

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, APRIL 19, 2022 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR MARCH 15, 2022.**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**
 - A.** Consider a Variance to exceed the maximum gross square footage allowed for accessory buildings on the property located at 9177 Courthouse Blvd Ct. (William & Robyn Lethert - Case No. 22-17V).
 - B.** Consider a Variance to construct an accessory building within the shoreland setback of Rosenberg Lake on the property located at 8450 Alta Avenue (Justin Jongbloedt - Case No. 22-12V).
 - C.** Consider a Final Plat and Final Planned Unit Development for a 50-lot, two outlot subdivision to be known as Highlands at Settlers Ridge (U.S. Home Corp - Case No. 22-14PUD).
- 4. OTHER BUSINESS**
- 5. ADJOURN**

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PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, March 15, 2022 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

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

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

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

2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR MARCH 1, 2022

The Planning Commission Meeting Minutes for March 1, 2022 were approved as submitted.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS:

A. Consider a Major Site Plan Approval for a parking lot expansion on the property located at 5869 Babcock Trail (Krista Monkeliën/Salem Hills Elementary - Case No. 22-10PR).

Reading of Public Notice

Commissioner Simon read the Public Hearing notice to consider the request for Krista Monkeliën/Salem Hills Elementary - Case No. 22-10PR for property located at 5869 Babcock Trail. The request consists of a major site plan review for a parking lot expansion and any other related Variances. Notices were mailed to 49 property owners on March 2nd, 2022.

Presentation of Request

Allan Hunting, City Planner, stated the location is Salem Hills Elementary School with Babcock Trail on the west side, south of Upper 55th Street. The request is for site plan approval for expansion of parking and circulation. There is one entrance point; buses and pickup/drop off utilize the same entrance point and often back up onto Babcock Trail.

The proposal is to improve circulation and parking and to separate bus traffic from student pickup/drop off.

- Site would have two entrance/exit points.
- Buses would be separated from other traffic and use the southerly location to park and go towards the back of the building to turn around and come back out.
- Drop off/pick up is on the northerly entrance.
- As they enter there would be more stacking spaces for circulation and heading back out.

- Visitor parking is located in front with additional parking lot expansion for Staff on the north side of the building.

This would be improving the asphalt and expanding along with other improvements. The main objective is to improve circulation and get cars off of Babcock Trail and have it flow.

- The site complies with all performance standards.
- Screening would be provided along the northern boundary line (required due to location of the parking area).
- Balance of parking does not need other screening.
- Additional lighting and landscaping will be provided.

Engineering has reviewed the site.

- Underground storage will be provided for stormwater management.
- An area would be utilized for ponding.
- Storm drainage direction is the same as it was before.
- The rate doesn't increase (it is all handled internally).

Engineering finds the plan to meet city standards for Stormwater Management and meets all other city requirements. Staff recommends approval of the plan as presented.

Chair Niemioja referenced where the monument was, if that was not storm ponding because it's all handled under the impervious surface of staff parking in both locations.

Mr. Hunting referenced a diagram of the area and responded it would be an underground pipe system. There is an underground pipe storage system where the buses park.

Chair Niemioja asked if there was a rainwater basin in the monument. She questioned if it was stormwater.

Mr. Hunting replied not in those areas. The basin area is open in the front. He responded it is stormwater.

Commissioner Weber asked if the two areas where they would be treating water was impervious. He asked if impervious asphalt would be put in there.

Mr. Hunting responded it is under the asphalt. He said the Engineer could explain it better. He believed pipes filtered it down there, it was not a porous pavement.

Commissioner Weber mentioned a question that was asked in one of the emails received about where they would possibly stack snow.

Mr. Hunting replied their Engineer can address that question.

Opening of Public Hearing

Bill Diede, Bolton and Menk, 7575 Golden Valley, Minnesota, has read and understands the report. He addressed the snow plowing areas stating the snow would be placed in the back parking lot corner area. There would be surmountable curbing in the rounded edge with the remainder being normal 6" high curb. They would utilize the opposite corner behind the building. Additional snow storage could be placed in the green space in front of the building.

Chair Niemioja mentioned an email came in about the lighting. She asked if the lighting could be controlled and if a shield could be placed on them to hold the light onto the property.

Mr. Diede replied the Consultant has information that will be placed on the plans to ensure shielding at the property lines.

Commissioner Robertson addressed the snow/area in front asking if that was a stormwater area.

Mr. Diede responded in the affirmative.

Commissioner Robertson questioned if snow is typically placed on top of stormwater areas.

Mr. Diede replied they do not want to add a sediment and clog the surface basin. The basin would be a dry basin. There would not be any standing water in it when it functions in the summer. In the winter it would be a part of the school maintenance to ensure the basin stays cleaned. While not ideal it is done frequently.

Chair Niemioja mentioned there could be a visibility issue with traffic if the pile gets too high.

Mr. Diede agreed and said it was a big green area, they could move it around.

Chair Niemioja asked for more information about the impervious surface and how the rainwater is being handled.

Mr. Diede replied there are two underground systems. The intent isn't that the water soaks through the pavement, it goes to designed low spots so the water drains to a low area, then into a piping system, into a tank, and makes it way out.

Commissioner Wippermann asked where the water from the underground tanks goes.

Mr. Diede responded there are a couple locations of stormwater discharge on the site. One goes into a ditch near Babcock Trail, the other is under the back staff parking lot where there is an existing pipe running into an existing system going further to the northeast. One other location is south of the bus corral.

Chair Niemioja referenced the north section and asked if the water is leaving the property.

Mr. Diede replied it will. The city has requirements to design the stormwater so specific rain events do not increase the flow to specific locations of stormwater discharge. They meet those requirements. Just like today, there will be some surface drainage. For example, if raining on the parking lot, it would find it's way to the curb and go to one of the low spots, into the system, and completely contained underground into the pipe.

Commissioner Robertson questioned what the capacity of the ditch on the southeast side was before it creates challenges on the road.

Mr. Diede responded that was one of the city's stipulations of managing stormwater. They have to be able to prove the pipe can handle what is being sent to it. They have shown to be reducing flow rates of water going to that pipe. They are still working with the city to finalize calculations.

Commissioner Robertson said eventually that pipe is going to open and drain into the ditch. She asked if Mr. Diede was saying that there will be a control of the flow rate out of the pipe into

the ditch so that it won't be too much for the ditch to handle.

Mr. Diede replied that was correct. In the existing condition there is a pipe that goes to that exact same ditch. They would be removing that pipe and putting in a new one. The proposed flow coming out of their project is less than the existing condition.

Commissioner Robertson asked if there have been issues with water overflowing as it sits now.

Mr. Diede responded he was unsure.

Commissioner Robertson mentioned where the water is discharged from the pipes on the north side and asked if that flows into a natural open space.

Mr. Diede responded there is an existing pipe, the location that it discharges is off of their survey. He was unsure if it's contained or lands in a pond or ditch. He said there is an existing volume of water going through that pipe at a specific rate. In the proposed condition they are matching or making it better for rain events.

Chair Niemioja requested the amount of increased impervious surface being added.

Mr. Diede replied he was unsure.

Commissioner Robertson asked Associate Planner Heather Botten how much natural space there is for water run off before hitting the backyards of residents that back up to it.

Mr. Hunting displayed a diagram stating with regards to the City Engineer, the plans meet city standards for stormwater management flowing into whatever existing systems there today.

Commissioner Robertson mentioned it looks better now when she sees it in this way. There is ample space to accommodate water drainage before it hits a residential area.

Commissioner Wippermann asked if the neighbors have had an opportunity to provide input/concerns to Mr. Diede as an Engineering Firm or to the School Board.

Mr. Diede mentioned the School District is in attendance to answer questions. He said he does have a few emails from the city.

Dave Bernhardson, Superintendent of Schools, Inver Grove Heights, 2990 80th Street, said engaging with the neighbors would be a part of the process moving forward regards to how they finish the project, but also to help better understand how to look in the future. He said when present a few years ago when they brought adjacent property, they spoke with a few neighbors about it. When they got to this point of the project that something was going to happen, they would meet with them to discuss things needed to help make sure it's the best situation for everyone involved. For example, on the north side there is a vinyl fence that separates the parking lot. They want to have conversations with the two neighbors directly next to it to see what is best for them and for the school.

Chair Niemioja asked if the address for the entire plat was 5869 or 5899, or 59.

Mr. Bernhardson replied it was 2019 when they took the property and added on to the current

property. The address could be for the home that used to be there.

Commissioner Weber mentioned all the engineering plans say 5899.

Chair Niemioja said the application has 5869.

Commissioner Weber mentioned it has both numbers.

Chair Niemioja hoped there wasn't a title issue.

Mr. Bernhardson addressed the question regarding the playground in the area and said it would be relocated to the other side of the property. There are other amenities that go along with it.

Patty Bourgojn, 1830 58th Court East, introduced herself as one of the property owners on the north side saying if at the playground and go straight down, that's her property. Her concern is a recent revamping of waterflow. There is a pipe that comes out at the bottom of the hill and flows along the ditch in the back of their properties. When there's a lot of snow and rain, there is a lot of water that flows along the base of their property. With their neighbor, a lot of water flows into his yard. She wanted to make sure the flow of snow is completely researched, the change of the area from a playground to a parking lot, and that it won't affect how the water flows into their areas.

An aerial map was shown with Ms. Bourgojn stating it flows along the line from 1830 towards 1840 and along the back of 1850.

Chair Niemioja said if the City Engineer approves this, this would be the improvement they would be making on the water flow. She mentioned they could follow up with the City Engineer and Applicant if they fail to fulfill their promise. According to the plan they are looking at, it shows decreased water flow to the area.

Tracy Judge, 1810 58th Court East, referenced the aerial map and the black line between the school property and their houses. It is the bottom of a hill, a gradual hill with steepness that varies. There is a berm on the hill taking some of the water already. A couple of years ago under the hill, there were already numerous tanks underneath. She was unsure what capacity those tanks were taking and questioned if more was needed. She asked how much more water would be shooting out of the grade at the bottom of the hill into the yards. She said she was surprised to hear that the playground was moving. She asked if the playground plan was a part of this and if it was the same kind of space and equipment for the kids. It's a very used playground.

Chair Niemioja replied it would be on the south side rather than the north side.

Ms. Judge asked if there was ever consideration to use the space behind the school for parking versus the north side of the school.

Mr. Bernhardson replied the playground was scheduled to be replaced and is being moved to another side of the building. Part of that is due to proximity as kids go outside for recess after lunch; the lunchroom is on that side of the building making a natural flow. It would be the same size equipment if not more. They have found it beneficial to be next to a green space to play on. The cul-de-sac area would have a gate that would close and provide a hard play surface for kids

during the school day.

Chair Niemioja asked if the smaller playground was for the preschool.

Mr. Bernhardson replied yes, there are early learning programs at all buildings. This provides a separate age-appropriate space for that age child.

Chair Niemioja asked about the flow rate, existing tanks, and how much would be torn up on the north side.

Mr. Diede believed there was a project in 2016 in which the existing tanks were put in to handle stormwater requirements for projects in 2016. Since they are doing additional projects in 2022, they would be held to the new stormwater requirements. They would not be adding onto that system, but doing a completely separate system. That system would handle what it did in 2016 but be completely independent. He addressed the rate and said it would be the same scenario. The city would require flow rate calculations and make it match or better the existing condition.

Mr. Bernhardson said the tanks were placed in 2016 when the new media center was added in the courtyard of the existing school. There are currently not collection pieces for water like there would be when they put the parking in.

Commissioner Weber said snow likes to melt faster than the ground likes to thaw. He asked if they would assume the current water retention is going to pick up all of the snow load that is going to be plowed off the surface that would flow into the new system.

Mr. Diede replied when there is a lot of snow there it would block the system that is taking in water like it does today. The provision set in place is to push the snow to the northwest side of the parking lot. They would go back to their calculations with the city. They are stuck with an existing condition but the proposed project matches the condition or makes it better.

Commissioner Weber mentioned the way he sees it is that the new system would capture and contain all of the water that hits the new surface. If plowing over curb and going onto the grass behind the new surface they are leaving the new system and utilizing the old system.

Mr. Diede replied it would not make it into the old system because there is nothing to bring that water into it.

Commissioner Weber asked what happens with snow melt that goes downhill toward homes.

Mr. Diede replied it would melt and go down the hill.

Chair Niemioja said the additional impervious surface will be collected in the piles of snow.

Mr. Diede responded in the affirmative.

Commissioner Challeen asked if it was any different than it is today.

Commissioner Weber questioned if the playground was plowed in the winter.

Mr. Bernhardson replied that it's cleared as much as it can be to make sure there is a place for

kids to play. It's not currently all asphalt, there is a play area that has sand.

Chair Niemioja requested the increased impervious surface percentage.

Commissioner Robertson shared she was not feeling confident when talking about snow melt and natural drainage down the hill. The Applicant says it will be better, she hopes that is the case. From what she has heard from residents in the audience is that they still have concerns. She would like further information from the City Engineer with details about if it can be trusted that it would work when there is a giant snowstorm and a huge pile of snow. Currently, the snow is melting so fast the system in some places has water piling in the street. She asked if there was recourse if it doesn't happen that way and ends up with water in ditches that are overflowing into people's backyards.

Commissioner Heidenreich referenced the north parking lot as someone who plows snow saying it would all go off the north side of the hill. It's a downhill slope of about seven feet from the edge of the parking lot towards properties. All snow collected on the parking lot won't be captured in the drain they are installing. It would be pushed over the hill. It would end up in the northeast corner.

Commissioner Weber mentioned it looked like they were grading the parking lot to be flatter on that side, the contours are decreasing. They were doubling the capacity of snow being pushing off the lot. What concerns him was they would start at the road and push it all the way back.

Mr. Bernhardson responded the intent for the north lot is to move to the snow to the north and to the west.

Commissioner Weber asked where snow storage would go from the front lot.

Mr. Bernhardson replied that would go to the west side of the basin.

Chair Niemioja referenced C-1.3, where she can see what is currently impervious. To her it looked to be about twice the amount of impervious in this lot.

Commissioner Weber said his concern is when it's said they would be capturing all of the new build stormwater treatment on the site. Then they say they would plow all of the snow over the northwest bank. He said he has a very steep sloped yard, the holding pond in his yard is up 6.5 feet in water. If they have a melt season like the one, they are currently having with frozen ground and water leaving the area and their system isn't capturing it, he is concerned.

Chair Niemioja asked if they had concrete islands in the parking lot.

Mr. Diede responded most are concrete.

Commissioner Weber said Engineering has to have the final say. It was very difficult to look at the C-1.3 layout. He said it was difficult for him to say he was comfortable about putting snow in that specific corner and not worrying about it being captured by the current system on site. If the new plan had them pouring an impervious pad over there and had it connect back into the system currently drawn, he would be more comfortable than just saying it would sit there, melt, and run down the hill.

Commissioner Robertson said that was also the concern she expressed earlier which was brought forward by the two residents in attendance.

Chair Niemioja referenced snow collection on the south side and said she was confident that wasn't an issue. She doesn't see such an increase to cause concern next to the playground due to the field.

Commissioner Robertson questioned what the purpose of the drawn longer line heading toward the south was.

Chair Niemioja responded it was snow collection on the south side first and the north side to a smaller extent.

Commissioner Robertson referenced the snow on the south side west of the playground and asked if they were comfortable that would be managed. There is more impervious surface there. She questioned where the snow was going to go.

Chair Niemioja replied it would go to the huge grass field.

Commissioner Weber referenced the Commission packets saying it says one of the approvals is "asterisked" by the final list of approved plans and that date of plans shall be approved by the City Engineer. He questioned if the City Engineer had any specific questions, concerns, or if this had been reviewed yet.

Mr. Hunting replied the City Engineer told him it meets the city stormwater management.

Commissioner Weber asked if snow loads were reviewed.

Mr. Hunting assumed it was reviewed. When it goes before the City Council, the City Engineer would be at that meeting and could address questions and issues.

Commissioner Weber questioned if it could be added as a Condition.

Mr. Hunting replied in the affirmative.

Dale Beckmann, 1855 58th Court East, said he and his wife built their house 49 years ago and have watched a lot of the development that has occurred in the area over time. He appreciated the project the School District did in 2016 because prior to that the runoff came off of the area. He felt it was misleading in understanding how much water drains to the north in the area. He referenced the southwest corner of the school building going to the residential development to the west and said everything from that area drains to the north and comes down from the park area west of the school. Prior to the improvements made in 2016, the spring was horrendous for neighbors in the area due to the amount of water that ran down the hill. He said two residents experienced wet basements as a result of water runoff. Since the project was completed in 2016, a catch basin has significantly decreased the amount of water experienced in the area. After reviewing the plans, he has significant concerns about the drainage on the north side. The grade is going to be lowered 2.5 feet and the sump may disappear. His concern is that climate change is happening, there are major storms that come in. There are three scuppers on the north side of the school where water comes off the roof onto the drive. Water now runs down to the playground area, which is a pervious surface with a sump where the

swing sets are. Water coming off the roof is captured in that area. The impervious surface increase that comes in the north parking lot wipes out the playground area with the grade being lowered 2 feet. Water would sheet across the parking lot from the building with a six-inch curb at the end. There is no berm. He said the plans indicate there is a future parking plan to extend out over the area. Getting a storm that goes beyond the design of the system, if having a 15- or 25-year storm and get a 100-year event, the safeguards put in place with the existing system are now dissipated. Those living below the hill would experience significantly more runoff. He hoped that before this goes to the City Council, they actually have a chance to offer input. He has ideas. He was concerned about snow being placed back there. He mentioned the system currently works really well; he would hate to see any change that come from that. He mentioned he would like to have the chance to talk about it before the plans go before the City Council. He is trying to find the means to adding all of the impervious surface, keeping the charm of the area, and protecting the homeowners to the north. He requests the chance to meet with the School District.

Chair Niemioja said they would likely add something to the Motion to make sure there is more discussion.

Erin Staples, 5851 Babcock Trail, is the property owner on the south/west side. The playground is currently to her west. Her biggest concerns are with drainage. The snow is being plowed right along the fence behind the playground and is currently draining badly into her yard. She said it did not sound like the snow would be plowed there any longer, which would take care of that situation. She mentioned her neighbor at 5847, who couldn't be in attendance, and herself, have a lot of concerns about the back up of traffic on Babcock. Their driveways are always blocked at drop off and pick up time. She asked if the plan was going to help alleviate the issue. She asked if there was a pickup lane that goes around the whole parking lot.

Chair Niemioja replied it looked that way, the Applicant can speak to it to make sure. She felt the end goal was to keep traffic away from her driveway.

Ms. Staples said they bought the property in 2011. They put a cedar fence along the west/south side, it doesn't extend all the way down to Babcock. She asked if there would be a fence there and if so, where it would go in terms of variance from the current property line. She asked if there would be lighting along the area. She said the property the School District purchased was her previous neighbor, it sounds like it will be moved closer to her property. She questioned how close and if there was going to be sidewalk there.

Mr. Bernhardson addressed fencing and said they would work with the neighbors on designing the fence that would go there and what the placement would be.

Chair Niemioja asked how much more capacity traffic-wise they are anticipating in pick up.

Mr. Diede responded in the existing condition 17 cars can wrap around the parking lot stacked. In the proposed condition without using Staff parking to the north, they could get 27 cars stacking throughout. If using Staff parking where they could go north and come all the way around, that would increase to the 50's. This could take a potential 40 cars off the street and put them on site.

Commissioner Robertson understood there would be more room for cars turning in for pickup off of Babcock. She commented about going into Staff parking and coming back around and

asked if there was a gate there that would be opened. She asked if it was the intent that staff parking would be designed in a way that would allow individuals picking up their kids to loop up and around and come back down.

Mr. Diede agreed. He said there was not a gate there, it's a pedestrian crossing.

Commissioner Robertson asked if it would get crowded with staff parking.

Mr. Bernhardson replied the intent is that people would enter and do the regular wrap around to keep things flowing. If things became challenging, they could use the extra access to get more cars off of Babcock.

Commissioner Heidenreich referenced the property located to the north and asked if the property line encroaches onto School property where the wood fence is. He said it appears the entire driveway is on School property.

Mr. Diede responded the entire driveway is on school property.

Chair Niemioja asked if it was an easement.

Mr. Diede replied it was a true property line.

Commissioner Heidenreich asked if the school was reclaiming the property, abandoning their driveway, or accepting it as is. It states future walk.

Mr. Diede replied the entire project is on school property.

Commissioner Heidenreich mentioned that it angles off to the east/northeast and looks like a 30-foot encroachment on that side. It states property line documentation. Both driveways are almost a 30-foot offset at the northeast corner.

Chair Niemioja asked if it was school property or if the Staples family had an easement.

Associate Planner Heather Botten responded that to her it looked like a part of the flag lot to the Staples property. She did not believe it had anything to do with the School District.

Chair Niemioja said the plan isn't going to take any additional property.

Commissioner Robertson mentioned what they were looking at seems to be agreed upon that everything that is a part of this project is on School District property. She said the questions about the north area isn't something that has to be answered this evening.

Chair Niemioja said it might be worth looking into.

Mr. Bernhardson said the property line was established when the other house was on that property.

Chair Niemioja clarified that there was a preexisting fence, this is being based off of that fence. She asked if there would be a walkway next to the fence.

Mr. Bernhardson replied when visiting with the County they had preferred the School District put a walkway in there because it would adjoin to Babcock if there were any improvements made in regards to walking trails. It was left as something that could come in the future depending on what the County does with Babcock Trail. It is not a part of the current plan.

Chair Niemioja requested information about where new lighting would be added along the route.

Mr. Hunting displayed a lighting map and pointed out locations for light fixtures.

Commissioner Weber asked if the south ones were current or additions.

Mr. Diede replied that he believed they were additional.

Commissioner Robertson asked if the lighting would be facing towards the school/school property and not out beyond it.

Mr. Diede responded that was his understanding. They have a consulting Electrical Engineer who would know more about the fixtures.

Chair Niemioja said she had asked, and it has been confirmed, that they would look into the use of shields. That could be added as a specific Condition.

Commissioner Scales said he believed City Code makes it that a visible light source cannot be seen so it all shines down.

Commissioner Robertson said if it was a part of City Code it doesn't need to be added as a Condition.

Chair Niemioja closed the Public Hearing.

Planning Commission Discussion

Chair Niemioja said two additional emails were received today and needed to be added into the record.

Motion by Commissioner Simon, second by Commission Weber, to include the two new emails that arrived after the Commission packets came out.

Motion carried (9/0).

Commissioner Robertson felt excellent decisions were made at Pine Bend School regarding the discussion on moving the playgrounds and broke them up for younger and older kids. She felt confident that what she is seeing here is well thought out.

Chair Niemioja agreed. She added that she drives by a lot of schools between Inver Grove Heights and Eagan and sees many backups with regards to traffic. She said Babcock Trail is such a tricky road, it's terrifying to see cars flying by when people are just trying to get their kids. She felt this was a great move by the School District with a couple of water issues.

Commissioner Scales stated parking lot lighting is listed as Condition #3.

Commissioner Robertson shared a Condition that says the City Engineers will be sure everything related to water conforms to City Code. The City Engineer believes all is in order. She believes we have a great City Engineer but is kind of concerned. She said it would be difficult for her to put her stamp of approval on this until she gets a better sense of the handling of snow and that the runoff down the hill won't affect them later. It has happened before. Based on that, even though it may set things back a bit, she would be reluctant to say Aye to a Motion tonight for that reason. She wanted additional assurance that residents on the north side are not going to have undue complications because it didn't quite work out as planned.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Wippermann, to approve the parking lot expansion on property located at 5899/69/59, Krista Monkelien/Salem Hills Elementary - Case No. 22-10PR) with the current 7 Conditions listed and adding in an 8th Condition that the City Engineer, based on plowing going off of the impervious surface, relook at the water calculations to make sure that if all of the snow is plowed from Babcock to the northwest corner, the snow is picked up and contained in the new water system.

Motion carried (7/2) - Robertson, Heidenreich. This item will go before the City Council on April 11, 2022.

B. Consider a Bishop Heights Planned Unit Development Ordinance Amendment to allow a Recreation Use on Lot 1, Block 1, Inver Grove Market (Michael Bischel - Case No. 22-09PDA).**Reading of Public Notice**

Commissioner Simon read the Public Hearing notice to consider the request for Michael Bischel - Case No. 22-09PDA located at 5828 Blaine Avenue. The request consists of a Zoning Code Amendment to the Bishop Heights Planned Unit Development to allow for a Recreation Center on Lot 1 Block 1, Inver Grove Market. Notices were mailed to 29 property owners on March 2, 2022.

Presentation of Request

Heather Botten, Associate Planner, stated the request is for property located in the southeast corner of Blaine and Upper 55th Street. The property is in the Southeast Quadrant Planned Unit Development/Bishop Heights PUD. The PUD was written and recorded that each individual lot is approved for certain uses. Current uses in the building are retail, a sit-down restaurant, and a fast-food restaurant. The Applicant wants to open up an Axe Throwing business, which falls under the Recreation Center definition. Under current uses approved for the site, Recreation Center doesn't fall under any. The PUD would need to be amended on Parcel 14. They are reducing the amount of retail space within the building, dropping it down to 10,200 square feet, and adding 3,800 square feet for Recreation Center space. There are no additions being proposed to the building at this time. There are no changes to the access, it would be staying the same. For parking, there isn't anything in the Code that talks about parking requirements for an Axe Throwing business. Staff looked at a Bowling Alley, which would be similar. The requirements for a Bowling Alley would be six spaces per alley. Axe Throwing has "arena's". There are seven arenas; 42 parking spaces would be required to be max capacity for this use. Staff does not believe parking would be an issue. There are 114 parking spaces around the property. Based on the Applicant's description, prime hours would be off peak compared to

the majority of other businesses on site. Staff recommends approval of the request and Amendment to the Bishop Heights PUD with the four conditions listed in the Staff Report. Staff has heard from four people that notices were sent out to regarding general inquiries. It was felt the term Recreational Center scares people. Once they were told what was being proposed in a portion of the building, not the entire site, everyone seemed fine with the request.

Commissioner Simon asked if anyone had the responsibility of looking at the internal layout.

Ms. Botten replied there were building permits that would be pulled for it. The Building Official/Inspections Department would approve a Certificate of Occupancy for the use.

Commissioner Simon felt occupancy was different than axe throwing.

Ms. Botten replied the Applicant could respond to that question.

Commissioner Challeen questioned if the definition of Recreation Center included liquor.

Ms. Botten replied that the definition of Recreation Center is not specific to having liquor or not. The Applicant is not currently proposing to serve liquor. If he would, he would need to get a separate license from the city.

Commissioner Robertson asked if there was food service/restaurant.

Ms. Botten replied the Applicant could answer the question further, but at this time he is not proposing to do any type of food service. She said she compares it to an Escape Room where you show up, do your activity, and then visit surrounding restaurants in the community/nearby for food and beverage.

Commissioner Scales guessed it to be similar to an Archery Range.

Opening of Public Hearing

Dustin Kerr, 4485 Cinnamon Ridge Trail, Eagan, Minnesota, said he has read and understands the report. He addressed some of the questions made beginning with axes going through sheetrock and said that is a concern for axe throwing places in general. They are built with many layers of wood in place. Before it gets to sheetrock, there is a plywood backing, followed by a backboard of 2-inch-thick plywood, another set of plywood, and then actual target boards. There is about 4-5" of wood before it even gets to the drywall.

Chair Niemioja asked if this was comparable to an Archery Range and that food and drink would be elsewhere.

Mr. Kerr replied the most they do for food/drink is fridges for Gatorade and snacks. There are no plans for full food service at this point.

Commissioner Scales asked if there was an age limit.

Mr. Kerr responded due to insurance the youngest they would have is age 14 with an adult's permission. There is no max age. He hopes to get started with schools and have leagues.

Commissioner Wippermann questioned the layout provided and asked if it was counters or

tables in the middle.

Mr. Kerr replied most of that would be open tables on rollers so they can be moved around. The goal is to keep the middle area as open as possible.

Chair Niemioja closed the Public Hearing.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Clancy, to approve the request for the Bishop Heights Planned Unit Development Ordinance Amendment to allow a Recreation Use on Lot 1, Block 1, Inver Grove Market (Michael Bischel - Case No. 22-09PDA) along with the list of 4 conditions.

Motion carried (9/0). This item goes before the City Council on March 28, 2022.

4. OTHER BUSINESS

5. ADJOURN

The meeting was unanimously adjourned at 8:17 p.m.

Respectfully submitted,
Sheri Yourczek, Recording Secretary



PLANNING REPORT

CASE NO.: 22-17V

APPLICANT & PROPERTY OWNER: William & Robyn Lethert

REQUEST: Variance to exceed the maximum accessory structure square footage allowed on the property.

LOCATION: 9177 Courthouse Blvd. Ct.

HEARING DATE: April 19, 2022

COMPREHENSIVE PLAN: RDR, Rural Density Residential

ZONING: E-1, Estate Residential

PREPARED BY: Heather Botten
Associate Planner

SPECIFIC REQUEST

The applicant is requesting the following:

- A **variance** to allow an accessory structure 1,800 square feet in size that would exceed the maximum allowed **gross** square footage allowed on the property.

BACKGROUND

The applicant's property is 7.27 acres in size. The lot consists of a single-family home with an attached garage and a 7,000 +/- square foot detached accessory structure that was a former agricultural building, converted to an indoor ice-skating rink with a dressing room/warming area in 1973.

The applicant is requesting a variance to construct a detached accessory structure 1,800 square feet in size. Rural residential property, greater than five acres in size, would be allowed a maximum of two detached accessory buildings up to 2,400 **gross** square feet total. The existing detached structure was originally built as a horse barn that has been converted to non-agricultural uses. The zoning code does not have exceptions for accessory structures that are used for recreational uses, it would still be counted towards the total allowed on the property.

The applicants have stated that the additional structure is needed to store their own personal items. The accessory building would be in compliance with other zoning code requirements such as setbacks and impervious surface standards.

EVALUATION OF THE REQUEST

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

Single family residential; zoned E-1, Estate Residential; guided RDR, Rural Density Residential

Engineering. Engineering has reviewed the request and takes no exception to the variance. Engineering has made recommendations on conditions that are included in the list of approval conditions at the end of the report.

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 variance, 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. The regulations on gross square footage and total number of accessory buildings were designed to limit the massing of structures in the rural areas of the city. 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. Staff does not believe the variance to allow additional square footage to be consistent with, or in harmony with the zoning ordinance.

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

The proposed structure would be located in the middle of the applicant's property, complying with setback requirements. There is an attached garage to the house and an existing 7,000 square foot accessory building on the property. Staff believes the additional accessory structure square footage to be contrary to the intent of the zoning ordinance and may set a precedent for other accessory buildings on large lot residential property.

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

The property is 7.27 acres in size. Based on lot size and zoning the property is allowed two detached accessory buildings up to 2,400 gross square feet in size. The request for an additional square footage 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 properties surrounding the applicants range from 2.5 - 5 acres in size. Due to the layout of the neighboring homes and size of surrounding lots, constructing the building over 50 feet from all property lines and about 200 feet from the closest neighboring home, the structure does 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 the request.

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 **variance** to allow an accessory structure 1,800 square feet in size that would exceed the maximum allowed **gross** square footage allowed on the property 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. The accessory structure shall not be used for commercial uses, storage related to a commercial use, or home occupations.
 3. A grading/erosion control plan shall be required at the time of the building permit application.
 4. The applicant shall meet the conditions outlined in the City Engineers review memo and any subsequent correspondence.

Practical difficulty: To be stated

B. Denial. If the Planning Commission does not favor the proposed request(s), 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.
2. Approval of the variance could set a precedent for other accessory building size variances on large lot residential property.
3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance. The lot size is over 5 acres in size, there is an attached garage and are allowed a maximum of two accessory structures up to 2,400 gross square feet total in size.

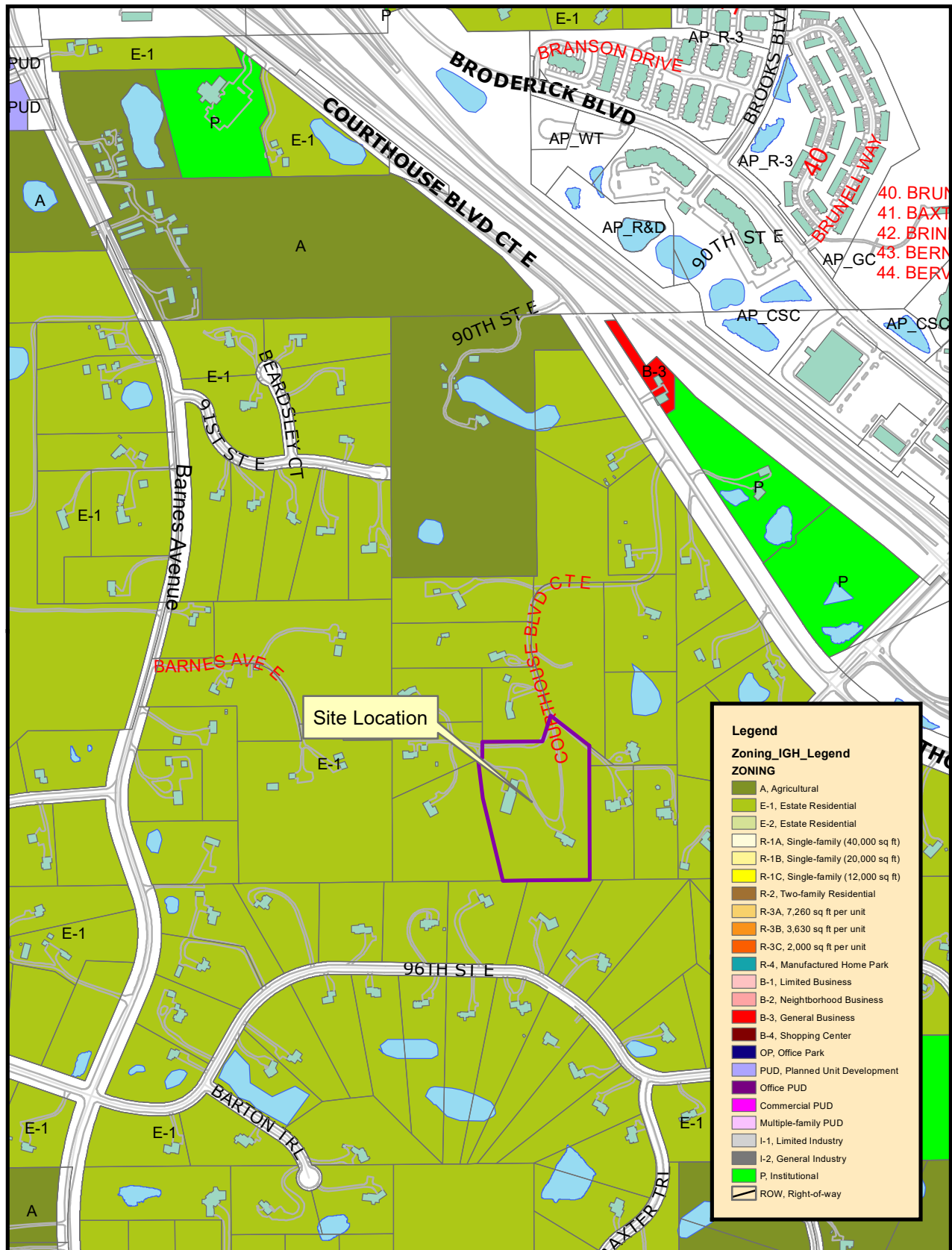
RECOMMENDATION

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 the variance criteria and therefore recommends denial of the variance request as proposed.

Attachments: Exhibit A -Zoning and Location Map
Exhibit B -Narrative
Exhibit C - Site Plan
Exhibit D - Building Elevation



9177 Courthouse Blvd. Ct. Case No. 22-17V



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Exhibit A
Zoning and Location Map

Map not to scale

Request for Variance

We are requesting a variance from the city code to build a ~~30~~20x60 garage to house equipment we own. Boat/4 wheelers/skid steer/Zamboni.

The property has been in my family for 48 years. There is a current building that is a skating rink and Dressing room/warming area on property. City code says I need a variance due to the size of a former agricultural building that exists on the property. Which in 1973 was converted to a skating rink. In fact the 'rink' was the only "indoor" ice Inver Grove Heights had until the bubble was built in 1983. That pole building was built in the 1960's and was in rough shape until 2020 when it was fixed up and painted.

The property of 7.27 Acres plus the adjacent property give us approx. 10 acres. This property is at the end of a private road and has no sights paths from anywhere as it is densely forested all the way around.

The small garage we are looking to build will have no water etc..... It is just a garage.

This building will not be able to be seen from anywhere or anyone unless on the property itself. We would like to build it between the existing building and the house.

This property is the Fireside Arabian Ranch, which like stated has been here since the 1960's. Instead of having equipment and boats etc... strewn about the property we request a variance to build a garage to hold this stuff.

We think this is a reasonable use of our land that effects NO ONE except us and can not even be seen by anyone else ever.

This variance is not detrimental to public welfare or the neighborhood in which it is located.

This variance does not affect the supply of light and air to adjacent properties.

This is in Keeping with the City code and Comprehensive Plan.

Thx

Bill Lethert







PLANNING REPORT

CASE NO: 22-12V

APPLICANT & PROPERTY OWNER: Justin Jongbloedt

REQUEST: Variance from the shoreland setbacks

HEARING DATE: April 19, 2022

LOCATION: 8450 Alta Avenue

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1A, Single Family Residential

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting a variance to build a 975 square foot detached accessory building within the shoreland setback requirements. The property is the last lot along a dead-end road. It is a riparian lot, abutting Rosenberger Lake, identified as DNR ID 19-41. Setbacks for structures on lots without city sewer and water is 100-feet from the ordinary high water (OHW) mark.

The existing house was constructed in 1990, the City Council approved a variance to allow a waterfront setback of 70 feet. At that time, it was determined the required shoreland setback was only from the shoreline along the west side of the property. The water on the southeast side of the property was considered a wetland and no setback was required from wetlands. The house was constructed about 28 feet from the wetland. In 2006, the previous owners received a variance to construct an addition onto the home. During this review process the DNR toured the site and determined that all the water surrounding the house was part of DNR Lake 19-41 and therefore the 100-foot setback is required from all sides with water.

The strip of land, or peninsula, the house is located on is approximately 200 feet wide where the house is located. A 100-foot setback from both the east and west leaves no building site unless a variance is granted. The proposed location of the accessory structure would not be any closer to the lake than the setbacks of the existing home. All other zoning requirements such as exterior building materials and impervious surface would be met.

SPECIFIC REQUESTS

The applicant is requesting the following:

- 1) A **variance** to allow an accessory building to be constructed within the 100-foot ordinary high water setback.

EVALUATION OF THE REQUEST

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

North - Rosenberger Lake

East - Single family residential; zoned R-1A; guided Low Density Residential.

West - Rosenberger Lake

South - Single family residential; zoned E-1; guided Rural Density Residential

ENGINEERING

Engineering has reviewed the request and takes no exception to the proposed accessory building.

DNR REVIEW: The Shoreland Overlay District requires that any application for a variance be submitted to the DNR for their review and comment. The DNR has reviewed the request, they take no exception to the proposed accessory structure.

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 request is not contrary to the planned residential use of the property or area as defined in the Comprehensive Plan. The proposed structure would meet all other code requirements including size and number of accessory structures, impervious surface, and setbacks from the rear property line.

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

A 100-foot setback from both the east and west OHW levels leave no building site on the property unless a variance is granted. The proposed location of the accessory structure would not be any closer to the lake than the setbacks established of the home.

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

The lot does have special conditions that do not apply to all properties in the area. The lot has water frontage on all but the south side. The peninsula shape of the property and the 100-foot setback restricts the buildable area to a point where the setbacks overlap which would eliminate any building pad area without a variance being granted. The reclassification of the wetland on the southeast part of the property to a protected water body, requiring a 100-foot setback impacts any improvements to the property.

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

One of the functions of setback requirements is to protect the shoreland and maintain consistency of structure placement and aesthetic qualities from street and neighboring views. Based on zoning the property is allowed to have one detached accessory structure up to 1,000 gross square feet in size. The proposed structure meets these requirements. The most directly affected property is to the south, the structure complies with setback requirements from the rear, south lot line. Staff does not believe the improvements would alter the essential 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 this request.

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 a **Variance** to construct an accessory building within the shoreland setbacks 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. The applicant shall meet the conditions outlined in the City Engineers review memo and any subsequent correspondence.
 3. A grading/erosion control plan shall be required at the time of the building permit application .

Rationale: The request is not out of character for the neighborhood and is consistent with the comprehensive plan. The encroachments of the proposed accessory structure do not appear to have an adverse impact on the shoreland. The property is unique in that it is

surrounded by water on three side of the lot. The water on the southeast side of the lot was considered a wetland when the house was constructed, there are no setbacks required from a wetland. The reclassification of the water to a protected water body, now requiring a 100-foot setback, impacts improvements to the property. The proposed structure would be constructed with the same or greater setbacks than what currently exists on the property.

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

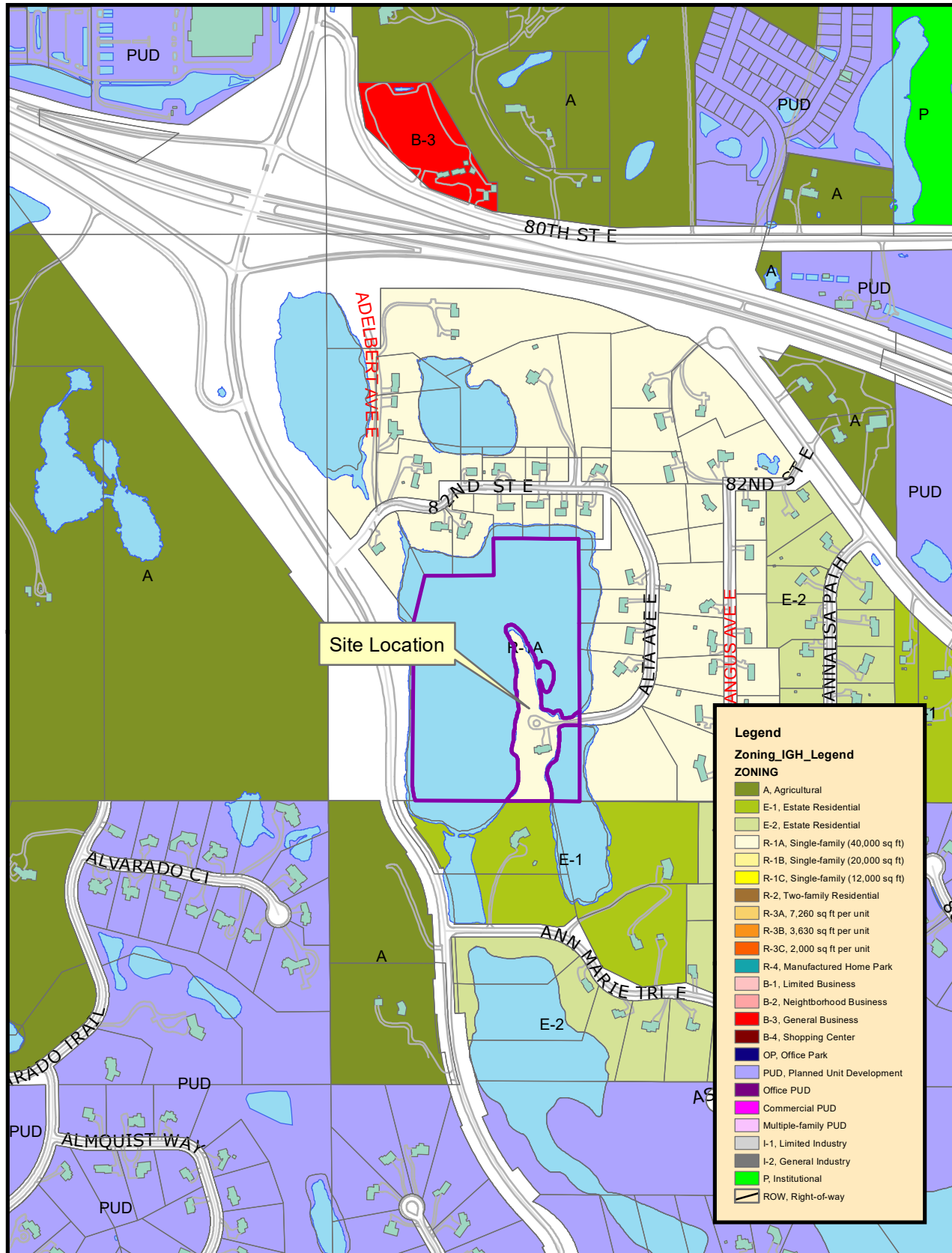
RECOMMENDATION

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

Attachments: Zoning and Location Map
Narrative
Site Plan



8450 Alta Avenue Case No. 22-12V



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Exhibit A
Zoning and Location Map

Map not to scale

8450 Alta Planning Application

8450 Alta Ave Inver Grove Heights MN 55077 is a unique property surrounded by Rosenberg Lake on the West and North sides and a wetland area on the east side. The property owners are looking to build a secondary structure with an interior dimension of 41'5" x 23'5" for additional storage on the property to help keep the property tidy in appearance. The property is 19 acres with 4 acres above water. The long and narrow topography limits building another structure within the 100 feet requirement of the OHWM of Rosenberg lake and the wetland area anywhere within the property.

The location of the secondary structure was chosen as its the most discreet location on the property. The proposed location for the structure would not be visible within the neighborhood or main roads. The neighborhood has many other property owners with secondary structures on their property. The secondary structure being proposed would be built 10 feet from the south property line, 80 feet from the west side of the OHWM of 799.5 feet, and 40 feet from the OHWM of 801.4 on the east side of the property. The distances for the secondary structure are within the existing home's distance of 79.4 feet from the west side of the property and 28.3 feet from the east side of the property. The homeowners will also provide two rows of sediment control to protect the waters during the construction.

Neighboring Properties

North

JOSHUA & ANDREA SCHROCK

8373 ALTA AVE

East

THOMAS W & AIDA TSTES SCHAEFER

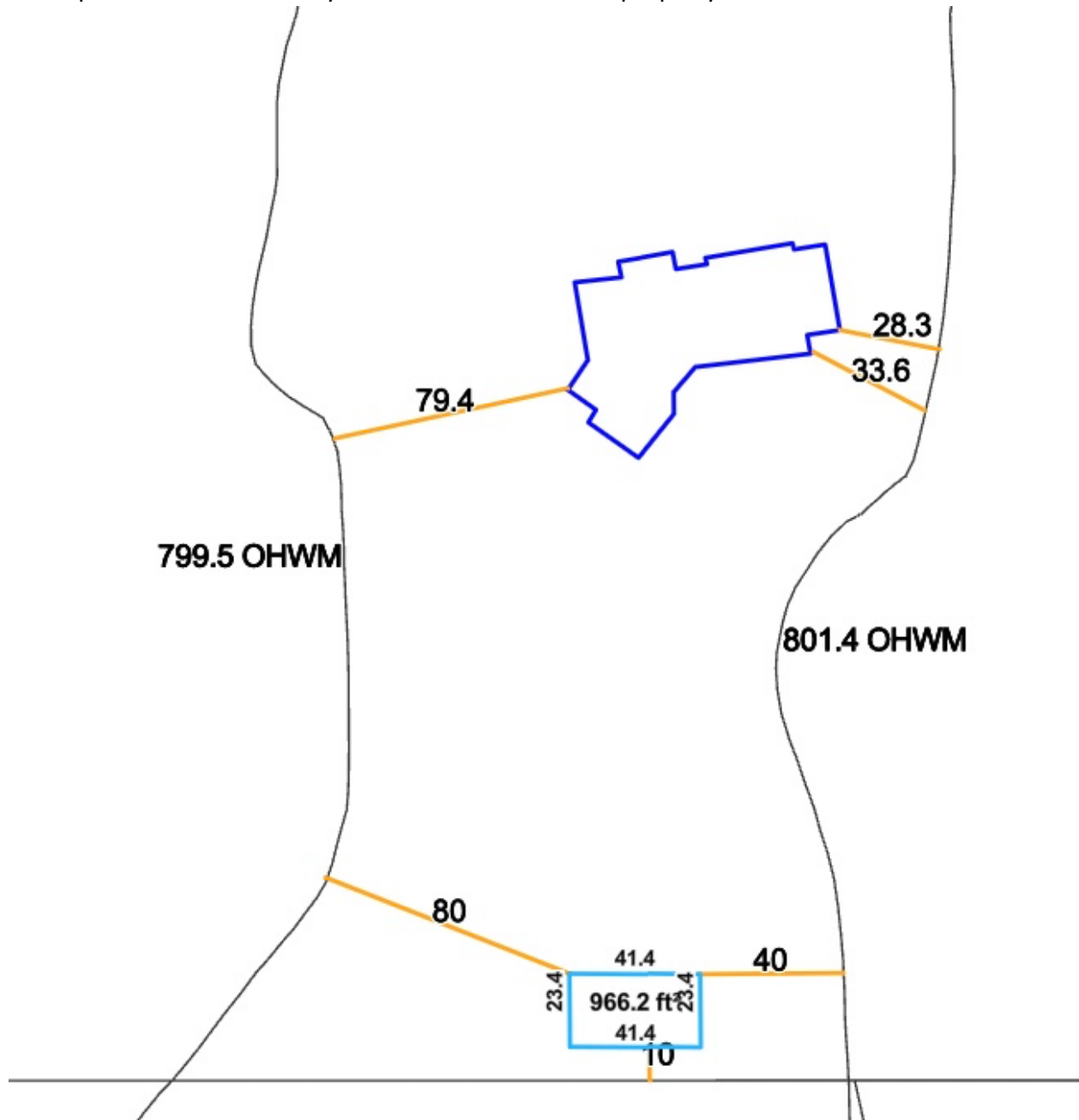
8420 ALVERNO AVE

South

CHEU & CHOUA E LEE

8606 ROBERT TRL S

Aerial photo of the secondary structure located on the property





PLANNING REPORT

CASE NO.: 22-14PUD

APPLICANT: US Home Corporation (Lennar)

PROPERTY OWNER: US Home Corporation

REQUEST: Final Plat and Final PUD Development Plan

LOCATION: 7245 Robert Trail South

MEETING DATE: April 19, 2022

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C /PUD

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

An application has been submitted for the final plat and final development plan for Highlands at Settlers Ridge. The project consists of 50 lots (one lot with an existing homestead and one lot for city park). Access to the project is via 72nd Circle West and Auburn Lane.

The City Council approved the preliminary plat and development plans on December 13, 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. The review will address each of the 18 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. Lot 30 will be the required city park. Condition has been satisfied.

Condition #2 relating to approval of the final grading, drainage and erosion control plans. The plans are consistent with the preliminary plans. Grading has been shown for the parkland as required. The Parks Director has worked with the applicant to have the park grading work for what will be planned for the park. Condition has been satisfied.

Condition #3 relating to drainage and utility easements provided on the plat. The final plat contains all required drainage and utility easements. Outlots A and B will be deeded to the city for stormwater and open space requirements. Condition has been satisfied.

Condition #4 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 final location of the posts will be approved by Engineering and will be field inspected.

Condition #5 relating to park dedication and recommendations from the Park and Rec Commission. At preliminary plat approval, Council approved park dedication consisting of land dedication of 0.53 acres (Lot 30) and balance in cash payment of \$147, 840. Final plat contains the land dedication in Lot 30 and cash payment will be collected at time of plat release.

Condition #6 relating to plans reviewed by the Fire Marshall. Fire Marshal reviewed preliminary plans and had no issues since the project is accessed via two public streets.

Condition #7 relating to review from MnDOT. MnDOT has commented on the design of the upgrades at the intersection of 72nd and Hwy 3 which consist of a right turn lane on south bound Hwy 3, curbing improvements and sidewalk segment to a future trail along Hwy 3. Permits from MnDOT will be required to be obtained by developer before any road construction begins. Condition satisfied.

Condition #8 relating to Stormwater Facilities Maintenance Agreement. As part of the development agreement documents, a stormwater facilities maintenance agreement will be drafted by the City Attorney. These documents will be approved by City Council with the final plat.

Condition #9 relating to undisturbed areas and plat connection fees. Areas to remain undisturbed in Outlot A and B are shown on the grading plan with limits of grading silt fence. There will be some grading for the trail from Argenta Hills to Peltier Reserve not yet shown on the grading plan. These limits will be determined in the field as final alignment of trail is finalized. Alignment will be approved by Parks Director and City Engineer.

Condition #10 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 # 11 relating to acknowledgement of PUD zoning. This condition was drafted by the City Attorney to indicate an acknowledgement will be recorded with the County for each development indicating the zoning and regulations placed on the property. It puts on record for any future landowners that there are special regulations on the property. This same type of notification was used in Arbor Pointe.

Condition #12 relating to entering into a development contract. Staff has met with the developer 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 #13 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 #14 relating to street lighting. Street lights are to be installed by the developer and are covered in the required improvements in the development agreement.

Condition #15 relating to providing table on site plan with allowed impervious surface. The plans currently provide the overall maximum 25% impervious surface coverage. Prior to council approval, the table is to be modified to show a maximum impervious surface allowed for each lot. This provides a tracking system to check with building permits.

Condition #16 relating to 50 foot setback along Hwy 3. The building pads provide for the 50 foot setback for Lots 1-5. The setback table must be modified to list this required setback.

Condition #17 relating to a 10 foot gap of between this development and Argenta Hills to the south. The city is in the process of obtaining a portion of this gap by eminent domain so streets and public utilities can be extended from Argenta Hills northward. This action is expected to be completed by end of April.

Condition #18 relating to meeting all requirements of preliminary plat approval. Condition satisfied with council approval of preliminary plat.

ALTERNATIVES

A. Approval. If the Planning Commission finds the proposed Final plat and Final PUD development plans for Highlands at Settlers Ridge acceptable, a recommendation of approval should be made subject to the following conditions:

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

Final Plat	
Final Signage and Lighting Plan	dated 2/22/22
Final Street Plans (9 sheets)	dated 2/22/22
Final Grading Plan	dated 2/22/22
Final Erosion Control Plan	dated 2/22/22
Final Sanitary Sewer & Watermain Plan	dated 2/22/22
Final Storm Sewer Plan	dated 2/22/22
Final Tree Plan	dated 2/22/22
Landscape Plan (4 sheets)	dated 2/1/22

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

RECOMMENDATION

Based on this review, the Planning Division and Engineering recommends approval of the final plat and PUD development plans for Highlands at Settlers Ridge subject to the conditions stated above.

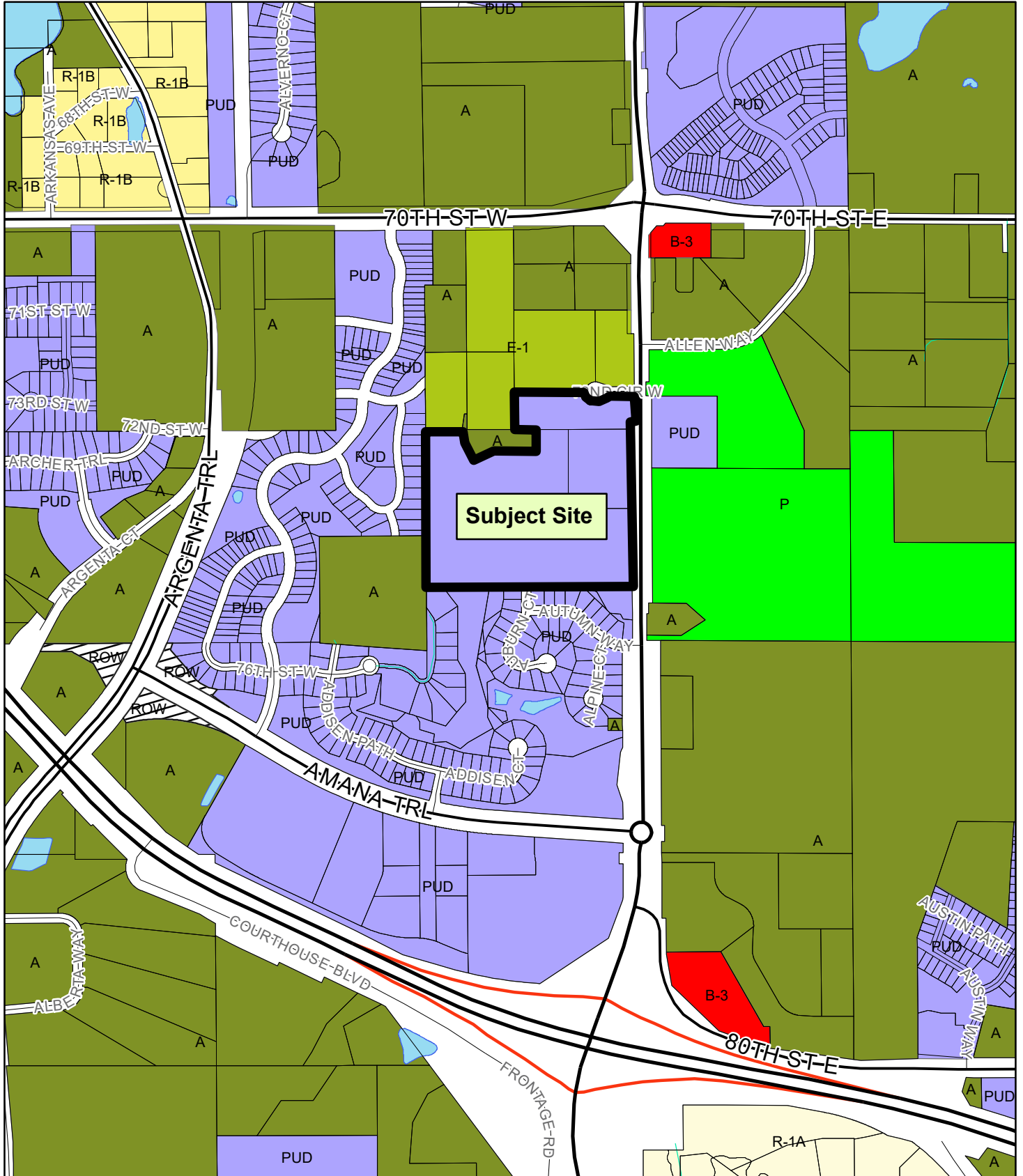
ATTACHMENTS:

- Location Map
- Preliminary PUD conditions of approval
- Final Plat
- Title Sheet/Site Plan
- Grading Plan
- Street Plans
- Erosion Control Plan
- Sanitary Sewer and Water Plan
- Signage and Lighting Plan
- Landscape Plan



Location Map

Case No. 22-14PUD



**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 2021-323

RESOLUTION APPROVING A PRELIMINARY PLAT AND PRELIMINARY PLANNED UNIT DEVELOPMENT FOR A 50 LOT AND TWO OUTLOT PLAT TO BE KNOWN AS HIGHLANDS AT SETTLERS RIDGE

CASE NO. 21-48PUD
(US Homes)

WHEREAS, an application for Preliminary Plat and Preliminary Planned Unit Development for a 51 lot subdivision has been submitted for property legally described as the following;

SEE EXHIBIT A

WHEREAS, a public hearing concerning the Preliminary Plat and Preliminary Planned Unit Development was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on August 4, 2021;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS, that the Preliminary Plat and Preliminary Planned Unit Development of Highlands at Settlers Ridge is hereby approved, 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. Park dedication shall include area for park land as approved by the City Council and shown on the Park Exhibit dated 6/28/21, which consists of approximately 0.5 acres of land comprised of what is currently shown on the preliminary plat as Lots 21 and 22, plus a small portion of Outlot B. The Final Plan shall be revised to combine lots 21 and 22 and a portion of Outlot B into one platted lot, which lot shall be conveyed to the City as partial satisfaction of the Developer's required park dedication obligation. Any additional dedication shall be made in the form of a cash contribution; the Developer shall pay the park dedication fees at the rates in effect at the time of execution of the required development contract for the plat.
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 including any intersection design improvements and right-of-way needs.
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.
17. The southerly approximately 10 feet of the Preliminary Plat includes land, specifically, PID#20-00700-08-015, to which the applicant does not currently hold clear title ("Gap"). Within the Gap, the Preliminary Plat includes dedications to the public for right of way, stormwater ponding, trail, sidewalk, access, drainage and utility uses ("Public Use Corridor"). Ownership of the Public Use Corridor shall be resolved before final plat approval by one of the following methods: (a) the applicant demonstrates clear title sufficient to dedicate the Public Use Corridor to the City; (b) the City has acquired title and possession to the Public Use Corridor pursuant to Minnesota Statutes § 117.042 (the so-called "quick-take" statute); or (c) the Council and the applicant agree to another solution that furnishes the necessary public uses for the plat. The final plat shall be revised accordingly and shall exclude any lands not owned by the applicant.
18. Developer shall comply with all other requirements found in the City Code for preliminary plat approval.

Adopted by the City Council of Inver Grove Heights this 13th day of December, 2021.

Ayes: 5
Nays: 0


Thomas Bartholomew, Mayor

ATTEST.

Rebecca Kiernan, City Clerk

EXHIBIT A

Parcel 1: Outlot A, Fleming Addition, according to the recorded plat thereof, Dakota County, Minnesota.

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, 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.

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.

Parcel 4: Lot 4, Block 1, SACH'S OAK HILL ESTATE, Dakota County, Minnesota.

HIGHLANDS AT SETTLERS RIDGE

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware corporation, fee owner of the following described property situated in the County of Dakota, State of Minnesota to wit:

OUTLOT A, FLEMING ADDITION, according to the recorded plat thereof, Dakota County, Minnesota. Abstract Property

AND

The North 494 feet of the East 445 feet of the Southeast Quarter of the Northeast Quarter of Section 7, Township 27, Range 22, Dakota County, Minnesota

AND

Lot 4, Block 1, SACH'S OAK HILL ESTATE, Dakota County, Minnesota

Have caused the same to be surveyed and platted as HIGHLANDS AT SETTLERS RIDGE and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said U.S. Home Corporation, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

Signed: U.S. Home Corporation, a Delaware corporation

Jon Aune, Division Vice President

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by Jon Aune, Division Vice-President of U.S. Home Corporation, a Delaware Corporation on behalf of the corporation.

Notary Public, _____ County, Minnesota (Signature)

(Print Name)

My Commission Expires: _____

SURVEYORS CERTIFICATE

I Daniel L. Schmidt do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20__.

Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA,
COUNTY OF HENNEPIN

This instrument was acknowledged before me on _____, 20__, by Daniel L. Schmidt.

Notary Public, Hennepin County, Minnesota (Signature)

(Print Name)

My Commission Expires: _____

CITY PLANNING COMMISSION, CITY OF INVER GROVE HEIGHTS, STATE OF MINNESOTA

Approved by the Planning Commission of the City of Inver Grove Heights, Minnesota, this _____ day of _____, 20__.

By: _____, Chair By: _____, Secretary

CITY COUNCIL, CITY OF INVER GROVE HEIGHTS, STATE OF MINNESOTA

This plat was approved by the City Council of Inver Grove Heights, Minnesota, this _____ day of _____, 20__, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statute Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20__.

By: _____
Todd B. Tollefson, Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20__.

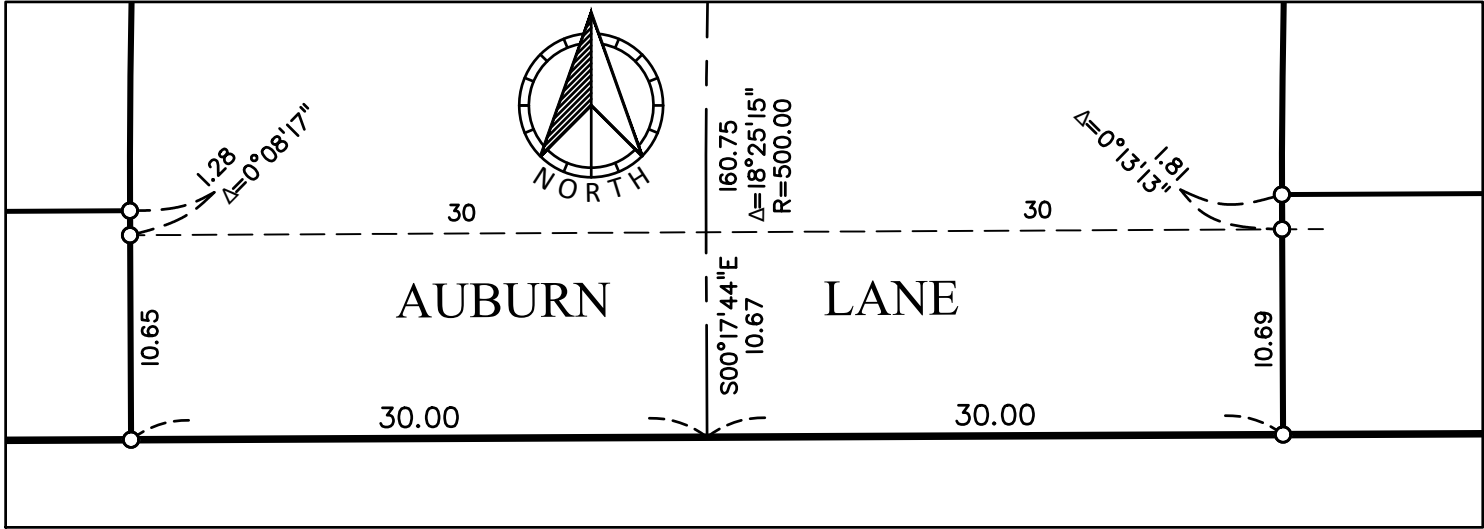
By: _____
Amy A. Koethe, Director, Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

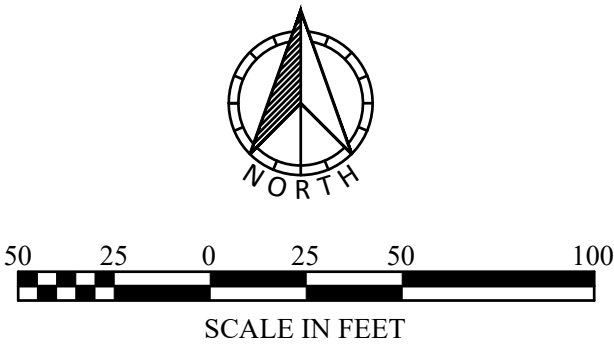
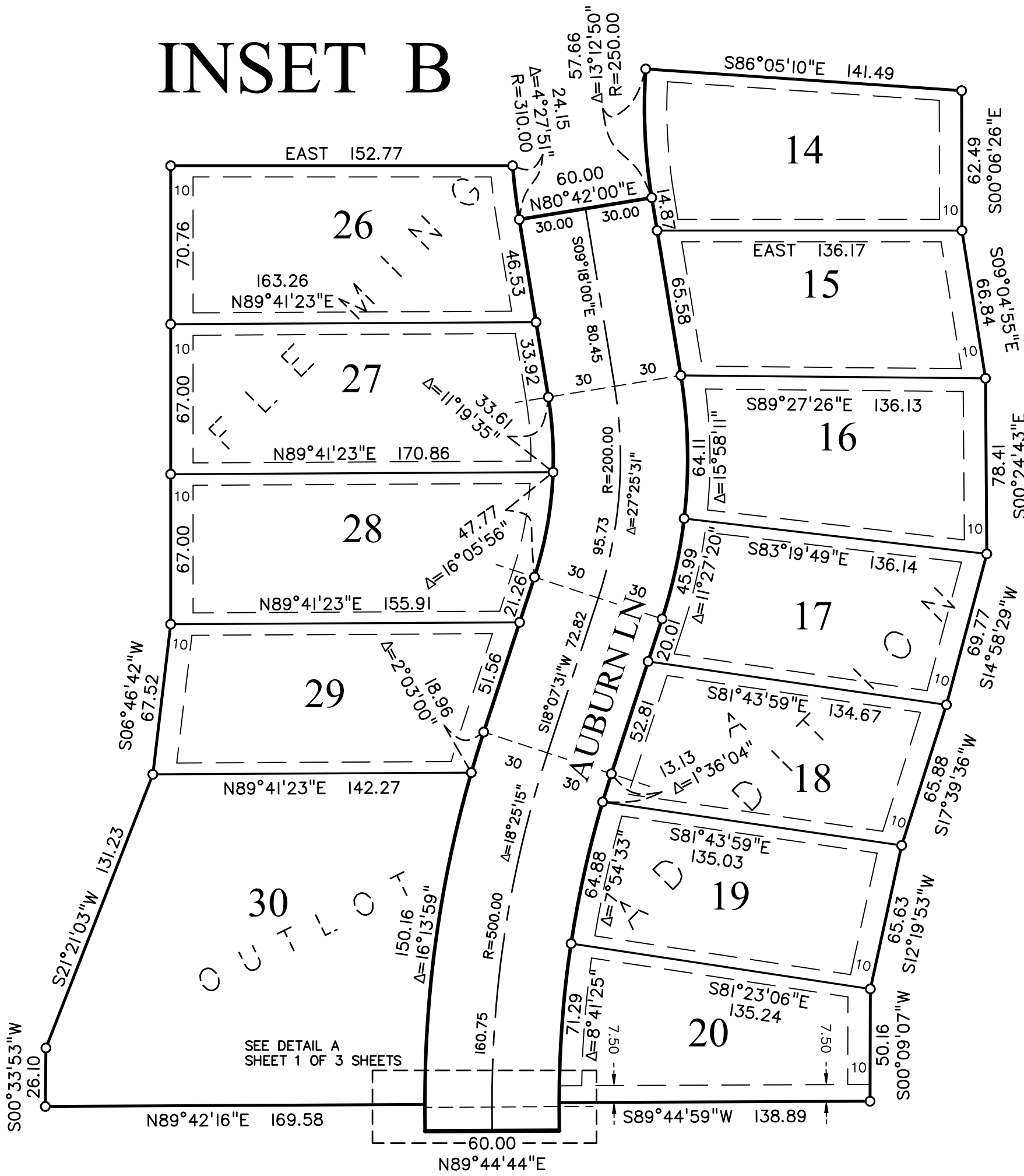
I hereby certify that this plat of HIGHLANDS AT SETTLERS RIDGE was recorded in the office of the County Recorder for public record on this _____ day of _____, 20__, at _____ o'clock ____M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

By: _____
Amy A. Koethe, County Recorder

DETAIL A - NO SCALE



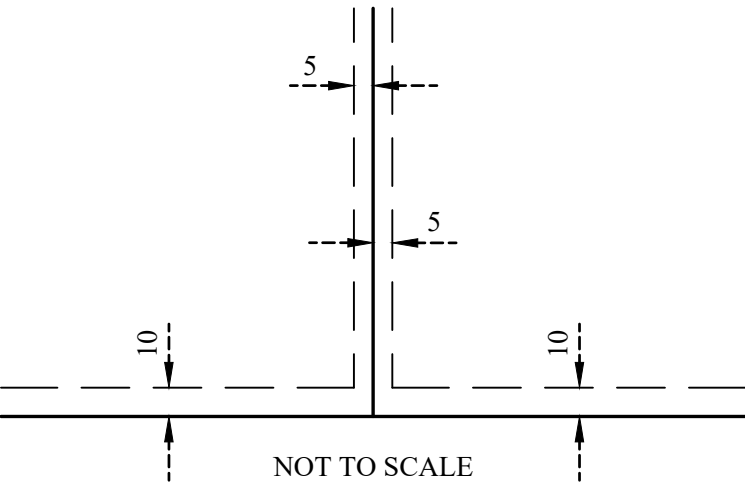
INSET B



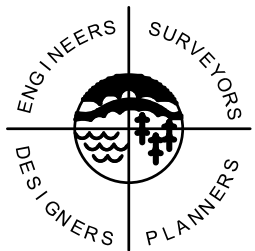
The basis for the bearing system is the west line of OUTLOT A, FLEMING ADDITION, which is assumed to bear North 00 degrees 20 minutes 46 seconds West (See Sheet 2 of 4 Sheets)

○ Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and being 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on this plat.



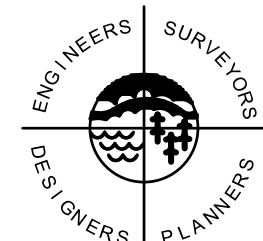
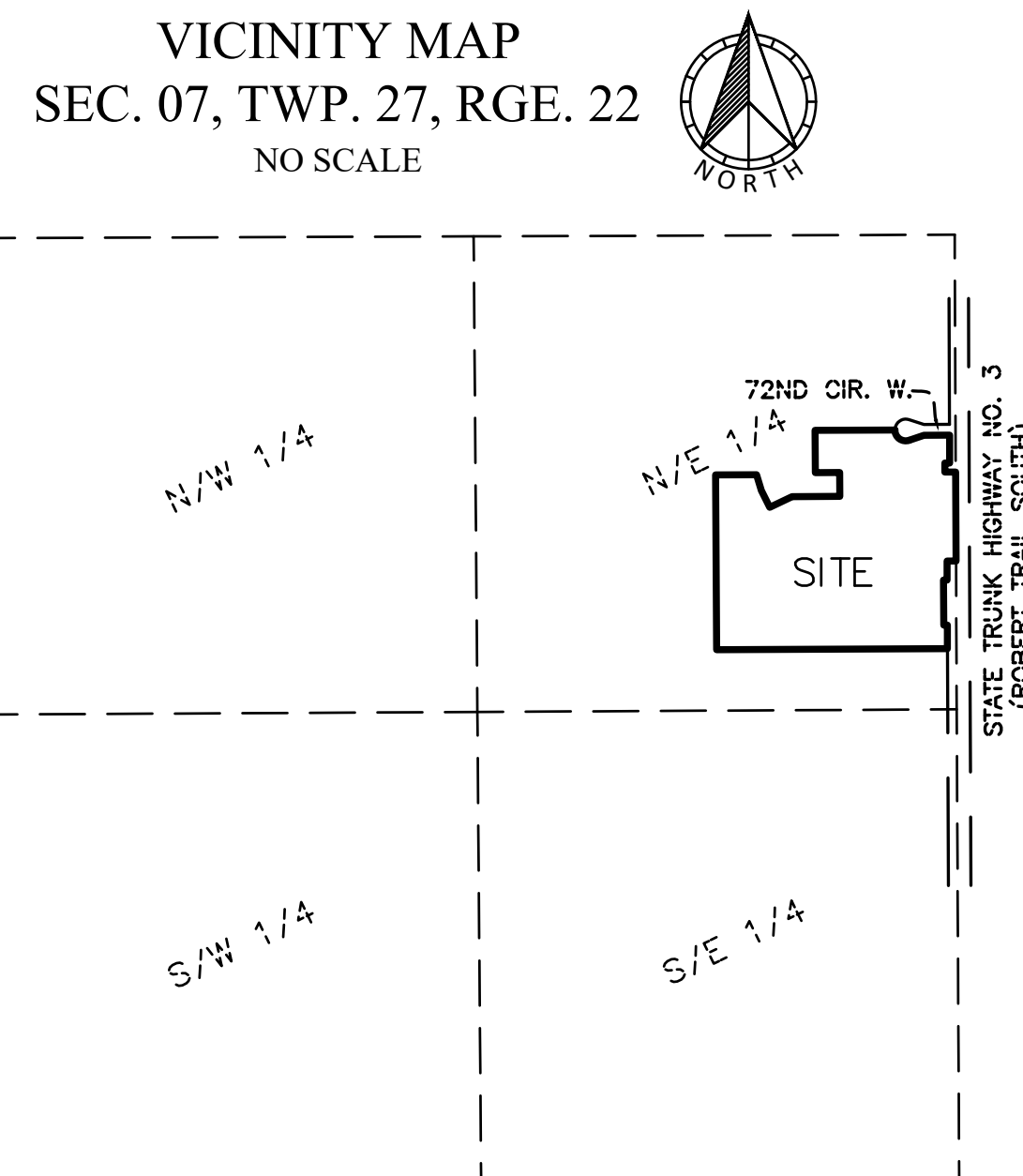
SATHRE-BERGQUIST, INC.



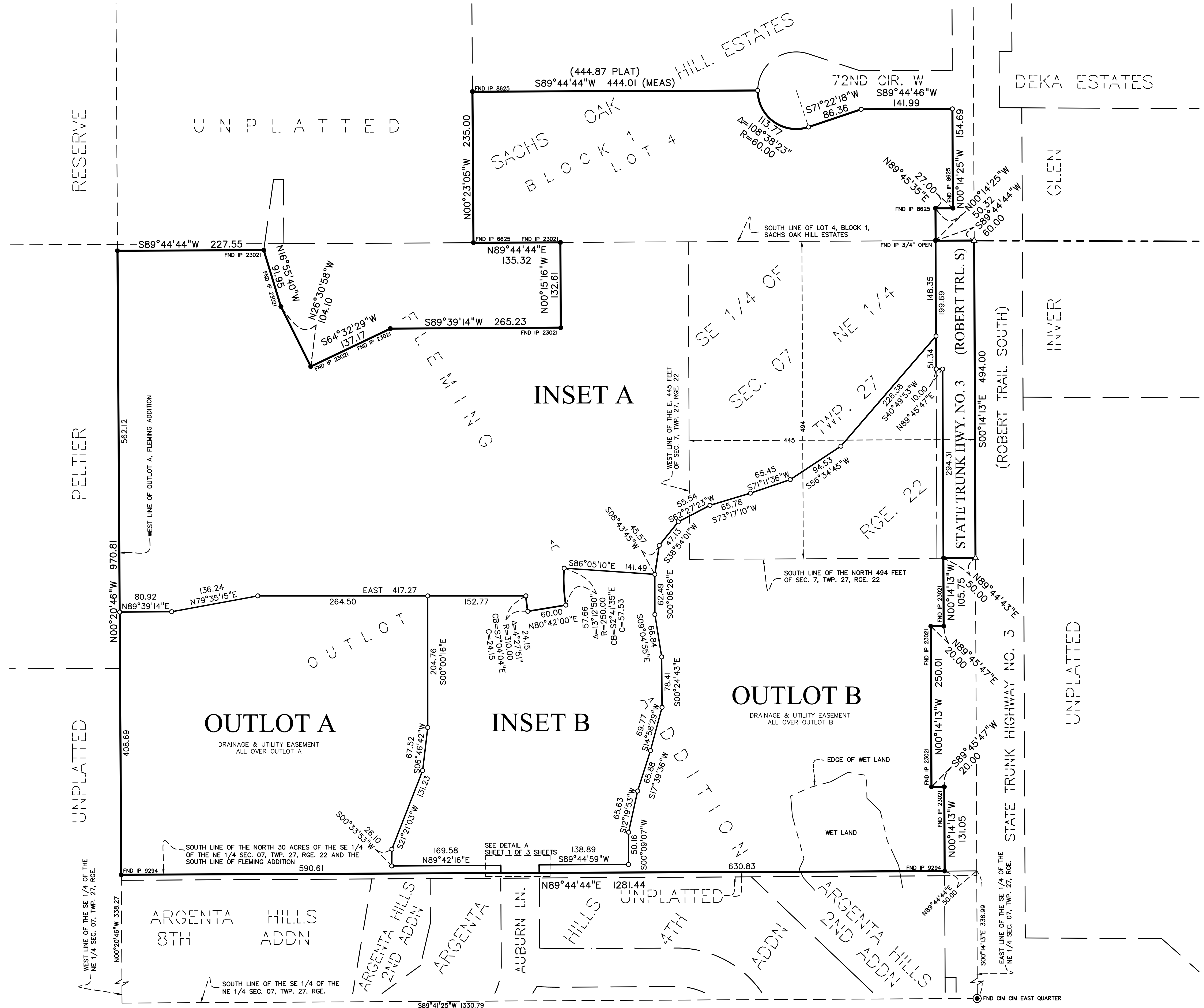
The basis for the bearing system is the west line of OUTLOT A, FLEMING ADDITION, which is assumed to bear North 00 degrees 20 minutes 46 seconds West

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.
- Denotes a 1/2 inch open pipe found, unless shown otherwise.
- △ Denotes a set PK Nail

HIGHLANDS AT SETTLERS RIDGE

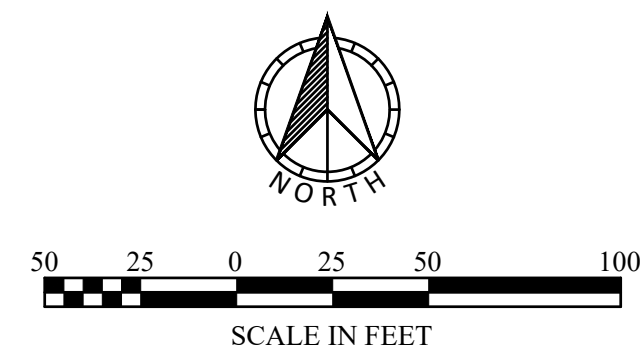
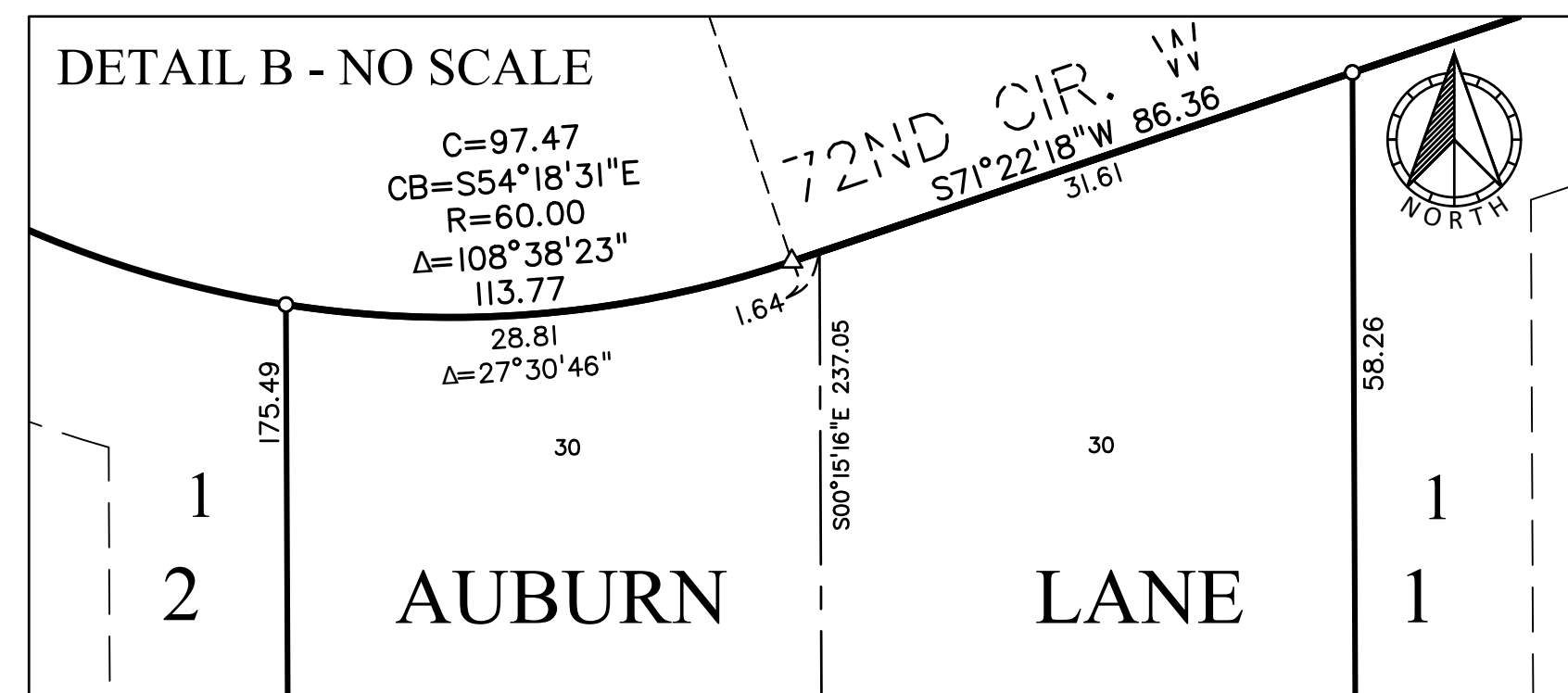


SATHRE-BERGQUIST, INC.



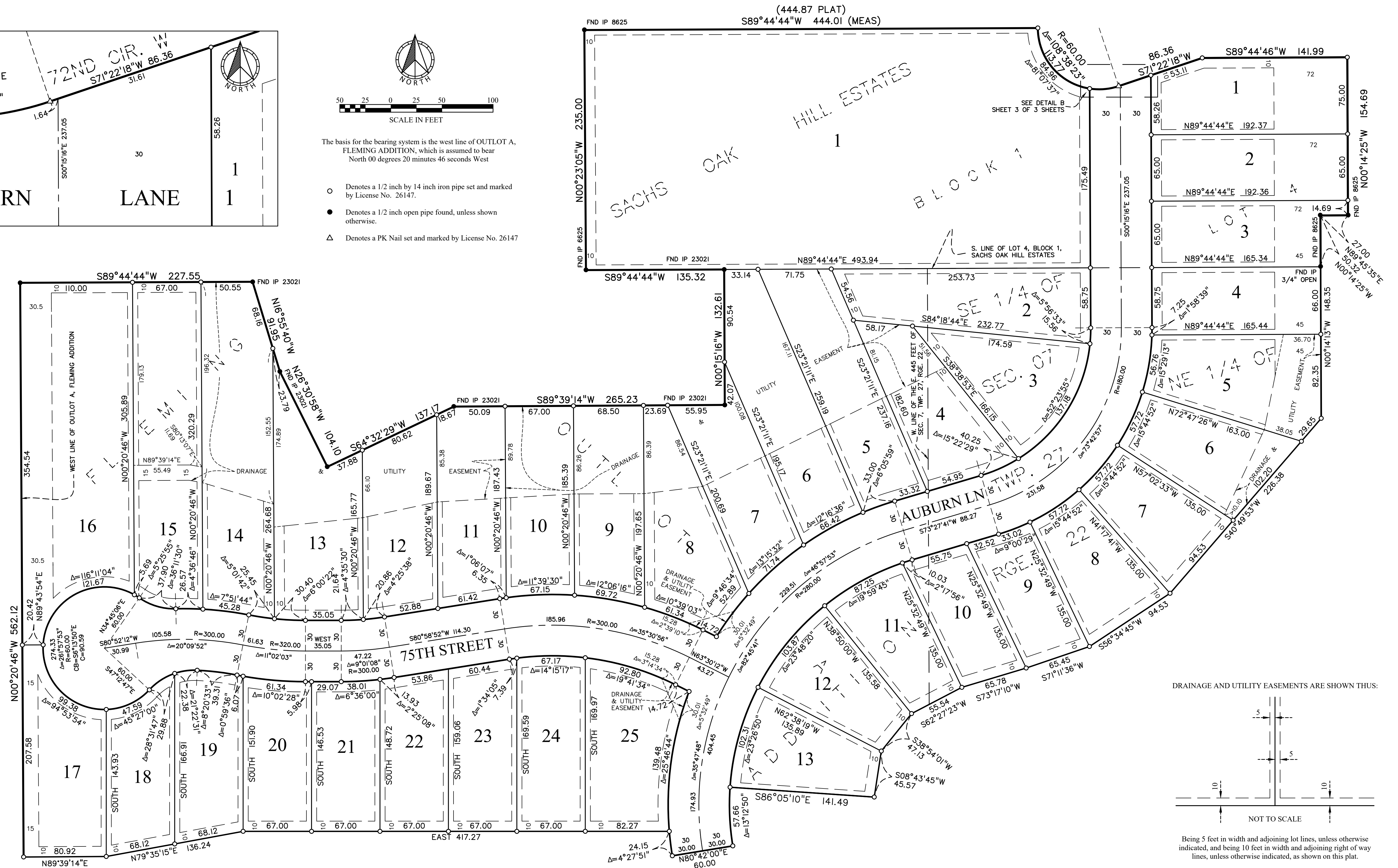
HIGHLANDS AT SETTLERS RIDGE

INSET A

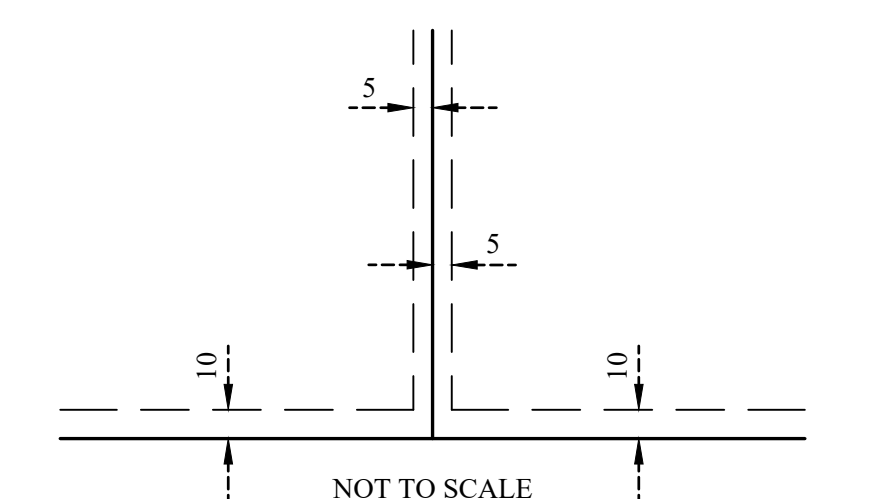


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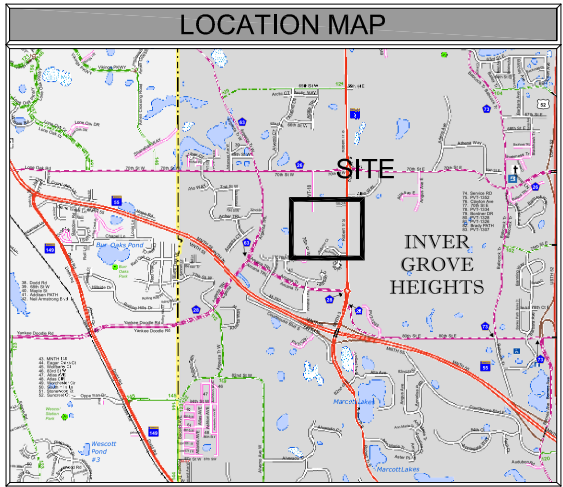
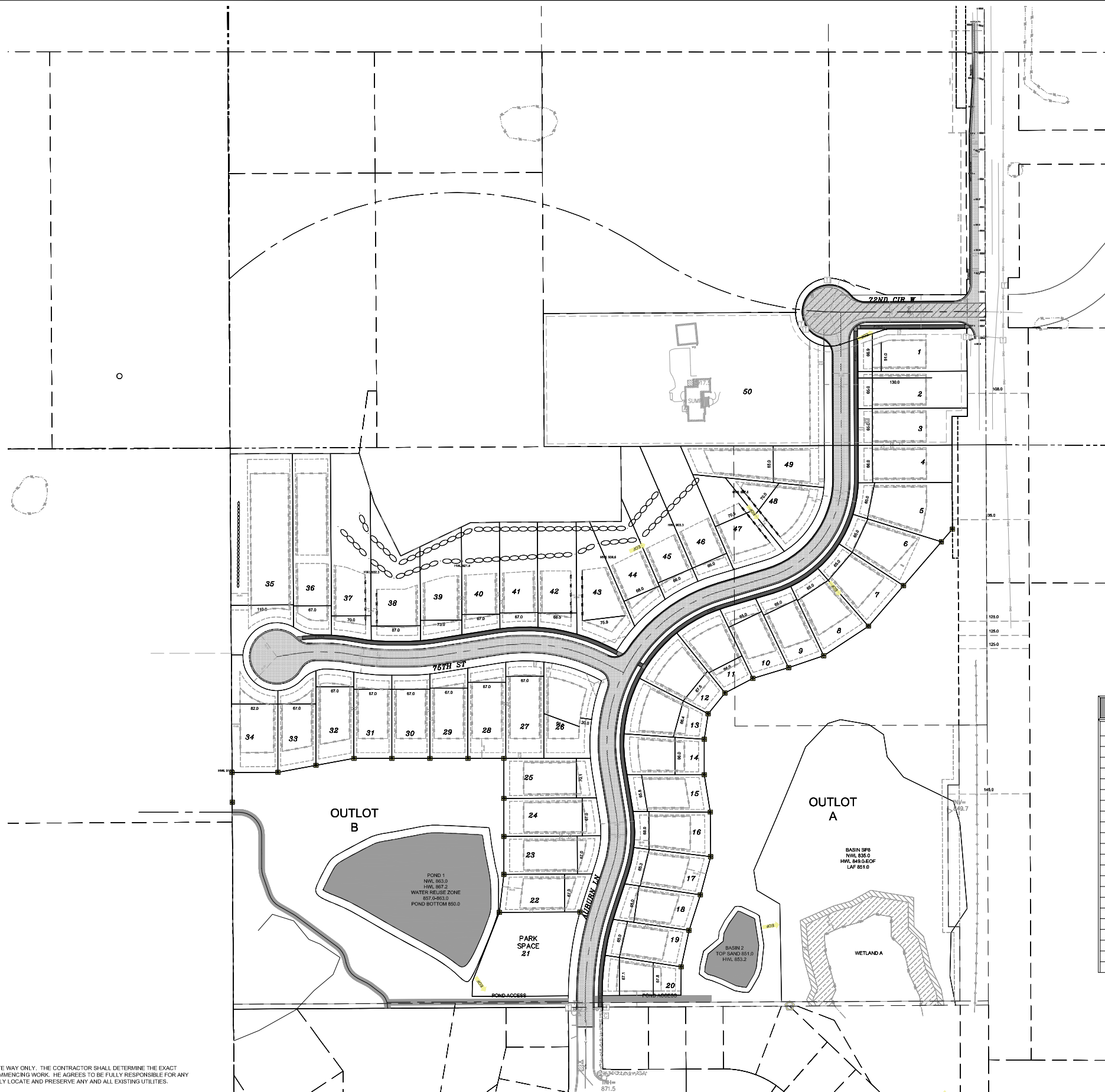
- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.
- Denotes a 1/2 inch open pipe found, unless shown otherwise.
- △ Denotes a PK Nail set and marked by License No. 26147



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and being 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on this plat.



SHEET INDEX TABLE	
SHEET	Description
01	Title Sheet
02	Final Signage & Lighting Plan
03 - 07	Final Street Plan
08	Final Street Plan - Ped Ramps
09 - 10	Final Street Plan - Removals
11 - 12	Final Street Plan - Turn Lane
13 - 17	Final Sanitary Sewer & Water Plan
18 - 23	Final Storm Sewer Plan
24 - 26	Final Grading Plan
27	Final Erosion Control Plan
28 - 30	Details
TS	Tree Plan

Notes:
Lots: 48 Single Family Lots - 65' Wide
1 Existing Single Family Home
1 Park Lot

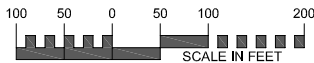
Street: 60' ROW - 31' Back to Back

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 WHIRLWAP		
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



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
TLDWG				
DRAWN BY				
CAW				
CHECKED BY				
CAW				
DATE				
02/22/22				

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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: 02/22/22 Lic. No. 49180



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

CITY PROJECT NO.

INVER GROVE HEIGHTS, MINNESOTA

TITLE SHEET
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
540-685
01
30

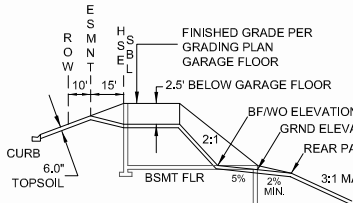
SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
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MAJOR CONTOUR		
LOT LINE		
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DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
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STORM SEWER MANHOLE		
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		

Bioretention Installation Notes

- 1) All work must comply with Dakota County Low Impact Development Standards. (See www.dakotaswcd.org)
- 2) The City of Inver Grove Heights Engineering Division is providing quality control and field verifications of the bioretention installations. Call the Engineering Division at (651) 450-2570 to schedule a preconstruction meeting prior to any disturbance in the bioretention area. City of Inver Grove Heights Engineering Division field verification is required prior to burying any work and/or installing any concrete, mulch and/or plant materials.
- 3) The bioretention areas must be staked off and marked to keep all construction traffic, equipment and material stockpiles out of the proposed bioretention areas.
- 4) Bioretention practices shall not be excavated until the contributing drainage areas with exposed soils have been fully stabilized and bituminous base course installed on contributing pavement areas. Divert upland drainage areas to prevent runoff from entering the excavated cell or into the work area. **DO NOT** use bioretention cells as temporary sediment basins or allow construction runoff into the cell.
- 5) Deliver sample materials onsite for city of Inver Grove Heights Engineering prior approval. Prior to beginning the installation, sufficient material quantities shall be onsite to complete the installation and stabilize exposed soil areas without delay.
- 6) Care must be taken to avoid contamination of engineered soils with sediment, in-situ or topsoil during and after installation. Materials must be segregated.
- 7) Installation with dry soil conditions is critical to prevent smearing and compaction. Schedule work for periods of dry weather. Do not work if soil conditions are wet. Excavation, soil placement and rapid stabilization of perimeter slopes with turf sod must be completed before the next precipitation event. Turf sod placed in flow paths shall be secured with at least 6 stakes per square yard. Place stakes along uphill seam edges to prevent undermining flows until sod roots establish.
- 8) Do not leave infiltration areas and/or perimeter slopes exposed overnight. Secure the site from risk of precipitation damages at the end of every work day. In the event of rain, take action to divert stormwater away from the work area and temporarily cover of all exposed soils with filter fabric or impermeable sheeting.
- 9) City of Inver Grove Heights Engineering Division field observation of excavation and soil placement is required. Notify the engineering division prior to digging. Use backhoe with tooth bucket for cell excavation to avoid compacting or smearing of soils. (Do not use skid steer for excavation within the cell) Use tooth bucket to scarify (rip) underlying soils 6" to 9" deep to remove compaction. Gently mix the first lift of engineered soils with the loosened underlying soils to avoid stratification and promote permeability. Use excavator bucket to place materials. Construction equipment shall not be allowed into the basin. Leveling and final grading within the cell must be completed by hand.
- 10) The side slopes of the bioretention cell shall be 3:1 tv or flatter. Lawn edging shall be installed along the outside perimeter of the cell to physically defined the limits of the bioretention cell. Lawn edging shall be securely staked per manufacturers installation requirements or 5 ft O.C. whichever is greater.
- 11) Replacement Engineered Soil shall be Minnesota Stormwater Manual 4.1.2 Mix B: Enhanced Filtration Blend (Well blended mixture of 80% ASTM C-33 Coarse Washed Sand (MnDOT 3126) and 20% MnDOT 3890 Grade 2 Leaf Litter Compost. The material supplier shall provide documentation that the compost has been sampled and tested as required by the Seal of Testing Assurance (STA) Program of the United States Composting Council (USCC) and a gradation sieve analysis for the washed sand. **THE ENGINEERED SOIL SHALL NOT CONTAIN ANY TOPSOIL OR FILTER AGGREGATE WITH FINES.**
- 12) Perforated under-drains shall be slotted single wall HDPE with circular knitt polymeric filament filter sock per ASTM D6707-01. MnDOT 3733 Type sewn seam non-woven fabric shall **NOT** be used.
- 13) Notify the City of Inver Grove Heights Engineering Division prior to placing any mulch or installing any plantings. The engineering Division shall field check elevations, soil compaction and permeability. Note: Depending on conditions observed, compaction removal by hand may be needed prior to placing mulch and/or after plantings.
- 14) Install Temporary Blocks at Curb and Gutter Openings immediately following curb installation to protect cells from sediment and/or high flow damages. Do not allow water from pavement clearing operations or runoff from exposed soils into the cell. The Engineering Division will remove the board and stakes after field observations determine the plantings are well established and the cell is ready to accept runoff.
- 15) Installed sod and plantings require a total of 1" of water per week and active weed management until well established. Watering costs are considered incidental to sod and planting installations.
- 16) Soil certification, delivery tickets, spec sheets and plant tags shall be provided to the City.

BIORETENTION BASIN INSTALLATION NOTES

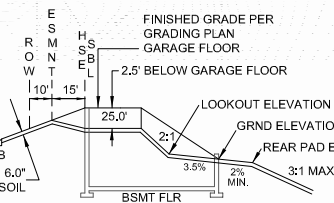
3/15 STM-19



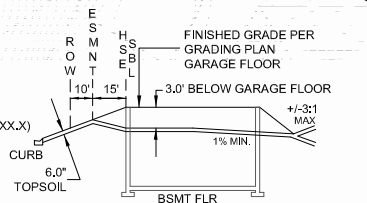
NOTES:

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 6" POURED FOUNDATION WALL, AND A 0.7' DROP FROM REAR TOP FOUNDATION TO GROUND ELEVATION FOR ALL LOOKOUTS AND WALKOUTS.

65' PAD
(UNLESS OTHERWISE NOTED)
WALKOUT (WO)



65' PAD
(UNLESS OTHERWISE NOTED)
LOOKOUT (LO)



ENSURE FULL BASEMENT PADS ARE DRAINED
65' PAD
(UNLESS OTHERWISE NOTED)
FULL BASEMENT (FB)

DRAWING NAME	NO.	BY	DATE	REVISIONS
GP.DWG				
DRAWN BY				
CAW				
CHECKED BY				
CAW				
DATE				
02/22/22				

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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: 02/22/22 Lic. No. 4918



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

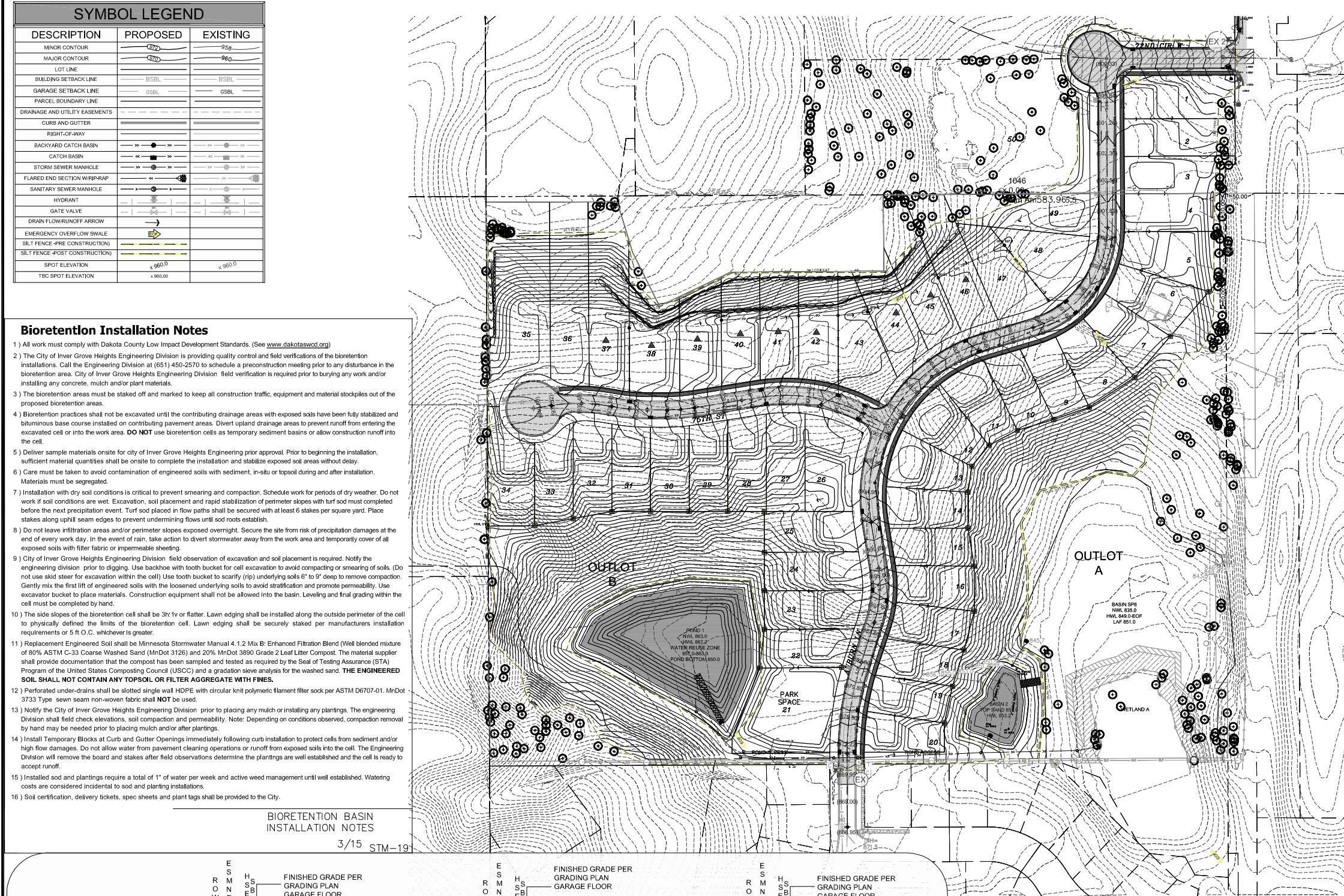
CITY PROJECT NO.
--
INVER GROVE
HEIGHTS,
MINNESOTA

FINAL GRADING PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
5401-685

24

30



CONSTRUCTION NOTES

1. INSTALL SILT FENCE AS SHOWN ON PLAN. AS REQUIRED BY THE CITY OF INVER GROVE HEIGHTS OR DIRECTED BY THE ENGINEER. DUAL SEDIMENT CONTROL REQUIRED FOR WORK WITHIN 50FT OF WETLANDS
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 - BWYSR 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 - 5,980 LF
AFTER GRADING (POND/BASIN PROTECTION) - 1,300 LF MNDOT HEAVY DUTY SILT FENCE SHALL BE USED AROUND PONDS
11. CAT. 3 EROSION CONTROL BLANKET - 27.60 SY
12. CUT- 212,940 CY
FILL- 141,906 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.

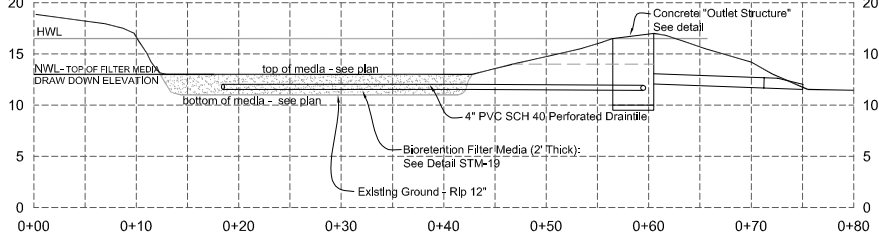
ON-SITE BMPS

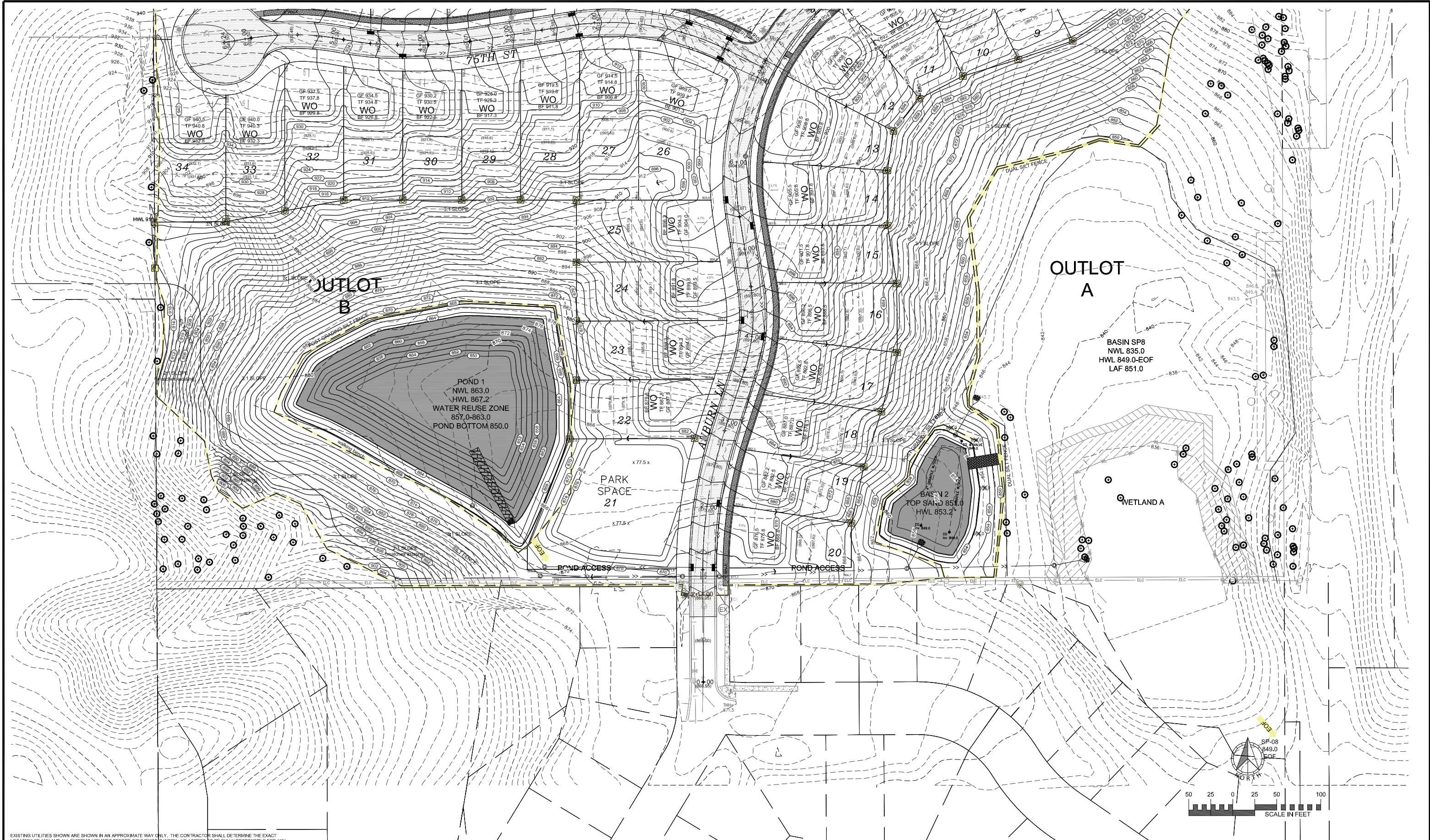
1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING. (Utility Contractor)
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL. (Utility Contractor)
4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. (WMCO'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. INFILTRATION AREAS SHALL NOT BE EXCAVATED UNTIL THEY ARE READY FOR CONSTRUCTION.
9. PROTECT ALL INFILTRATION BASINS FROM COMPACTION & SALTATION DURING GRADING & HOME CONSTRUCTION ACTIVITIES.
10. 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)
11. ALL CONCRETE WASHOUT WASTE PRODUCED SHALL BE REMOVED FROM THE SITE. (Utility Contractor)
12. SEE DETAIL STM-19 NOTE 11 FOR FILTRATION BASIN SOILS INFORMATION
13. FILTRATION BASIN SHALL BE CONSTRUCTED TO DCSWD STANDARDS. INSTALL 4" DRAINTILE WITH KNIT SOCK, VALVES AND CLEANOUTS (CON WITH SCREW CAP). CLEANOUTS SHALL BE PROTECTED WITH A FORD A-1 COVER. ALL BASINS SHALL HAVE 4" INSPECTION TUBE WITH SCREW CAP INSTALLED.

BIOFILTRATION BASIN NOTES:

1. Do not excavate basin until ready for construction. Protect basin from sedimentation & compaction immediately after construction is complete.
2. The biofiltration soil within the filtration basins will be installed after the storm sewer outlet control structure is installed.
3. To prevent soil compaction, heavy equipment shall not be allowed within the basins at any time.
4. The bottom of the filtration basin shall be tilled a minimum of 12" prior to placing the biofiltration soil.
5. Relatively light equipment with tracks shall be used to excavate the filtration basins
6. Immediately upon completion of grading the filtration basins, silt fence shall be installed per the plan to establish perimeter control.
7. See Detail STR-19 for biofiltration soils information
8. Maximum 45° bend allowed in draintile
9. Install cleanouts at all pipe ends
10. Cleanout risers shall be left 2ft above grade.
11. Draintile shall be 3 hole, 120° perforation pattern, with sock.

TYPICAL BIOFILTRATION BASIN DETAIL





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Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 02/22/22 Lic. No. 4918

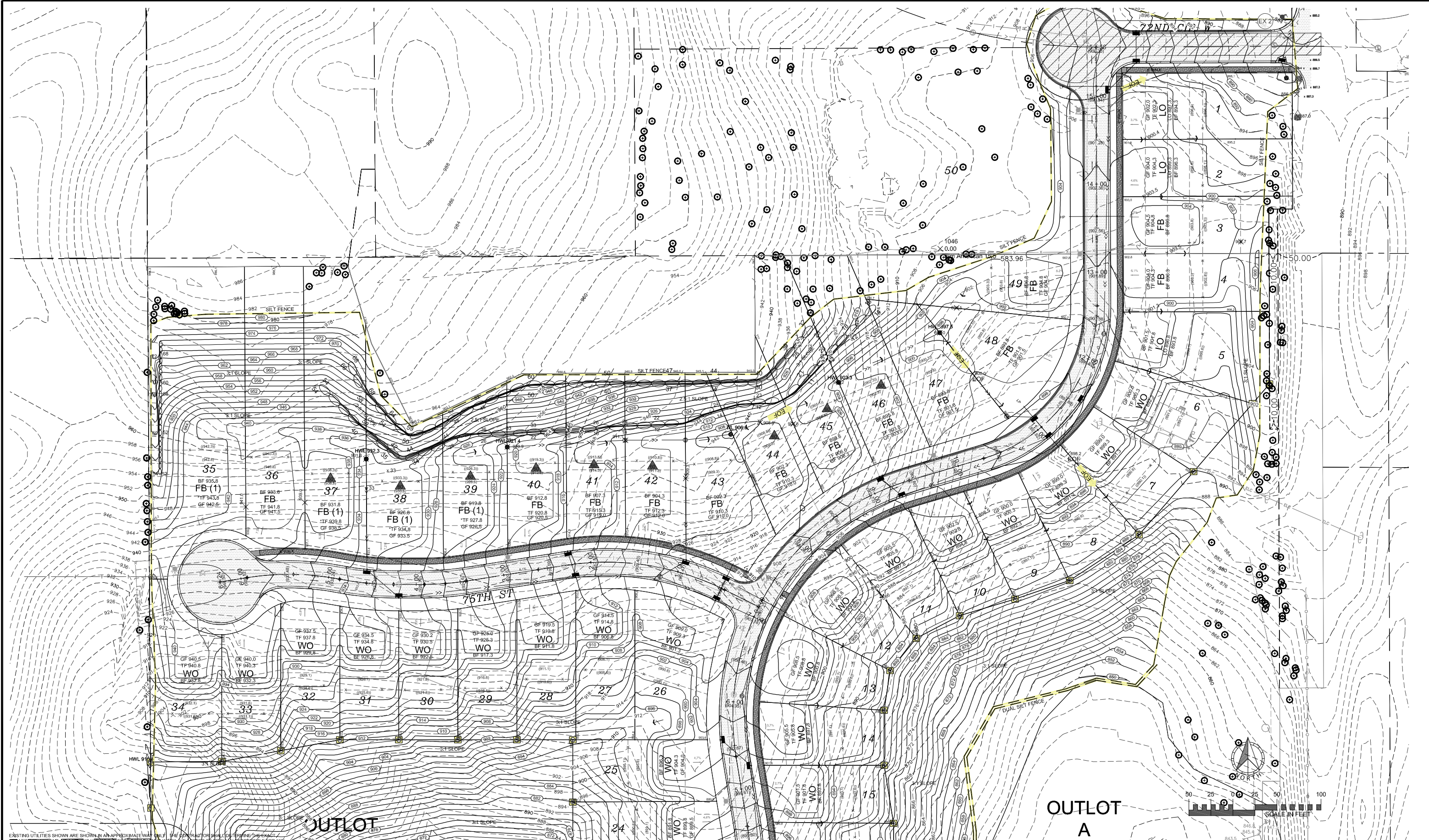


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
INVER GROVE HEIGHTS, MINNESOTA

FINAL GRADING PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
5401-685
25
30



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GENERAL INFORMATION

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EPOXY

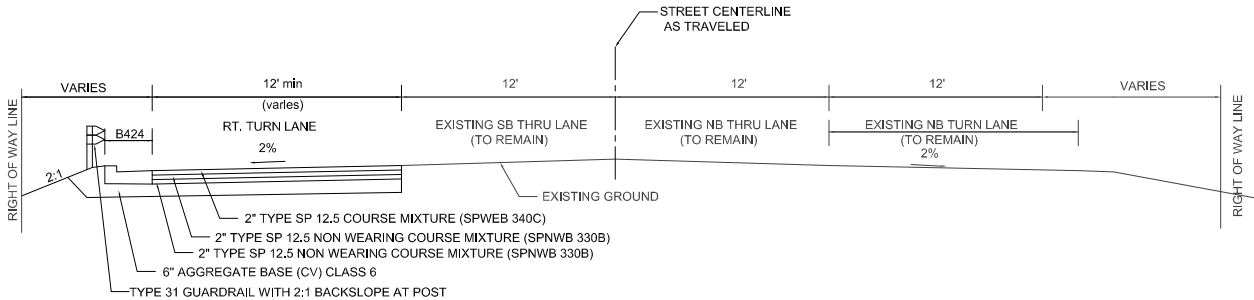
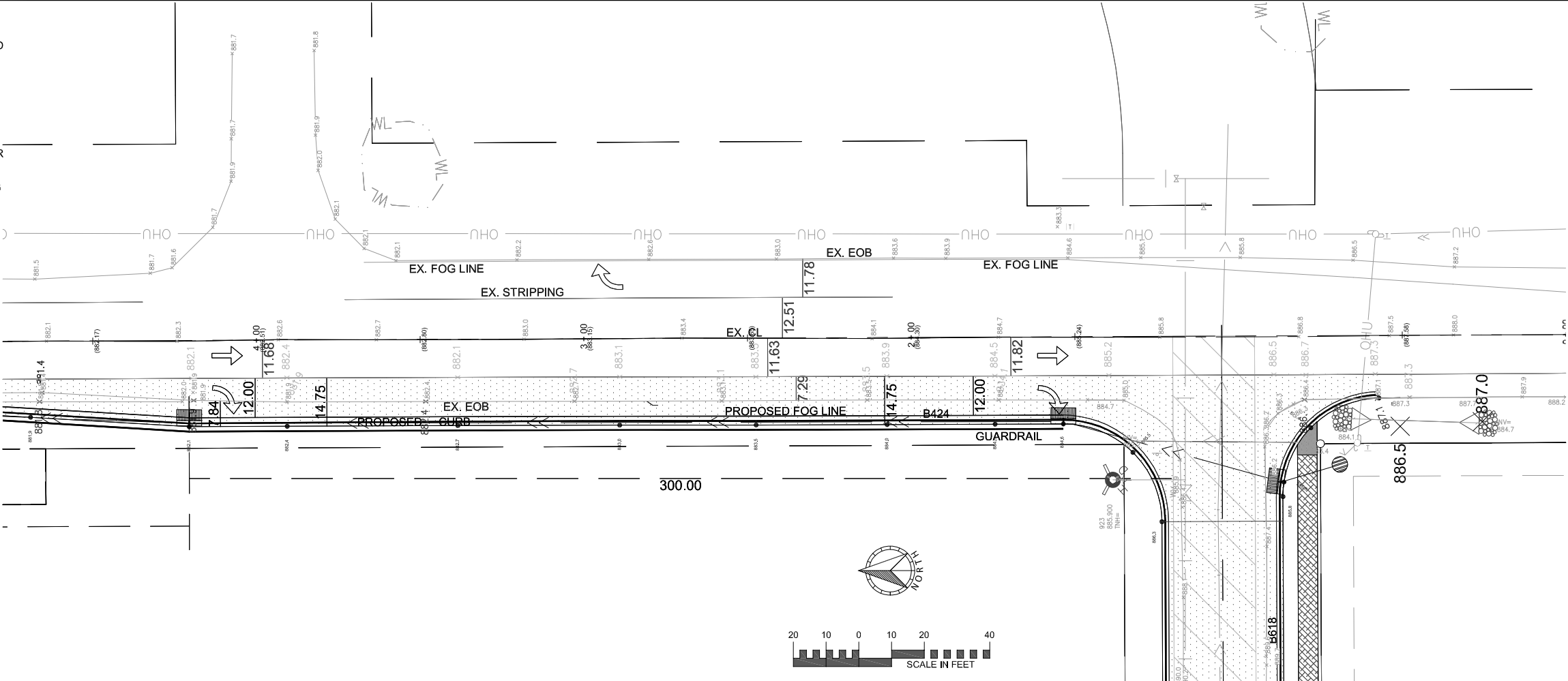
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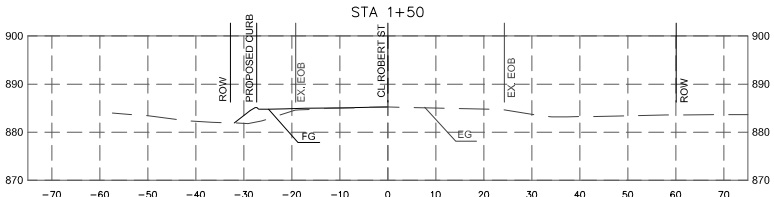
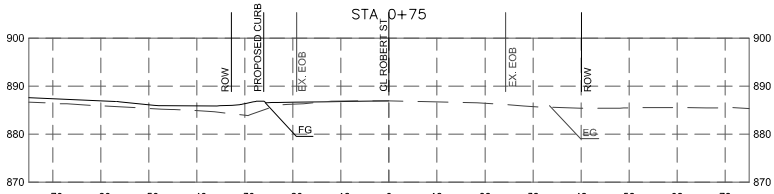
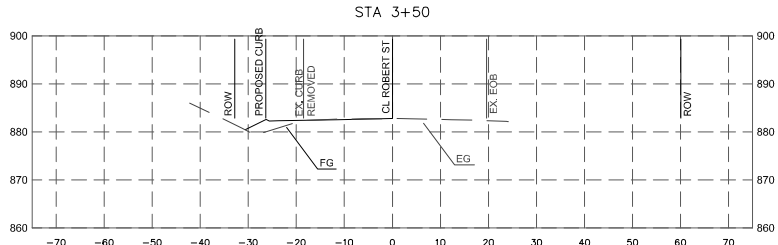
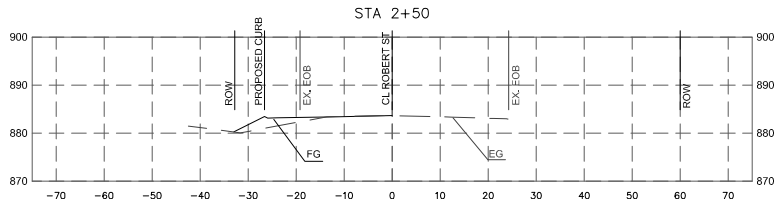
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72nd Cir Turn Lane

ROBERT ST SECTION

2" TYPE SP 12.5 WEAR COURSE MIX (3,B)
TACK COAT MNDOT 2357
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CHARLES A. WIEMERSLAGE, P.E.
Date: 02/22/22 Lic. No. 49180

ENGINEERS
DESIGNERS
SURVEYORS
PLANNERS

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

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

FINAL STREET PLAN - TURN LANE
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
5401-685

11
28

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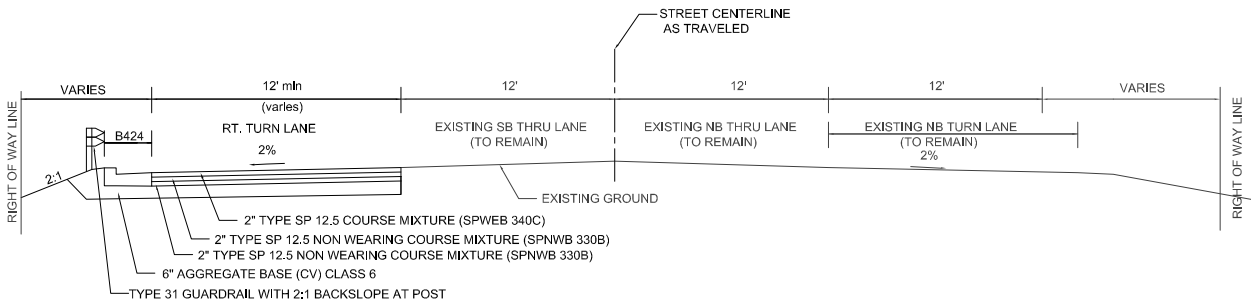
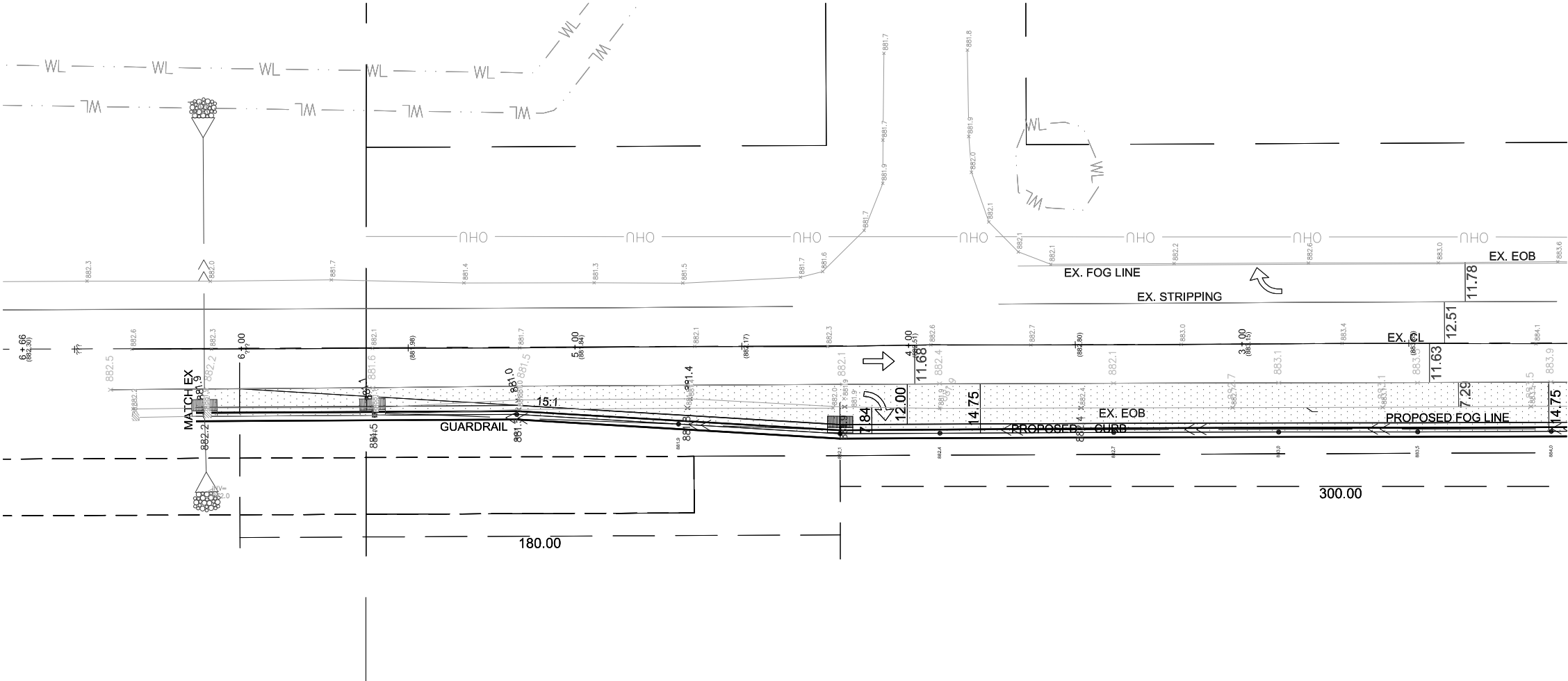
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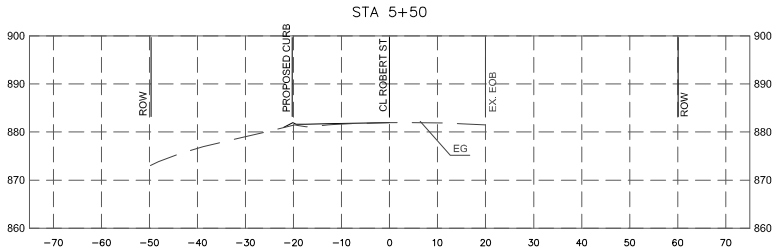
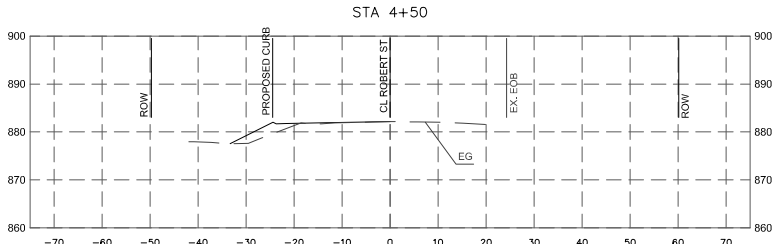
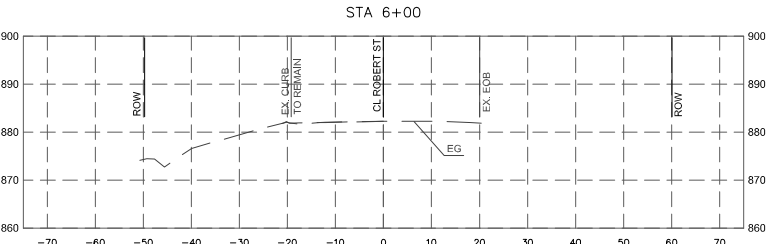
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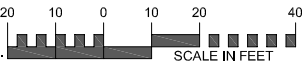


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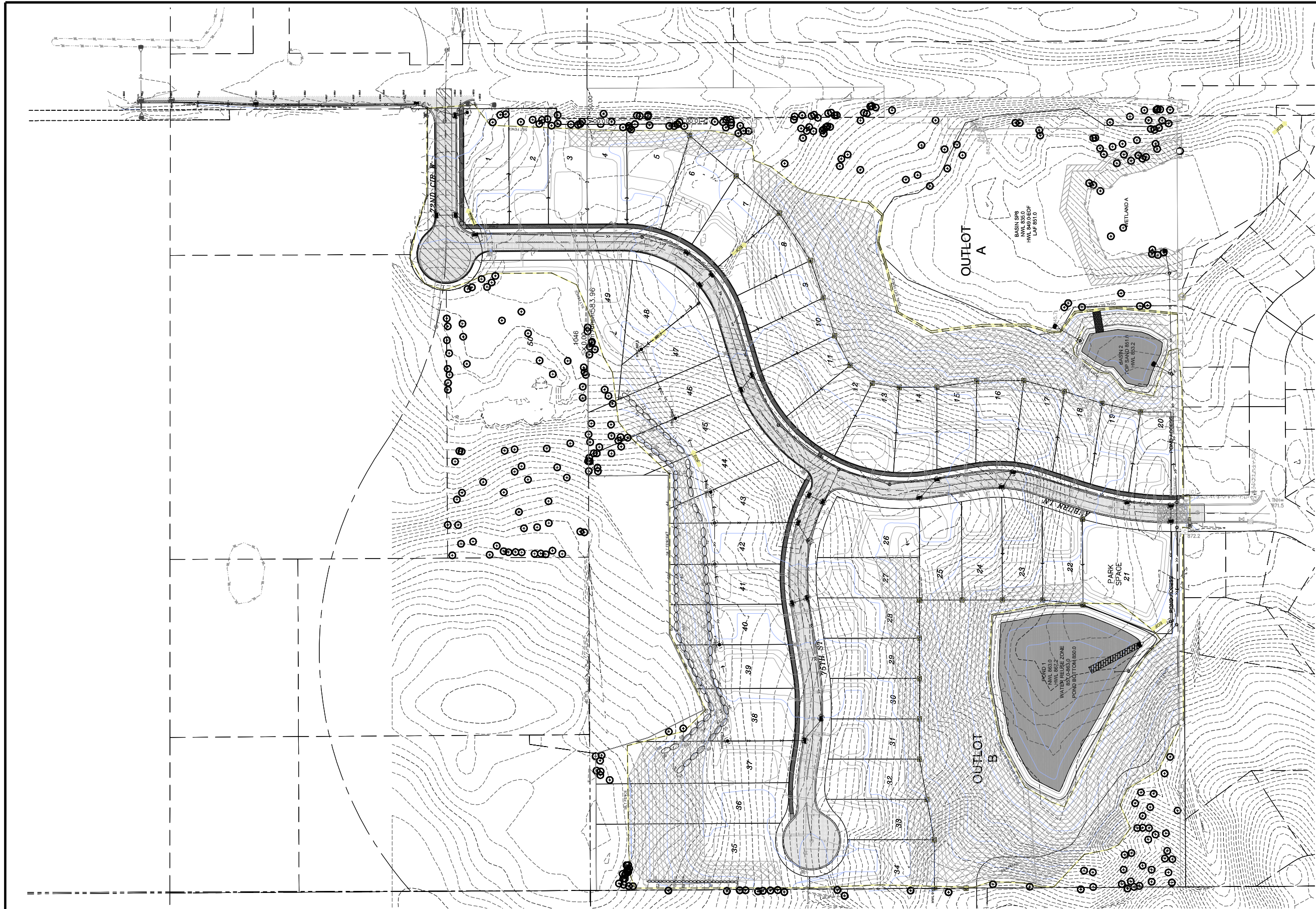


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CITY PROJECT NO.
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INVER GROVE HEIGHTS, MINNESOTA

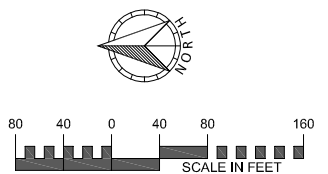
FINAL STREET PLAN - TURN LANE
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
5401-685
12
28



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	95g	95g
MAJOR CONTOUR	96g	96g
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSSL	GSSL
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-UP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE-PRE CONSTRUCTION		
SILT FENCE-POST CONSTRUCTION		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.0	

	ROCK ENTRANCE BERM
	SILT FENCE
	POST GRADING SILT FENCE
	BIO-ROLL
	CONCRETE WASHOUT
	INLET PROTECTION
	EROSION BLANKET CAT 3 TYPE 1S



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DESIGNERS PLANNERS

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

CITY PROJECT NO.
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INVER GROVE HEIGHTS, MINNESOTA

FINAL EROSION CONTROL PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
5401-685

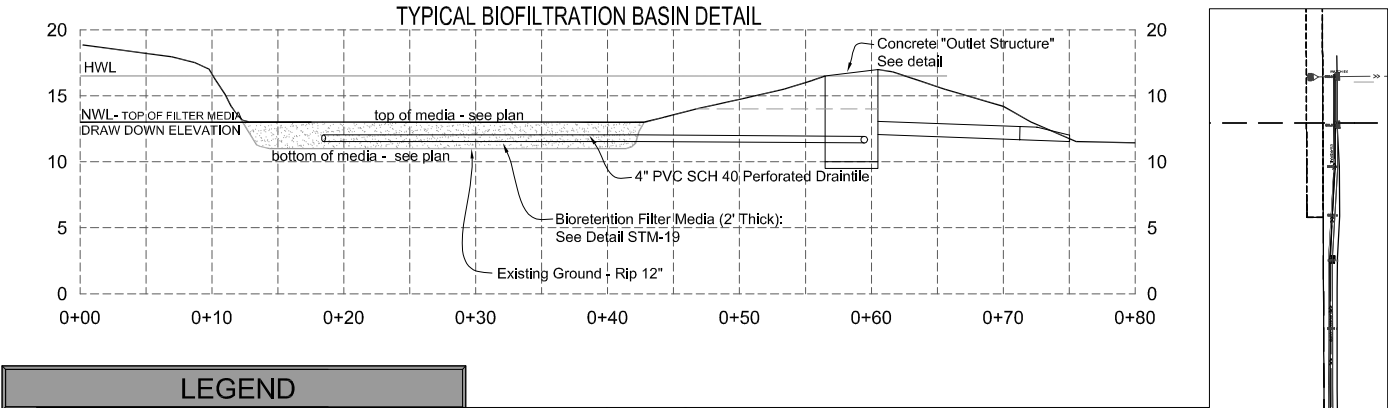
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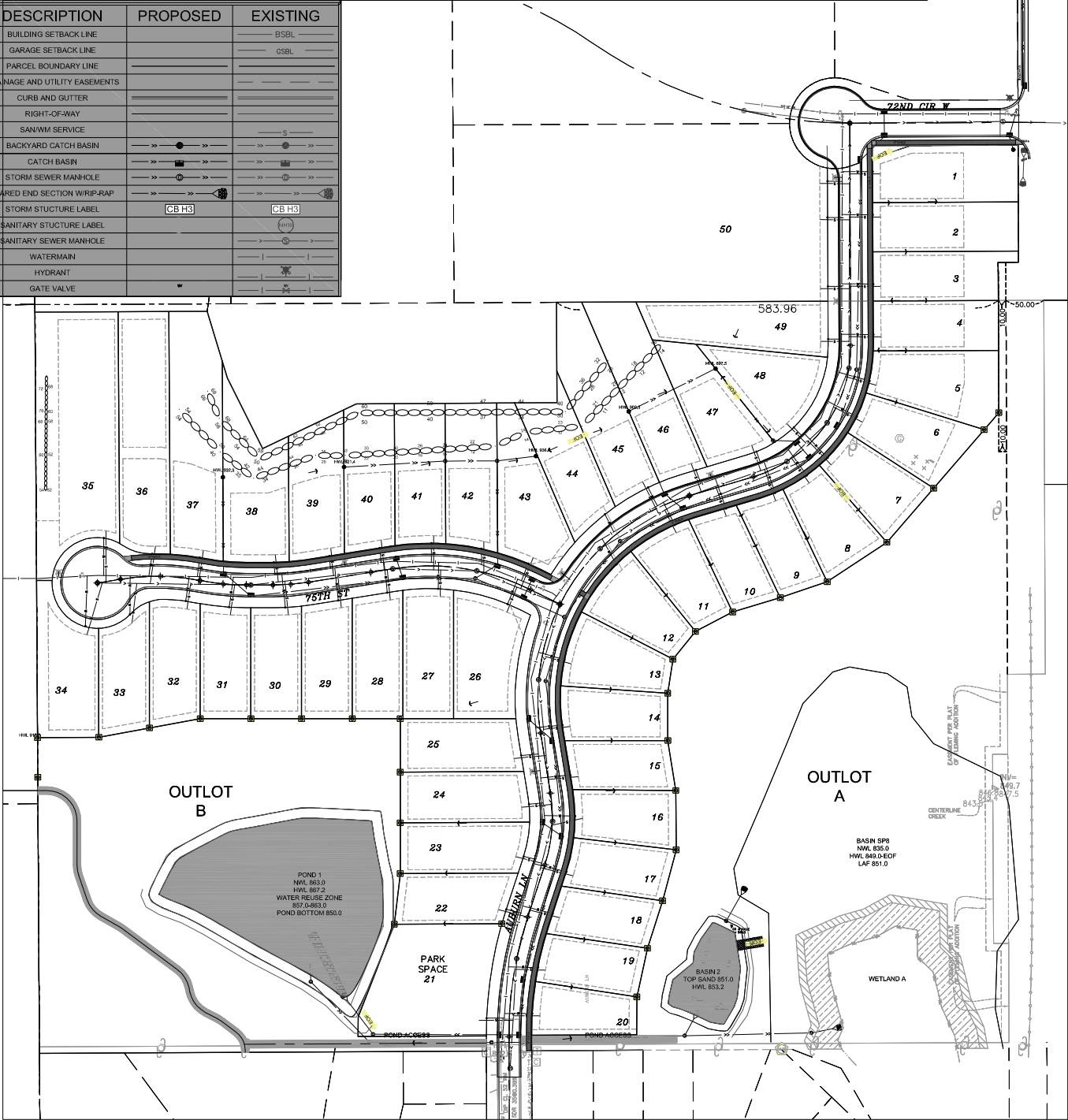
STRUCTURE TABLE						
STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING
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3	CBMH	48"	870.6	8.6'	862.0	R-3067
4	CBMH	48"	870.6	4.1'	866.5	R-3067
5	CBMH	48"	875.6	4.0'	871.6	R-3067
6	CBMH	48"	891.3	10.2'	881.1	R-3067
7	CBMH	48"	900.6	16.1'	884.5	R-3067
8	STMH	48"	904.9	19.3'	885.6	R-1642
9	STMH	48"	906.8	20.6'	886.2	R-1642
10	STMH	48"	905.1	18.1'	887.0	R-1642
11	CBMH	48"	901.0	13.4'	887.6	R-3067
12	CBMH	48"	896.9	8.3'	888.6	R-3067
13	CBMH	48"	897.4	8.1'	889.3	R-3067
14	STMH	48"	899.1	9.3'	889.8	R-3067
15	CBMH	2'X3'	898.4	6.7"	891.7	R-3067
16	CBMH	48"	896.5	4.5'	892.0	R-3067
16B	CB	48"	896.4	4.1'	892.3	R-3067
17	CBMH	48"	896.9	5.2'	891.7	R-3067
18	STMH	48"	898.0	6.2'	891.8	R-1642
19	CBMH	48"	896.9	4.0'	892.9	R-4342
20	CB	27"	903.1	3.5'	899.6	R-4342
21	CB	2'X3'	901.6	4.0'	897.6	R-3067
22	CB	2'X3'	892.7	4.0'	888.7	R-3067
23	CB	48"	902.5	4.0'	898.5	R-3067
24	CBMH	48"	906.1	6.2"	899.9	R-3067
25	STMH	48"	907.5	7.0'	900.5	R-1642
26	CBMH	48"	913.4	4.1'	909.3	R-3067
27	CBMH	27"	929.5	4.2"	925.3	R-3067
28	CBMH	48"	932.1	5.0'	927.1	R-3067
29	CB	27"	931.8	3.5'	928.3	R-4342
30	CBMH	48"	906.7	5.9'	900.8	R-3067
31	CBMH	48"	908.7	7.1'	901.6	R-4342
32	CBMH	48"	911.0	4.0'	907.0	R-4342
33	CB	27"	920.9	3.5'	917.4	R-4342
34	CB	27"	905.7	3.5'	902.2	R-4342
35	CB	2'X3'	906.1	3.9'	902.2	R-3067
36	CB	2'X3'	913.8	4.1'	909.7	R-3067
38	STMH	48"	840.3	4.3'	836.0	R-1642
39	CBMH	60"	858.2	6.7"	851.5	R-4342
40	STMH	60"	870.8	17.3'	853.5	R-1642
41	STMH	48"	870.6	16.9'	853.7	R-1642
42	STMH	48"	870.8	11.5'	859.3	R-3067
47	CBMH	48"	881.8	4.1'	877.7	R-4342
48	CBMH	48"	884.6	5.6'	879.0	R-3067
49	CBMH	48"	885.8	4.0'	881.8	R-3067
50	CB	27"	885.5	3.5'	882.0	R-4342

FES TABLE				
Structure Name	TYPE	SIZE (IN.)	INV	C.Y. RIP RAP
1	FES	21	863.0	CABLE CONCRETE 900SY
37	FES	30	835.8	16
44	FES	12	851.0	7
45	FES	15	846.3	7

OUTLET STRUCTURE TABLE			
Structure Name	TYPE	INV	DETAIL
43	OCS	859.5 861.00	SEE STRUCTURE DETAIL
46	OCS	846.50	SEE STRUCTURE DETAIL



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE		BSL
GARAGE SETBACK LINE		GBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANITARY SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

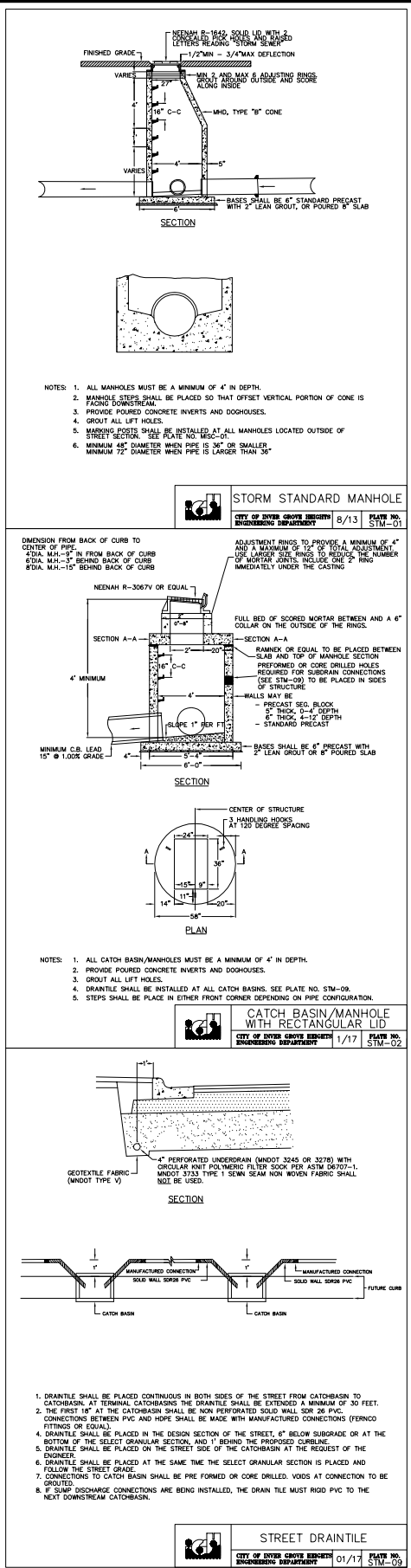


STORM NOTES

- R-4342 CASTINGS TO BE SET IN CONCRETE PER DETAIL STRM-7
- A SEPARATE PRECON MUST BE HELD BETWEEN THE CITY AND CONTRACTOR PRIOR TO BIORETENTION FACILITY INSTALLATION
- BASIN 1 TO BE USED FOR WATER REUSE
- BIORETENTION FACILITIES ARE TO MEET DCSWCD STANDARDS (BASIN 2)
 - REPLACEMENT SOILS TO BE WELL BLENDED MIX OF 80% ASTM C-33 COURSE WASHED SAND (MNDOT 3126) & 20% GRADE 2 LEAF LITTER COMPOST (MNDOT 3890)
 - LAWN EDGING TO PERIMETER ENGINEERED SOILS
 - INFILTRATION BASINS NOT TO BE EXCAVATED UNTIL CONSTRUCTION WITHIN CONTRIBUTORY DRAINAGE AREAS HAS BEEN COMPLETED AND RESTORATION HAS BEEN ESTABLISHED
 - BASINS TO BE PROTECTED FROM COMPACTION DURING HOME CONSTRUCTION
- FES STRUCTURES TO HAVE RIPRAP TO POND BOTTOMS
- PIPES WITH STEEP GRADES TO BE TIED TO UPSTREAM STRUCTURE AND TO HAVE ANTI-SEEPAGE COLLARS INSTALLED; DOWNSTREAM STRUCTURES TO HAVE SCOUR PLATES INSTALLED
- PIPES IN FILL NEED ANTI-SEEPAGE COLLARS

BIOFILTRATION BASIN NOTES:

- DO NOT EXCAVATE BASIN UNTIL RADY FOR CONSTRUCTION. PROTECT BASIN FROM SEDIMENTATION & COMPACTION IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.
- THE BIOFILTRAION SOIL WITHIN THE FILTRATION BASINS WILL BE INSTALLED AFTER THE STORM SEWER OUTLET CONTROL STRUCTURE IS INSTALLED.
- TO PREVENT SOIL COMPACTION, HEAVY EQUIPMENT SHALL NOT BE ALLOWED WITHIN THE BASINS AT ANY TIME.
- THE BOTTOM OF THE FILTRATION BASIN SHALL BE TILLED A MINIMUM OF 12" PRIOR TO PLACING THE BIOFILTRATION SOIL.
- RELATIVELY LIGHT EQUIPMENT WITH TRACKS SHALL BE USED TO EXCAVATE THE FILTRATION BASINS
- IMMEDIATELY UPON COMPLETION OF GRADING THE FILTRATION BASINS, SILT FENCE SHALL BE INSTALLED PER THE PLAN TO ESTABLISH PERIMETER CONTROL.
- SEE DETAIL STR-19 FOR BIOFILTRATION SOILS INFORMATION
- MAXIMUM 45° BEND ALLOWED IN DRAINTILE
- INSTALL CLEANOUTS AT ALL PIPE ENDS
- CLEANOUT RISERS SHALL BE LEFT 2FT ABOVE GRADE.
- DRAINTILE SHALL BE 3 HOLE, 120° PERFORATION PATTERN, WITH SOCK.



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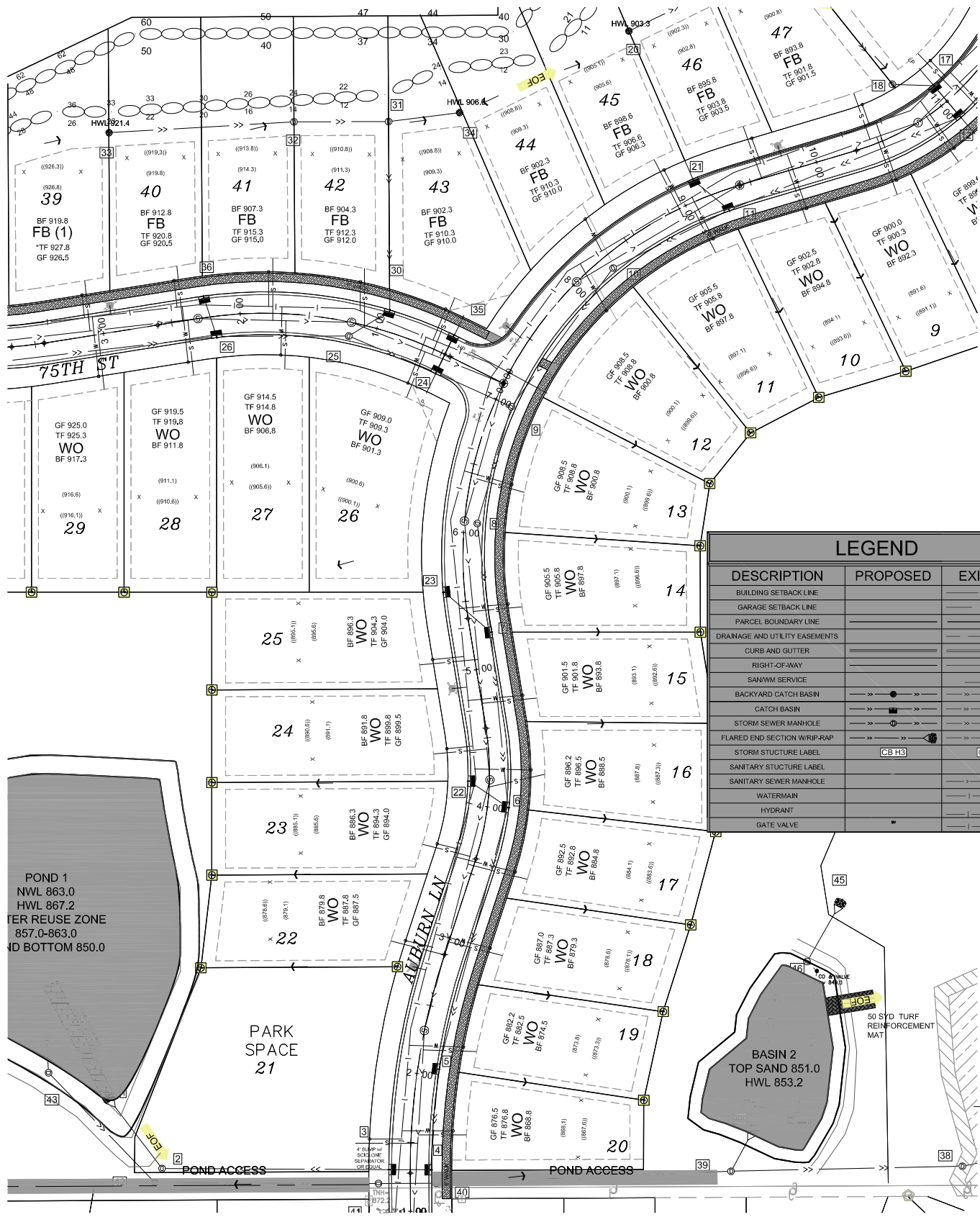
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Charles A. Wiemerslage
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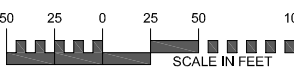
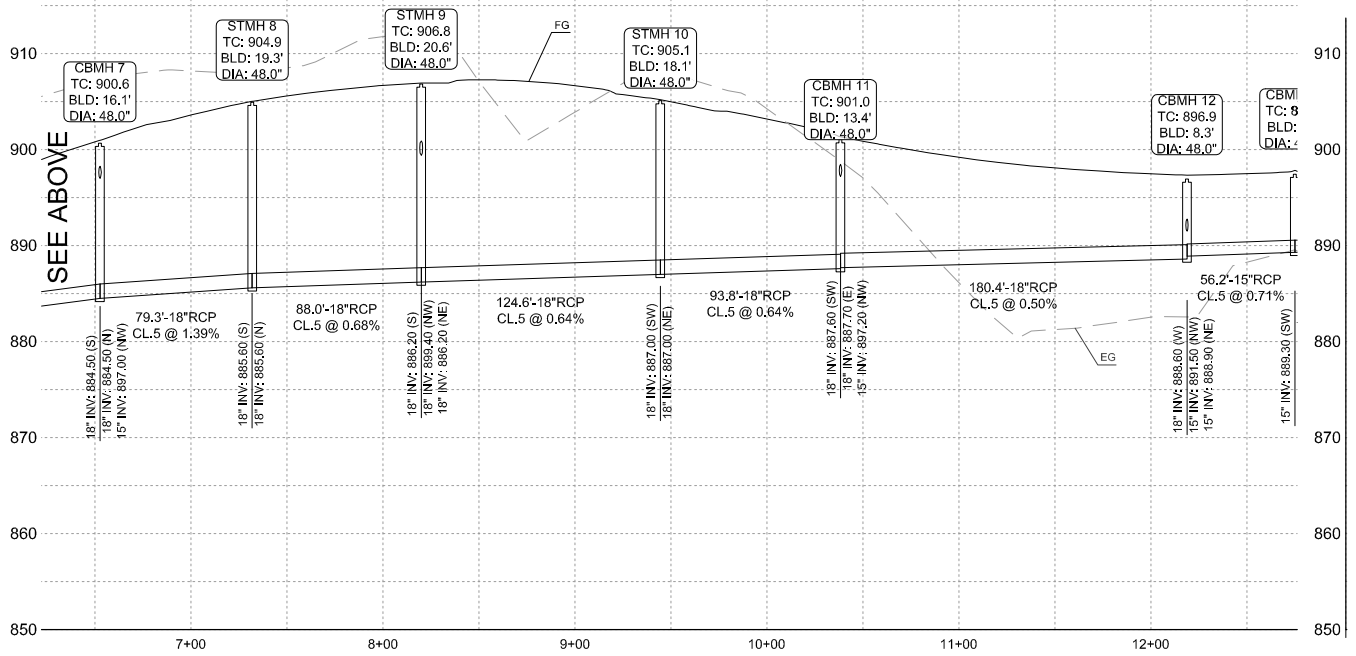
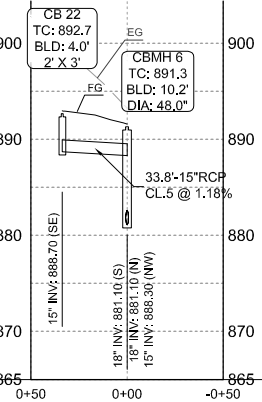
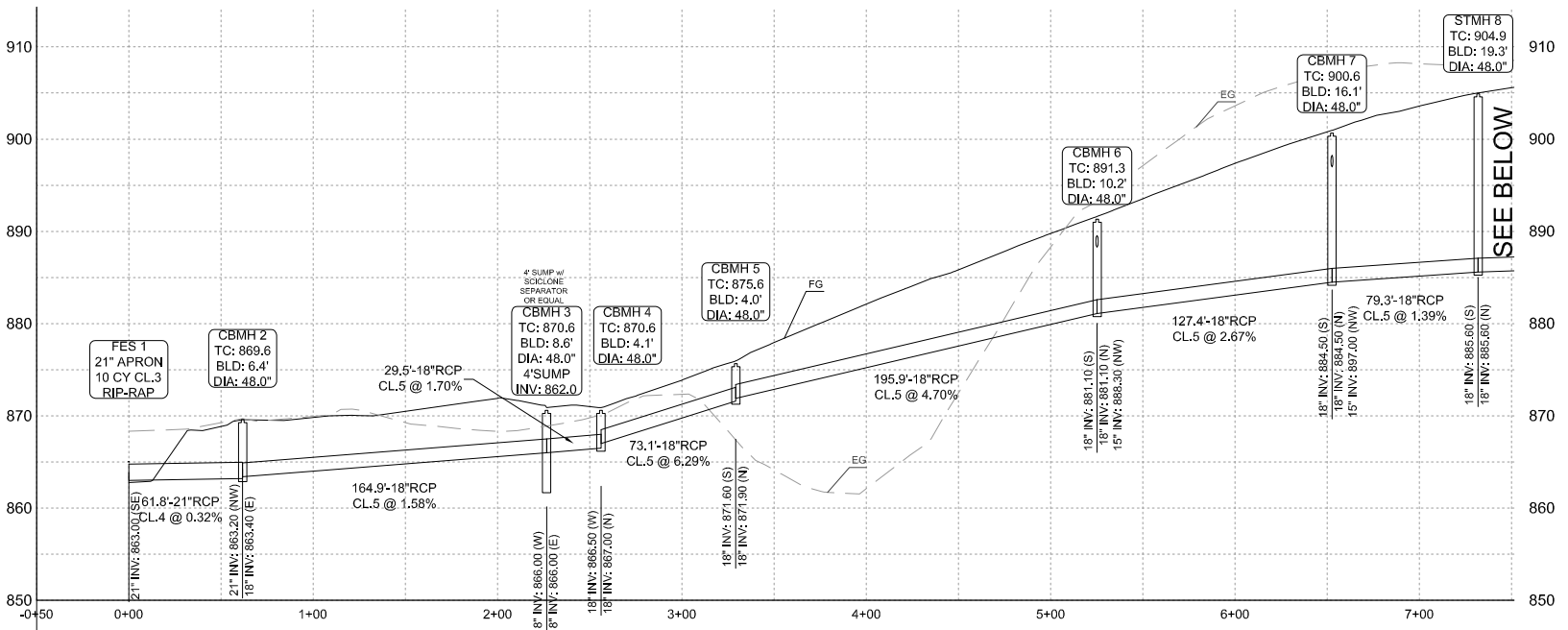
ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

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

CITY PROJECT NO.	FILE NO.
---	5401-685
INVER GROVE HEIGHTS, MINNESOTA	16
FINAL STORM SEWER PLAN THE HIGHLANDS AT SETTLER'S RIDGE LENNAR	30



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE		BBSL
GARAGE SETBACK LINE		CSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANITARY SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CBH 3	CBH 3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



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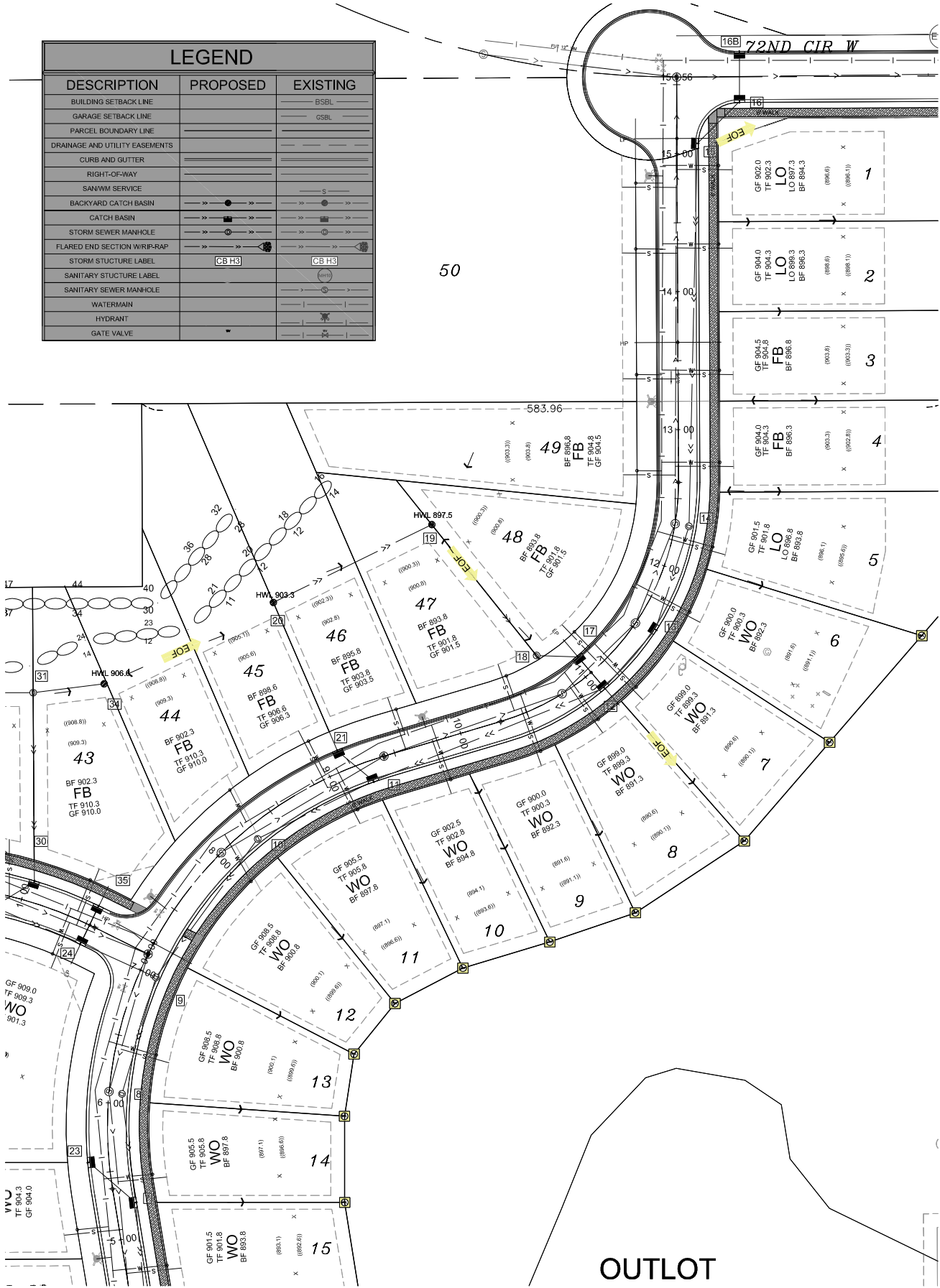
INVER GROVE HEIGHTS, MINNESOTA

FINAL STORM SEWER PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO. 5401-685
19
30

PROJECT NAME AND NUMBER

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE		BSBL
GARAGE SETBACK LINE		GSBL
PARCEL BOUNDARY LINE		PSBL
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANITARY SERVICE		S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-UP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



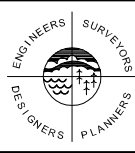
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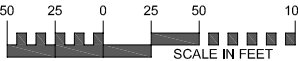
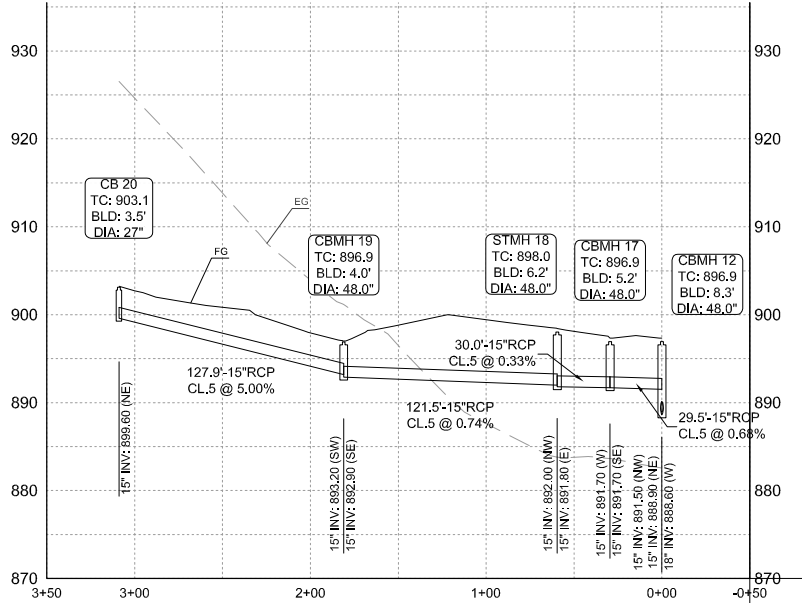
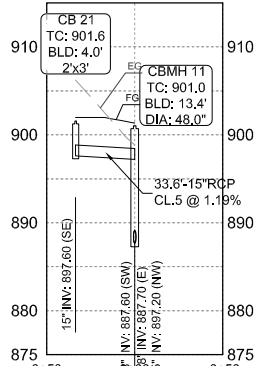
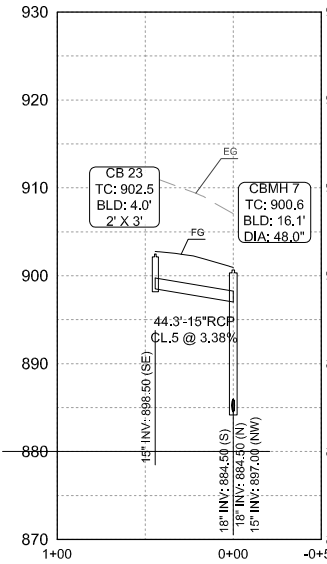
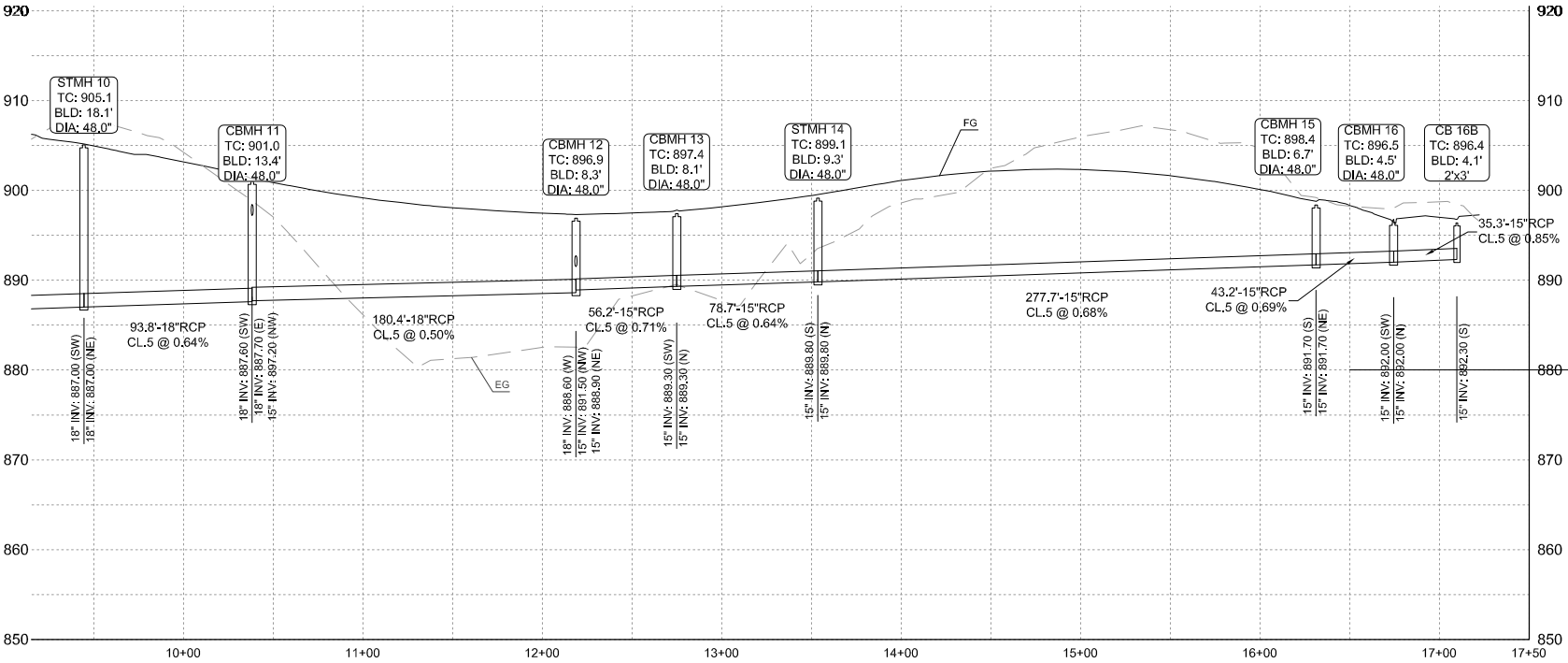
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CITY PROJECT NO.
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INVER GROVE HEIGHTS, MINNESOTA

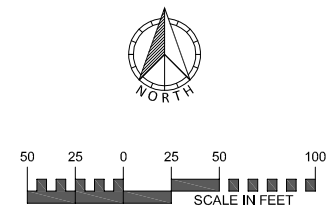
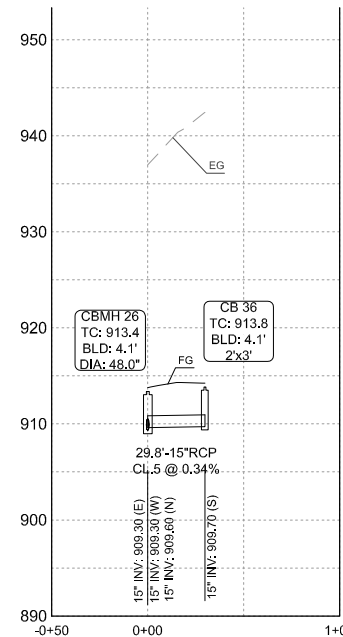
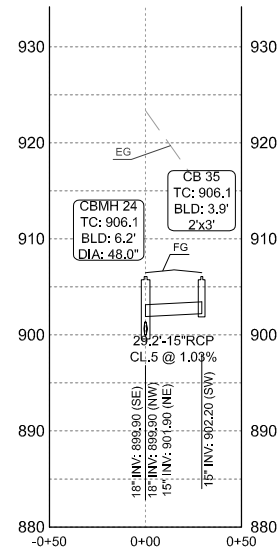
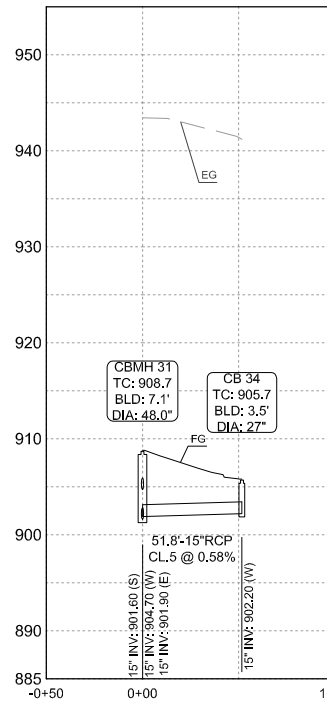
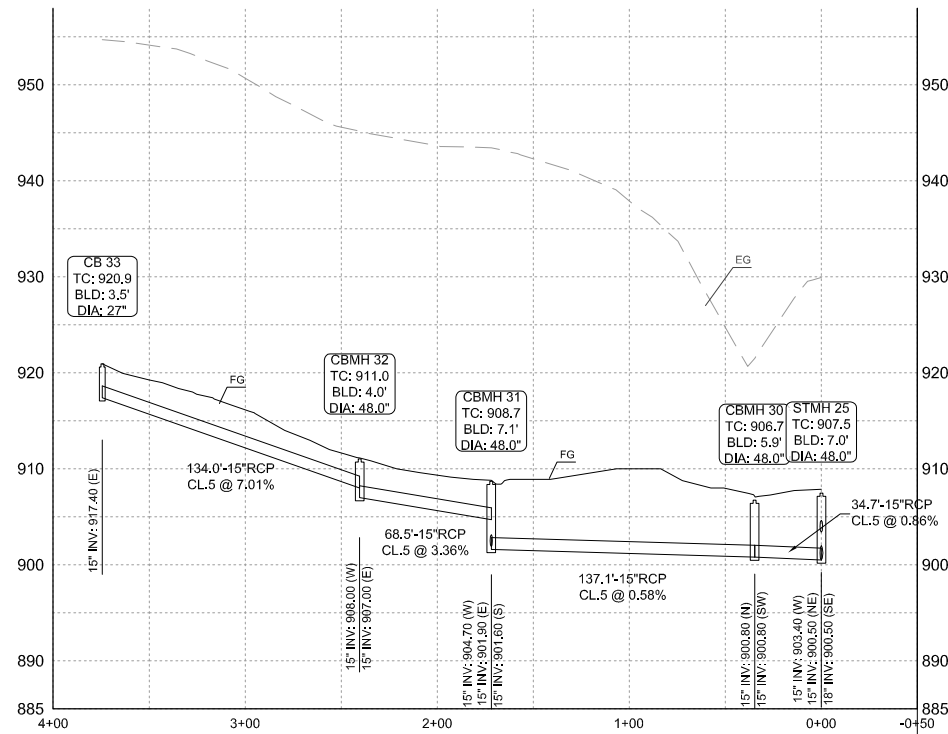
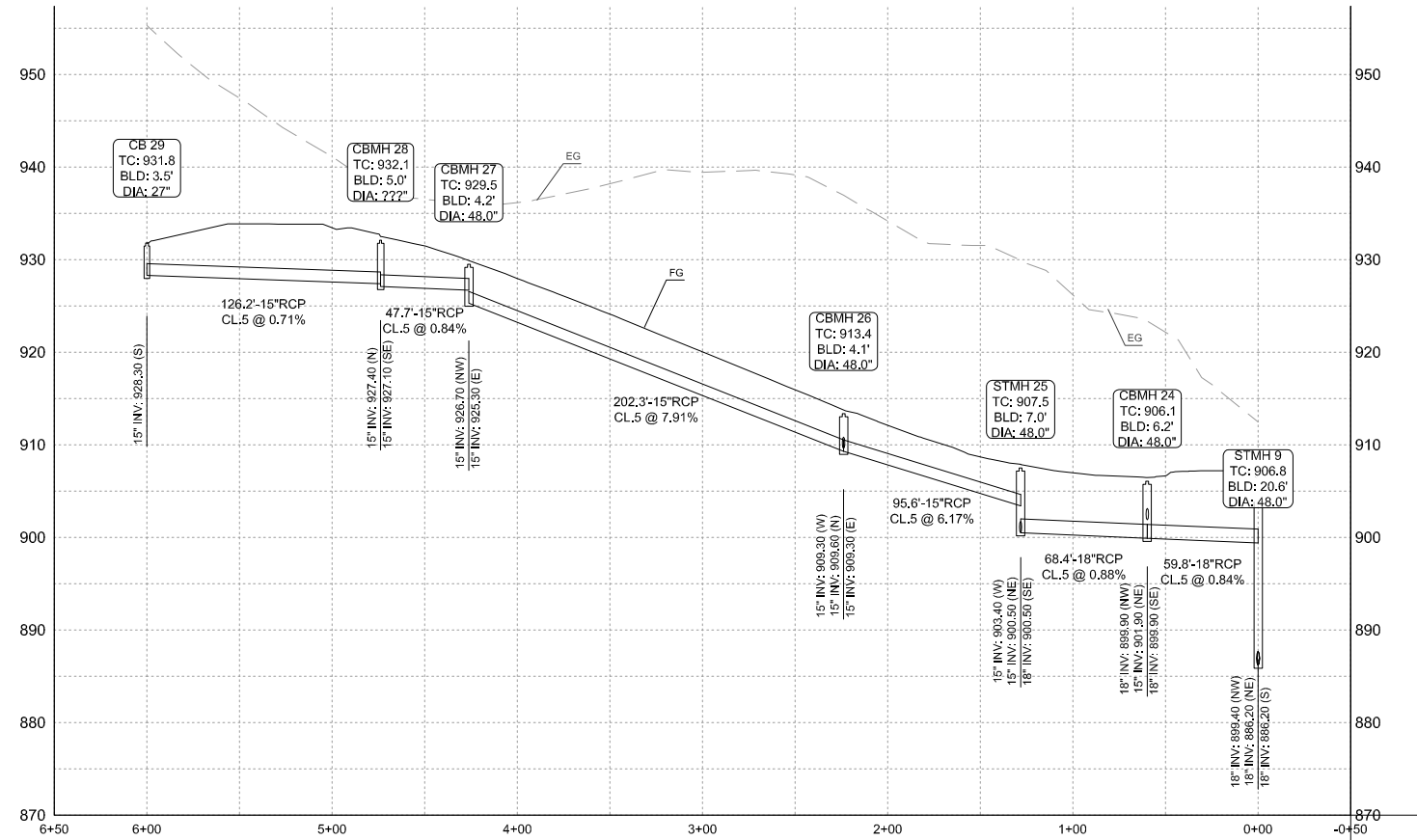
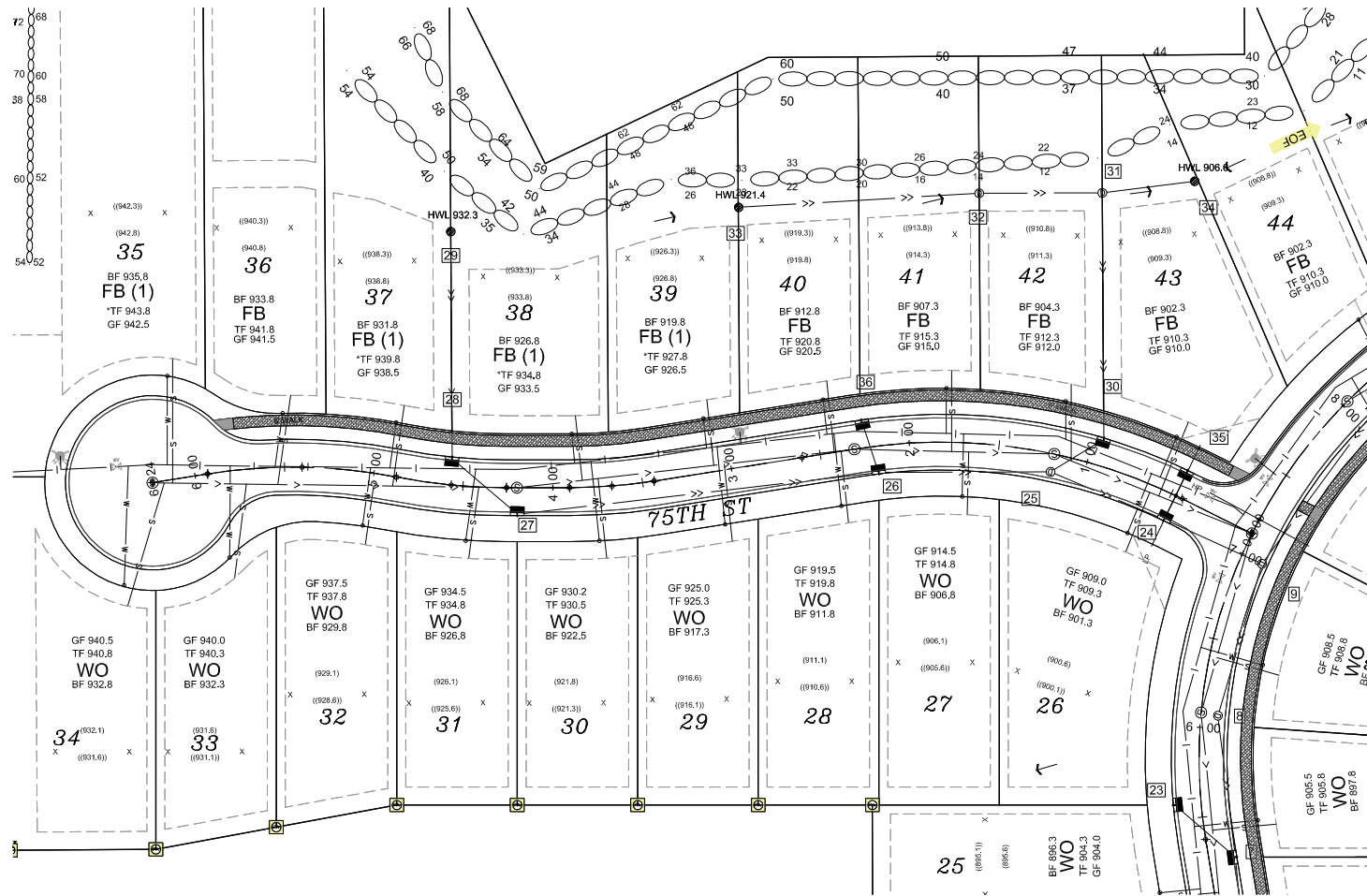
FINAL STORM SEWER PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
5401-685
20
30

SEE SHEET 16



PROJECT NAME AND NUMBER



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE		BSBL
GARAGE SETBACK LINE		GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANITARY SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

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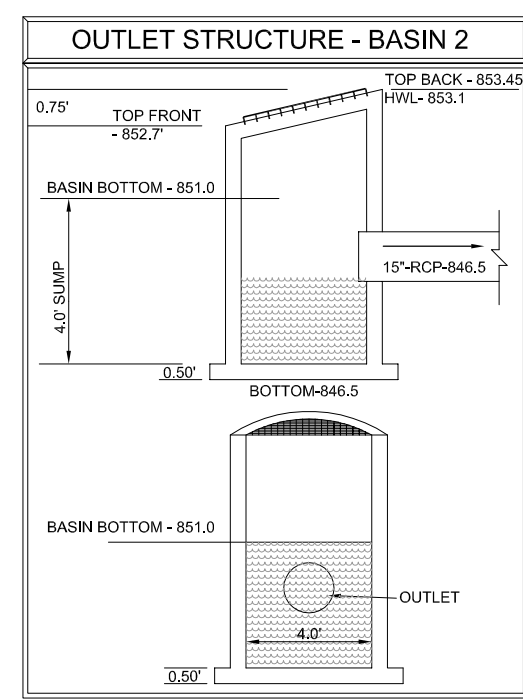
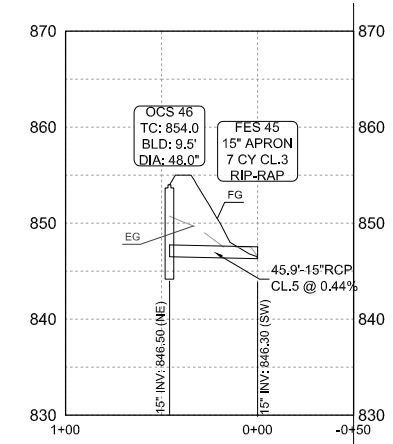
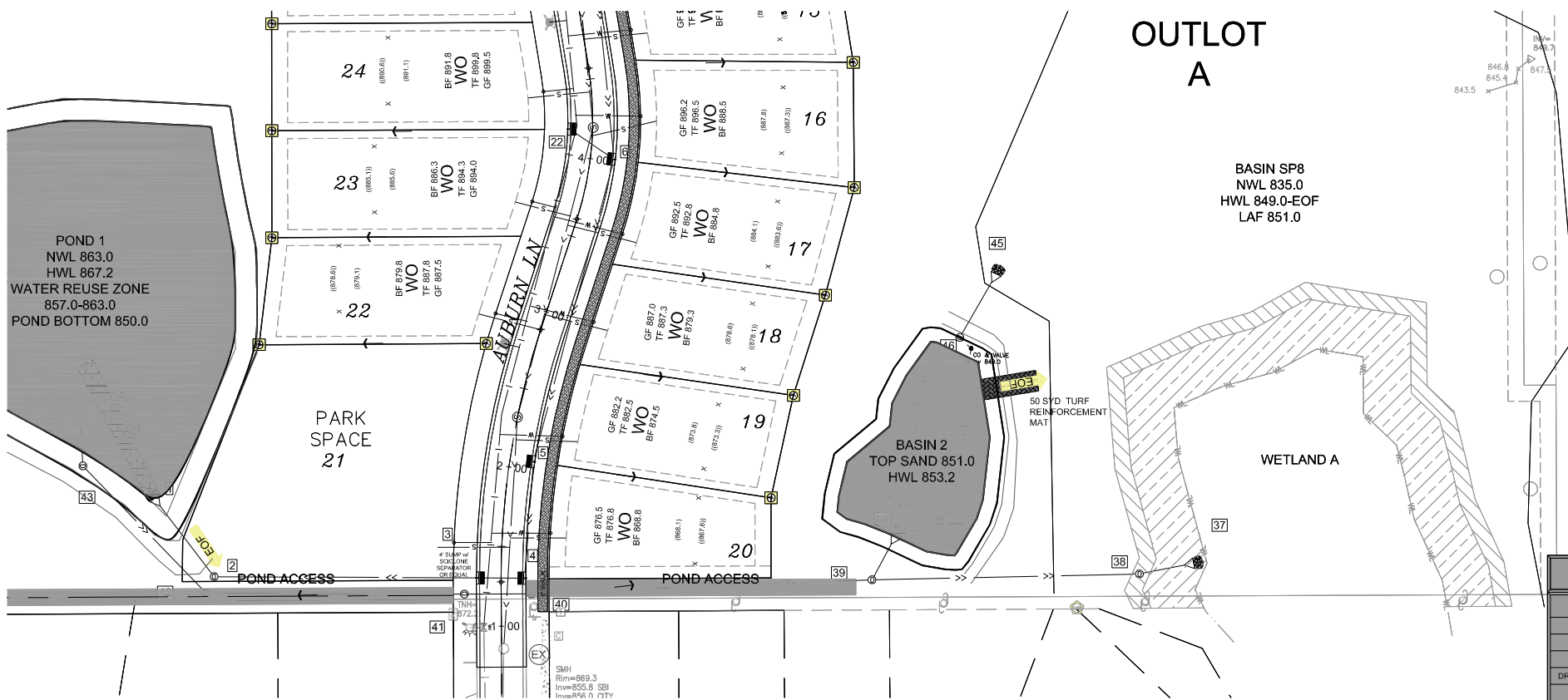
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CHARLES A. WIEMERSLAGE, P.E.
Date: 02/22/22 Lic. No. 49180

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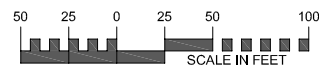
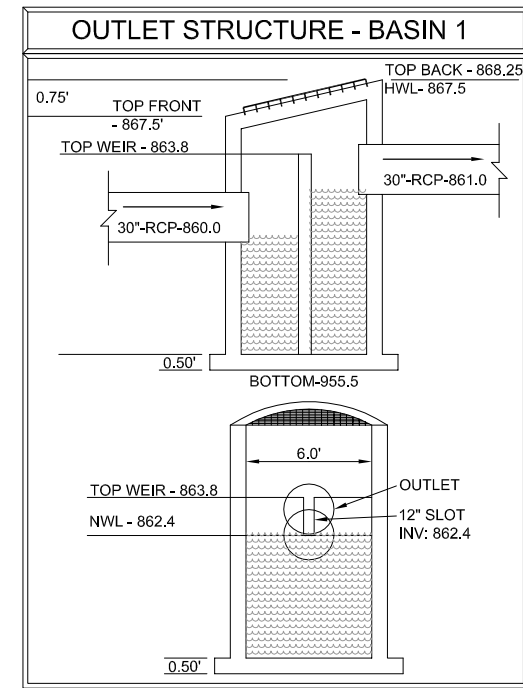
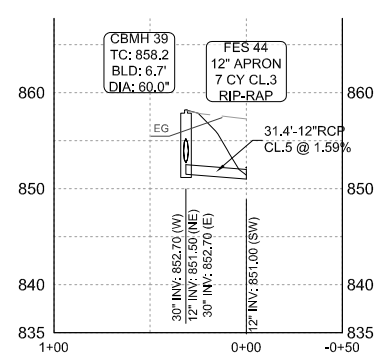
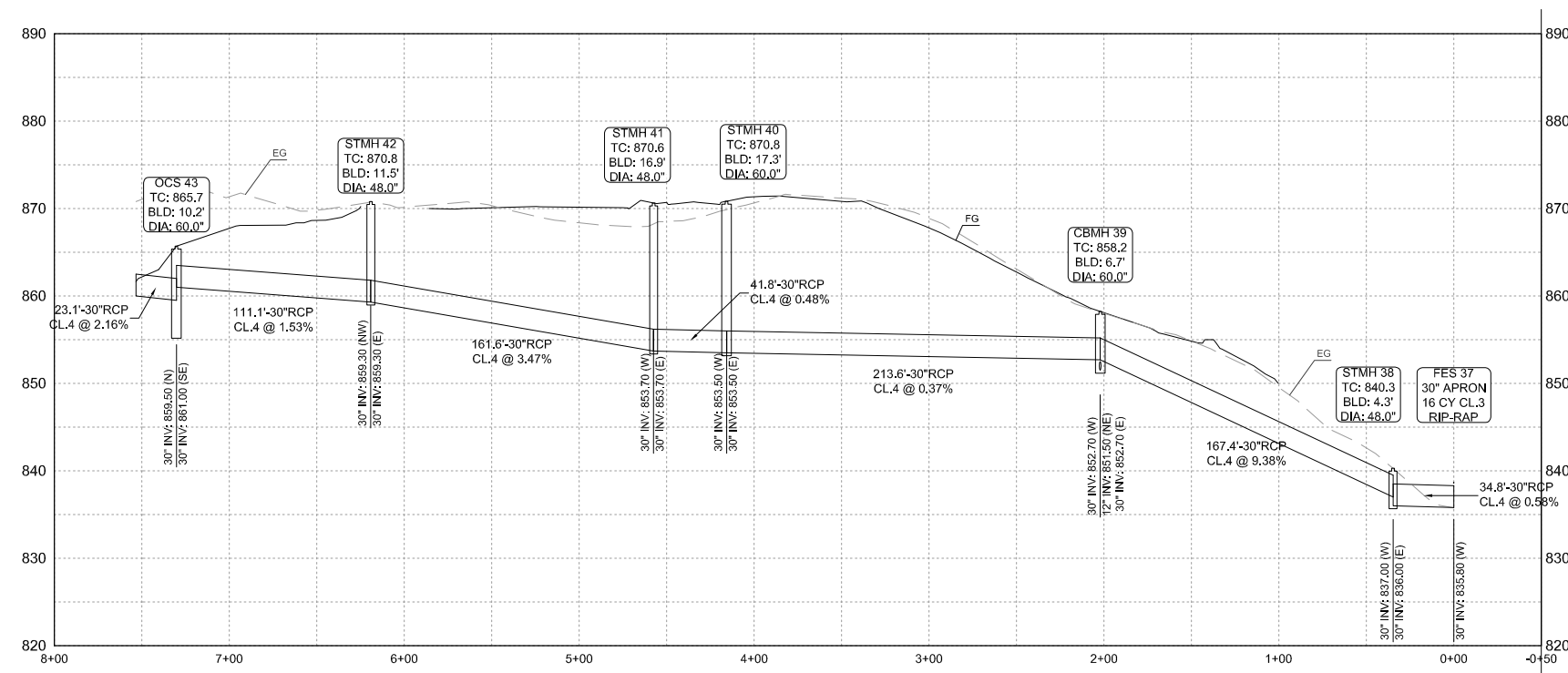
CITY PROJECT NO.
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INVER GROVE HEIGHTS, MINNESOTA

FINAL STORM SEWER PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
5401-685
21
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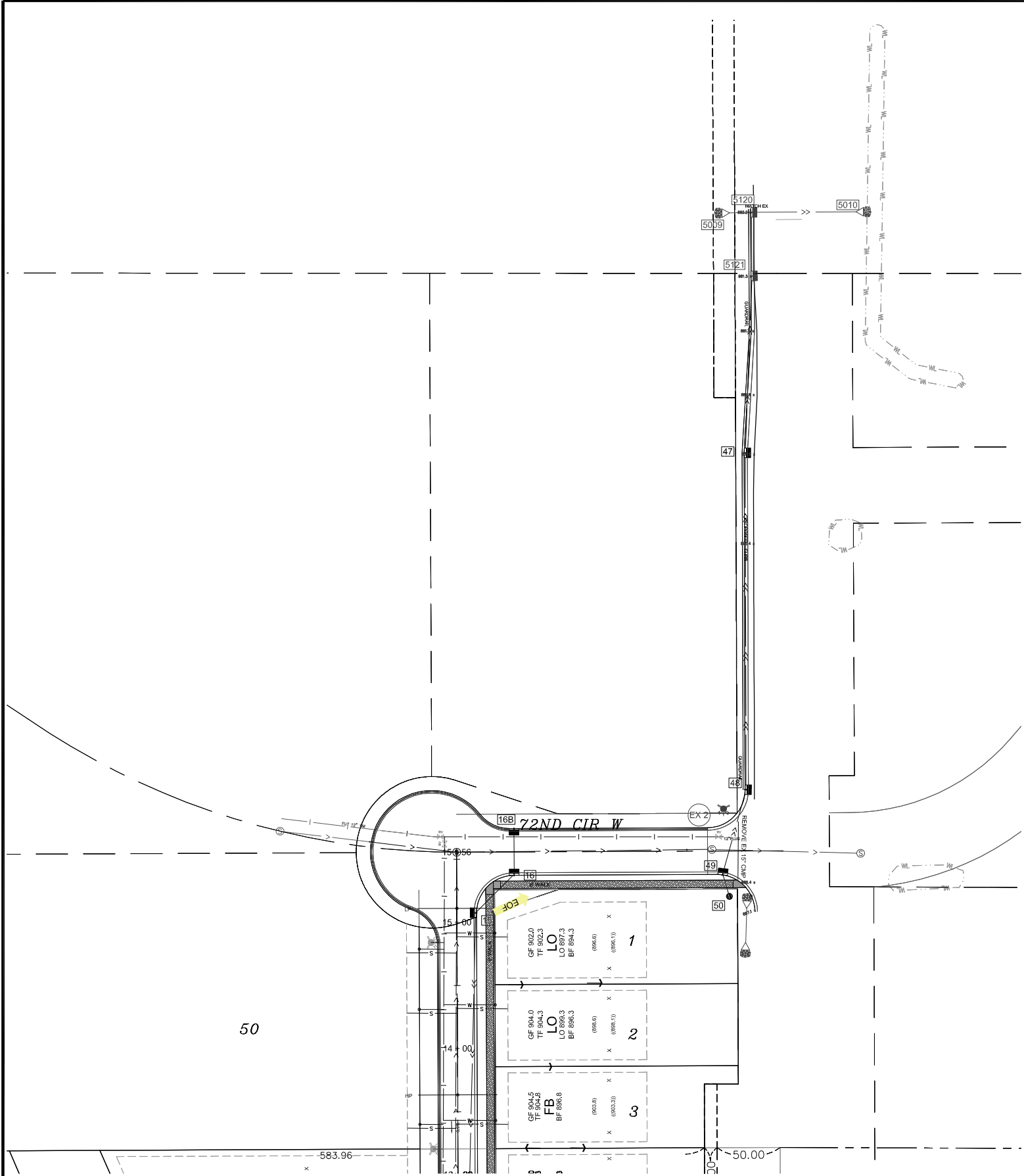


LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE		BSBL
GARAGE SETBACK LINE		GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANITARY SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



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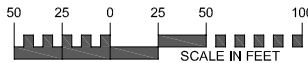
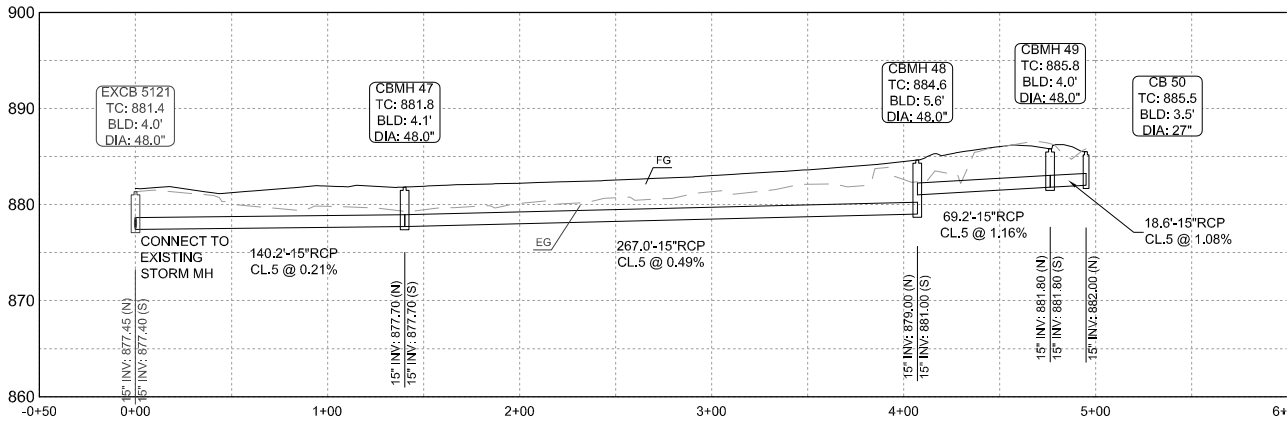
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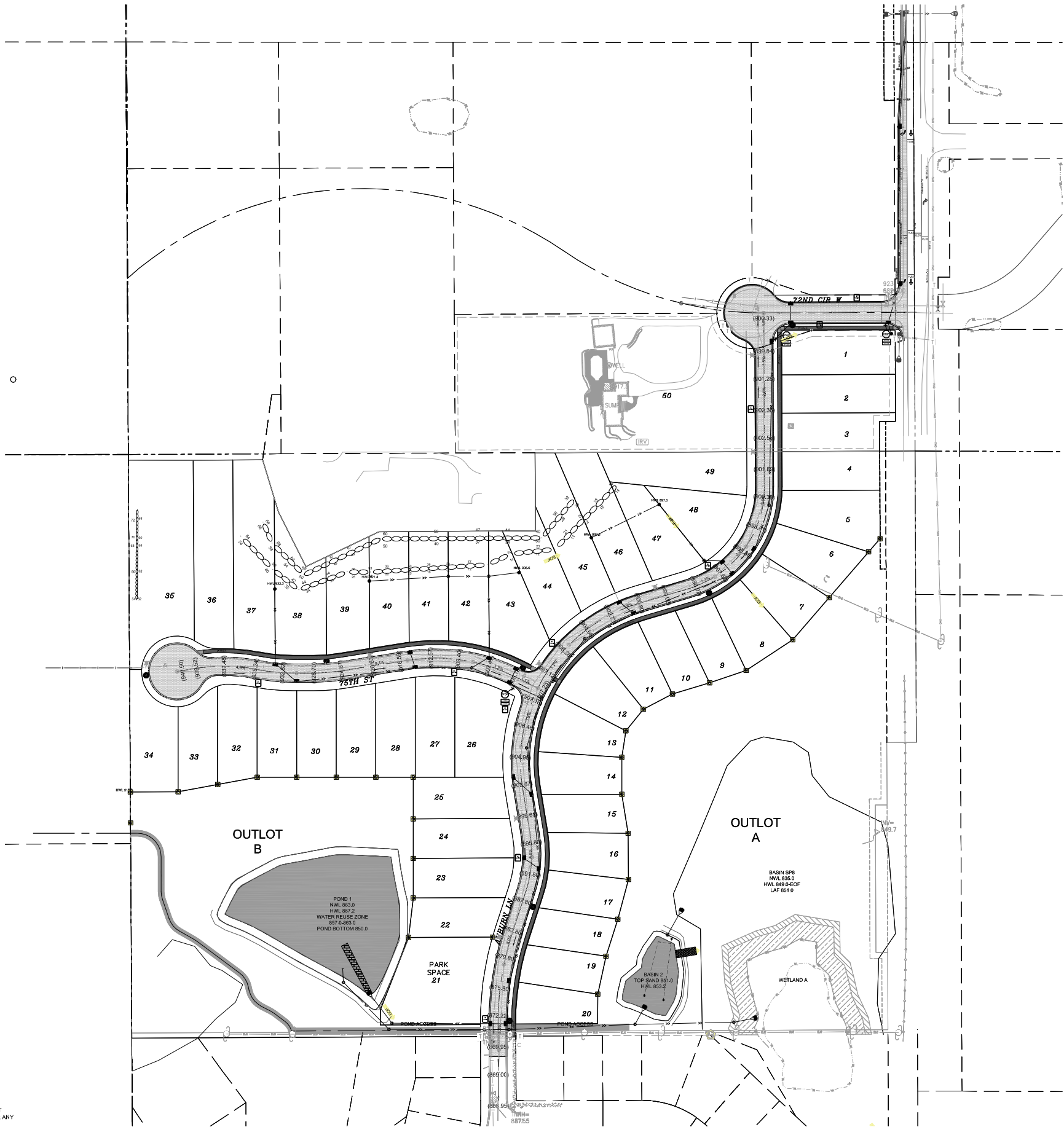


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SW.DWG										
DRAWN BY										
CAW										
CHECKED BY										
DATE										
02/22/22										

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE		BSBL
GARAGE SETBACK LINE		GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWM SERVICE		S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



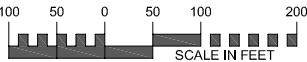


PROPOSED STREET SIGNS



STREET NOTES

- 1. ALL RADII CURB TO BE B 618, SURMOUNTABLE CURB ELSEWHERE UNLESS SPECIFIED
- 2. DEPENDING ON SOIL TESTS ADDITIONAL DRAINTILE MAY BE REQUIRED UNDER CURB; SUBGRADE CORRECTIONS MAY BE NEEDED AND FABRIC REQUIRED. [SEE DETAIL STR-02]
- 3. FABRIC REQUIRED WHERE SUBGRADE SOILS HAVE MORE THAN 10% PASSING #200 SIEVE
- 4. TRUNCATED DOME PEDESTRIAN RAMPS TO BE PROVIDED & MEET PROWAG STANDARDS
- 5. SIDEWALKS TO BE CONSTRUCTED PER CITY DETAIL
- 6. CONCRETE DRIVEWAY APRONS TO BE PLACED BETWEEN CONCRETE CURB & SIDEWALK PER DETAIL STR-10



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-UP		
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		

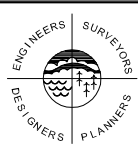
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CHECKED BY				
CW				
DATE				
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Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 02/22/22 Lic. No. 49180



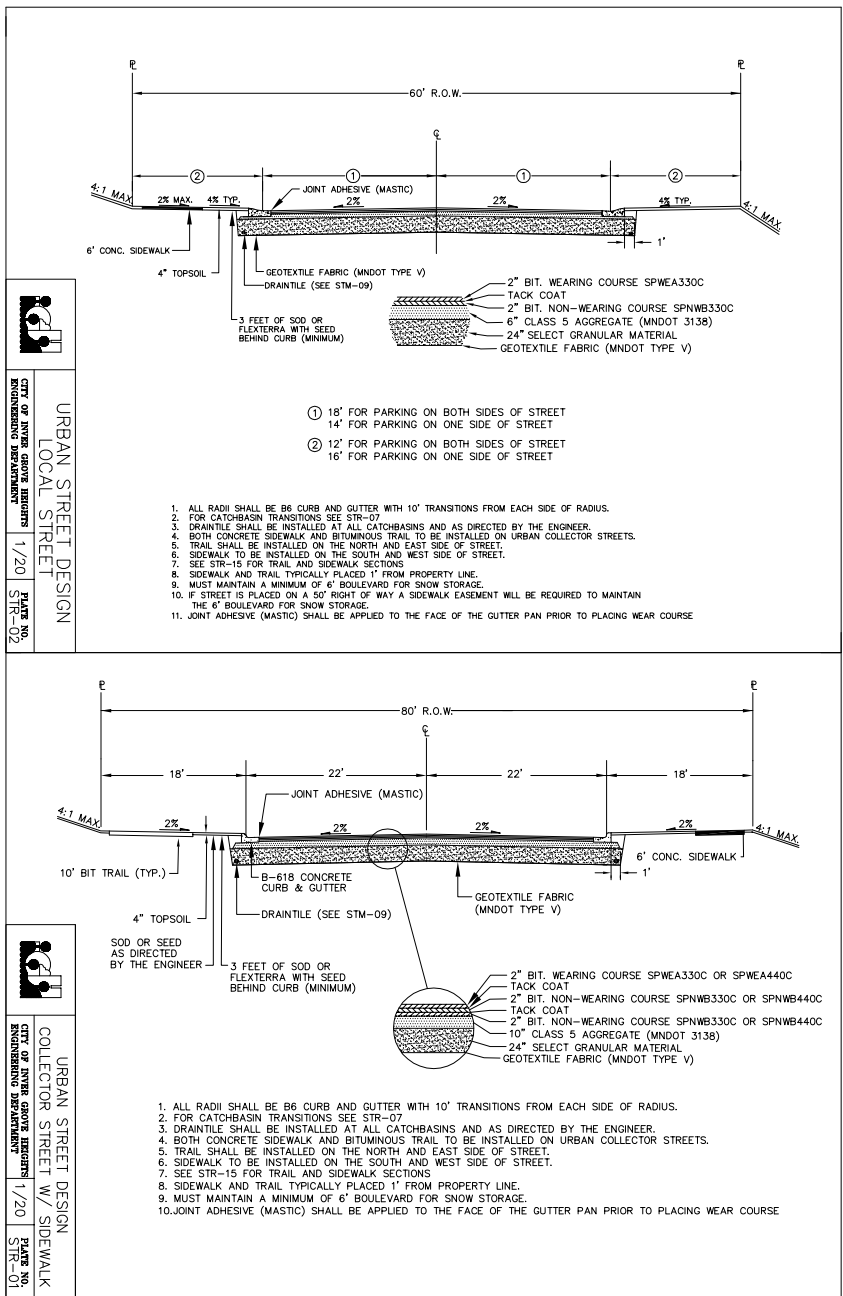
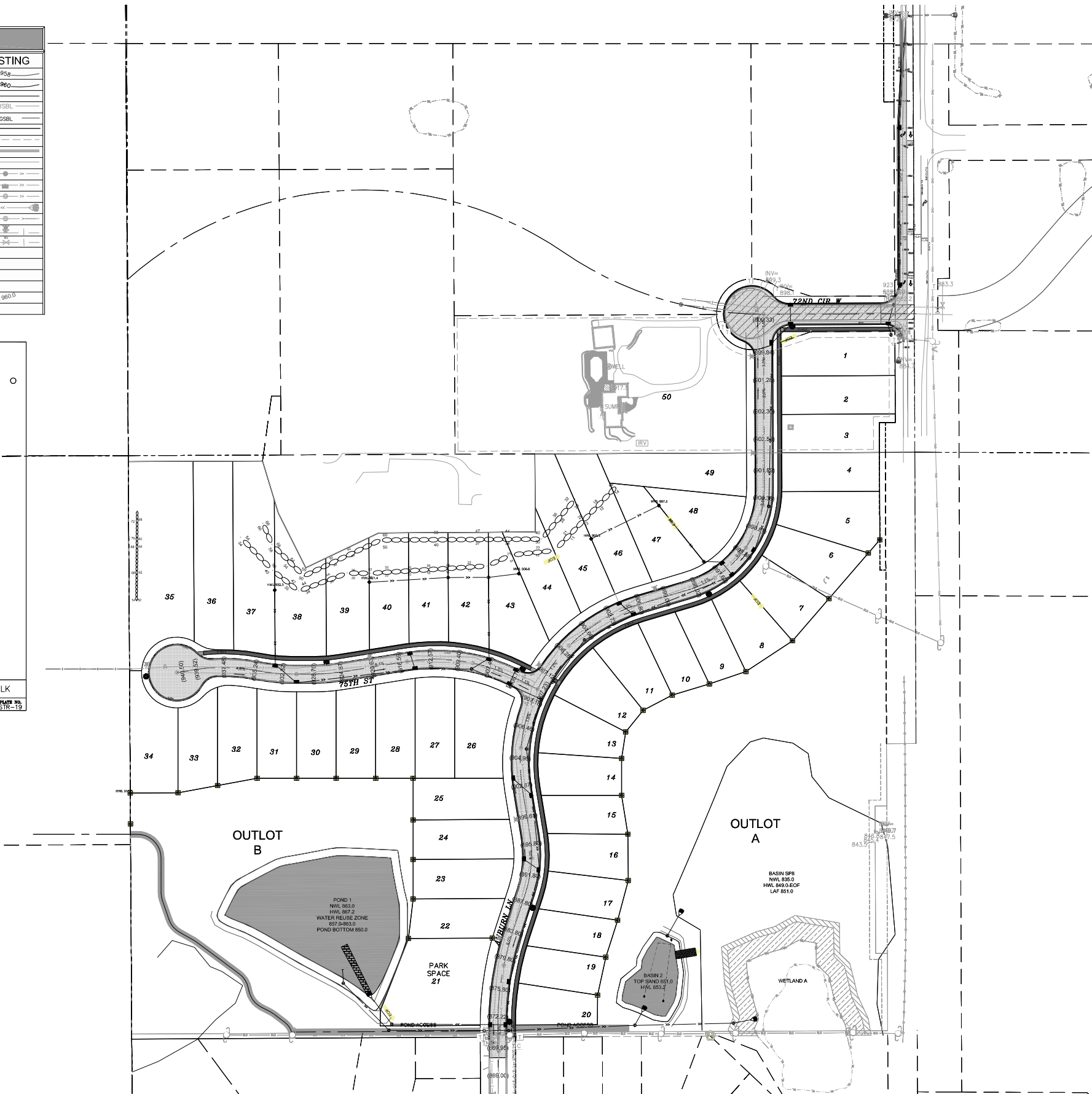
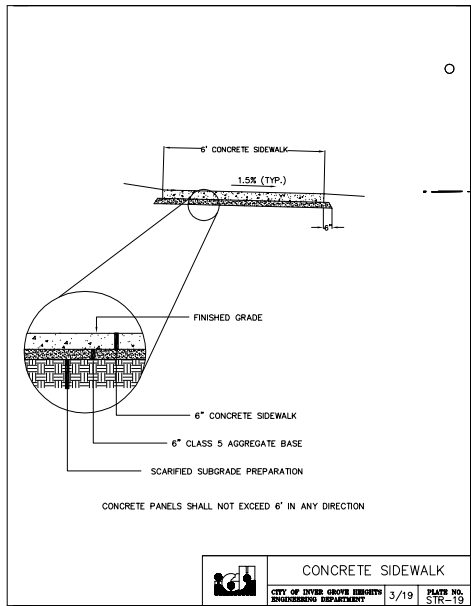
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
INVER GROVE
HEIGHTS,
MINNESOTA

FINAL SIGNAGE & LIGHTING PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
5401-685
02
28

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 W/SP-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		



- STREET NOTES**
- ALL RADI CURB TO BE B 618, SURMOUNTABLE CURB ELSEWHERE UNLESS SPECIFIED
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 - FABRIC REQUIRED WHERE SUBGRADE SOILS HAVE MORE THAN 10% PASSING #200 SIEVE TRUNCATED DOME PEDESTRIAN RAMPS TO BE PROVIDED & MEET PROWAG STANDARDS
 - SIDEWALKS TO BE CONSTRUCTED PER CITY DETAIL
 - CONCRETE DRIVEWAY APRONS TO BE PLACED BETWEEN CONCRETE CURB & SIDEWALK PER DETAIL STR-10
 - 72nd ST SHALL BE CONSTRUCTED TO COLLECTOR STREET STANDARDS PER DETAIL STR-01

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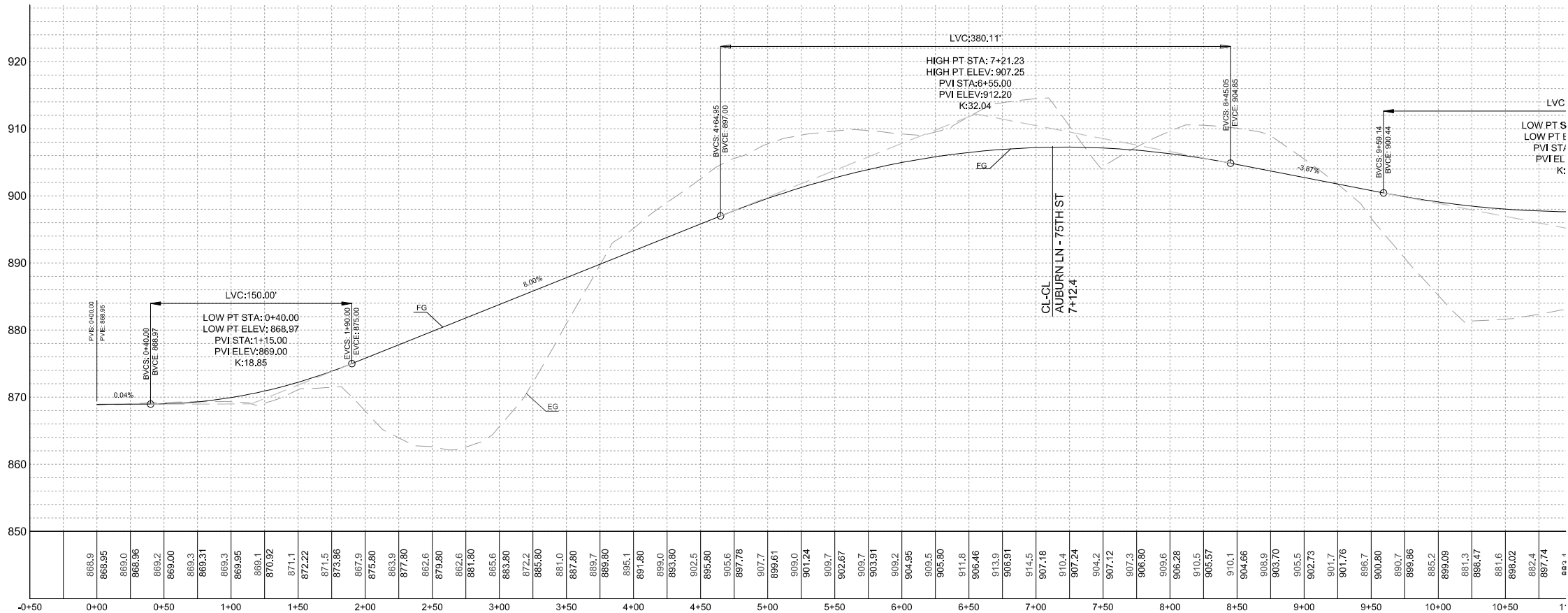
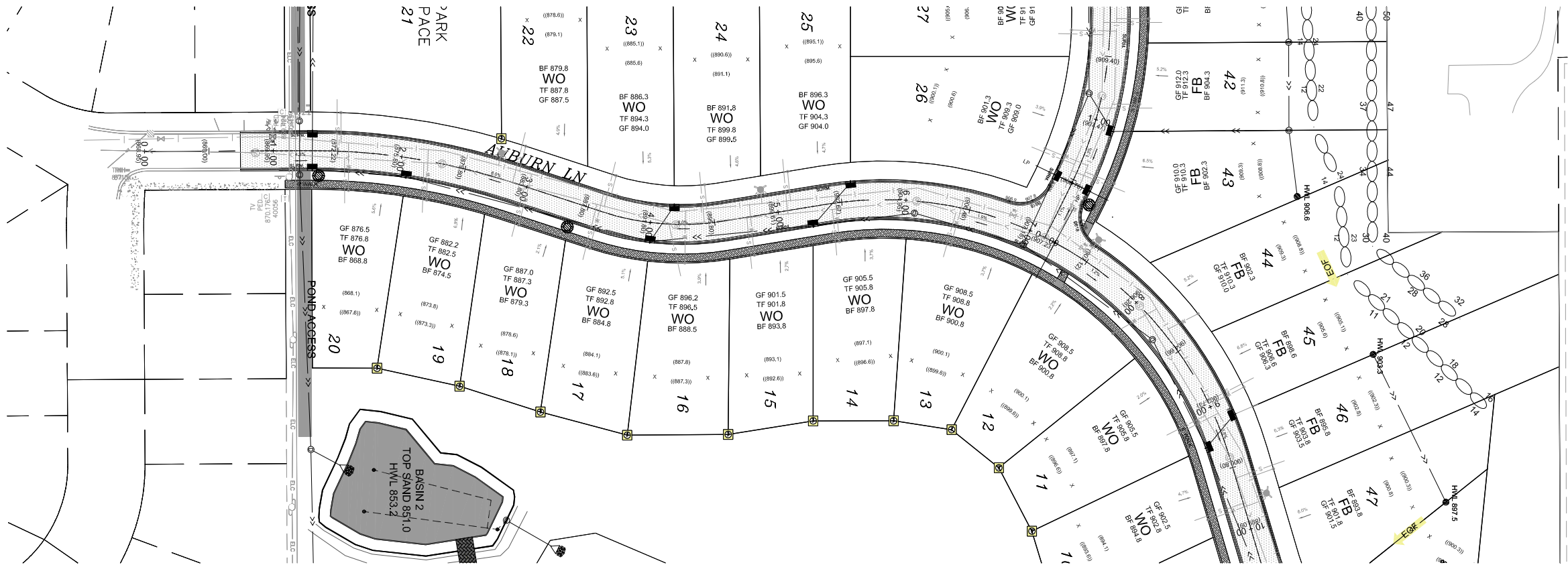
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CHARLES A. WIEMERSLAGE, P.E.
Date: 02/22/22 Lic. No. 49180

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

CITY PROJECT NO.	FINAL STREET PLAN	FILE NO.
INVER GROVE HEIGHTS, MINNESOTA	THE HIGHLANDS AT SETTLER'S RIDGE	5401-685
	LENNAR	03
		28



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CAW				
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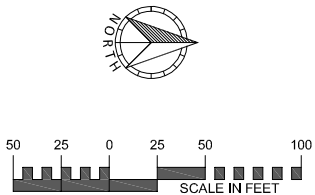
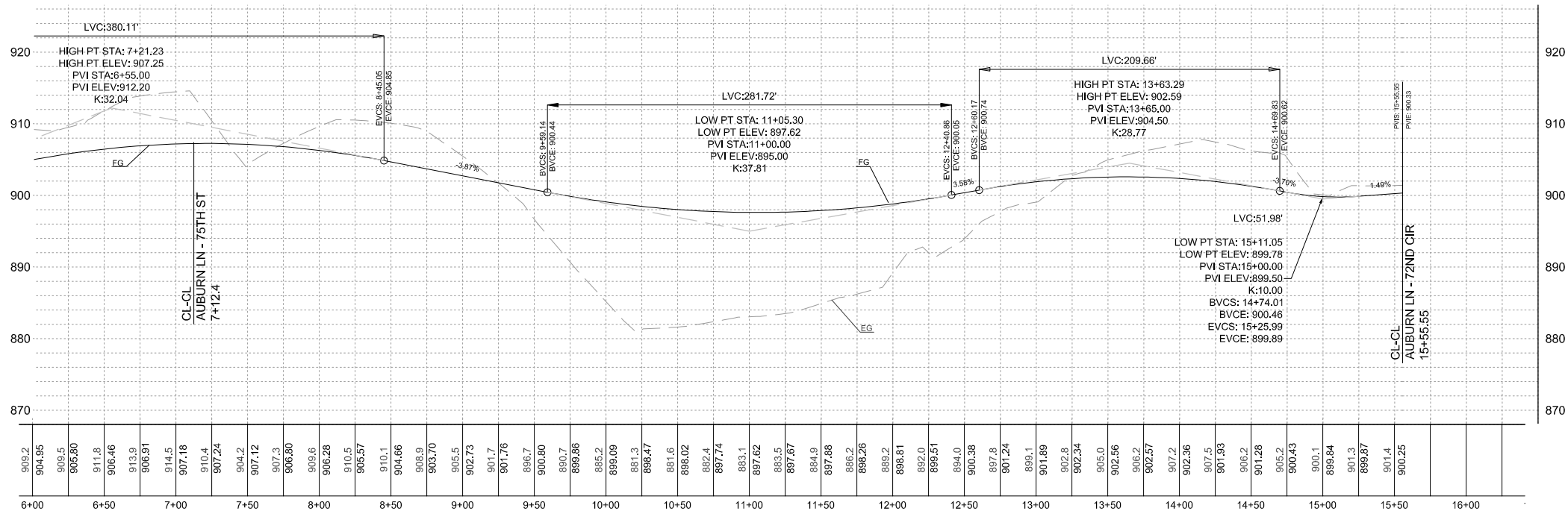
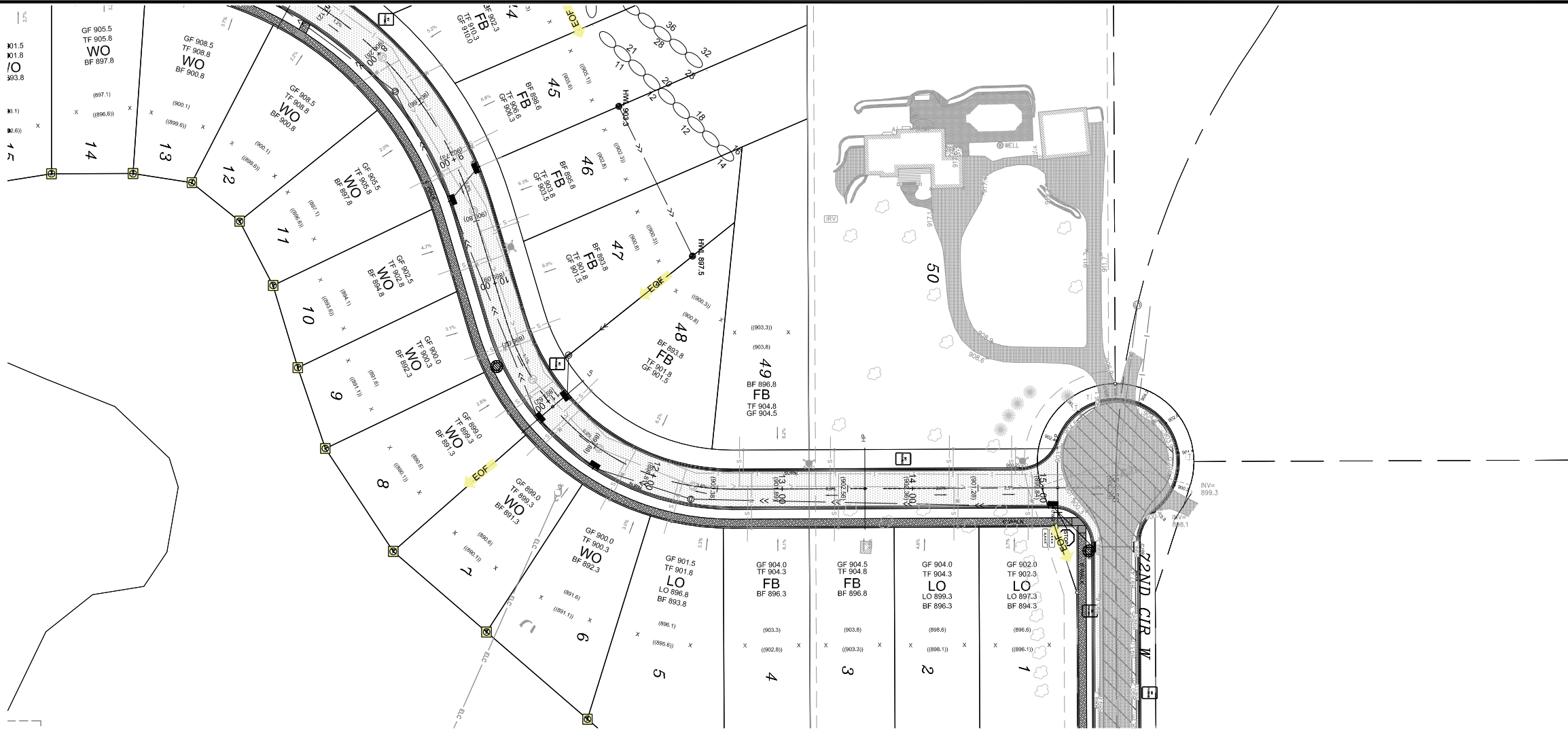
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Date: 02/22/22 Lic. No. 49180

ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

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

CITY PROJECT NO.	FINAL STREET PLAN	FILE NO.
INVER GROVE HEIGHTS, MINNESOTA	THE HIGHLANDS AT SETTLER'S RIDGE	5401-685
	LENNAR	04
		28



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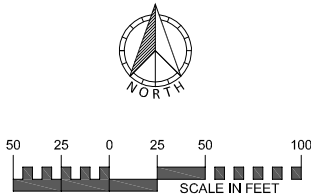
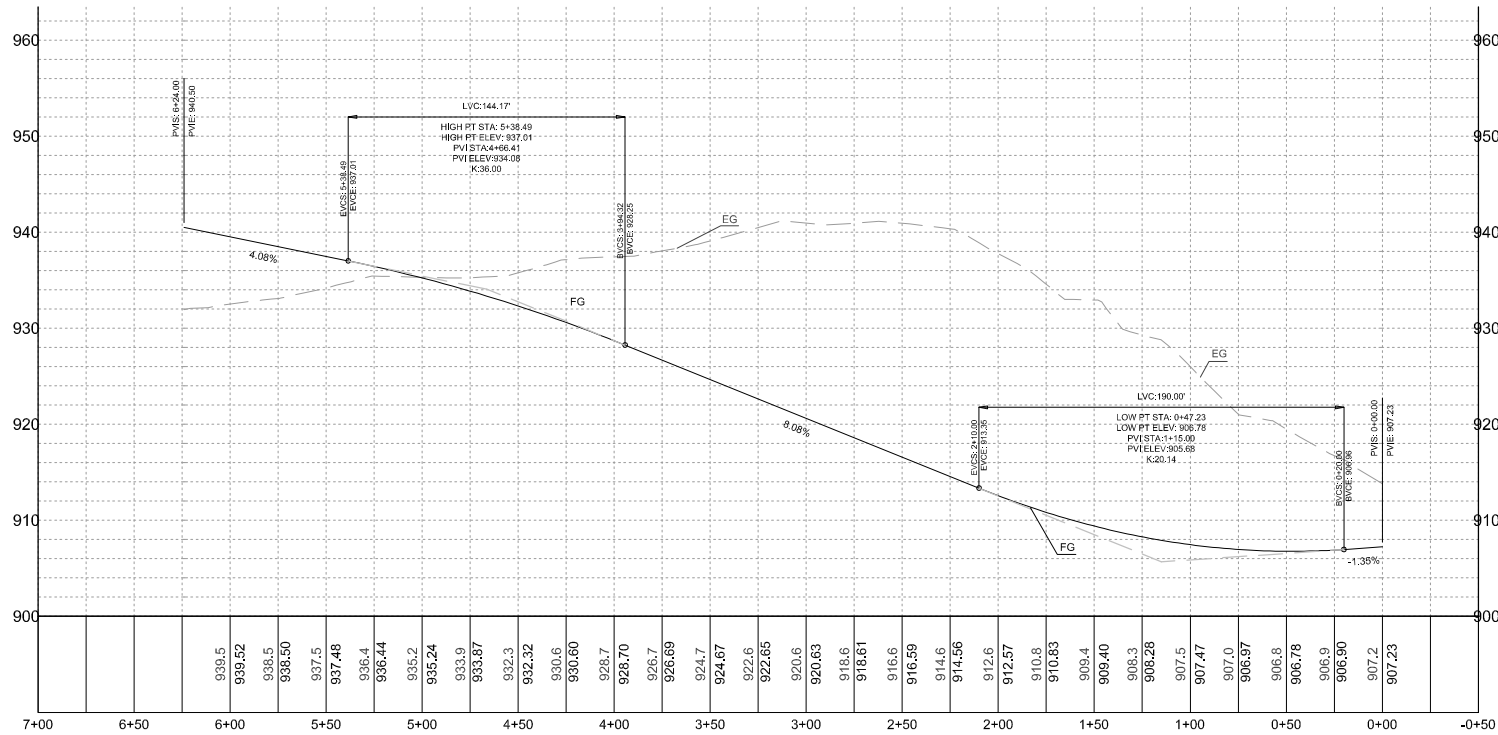
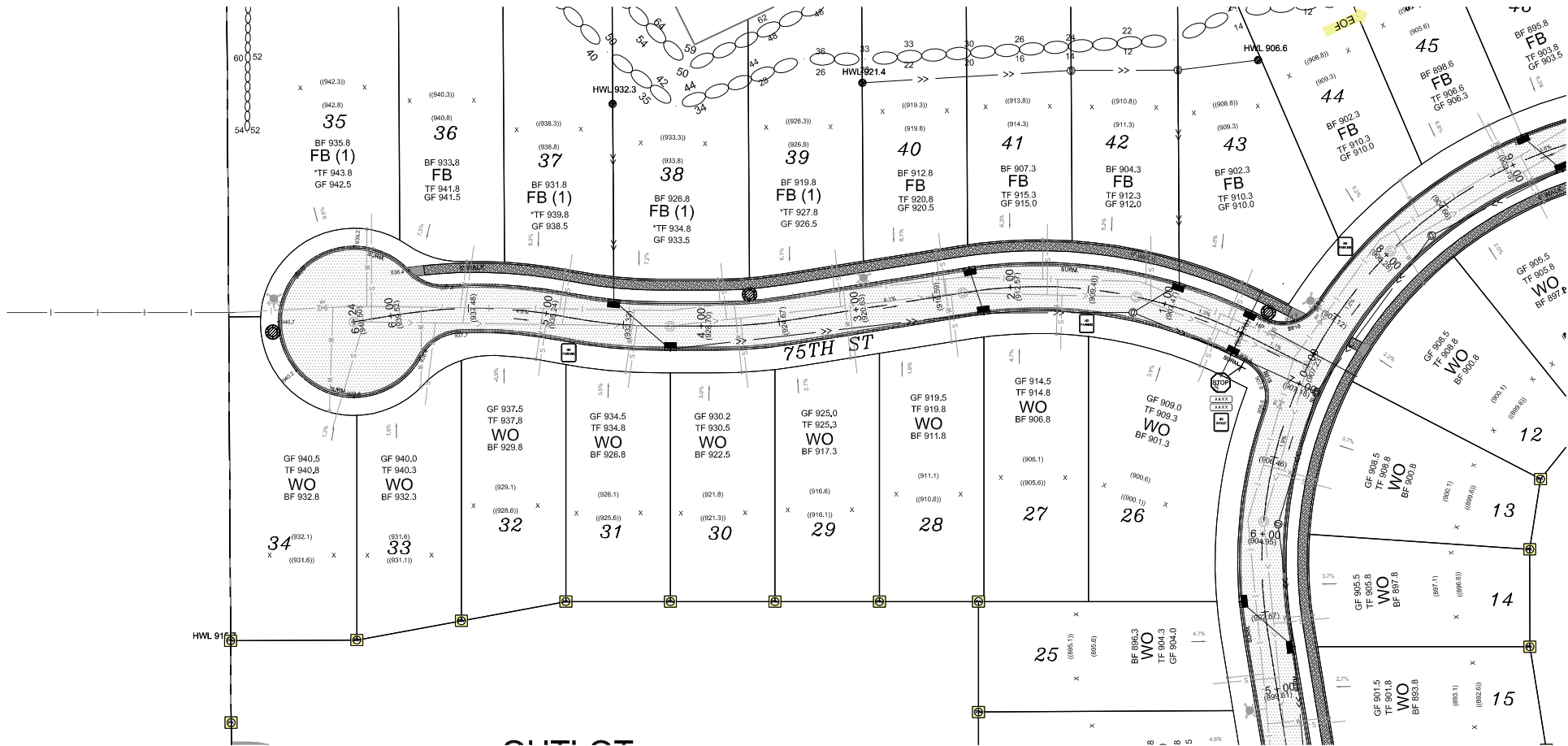


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
INVER GROVE HEIGHTS, MINNESOTA

FINAL STREET PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
5401-685
05
28



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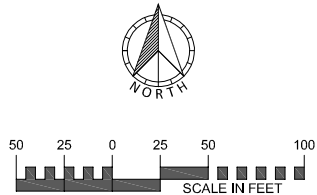
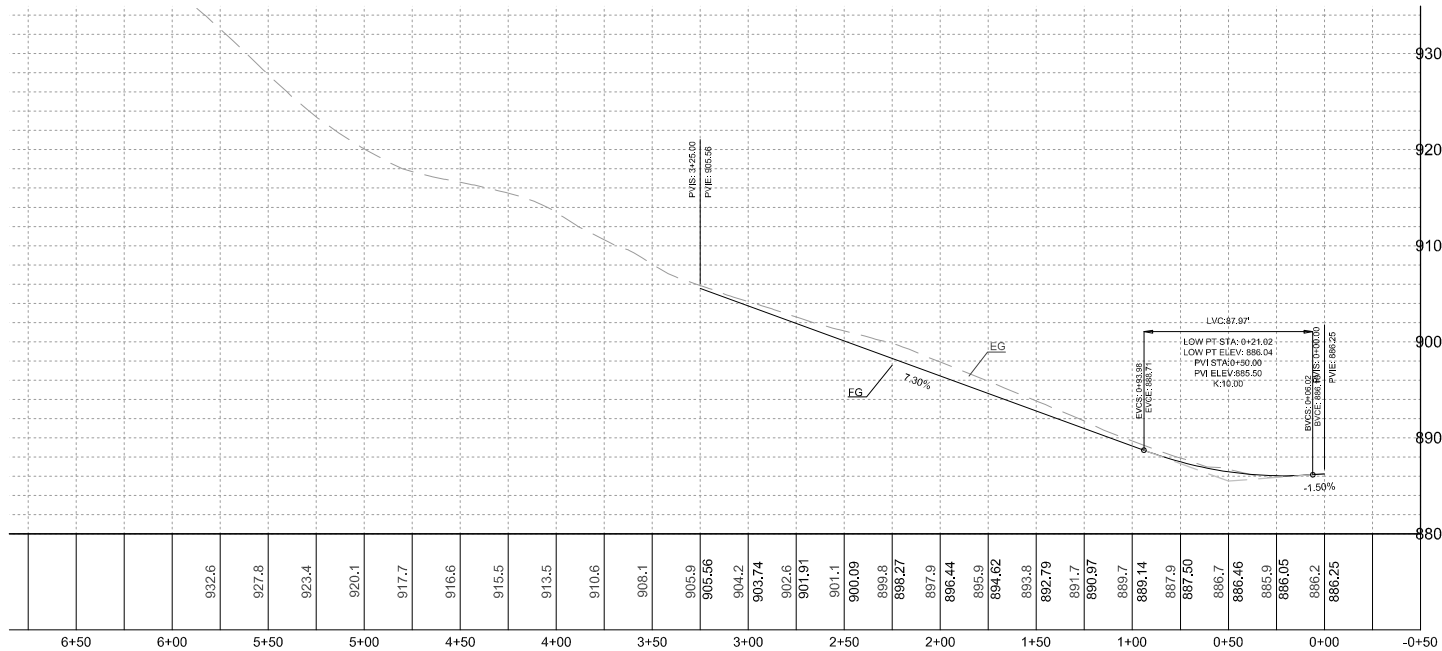
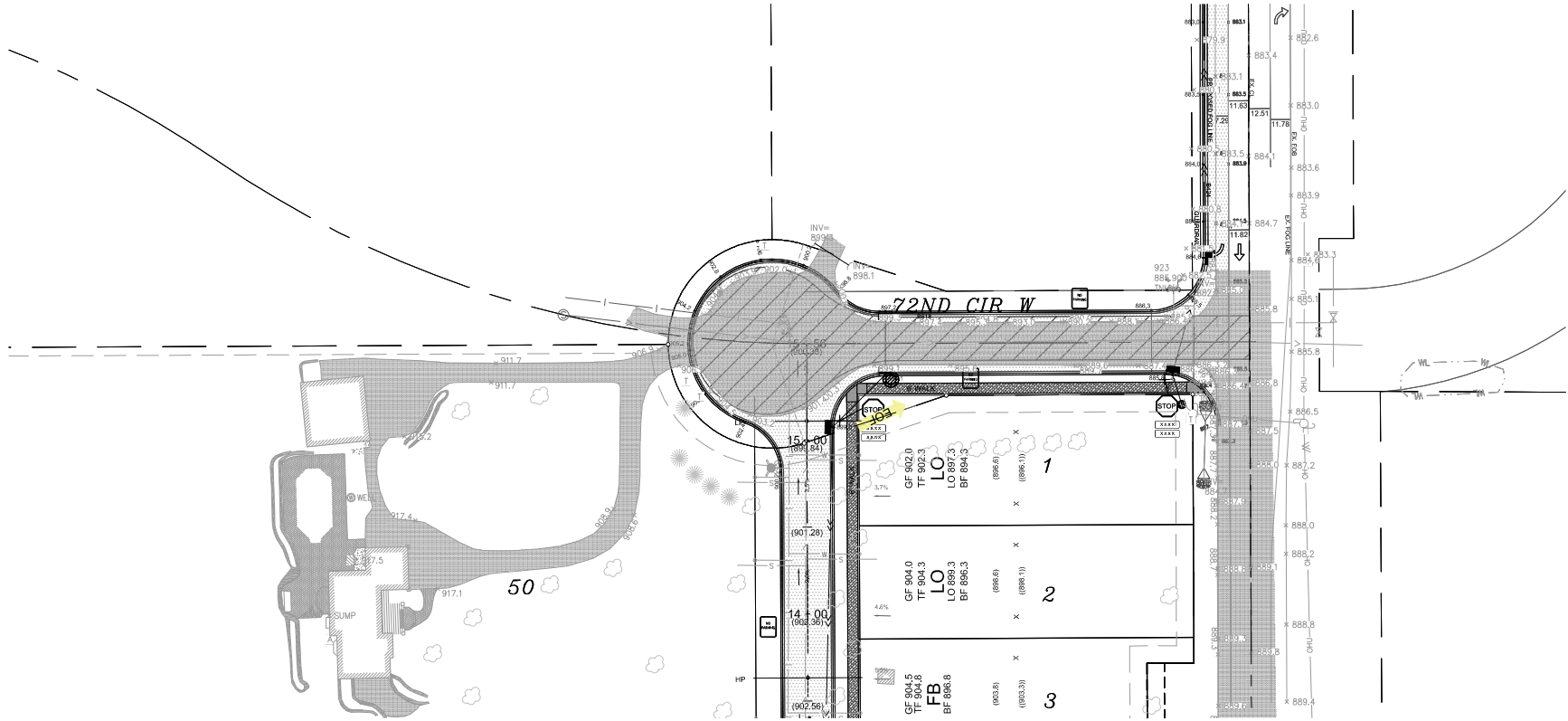


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--
INVER GROVE HEIGHTS, MINNESOTA

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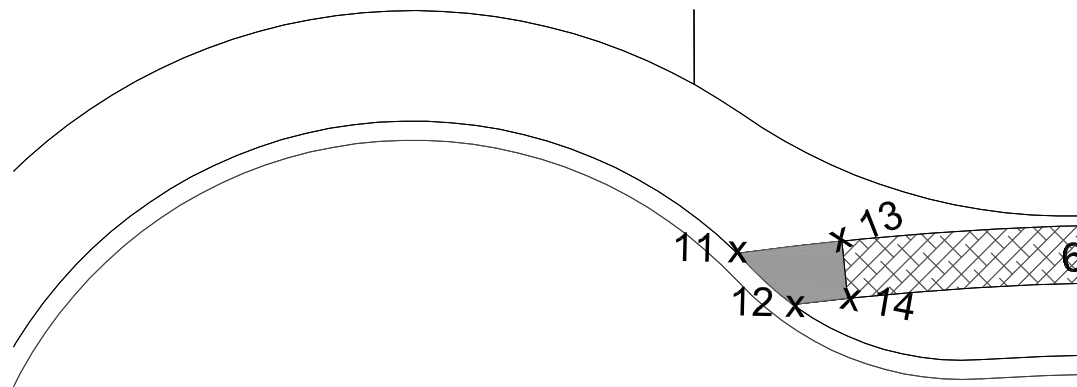
ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

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

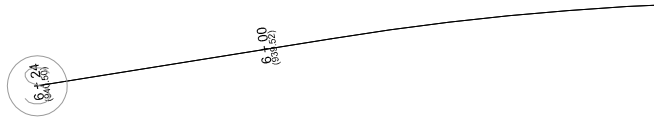
CITY PROJECT NO.
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**INVER GROVE
HEIGHTS,
MINNESOTA**

FINAL STREET PLAN
THE HIGHLANDS AT SETTLER'S RIDGE
LENNAR

FILE NO.
5401-685
07
28

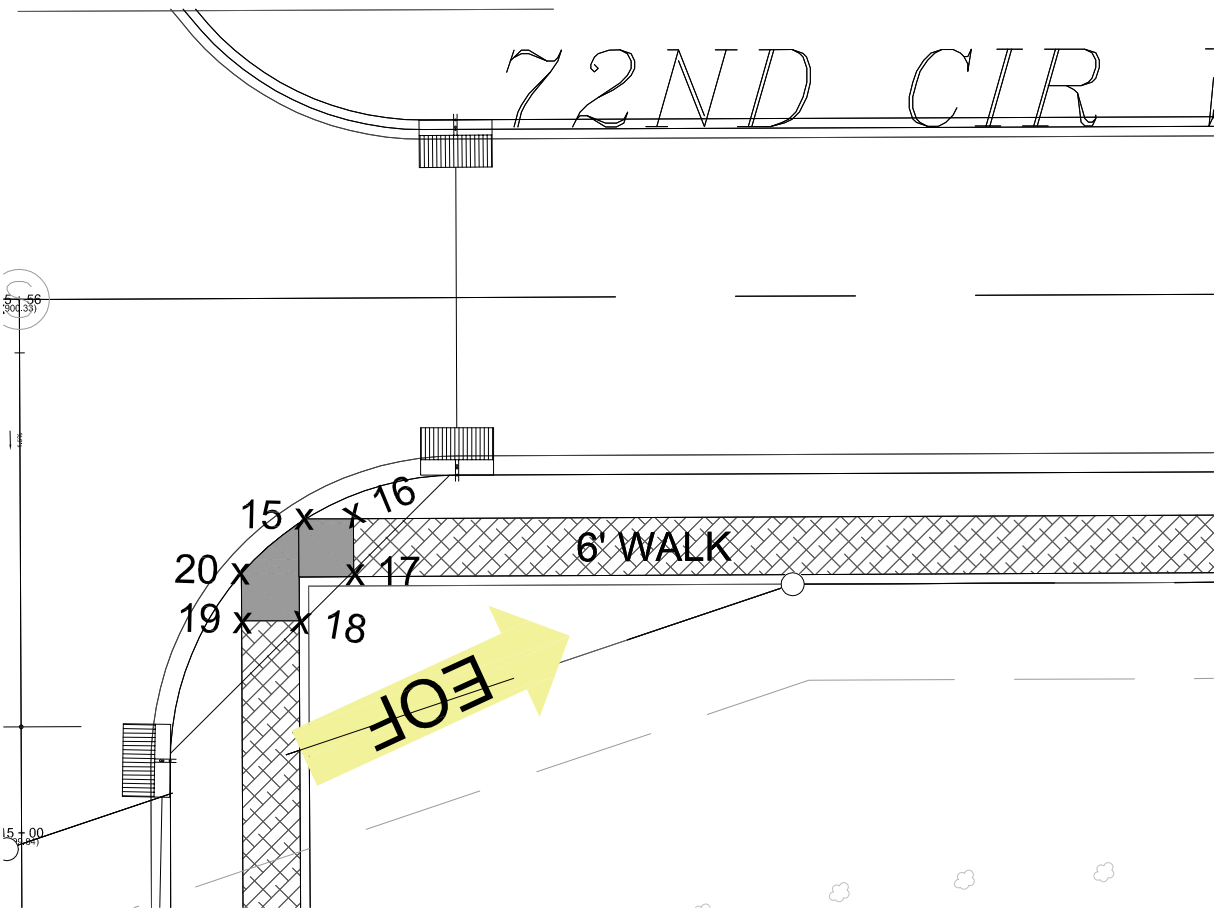


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- 12. 938.1
- 13. 938.5
- 14. 938.4

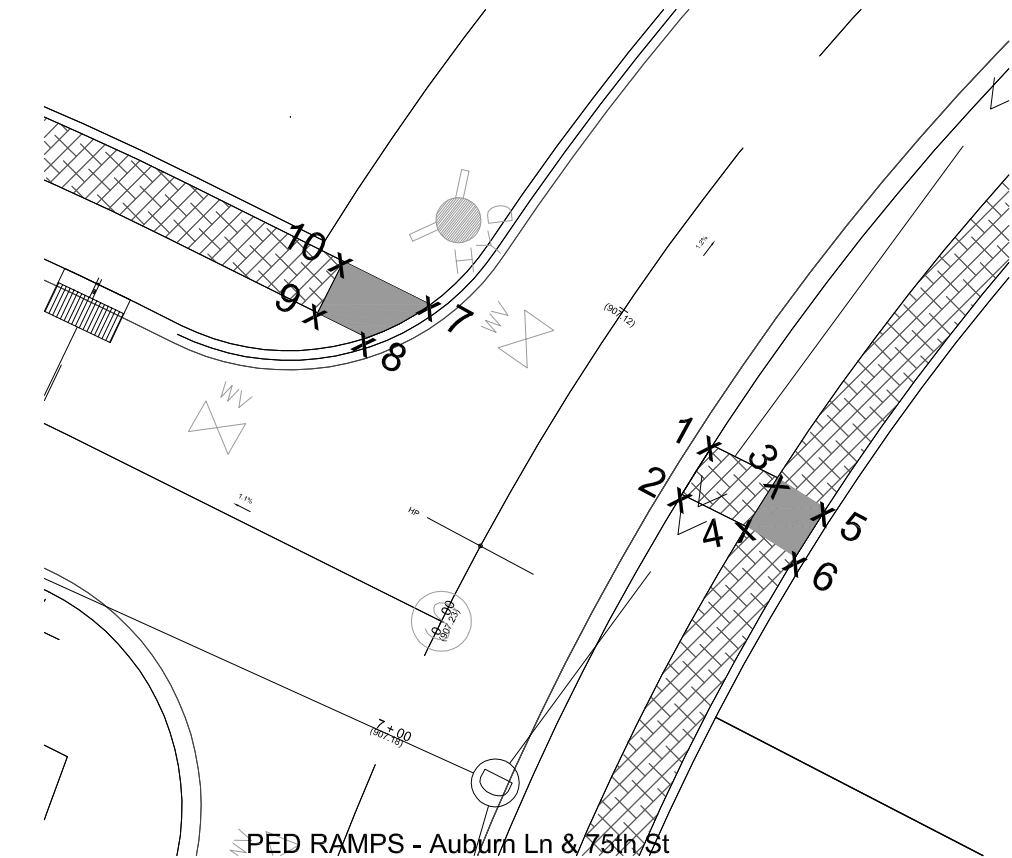


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- 17. 897.6
- 18. 897.7
- 19. 897.6
- 20. 897.5

PED RAMP - 75th St Cul De Sac



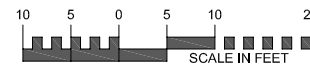
PED RAMP - 72nd Cir & Auburn Ln



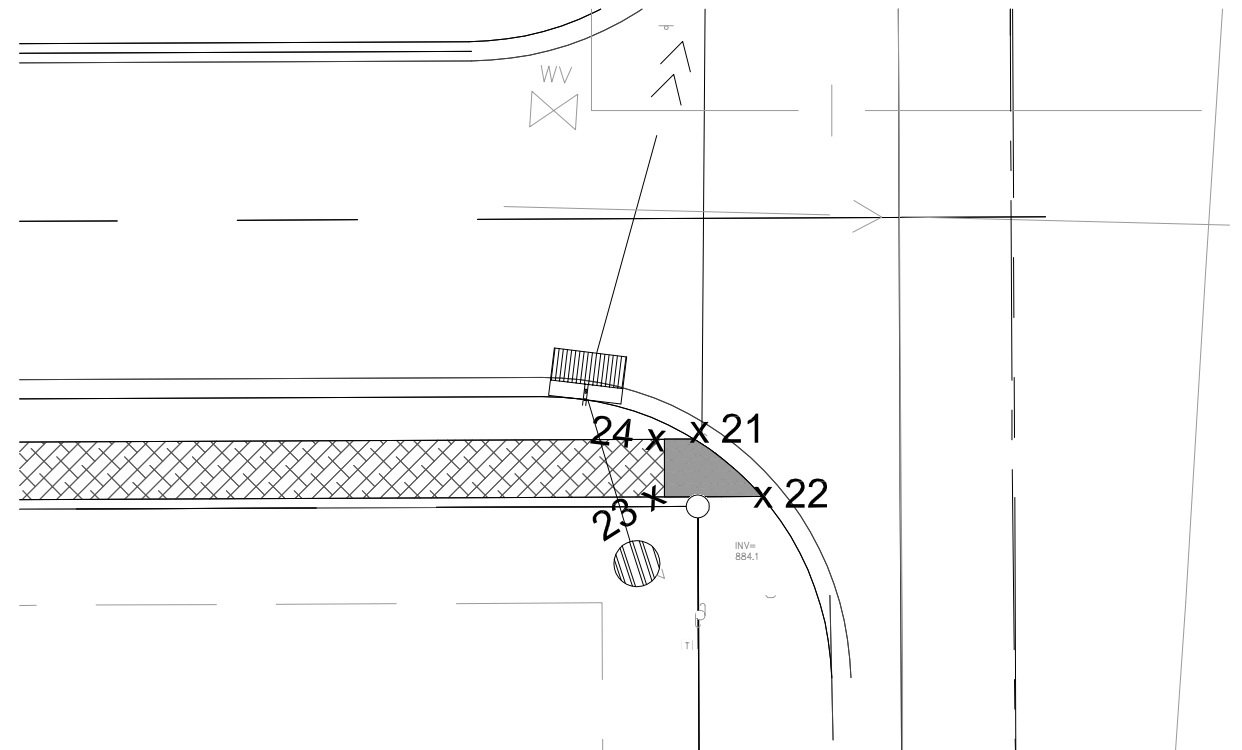
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- 8. 907.6
- 9. 907.7
- 10. 907.6

- 21. 886.1
- 22. 886.2
- 23. 886.6
- 24. 886.5



PED RAMPS - Auburn Ln & 75th St



PED RAMP - 72nd Cir & Robert St

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CHARLES A. WIEMERSLAGE, P.E.
Date: 02/22/22 Lic. No. 49180

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

CITY PROJECT NO.	FILE NO.
---	5401-685
INVER GROVE HEIGHTS, MINNESOTA	08
FINAL STREET PLAN - PED RAMPS THE HIGHLANDS AT SETTLER'S RIDGE LENNAR	28



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 REGISTRATION # 20144

DATE

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

LANDSCAPE PLAN

HIGHLANDS AT SETTLERS RIDGE

DRAWN: MK
ISSUED: 06/24/21
CHECKED: KN
RE-ISSUED: 02/01/22

REVISIONS:
BY: DATE: REMARKS:
MK 210818 REVISE PER CITY
COMMENTS
MK 220201 REVISE PER CITY
COMMENTS

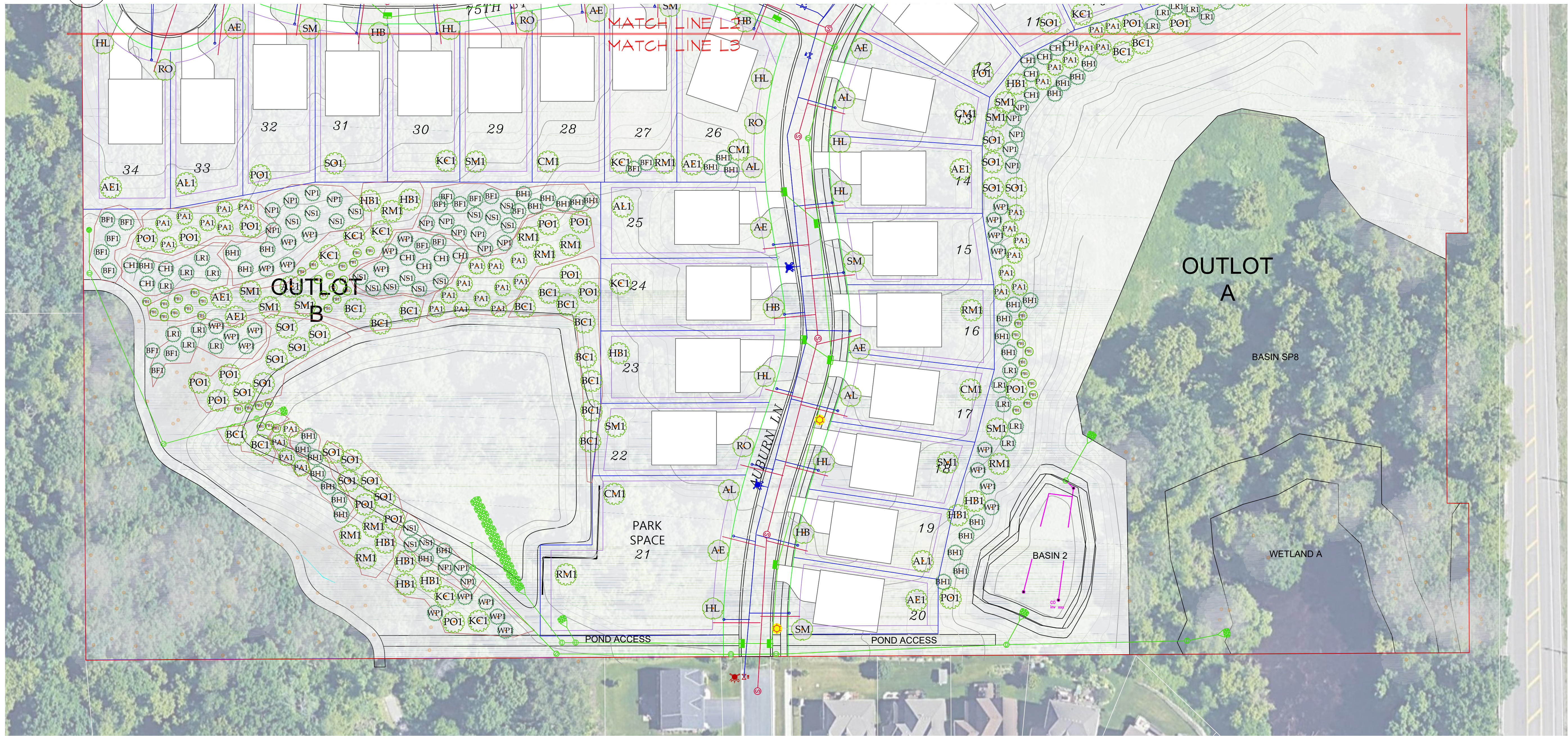
PROJECT #: CITY #:

L3 / 4

NORTH



50 25 0 25 50 100
SCALE IN FEET



3 SITE TREE PLANTING PLAN

1 SCALE: 1" = 50'

