

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 6, 2020 – 7:00 p.m.**

NOTICE TO RESIDENTS: The Planning Commission is taking proactive steps to prevent the spread of Covid 19 by meeting remote. People wishing to testify at the public hearing should call into the meeting using the following information:

Phone number: 651-450-2471

Individuals may submit written public comments in advance of the meeting by emailing comments to Kim Fox (kfox@invergroveheights.org). Comments received prior to 4:00 p.m. on Monday, October 5, 2020, will be provided to the Planning Commission before the October 6, 2020 meeting.

1. CALL TO ORDER

2. PLANNING COMMISSION MINUTES FOR SEPTEMBER 15, 2020 MEETING ARE NOT YET AVAILABLE AND WILL BE INCLUDED IN THE NEXT PACKET

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 WATERMARK PROPERTIES – CASE NO. 20-27PUD (tabled from September 15, 2020)

Consider the following requests for the property located at the NE corner of South Robert and 70th Street, identified as PID No. 20-00500-52-011 & 20-00500-52-012:

- a) A Rezoning of the property to R-1C, Single Family PUD, R-3B, Multiple Family PUD and R-3C, Multiple Family PUD

Planning Commission Action _____

- b) A Preliminary Plat for 120 single family lots, and one lot for an approximate 100-150 unit apartment building plus 6 outlots

Planning Commission Action _____

- c) A Preliminary Planned Unit Development for a 120-unit single family villa development and a 100-150 unit apartment

Planning Commission Action _____

3.02 ADAM COLON - CASE NO. 20-30V

Consider a Variance from the rear yard setback to allow a porch addition 15 feet from the rear property line whereas 30 feet is required. This request is for the property located at 10887 Alberton Way.

Planning Commission Action _____

3.03 JOHN GROTKIN - CASE NO. 20-31CUP & 20-32CUP

Consider a Conditional Use Permit Amendment to modify the approved site plans for the properties at 1055 50th Street and 1111 50th Street to accommodate the location of a new building.

Planning Commission Action _____

3.04 TITAN LAND - CASE NO. 20-24PUD

Consider the following requests for the property located at 1462 80th Street:

a) A Preliminary Plat for one lot, one outlot subdivision.

Planning Commission Action _____

b) A Preliminary Planned Unit Development for a 152-unit apartment building and 30 townhome units.

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

CASE NO.: 20-27PUD

Revised Report for October 6 meeting
Revisions in bold

APPLICANT: Watermark Properties

PROPERTY OWNER: IMH Special Asset 175

REQUEST: Preliminary Plat and PUD, Rezoning

LOCATION: Northeast corner of 70th Street and Hwy 3

HEARING DATE: September 15, 2020 **and October 6, 2020**

COMPREHENSIVE PLAN: LMDR and Mixed Use

ZONING: Planned Unit Development

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing a development with three product types consisting of: 69 single family units on 30 foot wide lots, 51 single family units on 50 foot wide lots and a site for a 100-150 unit apartment building. The applicant is proposing the development as all rental units with common open space and shared club amenities.

REQUESTS

The specific requests for the development project include the following:

1. Rezoning of the property to R-1C/PUD Single Family Residential District, R-3B/PUD Single Family Residential District and R-3C/PUD Multiple Family Residential District.
2. Preliminary Plat approval of Canvas at Inver Grove Heights resulting in 120 single family lots, one lot for future 100-150 unit apartment building and 6 outlots.
3. Preliminary PUD approval of the Canvas at Inver Grove Heights PUD as required by the Northwest Overlay District.

EVALUATION OF THE REQUEST

SURROUNDING USES

The subject property is surrounded by:

North:	Farmland, vacant land; zoned A, Agricultural; guided LMDR and LDR
East:	Large lot residential; zoned A; guided LMDR.
West:	Large lot single family residential/farmland; zoned A, Agricultural; guided Mixed Use and HDR.
South:	Commercial, large lot residential; zoned B-3 and A; guided Mixed Use and MDR.

IDENTIFICATION OF NATURAL RESOURCES

In 2003, a Natural Resource Inventory and Management Plan were completed for the Northwest Area. The NRI inventoried and qualified natural resources systems within the area and established a management classification system to guide the preferred treatment of these features.

The site contains primarily Manage 3 and 4 uplands and wetlands. There is a DNR protected wetland on the northwest corner of the site (247W). The wetland in the northwest corner of the site would not be disturbed and additional open space is being preserved around it. The wetland in the southeast corner of the site will be impacted by the collector street that will run north south through the project.

NET DEVELOPABLE AREA

Note: the numbers that are referenced within this staff report are approximate based on preliminary plan submittals. They will likely change slightly between preliminary and final plat. The numbers provided are sufficient for preliminary plat review.

Net developable area is defined as the area of a property remaining after excluding those portions that are either: a) encumbered by right-of-way for arterials roads as defined in the IGH Comprehensive Plan; or b) lying below the ordinary high water level of public waters; or c) lying within the boundaries of delineated wetlands; or d) bluffs in shoreland areas; or e) land to be dedicated for public park needs. Based on this definition, the proposed project area contains approximately 32.93 net developable acres. The request has been sent to MnDOT and Dakota County for their review on right-of-way needs. There may be some additional right-of-way to be dedicated along Hwy 3, but we don't expect any more along 70th Street (Co Rd 26).

General Project Data	Acres
Gross Project Area	39.54
Delineated Wetlands	1.70
Public Water Bodies (PWI)	0.00
Bluffs in Shoreland Area	0.00

Planned “Arterial” Road Right of Way	4.91
Total Net Developable Area	32.93

NATURAL AREA/OPEN SPACE

Section 10-13J-5. D. establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area the project contains the following:

	Required Acres	Proposed Acres
<i>Total Net Developable Area</i>	<i>32.93</i>	<i>NA</i>
Minimum Open Space Required = 20% of net area	6.58	11.43 (35%)
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	4.94	4.95 (75%)
Area to be undisturbed = 50% of required open space	3.29	4.67 (72%)

The site design has prioritized the open space areas along the perimeters of the site including the wetlands and pipeline easement. The site complies with or exceeds all the open space requirements.

The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. The final PUD plans must show the location of the marker posts.

DEVELOPMENT CAPACITY PLAN

Section 10-13J-5. E. of the Northwest Area Overlay Ordinance outlines a process by which a site’s development capacity is determined as a means to allocate development across a site. This exercise only determines the number of units that would be permissible on the site and not the actual proposed development.

The development capacity plan was established for the proposed project utilizing the base zoning district of R-1C , R-3B and R-3C. When applying the base district and factoring in the open space as part of the R-1C district, the development capacity plan yields a range of 29 to 53 possible units. This equates to a density range of 1.9 to 3.6 units per net acre. When applying the base district and factoring in the open space as part of the R-3B district, the development capacity plan yields a range of 61 to 92 possible units. This equates to a density range of 7.9 to 11.9 units per net acre. When applying the base district and factoring in the open space as part of the R-3C district, the development capacity plan yields a range of 99 to 180 possible units. This equates to a density range of 12.0 to 21.7 units per net acre.

Base Zoning District	Net Acres*	Min Density (units per acre)	Max Density (based on lot size per zoning code)	Min Units	Max Units
R-1C	14.59	2	12,000	29	53
R-3B	7.70	8	3,630	61	92
R-3C	8.29	12	2,000	99	180

The proposed net density for the R-1C district would be 3.5 units/acre, the proposed density for the R-3B district would be 8.9 units/acre and the proposed net density for the R-3C district would be 12 to 18 units/acre.

The project is proposed with all residential development and no commercial which is the same as was approved for Hannah Meadows in 2015. Once it was determined that there would be only one access onto 70th Street and no direct access onto Hwy 3, the viability of commercial greatly diminished. The best use of land is to maximize residential development at this location with potential for commercial opportunities at the other quadrants of this intersection.

PROPOSED DEVELOPMENT MAGNITUDE, DENSITY AND BULK STANDARDS

Building setbacks and separation.

The Northwest Area Zoning Overlay establishes suggested guidelines for building separation and setbacks. The objectives for establishing such regulations are to ensure adequate area for certain uses on a site such as storm water management, parking, buffering of mechanical equipment and landscaping. The Northwest Area setbacks and structure separation standards consider compact development and reduced setbacks in order to minimize hard surface coverage and enable greater ability to leave larger areas of intact open space.

Units within the proposed development comply with the required setbacks, except for the following situations listed below:

- Building separation. Building setbacks within the development are proposed with a separation of eight and ten feet. The code requires a minimum 20 foot separation. The intent of the code requirement was to provide space between houses for infiltration basins or rain gardens. In order for this to work, houses would have to be built at the same time so an infiltration system could be installed between the houses on both lots. This typically will not occur because houses are not always built at the same time and the infiltration feature must be constructed all at the same time in order for it to function correctly. The applicant is not proposing any storm water features between houses, but in larger basin areas. The setback separation proposed is similar to that approved with the villa homes in Scenic Hills. Since all of the units are rental and not owned, there will be no future requests for building additions or improvements in backyards. Since this is not the case with this

development, staff supports this request to help achieve the densities assumed for this parcel.

- Setbacks to collector street. Applicant is proposing 20 foot setback for front and side yard. The project is proposed with all garage access onto the private roads acting like alleys. There are no individual access points proposed to the collector street. The front of the units would face the collector street and would have a sidewalk access to the trail and sidewalk along the collector. Reduced setbacks have been approved in other developments. Based on the unique design of the project, staff would support the request.
- Rear yard setbacks. The NWA overlay district requires 30 foot rear yard setbacks. Applicant is proposing 20 feet. Since nearly all rear yards are internal and most face the pipeline easement, staff would support. The exception would be for Lots 6-14, Block 1. Since their rear yard setbacks are a project perimeter setback, the 30 foot requirement must be adhered to. Staff recommends the lots on this block meet the required 30 foot setback.

Impervious surface coverage.

Impervious surface coverage standards are applied to give the city the authority to ensure sufficient areas for infiltration. Impervious surface areas include roads, sidewalks, parking areas, buildings, and other hard surface areas that do not allow infiltration.

The applicant has provided impervious surface calculations for the entire project.

Impervious Surface	Maximum Allowed	Proposed
R-1C	25%	32.3%
R-3B	55%	47.5%
R-3C	65%	14.8%

Including the impervious surface area for the collector street, the total site impervious surface would be 35.36%. Overall, the project provides less impervious surface than would be allowed by code.

PRELIMINARY PLAT

The applicant is proposing a preliminary plat which consists of 120 single family lots, , one common lot for the club amenities and 5 outlots. Outlot E is for the future apartment building and the rest of the outlots are for storm water purposes. There are 51 single family lots with 50 foot wide lot widths and range from approximately 6,028 square feet to 12,335 square feet. There are 69 single family lots with 30 foot lot widths. This neighborhood would look like a detached townhome development. Those lots range from 3,525 square feet to 8,596 square feet in size.

The plat has been sent to MnDOT and Dakota County for their review on right-of-way needs. We expect MnDOT will require a 60 foot dedication from centerline of Hwy 3. We believe all right-of-

way has already been dedication for the existing round-a-bout and along 70th Street. In any case, approval of the preliminary plat would be subject to review and comments from MnDOT and Dakota County.

PARKS/TRAILS

The site plan identifies sidewalk and trail along both sides the collector street as required by the Northwest Ordinance.

The Parks and Recreation Commission met on September 9 to discuss the project for park and trail needs. The Commission recommended:

1. Developer to provide cash dedication at the rate in effect at the time of final plat for the 120 single family lots and the apartment lot.
2. Dedicate an approximate five foot easement along the east boundary for a future trail once the land to the east develops.
3. Dedicate enough right-of-way in the southeast corner of the site for a future underpass of 70th Street to be constructed if feasible when 70th is reconstructed.
4. Work towards construction of a trail in the pipeline easement if feasible.
5. Outlot G to be conveyed to the city for future park purposes. City and developer continue discussions about city purchasing one or two lots adjacent to Outlot F for expanded park opportunities.

The plan should also provide an easement along Hwy 3 for a future trail. Easement expected to be 10 feet wide. There should also be some internal sidewalk connections to both 70th Street and Hwy 3 for those future trails.

The City's Park and Recreation Department has taken a closer look at the concept of turning Outlot G into a public park and based on current plans the developer has for the site and the existing topography of Outlot G, a public park in this area is not feasible due to the steep slopes. Outlot G would remain as undisturbed open space. The City will focus its efforts to acquire 5.0 acres from the parcel to the north for a future park. The condition to obtain a five foot trail easement along the eastern boundary of the site is important so there can be a trail link from 70th to a future park on the north side of this development.

The developer has provided a concept plan with grades of a possible trail along the pipeline easement. The trail would connect to the existing segment in the round-a-bout and traverse the easement to the eastern boundary. The applicant has noted there would be a considerable amount of fill to be placed on the easement in order for the trail to achieve reasonable grades. Any work inside the easement would require approval from the pipeline company. Both staff and the applicant will continue to work on the concept.

STREETS & CONNECTIVITY

The project consists of a series of private streets to serve the neighborhood. Road A is a collector street that is identified in the city collector street study. The street will continue north along the east side of Hwy 3 to serve all properties to the north. The apartment and single family lots would be served by a series of private roads/drives. The intersection points along the collector are

acceptable. The internal private streets function like alleys as all the garage doors face the private roads and front of the buildings would have sidewalks connecting to the internal sidewalk system.

Engineering has noted the intersection of Allen Way and 70th will require some turn lane stripping for left and right turning movements. More details will be identified in the final engineering comments.

Street right-of-way widths meet standards as identified in the Northwest Area Overlay. ROW widths are adequate to accommodate travel lanes, storm water management systems, landscaping and sidewalks on major streets.

Staff has looked at access from this project to the land to the east. Since the County controls access on to 70th, there will probably be only one access point allowed for the property to the east once it develops. Staff has recommended to the applicant that they analyze a potential public street connection to the property to the east. This would provide a local street connection offering alternate access rather than all trips going to 70th Street. Staff recommends the applicant explore this option as part of the approved plan. It was noted that the plat of Hannah Meadows did not contain a connection to the east. Since that previous approval, staff has looked at the internal road connection again and feels this is necessary.

The applicant has provided a public road exhibit that shows the public road to the east. This road complies with right-of-way width standards, road standards and provides sidewalk on the south side. Engineering has reviewed the location and concurs with design. The parking shown by the club lot will have to be relocated as back up parking would not be allowed on the public street and it is also too close to the Road A and Road B intersection.

PARKING

The development is proposed with 24 foot wide private roads. Roads of this width would not allow any on street parking. The proposed units provide the required parking with two car garages and two-wide driveways but is not sufficient for guest parking. The applicant has prepared a parking plan which shows an additional 56 off street spaces scattered throughout the project.

DAKOTA COUNTY/MnDOT REVIEW

The plans have been sent to Dakota County and MnDOT for their review and comment. Have not received any comments from MnDOT to date. As stated earlier, the plans should be consistent with the County's needs for right-of-way. There may some comment on turn lanes on 70th. We expect MnDOT to comment on and recommend at least a 60 foot half right-of-way dedication along Hwy 3. A condition of approval would be that the plans satisfy the conditions set forth by both Dakota County and MnDOT.

At the meeting there was discussion regarding future improvements to 70th Street and traffic generation from the site. Staff contacted the County transportation department and learned that the project traffic volumes on 70th will be lower that previously expected and a three lane design road is most likely on the east side of Hwy 3. Construction at the earliest would occur in 2023. Allen Way has been the determined location for a full intersection for the new collector. Traffic

volumes from the collector road would be within acceptable volumes for a county road. It would likely be several years until a traffic control change from side street stop sign would be warranted. Expected improvements for this project to 70th would include left and right turn lanes.

LANDSCAPING/TREE PRESERVATION

Landscape/Tree Preservation & Reforestation Plan:

The developer has provided a tree inventory of the site. The Code allows a tree removal of 40% for the project. The code allows removal beyond the threshold and requires replacement for those trees over the limit. Tree removal threshold would exceed 40%, thus reforestation is required. In this case, a total of 1,491 caliper inches or 597 trees are required to be replanted.

The proposed landscape plan provides for the required plantings overstory and coniferous trees planted all over the site. The reforestation and landscape plans comply with city standards.

WETLANDS

The preliminary plans identify 3 wetlands on the site. Wetland 1 located in the southeast corner, Wetland 2 located in the northwest corner and Wetland 3 located on the eastern half of the site. Preliminary numbers indicate Wetland 1 would be impacted by the construction of the collector street. Wetland fill would be about 6,710 square feet of the 22,941 square foot wetland. Wetland 2 would not be impacted. Wetland 3 would have impact on its entire 966 square feet.

The collector street location is dictated by County spacing guidelines which set up the location to line up and intersect with Allen Way on the south side of 70 Street. A wetland mitigation plan will be required as part of the final PUD plans for the project to approve the wetland mitigation. Mitigation is typically accomplished through purchase of wetland bank credits.

GRADING, DRAINAGE, STORMWATER AND UTILITIES

Engineering continues to work with the applicant and city consulting engineers on the plans. A meeting was held this week with all parties and the comments from the city were shared. Engineering is expected to have a final comment memo next week. Conditions of preliminary approval are that the final plan set shall address all comments from the city engineering department and consultants.

FIRE MARSHAL REVIEW

The Fire Marshal has reviewed the plans and notes that since there may be some time before roads are extended and there are other ways in and out of the site, a temporary fire lane access be provided possibly in the southwest corner of the site. The final plan set must include a temporary fire lane access at a location and design approved by the city Fire Marshal. See attached comments from the Fire Marshal.

NORTHWEST AREA TRUNK UTILITY CHARGES

To fund the utility improvements in the Northwest Area, the Council adopted a funding resource of collecting connection fees at time of development rather than assess properties. To cover the cost

of the sewer, water and storm water improvements, there are connection fees paid at time of final plat and connection fees paid at time of building permit. Plat connection fees are due at time of final plat release for each phase. A break down of the fees are listed in the development contract. The building permit connection fees are due with building permit for each unit.

DEVELOPMENT CONTRACT

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All of the agreements will be approved by the City Council as part of the final PUD review.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

- A. **Approval:** If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:

Approval of the Preliminary Plat, Preliminary PUD and Rezoning subject to the following conditions:

1. The final plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.
 1. Canvas at Inver Grove Heights Preliminary Plat and PUD Submittal plan set dated 9/3/2020 (34 sheets).
 2. Natural Area/Open Space Plan dated 9/23/2020
 3. Hard Surface Exhibit Plan dated 9/3/2020
 4. Parking Exhibit Plan dated 9/3/2020
 5. Public Road Access Exhibit 9/23/20
 6. Trails and Sidewalk Exhibit 9/23/20
 7. Pipeline Trail Exhibit 9/23/20
 8. Fire Access Exhibit 9/23/20

***The final list of approved plans and date of plans shall be identified in the development contract.**

2. Lots 6-14, Block 1 shall maintain the required 30 foot rear yard setback. All other setbacks shall be consistent with those listed on the preliminary site plan.
3. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants.

4. Drainage and utility easements shall be provided on the final plat as required by the City Engineer.
5. The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.
6. Plan approval shall be subject to the recommendations of the Park and Recreation Commission from their meeting September 9, 2020. A summary is listed in this staff report. **Outlot G is no longer needed for a future park.**
7. The final plan set shall be subject to the city Fire Marshal review memo dated 8/27/20 including, but not limited to providing fire lanes and providing a temporary fire lane access for a secondary access to the site.
8. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from Dakota County and MnDOT.
9. **Public street stub to the east shall be required as shown on the public road access easement. Perpendicular street parking shown shall be relocated away from the public street.**
10. A wetland mitigation plan for the impacted wetlands shall be submitted per the Wetland Conservation Act and must be approved by the TEP review panel and the city. Any wetland impact shall be approved prior to or at time of City Council action on the final plans.
11. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the developer shall be responsible for the maintenance of storm water improvements on such lots.
12. The developer shall be responsible to ensure the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
13. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council

14. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
 15. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.
 16. The following documents shall be recorded when the plat is recorded:
 - Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Acknowledgement of PUD Zoning.
 17. Northwest Area plat connection fees are due at time of final plat release for each phase. The connection fees will be listed in the development contract. The Northwest Area building permit connection fees are due with building permit for each unit. Final details of the amounts to be paid shall be part of the final PUD plan review.
 18. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.
- B. Denial:** Should the proposed request or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

The project complies with nearly all performance standards of the Northwest Area. Flexibility requests have been made for building separation and setbacks. Staff supports these requests.

Engineering has noted items to be addressed in the final plan set and there is a condition of approval addressing this.

Staff is recommending approval of the preliminary plan set subject to the conditions listed in this report.

Attachments:

Location Map

Applicant Narrative

Fire Marshal Comment Memo

Canvas at Inver Grove Heights Preliminary Plat and PUD Submittal plan set dated 9/3/2020 (34 sheets).

Natural Area/Open Space Plan dated 9/23/2020

Hard Surface Exhibit Plan dated 9/3/2020

Parking Exhibit Plan dated 9/3/2020

Public Road Access Exhibit 9/23/20

Trails and Sidewalk Exhibit 9/23/20

Pipeline Trail Exhibit 9/23/20

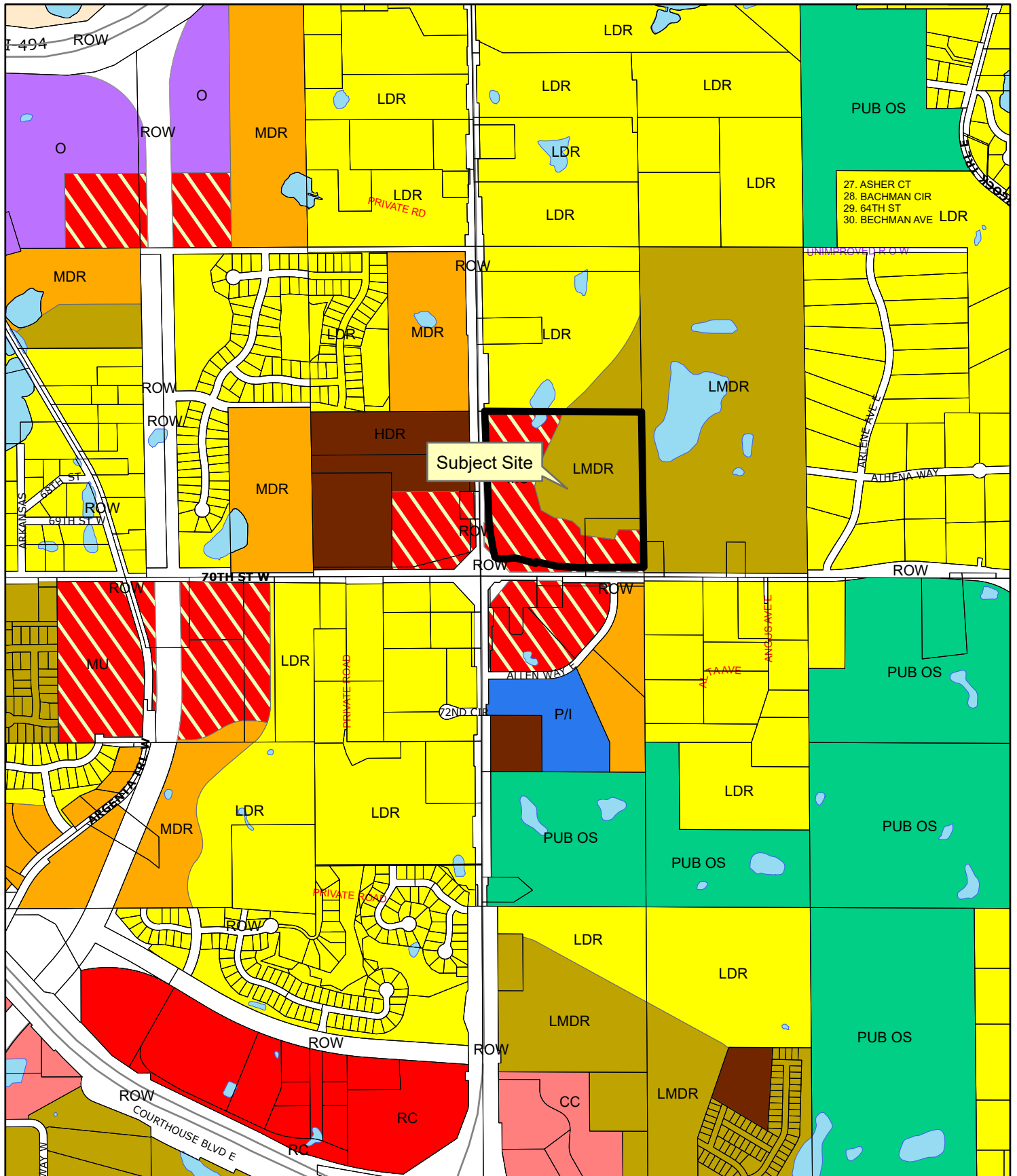
Fire Access Exhibit 9/23/20

Letter from Housing Committee



Location Map

Case No. 20-27PUD



**PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAT
REVIEW
SUBMITTAL NARRATIVE**

**CANVAS AT INVER GROVE HEIGHTS
Inver Grove Heights, Minnesota
August 17, 2020
Updated September 3, 2020**

DEVELOPMENT TEAM

Applicant/Developer/Builder: Watermark Equity Group, Ian Peterson
Civil Engineer: Alliant Engineering, Inc., Mark Rausch
Surveyor: Alliant Engineering, Inc., Peter Goers
Landscape Architect: Alliant Engineering, Inc., Mark Kronbeck

SITE INFORMATION

Legal Description:

The Southwest Quarter of the Southwest Quarter of Section 5, Township 27, Range 22, Dakota County, Minnesota.

Abstract Property

Address: Unassigned

PID: 200050052011 and 200050052012

Total Acres: 39.542 ac

PLANNED UNIT DEVELOPMENT REQUEST

The proposed development request consists of a PUD, consisting of 69-30' wide and 51-50' wide single family lots in addition to a 100-150 unit apartment site.

COMPREHENSIVE PLAN DESIGNATION

The development property is guided as Mixed Use and Low-Medium Residential within the City's 2040 Land Use Plan. The City's Mixed Use land use designation targets a residential dwelling unit density range of 12-35 units per acre. The Low-Medium Density Residential targets a residential dwelling unit density range of 4-8 residential units/net acre. See Site Plan for statistics.

ZONING DESIGNATION

The development site currently zoned (PUD) Planned Unit Development. The requested zoning for the site will establish a PUD zoning for the entire development site, compatible and consistent with the City's goals and objectives for the property.

EXISTING SITE DESCRIPTION

The development property is located within the City of Inver Grove Heights's Northwest Area Overlay District and is currently undeveloped with a mixture of 'treeless meadow' growth and portions wooded. The property is a combination of 2 parcels totaling 39.542 acres and bound by Robert Trail S to the West, 70th St E to the South and private properties to the North and East. The site is adjacent to available public infrastructure including: sanitary sewer, water main, and roadways for servicing the proposed development.

The proposed plat boundary contains three wetland areas that were previously delineated and have been confirmed by an environmental specialist at Alliant Engineering. Two of the wetlands on site have been identified as landlocked basins by the city as part of the Northwest Area Stormwater Management Plan. Two of three wetlands on site will show impacts, Wetland 1 will be impacted as part of the construction of collector road for the proposed development and Wetland 2 will be impacted due to site constraints.

PROPOSED RESIDENTIAL PUD DEVELOPMENT PLAN

The applicant proposes to provide the City of Inver Grove Heights with phased residential development of diverse housing styles that preserves natural site features, extends public infrastructure and provides for stormwater management goals. The current application proposes for a neighborhood of 50' wide lots and 30' wide lots surrounding a private club house/amenity area. It is proposed that an environmental area generally encompass the two neighborhoods and separate an additional single family neighborhood to the north in addition to an apartment building to the northwest. All neighborhoods and the apartment building are to be provided with access via the extension of public roadway with sidewalks and trails. It is proposed that the public roadway extend north from 70th Street and be provided with public utilities sized to accommodate future development to the north.

It is the applicants respectful opinion that the proposed development plan is consistent with the City of Inver Grove Heights Northwest Area Overlay District. The following is a summary of primary project elements currently proposed:

- Diverse housing styles
 - 51-50' wide single family homes with multiple product styles.
 - 69-30' wide single family homes with multiple product styles.
 - 100-150 unit apartment
- Central club house & amenity area
- Preservation of environmental features and dedication of open space.

- HOA maintained community
- HOA maintained open areas
- Extension of collector roadway with trails and walks
- Extension of sanitary sewer and water for future development to the north and east
- Preservation of wetland areas with limited impacts
- Multiple stormwater management areas
- Enhanced development landscaping

Development Plan Area

Gross Acreage	39.54 acres
Arterial ROW	4.91 acres
<u>Wetland Area</u>	<u>1.70 acres</u>
Net Development Acreage	32.93 acres

Northwest Area Overlay District Criteria	Required	Provided
Open Area (20%)	6.59 AC	11.59 AC
Non-Disturbed Open Area (10%)	3.29 AC	4.77 AC
Contiguous Area (75% open space)	4.94AC	4.95 AC (largest cont. area)

Other

Pipeline Easement Area	3.12 acres
Collector ROW Area	2.75 acres

<u>Lot Dimensions</u>	<u>30'/50'</u>
Width	30'/50' min.
Depth	117'/120' min.
Lot Size Minimum	See Preliminary Plat
Lot Area average	See Preliminary Plat

<u>Structure Setbacks</u>	<u>30' Wide Lots</u>
Front	20'
Side (internal)	4'
Side to Private Drive B/C	15'
Any Side to Public ROW	20'
To Private Parking Stalls	5'
Rear/Garage Side	34'
Garage to Private Drive B/C/D (min driveway length)	22'
Setback to Robert Trail and 70 th Street	50'

<u>Structure Setbacks</u>	<u>50' Wide Lots</u>
Rear	20'
Side (internal)	5'
Side to Private Drive B/E	15'
Any Side to Public ROW	20'
To Private Parking Stalls	5'
Front/Garage Side	34'
Front to Private Drive B/C (min driveway length)	22'

PUD/Preliminary Plat Review

Upd. September 3, 2020

CANVAS AT INVER GROVE HEIGHTS

Page 3 of 6

Architecture

It is currently anticipated that architecture be compatible for different housing types in addition to the club house, apartment building and amenity area. Refer to single family building elevations.

Site Access, Pedestrian Circulation and Parking

Vehicular access from public right of way to the proposed development will occur via a proposed road access to 70th St E / CSAH 26.

The development will be providing a sidewalk and trail along the proposed collector road.

The development will have ample parking to support the future residents and their guests. The plan as proposed provides the following parking:

Parking Summary

Private Driveway (2/home)	240
Private Garage (2/home)	240
<u>Private Guest Parking</u>	<u>56</u>
Total Available Parking	536 Stalls (4.5 stalls / unit)

Apartment building will be required to meet all City of Inver Grove Heights parking requirements.

Grading

The existing site area will be re-graded to shape in the proposed roadways, lot configurations, stormwater management basin and common area. The site is graded to match elevations at the site perimeter and to drain to a proposed infiltration basin throughout the development. Low floor elevations satisfy all requirements per the City of Inver Grove Heights for freeboard from EOF's and HWL's. Roadways are designed to meet all City requirements.

Sanitary Sewer and Watermain

The development site currently contains a sanitary sewer stub provided at the southern edge of the property on 70th St E. The site will provide sanitary sewer stubs to the East and North per the City's Northwest Area Planned Utility Map. The remainder of the site will be served by 8" sanitary sewer.

The development will connect to and extend a watermain service at the western edge of the property along Robert Trail S. The connection will require the removal of a hydrant. Stubs will be provided to the East and North per the City's Northwest Area Planned Utility map. The remainder of the site will be served by 8" watermain and hydrants will be spread through the development to meet city requirements.

Stormwater Management

The development site falls within the City's Northwest Area and will have to meet the Northwest Area Stormwater Management requirements. To meet these requirements the site will utilize multiple infiltration basins and will use proprietary and sediment forebays as means of pretreatment. The site drains to two landlocked basins EP-027 and EP-034. All storage at both the 50 yr and 100 yr HWL has been replaced for the roadway connection that impacts EP-034. See stormwater management plan for more detailed calculations and explanations.

Wetlands

Two of the wetlands on site have been identified as landlocked basins by the city as part of the Northwest Area Stormwater Management Plan. Two of three wetlands on site will show impacts, Wetland 1 will be impacted as part of the construction of collector road for the proposed development and Wetland 2 will be impacted due to site constraints.

Wetland Summary:

- | | |
|----------------|--------------------------------|
| 1) Wetland 1 - | 22,941 sf – Impact proposed |
| 2) Wetland 2 - | 51,152 sf – No Impact proposed |
| 3) Wetland 3 - | 965 sf – Impact proposed |

Tree Preservation/Replacement

A tree inventory was completed on behalf of the City of Inver Grove Heights and that information is included in the proposed development plans. The tree inventory was performed on the full development parcel from the western boundary of Robert Trail S to 70th St E to the South and private properties to the North and East. The development site contains a mixture of 'treeless meadow' as well as several stands of significant trees. Trees will generally be preserved in the south east around existing wetland, in the north east, and the north west around existing wetland. Trees within the center of the site will be removed to grade the subdivision.

As the submittal is a PUD and includes a mixture of compact 30' lots, 50' single family lots and an apartment building, a tree removal limit of 40% of significant or heritage caliper inches was suggested based on overall density. Beyond the 40% allowable removal, caliper inches are to be replaced at a rate of 50% for Category A trees, and 100% for Categories B and C. Any preserved significant or heritage tree damaged by construction within 30' of the tree preservation boundary shall be replaced by the applicant on a 1:1 DBH basis. Replacement trees shall be a minimum of 2 ½ diameter deciduous or 6' coniferous. The development plan does require the removal of 1,491 caliper inches which require mitigation; to mitigate the loss the landscape plan proposes reforestation of 1,491 caliper inches equal to 597 new trees.

Landscaping and Amenities

The project proposes a significant landscape plan including an amenity/club area which will feature plant material organized to suit the program once developed in further detail. A portion of trees proposed to mitigate existing tree loss are located at least 2 overstory trees per lot, with the exception

of block 1 lots 15-25 due to pad proximity to the gas easement. Additional mitigation trees are used to create a conifer buffer on the south along 70th St. as well as portions of S. Robert Trail and to enhance stormwater features. Final lot build-out will also include foundation planting to be provided by owner. The apartment site, once developed in future, will feature landscaping to compliment the building foundation, parking lot areas, and buffering as needed.

TIMING/PHASING

The Applicant will likely mass grade the project in one phase. If the City reviews and approves the requested PUD request, it is the Applicant's desire to proceed with an application for Final PUD/Plat for the project's first phase in Spring of 2021. Refer to phasing plan for further details on phasing of overall site.

CONCLUSION

The applicant respectfully concludes that the request for a planned unit development/subdivision approval will allow for a residential land use consistent with City's goals and objectives for this area. The single-family community and apartment site will provide a unique housing option for the City of Inver Grove Heights

From: [Heather Botten](#)
To: [Allan Hunting](#)
Subject: FW: IGH PRC 8/27/20 – Watermark Properties (Preliminary Plat and PUD)- Case NO. 20-27PUD
Date: Thursday, August 27, 2020 1:21:15 PM

I save a copy of Jeff's comments in the planning folder - I did NOT send to the applicant.

-HB

From: Jeff Schadeegg <jschadeegg@invergroveheights.org>
Sent: Thursday, August 27, 2020 11:45 AM
To: Heather Botten <hbotten@invergroveheights.org>
Subject: IGH PRC 8/27/20 – Watermark Properties (Preliminary Plat and PUD)- Case NO. 20-27PUD

I have reviewed the submittal and have the following concerns:

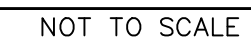
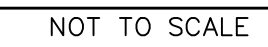
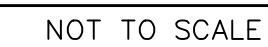
- The entire subdivision has only one access unit the property to the north develops. There should be a second access into the subdivision. This can be accomplished in either a permanent or temporary manner.
- The road to the north should be completed to the edge of the property and it should be identified as a street that will continue on in the future.
- The twenty four foot private roads must be posted no parking fire lane on both sides. If parking on one side is desired they should be widened to 28'.
- The north end of Road A and the T on Road F appear to be provided to meet turn around requirements for fire lanes. Each leg must be at least 70' with a 28' turning radius. An example can be found in 2020 MSFC Appendix D – Acceptable Alternates to 120 – Foot Hammerhead

 PROPERTY LINE
 RIGHT-OF-WAY LINE
 LOT LINE
 EASEMENT LINE
 SETBACK LINE
 EXISTING WETLAND
 WETLAND BUFFER
 WETLAND BUFFER AREA (SEE WETLAND MANAGEMENT PLAN)
 WETLAND IMPACT AREA (SEE WETLAND MANAGEMENT PLAN)
 PROPOSED CURB AND GUTTER
 PROPOSED RETAINING WALL

OWNER: PAUL AN
TINA COTTERMAN

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

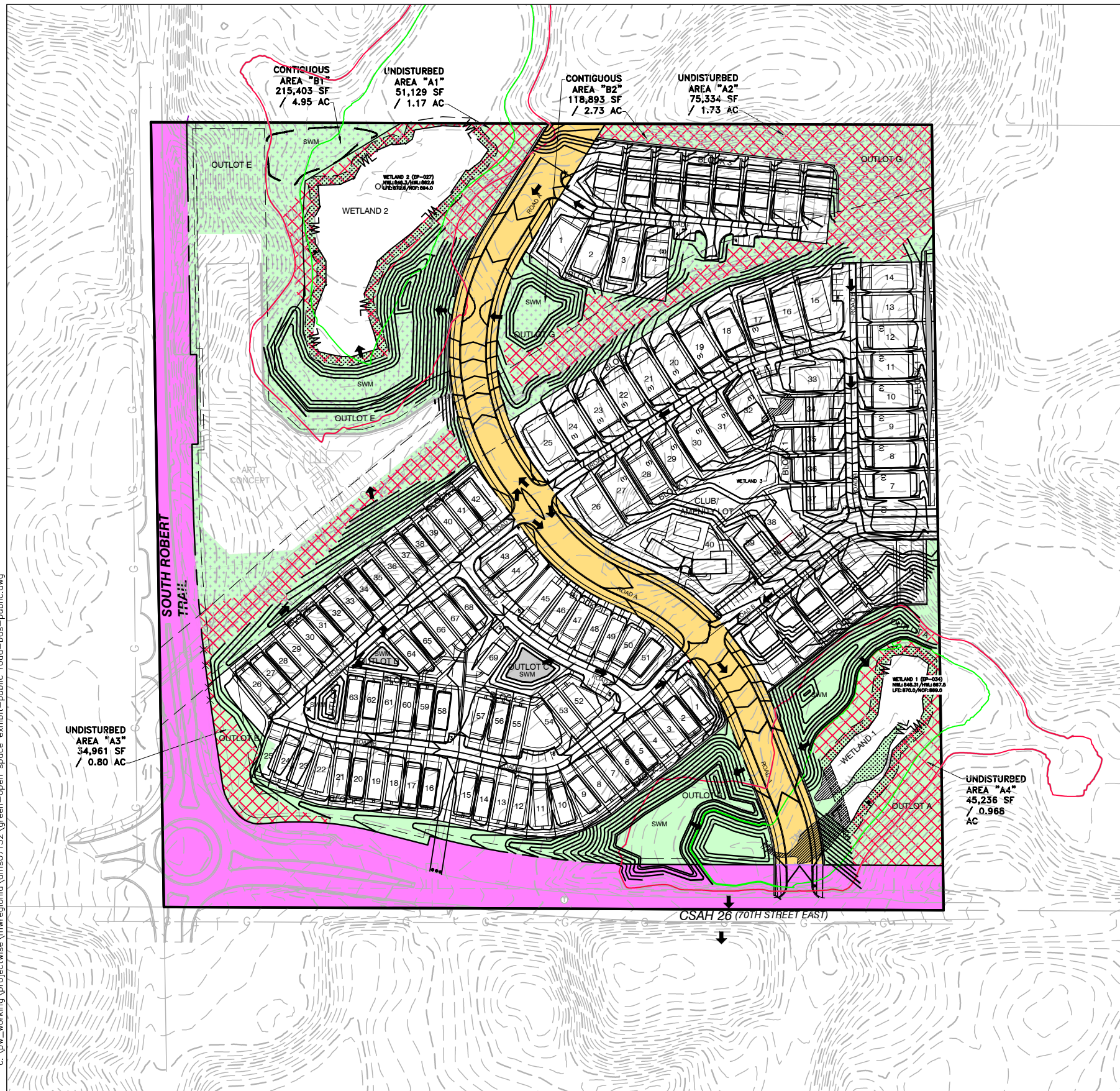
PROVIDED	
OPEN AREA	11.594 AC
NON-DISTURBED OPEN AREA (A1-A4)	4.774 AC
CONTIGUOUS AREA (B1)	4.945 AC
CONTIGUOUS AREA (B2)	2.729 AC



NOT TO SCALE



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SITE PLAN DATA:

	GROSS SITE AREA
	ARTERIAL ROW AREA (ROBERT TRAIL S, & EAST 70TH ST)
	COLLECTOR ROW AREA
	WETLAND AREA
	OPEN AREA
	CONTIGUOUS OPEN AREA
	NON-DISTURBED OPEN AREA

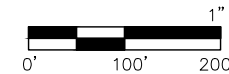
GROSS SITE AREA	39.54 AC
ARTERIAL ROW AREA (ROBERT TRAIL S, & EAST 70TH ST)	4.91 AC
WETLAND AREA	1.70 AC

NET DEVELOPABLE AREA	32.93 AC
----------------------	----------

REQUIRED	
OPEN AREA (20%)	6.586 AC
NON-DISTURBED OPEN AREA (10%)	3.293 AC
CONTIGUOUS AREA (75%)	4.940 AC

PROVIDED	
OPEN AREA	11.428 AC
NON-DISTURBED OPEN AREA (A1-A4)	4.673 AC
CONTIGUOUS AREA (B1)	4.945 AC +
CONTIGUOUS AREA (B2)	2.729 AC

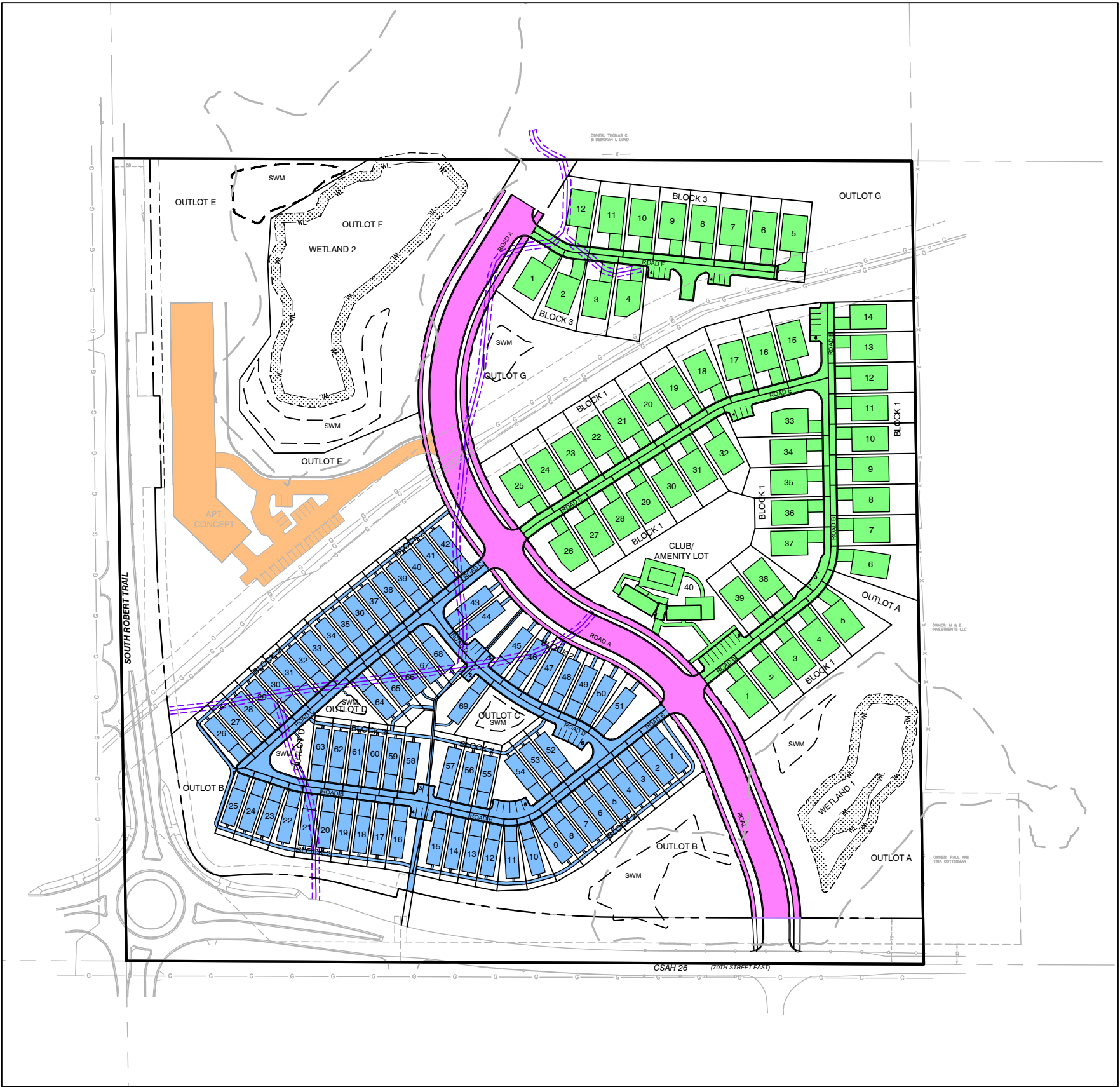
NATURAL AREA/OPEN SPACE CANVAS AT INVER GROVE HEIGHTS



DATE: 9/23/2020
DRAWN BY: TAS,MPR
SCALE: 200



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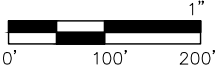
LEGEND:

- EAST OF CORRIDOR AREA
- WEST OF CORRIDOR AREA
- COLLECTOR CORRIDOR AREA
- APARTMENT AREA

HARD SURFACE SUMMARY:

AREA	HARD SURFACE	%	TOTAL
EAST OF CORRIDOR AREA	205,749 SF	32.30%	637,052 SF
WEST OF CORRIDOR AREA	185,626 SF	47.50%	390,780 SF
COLLECTOR CORRIDOR AREA	88,431 SF	73.96%	119,569 SF
APARTMENT AREA	53,580 SF	14.83%	361,211 SF
TOTAL AREA	533,386 SF	35.36%	1,508,611 SF

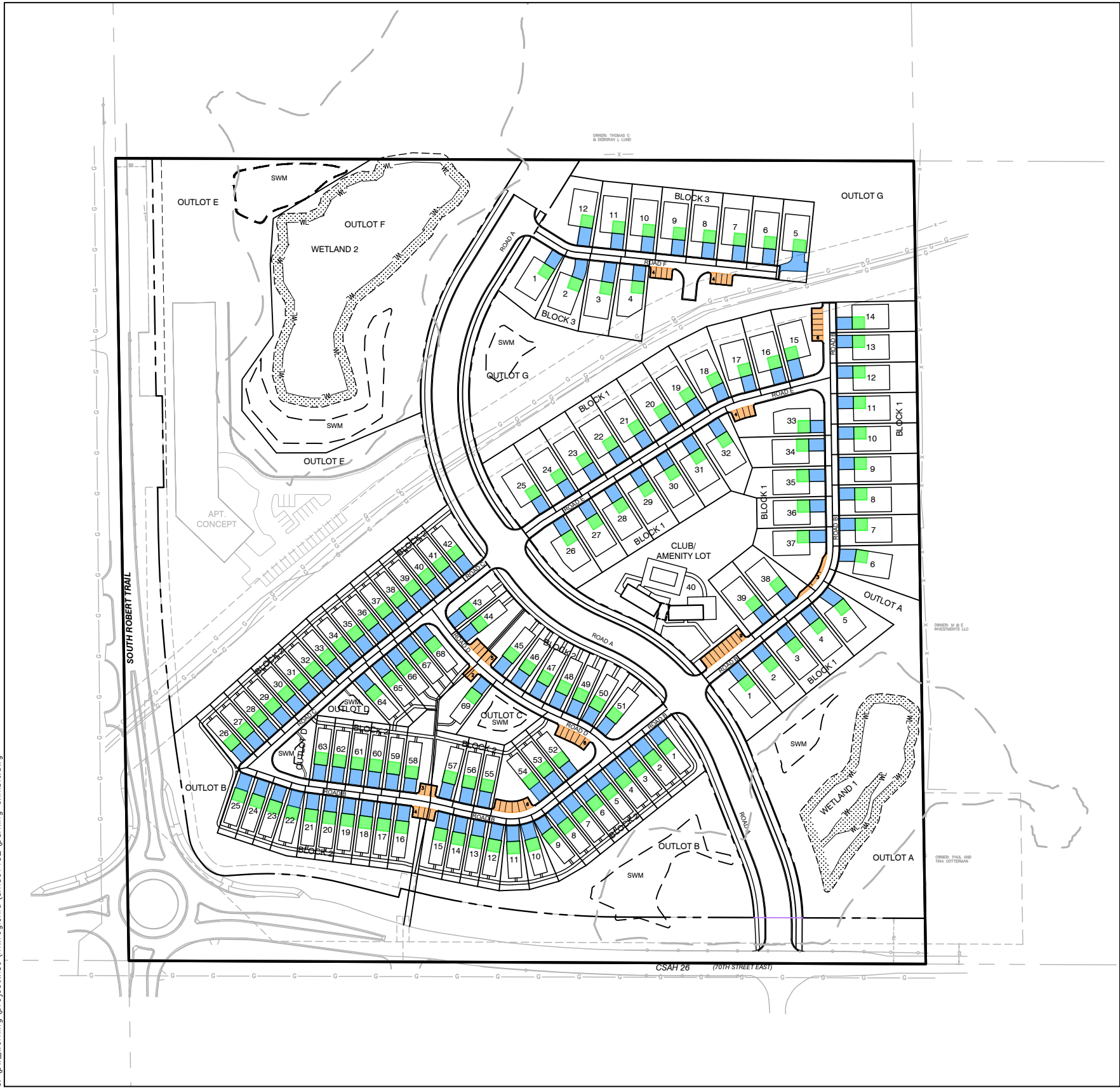
CANVAS AT INVER GROVE HEIGHTS - HARD SURFACE EXHIBIT
INVER GROVE HEIGHTS, MINNESOTA



DATE: 9-3-2020
DRAWN BY: ELL, MPR



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LEGEND:

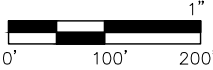
- PRIVATE GARAGE PARKING
- PRIVATE DRIVEWAY PARKING
- PRIVATE OFF-STREET PARKING

PARKING SUMMARY:

PRIVATE GARAGE PARKING (2 stalls per unit)	2 * 120 = 240
PRIVATE DRIVEWAY PARKING (2 stalls per unit)	2 * 120 = 240
PRIVATE OFF-STREET PARKING	= 56
TOTAL AVAILABLE PARKING	= 536 (4.5/Unit)

CANVAS AT INVER GROVE HEIGHTS - PARKING EXHIBIT

INVER GROVE HEIGHTS, MINNESOTA



DATE: 9-3-2020
DRAWN BY: ELL,MPR

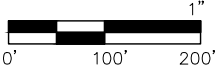


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CANVAS AT INVER GROVE HEIGHTS - TRAILS AND SIDEWALK EXHIBIT

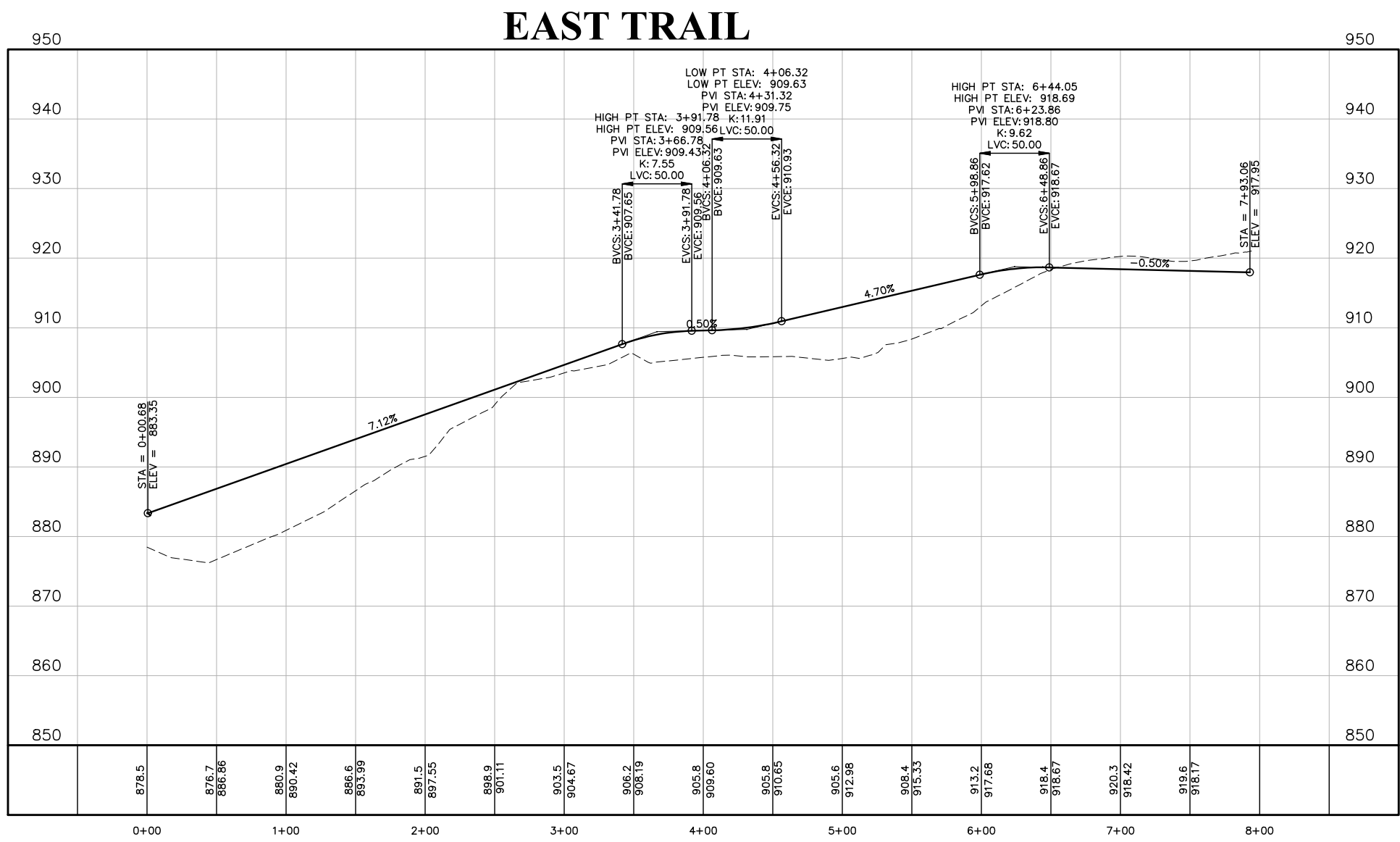
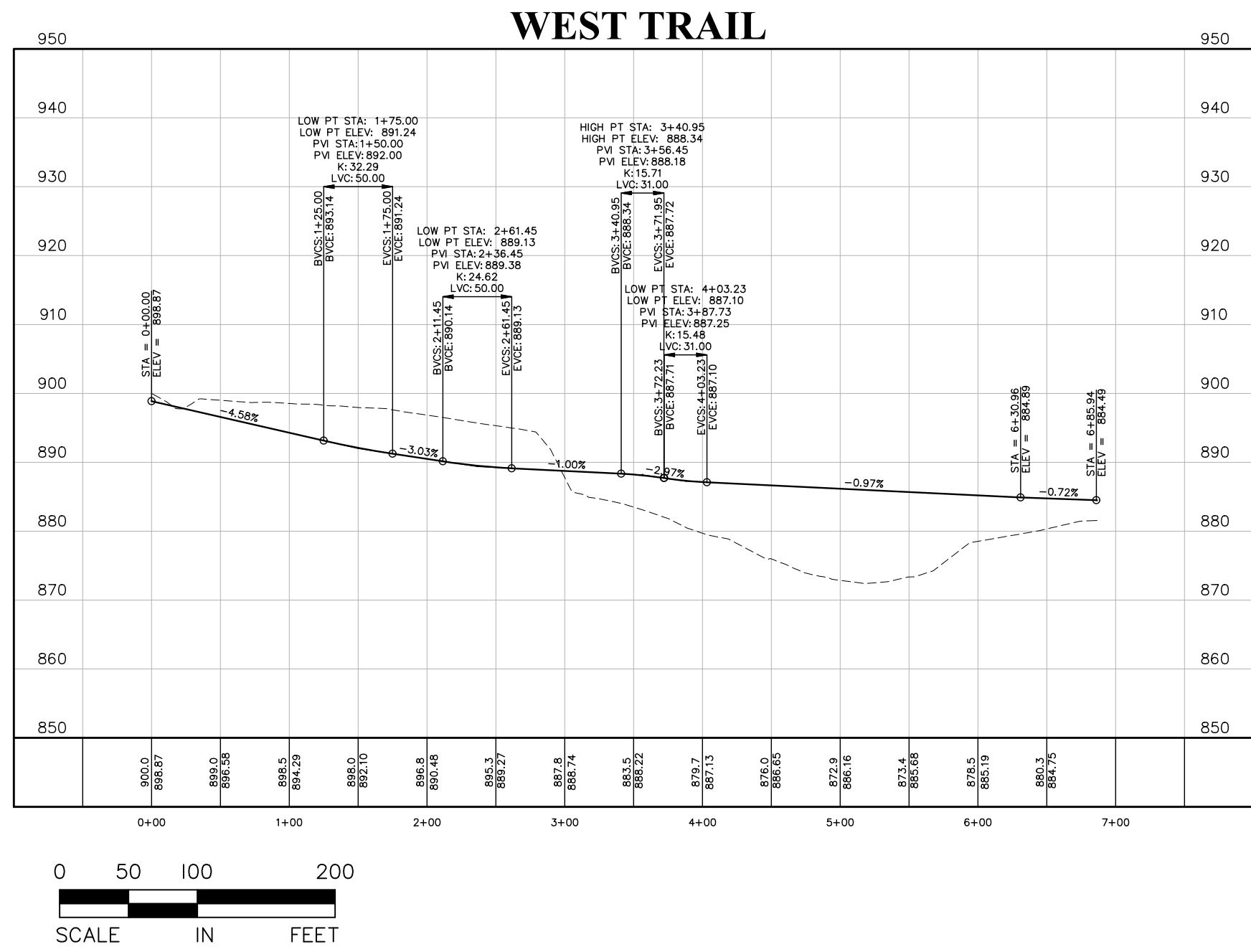
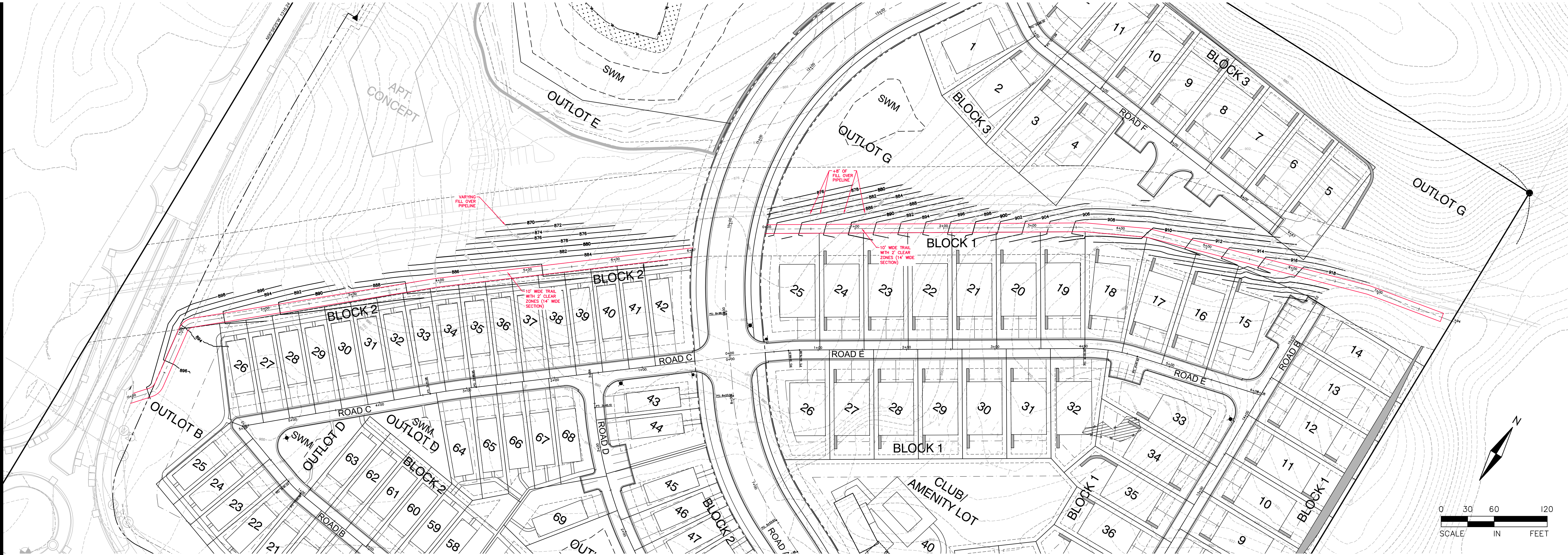
INVER GROVE HEIGHTS, MINNESOTA



DATE: 9-25-20
DRAWN BY: ELL



Drawing name: C:\new_working\projectwise\mregion\dwg\07152\Canvas Pipeline Trail.dwg Sep 25, 2020 3:45pm



CANVAS AT INVER GROVE HEIGHTS
PIPELINE TRAIL AND PROFILE EXHIBIT

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

MARK RAUSCH, PE

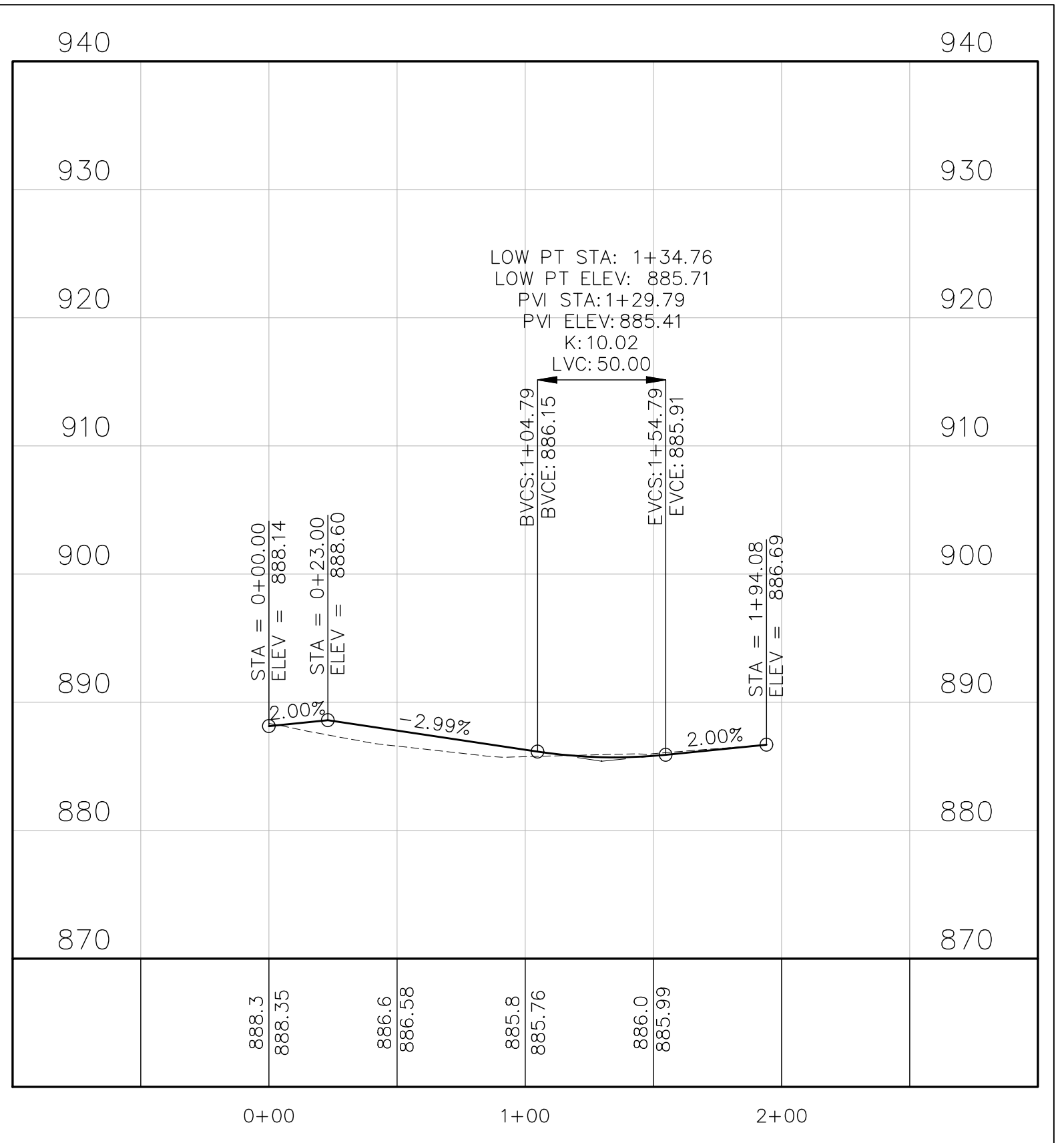
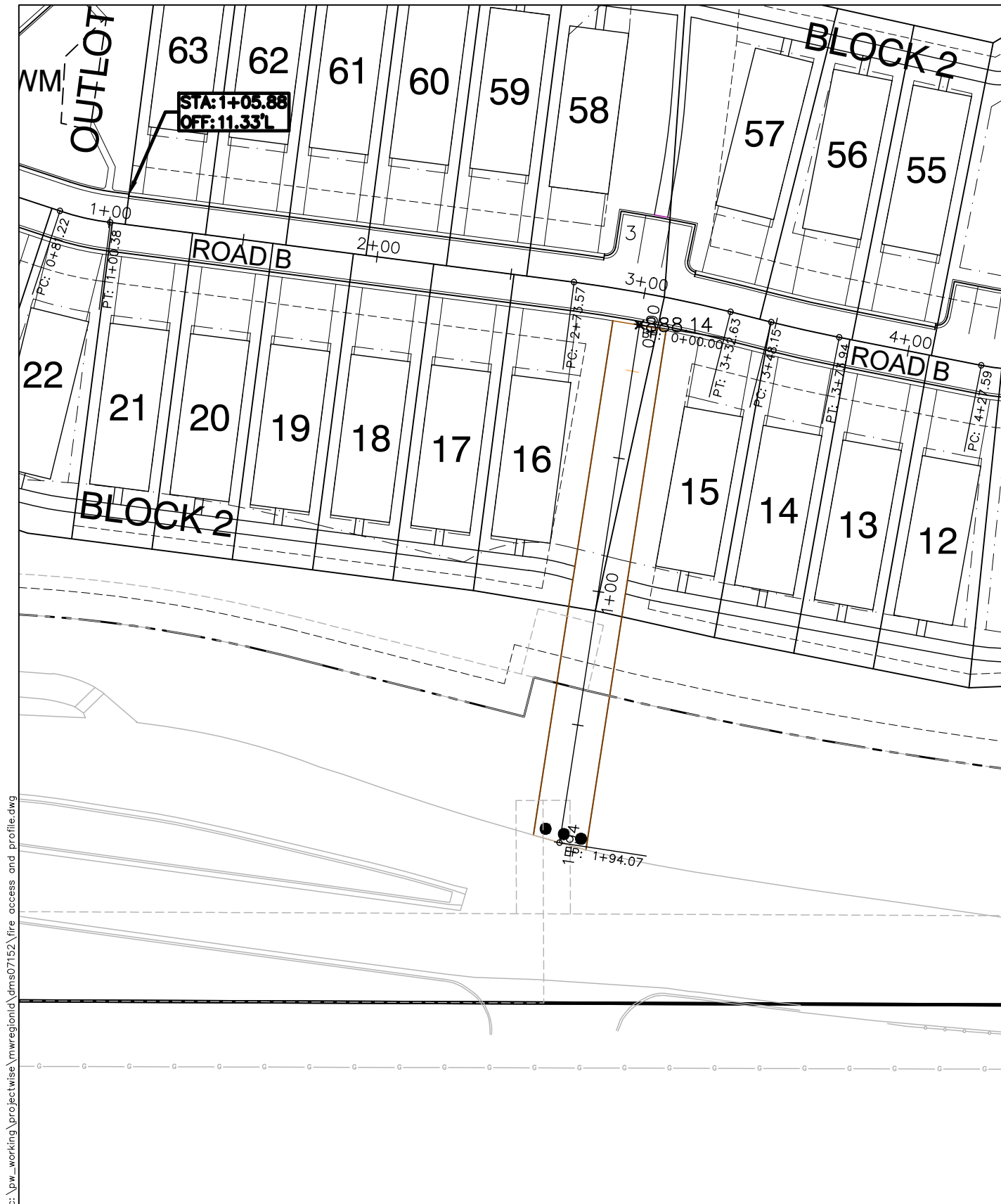
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

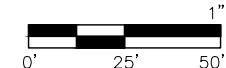
DATE ISSUE

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: TAS
PROJECT NO: 220-0092



CANVAS AT INVER GROVE HEIGHTS - FIRE ACCESS PROFILE

INVER GROVE HEIGHTS, MINNESOTA



DATE: 9-25-20
DRAWN BY: SIL



To: The Inver Grove Heights Planning Commission
From: The Housing Committee of Inver Grove Heights
Re: Canvas at Inver Grove Heights
Date: September 29, 2020

The Housing Committee (HC) of Inver Grove Heights, is committed to the development of a strong community where people of all ages, cultures and economic levels can contribute in making our city a desirable place to live. The HC at it latest meeting, affirmed our role in supporting Inver Grove Heights's 2040 Comprehensive Plan and being attentive to the diverse housing needs for our city detailed in that plan.

The HC is also committed to supporting and working with the Planning Commission (PC), the City Council, and all the other leaders of our city to assure that together we can create and sustain a vital community.

The HC applauds the development of rental townhomes and apartment home rental units in this plan as the need for diverse housing types, including rental units in Inver Grove Heights was detailed and recognized as crucial in Section 4 of the city's 2040 Comprehensive Plan.

The HC has some questions related to this proposal.

- What mechanism(s) will the city use to require the construction of apartments as part of the "Canvas at Inver Grove Heights" development if the townhomes are built prior to the apartments? We have a concern that the townhomes may become owner-occupied and thus create a "not in my backyard" pressure on city leadership to forgo the development of an apartment building.
- Could the city require a clause in the development agreement that keeps these townhomes as rental for at least 10-15 years?
- Since we see no detail in the plan for the size or positioning of the apartment units therefore having no way to know if the apartment building will fit on this site, could these apartments be included in the Phase Two of the plan?
- Will there be any affordable or workforce units included in the project? If so, how will they be sustained as affordable over time?

The project can meet the goal for much needed diverse types of rental units in the city, as well as affordable housing needs so that teachers, care givers, young people, police officers, retail workers and support staff and retirees can live and work in Inver Grove Heights.

The HC will refrain from endorsing this project until we hear from the PC. We again, are committed to working with you on this proposal so that together we can shape a city that works for everybody.

Sincerely,

The Housing Committee of Inver Grove Heights:

Chris Becker–Chair; Jeanne Zimmer–Co-chair; James Clausen;
Paul Mandell; Matt Schaefer; Mary T'Kach; Dan Ward

P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

HEARING DATE: October 6, 2020

CASE NO.: 20-30V

APPLICANT & PROPERTY OWNER: Adam Colon

REQUEST: A variance from the rear yard setback for a porch addition

LOCATION: 10887 Alberton Ct.

COMP PLAN: LDR, Low Density Residential

ZONING: PUD, Planned Unit Development

REVIEWING DIVISIONS: Planning
 Engineering

PREPARED BY: Heather Botten
 Associate Planner

BACKGROUND

The applicant is requesting a variance to construct a porch addition 15 feet from the rear property line whereas 30 feet is required. The property currently has a deck, that was constructed in 1998, complying with setback and code requirements. The applicants are proposing to remove the existing deck, add a porch a little larger than the footprint of the deck and then construct a new deck next to the porch. A porch is considered part of the principal structure and must comply with the same setbacks as a home whereas a deck is considered an accessory structure allowing reduced setbacks from property lines. The property is located in a cul-de-sac and the existing home is currently built up to the front and rear setback lines.

SPECIFIC REQUEST

The following specific application is being requested:

- 1) A variance to add a 19'9" x 15'10" (312 square feet) porch that would be located about 15 feet from the rear property line whereas 30 feet is the required setback.

EVALUATION OF REQUEST:

SURROUNDING USES: The following land uses, zoning districts, and comprehensive plan designations surround the property:

North, South, East and West -Single family residential; zoned R-1C and PUD; guided
LDR, Low Density Residential

The proposed porch would be in compliance with all other setbacks, exterior building materials and impervious surface standards. Engineering has reviewed the request and takes no exception to the proposed addition.

VARIANCE REVIEW

City Code Title 10, Chapter 3. **Variances**, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request to encroach into the rear setback is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

The area is developed with single family homes. The porch addition would be consistent with a residential use and with the Comprehensive Plan. In respect to the use of the land, impervious surface, side setbacks and other code requirements, the request is in harmony with the provisions in the zoning ordinance.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

Staff believes the proposed porch to be a reasonable addition to the property. The zoning code considers a porch to be part of the principal structure, therefore requiring a greater setback than a deck or accessory structure.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The property is unique in that it complies with the minimum lot size requirements, but it is a very shallow lot. The existing house is built up to the front and the rear setbacks. Even though the house is built up to the setbacks, they are not currently exceeding the maximum impervious surface requirements on the property. The way the house is laid out the patio door is to the rear of the home, not on the side which would allow for a porch addition that would meet setbacks.

4. *The variance will not alter the essential character of the locality.*

Staff does not believe this variance would alter the essential character of the locality. One of the functions of setback requirements is to maintain consistency of structure placement and aesthetic qualities from street and neighboring views. Aesthetically, the way the homes are placed along the cul-de-sac they are not parallel with each other, the porch addition would be at least 50 feet away from another home. The property to the rear is screened by a wooded, conservation easement.

5. *Economic considerations alone do not constitute an undue hardship.*
Economic considerations do not appear to be a basis for this request.

ALTERNATIVES

The Planning Commission has the following alternatives for the requested action:

Approval: If the Planning Commission finds the variance to be acceptable, the Commission has the following options:

A. Approval of the Variance to allow the construction of a porch addition 15 feet from the rear property line whereas 30 feet is required subject to the following condition:

1. The porch addition shall be in substantial conformance with the site plan on file with the Planning Department.

Denial: If the Planning Commission does not favor the proposed variance, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff believes the proposed porch addition would not be out of character of the neighborhood and is consistent with the comprehensive plan. The request is a typical improvement for a residential property and the 15-foot encroachment does not appear to have any adverse impacts on the neighboring properties. A practical difficulty can be found for the rear yard setback due to the shallowness of the lot, the layout of the home and the addition would be located over 50 feet from the closest neighboring home.

Based on the information in the preceding report and the condition listed in Alternative A, staff is recommending approval of the rear yard setback variance.

Attachments: Location Map
 Applicant Narrative
 Site Plan
 Elevation

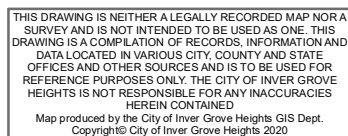
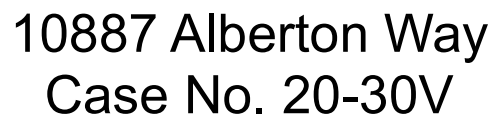


Exhibit A

Zoning and Location Map

Map not to scale

To whom it may concern

As of August 28th, 2020 my wife Meghan Colon and I live at 10887 Alberton Court in Inver Grove Heights, Southern Lakes 2nd Addition. We purchased the home on September 1, 2017 and have enjoyed the beautiful scenery that our backyard offers.

The current deck on our home is the original deck built in 1998. As of now, the wood framing and footings have become weak and not safe. We are looking to have a very reputable company, PHI Decks, construct a new 3 season porch where our existing deck is currently. Because of the zoning that currently exists where our deck sits, we are unable to obtain a building permit to build our new 3 season porch. Unlike our current deck situation, we will be adding a gutter system using drain tile which will not affect the conservation area and will greatly help with the current water runoff situation. We want to have this new porch done correctly, efficiently and in the best interest of the zoning requirements for the woodlands in our backyard.

The main reason we are looking to add a screened in porch is due in large part because of the bugs that are currently living in the woodland area. Because we have young children and want to enjoy the outdoors, this is the best way to enjoy our backyard. We do not want to spray our yard, grass and trees to keep the bugs and birds away, as this would take away from our environment in the back yard.

I have attached a copy of our floor plan for sizing, footings, joists, railings and all pertinent information regarding our new porch. In addition to our new porch being performed by PHI Decks, we will have Beissel Windows and Siding completing the wrap of the porch with new fascia, soffit and gutters.

Thank you so much for reviewing our request.



Adam Colon

10887 Alberton Court

Inver Grove Heights, MN 55077

651.276.3290

Established in 1982
LOT SURVEYS COMPANY, INC.
 LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
 7801 73rd Avenue North 612-560-3083
 Minneapolis, Minnesota 55428 Fax No. 560-3622

Surveyors Certificate

MITTELSTAEDT BROS. CONSTRUCTION

Property located in Section
 30, Township 27, Range 22,
 Dakota County, Minnesota

INVOICE NO. 50529
 F.B.NO. 803-34
 SCALE: 1" = 20'

- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- ×000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- Denotes Surface Drainage

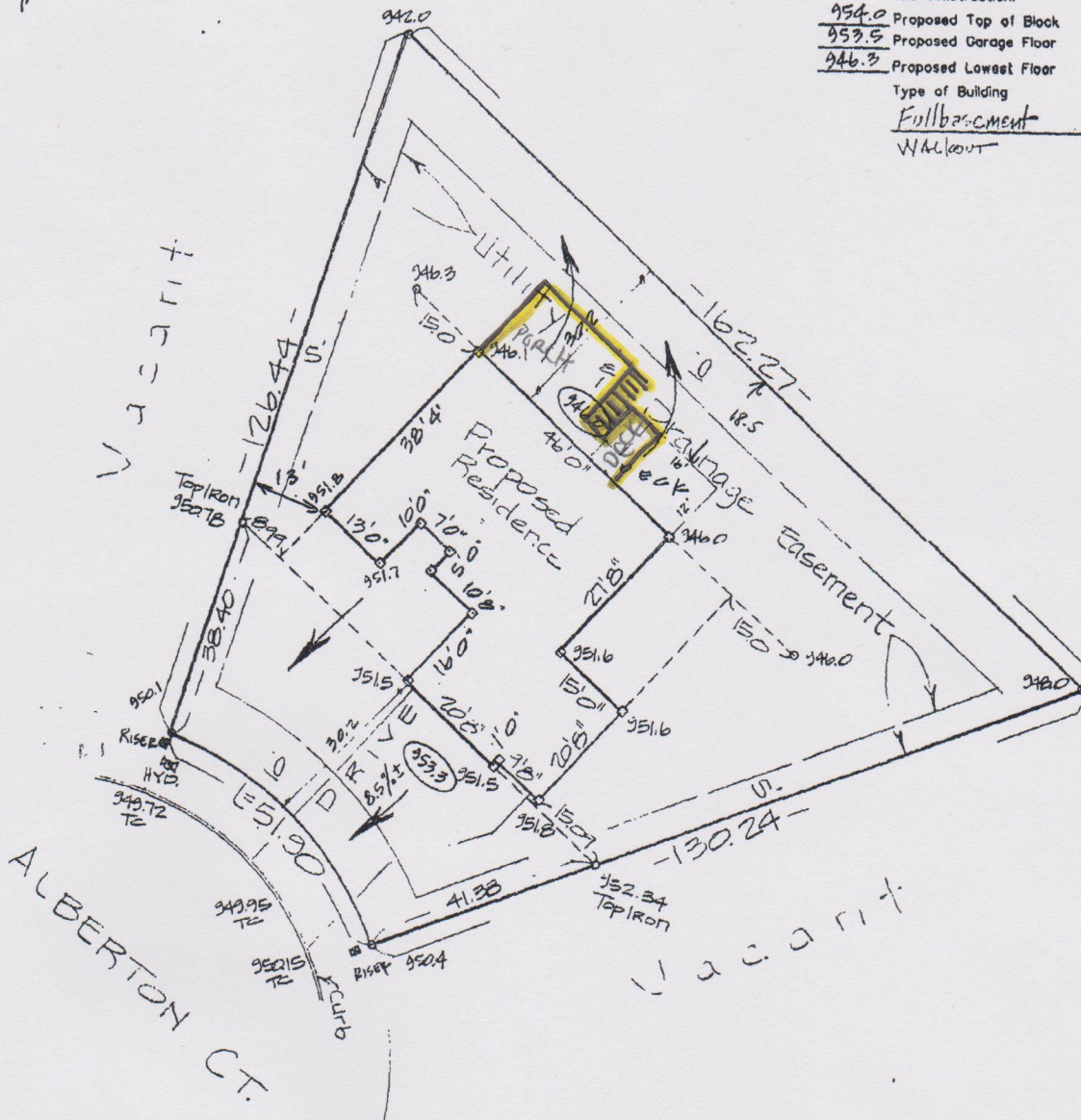
NOTE: Proposed grades are subject to results of soil tests.
 Proposed building information must be checked with approved building plan and development or grading plan before excavation and construction.

954.0 Proposed Top of Block
 953.5 Proposed Garage Floor
 946.3 Proposed Lowest Floor

Type of Building

Full Basement

WALLOUT



Lot 3, Block 1, SOUTHERN LAKES 2ND ADDITION

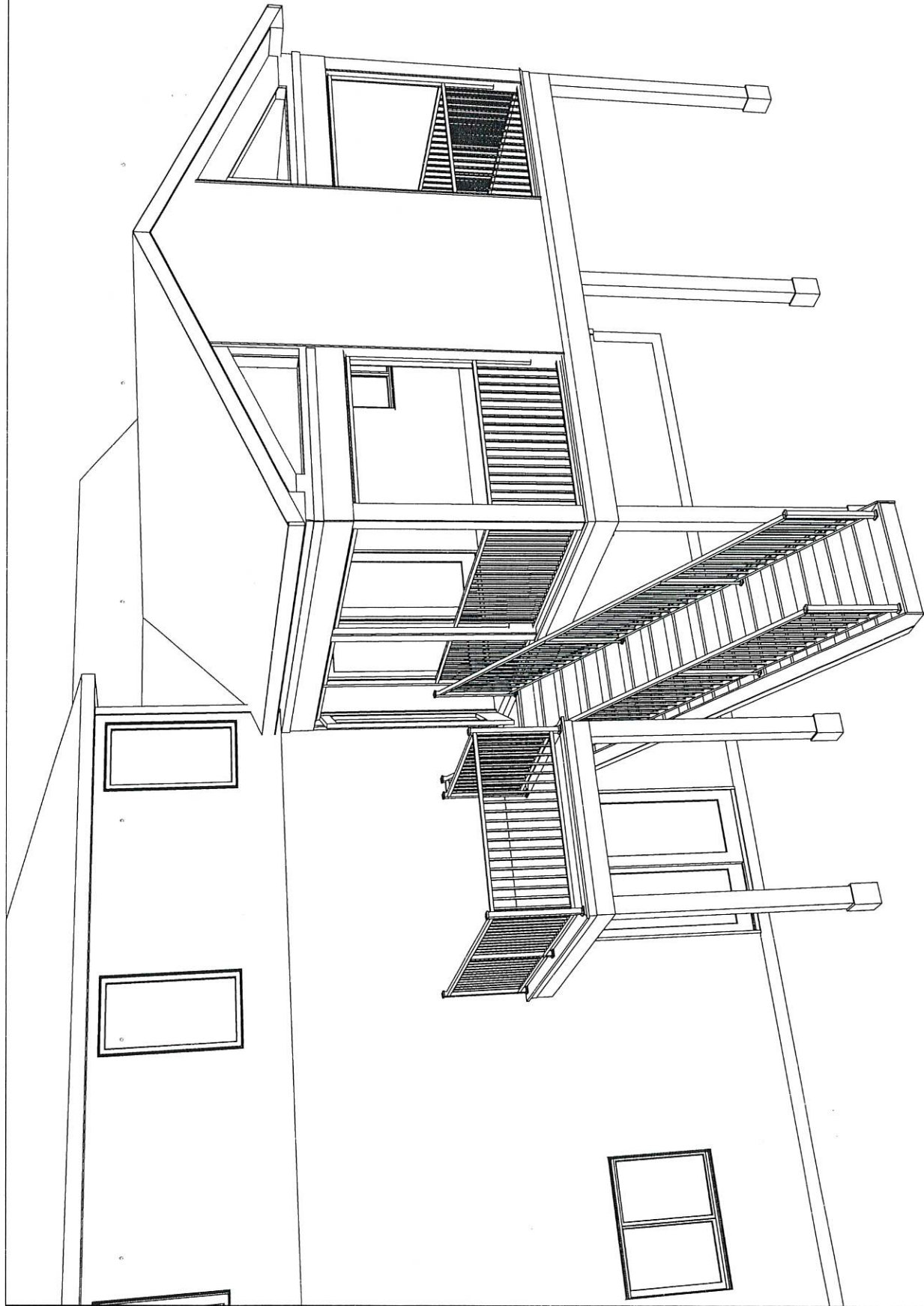
The only easements shown are from plats of record or information provided by client.

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land

Surveyed by us this 11th day of August 1998

Signed

Charles F. Anderson



PHI Decks
3500 Vicksburg Ln N #302
Plymouth, MN 55447
612-399-6744
MN Lic #BCC636117

Porch Project

August 23, 2020

Adam Colon
10887 Alberton Ct
Inver Grove Heights

P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

HEARING DATE: October 6, 2020

CASE NO: 20-31CUP and 20-32CUP

APPLICANT: John Grotkin

PROPERTY OWNER: JMEMC IGH, LLC (Mauer Chevrolet and Arrow)

REQUEST: A conditional use permit amendment to amend the approve site plans for both properties

LOCATION: 1055 50th Street and 1111 50th Street

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning
 Engineering

PREPARED BY: Heather Botten
 Associate Planner

BACKGROUND

The applicant is requesting a conditional use permit amendment to amend the site plans for the properties located at 1055 and 1111 50th Street. The properties are owned by the same entity. Earlier this year the Mauer Chevrolet site received approval to construct a 22,666 +/- square foot building and a one-level parking deck for the existing automobile and off-highway vehicle sales lot. After further design review the owners are wanting to push the new building further to the west, which would require a property line adjustment and amending the site plans on both properties.

The specific request consists of the following:

- A.) A **Conditional Use Permit Amendment** for automobile and off-highway vehicle sales in the B-3, General Business Zoning District

EVALUATION OF THE REQUEST

The following land uses, zoning districts, and comprehensive plan designations surround the subject property:

North	Dakota County Northern Service Center – West St. Paul
East	Car Dealerships; zoned B-3; guided RC, Regional Commercial
South	MnDot right-of-way and Sunfish Lake
West	Vacant land; zoned B-3; guided RC, Regional Commercial

SITE PLAN REVIEW

Property Line Adjustment. The applicant is proposing to adjust the property line between the Mauer Chev and Arrow site to accommodate the new location of the structure. No additional parcels would be created. The boundary adjustment can be done with an Administrative Subdivision. This process shall be done prior to the issuance of a building permit for the new structure.

Building Setbacks. The proposed building is located 10 feet from the side property line and 80 feet from the front, meeting setback requirements.

Parking. Customer parking must be marked and shall not contain vehicle inventory. No employee, customer, or inventory parking shall be allowed on the street or in the right-of-way. No junk vehicles are allowed to be kept on site. A junk vehicle is defined as any motor vehicle which for a period of 30 days or more: is not in operable condition; partially dismantled; used for the sale of parts or as a source of repair or replacement parts for other vehicles; kept for scrapping; dismantling or salvage of any kind; or not properly licensed.

Lot Coverage/Impervious Surface. Allowable impervious surface coverage in the B-3 district is 100%. The applicants are increasing the amount of impervious surface on the property but have a stormwater system on the property to retain the additional run-off.

Access. The applicants are proposing an additional access point from 50th Street. All required permits and spacing requirements shall be met.

Landscaping. Landscaping requirements require a total of 23 overstory trees or the equivalent to be planted on the property. The applicant has provided a landscape plan which demonstrates a mixture of trees and shrubs. There are nine crabapple trees proposed in the right-of-way, these trees will have to be relocated out of the City right-of-way. A revised landscaping plan shall be submitted and approved by the Planning Department prior to the issuance of a building permit.

Exterior Building Materials. The proposed building would consist of painted precast panels and aluminum composite material on all four sides. The building complies with the exterior material standards.

Engineering. Engineering has reviewed the plans and has been working with the applicant on stormwater and grading requirements. The existing stormwater system on the property meets City requirements.

The applicant shall continue to work with the City to secure final approval of the construction drawings.

Lighting. Lighting on the property shall be in conformance with City Code. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Mechanical Unit Screening. All rooftop and ground mounted mechanical equipment must be screened from view. There is a note on the plans that indicate the roof-top mechanical equipment will be screened. This condition would apply to all new roof top equipment.

Fire Marshal Review. All plans shall be subject to the review and approval of the City Fire Marshal for fire lane designation and the signage or marking of the fire lanes at time of building permit.

Signage. Signage is not approved as part of the CUP request. Signage on the property shall follow section 10-15E of the city code. A building permit is required for any new signs or changes to the existing signs.

GENERAL CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is Regional Commercial, automobile sales is consistent with the uses envisioned in this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The applicant's property is zoned commercial. The land use of auto sales is consistent with the intent of the B-3 zoning district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The new building and parking deck would not have a negative impact on the surrounding area as it lies within an area of the City that is currently developed. The use of the property would not be changing.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

This commercial/business neighborhood is developed and the land use patterns set. The proposed improvements would not have an adverse impact on city services.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*
 - i. *Aesthetics/exterior appearance*
All four sides of the building would have an equally attractive or the same fascia as the front of the building.
 - ii. *Noise*
The proposed improvements would not generate noises that are inconsistent with B-3 zoning.
 - iii. *Fencing, landscaping and buffering*
No fencing is proposed and landscaping would meet the City's requirements.
6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

One additional access point is being added with the request. The amount of traffic would not be out of the ordinary for a commercial area. Building setbacks meet or exceed code requirements.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on the public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

The proposed improvements would not have an undue adverse impact on the environment. The site currently has a stormwater system that complies with City requirements.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:

- Approval of a **Conditional Use Permit Amendment** for automobile and off highway vehicles sales to amend the existing approvals to accommodate the boundary line adjustment and location of a 22,666 square foot structure subject to the following conditions:
 1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Site Plan	dated 09/16/20
Building Elevations	dated 09/16/20
Landscaping	dated TBD
 2. All parking lot lighting on site shall be a down cast “shoe-box” style and the bulb shall not be visible from property lines.
 3. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
 4. Any expansion of the use as shown on the site plan requires additional city approvals and is not part of this conditional use permit.
 5. The developer shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
 6. All final development plans shall be subject to the review and approval of the City Fire Marshal.
 7. The storm water pollution prevention plan (SWPPP) shall be followed.
 8. No car display, vehicle inventory, or employee parking shall be allowed on public streets, street boulevards, or landscaped areas on the dealership property.
 9. All display pennants, flags, searchlights, balloons and other similar devices shall be limited to no more than 10-days per calendar year. Use of such devices require a sign permit.
 10. All signage shall be in conformance with the sign regulations of the City.
 11. Any new mechanical equipment shall be substantially screened from view as seen from a reasonable viewing perspective.

12. Customer and employee parking shall be clearly signed and no vehicle inventory shall be allowed in this area.
 13. Landscaping shall meet the requirements of Section 10-15-11 of the City Code. No landscaping is allowed in the right-of-way.
 14. An administrative subdivision shall be approved by the City prior to work being done on the property.
- B. Denial.** If the Planning Commission does not favor the proposed application the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

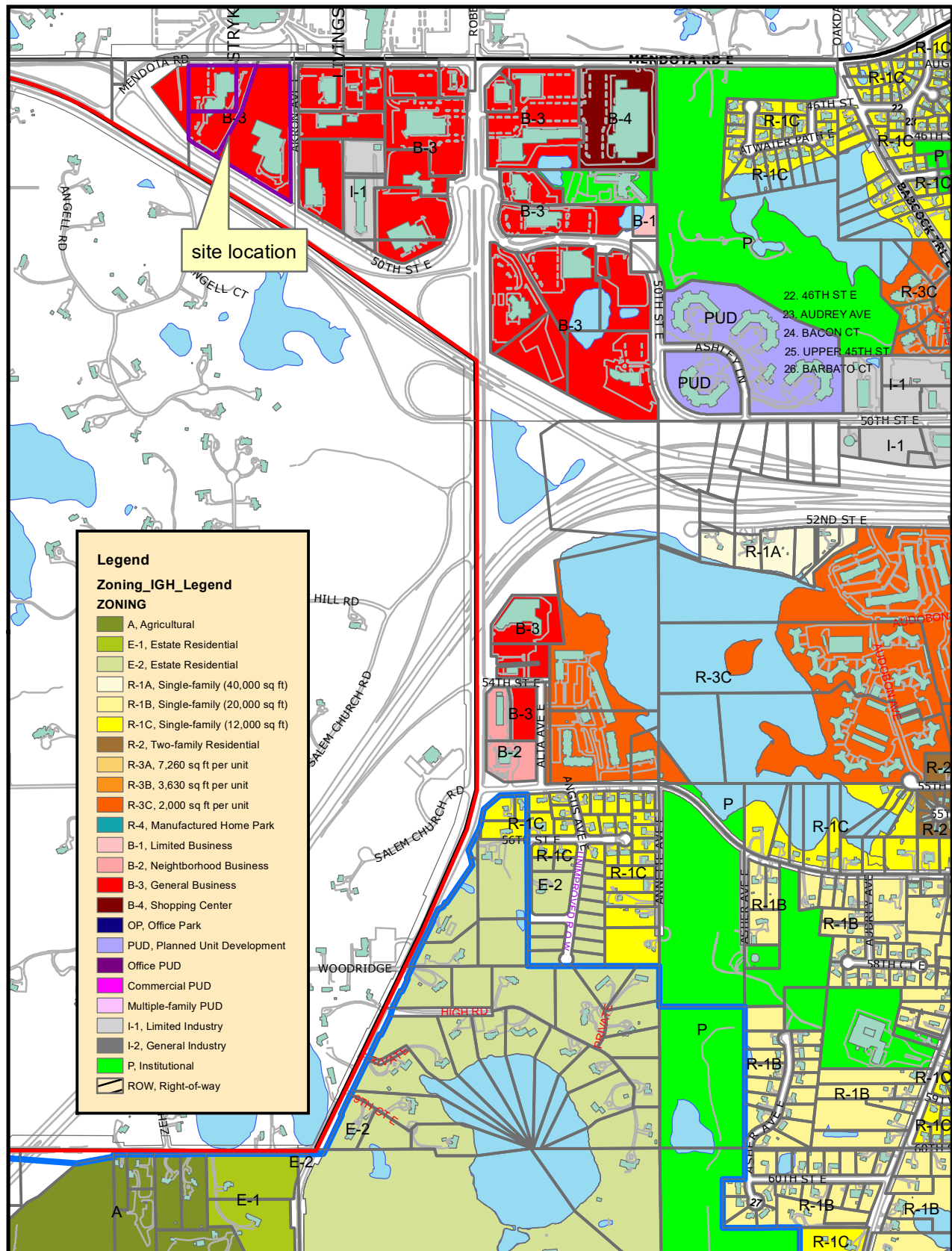
RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request.

Attachments: Zoning/Location Map
Narrative
Site Plan
Elevations



1055 and 1011 50th Street Mauer Chev and Arrow



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED RECORD, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

Map produced by the City of Inver Grove Heights GIS Dept.
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Exhibit A
Zoning and Location Map

Map not to scale

Arrow Pontiac and Mauer Chevrolet Conditional Use Permit:

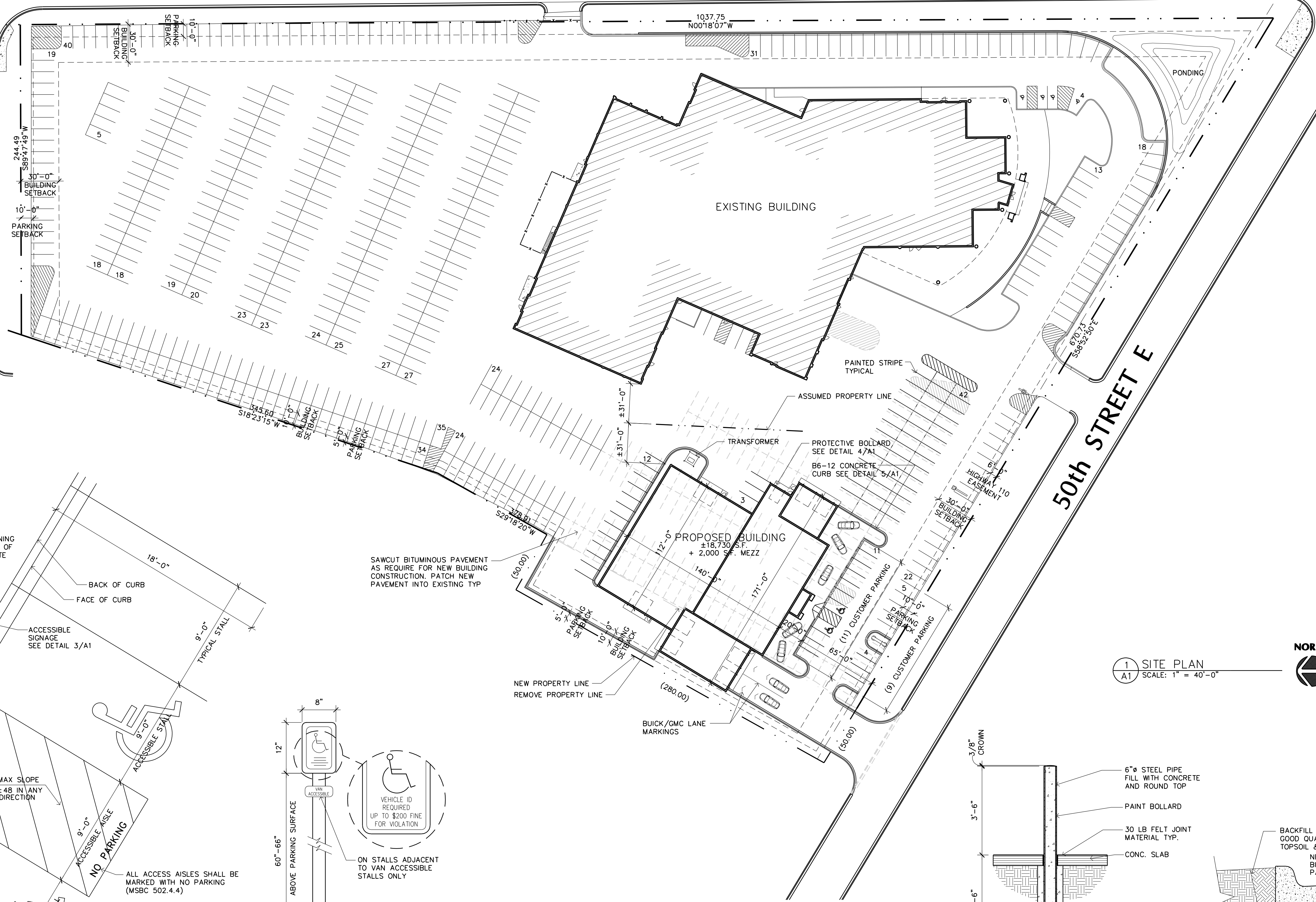
We would like to shift the construction of the new Mauer Buick and GMC dealership 50' to the west, thus causing the need to alter the property lines for both the Arrow Pontiac (currently Mauer Buick & GMC) and Mauer Chevrolet sites. Attached are two updated site plans showing the placement of the new building. The Arrow site would be graded down to match the grades of the new building at a 3:1 slope where we would place landscaping and three trees on the proposed slope. The difference in height between the Arrow parking lot and the new Buick/GMC parking lot would be about 7 feet. This is being done to help better balance the site to accommodate three buildings.

AKRON AVENUE

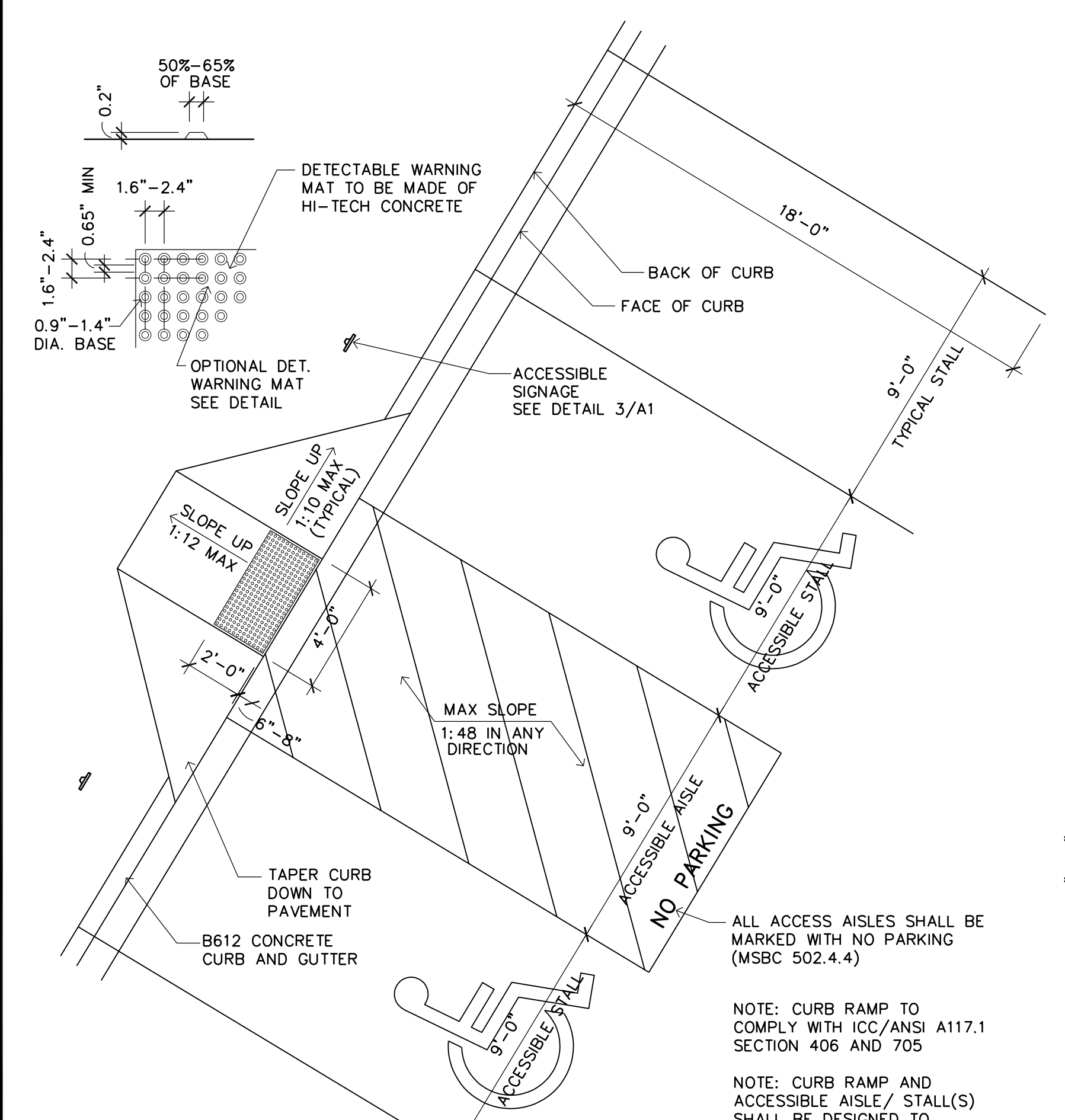
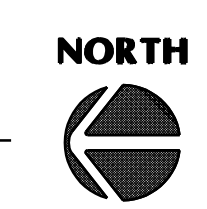
MENDOTA ROAD

50th STREET E

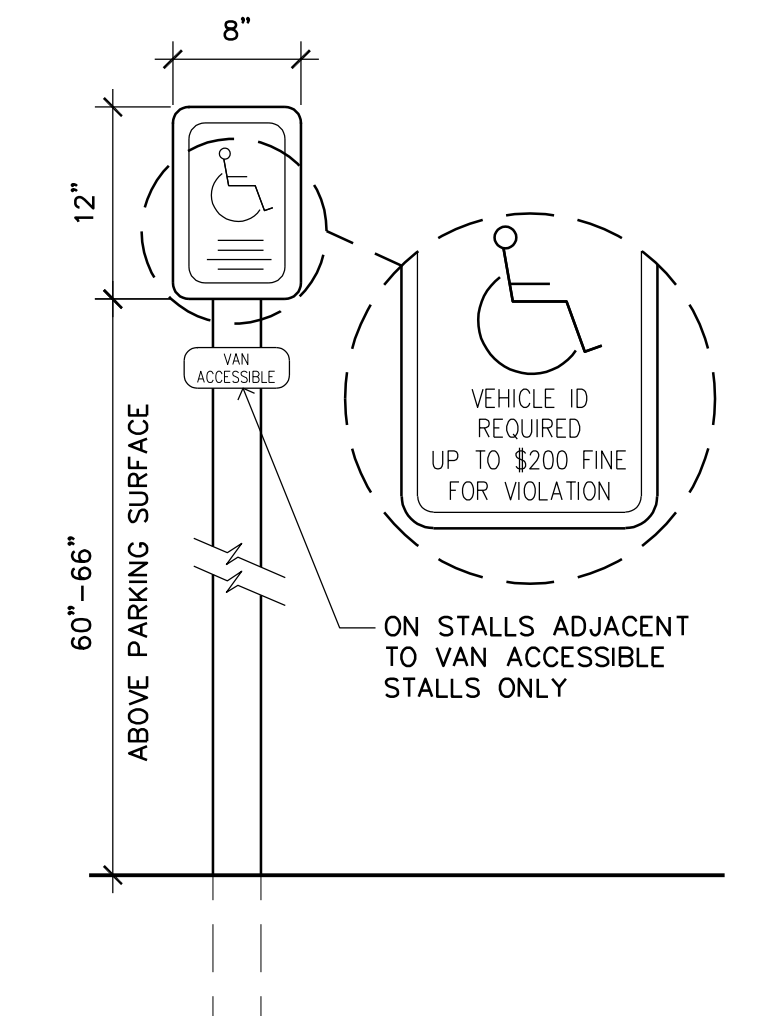
1037.75
N00°18'07"W



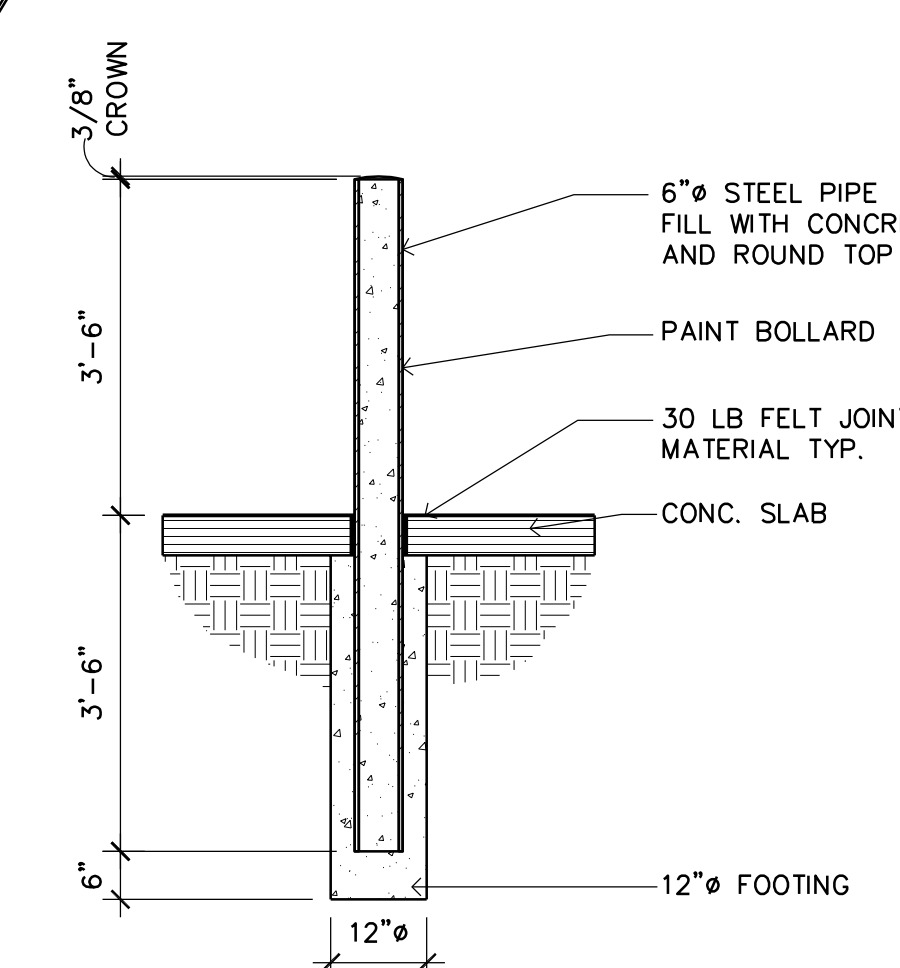
1 SITE PLAN
A1 SCALE: 1" = 40'-0"



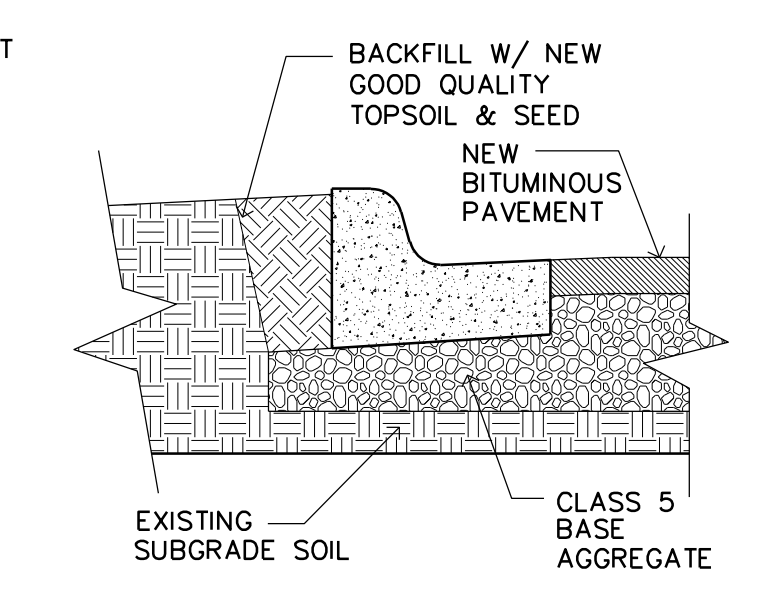
2 ACCESSIBLE CURB CUT
A1 SCALE: 1/4" = 1'-0"



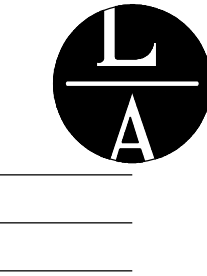
3 ACCESSIBLE PARKING SIGN
A1 1" = 1'-0"



4 PROTECTIVE BOLLARD
A1 SCALE: 1/2" = 1'-0"



5 B6-12 CONCRETE CURB
A1 SCALE: 1/2" = 1'-0"



**LAMPERT
ARCHITECTS**
420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT 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 ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

Leonard Lampert
SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
9/16/20
DATE

RJRyan
Construction, Inc.
Commercial Design and Construction
1100 Mendota Heights Road
Mendota Heights, MN 55120
Ph: 651-681-0200
Fax: 651-681-0235

**MAUER
GMC - BUICK**
Inver Grove Heights, Minnesota

Copyright 2020 Leonard Lampert Architects Inc.	
Project Designer: JAMES B	
Drawn By: JRB	
Checked By: LL	
Revisions	
4/2/20	PRELIMINARY
4/20/20	CITY SUBMITTAL
6/16/20	PRELIMINARY
7/7/20	PROGRESS SET
9/3/20	FINAL REVIEW
9/16/20	ISSUE FOR PERMIT

SITE PLAN
Sheet Number

A1
Project No. 200214-1

Filename: MAUER GMC/MAUER GMC-A4

TOP OF PARAPET
EL. = 132'-0"

TOP OF PARAPET
EL. = 124'-0"

SHOWROOM CLR HGHT
EL. = 124'-0"

FINISHED FLOOR
EL. = 112'-0"

FINISHED FLOOR
EL. = 100'-0"

TOP OF FOOTING
EL. = 97'-0"

BUILDING ADDRESS NUMBERS

DIRECTIONAL LANE LIGHTS

DEALER SIGNAGE
BY SEPARATE PERMIT
±65 S.F.

DEALER SIGNAGE
BY SEPARATE PERMIT
±22 S.F.

BUICK SIGNAGE
BY SEPARATE PERMIT
±13 S.F.

GMC SIGNAGE
BY SEPARATE PERMIT
±10 S.F.

CAP FLASHING
MATCH ACM-3

ACM 1

ACM 3

XXXX

CERTIFIED SERVICE

MAUER

BUICK
GMC

30'-0"

MINIMUM SETBACK

ANODIZED ALUMINUM FRAMES
GL 1

ACM 1 PAINTED PRECAST
WALL PANELS

5'-0" PANEL

ACM 1

GMC ENTRY ELEMENT
ACM 2
ACM 4 (JOINT)

BUICK/GMC ENTRY ELEMENT
DESIGN BY OTHERS

CAP FLASHING
MATCH ACM-3

PAINTED PRECAST
WALL PANELS
EP-1

SCORE LINE TYP

1 SOUTH ELEVATION
A4 SCALE: 1/8" = 1'-0"

HIGH SPEED COILING DOOR
WITH CLEAR ACRYLIC PANELS

4'-0" PANEL

4'-0" PANEL

4'-0" PANEL

4'-0" PANEL

4'-0" PANEL

4'-0" PANEL

4'-0" PANEL

4'-0" PANEL

4'-0" PANEL

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4'-0" PANEL

4'-0" PANEL

4'-0" PANEL

4'-0" PANEL

4'-0" PANEL

4'-0" PANEL

4'-0" PANEL

- ACM-1 ALUMINUM COMPOSITE MATERIAL
ALPOLIC TBL BLACK, 3-4 TBL-G75
- ACM-2 ALUMINUM COMPOSITE MATERIAL
ALPOLIC HLA, BRUSHED HAIRLINE ALUMINUM
- ACM-3 ALUMINUM COMPOSITE MATERIAL
ALPOLIC RVW WHITE
- ACM-4 ALUMINUM COMPOSITE MATERIAL
ALPOLIC 3-4 HPA-G80, HIGH POLISH ALUMINUM
- EP-1 BENJAMIN MOORE,
OC-66, SNOW WHITE
- GL-1 SOLAR BAN LOW-E CLEAR GLAZING
ANODIZED ALUMINUM FRAMES (CLEAR)

SIGNATURE

LEONARD LAMPERT

PRINT NAME

13669

LICENSE NO.

9/16/20

DATE

RJR Ryan

Construction, Inc.

Commercial Design and Construction

1100 Mendota Heights Road

Mendota Heights, MN 55120

Ph: 651-481-0200

Fax: 651-481-0235

MAUER
GMC - BUICK
Inver Grove Heights, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

4/2/20 PRELIMINARY

4/20/20 CITY SUBMITTAL

7/7/20 PROGRESS SET

7/15/20 FINAL REVIEW

9/16/20 ISSUE FOR PERMIT

BUILDING ELEVATIONS

Sheet Number

A4

Project No. 200214-1

SITE LINE TO
50TH STREET
±140 FT. AWAY
FROM BUILDING

RTU VISIBLE
AT ±28 FT ABOVE
ROAD SURFACE
(NOT VISIBLE)

INSULATING GLASS WITH
ALUMINUM FRAME
TO MATCH STOREFRONT

SPRINKLER
RISER
ROOF ACCESS

LABEL DOOR

KEY LOCK BOX
VERIFY WITH
FIRE MARSHAL

FIRE DEPT CONN.
VERIFY WITH FIRE MARSHAL

LABEL DOOR

ELECTRICAL
PANELS

SITE LINE TO
WEST PROPERTY LINE
±40 FT. AWAY
FROM BUILDING

RTU VISIBLE
AT ±20 FT ABOVE
GRADE
(NOT VISIBLE)

RTU VISIBLE
AT ±9 FT ABOVE
GRADE
(NOT VISIBLE)

PROPERTY LINE

CREST OF HILL

OVERFLOW SCUPPER
TYPICAL
SEE DETAIL 5/A4

30'-0"

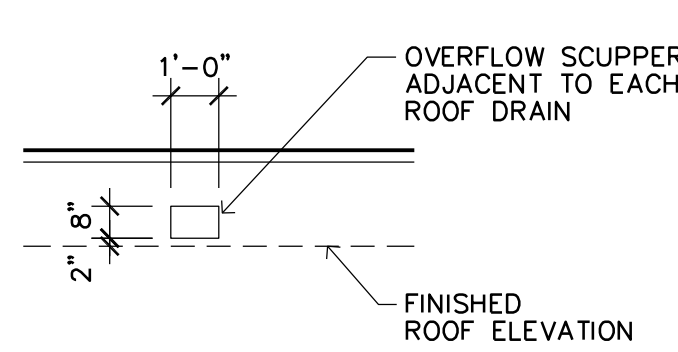
MINIMUM SETBACK

3 NORTH ELEVATION
A4 SCALE: 1/8" = 1'-0"

2 A6

PAINTED PRECAST
WALL PANELS

ACM 3



NOTE: OVERFLOW SCUPPER IS SIZED TO BE
3X THE AREA OF THE MAXIMUM VERTICAL
LEADER SIZE ASSUMED TO BE 6" DIAMETER.
VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

5 OVERFLOW SCUPPER DETAIL
A4 SCALE: 1/4" = 1'-0"

4 WEST ELEVATION
A4 SCALE: 1/8" = 1'-0"

P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

CASE NO.: 20-24PUD

APPLICANT: Titan Land, LLC

PROPERTY OWNER: G. Patrick Wistl

REQUEST: Preliminary Plat and PUD

LOCATION: 1462 80th Street E

HEARING DATE: October 6, 2020

COMPREHENSIVE PLAN: HDR, High Density Residential

ZONING: R-3C, Planned Unit Development

REVIEWING DIVISIONS : Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing a two-phased multiple family development on an approximate 10.9 acre parcel to be named The Crossing at Inver Wood. The first phase would be a 152 unit apartment building and second phase to be a possible 30 unit townhome development. The project is located on the south side of 80th Street across from the new Suite Living senior care facility. Sewer and water are in 80th Street for service and access would be from 80th Street.

REQUESTS

The specific requests for The Crossings at Inver Wood development project include the following:

1. Preliminary Plat approval of The Crossings at Inver Wood consisting of one lot for the apartment building and one outlot for future phase 2.
2. Preliminary PUD approval of The Crossings at Inver Wood for a 152 unit multiple family project and future townhomes.

EVALUATION OF THE REQUEST

SURROUNDING USES

The subject property is surrounded by:

North: Senior care facility, existing residential, golf course; zoned PUD, Agricultural, Public Open Space

East: Vacant; zoned A; guided IOP
West: Hwy 3/ Co Rd 28 right-of-way.
South: Hwy 55, Wagner Sod, Inver Pointe Industrial Park; zoned A, PUD, A; guided IOP

IDENTIFICATION OF NATURAL RESOURCES

The NRI inventoried and qualified natural resources systems within the area and established a management classification system to guide the preferred treatment of these features.

The site has been farmed over the years and no unique features were identified.

NET DEVELOPABLE AREA

Note: the numbers that are referenced within this staff report are approximate based on preliminary plan submittals. They will likely change slightly between preliminary and final plat. The numbers provided are sufficient for preliminary plat review.

Net developable area is defined as the area of a property remaining after excluding those portions that are either: a) encumbered by right-of-way for arterials roads as defined in the IGH Comprehensive Plan; or b) lying below the ordinary high water level of public waters; or c) lying within the boundaries of delineated wetlands; or d) bluffs in shoreland areas; or e) land to be dedicated for public park needs. Based on this definition, the proposed project area contains approximately 9.17 net developable acres.

General Project Data	Acres
Gross Project Area	10.9
Delineated Wetlands	0.92
Public Water Bodies (PWI)	0.00
Bluffs in Shoreland Area	0.00
Planned “Arterial” Road Right of Way	0.25
Total Net Developable Area	9.17

NATURAL AREA/OPEN SPACE

Section 10-13J-5. D. establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area the project contains the following:

	Required Acres	Proposed Acres
<i>Total Net Developable Area</i>	<i>9.17</i>	<i>NA</i>
Minimum Open Space Required = 20% of net area	1.83	2.04 (22%)

Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	1.38	1.61
Area to be undisturbed = 50% of required open space	0.92	1.08

The site design has prioritized the open space areas around the storm water pond on the apartment lot and on the far west side of the site in future townhome site. The largest corridor is at least 100 feet wide. Both of these areas are for storm water treatment and the apartment lot contains a regional basin. The storm water basin on the apartment lot will remain in private ownership. The site design exceeds all open space requirements.

The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.

DEVELOPMENT CAPACITY PLAN

Section 10-13J-5. E. of the Northwest Area Overlay Ordinance outlines a process by which a site's development capacity is determined as a means to allocate development across a site. This exercise only determines the number of units that would be permissible on the site and not the actual proposed development.

The development capacity plan was established for The Crossings at Inver Wood utilizing the base zoning district of R-3C. When applying the base district and factoring in the open space as part of the R-3C district, the development capacity plan yields a range of 110 to 200 possible units. This equates to a density range of 12 to 22 units per net acre.

Base Zoning District	Net Acres	Min Density (units per acre)	Max Density (based on lot size per zoning code)	Min Units	Max Units
R-3C	9.17	12	2,000	110	200

The proposed net density for The Crossings at Inver Wood would be 19.8 units/acre for both phases which is consistent with the comp plan designation and development capacity plan.

PROPOSED DEVELOPMENT MAGNITUDE, DENSITY AND BULK STANDARDS

Building setbacks and separation.

The Northwest Area Zoning Overlay establishes suggested guidelines for building separation and setbacks. The objectives for establishing such regulations are to ensure adequate area for certain uses on a site such as storm water management, parking, buffering of mechanical equipment and landscaping. The Northwest Area setbacks and structure separation standards consider compact development and reduced setbacks in order to minimize hard surface coverage and enable greater

ability to leave larger areas of intact open space. This objective should be carefully balanced with aesthetics also.

The building within the proposed development comply with the required setbacks, except for the following listed below:

- Setback from 80th Street to be 20 feet, where 50 feet is required. Applicant is requesting flexibility from required setback.

The Northwest Area Ordinance requires a 20-30 foot setback along interior public streets. Setbacks from collector or arterial streets are governed by the underlying zoning district. In this case, 80th Street and Hwy 55 are both arterial streets which require 50 foot setbacks. The project is designed to maximize the setback from Hwy 55 for noise reduction and the project is laid out so the parking lot, driveways and garage entrances all face the highway. The frontage along 80th Street would have a cleaner look with just the building and no visible parking lots. The building would be four stories of approximately 42 feet of wall surface along 80th.

Building coverage.

The ordinance has a maximum building coverage of 20% for a project. The apartment building in phase 1 would have a building coverage of 22.6%. The applicant has designed the building with a greater number of underground parking. Total impervious surface for phase 1 would be only 42.9% whereas 65% is allowed. The applicant is requesting flexibility from the building coverage maximum.

Providing more underground parking reduces the amount of surface stalls which is encouraged by the Northwest Area ordinance. The increased building coverage seems a minimal amount considering the total impervious surface quite a bit under the allowed.

PRELIMINARY PLAT

The applicant is proposing a preliminary plat which consists of one lot for the apartment building and one outlot for the future townhomes. The storm water pond would remain on the apartment lot so no outlots for storm water ponding are proposed.

The plat provides for the required 60 foot half right-of-way dedication for 80th Street. No additional right-of-way is needed along Highway 55.

Engineering has commented on the need for perimeter easements around Lot 1. Subdivision Code 11-3-5. A, requires utility and drainage easements on rear and side lot lines.

PARKS/TRAILS

A sidewalk is proposed from the front of the building along the parking lot and leading to 80th Street that will eventually connect to trails that would be constructed with 80th Street improvements. Engineering requiring plans to show future trail location and grading on plans. No other public trail system is proposed.

No park land dedication is being required. The recommendation would be for a cash contribution per lot. The amount of cash contribution would be in the rates in affect at the time the final plat is approved. The current 2020 rate is as follows:

Multiple Family Rate \$4,900 x 152 units = \$744,800.

STREETS & CONNECTIVITY

No public streets are proposed. The access would be a private drive to 80th Street. Dakota County has reviewed the application and access location. No objection to the location was noted. A turn lane and bypass lane will be required to be installed on 80th Street. Since there are significant grade changes to the east and that land is guided for industrial office park, staff did not see a need to provide any public street connections to the east.

The applicant has provided anticipated traffic generation volumes for this type of development. The project is anticipated to be around 1,000 trips per day which would be able to be accommodated on the county road. Most of the land on the south side of 80th Street between Hwy 3 and Babcock Trail is guided industrial office park so higher traffic volumes were already assumed.

LANDSCAPING/TREE PRESERVATION

The proposed landscape plan provides for a total of 163 trees, consisting of one tree per unit and the required parking lot landscaping. This meets landscape requirements.

The plans also call for a 20 foot tall sound wall that would be built along Hwy 55 to help attenuate freeway noise. The plan shows trees planted on the highway side of the wall to visually break up the wall.

The applicant has indicated, and aeriels show, the land has been farmed over the years and the only trees on the site are along the driveway and the low spot that will be used for stormwater management. Most trees on site are low quality and some like box elder, are not listed as significant trees. It is not expected that the development would remove more than the allowed percentage for multiple family (40%). A revised tree inventory listed total caliper inches, inches removed, and inches saved must be submitted with the final plans to determine compliance with the tree protection ordinance. If the threshold is exceeded, additional plantings will be required.

WETLANDS

A wetland soils investigation was done on the site and Dakota County Soil and Water confirmed there are no wetlands present.

GRADING, DRAINAGE, STORMWATER AND UTILITIES

The grading and storm water plan have been reviewed by the engineering staff and their consultants Barr Engineering. As proposed, preliminary engineering review finds the project will work as generally designed. Storm water is being treated through a series of basins and regional

ponds. Bolton & Menk have been reviewing the water and sewer plans for consistency with overall master utility plans.

Engineering staff and the consultants have drafted comment memos discussing the items that will need to be addressed as part of the final plans. These memos will be incorporated into the conditions of approval in the general engineering comment condition.

BUILDING EXTERIOR

The applicant has provided building elevations for the apartment building. The entrance of the building is oriented towards the highway. The building would be four stories. Part of the west wing roof would have a roof deck. The highest building height at roof line mid-point would be approximately 55 feet. Maximum building height in the NWA R-3C district is 70 feet. The elevations provide a mix of materials and dimension to break up the wall surface.

DEVELOPMENT CONTRACT

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All of the agreements will be approved by the City Council as part of the final PUD review.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

- A. **Approval:** If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:
 - o Approval of the **Preliminary Plat and Preliminary PUD** for The Crossings at Inver Wood subject to the following conditions:
 - 1. The final plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	9/3/20
Preliminary Site Plan	9/3/20
Preliminary Grading Plan	9/3/20
Construction Plan Set	9/3/20
Preliminary Landscape Plan	9/25/20
Building Elevations	9/3/20

***The final list of approved plans and date of plans shall be identified in the development contract.**

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
4. The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future landowners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.
5. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.
6. All plans shall be subject to the review and approval of the Fire Marshal.
7. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the developer shall be responsible for the maintenance of storm water improvements on such lots.
8. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
9. In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system are due and owing. Final details of the amounts to be paid shall be part of the final PUD plan review.
10. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council

11. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
 12. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.
 13. The following documents shall be recorded when the plat is recorded:
 - Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Acknowledgement of PUD Zoning.
 14. Prior to City Council review of the final PUD development plans, the Developer shall respond to all the comments of City Engineering and consultants memos.
 15. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from Dakota County and MnDOT.
 16. The developer shall be responsible to ensure the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading.
 17. Northwest Area plat connection fees are due at time of final plat release for each phase. The connection fees will be listed in the development contract. The Northwest Area building permit connection fees are due with building permit for each unit. Final details of the amounts to be paid shall be part of the final PUD plan review.
 18. Street lighting shall be required at the driveway access point.
 19. A revised tree inventory listed total caliper inches, inches removed, and inches saved must be submitted with the final plans to determine compliance with the tree protection ordinance. If the threshold is exceeded, additional plantings will be required.
 20. Engineering requiring the need for perimeter easements around Lot 1. Subdivision Code 11-3-5. A, requires utility and drainage easements on rear and side lot lines.
- B. Denial:** Should the proposed request or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

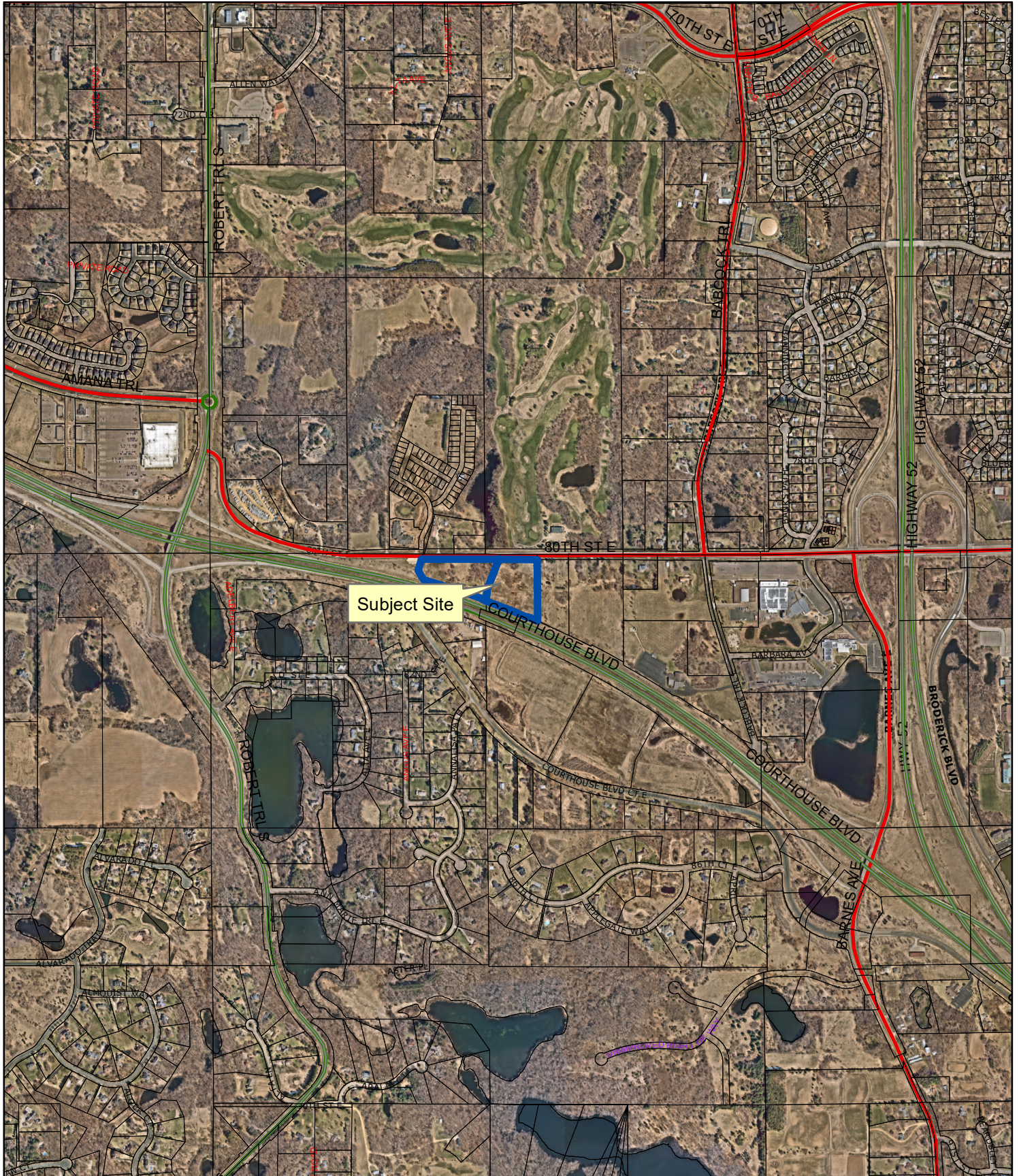
RECOMMENDATION

The project complies with nearly all performance standards of the Northwest Area. Flexibility requests have been made for building setback from 80th Street and building coverage. The building coverage is small, and staff supports. The decreased setback for the building along 80th is significant but would be a unique design feature. There is an aesthetic benefit with the design of hiding the parking lot and vehicle traffic behind the building. A four story building close to the road could seem large since there are no other projects like this in the city. Staff would support the request since it provides a unique design for the Northwest Area.

Staff recommends approval of the preliminary plat, preliminary PUD and rezoning requests with the conditions listed.

Attachments:

Location Map
Applicant Narrative
Preliminary Plat
Preliminary Site Plan
Preliminary Grading Plan
Construction Plan Set
Preliminary Landscape Plan
Building Elevations





August 3rd, 2020 – Updated September 3rd, 2020

City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Preliminary Plat and Northwest Area Overlay District Preliminary Planned Unit Development Application and Conditional Use Permit for The Crossings at Inver Woods

Dear Planning Staff,

We have been working with Titan Land LLC on a Preliminary Plat and Preliminary Planned Unit Development Application for a project to be named The Crossing at Inver Woods. The project is proposed in two phases. Phase One will consist of a 152-unit apartment building with underground parking and a combination of three and four stories of residences along with amenities. Phase Two will consist of up to 30 townhomes constructed in two rows (often referenced as row homes in this narrative).

This narrative provides explanation of the overall plan for development of the property along with calculations as related to sections to the City Ordinance such as Section 10-13A Planned Unit Development District, Section 10-13J Northwest Area Overlay District and Section 11-2-3 Preliminary Plat as well as portions pertaining to the site development such Section 10-6-1 which requires a Conditional Use permit (Section 10-3A) for multi-family development in excess of 7+ units in the R-3C zoning district and Section 10-15A Off Street Parking. Completed site development calculations are limited to the 152-unit apartment building. The development of the row homes will need to be addressed under a separate application when Phase Two commences.

OVERVIEW

The property is currently two metes and bounds described parcels located between the convergence of Hwy 55 and 80th Street (CR 28). Platting in Phase One will combine the parcels and allow for dedication of right of way for 80th Street. The plat will create Lot 1, Block 1 for the apartment building and Outlot A for the future development of the townhomes. Drainage and utility easements for the project are depicted on the preliminary plat along with controlled access. Per discussions with Dakota County, if a future emergency access is required at the time of development of Outlot A, it will be addressed at the time of replatting of Outlot A.

Access to the site will be via a private access road off 80th Street. In discussions with Dakota County Highway Department, they have requested a total right of way width of 60 feet from centerline to accommodate future reconstruction of 80th Street. This reduction in developable area has been accounted for in the calculations of the Net Developable Area below:

The apartment building design is for a three-stories in the east and west legs and four-stories in the connecting section which parallels 80th Street. The building will have garages beneath the apartment units. In order to ensure each unit has at minimum one garage parking space and minimize exterior space requirements, the garage pedestal will be extended between the east and

west legs. Above this pedestal will be the drive to the front door drop off, handicap parking spaces, sidewalks and landscaping. Stacking of the drives and parking reduces the total impervious surfacing required for the project.

The building is comprised of 152 apartment units ranging in size from 589 sf studio apartments to 1326 sf two-bedroom apartments. The garage contains 165 indoor parking stalls. Level 1 contains 43 units, Level 2 and 3 contain 47 units each and Level 4 contains 15 units. The layout supports a mix of Studio, 1 and 2 bedroom units. Each unit hosts a large private deck. Common resident amenity spaces include the lobby, a fitness center, community room, roof top deck, exterior pool, and outdoor recreation area.

The structure consists of poured-in-place concrete foundations below grade and precast concrete at the first floor to accommodate the proper fire separation between the parking and housing. The upper three/four floors will be Type V, wood frame construction. The three level east and west legs of the roof will be sloped asphalt shingles with the four level connection section having a flat membrane-roof. The building will be fully sprinklered.

The exterior skin of the building will include veneer masonry with manufactured stone detailing, and painted composite siding utilizing board-and-batten as well as lap siding installation. Certain accent areas will use aluminum metal panels with a wood look finish. This high-end product has the appearance of stained wood with the durability and longevity of a metal panel. The windows will be vinyl or fiberglass construction.

SURROUNDING USES

The subject property is surrounded by:

North: 80th Street with the Scenic Hills development and a single-family residential lot (potentially proposed to be redeveloped for medium density residential) and Inver Grove Golf Course owned by the City of Inver Grove Heights, all located across 80th Street.

East: undeveloped land zoned A, Agricultural with an IOP, Industrial Office Park comp plan designation.

South and West: Divided Highway 55 with commercial/industrial uses mixed with residences and undeveloped land, all located across from Hwy 55.

NATURAL RESOURCE INVENTORY (see attached exhibit)

We reviewed the 2003 Natural Resource Inventory and Management Plan completed for the Northwest Area. No resources were identified in the plan. The site appears to fit the definition of having a designation of Not Applicable due to prior disturbances.

The area of basin EP-059b, east of the existing farm entrance where a culvert conveys stormwater under 80th Street and offsite and the area of basin EP-079B where a culvert conveys stormwater under 80th Street and onto the site, were both delineated for wetlands. Soil samples and transects were flagged in the field as the soils were marginal by hydric definition. The Dakota County SWCD sampled the soils the week of August 17th, 2020 and confirmed that the soils were not hydric and there are not wetlands on the site. A No-Loss application has been completed and submitted to the Dakota County SWCD for this project.

The property is a 100 plus year-old farm building site and fields. Photos back to 1991 were reviewed and the only trees at that time were a stand of elms either side of the driveway and some ash and elms along the fence near EP-059b. A reduction in the active farming has allowed more trees to become established. Most of these trees are low quality box elder. A tree inventory was performed at the site

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by Jeff Weber of LandSight, Inc. A preliminary landscape plan exhibit is included in this submittal. The current plan would avoid removing the majority of the quality trees within the site.

NET DEVELOPABLE AREA (see attached exhibit)

Net developable area is defined as the area of a property remaining after excluding those portions that are either: a) encumbered by right-of-way for arterials roads as defined in the IGH Comprehensive Plan; or b) lying below the ordinary high water level of public waters as identified in the Shoreland Overlay District; or c) lying within the boundaries of delineated wetlands; or d) bluffs in Shoreland Overlay Districts abutting public waters; or e) land to be dedicated for public park needs. Based on this definition, we calculated 9.17 net developable acres.

General Project Data	Square Feet	Acres
Gross Project Area	475,128	10.907
Delineated Wetlands	-	0.00
Public Water Bodies (PWI)	-	0.00
Bluffs in Shoreland Area	-	0.00
Existing Right of Way (currently 50 feet from centerline)	64,655	1.484
Planned "Arterial" Road Right of Way (expand to 60 feet)	11,117	0.255
Total Net Developable Area	399,356	9.168

PROPOSED DEVELOPMENT MAGNITUDE, DENSITY AND BULK STANDARDS

10-13J – NORTHWEST AREA OVERLAY DISTRICT

10-13J-1: Findings – Noted

10-13J-2: Purpose and Intent – Noted

10-13J-3: Sewer and Water Issues – Not Applicable – Site has access to municipal sewer and water

10-13J-4: Boundaries: Application of Provisions – Noted

10-13J-5: Planned Unit Development:

A: MINIMUM AREA – No minimum area which negates Section 10-13A-4

B: OWNERSHIP – Both phases of development will be planned as a single entity with common authority and common responsibility.

C: BULK STANDARDS:

Phase One - Lot 1, Block 1 The Crossings at Inver Woods – 6.30 Acres

152 Unit Apartment	PROPOSED	REQUIRED
Front	20 feet	20-30 feet (min/max)
Side yard separation	Not applicable	20 feet (min)
Side	31.16 feet to east property line	30 feet (min)
Rear	62.28 feet to Hwy 55 R/W	30 feet (min)
Impervious Surface Coverage	2.70 acres = 42.9%	65% (maximum)
Building Coverage - Garage	1.42 acres = 22.6%*	20% (maximum)
Building Coverage - Units	1.12 acres = 17.7%	20% (maximum)

Phase Two - Future row homes on Outlot A The Crossings at Inver Woods – 2.87 acres

30 Row Home units	PROPOSED	REQUIRED
Front	24 feet (private drive)	20-30 feet (min/ max)
Side yard separation	0 feet	20 feet (minimum)
Side	To be determined	30 feet (minimum)
Rear	To be determined	30 feet (minimum)
Impervious Surface Coverage	To be determined	65% (maximum)
Building Coverage	To be determined	20% (maximum)

*Provisions of the standards that are not met:

1. Maximum building coverage. The garage footprint exceeds the 20% maximum as identified in the ordinance. The exceedance in square footage is due to providing more parking spaces and storage area in the garage area (165 parking spaces vs 152 units). The footprint of just the apartments is 1.12 acres which equates to 17.7% of the lot area. We are officially requesting the exceedance in building coverage be approved as a flexibility request from the Northwest Area Planned Unit Development ordinance. An exception to this standard is warranted for providing more under story parking and the total impervious surfacing coverage is over 20% less than allowable (43% vs 65%).
2. Additional Street and Lot Line Setbacks. Per Section 10-9C-1: R-3A Multiple Family Residential District Part C Bulk Standards, Subpart 2 Additional Street and Lot Line Setbacks, the Principal Structure is to have a 50 foot setback from an arterial street (100 foot right of way or greater). Our layout follows the local street standards of the Northwest Areas ordinance which requires a minimum of 20 feet and a maximum of 30 feet. This site has Trunk Hwy 55 located to the south and having the building closer to that expressway is undesirable. We have set the building at 20 feet from the proposed 80th Street right of way. Note that we have adjusted the proposed right of way by 10 feet to provide Dakota County room for a future pathway in front of the building. There is a total of 60 feet of right of way south of the centerline of 80th Street (CR28). This property has also been shorted in the fact right of way is based on the existing centerline and in this instance the centerline of the road extends into the property by as much as 14 feet on the west side. That is nearly a quarter of an acre of additional right of way from if right of way were measured from the property line.

D: NATURAL AREA/OPEN SPACES (see attached exhibit)

Based on the net developable areas, the project requires the following:

Natural Area/Open Spaces	Square Feet	Required Acres	Proposed Acres
<i>Total Net Developable Area</i>	<i>399,356</i>	<i>9.168</i>	<i>NA</i>
Minimum Open Space Required = 20% of net area	79,871	1.83	2.04
Required contiguous area = 75% of required open space with a minimum 100-foot corridor width	59,903	1.375	1.61
Area to be undisturbed = 50% of required open space	39,935	0.917	1.08

The site layout has placed the open space near basins with City ID's of EP-059B and EP-079B. The majority of the open space and all of the undisturbed open space will be near basin EP-059B which is directly east of the original driveway into the former farmstead and central to the site. The remainder of the open space will be on the far west end of the site in the area of basin EP-079B.

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The primary open space contains 70,054 sq ft which is 88.7% of the required open space. It is bound on the west side by the new access drive to the project, 80th Street on the north side and the building and parking/drives on the east and south side. The undisturbed area natural area contains 36,338 sq ft which is 91.0% of the required undisturbed area for the entire parcel. It includes an area located just west of west side of the former farmstead driveway where most of the tall Siberian Elm trees along the driveway will be protected and undisturbed. It is our intent to retain the tree lined driveway as a natural area which will become a pedestrian pathway from the apartment building to 80th Street. Other site features in the general open space will be a swimming pool/patio and amenities such as picnic tables and grills. Some of the greenspace will be graded for dry basins for short duration stormwater storage and discharge to basin EP-059B.

The remaining open space is provided on the west end of the property. It is bound by Hwy 55 and 80th Street on the south, west and north and the row homes will be located on the east side. It contains 18,761 sq ft required to meet the open space criteria. Of that area, 10,638 sq ft will be undisturbed natural area and located on the far west end of the property where grading can be avoided. Adjustments to the open space in Outlot A can be applied at the time of the development of Outlot A.

Note that the project area does not have any slopes exceeding 25% for over 50 feet. Open space will need to be identified with marker posts to define the boundary. It will be owned and maintained by the proprietor of the land which the building and open space are on.

E: DEVELOPMENT CAPACITY PLAN (see attached exhibit)

The Northwest Area Overlay Ordinance outlines a process by which a site's development capacity is determined as a means to allocate development across a site. This exercise only determines the number of units that would be permissible on the site and not the actual proposed development.

The development capacity plan was established for The Crossings at Inver Woods utilizing R-3C categories (buildings with 7+ units).

Base Zoning District	Net Acres	Min Density (units per acre)	Max Density (based on lot size per zoning code)	Min Units	Max Units
R-3C	9.17	12	2,000 (21.78 units/acre)	110	200

The project proposes a total of 152 apartment units in a single building with understory parking garage (Phase One) and 30 row home townhomes (Phase Two). 182 units across 9.17 developable acres calculates to an average 19.85units/acre. Note that Section 10-9C-3 Part 3b, allows the maximum density to increase for units with understory garage parking. In those scenarios, the minimum square footage per dwelling unit can be reduced by 300 sq ft or 1700 sq ft for a maximum number of units per acre of 25.62 units/acre. Application of this provision was not required as the capacity proposed on the property falls between the minimum and maximum thresholds.

F: ALLOWED USES – Site is compliant

G: INTERIM USES – Not applicable

H: STORM WATER MANAGEMENT

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1. Design – The best soils to allow for infiltration are located in a strip of land paralleling Trunk Hwy 55. After reviewing options for surfacing infiltration, it was determined the best use of land was to install a chamber system beneath the drive and parking area. The chamber system allows for infiltration of the 5-year storm event per City requirements. A preliminary design infiltration rate of 0.30in/hr which is based on the SM-Silty Sand soils that were encountered in that strip. Additional field work and testing during construction will be required. Prior to Final PUD submittal, we will continue to work with City Staff and EOR on the modeling and construction plans and details to ensure the stormwater requirements of the Northwest Areas are achieved. Phase Two treatment options and requirements will be addressed at that time. There are areas in Phase One that will be able to provide the required infiltration and stormwater treatment.
2. Ownership – All stormwater treatment features are proposed to be located on the parcel requiring the treatment (Phase One and Phase Two) though crossing of properties will likely be required similar to the access agreement that will be required for Phase Two. These details will be addressed and documents prior to Final PUD submittal.
3. Maintenance – The owner of the building will own the stormwater features within that lot.
4. Inspections – Noted
5. Stormwater Manual Adopted – Noted

I: PROCEDURES

1. Sketch Plan – The property is relatively small with two distinct and proposed forms of development. Due to time constraints, the full sketch plan review was omitted for this project. However, the property required a Comprehensive Plan Amendment and Rezone which included a sketch plan very similar to the plan being submitted. During the prior applications, conversations with MnDOT, Dakota County, the Inver Grove Heights Planners and City Engineer and other parties were contacted and provided input that would have been gained during a sketch plan.
2. Preliminary Development Plan. – Current submittal
3. Final Development Plan – Submittal pending Preliminary Development Plan and Preliminary Plat comments.

10-13J-6 PERFORMANCE STANDARDS

- A. Landscaping – In the open space, natives can be planted along the west side of the building on the slope up to the building.
- B. Off Street Parking and Loading
 1. Joint Parking – not applicable
 2. Offsite or Remote Parking Facilities – not applicable
 3. Parking Surfaces – We are not proposing pervious pavers in the parking lot and drives but they may be incorporated into walkways and patio areas. The final determination will be part of the final stormwater calculations and Final PUD application.
 4. Thickened edge sidewalks are provided along the parking spaces nearest the building. Curbing is required for capture of runoff from the parking lot. It is only along the 24 foot wide access drive without parking that the ribbon curb preferred by the City can be implemented. Those area sheet flow into grass areas without concentrating runoff.
 5. Minimum and Maximum Number of Permitted Off Street Parking Spaces
 - a. Calculation of the required number parking spaces is based on 10-15A-3J which is calculated at 2.5 spaces per dwelling unit. $152 \times 2.5 = 380$ spaces.
 - b. For Northwest Areas, the minimum is 75% of this number which calculates to 285 spaces and pervious parking is requisite for all spaces in excess of the 285 spaces. The apartment building will provide 285 off street parking spaces.
 - c. The maximum number of spaces shall not exceed the required number of 375 spaces.

- d. This section pertains to exceeding the maximum which is not applicable for this project.
- 6. Parking for Multi-Family Residential – 50% of total parking spaces shall be underground which the site plan meets: 165 spaces within the structure (58%), 120 exterior spaces (42%).
- 7. Proof of Parking – future parking – not applicable
- 8. On Street Parking – not applicable
- 9. Parking Lot Landscaping – There is in excess of 100 exterior parking spaces. The layout does not have contiguous bays requiring the landscaping islands for parking.
- C. Driveways – the site doesn't have driveways as defined in this section of the ordinance. The private access and parking lot drives are 24 feet in width which is the City standard for this form of development. The access drive will be shared with the future row home development on Outlot A.
- D. Downspouts and Sump Pumps
 - 1. All of the roofs will have gutters which will have the downspouts connected to underground chambers. The chambers will be part of the stormwater treatment system and will encourage infiltration of roof runoff.
 - 2. Refers to non-residential aspects – not applicable.

10-13J-7 SUBDIVISION REGULATIONS

- A. Refers to streets designated as collectors and arterials being designed based on city standards – This project will not be constructing public streets but Dakota County has notified us that additional right of way is likely to be required and our building setback has been set based on Northwest Areas criteria.
- B. Refers to local streets and right of way – no applicable as no public streets are proposed.
- C. Refers to local streets and right of way – Part 3 applies and the design incorporates the required 24-foot-wide private street/access with no parking.
- D. Access to the development has the capacity for the number of units proposed. The access is located near the low point of 80th Street in that area. The sight distance has been measured and it meets MnDOT standards. The access location was preliminarily reviewed by Dakota County. Safety components will be the installation of a turning and bypass lane on 80th Street.
- E. The private street/access does not have a cul-de-sac as turn arounds are available within the site either at the apartment buildings main entrance or within the parking lot where the intersecting drives provides the necessary geometry for emergency vehicles to maneuver.
- F. Refers to connections with existing streets – not applicable to this project.

ADDITIONAL INFORMATION:

NEIGHBORHOOD MEETING

A meeting was offered to neighbors on July 23rd at 6pm at the site. No neighbors attended the meeting. Prior to that meeting, we were able to contact nearly all of the property owners within 350 feet of the site. A summary of testimony has been created for the record.

WELLS, PUBLIC WATER LINES AND FIRE PROTECTION

The property has an existing well serving the farmstead. This will need to be capped by a licensed well driller at the time of construction. The project area falls within the Well Head Protection but outside the Emergency Response Area. The closest City Well is Well No. 7.

A document created by Stantec denoted as Figure 4 – Proposed Water System Average Day Demand Water Pressure shows the hydrants along the project at 80th Street to have pressures ranging between 80 to 95 psi. Pressure reduction valves may be required within the building. The watermain serving the property is a 16" line approved for installation in 2010. Wet tapping sleeves and valves will

allow for connection of the service line to serve the apartment building and for a line that will follow the new access drive and if determined to be required by Public Works, may extend east to the adjoining property for a future loop when that parcel is developed. A stub and flushing hydrant are proposed for service to Phase Two. A hydrant is proposed on the south side of the building which will provide a connection for fire flow.

We have been in contact with Fire Marshall Jeff Schadeegg and have discussed fire protection needs within the site and are confident the layout and sprinkling of the building provides the required protections.

SANITARY SEWER SYSTEMS

There is an existing gravity sanitary sewer system in front of the property which the apartment can be connected to. The rows of townhomes has a gravity stub from 80th but that line does not connect to the waste water treatment plant at this time and a timeline for construction is unknown. Provisions for a system connecting to the Scenic Hills lift station will need to be designed. If an interim and long term gravity system cannot be designed due to elevation issues, a small private lift station to serve the townhomes may be an option.

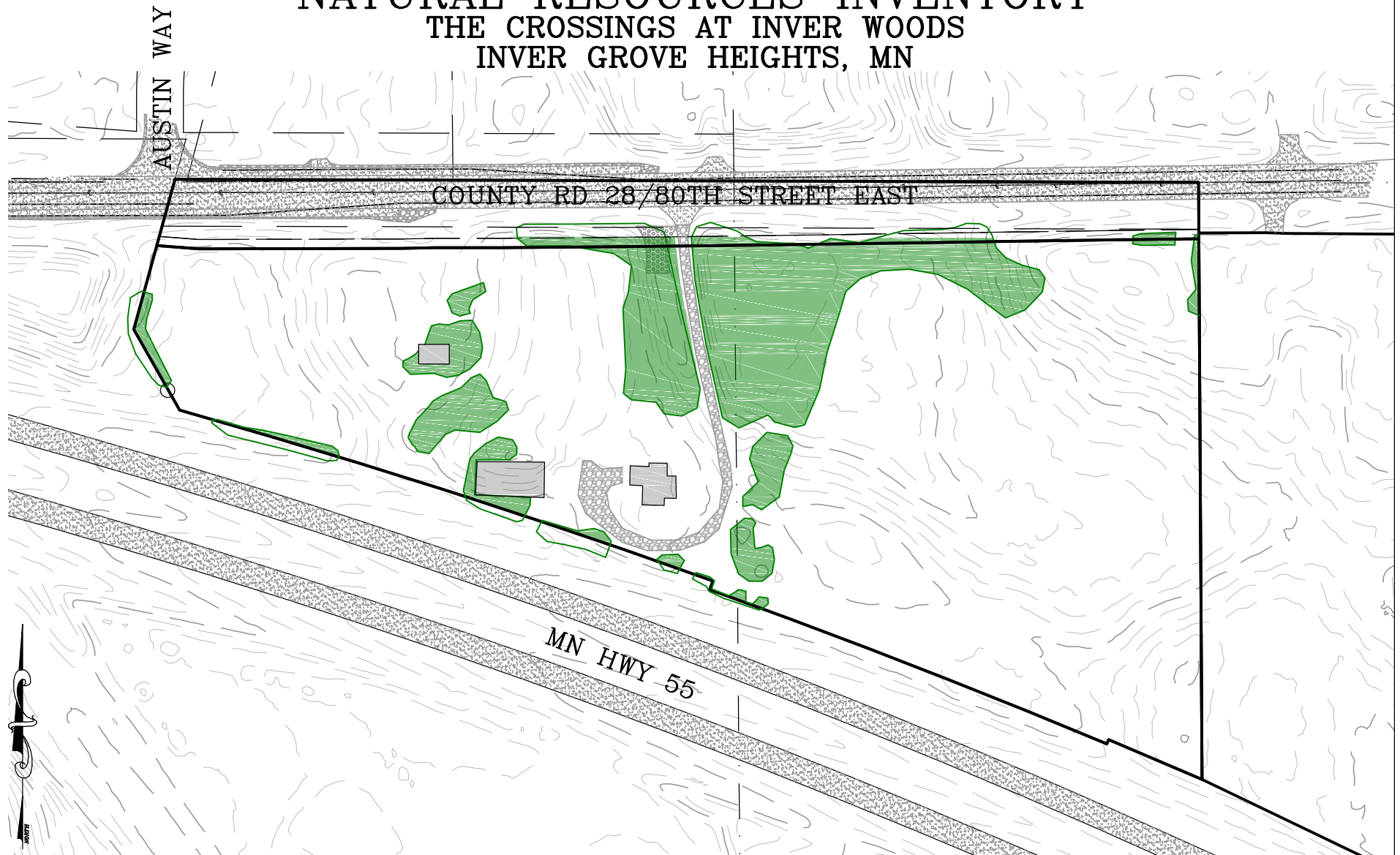
Thank you,

Mark Welch
markw@ggg.to
507-867-1666 ext.105

NATURAL RESOURCES INVENTORY

THE CROSSINGS AT INVER WOODS

INVER GROVE HEIGHTS, MN



LEGEND



EXISTING TREES

G³

G-Cubed

14070 Hwy 52 S.E.
Chatfield, MN 55923

ENGINEERING
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Fax 507-867-1665
www.ggg.to

DATE: 9/3/2020

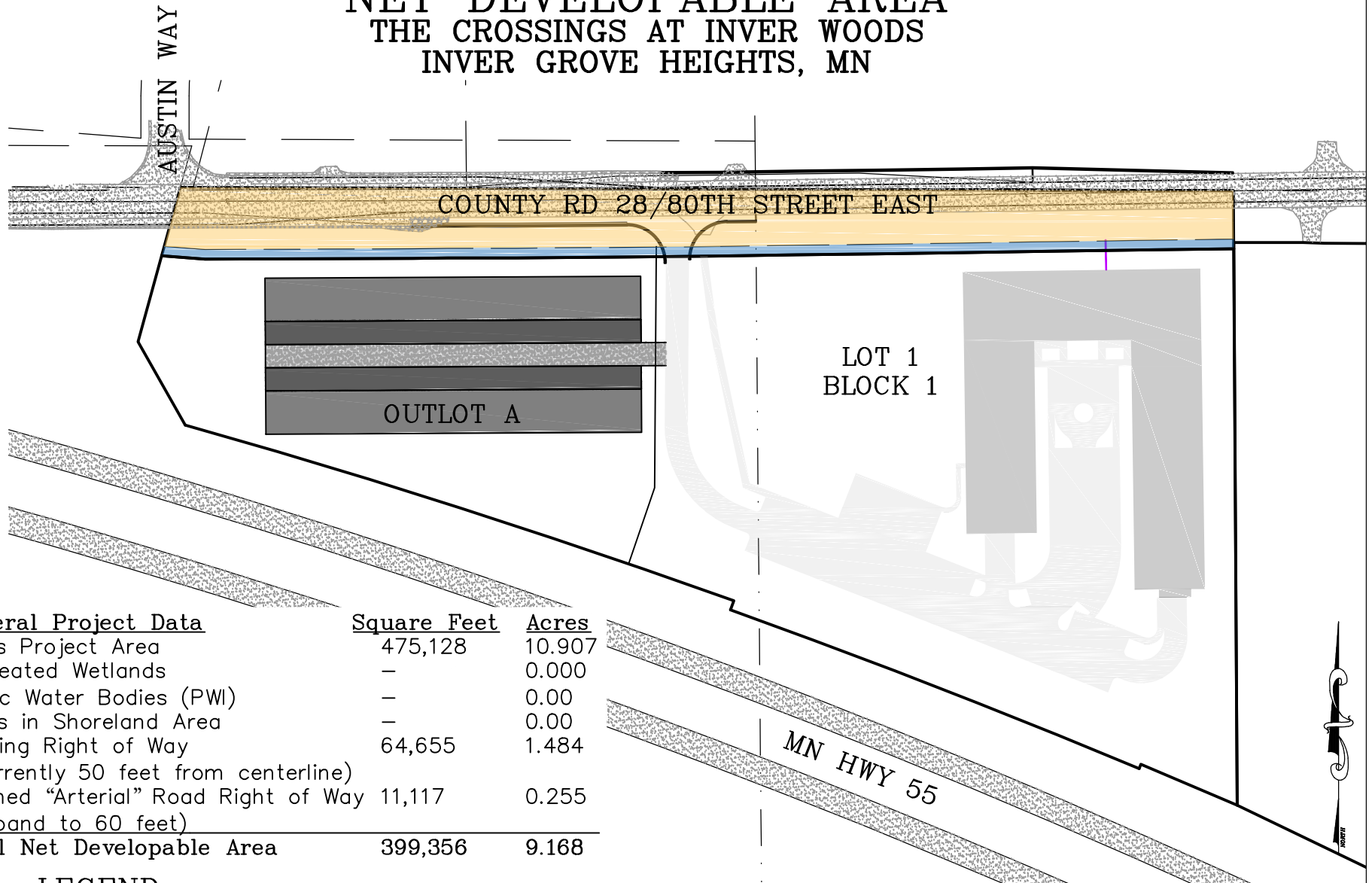
Prepared For:
TITAN LAND LLC

19356 MEADOWRIDGE TRAIL NORTH

MARINE ON ST. CROIX, MN 55047

SHEET 1 OF 1 | FILE NO: 20-116PP

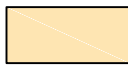
NET DEVELOPABLE AREA THE CROSSINGS AT INVER WOODS INVER GROVE HEIGHTS, MN



General Project Data

	Square Feet	Acres
Gross Project Area	475,128	10.907
Delineated Wetlands	—	0.000
Public Water Bodies (PWI)	—	0.00
Bluffs in Shoreland Area	—	0.00
Existing Right of Way (currently 50 feet from centerline)	64,655	1.484
Planned "Arterial" Road Right of Way (expand to 60 feet)	11,117	0.255
Total Net Developable Area	399,356	9.168

LEGEND

	EXISTING RIGHT OF WAY
	POTENTIAL ADDITIONAL RIGHT OF WAY



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14070 Hwy 52 S.E.
Chatfield, MN 55923

ENGINEERING
SURVEYING
PLANNING
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

DATE: 9/3/2020

Prepared For:
TITAN LAND LLC

19356 MEADOWRIDGE TRAIL NORTH

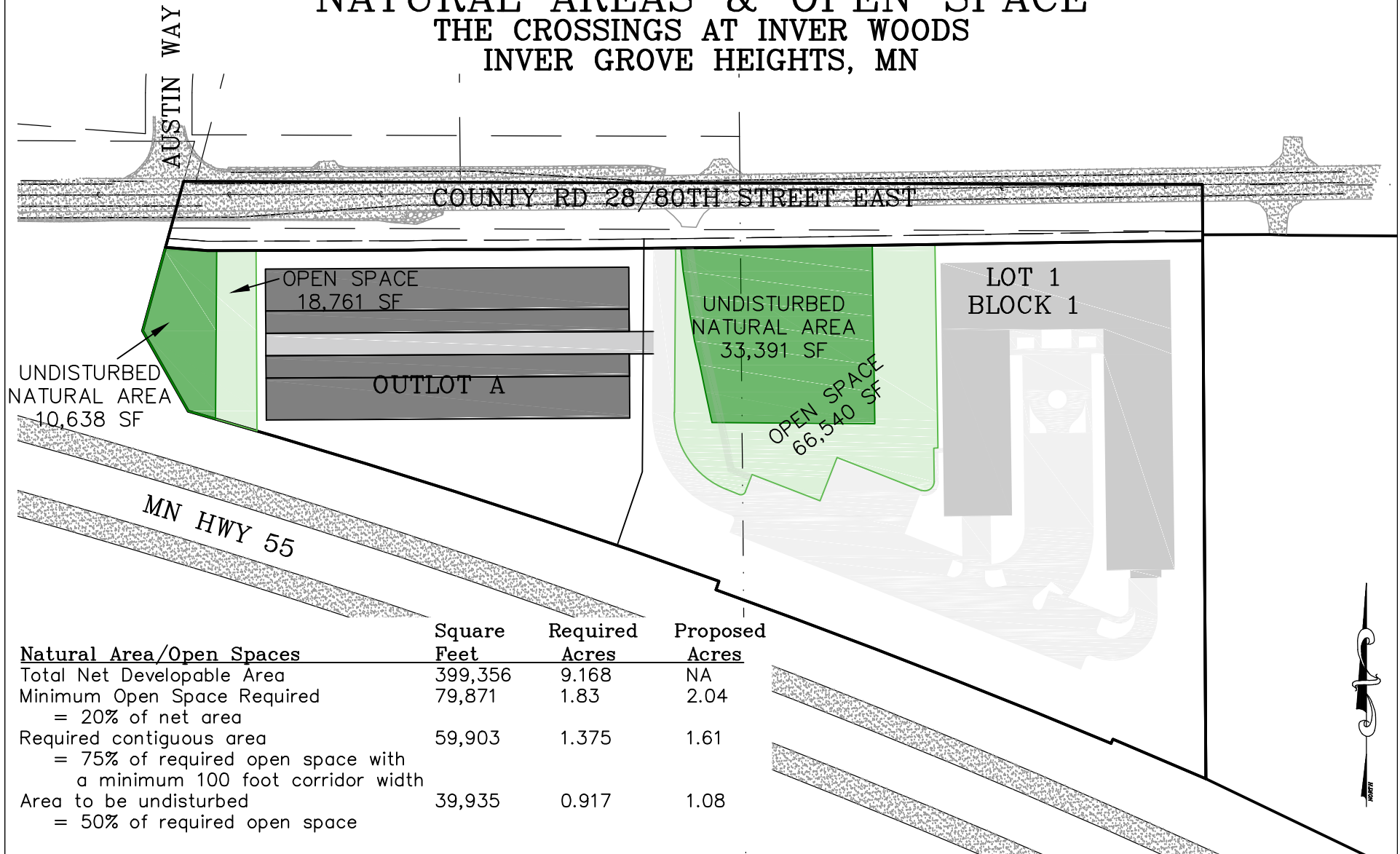
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SHEET 1 OF 1 | FILE NO: 20-116PP

NATURAL AREAS & OPEN SPACE

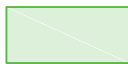
THE CROSSINGS AT INVER WOODS

INVER GROVE HEIGHTS, MN



Natural Area/Open Spaces	Square Feet	Required Acres	Proposed Acres
Total Net Developable Area	399,356	9.168	NA
Minimum Open Space Required = 20% of net area	79,871	1.83	2.04
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	59,903	1.375	1.61
Area to be undisturbed = 50% of required open space	39,935	0.917	1.08

LEGEND

	OPEN SPACE
	NATURAL UNDISTURBED AREA

G³

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Fax 507-867-1665
www.ggg.to

DATE: 9/3/2020

Prepared For:
TITAN LAND LLC

19356 MEADOWRIDGE TRAIL NORTH

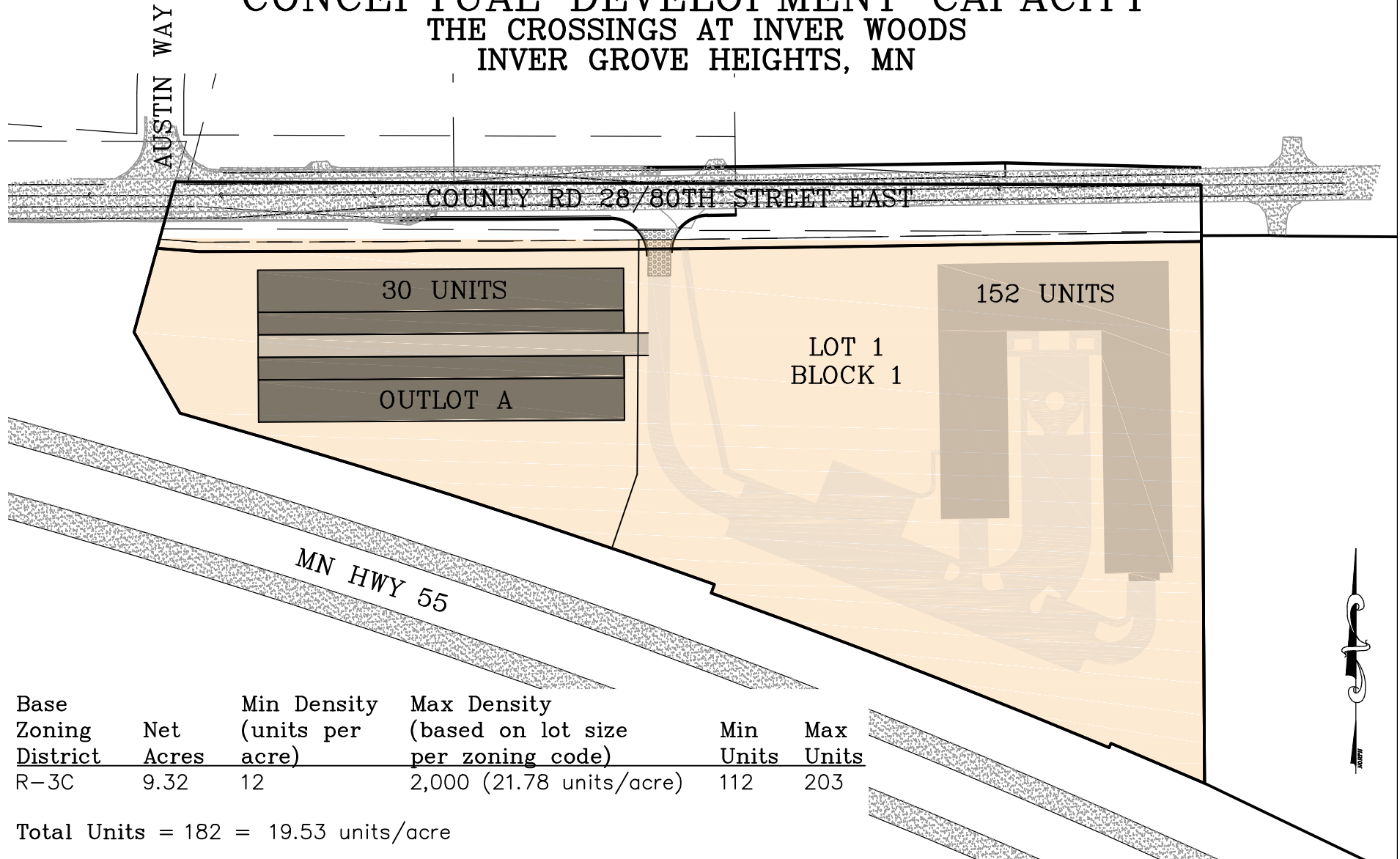
MARINE ON ST. CROIX, MN 55047

SHEET 1 OF 1 | FILE NO: 20-116PP

CONCEPTUAL DEVELOPMENT CAPACITY

THE CROSSINGS AT INVER WOODS

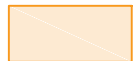
INVER GROVE HEIGHTS, MN



Base Zoning District	Net Acres	Min Density (units per acre)	Max Density (based on lot size per zoning code)	Min Units	Max Units
R-3C	9.32	12	2,000 (21.78 units/acre)	112	203

Total Units = 182 = 19.53 units/acre

LEGEND



R-3C HIGH DENSITY RESIDENTIAL
> 7 UNITS/ACRE

G³

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14070 Hwy 52 S.E.
Chatfield, MN 55923

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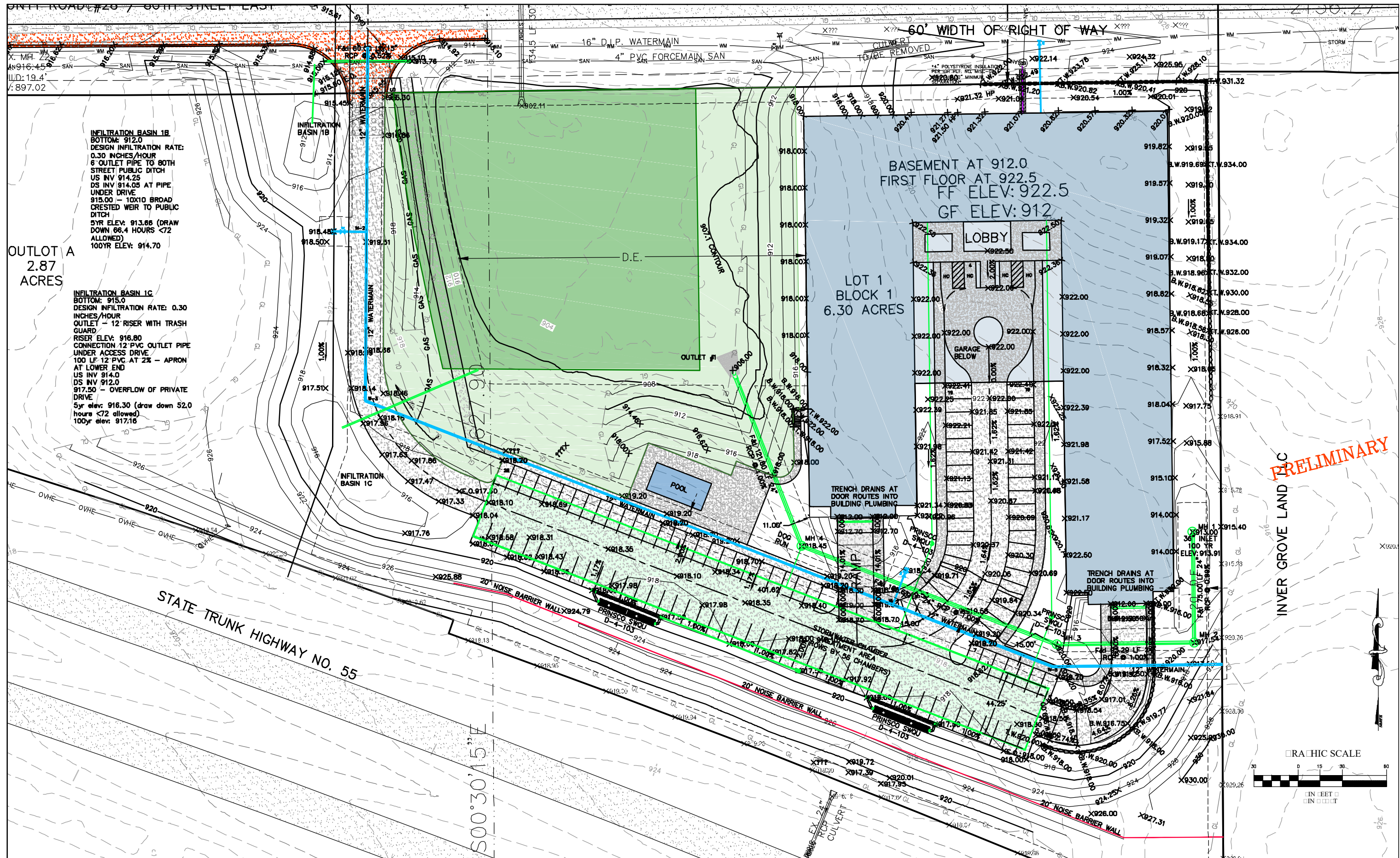
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19356 MEADOWRIDGE TRAIL NORTH

MARINE ON ST. CROIX, MN 55047

SHEET 1 OF 1 | FILE NO: 20-116PP



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DATE: 5/21/2020
Prepared For:
TITAN LAND LLC
19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047

MARK R. WELCH
REG. NO. 42736
FILE NO.: 20-116 BASE

G³
G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923

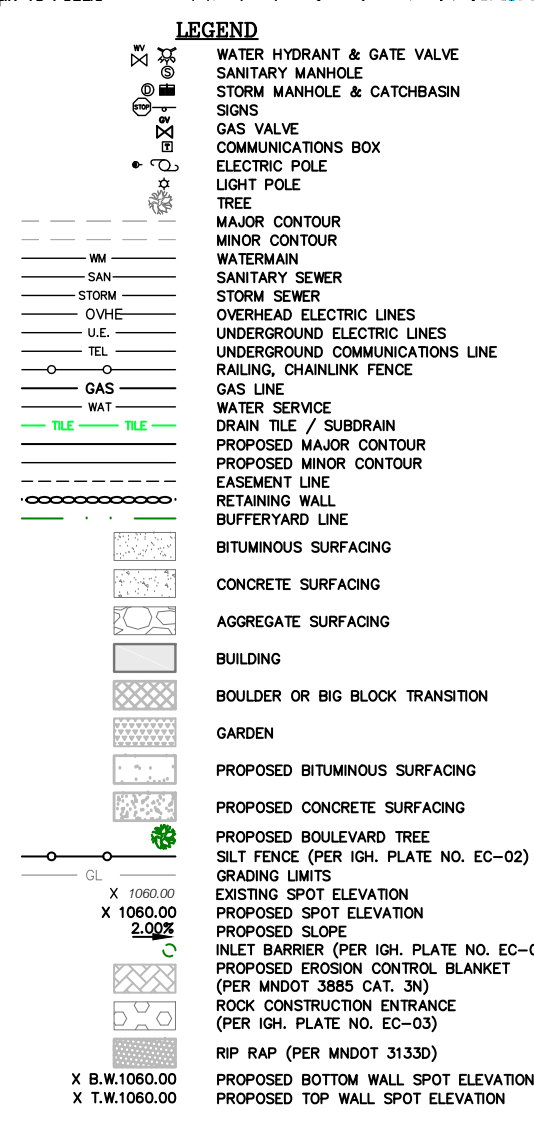
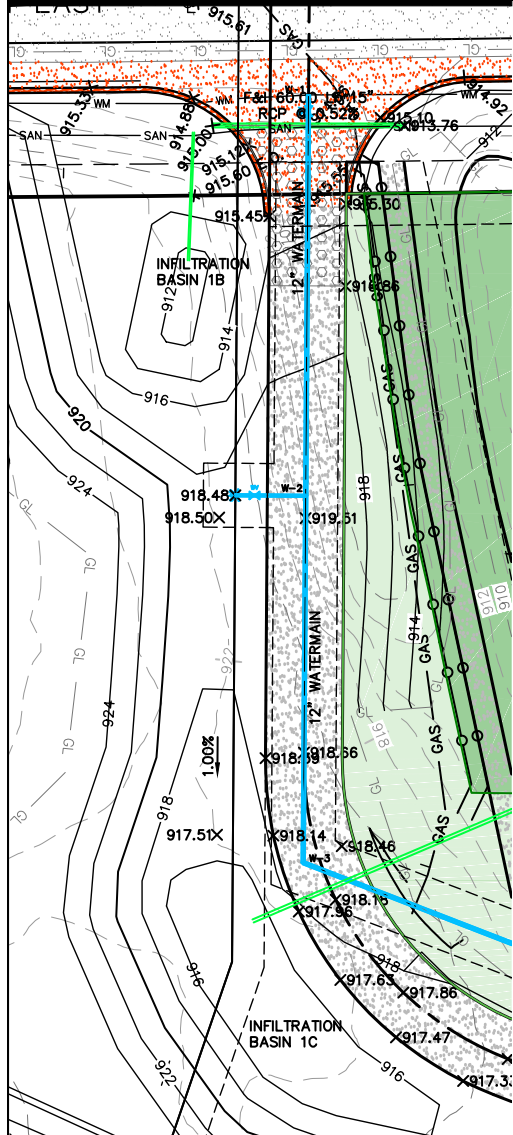
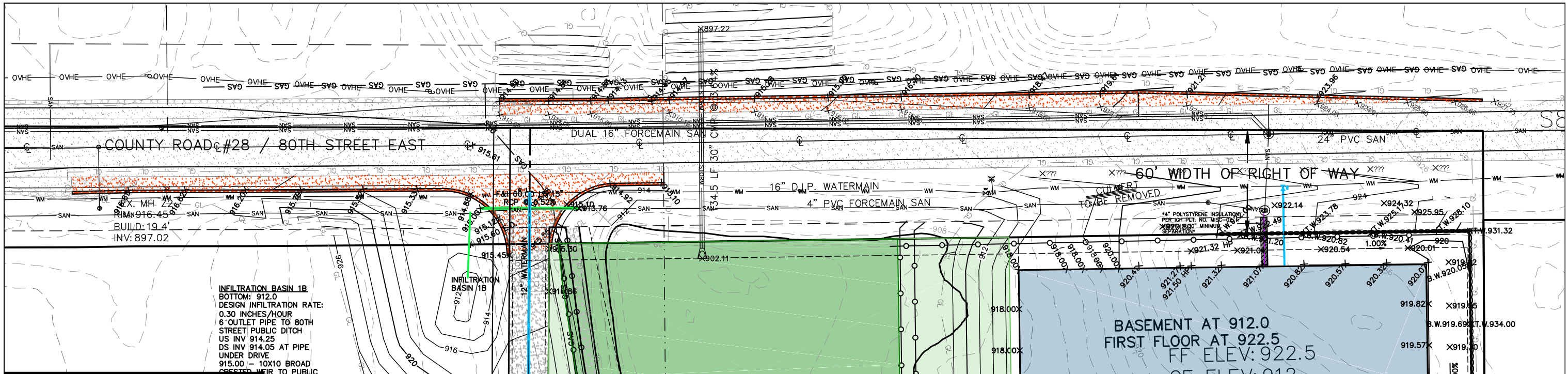
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Ph. 507-867-1666
Fax 507-867-1665
www.gcg3.com

DESIGNED: **MRW**
DRAWN: **ADB**
CHECKED: **MRW**

REVISED	BY	DATE
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RESUBMITTAL	ADB	9/3/2020
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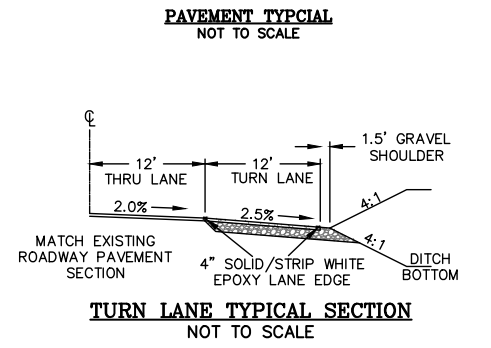
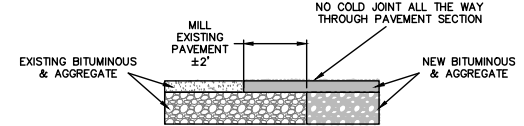
CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY
BENCHMARK:

THE CROSSINGS AT INVER WOODS
LOT 1 BLOCK 1 GRADING PLAN
SHEET 1
OF 5 SHEETS



GENERAL EROSION CONTROL AND CONSTRUCTION NOTES:

- 1) PLACE MACHINE SLICED SILT FENCE AS SHOWN ON THE PLANS AND WHERE DIRECTED BY THE ENGINEER, AT TOE OF FILL SLOPES AND MAINTAIN UNTIL TURF HAS BEEN WELL ESTABLISHED. (INSTALLATION OF SILT FENCE MUST TAKE PLACE PRIOR TO DISTURBING THE WATERSHED). INSTALL AND MAINTAIN INLET PROTECTION AT ALL CATCHBASINS AND INLETS LOCATED WITHIN THE PROJECT AND IMMEDIATELY DOWNSTREAM OF THE PROJECT.
- 2) CONSTRUCT AND MAINTAIN TEMPORARY ROCK CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ENTRANCES USED DURING CONSTRUCTION TO CONTROL SEDIMENT FROM LEAVING SITE PER CITY OF INVER GROVE HEIGHTS PLATE NO. EC-03, CLOSE OTHER ENTRANCES WITH SILT FENCE.
- 3) REMOVE ALL TOPSOIL AND ORGANIC MATERIAL. STOCKPILE IN APPROVED LOCATIONS ON-SITE. PROVIDE PERIMETER CONTROL AROUND ALL STOCKPILES. PROVIDE TEMPORARY COVER IF STOCKPILE WILL BE INPLACE MORE THAN 7 DAYS.
- 4) ALL EXCAVATED MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER OR HAULED TO AN APPROVED LOCATION. ANY TEMPORARY STOCKPILES SHALL HAVE SILT FENCE INSTALLED AROUND THE DOWN SLOPE EDGE TO PREVENT DOWNSTREAM SEDIMENTATION. TEMPORARY COVER SHALL BE ESTABLISHED AFTER 7 DAYS.
- 5) ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- 6) THE CONTRACTOR SHALL ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING.
- 7) THIS PROJECT DOES REQUIRE AN NPDES PERMIT BASED ON AREA DISTURBED AND DOES REQUIRE A PERMANENT STORM WATER MANAGEMENT SYSTEM/TREATMENT DUE TO THE INCREASE IN IMPERVIOUS SURFACING BEING MORE THAN ONE ACRE. A SWPPP HAS BEEN PREPARED FOR THIS PROJECT AND SHALL BE PART OF THESE PLANS. BEST MANAGEMENT PRACTICES BEYOND WHAT MAY BE SHOWN ON THIS PLAN OR WITHIN THE SWPPP SHOULD BE CONSIDERED IF GRADING CAUSES EROSION NOT CONTAINED BY MEASURES SHOWN ON THIS PLAN.
- 8) RESPREAD TOPSOIL (4" MIN.), FERTILIZE, SEED, & DISK ANCHOR MULCH ALL DISTURBED AREAS. SOD OR SEED WITH MNDOT MIXTURE 25-131 WITH THE FOLLOWING ADDITIONS:
FERTILIZER SHALL 24-12-24 AND BE APPLIED AT A RATE OF 300 LBS/ACRE.
MIXTURE 25-131 SEEDING SHALL BE APPLIED AT A RATE OF 220 LBS/ACRE.
MIXTURE 33-261 SEEDING SHALL BE APPLIED AT A RATE OF 35 LBS/ACRES. (STORMWATER FACILITIES)
MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
*THE SEASON FOR SEEDING SHALL BE FROM APRIL 1ST - JUNE 1ST AND JULY 20TH - SEPTEMBER 20TH, AND AS DORMANT SEEDING AFTER NOV. 1ST. ONLY TEMPORARY SEEDING WILL BE ALLOWED SEPT. 20TH - NOV. 1ST) (REFERENCE MNDOT SEEDING MANUAL FOR ADDITIONAL SEEDING INFORMATION)
- 9) TEMPORARY SEED WITH MNDOT MIX 22-111 (MAY 1ST THRU AUGUST 1ST) OR MNDOT MIX 22-112 (AUGUST 1ST THRU OCTOBER 1ST) AT A RATE OF 100LB/ACRE. INCLUDING DISK ANCHORED MULCH ON ALL SLOPES GREATER THAN 200' OR 5%.
- 10) PER CURRENT MPCA REQUIREMENTS. CONCRETE WASHOUTS, WHICH PROHIBIT WASHOUT LIQUID AND SOLID WASTES FROM CONTACTING THE GROUND AND ENTERING THE GROUNDWATER, MAY BE; APPROVED FACILITIES OFFSITE, PORTABLE ONSITE FACILITIES, OR FACILITIES CONSTRUCTED ONSITE. ON SITE CONSTRUCTED FACILITIES SHALL HAVE A LEAK-PROOF, IMPERMEABLE LINER AND FOLLOW THE CONSTRUCTION, MAINTENANCE AND REMOVAL PROCESSES AS RECOMMENDED ON THE MPCA WEBSITE ([HTTP://WWW.PCA.STATE.MN.US/PUBLICATIONS/WQ-STRM2-24.PDF](http://www.pca.state.mn.us/publications/WQ-STRM2-24.PDF)).
- 11) OWNER HAS BEEN MADE AWARE THAT THERE ARE DESIGN SLOPES LESS THAN 2% AND ACCEPTS ANY ISSUES THAT MAY RESULT FROM THIS DESIGN.
- 12) DITCHES WITHIN 200' OF SURFACE WATER OR PROPERTY LINE STABILIZED IN 24 HOURS AFTER CONNECTION.
- 13) SLOPES STEEPER THAN 4:1 AND 4:1 SLOPES LONGER THAN 30' ARE SEEDED AND PROTECTED WITH EROSION CONTROL BLANKETS OR SODDED AND STAKED. BLANKET CATEGORY 3N PER MNDOT 3885. SLOPES STEEPER THAN 4:1 ARE STABLE FROM LAND-SLIDING AND SURFACE EROSION.
- 14) MINIMIZE CONSTRUCTION TRAFFIC OVER UNPAVED AREAS OF THE SITE.
- 15) FINAL GRADING OF THE INFILTRATION BASINS SHALL BE COMPLETED AFTER MASS GRADING UPSTREAM IS COMPLETE AND STABILIZED.
- 16) INSTALL A DOUBLE ROW OF SILT FENCE BETWEEN WETLANDS AND THE DISTURBED AREAS.
- 17) GOVERNING SPECIFICATIONS - THE MOST RECENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SUBJECT TO ANY AMENDMENTS & THEN 2018 EDITION OF THE "STANDARD UTILITIES SPECIFICATIONS" AS PER THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA SHALL GOVERN, ALONG WITH ANY DESIGN CRITERIA LOCATED WITHIN THE DAKOTA COUNTY ZONING ORDINANCE. UNLESS OTHERWISE SPECIFIED WITHIN THIS PLAN.
- 18) UPON COMPLETION OF THE PROJECT, A CERTIFICATION LETTER AND AS-BUILT SURVEY, FROM A REGISTERED ENGINEER OR LAND SURVEYOR SHALL BE PROVIDED TO THE CITY CERTIFYING THAT THE SITE GRADES ARE SHOWN.
- 19) ALL RETAINING WALLS SHOWN ON THE GRADING PLAN SHALL BE CONSTRUCTED DURING THE GRADING PHASE.
- 20) ALL RETAINING WALLS SUPPORTING A SURCHARGE AND/OR 4 FEET AND HIGHER REQUIRE A SEPARATE BUILDING PERMIT.



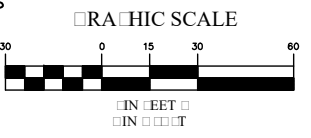
PRELIMINARY

OWNER
PAT WISTL
1462 80TH ST E
INVER GROVE HEIGHTS, MN 55077

DEVELOPER
TITAN LAND LLC
19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047
651-433-0155
peterstalland@hotmail.com

ENGINEER & SURVEYOR
G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923
507-867-1666
markw@ggg.to

ARCHITECT
MOMENTUM DESIGN GROUP
755 PRIOR AVE N #301A
ST PAUL, MN 55104
651.728.1188
nick@mdgarchitects.com
jesse@mdgarchitects.com



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DATE: 5/21/2020
MARK R. WELCH
REG. NO. 42736

DATE: 5/21/2020
Prepared For:
TITAN LAND LLC
19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047
FILE NO.: 20-116 BASE

G³
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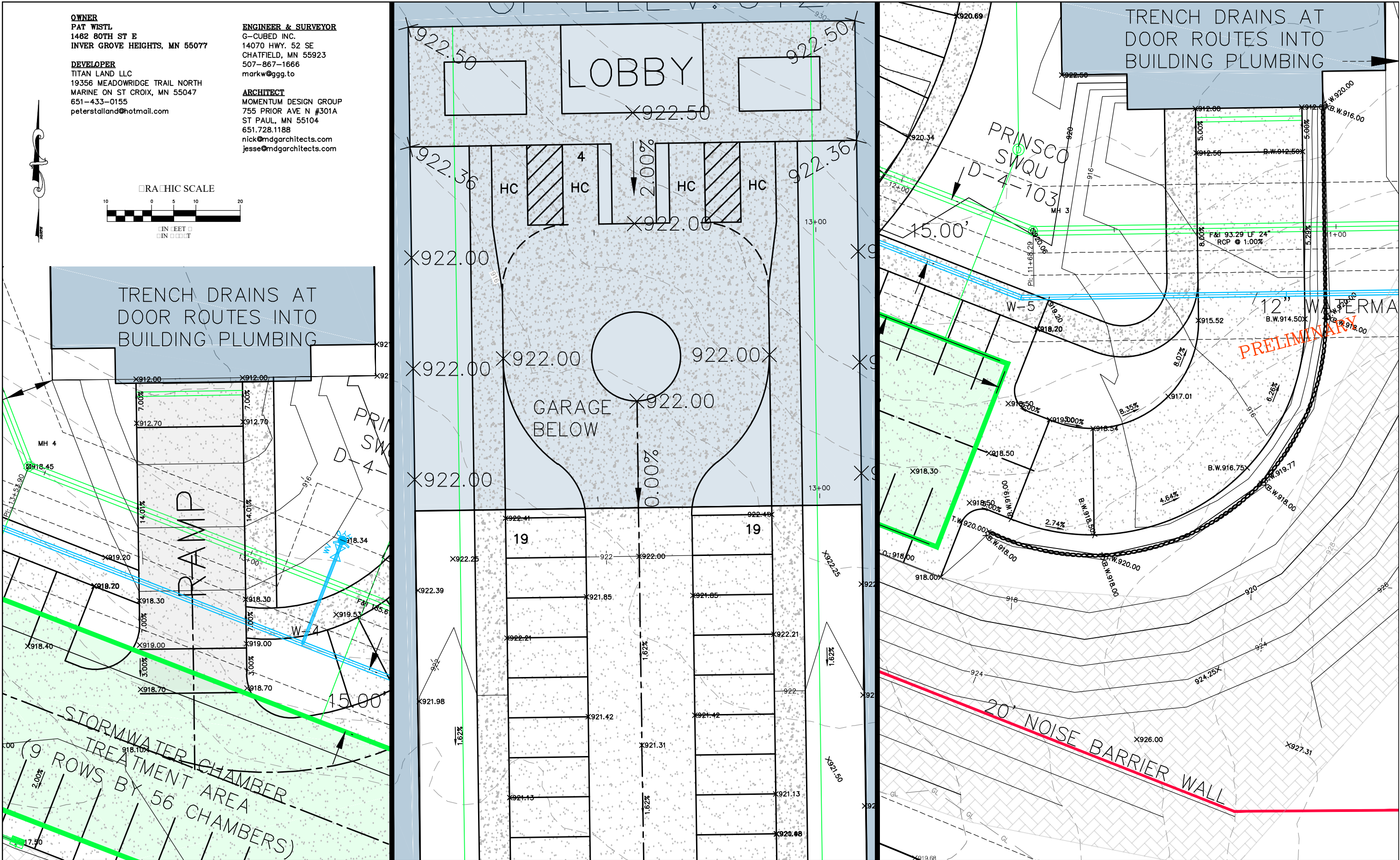
ENGINEERING
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DESIGNED: MRW
DRAWN: ADB
CHECKED: MRW

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RESUBMITTAL	ADB	9/3/2020
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CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY
BENCHMARK:

THE CROSSINGS AT INVER WOODS
LOT 1 BLOCK 1 GRADING PLAN
SHEET 2
OF 5 SHEETS



OWNER
PAT WISTL
1462 80TH ST E
INVER GROVE HEIGHTS, MN 55077

DEVELOPER
TITAN LAND LLC
19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047
651-433-0155
peterstalland@hotmail.com

ENGINEER & SURVEYOR
G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923
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jesse@mdgarchitects.com

GRAPHIC SCALE



1" = 10' 0"

1" = 20' 0"

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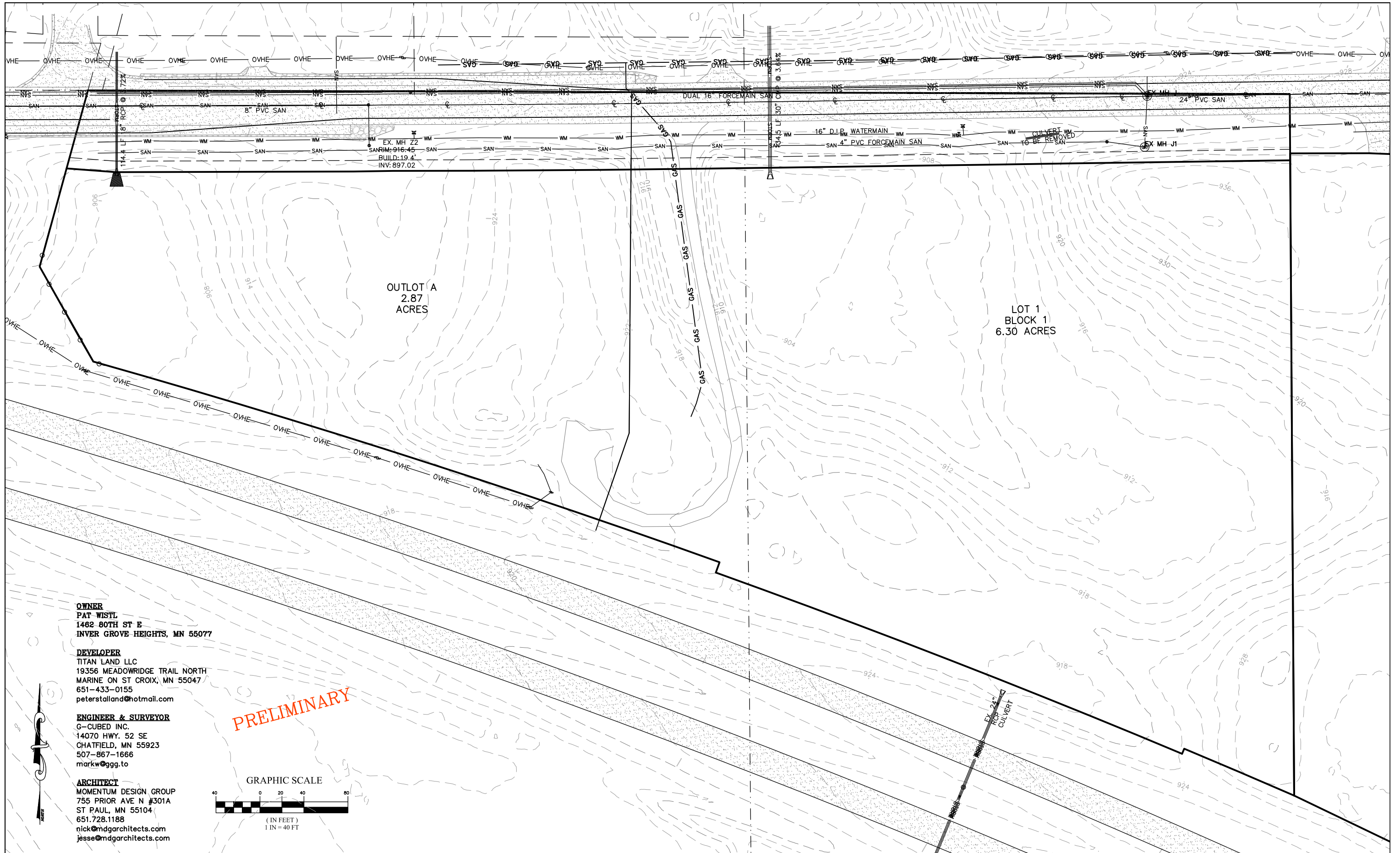
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CITY OF INVER GROVE HEIGHTS-DAKOTA COUNTY

THE CROSSINGS AT INVER WOODS
LOT 1 BLOCK 1 GRADING PLAN

BENCHMARK:

SHEET 3
OF 5 SHEETS



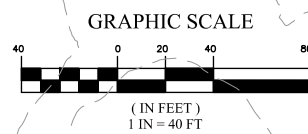
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DATE XX/XX/XXXX REG. NO. 21940

Geoffrey G Griffin

FILE NO.: 20-116 BASE

G³
G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923

ENGINEERING
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Ph. 507-867-1666
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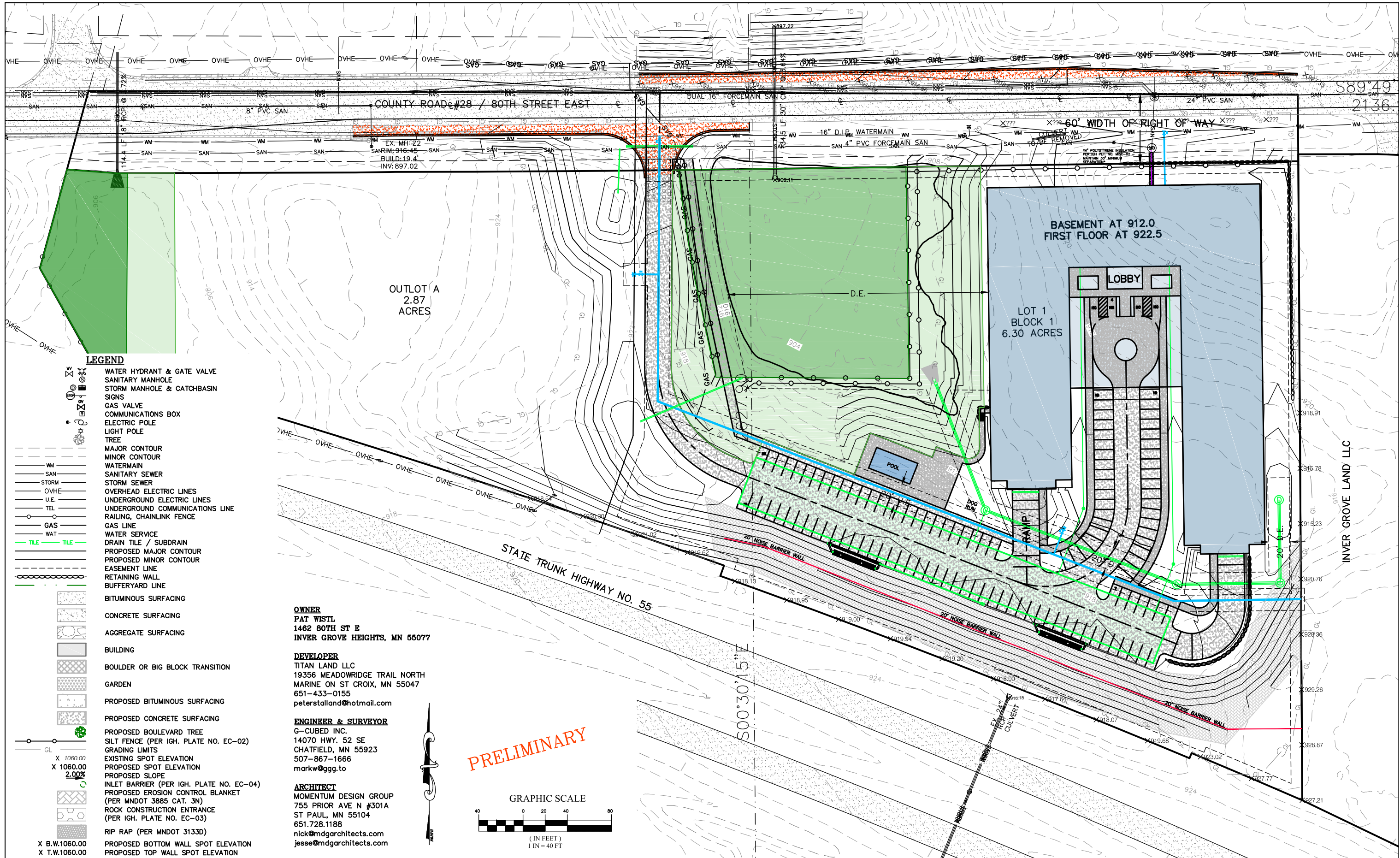
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CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

THE CROSSINGS AT INVER WOODS
EXISTING TOPOGRAPHY

BENCHMARK:

SHEET 4
OF 5 SHEETS



LEGEND

- WATER HYDRANT & GATE VALVE
- SANITARY MANHOLE
- STORM MANHOLE & CATCHBASIN
- SIGNS
- GAS VALVE
- COMMUNICATIONS BOX
- ELECTRIC POLE
- LIGHT POLE
- TREE
- MAJOR CONTOUR
- MINOR CONTOUR
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- OVERHEAD ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND COMMUNICATIONS LINE
- RAILING, CHAINLINK FENCE
- GAS LINE
- WATER SERVICE
- DRAIN TILE / SUBDRAIN
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EASEMENT LINE
- RETAINING WALL
- BUFFERYARD LINE
- BITUMINOUS SURFACING
- CONCRETE SURFACING
- AGGREGATE SURFACING
- BUILDING
- BOULDER OR BIG BLOCK TRANSITION
- GARDEN
- PROPOSED BITUMINOUS SURFACING
- PROPOSED CONCRETE SURFACING
- PROPOSED BOULEVARD TREE
- SILT FENCE (PER IGH. PLATE NO. EC-02)
- GRADING LIMITS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- INLET BARRIER (PER IGH. PLATE NO. EC-04)
- PROPOSED EROSION CONTROL BLANKET (PER MNDOT 3885 CAT. 3N)
- ROCK CONSTRUCTION ENTRANCE (PER IGH. PLATE NO. EC-03)
- RIP RAP (PER MNDOT 3133D)
- PROPOSED BOTTOM WALL SPOT ELEVATION
- PROPOSED TOP WALL SPOT ELEVATION

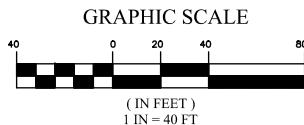
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MARK R. WELCH
REG. NO. 42736

DATE _____

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CITY OF INVER GROVE HEIGHTS-DAKOTA COUNTY

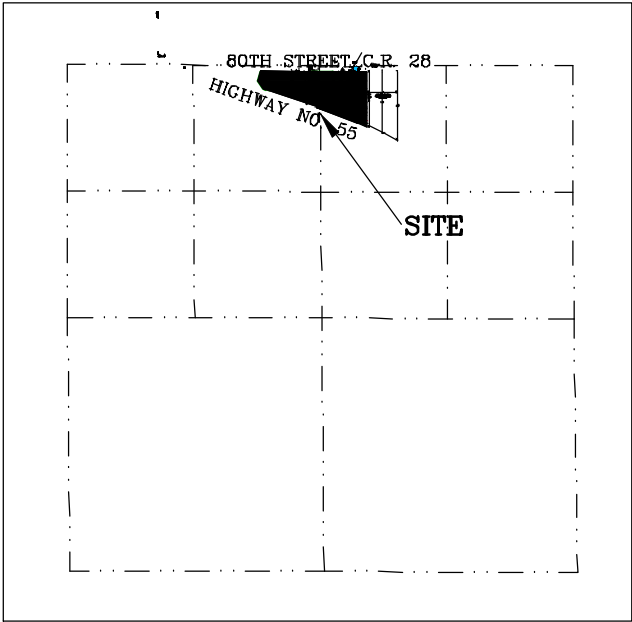
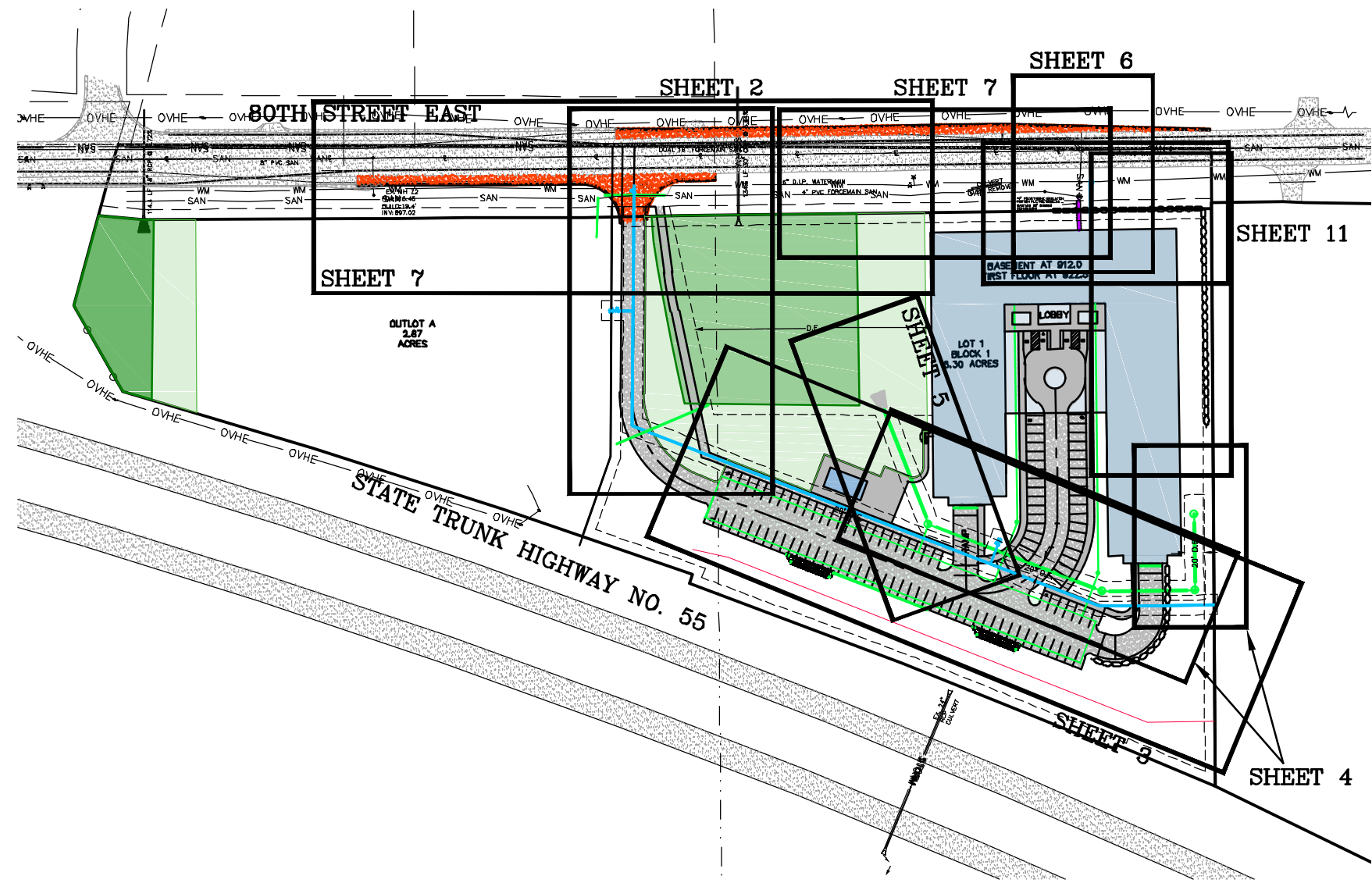
THE CROSSINGS AT INVER WOODS
EROSION CONTROL PLAN

BENCHMARK: _____

SHEET 5
OF 5 SHEETS

WARNING
BEFORE DIGGING CALL Gopher
STATE ONE CALL FOR LOCATIONS
DIAL - 1-800-252-1166
REQUIRED BY LAW

CONSTRUCTION PLANS FOR THE CROSSINGS AT INVER WOODS
CITY OF INVER GROVE HEIGHTS PROJECT



VICINITY MAP
T. 27 N., R. 22 W., SEC. 17
"NOT TO SCALE"

PRELIMINARY

SHEET INDEX	
SHEET 1	TITLE SHEET, SHEET INDEX, & VICINITY MAP
SHEET 2&3	PLAN & PROFILE FOR WATERMAIN
SHEET 4&5	PLAN & PROFILE FOR STORM SEWER
SHEET 6	PLAN & PROFILE FOR SANITARY SERVICE
SHEET 7	PLAN & PROFILE FOR BYPASS & TURNLANE
SHEET 8-10	STANDARD PLATES
SHEET 11	RETAINING WALL PLAN & PROFILE

APPROVED BY _____ DATE _____
CITY ENGINEER

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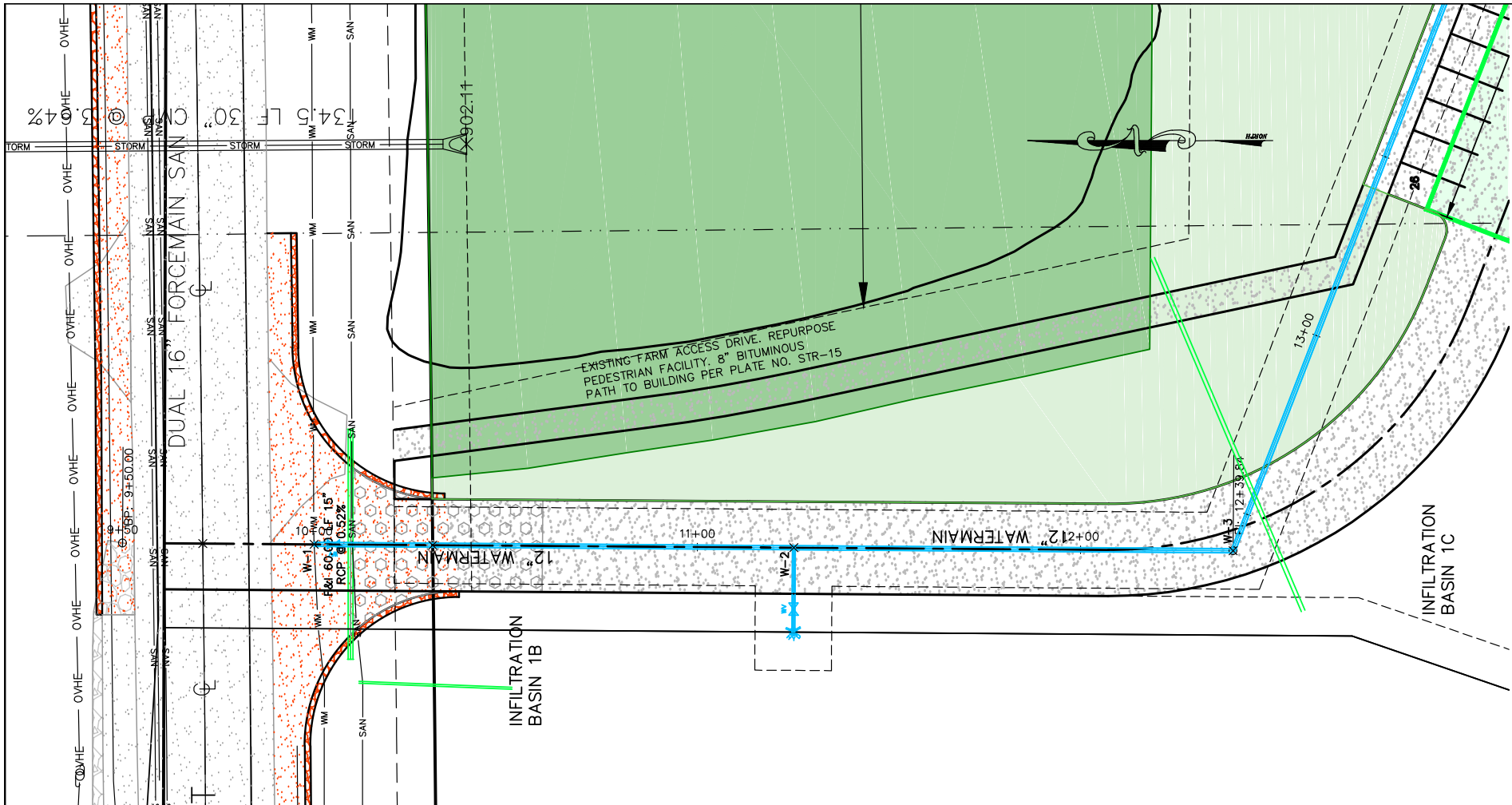
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CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

BENCHMARK:

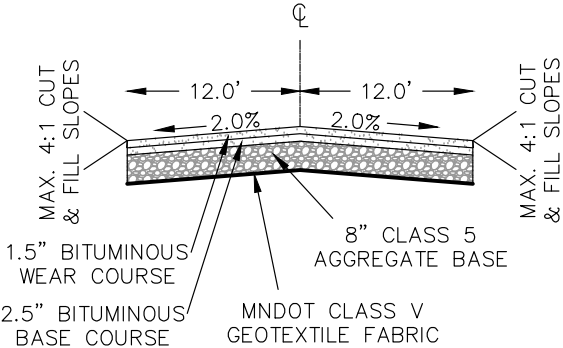
THE CROSSINGS AT INVER WOODS
TITLE SHEET



THE CROSSINGS AT INVER GROVE WATERMAIN NOTES				Date 9/8/2020
NUMBER	STATION	ALIGNMENT	ITEMS & NOTES	BREAKOFF ELEV
W-1	10+00.00 - CL	Watermain	Connect to Existing, Wet-tap 12" line into Ex. 16" main, F&I 12" GATE VALVE 5' S	
W-2	11+25.21 - CL	Watermain	F&I: 8"x12" TEE, 8" GATE VALVE 16' R, 8"x6" REDUCER 19' R, 6" TEMP HYDRANT 22' R	919.53
W-3	12+39.84 - CL	Watermain	F&I: 12" - 90° BEND	
W-4	16+23.68 - CL	Watermain	F&I: 6"x12" TEE, 6" GATE VALVE 22' N, 6" HYDRANT 25' N	917.05
W-5	17+40.18 - CL	Watermain	F&I: 12" - 22.5° BEND, 12" PLUG	

PRELIMINARY

DRIVEWAY TYPICAL SECTION
NOT TO SCALE



OWNER
PAT WISTL
1462 80TH ST E
INVER GROVE HEIGHTS, MN 55077

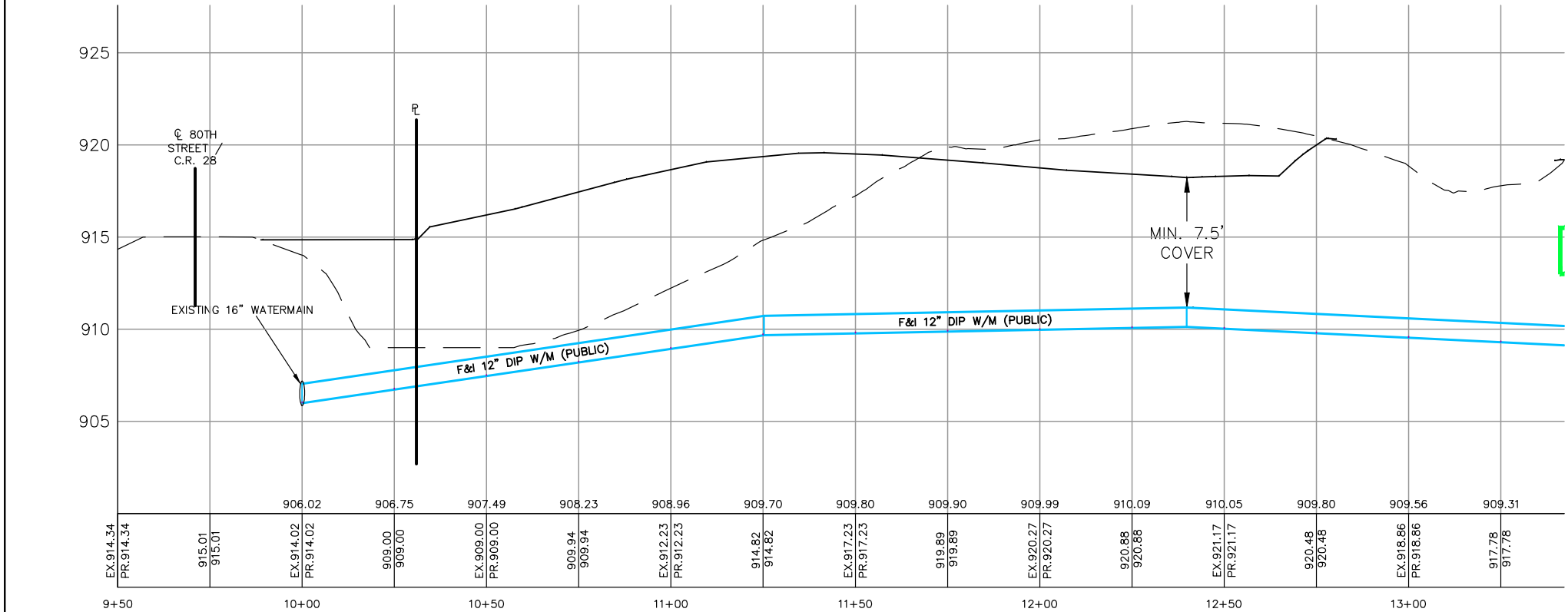
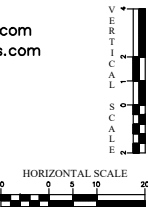
DEVELOPER
TITAN LAND LLC
19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047
651-433-0155
peterstalland@hotmail.com

ENGINEER & SURVEYOR
G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923
507-867-1666
markw@ggg.to

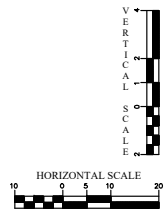
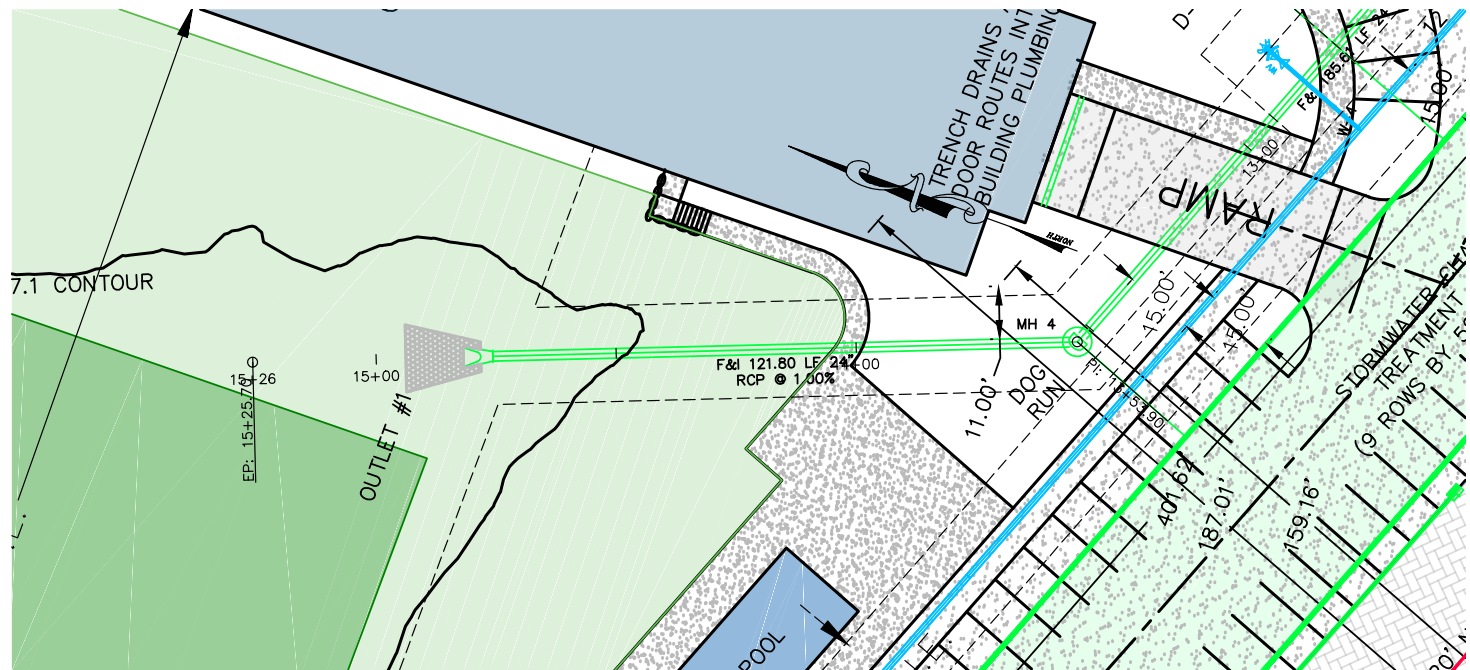
ARCHITECT
MOMENTUM DESIGN GROUP
755 PRIOR AVE N #301A
ST PAUL, MN 55104
651.728.1188
nick@mdgarchitects.com
jesse@mdgarchitects.com

GENERAL NOTES:
1. SANITARY SEWER UMBRELLAS REQUIRED DURING CONSTRUCTION.

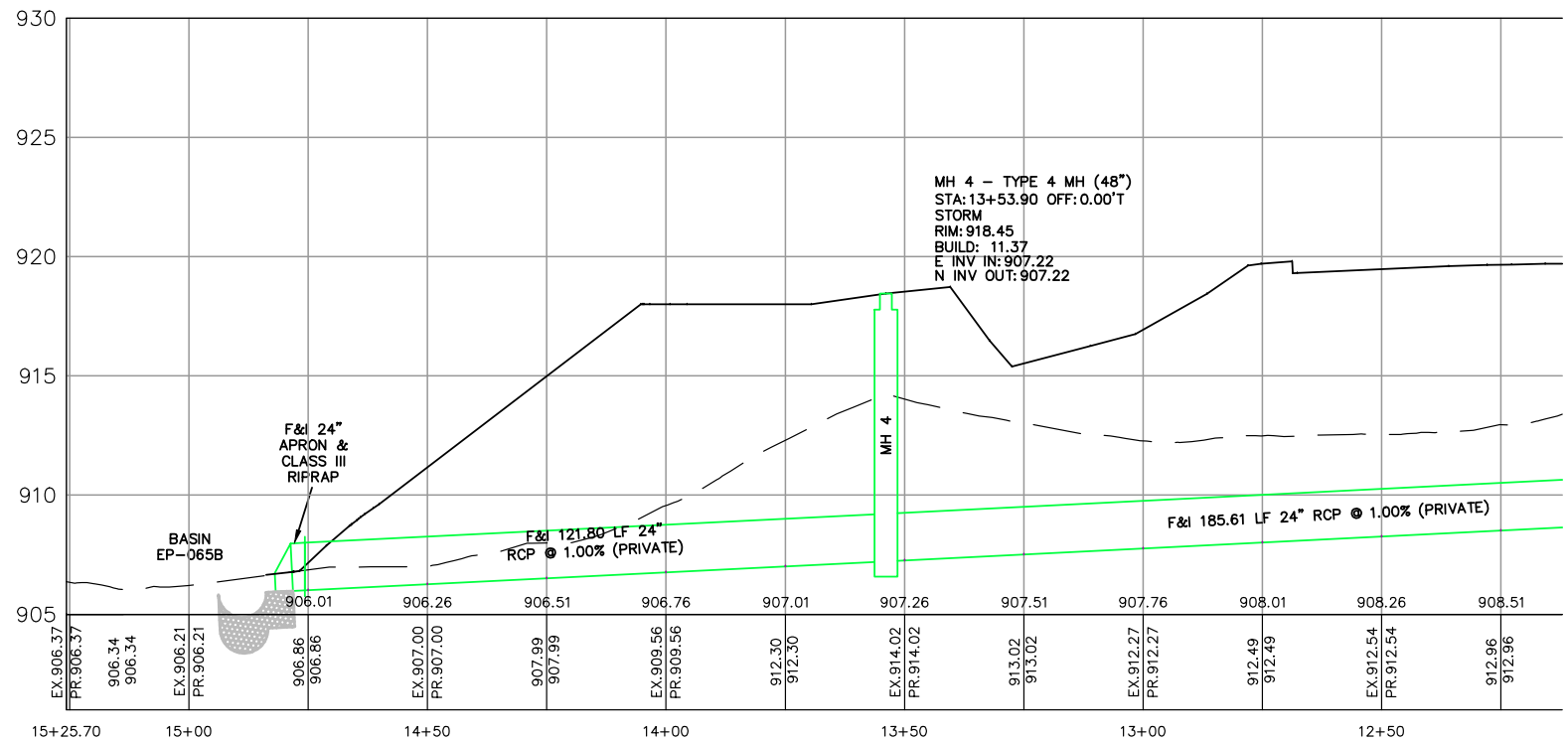
STORM SCHEDULE



WARNING
BEFORE DIGGING CALL GOPHER
STATE ONE CALL FOR LOCATIONS.
DIAL - 1-800-252-1166
REQUIRED BY LAW



STORM
Align: STORM



PRELIMINARY

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.

MARK R. WELCH
DATE _____ REG. NO. 42736

DATE: 5/21/2020
Prepared For:
TITAN LAND LLC
19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047
FILE NO.: 20-116 BASE

G³
G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923

ENGINEERING
SURVEYING
PLANNING
Ph: 507-867-1666
Fax: 507-867-1665
www.gcg.to

DESIGNED: MRW
DRAWN: ADB
CHECKED: MRW

REVISED	BY	DATE
PRELIMINARY	ADB	8/3/2020
RESUBMITTAL	ADB	8/24/2020
RESUBMITTAL	ADB	9/11/2020

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

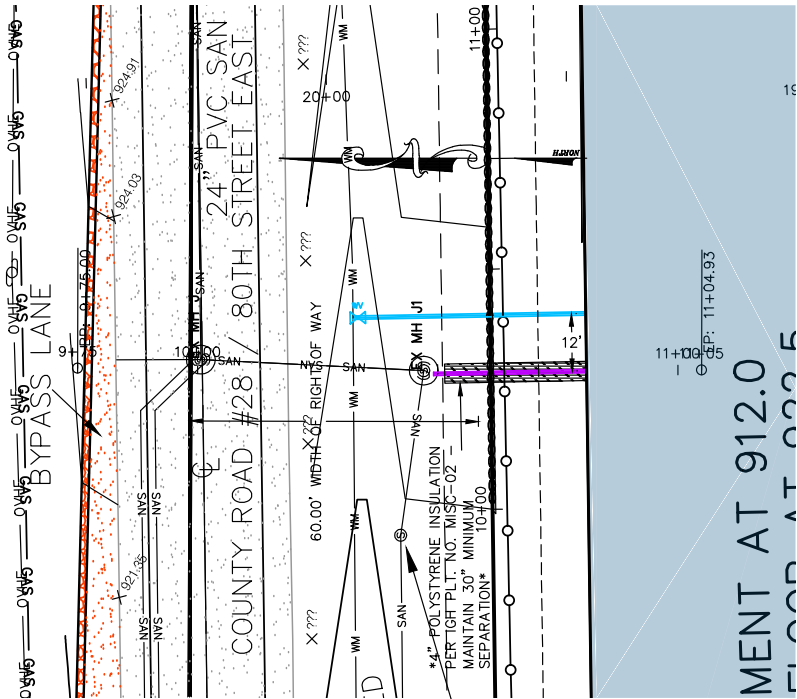
THE CROSSINGS AT INVER WOODS
PLAN & PROFILE OFFSTREET STORM

BENCHMARK:

SHEET 5
OF 12 SHEETS

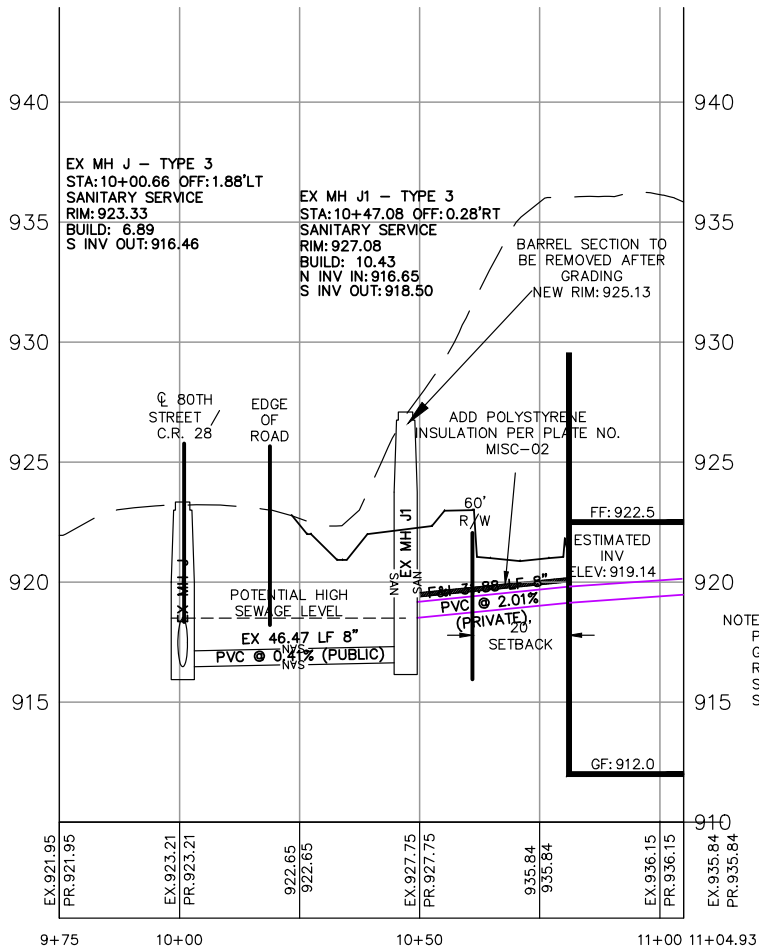
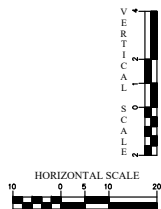
WARNING
BEFORE DIGGING CALL GOPHER
STATE ONE CALL FOR LOCATIONS.
DIAL - 1-800-252-1166
REQUIRED BY LAW

21+00



SANITARY MH - TO
BE VERIFIED

PRELIMINARY



NOTE: BASEMENT DRAINS WILL REQUIRE
PUMPING TO THE SUSPENDED
GRAVITY LINE SERVING THE
RESIDENTIAL UNITS. ALL SANITARY
SEWER SEWAGE EXITING THE BUILDING
SHALL BE VIA GRAVITY FLOW.

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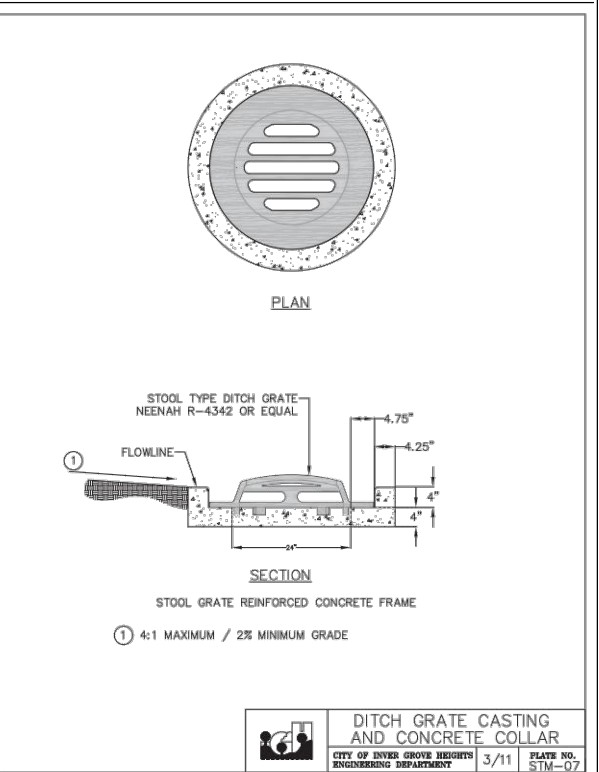
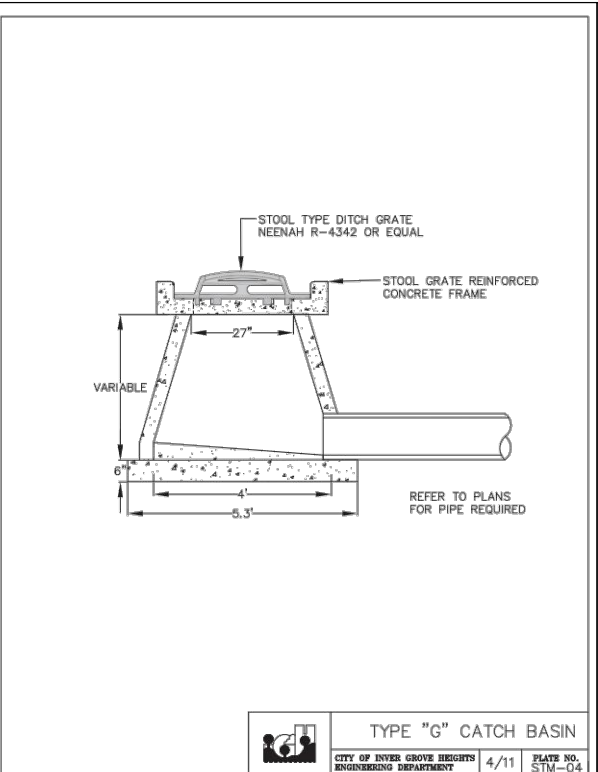
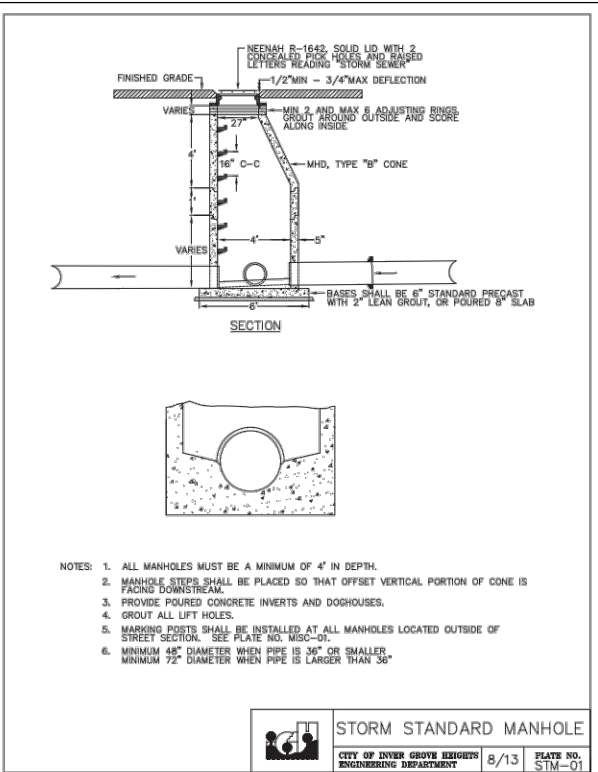
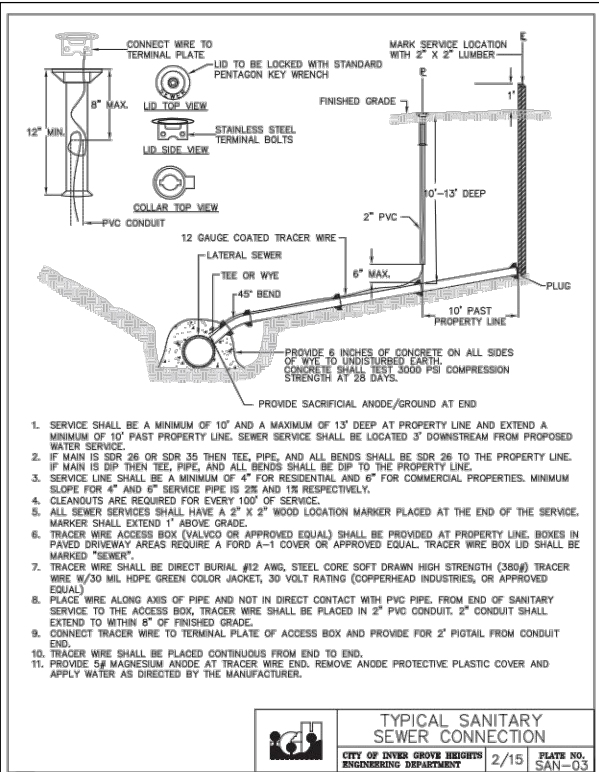
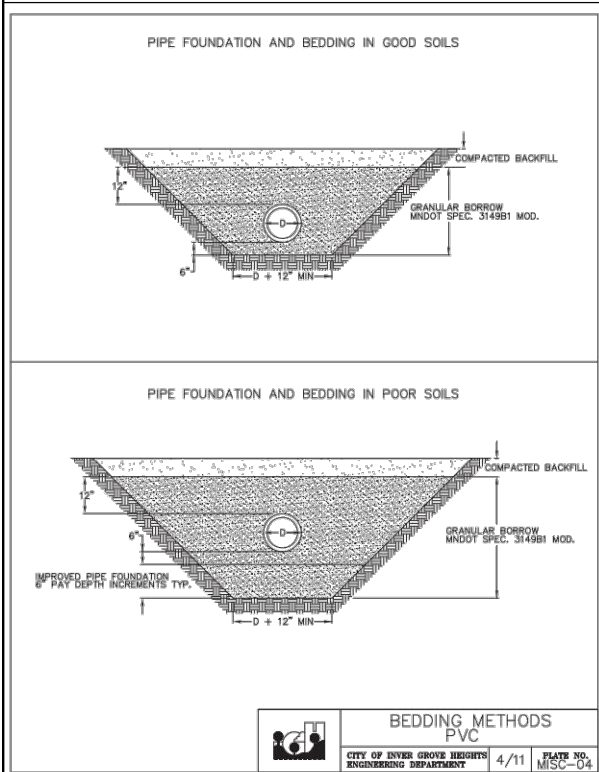
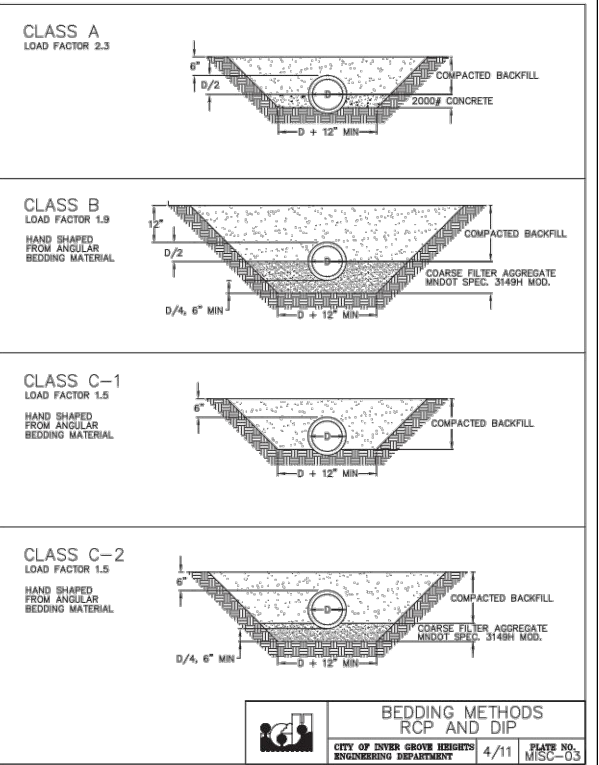
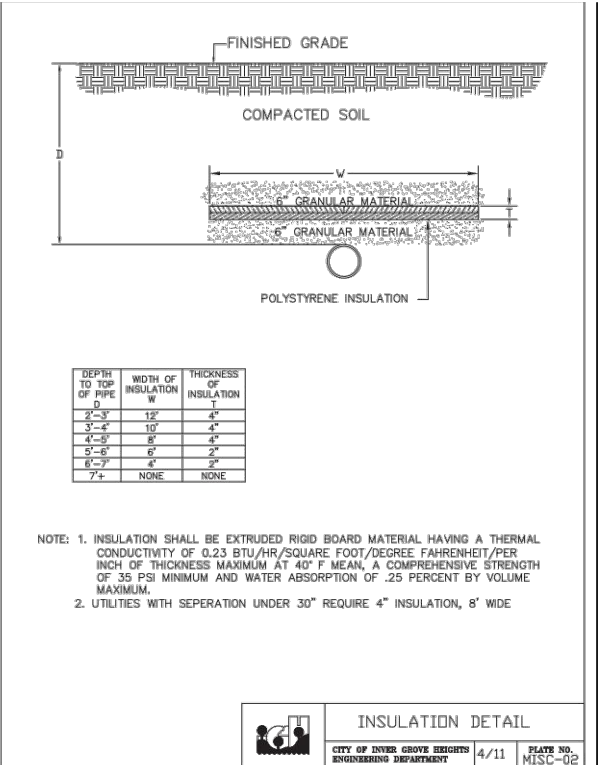
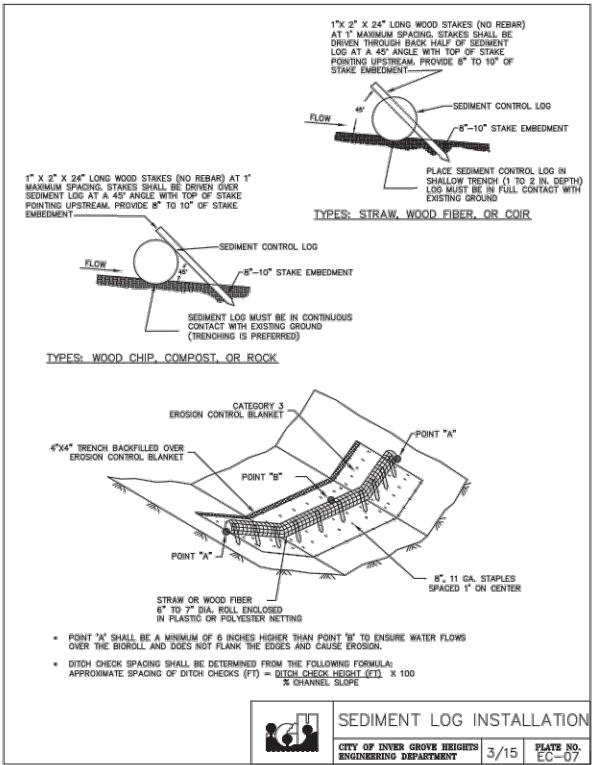
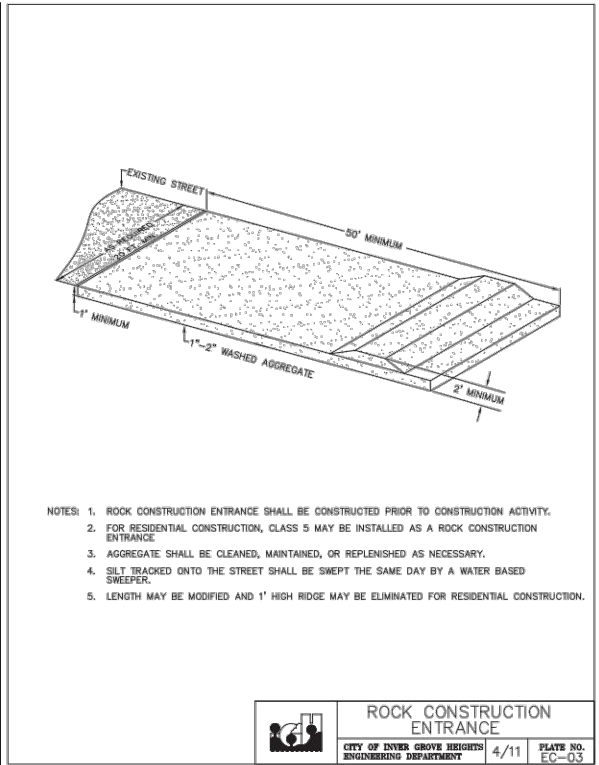
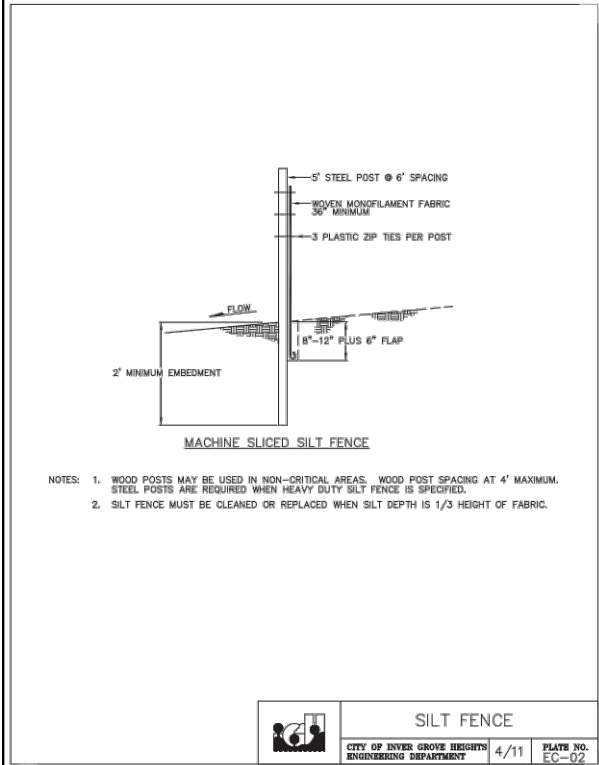
REVISED	BY	DATE
PRELIMINARY	ADB	8/3/2020
RESUBMITTAL	ADB	8/24/2020
RESUBMITTAL	ADB	9/11/2020

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

THE CROSSINGS AT INVER WOODS
PLAN & PROFILE SANITARY SERVICE

BENCHMARK:
.

SHEET 6
OF 12 SHEETS



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.

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FILE NO.: 20-116 BASE

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14070 Hwy 52 S.E.
Chatfield, MN 55923

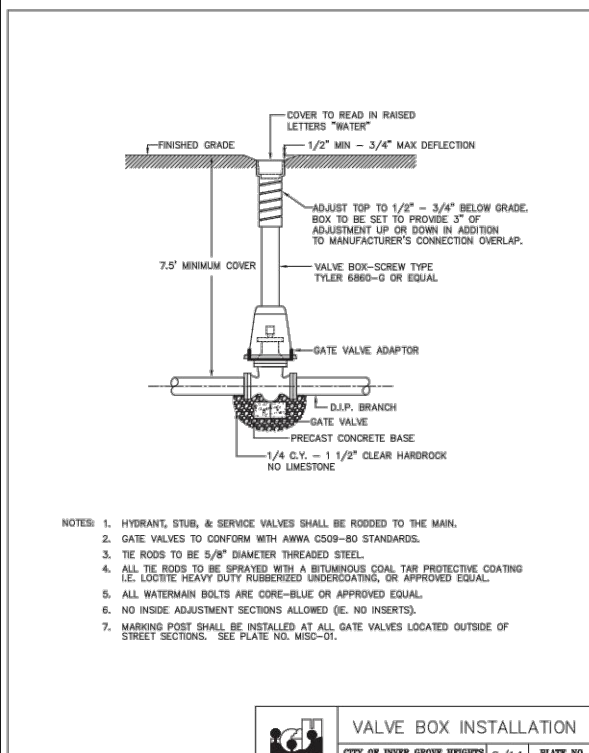
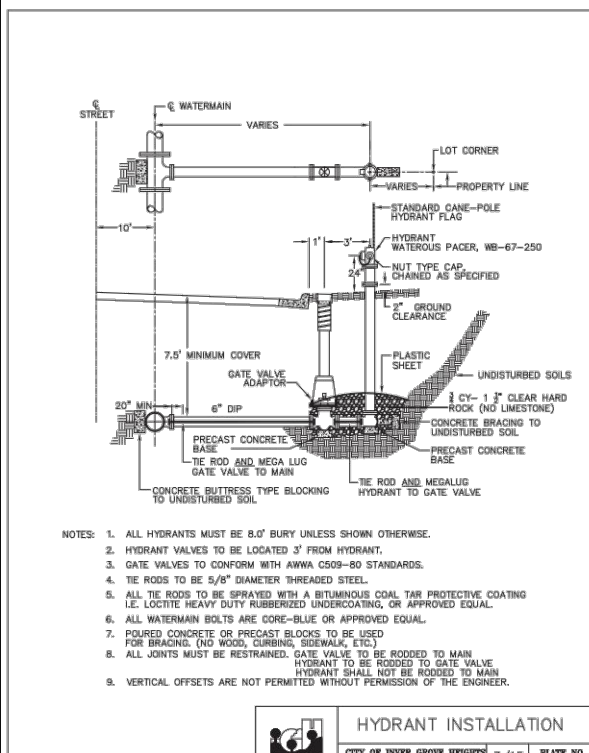
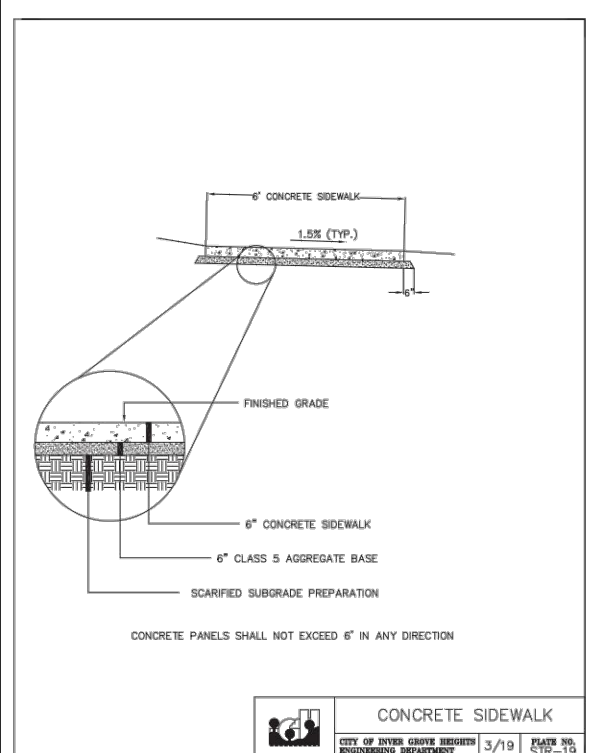
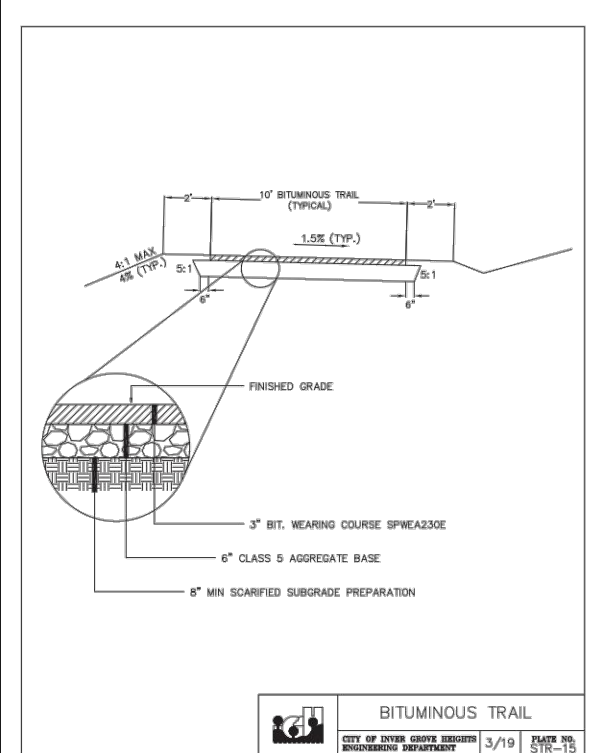
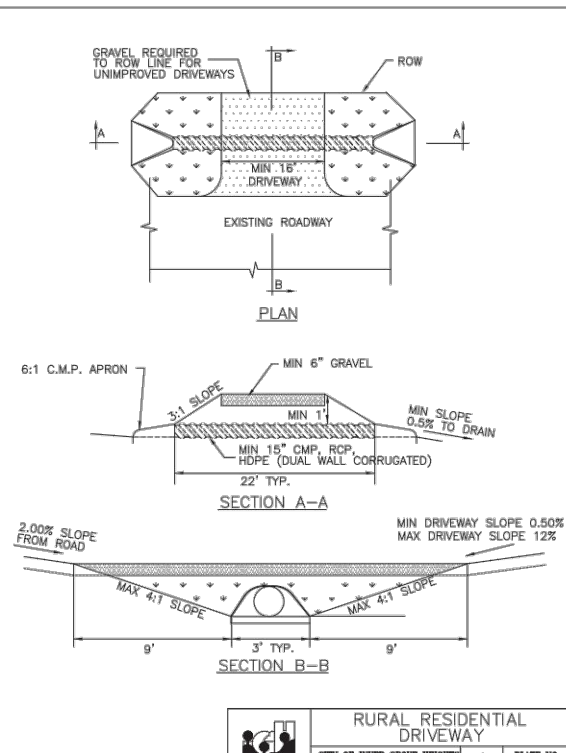
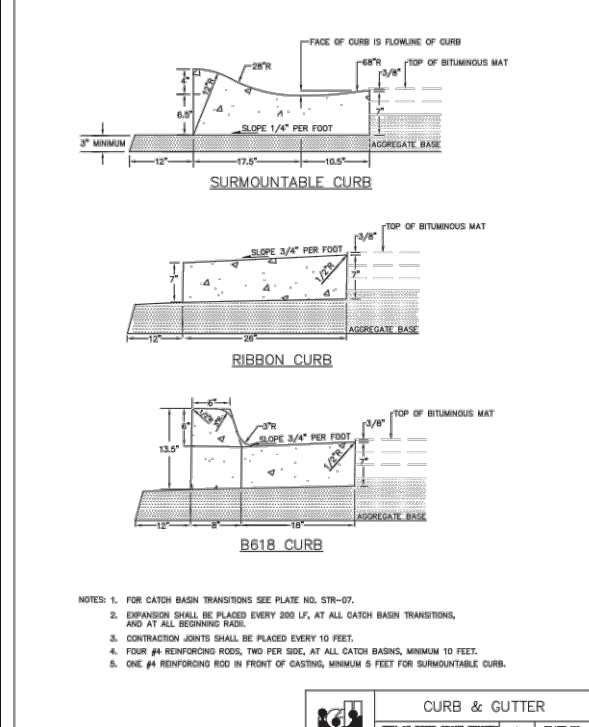
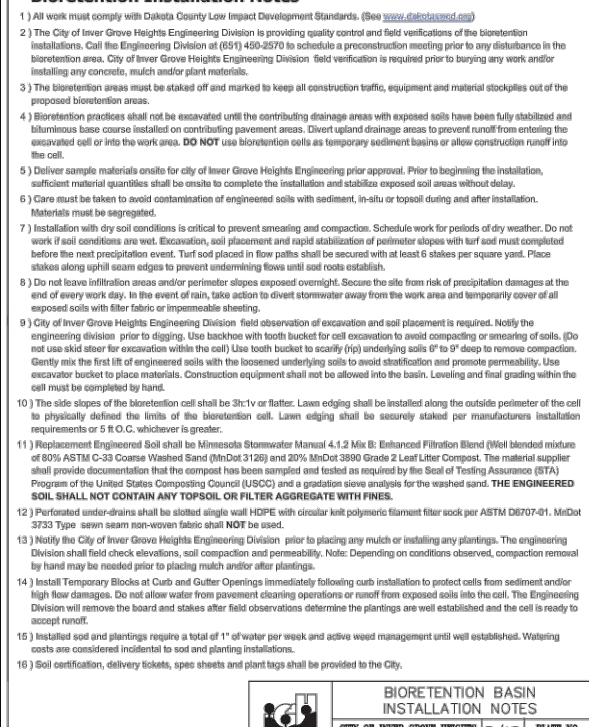
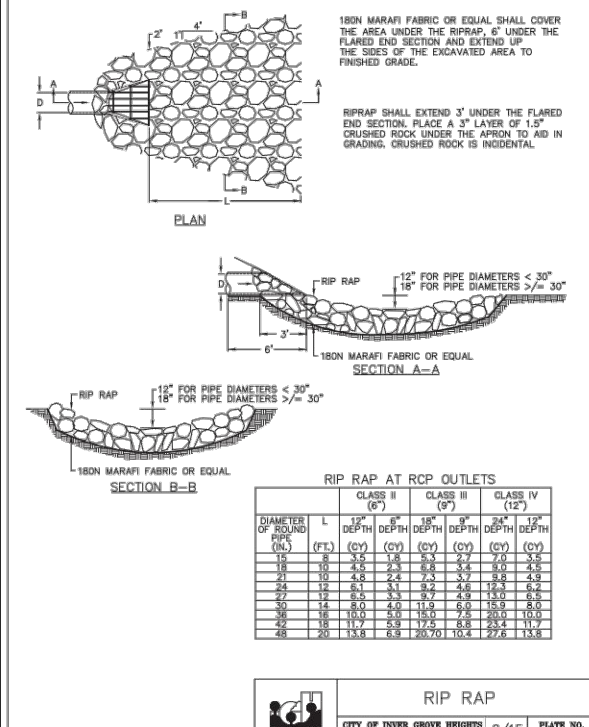
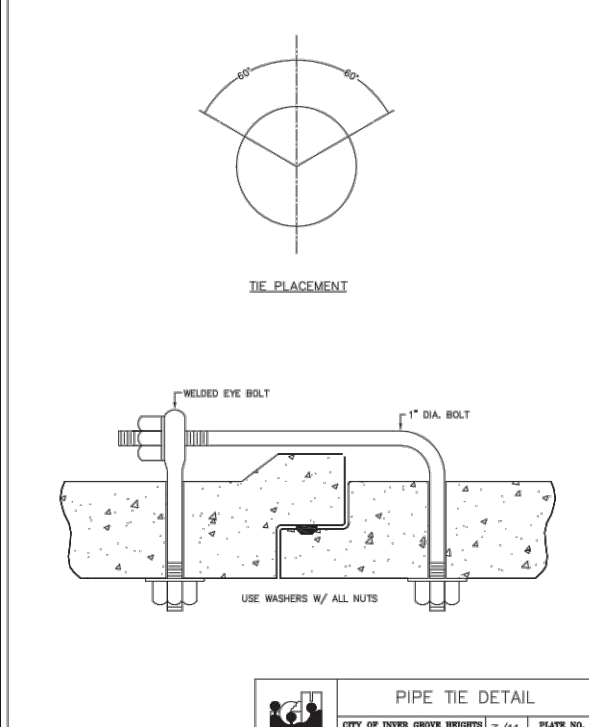
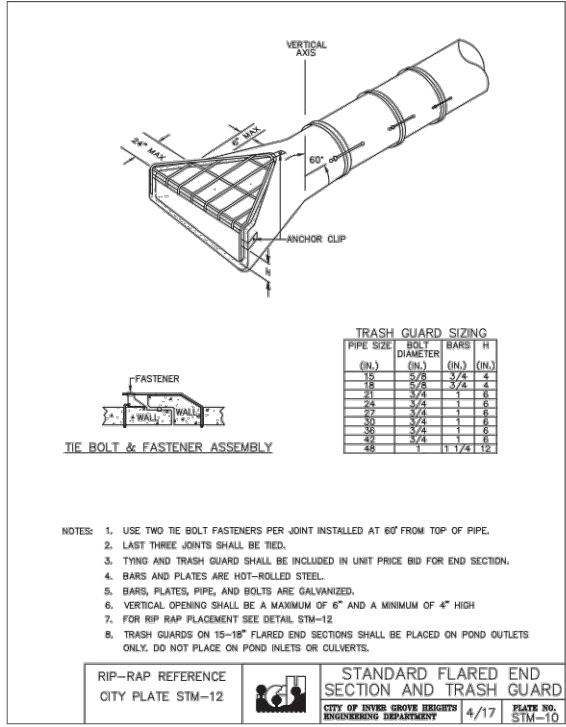
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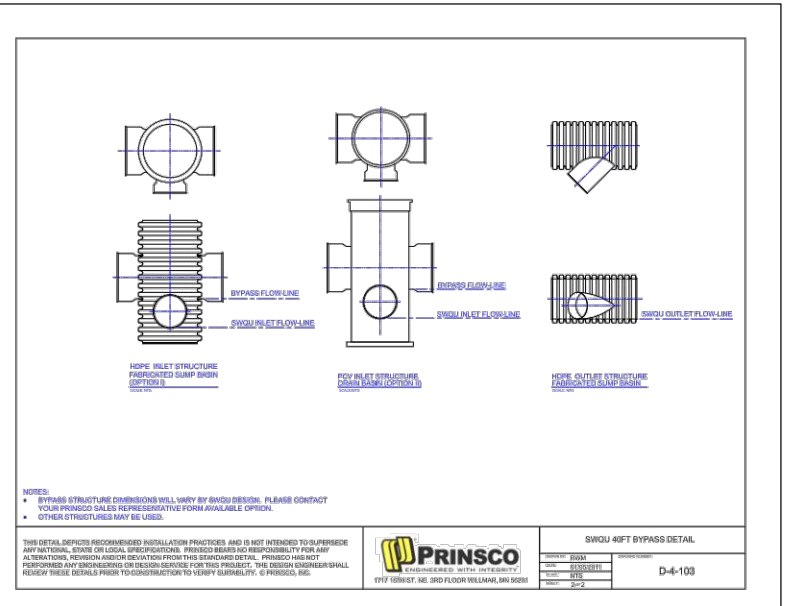
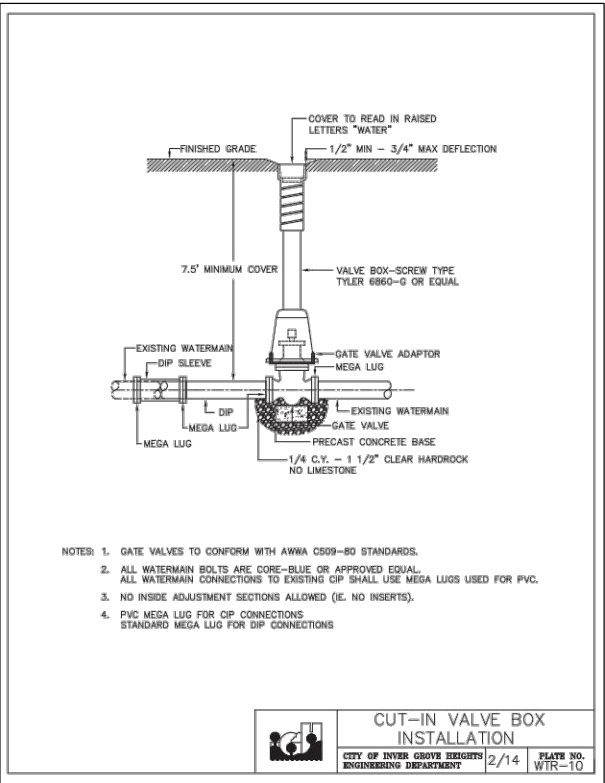
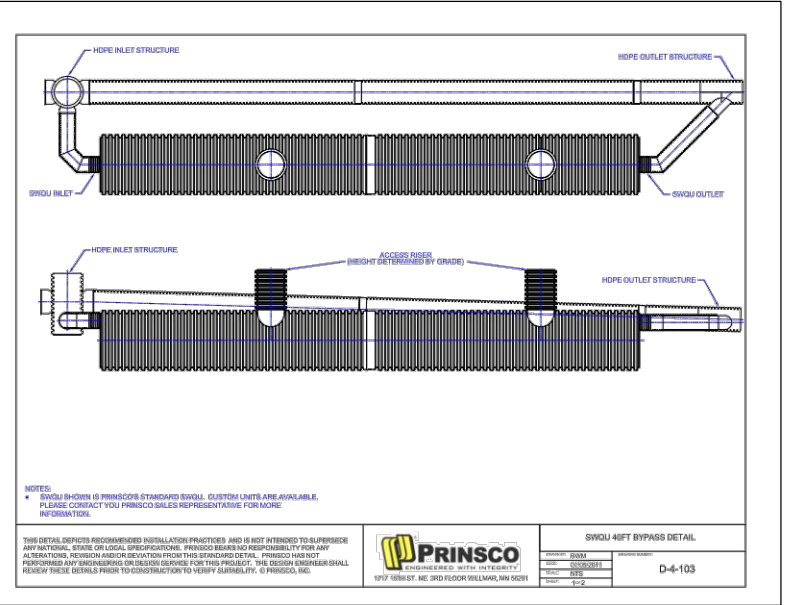
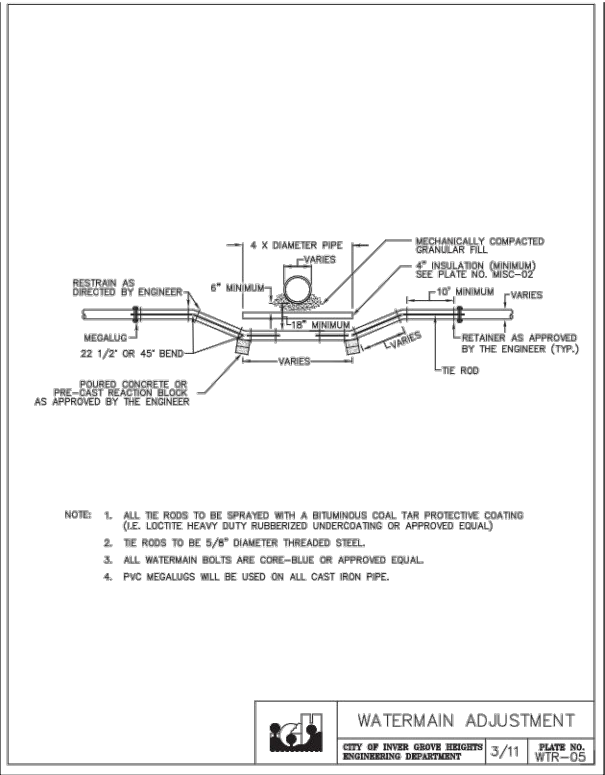
DESIGNED **MRW**
DRAWN **ADB**
CHECKED **MRW**

REVISED BY DATE
PRELIMINARY ADB 7/23/2020
RESUBMITTAL ADB 8/24/2020
RESUBMITTAL ADB 9/11/2020

CITY OF INVER GROVE HEIGHTS-DAKOTA COUNTY

THE CROSSINGS AT INVER WOODS
STANDARD PLATES
SHEET 8 OF 12 SHEETS





PRELIMINARY

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DATE _____ REG. NO. 42736

DATE: 5/21/2020
Prepared For:
TITAN LAND LLC
19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047

FILE NO.: 20-116 BASE

G³
G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923

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DESIGNED MRW
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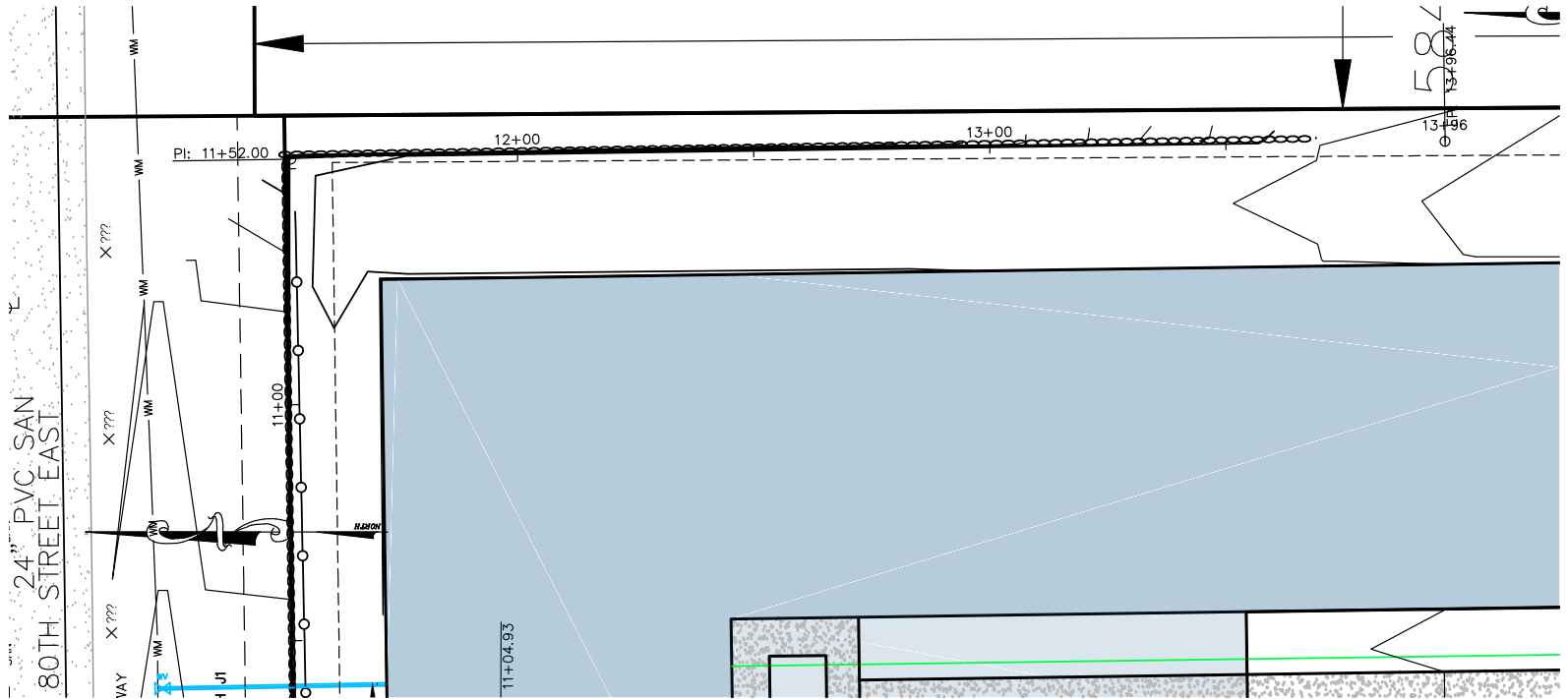
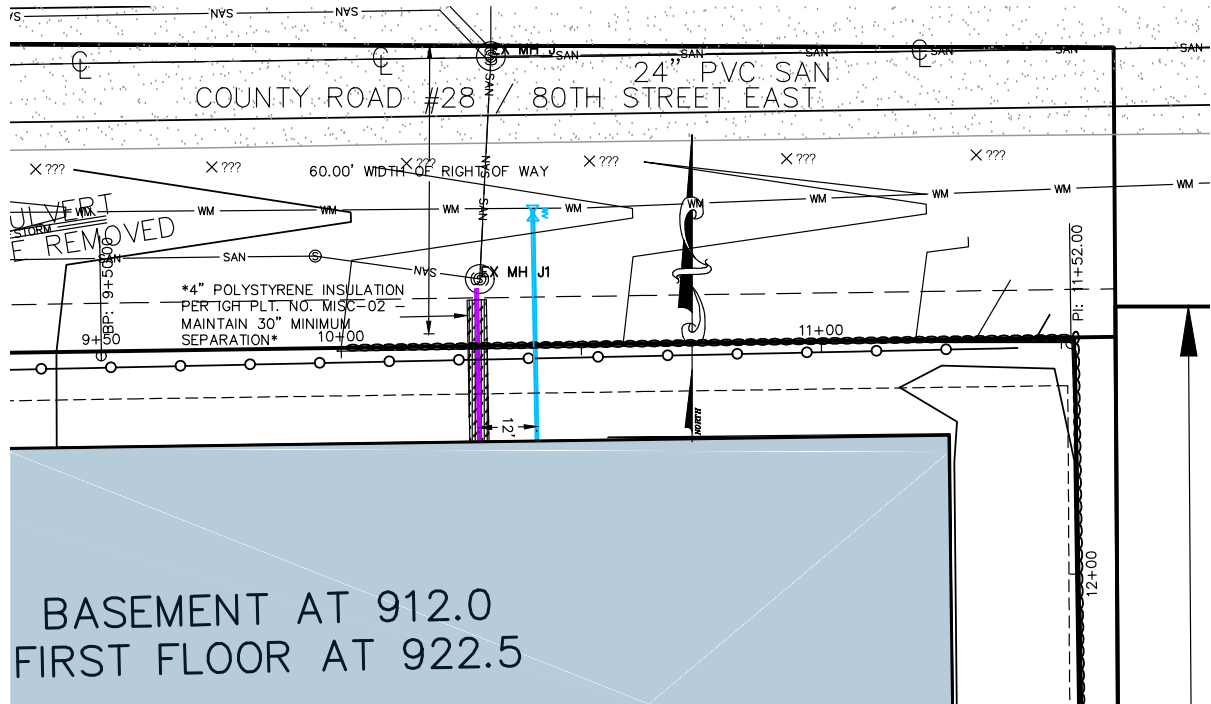
CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

BENCHMARK:

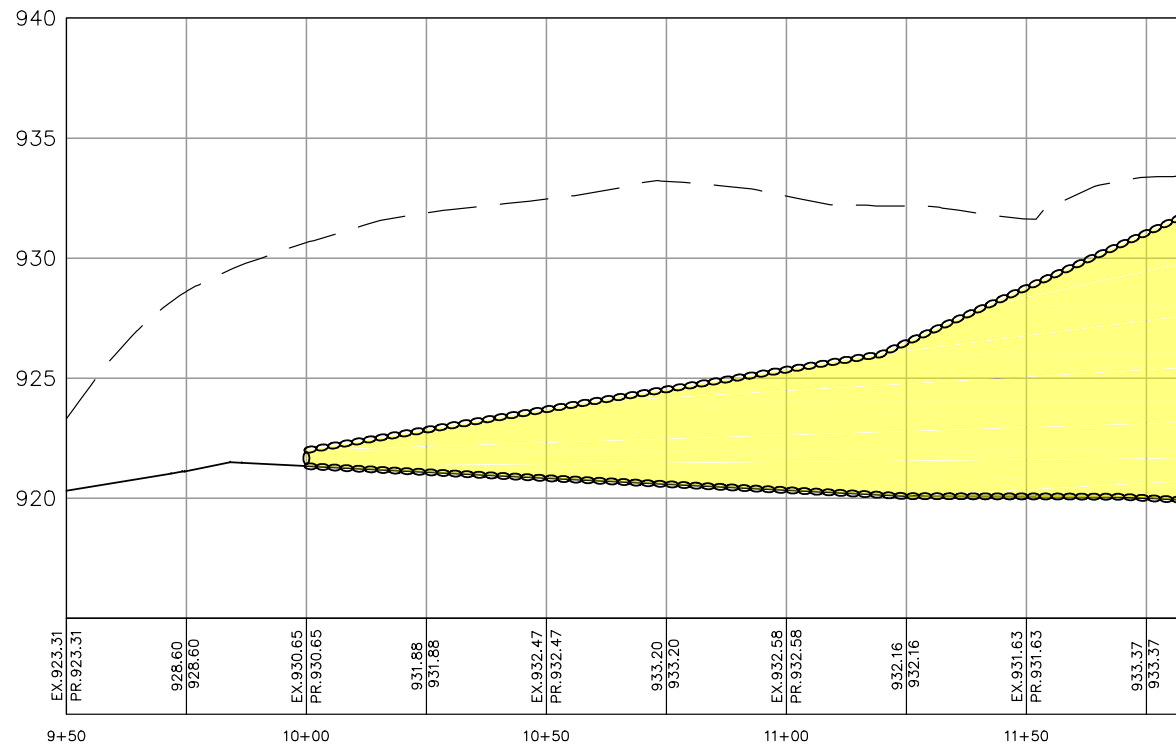
THE CROSSINGS AT INVER WOODS
STANDARD PLATES

SHEET 10
OF 12 SHEETS

WARNING
BEFORE DIGGING CALL GOPHER
STATE ONE CALL FOR LOCATIONS.
DIAL 1-800-252-1166
REQUIRED BY LAW

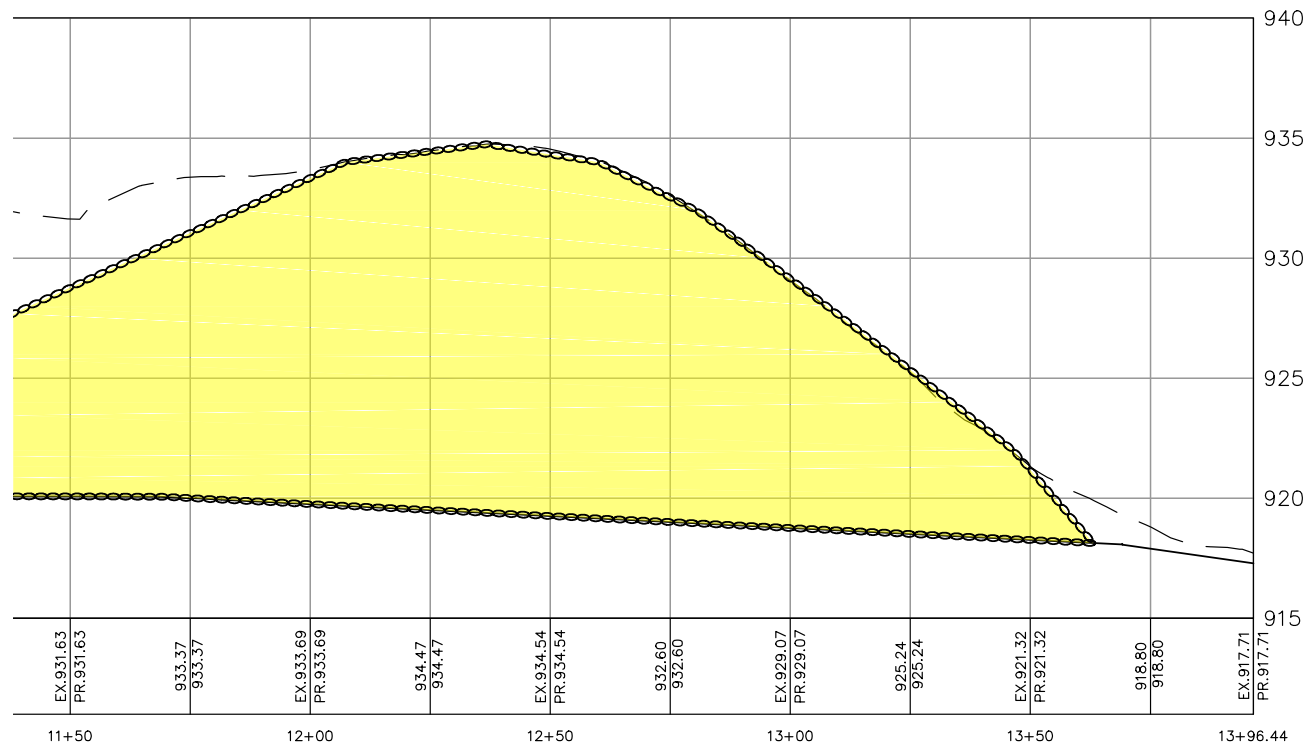
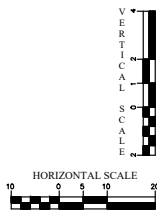


RETAINING WALL
Align: RETAINING WALL



PRELIMINARY

RETAINING WALL
Align: RETAINING WALL



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REG. NO. 42736

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Prepared For:
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MARINE ON ST CROIX, MN 55047
FILE NO.: 20-116 BASE

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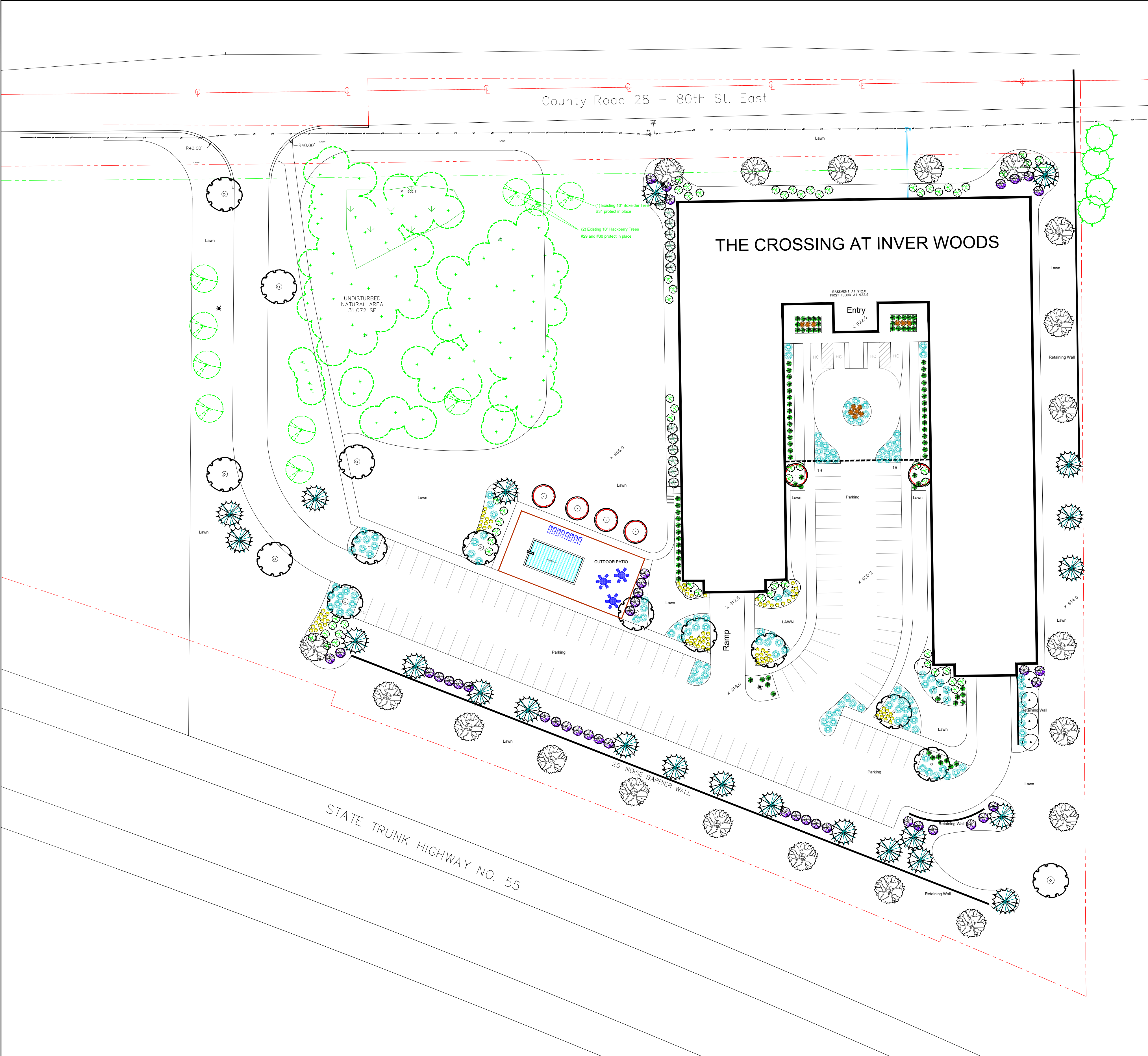
REVISED	BY	DATE
PRELIMINARY	ADB	8/3/2020
RESUBMITTAL	ADB	8/24/2020
RESUBMITTAL	ADB	9/11/2020

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

BENCHMARK:

THE CROSSINGS AT INVER WOODS
RETAINING WALL PLAN & PROFILE

SHEET 11
OF 12 SHEETS



Material List

Symbol	Plant Name	Latin Name	Size	Number
	Existing Trees (Protect in place)			3
	New Trees			
	Red Maple (Native Blvd Tree)	Acer rubrum 'Autumn Radiance'	2.5" Dia	12
	Princeton Elm	Ulmus americana 'Princeton'	2.5" Dia	20
	Matador Maple	Acer x freemanii 'Bailston'	2.5" Dia	6
	Japanese Lilac (Ornamental Tree)	Syringa reticulata 'Ivory Silk'	2" Dia	9
	Black Hills Spruce (Native Conifer Tree)	Picea glauca densata	10' tall	22

Total number of Trees 110			
New Shrubs			
	Broadmoor Juniper (Evergreen Shrub)	Juniperus sabina 'Broadmoor'	#3 101
	Viburnum 'Blue Muffin'	Physocarpus opulifolius 'Monio'	#3 40
	Bridal Weath Spirea (Decid. Shrub)	Spirea x vanhouttei 'Renaissance'	#3 13
	Spirea Golden (Decid Shrub)	Spirea x 'Goldmound'	#2 83
Total number of Shrubs 237			
	Grass- Fountain Grass	Miscanthus sinensis 'Purpurescens'	#1 12
	Grass - Eldorado Feather Reed Grass	Calamagrostis acutiflora 'Eldorado'	#1 74

- 4" average depth supplemental topsoil over all planting areas (utilize existing on site)
- 1 1/2" Buff Limestone Landscape Rock (sub-fabric around plants/poly where no plants)
- Dark Brown Cocco Wood Mulch (4' tree circle each tree in lawn)
- Vinyl Edging around all landscape beds (none around trees in lawn)

Tree Mitigation		
One Tree for every 1,000 sf. 150,000 gross sq feet requires	150 trees	
One Tree for every 10 parking spaces 126 spaces requires	13 trees	
Total number of trees required		163 trees
2 trees for each Ornamental tree 16 trees equal 8 overstory trees	8 trees	
1 tree for each 6 shrubs 240 shrubs equal	40 trees	
Overstory Deciduous and Evergreen Trees per plan	115 trees	
Total number of trees included in landscape plan		163 trees



1"=40'

Developer : Titan Land LLC
K.Peter Salland, Esq.
19356 Meadowridge Trail N., Marine Mn. 55047
Cell: 651-245-7222
Office 651-433-0155
Peterstalland@hotmail.com

Engineering:
G-Cubed Inc.
285 Westview Dr. West St. Paul, MN 55118
796-300-1213
Daniel Tilsen, Lead Design Project Manager
651-283-7546
dtilsen@gmail.com
Geoffrey G. Griffin, Surveyor
507-867-1666, ex 102
geoffg@ggg.to
Mark Welch, Engineer
507-867-1666 ex 105
markw@ggg.to



Site Planning and Landscape Design:
Jeff Weber - Landscape Designer MNLA ASLA
9665 Howard Lake Dr. NE. Forest Lake, MN 55025
651-260-6206
jgw1@comcast.net

I hereby certify that this plan, specification, or report was prepared by me or under supervision and I am duly licensed Professional

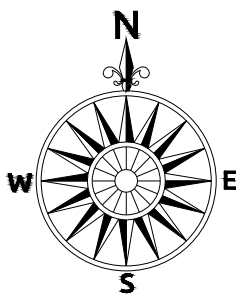
Designed : Jeff Weber
Drawn : Jeff Weber

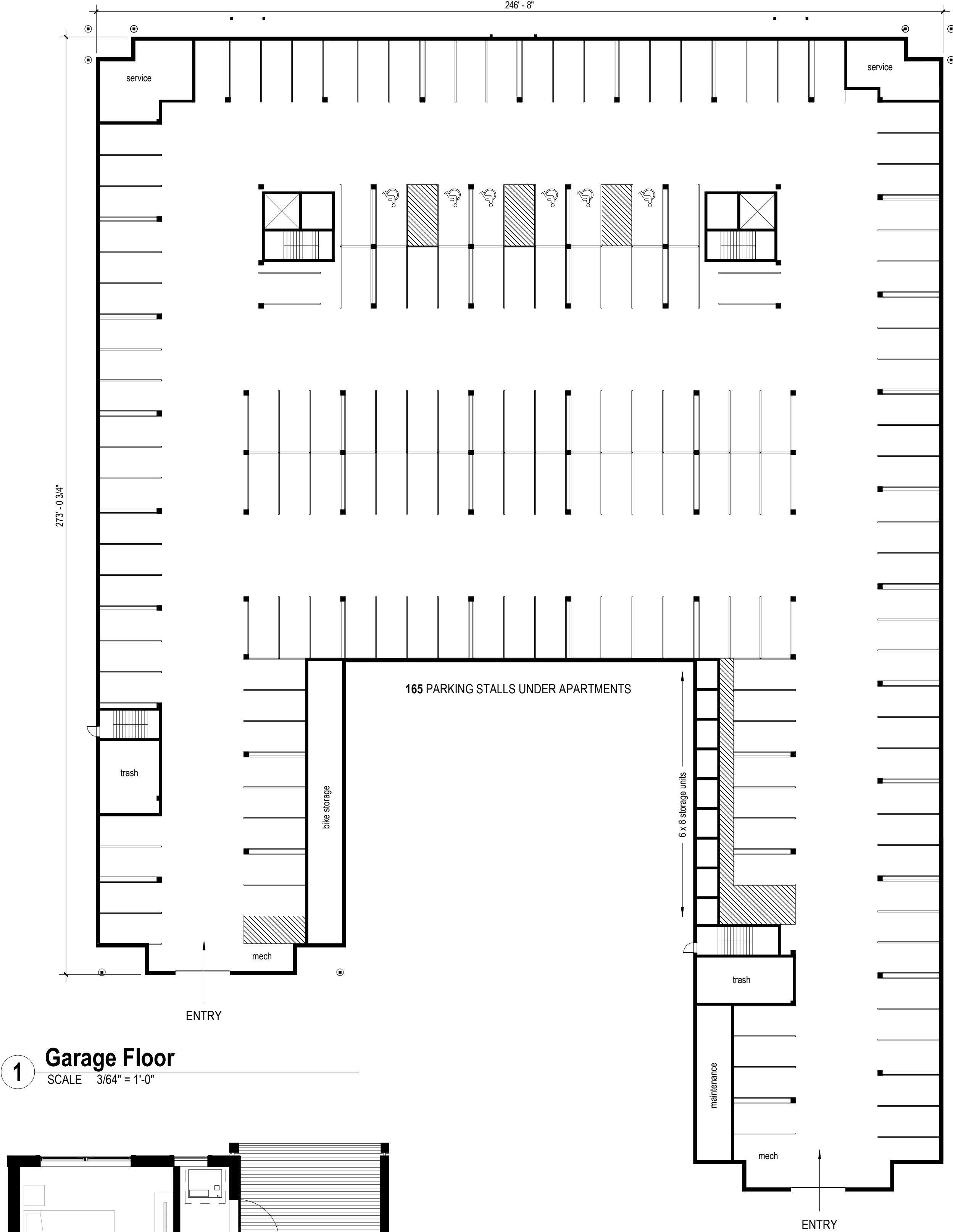
Revised	By	Date
add 3 existing trees to keep	Jeff Weber	25 Sept 2020

Latest Revision : 25 Sept 2020
by me or under supervision and I am duly licensed Professional

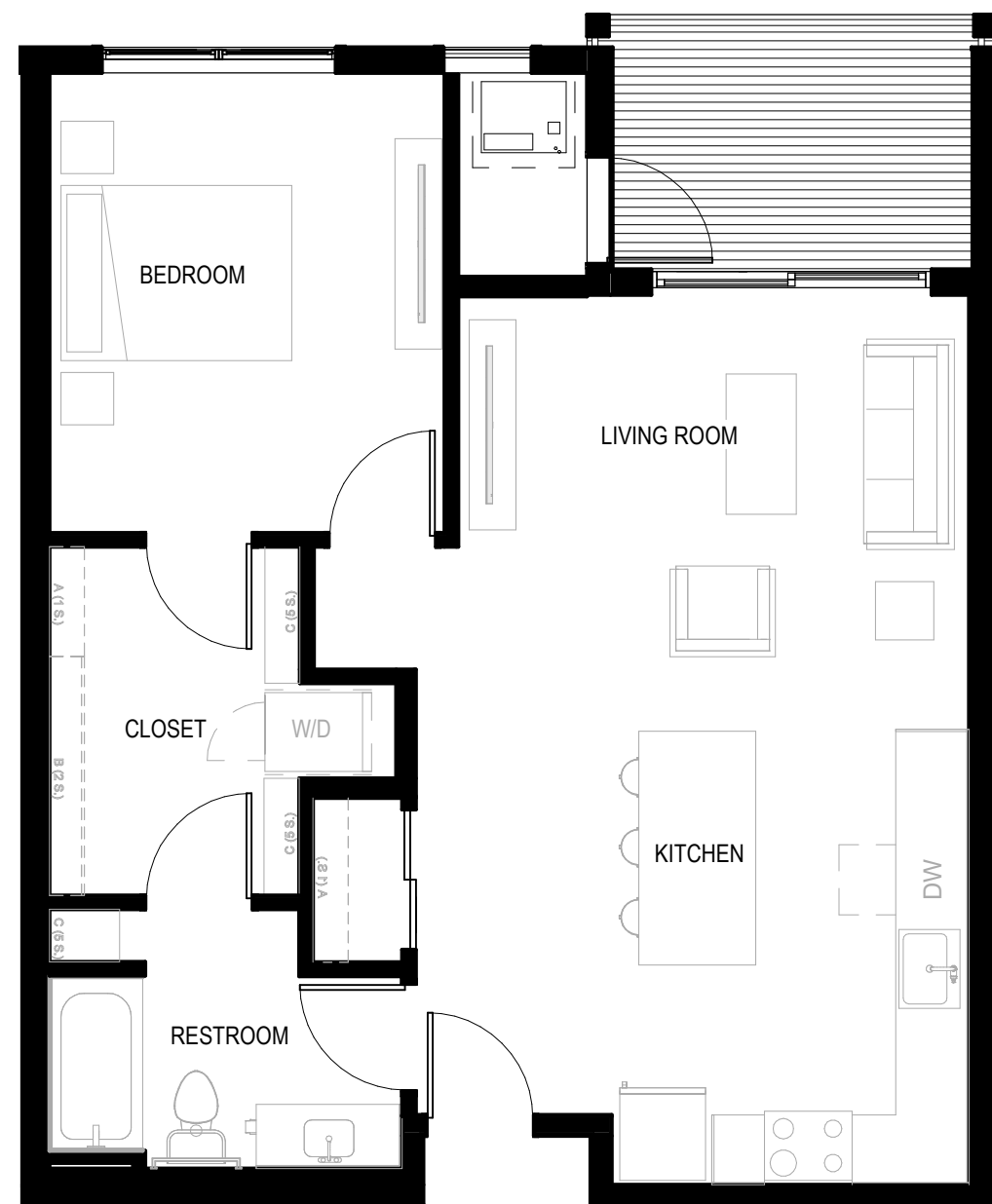
Prepared For : Peter Stalland

THE CROSSING AT INVER WOODS
APARTMENTS
PRELIMINARY LANDSCAPE PLAN
1462 80TH STREET EAST , INVER GROVE HGHTS
DAKOTA COUNTY, MINNESOTA





1 **Garage Floor**
SCALE 3/64" = 1'-0"



3 **Typical Unit (1 Bedroom)**
SCALE 3/16" = 1'-0"

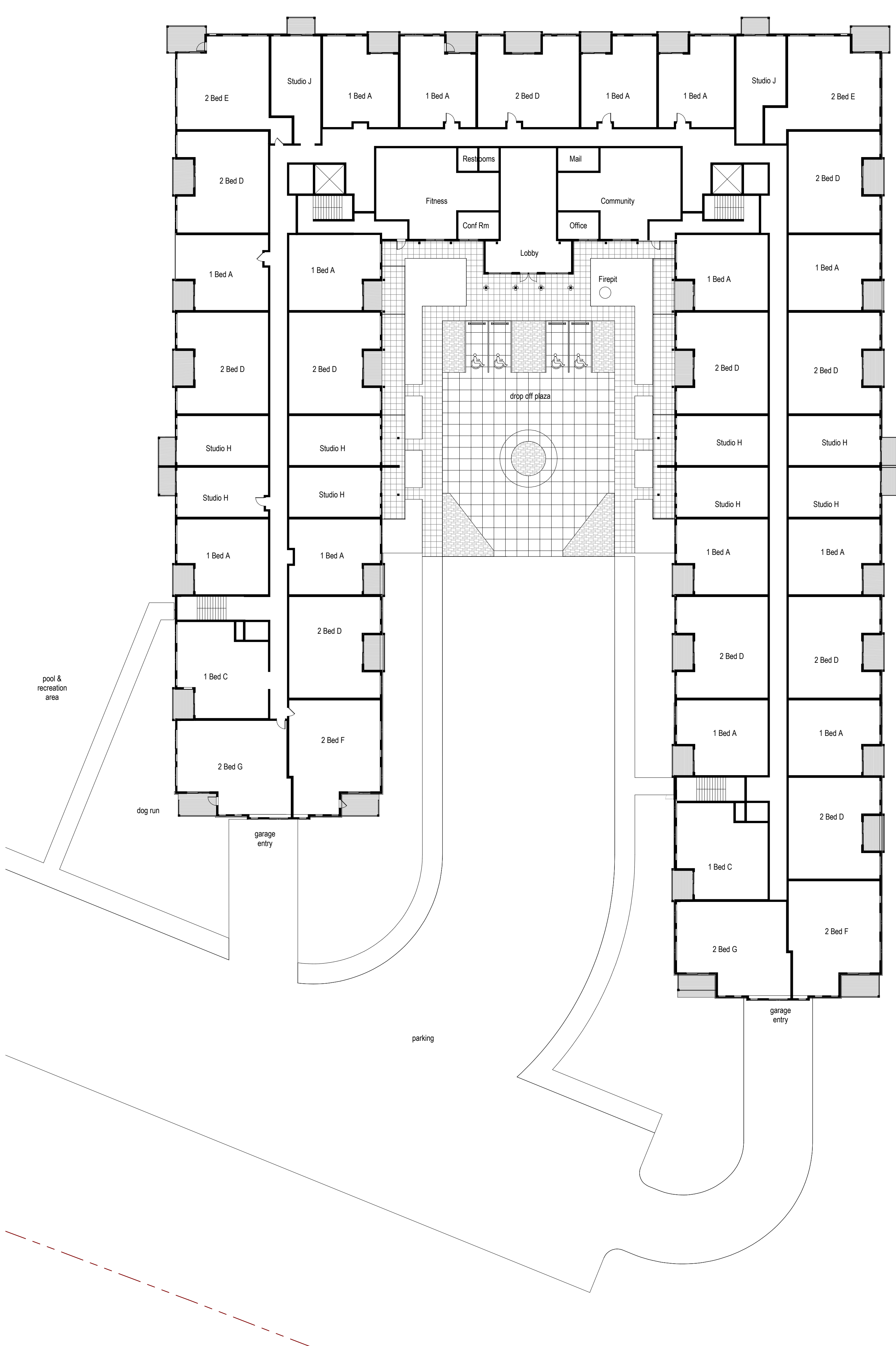
APARTMENT AREA BY FLOOR		
-1 LEVEL		62130 SF
1 LEVEL		49017 SF
2 LEVEL		48172 SF
3 LEVEL		48392 SF
4 LEVEL		16246 SF
TOTAL		223957 SF

F.A.R. SITE AREA 420,124 SF		
Gross Area Excluding Garages	F.A.R.	
219377 SF	0.52	

PARKING	
Apartment Garage Stalls	165
TOTAL PARKING	165

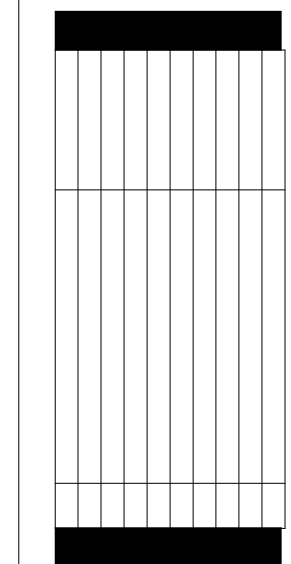
APARTMENT AREA BY USE		
Amenity	3680 SF	2.3%
Circulation	16561 SF	10.2%
Leasable Residential	136302 SF	84.2%
Trash	500 SF	0.3%
Utilities	911 SF	0.6%
Vertical Circulation	3874 SF	2.4%
TOTAL (w/o GARAGE)	161827 SF	100.0%

APARTMENT UNITS		
54	1 Bed A	816 SF
4	1 Bed B	996 SF
6	1 Bed C	973 SF
36	2 Bed D	1102 SF
3	2 Bed E	1122 SF
1	2 Bed E	1123 SF
4	2 Bed E	1151 SF
6	2 Bed F	1210 SF
6	2 Bed G	1247 SF
24	Studio H	589 SF
4	Studio J	585 SF
1	Studio J	613 SF
3	Studio J	614 SF
Total: 152		



4 **First Floor**
SCALE 3/64" = 1'-0"

The Crossings at Inver Woods
1462 80th St E
Inver Grove Heights, Minnesota

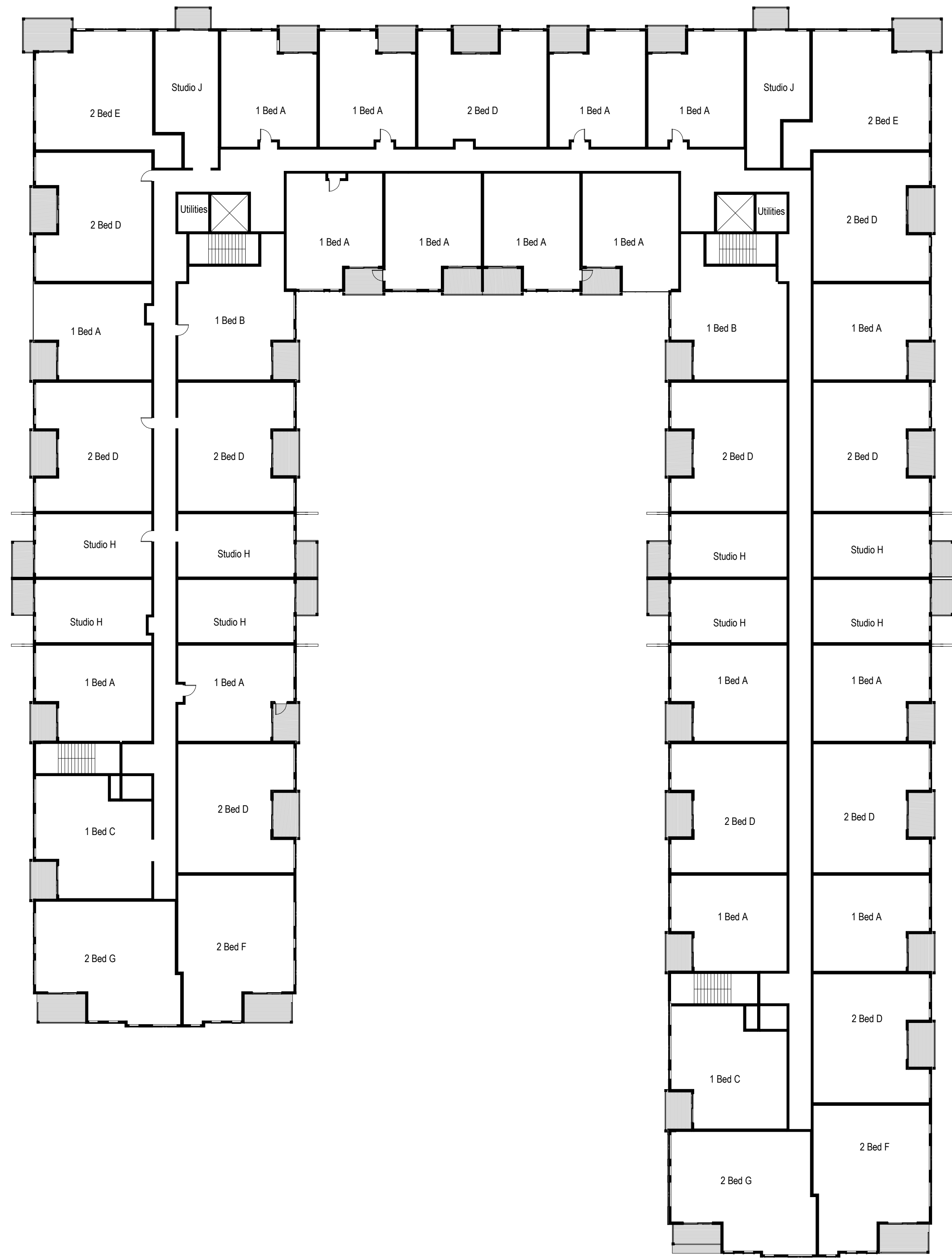


NOT FOR CONSTRUCTION

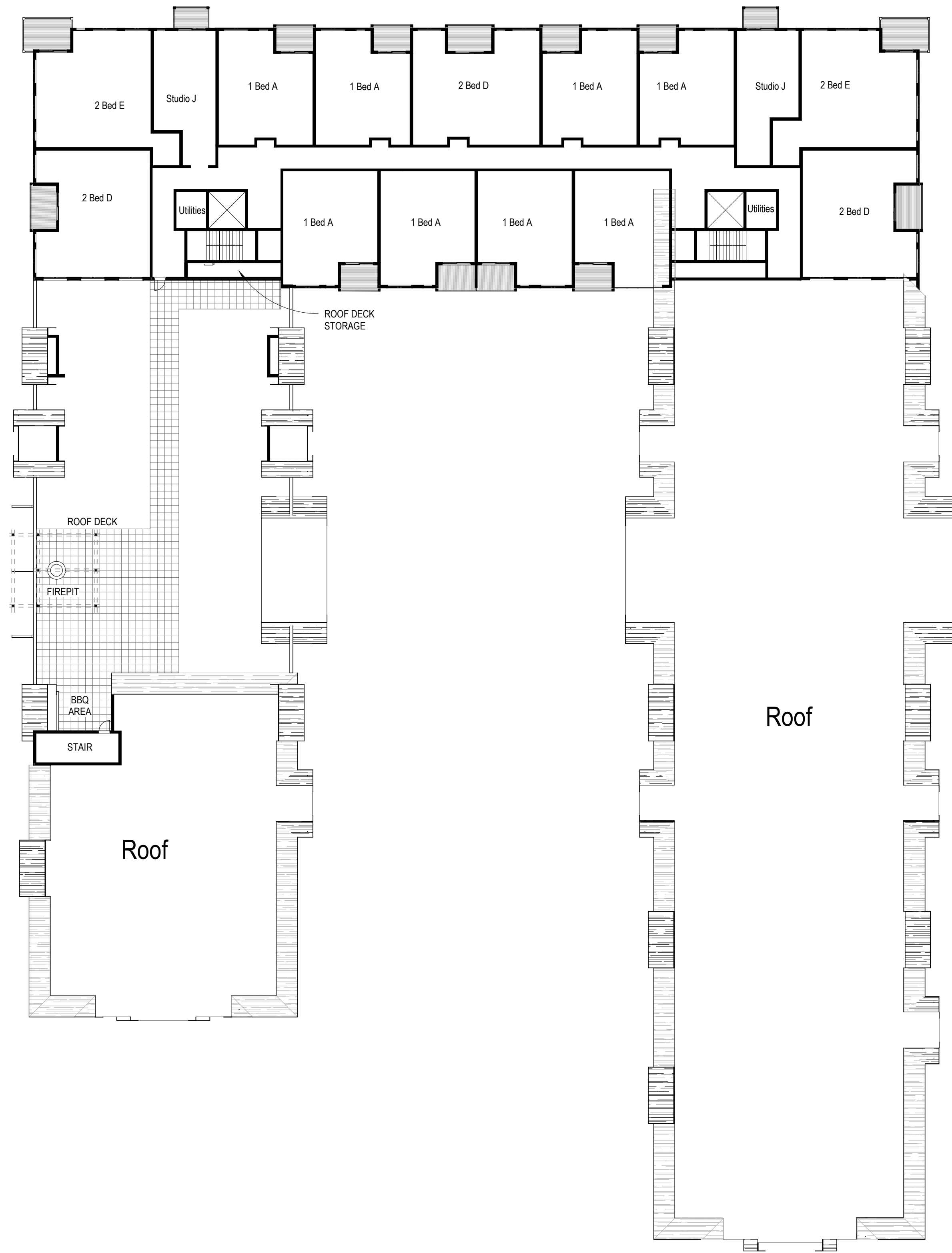
Date	09/11/20
Project Architect	JEH
Project Number	20029

FLOOR PLANS
- APTS

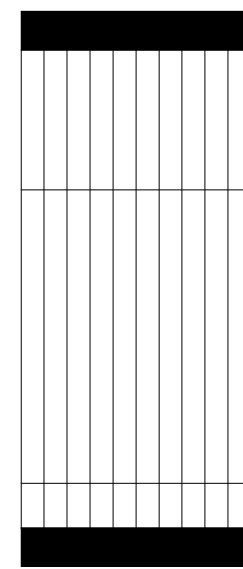
X01



1 Second & Third Floor (Typ.)
SCALE 3/64" = 1'-0"



2 Fourth Floor
SCALE 3/64" = 1'-0"



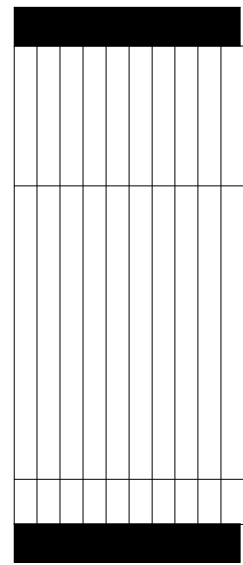
NOT FOR CONSTRUCTION

Date	09/11/20
Project Architect	Checker
Project Number	20029

FLOOR PLANS
- APTS

X02

The Crossings at Inver Woods
1462 80th St E
Inver Grove Heights, Minnesota



NOT FOR CONSTRUCTION

Date	09/11/20
Project Architect	Checker
Project Number	20029
EXTERIOR ELEVATIONS - APTS	
X10	

MATERIALS	PERCENTAGES
COMPOSITE BOARD	2265 SF (24%)
ALUMINUM PANEL	2246 SF (23%)
LAP SIDING	3063 SF (32%)
MASONRY	2065 SF (21%)

COMPOSITE LAP SIDING

ALUMINUM PANEL, WOOD TEXTURED

COMPOSITE BOARD & BATTEN PANELING

MASONRY BASE

ROOF BRG
42' - 0"

4 LEVEL
33' - 0"

3 LEVEL
22' - 0"

2 LEVEL
11' - 0"

1 LEVEL
0"

-1 LEVEL
-10' - 0"

2 South Elevation
SCALE 3/32" = 1'-0"

MATERIALS	PERCENTAGES
COMPOSITE BOARD	2791 SF (37%)
ALUMINUM PANEL	3380 SF (44%)
LAP SIDING	1326 SF (17%)
MASONRY	131 SF (2%)

COMPOSITE BOARD & BATTEN PANELING

ALUMINUM PANEL, WOOD TEXTURED

ROOF BRG
42' - 0"

COMPOSITE LAP SIDING

MASONRY BASE

4 LEVEL
33' - 0"

3 LEVEL
22' - 0"

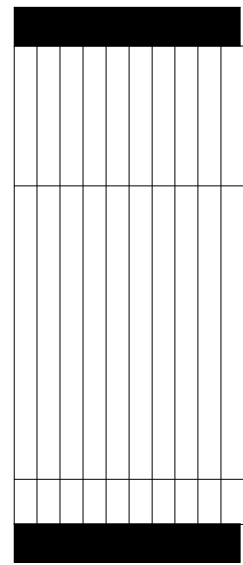
2 LEVEL
11' - 0"

1 LEVEL
0"

-1 LEVEL
-10' - 0"

1 North Elevation
SCALE 3/32" = 1'-0"

The Crossings at Inver Woods
1462 80th St E
Inver Grove Heights, Minnesota



NOT FOR CONSTRUCTION

Date	09/11/20
Project Architect	Checker
Project Number	20029
EXTERIOR ELEVATIONS - APTS	
X11	

MATERIALS	PERCENTAGES
COMPOSITE BOARD PANELING	5858 SF (39%)
ALUMINUM PANEL	252 SF (1%)
LAP SIDING	5647 SF (38%)
MASONRY	3278 SF (22%)



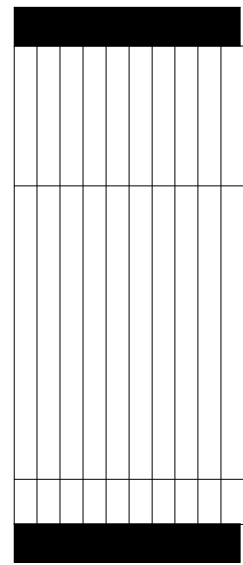
2 West Elevation
SCALE 3/32" = 1'-0"

MATERIALS	PERCENTAGES
COMPOSITE BOARD	3172 SF (43%)
ALUMINUM PANEL	30 SF (1%)
LAP SIDING	3659 SF (50%)
MASONRY	434 SF (6%)



1 Inside Courtyard Elevation (West Leg)
SCALE 3/32" = 1'-0"

The Crossings at Inver Woods
1462 80th St E
Inver Grove Heights, Minnesota



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EXTERIOR
ELEVATIONS -
APTS

X12

MATERIALS	PERCENTAGES
COMPOSITE BOARD	6220 SF (46%)
ALUMINUM PANEL	231 SF (2%)
LAP SIDING	5360 SF (39%)
MASONRY	1758 SF (13%)



1 East Elevation
SCALE 3/32" = 1'-0"

MATERIALS	PERCENTAGES
COMPOSITE BOARD	4325 SF (44%)
ALUMINUM PANEL	35 SF (1%)
LAP SIDING	4306 SF (44%)
MASONRY	1097 SF (11%)



2 Inside Courtyard Elevation (East Leg)
SCALE 3/32" = 1'-0"