

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
WEDNESDAY, AUGUST 4, 2021 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. APPROVAL OF THE PLANNING COMMISSION MINUTES - no minutes to approve

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 AARON STADT - CASE NO. 21-47V

Consider the following requests for the property located at 9240 Inver Grove Trail:

- a) A variance to allow two detached accessory structures whereas one is the maximum allowed.

Planning Commission Action _____

- b) A variance to allow an 1,800 gross square foot detached accessory structure whereas 1,600 square feet is the maximum size allowed.

Planning Commission Action _____

3.02 US HOME CORP / HIGHLANDS - CASE NO. 21-48PUD

Consider the following requests for the property located west of Hwy 3 between 72nd Circle and Auburn Lane:

- a) A rezoning of the property to R-1C/PUD Single Family Residential District.

Planning Commission Action _____

- b) Preliminary Plat and Preliminary PUD Development Plan approval of Highlands at Settlers Ridge, consisting of 51 lots and two outlots.

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 REPORT

CASE NO: 21-47V

APPLICANT/PROPERTY OWNER: Aaron Stadt

REQUEST: Variances to allow more than one detached accessory structure and to exceed the maximum size allowed

HEARING DATE: August 4, 2021

LOCATION: 9240 Inver Grover Trail

COMPREHENSIVE PLAN: RDR, Rural Density Residential

ZONING: E-1, Estate Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is proposing an 1,800 square foot detached accessory building on a 3.35-acre residential property. The lot contains a single-family home, built in 1937 and a detached garage 440 square feet in size. The rural property is allowed one detached accessory structure up to 1,600 gross square feet in size.

The applicant is looking for more usable inside storage as the current detached accessory building, located about 25 feet from the house, acts as an attached garage would on a residential property. The applicant has indicated the layout and age of the house do not lend itself to constructing an attached garage. The proposed structure would be in compliance with other code requirements such as setbacks, exterior building materials and impervious surface.

The applicant's narrative references the lot size being 3.57 acres in size, this is including right-of-way. When the City looks at the usable area of a property, right-of-way is excluded, bringing the lot size down to 3.35 acres. If the lot size included the right-of-way, the most recent accessory structure ordinance update would have allowed the applicants to have one structure up to 1,715 square feet in size.

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 E-1, Estate Residential; guided RDR

VARIANCE

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 City recognizes that within the large lot rural residential portions of the City, larger accessory structures can be appropriate. However, the Council also recognized that the size of the structure should be proportional to the size of the lot. They also recognize that there should be a limit to the number of structures.

The City Council has reviewed and modified the allowed size and number of accessory structures over the years, most recently increasing the size allowance on lots 3.4 acres – 5 acres in size. The applicant's property does not have an attached garage. City Code does not allow flexibility for properties that do not have an attached garage to have more than one detached structure.

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

The acreage property has a home that is 84 years old, with an existing detached structure that is about the size of a two-stall garage. Allowing an additional structure that complies with all other zoning regulations, including the maximum size, would appear to be a reasonable use of the rural property.

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

Based on lot size and zoning the property is allowed one detached accessory building up to 1,600 gross square feet in size. The request for an additional building and for a larger structure may be considered a convenience to the applicant, not a practical difficulty.

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

The developed rural neighborhood contains a variety of lot sizes and home types. Some homes have attached garages, others, like the applicants, do not have an attached garage. Due to the fact there is no attached garage and the size of the property, adding a second structure, over 100 feet from the road, would not appear to alter the character of the neighborhood.

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

Economic considerations do not appear to be a basis or a sole basis for either of these requests.

ALTERNATIVES

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

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

- A **variance** to allow an accessory structure 1,800 square feet in size whereas 1,600 gross square feet is the maximum; and
- A **variance** to allow two accessory structures whereas one is the maximum allowed on a lot less than five acres in size.
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. The developer shall meet the conditions outlined in the City Engineers review memo and any subsequent correspondence.
 3. The accessory structures shall not be used for commercial uses, storage related to a commercial use, or home occupations.
 4. A grading/erosion control plan shall be required at the time of the building permit application.

Hardship: To be stated

B. Denial. If the Planning Commission does not favor the proposed variance request, it should be recommended for denial, which could be based on the following rationale:

1. Denying the variance request does not preclude the applicant from reasonable use of the property as there is an existing accessory structure on the property.
2. Approval of the variance could set a precedent for the number of accessory buildings allowed on a property less than 5 acres in size.
3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance. Allowing a structure larger than 1,600 square feet and to allow more than one detached accessory structure appears to be a convenience to the landowner and not dictated by unique circumstances of the property.

RECOMMENDATION

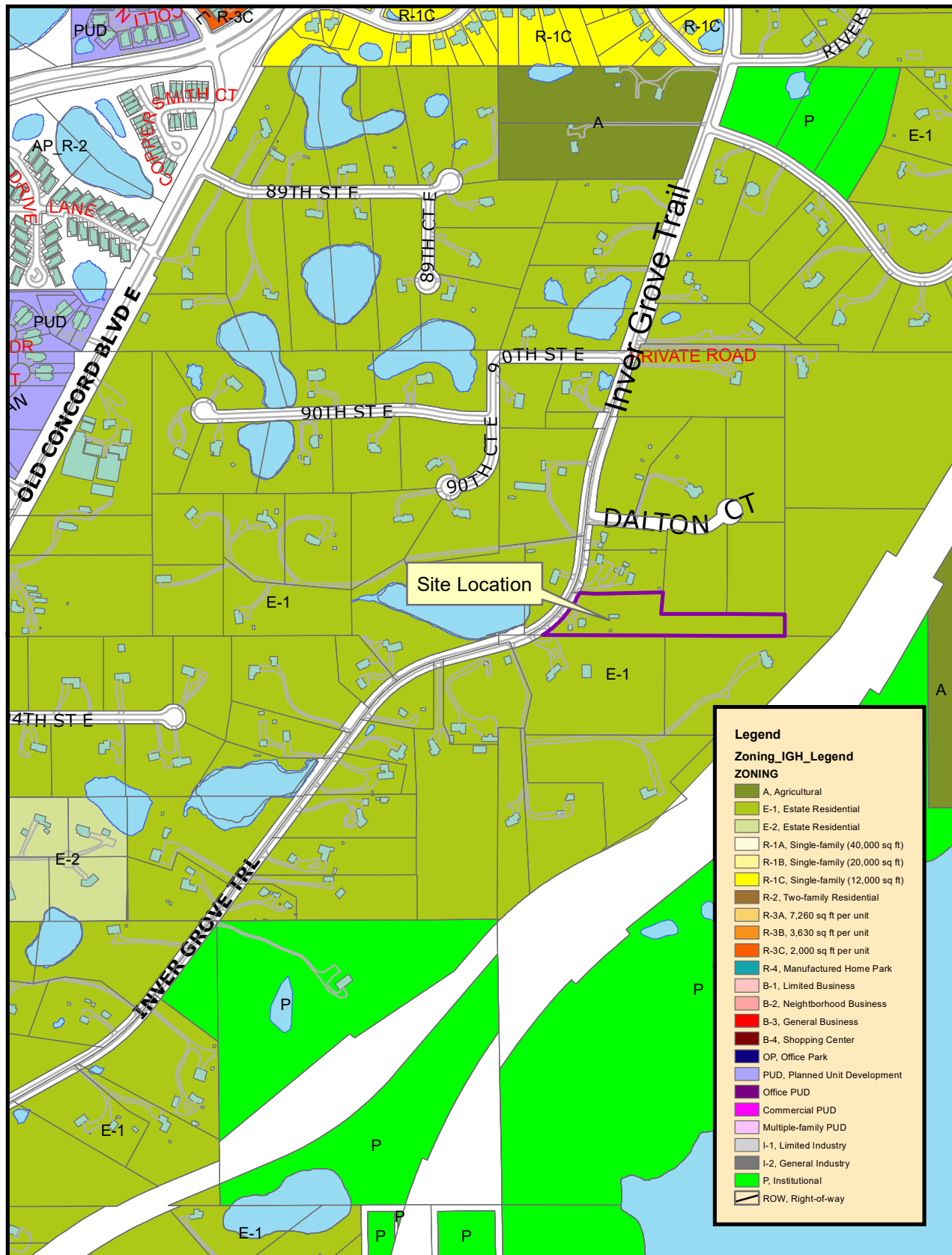
Earlier this year the City amended the accessory structure ordinance to allow larger accessory structures on lots 3.4 - 5 acres in size. Staff considers the direction for the City to limit size and number of accessory structures to control the massing, bulk and over developing of lots with accessory buildings. Based on the information in the preceding report and the reasons listed in alternative B, staff does not believe there is sufficient rationale to support all criteria of a variance review and therefore recommends denial of the requests as proposed.

*Earlier this year a discussion was had with staff and City Council and the Planning Commission regarding changes to the accessory structure ordinance. It was decided at that time to focus on the size of accessory buildings on larger rural lots and not on the number of accessory structures allowed on urban and rural lots.

Attachments: Zoning and Location Map
Applicant Narrative
Site plan
Letter from neighbor



9240 Inver Grove Trail Case No. 21-47V



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.

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

Variance Narrative

I'm trying to build a detached 30'x60' (1800sq ft.) accessory building on my land. The building will be used to store mostly agricultural equipment used to farm my land. There are 2 regulations in Title 10 that need to be discussed for me to do so.

- 1) I'm requesting a variance of an additional 85sq ft. So I can order the closest standard size building to my allotted accessory square footage.**

I have 3.574 acres of land which currently allows me to have a 1715 sq ft building according to the new ratio system for land in zone E-1.

- 2) I'm requesting a variance of a second accessory structure.**

The proposed building will be, by city code definition, the 2nd accessory structure detached from house. The E-1 zone states there is only one detached accessory structure allowed. As of now, I have a 440 sq foot detached garage approximately 25' from my house.

Property Information Search

Quick Survey



Property Information Search

Quick Survey



From: [Steve Cook](#)
To: [Kim Fox](#)
Cc: HrNewbauer22@gmail.com
Subject: Case # 21-47V
Date: Sunday, July 25, 2021 10:29:22 AM

Hi Kim. We live at 9250 Inver Grove Trail, next door to Aaron Stadt. We have discussed with him his request for a building variance and we are very supportive of the variance being granted. Please feel free to contact us with any questions. Thanks.

Steve Cook and Michele Fallon
651-202-3688

Sent from my iPad

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



PLANNING REPORT

CASE NO: 21-48PUD

APPLICANT: US Home Corporation dba Lennar

PROPERTY OWNER: Jill Fleming, Endres Custom Homes, Joel Jacoby

REQUEST: Rezoning, Preliminary Plat and Preliminary PUD Development Plan

HEARING DATE: August 4, 2021

LOCATION: West of Hwy 3 between 72nd Circle and Auburn Lane

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing a 51 lot, two outlot single family development on approximate 30.8 acres to be known as Highlands at Settlers Ridge. Access to the site would be via an extension of Auburn Path and connection to 72nd circle.

REQUESTS

The specific requests for the development project include the following:

1. Rezoning of the property to R-1C/PUD Single Family Residential District.
2. Preliminary Plat and Preliminary PUD Development Plan approval of Highlands at Settlers Ridge, consisting of 51 lots and two outlots.

EVALUATION OF THE REQUEST

SURROUNDING USES

The subject property is surrounded by:

North: Large lot residential; zoned A; guided LDR

East: Hwy 3, golf course, senior apartment; zoned Public, PUD; guided Public, HDR

West: Peltier Reserve; zoned PUD; guided MDR, LDR, Mixed Use.

South: Argenta Hills; zoned R-1C/PUD; guided LDR.

COMPREHENSIVE PLAN

The subject property is guided LDR, Low Density Residential with an allowed density range of 1-4 units per net acre. The net area for the site is 24.52 acres and with 50 new buildable lots, the project density is 2 units per acre.

REZONING

The proposed zoning for the site would be R-1C/PUD, Single Family Residential. The project meets the zoning standard and is consistent with the comprehensive plan.

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 24.52 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	31.79
Delineated Wetlands	0.46
Public Water Bodies (PWI)	0.00
Bluffs in Shoreland Area	0.00
Planned "Arterial" Road Right of Way	0.00
Public Parkland Dedication	4.20 (est)
Less Jacoby homestead	2.61
Total Net Developable Area	24.52

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>24.52</i>	<i>NA</i>
Minimum Open Space Required = 20% of net area	4.99	6.27 (26%)
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	3.74	11.54
Area to be undisturbed = 50% of required open space	2.49	5.27

The site design has prioritized the open space areas along the southwest and southeast corners of the site where there is a regional basin in the southeast corner and natural low area to the west. .

The open space proposed exceeds all the minimum requirements.

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-1C. When applying the base district and factoring in the open space as part of the R-1C 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-1C	24.52	2	12000	25	98

The proposed net density for the for the R-1C district would be 2.04 units/acre which is consistent with the comp plan and development capacity plan.

PROPOSED DEVELOPMENT MAGNITUDE, DENSITY AND BULK STANDARDS

Building setbacks and separation.

The proposed setbacks for the project are listed on the Preliminary Site Plan. The project provides for 25 foot front yard setbacks, 15 foot side yard separation between buildings, side yard corner lot of 20 feet and rear yards at 35 feet. Rear yard setback for the lots abutting Hwy 3 (Lots 1-6) will require a 50 foot setback. This setback should be shown on the final PUD site plan.

Impervious surface coverage.

Impervious surface coverage standards are applied to give the city the authority to ensure sufficient areas for infiltration. Maximum impervious surface for the R-1C district is 25%. The applicant has provided impervious surface coverage for all lot areas to be 23.1%. the final plan set must include an impervious surface allotment for each lot. This allows tracking of impervious surface by lot when building permits are issued.

PRELIMINARY PLAT

The preliminary plat contains 51 lots. One of the lots contains the Jacoby homesite which will remain on its own lot, so there are 50 new buildable lots. Outlot A would contain the storm water pond and be dedicated to the city. Outlot B would contain the proposed park area and storm water ponding area. Outlot B would also be dedicated to the city.

Lot sizes in the plat are similar to those in Argenta Hills. Lot sizes range from 8,719 to 34,000 square feet with the majority in the 8-11,000 square foot range. Lot widths range from 65 to 100 feet wide with the majority at 66-70 feet wide.

The plat abuts Hwy 3. MnDOT will review the plat and provide comment on right-of-way needs and access. Approval of the final plat will be subject to the review and comment by MnDOT.

There is a gap between the subject parcel on the south line and the Argent Hills development. The applicant is working on resolving this issue and will have worked out for the final plat application.

PARKS/TRAILS

The city has been in discussion with the developer about requiring park land dedication in the southwest corner of the site. There is a small area that could be used for small scale improvements. This location will also help provide the trail extension from Argenta Hills heading northwesterly to the new Peltier Reserve plat which has a trail design that will continue this trail segment. The plans also identify a trail connection from Auburn Lane to the new trail and park.

The Park and Recreation Commission will have to make a recommendation on the amount of park land proposed to see if there is a need for all the land where only a small area is buildable. A determination on park land dedication and cash contribution would occur once the Park Commission makes a recommendation. These details would be worked out for the final plan set submittal.

STREETS & CONNECTIVITY

The project is designed with an extension of Auburn Lane from its current end point in Argenta Hills through the project and up to 72nd Circle. There will be a public street with a cul-de-sac that will extend westward from Auburn.

The original plan for Auburn Path was to extend northwest through this property, through the Peltier property and connect to Argenta Trail as a collector road. Modified street designs in Peltier Reserve have change this thru street design and so the remanent stub in this subdivision would be longer than the allowed 500 foot maximum. The applicant is requesting flexibility from this standard to allow the street to be about 630 feet. Based on topography of the area, there is no plan for this road to extend westward.

Both streets provide for a sidewalk on one side of the street as required by the ordinance.

FLEXIBILITY REQUESTS

Previous sections of the report have covered some of the flexibility requests. This section provides a summary of all flexibility requested:

1. SETBACKS

1. Building setbacks within the development are proposed with a separation of 15 feet.
2. Cul-de-sac length proposed at 630 feet where 500 feet is code maximum.

The code requires a minimum 20 foot separation. The intent of the code requirement was to provide space between houses for infiltration basins or rain gardens. In order for this to work, houses would have to be built at the same time so an infiltration system could be installed between the houses on both lots. This typically will not occur because houses are not always built at the same time and the infiltration feature must be constructed all at the same time in order for it to function correctly. The applicant is not proposing any storm water features between houses, but in larger basin areas. The setback separation proposed is typical of the standard required in all other parts of the city. Other residential developments approved so either a 10 foot or 15 foot separation. Staff supports this separation and flexibility request.

Staff supports the cul-de-sac length request as street designs were changed during the Peltier Reserve plat approvals which impacted the street design of this development.

LANDSCAPING/TREE PRESERVATION

Tree Preservation/Landscape Plan:

The developer has provided a tree inventory of the site. The code allows tree removal of 30% for single family. The code allows removal beyond the threshold but requires replacement for those trees over the limit. The proposed removal is about 68% of the existing trees. There are 13,961 caliper inches of trees on site. Proposed removal would be 9,550 caliper inches. A total of 5,362 caliper inches would be required to be replaced. The applicant is proposing to replace 1,500 caliper inches which is short 4,085 caliper inches or 1634 trees. If all required

tree replacement does not fit on site, the code allows for the trees to be planted on park property, or a cash in lieu be paid.

The landscape plan provides for street trees spaced generally as required which provides at least one street tree per lot. These trees must be planted at least five feet back from the right-of-way line.

WETLANDS

The preliminary plans identify one wetland on the site. The wetland is part of the regional basin and 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.

Based on net developable area and unit count, the project would comply with the assumed unit count for the site.

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 6/23/21
Site Plan	dated 7/16/21
Development Capacity Plan	dated 7/16/21
Open Space Plan	dated 7/16/21
Grading Plan (3 sheets)	dated 6/28/21
Landscape Plan (3 sheets)	dated 6/28/21
Tree Preservation Plans (3 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 area for park land. dedication 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 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 a table providing for the maximum impervious surface allowed be lot.
16. The final PUD plans shall contain the required setback of 50 feet from the right-of-way for Hwy 3 for lots 1-5.

- 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 side yard setbacks and cul-de-sac length.

Staff would recommend approval of the requests as presented with the conditions listed. Further discussion regarding tree preservation should occur with Planning Commission discussion.

Attachments:

Location Map
Applicant Narrative
Preliminary Plat
Site Plan
Development Capacity Plan
Open Space Plan
Grading Plan (3 sheets)
Tree Preservation Plans (3 sheets)
Landscape Plan (3 sheets)
Resident e-mail



Location Map - US Home Corp

20-2709000010, 20-0070008015, 20-6585001040, & 20-0070008012

Subject Properties



0 0.0325 0.065 0.13 Miles

THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.
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July 19, 2021

The City of Inver Grove Heights
Attention: Allan Hunting - City Planner
8150 Barbara Avenue
Inver Grove Heights, MN 55077
ahunting@ighmn.gov

NARRATIVE: The Highlands at Settler's Ridge – Preliminary PUD Application

Dear Mr. Hunting,

U.S. Home Corp, dba Lennar, is pleased to submit this Preliminary PUD Application for The Highlands at Settler's Ridge, a proposed single-family community at the SWC of 72nd Circle West and Robert Trail South (Hwy 3).

Existing Conditions

(please see Development Capacity Plan exhibit)

The subject property is composed of four parcels generally located west of Robert Trail South (Hwy 3) and south of 72nd Circle West.

PID # 20-0070008012
PID # 20-6585001040
PID # 20-2709000010
PID # 20-0070008015

The site is 31.79 gross acres (approximately 24.52 net acres) in size and is located within the Northwest Area Overlay District and is currently zoned agricultural except for the northern most parcel which is zoned E-1 (Estate District). The site contains wooded areas and two separate ponding areas located along the southern portion of the site. The site has significant grade changes throughout, generally sloping from the northern boundary line down to the southern boundary line.

Development Overview

- **Infrastructure:** The neighborhood will be served by public street and utilities. An extension of Auburn Lane will tie in at the southern boundary line through the site and connect to 72nd Circle West to the north. As a product of the Auburn Lane extension, homesites along the northern boundary line will be at a grade significantly lower than the existing single-family homes to the north, thus requiring the installation of retaining walls.
- **Stream, Wetlands & Ponding:** The site has been designed to accommodate residential lots meeting current zoning codes while maintaining aspects of the natural resources on the site. A wetland delineation was completed on May 25, 2021.
- **Landscaping:** Reforestation will be implemented throughout the site where possible, in addition the landscape plan accounts for at least one (1) street tree per homesite. Lennar also proposes to plant wooded buffers along the backyards of most homesites.
- **Parking:** These homes will contain 3-car or 4-car garages which will be served by a minimum 25-foot long driveway. This means each lot could park at least five cars.
- **Developer/Builder:** Lennar will act as both developer of the property and builder of the homes.

Development Flexibility

Originally 75th Street had a planned connection in the NWC of the site in accordance with the Northwest Area Collector Street Plan dated October 2012. During plan review it was determined this future street connection was not practical and the street connection was abandoned in exchange for a cul-de-sac at the end of the street. As a result, the cul-de-sac is longer than current code allows for, therefore we are requesting development flexibility as it relates to the length of the cul-de-sac.

The existing conditions of the site include a number of trees located throughout, trees that are in direct conflict with homesite development and park/trail location(s). The Developer will replace trees in the boulevard, and front and backyards on each homesite, in addition included in the landscape design is a 10-15' tree buffer along the back yards of most homesites. It is logistically impossible and impractical to plant the amount of required replacement trees on the site; therefore, the Developer will incur a penalty payment as calculated by staff.

Proposed Homes and Architecture

(please see exterior renderings, photos, and floorplans)

The Landmark Series is a two-story single-family home with 3-car or 4-car garages (plus basement). These homes will be placed on lots generally ranging from 65-foot to 70-foot wide.

Landmark Series

<u>Units:</u>	50 lots
<u>Building Width:</u>	50 feet
<u>Bedrooms:</u>	4-5 bedrooms
<u>Bathrooms:</u>	3-5 bathrooms
<u>Garage:</u>	3-car or 4-car
<u>Square Footage:</u>	1,920 - 2,790
<u>Base Price Range:</u>	**\$470,000 - \$590,000
<u>Setbacks:</u>	Front – 25 feet Side – 7.5 feet Corner – 20 feet Rear – 35 feet

***Pricing is estimated and subject to change based on current market conditions at time of sales.*

Lennar homes include varying amounts of stone on front facades and siding materials consist of lap siding, shakes, or board and batten. Other architectural features available on selected facades include columns, gables, shutters, accentuated window trim and fascia, and decorative roof brackets and cornices. Architectural renderings are included with this submittal. Lennar's design team will carefully plan the color packages of each home to avoid monotony and to ensure a visually appealing streetscape. The proposed community will consist of 50 single family homes (approximately 2.04 units/acre) of home styles consistent with the existing Settler's Ridge community.

Public Park and Trails

Lennar is proposing to dedicate open space (approximately 4.2 acres) for public use. In addition to public sidewalks throughout the proposed community, Lennar is proposing multiple trail connections to a new park located in the SWC of the site. A trail extension from the existing Argenta Hills neighborhood will wind through the SW quadrant of the site and connect to the Peltier Reserve trail system on the western site boundary. A trail connection will also run along the southern site boundary connecting Auburn Lane to the new park. The regional trail extension and new park, in combination with the site's natural amenities will deliver a desirable and unique outdoor experience to the Northwest Area.

Schedule

Land development work (grading, utilities, and streets) is intended to begin as soon as all development permits are obtained with construction on model homes beginning fall 2021. Ideally, we would have a home ready for

the Spring 2022 Parade of Homes. The overall project will likely be developed in one phase. Lennar estimates full occupancy of the community will occur approximately 2 to 3 years from the date sales begin.

Lennar has a long-standing history of building successful communities throughout the Twin Cities, including similar communities under development at Enclave Settler's Ridge, (Inver Grove Heights), Blackstone Ridge, and Bella Vista (Rosemount). We invite you to visit any of these communities on our website at <https://www.lennar.com/new-homes/minnesota/minneapolis-st-paul>. We are looking forward to this opportunity to work with the City of Inver Grove Heights again and thank the City for its support.

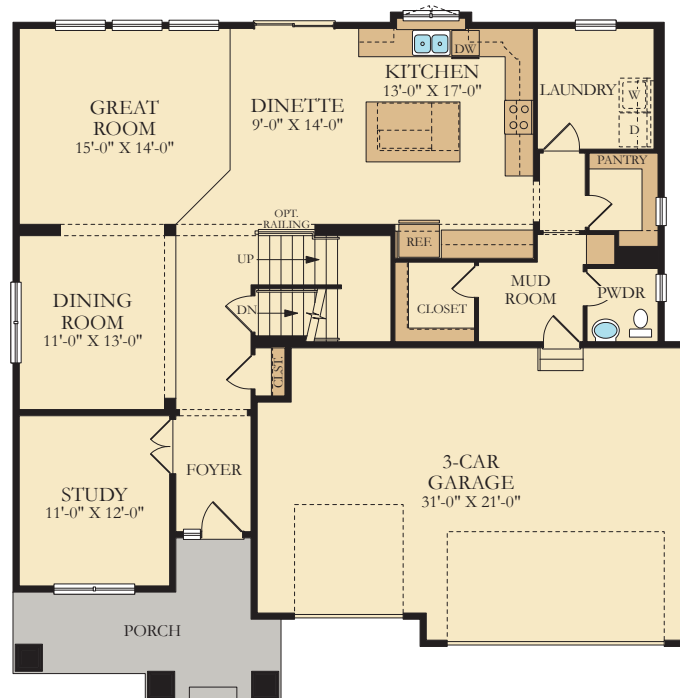
Regards,

Melissa Duce
Land Entitlement Manager
Lennar Minnesota

3,029 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 4 Bathrooms
- 3 Car Garage

The Summit EI • 3 Car



Main Level



Upper Level



EVERYTHING'S
INCLUDED®

16305 36th Ave. N. Suite 600, Plymouth, MN 55446

The Summit EI • 3 Car


A

B

C

D

E

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LENNAR.COM
952-373-0485

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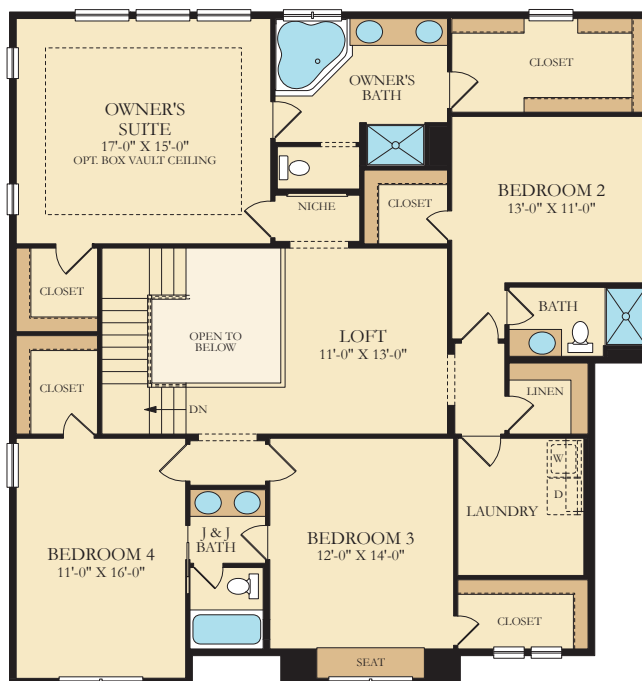
3,328 Sq. Ft.

- 2 Stories
- 4 Bedrooms
- 4 Bathrooms
- 3 Car Garage

The Washburn EI • 3 Car



Main Level



Upper Level



EVERYTHING'S
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16305 36th Ave. N. Suite 600, Plymouth, MN 55446

The Washburn EI • 3 Car


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Allan Hunting

From: Melissa Duce <Melissa.Duce@Lennar.com>
Sent: Monday, July 12, 2021 7:05 PM
To: Allan Hunting; Heather Botten
Cc: Charlie Wiemerslage; Thomas J. Kaldunski, P.E.
Subject: RE: The Highlands at Settler's Ridge Preliminary Plat Submittal

Good evening,

We had no neighbors attend or send comments associated with the Highland's at Settler's Ridge July 9th meeting or the July 12th meeting. However, we have had extensive correspondence with the adjoining property owners to the north (Brad Kirschenheiter and Marius Dina) via email, telephone and in-person on site meetings.

Please let me know if you need anything further.

Thanks, M

Melissa Duce
Land Entitlement Manager

LENNAR

Cell: 651-261-8273

melissa.duce@lennar.com

www.lennar.com

16305 36th Ave. No., Suite 600
Plymouth, MN 55446



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From: Melissa Duce
Sent: Tuesday, July 6, 2021 2:30 PM
To: Allan Hunting <ahunting@ighmn.gov>
Cc: Charlie Wiemerslage <cwiemerslage@sathre.com>; Thomas J. Kaldunski, P.E. <tkaldunski@ighmn.gov>
Subject: The Highlands at Settler's Ridge Preliminary Plat Submittal

Good Afternoon Allan,

We are pleased to submit the Preliminary PUD Application for The Highlands at Settler's Ridge – as mentioned in my earlier email the application fees should have been delivered to your office last week.

We have two (2) neighborhood meetings planned – one for the southern neighboring properties and another for the northern properties. It was clear these are two very different audiences and we wanted to ensure the time was used appropriately to discuss the topics neighbors are concerned about. The first meeting is scheduled for July 9th – the second is July 12th. I will submit the summary of testimony immediately following the meetings so as not to hold up your review of the application.

The application forms are attached – we are awaiting an updated application from Jill Fleming (the signature on page 1 of the application was missed) I will resend that file once we have her updated signature.

The abstractor's certificate is attached which includes the addresses of property owners within 1,000 ft. I have mailing labels ready for you – let me know if I should deliver those yet this week for your use.

The link to the plan set is below. Give me a call if you have any questions and/or concerns. I look forward to working with you on this exciting community.

<https://sathre.sharefile.com/d-se3d48f5d9f084d169c51effa657e76b0>

Thanks, M

Melissa Duce
Land Entitlement Manager

LENNAR

Cell: 651-261-8273

melissa.duce@lennar.com

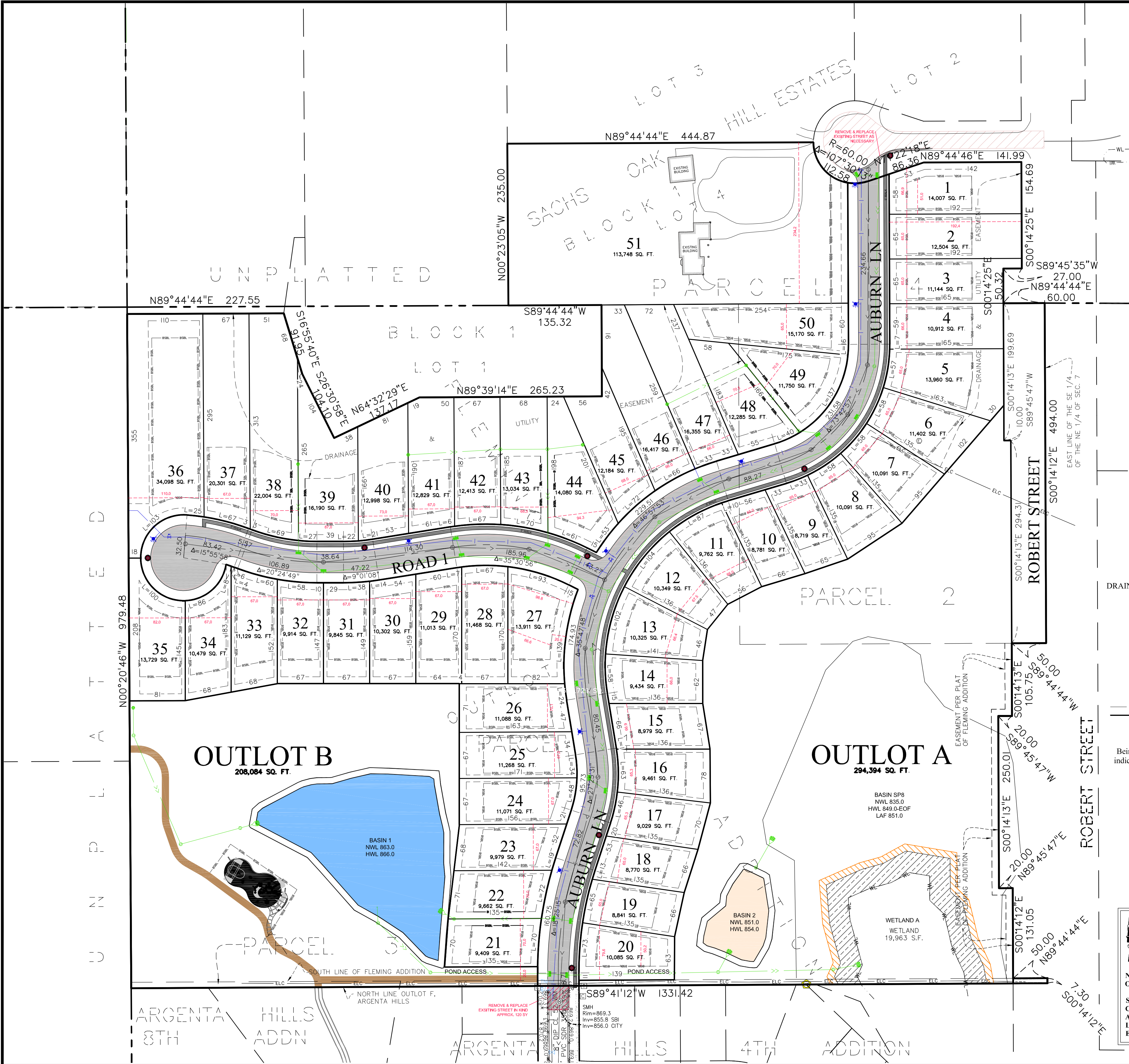
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DESCRIPTION OF PROPERTY SURVEYED

Parcel 1: Outlot A, FLEMING ADDITION, according to the recorded plat thereof, Dakota County, Minnesota. Abstract Property
Parcel 2: That part of the Southeast Quarter of the Northeast Quarter of Section 7, Township 27, Range 22, Dakota County, Minnesota, lying south of the North 30 acres of said Southeast Quarter of the Northeast Quarter, said line also being the south line of FLEMING ADDITION, according to the recorded plat thereof, and lying north of the north line of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of said Section 7, said line also being the north line of Outlot F, ARGENTA HILLS, according to the recorded plat thereof, and its easterly extension. Abstract Property
Parcel 3: The North 494 feet of the East 445 feet of the Southwest Quarter of the Northeast Quarter of Section 7, Township 27, Range 22, Dakota County, Minnesota. Abstract Property
Parcel 4: Lot 4, Block 1, SACHS OAK HILL ESTATE, Dakota County, Minnesota

ALTA/NSPS OPTIONAL TABLE A NOTES

2) **Site Address:** Parcel 1: Unassigned Robert Trail South, Inver Grove Heights, Minnesota 55077
Parcel 2: Unassigned Robert Trail South, Inver Grove Heights, Minnesota 55077
Parcel 3: 7245 Robert Trail South, Inver Grove Heights, Minnesota 55077
Parcel 4: 1060 72nd Circle West, Inver Grove Heights, Minnesota 55077

3) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27037C0105E, effective date of December 2, 2011.

4) **Parcel 1 Area Information:** Gross Area: 991,902 s.f. ~ 22.771 acres
Wet Area: 10,532 s.f. ~ 0.242 acres
Net Area: 981,370 s.f. ~ 22.529 acres

Parcel 2 Area Information: Gross Area: 10,633 s.f. ~ 0.244 acres
Wet Area: 1,086 s.f. ~ 0.025 acres
ROW Area: 366 s.f. ~ 0.008 acres
Net Area: 193,133 s.f. ~ 4.434 acres

Parcel 3 Area Information: Gross Area: 219,829 s.f. ~ 5.047 acres
ROW Area: 26,696 s.f. ~ 0.613 acres
Net Area: 193,133 s.f. ~ 4.434 acres

Parcel 4 Area Information: Gross Area: 162,359 s.f. ~ 3.727 acres

Parcel Total Area Information: Gross Area: 1,384,723 s.f. ~ 31.789 acres
ROW Area: 27,062 s.f. ~ 0.621 acres
Wet Area: 11,618 s.f. ~ 0.267 acres
Net Area: 1,346,043 s.f. ~ 30.901 acres
*We do not affirmatively insure the quantity of acreage set forth in the description

5) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 207 ROBERT RESET which has an elevation of: 887.905 feet (NAVD88).

6) **Zoning Information:** The current Zoning for the subject property is A (Agriculture) per the City of Inver Grove Heights' zoning map dated April 2019. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 30 feet (Robert Trail)
Side: 25 feet
Rear: 60 feet
Height: 35 feet
Hardcover: 43,560 s.f.

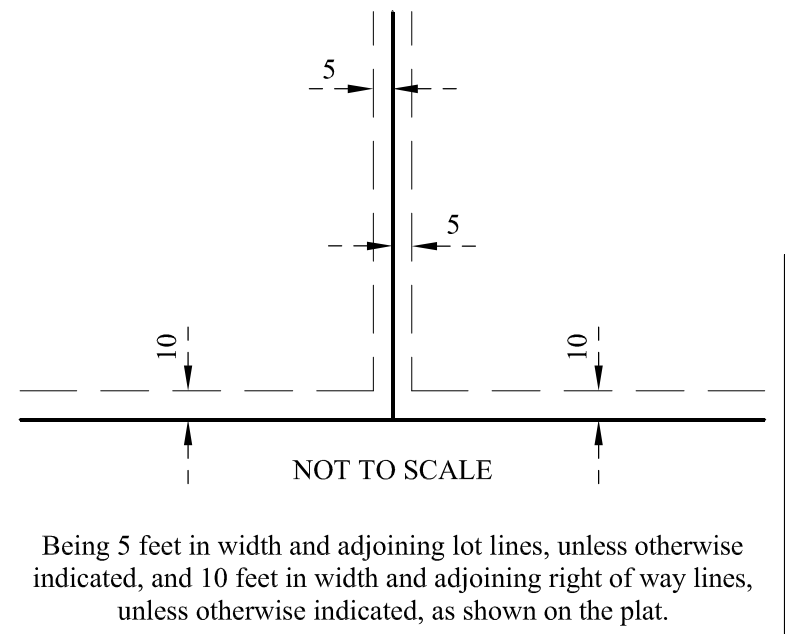
Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

11) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

18) **Wetland Delineation:** The wetland delineation was performed by Midwest Natural Resources, Inc. and was flagged on April 15th, 2021. Sathre-Bergquist located the wetland flags on June 3rd, 2021.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: CHARLES A. WIEMERSLAGE, P.E. EMAIL: C.WIEMERSLAGE@SATHRE.COM	DEVELOPER LENNAR CORPORATION 16305 36TH AVE N, SUITE 600 PLYMOUTH, MN 55446 CONTACT: JOE JABLONSKI PHONE: (952) 249-3014 EMAIL: JOE.JABLONSKI@LENNAR.COM

DEVELOPMENT DATA
Street: 60' ROW - 31' B-B CDS - 62.5' R
SETBACKS
Single Family
Frontyard Setback: 25' Sideyard Setback: 7.5'/7.5' Rearyard Setback: 35'

SURVEY LEGEND

- CAST IRON MONUMENT
- CATCH BASIN
- FLARED END SECTION
- GATE VALVE
- GUY WIRE
- HYDRANT
- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SURVEY CONTROL POINT
- LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SIGN
- GROUND ELEVATION
- STORM DRAIN
- STORM MANHOLE
- YARD LIGHT
- A/C UNIT
- WELL
- WIE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- HAND HOLE
- SOIL BORING
- TREE CONIFEROUS
- TREE DECIDUOUS
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONCRETE
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DRAIN TILE
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- RAILROAD TRACKS
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- UTILITY UNDERGROUND
- WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
DM AK AK				
DRAWN				
EMW				
CHECKED				
DLS				
DATE				
6-10-21				

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

Dated this 23rd day of June, 2021.

Daniel L. Schmidt
Daniel L. Schmidt, PLS
schmidt@sathre.com

Minnesota License No. 26147

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

TWP:27-RGE-22-SEC.07
Dakota County

INVER GROVE HEIGHTS, MINNESOTA

HIGHLANDS AT SETTLER'S RIDGE

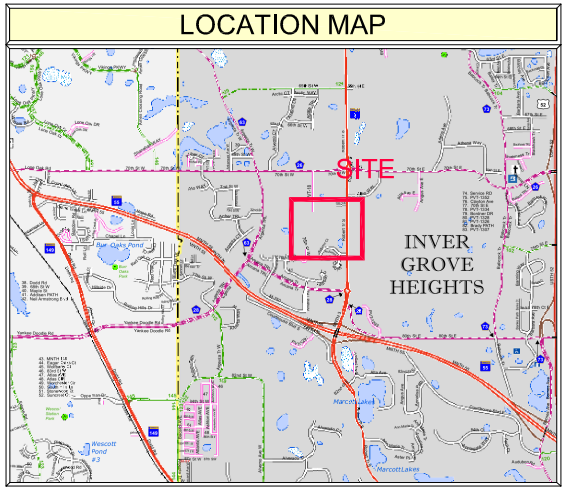
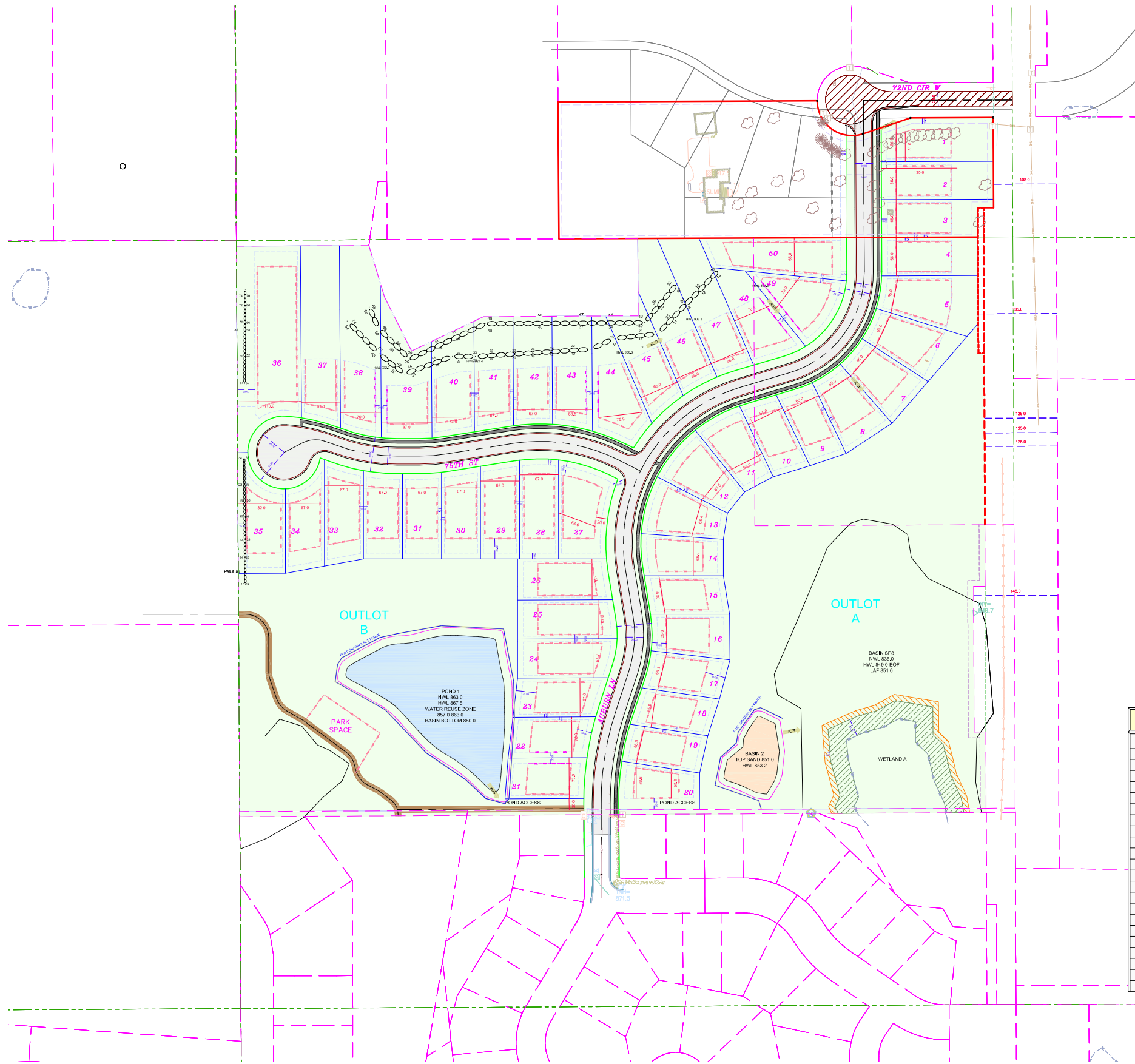
PRELIMINARY PLAT

U.S. HOME CORPORATION

FILE NO.
5401-685

1

1



SHEET INDEX TABLE	
SHEET	Description
SP	Site Plan
OS	Open Space Plan
DC	Development Capacity Plan
WR	Water Reuse Plan
ALTA	ALTA Survey
PP	Preliminary Plat
ST	Preliminary Street Plan
UP	Preliminary Utility Plan
GP	Preliminary Grading Plan
EC	Preliminary Erosion Control Plan
LP	Preliminary Landscape Plan
TS	Preliminary Tree Plan

Notes:
Lots: 50 Single Family Lots - 65' Wide
1 Existing Single Family Home

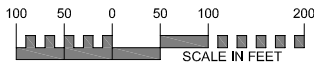
Street: 60' ROW - 31' Back to Back

Setbacks
Front Yard Setback: 25'
Side Yard Setback: 7.5'/7.5', 15' Total
Side Yard Setback Corner Lot: 20'
Rear Yard Setback: 35'

Impervious Surface
Allowable - 25%
Proposed - 23.1% - 10.2 Ac

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WHIRLPOOL		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/UNFLOW ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE - PRE CONSTRUCTION		
SILT FENCE - POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : CHARLES WIEMERSLAGE, P.E. EMAIL: C.WIEMERSLAGE@SATHRE.COM	DEVELOPER LENNAR 16305 36TH AVE N, SUITE 600 PLYMOUTH, MN 55446 CONTACT: JOE JABLONSKI PHONE: (952) 249-3014 EMAIL: JOE.JABLONSKI@LENNAR.COM SITE WORK MARK BODE PHONE: (651) 269-0341 EMAIL: MARK.BODE@LENNAR.COM



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DRAWING NAME	NO.	BY	DATE	REVISIONS
TLDWG				
DRAWN BY				
CAW				
CHECKED BY				
CAW				
DATE				
06/28/21				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CHARLES A. WIEMERSLAGE, P.E.
Date: 06/28/21 Lic. No. 49180



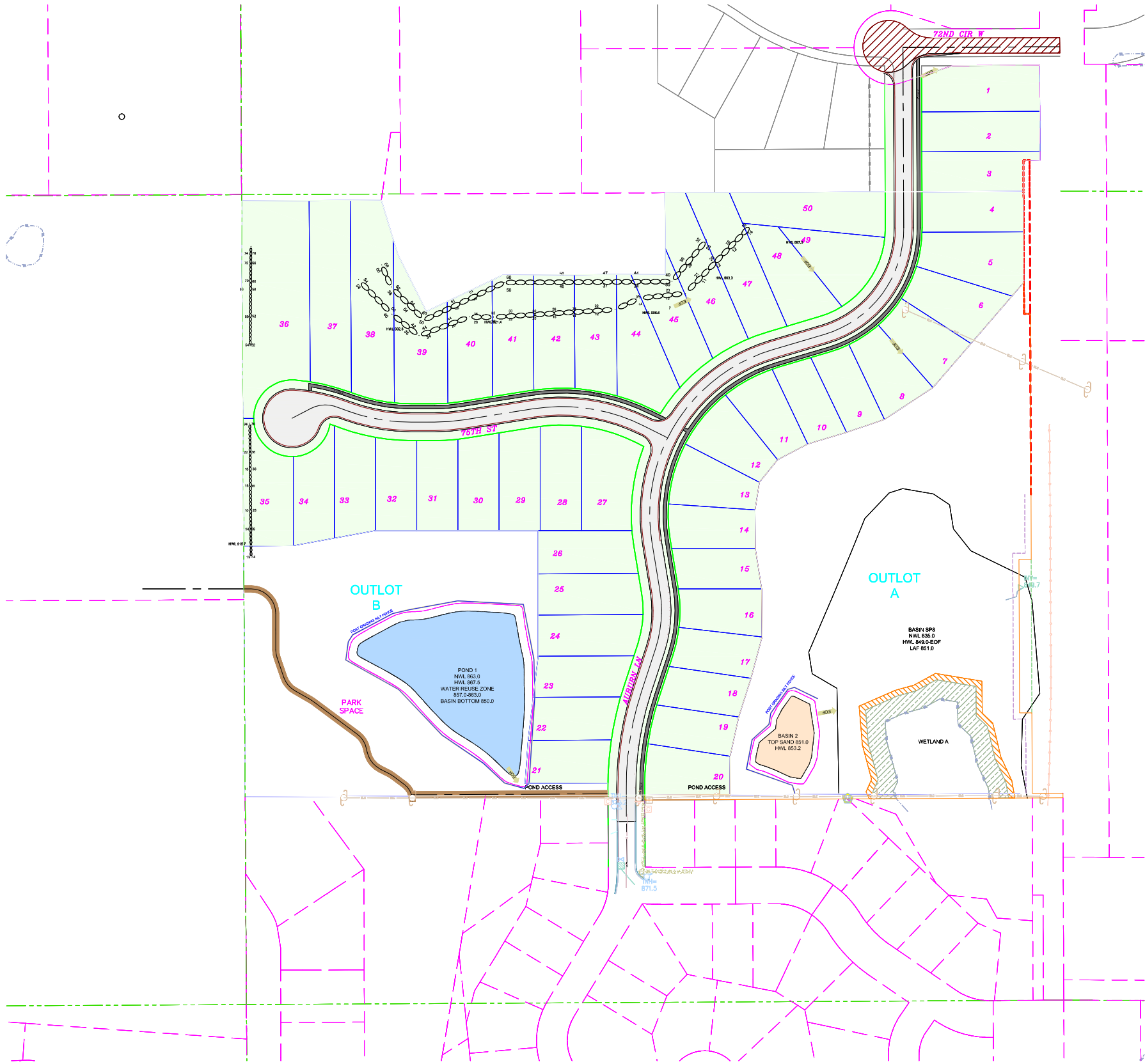
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CITY PROJECT NO.
--
INVER GROVE HEIGHTS, MINNESOTA

PRELIMINARY SITE PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
540-685

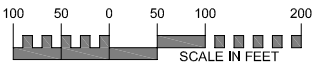
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SP



OVERALL SITE AREA	1,384,723 SF	31.79 AC
DEDUCTIONS		
WETLAND AREA	19,963 SF	0.46 AC
EXISTING LOT TO REMAIN (Jacoby Parcel Lot 51)	113,748 SF	2.61 AC
PARK AREA (Estimate - TBD)	182,952 SF	4.20 AC
NET AREA OF DEVELOPMENT	1,088,060 SF	24.52 AC
SINGLE FAMILY MINIMUM LOT SIZE	12,000 SF	
MINIMUM DENSITY (NW AREA OVERLAY)	2 UNITS / AC	
PROPOSED UNITS	50 NEW SINGLE FAMILY	
PROPOSED DENSITY	2.04 UNITS / AC	
PROPOSED LOT SIZES		
MINIMUM LOT WIDTH	65 FT	
MINIMUM LOT DEPTH	125 FT	
MINIMUM LOT AREA	8,125 SF	

SINGLE FAMILY

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
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SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/UNFLOW ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE (PRE CONSTRUCTION)		
SILT FENCE (POST CONSTRUCTION)		
SPOT ELEVATION		
TBC SPOT ELEVATION		



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06/28/21				

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Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 06/28/21 Lic. No. 49180

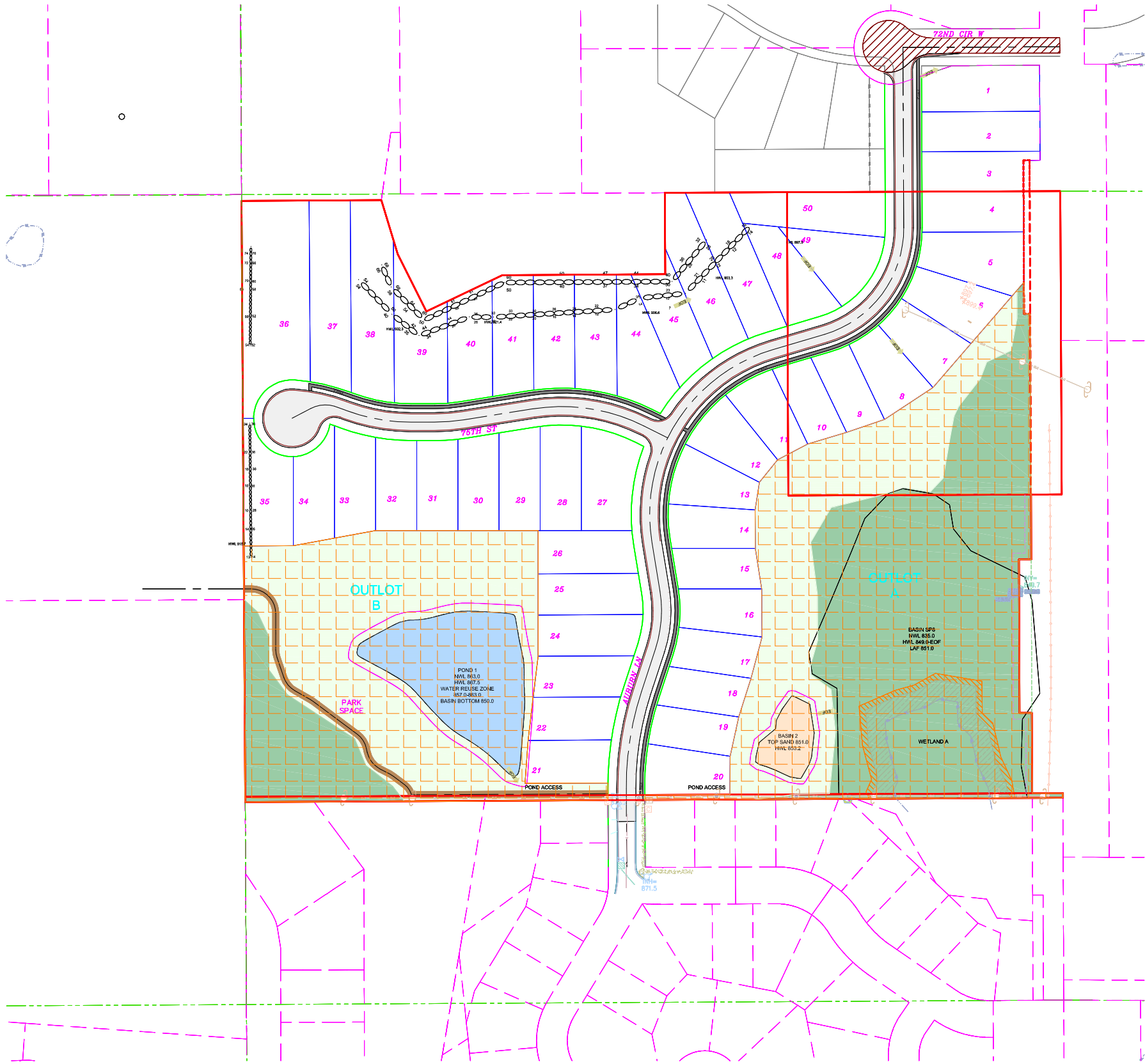


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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
**INVER GROVE
HEIGHTS,
MINNESOTA**

DEVELOPMENT CAPACITY PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
540-685
DC
DC



OVERALL SITE AREA	1,384,723 SF	31.79 AC
NET AREA OF DEVELOPMENT	1,088,060 SF	24.52 AC
REQUIRED OPEN SPACE		
20% NET DEVELOPABLE	217,612 SF	4.99 AC
50% UNDISTURBED OPEN SPACE	108,806 SF	2.49 AC
75% CONTIGUOUS OPEN SPACE	163,209 SF	3.74 AC

PROVIDED OPEN SPACE

OPEN SPACE	
273,326 SF	6.27 AC

UNDISTURBED OPEN SPACE	
229,485 SF	5.27 AC

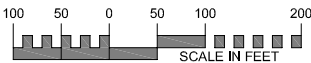
CONTIGUOUS OPEN SPACE	
502,811 SF	11.54 AC

PROPOSED STORMWATER POND

PROPOSED STORMWATER INFILTRATION BASIN

SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-AROUND		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/UNFLOW ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE (PRE CONSTRUCTION)		
SILT FENCE (POST CONSTRUCTION)		
SPOT ELEVATION		
TBC SPOT ELEVATION		



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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CAW				
DATE				
06/28/21				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 06/28/21 Lic. No. 49180



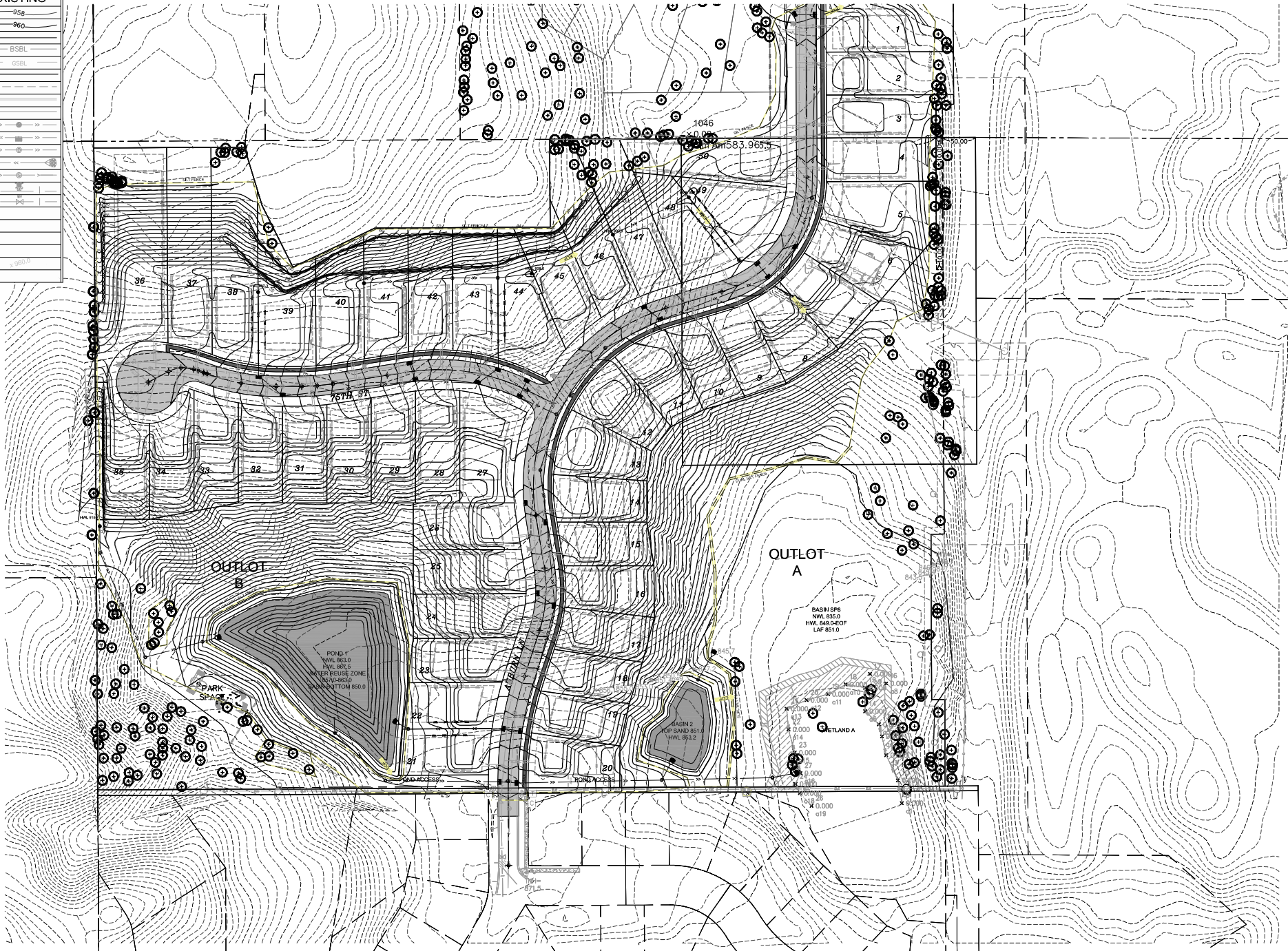
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
INVER GROVE HEIGHTS, MINNESOTA

OPEN SPACE PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
540-685
OS
OS

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION		
TBC SPOT ELEVATION		

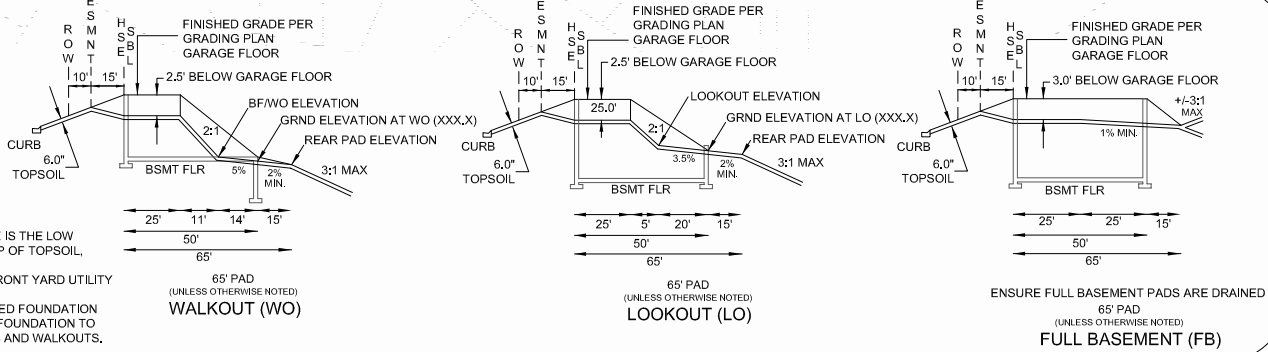


- CONSTRUCTION NOTES
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF INVER GROVE HEIGHTS OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND, CLAYS, AND SILTS MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT. REFER TO SECTION 2.2 OF THE STORM WATER POLLUTION PREVENTION PLAN.
 3. BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. THE TEMPORARY DRAINAGE PIPES SHALL BE INCIDENTAL TO THE GRADING OPERATIONS. INSTALL SILT FENCE AROUND EXCAVATED POND, AFTER THE AS-BUILT ELEVATIONS HAVE BEEN VERIFIED BY THE ENGINEER.
 4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
 5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
 6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED (INCIDENTAL).
 7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
 8. LO & WO FINISHED PADS SHALL BE FLATTER THAN 3:1. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 9. RESTORATION - ACRES PLUS WETLAND RESTORATION AREAS
 - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
 - B. SEED ALL DISTURBED AREAS WITH MNDOT MIXTURE #25-141 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED) WETLAND RESTORATION - BWSR SEED MIX FOR WETLANDS (AS NOTED IN THE WETLAND REPLACEMENT PLAN APPLICATION)
 - C. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
 - D. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
 - E. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
 - F. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - G. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 - H. SLOPES TO WATER WAYS SHALL BE STABILIZED WITHIN 24 HOURS OF DISTURBANCE.
 10. SILT FENCE, BEFORE GRADING - 5,735 LF
AFTER GRADING - 1,300 LF
 11. CAT. 3 EROSION CONTROL BLANKET - 24,810 SY
 12. CUT - 212,530 CY
FILL - 140,780 CY

- GENERAL NOTES:
1. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
 2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES FOR ALL STORM SEWER INLETS(EXISTING AND PROPOSED) AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
 3. ALL RETAINING WALLS TO BE CONSTRUCTED DURING THE GRADING PHASE, BUILDING PERMIT WILL NOT BE ISSUED UNTIL WALLS ARE ACCEPTED.
 - 3.1. IF >4' WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT (IF APPLICABLE)
 - 3.2. WALLS IN ROW FOR ROAD TO MAINTAINED BY CITY AND CONSTRUCTED TO BIG BLOCK SPECS PER CITY ENGINEER
 4. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)
 5. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
 6. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL. THE GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE STREET SWEEPING ON HUNTER DRIVE DURING THE GRADING OPERATIONS, IF REQUIRED.
 7. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

- ON-SITE BMPS
1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
 2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.(Utility Contractor)
 3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL AND PROVIDE SEDIMENT CONTROL. (Utility Contractor)
 4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. (WIMCO'S OR EQUAL)(Utility Contractor)
 5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION. (Grading Contractor)
 6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.(Grading Contractor)
 7. INFILTRATION AREAS - INFILTRATION AREAS WILL BE UTILIZED TO REDUCE THE AMOUNT OF RUNOFF FROM THE INCREASED HARDSURFACE. (Grading Contractor)
 8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR AS NEEDED TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.(Grading and Utility Contractor)
 10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.-
 11. ALL CONCRETE WASHOUT PRODUCED SHALL BE REMOVED FROM THE SITE. (Utility Contractor)

- NOTES:
1. GRADE (999.0) BEHIND EACH HOMESITE IS THE LOW GROUND ELEVATION AND PROPOSED TOP OF TOPSOIL. SUBGRADE SHALL BE DOWN 0.50 FEET.
 2. ESTABLISH FINISH GRADE AT ALL 10' FRONT YARD UTILITY EASEMENT LOCATIONS.
 3. THESE DETAILS REFERENCE A 8" POURED FOUNDATION WALL, AND A 0.7' DROP FROM REAR TOP FOUNDATION TO GROUND ELEVATION FOR ALL LOOKOUTS AND WALKOUTS.



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CHARLES A. WIEMERSLAGE, P.E.
Date: _____ Lic. No. _____



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

CITY PROJECT NO.
--
INVER GROVE HEIGHTS, MINNESOTA

PRELIMINARY GRADING PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
5401-685
GP1
GP3



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Date: _____ Lic. No. _____

ENGINEERS

SURVEYORS

DESIGNERS

PLANNERS

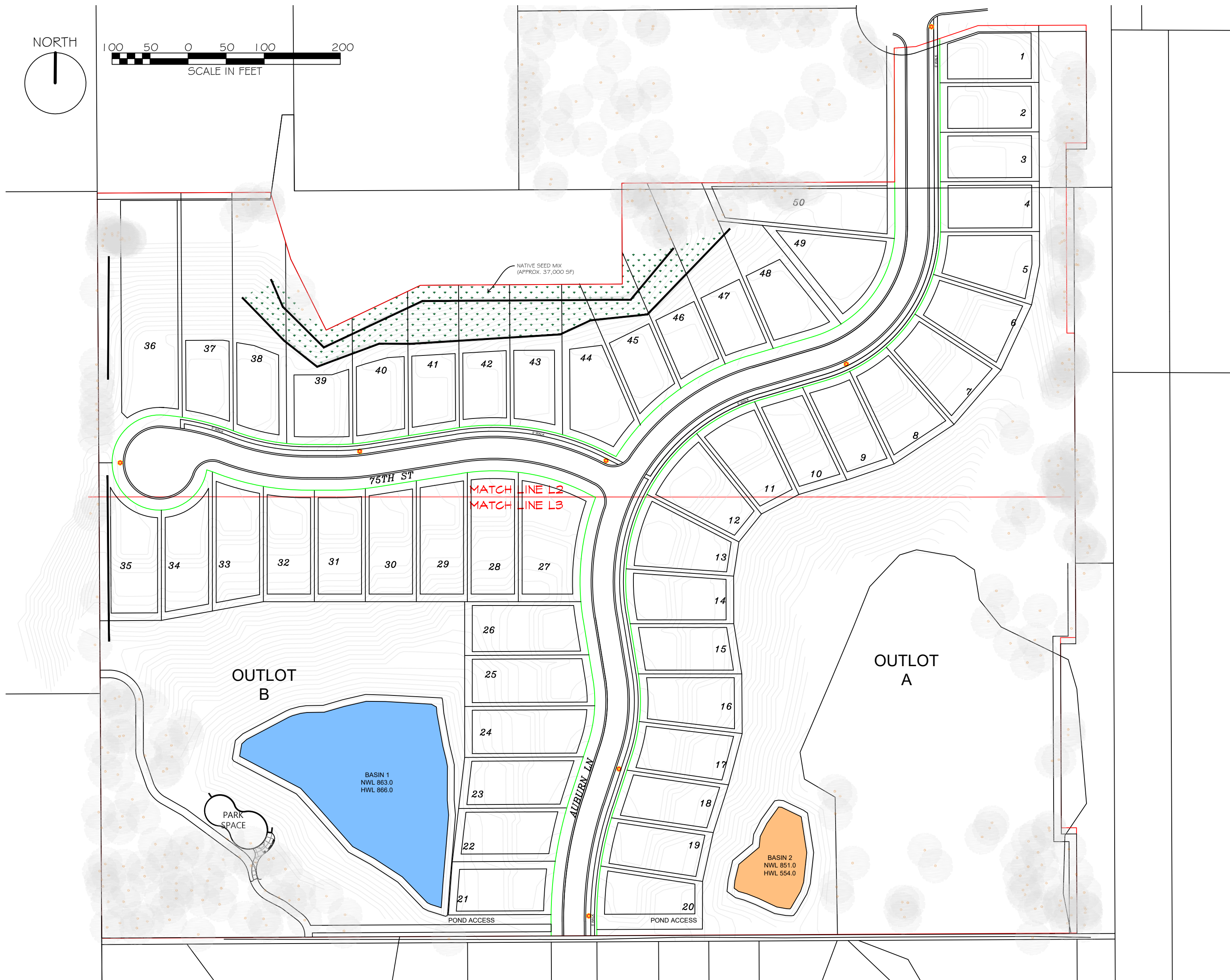
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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
INVER GROVE HEIGHTS, MINNESOTA

PRELIMINARY GRADING PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
5401-685
GP2
GP3

PROJECT NAME AND NUMBER



1

1

SITE CONTEXT

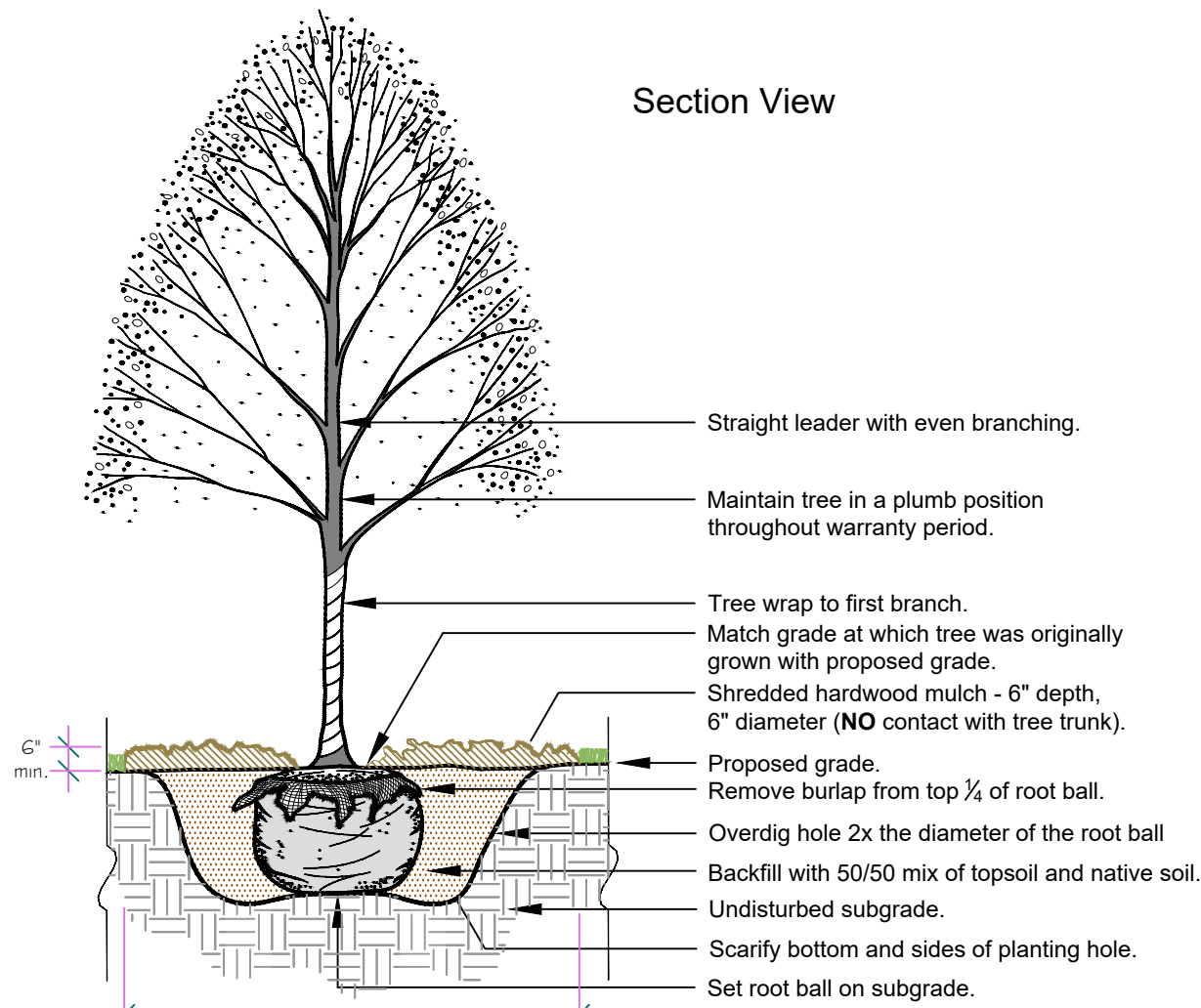
SCALE: 1" = 100'

GENERAL LANDSCAPE 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.
- 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:

- TREES AND SHRUBS SHALL BE FRESHLY DUG AT TIME OF DELIVERY UNLESS CONTAINER GROWN, IF CONTAINER GROWN, PLANTS SHALL BE WATERED EVERYDAY AND KEPT IN A PARTIALLY-SHADED AREA UNTIL PLANTED.
- TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GIRDING ROOTS THAT HAVE ENCIRCLED THE TREE. TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.
- ALL TREES SHALL HAVE A MINIMUM DEPTH OF 6" HARDWOOD BARK MULCH 6" DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION
- PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOD, CLAY CLUMPS, CLASS V AND OTHER CONSTRUCTION MATERIALS.
- TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE AND TOPSOIL AT A RATIO OF 1:1.
- CONTRACTOR SHALL EXCAVATE 8" OF SOIL IN ALL LANDSCAPE BEDS, REPLACE WITH 8" OF UNSCREENED TOPSOIL, ENOUGH ESTABLISH A POSITIVE GRADE FROM STRUCTURES, FOUNDATIONS, PATIOS, ETC..
- PLANTING BEDS PROPOSED WITH ROCK MULCH SHALL BE LAID OVER MIN. 6 MIL. BLACK POLY.
- PLANTING BEDS PROPOSED WITH BARK MULCH, A PRE EMERGENT HERBICIDE SHALL BE SPREAD AT PRODUCT RECOMMENDED RATIOS BEFORE BARK MULCH IS SPREAD. POLY AND FABRIC UNDERLAYMENTS ARE NOT TO BE USED UNDER BARK MULCH.
- ALL VINYL EDGING TO BE STAKED 7" ON CENTER, HORIZONTALLY.
- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA



1

2

Tree Planting Detail

NOT TO SCALE

REFORESTATION REQUIREMENT:

8,561.5 CAL INCH
*per tree survey

STREET TREE REQUIREMENT:

1 TREE PER 40 LF OF ROAD

STREET LF: 4144

TREES REQUIRED: $\frac{4144}{40} = 103$
(ROUNDED)

REFORESTATION PROPOSED:

IT IS PROPOSED 1,500 CAL INCHES BE PLANTED.

STREET TREE PROPOSED:

DUE TO UTILITY CONFLICTS IT IS PROPOSED THAT 79 TREES BE PLANTED TO MAINTAIN SIMILAR SPACING, WHILE ENSURING EVERY LOT HAS AT LEAST 1 STREET TREE

PLANT SCHEDULE

REFORESTATION TREES	COMMON NAME	BOTANICAL NAME	CONT	QTY	REMARKS
AEI	American Elm	Ulmus americana	3.0" BB	4	
ALI	American Linden	Tilia americana	3.0" BB	4	
ASI	Prairie Gold Aspen	Populus tremuloides 'NEArb'	3" BB	47	
BGI	Birch Clump	Betula populifolia 'Whitespire'	3.0" BB	18	
BFI	Balsam Fir	Abies balsamea	8' BB	26	
BHI	Black Hills Spruce	Picea glauca densata	8' BB	58	
CHI	Canadian Hemlock	Tsuga canadensis	8' BB	23	
CMI	Crimson Maple	Acer plantanoides 'Crimson King'	3.0" BB	10	
HBI	Common Hackberry	Celtis occidentalis	3.0" BB	15	
KGI	Kentucky Coffee Tree	Gymnocladus dioica	3.0" BB	13	
LRI	American Larch	Larix laricina	8' BB	32	
NPI	Norway Pine	Pinus resinosa	8' BB	24	
NSI	Norway Spruce	Picea abies	8' BB	22	
PBI	Dakota Pinnacle Birch	Betula platyphylla 'Fargo'	3.0" BB	85	
POI	Pin Oak	Quercus ellipsoidalis	3.0" BB	23	
RMI	Red Maple	Acer rubrum	3.0" BB	17	
SMI	Sugar Maple	Acer saccharum	1.5" BB	18	
SOI	Swamp White Oak	Quercus bicolor	3.0" BB	23	
WPI	White Pine	Pinus strobus	8' BB	33	
STREET TREES	COMMON NAME	BOTANICAL NAME	CONT	QTY	REMARKS
AE	American Elm	Ulmus americana	1.5" BB	13	
AL	American Linden	Tilia americana	1.5" BB	12	
HB	Common Hackberry	Celtis occidentalis	1.5" BB	13	
HL	Honey Locust	Gleditsia triacanthos var. inermis 'Impcoke'	1.5" BB	15	
RO	Red Oak	Quercus rubra	1.5" BB	12	
SM	Sugar Maple	Acer saccharum	1.5" BB	14	

NATIVE SEED MIX

NATIVE GRASSES

COMMON	SCIENTIFIC	lbs per acre
LITTLE BLUESTEM	ANDROPOGON SCOPARIUS	3
SIDEOATS GRAMA	BOUTELOUA CURTIPENDLA	3
PRAIRIE DROPSEED	SPORABOLUS HETEROLEPIS	1
BLUE GRAMA GRASS	BOUTELOUA GRACILIS	1
QUATRO SHEEP FESCUE	FESTUCA OVINA	30

98% PURITY

85% GERMINATION

SEEDING RATE: 38 LBS. PER ACRE

NATIVE WILDFLOWERS

COMMON	SCIENTIFIC	oz per acre
PURPLE PRAIRIE CLOVER	PETALOSTEMUM PURPUREUM	2
BLACK-EYED SUSAN	RUDBECKIA HIRTA	4
PRAIRIE BLAZING STAR	LIATRIS PYNOSTACHYA	2
COMMON MILKWEED	ASCLEPIAS SYRIACA	2
WILD BERGAMOT	MONARDA FISTULOSA	2

98% PURITY

85% GERMINATION

SEEDING RATE: .75 LBS. PER ACRE

LANDSCAPE ARCHITECT:

www.norbylandscape.com / (952) 361-0644



Norby Associates
Landscape Architects, LLC
100 E. 2nd St STE. 200 Chaska, MN 55318

CLIENT:

LENNAR

PROJECT LOCATION:



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 REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kevin Norby

KEVIN NORBY REGISTRATION #: 20144

DATE

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LANDSCAPE PLAN

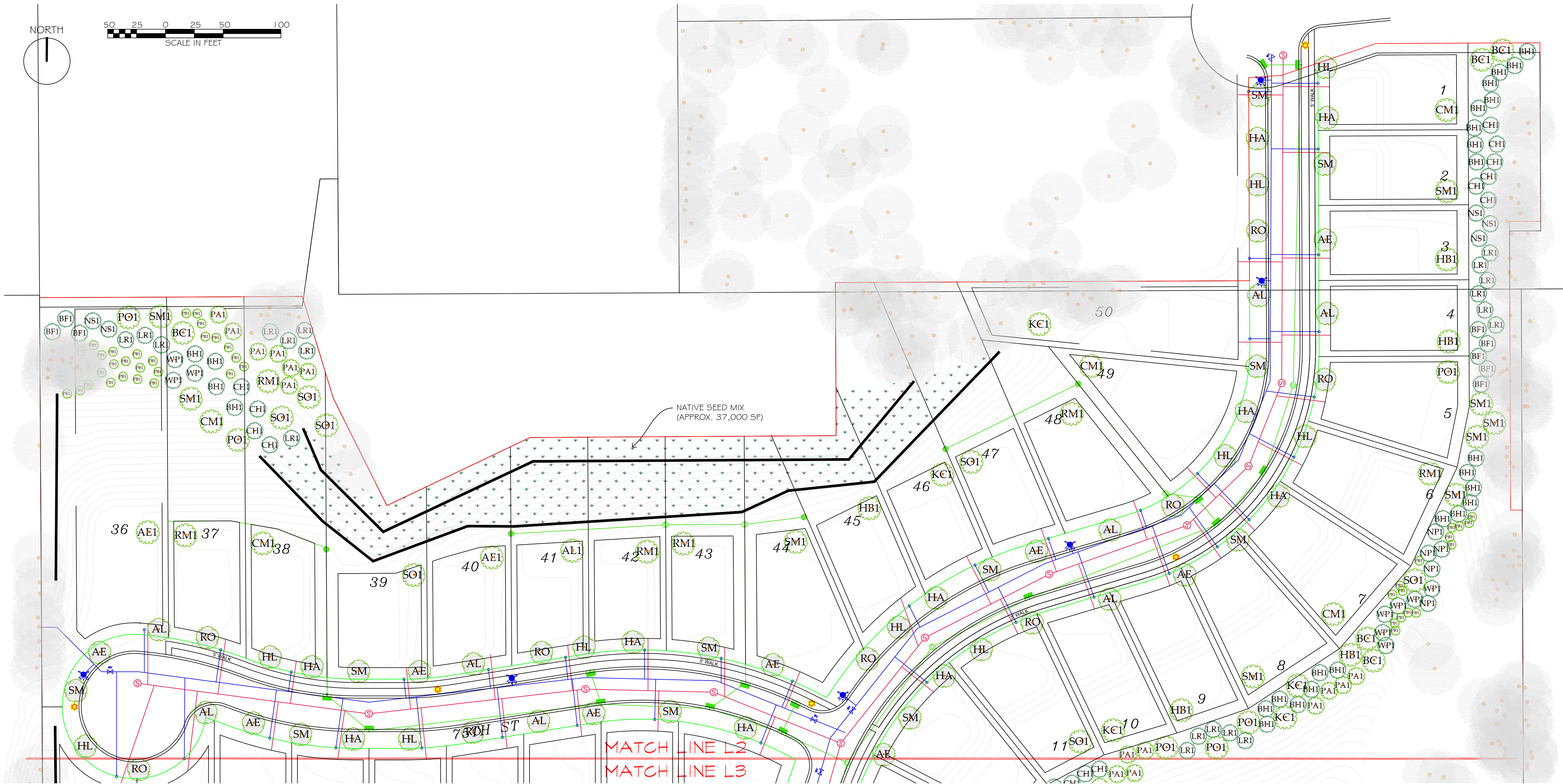
HIGHLANDS AT SETTLERS RIDGE

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PROJECT #: --- CITY #: ---

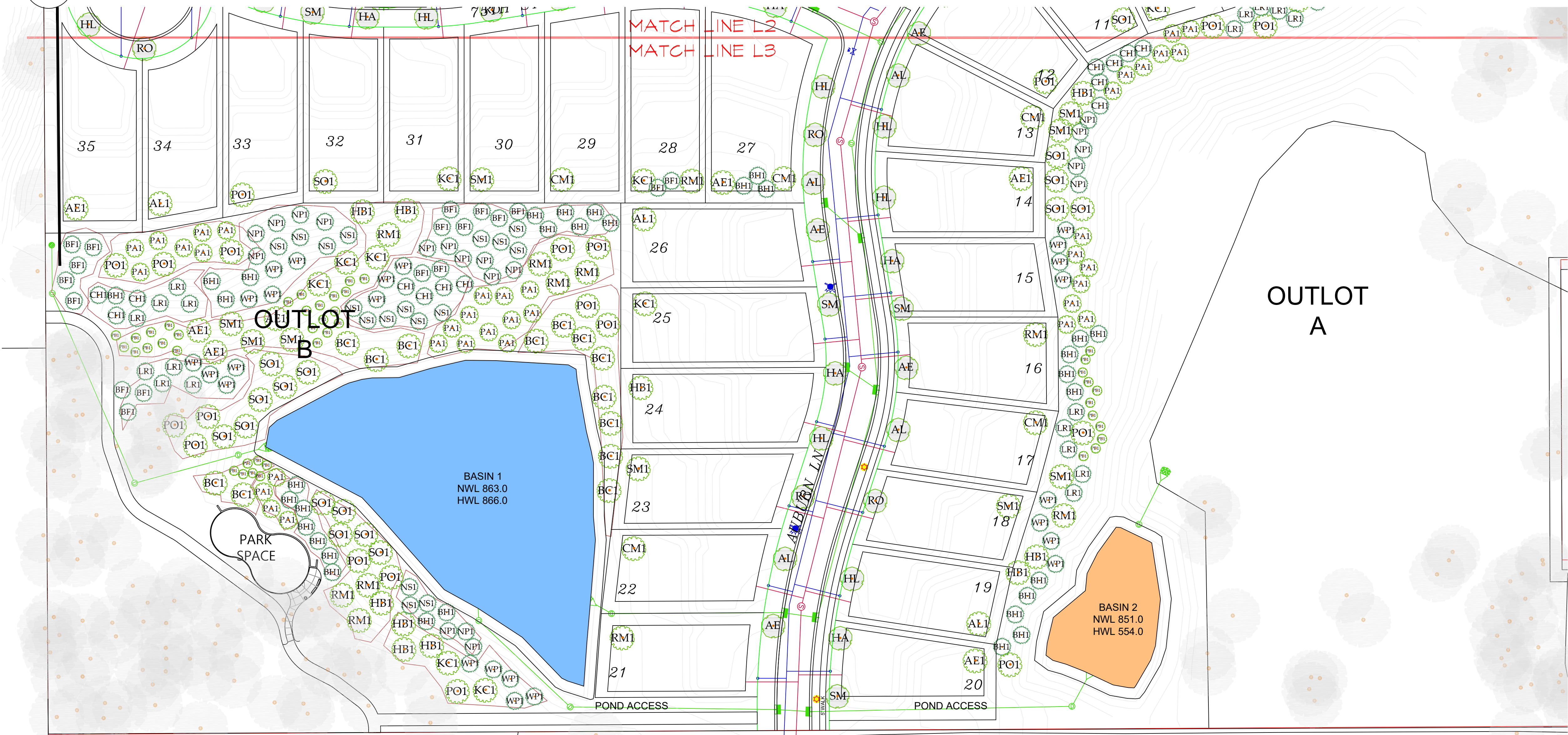
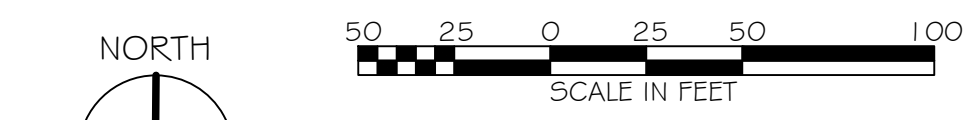
L1 of 3



2 **PLANTING PLAN**
1 **SCALE: 1" = 50'**

LANDSCAPE PLAN
HIGHLANDS AT SETTLERS RIDGE

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ISSUED:	RE-ISSUED:
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REVISIONS:	
BY: DATE: REMARKS:	
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3
1 **PLANTING PLAN**
SCALE: 1" = 50'



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OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A DULY
REGISTERED LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF MINNESOTA.

KEVIN NORBY REGISTRATION # 20144

DATE

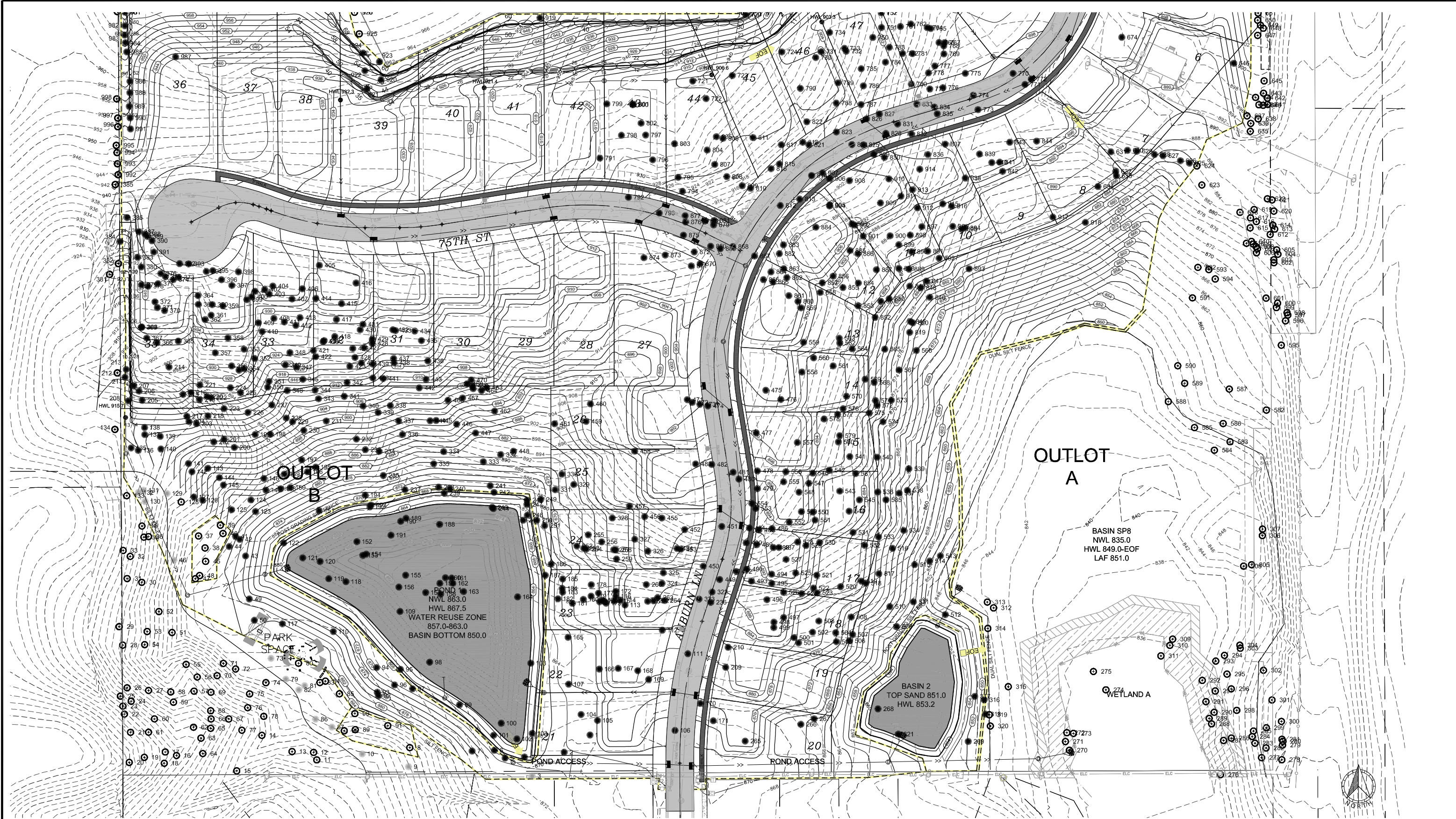
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NORBY AND ASSOCIATES LANDSCAPE
ARCHITECTS, CHANGES TO OR USE OF THIS
PLAN SHALL REQUIRE PRIOR WRITTEN
APPROVAL BY NORBY AND ASSOCIATES
LANDSCAPE ARCHITECT, LLC.

LANDSCAPE PLAN
HIGHLANDS AT SETTLERS RIDGE

DRAWN: MK
ISSUED: KN
RE-ISSUED: ---

REVISIONS:	BY:	DATE:	REMARKS:
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PROJECT #: --- CITY #: ---



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
TREES.DWG				
DRAWN BY				
CAW				
CHECKED BY				
CAW				
DATE				
06/28/21				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 06/28/21 Lic. No. 19180

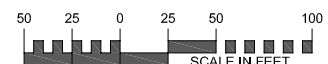


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

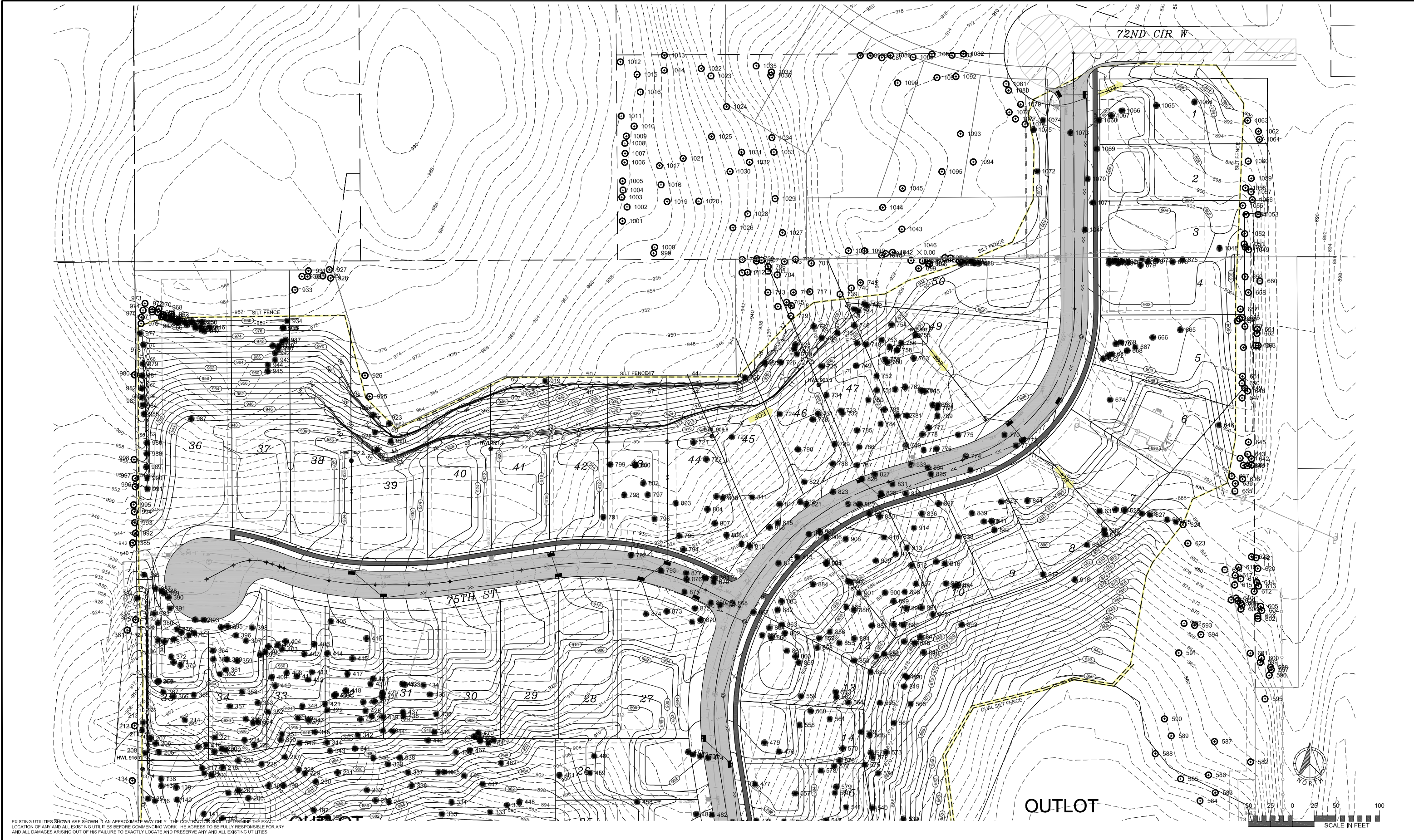
CITY PROJECT NO.
--
INVER GROVE HEIGHTS, MINNESOTA

TREE SURVEY
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
5401-685
TS2
TS5



PROJECT NAME AND NUMBER



EXISTING UTILITIES SHOWN ARE IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
TREES.DWG				
DRAWN BY				
CW				
CHECKED BY				
CW				
DATE				
06/28/21				

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Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 06/28/21 Lic. No. 49180



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

CITY PROJECT NO.	TREE SURVEY		FILE NO.
INVER GROVE HEIGHTS, MINNESOTA	THE HIGHLANDS AT SETTLER'S RIDGE		5401-685
	LENNAR		TS3
			TS5

Tag # SPECIES		Class A saved Inches (DBH)	Class A cut Inches (DBH)	Class B saved Inches (DBH)	Class B cut Inches (DBH)	Class C saved Inches (DBH)	Class C cut Inches (DBH)	TAG # SPECIES	Class A saved Inches (DBH)	Class A cut Inches (DBH)	Class B saved Inches (DBH)	Class B cut Inches (DBH)	Class C saved Inches (DBH)	Class C cut Inches (DBH)	SPECIES	Class A saved Inches (DBH)	Class A cut Inches (DBH)	Class B saved Inches (DBH)	Class B cut Inches (DBH)	Class C saved Inches (DBH)	Class C cut Inches (DBH)	SPECIES	Class A saved Inches (DBH)	Class A cut Inches (DBH)	Class B saved Inches (DBH)	Class B cut Inches (DBH)	Class C saved Inches (DBH)	Class C cut Inches (DBH)	SPECIES	Class A saved Inches (DBH)	Class A cut Inches (DBH)	Class B saved Inches (DBH)	Class B cut Inches (DBH)	Class C saved Inches (DBH)	Class C cut Inches (DBH)				
1 S Elm			12					120 B Oak				9			233 B Chy							330 B Chy						449 B Oak											
2 S Elm			14.5					121 A Elm			8.5				234 R Oak							340 Aspen		10.5				450 B Chy											
4 S Elm			9					122 A Elm			8				235 B Chy							341 B Chy						451 B Oak											
5 S Elm			16					123 A Elm							236 B Chy							342 B Chy						452 B Oak											
6 P Bir								124 B Chy							237 P Bir							343 A Elm		8				453 R Oak											
7 G Ash					9.5			125 B Chy							238 B Oak							344 B Chy						454 B Chy											
8 B Chy					9.5			126 B Chy							239 B Oak							345 B Oak						455 B Oak											
13 W Oak				22				127 B Chy							240 B Oak							346 B Oak						456 B Oak											
14 W Oak				22.5				128 B Chy							241 B Chy							347 B Oak		9				457 B Chy											
15 R Oak				22				133 A Elm	8.5			10			242 Crbap							348 A Elm		11				458 B Oak											
16 W Oak				16				135 R Oak							243 B Oak							349 A Elm		8				459 R Ced											
17 W Oak				18.5				136 B Chy							244 B Oak							350 A Elm						460 B Oak											
18 W Oak				21				137 B Chy							245 B Oak							351 B Oak						461 B Chy											
19 W Oak				14				138 B Chy							246 A Elm							352 B Chy						462 R Oak											
20 Aspen	11							139 A Elm			8.5				247 B Chy							353 G Ash						463 Aspen											
21 R Oak				21.5				140 B Chy							248 A Elm		8.5					354 B Chy						464 R Oak											
22 R Oak						30.0		141 P Bir							249 B Oak							355 R Oak						465 Aspen											
23 R Map		8						142 B Oak							250 B Oak							356 R Oak						466 Aspen											
24 A Elm		8						143 R Oak							251 B Oak							357 R Oak						467 Aspen											
26 W Oak				16				144 B Chy							252 B Oak							358 R Oak						468 A Elm											
27 R Map				23				145 B Chy							253 B Oak							359 A Elm		8				469 Aspen											
28 B Chy				11				146 R Oak							254 B Oak							360 B Oak						470 Aspen											
30 W Oak				26				147 A Elm			8.5				255 B Chy							361 B Chy						471 Sprce											
31 A Elm		9						148 A Elm			9.5				256 P Bir							362 B Oak						472 Sprce											
32 Hckby				10.5				149 R Oak							257 A Elm							363 B Chy						473 Sprce											
33 B Chy				9				150 A Elm			12				258 B Oak							364 B Oak						474 Sprce											
34 W Oak				21.5				151 G Ash							259 B Oak							365 B Chy						475 R Oak											
35 B Chy				8.5				152 B Oak							260 Aspen							366 B Oak						476 B Oak											
36 A Elm		8						153 B Oak							261 R Oak							367 B Chy						477 R Oak											
37 B Chy				15				154 A Elm			10.5				262 Aspen							368 B Chy						478 B Chy											
38 A Elm		13						155 Aspen			14				263 R Ced							369 R Oak						479 B Chy											
39 B Chy				9.5				156 R Oak							264 Aspen							370 R Oak						480 B Oak											
40 B Chy				10.5				157 R Oak							265 S Elm							371 A Elm		9.5				481 B Oak											
41 A Elm			11					158 R Oak							266 S Pin							372 B Oak						482 B Oak											
42 B Chy								159 Aspen			13				267 S Pin							373 R Oak						483 B Oak											
43 A Elm		9						160 Aspen			9.5				268 S Elm							374 G Ash						484 B Chy											
44 R Oak								161 Aspen			12.5				269 R Ced							375 P Bir						485 B Chy											
45 W Oak				24				162 Aspen			11.5				270 A Elm	10						376 B Chy						486 B Oak											
47 B Oak				26				163 R Oak							271 A Elm	8.5						377 B Chy						487 Hckby											
48 A Elm								164 B Oak							272 A Elm	10						378 B Oak						488 B Oak											
49 B Chy	9							165 S Elm			13				273 G Ash			20				379 B Oak						489 Hckby											
50 A Elm			9.5					166 Aspen			17				274 A Elm	21.5						380 R Oak						490 B Chy											
51 W Oak				23				167 G Ash							275 A Elm	11.5						383 R Oak						491 Crbap		8									
52 W Oak				14				168 B Chy							276 A Elm	8						384 B Oak						492 B Oak											
53 W Oak				9.5				169 S Elm			14				277 Hck by							386 R Oak						493 B Oak											
54 R Oak						36.5		170 S Pin							278 B Oak			11.5				387 R Oak						494 A Elm											
55 W Oak				20				171 S Elm			17				279 B Oak			9.5				388 Aspen		8				495 Hckby											
56 B Oak				15				172 Aspen			9.5				280 B Oak			14.5				389 A Elm		15.5				496 A Elm											
57 P Bir				11				173 Aspen			8.5				281 B Oak			9				390 B Oak						497 R Oak											
58 R Map		9.5						174 R Oak							282 B Chy			9.5				391 B Chy						498 R Oak											
59 W Oak								175 Aspen			10.5				283 B Chy			14				392 A Elm		8.5				499 R Oak											
60 W Oak				18.5				176 Aspen			11				284 B Oak			15.5				393 B Oak						500 A Elm											
61 B Oak				16				177 Aspen			8.5				285 Hck by			8.5				394 R Oak						501 R Oak											
62 R Oak				15.5				178 Aspen			10				286 B Oak			16				396 R Oak						502 Aspen											
63 R Oak				13.5				179 Aspen			10.5				287 B Oak			15				397 B Chy						503 R Oak											
64 P Bir				8				180 Aspen			10.5				288 B Oak			19				398 B Oak						504 Aspen											
65 R Oak				9				181 Aspen			9.5				289 B Oak			11				399 B Chy						505 A Elm											
66 A Elm		15						182 Aspen			13				290 B Oak			12.5				400 B Oak						506 R Oak											
67 B Chy				12.5				183 Aspen			9				291 B Oak			16				401 B Chy						507 P Bir											
68 B Oak				2																																			

		Class A saved	Class A cut	Class B saved	Class B cut	Class C saved	Class C cut
TAG #	SPECIES	Inches (DBH)	Inches (DBH)	Inches (DBH)	Inches (DBH)	Inches (DBH)	Inches (DBH)
556	B Chy				12.5		
557	B Chy				9.5		
558	B Chy				15.5		
559	B Oak				23		
560	A Elm		8				
561	B Chy				18		
562	B Chy				10.5		
563	B Chy				11.5		
564	B Chy				21		
565	B Oak				23.5		
566	B Chy				13.5		
567	Hckyby				12.5		
568	B Chy				9		
569	B Chy				9		
570	B Chy				9.5		
571	B Oak				14.5		
572	B Oak				15.5		
573	B Oak				17.5		
574	B Chy				28		
575	B Oak				10		
576	B Oak				24		
577	A Elm			9.5			
578	B Chy				9.5		
579	A Elm			10.5			
580	B Oak					27.5	
581	Aspen		8				
582	A Elm	10.5					
583	B Chy			8			
584	A Elm	8.5					
585	B Chy			9			
586	B Chy			11			
587	A Elm		10				
588	A Elm	10.5					
589	S Elm	10.5					
590	S Elm	8					
591	A Elm	10.5					
592	S Pin			6.5			
593	S Pin			2			
594	S Pin			3.5			
595	B Oak			22			
596	B Oak			13			
597	B Oak			13			
598	B Oak			11			
599	B Oak			14.5			
600	B Oak			19			
601	Spnce			8.5			
602	B Oak			12			
603	B Oak			9.5			
604	B Oak			26			
605	B Oak			18			
606	R Pin			11			
607	R Pin			7			
608	R Pin			7			
609	R Pin			5			
610	R Pin			7			
611	R Ced			5			
612	B Oak			11			
613	B Oak			16			
614	B Oak			8			
615	R Pin			9.5			
616	B Oak			19			
617	B Oak			9			
618	B Oak			11			
619	R Oak			13			
620	B Oak			9			
621	B Oak			12			
622	B Oak			12			
623	Walnt			18.5			
624	Walnt			13.5			
625	Walnt				8		
626	Walnt				8.5		
627	Walnt				11.5		
628	Walnt				16.5		
629	Walnt				10		
630	Walnt				8.5		
631	Walnt				18		
632	A Elm		9.5				
633	A Elm		15				
634	A Elm		25				
635	B Oak					37.0	
636	B Oak			19			
637	B Oak			18.5			
638	B Oak			23			
639	R Oak			25.5			
640	B Oak			9			
641	A Elm		13.5				
642	B Oak			14.5			
643	R Oak					30.0	
644	R Oak			20			
645	R Oak			17.5			
646	Walnt			21			
647	R Oak			24			
648	B Oak			9.5			
649	B Oak			9			
650	B Oak			9			
651	B Oak			13.5			
652	B Oak			17			
653	B Oak			10			
654	A Elm		11				
655	B Oak			8			
656	R Oak			12			
657	B Oak			15			
658	R Oak			9.5			
659	B Oak			11			
660	R Oak			19			
661	R Oak			9			
662	A Elm		9.5				

		Class A saved	Class A cut	Class B saved	Class B cut	Class C saved	Class C cut
TAG #	SPECIES	Inches (DBH)	Inches (DBH)	Inches (DBH)	Inches (DBH)	Inches (DBH)	Inches (DBH)
663	A Elm		11				
664	R Oak			8			
665	R Oak				12.5		
666	Pine				13		
667	Pine				11		
668	Pine				12		
669	Pine				13		
670	Spnce				5		
671	Pine				11.5		
672	Pine				12		
673	Pine				12		
674	G Ash				12.5		
675	Spnce				19		
676	Spnce				17		
677	Spnce				15		
678	Spnce				6		
679	Spnce				15		
680	B Chy				8		
681	Spnce				12		
682	Spnce				10.5		
683	Spnce				10.5		
684	Spnce				15		
685	Spnce				16		
686	Spnce				15		
687	Spnce				11.5		
688	Spnce				13.5		
689	Spnce				11		
690	Spnce				7		
691	Spnce				10		
692	Spnce				6		
694	Spnce				11		
695	Spnce				10		
696	A Elm		11				
697	Spnce			11.5			
698	Spnce			7.5			
699	A Elm		10				
700	Spnce			15.5			
701	B Oak					31.0	
702	R Oak			9			
703	R Oak			10			
704	R Oak			13.5			
705	R Oak			11.5			
706	R Oak			10.5			
707	R Oak			9.5			
708	R Oak			9.5			
709	R Oak			9.5			
710	R Oak			12			
711	R Oak			10			
712	R Oak			18			
713	R Oak			16.5			
714	B Chy			13.5			
715	R Oak			9			
716	R Oak			11			
717	B Chy			10			
718	R Oak			10			
719	R Oak			13.5			
720	R Oak				23		
721	B Oak				10		
722	B Oak					28.5	
723	B Oak				24		
724	R Oak				8		
725	Aspen						
726	Aspen			9			
727	Aspen			10			
728	Aspen			9.5			
729	R Oak				16.5		
730	B Chy				10		
731	R Oak				16.5		
732	B Oak				16		
733	B Oak				24		
734	B Oak				23		
735	R Oak				17		
736	P Bir				15		
737	R Oak				17		
738	R Oak				11		
739	R Oak				15		
740	B Chy			8			
741	S Elm		9.5				
742	A Elm			13.5			
743	R Oak				10		
744	B Chy				19		
745	A Elm			12			
746	B Chy				12		
747	B Chy				9		
748	R Oak				13.5		
749	B Chy				11.5		
750	B Oak				22		
751	A Elm			9.5			
752	B Chy				13		
753	R Oak				12		
754	A Elm			10			
755	R Oak				8		
756	G Ash				12		
757	B Chy				16		
758	B Oak				8		
759	B Chy				10		
760	B Chy				8.5		
761	B Oak				11		
762	A Elm			10.5			
763	R Oak				14.5		
764	R Oak				8		
765	B Chy				15.5		
766	B Chy				13		
767	B Chy				8.5		
768	B Chy				10		
769	S Elm			19			
770	S Elm			16			

		Class A saved	Class A cut	Class B saved	Class B cut	Class C saved	Class C cut
TAG #	SPECIES	Inches (DBH)	Inches (DBH)	Inches (DBH)	Inches (DBH)	Inches (DBH)	Inches (DBH)
771	S Elm		9				
772	S Elm		9.5				
773	B Loc				12.5		
774	B Loc				17		
775	B Chy				24.5		
776	A Elm		9.5				
777	B Chy				11		
778	S Elm		8.5				
779	B Chy				16		
780	A Elm		8				
781	A Elm		9				
782	B Oak				19		
783	B Chy				9		
784	A Elm		10.5				
785	A Elm		15.5				
786	B Oak				20.5		
787	B Chy				8.5		
788	R Oak				15		
789	R Oak				14.5		
790	R Ced				3		
791	B Oak				12.5		
792	B Chy					42	
793	Aspen		10.5				
794	B Oak				25		
795	B Oak				24		
796	B Chy				9.5		
797	B Chy				12		
798	B Chy				19.5		
799	B Oak				26		
800	B Chy				15.5		
801	B Chy				8.5		
802	B Chy				13		
803	B Oak				26		
804	B Oak				22.5		
805	R Oak				10.5		
806	R Oak				9.5		
807	B Oak				25		
808	A Elm		9				
809	B Oak				25.5		
810	A Elm		10.5				
811	B Chy				10.5		
812	B Chy				14		
813	A Elm		9				
814	B Oak				23		
815	B Oak				25		
816	B Chy				8		
817	R Oak				14		
818	R Oak				12		
819	B Oak				22		
820	A Elm		8				
821	Aspen		11				
822	B Chy				10		
823	Aspen		11				
824	B Oak				24		
825	B Chy				8.5		
826	A Elm		8.5				
827	B Oak				22		
828	B Chy				8		
829	B Oak				22		
830	B Oak				16		
831	B Chy				9		
832	A Elm		9.5				
833	A Elm		9				
834	B Chy				13		
835	B Chy				10		
836	A Elm		8				
837	B Oak					27.5	
838	R Oak				15		
839	B Loc				12.5		
840	B Loc				8.5		
841	B Loc				17		
842	B Loc				9		
843	S Elm		8				
844	B Loc				14		
845	A Elm		10.5				
846	R Oak				15		
847	B Chy				12		
848	A Elm		8				
849	A Elm		9.5				
850	B Oak				17		
851	B Chy				10		
852	R Oak				14.5		
853	B Oak				20.5		
854	B Chy				10.5		
855	B Oak				24		
856	B Chy				8.5		
857	B Oak				26		
858	B Chy				8		
859	B Chy				12.5		
860	B Chy				16		
861	Aspen		9				
862	R Oak				17.5		
863	Aspen		9.5				
864	Aspen		10.5				
865	Aspen		10				
866	Aspen		8.5				
867	B Oak				22		
868	B Chy				8		
869	B Chy				11.5		
870	B Oak					33	
871	B Oak				11		
872	B Chy				9.5		
873	B Oak				12		
874	R Oak				11.5		
875	B Chy				24		
876	B Oak				9.5		

From: [Heather Botten](#)
To: [Allan Hunting](#)
Subject: FW: US Home Corp - Highlands-Case NO. 21-48PUD
Date: Monday, July 19, 2021 9:28:59 AM
Attachments: [image001.png](#)

Comment for Highlands, I have not saved this in the electronic file.

From: jjacoby@pinebendpaving.com <jjacoby@pinebendpaving.com>

Sent: Tuesday, July 13, 2021 8:55 AM

To: Heather Botten <hbotten@ighmn.gov>

Subject: US Home Corp - Highlands-Case NO. 21-48PUD

Heather

I am hoping the City approves these plans and forwards to planning.

This development has made a great use of the properties and elevations of the land.

The quality of the homes and layout of the lots is the best one that Sue and I have been approached about.

Lennar has offered us the chance to maintain our privacy by turning most of the lots directly south and sloping/or placing walls to our existing grades.

As for the connection to 72nd Circle West, We weren't looking to give up any property, but realize we may be forced to someday.

By working with Lennar we feel we can avoid having to be developers in the future. (And avoid assessments in our retirement years)

Being in the construction industry myself, I cannot say enough about how well we were kept informed and treated by the Lennar.

A very organized and professional company.

Sincerely

Joe Jacoby



Joe Jacoby

President

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