



CITY OF MENDOTA HEIGHTS

PLANNING COMMISSION REGULAR MEETING AGENDA

October 28, 2025 at 7:00 PM

Mendota Heights City Hall, 1101 Victoria Curve, Mendota Heights

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - a. Approve meeting minutes from the September 25, 2025 Planning Commission Meeting.
- 4. Public Hearings**
 - a. **CASE No. 2025-19 Mississippi River Corridor Critical Area (MRCCA) Permit**
Application of M&M Home Contractors for a MRCCA Permit for a residential addition to a single-family home at 1122 Orchard Circle
 - b. **CASE No. 2025-20 Conditional Use Permit (CUP)** Application of Cobalt Business Center, LLC for a CUP for a metal manufacturing use and associated outdoor storage of building systems equipment at the property located at 1315 Mendota Heights Road
- 5. New and Unfinished Business**
- 6. Updates/Staff Comments**
- 7. 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
SEPTEMBER 25, 2025**

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, September 23, 2025, in the Council Chambers at City Hall, 1101 Victoria Curve, at 7:00 P.M.

The following Commissioners were present: Chair Litton Field, Commissioners Cindy Johnson, Brian Udell, Jason Stone, and Jeff Nath. Those absent: Commissioners Patrick Corbett and Steve Goldade.

Approval of Agenda

The agenda was approved as submitted.

Approval of August 26, 2025, Minutes

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER NATH, TO APPROVE THE MINUTES OF AUGUST 26, 2025.

AYES: 5

NAYS: 0

Hearings

**A) PLANNING CASE 2025-17
M&M HOME CONTRACTORS, 1867 HUNTER LANE – CONDITIONAL USE
PERMIT**

Community Development Manager Sarah Madden explained that M&M Home Contractors is the applicant and owner's representative of the property located at 1867 Hunter Lane, and has requested a Conditional Use Permit (CUP) to allow for a residential building height of 22 feet, 11.75 inches for the construction of a new single-family home located at 1867 Hunter Lane.

Hearing notices were published and mailed to all properties within 350 feet 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). Two additional comments were received this afternoon and provided to the Commission at tonight's meeting, along with a printed copy for meeting attendees.

Staff recommended approval of this application based on the findings and with conditions.

Mike Fritz, M&M Home Contractors, commented that he was present to address any questions of the Commission.

Chair Field opened the public hearing.

Paul Katz, 1855 Hunter Lane, commented that he lives to the north of this property and has lived there for 41 years. He stated that he is very happy that this empty lot will be developed for families. He stated that Mr. Fritz approached him to ask his opinion on the development, and he appreciated that. He supported the request.

John Cosgriff, 1875 Hunter Lane, stated that he and his wife live south of the development and are also supportive. He asked that the Commission revisit the new rule related to evening of heights based on surrounding residences, as he believes that the rule creates harm to residents. He stated that this will diminish the number of builds, lower property values, and result in existing residents paying higher taxes. He believed that the policy could be improved and asked that the Commission consider that as a future adjustment.

Matt Collins, 543 Abby Way, commented that he is an attorney for M&M Home Contractors and referenced the goals of the Comprehensive Plan, one of which is to improve the housing stock. He also commented on the intent and purpose of the zoning related to orderly development. He believed that the request met the criteria for the Conditional Use Permit. He noted that the previous home on this lot was a 1960s rambler and spoke of how the proposed new home would be an improvement for the property. He stated that both neighbors support the request. He asked that the Commission not table this request, as the project had already been tabled at a previous meeting, and commented on the hardship that has been placed on the buyer for the property.

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

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER NATH, TO CLOSE THE PUBLIC HEARING.

AYES: 5

NAYS: 0

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER NATH, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT (CUP) BY M&M HOME CONTRACTORS FOR THE PROPERTY AT 1867 HUNTER LANE, WITH THE FOLLOWING CONDITIONS:

1. A BUILDING PERMIT MUST BE APPROVED AND ISSUED BY THE CITY PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL APPLICABLE ZONING, BUILDING, AND MRCCA REQUIREMENTS SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. THE BUILDING HEIGHT SHALL NOT EXCEED 21 FEET, 1175 INCHES, AS MEASURED PER DEFINITION OF BUILDING HEIGHT IN CITY CODE.

3. THE BUILDING SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS SUBMITTED AND DATED SEPTEMBER 5, 2025.
4. STREET-FACING ORNAMENTAL ROOF ELEMENTS EXCEEDING A 9:12 PITCH SHALL BE PERMITTED AS SUBORDINATE FEATURES, PROVIDED THEY DO NOT CONTRIBUTE TO THE OVERALL BUILDING HEIGHT MEASUREMENT.

AYES: 5

NAYS: 0

Chair Field advised the City Council would consider this application at its October 7, 2025, meeting.

**B) PLANNING CASE 2025-18
CITY OF MENDOTA HEIGHTS – ZONING ORDINANCE AMENDMENT**

Community Development Manager Sarah Madden explained that the City of Mendota Heights approved the Zoning Code Update project in September 2024, which went into full force and effect on January 1, 2025. Following the approval of this ordinance, staff began implementing the new zoning ordinance provisions and began taking note of sections of the ordinance that contained minor errors or conflicts, or specific citations that needed clarification or minor “housekeeping” changes.

Hearing notices were published and mailed to all properties within 350 feet of the site; one letter was received related to residential building height recently, but not specifically related to this ordinance amendment request and public hearing, and was included in the packet.

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 and noted that this item would be a public hearing this evening.

Commissioner Johnson asked for clarification on the B-1 district.

Community Development Manager Sarah Madden replied that B-1 is general business while B-2 is neighborhood business.

Commissioner Johnson recalled that there was a lot of discussion related to the research facilities and lab testing uses, and believed that those uses were meant to exist as conditional uses.

Community Development Manager Sarah Madden stated that the existing laboratory use is within the B-1 district and believed that the specific location initially received a Conditional Use Permit (CUP). She provided details on the areas currently designated as B-1.

Commissioner Johnson stated that she would tend to err on the side of requiring a CUP for that use.

Chair Field and the other members of the Commission agreed that the change would make sense.

COMMISSIONER JOHNSON MOVED, SECONDED BY COMMISSIONER UDELL, TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO CITY CODE TITLE 12 – ZONING AS OUTLINED IN SECTIONS 1 THROUGH 10 OF THE REDLINED ORDINANCE, WITH THE CHANGE TO SECTION TWO, TO CHANGE TO CUP.

AYES: 5

NAYS: 0

Chair Field advised the City Council would consider this application at its October 7, 2025, meeting.

New and Unfinished Business

Staff Announcements / Updates

Community Development Manager Sarah Madden provided an update on items of interest to the Commission.

Adjournment

COMMISSIONER JOHNSON MOVED, SECONDED BY COMMISSIONER NATH, TO ADJOURN THE MEETING AT 7:44 P.M.

AYES: 5

NAYS: 0



Planning Commission

Meeting Date: October 28, 2025

Agenda Item: **CASE No. 2025-19 Mississippi River Corridor Critical Area (MRCCA)**
Permit Application of M&M Home Contractors for a MRCCA Permit for a residential addition to a single-family home at 1122 Orchard Circle

Department: Community
 Development

Contact: Sarah Madden,
 Community Development
 Manager

Introduction:

M&M Home Contractors is the Applicant and Owners' Representative of the property located at 1122 Orchard Circle, and has requested a Mississippi River Corridor Critical Area (MRCCA) Permit to allow for the construction of a sun-room and porch addition to the existing single-family home on the subject property.

A public hearing notice for this item was published in the *Pioneer Press* and notice letters were mailed to all surrounding properties within 350-ft of the subject property. No public comments relating to this application have been received as of the submittal of this report.

Background:

The applicant is requesting a Mississippi River Corridor Critical Area (MRCCA) Permit to allow for the construction of a sunroom and porch addition to the existing single-family home at 1122 Orchard Circle. The subject site is 21,402 sq-ft. in size, and is located within the Vals Addition plat. The property is located at the south-eastern terminus of the Orchard Circle cul-de-sac, within a well-established residential neighborhood. The existing home was constructed in 1989, and the lot is developed with a single-family dwelling, attached garage, and associated landscaping.

The property is located within the MRCCA Separated-from-River District. Within this district, a MRCCA Permit is required for most new construction or expansion of principal structures, including additions to existing dwellings. The purpose of the MRCCA District is to identify development standards and considerations for land uses that have potential to affect primary conservation areas and public river corridor views, and to establish design standards that protect those primary conservation areas and public river corridor views from development impacts, including protection standards for the biological and ecological functions of vegetation, natural character and topography of the MRCCA, bluff and shoreline stability, water quality, and other resources identified in the MRCCA Plan.

Proposed Improvements

The applicant proposes to construct a 399-sq.ft. sunroom addition extending from the side of the existing home, with a future 328-sq.ft. attached screened porch, extending north-northeast from the side wall of the home. As part of the main floor addition of the sunroof, the basement level will be excavated to accommodate additional living space beneath this addition.

To accommodate the addition, existing steps and egress from the lower level of the home will be removed. The proposed improvements are located entirely outside of the Bluff Impact Zone (BIZ), bluff setback, and any identified Primary Conservation Areas, minimizing potential impacts on sensitive land, vegetation, or slope stability. The lot currently contains mature landscaping near the addition area. The applicant has submitted a landscaping plan showing which existing plant materials will be removed and replaced with a new planting bed that complements the site's existing vegetation. This approach aligns with MRCCA standards emphasizing preservation and enhancement of natural vegetation.

The property is part of a developed residential neighborhood and is located near the perimeter of the MRCCA District boundary, where impacts to scenic views and river corridor character are minimal. The proposed addition is modest in scale relative to the existing dwelling, and the siting preserves established setbacks and open space around the home. Because the site is already developed, the project primarily involves modification to an existing structure and associated landscaping, rather than new disturbance of previously undisturbed areas.

Analysis:

Per Title 12, Chapter 6 Critical Area Overlay District a Critical Area Permit is required for the subject project. The following summary of the site is provided as reference:

Standard	Subject Property Conditions
MRCCA Sub District	Separated from River
Bluff on Site?	No.
Bluff Impact Zone (BIZ)	No. The subject property is located over 500-ft from the BIZ.
Significant Vegetative Stands or Primary Conservation Area (PCA)	No. The proposed home is located more than 500-feet from any PCA or significant vegetation.
Subject to Section 12-6A-9 Vegetation Management	No, does not meet criteria as no significant vegetative removal required as part of the proposed improvements.
Subject to Section 12-6A-11 Land Alteration Standards and Stormwater Management	No. The proposed improvements are not within the Bluff Impact Zone, at or below the Ordinary High Water Mark, or the Water Quality Impact Zone.
Subject to Section 12-6A-12 Site Plan Requirements	Yes. Must include Site Plan and Landscape Plan

As described in Section 12-6A-4 C.3., the Separated from River (SR) sub-district describes the management purpose as:

“...provides flexibility in managing development without negatively affecting the key resources and features of the river corridor. Minimizing negative impacts to primary conservation areas and minimizing erosion and the flow of untreated storm water into the river are priorities...”

The MRCCA Map of the subject property illustrates that the subject property is greater than 500-ft away from the Bluff Impact Zone (BIZ), and no Primary Conservation Areas (PCAs) are

present. The proposed configuration of the sunroom addition and screen porch will not impact the bluff line or encroach into the BIZ, nor will it adversely impact identified PCAs within the MRCCA District.

Per Code Sect. 12-6A-12, the Detailed Site Plan must be drawn to scale and the proposed project accurately described through narrative and supporting maps and/or plans. The plan set for the addition is attached to this report, and the Site Survey and Landscaping Plan are included. The proposed location for the addition and screen porch are consistent with required setbacks for the R-1 Zoning District. The addition is proposed above the location of an existing egress and steps, which will be removed as part of the building permit for this work. The existing landscaped area within the improvement area includes one (1) Spruce tree which is scheduled for removal to accommodate the addition. The removal of this tree falls below the Forest Preservation Ordinance removal threshold and so a Forest Alteration Permit and Management Plan is not required. A new landscape bed will be installed following completion of the addition including both native and pollinator-attracting perennials. The landscape design and plant schedule is provided on the L-102 Landscape Plan attached to this report. The applicant has also provided details on the survey of the property indicating that with the proposed improvements, the site will have a proposed impervious surface coverage of 34.8%, which is consistent with the maximum 35% required within the R-1 Zoning District.

Overall, the proposed sunroom and screened porch addition is compatible with the character of the surrounding neighborhood, maintains required setbacks, and includes a landscaping plan to mitigate temporary and permanent impacts to the established turf yard from construction. Staff finds that the project meets the intent of the MRCCA regulations and City standards for development in this district.

Interagency Review

Under the MRCCA Ordinance, the city is required to submit the MRCCA permit request to the MNDNR and the National Park Service (NPS). The plan set and project information was transmitted to both agencies for their review and comment. At the time of this report, the City's Area DNR Hydrologist has responded that they have no comments on this application, but we have not received any comments from the NPS. Staff will provide a verbal update of their correspondence at the Planning Commission meeting.

Alternatives:

- A. Approve the MRCCA Permit request for 1122 Orchard Circle based on the findings-of-fact that the proposed project is compliant with the policies and standards of the MRCCA Overlay District and City Zoning Code standards, with certain conditions; or
- B. Deny the MRCCA Permit request for 1122 Orchard Circle, based on revised or amended findings-of-fact that the application does not meet certain policies and standards of City Code as determined by the Planning Commission; or
- C. Table the request and request additional information from staff and/or the applicant; Staff will extend the review period an additional 60 days, in compliance with Minnesota State Statute 15.99.

Staff Recommendation:

Staff recommends approval of the MRCCA Permit request by M&M Home Contractors for 1122 Orchard Circle, based on the attached findings-of-fact for approval and with the following conditions:

1. A building permit must be approved by the City prior to the commencement of any site

work.

2. The proposed project must comply with all requirements of the City's Land Disturbance Guidance Document. All plans must be reviewed and approved by the Public Works Director.
3. All erosion control requirements must be put in place prior to the commencement of any grading and site work activities. Such measures must remain in place for the duration of the construction activities until proper site restoration plans are completed.
4. All grading and construction activity must comply with applicable federal, state, and local regulations and codes.
5. All work on site will only be performed between the hours of 7:00 AM and 8:00 PM Monday through Friday; 9:00 AM to 5:00 PM weekends.

Attachments:

1. Findings of Fact for Approval
2. Site Location Map
3. 1122 Orchard Circle Survey
4. 1122 Orchard Circle Landscape Plans
5. A1/A2 - Proposed Elevations
6. D1 - Addition Building Sections

FINDINGS-OF-FACT FOR APPROVAL**MRCAA -Critical Area Permit
for
1122 Orchard Circle**

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

1. The proposed addition of a sunroom and screen porch meets the general purpose and intent of the Mississippi River Corridor Critical Area (MRCCA) Separated from River Overlay District.
 2. The proposed work and disturbance to remove the existing egress and steps, and construction the sunroom and screen porch addition to the existing home are low-intensity with no anticipated impact to Primary Conservation Areas or Bluff Impact Zones within the MRCCA Plan, and the project includes restoration of the landscaped area of the yard with turf and new perennial beds. The proposed project is within the spirit and intent of the MRCCA Separated from River Overlay District that provides for flexibility within the management purpose.
 3. The proposed project will not be detrimental to the health, safety or general welfare of the community; should not cause any serious traffic congestion nor hazards; will not seriously depreciate surrounding property value; and said use appears to be in harmony with the general purpose and intent of the City Code and the Comprehensive Plan.
 4. The construction of the addition is shown in the plan to comply with all standards and regulations of the Mississippi River Corridor Critical Area Overlay District and illustrates consistency with the Zoning Ordinance and other applicable ordinances; represents reinvestment in a residential neighborhood that is consistent with the Comprehensive Plan's goals for residential land uses; and is consistent with current single-family development pattern of the neighborhood.
-

Site Location/Aerial Map 1122 Orchard Circle

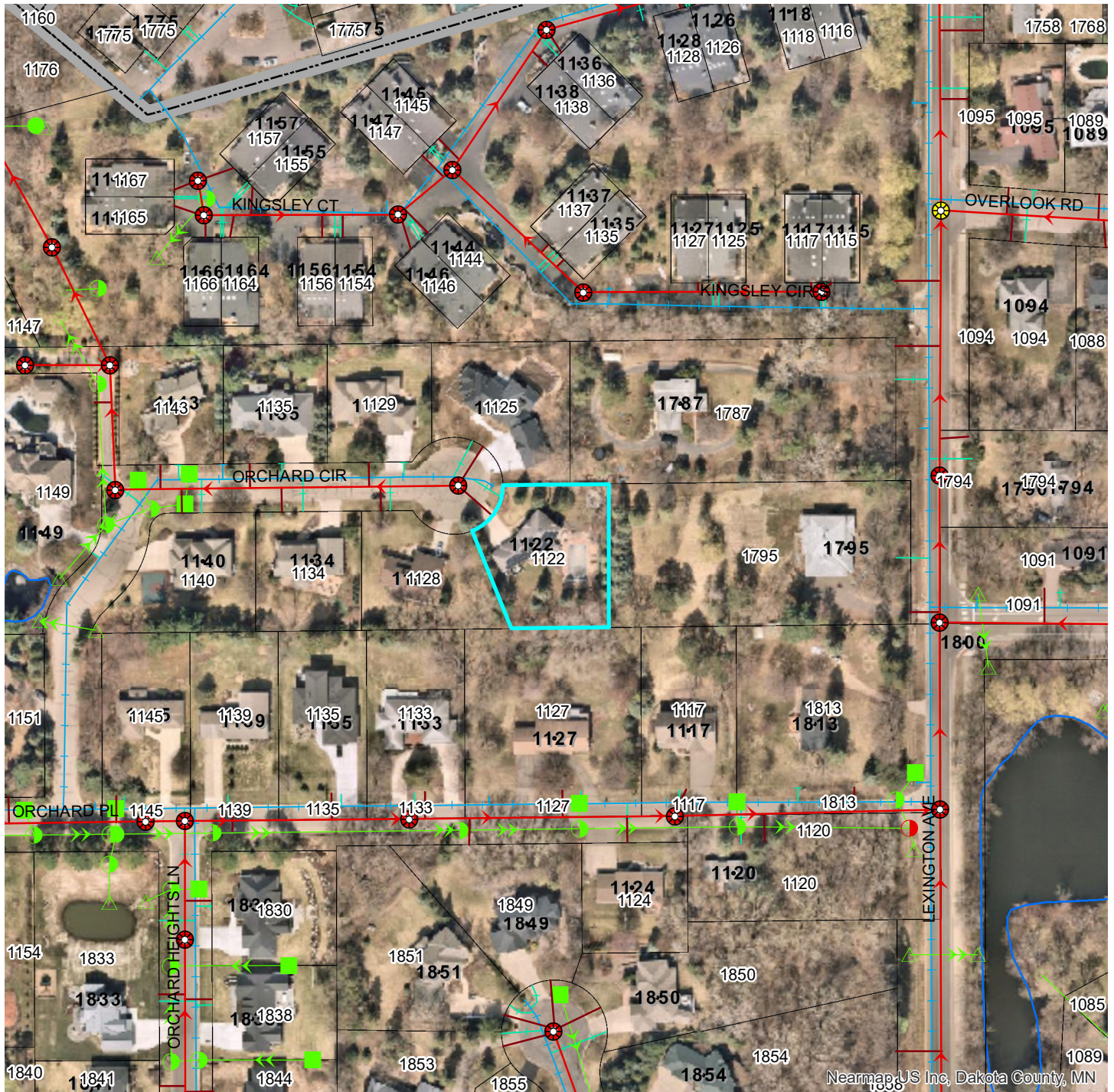
Date: 10/24/2025



0 170
SCALE IN FEET



City of
Mendota
Heights



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.

CERTIFICATE OF SURVEY and EROSION & SEDIMENT CONTROL PLAN

for M&M HOME CONTRACTORS

4a.3

PROPERTY DESCRIPTION

Lot 4, Block 2, VALS ADDITION, Dakota County, Minnesota.

PROPERTY INFORMATION

1122 Orchard Circle
Mendota Heights, MN

PID 278127502040

PROPOSED ELEVATIONS

Match existing lowest floor and first floor elevations.

STORMWATER

Per the city, 1.1" of abstraction for impervious surface is not applicable for single family additions.

FOREST ALTERATION

One dying coniferous tree will be removed for construction of the addition. Therefore, a Forest Alteration Permit and Forest Management Plan are not required.

LANDSCAPE PLAN

A landscape plan will be prepared by others.

AREAS & IMPERVIOUS

Lot Area = 21,402 sq. ft.

Existing Impervious Areas

House & Garage = 2293 sq. ft.
Driveway = 973 sq. ft.
Front walk = 143 sq. ft.
Front stoop = 44 sq. ft.
Rear stoop = 53 sq. ft.
Rear walk/patio = 1916 sq. ft.
Rear patio walls = 103 sq. ft.
Pool equipment pad = 21 sq. ft.
Pool = 832 sq. ft.
Egress window walk/walls = 57 sq. ft.
Fire pit patio/walls = 349 sq. ft.
Total Existing Impervious Surface = 6784 sq. ft. = 31.7%

Proposed Impervious Areas

House & Garage = 2293 sq. ft.
Driveway = 973 sq. ft.
Front walk = 143 sq. ft.
Front stoop = 44 sq. ft.
Rear stoop = 53 sq. ft.
Rear walk/patio = 1916 sq. ft.
Rear patio walls = 103 sq. ft.
Pool equipment pad = 21 sq. ft.
Pool = 832 sq. ft.
Fire pit patio/walls = 349 sq. ft.
Proposed addition = 398 sq. ft.
Future screen porch = 314 sq. ft.
Total Proposed Impervious Surface = 7439 sq. ft. = 34.8%

EXISTING SOILS

Existing soils within the proposed improvement areas are mapped as Waukegan silt loams (hydrologic soil group b). No site specific soil borings have been performed. There are no visible erosion issues within the parcel.

SOIL LOSS

Per the Universal Loss Loss Equation, the soil loss during construction is estimated at 14 lbs and the post construction soil loss is estimated at 0.6 lb/year.

MRCCA (CRITICAL AREA) PERMIT LAND ALTERATION

No work is proposed in riparian areas. There is no bluff on site. Therefore, the permit is not applicable.

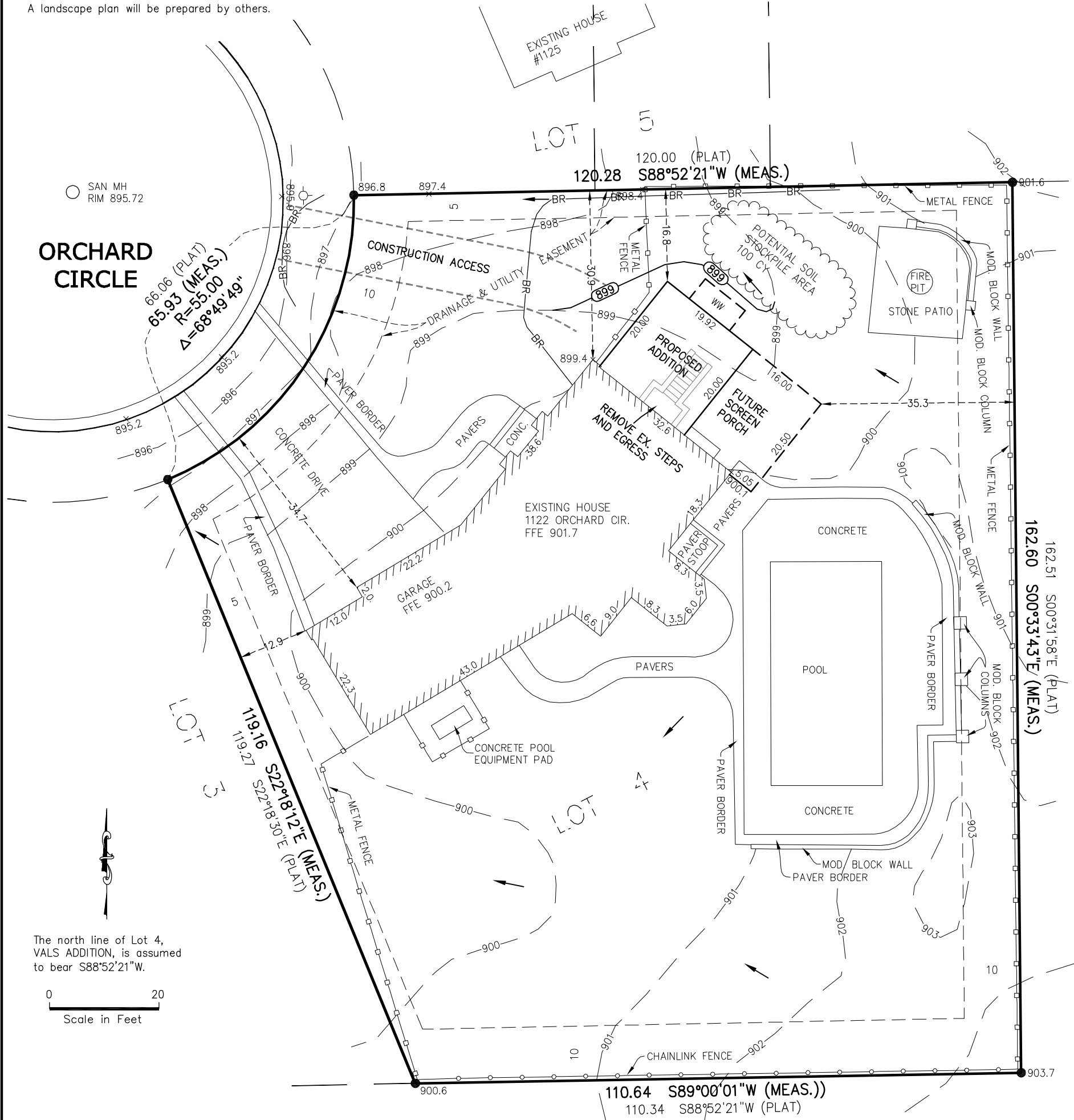
MRCCA (CRITICAL AREA) PERMIT VEGETATION CLEARING

No vegetation clearing is proposed. Therefore, the permit is not applicable.

MRCCA (CRITICAL AREA) PERMIT SITE PLAN

Applicable permit checklist items are shown. Not applicable items include the following: No parking facilities will be constructed, No areas dedicated for public use, No access for public views

Items not shown that may be provided by others include: Landscape plan, Description of flora and fauna, Soils report for suitability



REVISED 10/10/2025 MRCCA & SOIL NOTES

CERTIFICATION

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

Curtiss Kallio
Curtiss Kallio, Lic. No. 26909

10/10/2025
Date



SISU LAND SURVEYING

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

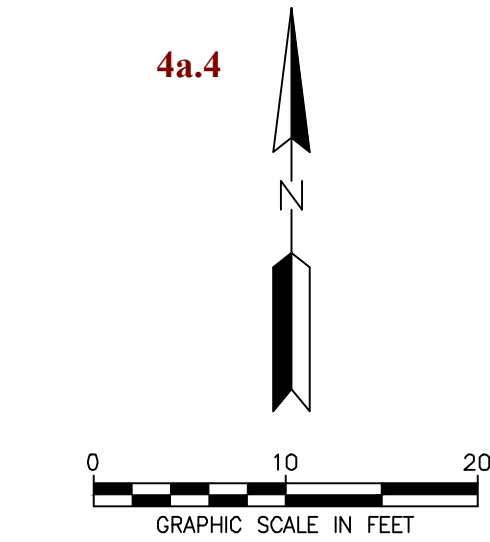
JOB NO.: 202430

LEGEND

- Denotes Monument Found
- Denotes Monument Set
- Denotes Surface Drainage
- Denotes Offset Hub or Spike
- - - - - Denotes Drain. and Utility Ease.
- (XXX.X) Denotes Proposed Elevation
- XXX.X Denotes Existing Elevation
- - 900 - - Denotes Existing Contour
- (864) Denotes Proposed Contour
- BR — Denotes Bioroll, Type Compost



1. ONE TREE OF THE 26 EXISTING TREES ON THIS PROPERTY IS SCHEDULED FOR REMOVAL TO MAKE ROOM FOR THE PROPOSED ADDITION AS INDICATED. AS INDICATED IN THE PHOTO ABOVE, MOST OF THE LOWER BRANCHES HAVE DIED OFF DUE TO THE AGE OF THE TREE AND SHADING BY THE SURROUNDING TREES.
2. ONE TREE REMOVED FROM THE 26 EXISTING TREES IS LESS THAN 4% REMOVAL BASED ON INDIVIDUAL TREE COUNT. A FOREST MANAGEMENT PLAN AND FOREST ALTERATION PERMIT IS NOT REQUIRED.
3. EXISTING DRESSER TRAP ROCK MULCH AND BRICK PAVER LANDSCAPE EDGING TO BE SALVAGED FOR REINSTALLATION OF NEW LANDSCAPE BED.



EXISTING DECIDUOUS TREE

EXISTING CONIFEROUS TREE

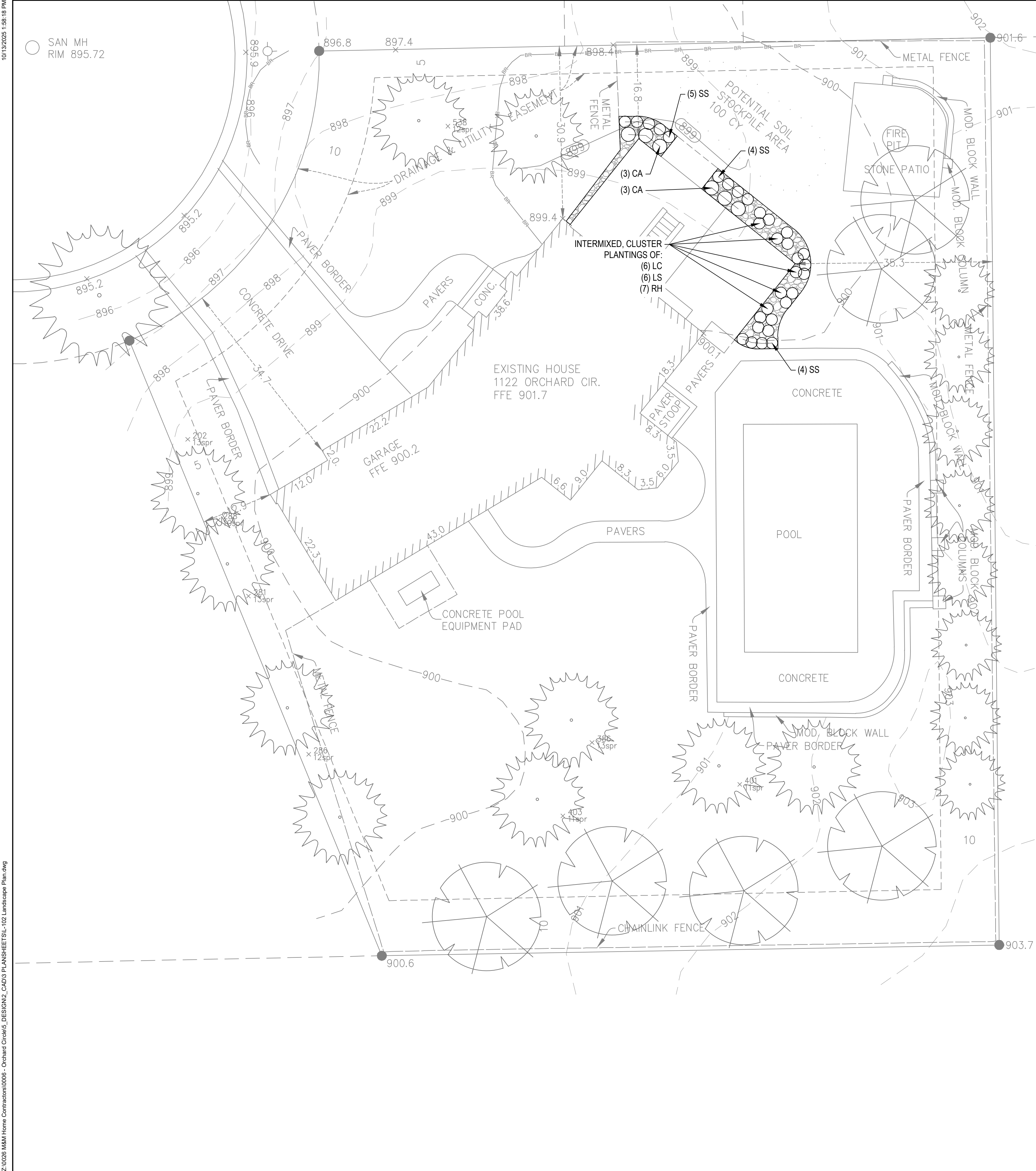
CONIFEROUS TREE TO BE REMOVED

HERBACEOUS PLANT TO BE REMOVED

 EXISTING DRESSER TRAP ROCK MULCH TO BE SALVAGED FOR REUSE

 EXISTING BRICK EDGER TO BE SALVAGED FOR REUSE

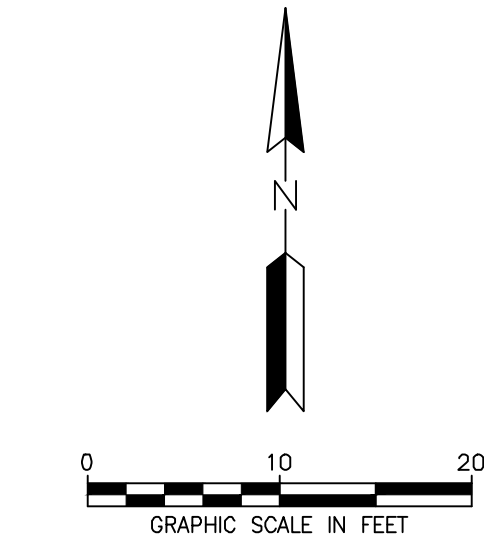
MIDWEST WETLAND improvements P.O. BOX 448 VICTORIA, MN 55386 PHONE: (952) 261-9980 WWW.MIDWESTWETLANDS.COM			
CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA. 			
LUCIUS JONETT			
LICENSE NO.: _____		52856	
DATE: _____		10/13/2025	
SUB CONSULTANT:			
ISSUE NO.: 01			
DESCRIPTION: PERMIT APPLICATION SUBMITTAL			
DATE: 10/13/2025			
PROJECT TITLE: 1122 ORCHARD CIRCLE ADDITION 1122 ORCHARD CIRCLE MENDOTA HEIGHTS, MN 55118			
CLIENT: M&M HOME CONTRACTORS 413 PAUL AVE S COLOGNE, MN 55322 PHONE: 952-797-3720 WWW.MANDMQUALITY.COM			
PROJECT NO.:		B0026-0006	
DWN BY: HRM		CHKD BY: LNJ	
APPD BY: LNJ			
ISSUE DATE:		10/13/2025	
ISSUE NO.:		01	
SHEET TITLE: LANDSCAPE REMOVALS			
SHEET NO.: L-101			



LANDSCAPE DESIGN INSPIRATION



PHOTO BY RED STEM NATIVE LANDSCAPES, INC.



PLANT LEGEND

○ HERBACEOUS PLANT

GROUND COVER LEGEND

SALVAGED DRESSER TRAP ROCK MULCH TO BE REUSED

SALVAGED BRICK EDGER TO BE REUSED

- ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.
- FOUNDATION PLANTINGS TO BE MULCHED WITH 1 1/2" DRESSER TRAP ROCK MULCH.

PLANTING NOTES

- PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (WWW.GOPHERSTATEONECALL.COM OR 811) TO VERIFY UNDERGROUD UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.
- PLANT MATERIALS SHALL MEET AMERICAN STANDARDS FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION. HTTP://AMERICANHORT.ORG/DOCUMENTS/ANSI NURSERY STOCK STANDARDS AMERICANHORT 2014.PDF
- NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.
- ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION.
- ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.
- ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY.
- IRRIGATION DESIGN TO COVER ALL AREAS SHOWN ON PLAN AS IRRIGATED TO BE COMPLETED BY IRRIGATION CONTRACTOR .
- PLANTING BEDS SHALL GET 3 INCHES OF SALVAGED 1 1/2" INCH DRESSER TRAP ROCK MULCH.
- PLANTING BORDERS TO REUSE SALVAGED BRICK PAVERS, MATCH IF ADDITIONAL MATERIALS ARE REQUIRED.

PLANT SCHEDULE

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C	MATURE DIMENSIONS
HERBACEOUS PLANTS					
CA	6	Karl Foerster/Calamagrostis acutiflora	#3 Container	AS SHOWN	30"
LC	6	Great Blue Lobelia/Lobelia siphilitica	4" Container	AS SHOWN	3'
LS	6	Cardinal Flower/Lobelia cardinalis	4" Container	AS SHOWN	3'
RH	9	Black-eyed Susan/Rudbeckia hirta	4" Container	AS SHOWN	3'
SS	13	Little Bluestem/Schizachyrium scoparium	#1 Container	AS SHOWN	24"

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

MIDWEST WETLAND
improvements

P.O. BOX 448
VICTORIA, MN 55386
PHONE: (952) 261-9990
WWW.MIDWESTWETLANDS.COM

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Lucius Jonett
LUCIUS JONETT

LICENSE NO.: 52856

DATE: 10/13/2025

SUB CONSULTANT:

ISSUE NO.	DESCRIPTION	DATE
01	PERMIT APPLICATION SUBMITTAL	10/13/2025

PROJECT TITLE:
1122 ORCHARD CIRCLE ADDITION
1122 ORCHARD CIRCLE
MENDOTA HEIGHTS, MN 55118

CLIENT:



M&M HOME CONTRACTORS
413 PAUL AVE S
COLOGNE, MN 55322
PHONE: 952-797-3720
WWW.MANDMQUALITY.COM

PROJECT NO.: B0026-0006

DWN BY: HRM
CHKD BY: LNJ
APPD BY: LNJ

ISSUE DATE: 10/13/2025

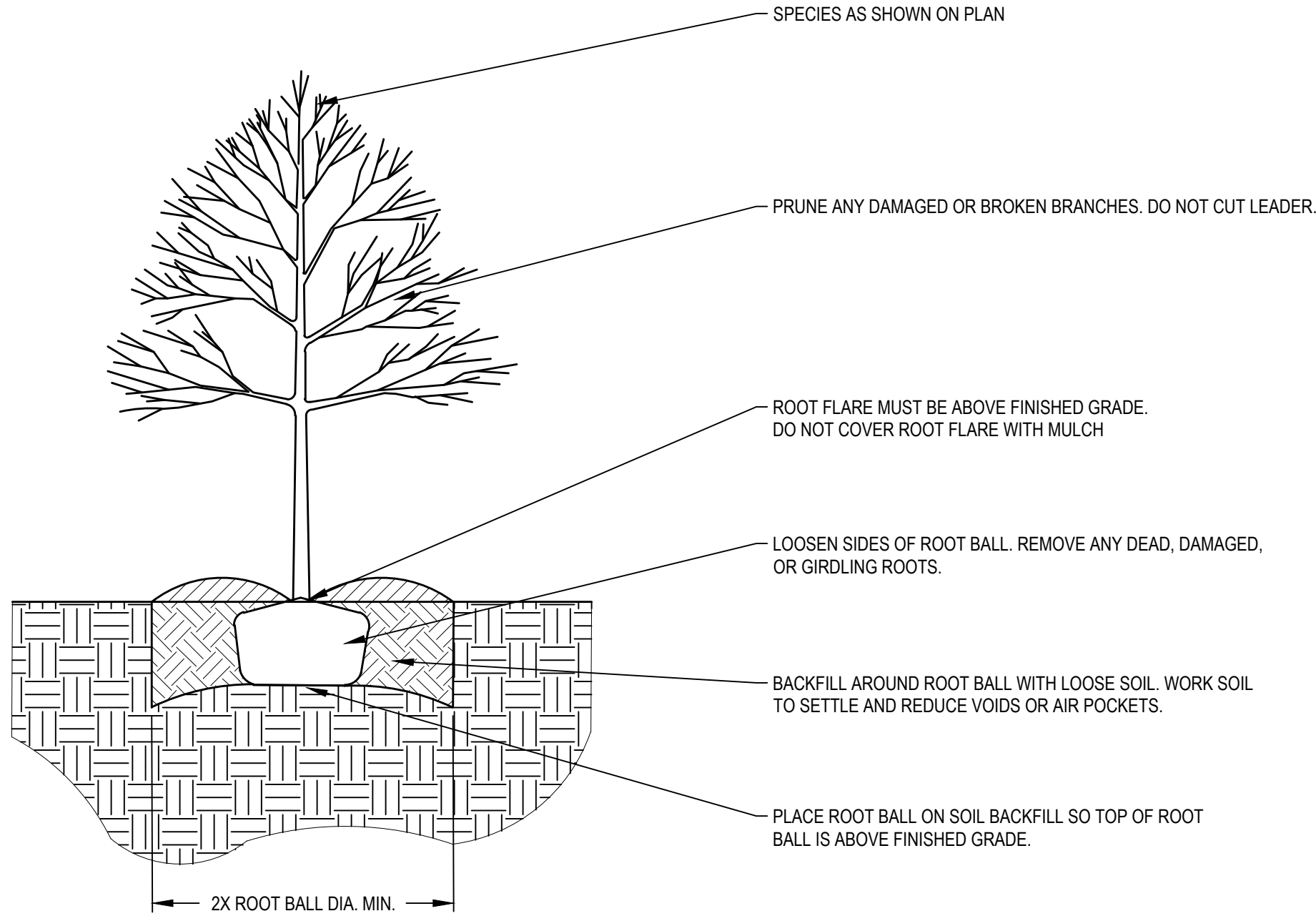
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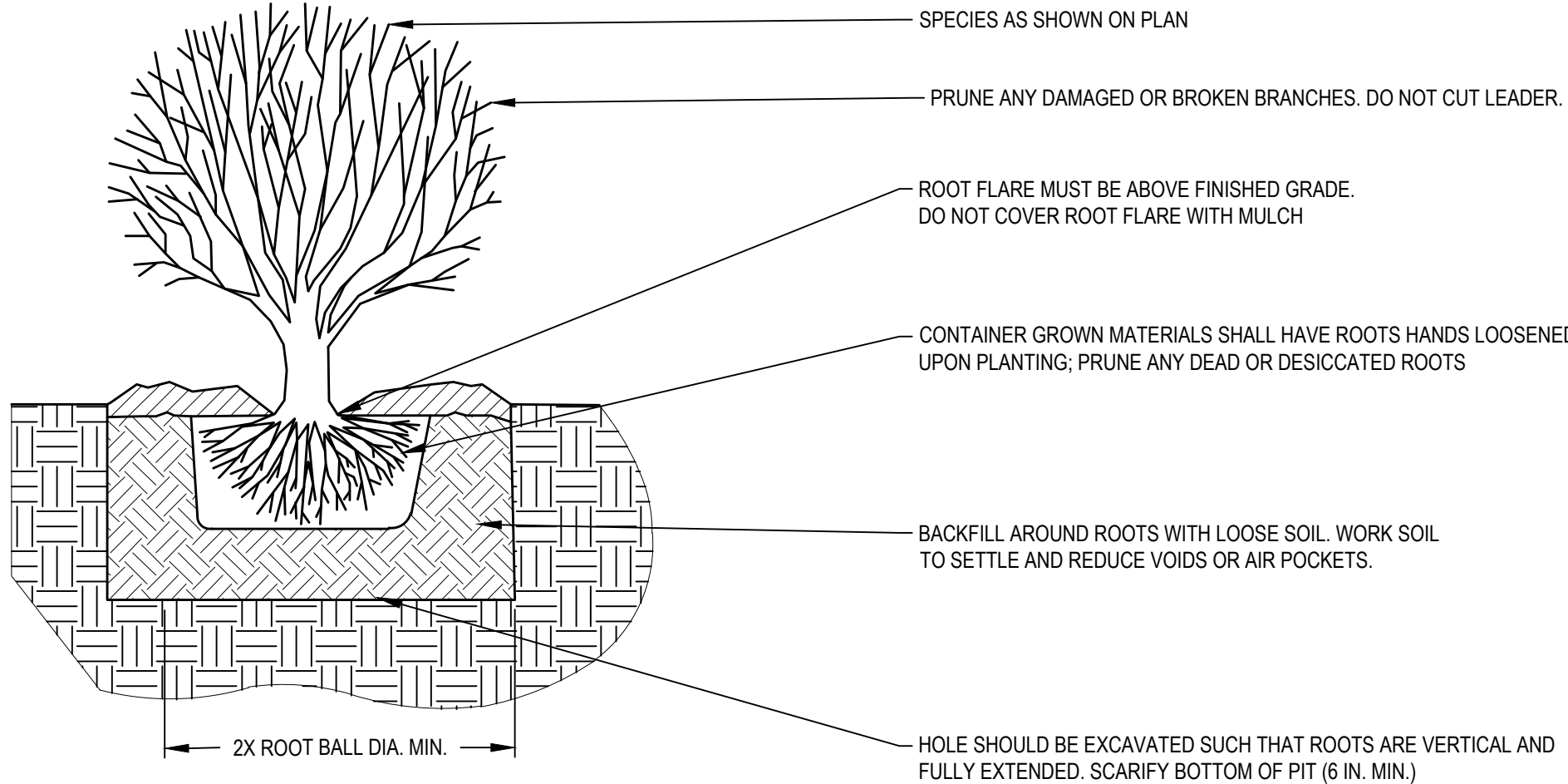
LANDSCAPE PLAN

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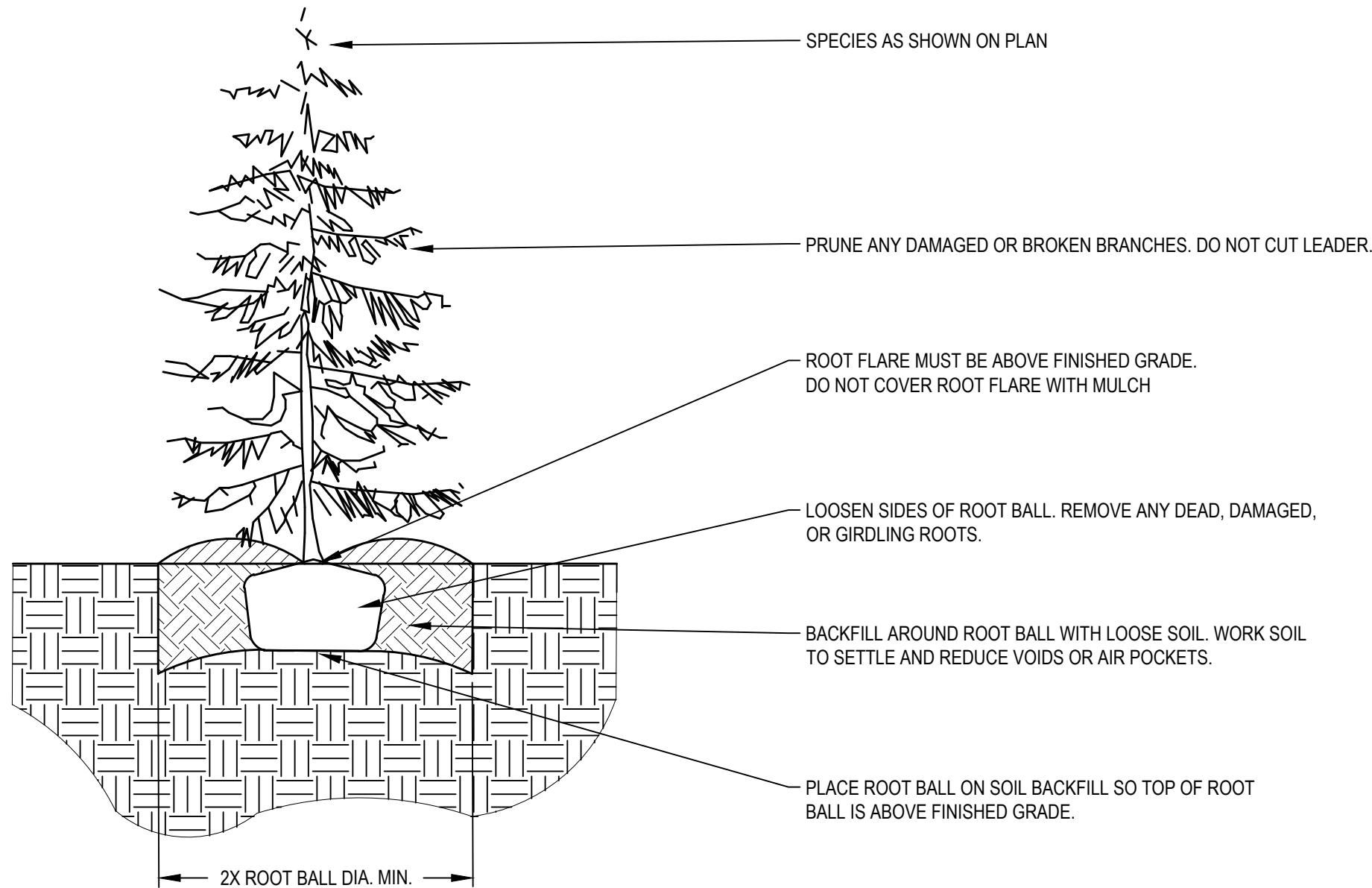
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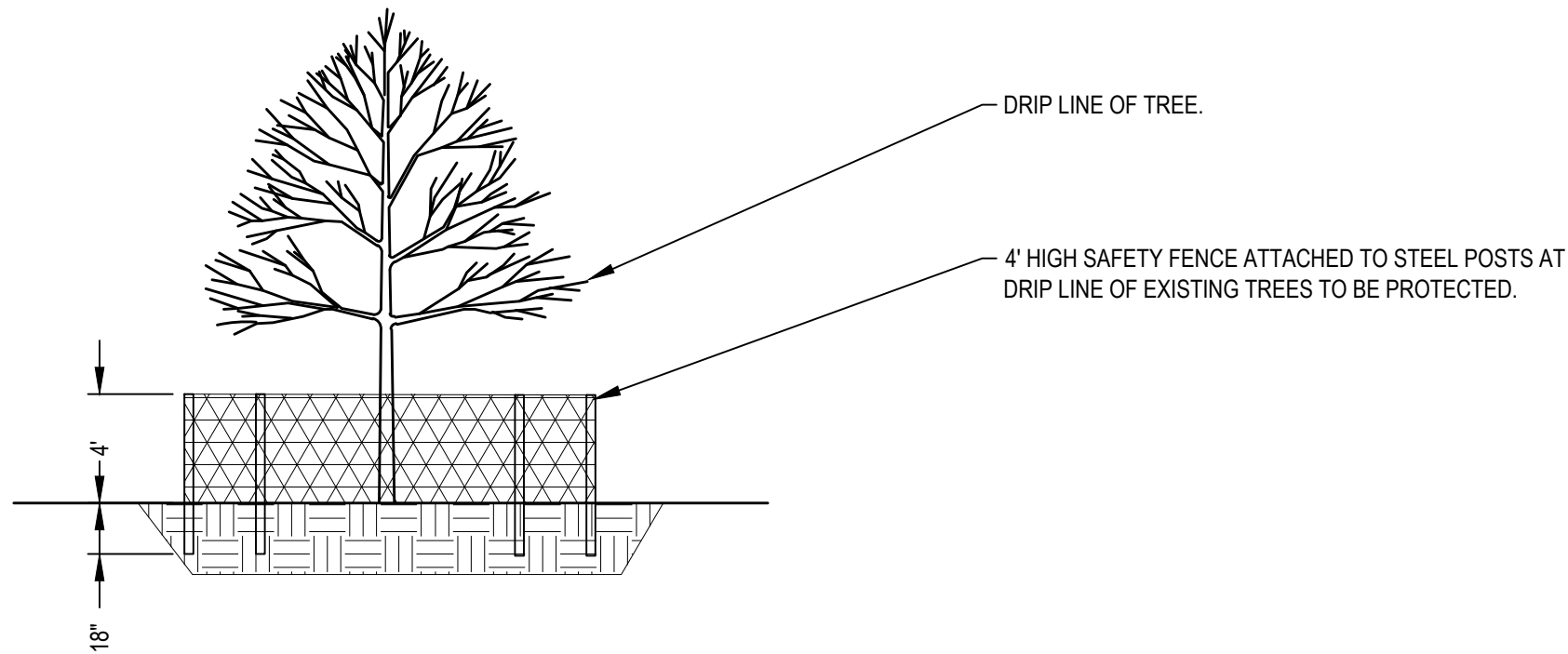
1 DECIDUOUS TREE PLANTING DETAIL
L-101 NOT TO SCALE



2 SHRUB & CONTAINER PLANTING DETAIL
L-101 NOT TO SCALE



3 CONIFEROUS TREE PLANTING DETAIL
L-101 NOT TO SCALE



4 TREE PROTECTION FENCE DETAIL
L-101 NOT TO SCALE

GENERAL EXTERIOR NOTES:

1. ICE AND WATER BARRIER @ BOTTOM 6' OF ALL ROOF LINES. EXTEND BARRIER MIN. 3' ON EACH SIDE OF VALLEY, COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.
2. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
3. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS, AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
4. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUFACTURE. SPECIFICATIONS AND IRC CODE REGULATIONS.
5. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
6. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.
7. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
8. ALL EXTERIOR TRIM TO BE FLASHED PER CODE
9. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD, AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
10. HOLD STONE OFF GRADE MINIMUM OF 3" OR PER TRADE SPECIFICATIONS.
11. REFER TO MANUFACTURE SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
13. GRADE CONDITIONS MAY VARY ON SITE.

EXTERIOR DETAIL KEY

A.) 8" FASCIA PER SPEC.

B.) VENTILATED SOFFIT AT OVERHANGS

C.) SIDING PER PLAN

D.) 4" CORNER TRIM PER SPEC.

A.) SIDING PER PLAN

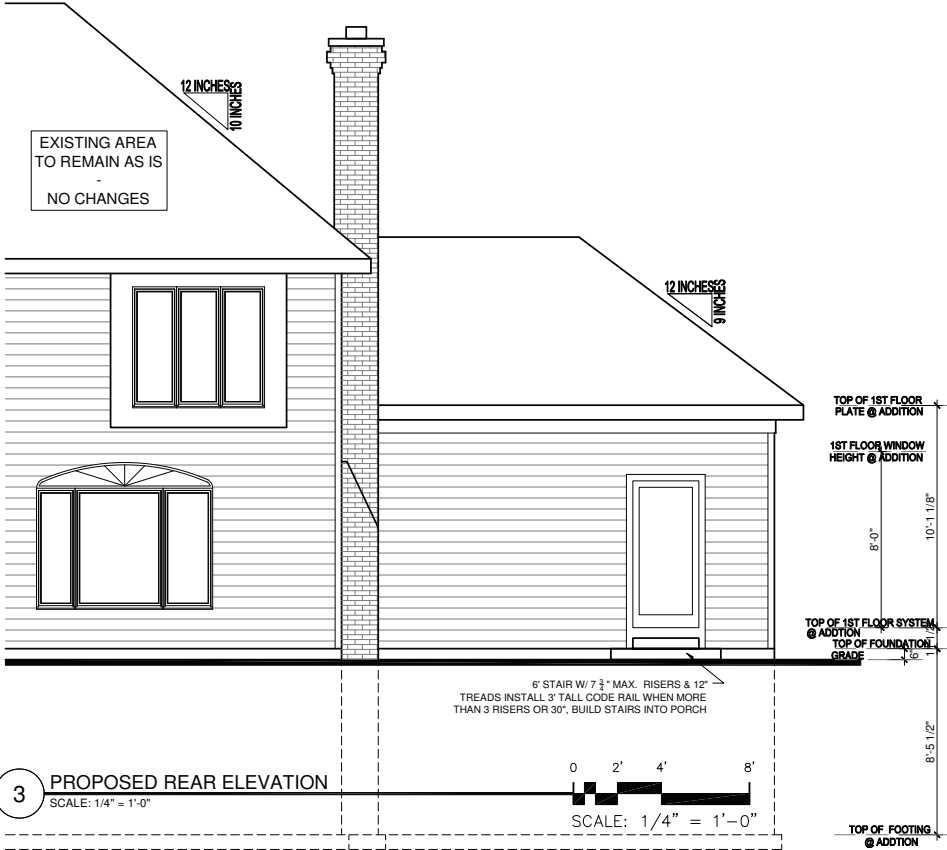
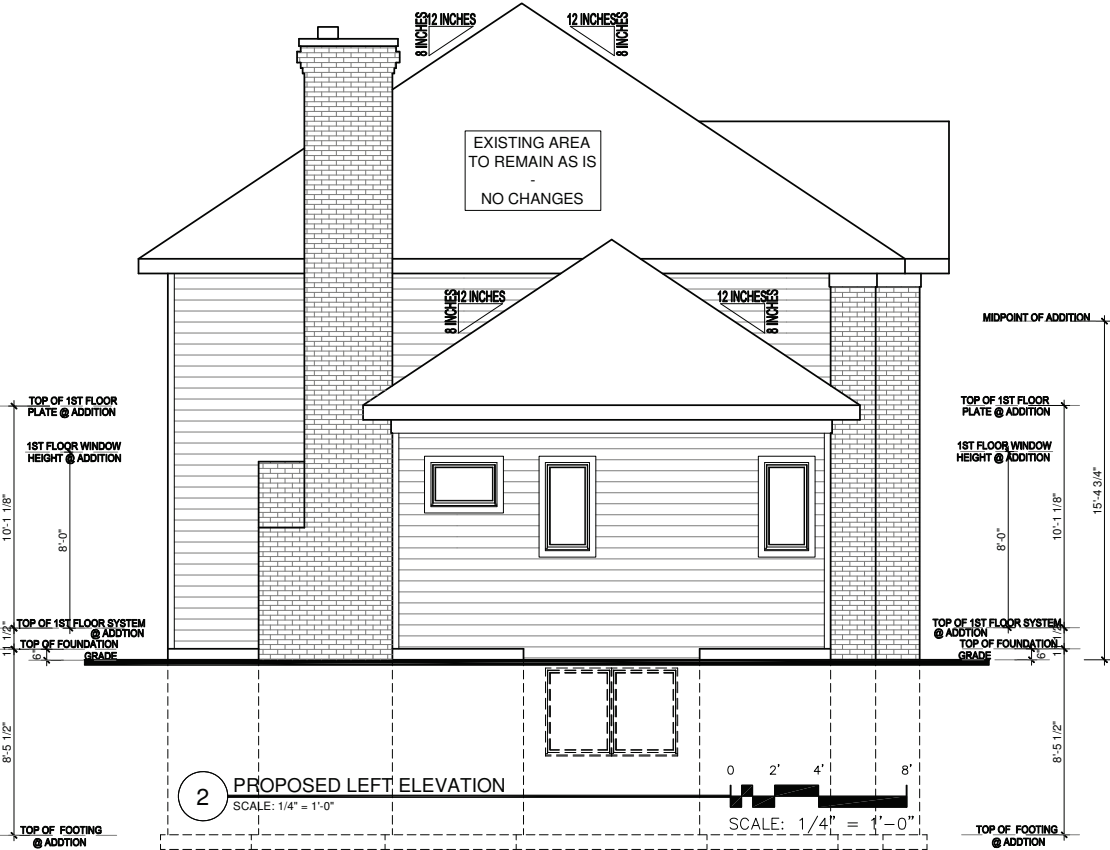
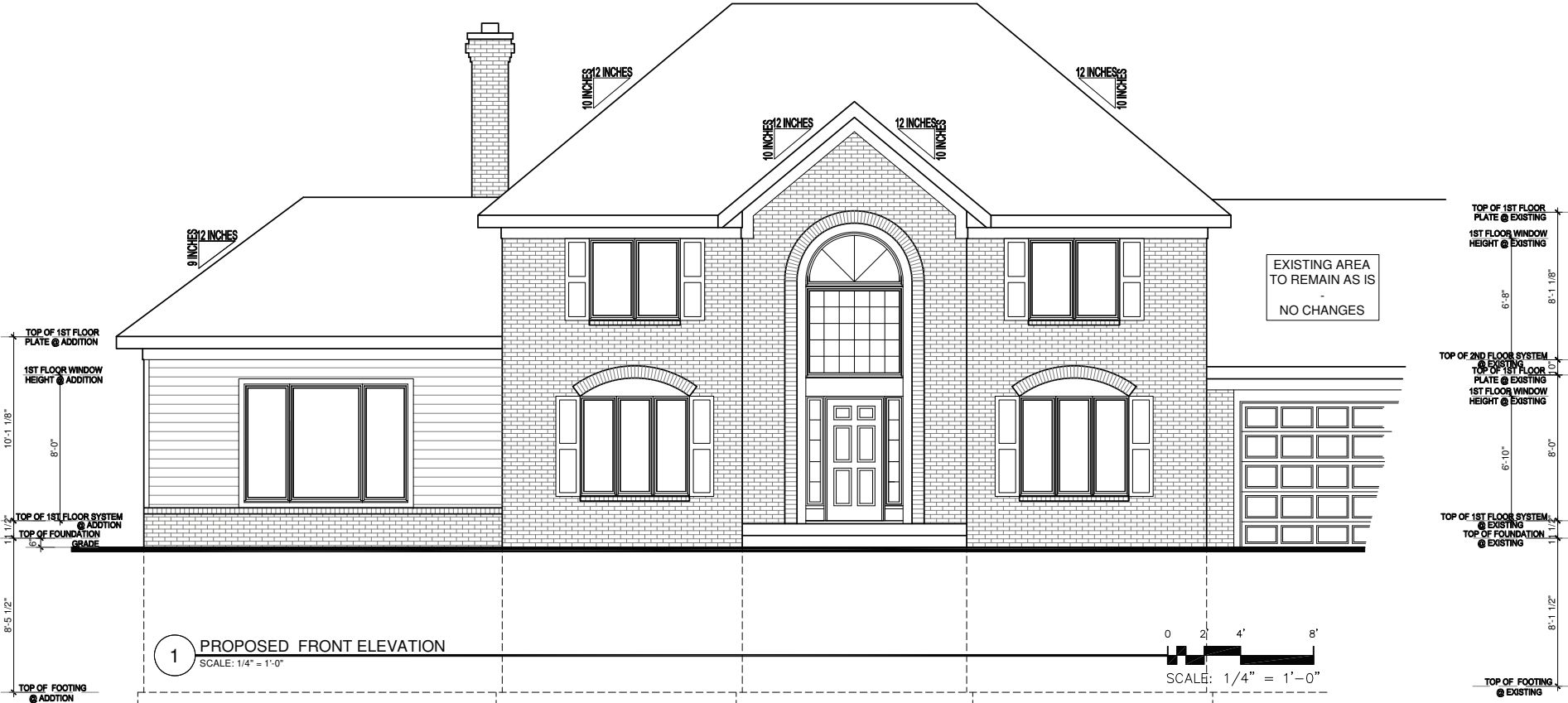
B.) WINDOW PER PLAN

C.) 4" TRIM PER SPEC

EXTERIOR MATERIAL KEY

6" HORIZONTAL SIDING

-MATERIAL: SMART-SIDING, VERIFY W/ SPEC.

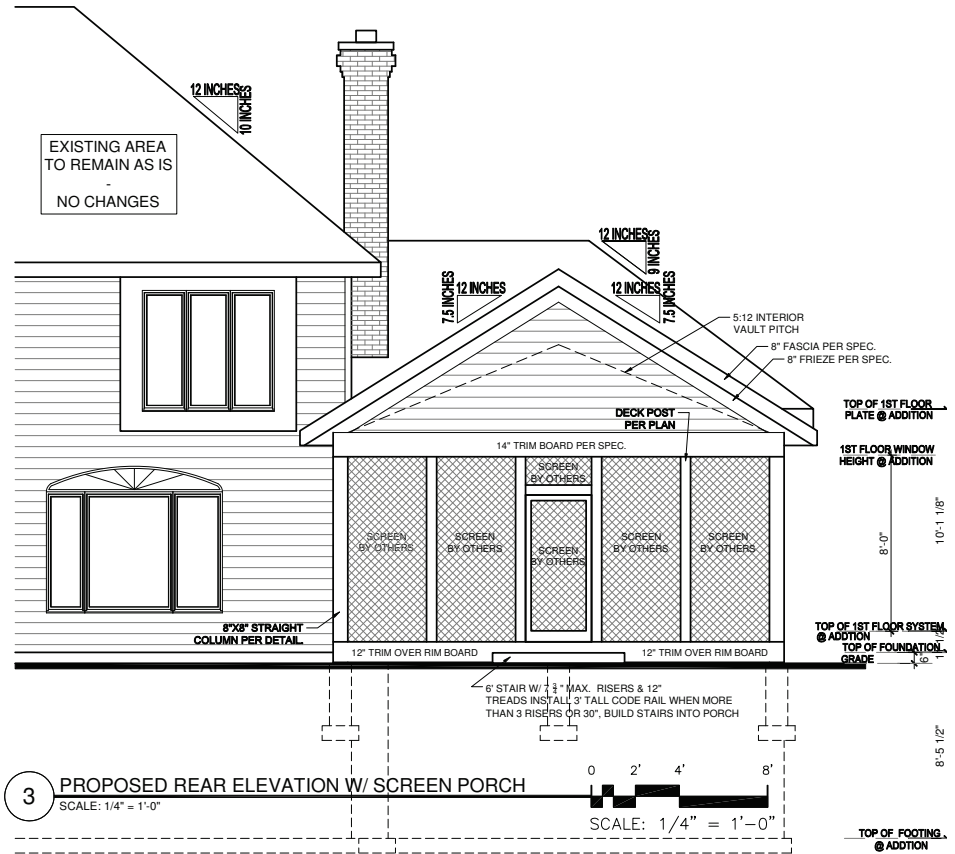
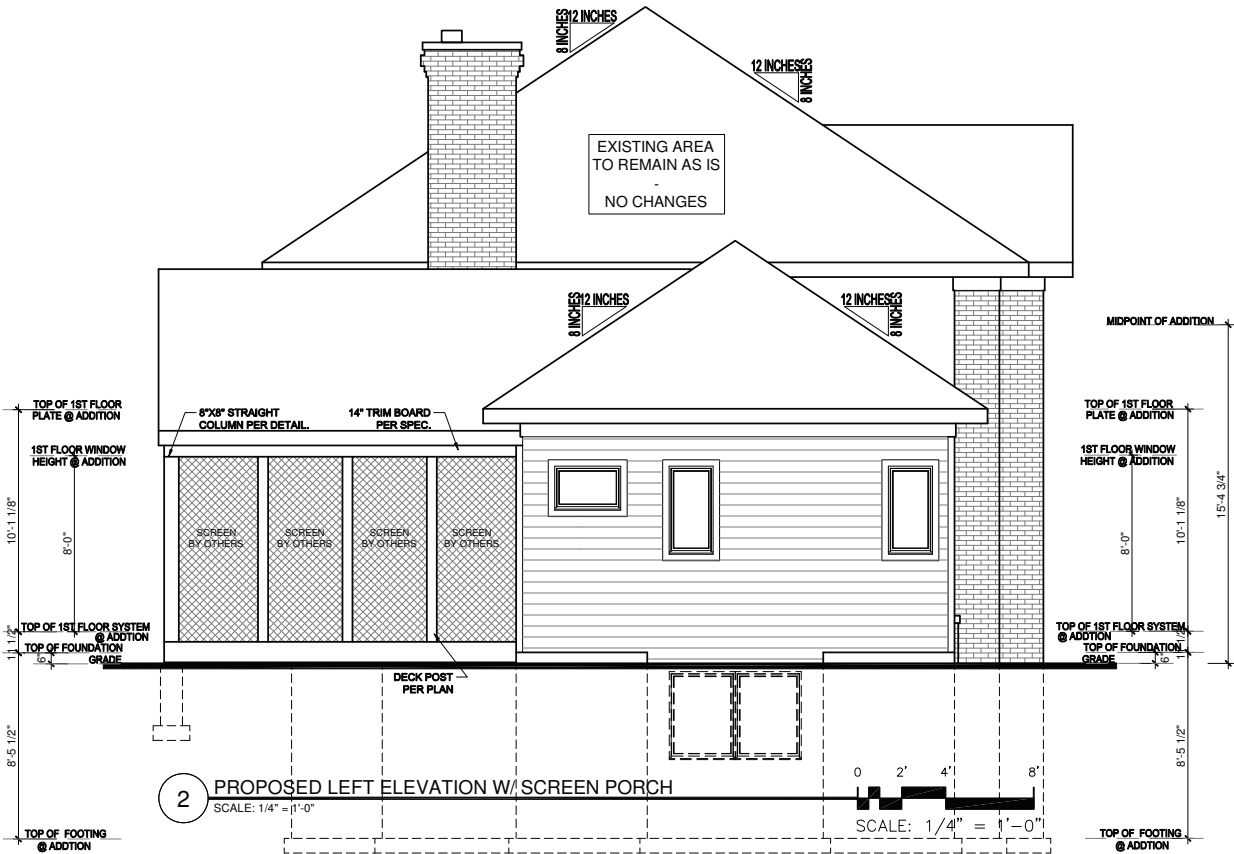
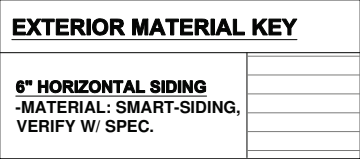
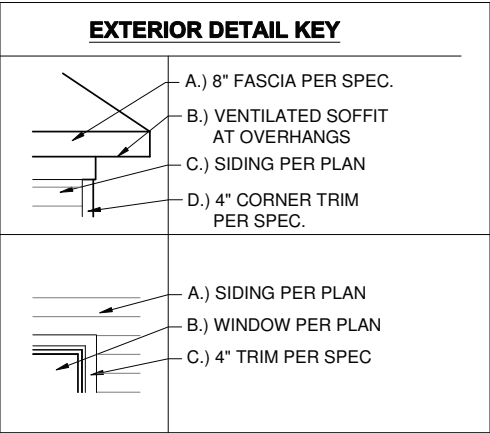
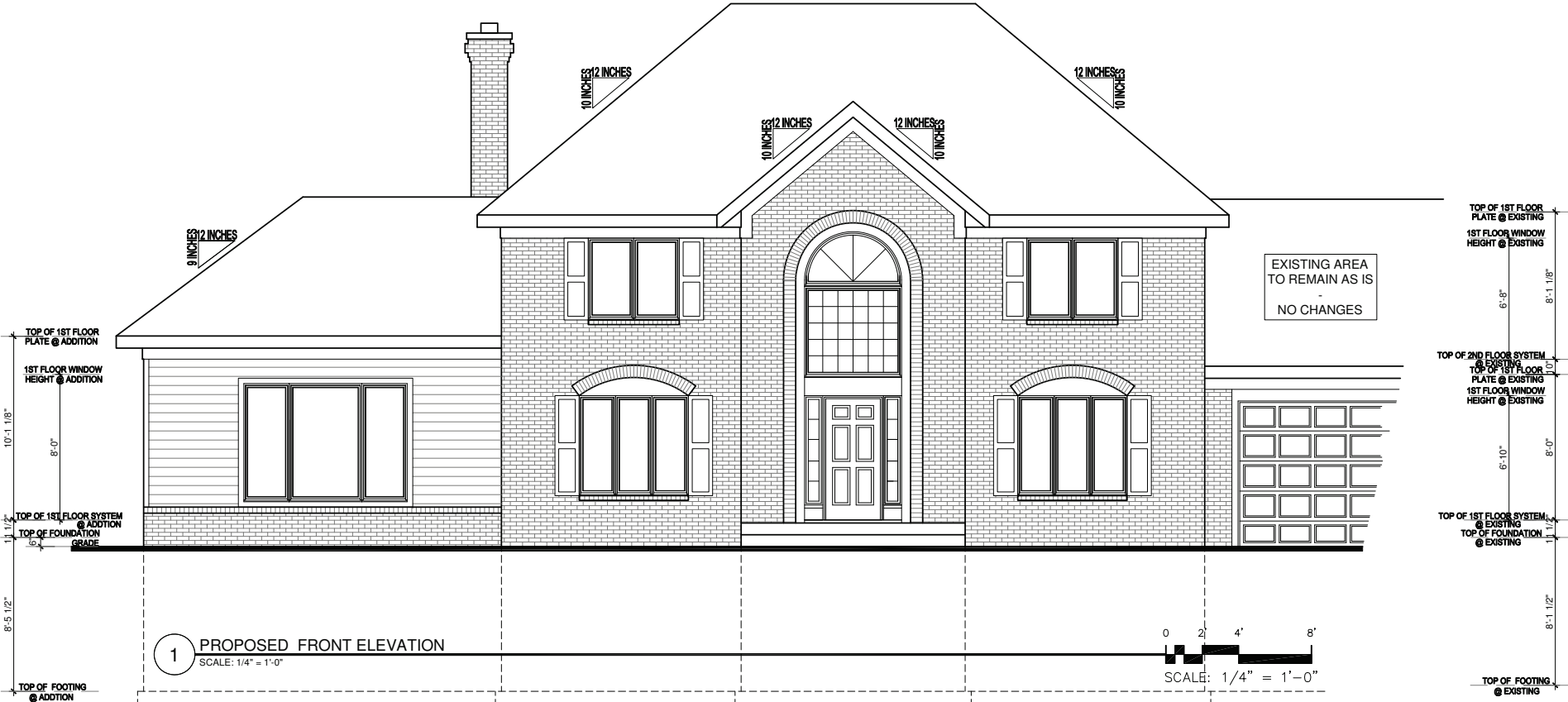


THIS PLAN PROVIDES BUILDING DETAILS FOR A PROJECT TO BE BUILT IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AS WELL AS ANY LOCAL CODES. CONTRACTOR, OWNER, AND/OR TRADES ARE RESPONSIBLE FOR ANY FINES, PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR OMISSIONS OR ERRORS MADE DURING DESIGN, BIDDING, OR CONSTRUCTION PHASES. ANY AND ALL SITE REVIEW IS TO BE PERFORMED BY OTHERS SUCH AS THE CONTRACTOR, OWNER, SURVEYOR, OR OTHER TRADES RESPONSIBLE FOR SITE CONDITIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR/TRADE ERRORS, UNKNOWN CODE ADJUSTMENTS AT THE TIME OF PLAN CREATION OR CONSTRUCTION.

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		DWYER RESIDENCE ADDITION							
		LOCATION: 1122 ORCHARD CIRCLE, MENDOTA HEIGHTS, MN							

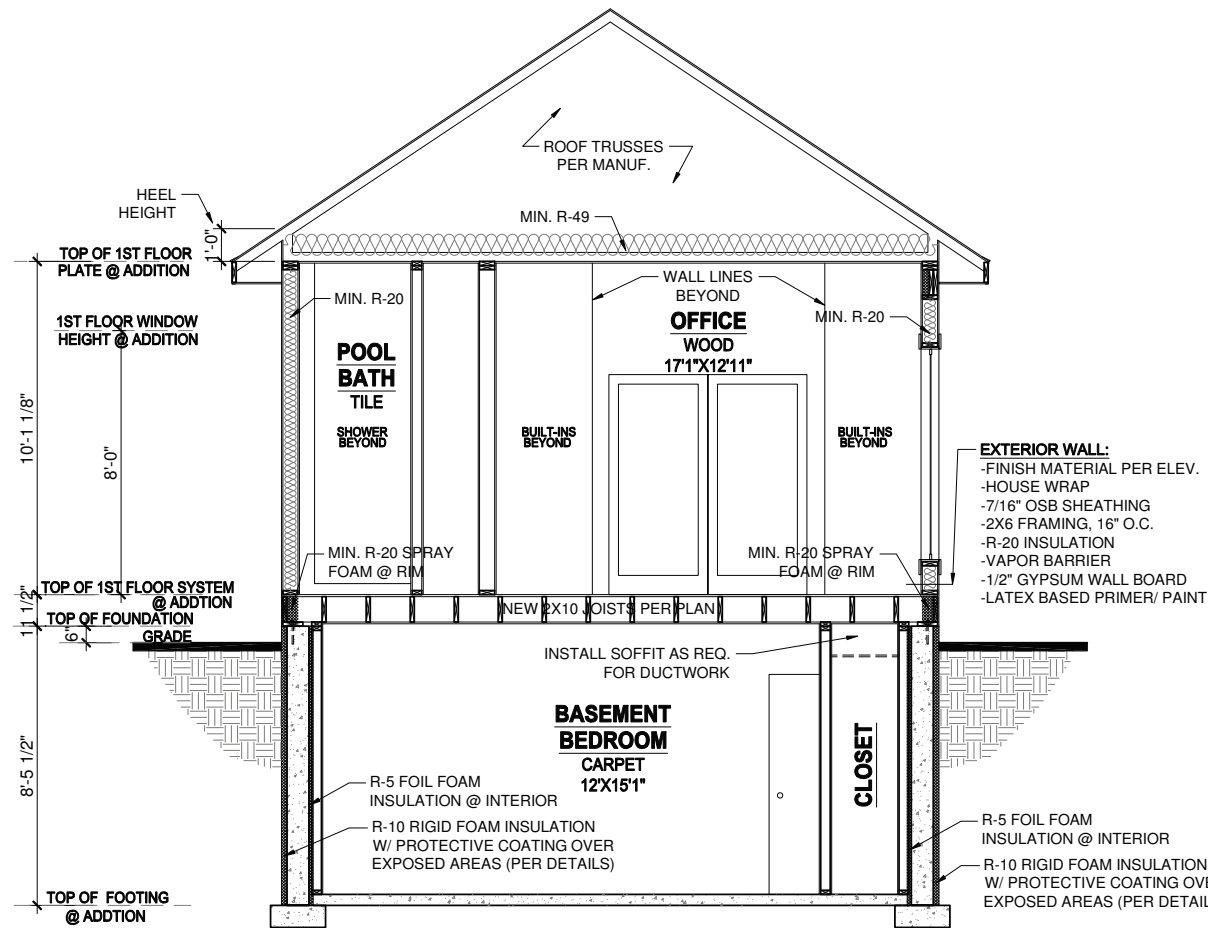
GENERAL EXTERIOR NOTES:

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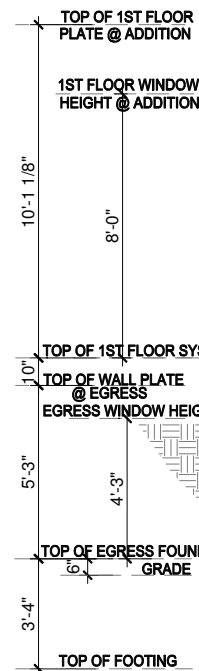


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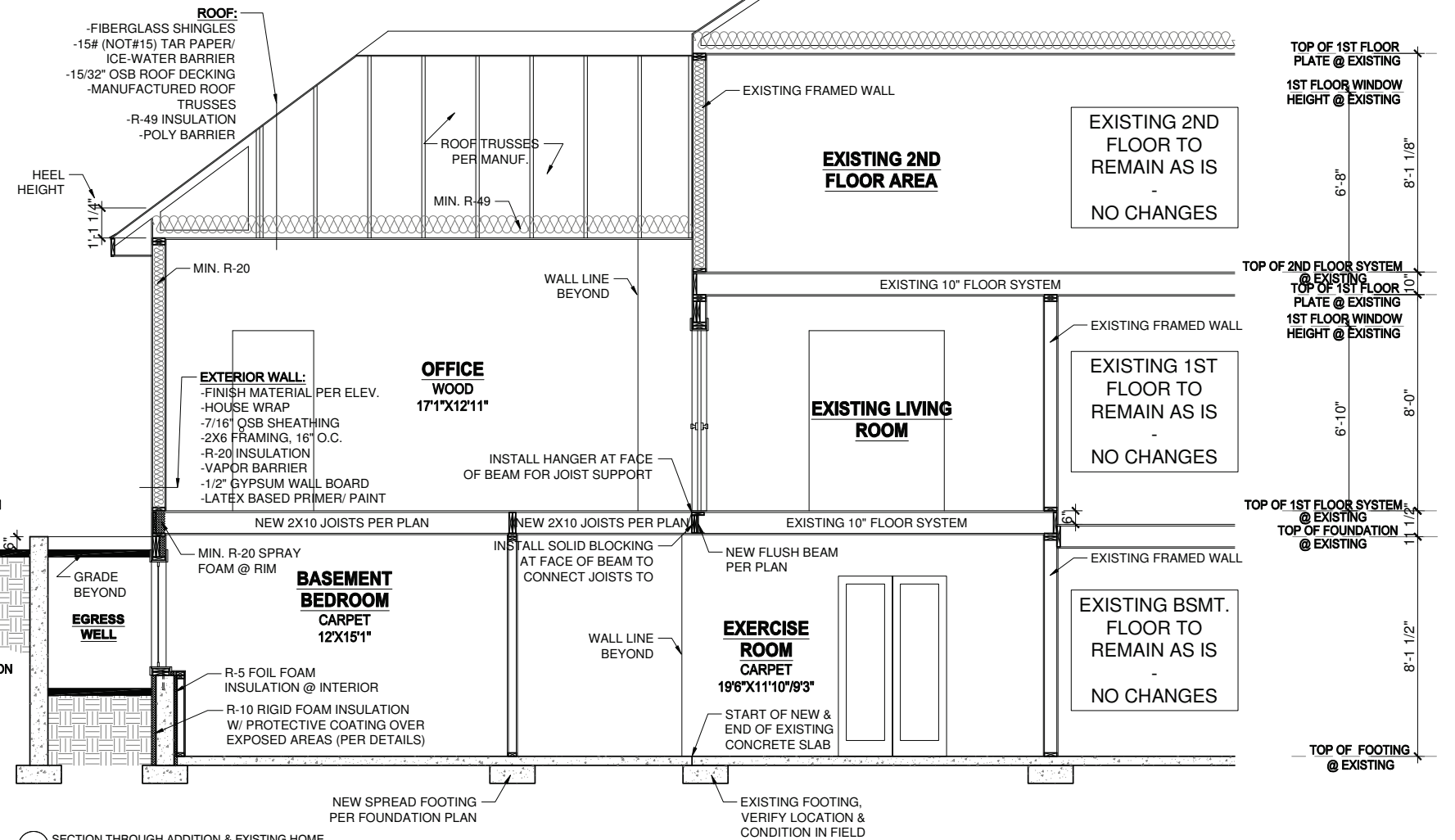
REVISION:	REV. DATE:	DRAWING TITLE:	ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED. © COPYRIGHT 2025	CURRENT DATE:	PAGE	PAGE DESCRIPTION:
		DWYER RESIDENCE ADDITION		8-20-25	L A2 D	PROPOSED ELEVATIONS WITH FUTURE SCREEN PORCH
		LOCATION: 1122 ORCHARD CIRCLE, MENDOTA HEIGHTS, MN				SCALED PRINT @ 24X36



1 SECTION THROUGH ADDITION
SCALE: 3/8" = 1'-0"



2 SECTION THROUGH ADDITION & EXISTING HOME
SCALE: 3/8" = 1'-0"



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		LOCATION: 1122 ORCHARD CIRCLE, MENDOTA HEIGHTS, MN						



Planning Commission

Meeting Date: October 28, 2025

Agenda Item: CASE No. 2025-20 Conditional Use Permit (CUP) Application of Cobalt Business Center, LLC for a CUP for a metal manufacturing use and associated outdoor storage of building systems equipment at the property located at 1315 Mendota Heights Road

Department: Community Development

Contact:

Sarah Madden,
Community Development
Manager

Introduction:

The subject property located at 1315 Mendota Heights Road is owned by Cobalt Business Center LLC. The applicant requests approval of a Conditional Use Permit (CUP) to allow metal manufacturing and outdoor storage on the site. Both uses are listed Conditional Uses within the I – Industrial zoning district. The outdoor storage component will be accessory to the principal manufacturing use. The building is currently under construction and was initially designed as an office/warehouse use shell to be speculative for a future tenant. This manufacturing user will occupy the entirety of the 174,288-sq.ft. building and will be subject to a future building permit for the build-out of the user.

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. The city has not received any comments or objections to this land use request as of the submittal of this report.

Background:

The subject property is located within the Mendota Heights Industrial Park plat and is approximately 440,986 square feet (10.12 acres) in size. The site previously consisted of two parcels within the Mendota Heights Industrial Park plat. As a condition of receiving a building permit for redevelopment, the applicant worked with Dakota County to combine the parcels into a single active parcel, ensuring conformance with subdivision and building requirements. The site fronts two public streets—Mendota Heights Road to the south and Enterprise Drive to the west. The surrounding land uses and zoning are I-Industrial to the north, east, and west, and B-1 General Business/B-Business to the south across Mendota Heights Road.

The site was previously home to the Le Cordon Bleu culinary school, which closed in 2017 and the prior building remained vacant since the school's closure. In the last few years, the prior owners of the property demolished the interior features of the building and left the structure as a shell.

The City was approached early in 2025 about the property by Endeavor Development (the owner and representative of Cobalt Business Center, LLC). Endeavor shared plans to fully demolish the building and proceed with a redevelopment of the site with an office/warehouse industrial building. The building permit for the new structure was issued this summer for a

174,288-sq.ft. industrial building designed as a speculative office/warehouse shell. At that time, a tenant was not secured. The building is currently under construction.

The new development maintains the existing drive aisle access points, including one driveway access from Mendota Heights Road serving the primary building entrance, and a second access from Enterprise Drive to the west serving the rear loading area. As part of the approved permit, the developer relocated and will reconstruct the site's existing stormwater pond to the west side of the property. A Forest Alteration Permit was also issued for the removal of the site's prior landscaping features from the first development in 2004-2005. This work was approved by City staff with the building permit, and the stormwater ponding was reviewed by the City Council for the vacation of the prior drainage and utility easement and the approved re-dedication of the new stormwater pond boundaries.

Proposed Tenant and Use

Cobalt Business Center LLC has secured a metal manufacturing user that will occupy the entire 174,288-sq.ft. building. The future tenant will be subject to a building permit for the interior build-out to accommodate the manufacturing use, including equipment installation, interior improvements, and office space. This would have been the case for any tenant occupying the space once the building shell was complete.

The proposed operation involves aerospace manufacturing processes. As part of these processes, metal work will be a component of the manufacturing use. The Table of Uses in 12-3B-1 of City Code identifies certain manufacturing uses as a Conditional Use In the I-Industrial zoning district. Specifically, manufacturing conducted within a completely enclosed building are considered a permitted use, except for processes involving one or more of the following:

“Batteries, laundries, metal polishing and plating, paper products from previously processed paper, rubber and synthetic rubber products, sheet metal work, ornamental iron, welding, stamping”.

The tenant remains a confidential client, however the proposed use will incorporate metal work as part of the manufacturing processes. The applicant has indicated that the facility will incorporate modern manufacturing processes and rely on both robotics and automation to create the specialized metal parts and components. All of the manufacturing processes will be conducted within the enclosed building. The applicant has also indicated that the business will generate an estimated 200 skilled jobs within the community.

In addition to the Conditional Use for metal manufacturing, the applicant is also requesting accessory outdoor storage component to accommodate building systems functions of the use. Accessory outdoor storage is a listed Conditional Use in the I-Industrial District. The applicant is proposing 12,500 sq-ft. of area north of the building to support the manufacturing processes occurring within the building. The equipment includes two (2) silos, one (1) process gas system, one (1) cooler classifier, and two (2) dust collectors. The applicant illustrates that the storage area will be located adjacent to the rear building wall (Shown in the attached Exhibit B). The area will be screened by the building to the south, and tree plantings provide screening to the north and east. To the west towards the drive aisle entrance, additional trees will be planted surrounding the north end of the stormwater pond, and a change in grade aids in screening the storage area from public view at the property line. The outdoor storage area is proposed to be setback approximately 83-ft from the closest property line. The applicant has also provided graphics to illustrate the sight lines from Mendota Heights Road and Enterprise Drive, which provides perspective on how the combination of building and site features will accommodate screening requirements.

Parking

The approved site plan includes 183 off-street parking stalls, including required accessible spaces, located along the south and east sides of the building. When the building permit was issued, parking requirements were calculated for the speculative office/warehouse use, resulting in a requirement of 177 stalls—a total that is met by the approved plan.

With the identification of a metal manufacturing tenant, parking needs differ from those of a general warehouse. Based on the base manufacturing use standard of:

- 4 spaces, and;

- 1 space per 800 sq. ft. of manufacturing area, and;

- 1 space per 2,500 sq. ft. of outdoor storage area,

the site would require approximately 202 parking spaces for just the manufacturing use, an increase of 19 spaces from what was previously approved.

The site provides adequate flexibility to address this potential increase. Once the interior build-out plan for this tenant identifies the final space distribution of manufacturing, office, and storage space, the final parking requirement can be confirmed. Should additional parking be needed, the site includes sufficient undeveloped area within the maximum impervious surface limits of the I – Industrial district to accommodate future parking expansion. Additionally, since the original parking space layout was designed with a drive-in truck ramp and several loading bays, there is additional area within the rear of the property where parking spaces could be laid out as this tenant would not have a need for the full extent of loading and distribution space.

Staff does not anticipate parking conflicts, given the size of the property, the expected staggered work shifts for manufacturing operations, and available expansion area. Staff recommends including a condition requiring a revised parking plan be submitted at the time of the tenant build-out permit to confirm that parking demand is met.

Analysis:

Pursuant to Title 12-5B-5, the city recognizes that the development and execution of Zoning Code is based upon the division of the city into districts within which regulations are specified. It is further recognized that there are special or conditional uses which, because of their unique characteristics, cannot be properly classified in any district or districts without consideration, in each case, of the impact of those uses on neighboring land or the public need for the particular location.

To provide for these needs, the city may approve a conditional use for those uses and purposes, and may impose conditions and safeguards in such permits to ensure that the purpose and intent of this chapter is effectively carried out.

The City may grant a conditional use provided the proposed use demonstrates the following:

- a. Use will not be detrimental to the health, safety or general welfare of the community,*
- b. Use will not cause serious traffic congestion nor hazards,*
- c. Use will not seriously depreciate surrounding property value, and*
- d. Use is in harmony with the general purpose and intent of this chapter and the comprehensive plan.*

a-c) The proposed use will not be detrimental to the health, safety or general welfare of the community; will not cause serious traffic congestion or hazards; nor depreciate

surrounding property value.

Staff Response:

The proposed manufacturing operations will occur entirely within the enclosed building. The outdoor storage area will be screened from public view and located behind the structure, minimizing any potential visual or operational impacts. The applicant has provided sight line graphics which illustrate that the outdoor storage area and its equipment will be screened due to the height of the building and the distance from public right-of-way and street view. The site has been reviewed for adequate access, utilities, stormwater management, and compliance with City performance standards as part of the building permit issuance, and the new information of the proposed tenant is consistent with the anticipated Industrial use of the site. The site maintains existing drive aisles and access points from Mendota Heights Road and Enterprise Drive. Adequate truck circulation and loading areas are provided at the rear of the property, separate from employee and visitor parking areas. The anticipated traffic generation for the proposed use is consistent with other industrial operations in the area and staff does not anticipate any conflicts with internal circulation or adjacent roadways. The property is located within the Mendota Heights Industrial Park and surrounded primarily by industrially zoned properties. The redevelopment replaces a long-vacant site with a new, modern industrial facility that will enhance the overall quality and functionality of the district. The proposed use is compatible with the surrounding area and is not anticipated to negatively affect property values. The proposed tenant is also estimated to add 200 skilled jobs to the workforce of the City.

d) The proposed use conforms to the general purpose and intent of the city code and comprehensive plan, including all applicable performance standards, so as not to be in conflict on an on-going basis.

Staff Response:

The site is zoned I – Industrial and guided Industrial under the 2040 Comprehensive Plan. The proposed use supports the City's goals for employment, economic vitality, and reinvestment within the established industrial park. The project conforms to all applicable zoning standards, including building setbacks, height, landscaping, and screening.

Chapter 2: Land Use and Growth of the Plan provides the following goal statement:

Goal 3: Encourage and support industrial and commercial development in designated areas.

Chapter 6: Economic Development of the plan provides the following goal statement and policies:

Goal 1: Promote Economic Development in Mendota Heights through a comprehensive approach to meeting business needs.

Policy 3. Attract quality businesses consistent with the city's target market to areas available for development.

Goal 5: Continue to develop business and industrial park areas that provide jobs and serve the local and regional economy.

Policies:

1. Provide opportunities for new industrial development and expanded employment opportunities to create livable-wage positions in Mendota Heights and the redevelopment of existing industrial uses to serve existing businesses in the community.

2. Provide attractive, planned environments as a means to induce employers to locate within the city.

3. Continue to provide and enforce standards for industrial developments that improve the appearance and character of industrial properties.

4. Provide high quality public services and infrastructure in all commercial and industrial districts.

Staff believes the proposed project is in harmony with the general purpose and intent of the City Code and Comprehensive Plan that encourages investment within the industrial areas. This improvement is compatible with the spirit and intent of the Industrial Zoning District and provides commercial reinvestment in an existing industrial site.

Alternatives:

1. Recommend approval of the Conditional Use Permit for 1315 Mendota Heights Road based on certain findings-of-fact, along with specific conditions of approval; or
2. Recommend denial of the Conditional Use Permit for 1315 Mendota Heights Road based on revised findings-of-fact supporting such a recommendation as determined by the Planning Commission; or
3. Table the request and request more information from staff and/or the applicant. Staff will extend the application review period an additional 60-days, pursuant to MN State Statute 15.99.

Staff Recommendation:

Staff recommends that the Planning Commission recommend approval of the Conditional Use Permit for a metal manufacturing use and accessory outdoor storage for Cobalt Business Center at 1315 Mendota Heights Road, based on the attached findings-of-fact for approval and with the following conditions:

1. The Applicant/Developer must obtain a building permit for all new remodeling or interior work (including building, electrical, plumbing, heating/cooling and other related site work prior to any work associated with this land use approval commencing on site.
2. A revised parking shall plan be submitted at the time of the tenant build-out permit to confirm that parking demand is met.
3. All grading and construction activity must be in compliance with applicable federal, state, and local regulations and codes, as well as in compliance with the City's Land Disturbance Guidance Document.
4. Any expansion of the outdoor storage area or metal manufacturing use must be reviewed and approved by City staff for local code and ordinance compliance, and may require an Amendment to this Conditional Use Permit.

Attachments:

1. Findings of Fact for Approval
2. Site Location Map
3. Narrative Letter
4. Exhibit A Proposed Uses
5. Exhibit B Outdoor Storage Area
6. Screening Graphics - Outdoor Storage Area
7. C-1.0 - 1315 Mendota Heights Road - Existing Conditions 6-16-25
8. C-3.0 - Cobalt Business Center Site Plan
9. C-4.1- Cobalt Business Center Erosion Control Plan
10. C-4.0- Cobalt Business Center Grading Plan
11. C-5.0- Cobalt Business Center Utility Plan
12. Cobalt Business Center Landscape Plan Set
13. Cobalt Business Center Circulation and Truck Movements

14. Cobalt Business Center Photometric Plan
15. A200 - Cobalt Business Center Shell Plan
16. A300 - Cobalt Business Center Exterior Elevations

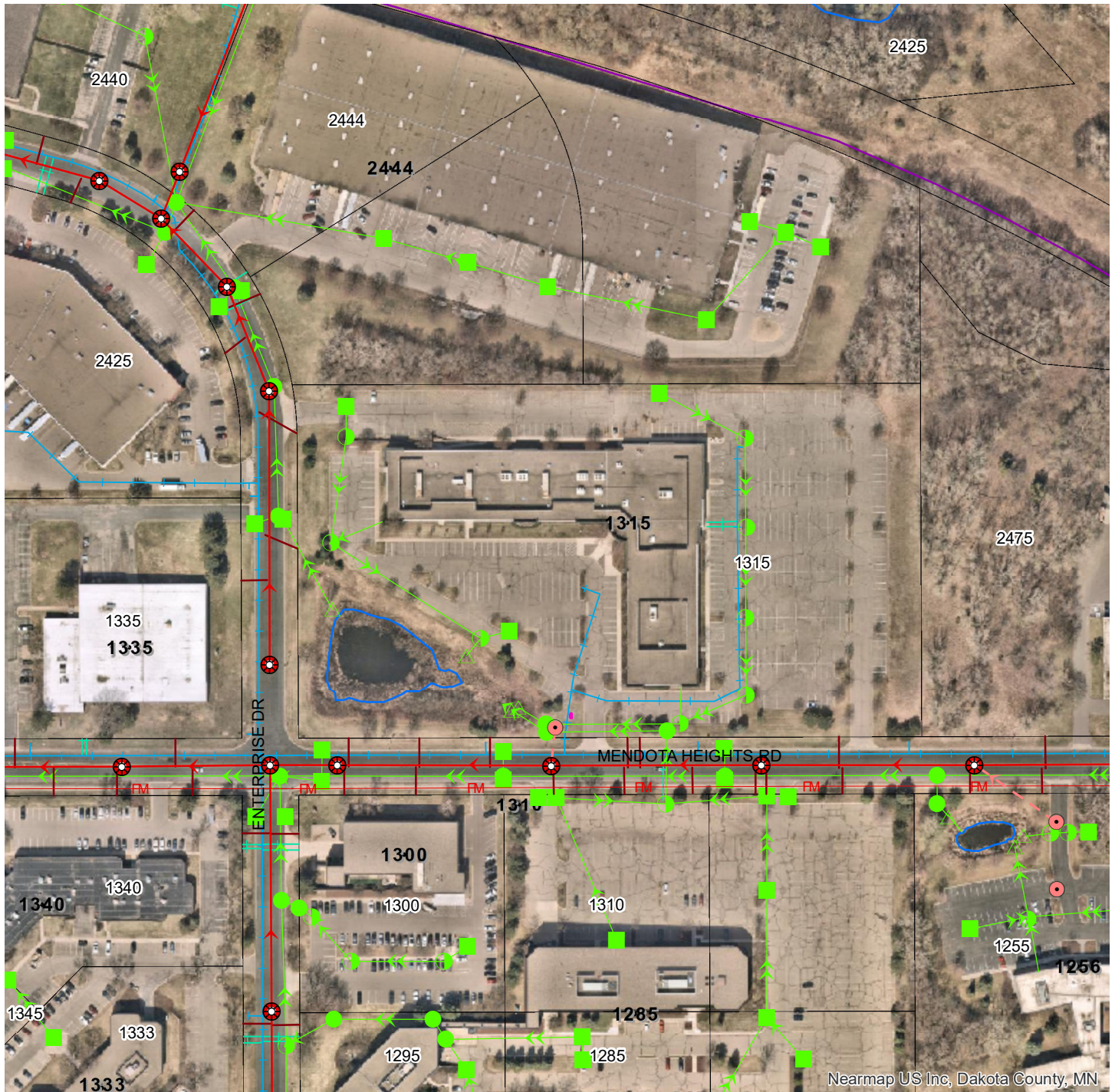
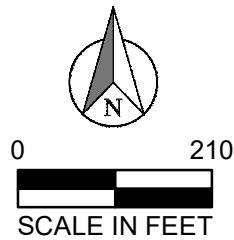
FINDINGS-OF-FACT FOR APPROVAL**CUP – Conditional Use Permit
for
1315 Mendota Heights Road**

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

1. The proposed metal manufacturing and accessory outdoor storage use is compatible with the approved building permit for a new industrial speculative office/warehouse facility, and the proposed use s are listed Conditional Uses in the I-Industrial zoning district.
 2. The proposed metal manufacturing and accessory outdoor storage use will not be detrimental to the health, safety or general welfare of the community, nor will cause serious traffic congestion nor hazards, nor depreciate surrounding property values.
 3. The proposed metal manufacturing and accessory outdoor storage use conforms to the general purpose and intent of this code and comprehensive plan, including all applicable performance standards, provided all conditions are met and upheld by the property owner and applicant.
 4. With the conditions included herein, the site will provide adequate parking for the proposed use and existing building. All parking will be accommodated on-site and no adverse impacts off-site are anticipated to traffic flow on the surrounding roadway network.
-

Site Location/Aerial Map Cobalt Business Center 1315 Mendota Heights Road

Date: 10/24/2025



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.



October 13th, 2025

Sarah Madden
Community Development Manager
City of Mendota Heights
1101 Victoria Curve
Mendota Heights, MN 55118

Site Address: 1315 Mendota Heights Road, Mendota Heights, MN 55120 (“Cobalt Business Center”)

Zoning: Industrial

RE: Conditional Use Permit Application Narrative and Response Statement

A confidential client is seeking to relocate its operations (referred to as “Project Hot”) to Cobalt Business Center to modernize its aerospace manufacturing processes. Project Hot is seeking to make a long-term investment into a state-of-the-art manufacturing facility that will generate over 200 skilled jobs within the community. To accommodate Project Hot’s operational needs, Cobalt Business Center, LLC is requesting a Conditional Use Permit (“CUP”) at Cobalt Business Center for:

1. Manufacturing use, conducted within a completely enclosed building for metal work
2. 12,500 square feet (0.29 acres) of outdoor storage to house building systems equipment required by the advanced manufacturing processes.

Description of Proposed Use

Project Hot will occupy the entire 174,228 square feet of Cobalt Business Center. The state-of-the-art facility will feature a combination of office and manufacturing uses as depicted in **Exhibit A**. The modern manufacturing processes will rely heavily upon robotics and

automation to create specialized metallic parts. The manufacturing processes will be conducted entirely within an enclosed building.

Description of Outdoor Storage Area

Project Hot operationally requires 12,500 square feet (0.29 acres) of outdoor storage for building systems equipment (“Outdoor Storage Area”). The equipment will support manufacturing processes occurring within the building. The equipment includes, but is not limited to, two (2) silos, one (1) process gas system, one (1) cooler classifier and two (2) dust collectors.

The Outdoor Storage Area is proposed to be located up against the rear building wall. The area is screened from all adjacent roadways and property lines. The building provides screening to the south and onsite trees provide screening to the north, south and west. The Outdoor Storage Area would be set back 83 feet from the closest property line. The Outdoor Storage Area is depicted in **Exhibit B**.

Response Statement to Standards

Project Hot at Cobalt Business Center would be a long-term asset that would bring many benefits to the Mendota Heights community. The benefits included bolstering the tax base, creating over 200 skilled jobs and increasing foot traffic to neighboring businesses.

1. The proposed use will not be detrimental to the health, safety or general welfare of the community.

Project Hot prioritizes the health and safety of its employees and community members. Project Hot will comply with all municipal, environmental and regulatory compliance standards.

2. The proposed use will not cause serious traffic congestion

Cobalt Business Center and the surrounding roadways feature infrastructure that is designed to handle Project Hot’s traffic requirements. Project Hot once fully operational will have 200 full-time employees spread across multiple shifts. Traffic will primarily be from passenger vehicles. Truck deliveries and pickups will be minimal and concentrated around the morning and evenings.

3. The proposed use will not seriously depreciate surrounding property value.

Cobalt Business Center has revitalized a site that had sat vacant for many years. The influx of capital has increased the value of surrounding properties. Project Hot’s continued investment will only continue to amplify values.

4. The proposed use is in harmony with the general purpose and intent of the City Code and the comprehensive plan

Project Hot's manufacturing use is consistent with the intent of the City Code and comprehensive plan. The use will continue to drive economic growth and generate jobs within the City's Industrial district.

The proposed use also aligns with the character of adjacent properties. Tempco, Tivoli Too and EDM Electri-Cord are examples of manufacturing users located on adjacent properties with industrial zoning.

We appreciate your consideration of our application and look forward to working with the City of Mendota Heights on Project Hot's Conditional Use Permit approval.

Exhibit A
Proposed Uses

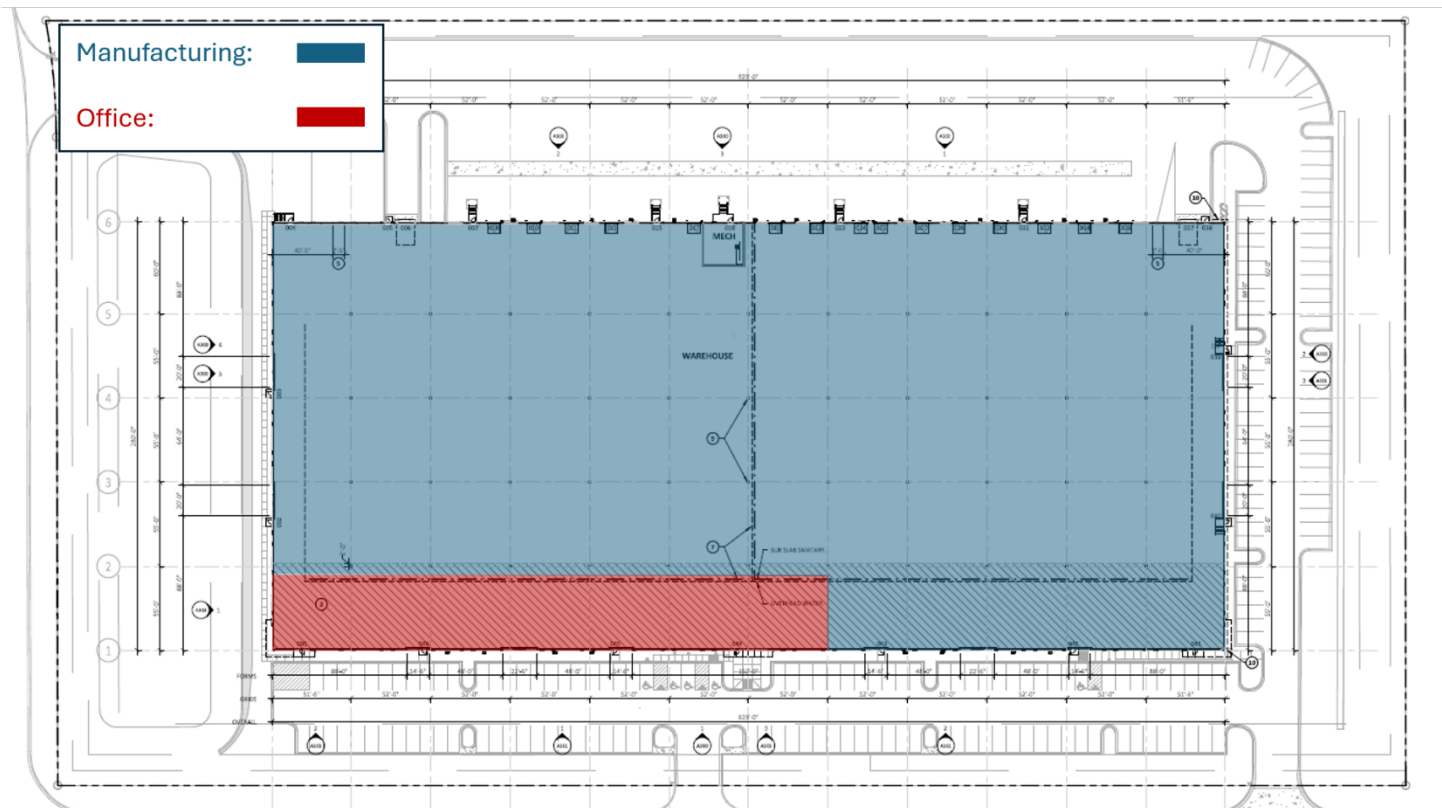
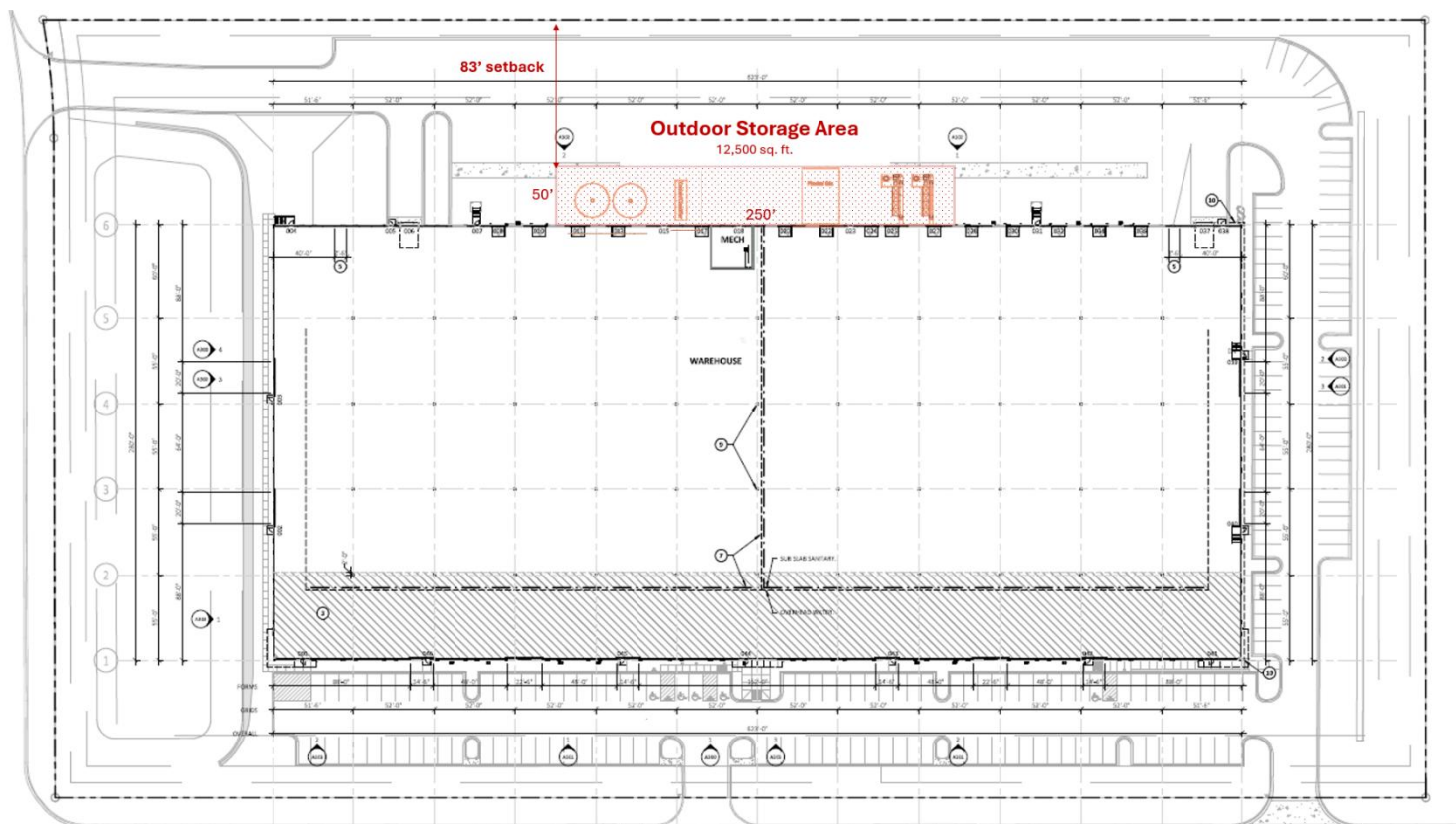


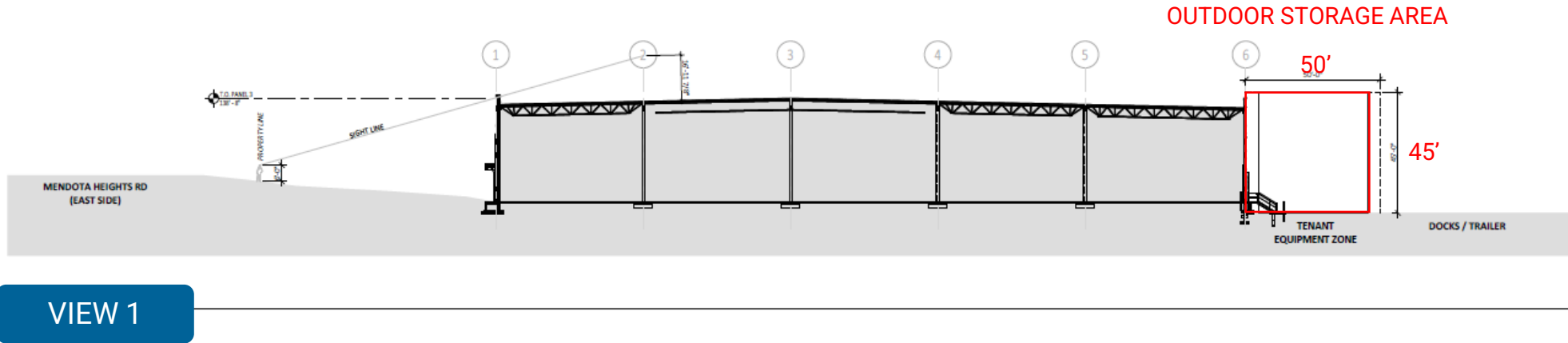
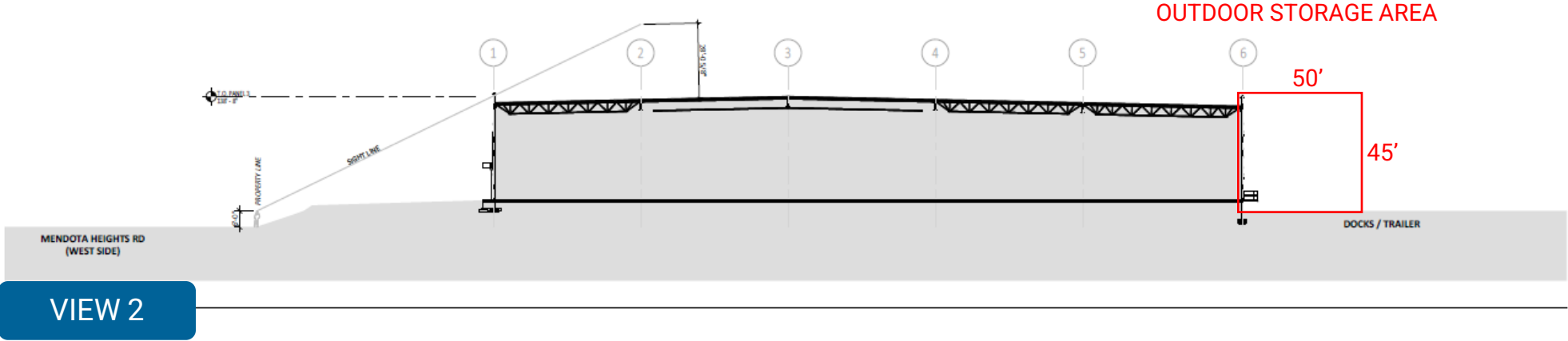
Exhibit B

Outdoor Storage Area

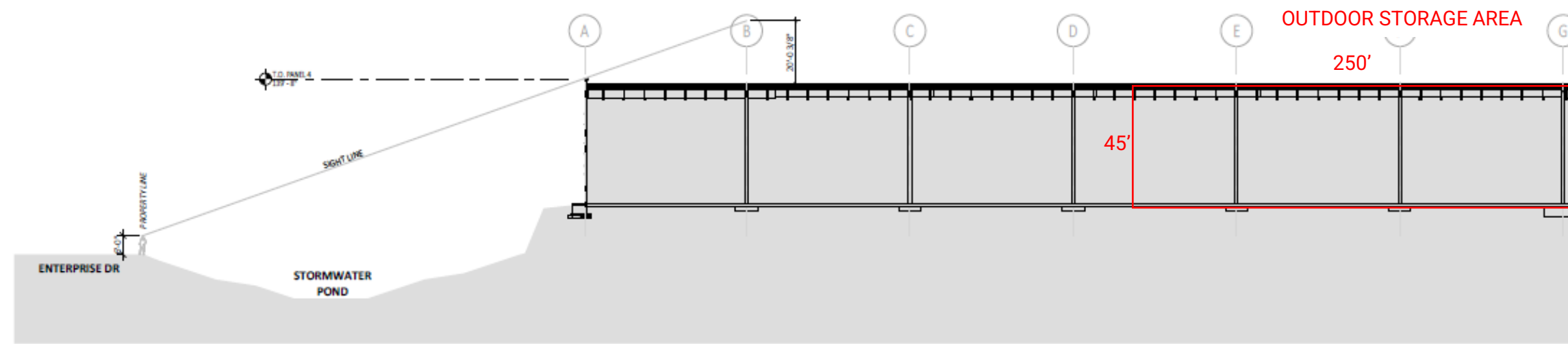
Size:	12,500 sq. ft. / 0.29 Acres
Dimensions:	250' x 50'
Setbacks:	83' from northern property line
Equipment List:	Two (2) Silos (45' H, 15'D) Two (2) Dust Collectors (45' H, 40' L, 15' W) One (1) Process Gas System (20' H, 8' L, 8' W) One (1) Cooler Classifier (10' H, 8' L, 6' W) One (1) Process Gas Tank (13' H, 15' L, 10' W)



Screening from Mendota Heights Road



Screening from Enterprise Drive



VIEW 3


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TABLE A ITEMS

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
- Address of the property is 1315 Mendota Heights Road and indicated on map.
- The property lies within Zone X (unshaded - areas determined to be outside the 0.2% annual chance floodplain) of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 27037C0081E, effective December 2, 2011.
- The area of the above described property is 440,946 square feet or 10.123 acres.
- Contour lines depicted hereon are based on ground measurements and referenced to North American Vertical Datum of 1988 (NAVD88). Benchmark: Top nut of Hydrant located at the southeast corner of subject property and has a elevation of 882.97 ft.
- No zoning information provided.
- Exterior dimensions of all buildings are shown at ground level.
- Substantial features observed in the process of conducting fieldwork, are shown hereon.
- There are 524 regular parking stalls and 13 handicapped parking stalls on site.
- The locations of existing public utilities on or serving the property are depicted based on Gopher State One Call Ticket Nos. 250761178 & 250761125, available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.
- Names of adjoining owners are depicted based on Dakota County GIS tax information.
- There was no observed evidence of earth moving work or building construction at the time of our field work.
- We are not aware of any proposed changes in street right of way lines or observable evidence of recent street or sidewalk construction or repairs.

SCHEDULE B, PART II EXCEPTIONS

The following are survey related exceptions set forth in Schedule B, Part II of the herein referenced Title Commitment:

Item No. 12: Drainage and utility easements as shown on the recorded plat of Mendota Heights Industrial Park, recorded July 22, 1969, as Document No. 363029. **Depicted on survey.**

NOTE: As evidenced by Declaration Vacating Private Easements dated October 3, 1978, recorded January 9, 1979, as Document No. 529936, all railway easements shown on the plat which were not dedicated as a public easement were vacated.

Item No. 13: Declaration of Covenants by Northland Land Company, a Minnesota corporation, dated October 31, 1978, recorded December 21, 1978, as Document No. 528779. **Affects property; not plottable.**

As amended by Amended, Extended and Restated Declaration of Covenants dated July 31, 1987, recorded August 6, 1987, as Document No. 799509. As affected by Waiver Letter dated May 3, 2004, recorded November 17, 2004, as Document No. 2268025. **Affects property; not plottable.**

Item No. 14: Declaration of Covenants by The Northland Company, a Minnesota corporation, dated December 23, 1986, recorded January 15, 1987, as Document No. 762195.

As amended by Amended, Extended and Restated Declaration of Covenants dated July 31, 1987, recorded August 6, 1987, as Document No. 799509. **Affects property; not plottable.**

Item No. 15: Easement for drainage and utility for storm water purposes, together with any incidental rights, in favor of the City of Mendota Heights, a municipal corporation, as contained in the Easement Agreement, dated October 15, 1996, recorded November 6, 1996, as Document No. 1386087. **Depicted on survey.**

Item No. 16: Memorandum of Ground Lease Agreement by and between CEC Investment LLC, as Landlord, and CEC Holdings LLC, as Tenant, dated September 30, 2004, recorded December 13, 2004, as Document No. 2275506.

As affected by Limited Warranty Deed dated February 1, 2011, recorded May 3, 2011, as Document No. 2798820. **Affects property; not plottable.**

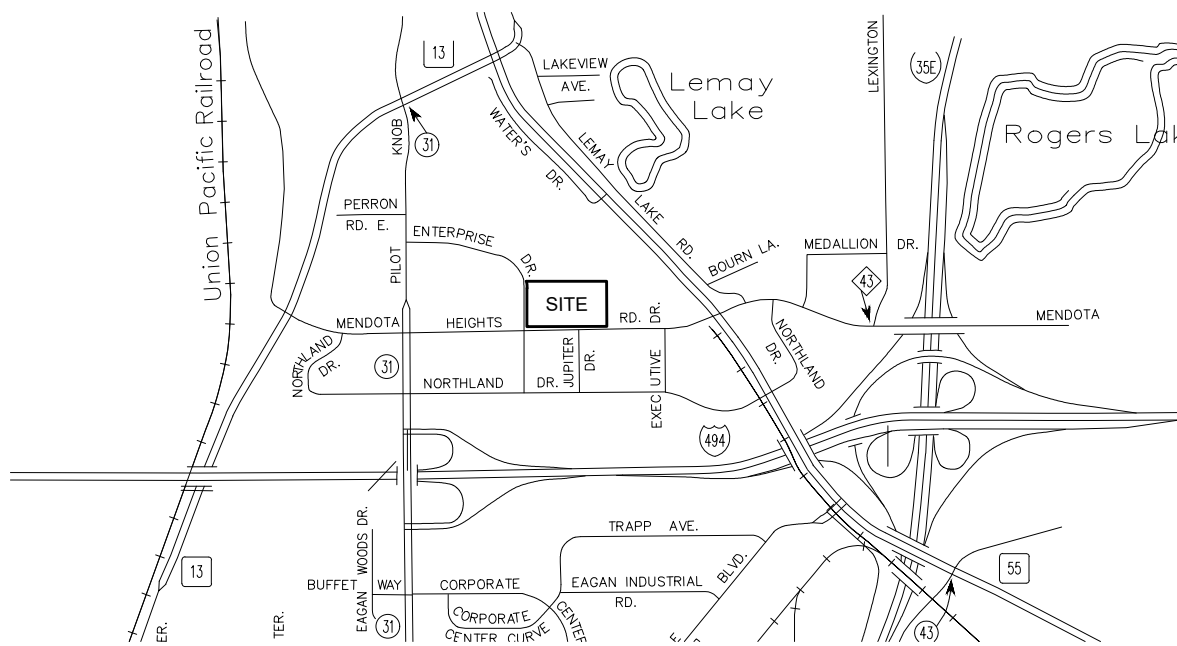
Item No. 17: Terms, conditions, covenants, reservations, regulations and easements as contained in the Private Water Main Agreement, dated March 22, 2005, recorded July 12, 2005, as Document No. 2338919. **Depicted on survey.**

Item No. 18: Terms and conditions as contained in the Resolution No. 10-103, Approving a Conditional Use Permit for a Restaurant and Cafe, recorded December 17, 2010, as Document No. 2773148. **Affects property; not plottable.**

Item No. 19: Riparian rights of others in and to wetlands crossing or abutting premises. **No wetland flags were observed in the process of conducting the fieldwork.**

LEGEND

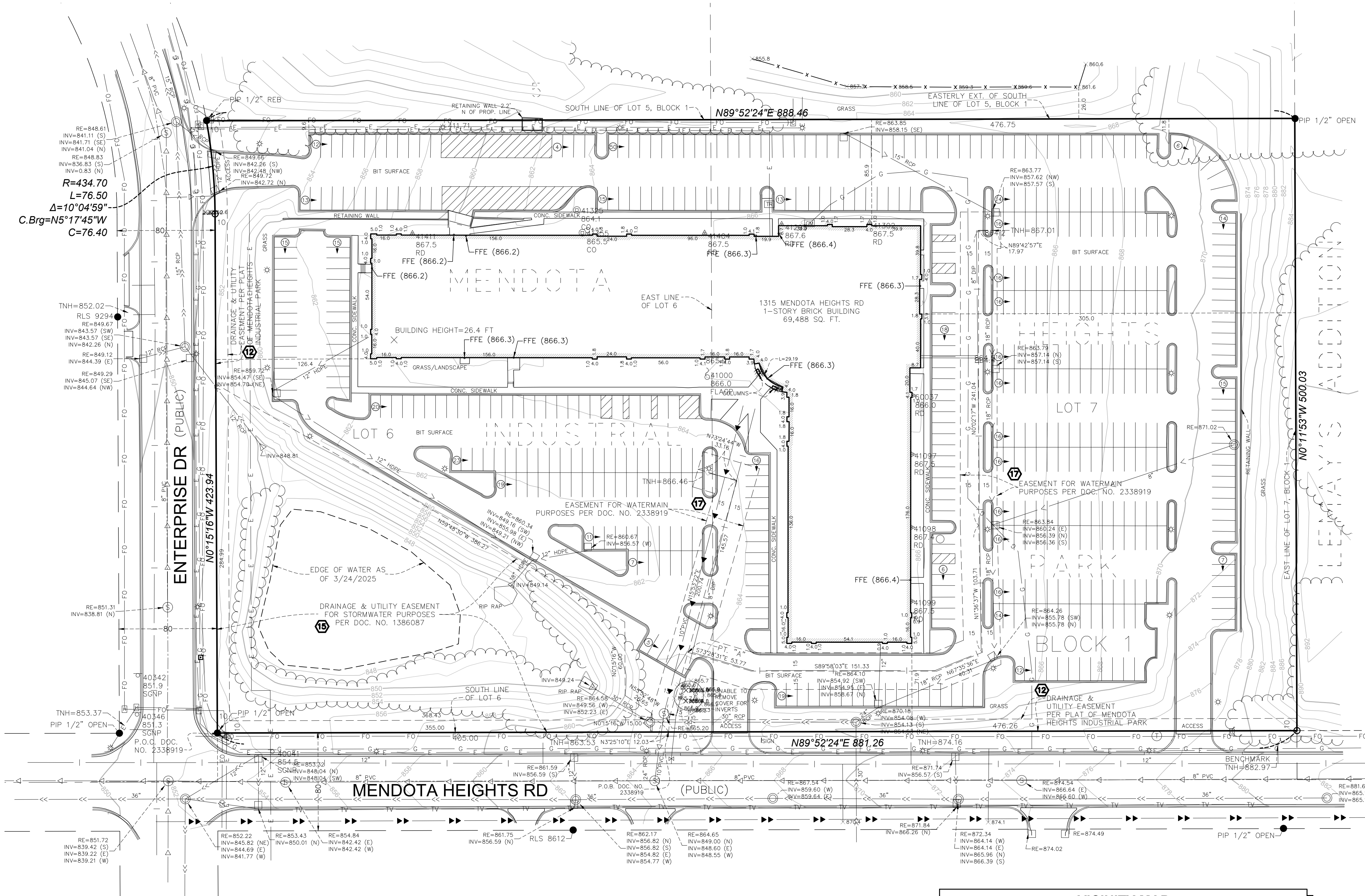
- | | |
|-------------------------------|--------------------------|
| ○ SET IRON MONUMENT RLS 57366 | —D— SANITARY SEWER |
| ● IRON MONUMENT FOUND | —G— GAS |
| ⊗ WATER VALVE | —FO— UNDERGROUND FIBER |
| ⊞ TELEPHONE BOX | —E— UNDERGROUND ELECTRIC |
| ⊞ HAND HOLE | —I— WATER MAIN |
| ⊞ LIGHT POLE | —S— STORM SEWER |
| ⊞ SANITARY MANHOLE | —F— SANITARY FORCEMAIN |
| ⊞ SIGN | —X— FENCE |
| ⊞ GAS METER | —882— TREE LINE |
| ⊞ CABLE BOX | —882— CONTOUR |
| ⊞ STORM MANHOLE | |
| ⊞ CATCH BASIN | |
| ⊞ HYDRANT | |
| ⊞ TELEPHONE MANHOLE | |
| ⊞ FIRE HOOKUP | |
| ⊞ TRANSFORMER | |
| ⊞ FIRE HOOKUP | |
| ⊞ ROOF DRAIN | |
| ⊞ CLEANOUT | |
| ⊞ FLAG POLE | |
| ⊞ PARKING COUNT | |
| ⊞ TREE WITH TAG NUMBER | |
| ⊞ SCHEDULE B-II EXCEPTION | |

VICINITY MAP


0 25 50 100
SCALE IN FEET



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C-1.0

PROPERTY DESCRIPTION

Lot 6, Block 1, MENDOTA HEIGHTS INDUSTRIAL PARK, Dakota County, Minnesota.

AND

That part of Lot 7, Block 1, MENDOTA HEIGHTS INDUSTRIAL PARK, lying South of the Easterly extension of the South line of Lot 5, Block 1, MENDOTA HEIGHTS INDUSTRIAL PARK, through Lot 7 to the East line of said Lot 7, Dakota County, Minnesota.

(Abstract Property)

CERTIFICATION

To Endeavor Holdings, LLC, a Minnesota limited liability company and First American Title Insurance Company National Commercial Services:

This is to Certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 13, 16 and 17 of Table A thereof. The field work was completed on April 17, 2025.

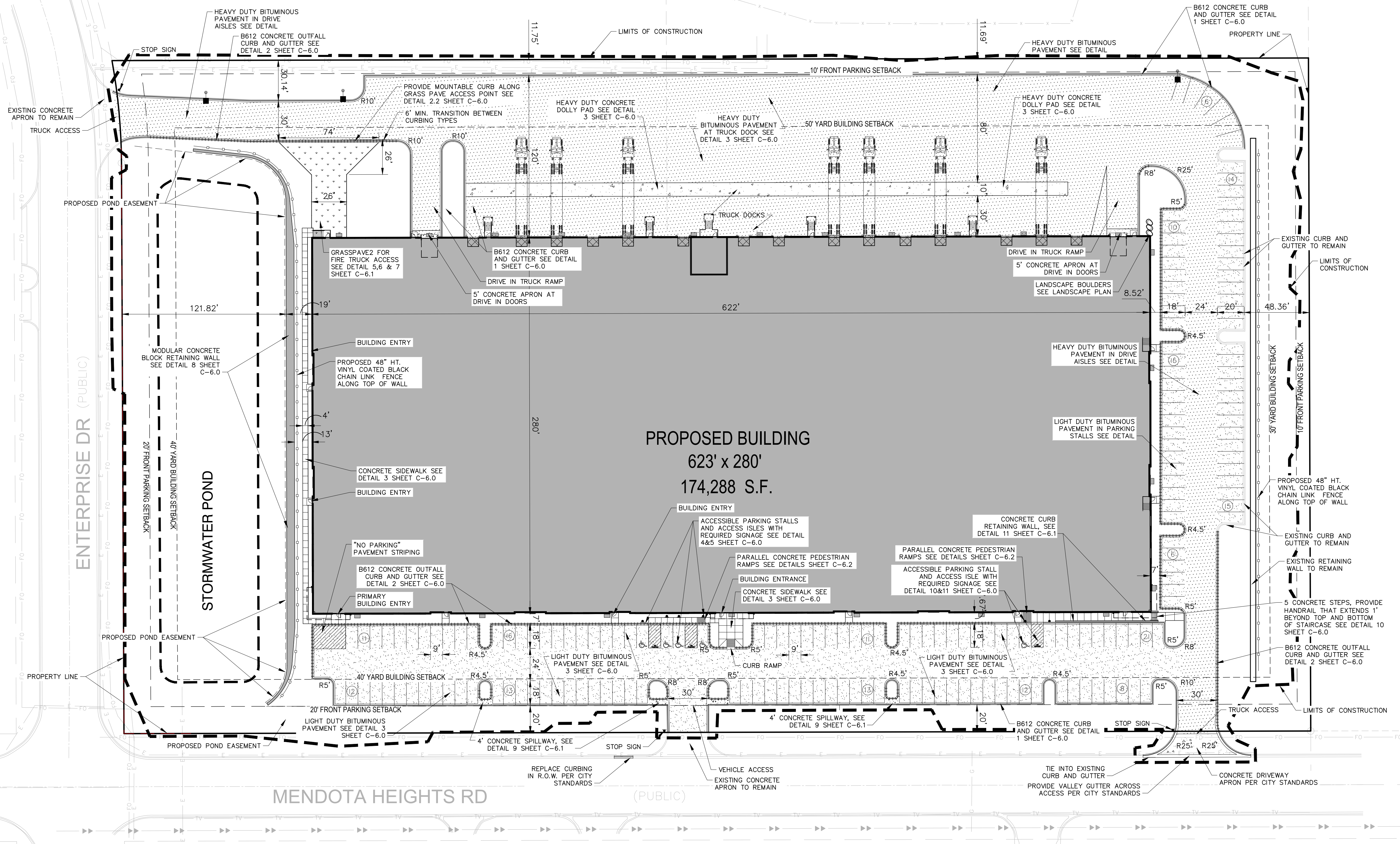
Date of Plat or Map:

Daniel Ekrem, Professional Land Surveyor
Minnesota License No. 57366
Email: dekrem@alliant-inc.com


NOTES

- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by First American Title Insurance Company National Commercial Services, file no. NCS-1253903-MPLS, dated March 13, 2025.
- The south line of Lot 6, Block 1, MENDOTA HEIGHTS INDUSTRIAL PARK is assumed to have a bearing of N89°52'24"E.
- All distances are in feet.
- The property has vehicular access to Mendota Heights Rd and Enterprise Dr, public rights of way, via curb cuts.

Drawing name: X:\4000651-00\001\40 Design\Plan Sheets\4000651_site.dwg Jun 16, 2025 - 4:38pm



SITE NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
5. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
6. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
7. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
8. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
10. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
11. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MNDOT STANDARDS.
12. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
13. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
14. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
15. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
16. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK SHALL BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
17. PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
18. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF MENDOTA HEIGHTS ENGINEERING DESIGN STANDARDS.
19. ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE.
20. CONCRETE APRONS TO BE INSTALLED AT ACCESS DRIVES WHERE SHOWN ONTO PUBLIC STREETS PER CITY STANDARDS.

SITE DATA:

EXISTING PARCEL AREA: 440,986 SQ FT 10.12 AC

EXISTING ZONING = I- INDUSTRIAL

MAXIMUM BUILDING HEIGHT = 45'

BUILDING SETBACKS
FRONT = 40 FEET
BACK = 50 FEET
SIDE = 30 FEET

PARKING SETBACKS
FRONT = 20 FEET
BACK/SIDE = 10 FEET

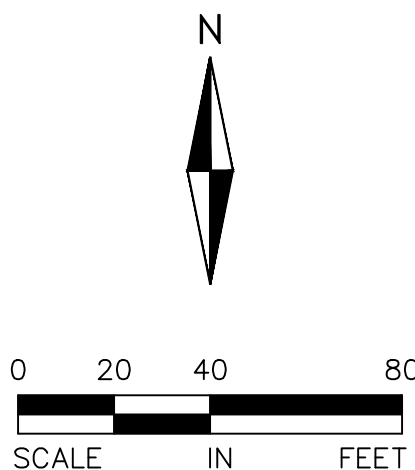
CORNER LOTS: EASH SIDE ABUTTING PUBLIC STREET TO BE TREATED AS FRONT

PARKING:
OFFICE: (1/200 S.F.)
20,000 S.F. / 200 = 100 STALLS REQ.
WAREHOUSE: (1/2000 S.F.)
154,288 S.F. / 2000 = 77 STALLS REQ.
TOTAL PARKING REQUIRED: 177 STALLS
TOTAL PARKING PROVIDED: 183 STALLS

IMPERVIOUS COVERAGE:
TOTAL SITE AREA: 440,986 S.F.
PROPOSED PERVIOUS AREA: 122,586 S.F.
PROPOSED IMPERVIOUS AREA: 318,400 S.F.
(72% IMP.)

SITE LEGEND:

- B612 CURB & GUTTER (EXCEPT IN ROW)
- EXISTING CURB & GUTTER
- OUTFALL CURB AND GUTTER
- CONSTRUCTION LIMITS
- PROPERTY LINE
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- PROPOSED POLE MOUNTED LIGHT FIXTURE
- PROPOSED HYDRANT OR RELOCATED HYDRANT



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MENDOTA HEIGHTS, MN 55120

PERMIT SET

SITE PLAN

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

Daniel Sjoberg
DANIEL SJOBERG, PE

06-16-25 54821
Date License No.

QUALITY ASSURANCE/CONTROL

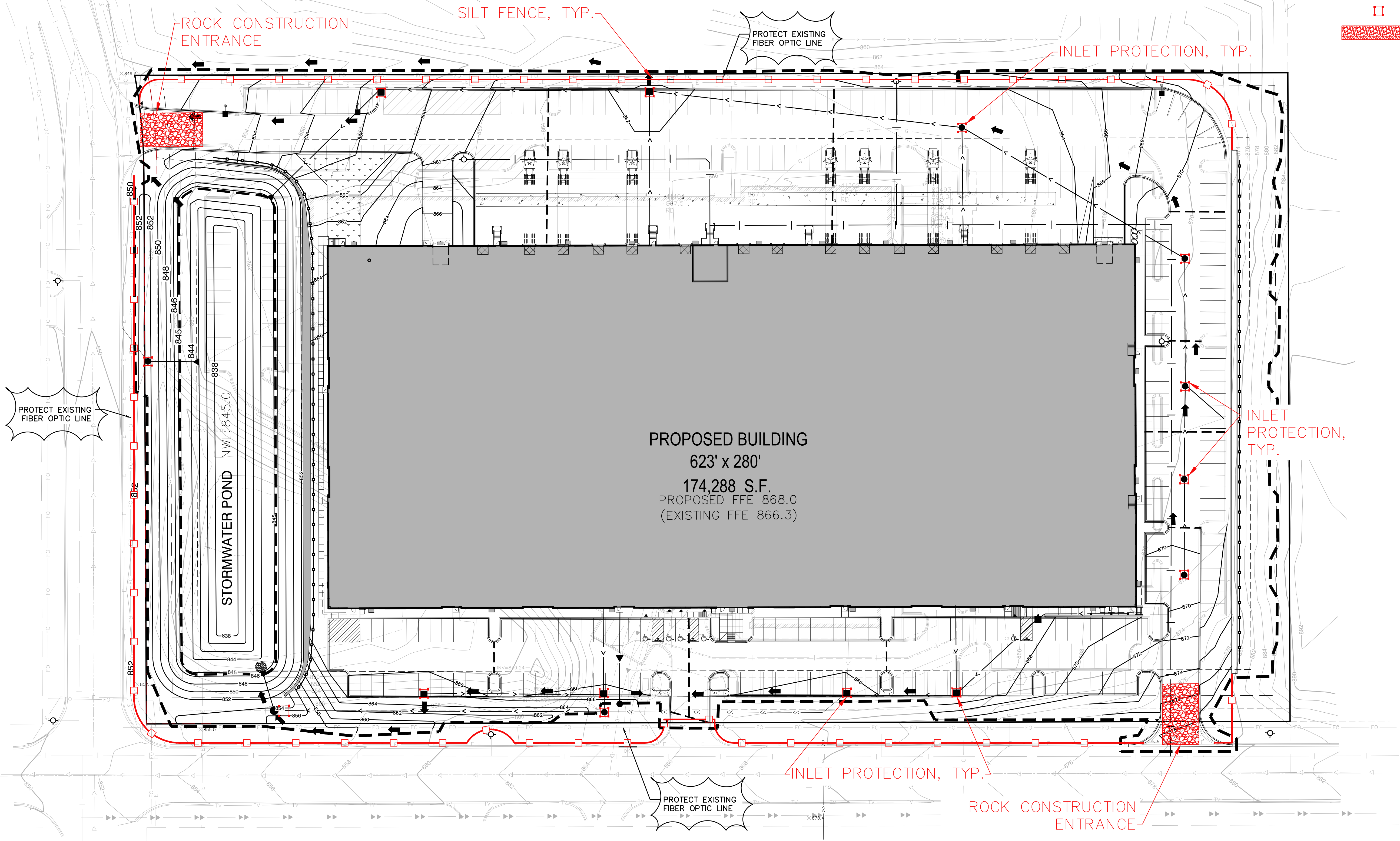
BY	DATE
DATE	ISSUE
05-09-25	CITY SUBMITTAL
06-12-25	PROGRESS
06-16-25	PERMIT SET

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: TLM
PROJECT NO: 4000651

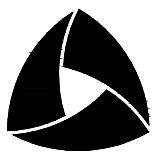
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Drawing name: X:\4000651-00\001\40 Design\Plan Sheets\4000651-esp.dwg Jun 16, 2025 -- 4:39pm



LEGEND:

- 985 --- EXISTING CONTOUR
- 985 --- MASS GRADING CONTOUR
- 985 --- PROPOSED CONTOUR
- >--- DIRECTION OF DRAINAGE
- ● PROPOSED CATCH BASINS
- >--- PROPOSED STORM SEWER
- PROPOSED EASEMENT
- PROPERTY LINE
- SETBACK LINE
- LOT LINE
- RIGHT-OF-WAY
- PROPOSED SILT FENCE (PRE-GRADING)
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE



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PERMIT SET

EROSION CONTROL PLAN

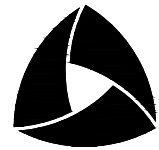
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

Daniel Sjoblom
DANIEL SJOBLUM, PE
06-16-25 54821
Date License No.

QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
05-09-25	CITY SUBMITTAL
06-12-25	PROGRESS
06-16-25	PERMIT SET

PROJECT TEAM DATA	
DESIGNED:	MK
DRAWN:	TLM
PROJECT NO:	4000651

C-4.1



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GRADING NOTES:

1. ALL PAVEMENTS SHALL SLOPE AWAY FROM PROPOSED BUILDING AT MINIMUM GRADE OF 2.0%.
2. ACCESSIBLE PARKING SPACE NOT TO EXCEED 2.0% IN ANY DIRECTION.
3. ALL CURB AND GUTTER AT ACCESSIBLE PARKING SPACES TO BE DEPRESSED WITH 5' TAPER.
4. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY.
5. NOTIFY GOPHER STATE ONE CALL 48 HOURS PRIOR TO START OF CONSTRUCTION.
6. ALL IMPROVEMENTS TO CONFORM WITH CITY AND COUNTY CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
7. STABILIZED VEHICLE EXITS SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
8. CONTRACTOR TO KEEP A COPY OF THE FINAL DRAINAGE REPORT ON SITE AT ALL TIMES.
9. CONTRACTOR TO SEED ALL ROUGH GRADED AREAS & FUTURE PAD SITES W/ APPROVED DOT TEMPORARY SEED MIX.
10. SURVEYOR TO VERIFY BENCHMARK ELEVATION PRIOR TO START OF CONSTRUCTION.
11. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
12. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE.
13. REFER TO SITE DESIGN CRITERIA SECTION OF PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
14. CONTRACTOR TO LOOSEN SUBSOIL WITHIN ALL PROPOSED INFILTRATION AREAS TO A DEPTH OF 24 INCHES OR GREATER, TO A MAXIMUM COMPACTION OF 85% STANDARD PROCTOR DENSITY.
15. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. IMMEDIATELY FOLLOWING GRADING OF SIDE SLOPES, WOOD FIBER BLANKET (OR OTHER SLOPE STABILIZING METHOD APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
3. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
4. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 4" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
5. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND ROADWAY CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED AND MULCHED OR SODDED WITHIN THREE (3) DAYS OF BEING DISTURBED.
6. THE GRASSES UTILIZED IN THE SEED AND SOD AREAS SHALL BE OF A SHADE TOLERANT TYPE APPROVED BY THE DEPARTMENT OF TRANSPORTATION.
7. STREET SWEEPING REQUIRED AS DIRECTED BY CITY OF MENDOTA HEIGHTS.

EROSION MAINTENANCE:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.
2. REPLACEMENT - FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.
3. SEDIMENT REMOVAL - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, AS DIRECTED BY THE ENGINEER.
4. REMOVAL OF SILT FENCE - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

LEGEND:

- 964 --- EXISTING CONTOUR
- 964.5 --- PROPOSED CONTOUR
- 964.0 --- PROPOSED SPOT ELEVATION
- TW 964.5 --- TOP OF WALL ELEVATION
- BW 961.5 --- BOTTOM OF WALL ELEVATION
- 2.00% --- DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING
- RETAINING WALL
- PROPOSED LUMINARIES
- EXISTING CATCH BASINS
- EXISTING STORM SEWER
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED EASEMENT
- PROPERTY LINE
- DD --- DRAINAGE DIVIDE



0 20 40 80
SCALE IN FEET

COBALT BUSINESS CENTER

1315 MENDOTA HEIGHTS RD
MENDOTA HEIGHTS, MN 55120

PERMIT SET

GRADING PLAN

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

Daniel Sjoberg
DANIEL SJOBORG, PE

06-16-25 54821
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
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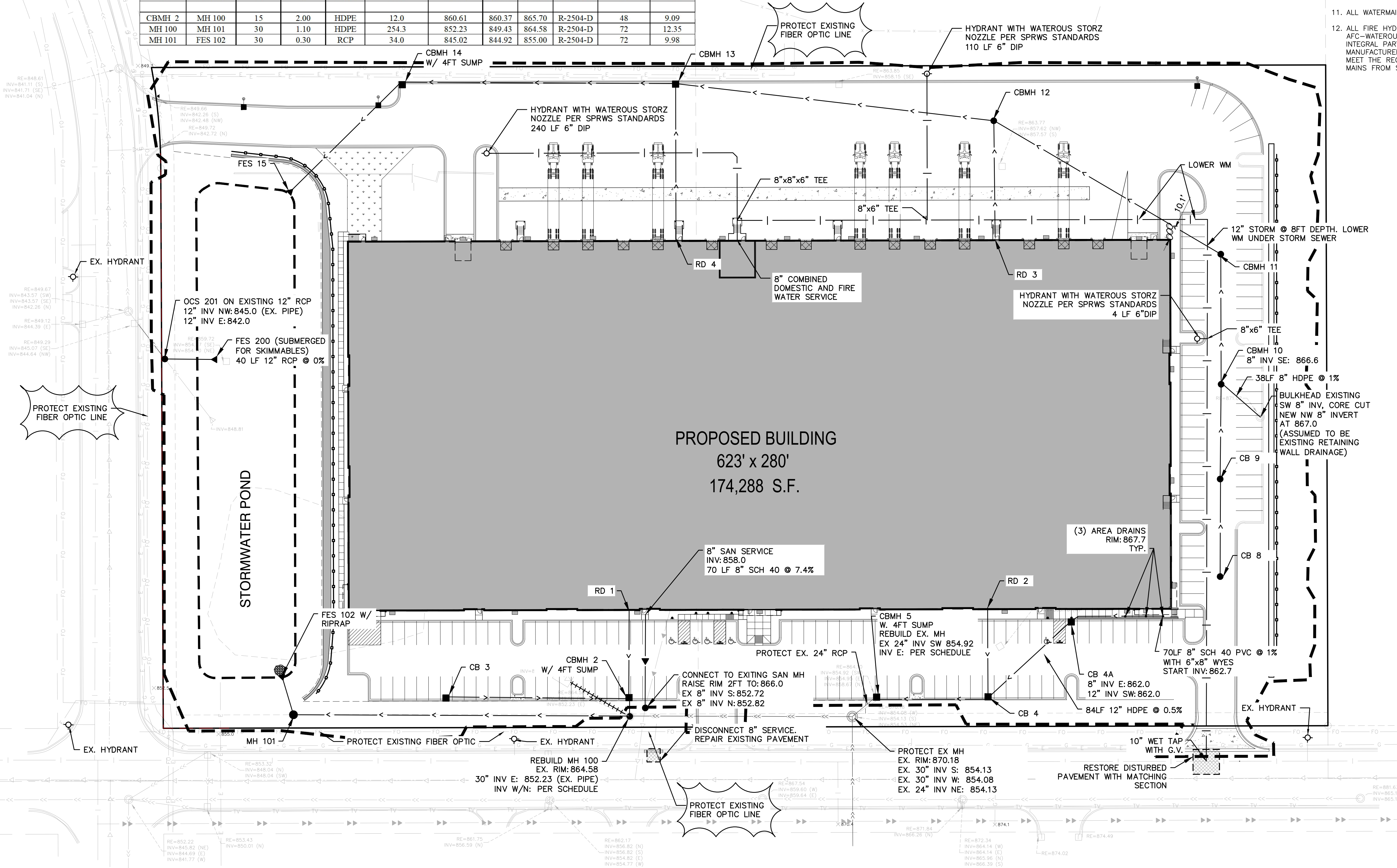
PROJECT TEAM DATA

DESIGNED: MK
DRAWN: TLM
PROJECT NO: 4000651

C-4.0

STORM SEWER SCHEDULE:

MH/CB FROM	TO	P. DIA. D [IN]	P. SLOPE S [%]	PIPE TYPE	PIPE LENGTH [FT]	FROM INVERT	TO INVERT	RIM ELEV	CASTING	STRUCTURE SIZE	BUILD
CB 8	CBMH 9	12	0.50	HDPE	73.8	866.20	865.83	869.40	R-2504-D	2x3	0.00
CBMH 9	CBMH 10	12	0.50	HDPE	71.7	865.83	865.47	869.95	R-2504-D	48	4.12
CBMH 10	CBMH 11	12	3.00	HDPE	98.4	863.47	860.52	869.95	R-2504-D	48	6.48
CBMH 11	CBMH 12	12	3.00	SCH 40	199.1	858.52	852.55	869.60	R-2504-D	49	11.08
RD 3	CBMH 12	15	2.20	SCH 40	87.0	860.00	858.09	864.00			
CBMH 12	CBMH 13	18	1.20	SCH 40	242.5	852.55	849.64	862.00	R-2504-D	48	9.45
RD 4	CBMH 13	12	2.20	SCH 40	116.0	860.00	857.45	864.00			
CBMH 13	CBMH 14	24	0.80	HDPE	207.0	849.64	847.98	861.30	R-3067-VB	48	11.66
CBMH 14	FES 15	30	0.25	RCP	119.0	845.30	845.00	858.50	R-3067-VB	48	17.20
RD 2	CB 4	15	2.50	SCH 40	69.0	864.00	862.28	868.00			
CB 4	CBMH 5	15	1.50	HDPE	86.0	861.50	860.21	865.70	R-3067-VB	2x3	4.20
CBMH 5	EX PIPE	24	1.50	RCP	0.0	854.92	0.00	865.40	R-3067-VB	48	14.48
(REFER TO PLAN VIEW FOR CB 4A)											
RD 1	CBMH 2	15	3.00	SCH 40	66.0	864.00	862.02	868.00			
CB 3	CBMH 2	12	0.50	HDPE	138.0	861.30	860.61	865.30	R-2504-D	2x3	4.00
CBMH 2	MH 100	15	2.00	HDPE	12.0	860.61	860.37	865.70	R-2504-D	48	9.09
MH 100	MH 101	30	1.10	HDPE	254.3	852.23	849.43	864.58	R-2504-D	72	12.35
MH 101	FES 102	30	0.30	RCP	34.0	845.02	844.92	855.00	R-2504-D	72	9.98



UTILITY NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN. 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY W/ BENDS AND FITTINGS. WATER AND SANITARY SEWER LINES TO MAINTAIN 10" HORIZONTAL SEPARATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 3'.
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF MENDOTA HEIGHTS ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- ALL STORM SEWER CASTINGS SHALL BE NEENAH OR APPROVED EQUAL.
- WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
- PIPE LENGTHS LISTED IN SCHEDULE ARE MEASURED FROM CENTER TO CENTER OF SHOWN STRUCTURES.
- ALL WATERMAIN SHALL BE PVC C900 WITH DUCTILE IRON FITTINGS.
- ALL FIRE HYDRANTS THROUGHOUT THE DEVELOPMENT SHALL INCORPORATE AN AFC-WATEROUS STORZ NOZZLE. THE HYDRANT PUMPER NOZZLE SHALL BE AN INTEGRAL PART OF THE FIRE HYDRANTS AND MUST BE FURNISHED BY THE MANUFACTURER. STORZ ADAPTERS WILL NOT BE ACCEPTED. FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF THE STANDARDS FOR THE INSTALLATION OF WATER MAINS FROM SAINT PAUL REGIONAL WATER SERVICES.

LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM CATCH BASIN /MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED BUTTERFLY/GATE VALVE
- PROPOSED WATER VALVE MANHOLE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- EXISTING UTILITY REMOVAL

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UTILITY PLAN

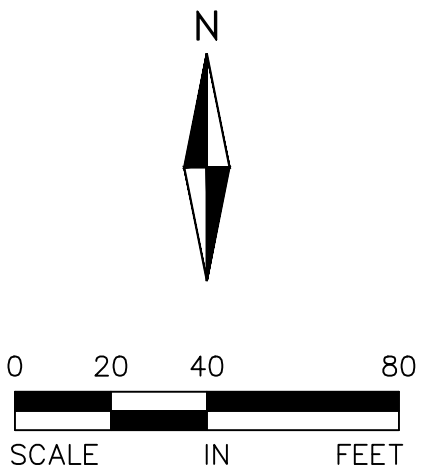
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA
Daniel Sjoblom
DANIEL SJOBLUM, PE
06-16-25 54821
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-09-25	CITY SUBMITTAL
06-12-25	PROGRESS
06-16-25	PERMIT SET

PROJECT TEAM DATA	
DESIGNED:	MK
DRAWN:	TLM
PROJECT NO:	4000651

C-5.0





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LEGEND:

- ⊗ I236 —REMOVE
- I237 —SAVE
- I238 —OFF-SITE
- —GRADING LIMITS

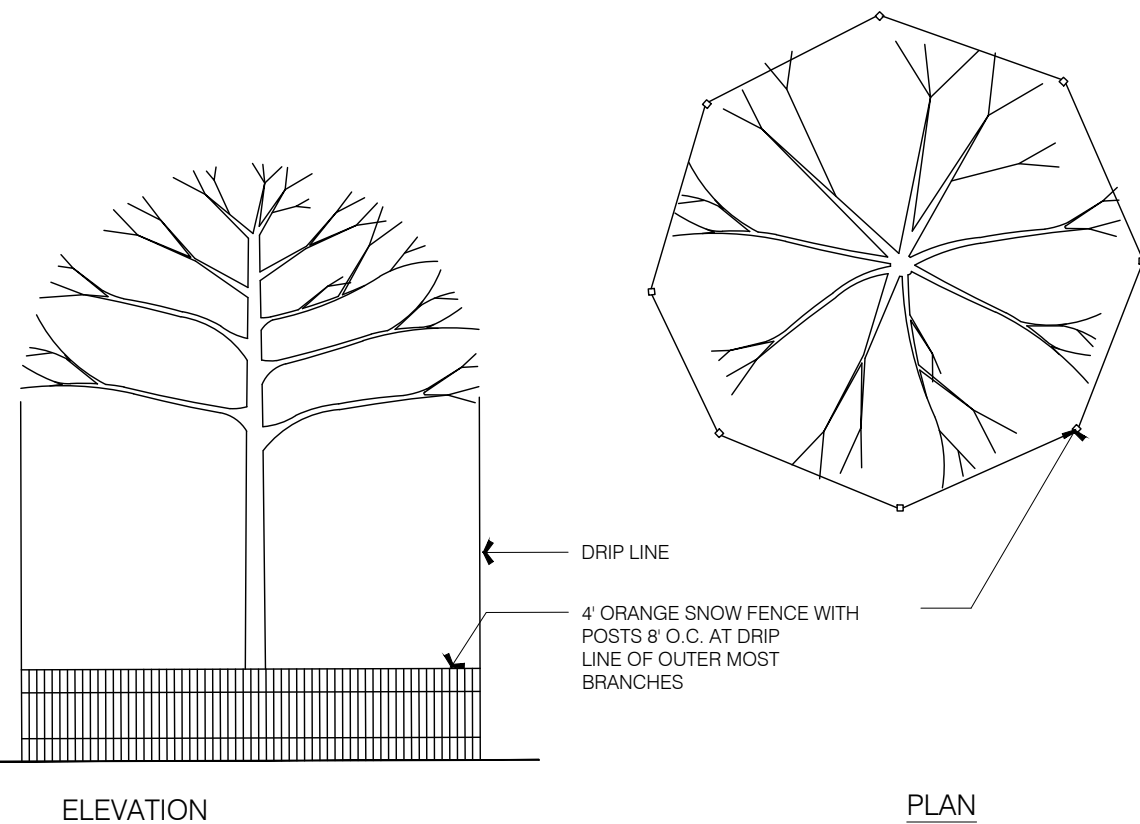
REPLACEMENT CALCULATIONS

SIGNIFICANT TREE REPLACEMENT	
TOTAL SIGNIFICANT DBH ON SITE:	915
TOTAL DBH SAVED	197
TOTAL DBH REMOVED	718
REPLACEMENT RATE OF 75% OF REMOVED DBH	
718 x .75=	
TOTAL MITIGATION INCHES REQUIRED:	539

REFER TO TREE INVENTORY AND
REMOVAL DATA SHEET FOR
ADDITIONAL INFORMATION

TREE PRESERVATION NOTES:

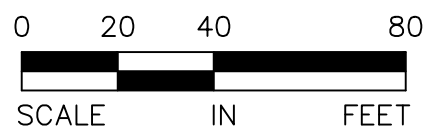
- BEFORE ANY CONSTRUCTION OR GRADING OF DEVELOPMENT PROJECT IS TO OCCUR, A TREE PROTECTION FENCE (AT LEAST 4 FEET IN HEIGHT AND STAKED WITH POSTS NO LESS THAN EVERY 5 FEET) SHALL BE INSTALLED AROUND THE DRIP LINE OF WOODED AREAS. THE DRIP LINES OF EXISTING TREES TO BE PRESERVED OR AT THE PERIMETER OF THE CRITICAL ROOT ZONE (WHICHEVER IS GREATER), "TREE SAVE AREA" SIGNS SHALL BE PLACED ALONG THIS FENCE LINE IDENTIFYING THE AREA AS A TREE PROTECTION AREA AND PROHIBITING GRADING BEYOND THE FENCE LINE. THIS FENCE MUST REMAIN IN PLACE UNTIL ALL GRADING AND CONSTRUCTION ACTIVITY IS TERMINATED.
- NO EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL MAY BE STORED WITHIN THE DRIP LINES OF ANY SIGNIFICANT TREES TO BE PRESERVED.
- NO ENCROACHMENT, LAND DISTURBANCE, GRADE CHANGE, TRENCHING, FILLING, COMPACTION OF CHANGE IN SOIL CHEMISTRY SHALL OCCUR WITHIN FENCED AREAS PROTECTING SIGNIFICANT TREES.
- CONTRACTOR TO PREVENT THE CHANGE IN SOIL CHEMISTRY DUE TO CONCRETE WASHOUT AND LEAKAGE OR SPILLAGE OF TOXIC MATERIALS, SUCH AS FUELS OR PAINTS.
- DRAINAGE PATTERNS ON THE SITE SHALL NOT CHANGE CONSIDERABLY CAUSING DRASTIC ENVIRONMENTAL CHANGES IN THE SOIL MOISTURE CONTENT WHERE TREES ARE INTENDED TO BE PRESERVED.
- DEAD, DISEASED OR DYING SIGNIFICANT TREES WERE NOT INCLUDED AS PART OF THE EXISTING TREE INVENTORY.
- NO TREES SHALL BE REMOVED UNTIL THIS TREE PRESERVATION PLAN IS APPROVED BY THE CITY OF MENDOTA HEIGHTS.



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO ENSURE SURVIVABILITY OF EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHALL BE STORED WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE.

TREE PROTECTION FENCE
NO SCALE

N



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FOREST MANAGEMENT PLAN

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

CLARK WICKLUND, PE

06-16-25 26222
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-09-25	CITY SUBMITTAL
06-12-25	PROGRESS
06-16-25	PERMIT SET

PROJECT TEAM DATA	
DESIGNED:	MK
DRAWN:	TLM
PROJECT NO:	4000651

L-1.0

Drawing name: X:\4000651-00\001\40_Design\Plan Sheets\4000651_tree.dwg Jun 16, 2025 -- 4:40pm

TAG	SPECIES	DBH	STATUS
449	Swamp White Oak	9	REMOVE
450	Basswood	18	REMOVE
451	Basswood	10	REMOVE
452	Basswood	13	REMOVE
453	Honeylocust	7	REMOVE
454	Honeylocust	6	REMOVE
455	Basswood	20	OFF-SITE
456	Swamp White Oak	7	REMOVE
457	Eastern Cottonwood	17	SAVE
458	Eastern Cottonwood	13	OFF-SITE
459	Eastern Cottonwood	11	SAVE
460	Swamp White Oak	8	SAVE
461	Honeylocust	7	REMOVE
462	Honeylocust	7	REMOVE
463	Honeylocust	7	REMOVE
464	Swamp White Oak	7	SAVE
465	Swamp White Oak	7	REMOVE
466	Honeylocust	6	REMOVE
467	Swamp White Oak	10	REMOVE
468	Swamp White Oak	10	REMOVE
469	Swamp White Oak	10	REMOVE
470	Swamp White Oak	12	REMOVE
471	Swamp White Oak	11	REMOVE
472	Swamp White Oak	10	REMOVE
473	Red Pine	22	SAVE
474	Red Pine	13	SAVE
475	Red Pine	15	SAVE
476	Red Pine	16	REMOVE
477	Red Pine	18	REMOVE
478	Swamp White Oak	10	REMOVE
479	Colorado Blue Spruce	7	REMOVE
480	Swamp White Oak	10	REMOVE
481	Honeylocust	6	REMOVE
482	Norway Maple	9*	EXEMPT
483	Norway Maple	8*	EXEMPT
484	Norway Maple	8*	EXEMPT
485	Norway Maple	11*	EXEMPT
486	Norway Maple	12*	EXEMPT
487	Norway Maple	8*	EXEMPT
488	Norway Maple	9*	EXEMPT
489	Honeylocust	6	REMOVE
490	Colorado Blue Spruce	10	REMOVE
491	Colorado Blue Spruce	11	REMOVE
492	Silver Maple	9	SAVE
493	White Spruce	9	SAVE
494	White Spruce	9	SAVE
495	White Spruce	10	SAVE
496	Silver Maple	7	SAVE
497	Silver Maple	7	REMOVE
498	Silver Maple	7	REMOVE
499	Silver Maple	7	REMOVE
500	Norway Maple	9*	EXEMPT
2001	Norway Maple	8*	EXEMPT
2002	Norway Maple	8*	EXEMPT
2003	Norway Maple	9*	EXEMPT
2004	Norway Maple	9*	EXEMPT
2005	Norway Maple	8*	EXEMPT
2006	Norway Maple	10*	EXEMPT
2007	Norway Maple	9*	EXEMPT
2008	River Birch	27	REMOVE
2009	River Birch	25	REMOVE
2010	Norway Maple	7*	EXEMPT
2011	Norway Maple	7*	EXEMPT
2012	Norway Maple	10*	EXEMPT
2013	Norway Maple	6*	EXEMPT
2014	Norway Maple	7*	EXEMPT
2015	Norway Maple	7*	EXEMPT
2016	Norway Maple	8*	EXEMPT
2017	Norway Maple	8*	EXEMPT
2018	River Birch	24	REMOVE
2019	River Birch	21	REMOVE
2020	Silver Maple	6	REMOVE
2021	Silver Maple	9	REMOVE
2022	White Spruce	10	REMOVE
2023	White Spruce	7	REMOVE
2024	White Spruce	8	REMOVE
2025	White Spruce	7	REMOVE
2026	Silver Maple	8	REMOVE
2027	Silver Maple	9	REMOVE
2028	Silver Maple	7	REMOVE
2029	Silver Maple	6	REMOVE
2030	Silver Maple	6	REMOVE
2031	Silver Maple	6	REMOVE
2032	Silver Maple	7	REMOVE
2033	Silver Maple	9	REMOVE
2034	White Spruce	9	REMOVE
2035	Silver Maple	8	REMOVE
2036	White Spruce	8	REMOVE
2037	White Spruce	12	REMOVE

TAG	SPECIES	DBH	STATUS
2038	White Birch	6	REMOVE
2039	White Spruce	9	REMOVE
2040	White Spruce	9	REMOVE
2041	White Spruce	9	REMOVE
2042	Silver Maple	10	REMOVE
2043	Green Ash	12*	EXEMPT
2044	Green Ash	16*	EXEMPT
2045	Honeylocust	14	REMOVE
2046	Eastern Cottonwood	14	REMOVE
2047	Eastern Cottonwood	15	REMOVE
2048	Eastern Cottonwood	7	REMOVE
2049	Eastern Cottonwood	6	REMOVE
2050	Silver Maple	10	REMOVE
2051	Silver Maple	11	REMOVE
2052	White Spruce	9	REMOVE
2053	White Spruce	10	REMOVE
2054	Basswood	12	REMOVE
2055	Basswood	12	REMOVE
2056	Amur Maple	12	REMOVE
2057	Swamp White Oak	8	REMOVE
2058	Swamp White Oak	8	REMOVE
2059	White Spruce	6	REMOVE
2060	Eastern Cottonwood	60	SAVE
2061	Boxelder	17	OFF-SITE



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TREE INVENTORY

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

Mark Zilk

MARK KRONBECK, PLA, ASLA
06-16-25 26222
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

05-09-25 CITY SUBMITTAL

06-12-25 PROGRESS

06-16-25 PERMIT SET

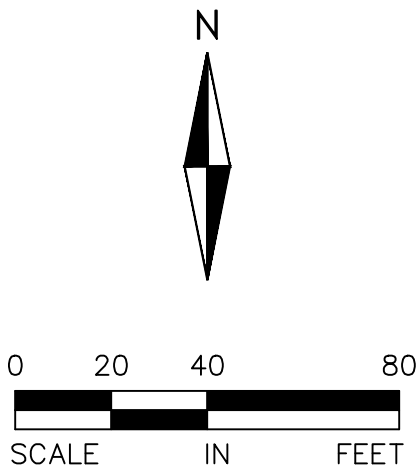
PROJECT TEAM DATA

DESIGNED: MK
DRAWN: TLM
PROJECT NO: 4000651

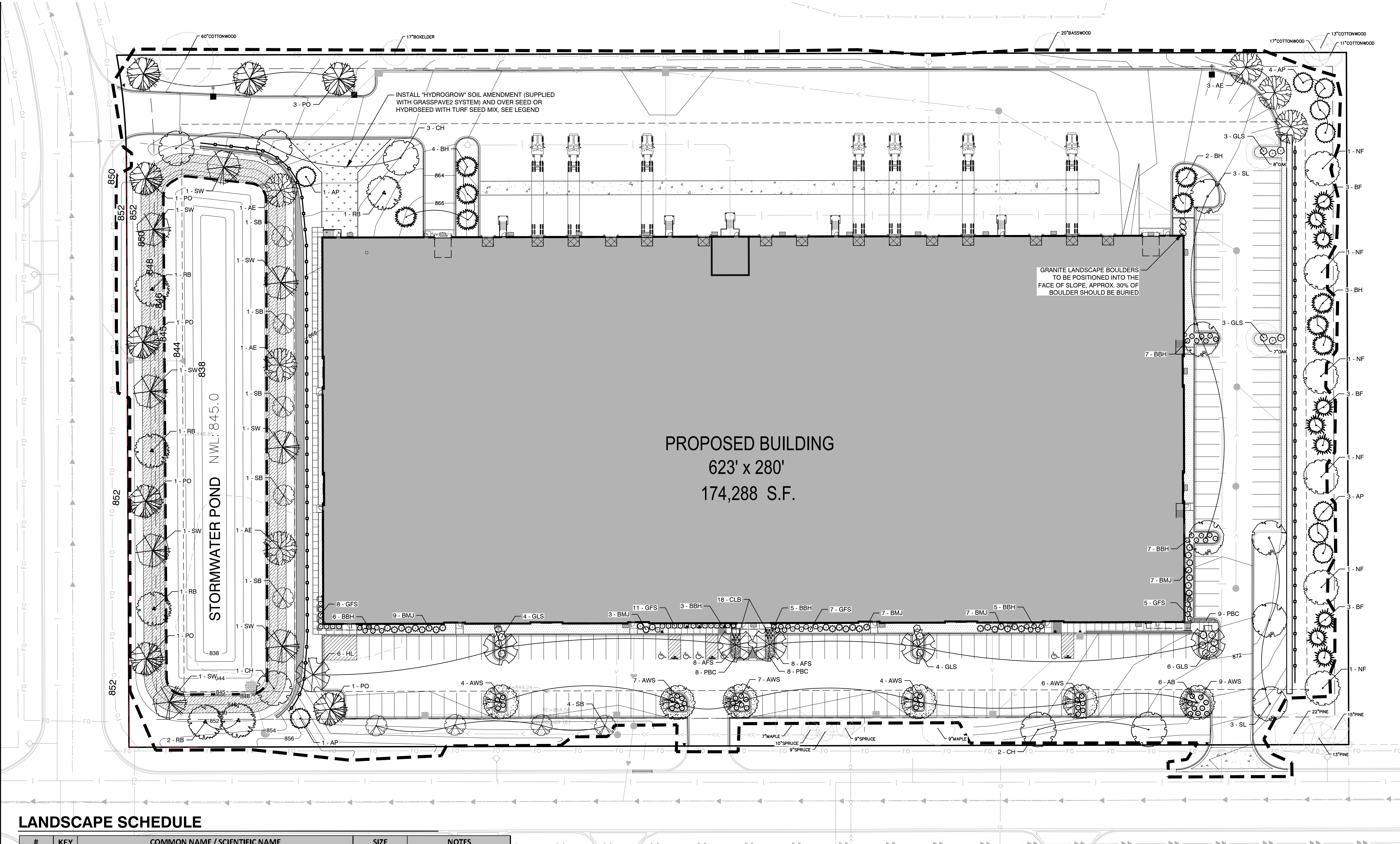
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LANDSCAPE SCHEDULE

#	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
6	AB	Autumn Blaze Maple Acer x freemanii 'Jeffersred'	3" Cal. B&B	Straight Trunk, No V-Crotch
6	AE	Accolade Elm Ulmus japonica x wilsoniana 'Morton'	3" Cal. B&B	Straight Trunk, No V-Crotch
6	CH	Common Hackberry Celtis occidentalis	3" Cal. B&B	Straight Trunk, No V-Crotch
6	HL	Skyline Honey Locust Gleditsia triacanthos inermis 'Skycole'	3" Cal. B&B	Straight Trunk, No V-Crotch
6	NF	Northern Flare Maple Acer saccharum 'Sisseton'	3" Cal. B&B	Straight Trunk, No V-Crotch
8	PO	Majestic Skies Northern Pin Oak Quercus ellipsoidalis 'Bailskies'	3" Cal. B&B	Straight Trunk, No V-Crotch
6	RB	River Birch Betula nigra	12' Ht. B&B	Clump form
6	SL	Sentry Linden Tilia americana 'McKSentry'	3" Cal. B&B	Straight Trunk, No V-Crotch
8	SW	Swamp White Oak Quercus bicolor	3" Cal. B&B	Straight Trunk, No V-Crotch
58	TOTAL OVERSTORY TREES			
ORNAMENTAL TREES				
9	SB	Autumn Blaze Maple Acer x freemanii 'Jeffersred'	2" Cal. B&B	Straight Trunk, No V-Crotch
9	TOTAL ORNAMENTAL TREES			
CONIFER TREES				
9	AP	Austrian Pine Pinus nigra	6' Ht. B&B	Straight Trunk, No V-Crotch
9	BF	Balsam Fir Abies balsamea	6' Ht. B&B	Straight Trunk, No V-Crotch
9	BH	Black Hills Spruce Picea glauca densata	6' Ht. B&B	Straight Trunk, No V-Crotch
27	TOTAL CONIFER TREES			
SHRUBS				
37	AWS	Anthony Waterer Spirea Spirea x Bumalda 'Anthony Waterer'	#5 Gal. Cont.	Min. 15" Ht.
33	BBH	Bobo Hydrangea Hydrangea paniculata 'LVOBO'	#5 Gal. Cont.	Min. 15" Ht.
33	BJM	Broadmoor Juniper Juniperus sabina 'Broadmoor'	#5 Gal. Cont.	Min. 15" Ht.
31	GFS	Goldflame Spirea Spirea bumalda 'Goldflame'	#5 Gal. Cont.	Min. 15" Ht.
20	GLS	Gro-Low Fragrant Sumac Rhus aromatica 'Gro-Low'	#5 Gal. Cont.	Min. 15" Ht.
PERENNIALS				
19	CLB	Carousel Little Bluestem Schizachyrium scoparium 'Carousel'	#1 Gal. Cont.	
16	AFS	Autumn Fire Sedum Sedum x 'Autumn Fire'	#1 Gal. Cont.	
25	PBC	Purrsian Blue Catmint Nepeta x faassenii 'Purrsian Blue'	#1 Gal. Cont.	
214	TOTAL SHRUBS & PERENNIALS			

Note: Quantities on plan supercedes schedule in event of discrepancy

LEGEND

-
- OVERSTORY DECIDUOUS TREES
-
- CONIFEROUS TREES
-
- SHRUBS AND PERENNIALS
-
- EXISTING TREES TO BE SAVED
-
- POND SIDE SLOPE/ BUFFER SEED MIX
MN STATE SEED MIX 33-261
-
- ROCK MULCH
-
- MNDOT MIX 25-131 LOW MAINTENANCE TURF MIX
220 LBS. PER ACRE

LANDSCAPE REQUIREMENTS

MINIMUM SIZE:
SHADE TREES: 2.5" DIAMETER
ORNAMENTAL TREES: 2" DIAMETER
CONIFEROUS EVERGREEN TREES: 6' HT.
SHRUBS: 5 GAL. CONT.

MITIGATION INCHES REQUIRED= 539"

TOTAL CALIPER INCHES PROPOSED= 254.6"

LANDSCAPE NOTES:

- INSTALL 4" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AND ANNUAL FLOWER AREAS.
- STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF DARK BROWN COLOR SHREDDED HARDWOOD MULCH OVER FILTER FABRIC. UNLESS SPECIFIED AS OTHER, POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL. ROCK MULCH TO BE 1.5" DEPTH DRESSER TRAP ROCK MULCH OVER FILTER FABRIC.
- ROCK MULCH TO BE 1-1/2" ST. CLOUD GRANITE OVER FILTER FABRIC
- INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH AWAY FROM THE BASE ONE TO TWO INCHES.
- PLANT SOIL SHALL CONSIST OF 1:1:1, SELECT LOAMY TOPSOIL, PEAT MOSS, PIT RUN SAND.
- COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
- CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
- MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
- COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- STAKING AND GUYING OF TREES OPTIONAL; MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
- SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- LANDSCAPE CONTRACTOR SHALL INSTALL KENTUCKY BLUE GRASS SOD IN DENOTED AREAS INCLUDING ALL R.O.W. PER LOCAL INDUSTRY STANDARDS. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS.
- SUPPLY DESIGN AND INSTALLATION FOR NEW WATER EFFICIENT IRRIGATION SYSTEM. DESIGN SYSTEM INCLUDING CONTROLS, ELECTRICAL AND WATER SERVICE CONNECTIONS WITH 100% COVERAGE OF NEW SOD, LANDSCAPE ISLANDS AND PLANTING AREAS. SOD, SEED AND SHRUB AREAS TO BE ON SEPARATE ZONES. DESIGN TO INCLUDE DRIP IRRIGATION IN SHRUB AREAS ADJACENT TO BUILDING. EXCESS WATER SHALL NOT COME IN CONTACT WITH BUILDING AND SIDEWALKS. THE IRRIGATION SYSTEM SHALL HAVE A GRAIN/FREEZE SENSOR SHUTOFF. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C. AND WORK OF OTHER SECTIONS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY FOR A LANDSCAPE INSTALLATION INSPECTION OF ALL PLANTINGS.

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LANDSCAPE PLAN

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

Mark Kulk
MARK KRONBECK, PLA, ASLA

06-16-25 26222
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
05-09-25	CITY SUBMITTAL
06-12-25	PROGRESS
06-16-25	PERMIT SET

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: TLM
PROJECT NO: 4000651

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1. CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND TO AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
2. INSTALL 4" MIN. TOP SOIL TO ALL SOD AND SHRUB AREAS. FINE GRADE ALL SOD AREAS. INSTALL 12" PLANTING (TOP) SOIL TO ALL ANNUAL/PERENNIAL AREAS.
3. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
4. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER ON THE PLAN, TO BE BED MULCHED WITH 4" DEPTH OF HARDWOOD MULCH, NATURAL COLOR, OVER FILTER FABRIC, POLY-EDGER / LANDSCAPE EDGING TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED.
5. ALL MULCH AND ROCK (BOULDERS, COBBLESTONE, ETC) TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. PROVIDE 4" DEPTH DOUBLE SHREDDED DARK BROWN BARK MULCH OVER FILTER FABRIC IN PLANTING BEDS.
7. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
8. PLANTING SOIL SHALL BE 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND. SEE FILTRATION BASIN DETAILS & NOTES FOR SOIL WITHIN FILTRATION BASIN AREAS.
9. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF TWO YEARS BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS WORTHY (AS PER DIRECTION OF OWNER).
10. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
11. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
12. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
13. COORDINATE LANDSCAPE INSTALLATION WITH GENERAL CONTRACTOR.
14. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
15. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS DAILY.
16. SUPPLY DESIGN AND INSTALLATION FOR NEW IRRIGATION SYSTEM WITH COVERAGE OF SOD AND PLANTING AREAS. USE RAINFOIR OR APPROVED EQUIV. COORDINATE INSTALLATION WITH G.C. SOD AND SHRUB AREAS TO BE ON SEPARATE ZONES. PROVIDE RAIN SENSOR. BOULEVARDES TO BE SODDED AND IRRIGATED.



POND SIDE SEED SLOPE MIX: MN STATE SEED MIX 33-261 (STORMWATER SOUTH & WEST MIX). SEEDING RATE TO BE 35 LBS/ACRE.

APPLY SEED AFTER THE FOLLOWING: MULCH SEEDED AREAS WITH M_n/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 1 – JUNE 30 OR NOV. 1 – FREEZE UP. IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MICA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MN/DOT SEEDING MANUAL FOR REFERENCE.

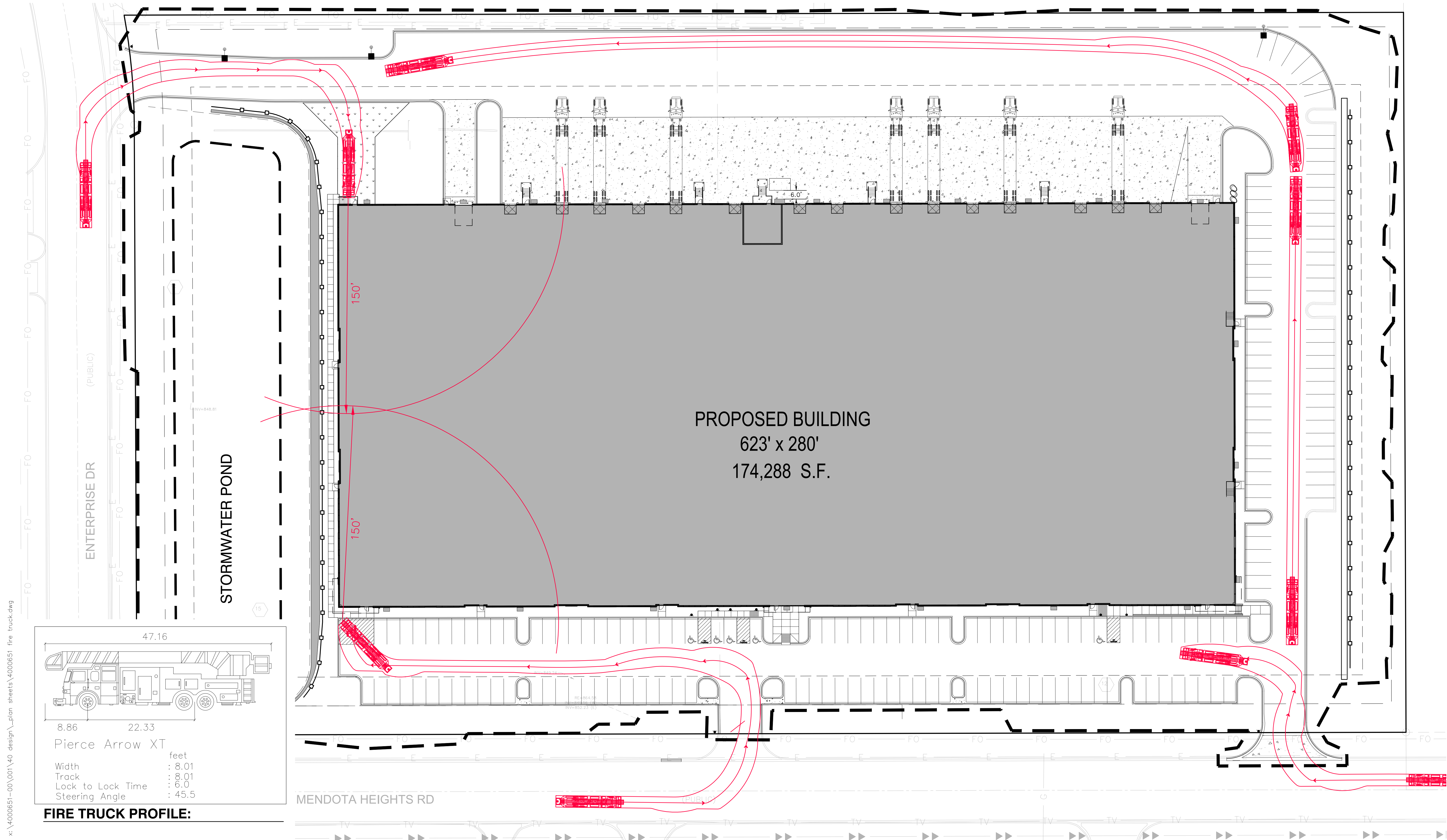
MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDING. RESEEDING SHALL BE COMPLETED AND REMULCHED (UNLESS OTHERWISE SPECIFIED) WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADEING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

REFER TO MN STATE SEED MIX MANUAL. REFER TO O&M DOCUMENT FOR FURTHER DETAILS REGARDING INSPECTION AND MAINTENANCE PRACTICES.

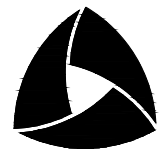
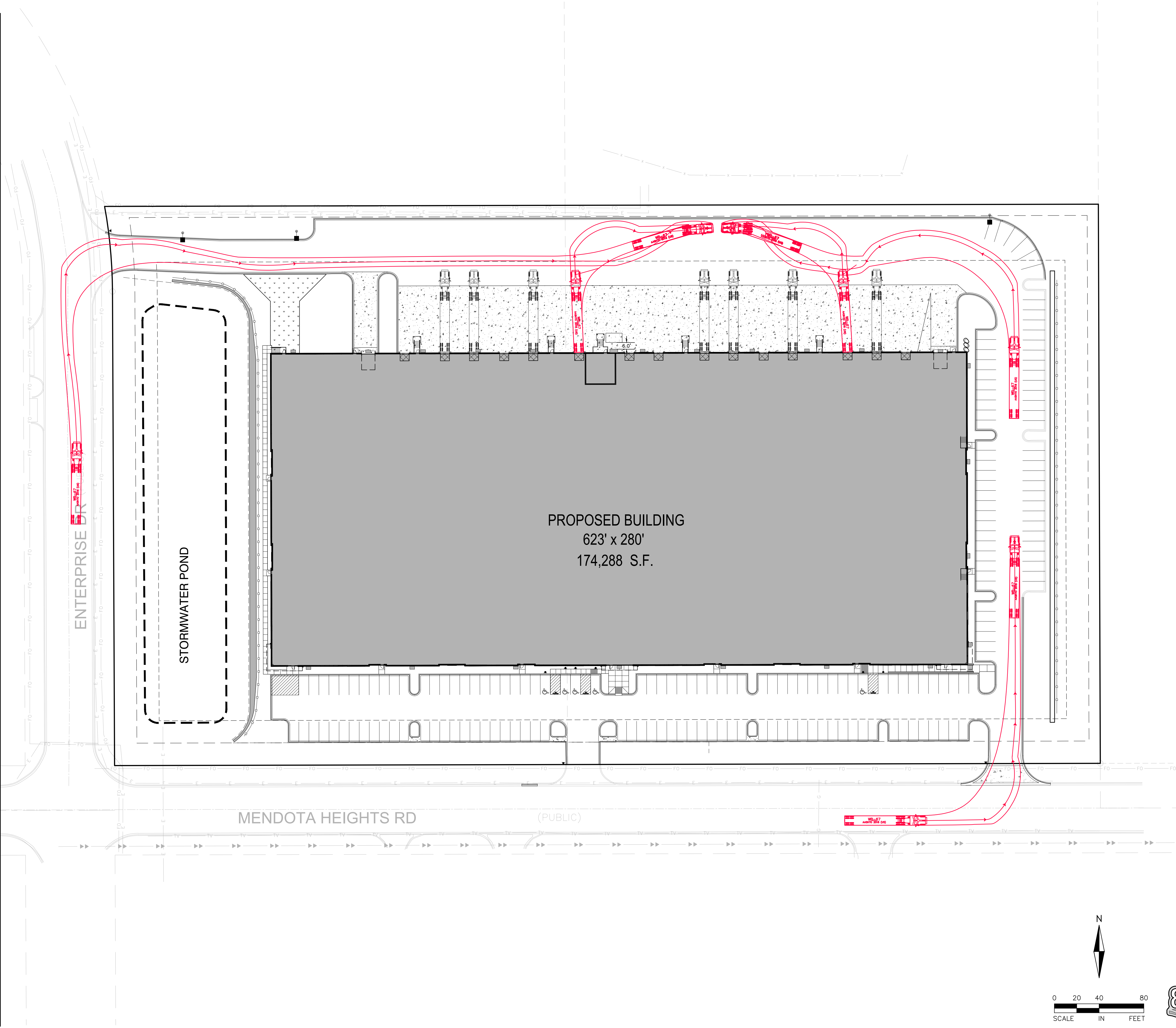


COBALT BUSINESS CENTER
1315 MENDOTA HEIGHTS RD
MENDOTA HEIGHTS, MN 55120
PERMIT SET
LANDSCAPE DETAILS

PROJECT NO: 4000651



Drawing name: X:\4000651-00\001\40 Design\Plan Sheets\4000651 Truck Movement.dwg Oct 10, 2025 - 3:15pm



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TRUCK MOVEMENT - IN

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

Daniel Sjoberg
DANIEL SJOBLOM, PE

09-15-25 54821
Date License No.

QUALITY ASSURANCE/CONTROL

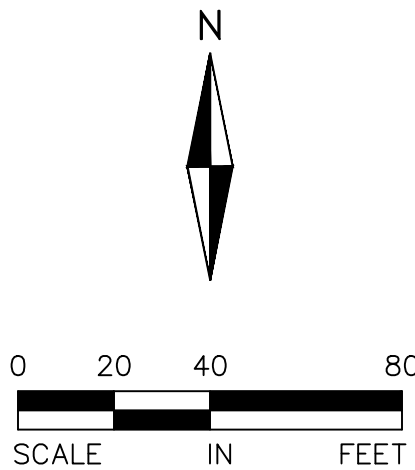
BY	DATE
DATE	ISSUE
05-09-25	CITY SUBMITTAL
06-12-25	PROGRESS
06-16-25	PERMIT SET
07-01-25	WATER COMMENTS & CURB WALL
07-23-25	SPRWS WATER COMMENTS
08-15-25	DEPT OF LABOR COMMENTS
08-22-25	TRUCK DOCK REVISION
09-15-25	TRUCK DOCK REVISION
09-18-25	RF#18 FIRE PUMP LOCATION
10-09-25	RF#25 TRANSFORMER LOCATION

PROJECT TEAM DATA	
DESIGNED:	MK
DRAWN:	TLM
PROJECT NO:	4000651

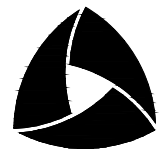
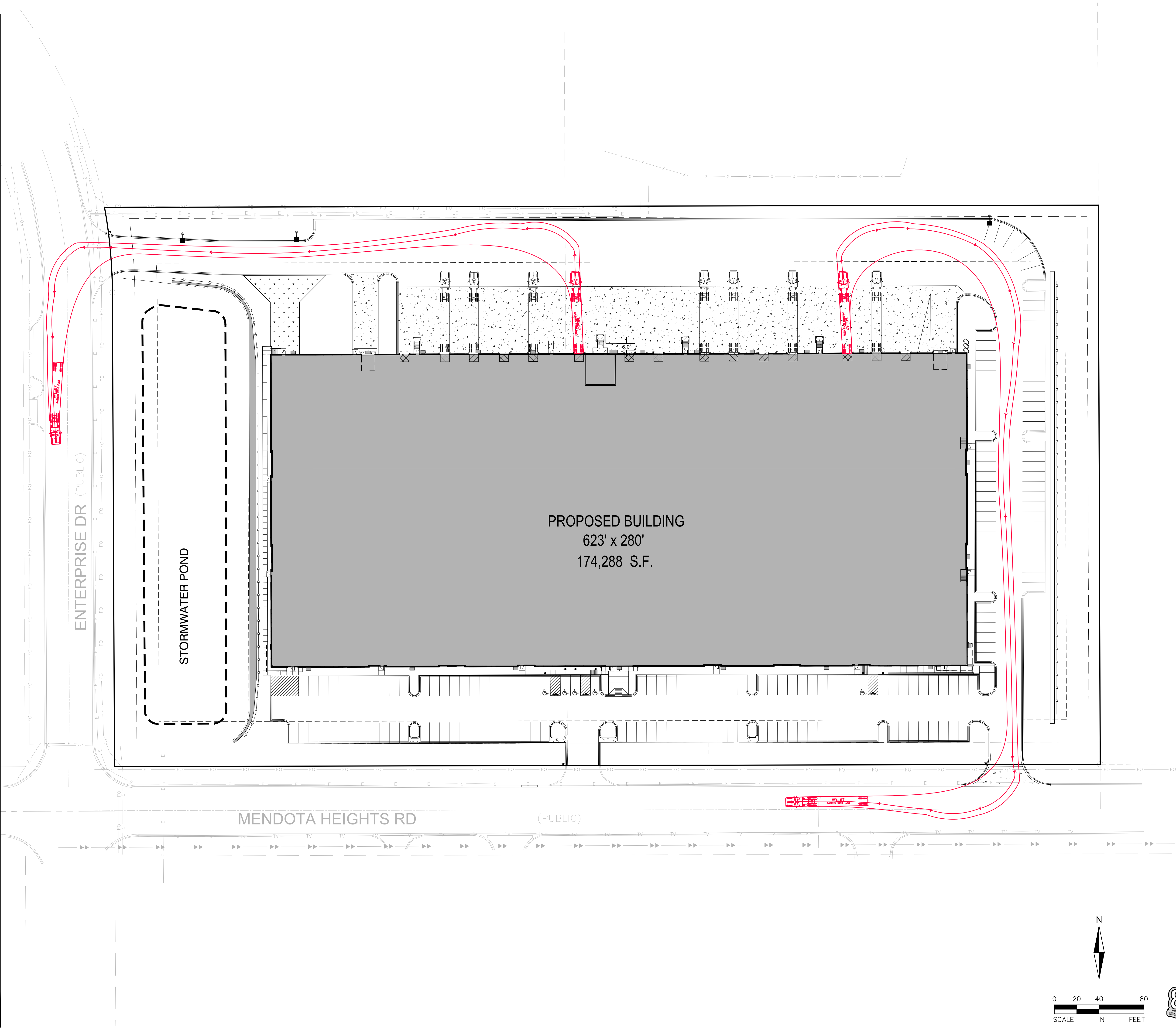
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TRUCK MOVEMENT - OUT

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Daniel Sjoblom
DANIEL SJOBLUM, PE

09-15-25 54821
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

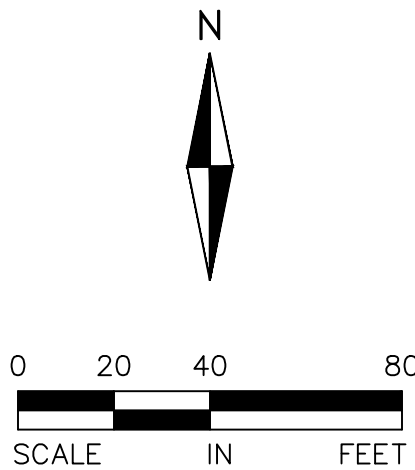
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05-09-25	CITY SUBMITTAL
06-12-25	PROGRESS
06-16-25	PERMIT SET
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10-09-25	RF#25 TRANSFORMER LOCATION

PROJECT TEAM DATA	
DESIGNED:	MK
DRAWN:	TLM
PROJECT NO:	4000651

C-3.0



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PERMIT SET

PHOTOMETRIC PLAN

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Daniel Sjoblom
DANIEL SJOBLOM, PE

06-16-25 54821
Date License No.

QUALITY ASSURANCE/CONTROL

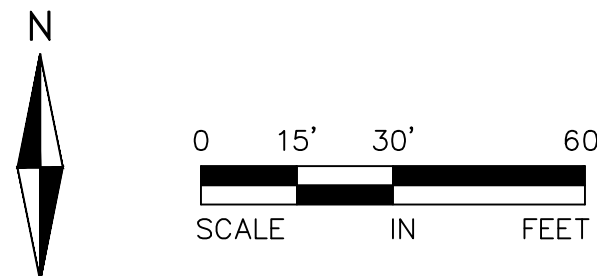
BY	DATE
DATE	ISSUE
05-09-25	CITY SUBMITTAL
06-12-25	PROGRESS
06-16-25	PERMIT SET

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: TLM
PROJECT NO: 4000651

P-1.0



6130 Blue Circle Dr., Minnetonka, MN 55343
Ph 952-217-0400 - Fax 952-930-1632
www.pulseproducts.com



GENERAL NOTES:

- A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.
- B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.
- C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.
- D. MN ENERGY CODE MEET FOR LPD BUILDING METHOD OFFICE 0.9 LPW ALLOWED.

MEETING MN ENERGY CODE WOULD REQUIRE:
1. 0-10V DIM CONTROL FOR BI-LEVEL REQUIRED.
2. SENSORS IN ALL PRIVATE OFFICES AND RESTROOMS
3. AUTOMATIC OFF THROUGHOUT OPEN AREAS.

PHOTOMETRIC SCHEDULE:

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	3	BB	Single	GARDCO OPF-S-A04-740-BLC ON 20FT SSS POLE 3FT BASE		0.900	10663	90.68	272.04
	3	AA2	Single	NV-W2-T2-64L-53-40K7 WALL MOUNTED AT 24FT		0.900	11661	99	297
	23	AA4	Single	NV-W2-T4-64L-7-40K7		0.900	15301	136	3128

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GROUND CALCS	Illuminance	Fc	0.35	6.1	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.58	4.4	0.4	3.95	11.00
TRUCK LOT	Illuminance	Fc	1.67	5.3	0.0	N.A.	N.A.



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Architecture | Interiors

1000 Twelve Oaks Center Drive
Suite 200, Wayzata, MN 55391
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F: 952-426-7440

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I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION, AND
THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF MINNESOTA.

SMH
STEPHEN M. OLIVER, AIA, NCARB
DATE 07-18-2025 LIC. NO. 47242

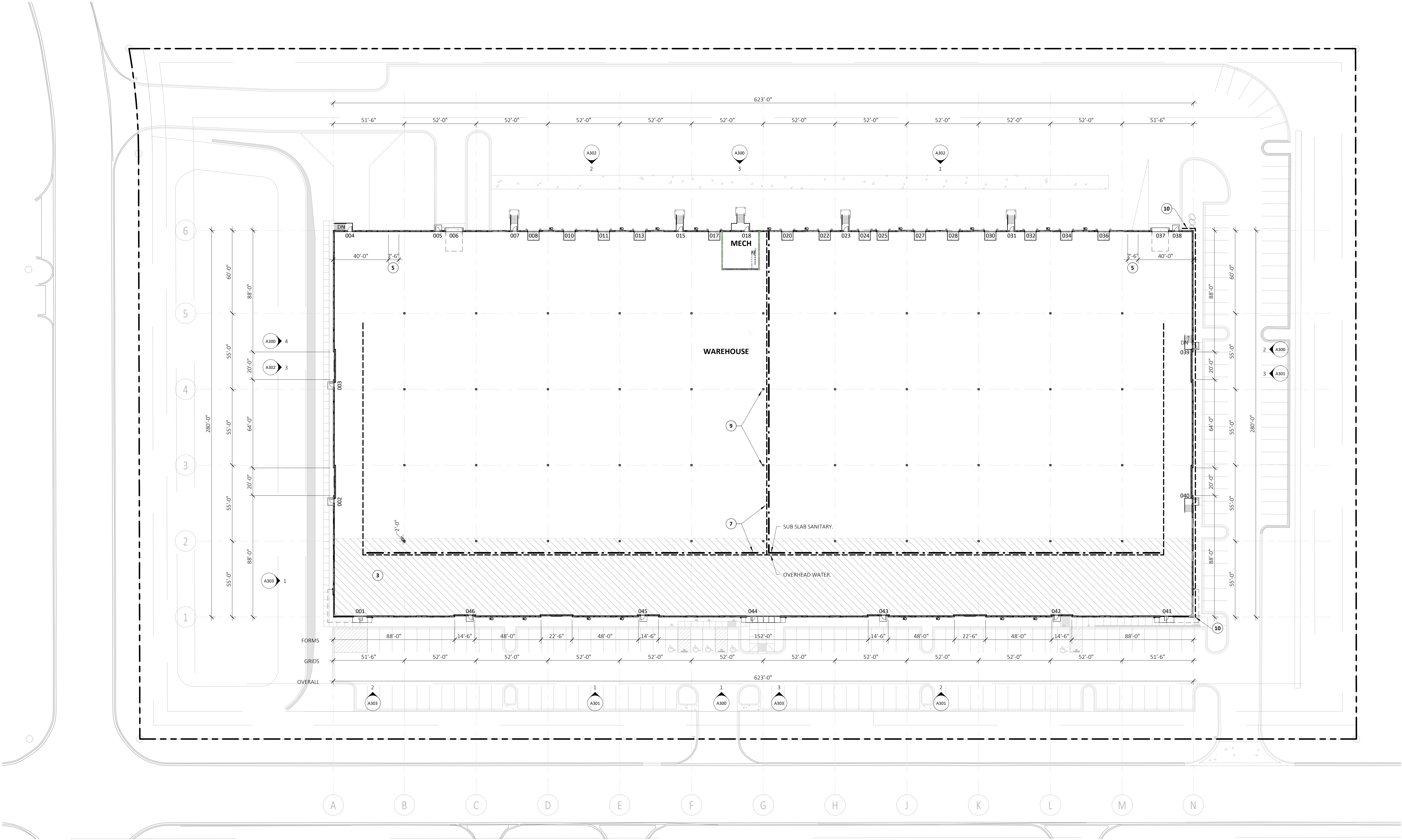
THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND
OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF
SERVICE AND SHALL RETAIN ALL COMMON LAW,
STATUTORY AND OTHER RESERVED RIGHTS,
INCLUDING COPYRIGHTS OF THE ATTACHED
DOCUMENTS.

GENERAL PROJECT NOTES

- SHADING INDICATES AREA THAT IS NOT INCLUDED IN THE SCOPE OF WORK.
- OWNER FURNISHED EQUIPMENT SUPPLIERS ARE TO COORDINATE FINAL LOCATION OF EQUIPMENT AND INSTALLATION WITH THE OWNER.
- ELECTRICAL CONTRACTOR & CABLE CONTRACTOR ARE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO WALLS, FINISHES, CEILINGS ETC. IN THE COURSE OF THEIR CONSTRUCTION. IF CONTRACTORS BEGIN WORK IN AN AREA WITH EXISTING DAMAGE THEY ARE TO IMMEDIATELY NOTIFY THE OWNER OR ASSUME RESPONSIBILITY OF SUCH DAMAGE.

FLOOR PLAN KEYNOTES

TAG	KEYNOTE
1	FLOOR DRAIN WITH SAND AND OIL INTERCEPTOR.
2	INTERNAL ROOF DRAIN LOCATION - COORDINATE FINAL LOCATION, COMBINATION, AND SIZING WITH PLUMBING AND CIVIL - SEE ROOF PLAN FOR LOCATION OF ROOF DRAINS. INTERIOR PIPING TO BE ROUTED AROUND WINDOWS; DO NOT GO IN FRONT OF A WINDOW OR ARCHITECTURAL FEATURE.
3	LOCATION OF UNDERSLAB VAPOR BARRIER IN HATCHED AREA. GC AND CLIENT TO COORDINATE FINAL LOCATIONS BEFORE PURCHASE AND INSTALLATION.
4	BOLLARD, TYPICAL AT INTERIOR AND EXTERIOR OF OPENING.
5	UNIQUE PRECAST PANEL WIDTH.
6	CANOPY LINE ABOVE.
7	WASTE LINE AND EXTENTS OF OVERHEAD WATER. GC AND CLIENT TO COORDINATE W/ PLUMBING.
8	CANOPY DOWNSPOUT CONNECT TO STORM SEWER - SEE CIVIL.
9	STRUCTURAL BRACE FRAME BETWEEN COLUMNS - SEE STRUCT.
10	DASHED LINE SHOWS EXTENT OF REQUIRED BELOW GRADE FOUNDATION WALL WATERPROOFING FROM F.O. FOOTING TO B.O. GRADE.
11	EXTERIOR STAIR AND RETAINING WALL - SEE CIVIL AND STRUCTURAL.



COBALT BUSINESS CENTER

**COBALT BC
1315 MENDOTA HEIGHTS RD
MENDOTA HEIGHTS, MN 55120**

NO.	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	06/18/2025

PROJECT NUMBER: 24341
DRAWN BY: J. JOHNSON
CHECKED BY: B. HUNKE/ S. OLIVER
DATE: 06/18/2025
COMPUTER DIRECTORY:
Enduser\Development\MendotaHeights\25106_ShellAndCore

SHELL PLAN - OVERALL

A200

MohagenHansen.com


STEPHEN M. OLIVER, AIA, NCARB

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.



PCP-1 INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: P-1.

PCP-2 INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: P-2.

PCP-3 INSULATED PRE-CAST PANEL
COMPANY: FABCON.
FINISH: STEEL FORM FINISH PRECAST PANEL - PAINTED.
COLOR: P-3.

P-1 PAINTE
COMPANY: PPG
COLOR: PPG1011-1 PACIFIC PEARL.

P-2 PAINTE
COMPANY: PPG.
COLOR: PPG1011-3 STARGAZER.

P-3 PAINTE
COMPANY: PPG.
COLOR: PPG1011-5 IMPROBABLE.

A

- | | |
|--------------|---|
| ACM-1 | <p>PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL
 COMPANY: REYNOLND.
 FINISH: FLUSH.
 COLOR: DEEP BLACK.</p> |
| ACM-2 | <p>PRE-FINISHED ALUMINUM COMPOSITE METAL PANEL
 COMPANY: REYNOLND.
 FINISH: FLUSH.
 COLOR: SAPPHIRE BLUE.</p> |
| MTL-1 | <p>PRE-FINISHED METAL COPING AND TRIM
 COMPANY: FIRESTONE.
 FINISH: UNICLAD.
 COLOR: BONE WHITE.</p> |
| MTL-2 | <p>PRE-FINISHED METAL COPING AND TRIM
 COMPANY: FIRESTONE.
 FINISH: UNICLAD.
 COLOR: MATTE BLACK.</p> |

2. ALUMINUM STOREFRONT/ CLERESTORY FRAMES: **SEE ADD0 GLAZING TYPES.**
3. ALUMINUM STOREFRONT/ CLERESTORY FLASHING: **MTL-1.**
4. ALUMINUM STOREFRONT/ CLERESTORY SEALANT: **TO MATCH STOREFRONT COLOR.**
5. GLAZING: **SEE ADD0 GLAZING TYPES.**
6. PRECAST ORING AT STOREFRONT: **PAINT TO MATCH ADJACENT PAINT.**
7. PRECAST OPENING AT OVERHEAD DOORS: **PAINT TO MATCH ADJACENT PAINT.**
8. PRECAST SEALANT: **TYPICAL PAINTEABLE SEALANT - PAINT TO MATCH ADJACENT PANEL COLOR.**
9. OVERHEAD DOORS: **PRE-FINISHED WHITE.**
10. OVERHEAD DOOR FLASHING: **MTL-1.**
11. OVERHEAD DOOR BUMPER: **TYPICAL PRE-FINISHED BLACK.**
12. HM DOORS: **PAINTED P-2, U.N.O.**
13. HM DOOR FLASHING: **MTL-1.**
14. CANOPY SOFFIT: **SEE SOFFIT PLANS.**
15. CANOPY FLASHING: **MTL-1.**
16. CANOPY RAIN LEADER: **MTL-2.**
17. BOLLARDS: **PAINTED: "OSHA YELLOW".**
18. SIDEWALK SEALANT: **TO MATCH CONCRETE.**
19. SIGNAGE: **SIGNAGE BY TENANT PERMIT.**
20. PRECAST PANEL TYPES: **SEE ADD0 FOR PRECAST PANEL TYPES**
21. SAMPLES: **PROVIDE SAMPLES FOR CLIENT AND ARCHITECT TO REVIEW BEFORE CONSTRUCTION.**
22. MOCK-UP: **PROVIDE MOCK-UP OF EACH PAINT COLOR FOR CLIENT AND ARCHITECT TO REVIEW BEFORE CONSTRUCTION.**
23. LIGHTING: **SEE LIGHTING DESIGNER FOR MORE INFORMATION, SEE LOCATIONS ON ELEVATIONS TO BE CENTERED BETWEEN PRECAST OR ARCHITECTURAL ELEMENTS.**

**COBALT BC
1315 MENDOTA
HEIGHTS RD
MENDOTA HEIGHTS, MN
55120**

[illegible]

PROJECT NUMBER:	24341
DRAWN BY:	J. JOHNSON
CHECKED BY:	B. HUNKE/ S. OLIVER
DATE:	06/18/2025

A300