

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, JULY 6, 2021 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR MAY 18, JUNE 1

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 SUSTAINABLE 9 AND DESIGN - CASE NO. 21-40V

Consider a variance from the bluff line setback for a new home located at XXXX Dalton Court.

Planning Commission Action _____

3.02 JAEGER CONSTRUCTION - CASE NO. 21-39C

Consider a conditional use permit amendment for an automobile and off highway vehicle sale lot for the property located south of 1290 50th Street.

Planning Commission Action _____

3.03 AMBERWOOD, LLC - CASE NO. 21-36PUD

Consider a planned unit development amendment to allow a development sign within the required 10 foot setback of the property located at 11723 Azure Circle

Planning Commission Action _____

3.04 AT HOME APARTMENTS - CASE NO. 21-45PUD

Consider the following requests for the property located at the Northwest quadrant of Hwy 3 and 70th Street:

- a) A rezoning of the property from A, Agricultural to R-3B/Multiple Family Residential and R-3C/Multiple Family Development.

Planning Commission Action _____

- b) A preliminary plat and preliminary PUD for a three lot, four outlot multiple family project to be known as At Home Apartments.

Planning Commission Action _____

3.05 BUILDER LOT GROUP/ PELTIER RESERVE - CASE NO. 21-44PUD

Consider a final plat and final PUD development plan for a development to be known as Peltier Reserve located at 7250 Argenta Trail and 1266 70th Street:

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

Tuesday, May 18, 2021 - 7:00 p.m.

****REMOTE MEETING****

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

Commissioners Present: Elizabeth Niemioja
Annette Maggi
Dennis Wippermann
Pat Simon
Scott Clancy
Kate Challeen
Joan Robertson
Jonathan Weber
Brett Kramer

Commissioners Absent:

Others Present: Allan Hunting, City Planner
Heather Botten, Associate Planner

Chair Niemioja explained the public participation process.

APPROVAL OF MINUTES

The minutes from the April 20, 2021 Planning Commission meeting were approved as submitted.

KAYAK PROPERTIES - CASE NO. 21-30Z

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from R-1A, single-family residential to R-1C, single-family residential, for the property located at 2644 70th Street. 35 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant would like to subdivide the existing parcel and create two new lots. The property is 1.63 acres in size. To subdivide the parcel, a rezoning to R-1C would be required. The property is currently zoned R-1A which requires a 40,000 square foot minimum lot size. The R-1C district requires a 12,000 square foot minimum lot size. If the rezoning is successful, an application for a preliminary and final plat would be required. The proposed subdivision would be consistent with the comprehensive plan designation which allows 1-4 units per acre. The current zoning of R-1A, which has a minimum lot size of 40,000 square feet, was set up for homes that at the time were not connected to sewer or water. With city utilities now available to this area, all lots would need to be connected to city sewer and water. One lot would be created around the existing house and two lots would be created that would access Bovey Avenue. The proposed lots would range in size from 21,000-25,000 square feet. The lots abutting this property to the south are roughly 12,000 square feet in size. Staff received two emails; one was included in the packet and the other was emailed to commissioners yesterday. Staff recommends approval of the request.

Chair Niemioja noted that commissioners actually received emails from three residents (Skradski, Krumrie, and Borscheid/Habeck).

Opening of Public Hearing

Mr. Hunting advised that the applicant was having difficulty logging into the virtual meeting.

Commissioner Clancy asked for clarification of future utility connection requirements.

Mr. Hunting replied that if the lots were created, they would have to install sewer and water stubs to the property lines for each of the lots.

Chair Niemioja asked if all the proposed lots would be over 21,000 square feet in size.

Mr. Hunting replied in the affirmative.

Terry Buchanan, 3495 Northdale Blvd, Suite 200, Minneapolis, advised he was available to answer any questions.

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

Mr. Buchanan replied in the affirmative.

James Hartman, 7055 Blake Path, stated he lived behind the subject property and was concerned about his existing drainage problem. He advised that he contacted the City Engineer about this issue about a month ago.

Chair Niemioja asked staff if they were aware of this existing issue.

Mr. Hunting replied he was not, but that engineering was likely working on that independent of this rezoning request.

Chair Niemioja asked if all the water issues would be approved by the engineering staff when the final subdivision plat was reviewed.

Mr. Hunting was unsure how the engineering review of this plat would affect what appears to be current drainage issues.

Mr. Buchanan stated that the final grade typically must be approved by the city after the house is built.

Chair Niemioja asked Mr. Hartman if that provided clarification.

Mr. Hartman replied it did not. He thought a plan would be discussed tonight for his drainage problem.

Chair Niemioja advised that unfortunately commissioners did not have the information being requested for matters relating directly to Mr. Hartman's property, but the applicant would have to manage the water properly from the proposed lots.

Commissioner Simon asked if the applicant would need to come in with a preliminary and final plat for the new lots and, if so, would the water issues be addressed at that time.

Mr. Buchanan replied that their plan was to sell the lots. The builders would have to get the final grade approved by the city to ensure the lot drainage flows properly.

Mr. Hartman asked if he would incur any expense with his drainage issue.

Chair Niemioja stated that the commission did not have any information on a drainage issue on Mr. Hartman's property related to this matter. Any additional water coming onto Mr. Hartman's property from the subject properties would be dealt with in conjunction with the plat application.

Mr. Hunting stated any complaints to the City Engineer on an existing drainage problem would be handled separately from the subdivision plat. Engineering reviews the grading and stormwater management for any house being constructed to make sure it does not have a negative impact on neighboring properties.

Mr. Buchanan stated the elevation of the lot would provide several possibilities as far as moving dirt or directing drainage to the street. It is currently elevated from the street, there is no lowland, and it is currently being cut and maintained.

Mr. Hartman asked who owned the subject property.

Mr. Buchanan replied that he did.

Mr. Hartman asked if he bought it from the prior owner.

Mr. Buchanan replied in the affirmative.

Mr. Hartman advised that he was told this was park property.

Mr. Buchanan replied that he did not know about any park property.

Mr. Hunting advised there was no park property in this vicinity on the south side of 70th Street.

Mr. Hartman stated the prior owner told him he had not paid taxes on the property because after he passed away the property would become City Park property.

Mr. Hunting clarified that it would not go to the City of IGH. The City never acquired this property, it has always been in private ownership, and he could not speak to what the previous owner was telling neighbors.

Mr. Hartman replied that the previous owner was paying less than half the taxes he should have been paying on the property.

Chair Niemioja replied that they could not resolve that issue here as they did not know the history of the property; she noted it was not relevant to the request.

Chair Niemioja closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Weber, to approve the request for a rezoning of the property from R-1A, single-family residential to R-1C, single-family residential, for the property located at 2644 70th Street, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on June 14, 2021.

Motion by Commissioner Robertson, second by Commissioner Weber, to accept the additional two emails not included in the original report into the public record.

Motion carried (9/0).

RACHEL DEVELOPMENT - CASE NO. 21-29PAZ

Reading of Public Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from B-3, General Business to R-3C, Multi-Family Residential, and a Comprehensive Plan Amendment to change the land use from NC, Neighborhood Commercial to MDR, Medium Density Residential, for the property located at 7855 Cahill Avenue. 9 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property is 3.81 acres in size and is currently zoned B-3, General Business and guided for Community Commercial. The applicant would like to develop a 40-unit one-level senior assisted living and memory care facility on the property which requires a comprehensive plan amendment to MDR, Medium Density Residential and a rezoning to R-3C, Multiple-Family Residential. The surrounding uses include commercial to the south and east, city park to the west, and single-family residential to the north. Multiple-family housing is typically developed along collector roads and is compatible with the commercial uses in this district. The proposed zoning and land use does not appear to be out of the character for the surrounding neighborhood and is a good transitional use between the single-family residential to the north and the commercial development to the south. Staff recommends approval of the request with the two conditions listed in the report. Staff did not hear from any of the surrounding property owners.

Commissioner Clancy noted that this property has been for sale for a long time and asked if the City was aware of any prior interest in this property.

Ms. Botten replied that in 2020 a three-story climate-controlled storage building was approved for this site; however, it did not come to fruition. That is the only project she is aware of for this property.

Opening of Public Hearing

David Stradtman, Rachel Development, 3180 Napier Court NE, St. Michael, advised that he was available to answer any questions.

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

Mr. Stradtman replied in the affirmative. He advised that many cities see the proposed assisted living/memory care facility as a quasi-commercial use, and it will provide a nice buffer between the residential and more intensive commercial uses. None of the occupants in this facility will have their own vehicles. Staff will be on site 24 hours a day providing for medical needs.

Commissioner Wippermann asked who would be managing the facility.

Mr. Stradtman replied that Life Spark, a well-respected experienced operator of senior assisted living facilities, would manage this facility. He advised that they have partnered with them at numerous locations, and they have a minority ownership stake in these facilities and are therefore very much invested in the success of the facility.

Chair Niemioja asked what the staff ratio would be for this facility.

Mr. Stradtman replied there would be good care ratios for the residents living in this facility; typically, there would be 25-30 staff members. A facility like this would not produce a lot of traffic and they have found there is a need for facilities like this that provide higher-level acuity and memory care.

Commissioner Robertson noted that there were several assisted living facilities in the city and asked if the applicants had done any market analysis that led them to believe they would be successful at this location.

Mr. Stradtman replied that they do extensive market research for each location as this is a significant investment. They have found that there is a gap in the market between independent senior living facilities and nursing homes. The proposed facility fills in the gap and provides an alternative for people who need care and cannot live by themselves.

Commissioner Robertson asked if the applicants had other facilities located in commercial areas similar to this.

Mr. Stradtman replied in the affirmative. He noted that they want people to be aware of where they are located so when they need to find a place for a loved one, they are top of mind. The fact that Cub Foods is across the street with high traffic volume would be beneficial in that regard.

Commissioner Robertson asked if this would be a for-profit entity.

Mr. Stradtman replied in the affirmative. They can be good businesspeople while also being positive members of the community and serving a need.

Chair Niemioja closed the public hearing.

Planning Commission Discussion

Commissioner Weber believed this was a well thought out plan and a good fit for this area.

Commissioner Kramer agreed, stating in his opinion this was a much better utilization of the property than the previously approved storage facility. The park setting would be beneficial for the residents and visitors and staff would have the convenience of being near Cub Foods, McDonalds, etc.

Planning Commission Recommendation

Motion by Commissioner Kramer, second by Commissioner Maggi, to approve the request for a rezoning of the property from B-3, General Business to R-3C, Multi-Family Residential, and a Comprehensive Plan Amendment to change the land use from NC, Neighborhood Commercial to MDR, Medium Density Residential, for the property located at 7855 Cahill Avenue.

Motion carried (9/0). This item goes to the City Council on June 14, 2021.

DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY - CASE NO. 21-27PZS

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a comprehensive plan amendment to change the land use from LDR and Mixed Use to HDR, High Density Residential, a rezoning of the parcel to R-3C, Multiple-Family Residential, a preliminary and final plat for a one lot subdivision, a conditional use permit for a 34 unit multiple family development, a vacation of an unimproved alley, and variances from setbacks and any other variances related thereto, for the property located between Delilah Avenue, 63rd Street and Dilley Avenue along Concord Boulevard. 36 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that Dakota County has purchased several lots along the west side of Concord over the years between 63rd and 64th Streets. Their plan has always been to redevelop the site into a multiple-family development. The project would consist of 34 units in a 7-building townhouse development. The development would require a comprehensive plan amendment to remove the existing low density residential and mixed use and re-guide it to high density residential. The applicant is asking to rezone the property to R-3C, multiple-family and for approval of a preliminary and final plat which combines all the land into one lot. The project is designed to provide a main street design with sidewalk access to the main roads giving this a sort of downtown feel and will include two small tot lots. They are proposing to vacate a portion of the existing alley and are asking for a conditional use permit (CUP) for a 34-unit multiple family development. Four variances are being requested for building setbacks, parking lot setbacks, building coverage and impervious surface coverage. He noted that some additional emails were provided to commissioners in addition to the emails included in the packet. Staff supports the project as presented.

Commissioner Robertson had concerns about the amount of impervious surface being proposed and asked if engineering staff had commented on the significant grade drop from Dilley Avenue.

Mr. Hunting was not aware of any comments specifically regarding the grade change, but engineering did not have any issues regarding their general review of the project and associated plan to manage stormwater.

Commissioner Challeen noted that the development would be on a very busy road and asked if there were any thoughts on traffic management.

Mr. Hunting advised that the County Plat Commission reviewed the plat and made no

comments or recommendations for any traffic improvements or controls. Their only comments were around pedestrian circulation.

Opening of Hearing

Kari Gill, Dakota County CDA, 1228 Town Centre Drive, Eagan, advised she was available to answer any questions.

Chair Niemioja asked the applicant if she read and understood the report.

Ms. Gill replied in the affirmative. She advised that the CDA purchased the first dilapidated home in this development in 2007 at the request of the city. Over the years they have acquired the other homes from willing sellers as they became available. After speaking with the City, they put together a plan for potential redevelopment of the site for multi-family housing. They are proposing a 34-unit development with a mix of 2- and 3-bedroom units. This is for workforce housing, which is families with children targeted at 60% of area median income; there are both minimum and maximum income requirements. They have 26 of these developments throughout Dakota County with the average income served being about \$35,000. If the building were open today the monthly rents would be \$800 for a 2-bedroom and \$885 for a 3-bedroom. The soonest they would likely begin construction would be 2022. The CDA does their own property management and maintenance, and their staff is well trained and readily available. They also have a site attendant that will notify staff of any issues. They do tenant background checks, including former rental, criminal, and credit checks. They have three similar developments in Inver Grove Heights, with the first being built in 1994. The CDA has three senior buildings in the city as well.

The architect, Andy Madson, LHB, 701 Washington Avenue N, Suite 200, Minneapolis, stated the proposed development consists of mainly two portions of the site separated by the existing alley. There is a fair amount of topographical changes on the west side of the site and the east portion is fairly flat. All parking for the development will be accessed off the alley. The plan proposes to vacate the public alley from mid-block down to the south and make that alley segment part of the development. The bulk of the surface parking for the site will be to the west side of the alley. A retaining wall will be required west and north of the surface parking to seat the parking lot into the hillside. They are proposing 34 separated private garages. Overall, the development provides 2.5 stalls per dwelling unit. All buildings in the development will be two stories tall except for the two one-story garage buildings. Concord is a County road and the CDA recently learned that the County will be seeking an additional four feet for the sidewalk easement along Concord to potentially widen the sidewalk along the eastern edge of the site in the future. This new information is prompting the following recommendations from the CDA to the submitted proposal: contingent upon approval the CDA would like to eliminate the individual front entry approach in Buildings 3 and 8. The CDA is also asking to work with City staff to select an appropriate tree variety along Concord to ensure it will still flourish if the sidewalk is widened. Each unit fronting on the courtyard has a direct entry door to provide access to the recreation space and tot lot. The townhouses that back up to the courtyards are organized with the main living areas of the house looking onto the courtyard to help foster community and connectedness with that shared space. Their engineers have been working extensively on handling the stormwater. They will be installing large storage tanks below the green spaces.

Commissioner Robertson asked where the water stored in those tanks would ultimately drain to.

Mr. Madson stated he was not the civil engineer on this project, but his understanding was that the storage under the green spaces in the courtyards was intended to handle the bounce of a big storm event. He assumed the stormwater would ultimately end up in the Mississippi River through the storm sewer system.

Matt Oxford, 6259 Concord, stated he lived just south of the proposed project. He is very familiar with the area as he has been a resident there for 30 years and has owned business and rental properties on Concord. He advised that he was calling from Alaska tonight. He is concerned about the site being so close to the road, the trains go by continuously, and there is heavy traffic. He has two children with respiratory issues, and he believes it is from living in that area. He questioned why they would expose people that were already struggling to those kinds of difficulties. He has waited for this vision of Concord to occur but all they have gotten is used car lots. Also, the houses the CDA purchased were meth houses and he questioned how that would impact the water. The only nearby food source was Holiday, and it was not safe for children to cross the road to get to it. In his opinion a smaller development or senior living would be more applicable. Putting the proposed development here would be a drain on the police force and schools. In his opinion the dog park site would have been a better location for this type of a development.

Chair Niemioja asked if someone could explain the proposed noise mitigation measures.

Mr. Madson explained that they are proposing laminated glass for sound reduction, and they designed the townhome units using the staircase to the second floor as a buffer between the living space of the home and Concord Boulevard.

Mr. Oxford advised that the train noise is intense, especially on the second floor.

Chair Niemioja asked if someone could address the analysis of whether this was an appropriate CDA location.

Ms. Gill stated most of their tenants are working families with kids that are going to school like the other families living in the neighborhood in the single-family homes. Eliminating the front entries along Concord would help prevent kids from going that direction and instead towards the internal courtyard. She did not think it would be different from other families living in the area in terms of it being a suitable place to live.

Chair Niemioja asked the applicants if they were aware of any intent by the County of improving crosswalks to get to the other side of Concord.

Ms. Gill replied that the County intended to remove the existing parking spots on Concord and at some point add a small median so pedestrians would have a place to stop while waiting for traffic.

Mr. Oxford stated this was better suited as a commercial property. He stated it seems like this area cannot figure out what it wants to be. No one has built a new home in this area for a long time. The people that live in this area are just hanging on because they cannot afford to move anywhere else. He felt the dog park was a good fit, but this was not a good place for children, the road was too busy, there is no bus line, and installing heavier glass only reduces sound when you are in the house. He recommended they hold off and see how things shake out before moving forward. Mr. Oxford suggested getting feedback from the fire department, police

department, schools, and others that would be impacted. In his opinion the number of variances being requested for this project is a red flag. He noted that the auto business across the street blacktopped their whole lot on a Sunday and no one did anything about it.

Chair Niemioja noted that residents should call the City in situations like that.

Greg Grover, 7231 Cahill Avenue, stated he owns property at 5975 Concord and was raised at 5995 Concord. He agreed with Mr. Oxford's comments, thinks they are proposing too much density for a property this size, it has noise and air pollution, and it is not a good location for children. He stated one car garages would not be enough and they would likely have a parking problem. A car wash or restaurant would be a better use for this property rather than housing. Rental units will result in issues no matter how carefully they screen their tenants. Dakota County has two scattered site houses a block or two north of here and there has been trouble at those locations.

Chair Niemioja asked the applicant to clarify how many vehicles a resident could have on this property.

Mr. Madson advised that they are proposing 34 two- and three-bedroom units. Each unit will have a single car garage and there will be an additional 51 surface stalls which will meet the City's 2.5 stalls per unit requirement.

Chair Niemioja advised that they have not encountered air quality concerns before and asked how they would consider air quality and habitability.

Mr. Hunting stated he did not have any comments on that topic as it was not a standard thing that would be reviewed for subdivisions.

Mr. Grover advised that the MPCA would bring an air quality monitor down if it were requested and the results would likely halt this project because of the bad air.

Chair Niemioja asked how close the City was at hitting the target amount of workforce housing in our community.

Mr. Hunting replied that the Metropolitan Council would like the City to provide for something like 570 affordable or workforce housing units in the next 20 years. He was not sure exactly how many units they had at this point.

Chair Niemioja closed the public hearing.

Planning Commission Discussion

Commissioner Robertson advised that she picked kids up from school and stopped by this site on her way home. Without any influence from her, the kids' first reaction was that they felt sorry for any children who would have to live there. She was concerned about the lack of public transportation and amenities in the neighborhood to support the residents (i.e., grocery store, drug store, etc.). She was also concerned about kids crossing Concord, stating she often sees children attempt to cross Concord from the mobile home community to the gas station. Lumping together those issues with her own perception, and the air quality concerns, makes her question whether this is a good fit for this area.

Commissioner Weber agreed that this area should be developed but did not think this was a good fit. He is not comfortable with the number of variances being requested and stated they would not recommend approval for an individual requesting this type of variance. At this point he would not support the request and suggested that they restructure their proposal.

Commissioner Maggi was supportive of the CDA's work but agreed that they should revamp their plan to one that better aligns with the requirements for this location.

Chair Niemioja stated she did not have a problem with the rezoning and proposed density but agreed with some of the setback concerns. Because there are a lot of families with children already living in this area, she would recommend that the MPCA look at this area regarding air quality to make sure residents are safe.

Planning Commission Recommendation

Motion by Commissioner Weber to approve the rezoning of the parcel from R-1C, Single-Family Residential to R-3C, Multiple-Family Residential.

Chair Niemioja asked if he wanted to address the comprehensive plan amendment first.

Mr. Hunting clarified that the report did not list all the land use requests. The applicant is requesting six actions, including a comprehensive plan amendment with two conditions, a rezoning, preliminary plat, conditional use permit, the variances, and a vacation of the alley, on which the commission may want to add a condition that the utility and road easement must be put in place.

Commissioner Weber thanked staff for the clarification.

Motion by Commissioner Weber, second by Commissioner Clancy, to approve a comprehensive plan amendment to change the land use from LDR and Mixed Use to HDR, High Density Residential and a rezoning of the parcel from R-1C, Single-Family Residential to R-3C, Multiple-Family Residential, with the conditions listed in the report.

Motion carried (8/1 - Robertson).

Commissioner Weber asked if they could temporarily deny the vacation until the applicants come back with a revised preliminary plat.

Mr. Hunting replied that they could recommend denial tonight and see what action Council takes.

Chair Niemioja questioned why they would not approve the vacation.

Motion by Commissioner Weber, second by Commissioner Simon, to approve the vacation of an unimproved alley, with the conditions and easements specified by staff.

Motion carried (9/0).

Motion by Commissioner Weber, second by Commissioner Maggi, to deny the request for a preliminary and final plat for a one lot subdivision, a conditional use permit for a 34-unit multiple family development, and variances from setbacks, with the justification for denial as previously

discussed.

Motion carried (9/0).

Mr. Hunting requested they summarize their rationale for denial.

Chair Niemioja felt the practical difficulties were weak, especially regarding safety for children.

Commissioner Robertson added safety for children as it includes a recommendation for an air quality study, and the lack of public transportation and general amenities in the neighborhood.

Commissioner Maggi noted that things like air quality were not within the Planning Commission's purview of land use.

Commissioner Weber stated that the basis for denial of the preliminary and final plat was the standard layout that went around with the setbacks and with the design of the property, for the CUP setbacks and use of the surrounding facilities for parking, etc., and for the variances they are way below the standards that they would look at for that type of area so commissioners would like them to go back and redesign their plan.

This item goes to the City Council on June 14, 2021.

Chair Niemioja noted that there will be two new commissioners at the next meeting. She also pointed out that they had a caller from Alaska tonight and hoped residents could continue to have the ability to call in even when they go back to in-person meetings. She thanked Annette Maggi and Brett Kramer for their work on the Planning Commission and asked commissioners to advise staff of any planned vacations to ensure they have a quorum.

The meeting was unanimously adjourned at 8:22 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, June 1, 2021 - 7:00 p.m.

****REMOTE MEETING****

Chair Niemioja called the Planning Commission meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

Commissioners Present: Elizabeth Niemioja
Robert Heidenreich
Dennis Wippermann
Pat Simon
Scott Clancy
Joan Robertson
Jonathan Weber
Anthony Scales

Commissioners Absent: Kate Challeen

Others Present: Allan Hunting, City Planner
Heather Botten, Associate Planner
Kim Fox, Community Development Specialist

Chair Niemioja stated this would likely be the last remote meeting and explained how to participate in tonight's meeting.

Chair Niemioja welcomed new Commissioners Anthony Scales and Robert Heidenreich.

APPROVAL OF MINUTES

The minutes from the May 4, 2021 Planning Commission meeting were approved as submitted.

LENNAR MULTI FAMILY COMMUNITIES - CASE NO. 21-34PA

Chair Niemioja noted this item will be tabled.

Reading of Public Notice

Commissioner Simon read the public hearing notice to consider the request for a Comprehensive Plan Amendment to change the land use from R-1C Regional Commercial to HDR (High Density Residential) for the property located in Outlot C & D, Argenta Hills. 142 notices were mailed.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Wippermann, to table the request for a Comprehensive Plan Amendment to change the land use from R-1C Regional Commercial to HDR (High Density Residential) for the property located in Outlot C & D, Argenta Hills to June 15, 2021.

Motion carried (8/0).

BUILDERS LOT GROUP - EAGLES LANDING- CASE NO. 21-32S

Chair Niemioja noted this item will be tabled.

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a final plat for an 11 lot, one outlot plat, to be known as Eagle's Landing, for the property located at 2655 70th Street. 26 notices were mailed.

Planning Commission Recommendation

Motion by Commissioner Clancy, second by Commissioner Heidenreich, to table the request for a final plat for an 11 lot, one outlot plat, to be known as Eagle's Landing, for the property located at 2655 70th Street, to June 15, 2021.

Motion carried (8/0).

KELLI KRONBERG - CASE NO. 21-33V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance from the front yard setback for a garage and home addition, for the property located at 3180 70th Street. The request consists of a variance from the front yard setback for a garage and home addition. 5 notices were mailed.

Presentation of Request

Associate Planner Heather Botten discussed the request for property located south of 70th Street and east of Cahill. The property is .33 acres, the house was built in 1962. The Applicant requests a variance from the front yard setback to construct a garage and mudroom addition. There is currently an existing attached two stall garage on the property. The homeowner would like to convert that into living space and then add on another two-stall garage and a mudroom. The addition would be kept in line with the existing home. 70th Street is considered an arterial street and requires a 50-foot setback. All other zoning Code requirements, such as side setbacks and impervious surface, would be met with this addition. There is room on the property for the homeowner to meet setbacks pushing the building back an additional 20 feet would put the homeowner over the allowed amount of impervious surface on the property. With that process, the homeowner would have to install a stormwater facility on the property and get a stormwater maintenance agreement. Additionally, for the addition to meet setbacks, the homeowner would have to move a significant tree on the property. Due to the fact there is a large right of way, the setback of the addition would still be about 31 feet from their front property line, and about 50 feet from 70th Street. Staff doesn't believe the request is out of character for the neighborhood, the addition would be kept in line with the existing home, and is not encroaching any closer to the established front setback. Staff supports the request with two conditions listed in Alternative A. One neighbor had general questions about the request, therefore a copy of the report was sent today for their review. They may call in for discussion.

Opening of Public Hearing

Kellie Kronberg, 3180 70th Street East, added to meet the setback, they would also have to move the chimney.

Wayne Johnson, 3150 70th Street East, stated the request mentioned the setback and damaging

the tree. He didn't believe the tree was worth a whole lot. He said the 30-foot setback is standard. The proposed house would be 96 feet wide; a normal South Grove lot is 80 feet. He felt it would be a big difference to the neighborhood. The building being so close to his property reduces the light. He has landscaping along the side of his home that could be damaged without light.

Chair Niemioja asked the Associate Planner if there was an issue with the side yard setback.

Ms. Botten responded the garage has a requirement of a five-foot setback; they would be in compliance with the side setback.

Mr. Johnson continued that they did not want the applicant using the side of the garage for the storage of garbage cans if it was just a five-foot setback.

Chair Niemioja summarized what Mr. Johnson discussed and said that Mr. Johnson was concerned about the width of the home.

Mr. Johnson replied it would be a lot bigger/wider than any other house in the neighborhood.

Chair Niemioja commented that Mr. Johnson was concerned about trash and things accumulating on the side of the garage.

Mr. Johnson responded in the affirmative, it would be so close to the house. He wanted to be sure they don't put garbage cans there.

Ms. Kronberg responded to the concerns saying they would have space for the garbage cans and would make sure that side of the house looks nice. They would put windows on the side of the garage to allow for light. They would have gutters on the garage so no water would go into the basement area. She addressed the width of the home being longer than any of the other properties and stated they may be outpricing themselves in the market. They bought the home as a foreclosure and have equity in the home, putting on the addition would still have their investment in the home below market value. With the housing market as it has been, it made more sense than trying to sell and buy a home that would have all the space they wanted.

Planning Commission Discussion

Chair Niemioja advised they have used a couple of the practical difficulties listed by the Associate Planner. Not only trees, but previously poured impervious surface and concrete.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Robertson, to approve a variance to allow a 30-foot front yard setback whereas 50 feet is required for setbacks along arterial streets along with the following two conditions:

1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
2. Final site, grading, and erosion control plans shall be approved by the City Engineer.

The Practical Difficulty is that they are using their existing impervious surface, making a simple addition, complying with other setbacks, and the 30-foot setback fits with the rest of the neighborhood.

Motion carried (8/0). This item will go before the City Council on June 14, 2021.

JOSHUA AND ELIZABETH SCHMIDT - CASE NO. 21-31Z

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from R-1C, Single Family Residential to R-3A, Multi-Family Residential, for the property located at 4046 66th Street. 30 notices were mailed.

Presentation of Request

Associate Planner Heather Botten discussed the request for property south of 66th Street, east of Dawn Avenue. The property is 1.06 acres in size and was built in 1960. It is currently zoned single-family residential. There is an existing home on the property with a detached garage. The home was constructed with the option to be used as a tri-plex. The current owners are requesting a rezone of the property so the future owner could obtain a Rental License to allow for the legal operation of a tri-plex on the property. There are no changes proposed to the existing home or the site at this time. When looking at rezoning a property the Commission should look at if the zoning is in the best interest of the physical development of the City in order for it to be approved. It is recommended looking at criteria such as:

- Consistency with the Comprehensive Plan
- Compatibility with existing land uses
- Infrastructure availability

The Applicant is proposing to rezone the lot to an R-3A multiple family. R-3A is established for three- and four-unit buildings. The existing home is already set up to be rented as a tri-plex. Rezoning to R-3A would be consistent with the existing Comprehensive Plan land use designation of LDR (Low Density Residential). The LDR district allows up to four units an acre. The property is 1.06 acres and would be consistent with the existing Comprehensive Plan. Infrastructure is in place to accommodate multi family zoning on this parcel. Surrounding land uses show a school to the south, R-2 (two family zoning district) to the west, and single family to the north and east. Staff believes the lower density multiple family zoning would be consistent and compatible with existing land uses in the neighborhood. The zoning would also be consistent with the existing Comprehensive Plan designation and the house already constructed on the property. Staff recommends approval of the rezoning. Ms. Botten noted if rezoning is approved, the applicants would have to come in for a Conditional Use Permit. The Conditional Use Permit process is a public process. During that process they would be looking at more of the site layout and making sure it meets parking requirements. Staff recommends approval as presented. She stated they have heard from 10 residents that have sent in emails against the request. The Commission should have received copies of the emails.

Chair Niemioja stated the Commissioners received four additional emails outside of what was included in the packets from:

Mrs. Flugstad
Ms. Worm
Mr. and Mrs. Sumner
Mr. Lencowski

Motion by Commissioner Robertson, second by Commissioner Clancy, to accept the emails and add them to the public record.

Motion carried (8/0).

Chair Niemioja asked Ms. Botten if this property was "legal non-conforming" meaning have they had non family renting these apartments out.

Ms. Botten responded based on research from Staff, they did not consider this property a legal non-conforming use to be used as a tri-plex. Staff suggests this process so the property could be used as a tri-plex legally.

Commissioner Robertson asked Ms. Botten if it is currently zoned single family.

Ms. Botten responded in the affirmative.

Commissioner Robertson said they have known since 2018 that it has been used as rental property. She asked if that was a conflict. She asked if the owners completed the rental permit with the city.

Ms. Botten responded in the affirmative about the conflict. She said the owners applied for the rental permit. It has not been approved as it is not a legal use on the property.

Commissioner Robertson responded that it has been unofficially used for rental, but has not gone through the process for it to be a rental. She asked if it has always been single family.

Ms. Botten agreed. She understood that once the owners were made aware of that process, they made application for the rental license. She responded that it has been on and off single family and multi-family. The zoning has always been a single-family use.

Commissioner Robertson read in the comments that there was concern about who actually owns the driveway. She asked if that would be a potential problem.

Ms. Botten responded from what she understood, it wouldn't restrict any access to either property with that driveway. The applicant and the owner next door have communicated about the shared driveway and can address that through conversation.

Commissioner Clancy asked Ms. Botten if Commissioner's discuss making changes to the zoning of the property, if there has been any preliminary discussion with property owners to see if there would be any issues with obtaining the Conditional Use Permit.

Ms. Botten responded the Conditional Use Permit process was brought up to the owners later in the stage. Staff was not aware they would be needing one until they met with the City Attorney to discuss how to make the property completely in compliance. Going through the CUP process, there is the possibility it could be denied if they are not able to comply with requirements. Approval of the rezoning would set the stage for the tri-plex to be an allowed use with the Conditional Use Permit. Staff would work with them to try to bring the property into compliance.

Commissioner Scales asked what was driving the change. He asked if it was to make the property more marketable or if it would be to bring it into compliance the way it is now.

Ms. Botten responded both of the reasons stated were driving the change. The owners have it currently for sale but a lot of the people interested in the property want to have it be a tri-plex. In order to make it a legal rental unit, the property needs to be rezoned.

Commissioner Simon has read through the narratives of people's testimony about the past history of the lot and building. She said it seems as if it was constructed as a multi-family home. From the testimony, when it was just the father and the son, they initially rented out the upstairs until he married. She was unsure how to find out if this was legal conforming at one time and somewhere along the line it changed. The way the building was built there was no way it could have been built as a single-family home in the 60's. She felt denying this would be silly. She was unsure why they can't go back and find out. There has to be a record this was built as a tri-plex.

Ms. Botten responded the way the Code is written, for example, it was a legal use at one point, the zoning has always been single family. Once the legal use stops operation for a year, you lose your grandfathering rights. If that was the case in the 60's they know it has been used as single family throughout this time. It would be said it is still a single-family lot, even if built as a tri-plex. The actual use has always been a single-family residence from the city. Historically from zoning it was agricultural until 2002 when a City-wide rezoning was done and a notice was sent to the homeowner stating they would be rezoning the property to an R-1C single-family, to be consistent with the current use and Comprehensive Plan of the property. There are records the property has been used as single-family residential for a number of years.

Commissioner Robertson commented it has been single family. From what she has read in the report the neighbors have all lived with this as single-family. When Units #2 and #3 were inhabited, they were inhabited by members of the family until the marriage took place. It was all family that lived in it. The neighbors would have viewed it as single-family. This is a new wrinkle for the neighbors that it is now looking to be changed to rental property. The challenge with the rental property began in 2018 when there were other issues impacting neighbors. Now the neighbors are sitting with something they always thought was single-family, had some challenges, and now need to address the fact that it could become rental property. She wished to acknowledge what it feels like for the neighbors who have expressed their concerns.

Opening of Public Hearing

Elizabeth Schmidt, 251 Stanley Street, West St. Paul.

Chair Niemioja asked Ms. Schmidt if she read and understood the report.

Ms. Schmidt responded in the affirmative and said she preferred to wait until the neighbors voiced their concerns. Then she would like to address their concerns after the fact.

Technology Manager Marc Gade stated there were no callers on the line.

Chair Niemioja thanked Ms. Schmidt for offering to address some of the concerns of the neighbors. One email was received multiple times. She suggested going through some of the issues from the emails beginning with concern about it being multi-family and having it always be single-family.

Ms. Schmidt responded they have been in touch with the children of the previous owners and established the narrative that the house was built for multi family purpose. They used it between their "Brady Bunch" family. In working with the City to make it legal and conforming to City

Code, they were informed that upon adulthood the City considers family units to be segregated. For example: A father and mother have adult children, those adult children are each their own independent family unit. As the children grew up, they lived upstairs as their own independent family unit, making it a multi-family property. As she understood with the City Code, it was passed to Corrine Kamish, who lived there until she passed away, then she passed it to her children and they sold it to the Schmidt's. At that point they utilized it as multi-family property. It has gone back and forth between single-family and multi-family.

Chair Niemioja felt the terminology legally versus what they think of as multi-family may be where they are hung up. She understood the intent of the home was a family owner and multiple apartment units were always a part of that home.

Ms. Schmidt responded in the affirmative.

Chair Niemioja said some of the neighbors have been concerned about the crime situation. Her understanding was that most of those issues have been involved.

Ms. Schmidt responded up until 2020 things were going very smoothly with their renters. Unfortunately, in March 2020, they made a bad call, they had a renter at a previous property who rented from a friend of theirs looking to downsize, so they moved him into their property. When the Pandemic hit, the eviction moratorium went up and it became established that the tenant had become involved in unsavory things and started causing problems. At that point, with the eviction moratorium in place, they struggled to get the tenant out. They sought legal avenues including the Inver Grove Heights Police Department. The Police Department recommending calling them if anything happened so there would be a paper trail. They did. The calls placed were mostly from themselves as homeowners in an attempt to show cause to remove the tenant on an emergency basis. They had to go to trial four times for an emergency eviction and won it on a technicality. Once the tenant was removed the problems ceased. All tenants have been removed and the property currently sits empty.

Chair Niemioja asked if they had considered selling the property as a single-family residence.

Ms. Schmidt responded it was initially listed as a single-family home with hopes of finding a multi-generational family that would move in. A number of responses were received but were told by the City, and by some perspective buyers that living in the multi-family property with multi-generational units living in independent living situations would not be Code conforming.

Chair Niemioja closed the Public Hearing

Planning Commission Discussion

Chair Niemioja stated this could be difficult. It was really a multi-family building on a big piece of property but has been used as single-family residential.

Commissioner Clancy asked if anyone else has similar feelings that what was discussed with the applicant, and stated in her letter, addressed 80% of the comments stated by members of the Community that have written in and the additional comments brought forth. It was enough for him to feel comfortable and believes they have done their due diligence to address some of the comments made by surrounding neighbors. If moving forward with rezoning they could comfortably say they have incorporated those thoughts into this. He personally felt this is a multi-family house and should move to rezone. The Conditional Use Permit process would help

expose problem areas, if any, that would address to make this final.

Commissioner Robertson agreed with Commissioner Clancy that she feels a sense that the valid issues and concerns by neighbors based on what has happened in the property over history would be addressed by the Conditional Use Permit and the legal process in getting a rental permit. If there are no existing worries around the shared driveway, as stated in an earlier email. She commented a neighbor had asked if there should be a survey to determine what was real about the driveway, she expects that to happen with the Conditional Use Permit. She felt comfortable indicating they could currently move forward.

Planning Commission Recommendation

Motion by Commissioner Robertson, second by Commissioner Weber, to approve the request for Joshua and Elizabeth Schmidt – Case No. 21-31Z, to rezone the property so the future owner could obtain a Rental License to allow for the legal operation of a tri-plex on the property as presented with the one condition listed:

A variance to allow a 30-foot front yard setback whereas 50 feet is required for setbacks along arterial streets.

Motion carried (8/0). This item goes before the City Council on June 14, 2021.

CROSSINGS, IGH LLC - CASE NO. 21-28PUD

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat and a preliminary and final PUD for the plat and development to be known as the Crossings at Inver Wood 2nd, for the property located at 1462 80th Street. 5 notices were mailed.

Presentation of Request

City Planner Allan Hunting presented Phase 2 of the Crossings project. Phase 1 consists of a 152 Unit Apartment Building under construction. The request is for the remaining 2.76 acres be developed into 24 townhomes. The site plan shows the townhomes in two rows, internal access to garages, and comes out onto the existing one drive utilized for both projects onto 80th Street. The project meets all the standards except for setbacks from Highway 55 and 80th. The applicant requests flexibility from those setbacks and justification due to narrowness as the lot gets narrower from east to west. Beginning with 80th Street, the apartment building was approved at a 20-foot setback. The townhomes have varying setbacks, the closest being 34.14 feet, other units are back at a 40-41 feet setback. 50 feet is required for a collector and arterial street. The arterial on Highway 55 requires a 50-foot setback. Three units require the flexibility with two on the west side. The balance of the units would meet or exceed the 50-foot setback. They are making a comment in a condition that there is an internal sidewalk system wrapping around the buildings. Staff would like to see wherever the grades fit, that there is a sidewalk that will connect out to the future trail on 80th Street. Staff recommends approval of the project with 18 conditions.

Commissioner Weber commented he was lost looking through the plans. He asked if there was a pool and pool house set to be put into this subdivision.

Mr. Hunting responded the amenities are on the apartment side, there are none on the townhouse side.

Commissioner Robertson asked for more information about access for the Fire Department. She believed there had to be two means in and out for an entity like this. She asked if that was addressed with the first phase.

Mr. Hunting responded when first reviewing this, the apartments were the preliminary for the whole property. At that time, the Fire Marshal was satisfied with the one entrance point. There was not another condition related on this side to having any other emergency access points.

Chair Niemioja asked if these would have sprinklers.

Mr. Hunting responded he believed so.

Chair Niemioja stated an email has been received.

Mr. Hunting stated the Fire Marshal reviewed this and didn't have any concerns with the application.

Opening of Public Hearing

Mark Welch, G-Cubed Engineering, 14070 Highway 52 Southeast, Chatfield, MN stated that Peter Stalland is also available to speak if needed.

Mr. Welch responded about the fire access and sprinklers saying that all buildings will have sprinklers. The fire access rules changed in March 2020 with access to 80th Avenue. Being fully sprinkled buildings, they do not require a secondary access. Most of the buildings can be accessed from 80th. He stated they are fine with the 18 conditions and look forward to working through the details and getting this finalized.

Chair Niemioja asked Mr. Welch if he read and understood the report.

Mr. Welch responded in the affirmative.

Chair Niemioja closed the Public Hearing.

Planning Commission Recommendation

Motion by Commissioner Weber second by Commissioner Scales to approve the Preliminary/Final Plat and Preliminary/Final PUD, to construct phase 2 of the Crossings at Inver Wood with all conditions listed.

Motion carried (8/0). This item will go before the City Council on June 28, 2021.

OTHER BUSINESS

Chair Niemioja stated the Commission will be back in person for the next meeting.

The meeting was unanimously adjourned at 7:58 p.m.

Respectfully submitted,

Sheri Yourczek
Recording Clerk



PLANNING REPORT

CASE NO: 21-40V

APPLICANT: Sustainable 9 Design and Build

PROPERTY OWNER: Nathan Wanderman

REQUEST: Variance from the bluff line setback

HEARING DATE: July 6, 2021

LOCATION: XXXX Dalton Court, PID No. 20-02300-26-011

COMPREHENSIVE PLAN: RDR, Rural Density Residential

ZONING: E-1, Estate Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

In 2015, the proposed property received approval of a variance from the minimum setbacks from a bluff line. A variance becomes void two years after it was granted unless it is made use of within two years. In this case a home was never constructed. The applicant is requesting approval of the same setback variance that was approved in 2015.

The site is 5.88 acres in size and located within the Mississippi River Critical Area. The applicant would like to construct a single-family home on the property. The property has a lot of topographical challenges that restrict the potential building area to a very small sliver or bluff on the western side of the lot. The property is located within the Mississippi River Critical Area Overlay District which contains restrictions on building on steep slopes and within the top of bluff lines. All other code requirements such as impervious surface and perimeter setbacks would be met.

SPECIFIC REQUEST

The following specific application is being requested:

- 1) A variance from the Critical Area standard 10-13C-16.B which requires all development to be setback no less than 40 feet from the top of the bluff for lots created before 1989.

- 2) A variance from the Critical Area standard 10-13C-9.h which prohibits development on slopes of 18% or greater. The construction of storm water improvements and for the well and septic system would be on slopes of at least 18%.

SURROUNDING USES

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

North - single family home, zoned E-1, Estate Residential, Guided RDR, Rural Density
East - railroad, vacant
West - single family home, zoned E-1, Estate Residential, Guided RDR, Rural Density
South - single family home, zoned E-1, Estate Residential, Guided RDR, Rural Density

EVALUATION OF REQUEST

- The applicant has submitted a site plan that shows a building pad area with proposed setbacks, grading and preliminary storm water design.
- The lot is a lot of record that was created prior to 1989 and thus would follow the required setbacks in the Critical Area Overlay District for lots created prior to 1989. Existing lot of record establishes a buildable lot.
- The lot has access from Dalton Court via a driveway easement that was created with the plat of Hatchard Estates in 2004.
- The lot has very steep topography over the majority of the site. There are two possible building areas; on the area proposed and the other along the north boundary. The north boundary site is not readily accessible from a driveway. The proposed building site has a flat area leading to the site from the driveway easement.
- The proposed plan demonstrates a 10-foot structure setback. This setback would be measured from the structure walls. A two-foot standard overhang would also be allowed.
- Preliminary design of a septic system has been provided to show where a system could go. Any variance approvals and building permits would be subject to approval of the septic system design by the building inspections department.
- Any home is limited to a maximum height of 35 feet from the midpoint of the peak of the roof.
- Any retaining walls that may be needed must meet the standards found in 10-13C-9.G.3.e which requires walls to be constructed of native stone or wood and shall not exceed five feet in height.

ENGINEERING REVIEW

Engineering has reviewed the request and has stated a custom grading agreement and storm water facilities maintenance agreement would be required with any building permit to address erosion control, silt fencing, storm water management and inspections of these items before

and during construction. An escrow would be required for engineering review of the agreements and a surety is required with the custom grading agreement.

DNR REVIEW

The request was sent to the DNR for review and comment, at this time no comment has been received.

VARIANCE REVIEW

City Code Title 10, Chapter 3. Variances, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

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

The comprehensive plan identifies the lot as being in the RDR, Rural Density Residential category which allows single family development on lots of at least 2.5 acres in size. The lot was also created prior to 1989 and therefore follows base zoning minimum lot size in the Critical Area Overlay District which requires a minimum 5.0 acre lot size. Allowing a variance to construct a single family home would meet the purpose and intent of the city code and comp plan. The surrounding area is also developed with large lot single family.

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

Critical Area requirements are in place to minimize the impacts of development on steep slopes, bluffs, aesthetics and erosion. The property has a very narrow top of bluff that has the potential for being developed without much disturbance to the slopes or existing vegetation on the site. The building pad area shown, however, extends to the edges of the bluff line with portions of the home being 10 feet from the bluff line. Without some required setback, there are concerns that the actual construction around the perimeter of a foundation would disturb the slopes and create possible erosion problems.

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

The natural topography of the site clearly limits the possible building area on the lot. Without a variance being granted from the bluff setback, there would not be any buildable areas on the site. This would severely limit reasonable use of the property.

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

The neighborhood is developed with single family homes on wooded large lots with some having views of the river. Construction on this lot would not negatively affect

views or cause other storm water or erosion problems for the surrounding lots. The lot is approximately 2,500 feet from the main channel of the river and would not have any direct negative impacts to the river or views from the river.

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 available for the requested action:

A. Approval If the Planning Commission finds the variances to be acceptable, the Commission should recommend approval of the request with at least the following conditions:

1. The site shall be developed in substantial conformance with the plan on file with the Planning Department.
2. The approved building pad shall not exceed a 10 foot setback from the bluff line.
3. Any retaining walls needed on site shall be constructed of either native stone or wood in conformance with Section 10-13C-9.G.3.e.
4. All plans are subject to the review and approval of the City Engineer including comments from city consultants reviewing the plans prior to work commencing on the site.
5. The access drive shall drain toward Dalton Court.
6. Prior to any work commencing on the site, the developer shall enter into a development contract, storm water facilities maintenance agreement and any other related agreements with the City.
7. The septic system design for the lot shall be subject to approval by the Building Inspections Department as part of a building permit for the lot.

Practical Difficulty:

- The lot is a lot of record prior to 1989 and some type of variance from bluff setbacks is required for reasonable use of the property.
- The steep and restrictive topography severely limits the buildable area on the lot. A setback of at least 10 feet provides a reasonable building pad within a portion of the lot that would not have negative impacts to slopes, erosion or tree removal for a building site.

- The property would be used in a similar fashion as those lots surrounding it that are within the same general distance from the river.

B. Denial If the Planning Commission does not favor the proposed request, it should be recommended for denial and state findings for a denial.

RECOMMENDATION

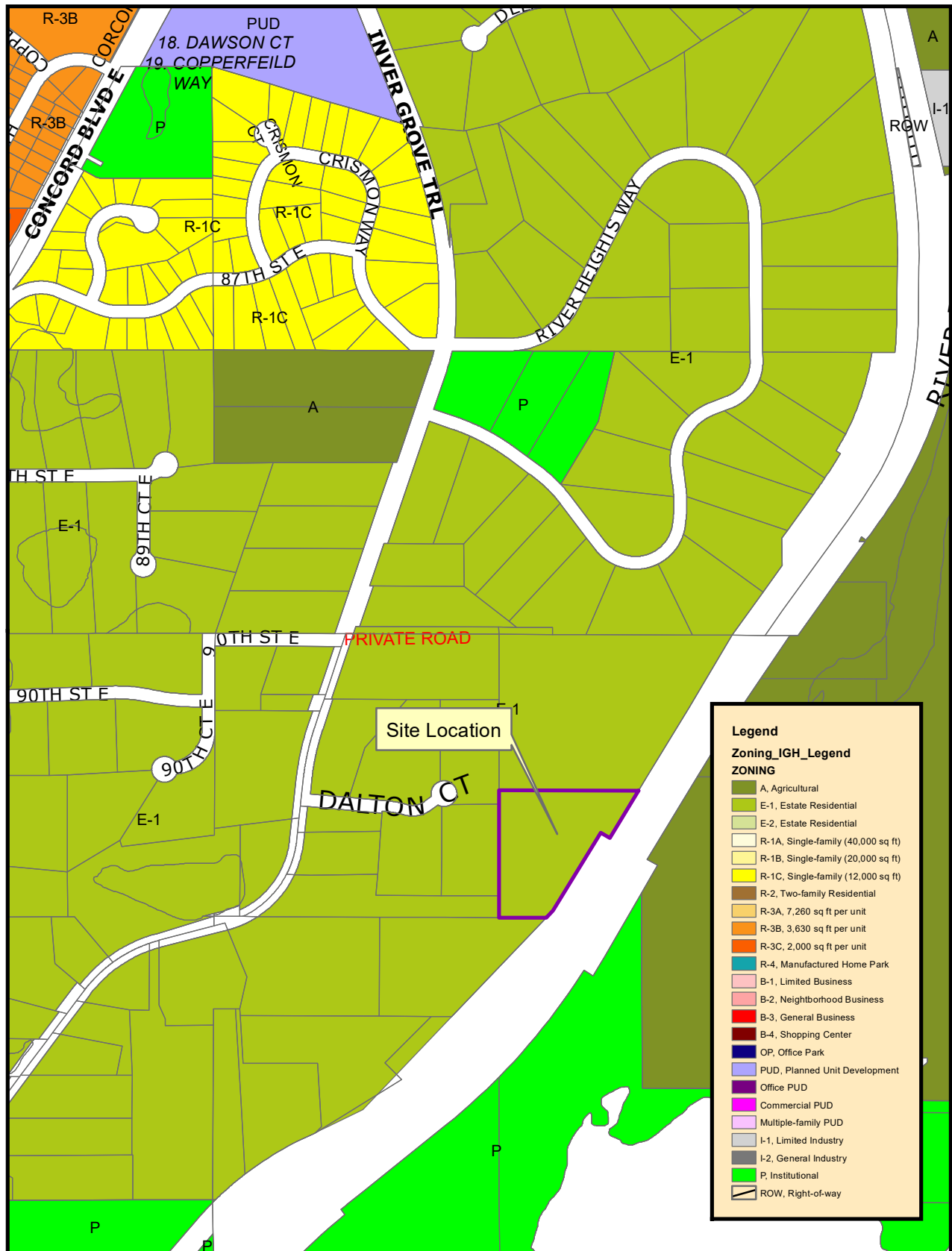
Staff believes that a variance is needed in order to allow reasonable use of the property as allowed by the base zoning. Staff supports a variance from bluff setbacks for construction of a single family home. Staff also supports a variance to allow construction of storm water improvements on slopes greater than 18% based on Engineering comments that address erosion control and storm water treatment.

Staff finds that a practical difficulty can be found for this request and recommends approval of the request as presented.

Attachments: Location/Zoning Map
Narrative
Site Plan



XXXX Dalton Court PUD No. 20-02300-26-011



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

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Exhibit A Zoning and Location Map

Map not to scale



SUSTAINABLE NINE
DESIGN + BUILD

Sustainable 9 Design + Build
MN License # BC653457
3302 W 44th St
Minneapolis, MN 55410
(612) 234-4194

Monday, June 7th, 2021

RE: XXXX Dalton Ct, PID: 200230026011 - Variance Application Written Narrative

BACKGROUND

There is a large ridgeline running through the center of this approximate 6 acre wooded property with steep sloped valleys on either side. This severe topography restricts the potential buildable area to a very small sliver of bluff running southeast on the western portion of the lot. The property is located within the Mississippi River Critical Area Overlay District which contains restrictions on building on steep slopes and within the top of bluff lines. In 2015 a previous variance request was submitted by the previous land owner for a generic single-family home building pad. The variance was approved to allow a reduced bluff line setback down to a minimum of 10ft, which allowed for a generic 35ft x 60ft building pad. Since 2015, further diligence has been performed to ensure the viability of standard septic sites and the structural feasibility of the soil and slopes to carry the load of a home.



SPECIFIC REQUEST

- 1) A variance from the Critical Area standard 10-13C-9.h which prohibits development on slopes of 18% or greater. The construction of storm water improvements and potentially a well would be on slopes of at least 18%. Nearly identical improvements were approved in the previous variance from 2015.
- 2) A variance from the Critical Area standard 10-13C-16.B which requires all development to be setback no less than 40 feet from the top of the bluff for lots created before 1989. The building pad proposed would maintain a 10ft setback from the bluff line at all times. A 10ft bluff line setback was determined as appropriate for this site and approved in the previous variance from 2015.

PRACTICAL DIFFICULTIES & IMPACTS

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

The comprehensive plan identifies the lot as being in the RDR, Rural Density Residential category which allows single family development on lots of at least 2.5 acres in size. The lot was also created prior to 1989 and therefore follows base zoning minimum lot size in the Critical Area Overlay District which requires a minimum 5.0 acre lot size. Allowing a variance to construct a single family home would meet the purpose and intent of the city code and comp plan. The surrounding area is also developed with large lot single family.

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

Critical Area requirements are in place to minimize the impacts of development on steep slopes, bluffs, aesthetics and erosion. The property has a very narrow top of bluff that has the potential for being developed without much disturbance to the slopes or existing vegetation on the site. We have a longer concept for the home which would require extending past the original approved generic 35ft x 60ft building pad, but at least a 10 foot setback from the bluff line would be maintained at all times. We have also taken measures to ensure a standard septic and alternative site can be designed for this site, avoiding additional disturbance to the slopes and the need for an additional variance.

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

The natural topography of the site clearly limits the possible building area on the lot. We believe a buildable area for a single-family home that respects the 10ft bluff line setback at all times would qualify as a reasonable use of the property. Without a variance being granted from the bluff setback, there would not be any buildable areas on the site. This would severely limit reasonable use of the property.

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

By maintaining a 10ft bluff line setback, construction can take place on the natural flat area of the lot and no significant amount of grading or tree removal would be required to build the home. The neighborhood is developed with single family homes on wooded large lots with some having views of the river. Construction on this lot would not negatively affect views or cause other storm water or erosion problems for the surrounding lots. The lot is approximately 2,500 feet from the main channel of the river and would not have any direct negative impacts to the river or views from the river.

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

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

Thank you for your time and consideration.

Sincerely,



Paul Trieu
Sustainable 9 Design + Build
Engineer



Chad Hanson
Sustainable 9 Design + Build
Managing Partner



Ryan Hanson
Sustainable 9 Design + Build
Managing Partner



PLANNING REPORT

CASE NO.: 21-39CUP

APPLICANT: Jaeger Construction

PROPERTY OWNER: Saxon IGH, LLC / Inver Grove Hyundai

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

LOCATION: South of 1290 - 50th Street - PID No: 20-84125-00-010.

HEARING DATE: July 6, 2021

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting a conditional use permit amendment to receive approval of the 64,000+/- square foot gravel outdoor storage area located south of the main Hyundai building site. The property the overflow parking is located on is 3.82 acres in size. Access to this property is through the main Hyundai property located at 1290 50th Street.

SPECIFIC REQUEST

The applicant is requesting the following:

- A.) A **Conditional Use Permit Amendment** to include the overflow parking area to the existing automobile and off highway vehicle sales use.

EVALUATION OF THE REQUEST

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

North	Volkswagon dealer; zoned B-3; guided RC, Regional Commercial
East	Toyota; zoned B-3; guided RC, Regional Commercial
South	Highway/right-of-way
West	Ford/right-of-way; zoned B-3; guided RC, Regional Commercial

SITE PLAN REVIEW

Setbacks. There are no buildings proposed on this parcel. The proposed parking lot meets and exceeds the required perimeter setbacks for the site.

Parking Lot. Outdoor storage for the proposed use consists of about 227 overflow parking stalls. The parking lot is gravel and not intended for customer use.

Access. Access to the overflow site is internal through the main property. Overall access to the site is not changing; there is one entrance off of 50th Street along the north side of the property.

Tree Preservation/Landscaping. Landscaping requirements of one tree per 10 spaces would be required, requiring a total of 23 overstory trees or the equivalent to be planted as part of the approval. The applicant has stated a landscape plan would be submitted and approved by Planning once the stormwater facilities have been finalized.

Engineering. City Engineering and BARR consulting firm have reviewed the plans and have been working with the applicant on stormwater and grading requirements. Engineering has made some recommendations on conditions that should be added to the approval, these conditions are included in the list of conditions at the end of the report. The applicant shall continue to work with the City to secure final approval.

Lighting. The applicant has noted that the existing lights on sight would be changing to LED. All parking lot lighting shall be designed so as to deflect light away from any adjoining residential zones or from the public streets. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

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.

GENERAL CONDITIONAL USE PERMIT REVIEW

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

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

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

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

The property is zoned commercial. The land use of auto sales is consistent with the intent of the B-3, general business zoning district.

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

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

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

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

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

- i. *Aesthetics/exterior appearance*

There are no structures on the proposed parcel

- ii. *Noise*

The overflow storage area would not generate noises that are inconsistent with the B-3 zoning district.

- iii. *Fencing, landscaping and buffering*

The applicant has agreed to the landscaping requirements for the property.

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

Access to the site is not changing. The amount of traffic in and out of the property is not expected to change with the overflow approval. Setbacks exceed code requirements.

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

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

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

This use would not have an undue adverse impact on the environment. All surface water will be treated on site.

ALTERNATIVES

A. Approval: If the Planning Commission finds the requests to be acceptable, the Commission should recommend approval of the request(s) with at least the following conditions:

- Approval of a **Conditional Use Permit Amendment** for automobile and off highway vehicles sales to include the overflow parking area on the lot south of the main building subject to the following conditions:
 1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Civil Plan Set	dated 05-21-21
Landscaping	dated TBD
 2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
 3. All signage shall be in conformance with the sign regulations of the City.
 4. All display pennants, flags, searchlights, balloons, and other similar devices shall be limited to no more than 10-days per calendar year. Use of such devices shall require a sign permit.
 5. No employee or customer parking shall be allowed on 50th Street East.
 6. The overflow storage area shall not be used for customer or employee parking.
 7. All final development plans shall be subject to the review and approval of the City Fire Marshal.
 8. The developer shall meet the conditions outlined in the City Engineers review memos and any subsequent correspondence.

9. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
10. A stormwater analysis and stormwater management plan shall be done by a registered engineer. The Developer and Owner shall enter into a Storm Water Facilities Maintenance Agreement and any other agreements related thereto with the City.

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

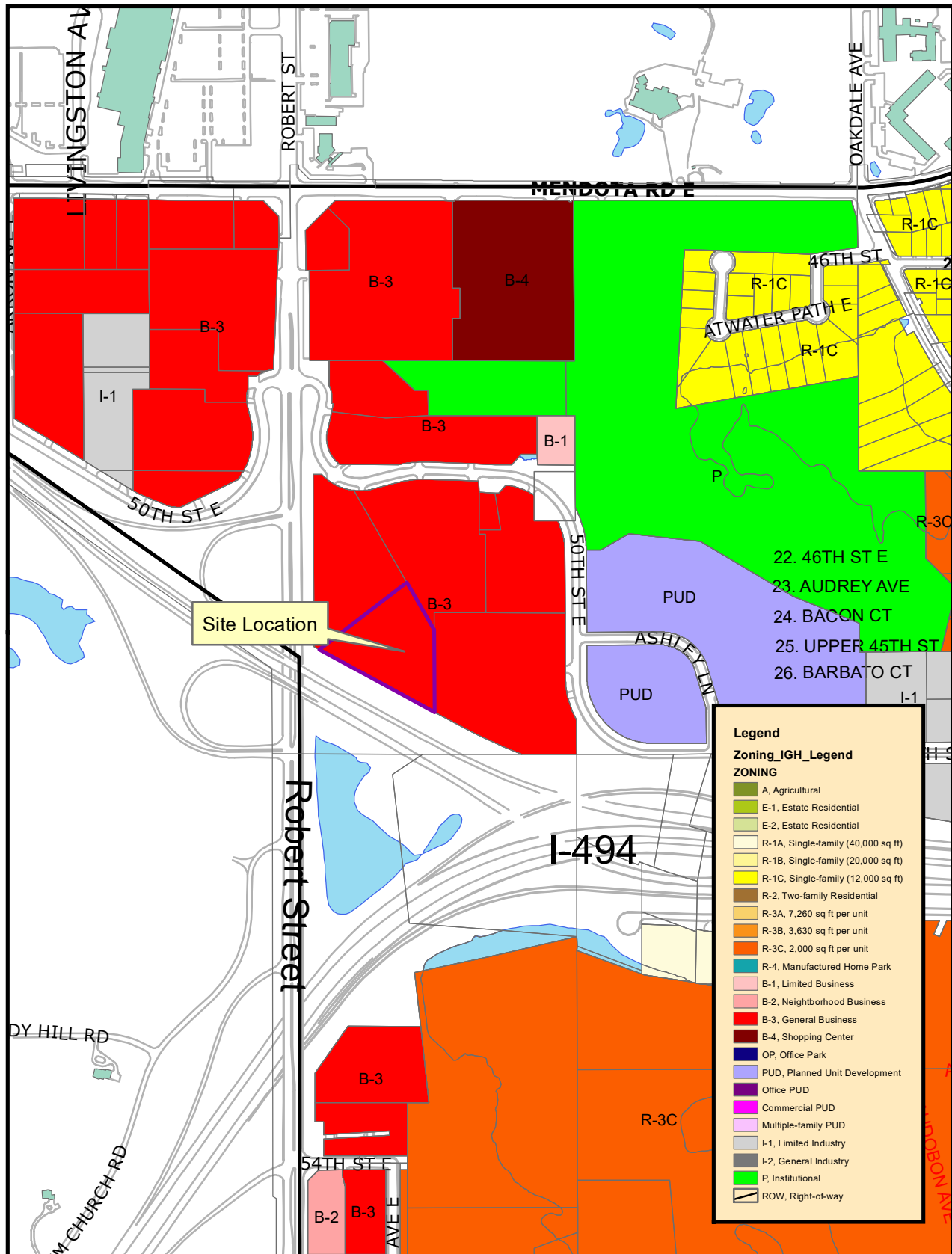
RECOMMENDATION

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

Attachments: Zoning/Location Map
Narrative
Concept Plan



Hyundai Dealership Case No. 20-39C



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

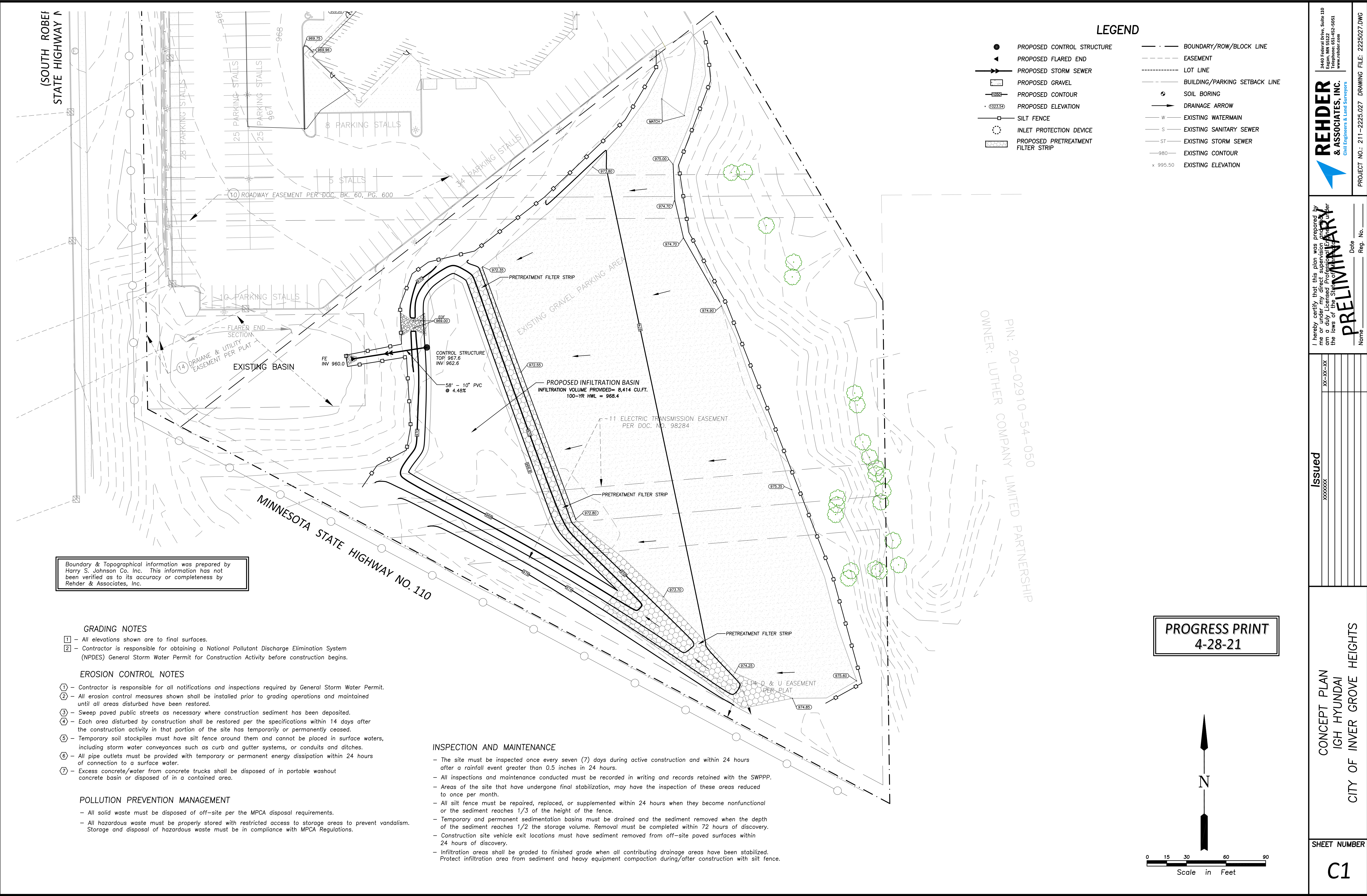
Map produced by the City of Inver Grove Heights GIS Dept.
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Exhibit A
Zoning and Location Map

Map not to scale

Inver Grove Heights Hyundai Sales Addition and Remodel Conditional Use Permit Amendment

We are submitting an amendment to the conditional use permit for the Inver Grove Hyundai car dealership at 1290 50th Street E. and the adjacent lot to the South. We are requesting approval for a gravel lot to park approximately 227 additional sales vehicles on the lot south of the Inver Grove Hyundai site. This lot is critical to the overall operation and will be used for overflow sales vehicles. An infiltration pond will be added to the site for the additional parking. We will also add 23 additional trees (1/10 vehicles) once the boundaries of the storm drainage are finalized. In addition, the parking lot lighting at the existing facility will be converted to LED.





PLANNING REPORT

CASE NO: 21-36PUD

APPLICANT AND PROPERTY OWNER: Amberwood, LLC

REQUEST: PUD Amendment to allow flexibility for a sign setback

HEARING DATE: July 6, 2021

LOCATION: 11723 Azure Circle

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: PUD, Planned Unit Development

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting an amendment to the approved PUD to allow flexibility from the City code to allow a development sign to be located five feet from the property line whereas 10 feet is required. The proposed sign is about 28 square feet in size and would be located on an existing retaining wall.

EVALUATION OF THE REQUEST

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

North, South, East and West: Single family; zoned PUD; guided LDR

PLANNED UNIT DEVELOPMENT AND PLAT

Chapter 13. Article A of the zoning ordinance provides for performance standards for a planned unit development (PUD). The purpose of a PUD from ordinance is as follows:

A. Providing the means for greater creativity and flexibility in environmental design than is proposed under the strict application of this title while at the same time preserving the health, safety, order, convenience, prosperity and general welfare of the city and its inhabitants.

- B. Recognizing the economic and cultural advantages that will accrue to the residents of a planned community.*
- C. Encouraging a more creative and efficient approach to the use of the land.*
- D. Encouraging the preservation and enhancement of desirable site characteristics and open space.*
- E. Encouraging a development pattern in harmony with land use density, transportation facilities and community facilities, and objectives of the comprehensive plan.*

The zoning ordinance requires a ten-foot setback for signs. The applicant is requesting flexibility from the code to allow a five-foot setback on the existing retaining wall.

Although the retaining wall is existing and was created to save a tree, there is room on the wall to move the sign over to comply with the sign code requirements. Staff does not believe there is a public benefit to approve the request to allow flexibility from setback requirements for a development sign. Flexibility from code requirements shall only be granted for the purpose of creating better overall design and an improved living environment and not solely for the economic advantage of the developer.

ALTERNATIVES

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

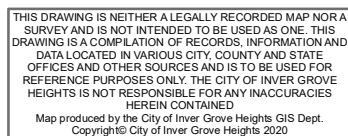
- A. Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
 - Approval of the **planned unit development amendment** to allow a development sign to be located five feet from the property line whereas ten feet is required subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. All requirements of a building permit review shall be met.
- B. Denial.** If the Planning Commission does not favor the proposed planned unit development amendment request, it should be recommended for denial, which could be based on the following rationale:
 1. Denying the request does not preclude the applicant from reasonable use of the property.

2. The facts presented do not satisfy the PUD criteria needed to allow flexibility from the zoning code.

RECOMMENDATION

Staff does not believe the purpose of a PUD amendment has been met to allow flexibility from the zoning code for the proposed sign located within setback. Staff recommends denial of the request as presented.

Attachments: Location Map
Applicant Narrative with general site plan
Sign Elevation



Map not to scale

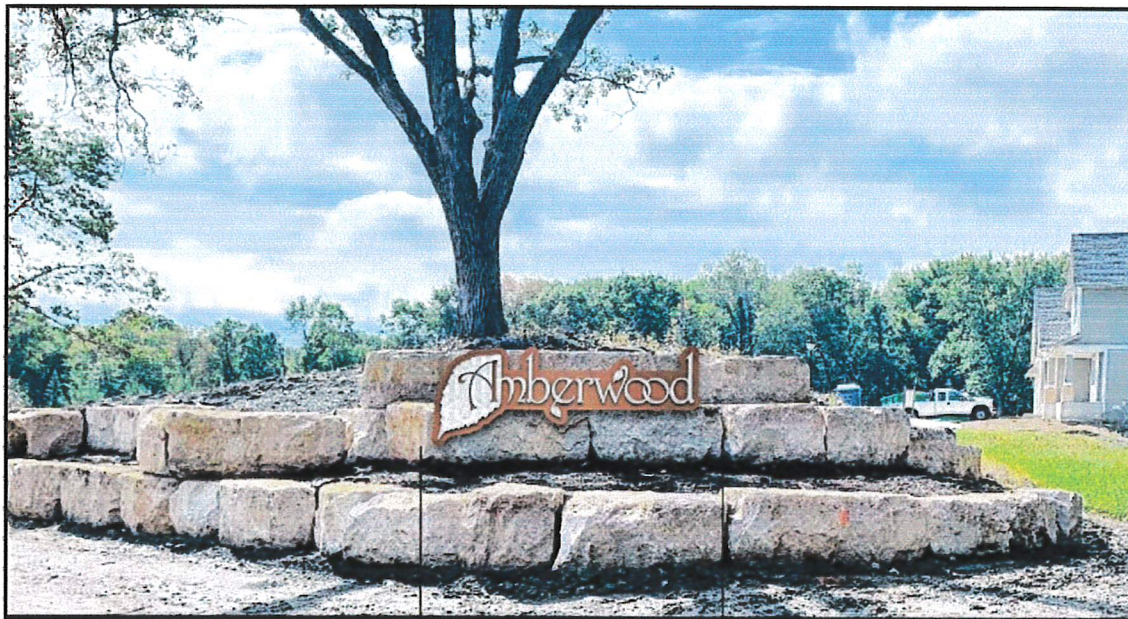
To: City of Inver Grove Heights
From: Dick Braun
Re: Amberwood monument setback
Date: May 3, 2021

We are requesting a PUD amendment for the setback of our proposed monument at Amberwood.

PUD flexibility

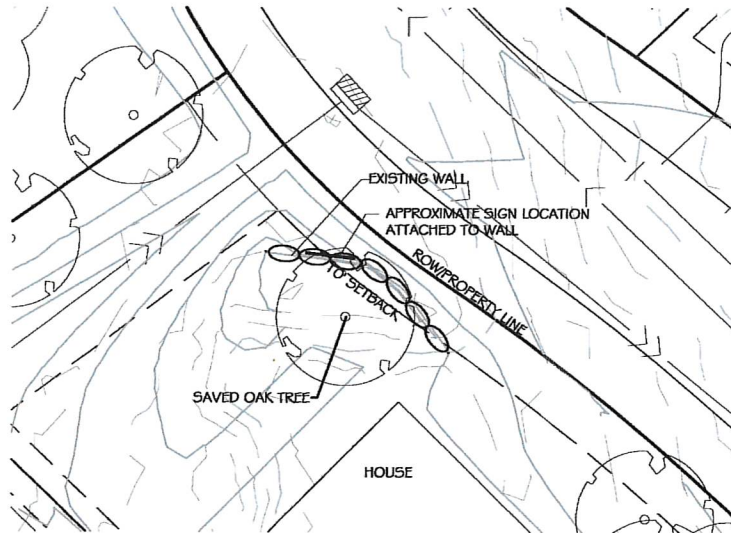
The Amberwood development was approved under a PUD. At the time of preliminary and final plat approvals, we weren't aware of the extraordinary lengths we would be taking to save a tree and what that would ultimately do to affect our monument location. We are asking the City to consider our request for flexibility for the monument setback from the property line.

The ordinance setback requirement for monuments is 10' from the property line. The wall that was installed to save the tree is only about 5' from the property line. We'd like to put a small monument sign directly on the boulder wall. Moving it 10' back would require a new structure be built for the monument sign and would be closer to the home or the saved oak tree. Below are the permit plans for the monument as requested.



Exterior Elevation

10'-0"



① Exterior Elevation

10'-0"

Scale: 3/16" = 1'-0"

Description

- A Backer Panel**
1/8" CONTOUR CUT CORTEN STEEL (CNC)
WELDED THREADED STUDS FOR MOUNTING
2" X 2" X 1/4" ANGLE FRAME/WINKETS
WELDED CONSTRUCTION - PAINTED TO MATCH
GLIDDEN 300Y 62/127 WATER CHESTNUT
- B Graphic | Copy**
1/2" FLAT CUT ALUMINUM GRAPHIC (CNC)
RANDOM/SPACED BRUSH FINISH - SAWN
CLEAR COAT FINISH - STUO MOUNTED TO
BACKER PANEL - 1" STANDOFFS - PAINTED
A LIKE COLOR TO CORTEN STEEL
- C Install**
MOUNT ANGLE BRACKET FRAME TO TOP OF
LINE STONE BLOCKS USING FORTY SIX ANCHORS
WASHER SPACERS AS NEEDED FOR LEVELING

31.85 SQFT

Project:
Amberwood

Designer: TD
Job Number: 128078
Date: 11.19.20
Rev 1: 12.04.20 TD
Rev 2: 12.07.20 TD
Rev 3: 01.08.21 TD
Rev 4: 02.08.21 DG
Rev 5: 02.10.21 DG

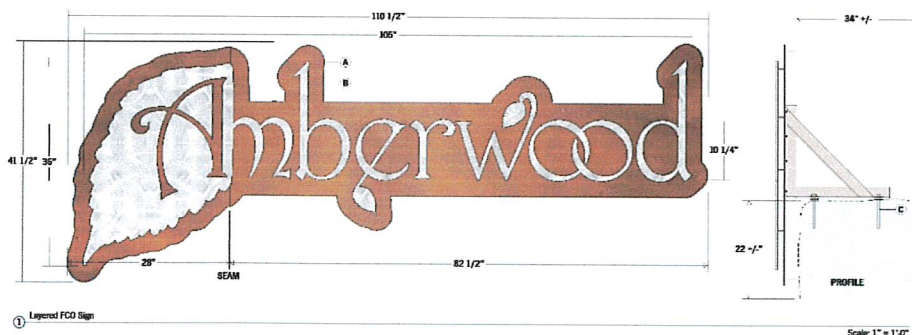
archetype

9523 Barnes Ave. S.
Atlanta, Georgia 30350
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Contact:
Brent Robinson
952.643.9000
brent@archetypeusa.com

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Approved: _____
Type: _____
Description: FCO Logo Sign



① Layered FCO Sign

Scale: 1" = 1'-0"



PLANNING REPORT

CASE NO: 21-45PUD

APPLICANT: At Home Apartments, L.L.C.

PROPERTY OWNER: Falcon Partners Limited Partnership & Oak Grove Properties of MN, LLLP

REQUEST: Rezoning, Preliminary Plat and Preliminary PUD Development Plan

HEARING DATE: July 6, 2021

LOCATION: 1285 70th Street, 6815 Robert Trail South and 1165 70th Street

COMPREHENSIVE PLAN: Mixed Use, MDR, HDR

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has made application for preliminary plat and preliminary PUD development plan for a 57 acre parcel. The project consists of a mix of townhome units, smaller attached unit buildings, apartment buildings and future retail development. The project would be accessed via the construction of Agate Trail with connection to 70th Street, 67th Street which will connect to Argenta Trail and Hwy 3, and retail in the southeast corner which will have access from Hwy 3 and possibly 70th Street. The project will be built in Phases, with the first phase consisting of 42 twin homes, 50 cottage home rental units, 116 townhomes and an 84 unit apartment building. Future phases would include 300 apartment units in two buildings and approximately 16,000 square feet of future retail. The preliminary PUD approval is for all phases of the development. The final PUD plans will reflect the phasing of construction of the housing units and street and storm water improvements. The project also contains a 4.08 acre public park with land that will be dedicated to the city.

REQUESTS

The specific requests for the development project include the following:

1. Rezoning of the property to R-3B/PUD Multiple Family Residential District, R-3C/PUD Multiple Family Residential District.
2. Preliminary Plat approval of Agate Trail Apartments, consisting of three lots and three outlots.

3. Preliminary PUD approval of the Agate Trail PUD consisting of 42 twin homes, 50 cottage home rental units, 116 townhome units, one 84 unit apartment building, two 150 unit apartment buildings and 16,000 square feet of retail use, plus dedication of public park land.

EVALUATION OF THE REQUEST

SURROUNDING USES

The subject property is surrounded by:

North: Settlers Ridge single family subdivisions; zoned R-1C/PUD; guided LDR

East: Hwy 3, Canvas multiple family development; zoned R-3C; guided Mixed Use and LMDR.

West: Settlers Ridge; zoned R-1C/PUD; guided LDR.

South: large lot residential, single family homes, Peltier Reserve (single family and multiple family); zoned R-3B and R-3C/PUD; guided LDR, MDR and Mixed Use.

COMPREHENSIVE PLAN

The subject property contains three different comprehensive land use designations. The west side of the site is guided Medium Density Residential (MDR) with a housing range of 8-12 units per acre. The central portion of the site is guided High Density Residential (HDR) with a housing range of 12-35 units per acre. The southeast corner of the site is guided Mixed Use which assumes a mix of housing and residential. Residential densities in the Mixed Use designation are 12-35 units per acre.

The Northwest Area Overlay District Ordinance requires a Density Capacity Plan be provided to determine the density of the project based on the zoning categories requested. This review is provided below. In general, the townhome sections and 84 unit apartment building have a density of 8 units per acre and the higher density future apartments by Hwy 3 have a density of 15 units per acre. Based on acreage of existing land use categories, the land area would have an allowed density range of 542-1360 units. The total project for both phases is 592 units.

IDENTIFICATION OF NATURAL RESOURCES

The site contains Oak Woodland Brushland called F-16. This is a Manage 3 area which is low quality and poor possibilities for restoration. There are no special requirements per the NRI for this area.

The site contains a Deep Marsh called F-21. This is a Manage 3 area which low quality and poor possibilities for restoration. There are no special requirements per the NRI for this area.

NET DEVELOPABLE AREA

Note: the numbers that are referenced within this staff report are approximate based on preliminary plan submittals. They will likely change slightly between preliminary and final plat. The numbers provided are sufficient for preliminary plat review.

Net developable area is defined as the area of a property remaining after excluding those portions that are either: a) encumbered by right-of-way for arterials roads as defined in the IGH Comprehensive Plan; or b) lying below the ordinary high water level of public waters; or c) lying within the boundaries of delineated wetlands; or d) bluffs in shoreland areas; or e) land to be dedicated for public park needs. Based on this definition, the proposed project area contains approximately 46.15 net developable acres. The request has been sent to Dakota County for their review on right-of-way needs. There will be some additional dedication along 70th Street (Co Rd 26).

General Project Data	Acres
Gross Project Area	56.96
Delineated Wetlands	1.37
Public Water Bodies (PWI)	0.00
Bluffs in Shoreland Area	0.00
Planned "Arterial" Road Right of Way	2.04
Public Parkland Dedication	4.08
Total Net Developable Area	49.47

NATURAL AREA/OPEN SPACE

Section 10-13J-5. D. establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area the project contains the following:

	Required Acres	Proposed Acres
<i>Total Net Developable Area</i>	<i>49.47</i>	<i>NA</i>
Minimum Open Space Required = 20% of net area	9.89	17.93 (36%)
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	7.42	6.77 (68%)
Area to be undisturbed = 50% of required open space	4.95	5.91 (59%)

The site design has prioritized the open space areas along the western boundary of the site to provide a green space buffer to the single family to the west, internal open space around ponding areas, open space corridor between 70th Street and the park and open space between the apartment buildings and commercial on the east side of the site.

The open space proposed exceeds the required minimum 20% and exceeds the required undisturbed open space. The largest area of open space is just shy of the required 75% contiguous. This is the space on the eastern portion of the site that is 6.77 acres but this area

leads to the park so there is a large contiguous open space. The intent of the requirement appears to be met with the large contiguous open spaces shown along the west boundary and on the eastern portion of the site.

The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. The final PUD plans must show the location of the marker posts.

DEVELOPMENT CAPACITY PLAN

Section 10-13J-5. E. of the Northwest Area Overlay Ordinance outlines a process by which a site's development capacity is determined as a means to allocate development across a site. This exercise only determines the number of units that would be permissible on the site and not the actual proposed development.

The development capacity plan was established for the proposed project utilizing the base zoning district of R-3B and R-3C. When applying the base district and factoring in the open space as part of the R-3B district, the development capacity plan yields a range of 70 to 105 possible units. This equates to a density range of 8.0 to 12.0 units per net acre. When applying the base district and factoring in the open space as part of the R-3C district, the development capacity plan yields a range of 380 to 691 possible units. This equates to a density range of 12.0 to 21.8 units per net acre.

Base Zoning District	Net Acres*	Min Density (units per acre)	Max Density (based on lot size per zoning code)	Min Units	Max Units
R-3B	8.77	8	3,630	70	105
R-3C	31.73	12	2,000	380	691

The proposed net density for the for the R-3B district would be 8.44 units/acre and the proposed net density for the R-3C district would be 15.5 units/acre.

PROPOSED DEVELOPMENT MAGNITUDE, DENSITY AND BULK STANDARDS

Building setbacks and separation.

The proposed setbacks for the project are listed on the plan sheet Overall Site Plan (Sheet C3.01).

The project complies with all setbacks and separation requirements.

Impervious surface coverage.

Impervious surface coverage standards are applied to give the city the authority to ensure sufficient areas for infiltration.

The applicant has provided impervious surface calculations for the entire project.

Impervious Surface	Maximum Allowed	Proposed
R-3B	55%	40.1%
R-3C	65%	31.4%
B-3	70%	70% approx.

Building Coverage.

The applicant has provided building coverage calculations for the entire project.

Building Coverage	Maximum Allowed	Proposed
R-3B	20%	19.0%
R-3C	20%	14.8%
B-3	25%	6.5%

PRELIMINARY PLAT

The applicant is proposing a preliminary plat which consists of three lots for the housing units, three outlots which would be for future commercial and storm water ponding.

The plat abuts Hwy 3 and 70th Street (Co Rd 26). Dakota County and MnDOT will review the plat and provide comment on right-of-way needs and access. The applicant has had meetings with both agencies prior to submitting the project. Dakota County will require a 75 foot half right away from 70th and MnDOT will request to straighten out the current right-of- Way along Hwy 3. Approval of the final plat will be subject to the review and comment by Dakota County and MnDOT.

PARKS/TRAILS

The plans identify a city park to be dedicated over what is labeled as Outlot A on the plans. The Interim Parks and Recreation Director will have to provide comment on what the park plans should be and what requirements will be the responsibility of the developer. The park would be accessed via Agate Trail and 67th Street when the whole segment is built. Trails along all public streets will provide walking access to the park. There is also an open space corridor shown along the west portions of Outlots B and C which could be used for a trail connection to the park from 70th Street. Those details would be worked out with the final plan approvals for those outlots.

STREETS & CONNECTIVITY

The project is designed with an extension of Alverno Avenue from its current end point in Argenta Hills through the project and up to 70th Street. Alverno is a collector street shown on the city's Northwest Area Collector Street Study. There would be a connection point at 72nd Street and Argenta Trail. This is currently designed as a three-way interchange. Since the planned alignment of 72nd Street heading east is off the property in question, the applicant is proposing a temporary roadway between lots 5 and 7 block 7. This will provide a second access point until land develops around the site and the other local streets can be connected.

WSB reviewed the street plans for the city to determine compliance with the 2012 Collector Street Study. WSB found the plans to be consistent except noted Agate as a collector does not need to be a 44 foot wide road but could function with a 36 foot wide road. Agate has been reduced to 36 feet on the plan set with this report.

The streets and right-of-way comply with city standards and the local streets provide a sidewalk on one side as required.

The main public street system is designed to be connected to 70th Street, Hwy 3 and Argenta Trail. The County is doing a large scale construction and reconstruction project on 70th and Argenta over the next 3 years. 65th Street will be extended westward to current Argenta Trail, 70th Street will be widened from Hwy 3 westward to Hwy 55 in Eagan and the round-a-bout at Argenta Trail/70th Street will be constructed. There will be times during this period that access to 70th Street will be blocked leaving access to the site through Alverno Court to the west and Agate Trail to the north. These impacts may have the potential to require phasing of this project to minimize new residential traffic through the existing neighborhoods until the county projects are complete. More information will be coming on timing of the county project and more to come from the developer on their timing for construction. Planning Commission should have further discussion on this topic at the public hearing.

PARKING

The applicant has provided a summary of the parking being proposed for the different unit types. Parking in all neighborhoods meet or exceed parking requirements. All have enclosed stalls and driveway parking. There are guest parking spaces shown on the private streets. The width of the private streets as proposed would not allow parking on either side and would require to be posted no parking both sides. The apartment building is proposed with less than the total required parking. 158 spaces would be required with ½ being underground or enclosed. The applicant proposed 89 below grade parking and 48 surface stalls for a total of 137 spaces. The Northwest Area Overlay District ordinance contains a provision for proof of parking that states:

"Developments that can accommodate parking allotments less than the minimum parking spaces required may do so, provided that the final PUD plan includes the identification of area dedicated for future parking needs to satisfy the minimum parking needs."

This is to be a condition of approval that the final plans provide an area for future parking.

DAKOTA COUNT/MnDOT REVIEW

The Dakota County Plat Committee reviewed a concept plan of the project on April 16, 2021. They made comment on the need for a 75 foot half right-of-way for 70th and appears to be ok with the location of Agate Trail intersection with 70th. They are still concerned about the request by developer for a ¾ intersection on 70th for the future commercial site. The plat has been sent to Dakota County for their review and comment. Approval of the plat will be subject to the comments from the County.

The plans have also been sent to MnDOT for review. Approval of the plat will be subject to the comments from MnDOT.

LANDSCAPING/TREE PRESERVATION

Tree Preservation/Landscape Plan:

The developer has provided a tree inventory of the site. Tree inventory was determined through three selection areas. The majority of the trees are on the western portion of the site. The Code allows a tree removal of 40% for higher density. The code allows removal beyond the threshold and requires replacement for those trees over the limit. Tree removal threshold would exceed 40%, thus reforestation is required. In this case, a total of 2782 caliper inches or 1,113 trees are required to be replanted.

Standard landscaping requirements include providing one tree per unit of multiple family and 38 trees for the commercial area. A total of 604 trees are required to meet the landscape plan requirements. An additional 1,113 trees are required to meet the tree preservation requirement. The plan provides for 575 landscape trees and 2,785 caliper inches for reforestation. At the time of final PUD approval for the different phases, the landscape plan shall be modified to address the required plantings for the individual phases.

WETLANDS

The preliminary plans identify 3 wetlands on the site. The wetlands would not be impacted by this development.

GRADING, DRAINAGE, STORMWATER AND UTILITIES

Engineering has reviewed the plans and has also sent to other city consultants for review. Engineering review is ongoing at this point and any needed conditions should be part of the approval.

FIRE MARSHAL REVIEW

The Fire Marshal has reviewed the plans and makes notes on width of streets and parking/no parking. Streets less than 28 feet must be posted no parking both sides. Streets 28 feet to 36 feet must be posted no parking on at least one side. Streets 36 feet and greater may have parking both sides.

NORTHWEST AREA TRUNK UTILITY CHARGES

To fund the utility improvements in the Northwest Area, the Council adopted a funding resource of collecting connection fees at time of development rather than assess properties.

To cover the cost of the sewer, water and storm water improvements, there are connection fees paid at time of final plat and connection fees paid at time of building permit. Plat connection fees are due at time of final plat release for each phase. A breakdown of the fees will be listed in the development contract. The building permit connection fees are due with building permit for each unit.

DEVELOPMENT CONTRACT

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All of the agreements will be approved by the City Council as part of the final PUD review.

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:

- Approval of the Preliminary Plat, Preliminary PUD and Rezoning subject to the following conditions:

1. The final plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	dated 6/7/21
Site Plan (5 sheets)	dated 6/28/21
Development Capacity Plan	dated 6/28/21
Natural Area/Open Space Plan	dated 6/28/21
Grading Plan (5 sheets)	dated 6/28/21
Erosion Control Plan (2 sheets)	dated 6/28/21
Utility Plans (5 sheets)	dated 6/28/21
Street Plans (6 sheets)	dated 6/28/21
Tree Preservation Plans (5 sheets)	dated 6/28/21
Landscape Plan (5 sheets)	dated 6/28/21

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

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, street plans and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.
3. Drainage and utility easements shall be provided on the final plat as required by the City Engineer.

4. The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.
5. Plan approval shall be subject to the recommendations of the Park and Recreation Commission. Park dedication shall include at least a 4.03 acres dedication for park land. Any additional dedication shall be made in the form of a cash contribution.
6. The final plan set shall be subject to the review of the city Fire Marshal.
7. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from Dakota County and MnDOT.
8. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the developer shall be responsible for the maintenance of storm water improvements on such lots.
9. The developer shall be responsible to ensure the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
10. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

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

11. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.

12. The Developer and Owner shall enter into a Development Contract with the City.
13. Northwest Area plat connection fees are due at time of final plat release for each phase. The connection fees will be listed in the development contract. The Northwest Area building permit connection fees are due with building permit for each unit. Final details of the amounts to be paid shall be part of the final PUD plan review.
14. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.
15. The final PUD plan shall include the identification of an area dedicated for future parking needs to satisfy the minimum parking needs for the apartment building.
16. Because there will be disruptions on the regional roadway network for the next 2-3 years, the project may be subject to final approval in phases to minimize residential traffic that would be using other routes while construction occurs on Co. Rds 63 and 26.
17. A traffic study shall be required to be submitted by the applicant and reviewed by the city to verify trip generation and traffic routing.

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

The project complies with all performance standards of the Northwest Area except for minimum parking for the apartment building. The county road construction projects will have an impact on traffic flows for the next 2-3 years. This may or may not impact traffic in the development as construction of the project, construction of homes and occupancy also take time.

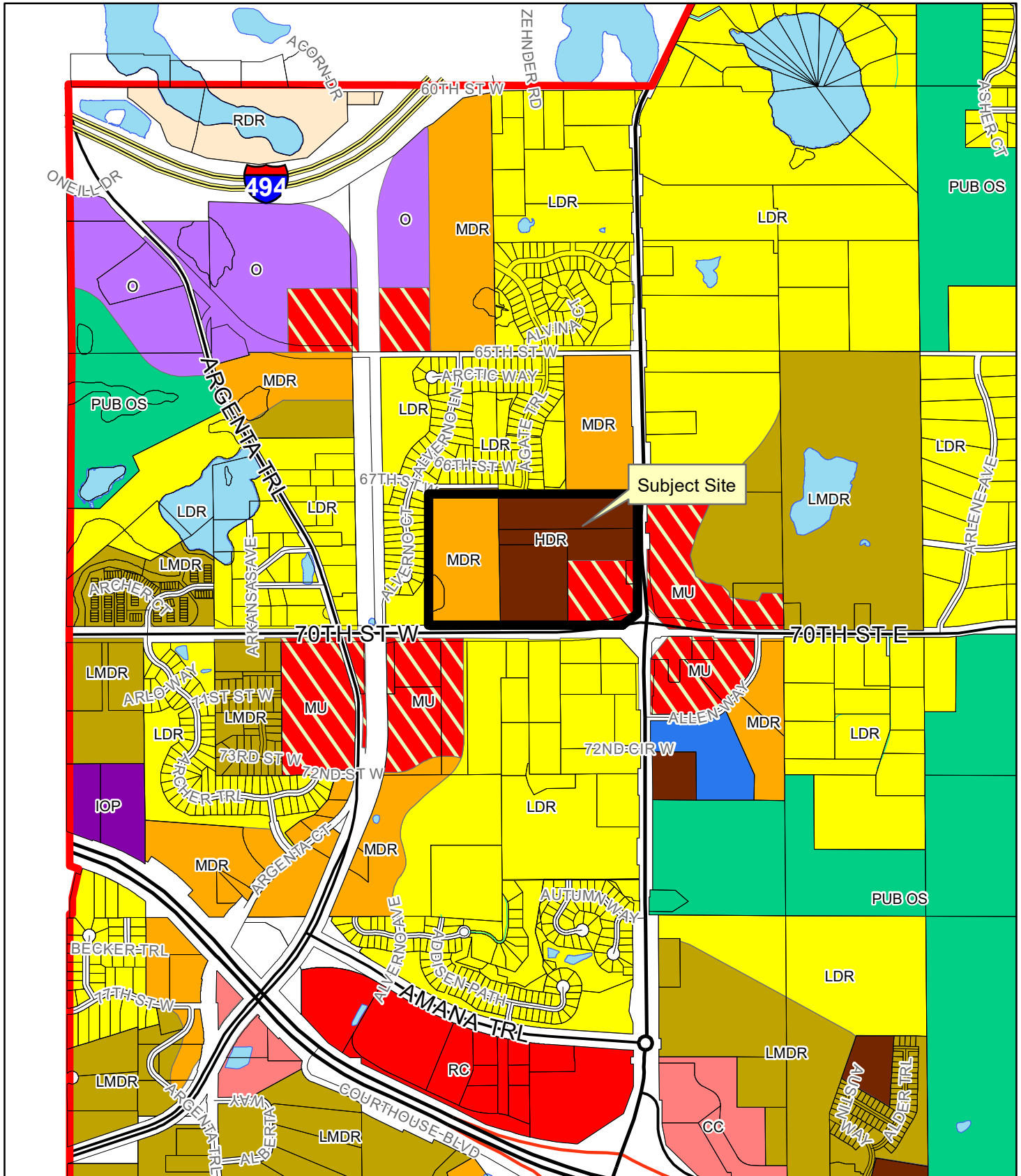
Staff would recommend approval of the requests as presented with the conditions listed. Further discussion regarding streets, traffic and phasing should occur with Planning Commission discussion.

Attachments:

Location Map
Applicant Narrative
Applicant Narrative on Parking
Preliminary Plat
Site Plan (5 sheets)
Development Capacity Plan
Natural Area/Open Space Plan

Grading Plan (5 sheets)
Erosion Control Plan (2 sheets)
Utility Plans (5 sheets)
Street Plans (6 sheets)
Tree Preservation Plans (5 sheets)
Landscape Plan (5 sheets)
Resident e-mails

Location/Comprehensive Plan Map Case No. 21-45PUD



Preliminary Plat Application and Preliminary PUD Application: Narrative

At Home Apartments, L.L.C. and its related entity, Agate Trail Apartments, LLC (collectively, the “Applicant”) is submitting a Preliminary Plat Application for the replat and subdivision of the following parcels: 20-00600-78-012, 20-28500-01-012, 20-28500-01-011, and 20-28500-01-020 (collectively, the “Property”).

These parcels are currently owned by Falcon Partners Limited Partnership and Oak Grove Properties of MN, LLLP (collectively, the “Owners”) At Home Apartments and its assign, Agate Trail Apartments, LLC have an agreement with the Owners to purchase these parcels for the the purpose of redeveloping approximately 30 acres of the overall site into a multi-family rental community. The Applicant, pending approval from the City of Inver Grove Heights, intends to improve the property by developing a rental community with 242 housing units.

At Home Apartments, L.L.C. is a property management and development company based in St. Paul, Minnesota. At Home Apartments has a long history of owning, self managing and developing apartment communities throughout the Twin Cities metro, St. Cloud, and Kansas City. A copy of the At Home Apartments’ company profile has been included with this application. More information about At Home Apartments can also be found at www.athomeapartments.com

Project Description:

The proposed project development, which necessitates the preliminary plat and subdivision of the current parcels, is a 266 unit luxury rental community providing numerous housing options to create life cycle housing. This development is purposefully designed to provide housing options for various stages of a person’s life. Examples of the housing products that can be found within this community are: 42 twinhomes, 50 Cottage Home Rental Homes in 10-unit buildings, 116 townhomes, and an 84 Unit apartment building. By providing a variety of housing options within the site, we are able to utilize the contours of the land to preserve the natural beauty these parcels currently provide. Preserving as much green space as possible while dedicating a portion of the land back to the City for the future development of a public park are important features of this redevelopment.

Applications:

To begin the approval process for the Applicant’s proposed development project two applications are being submitted: the Preliminary Plat Application and Preliminary Planned Unit Development Application.

Subdivisions/PUD:

The proposed project meets the subdivision requirements as outlined in municipal code of Inver Grove Heights. Furthermore, the subdivision and proposed project are in harmony with the city’s 2040 Comprehensive Plan as well as the additional requirements in the Northwest Area Plan initiative. Consistent with the requirements for developments in the Northwest Overlay District, we propose that this project have the zoning classification of a Planned Unit Development (PUD) with land uses that are in alignment with the uses called for in the 2040 Comprehensive Plan.

Community Impact:

This proposed project is a benefit to the community because it allows for the redevelopment of the site in a manner that is consistent with the City's housing and density goals while balancing the needs of the surrounding neighborhoods. Our proposed project does not adversely impact the sensitive areas that currently exist within the site, rather it works to preserve the environmental uniqueness of the site. The proposed plan also considers the dedication of 4 acres of land to the City for public benefit. The desire for a public park was clearly expressed by those who attended the neighborhood meeting hosted by the Applicant. A summary of that meeting is attached.

In addition to the other stated benefits, the Applicant will be responsible for building the extension of Agate Trail which is a public road. With the extension of Agate Trail and other access connections to city and county roads the traffic generated by this site mirrors that of other nearby developments.

Phasing:

The Applicant intends to develop Lot 1, Block 1 and Lot 1, Block 2 (27.95 acres total) in the initial phase of development. The schedule for future phases of development, Lot 2, Block 2 and Outlot C, (Future Development) are not known at this time. The Applicant is not requesting rezoning of the Future Development parcels at this time. It is understood that the existing uses within the Future Development parcels will remain as approved uses. This includes the single family residence and current and future accessory uses located at 6815 S Robert Trail.

Preliminary Plat Application and Preliminary PUD Application: Narrative (Cont): Parking Breakdown

At Home Apartments, L.L.C. and its related entity, Agate Trail Apartments, LLC (collectively, the “Applicant”) is submitting a Preliminary Plat Application for the re-plat and subdivision of the following parcels: 20-00600-78-012, 20-28500-01-012, 20-28500-01-011, and 20-28500-01-020 (collectively, the “Property”).

Parking Summary/Description:

The Parking Summary for the overall project has been separated into sections in order to demonstrate the parking supply based on the different housing product types for the site.

The east side of the proposed development (east of the future Agate Trail extension) provides 74 townhomes units. These units have 125 enclosed stalls (garage parking) and 125 driveway stalls. In addition there are 15 site stalls for additional overflow or guest parking. In total the east side of the development provides 265 parking stalls for 74 units producing 3.58 parking stalls per unit (a parking ratio of 1:3.58). The required number of stalls for this side of the development would be 139 parking stalls (74 units multiplied by 2.5, multiplied by .75 = 139 STALLS).

The west side of the proposed development (west of the future Agate Trail extension) provides 192 units with 487 parking stalls provided producing 2.53 stalls per unit. Under the same analysis above 360 stalls are required under code. In looking at the housing product type, the 192 units and parking stalls are broken down as follows:

- West side townhomes - 16 units: 26 enclosed stalls, 26 driveway stalls for a total of 52 parking stalls which equates to 3.25 stalls per unit. (20 stalls required under code).
- Ten-plex buildings - 50 units: 70 enclosed stalls, 70 driveway stalls, plus 2 site/overflow stalls for a total of 142 parking stalls. This equates to 2.84 stalls per unit. (94 stalls required under code)
- West side twin homes - 42 units: 84 enclosed stalls, 84 driveway stalls for a total of 168 stalls which equates to 4 stalls per unit (79 would be required under code).
- Apartment Building - 84 Units: 89 below grade stalls, 48 surface stalls for a total of 137 stalls. This equates to 1.63 stalls per unit (158 stalls would be required under code).

Overall the proposed development meets or exceeds the City’s parking requirement. If you separated the parking ratios by product type, the apartment building (on its own) is light on parking, meaning that it is 21 stalls short of the City’s code requirement. Given that this proposed development is within a PUD, we are asking the City to use its discretion to allow us to waive the parking requirement as it relates to the apartment building. As the City may be aware, many suburban municipalities have older parking code requirements (2 or more stalls per multifamily unit) which do not corresponding with current housing trends specifically as it relates to multifamily buildings. Based on our experience of managing multifamily projects over the last 30 years and taking into consideration our new development projects throughout the Metro over the last 10 tears, a parking ratio of 1.63 stalls per unit would be more than adequate for a development of this size. Increasing the amount of parking for the apartment building in order to meet current City requirements would result in underutilized land, create a potential eye sore of unused parking, and detract from the overall goal of maintaining a green and environmentally conscious site.

Client
COLLAGE ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AT HOME APARTMENTS

Location
INVER GROVE HEIGHTS, MN
LOCATION ADDRESS

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

George D. Abernathy
Registration No. 43505 Date: MM/DD/2021
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

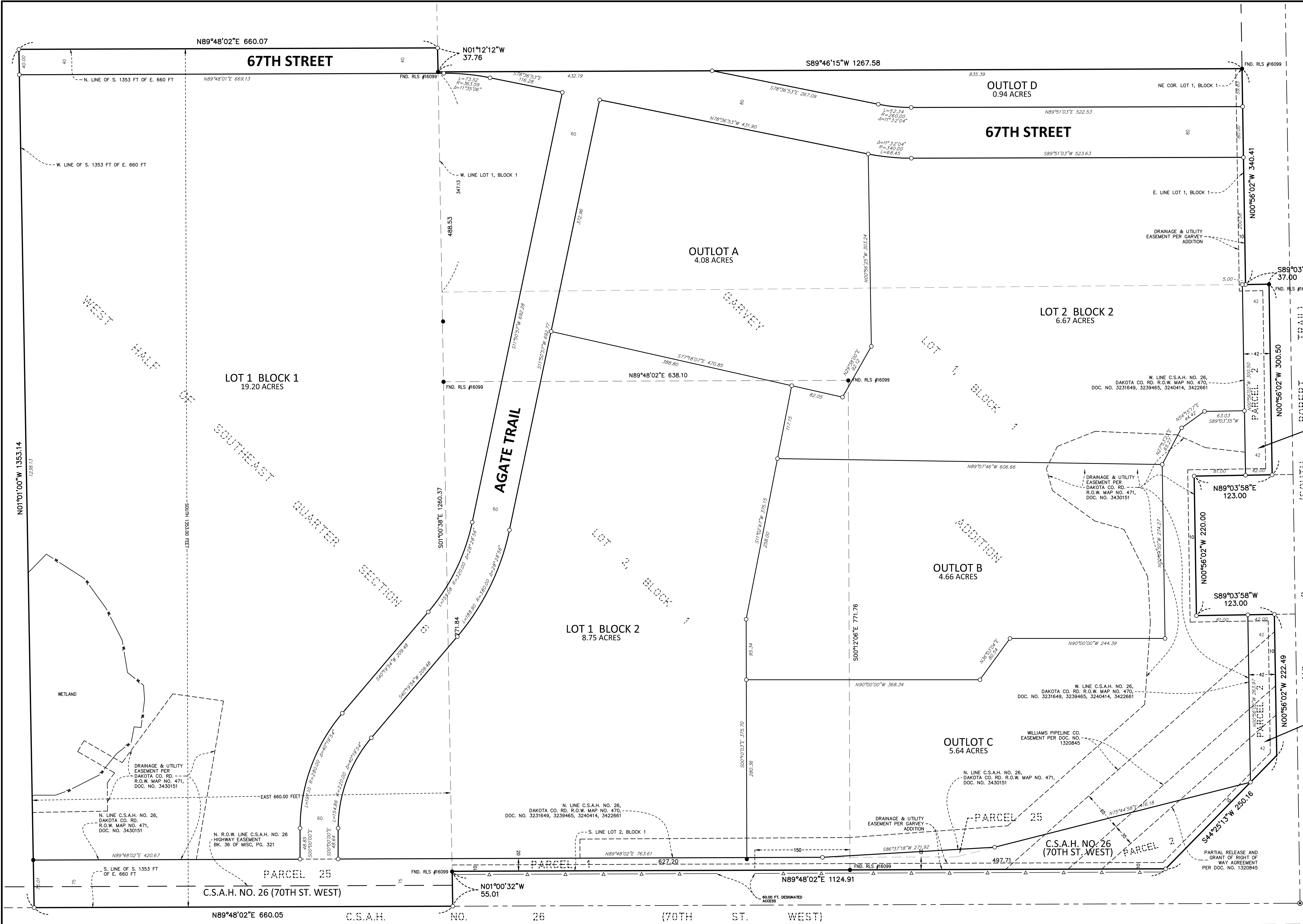
Summary
Designed: GDA Drawn: JGP
Approved: JMM Book / Page:
Phase: PRELIMINARY Initial Issued: MM/DD/2021

Revision History
No. Date By Submittal / Revision
A 6/7/21 Preliminary PUD Submittal

Sheet Title

Sheet No. Revision

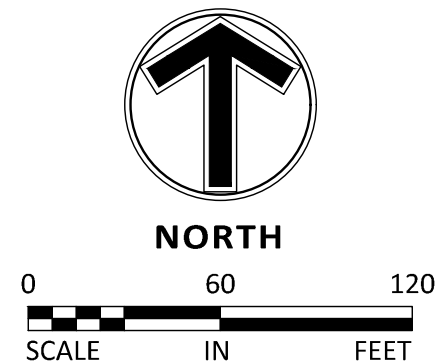
Project No. 22291.02

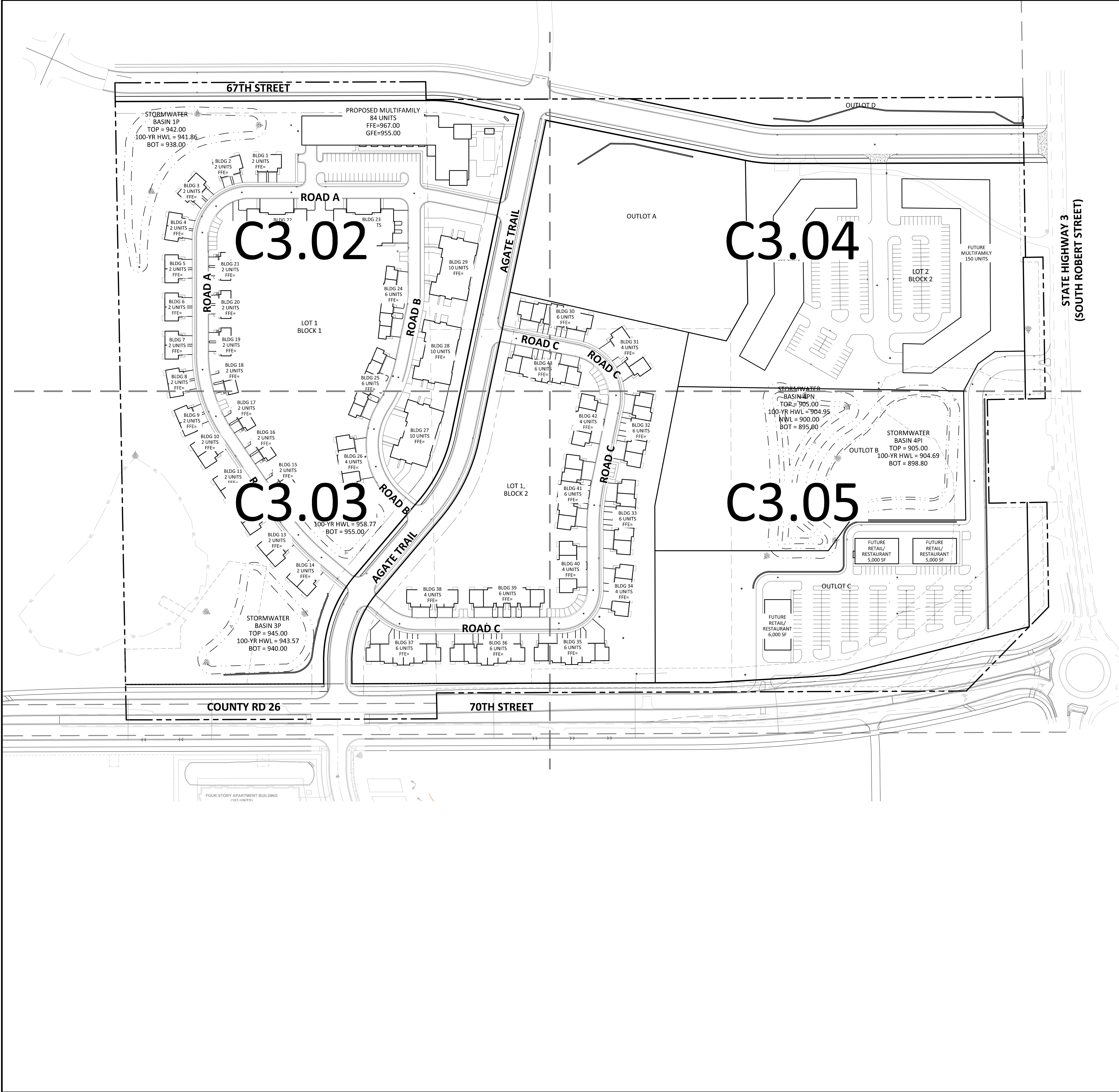


SUBJECT PROPERTY
Description from title commitment:
Parcel 1: The South 1353.00 feet of the East 660.00 feet of the West Half of the Southeast Quarter of Section 27, Range 22. Dakota County, Minnesota Abstract Property
Parcel 2: That part of Lot 1, Block 1, Garvey Addition, Dakota County, Minnesota which lies Northerly of a line described as follows: Commencing at the Northeast corner of said Lot 1; thence Southerly along the East line of said Lot 1, a distance of 340.41 feet to an angle point in said East line, said point being the point of beginning of the line to be described; thence Westerly a distance of 1267.06 feet to a point on the West line of said Lot 1 which is 347.13 feet South of the Northwest corner thereof, as measured along said West line, and there terminating.
Dakota County, Minnesota Abstract Property

PROPERTY SUMMARY
THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 56.96 ACRES OR 2,481,134 SQUARE FEET.
PROPOSED:
LOT 1, BLOCK 1 LOT 1, BLOCK 2 LOT 2, BLOCK 2 OUTLOT A OUTLOT B OUTLOT C OUTLOT D RIGHT -OF- WAY
836,239 SQ. FT. OR 19.20 ACRES 381,337 SQ. FT. OR 8.75 ACRES 290,707 SQ. FT. OR 6.67 ACRES 177,780 SQ. FT. OR 4.08 ACRES 203,039 SQ. FT. OR 4.66 ACRES 245,853 SQ. FT. OR 5.64 ACRES 41,060 SQ. FT. OR 0.94 ACRES 305,129 SQ. FT. OR 7.02 ACRES

DEVELOPMENT NOTES
1. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
2. THE BEARING SYSTEM IS BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST).
3. SUBJECT PROPERTY'S ADDRESSES & PID: 1285 70th Street West, Inver Grove Heights, MN. PID# 20-00600-78-012 (Parcel 1) 6815 Robert Trail South, Inver Grove Heights, MN. PID# 20-28500-01-012 (Parcel 2) 1165 70th Street West, Inver Grove Heights, MN. PID # 20-28500-01-020 (Parcel 4) The property address for Parcel 3 is unassigned. PID # 20-28500-01-011





DEVELOPMENT SUMMARY			
AREA			
GROSS SITE AREA	2,481,134 SF	56.96 AC	
LOT 1, BLOCK 1	836,239 SF	19.20 AC	
LOT 1, BLOCK 2	381,537 SF	8.75 AC	
LOT 2, BLOCK 2	290,707 SF	6.67 AC	
LESS OUTLOT A	177,780 SF	4.08 AC	
LESS OUTLOT B	203,029 SF	4.68 AC	
LESS OUTLOT C	245,853 SF	5.64 AC	
LESS OUTLOT D	41,060 SF	0.94 AC	
LESS RIGHT-OF-WAY	305,128 SF	7.02 AC	
NET SITE AREA	1,508,283 SF	34.62 AC	
UNIT TOTALS			
APARTMENT BUILDING		84 UNITS	
DUPLEX BUILDINGS (x21)		42 UNITS	
FOUR-PLEX BUILDINGS (x6)		24 UNITS	
SIX-PLEX BUILDINGS (x11)		66 UNITS	
TEN-PLEX BUILDINGS (x5)		50 UNITS	
TOTAL		266 UNITS	
PROPOSED BUILDING SETBACKS			
FRONT YARD		25 FEET	
REAR YARD		25 FEET	
SIDE YARD		10 FEET	
ZONING			
EXISTING ZONING		A-AGRICULTURAL	
PROPOSED ZONING		PUD, A-AGRICULTURAL	
PARKING SUMMARY - MULTIFAMILY SITE			
PARKING REQUIRED		158 STALLS	
PARKING PROVIDED		125 STALLS	
PARKING SUMMARY - TOWNHOME SITES			
PARKING REQUIRED		342 STALLS	
PARKING PROVIDED		390 STALLS	
PARKING SUMMARY - FUTURE MULTIFAMILY SITE			
PARKING REQUIRED		563 STALLS	
PARKING PROVIDED		450 STALLS	
IMPERVIOUS SURFACES			
AREA (R3-C)	262,724 SF	6.03 AC	
PERCENT		31.4 %	
AREA (R3-B)	152,916 SF	3.51 AC	
PERCENT		40.1 %	
BUILDING SURFACE COVERAGE			
AREA (R3-C)	123,697 SF	2.84 AC	
PERCENT		14.8 %	
AREA (R3-B)	72,806 SF	1.67 AC	
PERCENT		19.0 %	

- ### DEVELOPMENT NOTES
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB, COORDINATE WITH GRADING CONTRACTOR.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS.
 - LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY. SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR, OR SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
 - REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 3.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
 - "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
 - STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

CIVIL 3D MODEL LIMITATIONS
SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

Client

COLLAGE ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project

AGATE TRAIL APARTMENTS

Location

INVER GROVE HEIGHTS, MN

Certification

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

George D. Abernathy
Registration No. 43505 Date: 06/07/2021
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: GOA Drawn: JGP
Approved: JMM Book / Page:
Phase: PRELIMINARY Initial Issued: 06/07/2021

Revision History

No.	Date	By	Submittal / Revision
6/7/21			Preliminary PUD Submittal
6/28/21			Planning Comment Revisions

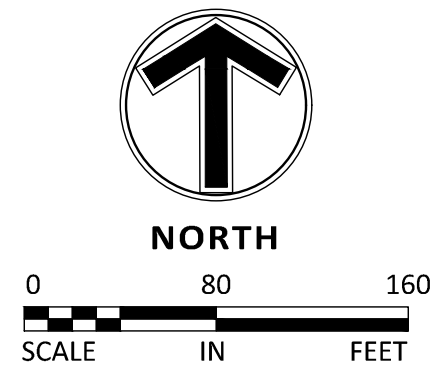
Sheet Title

OVERALL SITE PLAN

Sheet No. Revision

C3.01

Project No. 22291.02



Client
COLLAGE
ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

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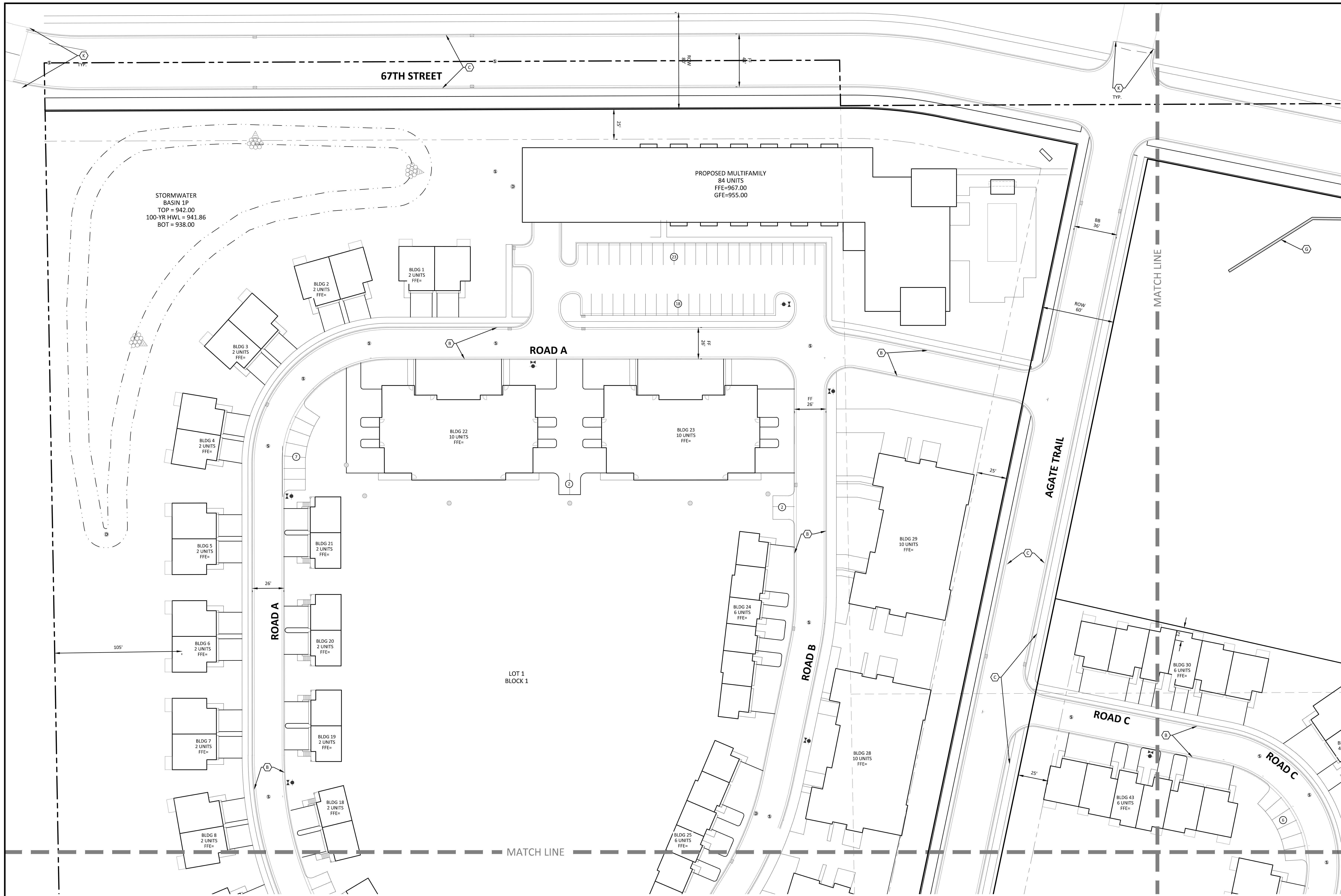
Revision History

No.	Date	By	Submittal / Revision
6/7/21			Preliminary PUD Submittal
6/28/21			Planning Comment Revisions

Sheet Title
SITE PLAN - NW

Sheet No. Revision
C3.02

Project No. 22291.02



LEGEND

PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING	
PROPERTY LIMIT			
CURB & GUTTER			
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW			
KEY NOTE			

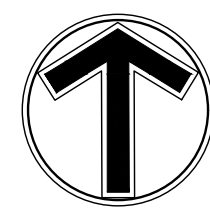
KEY NOTES

- BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
- SURMOUNTABLE CONCRETE CURB AND GUTTER
- B-618 6CONCRETE CURB AND GUTTER
- CONCRETE APRON
- FLAT CURB SECTION
- CONCRETE SIDEWALK
- RETAINING WALL
- ACCESSIBLE RAMP
- ACCESSIBLE STALL STRIPING
- ACCESSIBLE PARKING SIGN
- MEET AND MATCH EXISTING

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ADEQ/18-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (OWNER STATE ONLY FOR MINNESOTA), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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

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



0 30 60
SCALE IN FEET

Client
COLLAGE ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL APARTMENTS

Location
INVER GROVE HEIGHTS, MN

Certification
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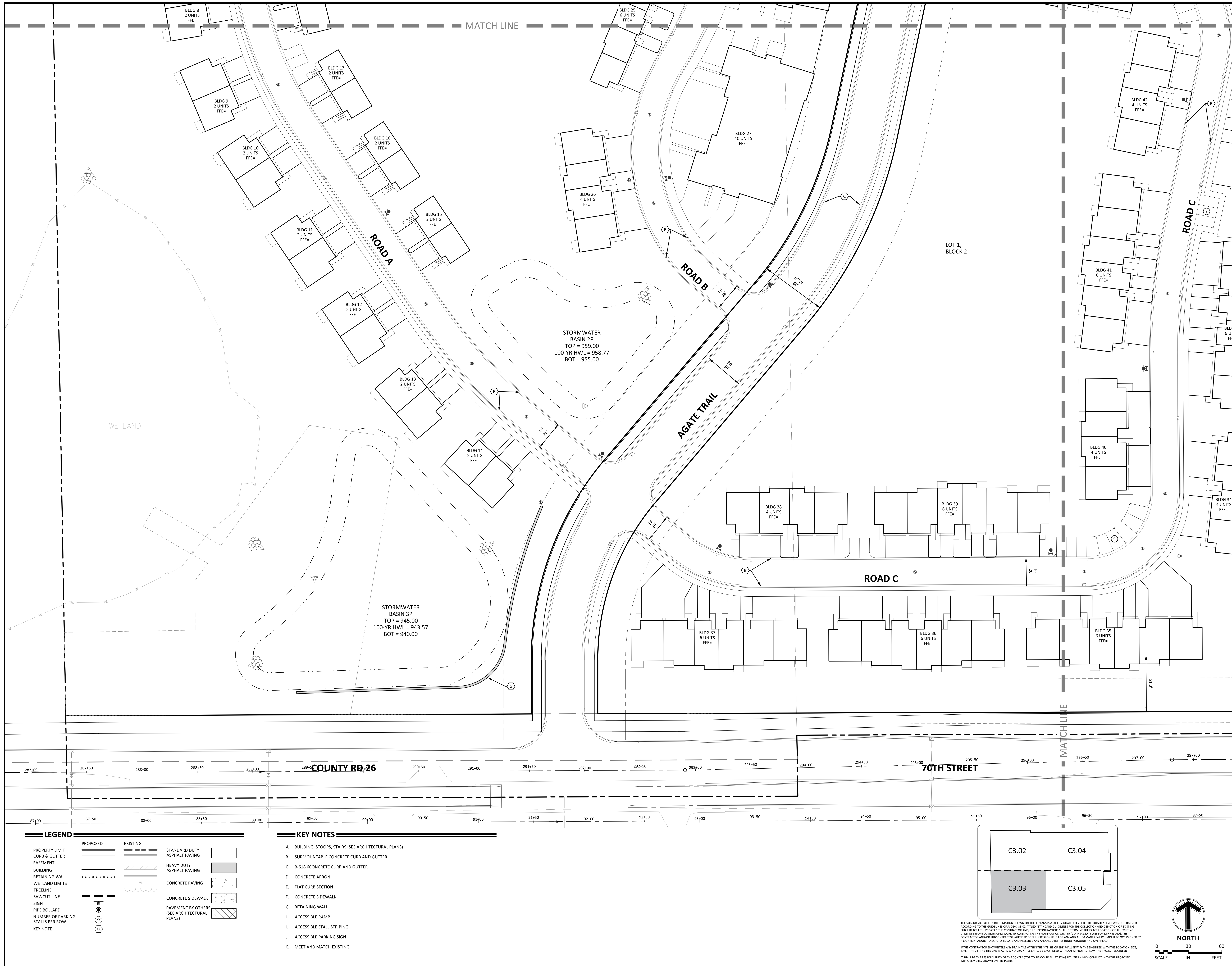
Summary
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Phase: PRELIMINARY Initial Issued: 06/07/2021

Revision History
No. Date By Submittal / Revision
6/7/21 Preliminary PUD Submittal
6/28/21 Planning Comment Revisions

Sheet Title
SITE PLAN - SW

Sheet No. Revision
C3.03

Project No. 22291.02





708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Location
**INVER GROVE
HEIGHTS, MN**

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No.	Date	By	Submittal / Revision
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6/28/21			Planning Comment Revisions

Project No. 22291.02



Client
COLLAGE
ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL
APARTMENTS

Location
INVER GROVE
HEIGHTS, MN

Certification

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George D. Abernathy
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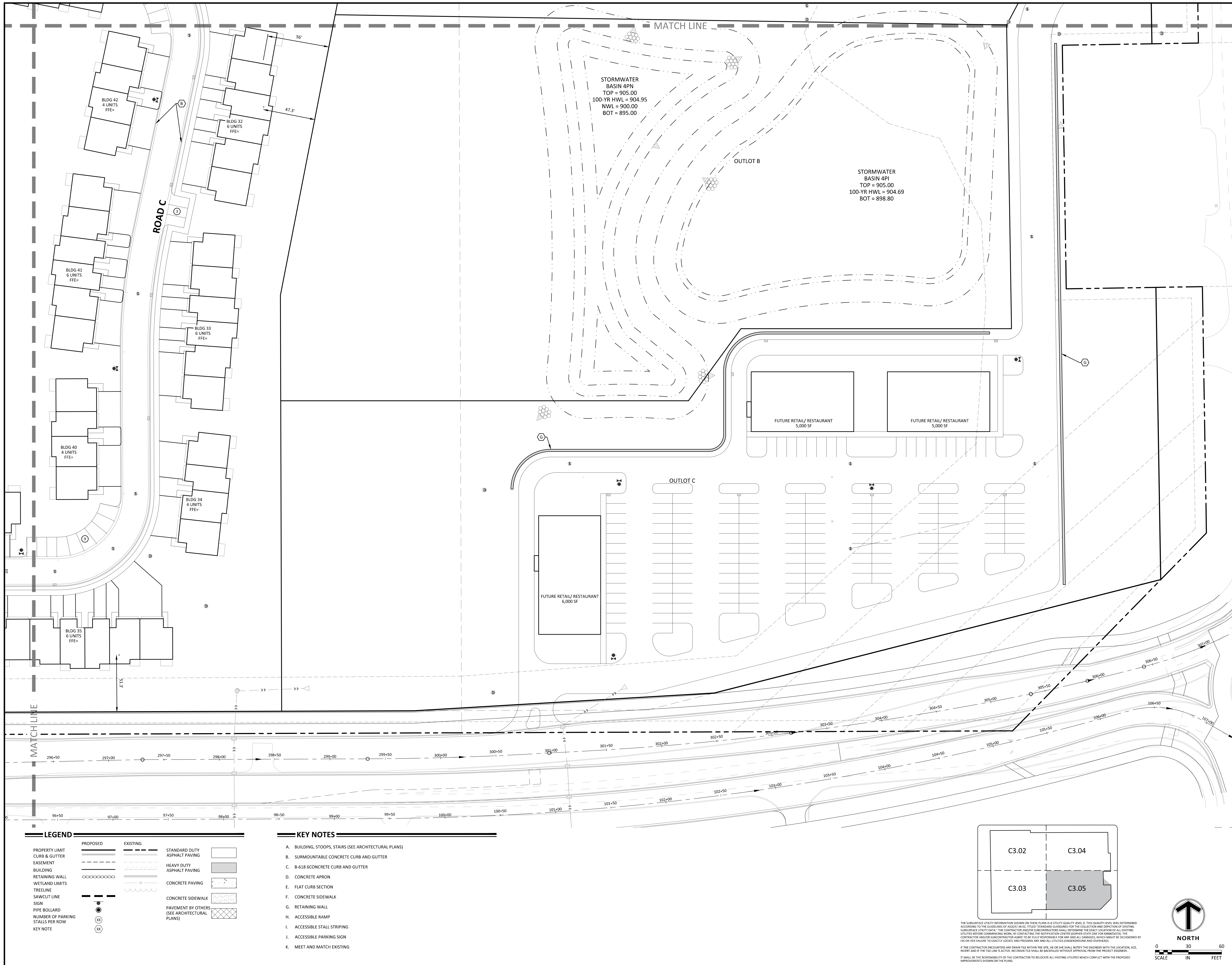
Revision History

No.	Date	By	Submittal / Revision
6/7/21			Preliminary PUD Submittal
6/28/21			Planning Comment Revisions

Sheet Title
SITE PLAN - SE

Sheet No. Revision
C3.05

Project No. 22291.02



Client
COLLAGE ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL APARTMENTS

Location
INVER GROVE HEIGHTS, MN

Certification
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George D. Abernathy
Registration No. 43505 Date: 06/07/2021
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Summary
Designed: GOA Drawn: JGP
Approved: JMM Book / Page:
Phase: PRELIMINARY Initial Issued: 06/07/2021

Revision History	
No.	Date By Submittal / Revision
6/7/21	Preliminary PUD Submittal
6/28/21	Planning Comment Revisions

Sheet Title
DEVELOPMENT CAPACITY PLAN

Sheet No. Revision
C3.06

Project No. 22291.02

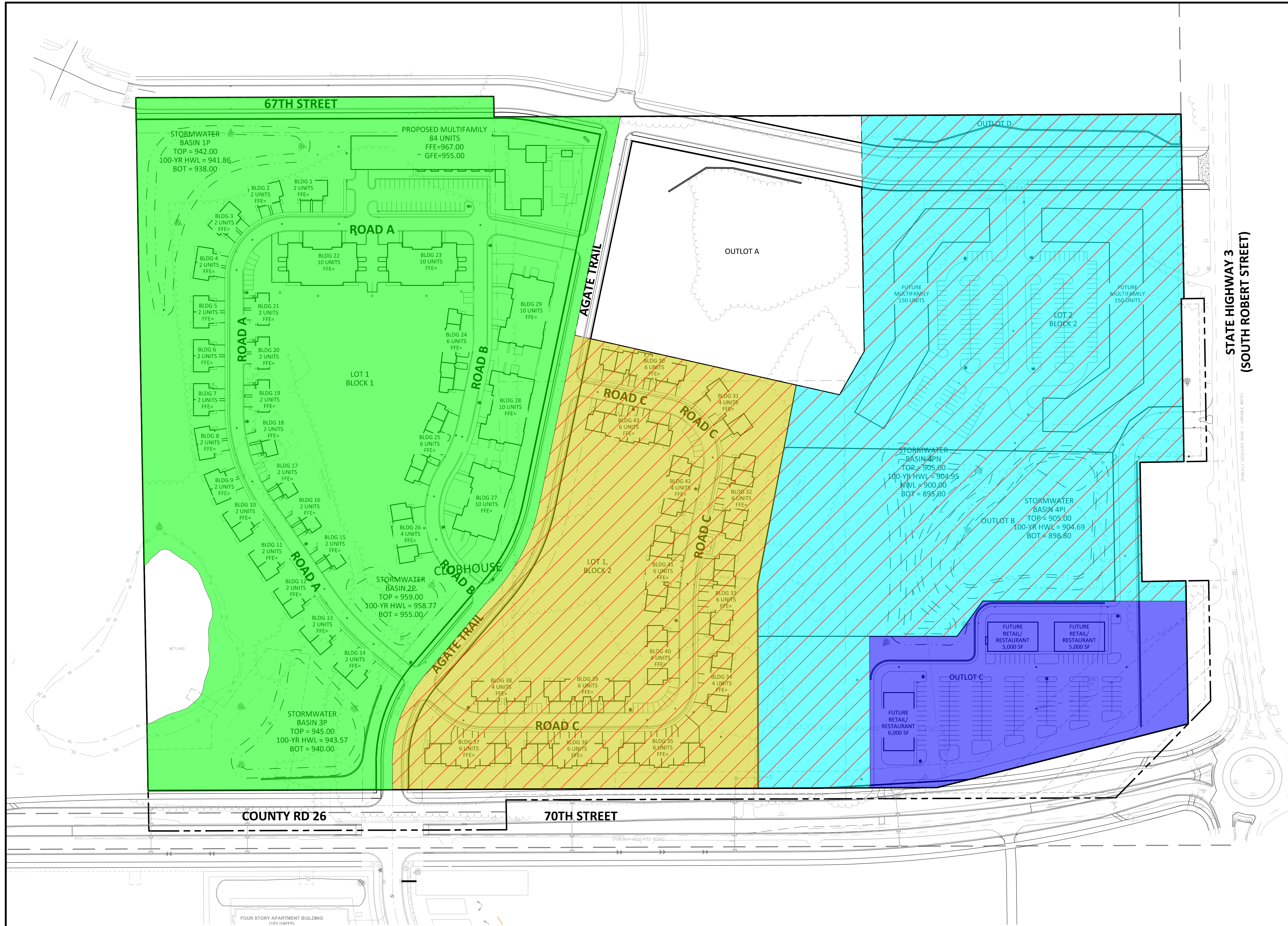
LEGEND	
PROPERTY LIMIT	———
CURB & GUTTER	———
EASEMENT	- - - - -
BUILDING	———

RESIDENTIAL DEVELOPMENT SUMMARY

COMP. PLAN DESIGNATION	MULTI-FAMILY (R-3C) 7+ UNITS/BLDG	MULTI-FAMILY (R-3B) ≤4 UNITS/BLDG	MULTI-FAMILY (R-3C) 7+ UNITS/BLDG	HDR COMBINED DENSITY
	MDR	HDR	HDR	HDR
AREA	20.07 AC	9.41 AC	15.14 AC	24.55 AC
MIN. LOT AREA	2,000 SF	3,630 SF	12,000 SF	12,000 SF
DENSITY RANGE (2040 LAND USE)	8-12 UNITS/AC	8-12 UNITS/AC	12-35 UNITS/AC	12-35 UNITS/AC
UNITS	192	74	300	374
PROPOSED DENSITY	9.57 UNITS/AC	7.86 UNITS/AC	19.82 UNITS/AC	15.23 UNITS/AC
MINIMUM DENSITY (NW AREA OVERLAY)	12 UNITS/AC	5 UNITS/AC	12 UNITS/AC	12 UNITS/AC

COMMERCIAL DEVELOPMENT SUMMARY

		<u>LOT AREA</u>	<u>BUILDING AREA</u>	<u>MINIMUM FAR</u>	<u>PROPOSED FAR</u>
COMMERCIAL RETAIL (B-3)	MU	3.73 AC	16,000 SF	0.25	0.10



Client
COLLAGE
ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL
APARTMENTS

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INVER GROVE
HEIGHTS, MN

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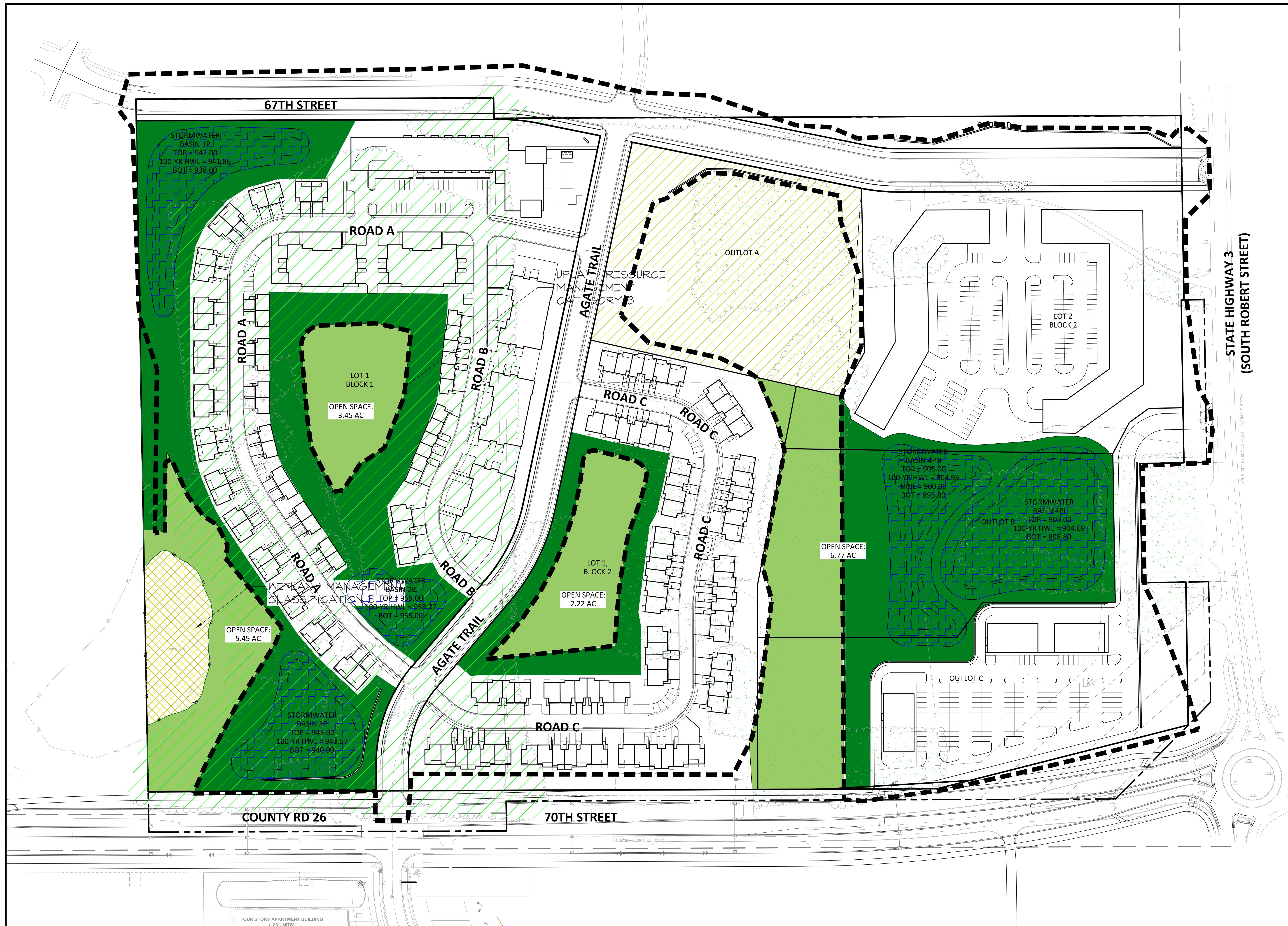
Revision History

No.	Date	By	Submittal / Revision
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6/28/21			Planning Comment Revisions

Sheet Title
NATURAL &
OPEN SPACE
PLAN

Sheet No. Revision
C3.07

Project No. 22291.02

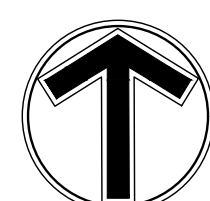


LEGEND

PROPERTY LIMIT	---
CURB & GUTTER	---
EASEMENT	---
BUILDING	---
EXISTING WETLAND	---
LIMITS OF DISTURBANCE	---
EXISTING TREELINE	---
UPLAND RESOURCE MANAGEMENT CAT. 3	---
OPEN SPACE	---
UNDISTURBED OPEN SPACE	---
PARK DEDICATION	---
WETLANDS	---
PROPOSED STORMWATER	---

DEVELOPMENT SUMMARY

AREA		
GROSS SITE AREA	2,481,134 SF	56.96 AC
LESS WETLANDS	59,524 SF	1.37 AC
LESS R-O-W	88,862 SF	2.04 AC
LESS PARK	177,725 SF	4.08 AC
NET SITE AREA	2,135,023 SF	49.47 AC
OPEN SPACE SUMMARY		
OPEN SPACE (20% NET DEVELOPABLE)	REQUIRED 9.89 AC	PROPOSED 17.89 AC
UNDISTURBED SPACE (50% OPEN SPACE)	4.95 AC	5.91 AC
CONTIGUOUS OPEN SPACE (75%, 100' MIN)	7.42 AC (75%)	16.92 AC (94.6%)



0 80 160
SCALE IN FEET

Client
**COLLAGE
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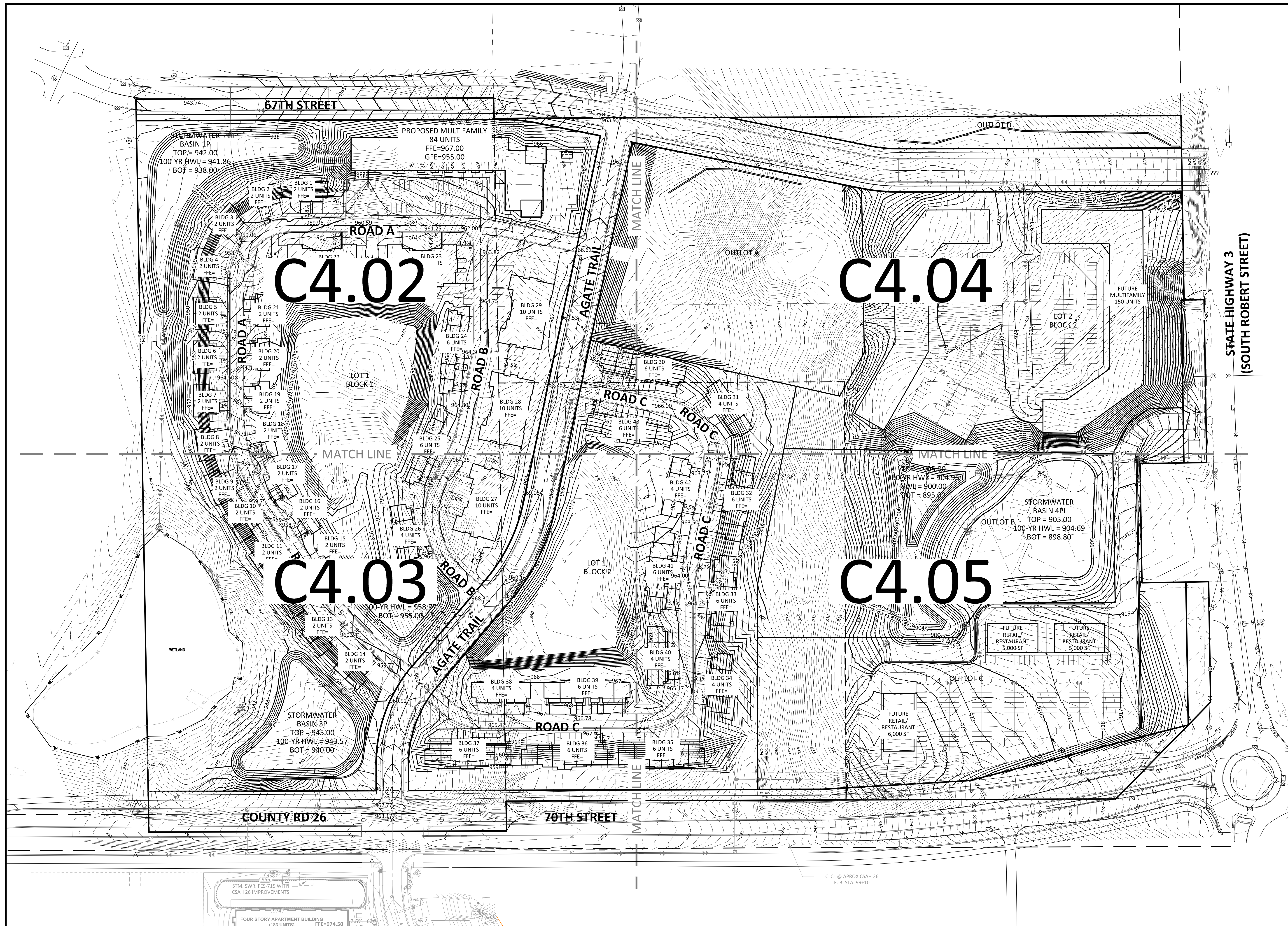
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Sheet Title
**OVERALL
GRADING PLAN**

Sheet No. Revision
C4.01

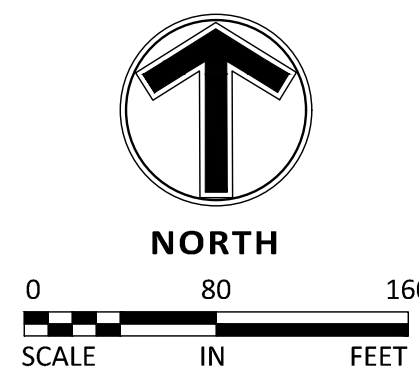
Project No. 22291.02



GRADING NOTES

INFILTRATION BASIN CONSTRUCTION NOTES

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Client
COLLAGE
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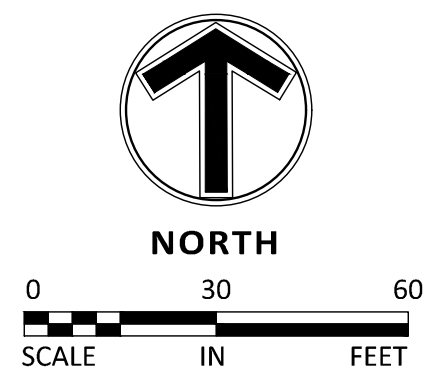
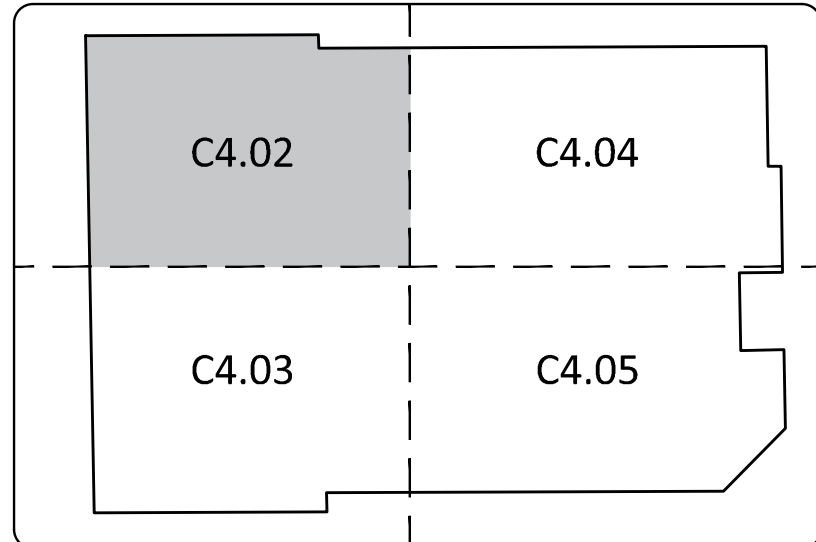
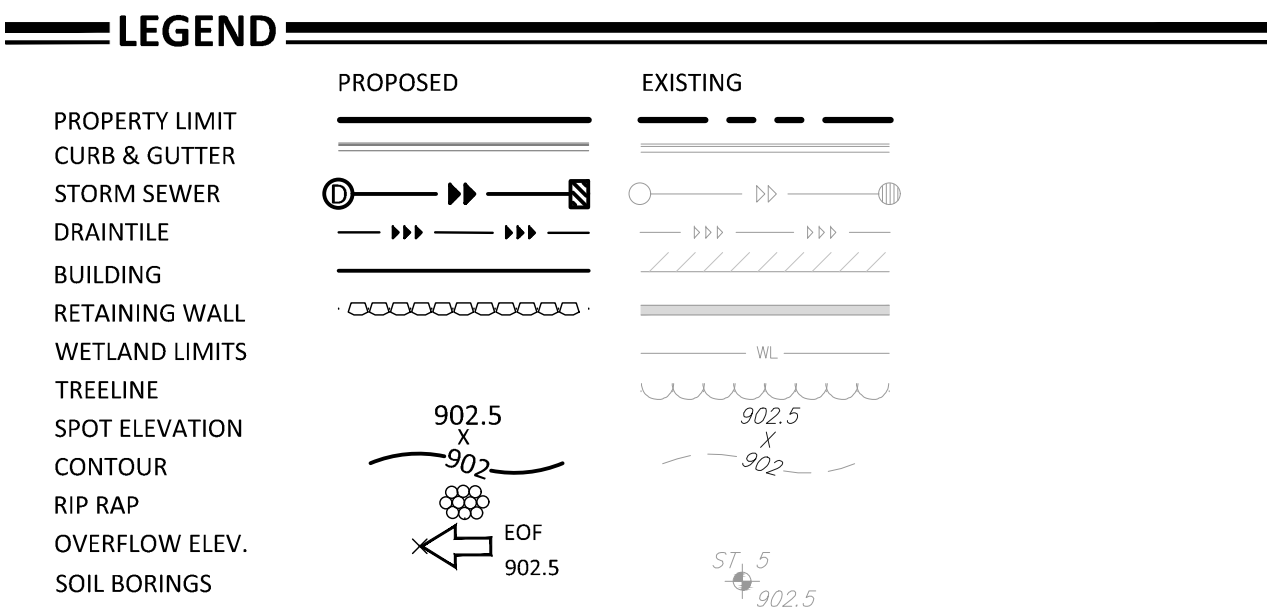
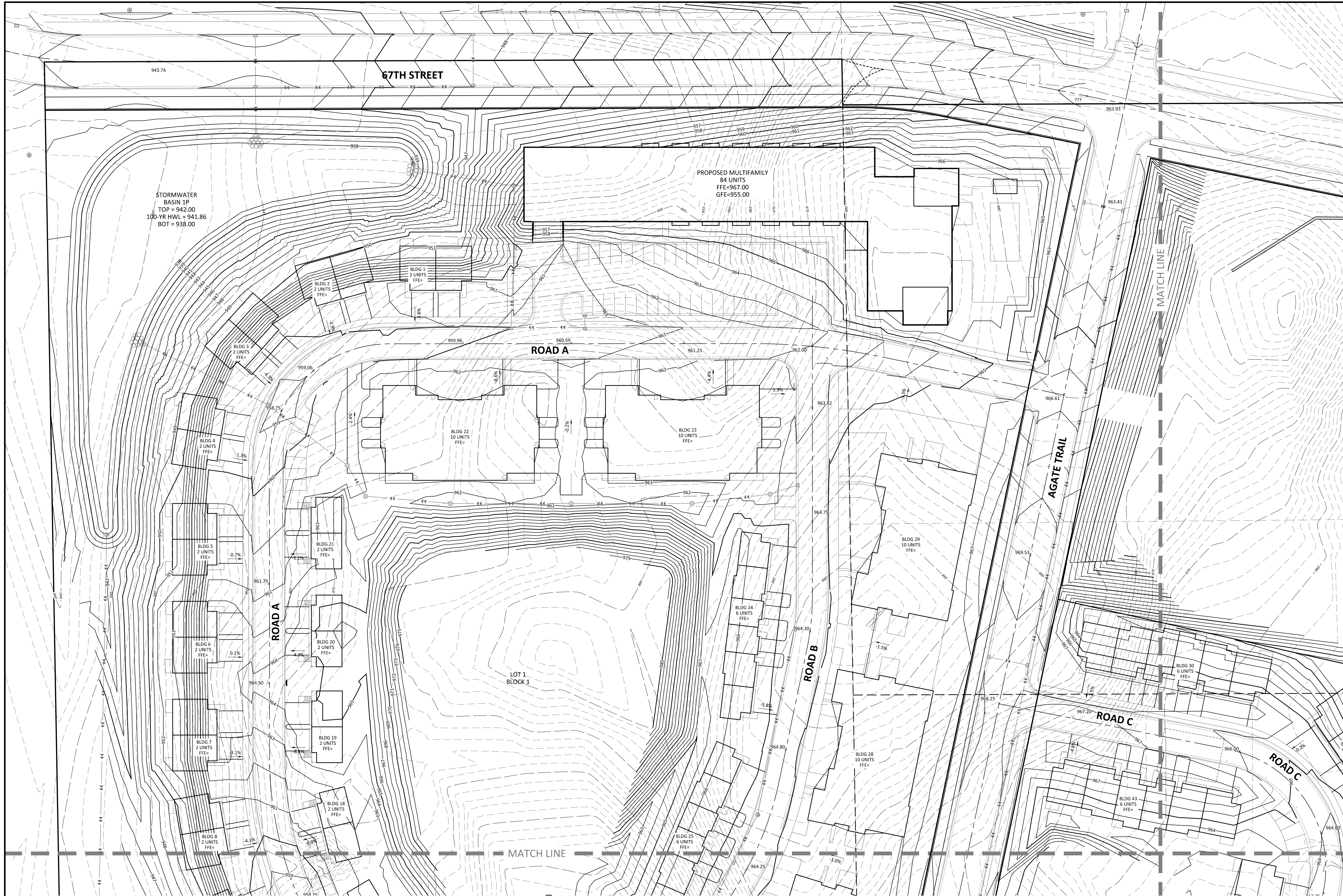
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Revision History
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6/28/21 Planning Comment Revisions

Sheet Title
GRADING PLAN
- NW

Sheet No. Revision
C4.02

Project No. 22291.02



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08 NE 15TH AVE
MINNEAPOLIS, MN 55413

location
MINNER GROVE
HEIGHTS, MN

Certification

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Sheet No. Revision
C4.03

Project No. 22291.02



Client
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ARCHITECTS

708 NE 15TH AVE
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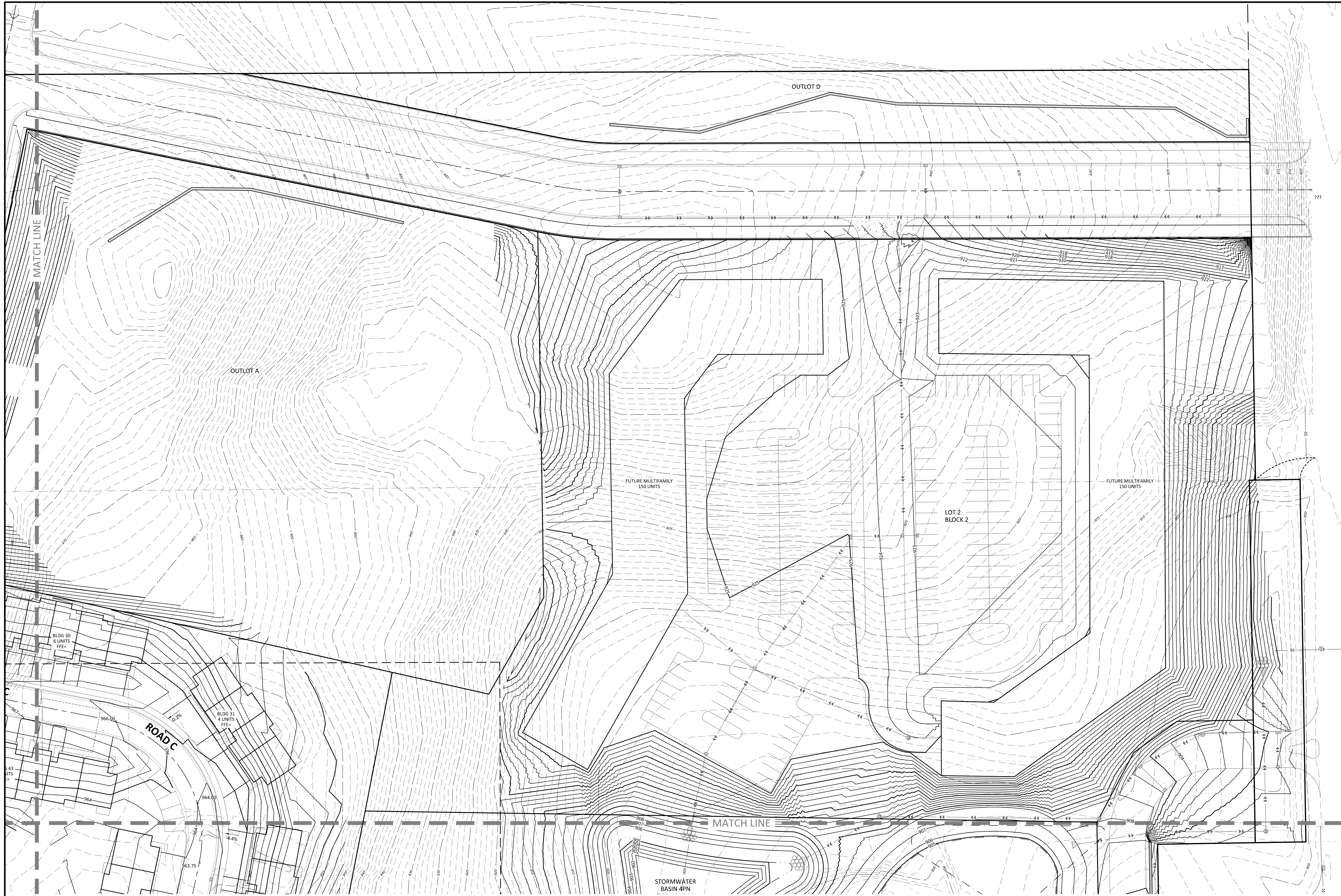
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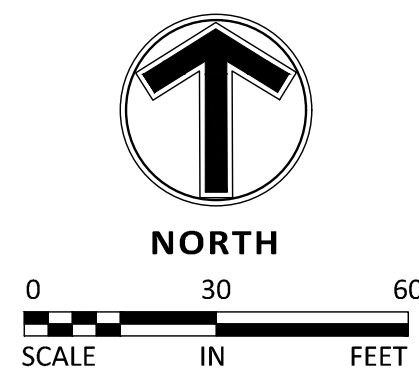
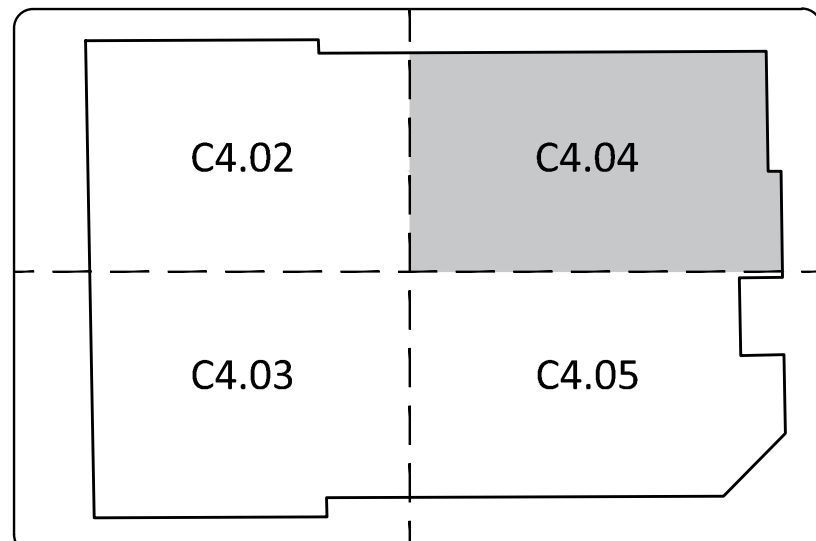
Sheet Title
GRADING PLAN
- NE

Sheet No. Revision
C4.04

Project No. 22291.02



LEGEND	
PROPERTY LIMIT	PROPOSED
CURB & GUTTER	EXISTING
STORM SEWER	
DRAIN TILE	
BUILDING	
RETAINING WALL	
WETLAND LIMITS	
TREELINE	
SPOT ELEVATION	
CONTOUR	
RIP RAP	
OVERFLOW ELEV.	
SOIL BORINGS	



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708 NE 15TH AVE
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Sheet No. Revision
C5.01

Project No. 22291.02



NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

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IF THE CONTRACTOR ENCOUNTERS ANY UNKNOWN LINE, PIPE, OR CABLE NOT SHOWN BY THE PLANS, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, AND DEPTH OF THE UNKNOWN UTILITY IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Client
**COLLAGE
ARCHITECTS**

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
**AGATE TRAIL
APARTMENTS**

Location
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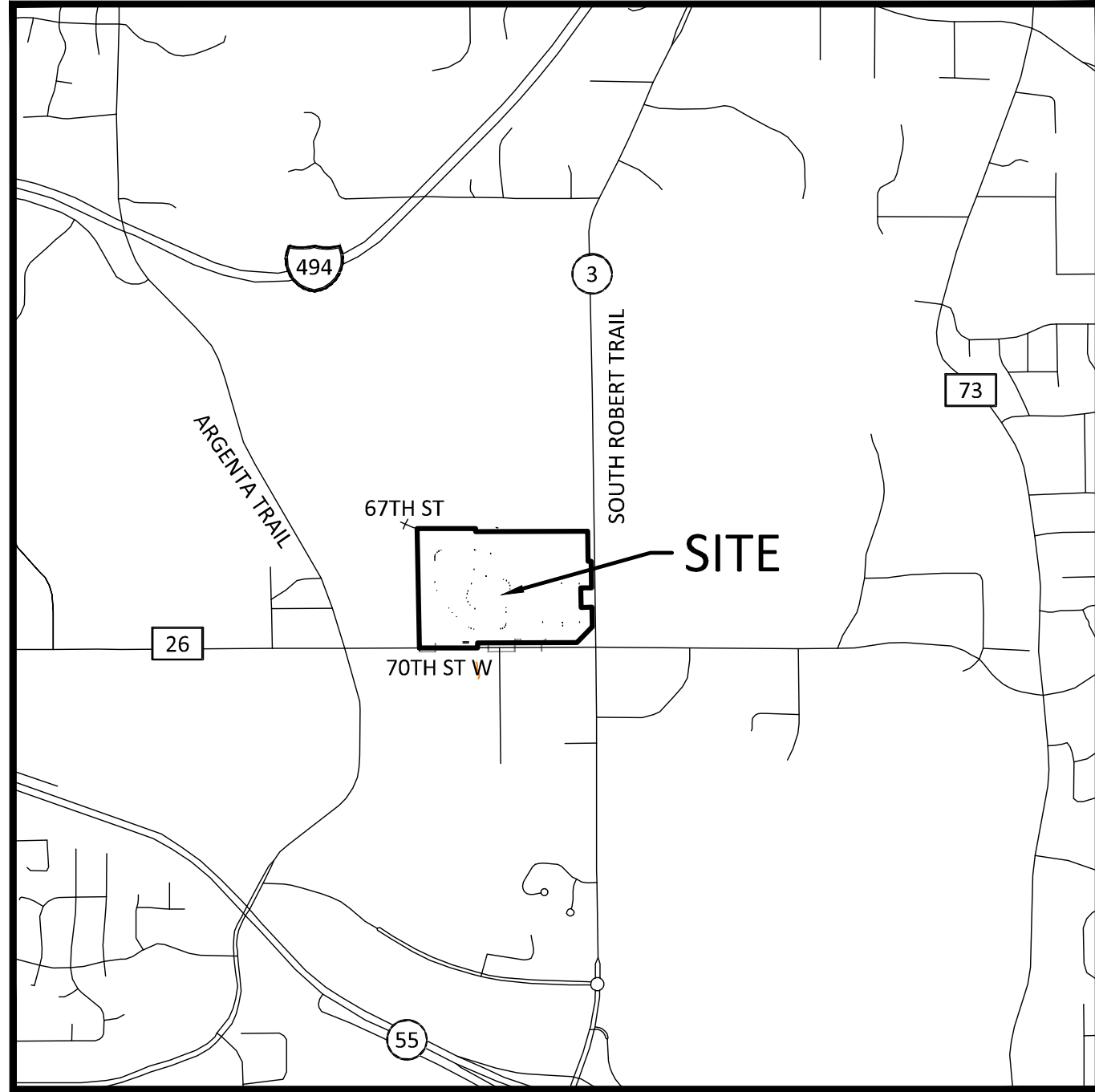
Sheet Title
**EROSION
CONTROL
NOTES &
DETAILS**

Sheet No. Revision

C5.02

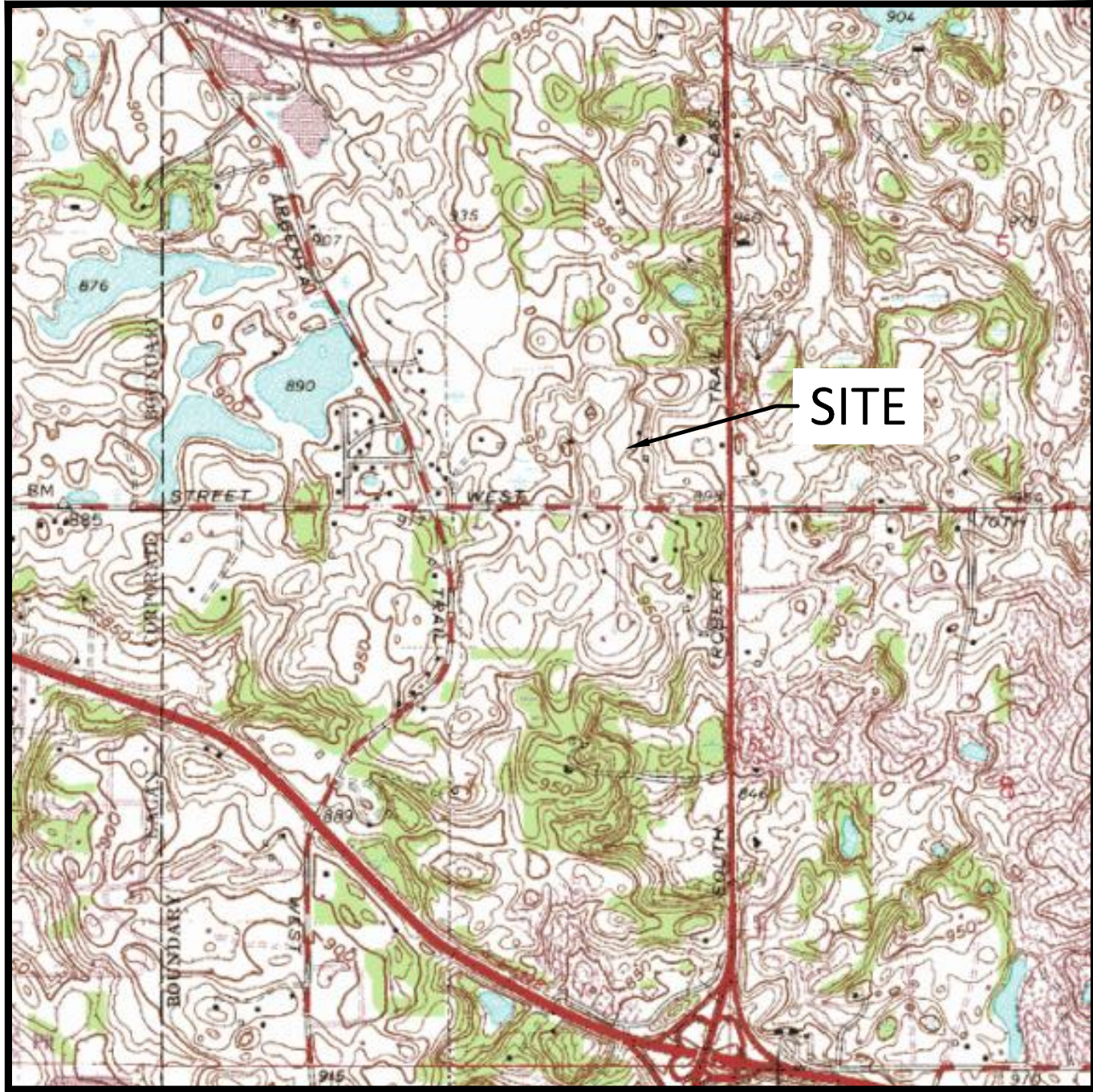
Project No. 22291.02

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SITE LOCATION MAP

NOT TO SCALE



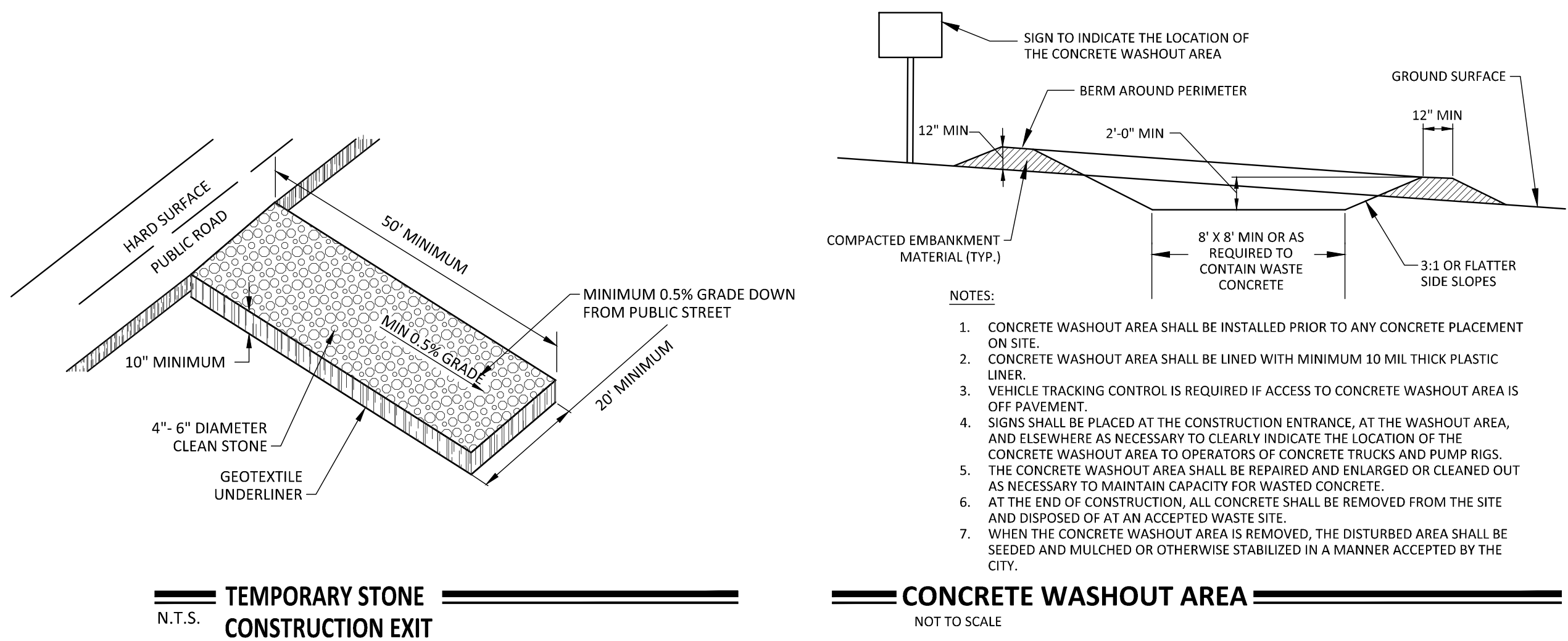
USGS MAP

NOT TO SCALE

GENERAL EROSION NOTES:

MAINTENANCE NOTES:

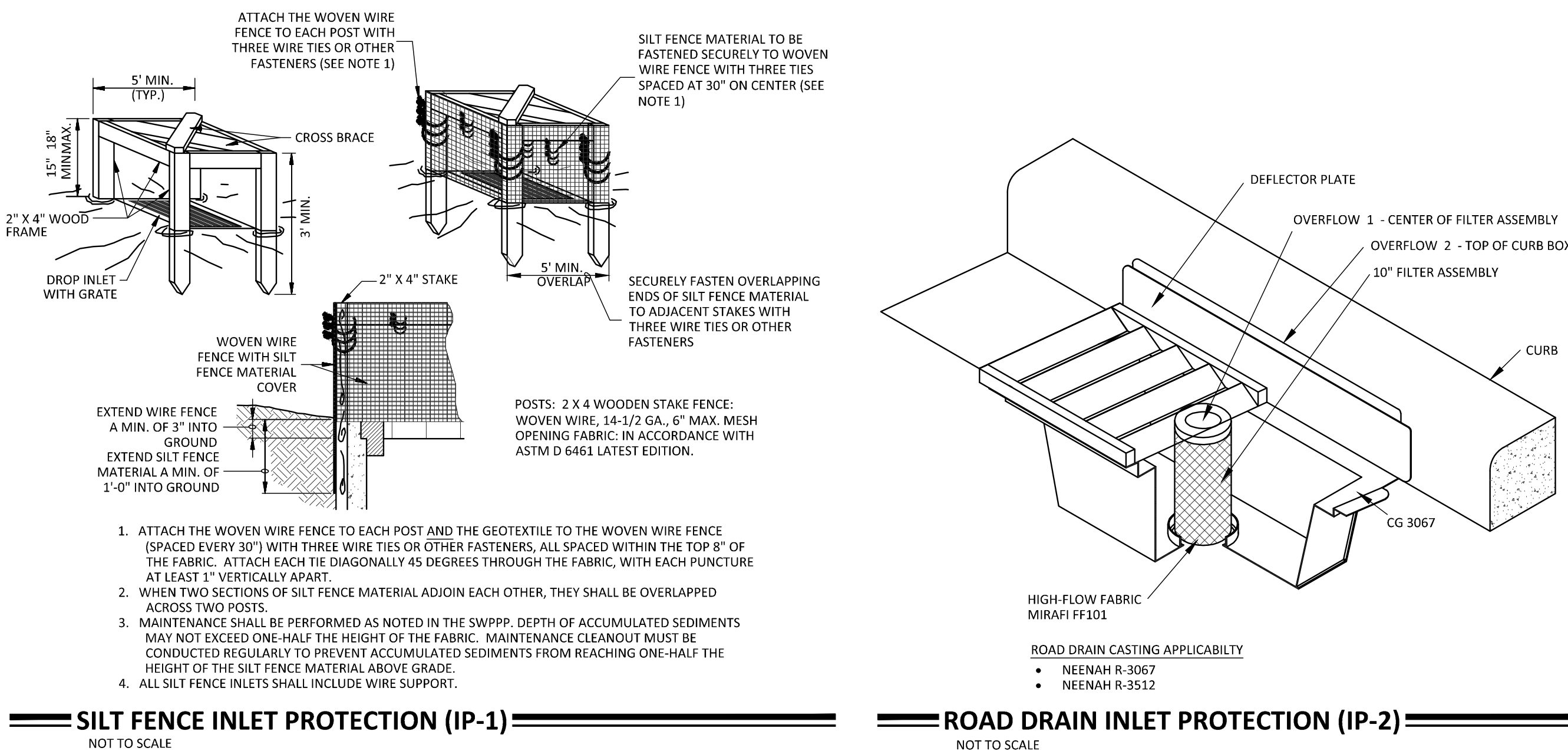
SEQUENCE OF CONSTRUCTION



**TEMPORARY STONE
CONSTRUCTION EXIT**

CONCRETE WASHOUT AREA

NOT TO SCALE



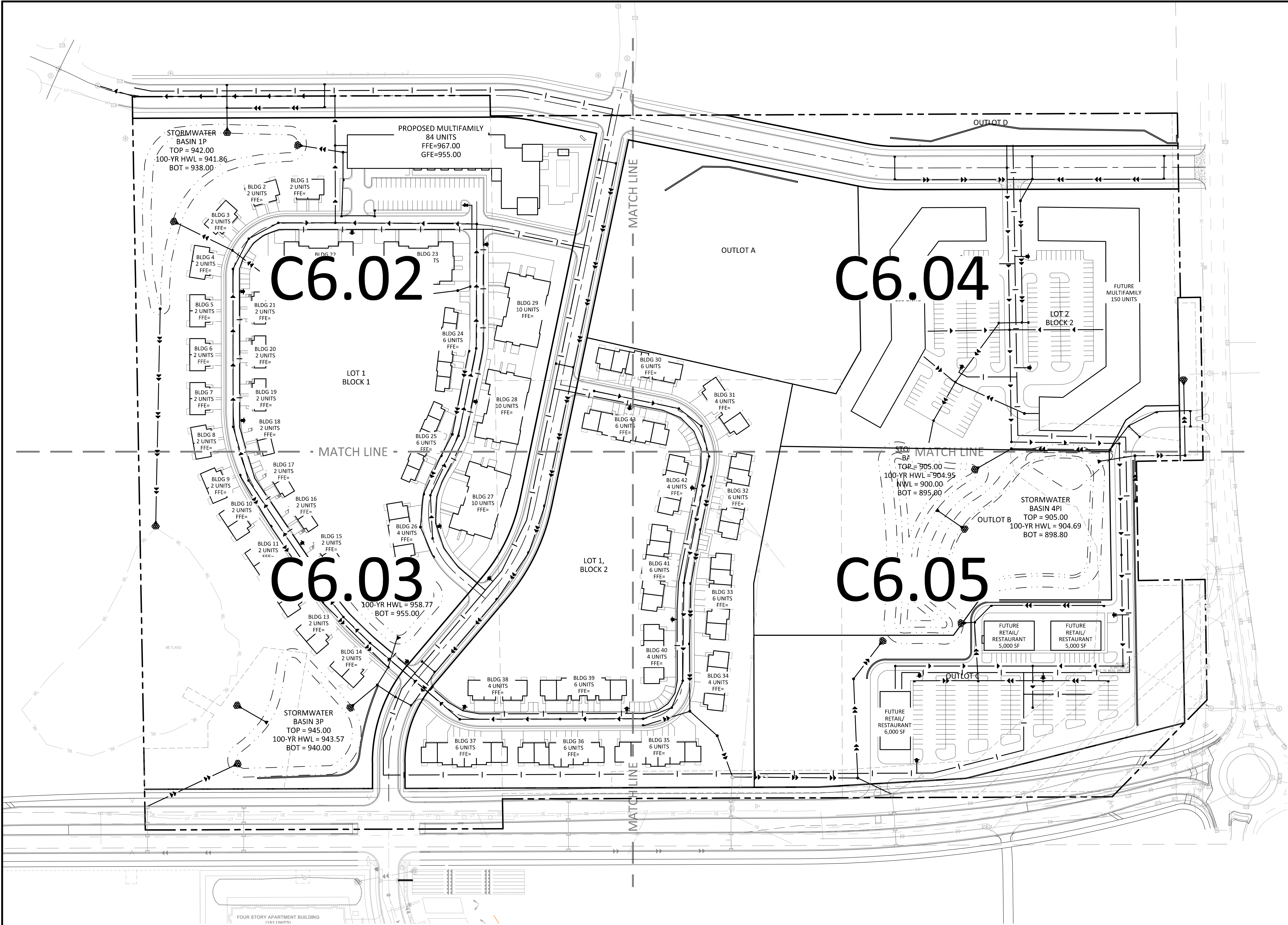
SILT FENCE INLET PROTECTION (IP-1)

NOT TO SCALE

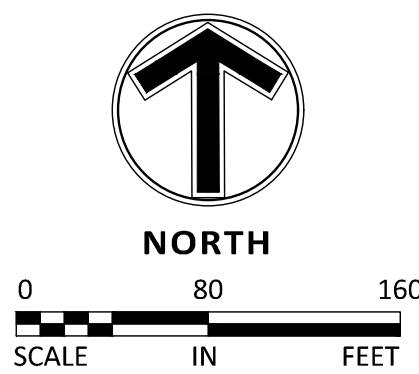
ROAD DRAIN INLET PROTECTION (IP-2)

NOT TO SCALE

DEVELOPER/OWNER: XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:



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Client
COLLAGE
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708 NE 15TH AVE
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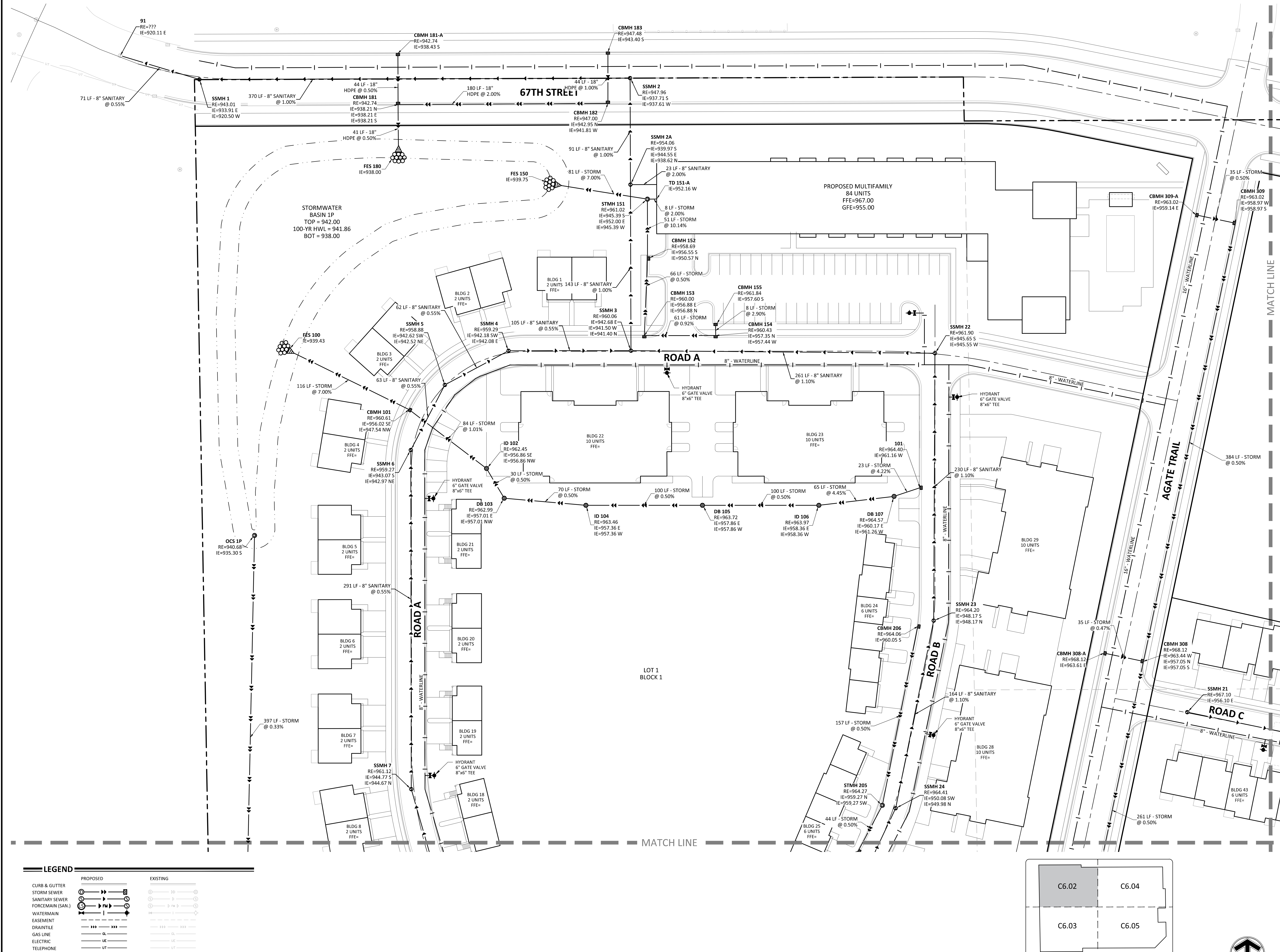
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Sheet Title
UTILITY PLAN -
NW

Sheet No. Revision

C6.02

Project No. 22291.02



708 NE 15TH AVE
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Location
**INVER GROVE
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708 NE 15TH AVE
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Location
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George D. Abernathy
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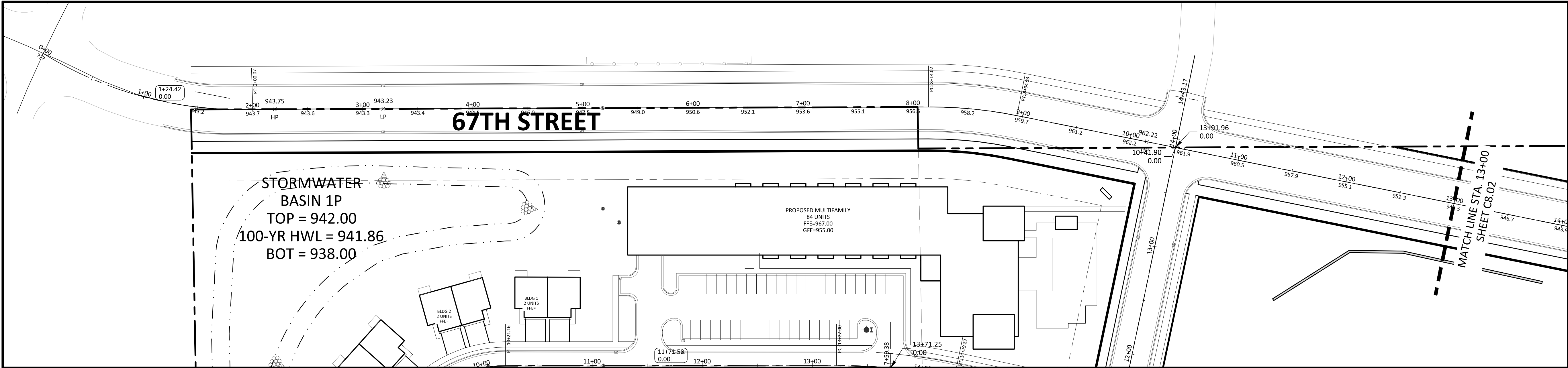
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LEGEND

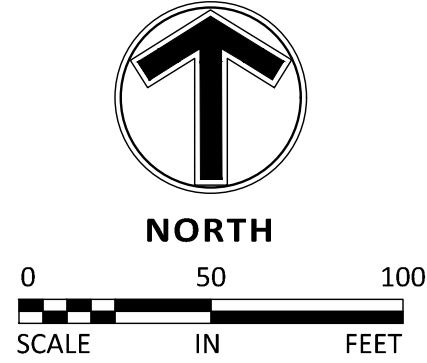
	PROPOSED	EXISTING
B618 CURB & GUTTER		
SURMOUNTABLE CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
EASEMENT		
LIMIT OF DISTURBANCE		
POND CONTOUR		
SAWCUT BITUMINOUS		
STREET LIGHT (TO BE INSTALLED BY CITY)		
CONCRETE SIDEWALK		
SPOT ELEVATION		

- STREET CONSTRUCTION NOTES**
- STATIONING REFERS TO STREET CENTERLINE.
 - ALL SPOT ELEVATIONS ARE TO GUTTER UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - SEE GRADING PLAN FOR PROPOSED SPOT ELEVATIONS IN PRIVATE DRIVEWAYS.
 - INSTALL B618 CURB & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTABLE IN 5 FEET BEYOND CURB PC.
 - TACK FACE OF EXISTING CURB PRIOR TO PAVING.
 - RELOCATE SIGNS AND UTILITIES AS REQUIRED.
 - ALL EXCESS MATERIAL FROM THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
 - PROPOSED CONCRETE SIDEWALKS SHALL BE 6" THOUGH DRIVEWAY.

- KEY NOTES**
- BEGIN SURMOUNTABLE CURB AND GUTTER.
 - END SURMOUNTABLE CURB AND GUTTER.
 - B618 CURB AND GUTTER - SEE DETAIL STR-7/C9.01.
 - MOUNT STREET SIGN BLADES ABOVE STOP SIGN PER CITY REQUIREMENTS.
 - ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.

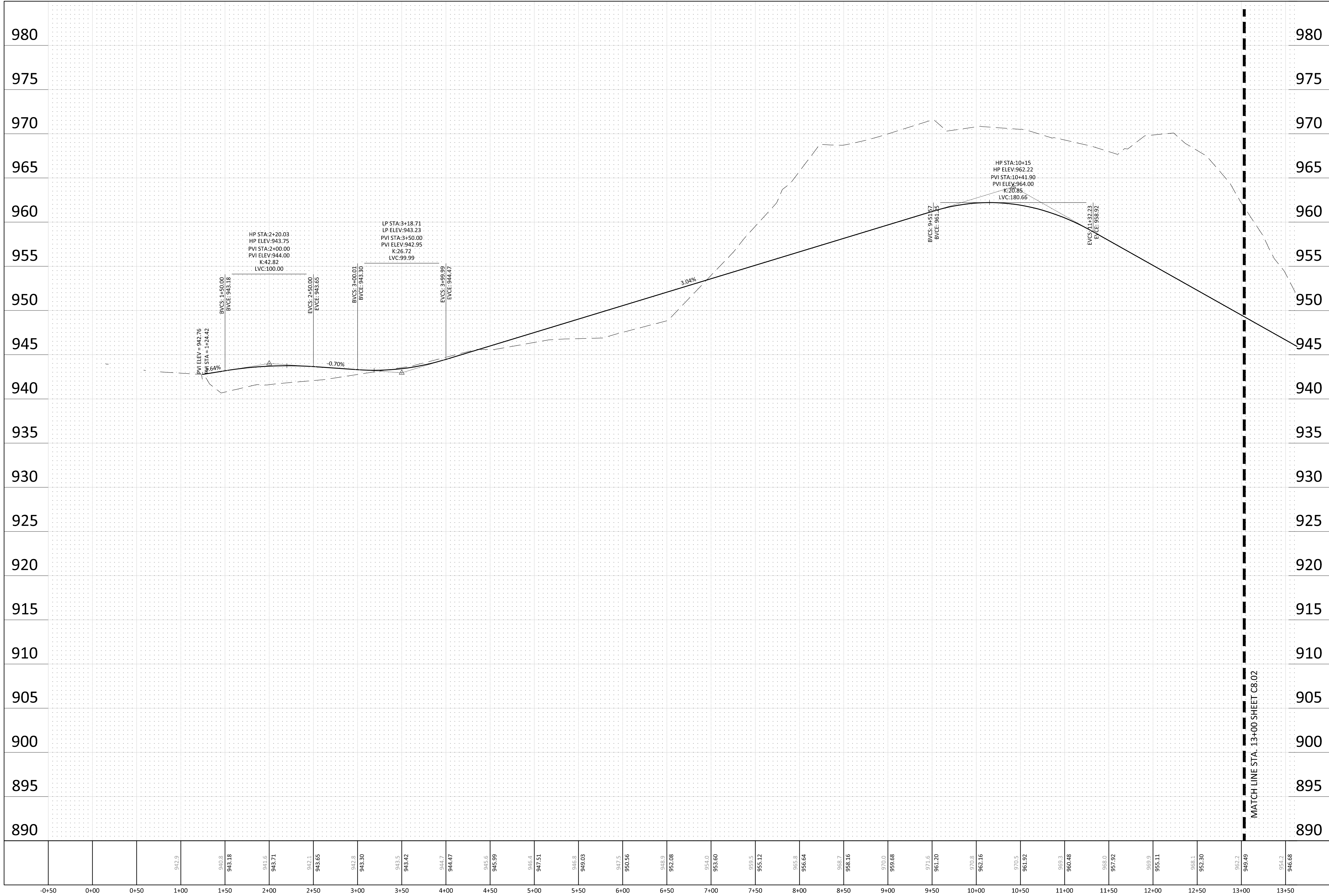
THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE BUSINESS/ AREA (C) 38.05, 101.10. STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTRACTING THE NOTIFICATION CENTER (NOTIFY) STATE, ONE FOR MINNESOTA, THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHEN NOT BY THE CONTRACTOR, HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES UNDERGROUND AND OVERHEAD.

IF THE CONTRACTOR ENCOUNTERS ANY DRAWING WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, DEPTH AND OF THE UTILITY LINE IS ACTIVE. NO DRAWING SHALL BE IN CONFLICT WITH ANY APPROVAL FROM THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



67TH STREET
STA -0+50 TO 13+00

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



Client
COLLAGE
ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL
APARTMENTS

Location
INVER GROVE
HEIGHTS, MN

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

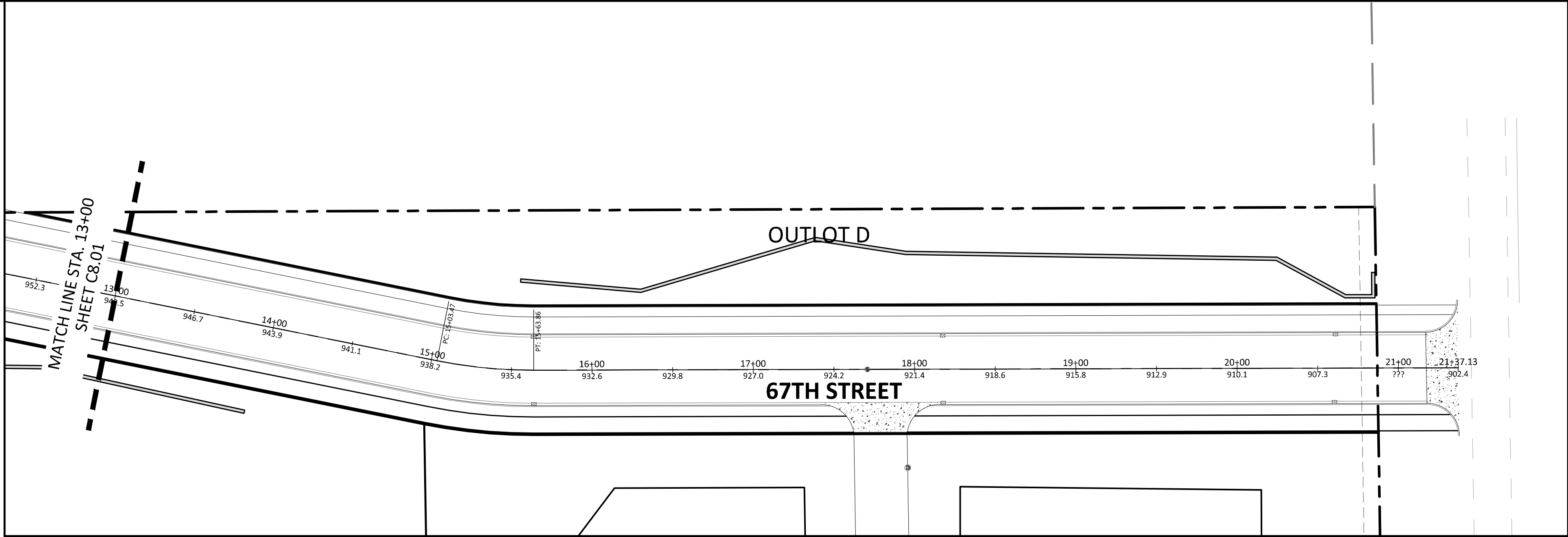
George D. Abernathy
Registration No. 43505 Date: 06/07/2021
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary
Designed: GOA Drawn: JGP
Approved: JMM Book / Page:
Phase: PRELIMINARY Initial Issued: 06/07/2021

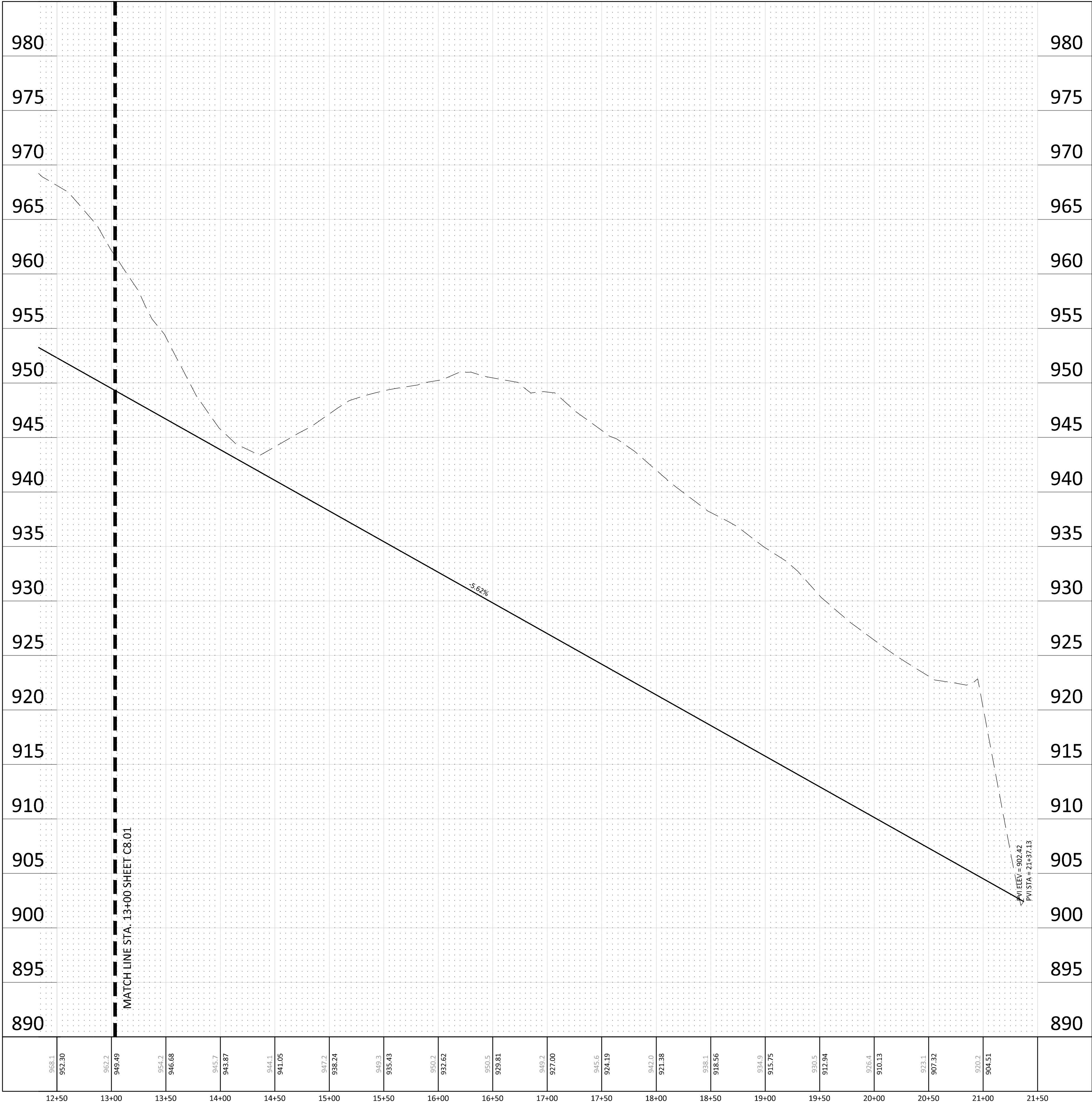
Revision History		
No.	Date	By
6/7/21	6/28/21	
Preliminary PUD Submittal		
Planning Comment Revisions		

Sheet Title
67TH STREET
PLAN & PROFILE

Sheet No. Revision
C8.01
Project No. 22291.02



67TH STREET
STA 13+00 TO 21+50
SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



LEGEND

PROPOSED

EXISTING

B618 CURB & GUTTER

CURB & GUTTER

STORM SEWER

SANITARY SEWER

WATERMAIN

EASEMENT

LIMIT OF DISTURBANCE

POND CONTOUR

SAW/CUT BITUMINOUS

STREET LIGHT (TO BE INSTALLED BY CITY)

CONCRETE SIDEWALK

SPOT ELEVATION

STREET CONSTRUCTION NOTES

1. STATIONING REFERS TO STREET CENTERLINE.

2. ALL SPOT ELEVATIONS ARE TO GUTTER UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

4. SEE GRADING PLAN FOR PROPOSED SPOT ELEVATIONS IN PRIVATE DRIVEWAYS.

5. INSTALL B618 CURB & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTABLE IN 5 FEET BEYOND CURB PC.

6. TACK FACE OF EXISTING CURB PRIOR TO PAVING.

7. RELOCATE SIGNS AND UTILITIES AS REQUIRED.

8. ALL EXCESS MATERIAL FROM THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

9. PROPOSED CONCRETE SIDEWALKS SHALL BE 6" THOUGH DRIVEWAY.

KEY NOTES

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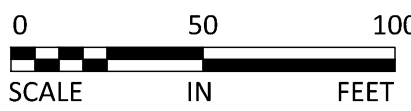
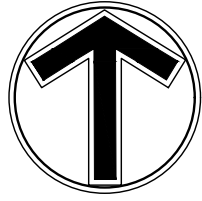
B. END SURMOUNTABLE CURB AND GUTTER.

C. B618 CURB AND GUTTER - SEE DETAIL STR-7/C9.01.

D. MOUNT STREET SIGN BLADES ABOVE STOP SIGN PER CITY REQUIREMENTS.

E. ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.

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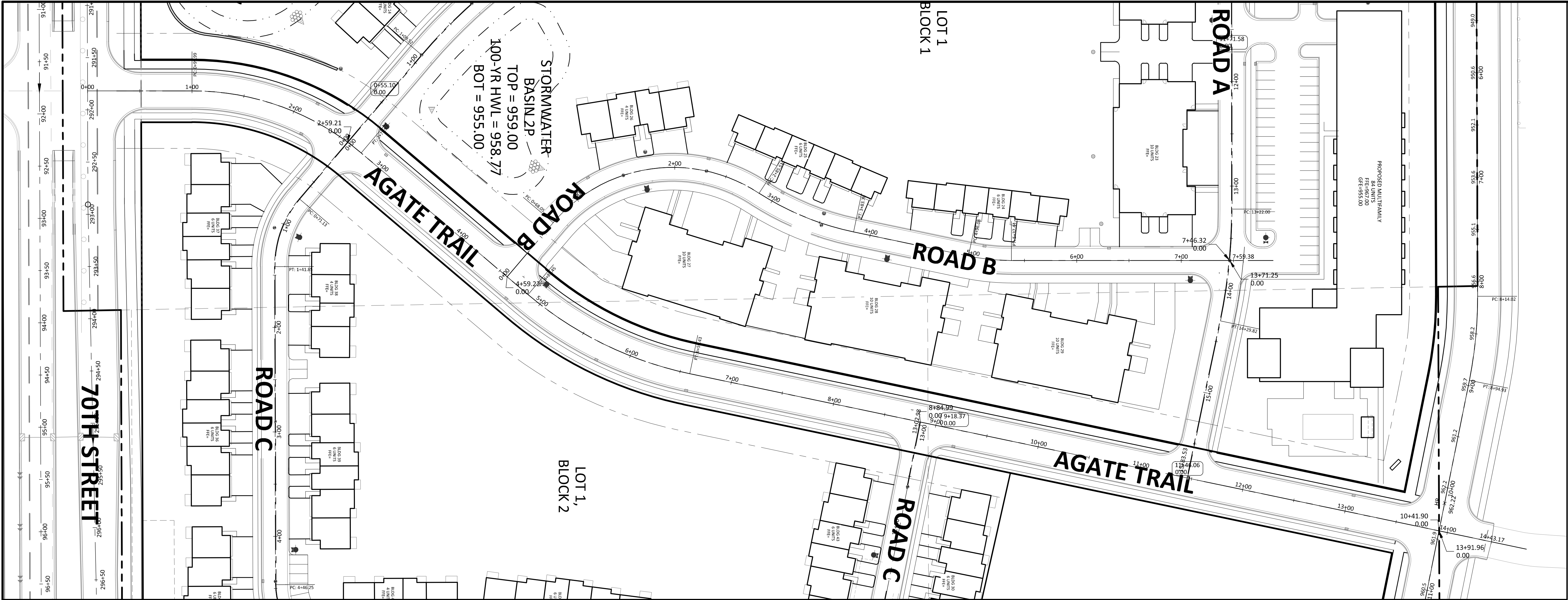
George D. Abernathy
Registration No. 43505 Date: 06/07/2021
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Summary

Designed: GDA Drawn: JGP
Approved: JMM Book / Page:
Phase: PRELIMINARY Initial Issued: 06/07/2021

Revision History

No.	Date	By	Submittal / Revision
6/7/21			Preliminary PUD Submittal
6/28/21			Planning Comment Revisions



LEGEND

PROPOSED

EXISTING

B618 CURB & GUTTER

SURMOUNTABLE CURB & GUTTER

STORM SEWER

SANITARY SEWER

WATERMAIN

EASEMENT

LIMIT OF DISTURBANCE

POND CONTOUR

SAWCUT BITUMINOUS

STREET LIGHT (TO BE INSTALLED BY CITY)

CONCRETE SIDEWALK

SPOT ELEVATION

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KEY NOTES

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NORTH

SCALE 0 50 100 IN FEET

AGATE TRAIL
STA 0+50 TO 13+00

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone

Engineering | Surveying | Planning | Environmental

Client
**COLLAGE
ARCHITECTS**

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
**AGATE TRAIL
APARTMENTS**

Location
**INVER GROVE
HEIGHTS, MN**

Certification

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No.	Date	By	Submittal / Revision
6/7/21			Preliminary PUD Submittal
6/28/21			Planning Comment Revisions

Sheet Title
**AGATE TRAIL
PLAN & PROFILE**

Sheet No. Revision
C8.03

Project No. 22291.02

Jun 28, 2021 3:35pm - User: jgorkman L:\PROJECTS\22291.02\AGATE\CH\Sheet1\22291.02-C8-STR.dwg

Client
**COLLAGE
ARCHITECTS**

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
**AGATE TRAIL
APARTMENTS**

Location
**INVER GROVE
HEIGHTS, MN**

Certification

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Revision History

No.	Date	By	Submittal / Revision
6/7/21			Preliminary PUD Submittal
6/28/21			Planning Comment Revisions

Sheet Title
**ROAD B CENTER
PLAN & PROFILE**

Sheet No. Revision

C8.05

Project No. 22291.02

LEGEND

PROPOSED

EXISTING

B618 CURB & GUTTER

SURMOUNTABLE CURB & GUTTER

STORM SEWER

SANITARY SEWER

WATERMAIN

EASEMENT

LIMIT OF DISTURBANCE

POND CONTOUR

SAW/CUT BITUMINOUS

STREET LIGHT (TO BE INSTALLED BY CITY)

CONCRETE SIDEWALK

SPOT ELEVATION

STREET CONSTRUCTION NOTES

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B. END SURMOUNTABLE CURB AND GUTTER.

C. B618 CURB AND GUTTER - SEE DETAIL STR-7/C9.01.

D. MOUNT STREET SIGN BLADES ABOVE STOP SIGN PER CITY REQUIREMENTS.

E. ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.

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0

50

100

SCALE

IN

FEET

1010

ROAD B CENTER
STA-0+50 TO 8+00

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

1010

1005

1000

995

990

985

980

975

970

965

960

955

950

1005

1000

995

990

985

980

975

970

965

960

955

950

0+50

0+00

0+50

1+00

1+50

2+00

2+50

3+00

3+50

4+00

4+50

5+00

5+50

6+00

6+50

7+00

7+50

8+00

Jun 28, 2021 - 3:35pm - User:jeanman L:\PROJECTS\22291.02\CAD\Sheet\22291.02-C8-STR.dwg

Client
**COLLAGE
ARCHITECTS**

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
**AGATE TRAIL
APARTMENTS**

Location
**INVER GROVE
HEIGHTS, MN**

Certification

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George D. Abernathy
Registration No. 43505 Date: 06/07/2021
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Summary

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Approved: JMM Book / Page:
Phase: PRELIMINARY Initial Issued: 06/07/2021

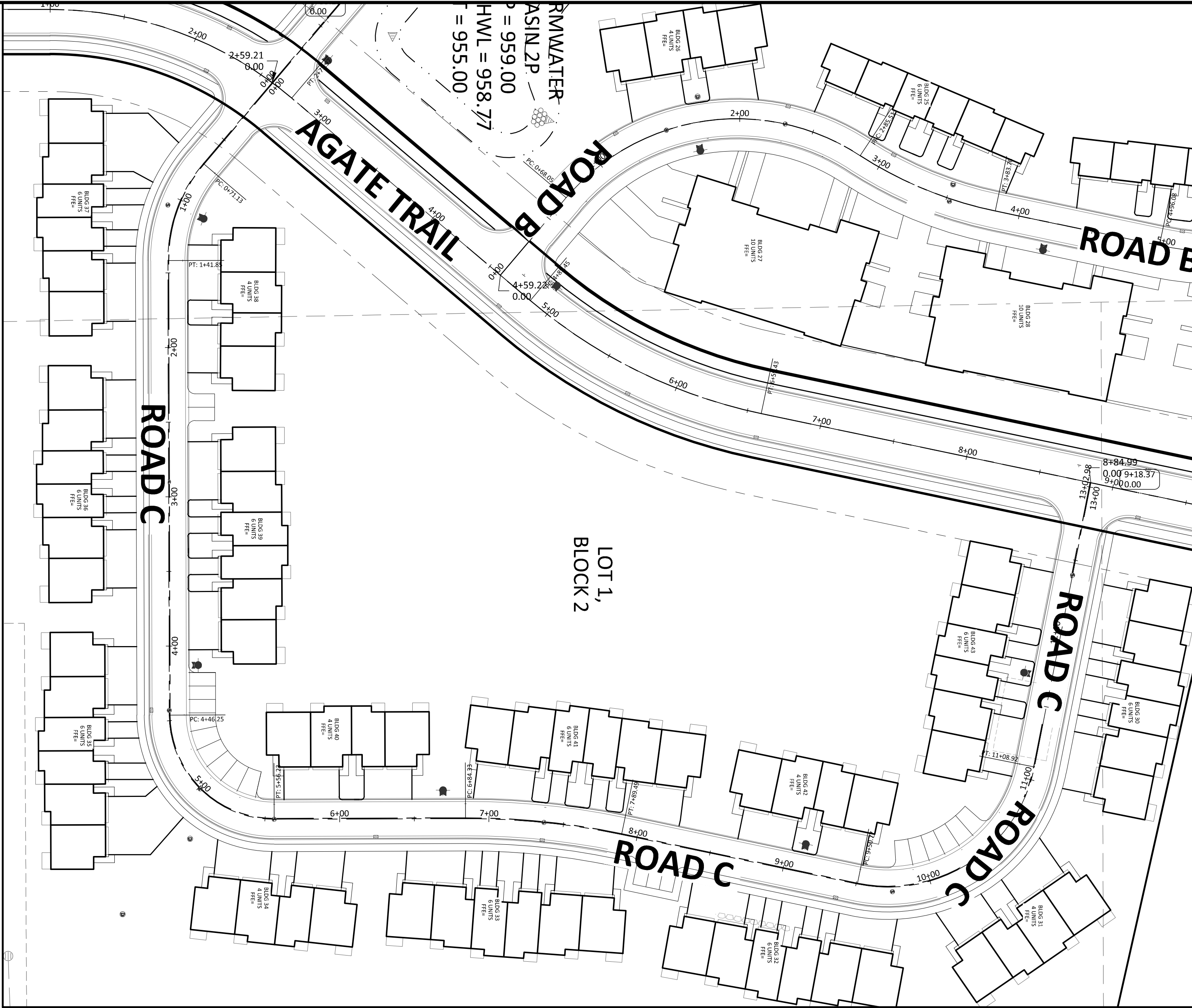
Revision History

No.	Date	By	Submittal / Revision
6/7/21			Preliminary PUD Submittal
6/28/21			Planning Comment Revisions

Sheet Title
**ROAD C EAST
PLAN & PROFILE**

Sheet No. Revision
C8.06

Project No. 22291.02



LEGEND

PROPOSED

EXISTING

B618 CURB & GUTTER

SURMOUNTABLE CURB & GUTTER

STORM SEWER

SANITARY SEWER

WATERMAIN

EASEMENT

LIMIT OF DISTURBANCE

POND CONTOUR

SAWCLUT BITUMINOUS

STREET LIGHT (TO BE INSTALLED BY CITY)

CONCRETE SIDEWALK

SPOT ELEVATION

STREET CONSTRUCTION NOTES

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4. SEE GRADING PLAN FOR PROPOSED SPOT ELEVATIONS IN PRIVATE DRIVEWAYS.

5. INSTALL B618 CURB & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTABLE IN 5 FEET BEYOND CURB PC.

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7. RELOCATE SIGNS AND UTILITIES AS REQUIRED.

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KEY NOTES

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B. END SURMOUNTABLE CURB AND GUTTER.

C. B618 CURB AND GUTTER - SEE DETAIL STR-7/C9.01.

D. MOUNT STREET SIGN BLADES ABOVE STOP SIGN PER CITY REQUIREMENTS.

E. ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.

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NORTH

0 50 100

SCALE IN FEET

1000

995

990

985

980

975

970

965

960

955

950

945

940

ROAD C EAST

STA -0+50 TO 13+50

SCALE

HORIZONTAL: 1"=50'

VERTICAL: 1"=5'

995

990

985

980

975

970

965

960

955

950

945

940

0+50

0+00

0+50

1+00

1+50

2+00

2+50

3+00

3+50

4+00

4+50

5+00

5+50

6+00

6+50

7+00

7+50

8+00

8+50

9+00

9+50

10+00

10+50

11+00

11+50

12+00

12+50

13+00

13+50

PVI ELEV = 961.97

PVI STA = 0+00.00

BVC STA = 0+50.00

BVC ELEV = 963.44

HP STA = 1+50

HP ELEV = 965.42

PVI STA = 1+00.00

PVI ELEV = 964.90

K = 53.19

LVC = 100.00

EVC STA = 1+50.00

EVC ELEV = 965.42

BVC STA = 2+50.00

BVC ELEV = 966.48

HP STA = 3+08.33

HP ELEV = 966.78

PVI STA = 3+00.00

PVI ELEV = 965.50

K = 55.56

LVC = 100.00

EVC STA = 3+50.00

EVC ELEV = 966.04

BVC STA = 4+50.00

BVC ELEV = 966.88

LP STA = 5+50

LP ELEV = 965.17

PVI STA = 5+00.00

PVI ELEV = 965.50

K = 1200.00

LVC = 100.00

EVC STA = 6+50.00

EVC ELEV = 965.17

BVC STA = 6+50.00

BVC ELEV = 964.83

LP STA = 7+00

LP ELEV = 964.25

PVI STA = 6+50.00

PVI ELEV = 964.50

K = 600.00

LVC = 100.00

EVC STA = 7+50.00

EVC ELEV = 964.00

BVC STA = 8+50.00

BVC ELEV = 963.50

HP STA = 12+40.45

HP ELEV = 967.20

PVI STA = 12+50.00

PVI ELEV = 967.50

K = 40.45

LVC = 100.00

EVC STA = 13+00.00

EVC ELEV = 966.76

HP STA = 13+00.00

HP ELEV = 966.76

PVI STA = 13+00.00

PVI ELEV = 966.76

Jun 28, 2021 - 3:35pm - User:joekman L:\PROJECTS\22291.02\ROADS\CH\Sheet022291.02-C8-S1.RVT.dwg

Client
COLLAGE
ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL
APARTMENTS

Location
INVER GROVE
HEIGHTS, MN

Certification
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John R. Workman
Registration No. 59119 Date: 06/07/2021
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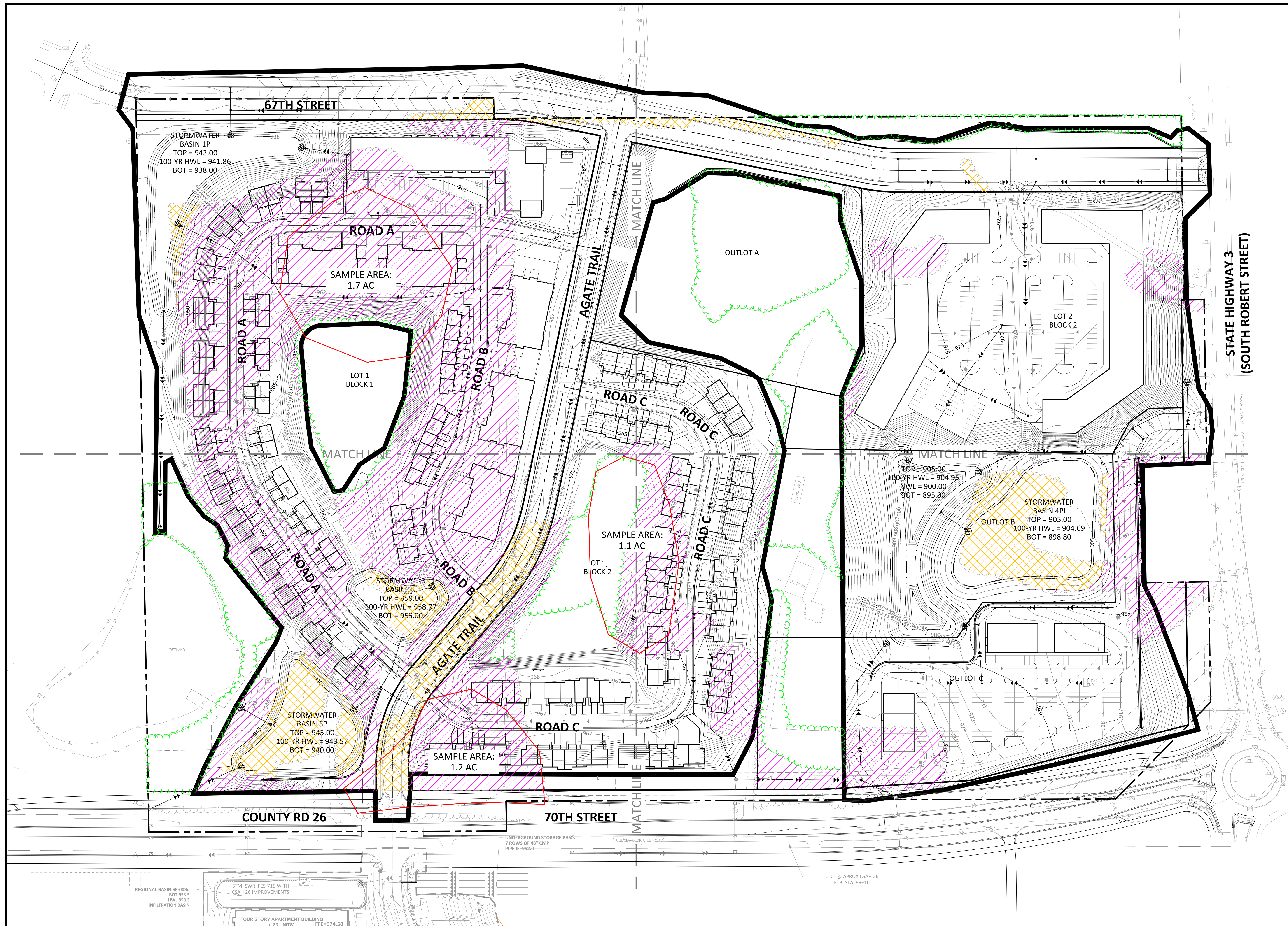
Summary
Designed: GOA Drawn: JGP
Approved: JMM Book / Page:
Phase: PRELIMINARY Initial Issued: 06/07/2021

Revision History	
No.	Date By Submittal / Revision
6/7/21	Preliminary PUD Submittal
6/28/21	Planning Comment Revisions

Sheet Title
OVERALL TREE
PRESERVATION
PLAN

Sheet No. **Revision**
L0.01

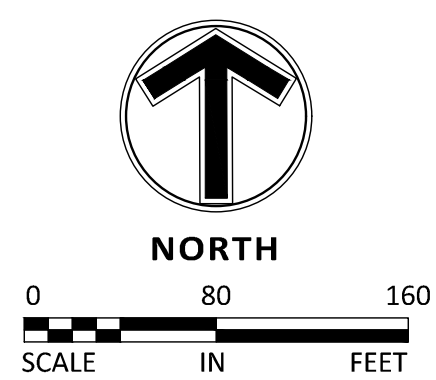
Project No. 22291.02



LEGEND	
PROPERTY LIMIT	PROPOSED
CURB & GUTTER	EXISTING
EASEMENT	
BUILDING	
RETAINING WALL	
WETLAND LIMITS	
TREELINE	
LANDSCAPE EDGING	
STORM SEWER	
SANITARY SEWER	
FORCEMAIN (SAN.)	
WATERMAIN	
YARDDRAIN	
SAMPLE TREE AREA	
TREE PROTECTION FENCE	
SIGN	
PIPE BOLLARD	
RIPRAP	

TREE INVENTORY CALCULATION SUMMARY	
SAMPLED AREA	AREA
TOTAL AREA INVENTORIED:	4.0 ACRES
AVERAGE DBH (INCHES) PER ACRE:	1.0 ACRES
(37.6% TYPE A, 57.4% TYPE B, 5.0% TYPE C)	
SUMMARY (TOTAL SITE)	AREA
TOTAL WOODED AREA:	22.88 ACRES
ALLOWABLE REMOVALS (R3: 40%):	9.15 ACRES
REMOVED WOODED AREA:	13.80 ACRES
REQUIRED REPLACEMENTS*:	- ACRES
PRESERVED WOODED AREA:	6.34 ACRES
CREDIT FOR HERITAGE TREES PRESERVED (5%):	- ACRES
TOTAL REQUIRED REPLACEMENT INCHES:	5,616"

* REPLACEMENT INCHES CALCULATED BASED ON PERCENTAGES OF DBH IN SAMPLE PLOT AREAS =
(.376 * 4,118)/2 + .624(4,118)



Client
COLLAGE ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL APARTMENTS

Location
INVER GROVE HEIGHTS, MN

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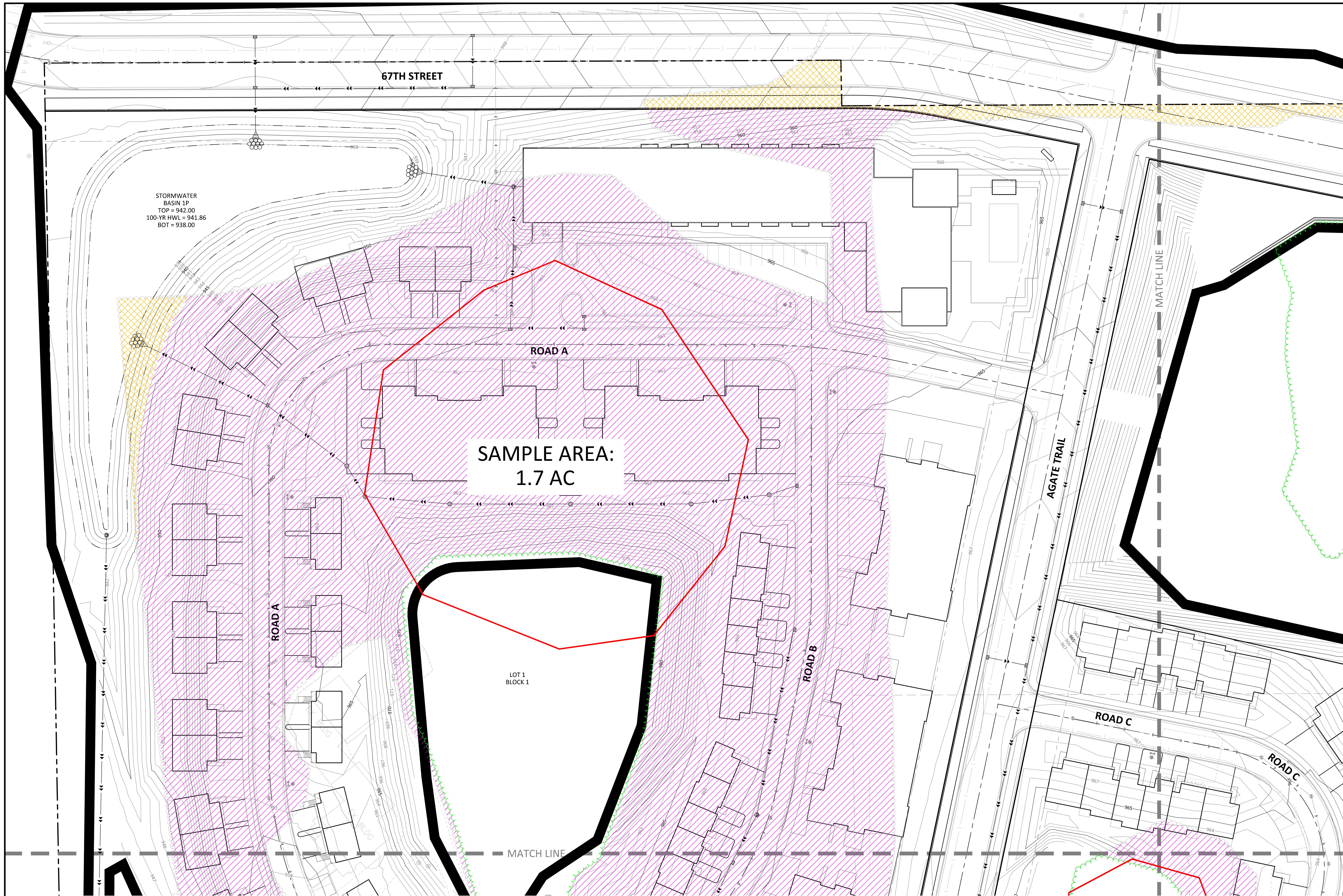
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Designed: GOA Drawn: JGP
Approved: JMM Book / Page:
Phase: PRELIMINARY Initial Issue: 06/07/2021

Revision History
No. Date By Submittal / Revision
6/7/21 Preliminary PUD Submittal
6/28/21 Planning Comment Revisions

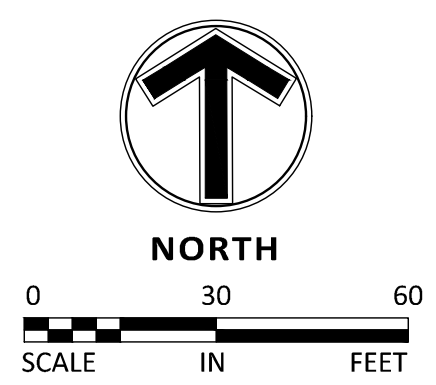
Sheet Title
TREE PRESERVATION PLAN - NW

Sheet No. Revision
L0.02

Project No. 22291.02



LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	HEAVY DUTY ASPHALT PAVING
EASEMENT	---	---	CONCRETE PAVING
BUILDING	---	---	CONCRETE SIDEWALK
RETAINING WALL	---	---	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
WETLAND LIMITS	---	---	
TREELINE	---	---	
SAWCUT LINE	---	---	
SIGN	---	---	
PIPE BOLLARD	---	---	
NUMBER OF PARKING STALLS PER ROW	---	---	
KEY NOTE	---	---	



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Client
COLLAGE ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AGATE TRAIL APARTMENTS

Location
INVER GROVE HEIGHTS, MN

Certification
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John R. Workman
Registration No. 59119 Date: 06/07/2021
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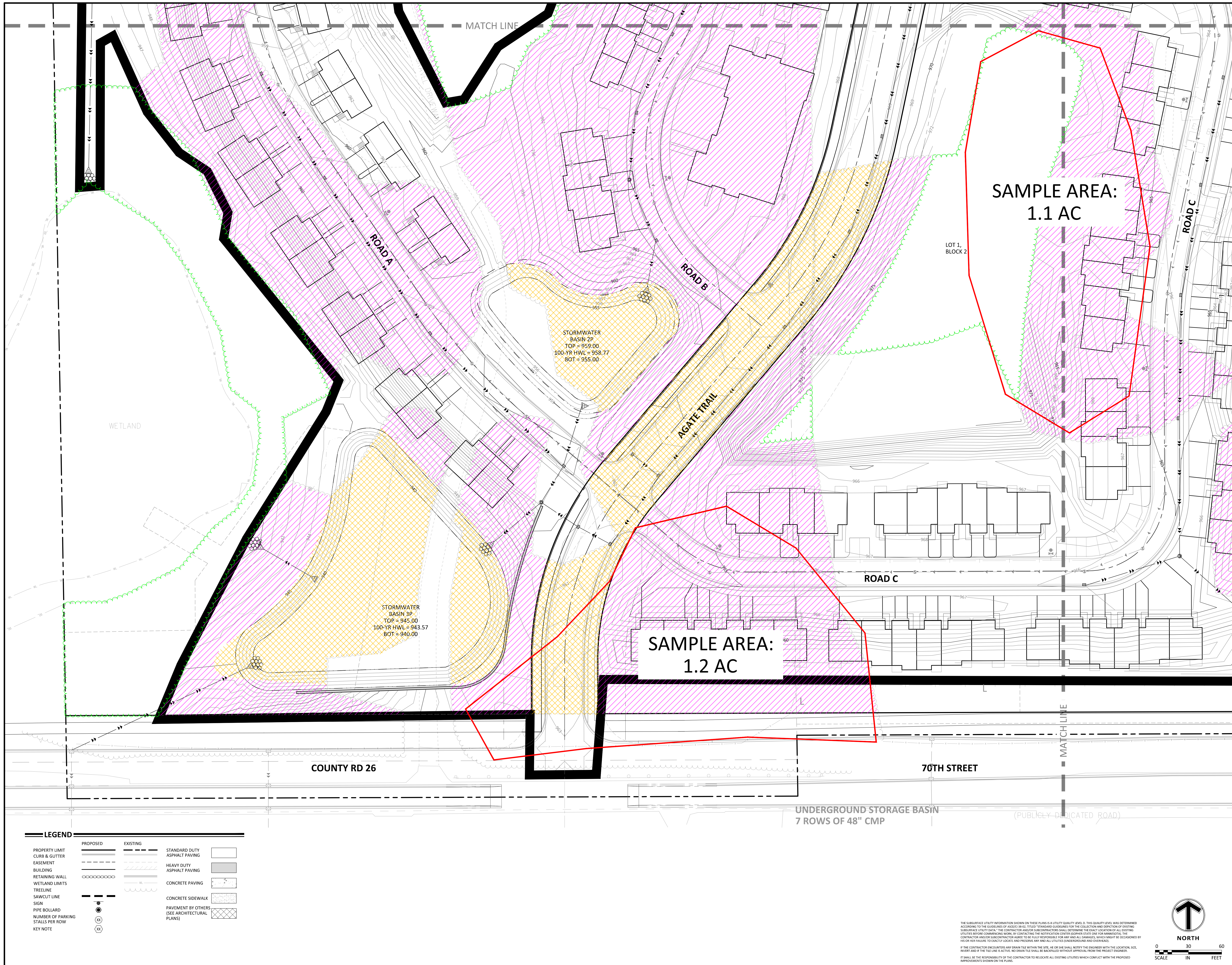
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Revision History
No. Date By Submittal / Revision
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6/28/21 Planning Comment Revisions

Sheet Title
TREE PRESERVATION PLAN - SW

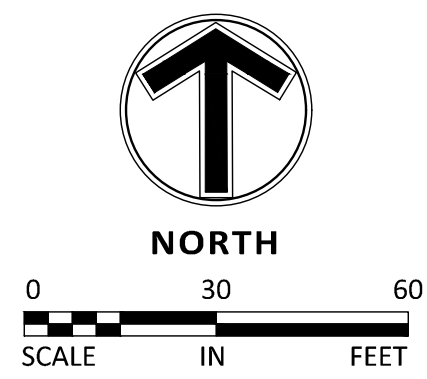
Sheet No. Revision
L0.03

Project No. 22291.02



LEGEND	
PROPERTY LIMIT	PROPOSED
CURB & GUTTER	EXISTING
EASEMENT	STANDARD DUTY ASPHALT PAVING
BUILDING	HEAVY DUTY ASPHALT PAVING
RETAINING WALL	CONCRETE PAVING
WETLAND LIMITS	CONCRETE SIDEWALK
TREELINE	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
SAWCUT LINE	
SIGN	
PIPE BOLLARD	
NUMBER OF PARKING STALLS PER ROW	
KEY NOTE	

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COLLAGE ARCHITECTS

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Location
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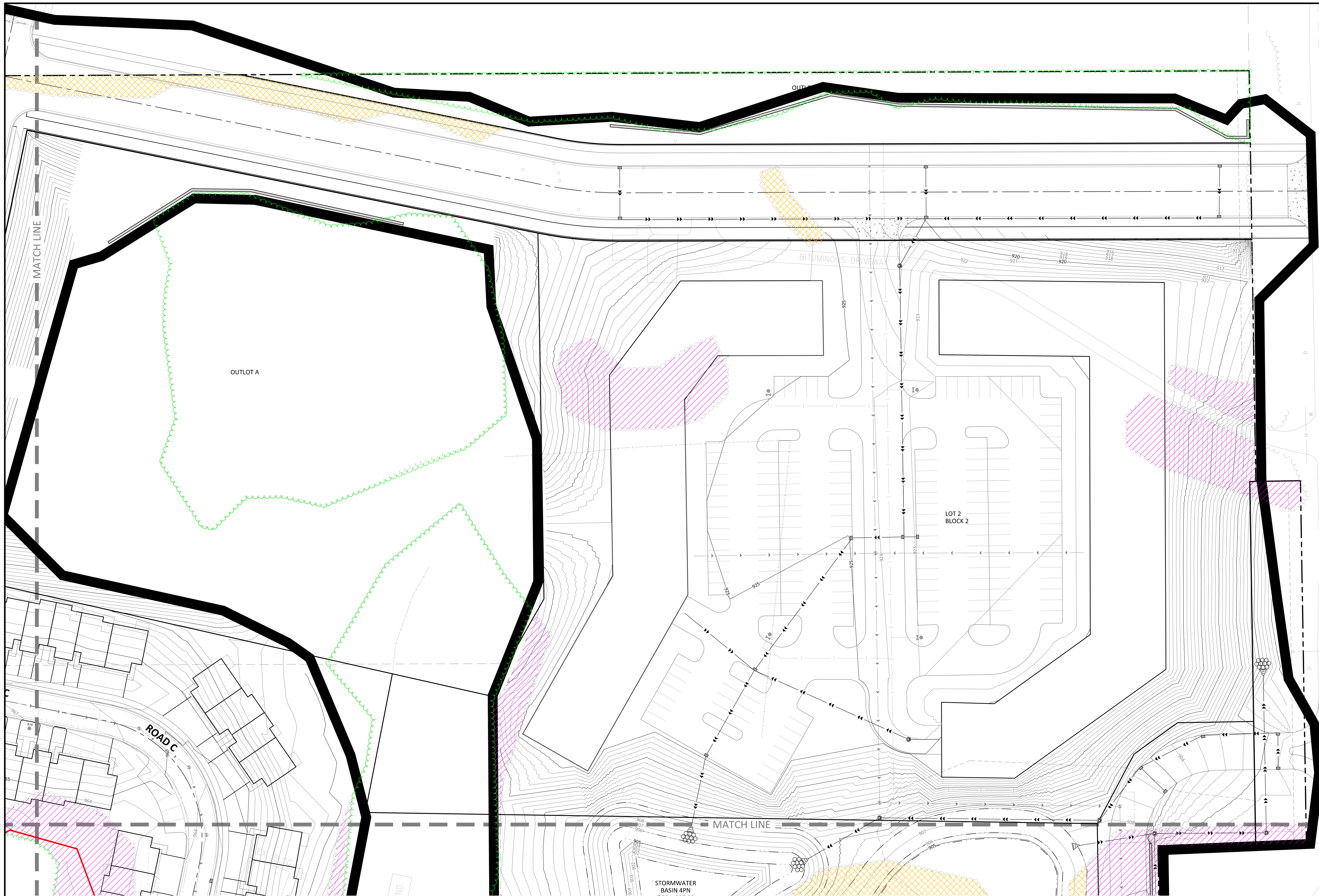
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Revision History
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6/28/21 Planning Comment Revisions

Sheet Title
TREE PRESERVATION PLAN - NE

Sheet No. Revision
L0.04

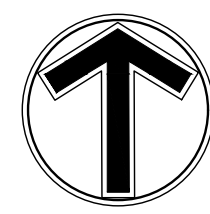
Project No. 22291.02



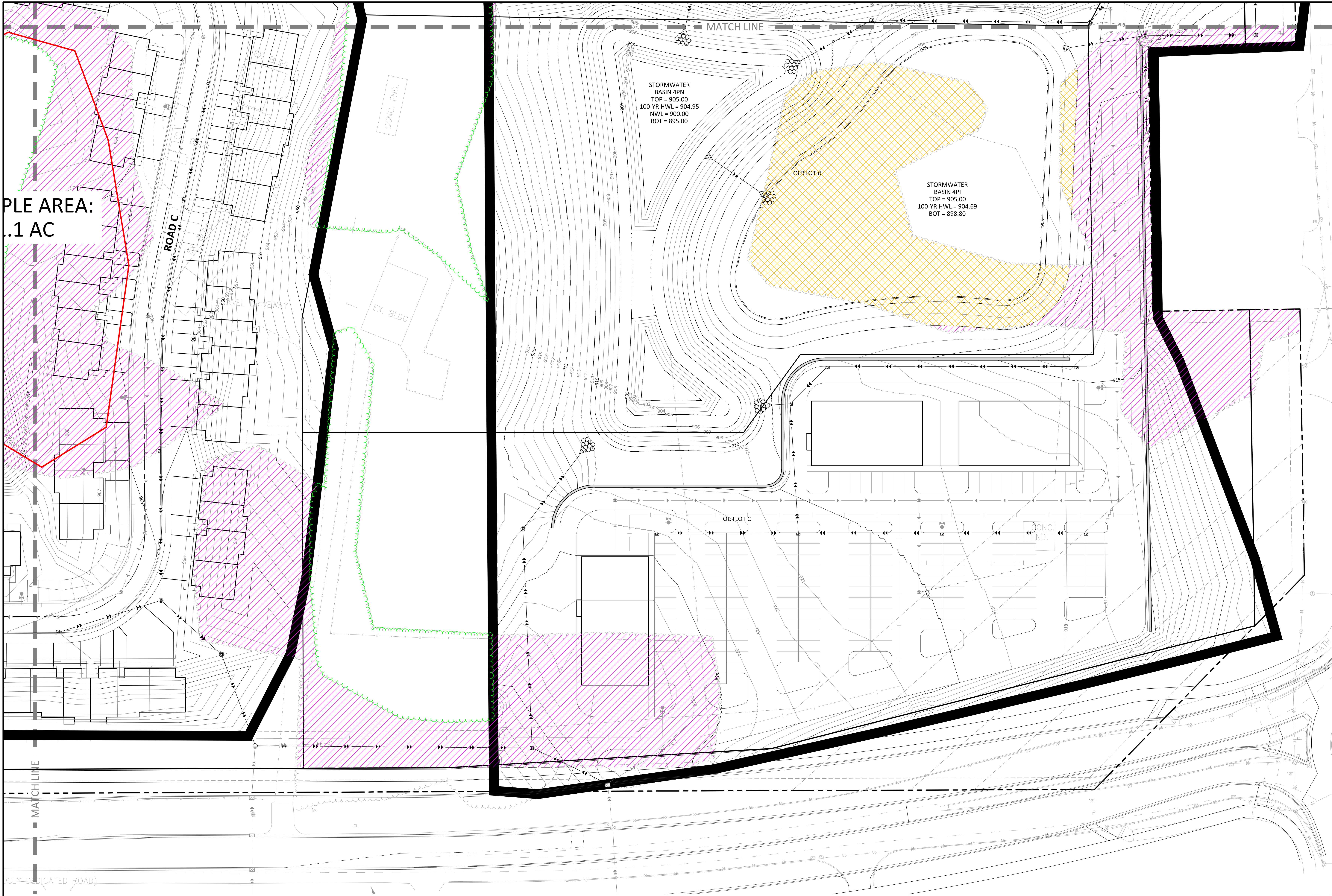
LEGEND

PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING	
PROPERTY LIMIT			
CURB & GUTTER			
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW			
KEY NOTE			

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0 30 60
SCALE IN FEET



PLE AREA:
.1 AC

ROAD C

CONC. FND.

EX. BLDG

STORMWATER
BASIN 4PN
TOP = 905.00
100-YR HWL = 904.95
NWL = 900.00
BOT = 895.00

OUTLOT B

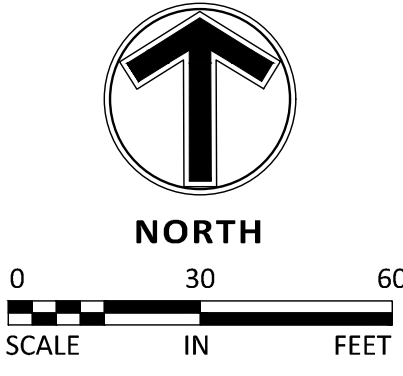
STORMWATER
BASIN 4PI
TOP = 905.00
100-YR HWL = 904.69
BOT = 898.80

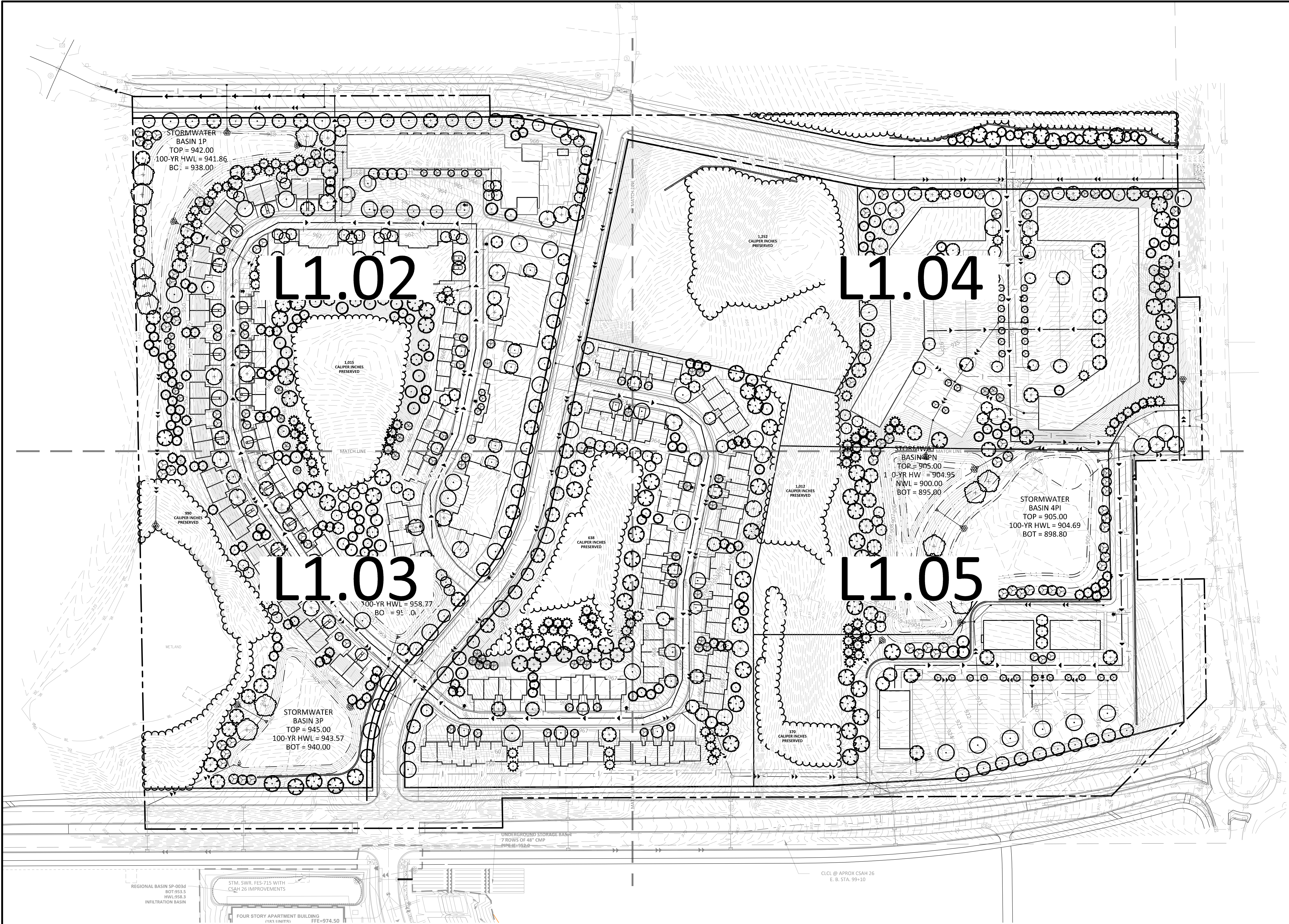
OUTLOT C

CONC.
FND.

LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	
CURB & GUTTER	---	---	STANDARD DUTY ASPHALT PAVING
EASEMENT	---	---	HEAVY DUTY ASPHALT PAVING
BUILDING	---	---	CONCRETE PAVING
RETAINING WALL	---	---	CONCRETE SIDEWALK
WETLAND LIMITS	---	---	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
TREELINE	---	---	
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SIGN	---	---	
PIPE BOLLARD	---	---	
NUMBER OF PARKING STALLS PER ROW	---	---	
KEY NOTE	---	---	

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LEGEND

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

TREELINE

LANDSCAPE EDING

STORM SEWER

SANITARY SEWER

FORCEMAIN (SAN.)

WATERMAIN

YARDDRAIN

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

SIGN

PIPE BOLLARD

RIPRAP

PROPOSED

EXISTING

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

INVER GROVE HEIGHTS LANDSCAPE CODE

CALCULATIONS

ONE OVERSTORY TREE PER DWELLING UNIT

CONFEROUS TREE

ORNAMENTAL TREE

SHRUB

REFORESTATION (SEE L0.01)

REQUIRED

548

-

-

tbd

2,782

PROPOSED

575

269

120

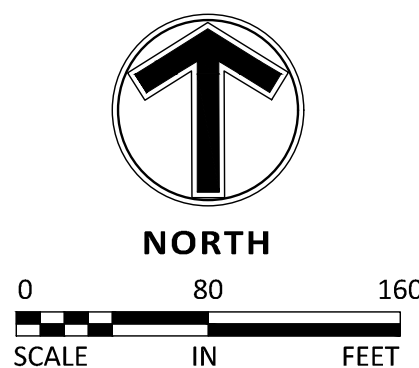
tbd

2,785

Chapter 15 - 10-15-11 - LANDSCAPING
(B) Multi-Family residential site shall contain, at a minimum, one tree per dwelling unit.
(2) An equivalent of up to fifty percent (50%) of the required number of overstory trees may be created through the use of overstory trees in combination with other landscape design elements at a ratio of six (6) shrubs to one overstory tree and/or two (2) ornamental trees to one overstory tree. In no case shall the number of overstory trees be less than fifty percent (50%) of the appropriate formula.

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SG	Acer Freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	3" Cal.		54
	ARF	Acer rubrum 'Frankford' TM / Red Sunset Maple	B & B	3" Cal.		32
	BE	Aesculus x arnoldiana 'Autumn Splendor' / Autumn Splendor Buckeye	B & B	3" Cal.		30
	RB	Betula nigra 'Cully' TM / Heritage Birch	B & B	3" Cal.		72
	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	3" Cal.		63
	KC	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	3" Cal.		27
	QA	Populus tremuloides / Quaking Aspen	B & B	3" Cal.		86
	SO	Quercus bicolor / Swamp White Oak	B & B	3" Cal.		73
	RO	Quercus rubra / Red Oak	B & B	3" Cal.		78
	SAN	Salix alba 'Niobe' / Niobe Weeping Willow	B & B	3" Cal.		14
	PE	Ulmus americana 'Princeton' / American Elm	B & B	3" Cal.		46
CONIFERS						
	NS	Picea abies / Norway Spruce	B & B	7"		86
	BS	Picea glauca densata / Black Hills Spruce	B & B	7"		56
	WP	Pinus strobus / White Pine	B & B	7"		83
	SP	Pinus sylvestris / Scotch Pine	B & B	7"		44
ORN. TREES						
	SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2" Cal.		49
	HT	Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B & B	2.5" Cal.		26
	PF	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2" Cal.		10
	IL	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2" Cal.		35



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6/28/21 Planning Comment Revisions

Sheet Title
LANDSCAPE PLAN - NW

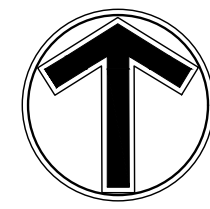
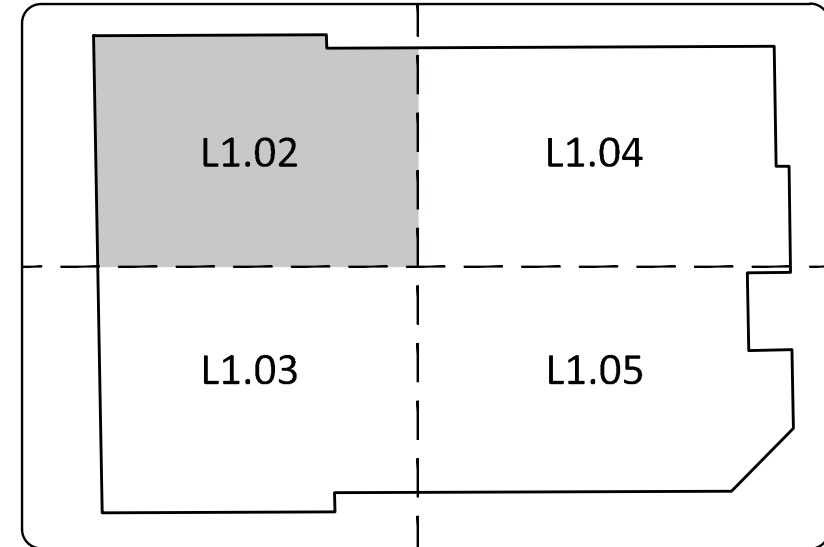
Sheet No. Revision
L1.02

Project No. 22291.02



LEGEND

PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING	
PROPERTY LIMIT			
CURB & GUTTER			
EASEMENT			
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW			
KEY NOTE			



0 30 60
SCALE IN FEET

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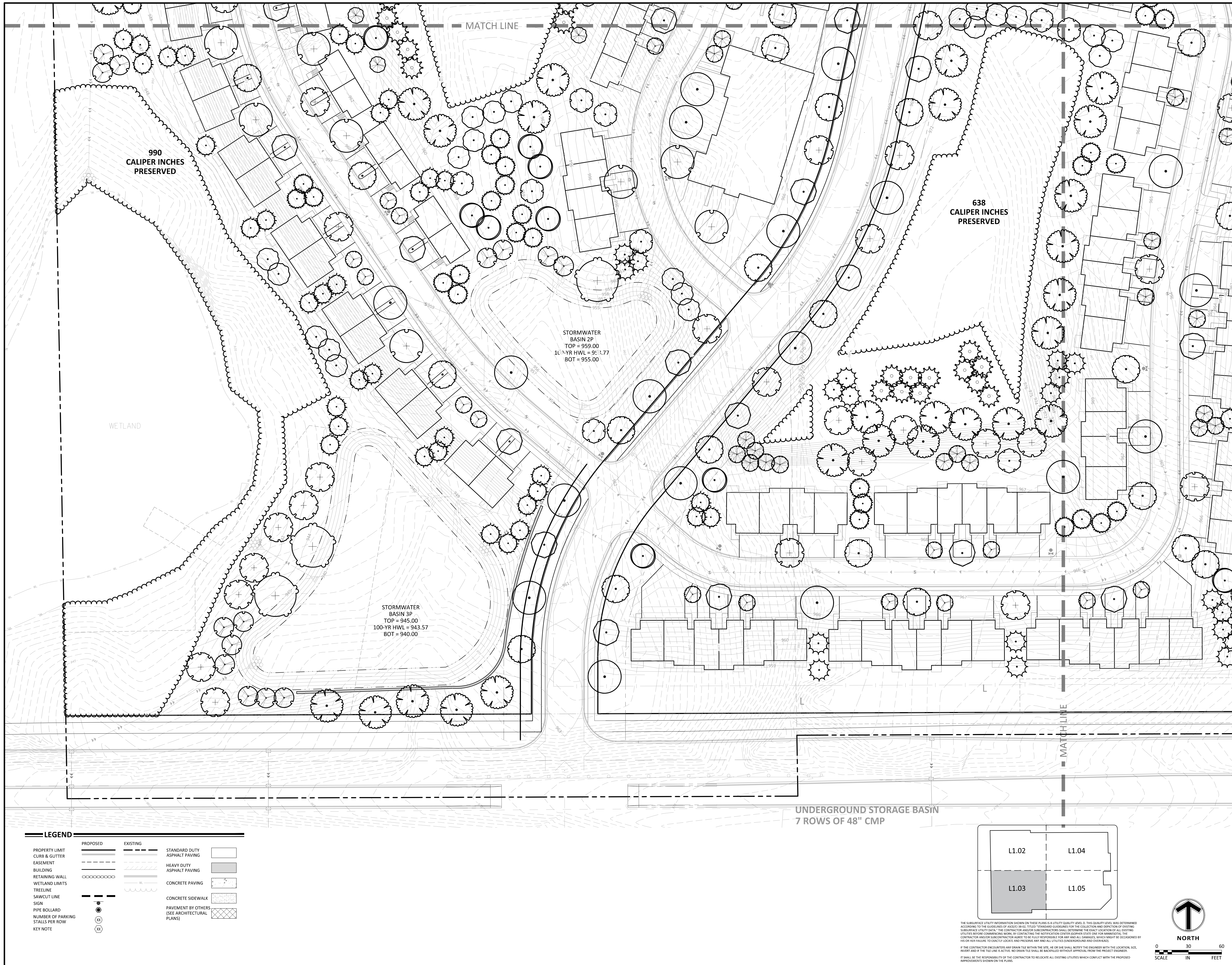
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6/28/21 Planning Comment Revisions

Sheet Title
LANDSCAPE PLAN - SW

Sheet No. Revision
L1.03

Project No. 22291.02



Client
COLLAGE
ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

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AGATE TRAIL
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Location
INVER GROVE
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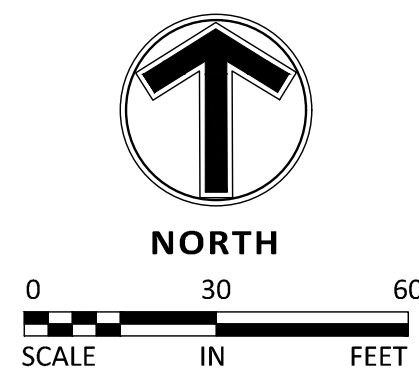
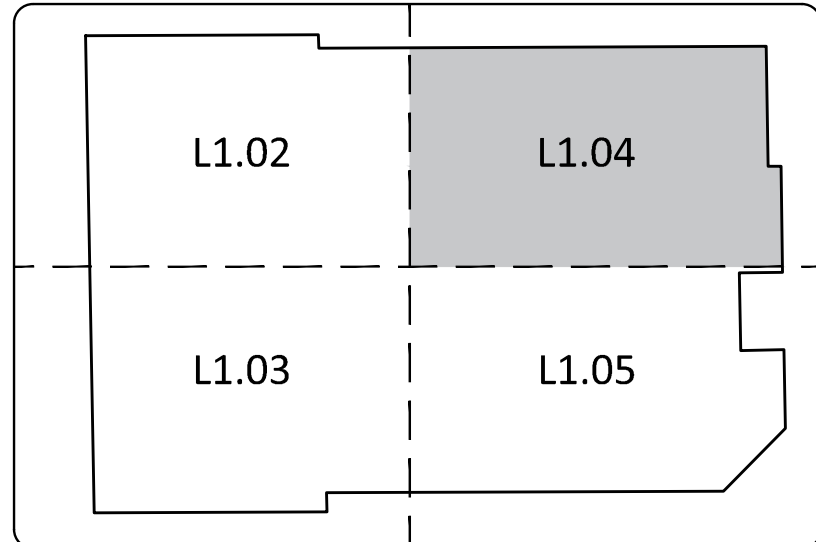
Sheet Title
LANDSCAPE
PLAN - NE

Sheet No. Revision
L1.04

Project No. 22291.02



LEGEND	
PROPERTY LIMIT	PROPOSED
CURB & GUTTER	EXISTING
EASEMENT	STANDARD DUTY ASPHALT PAVING
BUILDING	HEAVY DUTY ASPHALT PAVING
RETAINING WALL	CONCRETE PAVING
WETLAND LIMITS	CONCRETE SIDEWALK
TREELINE	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
SAWCUT LINE	
SIGN	
PIPE BOLLARD	
NUMBER OF PARKING STALLS PER ROW	
KEY NOTE	



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COLLAGE
ARCHITECTS

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Project
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Location
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6/28/21	Planning Comment Revisions

Sheet Title
LANDSCAPE
PLAN - SE

Sheet No. Revision
L1.05

Project No. 22291.02



From: [Rebecca Kiernan](#)
To: [Allan Hunting](#); [Kim Fox](#); [Heather Botten](#)
Subject: FW: Concerns regarding IGH At Home Apartments proposal
Date: Monday, May 24, 2021 12:43:16 PM

Please add to the other comments for this development.

Becky

From: John Murphy <jmurphy@ighmn.gov>
Sent: Monday, May 24, 2021 12:00 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: Fwd: Concerns regarding IGH At Home Apartments proposal

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From: Julie Stone <juliethestone@gmail.com>
Sent: Sunday, May 23, 2021 3:40:40 PM
To: John Murphy <jmurphy@ighmn.gov>
Subject: Concerns regarding IGH At Home Apartments proposal

Dear Mr. Murphy,

My name is Julie Stone, and as a resident of Settlers Ridge neighborhood, in Inver Grove Heights, I have concerns about the proposed development by At Home Apartments on the Northwest corner of Robert and 70th street.

First, the amount of traffic this will generate through the Settlers Ridge neighborhood is tremendous. Agate trail is not designed for heavy traffic, and surely this will be the fastest and most preferred route for those coming from this proposed development to access 494 and going north on Robert. This is very unsafe for our neighborhood. The streets in Settlers Ridge neighborhood do not have the capacity to handle the extreme amount of traffic this development would generate and most importantly would endanger the safety of the residents who live here, especially the children. Settlers Ridge has a higher than usual percentage of children than a typical neighborhood so all the more reason for this to be a deep concern.

Secondly, there are already apartment buildings being built across the street on 70th, along with the influx of apartments being built just down the road at the Vikings training facility. I question the need for so much high density housing.

Lastly, the apartment building in the proposed plan is to be built right next to the pre existing homes! Why not place it closer to 70th or not place the largest structure right next to the homes that are already there. And again, the most high density and largest structure in the development being placed right next to the Agate Trail entrance just makes it the easiest and fastest entrance/exit point for all of the people living there which would, without question, increase traffic tremendously

through out the Settlers Ridge neighborhood.

Thank you for your consideration.

Sincerely,
Julie Stone
1378 66th St
Inver Grove Heights, 55077

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Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

City of Inver Grove Heights | 8150 Barbara Avenue | Inver Grove Heights | Minnesota | 55077

rkiernan@ighmn.gov | www.ighmn.gov

From: [Joan Jawor](#)
To: [Kim Fox](#)
Subject: AT HOME APPARTMENTS - Case No. 21-45PUD
Date: Tuesday, June 29, 2021 9:27:56 AM

Hi Kim

My name is Joan Jawor and I live at 6892 Alverno Ct., Inver Grove Heights, MN 55077. I am emailing on behalf of my family regarding the At Home Apartments that are going in the Northwest quadrants of Hwy 3 & 70th street.

I have many concerns about this property potentially going in. It will be basically be in my back yard, all of the trees will be clear cut down, how many will be replanted???, to have a terrible view of not single family homes but a high density area. I did not move and build our house here to look at 10 plexes, parking lots and apartment complexes. Statistically there will be much more crime and police activity in our area. That being said, what kind of housing will this be? Possibly subsidized? If that is the case then it will for sure be an issue. The amount of traffic will be noisy but even more very dangerous. There are not even sidewalks and now 260 units worth of new residents zooming past our young children outside. Has this land been zoned for this type of building?

I am extremely concerned for the safety of my children with all of the traffic that will be generated from this development, the noise and also the amount of people going into this area. It seems like a terrible idea and I know many of us residents would prefer it to be single family homes.

My husband will be attending the meeting but I am unable.

Thank you for your time.

Joan Jawor

Paramount Claims

Tel: 651.452.7200 | Fax: 651.994.3693

Email: claims.paramount@herregan.com

3695 Kennebec Dr. Eagan, MN 55122

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From: [Kersten Kempf](#)
To: [Kim Fox](#)
Cc: [Joseph Kempf](#)
Subject: Comments - At Home Apartments Rezoning Request
Date: Tuesday, June 29, 2021 8:50:06 PM

Hello Ms. Kim Fox,

I am writing this email to let you, and the rest of the Planning Commission members of Inver Grove Heights, know that we oppose the rezoning of property A to a planned unit development. The high density housing, At Home Apartments, poses big concerns for our family and the neighborhood of Settler's Ride and Settler's Ridge Enclave.

First, the amount of people within this type of development will cause major traffic and noise issues. By adding 260 more units in this space, it may generate more police activity due to the high density area and lack of tenant ownership of the property. If this proposed development were town-homes, which were owned by residents of Inver Grove Heights, I would be more in favor of this project since town-homes are not multistory buildings. Because these are considered rentals, tenants do not need to be held to certain standards regarding their lawn or upkeep of the exterior of the apartments. We currently have an HOA in Settler's Ridge, which homeowners must abide by these rules and regulations set by our neighborhood. This is to keep our neighborhood looking aesthetically pleasing and cohesive throughout.

How will the At Home Apartments appear in comparison to the Lennar homes of Settler's Ridge and Settler's Ridge Enclave? The character of the suburbs, quiet streets with single or two-story homes, will now be overshadowed by apartment buildings. My husband and I choose to live in Inver Grove Heights, along with our three young children and a baby on the way, because of the small town feel, topography, beautiful protected green spaces, and the promise of parks and playgrounds for children. We did not anticipate, nor do we want to live next to rental properties. This is something you can find in the cities such as Minneapolis or St. Paul. It's noted that another apartment complex is being built across from Holiday by Highway 3, so I'm not sure why there's a need to add more rental properties. How can the city handle the influx of people and traffic in such a confined space? How can the surrounding businesses accommodate for the increased amount of residents and renters?

There are many young children in Settler's Ridge, and it seems as though At Home Apartments will be using our neighborhood streets to enter their development. This is alarming and unsafe. We already have construction workers speeding through the development, and I cannot imagine what the traffic footprint will be like once the apartments are completed. How will At Home Apartments guarantee safety of our children and pedestrians with the sheer number of vehicles driving through the quiet neighborhood—lowering speed limit, rerouting access to the complex to 70th and/or Highway 3...etc? How will At Home Apartments provide enough parking for residents? Inver Grove Heights currently allows for residents to only park on one side of the street. Will residents of At Home Apartments be taking up our neighborhood street parking?

Furthermore, Inver Grove Heights has outlined ways to improve their city by adding parks and playgrounds for children and teens all within a safe and reasonable walking distance (not crossing major streets). Instead of providing the youth of Inver Grove Heights with healthy opportunities to get outside in the green space promised, an apartment building may be built. Is there a way to provide a buffer of mature trees with a green space park and playground closer to Settler's Ridge and Settler's Ridge Enclave development? Why doesn't At Home Apartments consider

moving their multistory rental property closer to 70th and Highway 3 or next to the Inver Grove Heights Target?

Inver Grove Heights is our home, and we have enjoyed living in the quiet neighborhood of Settler's Ridge. If At Home Apartments is successful in building their multistory rental properties, our neighborhood and residents will negatively be impacted by a safety standpoint in regards to traffic, noise, potential increase in crime, lack of community in neighbors due to multiple renters, and the overall look will change the small town suburban feel to more city-like living.

I know the Planning Commission members of Inver Grove Heights will consider all of the major points and make a decision that is best for the Inver Grove Heights community members and the safety of our youth and current residents.

Thank you!

Kersten Kempf
651-214-9564

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From: [Dan Schonhardt](#)
To: [Kim Fox](#)
Subject: Case No. 21-45PUD
Date: Tuesday, June 29, 2021 7:32:00 PM

Hello Kim,

My name is Dan and I am a resident of the Settler's Ridge community. I am writing today to express my concerns with the rezoning of the lots 20-00600-78-012, 20-28500-01-012, 20-28500-01-011 and 20-28500-01-020 from Agricultural to High Density Residential. Rezoning these lots will have drastic negative impacts on the nearby residential communities.

Here are my current concerns:

1. Removal of natural green space

1. Currently to the south of our neighborhood, these lots are farmland with surrounding woods, ponds and areas for wildlife. We regularly have deer, birds and lots of other wildlife stroll through the backyards of our house and our neighbor's. Replacing this with towering apartment complexes and parking lots will drastically change this.

2. Increase in traffic

1. The traffic around our neighborhood is already fairly high. Delivery trucks, children, standard car traffic. With the addition of a high density residential zone this will only be exacerbated. Will there be anything done to help ease traffic when we add a giant apartment complex?

3. Not consistent with surrounding neighborhoods

1. All the surrounding neighborhoods are zoned residential or agricultural; the jump to high density residential will be very disrupting to the current neighborhoods and the surrounding areas.

4. Devaluation of surrounding homes

1. With the increase in traffic, the loss of natural green space, the towering complex in our backyard, this most definitely will hurt home values in the surrounding communities. The current proposed plan does not attempt to minimize this as it puts the apartment complex directly adjacent to many of the homes in the nearby neighborhood.

5. Other places may be more suitable

1. Would it be more suitable to rezone plots further north, near the new Minnesota Vikings complex? Lot 200060052011 looks prime to be swapped for high density. It's near a park and secluded from other low density residential areas.

Thank you for your time and look forward to hearing from others at the upcoming Planning Committee meeting.

--

Dan Schonhardt

President of Schonhardt INC.

phone: 763-381-7384

email: dschonhardt@gmail.com



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Allan Hunting

From: Rebecca Kiernan
Sent: Monday, May 24, 2021 8:33 AM
To: Allan Hunting; Heather Botten; Klay Eckles
Subject: FW: At Home Apartments Proposal for north of 70th st and east of alverno ct

Please read Mr. Severude's concerns below.

Thanks.

Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

Fax: (651) 259-8023

City of Inver Grove Heights | 8150 Barbara Ave | Inver Grove Heights | Minnesota | 55077

rkiernan@ighmn.gov | www.ighmn.gov

From: John Murphy <jmurphy@ighmn.gov>
Sent: Sunday, May 23, 2021 7:46 AM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: FW: At Home Apartments Proposal for north of 70th st and east of alverno ct

Forward...

From: Eric Severude <eric.severude@gmail.com>
Date: Friday, May 21, 2021 at 8:15 PM
To: John Murphy <jmurphy@ighmn.gov>
Subject: At Home Apartments Proposal for north of 70th st and east of alverno ct

Good evening Council Member Murphy,

I hope all is well with you! I wanted to write to you about the proposed development of the property north of 70th street and east of Alverno Ct being proposed by At Home Apartments. First off, I was happy to see that a park was included as part of this plan. I know a lot of people have been asking for this type of thing so great to see.

I do also have some concerns though. As a resident near this proposal (I live at 6577 Agate Trail) I would prefer the plot not be developed with such high density units. That being said, I understand based on current zoning the proposal is in line. Houses that back up directly to this property will now have a large apartment building right behind their houses. Is there a true need for high density units here or is it possible for this to be re-zoned?

The bigger concern though, and why I would ask that you not approve the current plan, has to do with safety concerns as a result of the proposal. First, my understanding is that Agate Trail will be the primary point of access for this property at some point during or after construction when 70th st is closed for its expansion. Agate Trail is a small residential street with many young children and is not designed to handle high traffic volume. Even after the construction of the development and/or 70th I believe the placement of the high-rise building will likely result in those residents using Agate Trail as an access point to get to Hwy 3 and 494/62. If the multi-level unit were put close to 70th they would then likely use that as their main access point for Hwy 3 and 494/62. I am not an expert of any sort in traffic patterns but logically that's what I believe would happen - are there any impact studies that have been for this?

Thank you for taking the time to read through my thoughts. Again, I ask that you do not approve the proposed plan as is given the safety concerns mentioned above.

Thank you, Eric

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Allan Hunting

From: Rebecca Kiernan
Sent: Monday, May 24, 2021 12:43 PM
To: Allan Hunting; Kim Fox; Heather Botten
Subject: FW: Concerns regarding IGH At Home Apartments proposal

Please add to the other comments for this development.

Becky

From: John Murphy <jmurphy@ighmn.gov>
Sent: Monday, May 24, 2021 12:00 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: Fwd: Concerns regarding IGH At Home Apartments proposal

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From: Julie Stone <juliethestone@gmail.com>
Sent: Sunday, May 23, 2021 3:40:40 PM
To: John Murphy <jmurphy@ighmn.gov>
Subject: Concerns regarding IGH At Home Apartments proposal

Dear Mr. Murphy,

My name is Julie Stone, and as a resident of Settlers Ridge neighborhood, in Inver Grove Heights, I have concerns about the proposed development by At Home Apartments on the Northwest corner of Robert and 70th street.

First, the amount of traffic this will generate through the Settlers Ridge neighborhood is tremendous. Agate trail is not designed for heavy traffic, and surely this will be the fastest and most preferred route for those coming from this proposed development to access 494 and going north on Robert. This is very unsafe for our neighborhood. The streets in Settlers Ridge neighborhood do not have the capacity to handle the extreme amount of traffic this development would generate and most importantly would endanger the safety of the residents who live here, especially the children. Settlers Ridge has a higher than usual percentage of children than a typical neighborhood so all the more reason for this to be a deep concern.

Secondly, there are already apartment buildings being built across the street on 70th, along with the influx of apartments being built just down the road at the Vikings training facility. I question the need for so much high density housing.

Lastly, the apartment building in the proposed plan is to be built right next to the pre existing homes! Why not place it closer to 70th or not place the largest structure right next to the homes that are already there. And again, the most high density and largest structure in the development being placed right next to the Agate Trail entrance just makes it the easiest and fastest entrance/exit point for all of the people living there which would, without question, increase traffic tremendously through out the Settlers Ridge neighborhood.

Thank you for your consideration.

Sincerely,
Julie Stone
1378 66th St
Inver Grove Heights, 55077

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Rebecca Kiernan | City Clerk

Tel: (651) 450-2513

City of Inver Grove Heights | 8150 Barbara Avenue | Inver Grove Heights | Minnesota | 55077

rkiernan@ighmn.gov | www.ighmn.gov

From: [Katie Thornton](#)
To: [Kim Fox](#)
Subject: Public Hearing: At Home Apartments Proposal
Date: Sunday, June 27, 2021 2:46:11 PM

Hello,

I am a resident living within the Settler's Ridge area of Inver Grove Heights. I am writing to encourage you to **deny** the proposed At Home Apartments development at the NW corner of Robert Trail and 70th St. Since this development is so close to our neighborhood, it impacts our small streets and takes away from the natural green space.

Myself and so many of my neighbors have moved to IGH to get away from medium to high-density areas, so the idea of this development being right in our backyard, is not supported by this community. There are already a great deal of apartment units being developed right up the road by the Vikings practice field.

I understand the importance of development, but I ask that the council listen to their residents and be thoughtful about planning. We would like to see IGH maintain its charm, as well as our family-oriented neighborhoods, while developing into a thriving area for people to live, work, and visit.

Please deny this proposed development and consider another, better option for this family oriented community.

Sincerely,
Katie Thornton

IGH Resident

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June 30, 2021

Dear Planning Commission:

I am writing in regards to the rezoning and preliminary plat known as At Home Apartments (Case No. 21-45PUD). I am a homeowner on 66th St W in the adjacent Settler's Ridge neighborhood.

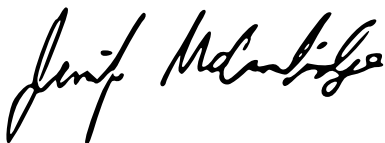
I welcome additional development in the NW quadrant of Inver Grove Heights and look forward to the potential increase in amenities and business that new residents will bring. I have seen the preliminary plat for the At Home Apartments project and commend the developers for the inclusion of a public park space – something that is much needed in this area.

My major concern with the preliminary plat is the effect on traffic for both the short-term (during construction) and long-term. For the short-term, from my understanding this development would begin construction within the next couple of years. I am concerned the construction of this project would coincide with the County Road 26 & County Road 63 Improvement Project. Both Lone Oak Road/70th St (CR 26) and Argenta Trail (CR 63) will undergo major construction lasting until 2023. With construction detours and/or closures, I would anticipate a significant increase in construction traffic for this project to be funneled through the Settler's Ridge neighborhood, either through the yet-to-be-completed 67th St or through the existing Agate Trail. There are many families with young children that live in this neighborhood and I am concerned the streets would not safely accommodate the increased traffic.

For the long-term traffic impact, the proposed location of the 60-unit apartment building in the preliminary plat may also drive residents of the At Home Apartments neighborhood through the same routes (67th St upon completion or the existing Agate Trail) to reach major roads (Robert St/MN 3 and 494). Again, I am concerned at the level of increased traffic for the small neighborhood streets. Placement of the 60-unit apartment building closer to 70th St would increase the likelihood that the new development's traffic is routed to higher capacity streets.

I ask that a traffic study be conducted and the impact of traffic on the Settler's Ridge neighborhood safety be examined. I believe this request is in-line with the future development area policies found in the city's Comprehensive 2040 Plan that local street systems deter the use of collector and arterial streets for local vehicular trips.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Jennifer McCambridge". The signature is fluid and cursive, with the first name "Jennifer" written in a larger, more prominent script than the last name "McCambridge".

Jennifer McCambridge

From: [Larry Hollar](#)
To: [Kim Fox](#)
Cc: [Larry Hollar](#)
Subject: Planning meeting July 6
Date: Thursday, July 01, 2021 4:11:31 PM

Dear Planning Commission Members,
Living at 6900 Alverno Lane, or Court, we landscaped our yard with native plants in order to attract birds.
So far we've identified 45 species on, or flying over, the property.
We love to sit in the back and listen to, and watch, the birds as they inhabit the trees behind and to the east of our property.
This new development would remove a huge amount of bird habitat. If the birds are not in that development area, they won't be passing through our property. We'll miss opportunities to photograph, watch and listen to birds. Photographing birds was the reason that we spent 15% of the value of the home on landscaping. The photos (2 separate mails) do not do justice to the bubbling fountain, five feeders, paving, patios and 200 perennials, shrubs and trees that we put onto this property.
Please take into consideration the habitat for birds and mammalian wildlife that would be destroyed by this new project.
Sincerely,
Larry and Helen Hollar



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From: [Larry Hollar](#)
To: [Kim Fox](#)
Subject: addendum photo, 6900 Alverno Ct
Date: Thursday, July 01, 2021 4:12:41 PM



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PLANNING REPORT

CASE NO.: 21-44PUD

APPLICANT: Builders Lot Group, LLC

PROPERTY OWNER: James Peltier

REQUEST: Final Plat and Final PUD Development Plan

LOCATION: 7250 Argenta Trail and 1266 70th Street

HEARING DATE: July 6, 2021

COMPREHENSIVE PLAN: MDR, Medium Density Residential, LDR, Low Density Residential, Mixed Use

ZONING: R-3B, R-3C, R-1C

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing the final plat and final PUD development plan for Peltier Reserve. The platting and PUD approvals will be for all the detached homes, but construction may begin in phases. The apartment building would be completed by a separate developer and a separate PUD application will be required for that project.

The Council approved the preliminary plat and development plans on May 10, 2021.

EVALUATION OF THE REQUEST

The final plan review is limited to a review of the plans against the preliminary plat conditions of approval for compliance. This review will address each of the 22 conditions. A copy of the resolution approving the preliminary plans, including the conditions is attached.

Condition #1 relating to consistency with preliminary plans. The submitted final plans are consistent with the preliminary plans approved by Council. The final alignment of some of the internal roads have been changed based on discussions at the City Council meeting and further discussions/meetings with the landowners and city engineer to sort out best positioning of road extensions for 72nd Street and 71st Street. ON the north side of the development, 71st street no longer stubs to the east. It ends at the north south collector street and will extend to the property to the west. 72nd Street has been changed so its intersection with the land to the east is further north than before, going north of the existing house. 72nd Street will continue to be a through street as shown on the 2012 Collector Street Study but with a slightly different alignment. It will still eventually connect to existing 72nd Court at Hwy 3. A few of the outlots have been eliminated

and absorbed into adjoining lots. The lot count remains at 126 lots plus 11 outlots. The Council required some land be dedicated for park and so the plat reflects a 1.31 acre park between Alvina Trail, 72nd and the collector street which will be named Agate Trail.

Condition #2 relating to Lot 1, Bk 14 not wide enough to provide a 50 foot setback from 70th. The plat has been modified to provide enough lot width plus an outlot north of the lot to provide enough room to meet setbacks.

Condition #3 relating to drainage and utility easements provided on the plat. The City Engineer continues to work with the applicant on the final details of the plan. The plans will require the approval of the city engineer before the city council reviews the application.

Condition #4 relating to drainage and utility easements on the final plat. A final determination on easements will be made by the city engineer before the plans are reviewed by the city council.

Condition #5 relating to boundaries of open space with marker posts. Engineering has created a post and sign template for developers to use to mark the open space boundary. The grading plan identifies the proposed location of the posts. The final location of the posts will be approved by Engineering and will be field inspected.

Condition #6 relating to park dedication. The Interim Parks and Recreation Director shall make a recommendation to the Parks Commission regarding credit given to park land dedication, improvements made by the developer with the project construction and the balance in a cash contribution. This recommendation and determination will be made to council with the final plans.

Condition #7 relating to plans reviewed by the Fire Marshall. The Fire Marshall has reviewed the plans and notes the 28 foot wide streets must be posted no parking on one side. The sign postings will be done by the developer with street construction.

Condition #8 relating to comments from Dakota County. The plans reflect to 75 foot half right-of-way for 70th, a street intersection design at 72nd to accommodate a future full intersection with Argenta Trail and a trail connection to the county preferred point at Argenta for crossing to the city park on the west side of Argenta Trail.

Condition #9 relating to recording of documents. A standard condition notifying all parties of what documents must be recorded with the final plat. The City Attorney's office will work with the developer and city staff to ensure all documents are recorded.

Condition #10 relating to ensure open space is protected. Developer is responsible to ensure open space is protected. The grading plans identify areas to be protected by silt fence.

Condition #11 relating to payment of plat utility fees. The development contract will address the specific fees that the developer must pay before plat release as part of the funding for the infrastructure of the sewer and water for the Northwest Area. The Council adopted an ordinance which specifies fees to be paid at time of final plat release. There will also be additional fees

collected at time of building permit for all residential structures. This condition was intended to state the developer's responsibility for paying these fees.

Condition #12 relating to acknowledgment of future city approvals. This condition was drafted by the City Attorney to clarify in all developments in the Northwest Area what changes require administrative or Council review. This language will be carried over into the development contract.

Condition # 13 relating to acknowledgement of PUD zoning. This condition was drafted by the City Attorney to indicate an acknowledgement will be recorded with the County for each development indicating the zoning and regulations placed on the property. It puts on record for any future landowners that there are special regulations on the property.

Condition #14 relating to entering into a development contract. A meeting with the developer will be set up prior to council review to address obligations to be covered in the developer agreement. A development contract will be drafted and reviewed by the City Council during their review of the final plan set.

Condition #15 relating to payment of fees. This condition is a duplicate of condition #11.

Condition #16 relating to streetlights. Streetlights shall be required to be installed by the developer based on design and spacing of the electric utility company. The development contract will address costs and responsibilities of this requirement.

Condition #17 relating to required roadway width of Alverno (Agate Trail). The city engineer has worked with the developer to determine the needed width of the road. The road will be 36 feet wide at the north end and taper to 34 feet at the far south end.

Condition #18 relating to tree reforestation. The applicant has submitted revised plans to address the number of trees required. Due to changes in the plan, more trees will be saved and there will be re-spading of some existing trees to new locations on site. The plan complies with both boulevard trees and reforestation. The boulevard trees will be installed by the developer and remaining trees installed when builder constructs home.

Condition #19 relating to approved PUD standards for development. The applicant provided a sheet with the approved setbacks for the different type of product in the development. This will be used to review building permits as they come in.

Condition #20 relating to ownership of Dakota County land in the plat. The applicant has indicated the County Board will be acting on the sale of the property to the developer at their county board meeting on July 20. Final plat and all approvals subject to county approving land sale.

Condition #21 relating to park dedication requirements. The plat reflects a 1.31 acre parcel for park dedication as required by council when the preliminary plan was approved. The Interim Parks and Recreation Director is working with the developer and plan to meet on site to

determine acceptability of the area shown on plans. Part of the area is within a pipeline easement and will limited ability for improvements other than typical trails. The Park and Recreation director will make recommendation to the city council when they review the final plans.

Condition #22 relating to realignments of 71st and 72nd Streets. Comments earlier in this report address this condition.

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:
 - Approval of the Final Plat and Final PUD Development Plans for Peltier Reserve subject to the following conditions:
 1. The final plat and plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Final Plat	dated 6/29/21
Site Plan (5 sheets)	dated 6/7/21
PUD Setback/Impervious standards	dated 6/7/21
Grading Plan (5 sheets)	dated 6/7/21
Erosion Control Plan (10 sheets)	dated 6/7/21
Street Plans	dated 6/7/21
Tree Preservation/Landscape plans (31 sheets)	dated 6/30/21

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

2. All plans are subject to the review and approval of the City Engineer including comments from city consultants reviewing the plans prior to work commencing on the site.
3. Prior to any work commencing on the site, the developer shall enter into a development contract with the City. The development contract will address all other preliminary conditions of approval relating to other agreements required, park dedication, and other pertinent specific performance standards for this phase of the PUD.

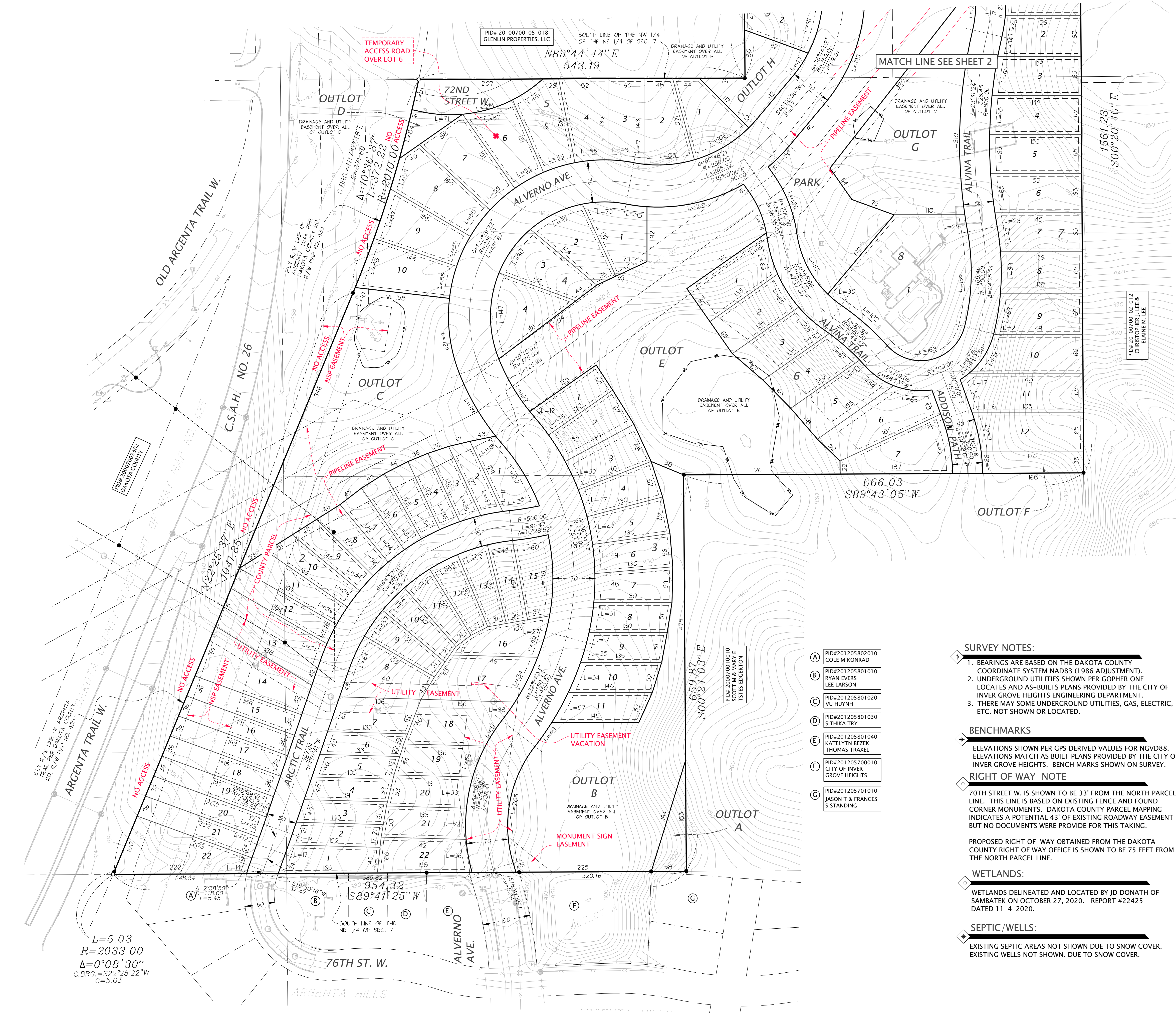
- B. Denial:** Should the proposed request, or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

Staff would recommend approval of the Final Plat and Final PUD Plans with the conditions listed.

Attachments:

Final Plat
Site Plan
PUD Setback/Impervious Standards Sheet
Grading Plan
Erosion Control Plan
Street Plans
Tree Preservation/Landscape Plans



LEGAL DESCRIPTION:
(ENTIRE LANDS TO BE PLATTED AS PELTIER PRESERVE)

The West 52.17 feet of the North 417.4 feet of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), the East 559.73 feet of the Northwest 1/4 of the Northeast 1/4; that part of the North Half of the Southwest Quarter of the Northeast Quarter (N 1/2 of SW 1/4 of NE 1/4) and the Southwest Quarter of the Southwest Quarter of the Northeast Quarter (SW 1/4 of SW 1/4 of NE 1/4), and the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) lying East of the east right of way line of C.R. 28 (Argenta Trail) as depicted on Dakota County Road Right Of Way Map No. 435 all in Section 7, Township 27 North, Range 22 West.

(THE FOLLOWING LANDS INCLUDED IN THE ABOVE DESCRIPTION ARE TO BE CONVEYED BY DAKOTA COUNTY TO BUILDERS LOT GROUP)

A tract of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of said Section 7, Township 27 North, Range 22 West lying East of the east right of way line of C.R. 28 (Argenta Trail) as depicted on Dakota County Road Right Of Way Map No. 435 described as follows: Commencing at the Southeast corner of the Northwest Quarter (NW 1/4); thence North along the East line of said Northwest Quarter (NW 1/4), 384.2 feet to the actual point of beginning; thence deflect left 51 degrees, 24 minutes for 549.19 feet to the centerline of former SAR No. 63; thence deflect left 76 degrees 15 minutes along said centerline 79.94 feet; thence deflect left 111 degrees 31 minutes, 53 seconds, 573.48 feet to the point of beginning.

AND

A tract of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of said Section 7, Township 27 North, Range 22 West lying East of the east right of way line of C.R. 28 (Argenta Trail) as depicted on Dakota County Road Right Of Way Map No. 435 described as follows: Commencing at the Southeast corner of the Northwest Quarter (NW 1/4) of said Section 7; thence North along the East line of said Northwest Quarter (NW 1/4) 384.2 feet to the actual point of beginning; thence deflect left 51 degrees, 24 minutes, 549.19 feet to the centerline of former SAR No. 63; thence deflect right 103 degrees, 45 minutes along said centerline 200.1 feet; thence deflect right 76 degrees, 15 minutes, for 452.39 feet; thence deflect right 51 degrees, 24 minutes, 248.7 feet; thence deflect right 128 degrees, 36 minutes to the point of beginning, Dakota County, Minnesota.

EASEMENT NOTES:
The following survey related exceptions appear on the Assure Title, LLC as agent for Alliant National Title Insurance Company Title Commitment No. 7645 - PELTIER, dated September 11th, 2020.

Terms and conditions of that Right-of-Way, in favor of Great Lakes Pipeline Company, as contained in Document filed in Book 41 of Deeds, page 326. (AS SHOWN ON SURVEY, BLANKET EASEMENT, NEEDS TO BE DEFINED)

Terms and conditions of those partial releases of easement and assignments as contained in Book 78 of Deeds, page 150, Document numbers 8781501, 993716, 1543877 and 1805118. (NOT SHOWN ON SURVEY)

Terms and conditions of that easement in favor of Northern States Power Company as contained in Book 51 of Deeds, Page 87, Book 51 of Deeds, Page 115 and Book 51 of Deeds, Page 194.(RELEASED PER DOC. NO. 2433643)

Terms and conditions of releases filed as Document Numbers 993672, 993673 and 2433643. (NSP EASEMENT AS SHOWN ON SURVEY)

Terms and conditions of that easement agreement filed as Document Number 3060293. (AS SHOWN ON SURVEY)

Terms and Conditions of that Right-of-Way plat, in favor of Dakota County, Minnesota, filed as Document Number 3128522.(AS SHOWN ON SURVEY)

Terms and conditions of that Stipulation to Amend Findings and Order filed as Document Number 3143800, 3162319 and 3162318. (AS SHOWN ON SURVEY)

- SURVEY NOTES:**
- BEARINGS ARE BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM NAD83 (1986 ADJUSTMENT).
 - UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILT PLANS PROVIDED BY THE CITY OF INVER GROVE HEIGHTS ENGINEERING DEPARTMENT.
 - THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

BENCHMARKS
ELEVATIONS SHOWN PER GPS DERIVED VALUES FOR NGVD88. ELEVATIONS MATCH AS BUILT PLANS PROVIDED BY THE CITY OF INVER GROVE HEIGHTS. BENCH MARKS SHOWN ON SURVEY.

RIGHT OF WAY NOTE
70TH STREET W. IS SHOWN TO BE 33' FROM THE NORTH PARCEL LINE. THIS LINE IS BASED ON EXISTING FENCE AND FOUND CORNER MONUMENTS. DAKOTA COUNTY PARCEL MAPPING INDICATES A POTENTIAL 43' OF EXISTING ROADWAY EASEMENT BUT NO DOCUMENTS WERE PROVIDE FOR THIS TAKING.

PROPOSED RIGHT OF WAY OBTAINED FROM THE DAKOTA COUNTY RIGHT OF WAY OFFICE IS SHOWN TO BE 75 FEET FROM THE NORTH PARCEL LINE.

WETLANDS:
WETLANDS DELINEATED AND LOCATED BY JD DONATH OF SAMBATEK ON OCTOBER 27, 2020. REPORT #22425 DATED 11-4-2020.

SEPTIC/WELLS:
EXISTING SEPTIC AREAS NOT SHOWN DUE TO SNOW COVER. EXISTING WELLS NOT SHOWN. DUE TO SNOW COVER.

- (A) PID#201205802010 COLE M KONRAD
- (B) PID#201205801010 RYAN EVERS LEE LARSON
- (C) PID#201205801020 VU HUYNH
- (D) PID#201205801030 SITHIKA TRY
- (E) PID#201205801040 KATELYTN BEZEK THOMAS TRAXEL
- (F) PID#201205700010 CITY OF INVER GROVE HEIGHTS
- (G) PID#201205701010 JASON T & FRANCES S STANDING

North arrow pointing up.

Scale bar: 0, 80, 160 feet.

Logo: Gopher State One Call. Text: CALL BEFORE YOU DIG! TWIN CITY AREA: 651-454-0002 TOLL FREE: 1-800-252-1166

PELTIER RESERVE PRELIMINARY PLAT

CONTACT:
Melvin Moore
Builders Lot Group, LLC
9531 West 78th Street
Suite 135
Eden Prairie, MN 55344
952-314-7130

Logo: Builders Lot Group

COUNTY/CITY:
DAKOTA COUNTY CITY OF INVER GROVE HEIGHTS

VICINITY MAP

SEC. 07, TWP. 27, RANG. 22, CITY OF INVER GROVE HEIGHTS, DAKOTA COUNTY, MINNESOTA

REVISIONS:

DATE	REVISION
2-11-21	PRELIMINARY PLAT
3-5-21	ADD OUTLOT N
3-26-21	ARGENTA TR. REVISIONS
5-26-21	EAST SIDE REVISIONS
6-22-21	LOTS 7,8,9 BLOCK 9
6-28-21	REMOVE O.L. C,D,K
6-29-21	REVISE ADDISON PATH

CERTIFICATION:
I hereby certify that this plan 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.

Signature: Daniel L. Thurmes
Daniel L. Thurmes Registration Number: 25718
Date: 12-9-20

PROJECT LOCATION:
7250 ARGENTA TRAIL PART OF PID #200070006012 PID #200070004010 PID #200070005012

Logo: Cornerstone Land Surveying, Inc.

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

FILE NAME: SURVEI07
PROJECT NO.: ELI21007

PRELIMINARY PLAT SHEET 1 OF 2 SHEETS

SEC. 07, TWP. 27, RNG. 22,
CITY OF INVER GROVE HEIGHTS, DAKOTA
COUNTY, MINNESOTA

DATE	REVISION
2-11-21	PRELIMINARY PLAT
3-5-21	ADD OUTLOT N
3-26-21	ALVERNO TR. REVISIONS
5-26-21	EAST SIDE REVISIONS
6-22-21	LOTS 7,8,9 BLOCK 9
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Daniel L. Thurmes Registration Number: 25718

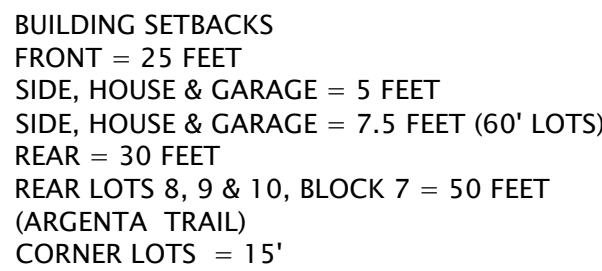
Date: 12-9-20

7250
ARGENTA TRAIL
PART OF
PID #200070006012
PID #200070004010
PID #200070005012

Suite #201
1970 Northwestern Avenue
Stillwater, MN 55081
Phone 651.275.8961
dan@cssurvey.com
.net

FILE NAME	SURVELIO
PROJECT NO.	ELI2100

SHEET 2 OF 2 SHEETS



● FOUND MONUMENT 1/2" IP
 MARKED RLS 15480

○ SET 1/2" IRON PIPE
 MARKED RLS NO. 25718

□ CABLE TV PEDESTAL

□ AIR CONDITIONER

□ ELECTRIC MANHOLE

□ ELECTRIC METER

□ POLE

□ ELECTRIC TRANSFORMER

☆ LIGHT POLE

← GUY WIRE

○ POWER POLE

□ GAS MANHOLE

□ GAS METER

□ TELEPHONE MANHOLE

□ TELEPHONE PEDESTAL

□ SANITARY CLEANOUT

□ SANITARY MANHOLE

○ CATCH BASIN

○ STORM DRAIN

● WATER VALVE

□ BOLLARD

□ FLAG POLE

□ MAIL BOX

□ TRAFFIC SIGN

□ UNKNOWN MANHOLE

□ SOIL BORING

□ SPOT ELEVATION

□ TRAFFIC SIGNAL

X 450.0

☼ CONIFEROUS TREE

☼ DECIDUOUS TREE

□ FLARED END SECTION

□ STORM MANHOLE

□ FIRE DEPT. CONNECTION

□ HYDRANT

□ CURB STOP

○ WATER WELL

○ WATER MANHOLE

○ WATER METER

○ POST INDICATOR VALVE

———— UF ———— UNDERGROUND ELECTRIC

———— UTV ———— UNDERGROUND CABLE TV

———— UF ———— UNDERGROUND FIBER OPTIC

———— UF ———— UNDERGROUND TELEPHONE

———— OU ———— OVERHEAD UTILITY

———— GS ———— UNDERGROUND GAS

———— SS ———— SANITARY SEWER

———— WM ———— WATERMAIN

———— F ———— FENCE

———— C ———— CURB [TYPICAL]

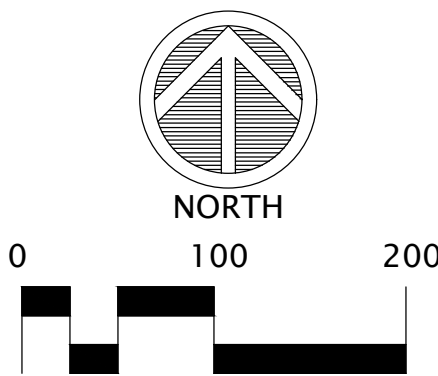
———— 123.0 ———— CONTOURS

———— BUILDING LINE

———— CONCRETE SURFACE

———— BITUMINOUS SURFACE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBERS(210120250, 210120265, 210120279, 210120294, 210120303, 210120280, SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST. PUBLIC UTILITIES SHOWN PER AS-BUILTS PROVIDED BY THE CITY OF INVER GROVE HEIGHTS ENGINEERING DEPARTMENT.

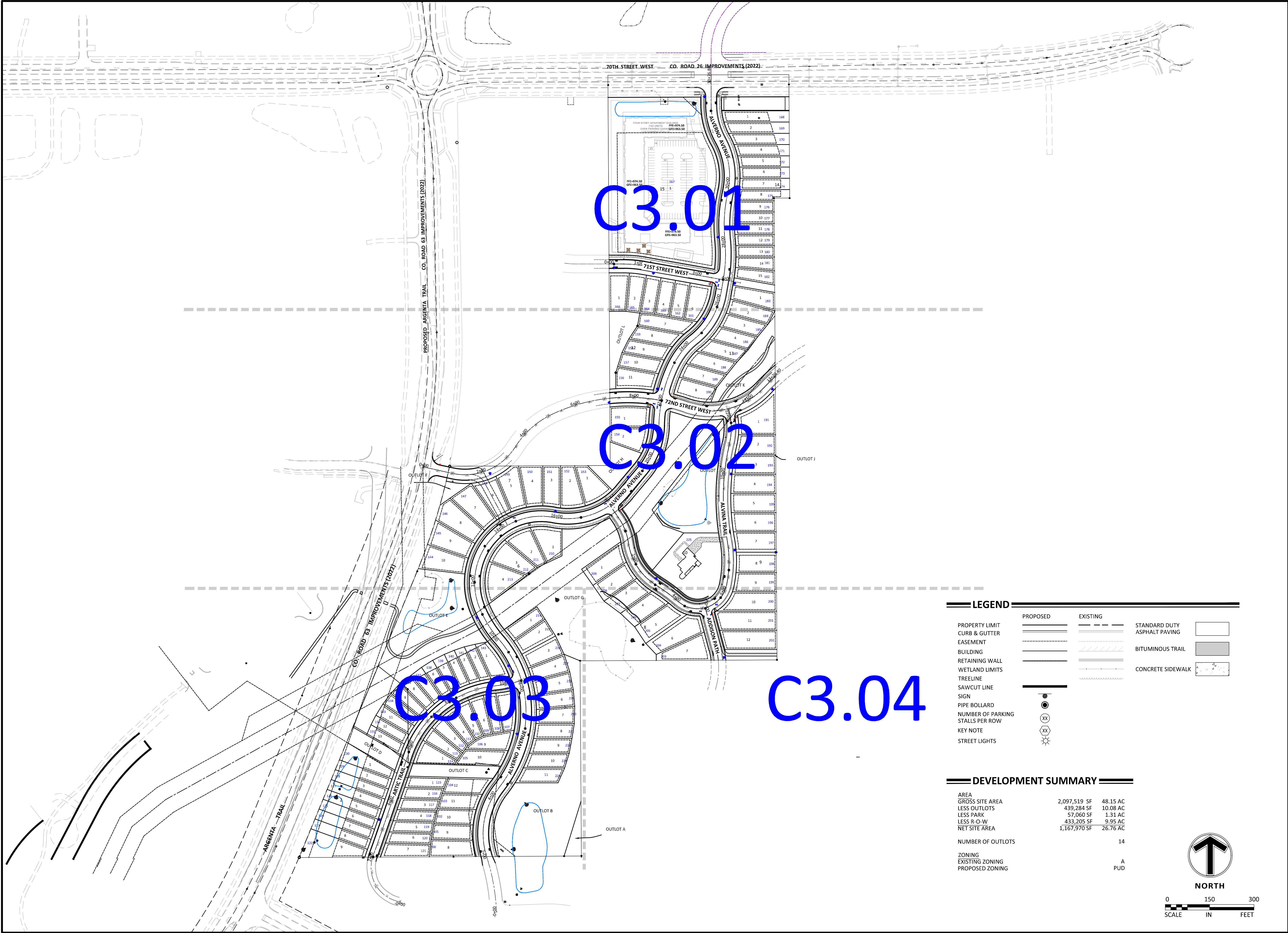


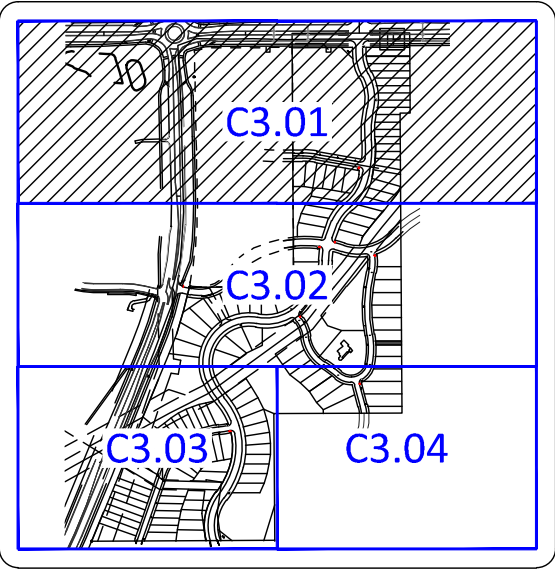
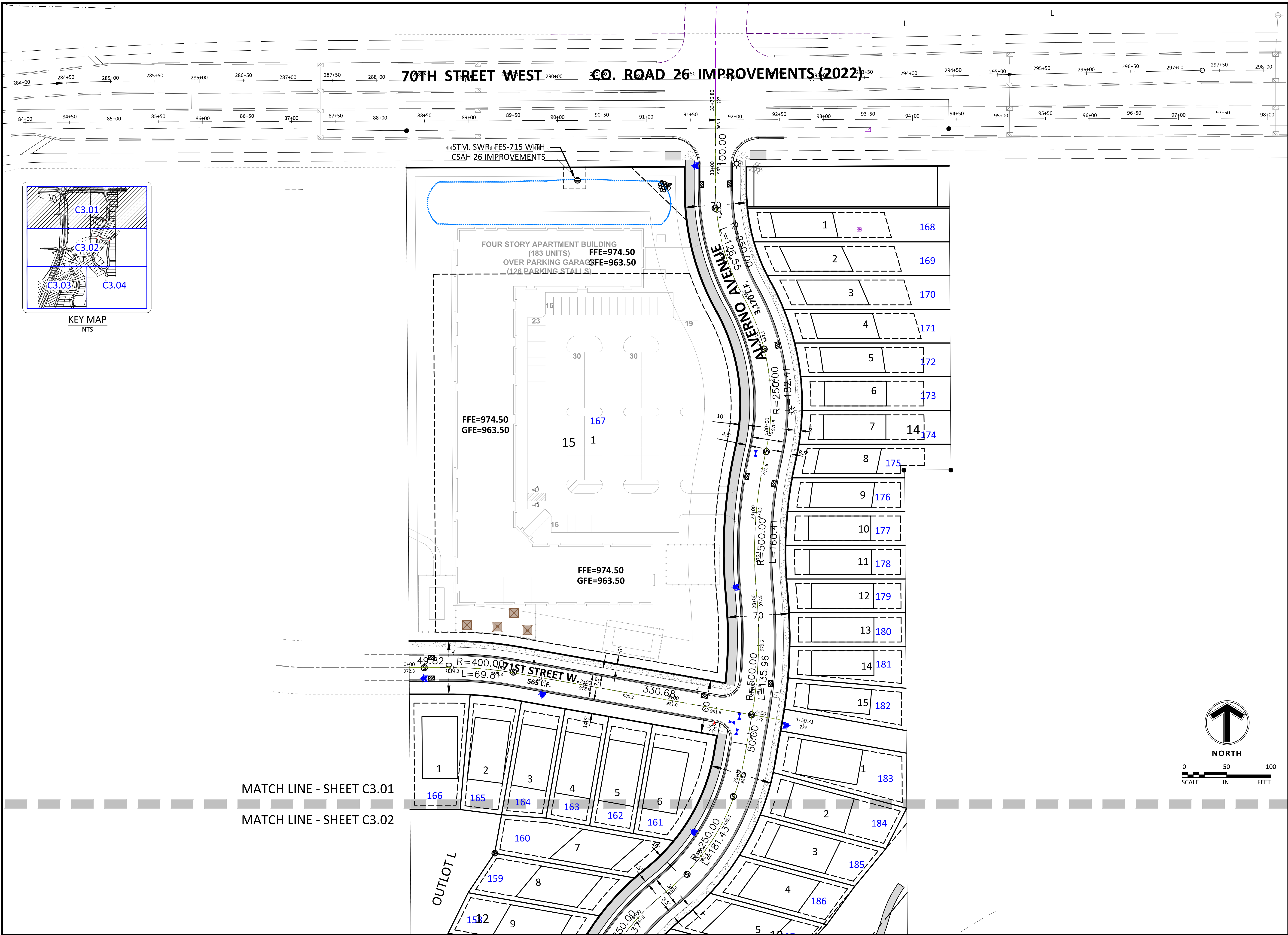
TOTAL AREA AS SHOWN = 2,097,519 SQ.FT. / 48.15 ACRES

TOTAL PELTIER PARCEL = 2,062,080 SQ.FT. / 47.34 ACRES
TOTAL DAKOTA COUNTY PARCEL = 35,439 SQ. FT. / 0.81 ACRES

								SETBACK			
BLOCK 1		AREA	SETBACK WIDTH							AREA	WIDTH
LOT 1		7,182	49.7			BLOCK 8		LOT 1		40,903	436.4
LOT 2		5,634	39.8								
LOT 3		5,383	39.8			BLOCK 9		LOT 1		9,340	70.0
LOT 4		5,204	39.8					LOT 2		8,527	82.4
LOT 5		5,090	39.8								
LOT 6		5,052	39.8			BLOCK 10		LOT 1		10,151	66.2
LOT 7		7,849	61.3					LOT 2		8,806	56.2
LOT 8		10,068	96.8					LOT 3		6,375	50.0
LOT 9		5,608	48.3					LOT 4		6,250	50.0
LOT 10		5,534	48.3					LOT 5		6,250	50.0
LOT 11		5,456	48.3					LOT 6		8,256	58.4
LOT 12		5,460	48.3					LOT 7		8,661	62.2
LOT 13		5,532	48.3					LOT 8		11,518	56.5
LOT 14		5,292	41.3					LOT 9		9,848	52.1
LOT 15		7,101	45.0					LOT 10		8,679	50.2
LOT 16		7,293	66.9					LOT 11		10,379	59.6
LOT 17		11,575	84.9								
LOT 18		10,884	87.8			BLOCK 11		LOT 1		8,082	49.7
LOT 19		6,897	52.7					LOT 2		7,524	50.1
LOT 20		6,834	52.1					LOT 3		6,995	51.0
LOT 21		7,112	52.0					LOT 4		6,731	53.6
LOT 22		8,534	56.7					LOT 5		6,946	53.9
								LOT 6		7,219	56.8
BLOCK 2								LOT 7		6,924	51.3
LOT 1		7,229	62.9					LOT 8		7,914	60.8
LOT 2		4,593	37.0			BLOCK 12		LOT 1		8,989	41.0
LOT 3		4,534	36.4					LOT 2		8,122	41.8
LOT 4		4,499	36.0					LOT 3		7,450	41.6
LOT 5		4,869	36.0					LOT 4		6,872	39.7
LOT 6		4,908	36.0					LOT 5		6,520	38.5
LOT 7		4,908	36.0					LOT 6		6,371	38.1
LOT 8		5,092	36.0					LOT 7		6,416	38.2
LOT 9		5,572	36.0					LOT 8		6,177	38.7
LOT 10		6,290	36.0					LOT 9		4,932	38.4
LOT 11		7,162	36.0					LOT 10		5,082	38.1
LOT 12		6,668	36.0					LOT 11		5,112	38.0
LOT 13		12,969	73.0					LOT 12		5,033	38.1
LOT 14		13,222	57.0					LOT 13		4,968	38.0
LOT 15		6,838	36.0					LOT 14		5,436	37.7
LOT 16		6,915	36.0					LOT 15		5,627	37.6
LOT 17		6,992	36.0								
LOT 18		7,068	36.0								
LOT 19		7,146	36.0								
LOT 20		7,222	36.0								
LOT 21		7,288	36.0								
LOT 22		13,583	36.8								
						BLOCK 13		LOT 1		193,585	
BLOCK 3											
LOT 1		6,606	50.1								
LOT 2		7,701	55.0								
LOT 3		7,764	55.0			OUTLOT					
LOT 4		7,065	50.0			A		5,399			
LOT 5		7,065	50.0			B		78,328			
LOT 6		6,746	50.0			C		83,908			
LOT 7		6,908	50.0			D		3,266			
LOT 8		6,474	50.6			E		118,874			
LOT 9		6,600	51.8			F		5,977			
LOT 10		6,848	53.6			G		47,113			
LOT 11		7,093	56.3			H		12,258			
						I		25,113			
BLOCK 4						J		3,539			
LOT 1		9,007	97.2			K		10,309			
LOT 2		9,047	86.4					R/W		378,249	
LOT 3		9,235	81.5					70TH		45,893	
LOT 4		10,516	121.8					72ND		9,522	
BLOCK 5						R/W				433,664	
LOT 1		9,392	60.1					TOTAL	SQ. FT.	ACRES	
LOT 2		9,447	60.1			BLOCK 1		150,574		3.46	
LOT 3		8,298	60.1			BLOCK 2		155,568		3.57	
LOT 4		9,403	60.1			BLOCK 3		76,870		1.76	
LOT 5		9,705	60.1			BLOCK 4		37,805		0.87	
LOT 6		9,462	60.1			BLOCK 5		99,440		2.28	
LOT 7		10,955	60.1			BLOCK 6		69,606		1.60	
LOT 8		11,779	60.1			BLOCK 7		123,869		2.84	
LOT 9		10,431	60.1			BLOCK 8		40,903		0.94	
LOT 10		10,568	60.1			BLOCK 9		17,867		0.41	
BLOCK 6						BLOCK 10		95,173		2.18	
LOT 1		9,909	70.6			BLOCK 11		58,335		1.34	
LOT 2		8,763	65.2			BLOCK 12		193,585		4.44	
LOT 3		8,725	67.3			TOTAL BLOCKS		1,212,702			
LOT 4		9,004	67.4			PARK		57,060		1.31	
LOT 5		9,741	70.4			OUTLOTS A-K		394,084			
LOT 6		12,052	96.6			R-W		433,664			
LOT 7		11,412	90.7			TOTAL		2,097,510			
BLOCK 7											
LOT 1		13,020	202.2								
LOT 2		8,955	69.2								
LOT 3		9,372	65.8								
LOT 4		9,831	65.1								
LOT 5		9,933	65.0								
LOT 6		9,680	65.4								
LOT 7		9,112	65.7								
LOT 8		9,348	69.1								
LOT 9		9,771	70.0								
LOT 10		10,702	73.1								
LOT 11		12,680	73.5								
LOT 12		11,465	66.6								

SETBACK WIDTH MEASURED
ALONG THE SETBACK LINE AT
THE FRONT SETBACK DISTANCE
FROM THE RIGHT OF WAY LINE.





KEY MAP
NTS

MATCH LINE - SHEET C3.01

MATCH LINE - SHEET C3.02

Client



Builders
LOT GROUP

Project
PELTIER
RESERVE

Location
INVER GROVE
HEIGHTS, MN

Certification

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

Eric T. Luth
Registration No. 50475 Date: 02/16/2021
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

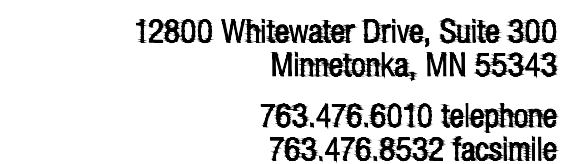
Revision History

No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS
04/30/21		PRELIMINARY BID PACKAGE
06/07/21		FINAL PLAT SUBMITTAL

Sheet Title
SITE PLAN

Sheet No. Revision
C3.01

Project No. 22425



Client



Project PELTIER RESERVE

Location
INVER GROVE
HEIGHTS, MN

Certification

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Eric T. Luth
Registration No. 50475 Date: 02/16/2021

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Summary

Designed: JEB Drawn: CJS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

Revision History

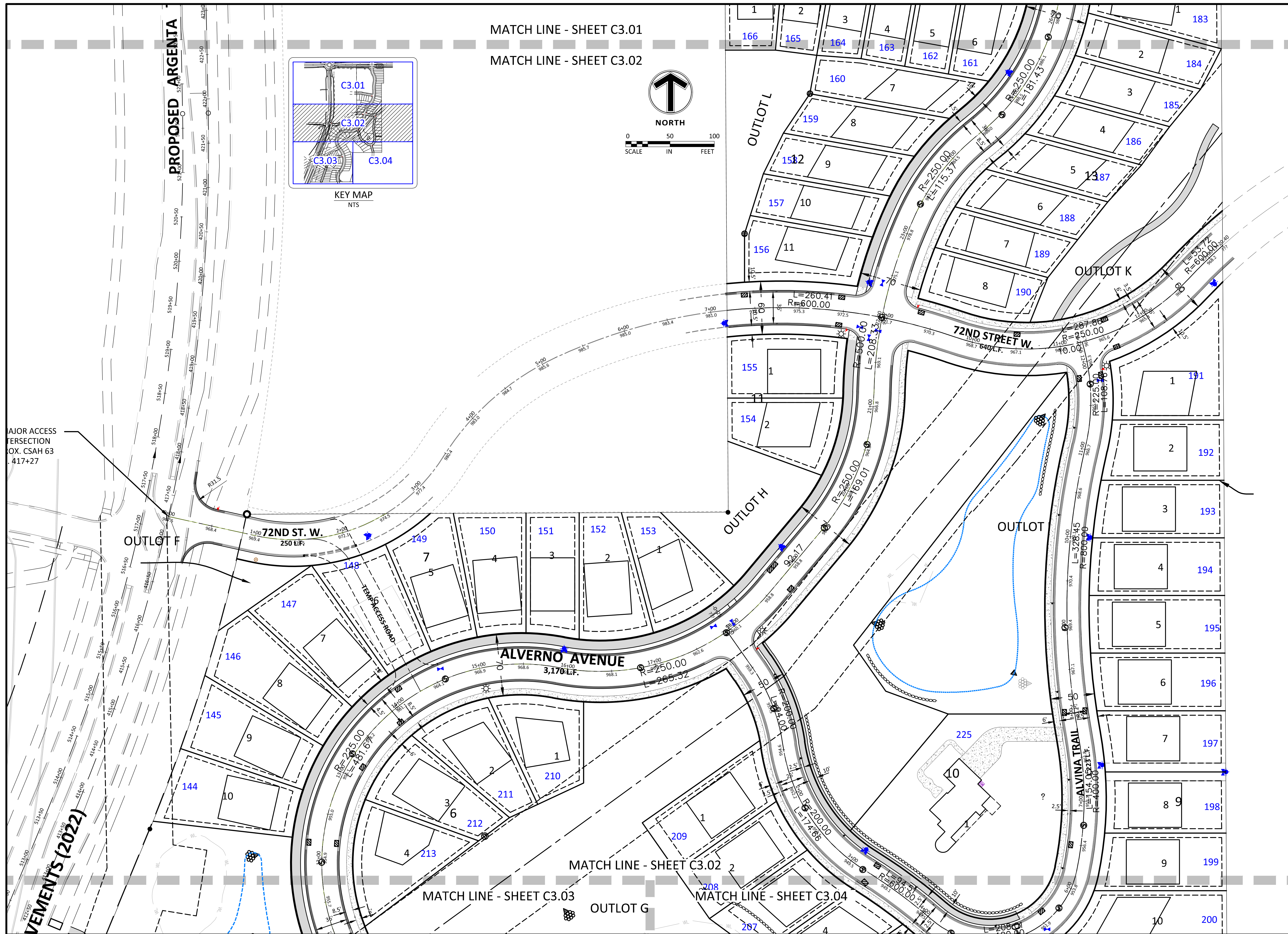
No.	Date By	Submittal / Revision
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03/02/21		PLANNING COMMENTS
04/30/21		PRELIMINARY BID PACKAGE
06/07/21		FINAL PLAT SUBMITTAL

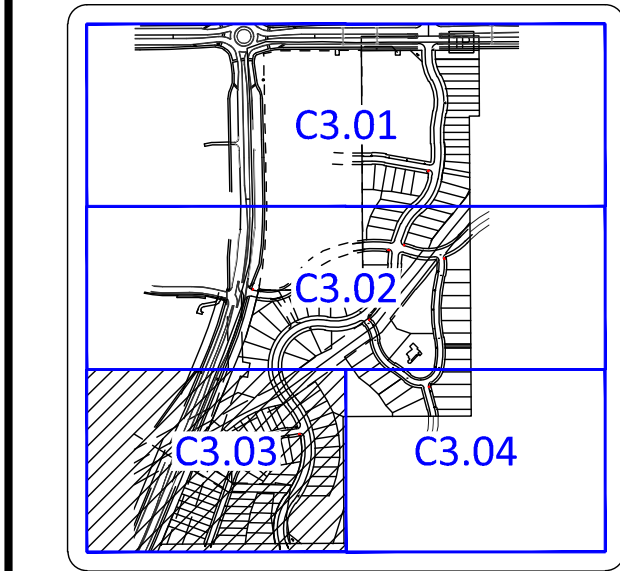
Sheet Title

SITE PLAN

Sheet No. Revision
C3.02

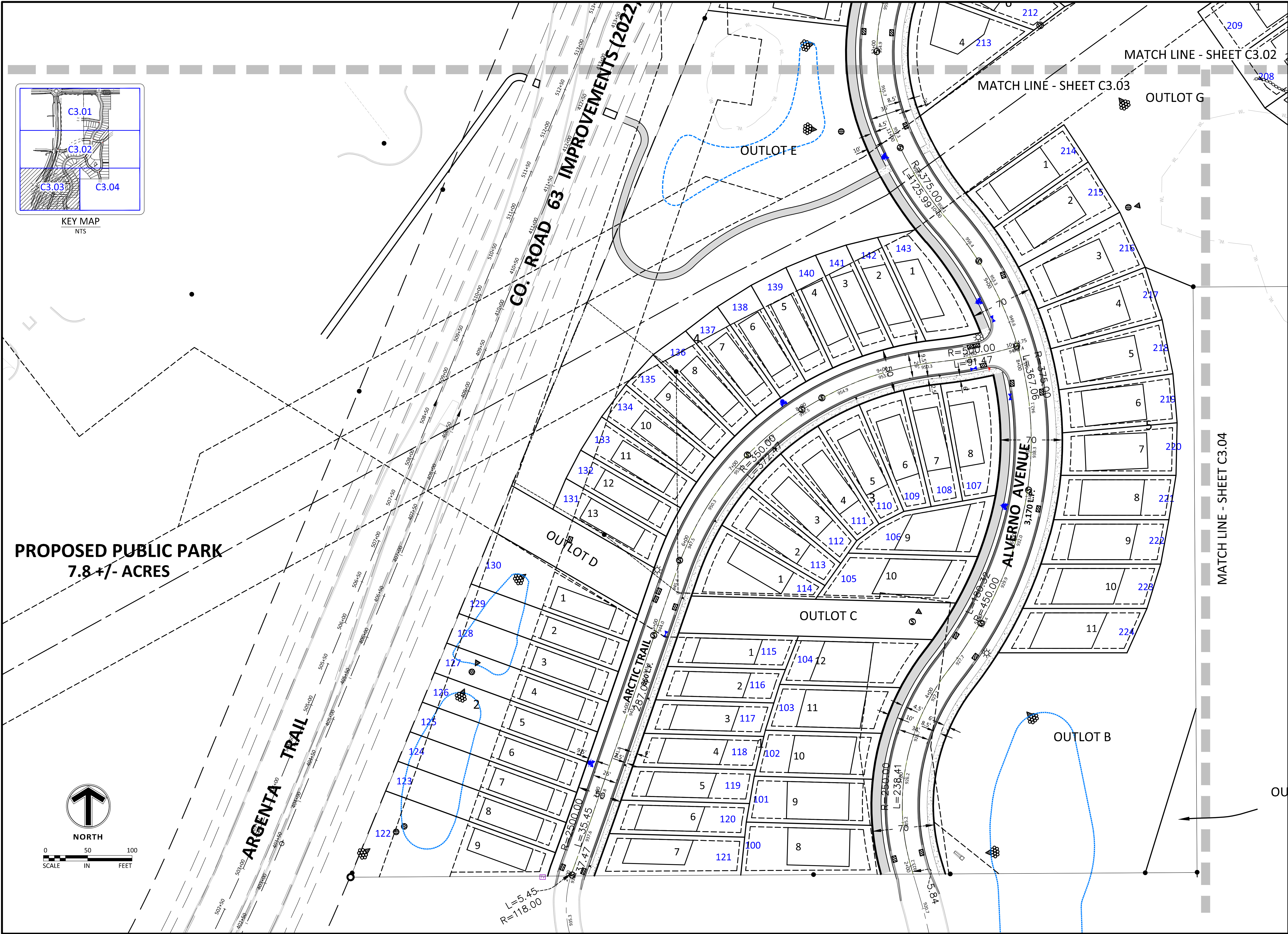
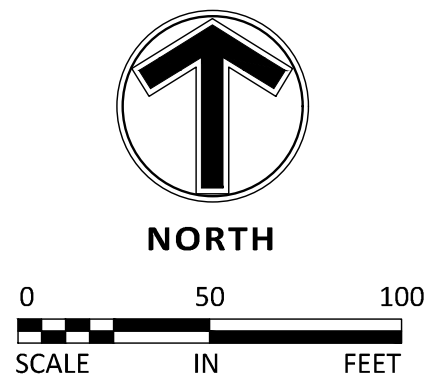
Project No. 22425





KEY MAP
NTS

PROPOSED PUBLIC PARK
7.8 +/- ACRES





www.sambatek.com

12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343

763.476.6010 telephone
763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client



Builders
LOT GROUP

Project
**PELTIER
RESERVE**

Location
**INVER GROVE
HEIGHTS, MN**

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Summary

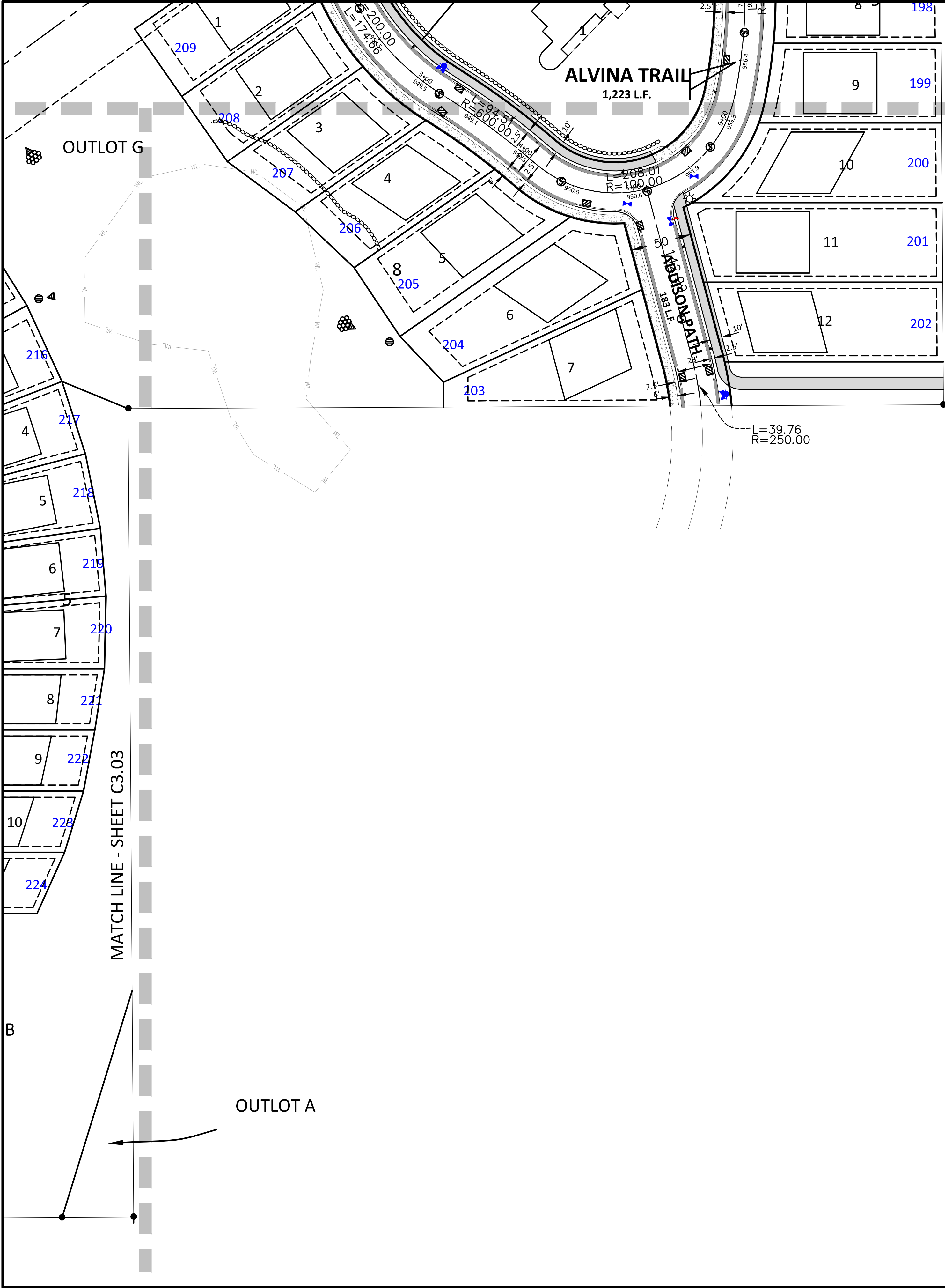
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Approved: ETL	Book / Page:
Phase: FINAL	Initial Issue: 02/16/2021

Revision History		
No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS
04/30/21		PRELIMINARY BID PACKAGE
06/07/21		FINAL PLAT SUBMITTAL

Sheet Title
SITE PLAN

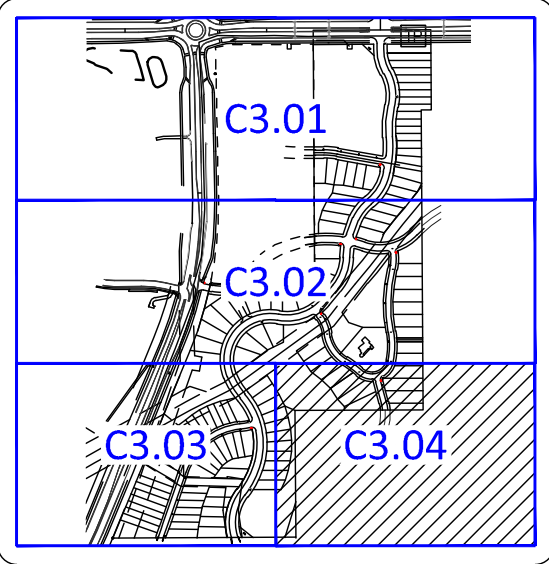
Sheet No. Revision
C3.03

Project No. 22425

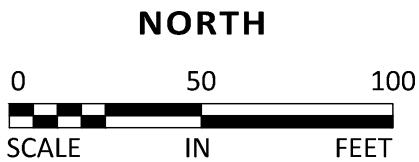
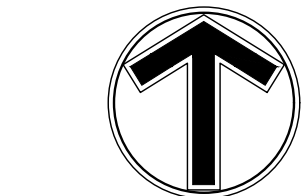


MATCH LINE - SHEET C3.02

MATCH LINE - SHEET C3.04



KEY MAP
NTS



Client



Project
**PELTIER
RESERVE**

Location
**INVER GROVE
HEIGHTS, MN**

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Summary

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Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

Revision History

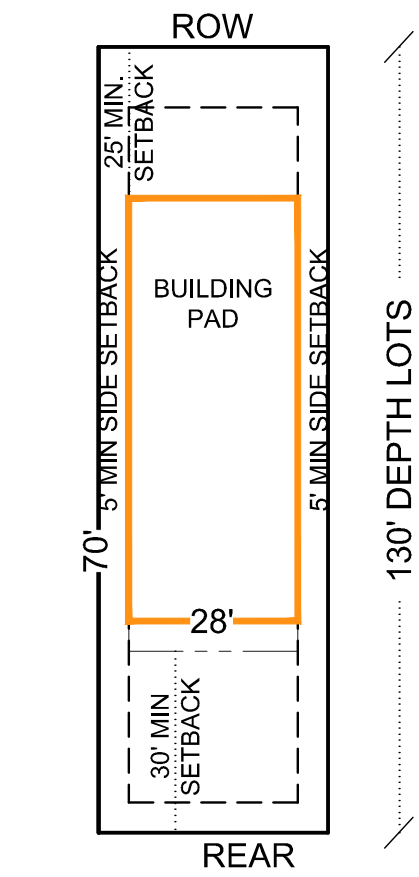
No.	Date	By	Submittal / Revision
02/16/21			CITY SUBMITTAL
03/02/21			PLANNING COMMENTS
04/30/21			PRELIMINARY BID PACKAGE
06/07/21			FINAL PLAT SUBMITTAL

Sheet Title
SITE PLAN

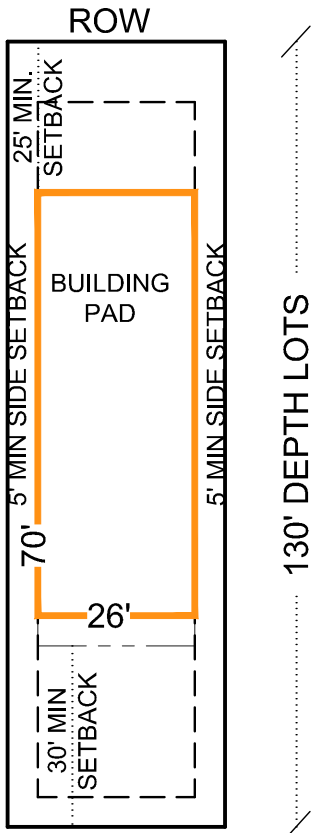
Sheet No. Revision
C3.04

Project No. 22425

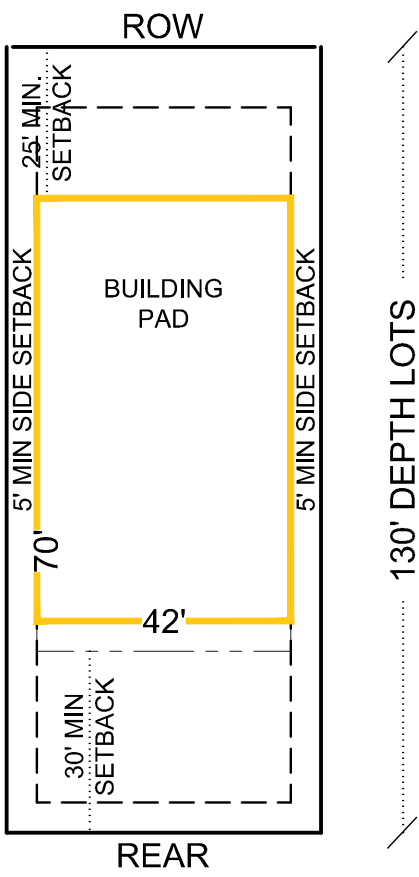
	APPLIED & SUPPLEMENTAL PUD NEIGHBORHOOD DESIGN STANDARDS						
	Medium Density	Low Density	Low Density	Low Density	Multi Use	Existing House	TOTAL
Lot Requirements							
Lot Width	36'-38'	50'-52'	60'	65'			
Lot Depth	125'	130'	130'	135'			
Lot Size	4500-4750 SF	6500-6760 SF	7800 SF	8775 SF			
Pad Width	26'-28'	40'-42'	50'	50'			
Pad Depth	70'	70'	60'	60'			
Units	53	30	16	19	163		281 Units
Setbacks							
Front (From ROW)	25'	25'	25'	25'	40'		
Side (House & Garage)	5'	5'	5'	7.5'	40'		
Side (Corner)	15'	15'	15'	15'	40'		
Side (County Rd 70)	50'	50'	50'	50'	100'		
Rear	30'	30'	30'	30'	50'		
Rear (Argenta Trail)	50'	50'	50'	50'	50'		
Building Height	35'	35'	35'	35'			
Lot Coverage							
Building Pad	1,980 SF	2,800 SF	2,950 SF	3,000 SF	52,000 SF (26%)	0.57 AC	8.22 AC
Driveways & Walks	520 SF	775 SF	800 SF	900 SF	3,500 SF	0.76 AC	2.97 AC
Parking Lot					30,500 SF		0.70 AC
Lot Impervious (max.)	2,500 SF (55%)	3,575 SF (55%)	3,750 SF (48%)	3,900 SF (45%)	86,000 SF (42%)		
Total Impervious:						1.33 AC	11.89 AC
Vehicle Parking							
SF & Apartment	1 OFF-STREET	2 OFF-STREET	2 OFF-STREET	2 OFF-STREET	1 GAR.+0.5/UNIT		
Total Streets Impervious							5.77 AC



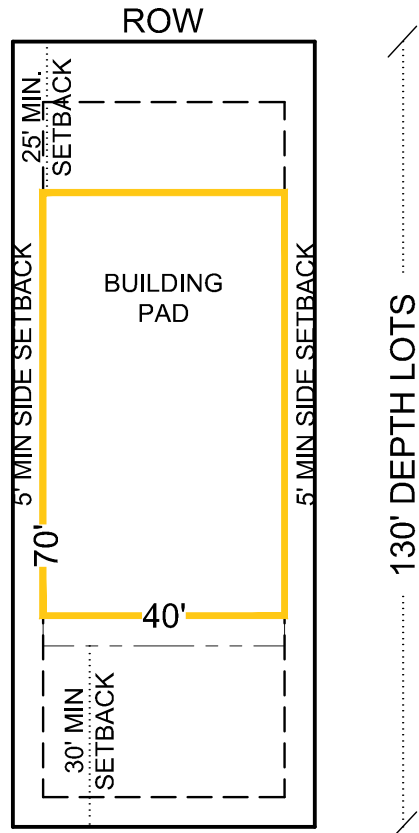
38' WIDE LOT AVERAGE
28' WIDE BY 70' DEEP PAD



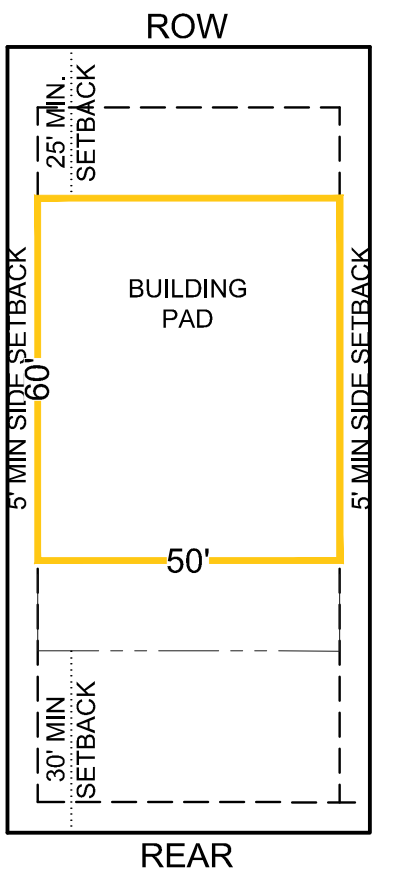
36' WIDE LOT AVERAGE
26' WIDE BY 70' DEEP PAD



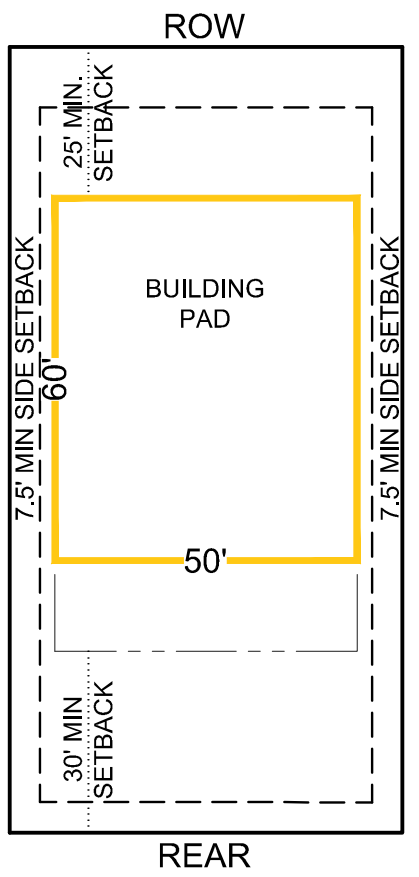
52' WIDE LOT AVERAGE
42' WIDE BY 70' DEEP PAD



50' WIDE LOT AVERAGE
40' WIDE BY 70' DEEP PAD



60' WIDE LOT AVERAGE
50' WIDE BY 60' DEEP PAD



65' WIDE LOT AVERAGE
50' WIDE BY 60' DEEP PAD



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LOT GROUP

Project
PELTIER
RESERVE

Location
INVER GROVE
HEIGHTS, MN

Certification

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

Eric T. Luth
Registration No. 50475 Date: 02/16/2021
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

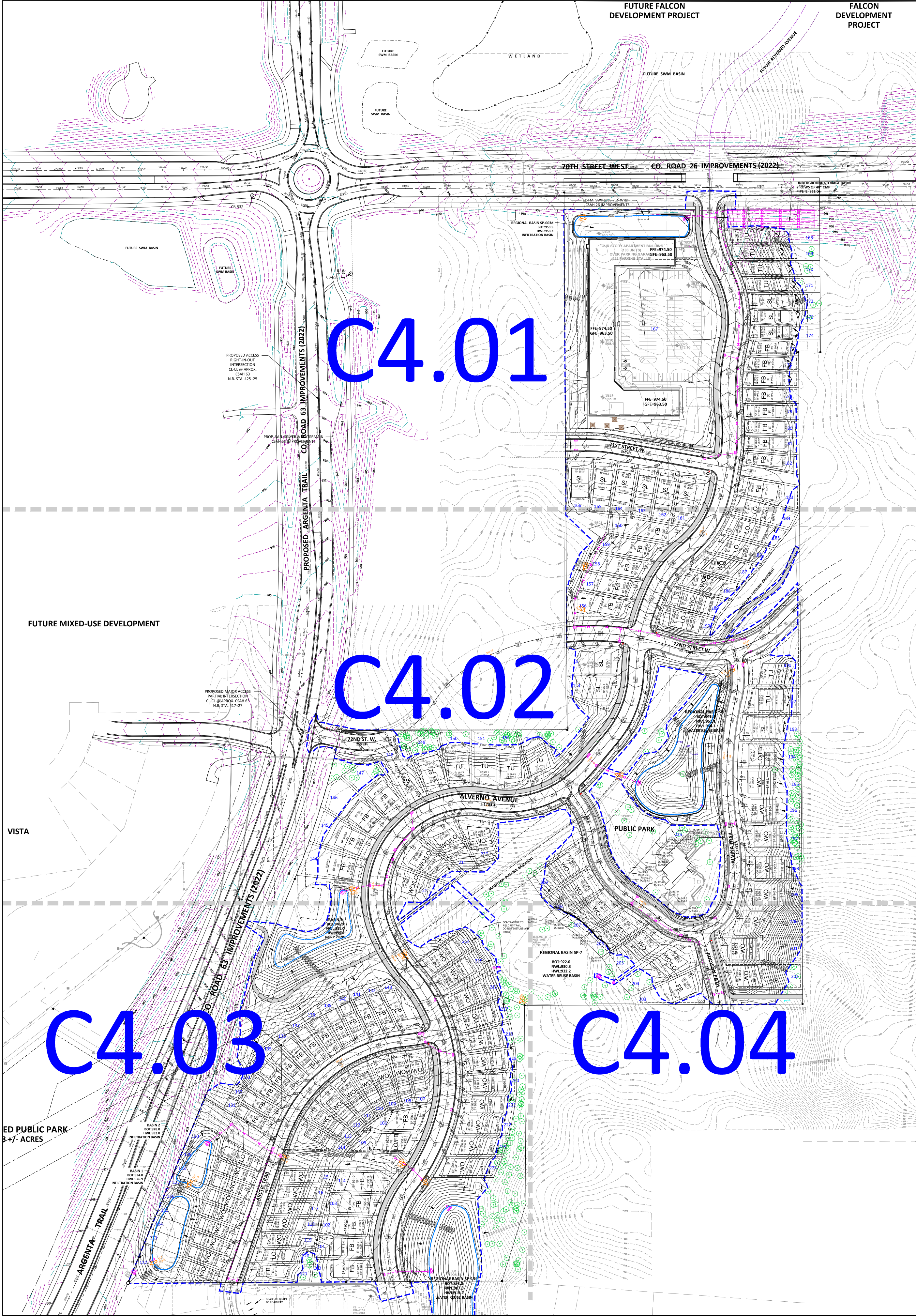
Revision History

No.	Date	By	Submittal / Revision
02/16/21			CITY SUBMITTAL
03/02/21			PLANNING COMMENTS
04/30/21			PRELIMINARY BID PACKAGE
06/07/21			FINAL PLAT SUBMITTAL

Sheet Title
PUD APPLIED
STANDARDS

Sheet No. Revision
C3.05

Project No. 22425



GRADING NOTES

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

COMPANY:

ADDRESS:

PHONE:

DATED:

CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
11. EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
 - a. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
 - b. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
 - c. ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
 - d. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
 - e. BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
 - f. PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:
 - i. TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.
 - ii. ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E., BOBCAT.

LEGEND

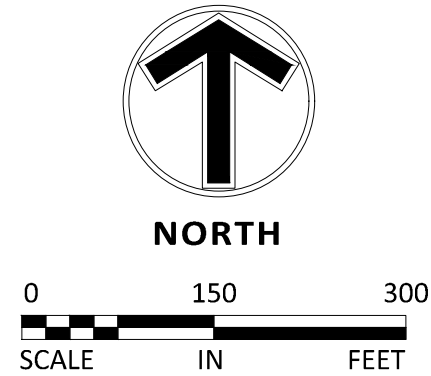
	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
SPOT ELEVATION		
COUNTY CONTOUR		
RIP RAP		
OVERFLOW ELEV.		
SOIL BORINGS		

- iii. STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.
- iv. TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.
- g. AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
- h. MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.
- i. THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
14. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. TOLERANCES
 - a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
16. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
17. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
18. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
19. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
20. RETAINING WALL(S) MATERIALS SHALL BE COORDINATED WITH THE DEVELOPER. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
21. ALL RETAINING WALLS WITH A SURCHARGE OR 4 FEET AND HIGHER REQUIRE A SEPARATE BUILDING PERMIT
22. ALL RETAINING WALLS SHOWN ON THE GRADING PLAN SHALL BE CONSTRUCTED DURING THE GRADING PHASE
23. ALL HOMES REQUIRE FLOODPROOFING

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

REV. DATE



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Project
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RESERVE

Location
INVER GROVE
HEIGHTS, MN

Certification

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

Eric T. Luth
Registration No. 50475 Date: 02/16/2021
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

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Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

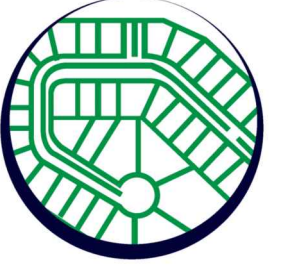
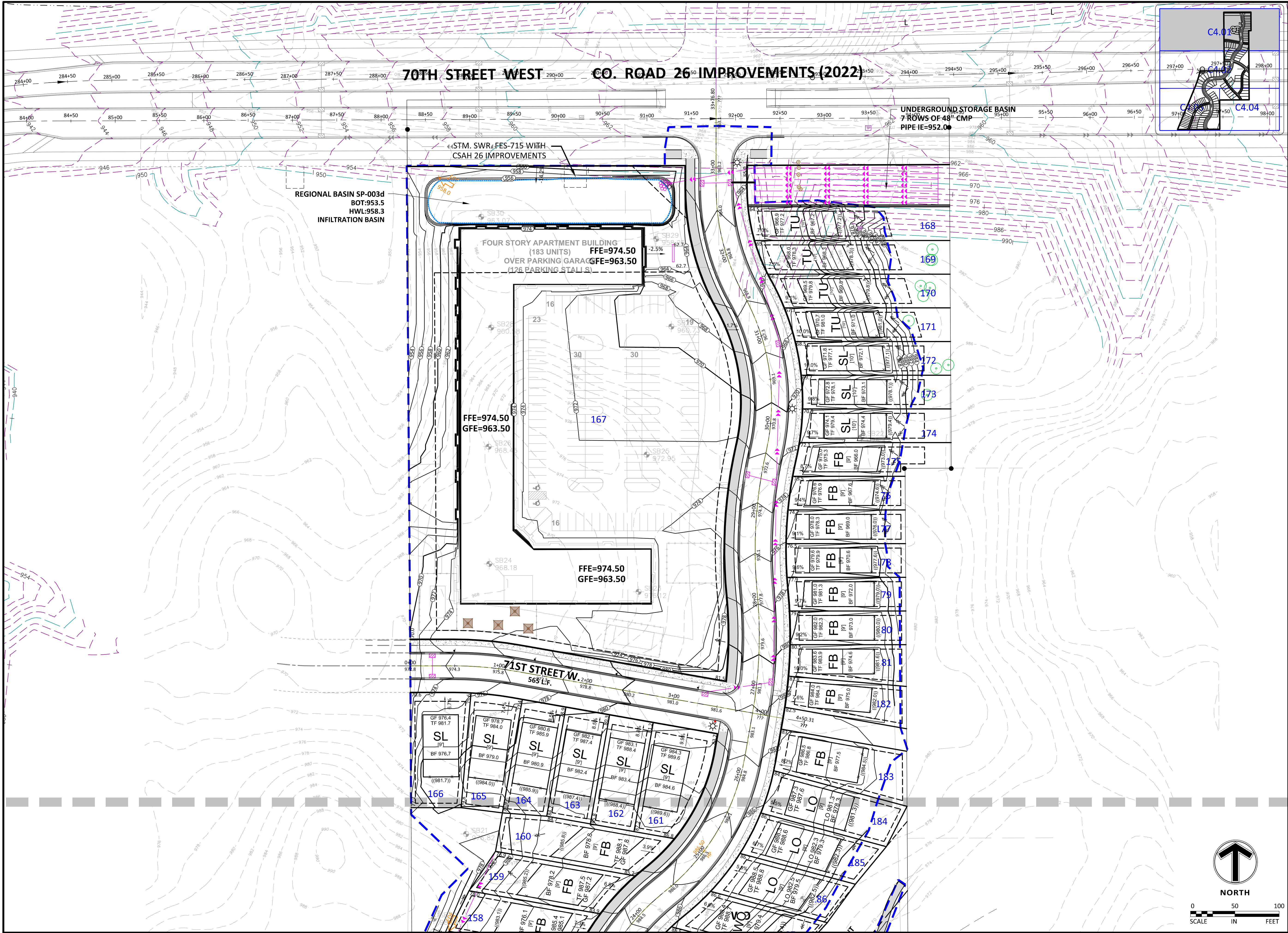
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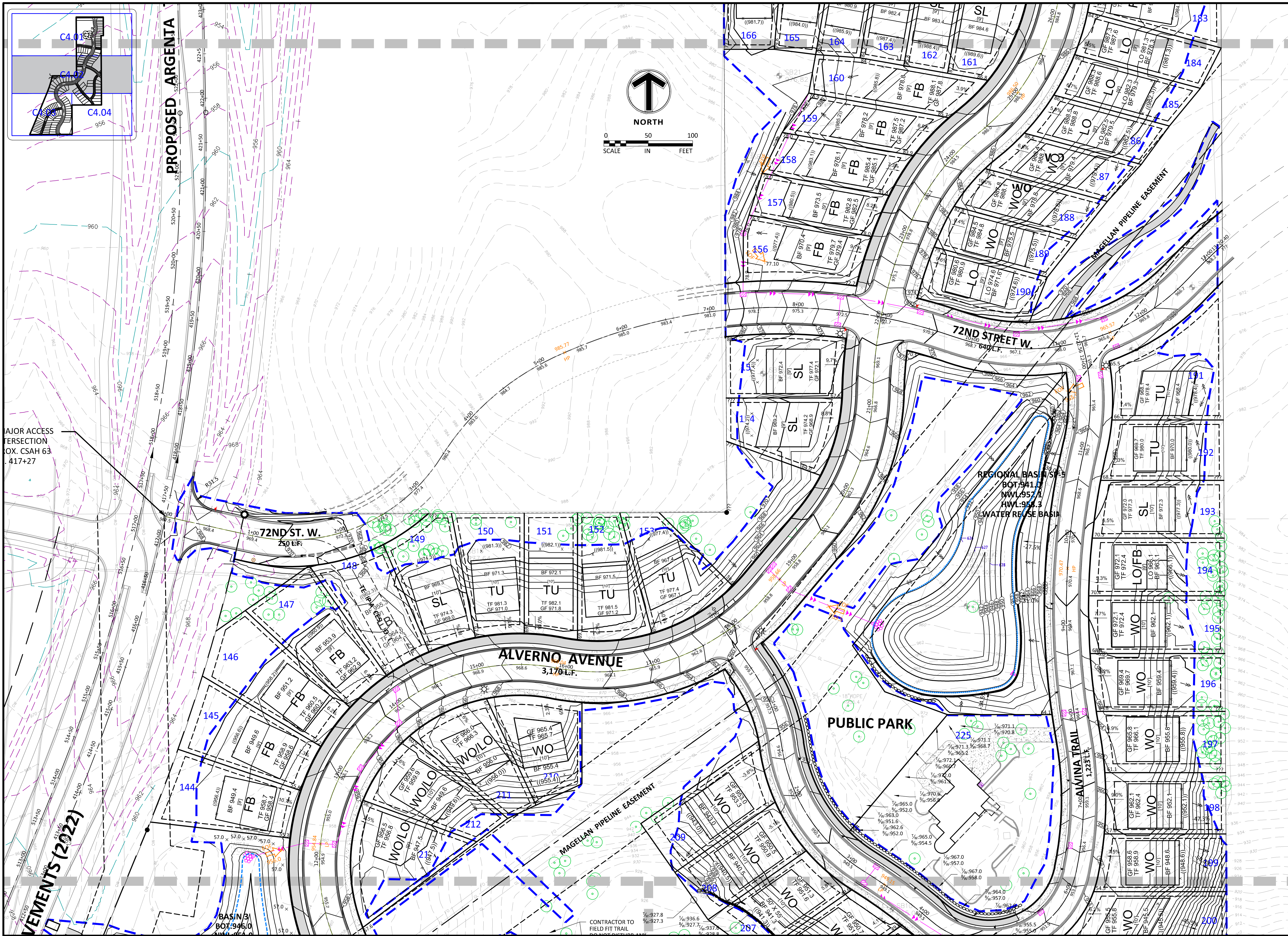
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	03/02/21	PLANNING COMMENTS
	04/30/21	PRELIMINARY BID PACKAGE
	06/07/21	FINAL PLAT SUBMITTAL

Sheet Title
OVERALL
GRADING PLAN

Sheet No. Revision
C4.00

Project No. 22425





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Project PELTIER RESERVE

Location
INVER GROVE
HEIGHTS, MN

Certification

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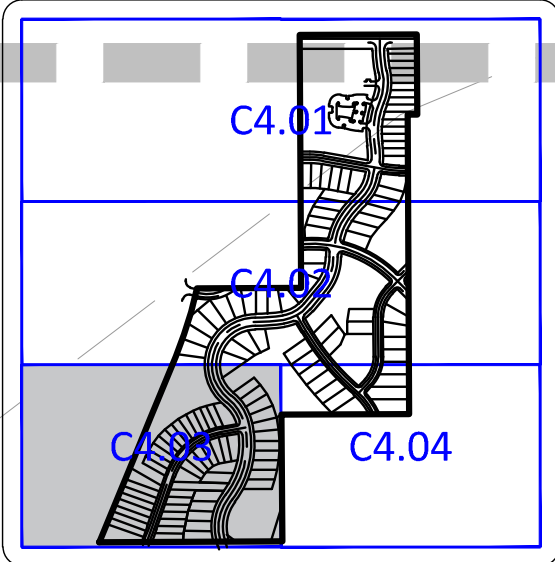
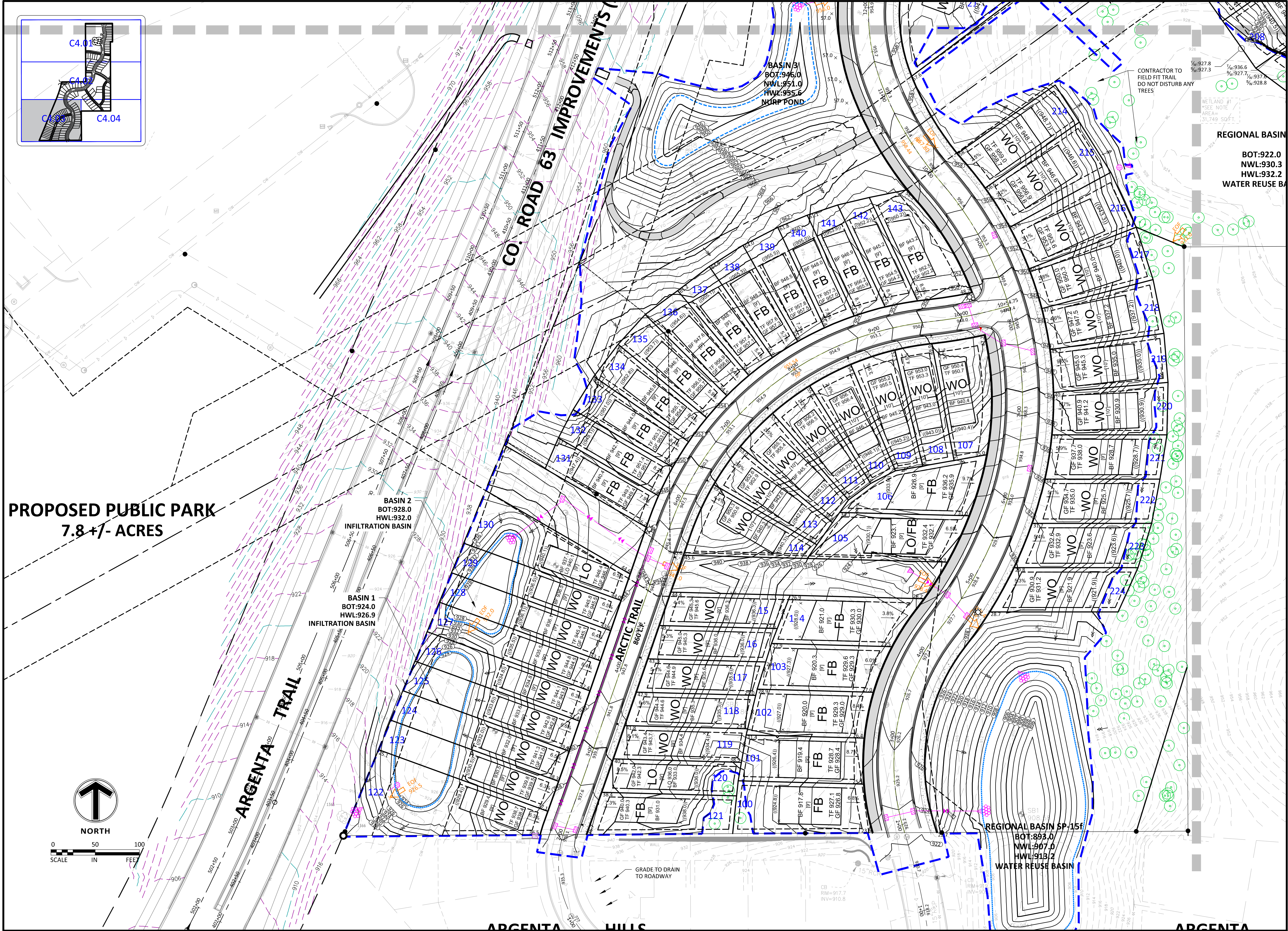
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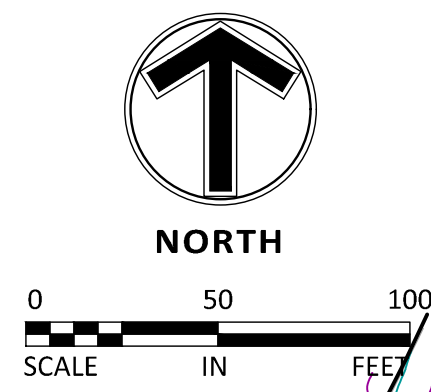
GRADING PLAN

Sheet No. Revision
C4.02

Project No. 22425



PROPOSED PUBLIC PARK
7.8 +/- ACRES



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Builders
LOT GROUP

Project
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RESERVE**

Location
**INVER GROVE
HEIGHTS, MN**

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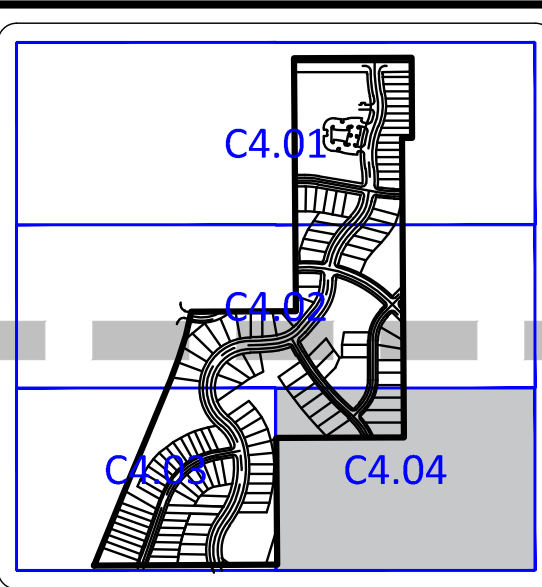
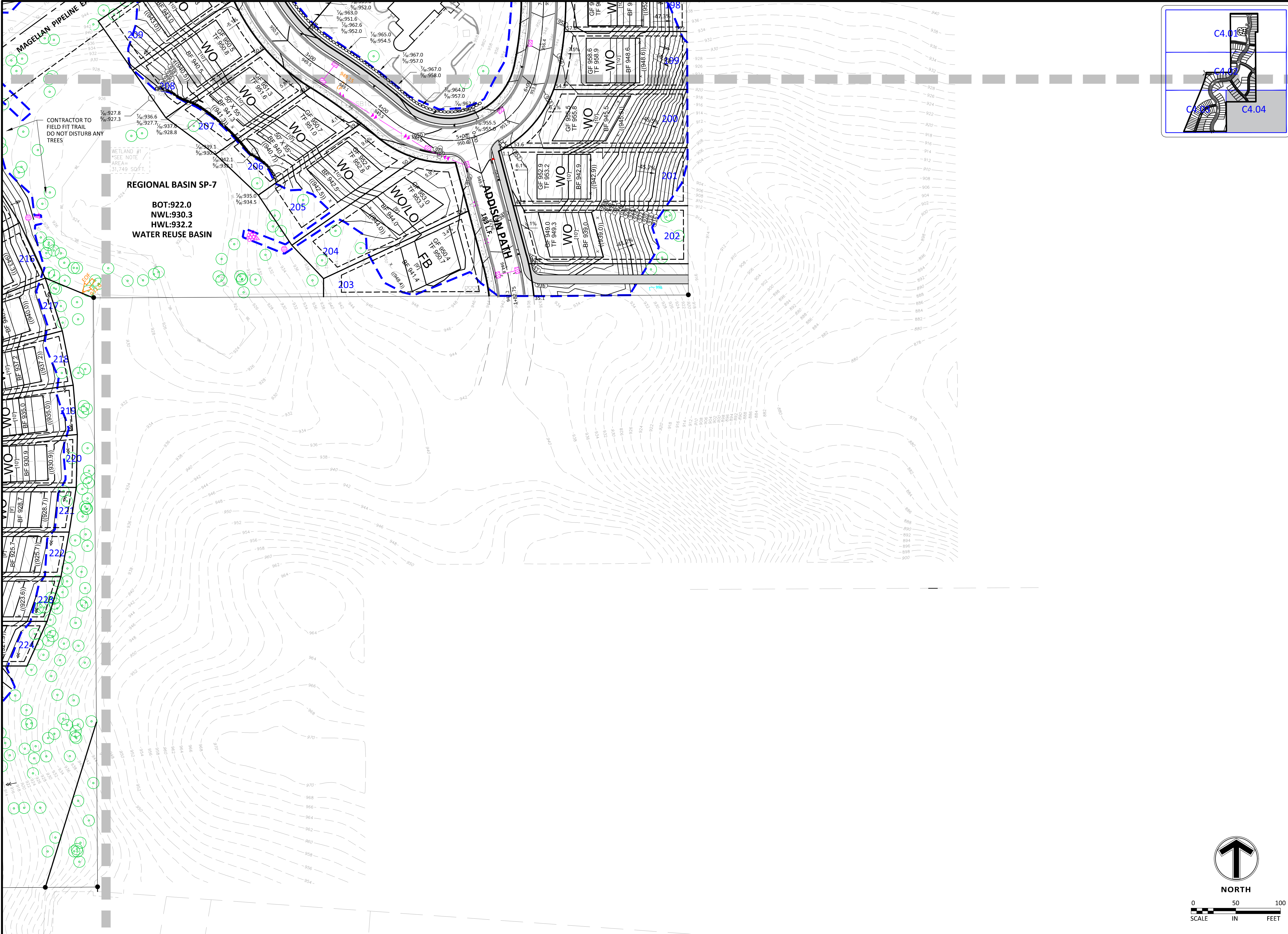
Revision History

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03/02/21		PLANNING COMMENTS
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Sheet Title
GRADING PLAN

Sheet No. Revision
C4.03

Project No. 22425



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Project
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HEIGHTS, MN**

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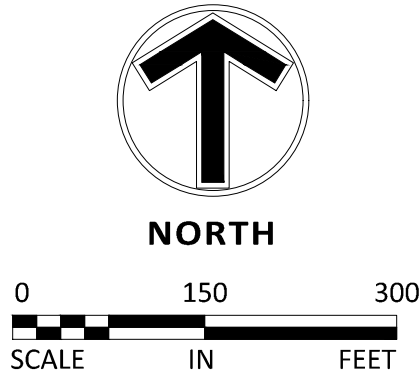
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06/07/21		FINAL PLAT SUBMITTAL

Sheet Title
GRADING PLAN

Sheet No. Revision
C4.04

Project No. 22425

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LOT GROUP

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Eric T. Luth

Registration No. 50475

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Drawn: CIS

Approved: ETL

Book / Page:

Phase: FINAL

Initial Issue: 02/16/2021

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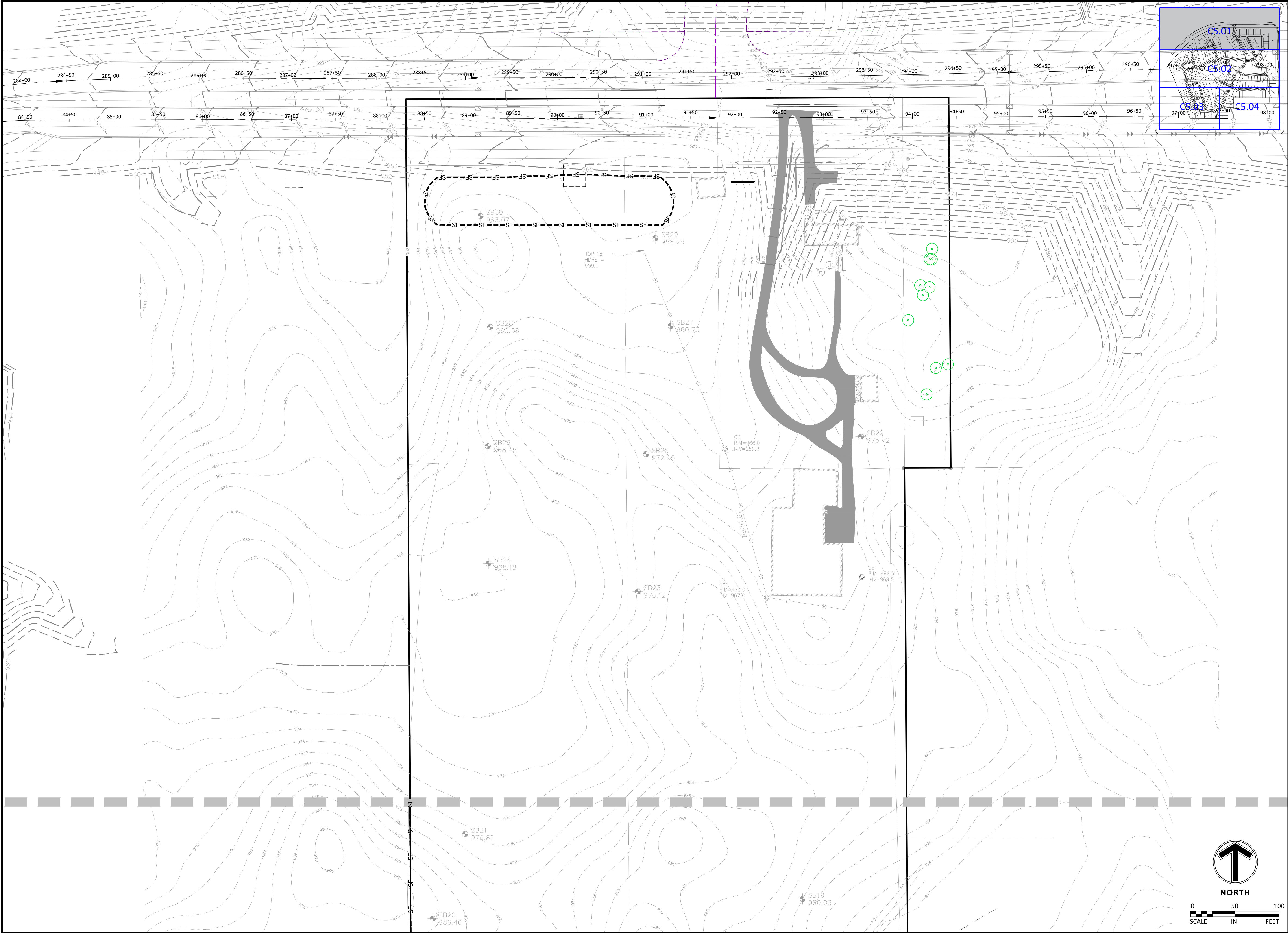
OVERALL
EROSION
CONTROL
PHASE I

Sheet No. Revision

C5.00

Project No.

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Project
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Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

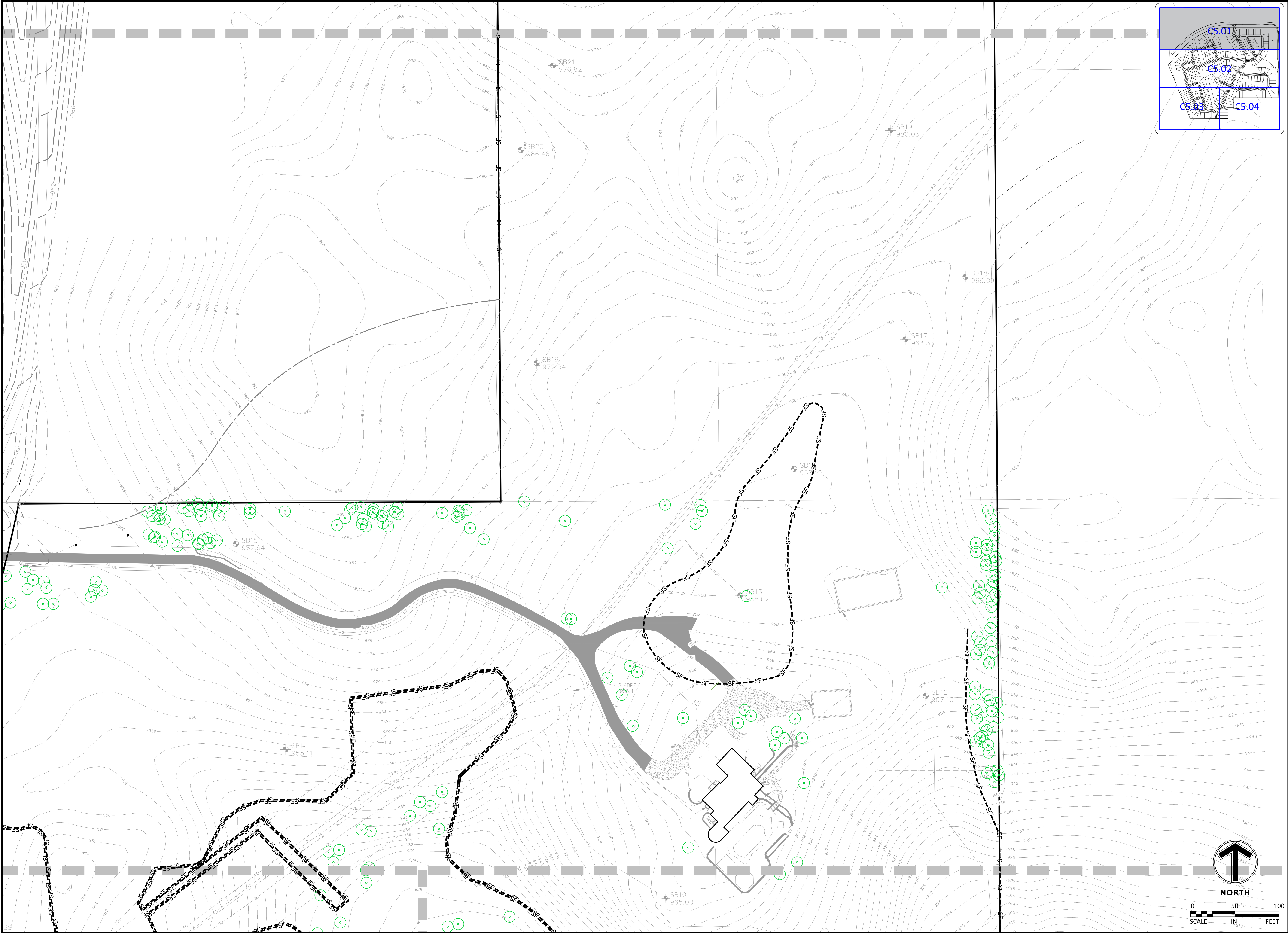
Revision History

No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS
04/30/21		PRELIMINARY BID PACKAGE
06/07/21		FINAL PLAT SUBMITTAL

Sheet Title
**EROSION
CONTROL
PHASE I**

Sheet No. Revision
C5.01

Project No. 22425



Jun 07, 2021 11:19pm - User:balzer L:\PROJECTS\22425\CAD\Civil\Sheets\22425-CS-EROS.dwg



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Engineering | Surveying | Planning | Environmental

Client



Builders
LOT GROUP

Project

PELTIER

RESERVE

Location

INVER GROVE

HEIGHTS, MN

Certification

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

Eric T. Luth

Registration No. 50475 Date: 02/16/2021

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Designed: JEB

Approved: ETL

Phase: FINAL

Drawn: CIS

Book / Page:

Initial Issue: 02/16/2021

Revision History

No. Date By Submittal / Revision

02/16/21

03/02/21

04/30/21

06/07/21

CITY SUBMITTAL

PLANNING COMMENTS

PRELIMINARY BID PACKAGE

FINAL PLAT SUBMITTAL

Sheet Title

EROSION

CONTROL

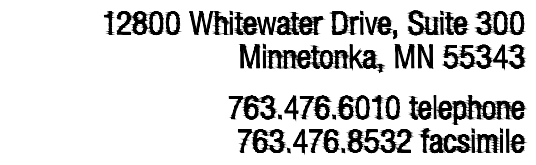
PHASE I

Sheet No. Revision

C5.02

Project No.

22425



Client



Project PELTIER RESERVE

Location
INVER GROVE
HEIGHTS, MN

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04/30/21	PRELIMINARY BID PACKAGE
06/07/21	FINAL PLAT SUBMITTAL

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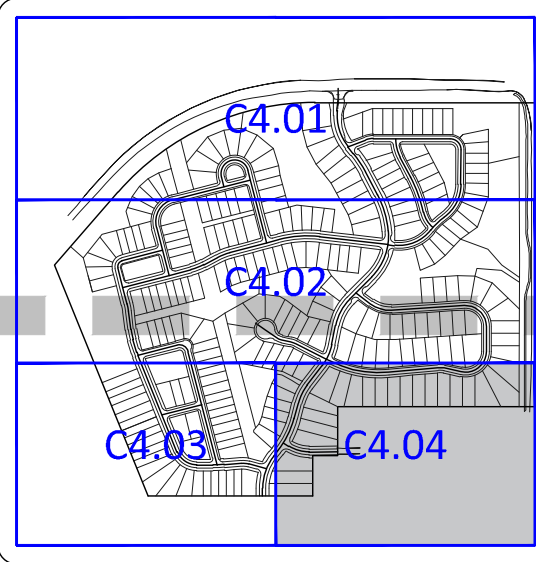
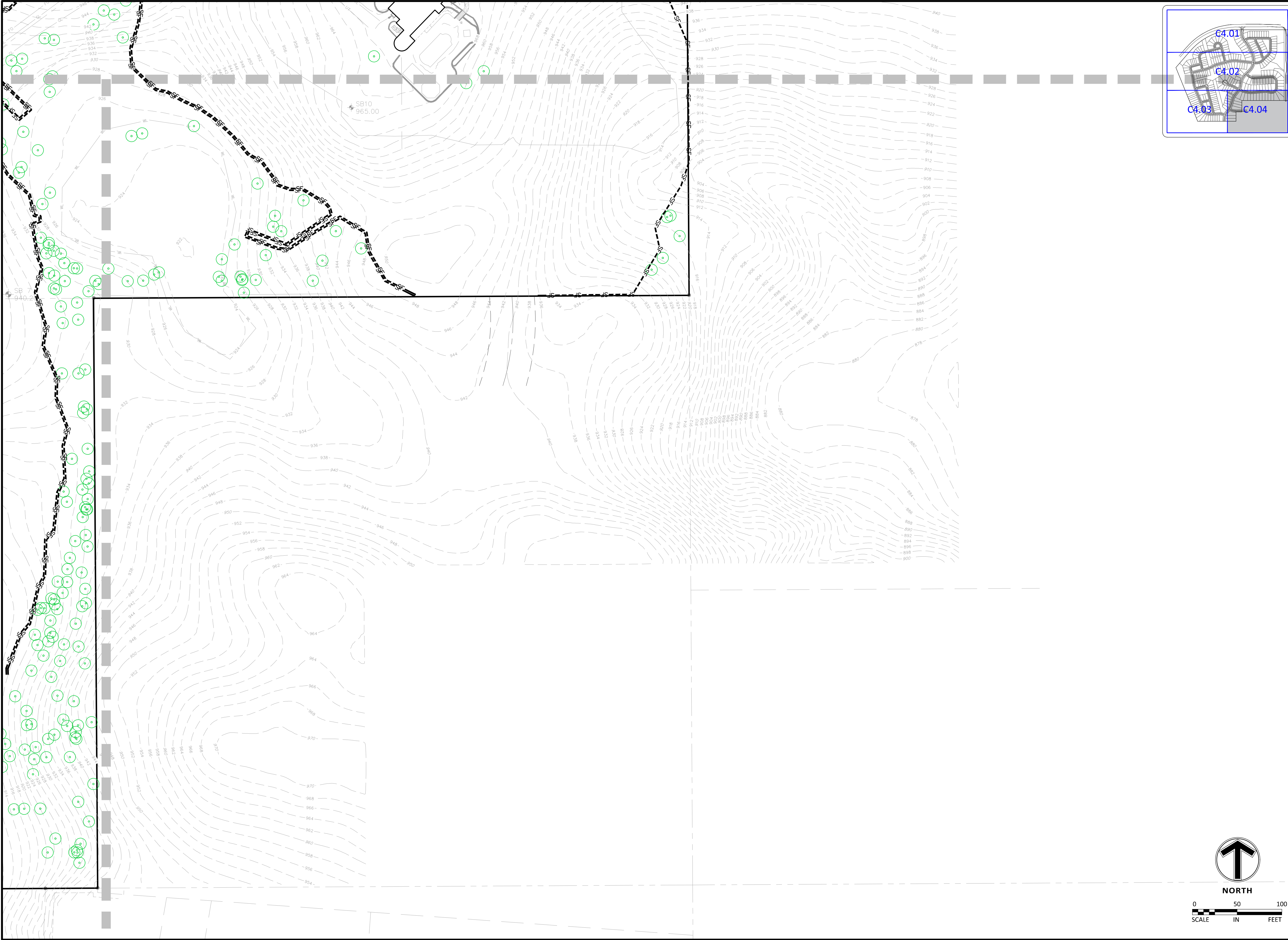
EROSION

CONTROL

PHASE I

Sheet No. Revision
C5.03

Project No. 22425



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Project
**PELTIER
RESERVE**

Location
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HEIGHTS, MN**

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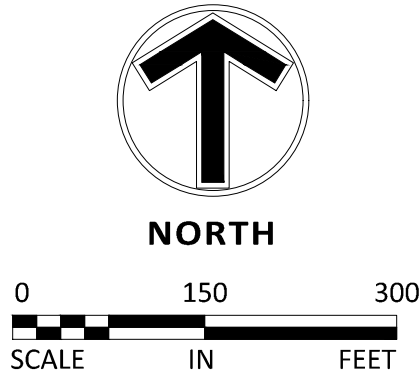
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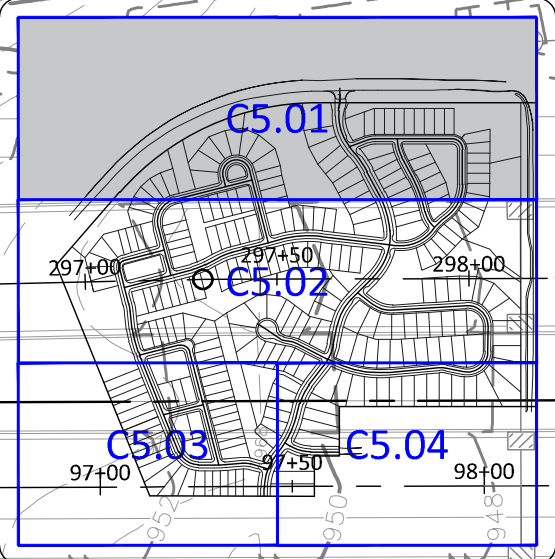
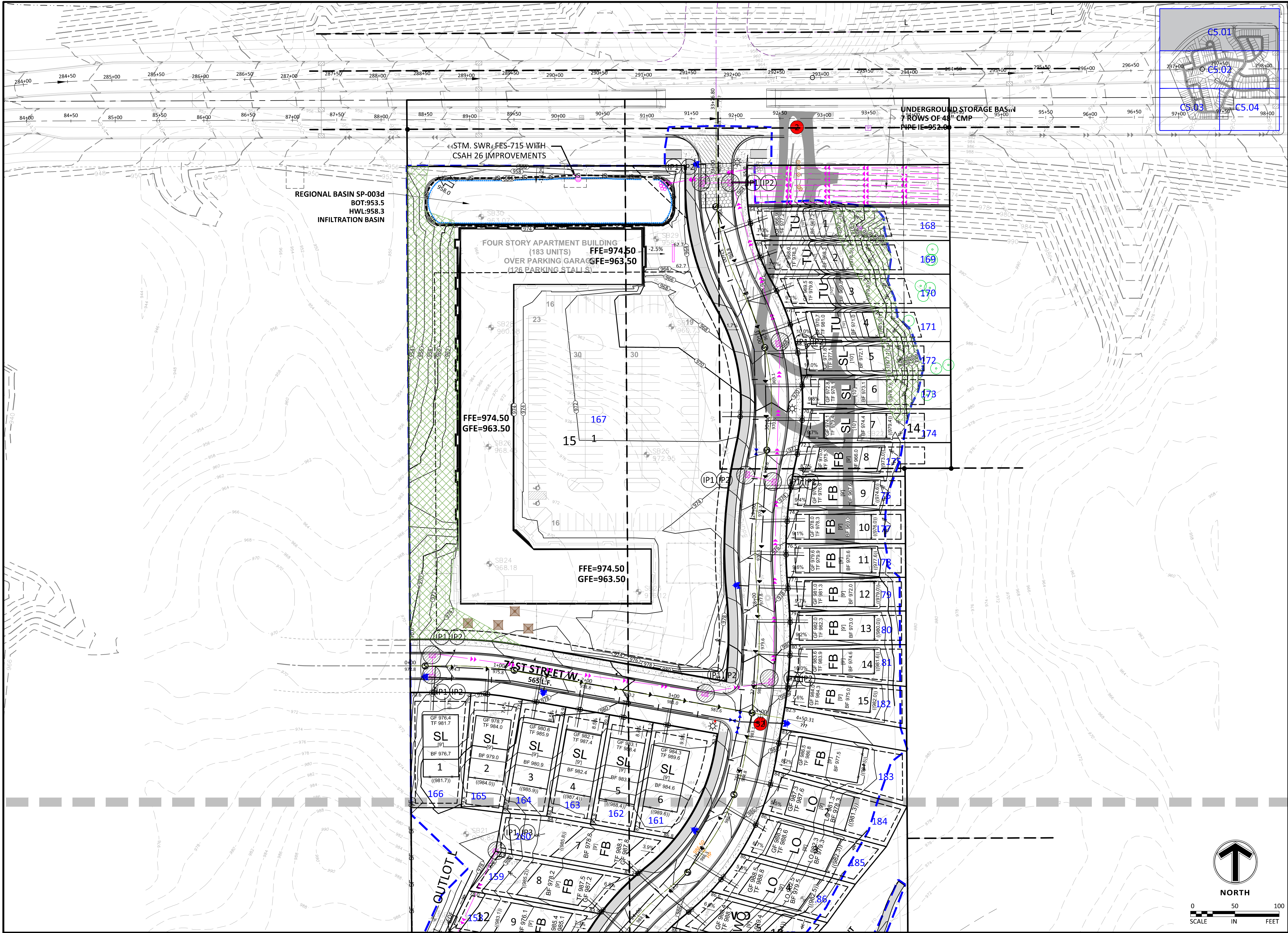
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CONTROL
PHASE I**

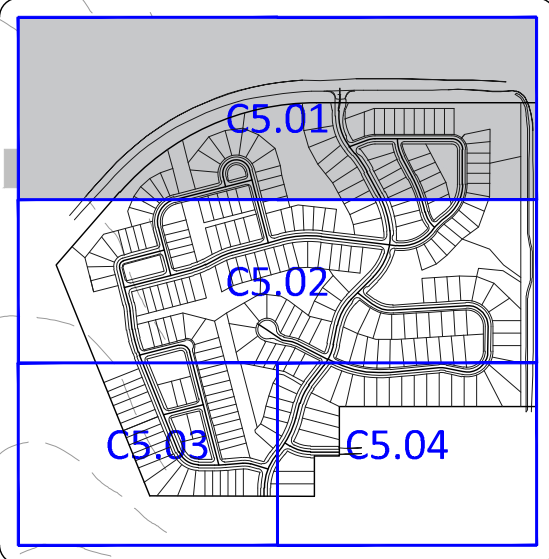
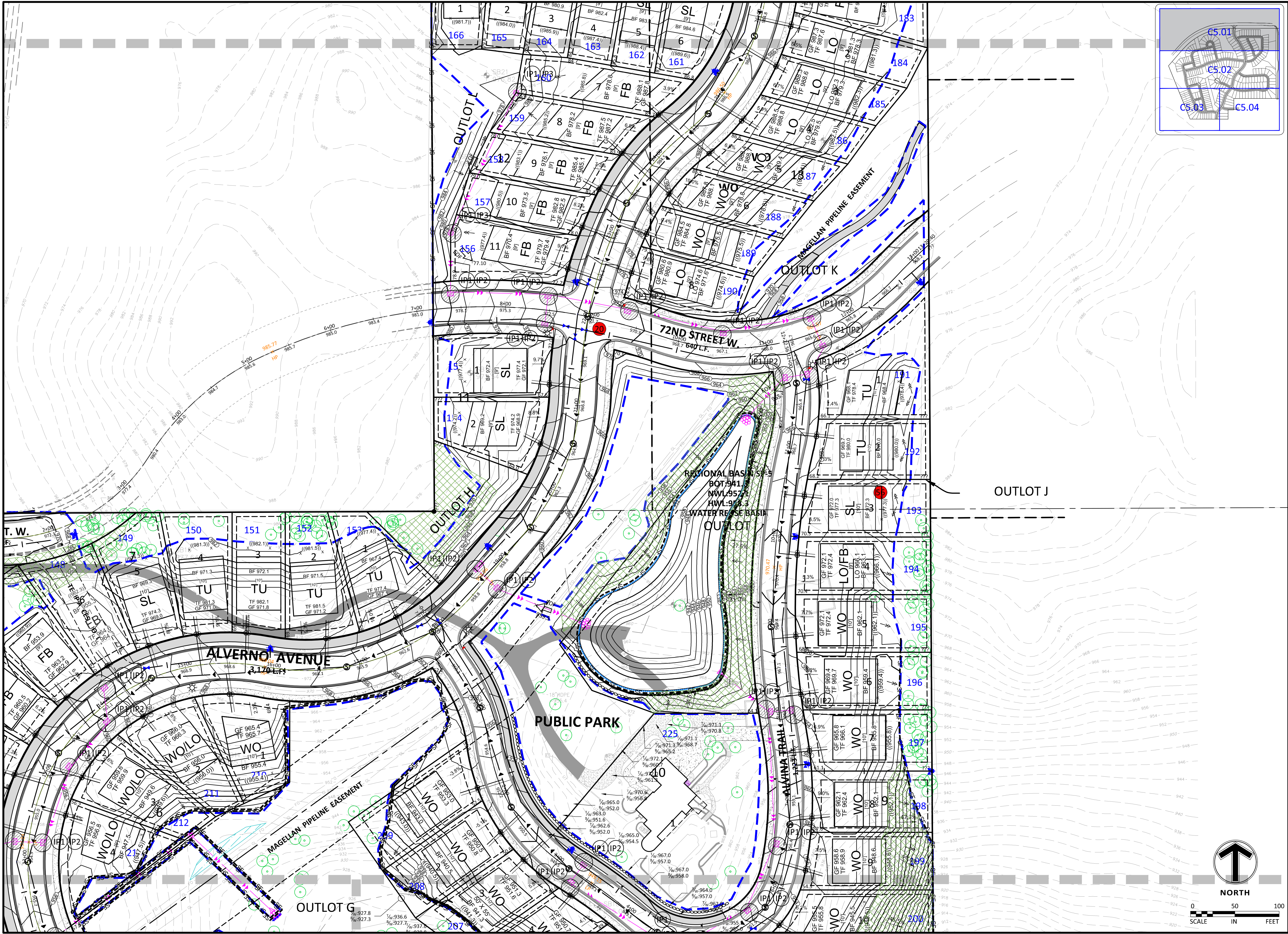
Sheet No. Revision
C5.04

Project No. 22425

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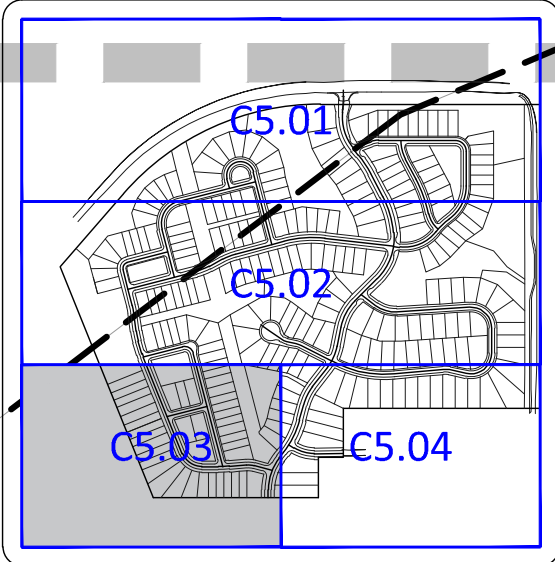
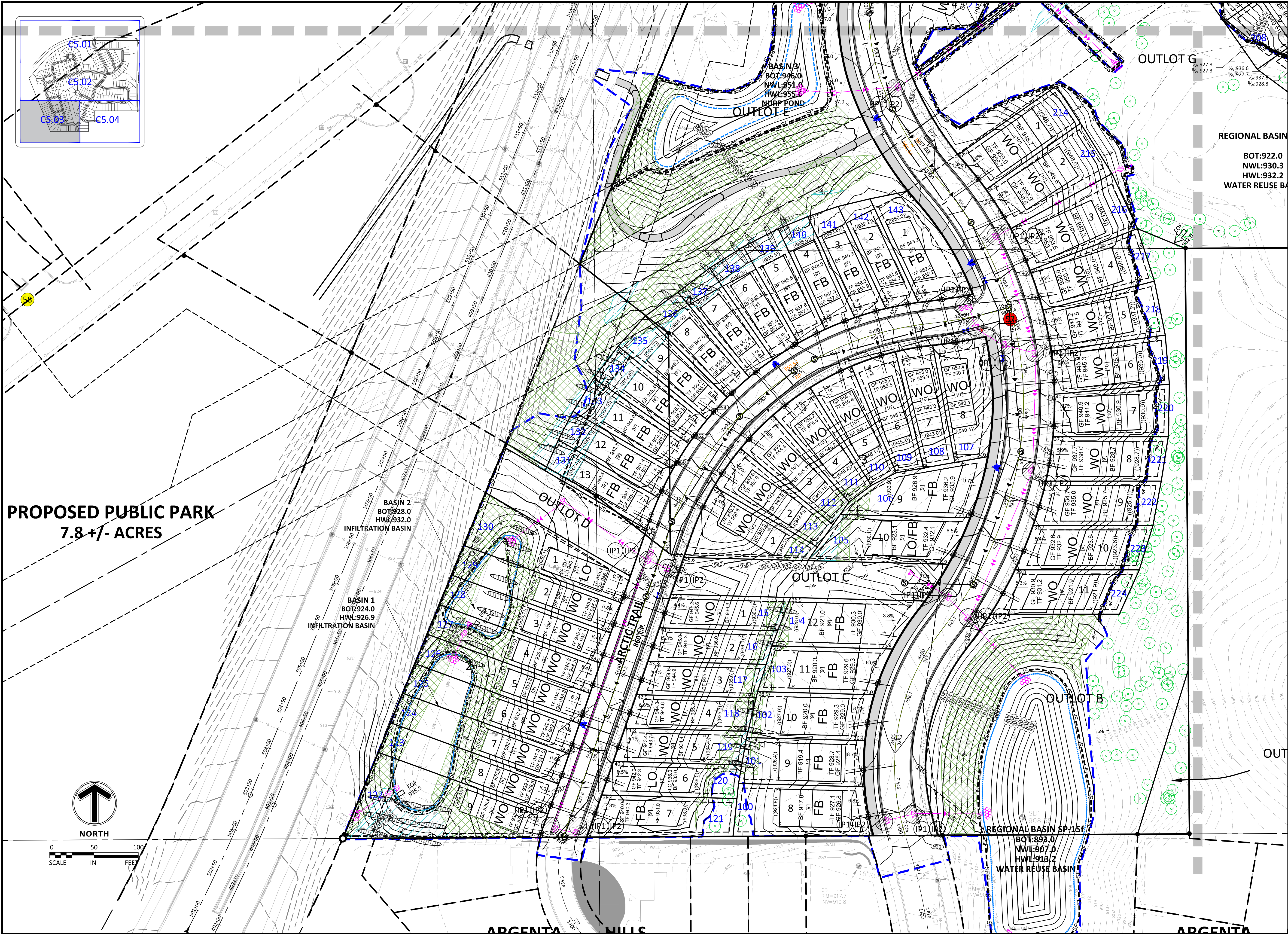
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EROSION CONTROL PHASE II

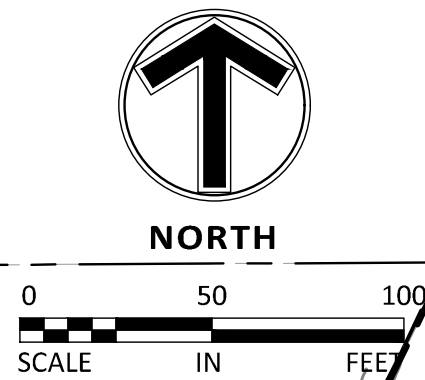
Sheet No. Revision

C5.07

Project No. 22425



PROPOSED PUBLIC PARK
7.8 +/- ACRES



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Client

Builders
LOT GROUP

Project
**PELTIER
RESERVE**

Location
**INVER GROVE
HEIGHTS, MN**

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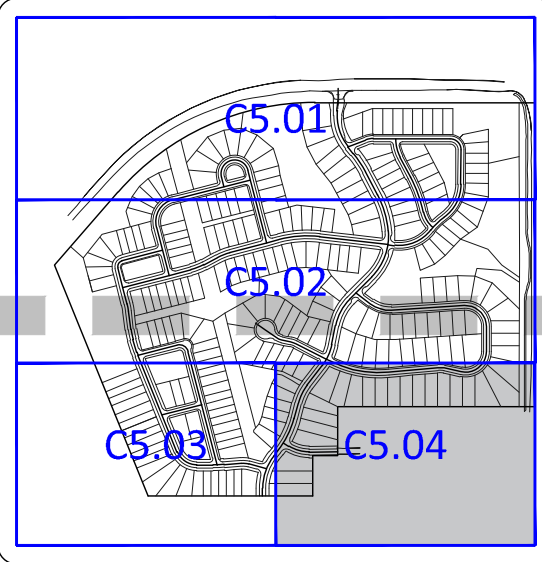
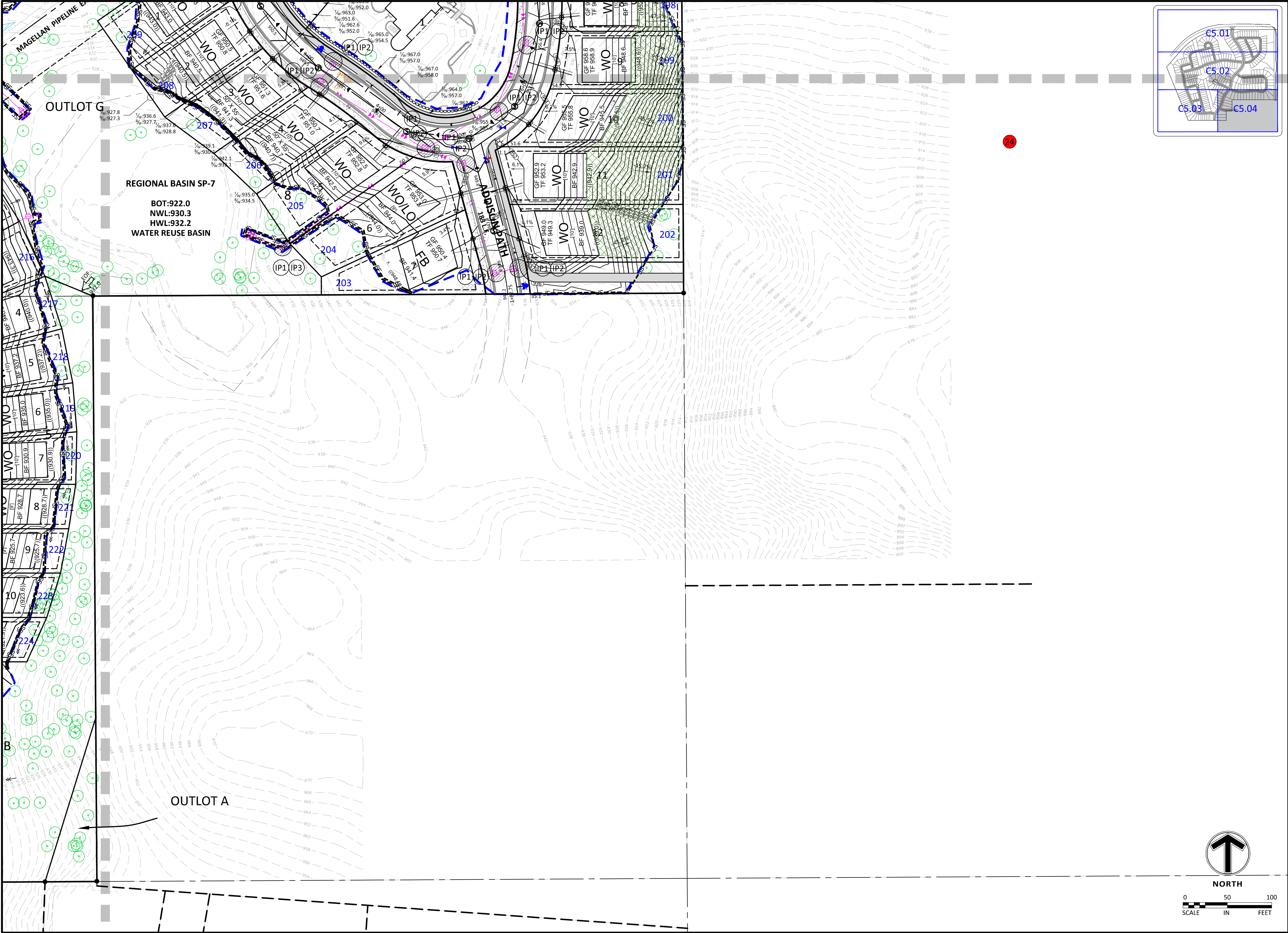
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06/07/21	FINAL PLAT SUBMITTAL

Sheet Title
**EROSION
CONTROL
PHASE II**

Sheet No. Revision
C5.08

Project No. 22425



Client



Builders
LOT GROUP

Project
**PELTIER
RESERVE**

Location
**INVER GROVE
HEIGHTS, MN**

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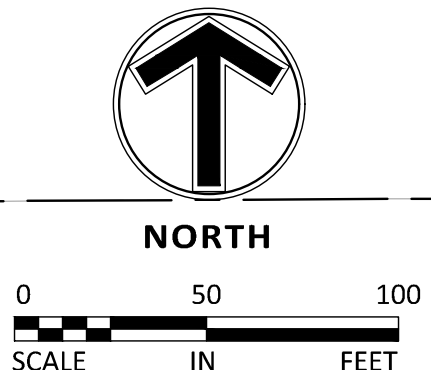
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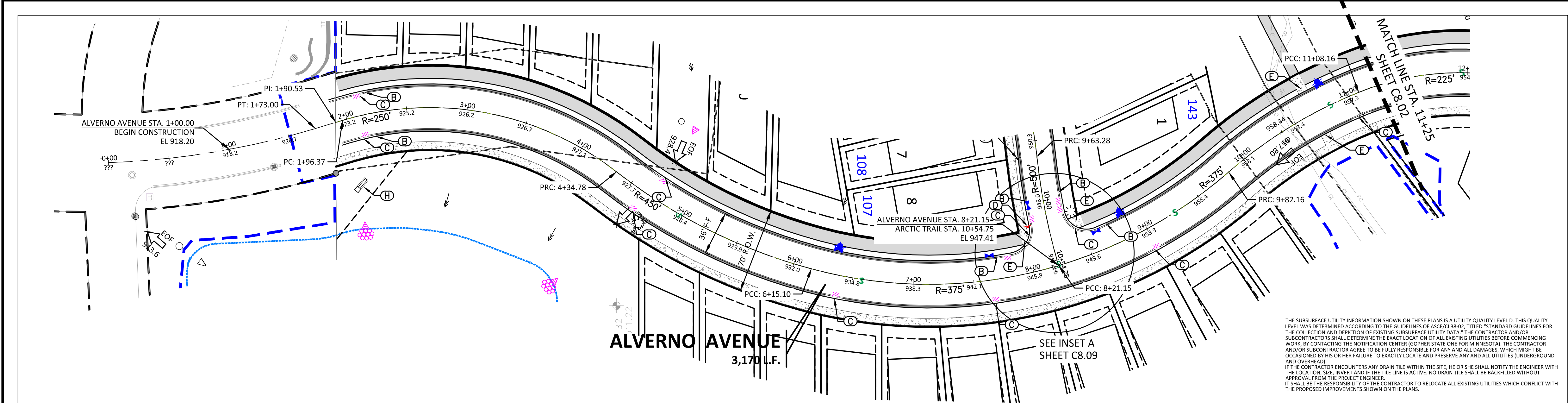
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Sheet Title
**EROSION
CONTROL
PHASE II**

Sheet No. Revision
C5.09

Project No. 22425



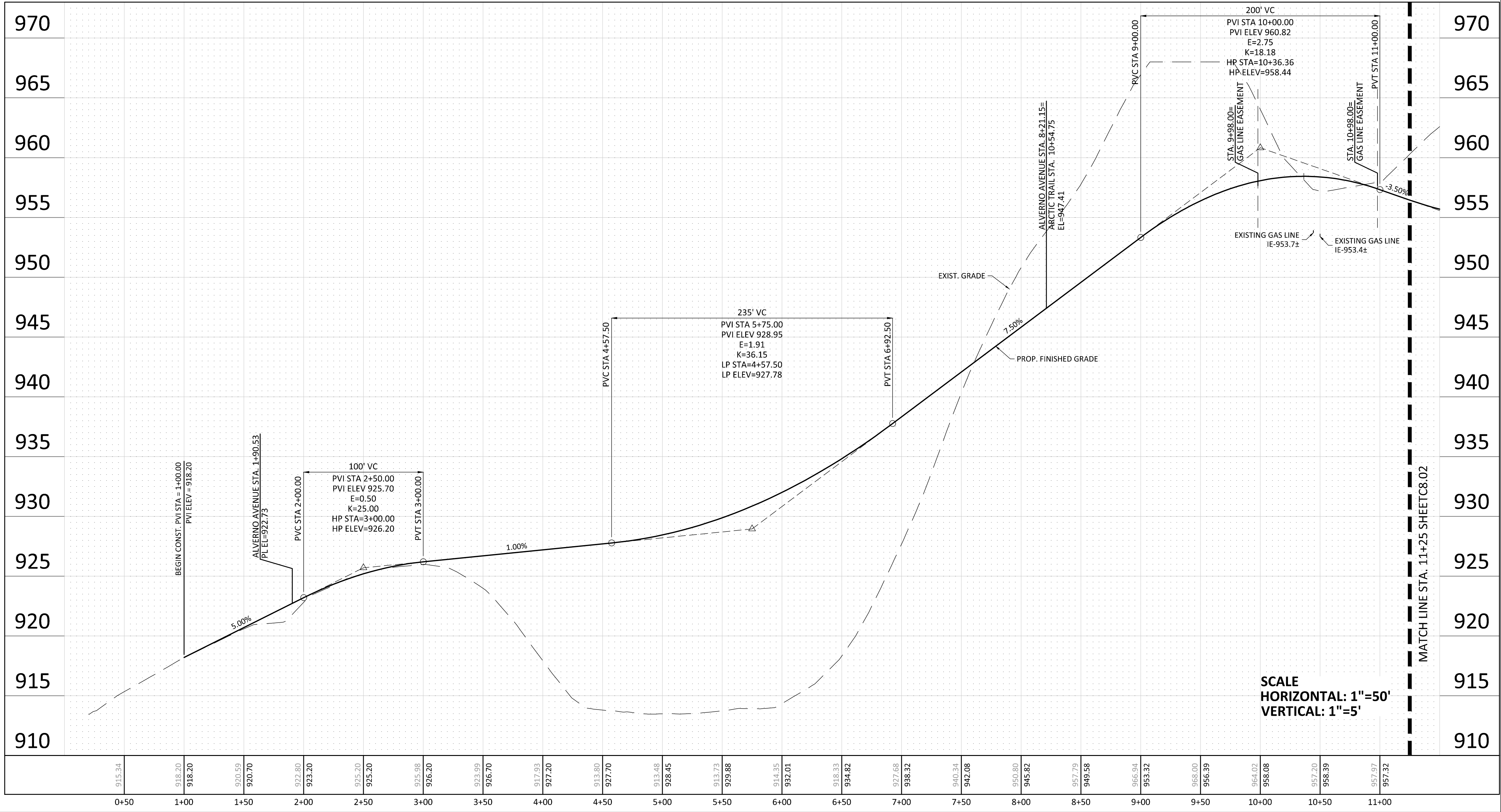


ALVERNO AVENUE
3,170 L.F.

SEE INSET A
SHEET C8.09

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/C 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD). IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALVERNO AVENUE STA 0+00 TO 11+50



LEGEND

EXISTING

STORM SEWER
SANITARY SEWER
WATERMAIN
EASEMENT

PROPOSED

B618 CURB & GUTTER
SURMOUNTABLE CURB & GUTTER
STORM SEWER
SANITARY SEWER
WATERMAIN
EASEMENT

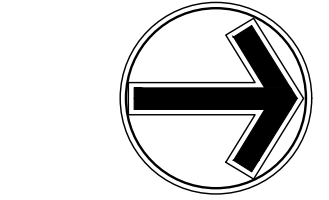
LIMIT OF DISTURBANCE
POND CONTOUR
SAWCUT BITUMINOUS
STREET LIGHT (TO BE INSTALLED BY CITY)
CONCRETE SIDEWALK
SPOT ELEVATION

STREET CONST. NOTES

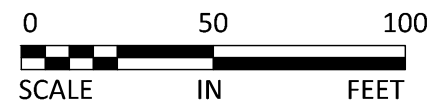
- STATIONING REFERS TO STREET CENTERLINE.
- ALL SPOT ELEVATIONS ARE TO GUTTER UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- SEE GRADING PLAN FOR PROPOSED SPOT ELEVATIONS IN PRIVATE DRIVEWAYS.
- INSTALL B618 CURB & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTABLE IN 5 FEET BEYOND CURB PC.
- TACK FACE OF EXISTING CURB PRIOR TO PAVING.
- RELOCATE SIGNS AND UTILITIES AS REQUIRED.
- ALL EXCESS MATERIAL FROM THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- PROPOSED CONCRETE SIDEWALKS SHALL BE 6" THOUGH DRIVEWAY.

KEY NOTES

- A. BEGIN SURMOUNTABLE CURB AND GUTTER.
B. END SURMOUNTABLE CURB AND GUTTER.
C. B618 CURB AND GUTTER - SEE DETAIL STR-7/C9.01.
D. MOUNT STREET SIGN BLADES ABOVE STOP SIGN PER CITY REQUIREMENTS.
E. ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.
F. NO PARKING SIGN
G. TRAFFIC BARRICADES, SEE DETAIL SHEET C9.04
H. MONUMENT SIGN



NORTH



SCALE

IN

FEET



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Client



Builders
LOT GROUP

Project
**PELTIER
RESERVE**

Location
**INVER GROVE
HEIGHTS, MN**

Certification

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Eric T. Luth
Registration No. 50475 Date: 02/16/2021
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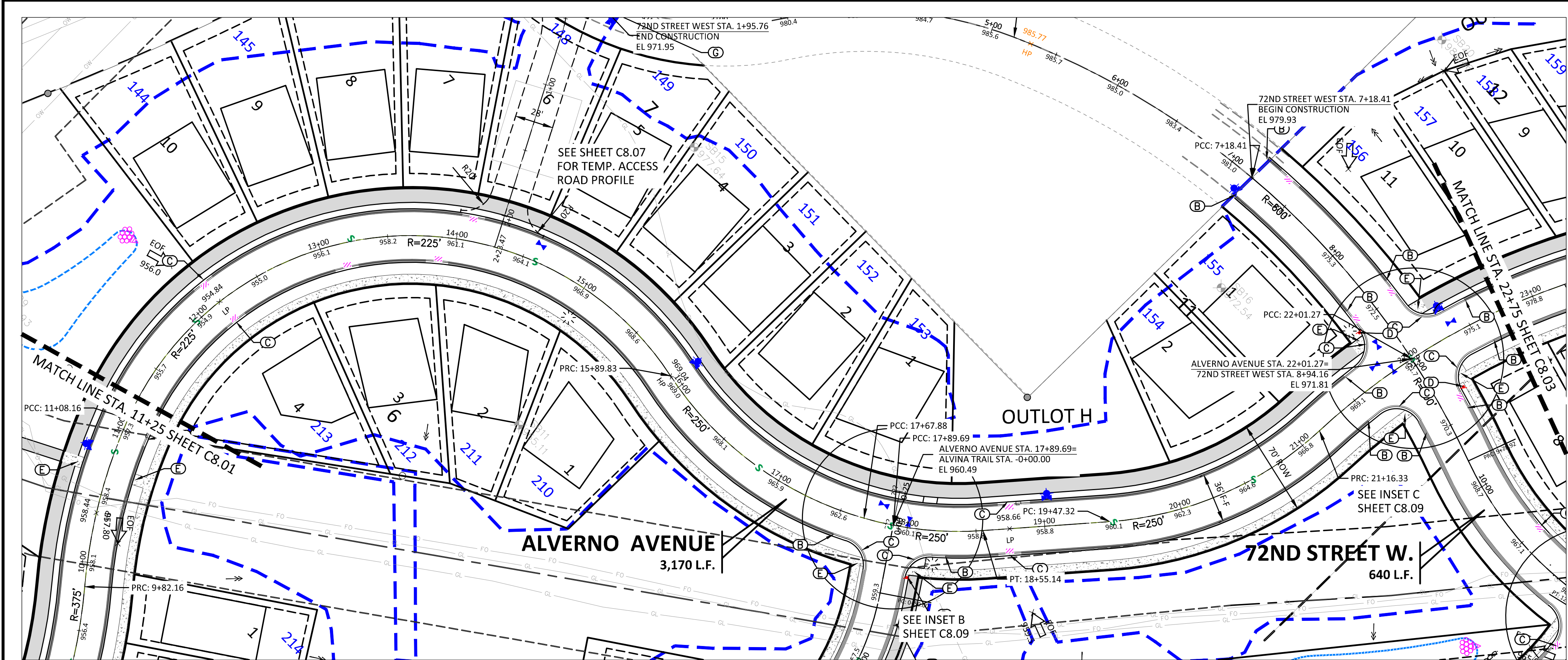
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06/07/21			FINAL PLAT SUBMITTAL

Sheet Title
**STREET PLAN &
PROFILE -
ALVERNO
AVENUE**

Sheet No. Revision

C8.01

Project No. 22425



LEGEND

B618 CURB & GUTTER

SURMOUNTABLE CURB & GUTTER

STORM SEWER

SANITARY SEWER

WATERMAIN

EASEMENT

LIMIT OF DISTURBANCE

POND CONTOUR

SAWCUT BITUMINOUS

STREET LIGHT (TO BE INSTALLED BY CITY)

CONCRETE SIDEWALK

SPOT ELEVATION

PROPOSED

EXISTING

STREET CONSTRUCTION NOTES

1. STATIONING REFERS TO STREET CENTERLINE.

2. ALL SPOT ELEVATIONS ARE TO GUTTER UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

4. SEE GRADING PLAN FOR PROPOSED SPOT ELEVATIONS IN PRIVATE DRIVEWAYS.

5. INSTALL B618 CURB & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTABLE IN 5 FEET BEYOND CURB PC.

6. TACK FACE OF EXISTING CURB PRIOR TO PAVING.

7. RELOCATE SIGNS AND UTILITIES AS REQUIRED.

8. ALL EXCESS MATERIAL FROM THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

9. PROPOSED CONCRETE SIDEWALKS SHALL BE 6" THOUGH DRIVEWAY.

KEY NOTES

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B. END SURMOUNTABLE CURB AND GUTTER.

C. B618 CURB AND GUTTER - SEE DETAIL STR-7/C9.01.

D. MOUNT STREET SIGN BLADES ABOVE STOP SIGN PER CITY REQUIREMENTS.

E. ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.

F. NO PARKING SIGN

G. TRAFFIC BARRICADES, SEE DETAIL SHEET C9.04

H.

NORTH

0

50

100

SCALE

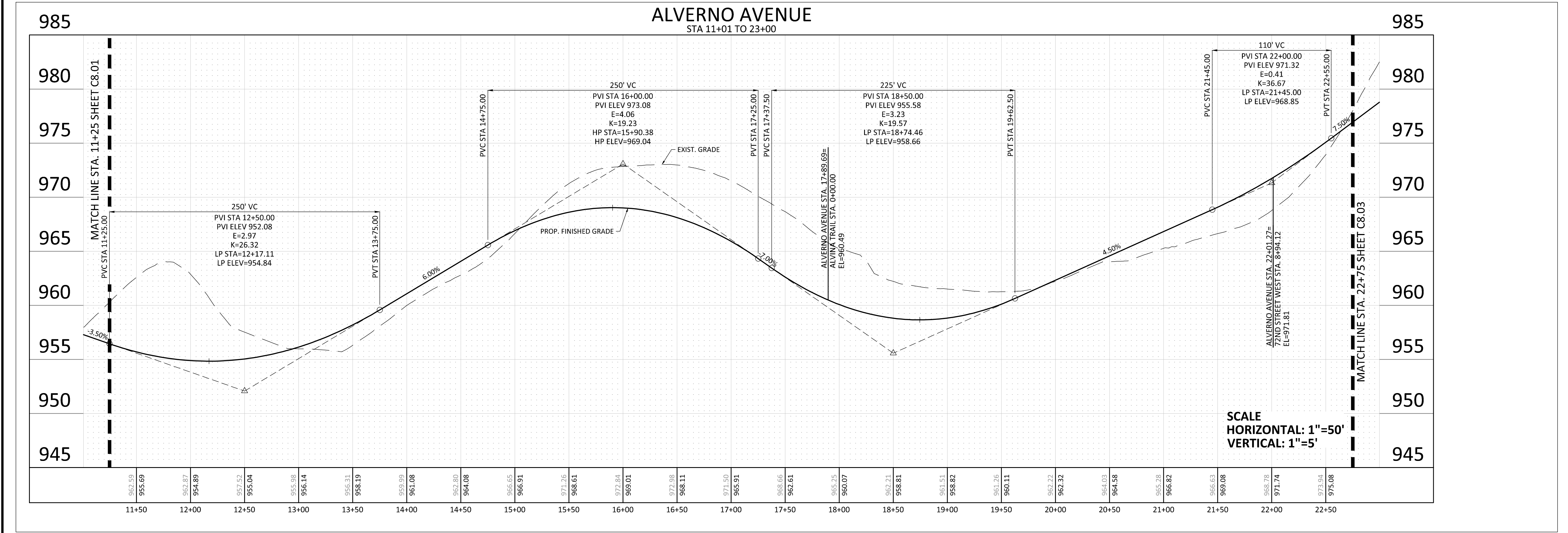
IN

FEET

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Project

PELTIER

RESERVE

Location

INVER GROVE

HEIGHTS, MN

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Approved: ETL

Book / Page:

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Sheet Title

STREET PLAN &
PROFILE -
ALVERNO
AVENUE

Sheet No. Revision

C8.02

Project No. 22425

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Project
**PELTIER
RESERVE**

Location
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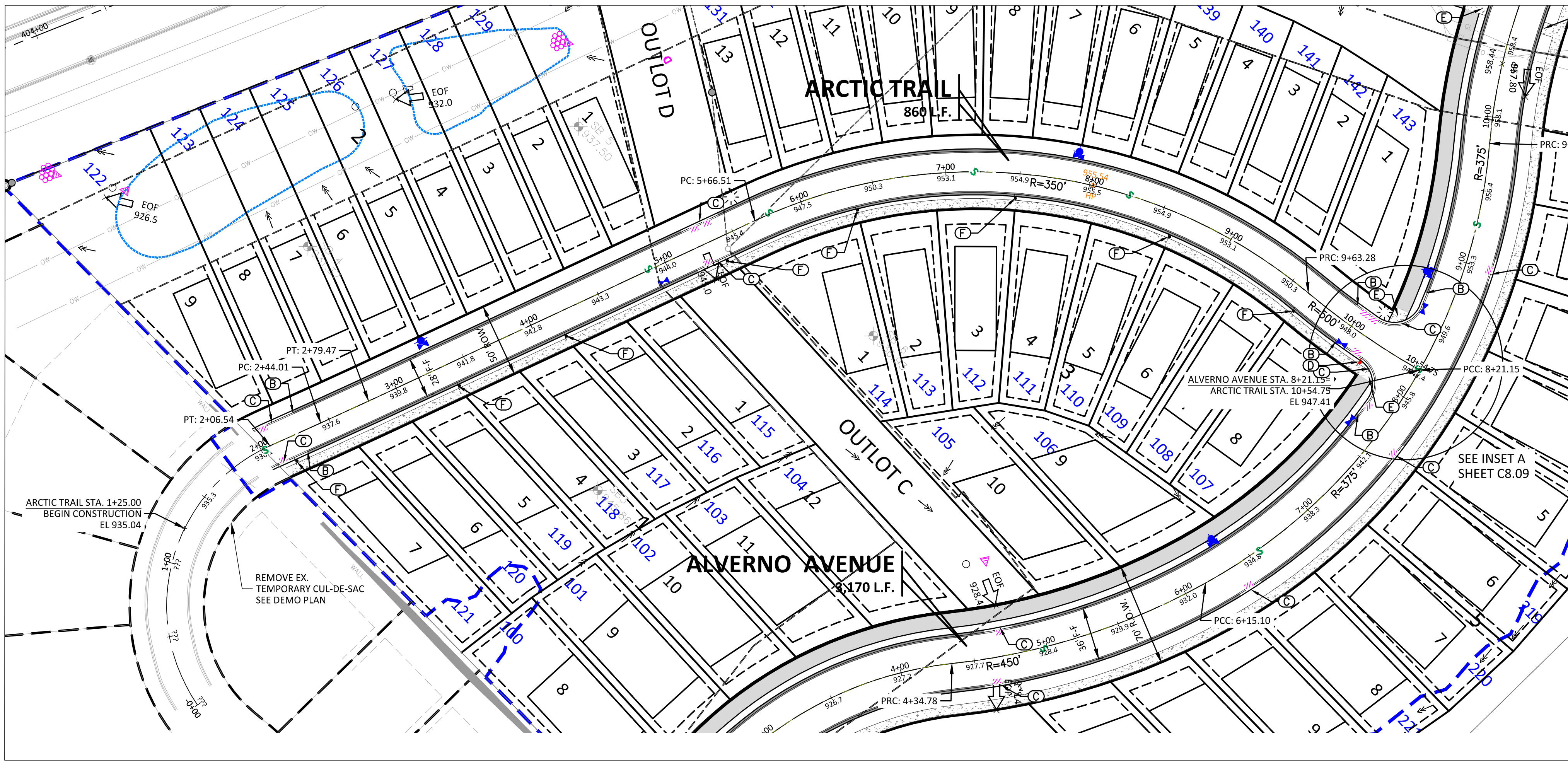
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06/07/21			FINAL PLAT SUBMITTAL

Sheet Title
**STREET PLAN &
PROFILE -
ARCTIC TRAIL**

Sheet No. Revision

C8.04

Project No. 22425



LEGEND

B618 CURB & GUTTER

SURMOUNTABLE CURB & GUTTER

STORM SEWER

SANITARY SEWER

WATERMAIN

EASEMENT

LIMIT OF DISTURBANCE

POND CONTOUR

SAWCUT BITUMINOUS

STREET LIGHT (TO BE INSTALLED BY CITY)

CONCRETE SIDEWALK

SPOT ELEVATION

PROPOSED

EXISTING

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B. END SURMOUNTABLE CURB AND GUTTER.

C. B618 CURB AND GUTTER - SEE DETAIL STR-7/C9.01.

D. STOP SIGN WITH CITY STREET SIGN BLADES MOUNTED PER CITY REQUIREMENTS.

E. ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.

F. NO PARKING SIGN

G. TRAFFIC BARRICADES, SEE DETAIL SHEET C9.04

H.

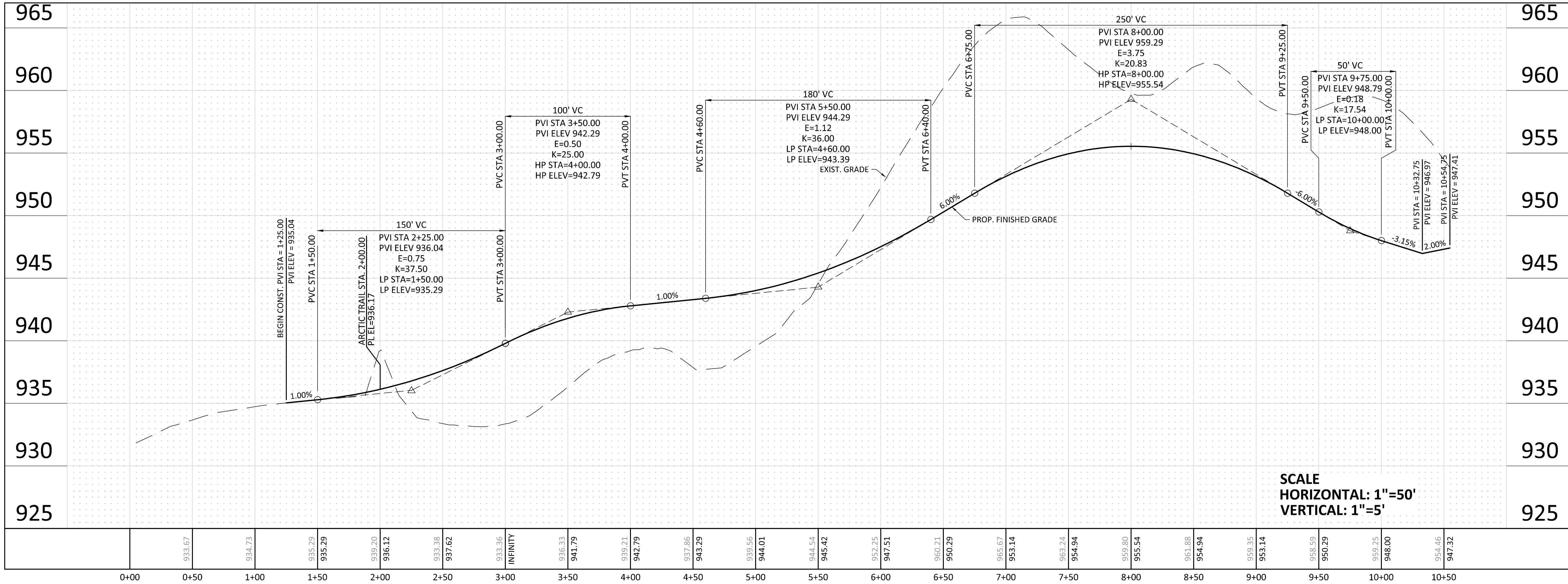
I.

NORTH

0 50 100
SCALE IN FEET

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ARCTIC TRAIL
STA -0+50 TO 11+00



Client



Builders
LOT GROUP

Project
**PELTIER
RESERVE**

Location
**INVER GROVE
HEIGHTS, MN**

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03/02/21			PLANNING COMMENTS
04/30/21			PRELIMINARY BID PACKAGE
06/07/21			FINAL PLAT SUBMITTAL

Sheet Title
**STREET PLAN &
PROFILE -
ALVANIA TRAIL
& ADDISON**

Sheet No. Revision

C8.05

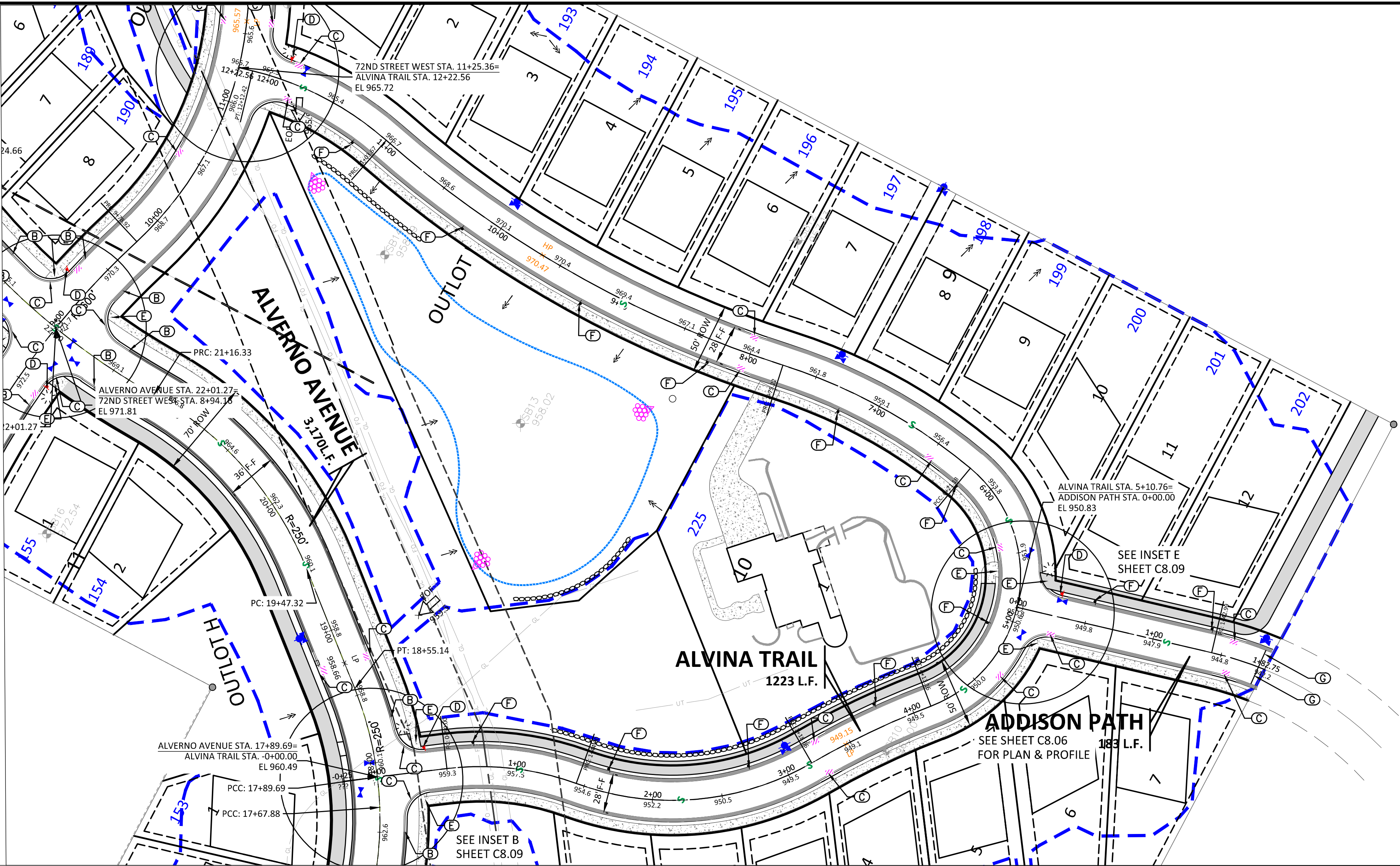
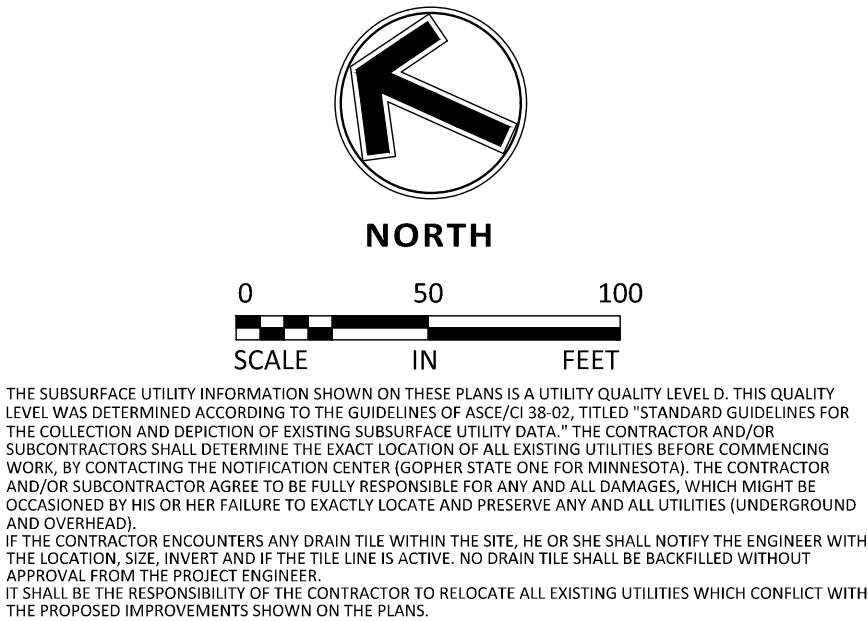
Project No. 22425

LEGEND

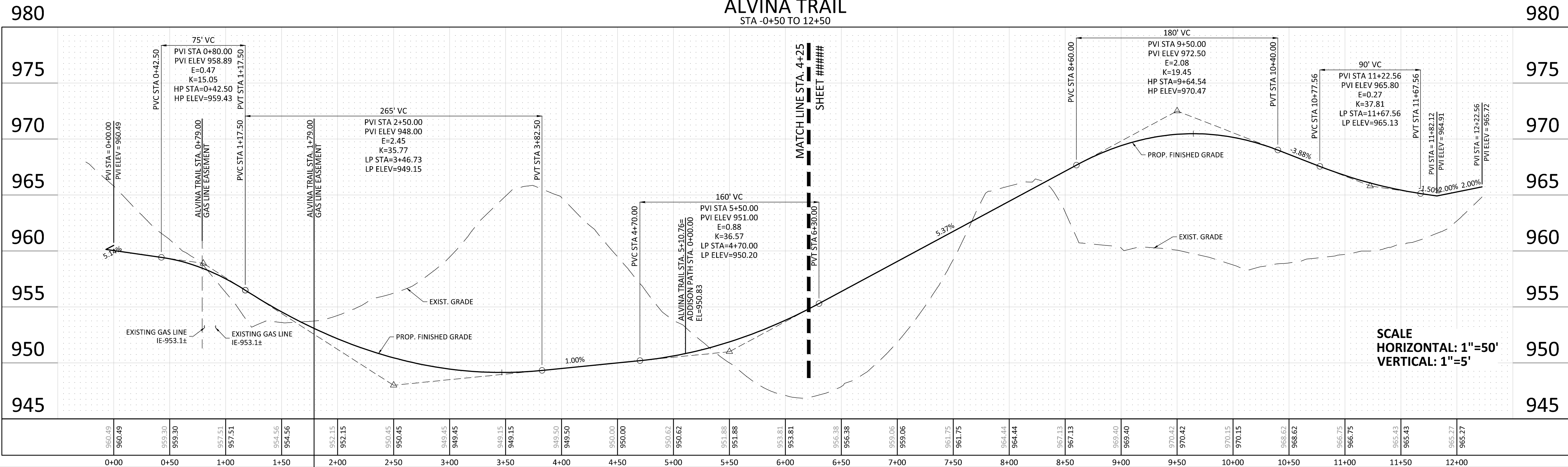
PROPOSED	EXISTING
B618 CURB & GUTTER	
SURMOUNTABLE CURB & GUTTER	
STORM SEWER	
SANITARY SEWER	
WATERMAIN	
EASEMENT	
LIMIT OF DISTURBANCE	
POND CONTOUR	
SAWCUT BITUMINOUS	
STREET LIGHT (TO BE INSTALLED BY CITY)	
CONCRETE SIDEWALK	
SPOT ELEVATION	

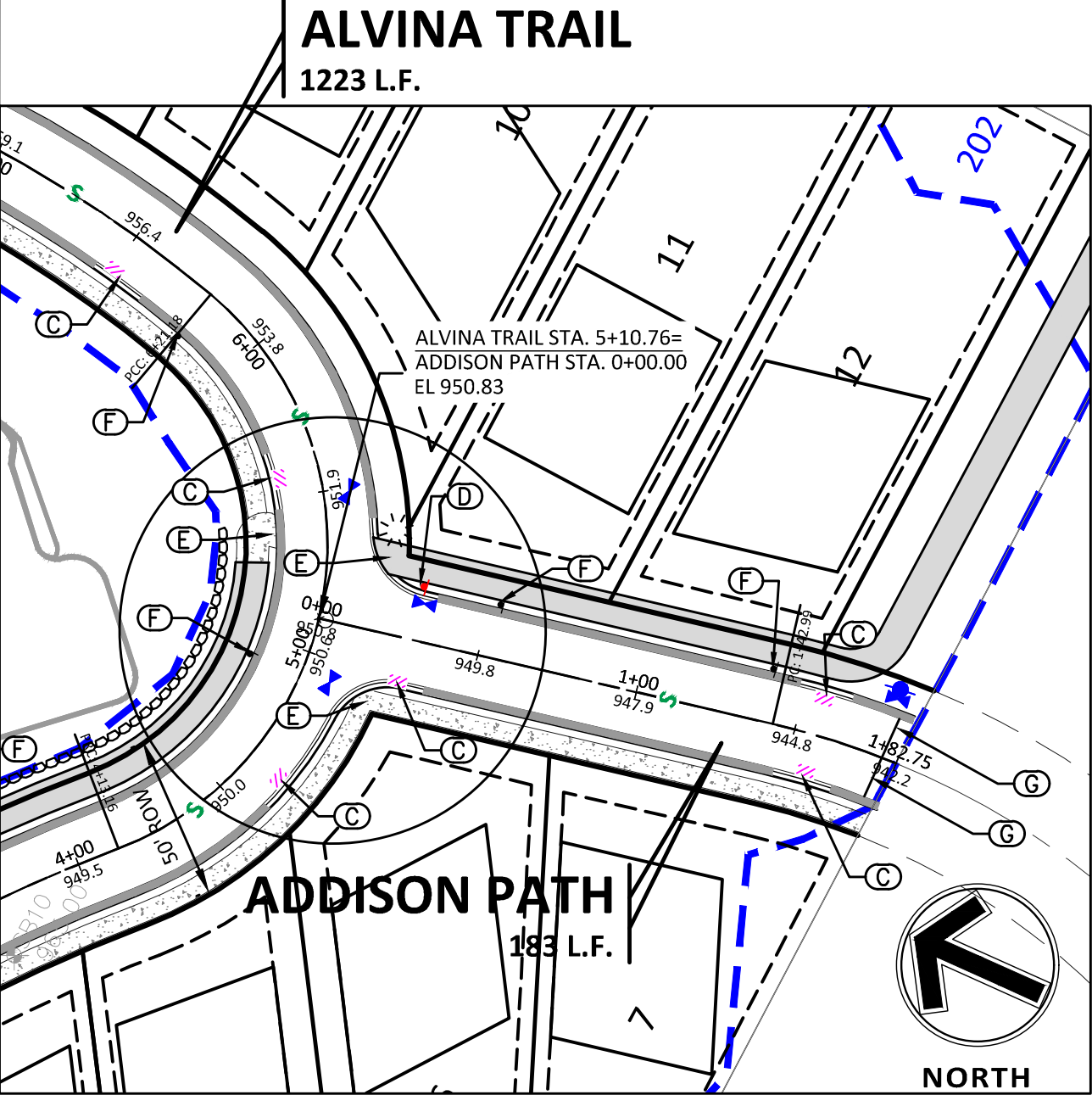
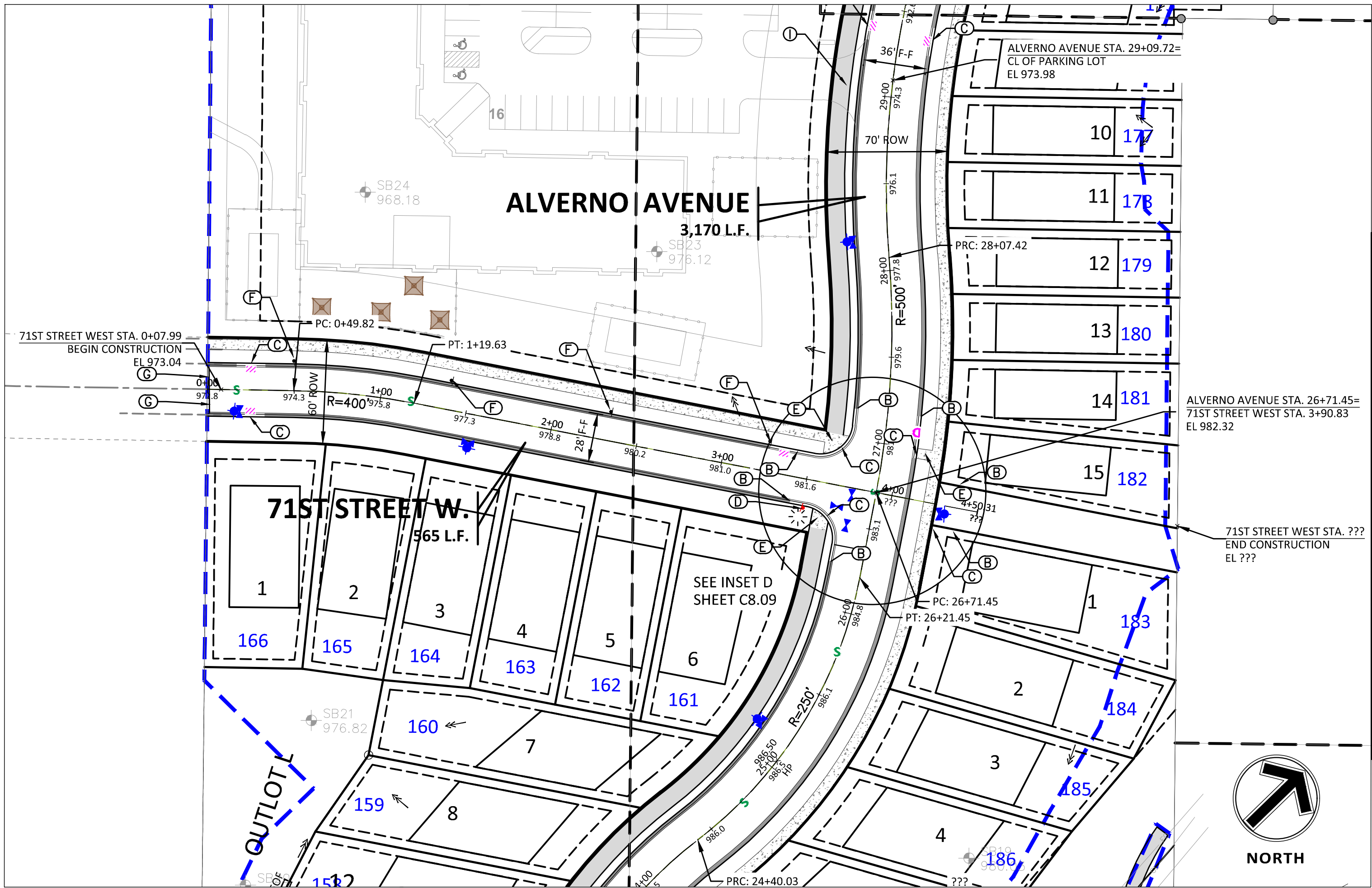
- STREET CONSTRUCTION NOTES**
- STATIONING REFERS TO STREET CENTERLINE.
 - ALL SPOT ELEVATIONS ARE TO GUTTER UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - SEE GRADING PLAN FOR PROPOSED SPOT ELEVATIONS IN PRIVATE DRIVEWAYS.
 - INSTALL B618 CURB & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTABLE IN 5 FEET BEYOND CURB PC.
 - TACK FACE OF EXISTING CURB PRIOR TO PAVING.
 - RELOCATE SIGNS AND UTILITIES AS REQUIRED.
 - ALL EXCESS MATERIAL FROM THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
 - PROPOSED CONCRETE SIDEWALKS SHALL BE 6" THOUGH DRIVEWAY.

- KEY NOTES**
- BEGIN SURMOUNTABLE CURB AND GUTTER.
 - END SURMOUNTABLE CURB AND GUTTER.
 - B618 CURB AND GUTTER - SEE DETAIL STR-7/C9.01.
 - STOP SIGN WITH CITY STREET SIGN BLADES MOUNTED PER CITY REQUIREMENTS
 - ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.
 - NO PARKING SIGN
 - TRAFFIC BARRICADES, SEE DETAIL SHEET C9.04



ALVANIA TRAIL
STA -0+50 TO 12+50



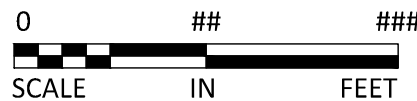


LEGEND

	PROPOSED	EXISTING
B618 CURB & GUTTER		
SURMOUNTABLE CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
EASEMENT		
LIMIT OF DISTURBANCE		
POND CONTOUR		
SAWCUT BITUMINOUS		
STREET LIGHT (TO BE INSTALLED BY CITY)		
CONCRETE SIDEWALK		
SPOT ELEVATION		

- STREET CONSTRUCTION NOTES**
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- KEY NOTES**
- A. BEGIN SURMOUNTABLE CURB AND GUTTER.
 - B. END SURMOUNTABLE CURB AND GUTTER.
 - C. B618 CURB AND GUTTER - SEE DETAIL STR-7/C9.01.
 - D. STOP SIGN WITH CITY STREET SIGN BLADES MOUNTED PER CITY REQUIREMENTS.
 - E. ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.
 - F. NO PARKING SIGN
 - G. TRAFFIC BARRICADES, SEE DETAIL SHEET C9.04
 - H.



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASEE/CES 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD). IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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Client

Builders
LOT GROUP

Project
PELTIER
RESERVE

Location
INVER GROVE
HEIGHTS, MN

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

Eric T. Luth
Registration No. 50475 Date: 02/16/2021
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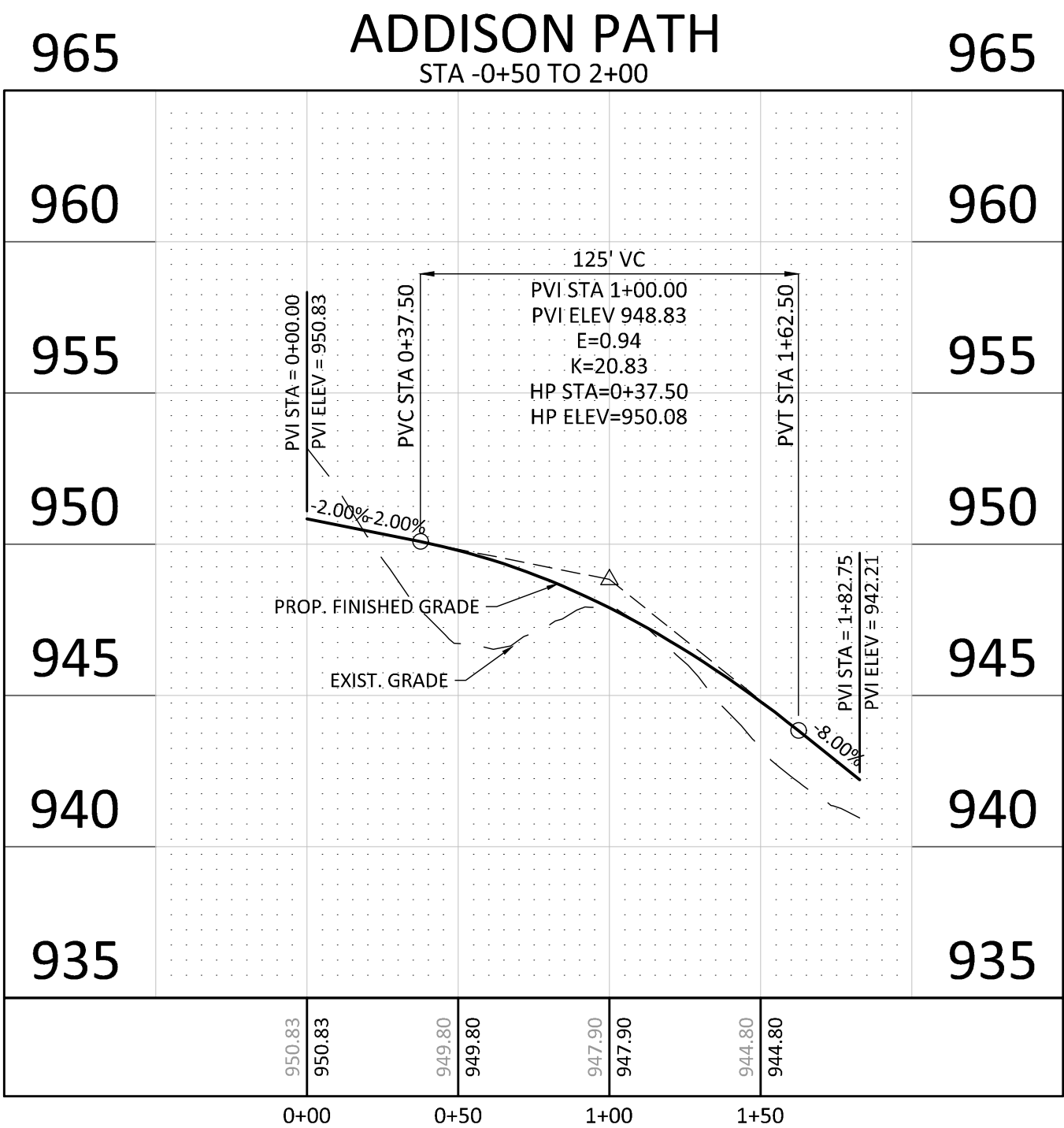
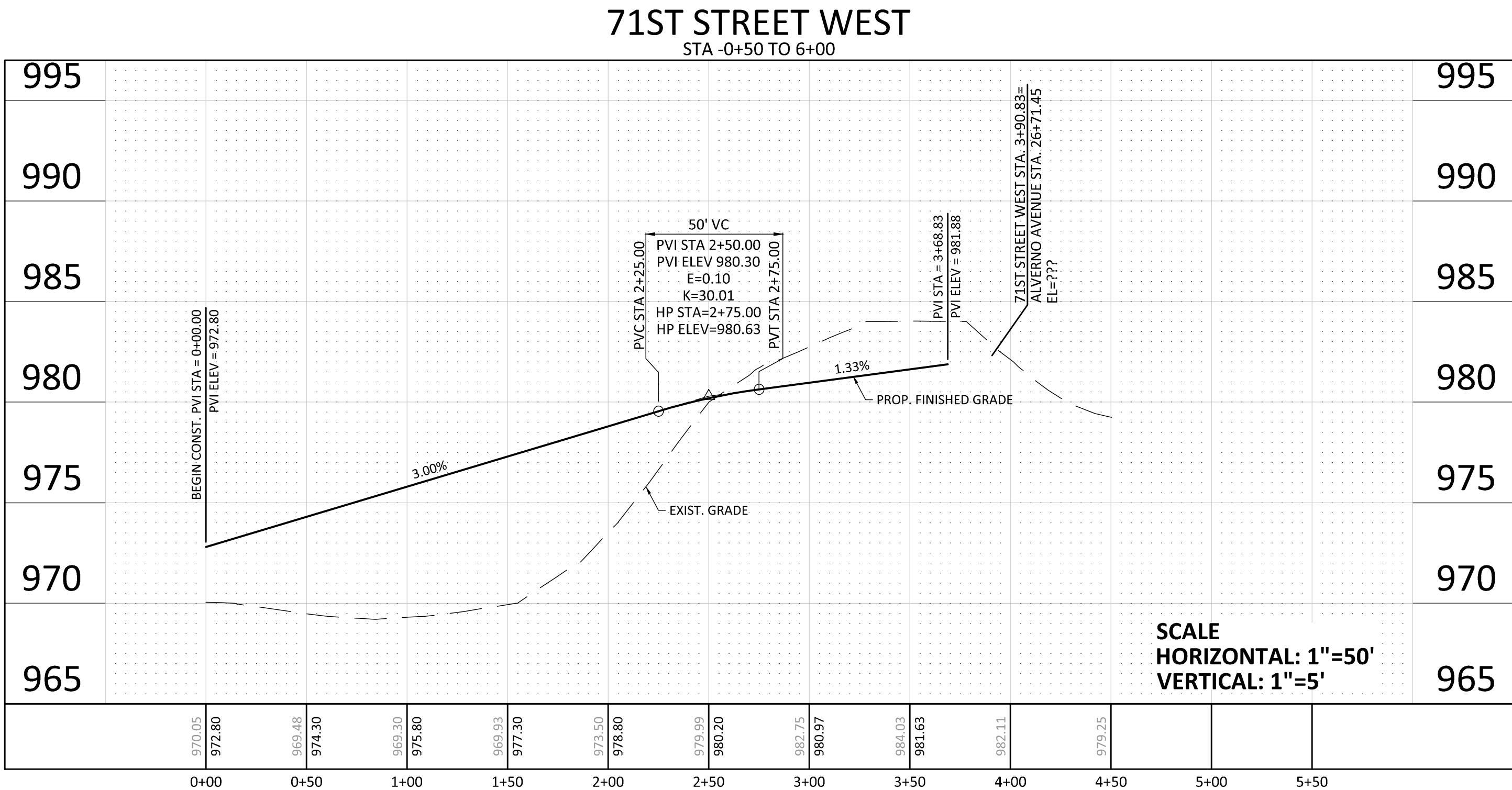
Summary
Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

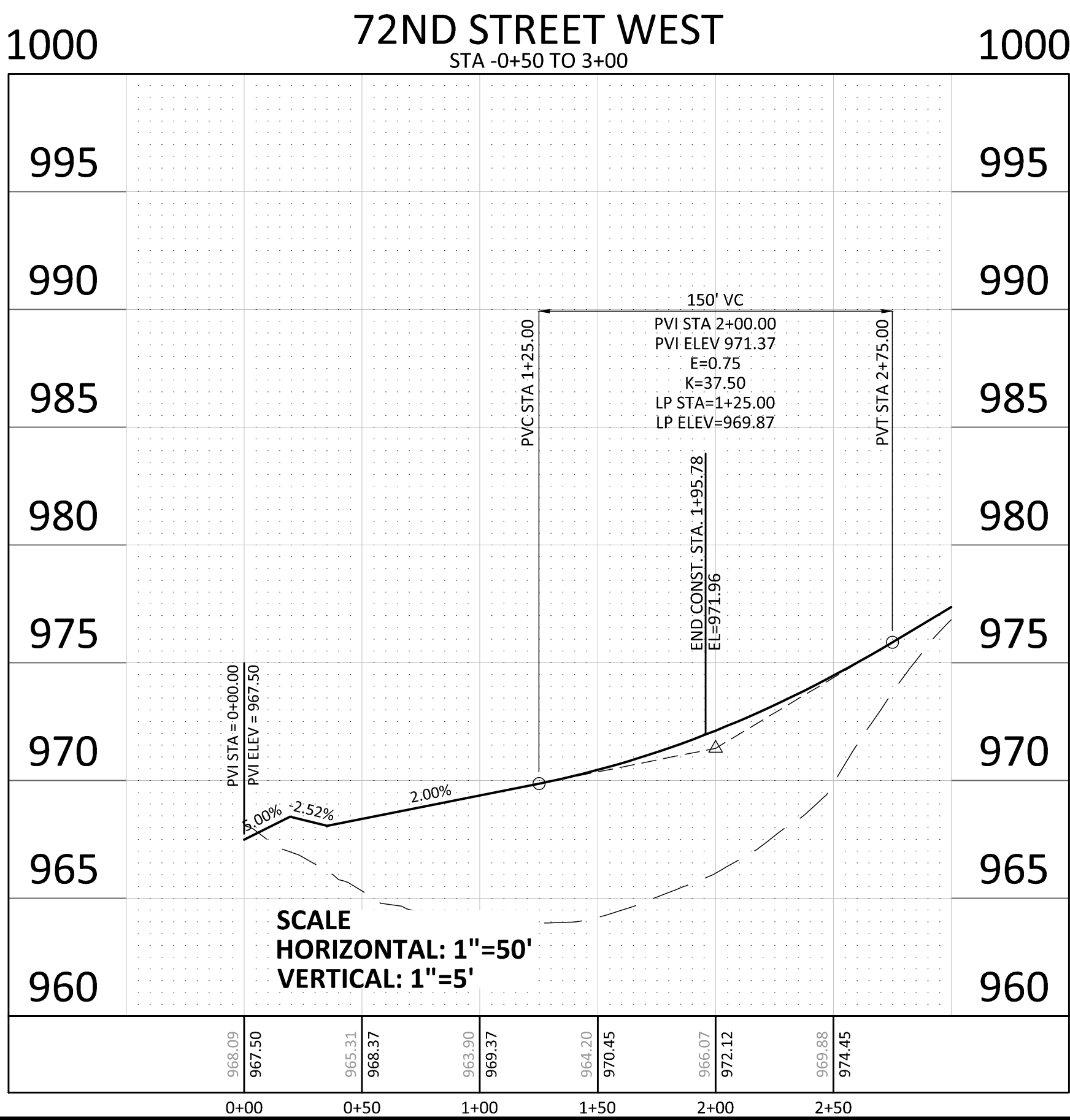
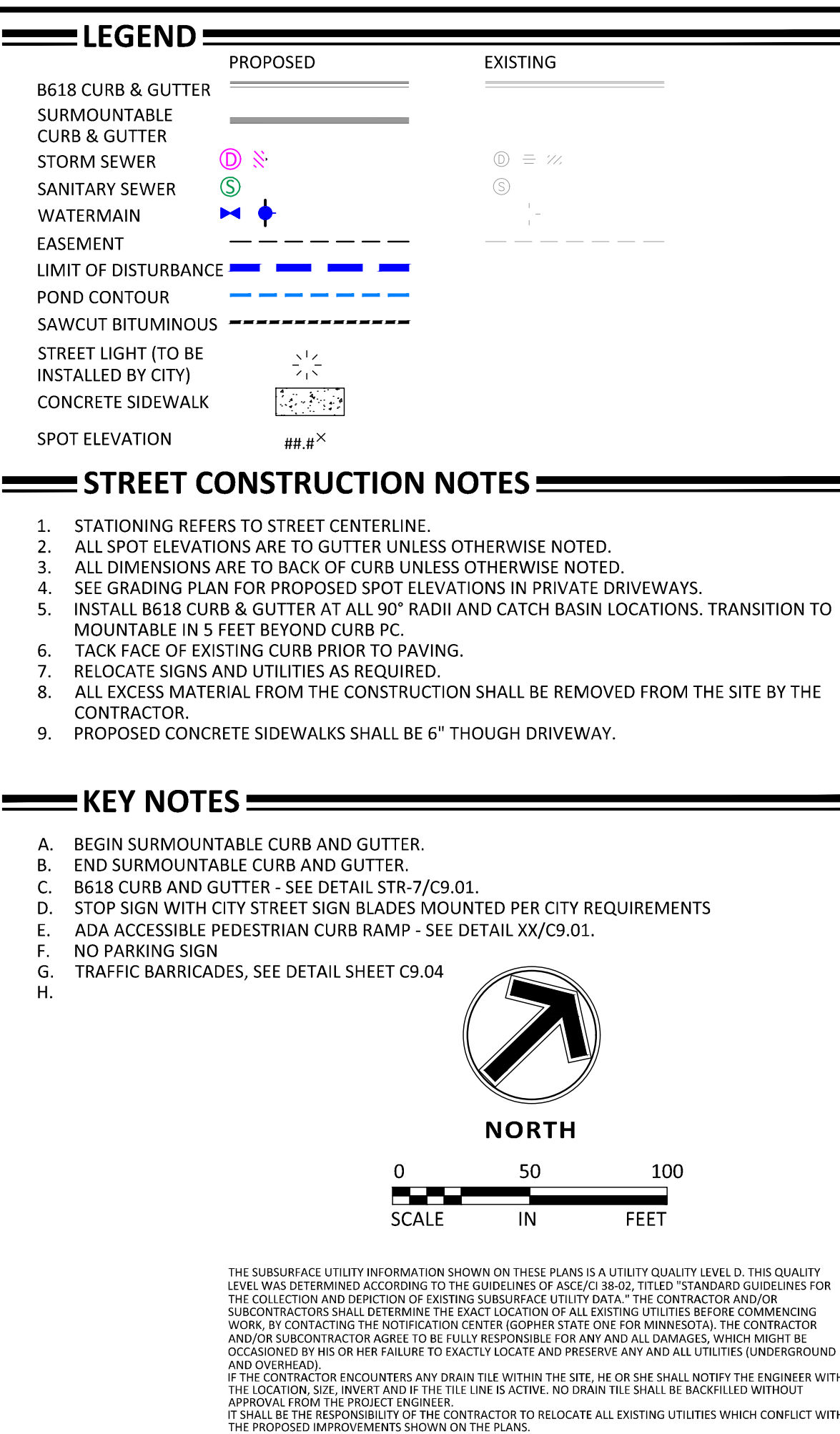
No.	Date By	Submittal / Revision
02/16/21	CITY SUBMITTAL	
03/02/21	PLANNING COMMENTS	
04/30/21	PRELIMINARY BID PACKAGE	
06/07/21	FINAL PLAT SUBMITTAL	

Sheet Title
STREET PLAN &
PROFILE - 71ST
STREET

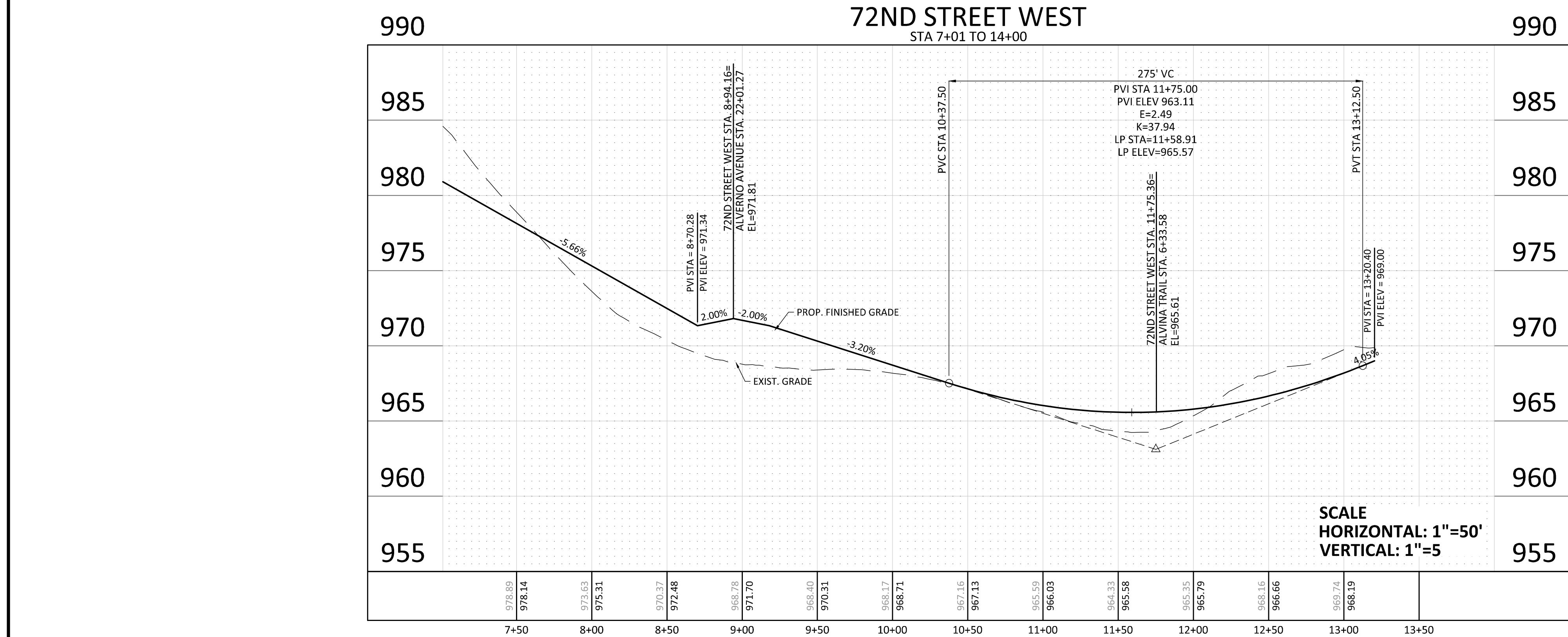
Sheet No. Revision
C8.06

Project No. 22425





Sheet No. Revision
C8.07
Project No. 22425



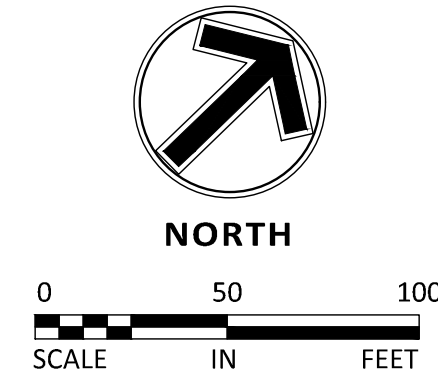
LEGEN	PROPOSED	EXISTING
B618 CURB & GUTTER		
SURMOUNTABLE CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
EASEMENT		
LIMIT OF DISTURBANCE		
POND CONTOUR		
SAWCUT BITUMINOUS		
STREET LIGHT (TO BE INSTALLED BY CITY)		
CONCRETE SIDEWALK		
SPOT ELEVATION		

STREET CONSTRUCTION NOTES

1. STATIONING REFERS TO STREET CENTERLINE.
2. ALL SPOT ELEVATIONS ARE TO GUTTER UNLESS OTHERWISE NOTED.
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5. INSTALL #618 CURBS & GUTTER AT ALL 90° RADII AND CATCH BASIN LOCATIONS. TRANSITION TO MOUNTAINABLE IN 5 FEET BEYOND CURB.
6. TACK FACE OF EXISTING CURB PRIOR TO PAVING.
7. RELOCATE SIGNS AND UTILITIES AS REQUIRED.
8. ALL EXCESS MATERIAL FROM THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
9. PROPOSED CONCRETE SIDEWALKS SHALL BE 6" THOUGH DRIVEWAY.

KEY NOTES

- A. BEGIN SURMOUNTABLE CURB AND GUTTER.
- B. END SURMOUNTABLE CURB AND GUTTER.
- C. B618 CURB AND GUTTER - SEE DETAIL STR79/C9.01.
- D. STOP SIGN WITH CITY STREET SIGN BLADES MOUNTED ABOVE PER CITY REQUIREMENTS.
- E. ADA ACCESSIBLE PEDESTRIAN CURB RAMP - SEE DETAIL XX/C9.01.
- F. NO PARKING SIGN
- G. TRAFFIC BARRICADES, SEE DETAIL SHEET C9.04
- H.
- I.



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 1. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLE "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION OF THE PROPOSED UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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LOT GROUP

Project

PELTIER

RESERVE

Location
INVER GROVE
HEIGHTS, MN

Certification

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

Eric T. Luth
Registration No. 50475 Date: 02/16/2021

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Summary

Designed: JEB Drawn: CJS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

Revision History

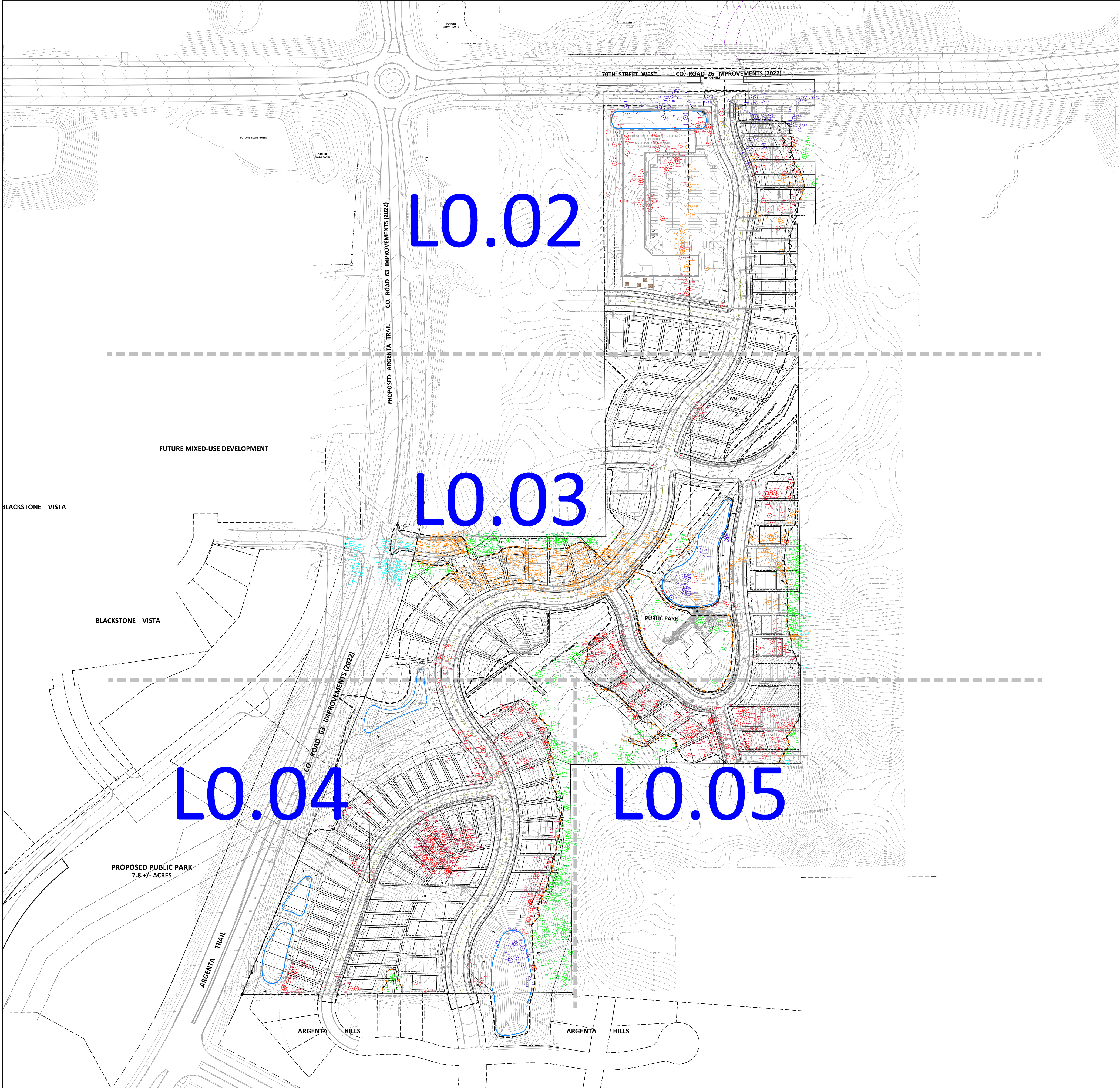
No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS
04/30/21		PRELIMINARY BID PACKAGE
06/07/21		FINAL PLAT SUBMITTAL

Sheet Title
STREET PLAN &
PROFILE - 72ND
STREET

Sheet No. Revision

C8.08

Project No. 22425



LEGEND

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

TREELINE

SIGN

LIMITS OF DISTURBANCE

EXISTING TREE (OFF SITE)

PRESERVED TREE

REMOVED TREE

TREE (EXEMPT)

(OWNER PLANTED)

PROPOSED

EXISTING

STANDARD DUTY ASPHALT PAVING

HEAVY DUTY ASPHALT PAVING

CONCRETE PAVING

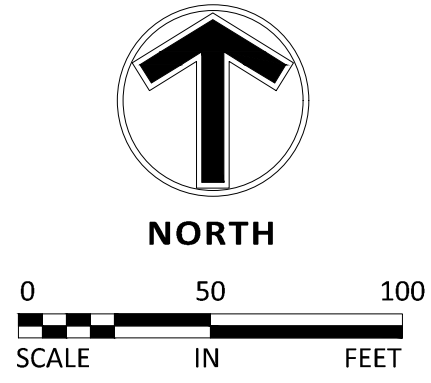
CONCRETE SIDEWALK

TREE PRESERVATION SUMMARY

	MDR/LDR	MIXED USE/HDR	TOTALS
TOTAL INCHES AVAILABLE (SUBJECT TO REPLACEMENT*):	9,248"	1,113"	10,361"
TREE REMOVAL ALLOWANCE:	30%	40%	
ALLOWED REMOVABLE INCHES:	2,774"	446"	3,220"
PROPOSED TREE REMOVALS:			
1. TYPE "A" COMMON / SOFTWOODS (50% REPLACEMENT)			1,449"
2. TYPE "B" CONIFER / MIXED HARDWOODS (100% REPLACEMENT)			3,780"
3. TYPE "C" HERITAGE TREES (100% REPLACEMENT)			648"
TOTAL INCHES REMOVED:			5,877"
CREDIT FOR HERITAGE TREES PRESERVED (2:1 INCHES):			1,112"
ALLOWED REMOVABLE INCHES (SEE ABOVE):			3,220"
TOTAL REPLACEMENT INCHES REQUIRED:			1,545"

*SUBJECT TO REPLACEMENT EXCLUDE TREES EXEMPT DUE TO WORK PERFORMED BY OTHERS FOR ROAD EXPANSION, STORMWATER PONDS / INFILTRATION BASINS, AND OWNER PLANTED TREES

**1,451" PRESERVED FROM OWNER PLANTED TREES. NOT INCLUDED IN CALCULATIONS FOR REPLACEMENT INCHES. SEE LANDSCAPE SHEETS FOR REPLACEMENTS.



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Project

PELTIER
RESERVE

Location

INVER GROVE
HEIGHTS, MN

Certification

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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Joshua J. McKinney
Registration No. 53234 Date: 02/05/2021

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Summary

Designed: JEB

Drawn: CIS

Approved: ETL

Book / Page:

Phase: FINAL

Initial Issue: 02/16/2021

Revision History

No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS
04/30/21		PRELIMINARY BID PACKAGE
06/07/21		FINAL PLAT SUBMITTAL

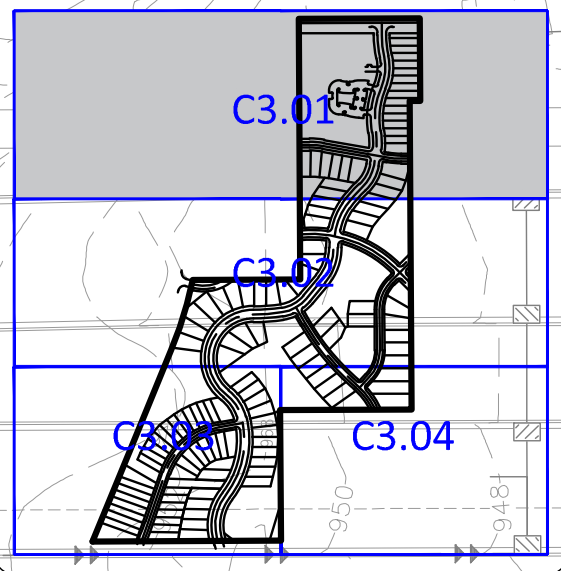
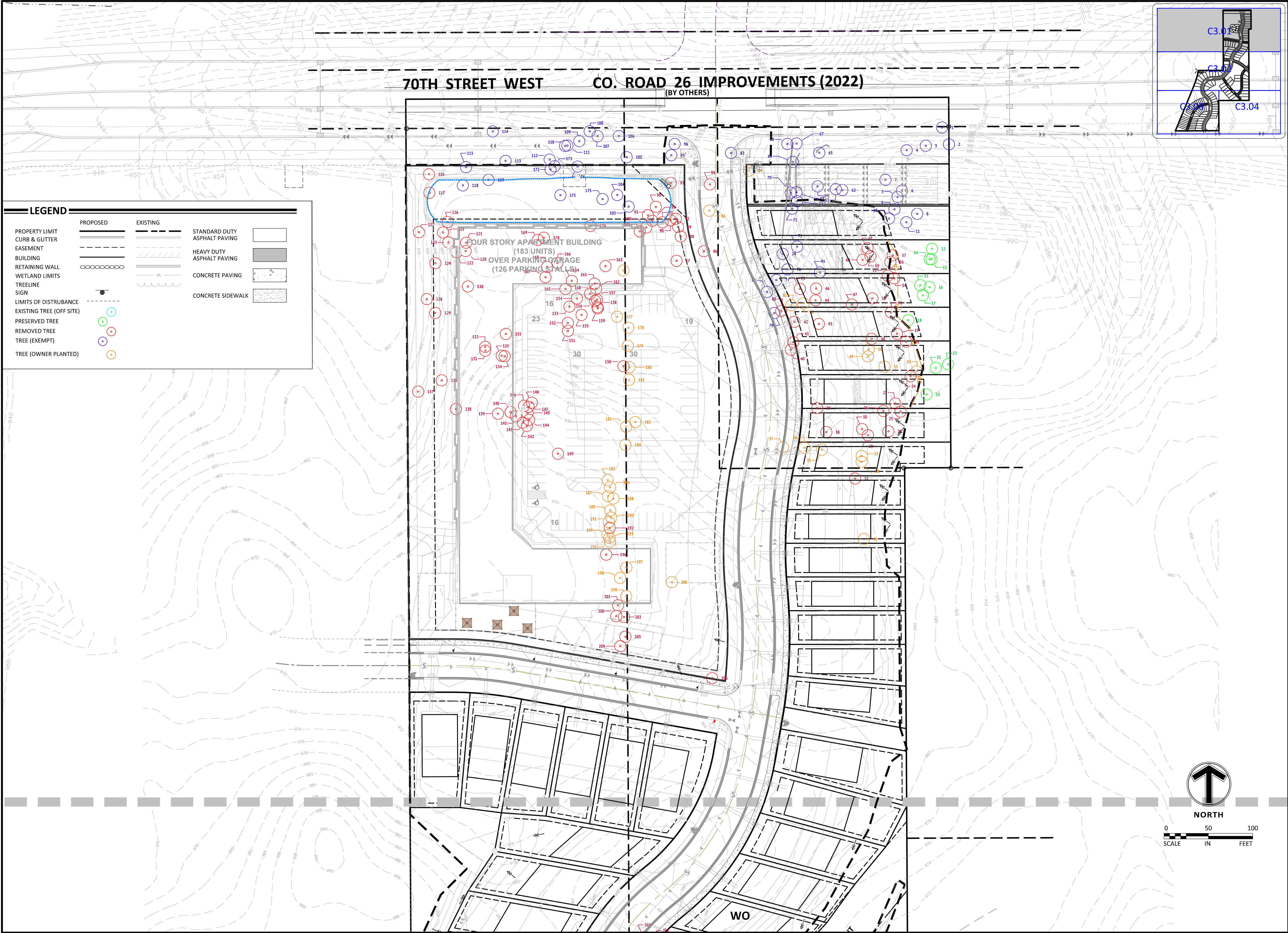
Sheet Title

TREE
INVENTORY -
OVERVIEW

Sheet No. Revision

L0.01

Project No. 22425



LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT	—	—	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	—	—	HEAVY DUTY ASPHALT PAVING
EASEMENT	---	---	CONCRETE PAVING
BUILDING	—	—	CONCRETE SIDEWALK
RETAINING WALL	—	—	
WETLAND LIMITS	—	—	
TREELINE	—	—	
SIGN	—	—	
LIMITS OF DISTURBANCE	—	—	
EXISTING TREE (OFF SITE)	—	—	
PRESERVED TREE	—	—	
REMOVED TREE	—	—	
TREE (EXEMPT)	—	—	
TREE (OWNER PLANTED)	—	—	

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Builders LOT GROUP

Project
PELTIER
RESERVE

Location
INVER GROVE
HEIGHTS, MN

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Summary
Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

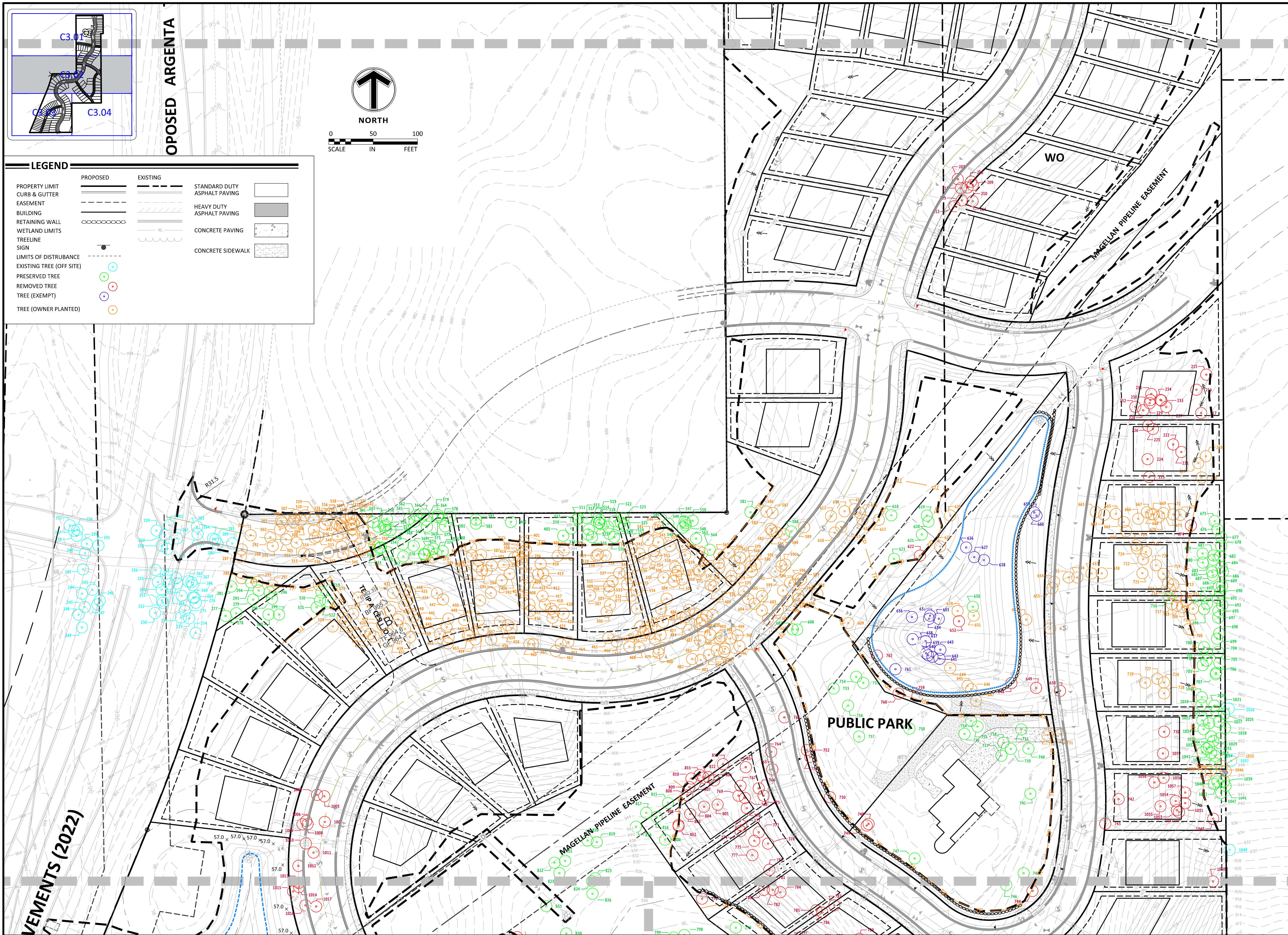
Revision History

No.	Date	By	Submittal / Revision
02/16/21			CITY SUBMITTAL
03/02/21			PLANNING COMMENTS
04/30/21			PRELIMINARY BID PACKAGE
06/07/21			FINAL PLAT SUBMITTAL

Sheet Title
TREE
INVENTORY

Sheet No. **Revision**
L0.02

Project No. **22425**



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Project PELTIER RESERVE

Location
INVER GROVE
HEIGHTS, MN

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Joshua J. McKinney
Registration No. 53234 Date: 02/05/2021

Summary

Designed: JEB Drawn: CJS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

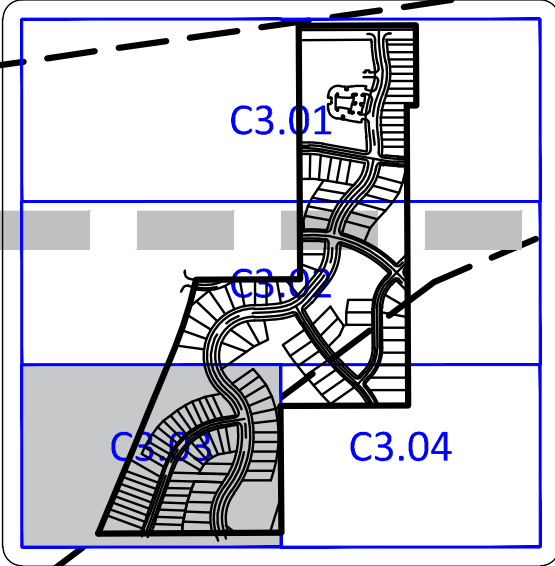
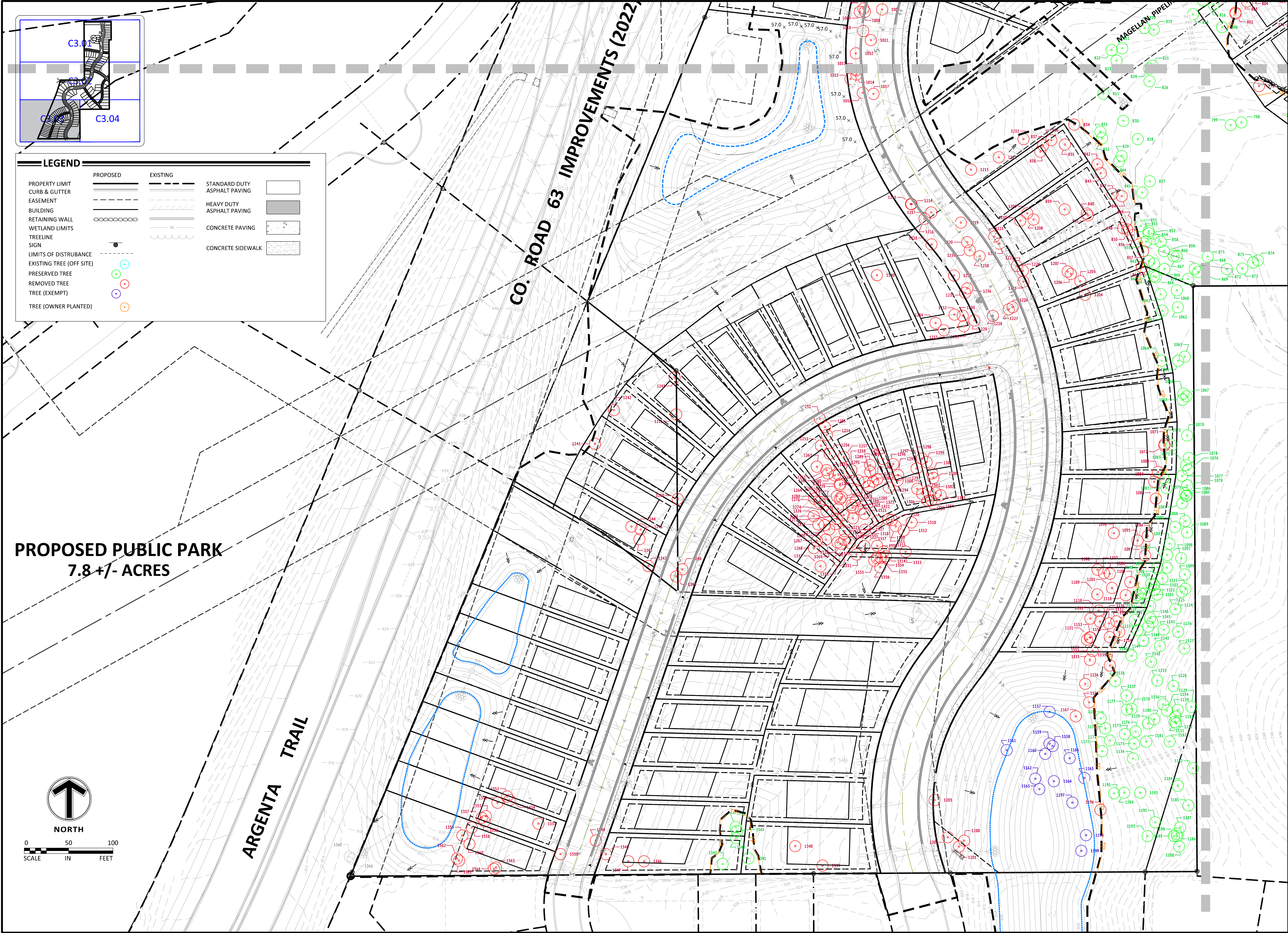
Revision History

No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS
04/30/21		PRELIMINARY BID PACKAGE
06/07/21		FINAL PLAT SUBMITTAL

Sheet Title
**TREE
INVENTORY**

Sheet No. Revision
L0.03

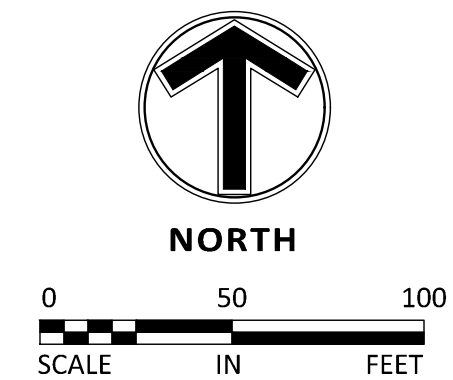
Project No. 22425



LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT	—	—	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	—	—	HEAVY DUTY ASPHALT PAVING
EASEMENT	—	—	CONCRETE PAVING
BUILDING	—	—	CONCRETE SIDEWALK
RETAINING WALL	—	—	
WETLAND LIMITS	—	—	
TREELINE	—	—	
SIGN	—	—	
LIMITS OF DISTURBANCE	—	—	
EXISTING TREE (OFF SITE)	—	—	
PRESERVED TREE	—	—	
REMOVED TREE	—	—	
TREE (EXEMPT)	—	—	
TREE (OWNER PLANTED)	—	—	

PROPOSED PUBLIC PARK
7.8 +/- ACRES



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Builders LOT GROUP

Project
PELTIER
RESERVE

Location
INVER GROVE
HEIGHTS, MN

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Joshua J. McKinney
Registration No. 53234 Date: 02/05/2021
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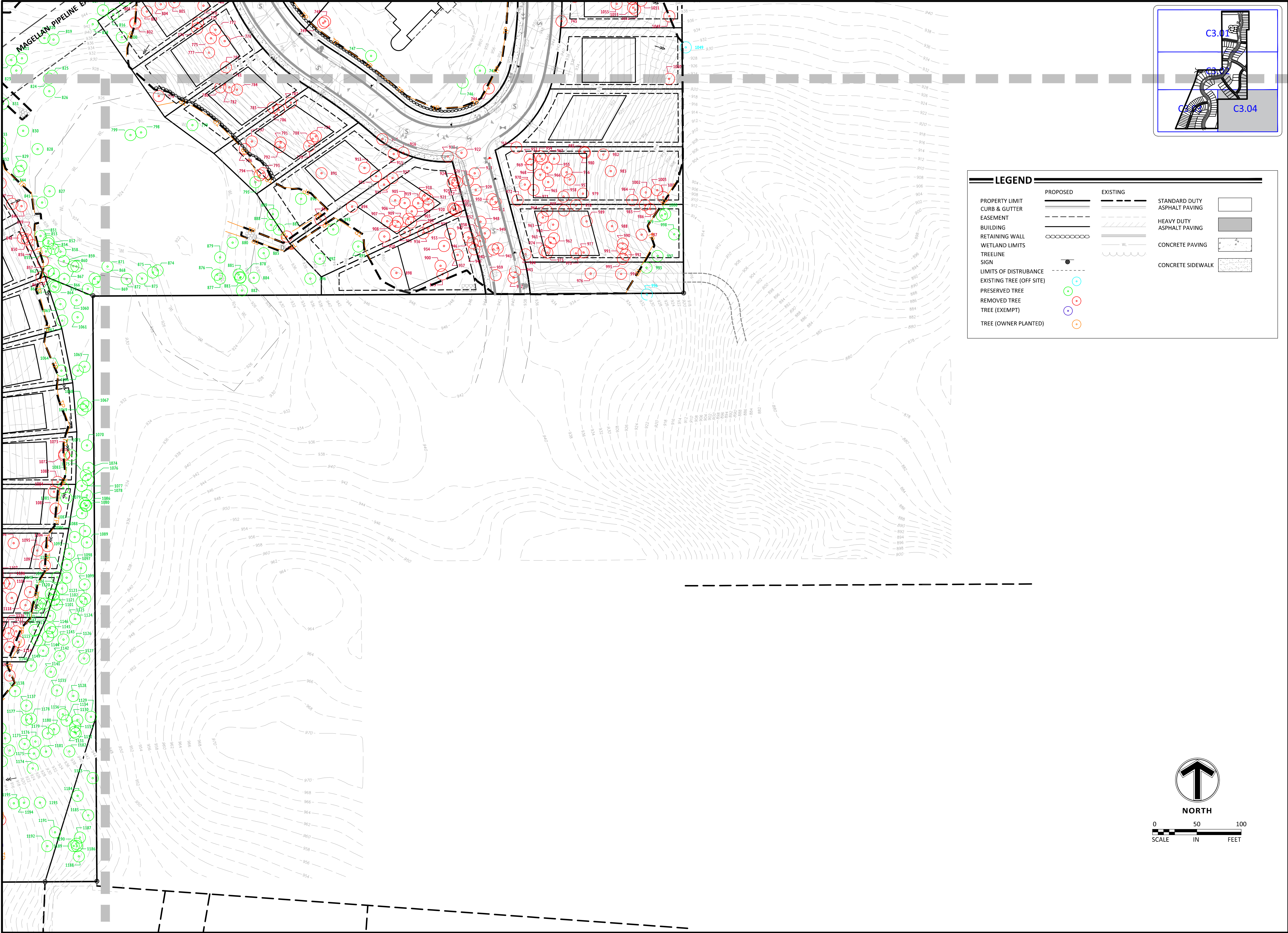
Summary
Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

Revision History

No.	Date By	Submittal / Revision
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06/07/21		FINAL PLAT SUBMITTAL

Sheet Title
TREE
INVENTORY

Sheet No. **Revision**
L0.04
Project No. **22425**



Jun 25, 2021 9:13am User:jworkman L:\PROJECTS\22425\CAD\Civil\Sheets\22425-L0-TREE.dwg



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Builders
LOT GROUP

Project PELTIER RESERVE

Location
**INVER GROVE
HEIGHTS, MN**

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Joshua J. McKinney
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Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

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03/02/21	PLANNING COMMENTS
04/30/21	PRELIMINARY BID PACKAGE
06/07/21	FINAL PLAT SUBMITTAL

Sheet Title
**TREE
INVENTORY**

Sheet No. Revision
L0.05
Project No. 22425

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
1	Ash, green		8		Excellent	Exempt
2	Pine, scotch		6		Fair	Exempt
3	Walnut, black		8		Excellent	Exempt
4	Oak, bur		10		Excellent	Exempt
5	Oak, bur		21		Excellent	Exempt
6	Oak, bur		13		Good	Exempt
7	Oak, bur		16		Good	Exempt
8	Oak, bur		16		Good	Exempt
9	Oak, bur		19		Excellent	Exempt
10	Oak, bur		17		Excellent	Exempt
11	Oak, bur		17		Excellent	Exempt
12	Pine, red	Planted	14		Good	Preserve
13	Pine, red	Planted	15		Fair	Preserve
14	Pine, red	Planted	16		Good	Preserve
15	Pine, red	Planted	16		Fair	Preserve
16	Pine, red	Planted	9		Fair	Preserve
17	Pine, red	Planted	13		Fair	Preserve
18	Walnut, black		18		Excellent	Preserve
19	Oak, bur		24		Excellent	Remove
20	Spruce, white	Planted	10		Fair	Remove
21	Elm, siberian		10		Good	Preserve
22	Spruce, white	Planted	11		Fair	Preserve
23	Pine, red	Planted	14		Fair	Preserve
24	Oak, bur		22		Excellent	Remove
25	Oak, bur		37	Heritage	Excellent	Remove
26	Oak, bur		16		Good	Remove
27	Spruce, white		11		Fair	Remove
28	Oak, bur		21		Good	Remove
29	Oak, bur		22		Excellent	Remove
30	Oak, bur		21		Excellent	Remove
31	Crabapple	Planted	11		Excellent	Remove
32	Aspen, quaking		13		Good	Remove
33	Spruce, white	Planted	10		Fair	Remove
34	Spruce, white	Planted	11		Fair	Remove
35	Spruce, white	Planted	11		Good	Remove
36	Pine, red	Planted	18		Good	Remove
37	Pine, red	Planted	14		Good	Remove
38	Oak, bur		15		Fair	Remove
39	Oak, bur		21		Excellent	Remove
40	Oak, bur		16		Excellent	Remove
41	Oak, bur		16		Fair	Remove
42	Oak, bur		16		Fair	Remove
43	Oak, bur		20		Good	Remove
44	Elm, siberian		21		Good	Remove
45	Oak, bur		22		Fair	Exempt
46	Oak, bur		14		Fair	Remove
47	Oak, bur		22		Good	Remove
48	Oak, bur		20		Excellent	Remove
49	Spruce, white	Planted	13		Fair	Remove
50	Spruce, white	Planted	10		Fair	Remove
51	Spruce, white	Planted	13		Fair	Remove
52	Oak, bur		19		Excellent	Remove
53	Oak, bur		16		Good	Remove
54	Oak, bur		29	Heritage	Good	Remove
55	Spruce, white	Planted	11		Fair	Remove
56	Oak, bur		22		Good	Remove
57	Oak, bur		17		Good	Remove
58	Oak, bur		18		Good	Remove
59	Oak, bur		16		Fair	Remove
60	Oak, bur		26		Good	Remove
61	Oak, bur		18		Fair	Remove
62	Oak, bur		25		Excellent	Exempt
63	Oak, bur		20		Good	Exempt
64	Oak, bur		24		Excellent	Exempt
65	Oak, bur		24		Excellent	Exempt
66	Oak, bur		16		Fair	Exempt
67	Oak, bur		18		Fair	Exempt
68	Oak, bur		32	Heritage	Good	Exempt
69	Oak, bur		16		Fair	Exempt
70	Oak, bur		8		Fair	Exempt
71	Oak, bur		17		Good	Exempt
72	Oak, bur		22		Good	Exempt
73	Spruce, white	Planted	11		Fair	Exempt
74	Oak, bur		18		Good	Exempt
75	Oak, bur		23		Good	Remove
76	Oak, bur		18		Good	Exempt

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
77	Oak, bur		23		Good	Exempt
78	Oak, bur		26		Excellent	
79	Oak, bur		20		Good	Exempt
80	Oak, bur		19		Fair	Remove
81	Pine, white	Planted	10		Good	Remove
82	Pine, white	Planted	9		Good	Remove
83	Oak, bur		23		Fair	Exempt
84	Spruce, white	Planted	10		Fair	Remove
85	Spruce, white	Planted	13		Fair	Remove
86	Aspen, quaking		12		Fair	Remove
87	Aspen, quaking		13		Fair	Remove
88	Aspen, quaking		12		Fair	Remove
89	Aspen, quaking		13		Fair	Remove
90	Aspen, quaking		13		Fair	Remove
91	Aspen, quaking		10		Fair	Remove
92	Aspen, quaking		13		Fair	Remove
93	Oak, red		26		Excellent	Remove
94	Oak, bur		16		Fair	Remove
95	Oak, bur		33	Heritage	Excellent	Exempt
96	Elm, siberian		25		Fair	Exempt
97	Oak, red		18		Excellent	Remove
98	Aspen, quaking		10		Good	Remove
99	Aspen, quaking		12		Fair	Remove
100	Aspen, quaking		10		Fair	Remove
101	Aspen, quaking		11		Fair	Remove
102	Pine, red	Planted	13		Fair	Remove
103	Aspen, quaking		11		Good	Exempt
104	Aspen, quaking		10		Fair	Exempt
105	Oak, red		26		Fair	Exempt
106	Elm, siberian		12		Fair	Exempt
107	Oak, bur		36	Heritage	Fair	Exempt
108	Oak, bur		24		Fair	Exempt
109	Elm, american		26		Good	Exempt
110	Oak, bur		34	Heritage	Good	Exempt
111	Oak, bur		21		Fair	Exempt
112	Elm, american		15		Fair	Exempt
113	Aspen, quacking		8		Fair	Exempt
114	Ash, green		14		Good	Exempt
115	Apple		22		Fair	Exempt
116	Oak, bur		9		Good	Remove
117	Elm, siberian		12		Fair	Remove
118	Cherry, black		14		Good	Exempt
119	Apple		10		Fair	Exempt
120	Oak, red		13		Excellent	Remove
121	Oak, red		24		Fair	Remove
122	Oak, bur		22		Good	Remove
123	Oak, bur		30	Heritage	Fair	Remove
124	Cherry, black		9		Fair	Remove
125	Oak, bur		20		Fair	Remove
126	Oak, red		15		Fair	Remove
127	Oak, red		20		Excellent	Remove
128	Oak, bur		12		Good	Remove
129	Oak, bur		8		Good	Remove
130	Oak, red		29	Heritage	Good	Remove
131	Maple, silver		25		Fair	Remove
132	Oak, bur		9		Fair	Remove
133	Oak, bur		20		Fair	Remove
134	Oak, bur		10		Fair	Remove
135	Oak, bur		17		Fair	Remove
136	Elm, american		14		Fair	Remove
137	Cherry, black		26		Fair	Remove
138	Oak, bur		12		Good	Remove
139	Oak, bur		27	Heritage	Good	Remove
140	Oak, bur		23		Fair	Remove
141	Oak, bur		14		Fair	Remove
142	Oak, bur		22		Fair	Remove
143	Oak, bur		12		Fair	Remove
144	Oak, bur		13		Fair	Remove
145	Oak, bur		14		Fair	Remove
146	Oak, bur		22		Good	Remove
147	Oak, bur		18		Good	Remove
148	Oak, bur		19		Fair	Remove
149	Elm, siberian		11		Fair	Remove
150	Ash, green		10		Fair	Remove
151	Aspen, quaking		9		Fair	Remove
152	Aspen, quaking		13		Good	Remove

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
153	Aspen, quaking		12		Good	Remove
154	Aspen, quaking		12		Good	Remove
155	Aspen, quaking		13		Good	Remove
156	Aspen, quaking		10		Fair	Remove
157	Aspen, quaking		8		Fair	Remove
158	Aspen, quaking		11		Good	Remove
159	Aspen, quaking		10		Fair	Remove
160	Aspen, quaking		12		Good	Remove
161	Elm, american		11		Fair	Remove
162	Aspen, quaking		12		Fair	Remove
163	Aspen, quaking		10		Fair	Remove
164	Apple		11		Fair	Remove
165	Aspen, quaking		10		Fair	Remove
166	Aspen, quaking		12		Good	Remove
167	Aspen, quaking		12		Fair	Remove
168	Aspen, quaking		12		Fair	Remove
169	Aspen, quaking		12		Fair	Remove
170	Aspen, quaking		10		Fair	Remove
171	Elm, siberian		21		Good	Exempt
172	Aspen, quacking		9		Good	Exempt
173	Oak, red		11		Fair	Exempt
174	Oak, red		14		Fair	Exempt
175	Aspen, quaking		13		Good	Exempt
176	Aspen, quaking		14		Good	Remove
177	Spruce, white	Planted	11		Good	Remove
178	Spruce, white	Planted	12		Good	Remove
179	Spruce, white	Planted	12		Good	Remove
180	Spruce, white	Planted	11		Fair	Remove
181	Spruce, white	Planted	10		Fair	Remove
182	Spruce, white	Planted	11		Good	Remove
183	Spruce, white	Planted	11		Good	Remove
184	Spruce, white	Planted	11		Good	Remove
185	Spruce, blue	Planted	14		Fair	Remove
186	Spruce, blue	Planted	12		Good	Remove
187	Spruce, blue	Planted	10		Good	Remove
188	Spruce, blue	Planted	12		Good	Remove
189	Spruce, blue	Planted	12		Good	Remove
190	Spruce, blue	Planted	10		Fair	Remove
191	Spruce, blue	Planted	9		Fair	Remove
192	Elm, siberian		13		Fair	Remove
193	Spruce, blue	Planted	13		Good	Remove
194	Spruce, blue	Planted	10		Good	Remove
195	Spruce, blue	Planted	14		Good	Remove
196	Elm, siberian		12		Good	Remove
197	Spruce, blue	Planted	11		Good	Remove
198	Spruce, blue	Planted	11		Good	Remove
199	Spruce, blue	Planted	10		Good	Remove
200	Cherry, black		22		Fair	Remove
201	Cherry, black		11		Fair	Remove
202	Elm, american		12		Fair	Remove
203	Elm, american		21		Fair	Remove
204	Elm, siberian		28	Heritage	Fair	Remove
205	Apple	Planted	25		Fair	Remove
206	Elm, siberian		8		Fair	Remove
207	Oak, bur		17		Fair	Remove
208	Oak, bur		15		Fair	Remove
209	Oak, bur		24		Fair	Remove
210	Oak, bur		22		Fair	Remove
211	Oak, bur		30	Heritage	Fair	Remove
212	Oak, bur		23		Fair	Remove
213	Oak, bur		25		Excellent	Remove
214	Oak, bur		38	Heritage	Fair	Remove
215	Elm, siberian		14		Good	Remove
216	Elm, siberian		10		Fair	Remove
217	Elm, siberian		20		Fair	Remove
218	Spruce, blue	Planted	8		Fair	Remove
219	Spruce, blue	Planted	8		Fair	Remove
220	Spruce, blue	Planted	8		Fair	Remove
221	Elm, siberian		15		Fair	Remove
222	Elm, siberian		17		Fair	Remove
223	Elm, siberian		20		Fair	Remove
224	Elm, siberian		24		Fair	Remove
225	Elm, siberian		12		Fair	Remove
226	Elm, siberian		22		Fair	Remove
227	Elm, siberian		10		Fair	Remove
228	Elm, siberian		10		Fair	Remove

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
229	Elm, siberian		9		Fair	Remove
230	Elm, siberian		13		Fair	Remove
231	Elm, siberian		18		Fair	Remove
232	Elm, siberian		14		Fair	Remove
233	Elm, siberian		8		Fair	Remove
234	Elm, siberian		9		Fair	Remove
235	Pine, white	Planted	6		Fair	Offsite
236	Pine, red	Planted	11		Good	Offsite
237	Spruce, blue	Planted	6		Fair	Offsite
238	Spruce, blue	Planted	6		Fair	Offsite
239	Spruce, blue	Planted	16		Good	Offsite
240	Cedar, red		11		Fair	Offsite
241	Spruce, blue	Planted	8		Fair	Offsite
242	Spruce, blue	Planted	10		Fair	Offsite
243	Pine, red	Planted	11		Fair	Offsite
244	Pine, white	Planted	18		Good	Offsite
245	Pine, red	Planted	12		Fair	Offsite
246	Pine, white	Planted	17		Fair	Offsite
247	Pine, white	Planted	18		Fair	Offsite
248	Pine, red	Planted	12		Good	Offsite
249	Pine, red	Planted	14		Good	Offsite
250	Pine, red	Planted	14		Good	Offsite
251	Pine, red	Planted	11		Fair	Offsite
252	Pine, red	Planted	10		Fair	Offsite
253	Pine, red	Planted	12		Fair	Offsite
254	Pine, red	Planted	11		Fair	Offsite
255	Pine, red	Planted	10		Fair	Offsite
256	Pine, red	Planted	13		Fair	Offsite
257	Pine, red	Planted	13		Fair	Offsite
258	Pine, red	Planted	12		Fair	Offsite
259	Pine, red	Planted	13		Fair	Offsite
260	Pine, red	Planted	18		Fair	Offsite
261	Pine, red	Planted	13		Fair	Offsite
262	Pine, red	Planted	12		Fair	Offsite
263	Pine, red	Planted	12		Fair	Offsite
264	Pine, red	Planted	10		Fair	Offsite
265	Pine, red	Planted	10		Fair	Offsite
266	Pine, red	Planted	10		Fair	Offsite
267	Pine, red	Planted	10		Fair	Offsite
268	Pine, red	Planted	10		Fair	Offsite
269	Pine, red	Planted	10		Fair	Offsite
270	Pine, red	Planted	8		Fair	Offsite
271	Pine, red	Planted	12		Fair	Offsite
272	Pine, red	Planted	12		Fair	Offsite
273	Pine, red	Planted	7		Fair	Offsite
274	Pine, red	Planted	14		Fair	Offsite
275	Pine, red	Planted	13		Fair	Offsite
276	Pine, red	Planted	10		Fair	Offsite
277	Pine, red	Planted	16		Good	Preserve
278	Pine, red	Planted	16		Fair	Preserve
279	Pine, red	Planted	16		Fair	Preserve
280	Pine, red	Planted	11		Fair	Remove
281	Pine, red	Planted	10		Fair	Preserve
282	Pine, red	Planted	11		Fair	Offsite
283	Pine, red	Planted	12		Fair	Offsite
284	Pine, red	Planted	10		Fair	Offsite
285	Pine, red	Planted	12		Fair	Offsite
286	Pine, red	Planted	10		Fair	Offsite
287	Pine, red	Planted	13		Fair	Remove
288	Pine, red	Planted	13		Fair	Remove
289	Pine, red	Planted	17		Fair	Offsite
290	Pine, red	Planted	15		Fair	Remove
291	Pine, red	Planted	14		Fair	Remove
292	Pine, red	Planted	14		Fair	Remove
293	Pine, red	Planted	9		Fair	Preserve
294	Pine, red	Planted	10		Fair	Preserve
295	Pine, red	Planted	10		Fair	Remove
296	Pine, red	Planted	12		Fair	Preserve
297	Pine, red	Planted	12		Fair	Remove
298	Pine, red	Planted	14		Fair	Preserve
299	Pine, red	Planted	14		Fair	Preserve
300	Pine, red	Planted	15		Good	Preserve
301	Pine, red	Planted	15		Good	Remove
302	Pine, red	Planted	10		Fair	Remove
303	Pine, red	Planted	11		Fair	Remove
304	Pine, red	Planted	9		Fair	Remove

Tag	Species	Origin	Diameter	Status	Condition	R/P/E/O
305	Pine, red	Planted	11		Fair	Remove
306	Pine, red	Planted	11		Fair	Remove
307	Pine, red	Planted	13		Fair	Remove
308	Pine, red	Planted	10		Fair	Remove
309	Pine, red	Planted	10		Fair	Remove
310	Pine, red	Planted	10		Fair	Remove
311	Pine, red	Planted	18		Fair	Remove
312	Pine, red	Planted	12		Fair	Remove
313	Pine, red	Planted	12		Fair	Remove
314	Pine, red	Planted	11		Fair	Remove
315	Pine, red	Planted	11		Fair	Remove
316	Pine, red	Planted	11		Fair	Remove
317	Pine, red	Planted	12		Fair	Remove
318	Pine, red	Planted	12		Fair	Remove
319	Pine, red	Planted	14		Fair	Preserve
320	Pine, red	Planted	10		Fair	Preserve
321	Pine, red	Planted	13		Fair	Preserve
322	Pine, red	Planted	12		Fair	Preserve
323	Pine, red	Planted	10		Fair	Remove
324	Pine, red	Planted	11		Fair	Remove
325	Pine, red	Planted	12		Fair	Remove
326	Pine, red	Planted	15		Fair	Remove
327	Pine, red	Planted	14		Fair	Remove
328	Pine, red	Planted	15		Fair	Remove
329	Pine, red	Planted	12		Fair	Remove
330	Pine, red	Planted	10		Fair	Remove
331	Pine, red	Planted	9		Fair	Remove
332	Pine, red	Planted	9		Fair	Remove
333	Pine, red	Planted	8		Fair	Remove
334	Pine, red	Planted	8		Fair	Remove
335	Pine, red	Planted	8		Fair	Remove
336	Pine, red	Planted	8		Fair	Remove
337	Pine, red	Planted	9		Fair	Remove
338	Pine, red	Planted	10		Fair	Remove
339	Pine, red	Planted	9		Fair	Remove
340	Pine, red	Planted	11		Fair	Remove
341	Pine, red	Planted	8		Fair	Preserve
342	Pine, red	Planted	13		Fair	Remove
343	Pine, red	Planted	8		Fair	Preserve
344	Pine, red	Planted	12		Fair	Remove
345	Pine, red	Planted	11		Fair	Remove
346	Pine, red	Planted	12		Fair	Remove
347	Pine, red	Planted	13		Fair	Remove
348	Pine, red	Planted	12		Fair	Remove
349	Pine, red	Planted	11		Fair	Remove
350	Pine, red	Planted	11		Fair	Remove
351	Pine, red	Planted	11		Fair	Preserve
352	Pine, red	Planted	11		Fair	Preserve
353	Pine, red	Planted	12		Fair	Preserve
354	Pine, red	Planted	11		Fair	Preserve
355	Pine, red	Planted	8		Fair	Preserve
356	Pine, red	Planted	12		Fair	Preserve
357	Pine, red	Planted	10		Fair	Preserve
358	Pine, red	Planted	10		Fair	Preserve
359	Pine, red	Planted	11		Fair	Preserve
360	Cherry, black		10		Fair	Offsite
361	Pine, red	Planted	12		Fair	Preserve
362	Pine, red	Planted	12		Fair	Preserve
363	Pine, red	Planted	10		Fair	Preserve
364	Pine, red	Planted	10		Fair	Preserve
365	Pine, red	Planted	10		Fair	Preserve
366	Pine, red	Planted	12		Fair	Preserve
367	Pine, red	Planted	11		Fair	Preserve
368	Pine, red	Planted	12		Fair	Preserve
369	Pine, red	Planted	12		Fair	Preserve
370	Pine, red	Planted	9		Fair	Preserve
371	Pine, red	Planted	10		Fair	Preserve
372	Pine, red	Planted	12		Fair	Remove
373	Pine, red	Planted	11		Fair	Preserve
374	Pine, red	Planted	11		Fair	Preserve
375	Pine, red	Planted	10		Fair	Preserve
376	Pine, red	Planted	11		Fair	Preserve
377	Pine, red	Planted	8		Fair	Preserve
378	Pine, red	Planted	13		Fair	Preserve
379	Pine, red	Planted	11		Fair	Preserve
380	Pine, red	Planted	12		Fair	Preserve
381	Pine, red	Planted	10		Fair	Preserve

Tag	Species	Origin	Diameter	Status	Condition	R/P/E/O
382	Pine, red	Planted	13		Fair	Preserve
383	Pine, red	Planted	15		Fair	Preserve
384	Pine, red	Planted	10		Fair	Remove
385	Pine, red	Planted	12		Fair	Remove
386	Pine, red	Planted	10		Fair	Remove
387	Pine, red	Planted	9		Fair	Remove
388	Pine, red	Planted	11		Fair	Remove
389	Pine, red	Planted	14		Fair	Remove
390	Pine, red	Planted	12		Fair	Remove
391	Pine, red	Planted	14		Fair	Remove
392	Pine, red	Planted	11		Fair	Remove
393	Pine, red	Planted	10		Fair	Remove
394	Pine, red	Planted	9		Fair	Remove
395	Pine, red	Planted	11		Fair	Remove
396	Pine, red	Planted	9		Fair	Remove
397	Pine, red	Planted	17		Fair	Remove
398	Pine, red	Planted	12		Fair	Remove
399	Pine, red	Planted	8		Fair	Remove
400	Pine, red	Planted	13		Fair	Remove
401	Pine, red	Planted	10		Fair	Remove
402	Pine, red	Planted	16		Good	Preserve
403	Pine, red	Planted	15		Good	Preserve
404	Pine, red	Planted	14		Fair	Remove
405	Pine, red	Planted	12		Fair	Remove
406	Pine, red	Planted	14		Fair	Remove
407	Pine, red	Planted	10		Fair	Remove
408	Pine, red	Planted	11		Fair	Remove
409	Pine, red	Planted	10		Fair	Remove
410	Pine, red	Planted	9		Fair	Remove
411	Pine, red	Planted	10		Fair	Remove
412	Pine, red	Planted	14		Fair	Remove
413	Pine, red	Planted	11		Fair	Remove
414	Pine, red	Planted	10		Fair	Remove
415	Pine, red	Planted	12		Fair	Remove
416	Pine, red	Planted	11		Fair	Remove
417	Pine, red	Planted	11		Fair	Remove
418	Pine, red	Planted	13		Fair	Remove
419	Pine, red	Planted	8		Fair	Remove
420	Pine, red	Planted	12		Fair	Remove
421	Pine, red	Planted	10		Fair	Remove
422	Pine, red	Planted	11		Fair	Remove
423	Pine, red	Planted	13		Fair	Remove
424	Pine, red	Planted	13		Fair	Remove
425	Pine, red	Planted	10		Fair	Remove
426	Pine, red	Planted	12		Fair	Remove
427	Pine, red	Planted	10		Fair	Remove
428	Pine, red	Planted	12		Fair	Remove
429	Pine, red	Planted	11		Fair	Remove
430	Pine, red	Planted	12		Fair	Remove
431	Pine, red	Planted	14		Fair	Remove
432	Pine, red	Planted	12		Fair	Remove
433	Pine, red	Planted	10		Fair	Remove
434	Pine, red	Planted	11		Fair	Remove
435	Pine, red	Planted	12		Fair	Remove
436	Pine, red	Planted	10		Fair	Remove
437	Pine, red	Planted	11		Fair	Remove
438	Pine, red	Planted	12		Fair	Remove
439	Pine, red	Planted	13		Fair	Remove
440	Pine, red	Planted	12		Fair	Remove
441	Pine, red	Planted	12		Fair	Remove
442	Pine, red	Planted	10		Fair	Remove
443	Pine, red	Planted	12		Fair	Remove
444	Pine, red	Planted	14		Fair	Remove
445	Pine, red	Planted	10		Fair	Remove
446	Pine, red	Planted	12		Fair	Remove
447	Pine, red	Planted	10		Fair	Remove
448	Pine, red	Planted	12		Fair	Remove
449	Pine, red	Planted	12		Fair	Remove
450	Pine, red	Planted	10		Fair	Remove
451	Pine, red	Planted	12		Fair	Remove
452	Pine, red	Planted	11		Fair	Remove
453	Pine, red	Planted	12		Fair	Remove
454	Pine, red	Planted	11		Fair	Remove
455	Pine, red	Planted	12		Fair	Remove
456	Pine, red	Planted	12		Fair	Remove
457	Pine, red	Planted	10		Fair	Remove
458	Pine, red	Planted	11		Fair	Remove

Tag	Species	Origin	Diameter	Status	Condition	R/P/E/O
459	Pine, red	Planted	13		Fair	Remove
460	Pine, red	Planted	10		Fair	Remove
461	Pine, red	Planted	13		Fair	Remove
462	Pine, red	Planted	11		Fair	Remove
463	Pine, red	Planted	11		Fair	Remove
464	Pine, red	Planted	9		Fair	Remove
465	Pine, red	Planted	13		Fair	Remove
466	Pine, red	Planted	10		Fair	Remove
467	Pine, red	Planted	11		Fair	Remove
468	Pine, red	Planted	14		Fair	Remove
469	Pine, red	Planted	8		Fair	Remove
470	Pine, red	Planted	11		Fair	Remove
471	Pine, red	Planted	10		Fair	Remove
472	Pine, red	Planted	10		Fair	Remove
473	Pine, red	Planted	10		Fair	Remove
474	Pine, red	Planted	10		Fair	Remove
475	Pine, red	Planted	14		Fair	Remove
476	Pine, red	Planted	10		Fair	Remove
477	Pine, red	Planted	12		Fair	Remove
478	Pine, red	Planted	12		Fair	Remove
479	Pine, red	Planted	10		Fair	Remove
480	Pine, red	Planted	12		Fair	Remove
481	Pine, red	Planted	10		Fair	Remove
482	Pine, red	Planted	12		Fair	Remove
483	Pine, red	Planted	10		Fair	Remove
484	Pine, red	Planted	10		Fair	Remove
485	Pine, red	Planted	9		Fair	Remove
486	Pine, red	Planted	12		Fair	Remove
487	Pine, red	Planted	10		Fair	Remove
488	Pine, red	Planted	8		Fair	Remove
489	Pine, red	Planted	10		Fair	Remove
490	Pine, red	Planted	12		Fair	Remove
491	Pine, red	Planted	8		Fair	Remove
492	Pine, red	Planted	10		Fair	Remove
493	Pine, red	Planted	8		Fair	Remove
494	Pine, red	Planted	10		Fair	Remove
495	Pine, red	Planted	9		Fair	Remove
496	Pine, red	Planted	11		Fair	Remove
497	Pine, red	Planted	10		Fair	Remove
498	Pine, red	Planted	15		Fair	Remove
499	Pine, red	Planted	14		Fair	Remove
500	Pine, red	Planted	9		Fair	Remove
501	Pine, red	Planted	12		Fair	Remove
502	Pine, red	Planted	12		Fair	Remove
503	Pine, red	Planted	12		Fair	Remove
504	Pine, red	Planted	12		Fair	Remove
505	Pine, red	Planted	14		Fair	Remove
506	Pine, red	Planted	11		Fair	Remove
507	Pine, red	Planted	12		Fair	Remove
508	Pine, red	Planted	12		Fair	Remove
509	Pine, red	Planted	13		Fair	Remove
510	Pine, red	Planted	12		Fair	Preserve
511	Pine, red	Planted	12		Fair	Preserve
512	Pine, red	Planted	11		Fair	Preserve
513	Pine, red	Planted	11		Fair	Preserve
514	Pine, red	Planted	11		Fair	Preserve
515	Pine, red	Planted	11		Fair	Preserve
516	Pine, red	Planted	11		Fair	Preserve
517	Pine, red	Planted	8		Fair	Preserve
518	Pine, red	Planted	10		Fair	Preserve
519	Pine, red	Planted	12		Fair	Preserve
520	Pine, red	Planted	6		Fair	Preserve
521	Pine, red	Planted	10		Fair	Preserve
522	Pine, red	Planted	9		Fair	Preserve
523	Pine, red	Planted	13		Fair	Preserve
524	Pine, red	Planted	11		Fair	Preserve
525	Pine, red	Planted	10		Fair	Preserve
526	Pine, red	Planted	10		Fair	Preserve
527	Pine, red	Planted	10		Fair	Preserve
528	Pine, red	Planted	12		Fair	Remove
529	Pine, red	Planted	13		Fair	Remove
530	Pine, red	Planted	10		Fair	Remove
531	Pine, red	Planted	12		Fair	Remove
532	Pine, red	Planted	10		Fair	Remove
533	Pine, red	Planted	9		Fair	Remove
534	Pine, red	Planted	12		Fair	Remove
535	Pine, red	Planted	12		Fair	Remove

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
536	Pine, red	Planted	10		Fair	Remove
537	Pine, red	Planted	11		Fair	Remove
538	Pine, red	Planted	11		Fair	Remove
539	Pine, red	Planted	11		Fair	Remove
540	Pine, red	Planted	12		Fair	Remove
541	Pine, red	Planted	10		Fair	Remove
542	Pine, red	Planted	11		Fair	Remove
543	Pine, red	Planted	12		Fair	Remove
544	Pine, red	Planted	16		Fair	Remove
545	Pine, red	Planted	14		Fair	Preserve
546	Pine, red	Planted	11		Fair	Preserve
547	Pine, red	Planted	13		Fair	Preserve
548	Pine, red	Planted	9		Fair	Preserve
549	Pine, red	Planted	10		Fair	Preserve
550	Pine, red	Planted	7		Fair	Preserve
551	Pine, red	Planted	11		Fair	Remove
552	Pine, red	Planted	11		Fair	Remove
553	Pine, red	Planted	11		Fair	Remove
554	Pine, red	Planted	11		Fair	Remove
555	Pine, red	Planted	11		Fair	Remove
556	Pine, red	Planted	11		Fair	Remove
557	Pine, red	Planted	10		Fair	Remove
558	Pine, red	Planted	11		Fair	Remove
559	Pine, red	Planted	10		Fair	Remove
560	Pine, red	Planted	12		Fair	Remove
561	Pine, red	Planted	10		Fair	Remove
562	Pine, red	Planted	12		Fair	Remove
563	Pine, red	Planted	10		Fair	Preserve
564	Pine, red	Planted	11		Fair	Preserve
565	Pine, red	Planted	11		Fair	Remove
566	Pine, red	Planted	11		Fair	Remove
567	Pine, red	Planted	10		Fair	Remove
568	Pine, red	Planted	10		Fair	Remove
569	Pine, red	Planted	12		Fair	Remove
570	Pine, red	Planted	10		Fair	Remove
571	Pine, red	Planted	12		Fair	Remove
572	Pine, red	Planted	13		Fair	Remove
573	Pine, red	Planted	12		Fair	Remove
574	Pine, red	Planted	10		Fair	Remove
575	Pine, red	Planted	12		Fair	Remove
576	Pine, red	Planted	13		Fair	Remove
577	Pine, red	Planted	11		Fair	Remove
578	Pine, red	Planted	12		Fair	Remove
579	Pine, red	Planted	11		Fair	Remove
580	Pine, red	Planted	11		Fair	Remove
581	Spruce, white	Planted	8		Good	Preserve
582	Pine, red	Planted	14		Fair	Remove
583	Pine, red	Planted	14		Fair	Remove
584	Pine, red	Planted	10		Fair	Remove
585	Pine, red	Planted	14		Fair	Remove
586	Spruce, white	Planted	10		Fair	Remove
587	Spruce, white	Planted	5		Fair	Remove
588	Spruce, white	Planted	5		Fair	Remove
589	Pine, red	Planted	16		Fair	Remove
590	Pine, red	Planted	12		Fair	Remove
591	Pine, red	Planted	14		Fair	Remove
592	Pine, red	Planted	12		Fair	Remove
593	Pine, red	Planted	12		Fair	Remove
594	Pine, red	Planted	10		Fair	Remove
595	Pine, red	Planted	12		Fair	Remove
596	Pine, red	Planted	12		Fair	Remove
597	Pine, red	Planted	11		Fair	Remove
598	Pine, red	Planted	12		Fair	Remove
599	Pine, red	Planted	11		Fair	Remove
600	Pine, red	Planted	12		Fair	Remove
601	Pine, red	Planted	14		Fair	Remove
602	Pine, red	Planted	13		Fair	Remove
603	Pine, red	Planted	10		Fair	Remove
604	Pine, red	Planted	11		Fair	Remove
605	Pine, red	Planted	12		Fair	Remove
606	Pine, red	Planted	12		Fair	Remove
607	Pine, red	Planted	14		Fair	Preserve
608	Pine, red	Planted	13		Fair	Preserve
609	Pine, white	Planted	16		Fair	Remove



**12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile**

Engineering | Surveying | Planning | Environmental

Client



Builders
LOT GROUP

Project

PELTIER

RESERVE

Location

INVER GROVE HEIGHTS, MN

Certification

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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Joshua J. McKinney

Registration No. 53234 Date: 02/05/2021

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: JEB

Drawn: CJS

Approved: ETU

Book / Page:

Phase: FINAL

Initial Issue: 02/16/2021

Revision History

No.	Date	By	Submittal / Revision
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02/16/21

CITY SUBMITTAL

03/02/21

PLANNING COMMENTS

04/30/21
06/07/21PRELIMINARY BID PACKAGE
FINAL BIDDING SUBMITTAL

06/07/21

FINAL PLAT SUBMITTAL

Sheet Title

**TREE TABLE - 2
OF 5**

Sheet No. Revision

LO.07

Project No.

22425

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
610	Cedar, red	Planted	11		Fair	Remove
611	Pine, scotch	Planted	12		Fair	Remove
612	Spruce, blue	Planted	6		Fair	Remove
613	Spruce, blue	Planted	6		Fair	Remove
614	Spruce, blue	Planted	7		Fair	Remove
615	Spruce, blue	Planted	8		Fair	Remove
616	Pine, white	Planted	8		Fair	Remove
617	Pine, red	Planted	12		Fair	Remove
618	Pine, white	Planted	9		Fair	Preserve
619	Spruce, blue	Planted	10		Fair	Preserve
620	Pine, red	Planted	7		Fair	Preserve
621	Maple, norway	Planted	9		Fair	Preserve
622	Willow, black		45	Heritage	Good	Remove
623	Spruce, white	Planted	10		Good	Preserve
624	Spruce, blue	Planted	7		Fair	Remove
625	Spruce, blue	Planted	7		Fair	Remove
626	Pine, scotch	Planted	7		Fair	Preserve
627	Pine, white	Planted	6		Fair	Preserve
628	Pine, white	Planted	6		Good	Preserve
629	Pine, red	Planted	6		Fair	Remove
630	Pine, white	Planted	6		Good	Preserve
631	Spruce, blue	Planted	6		Fair	Remove
632	Oak, bur		10		Good	Remove
633	Spruce, blue	Planted	7		Fair	Exempt
634	Spruce, blue	Planted	8		Fair	Exempt
635	Spruce, white	Planted	6		Fair	Exempt
636	Spruce, white	Planted	5		Fair	Exempt
637	Aspen, quaking	Planted	10		Fair	Exempt
638	Aspen, quaking	Planted	16		Fair	Exempt
639	Ash, green	Planted	10		Good	Exempt
640	Oak, red	Planted	10		Fair	Exempt
641	Pine, red	Planted	10		Fair	Exempt
642	Aspen, quaking	Planted	10		Fair	Exempt
643	Aspen, quaking	Planted	10		Fair	Exempt
644	Pine, red	Planted	10		Fair	Remove
645	Pine, red	Planted	12		Fair	Remove
646	Pine, red	Planted	10		Fair	Remove
647	Pine, red	Planted	24		Fair	Remove
648	Oak, bur		25		Good	Remove
649	Oak, bur		22		Good	Remove
650	Oak, bur		24		Good	Remove
651	Pine, scotch	Planted	8		Good	Remove
652	Spruce, blue	Planted	7		Fair	Remove
653	Pine, scotch	Planted	8		Fair	Remove
654	Cedar, red	Planted	5		Fair	Remove
655	Cedar, red	Planted	5		Fair	Remove
656	Pine, scotch	Planted	5		Fair	Remove
657	Pine, scotch	Planted	7		Fair	Remove
658	Pine, scotch	Planted	12		Fair	Remove
659	Willow, black		64	Heritage	Fair	Exempt
660	Elm, american		24		Good	Exempt
661	Pine, red	Planted	10		Good	Remove
662	Pine, red	Planted	8		Good	Remove
663	Pine, red	Planted	10		Good	Remove
664	Pine, red	Planted	9		Fair	Remove
665	Maple, silver	Planted	14		Good	Remove
666	Pine, red	Planted	10		Good	Remove
667	Pine, red	Planted	9		Good	Remove
668	Pine, red	Planted	7		Fair	Remove
669	Pine, red	Planted	8		Fair	Remove
670	Pine, white	Planted	8		Good	Remove
671	Pine, red	Planted	7		Fair	Remove
672	Pine, red	Planted	6		Fair	Remove
673	Pine, red	Planted	6		Fair	Remove
674	Elm, siberian		18		Fair	Remove
675	Pine, red	Planted	5		Fair	Preserve
676	Pine, red	Planted	7		Fair	Preserve
677	Pine, red	Planted	6		Fair	Preserve
678	Pine, red	Planted	6		Fair	Preserve
679	Pine, white	Planted	7		Fair	Preserve
680	Pine, scotch	Planted	10		Fair	Preserve
681	Pine, white	Planted	5		Fair	Preserve
682	Pine, white	Planted	7		Fair	Preserve
683	Pine, red	Planted	5		Fair	Preserve
684	Pine, red	Planted	7		Fair	Preserve
685	Pine, red	Planted	7		Fair	Preserve

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
686	Pine, red	Planted	7		Fair	Preserve
687	Pine, red	Planted	6		Fair	Preserve
688	Pine, red	Planted	7		Fair	Preserve
689	Pine, red	Planted	5		Fair	Preserve
690	Pine, red	Planted	7		Fair	Preserve
691	Pine, red	Planted	7		Fair	Preserve
692	Pine, red	Planted	7		Fair	Preserve
693	Maple, red	Planted	8		Fair	Preserve
694	Pine, scotch	Planted	15		Fair	Preserve
695	Pine, red	Planted	7		Fair	Preserve
696	Pine, scotch	Planted	12		Good	Preserve
697	Spruce, white	Planted	6		Fair	Preserve
698	Pine, white	Planted	8		Good	Preserve
699	Pine, white	Planted	5		Fair	Preserve
700	Pine, white	Planted	7		Fair	Preserve
701	Pine, white	Planted	8		Fair	Preserve
702	Pine, white	Planted	6		Fair	Preserve
703	Spruce, blue	Planted	8		Fair	Preserve
704	Pine, white	Planted	9		Good	Preserve
705	Spruce, blue	Planted	8		Fair	Preserve
706	Pine, white	Planted	10		Good	Preserve
707	Spruce, blue	Planted	10		Fair	Preserve
708	Pine, scotch	Planted	10		Good	Remove
709	Pine, scotch	Planted	7		Fair	Remove
710	Pine, white	Planted	4		Fair	Preserve
711	Pine, white	Planted	8		Fair	Remove
712	Pine, scotch	Planted	6		Fair	Remove
713	Pine, scotch	Planted	7		Fair	Remove
714	Pine, scotch	Planted	7		Fair	Remove
715	Pine, scotch	Planted	8		Fair	Remove
716	Spruce, white	Planted	5		Fair	Remove
717	Pine, scotch	Planted	7		Fair	Remove
718	Pine, scotch	Planted	6		Fair	Remove
719	Pine, white	Planted	7		Good	Remove
720	Pine, scotch	Planted	8		Good	Remove
721	Pine, white	Planted	7		Good	Remove
722	Pine, white	Planted	6		Good	Remove
723	Pine, scotch	Planted	7		Fair	Remove
724	Pine, white	Planted	7		Fair	Remove
725	Maple, silver	Planted	16		Fair	Remove
726	Spruce, white	Planted	8		Fair	Remove
727	Cedar, red	Planted	7		Fair	Remove
728	Spruce, blue	Planted	6		Fair	Remove
729	Spruce, white	Planted	9		Good	Remove
730	Oak, bur		64	Heritage	Good	Remove
731	Pine, scotch	Planted	7		Good	Remove
732	Pine, red	Planted	7		Fair	Remove
733	Oak, bur		26		Good	Preserve
734	Pine, red	Planted	6		Good	Preserve
735	Pine, red	Planted	6		Good	Preserve
736	Pine, red	Planted	9		Good	Preserve
737	Pine, red	Planted	12		Good	Preserve
738	Pine, red	Planted	8		Good	Remove
739	Pine, red	Planted	10		Good	Preserve
740	Oak, bur	Planted	16		Good	Preserve
741	Oak, bur	Planted	9		Good	Preserve
742	Oak, red		27	Heritage	Good	Remove
743	Oak, red		30	Heritage	Good	Remove
744	Oak, red		30	Heritage	Excellent	Remove
745	Oak, red		27	Heritage	Excellent	Preserve
746	Aspen, quaking		14		Good	Preserve
747	Oak, bur		14		Excellent	Preserve
748	Oak, bur		28	Heritage	Good	Remove
749	Oak, bur		28	Heritage	Good	Remove
750	Oak, bur		26		Good	Remove
751	Oak, bur		26		Excellent	Remove
752	Oak, bur		24		Good	Remove
753	Oak, red		9		Good	Preserve
754	Oak, bur		16		Good	Preserve
755	Oak, bur		76	Heritage	Good	Preserve
756	Oak, bur		24		Good	Preserve
757	Oak, red		23		Good	Preserve
758	Oak, bur		36	Heritage	Excellent	Preserve
759	Oak, bur		22		Fair	Remove
760	Pine, white		17		Excellent	Remove
761	Pine, white		16		Good	Exempt

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
762	Pine, white		15		Good	Remove
763	Elm, american		10		Good	Remove
764	Oak, bur		26		Good	Remove
765	Oak, bur		10		Fair	Remove
766	Oak, bur		12		Fair	Remove
767	Cherry, black		10		Fair	Remove
768	Oak, red		14		Fair	Remove
769	Oak, red		19		Good	Remove
770	Oak, red		12		Fair	Remove
771	Oak, bur		12		Fair	Remove
772	Oak, red		25		Good	Remove
773	Oak, red		22		Good	Remove
774	Cherry, black		23		Fair	Remove
775	Cherry, black		9		Fair	Remove
776	Oak, bur		10		Fair	Remove
777	Oak, bur		10		Fair	Remove
778	Willow, black		26		Fair	Remove
779	Willow, black		15		Fair	Remove
780	Oak, red		23		Good	Remove
781	Oak, red		15		Fair	Remove
782	Oak, red		14		Fair	Remove
783	Birch, paper		12		Fair	Remove
784	Oak, bur		10		Fair	Remove
785	Oak, red		12		Good	Remove
786	Aspen, quaking		14		Good	Remove
787	Oak, bur		12		Fair	Remove
788	Oak, bur		21		Good	Remove
789	Elm, siberian		9		Fair	Remove
790	Oak, bur		26		Good	Remove
791	Oak, bur		23		Fair	Remove
792	Cherry, black		9		Good	Remove
793	Oak, red		27	Heritage	Fair	Remove
794	Oak, red		23		Fair	Preserve
795	Oak, red		10		Fair	Preserve
796	Cherry, black		9		Good	Remove
797	Cherry, black		12		Good	Remove
798	Elm, american		11		Good	Preserve
799	Elm, american		11		Fair	Preserve
800	Oak, bur		24		Fair	Preserve
801	Cherry, black		9		Fair	Remove
802	Cherry, black		8		Fair	Remove
803	Cherry, black		9		Fair	Remove
804	Elm, american		13		Fair	Remove
805	Aspen, quaking		19		Fair	Remove
806	Elm, american		9		Fair	Remove
807	Elm, american		10		Good	Remove
808	Elm, american		8		Fair	Remove
809	Cherry, black		16		Fair	Remove
810	Aspen, quaking		15		Fair	Remove
811	Aspen, quaking		15		Fair	Remove
812	Aspen, quaking		12		Fair	Remove
813	Elm, american		10		Fair	Remove
814	Cherry, black		13		Fair	Remove
815	Oak, red		15		Good	Preserve
816	Aspen, quaking		18		Fair	Preserve
817	Oak, red		13		Good	Preserve
818	Aspen, quaking		13		Fair	Preserve
819	Oak, bur		60	Heritage	Fair	Preserve
820	Cherry, black		12		Fair	Preserve
821	Oak, bur		16		Fair	Preserve
822	Oak, bur		13		Good	Preserve
823	Oak, bur		12		Fair	Preserve
824	Cherry, black		12		Fair	Preserve
825	Elm, american		8		Fair	Preserve
826	Elm, american		9		Fair	Preserve
827	Elm, american		9		Fair	Preserve
828	Elm, american		12		Fair	Preserve
829	Elm, american		16		Fair	Preserve
830	Elm, american		16		Fair	Preserve
831	Elm, american		14		Fair	Preserve
832	Cherry, black		12		Fair	Preserve
833	Oak, bur		12		Good	Preserve
834	Cherry, black		8		Fair	Exempt
835	Cherry, black		11		Fair	Remove
836	Cherry, black		8		Fair	Remove
837	Cherry, black		10		Fair	Remove

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
838	Cherry, black		12		Fair	Remove
839	Oak, red		14		Good	Remove
840	Oak, red		17		Fair	Remove
841	Oak, red		14		Fair	Remove
842	Oak, red		15		Good	Remove
843	Cherry, black		8		Fair	Remove
844	Elm, american		9		Fair	Preserve
845	Maple, silver		25		Fair	Preserve
846	Elm, american		9		Fair	Remove
847	Cherry, black		22		Fair	Remove
848	Aspen, quaking		10		Fair	Remove
849	Aspen, quaking		9		Fair	Remove
850	Oak, red		11		Fair	Remove
851	Aspen, quaking		12		Fair	Preserve
852	Aspen, quaking		15		Good	Preserve
853	Aspen, quaking		8		Fair	Preserve
854	Cherry, black		8		Fair	Preserve
855	Aspen, quaking		8		Fair	Preserve
856	Cherry, black		8		Fair	Remove
857	Aspen, quaking		11		Good	Remove
858	Oak, red		14		Good	Preserve
859	Aspen, quaking		14		Good	Preserve
860	Birch, paper		16		Good	Preserve
861	Aspen, quaking		10		Fair	Preserve
862	Cherry, black		9		Fair	Preserve
863	Aspen, quaking		10		Fair	Remove
864	Aspen, quaking		8		Fair	Preserve
865	Aspen, quaking		8		Fair	Preserve
866	Aspen, quaking		9		Fair	Preserve
867	Oak, red		13		Fair	Preserve
868	Aspen, quaking		19		Fair	Preserve
869	Oak, red		20		Fair	Preserve
870	Aspen, quaking		10		Fair	Preserve
871	Oak, bur		30	Heritage	Excellent	Preserve
872	Oak, bur		33	Heritage	Good	Preserve
873	Elm, american		13		Fair	Preserve
874	Elm, american		12		Fair	Preserve
875	Elm, american		8		Fair	Preserve
876	Elm, american		8		Fair	Preserve
877	Elm, american		14		Fair	Preserve
878	Cherry, black		9		Fair	Preserve
879	Elm, american		9		Fair	Preserve
880	Elm, american		9		Fair	Preserve
881	Oak, bur		56	Heritage	Good	Preserve
882	Oak, bur		23		Good	Preserve
883	Hackberry		10		Fair	Preserve
884	Oak, bur		16		Fair	Preserve
885	Oak, bur		17		Fair	Preserve
886	Cherry, black		14		Fair	Remove
887	Cherry, black		9		Fair	Preserve
888	Oak, red		9		Fair	Preserve
889	Oak, bur		23		Good	Preserve
890	Birch, paper		11		Fair	Preserve
891	Oak, red		17		Good	Remove
892	Cherry, black		12		Fair	Remove
893	Cherry, black		9		Good	Preserve
894	Cherry, black		9		Fair	Remove
895	Elm, american		9		Fair	Preserve
896	Hackberry		19		Good	Preserve
897	Hackberry		10		Fair	Preserve
898	Cherry, black		13		Fair	Remove
899	Cherry, black		13		Fair	Remove
900	Oak, red		11		Fair	Remove
901	Oak, red		10		Fair	Remove
902	Aspen, quaking		10		Fair	Remove
903	Aspen, quaking		10		Fair	Remove
904	Aspen, quaking		10		Fair	Remove

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
905	Aspen, quaking		9		Fair	Remove
906	Aspen, quaking		11		Good	Remove
907	Cherry, black		9		Fair	Remove
908	Aspen, quaking		13		Fair	Remove
909	Aspen, quaking		13		Fair	Remove
910	Cherry, black		10		Fair	Remove
911	Aspen, quaking		10		Fair	Remove
912	Cherry, black		8		Fair	Remove
913	Aspen, quaking		12		Good	Remove
914	Oak, red		12		Good	Remove
915	Cherry, black		13		Fair	Remove
916	Oak, bur		12		Fair	Remove
917	Oak, bur		22		Good	Remove
918	Aspen, quaking		10		Fair	Remove
919	Aspen, quaking		9		Fair	Remove
920	Aspen, quaking		12		Fair	Remove
921	Aspen, quaking		13		Fair	Remove
922	Aspen, quaking		12		Fair	Remove
923	Aspen, quaking		9		Fair	Remove
924	Aspen, quaking		12		Fair	Remove
925	Aspen, quaking		13		Fair	Remove
926	Aspen, quaking		11		Fair	Remove
927	Aspen, quaking		13		Fair	Remove
928	Elm, american		13		Fair	Remove
929	Aspen, quaking		10		Fair	Remove
930	Aspen, quaking		9		Fair	Remove
931	Aspen, quaking		9		Fair	Remove
932	Aspen, quaking		11		Fair	Remove
933	Oak, red		9		Fair	Remove
934	Cherry, black		12		Fair	Remove
935	Aspen, quaking		9		Fair	Remove
936	Aspen, quaking		11		Fair	Remove
937	Oak, red		12		Fair	Remove
938	Oak, red		12		Fair	Remove
939	Oak, red		10		Fair	Remove
940	Oak, red		15		Fair	Remove
941	Oak, red		9		Fair	Remove
942	Ironwood		8		Fair	Remove
943	Oak, red		8		Fair	Remove
944	Elm, american		11		Fair	Remove
945	Oak, red		10		Fair	Remove
946	Oak, red		10		Fair	Remove
947	Oak, red		9		Fair	Remove
948	Oak, red		10		Fair	Remove
949	Oak, red		13		Fair	Remove
950	Oak, red		10		Fair	Remove
951	Oak, red		14		Good	Remove
952	Aspen, quaking		10		Fair	Remove
953	Aspen, quaking		8		Fair	Remove
954	Aspen, quaking		9		Fair	Remove
955	Oak, red		14		Fair	Remove
956	Elm, american		8		Fair	Remove
957	Oak, white		22		Good	Remove
958	Oak, red		9		Fair	Remove
959	Oak, red		10		Fair	Remove
960	Oak, red		10		Fair	Remove
961	Oak, red		10		Fair	Remove
962	Oak, red		12		Fair	Remove
963	Aspen, quaking		11		Fair	Remove
964	Oak, red		10		Fair	Remove
965	Elm, american		8		Fair	Remove
966	Aspen, quaking		10		Fair	Remove
967	Aspen, quaking		13		Fair	Remove
968	Aspen, quaking		9		Fair	Remove
969	Elm, american		9		Fair	Remove
970	Aspen, quaking		11		Fair	Remove
971	Cherry, black		11		Fair	Remove
972	Oak, red		12		Fair	Remove
973	Aspen, quaking		18		Good	Remove
974	Aspen, quaking		12		Fair	Remove
975	Aspen, quaking		15		Fair	Remove
976	Aspen, quaking		14		Fair	Remove
977	Aspen, quaking		10		Fair	Remove
978	Cherry, black		16		Fair	Remove
979	Elm, american		8		Fair	Remove
980	Cherry, black		8		Fair	Remove
981	Oak, red		8		Fair	Remove

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
982	Cherry, black		11		Fair	Remove
983	Oak, white		31	Heritage	Excellent	Remove
984	Aspen, quaking		13		Good	Remove
985	Cherry, black		13		Fair	Remove
986	Cherry, black		8		Fair	Remove
987	Oak, red		13		Fair	Remove
988	Oak, white		24		Fair	Remove
989	Aspen, quaking		11		Fair	Remove
990	Aspen, quaking		11		Fair	Remove
991	Aspen, quaking		14		Fair	Remove
992	Aspen, quaking		14		Fair	Remove
993	Aspen, quaking		8		Fair	Remove
994	Aspen, quaking		14		Fair	Remove
995	Oak, white		19		Fair	Preserve
996	Aspen, quacking		12		Fair	Offsite
997	Oak, red		15		Good	Preserve
998	Cherry, black		18		Fair	Preserve
999	Cherry, black		15		Good	Preserve
1000	Cherry, black		14		Good	Preserve
1001	Cherry, black		9		Fair	Remove
1002	Cherry, black		10		Good	Remove
1003	Cherry, black		10		Fair	Remove
1004	Oak, bur		25		Fair	Remove
1005	Oak, bur		23		Excellent	Remove
1006	Oak, bur		8		Good	Remove
1007	Oak, bur		18		Good	Remove
1008	Oak, bur		10		Fair	Remove
1009	Oak, bur		19		Fair	Remove
1010	Oak, bur		9		Fair	Remove
1011	Oak, bur		24		Fair	Remove
1012	Oak, bur		10		Fair	Remove
1013	Oak, bur		23		Fair	Remove
1014	Oak, bur		22		Fair	Remove
1015	Oak, bur		28	Heritage	Fair	Remove
1016	Oak, red		9		Fair	Remove
1017	Oak, red		25		Fair	Remove
1018	Oak, bur		12		Fair	Preserve
1019	Oak, bur		12		Fair	Preserve
1020	Spruce, white	Planted	8		Fair	Preserve
1021	Oak, bur		8		Fair	Preserve
1022	Oak, bur		12		Fair	Preserve
1023	Oak, bur		10		Fair	Preserve
1024	Oak, bur		8		Fair	Preserve
1025	Spruce, white	Planted	4		Fair	Preserve
1026	Pine, white	Planted	11		Fair	Offsite
1027	Spruce, white	Planted	5		Fair	Preserve
1028	Spruce, white	Planted	4		Fair	Preserve
1029	Pine, white	Planted	11		Fair	Preserve
1030	Spruce, white	Planted	4		Fair	Preserve
1031	Spruce, white	Planted	6		Fair	Preserve
1032	Spruce, white	Planted	6		Fair	Preserve
1033	Spruce, white	Planted	6		Fair	Preserve
1034	Spruce, white	Planted	6		Fair	Preserve
1035	Pine, red	Planted	4		Fair	Remove
1036	Spruce, white	Planted	5		Fair	Remove
1037	Spruce, white	Planted	5		Fair	Offsite
1038	Spruce, white	Planted	4		Fair	Remove
1039	Spruce, white	Planted	5		Fair	Preserve
1040	Spruce, white	Planted	4		Fair	Preserve
1041	Spruce, white	Planted	5		Fair	Preserve
1042	Spruce, white	Planted	5		Fair	Preserve
1043	Maple, red		8		Fair	Preserve
1044	Cherry, black		11		Fair	Preserve
1045	Oak, bur		12		Fair	Preserve
1046	Ash, green		8		Fair	Remove
1047	Aspen, quaking		13		Fair	Preserve
1048	Cherry, black		13		Fair	Remove
1049	Oak, bur		30	Heritage	Excellent	Offsite
1050	Oak, red		20		Fair	Remove
1051	Oak, red		24		Fair	Remove
1052	Cherry, black		13		Fair	Remove
1053	Cherry, black		10		Fair	Remove
1054	Cherry, black		11		Fair	Remove
1055	Cherry, black		14		Fair	Remove
1056	Cherry, black		10		Fair	Remove
1057	Pine, white		6		Fair	Remove
1058	Oak, bur		11		Good	Remove

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
1059	Oak, bur		10		Fair	Remove
1060	Cherry, black		10		Fair	Preserve
1061	Oak, red		31	Heritage	Good	Preserve
1062	Cherry, black		8		Fair	Preserve
1063	Aspen, quaking		9		Fair	Preserve
1064	Ash, green		9		Fair	Preserve
1065	Birch, paper		15		Fair	Preserve
1066	Birch, paper		16		Fair	Preserve
1067	Cherry, black		8		Fair	Preserve
1068	Cherry, black		10		Fair	Preserve
1069	Oak, red		11		Fair	Preserve
1070	Oak, red		12		Fair	Preserve
1071	Aspen, quaking		8		Fair	Preserve
1072	Aspen, quaking		9		Fair	Remove
1073	Aspen, quaking		9		Fair	Remove
1074	Oak, red		12		Fair	Preserve
1075	Aspen, quaking		11		Fair	Preserve
1076	Aspen, quaking		10		Fair	Preserve
1077	Aspen, quaking		14		Fair	Preserve
1078	Oak, red		8		Fair	Preserve
1079	Aspen, quaking		14		Fair	Preserve
1080	Aspen, quaking		11		Fair	Preserve
1081	Aspen, quaking		10		Fair	Preserve
1082	Aspen, quaking		9		Fair	Remove
1083	Aspen, quaking		10		Fair	Preserve
1084	Aspen, quaking		11		Fair	Remove
1085	Aspen, quaking		8		Fair	Remove
1086	Aspen, quaking		12		Fair	Preserve
1087	Aspen, quaking		10		Fair	Preserve
1088	Aspen, quaking		14		Fair	Preserve
1089	Aspen, quaking		12		Fair	Preserve
1090	Elm, american		8		Fair	Preserve
1091	Cherry, black		9		Fair	Preserve
1092	Oak, red		11		Good	Preserve
1093	Oak, red		12		Fair	Remove
1094	Cherry, black		9		Fair	Remove
1095	Cherry, black		8		Fair	Remove
1096	Pine, scotch		13		Fair	Remove
1097	Oak, red		15		Fair	Preserve
1098	Oak, red		22		Good	Preserve
1099	Oak, red		15		Fair	Preserve
1100	Aspen, quaking		13		Fair	Preserve
1101	Aspen, quaking		11		Fair	Preserve
1102	Aspen, quaking		9		Fair	Preserve
1103	Aspen, quaking		8		Fair	Preserve
1104	Aspen, quaking		13		Fair	Remove
1105	Aspen, quaking		13		Fair	Remove
1106	Oak, red		8		Fair	Remove
1107	Birch, paper		8		Fair	Remove
1108	Aspen, quaking		8		Fair	Remove
1109	Oak, red		8		Fair	Remove
1110	Aspen, quaking		12		Fair	Remove
1111	Aspen, quaking		10		Fair	Remove
1112	Aspen, quaking		13		Fair	Remove
1113	Aspen, quaking		12		Fair	Remove
1114	Aspen, quaking		18		Fair	Remove
1115	Aspen, quaking		12		Fair	Preserve
1116	Aspen, quaking		10		Fair	Remove
1117	Aspen, quaking		12		Fair	Preserve
1118	Aspen, quaking		9		Fair	Remove
1119	Aspen, quaking		8		Fair	Preserve
1120	Aspen, quaking		10		Fair	Preserve
1121	Aspen, quaking		8		Fair	Preserve
1122	Aspen, quaking		11		Fair	Preserve
1123	Birch, paper		18		Fair	Preserve
1124	Oak, red		8		Fair	Preserve
1125	Oak, bur		19		Fair	Preserve
1126	Aspen, quaking		12		Fair	Preserve
1127	Oak, bur		28	Heritage	Fair	Preserve
1128	Oak, red		30	Heritage	Good	Preserve
1129	Oak, bur		12		Fair	Preserve
1130	Oak, bur		8		Fair	Preserve
1131	Oak, bur		14		Fair	Preserve
1132	Oak, bur		14		Fair	Preserve
1133	Oak, bur		17		Fair	Preserve
1134	Oak, bur		13		Fair	Preserve
1135	Oak, bur		32	Heritage	Fair	Preserve

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
1136	Oak, bur		18		Fair	Preserve
1137	Oak, red		16		Fair	Preserve
1138	Aspen, quaking		10		Fair	Preserve
1139	Oak, red		16		Fair	Remove
1140	Aspen, quaking		9		Fair	Preserve
1141	Aspen, quaking		10		Fair	Preserve
1142	Aspen, quaking		10		Fair	Preserve
1143	Oak, red		8		Fair	Preserve
1144	Aspen, quaking		12		Fair	Preserve
1145	Oak, red		12		Fair	Preserve
1146	Oak, red		17		Fair	Preserve
1147	Aspen, quaking		8		Fair	Preserve
1148	Aspen, quaking		11		Fair	Preserv
1149	Aspen, quaking		8		Fair	Preserve
1150	Aspen, quaking		12		Fair	Remove
1151	Aspen, quaking		10		Fair	Remove
1152	Aspen, quaking		13		Fair	Remove
1153	Aspen, quaking		10		Fair	Remove
1154	Aspen, quaking		12		Fair	Remove
1155	Birch, paper		21		Fair	Remove
1156	Oak, red		23		Fair	Remove
1157	Elm, american		20		Fair	Exempt
1158	Oak, bur		30	Heritage	Good	Exempt
1159	Elm, american		9		Fair	Exempt
1160	Aspen, quaking		16		Fair	Exempt
1161	Elm, american		15		Fair	Exempt
1162	Aspen, quaking		19		Fair	Exempt
1163	Aspen, quaking		16		Fair	Exempt
1164	Oak, bur		26		Fair	Exempt
1165	Ash, green		18		Fair	Exempt
1166	Oak, bur		20		Fair	Exempt
1167	Elm, american		16		Good	Exempt
1168	Oak, red		12		Fair	Remove
1169	Cherry, black		14		Fair	Preserve
1170	Cherry, black		10		Fair	Preserve
1171	Oak, red		26		Fair	Preserve
1172	Oak, bur		23		Fair	Preserve
1173	Oak, red		22		Fair	Preserve
1174	Elm, american		16		Fair	Preserve
1175	Elm, american		9		Fair	Preserve
1176	Oak, bur		20		Fair	Preserve
1177	Birch, paper		12		Fair	Preserve
1178	Oak, red		12		Fair	Preserve
1179	Oak, bur		22		Good	Preserve
1180	Oak, bur		15		Good	Preserve
1181	Oak, red		12		Fair	Preserve
1182	Oak, bur		18		Fair	Preserve
1183	Elm, american		8		Fair	Preserve
1184	Oak, bur		28	Heritage	Fair	Preserve
1185	Oak, bur		9		Fair	Preserve
1186	Oak, red		19		Good	Preserve
1187	Oak, red		14		Fair	Preserve
1188	Oak, bur		16		Fair	Preserve
1189	Oak, bur		14		Fair	Preserve
1190	Elm, american		11		Good	Preserve
1191	Oak, white		24		Good	Preserve
1192	Oak, red		56	Heritage	Fair	Preserve
1193	Oak, red		33	Heritage	Good	Preserve
1194	Cherry, black		15		Fair	Preserve
1195	Oak, bur		18		Good	Preserve
1196	Aspen, quaking		15		Fair	Exempt
1197	Oak, bur		24		Fair	Exempt
1198	Oak, bur		25		Fair	Exempt
1199	Oak, bur		28	Heritage	Excellent	Exempt
1200	Cherry, black		10		Fair	Remove
1201	Oak, red		8		Good	Remove
1202	Elm, american		12		Fair	Remove
1203	Pine, scotch		11		Good	Remove
1204	Elm, american		12		Good	Remove
1205	Elm, american		11		Good	Remove
1206	Cherry, black		8		Good	Remove
1207	Cherry, black		8		Fair	Remove
1208	Oak, red		8		Good	Remove
1209	Oak, bur		9		Fair	Remove

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
1210	Oak, red		10		Good	Remove
1211	Oak, bur		9		Good	Remove
1212	Pine, white		14		Good	Remove
1213	Elm, american		14		Good	Remove
1214	Oak, red		24		Good	Remove
1215	Cherry, black		14		Good	Remove
1216	Cherry, black		12		Good	Remove
1217	Elm, american		10		Good	Remove
1218	Aspen, quaking		18		Fair	Remove
1219	Oak, red		9		Good	Remove
1220	Aspen, quaking		22		Fair	Remove
1221	Oak, red		15		Good	Remove
1222	Oak, red		24		Fair	Remove
1223	Oak, red		10		Good	Remove
1224	Oak, red		9		Good	Remove
1225	Oak, red		8		Good	Remove
1226	Oak, red		10		Fair	Remove
1227	Oak, red		8		Fair	Remove
1228	Oak, bur		12		Good	Remove
1229	Oak, bur		11		Good	Remove
1230	Oak, bur		8		Good	Remove
1231	Pine, scotch		9		Fair	Remove
1232	Oak, red		12		Good	Remove
1233	Oak, red		9		Good	Remove
1234	Oak, red		10		Good	Remove
1235	Oak, red		13		Good	Remove
1236	Oak, red		9		Fair	Remove
1237	Oak, bur		32	Heritage	Fair	Remove
1238	Aspen, quaking		19		Good	Remove
1239	Oak, red		11		Good	Remove
1240	Oak, bur		11		Good	Remove
1241	Cedar, red		6		Fair	Remove
1242	Cedar, red		4		Fair	Remove
1243	Pine, scotch		8		Fair	Remove
1244	Pine, scotch		12		Good	Remove
1245	Pine, scotch		9		Fair	Remove
1246	Pine, scotch		7		Fair	Remove
1247	Cherry, black		18		Fair	Remove
1248	Cedar, red		4		Fair	Remove
1249	Pine, white		13		Fair	Remove
1250	Ash, green		9		Good	Remove
1251	Cherry, black		8		Fair	Remove
1252	Aspen, quaking		8		Good	Remove
1253	Aspen, quaking		11		Fair	Remove
1254	Aspen, quaking		9		Good	Remove
1255	Aspen, quaking		9		Fair	Remove
1256	Aspen, quaking		9		Good	Remove
1257	Aspen, quaking		10		Good	Remove
1258	Elm, american		10		Fair	Remove
1259	Aspen, quaking		13		Good	Remove
1260	Aspen, quaking		10		Fair	Remove
1261	Aspen, quaking		13		Good	Remove
1262	Aspen, quaking		11		Fair	Remove
1263	Aspen, quaking		8		Good	Remove
1264	Aspen, quaking		9		Fair	Remove
1265	Aspen, quaking		8		Fair	Remove
1266	Aspen, quaking		9		Fair	Remove
1267	Aspen, quaking		10		Good	Remove
1268	Aspen, quaking		9		Fair	Remove
1269	Aspen, quaking		12		Fair	Remove
1270	Aspen, quaking		11		Fair	Remove
1271	Aspen, quaking		9		Fair	Remove
1272	Aspen, quaking		10		Fair	Remove
1273	Aspen, quaking		10		Good	Remove
1274	Aspen, quaking		9		Fair	Remove
1275	Aspen, quaking		10		Fair	Remove
1276	Aspen, quaking		8		Fair	Remove
1277	Aspen, quaking		11		Fair	Remove
1278	Aspen, quaking		12		Fair	Remove
1279	Aspen, quaking		10		Fair	Remove

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
1280	Aspen, quaking		11		Fair	Remove
1281	Aspen, quaking		12		Fair	Remove
1282	Aspen, quaking		10		Fair	Remove
1283	Aspen, quaking		11		Fair	Remove
1284	Oak, red		10		Fair	Remove
1285	Aspen, quaking		12		Fair	Remove
1286	Aspen, quaking		12		Fair	Remove
1287	Aspen, quaking		12		Fair	Remove
1288	Aspen, quaking		8		Fair	Remove
1289	Aspen, quaking		14		Good	Remove
1290	Aspen, quaking		14		Fair	Remove
1291	Aspen, quaking		14		Fair	Remove
1292	Aspen, quaking		10		Good	Remove
1293	Aspen, quaking		12		Fair	Remove
1294	Oak, red		8		Fair	Remove
1295	Aspen, quaking		14		Fair	Remove
1296	Aspen, quaking		14		Good	Remove
1297	Aspen, quaking		10		Fair	Remove
1298	Aspen, quaking		13		Fair	Remove
1299	Aspen, quaking		8		Fair	Remove
1300	Aspen, quaking		12		Fair	Remove
1301	Aspen, quaking		14		Fair	Remove
1302	Aspen, quaking		16		Fair	Remove
1303	Elm, american		11		Fair	Remove
1304	Aspen, quaking		15		Fair	Remove
1305	Elm, american		9		Fair	Remove
1306	Aspen, quaking		16		Fair	Remove
1307	Aspen, quaking		11		Fair	Remove
1308	Aspen, quaking		12		Fair	Remove
1309	Aspen, quaking		15		Fair	Remove
1310	Aspen, quaking		24		Fair	Remove
1311	Aspen, quaking		9		Fair	Remove
1312	Elm, american		10		Fair	Remove
1313	Oak, red		8		Fair	Remove
1314	Aspen, quaking		24		Fair	Remove
1315	Elm, american		9		Fair	Remove
1316	Aspen, quaking		10		Fair	Remove
1317	Aspen, quaking		10		Fair	Remove
1318	Aspen, quaking		11		Fair	Remove
1319	Oak, red		9		Fair	Remove
1320	Oak, red		12		Fair	Remove
1321	Aspen, quaking		9		Fair	Remove
1322	Aspen, quaking		10		Fair	Remove
1323	Aspen, quaking		9		Fair	Remove
1324	Aspen, quaking		11		Fair	Remove
1325	Aspen, quaking		10		Fair	Remove
1326	Aspen, quaking		11		Fair	Remove
1327	Aspen, quaking		10		Fair	Remove
1328	Aspen, quaking		10		Fair	Remove
1329	Aspen, quaking		10		Fair	Remove
1330	Aspen, quaking		8		Fair	Remove
1331	Aspen, quaking		10		Fair	Remove
1332	Aspen, quaking		10		Fair	Remove
1333	Oak, red		11		Fair	Remove
1334	Aspen, quaking		10		Fair	Remove
1335	Aspen, quaking		9		Fair	Remove
1336	Oak, red		23		Good	Remove
1337	Aspen, quaking		10		Fair	Remove
1338	Aspen, quaking		9		Fair	Remove
1339	Oak, red		14		Good	Remove
1340	Elm, siberian		12		Good	Remove
1341	Oak, red		14		Good	Preserve
1342	Elm, siberian		10		Good	Preserve
1343	Elm, siberian		11		Good	Preserve
1344	Pine, scotch		18		Good	Preserve
1345	Elm, siberian		12		Good	Preserve
1346	Elm, siberian		9		Good	Remove
1347	Elm, siberian		11		Good	Remove
1348	Oak, red		11		Good	Remove
1349	Birch, paper		11		Fair	Remove

TAG	SPECIES	ORIGIN	DIAMETER	STATUS	CONDITION	R/P/E/O
1350	Cherry, black		9		Fair	Remove
1351	Oak, bur		9		Fair	Remove
1352	Oak, red		15		Fair	Remove
1353	Oak, red		21		Good	Remove
1354	Ash, green		11		Fair	Remove
1355	Ash, green		12		Fair	Remove
1356	Elm, siberian		12		Fair	Remove
1357	Elm, siberian		10		Fair	Remove
1358	Elm, siberian		10		Fair	Remove
1359	Oak, red		12		Fair	Remove
1360	Cherry, black		12		Fair	Remove
1361	Oak, red		10		Fair	Remove
1362	Oak, red		9		Fair	Remove
1363	Oak, bur		16		Fair	Remove
1364	Oak, bur		14		Fair	Remove
1365	Elm, american		10		Fair	Offsite



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Builders
LOT GROUP

Project
PELTIER
RESERVE

Location
INVER GROVE
HEIGHTS, MN

Certification

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Joshua J. McKinney
Registration No. 53234 Date: 02/05/2021

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Summary

Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

Revision History

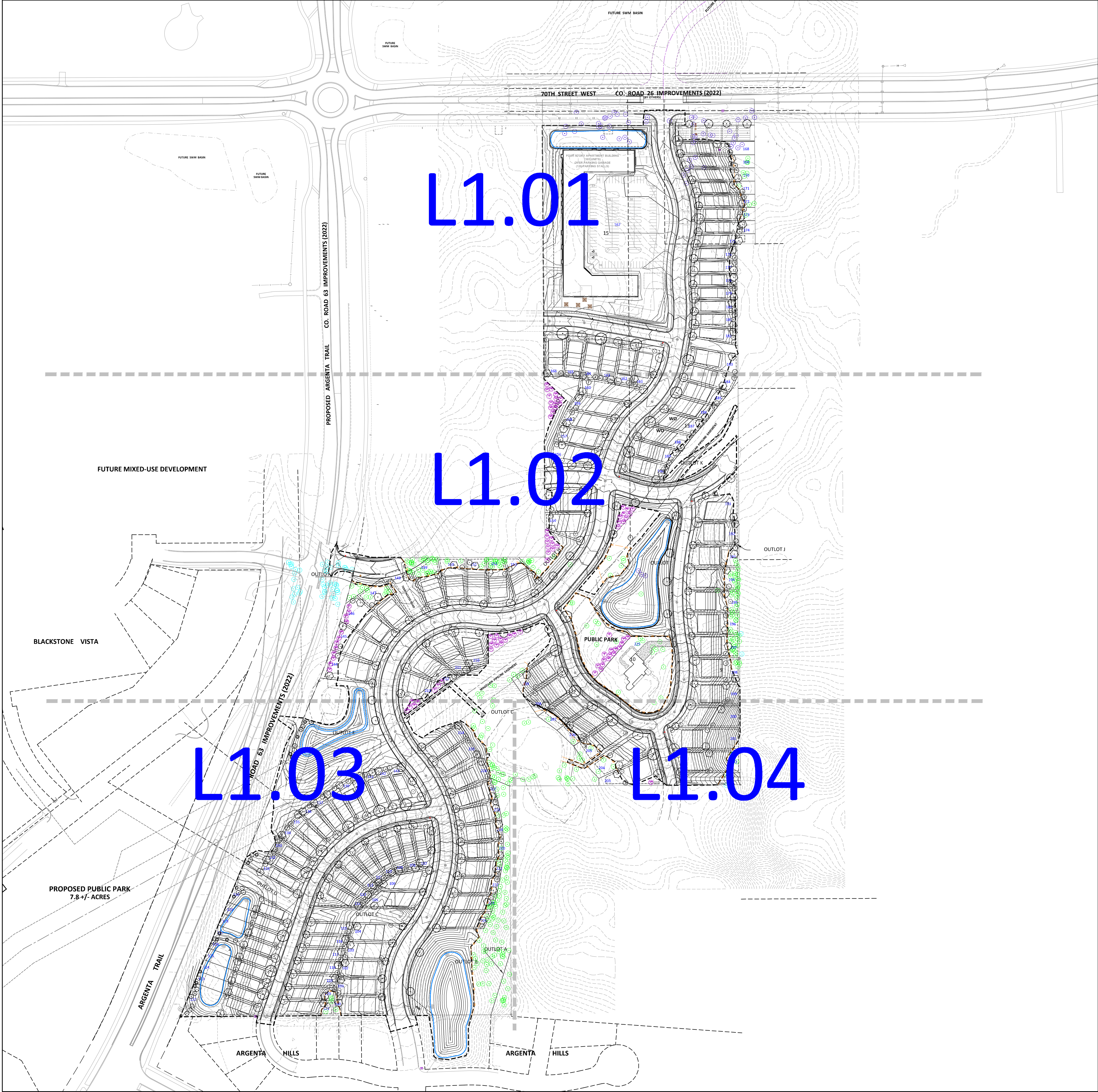
No.	Date	By	Submittal / Revision
02/16/21			CITY SUBMITTAL
03/02/21			PLANNING COMMENTS
04/30/21			PRELIMINARY BID PACKAGE
06/07/21			FINAL PLAT SUBMITTAL

Sheet Title
TREE TABLE - 5
OF 5

Sheet No. Revision

L0.10

Project No. 22425



LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			CONCRETE PAVING
EASEMENT			CONCRETE SIDEWALK
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
SIGN			
PIPE BOLLARD			
RIPRAP			

INVER GROVE HEIGHTS STREET TREES

SEC.11-3-11 STREET TREES

(1) STREET TREES SHALL BE PLANTED NOT LESS THAN FORTY FEET (40') APART WITH MINIMUM OF ONE TREE PER LOT. THEY SHALL BE PLACED FIVE FEET (5') TO SEVEN FEET (7') INSIDE THE PROPERTY LINE AND NOT IN THE SIDE STRIP OR BOULEVARD. NO TREES SHALL BE PLANTED WITHIN THIRTY FEET (30') OF THE INTERSECTION OF CURB LINES ON CORNER LOTS. THE MINIMUM SIZE SHALL MEASURE ONE AND ONE-HALF INCHES (1.5") IN DIAMETER AT GROUND LINE. NO TWO (2) CONSECUTIVE TREES SHALL BE OF THE SAME TYPE OR VARIETY, AND ONLY THOSE APPROVED BY THE CITY ENGINEER WILL BE USED.

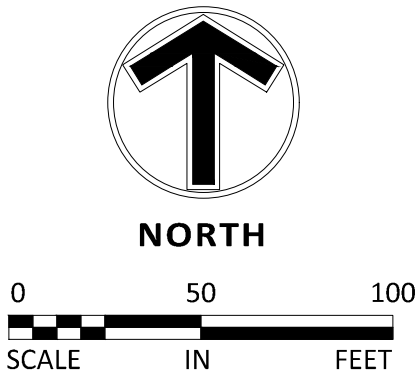
STREET TREES (ONE PER LOT):	REQUIRED 124	PROPOSED 160
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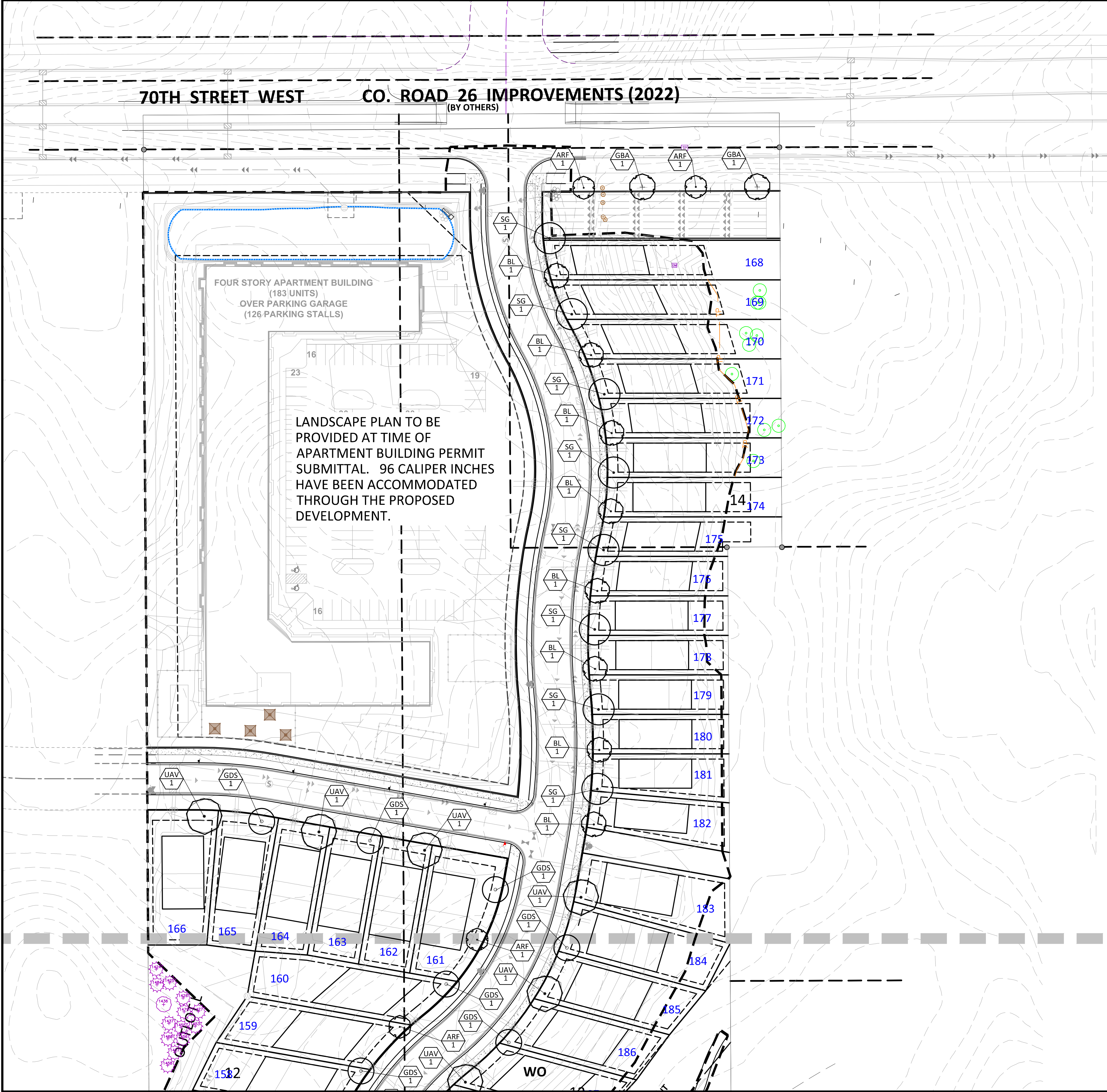
STREET TREE SCHEDULE

STREET TREE SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5"Cal	27
	ARF	Acer rubrum 'Franksred' TM / Red Sunset Maple	B & B	2.5"Cal	25
	GBA	Ginkgo biloba 'Autumn Gold' / Magyar Maidenhair Tree	B & B	2.5"Cal	2
	GDS	Gymnocladus dioica 'UMNSynergy' TM / True North Kentucky Coffeetree	B & B	2.5"Cal	38
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal	22
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal	26
	UAV	Ulmus americana 'Valley Forge' / Valley Forge American Elm	B & B	2.5"Cal	20

TREE REPLACEMENT CALCULATIONS

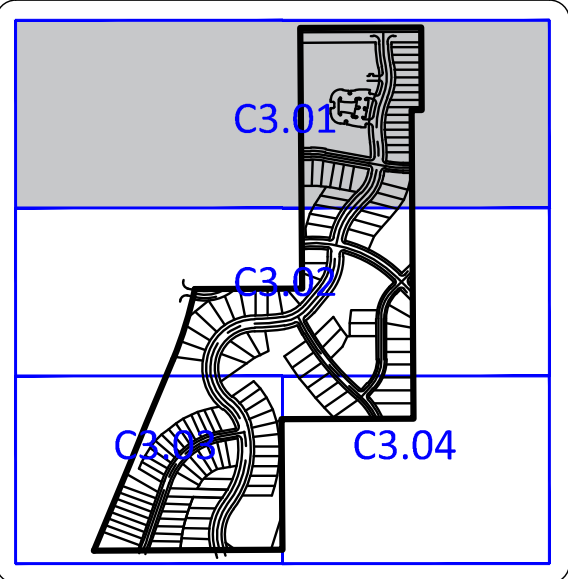
REPLACEMENT INCHES FROM TREE REMOVALS : (SEE SHEET L0.01)	REQUIRED 1,545"	PROPOSED
STREET TREES:		400"
TRANSPLANTED TREES ON SITE (SEE L3.00):		377"
HOMEOWNER RESPONSIBLE TREES (SEE TABLE ON L4.00):		864"
ADDITIONAL UTILITIES AND OUTLOTS (BUILDER RESPONSIBLE):		66"
TOTAL:		1,707"





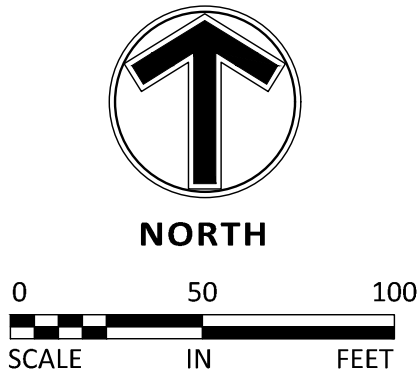
LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	CONCRETE PAVING
EASEMENT	---	---	CONCRETE SIDEWALK
BUILDING	---	---	
RETAINING WALL	---	---	
WETLAND LIMITS	---	---	
TREELINE	---	---	
LANDSCAPE EDING	---	---	
STORM SEWER	---	---	
SANITARY SEWER	---	---	
FORCEMAIN (SAN.)	---	---	
WATERMAIN	---	---	
YARDDRAIN	---	---	
LIMITS OF DISTURBANCE	---	---	
TREE PROTECTION FENCE	---	---	
SIGN	---	---	
PIPE BOLLARD	---	---	
RIPRAP	---	---	



STREET TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
●	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5"Cal	8
●	ARF	Acer rubrum 'Franksred' TM / Red Sunset Maple	B & B	2.5"Cal	2
●	GBA	Ginkgo biloba 'Autumn Gold' / Magyar Maidenhair Tree	B & B	2.5"Cal	2
●	GDS	Gymnocladus dioica 'UMNSynergy' TM / True North Kentucky Coffeetree	B & B	2.5"Cal	3
●	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal	8
●	UAV	Ulmus americana 'Valley Forge' / Valley Forge American Elm	B & B	2.5"Cal	4



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Builders
LOT GROUP
Project
**PELTIER
RESERVE**

Location
**INVER GROVE
HEIGHTS, MN**

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Sheet Title
**LANDSCAPE
PLAN**

Sheet No. Revision
L1.01

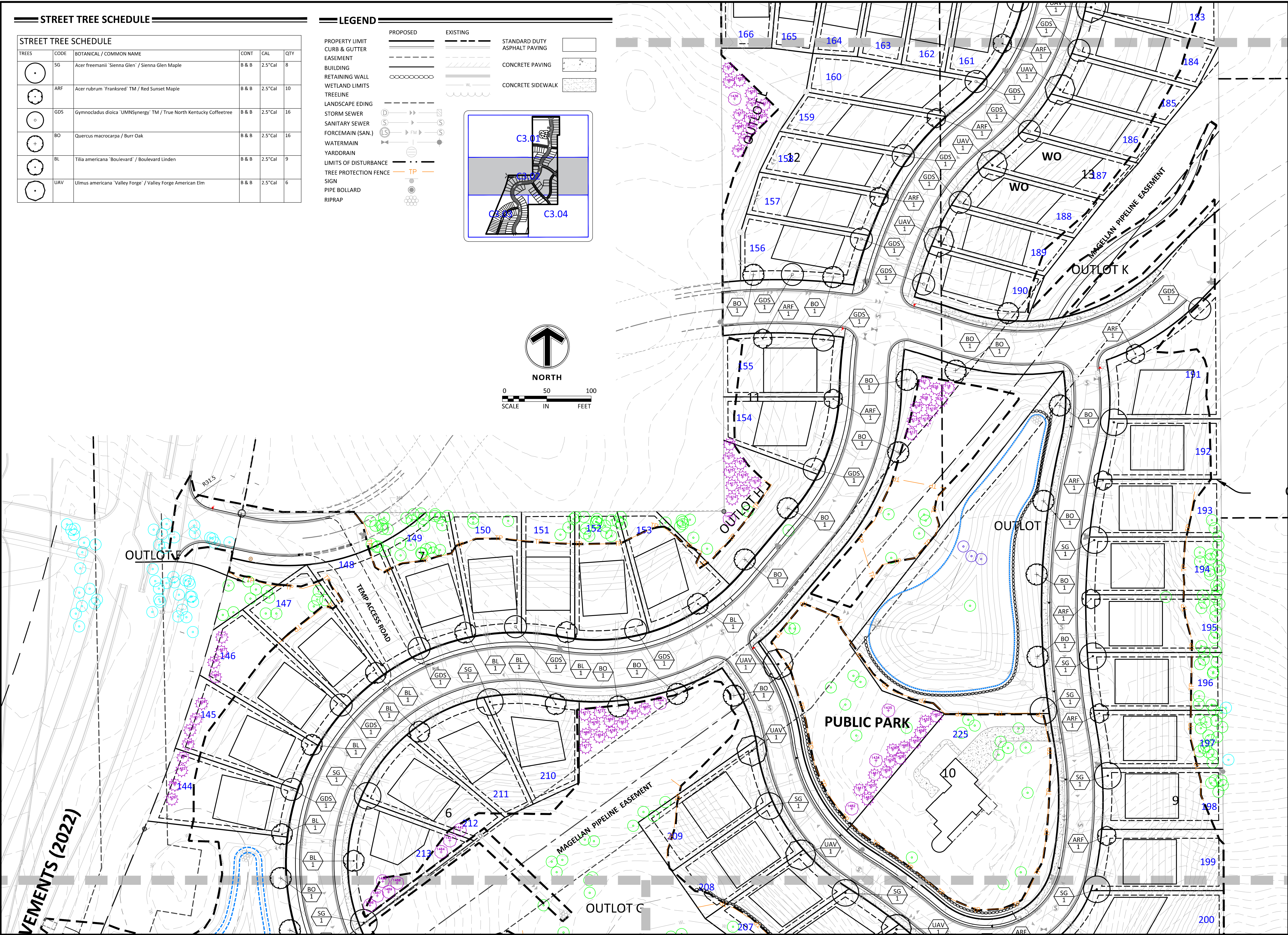
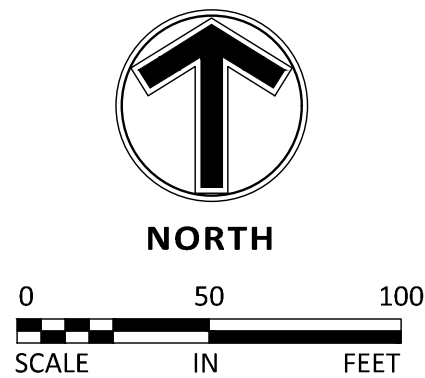
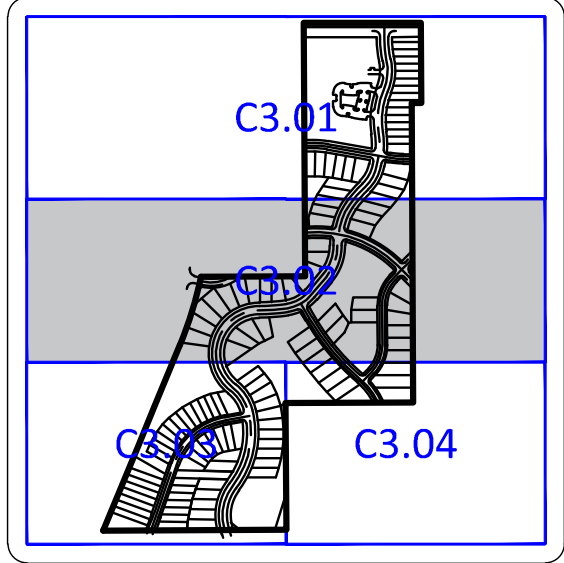
Project No. 22425

STREET TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5"Cal	8
	ARF	Acer rubrum 'Franksred' TM / Red Sunset Maple	B & B	2.5"Cal	10
	GDS	Gymnocladus dioica 'UMNSynergy' TM / True North Kentucky Coffeetree	B & B	2.5"Cal	16
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal	16
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal	9
	UAV	Ulmus americana 'Valley Forge' / Valley Forge American Elm	B & B	2.5"Cal	6

LEGEND

PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			
RETAINING WALL			CONCRETE SIDEWALK
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
SIGN			
PIPE BOLLARD			
RIPRAP			



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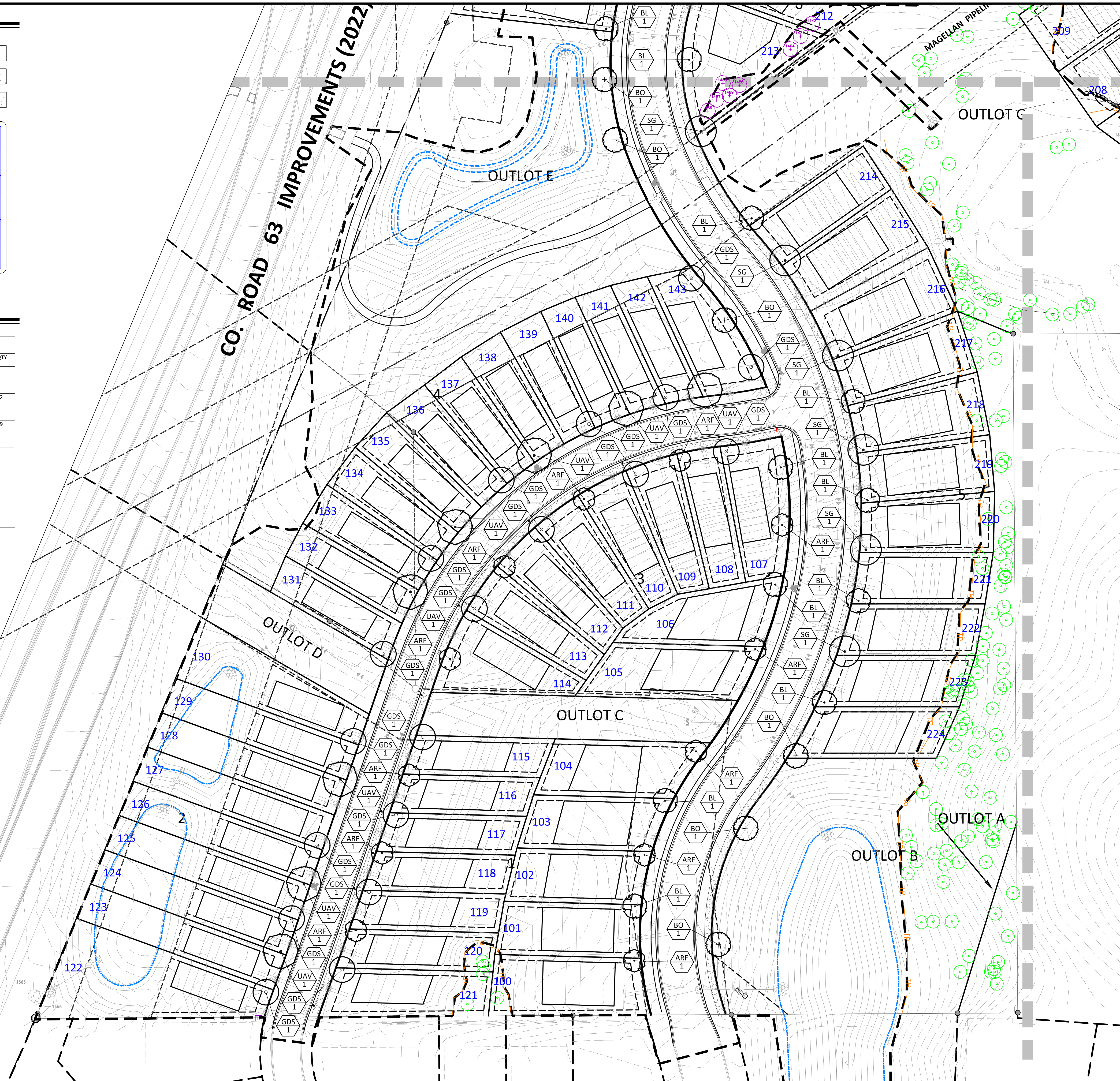
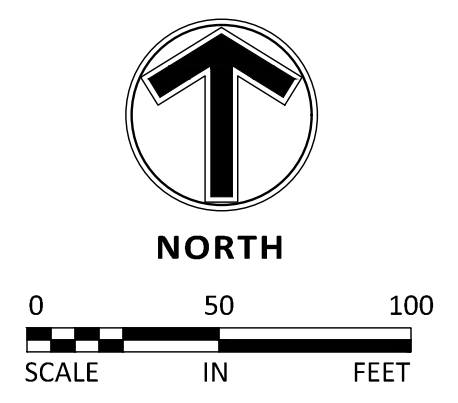
Sheet Title
**LANDSCAPE
PLAN**

Sheet No. Revision

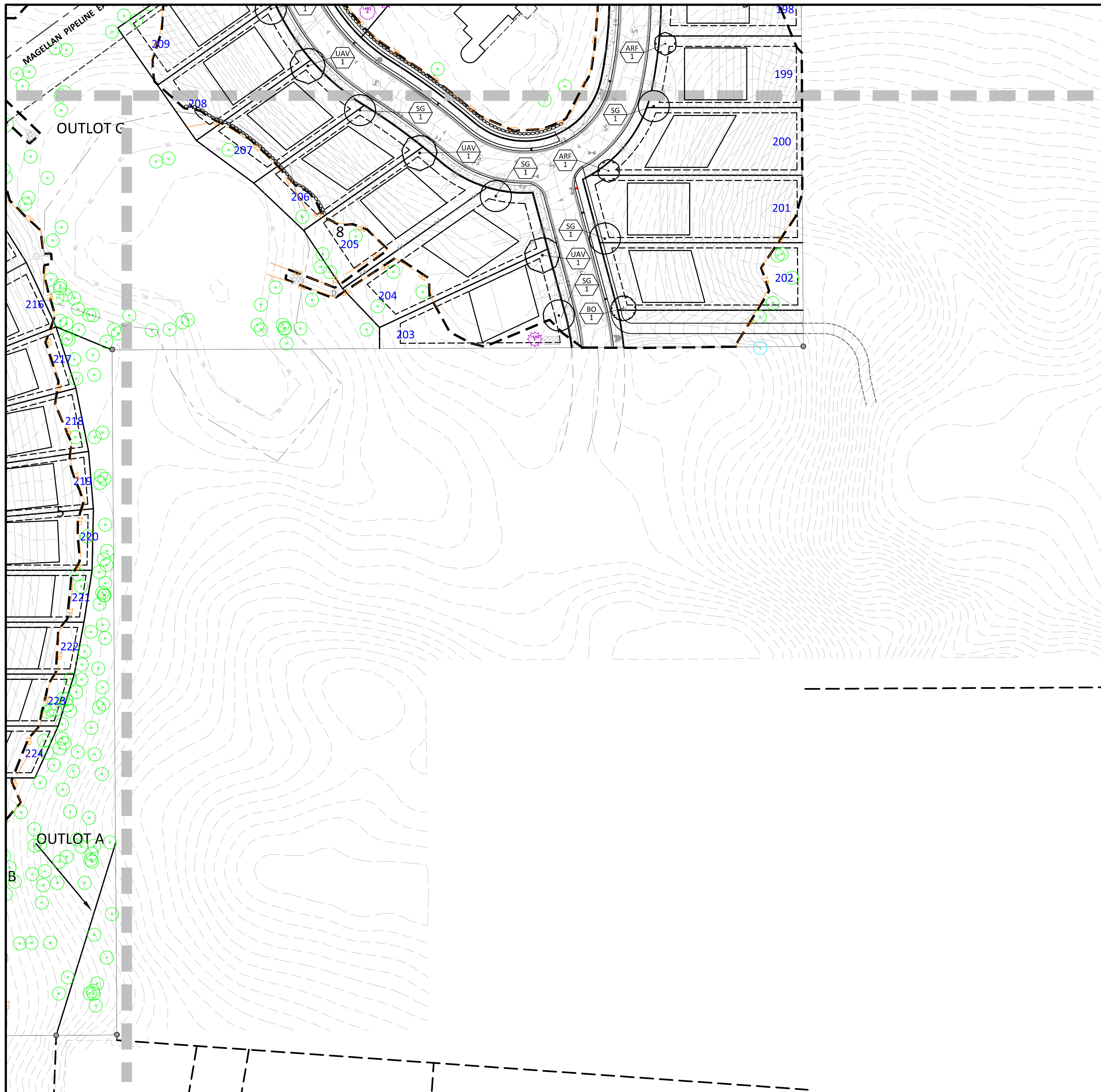
L1.02

Project No. 22425

STREET TREE SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5"Cal	6
	ARF	Acer rubrum 'Frankred' TM / Red Sunset Maple	B & B	2.5"Cal	12
	GDS	Gymnocladus dioica 'UMNSynergy' TM / True North Kentucky Coffeetree	B & B	2.5"Cal	19
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal	5
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal	9
	UAV	Ulmus americana 'Valley Forge' / Valley Forge American Elm	B & B	2.5"Cal	8

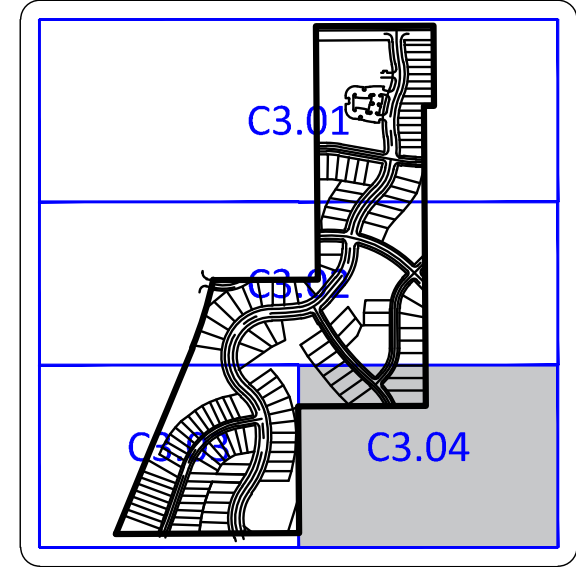


Sheet No. Revision
L1.03
Project No. 22425



LEGEND

	PROPOSED	EXISTING		
PROPERTY LIMIT	=====	=====	STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER	=====	=====	CONCRETE PAVING	
EASEMENT	-----	-----	CONCRETE SIDEWALK	
BUILDING	=====	=====		
RETAINING WALL	=====	=====		
WETLAND LIMITS	=====	=====		
TREELINE	=====	=====		
LANDSCAPE EDGING	=====	=====		
STORM SEWER	(D) ---> (S)	(D) ---> (S)		
SANITARY SEWER	(S) ---> (S)	(S) ---> (S)		
FORCEMAIN (SAN.)	(LS) ---> (S)	(LS) ---> (S)		
WATERMAIN	(W) ---> (W)	(W) ---> (W)		
YARDDRAIN	(Y) ---> (Y)	(Y) ---> (Y)		
LIMITS OF DISTURBANCE	=====	=====		
TREE PROTECTION FENCE	=====	=====		
SIGN	(S) ---> (S)	(S) ---> (S)		
PIPE BOLLARD	(P) ---> (P)	(P) ---> (P)		
RIPRAP	(R) ---> (R)	(R) ---> (R)		



STREET TREE SCHEDULE					
PLANT SCHEDULE 4					
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5"Cal	5
	GDU	Gymnocladus dioica 'UMNSynergy' TM / True North Kentucky Coffeetree	B & B	2.5"Cal	1
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal	1
	UAV	Ulmus americana 'Valley Forge' / Valley Forge American Elm	B & B	2.5"Cal	2



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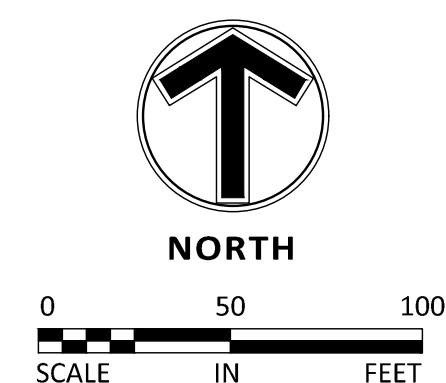
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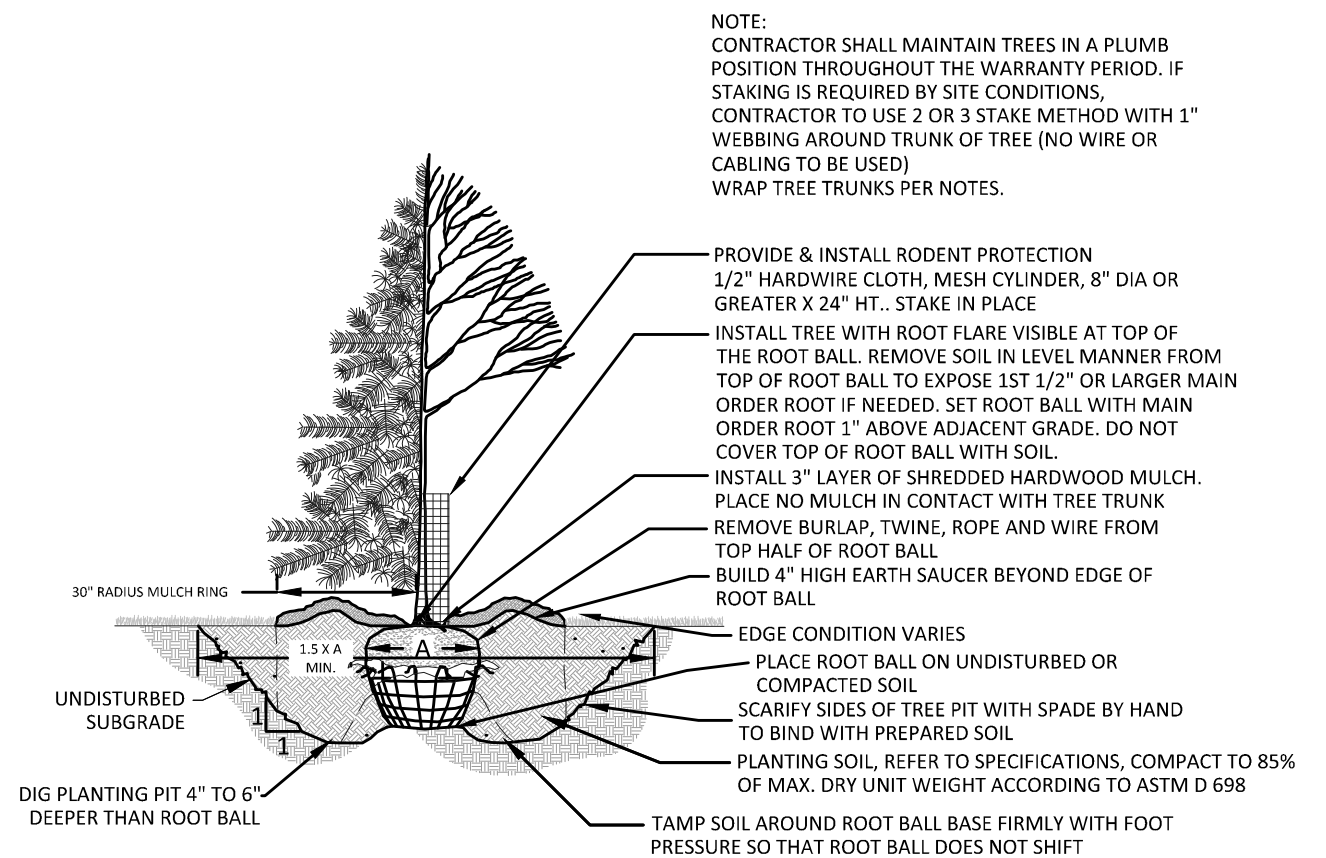
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**LANDSCAPE
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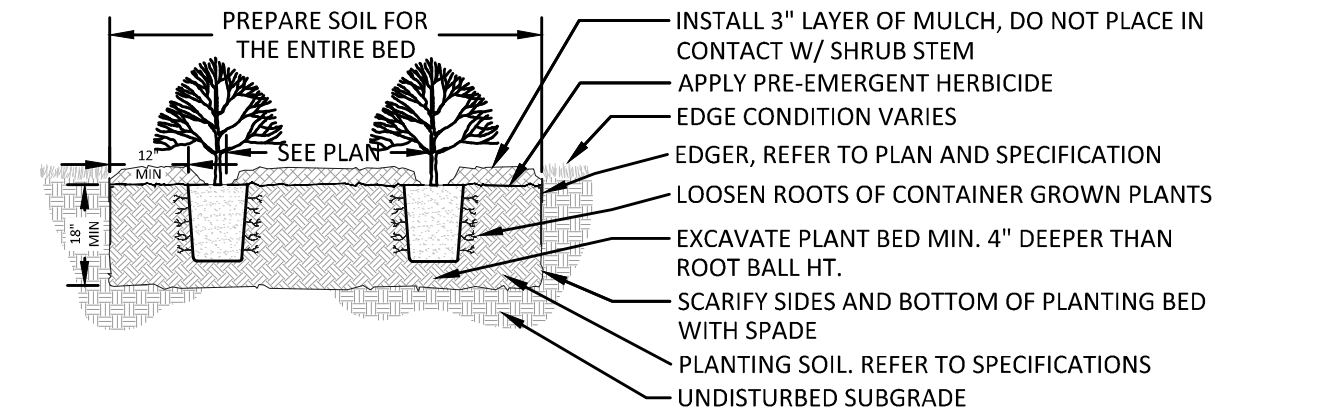
Sheet No. Revision
L1.04

Project No. 22425

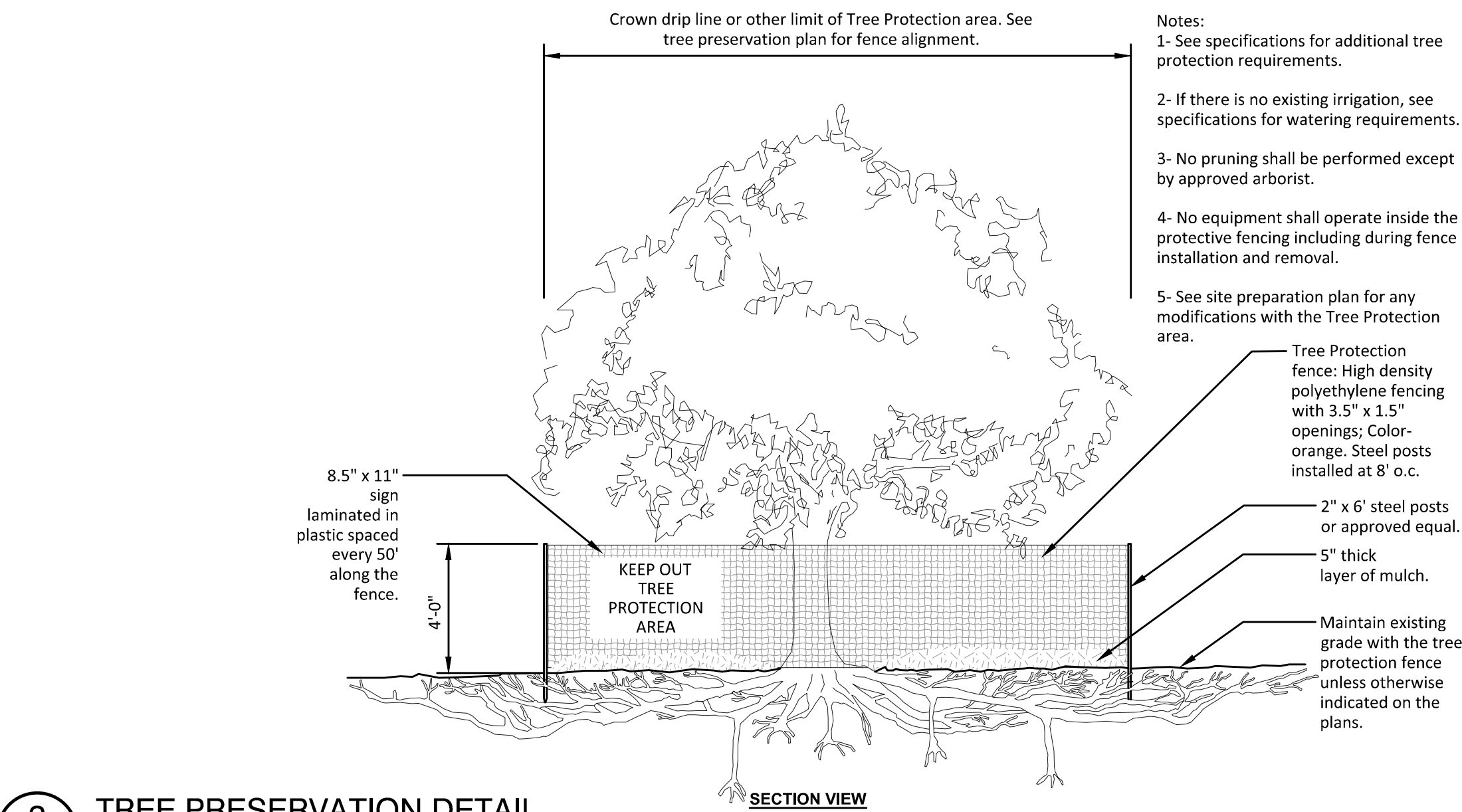




1 TREE PLANTING DETAIL
1/4" = 1'-0"
P-01



2 SHRUB PLANTING DETAIL
3/8" = 1'-0"
P-02



3 TREE PRESERVATION DETAIL
1/4" = 1'-0"
P-04

NOTES

GENERAL NOTES:

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: DOUBLE SHREDDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP

- PER PLAN. DECORATIVE ROCK SHALL BE 1"-3" DRESSER TRAP ROCK, GREY IN COLOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
- USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
- ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDINGS: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
 - POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
 - DECIDUOUS B&B: 4/1 - 6/1; 9/21 - 11/1
 - EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
 - EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
 - TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
 - NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOULATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS

OF THE MN/DOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

- ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 8" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 1/2" INCHES IN ANY DIMENSION.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE.
- ALL DISTURBED AREAS TO BE TURF SEEDDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
- ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

- ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
 - 2" CAL. TREES: LOWEST BRANCH 6' HT.
 - 3" CAL.+ TREES: LOWEST BRANCH 7' HT.
- TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
 - 1" CALIPER/6'-8' HT: 3'-4' WIDTH MIN.
 - 2" CALIPER/12'-14' HT: 4'-5' WIDTH MIN.
 - 3" CALIPER/14'-16' HT: 6'-7' WIDTH MIN.
- CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
- ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE. TREES SHALL NOT BE TIPPED PRUNED.
- TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
- SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
- TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

- IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
- ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
- ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION, WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
- CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5" TYPE K SOURCE PIPE IS PROVIDED BY MECHANICAL.

LOW MAINTENANCE FESCUE NOTES:

- DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
- DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
- OVERSEED THIN, BARE SPOTS IN FALL
- ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
- SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON

Client



Builders LOT GROUP

Project PELTIER RESERVE

Location INVER GROVE HEIGHTS, MN

Certification

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 LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Joshua J. McKinney
Registration No. 53234 Date: 02/05/2021
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Summary

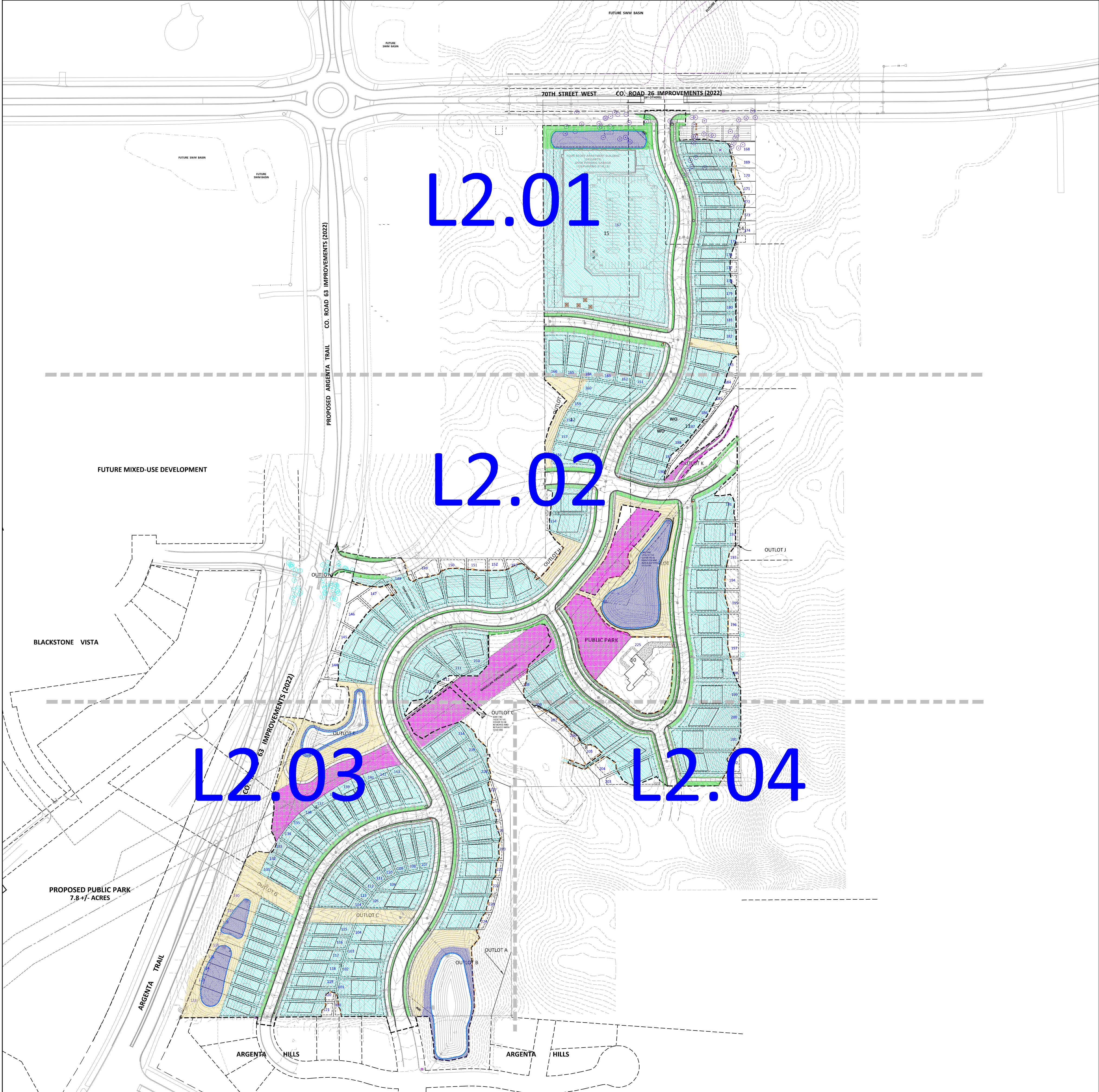
Designed: JJB Drawn: CJS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

Revision History

No.	Date By	Submittal / Revision
02/16/21	CITY SUBMITTAL	
03/02/21	PLANNING COMMENTS	
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Sheet Title

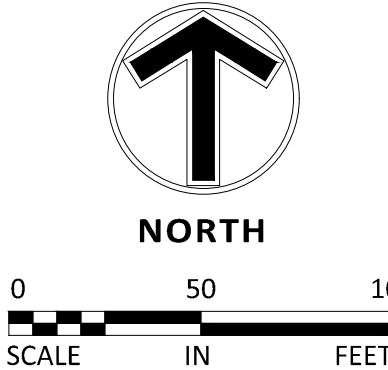
Sheet No. Revision

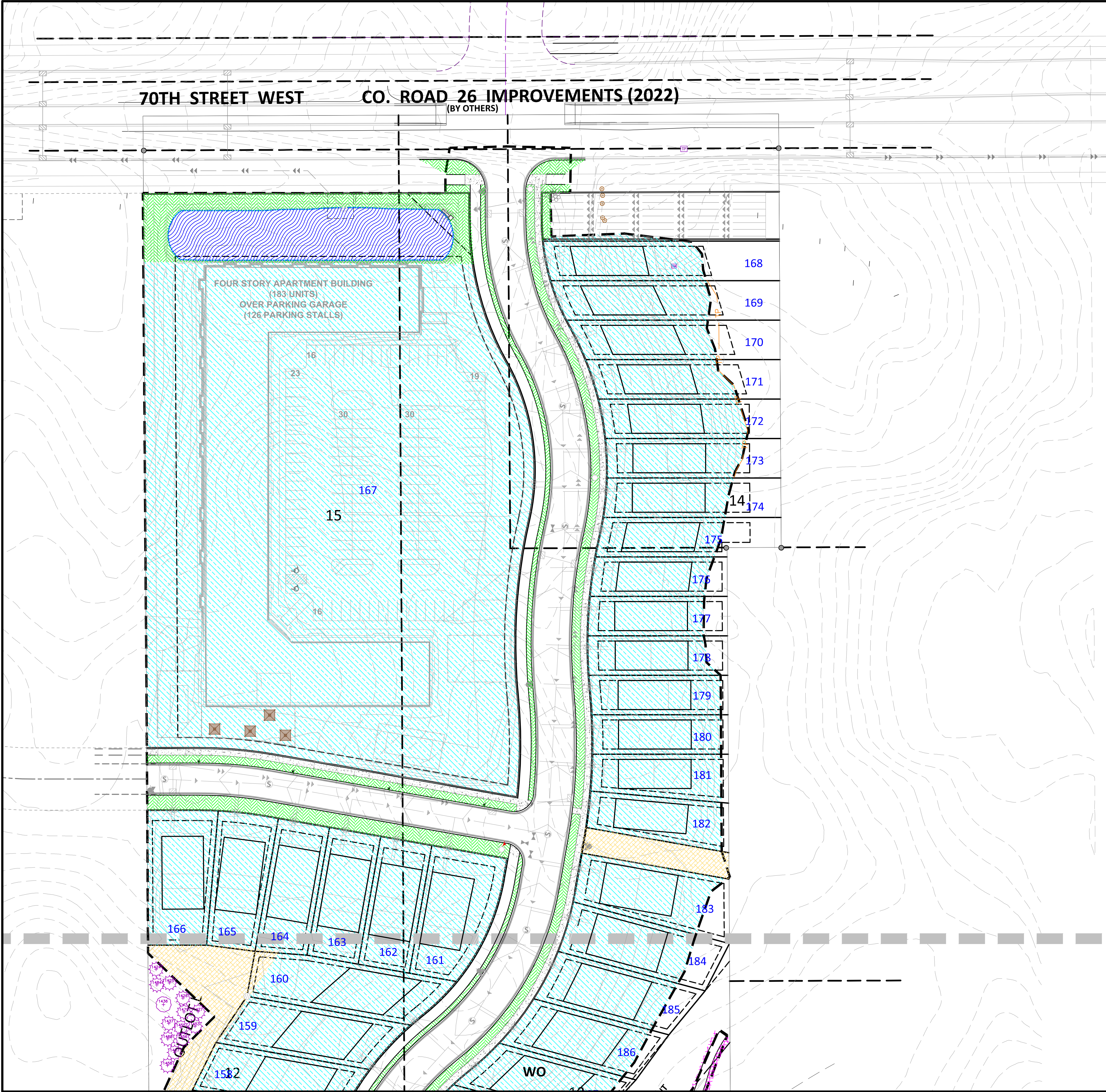


LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			CONCRETE PAVING
EASEMENT			CONCRETE SIDEWALK
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDGING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARD DRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
SIGN			
PIPE BOLLARD			
RIPRAP			

GROUND COVER SCHEDULE			
GROUND COVER SCHEDULE			
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT
	CU-SN	Custom Non-Maintained Areas and Pond Slopes / Shortgrass Native Mix	Seed
	25-131	MNDOT Seed Mix 25-131 / Low Maintenance Fescue mix	Seed
	25-151	MNDOT Seed Mix 25-151 / High Maintenance Turf	Seed
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed
	TCSC-DM	Twin City Seed Company - Ditch Mix / Site Construction and Stabilization	Seed

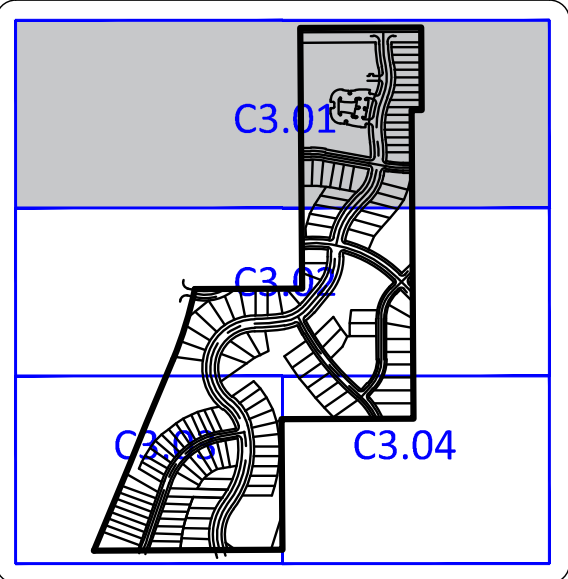
CUSTOM SHORTGRASS NATIVE MIX		
SCIENTIFIC NAME	COMMON NAME	%OF MIX (BY WEIGHT)
GRASSES		
Elymus trachycaulus	SLENDER WHEATGRASS	20%
Elymus virginicus	VIRGINIA WILDBLUE	16%
Bouteloua curtipendula	SIDE-OATS GRAMA	15%
Bouteloua gracilis	BLUE GRAMA	10%
Schizachyrium scoparium	LITTLE BLUESTEM	10%
Sporobolus cryptandrus	SAND DROPSEED	4%
GRASSES SUBTOTAL		75%
COVER CROP		
Avena sativa	OATS	20%
FORBES		
(see below)	FORBES SUBTOTAL	5%
FORBES MIXTURE	TOTAL MIXTURE	100%
Agrostis foeniculum	ANISE HYSSOP	3.89%
Rudbeckia hirta	BLACK EYED SUSAN	14.78%
Desmodium illinoense	BUNDLE FLOWER	11.09%
Carex lasiocarpa	LANCE LEAVED COREOPSIS	8.40%
Aster novae-angliae	NEW ENGLAND ASTER	2.01%
Tridactema angustata	SPIDERWORT	1.01%
Chamaecrista fasciculata	PARTRIDGE PEA	11.07%
Liatris pycnostachya	PRAIRIE BLAZINGSTAR	1.89%
Rudbeckia columifera	PRAIRIE CONEFLOWER	10.95%
Echinacea purpurea	PURPLE CONEFLOWER	3.94%
Dalea purpurea	PURPLE PRAIRIE CLOVER	9.24%
Desmodium canadense	SHOWY TICK TREFOLI	9.33%
Oligoneuron rigidum	STIFF GOLDENROD	0.51%
Rudbeckia submontana	SWEET BLACK EYED SUSAN	6.97%
Monarda fistulosa	WILD BERGAMOT	0.48%
MN DOT MIX 35-641 (FORBES ONLY)	MESIC PRAIRIE SOUTHEAST FORBES MIX	4.92%
	FORBES MIX TOTAL	100.00%





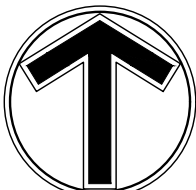
LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	CONCRETE PAVING
EASEMENT	---	---	CONCRETE SIDEWALK
BUILDING	---	---	
RETAINING WALL	---	---	
WETLAND LIMITS	---	---	
TREELINE	---	---	
LANDSCAPE EDING	---	---	
STORM SEWER	---	---	
SANITARY SEWER	---	---	
FORCEMAIN (SAN.)	---	---	
WATERMAIN	---	---	
YARDDRAIN	---	---	
LIMITS OF DISTURBANCE	---	---	
TREE PROTECTION FENCE	---	---	
SIGN	---	---	
PIPE BOLLARD	---	---	
RIPRAP	---	---	



GROUND COVER SCHEDULE

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0 50 100
SCALE IN FEET

Client



Builders
LOT GROUP
Project
**PELTIER
RESERVE**

Location
**INVER GROVE
HEIGHTS, MN**

Certification

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Joshua J. McKinney
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Designed: JEB Drawn: CIS
Approved: ETL Book / Page:
Phase: FINAL Initial Issue: 02/16/2021

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02/16/21		CITY SUBMITTAL
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06/07/21		FINAL PLAT SUBMITTAL

Sheet Title
**GROUND COVER
PLAN**

Sheet No. Revision
L2.01

Project No. 22425

GROUNDCOVER SCHEDULE

LEGEND



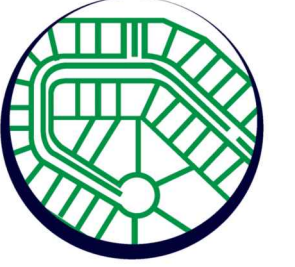
Diagram showing a road layout with a dashed line labeled "OUTLOT" and a solid line labeled "16".

PUBLIC PARK

OUTLOT G

EXISTING
VEGETATIVE
COVER TO BE

Client



Project PELTIER RESERVE

Location
INVER GROVE
HEIGHTS, MN

Certification

Joshua J. McKinney
Registration No. 53234 Date: 02/05/2021

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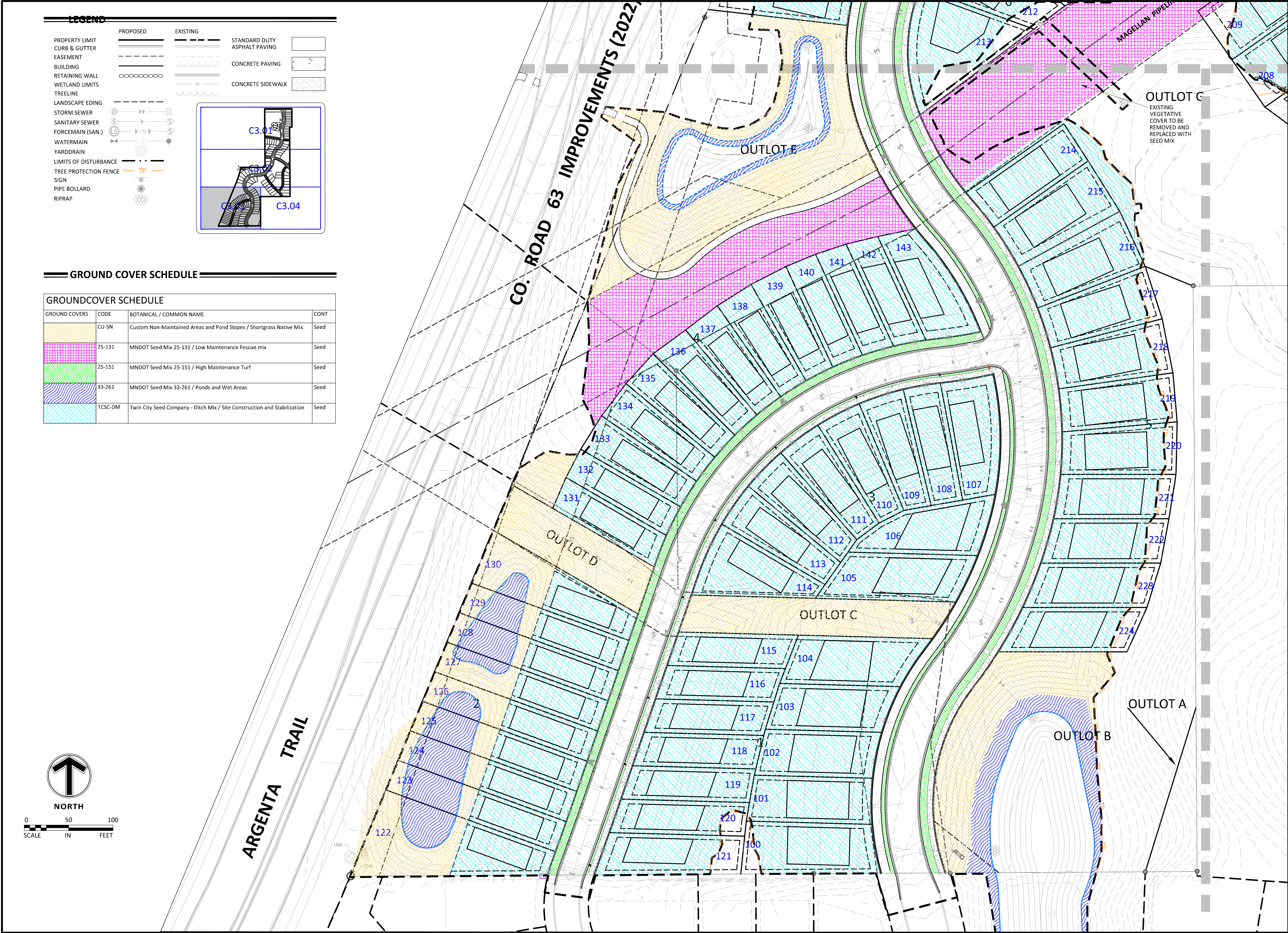
Revision History

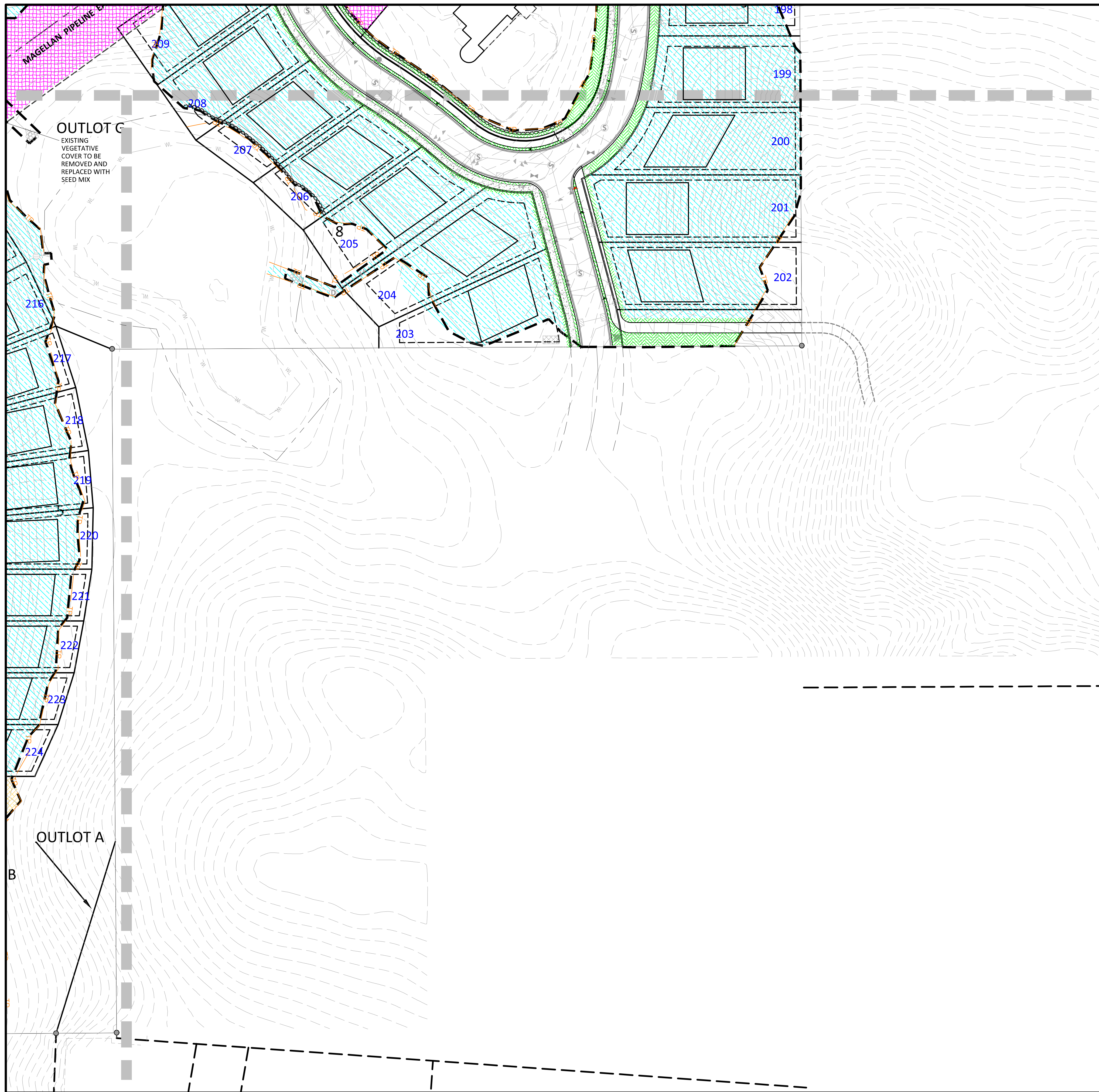
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Sheet Title
GROUNDCOVER
PLAN

Sheet No. Revision
L2.02

Project No. 22425

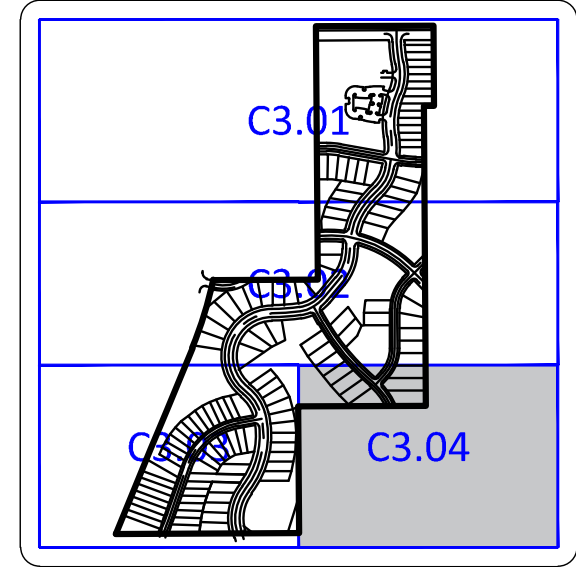




LEGEND

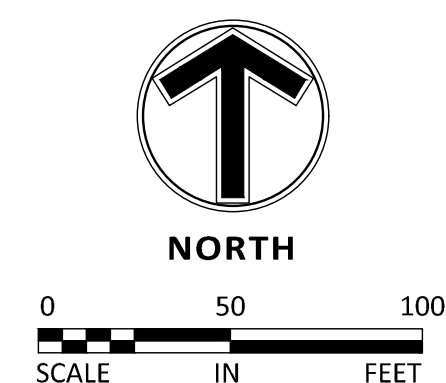
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER			CONCRETE PAVING	
EASEMENT			CONCRETE SIDEWALK	
BUILDING				
RETAINING WALL				
WETLAND LIMITS				
TREELINE				
LANDSCAPE EDGING				
STORM SEWER				
SANITARY SEWER				
FORCEMAIN (SAN.)				
WATERMAIN				
YARDDRAIN				
LIMITS OF DISTURBANCE				
TREE PROTECTION FENCE				
SIGN				
PIPE BOLLARD				
RIPRAP				

Cross-section diagram: A vertical cross-section of a trench. At the top is a manhole labeled 'C3.01'. Below it is a storm sewer pipe labeled 'C3.02'. The trench is lined with concrete. The bottom of the trench is labeled '1.00'.



GROUND COVER SCHEDULE

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Client



Project PELTIER RESERVE

Location
INVER GROVE
HEIGHTS, MN

Certification

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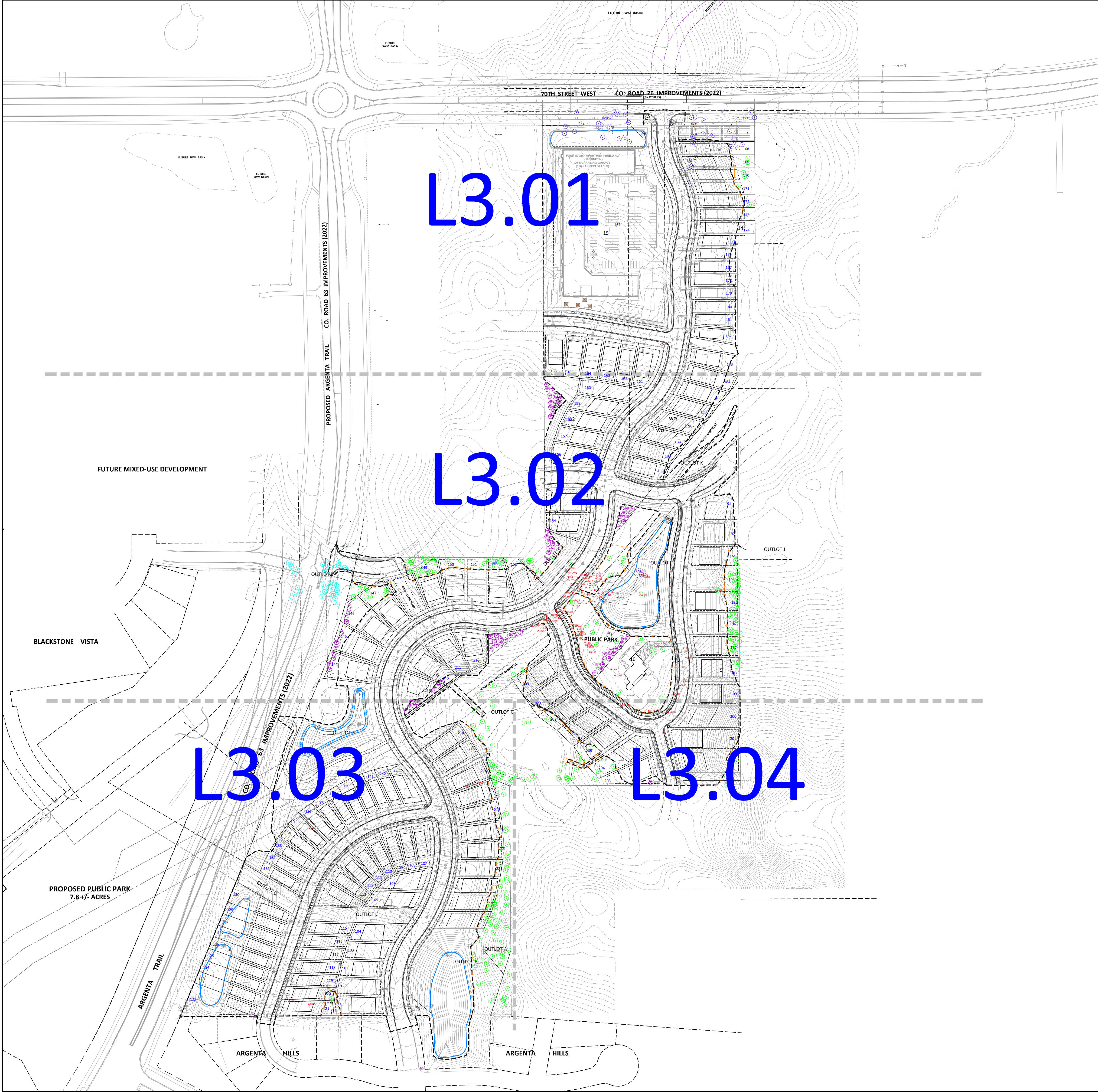
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Sheet Title
GROUNDCOVER
PLAN

Sheet No. Revision
L2.04

Project No. 22425



LEGEND

PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			CONCRETE SIDEWALK
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
SIGN			
PIPE BOLLARD			
RIPRAP			
TRANSPLANT TREE			

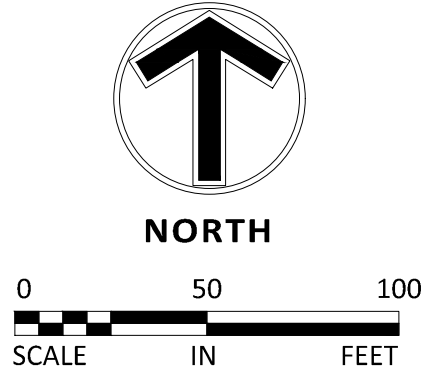
TRANSPLANT TREE SUMMARY

CONIFER TREES WERE CALCULATED BY TAKING THE HEIGHT (FEET) OF THE TREES AND DIVIDING BY 2.4 TO OBTAIN A DBH (INCHES).

TOTAL DBH
377.5

TRANSPLANTED TREE SCHEDULE

TAG	SPECIES	ORIGIN	DBH	CONDITION	HEIGHT
1407	Hackberry	Transplantable	1	Very Good	15 ft
1408	Pine, red	Transplantable	6.25	Average	15 ft
1409	Pine, red	Transplantable	6.25	Good	15 ft
1410	Pine, red	Transplantable	6.25	Good	15 ft
1411	Pine, red	Transplantable	6.25	Average	15 ft
1412	Pine, red	Transplantable	6.25	Good	15 ft
1413	Pine, red	Transplantable	6.25	Good	15 ft
1414	Pine, red	Transplantable	6.25	Good	15 ft
1415	Pine, red	Transplantable	6.25	Good	15 ft
1416	Pine, red	Transplantable	6.25	Good	15 ft
1417	Pine, red	Transplantable	6.25	Good	15 ft
1418	Pine, red	Transplantable	6.25	Good	15 ft
1419	Pine, red	Transplantable	6.25	Good	15 ft
1420	Pine, red	Transplantable	6.25	Good	15 ft
1421	Pine, red	Transplantable	6.25	Average	15 ft
1422	Pine, red	Transplantable	6.25	Average	15 ft
1423	Pine, white	Transplantable	6.25	Average	15 ft
1424	Pine, red	Transplantable	6.25	Good	15 ft
1425	Pine, red	Transplantable	6.25	Good	15 ft
1426	Pine, red	Transplantable	6.25	Good	15 ft
1427	Pine, red	Transplantable	6.25	Good	15 ft
1428	Pine, red	Transplantable	6.25	Good	15 ft
1429	Pine, white	Transplantable	6.25	Good	15 ft
1430	Pine, white	Transplantable	6.25	Average	15 ft
1431	Aspen, quaking	Transplantable	1	Average	10 ft
1432	Pine, red	Transplantable	6.25	Good	15 ft
1433	Pine, white	Transplantable	6.25	Average	15 ft
1434	Maple, norway	Transplantable	4	Good	20 ft
1435	Maple, red	Transplantable	3	Good	20 ft
1436	Oak, bur	Transplantable	3	Good	15 ft
1437	Pine, white	Transplantable	6.25	Average	15 ft
1438	Pine, white	Transplantable	6.25	Good	15 ft
1439	Pine, red	Transplantable	2.5	Average	6 ft
1440	Pine, scotch	Transplantable	5	Average	15 ft
1441	Pine, red	Transplantable	6.25	Good	15 ft
1442	Ginkgo	Transplantable	3	Good	15 ft
1443	Ginkgo	Transplantable	2	Average	10 ft
1444	Crabapple	Transplantable	1	Average	10 ft
1445	Honeylocust	Transplantable	3	Good	20 ft
1446	Crabapple	Transplantable	3	Average	15 ft
1447	Maple, norway	Transplantable	3	Good	15 ft
1448	Spruce, white	Transplantable	3.25	Good	8 ft
1449	Spruce, white	Transplantable	3.25	Good	8 ft
1450	Spruce, white	Transplantable	3.25	Good	8 ft
1451	Spruce, white	Transplantable	5	Average	12 ft
1452	Spruce, white	Transplantable	3.25	Good	8 ft
1453	Spruce, white	Transplantable	5	Average	12 ft
1454	Pine, red	Transplantable	4	Average	15 ft
1455	Spruce, white	Transplantable	6.25	Average	15 ft
1456	Spruce, white	Transplantable	2.5	Average	6 ft
1457	Spruce, white	Transplantable	4	Average	10 ft
1458	Spruce, white	Transplantable	4.25	Good	15 ft
1459	Spruce, white	Transplantable	2.5	Good	6 ft
1460	Spruce, white	Transplantable	4	Average	10 ft
1461	Spruce, white	Transplantable	4	Good	10 ft
1462	Pine, white	Transplantable	6.25	Good	15 ft
1463	Pine, red	Transplantable	6.25	Good	15 ft
1464	Honeylocust	Transplantable	1	Good	15 ft
1465	Pine, red	Transplantable	6.25	Good	15 ft
1466	Pine, white	Transplantable	2.5	Good	6 ft
1467	Pine, white	Transplantable	5	Good	12 ft
1468	Pine, red	Transplantable	6.25	Good	15 ft
1469	Pine, red	Transplantable	6.25	Good	15 ft
1470	Pine, red	Transplantable	6.25	Good	15 ft
1471	Pine, red	Transplantable	6.25	Good	15 ft
1472	Pine, red	Transplantable	6.25	Good	15 ft
1473	Pine, red	Transplantable	6.25	Good	15 ft
1474	Pine, red	Transplantable	6.25	Good	15 ft
1475	Pine, red	Transplantable	6.25	Good	15 ft
1476	Pine, red	Transplantable	6.25	Good	15 ft
1477	Pine, white	Transplantable	2.5	Good	6 ft
1478	Pine, white	Transplantable	2.5	Good	6 ft
1479	Pine, white	Transplantable	2.5	Good	6 ft
1480	Aspen, quaking	Transplantable	1	Good	6 ft
1481	Maple, red	Transplantable	1	Good	6 ft
1482	Honeylocust	Transplantable	2	Good	15 ft
1483	Pine, white	Transplantable	2.5	Good	6 ft
1484	Pine, white	Transplantable	2.5	Good	6 ft
1485	Pine, scotch	Transplantable	6.25	Good	15 ft
1486	Birch, paper	Transplantable	2	Good	15 ft
1487	Aspen, quaking	Transplantable	1	Good	15 ft
1488	Aspen, quaking	Transplantable	2	Good	15 ft
1489	Aspen, quaking	Transplantable	2	Good	15 ft





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Builders
LOT GROUP

Project
PELTIER
RESERVE

Location
INVER GROVE
HEIGHTS, MN

Certification

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Phase: FINAL Initial Issue: 02/16/2021

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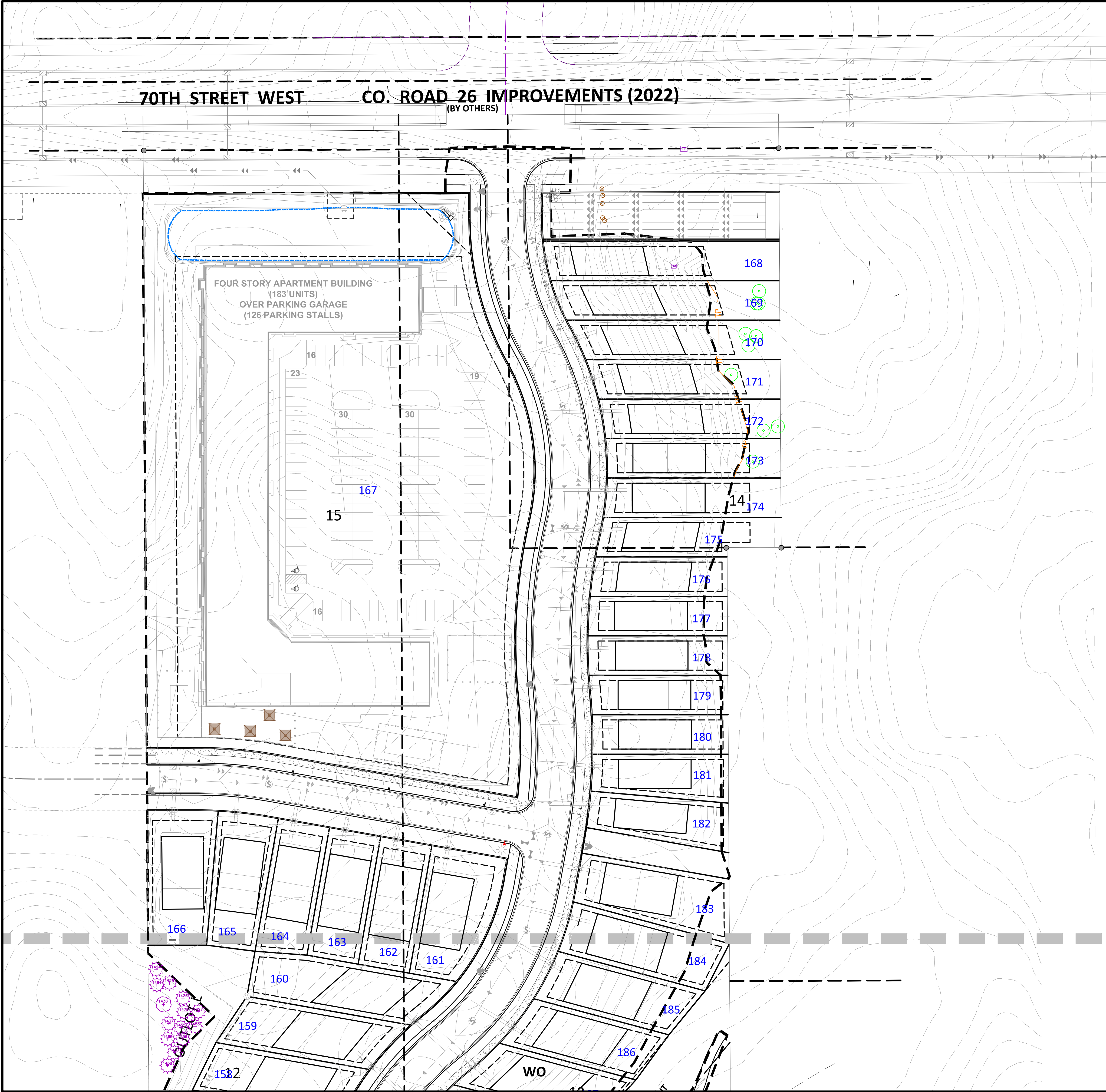
No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS
04/30/21		PRELIMINARY BID PACKAGE
06/07/21		FINAL PLAT SUBMITTAL

Sheet Title
TRANSPLANTED
TREES -
OVERALL

Sheet No. Revision

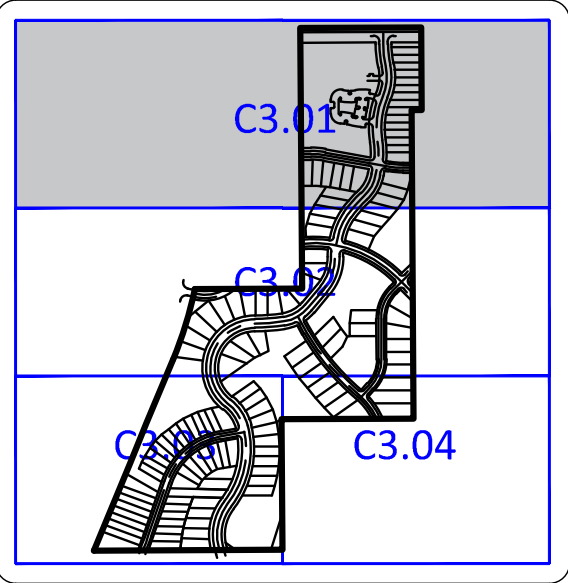
L3.00

Project No. 22425



LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	CONCRETE PAVING
EASEMENT	---	---	CONCRETE SIDEWALK
BUILDING	---	---	
RETAINING WALL	---	---	
WETLAND LIMITS	---	---	
TREELINE	---	---	
LANDSCAPE EDING	---	---	
STORM SEWER	---	---	
SANITARY SEWER	---	---	
FORCEMAIN (SAN.)	---	---	
WATERMAIN	---	---	
YARDDRAIN	---	---	
LIMITS OF DISTURBANCE	---	---	
TREE PROTECTION FENCE	---	---	
SIGN	---	---	
PIPE BOLLARD	---	---	
RIPRAP	---	---	
DESTINATION DECIDUOUS TRANSPLANT TREE	---	---	
DESTINATION CONIFEROUS TRANSPLANT TREE	---	---	
TRANSPLANT TREE	---	---	



Client



Project
PELTIER
RESERVE

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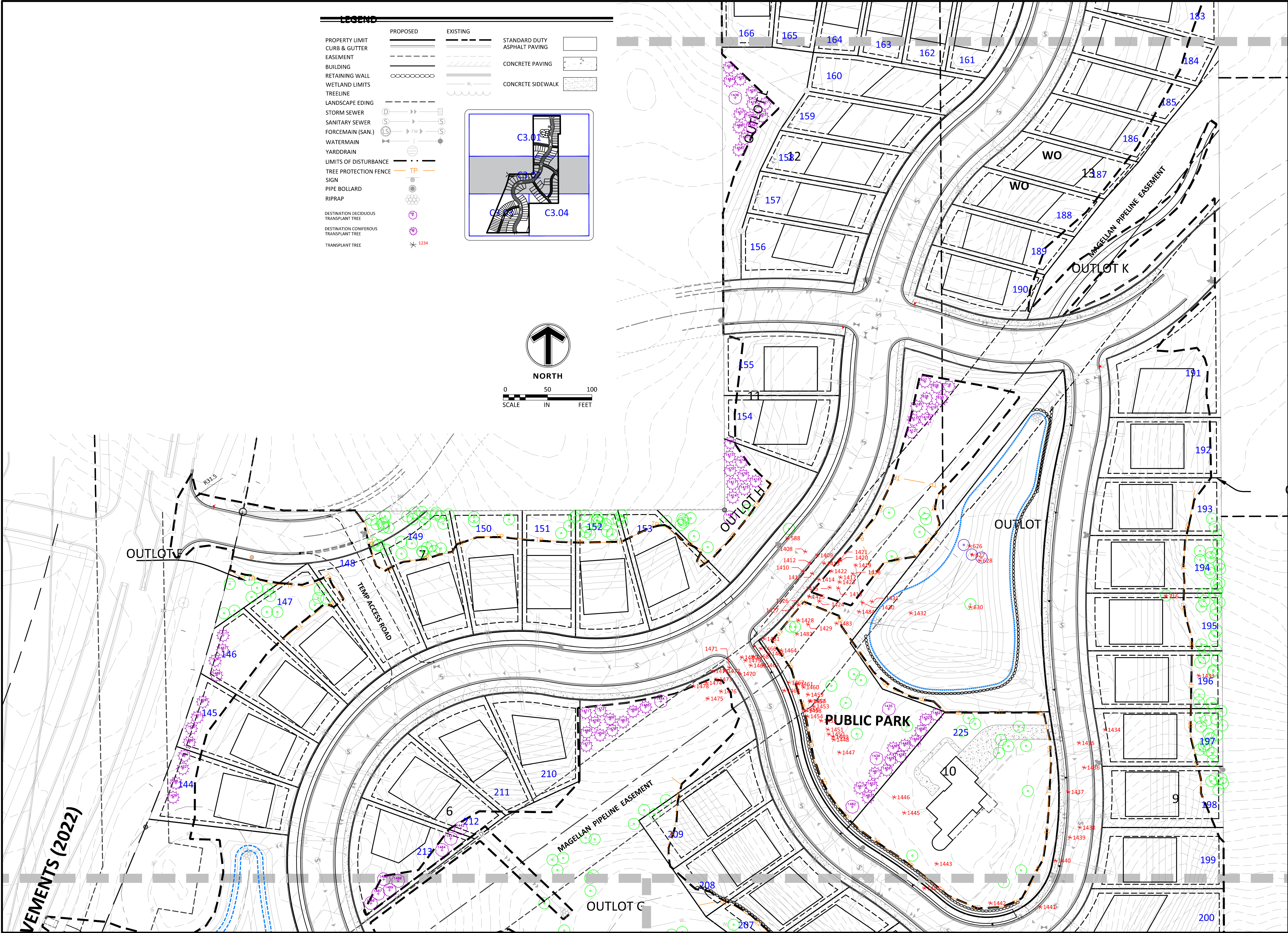
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No.	Date By	Submittal / Revision
02/16/21		CITY SUBMITTAL
03/02/21		PLANNING COMMENTS
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06/07/21		FINAL PLAT SUBMITTAL

Sheet Title
TRANSPLANTED
TREES

Sheet No. Revision
L3.01

Project No. 22425



LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT	---	---	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	CONCRETE PAVING
EASEMENT	---	---	CONCRETE SIDEWALK
RETAINING WALL	---	---	
WETLAND LIMITS	---	---	
TREELINE	---	---	
LANDSCAPE EDING	---	---	
STORM SEWER	---	---	
SANITARY SEWER	---	---	
FORCEMAIN (SAN.)	---	---	
WATERMAIN	---	---	
YARDDRAIN	---	---	
LIMITS OF DISTURBANCE	---	---	
TREE PROTECTION FENCE	---	---	
SIGN	---	---	
PIPE BOLLARD	---	---	
RIPRAP	---	---	
DESTINATION DECIDUOUS TRANSPLANT TREE	---	---	
DESTINATION CONIFEROUS TRANSPLANT TREE	---	---	
TRANSPLANT TREE	---	---	

1234

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Project
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RESERVE

Location
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HEIGHTS, MN

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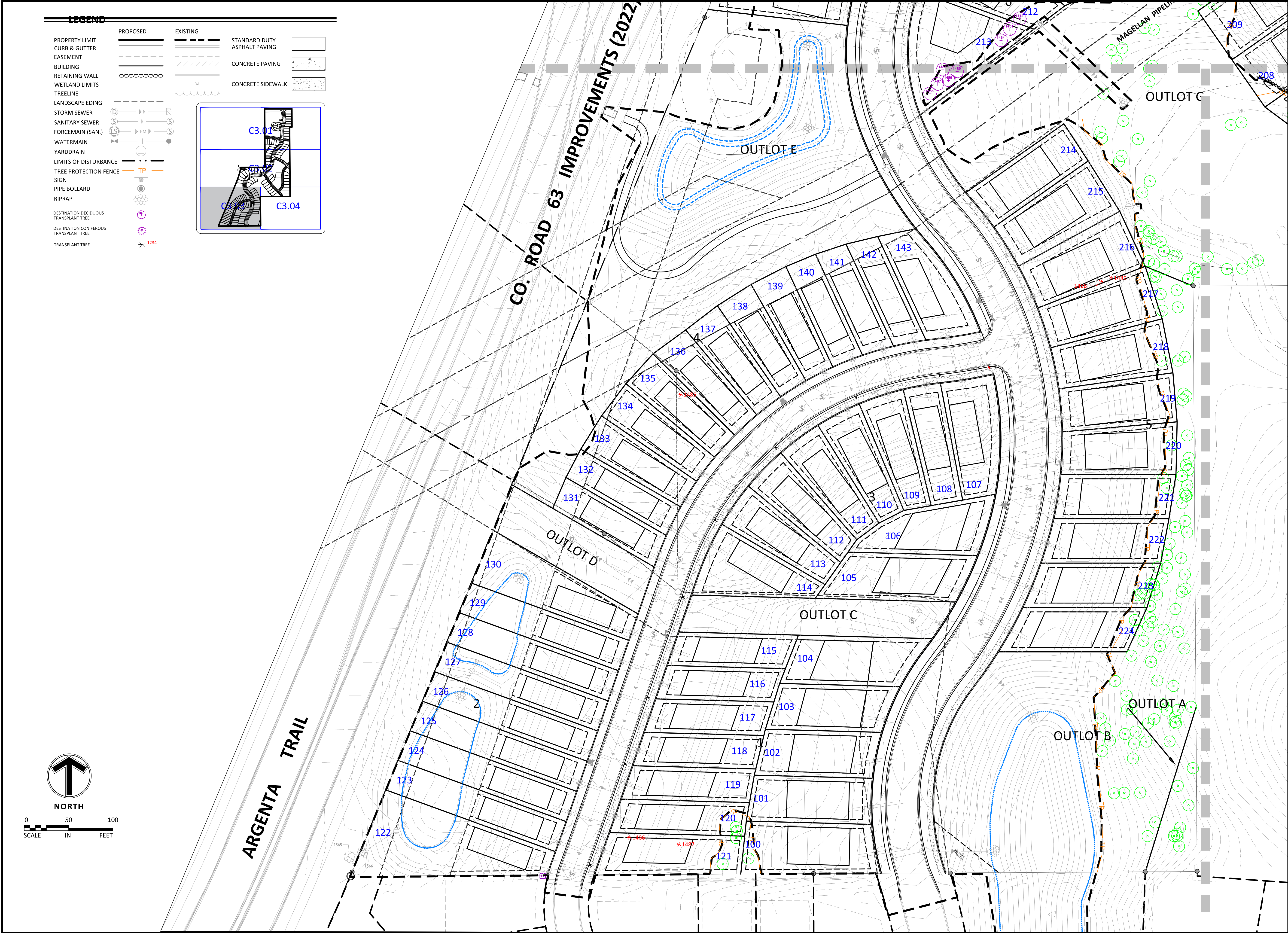
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06/07/21	FINAL PLAT SUBMITTAL

Sheet Title
TRANSPLANTED
TREES

Sheet No. **Revision**
L3.02

Project No. 22425





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Builders
LOT GROUP

Project
**PELTIER
RESERVE**

Location

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Sheet Title

**TRANSPLANTED
TREES**

Sheet No. Revision

L3.03

Project No. 22425



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LEGEND

PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			CONCRETE SIDEWALK
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
SIGN			
PIPE BOLLARD			
RIPRAP			
DESTINATION DECIDUOUS TRANSPLANT TREE			
DESTINATION CONIFEROUS TRANSPLANT TREE			
TRANSPLANT TREE			

NORTH

SCALE

IN

FEET

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Builders

LOT GROUP

Project PELTIER RESERVE

Location INVER GROVE HEIGHTS, MN

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Sheet Title TRANSPLANTED TREES

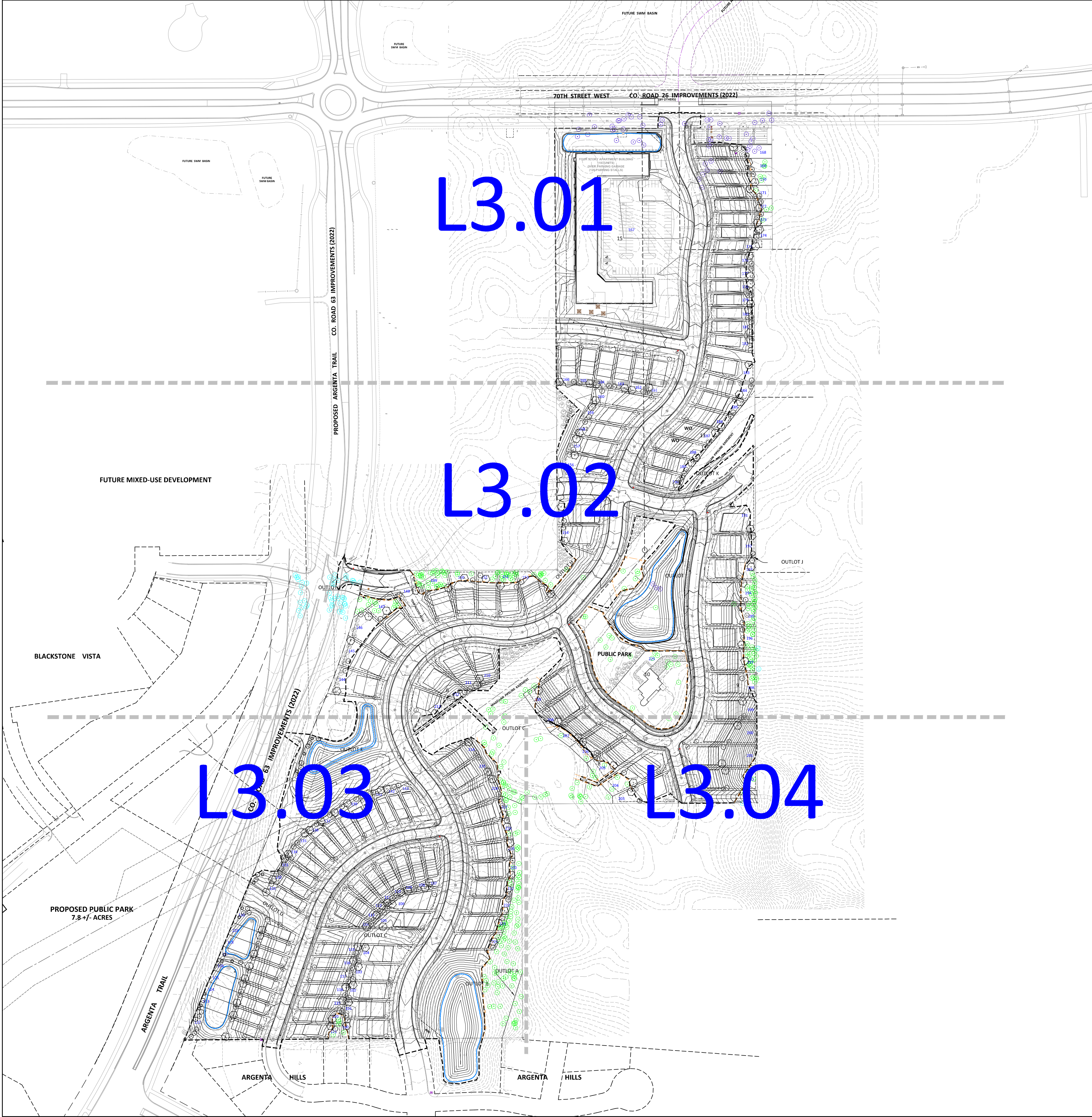
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Revision

L3.04

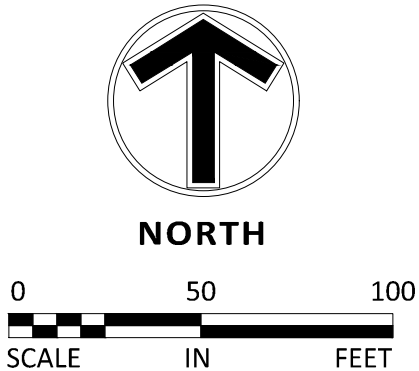
Project No.

22425



LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			CONCRETE PAVING
EASEMENT			CONCRETE SIDEWALK
BUILDING			
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
SIGN			
PIPE BOLLARD			
RIPRAP			



HOMEBUILDER TREE REQUIREMENTS

BUILDER PLANTED CALIPER TREES			
LOT SIZE	REQ.	TREES	INCHES
35-45' x 130' (41 LOTS)	4.5" REQ.	2	184.5"
45-60' x 130' (36 LOTS)	7" REQ.	3	252"
60+ x 130' (45 LOTS)	9.5" REQ.	4	427.5
TOTALS		370	864"

PROPOSED HOMEBUILDER TREE LIST

	DECIDUOUS TREES (2.5" CAL)	
	<i>Acer rubrum</i> 'Brandywine'	BRANDYWINE RED MAPLE
	<i>Acer saccharum</i> 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE
	<i>Acer saccharum</i> 'Bairsta'	FALL FIESTA SUGAR MAPLE
	<i>Betula populifolia</i> 'Whitespire'	WHITESPIRE BIRCH, CLUMP
	<i>Ginkgo biloba</i> 'Autumn Gold'	AUTUMN GOLD GINKGO
	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Harve'	NORTHERN ACCLAIM HONEYLOCUST
	<i>Gymnocladus dioicus</i>	KENTUCKY COFFEE TREE
	<i>Quercus ellipsoidalis</i>	NORTHERN PIN OAK
	<i>Quercus macrocarpa</i>	BUR OAK
	CONIFEROUS TREES (6' MIN.)	
	<i>Abies concolor</i>	WHITE FIR
	<i>Pinus resinosa</i>	NORWAY SPRUCE
	<i>Pinus strobus</i>	EASTERN WHITE PINE
	ORNAMENTAL TREES (2" CAL)	
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLANCE SERVICEBERRY
	<i>Crataegus crus-galli</i> 'Inermis'	THORNLESS COCKSPUR HAWTHORN
	<i>Magnolia stellata</i> 'Royal Star'	ROYAL STAR MAGNOLIA
	<i>Malus x moerlandsii</i> 'Profusion'	PROFUSION CRABAPPLE
	<i>Malus</i> 'Red Splendor'	RED SPLENDOR CRABAPPLE
	<i>Syringa reticulata</i> 'Ivory Silk'	IVORY SILK LILAC
	UTILITREES (POWER LINES) (2" CAL)	
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLANCE SERVICEBERRY
	<i>Corylus americana</i>	AMERICAN HAZELNUT
	<i>Maackia amurensis</i> 'Summertime'	SUMMERTIME AMUR MAACKIA
	<i>Juniperus scopulorum</i> 'Moonglow'	MOONGLOW JUNIPER
	<i>Pinus cembra</i> 'Chalet'	CHALET SWISS STONE PINE
	<i>Pinus mugo</i> 'Tannenbaum'	TANNENBAUM MUGO PINE

Client



Project
PELTIER
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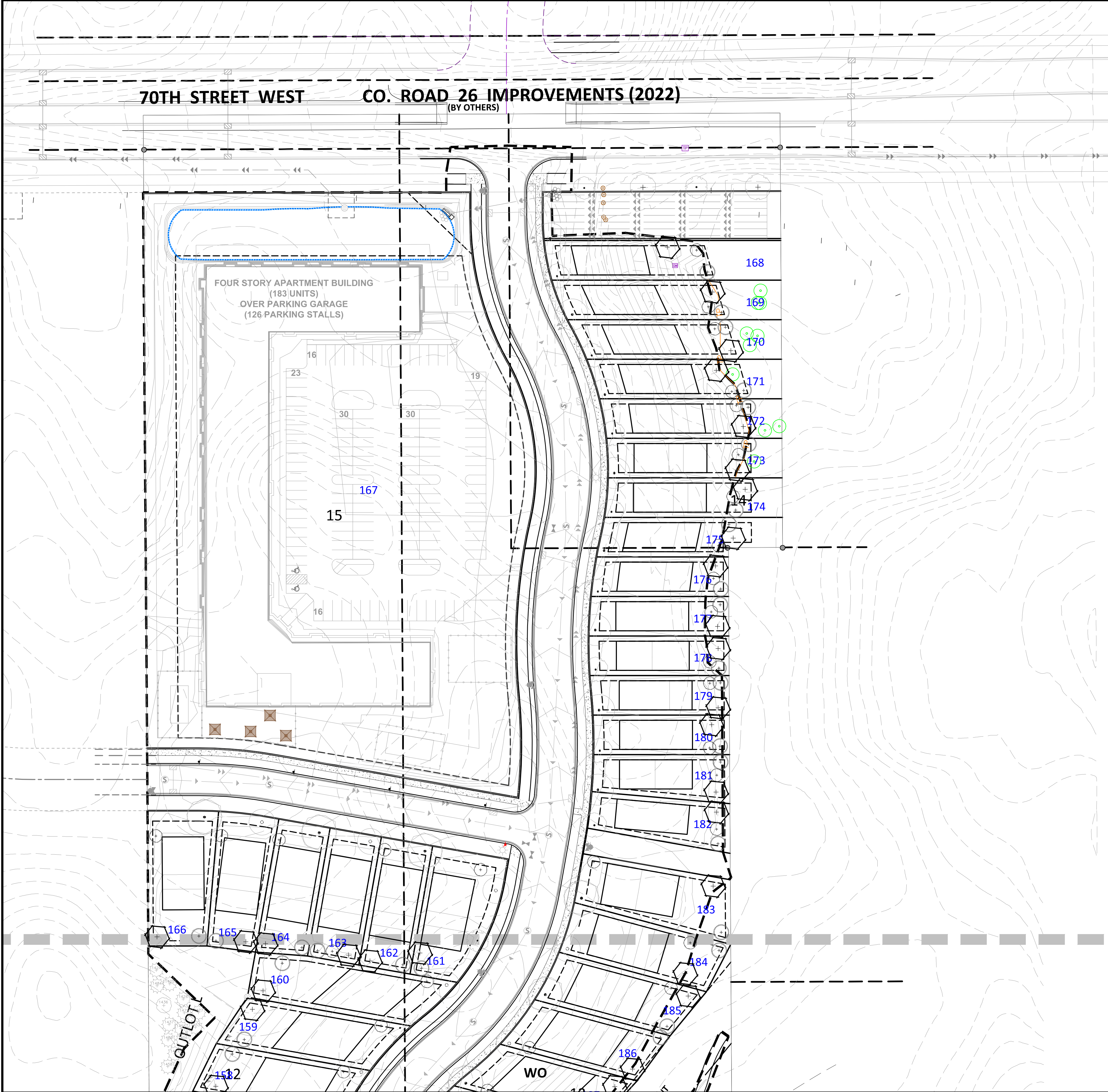
Revision History

No.	Date	By	Submittal / Revision
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06/07/21			FINAL PLAT SUBMITTAL

Sheet Title
HOME BUILDER
TREES -
OVERALL

Sheet No. Revision
L4.00

Project No. 22425



LEGEND

PROPOSED

EXISTING

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

TREELINE

LANDSCAPE EDING

STORM SEWER

SANITARY SEWER

FORCEMAIN (SAN.)

WATERMAIN

YARDDRAIN

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

SIGN

PIPE BOLLARD

RIPRAP

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

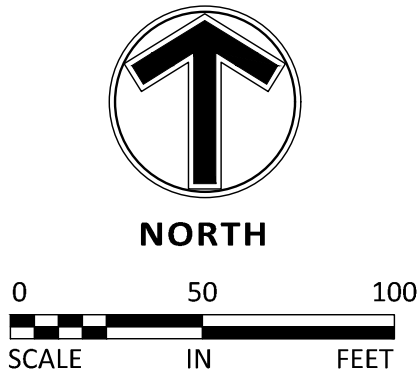
PROPOSED ORNAMENTAL TREE

PROPOSED CONIFEROUS TREE

PROPOSED OVERSTORY TREE

PROPOSED HOMEBUILDER TREE LIST

DECIDIOUS TREES	
<i>Acer rubrum</i> 'Brandywine'	BRANDYWINE RED MAPLE
<i>Acer saccharum</i> 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE
<i>Ginkgo biloba</i> 'Autumn Gold'	AUTUMN GOLD GINKGO
<i>Populus x canadensis</i> 'Robusta'	CANADIAN POPULAR
<i>Quercus ellipsoidalis</i>	NORTHERN PIN OAK
CONIFEROUS TREES	
<i>Abies concolor</i>	WHITE FIR
ORNAMENTAL TREES	
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLANCE SERVICEBERRY
<i>Crataegus crus-galli</i> 'Inermis'	THORNLESS COCKSPUR HAWTHORN
<i>Magnolia stellata</i> 'Royal Star'	ROYAL STAR MAGNOLIA
<i>Malus x moerlandsii</i> 'Profusion'	PROFUSION CRABAPPLE
<i>Syringa reticulata</i> 'Ivory Silk'	IVORY SILK LILAC





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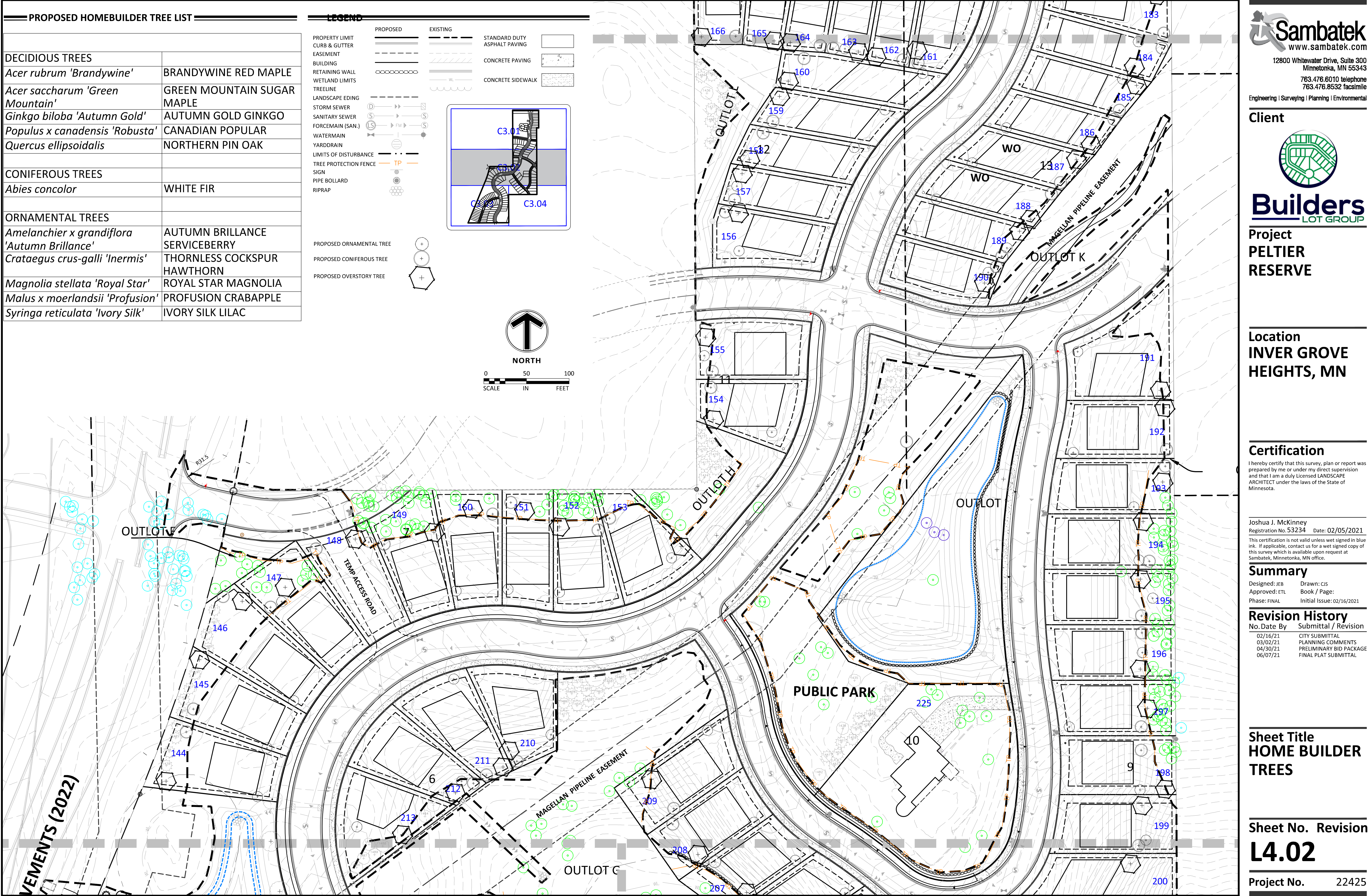
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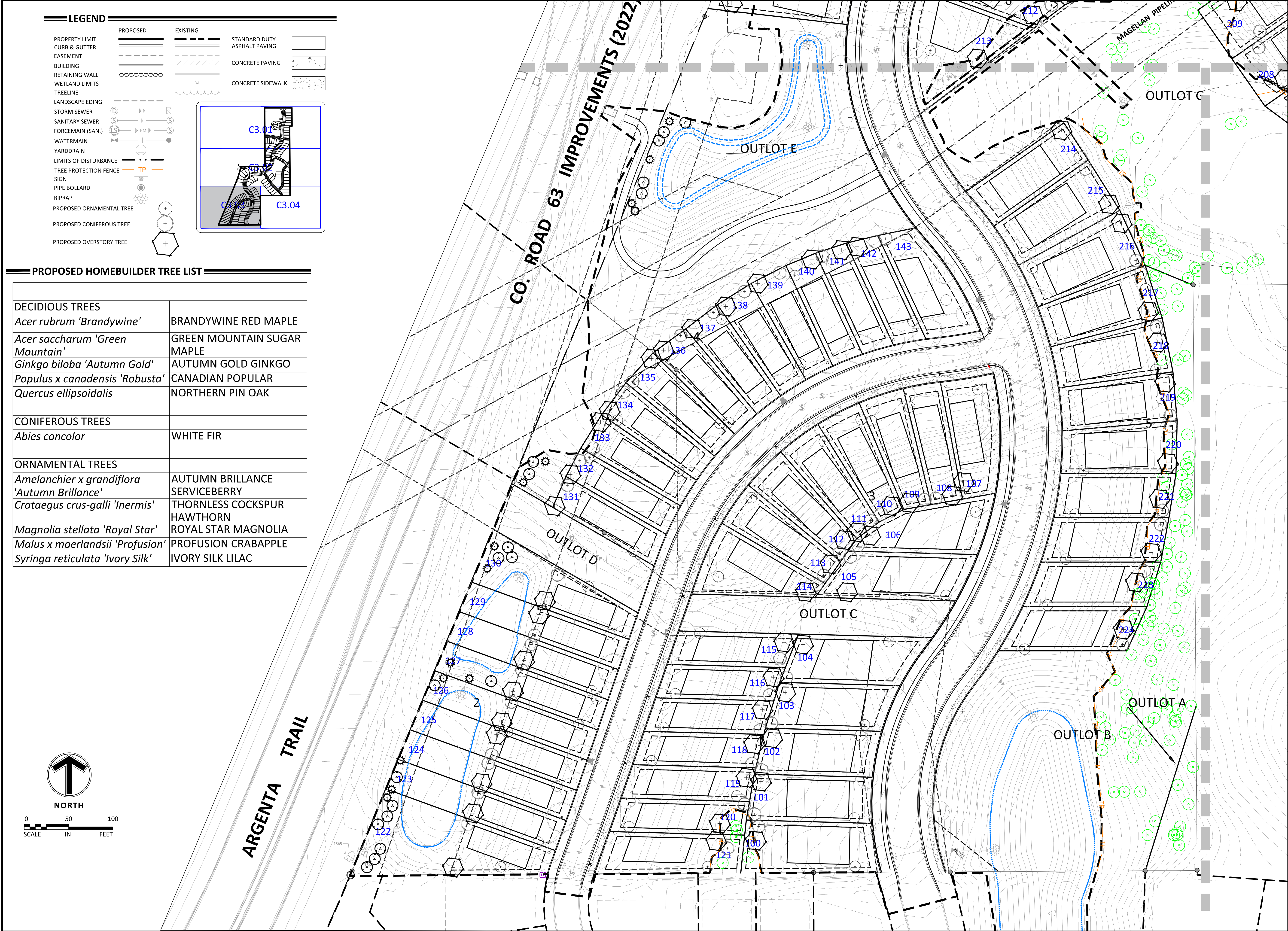
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Sheet Title
HOME BUILDER
TREES

Sheet No. Revision
L4.01

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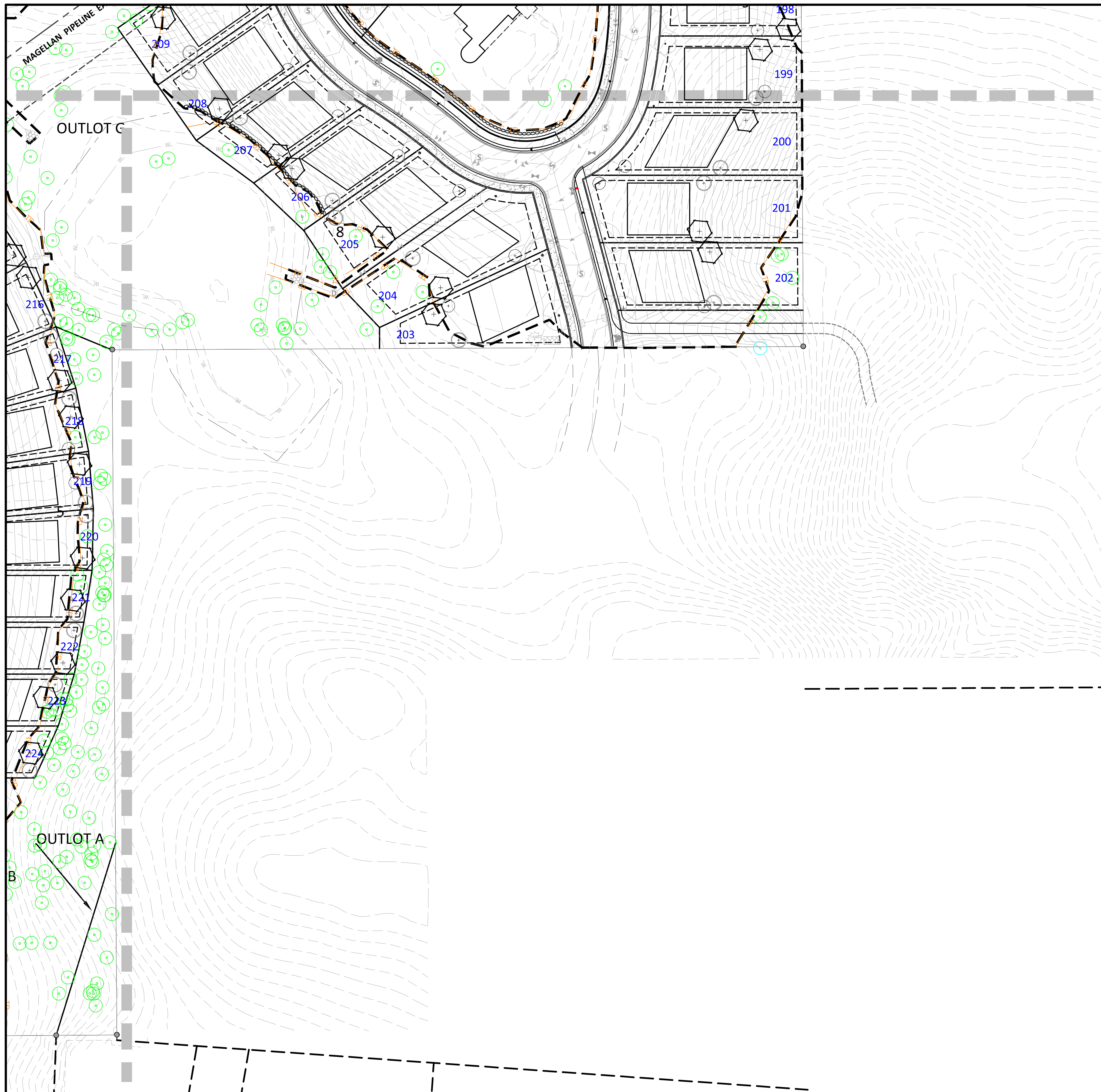
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Sheet Title
HOMEBUILDER TREES

Sheet No. Revision
L4.03

Project No. 22425



LEGEND

	PROPOSED	EXISTING		
PROPERTY LIMIT	=====	=====	STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER	=====	=====	CONCRETE PAVING	
EASEMENT	=====	=====	CONCRETE SIDEWALK	
BUILDING	=====	=====		
RETAINING WALL	=====	=====		
WETLAND LIMITS	=====	=====		
TREELINE	=====	=====		
LANDSCAPE EDGING	=====	=====		
STORM SEWER				
SANITARY SEWER				
FORCEMAIN (SAN.)				
WATERMAIN				
YARDDRRAIN				
LIMITS OF DISTURBANCE	=====	=====		
TREE PROTECTION FENCE				
SIGN				
PIPE BOLLARD				
RIPRAP				
PROPOSED ORNAMENTAL TREE				
PROPOSED CONIFEROUS TREE				
PROPOSED OVERSTORY TREE				

C3.01

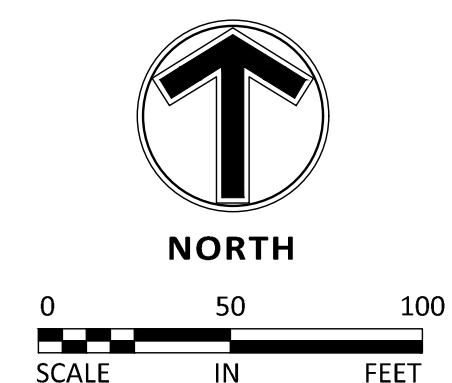
C3.02

C3.03

C3.04

PROPOSED HOMEBUILDER TREE LIST

DECIDUOUS TREES	
<i>Acer rubrum</i> 'Brandywine'	BRANDYWINE RED MAPLE
<i>Acer saccharum</i> 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE
<i>Ginkgo biloba</i> 'Autumn Gold'	AUTUMN GOLD GINKGO
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<i>Malus x moerlandsii</i> 'Profusion'	PROFUSION CRABAPPLE
<i>Syringa reticulata</i> 'Ivory Silk'	IVORY SILK LILAC



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Project PELTIER RESERVE

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Sheet Title

HOME BUILDER

TREES

Sheet No. Revision
L4.04

Project No. 22425