



CITY OF MENDOTA HEIGHTS

PLANNING COMMISSION REGULAR MEETING AGENDA

January 27, 2026 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 December 29, 2025 Planning Commission Meeting.
4. **Public Hearings**
 - a. **CASE No. 2026-01 MRCCA Permit** Application of Homes by Tradition, LLC, requesting a Mississippi River Corridor Critical Area (MRCCA) Permit to allow for the construction of a new single-family home on the vacant property located at the northwest corner of Glenhill Road and Victoria Curve.
5. **New and Unfinished Business**
6. **Updates/Staff Comments**
7. **Adjourn**

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

**DRAFT PLANNING COMMISSION MINUTES
DECEMBER 29, 2025**

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, December 29, 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 Patrick Corbett, Cindy Johnson, Jason Stone, Jeff Nath, and Steve Goldade. Those absent: Commissioner Brian Udell.

Approval of Agenda

The agenda was approved as submitted.

Approval of November 25, 2025, Minutes

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER NATH, TO APPROVE THE MINUTES OF NOVEMBER 25, 2025.

AYES: 6

NAYS: 0

Hearings

**A) PLANNING CASE 2025-16
CHASE REAL ESTATE (ON BEHALF OF CONDOR LIVING/LEXINGTON
HEIGHTS APARTMENTS), 2300 LEXINGTON AVENUE – PLANNED UNIT
DEVELOPMENT AMENDMENT (PRELIMINARY DEVELOPMENT PLAN)**

Community Development Manager Sarah Madden explained that the applicant, Chase Real Estate, LLC, requests approval of an amendment to the Lexington Heights Planned Unit Development (PUD) to allow for the construction of a new 84-unit apartment building on the property in addition to the existing structures. The application had been tabled from the Planning Commission's November 25, 2025, meeting.

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).

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

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER JOHNSON, TO OPEN THE PUBLIC HEARING.

AYES: 6

NAYS: 0

Joe McElwain, Chase Real Estate, commented that he believed that staff addressed the questions that the Commission previously presented in the presentation, and was present to address any additional questions. He stated that the resident meeting on-site went well. He noted a report dated May 6, 2025, which identified the housing needs in Mendota Heights and recommended 1,290 new residential units over the next five years. He hoped that this application for 84 units would help the cause.

Commissioner Johnson appreciated the effort of the applicant to answer most of the questions. She referenced a plan for buffering using plant materials to the north and east and a related letter from MnDOT about noise buffering. She commented that she would like to see additional buffers on the north and east. She recognized the trees that would be removed to the north for the fire turnaround and identified additional opportunities for planting on the site. She recommended native buffering around the infiltration area.

Commissioner Corbett asked why this was originally constructed through a PUD.

Mr. McElwain was unsure, as the project was constructed in 1984.

Community Development Manager Sarah Madden stated that part of the reason was related to the density, which was ten units per acre. She stated that she can provide additional information after the questions for the applicant are completed.

John Riley, property owner, stated that he is present to answer any property-specific questions.

Elliot Side, 2300 Lexington, commented that his bedroom window faces the forest, which will partially be removed. He asked the Commission to consider what it would be like to live across from a construction site. He noted that once the construction is completed, the view to the east will change as they will look at a building, and the new building will have views of the existing building or the highway. He commented on the disruption that this project will create for residents and believed that the additional units would put more pressure on the site. He asked the Commission to reject this project as he did not see a benefit to the residents already living on the site.

Harvey Prah, 2300 Lexington, appreciated the concerns raised by the previous resident but also recognized that it is part of development and economic progress. He stated that buildings are being developed in undeveloped areas and recognized that the community is going through economic growth, which is great for jobs and additional residents. He commented that this community is a beautiful place to live and the service at Lexington Heights has been phenomenal, noting that whenever he has an issue, it is immediately addressed by management. He recognized that

construction would be inconvenient and messy, just as a road project is. He stated that while some tweaks could potentially be made to the project, he did not see a need to reject the proposal.

Stacia Terrhar, 2370 Lexington, commented that the management has been great at the property. She expressed concerns about safety along Lexington Avenue.

Katelynn Noseworthy, 2300 Lexington, commented that the current design has room for large vehicles to turn around and park without blocking anyone in. She stated that in the new design, there still needs to be a turnaround area. She noted that there is a fire hydrant in front of the 2300 building and asked if there could be parking in front of that, as identified in the plan.

Allison Runche, 2300 Lexington, commented that it is disappointing to see that some of the wooded area would be removed, as they were told it would not be removed at the resident meeting. She referenced the proposed density, which is calculated over the entire site, although it will be added to the 2300 property. She asked why the City established a density range if it is not going to be kept, and asked for the criteria that are considered for increased density requests.

Mr. Riley stated that the trees being removed are to accommodate the required turnaround. He noted that the treed area is not a high-value or high-quality forest. He stated that when the property was constructed, the parking required 2.5 vehicles per unit, which results in large parking lots that are underutilized, estimating that only about 30 percent of the parking is utilized.

Mr. McElwain identified the line that estimates the boundary of the tree survey. He stated that the forest to the northeast is not anticipated to be impacted and simply identifies the boundary of the survey. He stated that the island will be placed in front of the hydrant, and the details of the turnaround will be determined as they move forward and work with the Fire Department.

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

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

AYES: 6

NAYS: 0

Commissioner Corbett stated that he researched the reasoning for a PUD and understands that it can accommodate multiple variances while also preserving green space. He stated that the space proposed to be built upon is only there because of the original PUD, which created that space. He appreciated the intent of the applicant but also believes there is no urgency to move forward with this, as there are more than enough high-density apartments that have been constructed in the last six years, with additional apartments being constructed in neighboring communities as well. He stated that he would recommend denial of the request as he did not see a need or urgency.

Commissioner Goldade stated that one of his main thoughts has been around density, not only for this site but for the city as a whole. He asked if there is a possibility for this site that future

buildings could be added if this were approved, or whether this would be the last building on the site.

Community Development Manager Sarah Madden stated that part of the initial discussions with the developer at the time the concept was presented included a review of the entire site and that the northernmost parcel had the most available space for a new building that would meet modern construction and needs. She stated that setback flexibility is still requested as part of this request. She stated that when the PUD was originally proposed, the full right-of-way acquisition was growing and changing, and all multi-family developments with multiple buildings were developed under PUDs at that time. She stated that the PUD ordinance at that time did not include the same language it includes today, and explained how the density requirements have changed over time. She also reviewed items of discussion for the original PUD approval. She stated that the Comprehensive Plan of the City today includes density goals and anticipated growth, and noted that the past density ranges of the City have changed over time. She commented that the PUD tool has existed since the 1980s, but has also changed over time to allow flexibility. She stated that exceeding the density is a discretionary authority of the City Council. She stated that the Commission is asked to make a recommendation to the City Council. She noted that increased density is something that has been approved by the City Council in recent years, providing examples.

Chair Field asked for information on the fire hydrant issue mentioned.

Community Development Manager Sarah Madden noted that this would likely be the location of the landscaping island within the parking lot and will be reflected in the updated plans, as parking is not allowed in front of a hydrant.

Chair Field referenced the concerns with the treed area and related comments of the applicant and asked for staff thoughts.

Community Development Manager Sarah Madden commented that the line shown on the plan is an estimated boundary for the tree canopy, and the majority of the trees fall deeper into the property on private property. She stated that, depending on the needs for the fire turnaround, additional trees may need to be removed, but there would be a requirement for replacement.

Commissioner Johnson asked if this building would be at the same elevation as the other building or whether there would be an opportunity for the new building to have a lower elevation.

Community Development Manager Sarah Madden stated that the buildings will not be at the exact same elevation, noting the grading plan.

COMMISSIONER JOHNSON MOVED, SECONDED BY COMMISSIONER CORBETT, TO REOPEN THE PUBLIC HEARING.

AYES: 6

NAYS: 0

Mr. McElwain provided the elevation of the existing building and the proposed elevation of the new building. He explained the changes that would be necessary to dig the new building lower, which would require a higher retaining wall and potentially additional tree impacts.

Commissioner Johnson commented that there will be damage to trees from the construction of the retaining wall, again noting the map she created, which identifies areas where additional plantings could occur.

Mr. McElwain stated that they would add trees around the fire turnaround to mitigate for headlights.

Commissioner Goldade noted that the existing buildings are three stories, and this is proposed to be four stories, so it would be a higher elevation.

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

AYES: 6

NAYS: 0

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER NATH, TO RECOMMEND DENIAL OF CASE 2025-16 AS THE NEED IS NOT URGENT, THE BUILDINGS EXCEED THE MAXIMUM DENSITY, AND THERE ARE STILL HIGH-DENSITY HOUSING BUILDINGS THAT HAVE BEEN APPROVED AND ARE YET TO COME ONLINE.

Further discussion: Commissioner Stone commented that he has been in Mendota Heights for 17 years and originally did not support the apartment buildings that have come to the community, but his opinion has since changed as the buildings are nice and allow more residents to live in the community. He stated that he has always been surprised by the amount of green space on this site and completely understands the thoughts of the building owner to want another building on the site. He stated that he would support the request.

Commissioner Johnson stated that her concerns are related to the transition from R-1 to R-3 and how that is dealt with. She had concerns about the buffer along the highway and believed that additional trees would assist with buffering from the highway noise. She understood the need and desire of the community for space and trees, and perhaps there are things that can be built into the design to mitigate that impact for existing residents. She stated that the request generally fits within the area, and this could be an area to accommodate additional density, while also preserving the PUD objectives. She noted the additional housing options that this building would provide and stated that while she does have concerns with increased density, she believed this to be a minimal impact and could be a good opportunity.

Commissioner Nath commented that the Council continues to approve increased density and asked when that stops. He stated that this is a nicely designed building, but was unsure whether he wanted to continue to support requests above the standard. He recognized that the final decision

would be of the City Council, but did not want to support something above the residential standard. He commented that he also did not like that the existing residents would have a view of a new building, but recognized that this is also the result of development. He stated that he probably could not support this as written.

Commissioner Johnson stated that while she agrees with the comments related to density, a PUD is a tool that allows flexibility in density. She stated that the Council will have discussions related to the density request, and perhaps additional benefits will be provided in return for that increase. She recognized that this parcel has available land that would allow for additional development with minimal impact on others.

AYES: 2 (CORBETT AND NATH)
NAYS: 4

Commissioner Stone asked if a recommendation could be provided to plant additional trees as suggested by Commissioner Johnson.

Commissioner Corbett asked about the urgency in building additional apartments.

Commissioner Stone commented that there may not be an urgency, but he understands the why, as the property owner has a large amount of land that could be built upon. He stated that the Riley family constructed the project, and he believes that the family will continue to have a vested interest in the property and maintenance of the property.

Commissioner Johnson stated that the question is not why but whether the request fits within the parameters, as outlined in the staff report.

Community Development Manager Sarah Madden stated that the recommended conditions of approval have not changed from the previous meeting, noting that 11 conditions of approval were recommended with this request. She stated that the Commission could choose to add conditions, as could the City Council. She stated that landscaping is addressed through proposed condition seven in the staff report and noted that the Commission could modify that condition or choose to add additional conditions if desired.

Commissioner Goldade asked if there was a discussion related to the number of stories and how four stories were chosen to move forward.

Community Development Manager Sarah Madden stated that an early concept was shared four or five years ago, which also included a four-story building, as that is the style of building constructed in this area. She noted that when additional stories are added, different construction materials are required. She stated that the building as designed is compliant with the standards, recognizing that the density is a requested flexibility.

Commissioner Johnson asked if there is anything that could be done architecturally to modify the impact the building will have on the existing 2300 residents, whether that is done through a step back or a gap.

Commissioner Goldade stated that when there is an existing development and something new is added, it should be consistent in height. He asked if the City would want to add a building one story higher than the existing three-story buildings on the site.

Commissioner Johnson agreed that, ideally, it would be a three-story building or a modified version.

Chair Field asked if a condition could use the word encourage.

Community Development Manager Sarah Madden commented that the discussion could include the thoughts that have been expressed, but the conditions are directives and requirements of the applicant and not suggestions.

Chair Field stated that he is unsure there is anything that could be done in that regard, as it is the nature of the application, as this is a preliminary plat.

Commissioner Corbett stated that the Commission is making a recommendation, and the City Council will have the final vote. He stated that the Commission could recommend denial because it is four stories instead of three.

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER JOHNSON, TO RECOMMEND APPROVAL OF THE ZONING AMENDMENT AND PRELIMINARY DEVELOPMENT PLAN, TO AUTHORIZE AN AMENDMENT TO THE LEXINGTON HEIGHTS PLANNED UNIT DEVELOPMENT (PUD) ALLOWING FOR THE CONSTRUCTION OF A NEW 84-UNIT APARTMENT BUILDING AT 2300 LEXINGTON AVENUE, BASED ON THE FINDINGS OF FACT AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE APPLICANT/DEVELOPER SHALL ENTER INTO A DEVELOPMENT AGREEMENT WITH THE CITY OF MENDOTA HEIGHTS.
2. THE NEW BUILDING SHALL BE CONSTRUCTED ONLY IN CONFORMANCE TO BUILDING AND SITE PLANS CERTIFIED BY REGISTERED ARCHITECTS AND ENGINEERS (AS APPLICABLE); AND IN ACCORDANCE WITH ALL ARCHITECTURAL AND BUILDING STANDARDS FOUND UNDER TITLE 12-4B-3, SUBPART E "ARCHITECTURE AND BUILDING DESIGN STANDARDS".
3. THE PROPOSED WATER SYSTEM SHALL BE DESIGNED AND CONSTRUCTED TO SAINT PAUL REGIONAL WATER SERVICE (SPRWS) STANDARDS, INCLUDING WRITTEN APPROVAL OF THE DESIGN LAYOUT PRIOR TO FINAL CITY COUNCIL APPROVAL.
4. THE DEVELOPER/APPLICANT SHALL SUBMIT FINAL GRADING, UTILITY, AND SITE PLANS, AND ARCHITECTURAL CONSTRUCTION DRAWINGS FOR PERMITTING, SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING DEPARTMENT AND ENGINEERING DEPARTMENT AS PART OF ANY BUILDING PERMIT APPLICATION. BUILDING AND GRADING PERMITS SHALL BE OBTAINED FROM THE CITY PRIOR TO CONSTRUCTION COMMENCEMENT OF ANY WORK.

5. ALL GRADING AND CONSTRUCTION ACTIVITIES AS PART OF THE PROPOSED DEVELOPMENT SHALL 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.
6. THE FINAL DEVELOPMENT PLAN SHALL INCLUDE AN UPDATED LANDSCAPE PLAN WITH A DETAILED LANDSCAPING SCHEDULE FOR PLANNED PLANT MATERIALS.
7. THE APPLICANT/DEVELOPER WILL WORK WITH PLANNING STAFF TO REVIEW AND APPROVE ADDITIONAL PLANT MATERIALS WITHIN A BUFFER AREA BETWEEN THE PROPOSED PATIO COURTYARD, THE REDUCED SETBACK AREA FROM THE EAST PROPERTY LINE BOUNDARY WITH I-35E, ALONG THE R-1 PROPERTY LINE, AND IN THE AREA OF CONSTRUCTION OF THE RETAINING WALL AND FIRE TURNAROUND BY INSTALLING ADDITIONAL LANDSCAPE MATERIALS, INCLUDING TREES, BERMS, HEDGES, OR OTHER LANDSCAPE MATERIALS WHERE FEASIBLE.
8. A PERFORMANCE BOND OR LETTER OF CREDIT SHALL BE SUPPLIED BY THE APPLICANT IN THE AMOUNT EQUAL TO AT LEAST ONE AND ONE-HALF (1 ½) TIMES THE VALUE OF SUCH SCREENING, LANDSCAPING, AND OTHER IMPROVEMENTS, TO BE INCLUDED AS PART OF THE DEVELOPMENT AGREEMENT.
9. THE DEVELOPER AND/OR THEIR RESPECTIVE AGENTS SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING IN A CONDITION PRESENTING A HEALTHY, NEAT, AND ORDERLY APPEARANCE AND FREE FROM REFUSE AND DEBRIS. PLANTS AND GROUND COVER WHICH ARE REQUIRED BY AN APPROVED SITE OR LANDSCAPE PLAN AND WHICH HAVE DIED SHALL BE REPLACED AS SOON AS SEASONAL OR WEATHER CONDITIONS ALLOW. ALL LANDSCAPE AREAS MUST BE IRRIGATED.
10. THE APPLICANT/DEVELOPER WILL WORK WITH THE FIRE DEPARTMENT PERSONNEL IN DETERMINING FINAL DESIGN, LOCATION, AND SPECIFICATIONS TO THE FIRE SAFETY ACCESS AREA TO THE NORTH PORTION OF THE NEW BUILDING.
11. A SEPARATE FOREST ALTERATION PERMIT APPLICATION AND FOREST MANAGEMENT PLAN IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO BUILDING PERMIT ISSUANCE TO CONFIRM COMPLIANCE WITH THE URBAN FOREST PRESERVATION ORDINANCE. THE APPLICANT SHALL POST A TREE REPLACEMENT ESCROW WITH THE CITY AND SHALL MITIGATE TREE REPLACEMENT IN APPROPRIATE AREAS OF THE PROPERTY AS REVIEWED AND APPROVED BY THE NATURAL RESOURCES COORDINATOR AND COMMUNITY DEVELOPMENT MANAGER. IF COMPLIANCE WITH THE TREE REPLACEMENT REQUIREMENT IS NOT FEASIBLE, THE CITY MAY APPROVE ALTERNATIVE TREE REPLACEMENT MEASURES WITHIN THE FOREST ALTERATION PERMIT.

AYES: 3

NAYS: 3 (CORBETT, GOLDADE, AND NATH)

Commissioner Johnson asked if this would still go to the Council with a 3-3 vote.

Community Development Manager Sarah Madden commented that the Commission could continue to discuss and see if the outcome would change, or this could go forward with the 3-3 vote.

Commissioner Stone commented that this should move forward with the 3-3 vote, and the City Council, who are elected officials, can make the decision. The Commission agreed.

Chair Field advised the City Council would consider this application at its January 20, 2026, meeting.

New and Unfinished Business

A) APPROVAL OF 2026 MEETING CALENDAR

Chair Field explained that the Commission is asked to consider and approve the 2026 meeting calendar.

Commissioner Stone commented that the March meeting is proposed during the spring break for the school district.

It was noted that there would not be a quorum at that meeting.

Community Development Manager Sarah Madden commented that she could bring alternative March dates for the Commission to consider. She noted that if a date or quorum could not be found, the March meeting could be canceled. She stated that the calendar could be approved without the March meeting tonight.

Commissioner Johnson referenced the May meeting and asked if the Commission could receive the packet earlier, given the holiday weekend prior to the meeting.

Community Development Manager Sarah Madden noted that she would make a note of it, and the digital packet could be made available earlier, although the paper packet would still be delivered on the usual date.

Commissioner Johnson asked if a similar request could be made for the December meeting packet.

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER STONE, TO APPROVE THE 2026 PLANNING COMMISSION MEETING CALENDAR AS PRESENTED WITH THE EXCEPTION OF THE MARCH MEETING DATE.

AYES: 6

NAYS: 0

Staff Announcements / Updates

Community Development Manager Sarah Madden provided updates on recent City Council actions on cases recommended by the Planning Commission. She stated that there are currently two applications that could come before the Commission at its January meeting. She noted additional items that will come before the Commission and City Council in the coming year.

Adjournment

COMMISSIONER CORBETT MOVED, SECONDED BY COMMISSIONER NATH, TO ADJOURN THE MEETING AT 8:45 P.M.

AYES: 6

NAYS: 0



Meeting Date: January 27, 2026

Agenda Item: **CASE No. 2026-01 MRCCA Permit** Application of Homes by Tradition, LLC, requesting a Mississippi River Corridor Critical Area (MRCCA) Permit to allow for the construction of a new single-family home on the vacant property located at the northwest corner of Glenhill Road and Victoria Curve.

Department: Community
Development

Contact: Sarah Madden,
Community Development
Manager

Introduction:

Homes by Tradition is the Applicant and Owners' Representative of the vacant property at the northwest corner of Glenhill Road and Victoria Curve (PID#27-81251-00-013), and has requested a Mississippi River Corridor Critical Area (MRCCA) Permit to construct a new single-family home, with associated site work and improvements.

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

Background:

The subject property is located at the northwest corner of Glenhill Road and Victoria Curve, and is generally east of the boundary with the City of Mendota. The subject site is part of the Valley View Oak 2nd Addition subdivision and has never been developed.

The property has been included within and party to several prior planning case applications. The most recent application that directly affected this property was in 2023, wherein the subject site was included in the approval of a lot split, authorized by Resolutions No. 2023-12 and 2023-25, and which established the lot boundaries for the subject site as they are today, and also referenced future development to be subject to a separate MRCCA Permit review.

The subject property is located within the Mississippi River Critical Corridor Area (MRCCA), and is subject to the standards established for this Overlay district that are more restrictive than the R-1 base zoning district standards. Therefore, the construction of a new single-family home requires a MRCCA permit.

Proposed Improvements

The existing lot is vacant. The proposed project is to construct a new 4,214 sq-ft home on the property, generally located at the front of the lot, 33-ft from the front property line abutting Glenhill Road. The proposed improvements include a new driveway, attached screen porch, deck, and patio, a new infiltration basin, and the development will include several retaining walls of varying heights. The application also includes a proposed swimming pool in the rear

yard, with associated surrounding decking and patio area. All of the proposed improvements are shown to be located outside of the Bluff Impact Zone (BIZ), however some improvements, such as the swimming pool, do encroach on the bluff setback, measured at 20-ft from the Bluff Impact Zone.

Analysis:

Per Title 12, Chapter 6 Critical Area Overlay District, a Mississippi River Corridor Critical Area (MRCCA) Permit is required for the subject project.

The purpose and intent of the Critical Area Overlay District is to:

- Establish districts under which building height and structure placement are regulated to protect and enhance the Mississippi River’s resources and features consistent with the natural and built character of each district.
- Identify development standards and considerations for land uses that have potential to negatively affect primary conservation areas and public river corridor views.
- Establish standards that protect primary conservation areas and public river corridor views from development impacts and ensure that new development is established consistent with the purpose of the MRCCA.
- Establish design standards for private facilities that are consistent with best management practices and that minimize impacts to Primary Conservation Areas (PCAs), Public River Corridor Views (PRCVs) and other resources identified in the MRCCA plan.
- Establish design standards for public facilities that are consistent with best management practices and that minimize impacts to primary conservation areas, public river corridor views and other resources identified in the MRCCA plan while recognizing that they serve the public interest by providing access to the Mississippi River Corridor or require locations within the river corridor and therefor require some flexibility.
- Establish standards that sustain and enhance the biological and ecological functions of vegetation; preserve the natural character and topography of the MRCCA; and maintain stability of bluffs and critical area steep slopes and ensure stability of other erosion-prone areas.
- Establish standards that protect water quality from pollutant loadings of sediment, nutrients, bacteria, and other contaminants; and maintain stability of bluffs, shorelines, and other areas prone to erosion.
- To create standards for subdivisions and development or redevelopment of sites that protect and enhance the natural and scenic value of the MRCCA, protect and restore biological and ecological functions of primary conservation areas, and encourage restoration of native vegetation where restoration opportunities have been identified in the MRCCA Plan.

The following summary of the site is provided as reference:

Standard	Subject Property Conditions
MRCCA Sub District	Separated from River
Bluff on Site?	Yes, extending across the property
Bluff Impact Zone (BIZ)	Yes, the Bluff Impact Zone encompasses the majority of the property. The proposed home is setback 34-ft from the BIZ at its closest point, and the attached patio is

	setback 31-ft at its closest point. The proposed swimming pool and surrounding decking is 7.5-ft setback from the BIZ at its closest point.
Significant Vegetative Stands or Primary Conservation Area (PCA)	Yes, the property is considered to be within a Significant Existing Vegetative Stand area.
Subject to Section 12-6A-9 Vegetation Management	Yes, selective vegetation removal will occur that is consistent with the minimum necessary for development.
Subject to Section 12-6A-10 Land Alteration Standards and Stormwater Management	Yes. A new home construction is permitted but stormwater must be diverted from any BIZ area. The new construction and earthwork is subject to the Land Alteration and Stormwater standards.
Subject to Section 12-6A-11 Subdivision and Land Development Standards	No. The property is not being subdivided, and is not part of a master-planned or phased common development plan.
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..." As indicated on the attached GIS maps, the Bluff Impact Zone (BIZ) crosses and covers the majority of the subject site from the western boundary towards the building area at the eastern edge of the property. As shown on the Site Plan and Landscape Plan, the applicant will construct a new single-family home and sod the entirety of the site, install a new infiltration basin, and plans for enhanced landscaping areas throughout the developed portion of the site adjacent to the new home. As proposed, the new home will be setback approximately 34-ft from the BIZ boundary at its closest point. The attached patio at the south end of the new home will also be setback approximately 31-ft from the BIZ boundary at its closest point. The current site plan shows a proposed swimming pool and associated patio/decking area which is 7.5-ft from the BIZ boundary. This encroaches into the bluff setback required in the SR-District of the MRCCA and is discussed in the "Structure Height and Placement" section of this report.

There are also Primary Conservation Areas throughout the site, noted as significant vegetative stands in the DNR's MRCCA mapping tool. The site is primarily a wooded hillside adjacent to the bluff area. The attached MRCCA Map illustrates the extent of a Significant Existing Vegetative Stand of Midwestern White Oak – Red Oak Forest, which encompasses the entirety of the site. The applicant is proposing to impact this area to allow for the development of this home, but has limited the impact area to outside of the BIZ and has illustrated replacement landscaping to comply with vegetation standards established in the MRCCA ordinance.

Structure Height and Placement

The maximum structure height for a new single-family home in the MRCCA District is determined by the underlying zoning district. In this case, the proposed home cannot exceed

25-ft in height. A review of the height of adjacent structures is not applicable in this case, as the subject site is a corner lot, and the property to the north is still undeveloped. The proposed new home meets the maximum 25-ft height requirement for the R-1 Low Density Residential zoning district.

The City's MRCCA Ordinance requires a 40-ft setback from the bluffline for structures and facilities, including impervious surfaces. This setback includes the first 20-ft of the Bluff Impact Zone (BIZ), meaning that this setback is measured at 20-ft from the marked edge of the BIZ. The location of the principal structure on the property (the proposed home) is compliant with all setback requirements of the base zoning district, as well as the 40-ft bluffline setback. However, the applicant has also proposed an in-ground swimming pool to the rear of the home. The MRCCA Ordinance does permit some flexibility to the bluffline setback for patios and decks, (allowing a 15% reduction within the Separated-from-River District, or 6-ft in this case) however the swimming pool is not included in that flexibility. Approximately 272 sq-ft of the swimming pool and surrounding deck/patio area is within the bluffline setback.

This improvement cannot be approved as part of the MRCCA Permit for this new home, and will either need to be relocated on the plan, removed from the site plan, or the applicant will need to apply for and receive a Variance for this setback reduction.

Vegetation Management

The applicant is proposing to remove trees within the building pad and construction area, and has also identified several dead, diseased, or dying trees across the property which will be removed as part of this project, including invasive buckthorn removal. The City's MRCCA Ordinance allows the clearing of vegetation that is dead, diseased, or dying, selective removal of species, and the minimum clearing which is necessary for development, when associated with a MRCCA Vegetation Permit approved by the City.

The applicant has provided an existing tree inventory which outlines select significant and heritage trees on the bluff impact zone portion of the property which would be removed or retained alongside this project. Five heritage trees will be removed within the Bluff Impact Zone as part of this MRCCA Permit approval: two red oaks, and three bur oaks.

Outside the Bluff Impact Zone, but within the general construction area on the property, the applicant has indicated that there are 49 existing trees, 11 of which will be retained. The Tree Inventory is included as an attachment to this report. Two of the trees which are to be retained are heritage trees. Of the 38 trees which are proposed to be removed, four are heritage trees, although only 1 of those trees shows no noticeable signs of decline or disease. In total, 349' of heritage and significant trees are proposed to be removed. The site will be subject to tree replacement where feasible, and a tree preservation escrow will be required throughout the duration of the project to ensure the protection of the preserved/retained trees. The applicant has submitted the materials for a Forest Alteration Permit, however no action to remove any trees on site are permitted until the issuance of this permit by City Staff, along with the approval of a Forest Management Plan.

In addition to the Forest Management Plan, a Vegetation Restoration Plan is required for any vegetation removed with a MRCCA Permit subject to 12-6A-9: Vegetation Management. The applicant has provided a landscape plan illustrating the plantings associated with the new home, including perimeter shrub plantings, perennial gardens, and new tree plantings. A final Restoration Plan will be required with the building permit submittal to verify the caliper inch of replacement trees needed for the Forest Alteration Permit, as well as to verify consistency with the Vegetation Management standards outlined as part of this MRCCA Permit.

Standards specific to Primary Conservation Areas (PCAs) are applicable to new subdivision and larger developments/redevelopment of land under 12-6A-11 of the City's MRCCA Ordinance. This application is for one new home on one parcel, and its prior subdivision application was also exempt from this standard due to size so it is not required to designate PCAs as protected open space. However, the majority of the site is illustrated as a PCA due to the existing vegetation on site. The current proposal for a single-family home at the front setback line limits the impacts to this site and proceeds with a development that is removing the minimum amount of vegetation necessary for development. The majority of the subject site will remain undisturbed with the exception of select tree removal of dead or dying trees, or for invasive buckthorn management. Staff would affirm that this application meets the intent of these standards, though they are not required in this specific planning case.

Land Alteration Standards

The applicant's provided site plan illustrates that there are no planned improvements or impacts within the bluff impact zone. However, many of the improvements and site impacts are placed just outside of the BIZ boundary. Section 10 of the City's MRCCA Ordinance regulates land alteration standards and stormwater management. The ordinance allows development on steep slopes outside of the BIZ if the applicant can demonstrate that the proposed development can be accomplished without increasing erosion or stormwater runoff and the geology is suited to the development.

The applicant has provided a geotechnical report by Braun Intertec (included as an attachment to this report) which stated that the result of the soil borings showed that the site is generally buildable for a proposed single-family house. The report also notes that soil corrections may be needed to prepare the building pad site depending on the depth of the footings, and provides recommendations for soil corrections if needed.

In addition to the MRCCA standards for land alteration, the application's approval is subject to compliance with the City's Land Disturbance Guidance Document. Additional conditions beyond general compliance with these standards have been included in the recommendation section of this report, noting that erosion control measures must be in place for the duration of the project, including a dual row of perimeter erosion control to be installed at the back of the property to protect the bluff, perimeter erosion control around the infiltration basin to protect it during construction, and erosion control blankets to be placed on any disturbed slopes 3:1 or greater.

Interagency Review:

Under the MRCCA Ordinance, the city is required to submit the MRRCA 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.

The National Park Service responded and stated that based on the submitted plans, all proposed structures and grading activities appeared to be outside the Bluff Impact Zone and they did not identify issues requiring comment. They did note that continued attention to slope stability during construction was recommended.

The Minnesota DNR also responded to the application echoing the NPS comments regarding the attention to drainage, erosion control, and bluff stability.

This e-mail correspondence has been included as an attachment to this report.

Alternatives:

1. Approve the MRCCA-Critical Area Permit request for Homes by Tradition, which would allow for the construction of a new single-family home and associated improvements 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, and with certain conditions; or
2. Deny the MRCCA-Critical Area Permit request for Homes by Tradition, based on the 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
3. 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-Critical Area Permit request by Homes by Tradition for a new single family home on the vacant property at the northwest corner of Glenhill Road and Victoria Curve (PID#27-81251-00-013), with the following conditions:

1. A building permit, including a grading plan, must be approved by the City prior to the commencement of any site work.
2. The swimming pool and surrounding pool decking/patio area must be removed from the site plan, or relocated elsewhere on the site plan outside the bluffline setback prior to the City taking action on this application. No structures or facilities, including impervious surfaces, may be located within the bluffline setback.
3. A separate Forest Alteration Permit application and Forest Management Plan is required to be submitted to the City prior to building permit issuance. The applicant shall post a tree replacement escrow with the City and shall mitigate tree replacement in appropriate areas of the property as reviewed and approved by the Natural Resources Manager and Community Development Manager. If compliance with the tree replacement requirement is not feasible, the City may approve alternative tree replacement measures within the Forest Alteration Permit.
4. A final landscaping and restoration plan for the developed area of the site must be submitted for review and approval by the Natural Resources Manager as part of the building permit submittal package, including seed mix details, native plant species, and sizing and DSH of replacement trees.
5. In the Bluff Impact Zone, all new vegetation associated with the restoration plan must be native and suitable for the existing conditions of the slope.
6. In any areas where buckthorn will be removed, a buckthorn replacement groundcover mix must be installed to prevent erosion.
7. 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.
8. All erosion control requirements must be put in place prior to the commencement of any grading and site work activities and must remain in place for the duration of the construction activities until proper site restoration plans are completed, including a dual row of perimeter control at the back of the property adjacent to the bluff, perimeter control surrounding the infiltration basin, and erosion control blankets on any disturbed slopes 3:1 or greater.
9. All grading and construction activity must comply with applicable federal, state, and local regulations and codes.

10. 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:

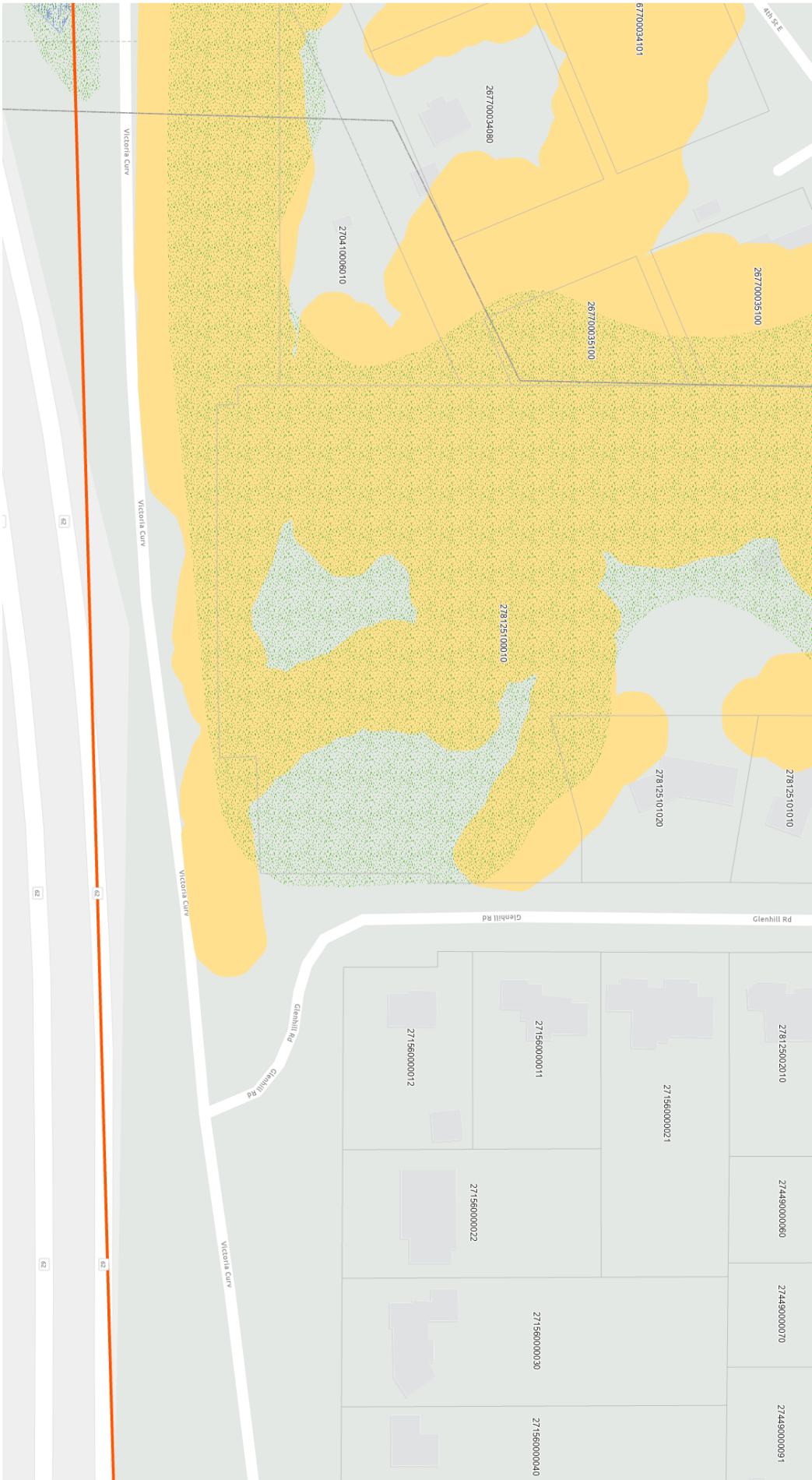
1. Findings of Fact for Approval
2. MRCCA Map
3. Narrative Letter
4. Site & Grading Plan
5. Existing Tree Inventory
6. Preliminary Landscape Plan Package
7. Exterior Elevation
8. Geotechnical Evaluation - Braun Intertec
9. NPS and DNR MRCCA Permit Application Comments

FINDINGS-OF-FACT FOR APPROVAL**MRCAA -Critical Area Permit
for
Planning Case No. 2026-01 (Homes by Tradition)**

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

1. The proposed construction of a new single family home and associated improvements 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 construct the new home and associated improvements has no direct impact to the Bluff Impact Zone, and impact to Primary Conservation Areas within the MRCCA Plan are limited to the minimum necessary for development, and the project includes restoration of the area once developed with sod cover and perennial plantings and trees. 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 home is shown in the plan to comply with all standards and regulations of the Mississippi River Corridor Critical Area Overlay District and 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 the current single-family development pattern of the neighborhood.
-

Glenhill Road Case 2026-01



HOMES BY



TRADITION

December 22, 2025

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

Re: MRCCA/DNR Application - XXXX Glenhill Road, Mendota Heights, MN 55118 (Nelson Residence)

Dear Sarah Madden,

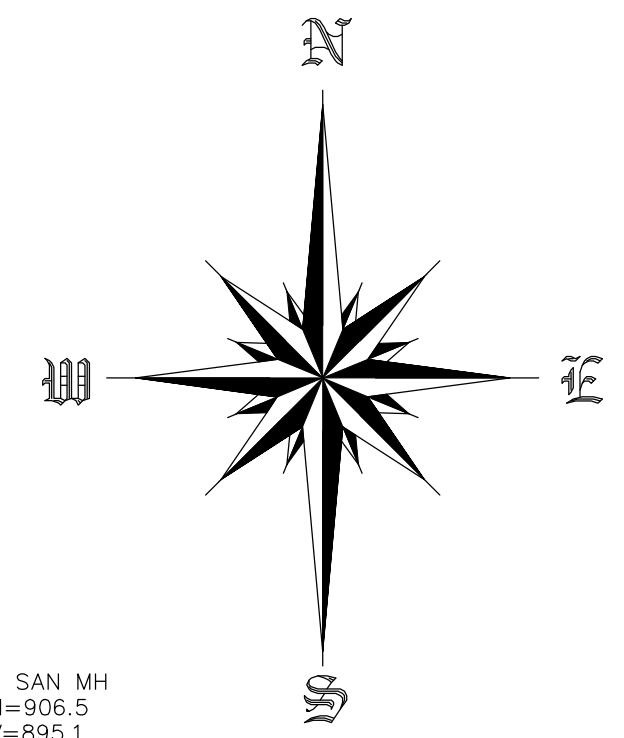
Homes by Tradition is representing the owner (Nicholas & Kristin Nelson) of XXXX Glenhill Road, Mendota Heights, MN in the application for MRCCA/DNR site work approvals. Please accept this narrative as a summary of our project scope in constructing a new single family custom home on the property.

1. Property - 2.93 Acres, heavily wooded
2. Home Design - Custom architecture, single family rambler style home, roof pitches are designed at 12:12 or under to comply with city ordinance, 4,214 FSF, 4-bedroom, 5-bath, 3-Car garage with sub-garage, screen porch, deck, 20' x 40' pool
3. Project Scope
 - a. Erosion control silt fence and bio logs will be installed around the perimeter of building site.
 - b. Strategic clearing of trees in proposed build site to accommodate, home structure, driveways, pool, patios and grading/retaining walls per survey. Specific significant trees are designated throughout building site to be protected and kept.
 - c. Bluff impact zone/boundary has been defined, per engineered survey, and all infrastructure, grading and improvements are designed not to encroach.
 - d. Steeper grades/slope conditions, as designated on survey, will require a combination of reinforced soils with erosion control mat and retaining walls.
 - e. A 683 square foot infiltration basin is engineered per stormwater drainage requirements and will be installed on NW portion of building site, per survey. All impervious surfaces have been designed and sized in conjunctions with the infiltration requirements.

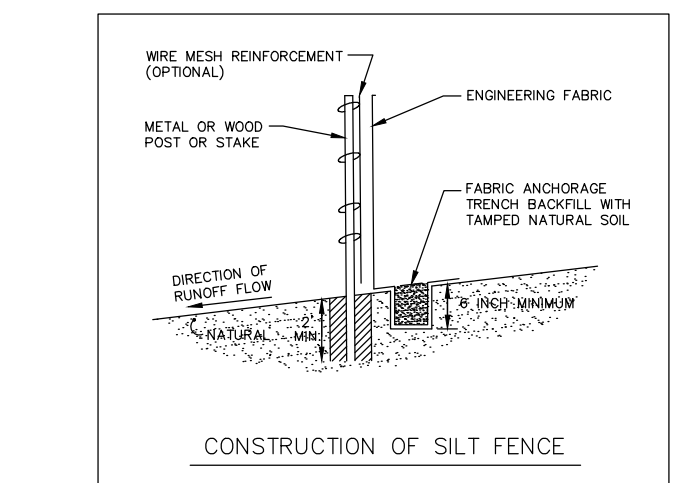
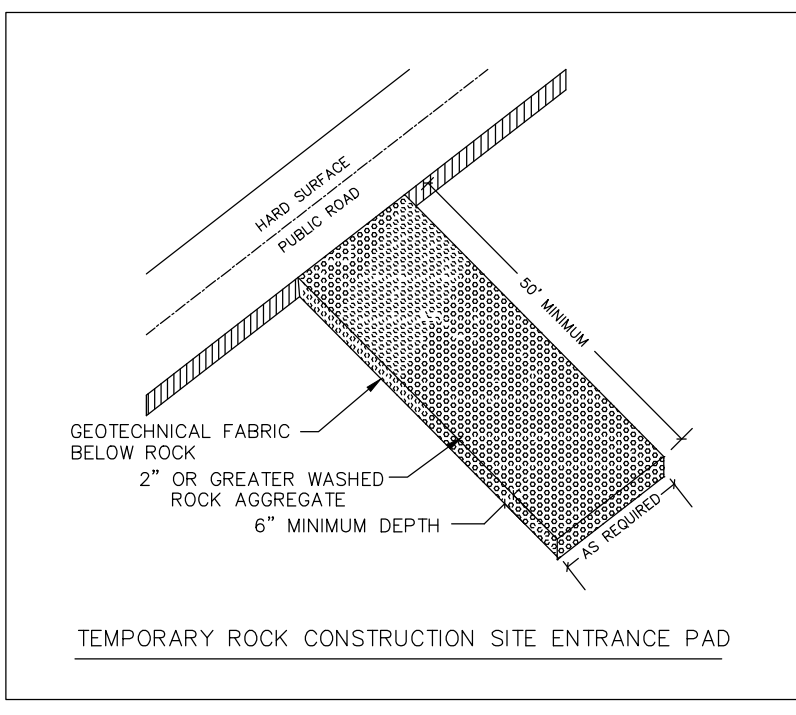
Thank you,

Dean Nelson
 President | Owner
 Homes by Tradition

SITE & GRADING PLAN



SCALE IN FEET
SCALE: 1 INCH = 20 FEET

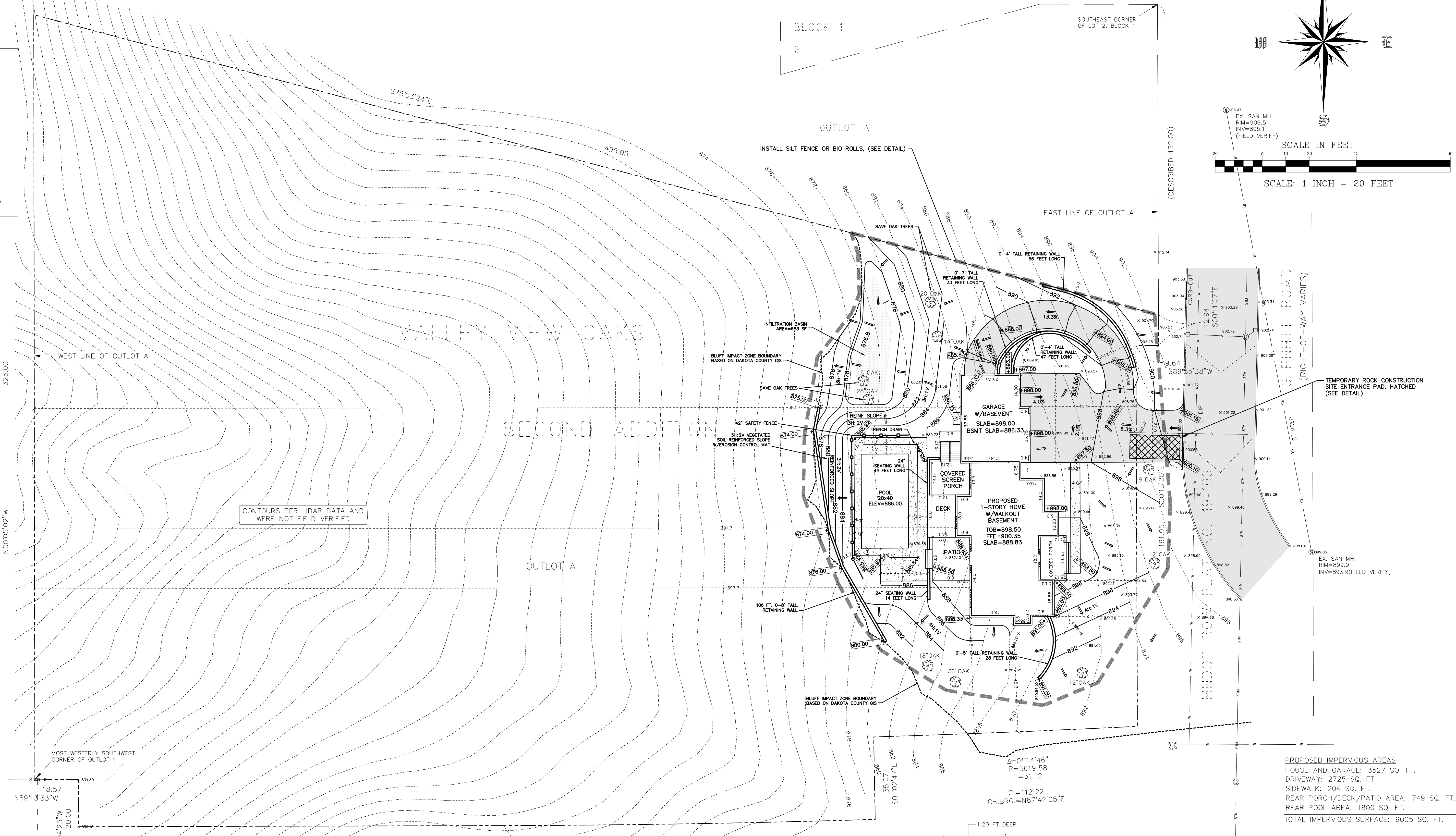


- Sequence of Erosion Control Construction Activities
 - Installation of silt fence or Bio Rolls prior to any construction activity.
 - Installation of rock construction entrance prior to any construction activity.
 - The site shall be re-vegetated within 48 hours of final grading.
 - Install landscaping as per landscape plan.
- Erosion and Sediment Control Measures

All best management practices (BMPs) determined by the Engineer to be effective are available for use on the site. BMPs anticipated to be used on the Project include the following:

 - Silt Fence
 - Temporary Rock Construction Site Entrance Pad
 - Concrete Mixing/Washout Basins shall be taken offsite
 - Final Landscaping with Seed, Fertilizer, Topsoil or Sod
 - Street Sweeping
- Inspection and Maintenance

The Contractor is responsible for providing, maintaining and removing all Erosion Control BMPs, as set forth above, which includes all materials, equipment and labor. Owner is responsible for having the Contractor install, maintain and remove the BMPs as set forth above.

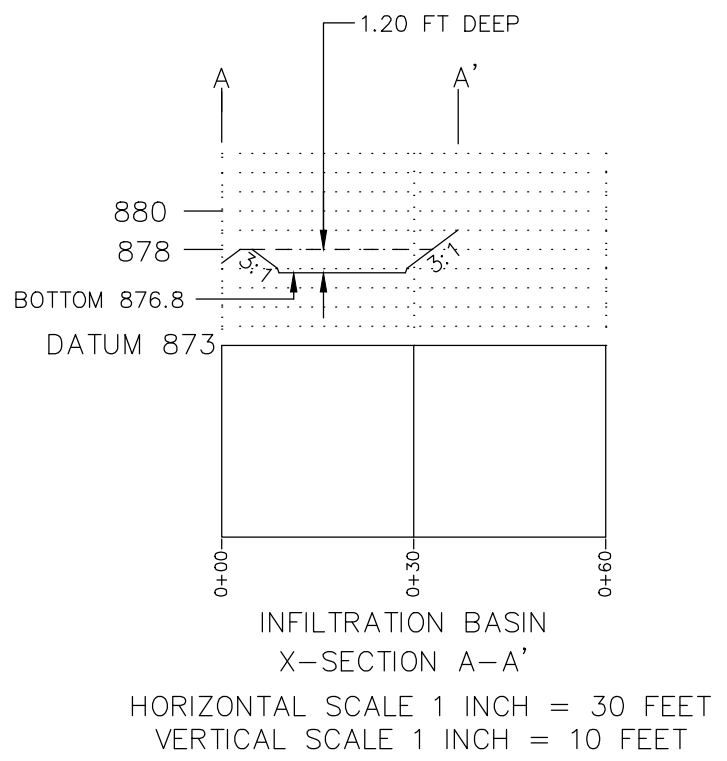


LEGEND

- XXXXX DENOTES PROPOSED SPOT ELEVATION
- XXX--- DENOTES PROPOSED CONTOURS
- DENOTES PROPOSED DRAINAGE DIRECTION
- DENOTES PROPOSED SILT FENCE OR BIO ROLLS
- x 886.02 DENOTES EXISTING SPOT ELEVATION
- 839 --- DENOTES EXISTING CONTOUR
- ⊗ DENOTES SANITARY SEWER MANHOLE
- ⊠ DENOTES GAS METER
- ⊡ DENOTES ELECTRIC METER
- ⊕ DENOTES UTILITY POLE
- OW--- DENOTES OVERHEAD UTILITY WIRES
- ▒ DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE

TOTAL LOT: 127,485 SQ. FT. OR 2.93 ACRES
BASIS OF BEARINGS: DAKOTA COUNTY COORDINATES NAD83 (1986 ADJ.)

DRAINAGE CALCULATIONS:
 PROPOSED INCREASE IMPERVIOUS SURFACE = 9005 sq. ft.
 INFILTRATE 1.1 INCH OF STORM WATER IN 48 HOURS
 TOTAL INFILTRATION REQUIRED = 1.1 IN X 9005 SF X (1FT/12IN) = 825 CF
 INFILTRATION RATE 0.30 IN/HR X 48 HRS X (1FT/12IN) = 1.20 FT. DEEP
 TYPE B SOILS (SANDY LOAM) PER US SOIL SURVEY
 825 CF/1.20 FT = 688 SQ FT OF SURFACE AREA
 INFILTRATION BASIN AREA (BTM ELEVATION 968.80) = 683 sq. ft.
 TOTAL AREA INFILTRATED = 683 sq. ft.



PROPOSED IMPERVIOUS AREAS
 HOUSE AND GARAGE: 3527 SQ. FT.
 DRIVEWAY: 2725 SQ. FT.
 SIDEWALK: 204 SQ. FT.
 REAR PORCH/DECK/PATIO AREA: 749 SQ. FT.
 REAR POOL AREA: 1800 SQ. FT.
 TOTAL IMPERVIOUS SURFACE: 9005 SQ. FT.

LAKE & LAND SURVEYING, INC.
 1200 CENTRE POINTE CURVE, SUITE 375
 SAINT PAUL, MINNESOTA 55120
 PHONE: 651-776-6211

SITE ADDRESS: UNASSIGNED GLENHILL ROAD, MENDOTA HEIGHTS MN 55118

Client: Homes By Tradition 16972 Brandtgen Farm Dr. Lakeville, MN 55044	Design by: JG	Original date: 12-23-2025	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. <i>James L. Grans</i> James L. Grans Date: 12-23-25 Minnesota Reg. No. 49623
Drawn by: JK	Revisions:	Page title: SITE & GRADING PLAN	
LAKE & LAND SURVEYING, INC. SURVEYING/CIVIL ENGINEERING 1200 CENTRE POINTE, SUITE 375 ST PAUL, MN 55120 PHONE: (651) 776-6211 E-MAIL: LAKELANDLAND@OUTLOOK.COM	Survey book No.:	S.A.P.number: 2025.315	Sheet number: of

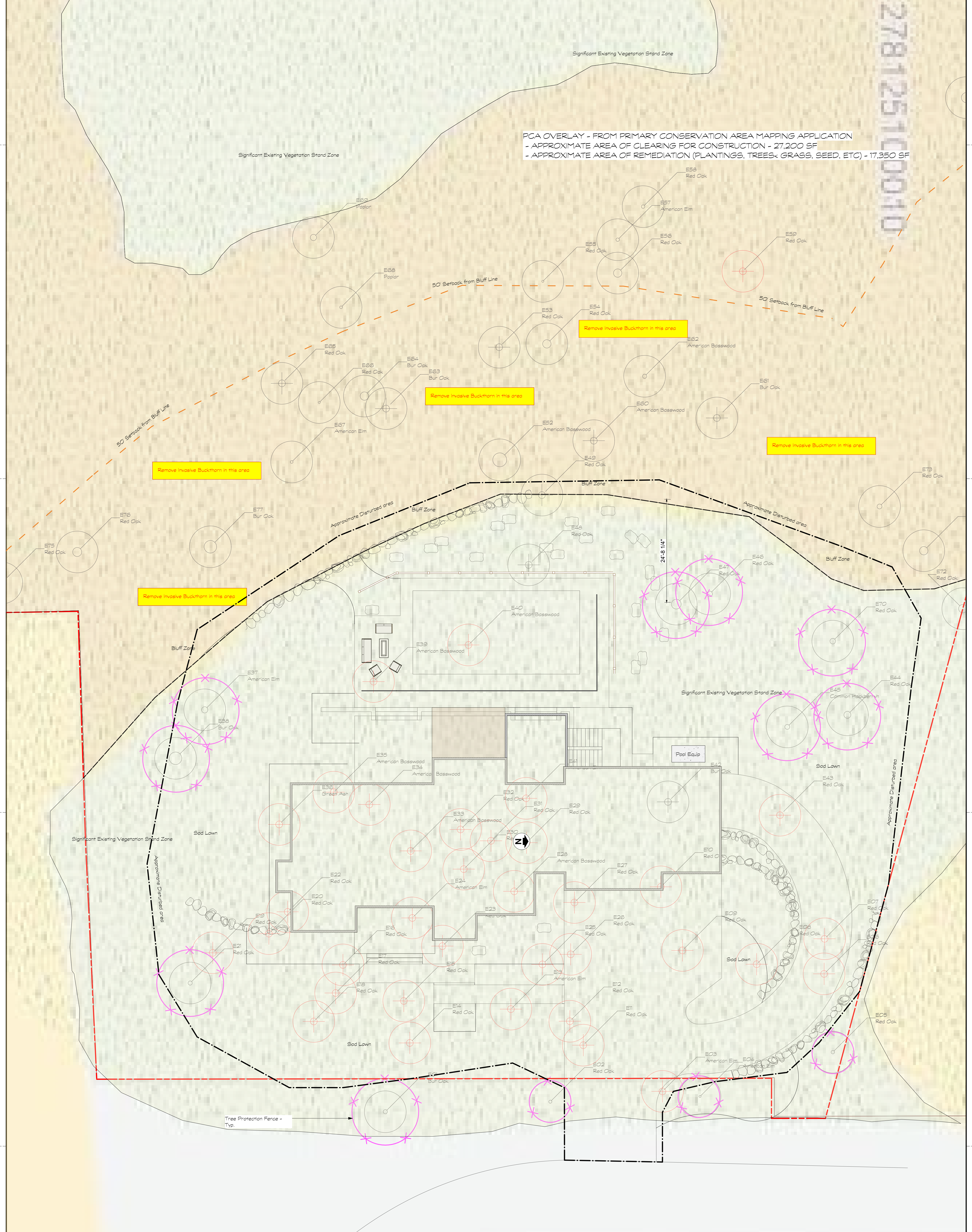
VINELAND TREE CARE

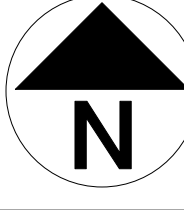
Site: XXXX Glenhill Rd
Mendota Heights, MN 55118
Prepared for: Southview Design
Prepared by: Sam Wallace, ISA Board Certified Master Arborist #MN-4493B
Prepared on: 12/9/2025

Tag #	Genus	Species	Common name	DBH (in)	Height (ft)	Condition	Notes	Action	Heritage Tree	Heritage Inches - Remove	Heritage Inches - Retain	Significant Tree	Significant Inches - Remove	Significant Inches - Retain	
1	Quercus	macrocarpa	bur oak	8	20	2		Retain				Yes - Retain		8	
2	Quercus	rubra	red oak	9	40	3		Retain				Yes - Retain		9	
3	Ulmus	americana	American elm	12	30	4		Remove - Within Building Footprint				Yes - Remove	12		
4	Ulmus	americana	American elm	6	30	4		Retain				Yes - Retain		6	
5	Quercus	rubra	red oak	10	40	4		Retain				Yes - Retain		10	
6	Quercus	rubra	red oak	12	45	4		Remove - Within Building Footprint				Yes - Remove	12		
7	Quercus	rubra	red oak	8	45	4		Remove - Within Building Footprint				Yes - Remove	8		
8	Quercus	rubra	red oak	7	35	3		Remove - Within Building Footprint				Yes - Remove	7		
9	Quercus	rubra	red oak	11	45	4		Remove - Within Building Footprint				Yes - Remove	11		
10	Quercus	rubra	red oak	11	40	3		Remove - Within Building Footprint				Yes - Remove	11		
11	Quercus	rubra	red oak	14	45	4		Remove - Within Building Footprint				Yes - Remove	14		
12	Quercus	rubra	red oak	16	50	4		Remove - Within Building Footprint				Yes - Remove	16		
13	Ulmus	americana	American elm	7	35	2		Remove - Within Building Footprint & Poor Health				No - Poor Health			
14	Quercus	rubra	red oak	18	45	3		Remove - Within Building Footprint				Yes - Remove	18		
15	Quercus	rubra	red oak	12	55	3		Remove - Within Building Footprint				Yes - Remove	12		
16	Quercus	rubra	red oak	12	50	3		Remove - Within Building Footprint				Yes - Remove	12		
17	Quercus	rubra	red oak	14 / 9	45	3	2 stem	Remove - Within Building Footprint				Yes - Remove	14		
18	Quercus	rubra	red oak	8	30	2		Remove - Within Building Footprint				Yes - Remove	8		
19	Quercus	rubra	red oak	10	45	3		Remove - Within Building Footprint				Yes - Remove	10		
20	Quercus	rubra	red oak	10	45	3		Remove - Within Building Footprint				Yes - Remove	10		
21	Quercus	rubra	red oak	10	45	3		Retain				Yes - Retain		10	
22	Quercus	rubra	red oak	14	50	3		Remove - Within Building Footprint				Yes - Remove	14		
23	Quercus	rubra	red oak	12	45	3		Remove - Within Building Footprint				Yes - Remove	12		
24	Ulmus	americana	American elm	10	45	2		Remove - Within Building Footprint & Poor Health				No - Poor Health			
25	Quercus	rubra	red oak	20	50	3		Remove - Within Building Footprint				Yes - Remove	20		
26	Quercus	rubra	red oak	18	50	3		Remove - Within Building Footprint				Yes - Remove	18		
27	Quercus	rubra	red oak	12 / 8	45	2	2 stem	Remove - Within Building Footprint & Poor Health				No - Poor Health			
28	Tilia	americana	American basswood	10	50	2		Remove - Within Building Footprint & Poor Health				No - Poor Health			
29	Quercus	rubra	red oak	10 / 10	55	3	2 stem	Remove - Within Building Footprint				Yes - Remove	10		
30	Quercus	rubra	red oak	11 / 9	45	2	2 stem	Remove - Within Building Footprint & Poor Health				No - Poor Health			
31	Quercus	rubra	red oak	18	60	4		Remove - Within Building Footprint				Yes - Remove	18		
32	Quercus	rubra	red oak	15	55	3		Remove - Within Building Footprint				Yes - Remove	15		
33	Tilia	americana	American basswood	10	50	3		Remove - Within Building Footprint				Yes - Remove	10		
34	Tilia	americana	American basswood	6	40	3		Remove - Within Building Footprint				Yes - Remove	6		
35	Tilia	americana	American basswood	7	40	3		Remove - Within Building Footprint				Yes - Remove	7		
36	Fraxinus	pennsylvanica	green ash	12	35	0	Heavily EAB infested	Remove - Within Building Footprint & Poor Health				No - Dead			
37	Ulmus	americana	American elm	18	70	3		Retain				Yes - Retain		18	
38	Quercus	macrocarpa	bur oak	36	65	3		Retain	Yes - Retain		36				
39	Tilia	americana	American basswood	14	55	3		Remove - Within Building Footprint				Yes - Remove	14		
40	Tilia	americana	American basswood	10 / 10 / 10	50	2	3 stem	Remove - Within Building Footprint & Poor Health				No - Poor Health			
41	Ulmus	americana	American elm	7	45	2		Remove - Within Building Footprint & Poor Health				No - Poor Health			
42	Quercus	macrocarpa	bur oak	26	35	0	Dead	Remove - Within Building Footprint & Poor Health	No - Dead						
43	Quercus	rubra	red oak	30	55	4		Remove - Within Building Footprint	Yes - Remove	30					
44	Quercus	rubra	red oak	20	65	4		Retain				Yes - Retain		20	
45	Celtis	occidentalis	hackberry	20	60	3		Retain				Yes - Retain		20	
46	Quercus	rubra	red oak	16	65	3		Retain				Yes - Retain		16	
47	Quercus	rubra	red oak	28	65	3		Retain	Yes - Retain		28				
48	Quercus	rubra	red oak	30	55	0	Dead	Remove - Dead	No - Dead						
49	Quercus	rubra	red oak	30	55	0	Dead	Remove - Dead	No - Dead						
Outside of Building Area - Bluff Area - Completed by Mike Goergen. Registered Landscape Architect. Lic. #56262 12/23/25															
52	Tilia	americana	American Basswood	36	3	Multi stem		Remove - Improve Views & Limit Shade to Pool	Yes - Retain		36				
53	Quercus	rubra	Red Oak	24	0	Dead		Remove - Dead	No - Dead						
54	Quercus	rubra	Red Oak	24	3			Retain	Yes - Retain		24				
55	Quercus	rubra	Red Oak	6	4			Retain				Yes - Retain		6	
56	Quercus	rubra	Red Oak	24	4			Retain	Yes - Retain		24				
57	Ulmus	americana	American Elm	10	4			Retain				Yes - Retain		10	
58	Quercus	rubra	Red Oak	10	3			Retain				Yes - Retain		10	
59	Quercus	rubra	Red Oak	12	0	Dead		Remove - Dead				No - Dead			
60	Tilia	americana	American Basswood	16	3			Remove - Improve Views & Limit Shade to Pool				Yes - Retain		16	
61	Quercus	macrocarpa	Bur Oak	42	0	Dead		Remove - Dead	No - Dead						
62	Tilia	americana	American Basswood	12	3			Retain				Yes - Retain		12	
63	Quercus	macrocarpa	bur oak	36	1			Remove - Heavy Trunk Damage & Rot	No - Dead/Diseased						
64	Quercus	macrocarpa	Bur Oak	24	2			Retain	Yes - Retain		24				
65	Quercus	rubra	Red Oak	24	0	Dead		Remove - Dead	No - Dead						
66	Quercus	rubra	red oak	6	2			Retain				Yes - Retain		6	
67	Ulmus	americana	American Elm	8	3			Retain				Yes - Retain		8	
68	Populus	Alba	Poplar	8	4			Retain				Yes - Retain		8	
69	Populus	Alba	Poplar	18	4			Retain				Yes - Retain		18	
70	Quercus	rubra	Red Oak	16	3			Retain				Yes - Retain		16	
71	Quercus	rubra	Red Oak	22	3			Retain				Yes - Retain		22	
72	Quercus	rubra	Red Oak	24	3			Retain	Yes - Retain		24				
73	Quercus	rubra	Red Oak	14	3			Retain				Yes - Retain		14	
74	Quercus	macrocarpa	Bur Oak	36	3			Retain	Yes - Retain		36				
75	Quercus	rubra	Red Oak	26	3			Retain	Yes - Retain		26				
76	Quercus	rubra	Red Oak	25	4			Retain	Yes - Retain		25				
77	Quercus	macrocarpa	Bur Oak	36	3			Retain	Yes - Retain		36				
78	Quercus	macrocarpa	Bur Oak	35	3			Retain	Yes - Retain		35				
79	Quercus	macrocarpa	Bur Oak	29	3			Retain	Yes - Retain		29				
80	Quercus	macrocarpa	Bur Oak	36	0	Dead		Remove - Dead	No - Dead						
81	Tilia	americana	American Basswood	24	3			Retain	Yes - Retain		24				
82	Quercus	macrocarpa	Bur Oak	38	3			Retain	Yes - Retain		38				
83	Quercus	macrocarpa	Bur Oak	40	2			Retain	Yes - Retain		40				
84	Populus	Alba	White Poplar	28	4			Retain	Yes - Retain		28				
85	Populus	Alba	White Poplar	24	3			Retain	Yes - Retain		24				
86	Quercus	rubra	Red Oak	24	3			Retain	Yes - Retain		24				
87	Acer	saccharinum	Silver Maple	34	2			Retain	Yes - Retain		34				
88	Quercus	rubra	Red Oak	46	2			Retain	Yes - Retain		46				
89	Quercus	rubra	Red Oak	50	2			Retain	Yes - Retain		50				
90	Quercus	macrocarpa	Bur Oak	28	3			Retain	Yes - Retain		28				
	Rhamnus	Cathartica	Common Buckthorn				Heavily Infested throughout Bluff Area	Remove Approx 50' into Bluff Area - Invasive Species							
										Heritage Tree - Inches Removed	Heritage Trees - Inches Retained	Significant Tree - Inches Removed	Significant Tree - Inches Retained		
										30	719	319	263		
														Total Inches Removed - Heritage & Significant	349
														Tree Replacement Calculation - 75% of Removed Inches	261.75
														Approximate Escrow Amount (\$100/inch)	\$26,175.00
														Heritage Trees Preserved	23
														Approximate Escrow Credit - Retain Heritage Tree \$250/ea	-\$5,750.00
														Total Approximate Escrow Amount to City	\$20,425.00

2781251000410

PCA OVERLAY - FROM PRIMARY CONSERVATION AREA MAPPING APPLICATION
- APPROXIMATE AREA OF CLEARING FOR CONSTRUCTION - 27,200 SF
- APPROXIMATE AREA OF REMEDIATION (PLANTINGS, TREES, GRASS, SEED, ETC) - 17,350 SF




 Designer: MG
 Design Associate: Measure Input: Measure Team:
 Sheet: Sht-2 of 4
 Print Date: 2025-12-23
 File Name: 2025-12-01_Nelson R2.wx
 Scale: 1" = 10'-0"
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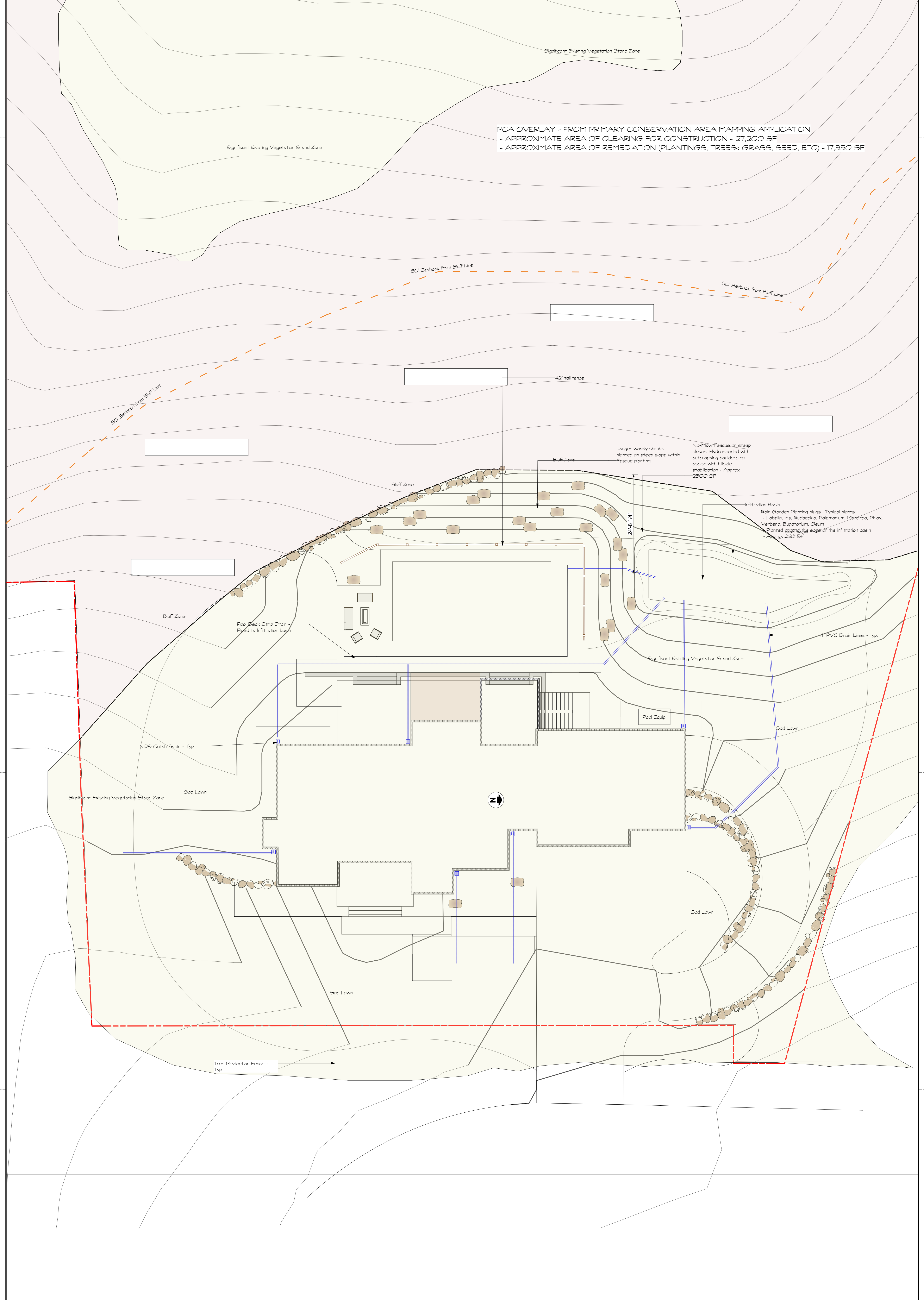
Homes By Tradition - Nelson Residence
Primary Conservation Areas
 XXXX Glenhill Rd
 Mendota Heights, MN 55118

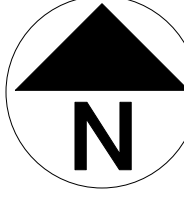
NO.	Date	Revision Notes	NO.	Date	Issue Notes

2383 Pilot Knob Rd
 Mendota Heights, MN 55120
 Phone: 651-203-3000
 Fax: 651-455-1734
 SouthviewDesign.com



SOUTHVIEW
 DESIGN
 landscape contractors




 Designer: MG
 Design Associate: Measure Input: Measure Team:
 Sheet: Sht-3 of 4
 Print Date: 2025-12-23
 File Name: 2025-12-01_Nelson R2.wx
 Scale: 1" = 10'-0"
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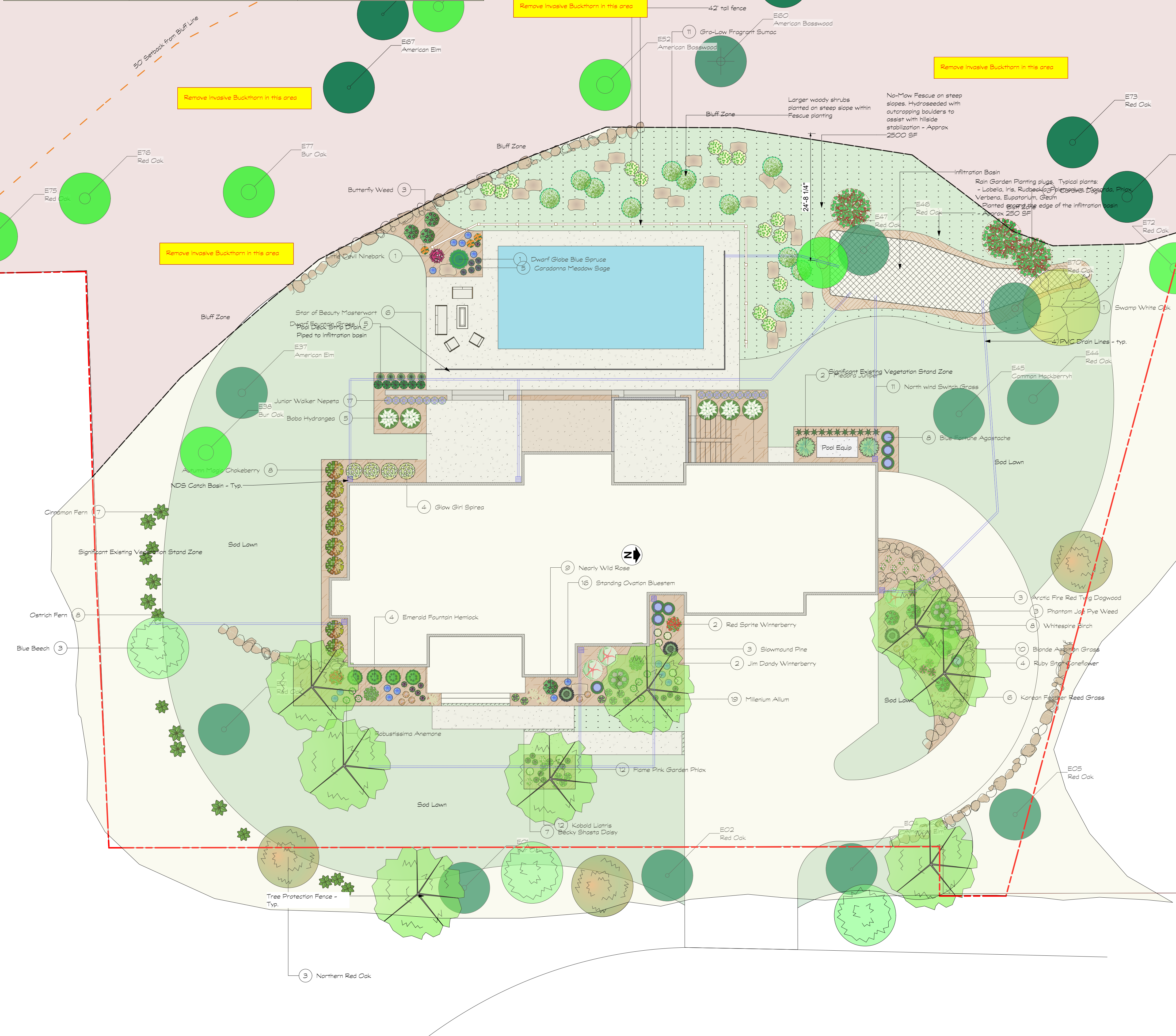
Homes By Tradition - Nelson Residence
Grading Plan & Drainage
 XXXX Glenhill Rd
 Mendota Heights, MN 55118

NO.	Date	Revision Notes	NO.	Date	Issue Notes

2383 Pilot Knob Rd
 Mendota Heights, MN 55120
 Phone: 651-203-3000
 Fax: 651-455-1734
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PLANT LIST - TYPES			
Qty	Common Name	Botanical Name	
CONIFERS			
1	Dwarf Globe Blue Spruce	Picea pungens 'Globosa'	
4	Emerald Fountain Hemlock	Tsuga Canadensis 'Mantel'	
2	Madara Juniper	Juniperus scopulorum 'Madara'	
3	Slowmound Pine	Pinus mugo 'Slowmound'	
GROUND COVER			
ORNAMENTAL GRASS			
5	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hemelri'	
6	Korean Feather Reed Grass	Calamagrostis canadensis 'brachytricha'	
11	North Wind Switch Grass	Panicum virgatum 'North Wind'	
16	Standing Ovation Bluestem	Schizachyrium scoparium 'Standing Ovation'	
PERENNIALS			
7	Becky Shasta Daisy	Leucanthemum x Becky	
10	Blonde Ambition Grass	Bouteloua Blonde Ambition	
8	Blue Fortune Agastache	Agastache foeniculum 'Blue Fortune'	
3	Butterfly Weed	Asclepias tuberosa	
5	Caradonna Meadow Sage	Salvia nemorosa 'Caradonna'	
7	Cinnamon Fern	Camunda cinnamonea	
12	Flame Pink Garden Phlox	Phlox paniculata 'Flame Pink'	
17	Junior Walker Nepeta	Nepeta x faassenii 'Junior Walker'	
12	Kobold Liatris	Liatris spicata 'Kobold'	
19	Millenium Allium	Allium Millenium	
6	Ostrich Fern	Matteuccia struthiopteris	
3	Phantom Joe Pye Weed	Eupatorium x Phantom P.P.# 18354	
7	Robustissima Anemone	Anemone tomentosa 'Robustissima'	
4	Ruby Star Coneflower	Echinacea purpurea 'Ruby Star' (E.p. Rubinstern)	
6	Star of Beauty Masterwort	Astrantia major 'Star of Beauty'	
SHRUBS			
3	Arctic Fire Red Twig Dogwood	Cornus stolonifera 'Farrow P.P. #18523'	
6	Autumn Magic Chokeberry	Aronia melanocarpa 'Autumn Magic'	
5	Bobo Hydrangea	Hydrangea paniculata 'LVOBO'	
3	Cardinal Dogwood	Cornus sericea 'Cardinal'	
14	Dwarf Bush Honeysuckle	Diervilla lonicera	
4	Glow Girl Spirea	Spiraea betulifolia 'Targold'	
11	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	
2	Jim Dandy Winterberry	Ilex verticillata 'Jim Dandy'	
1	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	
2	Nearly Wild Rose	Rosa 'Nearly Wild'	
2	Red Sprite Winterberry	Ilex verticillata 'Red Sprite'	
TREES			
3	Blue Beech	Carpinus caroliniana	
3	Northern Red Oak	Quercus rubra	
1	Swamp White Oak	Quercus bicolor	
6	Whitespire Birch	Betula papyrifera 'Whitespire'	
VINES			
EXISTING TREES			



Designer: MG
 Design Associate: Measure Input: Measure Team:
 Sheet Sht-4 of 4
 Print Date: 2025-12-23
 File Name: 2025-12-01_Nelson R2.wx
 Scale: 1" = 10'-0"
 Released By: Date Released:

Homes By Tradition - Nelson Residence

Preliminary Landscape Plan

XXXX Glenhill Rd
Mendota Heights, MN 55118

NO.	Date	Revision Notes	NO.	Date	Issue Notes

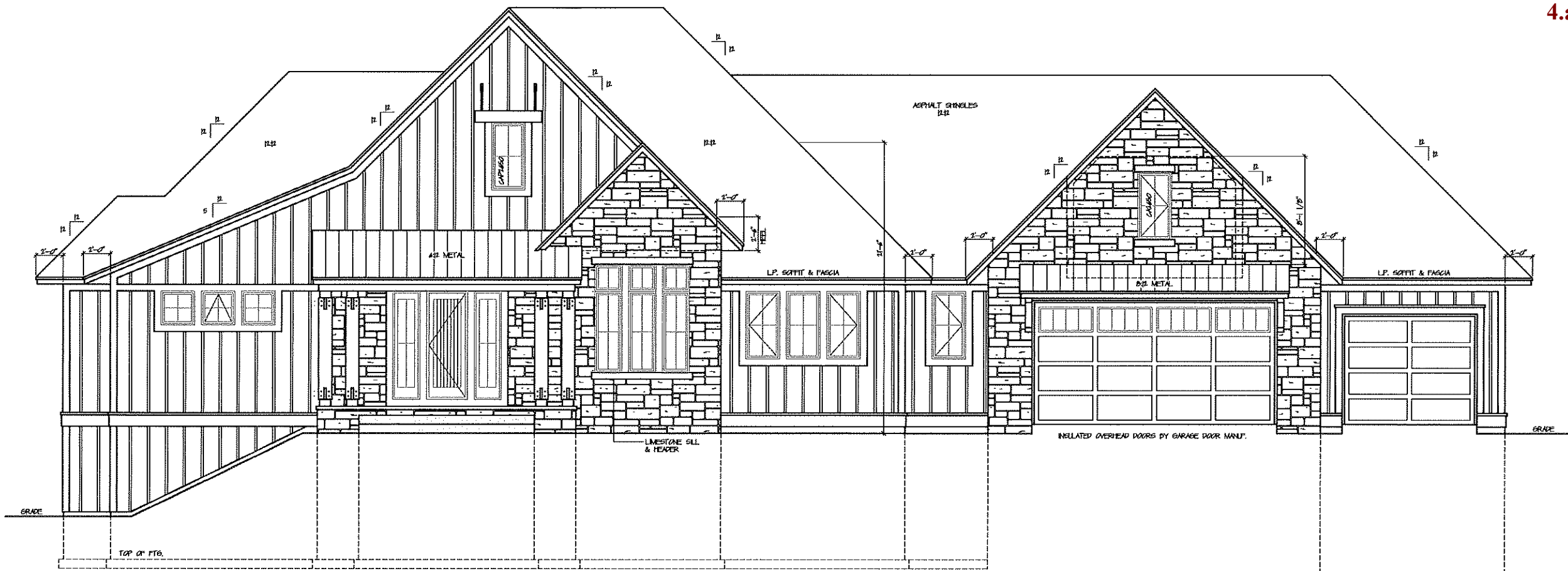
2383 Pilot Knob Rd
 Mendota Heights, MN 55120
 Phone: 651-203-3000
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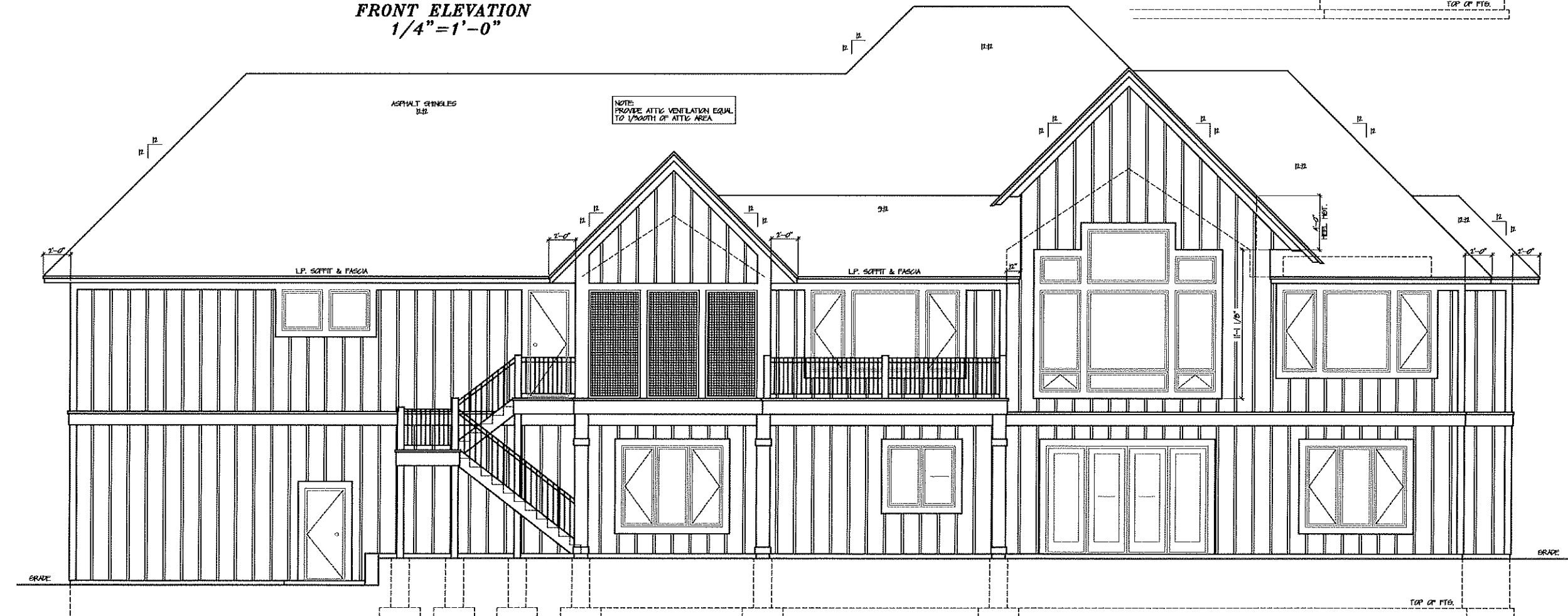
4.a.7.

AUTOCAD DRAWING DONE BY:
**DISTINCTIVE DESIGNS
INC. OF MPLS.**
1600 McAndrews Road West
Suite 108
Burnsville, Minnesota 56587
952-892-8566

THE PLANS FURNISHED HEREWITH
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TRACTOR AND/OR OWNER MUST VERIFY
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PLIED INCLUDING COMPLIANCE OF THIS
PLAN WITH APPLICABLE BUILDING CODE
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APPLICATION OF CERTAIN STRUCTURAL
MATERIALS IS THE RESPONSIBILITY OF
THE BUILDER, THE OWNER OR THE
USER OF THESE PLANS.



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

BID SET-NOT FOR CONSTRUCTION

RESIDENCE FOR: NICHOLAS & KRISTIN NELSON
XXXX GLENHILL ROAD
MENDOTA HEIGHTS, MINNESOTA

THESE PLANS ARE THE CONFIDENTIAL & EXCLUSIVE PROPERTY OF HOMES BY TRADITION

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design build remodel
16972 Brimfield Farm Drive
Lakeville, MN 56044
952-532-8700

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AND CODE COMPLIANCE.

ISSUE DATE: 10-15-25
REVISIONS: 11-19-25
12-17-25

JOB NUMBER: 120725
DRAWN BY: M. MORYN

SHEET#
1 OF 5

December 29, 2025

Project 10005342_001

Dean Nelson
Homes By Tradition
 16972 Brandtjen Farm Drive
 Lakeville, MN 55044

Re: Geotechnical Evaluation
 New Residence
 19XX Glenhill Road
 Mendota Heights, Minnesota

Dear Mr. Nelson:

This Geotechnical Evaluation Letter is a summary of the available geotechnical information for the proposed new single-family home planned for construction in the NW quadrant of Glenhill Road and Victoria Curve in Mendota Heights, Minnesota. Please read the entirety of the letter for a summary of our soil boring results and our recommendations.

Background

The Site is currently two vacant parcels in an existing residential area, located in the NW quadrant of Glenhill Road and Victoria Curve in Mendota Heights, Minnesota. The parcels are mostly wooded, and have been vacant for at least 30 years, based on a review of the available aerial photographs. Below is a site photograph from 2006, with the outline of the 2 vacant parcels in red, and the proposed house construction area generally south of the blue line.



Figure 1. Historic Aerial Photograph, from 2006



Purpose

The purpose of our geotechnical evaluation was to characterize subgrade geologic conditions based on information available, evaluate their impact on the project, and provide geotechnical recommendations for the design and construction of the proposed single-family house.

Soil Boring Results

Three penetration test borings, denoted as ST-1, ST-2, and ST-1A, were completed on August 28 and October 6, 2020, with a hollow-stem auger mounted on an ATV drill rig. The borings were generally completed north of the footprint of the proposed new house. We performed the borings in general accordance with the American Society for Testing and Materials standards (ASTM) test method D6151. The penetration test samples were taken at 2 1/2- or 5-foot intervals in general accordance with ASTM D1586. The boring logs show the actual sample intervals, and the Log of Boring sheets are attached to this report. The surface elevations at the soil boring locations were estimated from the surface topography contours shown on the Concept Site Plan provided.

The soil borings generally encountered about 1/2 to 1 foot of topsoil at the ground surface. Below the topsoil, the borings encountered glacially deposited clayey sand, silty sand, and sands to the termination depths of the borings. Standard penetration tests on the clayey soils ranged from 4 blows per foot (BPF) to 50 blows per 6 inches indicating the clays have a consistency of soft to hard. Standard penetration tests on the silty sand and sand ranged from 9 to 24 BPF indicating these soils have relative densities of loose to medium dense.

The selected laboratory test results show the moisture content (ASTM D2216) of the glacial soils are likely below to near their optimum moisture content.

Groundwater

We did not encounter groundwater while advancing Borings ST-1 and ST-2. Groundwater was encountered at a depth of about 35 feet in Boring ST-1A. However the borings were completed within layered sand, silty sand, and clayey sand soils; in which groundwater levels are difficult to discern, and our boreholes were immediately backfilled as outlined in our approved scope of work. Project planning should anticipate seasonal and annual fluctuations of groundwater.

The 2020 *Geotechnical Evaluation Report* anticipated groundwater within 10 feet of the ground surface. Based on our review of the contour information, we anticipate perched groundwater may leech out of the side-slope, as groundwater is working its way west/northwest towards the Minnesota River. It should be anticipated that there will be groundwater flowing laterally through this site, therefore we recommend diligent waterproofing, interior and exterior drain tile, with typical sump basket/pump system and a gravity flowing drain tile to daylight. Similarly, we recommend a drain tile loop around the exterior of the exterior swimming pool, at the base of the pool, and again routed to daylight.



Building Subgrade Excavations

Based on the results of the soil borings, as well as the plans regarding house construction, it is our opinion that this site is generally buildable for a proposed single-family house. The native soils below topsoil are generally suitable to support the proposed house on a typical spread footing foundation system.

Soil corrections may need to be performed to prepare the new house building pad. The soil correction includes removal of the vegetation, topsoil, undocumented fill, and any other unsuitable soils. Engineered fill can then be placed as needed to proposed subgrade elevations. If fill is needed to attain the proposed site subgrade elevations, the fill will need to be properly compacted. For ease in compaction, and to reduce groundwater concerns, we recommend the fill consists of clean, coarse sands (i.e. SP or SP-SM).

Most of the soil correction work will only require the removal of topsoil. Table 1 shows the recommended soil correction work at each of the soil boring locations. Deeper correction may be required between and away from the soil boring locations.

Table 1. Recommended Excavation Depths for Building Pads

Location	Estimated Surface Elevation (feet)	Anticipated Excavation Depth (feet)	Anticipated Bottom Elevation (feet)
ST-1	902	1	901
ST-1A*	901	--- (Blinded Drilled)	894 or higher
ST-2	888	1/2	887 1/2

*ST-1A Blinded Drilled to 7 feet and denoted drilling chatter, Therefore existing fill depth could be up to 7 feet.

Based on the existing surface topography contours within the house area and anticipated excavation depths, it appears that portions of the excavations to the proposed house and garage footings may not extend deeper than the proposed excavation depths and will likely need some soil correction work. As an alternative, the house and garage footings could be lowered and soil correction work may not be needed. However, if soil correction work is completed, the following recommendations should be followed.

When removing unsuitable materials below the proposed house pad, we recommend the excavation be oversized and extend outward and downward below the structures at a slope of 1H:1V (horizontal:vertical) or flatter.

Where existing or excavated grades are steeper than 4H:1V, we recommend placing fill from low to high elevations on horizontal benches cut into the native soils so that successive lifts are spread and compacted on level surfaces, and a potential failure surface is not created along the fill's lower boundary. Depending on fill requirements, the contractor can construct benches by cutting into existing grades while placing fill (the composition of the exposed soils thus being in compliance with fill specifications), or by cutting the benches



in advance of filling (to prevent mixing with soils not in compliance with fill specifications). The height of a given bench may vary but the width should consistently be great enough to accommodate large, self-propelled compaction equipment.

The on-site soils, free of organic materials and debris, appear suitable for reuse as engineered fill. Some of the on-site soils may require moisture conditioning (wetting) prior to reuse and compaction.

If soil needs to be imported to the site, we recommend using sandy soils for ease in placement and compaction. The sandy soils should be graded such that less than 60 percent passes the number 40 sieve and less than 12 percent passing the number 200 sieve.

The moisture contents of the clean sand fill should be no less than five percent and no more than three percentage points above the soils' optimum moisture content. Any clayey sand or silty sand soils used to construct the building pads should contain moisture contents no less than one percentage point below and no more than three percentage points above the soils' optimum moisture content. We recommend compacting the fill to at least 98 percent of the standard Proctor density (ASTM D 698). We recommend performing density tests in the fill to evaluate if the contractor is effectively compacting the soil and meeting project requirements.

Based on the borings, we anticipate on-site soils in excavations will consist mainly of mixed clayey and silty sand soils. The mixed soils are typically considered Type C Soil under OSHA (Occupational Safety and Health Administration) guidelines. OSHA guidelines indicate unsupported excavations in Type C soils should have a gradient no steeper than 1.5H:1V.

An OSHA-approved qualified person should review the soil classification in the field. Excavations must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches." This document states, excavation safety is the responsibility of the contractor. The project specifications should reference these OSHA requirements.

Additional Recommendations

After any needed soil correction work is completed, we recommend sizing spread footings to exert a net allowable bearing pressure of up to 2,500 pounds per square foot (psf). This value includes a safety factor of at least 3.0 with regard to bearing capacity failure. A higher bearing capacity may be possible once a site plan and actual loads are provided.

For frost protection, we recommend embedding perimeter footings of the proposed house, including the attached garage, a minimum of 42 inches below the lowest exterior grade. Interior footings may be placed directly below floor slabs unless they will be subjected to freezing. We recommend embedding building footings that are not heated during winter construction, and other unheated footings associated with unheated detached garages, garden sheds, porches, decks, or stoops, be placed at least 60 inches below the lowest exterior grade.



We recommend designing the walls based on clayey sand fills having an equivalent fluid pressure of 330 pounds per cubic foot (pcf) for active pressure, and 70 pcf for at-rest earth pressure. Designs should also consider the slope of any fill and dead or live loads, including equipment and materials, placed within a horizontal distance behind the walls that is equal to the height of the walls. Our recommended values also assume the wall design provides drainage to prevent water from accumulating behind the walls. The construction documents should clearly identify the material properties of the soil the contractor should use for wall fill.

We recommend installing a radon mitigation system in accordance with the local building code. Our certified and licensed radon mitigation professionals can assist in this design, at your request.

General Remarks

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

We recommend retaining us to perform the required observations and testing during construction as part of the ongoing geotechnical evaluation. This will allow us to correlate the subsurface conditions exposed during construction with those encountered by the soil borings and provide professional continuity from the design phase to the construction phase. If we do not perform observations and testing during construction, it becomes the responsibility of others to validate the assumption made during the preparation of this report and to accept the construction-related geotechnical engineer-of record responsibilities.



If you have any questions about this letter, please contact Joe Westphal at 952.995.2238
(jwestphal@braunintertec.com).

Sincerely,

Braun Intertec Corporation

John T. Carlson, PE
Senior Engineer

Professional 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 Engineer under the laws of the State of Minnesota.

Joseph L. Westphal, PE
Director, Senior Engineer
License Number: 49833
December 29, 2025



Attachments:

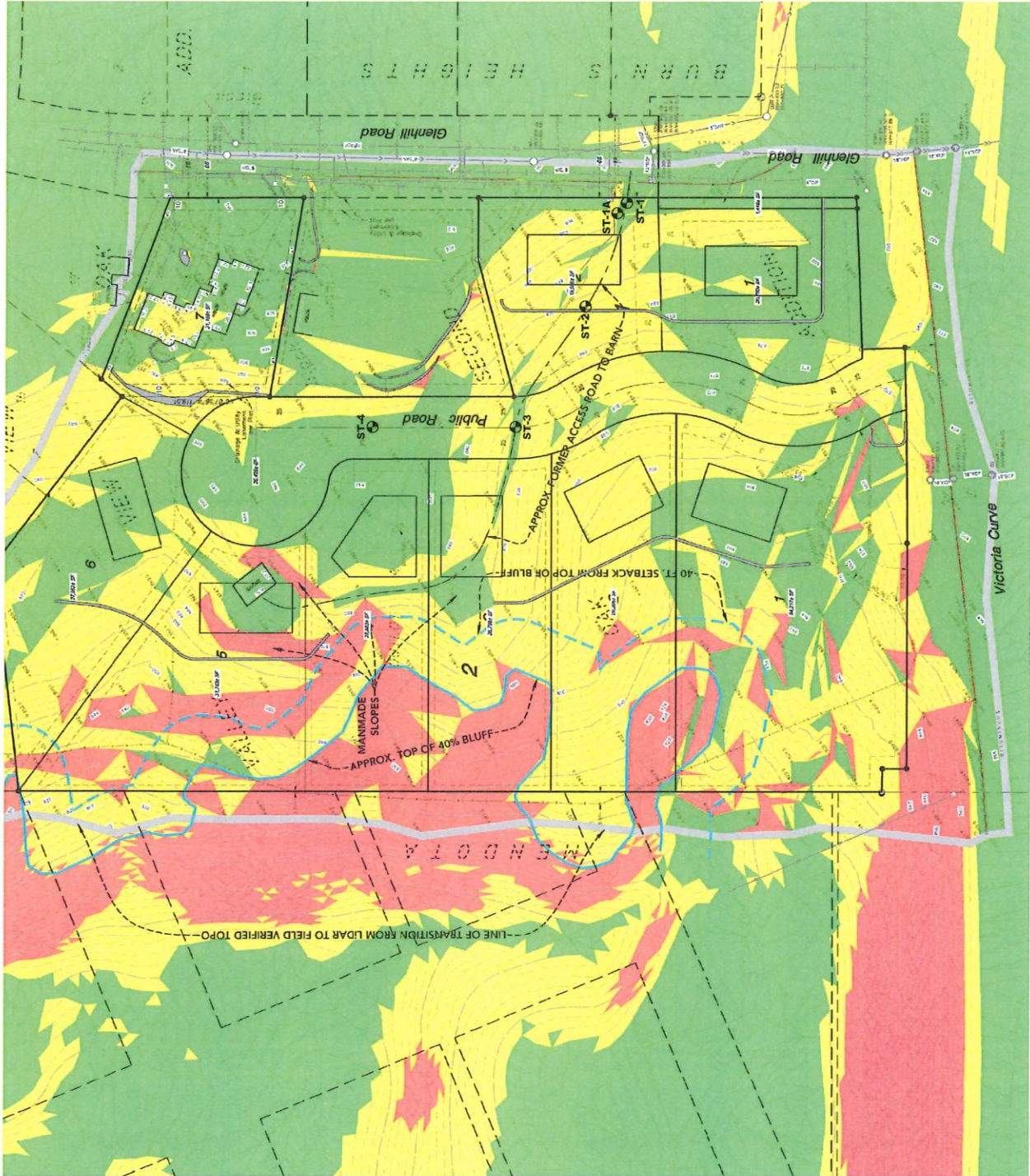
- Conceptual Plan
- Soil Boring Location Sketch
- Log of Borings, ST-1, ST-2 and ST-1A
- Descriptive Terminology of Soil



Drawing Information
Project No: B2007530
Client No: B2007530
Drawn By: JES
Checked By: SLR
Last Modified: 9/24/20

Project Information
Valley View Oak,
Third Addition
NW of Glenhill Road and
Victoria Curve
Mendota Heights,
Minnesota

**Soil Boring
Location Sketch**



NOTE:
DENOTES APPROXIMATE LOCATION OF STANDARD PENETRATION TEST BORING
LOCATION OF BORINGS WERE MEASURED FROM EXISTING FEATURES, ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE ONCE SURVEYED.



SLOPE TABLE		
MIN. SLOPE	MAX. SLOPE	COLOR
0%	10%	Green
10%	40%	Yellow
40%	100%	Red

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2007530					BORING: ST-1A		
Geotechnical Evaluation					LOCATION: See attached sketch. Boring drill approximately 10 feet away from ST-1		
Valley View Oak, Third Addition					DATUM:		
NW of Glenhill Road and Victoria Curve					NORTHING:	EASTING:	
Mendota Heights, Minnesota					START DATE: 10/06/20	END DATE: 10/06/20	
DRILLER: M. Barber	LOGGED BY: B. Ripp		SURFACING: Weeds & Roots		WEATHER: 70° & mostly Sunny		
SURFACE ELEVATION: 901.0 ft	RIG: GP-3	METHOD: 3 1/4" HSA					
Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
		<i>Blind drilled to 7 feet - hard drilling rig chatter</i>					Surface elevations estimated from surface topography contours shown on provided concept site plan
894.0							
7.0		SILTY SAND with GRAVEL (SM), fine to medium-grained, reddish brown, dry to moist, medium dense to very dense (GLACIAL OUTWASH)		50/6" (REF)			
				23-27-18 (45) 18"			
				40-11-13 (24) 12"			
				8-10-11 (21) 18"			
878.0							
23.0		POORLY GRADED SAND (SP), fine to medium-grained, trace Gravel, light brown, moist, medium dense (GLACIAL OUTWASH)		11-11-11 (22) 16"			
873.0							
28.0		CLAYEY SAND (SC), fine to coarse-grained, reddish brown, moist, very stiff (GLACIAL TILL)		19-13-10 (23) 14"			
		<i>Limestone fragments at 30 feet</i>					

Continued on next page

See Descriptive Terminology sheet for explanation of abbreviations

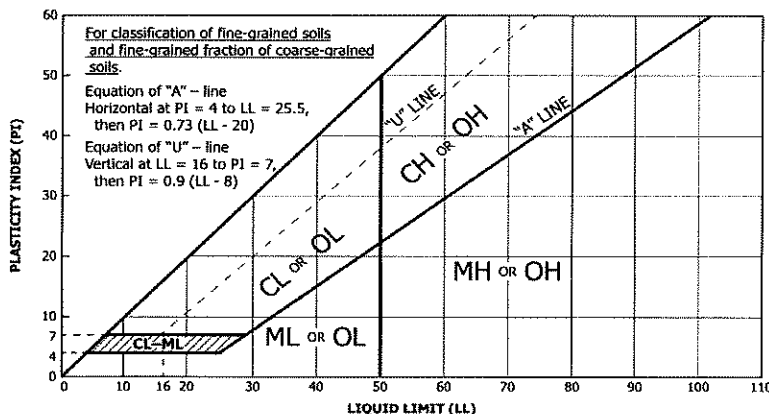
Project Number B2007530					BORING: ST-1A		
Geotechnical Evaluation					LOCATION: See attached sketch. Boring drill approximately 10 feet away from ST-1		
Valley View Oak, Third Addition					DATUM:		
NW of Glenhill Road and Victoria Curve					NORTHING:	EASTING:	
Mendota Heights, Minnesota					START DATE: 10/06/20	END DATE: 10/06/20	
DRILLER: M. Barber	LOGGED BY: B. Ripp		SURFACING: Weeds & Roots		WEATHER: 70° & mostly Sunny		
SURFACE ELEVATION: 901.0 ft	RIG: GP-3	METHOD: 3 1/4" HSA					
Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
868.0 33.0	Σ	CLAYEY SAND (SC), fine to coarse-grained, reddish brown, moist, very stiff (GLACIAL TILL) POORLY GRADED SAND (SP), fine to medium-grained, trace Gravel, reddish brown, wet, medium dense (GLACIAL OUTWASH)	35	12-11-12 (23) 13"			Surface elevations estimated from surface topography contours shown on provided concept site plan
			40	14-10-14 (24) 12"			
858.0 43.0	Σ	CLAYEY SAND (SC), fine to coarse-grained, trace Gravel, occasional Sand lenses, gray, moist, medium to hard (GLACIAL TILL)	45	5-5-6 (11) 18"			Water observed at 35.0 feet with 35.0 feet of tooling in the ground while drilling.
			50	3-7-8 (15) 18"			
			55	18-25-26 (51) 18"			
840.0 61.0		END OF BORING	60	25-26-32/-6" (REF) 18"			
		Boring immediately backfilled with bentonite grout					

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2007530					BORING: ST-2		
Geotechnical Evaluation					LOCATION: See attached sketch		
Valley View Oak, Third Addition					DATUM:		
NW of Glenhill Road and Victoria Curve					NORTHING:	EASTING:	
Mendota Heights, Minnesota					START DATE: 08/28/20	END DATE: 08/28/20	
DRILLER: A. Holmbo	LOGGED BY: B. Ripp		SURFACING: Wood/rock fall		WEATHER: 70° & mostly Clear		
SURFACE ELEVATION: 888.0 ft	RIG: GP-3	METHOD: 3 1/4" HSA					
Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
887.4		SILTY SAND (SM), dark brown (TOPSOIL)					Surface elevations estimated from surface topography contours shown on provided concept site plan
0.6		CLAYEY SAND (SC), reddish brown, soft to very stiff (GLACIAL TILL)		3-3-6 (9) 18"		11	
			5	3-3-4 (7) 18"		14	
				3-2-2 (4) 18"		12	
			10	6-7-8 (15) 18"		12	
				6-5-6 (11) 18"		6	
		With Limestone fragments from 14 to 16 feet	15	8-8-8 (16) 18"			
				7-6-8 (14) 18"		9	
869.0		POORLY GRADED SAND (SP), fine-grained, brown, loose to medium dense (GLACIAL OUTWASH)	20	7-7-8 (15) 18"			
				6-7-9 (16) 18"			
862.0		END OF BORING	25	3-4-5 (9) 18"			
26.0							
			30				

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests ^A				Soil Classification		
				Group Symbol	Group Name ^B	
Coarse-grained Soils (more than 50% retained on No. 200 sieve)	Gravels (More than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (Less than 5% fines ^C)	$C_u \geq 4$ and $1 \leq C_c \leq 3^D$	GW	Well-graded gravel ^E	
		Gravels with Fines (More than 12% fines ^C)	$C_u < 4$ and/or ($C_c < 1$ or $C_c > 3$) ^D	GP	Poorly graded gravel ^E	
			Fines classify as ML or MH	GM	Silty gravel ^{EFG}	
		Sands (50% or more coarse fraction passes No. 4 sieve)	Clean Sands (Less than 5% fines ^H)	$C_u \geq 6$ and $1 \leq C_c \leq 3^D$	SW	Well-graded sand ^I
	Sands with Fines (More than 12% fines ^H)		$C_u < 6$ and/or ($C_c < 1$ or $C_c > 3$) ^D	SP	Poorly graded sand ^I	
			Fines classify as ML or MH	SM	Silty sand ^{FGI}	
			Fines classify as CL or CH	SC	Clayey sand ^{FGI}	
	Fine-grained Soils (50% or more passes the No. 200 sieve)	Sifts and Clays (Liquid limit less than 50)	Inorganic	PI > 7 and plots on or above "A" line ^J	CL	Lean clay ^{KLM}
PI < 4 or plots below "A" line ^J				ML	Silt ^{KLM}	
Organic			Liquid Limit - oven dried	Liquid Limit - not dried < 0.75	OL	Organic clay ^{KLMN} Organic silt ^{KLMQ}
Sifts and Clays (Liquid limit 50 or more)		Inorganic	PI plots on or above "A" line	CH	Fat clay ^{KLM}	
			PI plots below "A" line	MH	Elastic silt ^{KLM}	
		Organic	Liquid Limit - oven dried	Liquid Limit - not dried < 0.75	OH	Organic clay ^{KLMN} Organic silt ^{KLMQ}
Highly Organic Soils	Primarily organic matter, dark in color, and organic odor			PT	Peat	

- A. Based on the material passing the 3-inch (75-mm) sieve.
- B. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.
- C. Gravels with 5 to 12% fines require dual symbols:
GW-GM well-graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay
- D. $C_u = D_{60} / D_{10}$ $C_c = (D_{30})^2 / (D_{10} \times D_{60})$
- E. If soil contains $\geq 15\%$ sand, add "with sand" to group name.
- F. If fines classify as CL-ML, use dual symbol GC-GM or SC-SM.
- G. If fines are organic, add "with organic fines" to group name.
- H. Sands with 5 to 12% fines require dual symbols:
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay
- I. If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.
- J. If Atterberg limits plot in hatched area, soil is CL-ML, silty clay.
- K. If soil contains 15 to < 30% plus No. 200, add "with sand" or "with gravel", whichever is predominant.
- L. If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.
- M. If soil contains $\geq 30\%$ plus No. 200 predominantly gravel, add "gravelly" to group name.
- N. PI ≥ 4 and plots on or above "A" line.
- O. PI < 4 or plots below "A" line.
- P. PI plots on or above "A" line.
- Q. PI plots below "A" line.



Laboratory Tests			
DD	Dry density, pcf	OC	Organic content, %
WD	Wet density, pcf	q_p	Pocket penetrometer strength, tsf
P200	% Passing #200 sieve	MC	Moisture content, %
		q_u	Unconfined compression test, tsf
		LL	Liquid limit
		PL	Plastic limit
		PI	Plasticity index

Particle Size Identification

- Boulders..... over 12"
- Cobbles..... 3" to 12"
- Gravel
Coarse..... 3/4" to 3" (19.00 mm to 75.00 mm)
Fine..... No. 4 to 3/4" (4.75 mm to 19.00 mm)
- Sand
Coarse..... No. 10 to No. 4 (2.00 mm to 4.75 mm)
Medium..... No. 40 to No. 10 (0.425 mm to 2.00 mm)
Fine..... No. 200 to No. 40 (0.075 mm to 0.425 mm)
- Silt..... No. 200 (0.075 mm) to .005 mm
- Clay..... < .005 mm

Relative Proportions^{L, M}

- trace..... 0 to 5%
- little..... 6 to 14%
- with..... $\geq 15\%$

Inclusion Thicknesses

- lens..... 0 to 1/8"
- seam..... 1/8" to 1"
- layer..... over 1"

Apparent Relative Density of Cohesionless Soils

- Very loose 0 to 4 BPF
- Loose 5 to 10 BPF
- Medium dense..... 11 to 30 BPF
- Dense..... 31 to 50 BPF
- Very dense..... over 50 BPF

Consistency of Blows Approximate Unconfined Cohesive Soils Per Foot Compressive Strength

- Very soft..... 0 to 1 BPF..... < 0.25 tsf
- Soft..... 2 to 4 BPF..... 0.25 to 0.5 tsf
- Medium..... 5 to 8 BPF..... 0.5 to 1 tsf
- Stiff..... 9 to 15 BPF..... 1 to 2 tsf
- Very Stiff..... 16 to 30 BPF..... 2 to 4 tsf
- Hard..... over 30 BPF..... > 4 tsf

Moisture Content:

- Dry:** Absence of moisture, dusty, dry to the touch.
- Moist:** Damp but no visible water.
- Wet:** Visible free water, usually soil is below water table.

Drilling Notes:

Blows/N-value: Blows indicate the driving resistance recorded for each 6-inch interval. The reported N-value is the blows per foot recorded by summing the second and third interval in accordance with the Standard Penetration Test, ASTM D1586.

Partial Penetration: If the sampler could not be driven through a full 6-inch interval, the number of blows for that partial penetration is shown as #/x" (i.e. 50/2"). The N-value is reported as "REF" indicating refusal.

Recovery: Indicates the inches of sample recovered from the sampled interval. For a standard penetration test, full recovery is 18", and is 24" for a thinwall/shelby tube sample.

WOH: Indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WOR: Indicates the sampler penetrated soil under weight of rods alone; hammer weight and driving not required.

Water Level: Indicates the water level measured by the drillers either while drilling (\sphericalangle), at the end of drilling (\blacktriangledown), or at some time after drilling (\blacktriangledown).

From: [Huinker, Taylor \(DNR\)](#)
To: [Henriksen, Holly R](#); [Sarah Madden](#)
Subject: RE: [EXTERNAL] New MRCCA Permit Application - Mendota Heights
Date: Wednesday, January 21, 2026 11:14:08 AM
Attachments: [image002.png](#)

Hello,

DNR agrees with the comments from NPS regarding the attention to drainage, erosion control, and bluff stability.

Thank you,
Taylor

From: Henriksen, Holly R <holly_henriksen@nps.gov>
Sent: Tuesday, January 20, 2026 1:12 PM
To: Sarah Madden <SMadden@mendotaheightsmn.gov>; Huinker, Taylor (DNR) <Taylor.Huinker@state.mn.us>
Subject: Re: [EXTERNAL] New MRCCA Permit Application - Mendota Heights

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Hi, Sarah -

Thank you for the opportunity to review the proposed project. Based on the submitted plans, all proposed structures and grading activities appear to be outside the Bluff Impact Zone (BIZ), and the NPS does not identify issues requiring comment.

We do, of course, recommend continued attention to slope stability during construction, particularly near the BIZ boundary. Implementing and maintaining erosion control measures and monitoring for any signs of instability will help ensure long-term protection of the bluff and adjacent areas.

Thank you, and please let us know if there are any changes to this project moving forward.

Best,



Holly Henriksen
Planner
Phone: 651-293-8470
Email : holly_henriksen@nps.gov
Mississippi National River & Recreation Area
111 Kellogg Blvd E, Suite 105
St. Paul MN 55101
www.nps.gov/miss

From: Sarah Madden <SMadden@mendotaheightsmn.gov>
Sent: Thursday, January 15, 2026 11:59 AM
To: 'taylor.huinker@state.mn.us' <taylor.huinker@state.mn.us>; Henriksen, Holly R <holly_henriksen@nps.gov>
Subject: [EXTERNAL] New MRCCA Permit Application - Mendota Heights

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Good Morning,

The City of Mendota Heights has received a new MRCCA Permit request from Homes By Tradition, LLC for a new single-family home at the vacant parcel at the northwest corner of Glenhill Road and Victoria Curve. (PID#278125100013) and has marked it complete.

The application materials are attached. This is a larger parcel, just under 3 acres in size, however the area outside of the BIZ is limited. The developer will be using as much of the available space as they are able, illustrated on the site and grading plan. The plans do show that the extent of the grading work will be right up to the boundary of the BIZ boundary on the property, and will include an 8-ft retaining wall just before said boundary.

Please let me know if you have any comments/questions!



Sarah Madden
Community Development Manager
City of Mendota Heights
D: 651-255-1142
smadden@mendotaheightsmn.gov
Pronouns: she/her

[Website](#) | [Connect](#)