

ARBOR POINTE

A RESORT COMMUNITY

Inver Grove Heights, Minnesota

DESIGN MANUALS

MAY 1993

Prepared by WHITTEN ASSOCIATES, INC.

ARBOR POINTE P.U.D. DESIGN MANUALS

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INTRODUCTION

Arbor Pointe is a 430 acre mixed use resort community within the City of Inver Grove Heights, Minnesota. This is a planned development of approximately 27 neighborhoods of low, medium, and high density residential; retail, business, research and development, and a hotel. All efforts have been made to take advantage of planning all the parts collectively so as the Arbor Pointe and Inver Grove Heights community would benefit.

The overall concept of Arbor Pointe is that of an active village. Village is to imply the scale that even though the total community is large, the image is of a smaller scale. Active is to imply recreation, all activities through the development and connecting with the city of Inver Grove Heights.

The key benefit to a planned community is the opportunity to determine guidelines and create consistencies throughout the community. The delicate balance is to create those guidelines so as not to stifle creativity or impair marketability.

The three main areas creating the threads of consistency through Arbor Pointe are landscaping, signage & monumentation, and architecture. These guidelines are structured in the form of manuals, to be a framework for review by the City and the Associations as Arbor Pointe is developing over the course of the next 15 years.



ARBOR POINTE A RESORT COMMUNITY INVER GROVE HEIGHTS, MINNESOTA



WILITEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4115 HAWTHORNE PARK
MINNETONKA, MN 55345

ARCHITECTURAL
CONSULTING, INC.
500 WEST BEECH STREET
SUITE 100
MINNETONKA, MN 55345
TEL: 952/835-5722

LAND USE/SITE
CONTRIBUTION
PLAN

DATE: 11/14/84
BY: [Signature]

LANDSCAPING

- Introduction
- Community
 - Main Entrance
 - Secondary Entrance
 - Village Square
 - Concord Blvd.
 - Cahill Ave.
 - Frontage
 - West Loop Road
- Neighborhood
 - Landscape Guideline per parcel
 - Landscape screening along north of parcel 31
 - Residential R-I, R-II, RIII, RIV
 - Commercial CSC NB, R & D
- Street Lighting

LANDSCAPING

Introduction:

Through planning and coordination with City, County, and State agencies, significant efforts have been made to preserve the natural ponds, wetlands, and vegetation that exists within Arbor Pointe. Yet development has made an impact. Landscaping is a key element to transition this impact. The landscaping planned for Arbor Pointe is to work with the existing vegetation for the greatest impact and natural compliment.

Arbor Pointe is a 430 acre mixed use resort community. Although a large scale development according to Twin City standards, Arbor Pointe is a cluster of approximately 27 neighborhoods or a variety of sizes and land use to create a village. The landscaping theme is to expand on the village concept. There will be community landscaping that pulls together the existing vegetation and creates a thread throughout Arbor Pointe. Each neighborhood may have a theme of its own that is individual, but also complimentary to the overall community landscape. Community landscape will promote the use of boulders and evergreens as common threads throughout Arbor Pointe.

The neighborhood landscape will be based on the neighborhood theme. Example: "The Pines" entrance and accent landscaping will feature pines and evergreens.

With the numerous collectors throughout the community, landscaping opportunities are massive. It is planned to have a minimum standard of an overstory tree every 60' o.c. and to then accent the entrances and intersections throughout the community within the boulevards and medians.

Street collector landscaping shall be designed by the developer and requested as City Improvement. Individual neighborhood landscaping will be required of each developer from single family lot to commercial site. All plans will be reviewed and require approval by the Community Association review process prior to City approval and construction.

The attached street plans and sections illustrate the landscaping intended throughout. All boulevard overstory trees will be 3" caliper minimum and ornamental trees will be 1 1/2" caliper minimum of 4' high evergreens. Most cul-de-sacs will have landscaped islands. Landscaping specified along thoroughfares and in median spaces will be hardy and virtually maintenance free.

The trails and parks will also be landscaped consistent with the Arbor Pointe landscaping theme.

Landscaping along Cahill Ave., Concord Blvd, and Frontage Roads have standard landscaping included into BRW Inc. cost estimates for the street construction. There is landscape enhancement included into the TIF Agreement that is dependent on tax revenue generated. If the TIF is available, the enhancement will take place.

It is our belief that it is better to have concentrated areas of landscape along with minimum landscape area than to balance the landscaping throughout the development.

LANDSCAPING DESIGN CRITERIA

Community

- Main Entrance Concept - refer to Sheet L-1
 - The main entrance, at the intersection of Concord Boulevard and the Interchange, is the first impression of Arbor Pointe when it is completed. This is the primary area of landscape enhancement.
- Secondary Entrances refer to Sheets L-2 & L-3
 - The two secondary entrances are located at New Concord Boulevard and Old Concord Boulevard at the east edge of the Arbor Pointe and at the intersection of Cahill Ave. and College Trail at the North edge of the site. These areas are less traveled, but still are key to the impression of the Community. The North entrance especially is important in that it serves as the main entrance for the First Phase.
- Village Square refer to Sheet L-4
 - The Village Square is located at the intersection of Concord Blvd. and Cahill Ave. in the center of the site. Landscape enhancement is important here because it is the most visible and active. The concept is to bring the common elements of the Community to the corners of this intersection identifying that all quadrants of the site are part of Arbor Pointe. Along with landscaping are the elements of signage and monumentation and architecture such as boulders, evergreens, and a gazebo
 - Use of landscape berms will be promoted along collectors adjacent to residential neighborhoods and commercial parking when topography is favorable.

CONCORD BLVD. - County Road

- Length: 4900 4-lane divided, 120' R.O.W. 15' trail easement each side
- Landscape standard = is the minimum landscaping included in BRW Construction Cost, refer to Exhibits 2 & 3
 - Refer to Sheet L-5
 - 1-3" min. cal. overstory 60 o.c.
 - Sod - one row each side B.O.C.
 - Mulching
 - Seeding
 - Installation: provided by MnDOT for the above items
 - Trail: provided by Developer on one side: included in BRW Roadway cost estimate
 - Maintenance: by Community Association
 - Standard lighting as shown in Exhibits 2 & 3
- Landscape Enhancement: budget of \$250,000
 - To be designed by Developer and subject to review by City & County
 - Location: Most landscaping outside of R.O.W., some limited ornamental
 - Installation: By the Rottlund Company to be coordinated with City & County
 - Maintenance:
 - Landscape in trail easement by Community Association
 - Landscape in R.O.W. by Dakota County
 - Irrigation: For accent areas
 - Street Lighting: To be a selected NSP fixture, installed and maintained by NSP, if an upgraded post lite is selected by the Developer, additional costs would be paid by the Developer.
 - Note: Signage to be coordinated with Dakota County

CAHILL AVE.

- 3800' in length, undivided, 80' R.O.W., 500' of divided median, 15' trail easement each side
- Landscape standard is the minimum landscaping included in BRW's exhibit on Roadways Construction Costs - refer to Exhibit 4
 - 1-3" min. cal. 60' o.c.
 - Sod; one row each side of boulevard
 - Seeding & Mulching
 - Standard Street Lighting 14PS - 400' o.c.
 - Trail: by the Rottlund Company: included in BRW Roadway cost estimate
 - Refer to Sheet L-6 for typical minimum example
 - Maintenance by Community Association
- Landscape Enhancement budget is \$200,000
 - Refer to Sheets L-2, L-4, to be designed by Developer, subject to review by City
 - Location: plants may be inside R.O.W. and trail easement
 - Installation by the Developer and coordinated with the City
 - Maintenance: By Community Association
 - Irrigation: All enhanced landscaped areas to have sprinklers*
 - Street Lighting: To be a selected NSP fixture, installed and maintained by NSP, if an upgraded post lite is selected by the Developer, additional costs would be paid by the Developer.
 - Landscape lighting: To accent landscaped areas

FRONTAGE ROADS - EAST & WEST

- Length - 4650' - 4 lane undivided - 80' R.O.W. 100' tapered medians, 15' trail easement on one side
- Landscape Standard = (included in BRW Roadway Cost Summary), refer to Exhibit 5 - refer to Sheet L-6
 - 3" cal. overstory 60' o.c.
 - Sod - one row each side of B.O.C.
 - Mulching
 - Seeding
 - Standard Street Lighting
 - Trail: By the Rottlund Company: included in BRW Roadway cost estimate
 - Maintenance by Community Association
- Landscape enhancement is \$150,000 if TIF is available.*
 - To be designed by Developer and reviewed by City
 - Location: plants may be inside R.O.W. and trail easement
 - Installation: By Developer to be coordinated with the City
 - Maintenance: By Community Association
 - Irrigation: All enhanced landscaped areas to have sprinklers
 - Street Lighting: To be a selected NSP fixture, installed and maintained by NSP, if an upgraded post lite is selected by the Developer, additional costs would be paid by the Developer.
 - Landscape lighting: To accent landscaped areas
 - Landscape berms will be promoted along residential and commercial parking when topography is favorable.

* Items that will be included if TIF financed.

WEST LOOP

- Length - 2800' 2 lane undivided 60' R.O.W. - 32' pavement typ.
2-100' tapered medians, 15' trail easement on one side
- Landscape Standard included in BRW Roadway Cost Estimate, refer to Exhibit 2
- 3" cal. overstory 60' o.c.
 - Sod - one row each side B.O.C.
 - Mulching
 - Seeding
 - Trail: By the Rottlund Company: included in BRW Roadway cost estimate
 - Street Lighting standard
 - Installation by Developer, coordinated with City
 - Maintenance by Community Association

LANDSCAPE STANDARDS

The standards set forth on a general basis which will be expanded and made more specific parcel by parcel through the specific P.U.D. approval process are as follows. The following requirements are site specific and do not include the entry, boulevard, islands, trail, and other special landscaping. Refer to Sheets L-9, L-10, L-11, L-12, L-13, L-14.

R-I	10A, 10B, 10C 11A, 11B, 13A 13B	1 overstory (3" min. cal.) within R.O.W. per single family lot or 80' o.c., whichever is less; front yard sodded, rear yard seeded, installed within 1 growing season of occupancy.
R-II	12, 21A, 21B 21C, 21D	1 overstory (3" min. cal.) & 1 (1 1/4" min. cal.) ornamental per d.u., front yard sodded, rear yard seeded, installed within 1 growing season of occupancy.
R-III	22A, 22B, 23	1 overstory (3" min. cal.) & 1 (1 1/4" min. cal.) ornamental per d.u., disturbed areas within 30' min. of all buildings shall be sodded.
R-IV	31, 32A, 32B 33	1 overstory (3" min. cal.) & 1 (1 1/4" min. cal.) ornamental per d.u., disturbed areas within 30' min. of all buildings shall be sodded.
COMM.	H1, H2	1 overstory (3" min. cal.) & 1 (1 1/4" min. cal.) ornamental per room & 1 overstory or 1 ornamental for each 1500 sq. ft. of building area beyond the net room sq. ft.
R & D N.B. CSC	C1, C2, C3 R-1 R-2, R-3, R-4	1 overstory (3" min. cal.) & 1 (1 1/4" min. cal.) ornamental per 1500 sq. ft. of gross building area.

General Conditions:

- 1) Evergreen trees 4' or greater can be traded for ornamental and 6' or taller for overstory trees.
- 2) Seeding or prairie grasses and/or wild flower or other ground cover will be allowed. (rear yard only)
- 3) Seeding of prairie grasses, wild flowers, or other ground covers could replace sodding obligations with specific Architectural Control Committee approval. (rear yard only)
- 4) All landscape plans will require Architectural Control Committee approval.
- 5) A site will be sold with the applicant retaining overall architectural and landscaping approval.
- (6) Irrigation stubs will be provided at each Neighborhood entrance monument. Irrigation is required at multi-family and commercial neighborhoods.

STREET LIGHTING

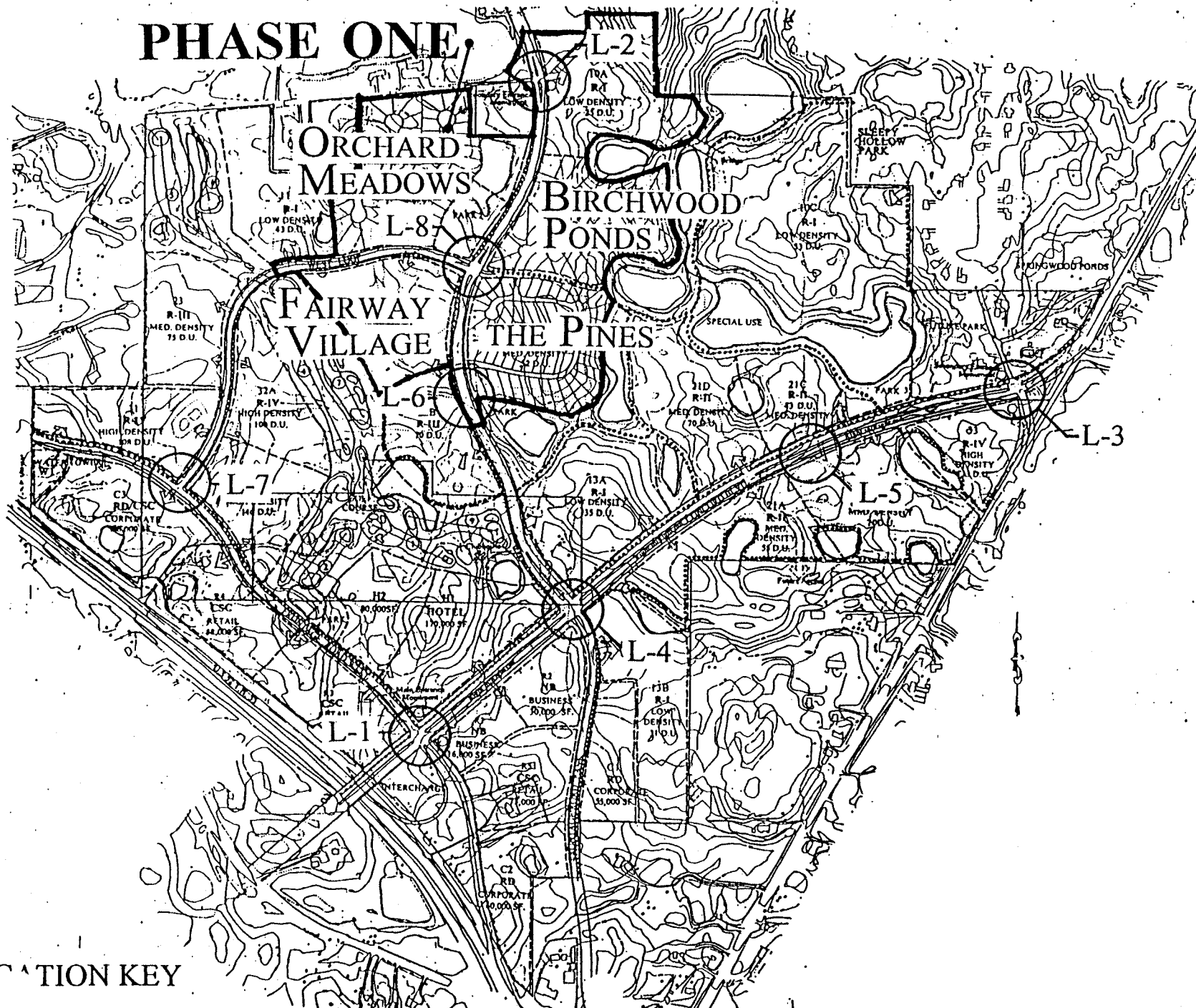
Community - Coordinated with NSP & City

- Lighting: standard street lights costs included into BRW estimate, refer to Exhibit 2-5
- Upgrade street lights option; the cost difference between standard and the upgrade to be paid through Landscape Enhanced Budget.
- Location: To be determined
- Type:
 - HPS NSP standard, refer to Exhibit 6
 - Upgrade Option - other NSP options is T.I.F. is available
- Maintenance - to be maintained by NSP

Neighborhoods - Coordinated with NSP & City

- To be paid for by and installed by NSP & supported by electric charges (to be determined)
- Location: Refer to Pioneer Engineering Neighborhood Submission
- Type: To be selected from NSP options
- Maintenance: To be maintained by NSP

PHASE ONE



ARCHITECTURAL
FORUM, INC.
4801 WEST 88th STREET
SUITE 101 MINNEAPOLIS
MN 55437 (612) 835-5724

WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
1115 HEATHCOT PLACE
MINNETONKA, MN 55345



ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

LAND USE/SITE
CONFIGURATION
PLAN

DATE: 11/19/92
PROJECT: 2-1-1
DRAWN:
CHECKED:

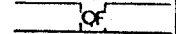
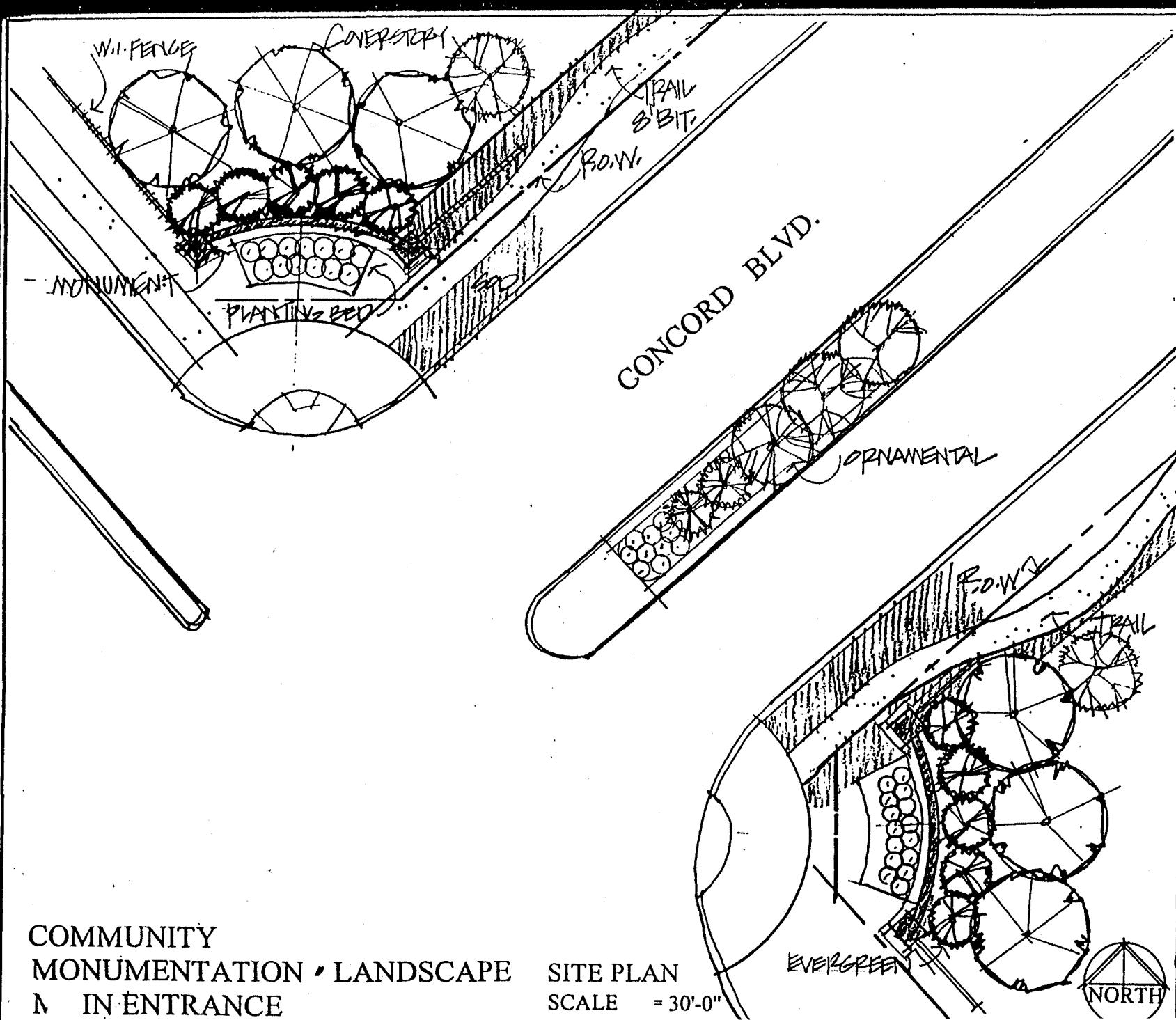


Exhibit.1



WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING

4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE

A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER
THE ROTTLUND
COMPANY, INC.

PROJECT

COMMISSION NUMBER

DOCUMENT DATE
3.31.93

SHEET NUMBER

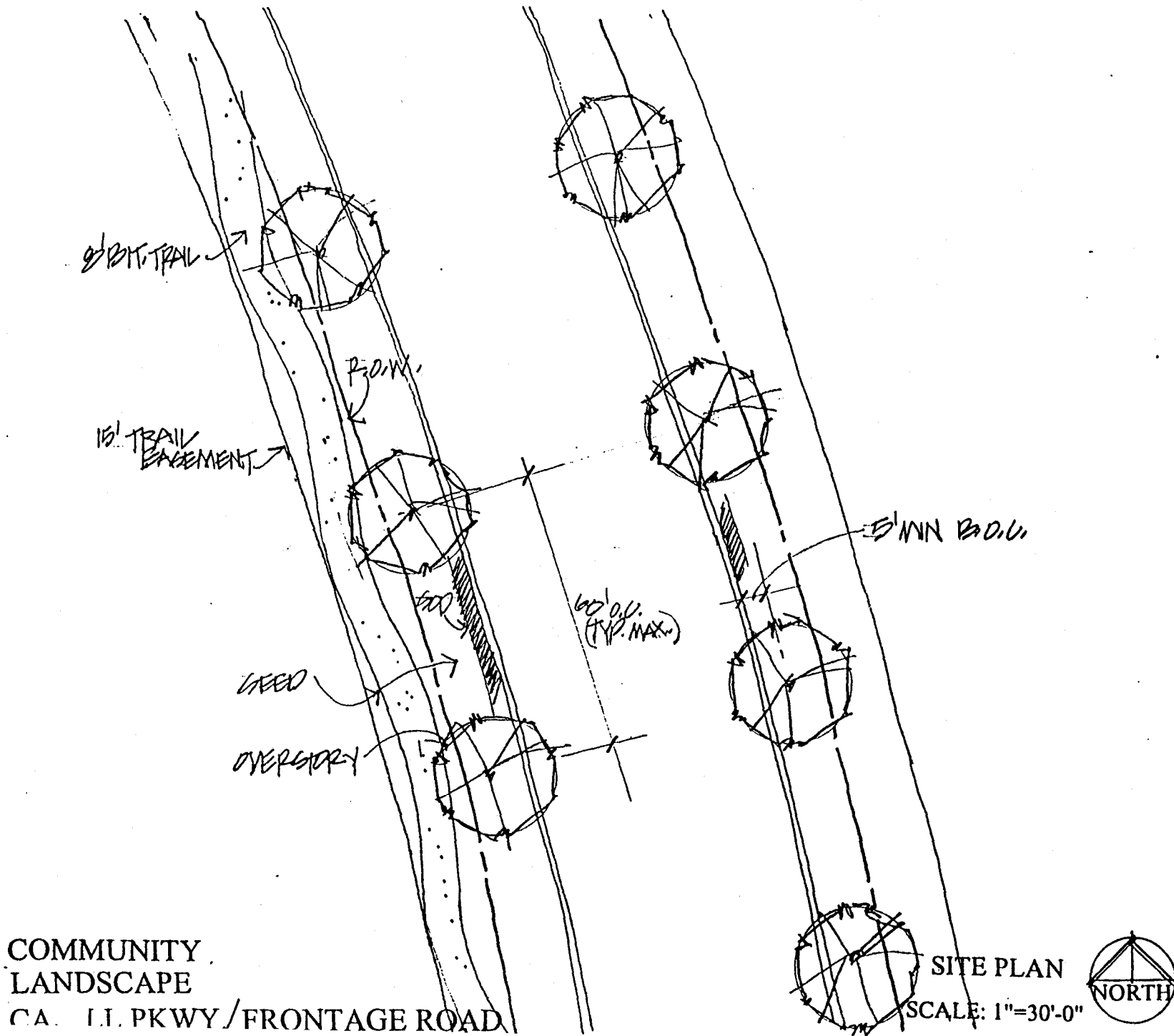
COMMUNITY
MONUMENTATION • LANDSCAPE
IN ENTRANCE

SITE PLAN
SCALE = 30'-0"

WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER	THE ROTTLUND COMPANY, INC.
PROJECT	
COMMISSION NUMBER	
DOCUMENT DATE	3.31.93
SHEET NUMBER	L-6

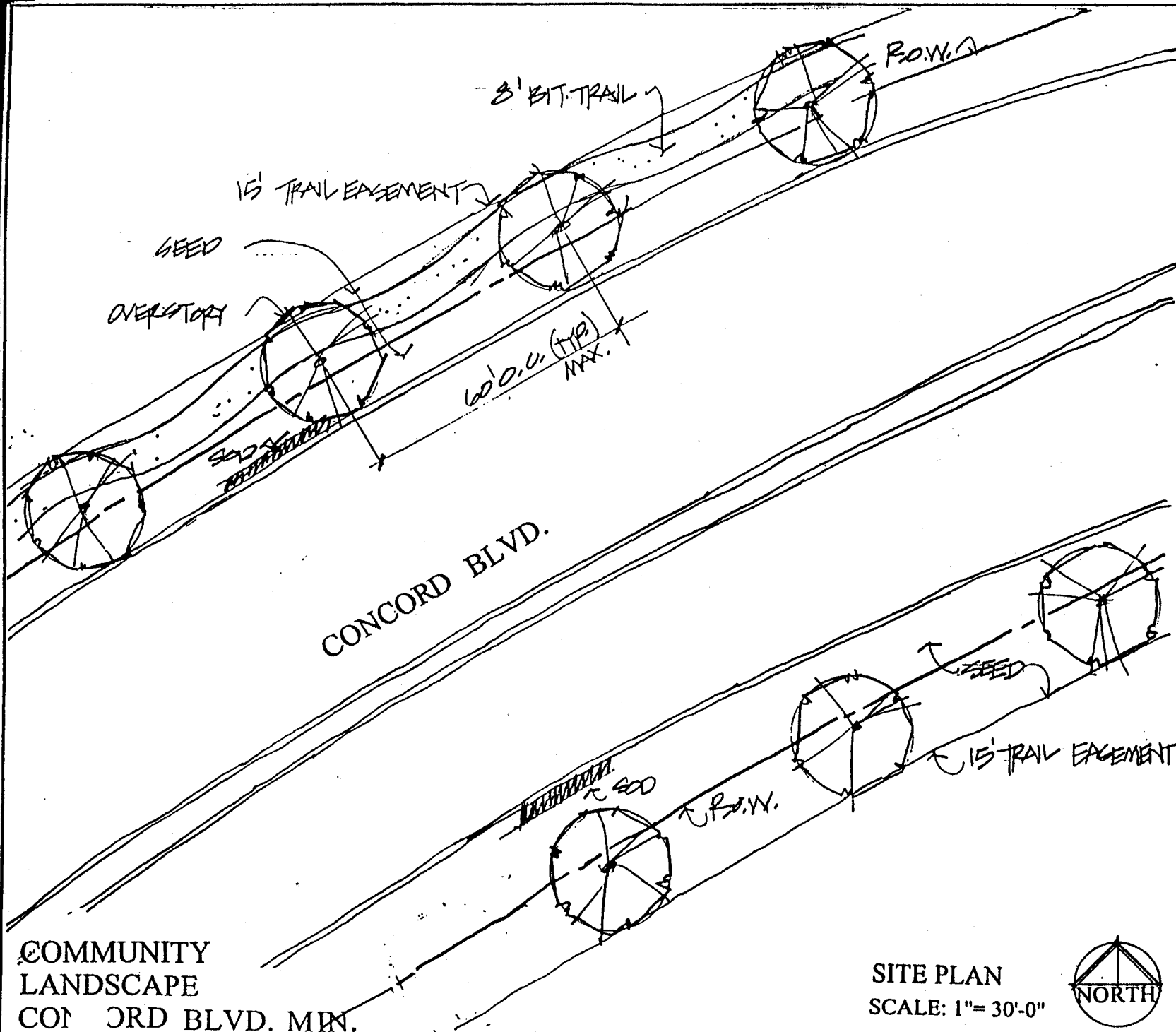


COMMUNITY
LANDSCAPE
CA. I.I. PKWY / FRONTAGE ROAD

SITE PLAN

SCALE: 1"=30'-0"

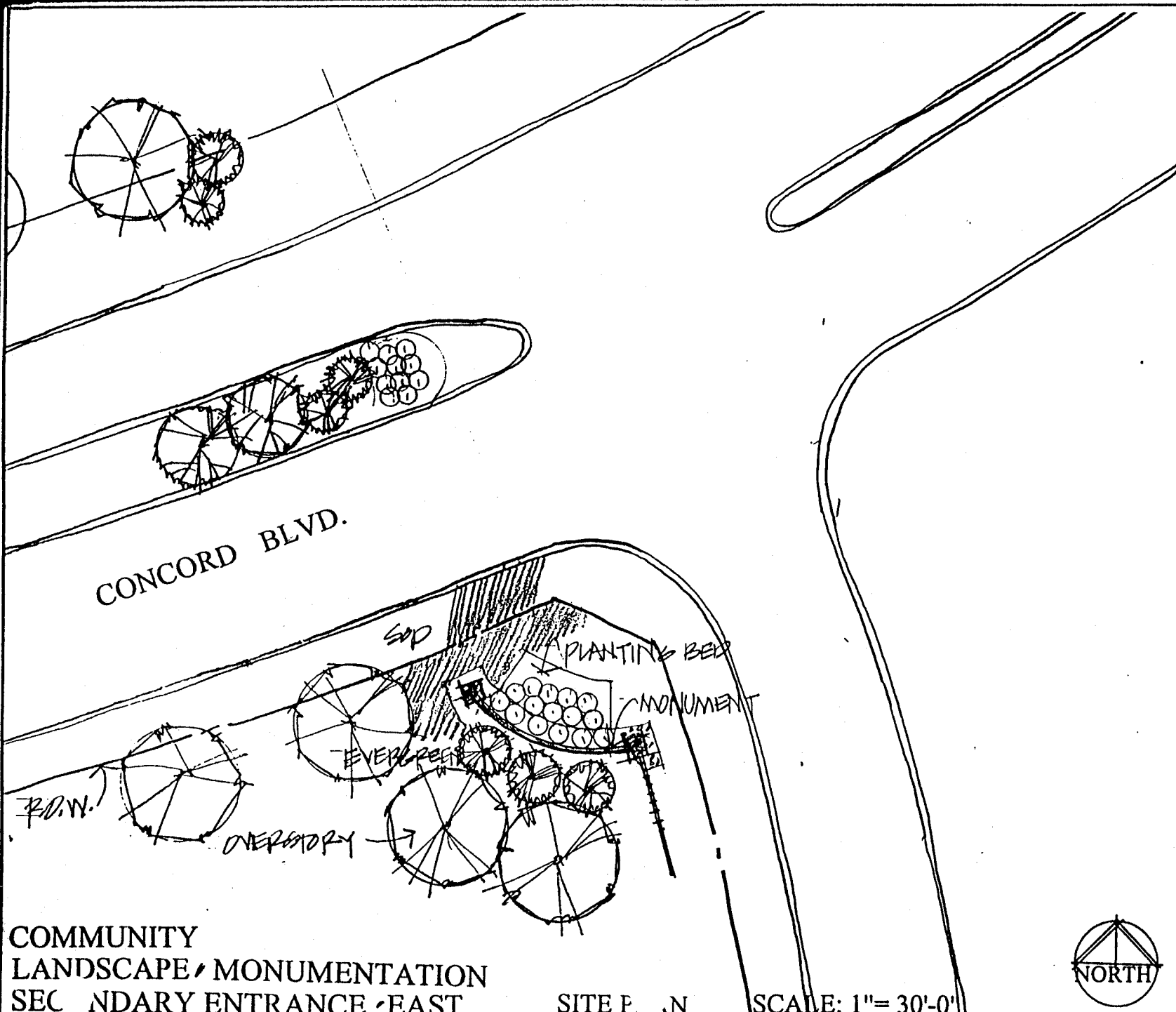




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MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER	
THE ROTTLUND COMPANY, INC.	
PROJECT	
COMMISSION NUMBER	
DOCUMENT DATE	3.31.93
SHEET NUMBER	



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ARBOR POINTE

A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER
THE ROTTLUND
COMPANY, INC.

PROJECT

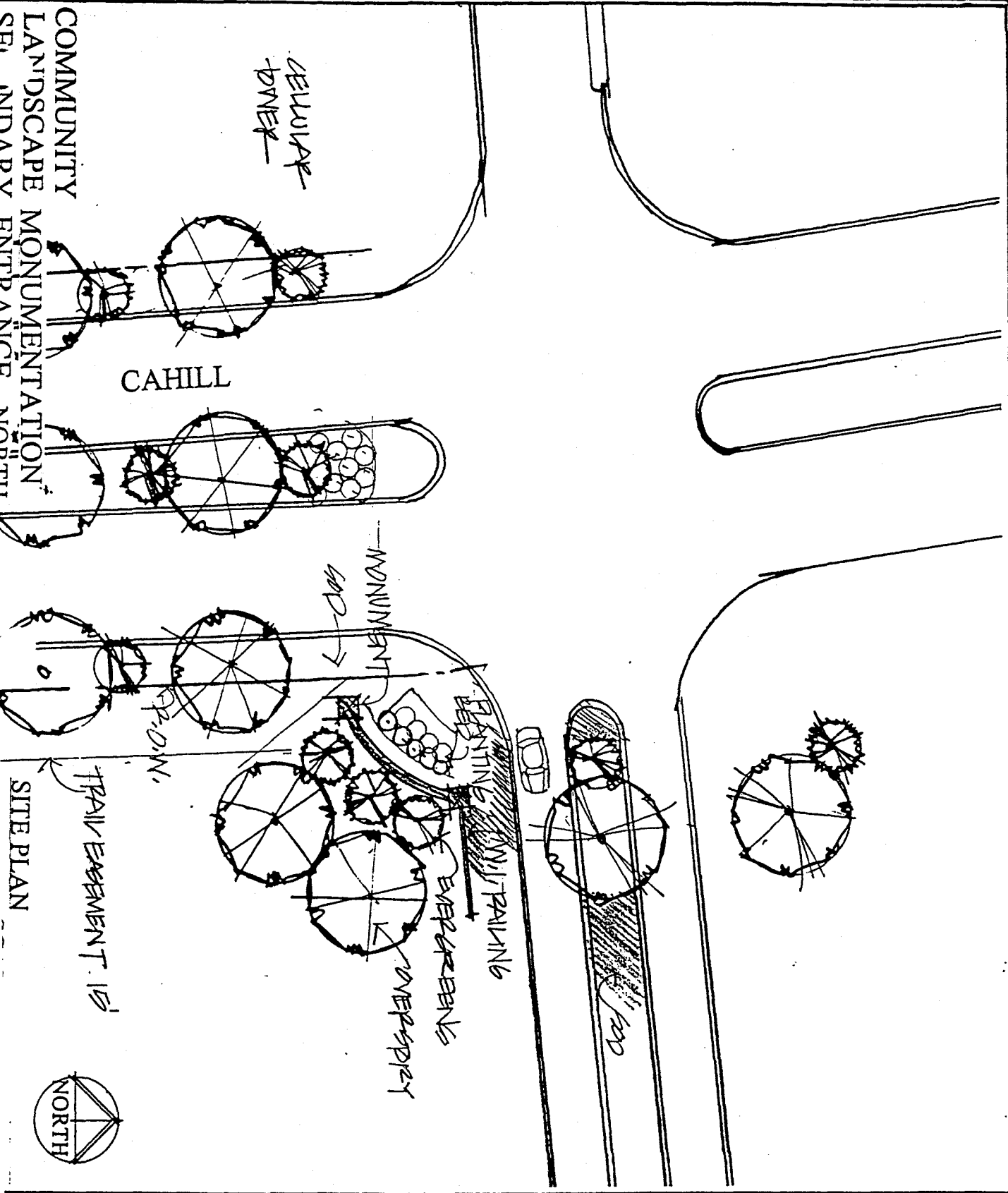
COMMISSION NUMBER

DOCUMENT DATE

3.31.93

SHEET NUMBER

COMMUNITY
LANDSCAPE MONUMENTATION
SE, BOUNDARY ENTRENCHMENT, NORTH



ARBOR POINTE

A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

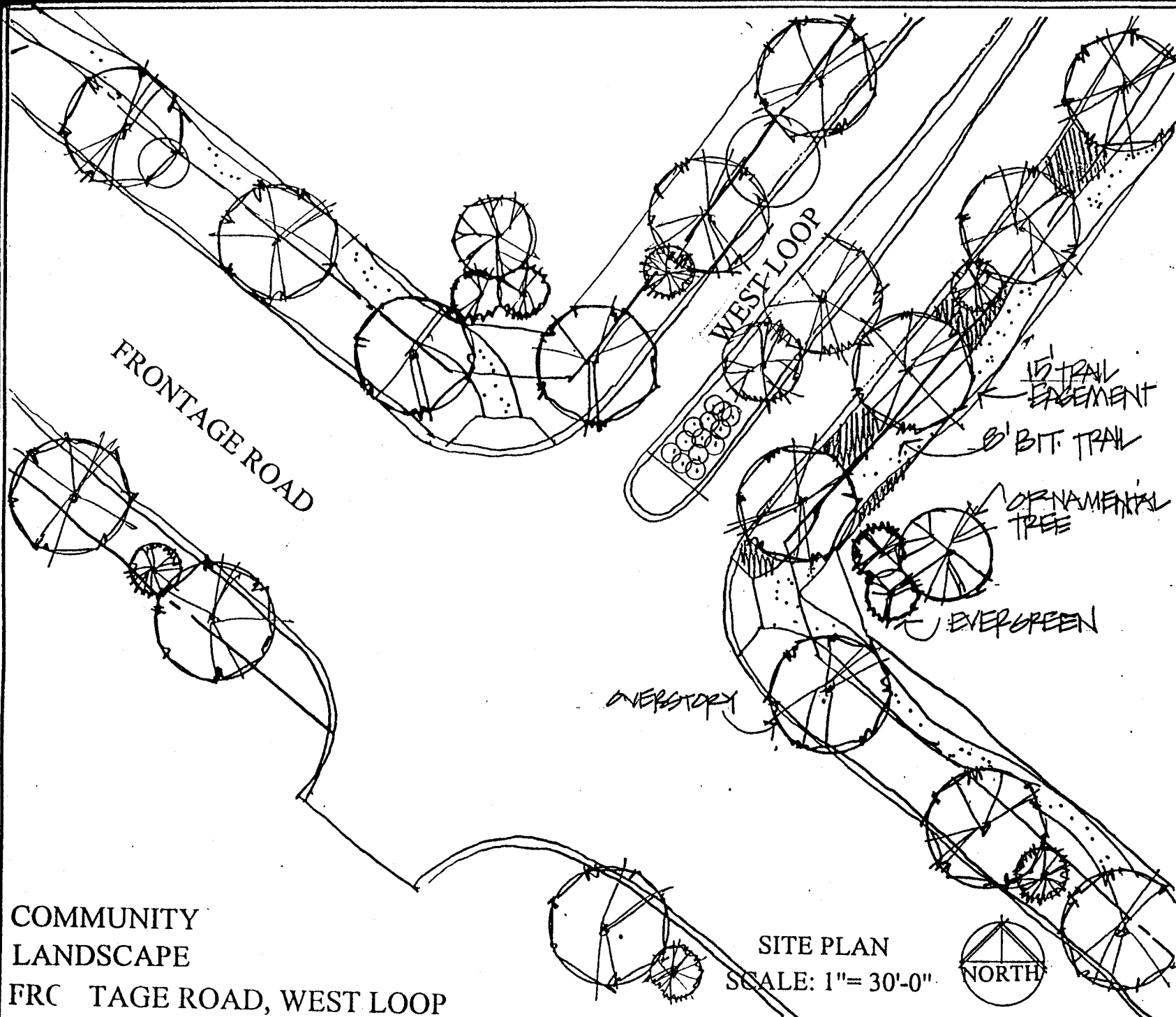
WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4159 HEATHCOTE PLACE
MINNETONKA, MN 55345

OWNER
THE ROTTLAND
COMPANY, INC.

COMMISSION NUMBER

DOCUMENT DATE
3.31.93

SHEET NUMBER



COMMUNITY
LANDSCAPE
FRC TAGE ROAD, WEST LOOP

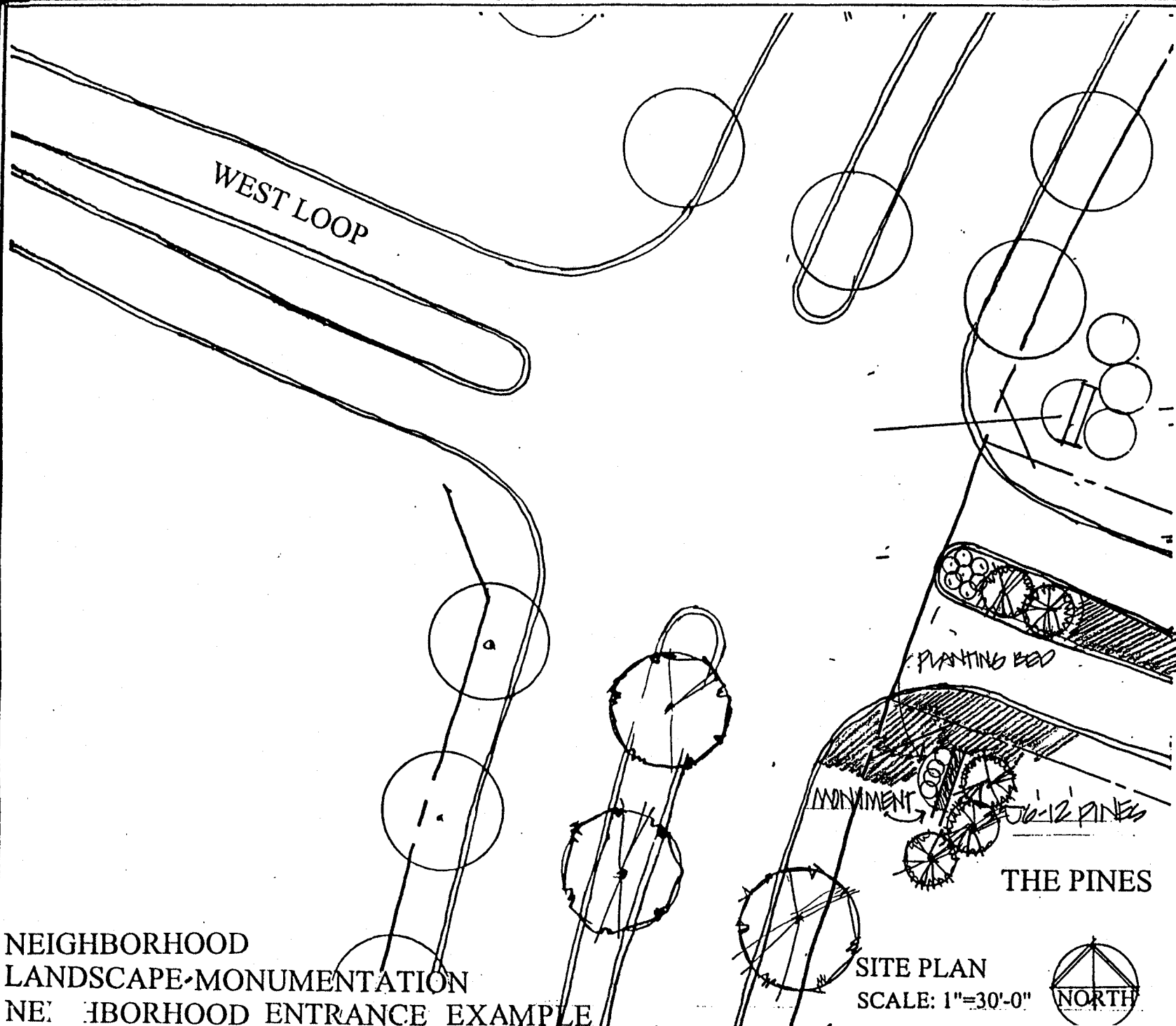
SITE PLAN
SCALE: 1" = 30'-0"



WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER	THE ROTTLUND COMPANY, INC.
PROJECT	
COMMISSION NUMBER	
DOCUMENT DATE	3/31/93
SHEET NUMBER	



NEIGHBORHOOD
LANDSCAPE MONUMENTATION
NEIGHBORHOOD ENTRANCE EXAMPLE

SITE PLAN
SCALE: 1"=30'-0"



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ASSOCIATES, INC.
ARCHITECTURE & PLANNING

4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER
THE ROTTLUND
COMPANY, INC.

PROJECT

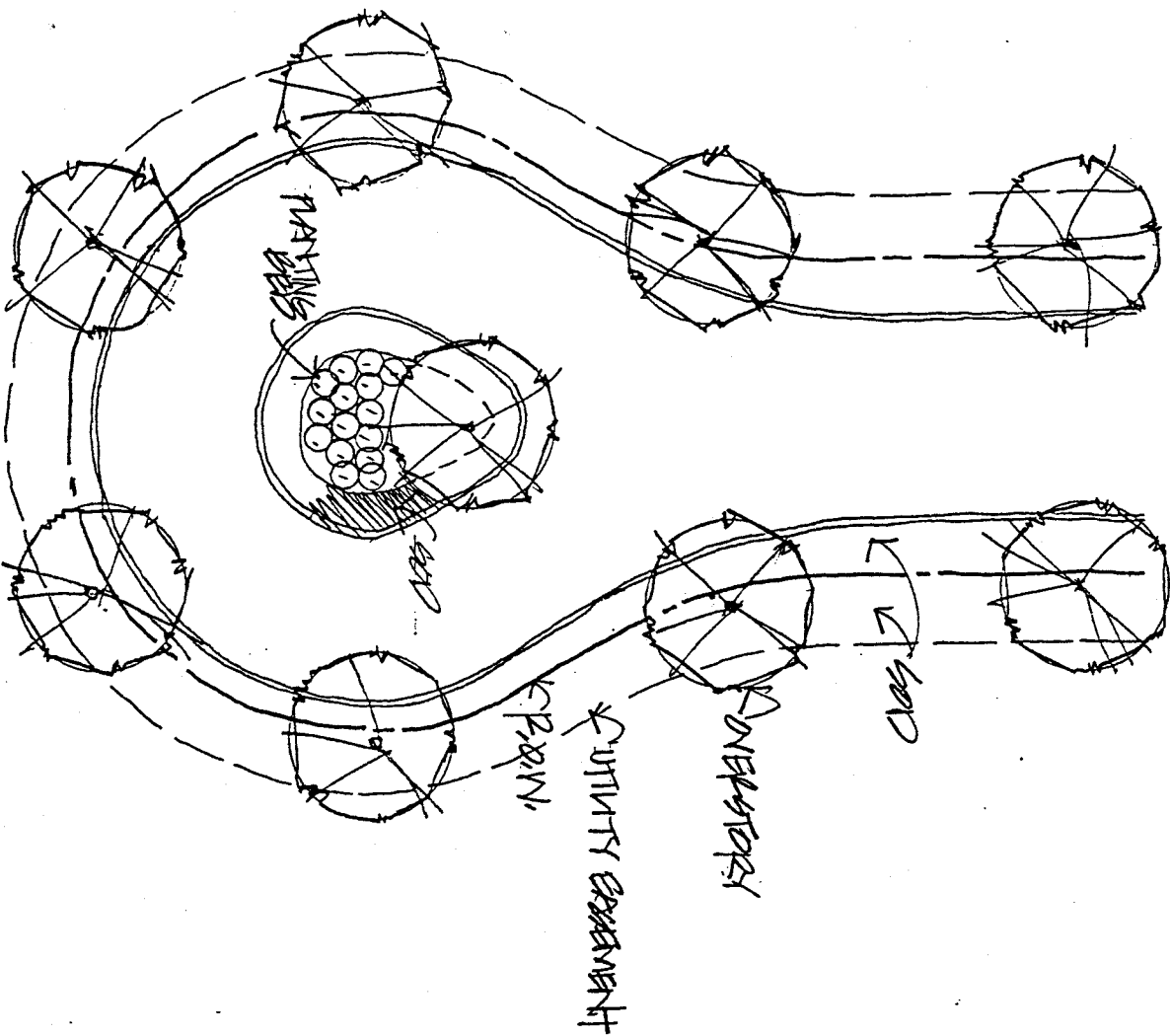
COMMISSION NUMBER

DOCUMENT DATE
3-31-93

SHEET NUMBER

L-8

NEIGHBORHOOD
LANDSCAPE
TYP,
CU DE SAC



SITE PLAN
SCALE: 1"=30'-0"

ARBOR POINTE

A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

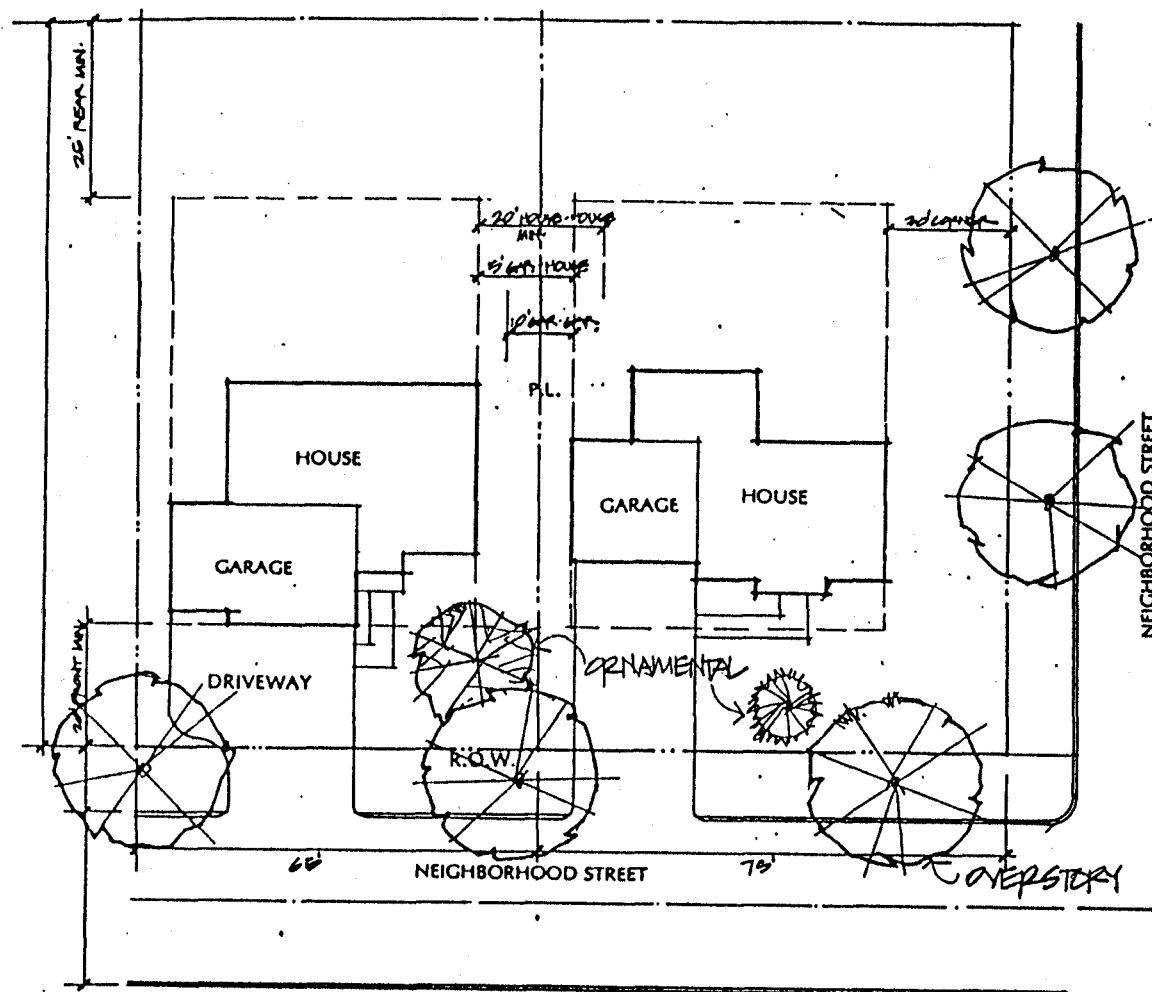
WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4119 HEATHERTON PLACE
MINNETONKA, MN 55363

OWNER	THE ROTHLAND COMPANY, INC.
PROJECT	
COMMISSION NAME	
DOCUMENT DATE	3-21-93
SHEET NUMBER	

WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE

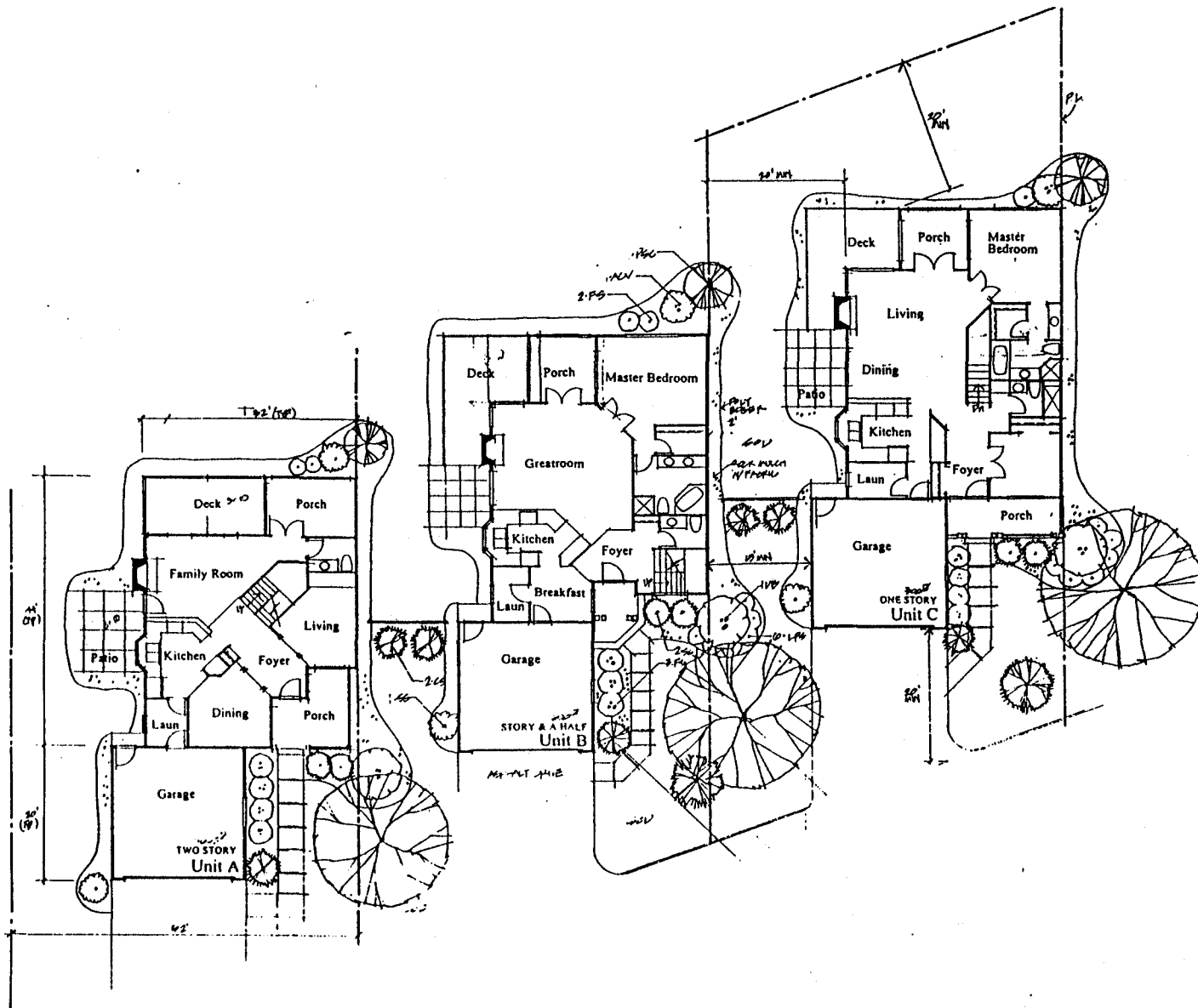
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA



SITE PLAN SCALE: 1"= 30'-0"

NEIGHBORHOOD
LANDSCAPE.
LOW DENSITY

OWNER	
PROJECT	
COMMISSION NUMBER	
DOCUMENT DATE	3/31/93
SHEET NUMBER	



NEIGHBORHOOD
LANDSCAPE

MEDIUM DENSITY, R-II DETACHED 'THE PINES'

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ASSOCIATES, INC.
ARCHITECTURE & PLANNING

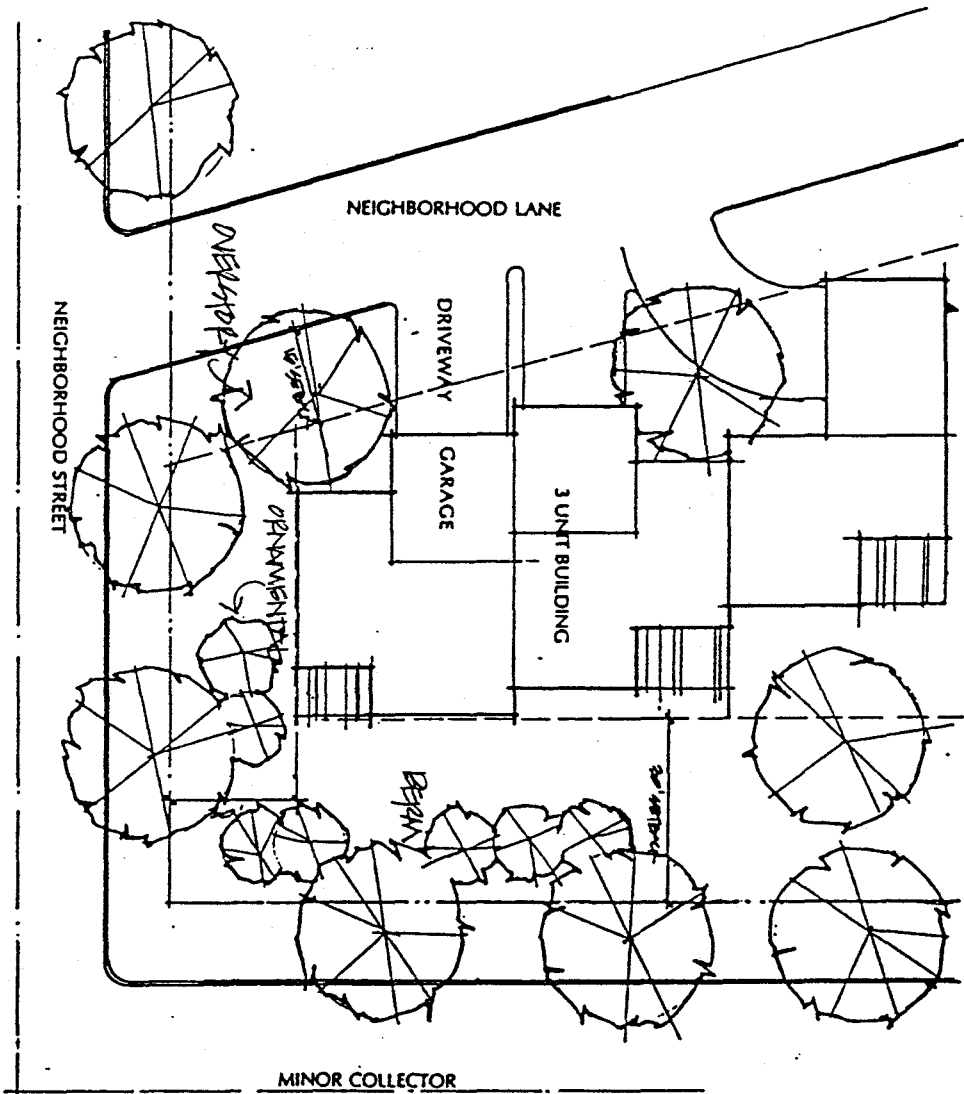
4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER	THE ROTTLUND COMPANY, INC.
PROJECT	
COMMISSION NUMBER	
DOCUMENT DATE	3.31.93
SHEET NUMBER	

NEIGHBORHOOD
LANDSCAPE
MEDIUM DENSITY

SITE PLAN SCALE: 1"=30'-0"



WHITTEN
ASSOCIATES, INC.
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4119 HEATHENTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

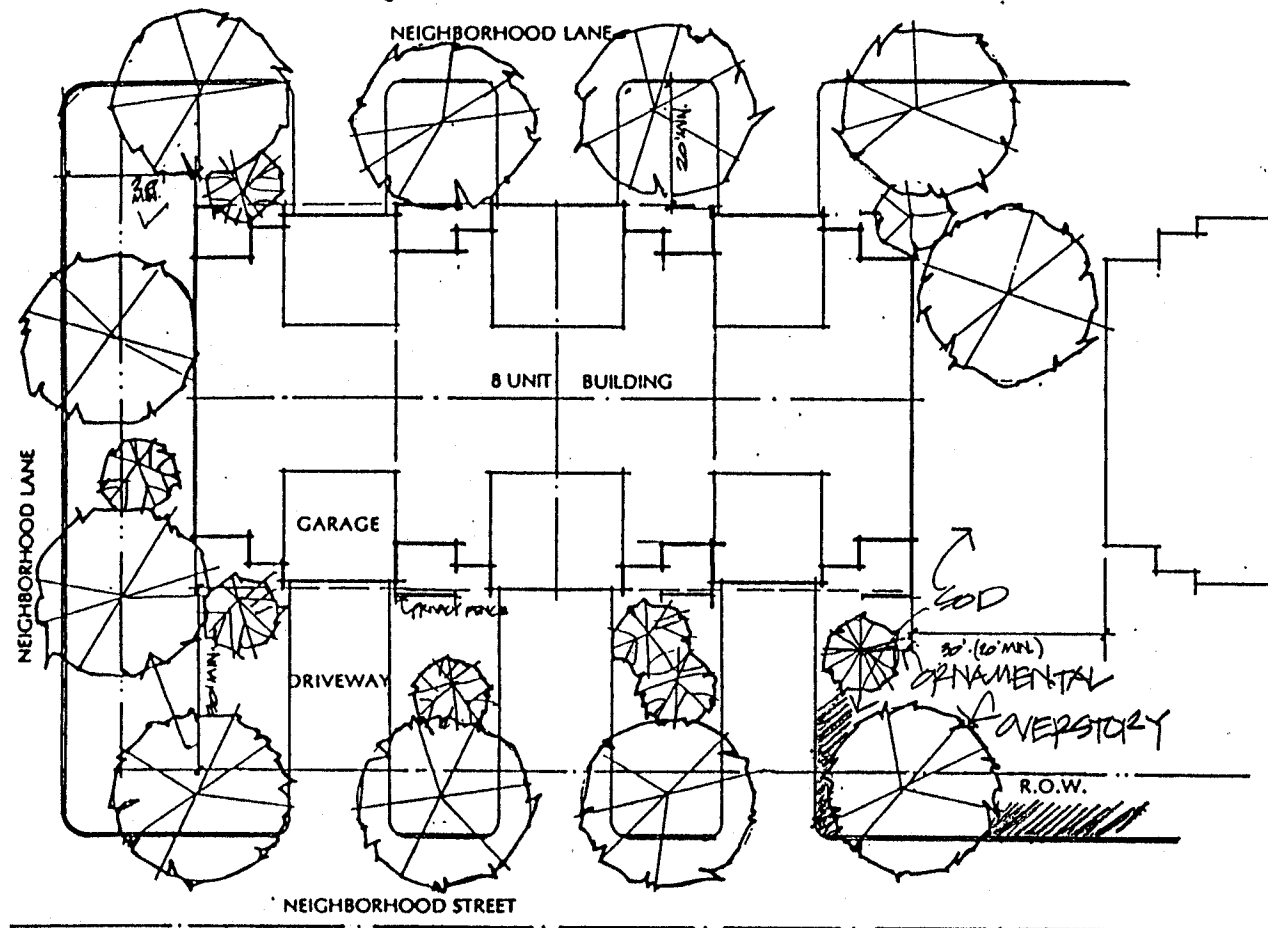
OWNER
THE ROTHLAND
COMPANY, INC.

PROJECT

COMMISSION NUMBER

DOCUMENT DATE

SHEET NUMBER




SITE PLAN

SCALE: 1" = 30'-0"

LANDSCAPE
NEIGHBORHOOD

WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER	
PROJECT	THE ROTTLUND COMPANY, INC.
COMMISSION NUMBER	
DOCUMENT DATE	3/3/93
SHEET NUMBER	

WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4119 HEATHCOTE PLACE
MINNETONKA, MN 55345

ARBOR POINTE

A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

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THE ROTTLAND
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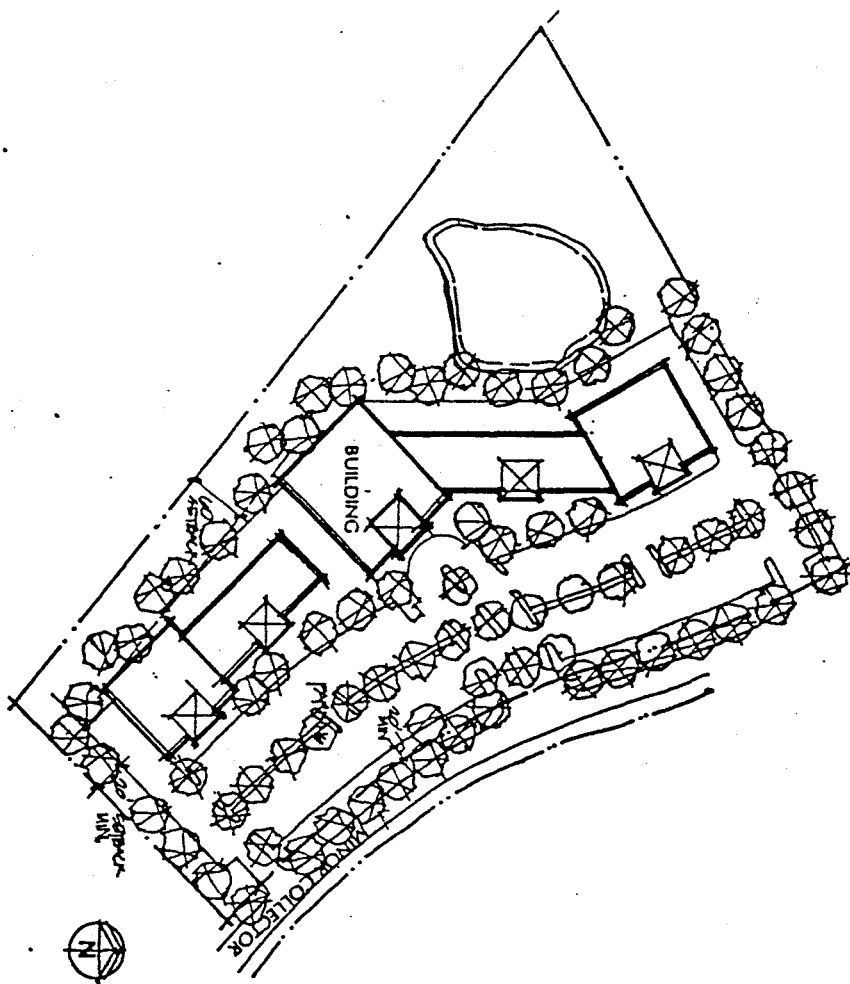
PROJECT

CONSULTANT NAME

DOCUMENT DATE

8/21/93

SHEET NUMBER



SITE PLAN

NEIGHBORHOOD
LANDSCAPE
COMMERCIAL CSC

**ROTTLUND/IGH
ROADWAY AND RELATED ITEMS COST SUMMARY**

ROADWAY SEGMENT	CROSS SECTION LANES/TONS	R/W WIDTH (FT)	LENGTH (FT)	CONSTRUCTION COST			
				ROADWAY & DRAINAGE	TRAIL (1)	LIGHTING (2)	LANDSCAPING (3)
CAHILL BOULEVARD							
NORTH RAMP TO COLLEGE TRAIL	4 LANE DIVIDED, 9 TON, 2 - 8' TRAILS	120	5000	\$1,149,170	\$80,865	\$125,000	\$59,500
COLLEGE TRAIL TO 80TH STREET	4 LANE UNDIVIDED, 9 TON, 8' TRAIL	80	2000	\$320,000	\$16,000	\$36,000	\$14,575
TOTAL				\$1,469,170	\$96,865	\$161,000	\$74,075
FRONTAGE ROADS							
WEST - CAHILL TO BOUNDARY	40' - 3 LANE, 9 TON, 8' TRAIL	70	3000	\$365,000	\$24,000	\$50,000	\$19,250
- BOUNDARY TO COLLEGE TRAIL	28' - 2 LANE, 9 TON, 8' TRAIL	60	2200	\$192,000	\$17,600	\$37,000	\$13,375
EAST - CAHILL TO BOUNDARY	40' - 3 LANE, 9 TON, 8' TRAIL	70	1400	\$203,108	\$11,200	\$23,000	\$8,000
- BOUNDARY TO CONCORD	28' - 2 LANE, 9 TON, 8' TRAIL	60	1500	\$142,000	\$12,000	\$23,000	\$8,000
TOTAL				\$902,108	\$64,800	\$133,000	\$48,625
WEST LOOP							
WEST FRONTAGE TO CAHILL	28' - 2 LANE, 7 TON, 8' TRAIL	60	2800	\$256,000	\$22,400	\$46,600	\$16,000
EAST LOOP							
EAST FRONTAGE TO EAST CONNECTION	40' - 3 LANE, 9 TON	70	950	\$144,000	\$0	\$16,000	\$5,500
EAST CONNECTION							
CAHILL TO BOUNDARY	28' - 2 LANE, 7 TON, 8' TRAIL	60	2750	\$257,500	\$22,000	\$46,000	\$16,000
BOUNDARY TO EXISTING	28' - 2 LANE, 7 TON, 8' TRAIL	60	1500	\$148,250	\$12,000	\$23,000	\$8,000
TOTAL				\$3,177,028	\$218,065	\$425,600	\$168,200

NOTES

(1) 8' BIT. PATH SECTION IS 2" WEAR AND 6" CLASS 5.

(2) INCLUDES ONE 400 WATT LUMINAIRE, POST, BASE, AND ALL CONDUIT EVERY 300 FEET.

(3) LANDSCAPING COSTS INCLUDE SODDING OF ALL BOULEVARD AREAS, SODDING AND MULCHING OF ALL SLOPES, AND A 3" TREE EVERY 60 FEET.

ROTTLUND INVER GROVE HEIGHTS
CONSTRUCTION COST ESTIMATE
CONCORD BOULEVARD
CAHILL TEES INTO CONCORD

CONCORD BOULEVARD (NORTH RAMP TO CAHILL) (DIVIDED)

ITEM	UNIT	QUANTITY	COST\UNIT	COST
SUBGRADE EXCAVATION	CY	5500.00	\$2.50	\$13,750.00
COMMON EXCAVATION	CY	29875.00	\$1.00	\$29,875.00
GRANULAR BORROW	CY	5995.00	\$3.50	\$20,982.50
2341 WEAR	TON	915.00	\$22.00	\$20,130.00
2331 BINDER	TON	915.00	\$23.00	\$21,045.00
2331 BASE	TON	915.00	\$20.00	\$18,300.00
CLASS 5 AGGREGATE	CY	3118.00	\$16.00	\$49,888.00
SEEDING	ACRE	1.00	\$1,000.00	\$1,000.00
MULCHING	TON	2.00	\$125.00	\$250.00
SODDING	SY	3630.00	\$1.50	\$5,445.00
LANDSCAPING	LS	1.00	\$6,800.00	\$6,800.00
8' BITUMINOUS SIDEWALK	SY	2250.00	\$9.00	\$20,250.00
B624 C & G	LF	4600.00	\$6.00	\$27,600.00
DRAINAGE	LS	1.00	\$50,000.00	\$50,000.00
LIGHTING	EACH	1.00	\$45,000.00	\$45,000.00
SIGNING	LS	1.00	\$1,200.00	\$1,200.00
SUBTOTAL				\$331,515.50
10% CONTINGENCY				\$33,151.55
TOTAL COST				\$364,667.05

CONCORD (CAHILL TO EXISTING CONCORD) (3-LANE URBAN)

ITEM	UNIT	QUANTITY	COST\UNIT	COST
SUBGRADE EXCAVATION	CY	7000.00	\$2.50	\$17,500.00
REGULAR EMBANKMENT	CY	45185.00	\$1.00	\$45,185.00
GRANULAR BORROW	CY	16333.00	\$3.50	\$57,165.50
2341 WEAR	TON	1700.00	\$22.00	\$37,400.00
2331 BINDER	TON	1700.00	\$23.00	\$39,100.00
2331 BASE	TON	1700.00	\$20.00	\$34,000.00
CLASS 5 AGGREGATE	CY	3284.00	\$16.00	\$52,544.00
SEEDING	ACRE	6.00	\$1,000.00	\$6,000.00
MULCHING	TON	12.00	\$125.00	\$1,500.00
SODDING	SY	3111.00	\$1.50	\$4,666.50
LANDSCAPING	LS	1.00	\$20,000.00	\$20,000.00
5' CONCRETE SIDEWALK	SF	17500.00	\$1.50	\$26,250.00
B624 C & G	LF	7000.00	\$6.00	\$42,000.00
DRAINAGE	LS	1.00	\$74,000.00	\$74,000.00
LIGHTING	LS	1.00	\$112,500.00	\$112,500.00
SIGNING	LS	1.00	\$3,500.00	\$3,500.00
SUBTOTAL				\$573,311.00
10% CONTINGENCY				\$57,331.10
TOTAL COST				\$630,642.10
TOTAL COST				\$995,309.15

ROTTLUND INVER GROVE HEIGHTS
CONSTRUCTION COST ESTIMATE
CAHILL BOULEVARD
CONCORD TEES INTO CAHILL

CAHILL BOULEVARD (NORTH RAMP TO CONCORD BOULEVARD)			(DIVIDED)	
ITEM	UNIT	QUANTITY	COST\UNIT	COST
SUBGRADE EXCAVATION	CY	5995.00	\$2.50	\$14,987.50
COMMON EXCAVATION	CY	32913.00	\$1.00	\$32,913.00
GRANULAR BORROW	CY	5995.00	\$3.50	\$20,982.50
2341 WEAR	TON	915.00	\$22.00	\$20,130.00
2331 BINDER	TON	915.00	\$23.00	\$21,045.00
2331 BASE	TON	915.00	\$20.00	\$18,300.00
CLASS 5 AGGREGATE	CY	3118.00	\$16.00	\$49,888.00
SEEDING	ACRE	1.00	\$1,000.00	\$1,000.00
MULCHING	TON	2.00	\$125.00	\$250.00
SODDING	SY	3630.00	\$1.50	\$5,445.00
LANDSCAPING	LS	1.00	\$6,800.00	\$6,800.00
8' BITUMINOUS SIDEWALK	SY	2250.00	\$9.00	\$20,250.00
B624 C & G	LF	4600.00	\$6.00	\$27,600.00
DRAINAGE	LS	1.00	\$50,000.00	\$50,000.00
LIGHTING	EACH	1.00	\$45,000.00	\$45,000.00
SIGNING	LS	1.00	\$1,200.00	\$1,200.00
SUBTOTAL				\$335,791.00
10% CONTINGENCY				\$33,579.10
TOTAL				\$369,370.10

CAHILL BOULEVARD (CONCORD BLVD. TO COLLEGE TRAIL)			(DIVIDED)	
ITEM	UNIT	QUANTITY	COST\UNIT	COST
SUBGRADE EXCAVATION	CY	17985.00	\$2.50	\$44,962.50
COMMON EXCAVATION	CY	98738.00	\$1.00	\$98,738.00
GRANULAR BORROW	CY	17985.00	\$3.50	\$62,947.50
2341 WEAR	TON	2745.00	\$22.00	\$60,390.00
2331 BINDER	TON	2745.00	\$23.00	\$63,135.00
2331 BASE	TON	2745.00	\$20.00	\$54,900.00
CLASS 5 AGGREGATE	CY	9555.00	\$16.00	\$152,880.00
SEEDING	ACRE	3.00	\$1,000.00	\$3,000.00
MULCHING	TON	6.00	\$125.00	\$750.00
SODDING	SY	10890.00	\$1.50	\$16,335.00
LANDSCAPING	LS	1.00	\$20,500.00	\$20,500.00
8' BITUMINOUS SIDEWALK	SY	6735.00	\$9.00	\$60,615.00
B624 C & G	LF	15150.00	\$6.00	\$90,900.00
DRAINAGE	LS	1.00	\$160,000.00	\$160,000.00
LIGHTING	EACH	1.00	\$130,000.00	\$130,000.00
SIGNING	LS	1.00	\$3,600.00	\$3,600.00
SUBTOTAL				\$1,023,653.00
10% CONTINGENCY				\$102,365.30
TOTAL				\$1,126,018.30

**ROTTLUND INVER GROVE HEIGHTS
CONSTRUCTION COST ESTIMATE
FRONTAGE ROADS**

WEST FRONTAGE ROAD (CAHILL TO PROJECT BOUNDARY)

ITEM	UNIT	QUANTITY	COST/UNIT	COST
REGULAR EMBANKMENT	CY	25900.00	\$1.00	\$25,900.00
COMMON EXCAVATION	CY	52964.00	\$1.00	\$52,964.00
GRANULAR BORROW	CY	11748.00	\$3.50	\$41,118.00
2341 WEAR	TON	625.00	\$22.00	\$13,750.00
2331 BINDER	TON	1250.00	\$23.00	\$28,750.00
2331 BASE	TON	1250.00	\$20.00	\$25,000.00
CLASS 5 AGGREGATE	CY	2104.00	\$16.00	\$33,664.00
SEEDING	ACRE	7.00	\$1,000.00	\$7,000.00
MULCHING	TON	14.00	\$125.00	\$1,750.00
SODDING	SY	4000.00	\$1.50	\$6,000.00
LANDSCAPING	LS	1.00	\$7,000.00	\$7,000.00
5' CONCRETE WALK	SF	17500.00	\$1.50	\$26,250.00
B624 C & G	LF	6400.00	\$6.00	\$38,400.00
DRAINAGE	LS	1.00	\$50,000.00	\$50,000.00
LIGHTING	EACH	1.00	\$25,000.00	\$25,000.00
SIGNING	LS	1.00	\$2,500.00	\$2,500.00
SUBTOTAL				\$385,046.00
10% CONTINGENCY				\$38,504.60
TOTAL				\$423,550.60

WEST FRONTAGE ROAD (PROJECT BOUNDARY TO CSAH 75)

ITEM	UNIT	QUANTITY	COST/UNIT	COST
REGULAR EMBANKMENT	CY	9867.00	\$1.00	\$9,867.00
COMMON EXCAVATION	CY	11172.00	\$1.00	\$11,172.00
GRANULAR BORROW	CY	7702.00	\$3.50	\$26,957.00
2341 WEAR	TON	356.00	\$22.00	\$7,832.00
2331 BINDER	TON	712.00	\$23.00	\$16,376.00
2331 BASE	TON	712.00	\$20.00	\$14,240.00
CLASS 5 AGGREGATE	CY	1030.00	\$16.00	\$16,480.00
SEEDING	ACRE	2.00	\$1,000.00	\$2,000.00
MULCHING	TON	4.00	\$125.00	\$500.00
SODDING	SY	1500.00	\$1.50	\$2,250.00
LANDSCAPING	LS	1.00	\$3,500.00	\$3,500.00
5' CONCRETE WALK	SF	10000.00	\$1.50	\$15,000.00
B624 C & G	LF	4000.00	\$6.00	\$24,000.00
DRAINAGE	LS	1.00	\$25,000.00	\$25,000.00
LIGHTING	EACH	1.00	\$12,500.00	\$12,500.00
SIGNING	LS	1.00	\$1,500.00	\$1,500.00
SUBTOTAL				\$189,174.00
10% CONTINGENCY				\$18,917.40
TOTAL				\$208,091.40
TOTAL				\$631,642.00

**ROTTLUND INVER GROVE HEIGHTS
CONSTRUCTION COST ESTIMATE
FRONTAGE ROADS**

EAST FRONTAGE ROAD

ITEM	UNIT	QUANTITY	COST\UNIT	COST
REGULAR EMBANKMENT	CY	16833.00	\$1.00	\$16,833.00
COMMON EXCAVATION	CY	91667.00	\$1.00	\$91,667.00
GRANULAR BORROW	CY	11378.00	\$3.50	\$39,823.00
2341 WEAR	TON	626.00	\$22.00	\$13,772.00
2331 BINDER	TON	1252.00	\$23.00	\$28,796.00
2331 BASE	TON	1252.00	\$20.00	\$25,040.00
CLASS 5 AGGREGATE	CY	1814.00	\$16.00	\$29,024.00
SEEDING	ACRE	8.00	\$1,000.00	\$8,000.00
MULCHING	TON	16.00	\$125.00	\$2,000.00
SODDING	SY	3889.00	\$1.50	\$5,833.50
LANDSCAPING	LS	1.00	\$7,000.00	\$7,000.00
5' CONCRETE WALK	SF	17500.00	\$1.50	\$26,250.00
B624 C & G	LF	7000.00	\$6.00	\$42,000.00
DRAINAGE	LS	1.00	\$50,000.00	\$50,000.00
LIGHTING	EACH	1.00	\$25,000.00	\$25,000.00
SIGNING	LS	1.00	\$2,500.00	\$2,500.00
SUBTOTAL				\$413,538.50
10% CONTINGENCY				\$41,353.85
TOTAL				\$454,892.35

Maximum Spacing Recommendations Shoebox Style

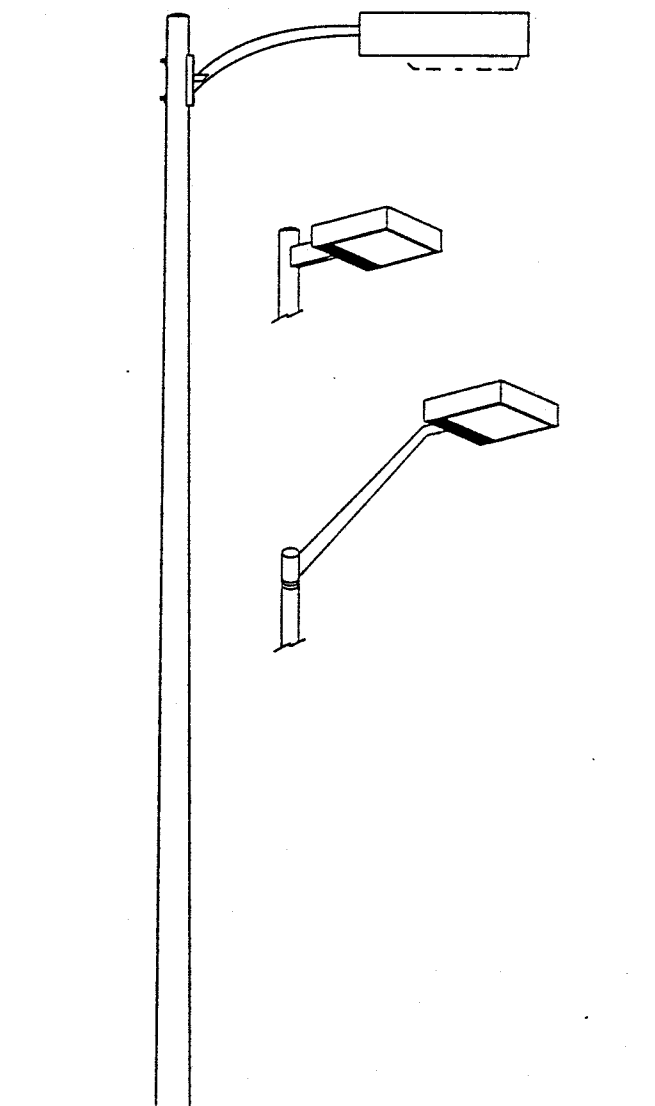
Wattage/Pole Height	Area of Use		
	Residential	Commercial	Major Roadway
100W/25FT	170FT	130FT	90FT
100W/30FT	190FT	120FT	80FT
150W/25FT	200FT*	190FT*	150FT
150W/30FT	200FT	200FT	130FT
250W/25FT	225FT*	200FT*	200FT*
250W/30FT	225FT	225FT	190FT
250W/35FT	300FT*	250FT	175FT

*Use different wattage/Pole combinations or fixture types for better lighting

~~Denotes best recommendation~~ Denotes best recommendation

Price List

Light	Cost
Shoebox	
100 Watt	\$256.00
150 Watt	268.00
250 Watt	307.00
Pole	
25 FT. Fiberglass	
25 FT. Aluminium	1,108.00
25 FT. Wood	652.00
30 FT. Fiberglass	555.00
30 FT. Aluminium	1,120.00
30 FT. Wood	652.00
Mastarm-Single	
2 1/2 FT.	77.00
6 FT.	90.00
Mastarm-Hub Mounted	
4 FT. Single	148.00
6 FT. Single	173.00
4 FT. Double	237.00
6 FT. Double	286.00
Base	
Pre-cast Concrete	550.00
Screw-In 6"	332.00
Screw-In 8"	



Northern States Power Company
414 Nicollet Mall
Minneapolis, MN 55401

SIGNAGE & MONUMENTATION

- Introduction
- Community
 - Main Entrance Monuments
 - Secondary Entrance Monuments
 - Directional Signage
 - Parks & Trail Signage
 - Golf Course - to be independent & coordinate with overall development
- Neighborhood
 - Residential
 - Monumentation
 - Signage
 - o Directional
 - o Model & Sales Center
 - o Development
 - Commercial

MONUMENTATION

Community: There is a proposed one main entrance monument and two secondary entrance monuments at any location entering Arbor Pointe. They will be a symbol of strength and an introduction to the key elements that will be threaded throughout the Community. The Community monuments will be boulders, stone and metal accents with evergreen backdrops.

- Main Entrance
 - Location - refer to Land Use Plan Exhibit 1, within trail easements
 - Intersection of Concord and the North side of the Interchange
 - Design - Refer to Sheets L-1 & S-1
 - Material - stone with letters of brass or metal alternative
 - Colors - natural material colors
 - Lighting - landscape uplighting for monument and accent landscaping
- Secondary Entrance
 - Two Locations - refer to Land Use Plan Exhibit 1, within trail easements
 - Intersections of New Concord and Old Concord and Cahill Ave. & College Trail
 - Design - Refer to Sheets L-2, L-3, S-2
 - Material - stone with letters of brass or metal alternative
 - Colors - natural material colors
 - Lighting - landscape uplighting

Note: All Monumentation and signage to be installed by Developer (Community Association)? and maintained by the Community Association.

SIGNAGE & MONUMENTATION

- Introduction

Signage and Monumentation play an important role in reinforcing the village theme and continuity throughout the community.

First, there are the primary and secondary entrances to Arbor Pointe whereby the First Impression is made. Then the community signage directs to the neighborhoods and amenities and must be both attractive and functional. Consistent signage is the most recognizable thread that shows that this community is well planned.

Each neighborhood will have its own identity, but will use common scale and forms materials and colors to connect with the community.

The monument forms are of large boulder retaining walls or walls depending on topography.

- Materials for the monuments are stone in the forms of background to brass or brass like metal letter; the accent of wrought iron (or material variation) to extend the monument form.

Signage throughout Arbor Pointe will have a consistency of material, lettering style, and color for both the Arbor Pointe Community Signage and the Neighborhood Signage.

The signs are to be heavy in style with a sense of permanence even if temporary.

- Colors

Arbor Pointe will have a color palette that will be included in all development signage

- Background neutral, i.e., taupe
- 2 accent colors; primary: green, secondary: To be determined

Arbor Pointe signage is not intended to replace or compete with City, County, or State signage requirements for public safety.

MONUMENTATION

Neighborhood: Neighborhood monuments are located at the main entrance of each Neighborhood. There will be a continuation of similar materials of the Community Monuments at a smaller scale. Variety is important along with the consistency of materials & color.

Residential

- **Location:** on corners of entrances to neighborhoods, within outlots
 - Located on outlots of the Community Association
 - no less than 5' from property line
 - visibility triangle to be determined on a per case basis
- **Design:** refer to Sheet S-5
- **Materials:**
 - Stone - preapproved types for Arbor Pointe
 - Brick - preapproved bricks for Arbor Pointe
 - Wood - heavy timber
 - Wrought Iron - fence accents
 - Metal letters - to be approved
- **Color:** natural material colors with accents of Arbor Pointe color palette
- **Lettering:** Arbor Pointe type style
- **Installation:** by individual neighborhood developer
- **Maintenance:** by Community Association
- **Lighting:** requirement that all monuments and landscaping to have uplighting

Note: All monumentation to be approved by the Arbor Pointe Community Association Architecture Review Committee; refer to Association Documents

MONUMENTATION

Commercial Neighborhood: Entrance monuments for Community Shopping Center, Neighborhood Business, Research & Development, and Hotel will be located at the key entrance to each Commercial Neighborhood Development.

Commercial

- Location: at main entrance to each neighborhood parcel, within outlots
 - Located on outlots of the Community Association
- Materials:
 - Stone - preapproved types for Arbor Pointe
 - Brick - preapproved bricks for Arbor Pointe
 - Wood Timbers
 - Wrought Iron
 - Metals - to be approved
- Color: natural material colors with accents of Arbor Pointe color palette
- Installation: by individual neighborhood developer
- Maintenance: by Community Association
- Lighting: requirement that all monuments and landscaping to have uplighting

Note: All monumentation to be approved by the Arbor Pointe Community Association Architecture Review Committee; refer to Association Documents

SIGNAGE

Community: Signage throughout the Arbor Pointe Community will be of consistent material, colors, and lettering type. Signage is to include Directional, which is to direct to Community areas, i.e., Trails, Park, Village Square, Golf Course, Hotel, Shopping. Also included in Community Signage is Parks & Trails and Community features.

- Directional - refer to Sheet S-3 for example
 - Location signage throughout Arbor Pointe to direct vehicular and pedestrian traffic
 - Size: Approximately 5' x 5'
 - Materials: Will be of heavy 8" by 8" timber post, wood painted signs with colors from Arbor Pointe color palette.
- Identification Signs - i.e., Parks & Trails, Clubhouse, refer to sheet S-4
 - Location: Throughout Arbor Pointe as appropriate
 - Size: Approximately 5' x 8'
 - Materials: 8" by 8" timber posts and painted wood signs or boulders with metal letters.
- Future Development Signs: These signs are to describe future projects within Arbor Pointe, i.e., Golf Course, Hotel, Park before they are completed.
 - Location: One for each Neighborhood or Amenity
 - Size: Refer to Sheet S-6 - similar to development signs - approximately 5' w. x 8' h.
- Golf: To be determined and coordinated with Community Signage
- Location with R.O.W. or trail easements
- Installation by Developer or Community Association
- Maintenance by Community Association

Note: All signage colors to be from the Arbor Pointe color palette and lettering to be of Arbor Pointe type style.

Note: All signs to be required for permits unless otherwise noted.

SIGNAGE

Neighborhood

Commercial: All Commercial Signage will be coordinated with Arbor Pointe Community Association for material, color, scale, and design & lettering style.

- Leasing - temporary sign to market leasable space
 - Location: one per building; setback from P.L. to be 10' minimum
 - Size: maximum 32 square feet
 - Materials: Heavy timber posts, wood or metal painted signs
 - Colors: Arbor Pointe colors
 - Lighting: required
 - No permit required
- Builders Signage - Building or Tenant Identification
 - Location: Approved per individual P.U.D.
 - Size: Approved per individual P.U.D.
 - Materials: metal or plastic
 - Colors: Arbor Pointe color palette
 - Lighting: interior or back lighting
- Miscellaneous Signage; i.e., Parking
 - To be colors and type style of Arbor Pointe
- All signage to be compatible with the Architecture subject to City review
 - Discourage interior illuminated or stock signage
 - Encourage individual letters and customized signage
 - Projecting signs will be permitted

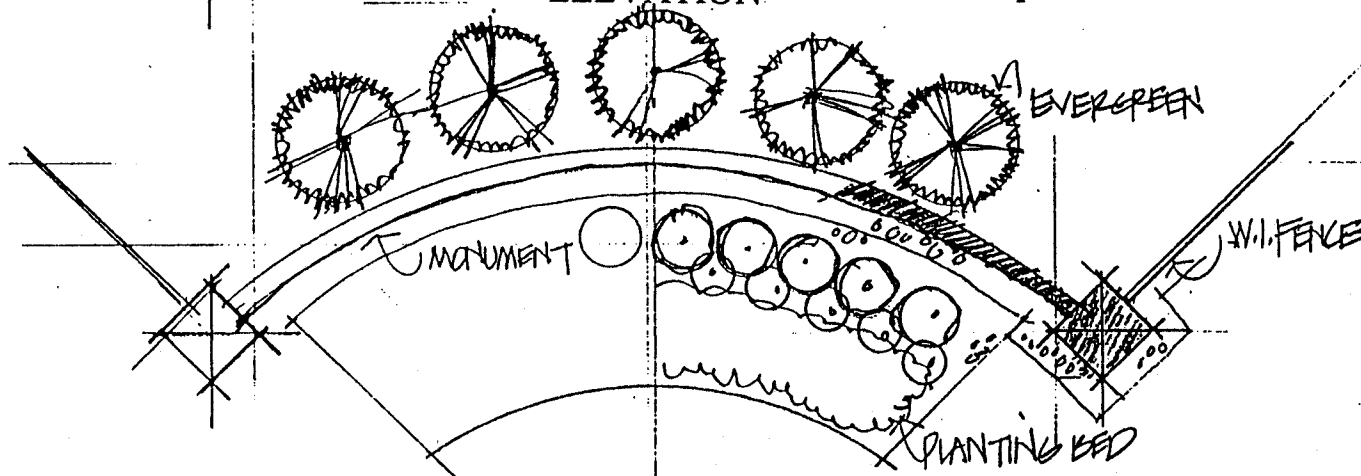
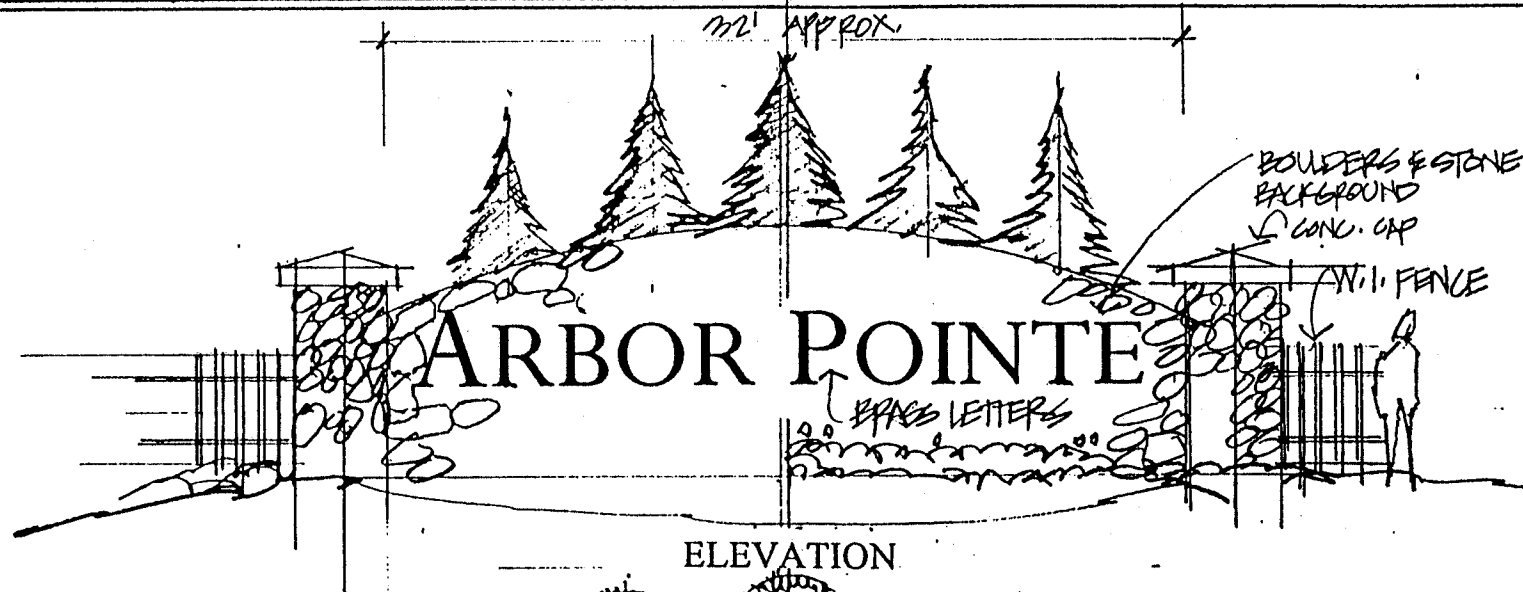
Note: All issues that are not addressed specifically in this document to be addressed at time of individual P.U.D. submission.

SIGNAGE

Neighborhood: Residential Neighborhoods will have signage that is necessary to market the development either prior to development and during the sales/marketing process on & off the neighborhood site. The same restrictions of size, color, and materials will apply.

Residential

- Models & Sales Office refer to Sheet S-6: Signage to identify sales office and models of Builders homes or multi-family units.
 - Location: each model home and/or sales trailer, to be removed when closed
 - Verbage: to state name of Builder or Marketing Company and model name and phone number, unit pricing
 - Size: Approximately 4' x 4', 16 sq. ft. (2) per model or sale center
 - Materials: wood 8 x 8 posts, wood sign, painted
 - Colors: Arbor Pointe colors on background and trim. Builder and Real Estate logo to be black.
- Directional - temporary, refer to Sheet S-6 - to direct to the Neighborhood off the Neighborhood site itself, but within Arbor Pointe. To be removed when 95% sold out.
 - Locations: 7 signs per neighborhood - maximum of 10 signs on any thoroughfare within Arbor Pointe.
 - Size: Approximately 3'x 4' sign area 12 sq. ft.
 - Materials: wood (8 x 8 post) wood painted signs
 - Colors: community colors on background and trim. Builder and Real Estate logo to be black.
 - No sign permit required
- Development Signage - To identify future development and list Builders and information on Neighborhood; temporary; to be removed after development if completed. Refer to Sheet S-6
 - Locations: at main entrance one per neighborhood
 - Size: Approximately 40 sq. ft.
 - Materials: wood (8" x 8" post), wood sign painted
 - Colors: community colors on background and trim. Builder and Real Estate logo to be black.
- Miscellaneous
 - Model Parking: to match above - permit not required



SITE PLAN
1/8"=1'-0"

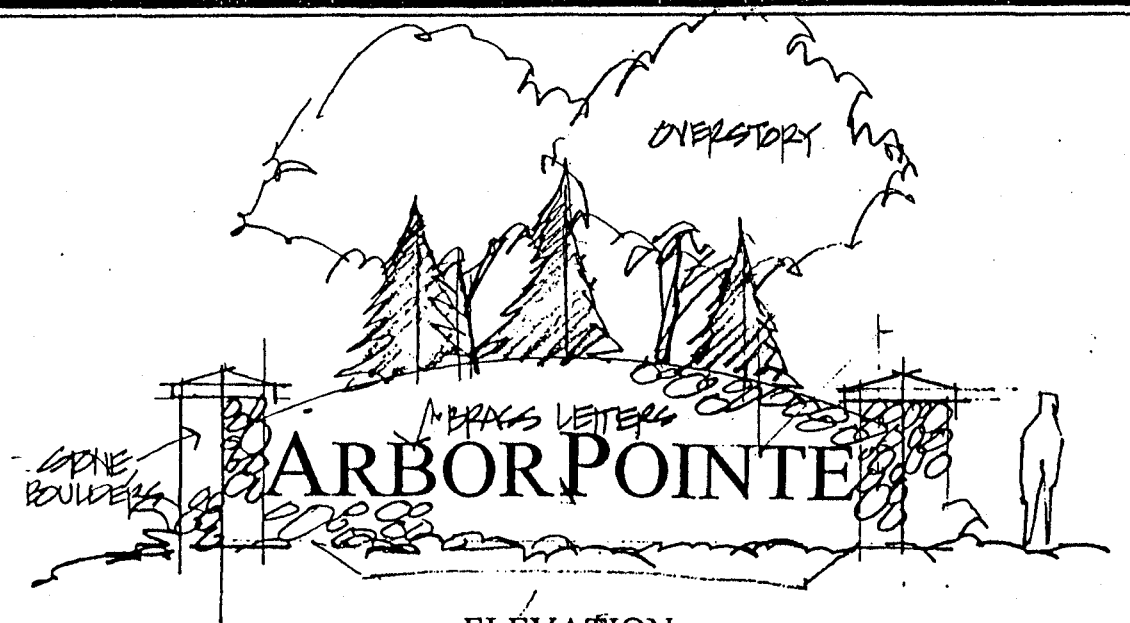
1/8"=1'-0"

COMMUNITY
MONUMENTATION / LANDSCAPE
M. N ENTRANCE

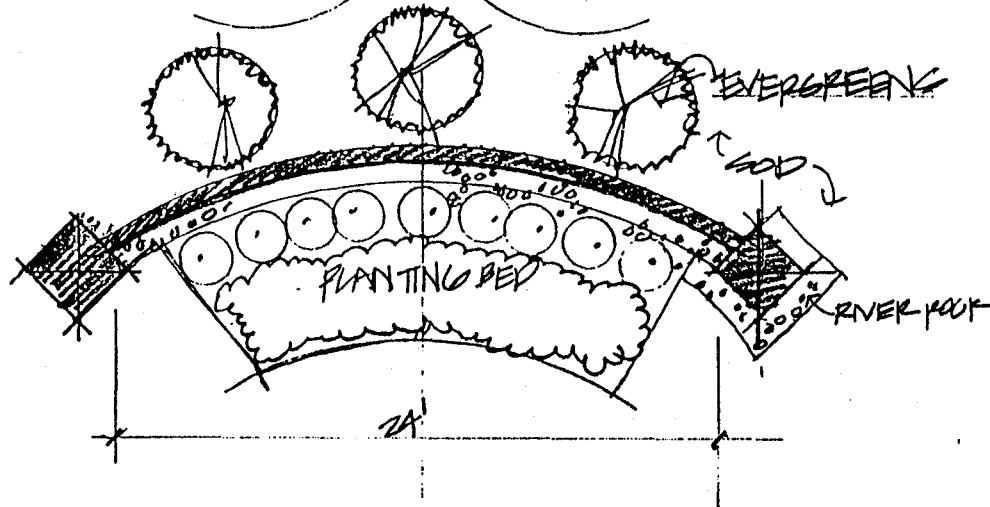
WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER	THE ROTTLUND COMPANY, INC.
PROJECT	
COMMISSION NUMBER	
DOCUMENT DATE	3.31.93
SHEET NUMBER	



ELEVATION



SITE PLAN

1/8"=1'-0"

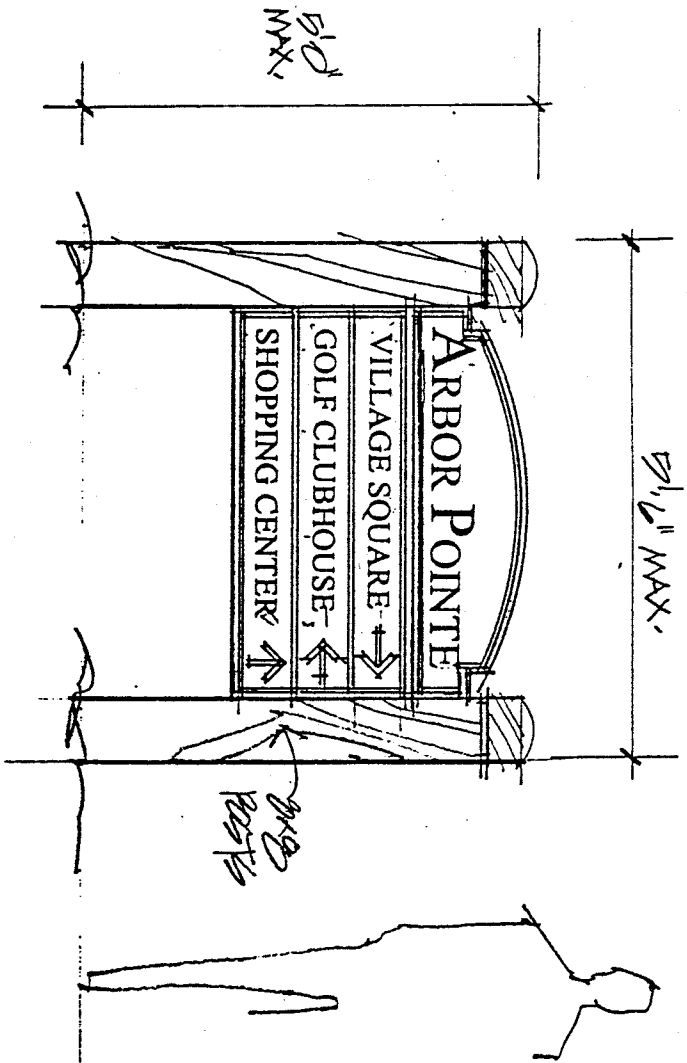
COMMUNITY
MONUMENTATION / LANDSCAPE
SE BOUNDARY ENTRANCE

WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING

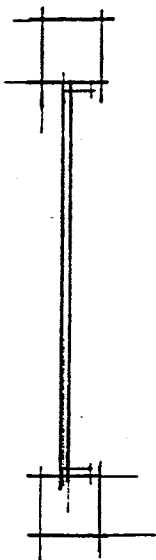
4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER	THE ROTTLUND COMPANY, INC.
PROJECT	
COMMISSION NUMBER	
DOCUMENT DATE	3/31/93
SHEET NUMBER	



ELEVATION



PLAN 12'0\"/>

WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4159 HEATHWENTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER
THE ROTHMAN
COMPANY, INC.

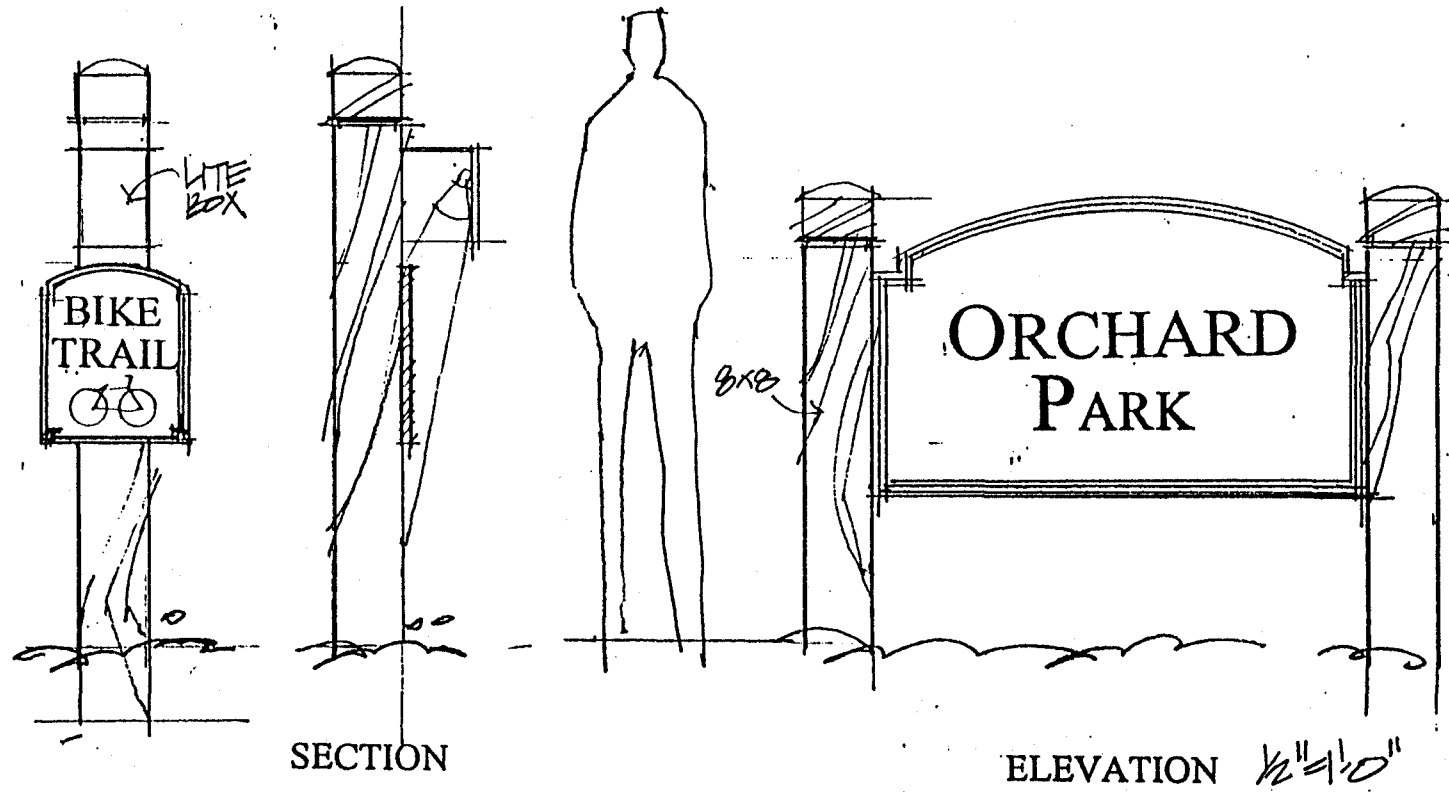
PROJECT

COMMISSION NUMBER

DOCUMENT DATE

3/3/93

SHEET NUMBER

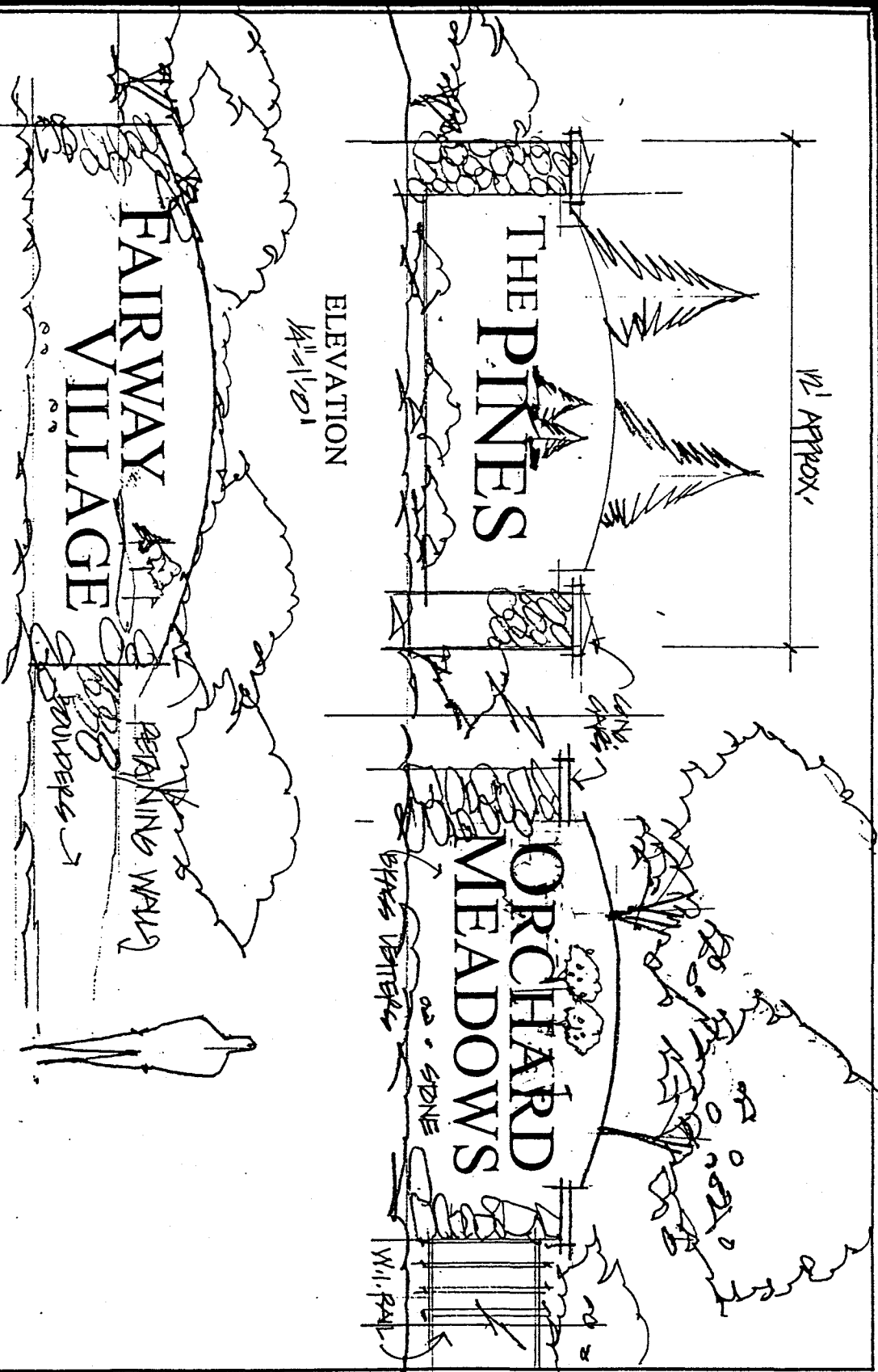


WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

COMMUNITY
SIGNAGE
PARKS & TRAILS

OWNER	
PROJECT	
COMMISSION NUMBER	
DOCUMENT DATE	2.21.93
SHEET NUMBER	



ELEVATION
14' ± 1' ± 0' 1

FAIRWAY
VILLAGE

THE PINES
ORCHARD
MEADOWS

1/2' APPROX.

REMAINING WALK
SHOULDERS

STONE
W.I. RAIL

WITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER
THE ROTTLAND
COMPANY, INC.

PROJECT

COMMISSION NUMBER

DOCUMENT DATE

2.3.1.13

SHEET NUMBER

NEIGHBORHOOD

ARCHITECTURE & PLANNING

WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING

4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER
THE ROTTLUND
COMPANY, INC.

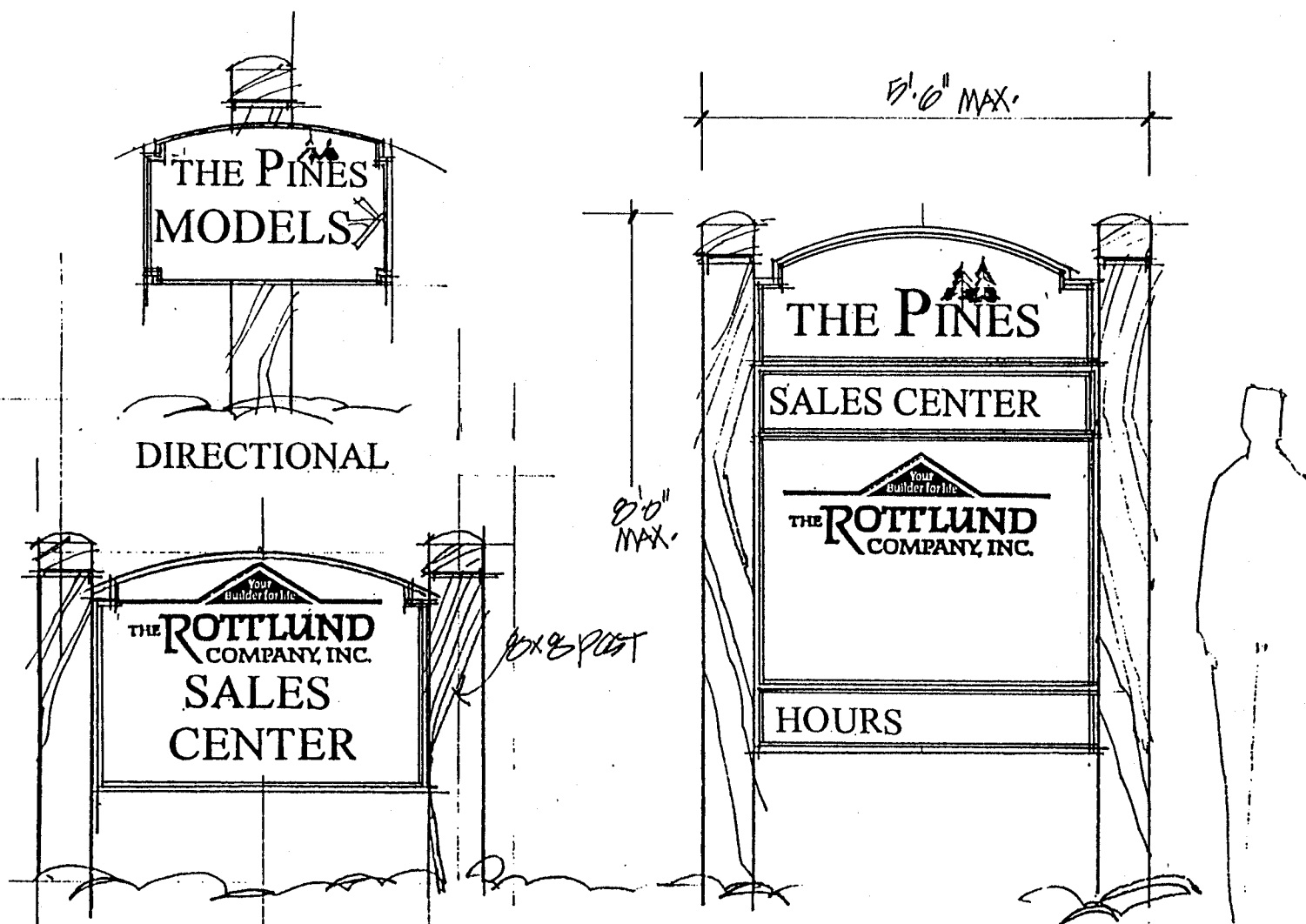
PROJECT

COMMISSION NUMBER

DOCUMENT DATE

3.21.93

SHEET NUMBER



DIRECTIONAL

MODELS & SALES CENTER

DEVELOPMENT

ELEVATION

12' x 1'0"

NEIGHBORHOOD

ARCHITECTURAL DESIGN

- Introduction
- Community
 - Village Square Gazebo - Concept
 - Clubhouse - Concept
- Neighborhood
 - Residential
 - Low Density
 - Medium Density
 - High Density
 - Commercial
 - Neighborhood Business
 - CSC
 - R & D
 - Hotel
- Architectural Review Process
 - Community & Neighborhood Association

ARCHITECTURE

- Introduction

The theme of Arbor Pointe is a village. This will be promoted through the scale of the buildings on the project. A majority of buildings will be 2 stories in height. Another element of a village is to have common threads throughout as shown in the landscape and signage sections. This will be accomplished through promoting common architectural elements, materials, and colors. Again, the key is not to be so restricting that individual creativity and flexibility to the marketplace is not maximized. Another key is to not allow one building to take a position of priority over the community.

Because architecture has so many variations, opportunities, and opinions of good and bad architecture, it is impossible to structure guidelines to address all conditions. It is important to prevent the extremes of both spectrums of radical and monotonous design. Guidelines can only take the process to a certain level, then an Architectural Review Committee through the Community Association is structured for the review of individual submissions, whereby a qualified professional will review designs to either promote or require or remove elements of the design or colors and materials. All Neighborhoods will be required to have Committee Association Approval prior to City Approval.

- Arbor Pointe will have a palette of color and materials whereby multi-family and commercial Architecture will be allowed a limited preselected stone and brick. Also, accent color will be limited and preselected. Stone and brick will be promoted.
- Architectural elements will be promoted such as roof pitch.

ARCHITECTURE

Community: Within Arbor Pointe there are two key buildings that are Community Buildings, not part of Neighborhood Development, the Golf Clubhouse and the Gazebo within the Village Square. There is an opportunity to promote the Arbor Pointe Architectural theme by Example - The culmination of style, material, and color.

- Village Square
 - Gazebo: community gathering space for possible mail, notices, transit. Refer to Sheet A-2.
 - Architectural Style: New England shingle style with Northern Minnesota lodge influence
 - Location: Village Square - north corner of intersection of Cahill Ave. & Concord Blvd.
 - Size: Approximately 20' x 20' height 20'
 - Materials: stone cedar trim, siding, and asphalt or wood shingle roofing
 - Color: Arbor Pointe color palette
 - Construction: By Developer
 - Maintenance: Community Association
- Golf Clubhouse: 9 hole golf course - Refer to Sheet A-1
 - Architectural Style: New England shingle style with Northern Minnesota lodge influence
 - Location: Entrance off Cahill Ave. just North of Concord Boulevard.
 - Size: Approximately 2000-3000 sq. ft.
 - Materials: stone cedar trim, siding, and asphalt or wood shingle roofing
 - Color: Arbor Pointe color palette
 - Construction: By Developer
 - Maintenance: Community Association

ARCHITECTURE

Neighborhood - Residential

- Single Family

Architectural Control for Single Family Communities is unique to each development, dependent on price range and buyer market. Being too restrictive can hinder marketability and buyers are looking for variety and individuality. But, it is critical to create threads of consistency and to eliminate bad or extreme architecture. Most of the residential developments will be developed or built by the Rottlund Company, so these controls are already in place. For the residential Neighborhoods that are developed by others, these Architectural Guidelines are necessary. The three key areas are that of Architectural elements, colors, and materials. Each single family Neighborhood may have different guidelines dependent on price range, i.e., roof 6/12 minimum for moderate price range and 8/12 minimum for higher price homes; also different material requirements. Single family developments will be encouraged toward 2 story and rambler rather than split entries - window grids and panel garage doors will be promoted. These detailed guidelines will be identified in the Neighborhood Association Documents to be reviewed and approved by the Community Association Documents.

ARCHITECTURE

Neighborhood - Residential

Low Density - Single Family

- Architectural Style: flexible to accommodate marketplace but to remain consistent with this manual
- Scale: refer to PD ordinance
- Materials:
 - Siding: Specific to Neighborhood
 - Roofing: Specific to Neighborhood
 - Brick Optional or Required
- Colors
 - Roofing: Promote dark grey, browns & black, neutral
 - Siding: muted neutral tones
 - Accent: preselected accent colors - shutters & entry door only
 - Color Distribution Chart: to avoid repetition of color refer to color distribution guideline
- Architectural Elements Examples
 - Minimum 6/12 roof pitch for majority of roof - porch may be exception
 - Minimum 6 x 6 posts for porches or decks
 - Panel garage doors
 - Window grids
- Fencing: 2 pre-approved fencing styles
 - City ordinance on height & location
- Sidewalks: Homes that front on sidewalks along roadways to have a connecting sidewalk from front entry
- Mailboxes: to be coordinated with Arbor Pointe Community Association and Post Office.

Note: Individual neighborhood Associations may have additional requirements in their Architectural Review Guidelines.

ARCHITECTURE

Neighborhood, Residential

- Multi-Family

Architecture Control for multi-family will be similar to single family except that the guidelines can be more specific because there may be one or two Architecture styles within each Neighborhood and more repetition of color and materials. Brick and stone will be preselected as part of the Arbor Pointe palette. Architecture elements, colors, and materials may be more specific and therefore create the opportunity to promote the Arbor Pointe theme.

ARCHITECTURE

Neighborhood - Residential

Multi-Family

- Architectural Style: flexible to accommodate marketplace
- Scale: refer to PD ordinance
- Materials:
 - Siding
 - Roofing
 - asphalt, fiberglass
 - cedar
 - Brick & Stone: 2 pre-approved each for Arbor Pointe; promote use of brick & stone
- Colors
 - Roofing: dark grey, browns & black, neutral
 - Siding: muted neutral tones and promote variety
 - Accent: preselected - shutters & entry door only
 - Color Distribution Chart: to avoid repetition of color refer to color distribution guideline, Neighborhood specific.
- Architectural Elements
 - Minimum 6/12 roof pitch for majority of roof - porch may be exception
 - Minimum 6 x 6 posts for porches or decks
 - Facade planes broken and low in scale
- Fencing: 2 pre-approved fencing styles
 - city ordinance on height & location
- Mailboxes: to be coordinated with Arbor Pointe Community Association and Post Office.

Note: Individual neighborhood Associations may have additional requirements in their Architectural Review Guidelines.

ARCHITECTURE

Neighborhood - Residential

High Density:

- Architectural Style: flexible to accommodate marketplace
- Scale: refer to PD ordinance, compatible to single family when adjacent
- Materials:
 - Siding, cedar & redwood
 - wood
 - aluminum
 - masonite 8" lap, min.
 - vinyl
 - Roofing
 - asphalt
 - cedar
 - Brick Optional
- Colors
 - Roofing: dark grey, browns & black, neutral
 - Siding: muted neutral tones
 - Accent: preselected - shutters & entry door only
 - Color Distribution Chart: to avoid repetition of color refer to color distribution guideline
- Architectural Elements
 - Pitched roof & roof elements will be promoted
 - Minimum 6 x 6 posts for porches or decks
- Fencing: 2 pre-approved fencing styles
 - City ordinance on height & location
- Mailboxes: to be coordinated with Arbor Pointe Community Association and Post Office.

Note: Individual neighborhood Associations may have additional requirements in their Architectural Review Guidelines.

ARCHITECTURE

Neighborhood - Commercial: Architecture Control of Commercial Neighborhood is similar to residential; the Architectural elements and materials may differ, but the concept is the same.

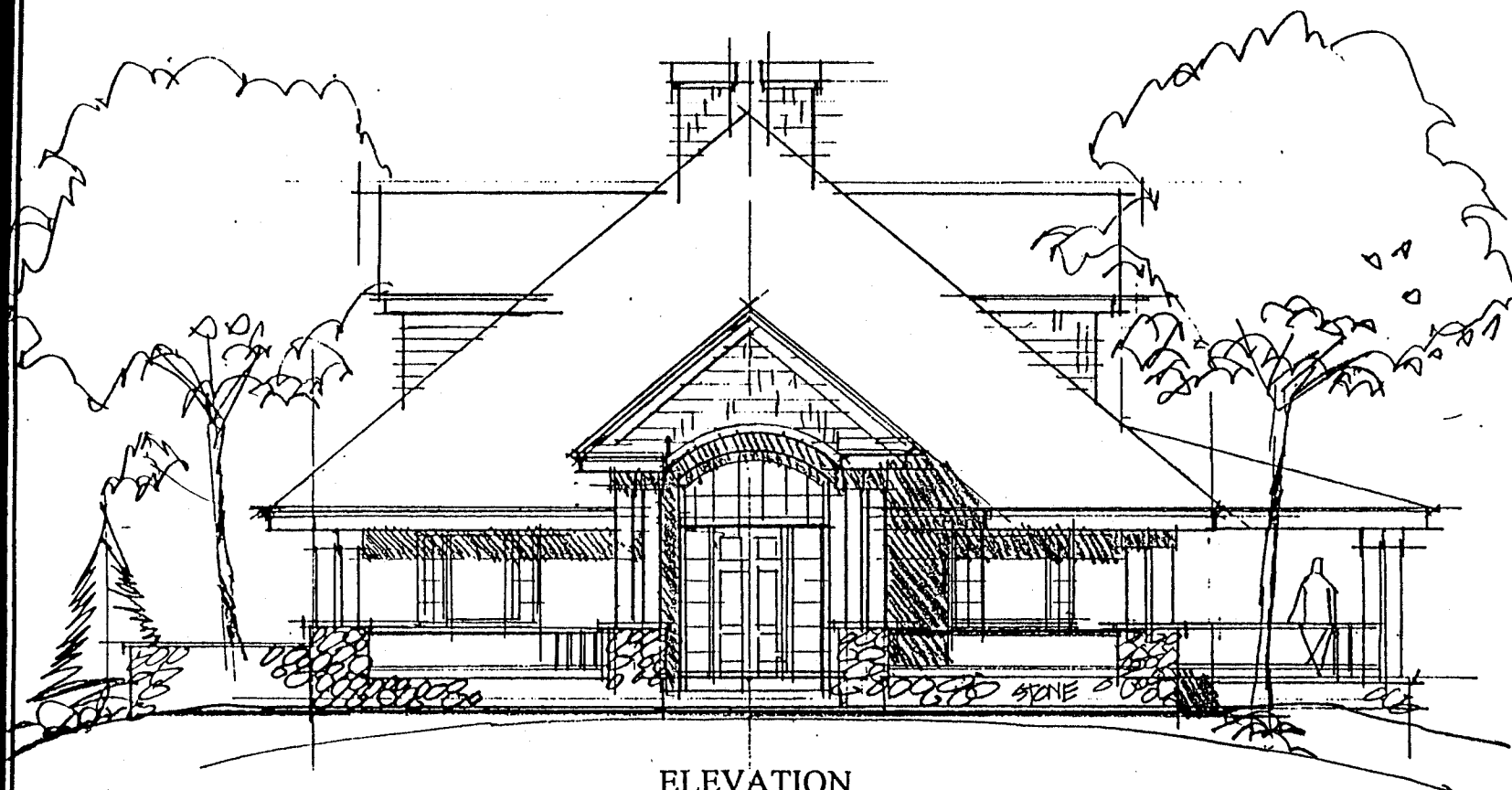
NB, CSC, R & D, Hotel

- Theme: Village
- Architectural Style: Promote traditional, Refer to Sheet A-3 for example
- Scale: refer to PD Ordinance
- Materials
 - Walls
 - Stone - 2 approved for Arbor Pointe
 - Brick - 2 approved for Arbor Pointe
 - Rockface Block
 - Roof: i.e., standing seam metal roof or cedar shingles for pitched roofs
 - Accent: Awnings
- Colors
 - Muted neutral tones - pre-approved material color
 - Accent Colors - metal roof awnings, metal extrusions for doors and windows from Arbor Pointe palette
- Architectural Elements refer to Sheets A-3
 - Promote architectural elements
 - Entrance Towers
 - Awnings
 - Brick and stone detailing
 - Variety in building forms
 - Direct Access from public sidewalk to retail shops
 - Distinction between upper and lower floors
 - Separate street front entry for upper level uses
 - Repetition of colors and materials (Arbor Pointe palette)
 - Traditional Materials
 - Traditional Facade Components
 - Parapet cap or cornice
 - Sign board above storefront
 - Transoms
 - First floor display windows
 - Recessed or projected entries
 - Kick plate as base to storefront

Approvals: All plans to be approved by the Arbor Pointe Community Association Architectural Review Committee.

WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA



ELEVATION
SCALE: 1/8"=1'-0"

COMMUNITY
ARCHITECTURE
GOV CLUBHOUSE

OWNER

THE ROTTUND
COMPANY, INC.

PROJECT

COMMISSION NUMBER

DOCUMENT DATE

3-31-93

SHEET NUMBER



ELEVATION
SCALE: 1/8"=1'-0"

COMMUNITY
ARCHITECTURE
VILLAGE SQUARE GAZEBO

WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4159 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE
A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER

THE ROTTLUND
COMPANY, INC.

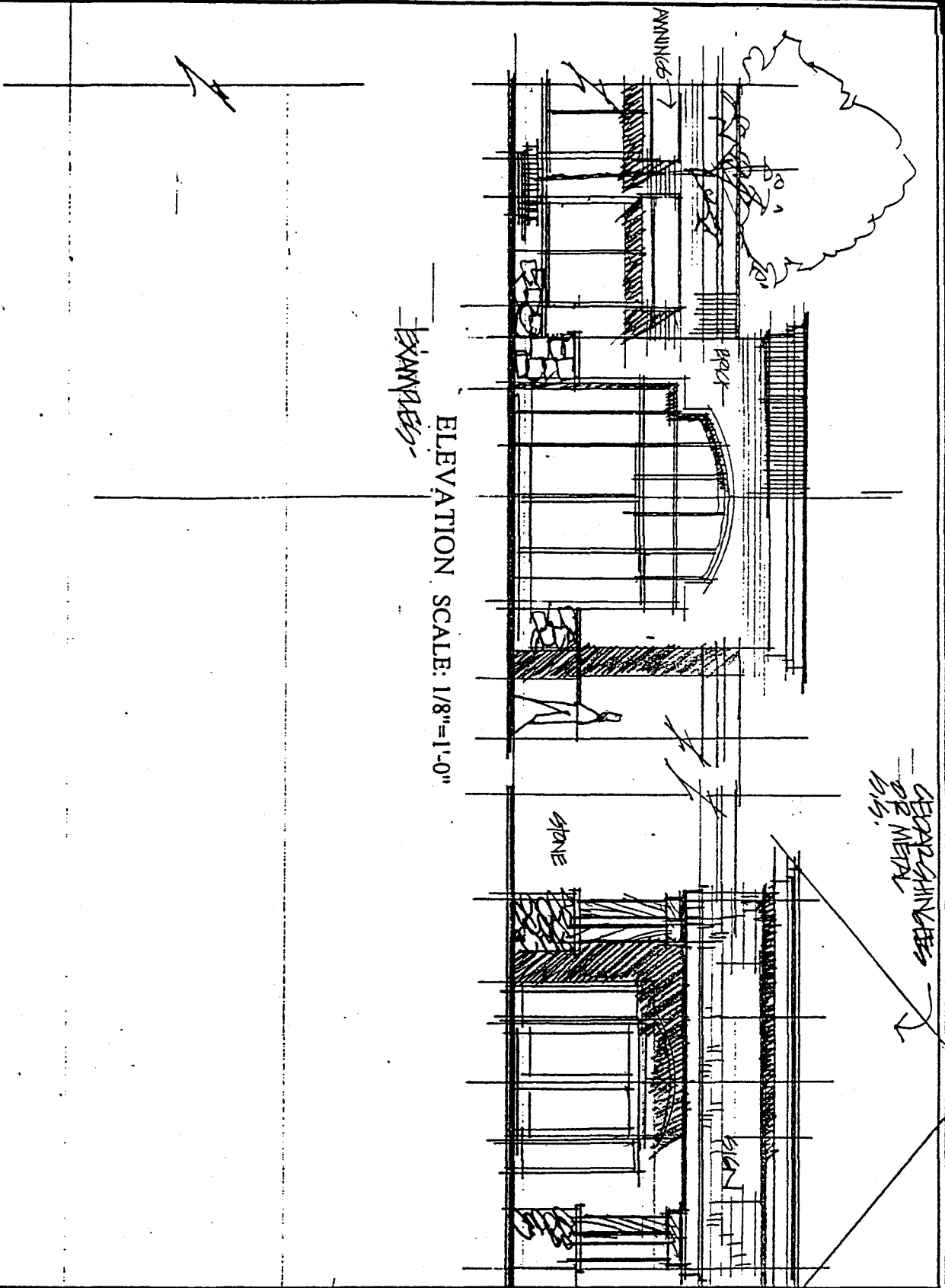
PROJECT

COMMISSION NUMBER

DOCUMENT DATE

3-31-93

SHEET NUMBER



EXAMPLES

ELEVATION SCALE: 1/8"=1'-0"

GEORGINA
OR MARY
S/S

WHITTEN
ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4155 HEATHERTON PLACE
MINNETONKA, MN 55345

ARBOR POINTE

A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER
THE ROTTLAND
COMPANY, INC.

PROJECT

COMMISSION NUMBER

DOCUMENT DATE
3-31-93

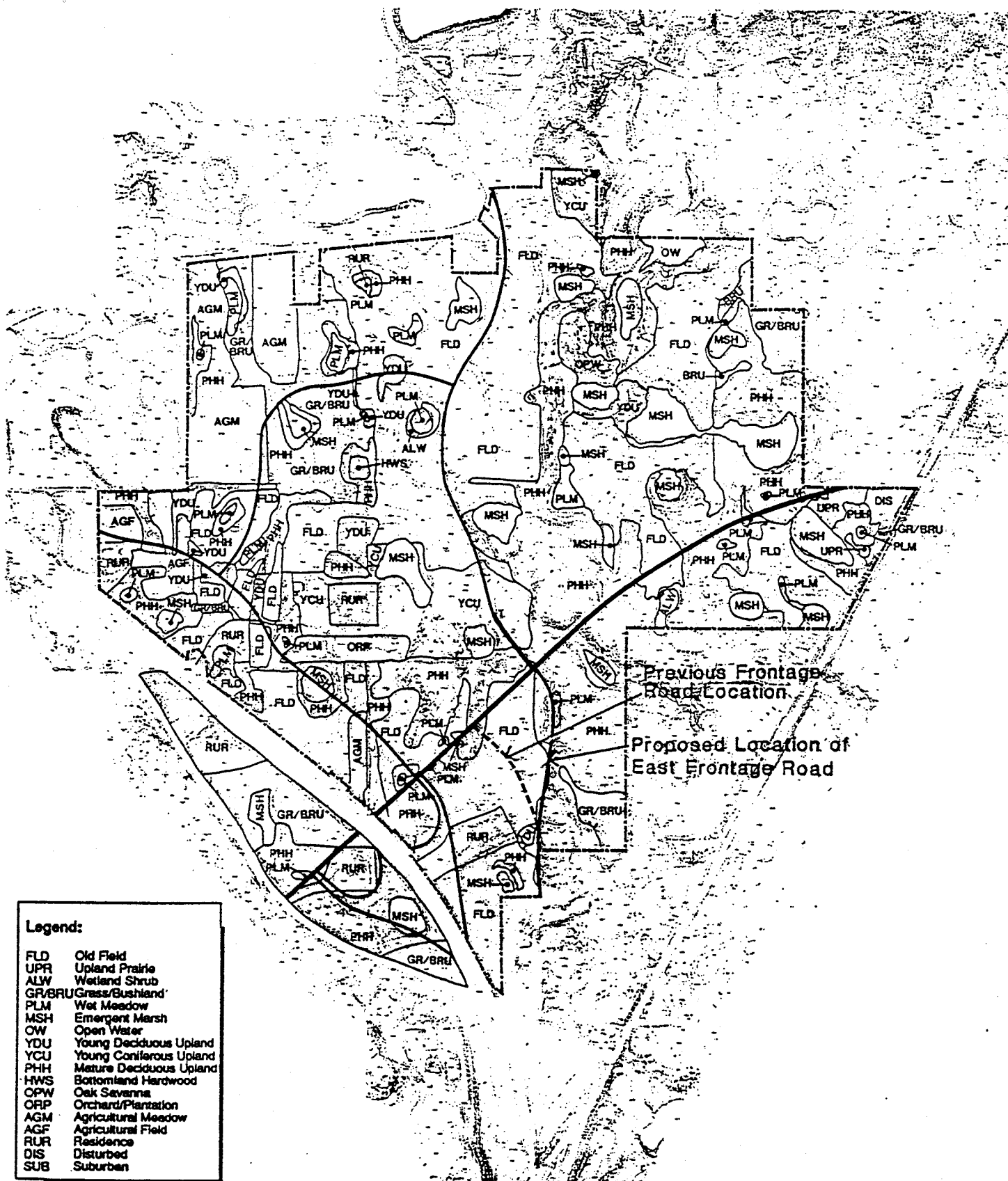
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Architectural Review Process

- Narrative: Connection to Community & Neighborhood Associations
- All Architectural Designs will be submitted to either the Arbor Pointe Community Association or the Individual Neighborhood Association
 - All Residential Neighborhoods will have their Association Architectural Review Committee review the housing within community.
 - The Community Association Architectural Review Committee will review the Neighborhood Association Documents Architectural Guidelines.
 - Same is true for Commercial Neighborhoods. The Individual Association will review tenant submission and the Community Association will review the Architectural Guidelines.
 - It is critical that the Community Association stays in control of the Neighborhood Architectural Review Process for the future after the development is completed.

Tree Preservation

- Arbor Pointe is a large scale development that is unique to Inver Grove Heights, specifically as it relates to its existing Tree Preservation Ordinance. It is intended that Arbor Pointe comply with the Ordinance in concept; the uniqueness is the process of how we record the existing trees and the trees that will remain. Because the project is of vast size, it is impossible to record every significant tree on the site. Simplicity seems to be the best rule as we address some of these issues.
- Arbor Pointe is a P.U.D. whereby concentrating density in smaller land areas has preserved more existing vegetation than standard land development. In the P.U.D. concept, the density is reviewed over the entire site opposed to each separate parcel. This concept holds true for tree preservation, that Arbor Pointe would receive credit for the trees that remain over the entire site. This also holds true for the entire roadway systems within Arbor Pointe on the issue of removal.
- As stated with the Ordinance, the City recognizes that with development trees will be removed. Therefore, a threshold has been established for each land use. In the spirit of simplicity and acknowledging the long term development, an average threshold for all of Arbor Pointe would be an advantage. The calculation of this average has been done by multiplying the acreage of each land use by its existing corresponding threshold and then to add the subtotals and divide by the total acres. This exercise produced a 38.6% average of which would be rounded up to 40%. Roadways would have a 50% threshold throughout the project.
- Regarding existing trees on the overall site, there has been general analysis done as part of the Environmental Impact Statement prepared by BRW Inc., and PUD Submission Booklet of January 1992 prepared by AFI Inc. This general information would identify the mass amount of trees that would remain and be removed to determine generally the overall plus or minus of the development. More specific information would be generated as each phase is platted. The trees would be identified by the Developer and City Forester as the significant trees that would remain and count those on the plus side of the replacement obligation. The same is true of the significant trees that would be removed and placed on the minus side. This would be done by a "walkthrough" process opposed to a surveying process.
- The Developer will make all reasonable efforts to save significant trees and to balance the removal throughout the development.
- As the development process and landscaping is installed, some significant trees will be removed. It is the intention of the Developer to have more tree replacement credit at any one time than significant trees removed.
- As each phase is submitted there will be more specific information of landscape proposed. Also, the landscape manual will show the concept of landscape for Roadways and the overall Community. Also, as each phase is developed, more specific information regarding existing vegetation will be available. This information would be useful to further detail the type and size of the trees to remain in the undeveloped areas of the overall site.
- The landscape bond requirement of \$10,000 would only apply to the submission of the first phase and would remain as the project develops and until completed.
- Existing trees may remain in street R.O.W.
- It is believed that Arbor Pointe has preserved a vast amount of existing trees and has a generous landscaping proposed.



ARBOR POINTE

A Resort Community



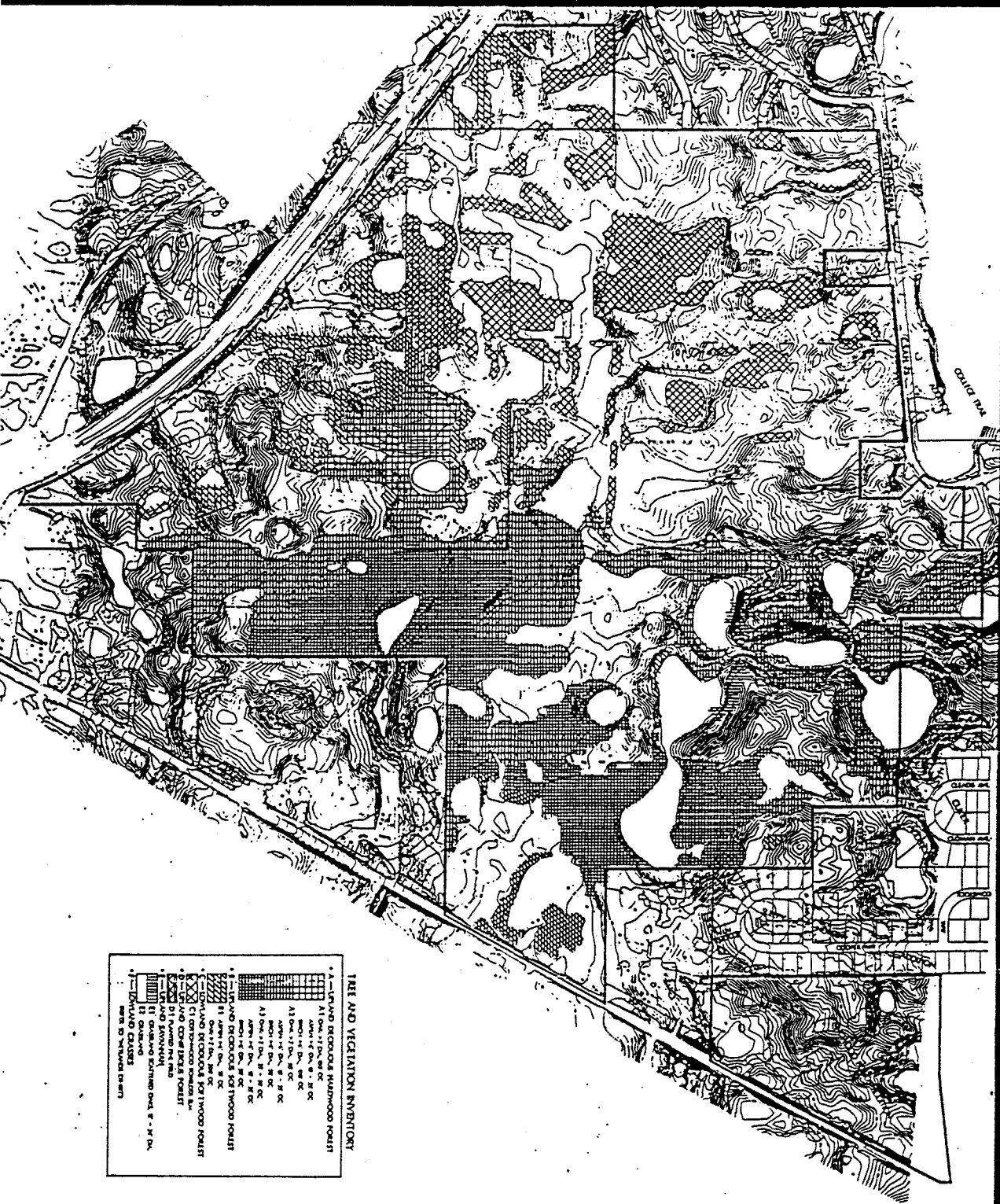
BRW

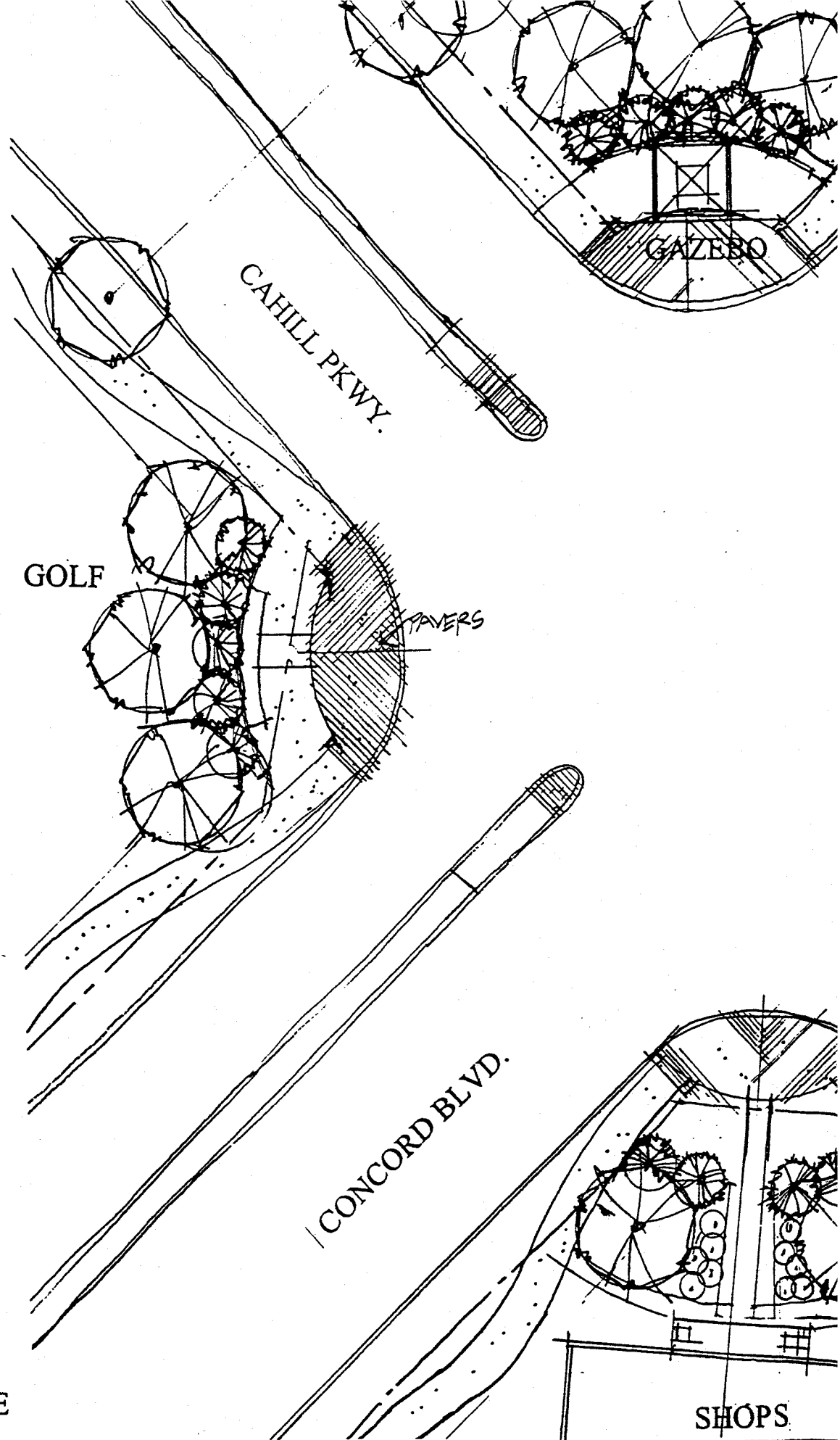
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NORTH

Figure 5

VEGETATION INVENTORY





COMMUNITY
VILLAGE SQUARE

ARBOR POINTE

A RESORT COMMUNITY
INVER GROVE HEIGHTS, MINNESOTA

OWNER

PROJECT

COMMISSION NUMBER

DOCUMENT DATE

3-31-93

SHEET NUMBER

L-4

SITE PLAN

SCALE: 1"=30'-0"

