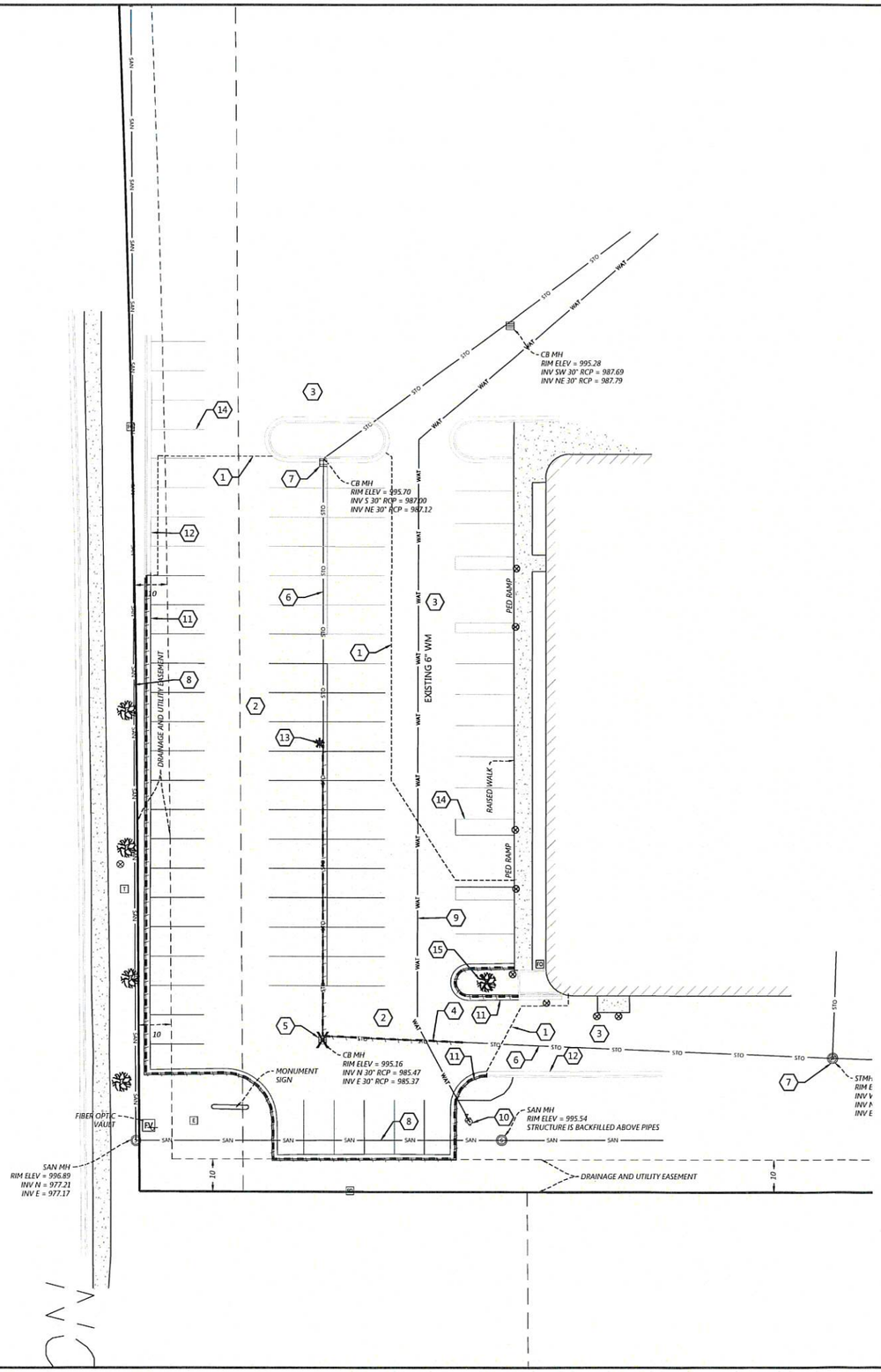
SOUTH ROBERT STREET



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REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	REMOVALS	
		CURB & GUTTER
		SANITARY SEWER
		WATER MAIN
		HYDRANT
		STORM SEWER
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		RETAINING WALL
		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
		SOIL BORING LOCATION
		TREE LINE

REMOVAL 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. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

① REMOVAL KEYNOTES

1. SAW CUT LINE
2. REMOVE BITUMINOUS
3. EXISTING BITUMINOUS TO REMAIN
4. REMOVE STORM SEWER
5. REMOVE STORM STRUCTURE
6. EXISTING STORM SEWER TO REMAIN
7. EXISTING STORM STRUCTURE TO REMAIN
8. EXISTING SANITARY SEWER TO REMAIN
9. EXISTING WATERMAIN TO REMAIN
10. EXISTING HYDRANT AND GATE VALVE
11. REMOVE CURB
12. EXISTING CURB TO REMAIN
13. REMOVE AND SALVAGE LIGHT POLE
14. EXISTING PAVEMENT STRIPING TO REMAIN
15. REMOVE TREE

N

1" = 20'

0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 10/19/20
REVISIONS:

PREPARED FOR:
FINE ASSOCIATES, LLC
4916 IDS CENTER
MINNEAPOLIS, MN 55402

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

DANIEL M. PARKS
DATE 10/19/20 LICENSE NO. ——

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Minnetonka, MN 55343
www.westwoodps.com
Westwood Professional Services, Inc.

EXISTING CONDITIONS AND REMOVALS PLAN

SHEET NUMBER:
C101

DATE: 10/19/20

PROJECT NUMBER: 0026687.00

CARIBOU COFFEE CABIN

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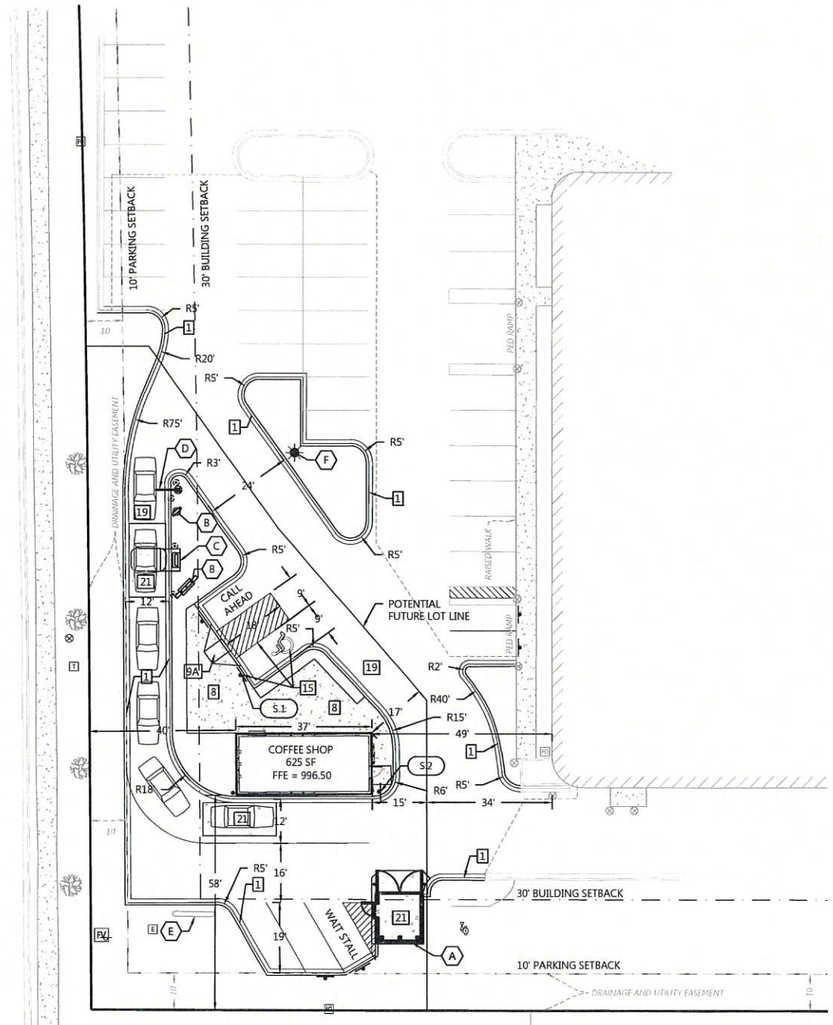

SITE LEGEND

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

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, 2020.
2. 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.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. 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.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

• ZONING:	B-3 - GENERAL BUSINESS
• PROPERTY AREA	
•• TOTAL	10.50 AC
• PROJECT AREA:	18,724 SF (0.43 AC)
• EXISTING IMPERVIOUS AREA:	18,585 SF (99.3%)
• EXISTING PERVIOUS AREA:	139 SF (0.7%)
• PROPOSED IMPERVIOUS SURFACE:	15,187 SF (81.7%)
• PROPOSED PERVIOUS SURFACE:	3,537 SF (18.3%)
• BUILDING GROSS SIZE (LOT 2):	625 SF
• BUILDING SETBACK PER CODE:	30'=FRONT 10'=SIDE / 30'=SIDE TO ROW 10'=REAR
• PARKING SETBACK:	10'=FRONT AND ROW 10'=SIDE AND REAR
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 24' AISLE

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1 SITE DETAILS (SI-0XX)

1	B612 CURB AND GUTTER
8	PRIVATE CONCRETE SIDEWALK
9A	PRIVATE PEDESTRIAN CURB RAMP
14	SIGN INSTALLATION
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
18	BOLLARD
19	PAVEMENT SECTIONS
21	HEAVY DUTY CONCRETE SECTION
36	SIGN POST WITH BOLLARD

A SITE KEYNOTES

A.	TRASH ENCLOSURE - SEE ARCH. PLANS
B.	MENU BOARD
C.	ORDERING STRUCTURE
D.	CLEARANCE BAR
E.	PROTECT EXISTING MONUMENT SIGN
F.	SALVAGED/RELOCATED LIGHT POLE

S.10 SIGN LEGEND

REFERENCE		SIZE	MnDOT DESIGNATION
S.1	HANDICAP ACCESSIBLE	12" X 18"	R7-8M
S.2	DO NOT ENTER	30" X 30"	R5-1

N

1" = 20'

0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 10/19/20
REVISIONS:

PREPARED FOR:
FINE ASSOCIATES, LLC
4916 IDS CENTER
MINNEAPOLIS, MN 55402

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

DANIEL M. PARKS
DATE 10/19/20 LICENSE NO. ——

CARIBOU COFFEE CABIN
INVER GROVE HEIGHTS, MN

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Toll Free (866) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SITE PLAN

SHEET NUMBER:
C200

DATE: 10/19/20

PROJECT NUMBER: 0026687.00

CARIBOU COFFEE CABIN

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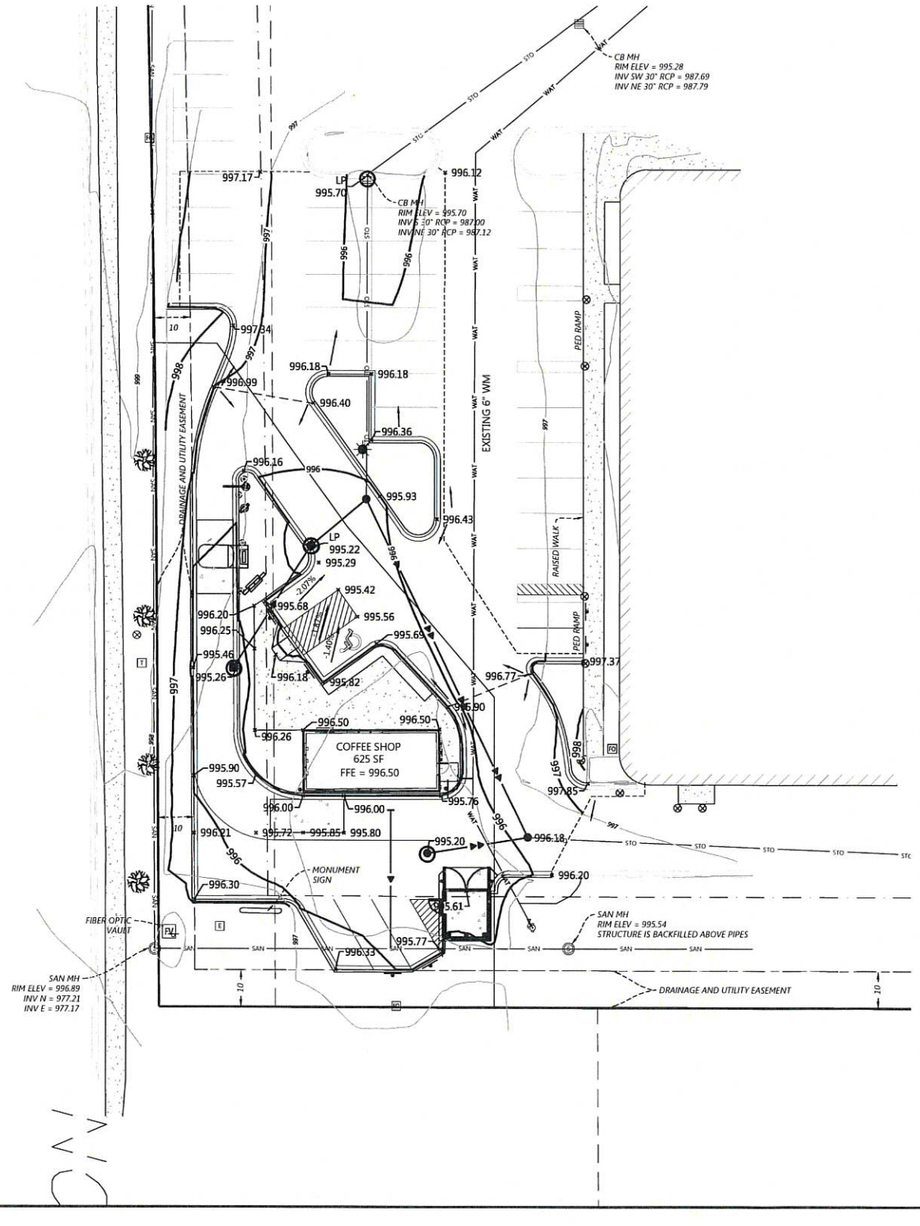

GRADING AND EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
	980	INDEX CONTOUR
	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
× 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		INLET PROTECTION

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 SOD 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 TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED 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.

GENERAL EROSION CONTROL 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 SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC): 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 TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC 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 EVENT. 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. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
   - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
   - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
   - C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
   - D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
   - E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
   - F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
14. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

N

1" = 20'
0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 10/19/20
REVISIONS:

PREPARED FOR:
FINE ASSOCIATES, LLC
4916 IDS CENTER
MINNEAPOLIS, MN 55402

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

DANIEL M. PARKS
DATE 10/19/20 LICENSE NO. ——

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Westwood Professional Services, Inc.

GRADING, DRAINAGE, & EROSION CONTROL PLAN

SHEET NUMBER:
C300

DATE: 10/19/20

CARIBOU COFFEE CABIN

PROJECT NUMBER: 0026687.00

N:\0026687.00\DWG\CIVIL\0026687GD01.DWG

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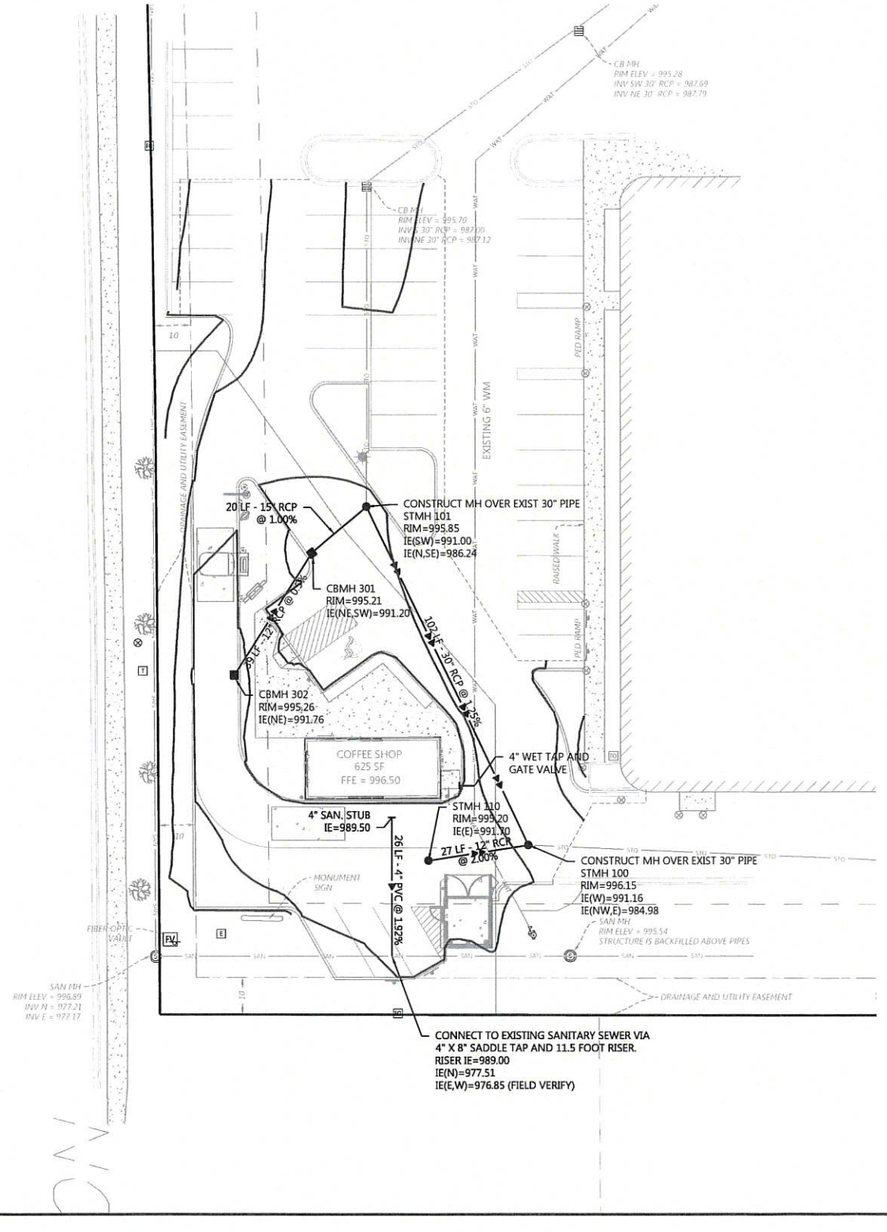
SOUTH ROBERT STREET



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

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 MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, 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 LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE 7.5' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. 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 THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
14. STORM SEWER PIPE:
    - A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
    - B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
    - C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
    - D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
    - E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
    - F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150.
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. PCVS2 (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.
18. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
19. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN	SAN	SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO	STO	STORM SEWER
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT
GAS	GAS	GAS
PUG	PUG	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUG	TOH	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT	DT	DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

N

1" = 20'

0' 20' 40' 60'

NOT FOR CONSTRUCTION

DESIGNED:
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INITIAL ISSUE: 10/19/20
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4916 IDS CENTER
MINNEAPOLIS, MN 55402

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

DANIEL M. PARKS
DATE 10/19/20 LICENSE NO. ——

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Westwood Professional Services, Inc.

UTILITIES PLAN

SHEET NUMBER:
C500

DATE: 10/19/20

PROJECT NUMBER: 0026687.00

CARIBOU COFFEE CABIN

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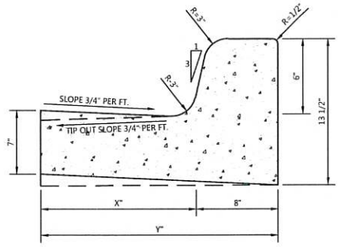
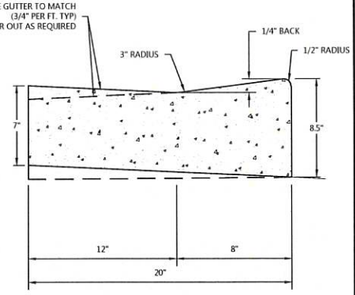


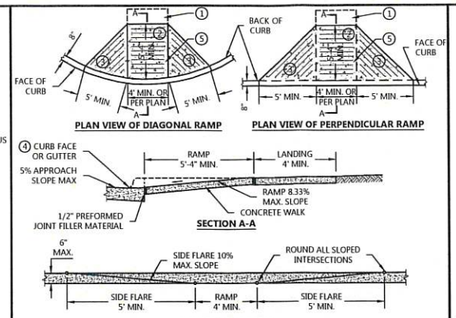
Curb Type	X	Y
B612	12"	20"
B618	18"	26"
B624	24"	32"

NOTES:
1. EXPANSION JOINT SPACING IS 100'
2. MIN. 3" CL. 5 UNDER C.&G.
3. CURB SHALL BE PER MnDOT SPEC 2531

Westwood | B6 STYLE CURB AND GUTTER | LAST REVISED: 01/09/20 | SI01



Westwood | FLUSH CURB AND GUTTER | LAST REVISED: 11/29/18 | SI02-D



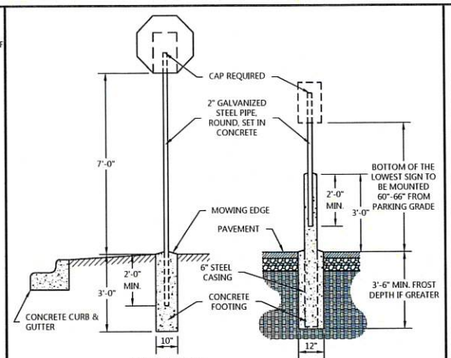
PLAN VIEW OF DIAGONAL RAMP | PLAN VIEW OF PERPENDICULAR RAMP

SECTION A-A

ELEVATION OF RAMP

NOTES:
1. PROVIDE A RELATIVELY FLAT MINIMUM 4'x4' LANDING BEHIND THE PEDESTRIAN RAMP, 2% MAXIMUM CROSS SLOPE BOTH DIRECTIONS.
2. CURB RAMP AREA TO BE CONCRETE AND MEET LATEST ADA REQUIREMENTS. RAMP CROSS SLOPE 2% MAXIMUM. BACK-TO-BACK PEDESTRIAN RAMPS SHALL HAVE MINIMUM 48" LANDING BETWEEN, OR PROVIDE AT-GRADE CROSSING.
3. SIDE FLARES TO BE CONCRETE AND IMPLEMENTED WHERE ADJACENT TO PAVED AREAS. FLARED SLOPE TO BE 10% MAXIMUM. EXISTING CURB RAMP ALTERATIONS, WITH NO LANDING, SHALL BE 8.33% MAXIMUM. PROVIDE 10% MAXIMUM SLOPE, UNLESS NOTED OTHERWISE.
4. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.
5. RAMP AND FLARED SIDE SURFACE TO BE MEDIUM BROOM FINISH, PERPENDICULAR TO TRAVEL PATH.
6. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900 PSI.

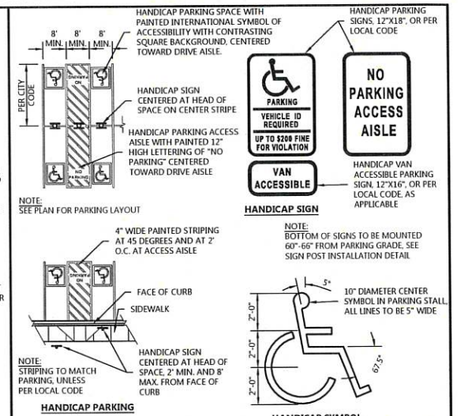
Westwood | PRIVATE PEDESTRIAN CURB RAMP | LAST REVISED: 08/15/17 | SI09



SIGN INSTALLED IN LANDSCAPE AREA | HANDICAP STALL PARKING SIGN INSTALLED IN PARKING LOT

NOTE:
1. SIGN TO BE 2-SIDED WHERE HANDICAP PARKING STALLS FACE ONE ANOTHER.
2. PARKING GRADE IS DEFINED AS EITHER FLOW LINE OF CURB OR PAVEMENT SURFACE AT THE HEAD OF THE STALL.

Westwood | SIGN POST INSTALLATION | LAST REVISED: 06/15/19 | SI14



NOTE:
SEE PLAN FOR PARKING LAYOUT

HANDICAP SIGN

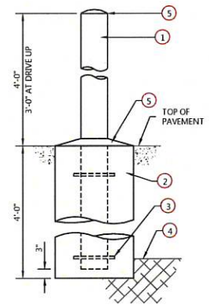
NOTE:
STRIPING TO MATCH PARKING, UNLESS PER LOCAL CODE

HANDICAP PARKING

NOTE:
BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE. SEE SIGN POST INSTALLATION DETAIL

HANDICAP SYMBOL

Westwood | HANDICAP ACCESSIBLE SIGNAGE AND STRIPING | LAST REVISED: 08/15/17 | SI15

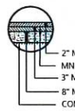


NOTES:
1. 4" DIAMETER STD. STL. PIPE CONCRETE FILLED @ DRIVE-THRU ONLY, 6" @ ALL OTHER LOCATIONS INCLUDING UTILITIES, TRASH ENCLOSURE, AND SPRINKLER RISERS. PROVIDE 1/4" WELDED CLOSURE PLATE AT BOTTOM. PAINT EXPOSED PIPE YELLOW. SECURITY BOLLARDS TO RECEIVE POLYETHYLENE COVER.
2. 24" DIAMETER CONCRETE FOUNDATION. USE SONOTUBE FORM.
3. 3/8" DIAMETER WELDED HOOPS. 18" DIAMETER TOP, BOTTOM AND CENTER.
4. SOLID UNDISTURBED SOIL.
5. PROVIDE PITCH, SMOOTH CONCRETE FINISH.

Westwood | BOLLARD | LAST REVISED: 08/15/17 | SI18

6" CONCRETE PAVEMENT W/ #4 REBAR AT 16" O.C. EACH WAY
6" MnDOT SPEC. 3138 CLASS 5
COMPACTED SAND SUBGRADE (100% STANDARD PROCTOR)

CONCRETE PAVEMENT



2" MnDOT TYPE SPWEA340E WEARING COURSE
MNDOT SPEC. 2357 BITUMINOUS TACK COAT
3" MnDOT TYPE SPNWB330E BASE COURSE (IN 2 LIFTS)
8" MnDOT SPEC. 3138 CLASS 5
COMPACTED SAND SUBGRADE (100% STANDARD PROCTOR)

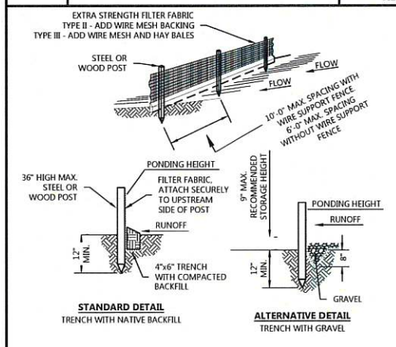
BITUMINOUS PAVEMENT (HEAVY DUTY)

1.5" MnDOT TYPE SPWEA340E WEARING COURSE
MNDOT SPEC. 2357 BITUMINOUS TACK COAT
2" MnDOT TYPE SPNWB330E BASE COURSE
6" MnDOT SPEC. 3138 CLASS 5
COMPACTED SAND SUBGRADE (100% STANDARD PROCTOR)

BITUMINOUS PAVEMENT (STANDARD DUTY)

PAVEMENT SECTIONS SHOWN ARE FOR PLANNING PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTIONS. CONFIRM PAVEMENT SECTION PRIOR TO CONSTRUCTION.

Westwood | PAVEMENT SECTIONS | LAST REVISED: 08/15/17 | SI19

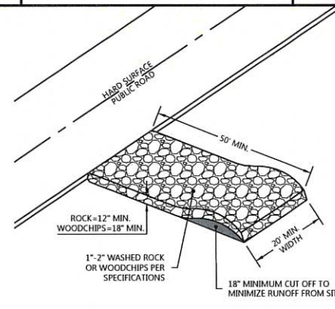


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATIVE DETAIL
TRENCH WITH GRAVEL

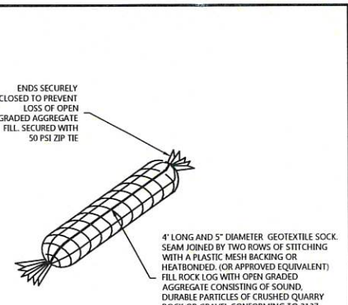
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

Westwood | SILT FENCE | LAST REVISED: 08/15/17 | GD02



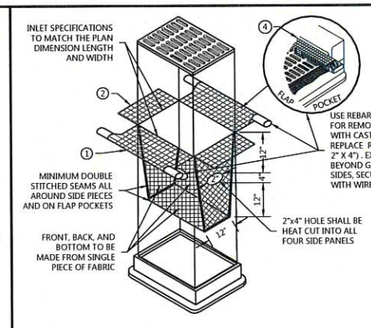
NOTES:
1. FILTER FABRIC SHALL BE PLACED UNDER ROCK/WOOD CHIPS TO STOP MUD MIGRATION THROUGH ROCK/WOOD CHIPS.
2. WOODCHIPS USED FOR CONSTRUCTION ENTRANCES MUST BE 80% NOT LESS THAN 2-INCHES AND NOT MORE THAN 5-INCHES. NO CHIPPED-UP MANUFACTURED WOOD AND/OR CHEMICALLY TREATED IS ALLOWED.
3. ENTRANCES MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCK OR WOODCHIPS WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
4. LENGTH AND WIDTH TO BE ADJUSTED FOR SITE CONDITIONS.

Westwood | CONSTRUCTION ENTRANCE | LAST REVISED: 08/15/17 | GD05



NOTE:
1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS. (MEETING SPEC. 3733 (TYPE 1) GEOTEXTILES, PROPOSED 2005 EDITION)

Westwood | ROCK LOG | LAST REVISED: 08/15/17 | GD11



NOTES:
1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS. (MEETING MnDOT SPEC. 3733 GEOTEXTILES)
2. FINISHED SIZE (INCLUDING POCKETS) SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
3. DO NOT INSTALL PROTECTION IN INLETS SHALLOWER THAN 30". THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG (USING PLASTIC ZIP TIES) TO ACHIEVE THE 3" CLEARANCE.

Westwood | STORM DRAIN FILTER BAG INSERT | LAST REVISED: 08/15/17 | GD10

SPECIFICATIONS AND STANDARDS:

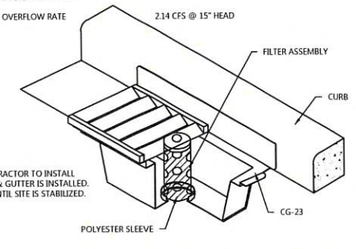
AISC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION.

AWS STRUCTURAL WELDING CODE - STEEL, D1.1-94.

29 CFR 1926 - OSHA SAFETY AND HEALTH STANDARDS

DESIGN LOADS

ALLOWABLE AXLE WEIGHT LOAD	N/A
SAFETY FACTOR	N/A
WATER FLOW RATE (THROUGH POLYESTER SLEEVE	0.476 CFS @3" HEAD
MAXIMUM OVERFLOW RATE	2.14 CFS @ 15" HEAD



NOTE:
1. STREET CONTRACTOR TO INSTALL AFTER CURB & GUTTER IS INSTALLED. MAINTAIN UNTIL SITE IS STABILIZED.

Westwood | ROAD DRAIN CG-23 "WIMCO" CURB INLET PROTECTION | LAST REVISED: 08/15/17 | GD12

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE## .
VERTICAL SCALE## or ##

INITIAL ISSUE: 10/19/20
REVISIONS:

PREPARED FOR:
FINE ASSOCIATES, LLC
4916 IDS CENTER
MINNEAPOLIS, MN 55402

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

DANIEL M. PARKS
DATE 10/19/20 LICENSE NO. .

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CIVIL DETAILS

SHEET NUMBER:
C600
DATE: 10/19/20

CARIBOU COFFEE CABIN

PROJECT NUMBER: 0026687.00

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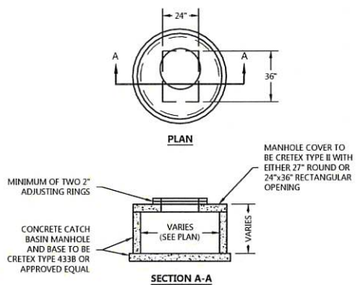
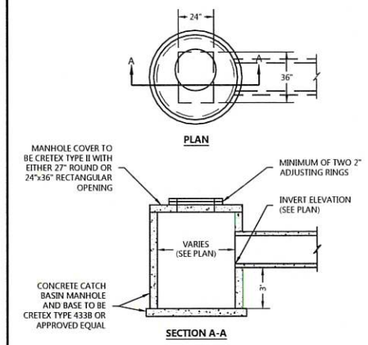


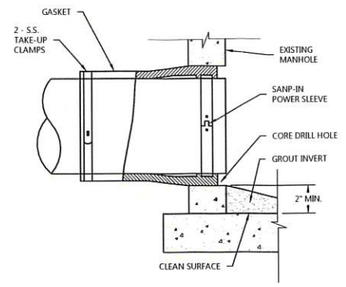
NOTES:
1. BASE TO BE GROUTED TO FORM A SMOOTH INVERT TO OUTLET.
2. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED.
3. SEE DETAIL ST16 FOR CASTING TYPE.

Westwood	STANDARD MANHOLE	LAST REVISED 08/10/17
	ST03	



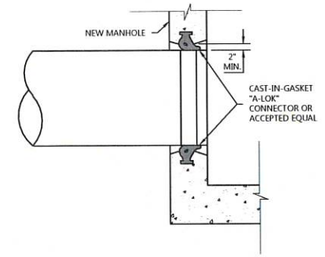
NOTES:
1. BASE TO BE GROUTED TO FORM A SMOOTH INVERT TO OUTLET.
2. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED.
3. SEE DETAIL ST16 FOR CASTING TYPE.

Westwood	CATCH BASIN (SUMP)	LAST REVISED 08/10/17
	ST04	



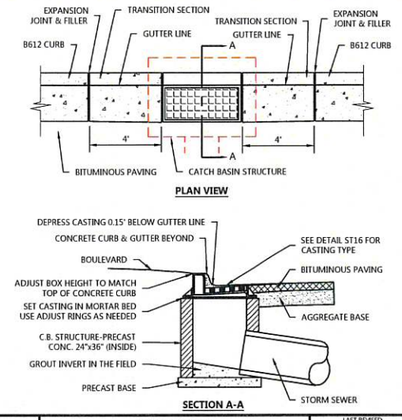
"PSX" SNAP-IN-SLEEVE
OR ACCEPTED EQUAL

Westwood	PIPE TO EXISTING MANHOLE CONNECTION	LAST REVISED 08/15/17
	SS12	

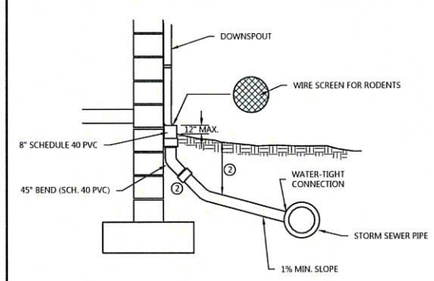


"A-LOK" CONNECTOR (CAST IN GASKET)
OR ACCEPTED EQUAL

Westwood	PIPE TO NEW MANHOLE CONNECTION	LAST REVISED 08/15/17
	SS13	

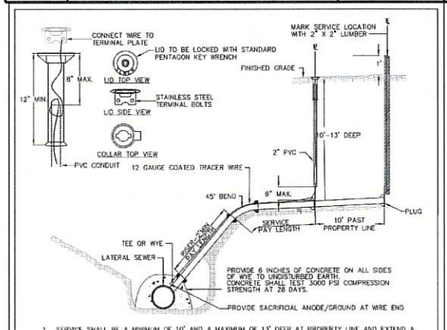


Westwood	RECTANGULAR CATCH BASIN	LAST REVISED 08/10/17
	ST01	



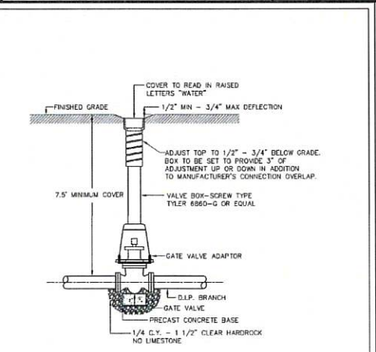
NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATER-TIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO, AND INCLUDING, THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

Westwood	DOWNSPOUT CONNECTION	LAST REVISED 08/15/17
	ST19	



1. SERVICE SHALL BE A MINIMUM OF 10' AND A MAXIMUM OF 13' DEEP AT PROPERTY LINE AND EXTEND A MINIMUM OF 10' PAST PROPERTY LINE. SEWER SERVICE SHALL BE LOCATED 3' DOWNSTREAM FROM PROPOSED WATER SERVICE.
2. IF MAIN IS SDR 26 OR SDR 35 THEN TEE, PIPE, AND ALL BENDS SHALL BE SDR 26 TO THE PROPERTY LINE. IF MAIN IS DIP THEN TEE, PIPE, AND ALL BENDS SHALL BE DIP TO THE PROPERTY LINE.
3. SERVICE LINE SHALL BE A MINIMUM OF 4" FOR RESIDENTIAL AND 6" FOR COMMERCIAL PROPERTIES. MINIMUM SLOPE FOR 4" AND 6" SERVICE PIPE IS 2% AND 1% RESPECTIVELY.
4. CLEANOUTS ARE REQUIRED FOR EVERY 100' OF SERVICE.
5. ALL SEWER SERVICES SHALL HAVE A 2" X 2" WOOD LOCATION MARKER PLACED AT THE END OF THE SERVICE. MARKER SHALL EXTEND 1' ABOVE GRADE.
6. TRACER WIRE ACCESS BOX (VALVCO OR APPROVED EQUAL) SHALL BE PROVIDED AT PROPERTY LINE. BOXES IN PAVED DRIVEWAY AREAS REQUIRE A FORD A-1 COVER OR APPROVED EQUAL. TRACER WIRE BOX LID SHALL BE MARKED "SEWER".
7. TRACER WIRE SHALL BE DIRECT BURIAL #12 AWG, STEEL CORE SOFT DRAWN HIGH STRENGTH (360#) TRACER WIRE W/30 MIL HDPE GREEN COLOR JACKET, 30 VOLT RATING (COPPERHEAD INDUSTRIES, OR APPROVED EQUAL)
8. PLACE WIRE ALONG AXIS OF PIPE AND NOT IN DIRECT CONTACT WITH PVC PIPE. FROM END OF SANITARY SERVICE TO THE ACCESS BOX, TRACER WIRE SHALL BE PLACED IN 2" PVC CONDUIT. 2" CONDUIT SHALL EXTEND TO WITHIN 8" OF FINISHED GRADE.
9. CONNECT TRACER WIRE TO TERMINAL PLATE OF ACCESS BOX AND PROVIDE FOR 2' PIGTAIL FROM CONDUIT END.
10. TRACER WIRE SHALL BE PLACED CONTINUOUS FROM END TO END.
11. PROVIDE 5# MAGNESIUM ANODE AT TRACER WIRE END. REMOVE ANODE PROTECTIVE PLASTIC COVER AND APPLY WATER AS DIRECTED BY THE MANUFACTURER.

DEEP SANITARY SEWER CONNECTION
CITY OF INVER GROVE HEIGHTS ENGINEERING DEPARTMENT | 2/15 | PLATE NO. SAN-04



NOTES:
1. HYDRANT, STUB, & SERVICE VALVES SHALL BE ROODED TO THE MAIN.
2. GATE VALVES TO CONFORM WITH AWWA C509-80 STANDARDS.
3. TIE RODS TO BE 5/8" DIAMETER THREADED STEEL.
4. ALL TIE RODS TO BE SPRAYED WITH A BITUMINOUS COAL TAR PROTECTIVE COATING I.E. LOCTITE HEAVY DUTY RUBBERIZED UNDERCOATING, OR APPROVED EQUAL.
5. ALL WATERMAIN BOLTS ARE CORE-BLUE OR APPROVED EQUAL.
6. NO INSIDE ADJUSTMENT SECTIONS ALLOWED (I.E. NO INSERTS).
7. MARKING POST SHALL BE INSTALLED AT ALL GATE VALVES LOCATED OUTSIDE OF STREET SECTIONS. SEE PLATE NO. MISC-01.

VALVE BOX INSTALLATION
CITY OF INVER GROVE HEIGHTS ENGINEERING DEPARTMENT | 2/14 | PLATE NO. WTR-02

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VERTICAL SCALE: ## or ##

INITIAL ISSUE: 10/19/20
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PREPARED FOR:
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4916 IDS CENTER
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DANIEL M. PARKS
DATE 10/19/20 LICENSE NO. ——

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CIVIL DETAILS

SHEET NUMBER:
C601
DATE: 10/19/20

PROJECT NUMBER: 0026687.00

CARIBOU COFFEE CABIN

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LANDSCAPE LEGEND

OVERSTORY DECIDUOUS TREE

SHRUBS

PERENNIALS

EDGER

LANDSCAPE SUMMARY

TREE REQUIREMENTS (THE GREATER OF)

1 TREE PER 1000 SF OF GROSS BUILDING FLOOR AREA (624/1000= 1 TREES)
OR
1 TREE PER 50 LF OF SITE PERIMETER (493/50= 10 TREES)

PARKING LOT LANDSCAPE- AT LEAST 1 CANOPY TREE SHALL BE PROVIDED IN EACH 10 PARKING STALLS.
6 STALLS ON SITE = 1 TREE

TREES REQUIRED= 11

EXISTING TREES (WITHIN RIGHT-OF-WAY ADJACENT TO SITE)= 4

TREES PROVIDED= 11
(4 EXISTING DECIDUOUS TREES + 7 PROPOSED DECIDUOUS TREES)

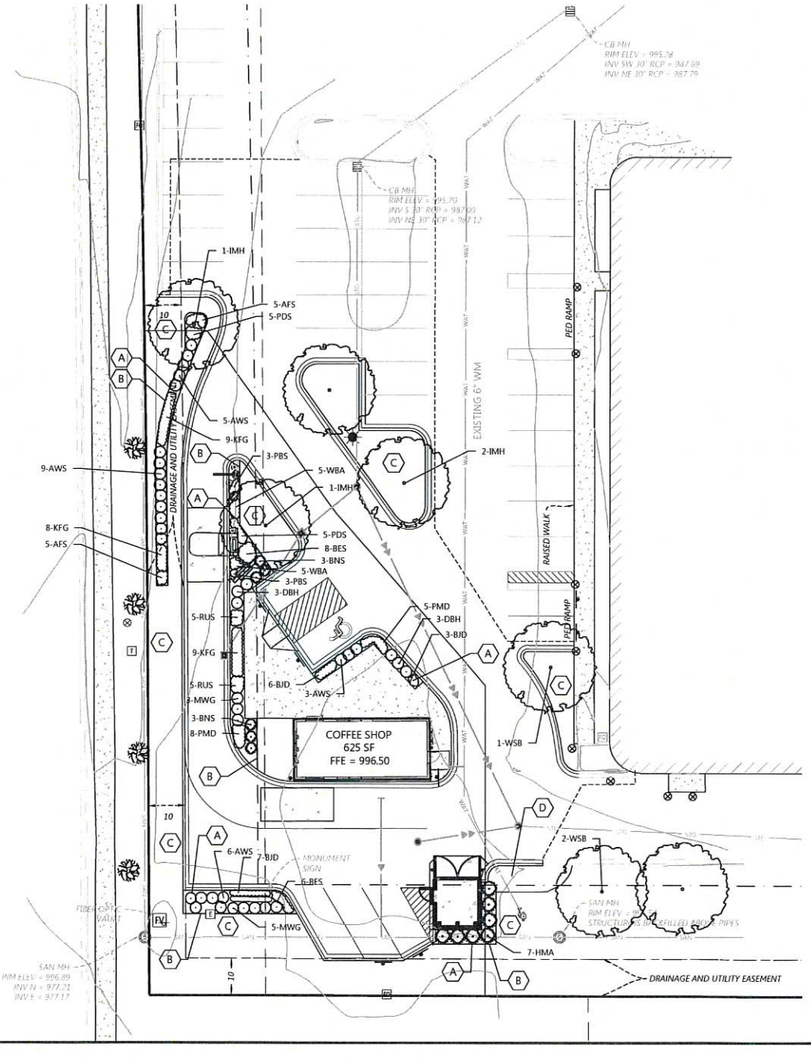
LANDSCAPE KEYNOTES Ⓐ

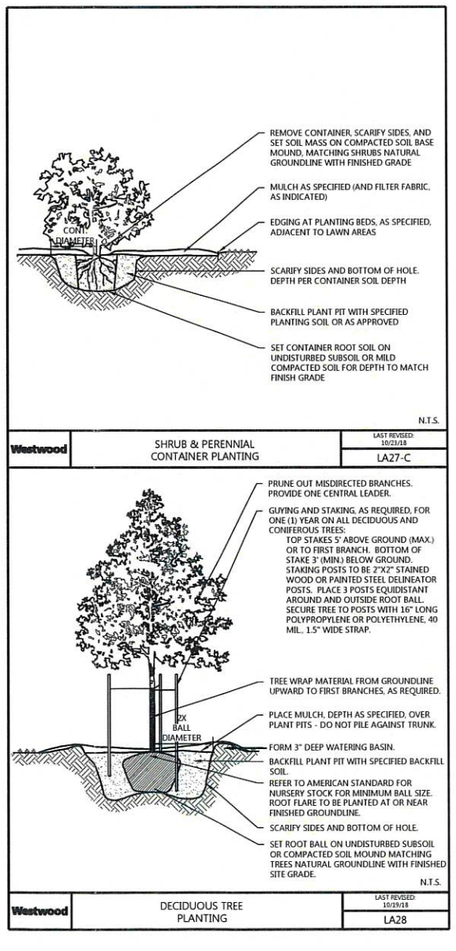
A SHREDDED HARDWOOD MULCH (TYP.)
B EDGER (TYP.)
C SOD (TYP.)
D EXISTING BOULDERS AND MULCH TO REMAIN (TIE EDGING INTO EXISTING)

PLANT SCHEDULE

CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
OVERSTORY TREE	**7--**						
WSB	3	WHITESPIRE BIRCH	BETULA POPULIFOLIA 'WHITESPIRE'	2.5" CAL.	B&B	AS SHOWN	SINGLE
IMH	4	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE'	2.5" CAL.	B&B	AS SHOWN	SINGLE
CONIFEROUS SHRUB	**13**						
BNS	6	BIRD'S NEST SPRUCE	PICEA ABIES 'NIDIFORMIS'	#5	CONT.	5'-0" O.C.	--
HMA	7	HOLMSTRUP ARBORVITAE	THUJA OCCIDENTALIS 'HOLMSTRUP'	#5	CONT.	3'-0" O.C.	--
DECIDUOUS SHRUB	**37**						
DBH	6	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5	CONT.	3'-0" O.C.	--
MWG	8	MINUET WEIGELA	WEIGELA FLORIDA 'MINUET'	#5	CONT.	3'-0" O.C.	--
AWS	23	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	#5	CONT.	3'-0" O.C.	--
PERENNIALS	**115**						
BJD	16	BAJA DAYLILY	HEMEROCALLIS 'BAJA'	#1	CONT.	18" O.C.	--
PMD	13	PARDON ME DAYLILY	HEMEROCALLIS 'PARDON ME'	#1	CONT.	12" O.C.	--
PDS	10	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS	#1	CONT.	18" O.C.	--
PBS	6	PRAIRIE BLAZING STAR	LIATRIS PYCNOSTACHYA	#1	CONT.	18" O.C.	--
BES	14	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	#1	CONT.	16" O.C.	--
WBA	10	WOODS BLUE ASTER	ASTER 'WOODS BLUE'	#1	CONT.	12" O.C.	--
RUS	10	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#1	CONT.	18" O.C.	--
AFS	10	AUTUMN FIRE SEDUM	SEDUM X 'AUTUMN FIRE'	#1	CONT.	18" O.C.	--
KFG	26	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1	CONT.	24" O.C.	--

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. =MINIMUM O.C. = ON CENTER SP. = SPREAD QTY .= QUANTITY CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

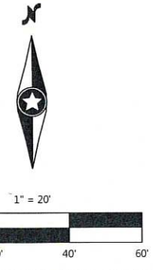




PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. ALL PLANT BEDS TO BE 100% COVERED AND IRRIGATION PLAN TO SHOW ALL REQUIRED CONDUITS ON PLAN. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE TWO-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. PROVIDE BACKFLOW DEVICE, WATER METER, BOOSTER PUMP, CONTROLLER, RAIN SENSOR, WIRES, VALVE BOXES, SLEEVING, VALVES, ROTORS, SPRAYS, AND OTHER ACCESSORIES FOR A COMPLETE SYSTEM.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 10/19/20
REVISIONS:

PREPARED FOR:
FINE ASSOCIATES, LLC
4916 IDS CENTER
MINNEAPOLIS, MN 55402

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.
DANIEL M. PARKS
DATE 10/19/20 LICENSE NO.

CARIBOU COFFEE CABIN
INVER GROVE HEIGHTS, MN

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
www.westwoodps.com

LANDSCAPE PLAN

SHEET NUMBER:
L100
DATE: 10/19/20

CARIBOU COFFEE CABIN
PROJECT NUMBER: 0026687.00

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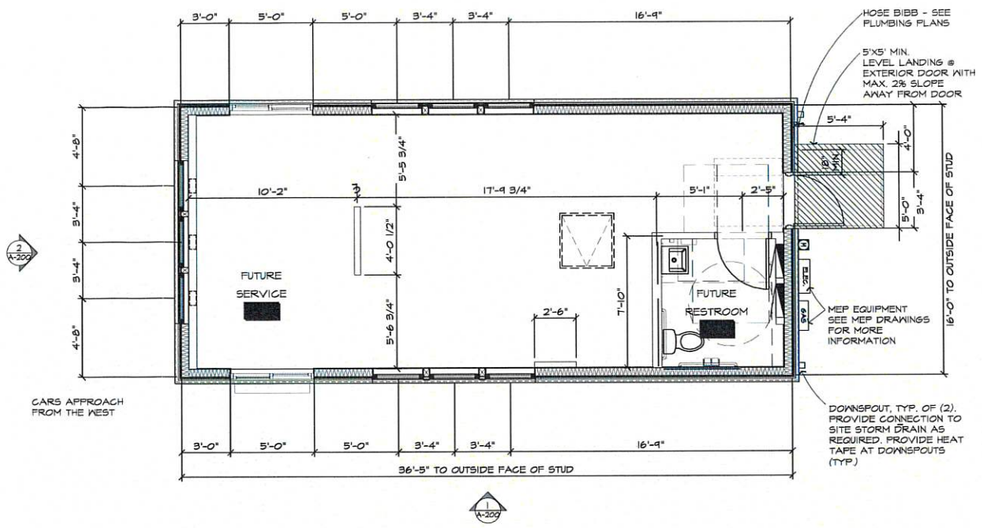

1 FLOOR PLAN
1/4" = 1'-0"

ARCHITECTURAL CONSORTIUM L.L.C.

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Minneapolis, MN 55401 www.archconsort.com

Mark	Revision / Issue	Date
	CITY SUBMITTAL	9/21/20

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

Printed Name: Kathy L. Anderson

Signature:

Date: 09/21/20 License #: 22265

CARIBOU COFFEE DRIVE THRU ONLY STORE

SOUTHRIDGE CENTER
MENDOTA RD
INVER GROVE HEIGHTS, MN 55077

FLOOR PLAN

SCALE: AS NOTED

PROJECT NUMBER:	04-1085-01
ISSUED DATE:	9/21/20
DRAWN BY:	GM
CHECKED BY:	KA

A-100

Architectural Consortium, L.L.C. 2020

KEY NOTES

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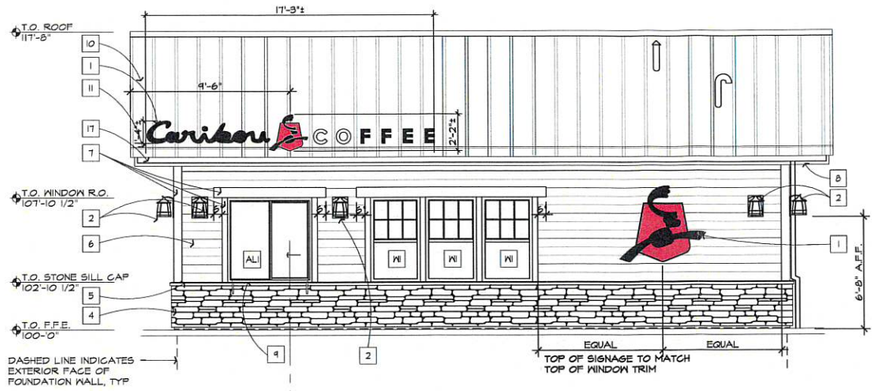

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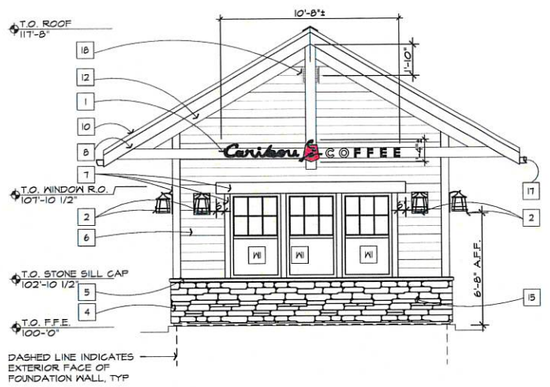
1/4" = 1'-0"



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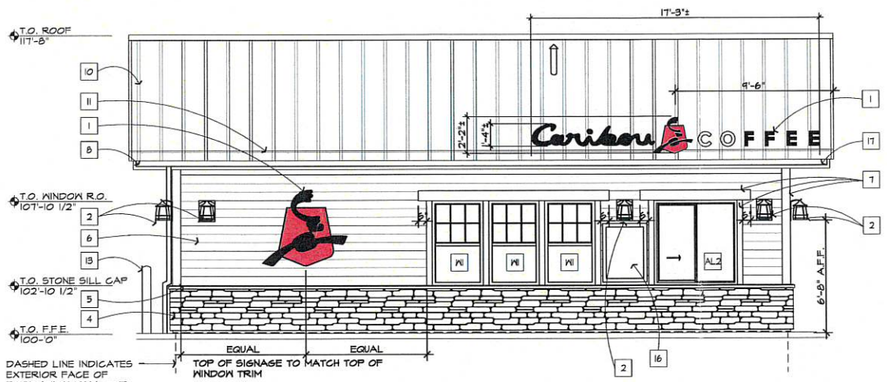

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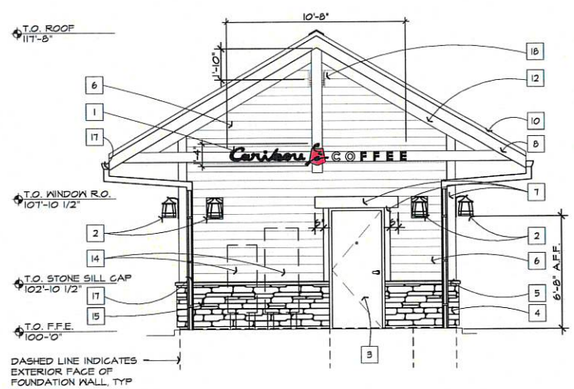

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Mark	Revision / Issue	Date
	CITY SUBMITTAL	9/21/20

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

Printed Name: Kathy L. Anderson

Signature:

Date: 09/21/20 License #: 22265

CARIBOU COFFEE DRIVE THRU ONLY STORE

SOUTHRIDGE CENTER
MENDOTA RD
INVER GROVE HEIGHTS, MN 55077

FLOOR PLAN

SCALE: AS NOTED

PROJECT NUMBER:	04-1085-01
ISSUED DATE:	9/21/20
DRAWN BY:	CM
CHECKED BY:	KA

A-200

Architectural Consortium, L.L.C. 2020

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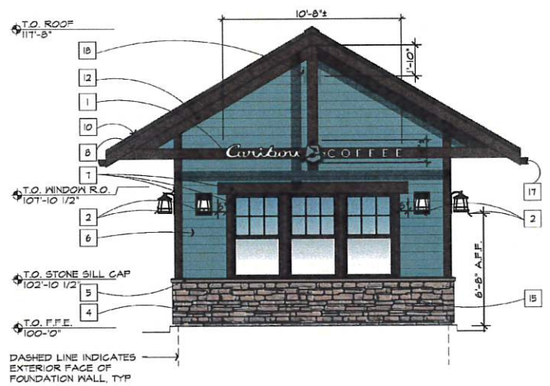

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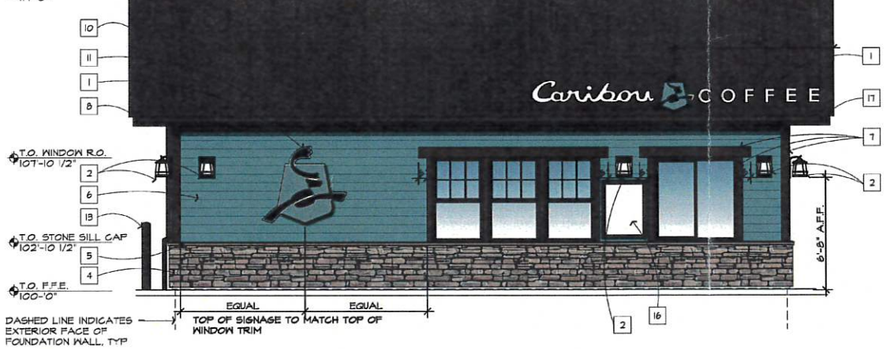

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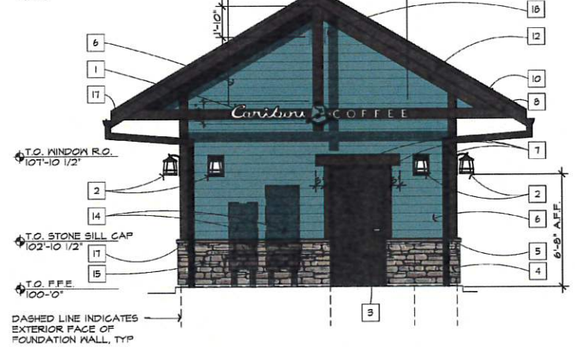

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FLOOR PLAN

SCALE: AS NOTED

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CHECKED BY:	KA

A-200

Architectural Consortium, L.L.C. 2020

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

CASE NO: 20-33ZA

HEARING DATE: November 17, 2020

APPLICANT: Dawn Gaetke

PROPERTY OWNER: N/A

REQUEST: Ordinance Amendment to allow Market Gardens

LOCATION: N/A

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The City has received an application to amend the zoning ordinance to allow for "Market Gardens" in residential zoning districts. Market Gardens are farming type activities on residential properties where there are gardens to grow food for more than just the owner of the property.

Over the last 8 years, the City has adopted two other ordinances that follow the urban farming trend. In 2012, Council approved an ordinance that allows community gardens and in 2013, chickens were allowed in urban single family residential districts.

EVALUATION OF THE REQUEST

The applicant has provided wording for the draft amendment to be placed in the same section of the code as Community Gardens. Currently, personal gardens and community gardens are an allowed use in residential districts. Their intend to provide the opportunity for a home owner to grow plants, crops for their own consumption. Only in the Agricultural District are crops allowed to be grown that would be for sale and consumed by others.

The ordinance is summary:

- Create a new definition for Market Gardens
- Allow as a principle or accessory use in all single family residential districts.
- Allow retail sales of the products grown on site with a city license provided.
    1. Sales limited to three days per week
    2. Sales must be conducted in the home or garage with no sales stands allowed.

- Off-site sales would not require a license.
- License procedure to require written notice sent to abutting property owners.
- Market Gardens to abide by the same performance standards as community gardens.

Staff supports the idea of expanding the allowance of urban agricultural activities in single family districts, but there are some concerns that are listed below:

1. On-site retail sales. A market garden is somewhat like a home occupation. All home occupations are not allowed retail sales on site. Staff raises the concern of blurring the line between residential and commercial zoning and if on-site retail sales should be allowed.

2. Minimum lot size. The applicant has stated her lot is somewhat unique in that it is zoned R-1C but is just over 2.0 acres in size. Should there be a minimum lot size required? Staff raises concerns if several operations occurred in the same area or on abutting lots in neighborhoods with small size lots. Staff would suggest a minimum lot size of 1.0 acres if on-site retail sales are allowed.

3. Notification. Should the abutting neighbors be notified of a market garden with on-site retail sales? The same concerns arise with home occupations that retail commercial enterprises should not be allowed in residential areas. Staff would recommend a notification be required with the license similar to the chicken license procedure. A notice is sent to abutting properties informing them of the request and if they have concerns, they have a certain number of days to inform the City. If no objection is heard, staff would issue the license. If concerns are raised, the license would go to the City Council for discussion and action.

ALTERNATIVES

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

- Approval of the Ordinance Amendment to allow Community Gardens.

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

Staff supports the change to allow market gardens but would like Planning Commission to comment and make recommendations on the points raised in the report.

Attachments: Draft Ordinance Language Prepared by Applicant
Applicant Narrative
PowerPoint presentation
Copy of complete existing code section on Community Garden

Market Gardening Ordinance Amendment Details

To allow for market gardening, the city zoning ordinance 10-15-33 needs to be changed to allow market gardening in residential areas. This is the third draft of the proposed changes. This third draft has the benefit of staff guidance as to wording and content.

The report Inver Grove Heights Food Systems Policy Analysis authored by the William Mitchell College of Law Public Health Law Center in 2015 provided the foundation for analysis.

Homegrown Minneapolis, which was instrumental in solidifying urban agriculture policy in Minneapolis, was another invaluable resource. St. Paul has also embraced urban agriculture and their web resources were consulted prior to drafting these amendments.

Only the most relevant portion of the ordinance is reproduced. Additions are bolded.

Respectfully submitted,

Dawn Gaetke, November 5, 2020

10-15-33: COMMUNITY GARDENS**, MARKET GARDENS,** AND PERSONAL GARDENS:

Where permitted, community gardens shall be subject to the following conditions:

A. Community Gardens Permitted: Community gardens are permitted in all zoning districts.

. . .

O. Community Garden Signage: One nonilluminated community garden identification sign may be displayed provided:

1. The sign shall not exceed ten (10) square feet in area or ten feet (10') in height and the sign shall be set back a minimum of ten feet (10') from property lines;

2. Current contact information for the community garden should be posted on the sign including the property owner and community garden manager contact name(s), address(es), and telephone number(s).

A market garden is a growing space where food or ornamental crops to be sold or donated are grown on the ground, on a rooftop or inside a building. A market garden is distinguished from a personal garden by the intent to sell or donate its produce. A market garden is distinguished from a farm by its smaller scale and lack of mechanization. A market garden is distinguished from a community garden by its exclusionary control. Examples of market gardens include a home owner growing and selling zucchini from her backyard or a home renter growing and selling microgreens from his garage.

Where permitted, market gardens shall be subject to the following provisions:

A. Market Gardens Permitted: Market gardens are permitted in all Single- Family residential districts.

B. Use: Market gardens may be the principal or accessory use on a parcel.

C. Retail Sales Allowed: Off-site retail sales are allowed without a permit. Off-site retail sales include sales activities which do not involve customers coming to the property. Off-site activities include selling at a farmer's market, through a CSA, or online.

On- site retail sales involve customers coming to the property. On-site sales are allowed under the following conditions: sales are limited to three days per calendar week; sales are conducted within the home or garage with no outside visibility of the sale (i.e. no sales stands); the only products sold are the market garden produce grown on the property; the market gardener has obtained an appropriate license from the city.

I. License Requirements: No person shall conduct on-site retail sales of garden produce within Single Family residential zones without first obtaining a license from the city.

II. Application: An application for a market gardening permit shall be made to the city clerk on the form prescribed by the city. The applicant must provide all the information required on the form, including, but not limited to:

a. The name and address of the owner(s);

b. The address of the real property where the produce is grown and sold;

c. The expected produce to be sold.

d. The applicant must pay the fee for the license as set forth in the city fee schedule.

III. Notice to Surrounding Property Owners: Once the city clerk receives a complete application from an applicant, the city clerk shall provide written notice of and include a copy of said application to abutting property owners.

D. Compost Bins: Compost bins are permitted as regulated by section 8-6-6 of this code.

E. Setback: The market garden shall be set back a minimum of five feet (5') from all property lines in order to provide a vegetated buffer of grass or other plants to minimize the transfer of sediment and to delineate the edges of the market garden.

F. Negative Impacts Prohibited: The market garden site shall be designed and maintained to prevent negative impacts to adjacent properties from gardening activities including, but not limited to, irrigation, fertilizer, soils, stormwater, cultivated areas, and garden debris.

G. Maintenance: Market gardens shall be maintained in a neat and orderly manner. Trash, weeds, dirt piles and debris of any sort shall not be allowed to accumulate on the market garden site.

Personal gardens are not subject to the above conditions imposed on community **or market** gardens. Personal gardens may be the principal or accessory use on a parcel. (Ord. 1253, 5-29-2012)

Gaetke Petition for Zoning Amendment

My name is Dawn Gaetke, a twenty-year resident of Inver Grove Heights. I reside at 7477 Cahill Avenue, which is in the R-1C zone. I would like to grow and sell mushrooms from my home. I would like to grow some mushrooms in outdoor beds and some within a mylar grow tent set up inside my house. I would like to sell directly from my home rather than a Farmers' Market or other retail space because of the threshold costs.

To join the IGH Farmers' Market requires a yearly membership fee of $125, purchase of an insurance policy, and weekly table fees of $25 each week. While I hope to be able to pay those types of fees eventually, they are a barrier at this early stage.

After consultation with Allan Hunting and the City Attorney, it would appear that a simple permit or license is not enough to allow me to sell mushrooms from my home. A zoning amendment is needed. I have decided to pursue this amendment on behalf of myself and others who might see such activity as beneficial for themselves and the city. For ease of reference, I am calling the act of growing and selling produce from one's residence market gardening. **I am requesting, among other changes, a zoning amendment to make market gardening a permitted use in residential zones.**

My own plans are very modest. I presently have 3 outdoor mushroom beds and one indoor mylar fruiting room, pictured below. As I am successful, I plan to expand the number of mushroom beds, add shitake logs, and perhaps move the fruiting room into a portion of my garage or an outdoor shed. My lot is 2.35 acres so I have plenty of room for these activities.

Allowing marketing gardening, also called urban agriculture, within residential areas may seem strange, but other cities are doing it. St. Paul and Minneapolis both allow it. I propose that we define market gardening in our ordinances, allow residents to obtain certificates of registration for market gardening, and benefit from the efforts of those brave enough to tackle this entrepreneurial endeavor.

The zoning and ordinance amendments necessary are detailed within the document MarketGardenOrdinanceAmendments.docx which was included with this application.

Figure 1 The indoor fruiting room. Solar powered holiday lights provide light inside.

Figure 2 Mushrooms beginning to pin. The shelving unit was diverted from a landfill via a Craig's list purchase.

Figure 3 Oyster mushrooms grown on coffee grounds from Caribou coffee in re-purposed Ragu and salsa jars.

Figure 4 Outdoor mushroom beds located in one of the many shady areas on the lot. The oak providing this shade will be trimmed next year to provide logs on which to grow Shitake mushrooms. As I succeed, more mushroom beds will be scattered throughout the lot in other shady areas.

Zoning Amendment Request 20-33ZA

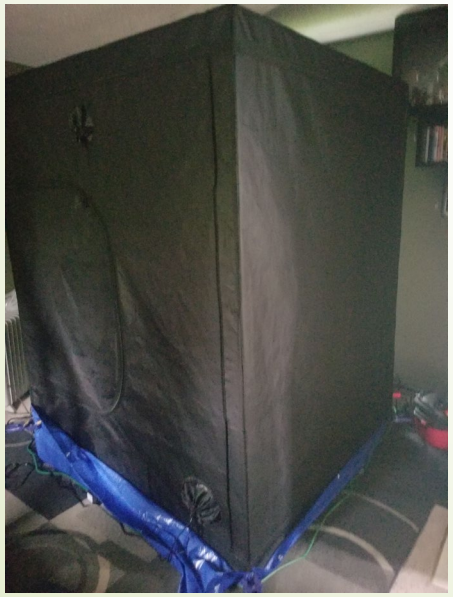
Background and Supporting Arguments

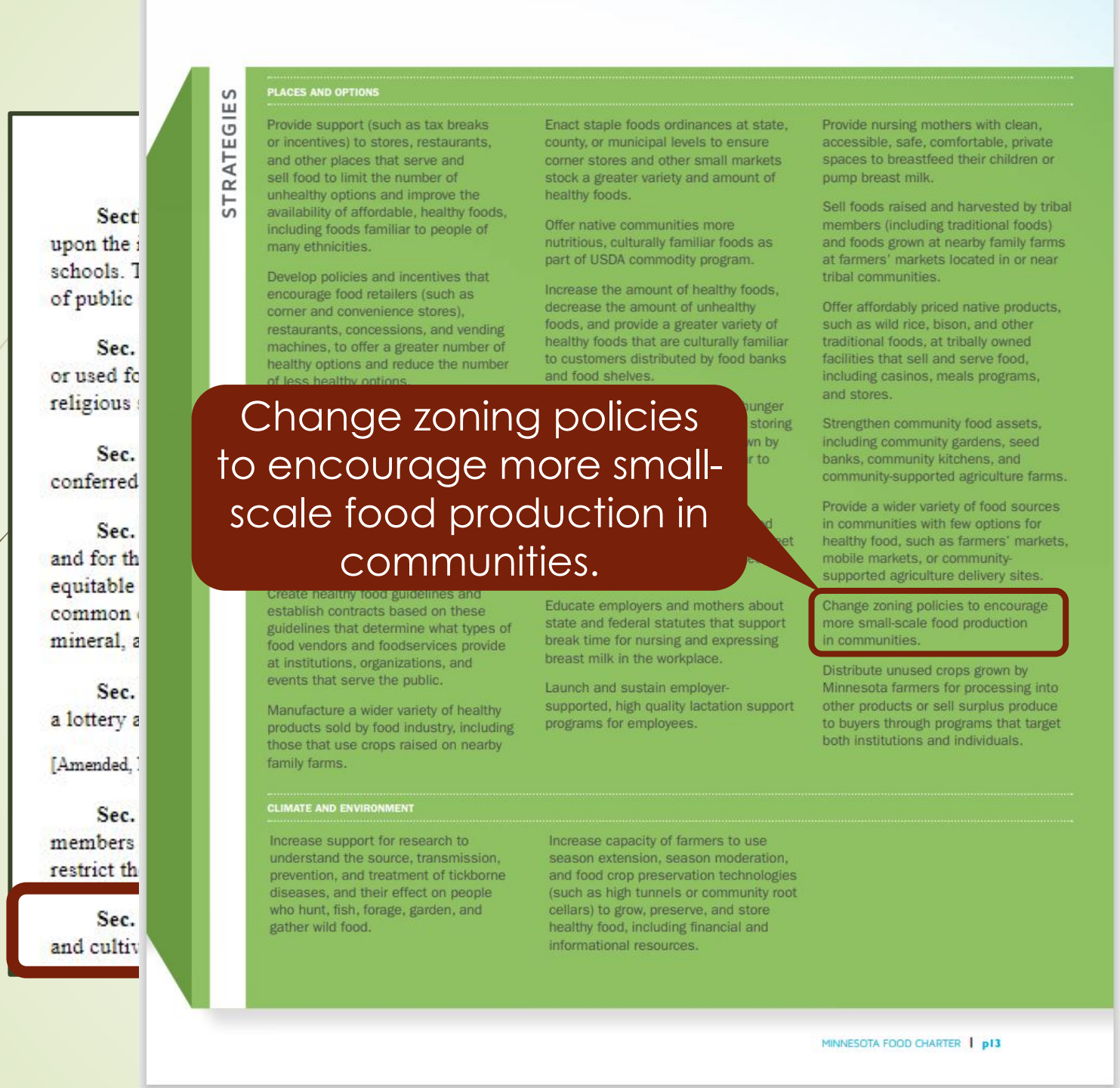
Background

- About the requestor
- About the lot
- About the request

What Market Gardening Looks Like

- For me
- For others





Change zoning policies to encourage more small-scale food production in communities.

Benefits of Market Gardening

- More resilient
  - Individual level
  - Community level
- Enhances local economy
  - Small business incubator
  - Keeps money circulating locally
  - Ensures we are in step with real estate trends
- Food with higher nutritional value
- Smaller carbon footprint

Thank you!

- Thanks to Commissioners who give so generously of their time
- Thanks to city staff for their competent work
  - Allan Hunting
  - Heather Botten
  - Kim Fox

EXISTING CITY ORDINANCE LANGUAGE

10-15-33: COMMUNITY GARDENS AND PERSONAL GARDENS:

Where permitted, community gardens shall be subject to the following conditions:

A. Community Gardens Permitted: Community gardens are permitted in all zoning districts.

B. Use: Community gardens may be the principal or accessory use on a parcel.

C. Retail Sales Prohibited: No on site retail sales shall be permitted with regard to community gardens.

D. Excavation: No excavation for the community garden shall occur until after the property owner has had all underground utilities located on the site and has clearly marked the area where gardening may occur without disturbance to utilities.

E. Location: Community gardens shall not be located within any public easement.

F. Accessory Buildings: Accessory buildings for community gardens are not permitted on vacant parcels. Developed parcels may have accessory buildings as allowed in the underlying zoning district.

G. Parking: Parking for the community garden shall be provided on streets where parking is permitted or on an existing parking surface with the written permission of the owner of the parking surface.

H. Trash Containers: Trash containers may be provided on site provided they meet accessory structure setbacks for the underlying zoning district and are screened by an opaque fence and/or landscape plantings of sufficient height to screen the containers. All trash shall be removed from the community garden site at least once per week.

I. Compost Bins: Compost bins are permitted as regulated by section 8-6-6 of this code.

J. Setback: The community garden shall be set back a minimum of five feet (5') from all property lines in order to provide a vegetated buffer of grass or other plants to minimize the transfer of sediment and to delineate the edges of the community garden.

K. Paths: Paths may be installed to access the community garden and individual community garden plots provided the paths are constructed using natural landscape materials including wood chips, mulch, landscape rock or pea gravel.

L. Negative Impacts Prohibited: The community garden site shall be designed and maintained to prevent negative impacts to adjacent properties from individual gardeners and gardening activities including, but not limited to, irrigation, fertilizer, soils, stormwater, cultivated areas, trespassing and garden debris.

M. Maintenance: Community gardens shall be maintained in a neat and orderly manner. Trash, weeds, dirt piles and debris of any sort shall not be allowed to accumulate on the community garden site.

N. Community Garden Site Restoration: Upon cessation of the community garden, the community garden site shall be fully restored to the pregarden status. All aboveground remains of the community garden shall be promptly removed and the ground leveled and restored so it can be utilized for uses permitted in the zoning district.

O. Community Garden Signage: One nonilluminated community garden identification sign may be displayed provided:

1. The sign shall not exceed ten (10) square feet in area or ten feet (10') in height and the sign shall be set back a minimum of ten feet (10') from property lines;

2. Current contact information for the community garden should be posted on the sign including the property owner and community garden manager contact name(s), address(es), and telephone number(s).

Personal gardens are not subject to the above conditions imposed on community gardens. Personal gardens may be the principal or accessory use on a parcel. (Ord. 1253, 5-29-2012)