



CITY OF INVER GROVE HEIGHTS

8150 Barbara Avenue
Inver Grove Heights, MN 55077
(651) 450-2545
www.invergroveheights.org

FINAL PLAT

(City Code Section 11-2-5C)

The following must be submitted prior to review and processing a request. If you have any questions, please contact the Planning Department.

- ☐ A completed Planning Application Form with the appropriate fees.
- A written narrative clearly describing the request.
- Ten (10) folded full size copies, one set of 11 x 17 reductions, and one electronic plan set, if available, of the following information:
- Final Plat prepared for recording purposes in accordance with provisions of Minnesota State Statutes and Dakota County regulations. The final plat shall contain the following information:
 - Name of the subdivision, which shall not duplicate or too closely approximate the name of any existing subdivision.
 - Location by section, township, range, county and state, and including descriptive boundaries of the subdivision, based on an accurate traverse, giving angular and linear dimensions which must mathematically close. The allowable error closure of any portion of a final plat shall be one foot (1') in seven thousand five hundred feet (7500').
 - The location of monuments shall be shown and described on the final plat. Locations of such monuments shall be shown in reference to existing official monuments on the nearest established street lines, including true angles and distances to such reference points or monuments.
 - Location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet, with the length of radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground shall be shown. Dimensions shall be shown from all angle points of curve to lot lines.
 - Lots shall be numbered clearly. Blocks are to be numbered with numbers shown clearly in the center of the block.
 - The exact locations, widths and names of all streets to be dedicated.
 - Location and width of all easements to be dedicated.
 - Name and address of surveyor making the plat.
 - Scale of plat (the scale to be shown graphically on a bar scale), date and north arrow.

- Statement dedicating all easements as follows:
 - Easements for installation and maintenance of utilities and drainage facilities are reserved over, under, and along the strips marked “utility easements”.
- Statement dedicating all streets, alleys and other public areas not previously dedicated as follows:
 - Streets, alleys and other public areas shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

Grading/Storm Water Drainage Plan:

- Earthwork quantities
- Final grades (3:1 maximum slopes, 4:1 preferred maximum)
- Building pad elevations
- Existing and proposed topography
- Drainage calculations
- 10-year storm pipe design
- 100-year storm level of protection
- Direction of drainage around each building pad location
- Appropriate easements as required.

Utility Plan including the following:

For plats with public utilities:

- The location and profile of existing utilities, proposed utilities, connection with existing utilities (watermain, sanitary sewer, storm sewer) and appropriate easements as required.
- Note whether the utilities will be publicly or privately constructed, owned and maintained.

For plats without public utilities:

- For plats in the non-utilitied portion of the city note drainfield locations on proposed lots. (Must be located on undisturbed soil.)

Street Plan including the following:

- Plan and profile of internal roads, grades, lengths of cul-de-sacs
- Curb data (horizontal and vertical)
- Connection to existing streets or platted right-of-way
- Provisions for future extensions or connections to adjacent land
- Appropriate easements or right-of-way

Wetland Plan showing the filling or draining of any wetland including sequencing justification and proposed mitigation consistent with the Wetland Conservation Act. All wetlands must be delineated in accordance with the Wetland Conservation Act.

Tree Preservation Plan showing location, size and species of all significant trees (8 caliper inches or greater for deciduous trees, 10 feet in height for coniferous trees) including trees to be preserved, removed and those within 30 feet of grading limits.

Reforestation or Landscape Plan showing reforestation required by Title 10, Chapter 15, Article D and landscaping required by Section 10-15-11 of this code. The plan must identify location, size, species and quantity of plant materials.

- At its discretion, the city may require an outside consultant review the proposed application and provide written comment. Such consultants may include: a traffic engineer, telecommunications engineer, water resources engineer, landscape architect, forester, or appraiser. If the city requires such review and comment, the applicant must provide cash escrow to the city to cover the cost of the review. City staff will notify applicants that such review is required prior to hiring the consultant(s).

Other Possible Agency Reviews:

- MN/DOT - When a proposed plat is adjacent to state right-of-way or road, or access to a state road is proposed.
- Dakota County - When a proposed plat is adjacent to a county right-of-way or road, or access to a county road is proposed.
- DNR - For subdivisions, Planned Unit Developments in a Shoreland Overlay Zone, or for variances requested from the Shoreland Management standards.
- EQB (Minnesota Environmental Quality Board) - Projects requiring environmental review.
- Any other applicable agency or jurisdiction.



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PLANNING APPLICATION FORM

SECTION 1 APPLICANT INFORMATION

Applicant Name: _____ Contact Name: _____
Mailing Address: _____ Mailing Address: _____
Daytime Phone: _____ Daytime Phone: _____
Cell Phone/Fax: _____ Cell Phone/Fax: _____
Email: _____ Email: _____

SECTION 2 SITE & PROPERTY OWNER INFORMATION

Site Address: _____ County Tax PIN: 20 _____
Legal Description (or attach separately): _____
Owner Name (If different from above): _____
Owner Email: _____
Owner Mailing Address: _____

SECTION 3 APPLICATION TYPE

_____ Variance _____ Conditional Use Permit _____ Major Site Plan Review
_____ Rezoning _____ Preliminary Plat _____ Planned Unit Development
_____ Comp Plan Amendment _____ Final Plat _____ Zoning Code Amendment
_____ Waiver of Plat _____ Other: _____

SECTION 4 OTHER INFORMATION

Attach the written description, plans and other required documents (See Petitioner's Instructions.).

I attest that the information contained in this application is true and correct to the best of my knowledge.

APPLICANT SIGNATURE: _____

OWNER SIGNATURE: _____

OFFICE USE ONLY

Case Number: _____ Planning Review Committee Date: _____
Date Accepted: _____ Planning Commission Date: _____
Accepted By: _____ Park & Rec. Commission Date: _____
Receipt #: _____ City Council Date: _____
Escrow #: 702-229 60 Day Deadline: _____

SECTION 5 FEES

REQUEST TYPE	BASE FEE	ABSTRACT FEE	GIS FEE	ESCROW*	TOTAL
Administrative Subdivision	\$100		\$25/lot		\$
Comprehensive Plan Amendment	\$500		\$50	\$2,500	\$
Comprehensive Plan Amendment – minor	\$200			\$250	\$
Conditional Use Permit, single family residential	\$250	\$46			\$
Conditional Use Permit, impervious surface single family residential	\$250	\$46		\$1,500	\$
Conditional Use Permit, other	\$500	\$46		\$5,000	\$
Conditional Use Permit, other – amendment	\$150	\$46		\$1,000	\$
Determination of Substantially Similar Use	\$200			\$200	\$
Final Plat – single family	\$500	\$46	\$25/lot	\$5,000	\$
Final Plat – other (i.e. Commercial or Industrial)	\$200	\$46	\$100/acre	\$5,000	\$
Interim Use Permit	\$500	\$46		\$1,250	
Major Site Plan Review	\$500			\$5,000	\$
Non-Conforming Use Certificate	\$500	\$46		\$1,250	
Northwest Area Environmental Studies Fee	\$80/gross acre				\$
Northwest Area Sketch Plan Review				\$1,000	\$
Planned Unit Development (PUD) – Preliminary	\$1,000 + plat fees	\$46	Varies	\$5,000	\$
Planned Unit Development (PUD) – Final	\$500	\$46		\$3,000	\$
Planned Unit Development – Amendment	\$250	\$46		\$1,000	
Preliminary Plat	\$500 + \$5 per lot			\$5,000	\$
Rezoning	\$500		\$50	\$500	\$
Street Dedication	\$150	\$46	\$50		\$
Street/Easement Vacation	\$150	\$46	\$50	\$500	\$
Variance – Residential	\$200	\$46			\$
Variance - Commercial	\$200	\$46			\$
Waiver of Plat	\$300	\$46	\$25		\$
Wetland Conservation Act Certification	\$75				
Wetland Replacement Plan	\$200		\$100/acre	\$2,500	
Zoning Code Amendment	\$500			\$500	\$
Zoning Code Amendment – minor	\$100			\$250	\$
TOTAL CUMULATIVE FEES	\$ (Code “AV”)	\$ (Code “AV”)	\$ (Code “CB”)	\$ (Acct. #)	\$

*The above escrow amounts represent the minimum deposit required. Additional escrow amounts may be required depending upon the size, complexity and scope of project.

CITY OF INVER GROVE HEIGHTS, MINNESOTA
PLANNING DIVISION

PROPERTY ACCESS CONSENT FORM

This is to certify that on _____, 20____, I, _____,
owner of property described as follows (address or legal description):

filed a request, (or authorized, by my signature, the filing of a request) with the Inver Grove Heights Planning Division for _____ on the described property. By filing the above referenced request, I hereby consent to permit access to said property, at any reasonable time, to members of City Staff, the Planning Commission, and the City Council for purposes of viewing the site and information gathering that is pertinent to the request.

Property Owner

Dated: _____

(Please return this completed form to the Planning Division at the time of application for your planning request. If the Consent Form is not returned with your Planning Application Form, it will be assumed that you do not wish to grant access to your property for the stated purpose. A copy of the Consent Form will be retained in the planning file relative to your case. The consent granted by virtue of this form expires upon final City Council action relative to your request.)

OFFICE USE ONLY

Case No: _____

Applicant: _____



CITY OF INVER GROVE HEIGHTS

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Dear Applicant:

As outlined in the Planning Application Form, the City of Inver Grove Heights requires a cash escrow deposit to cover all costs directly related to processing your application. These costs include City staff time, administrative costs, and costs for any consultants essential to complete the application's review.

The City makes every effort to minimize the cost of reviewing your application. To be most effective at this, it is important that you submit complete documents, plans, and designs. Incomplete submittals typically result in increased review time, and may require more of the City's consultants to become involved in the review. For example, if the City Attorney is required to draft legal documents that your attorney could draft, your escrow account would have to cover the City Attorney's time.

If your escrow deposit is depleted before the application is concluded, you will be required to make an additional deposit. In all cases, any negative balance in your escrow account will need to be paid prior to releasing City approvals of your application. Excess escrow will be refunded to you after final action is taken by the City Council and all billings are posted to your account.

Please contact the City Planner at 651-450-2554 if there are unanswered questions or you are unsure how to proceed.

Sincerely,

CITY OF INVER GROVE HEIGHTS

Acknowledgement by applicant that this letter has been read and understood:

(Applicant's signature)

(date)

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Dear Applicant:

At the request of Xcel Energy Inc., we are including the attached informational documents.

Sincerely,

CITY OF INVER GROVE HEIGHTS

MINNESOTA DEVELOPER CHECKLIST

BUILDERS CALL LINE 1-800-628-2121

We've developed this checklist as a helpful tool for you to use when planning and scheduling your utility services for your residential or commercial developments. Your project may require design, scheduling, site visits and permitting, therefore please provide as much advance notice as possible so we can ensure the most timely installation of your services. By taking these factors into consideration, we can help you keep your project on schedule and eliminate delays. Please contact the Xcel Energy Builders Call Line at 1-800-628-2121 to schedule any of the following services:

- Relocating existing gas or electric facilities that are in conflict with the new development.
- Disconnecting gas and electric services to existing homes on the site that will be moved or demolished for the new development.
- Determining temporary electric needs to serve:
 - Existing buildings that are required to remain in service while you prepare the site and complete development
 - Sales or construction trailers
- Moving or burying transmission lines.
Please note: this service requires at least six months advance notice to allow for permitting. Due to the expense, we provide this service on a limited basis.
- Submitting overhead to underground request for existing overhead distribution.

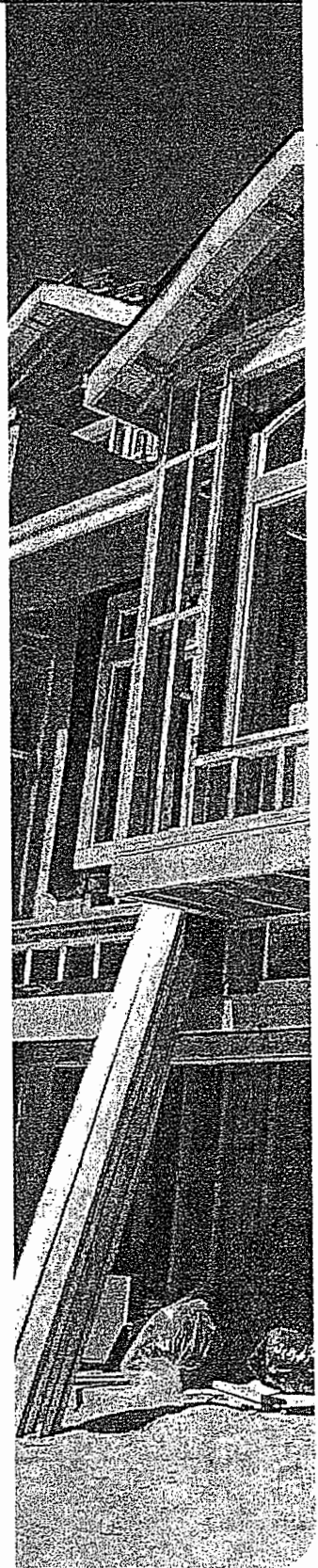
Telephone and Cable

- We recommend that you notify your appropriate phone & cable companies as soon as possible for under grounding requests or modifications to their systems.

Thank you for your assistance and we look forward to working with you.

Builders Call Line
1518 Chestnut Ave.
Minneapolis, MN 55403
1-800-628-2121
www.xcelenergy.com

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Northern States Power Company d/b/a Xcel Energy
03-08-108R - 6/04 CSS# 1581



2004 JOINT TRENCH CONTACTS - METRO EAST

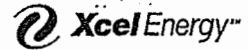
Name	Title	Office Number	Nextel Number	E-Mail Address
BUILDERS CALL LINE				
Builders Call Line		800 628 2121		
Electric Emergency		800 895 1999		
Natural Gas Emergency		800 895 2999		
Jerry Vehrs	Joint Trench Field Coordinator Metro East	651 229 2277	612 369 4530	jerome.a.vehrs@xcelenergy.com
Dave Horejsi	Joint Trench Coordinator	651 229 5537	612 369 3993	david.m.horejsi@xcelenergy.com
Tim Virant	Manager, Contracting	651 229 5532	612 369 4535	tim.j.virant@xcelenergy.com
Becky Harasyn	New Development Liaison	651 748 3333	612 723 5012	becky.l.harasyn@xcelenergy.com
Cindy Pariseau	Xcel Local Crew Construction Coordinator	651 779 3514	612 720 3799	cynthia.k.pariseau@xcelenergy.com
DESIGNERS				
Bert Veen	Manager, Joint Trench	651 762 8600	612 369 4516	bveen@exelonunderground.com
Doug Cabak	Joint Trench Designer	952 829 4579	612 282 5598	douglas.m.cabak@xcelenergy.com
Troy Nodes	Joint Trench Designer	651 748 3340	612 369 0822	troy.b.nodes@xcelenergy.com
Gary Kammerude	Conduit Crossing		612 369 2734	
NEW BUILD SUPERVISORS				
Brad Greenwaldt	New Build Supervisor	651 493 5307	651 755 2445	bradley.Greenwaldt@cable.comcast.com
OPERATIONS				
Doug Roush		651 257 3151	612 209 5763	droush@czn.com
PLANNING				
Tim Bergh	Line Superintendent	763 323 4226	763 286 2249 612 369 4433	timbe@connexusenergy.com
PLANNING - WESTERN DIVISION				
John Driscoll	Metro South	612 861 8745	612 250 8059	jadrisc@qwest.com
Denny Hoel	Metro East	651 229 4643	612 275 1558	dhoel@qwest.com
Jason Perkins	Cottage Grove Woodbury, Northfield	651 777 8666	651 231 5748	jpperki@qwest.com
Wayne Johnson	White Bear, Stillwater, Lake Elmo, Forest Lake	651 282 8077	612 275 1567	wajohns@qwest.com
Jim Sanders	Metro North	651 281 7000	612 267 2035	jesanders@qwest.com
Ross Larson	Manager Design Engr	651 714 7541	651 276 6426	rjlars2@qwest.com
PLANNING - EAST DIVISION				
John Fischer	Manager	320 980 3517		



Builders Call Line
1518 Chestnut Avenue
Minneapolis, MN 55403
(800) 628-2121
www.xcelenergy.com

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Northern States Power d/b/a Xcel Energy
04-03-409

NEW PLAT SUBMITTAL FORM NEW RESIDENTIAL DEVELOPMENT



Builders Call Line • 1518 Chestnut Avenue • Minneapolis, MN 55403
Phone: 612-623-2000 or 1-800-628-2121 Fax: 1-800-628-2521
www.xcelenergy.com

Please photocopy this page for multiple use.

Developer Name: _____ Today's Date: _____

Phone: () _____ Contact: _____ Fax: () _____

Pager: () _____ Cell Phone: () _____ Other Contact Number: () _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

*Email Address: _____

*By providing your e-mail, you are giving us permission to send information about this and other Xcel Energy products, services and events

Project Information

Development Name: _____ Contact: _____ Phone: () _____

Type of Development: Single-Family Number of Lots: _____ Multi-Family Number of Units: _____

Existing Homes on Site: Yes No Development Served By: City Water/Sewer Septic/Well

Road Requirements: Curb and Gutter Sidewalk Rural Ditch Section

Paving: Yes No Association common area/community area/swimming pool: Yes No

Association Sprinkler System: Yes No Sprinkler system electric locations(cross streets): _____

Commercial Buildings: Yes No Fountains: Yes No 3 Phase Requirements: Yes No

Requested Services: Electric Gas Street Lighting

List any special conditions that might require an on-site meeting to determine energy routing: _____

Location

If Plats Included skip this section

Site Location: _____

Nearest Crossroads: _____

Section: _____ City/Town/Village (circle one)

Schedule

Two full sets of construction plans enclosed: Yes No

Approval Stage: Conceptual Preliminary Final

Construction Start Date: _____ Electric/Gas Target Install Date: _____

THIS SECTION FOR Xcel Energy USE ONLY

Xcel Energy Street Lights Project? Yes No Work Order #: _____ Designer: _____

GIS DATA:

File ID: _____ Received From: _____ Date Received: _____

Format: Paper Digital Type: _____

Conversion Area: Future Current

Date Landbase Created in GIS: _____ Date Street Centerlines and Address Created in GIS: _____

Date Designer Notified: _____