

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
WEDNESDAY, NOVEMBER 4, 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@ighmn.gov). Comments received prior to 4:00 p.m. on Tuesday, November 3, 2020, will be provided to the Planning Commission before the November 4, 2020 meeting.

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR OCTOBER 6, 2020 AND OCTOBER 20, 2020.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 BUILDER LOT GROUP – RUBY READOWS - CASE NO. 20-28SZP

Consider the following requests for the property located at:

- a) A comprehensive plan amendment to change the land use from MDR, Medium-density Residential to LMDR, Low-Medium Density Residential

Planning Commission Action _____

- b) A rezoning of the property from R-3C, multiple-family to R-2/PUD Planned Unit Development

Planning Commission Action _____

- c) A preliminary and final plat for a 6-lot, one outlot residential subdivision to be known as Ruby Meadows

Planning Commission Action _____

- d) A variance from the minimum lot size requirements for a PUD

Planning Commission Action _____

- e) Vacation of the drainage and utility easements for the existing plat of Gates Addition

Planning Commission Action _____

3.02 TITAN LAND – CASE NO. 20-35PUD

Consider the Final Plat and Final PUD Development Approval for The Crossings at Inver Woods located at 1462 80th Street.

Planning Commission Action _____

4. OTHER BUSINESS

4.01 CITY OF INVER GROVE HEIGHTS – CASE NO. 20-41X

Review of Capital Expenditure associated with trunk utility extensions for consistency with the comprehensive plan.

Planning Commission Action _____

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

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 6, 2020 – 7:00 p.m.

****REMOTE MEETING****

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Joan Robertson
Elizabeth Niemioja
Annette Maggi
Brett Kramer
Dennis Wippermann
Pat Simon
Scott Clancy
Jonathan Weber
Kate Challeen

Commissioners Absent:

Others Present: Allan Hunting, City Planner
Heather Botten, Associate Planner
Heather Rand, Community Development Director

APPROVAL OF MINUTES

The minutes from the September 15, 2020 Planning Commission meeting were not yet available.

WATERMARK PROPERTIES – CASE NO. 20-27PUD (tabled from 9/15/2020)

Opening of Public Hearing (continued)

Allan Hunting, City Planner, summarized the updates to his report. The applicant is proposing a preliminary plat and preliminary PUD for 120 detached rental homes and a future apartment building. The Parks Director has determined that Outlot G will not function well for a park due to the severe topography. Outlot G will therefore go back to preserved private undisturbed open space. The applicant has provided a public street stub to the property to the east. Staff received comments from both the County and MNDOT; their comments relate primarily to noise and trail connections. He contacted the County Transportation Department and was told that the traffic projections east of Highway 3 on 70th Street will likely be lower than originally planned so it may just become a three-lane roadway, with construction beginning no earlier than 2023. The volumes generated with this project would be within normal limits on a county road. Engineering is requiring some changes to the Allen Way/70th Street intersection. More details will be identified in the final engineering comments. Staff recommends approval of the request with the conditions listed in the report.

Commissioner Robertson asked if staff was comfortable with this development having only one access in and out.

Mr. Hunting replied that in addition to the one collector road going in, there will also be an emergency access. In the future there may be additional access once there is development to the north or east.

Chair Maggi asked where the emergency exit would be accessed.

Mr. Hunting replied it would be accessed via 70th Street and would have bollards preventing access by anything other than emergency vehicles.

Commissioner Simon asked if it was normal for Commissioners not to have detailed information at this time about the proposed apartment building.

Mr. Hunting stated at this time it is shown as a plan concept. When the apartment project actually comes in it would likely have to come back before the Planning Commission with modifications.

Commissioner Simon asked what phase that would be.

Mr. Hunting replied that the applicant could better respond to their timing of projects.

Commissioner Simon noted that some of the plan dates on Page 9 of the report listed the wrong dates.

Mr. Hunting noted the changes and advised he would change them to 9/25/2020.

Commissioner Simon asked if they planned to replace the clubhouse parking that was lost in order to construct the road to the east.

Mr. Hunting suggested the applicant address this question.

Commissioner Wippermann asked if staff could address the questions raised by the Housing Committee.

Chair Maggi stated the first question asked by the Housing Committee was what mechanisms the city would use to require the construction of the apartments as part of this development. as they have a concern that the townhomes may become owner-occupied and thus create a 'not in my backyard' pressure to forego the apartment building development.

Mr. Hunting advised that the city cannot force the developer to build the apartment building.

Chair Maggi advised that the Housing Committee also asked if the city could require that the townhomes remain rentals for a certain amount of time.

Mr. Hunting replied that he would have to check with the City Attorney on that question.

Chair Maggi noted that the third question was already asked by Commissioner Simon and the fourth question was if there were any affordable or workforce units included in the project.

Mr. Hunting replied his understanding was there were not.

Commissioner Challeen asked whether the fire marshal's recommendations were reflected in the conditions of approval.

Mr. Hunting replied in the affirmative.

Tom Kaldunski, City Engineer, advised that the fire marshal's comments were reflected in the engineering requirements as well.

Chair Maggi asked what condition that was.

Mr. Hunting replied Condition No. 7.

Commissioner Challeen asked for clarification that the fire marshal's changes would need to be included in the final plan set.

Mr. Hunting replied in the affirmative.

Chair Maggi noted that Lots 5 and 6 appeared to be in the pipeline right-of-way.

Mr. Hunting stated they would have to get confirmation from the applicant as to what the pipeline company would allow.

Commissioner Weber stated he did not see any notations about fencing or height on the retaining walls.

Mr. Kaldunski stated the tallest walls are by Wetland 1 and on the back side of Block 1, Lots 6-14.

Steve Dodge, Assistant Engineer, pointed out where the various retaining walls were being proposed throughout the development, stating there were significant elevation challenges in this development, and quite a few retaining wall mechanisms were incorporated to accommodate for that.

Commissioner Weber stated the developer addressed retaining walls over 48 inches requiring fencing at the last meeting, but he did not see any notations on the plan regarding that.

Mr. Dodge stated that engineering would verify all required fencing along public roads and right-of-way; Mr. Hunting would have to speak to fencing on private property.

Ian Peterson, representing Watermark Properties, stated that on Page 10 of the plan set there is a note stating that safety railings are required above any retaining wall greater than 4 feet in height. In addition to that the engineering memo from Mr. Kaldunski notes that any retaining walls over that height would require not only a building permit but a minimum four-foot safety railing on top of it as well.

Commissioner Weber thanked Mr. Peterson, stating that page of the plan set was not included in their packet.

Mr. Kaldunski stated typically the fence issue would be addressed as part of the building permit process.

Mr. Peterson advised they met with staff and the County since the last meeting and provided the road connection to the east. They worked with the fire marshal and provided a 20-foot fire access with a bollard placement along 70th Street. Regarding Commissioner Simon's question regarding the apartment building, it has been ghost platted and would be Phase 3 of this development.

Mark Welch, G-Cubed Engineering, asked Mr. Peterson to address clubhouse parking.

Mr. Peterson stated they may reconfigure the site to provide some parking for the clubhouse; however, they try to encourage pedestrian movement and did not provide parking at their Woodbury or Plymouth clubhouses.

Commissioner Simon asked if the private road to the east would be widened any more than it was on Map 7.

Mr. Peterson stated they are providing a 50-foot right-of-way and a 28-foot-wide street for that section.

Commissioner Kramer asked if Watermark planned to develop this site themselves or sell the apartment building parcel to another developer.

Mr. Peterson replied that their preference would be to sell the site to an end user; however, they may build the apartment building themselves.

Commissioner Challeen noted that there is a lot of buzz in the community about the eight-foot separation between structures and asked how residents in their other locations typically use that limited space between dwellings.

Mr. Peterson stated sometimes they put in a side patio with a cross use easement, while other times they have put in six feet of grass with one foot of landscape rock against the side of the homes. By essentially pulling a row townhome apart it allows each dwelling to have their own four walls and thereby avoid the noise, smell, etc. associated with an attached product.

Commissioner Challeen questioned whether people would be looking out a window at another window.

Mr. Peterson replied that typically they put higher windows on one side such that you are not looking down at your neighbor. They also put bedrooms on the second floor and living space on the first.

Commissioner Niemioja noted that Mr. Peterson was using the term homeowner versus renter.

Mr. Peterson apologized for using the term homeowner, stating they do not plan to sell these units off as individual homes and he should have used the term renter instead. Their intent is to rent these units.

Commissioner Simon asked for the names and locations of similar projects being built in the Twin Cities on 30- and 50-foot lots.

Mr. Peterson replied that Donegal South in Maple Grove were 20-foot-wide homes on 28 foot lots with 8 feet between buildings. Another similar project was called Riverside in Anoka.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi stated that most of their questions from the last meeting have been addressed. Her only concern is the potential for these homes to be sold and the new owners requesting adjustments after approving the variance from setback.

Commissioner Weber advised that he visited the developer's Donegal subdivision in Maple Grove and was impressed. He thinks it will be a great addition to the area. His only concern would be the higher retaining walls, but he would be comfortable moving this forward.

Chair Maggi asked if he would support adding a condition around the fencing.

Commissioner Weber agreed with adding that as a condition just to be safe.

Commissioner Niemioja stated it was helpful to get the Housing Committee's thoughts on this project and to know that they desired rental units in the community. She believes this type of rental is needed and is common in other parts of the country. She is concerned as well about potential variances in the future if these become owner-occupied, but hopes the rental market will stay strong.

Commissioner Kramer stated his biggest hesitation was the proposed setback to the neighboring lots, but he thinks this multi-family rental product is lacking in the city and would bring in people who would support our businesses and be beneficial to the community. He wished it was possible to require the detached townhome units remain as rentals until such time that the apartment building is built. He supports the request.

Commissioner Challeen stated her preference would be that the Planning Commission could review each phase as this project develops.

Chair Maggi asked if the final plat would come before the Planning Commission.

Mr. Hunting replied the final plat would come before the Planning Commission. A Preliminary plat/PUD typically includes all phases of the project. The applicant may then choose to final plat the project in phases. The Planning Commission reviews a preliminary plat/PUD only once. If changes are made, the a revised preliminary plan would go back to Planning Commission for review.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Niemioja, to approve the request for a rezoning of the property to R-1C, Single-Family PUD, R-3B, Multiple-Family PUD and R-3C, Multiple-Family PUD, a preliminary plat for a 120-unit single-family villa development and a 100-150 unit apartment, for the property located at the NE corner of South Robert Trail and 70th Street, with the 18 conditions listed in the report and an additional condition to require that any wall over 48 inches have fencing where appropriate and that the previously noted plan date be changed to September 25, 2020.

Motion carried (9/0). This item goes to the City Council on October 12, 2020.

ADAM COLON – CASE NO. 20-30V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance from the rear yard setback to allow a porch addition 15 feet from the rear property line whereas 30 feet is required, for the property located at 10887 Alberton Way. 5 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is requesting a variance to construct a porch addition 15 feet from the rear property line whereas 30 feet is the required setback. The applicants would be removing an existing deck that is currently in that location, adding a porch a little larger than the footprint of the deck, and constructing a new deck off to the side. The property is unique in that it complies with the minimum lot size requirements but is very shallow. The house is built up to the front and rear setback lines. 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. Staff recommends approval of the request with the condition listed in the report. Staff did not hear from any of the abutting property owners.

Commissioner Robertson asked whether this house was surrounded by residential and what staff considered to be the practical difficulty.

Ms. Botten replied that there are single-family homes surrounding the property and staff based the practical difficulty on the shallowness of the lot, the existing layout of the house, and the fact that the addition would be over 50 feet away from any neighboring home.

Opening of Public Hearing

Adam Colon, 10887 Albertson Court, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the staff report.

Mr. Colon replied in the affirmative. He advised that their current deck was built with the home in 1998.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi stated the practical difficulty defined by staff seemed logical.

Commissioner Wippermann was concerned about the precedent that would be set with using a shallow yard as the practical difficulty. In addition to precedent, he was concerned about how significant the variance request was in asking for 50% of the setback.

Commissioner Robertson agreed that it would set a precedent, stating 'shallow' was a vague term that could be used by anyone wishing to add a significant amount of living space to their home. She also noted a typo in the report, stating that the applicant lived on Albertson **Court** rather than Albertson **Way** as stated in the notice.

Commissioner Niemioja stated she had concerns with precedent as well and noted that the lots just approved for Watermark could go from rental to owner-occupied and say they had shallow lots as well. She stated she supported the request, but was reluctant to use shallow lot as a practical difficulty.

Commissioner Simon stated she could not support the request with having a shallow lot being the practical difficulty.

Chair Maggi stated in the past they have considered topography as a practical difficulty and asked if commissioners considered the shape of a lot as different than topography,

Commissioner Simon stated for her it was different.

Commissioner Robertson stated she saw a significant difference between the depth of a lot and topography. She noted that earlier this year Commissioners approved a fence in a residential area where one of the primary concerns was that the homeowners would come back later asking for variances on their shallow lots. She was concerned that this would set a precedent for developments that have intentionally created shallow lots.

Commissioner Kramer suggested perhaps they use the existing conservation easement along the back of the property as part of the practical difficulty and asked for clarification of the easement.

Ms. Botten pointed out the conservation easement on the back of the property and noted that in

addition to that there is a rather large drainage and utility easement as well.

Commissioner Kramer suggested using those extenuating circumstances to get to a practical difficulty.

Chair Maggi asked Commissioner Kramer to attempt to define a practical difficulty.

Commissioner Kramer suggested building off staff's recommendation and including the shallowness of the lot, layout of the home, the addition being over 50 feet from the closest neighboring home, and because of the unique nature of having a conservation easement along the back lot line.

Commissioner Weber suggested excluding the shallowness of the lot and having the practical difficulty be the presence of a drainage and utility easement and conservation easement in the rear yard setback. He doubted many people would have those two easement issues in their back yard.

Ms. Botten noted that when reviewing building permits, she does not recall any other lots in which the house met both the front and back setback on a lot that complied with the R-1C lot size standards.

Commissioner Weber asked if a 30-foot setback would be required whether it was in the R-1C district or a PUD.

Ms. Botten replied in the affirmative.

Commissioner Weber asked if a shed could be 8 feet from the rear property line.

Ms. Botten replied that the standard setback for an accessory structure or deck would be 8 feet from the rear property line as long as it was out of those easements.

Commissioner Niemioja stated she would support a motion to approve if Ms. Botten's last point about the lot being compliant with the 12,000 square foot size minimum was included.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Kramer, to approve the request for a variance from the rear yard setback to allow a porch addition 15 feet from the rear property line whereas 30 feet is required, for the property located at 10887 Alberton Court, with the condition listed in the report and the practical difficulty being the uniqueness of the lot due to multiple easements and conforming with all other R-1C lot size requirements.

Motion carried (9/0). This item goes to City Council on October 12, 2020.

JOHN GROTKIN – CASE NO. 20-31CUP AND 20-32CUP

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment to modify the approved site plans for a new building location for the existing automobile and off highway vehicle sales lots, for the property located at 1055 – 50th Street. 11 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised

that this request involves the two properties located at 1055 and 1111 – 50th Street. Earlier this year Mauer Chevrolet received approval to construct a new building. After further design review, the owners would like to push the building further west which would require a property line adjustment and a conditional use permit amendment to the site plan for both properties. The boundary line adjustment can be done by an administrative subdivision which does not require any public review. They are proposing a new access point off of 50th Street to the new building. The request meets the general CUP criteria. Staff recommends approval of the request with the 14 conditions listed in the report. Staff did not hear from any of the abutting property owners.

Opening of Public Hearing

Jack Grotkin, RJ Ryan Construction, 1100 Mendota Heights Road, Mendota Heights, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Grotkin replied in the affirmative. He advised that once they laid out the proposed building, they decided to shift it west 50 feet, crossing the property line, since they own both properties. The building remains the same, just its location has changed.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner < to approve the request for a conditional use permit amendment to modify the approved site plans for a new building location for the existing automobile and off highway vehicle sales lots, for the property located at 1055 – 50th Street, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on October 12, 2020.

TITAN LAND – CASE NO. 20-24PUD

Reading of Public Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary plat for a one lot, one outlot subdivision, a preliminary PUD for a 152-unit apartment building and 30 townhome units, and a conditional use permit for a 152-unit apartment building and 30 townhome units, for the property located at 1462 – 80th Street. 11 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is requesting a preliminary plat and PUD for a 152-unit apartment building and a second phase of 30 townhome units. The development is designed to have its entrance and parking internal to the site, with the majority of the parking in the back facing the highway and the open space in the front. That design pushes the building closer to 80th Street. They are adding a larger setback from the highway and are proposing to construct a sound wall to help attenuate highway noise. They are asking for a couple flexibility requests, including allowing a front yard setback of 20 feet from the property line to the building. Typically, an arterial road would have a 50-foot setback. The building walls along 80th Street would be four stories high. They are also requesting flexibility to allow building coverage of 22.6% rather than 20%. Overall, their impervious surface is quite a bit under the allowed, so staff does not see an issue with that request. The preliminary plat 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. They are proposing one access onto 80th Street; the County is satisfied with that location. There will be some turn lane requirements and

Engineering has included comments about future trails on the north and south side of 80th Street. The building would be 55 feet tall at its highest point complying with the maximum allowed 70 feet. Staff recommends approval of the request with the conditions listed.

Commissioner Simon asked if the sidewalk on the south side of 80th Street would be located in the 20-foot grassy area between the building and the curb or in the right-of-way.

Mr. Hunting replied that they were still working those details out.

Commissioner Simon noted that the apartments on the first floor of the north side of the building were pretty much at ground level and she would have security concerns with living there.

Commissioner Robertson stated that while she understood Commissioner Simon's concern, most apartment complexes she was aware of had a similar design with first floor windows and/or patio doors.

Commissioner Simon noted that the first floor in this project would be only 20 feet off a major road.

Commissioner Robertson agreed with the concern about the building being so close to 80th Street and asked if the building could possibly be moved further south.

Mr. Hunting stated that the applicant could best address the design.

Opening of Public Hearing

Mark Welch, G-Cubed Engineering, 14070 Highway 52 SE, Chatfield, MN, advised he was representing Titan Land. Regarding the 20 foot setback question, Mr. Welch advised that they considered various configurations; however, this is the best location due to the geometry of the site, having to do a horseshoe shaped building, providing enough parking spaces, avoiding the drainage from the property to the east, and providing as much distance from Highway 55 as possible because of the traffic there. He noted that the 20-foot setback complies with the Northwest Area recommended setbacks as well. He added that there is over a 12-foot elevation drop from 80th Street which would help minimize the impact of 80th Street on the ground floor apartments. There will also be a retaining wall with a railing along the right-of-way and a path. Mr. Welch showed where the pathway would be located, stating it would have been extremely difficult to build within the 80th Street right-of-way because of the existing culvert, depression, and wooded area. Therefore, after working with Engineering staff, they have designed the path to go along the existing driveway, around the north side of the pool to the west side of the building, and then tie back into the 80th Street right-of-way where it will continue east to allow for future extension of the public trail when 80th Street is reconstructed.

Commissioner Weber asked the applicant to elaborate on the proposed 20-foot noise barrier wall.

Mr. Welch stated they are proposing to build a noise barrier wall to mitigate the significant traffic noise from Highway 55. They are working with an acoustical engineer to verify if a full 20 foot high wall is needed or if it can be shortened, and also to determine which windows would need additional glass panes to reduce the amount of noise transferring through from Highway 55.

Mary T'Kach, 7848 Babcock Trail, asked if the proposed townhomes could potentially be turned into apartments instead.

Mr. Welch replied that the townhome location would not have sufficient area for this type of apartment building.

Ms. T’Kach asked how many units would fit on that site.

Mr. Welch stated if this switched to apartments the site could likely handle a maximum of 30-40 units as they would be limited by the amount of parking that would be allowed. Outlot A is only 2.87 acres as opposed to Lot 1, Block 1 where the apartments are going, which is 6.3 acres.

Ms. T’Kach asked if there were limited hours that the rooftop patio would be open.

Mr. Welch replied that he had not had any discussions with the developer on a closing time; however, generally apartments do not allow noise after 10 PM.

Ms. T’Kach noted that there is a lot of housing development occurring in this area, as well as to the north and west, and she asked when the right time would be to have a conversation as a community about the cumulative traffic volumes along 80th Street, not just each individual development.

Chair Maggi noted that this question would be included in the meeting minutes that go to City Council.

Mr. Hunting stated the County has looked at this roadway and determined that the volumes are nowhere close to causing traffic issues. Perhaps they would study it further if an industrial project or something with high traffic counts came in.

Ms. T’Kach stated she was not opposed to the project; just wanted to express some concerns and questions.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Niemioja stated she appreciated Ms. T’Kach’s comments and agreed with taking a comprehensive look at traffic along 80th Street. She was not too concerned about noise being generated from the apartment building, especially with it being so close to the police station. She stated she liked the aesthetics of the plan, the parking design, and the location. Even though 20 feet seems too close to 80th Street, she appreciated Mr. Welch’s explanation about why that is and would be ready to move this forward.

Commissioner Robertson supported the request, stating it would bring vitality and activity to this area of the City and would bring new residents to support our retail.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Challeen, to approve the request for a preliminary plat for a one lot, one outlot subdivision, a preliminary PUD for a 152-unit apartment building and 30 townhome units, and a conditional use permit for a 152-unit apartment building and 30 townhome units, for the property located at 1462 – 80th Street, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on October 12, 2020.

OTHER

Commissioner Robertson asked when they would resume in-person Planning Commission meetings.

Mr. Hunting stated they will continue assessing it, but he believes the virtual meetings will continue for at least the next couple months.

Chair Maggi noted that part of the challenge is that there are nine commissioners which would make it difficult to stay six feet apart.

Mr. Hunting agreed, stating there are also staff and audience members who would be present.

The meeting was unanimously adjourned at 9:43 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 20, 2020 – 7:00 p.m.

****REMOTE MEETING****

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Joan Robertson
 Elizabeth Niemioja
 Annette Maggi
 Brett Kramer
 Dennis Wippermann
 Pat Simon
 Scott Clancy
 Jonathan Weber
 Kate Challeen

Commissioners Absent:

Others Present: Allan Hunting, City Planner
 Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the September 15, 2020 Planning Commission meeting were approved as submitted.

MARSDEN PROPERTIES – CASE NO. 20-34CUP

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment to modify the approved site plan to allow for a building addition for a contractor's yard, for the property located at 9601 Jefferson Trail. 13 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property is zoned I-1, Limited Industrial and consists of two parcels. The applicant is requesting a CUP amendment to add a 47' x 52' addition on the north side of the existing building. The request meets the general CUP criteria and the use is consistent with the comprehensive plan. Staff recommends approval of the request with the six conditions listed in the report. Staff did not hear from any neighboring property owners.

Opening of Public Hearing

Nick Marsden, 10267 – 102nd Court West, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the staff report.

Mr. Marsden replied in the affirmative. He advised that they are a growing company and are proposing to build the addition to store their materials and equipment. He stated they keep their property tidy and have not received complaints from neighbors.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Wippermann, to approve the request for a conditional use permit amendment to modify the approved site plan to allow for a building addition for a contractor's yard, for the property located at 9601 Jefferson Trail, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on October 26, 2020.

OTHER BUSINESS

Ms. Botten advised that the next Planning Commission meeting will take place on Wednesday, November 4 due to November 3 being Election Day.

The meeting was unanimously adjourned at 7:08 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING REPORT

CITY OF INVER GROVE HEIGHTS

HEARING DATE: November 4, 2020

CASE NO.: 20-28SZP

APPLICANT: Builder Lot Group

PROPERTY OWNER: Greater Metropolitan Housing Group

REQUEST: Development of a one-acre parcel

LOCATION: Southwest corner of Degrio Way

COMPREHENSIVE PLAN: MDR, Medium Density Residential

ZONING: R-3C, multi-family residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting a six-lot residential subdivision on a vacant 1.08 acre property located along Degrio Way, west of Concord Boulevard. The proposed residential development would be an infill development. The lot sizes would be the size of the building pads with overhang, roughly 1,900 square feet each. The type of product would be detached single-family units in a planned unit development. This type of product is called a detached townhome in some municipalities. In 2005, the property was platted into a seven-lot townhome development. At that time, the owner planned to sell the lots to a developer or builder for the construction of the townhome units. No permits were ever submitted for development.

In August 2020, the applicants held a remote neighborhood meeting regarding the proposed request; the neighbors that participated were in support of the request and appreciated having six detached units instead of the platted seven-unit townhome development.

The following specific applications are being requested:

- A comprehensive plan amendment to change the land use from MDR, Medium-density Residential to LMDR, Low-Medium Density Residential
- A rezoning of the property from R-3C, multiple-family to R-2/PUD Planned Unit Development
- A preliminary and final plat for a 6-lot, one outlot residential subdivision to be known as Ruby Meadows
- A variance from the minimum lot size requirements for a PUD
- Vacation of the drainage and utility easements for the existing plat of Gates Addition

EVALUATION OF THE REQUEST

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

- North - Multi-family residential; zoned R-3C, multi-family; guided MDR, Medium density residential
- East - Commercial; zoned B-3, General Business; guided MDR, Medium density residential
- West - Single family residential; zoned R-1,C single-family; guided LDR, Low density residential
- South - Single family residential; zoned R-1,C single-family; guided LDR, Low density residential

COMPREHENSIVE PLAN AMENDMENT

The property is currently guided MDR. When the existing plat was created in 2005 the category LMDR did not exist, this category was created with the 2010 comp plan update. Based on the current and proposed density the land use category LMDR is the most appropriate. The proposed development would be at 5.5 units an acre.

Medium Density Residential (MDR) *(8-12 residential units/net acre)*

Medium density residential accommodates somewhat higher residential densities ranging from 8 to 12 dwelling units per net acre. Uses in this classification include higher density townhome developments and apartments, all with full public utility service.

Low-Medium Density Residential (LMDR) *(4-8 residential units/net acre)*

The low-medium density residential category includes a combination of single family attached and single family detached housing that is generally at a greater density than traditional single-family housing in Inver Grove Heights. Density of the LMDR category ranges from 4 to 8 units per net acre.

REZONING

The site is currently zoned R-3C, multiple family. The R-3 zoning does not allow for single family detached units. A change to R-2/PUD zoning allows attached or detached units. This would be consistent with the proposed land use change and because of the location to a variety of land uses, does not appear to pose any unique characteristics that would be detrimental to the area.

Since the City Code does not provide any specific performance standards for or address a “detached townhome” type product, staff believes a R-2/PUD would be the best type of zoning for the proposed infill development.

PLAT REVIEW

Zoning and Comprehensive Plan Consistency. With approval of the requested comprehensive plan amendment and rezoning the proposed plat would be consistent with the zoning and comprehensive plan designations.

Lots & Blocks. The applicant is proposing a 6-lot single family home project that some jurisdictions would consider a detached townhome. Each lot would be on its own individual parcel and one common lot (Outlot A) which contains the driveways, parking and all perimeter and internal open space between the units. There are no minimum lot size or width requirements for a single-family home in the R-2 district.

Park Dedication. Park dedication on this plat will be cash in lieu of land. If approved, prior to release of the final plat for filing with Dakota County, a cash fee of \$2,850 per lot would be required ($2,850 \times 6 = \$17,100$).

PUD REQUIREMENTS/SITE PLAN REVIEW.

Minimum Area of 10 Acres. A minimum area of 10 acres is required for a PUD development, unless the applicant can show that the minimum lot area requirement should be waived “because a planned unit development is in the public interest” and “unusual physical features of the property itself or of the surrounding neighborhood are such that development under the standard provisions of the normal district would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community” or “the property is adjacent to or across the street from property which has been developed under the provisions of this article and will contribute to the amenities of the neighborhood.” A variance from this requirement is discussed later in the report.

Building Coverage. The total ground area covered by buildings shall not exceed twenty percent (20%) of the net land area, excluding public streets and permanent water areas. The proposed development is at 19% building coverage, complying with code requirements. Due to the building coverage requirements and open space requirements, a condition should be included that no additions would be allowed to the homes.

Residential Unit Densities: Must conform with underlying zoning district or as specified by the City Council and consistent with the intent of the City’s comprehensive plan. With the approval of the rezoning and comp plan amendment the development would be in compliance with density requirements.

PUD Open Space. 15% of a PUD must be dedicated to open space purposes. Therefore, a minimum of .16 acres (15% of 1.08 acres) must be dedicated open space for this PUD. The developer is providing .23 acres as dedicated open space, complying with code requirements. A condition should be included to have a conservation easement over the area to retain the open space.

Building Setbacks. The minimum setback from all perimeter property lines is determined by the respective setback standard in the underlying zoning district. With the approval of the rezoning the lots would be an R-2/PUD. Therefore, the perimeter setbacks will be those found in the R-2, Two-Family Residential zoning district.

- Perimeter setbacks for the front setback is 30 feet. Lot 6 is the closest to the front perimeter line and is shown at 30 feet, complying with code requirements.
- Perimeter setback for the rear setback is 30 feet. This setback is exceeded by each home.
- Perimeter setbacks for the side yard is a 10-foot requirement. Lot 1 is the closest perimeter side yard and is demonstrated at 15 feet, complying with code requirements.
- Internal side setbacks are shown at 15 feet which is consistent with other PUD and single-family developments.

Landscaping. The applicants are proposing 5 overstory trees and 6 ornamental trees.

Access. The site is planned to be served with two access points to Degrio Way, which is a local residential street. The location of the driveways provides visibility from both direction and there is no conflict with any driveways on the other side of the street.

All internal circulation would be considered private driveways. The widths proposed are 20 feet wide. No parking signs must be posted on both sides of the private driveway.

Exterior Elevations. Each of the proposed structures will include vinyl siding on the structure, along with some brick/stone on the front elevations.

Engineering. Engineering has reviewed the request and has been working with the applicant on stormwater and grading requirements. An improvement agreement, storm water facilities maintenance agreement and other agreements related thereto would be required to be executed between the City and the property owner prior to any issuance of building permits. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer. Engineering has made some recommendations on conditions that should be added to the approval; these conditions are included in the list of conditions at the end of this report.

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.

Homeowners Association. A homeowners association will be required for the development to address the maintenance of the common areas and storm water pond and addressing all necessary shared easements for such things as access, utilities, parking. The homeowners association document shall be submitted for review and be approved by the City Attorney prior to being recorded with the plat.

VARIANCE

The applicant is requesting a variance from the 10-acre minimum lot size requirement for a PUD.

City Code Title 11, 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 variance, City Code identifies criteria which are to be considered practical difficulties. The applicant's request 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 PUD section of the ordinance allows for flexibility to have a PUD smaller than 10 acres if unusual physical features of the property itself or of the surrounding neighborhood are such that development under the standard provisions of the normal district would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community. The proposed property in an infill development that is a unique shape with a relatively a small amount of road frontage along a curve. Allowing the PUD would provide an open space buffer between the single family homes to the south and the new lots.

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

City Code does not provide any specific performance standards or address a "detached townhome" type of product, staff believes a PUD would be the best type of zoning for the proposed infill development.

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

The proposed planned unit development provides the means for greater creativity and flexibility in environmental design and allows for more common open space than is provided under the strict application of the ordinance while at the same time preserves the health, safety, and general welfare of the City

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

This site is an infill development that will be done in one phase and will not create dependencies on future development. The lot was originally platted for seven townhome units; the proposed six units would provide good transitional housing density between the single family homes to the south and west and the multi-family property to the north and commercial to the east and northeast.

5. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis for this request.

VACATION OF EASEMENTS

When Gates Addition was platted, a drainage and utility easement was provided over Outlot A. Therefore, the underlying drainage and utility easements need to be vacated. When the plat of Ruby Meadows is filed, it will create a new set of drainage and utility easements.

ALTERNATIVES

The Planning Commission has the following actions available for the proposed request:

A. **Approval.** If the Planning Commission finds the application to be acceptable the following actions should be recommended for approval:

- Approval of the **Comprehensive Plan Amendment** from MDR, Medium Density Residential to LMDR, Low-Medium Density Residential and **Rezoning** from R-3C, Multi-family to R-2/ PUD subject to the following conditions:

1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.

- Approval of the **Preliminary and Final Plat** for a six lot, one outlot subdivision to be known as Ruby Meadows subject to the following conditions:

1. The final plat and 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	October 2020
Site Plan	October 1, 2020
Grading Plan	October 1, 2020
Utility Plan	October 1, 2020

2. A park dedication fee equal to \$17,100 (\$2,850x6) shall be paid to the City prior to release of the final plat.

3. Prior to construction, the Developer and Owner shall enter into an Improvement Agreement, Storm Water Facilities Maintenance Agreement, and other agreements related thereto with the City.
 4. The applicant shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.
 5. Prior to commencement of any work on site, the final grading, drainage and erosion control, utility plans and storm water calculations shall be approved by the Director of Public Works.
 6. Prior to final plat approval, the developer shall prepare a homeowners association agreement subject to the review and approval of the City Attorney. Said agreement shall be recorded with the final plat.
 7. No parking signs are required on both sides of the private shared driveway.
 8. Due to maximum building coverage and open space requirements no additions are allowed to the homes. A conservation easement shall be provided over the designated open space to preserve this area.
- Approval of a **Variance** from the minimum lot size requirements for a PUD based on the practical difficulty the surrounding neighborhood is such that development under the standard provisions of the normal district would not be appropriate in order to conserve open space and stormwater requirements that are of importance to the neighborhood and community.
 - Approval of the **Vacation** of drainage and utility easement of Gates Addition subdivision subject to the following conditions:
 1. Drainage and Utility easements shall be provided on the final plat of Ruby Meadows as required by the Director of Public Works.
 2. The applicant shall provide a map and legal descriptions of the easements to be vacated of Gates Addition.

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.

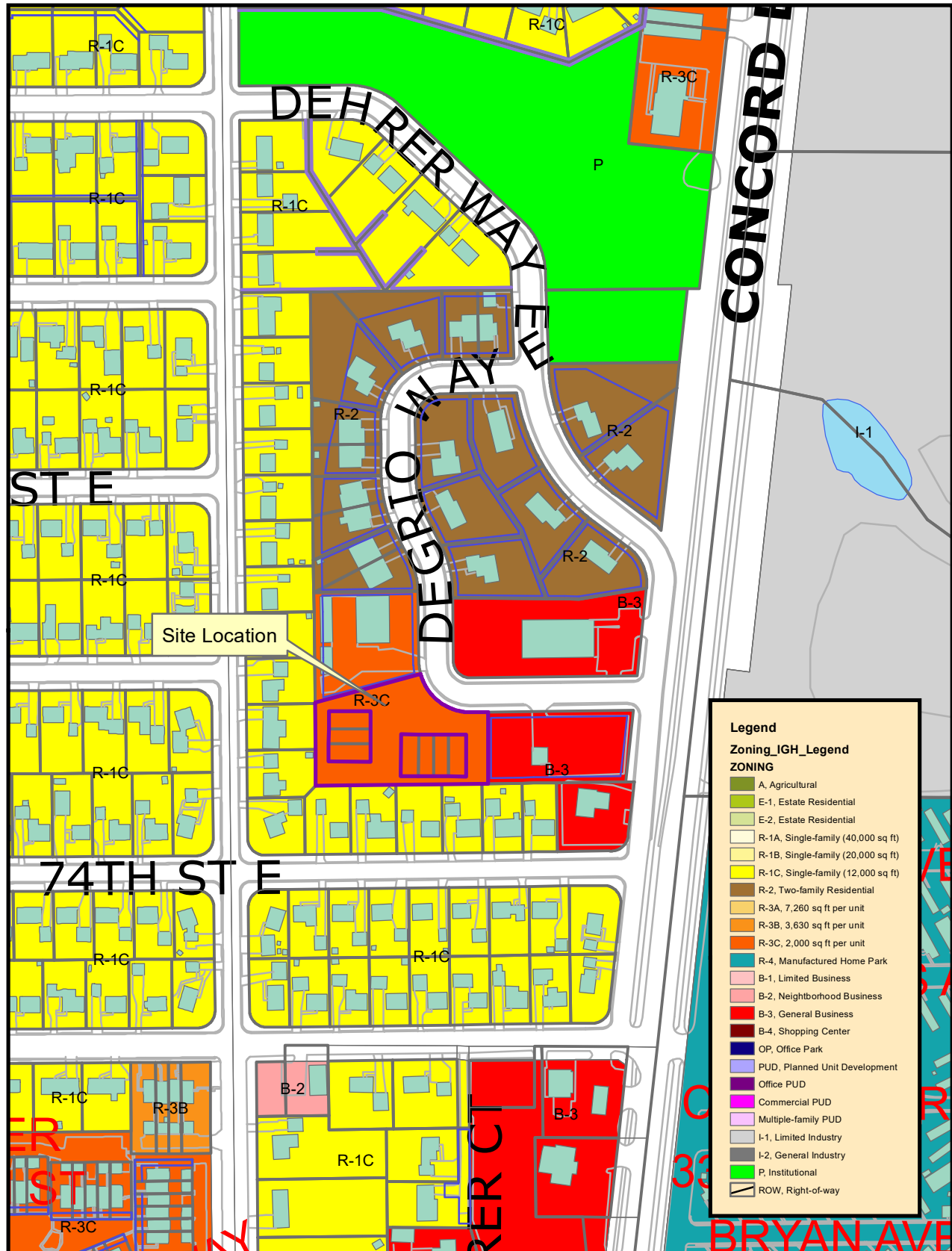
RECOMMENDATION

Based on the information in the preceding report and the conditions and approvals listed in Alternative A, staff is recommending approval of all requests as presented.

Attachments: Exhibit A -Location/Zoning Map
Exhibit B- Comp plan map
Exhibit C - Narrative
Exhibit D- Plat
Exhibit E- Site Plan
Exhibit F - Grading Plan
Exhibit G – Open Space Plan
Exhibit H- Elevations



Ruby Meadows Case No. 20-28SZP



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 OF 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

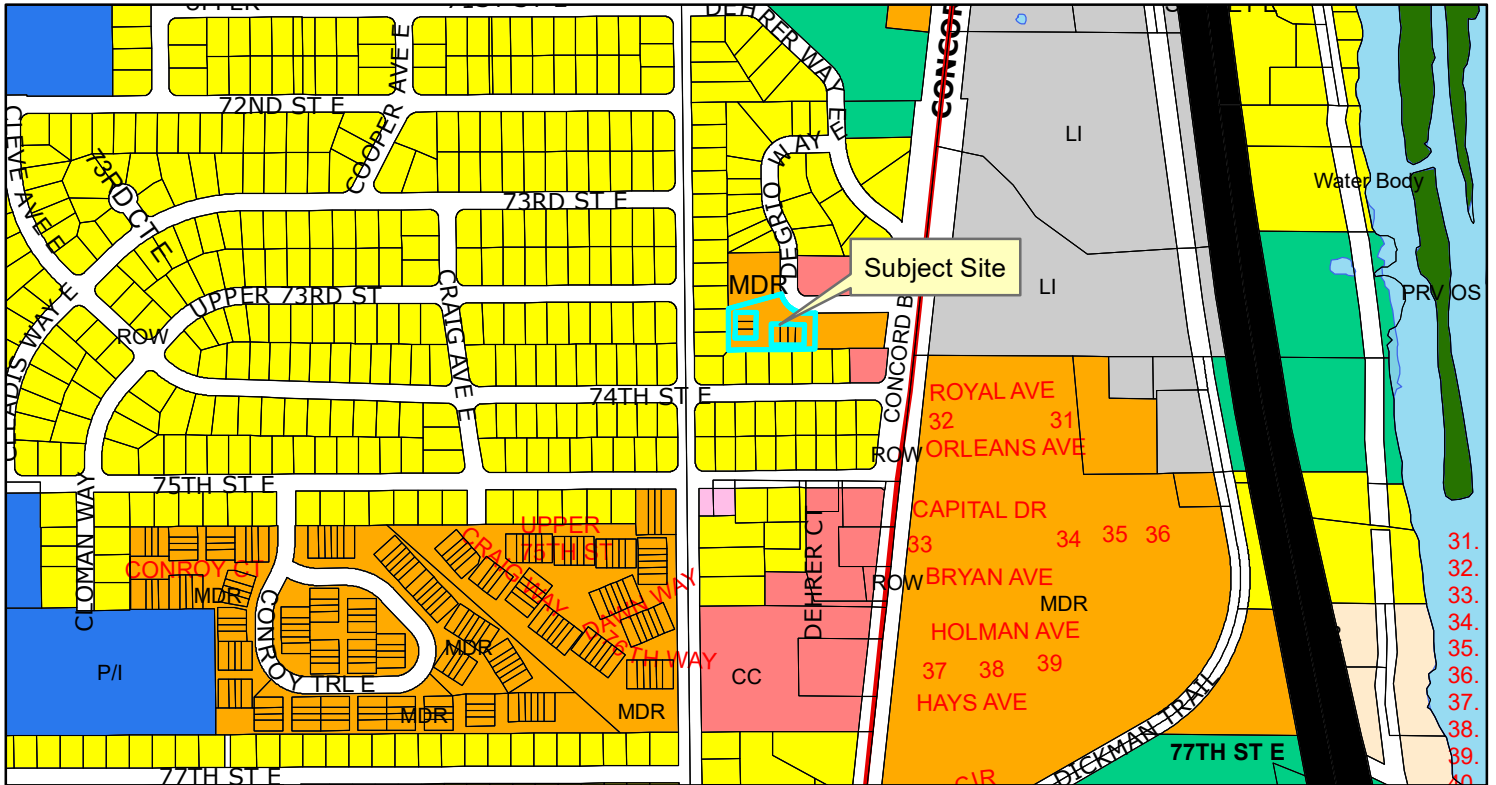
Map not to scale



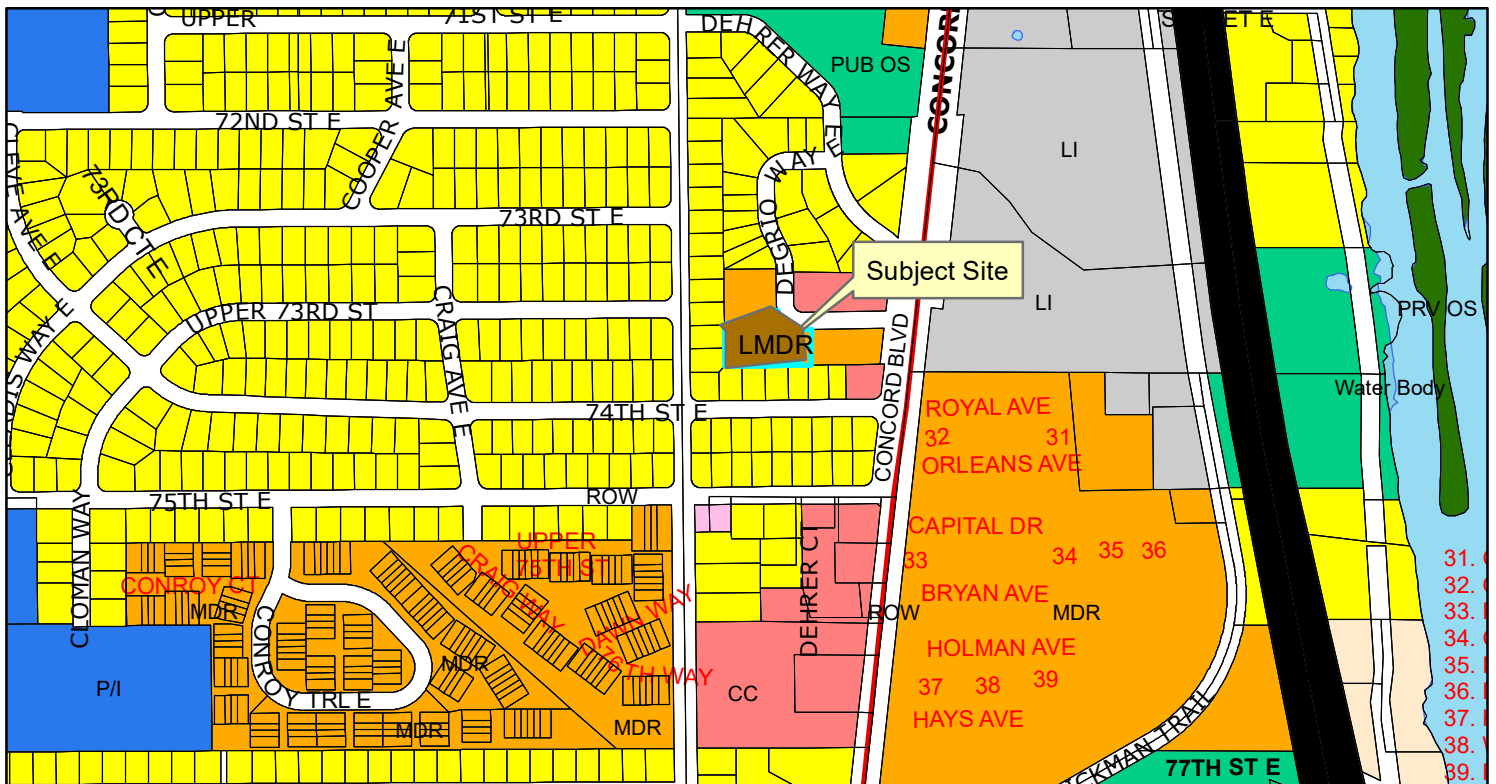
Comp Plan Map Case No. 20-28SZP



Existing Comp Plan



Proposed Comp Plan



TTCP, LLC

A Real Estate Development Firm

9531 West 78th Street, Suite 135
Eden Prairie, MN 55433
mlmoore00@yahoo.com

NARRATIVE OF NEIGHBORHOOD MEETING FOR RUBY MEADOWS

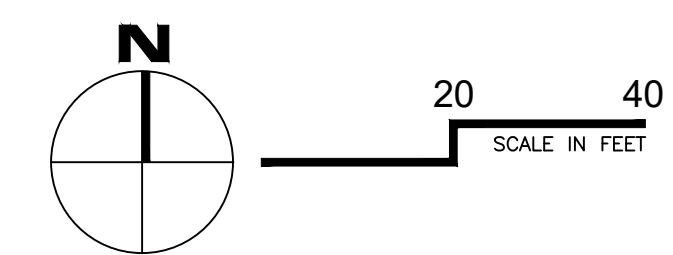
Notice of the neighborhood meeting for the proposed plat of Ruby Meadows was held on August 26, 2020, via Zoom. Notice of the meeting had been previously mailed to all properties within six hundred (600) feet of the property.

At the meeting, the proposal was discussed, and the projected increase in market values of the area was discussed. The density of the project has been decreased from the initial “townhome” project from seven units to six units, each with between 1,800 – 3,000 square feet of living space (with foundation sizes between 900 and 1,100 square feet), and two car garages. Each of the proposed structures will include vinyl siding on the structure, along with some brick/stone on the front elevations. Each property will have an asphalt shingle roof.

Public benefits of the proposed plan include an increased tax base, better fit into the community due to the conversion from the former plan for townhomes to single family homes, and a reduction of the impervious surface area. The PUD will also dedicate 22% of the land as common open space to be used by the owners of the homes for recreational purposes.

Community feedback:

The meeting was attended by approximately ten (10) persons who received the notice. No objection was raised to the project, and the neighbors were encouraged by the plan as proposed, as and expressed appreciation of the existing plan over the previous seven units.



SITE DATA	
SITE/PARCEL SIZE	1.08 AC (47,133 SF)
BUILDING AREA	11,688 SF (25% COVERAGE)
IMPERVIOUS/PERVIOUS AREA	0.45 AC/0.63 AC
LAND USE CLASSIFICATION	LMDR
CURRENT ZONING	RIC (PROPOSED)
FLOOD ZONE CLASSIFICATION	X

CIVIL SITE LEGEND:

-  SURMOUNTABLE CURB AND GUTTER (SEE DETAIL STR-06)
-  BITUMINOUS PAVEMENT (SEE DETAIL 200)
-  BUILDING SETBACK

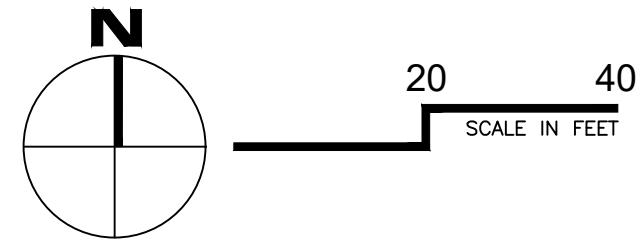
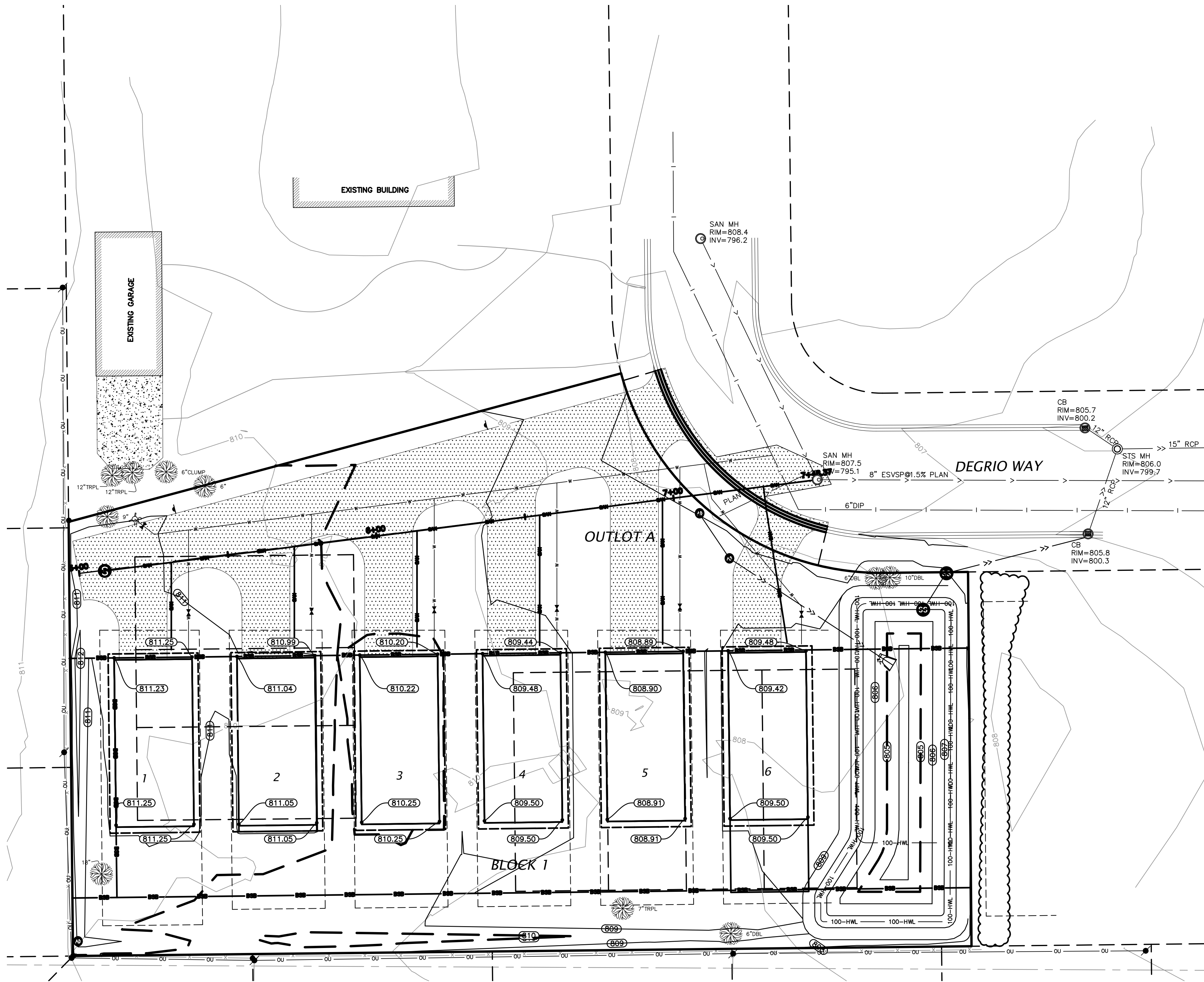
SITE PLAN

C2.0

RUBY MEADOWS
BUILDER LOT GROUP

1 OCT 2020





GRADING LEGEND:

- MANHOLE
- CATCHBASIN
- ▤ APRON
- 0.0% FLOW ARROW
- 85.5 SPOT ELEVATION
- 892 PROPOSED MINOR CONTOUR
- 895 PROPOSED MAJOR CONTOUR
- 877 EXISTING MINOR CONTOUR
- 880 EXISTING MAJOR CONTOUR

GENERAL GRADING AND DRAINAGE NOTES:

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE BEFORE BEGINNING SITE GRADING ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIAL TO BE HANDLED, AND FOR THE AMOUNT OF GRADING TO BE DONE. ALL COSTS ASSOCIATED WITH IMPORTING SUITABLE MATERIAL AND EXPORTING UNSUITABLE/EXCESS/WASTE MATERIAL SHALL BE INCLUDED IN THE BID PRICE.
- CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD EXISTING ONSITE TOPSOIL, IF MATERIAL IS APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. PROVIDE A UNIFORM THICKNESS OF 6" MINIMUM IN ALL DISTURBED AREAS TO BE LANDSCAPED.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL UNLESS OTHERWISE DIRECTED.
- REFER TO LANDSCAPE PLAN FOR PERMANENT TURF RESTORATION AND PLANTING INFORMATION.
- MAINTAIN TEMPORARY PROTECTION MEASURES DURING CONSTRUCTION ACTIVITIES. SEE SITE REMOVALS PLAN FOR ADDITIONAL INFORMATION. PROVIDE ADDITIONAL PROTECTION AS NECESSARY AS WORK PROGRESSES.
- SEE CIVIL SITE PLAN FOR SITE LAYOUT.
- PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED SURFACE GRADE.
- SPOT ELEVATIONS SHOWN ADJACENT TO CURB REFER TO GUTTER/FLOW LINE. SPOT ELEVATION SHOWN FOR TOP OF CURB ARE LABELED WITH TC (TOP OF CURB). SPOT LABELED ME REFERS TO MATCH EXISTING GRADE, EOF REFERS TO EMERGENCY OVERFLOW ELEVATION, TW REFERS TO TOP OF WALL AND BW REFERS TO BOTTOM OF WALL.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES.
- NO GRADED SLOPES SHALL EXCEED 3:1 (HORIZONTAL TO VERTICAL) UNLESS OTHERWISE NOTED.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE AND CONDUCT GRADING OPERATIONS IN A MANNER TO MINIMIZE THE POTENTIAL FOR EROSION.
- PIPE LENGTH INCLUDES THE LENGTH OF THE APRON.
- BUILDING PAD HOLD DOWN OF 54" UNLESS OTHERWISE DIRECTED



Know what's below.
Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

GRADING PLAN

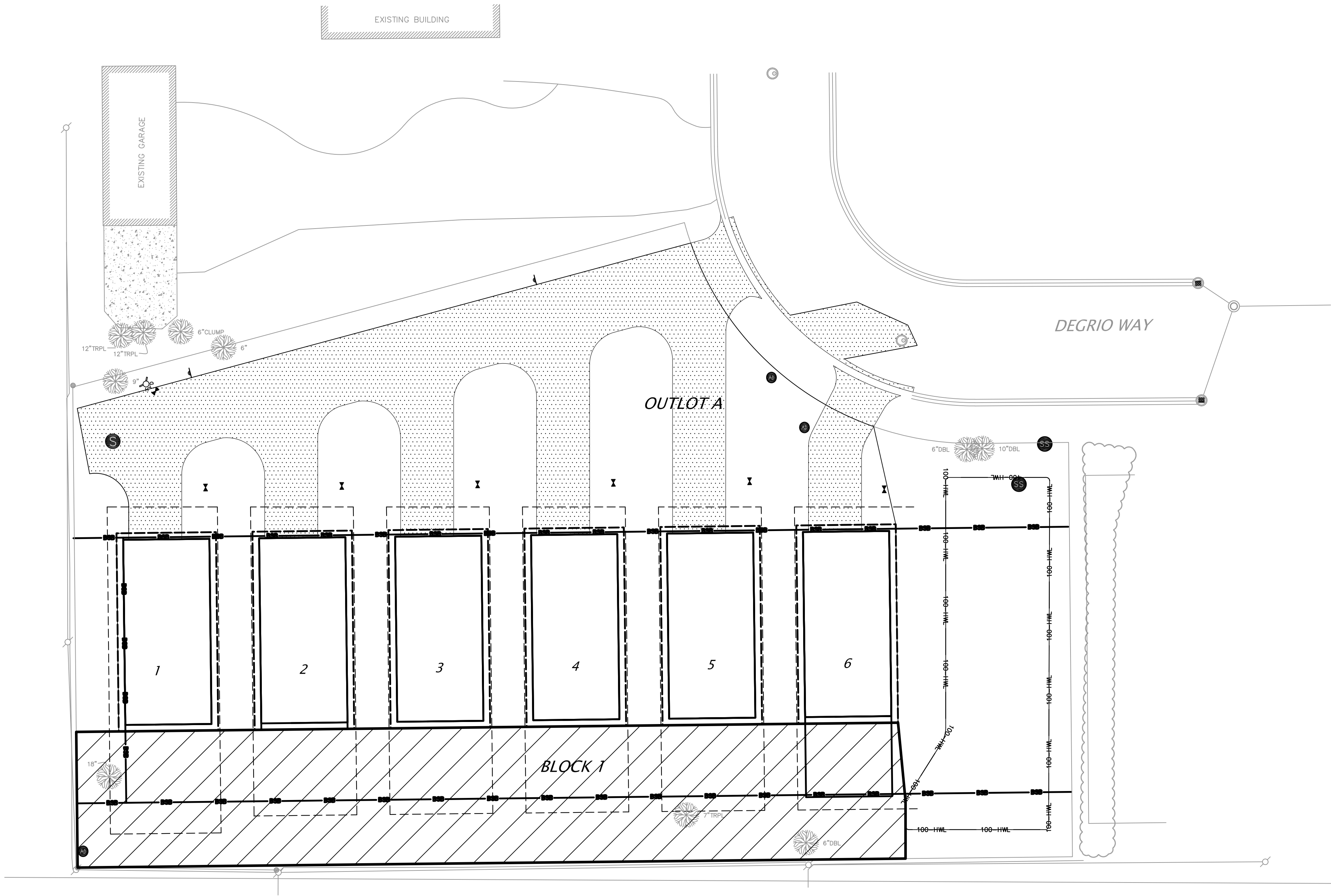
C3.0

RUBY MEADOWS

BUILDER LOT GROUP

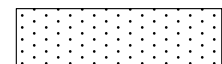
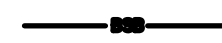
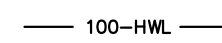
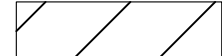
1 OCT 2020





	A	B
1	SITE DATA	
2	SITE/PARCEL SIZE	1.08 AC (47,133 SF)
3	BUILDING AREA	9,048 SF (19% COVERAGE)
4	COMMON OPEN SPACE	10,215 SF (22%)
5	LAND USE CLASSIFICATION	LMDR
6	CURRENT ZONING	R1C (PROPOSED)
7	FLOOD ZONE CLASSIFICATION	X

LEGEND:

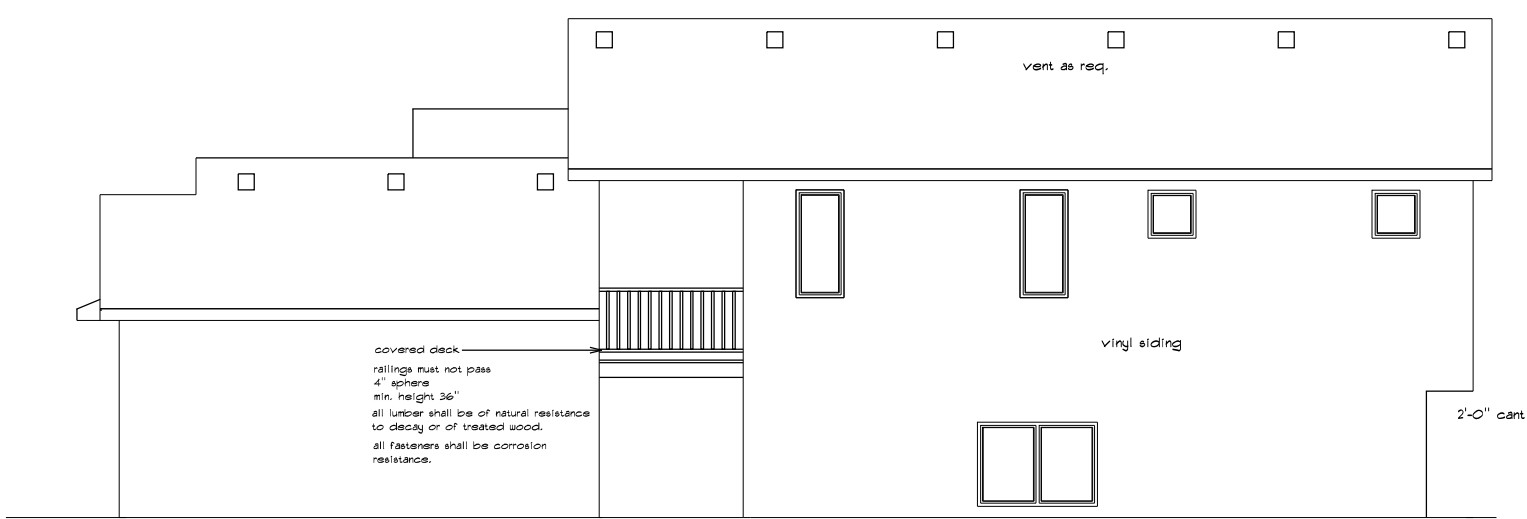
-  BITUMINOUS PAVEMENT
-  BUILDING SETBACK
-  HIGH WATER LEVEL
-  COMMON OPEN SPACE

RUBY MEADOWS
BUILDER LOT GROUP

PUD EXHIBIT
EX-4

1 OCT 2020

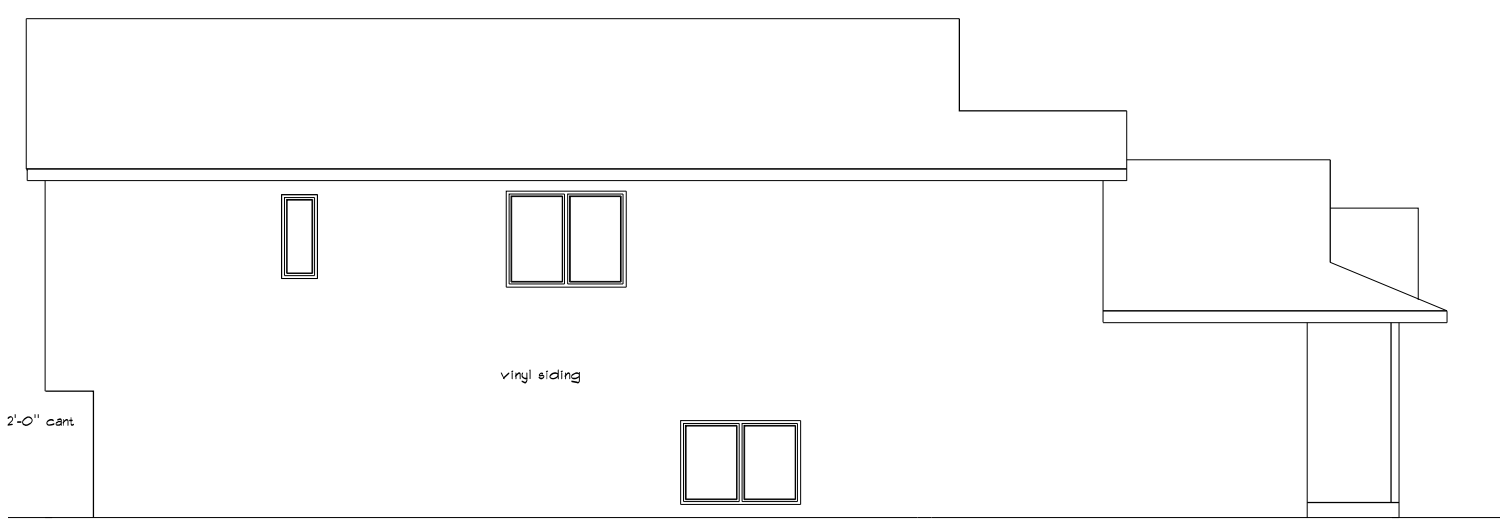




RIGHT ELEVATION
scale 1/8" = 1'-0"



REAR ELEVATION
scale 1/8" = 1'-0"



LEFT ELEVATION
scale 1/8" = 1'-0"

Due to various site conditions of individual lots, the grade lines represented by this print are for illustrative purposes only. They do not reflect actual finished grade

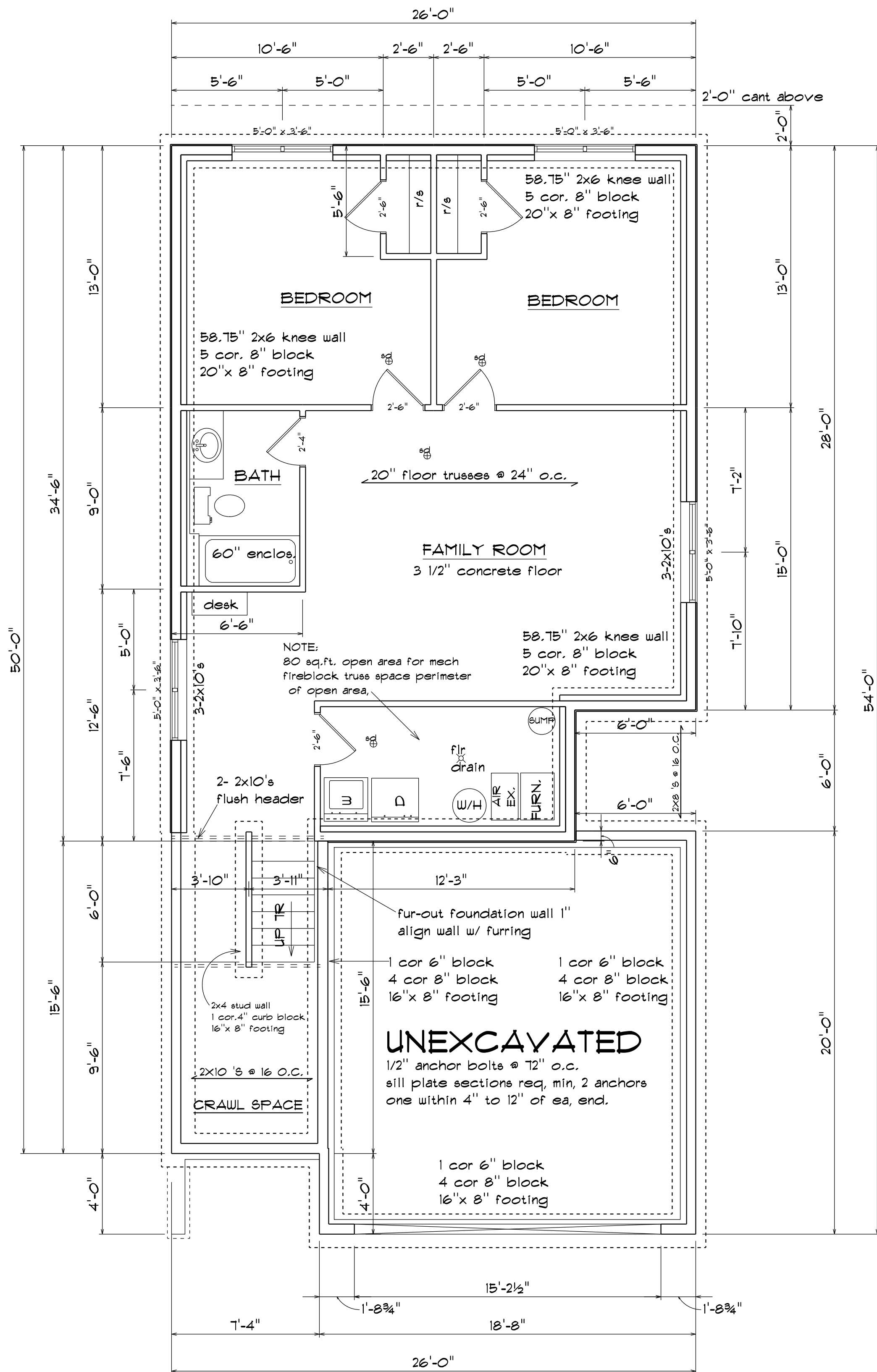


FRONT ELEVATION opt. 1
scale 1/4" = 1'-0" page 1 of 4

ELEVATION NOTES:
all roofs 5:12 pitch w/
2'-0" soffits
1'-0" O.H. gable ends
wrap front openings w/ 4"
vinyl lap siding as shown
stone front as shown

NOTE:
All openings to exterior must be caulked & flashed, Flashing is req. where all roof & vertical surfaces meet or where siding material changes.

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.



FOUNDATION PLAN

scale 1/4" = 1'-0" page 2 of 4 2 bedroom 774 sq.ft. finished

PLANNING REPORT

CITY OF INVER GROVE HEIGHTS

CASE NO: 20-35PUD

APPLICANT: Titan Land LLC

REQUEST: Final Plat and Final PUD Development Approval for The Crossings at Inver Woods

MEETING DATE: November 4, 2020

LOCATION: 1462 80th Street E

COMPREHENSIVE PLAN: HDR

ZONING: R-3C/PUD

REVIEWING DIVISIONS: Planning
Engineering
Park and Recreation
Fire Marshall

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

An application has submitted for the final plat and final development plan for The Crossings at Inver Woods. The project is proposed in two phases. Phase 1 consists of a one lot plat with a 152 unit apartment building. Phase 2 will consist of the balance of the plat.

The City Council approved the preliminary plat and development plans on October 12, 2020.

EVALUATION OF THE REQUEST

The final plan review is limited to a review of the plans against the preliminary plat conditions of approval for compliance. The review will address each of the 20 conditions. A copy of the resolution approving the preliminary plans, including the conditions is attached.

Condition #1 relating to consistency with preliminary plans. The submitted final plans are consistent with the preliminary plans approved by Council. The final PUD approval consists of the 152 unit apartment building. Phase II on Outlot A will require a separate preliminary PUD review.

Condition #2 relating to approval of the final grading, drainage and erosion control plans. The City Engineer has indicated the plans have addressed the majority of the issues and comments that were included in previous engineering memos. There are some small details to be worked out before city council approval.

Condition #3 relating to drainage and utility easements provided on the plat. The plat provides for easements over the main drainage areas. The City Engineer has reviewed the plat and finds the necessary easements are in place.

Condition #4 relating to boundaries of open space with marker posts. Engineering has created a post and sign template for developers to use to mark the open space boundary. The grading plan identifies the proposed location of the posts. The final location of the posts will be approved by Engineering and will be field inspected.

Condition #5 relating to park dedication. Park dedication will consist of a cash payment of \$4,900 per unit. The park dedication fees are collected at time of final plat release.

Condition #6 relating to plans reviewed by the Fire Marshall. The Fire Marshall has reviewed the plans and has no issues with design and street access for emergency vehicles.

Condition #7 relating to recording of documents. A standard condition notifying all parties of what documents must be recorded with the final plat. The City Attorney's office will work with the developer and city staff to ensure all documents are recorded.

Condition #8 relating to payment of plat utility fees. The development contract will address the specific fees that the developer must pay before plat release as part of the funding for the infrastructure of the sewer and water for the Northwest Area. The Council adopted an ordinance which specifies fees to be paid at time of final plat release. There will also be additional fees collected at time of building permit for all residential structures. This condition was intended to state the developer's responsibility for paying these fees.

Condition #9 relating to payment of building permit fees. This condition was intended to state the developers are responsible for payment of building permit fees as noted in the condition. These fees are collected at time of building permit.

Condition #10 relating to acknowledgment of future city approvals. This condition was drafted by the City Attorney to clarify in all developments in the Northwest Area what changes require administrative or Council review. This language will be carried over into the development contract.

Condition # 11 relating to acknowledgement of PUD zoning. This condition was drafted by the City Attorney to indicate an acknowledgement will be recorded with the County for each development indicating the zoning and regulations placed on the property. It puts on record for any future landowners that there are special regulations on the property. This same type of notification was used in Arbor Pointe.

Condition #12 relating to entering into a development contract. A meeting with the developer will be set up prior to council review to address obligations to be covered in the developer

agreement. A development contract will be drafted and reviewed by the City Council during their review of the final plan set.

Condition #13 relating to documents that must be recorded with the final plat. Standard language identifying additional documents to be recorded with the final plat.

Condition #14 relating to plans meeting the comments from the engineering consultants. The City Engineer has indicated the plans have addressed the majority of comments from the city's consultants. Final details will be worked out before city council approval.

Condition #15 relating to plans subject to review by MnDOT and Dakota County. The plans address the comments made by each agency relating to turn lanes, future trail and sound buffering.

Condition #16 relating protection of undisturbed area. The grading plans show limits of grading and construction which are protected with silt fencing while the project is under construction.

Condition #17 relating to fees due at time of plat release. States again that plat connection fees are due at plat release and building permit fees due for each unit.

Condition #18 relating to street lighting. There will be one street light at the intersection of the driveway and 80th Street.

Condition #19 relating to revised tree inventory. A plan has been prepared showing trees being removed. Nearly all of the existing trees are located around the storm ponding area that will be undisturbed. Tree removal consists of trees along the perimeter of the site. Plan complies with requirements.

Condition #20 relating to perimeter easements around Lot 1. The final plat shows the required perimeter drainage and utility easements around the lot.

ALTERNATIVES

A. **Approval.** If the Planning Commission finds the proposed Final plat and Final PUD development plans for The Crossings at Inver Woods acceptable, a recommendation of approval should be made subject to the following conditions:

1. The project 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:

Final Plat
Final Site Plan

dated 10/5/20

Natural Areas and Open Space Plan	dated 8/3/20
Construction Plan Set (14 sheets)	dated 10/16/20
Grading Plan Set (5 sheets)	dated 10/16/20
Landscape Plan	dated 10/20/20
Building Plans (5 sheets)	dated 10/5/20

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

2. All plans are subject to the review and approval of the City Engineer including comments from city consultants reviewing the plans prior to work commencing on the site.
3. Prior to any work commencing on the site, the developer shall enter into a development contract with the City. The development contract will address all other preliminary conditions of approval relating to other agreements required, park dedication, and other pertinent specific performance standards for this phase of the PUD.

B. Denial. If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

Based on this review, the Planning Division and Engineering recommends approval of the final plat and PUD development plans for The Crossings of Inver Woods subject to the conditions stated above.

ATTACHMENTS:

Location Map
Applicant Narrative
Preliminary PUD conditions of approval and site plan
Final Plat
Final Site Plan
Construction Plan Set
Grading Plan Set
Landscape Plan
Building Plans



Location Map

Case No. 20-35PUD





ENGINEERING
SURVEYING
PLANNING

October 5, 2020

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

RE: Final Plat and Northwest Area Overlay District Final Planned Unit Development Application for The Crossings at Inver Woods

Dear Planning Staff,

Enclosed is an application for the Final Plat and Final PUD for The Crossings at Inver Woods project. The owner will be mailing the application fee and escrow. Comments from the preliminary applications have been incorporated into these plans. We will continue to work with the City Engineering department to have approved grading and construction plans during the month of October to allow for grading to commence in November. A Land Alteration permit was submitted directly to the Engineering Department.

Changes of note from the Preliminary submittals dated September 3rd are minor. They include a revision in the alignment of the east end of water main to provide additional clearance from storm sewer facilities. The building, drives and roads and open space have not changed with the exception of plans for a pathway along 80th discussed further in this letter. This plan includes the two areas where flexibility has been requested which are the 20-foot setback requested from 80th Street and the slight increase in building coverage due to the additional underground parking that was incorporated. The 20 conditions of approval listed in the Planning Report for the October 6th Planning Commission meeting have been reviewed and incorporated in the plat and plan where requested.

FINAL PLAT

Lot 1, Block 1 is the parcel the 152-unit apartment building will be located within. Outlot A is proposed for future development which will require replatting in the future when that project is reviewed.

Dakota County Plat Commission provided comments on the preliminary plat in a letter dated August 24th, 2020. Their request for 60 feet of right of way from the in-place centerline has been incorporated into the plat. A quit claim deed for restricted access along Lot 1, Block will be provided at the time of recording of the mylars. Restricted access along Outlot A will be dealt with at the time that parcel is developed.

The Plat Commission recommended construction of a trail along CSAH 28 (80th Street) and noted that reconstruction of 80th Street is currently planned in 2025. We have discussed the options for construction of the trail along Lot 1 with the City Engineer and there would be difficulties in construction prior to the County's reconstruction due to unknowns in their final plan design. As an alternative, we have identified a route that would bring the trail into Lot 1 at the existing farm entrance drive and would wrap around Regional Basin EP-059B coming back to 80th Street at the northwest corner of the apartment building. From there the path would fall within the 80th Street

right of way. Our grading plan incorporates this route both within the development and within the 80th Street right of way bring platted. Future surfacing of the trail can then be incorporated into the reconstruction plans for 80th Street.

The Plat Commission letter referenced the access, turn and bypass lanes and permitting required through the County Transportation Department. The Transportation Department has been contacted regarding the project and turn and bypass lanes are incorporated into the grading and construction plans. The access and work in right of way permit will be applied for prior to this application review comments being completed.

MnDOT also supplied comments on the Preliminary Plat in a letter dated August 25th, 2020. They requested that the existing controlled access along Hwy 55 be added to the final plat, which it has. They also highlighted the process for application for a drainage permit. That permit will be applied for upon completion of the second review of the drainage report by the City Engineer and their consultant EOR. The impact of this project on MnDOT right of way is negligible. We do not anticipate the need for a permit for work within MnDOT's right of way. A sound barrier wall is proposed but it will fall 100% within Lot 1.

FINAL PUD

We have incorporated City and City consultant comments into the grading and construction plans with just a few more technical items to be worked through to obtain approved plans. We have included the most recent grading and construction plans and building elevations. All of the calculations for Net Developable Areas and Open Space from the Preliminary PUD are still valid.

Thank you,

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

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 2020-222

**A RESOLUTION APPROVING A PRELIMINARY PLAT AND PRELIMINARY PUD
DEVELOPMENT PLAN CONSISTING OF A 152 UNIT APARTMENT BUILDING AND 20
TOWNHOMES FOR THE PLANNED DEVELOPMENT TO BE KNOWN AS THE
CROSSINGS OF INVER WOOD**

CASE NO. 20-24PUD

WHEREAS, a preliminary plat and preliminary PUD development plan application has been submitted to the City for property legally described as;

SEE EXHIBIT A

WHEREAS, a public hearing concerning the preliminary plat and preliminary PUD development plan was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on October 6, 2020;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS that, the Preliminary Plat and Preliminary PUD development plan for the planned development of The Crossings of Inver Wood is hereby approved 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	9/11/20
Construction Plan Set	9/11/20
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.

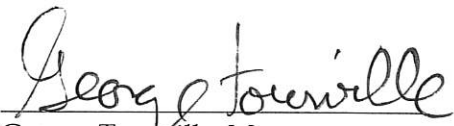
Passed this 12th day of October, 2020.

AYES: 5

Resolution No. 2020-222

Page 4

NAYS: 0


George Tourville, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

That part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 27, Range 22, Dakota County, Minnesota, lying Easterly and Northerly of the new State Trunk Highway No. 52 and 55;

And

That part of the Northwest Quarter of the Northeast Quarter of Section 17, Township 27, Range 22, Dakota County, Minnesota, described as follows:

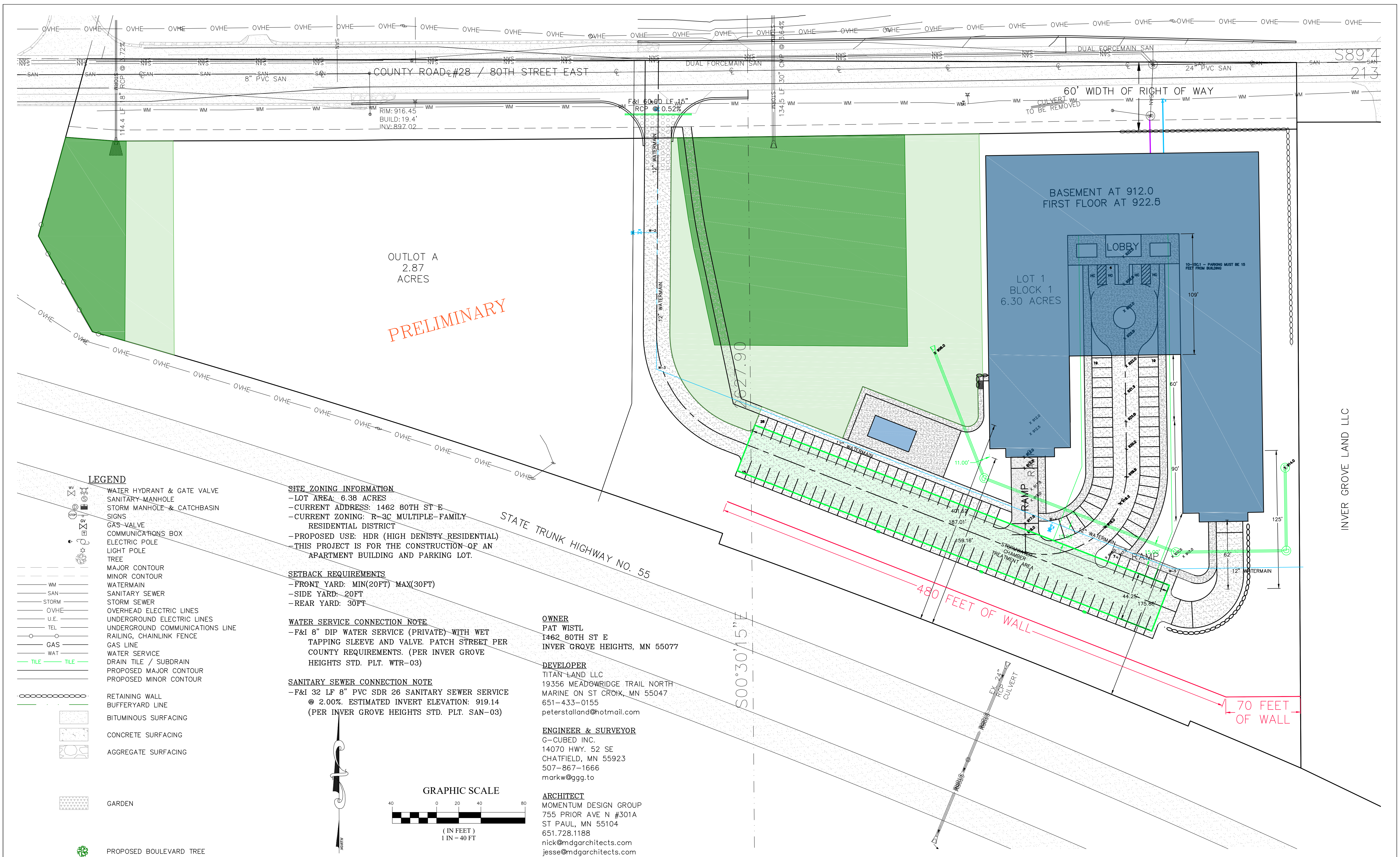
Beginning at the northwest corner of said Northwest Quarter of the Northeast Quarter of Section 17; thence Easterly along the north line of said Northwest Quarter of the Northeast Quarter of Section 7 a distance of 148.4 feet; thence South 21 degrees 18 minutes West a distance of 362.4 feet; thence South 2 degrees 56 minutes West a distance of 132.7 feet to the northwesterly right-of-way line a distance of 8.0 feet to the west line of said Northwest Quarter of the Northeast Quarter of Section 17; thence northerly along said west line of said Northwest Quarter of Section 17 a distance of 467.9 feet to the point of beginning.

Subject to easements of record.

Parcel 2:

That part of the West Half of the Northeast Quarter of Section 17, Township 27, Range 22, Dakota County, Minnesota, lying West of the East 820.0 feet thereof and lying North of the northerly right-of-way line of State Trunk Highway No. 52-55, being the northerly line of Parcel No. 201 on Minnesota Department of Transportation Right of Way Plat No. 19-111, and lying Easterly of the following described line:

Commencing at the northwest corner of the said West Half of the Northeast Quarter; thence on an assumed bearing of East along the north line of said Section 17 a distance of 148.4 feet to the point of beginning of the line to be described; thence South 21 degrees 18 minutes West 362.4 feet; thence South 2 degrees 56 minutes West, 132.14 feet, more or less, to the northerly right of way of State Trunk Highway No. 52-55 and there terminating.



PRELIMINARY

OUTLOT A
2.87
ACRES

LEGEND

- WATER HYDRANT & GATE VALVE
- SANITARY MANHOLE
- STORM MANHOLE & CATCHBASIN
- SIGNS
- GAS VALVE
- COMMUNICATIONS BOX
- ELECTRIC POLE
- LIGHT POLE
- TREE
- MAJOR CONTOUR
- MINOR CONTOUR
- WM
- SAN
- STORM
- OVHE
- U.E.
- TEL
- GAS
- WAT
- TILE
- TILE
- RETAINING WALL
- BUFFERYARD LINE
- BITUMINOUS SURFACING
- CONCRETE SURFACING
- AGGREGATE SURFACING
- GARDEN

SITE ZONING INFORMATION

- LOT AREA: 6.38 ACRES
- CURRENT ADDRESS: 1462 80TH ST E
- CURRENT ZONING: R-3C MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- PROPOSED USE: HDR (HIGH DENSITY RESIDENTIAL)
- THIS PROJECT IS FOR THE CONSTRUCTION OF AN APARTMENT BUILDING AND PARKING LOT.

SETBACK REQUIREMENTS

- FRONT YARD: MIN(20FT) MAX(30FT)
- SIDE YARD: 20FT
- REAR YARD: 30FT

WATER SERVICE CONNECTION NOTE

- F&I 8" DIP WATER SERVICE (PRIVATE) WITH WET TAPPING SLEEVE AND VALVE. PATCH STREET PER COUNTY REQUIREMENTS. (PER INVER GROVE HEIGHTS STD. PLT. WTR-03)

SANITARY SEWER CONNECTION NOTE

- F&I 32 LF 8" PVC SDR 26 SANITARY SEWER SERVICE @ 2.00%. ESTIMATED INVERT ELEVATION: 919.14 (PER INVER GROVE HEIGHTS STD. PLT. SAN-03)

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

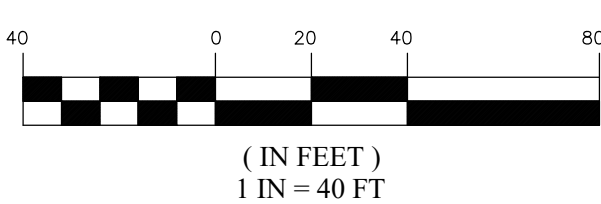
ENGINEER & SURVEYOR

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

GRAPHIC SCALE



(IN FEET)
1 IN = 40 FT

PROPOSED BOULEVARD TREE

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.
DATE 9/3/2020 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.ggg.to

DESIGNED MRW
DRAWN ADB
CHECKED MRW

REVISED	BY	DATE
PRELIMINARY	ADB	8/3/2020
RESUBMITTAL	ADB	8/20/2020
RESUBMITTAL	ADB	9/3/2020

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

THE CROSSINGS AT INVER WOODS
LOT 1 BLOCK 1 SITE PLAN

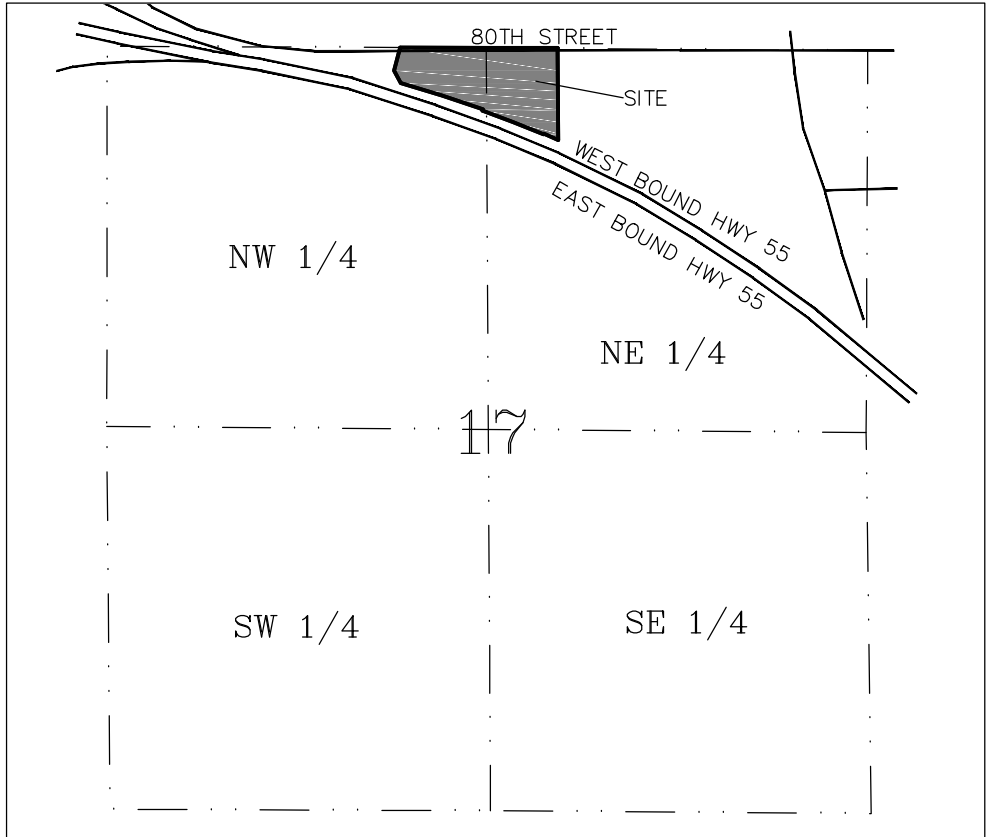
BENCHMARK:

SHEET 1
OF 1 SHEETS

THE CROSSINGS AT INVER WOODS

VICINITY MAP

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



LEGEND

- 1/2 INCH IRON PIPE WITH PLASTIC CAP
- STAMPED LS 21940 SET
- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- - - DRAINAGE EASEMENT
- - - UTILITY EASEMENT
- - - EASEMENT LINE
- - - CENTERLINE

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Titan Land LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Dakota, State of Minnesota, to wit:

That part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 27, Range 22, Dakota County, Minnesota, lying Easterly and Northerly of the new State Trunk Highway No. 52 and 55;

AND

That part of the Northwest Quarter of the Northeast Quarter of Section 17, Township 27, Range 22, Dakota County, Minnesota, described as follows:
Beginning at the northwest corner of said Northwest Quarter of the Northeast Quarter of Section 17; thence Easterly along the north line of said Northwest Quarter of the Northeast Quarter of Section 7 a distance of 148.4 feet; thence South 21 degrees 18 minutes West a distance of 362.4 feet; thence South 2 degrees 56 minutes West a distance of 132.7 feet to the northwesterly right-of-way line a distance of 8.0 feet to the west line of said Northwest Quarter of the Northeast Quarter of Section 17; thence northerly along said west line of said Northwest Quarter of Section 17 a distance of 467.9 feet to the point of beginning.

AND

That part of the West Half of the Northeast Quarter of Section 17, Township 27, Range 22, Dakota County, Minnesota, lying West of the East 820.0 feet thereof and lying North of the northerly right-of-way line of State Trunk Highway No. 52-55, being the northerly line of Parcel No. 201 on Minnesota Department of Transportation Right of Way Plat No. 19-111, and lying Easterly of the following described line:
Commencing at the northwest corner of the said West Half of the Northeast Quarter; thence on an assumed bearing of East along the north line of said Section 17 a distance of 148.4 feet to the point of beginning of the line to be described; thence South 21 feet 18 minutes West 362.4 feet; thence South 2 degrees 56 minutes West, 132.14 feet, more or less, to the northerly right of way of State Trunk Highway No. 52-55 and there terminating.

Containing 9.17 acres, more or less.

Has caused the same to be surveyed and platted as THE CROSSINGS AT INVER WOODS and does hereby dedicate to the public for the public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Titan Land LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

Signed: Titan Land LLC

Peter Stalland, President

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__ by Peter Stalland, President, of Titan Land LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota

Printed Name

My commission expires: _____

SURVEYOR'S CERTIFICATE

I Geoffrey G Griffin do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 20__, by Geoffrey G Griffin, Minnesota Registration No. 21940

Notary Public, _____ County, Minnesota

Printed Name

My commission expires: _____

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20__.

By _____ Dakota County Surveyor

CITY PLANNING COMMISSION, INVER GROVE HEIGHTS, COUNTY OF DAKOTA, STATE OF MINNESOTA
Approved by the Planning Commission of the City of Inver Grove Heights, Minnesota, this ____ day of _____, 20__.

By: _____ Secretary

By: _____ Chair

CITY COUNCIL, INVER GROVE HEIGHTS, COUNTY OF DAKOTA, STATE OF MINNESOTA
This plat of THE CROSSINGS AT INVER WOODS was approved and accepted by the City Council of the City of Inver Grove Heights, Minnesota, this ____ day of _____, 20__, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor

By: _____ Clerk

DAKOTA COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the ____ day of _____, 20__, the Board of Commissioners of Dakota County, Minnesota, approved this plat of THE CROSSINGS AT INVER WOODS, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County contiguous plat ordinance.

By: _____ Chair Dakota County Board

By: _____ Dakota County Treasured Auditor

C.S.A.H. 28 / 80TH STREET

S89°49'31"E 496.19

2136.26

S89°49'31"E

NE CORNER SEC. 17,
T. 27 N., R. 22 W.

C.S.A.H. 28 / 80TH STREET

S89°49'23"E 596.88

C.S.A.H. 28 / 80TH STREET

N89°42'13"E 466.13

C.S.A.H. 28 / 80TH STREET

N89°10'37"E 297.90

N89°11'20"E 301.67

10.00 U.E.

OUTLOT A

NE 1/4
NW 1/4

LOT 1

BLOCK 1

10.00 U.E.

10.00 U.E.

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DEPARTMENT OF PROPERTY TAXATION AND RECORDS,
DAKOTA COUNTY, MINNESOTA
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 2019, on the land hereinbefore described, have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered, on this ____ day of _____, 20__.

By: _____
Department of Property of Taxation and Records

COUNTY RECORDER, DAKOTA COUNTY, MINNESOTA
I hereby certify that this plat of THE CROSSINGS AT INVER WOODS was filed in the Office of the County Recorder for public record on this ____ day of _____, 20__, at ____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page ____ as Document No. _____.

By: _____, Dakota
County Recorder

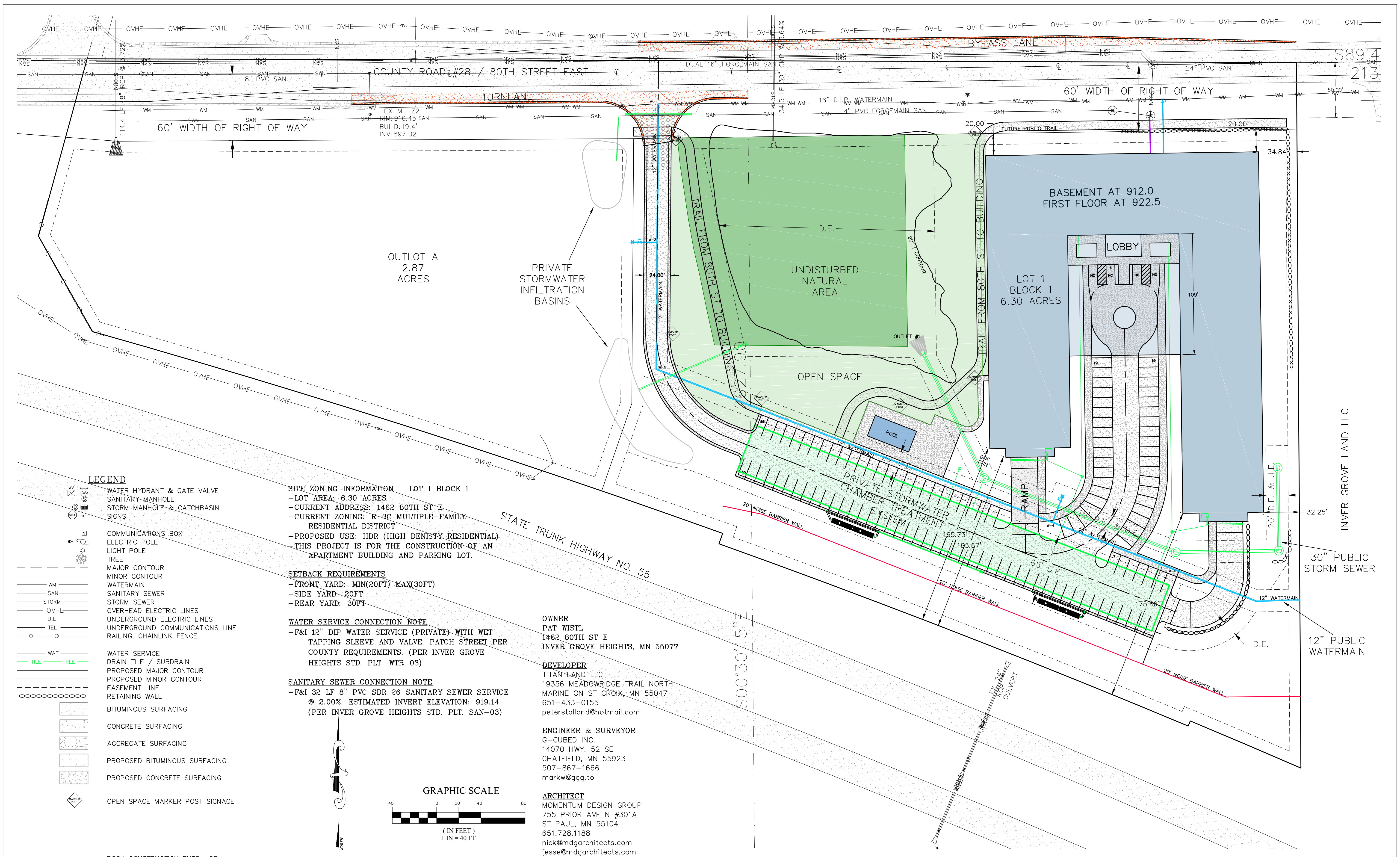
BEARINGS
ALL BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 17, T. 27 N., R. 22 W., WHICH IS ASSUMED TO BEAR S89°49'31"E.

DRAINAGE EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

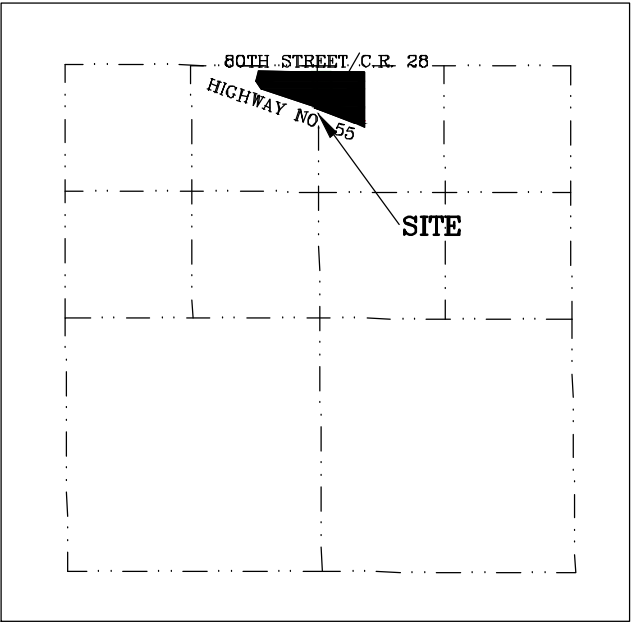
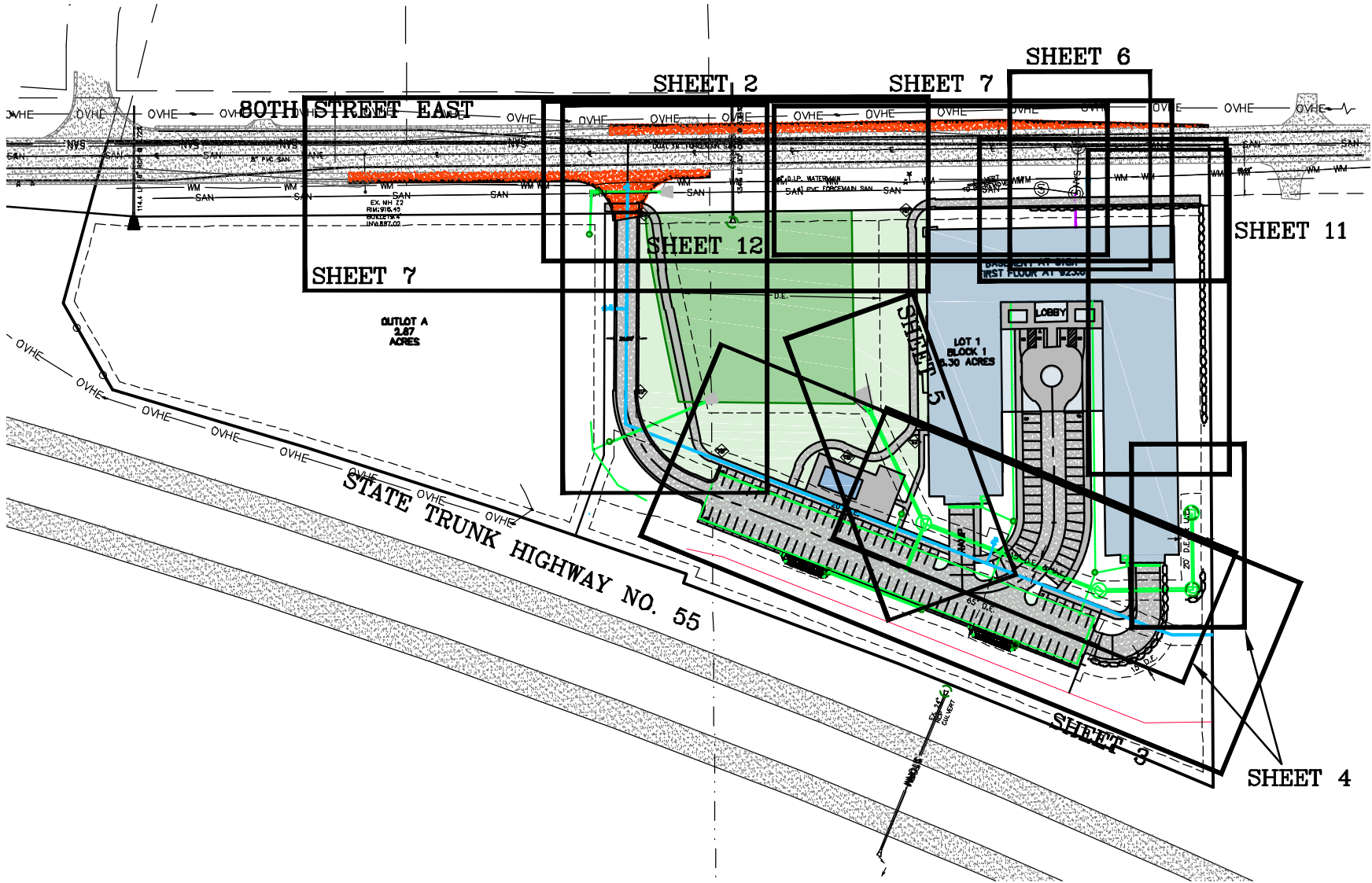
CONTROLLED ACCESS
CONTROLLED ACCESS IS DEFINED AND DEPICTED WITHIN THE RECORDED HIGHWAY PLATS PER MNDOT PLATS 19-111 AND 1-124.

G³
G-Cubed
ENGINEERING
SURVEYING
PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph: 507-867-1666
Fax: 507-867-1665
www.gsg.to



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"

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
SHEET 12	PLAN & PROFILE FOR EXISTING R/W UTILITIES
SHEET 13	PLAN & PROFILE FOR OFFSTREET STORM SEWER
SHEET 14	PLAN & PROFILE FOR INFILTRATION BASINS

APPROVED BY _____ DATE _____
CITY ENGINEER

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 10/16/2020 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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14070 Hwy 52 S.E.
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Ph. 507-867-1666
Fax 507-867-1665
www.gcg10

DESIGNED MRW
DRAWN ADB
CHECKED MRW

REVISED	BY	DATE
PRELIMINARY	ADB	8/3/2020
RESUBMITTAL	ADB	8/24/2020
RESUBMITTAL	ADB	9/11/2020
RESUBMITTAL	ADB	10/7/2020
RESUBMITTAL	ADB	10/16/2020

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

BENCHMARK:

THE CROSSINGS AT INVER WOODS
TITLE SHEET

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

WATERMAIN SCHEDULE

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	918.68
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	918.67
W-5	17+40.18 - CL	Watermain	F&I: 12" - 22.5° BEND, 12" PLUG	

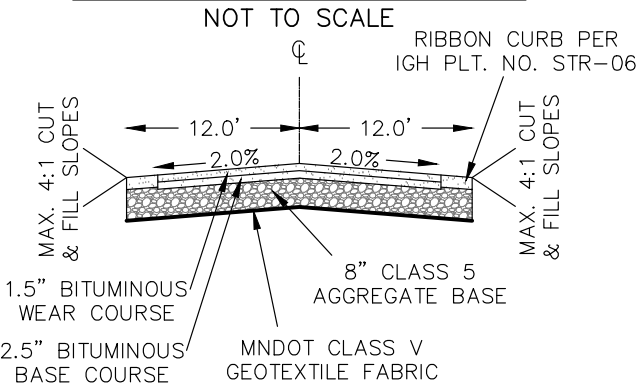
OWNER
PAT WISTL
1462 80TH ST E
INVER GROVE HEIGHTS, MN 55077

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

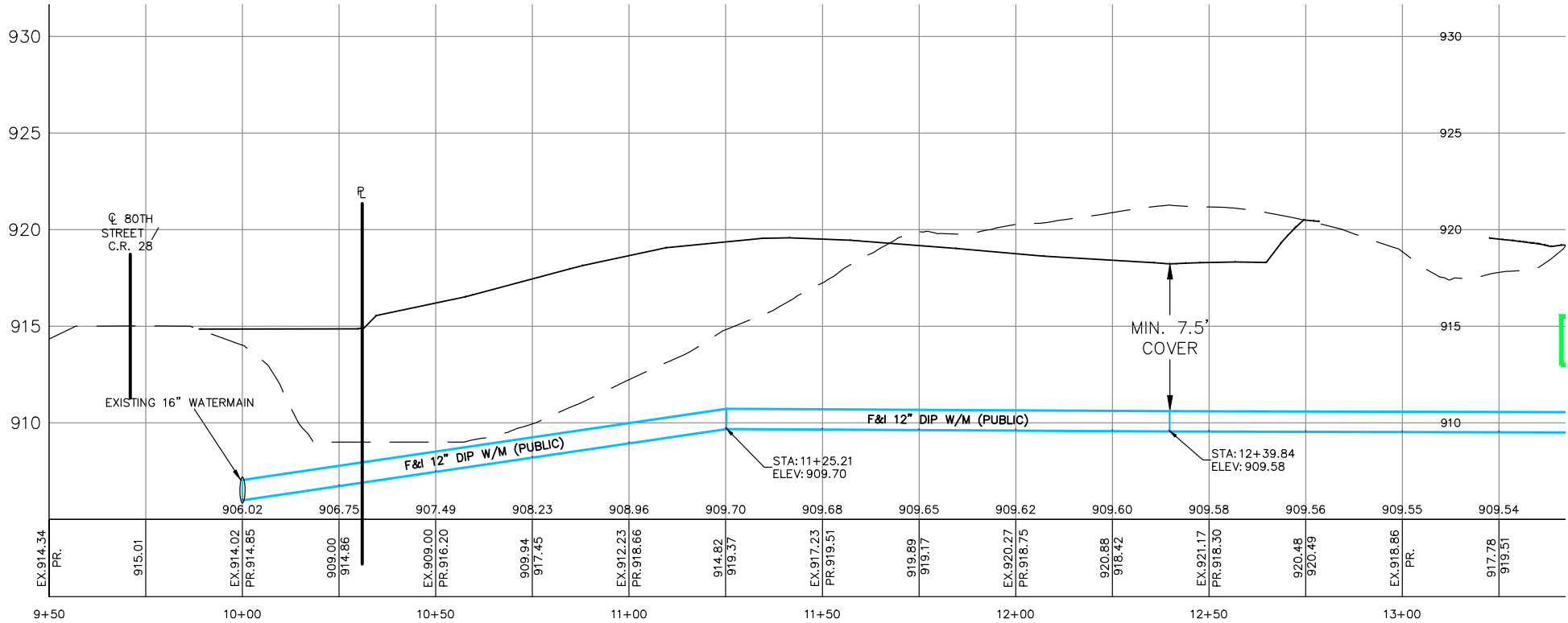
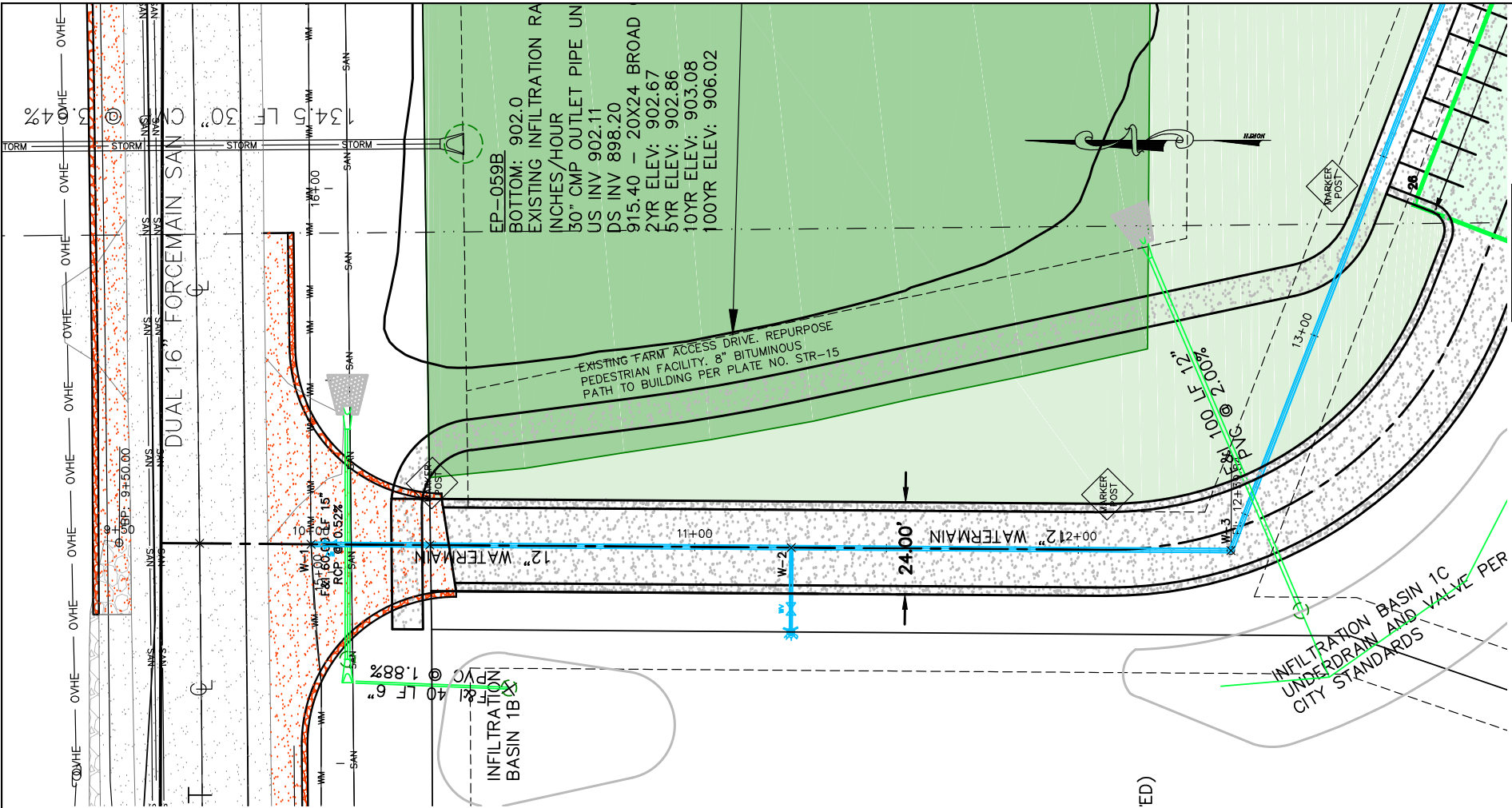
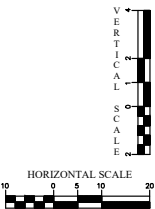
ENGINEER & SURVEYOR
G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923
507-867-1666
markw@ggg.to

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

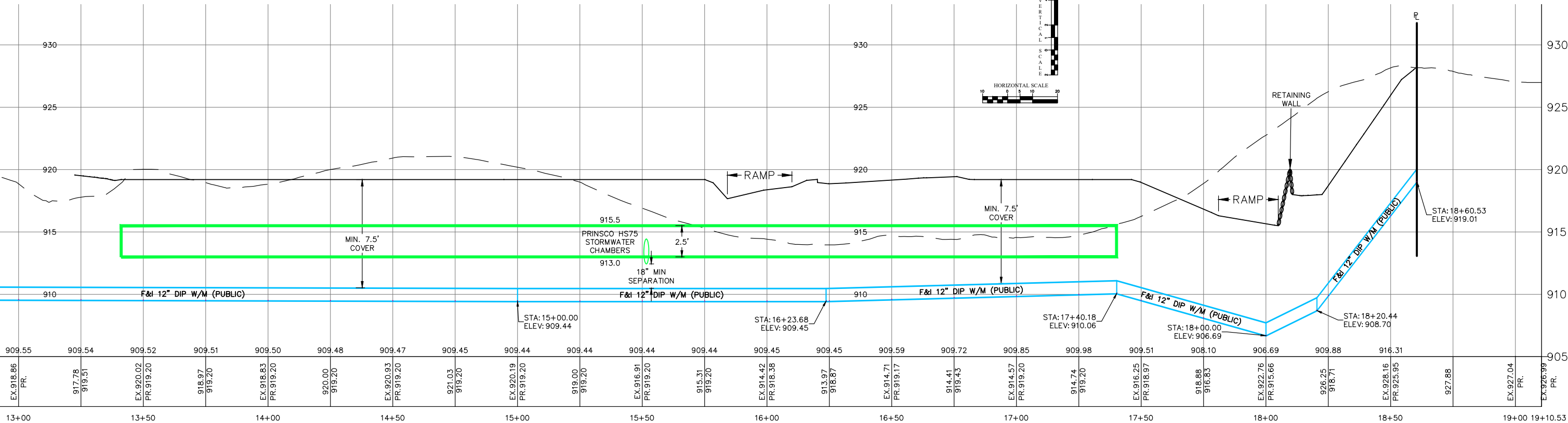
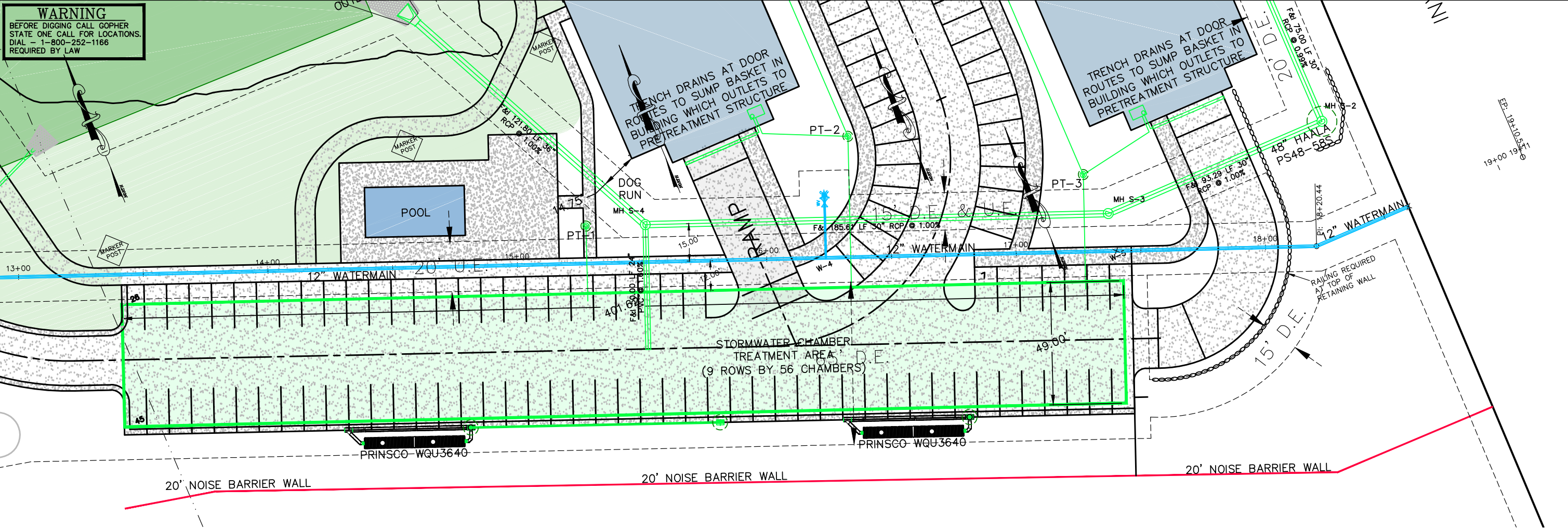
DRIVEWAY TYPICAL SECTION



- GENERAL NOTES:**
- SANITARY SEWER UMBRELLAS REQUIRED DURING CONSTRUCTION.
 - THE OWNER OR THEIR CONTRACTOR WILL OPERATE BETWEEN THE PERMITTED HOURS OF 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH SATURDAY.



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



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: 10/16/2020 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

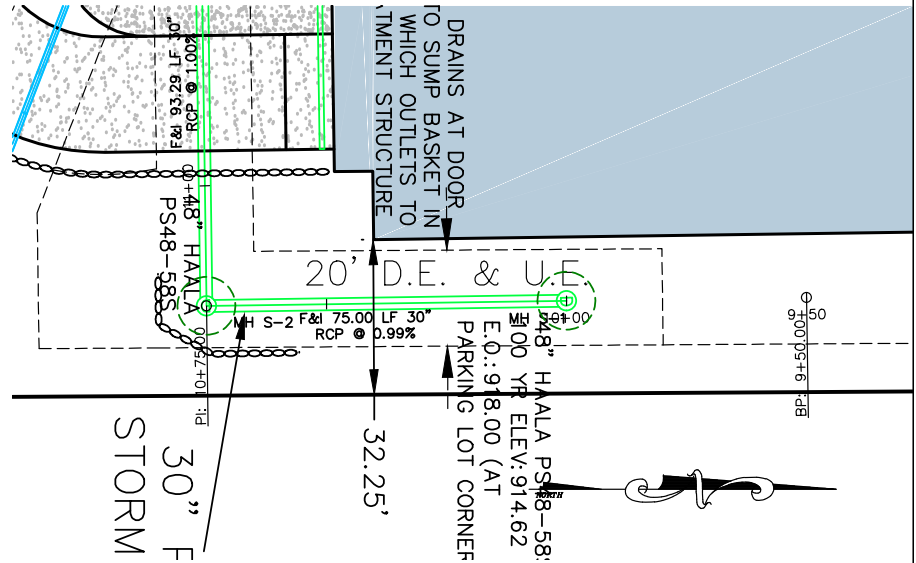
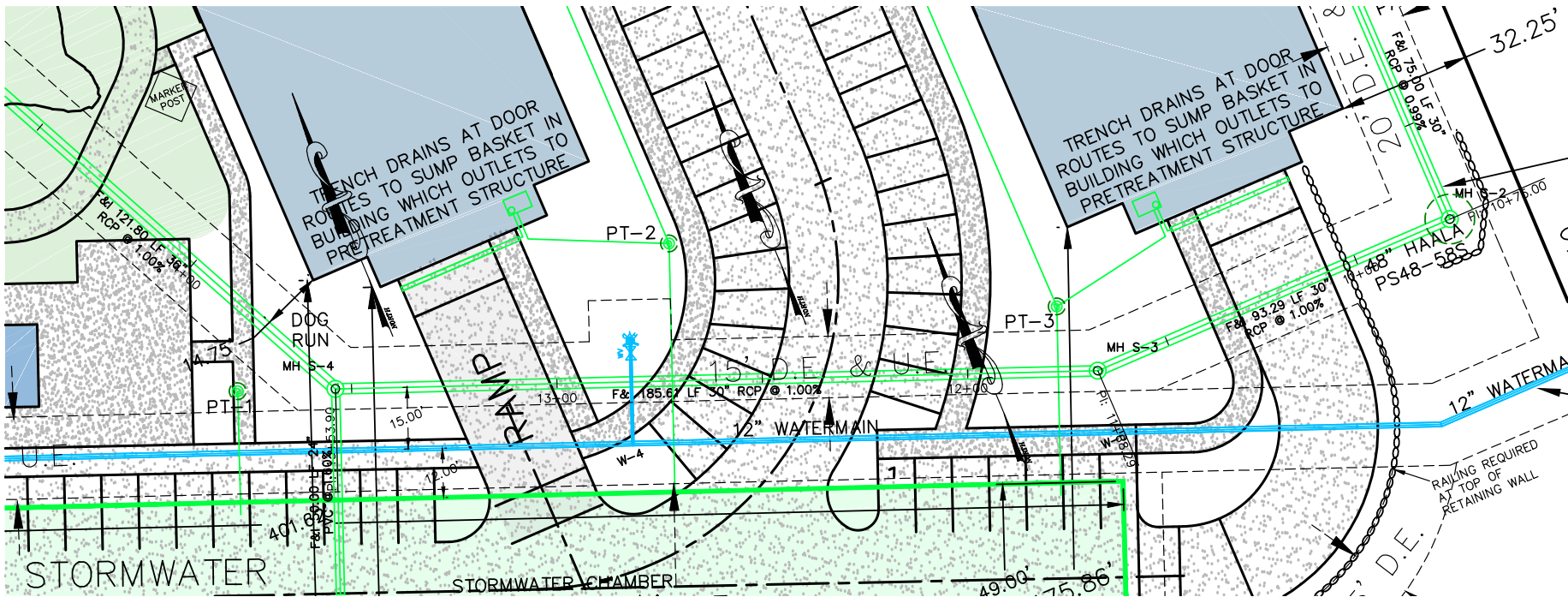
ENGINEERING SURVEYING PLANNING
Ph: 507-867-1666
Fax: 507-867-1665
www.gcg.to

DESIGNED: MRW
DRAWN: ADB
CHECKED: MRW

REVISED	BY	DATE
PRELIMINARY	ADB	8/3/2020
RESUBMITTAL	ADB	8/24/2020
RESUBMITTAL	ADB	9/11/2020
RESUBMITTAL	ADB	10/7/2020
RESUBMITTAL	ADB	10/16/2020

CITY OF INVER GROVE HEIGHTS-DAKOTA COUNTY
BENCHMARK:

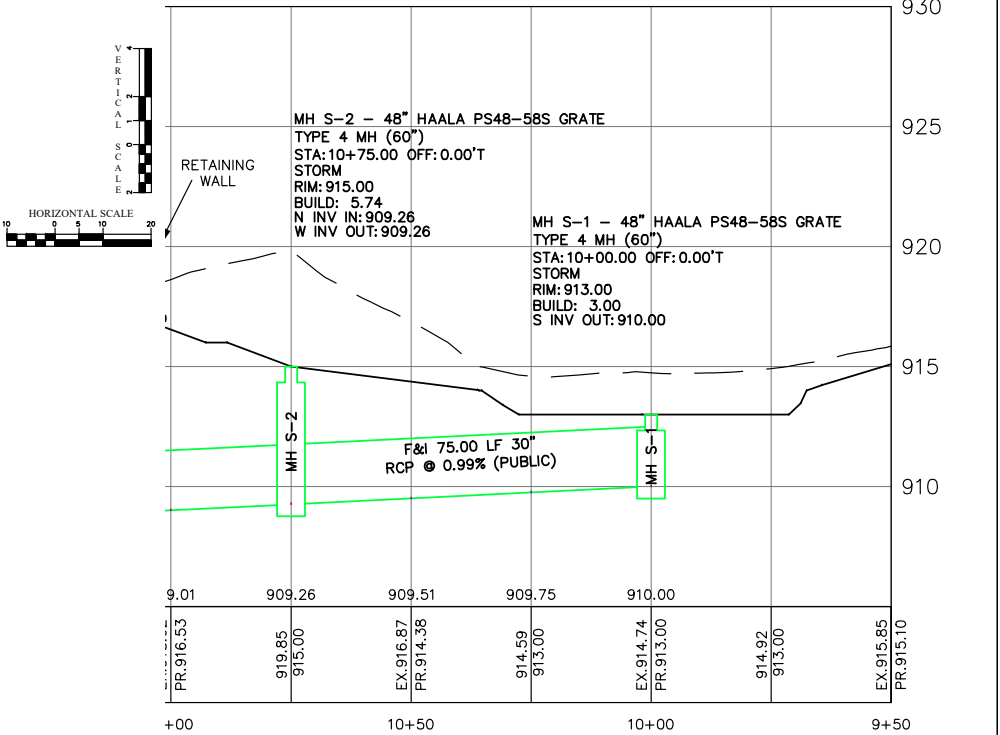
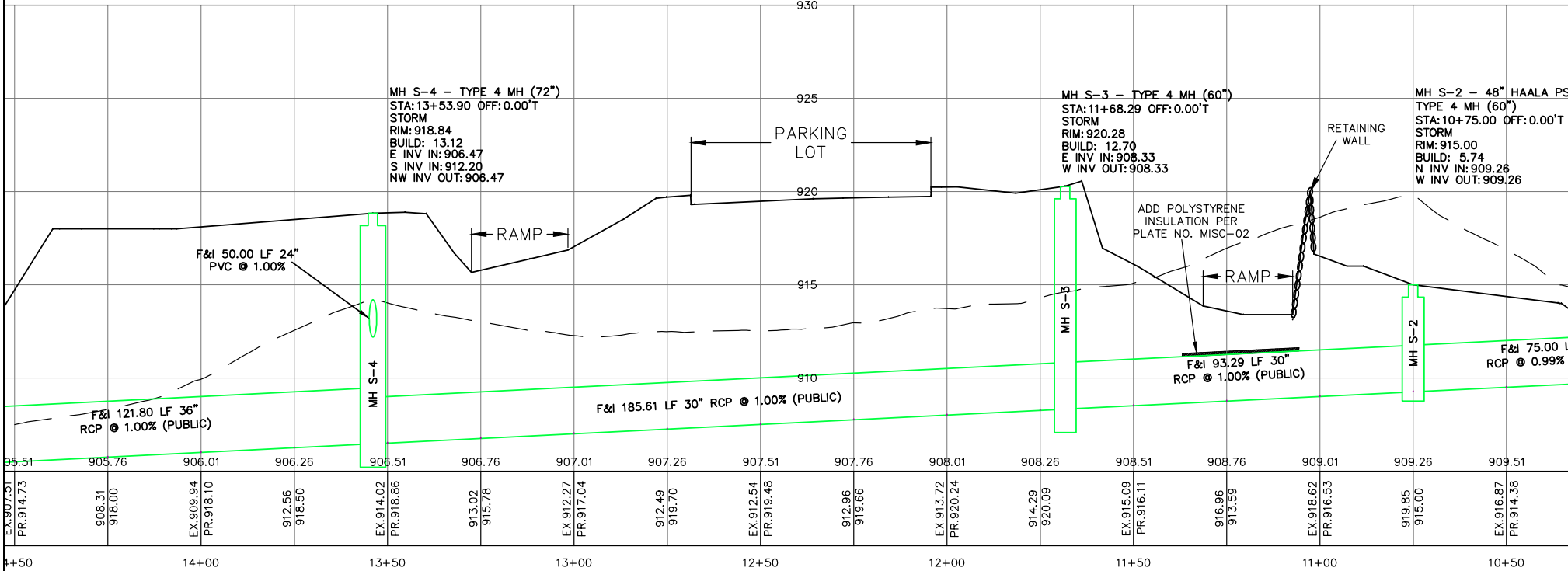
THE CROSSINGS AT INVER WOODS
PLAN & PROFILE WATERMAIN
SHEET 3
OF 14 SHEETS



STORM SCHEDULE

The Crossings at Inver Woods Storm Sewer Construction Notes													
Structure Number	Structure Type	Casting Elevation	Structure Outlet Elevation	Linear Footage	Pipe Size	Gradient Percent	Flow to Structure Number	Downstream Structure Inlet Elevation	Neenah Casting & Grates	Station	Offset from CL alignment	Alignment	Notes / Other Inverts
STORM													
MH S-1	Type 4 MH (60")	913.00	910.00	75.00	30" RCP	0.99%	MH S-2	909.26	48" HAALA PS48-58S	10+00.00	CL	STORM	
MH S-2	Type 4 MH (60")	915.00	909.26	93.29	30" RCP	1.00%	MH S-3	908.33	48" HAALA PS48-58S	10+75.00	CL	STORM	
MH S-3	Type 4 MH (60")	920.28	908.33	185.61	30" RCP	1.00%	MH S-4	906.47	R-1916-C	11+68.29	CL	STORM	
MH S-4	Type 4 CB (72")	918.84	906.47	121.80	36" RCP	1.00%	OUTLET 1	905.25	R-1916-C	13+53.90	CL	STORM	

STORM
Align: STORM



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DATE 10/16/2020 REG. NO. 42736

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

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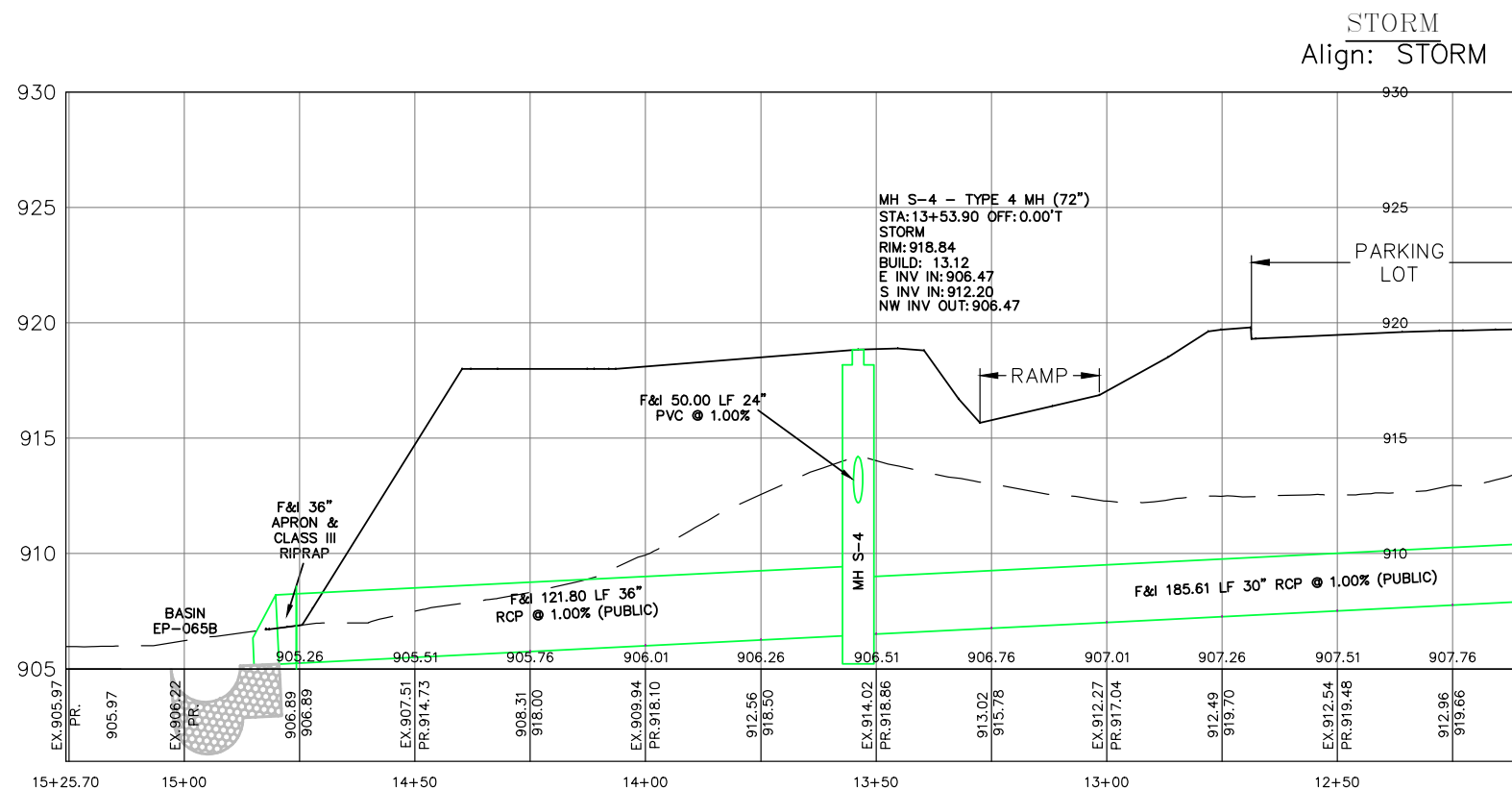
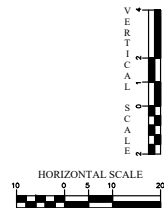
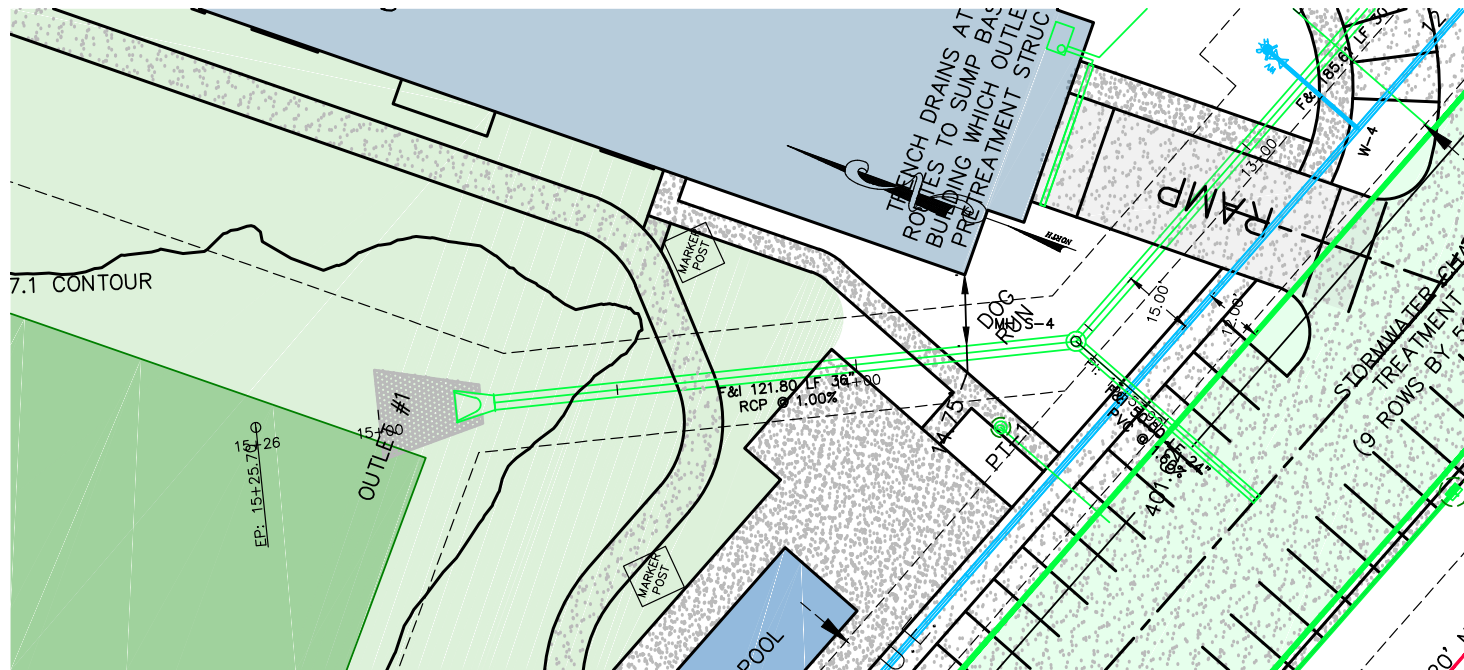
DESIGNED MRW
DRAWN ADB
CHECKED MRW

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RESUBMITTAL	ADB	9/11/2020
RESUBMITTAL	ADB	10/7/2020
RESUBMITTAL	ADB	10/16/2020

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY
BENCHMARK:

THE CROSSINGS AT INVER WOODS
PLAN & PROFILE OFFSTREET STORM
SHEET 4
OF 14 SHEETS

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



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19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047
FILE NO.: 20-116 BASE

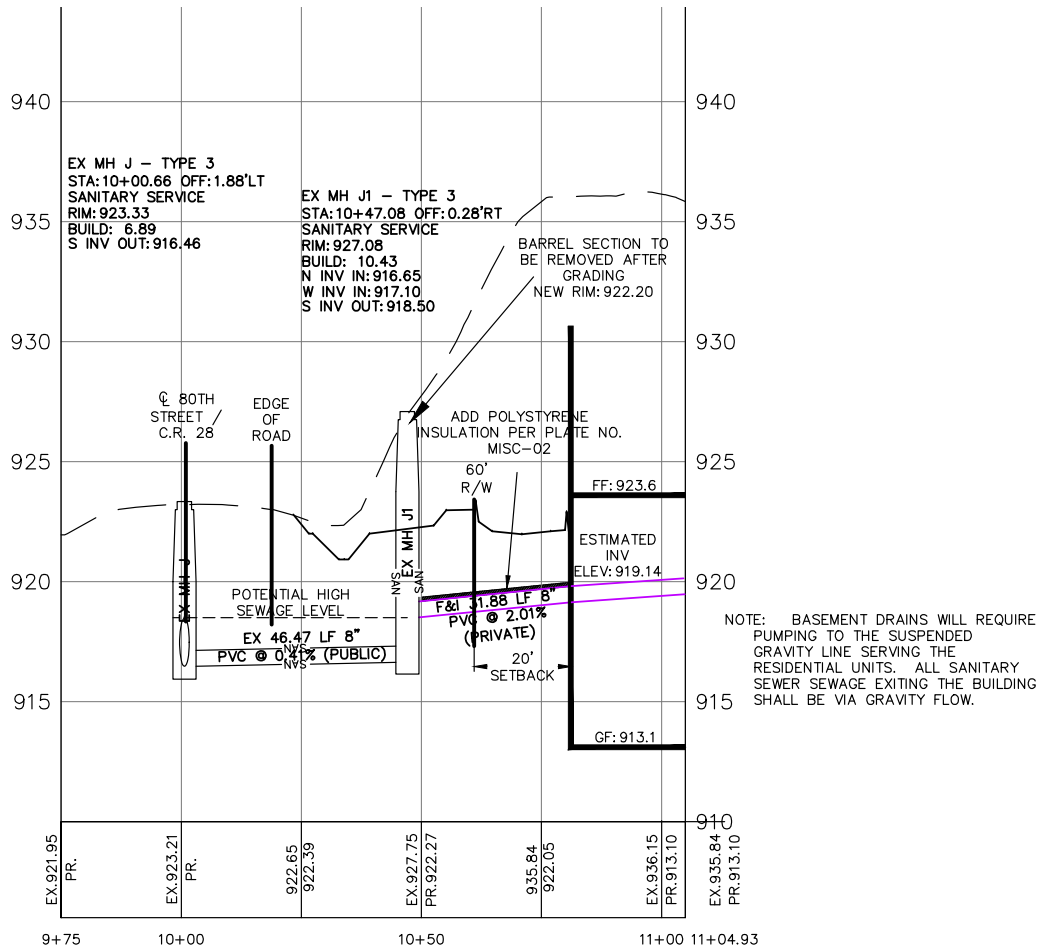
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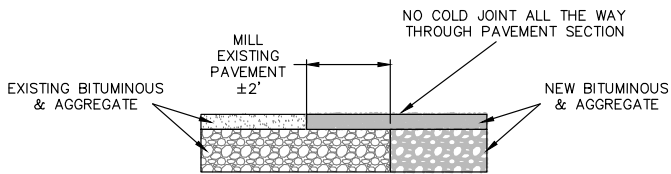
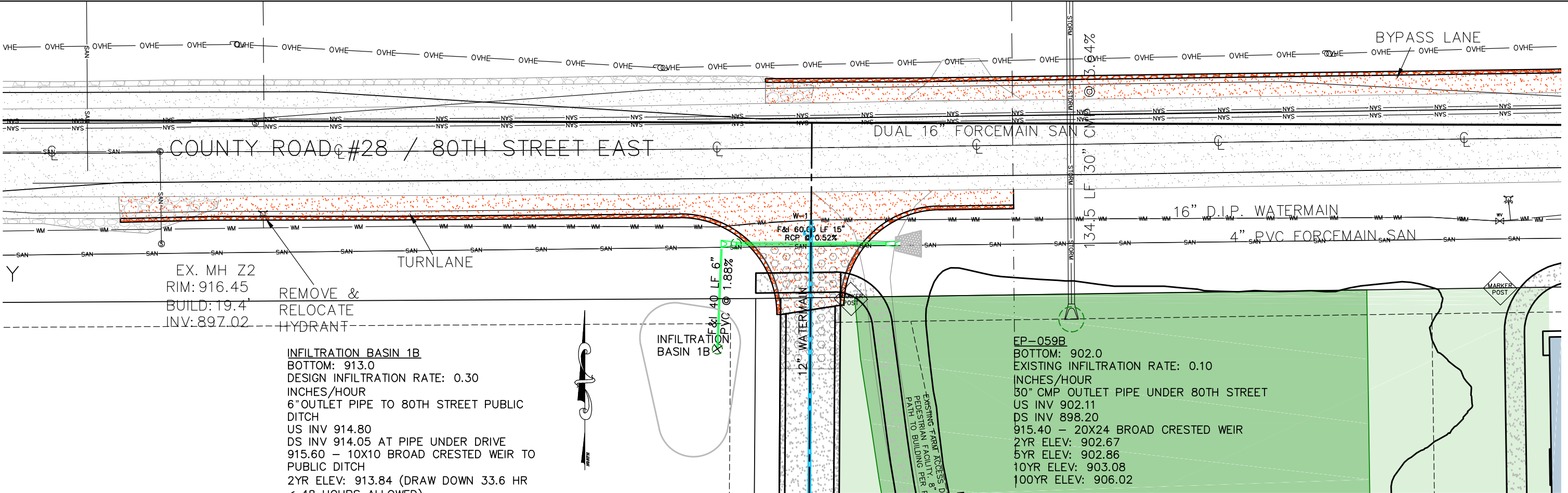
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DRAWN ADB
CHECKED MRW

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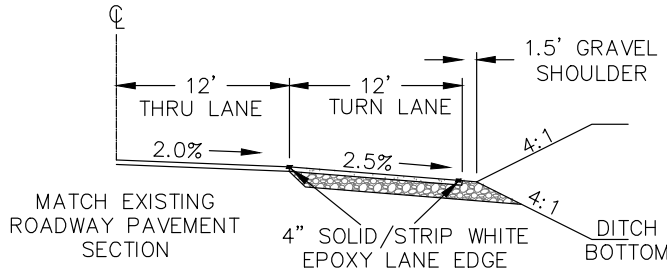
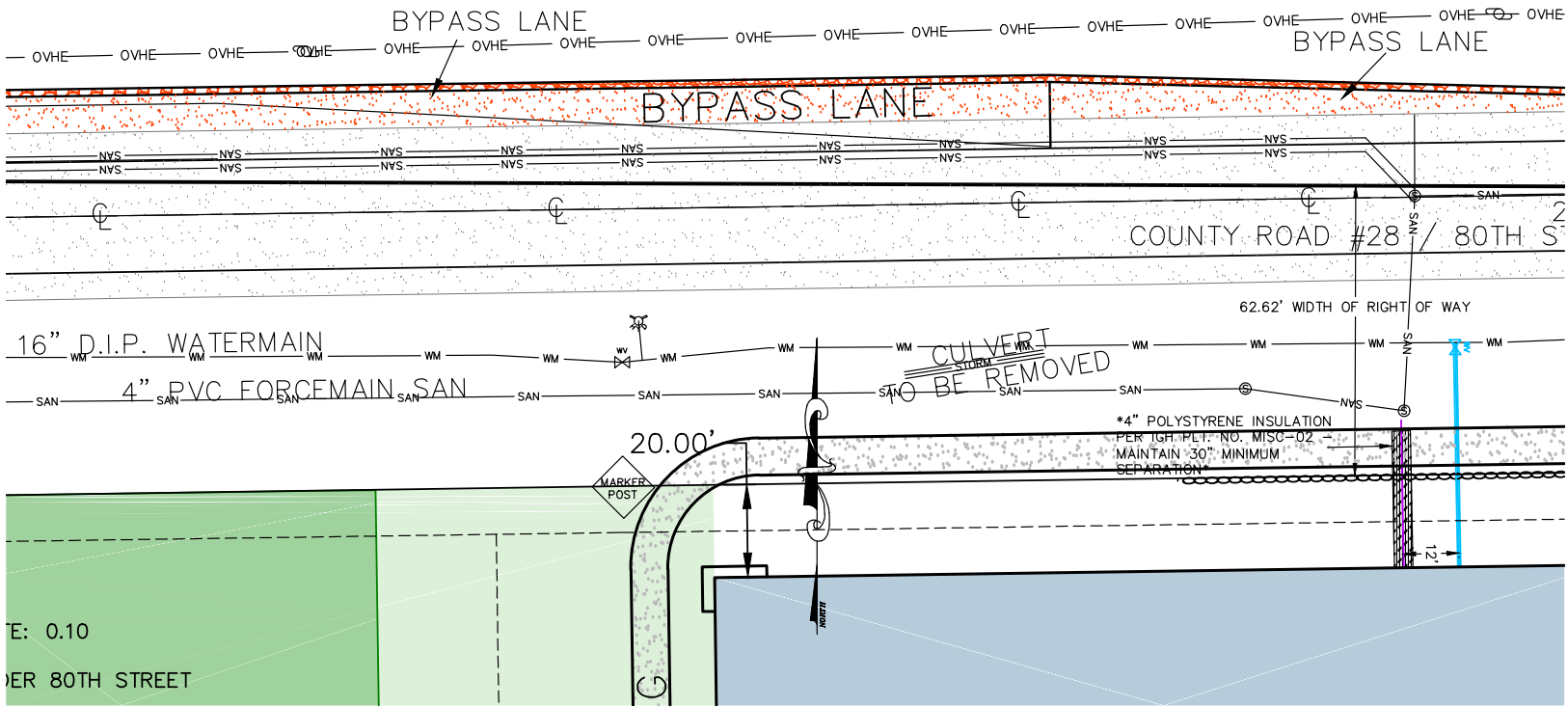
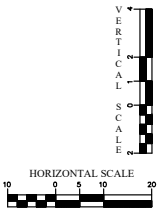
CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY
BENCHMARK:
THE CROSSINGS AT INVER WOODS
PLAN & PROFILE OFFSTREET STORM
SHEET 5
OF 14 SHEETS



SHEET 6
OF 14 SHEETS



PAVEMENT TYPICAL
NOT TO SCALE



TURN LANE TYPICAL SECTION
NOT TO SCALE

- TURN LANE CONSTRUCTION NOTES:**
- MAINTAIN ACCESS TO DRIVEWAYS AT ALL TIMES, OTHER THAN AN AGREED UPON CLOSURE WITH THE OWNER
 - A PERMIT IS REQUIRED FROM DAKOTA COUNTY FOR THE TURN LANE ALONG 80TH ST E / COUNTY ROAD 28. THE CONTRACTOR IS TO ADHERE TO THE PERMITS REQUIREMENTS.
 - TRAFFIC CONTROL SHALL MEET GUIDANCE INDICATED IN THE MnMUTCD.

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Mark R. Welch
DATE 10/16/2020 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

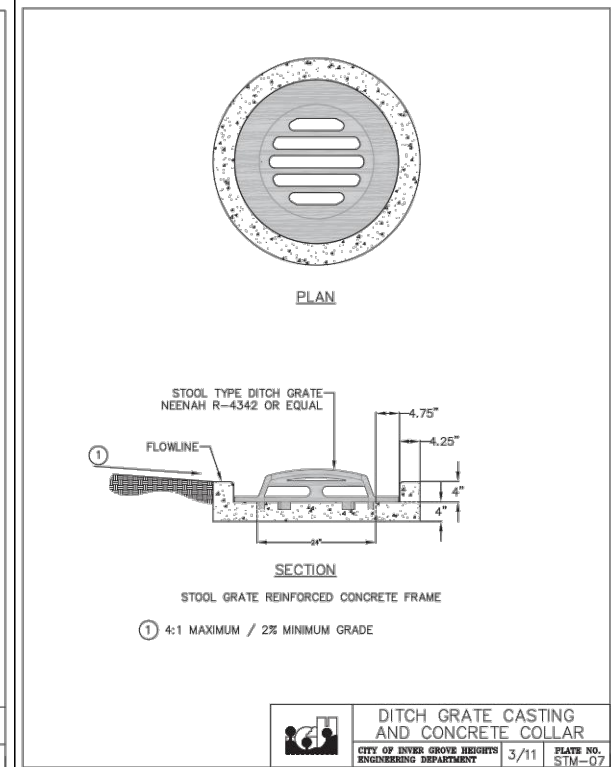
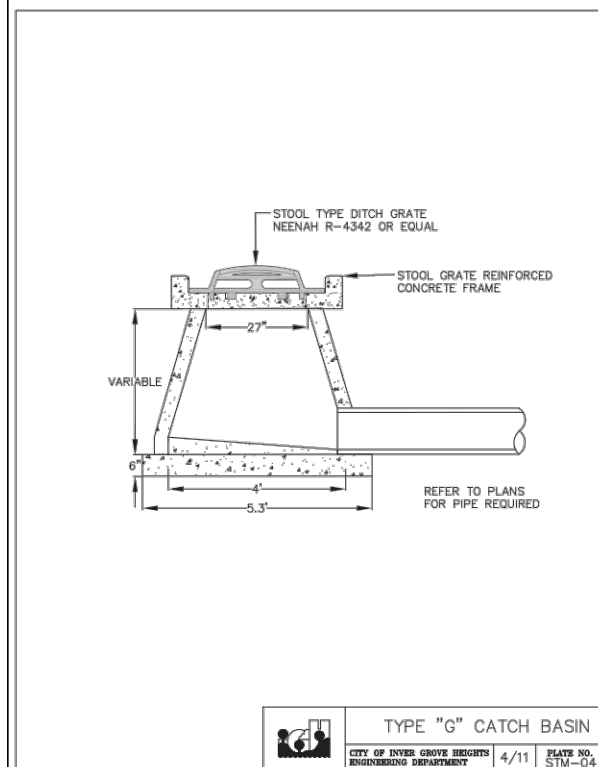
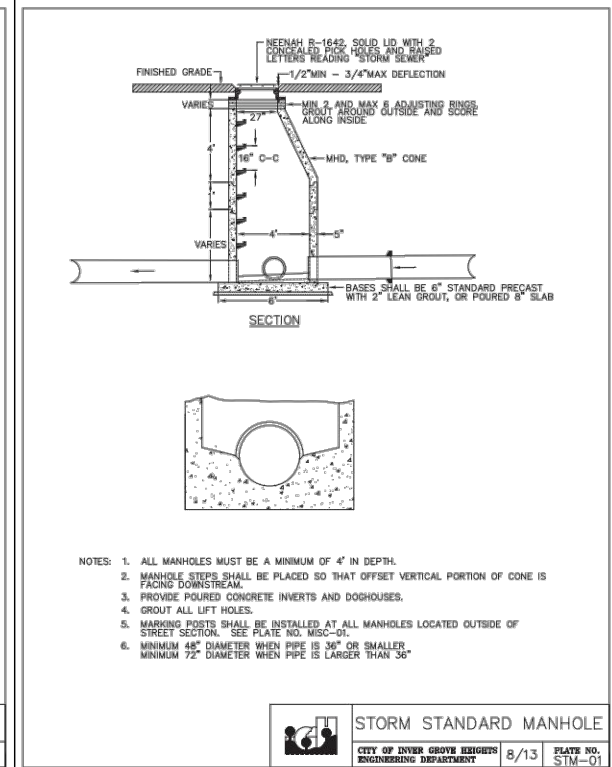
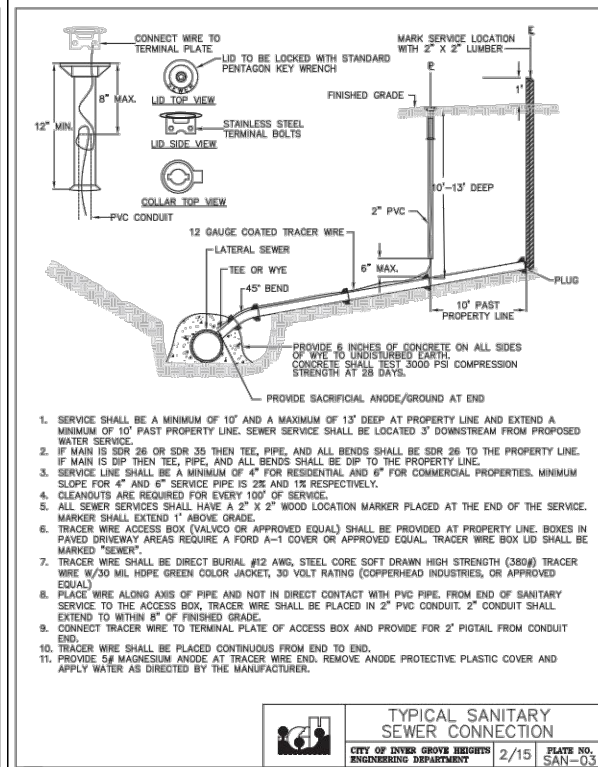
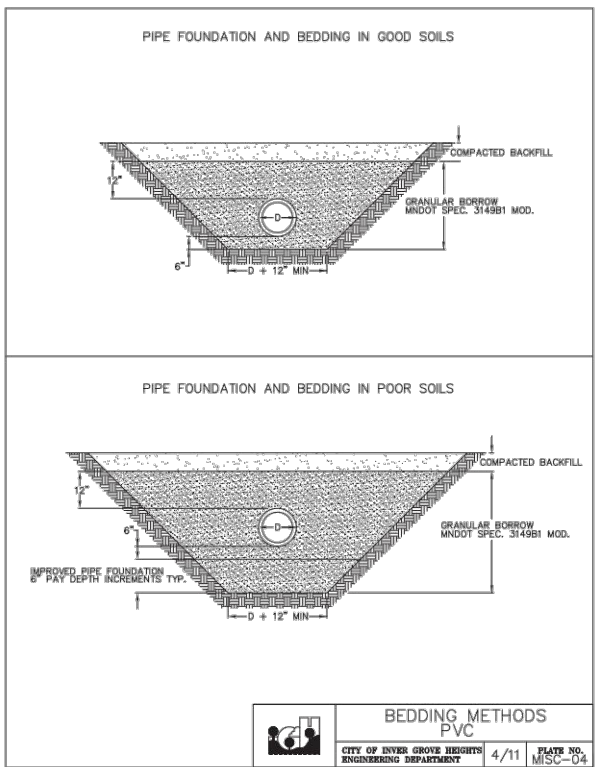
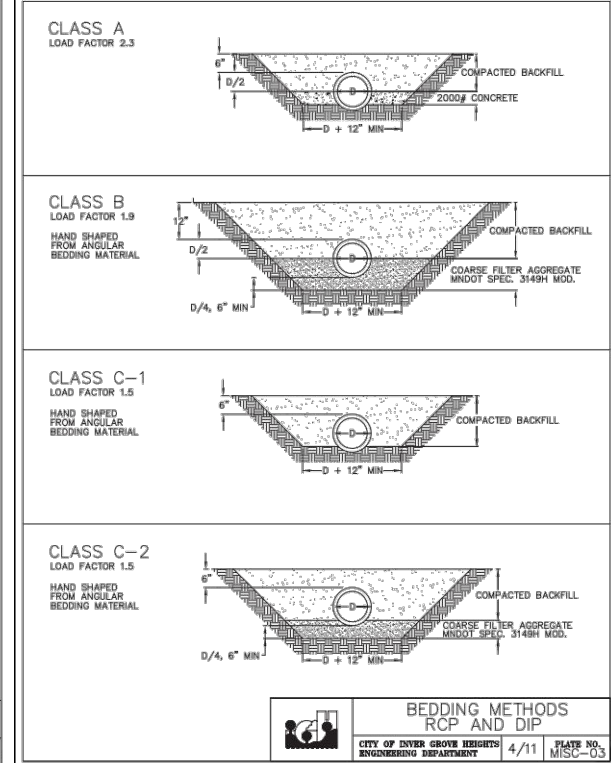
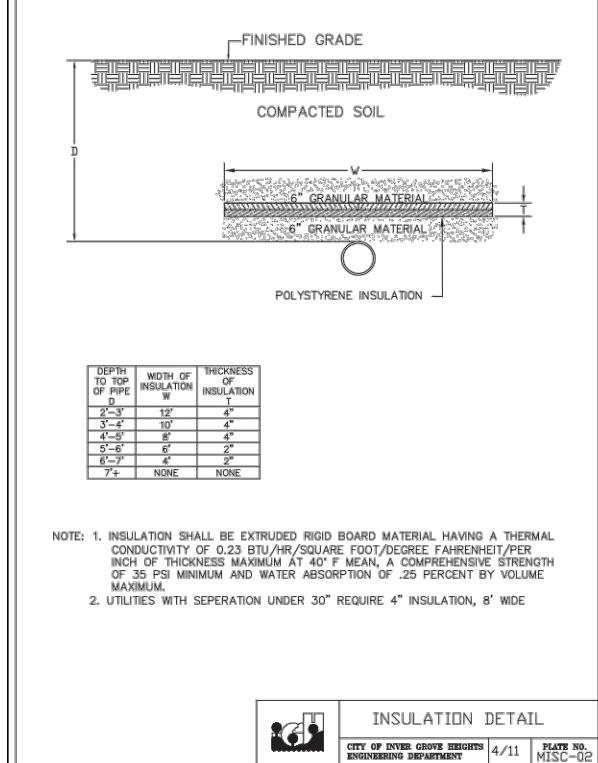
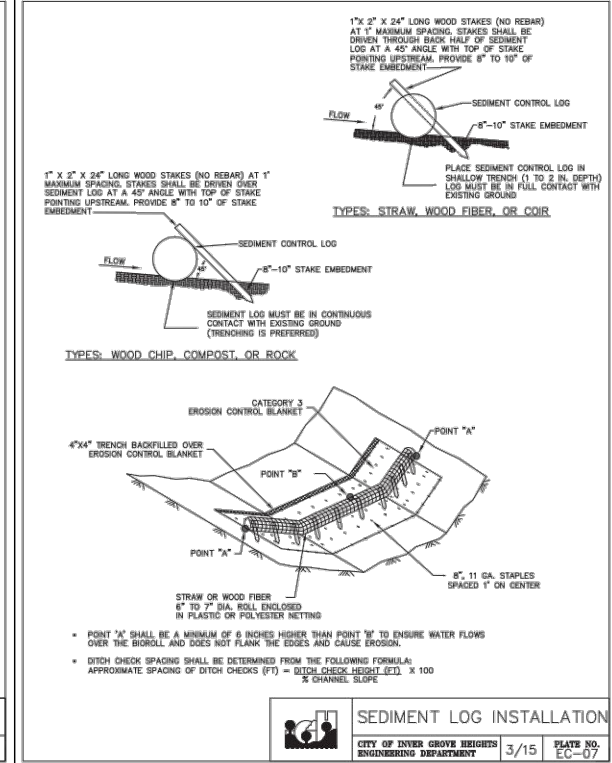
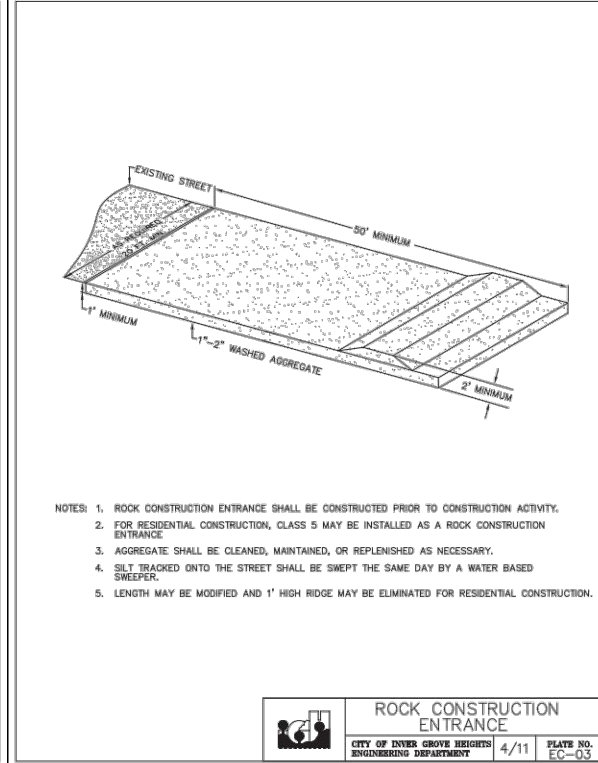
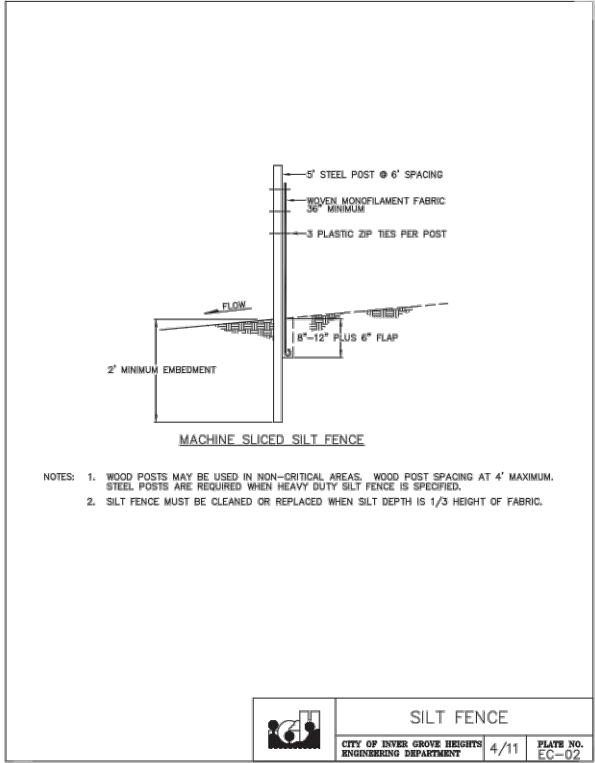
ENGINEERING
SURVEYING
PLANNING
Ph. 507-867-1666
Fax 507-867-1665
www.gcg.to

DESIGNED MRW
DRAWN ADB
CHECKED MRW

REVISED	BY	DATE
PRELIMINARY	ADB	7/23/2020
RESUBMITTAL	ADB	8/24/2020
RESUBMITTAL	ADB	9/11/2020
RESUBMITTAL	ADB	10/7/2020
RESUBMITTAL	ADB	10/16/2020

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY
BENCHMARK:

THE CROSSINGS AT INVER WOODS
80TH STREET PLAN & PROFILE
SHEET 7
OF 14 SHEETS



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Mark R. Welch
MARK R. WELCH
DATE 10/16/2020 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.
Chattfield, MN 55923

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SURVEYING
PLANNING

Ph. 507-867-1666
Fax 507-867-1665
www.gcg10

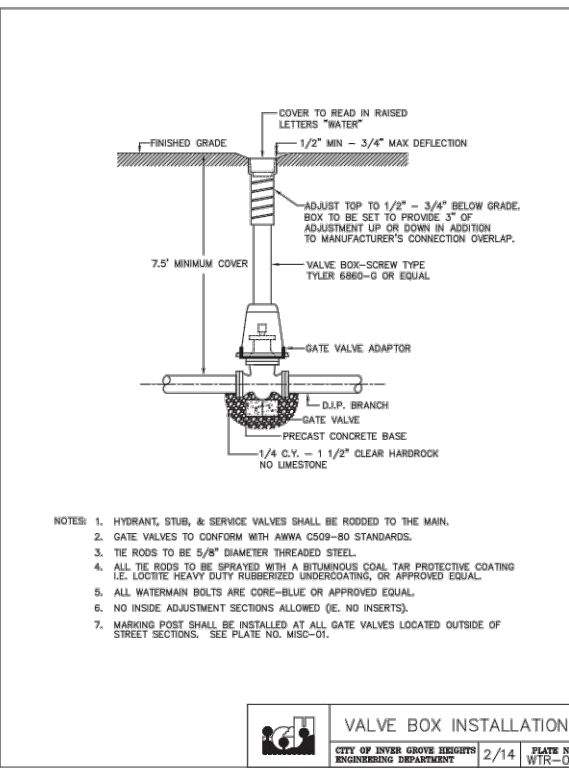
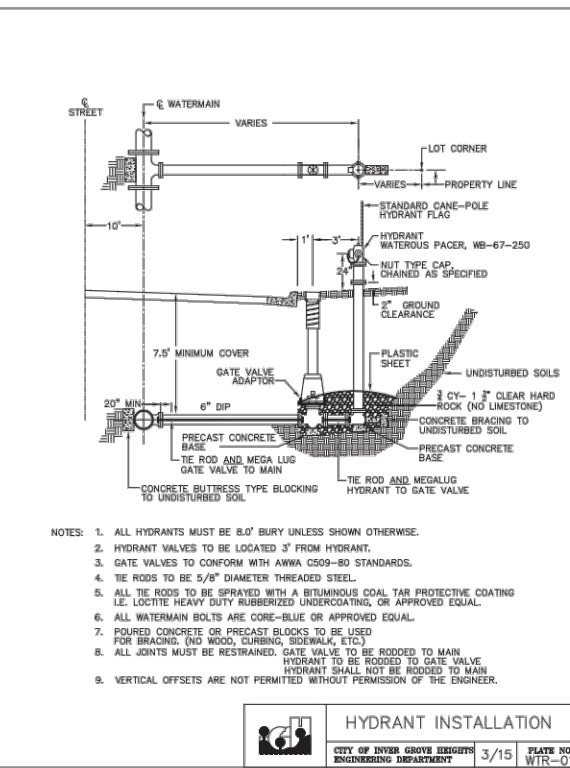
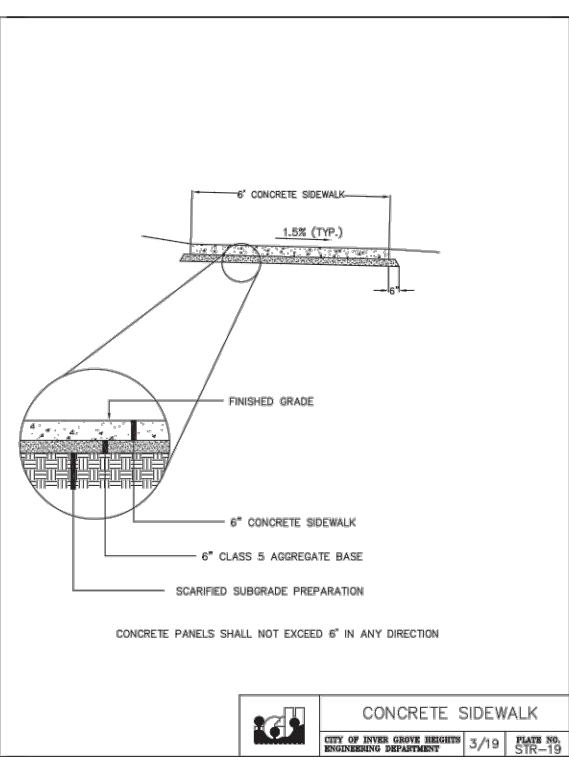
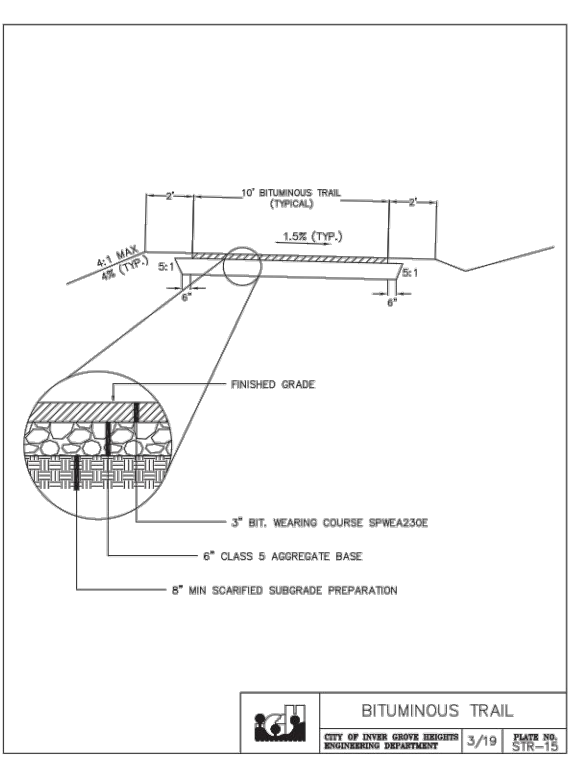
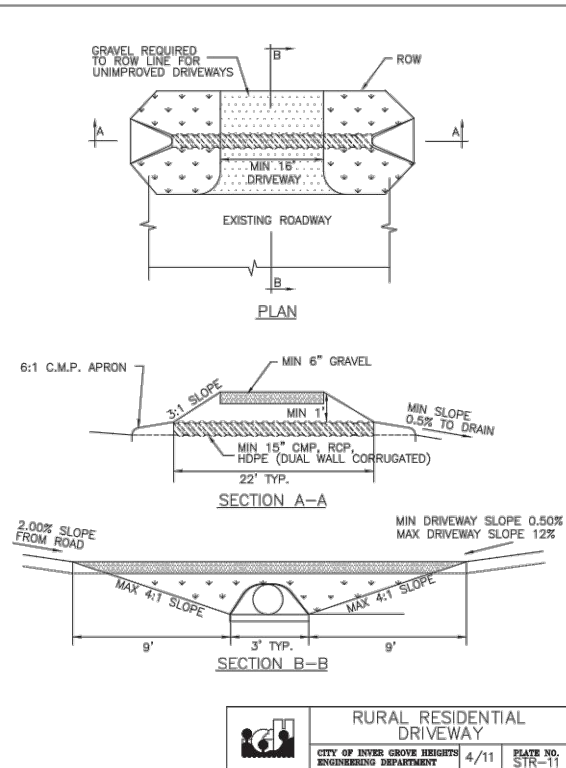
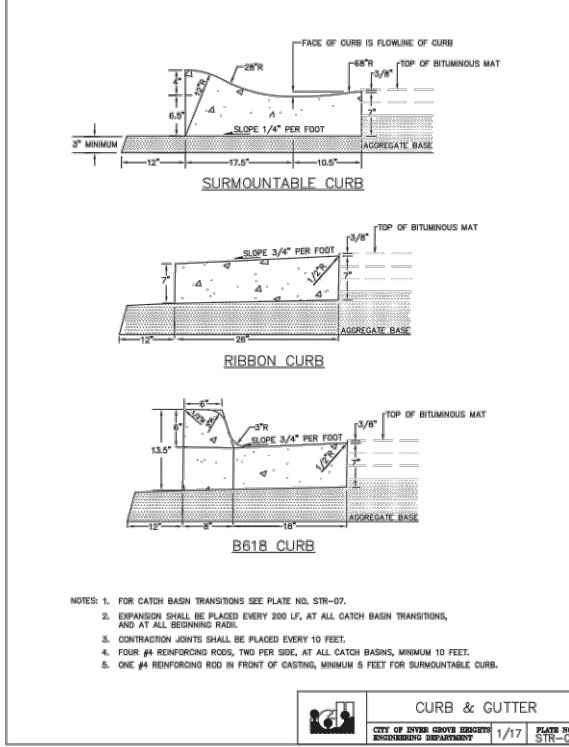
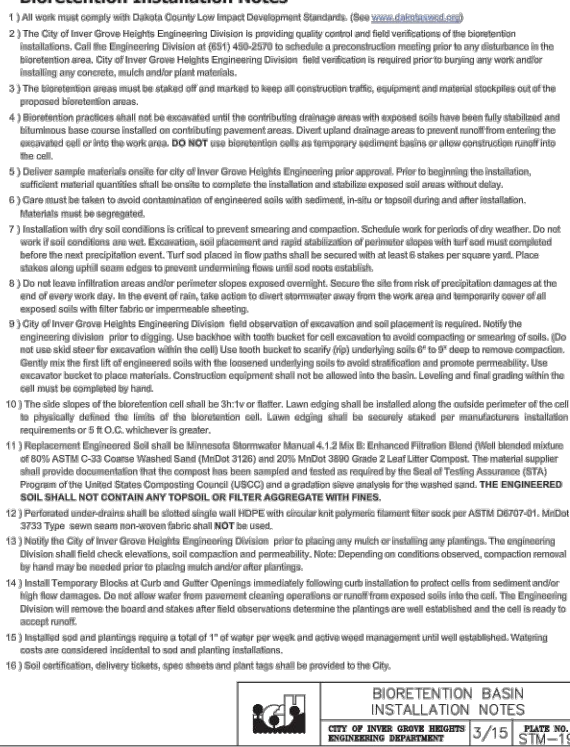
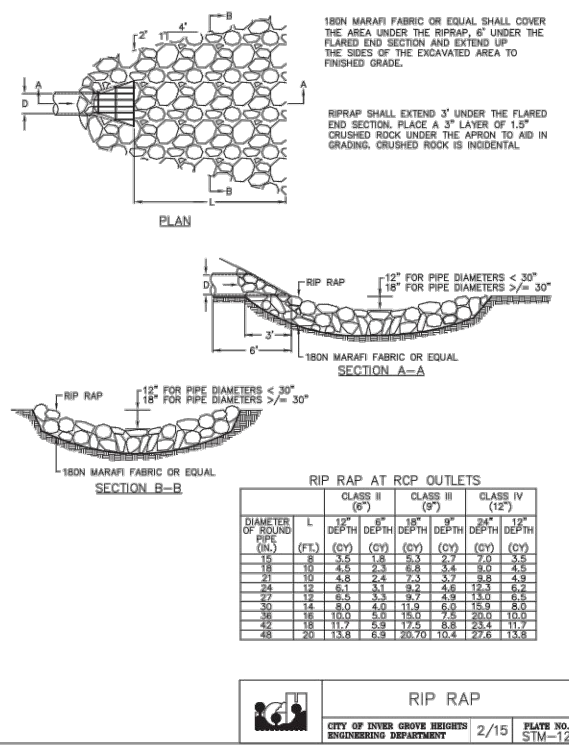
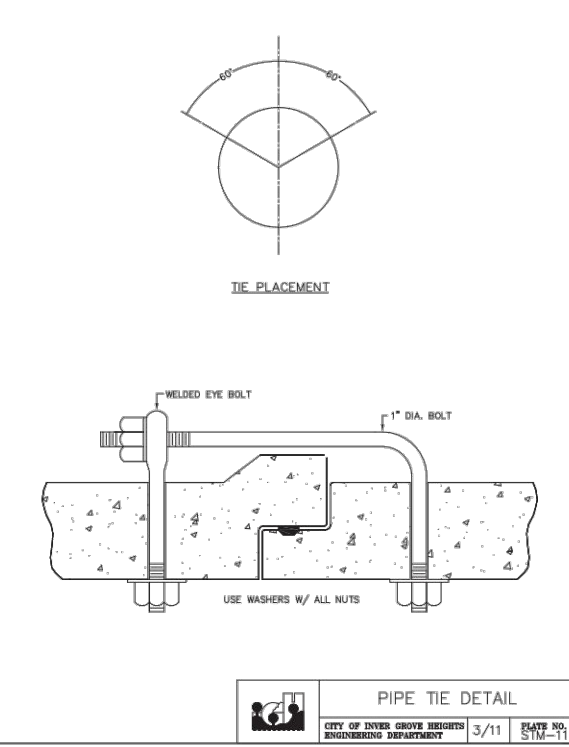
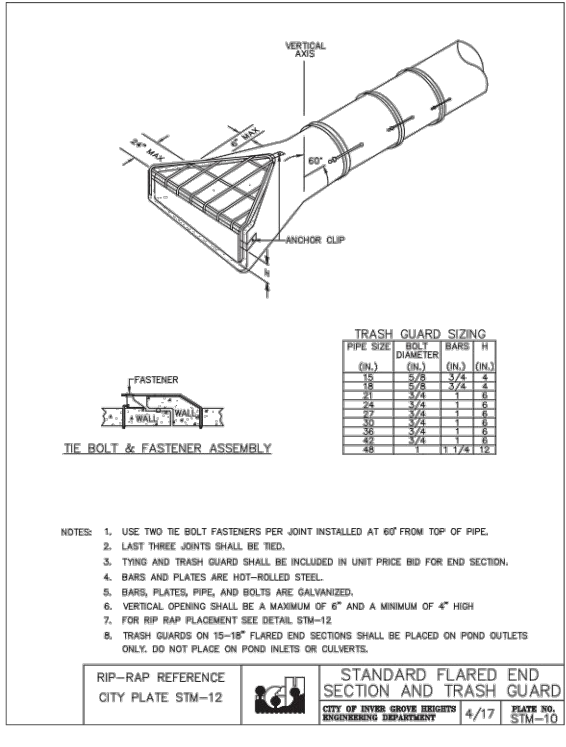
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DRAWN **ADB**
CHECKED **MRW**

REVISED BY DATE
PRELIMINARY ADB 7/23/2020
RESUBMITTAL ADB 8/24/2020
RESUBMITTAL ADB 9/11/2020
RESUBMITTAL ADB 10/7/2020
RESUBMITTAL ADB 10/16/2020

CITY OF INVER GROVE HEIGHTS-DAKOTA COUNTY

THE CROSSINGS AT INVER WOODS
STANDARD PLATES

SHEET 8
OF 14 SHEETS



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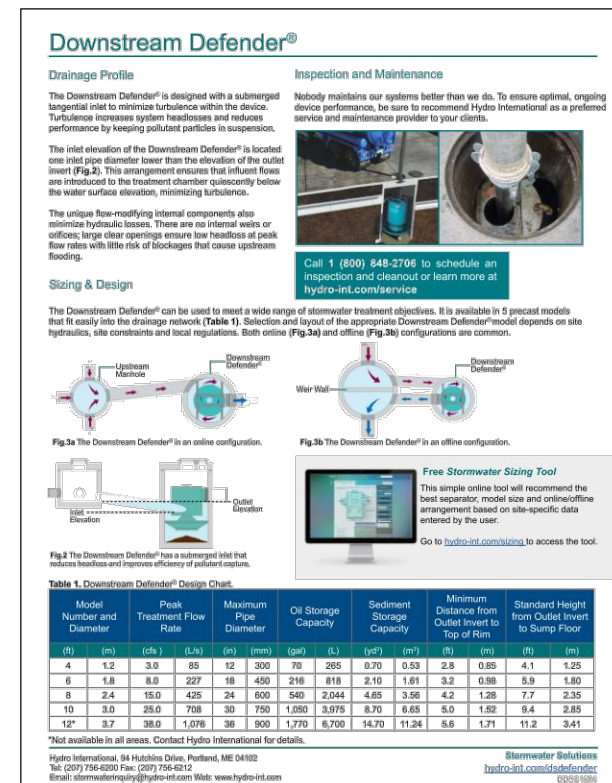
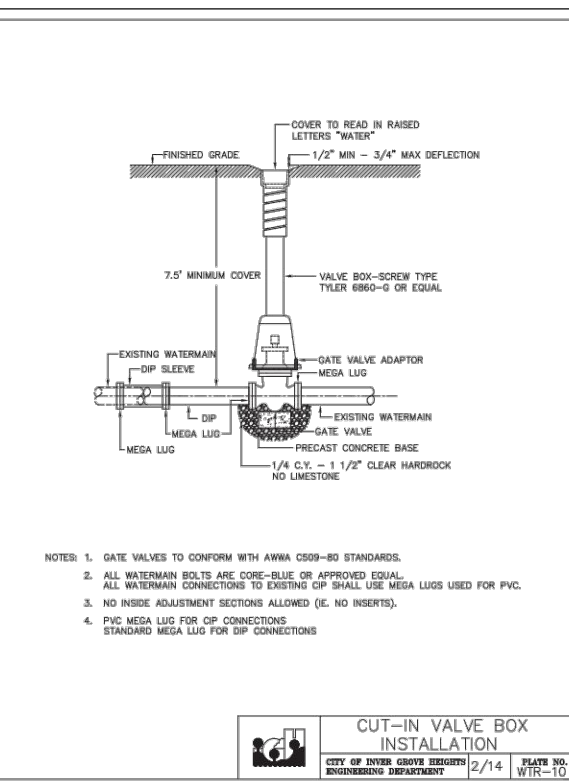
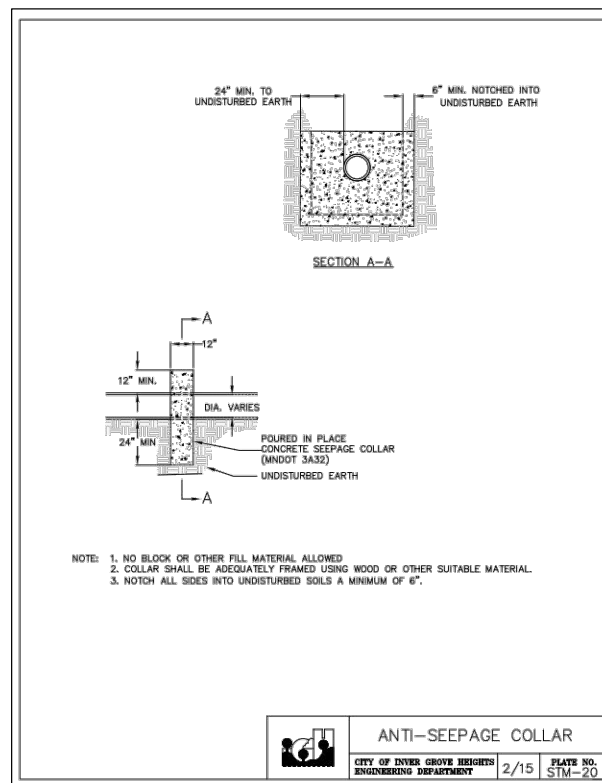
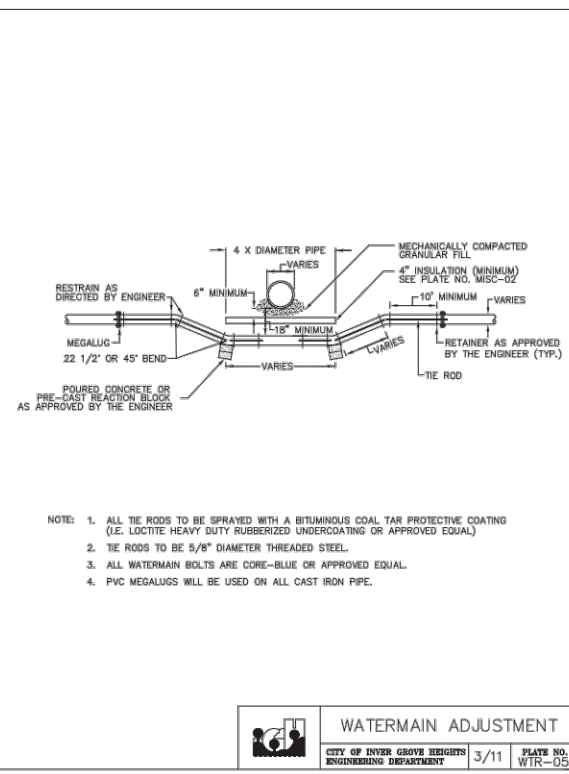
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CITY OF INVER GROVE HEIGHTS-DAKOTA COUNTY

BENCHMARK:

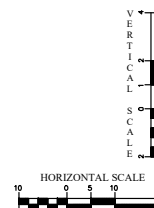
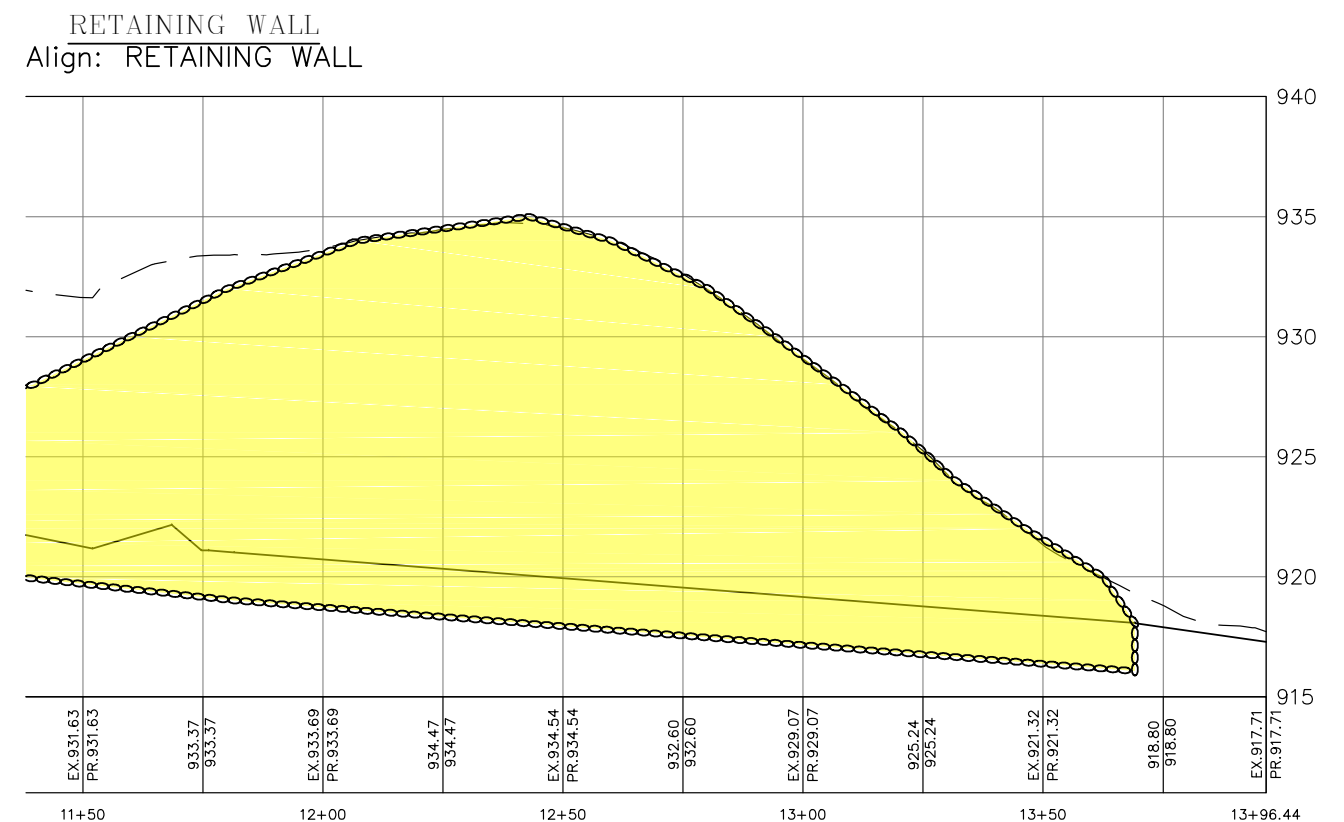
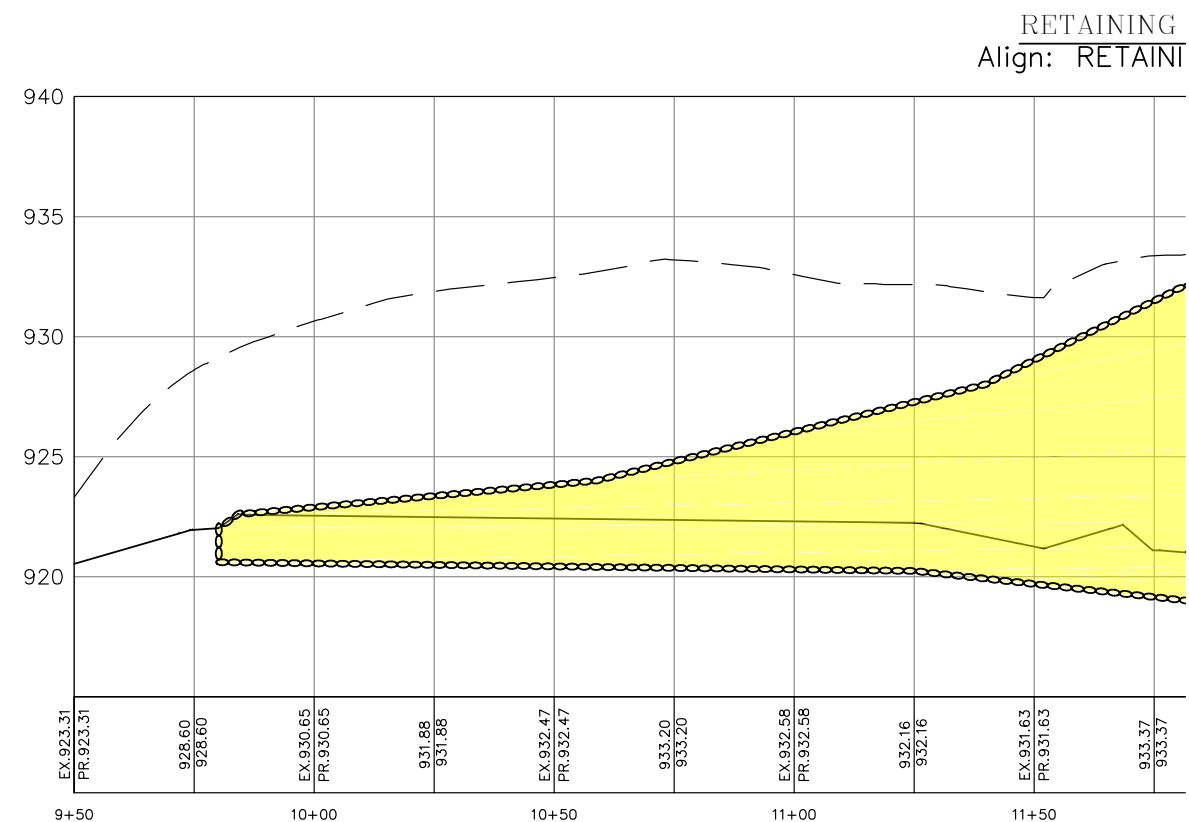
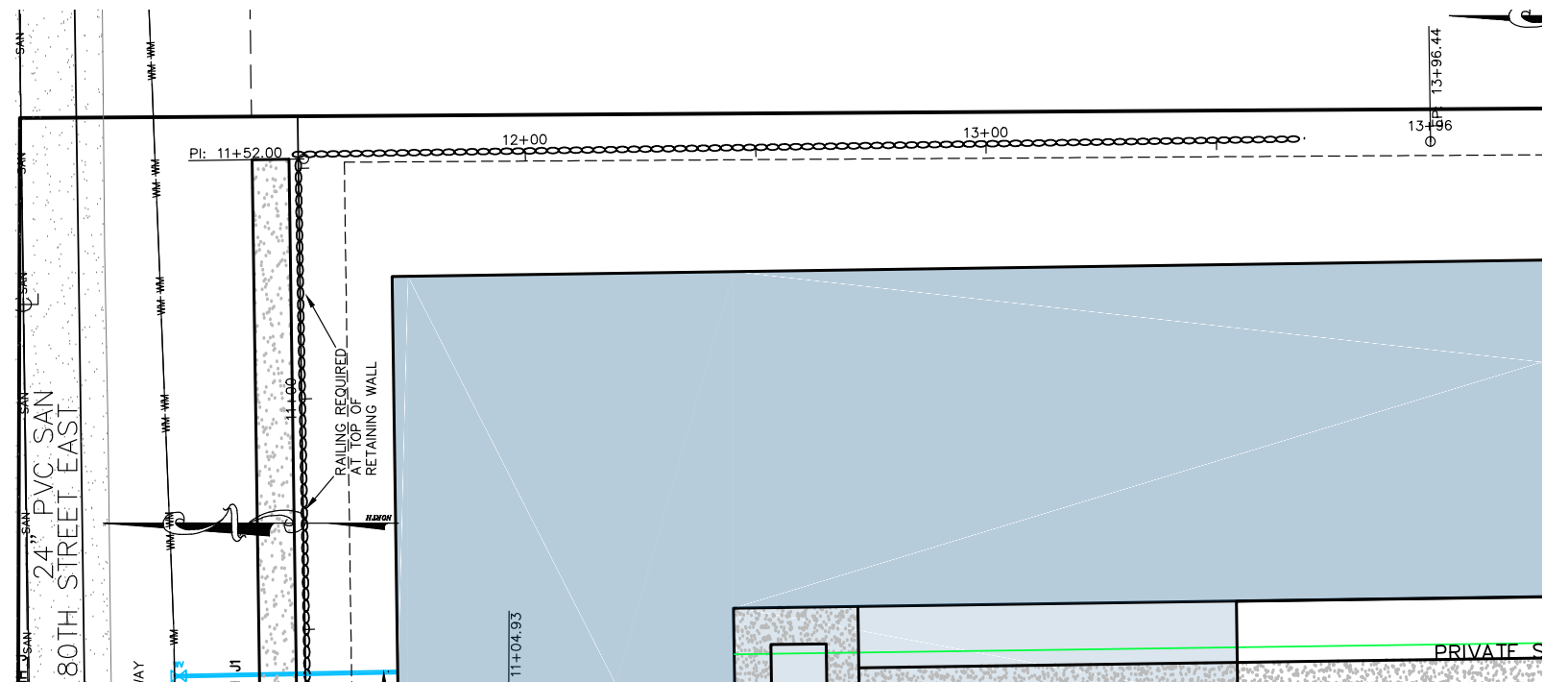
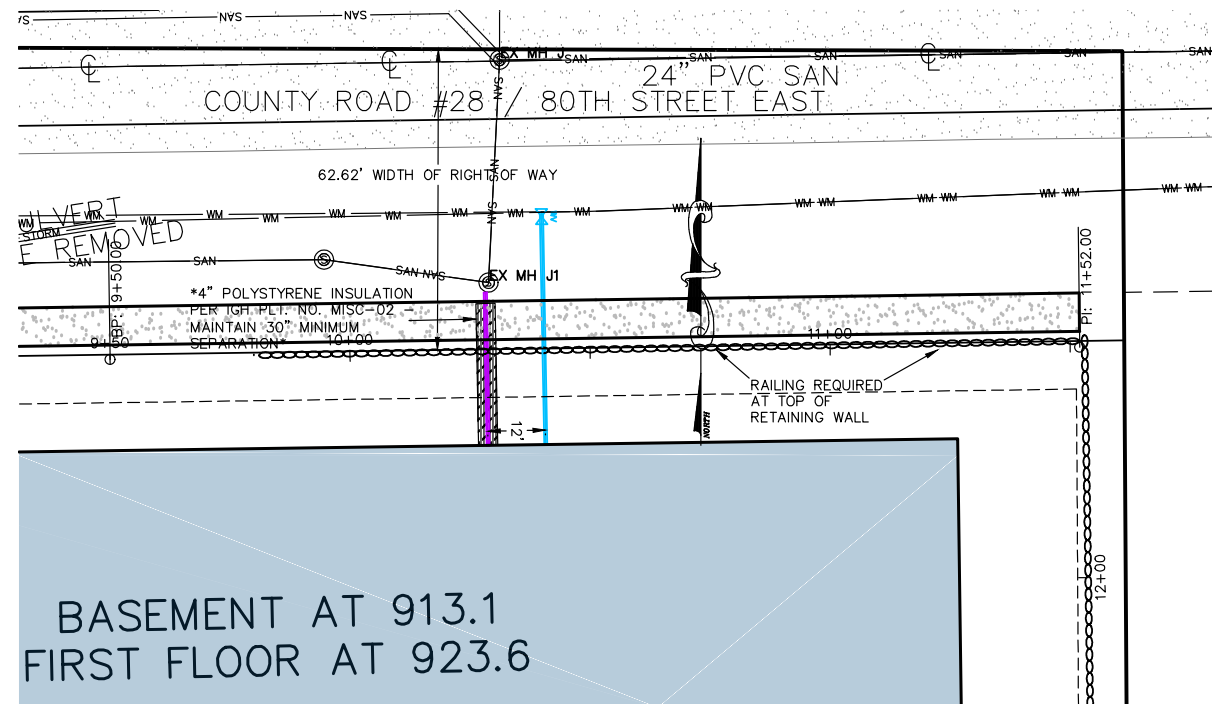
THE CROSSINGS AT INVER WOODS
STANDARD PLATES

SHEET 9
OF 14 SHEETS



WARNING

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



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Mark R Welch MARK R WELCH
DATE 10/16/2020 REG. NO. 42736

DATE: 5/21/2020
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19356 MEADOWRIDGE TRAIL NORTH
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FILE NO.: 20-116 BASE

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DESIGNED	<u>MRW</u>
DRAWN	<u>ADB</u>
CHECKED	MRW

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RESUBMITTAL	ADB	10/7/2020
RESUBMITTAL	ADB	10/16/2020

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

THE CROSSINGS AT INVER WOODS RETAINING WALL PLAN & PROFILE

20	BENCHMARK:
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SHEET 11
OF 14 SHEETS

WARNING
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DIAL - 1-800-252-1166
REQUIRED BY LAW

BYPASS LANE

DUAL 16" FORCEMAIN SAN C

COUNTY ROAD #28 / 80TH STREET EAST

24" PVC SAN

16" D.I.P. WATERMAIN

4" PVC FORCEMAIN SAN

134.5 LF 30" @ 3.64%

F&I 40 LF 6" @ 1.88%

INfiltration BASIN 1B

12" WATERMAIN

EP-059B

BOTTOM: 902.0

EXISTING INFILTRATION RATE: 0.10 INCHES/HOUR

30" CMP OUTLET PIPE UNDER 80TH STREET

US INV 902.11

DS INV 898.20

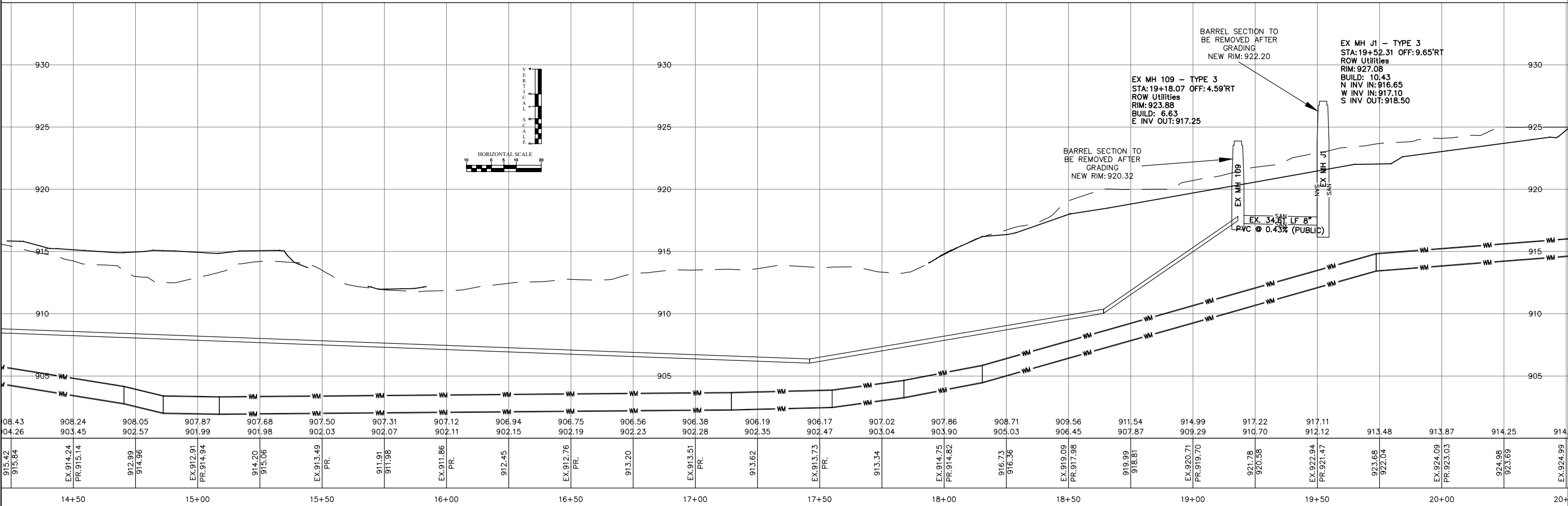
MARKER POST

CULVERT TO BE REMOVED

*4" POLYSTYRENE INSULATION PER IGH PLT. NO. MISC-02 MAINTAIN 30" MINIMUM SEPARATION

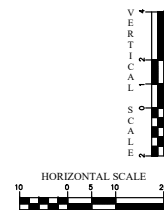
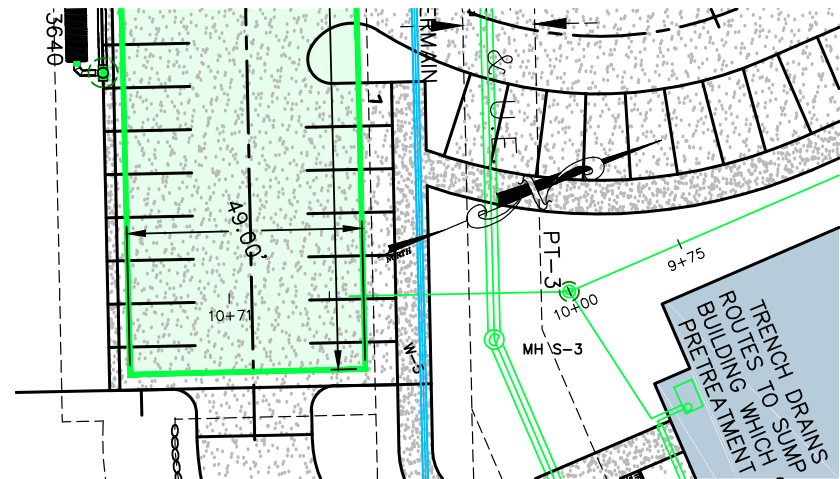
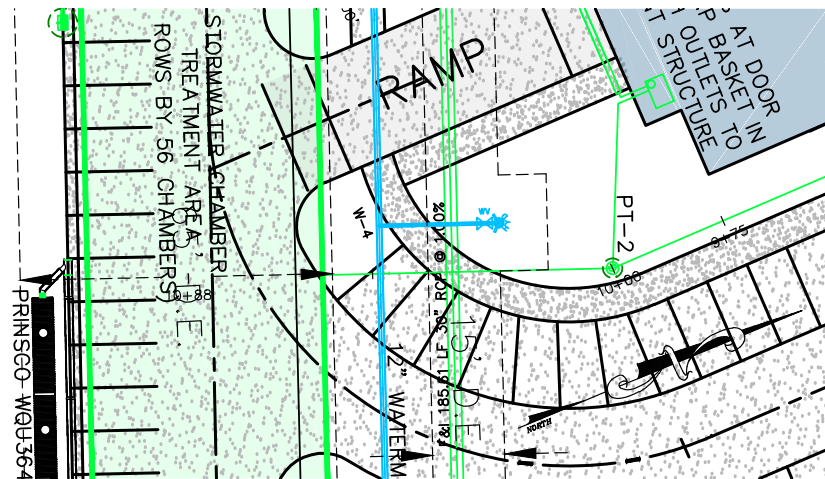
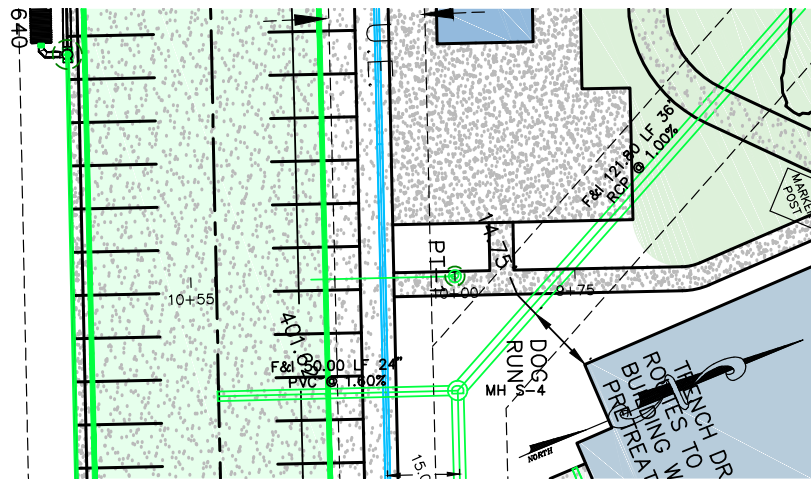
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BASEMENT AT 913.1

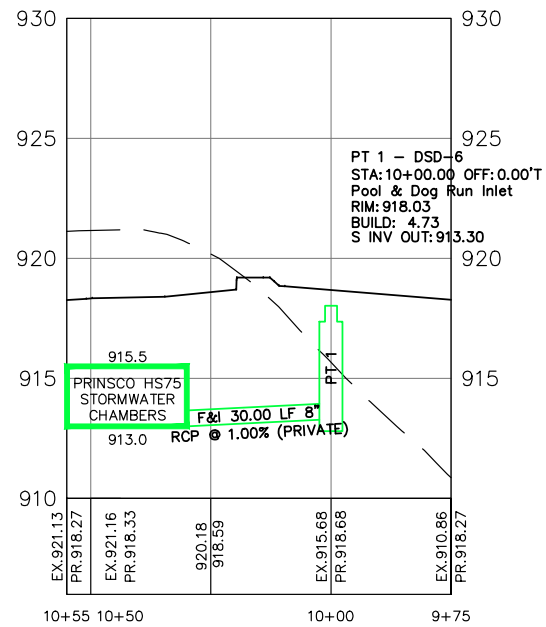


I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  MARK R. WELCH DATE <u>10/16/2020</u> REG. NO. <u>42736</u>	DATE: <u>5/21/2020</u> Prepared For: TITAN LAND LLC 19356 MEADOWBRIDGE TRAIL NORTH MARINE ON ST CROIX, MN 55047	 G-Cubed 14070 Hwy 52 S.E. Chatfield, MN 55923 Ph. 507-867-1666 Fax 507-867-1665 www.gcg.to	DESIGNED <u>MRW</u> DRAWN <u>ADB</u> CHECKED <u>MRW</u>	<table border="1"> <thead> <tr> <th>REVISED</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>PRELIMINARY</td> <td>ADB</td> <td>8/3/2020</td> </tr> <tr> <td>RESUBMITTAL</td> <td>ADB</td> <td>8/24/2020</td> </tr> <tr> <td>RESUBMITTAL</td> <td>ADB</td> <td>9/11/2020</td> </tr> <tr> <td>RESUBMITTAL</td> <td>ADB</td> <td>10/7/2020</td> </tr> <tr> <td>RESUBMITTAL</td> <td>ADB</td> <td>10/16/2020</td> </tr> </tbody> </table>	REVISED	BY	DATE	PRELIMINARY	ADB	8/3/2020	RESUBMITTAL	ADB	8/24/2020	RESUBMITTAL	ADB	9/11/2020	RESUBMITTAL	ADB	10/7/2020	RESUBMITTAL	ADB	10/16/2020	CITY OF INVER GROVE HEIGHTS—DAKOTA COUNTY THE CROSSINGS AT INVER WOODS EXISTING R/W PLAN & PROFILE	BENCHMARK: SHEET 12 OF 14 SHEETS
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FILE NO.: <u>20—116 BASE</u>																								

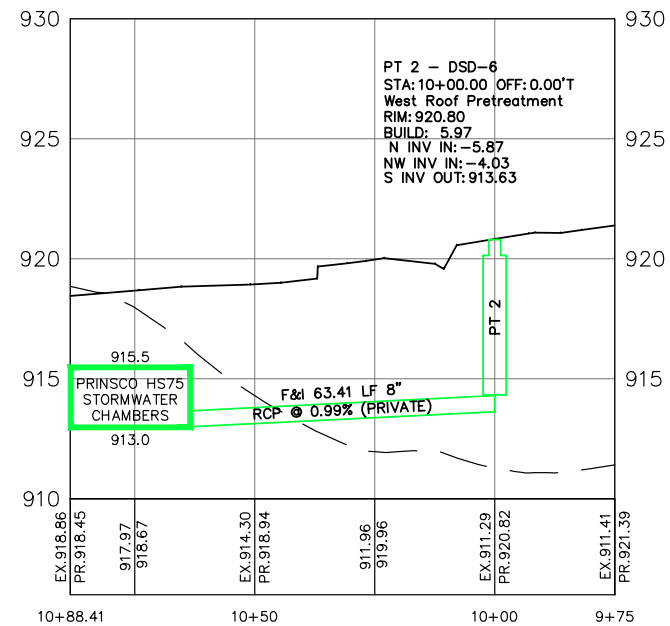
WARNING
BEFORE DIGGING CALL GOPHER
STATE ONE CALL FOR LOCATIONS.
DIAL - 1-800-252-1166
REQUIRED BY LAW



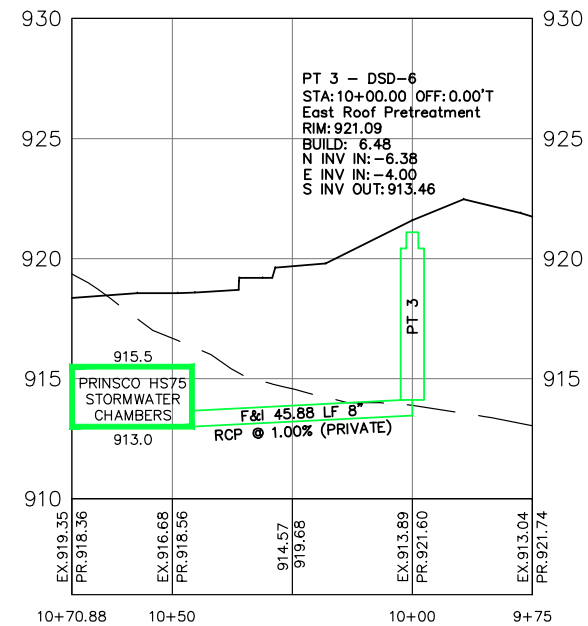
Pool & Dog Run Inlet
Align: Pool & Dog Run Inlet



West Roof Pretreatment
Align: West Roof Pretreatment



East Roof Pretreatment
Align: East Roof Pretreatment



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DATE: 10/16/2020 REG. NO. 42736

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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

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DRAWN: ADB
CHECKED: MRW

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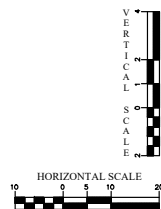
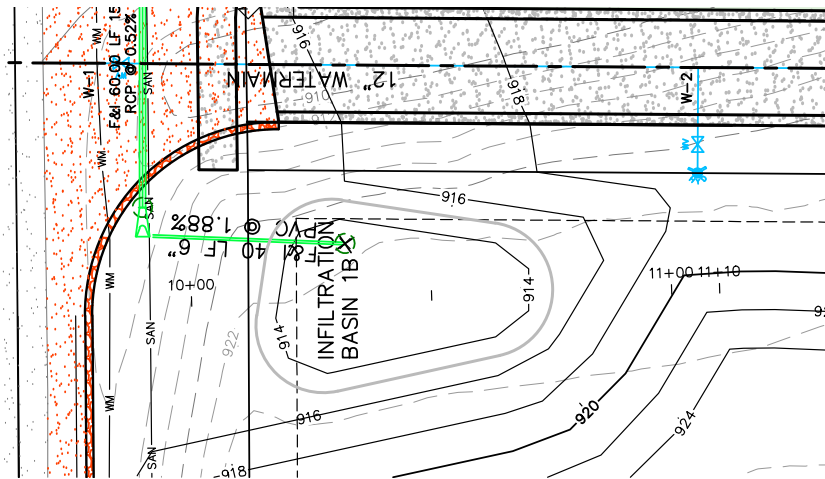
CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

BENCHMARK:

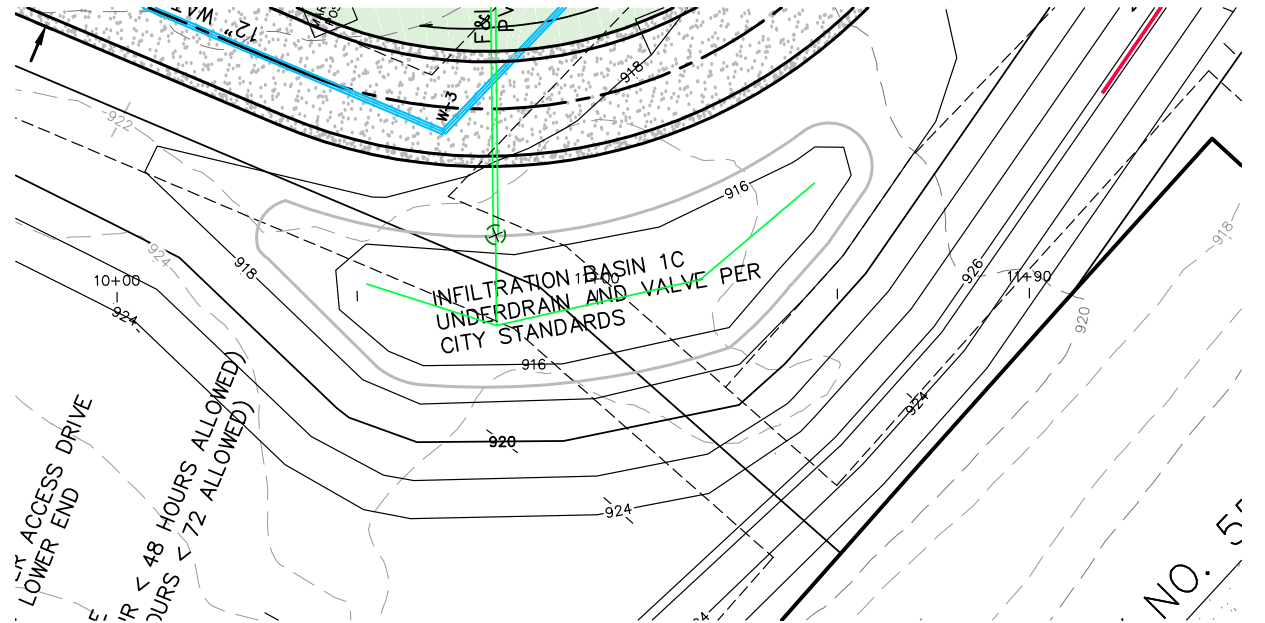
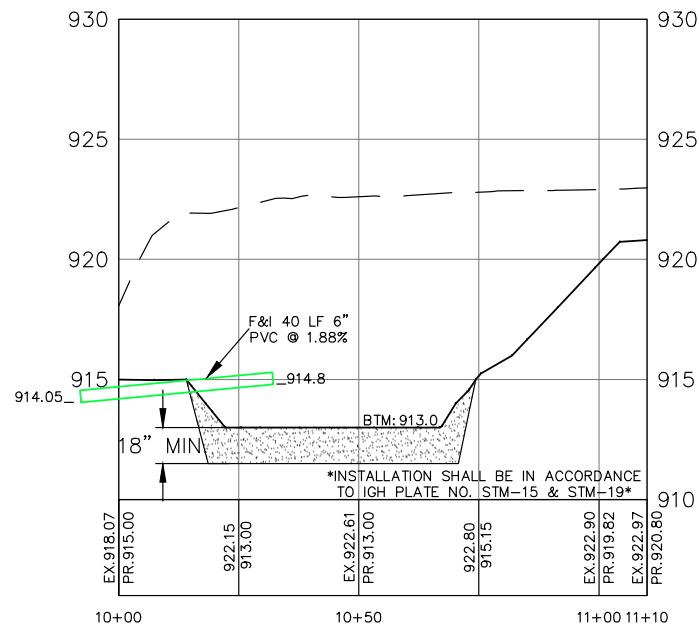
THE CROSSINGS AT INVER WOODS
PLAN & PROFILE OFFSTREET STORM

SHEET 13
OF 14 SHEETS

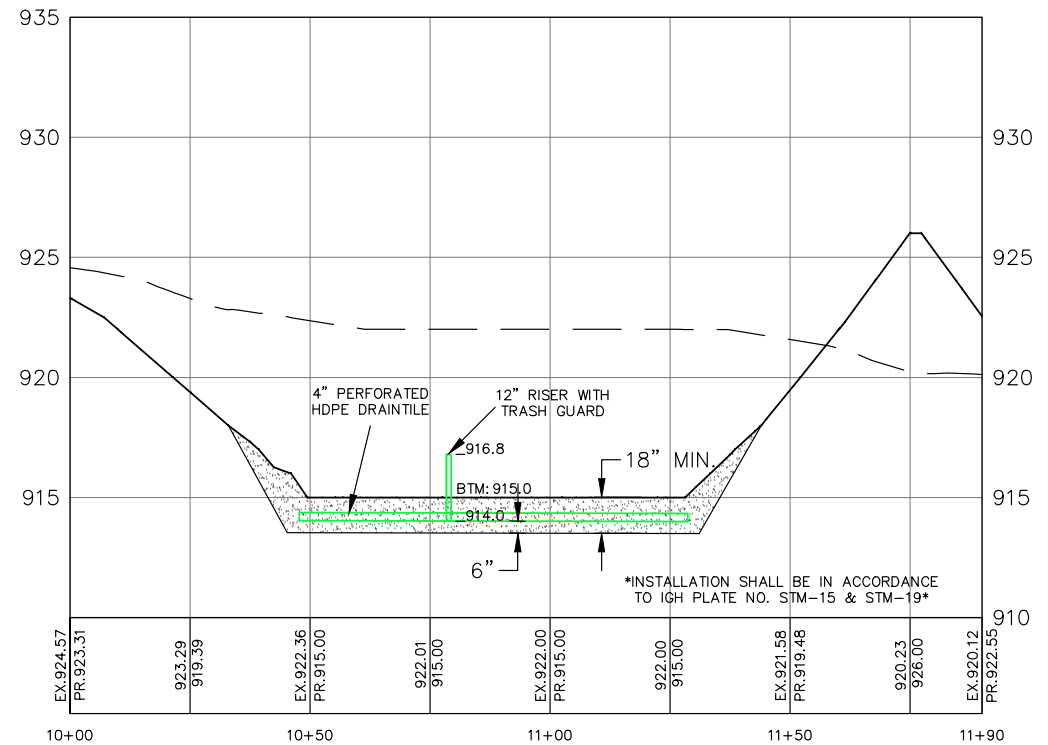
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Infiltration Basin 1B
Align: Infiltration Basin 1B



Infiltration Basin 1C
Align: Infiltration Basin 1C



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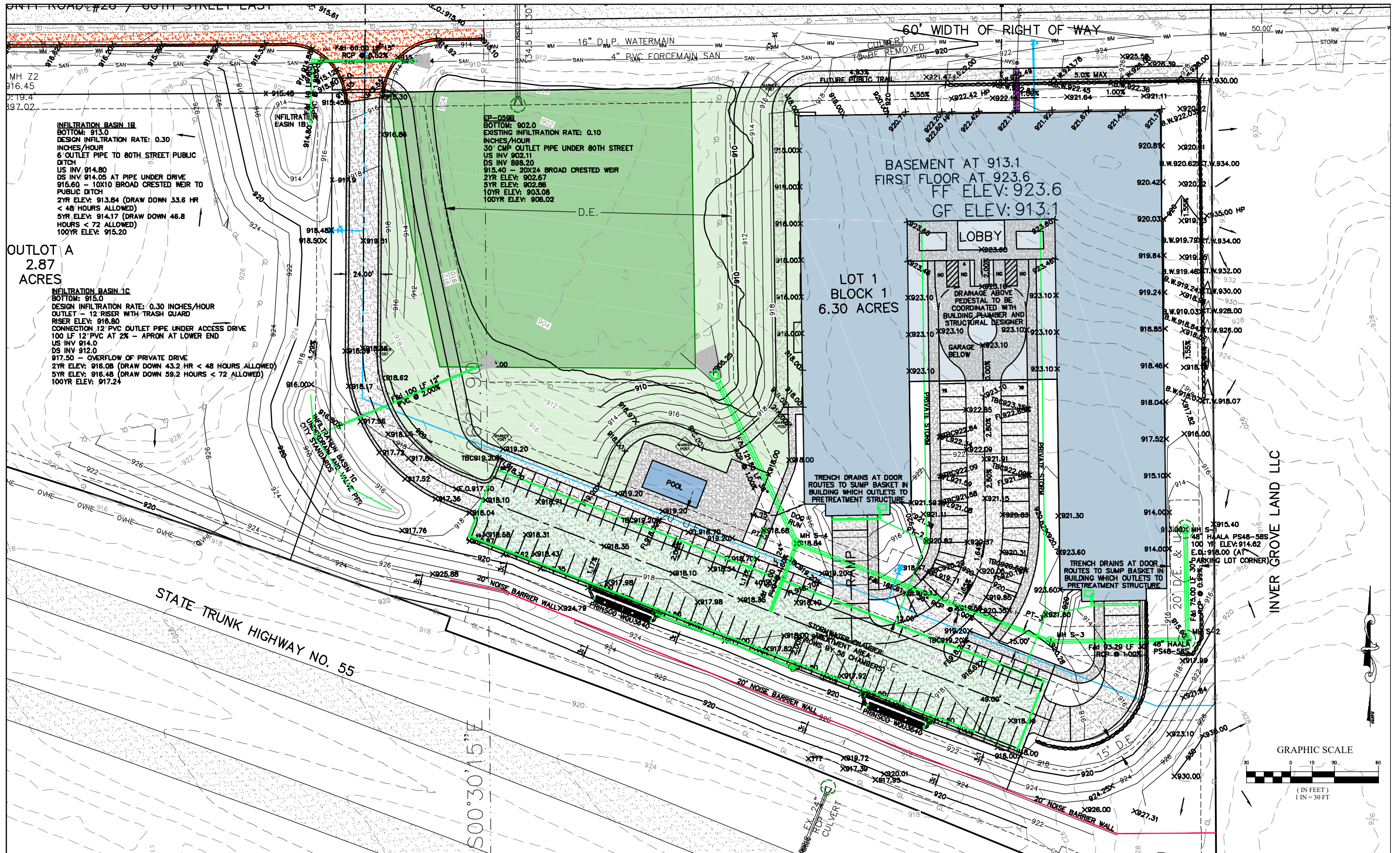
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CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

BENCHMARK:

THE CROSSINGS AT INVER WOODS
PLAN & PROFILE INFILTRATION BASINS

SHEET 14
OF 14 SHEETS



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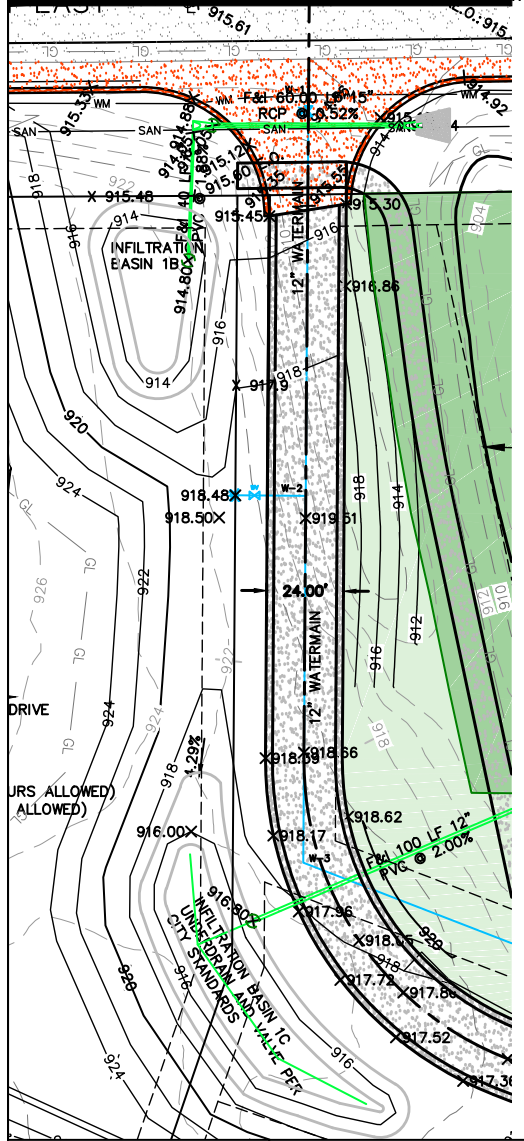
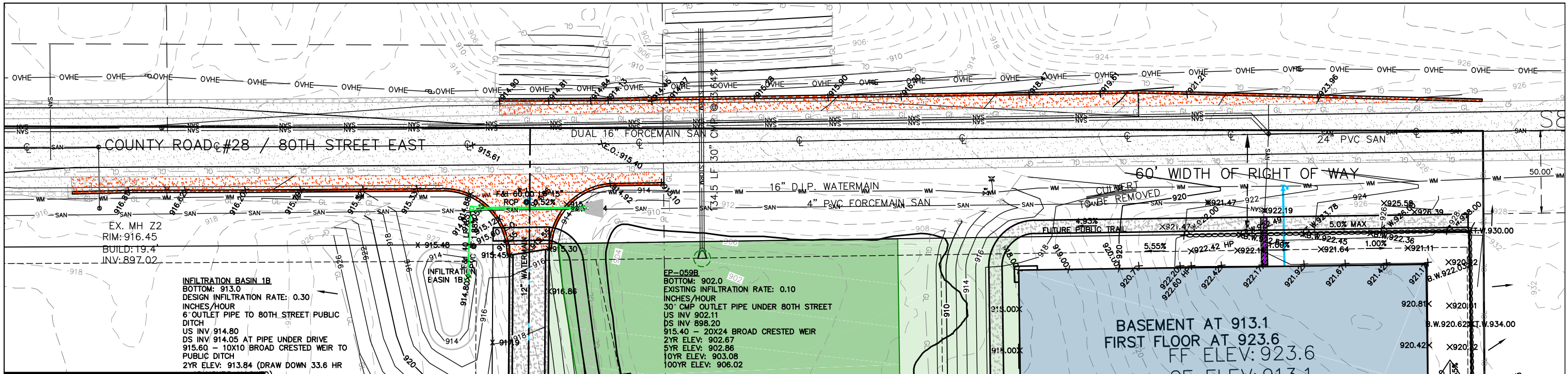
ENGINEERING
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Ph: 507-867-1666
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www.gcg-10

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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



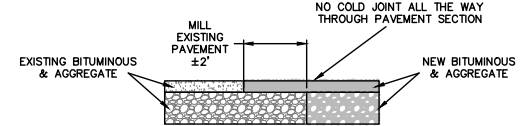
LEGEND

- WATER HYDRANT & GATE VALVE
- SANITARY MANHOLE
- STORM MANHOLE & CATCHBASIN
- SIGNS
- COMMUNICATIONS BOX
- ELECTRIC POLE
- LIGHT POLE
- TREE
- MAJOR CONTOUR
- MINOR CONTOUR
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- OVHE
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND COMMUNICATIONS LINE
- RAILING, CHAINLINK FENCE
- WATER SERVICE
- DRAIN TILE / SUBDRAIN
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EASEMENT LINE
- RETAINING WALL
- BITUMINOUS SURFACING
- CONCRETE SURFACING
- AGGREGATE SURFACING
- PROPOSED BITUMINOUS SURFACING
- PROPOSED CONCRETE SURFACING
- OPEN SPACE MARKER POST SIGNAGE
- SILT FENCE (PER IGH. PLATE NO. EC-02)
- GRADING LIMITS
- 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

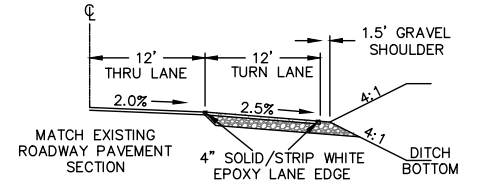
QUANTITIES
TOP VS TOP
CUT - 28,400 CY
FILL + 18,505 CY

GENERAL EROSION CONTROL AND CONSTRUCTION NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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)
- 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%.
- 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)).
- OWNER HAS BEEN MADE AWARE THAT THERE ARE DESIGN SLOPES LESS THAN 2% AND ACCEPTS ANY ISSUES THAT MAY RESULT FROM THIS DESIGN.
- DITCHES WITHIN 200' OF SURFACE WATER OR PROPERTY LINE STABILIZED IN 24 HOURS AFTER CONNECTION.
- 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.
- MINIMIZE CONSTRUCTION TRAFFIC OVER UNPAVED AREAS OF THE SITE.
- FINAL GRADING OF THE INFILTRATION BASINS SHALL BE COMPLETED AFTER MASS GRADING UPSTREAM IS COMPLETE AND STABILIZED.
- INSTALL A DOUBLE ROW OF SILT FENCE BETWEEN WETLANDS AND THE DISTURBED AREAS.
- 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.
- 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.
- ALL RETAINING WALLS SHOWN ON THE GRADING PLAN SHALL BE CONSTRUCTED DURING THE GRADING PHASE.
- ALL RETAINING WALLS SUPPORTING A SURCHARGE AND/OR 4 FEET AND HIGHER REQUIRE A SEPARATE BUILDING PERMIT.



PAVEMENT TYPICAL
NOT TO SCALE



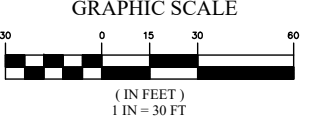
TURN LANE TYPICAL SECTION
NOT TO SCALE

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



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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

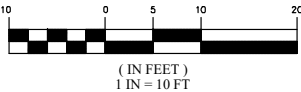
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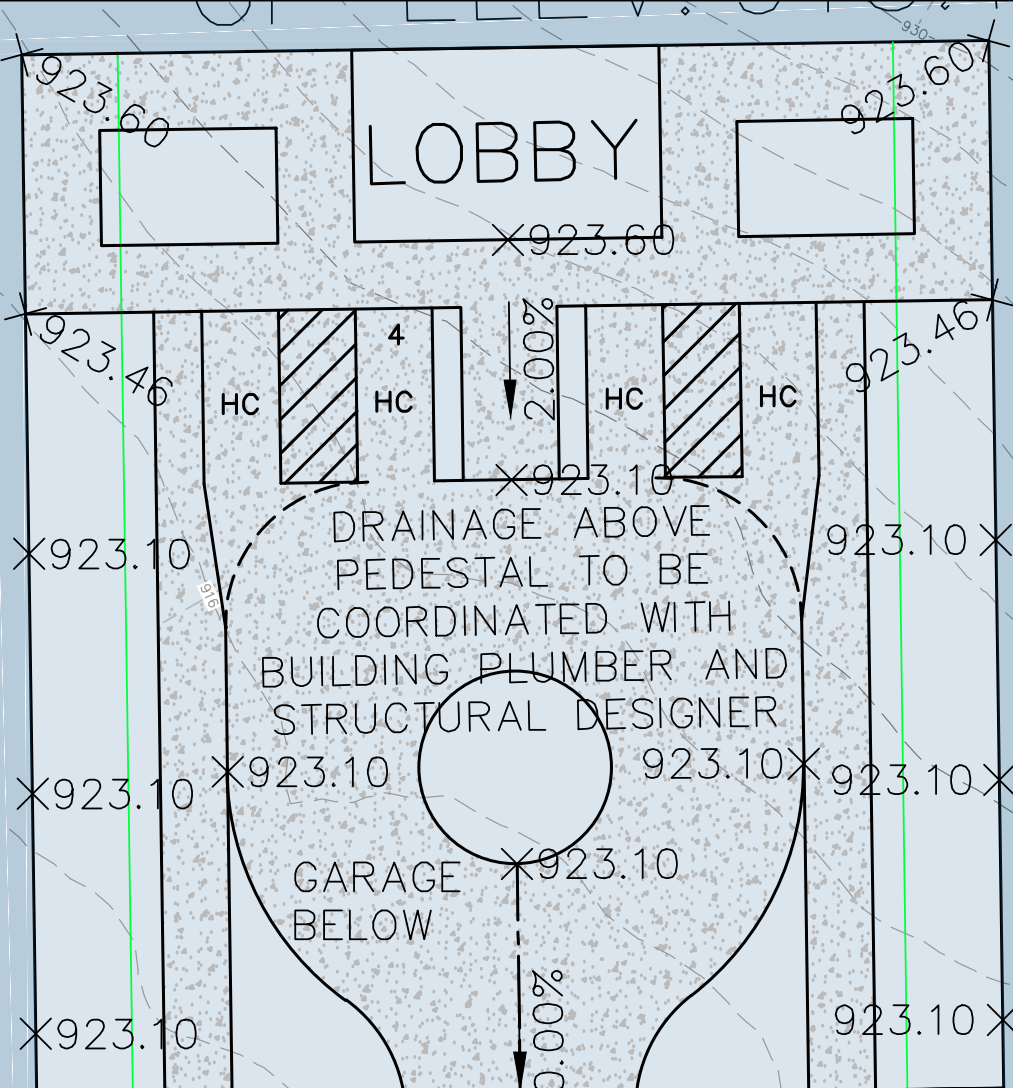
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GRAPHIC SCALE

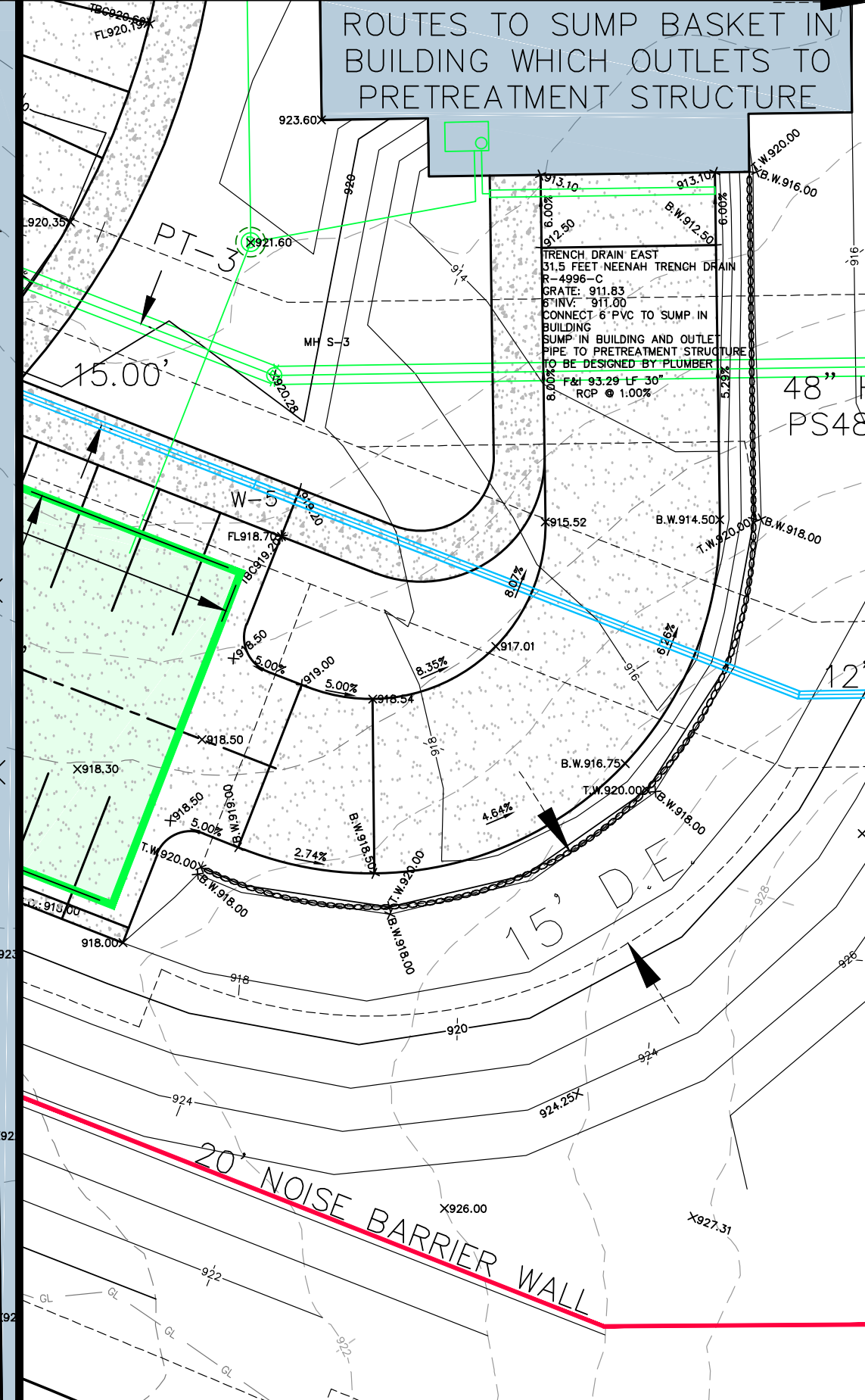


TRENCH DRAINS AT DOOR
ROUTES TO SUMP BASKET IN
BUILDING WHICH OUTLETS TO
PRETREATMENT STRUCTURE



19	19
TBC923.60 FL923.10	TBC923.60 FL923.10
TBC923.35 FL922.85	TBC923.35 FL922.85
TBC923.10 FL922.60	TBC923.10 FL922.60
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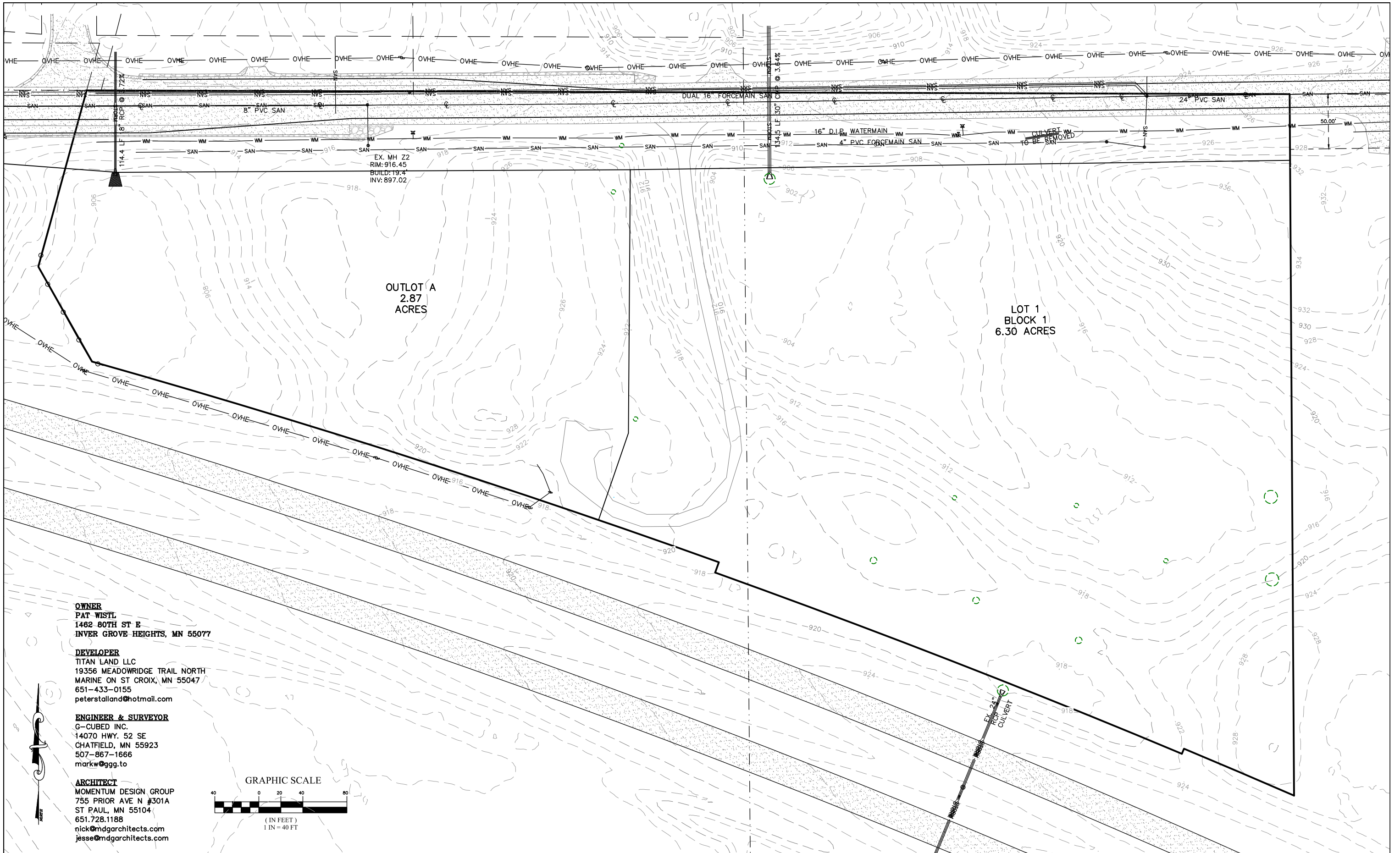
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LOT 1 BLOCK 1 GRADING PLAN
SHEET 3
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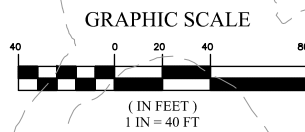


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755 PRIOR AVE N #301A
ST PAUL, MN 55104
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Geoffrey G. Griffin
Geoffrey G. Griffin
DATE 10/16/2020 REG. NO. 21940

DATE: 5/21/2020
Prepared For:
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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.ggg.to

DESIGNED MRW
DRAWN ADB
CHECKED MRW

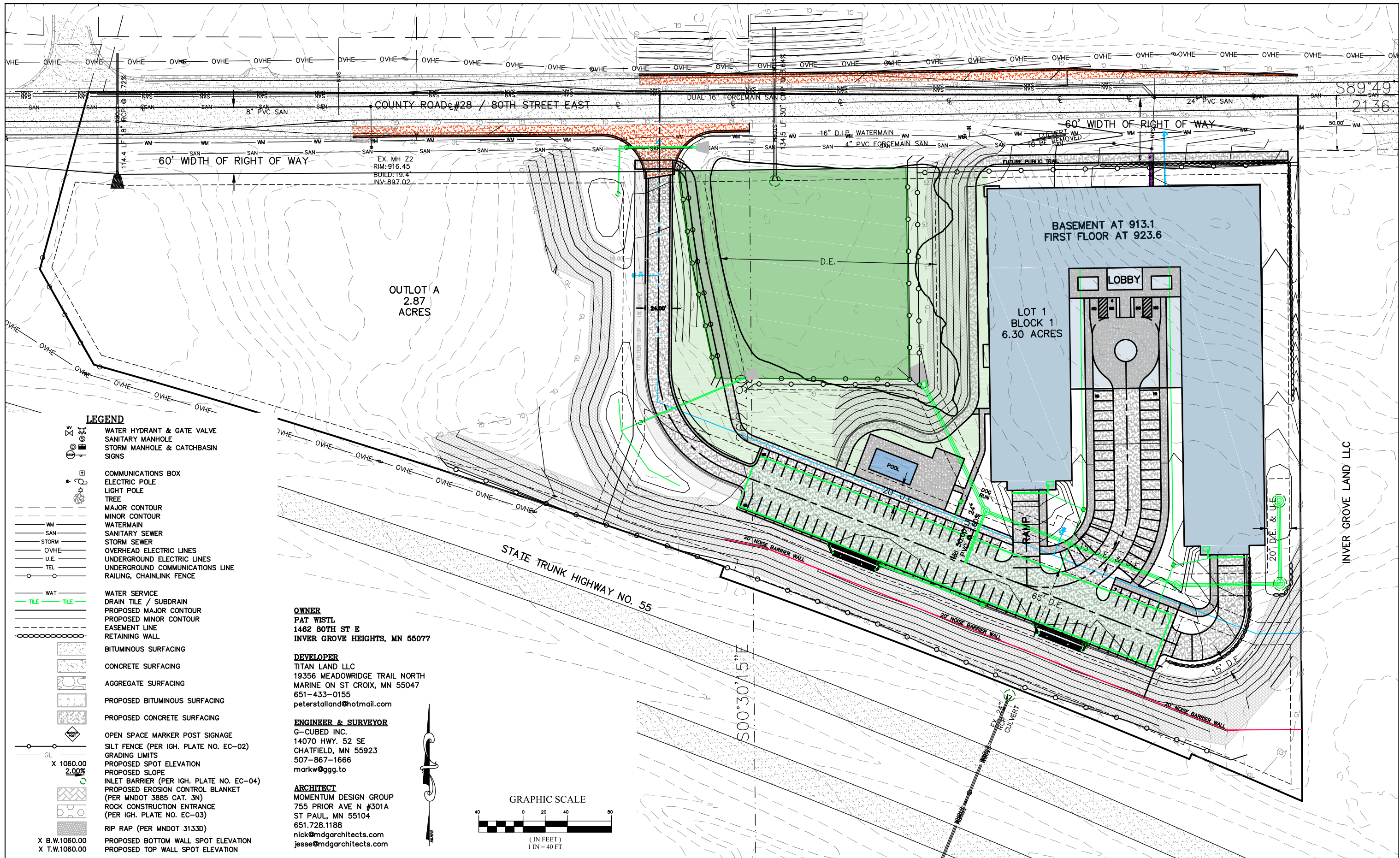
REVISED	BY	DATE
RESUBMITTAL	ADB	8/24/2020
RESUBMITTAL	ADB	9/3/2020
RESUBMITTAL	ADB	9/11/2020
RESUBMITTAL	ADB	10/7/2020
RESUBMITTAL	ADB	10/16/2020

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

BENCHMARK:

THE CROSSINGS AT INVER WOODS
EXISTING TOPOGRAPHY

SHEET 4
OF 5 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.

DATE: 10/16/2020 REG. NO. 42736

MARK R. WELCH

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

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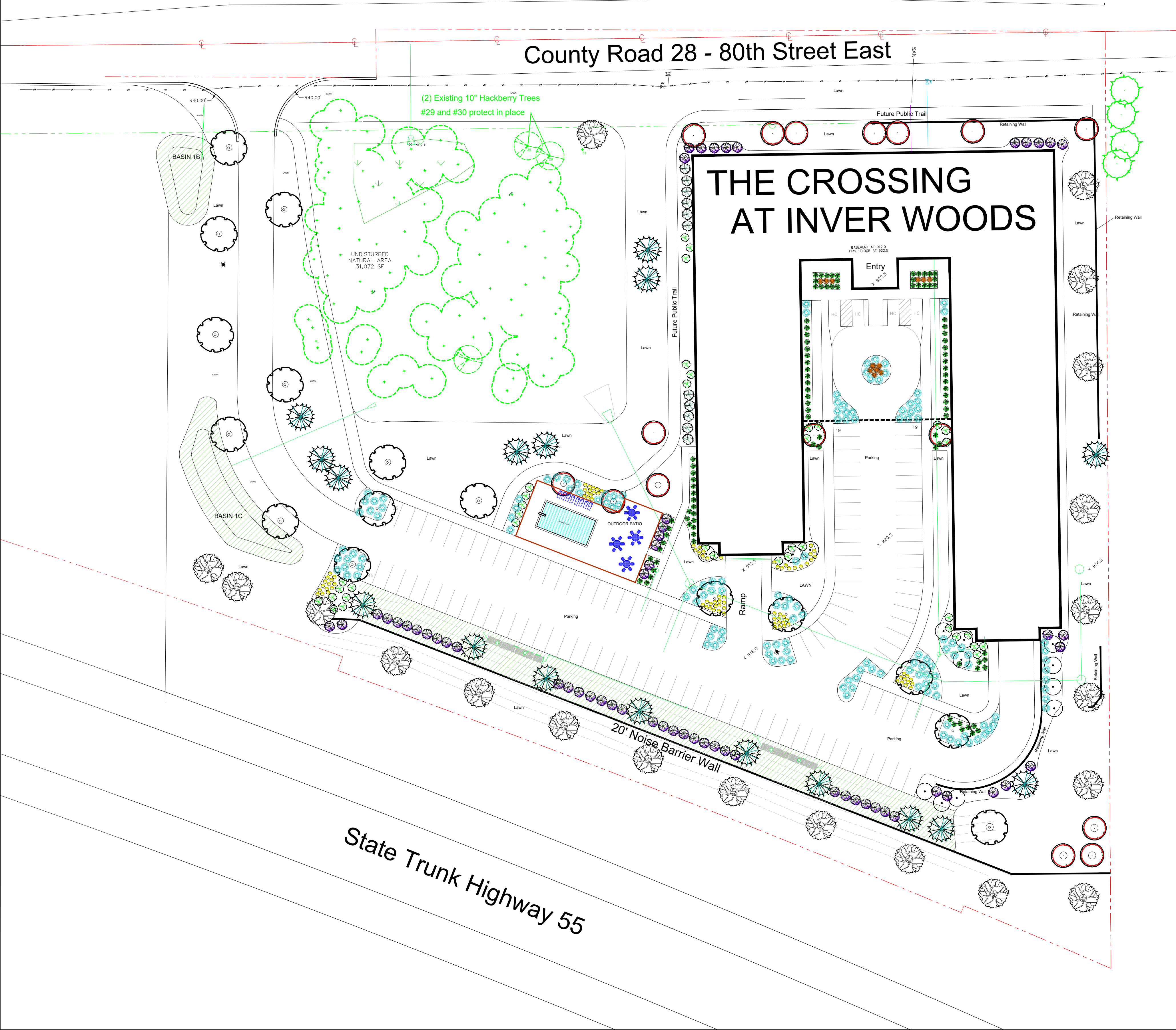
REVISED	BY	DATE
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CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

BENCHMARK:

THE CROSSINGS AT INVER WOODS
EROSION CONTROL PLAN

SHEET 5
OF 5 SHEETS



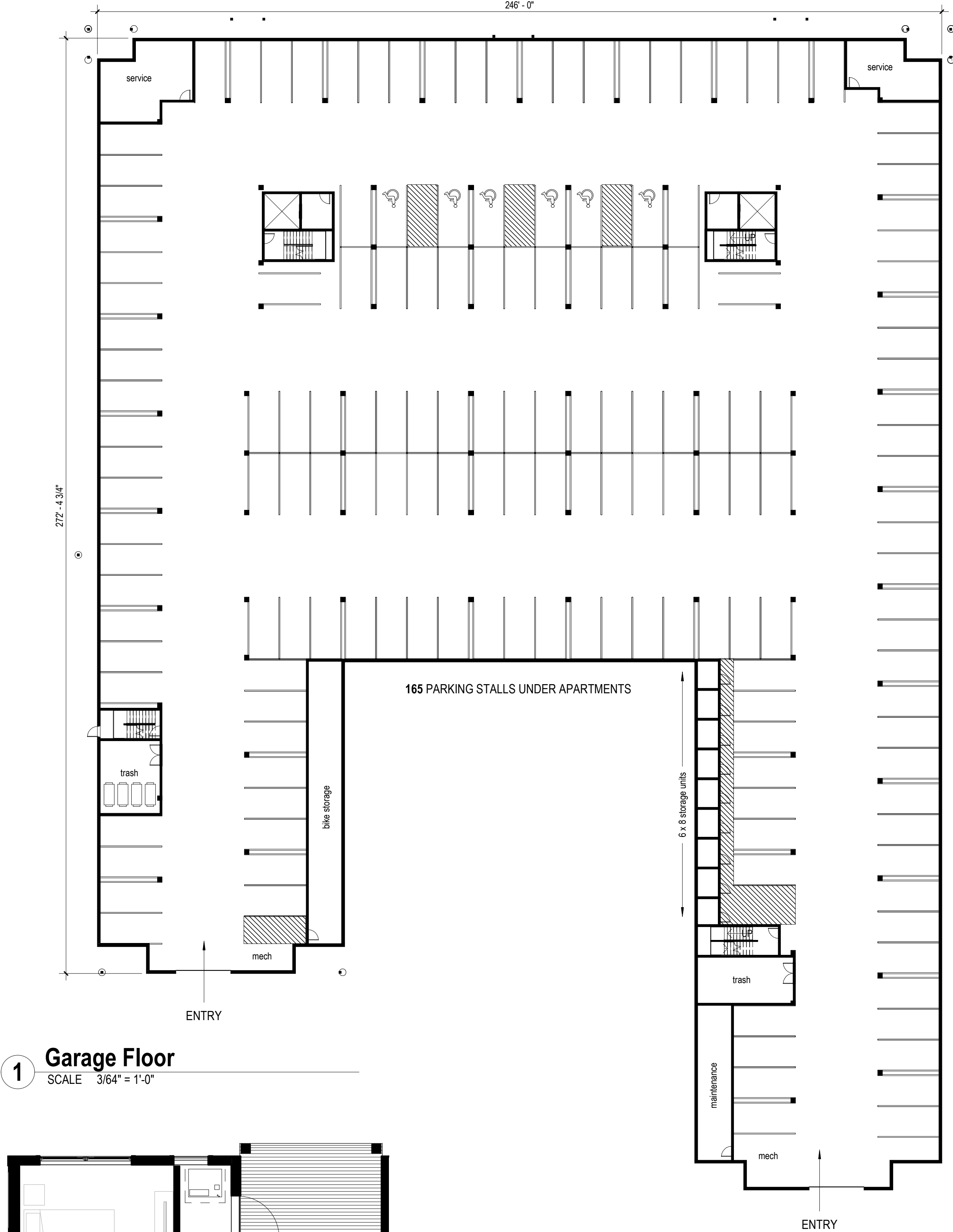
Material List

Symbol	Plant Name	Latin Name	Size	Number
	Existing Trees (Protect in place)	Hackberry		2
New Trees				
	Red Maple (Native Blvd Tree)	Acer rubrum 'Autumn Radiance'	2.5" Dia	16
	Crimson Spire Oak	Quercus robur x alba 'Crimschmidt'	2.5" Dia	19
	Matador Maple	Acer x freemanii 'Bailston'	2.5" Dia	15
	Black Hills Spruce (Native Conifer Tree)	Picea glauca densata	10' tall	17
Total number of Evergreen and Overstory Trees				67
	Japanese Lilac (Ornamental Tree)	Syringa reticulata 'Ivory Silk' clump	2" Dia	13
Total number of Ornamental Trees				13
New Shrubs				
	Broadmoor Juniper (Evergreen Shrub)	Juniperus sabina 'Broadmoor'	#5	119
	Viburnum 'Blue Muffin'	Physocarpus opulifolius 'Monio'	#5	59
	Bridal Weath Spirea (Decid. Shrub)	Spirea x vanhouttei 'Renaissance'	#5	11
	Hydrangea Quickfire	Hydrangea paniculata 'Bulk'	#5	39
	Spirea Golden (Decid Shrub)	Spirea x 'Goldmound'	#5	83
Total number of Shrubs				311
	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)				
Sod Lawn Areas				55,500 Sq. Feet
Seeded Lawn Areas			JRK Contractor Seed mix 7lb/1000	w/Straw B. 80,000 Sq. Feet
			4 Fescue Low Grow grass seed JRK Honeybee Mix w/ Clover 6 lb/1000	w/Straw B. 11,600 Sq. Feet
Tree Mitgation Requirements				
Section 10-15-11 one tree per 50' site perimeter 2,400 If perimeter equals 48 trees				
and one tree per every 10 parking spaces, 165 spaces, equals 17 trees				
Required number of trees 65 trees				
2 trees for each Ornamental tree 13 trees equal 6 overstory trees minus 6 trees				
1 tree for each 6 shrubs 311 shrubs equal minus 51 trees				
Total number of trees required 8 trees				
Overstory Deciduous and Evergreen Trees per plan equals 67 trees				
Preserved (2) existing 10" Hackberry Trees (see Tree Preservation Plan)				
Mitigation for Trees Required 8 trees provided 67				

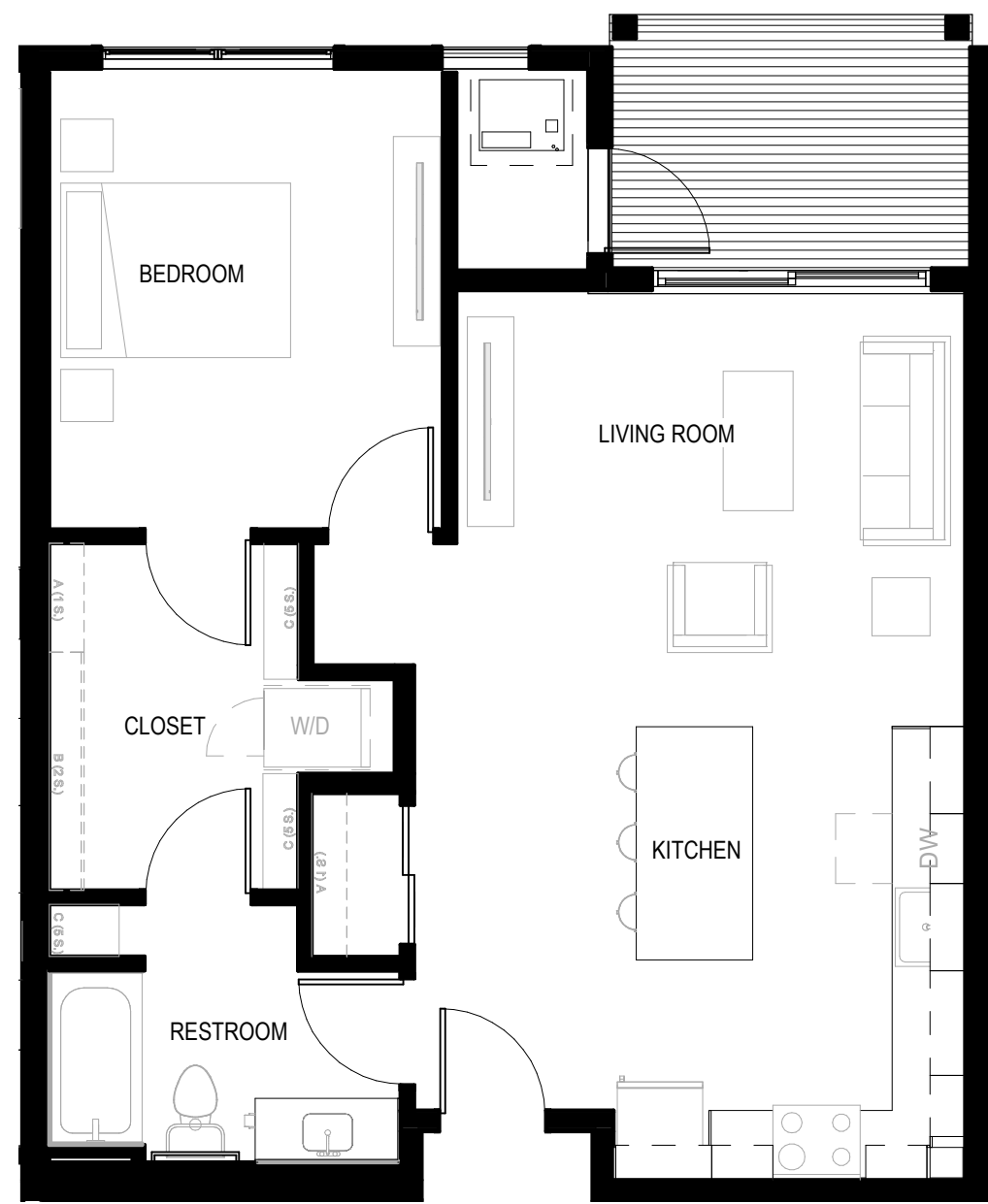
GRAPHIC SCALE

0 40 60 80 100 120 140 160 180 200

1"=40'



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



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

APARTMENT AREA BY FLOOR		
-1 LEVEL		61639 SF
1 LEVEL		48765 SF
2 LEVEL		48383 SF
3 LEVEL		48385 SF
4 LEVEL		19033 SF
TOTAL		226205 SF

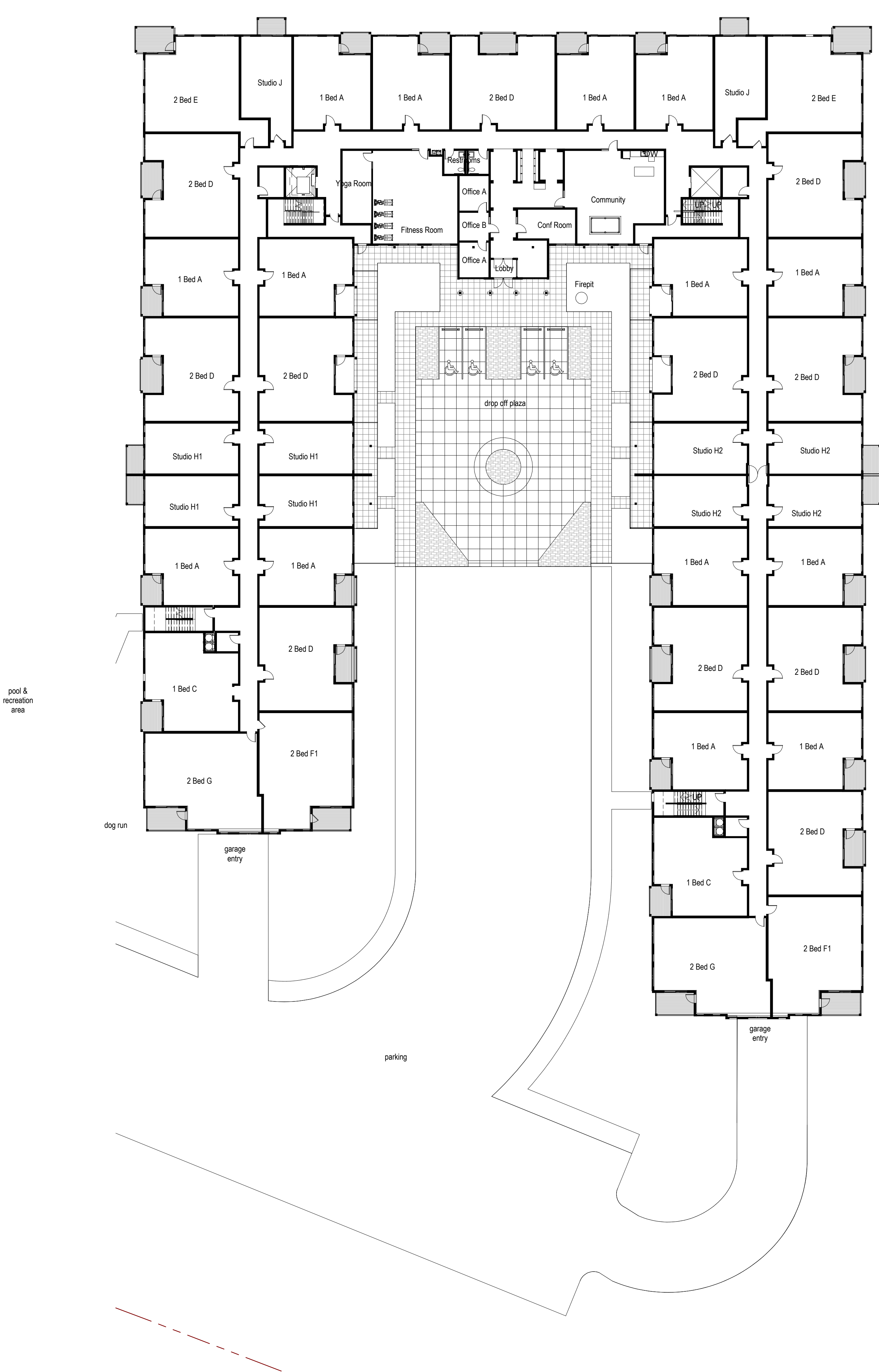
F.A.R. SITE AREA 420,124 SF		
Gross Area Excluding Garages	F.A.R.	
222116 SF	0.53	

PARKING	
Apartment Garage Stalls	165
TOTAL PARKING	165

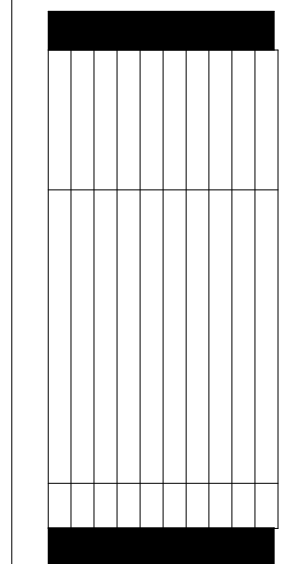
APARTMENT AREA BY USE			
Amenity	6138 SF	3.7%	
Circulation	18016 SF	10.9%	
Leasable Residential	134802 SF	81.9%	
Trash	506 SF	0.3%	
Utilities	1083 SF	0.7%	
Vertical Circulation	4022 SF	2.4%	
TOTAL (w/o GARAGE)	164566 SF	100.0%	

APARTMENT UNITS		
Count	Name	Area
54	1 Bed A	805 SF
4	1 Bed B	985 SF
6	1 Bed C	961 SF
36	2 Bed D	1089 SF
8	2 Bed E	1142 SF
4	2 Bed F1	1213 SF
2	2 Bed F2	1218 SF
6	2 Bed G	1246 SF
12	Studio H1	579 SF
12	Studio H2	577 SF
8	Studio J	583 SF

Total: 152



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

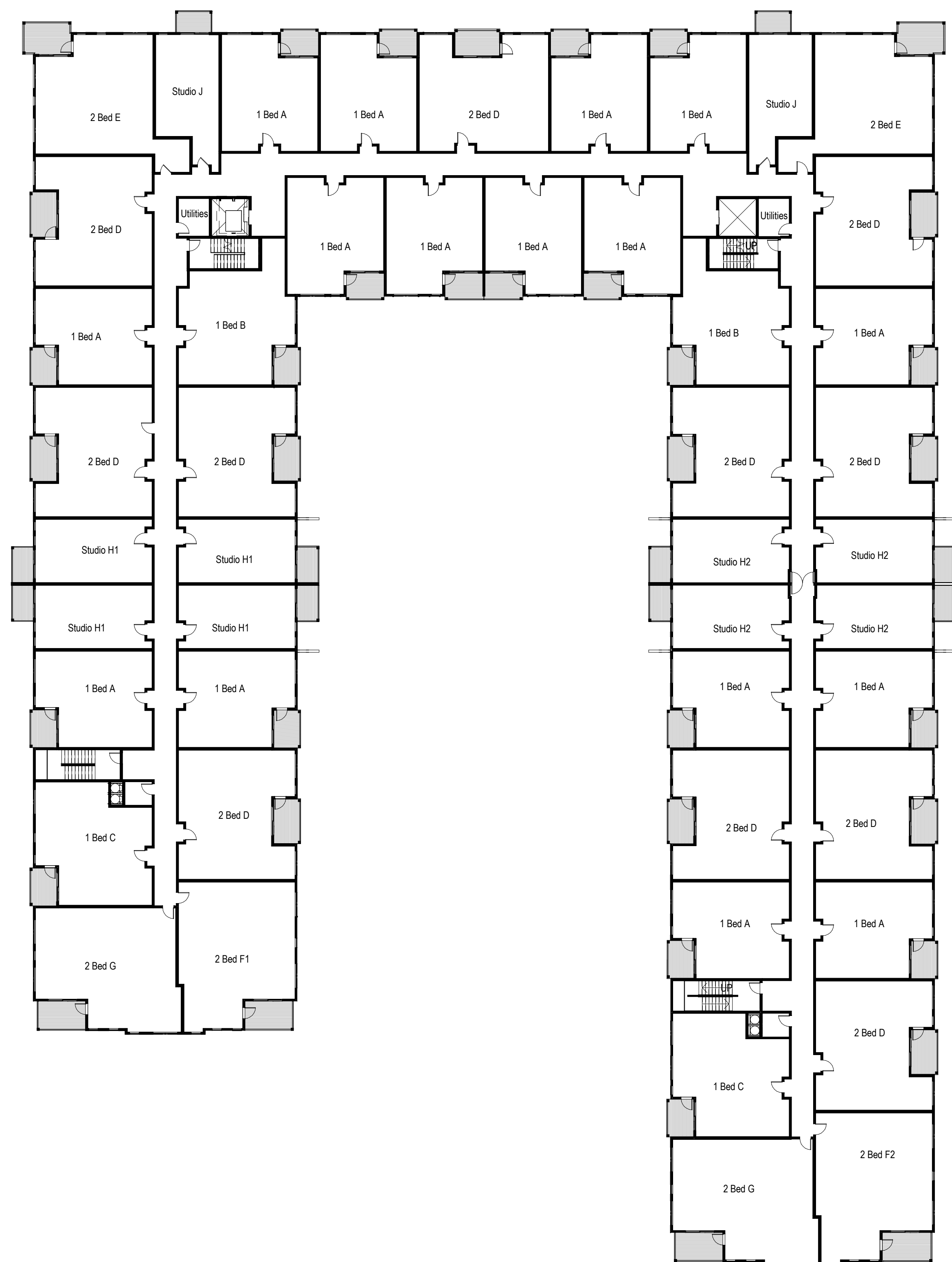


NOT FOR CONSTRUCTION

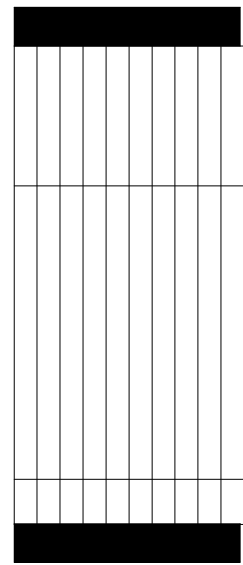
Date	10/05/20
Project Architect	JEH
Project Number	20029

FLOOR PLANS
- APTS

X01



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



NOT FOR CONSTRUCTION

Date	10/05/20
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"

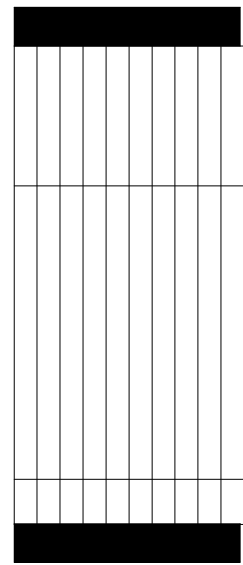
2 South Elevation
SCALE 3/32" = 1'-0"

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	10/05/20
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EXTERIOR
ELEVATIONS -
APTS

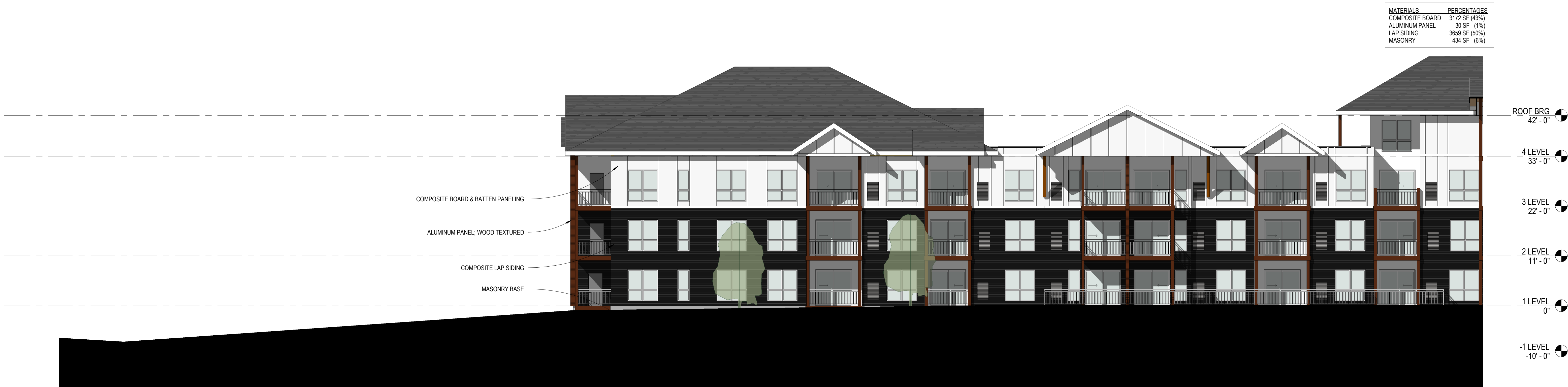
X11

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



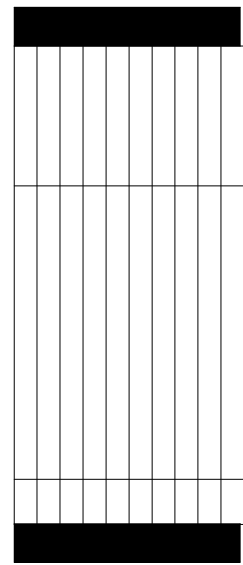
2 West Elevation
SCALE 3/32" = 1'-0"

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



NOT FOR CONSTRUCTION

Date	10/05/20
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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"

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

CASE NO: 20-41X

MEETING DATE: November 4, 2020

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: N/A

REQUEST: Review of Capital Expenditure associated with trunk utility extensions

LOCATION: N/A

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The City Council will review a feasibility report at their November 9 meeting regarding installation of some sanitary sewer improvements associated with the upcoming Dakota County improvements to Argenta and 70th Street.

City Engineer Tom Kaldunski has prepared a brief memo with maps illustrating the improvements.

Per State Statutes, the Planning Commission must review capital improvement projects for consistency with the Comprehensive Plan (Minnesota Statute 462.356 subd. 2).

EVALUATION OF THE REQUEST

Compliance with the Comprehensive Plan. Minnesota Statutes requires the Planning Commission to review capital improvement projects to verify they are in compliance with the City's Comprehensive Plan.

The capital improvement project would fall under the Sanitary Sewer chapter of the comprehensive plan. The project would be consistent with the 2040 comp plan sewer service map for the Northwest Area.

ALTERNATIVES

A. **Approval**. If the Planning Commission finds the request acceptable, the following actions should take place:

- An Approval recommendation that City Project No. 2021-01 – 2021 Trunk Utility Extension Project is consistent with the Comprehensive Plan.

B. **Denial**. If the Planning Commission does not find the proposed project consistent with the Comprehensive Plan, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

The Engineering Department and Planning Staff both recommend the capital expenditure be found consistent with the Comprehensive Plan.

Attachment: Memo from Tom Kaldunski, City Engineer

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Thomas J. Kaldunski, City Engineer

DATE: October 29, 2020

SUBJECT: Comprehensive Sanitary Sewer Plan
City Project No. 2021-01 – 2021 Trunk Utility Extension Project

At the August 24, 2020 City Council meeting, a feasibility report was ordered by Council action. The feasibility report will be presented at the November 9, 2020 City Council meeting. A copy of the Proposed Improvements figure from the draft feasibility study is attached for reference. Due to the sanitary sewer depths, this project is being performed in advance of the upcoming Dakota County improvements to Argenta Trail and 70th Street to minimize future roadway disruptions at the time the utilities are connected to. A project layout of the future Dakota County improvements is also attached for reference.

The Planning Commission should review City Project No. 2021-01 – 2021 Trunk Utility Extensions Project to ensure the project is consistent with the 2040 Comprehensive Plan.

TJK/kf

Attachments: 2021-01 – 2021 Trunk Utility Extensions Project - Proposed Improvements Figure
County Road 26 / County Road 63 Improvements Project Layout
Comprehensive Sanitary Sewer Plan (Updated 2017)

cc: Scott D. Thureen, Public Works Director
Tim Kuntz, City Attorney

