

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 1, 2021 - 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 Monday, May 31, 2021, will be provided to the Planning Commission before the June 1, 2021 meeting.

1. CALL TO ORDER

2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR MAY 4, 2021.

MINUTES FOR MAY 18, 2021 ARE NOT YET AVAILABLE AND WILL BE DISTRIBUTED AT THE NEXT MEETING

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 LENNAR MULTI FAMILY COMMUNITIES - CASE NO. 21-34PA

Table a request for a comprehensive plan amendment until the June 15, 2021 meeting.

Planning Commission Action _____

3.02 BUILDERS LOT GROUP - EAGLES LANDING- CASE NO. 21-32S

Table a request for a final plat for Eagles Landing located at 2655 70th Street until June 15, 2021.

Planning Commission Action _____

3.03 KELLI KRONBERG - CASE NO. 21-33V

Consider a variance from the front setback for the property located at 3180 70th Street.

Planning Commission Action _____

3.04 JOSHUA AND ELIZABETH SCHMIDT - CASE NO. 21-31Z

Consider a rezoning of the property from R-1C, single-family residential to R-3A, multi-family residential for the property located at 4046 66th street.

Planning Commission Action _____

3.05 CROSSINGS, IGH LLC - CASE NO. 21-28PUD

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

- a) Preliminary and Final Plat approval of The Crossings at Inver Wood Second consisting of one lot for the townhome development.

Planning Commission Action _____

- b) Preliminary and Final PUD approval of The Crossings at Inver Wood Second consisting of a 24-unit townhome development.

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

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

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, May 4, 2021 - 7:00 p.m.

****REMOTE MEETING****

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

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

Commissioners Absent:

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

Chair Niemioja explained the public participation process.

APPROVAL OF MINUTES

The minutes from April 20, 2021 were approved as submitted.

MI HOMES OF ST PAUL/MPLS - CASE NO. 21-26PUD

Reading of Public Notice

Commissioner Simon read the public hearing notice to consider the request for a final plat and final PUD for a plat to be known as South Grove, for the property identified as PID No. 20-01000-77-010. 137 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant has submitted plans for Phase I of the South Grove townhome project. The overall plan is for 70 townhomes and 10 single-family lots. Phase 1 is the west side of the project and consists of 36 townhomes and 10 single-family lots. The entire site will be mass graded, and the public streets will be constructed with this phase, along with stormwater improvements. The final plat complies with the conditions of approval from the preliminary plat. Staff recommends approval of the request.

Steve Dodge, Assistant City Engineer, displayed a grading plan that included a rain garden style infiltration feature on the east border which was added by the developer. The water will be treated before it gets to the large stormwater basin in the southeast corner. The resident living near the southeast corner of the MI parcel has a low floor elevation of 852.1 so staff asked the developer to lower the HWL to meet a two-foot freeboard so that everything will be two feet below the low floor elevation. The water in the southeast corner of the site will first come into a sediment basin, then overflow into an infiltration basin, and during big storms the water will go into a dry storage basin. The Oaks have an existing condition where pads got built below the

natural overflow and there is nothing the developer or the City can do about that at this point. He advised that they are adding a 27-inch trunk storm sewer to help equalize back to the JP1 pond, streets in that area have new storm sewer systems to take away water, new ponds are being added by the developer, and there is an inlet in the open space that adds capacity. The system is built to help to the best extent possible to protect the low floors, but they are below the emergency overland flow.

Commissioner Maggi noted that they received several letters from residents who raised concerns about the water, and she questioned whether staff or the developer had met with the neighbors to explain the contingencies discussed tonight.

Mr. Dodge replied that they had not as the questions just came up in the last couple days and they were still working that out with the developer and Barr Engineering.

Commissioner Challeen asked staff to clarify whether there would be an increase in stormwater going to JP1.

Mr. Dodge explained that JP1 is a deep basin that has infiltrated well over the last couple decades. The City built an overflow structure under Clayton Avenue and added storm sewer when they rebuilt Clayton Avenue. The proposed 27-inch trunk storm sewer does not add water to this development. It will continue past the development, past the Oaks, and enter underground into a 33-inch pipe on Conroy Trail.

Commissioner Robertson referred to comments from neighbors regarding mosquito control and asked how that was typically handled in developments.

Mr. Dodge replied that the City will monitor and throw mosquito control pucks in areas that are stagnant. He was not aware of any policy that required developers to do that.

Opening of Public Hearing

John Rask, MI Homes, 5354 Parkdale Avenue, St. Louis Park, advised that he was available to answer any questions.

Chair Niemioja asked Mr. Rask if he read and understood the report.

Mr. Rask replied in the affirmative. He stated that he and Mr. Dodge met with the Oaks HOA Board on April 13 and reviewed the proposal. They also had a neighborhood meeting at the start of this project. He had several additional meetings with some of the Oaks residents. They started out with a high-level plan that was presented at the concept level, then moved to a more detailed plan with the preliminary plat, and now the final plat that is before the commission. There have been changes from the preliminary plat in some of the fine details of the stormwater system, but not in the plat itself. As they have gone through the review process with the City Engineering staff, and their consultant Barr Engineering, they have added more detail to it and will meet the city's design requirements. They have a good track record of dealing with stormwater on their sites and they will not be creating any adverse conditions offsite for this development, and in some areas will even improve the existing situation. Regarding mosquito control, residents have the option to contact the mosquito control district. He advised that they have ponds in all their new developments and generally they flush out between rain events and are designed to prevent stagnant water.

Kathryn Domagall, 3738 Conroy Trail, advised that she emailed her comments in but would like to reiterate that she is concerned about climate change and how this will hold up in the future. Secondly, she is concerned about the property line dispute and access issues for the homeowners who would be affected.

Mr. Rask explained that on the north property line there are fences that were installed by the Oaks that encroach onto the former school property. He does not believe there is a dispute because there is no discrepancy in the legal descriptions. What they have discovered is that the monuments that were put in are incorrect and the Oaks built off the wrong property line. They submitted their plat to the County and Registrar of Titles and the Surveyor has reviewed it, so he is not concerned about the accuracy of their plans. They would like to be a good neighbor, however, and have agreed to give them the ability to leave the fence where it is. They will provide an access easement to the owners of the affected properties to allow the Oaks HOA to continue to maintain the fence. He was asked by at least one homeowner if they could move the proposed retaining wall in that portion of the site and he agreed to do that at their April 14 meeting. The plans in today's packet were submitted prior to that meeting so that has not been adjusted yet but will be modified when they make their final adjustments as recommended by staff. In his opinion that issue has been resolved.

Commissioner Simon asked when the stormwater maintenance agreement would occur.

Mr. Rask advised that they begin maintaining those areas as soon as the improvements go in until the second phase is up and permanently maintained by the HOA.

Commissioner Simon asked if there would be a written maintenance agreement at some point.

Mr. Rask deferred to staff regarding whether they required a specific agreement between the city, the developer, and the HOA, but stated if not, their HOA documents were set up for the HOA to provide any maintenance of the stormwater facilities that is not provided by the city.

Mr. Hunting advised that stormwater facility maintenance agreements are standard with all developments and outline the responsibilities of the maintenance for stormwater management systems.

Commissioner Robertson asked when they anticipated moving to the second phase of this development.

Mr. Rask replied that their current prediction was 2022.

Ms. Domagall commented that Mr. Rask stated that the fence was built on the property line at the 2/16/21 Planning Commission meeting, but now he was saying it was an error made by the Oaks.

Chair Niemioja suggested that perhaps more knowledge was received since then that changed the situation. She asked if the fence was an issue pertinent to tonight's request.

Mr. Rask replied that the fence is around this property on many sides, and perhaps he was inadvertently speaking about a different fence at the last meeting. The survey has always shown the fence encroachment. They also had a detailed conversation about this in April with the HOA Board and it was known at that time that the fence did indeed exist on the school property. It

was his impression that they had an agreement on that point.

Ms. Domagall clarified that she initiated the meeting on April 13, but she initiated it as a concerned homeowner, not as an HOA Boardmember.

Mike Troje, 3746 Conroy Trail, was concerned about the properties near the southeast corner of the new development as it was less than two feet from the elevation of their property. He noted there have been several 100-year floods in the area in the last ten years and asked if there was any way to protect them from flooding.

Mr. Rask replied that they are making some final adjustments to the high-water elevation to provide the city's freeboard requirement. They are meeting the city requirements as noted earlier and are also making some improvements to the existing situation. The area Mr. Troje is asking about is a pre-existing condition in the Oaks neighborhood and they have been careful not to add additional water to that area. To his knowledge the homeowners have never experienced flooding; water just accumulates in the existing low spot.

Mr. Troje asked who would be liable for any flooding caused by the new development.

Mr. Dodge stated that was a question for the city attorney's office. He advised that everyone is doing what they can to avoid that situation, including having Barr Engineering do a specialized flooding model on the area that confirms that the developer is meeting the pre- versus post-flows and that the water flowing off the site will be less than existing. They are also lowering the high-water line from pre- to post-development.

Angela Kubiszewski, 3728 Conroy Trail, asked if the stormwater plans would guarantee there would not be any additional runoff from the weather changes due to global warming. Also, whose responsibility would it be to pay for mosquito control.

Chair Niemioja replied that she was not sure how mosquito control works with the State but her understanding from Mr. Dodge was that the proposed development would contain more water than it does currently.

Regarding global warming, Mr. Dodge stated they are using the current best management practices for stormwater management throughout the state. A few years ago they were using a 5-inch storm for the 100-year 24-hour storm event. Now they use the Atlas 14 NOAA Event, which increased it to a 7.4-inch storm.

Ms. Kubiszewski asked about safety precautions for the drainage ponds regarding children.

Mr. Rask advised that parents would want to watch their children just as they would around any water body. They typically do not fence in their ponds and they are maintained as natural areas. There is a perimeter fence, however, around the Oaks development.

Chair Niemioja asked if they would be installing anything around the ponds to make them more attractive to children like flowers or sand.

Mr. Rask replied they were not as they were simply a stormwater feature. They would, however, try to enhance them with a typical seed mix to make them aesthetically pleasing.

William Scott, 3732 Conroy Trail, advised that he lives on the far east end of the proposed development and is a sitting boardmember for the Oaks HOA. He asked for clarification of whether the developer was meeting the two-foot freeboard requirements from the lot line.

Mr. Dodge stated that typically they look at the lowest openings in structures being protected rather than from the edge of property. The developer is below the two-foot freeboard between the high-water line and the lowest opening in this case. If they wanted to tweak it down further, they would have to work with the developer and his engineer.

Mr. Rask agreed that the two-foot freeboard was from the lowest opening not the adjacent property line. He noted that currently the east edge drains towards the east back to the Oaks residents and that is where he thinks they are making the biggest improvements to the existing situation. The proposed stormwater plan intercepts a lot of that water and drains it into the storm sewer or pond.

Nick Polta, Pioneer Engineering, agreed with Mr. Rask, stating that this site basically drains to the east onto the Oaks property. Their proposed plan will intercept that water. They can reduce the rain garden elevation to two feet below the low opening of the neighboring properties which will meet the City's requirements. They would have to review it again to see if it could be lowered any further.

Mr. Scott stated that while he understood what they were saying he was not confident that the outcome would be as great as they are saying it would be. He stated that Phase 2 shows a large amount of impervious coverage that relies on a small area to absorb the runoff and divert it into the storm system. In the northeast corner of the property there are no storm sewers, and he is also concerned about melting from snow storage on the east end of the property. He advised that a new basin was added on Friday, but it did not give him enough time to review or respond to the changes. Finally, on the north end of the property and the retaining wall, in his opinion the Oaks HOA has the understanding that the fence line is the property line. He did some research on adverse possession and it suggests that if the fence has been there more than 15 years undisputed that property therefore becomes the Oaks. If that is the case, he questioned whether there would be a setback issue.

Mr. Dodge responded to the comment about snow storage, stating he is asking the developer to add an overflow structure which should resolve that concern. This, and maybe some storm sewer, would make sure that the high-water mark is maintained in that corner at the level they promised. He would like to also set up infiltration features within the city so they are offline rather than online. He asked Mr. Polta to address the second question regarding drainage from the buildings and private streets in Phase 2.

Mr. Polta advised that they studied the 10-day snow melt, which is essentially a storm event similar to the 100-year event. Instead of 24 hours the 10-day snow melt is 10 days. The snow melts and trickles in and trickles out and the high-water elevation overall will be lower than in the 100-year storm event. There is an emergency overflow in that basin that is lower than the berm that goes onto the neighboring property to the east, and this provides another level of protection for the neighbors to the east. The basin picks up water from the Oaks to the north which was always an area the Oaks considered a problem because it does not drain anywhere as there is no outlet. Their stormwater plan provides an outlet for that. He provided additional modeling to the city yesterday that will address most of the issues discussed.

Chair Niemioja asked if the adverse possession issue was within the planning commission's purview.

Mr. Hunting replied that it was not and that he would have to check with the city attorney.

Mr. Scott advised that the retaining wall on the north side of the property sits about two feet from the fence which is not enough space for someone to get back there to maintain the fence or even use as a fire escape. The homeowners in that area have no way out of the back yards other than through that fence.

Jacqueline Rayfield, 3724 Conroy Trail, stated she was concerned about the children's safety because of the additional traffic and where they would play. She stated the park was too far away, so children have been using the school lot for play. She would like to keep the traffic down for the safety of the kids.

Chair Niemioja asked staff to address traffic safety.

Mr. Hunting advised that the development includes a pedestrian sidewalk system and there is a park south of this development on 78th Street. He advised that the Parks Commission reviewed this development and recommended a cash contribution in lieu of parkland because of the nearby park.

Ms. Rayfield questioned whether the park on 78th Street could handle the additional children from this development and stated the park did not include any amenities except a hockey rink and playground area.

Commissioner Niemioja stated that park amenities was beyond the planning commission's purview, but her comments would be well received by the City's Parks Commission.

Chair Niemioja closed the public hearing.

Planning Commission Discussion

Chair Niemioja thanked the neighbors for their thoughtful comments and staff and the developer for their level of work on this project to try to make sure it would not negatively impact the neighborhood. She advised that she checked with District 199 schools and they confirmed that under the new laws they cannot use this property anymore.

Commissioner Maggi noted all the updates referenced by Mr. Dodge and the developer and questioned whether what was in front of them was the most current plan. If not, she suggested they address that in the conditions or request an updated plan.

Chair Niemioja asked staff to comment.

Mr. Hunting advised that the final plat includes a standard condition that all plans must be approved by the City Engineering Department. He agreed that some tweaks were made later in the process, but the Engineering staff is confident that the final plans will meet the requirements. No construction can begin until the City Engineer signs off on the plans.

Mr. Dodge agreed, stating they are asking for adjustments to the plan but not a revised overall concept of the plan. Staff will request that the applicants address the comments brought up

tonight so that the most current plan set is brought to Council.

Commissioner Robertson commended the neighbors who sent emails and called in tonight for setting a good example for citizens wishing to be heard and involved in the decision-making process.

Motion by Commissioner Weber, second by Commissioner Robertson, to receive four additional emails into the official record.

Motion carried (9/0).

Commissioner Challeen asked if there was anything preventative the commission should be recommending to further protect the neighbors abutting the southeast portion of this development, such as berming.

Commissioner Simon stated that Mr. Dodge mentioned that a berm would not be beneficial in that area.

Commissioner Challeen asked staff to clarify previous comments regarding berming.

Mr. Dodge deferred to the design engineer, Nick Polta.

Mr. Polta stated that they are excavating an additional basin for additional storage in the southeast corner of the development to keep runoff from smaller storms completely off the Oaks property as a first level of protection. They are lowering the high-water elevation of that pond by three-tenths in the plan that you see before you tonight and are planning on lowering it another two-tenths based on additional modeling. If they added berms the water from the dry basin would not go onto the Oak's yards but their water would have no place to go, and they would potentially be making little bathtubs in their back yards. For that reason they would prefer not to add berms.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Challeen, to approve the final plat and Final PUD for a plat to be known as South Grove, for the property identified as PID No. 20-01000-77-010, with the conditions listed in the report and a recommendation that City Council receive the most current plans and include the minor water level changes.

Motion carried (9/0). This item goes to the City Council on May 24, 2021.

The meeting was unanimously adjourned at 8:22 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

Memo



To: Planning Commission

From: Allan Hunting

Date: May 27, 2021

Re: Lennar Multifamily Communities – Case No. 21-34PA

The applicant has requested the item be tabled to the June 15 Planning Commission meeting.

Since the item was published in the paper and notices were sent to the neighbors with June 1 public hearing date, the notice should be read and then the item be tabled to the June 15 meeting.

The applicant will not be present and no staff report is provided therefore no testimony should be taken and the item tabled.

Memo



To: Planning Commission

From: Heather Botten

Date: May 28, 2021

Re: Builders Lot Group - Eagles Landing - Case No. 21-32S

This application is being tabled to the June 15 Planning Commission meeting.

Since the item was published in the paper and notices were sent to the neighbors with June 1 public hearing date, the notice should be read and then the item be tabled to the June 15 meeting.

The applicant will not be present and no staff report is provided therefore no testimony should be taken and the item tabled.



PLANNING REPORT

CASE NO: 21-33V

APPLICANT & PROPERTY OWNER: Kellie Kronberg

REQUEST: Variance from the front yard setback

HEARING DATE: June 1, 2021

LOCATION: 3180 70th Street

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, Single Family Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting a variance from the front setback to construct a garage and mud room addition onto the existing home. The property has an existing two stall attached garage that the homeowner would like to convert into living space and then add on a two-stall garage and mud room. The lot is .33 acres in size. The house was built in 1962, with the home constructed on the east side of the lot. A typical front setback on a local street is 30 feet, in this case, 70th Street is an arterial street that requires a 50-foot setback. The addition would be kept in-line with the existing setback of the home. All other zoning requirements such as side setbacks and impervious surface would be met.

SPECIFIC REQUESTS

The applicant is requesting the following:

- 1) A **variance** to allow a 30-foot front yard setback whereas 50 feet is required for setbacks along arterial streets.

EVALUATION OF THE REQUEST

The following land uses, zoning districts and comprehensive plan designations surround the subject property: Single family; zoned R-1C; guided LDR, Low Density Residential

ENGINEERING

Engineering has reviewed the request take no exception to the request.

VARIANCE

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

Allowing a residential building addition that includes an attached garage on the property would be in harmony with the general purpose and intent of the comprehensive plan which guides the property single family residential. The proposed addition would meet all other code requirements including impervious surface, exterior building material requirements, side and rear setbacks.

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

The applicant is proposing the building within the most reasonable area of the property that provides the least amount of land alteration while meeting the needs of the applicant. If the owners pushed the addition back 20 feet to comply with setback requirements, they would then be over the maximum impervious surface allowed on the property triggering a storm water facility on the property to treat the additional runoff. Additionally, if the proposed structure complied with setbacks they would have to remove a significant tree on the property.

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

The addition would be kept in-line with the existing home, not encroaching any closer to the street than the home. Due to the large right-of-way the addition would be located about 50 feet from 70th Street and 30 feet from the front property line.

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

One of the functions of setback requirements is to maintain consistency of structure placement and aesthetic qualities from street and neighboring views. The neighborhood, developed in the 60's, all have similar home setbacks. The proposed structure does not appear to alter the essential character of the area. The structure would be located in-line with the existing home so aesthetically the view from 70th Street and surrounding properties would not change and overall the essential character of the neighborhood would not be adversely affected.

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

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

ALTERNATIVES

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

- A. Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the **Variance** to construct a garage/mud room addition within the front yard setback subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. Final site, grading, and erosion control plans shall be approved by the City Engineer.

Rationale: The request is not out of character for the neighborhood and is consistent with the comprehensive plan. The addition does not appear to have an adverse impact on the neighboring properties. The addition will be constructed in-line with the existing home, not encroaching any more than the established setback. The property is unique in that the way the home is configured, the addition would be located over existing impervious surface. Adding the addition 20 feet to the south to comply with setbacks would require a storm water plan and removal of a significant tree.

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

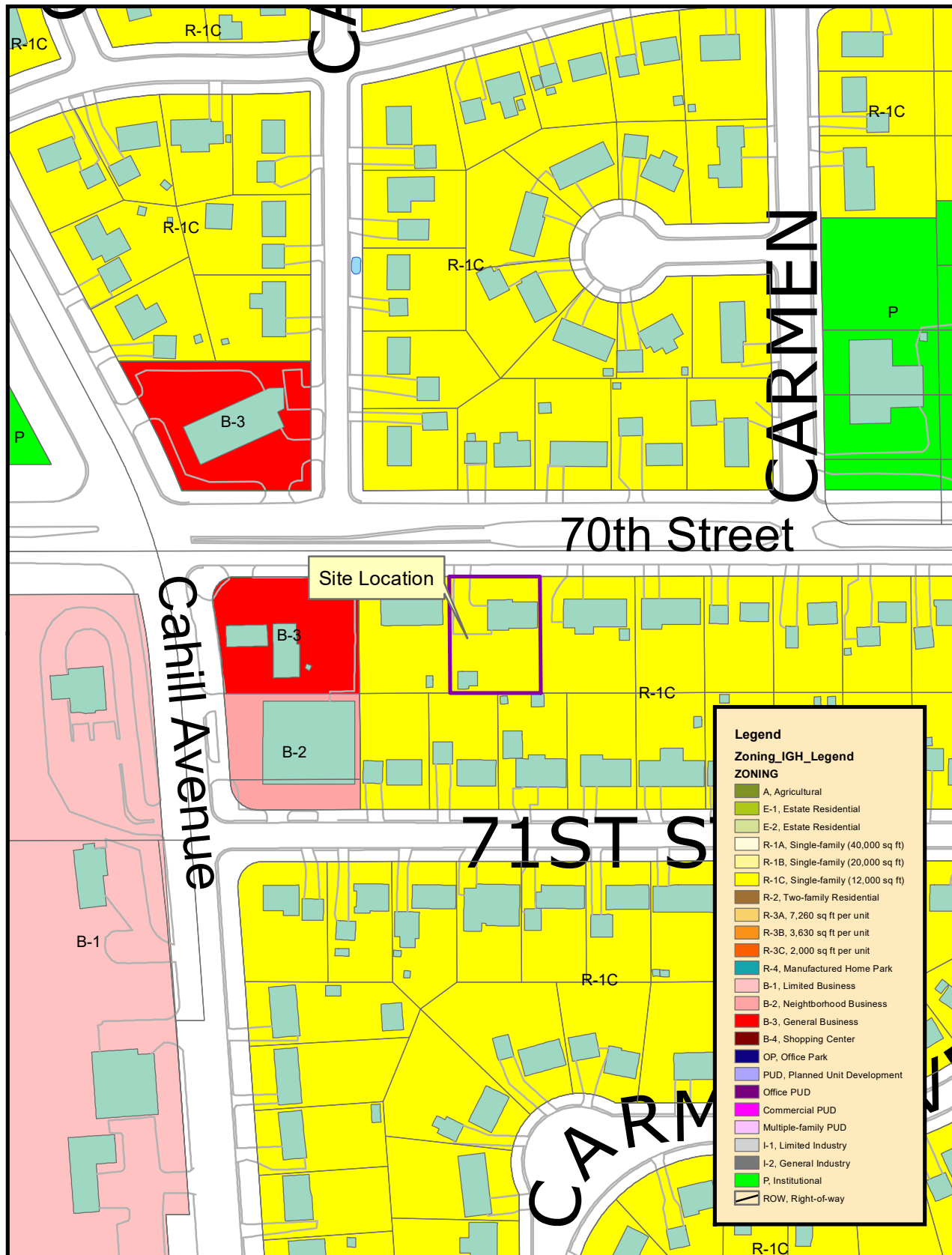
RECOMMENDATION

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

Attachments: Zoning and Location Map
Narrative
Site Plan
Elevation
Photos



3180 70th Street Case No. 21-33V



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 OF RECORDS, 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

3180 70th Street East IGH, MN 55076- Kellie Kronberg

To whom it may concern,

I, Kellie Kronberg, am applying for approval to build a new garage and mudroom outside of the approved city code. We would like to build a new garage attached to our current home with a finished mud room. Due to the current set back allowance we would be building this structure about 30 feet from our property line, but 50 feet from the street. This would be in line with the current structure of our home and not be any closer to our property line than current structure.

We are converting our current garage into a furnished living space to allow more room for our family to gather and enjoy. See attached schematic drawings

Proposed New Garage Dimensions: 24' X 30'

Distance from the assumed property line where garage would sit adjacent to: 5' (side setback)

Proposed Mud Room: 12' X 8'

This location would not alter the essential character of our neighborhood as we would keep this no closer to the street than our current structure. We also feel that this will greatly improve the appearance of our home as we would re do all siding.

If we were to not be granted variance and need to build our garage 50 feet from our property line VS 50 feet from the street we would lose a good chunk of our much loved backyard where we spend a lot of our time as a family.

Practical Difficulties if variance is not granted.

1. Fireplace would need to be removed from the side of our house. If we needed to build the attached garage back further from property line our fireplace would need to be removed from the house in order to build in that location
2. Trees- we would need to remove a large tree from our backyard. which would leave the yard with no shade to home or yard.
3. Stormwater drainage would need to be added due to the amount of impervious surface we would end up with.

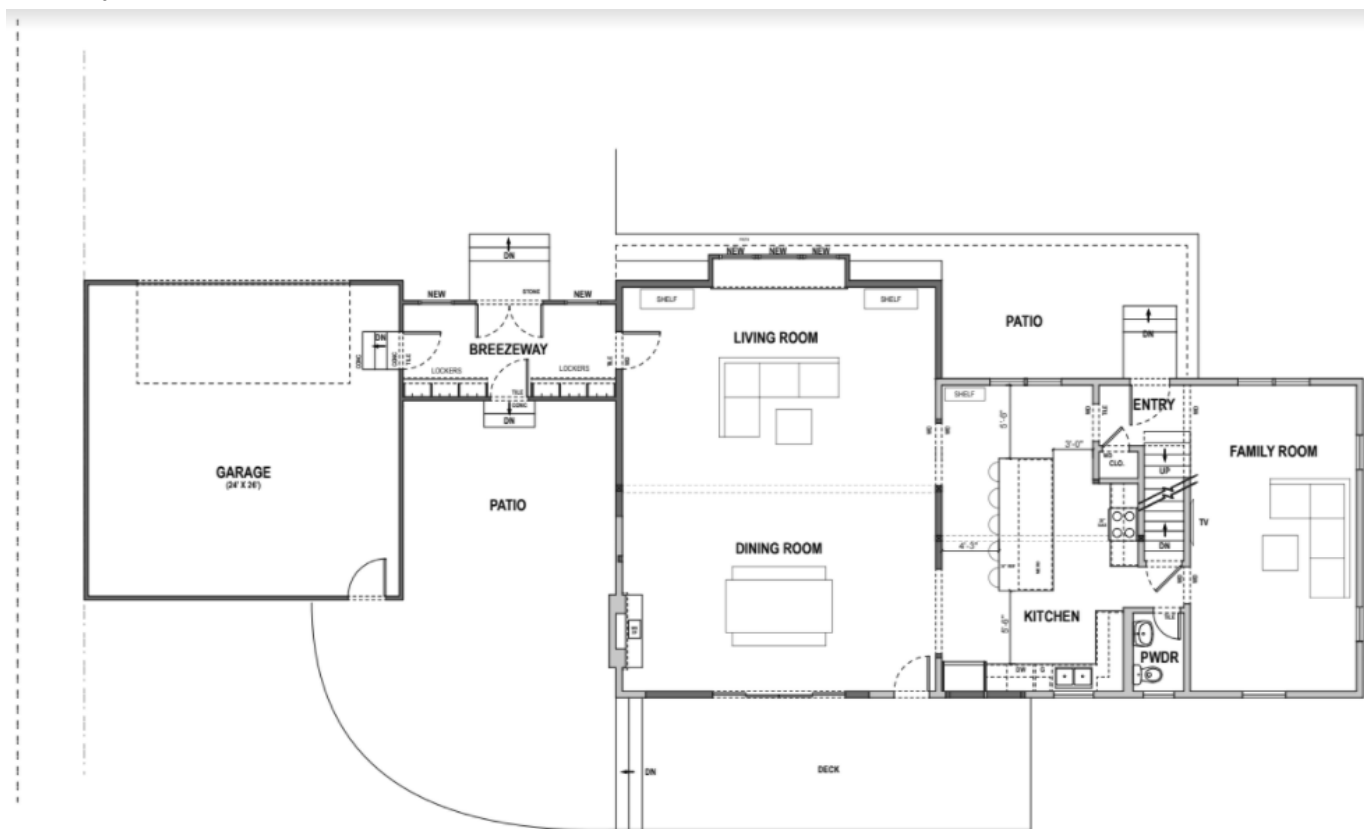
We would be sure to add windows on both sides of the garage in order to keep as much natural light as once was there.

Please feel free to reach out with any questions.

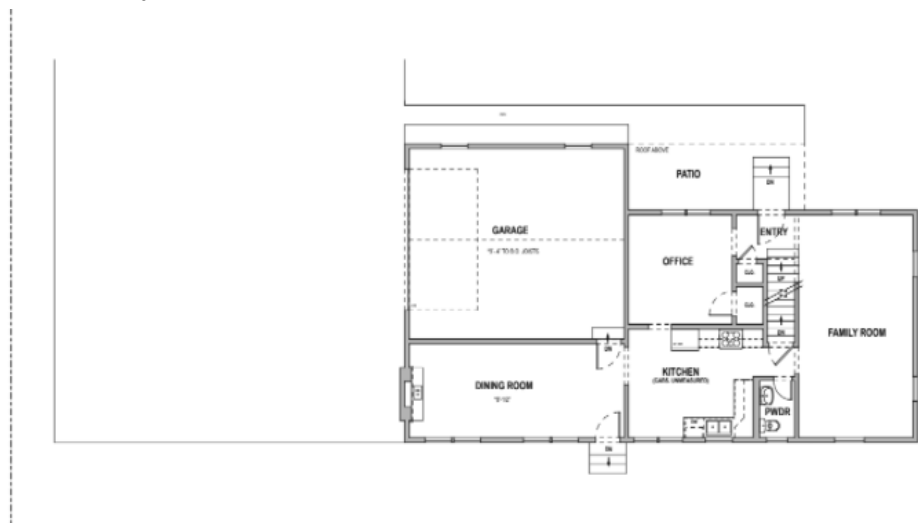
Kellie or Kyle Kronberg

651-269-0016

New Layout:



Current Layout:



3180 70th Street East IGH, MN 55076- Kellie Kronberg



Above Pictured: proposed external front and back view.

Proposed structure would sit 57.7 feet back from the edge of 70th Street East

KELLIE ANN KRONBERG
3180 70th St E
Inver Grove Heights, MN, 55076

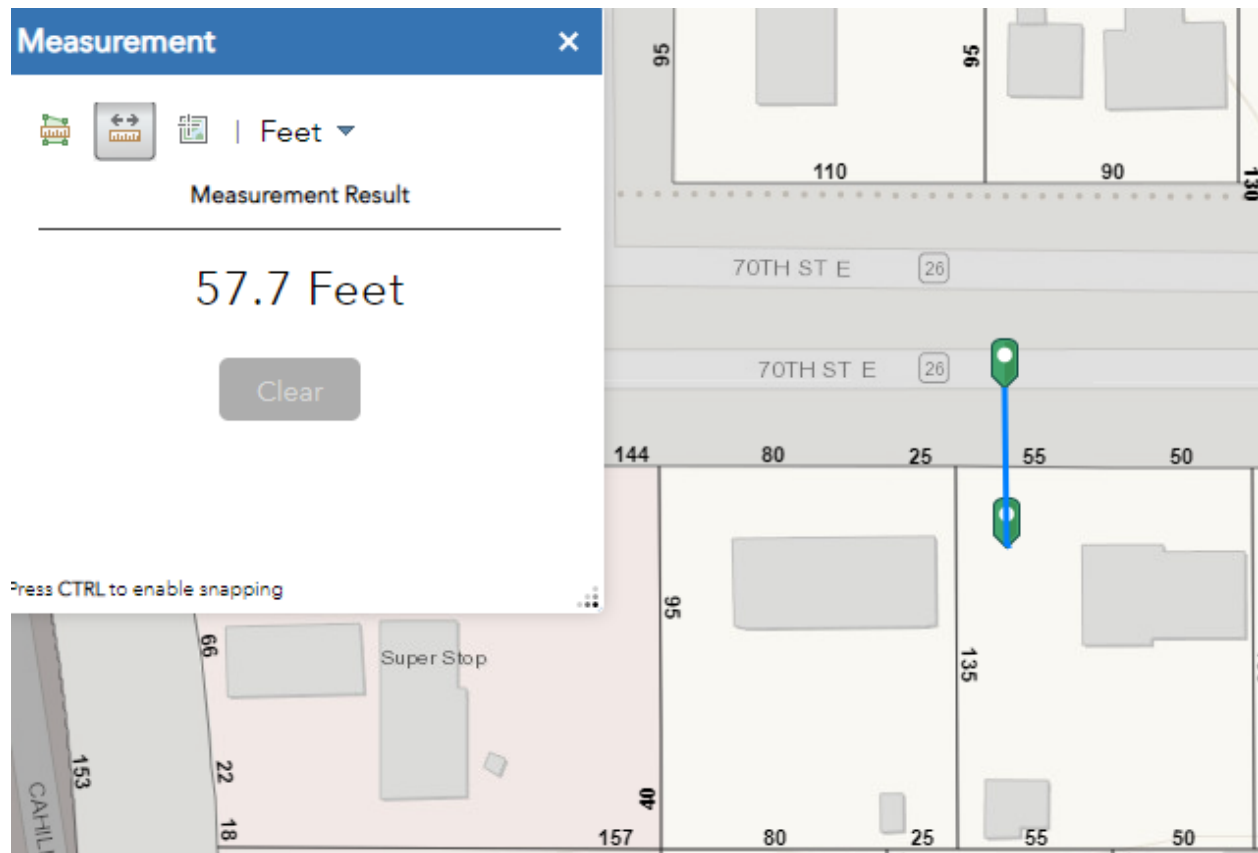
SCHEMATIC
DESIGN

3.11.21

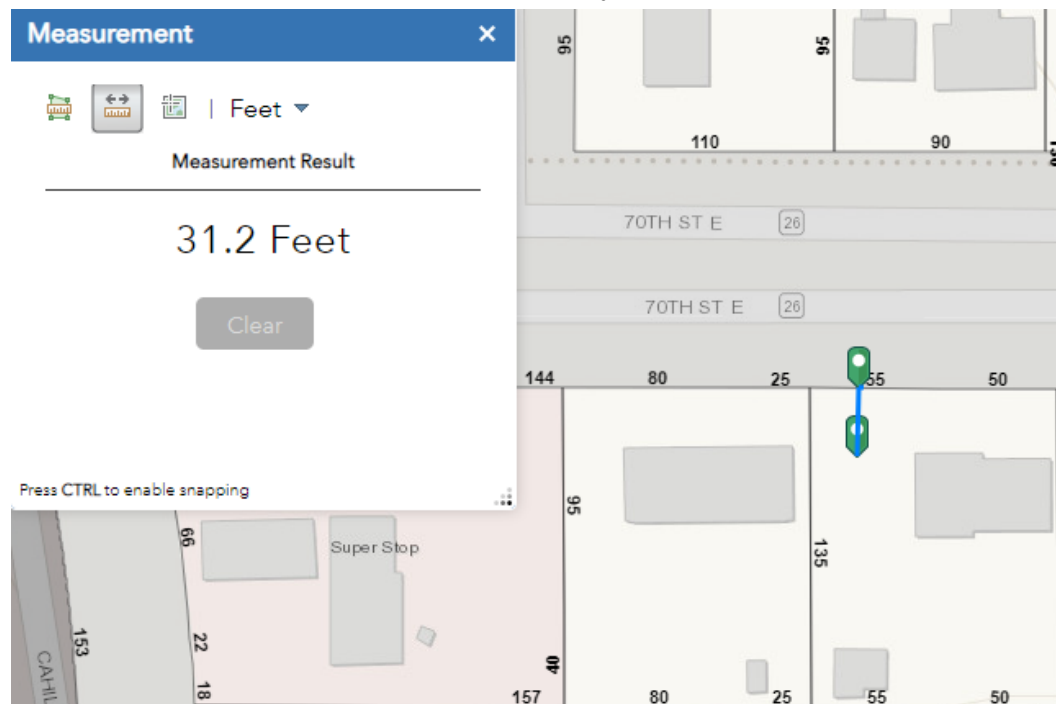
INSTRUCTION

A20

3180 70th Street East IGH, MN 55076- Kellie Kronberg



This is 31.2 feet from the documented property line.



3180 70th Street East IGH, MN 55076- Kellie Kronberg



3180 70th Street East IGH, MN 55076- Kellie Kronberg





PLANNING REPORT

CASE NO: CASE NO. 21-31Z

APPLICANT & PROPERTY OWNER: Joshua and Elizabeth Schmidt

REQUEST: Rezoning

HEARING DATE: June 1, 2021

LOCATION: 4046 66th Street

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, single-family residential

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The property is 1.06 acres in size and currently zoned R-1C, single-family residential. There is an existing home and detached garage on the site. The house was built in 1960; the home has been constructed with the option to be used as a tri-plex. Over time the property has been utilized as a single-family home and a multi-family home. The owners are in the process of selling the property. To make the property more marketable the owners are requesting a rezoning of the property so a future owner could obtain a rental license to allow for the legal operation of a tri-plex on the property. There are no changes proposed to the existing home or site at this time.

A rezoning to R-3A would be consistent with the Comprehensive Plan designation of the property which is Low Density Residential, allowing up to 4 units an acre.

If the rezoning is approved, a conditional use permit would then be required as the code states: *A conditional use permit shall be required for each multiple dwelling or apartment house consisting of three (3) or more dwelling units. Conditional use permits and other permits shall not be unreasonably withheld by the city if all requirements of this article and other city regulations are met.* This subsequent process provides for public review and comment on the actual site plan and use of the property.

SURROUNDING USES

The subject property is surrounded by:

North: Single family home; zoned R-1C; guided LDR

East: Single family home; zoned R-1C; guided LDR

South: School; zoned P, Institutional; guided P/I, Public/Institutional

West: Residential; zoned R-2, two-family; guided LDR

EVALUATION OF REQUEST

The subject parcel is currently guided LDR, Low Density Residential. As stated in the Comprehensive Plan:

"The low-density residential category encompasses traditional "urban" density development in Inver Grove Heights. LDR includes lots or parcels ranging from 1 unit per acre to 4 units per net acre. Substantial portions of the low-density residential area are anticipated to develop at a density of two-three units per net acre. Housing types in the low-density residential category include single-family detached homes, twin units and lower density, townhome style developments. In all cases, low-density residential development will be served by public water and sanitary sewer systems."

If a landowner ever wanted to develop the parcel with a density greater than 4 units an acre a comprehensive plan amendment would be required.

Rezoning

The City Code, Title 10-3-5 states that a rezoning request must be "in the best interest of the physical development of the City" in order to be approved. This suggests that the request should be reviewed against such factors as infrastructure availability; compatibility with existing land uses in the neighborhood; and consistency with the Comprehensive Plan.

The applicant is proposing a rezoning to R-3A, Multiple Family Residential. The R-3A residential district is established for multi-family dwellings in three (3) and four (4) unit buildings with densities ranging up to six (6) dwelling units per acre in areas which are provided with full urban services.

The existing structure could be utilized as a tri-plex on the one-acre parcel, complying with the R-3A guidelines. As mentioned above, the rezoning is consistent with the comprehensive plan. If the density on the property were to exceed 4 units an acre, a comprehensive plan amendment would be required.

Infrastructure is in place to accommodate a multi-family zoning on this parcel. The surrounding uses are a school to the south, R-2 two-family residential to the west and single family to the north and east. Staff believes the proposed lower density multi-family zoning would be compatible with the existing, established uses in the neighborhood. The zoning would also be consistent with the existing land use designation and the existing home on the site.

ALTERNATIVES

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

A. Approval If the Planning Commission finds the application acceptable, the Commission should make the following recommendation:

- Approval of the **Rezoning** of the parcel from R-1C, single family residential to R-3A, Multi-family residential with the following notation:
 1. A conditional use permit shall be approved prior to the issuance of a rental license and the use of the existing structure as a tri-plex.

B. Denial If the Planning Commission does not favor the request, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

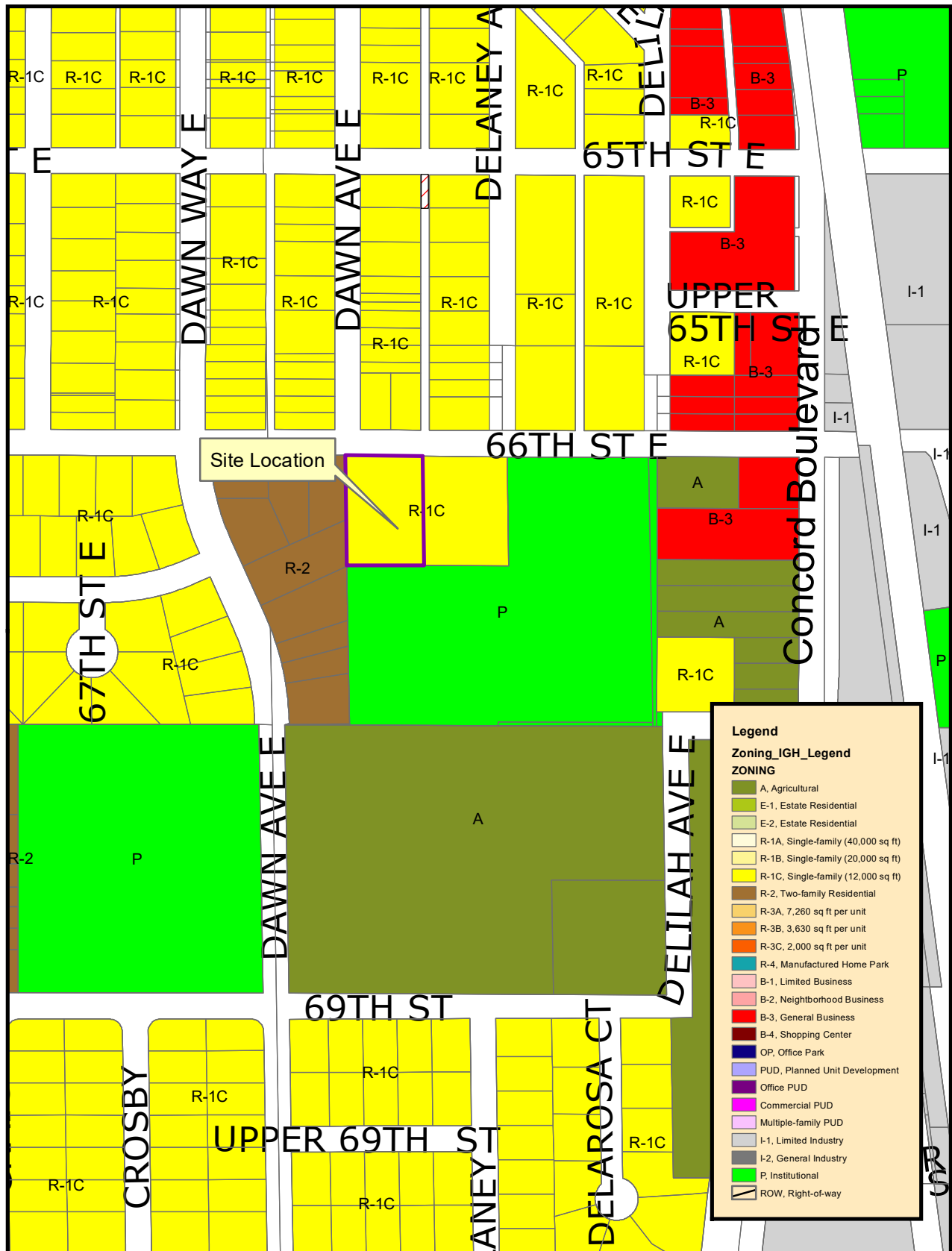
RECOMMENDATION

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

Attachments: Location map
Applicant narrative and background information
Comments from neighbors



4046 66th Street Case No. 21-31Z



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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

Narrative:

Dear Inver Grove Heights Planning Commission and City Council,

Thank you for hearing our proposal for the consideration of a rezoning of the plat 4046 66th St E.

My husband, Joshua, purchased 4046 66th in the summer of 2018 and had been utilizing it as an owner occupied rental up until March of 2020. At the time of purchase, he was informed that a rezoning would not be necessary to maintain this property for use as a rental. However, upon a discussion in November of 2020 with city employee Nicole Cook, we were informed that the city would be requiring a rental license for this property and, in order to obtain the rental license and continue to rent out multiple units to non-related persons, we would need to apply for a rezoning of the plat from R-1 single family to R-3A multifamily.

In this vein, we would like to apply for a rezoning of this plat from the current R-1 to an updated R-3A zoning so that the building on premise, a 3 unit multi-family home, can be legally rented.

Our thesis regarding the rezoning is this:

We believe, as the original owners have attested, the original construction and purpose of this building is a multi-family home; a variety of city leaders have been aware that this has been a multi-family home from its inception; and that the building has existed for the purpose of a multi-family home and in this form prior to the city's codification of multi-family properties. We also propose that this building not only meets the current city code but is also in line with the city's compressive 2040 plan.

In this narrative, you will find our evidence to back up the belief that this building has always been intended for multi-family use and that there is just cause to rezone to property accordingly. You will find statements from two of the previous owners who can confirm the construction of the property as a multi-family building occurred prior to the city's establishment of ordinances pertaining to multi-family zoning. And, you will find our research into the factual basis regarding the property's conformity to the existing standards put forth by the city and future plans as outlined in the city's comprehensive plan.

In discussing our intent to rezone the plat, we reached out to Tracy Sproatt and her older brother Tony Kamish, the former owners and children of the original builder of the house on the property. We asked them for their testimony on the condition of the house from the time it was first built up until when they sold it in 2018 so as to help in validating our claims that the house, while on a single family lot, has always been a multi-family building. We also hoped to dispel the notion put forth by some members of city staff in conversations with interested parties in the property that we, the current owners, had illegally added units to the building as we purchased it in this condition.

Please find below the letters written by Tracy and Tony:

Friday, April 16, 2021

To whom it may concern,

I am writing to say that the structure and intent of the home I grew up in on 4046 66th St E in Inver Grove Heights has never changed. I moved into the home in 1972 with my 2 older brothers when my mother married Derral Kamish who lived there with his son (my step brother) Tony Kamish.

Derral (Sonny) was a single dad raising a boy. He built that property from the ground up. Because he was a single dad, he built the 2nd floor with 2 separate apartments with the intention of renting out both units. Until of course everything changed when he met my mother (Corrine), married and move all of us into the house. I remember for years the only way to go downstairs was to go out side and down the steps and come in the front door. (Yes, even in the winter)

I am 55 years old and although the house has transformed in many areas over the years, the upstairs never changed. The 2 separate apartments each have 2 legal beds, 1 bath, kitchen, living room and 2 separate entrances into each apartment. Sonny (Derral) designed the home to be a triplex, we just happen to live in it as a single family for obvious reasons (think "Brady Bunch"). In fact, the city of IGH listed the property as a triplex. Not sure how far that dated back but I see now that it has recently been changed to a single family. Not sure who unilaterally made that decision...

Sonny (Derral) would be happy to see that the structure he built from the ground up is finally being used in the way he always intended it to be.

Everyone knew the Kamish family including government and city officials who are still around and could verify this to be true. If you want a list you have my email and phone number is below.

I am available anytime,

Respectfully,

Tracy L. Sproatt
(651) 271-1126
Woodbury, MN

Friday, April 16, 2021

I started living with my dad in the house about 1969. At that time him and I lived in the first floor just the two of us. It was his intention to live on the first floor and rent out the top two apartments. The top two apartments were already built by the time I started living with him. But life happens. My dad met and then married Corrine. Corrine had three kids of her own and they made the decision to live and stay in this big house because it was large enough for the whole family. Still it was always his intention to rent the top out in the future when the kids left.

From the very beginning it was always designed to be two apartments upstairs. So as far as the date timing of when the apartments upstairs were built I would say mid-60s. Right around when Inver Grove Village and Inver Grove Township merged. In the early 70s when my dad got married to Corrine us boys, me and my step brothers, were already living upstairs and we would have to go out there with that one door on the west side of the house exit there go outside and go downstairs in the front door for dinner. It's always been three units but we just lived in it as one family.

Let me know if you need anything else

Tony Kamish
tonykamish@yahoo.com

The property's history and intent for use:

City code pertaining to zoning ordinances, their intent and purpose appears to have been formally codified on November 8th, 2004¹. Based off of the testimony by both Tracy and Tony, the building's established use and multi-family construction had been completed well before this date, with the earliest use as separated apartments being documented during the early 70's by the Kamish family.

The Kamish siblings also testified and felt it important to mention a number of former city leaders, including former mayors Atkins, Grannis, and Tourville, had visited the property and been aware of its construction and use without issue and felt that this was materially relevant as the use was established with city leaders prior to the zoning codification. Consequently implying that the property had essentially been subject to ordinances effected by the city after the use of the building had been established.

Dakota County property records had this plat listed as a multifamily plat until sometime in the last year.

In the late 2010's, the building was sold and used as an owner-occupied rental property with the three units (bottom main unit and two upper apartments) being continuously occupied by unrelated individuals until early 2020 when the property was fully rented to non-related tenants.

In November of 2020, we received a notice regarding a breach of city ordinances that we had committed by my husband and I in renting it out. Due to the current eviction moratorium in place in the state of Minnesota, it took us several months to end the tenancy of our previous renters. Including an emergency eviction that we had to serve to a nuisance tenant due to multiple issues involving Inver Grove Heights law enforcement.

The property has been empty since approximately January of 2021 and is currently listed for sale.

Our goal is to have the plat rezoned so we can have the intended property use and the zoning match up and to formally register it as a multi-family property with the city and the county. Our hope is that this opens the door for potential buyers to apply for a rental license with the city or, as we have encountered a number of times in our process to sell this property, allowing a multi-generational family to legally occupy this building. Per the city's code enforcement team, current city code prevents a multi-generational family from utilizing more than a singular unit on the property.

As stated in our opening statements, we have reason to believe that the property meets the current standards for an R-3A property and that no major changes or exceptions would be necessary to rezone this plat. Please find below our evidence to this end:

¹ City Code, Inver Grove Heights. "10-1-1: TITLE; PURPOSE; INTERPRETATION." *American Legal Publishing Corporation*, 8 Nov. 2004, codelibrary.amlegal.com/codes/invergrovehtsmn/latest/invergrovehts_mn/0-0-0-5990.

Taken from Chapter 9, Article C in the city's ordinances,

Minimum Standards²:

Lot area	7,260 square feet per unit
Lot width	100 feet
Front yard setback	30 feet
Side yard setback	20 feet
Rear yard setback	30 feet
Height (maximum)	35 feet or by CUP
Building coverage (maximum)	20 percent
Impervious surface (maximum)	40 percent

In our estimation and our research, we have found that the plat itself is generally conforming to the city's zoning ordinances pertaining to R-3A in that:

The existing lot's width is over 165 feet, exceeding the minimum requirement of 100 feet.

The side setback is approximately 22.5 feet to the east and more than 90 feet to the west, exceeding the minimum requirement of 20 feet outlined in the city code.

The backyard setback is approximately 175 feet, exceeding the minimum 30 feet required by the city.

The lot is approximately 1.06 acres or 46,173.6 square feet. Buildings on the property equate to a total square footage of approximately 4800 square feet. Making the total building coverage on the lot approximately 10.5%, falling below the city's maximum allowable building coverage ratio.

The total impervious surface square footage, including the pool, is approximately 13,500 square feet. This totals to approximately 30% of the lot, falling below the city's maximum allowable impervious surface ratio.

Additionally, neighboring lots to the west are presently zoned R-2, some of which are utilized for twin homes and some for single family houses. While this lot would be a standalone R-3A, and there are not many R-3A lots within the city of Inver Grove Heights, the use would not be unconventional for the neighborhood.

² "10-9C-1: R-3A MULTIPLE-FAMILY RESIDENTIAL DISTRICT:" *American Legal Publishing Corporation*, 8 Nov. 2004, codelibrary.amlegal.com/codes/invergrovehtsmn/latest/invergrovehts_mn/0-0-0-7036.

Looking forward into the future, the City 2040 Comprehensive Plan states, “substantial portions of the low-density residential area are anticipated to develop at a density of two to three units per net acre,” Which this housing achieves by offering three independent units on a little more than an acre of land. And, barring any significant changes to city code regarding lot requirements, this property stands to continue to meet the minimum standards outlined by the city for the foreseeable future.

Per the Comprehensive Plan, “in September 2013, the Dakota County Community Development Agency completed a Needs Assessment for all of Dakota County. [...] The report findings indicate that demand is now outpacing supply in some housing categories, most notably apartment rentals.”³ The housing market is said to be at its most competitive point in decades with scarcity in both single family homes and apartment rentals present, “vacancy rate in Dakota County has declined since 2010 to just 4.8%, creating a challenging market for renters.”⁴ While the addition of 3 units to the city’s total rental unit number is fractional, it will make a difference for 3 families looking for housing in the city of Inver Grove Heights.

In the city’s own summary of its plan for the next 20 years, “the City’s goal is to preserve an even balance of housing with approximately 50% single family detached and 50% multi-family attached housing.”⁵ While also noting it is necessary for the city to “maintain quality housing by promoting ongoing maintenance of owner occupied and rental housing units through code compliance, homeowner education, financial incentives, and providing technical resources,”⁶ such as a simplified path to rezoning land tracts that meet or could meet the existing ordinances, and, offering the flexibility to “adjust zoning regulations to allow for a mix of single family, duplex, and triplex units within existing neighborhoods and new developments.”⁷

³ City of, Inver Grove Heights. “Inver Grove Heights 2040 Comprehensive Plan.” *Inver Grove Heights Comprehensive Plan*, Inver Grove Heights, 28 Oct. 2019, www.ighmn.gov/DocumentCenter/View/8284/IGH-2040-Comp-Plan.
4-74

⁴ City of, Inver Grove Heights. “Inver Grove Heights 2040 Comprehensive Plan.” *Inver Grove Heights Comprehensive Plan*, Inver Grove Heights, 28 Oct. 2019, www.ighmn.gov/DocumentCenter/View/8284/IGH-2040-Comp-Plan.
4-78

⁵ City of, Inver Grove Heights. “Inver Grove Heights 2040 Comprehensive Plan.” *Inver Grove Heights Comprehensive Plan*, Inver Grove Heights, 28 Oct. 2019, www.ighmn.gov/DocumentCenter/View/8284/IGH-2040-Comp-Plan.
4-84

⁶ City of, Inver Grove Heights. “Inver Grove Heights 2040 Comprehensive Plan.” *Inver Grove Heights Comprehensive Plan*, Inver Grove Heights, 28 Oct. 2019, www.ighmn.gov/DocumentCenter/View/8284/IGH-2040-Comp-Plan.
4-85

⁷ City of, Inver Grove Heights. “Inver Grove Heights 2040 Comprehensive Plan.” *Inver Grove Heights Comprehensive Plan*, Inver Grove Heights, 28 Oct. 2019, www.ighmn.gov/DocumentCenter/View/8284/IGH-2040-Comp-Plan.
4-86

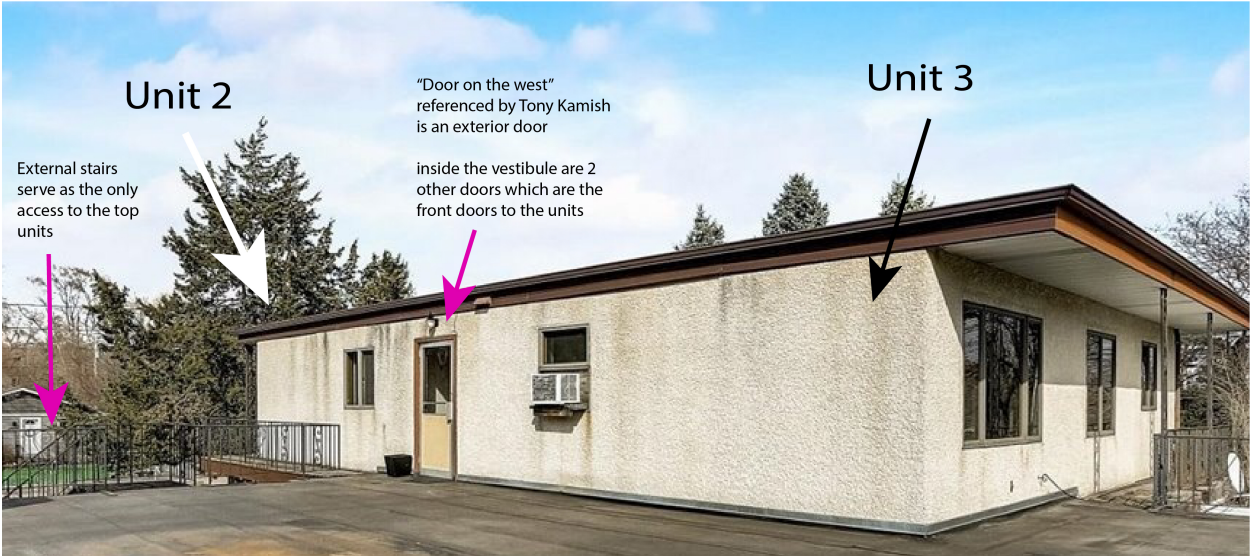
Friday, April 16, 2021

In summary, we have reason to believe this property has existed this way since it was originally constructed, with the knowledge and acceptance by previous city leaders, and prior to the codification of multi-family buildings. However, we are not asking to be grandfathered into the city code but rather contend that the property should be rezoned to reflect the original purpose and construction to conform with more recently enacted city requirements as it meets those requirements spot on. We maintain the notion that the existing building provides a number of opportunities for potential renters in Inver Grove Heights and rises to meet the city's future plans in its conformity. We also assert that, per the city's own plan, both the planning commission and the city council should view this property as an opportunity to further the existing comprehensive plan by allowing for a rezoning of the property from single family to multi-family.

We thank you for your time and your consideration.

Respectfully,

Elizabeth Anderson Schmidt
612-840-6248







From: [SCOTT Campbell](#)
To: [Kim Fox](#)
Subject: 66th St. re-zoning proposal
Date: Tuesday, May 25, 2021 8:05:33 AM

The letter I received said remarks made by 5-31 would be provided to the Planning commission. I have lived here for over 30 years and I have concerns about another re-zoning proposal on 66th Street. 66th is really one of two 'main' entrances to this neighborhood and is a pretty busy road. It did not take very long before I realized I would need to fence my property.

Though not an "Inver Grove school there still is a school there! I would not support and would be extremely disappointed to see something in this neighborhood beyond the duplexes that are here now! I'm aware there are buildings by the airport bigger than this but they are easily accessed from other streets. I do not know the specifics but I just wanted to voice an opinion that bigger units would be inconsistent with a family dynamic enjoyed here! Thank You.

Scott Campbell

3990 66th St. E

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [HOWARD DEHAAN](#)
To: [Kim Fox](#)
Subject: Case no. 21-312
Date: Thursday, May 27, 2021 10:11:20 AM

We are very against the possibility of having this zoned as a multi-family. There were multiple families living there at the same time in the past year. There were so many calls to law enforcement I could not begin to count! Domestic abuse calls, drugs being used and made among many other issues. This was a single family residence for the 38 years I have been here. Let's just leave well enough alone. There are also a lot of grandchildren in the area as well as children. Let's not expose them to the things that have happened lately because of that dwelling!

Sincerely,
Howard DeHaan
6580 Dawn Ave E.

Sent from my iPad

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Matthew Jaques](#)
To: [Kim Fox](#)
Subject: Rezoning of 4046 66th St
Date: Monday, May 24, 2021 12:25:20 PM

Hi Kim.

My name is Matt Jaques and I am the homeowner of 4060 66th St E, which is the property located directly to the east of the property referenced in the subject. I am emailing in regards to the hearing for the rezoning of 4046 66th st for my recommendations to the planning commission.

- I would first like to submit that the property lines be surveyed for that property. There is an old driveway that was most likely shared by both properties at some point in time. I believe my property line runs directly through the middle of this driveway. I have brought a driveway in from the street as approved by the planning commission and the shared driveway should no longer be used by me.
- Secondly, I would like to submit a recommendation that a privacy fence be installed on the property line. With this property being re-zoned for multi-family housing, I believe the it would alleviate any property crossing issues in the future. This may, however, cause the shared driveway to be unusable by the tenants at that property.

Thank you and the city planning commission for your time and consideration for these requests.

Sincerely,
Matt Jaques

Matt Jaques • Sr. Systems Engineer
mjaques@vivint.com • P: 651.757.7444

vivint.com
2854 Highway 55 Suite # 200 Eagan, MN 55121



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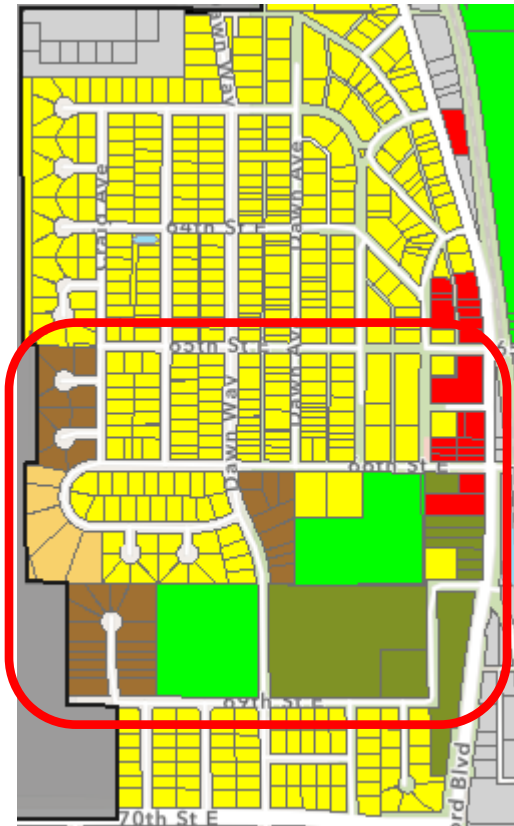
Dear Inver Grove Heights Planning Commission and City Council,

This letter is in regard to the rezoning of plat 4046 66th Street E., Inver Grove Heights. It is my understanding that the plat is currently zoned R-1 (single family home) and the property owners want to rezone it to R-3A (3-unit multi-family home).

I object to rezoning this property because the neighborhood already has several 2-family and multi-family housing areas that are currently rentals.

In addition, it was noted in the letter from Joshua and Elizabeth Schmidt - CASE NO. 21-31Z that 'the City's goal is to preserve an even balance of housing with approximately 50% single family detached and 50% multi-family attached housing.' In my opinion, our neighborhood is already saturated with multi-family home dwellings compared to other areas in Inver Grove Heights.

Lastly, this unit has never been used as a multi-family house. Over my 23 years of living in this neighborhood, the house has always been a signal family home.



I appreciate your consideration to this matter,

Regards,

Carie and Craig Mathison

6724 Dawn Way E., Inver Grove Heights, MN 55076

651-283-8618

Re: Request for rezoning of property located at 4046 66th Street E., identified as PID No:20-00200-50-031 Case No. 21-31Z

Dear Inver Grove Heights Planning Commission and City Council,

Thank you for listening to public comments in determining whether to proceed or not with rezoning of the subject property from R1-C, single-family residential to R-3A, multi-family residential.

As a property owner, living in this neighborhood for over 30 years, within 350 feet of subject property, I am opposed to the rezoning of the property at 4046 66th Street to multi-family in the midst of long-time, single family residents. The subject property has always been a single-family home, owner-occupied by Sonny and Corrine Kamish while they were alive, until sold in 2018. The property was utilized as multi-family rental 2018-2020, causing various disturbances in the neighborhood. A zoning change at this location will have a negative impact for the entire neighborhood.

In addition, it is noted in the letter from Joshua and Elizabeth Schmidt - CASE NO. 21-31Z that the City's goal is to preserve an even balance of housing with approximately 50% single family detached and 50% multi-family attached housing." The neighborhood already has several 2-family / multi-family housing areas so it appears this neighborhood already has a fair share of multi-family dwellings compared to other areas in Inver Grove Heights.



Thank you for considering the position of nearby IGH residents, impacted by rezoning, as you evaluate this request.

Regards,

Sharon Lencowski
4000 66th Street
5/28/2021



PLANNING REPORT

CASE NO.: 21-28PUD

APPLICANT: Crossings IGH, LLC

PROPERTY OWNER: Crossings IGH, LLC

REQUEST: Preliminary/Final Plat/Preliminary/Final PUD

LOCATION: 1462 80th Street

HEARING DATE: June 1, 2021

COMPREHENSIVE PLAN: HDR, High Density Residential

ZONING: R-3C/PUD

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to construct phase 2 of the Crossings at Inver Wood. The project site is the west 2.76 acres. The project is a 24 unit townhome development. Phase 1 of the project was a 152 unit apartment building.

REQUESTS

The specific requests for The Crossings at Inver Wood phase 2 development project include the following:

1. Preliminary and Final Plat approval of The Crossings at Inver Wood Second consisting of one lot for the townhome development.
2. Preliminary and Final PUD approval of The Crossings at Inver Wood Second consisting of a 24 unit townhome development.

EVALUATION OF THE REQUEST

SURROUNDING USES

The subject property is surrounded by:

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

East: Phase 1 apartments; zoned PUD; guided HDR

West: Hwy 3/ Co Rd 28 right-of-way.

South: Hwy 55, Wagner Sod, Inver Pointe Industrial Park; zoned A, PUD, A; guided IOP

NET DEVELOPABLE AREA

Net developable area for the entire project was defined in the Phase 1 review. Net developable area shown in the table below is for the entire 9 acre site consisting of phases 1 and 2.

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

NATURAL AREA/OPEN SPACE

The site plan for phase 2 is consistent with the open space plan for the whole project. The preserved area is located on the western boundary and is marked off on the site with silt fence to protect any unintended disturbance in the area.

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

DEVELOPMENT CAPACITY PLAN

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

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

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

The original preliminary PUD anticipated a 30-40 unit townhome development for phase 2. With project decreased to 24 units, the overall project count still falls within the minimum-maximum unit count.

PROPOSED DEVELOPMENT MAGNITUDE, DENSITY AND BULK STANDARDS

Building setbacks and separation.

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

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

- Setback from 80th Street to be 34 feet at the closest point, where 50 feet is required. The units ranged from 41.63 to 34.14 feet from the right-of-way. Applicant is requesting flexibility from required setback.
- Setback from Hwy 55 to be 39.28 feet at the closest point where 50 feet is required. Only the three westerly most units are closer than 50 feet. All others are 50 feet or greater setback. Applicant is requesting flexibility from required setback.

The Northwest Area Ordinance requires a 20-30 foot setback along interior public streets. Setbacks from collector or arterial streets are governed by the underlying zoning district. In this case, 80th Street and Hwy 55 are both arterial streets which require 50 foot setbacks. The apartment building was approved with a 20 foot setback from 80th Street. The townhomes would have a staggered setback along 80th. An approximate 10 foot sound wall is proposed to minimize the highway sound from the units. The lot narrows from east to west which reduces the buildable area. The project is designed to minimize the setback flexibility as much as possible.

Building coverage.

The ordinance has a maximum building coverage of 20% for a project. The townhomes in phase 2 would have a building coverage of 20.0%. Total impervious surface for phase 2 would be only 47% whereas 65% is allowed.

PRELIMINARY PLAT

The applicant is proposing a one lot plat for the townhomes. The plat provides for the required perimeter drainage and utility easements and interior easements.

The first phase plat provided for all the required right-of-way needs for 80th Street.

PARKS/TRAILS

A sidewalk system is proposed around the perimeter of the building complexes. The apartment building plans provided for a sidewalk connection from the units to the future trail along the south side of 80th Street. Staff would recommend a connection from the private sidewalk to the future 80th Street trail at a location that would work with the grades on the site.

No park land dedication is being required. The recommendation was for a cash contribution per unit. The amount of cash contribution would be in the rates in affect at the time the final plat is approved. The current 2021 rate is as follows:

Multiple Family Rate \$4,900 x 24 units = \$117,600.

STREETS & CONNECTIVITY

No public streets are proposed. The access would be connecting the parking drive aisle to the main internal road that connects to 80th Street.

LANDSCAPING/TREE PRESERVATION

The proposed landscape plan provides for 17 deciduous trees and 18 oversized coniferous trees. The total equivalent tree planting would be 55 overstory trees which exceeds landscape requirements. Tree plantings are scattered throughout the site.

GRADING, DRAINAGE, STORMWATER AND UTILITIES

The grading and storm water plan have been reviewed by the engineering staff and consultants EOR and Bolten & Menk. As proposed, engineering review finds the project will work as generally designed. Storm water is being treated through a series of basins and regional ponds. Bolton & Menk have been reviewing the water and sewer plans for consistency with overall master utility plans.

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

BUILDING EXTERIOR

The applicant has provided building elevations for front and back of the townhomes. The garage doors face internal to the project and entrances or fronts of the building face 80th Street and the highway.

DEVELOPMENT CONTRACT

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

ALTERNATIVES

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

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

o Approval of the **Preliminary/Final Plat and Preliminary/Final PUD** for The Crossings at Inver Woods Second 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/Final Plat	
Site Plan	5/12/21
Grading Plan	4/15/21
Construction Plan Set	5/11/21
Landscape Plan	5/11/21
Building Elevations	3/12/21

***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 City Engineer.
3. Drainage and utility easements shall be provided on the final plat as required by the City Engineer.
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 plat 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. A connection from the private sidewalk to the future 80th Street trail shall be provided at a location that will work with the grades on the site.

B. Denial: Should the proposed request or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

The project complies with all performance standards of the Northwest Area except setbacks from 80th and Hwy 55. Flexibility requests have been made for building setbacks from 80th Street and Hwy 55. The reduced setback along 80th Street is further from the street than the apartment building (41 to 34 feet) and only three units do not meet the setback from Hwy 55. Staff would support the request since it provides a unique design for the Northwest Area.

Staff recommends approval of the preliminary/final plat, preliminary/final PUD requests with the conditions listed.

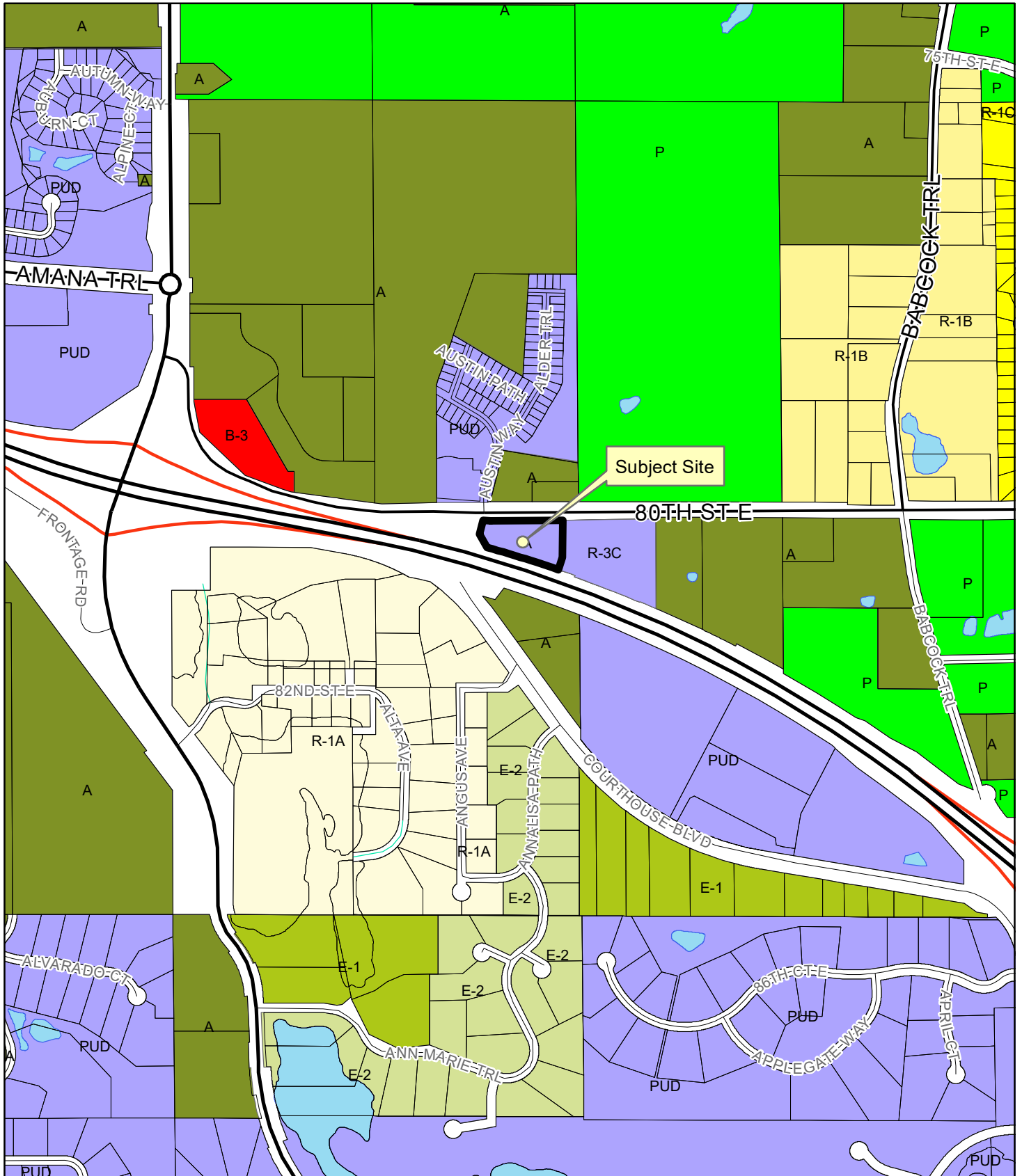
Attachments:

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



Location Map

Case No. 21-28PUD





ENGINEERING
SURVEYING
PLANNING

April 15, 2021

City of Inver Grove Heights
Attn: Allan Hunting
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Cover Letter - Northwest Area Overlay District Preliminary and Final Planned Unit Development Application and Final Plat Application for The Crossings at Inver Woods Second.

Dear Mr. Hunting,

Enclosed is an application for the Final Plat and Preliminary and Final PUD for The Crossings at Inver Woods Second. The project does not include dedication of right of way as that was completed in the first phase. Therefore, there is not a requirement for a Preliminary Plat. Please let us know if the escrow calculations are correct and whether a new check needs to be cut or if escrows/LOC from the first phase can carry over.

FINAL PLAT

Lot 1, Block 1 includes new public easements. The townhomes will be constructed as apartments so individual building envelopes are not required.

PRELIMINARY AND FINAL PUD

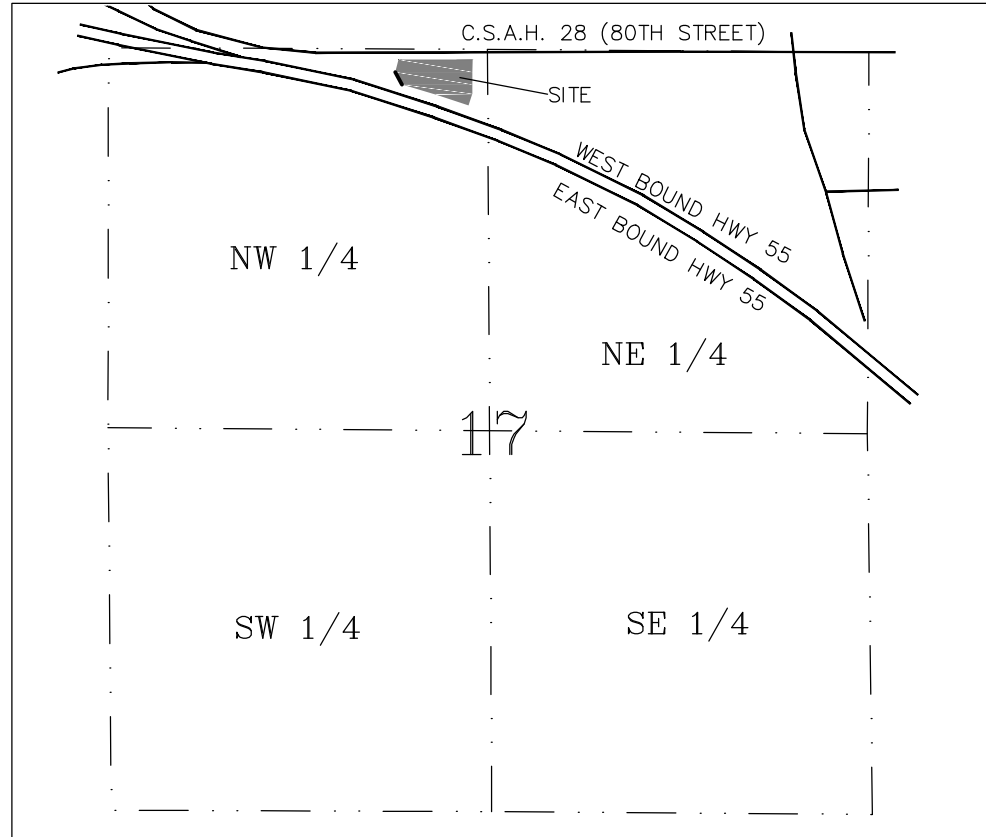
The narrative describes the flexibility we are requesting for setbacks from the higher order roadways. All other criteria are met and calculations are provided in the submittal. Included are the grading and construction plans along with building elevations from the architect. We will continue to work with the City Engineering department to obtain approved grading and construction plans.

Thank you,

Mark Welch
markw@ggg.to
507-867-1666 ext.105
507-261-8148

"OFFICIAL PLAT"
THE CROSSINGS AT INVER WOODS SECOND

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



LEGEND

- DAKOTA COUNTY MONUMENT
- 1/2 INCH IRON PIPE WITH PLASTIC CAP
- STAMPED LS 21940 SET
- FOUND MONUMENTS ARE D.O.T. IRON PIPES
- WITH ALUMINUM CAPS, UNLESS OTHERWISE NOTED
- (DESC) DENOTES DESCRIPTION BEARING / DISTANCE
- (MEAS) DENOTES MEASURED BEARING / DISTANCE
- DENOTES ACCESS CONTROL PER MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLATS NO. 19-111 AND 19-124
- DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY PLAT ORDINANCE

KNOW ALL PERSONS BY THESE PRESENTS: That Crossings IGH, LLC a Minnesota limited liability company, owner of the following described property:

OUTLOT A, THE CROSSINGS AT INVER WOODS, according to the recorded plat thereof, on file and of record at the office of the County Recorder, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as THE CROSSINGS AT INVER WOODS SECOND 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 Crossings IGH, LLC a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

Signed: Crossings IGH, LLC

Jeffrey R. Peterson, President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20__ by Jeffrey R. Peterson, President of Crossings IGH 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

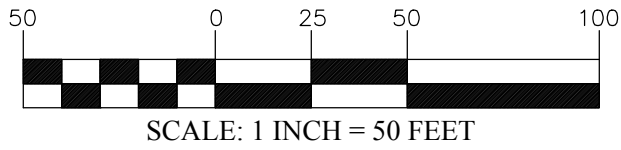
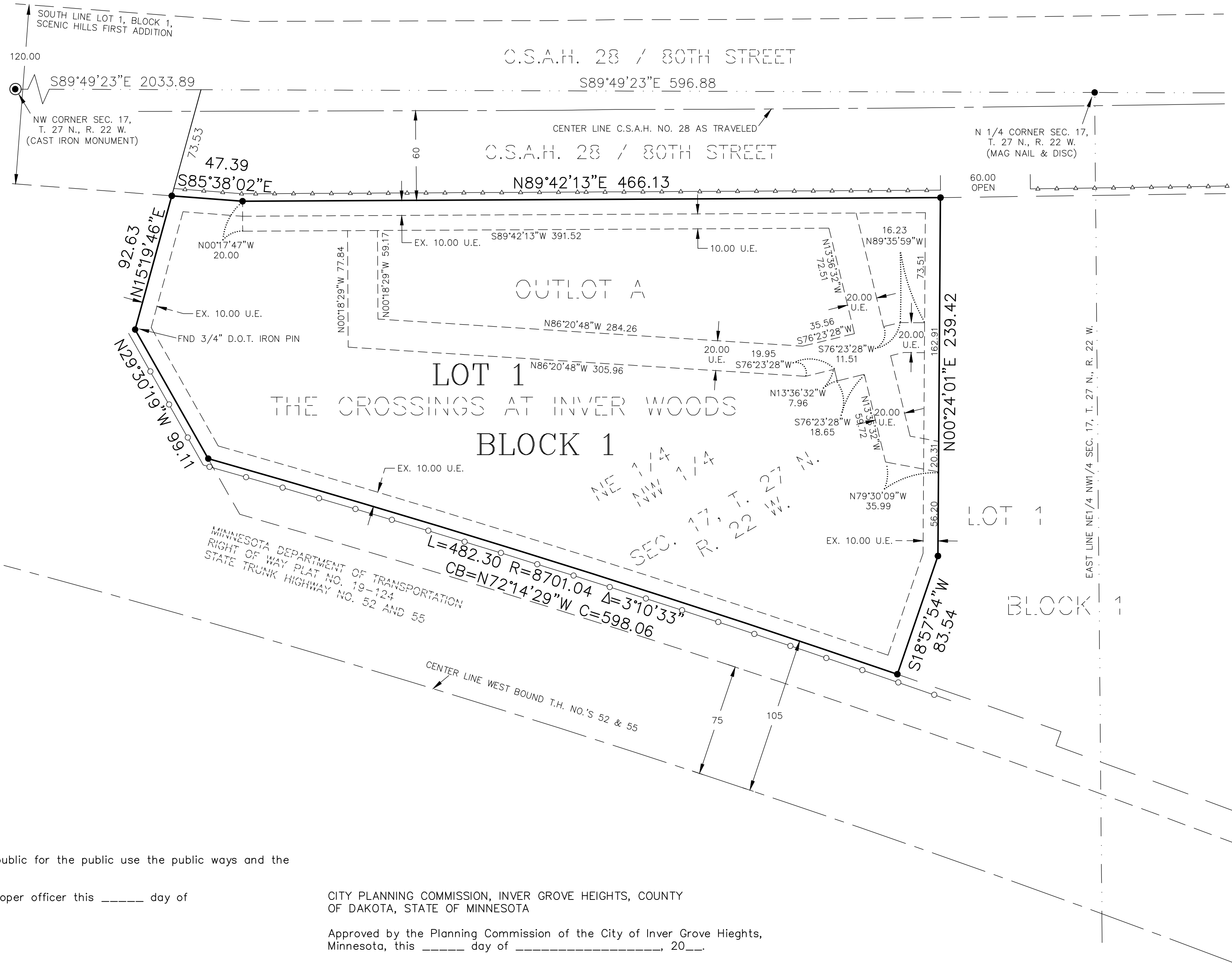
STATE OF MINNESOTA
COUNTY OF _____

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: _____



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..

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__.

Secretary

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.

Mayor

Clerk

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__.

Dakota County Surveyor

Todd B. Tollefson

DAKOTA COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the 17th day of November, 2020, 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.

Chair Dakota County Board

County Treasurer-Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, DAKOTA COUNTY, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 20__, 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__.

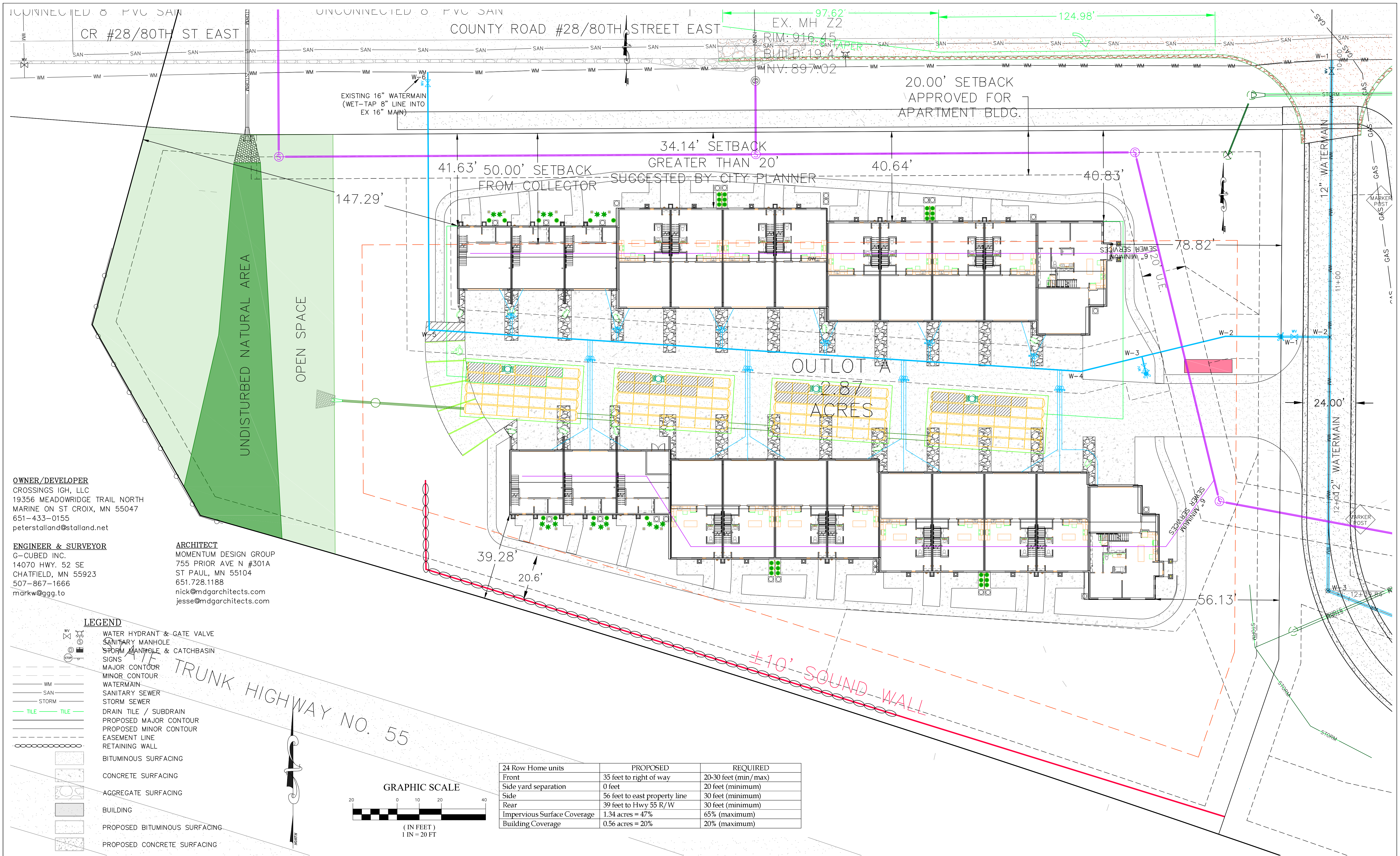
Amy A. Koethe, Director of Department of Property of Taxation and Records

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. _____

Amy A. Koethe, Dakota County Recorder

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



OWNER/DEVELOPER
CROSSINGS IGH, LLC
19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047
651-433-0155
peterstalland@stalland.net

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

- LEGEND**
- WM WATER HYDRANT & GATE VALVE
 - SAN SANITARY MANHOLE
 - STP STORM MANHOLE & CATCHBASIN
 - SIGNS SIGNS
 - MAJOR CONTOUR MAJOR CONTOUR
 - MINOR CONTOUR MINOR CONTOUR
 - WM WATERMAIN
 - SAN SANITARY SEWER
 - STORM STORM SEWER
 - TILE DRAIN TILE / SUBDRAIN
 - TILE PROPOSED MAJOR CONTOUR
 - TILE PROPOSED MINOR CONTOUR
 - EASEMENT LINE EASEMENT LINE
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 - BITUMINOUS SURFACING BITUMINOUS SURFACING
 - CONCRETE SURFACING CONCRETE SURFACING
 - AGGREGATE SURFACING AGGREGATE SURFACING
 - BUILDING BUILDING
 - PROPOSED BITUMINOUS SURFACING PROPOSED BITUMINOUS SURFACING
 - PROPOSED CONCRETE SURFACING PROPOSED CONCRETE SURFACING

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 W. Welch
DATE 5/12/2021 REG. NO. 42736

DATE: 3/11/2021
Prepared For:
CROSSINGS IGH, LLC
19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047
FILE NO.: 20-116 PHASE 2

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24 Row Home units	PROPOSED	REQUIRED
Front	35 feet to right of way	20-30 feet (min/max)
Side yard separation	0 feet	20 feet (minimum)
Side	56 feet to east property line	30 feet (minimum)
Rear	39 feet to Hwy 55 R/W	30 feet (minimum)
Impervious Surface Coverage	1.34 acres = 47%	65% (maximum)
Building Coverage	0.56 acres = 20%	20% (maximum)

DESIGNED ADB
DRAWN ADB
CHECKED MRW

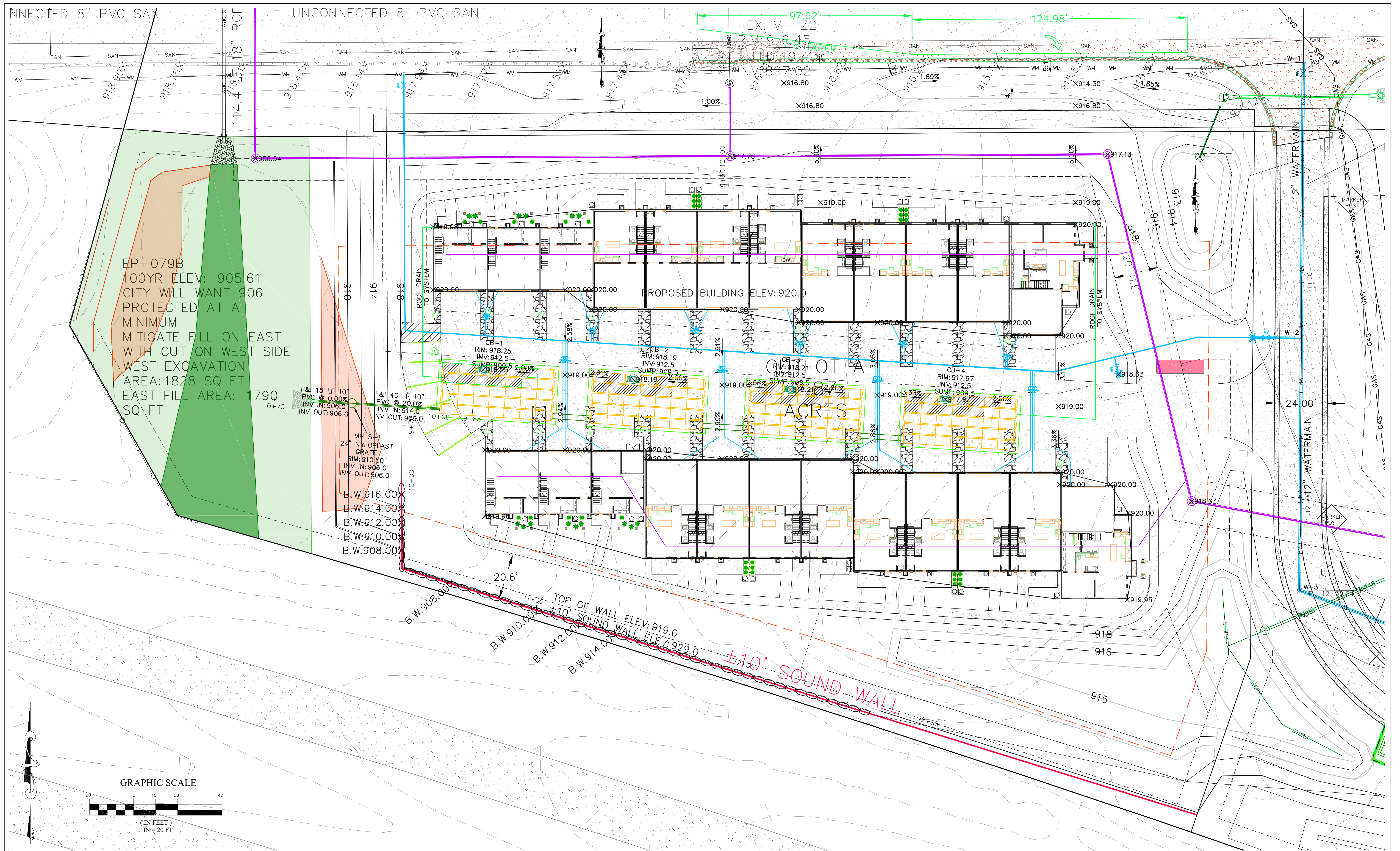
REVISED	BY	DATE
SUBMITTAL	ADB	4/15/2021
RESUBMITTAL	ADB	5/12/2021

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

BENCHMARK:

CROSSINGS AT INVER WOODS
TOWNHOMES - SITE PLAN

SHEET 1
OF 1 SHEETS



CROSSINGS IGH, LLC
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peterstalland@stalland.net

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	WATER HYDRANT & GATE VALVE
	SANITARY MANHOLE
	STORM MANHOLE & CATCHBASIN
	SIGNS
	MAJOR CONTOUR
	MINOR CONTOUR
	WATERMAIN
	SANITARY SEWER
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	BUILDING
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	PROPOSED CONCRETE SURFACING
	SILT FENCE (PER ROCH. STD. PLATE 7-01)
	GRADING LIMITS
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE
	INLET BARRIER (PER ROCH. STD. PLATE 7-05)
	PROPOSED EROSION CONTROL BLANKET (PER MNDOT 3885 CAT. 3N)
	ROCK CONSTRUCTION ENTRANCE (PER ROCH. STD. PLATE 7-06)
	RIP RAP (PER MNDOT 3133D)

TOP VS TOP
CUT - 10,190 CY
FILL + 6,250 CY

Structure Number	Structure Type	Casting Elevation	Structure Outlet Elevation	Sump Structure Elevation	Neenah Casting & Grates	Station	Offset from CL alignment	Alignment	Notes / Other Inverts
STORM									
CB-1	Type 4 MH (48")	918.33	912.50	909.50	R-2573-A	13+47.38	15.50' L	WATERMAIN	
CB-2	Type 4 MH (48")	918.26	912.50	909.50	R-2573-A	12+79.12	15.50' L	WATERMAIN	
CB-3	Type 4 MH (48")	918.28	912.50	909.50	R-2573-A	12+07.71	15.50' L	WATERMAIN	
CB-4	Type 4 MH (48")	918.04	912.50	909.50	R-2573-A	11+37.07	15.50' L	WATERMAIN	

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


 MARK R WELCH
 DATE 5/11/2021 REG. NO. 42736

DATE: 4/14/2021
Prepared For:
CROSSINGS IGH, LLC
19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047
FILE NO.: 20-116 PHASE 2

G³

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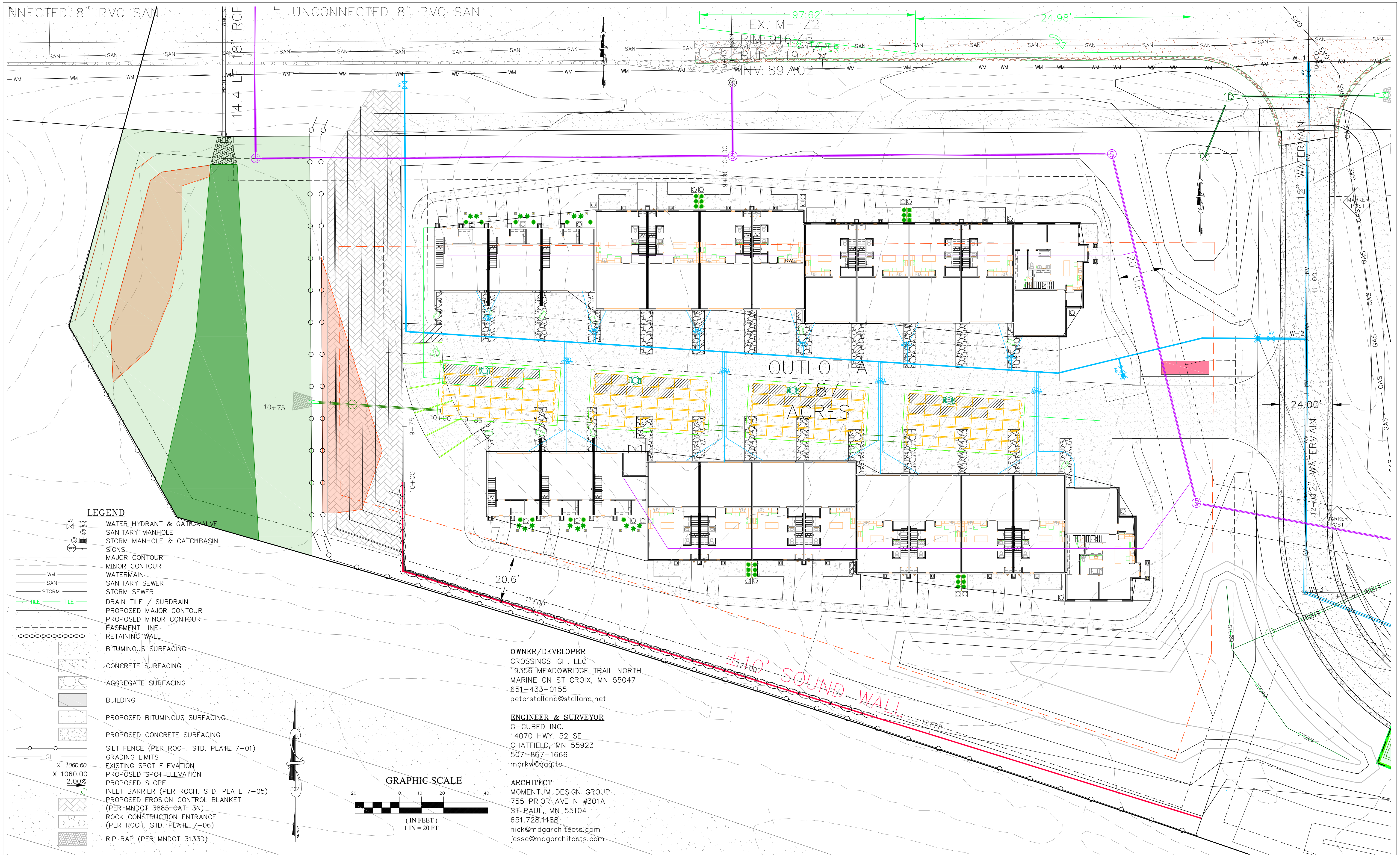
REVISED	BY	DATE
SUBMITTAL	ADB	4/15/2021
RESUBMITTAL	ADB	5/11/2021

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

BENCHMARK:

CROSSINGS AT INVER WOODS
TOWNHOMES – GRADING PLAN

SHEET 2
OF 3 SHEETS



- LEGEND**
- WM WATER HYDRANT & GATE VALVE
 - SAN SANITARY MANHOLE
 - STM STORM MANHOLE & CATCHBASIN
 - SIGNS
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 - AGGREGATE SURFACING
 - BUILDING
 - PROPOSED BITUMINOUS SURFACING
 - PROPOSED CONCRETE SURFACING
 - SILT FENCE (PER ROCH. STD. PLATE 7-01)
 - GRADING LIMITS
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - PROPOSED SLOPE
 - INLET BARRIER (PER ROCH. STD. PLATE 7-05)
 - PROPOSED EROSION CONTROL BLANKET (PER MNDOT 3885 CAT. 3N)
 - ROCK CONSTRUCTION ENTRANCE (PER ROCH. STD. PLATE 7-06)
 - RIP RAP (PER MNDOT 3133D)

OWNER/DEVELOPER
CROSSINGS IGH, LLC
19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047
651-433-0155
peterstalland@stalland.net

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

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 5/11/2021 REG. NO. 42736
MARK R WELCH

DATE: 4/14/2021
Prepared For:
CROSSINGS IGH, LLC
19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047
FILE NO.: 20-116 PHASE 2

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CHECKED MRW

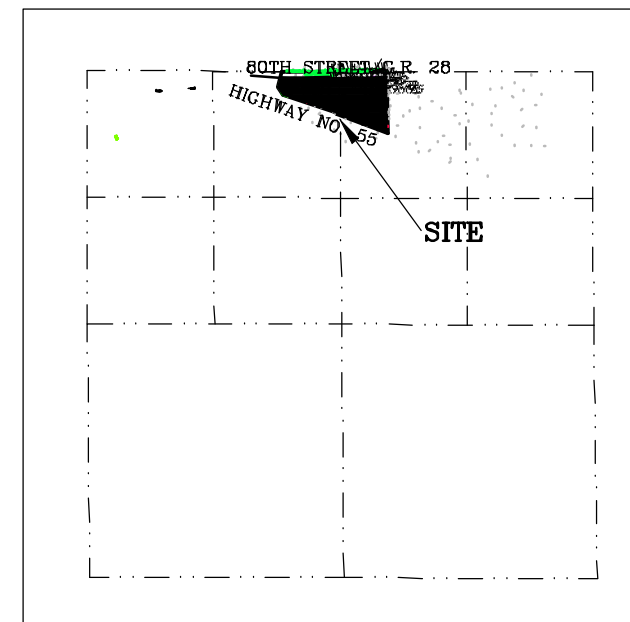
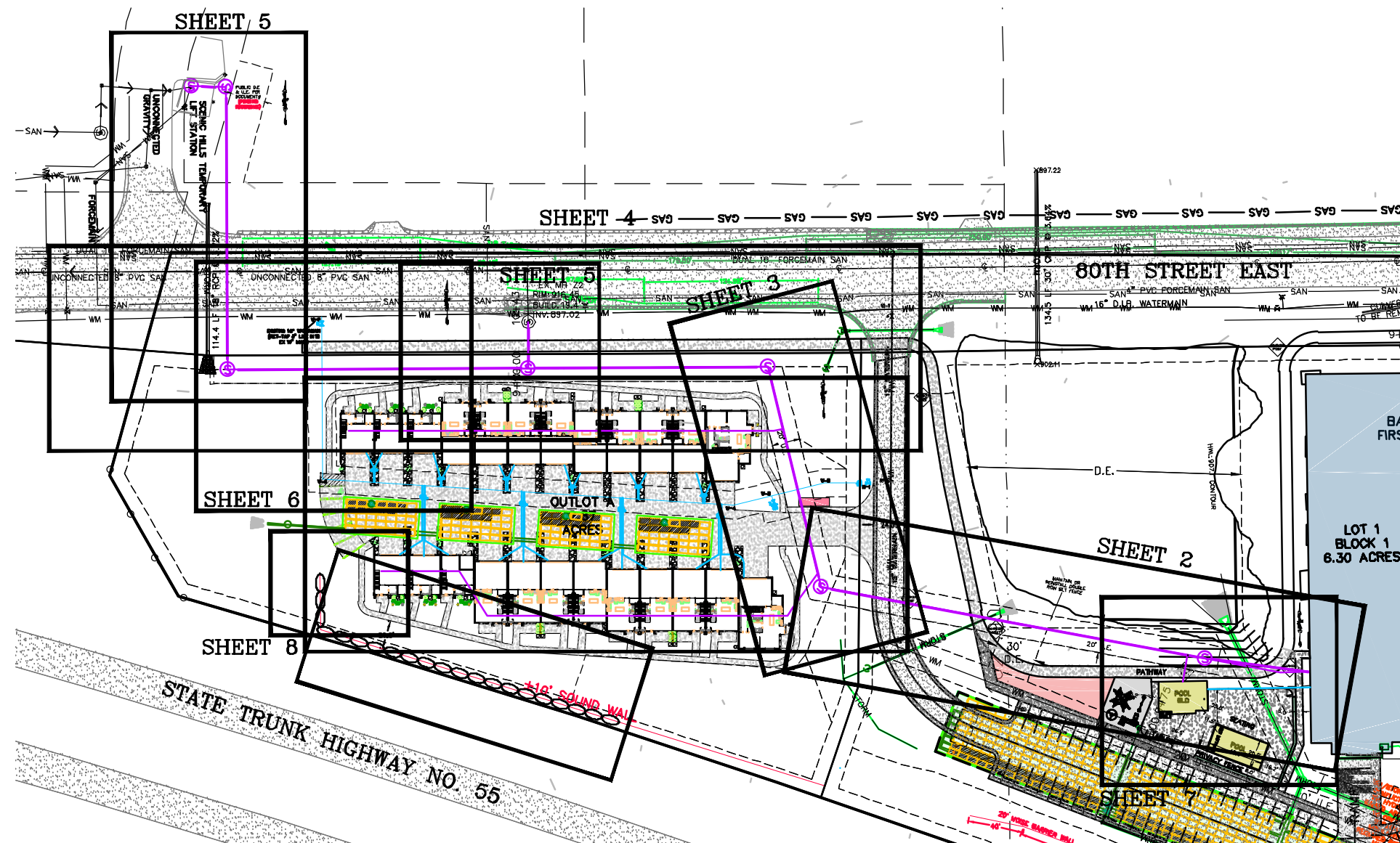
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SUBMITTAL	ADB	4/15/2021
RESUBMITTAL	ADB	5/11/2021

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

CROSSINGS AT INVER WOODS
TOWNHOMES - EROSION CONTROL PLAN
SHEET 3
OF 3 SHEETS

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

SUPPLEMENTAL CONSTRUCTION PLANS FOR CROSSING AT INVER WOODS AND SERVICE LINES FOR CROSSING AT INVER WOODS TOWNHOMES 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 2-5	PLAN & PROFILE FOR SANITARY
SHEET 6	PLAN & PROFILE FOR WATERMAIN
SHEET 7	POOL BUILDING UTILITIES
SHEET 8	RETAINING WALL
SHEET 9	STANDARD PLATES

APPROVED BY _____ DATE _____
CITY ENGINEER

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THE STATE OF MINNESOTA.
Mark R. Welch
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DATE: 2/9/2021
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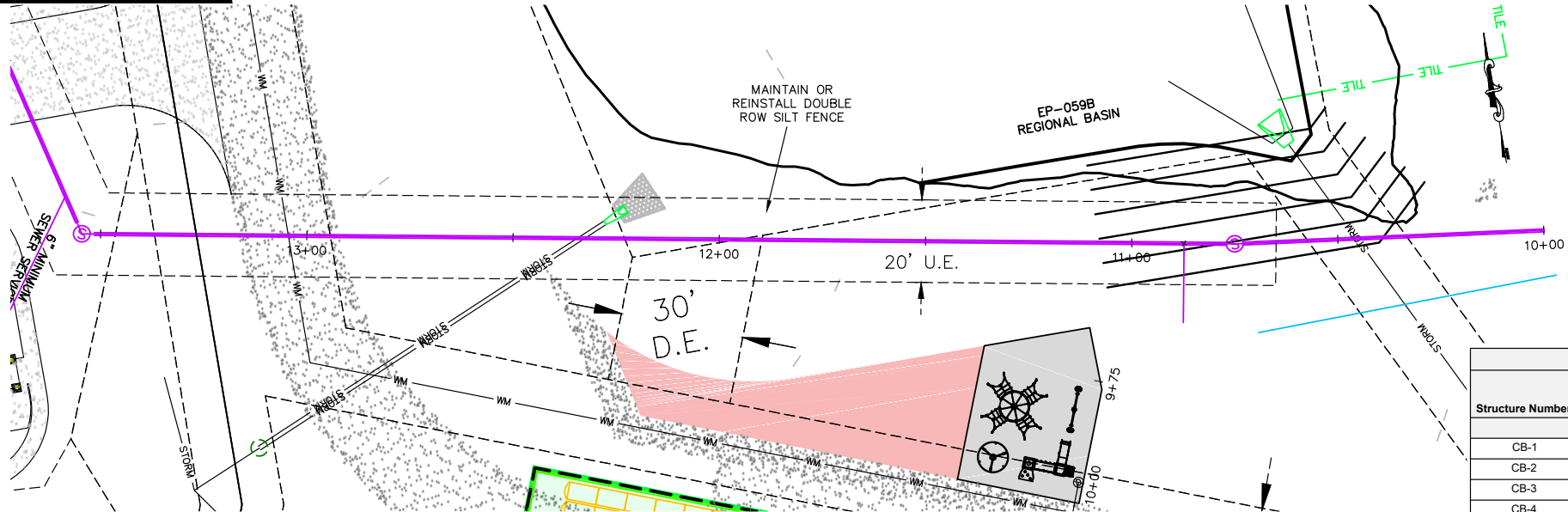
CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

BENCHMARK:

TOWNHOME UTILITIES
TITLE SHEET

SHEET 1
OF 9 SHEETS

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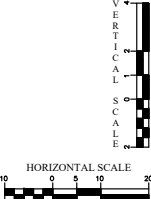
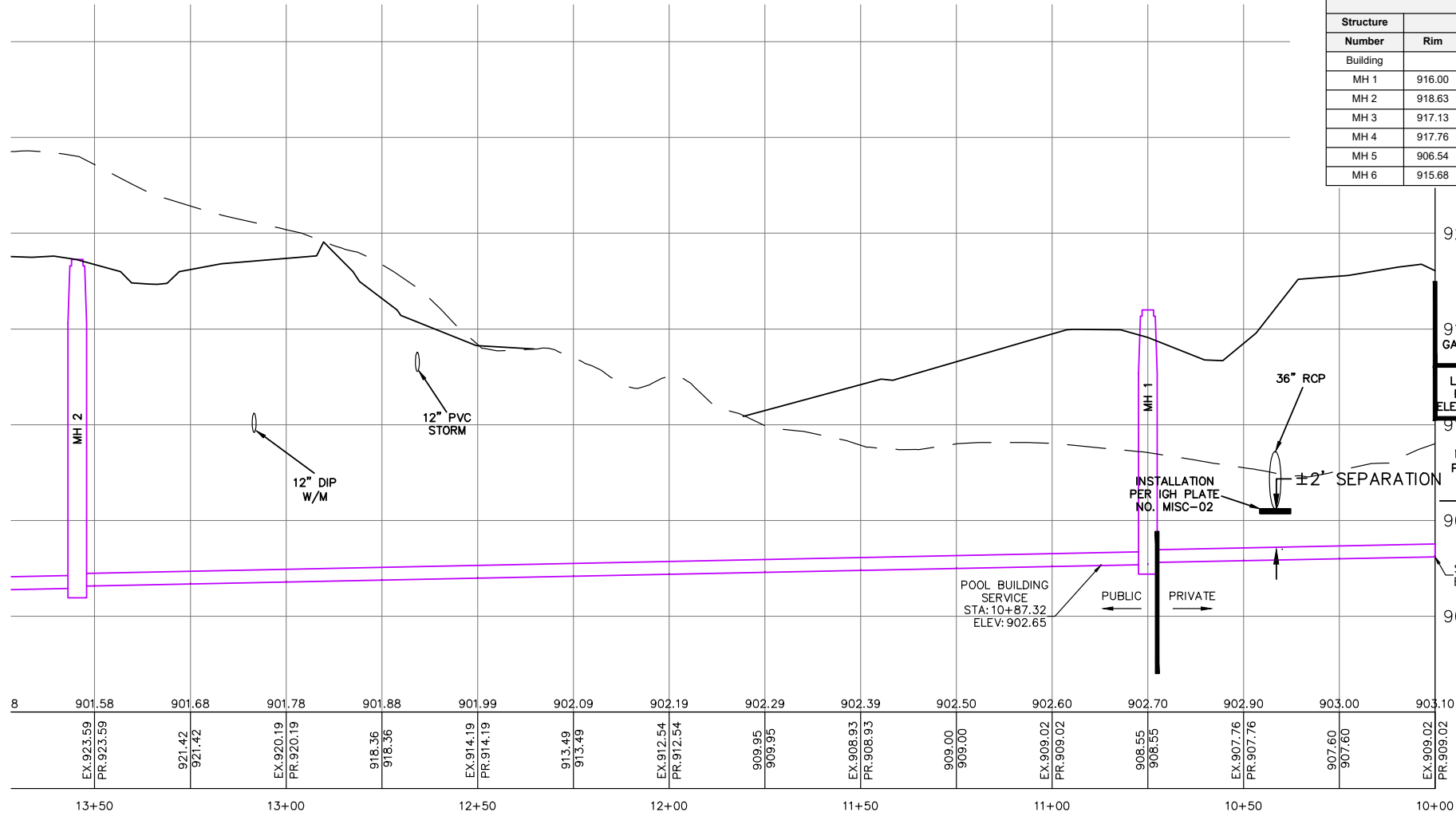
- GENERAL NOTES:**
1. SANITARY SEWER UMBRELLAS REQUIRED DURING CONSTRUCTION.
 2. THE OWNER OR THEIR CONTRACTOR WILL OPERATE BETWEEN THE PERMITTED HOURS OF 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH SATURDAY.

STORM SCHEDULE

The Crossings at Inver Woods Storm Sewer Construction Notes									
Structure Number	Structure Type	Casting Elevation	Structure Outlet Elevation	Sump Structure Elevation	Neenah Casting & Grates	Station	Offset from CL alignment	Alignment	Notes / Other Inverts
STORM									
CB-1	Type 4 MH (48")	918.33	912.50	909.50	R-2573-A	13+47.38	15.50' L	WATERMAIN	
CB-2	Type 4 MH (48")	918.26	912.50	909.50	R-2573-A	12+79.12	15.50' L	WATERMAIN	
CB-3	Type 4 MH (48")	918.28	912.50	909.50	R-2573-A	12+07.71	15.50' L	WATERMAIN	
CB-4	Type 4 MH (48")	918.04	912.50	909.50	R-2573-A	11+37.07	15.50' L	WATERMAIN	

SANITARY SCHEDULE

Inver Woods Sanitary														2/9/2021
Structure Number	Rim	Inv In	Inv Out	Downstream Inv In	Structure Type	Structure Depth	Pipe Length	Pipe Size	Pipe Slope	Station - Offset	Alignment	Neenah Casting	Downstream Structure	Other Inverts
Building			903.1	902.8			75	8" PVC	0.40%	10+00.00 - CL	SANITARY		MH 1	
MH 1	916.00	902.80	902.70	901.56	B	13.30	279.54	8" PVC	0.41%	10+75.00 - CL	SANITARY	R-1642	MH 2	
MH 2	918.63	901.56	901.46	900.81	B	17.17	162.22	8" PVC	0.40%	13+54.82 - CL	SANITARY	R-1642	MH 3	
MH 3	917.13	900.81	900.71	900.02	B	16.42	171.37	8" PVC	0.40%	15+16.76 - CL	SANITARY	R-1642	MH 4	
MH 4	917.76	900.02	899.92	899.06	B	17.84	215.56	8" PVC	0.40%	16+88.13 - CL	SANITARY	R-1642	MH 5	OUT 899.92 N
MH 5	906.54	899.06	898.96	898.15	B	7.58	202.40	8" PVC	0.40%	19+03.69 - CL	SANITARY	R-1642	MH 6	
MH 6	915.68	898.15	898.05	897.80	B	17.63	24.99	8" PVC	1.00%	21+06.09 - CL	SANITARY	R-1642	EX LIFT STATION	



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markw@ggg.to

WATERMAIN SCHEDULE

THE CROSSINGS AT INVER GROVE WATERMAIN NOTES				Date 4/8/2021
NUMBER	STATION	ALIGNMENT	ITEMS & NOTES	BREAKOFF ELEV
W-1	10+00.00 - CL	Watermain	REMOVE & SALVAGE EXISTING 6" HYDRANT, REMOVE EXISTING 8"x6" REDUCER, CONNECT TO EXISTING	
W-2	10+25.00 - CL	Watermain	F&I: 8" - 11.25" BEND	
W-3	10+63.93 - CL	Watermain	F&I: 8"x6" TEE, 6" GATE VALVE 5' S, 6" HYDRANT 8' S	919.25
W-4	10+92.36 - CL	Watermain	F&I: 8" - 22.5" BEND	
W-5	13+87.47 - CL	Watermain	F&I: 8" - 90° BEND	
W-6	13+95.52 - 116.14' R	Watermain	WET TAP 8" LINE INTO EXISTING 16" MAIN F&I: 8" GATE VALVE 5' S	

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Mark R. Welch
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DATE: 2/9/2021
Prepared For:
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19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047

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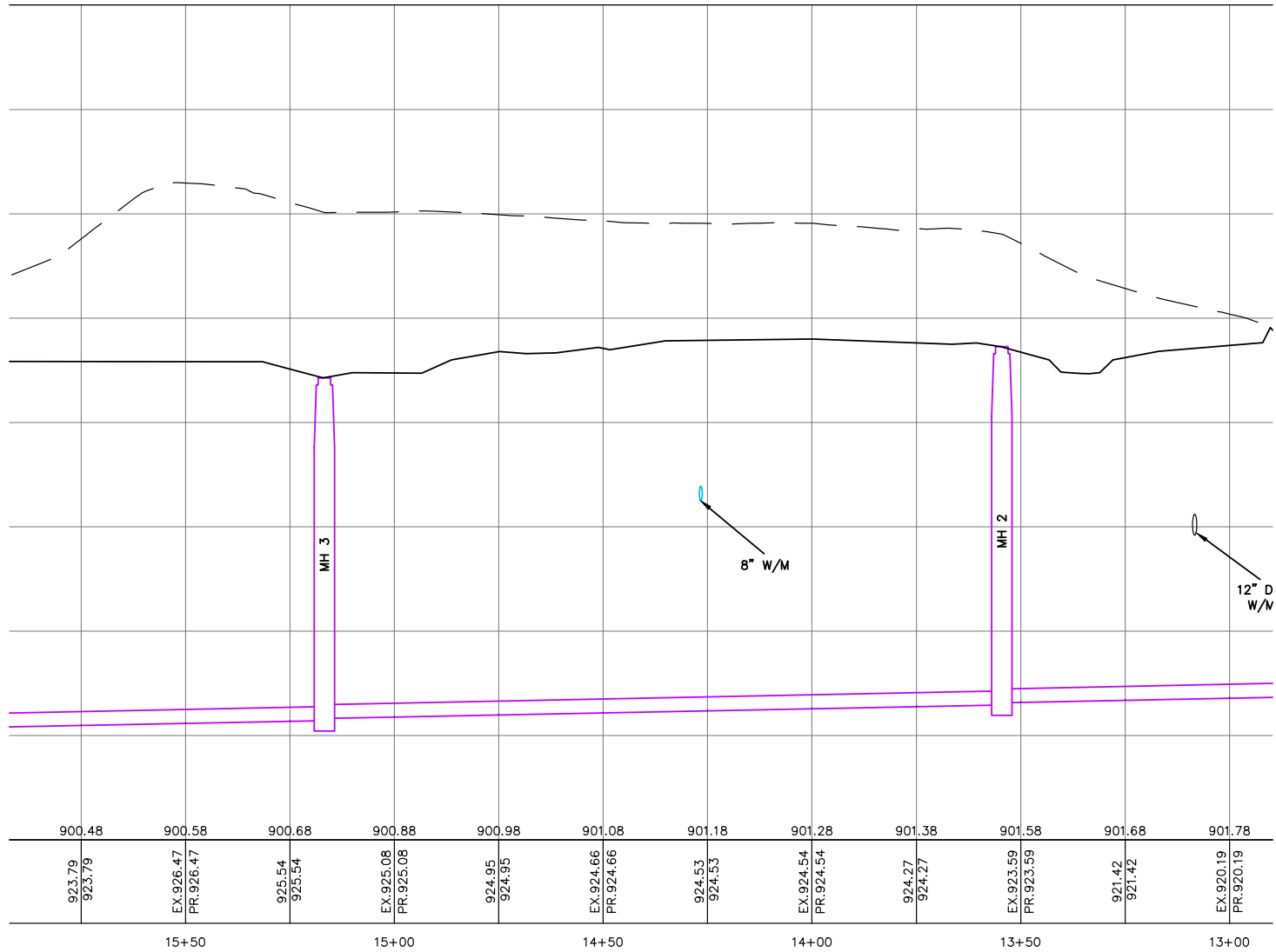
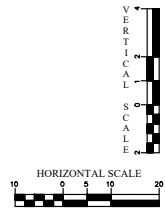
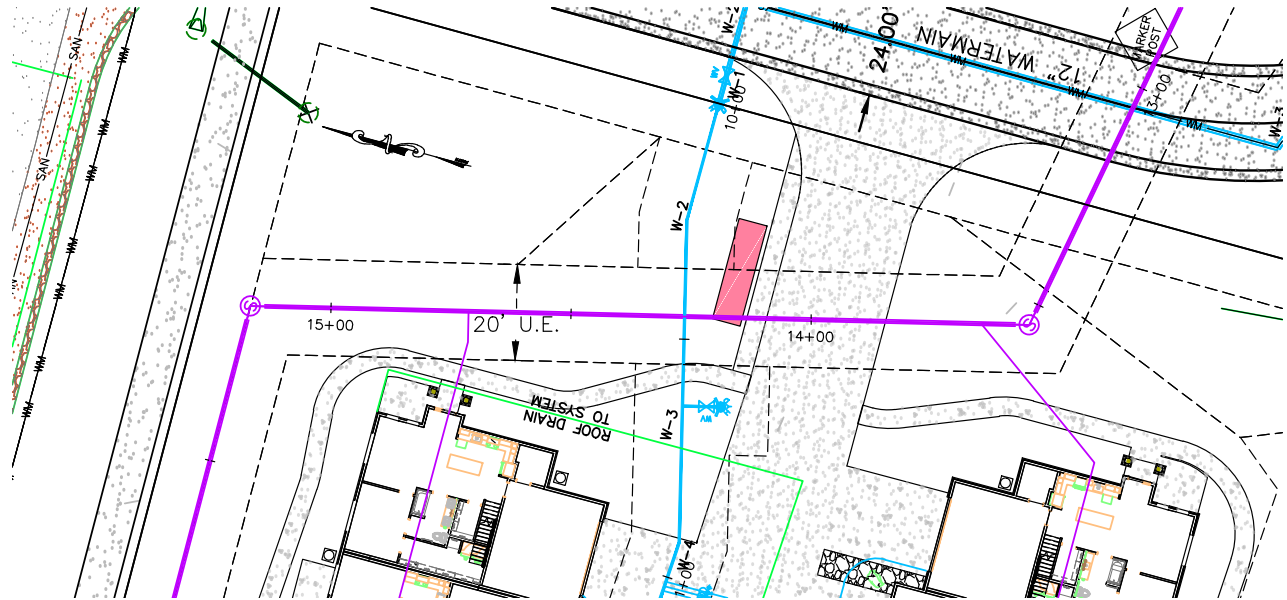
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CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

BENCHMARK:

TOWNHOME UTILITIES
PLAN & PROFILE SANITARY

WARNING
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CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

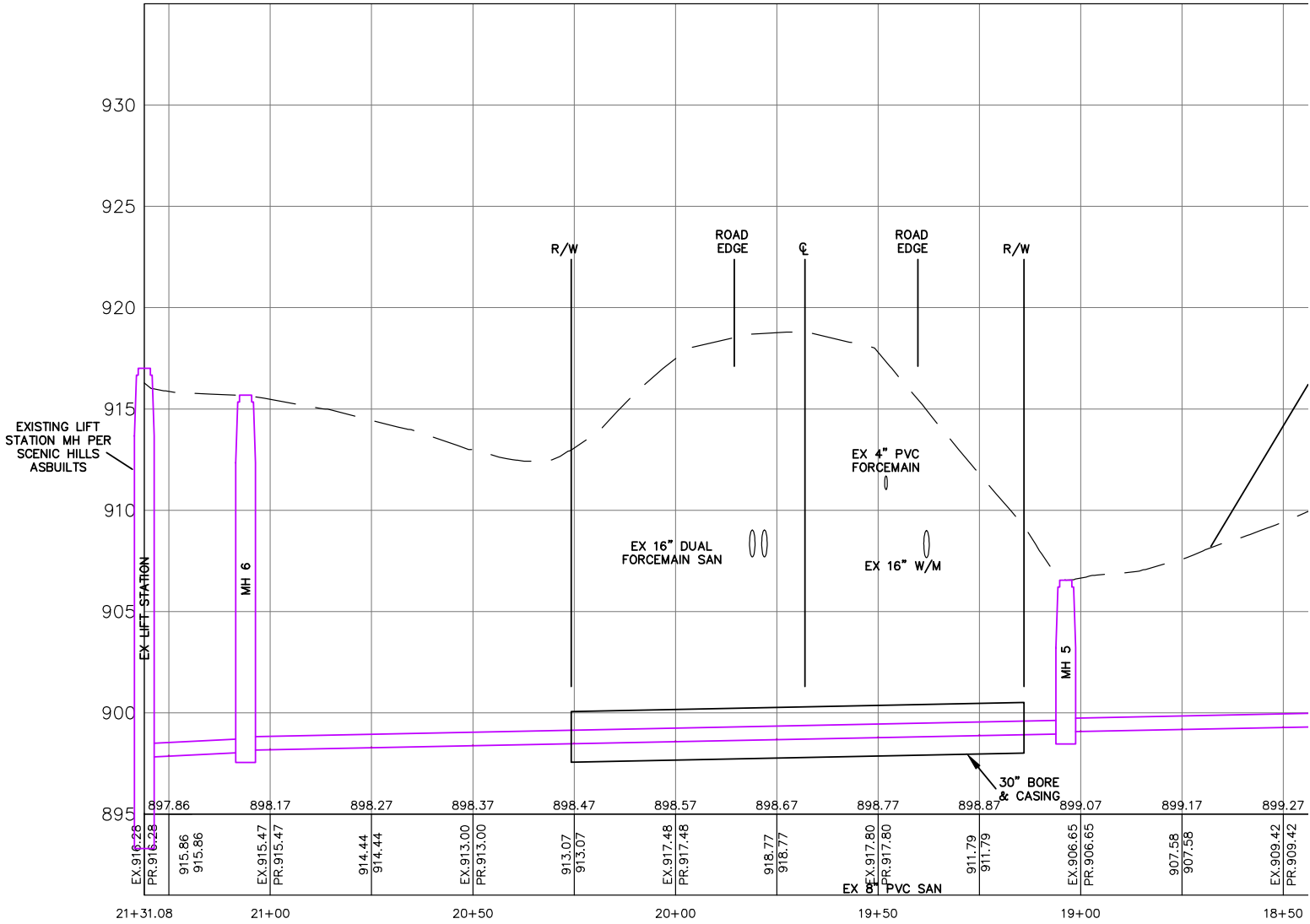
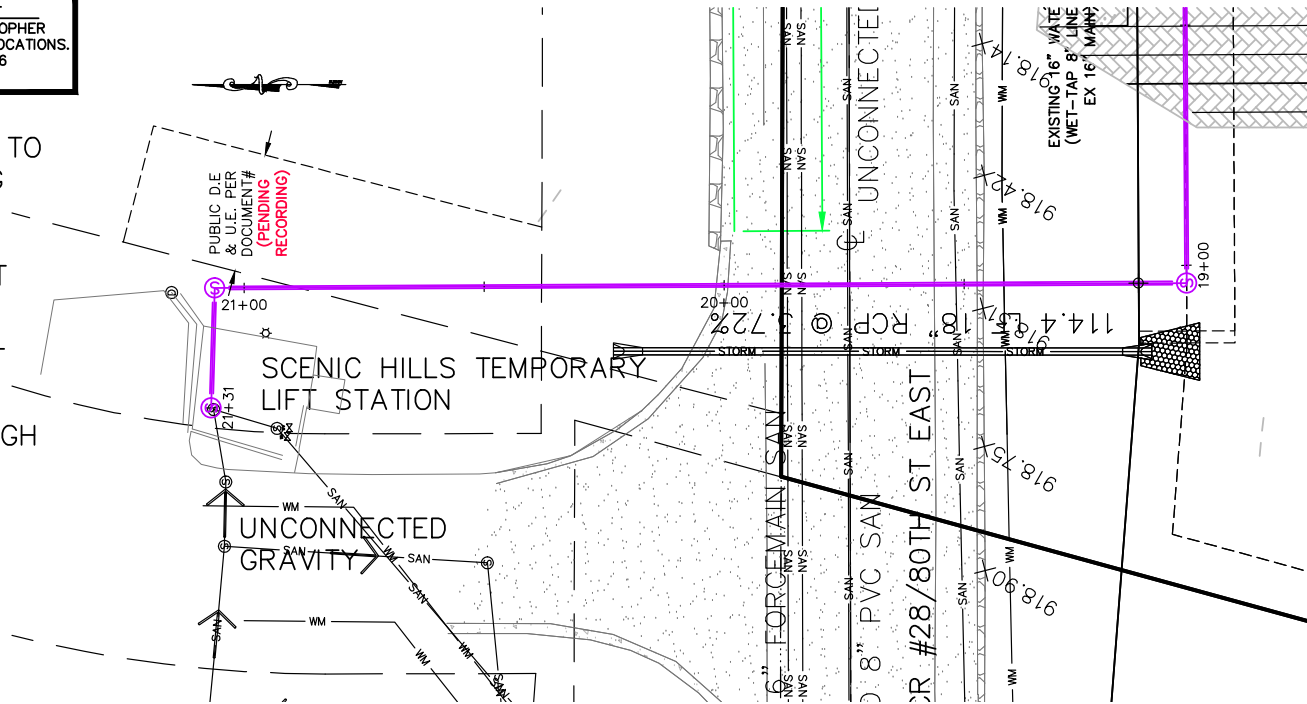
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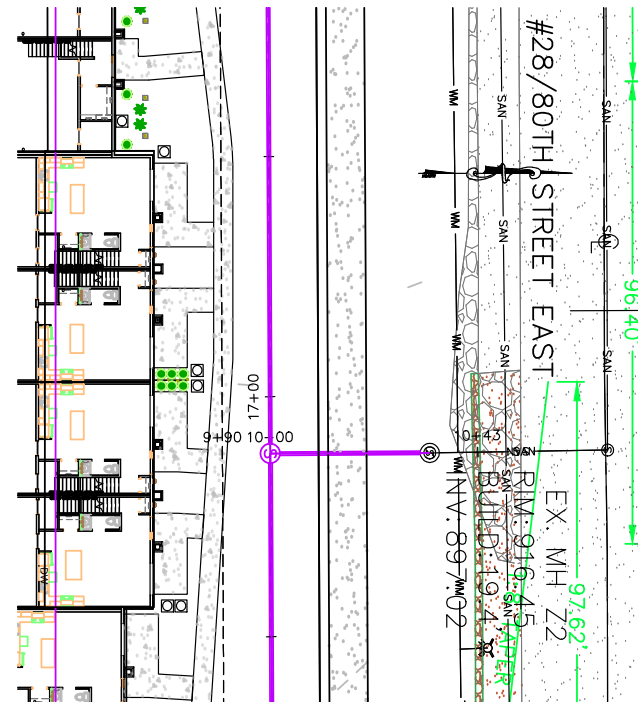
SHEET 3
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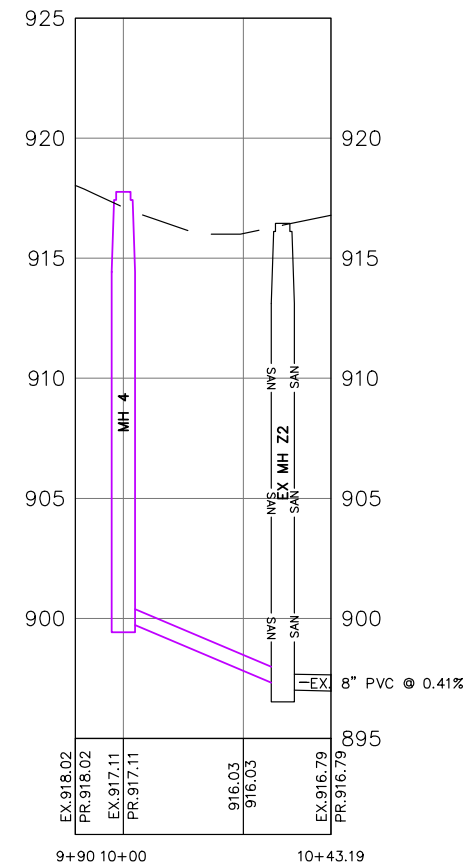
CONNECTION TO THE EXISTING LIFT STATION SHALL BE WATER-TIGHT WITH KOR-N-SEAL BOOT OR APPROVED EQUAL PER IGH PLATE NO. SAN-01.



FUTURE RECONSTRUCTION OF 80TH STREET WILL BRING THE SCENIC HILLS TEMPORARY LIFT STATION OFFLINE. AT THIS TIME THE NORTH INV OUT AT MH 4 SHALL HAVE THE PLUG REMOVED AND THEN BE BROUGHT ONLINE. EXISTING SEWER LINES WILL BE ABANDONED (BLOWN WITH SAND) AND DOWNSTREAM MANHOLES ABANDONED (CONES & CASTINGS REMOVED, SAND FILLED, AND TURF RESTORATION).



FUTURE GRAVITY CONNECTION



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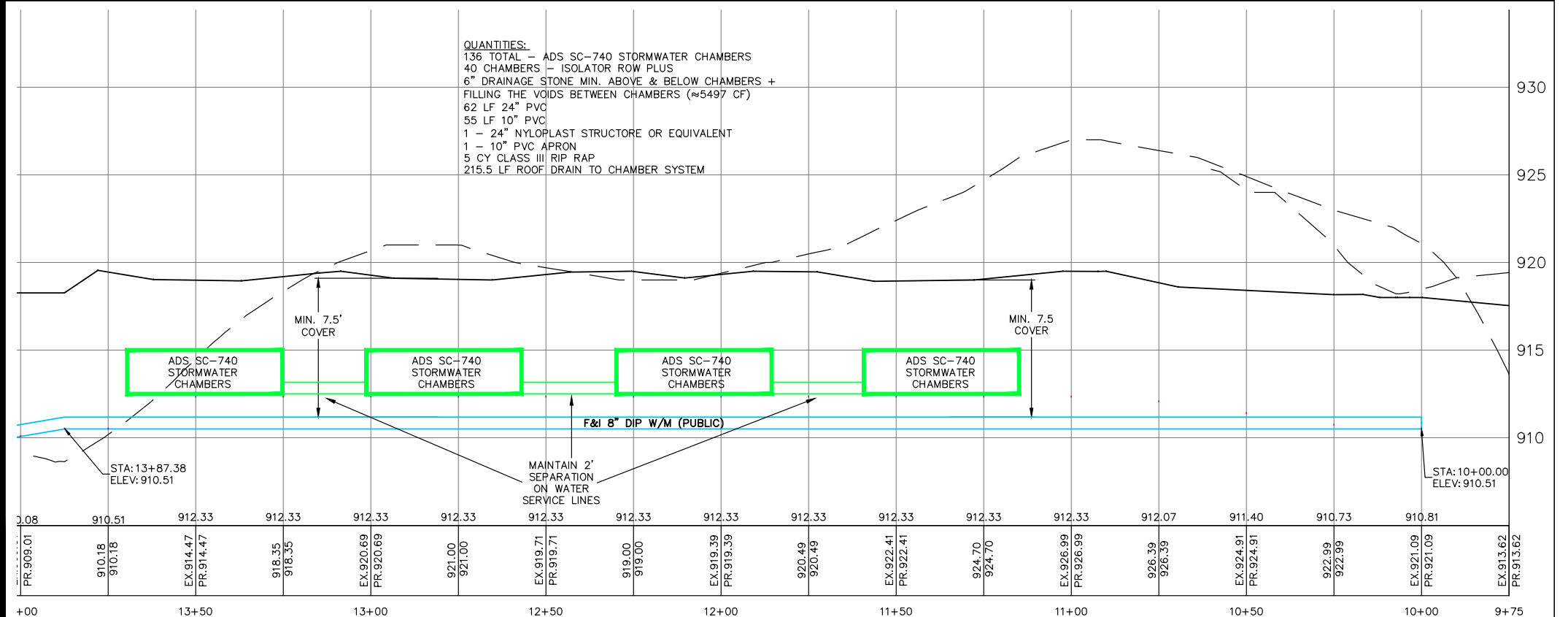
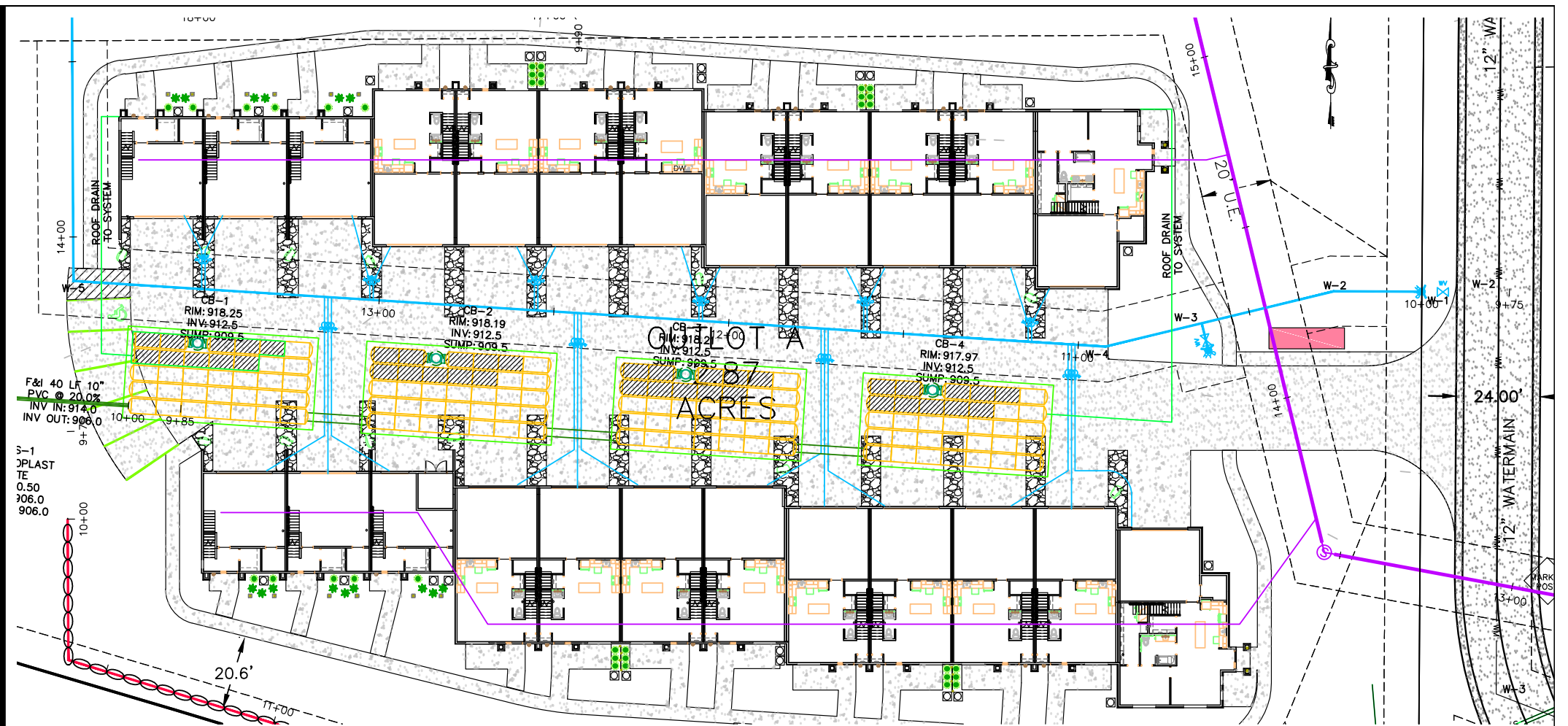
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CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

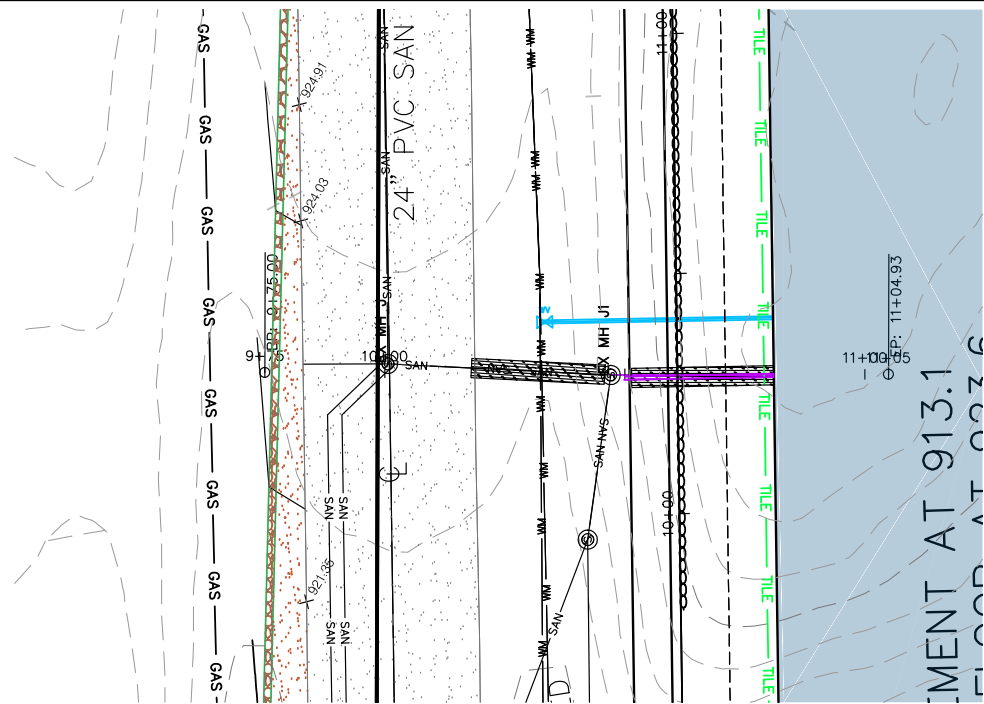
BENCHMARK:

TOWNHOME UTILITIES
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FILE NO.: 20-116 PHASE 2	BENCHMARK:	SHEET 6 OF 9 SHEETS																								

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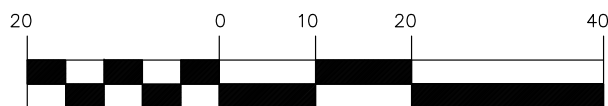


ABOVE SANITARY SEWER CONNECTION REFERENCED
ON SHEET 6 OF THE "CONSTRUCTION PLANS FOR
THE CROSSINGS AT INVER WOODS" WAS APPROVED
BUT IS NOT REQUIRED PER THESE PLANS.

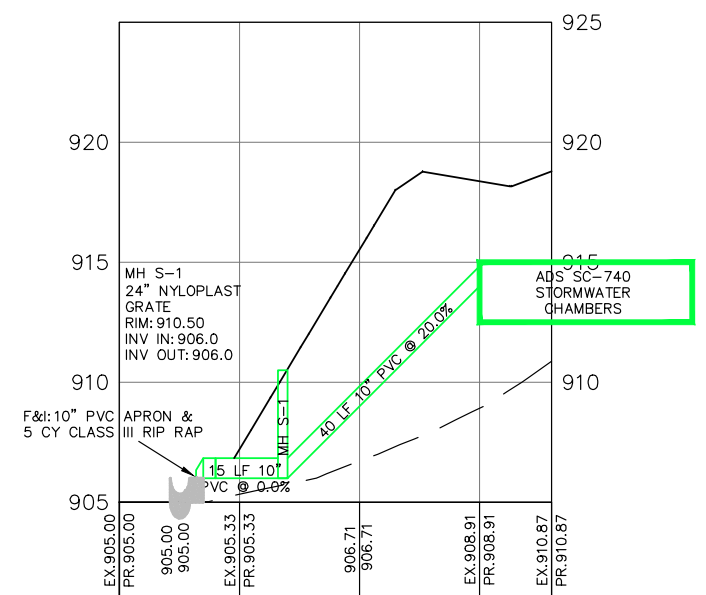
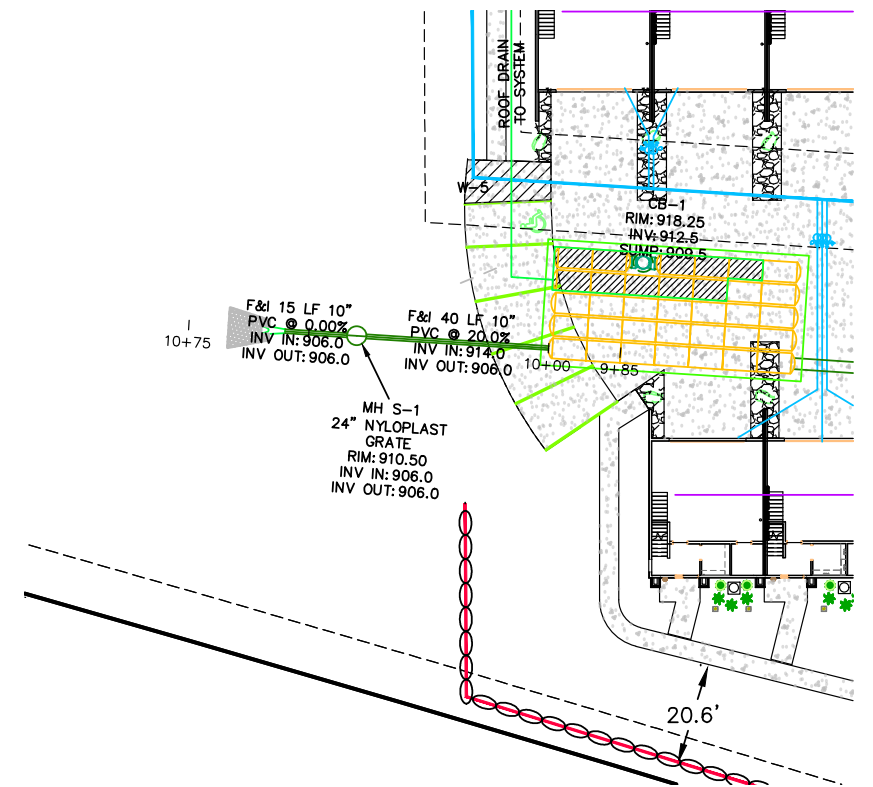
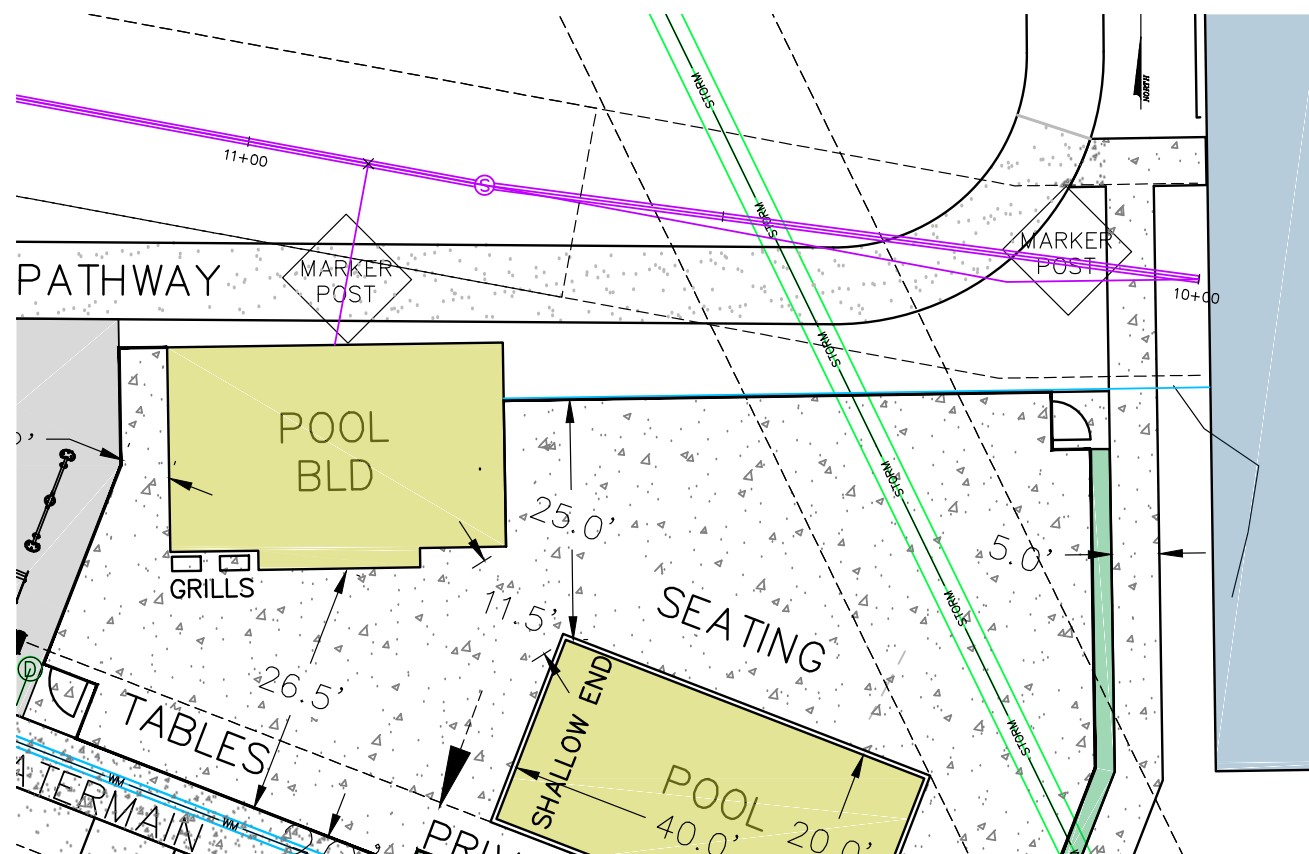
WATER SERVICE CONNECTION NOTES:
-F&I 74 LF 1-1/2" COPPER WATER
SERVICE (PRIVATE)

SANITARY SERVICE CONNECTION NOTES:
-F&I 19 LF 4" PVC SANITARY SEWER
SERVICE @ 0.40%. ESTIMATED INVERT
ELEVATION: 902.73

GRAPHIC SCALE



(IN FEET)
1 IN = 20 FT



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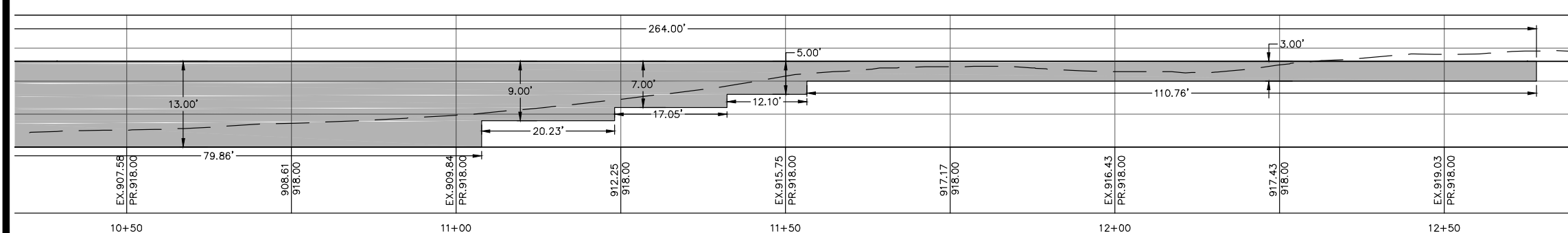
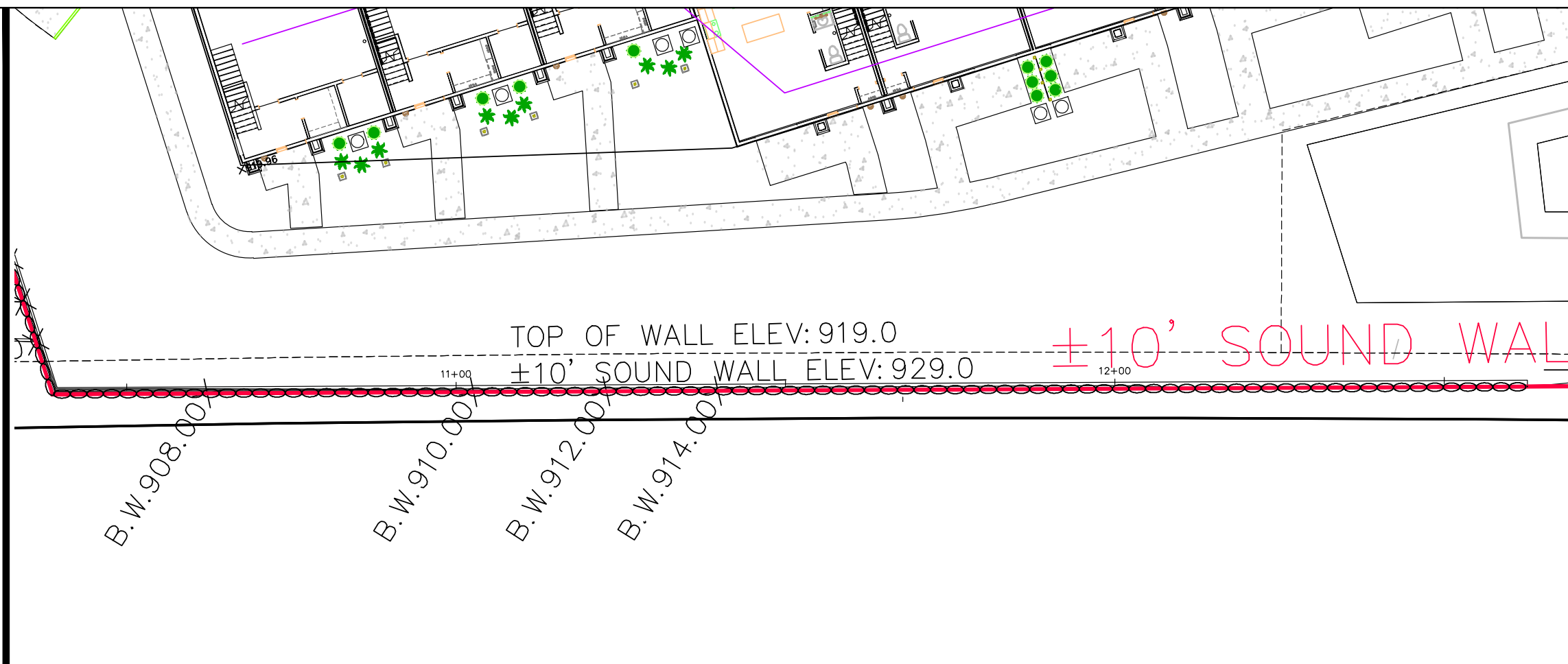
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**CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY**

BENCHMARK:

**TOWNHOME UTILITIES
POOL BUILDING UTILITIES**

**SHEET 7
OF 9 SHEETS**



MACHINE SLICED SILT FENCE

NOTES: 1. WOOD POSTS MAY BE USED IN NON-CRITICAL AREAS. WOOD POST SPACING AT 4' MAXIMUM. STEEL POSTS ARE REQUIRED WHEN HEAVY DUTY SILT FENCE IS SPECIFIED.
2. SILT FENCE MUST BE CLEANED OR REPLACED WHEN SILT DEPTH IS 1/3 HEIGHT OF FABRIC.

SILT FENCE

CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT

4/11

PLATE NO.
EG-02

DEPTH TO TOP OF PIPE D	WIDTH OF INSULATION W	THICKNESS OF INSULATION T
2'-3"	12"	4"
3'-4"	10"	4"
4'-5"	8"	4"
5'-6"	6"	2"
6'-7"	4"	2"
7+	NONE	NONE

NOTE: 1. INSULATION SHALL BE EXTRUDED RIGID BOARD MATERIAL HAVING A THERMAL CONDUCTIVITY OF 0.23 BTU/HR/SQUARE FOOT/DEGREE FAHRENHEIT/PER INCH OF THICKNESS MAXIMUM AT 40° F MEAN, A COMPREHENSIVE STRENGTH OF 35 PSI MINIMUM AND WATER ABSORPTION OF .25 PERCENT BY VOLUME MAXIMUM.
2. UTILITIES WITH SEPERATION UNDER 30" REQUIRE 4" INSULATION, 8' WIDE

INSULATION DETAIL

CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT

4/11

PLATE NO.
MISC-02

CLASS A
LOAD FACTOR 2.3

CLASS B
LOAD FACTOR 1.9
HAND SHAPED FROM ANGULAR BEDDING MATERIAL

CLASS C-1
LOAD FACTOR 1.5
HAND SHAPED FROM ANGULAR BEDDING MATERIAL

CLASS C-2
LOAD FACTOR 1.5
HAND SHAPED FROM ANGULAR BEDDING MATERIAL

**BEDDING METHODS
RCP AND DIP**

CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT

4/11

PLATE NO.
MISC-03

PIPE FOUNDATION AND BEDDING IN GOOD SOILS

PIPE FOUNDATION AND BEDDING IN POOR SOILS

**BEDDING METHODS
PVC**

CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT

4/11

PLATE NO.
MISC-04

SANITARY STANDARD MANHOLE

NOTES: 1. A MINIMUM FALL OF 1/8" ON MANHOLES THROUGH STRUCTURES AND A MINIMUM FALL OF 1/20" ON MANHOLES WITH 90° BENDS IS REQUIRED.
2. MANHOLES SHALL BE INSTALLED AT DISTANCES NO GREATER THAN 400' APART.
3. MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.
4. GROUT ALL DOGHOUSES AND LIFT HOLES.
5. MARKING POSTS SHALL BE INSTALLED AT ALL MANHOLES LOCATED OUTSIDE OF STREET SECTION. SEE PLATE NO. MISC-01.
6. SERVICES SHALL NOT ENTER MANHOLES.
7. OUTSIDE DROPS ARE REQUIRED WHEN THE LOWEST AND HIGHEST INVERT ELEVATION DIFFERENCES EXCEED 2'. FOR ALL DROPS LESS THAN 2', SLOPED BENCHES ARE REQUIRED.
8. AN EXTERNAL MANHOLE CHIMNEY SEAL SHALL BE INSTALLED AROUND THE RINGS AND CASTING.

SANITARY SEWER PIPE

DEPTH (FT)	TYPE
0-14	SDR 35
14-24	SDR 26
>24	CLASS 52 DIP

CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT

8/13

PLATE NO.
SAN-01

TYPICAL SANITARY SEWER CONNECTION

NOTES: 1. SERVICE SHALL BE A MINIMUM OF 10' AND A MAXIMUM OF 13' DEEP AT PROPERTY LINE AND EXTEND A MINIMUM OF 10' PAST PROPERTY LINE. SEWER SERVICE SHALL BE LOCATED 3' DOWNSTREAM FROM PROPOSED WATER SERVICE.
2. IF MAIN IS SDR 26 OR SDR 35 THEN TEE, PIPE, AND ALL BENDS SHALL BE SDR 26 TO THE PROPERTY LINE. IF MAIN IS DIP THEN TEE, PIPE, AND ALL BENDS SHALL BE DIP TO THE PROPERTY LINE.
3. SERVICE LINE SHALL BE A MINIMUM OF 4" FOR RESIDENTIAL AND 6" FOR COMMERCIAL PROPERTIES. MINIMUM SLOPE FOR 4" AND 6" SERVICE PIPE IS 2% AND 1% RESPECTIVELY.
4. CLEANOUTS ARE REQUIRED FOR EVERY 100' OF SERVICE.
5. ALL SEWER SERVICES SHALL HAVE A 2" X 2" WOOD LOCATION MARKER PLACED AT THE END OF THE SERVICE. MARKER SHALL EXTEND 1' ABOVE GRADE.
6. TRACER WIRE ACCESS BOX (VALVUD OR APPROVED EQUAL) SHALL BE PROVIDED AT APPROPRIATE LINE. BOXES IN PAVED DRIVEWAY AREAS REQUIRE A FORD A-1 COVER OR APPROVED EQUAL. TRACER WIRE BOX LID SHALL BE MARKED "SEWER".
7. TRACER WIRE SHALL BE DIRECT BURIAL #12 AWG, STEEL CORE SOFT DRAWN HIGH STRENGTH (380#) TRACER WIRE W/30 MIL HDPE GREEN COLOR JACKET, 30 VOLT RATING (COPPERHEAD INDUSTRIES, OR APPROVED EQUAL).
8. PLACE WIRE ALONG AXIS OF PIPE AND NOT IN DIRECT CONTACT WITH PVC PIPE. FROM END OF SANITARY SERVICE TO THE ACCESS BOX, TRACER WIRE SHALL BE PLACED IN 2" PVC CONDUIT. 2" CONDUIT SHALL EXTEND TO WITHIN 8" OF FINISHED GRADE.
9. CONNECT TRACER WIRE TO TERMINAL PLATE OF ACCESS BOX AND PROVIDE FOR 2" PISTAL FROM CONDUIT END.
10. TRACER WIRE SHALL BE PLACED CONTINUOUS FROM END TO END.
11. PROVIDE #4 MAGNESIUM ANODE AT TRACER WIRE END. REMOVE ANODE PROTECTIVE PLASTIC COVER AND APPLY WATER AS DIRECTED BY THE MANUFACTURER.

TYPICAL SANITARY SEWER CONNECTION

CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT

2/15

PLATE NO.
SAN-03

HYDRANT INSTALLATION

NOTES: 1. ALL HYDRANTS MUST BE 8.0' BURY UNLESS SHOWN OTHERWISE.
2. HYDRANT VALVES TO BE LOCATED 3' FROM HYDRANT.
3. GATE VALVES TO CONFORM WITH AWWA C509-80 STANDARDS.
4. TIE RODS TO BE 5/8" DIAMETER THREADED STEEL.
5. ALL TIE RODS TO BE SPRAYED WITH A BITUMINOUS COAL TAR PROTECTIVE COATING I.E. LOCITE HEAVY DUTY RUBBERIZED UNDERCOATING, OR APPROVED EQUAL.
6. ALL WATERMAIN BOLTS ARE CORE-BLUE OR APPROVED EQUAL.
7. POURED CONCRETE OR PRECAST BLOCKS TO BE USED FOR BRACING (NO WOOD, CURBSIDE, SIDEWALK, ETC.)
8. ALL JOINTS MUST BE RESTRAINED. GATE VALVE TO BE RODDED TO MAIN HYDRANT SHALL NOT BE RODDED TO MAIN HYDRANT.
9. VERTICAL OFFSETS ARE NOT PERMITTED WITHOUT PERMISSION OF THE ENGINEER.

HYDRANT INSTALLATION

CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT

3/15

PLATE NO.
WTR-01

VALVE BOX INSTALLATION

NOTES: 1. HYDRANT, STUB, & SERVICE VALVES SHALL BE RODDED TO THE MAIN.
2. GATE VALVES TO CONFORM WITH AWWA C509-80 STANDARDS.
3. TIE RODS TO BE 5/8" DIAMETER THREADED STEEL.
4. ALL TIE RODS TO BE SPRAYED WITH A BITUMINOUS COAL TAR PROTECTIVE COATING I.E. LOCITE HEAVY DUTY RUBBERIZED UNDERCOATING, OR APPROVED EQUAL.
5. ALL WATERMAIN BOLTS ARE CORE-BLUE OR APPROVED EQUAL.
6. NO INSIDE ADJUSTMENT SECTIONS ALLOWED (I.E. NO INSERTS).
7. MARKING POST SHALL BE INSTALLED AT ALL GATE VALVES LOCATED OUTSIDE OF STREET SECTIONS. SEE PLATE NO. MISC-01.

VALVE BOX INSTALLATION

CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT

2/14

PLATE NO.
WTR-02

TYPICAL RESIDENTIAL WATER SERVICE

NOTES: 1. NO COPPER TO COPPER CONNECTIONS SHALL BE MADE IN THE PUBLIC RIGHT OF WAY.
2. COPPER SERVICE SHALL NOT EXTEND BEYOND THE CURB BOX (NO PISTALS).
3. INSTALL CURB BOX WITH RISER KEY.
4. CURB BOX TO BE PLACED AT HALF EXTENSION.
5. FORD TYPE A-1 SINGLE LID COVER (4" BURY DEPTH) OR EQUAL FOR CURB BOXES IN DRIVEWAYS, SIDEWALKS, OR PARKING AREAS.
6. INSTALL METAL TEE FENCE POST 6" TO 12" BEHIND CURB BOX LOCATION. FENCE POST SHALL BE GREEN WITH TOP PAINTED BLUE.

TYPICAL RESIDENTIAL WATER SERVICE

CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT

4/11

PLATE NO.
WTR-03

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 Welch MARK R. WELCH
DATE 5/11/2021 REG. NO. 42736

DATE: 2/9/2021
Prepared For:
CROSSINGS IGH, LLC
19356 MEADOWRIDGE TRAIL NORTH
MARINE ON ST CROIX, MN 55047
FILE NO.: 20-116 PHASE 2

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DESIGNED ADB
DRAWN ADB
CHECKED MRW

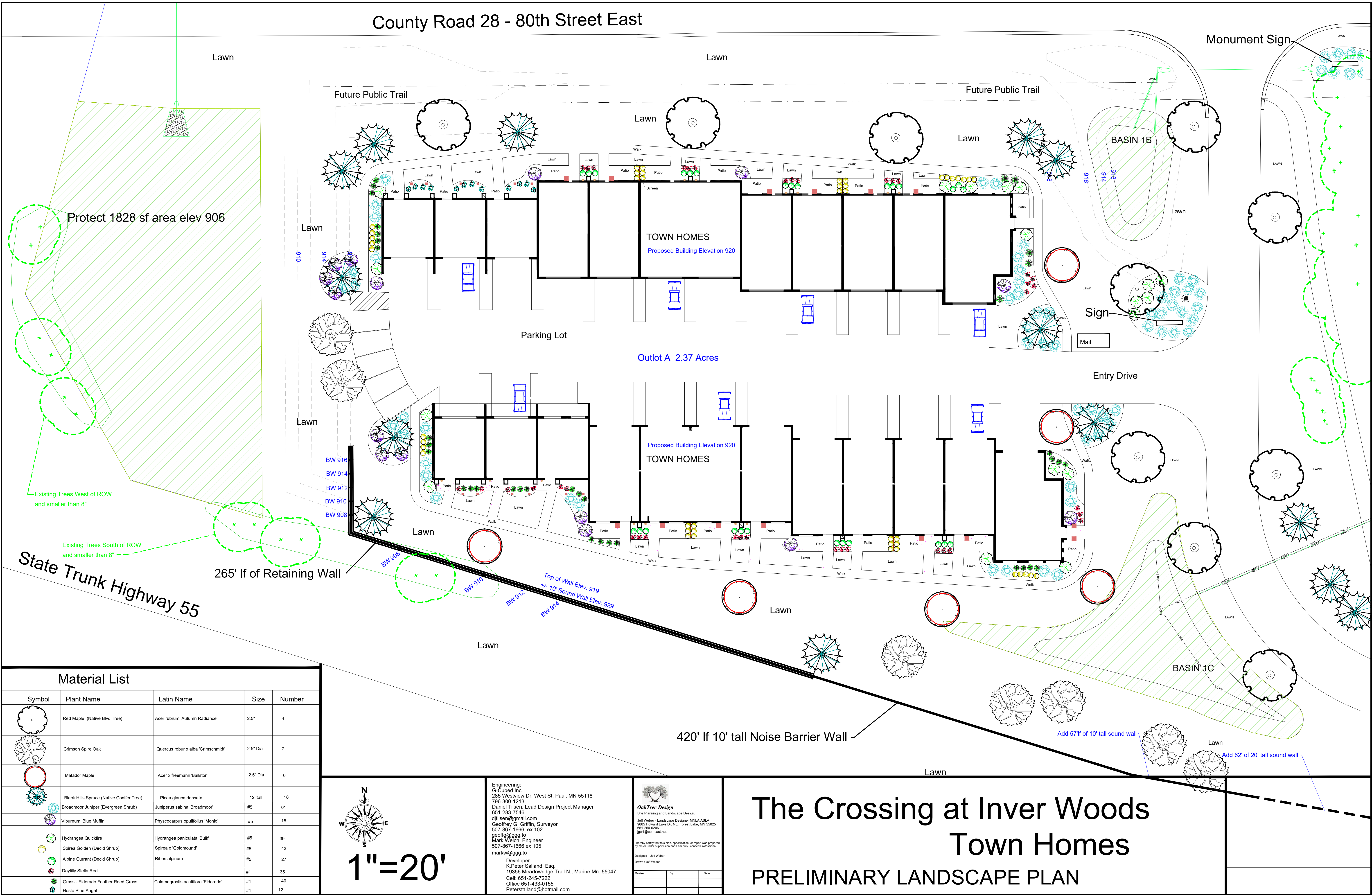
REVISED	BY	DATE
PRELIMINARY	ADB	3/4/2021
SUBMITTAL	ADB	3/11/2021
RESUBMITTAL	ADB	4/8/2021
RESUBMITTAL	ADB	4/26/2021
RESUBMITTAL	ADB	5/11/2021

BENCHMARK:

CITY OF INVER GROVE HEIGHTS-DAKOTA COUNTY

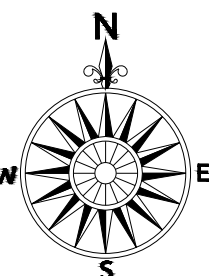
TOWNHOME UTILITIES
IGH STANDARD PLATES

SHEET 9
OF 9 SHEETS



Material List

Symbol	Plant Name	Latin Name	Size	Number
	Red Maple (Native Blvd Tree)	Acer rubrum 'Autumn Radiance'	2.5"	4
	Crimson Spire Oak	Quercus robur x alba 'Crimmschmidt'	2.5" Dia	7
	Matador Maple	Acer x freemani 'Ballston'	2.5" Dia	6
	Black Hills Spruce (Native Conifer Tree)	Picea glauca densata	12" tall	18
	Broadmoor Juniper (Evergreen Shrub)	Juniperus sabina 'Broadmoor'	#5	61
	Viburnum 'Blue Muffin'	Physocarpus opulifolius 'Monio'	#5	15
	Hydrangea Quickfire	Hydrangea paniculata 'Bulk'	#5	39
	Spirea Golden (Decid Shrub)	Spirea x 'Goldmound'	#5	43
	Alpine Currant (Decid Shrub)	Ribes alpinum	#5	27
	Daylily Stella Red		#1	35
	Grass - Eldorado Feather Reed Grass	Calamagrostis acutiflora 'Eldorado'	#1	40
	Hosta Blue Angel		#1	12



1"=20'

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markw@ggg to

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651-260-6206
jweber@oaktree.net

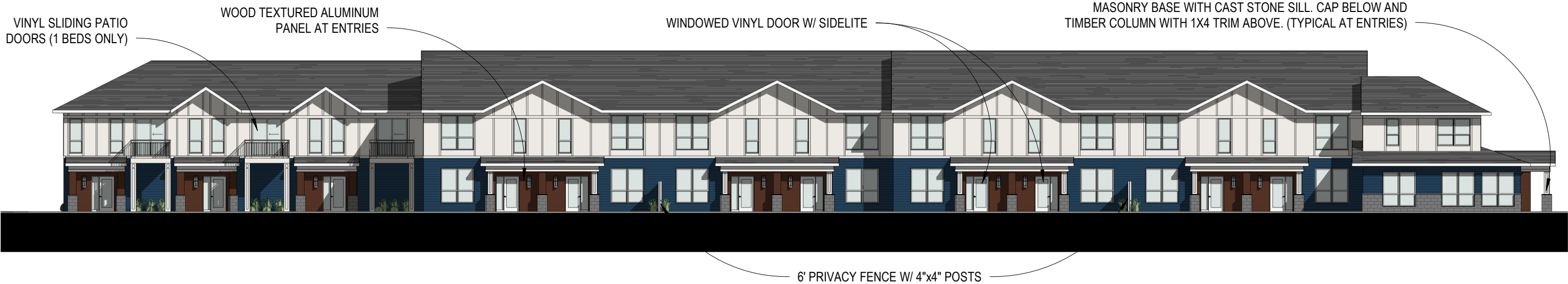
I hereby certify that this plan, specification, or report was prepared
by me or under supervision and I am duly licensed Professional

Designed - Jeff Weber
Drawn - Jeff Weber

Revised _____ By _____ Date _____

The Crossing at Inver Woods Town Homes

PRELIMINARY LANDSCAPE PLAN



South Building - Front Elevation

MATERIAL PERCENTAGES: COMPOSITE LAP SIDING (18%) COMPOSITE PANEL (40%) WOOD TEXTURED ALUMINUM SIDING (8%) MASONRY BASE (3%) OPENINGS (31%)

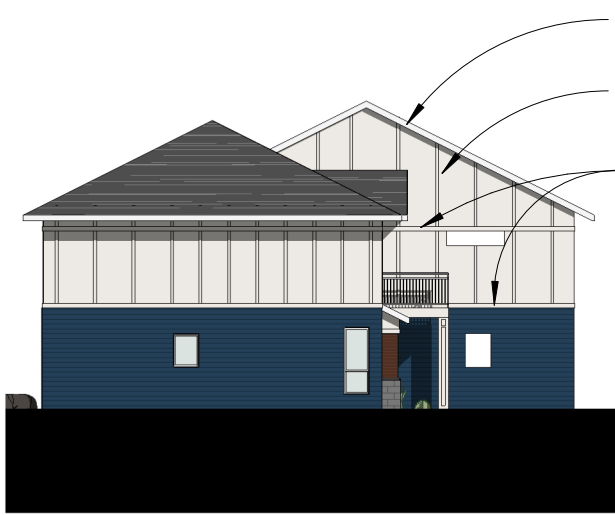
1" = 20'-0"



South Building - Back Elevation

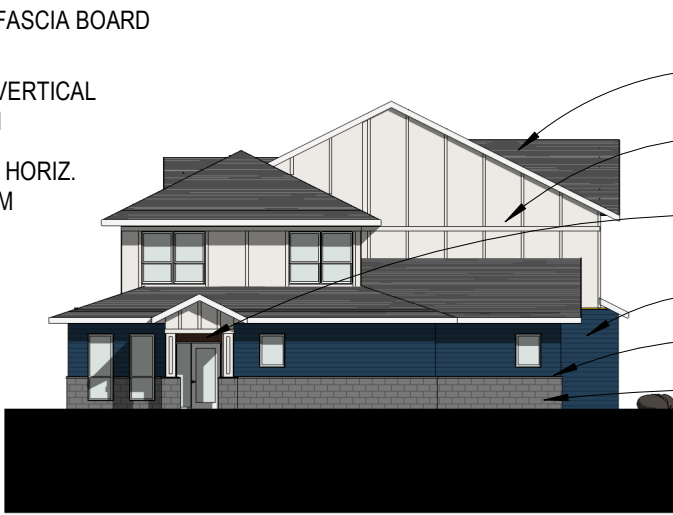
MATERIAL PERCENTAGES: COMPOSITE LAP SIDING (25%) COMPOSITE PANEL (31%) WOOD TEXTURED ALUMINUM SIDING (1%) MASONRY BASE (1%) OPENINGS (42%)

1" = 20'-0"



South Building - West Elevation

1" = 20'-0"



South Building - East Elevation

1" = 20'-0"

WEST ELEVATION MATERIAL PERCENTAGES:	
COMPOSITE LAP SIDING	(41%)
COMPOSITE PANEL	(49%)
WOOD TEXTURED ALUMINUM SIDING	(1%)
MASONRY BASE	(1%)
OPENINGS	(8%)

EAST ELEVATION MATERIAL PERCENTAGES:	
COMPOSITE LAP SIDING	(26%)
COMPOSITE PANEL	(42%)
WOOD TEXTURED ALUMINUM SIDING	(1%)
MASONRY BASE	(15%)
OPENINGS	(16%)

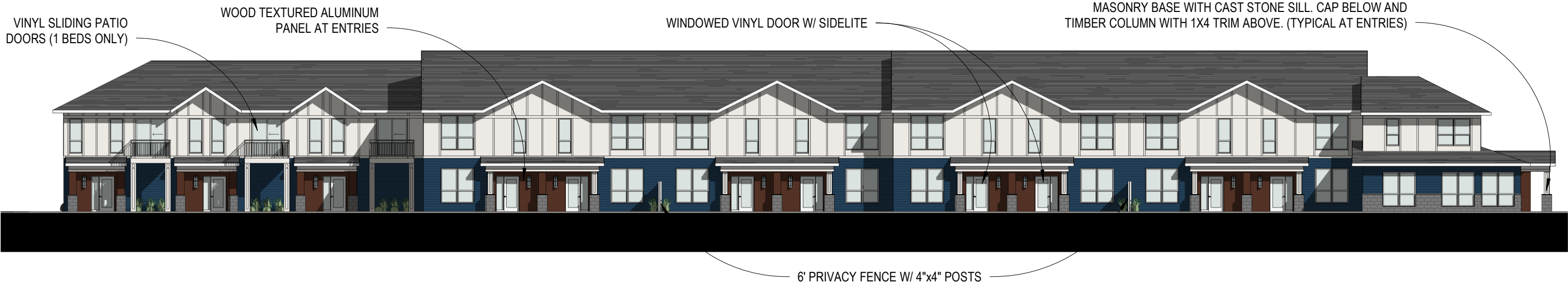
TOWNHOME ELEVATIONS

X11 | 20029

The Crossings at Inver Woods TH

Inver Grove Heights, Minnesota
03/12/21





South Building - Front Elevation

MATERIAL PERCENTAGES: COMPOSITE LAP SIDING (18%) COMPOSITE PANEL (40%) WOOD TEXTURED ALUMINUM SIDING (8%) MASONRY BASE (3%) OPENINGS (31%)

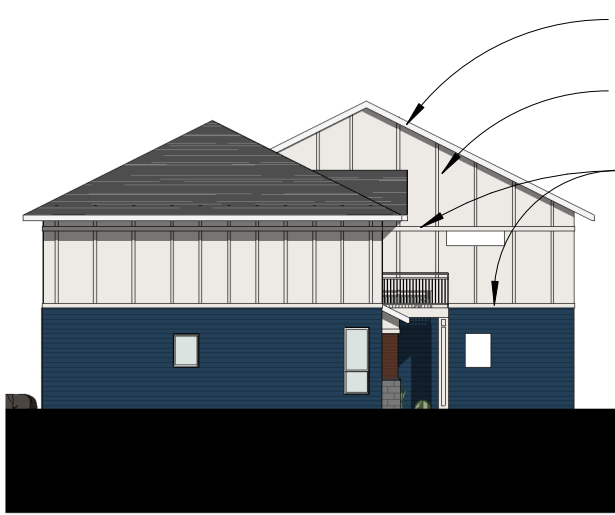
1" = 20'-0"



South Building - Back Elevation

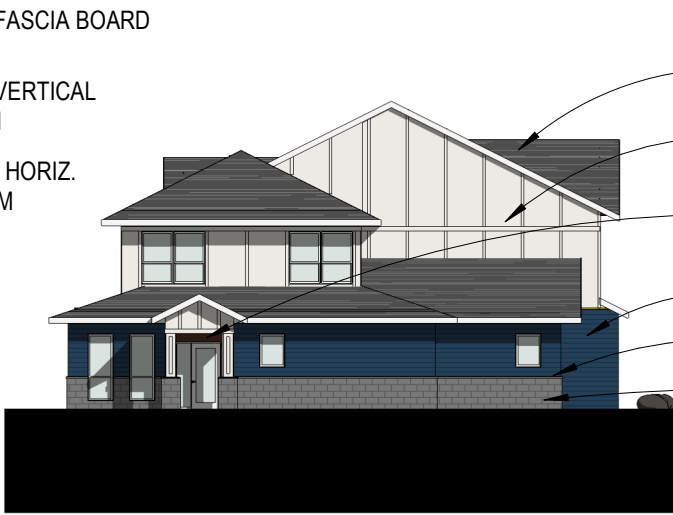
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1" = 20'-0"



South Building - West Elevation

1" = 20'-0"



South Building - East Elevation

1" = 20'-0"

WEST ELEVATION MATERIAL PERCENTAGES:	
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TOWNHOME ELEVATIONS

X11 | 20029

The Crossings at Inver Woods TH

Inver Grove Heights, Minnesota
03/12/21

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