



CITY OF MENDOTA HEIGHTS

PLANNING COMMISSION REGULAR MEETING AGENDA

February 25, 2025 at 7:00 PM
Mendota Heights City Hall, 1101 Victoria Curve, Mendota Heights

- 1. Call to Order**
- 2. Roll Call**
- 3. Election of Planning Commission Chair and Vice Chair for Year 2025**
- 4. Approval of Minutes**
 - a. Approve meeting minutes from the January 28, 2025 Planning Commission Meeting.
- 5. Public Hearings**
 - a. **CASE No. 2025-01 Preliminary Plat** Application of Tom Campion for a Preliminary Plat of five (5) existing parcels into three (3) single-family residential parcels located at the northwest corner of Dodd Road and MN Highway 62, and the existing 790 and 772 Ridge Place. (*Tabled from Jan. 28, 2025 meeting*)
- 6. New and Unfinished Business**
- 7. Updates/Staff Comments**
- 8. Adjourn**

Auxiliary aids for persons with disabilities are available upon request at least 120 hours in advance. If a notice of less than 120 hours is received, the City of Mendota Heights will make every attempt to provide the aid. However, this may not be possible on short notice. Please contact City Hall at 651.452.1850 with requests.

**CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA**

**DRAFT PLANNING COMMISSION MINUTES
JANUARY 28, 2025**

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, January 28, 2025, in the Council Chambers at City Hall, 1101 Victoria Curve at 7:00 P.M.

The following Commissioners were present: Acting Chair Patrick Corbett, Commissioners Cindy Johnson, Brian Udell, Jason Stone, and Andrew Katz. Those absent: Chair Litton Field and Commissioner Brian Petschel.

Approval of Agenda

The agenda was approved as submitted.

Approval of November 26, 2024, Minutes

COMMISSIONER KATZ MOVED, SECONDED BY COMMISSIONER STONE TO APPROVE THE MINUTES OF DATE NOVEMBER 26, 2024.

AYES: 5

NAYS: 0

Hearings

**A) PLANNING CASE 2025-01
TOM CAMPION, 790 AND 772 RIDGE PLACE – PRELIMINARY AND FINAL
PLAT**

Community Development Manager Sarah Madden explained that Tom Campion, the property owner of 790 Ridge Place is requesting consideration of a Preliminary Plat of his property and the neighboring property addressed as 772 Ridge Place. The subdivision would consolidate the five existing parcels into three lots, with one of the proposed lots available as a new vacant lot for single-family development. The applicant has submitted both Preliminary and Final Plat, however, this public hearing is exclusively for review of the Preliminary Plat to be known as “Campion Estates”. If the Preliminary Plat is approved with no changes, the Final Plat will be reviewed at a later date by the City Council.

Hearing notices were published and mailed to all properties within 350-ft. of the site; no comments or objections to this request were received.

Community Development Manager Sarah Madden provided a planning staff report and a presentation on this planning item to the Commission (which is available for viewing through the City’s website).

Staff recommended approval of this application based on the findings and with conditions. She stated that due to the change to park dedication, the applicant has asked for the item to be tabled tonight in order to continue discussions with his neighbor related to the ten percent land dedication.

Acting Chair Corbett asked who the owner of the new lot would be.

Community Development Manager Sarah Madden replied that proposed lot two would be owned by the applicant who would then decide how the future sale of that property/home would look.

Commissioner Katz asked for more information on lot three, noting that he could not recall a case where a highway is considered to be part of someone's lot.

Community Development Manager Sarah Madden explained that area is considered to be part of the lot currently and MnDOT holds an easement over that area. She stated that as part of this plat, the area would no longer be part of a lot and would be dedicated as right-of-way.

Commissioner Stone asked if Public Works has any concerns with this project.

Public Works Director Ryan Ruzek commented that Public Works does not have any concerns as utilities and infrastructure are in place and could support the potential connections. He stated that he is working with MnDOT and Dakota County on the trail options. He stated that any driveways would go onto Ridge Place and would not connect to Dodd Road.

Acting Chair Corbett asked if the urgency of the potential trail is known, or whether the land would simply be held for the future.

Public Works Director Ryan Ruzek commented that the trail construction is planned for 2027.

Commissioner Katz referenced the creek and asked if that is dedicated as wetland.

Community Development Manager Sarah Madden replied that is a waterway but would not be considered wetland.

Acting Chair Corbett commented that there is some marsh around the waterway.

Commissioner Katz stated that he wanted to ensure that there was consideration for that wet area when the trail is constructed.

Community Development Manager Sarah Madden replied that the trail project itself will have stormwater management. She identified the delineated wetland boundaries within the overall project area for the trail segment and noted that wetland requirements would be managed through the Wetland Conservation Act (WCA).

Acting Chair Corbett opened the public hearing.

Tom Campion, applicant, stated that there was an easement, and it was his understanding that the City owned that. He explained the discussions he has had with his neighbor about this and the costs he was going to cover. He stated that the ten percent land dedication came up within the last day or two and his neighbor had said that he was going to walk away from the deal. He stated that they plan to meet with staff to determine if they can work something out. He requested that the item be tabled to allow him additional time to work with his neighbor and staff.

Christina Young, 799 Ridge Place, stated that she hopes that they could find a solution that would allow an additional home. She hoped that they could work out the details for the ten percent land dedication as that trail and connection will be important in terms of accessibility for the neighborhood.

Seeing no one further coming forward wishing to speak, Acting Chair Corbett asked for a motion to close the public hearing.

COMMISSIONER KATZ MOVED, SECONDED BY COMMISSIONER JOHNSON, TO CLOSE THE PUBLIC HEARING.

AYES: 5
NAYS: 0

COMMISSIONER KATZ MOVED, SECONDED BY COMMISSIONER STONE, TO TABLE THE CASE UPON THE REQUEST OF THE APPLICANT.

AYES: 5
NAYS: 0

New and Unfinished Business

A) APPROVAL OF 2025 MEETING SCHEDULE

Community Development Manager Sarah Madden reviewed the proposed 2025 meeting schedule. She noted a change to the September meeting.

Commissioner Stone noted a potential conflict with the March meeting because of spring break. He asked if there was an update on new members.

Community Development Manager Sarah Madden stated that two new members have been appointed and will be joining the Commission at the February meeting. She suggested that the Commission approve the meeting calendar as presented and noted that she can bring back alternate options to consider for March at the next meeting.

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER JOHNSON, TO APPROVE THE 2025 MEETING SCHEDULE.

AYES: 5

NAYS: 0

Community Development Manager Sarah Madden provided details on a planned land use training that is proposed to be held as a worksession at 6 p.m. before the 7 p.m. February meeting.

Staff Announcements / Updates

Community Development Manager Sarah Madden stated that the zoning code update took effect on January 1, 2025. She provided general updates on land use cases considered by the City Council since the November meeting and other items of interest to the Commission.

Commissioner Stone and the other members of the Commission expressed appreciation to Commissioner Katz for his service on the Commission.

Adjournment

COMMISSIONER KATZ MOVED, SECONDED BY COMMISSIONER STONE, TO ADJOURN THE MEETING AT 7:37 P.M.

AYES: 5

NAYS: 0



Meeting Date: February 25, 2025

Agenda Item: **CASE No. 2025-01 Preliminary Plat** Application of Tom Campion for a Preliminary Plat of five (5) existing parcels into three (3) single-family residential parcels located at the northwest corner of Dodd Road and MN Highway 62, and the existing 790 and 772 Ridge Place. (*Tabled from Jan. 28, 2025 meeting*)

Department: Community
Development

Contact: Sarah Madden,
Community Development
Manager

Introduction:

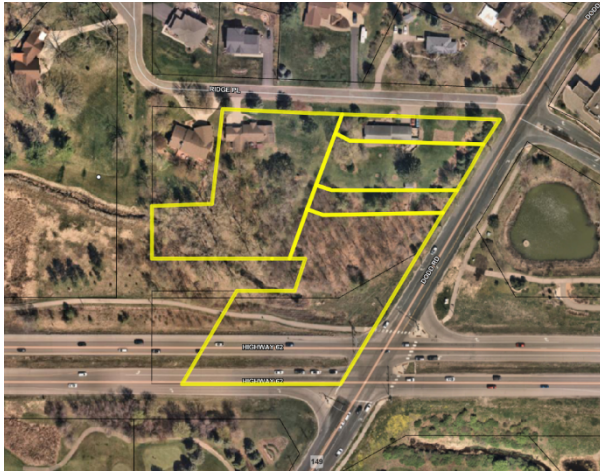
Tom Campion, the property owner of 790 Ridge Place is requesting consideration of a Preliminary Plat of his 790 Ridge Place property and the neighboring property addressed as 772 Ridge Place. The subdivision would consolidate the five (5) existing parcels into three lots, with one of the proposed lots available as a new vacant lot for single-family development. The applicant has submitted both the Preliminary and Final Plat, however this public hearing is exclusively for review of the Preliminary Plat, to be known as 'Campion Estates'. If the Preliminary Plat is approved with no changes, the Final Plat will be reviewed at a later date by the City Council.

A public hearing on this application was held at the January 28, 2025 Planning Commission meeting following the presentation of the staff report. The applicant requested the application to be tabled to the next available Planning Commission meeting to continue the discussion on the dedication of land for park dedication. Staff has noticed this item as an additional public hearing on the application. A public hearing notice for this planning item was published in the Pioneer Press and notice letters were mailed to all properties within 350-feet of the subject property. As of the date of this report, the City has not received any written public comments relating to this application request.

Background:

The subject site is located in a residential neighborhood at the northwest corner of Dodd Road and Minnesota Highway 62. The property included in this resubdivision request consists of five (5) existing parcels, from two separate residential subdivisions dating back to the 1920's, Somerset Hills and Summerset Place. The 790 Ridge Place parcel is 1.44 acres in size and contains an existing single-family home. The existing 772 Ridge Place property is .31 acres in size and also contains an existing single-family home. Just south of the 772 Ridge Place parcel are three vacant parcels included in the original subdivision of Summerset Place which were never developed. In total these vacant parcels amount to 2.88 acres of land, however much of the southern portion of the southernmost contains Highway 62 as well as an adjacent trail system which is not available for private development. The applicant, Tom Campion, owns 790 Ridge Place and has coordinated with the neighboring property owner to combine the five lots into 3 lots of record, while adjusting the common lot line between their land in

order to create a buildable residential lot in between their two existing homes.



The subdivision creates three residential lots, with the existing 790 Ridge Place parcel to be the proposed Lot 1, Block 1, Campion Estates at 42,963 s.f. and 107.52 ft of frontage on Ridge Place; a proposed Lot 2 at 24,705 s.f. and 100.00 ft of frontage; and the proposed Lot 3 with 75,831 s.f. of land area and 309.24 ft of frontage on Ridge Place, with additional lot width facing Dodd Road to the east. The proposed Lot 2 will later be developed with a single family home, which will be required to be reviewed by the City through the administrative building permit process.

Analysis:

Under Title 11, Subdivision Regulations, the intent and purpose of this section is to *“safeguard the best interests of the city, and to assist the subdivider in harmonizing [their] interests with those of the city at large, this title is adopted in order that adherence to same will bring results beneficial to both parties. It is the purpose of this title to make certain regulations and requirements for the platting of land within the city pursuant to the authority contained in Minnesota statutes, which regulations the city council deems necessary for the health, safety and general welfare of this community.”*

City Subdivision Code Section 11-3-2 allows the subdivision of parcels, provided that the resulting lots are compliant with the requirements of the applicable zoning district, and meets the following standards:

- A. Lot Area, Width and Depth: The minimum lot area, width and depth shall not be less than that established by the zoning ordinance in effect at the time of adoption of the final plat.
- B. Corner Lots: Corner lots for residential use shall have additional width to permit appropriate building setback from both streets as required in the zoning ordinance.
- C. Side Lot Lines: Side lines of lots shall be approximately at right angles to street lines or radial to curved street lines.
- D. Lot Frontage: Every lot must have the minimum frontage as required in the zoning ordinance on a city approved street other than an alley.
- E. Building Setback: Setback or building lines shall be shown on all lots intended for residential use and shall not be less than the setback required by the Mendota Heights zoning ordinance. On those lots which are intended for business use, the setback shall be at least that required by the zoning ordinance.

For the R-1 District, all new lots must have a minimum of 15,000-sf. of lot area and 100-ft of frontage, or lot width, along a City-approved street. All proposed lots within the subdivision significantly exceed the size minimum requirement ranging between .57 acres – 1.74 acres in size. The new single-family parcel of proposed Lot 2 will have frontage on Ridge Place

measuring 100-ft in width, and the existing single-family homes will have new lot area boundaries which will exceed these City Code requirements.

The subdivision is immediately adjacent to MnDoT right-of-way, and the southern existing parcel contains roadway easement for Highway 62, as well as an adjacent trail system as part of the Dakota County regional trail system. The Plat request will dedicate 1.23 acres as right-of-way for trunk Highway 62 to reflect this area. The existing trail service has been discussed as an opportunity for future realignment or other adjustments. An official alignment has not yet been selected, however the City, State, and Dakota County continue to hold discussions on this segment of trail and are moving forward with project planning. The Dakota County River to River Greenway Master Plan calls for a grade separated crossing at Dodd Road as a long-term plan that would be achieved as opportunities arise. In addition to this segment's improvements, the City completed a Feasibility Report and Plans for a Dodd Road trail project in 2007 that included a segment from Dodd Road to Ridge Plan, which has not yet been constructed. Based on these existing approved plans for trail improvements within the plat's gross land area, City Staff is recommending that the City require land dedication with this subdivision request.

Per current City Subdivision Code Section 11-5-1: The City Council shall require all developers requesting platting or replatting of land in the City to contribute ten percent (10%) of final plat gross area to be dedicated to the public for their uses as either parks, playgrounds, public open space, trail systems, or to contribute cash in lieu of land in amount established in the fee schedule.

City Staff has included a condition in the recommendation section of this report that calls for a combination of a cash in-lieu fee as well as land dedication, which would be platted as an Outlot within the proposed subdivision and dedication to the City for public park and trail systems purposes. The addition of an Outlot to the subdivision can be provided with the Final Plat. If the preliminary plat is approved, such approval does not constitute final acceptance of the layout. Subsequent approval of features and requirements specified in the conditions of approval and in the City Subdivision Code would need to be indicated in the Final Plat prior to its approval by the City Council.

The proposed Preliminary Plat provided by the applicant illustrates an outline of a potential building area for a new single-family home on the proposed Lot 2. In reviewing this potential layout, setbacks to front, side, and rear lot lines can be met based on the preliminary building pad area shown. A condition has been added that the Preliminary layout presented under this plat request does not represent or provide approval of the building pad site, setbacks, or driveway alignments. The final layout must meet R-1 Zone standards and will need to be approved under a separate administrative building permit.

Per current City Subdivision Code Section 11-3-3 Streets and Alleys:

(A) 3. When a tract is subdivided into larger than normal building lots or parcels, such lots or parcels shall be so arranged as to permit the logical location and openings of future streets and appropriate resubdivision, with provision for adequate utility connections for such resubdivision.

The proposed lots greatly exceed the minimum lot size requirements of 15,000 sq.ft., however the existing lot shape and availability of access does impact the site plan design of the proposed subdivision. The subdivision's close proximity to Dodd Road and Highway 62 would require MnDoT approval for new access points onto these roadways, which based on

preliminary discussions with the DoT would not be advisable. The proposed Lot 3 is the portion of the plat which consolidates three existing parcels and combines them with the 772 Ridge Place property. While the lot does contain an existing single family home, its lot size and availability of frontage on Ridge Place may be conducive to a further lot split in the future, if the property owner was interested in the full redevelopment of this piece. However, that is not currently proposed and not an element of this subdivision request. With the existing conditions of the adjacent state right-of-ways, staff does not have concerns with the layout of the parcels within this re-plat or its ability to be further subdivided.

The City has shared the Preliminary and Final Plat provided by the applicant with Dakota County and MnDoT. As of the submittal of this report, a formal comment letter has not been submitted by MnDoT, however an update will be provided to the Commission during the meeting. This application request and public hearing includes only the Preliminary Plat of this subdivision. If there is a need for changes or revisions based on staff, Commission, City Council, or MnDoT comments they can be reflected in the conditions section of this report and accommodated prior to the City Council's consideration of the Final Plat.

This proposed subdivision meets the current requirements for the R-1 Zoning District and is consistent with the City's Comprehensive Plan. Staff finds that the request will have minimal or no impact upon the neighboring properties, and it will not impede the normal use, enjoyment and purpose of the Ridge Place area neighborhood and is supportive of the application request.

Tree Removal

The Preliminary Plat indicates the location of a proposed building pad site for the proposed Lot 2 for a new single-family home. Noted on the plat are two existing trees in the footprint of this building pad location, a 7" cherry and a 14" pine, which would be removed if the applicant or a future property owner moves forward with a building with the boundaries of the potential building pad site. The City Council approved an Urban Forest Preservation ordinance in November 2024 which went into effect January 1, 2025. The ordinance would require a Forest Management Plan on projects that have required a planning application, including a subdivision request. The two trees do not meet the size requirements of a 'heritage tree' based on the definitions with the tree ordinance, however would be considered 'significant trees' as they measure wider in diameter than 6". The existing lot area is heavily wooded and the removals do not constitute the removal of 33% or more of significant and/or heritage trees on the lot. A condition has been added that any proposed tree removals are submitted and evaluated for compliance with Urban Forest Preservation Ordinance requirements prior to building permit submittal.

Alternatives:

1. Recommend approval of the Preliminary Plat, based on the attached findings-of-fact and based on certain conditions; or
2. Recommend denial of the Preliminary Plat, based on the revised findings-of-fact that the proposed adjustment is not consistent with the City Code or Comprehensive Plan and may have a negative impact on the surrounding neighborhood and/or properties; or
3. Table the request; and request more information from the Applicant or city staff to be presented back to the Planning Commission at the next regular meeting. Staff will extend the application review period.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat request based on the attached findings of fact supporting the request, with conditions noted as follows:

- 1) The preliminary plans presented under this plat request do not represent or provide approval of building pad sites, setbacks, accessory structures, or driveway alignments. Final layouts must meet R-1 Zone standards and shall be approved under separate building permits for each lot.
- 2) A building permit, including all new grading and drainage work, must be approved by the City prior to any new construction work.
- 3) The Developer/Applicant shall submit final grading and utility plans and a dimensioned site plan with associated easements, subject to review and approval by the Planning Department and Engineering Department as part of any building permit application.
- 4) All new construction and grading activities throughout this development site and on each new buildable lot shall be in compliance with all applicable federal, state, and local regulations and codes, as well as in compliance with the City's Land Disturbance Guidance Document.
- 5) The Developer/Applicant shall provide park dedication as a combination of an in-lieu fee and land dedication. The Final Plat shall be revised to dedication 10% of the proposed Lot 3 as an Outlot for park dedication, and pay a park dedication fee in the amount of \$4,000 per unit (Proposed Lots 1 and 2 at (2 x \$4,000/unit), or \$8,000) is to be collected after City Council approval and before the Final Plat is released for recording with Dakota County, and before the issuance of any permits.
- 6) Any new or existing sanitary or water service lines will have to be reviewed by the Public Works Director and/or St. Paul Regional Water Services prior to issuance of any building permit.
- 7) The Applicant/Developer must provide a Best Management Practices (Stormwater Management) Agreement to the City as part of the building permit submittal and review process for each new home and new impervious surface.
- 8) The applicant must submit tree removal information to be evaluated for compliance with the Urban Forest Preservation Ordinance requirements prior to or in conjunction with the building permit submittal.

Attachments:

1. Findings of Fact for Approval
2. Site Locator Map
3. Applicant Letter of Intent
4. Preliminary Plat
5. Final Plat

FINDINGS OF FACT FOR APPROVAL

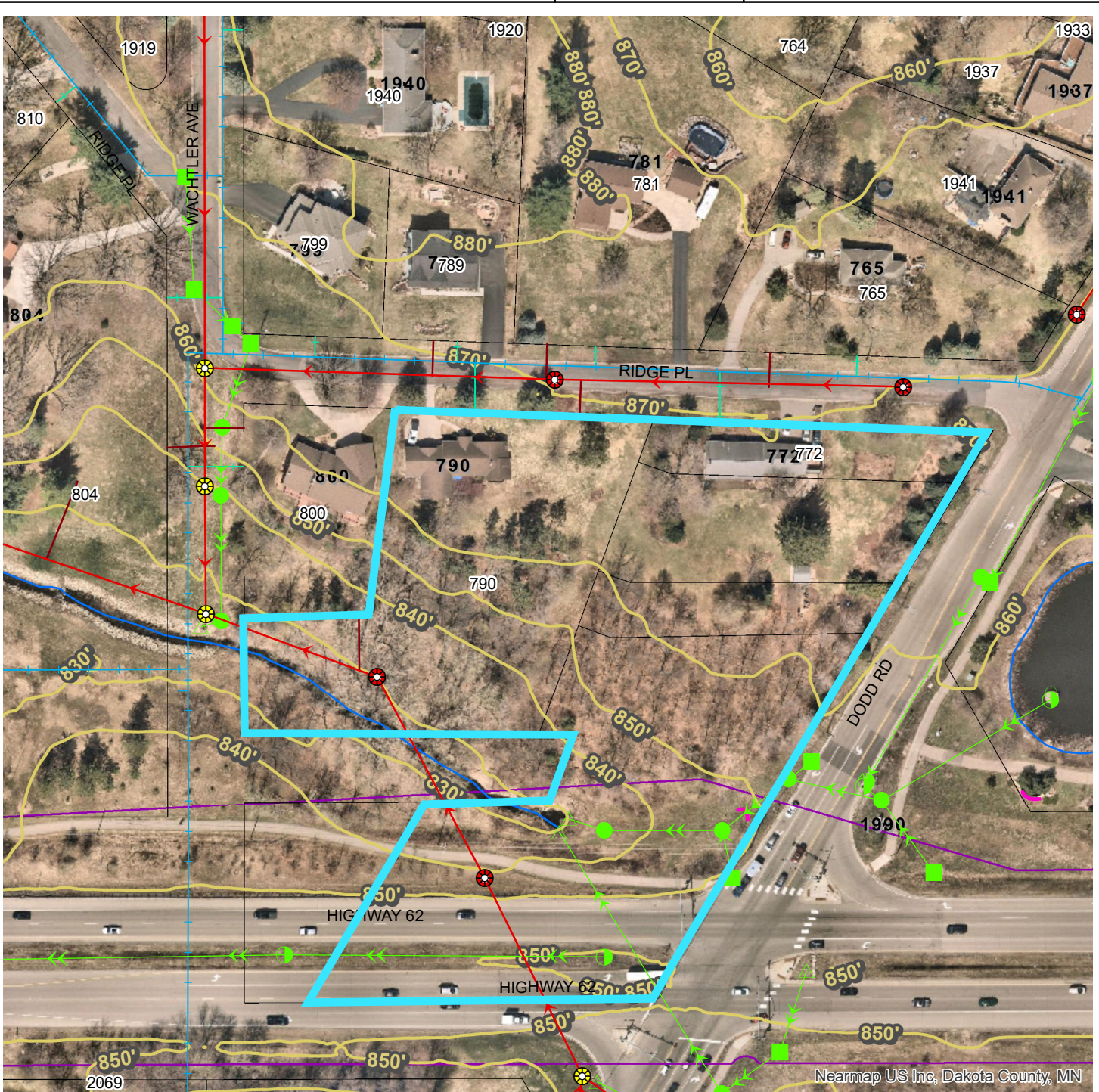
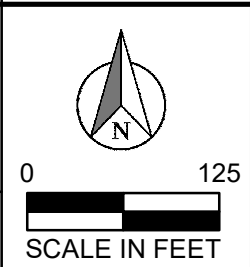
**Preliminary Plat
Campion Estates**

The following Findings of Fact are made in support of approval of the proposed requests:

1. The proposed plat meets the purpose and intent of the Subdivision Code.
2. The proposed plat request meets the purpose and intent of the Zoning Ordinance and is consistent with the 2040 Comprehensive Plan.
3. The proposed lots will meet the minimum standards required under the R-1 One Family Residential District.

**Site Location/Aerial Map
Campion Estates (Ridge Place)**

Date: 1/24/2025



GIS Map Disclaimer:
This data is for informational purposes only and should not be substituted for a true title search, property appraisal, plat, survey, or for zoning verification. The City of Mendota Heights assumes no legal responsibility for the information contained in this data. The City of Mendota Heights, or any other entity from which data was obtained, assumes no liability for any errors or omissions herein. If discrepancies are found, please contact the City of Mendota Heights.

Contact "Gopher State One Call" at 651-454-0002 for utility locations, 48 hours prior to any excavation.

Tom Campion
790 Ridge Place
Mendota Heights, MN 55118

January 16, 2025

City of Mendota Heights
1101 Victoria Curve
Mendota Heights, MN 55118

Dear Planning Commission,

I am writing to submit my formal letter of intent regarding the proposed platting of 790 Ridge Place. As the applicant and property owner, I would like to provide a detailed narrative of the property and outline the expected outcomes and benefits that an approved plat will provide to the community.

Description of the Property

The property in question is located at 790 Ridge Place, encompassing approximately 1/3 Acre of land. The site is currently undeveloped. The surrounding area includes a residential neighborhoods, which highlights the property's central location and potential for development.

Proposal for Platting

The intent of the proposed plat is to subdivide the land into a residential lot. The platting will ensure compliance with local zoning and land-use regulations, improve infrastructure alignment, and prepare the property for its intended development.

Expected Outcomes and Community Benefits

An approved plat will generate positive outcomes for the community, including:

1. Supporting Long-Term Growth
 - a. The proposed plat aligns with the community's comprehensive plan and growth goals by revitalizing an underutilized area, or supporting population growth.
2. Preserving Community Character
 - a. The design and layout of the plat will prioritize compatibility with the surrounding area, ensuring that the development enhances rather than disrupts the existing character of the neighborhood.

Commitment to Collaboration

I am committed to working closely with city officials to address any concerns and adhere to all applicable regulations and requirements. I value the opportunity to contribute positively to our community and believe that this project will bring meaningful benefits to residents and stakeholders.

Thank you for your time and consideration. Please do not hesitate to contact me at Cell 651-387-5704 or tcampion4210@gmail.com if you require further details or have any questions regarding this proposal.

Sincerely,

Tom Campion
Property Owner
790 Ridge Place

LEGAL DESCRIPTION
Lots 17, 18 and 19, Block 3, Summerset Place, Dakota County, Minnesota.

AND

Lots 20, 21, 22 and the Easterly 253 feet of Lot 23, Block 3, Summerset Place, Dakota County, Minnesota. (Abstract)

AND

Lot Twenty-five (25) in Somerser Hills according to the plat on file and of record with the Register of Deeds in and for Dakota County, Minnesota EXCEPT that part of Lot 25 beginning at the Northwest corner of said Lot 25; thence Easterly along the North line of said lot 130.0 feet; thence Southwesterly to a point on the North line of the South 100 feet of said Lot 25, which point is 110 feet East of the intersection of the North line of said South 100 feet and the West line of said Lot 25; thence Westerly along the North line of said South 100 feet, to the West line of said Lot 25; thence North along said West line to the beginning. (Torrrens)

OWNERS/DEVELOPERS
TOM CAMPION
790 RIDGE PLACE
MENDOTA HEIGHTS, MN 55118
651-387-5704
TIM MINEA
772 RIDGE PLACE
MENDOTA HEIGHTS, MN 55118
651-387-5704

ENGINEER/SURVEYOR
SISU LAND SURVEYING AND ENGINEERING
2580 CHRISTIAN DR.
CHASKA, MN 55318
CONTACT: CURT KALLIO, PE, LS
612-418-6828

WETLAND DELINEATOR
AQUATIC ECOSOLUTIONS
PO BOX 497
NEVIS, MN 56467
CONTACT: ROB MERILA
877-346-3474

ZONING
R-1 LOW DENSITY RESIDENTIAL
MIN. LOT SIZE = 15,000 SQ. FT.
MIN. LOT WIDTH = 100 FEET (FOR FIRST 30 FEET OF LOT)
MAXIMUM IMPERVIOUS = 35%
MAXIMUM BUILDING HEIGHT = 25 FEET

SETBACKS
FRONT = 30 FEET
SIDE = 10 FEET ON EACH SIDE OR 1/2 THE HEIGHT OF THE STRUCTURE CONTIGUOUS TO THE SIDE YARD, WHICHEVER IS GREATER, TO A MAX. OF 15 FEET
REAR = 30 FEET OR 20% OF THE AVERAGE LOT DEPTH, WHICHEVER IS GREATER

PLAT AREAS
TOTAL PLAT AREA = 4.52 ACRES
PROPOSED LOT 1, BLOCK 1 = 42,963 SF = 0.99 ACRES
PROPOSED LOT 2, BLOCK 1 = 24,705 SF = 0.57 ACRES
PROPOSED LOT 3, BLOCK 1 = 75,831 SF = 1.74 ACRES

PROPOSED RIGHT OF WAY
TRUNK HIGHWAY 110 = 53,433 SF = 1.23 ACRES

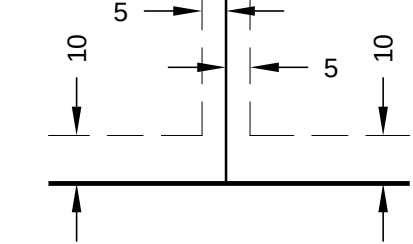
WETLANDS
ONE WETLAND HAS BEEN DELINEATED ON SITE. THERE ARE NO PROPOSED WETLAND IMPACTS.

UTILITIES
WATER AND SEWER FOR LOT 2 WILL BE CONNECTED TO EXISTING MAINS IN RIDGE PLACE AS SHOWN. PROPOSED CONNECTIONS WILL BE MADE AT THE TIME OF HOME CONSTRUCTION.

STORMWATER
NO STORMWATER TREATMENT IS PROPOSED. IF STORMWATER TREATMENT IS REQUIRED FOR LOT 2, IT WILL BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION. THE ESTIMATED INCREASE IN IMPERVIOUS SURFACE FOR LOT 2 IS 0.12 ACRES.

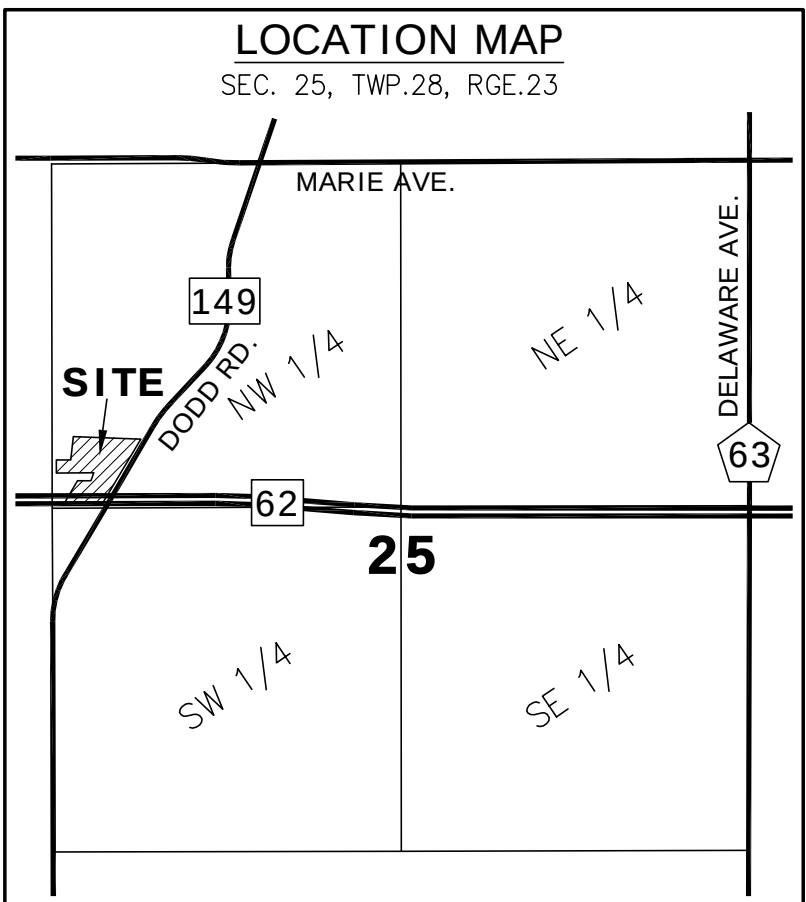
TREE PRESERVATION
EXISTING TREES WITHIN THE POTENTIAL IMPROVEMENT AREA OF LOT 2 ARE SHOWN. TREE IMPACTS AND REPLACEMENTS WILL BE ADDRESSED AT THE TIME OF HOME CONSTRUCTION.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED, AS SHOWN ON THIS PLAT.

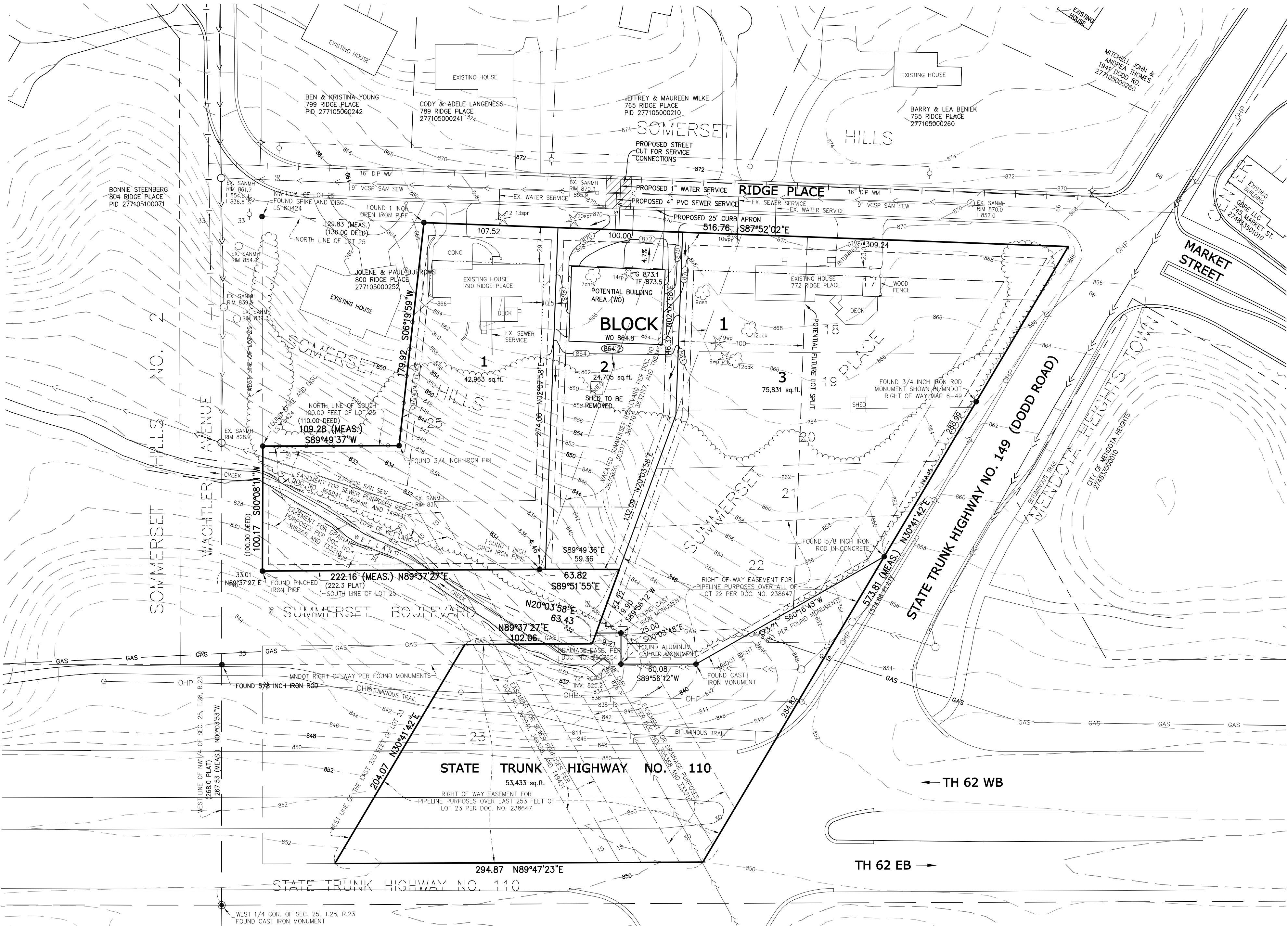
- DENOTES MONUMENT FOUND AS SHOWN
 - DENOTES 1/2 INCH BY 14 INCH MONUMENT SET AND MARKED BY LICENSE NO. 26909, UNLESS OTHERWISE SHOWN.
 - ◎ DENOTES COUNTY MONUMENT
- (MEAS) DENOTES MEASURED DISTANCE
(PLAT) DENOTES DISTANCE PER PLATS OF SOMERSET HILLS AND SUMMERSET PLACE
(DEED) DENOTES DISTANCE PER DEED LEGAL DESCRIPTION



- LEGEND**
- PLAT BOUNDARY
 - LOT LINE
 - SETBACK
 - EASEMENT
 - WETLAND
 - EX. CONTOUR
 - EX. STORM SEWER
 - EX. SAN. SEWER
 - EX. WATERMAIN
 - EX. HYDRANT

CAMPION ESTATES

PRELIMINARY PLAT



SISU
Land Surveying & Engineering

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

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

Curt Kallio
CURTIS J. KALLIO

DATE: 12/13/2024 REG. NO. 26909

PREPARED FOR:

Tom Campion
790 Ridge Place
Mendota Heights, MN 55118
651-387-5704

SHEET TITLE & PROJECT:

Preliminary Plat
CAMPION ESTATES
Mendota Heights, MN

DATE	REVISION	BY

PROJECT NO:

202316

SHEET

1 OF 1 SHEETS

