Hanover Planning Commission

Previous Large Mixed-Use Developments

Crow River Heights West
- 77 townhomes
- 254 single-family homes

Crow River Heights East
- 131 single-family homes

Bridges at Hanover
- 75 unit apartment building
- 42 twinhome units
- 72 single-family homes

Benefits to Hanover from Development

- Investment in Community and Infrastructure
  - Parks
  - Water and Sewer System
  - Stormwater System
- Increased tax base
- More rooftops brings interest for new businesses to locate here
- New residents – volunteers, firefighters, etc.

Fee	Cost	Unit	Total
Park Dedication	$3,272	Unit	$889,984
Stormwater Area Charge	0.08	foot	$287,844
Sanitary Sewr Trunk	$2,270	Unit	$617,440
Water Trunk	$903	Unit	$245,616
WAC	$2,241	Unit	$609,552
SAC	$5,636	Unit	$1,532,992
Civil Defense Siren	68.63	Acre	$5,669
TOTAL			**$4,189,097**

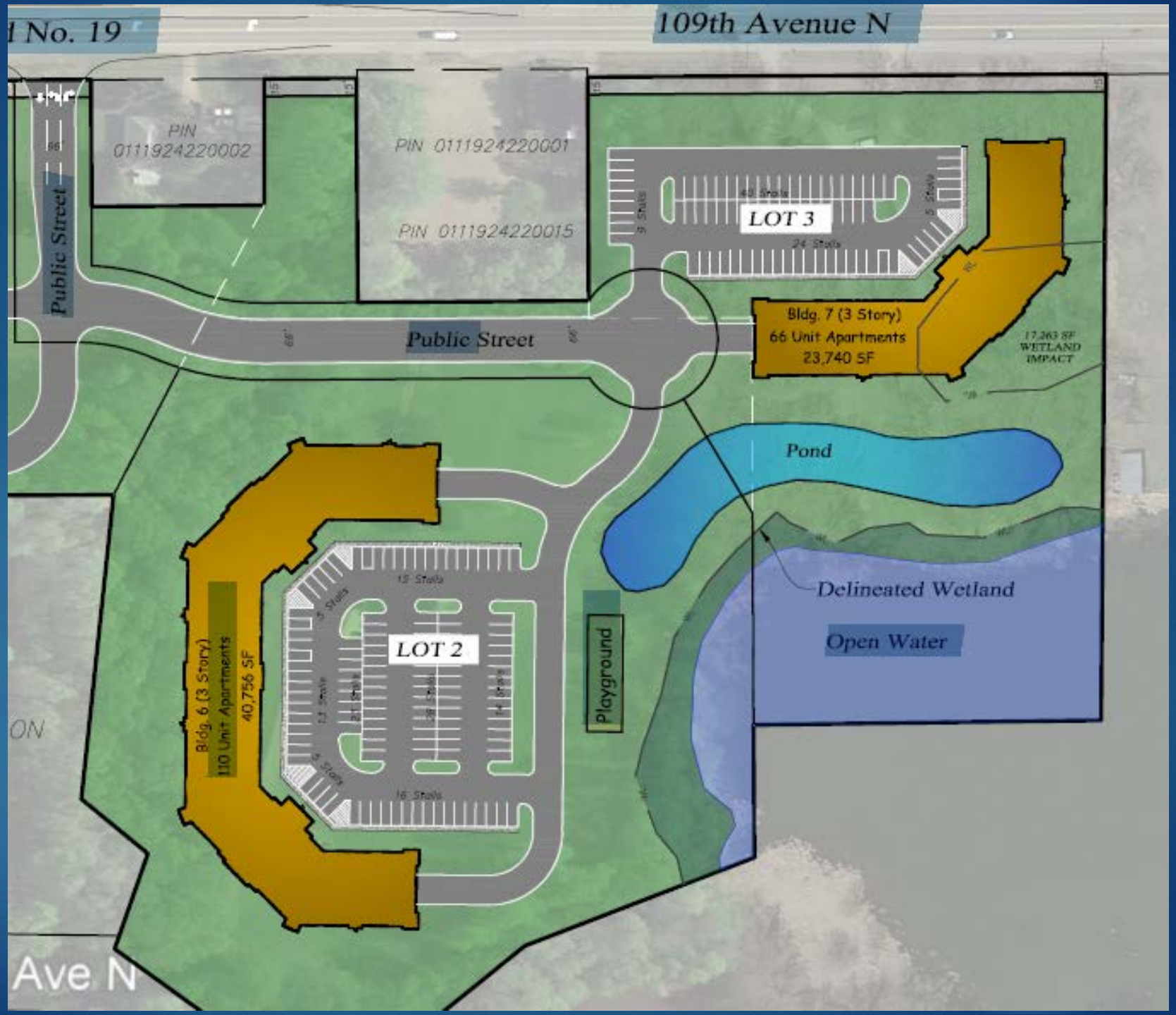
Mercantile Pass:

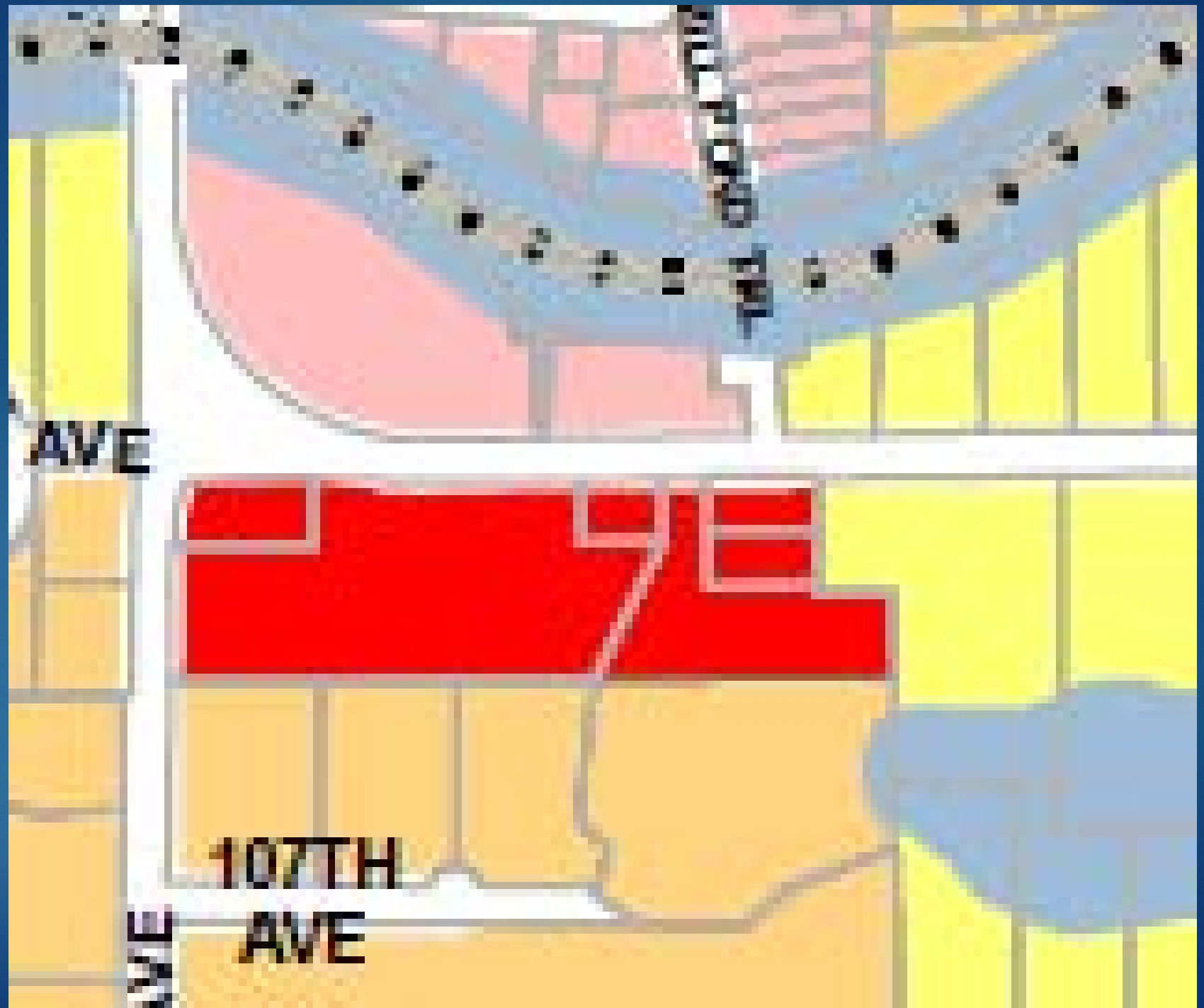
Commercial

Residential

ZONE AE FLOODWAY
Pond
Pond
ZONE X FLOODPLAIN
123
>>> Crow River >>>
ZONE AE FLOODWAY
Delineated Wetland
Bldg. 9
10,020 SF
Bldg. 8
12,000 SF
LOT 4
Pond
Delineated Wetland
ZONE X FLOODPLAIN
Millpond Trail
County Road No. 19

enue N
County Road No. 123
County Road No. 19
Public Street
LOT 1
Bldg. 1
7,175 SF
Bldg. 2
7,000 SF
Bldg. 3
9,000 SF
Bldg. 4
12,600 SF
Bldg. 5
5,490 SF
Site
Feature
Plaza
Area
19 Stalls
4 Stalls
9 Stalls
24 Stalls
12 Stalls
16 Stalls
24 Stalls
4 Stalls
19 Stalls


109th Avenue N
PIN 0111924220002
PIN 0111924220001
PIN 0111924220015
Public Street
Public Street
LOT 3
Bldg. 7 (3 Story)
66 Unit Apartments
23,740 SF
17,263 SF WETLAND IMPACT
Pond
Delineated Wetland
Open Water
Playground
LOT 2
Bldg. 6 (3 Story)
110 Unit Apartments
40,756 SF
Ave N


AVE
107TH
AVE

109th Avenue N
GRAPHIC SCALE IN FEET
0 50 100 150
PIN 0111924220002
PIN 0111924220001
PIN 0111924220015
LOT 3
40 Stalls
24 Stalls
9 Stalls
5 Stalls
Bldg. 7 (3 Story)
66 Unit Apartments
23,740 SF
17,263 SF WETLAND IMPACT
Public Street
66'
Approximate top of ravine bank
Pond
Delineated Wetland
Open Water
Playground
Lot 3
ADDITION
Bldg. 6 (3 Story)
110 Unit Apartments
40,756 SF
15 Stalls
13 Stalls
12 Stalls
28 Stalls
14 Stalls
LOT 2
16 Stalls
Approximate top of ravine bank
107th Ave N

Rivers Edge of Hanover