



Inver Grove Heights Planning Commission
Wednesday, August 6, 2025 at 7:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Wednesday, August 6, 2025, will be provided to the Commission at or before the August 6, 2025 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the July 1, 2025, Planning Commission Meeting.
4. **Public Hearing**
 - A. Consider a Request for a Comprehensive Plan Amendment to re-guide the parcel from MDR, Medium Density Residential to HDR, High Density Residential; a Planned Unit Development Amendment to allow for the development of an additional senior housing building on the vacant northern portion of the parcel; and a Major Site Plan Review for the development of a 3-story, 57 unit senior housing building located at 9170 Cahill Avenue.
 - B. Consider Requests for a Preliminary Plat and Preliminary Planned Unit Development (PUD) to develop a 119-unit townhome development to be known as Nord Sixty-One Degree located at PID Numbers 20-00600-25-012 and 20-00600-52-011.
5. **Regular Business**
6. **Adjourn**

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Stacy Bodsberg, Community Development Support Specialist, at 651.450.2545 or sbodsberg@ighmn.gov.

August 6, 2025 - Planning Commission Agenda

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 1, 2025 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

Vice-Chair Clancy called the Planning Commission Meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

2. ROLL CALL

Commissioners Present: Scott Clancy (*Vice-Chair*)
Lance Twedt (*Secretary*)
Jason Teiken
Collin Gosell
Robert Heidenreich
Amy Hunting
Dennis Wippermann

Commissioners Absent: Jonathan Weber (*Chair*) - *excused*
Aida Schaefer - *excused*

Staff Present: Kevin Shay, Planning Manager
Ben Schneider, Senior Planner
Stacy Bodsberg, Community Development Support Specialist

3. CONSENT AGENDA

A. Minutes of the June 3, 2025, Planning Commission Meeting.

Motion by Hunting, Second by Teiken, to Approve the Minutes as Submitted.

Ayes: 7

Nays: 0 Motion Carried.

4. PUBLIC HEARING

A. Consider a Request for Rezoning from A, Agricultural to R-1C/PUD & R-3A/PUD; Vacation of Drainage and Utility Easements; and Preliminary and Final Plat for a two-lot Subdivision to be known as Orchard Heights 3rd Addition located at 1845 77th Street West.

Reading of Public Notice

Secretary Twedt read the Public Hearing Notice.

Motion by Heidenreich, Second by Wippermann, to add three emails into the record.

Ayes: 7

Nays: 0 Motion Carried.

Presentation of Request

Senior Planner Schneider presented the staff report.

Background

Steve Grebin, Applicant, owns the 5.08-acre property located at 1845 77th Street West. The requests include a subdivision to create one lot with the existing single-family home and one outlot for future development. He also requests to vacate the existing 10-foot Drainage and Utility Easement along the periphery of the proposed outlot.

Evaluation of Requests

The rezoning request is consistent with guided land use:

- In 2024, the City approved a Comprehensive Plan Amendment to change the designated land use of the Subject Property from MDR, Medium Density Residential, to a mix of LDR, Low Density Residential, and LMDR, Low-Medium Density Residential.
- The R-1C-requested portion is guided for LDR, Low Density Residential, and aligns with the location of the existing single-family home.
- The R-3A-requested portion is guided for LMDR, Low-Medium Density Residential, which aligns with plans for development (possibly townhomes).

Proposed Lot 1 meets performance standards for R-1C.

Easement Vacation is appropriate, as future easements will be requested at the time of future development.

Recommended Actions

- Recommend approving the rezoning, easement vacation, and preliminary and final plat requests with two conditions:
 - Update the preliminary plat to show proposed easement vacations
 - Update final plat to match preliminary plat

Commissioner Hunting stated that the maps included with the staff report were very helpful. She requested language clarification for future maps to avoid confusion between current actual Land Use and designated Land Use categories.

Commissioner Gosell questioned if the proposed concept plan meets the guided density. Senior Planner Schneider stated that it looks like it would but would be further reviewed upon receiving an application to develop the Outlot.

Commissioner Twedt inquired about the completion of Becker Trail. Senior Planner Schneider stated that Engineering staff would consider that upon receiving an application to develop the Outlot.

Opening of Public Hearing

Steve Grebin, 1774 77th Street West, Applicant, stated that he had read and understood the staff report. He said he does not plan to develop the Outlot himself.

Kathleen Moulton, 557 77th Street West, stated that it is currently difficult to turn left onto Argenta Boulevard and expressed concerns about traffic with future development. She also wanted to know whether a city park would be included in the development.

Eric Barcaskey, 3251 Black Oak Drive, Eagan, said he felt that future development should be single-family homes. He stated that the density allowed under the proposed rezoning would not fit the neighborhood.

Eric Holm, 1928 77th Street West, asked whether a future developer could propose commercial or industrial development.

Senior Planner Schneider stated that it would be possible that a developer could also purchase the land to the east and develop something larger on the combined sites. However, the outlot is Low-Medium Density Residential, and the land to the east is guided for Medium Density, so they would have to adhere to the limit for each. In response to the earlier question, he mentioned that Engineering staff are aware of traffic concerns in the area. He said there were no plans for parks near the subject property.

Planning Manager Shay added that there is currently no park search area in the 77th corridor west of Highway 55 and north of Yankee Doodle/Argenta, but there is a park search area south of Highway 55, between Yankee Doodle and S. Robert Trail. (That park would be obtained with the development of the area, which could be years away.)

Nick Erickson, 550 77th Street West, asked when a traffic survey would be conducted and for clarification on the density.

Senior Planner Schneider stated that Low-Medium Density is 4 to 8 units per acre. The lot to the east is Medium Density, which is 8 to 12 units per acre.

Planning Manager Shay stated that a traffic study would be done upon receiving a plat for the outlot development.

Vice-Chair Clancy closed the Public Hearing at 7:24 p.m.

Planning Commission Discussion

Vice-Chair Clancy stated that he was satisfied with the density requested.

Commissioner Hunting stated that she visited the site. She said the gradient of density makes sense to her. She said she would like to see a development including townhomes designated for seniors.

Motion by Hunting, Second by Teiken, to Approve the request for Rezoning from A, Agricultural to R-1C/PUD and R-3A/PUD; the request for Vacation of Drainage and Utility Easements; and the Preliminary and Final Plat for a two-lot Subdivision to be known as Orchard Heights 3rd Addition located at 1845 77th Street West, with the conditions listed in the Staff Report.

Ayes: 7

Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on July 28, 2025.

B. Consider a Request for a Variance from City Code Section 10-15-17, Exterior Building Materials, for the allowance of sheet steel on one-third of the exterior building walls located at 10326 S. Robert Trail.

Reading of Public Notice

Secretary Twedt read the Public Hearing Notice.

Presentation of Request

Senior Planner Schneider presented the staff report.

Architecture firm TKDA, on behalf of Xcel Energy's Wescott Natural Gas Plant, requests a Variance from the maximum permitted use of steel on an exterior building surface from 33% to 100% on a new warehouse building in the I-2, General Industry Zoning District. (The 33%

limitation applies to all buildings in Business, Industrial, and Public/Institutional Districts, per City Code.)

Background

The subject property is 139 acres. A similar previous Variance was approved in 2015 for another storage building on the same site. The proposed warehouse would be 6,728 square feet. It would be used for storage, office space, and a loading dock for forklifts.

The proposed material is textured steel. This building would be 289 feet from the closest property line and 850 feet from the closest residential lot line. The area is wooded and not visible to the public.

Evaluation of Request

Criteria from City Code are all met:

- In harmony with City Code and Comprehensive Plan
 - No adverse impacts to the public
- Reasonable use not permitted by zoning ordinance
 - Steel buildings are common in industrial settings
 - Accessory buildings in general are permitted use
- Plight of the landowner due to unique circumstances not created by the landowner
 - With the exception of Pine Bend, the property is larger than other Industrial properties in the city, and it far exceeds screening and setback requirements
 - Aesthetic standards are less practical compared to other properties
- Variance will not alter the essential character of the locality
 - Proposed building will not be visible to the public and will be consistent with other buildings on site
- Request does not rely on economic conditions alone
 - Based on the above findings, economic conditions are not a focus of the request

Commissioner Teiken inquired if the limit on sheet steel siding in the City Code is mostly for aesthetic purposes.

Senior Planner Schneider confirmed that.

Opening of Public Hearing

Ursula Larson, 3311 E. Old Shakopee Road, Bloomington, TDKA, Architect, stated that she had read and understood the staff report. She said she is also the architect for a control building on site. She added that this warehouse would be the eighth steel-clad building on the site.

Vice-Chair Clancy closed the Public Hearing at 7:40 p.m.

Planning Commission Discussion

Commissioner Twedt asked if staff had considered raising the percentage of sheet steel allowed as an exterior building material in the I-2, General Industry zoning district.

Senior Planner Schneider stated that there had been no specific conversations, but it is something staff could consider internally.

Planning Manager Shay added that staff typically reexamine portions of the code when multiple Variances regarding a specific ordinance get approved in succession.

Commissioner Hunting stated that she visited the site and could not see any of the buildings, she is in favor of this Variance request.

Planning Commission Meeting Minutes
Tuesday, July 1, 2025

Motion by Heidenreich, Second by Gosell, to Approve the Variance request from the maximum permitted use of steel on an exterior building surface from 33% to 100% on a new warehouse building in the I-2, General Industry Zoning District.

Ayes: 7

Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on July 14, 2025.

7. REGULAR BUSINESS

The Planning Commission meeting scheduled for July 15, 2025, has been canceled.

Next Planning Commission meeting will be held on Wednesday, August 6, 2025, as scheduled.

8. ADJOURN

Motion to adjourn the meeting at 7:45 p.m.

Respectfully submitted by Will Cl Ashe, Recording Secretary.



Planning Commission Report

MEETING DATE:	August 6, 2025
CASE NO:	25-17CPA-SP-VAC-PUDA
APPLICANT:	Dakota County Community Development Agency (CDA)
PROPERTY OWNER:	Same as Applicant
REQUEST:	Comprehensive Plan Amendment, Planned Unit Development Amendment, Major Site Plan Review and Vacation of Drainage & Utility Easement
LOCATION:	9170 Cahill Avenue
COMPREHENSIVE PLAN:	MDR, Medium Density Residential
ZONING:	PUD, Planned Unit Development
STAFF CONTACT:	Benjamin Schneider, 651.450.2554

ACTION REQUESTED

The Planning Commission is asked to conduct a Public Hearing on the following requests:

- Comprehensive Plan Amendment to re-guide the Subject Property from MDR, Medium Density Residential to HDR, High Density Residential
- Amendment to the Arbor Pointe Planned Unit Development (PUD) to change the "Development District" designation of the Subject Property from "Medium Density Residential - R-III" to "High Density Residential - R-IV"
- Major Site Plan Review to construct a 3-story, 57-unit senior housing facility
- Vacation of Drainage & Utility Easement over an existing stormwater pond that is proposed to be moved

BACKGROUND

The Dakota County Community Development Agency ("CDA") has submitted the above-mentioned requests for the property located at 9170 Cahill Avenue (PID: 20-11776-01-010) ("Subject Property") to construct a new 57-unit, 3-story senior housing facility. The Subject Property is owned by the CDA and has an existing 66-unit senior housing building on the southern half of the 5.7-acre parcel. This new project would be on the northern half of the Subject Property; the proposed building and site layout are substantially similar to the existing facility.

The proposed complex includes a mix of one and two-bedroom units for rent. The units would be income-restricted, consistent with the existing facility on site, as well as other CDA senior housing facilities throughout Dakota County. The CDA requires applicants to have clean criminal and rental histories and good credit references.

SURROUNDING USES

The following land uses, zoning districts, and Comprehensive Plan designations surround the Subject

Property:

LOCATION	ADJACENT USE	ZONING	DESIGNATED LAND USE
North	Commercial (River Country Cooperative)	PUD, Planned Unit Development	NC, Neighborhood Commercial
East	Single-Family Residential	PUD, Planned Unit Development	LDR, Low Density Residential
South	Single-Family Residential	A, Agricultural	HDR, High Density Residential
West	Shopping Center (Walmart)	PUD, Planned Unit Development	RC, Regional Commercial

EVALUATION OF REQUEST COMPREHENSIVE PLAN AMENDMENT

BACKGROUND & ANALYSIS

The Subject Property is currently guided MDR, Medium Density Residential. Per the Comprehensive Plan, this land use guidance is designated for attached housing with a density range of 8–12 units per acre. The Subject Property has a current density of 11.6 units per acre.

The CDA is requesting to change the land use guiding from MDR to HDR, High Density Residential. The HDR guidance is designated for multi-family housing with a density range of 12–35 units per acre. With the addition of a second building with 57 units, the proposed density of the overall site is increased to 21.6 units per acre.

The 2040 Comprehensive Plan includes broad categories of development policy areas throughout the City. The Subject Property is within the “Established Development Area.” Below are some of the specific policies identified for this policy area:

1. Allow infill development in a manner that protects the character of existing residential neighborhoods.
2. Provide a broad range of housing opportunities.
3. Ensure that new development areas are compatible in size and scale with existing, adjacent neighborhoods.
4. Reflect the history and character of existing residential neighborhoods in future infill development within those neighborhoods.

In general, the 2040 Comprehensive Plan emphasizes the development of a variety of housing types in the City, and the Housing Chapter specifically identifies senior housing as a continuing need in the community. Also, a recently completed Dakota County Housing Needs Assessment presented a gap analysis, demonstrating the need for additional senior housing in Inver Grove Heights. Thus, the proposed development supports the results of the study and helps address an identified need in the community.

EVALUATION OF REQUEST

The following are rationale for supporting the CDA’s Comprehensive Plan Amendment request:

1. The project would directly address the goal in the Comprehensive Plan to add more senior housing in the community. It also addresses an identified need per the Dakota County Needs Assessment.
2. The CDA proposes to substantially mirror the existing senior housing complex on the site in terms of site layout and building aesthetics. The development therefore would be compatible with the size and scale of existing conditions in the area.
3. The Site Plan preserves a significant number of mature trees along the eastern boundary of the Subject Property, maintaining appropriate buffering for the single-family neighborhood to the east. This helps preserve the character of the adjacent single-family neighborhood.
4. Senior housing typically generates less traffic compared to other multi-family developments. In general, this project would maximize the use of the site while still minimizing impacts to the surrounding area.

ARBOR POINTE PUD AMENDMENT

BACKGROUND & ANALYSIS

The Subject Property is governed by the Arbor Pointe Planned Unit Development Ordinance (PUD). The PUD has its own list of permitted uses that correspond to different “Development Districts” within the PUD. In the context of this PUD, these development districts function similarly to zoning districts.

The Subject Property is currently categorized as “R-III, Medium Density Residential.” This development district is designated for attached housing between 6 and 12 units per acre. The CDA is proposing to change the development district of the Subject Property from R-III, Medium Density Residential to R-IV, High Density Residential. This development district permits multi-family housing that is over 12 units per acre.

EVALUATION OF REQUEST

This PUD Amendment request is analogous to rezoning requests that are typically needed in conjunction with Comprehensive Plan Amendments that are outside established PUD areas. If the Commission supports the CDA’s Comprehensive Plan Amendment, this PUD Amendment should also be supported to ensure the project conforms with the PUD. Specific performance standards within the PUD are evaluated in the Major Site Plan Review Section.

MAJOR SITE PLAN REVIEW

The project must conform to performance standards within the PUD. The Zoning Ordinance also applies to standards that are not explicitly addressed in the PUD. Below is an evaluation of the major elements of the Site Plan against these standards.

Building Setbacks.

The new building would be about 52 feet from the front property line along Cahill Avenue and more than 100 feet from the front property line along Cheney Trail, far exceeding the PUD minimum requirement of 30 feet. The new facility would be about 80 feet from the rear property line. *The PUD standards are met.*

Building Height.

The proposed building height is approximately 35 feet, similar to the existing complex on site. The PUD allows up to 50 feet in building height. *The PUD standards are met.*

Impervious Surface.

The Site Plan calculates the proposed impervious surface to be 2.08 acres, or about 36% of the site.

The PUD allows up to 60% impervious surface. *The PUD standards are met.*

Parking.

The Site Plan shows 58 underground parking stalls and an additional 29 surface parking stalls, totaling 87 parking spaces. The PUD does not include a required parking ratio for senior housing, but the City Code Section 10-15A-3J. requires 1.5 spaces for each dwelling unit. This means 86 parking spaces are required. *The Parking standards are met.*

Architecture.

The exterior materials of the proposed building would mirror the current building on the Subject Property, including a mix of brick, LP SmartSide, and wood siding. *The PUD standards are met.*

Tree Preservation, Landscaping and Screening.

The CDA incorporated feedback from the neighborhood and City Staff to protect as many of the existing trees as possible. Particularly on the east side of the Subject Property, to maintain an appropriate buffer between the Subject Property and adjacent neighborhood. There is also an approximate 8-to-10-foot grade change between the neighborhood and building location, providing additional natural screening.

Based on the proposed tree removals, the CDA is required to plant 180 caliper inches of trees for reforestation per the Zoning Ordinance. The landscape plan shows 182.5 caliper inches. The PUD grants the ability to evaluate landscaping on a project-by-project basis, with a general expectation that sites will be heavily landscaped. The proposed landscape plan shows a mix of overstory trees, evergreen trees, ornamental trees, and shrubs that cover most of the open space on the site. *The PUD standards are met.*

STORMWATER PONDING AND EASEMENT VACATION

The project proposes a shift in the stormwater ponding on the site. An existing pond in the middle of the property would be removed and a new facility would be installed on the northern edge of the Subject Property. There is an existing Drainage and Utility Easement over the current stormwater pond. The proposed building would be within this Easement, so the CDA is requesting to Vacate the Easement. City Staff supports this request, as structures are not permitted within Drainage and Utility Easements. Staff is not requesting a Drainage and Utility Easement over the new pond because it will be privately maintained.

ALTERNATIVES

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

A. Approval. If the Planning Commission finds the requests acceptable, the Commission should make the following recommendations with the conditions identified below:

- Approving the Comprehensive Plan Amendment to change the designated land use of the Subject Property from MDR, Medium Density Residential to HDR, High Density Residential.
- Approving the Amendment to the Arbor Pointe PUD to change the Development District of the Subject Property from “Medium Density Residential – R-III” to “High Density Residential – R-IV”.
- Approving the Major Site Plan Review to construct a 3-story, 57-unit senior housing facility.
- Approving the Vacation of Drainage and Utility Easement described in this report.

The Approvals shall be subject to the following conditions:

1. The Metropolitan Council shall review and approve the Comprehensive Plan Amendment.
2. Address the outstanding comments in the attached Engineering Memo dated July 10, 2025.

B. Denial. If the Planning Commission does not support the requests, 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

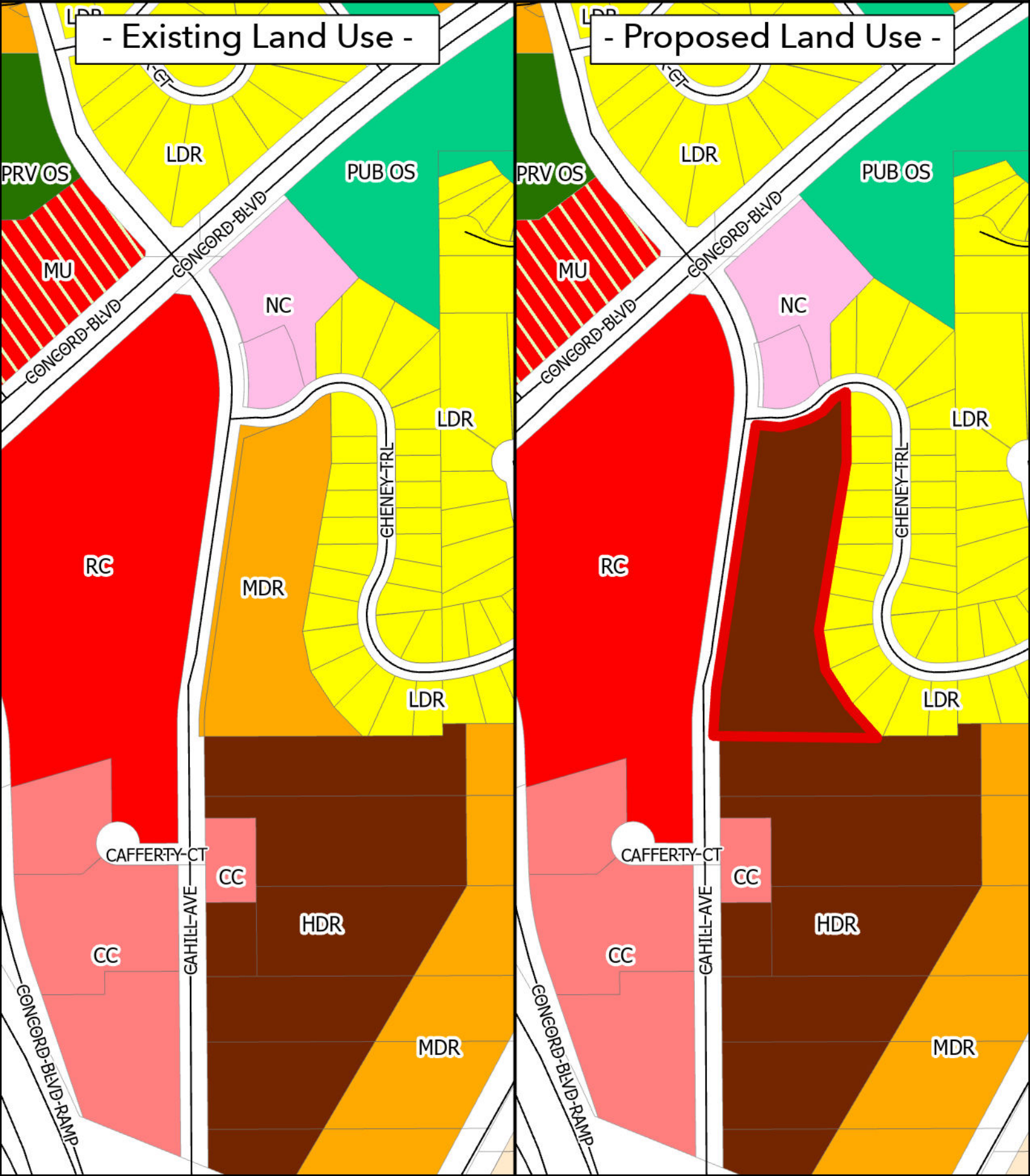
City Staff support the CDA's requests for the Subject Property based on the analysis provided throughout this report.

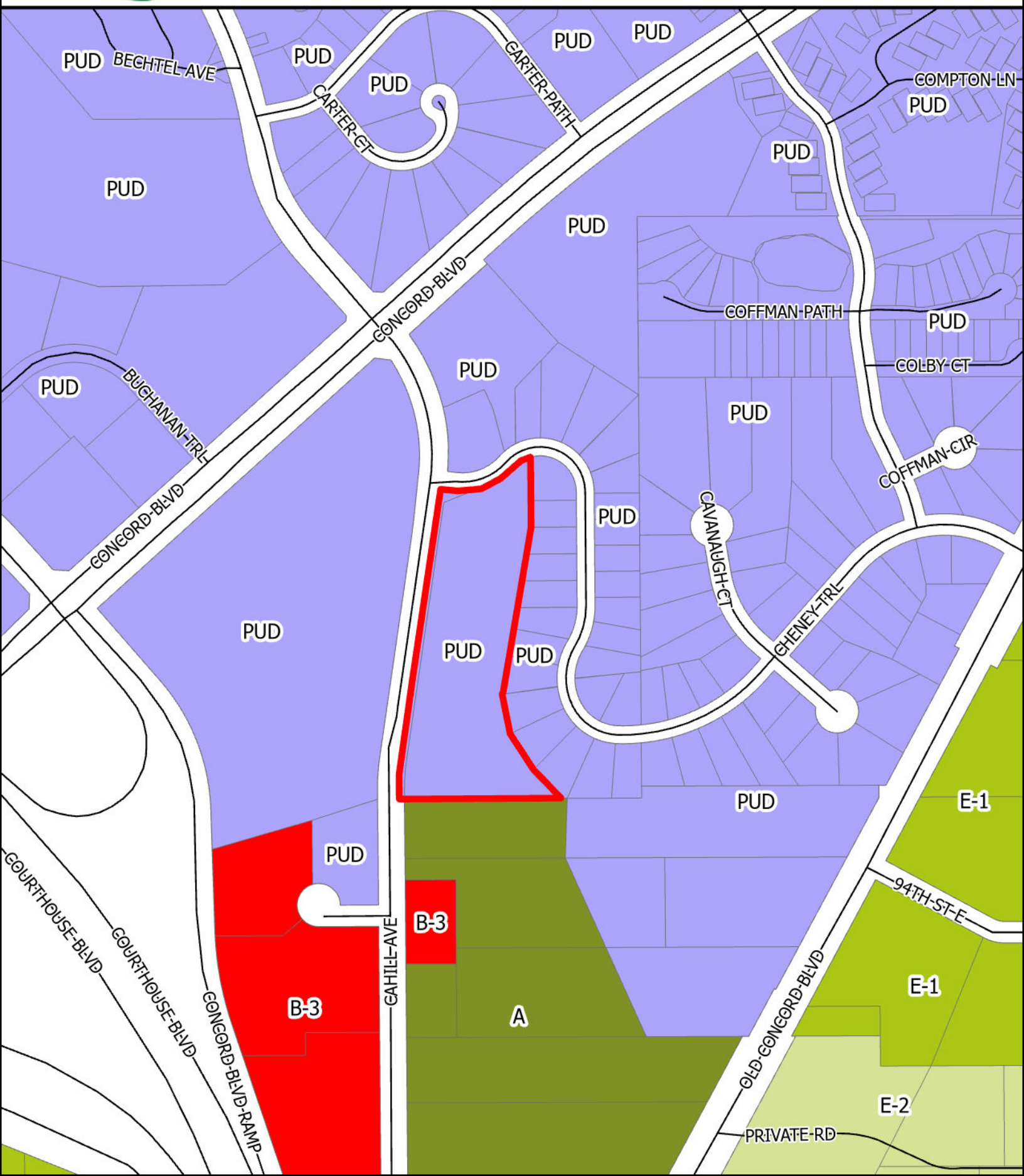
ATTACHMENTS

1. Future Land Use Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan
5. Landscape Plan
6. Tree Preservation Plan
7. Building Elevations
8. Engineering Memo Dated July 10, 2025



CDA Senior Housing Proposed Future Land Use Change





Hillcrest Pointe II Planning Application Narrative

This submittal requests a Comprehensive Plan Amendment, Major Site Plan Review, Easement Vacation and Planned Unit Development Amendment (PUD Amendment) for the vacant northern portion of the site located at 9170 Cahill Avenue (southeast quadrant of Cahill Avenue and Cheney Trail) where the CDA's senior housing development Hillcrest Pointe is located. The application requests a PUD Amendment to change the use category for this site within the Arbor Pointe PUD from Medium Density Residential to High Density Residential. The PUD Amendment would allow the development of an additional senior housing building. We are also requesting to vacate an existing stormwater easement so we can meet the city's requirement of integrating the old storm water system into the new stormwater system.

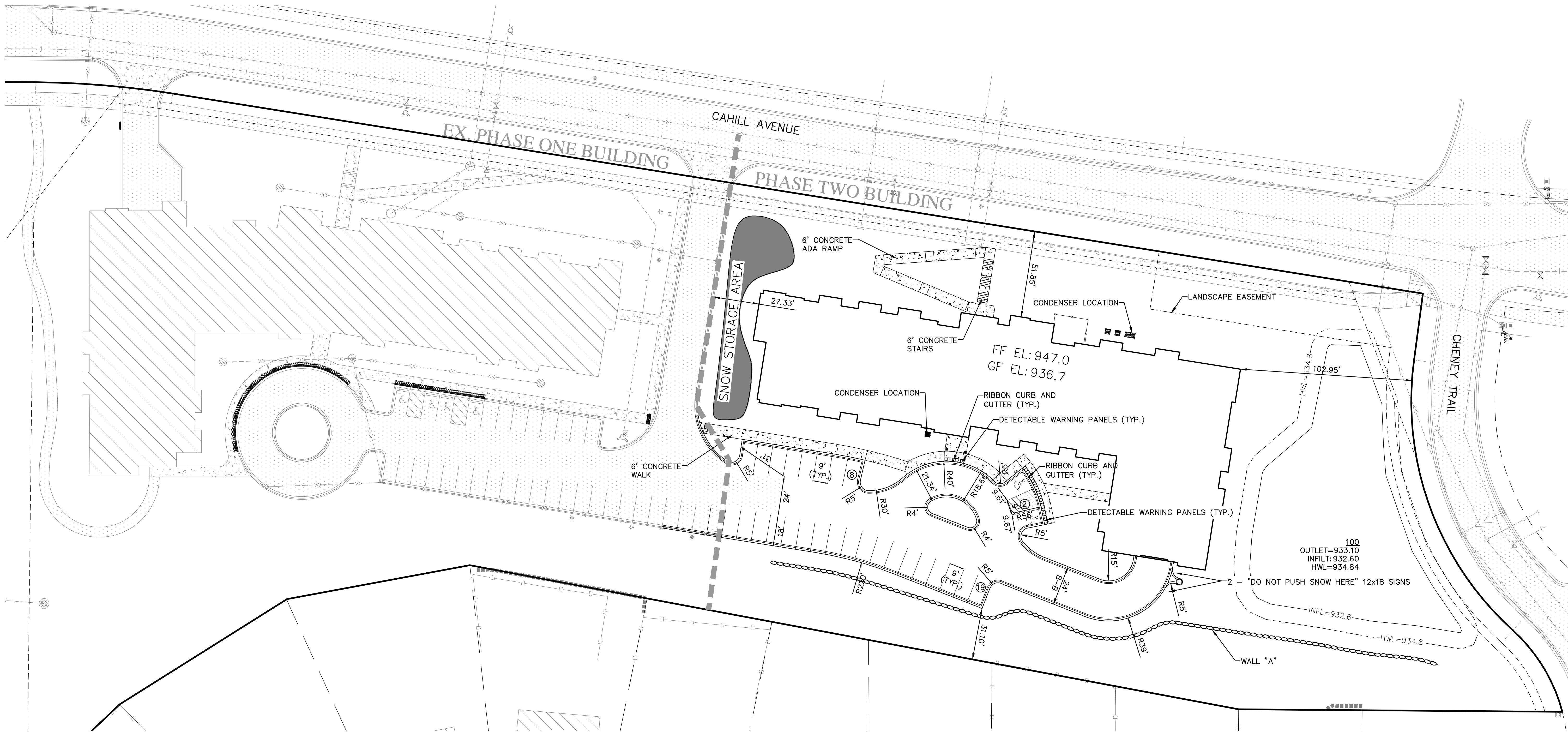
The proposed development is for a 3-story, 57-unit senior housing development consisting of one- and two-bedroom apartments. Our proposed plan has 58 garage parking stalls and 29 surface parking spaces. The existing entrance driveway from Cahill Avenue will be shared by both the new and existing buildings. We expect the traffic level of the new building to be similar to the existing building. Most residents don't work full-time so traffic should be dispersed throughout the day.

The new building is being pushed as far east as possible to create a larger buffer with the existing homes. A retaining wall will be installed along the east side of the property to help preserve existing vegetation and trees. The landscape plan will meet city requirements. Trash dumpsters will be stored in the parking garage and rolled out on trash day. Once trash is picked up the dumpsters will be rolled back into the parking garage. There will be four condensing units on site. Each unit is approximately 3-5 feet tall. Additional landscaping will be added to hide the condensing units.

The Dakota County CDA began developing affordable senior housing developments in 1990. Since then, 30 developments have been completed providing 1,755 affordable rental apartments for seniors. These developments are located in Apple Valley, Burnsville, Eagan, Farmington, Hastings, Inver Grove Heights, Lakeville, Mendota Heights, Rosemount, South St. Paul, and West St. Paul. The developments have a variety of amenities that may include community room with kitchen, club room, sitting areas, library area, exercise room, laundry facilities, emergency call system and underground heated parking. The exterior of the building will be brick and painted, fiber-cement lap siding with asphalt shingles.

To qualify for these apartments, applicants must have good landlord rental histories, good credit references, and clean criminal histories. The maximum income for a one-person household is \$72,950 and \$83,400 for a two-person household. Current rents are \$772 for a one-bedroom and \$1,183 for a two-bedroom unit. Both income limits and rental rates may be adjusted annually.

The CDA's existing senior housing development Hillcrest Pointe is located on the southern half of the site. The surrounding uses include residential and commercial uses. The overall site is 5.7 acres. The new building is located on the northern end of the site fronting Cahill Avenue. If approvals are granted, it is anticipated that construction will begin late Spring 2026 with the completion Summer 2027.



SITE DATA:

BUILDING AREA:
LOWER LEVEL: 27,766 SF
FIRST FLOOR: 27,766 SF
SECOND FLOOR: 21,328 SF
THIRD FLOOR: 20,135 SF
TOTAL: 96,995 SF

UNIT MIX:
1 BEDROOM: 41
2 BEDROOM: 16
TOTAL: 57

DENSITY:
NEW UNITS: 57
EXISTING UNITS: 66
TOTAL UNITS: 123
SITE AREA: 5.7 ACRES
DENSITY: 21.6 UNITS/ACRE

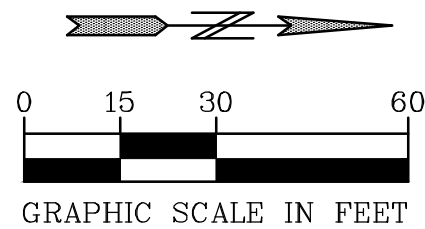
REQUIRED SETBACKS

BUILDING TO CAHILL AVE:
FRONT SETBACK: 40'
SIDE SETBACK: 40'
REAR SETBACK: 40'

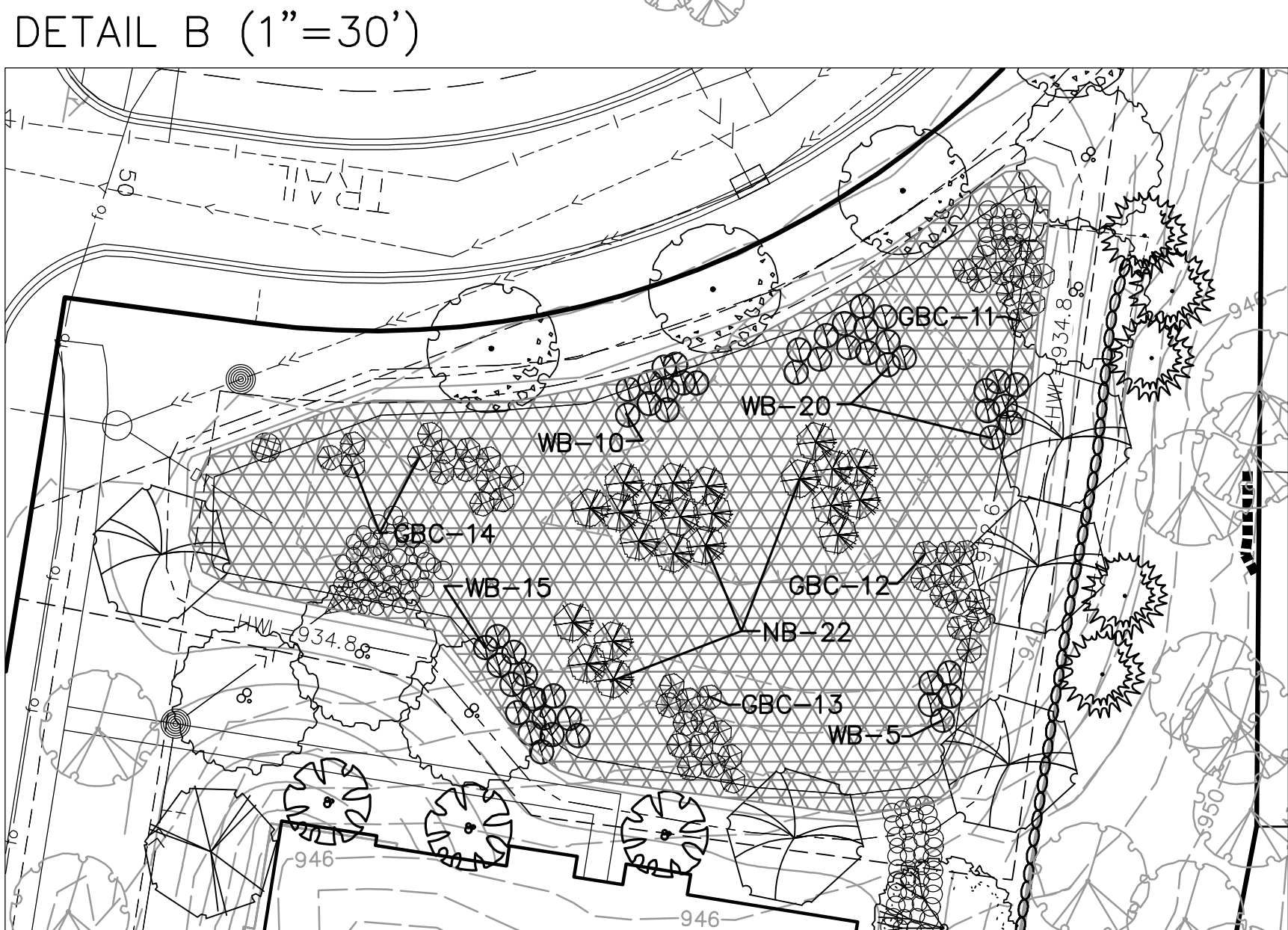
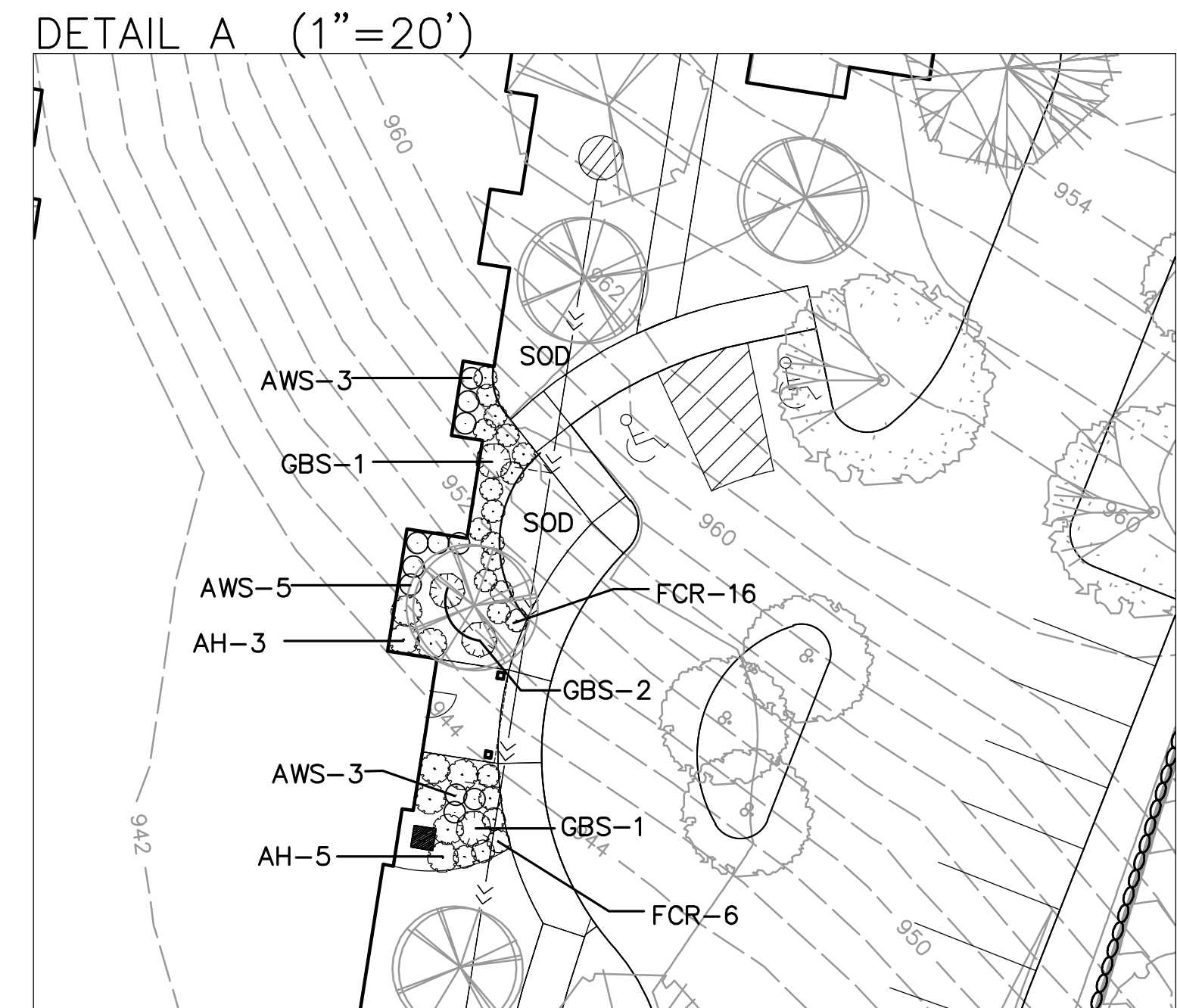
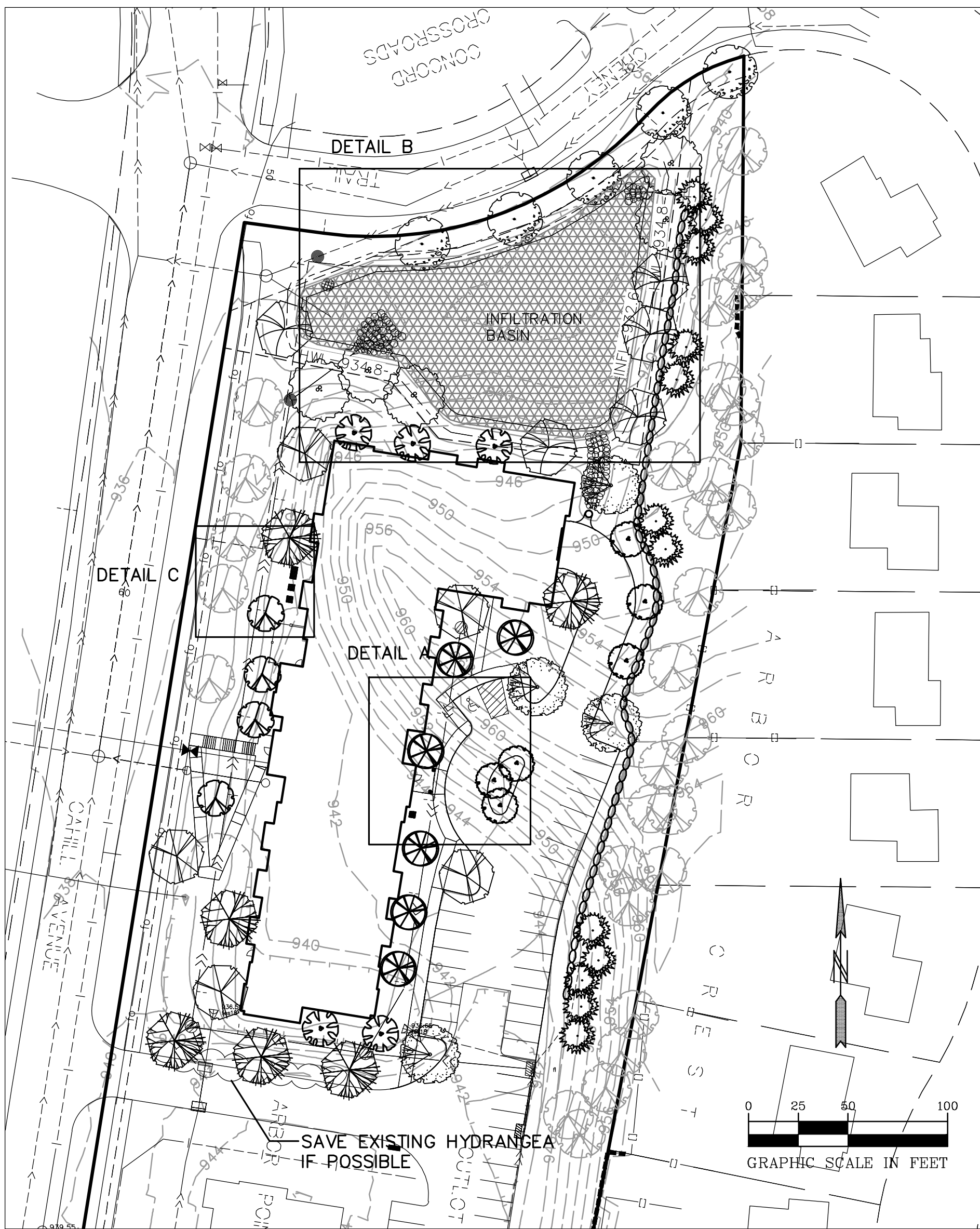
BUILDING TO CHENEY TRAIL:
FRONT SETBACK: 30'
SIDE SETBACK: 30'
REAR SETBACK: 30'

PARKING LOT SETBACK:
TO BUILDING: 10'

EXISTING IMPERVIOUS: 1.13 AC
PROPOSED IMPERVIOUS: 2.08 AC



BENCH MARK
TOP NUT HYDRANT LOCATED IN
NORTHEAST QUADRANT OF
CAHILL AVENUE & CHENEY
TRAIL. EL.=936.98



PLANTING SCHEDULE

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	3" B&B	5
	NORTHERN PIN OAK/QUERCUS ELLIPSOIDALIS	3" B&B	6
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INERMIS	3" B&B	5
	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	10-12' B&B	5
	SWAMP WHITE OAK/QUERCUS BICOLOR	3" B&B	5
EVERGREEN TREES			
	BLACK HILLS SPRUCE/PICEA GLUACA VAR DENSATA	8' B&B	12
ORNAMENTAL TREES			
	SUGAR TYME CRAB/Malus 'Sugar Tyme'	2.5" B&B	6
	PRAIRIFIRE CRAB/Malus 'Prairifire'	2.5" B&B	4
	JAPANESE TREE LILAC/Syringa reticulata	2.5" B&B	6
	ALLEGHENY SERVICEBERRY/Amelanchier laevis	2.5" B&B	5
RAIN GARDEN SHRUBS (DETAIL B)			
GC	GLOSSY BLACK CHOKEBERRY/ARONIA MELANOCARPA	BR**	50
WB	WINTERBERRY/ILEX VERTICILLATA	BR**	22
NB	NANNYBERRY/VIBURNUM LENTAGO	BR**	50
ENTRANCE SHRUBS (DETAIL A)			
AWS	ANTHONY WATERER SPIREA/SPIRAEA X BUMALDA 'A.W.'	#3 POT	11
AH	ANNABELLE HYDRANGEA/HYDRANGEA ARBORESCENS 'ANNABELLE'	#3 POT	8
FCR	FLOWER CARPET ROSE/ROSA X 'NAORE'	#3 POT	22
GBS	GLOBE BLUE SPRUCE/PICEA PUNGENS 'GLOBOSA'	#5 POT	4
WEST SIDE SHRUBS (DETAIL C)			
DBB	DWARF BURNING BUSH/EUONYMUS ALATUS 'COMPACTA'	#3 POT	6

LANDSCAPE NOTES:

- LANDSCAPE REQUIREMENT: 1 TREE/UNIT; 57 UNITS
- PROPOSED TREES: 59 TREES
- BR**: BARE ROOT IF AVAILABLE. IF BARE ROOT IS UNAVAILABLE OR OUT OF SEASON, THEN SUBSTITUTE WITH THE SMALLEST CONTAINER AVAILABLE.
- ENTRANCE PLANTINGS TO BE MULCHED WITH RIVER ROCK TO A DEPTH OF 3". 6MM BLACK POLY SHEETING TO BE USED BENEATH RIVER ROCK. BLACK VINYL LANDSCAPE GRADE POLY EDGER.
- 18" EDGED MAINTENANCE STRIP AROUND REMAINDER OF THE BUILDING. 3" DEPTH ROCK MULCH OVER BLACK POLY SHEETING.

MITIGATION NOTES:

- SEE TREE PRESERVATION PLANS FOR TREE INVENTORY AND PRESERVATION DETAIL
- 180" REQUIRED TO BE MITIGATED
- PROPOSED INCHES: 182.5"
26 OVERSTORY (3"): 78", 12 CONIFER (4"): 48", 21 ORNAMENTAL (2.5"): 52.5"

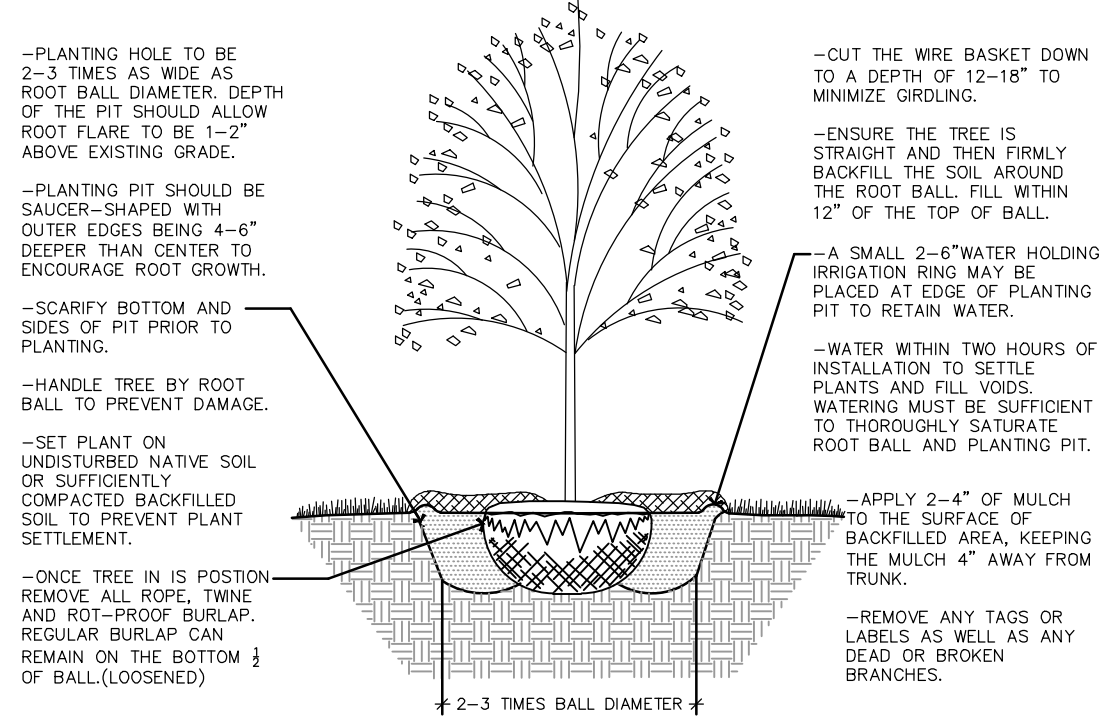
IRRIGATION NOTES:

- DISTURBED AREAS NOT OTHERWISE PLANTED OR SEEDED TO BE SODDED. SODDED AREAS TO BE IRRIGATED. IRRIGATION DESIGNED BY IRRIGATION CONTRACTOR.

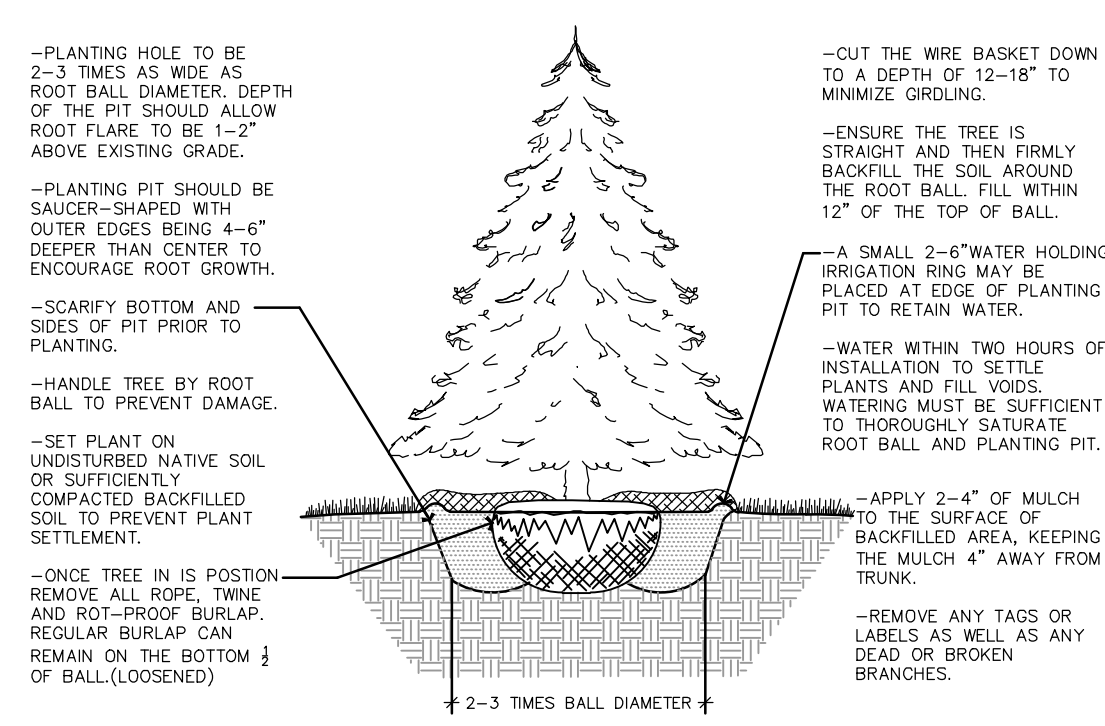
SEEDING AND SOD NOTES:

- INFILTRATION AREA TO BE SEEDDED WITH STATE MIX 33-261 (OR EQUIVALENT)
- SODDED AREAS TO BE IRRIGATED. IRRIGATION DESIGNED BY OTHERS
- NO IRRIGATION IN SEEDD AREAS.
- TYPE 3 MULCH APPLIED AT 1 TON PER ACRE (OR TYPE 2 BLANKET ON SLOPES)

DECIDUOUS TREE PLANTING DETAIL



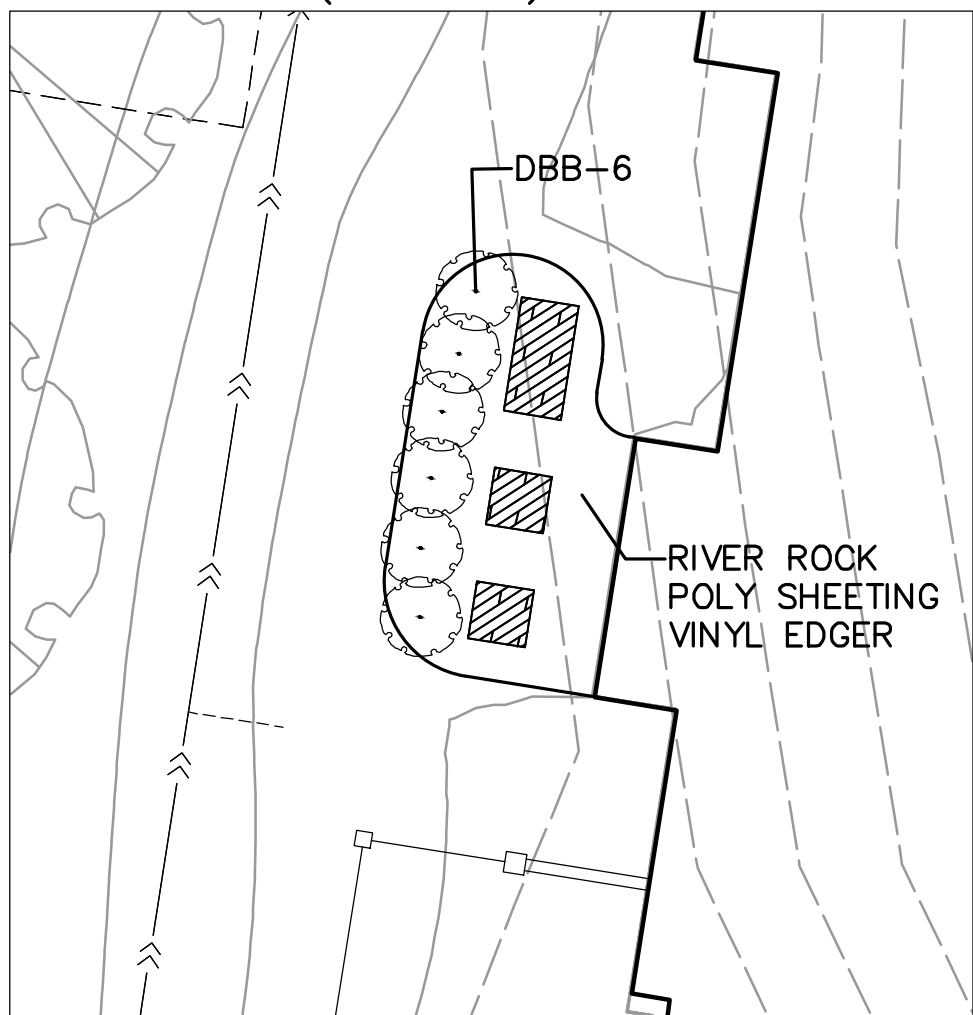
CONIFEROUS TREE PLANTING DETAIL



LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

DETAIL C (1"=10')



3-YEAR MAINTENANCE PLAN FOR INFILTRATION BASIN SEEDING:

- YEAR 1-3
- MOWING SHOULD OCCUR AS NECESSARY THROUGHOUT THE GROWING SEASON FOR THE FIRST TWO SEASONS TO PREVENT NOXIOUS WEEDS FROM TAKING HOLD
 - WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED AS NECESSARY.
 - TYPE 3 MULCH SHOULD BE USED IN BASIN BOTTOM AND TYPE 2 BLANKET SHOULD BE USED ON SLOPES UNLESS THE AREAS ARE HYDRO SEEDDED WITH A HEAVY TACKIFIER IN WHICH CASE NO BLANKET OR MULCH WILL BE NECESSARY.
 - IF THE AREA BECOMES SATURATED WITH ANY FREQUENCY, REED CANARY GRASS OR OTHER NOXIOUS WEEDS CAN BECOME A PROBLEM. SETHOXYDIM (OR EQUIVALENT) OR OTHER HERBICIDES WILL BE EFFECTIVE IN CONTROLLING REED CANARY GRASS AND OTHER NOXIOUS WEEDS WITHOUT HARMING SEDGES, RUSHES, AND FORBS.
 - TREES AND SHRUBS SHOULD ONLY BE PRUNED IN THE EVENT OF DAMAGED OR BROKEN BRANCHES.
 - INLETS MUST BE KEPT CLEAR OF DEBRIS.
 - ANY DEBRIS OBSERVED IN MITIGATION AREA SHALL BE REMOVED.
 - NO HEAVY MACHINERY TO BE USED IN INFILTRATION AREA IN ORDER MAINTAIN THE INTEGRITY OF INFILTRATION



Tag No.	DBH	Common Name	Scientific Name	Sig. Tree (size)	Notes	Status
3195	2	Red Cedar	Juniperus virginiana	Y	12' in height	Remove
3196	2	Red Cedar	Juniperus virginiana	Y	12' in height	Remove
3197	2	Red Cedar	Juniperus virginiana	Y	12' in height	Remove
3198	2	Red Cedar	Juniperus virginiana	Y	12' in height	Remove
3199	2	Red Cedar	Juniperus virginiana	Y	12' in height	Remove
3200	17	Paper Birch	Betula papyrifera	Y	top is dead	Remove
3490	9	Paper Birch	Betula papyrifera	Y		Remove
3491	13	Paper Birch	Betula papyrifera	Y		Remove
3492	12	Pin Oak	Quercus ellipsoidalis	Y		Remove
3493	14	Paper Birch	Betula papyrifera	Y		Remove
3494	22	White Oak	Quercus alba	Y		Remove
3495	9	Pin Oak	Quercus ellipsoidalis	Y		Remove
3496	9	Green Ash	Fraxinus pensylvanica	Y	infested with emerald ash borer	Remove
3497	10	White Oak	Quercus alba	Y		Remove
3498	17	Pin Oak	Quercus ellipsoidalis	Y		Remove
3499	8	Black Cherry	Prunus serotina	Y	woodpecker damage	Remove
3500	8	Pin Oak	Quercus ellipsoidalis	Y		Remove
3501	10	Black Hills Spruce	Picea glauca var. densata	Y	40' in height	Remove
3502	10,9,8	Willow	Salix sp.	Y		Remove
3503	5	Honey Locust	Gleditsia triacanthos var. inermis	N	planted	Save
3504	4	Honey Locust	Gleditsia triacanthos var. inermis	N	planted, weedwacker damage at base	Save
3505	4	Honey Locust	Gleditsia triacanthos var. inermis	N	planted, damage at trunk base	Save
3506	5	Honey Locust	Gleditsia triacanthos var. inermis	N	planted, damage at trunk base	Save
3507	5,5,4	River Birch	Betula nigra	N	planted	Save
3508	5,4,4	River Birch	Betula nigra	N	planted	Remove
3509	5,4,4	River Birch	Betula nigra	N	planted	Remove
3510	5,5,4	River Birch	Betula nigra	N	planted	Remove
3511	5	Crabapple	Malus sp.	N	planted	Remove
3512	3	Crabapple	Malus sp.	N	planted	Remove
3513	2	Crabapple	Malus sp.	N	planted	Remove
3514	3	Crabapple	Malus sp.	N	planted	Remove
3515	4	Crabapple	Malus sp.	N	planted	Remove
3516	5	Crabapple	Malus sp.	N	planted	Remove
3517	2	Crabapple	Malus sp.	N	planted	Remove
3518	2	Crabapple	Malus sp.	N	planted	Remove
3519	3	Crabapple	Malus sp.	N	planted	Remove
3520	4	Crabapple	Malus sp.	N	planted	Remove
3521	5	Crabapple	Malus sp.	N	planted	Remove
3522	5	Crabapple	Malus sp.	N	planted	Remove
3947	5	Black Hills Spruce	Picea glauca var. densata	Y	20' in height	Save
3948	5	Black Hills Spruce	Picea glauca var. densata	Y	20' in height	Save
3949	12	Black Hills Spruce	Picea glauca var. densata	Y	40' in height	Save
3950	10	Black Hills Spruce	Picea glauca var. densata	Y	30' in height	Save
3951	10	Black Hills Spruce	Picea glauca var. densata	Y	30' in height	Save
3952	10	Black Hills Spruce	Picea glauca var. densata	Y	40' in height	Save
3953	8	Black Hills Spruce	Picea glauca var. densata	Y	40' in height	Save
3954	12	Black Hills Spruce	Picea glauca var. densata	Y	40' in height	Save
3955	23	Pin Oak	Quercus ellipsoidalis	Y		Save
3956	13	Hackberry	Celtis occidentalis	Y		Save
3957	23	Pin Oak	Quercus ellipsoidalis	Y		Save
3958	10	Pin Oak	Quercus ellipsoidalis	Y		Save
3959	12	Crabapple	Malus sp.	Y	dying, decay at base, woodpecker damage	Remove
3960	12	Hackberry	Celtis occidentalis	Y		Save
3961	11	American Elm	Ulmus americana	Y		Save
3962	37	Pin Oak	Quercus ellipsoidalis	Y		Remove
3963	16	American Elm	Ulmus americana	Y		Save
3964	12	American Elm	Ulmus americana	Y		Save
3965	23	Pin Oak	Quercus ellipsoidalis	Y		Save
3966	12	Pin Oak	Quercus ellipsoidalis	Y	leaning	Save
3967	14	Paper Birch	Betula papyrifera	Y		Remove
3968	13	Pin Oak	Quercus ellipsoidalis	Y		Save
3969	24	Bur Oak	Quercus macrocarpa	Y		Save
3970	20	Bur Oak	Quercus macrocarpa	Y		Save
3971	19	White Oak	Quercus alba	Y		Save
3972	23	White Oak	Quercus alba	Y		Save
3973	10	Pin Oak	Quercus ellipsoidalis	Y		Save
3974	18	Bur Oak	Quercus macrocarpa	Y		Save
3975	12	White Pine	Pinus strobus	Y	40' in height	Save
3976	8	Black Hills Spruce	Picea glauca var. densata	Y	30' in height	Remove
3977	8	Black Hills Spruce	Picea glauca var. densata	Y	30' in height	Remove
3978	8	Willow	Salix sp.	Y		Remove
3979	9	American Elm	Ulmus americana	Y		Remove
3980	11	Hackberry	Celtis occidentalis	Y		Remove
3981	19	Pin Oak	Quercus ellipsoidalis	Y		Remove
3982	12	American Elm	Ulmus americana	Y		Remove
3983	18	Pin Oak	Quercus ellipsoidalis	Y		Remove
3984	32	Pin Oak	Quercus ellipsoidalis	Y		Remove
3985	8	American Elm	Ulmus americana	Y		Remove
3986	9	American Elm	Ulmus americana	Y		Remove
3987	16	White Oak	Quercus alba	Y		Remove
3988	19	Bur Oak	Quercus macrocarpa	Y		Remove
3989	23	White Oak	Quercus alba	Y		Remove
3990	19	Pin Oak	Quercus ellipsoidalis	Y		Remove
3991	17	Bur Oak	Quercus macrocarpa	Y		Remove
3992	9	American Elm	Ulmus americana	Y		Remove
3993	11	Paper Birch	Betula papyrifera	Y		Remove
3994	14	Paper Birch	Betula papyrifera	Y		Remove
3995	16	Paper Birch	Betula papyrifera	Y		Remove
3996	17	Paper Birch	Betula papyrifera	Y	60% dead	Remove
3997	8	Hackberry	Celtis occidentalis	Y		Remove
3998	26	Pin Oak	Quercus ellipsoidalis	Y		Remove
3999	2	Red Cedar	Juniperus virginiana	Y	12' in height	Remove
4000	2	Red Cedar	Juniperus virginiana	Y	12' in height	Remove

Class A Tree (mitigated at 50%)

Class B Tree (mitigated at 100%)

Class C Tree (mitigated at 100%)

Non-Significant Tree (due to size, health, or EAB infestation)

Non Significant Trees are excluded from all calculations

Total Number of Significant Trees:	69
Total Significant Trees Removed:	43
Total Inches of Significant Trees:	910
Total Significant Inches Removed:	544 (59.8%)
Threshold for removal:	40% of 910 = 364"
Removal over threshold:	180"
Reforestation Requirement:	180"

TREE PRESERVATION NOTES

BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.

NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.

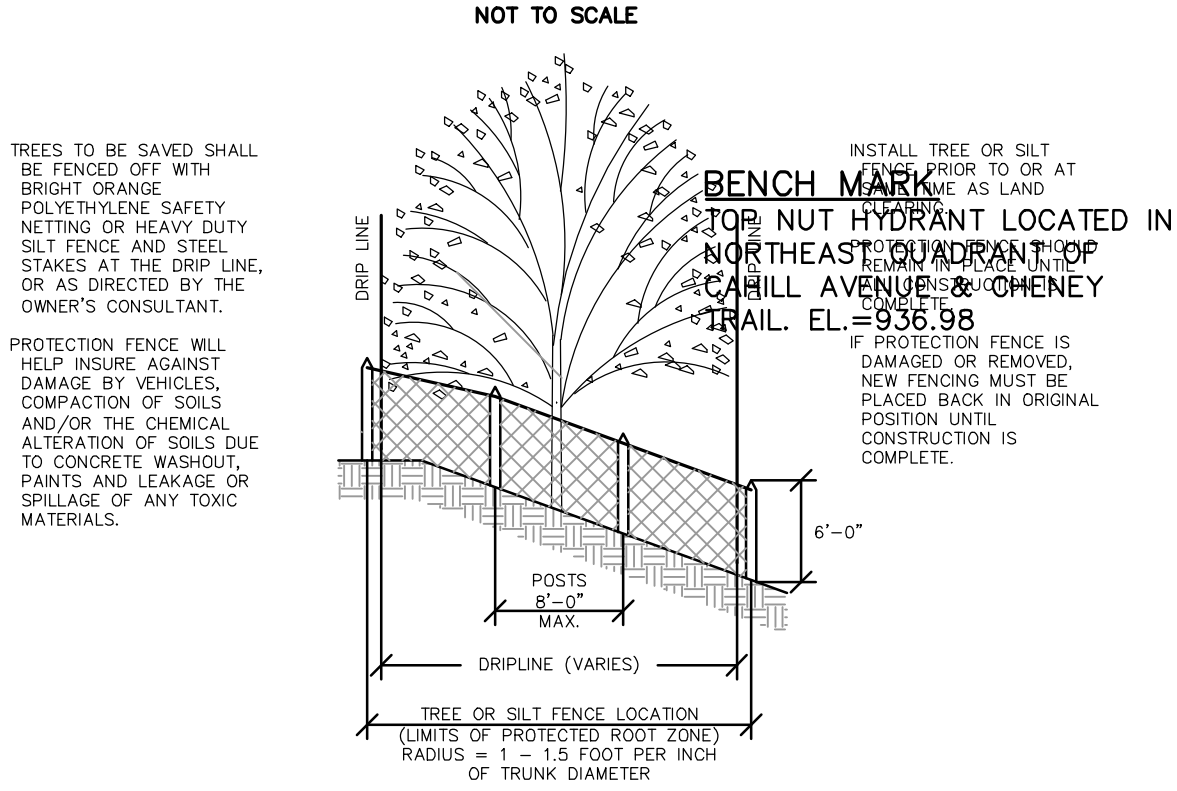
NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.

WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST.

PRUNING OF OAK TREES MUST NOT TAKE PLACE FROM APRIL 15 TO JULY 15 TO PREVENT THE SPREAD OF OAK WILT DISEASE.

IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY, (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).

TREE PROTECTION DETAIL



1563 TREE TO BE REMOVED

759 TREE TO BE SAVED



2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneercng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name: Jennifer L. Thompson
Reg. No.: 44765
Date: 7-22-2025

Revisions
1. 06-30-25 City Comments
2. 07-22-25 City Comments

Date: 06-02-2025
Designed: JLT
Drawn: JLT

TREE PRESERVATION PLAN

DAKOTA COUNTY COMMUNITY
DEVELOPMENT AGENCY
1228 TOWNCENTRE DRIVE, EAGAN MN 55123

HILLCREST POINTE 2ND
INVER GROVE HEIGHTS, MINNESOTA



in site
architects

1000 university ave. w. suite 130
st. paul, minnesota 55104
612-252-4820 • fax - 844-270-3946

I hereby certify that this document was
prepared by me or under my direct supervision
and that I am a duly licensed architect
under the laws of the State of Minnesota

Dawn Wiczorek

Typed or Printed Name

11785-5 01/28/2025
License # Date

HILLCREST POINTE PHASE II

Inver Grove Heights, MN

CITY RESUBMITTAL
07/03/25

ORIGINAL ISSUE: 07/03/25

REVISIONS

No.	Description	Date
-----	-------------	------

Project Number _____
PROJECT NUMBER

Author _____ Checker _____
DRAWN BY CHECKED BY

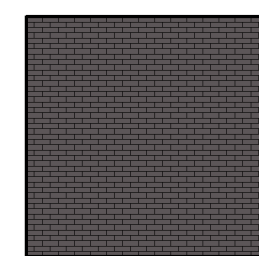
HILLCREST POINTE PHASE II

EXTERIOR ELEVATIONS

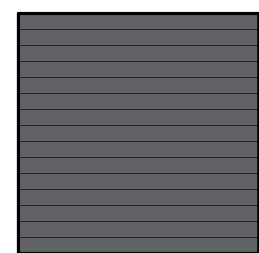
A3.1



SIDING COLOR 1
LP SMARTSIDE TERRA BROWN



BRICK
ENDICOTT DARK IRONSPOT VELOUR



SIDING COLOR 1
LP SMARTSIDE MIDNIGHT SHADOW



SHINGLES
CERTAINTeed WEATHERED WOOD



3 NORTH ELEVATION
A3.1 1/8" = 1'-0"



4 SOUTH ELEVATION
A3.1 1/8" = 1'-0"



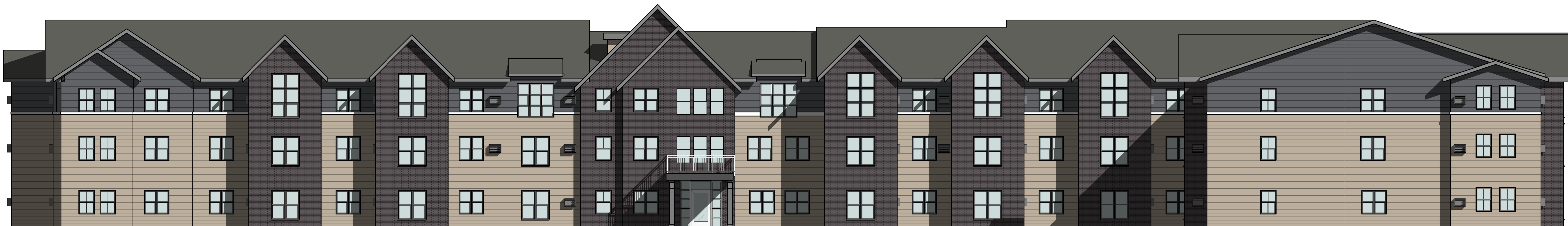
5 SOUTH END ELEVATION
A3.1 1/8" = 1'-0"

Truss Bearing
127' - 6"

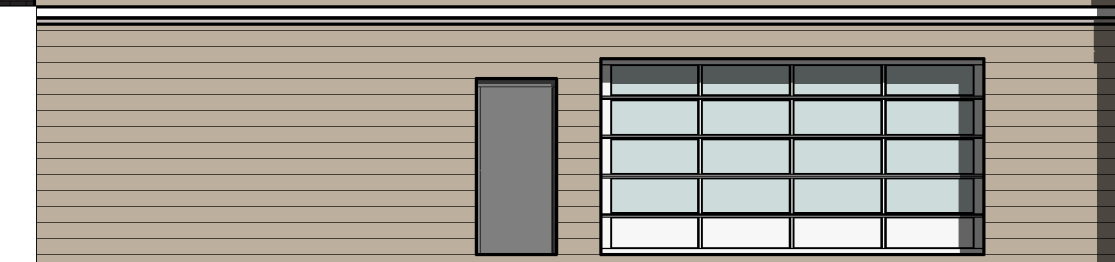
Level 3
119' - 4"

Level 2
110' - 2"
(EL. 955.17)

Level 1
100' - 0"
(EL. 945.00)



2 EAST ELEVATION
A3.1 1/8" = 1'-0"



TYPICAL EXTERIOR MATERIALS

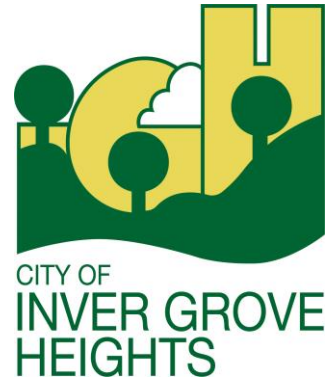


1 WEST ELEVATION
A3.1 1/8" = 1'-0"

6/30/2025 3:48:13 PM

Memo

TO: Jason Ziemer, Community Development Director
FROM: Chris English, Graduate Engineer
CC: Paul Merchlewicz, City Engineer
DATE: July 10th, 2025
RE: Hillcrest Pointe 2nd Addition – Preliminary Review



Engineering staff have reviewed the plans provided for the Hillcrest Point 2nd Addition. The comments are as follows:

Stormwater Report/Modeling:

1. Inflow area to basin KP-17 decreases in the proposed conditions, verify acreage in both the existing and proposed conditions.
2. 100-year HWL between plans and hydrocad do not match for Pond IBn.
3. Invert/slope of the outlet pipe shown on the OCS 100 detail do not match the information shown in hydrocad.
4. Use a lower time of concentration unless it can be shown that a catchment has a higher TC. A minimum of 5 is allowed.

Site Plan:

1. ~~It is recommended to extend the sidewalk to align with the existing pedestrian ramp along the south side of the entrance road~~
2. Show removal and replacement of sections of sidewalk near sanitary sewer cleanouts and watermain gate valve.

Grading:

1. ~~Provide additional elevations showing ADA compliance for sidewalks.~~
2. ~~Clarify locations and elevations of the proposed curb cut to ensure drainage is not directed towards the garage.~~
3. ~~Show retaining wall design within the plans. The retaining wall will need to be within the property. Do not drain water over the wall (provide swale behind the retaining wall).~~

Utility:

1. After removal of the ex-CB and 10 Lf of pipe (original lbn outlet), will the pipe be abandon? If so, plug and fill the pipe at the manhole along Cahill Ave.
- ~~2. Storm Sewer Pipes are not required to RCP unless they are City owned. PVC may be used in privately managed and maintained systems.~~
 - a. Provide sizing calculations for storm sewer pipes.
- ~~3. CBMH 161 will require a sump and skimmer/hooded baffle.~~
 - ~~a. It is recommended to place the structure within the pavement area since curb cuts have led to erosion and settlement issues directly behind and in front of the curb.~~
 - b. Provide location of snow storage. The location of the rain guardian turret appears to be the most likely location which could cause issues during snow melt.



Planning Commission Report

MEETING DATE:	August 6, 2025
CASE NO:	25-14PP-PUD
APPLICANT:	Ace Land Holdings, LLC
PROPERTY OWNER:	Same as Applicant
REQUEST:	Preliminary Plat and Preliminary Planned Unit Development (PUD)
LOCATION:	Southwest Corner of Argenta Boulevard and 65th Street West (PID's 20-00600-25-012 and 20-00600-52-011)
COMPREHENSIVE PLAN:	LMDR, Low-Medium Density Residential
ZONING:	R-3A, Multiple-Family Residential
STAFF CONTACT:	Kevin Shay, 651.450.2569

ACTION REQUESTED

Conduct a Public Hearing and Consider a Request from Ace Land Holdings, LLC for a Preliminary Plat and Preliminary Planned Unit Development (PUD) for a 119-unit townhome development.

BACKGROUND

The project site contains two parcels (PID: 20-00600-25-012 and PID: 20-00600-52-011) totaling 23.87 acres. The entire project site is guided LMDR, Low-Medium Density Residential and zoned R-3A, Multiple Family Residential.

The Applicant, Ace Land Holdings, LLC, is proposing a Preliminary Plat and Preliminary PUD to create 119 townhome units. The site is located within the Northwest Area Overlay District and the Shoreland Management Overlay District.

SURROUNDING USES

Location	Adjacent Use	Zoning	Land Use
North	Vacant	A, Agricultural	O, Office & MU, Mixed Use
East	Open Space	PUD, Planned Unit Development	LDR, Low Density Residential
West	Single-Family / Vacant	A, Agricultural	P, Public/Institutional, IOP, Industrial Office Park & LDR, Low Density Residential
South	Single-Family	R-1A, Low Density Residential (minimum lot size 40,000 sq ft)	LDR, Low Density Residential

NET DEVELOPABLE AREA

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

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

General Project Data	Acres
Gross Project Area	22.57
Delineated Wetlands	2.04
Public Water Bodies (PWI)	0.00
Bluffs in Shoreland Area	0.00
Planned "Arterial" Road Right-of-Way	0.00
Public Parkland Dedication	0.00
Total Net Developable Area	20.53

EVALUATION OF REQUEST

NATURAL AREA / OPEN SPACE

Section 10-13J-5. D. establishes requirements for Open Space Preservation within the Northwest Area Overlay. Based on the Net Developable Area, the project includes the following:

	Required Acres	Proposed Acres
Total Net Developable Area	20.53	NA
Minimum Open Space Required = 20% of Net Area	4.11	7.97 (39%)
Contiguous Area Required = 75% of Required Open Space with a Minimum 100-foot Corridor Width	3.08	4.81
Area to be Undisturbed = 50% of Required Open Space	2.05	0.52

The site design shows Open Space Areas around the perimeter of the site to provide some buffer from adjacent properties, while also providing considerable open space on the interior of the site. The required open space provided is almost double the required amount with 39% provided where 20% is required. Most of this open space is disturbed open space.

The open space proposed meets the minimum requirements for everything except the undisturbed open space standard. The undisturbed open space is provided at 0.52 acres where 2.05 acres is required. Undisturbed open space is provided surrounding the large wetland on the site and its

associated buffer area. The rest of the site is considered disturbed because of the mass grading needed to make the site developable. The developer has requested flexibility from the undisturbed open space standard as part of the PUD.

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

DEVELOPMENT CAPACITY PLAN

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

Base Zoning District	Net Acres*	Min Density (units per acre)	Max Density (based on lot size per Zoning Code)	Min Units	Max Units
R-3A	20.53	4	5445	82	164

The proposed 119 units have a net density of 5.8 units per acre, which is consistent with the Comprehensive Plan and Development Capacity Plan.

SHORELAND OVERLAY

The proposed development has two lakes that are classified as Shoreland Lakes by the Minnesota Department of Natural Resources (DNR), and impose restrictions on the development of the property. Both lakes are located on the west side of Argenta Trail and are unnamed lakes. One lake is classified as a Natural Environment Lake and one is classified as a Recreational Development Lake. Each of these lakes has a 1,000-foot Shoreland Overlay boundary which encompasses most of the project site where the Shoreland Development Standards are applied. The most notable standard that differs from the underlying R-3A zoning is a minimum lot size of 15,000 square feet where 5,445 square feet is allowed in the R-3A district. If the minimum lot size cannot be met, the developer has the option of doing a Shoreland PUD to allow increased density above the shoreland standards. To do this, the 1,000-foot shoreland boundary is further broken down into the tiers shown below, which are used to calculate the increased allowable number of residential units within each shoreland tier.

Shoreland Tier Dimensions	
General Development Lakes	200 Feet
Recreational Development Lakes	267 Feet
Natural Environment Lakes	320 Feet

Each tier is evaluated by the amount of land suitable for development, which excludes wetlands, bluffs and land below the Ordinary High Water Level (OHWL) of the lakes. The suitable land within each tier is then divided by the single residential lot size standard for the lake classification to determine the allowable number of units for each tier.

A density bonus is available to increase the base number of units within each tier, provided the increase to standards such as lakeshore setbacks and shoreland preservation can be achieved.

There is also a provision which allows the developer to take any number of units not provided in a given tier and transfer them into a tier that is further from the lakeshore. The further from the lakeshore the tier is, the greater the bonus to the number of units. The intent of this provision is to push density away from the lakeshore.

The developer has provided an exhibit depicting the shoreland tier areas and the corresponding table (example shown below). The calculations and areas are to determine the base number of allowable units and the allowable units with the density bonus compared to what the applicant is proposing.

Recreational Development Lakes

Tier	Tier Depth (feet)	Total Area	Unsuitable Area	Suitable Area	Min. Single Residential Lot Size	Base Density	Bonus Density Factor	Total Allowable Units	Adjusted Allowable Units
1	267	46,795	22,238	24,557	15,000	1.637133	50%	2.5	2.5
2	267	198,328	78,043	120,285	15,000	8.019000	100%	16.0	18.5
3	267	345,708	14,527	331,181	15,000	22.078733	200%	66.2	70.8
4	199	287,598	0	287,598	15,000	19.173200	200%	57.5	81.8
	1,000	878,429	114,808	763,621		50.908067		142.2	173.6

The shoreland PUD standards also require an increased open space amount of 50% and preservation of the shoreland impact zone. Because the lakes are located to the West across Argenta Trail, the shoreland impact zone is not located on the project site. The additional open space is being accommodated as the shoreland standards allow for the wetland and stormwater areas to be included as part of the open space. With the inclusion of the wetland and stormwater areas, 50% open space is being met. The development meets the requirements for the increased density bonus under the shoreland standards.

DEVELOPMENT STANDARDS

Building Setbacks.

The proposed setbacks for the project are listed on the Preliminary Site Plan and in the table below. The applicant is requesting flexibility from the front yard setback requirement for the side of the street with the sidewalk. The purpose of this is to incorporate the sidewalk within the right-of-way, and an additional 3 feet of right-of-way is being taken. This results in more right-of-way being taken on one side of the street. The distance of the units from the street is the same on both sides of the street.

Setbacks	Required	Proposed
Front Yard Setback with Sidewalk	20 feet	17 feet
Front Yard Setback without Sidewalk	20 feet	20 feet
Rear Yard Setback - North (Property Line)	30 feet	30 feet
Rear Yard Setback - North (65th Street)	40 feet	40 feet
Rear Yard Setback - East	50 feet	50 feet
Rear Yard Setback - South	30 feet	30 feet
Rear Yard Setback - West	40 feet	40 feet

Building / Impervious Surface Coverage.

Impervious Surface Coverage standards are applied to give the city the authority to ensure sufficient areas for infiltration. Maximum impervious surface for the R-3A district is 40%. Additionally, the majority of this development falls within the Shoreland Overlay District, which has an impervious surface maximum of 25%. The 25% maximum may be increased through the approval of a Stormwater Management Plan and approval of a Conditional Use Permit (CUP) granting the increase. The CUP can be included as part of the overall PUD approval instead of a separate CUP. The applicant is showing an impervious surface coverage of 34% for the entire site and 36.4% within the shoreland boundary. This exceeds the allowed amount in the Shoreland Overlay area but is less than the maximum for the R-3A district. A Stormwater Management Plan has been submitted with the development that has been reviewed by the City Engineer and can meet the city's standards provided they address the engineering comments. Staff are supportive of the increased impervious surface for the development.

Maximum building coverage in the R-3A district is 20%. The plans as proposed show coverage of 15%, not exceeding the maximum allowed.

STREETS

The Preliminary Plat will provide right-of-way dedication for the public street system serving the plat, which includes 65th Street and Argenta Trail. The plat would provide for two accesses into the development: one connection onto Argenta Trail and a right-in and right-out access onto 65th Street.

All necessary rights-of-way for Argenta Boulevard (County Road 63) have already been acquired by Dakota County.

PARKS / TRAILS

The Parks and Recreation Advisory Commission reviewed the plat at their June 11th meeting and recommended the Park Dedication be addressed through a cash contribution.

Both streets provide for a sidewalk on one side of the street as required by the ordinance.

FLEXIBILITY REQUESTS

Previous sections of the report have covered some of the flexibility requests. This section provides a summary of all the flexibility requested:

1. Setbacks.
 - a) Building setbacks from right-of-way on the sidewalk side. Requires 20-feet. Request is for 17-feet throughout the development.

The Council has approved flexibility from street setbacks in several developments. With the proposed 53-foot-wide rights-of-way, there is still sufficient setback between the building and the street surface for the parking of vehicles in the driveway; however, longer vehicles may extend into the sidewalk area. Staff support the flexibility requests.

2. Impervious Surface Coverage.
 - a) Maximum allowed is 25% in the Shoreland Area. Proposed 36.4%.

Allowed with a Conditional Use Permit in the Shoreland Area but can be included as a flexibility within the PUD. The development can meet the additional stormwater management requirements for

the increased impervious surface. Staff support this flexibility request.

3. Undisturbed Open Space.

- a) 50% of the required 20% open space requirement. Proposed 12.6%.

The developer is proposing to provide less than the required amount of undisturbed open space. However, they are providing almost double the amount of open space required at 39%. They are also meeting all the Shoreland Open Space requirements. Staff support this flexibility request.

4. Units per Building.

- a) Maximum of 4 units per building is allowed. Proposed maximum of 6 units per building.

The developer is proposing to provide townhome building with up to 6 units per building. This exceeds the 4 units per building maximum allowed in the Zoning Code. The grading on the site is challenging to accommodate the density and allowing for 6 unit buildings grants for the flexibility to work better with the grading and have an increased density. Staff support this flexibility request.

LANDSCAPING / TREE PRESERVATION

The developer has provided a tree inventory of the site. The City Code allows tree removal of 40% for multiple family. The code allows removal beyond the threshold but requires replacement of those trees over the limit. Grading for the building pads and stormwater basin will remove all the existing trees. There are 2,133 caliper inches of trees on site. A total of 674 caliper inches is required to be replaced. The applicant is proposing to replace 675 caliper inches as part of the development.

The landscape plan provides for street trees and landscaping throughout. Landscaping is also concentrated along the perimeter boundaries of the site. A total of 119 overstory trees are required as part of the landscaping obligation for the townhomes in the code. The total planting for the development is 299 overstory trees, 34 ornamental trees and 476 shrubs, which complies with the landscaping requirement and accommodates the tree replacement requirement.

WETLANDS

A Wetland Delineation Report has been done for the site and has been approved through the Wetland Conservation Act (WCA) review process. The plans show a 0.2-acre impact on a smaller wetland on the site and this requires a Wetland Mitigation Plan to be prepared and approved through the WCA review process. A condition is part of this report to require a mitigation plan be approved as part of the final plans.

GRADING, DRAINAGE, STORMWATER AND UTILITIES

Engineering has reviewed the plans and has also sent them to other city consultants for review. Engineering review is ongoing at this point and any needed conditions should be part of the approval.

FIRE AND POLICE REVIEW

Fire and Police staff received the plans and did not provide any comments.

PARKING

Based on the parking requirements in the Northwest Area, 2.0 parking spaces are required per townhome unit. The plans provide for a total of 476 parking spaces, including garages and driveways. There are 15 spaces provided in front of the clubhouse. An additional 19 guest parking spaces have been provided throughout the site, which meets the 20 guest parking spaces required. Parking standards have been met.

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 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 Planning Commission finds the application acceptable, the Commission should make the following recommendations:

- Approval of the Preliminary Plat and Preliminary PUD subject to the following conditions:
 1. Prior to Final Plat and plan approval, the Final Grading, Drainage, and Erosion Control, Street Plans and Utility Plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.
 2. The PUD shall be approved with the following specific standards:
 - a) Building setbacks from right-of-way on sidewalk side shall be 17-feet.
 - b) Impervious surface coverage for the site shall be allowed at 37% for the entire site.
 - c) Undisturbed Open Space shall be allowed to be 12.6% (0.52 acres).
 - d) Units per Building shall be allowed a maximum of 6 units per building.
 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 the boundaries of open space areas. The final PUD plans must show the location of the marker posts.
 5. The Homeowner's Association will be responsible for the maintenance of the open space. An Open Space Easement Agreement will be prepared and will be approved with the final plat. The City Attorney will review the Homeowner's Association documents to make sure they address this condition.
 6. Park Dedication shall be made in the form of a cash contribution based on the recommendation of the Parks and Recreation Advisory Commission.
 7. The developer shall be responsible for ensuring the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading.
 8. Prior to execution of the plat by the City and prior to recording of the plat with Dakota County, the Developer must pay the City Utility Plat Connection Fees consisting of a Water Utility Fee, Sanitary Sewer Utility Fee and Stormwater Sewer Utility Fee according to the formulas adopted by City Ordinance.
 9. The Developer and Owner shall enter into a Development Contract with the City.

10. Street lighting shall be required along all public streets. The Street Lighting Plans shall be approved by the City prior to installation.

11. Prior to City Council approval of Final Plans, Wetland Mitigation Plans must be submitted, reviewed and approved through the Wetland Conservation Act (WCA) approval process.

B. Denial. If the Planning Commission does not favor the Preliminary Plat and Preliminary PUD, 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

The project complies with all performance standards of the Northwest Area except for the flexibility requested.

Staff are supportive of the flexibility requests and would recommend Approval of the requests as presented with the conditions listed.

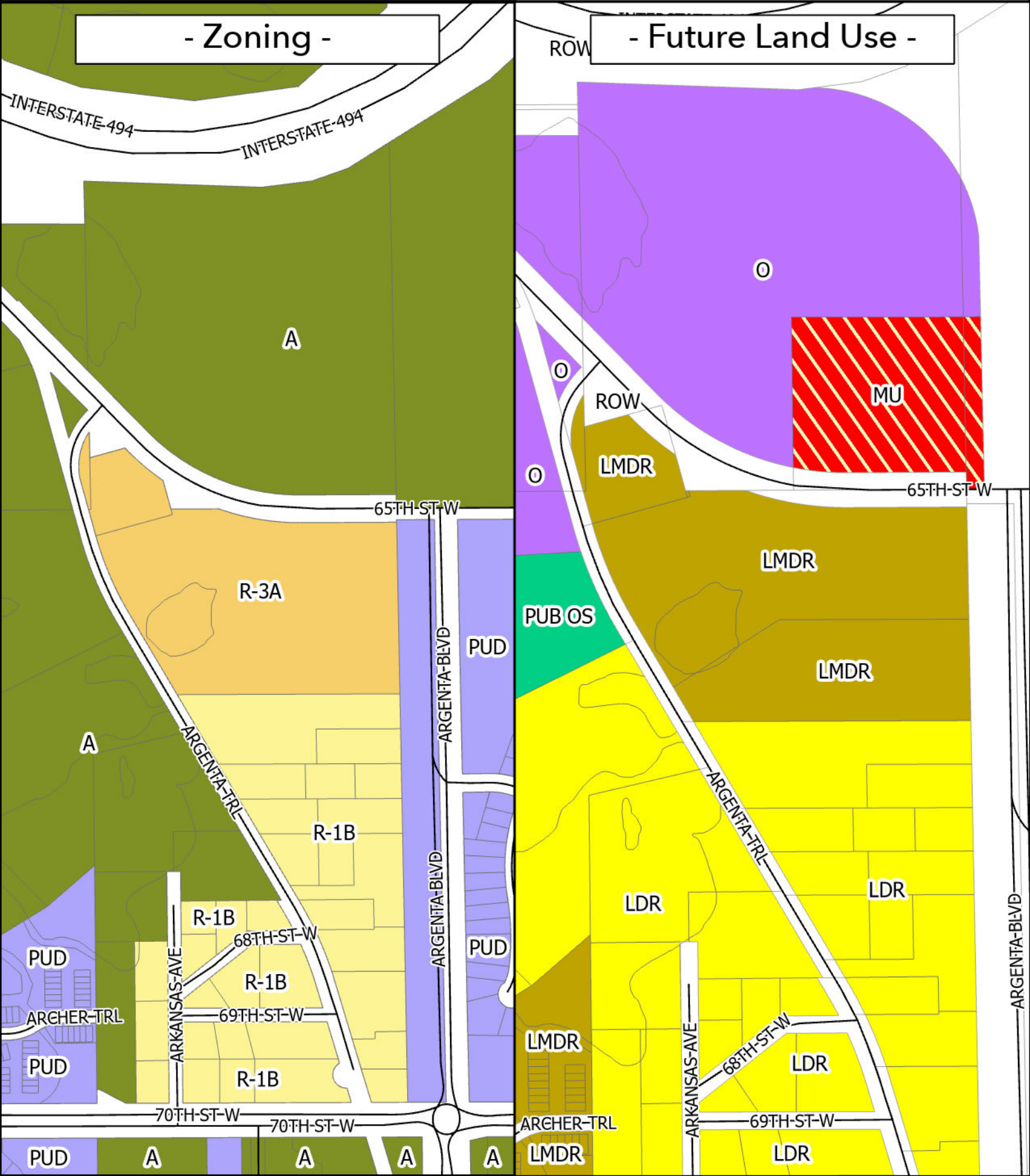
ATTACHMENTS

1. Zoning Map & Future Use Map
2. Application Narrative
3. Civil Plans
4. Landscape Plans
5. Building Elevations
6. Dakota County Comment Letter



Nord 61

Existing Zoning and FLU



NORD 61°

Project Narrative Supporting Preliminary Plat and
Preliminary Planned Unit Development Application

May 1, 2025

Applicant:
Ace Land Holdings, LLC

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- Tab 7: Preliminary Development Plan (Electronic Plan Set)
- Tab 8: Preliminary Plat
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I. INTRODUCTION

Ace Land Holdings, LLC (“Applicant”), is the fee owner and developer of parcels 200060052011 and 200060025012 (collectively, the “Property”). *See Tab 1* (location map). The Applicant proposes to develop approximately 119 multi-family residential townhome/rowhome rental units on the property creating an intimate neighborhood setting with ample shared amenities (collectively, the “Project”). *See Sheet A000*.

The Applicant has taken great care in planning the Project to consider and implement the various public interest goals and objectives set forth in the City’s 2040 Comprehensive Plan, Zoning Code, and the NW Area Overlay Ordinance, including, without limitation, developing a site plan that balances the City’s goals for increased density with providing a natural transition between single family development to the South of the site and higher-density development planned for the property to the North, as well as maintaining a lower-density buffer and natural vegetative screening along the Southern boundary of the Property that is shared with a neighboring single family home.

II. PROJECT DESCRIPTION AND REQUESTED APPROVALS

A. The Property

The Project will be developed on the following real property in the City of Inver Grove Heights, County of Dakota, State of Minnesota, described as follows:

Parcel 200060052011

That part of the East one-half of the Southwest Quarter (E 1/2 of SW 1/4) of Section 6, Township 27, Range 22, Dakota County, Minnesota; lying north of the south 1831.00 feet of said East one-half; and lying Easterly of the center line of Argenta Trail (County State Aid Highway No. 63), formerly known as Sun Fish Lake Road, except any part thereof lying within the following described parcel: That part of the East One-half of the Northwest Quarter (E 1/2 of NW 1/4) and the East one-half of the Southwest Quarter (E 1/2 of SW 1/4) of Section 6, Township 27, Range 22, Dakota County, Minnesota, described as follows: Beginning at the southwest corner of said East one-half of the Northwest Quarter (E 1/2 of NW 1/4); thence North 01 degrees 41 minutes 22 seconds West, bearing assumed, along the West line of said East one-half of the Northwest Quarter (E 1/2 of NW 1/4), a distance of 222.44 feet; thence North 74 degrees 01 minutes 10 seconds East, a distance of 277.08 feet; thence South 15 degrees 58 minutes 50 seconds East, a distance of 330.00 feet; thence South 74 degrees 01 minutes 10 seconds West, a distance of 362.49 feet to the West line of said East one-half of the Southwest Quarter (E 1/2 of SW 1/4); thence North 01 degrees 03 minutes 18 seconds West, along said West line to the point of beginning.

Parcel 200060025012

That part of the East 1/2 of the Northwest 1/4 and the East 1/2 of the Southwest 1/4, Section 6, Township 27, Range 22, Dakota County, Minnesota described as follows: Beginning at the Southwest corner of said East 1/2 of the Northwest 1/4; Thence North 1 Degree 41 Minutes 22 Seconds West, Bearing Assumed, Along the West line of said East 1/2 of the Northwest 1/4, a

Distance of 222.44 Feet; Thence North 74 Degrees 01 Minute 10 Seconds East a Distance of 277.08 Feet; Thence South 15 Degrees 58 Minutes 50 Seconds East a Distance of 330.0 Feet; Thence South 74 Degrees 01 Minute 10 Seconds West a Distance of 362.49 Feet to the West Line of Said East 1/2 of the Southwest 1/4; Thence North 1 Degree 03 Minutes 18 Seconds West Along Said West Line to the Point of Beginning, Dakota County, Minnesota.

AND

That Part of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section Six (6), Township Twenty-Seven (27), Range Twenty-Two (22), Dakota County, Minnesota, Described as Follows: Beginning at the Northeast Corner of Said Northwest 1/4 of the Southwest 1/4, thence westerly along the North line of Said Northwest 1/4 of the Southwest 1/4 to the Centerline of C.S.A.H. Number 63, thence southeasterly along centerline a Distance of 126.34 feet, thence northeasterly at a right angle to the East line of said Northwest 1/4 of Southwest 1/4, thence northerly along said East Line to the Point of Beginning, Dakota County, Minnesota.

B. **Comprehensive Plan**

By action of the City Council on March 24, 2025, the northern portion of parcel 200060052011 was re-guided from Medium Density Residential (MDR) to Low-Medium Density Residential (LMDR). Parcel 200060025012 was re-guided from Office (O) to Low-Medium Density Residential (LMDR). The entirety of the Property is therefore now guided for Low-Medium Density Residential (LMDR) development with a permitted density of 4-8 residential units per acre. *See Sheet L001.* Metropolitan Council consent to the foregoing Comprehensive Plan amendments is pending.

C. **Zoning**

By action of the City Council on March 24, 2025, the entirety of the Property was rezoned from Agricultural use to R-3A Multiple-Family Residential. Adjacent property zoning is identified on **Sheet L001**.

D. **Overlay Districts**

The Property is located entirely within the Northwest Area Overlay District. The Property is also covered, in part, by a Shoreland Overlay district. *See Tab 2.*¹ In accordance with Section 10-13B-18(F), a tiered density evaluation is set forth on **Sheets C201-C202**.

A. **Preliminary Plat**

A draft preliminary plat is attached at **Tab 8**.

B. **General Development Plan**

The Applicant's general plan for development is set forth at **Tab 7** (electronic plan set).

¹ Reference Natural Environmental Lake 19-54 P and Recreational Development Lake 19-36 P.

C. **Development Capacity Plan**

In accordance with Section 10-13J-5(E), the Applicant has completed a development capacity estimate set forth at **Tab 5**. *See also Sheet L001*.

D. **Natural Area/Open Space Plan**

The Applicant's open space plan and net area calculations are set forth on **Sheets L001-L002**.

E. **Wetland Replacement Plan**

In accordance with the December 15, 2021, Notice of Decision (wetland delineation) attached at **Tab 6**, there is currently a 0.2 acre wetland ("Wetland 7") within the area to be developed as a stormwater retention pond. *See Sheet C200*. The original source of water that drained to this location was eliminated by the construction of 65th Street West along the Northern boundary of the Property.² Upon City approval of the Project development plan, Applicant will undertake to purchase credits through the Minnesota wetland banking program for purposes of mitigating the alteration of Wetland 7.

F. **Tree Preservation and Reforestation Plan**

The Applicant's tree preservation and reforestation plan is set forth on **Sheets L003-L101**.

G. **Landscape Plan**

The Applicant's landscape plan is set forth on **Sheets L101-L500**.

H. **Staging Plan**

The Applicant's preliminary staging plan is attached at **Tab 4**. Subject to market conditions, the Applicant currently intends to commence mass grading, site work, utilities, and road construction in the 2025-26 timeframe. In this preliminary site work phase, the Applicant intends to complete all access and road improvements; provided, however, that the final course of asphalt will not be installed in areas where construction of residential dwellings has not been completed. Following completion of the site work, the Applicant currently intends to develop the vertical residential improvements in two separate phases. Phase 1 will include development of the Clubhouse, outdoor amenity areas, and approximately 61 residential units. Phase 2 will include development of the remaining approximately 59 residential units. Depending upon market conditions and construction seasons, total development of the Property is currently anticipated to take three to four years from receipt of approvals, permits, and financing.

I. **Stormwater Management**

The Property is located within the Northwest Area Overlay district requiring the residential development's stormwater to be managed on-site. The Applicant's stormwater management report

² Dakota County Projects 26-54 and 63-27.

is attached at **Tab 9**. *See also* **Sheets C420-C426**.

J. **Typical Architectural Plans**

Typical architectural floor plans and elevations are set forth on **Sheets A101-A454**.

K. **Parking**

In accordance with Section 10-15A-3, the Project is planned to include parking capacity in excess of City requirements. Each residential unit will include a two-car garage and two off-street driveway spaces for a total of four spaces (2 spaces per unit are required). The Project will also include 34 separate guest parking spaces (a total of 20 are required). *See* **Sheet C200**.

L. **Neighborhood Meeting**

In accordance with Section 11-2-2, a neighborhood meeting was conducted April 17, 2025. Written notice was provided to property owners within 350 feet of the Property. Public comments and a summary of testimony received by the Applicant are set forth at **Tab 3**.

M. **Park Dedication**

Due to the limited area available for development within the Property, the Applicant will be unable to dedicate land for public use. In accordance with Section 11-4-2, the Applicant requests approval to make a cash in lieu contribution to the park acquisition and development fund.

N. **Request for Exception to Building Unit Size**

In accordance with Section 10-9C-1(A), multiple-family residential buildings are limited to no more than four dwelling units within the R-3A Multiple-Family Residential zoning district. To satisfy the City's minimum density requirements and policy objectives within the Northwest Area Overlay district (*see* Table 13J-1), the Applicant requests an exception from this provision to construct buildings with up to seven dwelling units. *See* **Sheet A000** (Buildings 1-5, 8, 20, 22, 26 and 27 are currently planned to include greater than four units per building).

O. **Request for Connection Charge Reductions**

In accordance with recent similar approvals by the City Council, the Applicant requests that certain disproportionate connection fees applicable in the Northwest Area Overlay district be reduced (*i.e.*, normalized) to match the fee structure applicable to property outside of the Northwest Area Overlay district. Specifically, the Applicant requests a corresponding reduction in the Water Connection Fees (Plat & Building Permit), Sewer Connection Fees (Plat & Building Permit), and Stormwater Connection Fees (Plat).

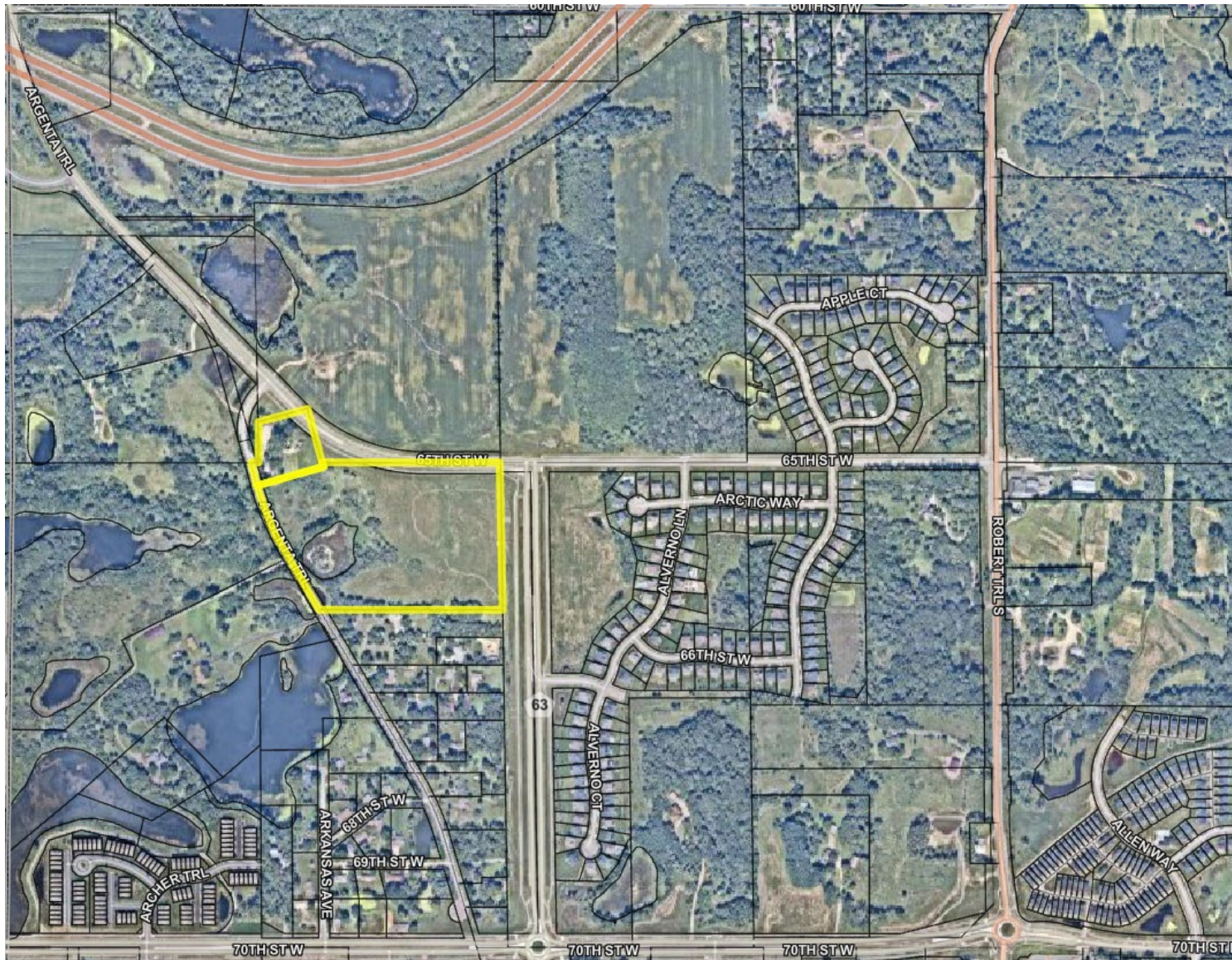
Fee	Land Outside the Northwest Area (R-3A zoning)	Land Inside the Northwest Area (R-3A zoning)
Water Plat Connection Fee	\$1,895.00 multiplied by a density factor of 3.5 multiplied	\$1,505.00 multiplied by a density factor of 4.0 multiplied

	by net developable acres	by the net developable area
Water Building Permit Connection Fee	\$1,115.00 per SAC unit	\$4,095.00 per SAC unit
Sanitary Sewer Plat Connection Fee	\$1,895.00 multiplied by a density factor of 3.5 multiplied by net developable acres	\$2,710.00 multiplied by a density factor of 4.0 multiplied by the net developable area
Sanitary Sewer Building Permit Connection Unit Fee	\$640.00 per SAC unit	\$7,310.00 per SAC unit
Stormwater Plat Connection Fee	\$9,805.00 per net developable acre	Base charge of \$9,805.00 plus a NWA surcharge of \$7,230.00 per net developable acre

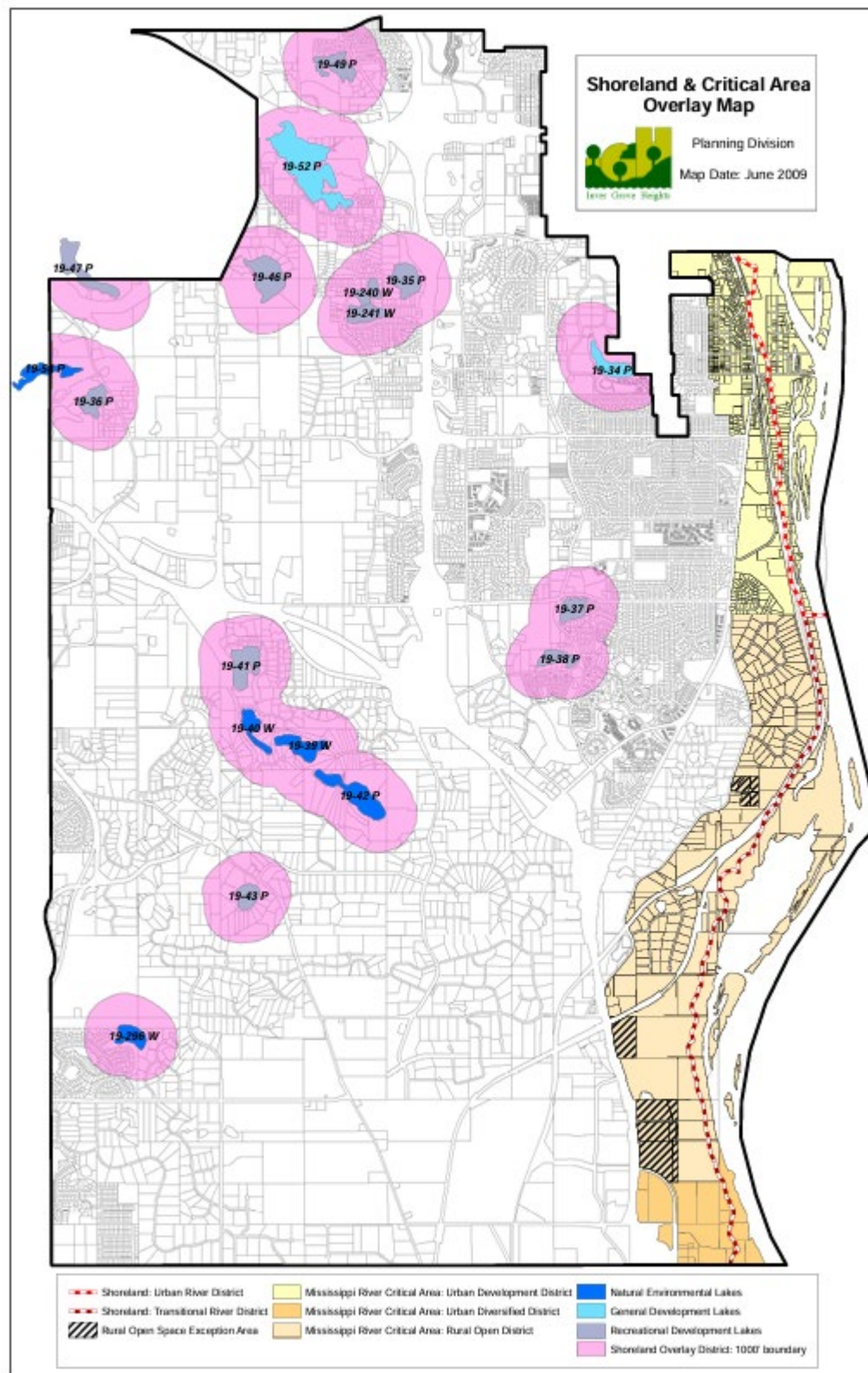
III. CONCLUSION

We look forward to working with the City to complete review of this application. Thank you for your consideration of our proposal.

Tab 1: Location Map



Tab 2: Shoreland Overlay Map



Tab 3: Neighborhood Meeting Comments

Household	Address	City/State/Zip Code	4/17 Townhall Comments
ACE IN THE HOLE REAL ESTATE	PO BOX 4661	ROCHESTER MN 55903	
STATE OF MN - DOT	395 JOHN IRELAND E	SAINT PAUL MN 55155	
COLE ENTERPRISES INC	6351 ARGENTA TRL	INVER GROVE HEIGHTS MN 55077	- Interested about utility plan and connection to the West.
ACE LAND HOLDINGS LLC	2685 VIKINGS CIR STE	EAGAN MN 55121	
COUNTY OF DAKOTA	14955 GALAXIE AVE	APPLE VALLEY MN 55124	
RBG LLC	14680 MAY AVE	STILLWATER MN 55082	
			-We would appreciate trees and/or fencing for a buffer - It would be nice to have a greater set back than 30' - Please provide a buffer/fence along our property and the townhome line. The style of the townhomes does not fit with out neighborhood.
MARK & DEBORAH VAN	6660 ARGENTA TRL	INVER GROVE HEIGHTS MN 55077	
JOHN & PATRICIA TODD	6689 ARGENTA TRL	INVER GROVE HEIGHTS MN 55077-2208	
			Concerns: - Screening insufficient to existing properties (planned berms need to be added) - Compromising existing wetlands - Architecture does not fit the area - too industrial looking - Conjested traffic is concern - Distance proposed houses are from existing residents - Density - Noise - crime with lower tier rentals - Rentals reduce surrounding property values Details are lacking with site + landscape plan - Animals pushed out of the area - Pollution of existing wetlands- too much impermeous surfaces
CHAD J & CHRISTINE M HAGMAR	6710 ARGENTA TRL	INVER GROVE HEIGHTS MN 55077	- 612.998.3207
			Concerns: - Concerned about the traffic + noise levels - Love the look of the clubhouse- could homes look more like clubhouse? - Are you looking to acquire properties south on Argenta in the future? - Wish they were owner occupied homes.
MARK & MARIA GILLESPIE	6712 ARGENTA TRL	INVER GROVE HEIGHTS MN 55077	
BRYAN & TRACY ZAHN	6714 ARGENTA TRL	INVER GROVE HEIGHTS MN 55077-2209	
			- Concern that they are low-end rentals. Would feel more comfortable if they were high end rentals or owner occupied. - The 3story townhomes need some TLC. The design should be closer to the clubhouse - Concerns about Old Argenta "dead end" that dirt road maybe shouldn't be a pass through
JOSEPH BLACKFELNER & ERIN H	6736 ARGENTA TRL	INVER GROVE HEIGHTS MN 55077	
ELLA DEYEVA	6743 ARGENTA TRL	INVER GROVE HEIGHTS MN 55077	
Others not included on radius report:			
			- This development has an enormous impact on the 6660 Argenta property. Things like privacy fencing, berms, tree rows and grading would be greatly appreciated to minimize the impact to the neighbors to the south. And being mindful of the building height.
KYLE VAN	6818 Argenta Trail		
General Comments Heard:			
- Owner occupied preferred over rentals			
- Southern setback/buffer concerns			
- Traffic congestion and access concerns from 65th to the south			
- Rowhomes look boxy/industrial, doesn't fit the neighborhood			
- Stormwater drainage concerns for properties to the S/W			
- Grading and landscape plan lacks detail			

NAME: Hagman Chad + Christine
ADDRESS: 6710 Argenta Trail
PHONE: 612 998-3207



MV VENTURES
NORD 61°

COMMENTS:

- * Concerns *
- Screening insufficient to existing Properties (Planted Berms need to be added)
 - Compromising existing wetlands
 - Architecture does not fit the area - too industrial looking
 - Congested traffic
 - Distance proposed houses are from existing residents
 - Density
 - Noise - crime with lower tier rentals
 - Rentals reduce surrounding property values
 - Details are lacking with site + landscape plan
 - Animals pushed out of the area
 - Pollution of existing wetlands - too much impervious surfaces

NAME: Mark + Maria Gillespie
ADDRESS: 6712 Argenta Trail
PHONE: 651-494-7042



MV VENTURES
NORD 61°

COMMENTS:

Concerned about the traffic + noise levels.
Love the look of the clubhouse! Could homes look more like them?
Are you looking to acquire properties south on Argenta in the future?
Wish they were owner occupied homes.

NAME: Mark & Deb Van
ADDRESS: 6660 Argenta Trl
PHONE: 651-452-1699



COMMENTS:

We would appreciate trees and/or fencing for a buffer.
It would be nice to have a greater setback
than ~~30~~ 30 feet.

NAME: Kyle Van
ADDRESS: 6818 Argenta Trail
PHONE: 651-231-2126



COMMENTS:

This development has an enormous impact on the 6660 Argenta property.
Things like privacy fencing, berms, tree rows & grading would be
greatly appreciated to minimize the impact to the neighbors
to the south. And being mindful of the building
height.

NAME: Deb + Mark Van
ADDRESS: 16660 Argenta
PHONE: 1051-452-1699



MV VENTURES
NORD 61°

COMMENTS:

Please provide a buffer / fence
along our property at the
townhouse line.

The style of the townhouses does NOT
fit with our Neighborhood.

NAME: Evin
ADDRESS: 16736 Argenta
PHONE: _____



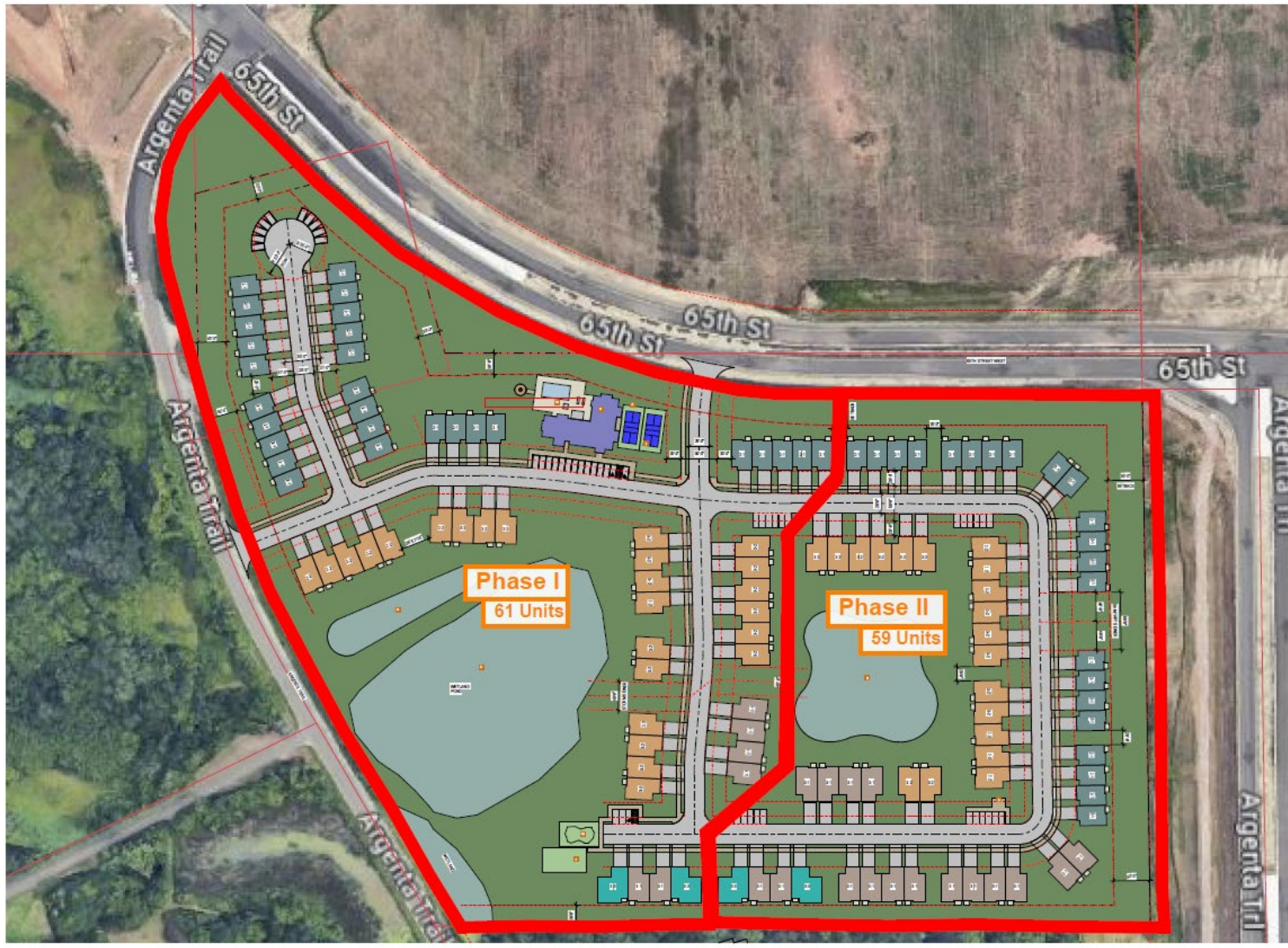
MV VENTURES
NORD 61°

COMMENTS:

- ~~concern~~ that they are low end rentals
- The 3 story townhomes need some TLC.
The design should be closer to the
Clubhouse
- concerns about old Argenta "dead end"
that dirt road maybe shouldn't be a
pass through.
- concerns about exiting old Argenta
onto 165th - already dangerous

Would feel more comfortable
if it were high owner occupied
and rentals or

Tab 4: Preliminary Staging Plan



Tab 5: Development Capacity

2040 COMP PLAN (AMENDED)	COMP PLAN (Units/Acre)	ZONING (AMENDED)	OVERLAY DISTRICT	SHORELAND OVERLAY	ZONING (Units/Acre)	NET ACRES	NET SF	MIN LOT SIZE (SF/Unit)	MAX LOTS	MAX DENSITY (Units/Acre)	MIN DENSITY (Units/Acre)	MAX UNITS	MIN UNITS	PROPOSED UNITS	PROPOSED DENSITY (units/acre)
LMDR	4-8	R-3A	NW Area	Yes	4-8	2.14	93,182	5,445	17	8	4	17	9	13	6.07
LMDR	4-8	R-3A	NW Area	Partial	4-8	18.39	801,128	5,445	147	8	4	147	74	106	5.76
TOTALS						20.53	894,310		164			164	82	119	5.80

Tab 6: Notice of Decision (Wetland Delineation)

(SEE ATTACHED)

Tab 7: Preliminary Development Plan (Electronic Plan Set)

(SEE ATTACHED)

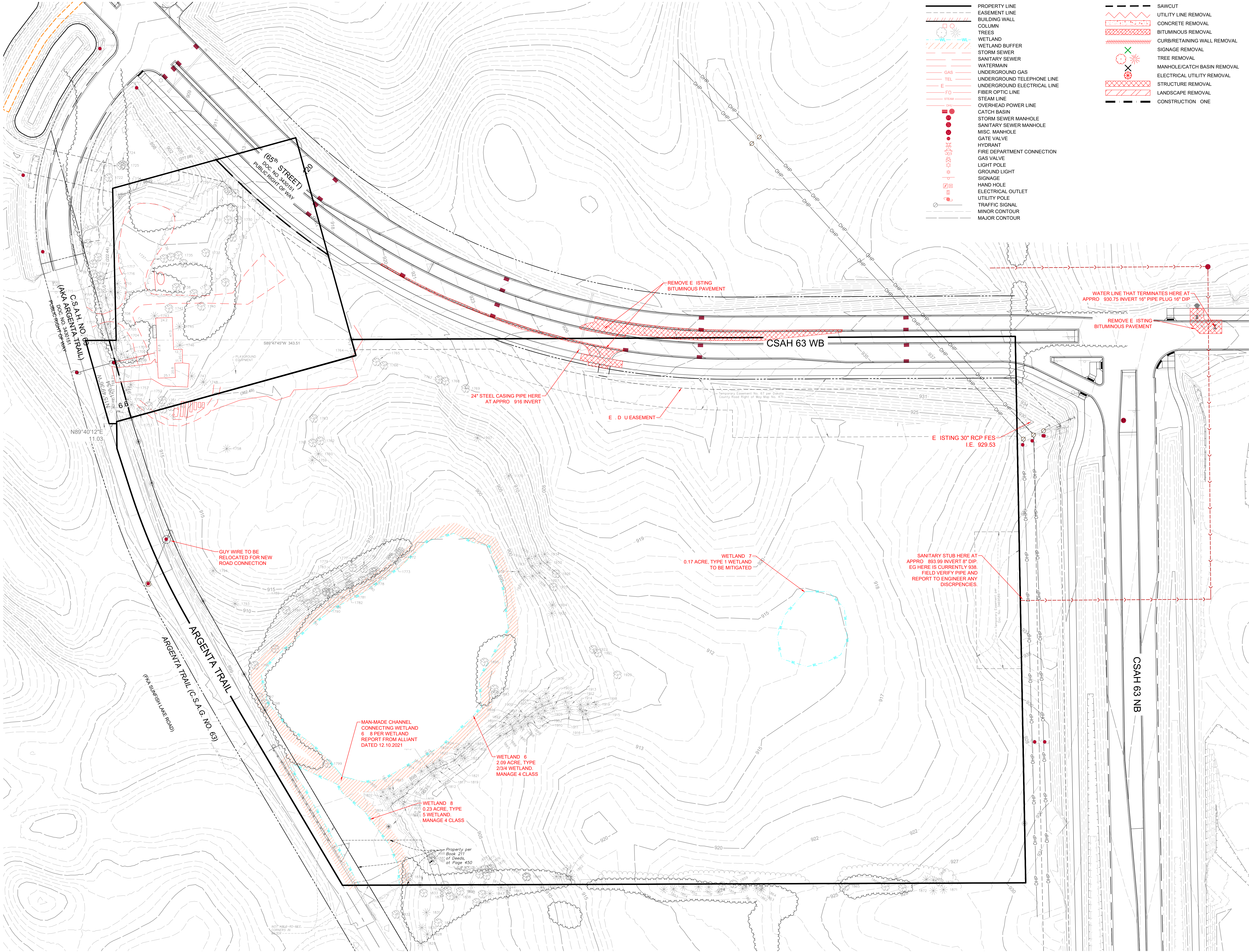
Tab 8: Preliminary Plat

(SEE ATTACHED)

Tab 9: Stormwater Report

(SEE ATTACHED)

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LEGEND	
E	ISTING FEATURES
	PROPERTY LINE
	EASEMENT LINE
	BUILDING WALL
	COLUMN
	TREES
	WETLAND
	WETLAND BUFFER
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	UNDERGROUND GAS
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRICAL LINE
	FIBER OPTIC LINE
	STEAM LINE
	OVERHEAD POWER LINE
	CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	MISC. MANHOLE
	GATE VALVE
	HYDRANT
	FIRE DEPARTMENT CONNECTION
	GAS VALVE
	LIGHT POLE
	GROUND LIGHT
	SIGNAGE
	HAND HOLE
	ELECTRICAL OUTLET
	UTILITY POLE
	TRAFFIC SIGNAL
	MINOR CONTOUR
	MAJOR CONTOUR

REMOVALS	
	SAWCUT
	UTILITY LINE REMOVAL
	CONCRETE REMOVAL
	BITUMINOUS REMOVAL
	CURB/RETAINING WALL REMOVAL
	SIGNAGE REMOVAL
	TREE REMOVAL
	MANHOLE/CATCH BASIN REMOVAL
	ELECTRICAL UTILITY REMOVAL
	STRUCTURE REMOVAL
	LANDSCAPE REMOVAL
	CONSTRUCTION ONE

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CONFLUENCE

Landscape Architect:
Confluence
530 North Third Street, Suite 120
Minneapolis, Minnesota 55401

0 50 100 FT
1 2 IN
DRAWING SCALES APPLY TO 22" 34" SHEETS

Project: Nord 61°
65th Street and Argenta Trail
Inver Grove Heights, MN 55077

Owner: Ace Land Holdings, LLC
2685 Vikings Circle, Suite 050, Eagan, Minnesota 55121

Project Number 2024-116
Date 2025.07.10

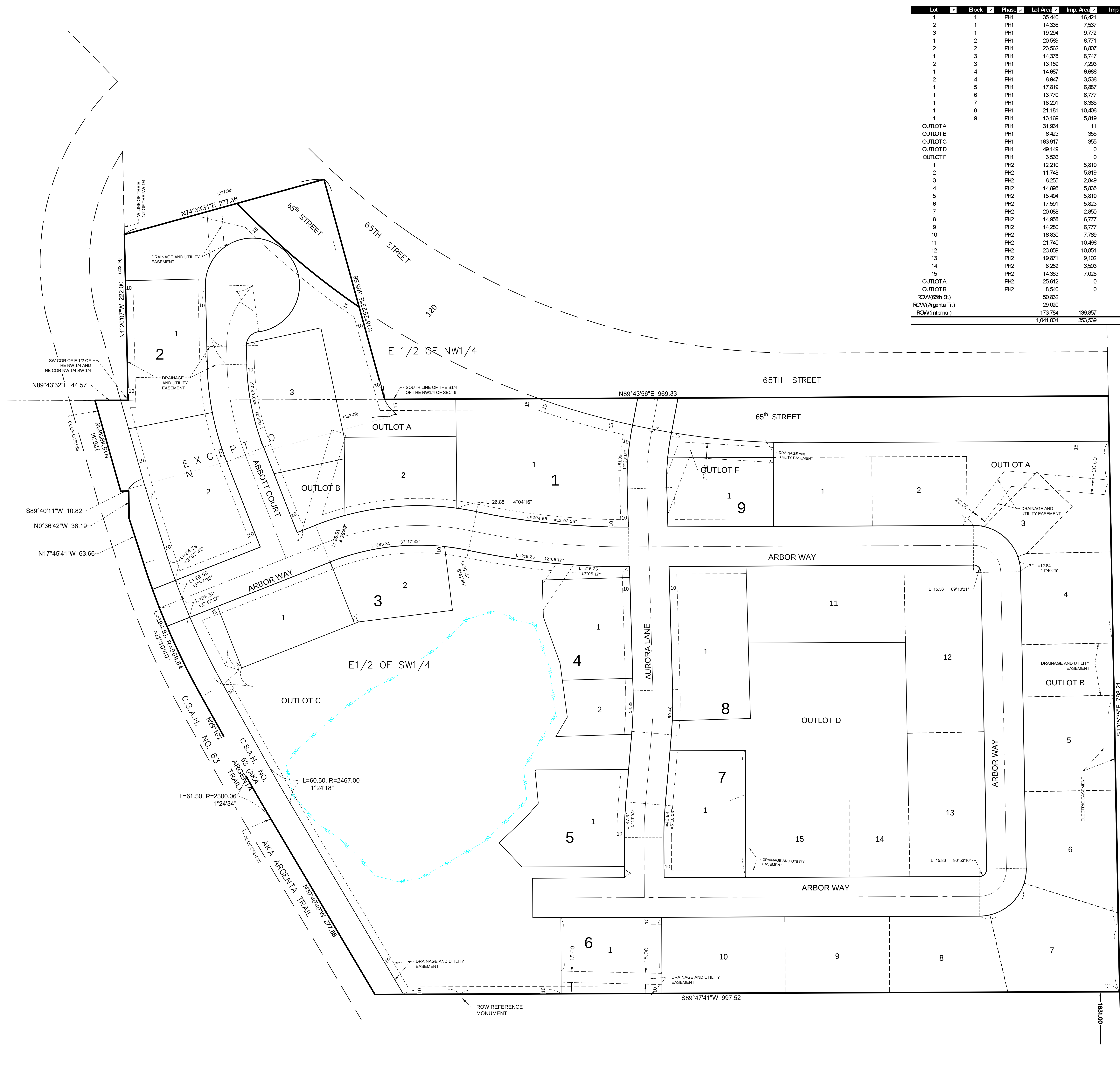
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E ISTING
CONDITIONS
DEMOLITION

C100

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Lot	Block	Phase	Lot Area	Imp. Area	Imp %	Building Area	Building %	Patio Area	Drwy Area	Sidewalk Area	Street Area
1	1	PH1	33.440	18.421	48.3%	6,047	17.1%	0	0	9,736	637
2	1	PH1	14,335	7,537	52.6%	5,504	38.4%	240	1,792		
3	1	PH1	19,294	9,772	50.6%	6,605	34.2%	288	2,879		
1	2	PH1	20,569	8,771	42.6%	6,605	32.1%	288	1,878		
2	2	PH1	23,562	8,807	37.4%	6,605	28.0%	288	1,914		
1	3	PH1	14,378	8,747	60.8%	6,707	46.6%	240	1,800		
2	3	PH1	13,189	7,293	55.3%	5,365	40.7%	192	1,735		
1	4	PH1	14,687	6,686	45.5%	5,365	36.5%	96	1,224		
2	4	PH1	6,947	3,536	50.9%	2,683	38.6%	192	661		
1	5	PH1	17,819	6,887	38.7%	5,365	30.1%	192	1,330		
1	6	PH1	13,770	6,777	49.2%	5,365	39.0%	192	1,219		
1	7	PH1	18,201	8,385	46.1%	6,355	34.9%	288	1,742		
1	8	PH1	21,181	10,406	49.1%	8,048	38.0%	192	2,166		
1	9	PH1	13,189	5,819	44.2%	4,403	33.4%	192	1,224		
OUTLOT A		PH1	31,964	11	0.0%	0	0.0%	0	0		
OUTLOT B		PH1	6,423	355	5.5%	0	0.0%	0	0		
OUTLOT C		PH1	183,917	355	0.2%	0	0.0%	0	0		
OUTLOT D		PH1	49,149	0	0.0%	0	0.0%	0	0		
OUTLOT F		PH1	3,566	0	0.0%	0	0.0%	0	0		
1		PH2	12,210	5,819	47.7%	4,403	36.1%	192	1,224		
2		PH2	11,748	5,819	49.5%	4,403	37.5%	192	1,224		
3		PH2	6,255	2,849	45.5%	2,102	33.6%	96	651		
4		PH2	14,865	5,535	39.2%	4,403	29.6%	192	1,239		
5		PH2	15,484	5,819	37.8%	4,403	28.4%	192	1,224		
6		PH2	17,591	5,823	33.1%	4,403	25.0%	192	1,227		
7		PH2	20,088	2,850	14.2%	2,102	10.5%	96	652		
8		PH2	14,958	6,777	45.3%	5,365	35.9%	192	1,219		
9		PH2	14,280	6,777	47.5%	5,365	37.6%	192	1,219		
10		PH2	16,830	7,769	46.2%	6,355	37.8%	192	1,222		
11		PH2	21,740	10,496	48.3%	8,048	37.0%	288	2,160		
12		PH2	23,059	10,851	47.1%	8,048	34.9%	288	2,160		
13		PH2	19,871	9,102	45.8%	6,707	33.8%	240	1,800		
14		PH2	8,282	3,503	42.3%	2,683	32.4%	96	724		
15		PH2	14,353	7,028	49.0%	5,365	37.4%	192	1,470		
OUTLOT A		PH2	25,612	0	0.0%	0	0.0%	0	0		
OUTLOT B		PH2	8,540	0	0.0%	0	0.0%	0	0		
ROW/(65th St.)			50,832			0	0.0%	0	0		
ROW/(Argenta Tr.)			29,020								
ROW/(internal)			173,784	139,857	80.5%	0	0.0%	0	18,328	18,597	102,932
			1,041,004	353,539	34.0%	155,173	14.9%	5,712	59,309	28,345	104,960

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1 2 IN
DRAWING SCALES APPLY TO 22" x 34" SHEETS

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2685 Vikings Circle, Suite 050, Eagan, Minnesota 55121

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Date 2025.03.27

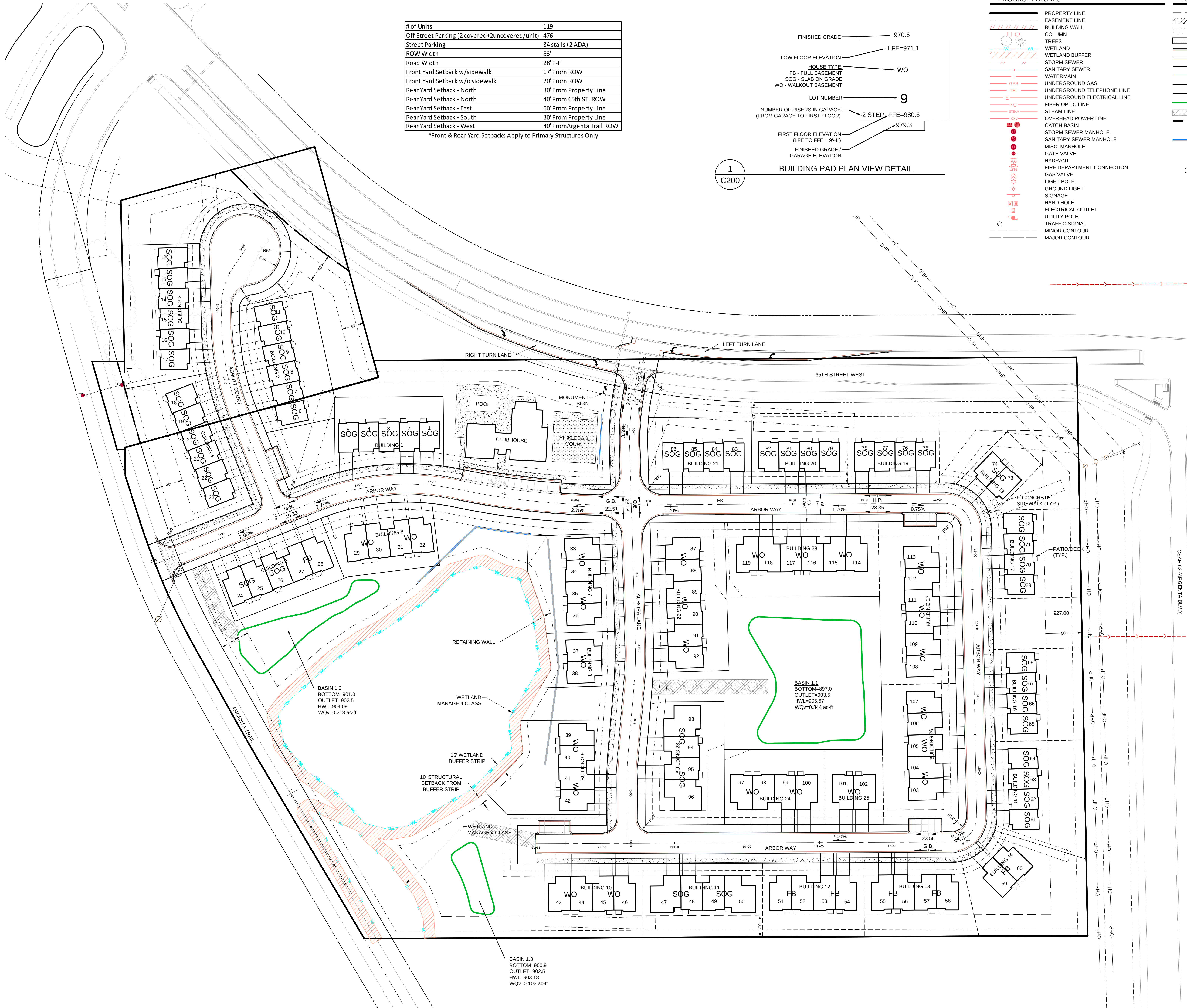
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PRELIMINARY PLAT

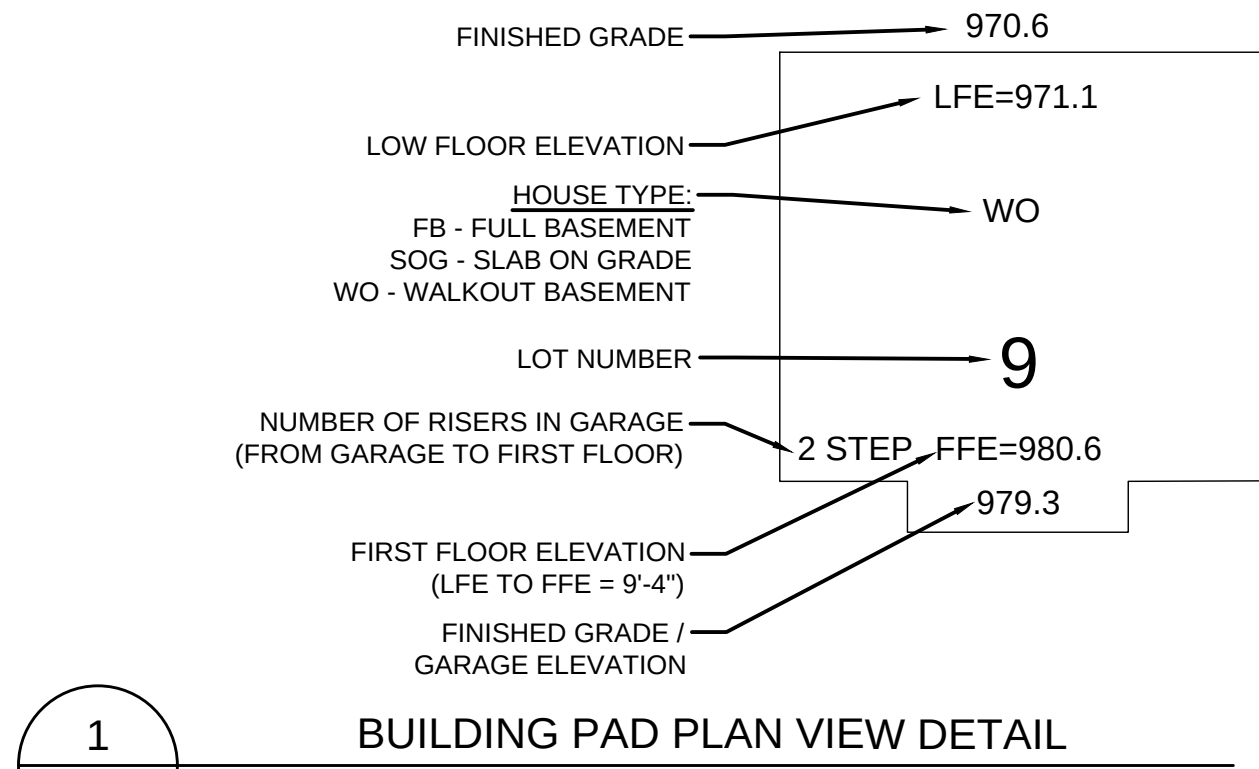
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# of Units	119
Off Street Parking (2 covered+2uncovered/unit)	476
Street Parking	34 stalls (2 ADA)
ROW Width	53'
Road Width	28' F-F
Front Yard Setback w/sidewalk	17' From ROW
Front Yard Setback w/o sidewalk	20' From ROW
Rear Yard Setback - North	30' From Property Line
Rear Yard Setback - North	40' From 65th ST. ROW
Rear Yard Setback - East	50' From Property Line
Rear Yard Setback - South	30' From Property Line
Rear Yard Setback - West	40' From Argenta Trail ROW

*Front & Rear Yard Setbacks Apply to Primary Structures Only



EXISTING FEATURES	PROPOSED FEATURES
PROPERTY LINE	SETBACK LINE
EASEMENT LINE	CONCRETE PAVEMENT
BUILDING WALL	CONCRETE WALK
COLUMN	BITUMINOUS TRAIL
TREES	B618 CURB AND GUTTER
WETLAND	SURMOUNTABLE CURB AND GUTTER
WETLAND BUFFER	ROAD CENTERLINE
STORM SEWER	GRADING EDGE
SANITARY SEWER	MAJOR CONTOUR
WATERMAIN	MINOR CONTOUR
UNDERGROUND GAS	STORMWATER BASIN
UNDERGROUND TELEPHONE LINE	STORMWATER BASIN ACCESS (10% MAX. SLOPE)
UNDERGROUND ELECTRICAL LINE	CONSTRUCTION ZONE
FIBER OPTIC LINE	TREE
STEAM LINE	RETAINING WALL
OVERHEAD POWER LINE	
CATCH BASIN	
STORM SEWER MANHOLE	
SANITARY SEWER MANHOLE	
MISC. MANHOLE	
GATE VALVE	
HYDRANT	
FIRE DEPARTMENT CONNECTION	
GAS VALVE	
LIGHT POLE	
GROUND LIGHT	
SIGNAGE	
HAND HOLE	
ELECTRICAL OUTLET	
UTILITY POLE	
TRAFFIC SIGNAL	
MINOR CONTOUR	
MAJOR CONTOUR	

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Project: Nord 61°

Owner: Ace Land Holdings, LLC
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Project Number 2024-116
Date 2025.07.10

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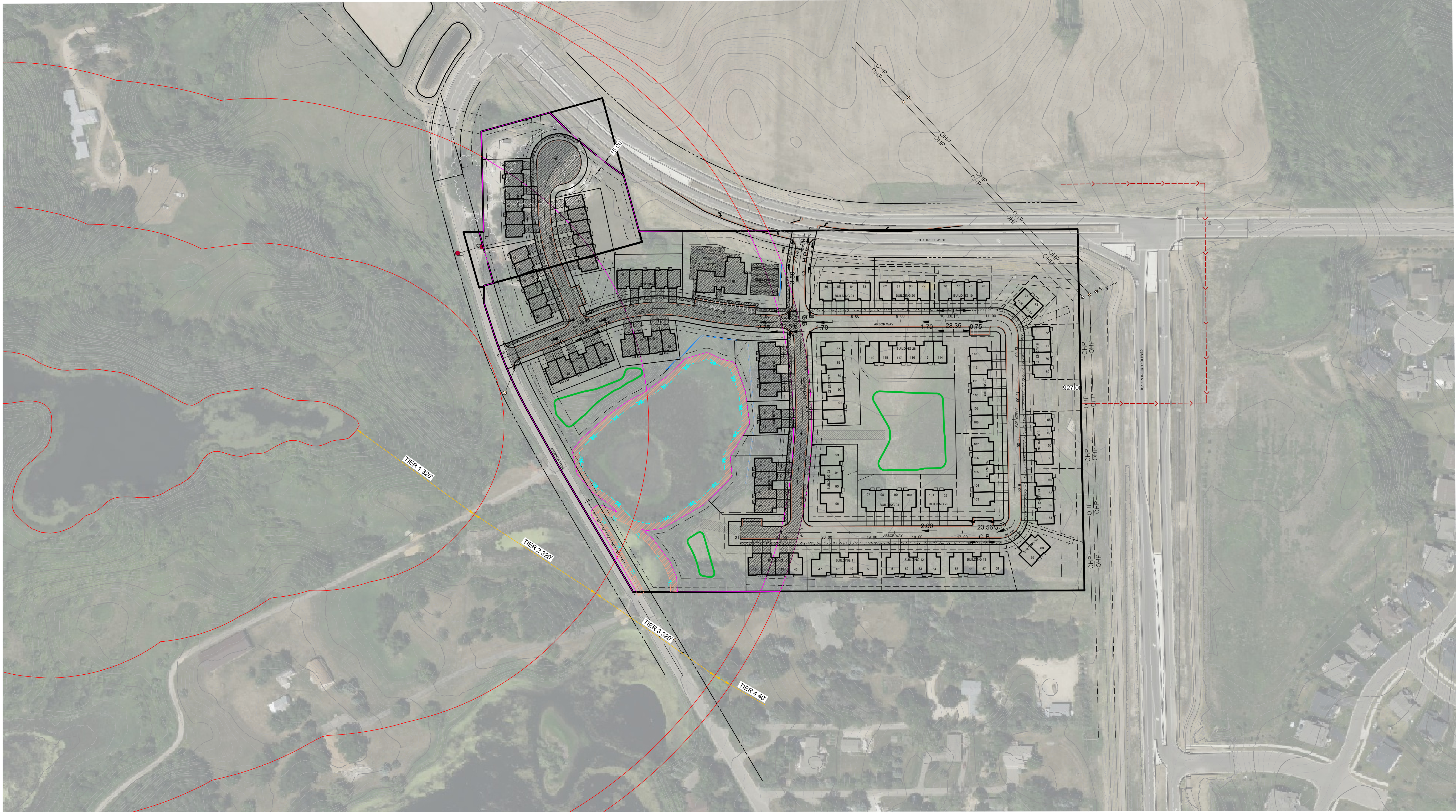
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SITE PLAN

C200

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Natural Environmental Lakes

Tier	Tier Depth (feet)	Total Area	Unsuitable Area	Suitable Area	Min. Single Residential Lot Size	Base Density	Bonus Density Factor	Total Allowable Units	Adjusted Allowable Units	Proposed Units	Units Transferred to Next Tier	Clubhouse SF	Impervious Surface	Impervious Surface %
1	320	0	0	0	20,000	0.000	50%	0.0	0.0	0.0	0.0		0	0.0%
2	320	180,912	35,173	145,739	20,000	7.287	100%	14.6	14.6	15.0	0.0		55,778	30.8%
3	320	314,769	79,629	235,140	20,000	11.757	200%	35.3	35.3	23.0	12.3	5,270	87,147	27.7%
4	40	32,848	0	32,848	20,000	1.642	200%	4.9	17.2	1.5	15.7		22,829	69.5%
	1,000	528,529	114,802	413,727		20.686		54.8	67.0	43.5			165,754	31.4%

NOTE:
PROPOSED IMPERVIOUS SURFACE OUTSIDE OF EITHER THE RECREATIONAL DEVELOPMENT LAKES OR NATURAL ENVIRONMENTAL LAKES SHORELAND OVERLAY DISTRICTS IS 20,161-sf (0.463-ac) WHICH IS 23.5% OF THE TOTAL 85,913-sf (1.972-ac) AREA.

LEGEND	
E ISTING FEATURES	PROPOSED FEATURES
PROPERTY LINE	SETBACK LINE
EASEMENT LINE	CONCRETE PAVEMENT
BUILDING WALL	CONCRETE WALK
COLUMN	BITUMINOUS TRAIL
TREES	B&B CURB AND GUTTER
WETLAND	SURMOUNTABLE CURB AND GUTTER
WETLAND BUFFER	ROAD CENTERLINE
STORM SEWER	GRADING EDGE
SANITARY SEWER	MAJOR CONTOUR
WATERMAIN	MINOR CONTOUR
UNDERGROUND GAS	STORMWATER BASIN
UNDERGROUND TELEPHONE LINE	STORMWATER BASIN ACCESS (10 MA .SLOPE)
UNDERGROUND ELECTRICAL LINE	CONSTRUCTION ONE
FIBER OPTIC LINE	TREE
STEAM LINE	RETAINING WALL
OVERHEAD POWER LINE	
CATCH BASIN	
STORM SEWER MANHOLE	
SANITARY SEWER MANHOLE	
MISC. MANHOLE	
GATE VALVE	
HYDRANT	
FIRE DEPARTMENT CONNECTION	
GAS VALVE	
LIGHT POLE	
SIGNAGE	
GROUND LIGHT	
HAND HOLE	
ELECTRICAL OUTLET	
UTILITY POLE	
TRAFFIC SIGNAL	
MINOR CONTOUR	
MAJOR CONTOUR	
	B&B C G GUTTER ELEVATION
	SURMOUNTABLE C G GUTTER ELEVATION

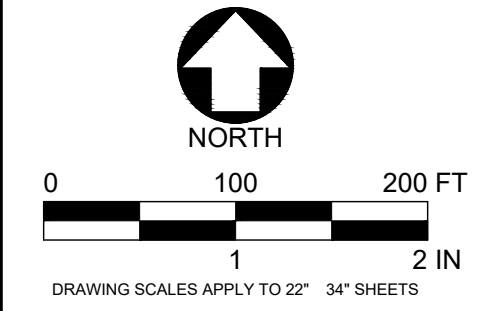
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Project:
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Inver Grove Heights, MN 55077

Owner:
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2685 Vikings Circle, Suite 050, Eagan, Minnesota 55121

Project Number **2024-116**

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SHORELAND
OVERLAY NATURAL
ENVIRONMENTAL
LAKES

C201

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Recreational Development Lakes

Tier	Tier Depth (feet)	Total Area	Unsuitable Area	Suitable Area	Min. Single Residential Lot Size	Base Density	Bonus Density Factor	Total Allowable Units	Adjusted Allowable Units	Proposed Units	Units Transferred to Next Tier	Clubhouse SF	Impervious Surface	Impervious Surface %
1	267	46,795	22,238	24,557	15,000	1.637133	50%	2.5	2.5	0	2.5		1	0.0%
2	267	198,328	78,043	120,285	15,000	8.019000	100%	16.0	18.5	14	4.5		45,268	22.8%
3	267	345,708	14,527	331,181	15,000	22.078733	200%	66.2	70.8	46.5	24.3	3,849	146,185	42.3%
4	199	287,598	0	287,598	15,000	19.173200	200%	57.5	81.8	45.5	36.3	1,421	128,671	44.7%
		1,000	878,429	114,808	763,621			50.908067	142.2	173.6	106		320,125	36.4%

NOTE:
PROPOSED IMPERVIOUS SURFACE OUTSIDE OF EITHER THE RECREATIONAL DEVELOPMENT LAKES OR NATURAL ENVIRONMENTAL LAKES SHORELAND OVERLAY DISTRICTS IS 20,161-sf (0.463-ac) WHICH IS 23.5% OF THE TOTAL 85,913-sf (1.972-ac) AREA.

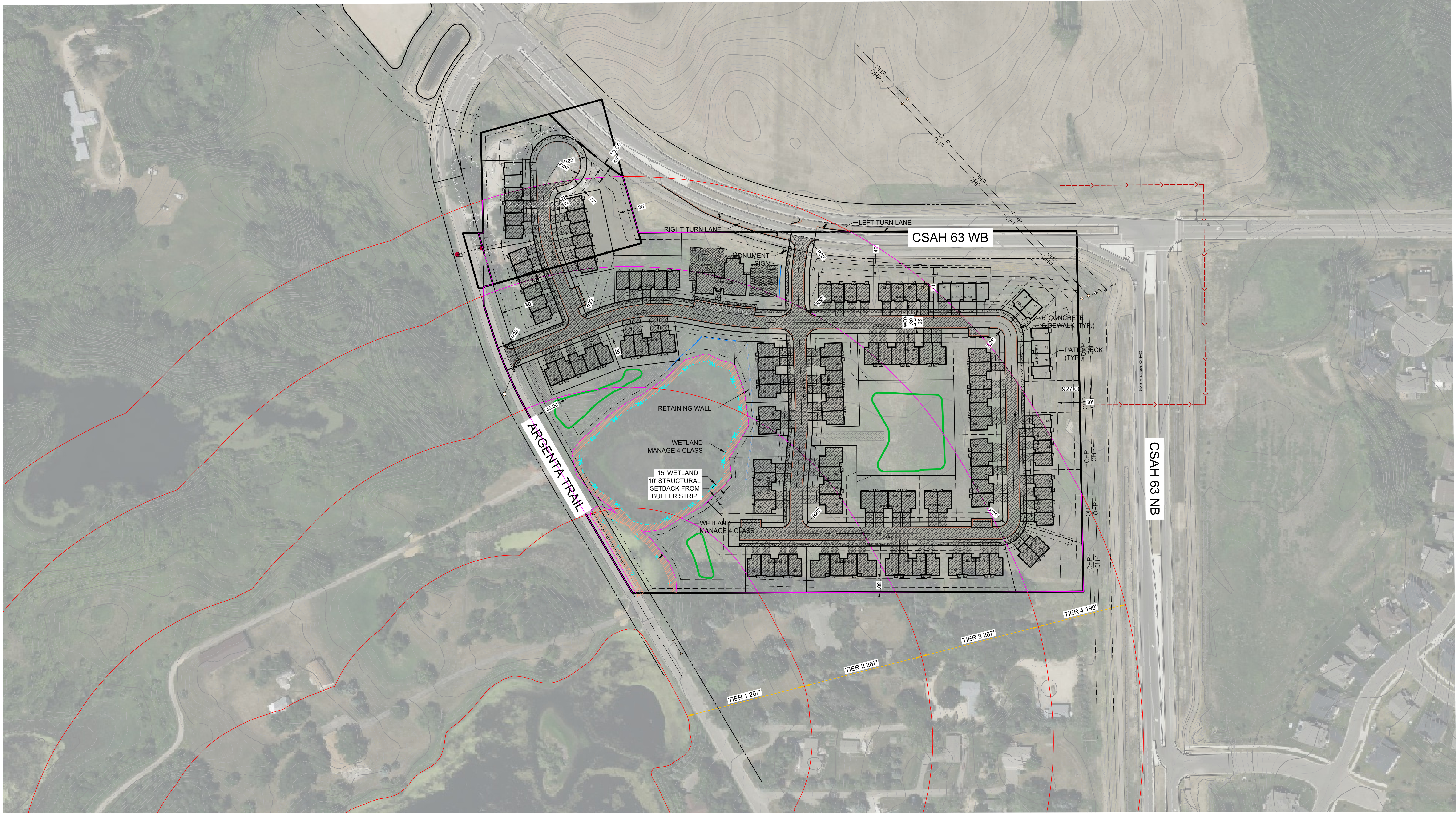
LEGEND

E ISTING FEATURES

- PROPERTY LINE
- EASEMENT LINE
- BUILDING WALL
- COLUMN
- TREES
- WETLAND
- WETLAND BUFFER
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE
- FIBER OPTIC LINE
- STEAM LINE
- OVERHEAD POWER LINE
- CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- MISC. MANHOLE
- GATE VALVE
- HYDRANT
- FIRE DEPARTMENT CONNECTION
- GAS VALVE
- LIGHT POLE
- GROUND LIGHT
- SIGNAGE
- HAND HOLE
- ELECTRICAL OUTLET
- UTILITY POLE
- TRAFFIC SIGNAL
- MINOR CONTOUR
- MAJOR CONTOUR

PROPOSED FEATURES

- SETBACK LINE
- CONCRETE PAVEMENT
- CONCRETE WALK
- BITUMINOUS TRAIL
- B&B CURB AND GUTTER
- SURMOUNTABLE CURB AND GUTTER
- ROAD CENTERLINE
- GRADING EDGE
- MAJOR CONTOUR
- MINOR CONTOUR
- STORMWATER BASIN
- STORMWATER BASIN ACCESS (10' MAJOR SLOPE)
- CONSTRUCTION ONE
- TREE
- RETAINING WALL
- B&B C G GUTTER ELEVATION
- SURMOUNTABLE C G GUTTER ELEVATION



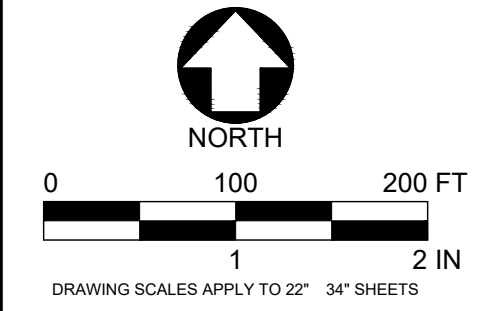
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Project:
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Inver Grove Heights, MN 55077

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Project Number 2024-116

Date 2025.07.10

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Date

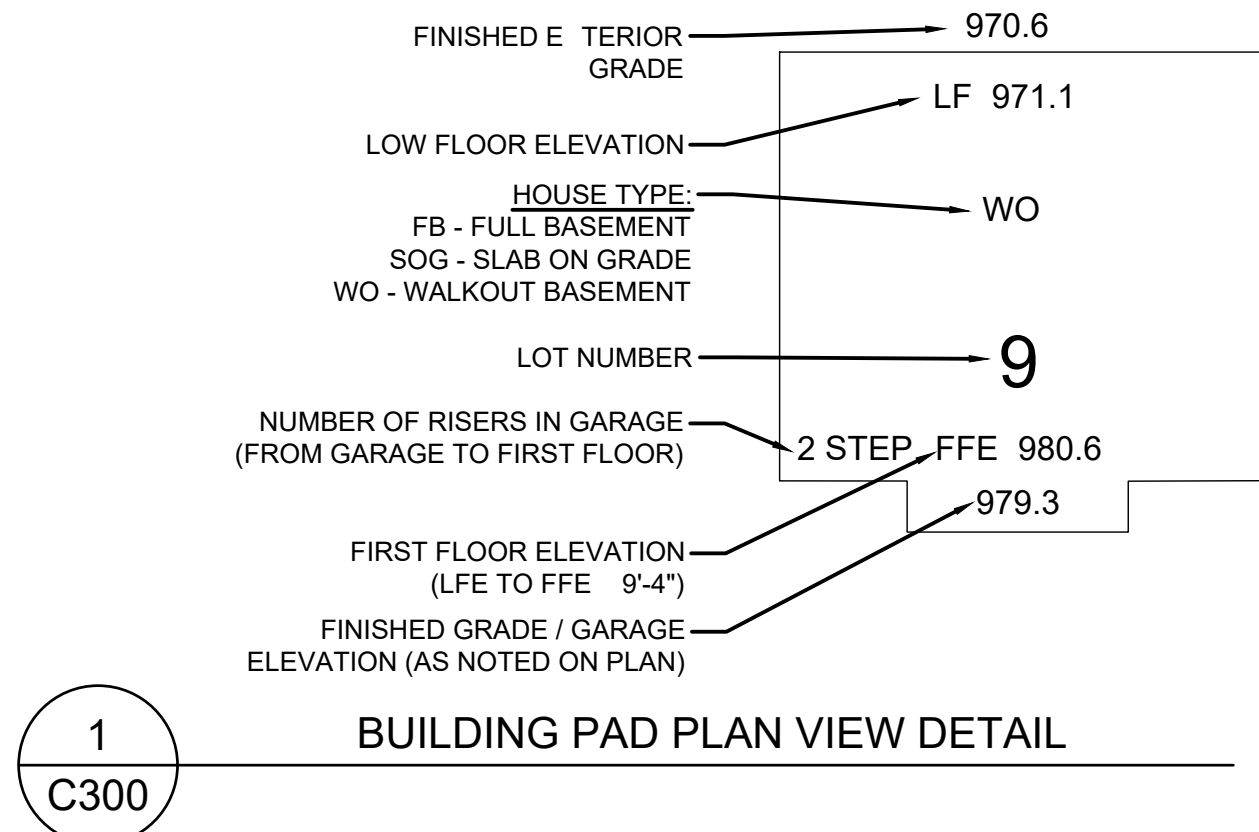
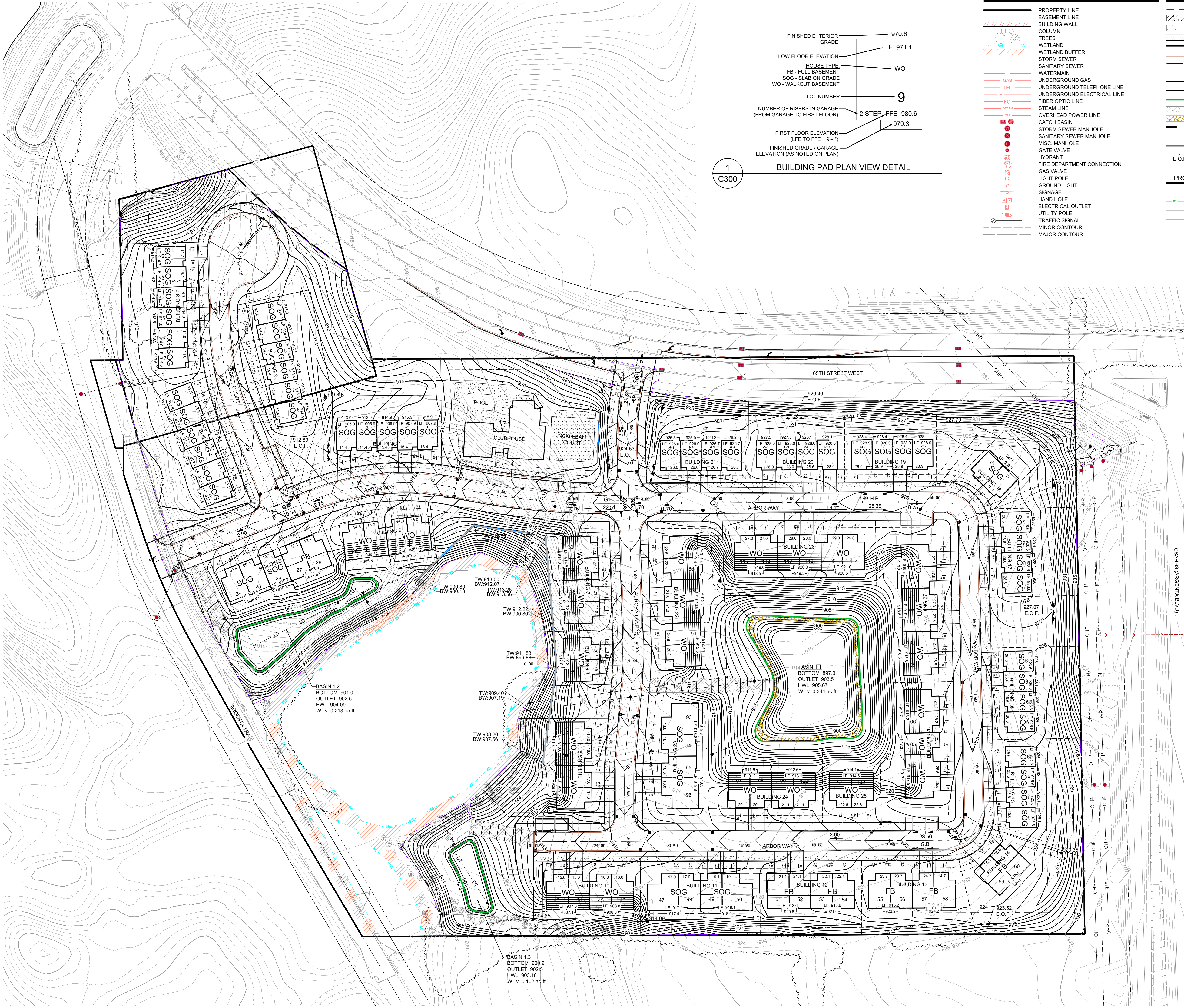
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SHORELAND
OVERLAY
RECREATION
DEVELOPMENT LAKES

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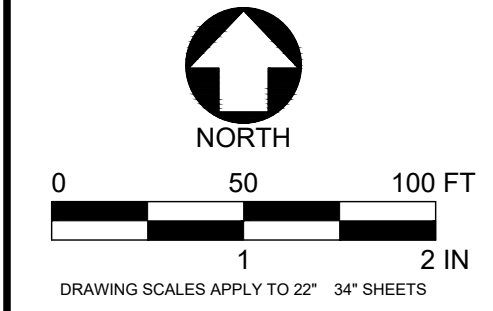


LEGEND	
EXISTING FEATURES	
	PROPERTY LINE
	EASEMENT LINE
	BUILDING WALL
	COLUMN
	TREES
	WETLAND
	WETLAND BUFFER
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	UNDERGROUND GAS
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRICAL LINE
	FIBER OPTIC LINE
	STEAM LINE
	OVERHEAD POWER LINE
	CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	MISC. MANHOLE
	GATE VALVE
	HYDRANT
	FIRE DEPARTMENT CONNECTION
	GAS VALVE
	LIGHT POLE
	GROUND LIGHT
	SIGNAGE
	ELECTRICAL OUTLET
	TRAFFIC SIGNAL
	MINOR CONTOUR
	MAJOR CONTOUR
PROPOSED FEATURES	
	SETBACK LINE
	CONCRETE PAVEMENT
	CONCRETE WALK
	BITUMINOUS TRAIL
	B618 CURB AND GUTTER
	SURMOUNTABLE CURB AND GUTTER
	ROAD CENTERLINE
	GRADING EDGE
	MAJOR CONTOUR
	MINOR CONTOUR
	STORMWATER BASIN
	MAINTENANCE ACCESS ROAD (CITY PLATE STR-23)
	6' WIDE PEA ROCK POND STRIP
	CONSTRUCTION ONE TREE
	RETAINING WALL
	E.O.F.
	EMERGENCY OVERFLOW
PROPOSED UTILITIES	
	STORM SEWER
	DRAIN TILE
	SANITARY SEWER
	WATERMAIN
	STORM MANHOLE
	SANITARY MANHOLE
	GATE VALVE
	HYDRANT

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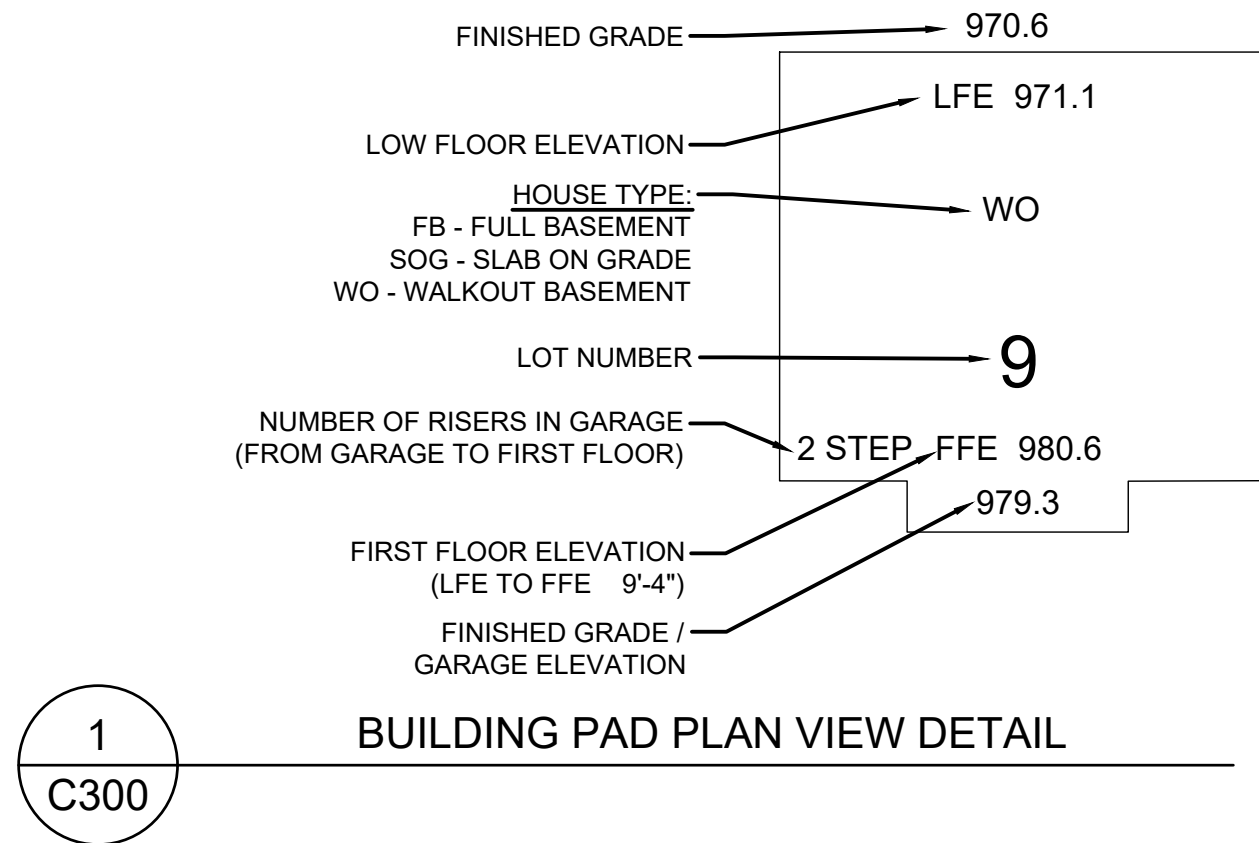
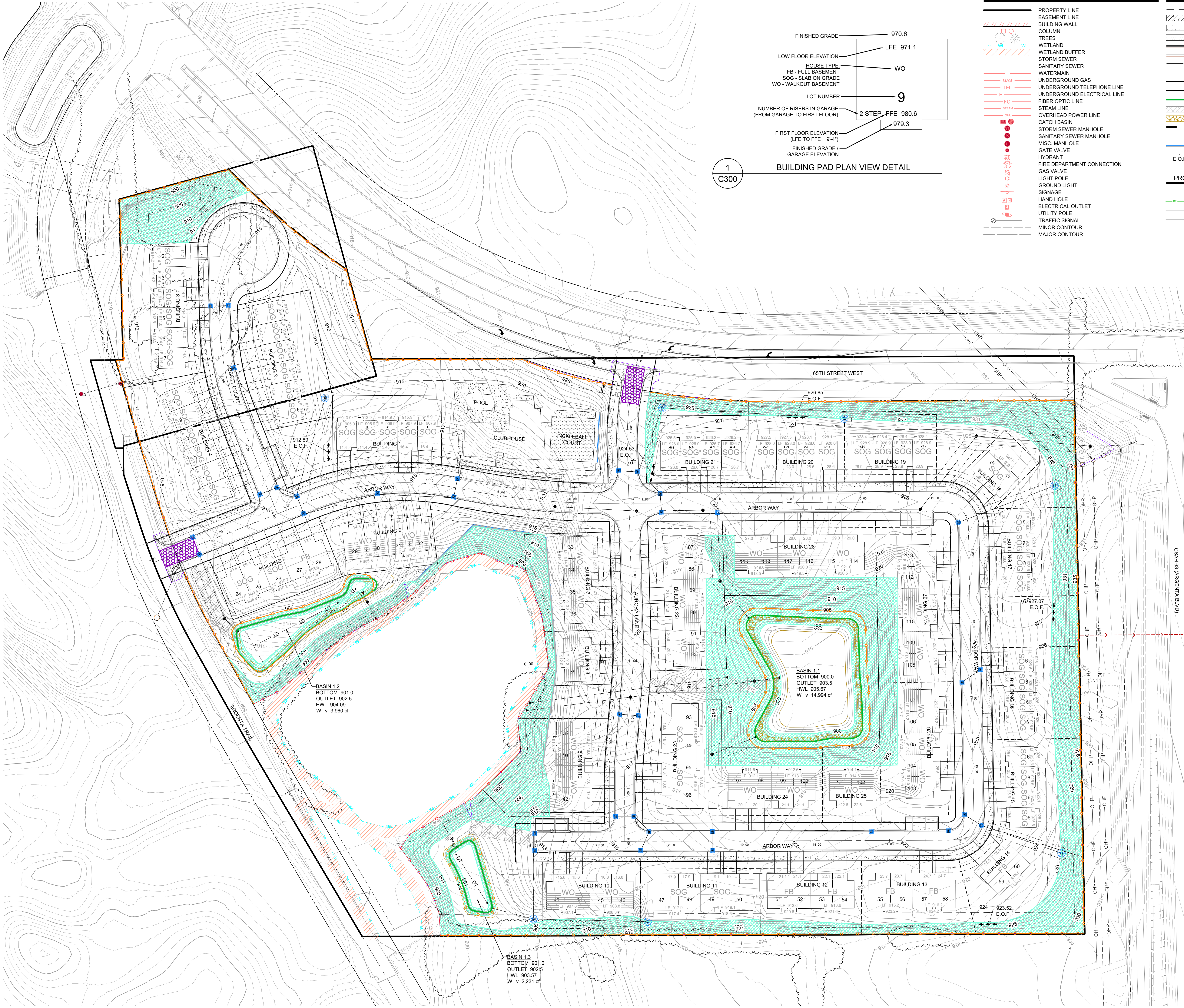
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GRADING

C300

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LEGEND	
EXISTING FEATURES	
	PROPERTY LINE
	EASEMENT LINE
	BUILDING WALL
	COLUMN
	TREES
	WETLAND
	WETLAND BUFFER
	STORM SEWER
	SANITARY SEWER
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	UNDERGROUND ELECTRICAL LINE
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	SANITARY SEWER MANHOLE
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	CONCRETE PAVEMENT
	CONCRETE WALK
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	SURMOUNTABLE CURB AND GUTTER
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	STORMWATER BASIN
	MAINTENANCE ACCESS ROAD (CITY PLATE STR-23)
	6' WIDE PEA ROCK POND STRIP
	CONSTRUCTION ONE
	TREE
	RETAINING WALL
	E.O.F.
	EMERGENCY OVERFLOW
PROPOSED UTILITIES	
	STORM SEWER
	DRAIN TILE
	SANITARY SEWER
	WATERMAIN
	STORM MANHOLE
	SANITARY MANHOLE
	GATE VALVE
	HYDRANT

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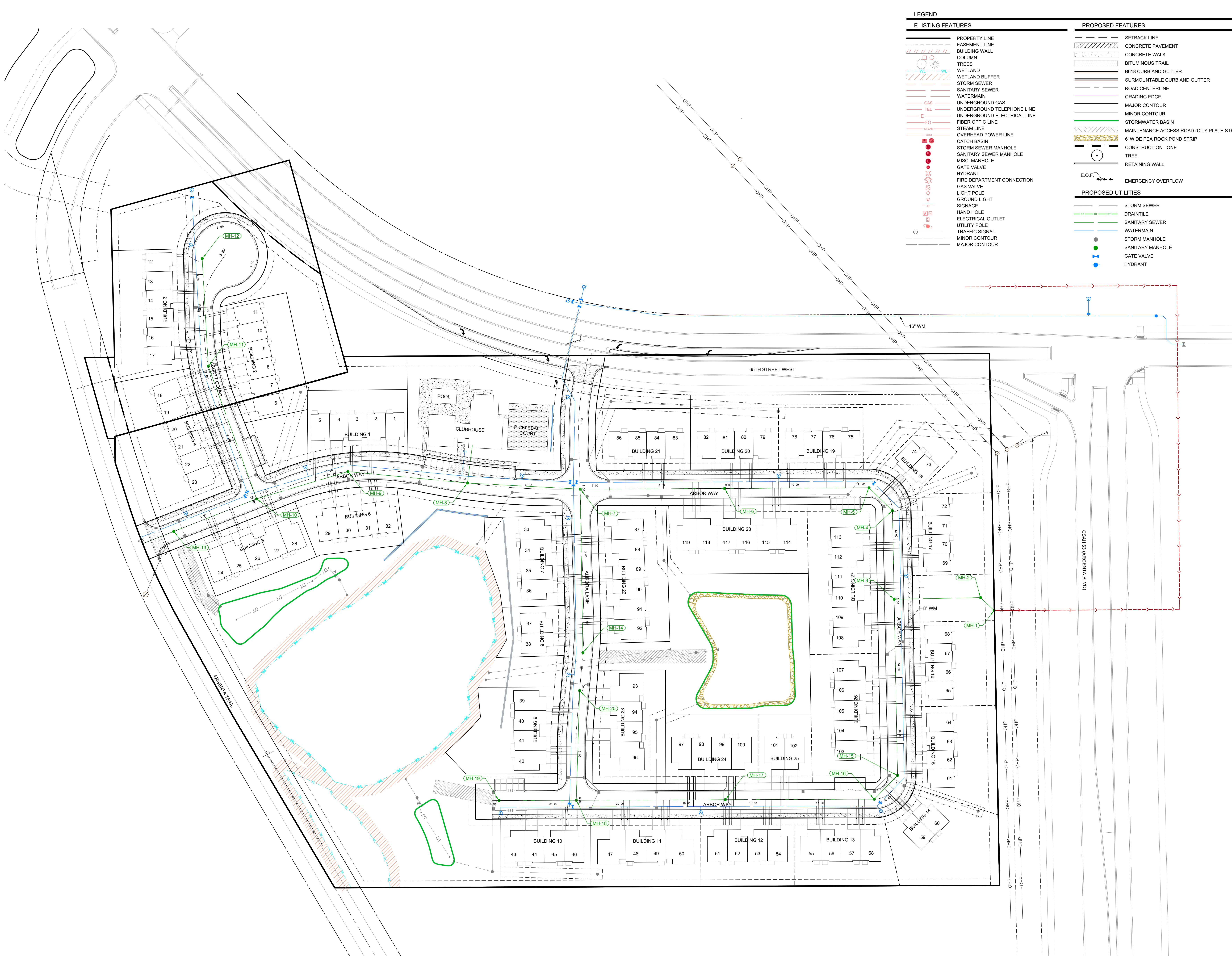
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Erosion
Sediment
Control

C350

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LEGEND	
EXISTING FEATURES	
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	WETLAND BUFFER
	STORM SEWER
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	OVERHEAD POWER LINE
	CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	MISC. MANHOLE
	GATE VALVE
	HYDRANT
	FIRE DEPARTMENT CONNECTION
	GAS VALVE
	LIGHT POLE
	GROUND LIGHT
	SIGNAGE
	HAND HOLE
	ELECTRICAL OUTLET
	TRAFFIC SIGNAL
	MINOR CONTOUR
	MAJOR CONTOUR
PROPOSED FEATURES	
	SETBACK LINE
	CONCRETE PAVEMENT
	CONCRETE WALK
	BITUMINOUS TRAIL
	B&G
	SURMOUNTABLE CURB AND GUTTER
	ROAD CENTERLINE
	GRADING EDGE
	MAJOR CONTOUR
	MINOR CONTOUR
	STORMWATER BASIN
	MAINTENANCE ACCESS ROAD (CITY PLATE STR-23)
	6' WIDE P&R POND STRIP
	CONSTRUCTION ONE
	TREE
	RETAINING WALL
	E.O.F.
	EMERGENCY OVERFLOW
PROPOSED UTILITIES	
	STORM SEWER
	DRAINTILE
	SANITARY SEWER
	WATERMAIN
	STORM MANHOLE
	SANITARY MANHOLE
	GATE VALVE
	HYDRANT

1301 American Blvd E.
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Civil Engineer:
EVS, Inc.
10025 Valley View Road,
Suite 140
Eden Prairie, Minnesota 55121

Landscape Architect:
Confluence
530 North Third Street, Suite 120
Minneapolis, Minnesota 55401

Project: Nord 61°
65th Street and Argenta Trail
Inver Grove Heights, MN 55077

Owner: Ace Land Holdings, LLC
2685 Vikings Circle, Suite 050, Eagan, Minnesota 55121

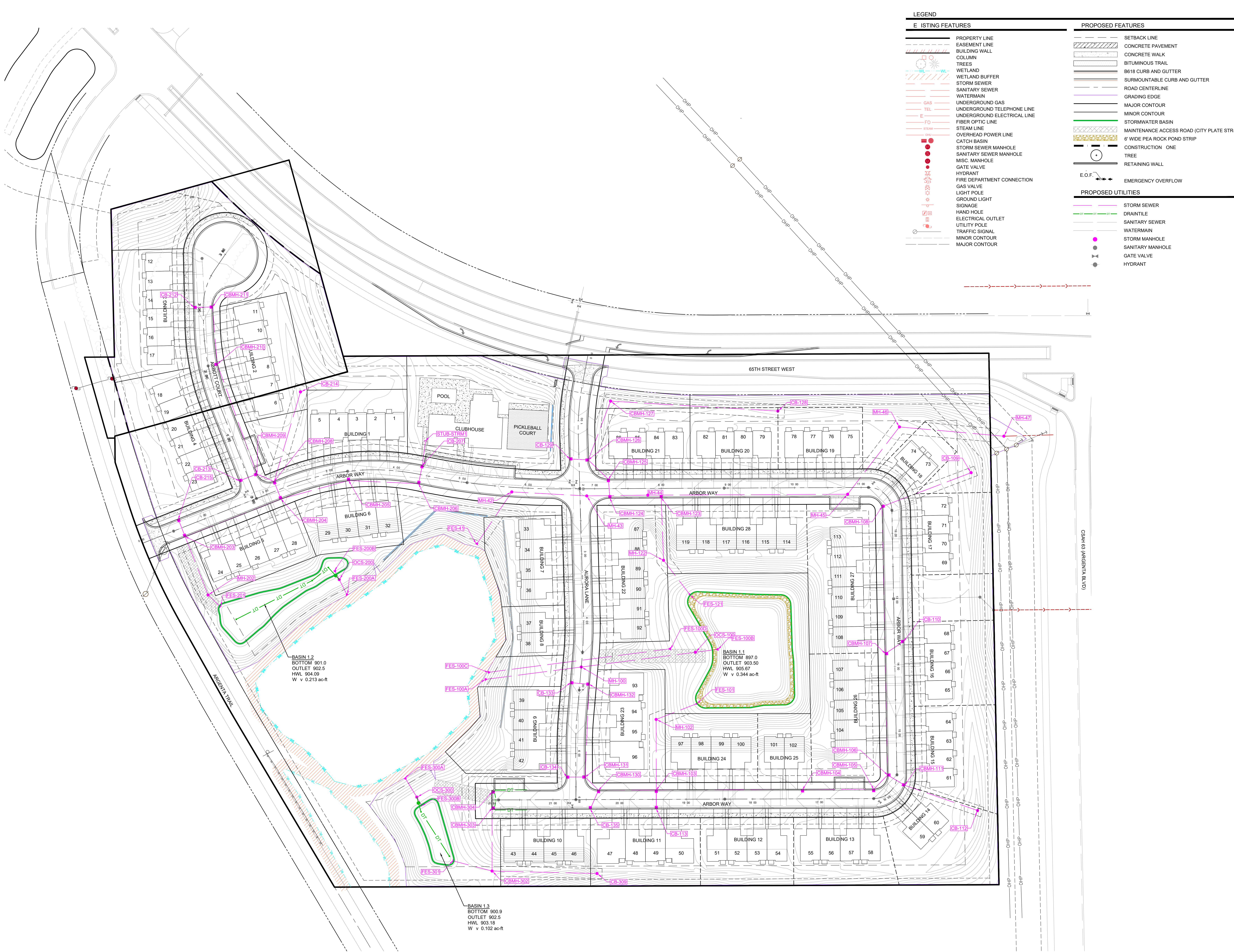
Project Number 2024-116
Date 2025.07.10

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Date
Revision
Rev. No.

SANITARY SEWER
WATERMAIN
C400

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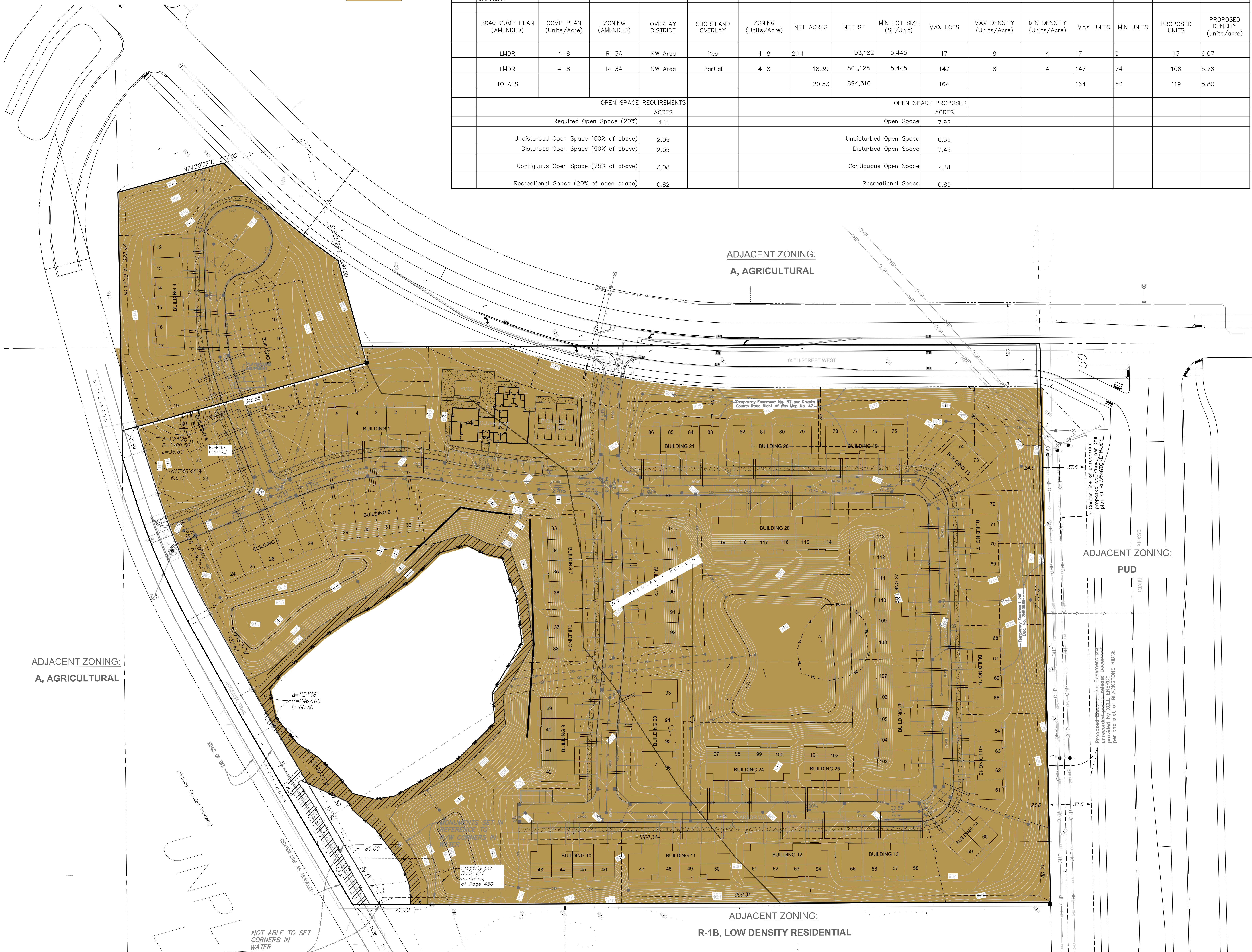
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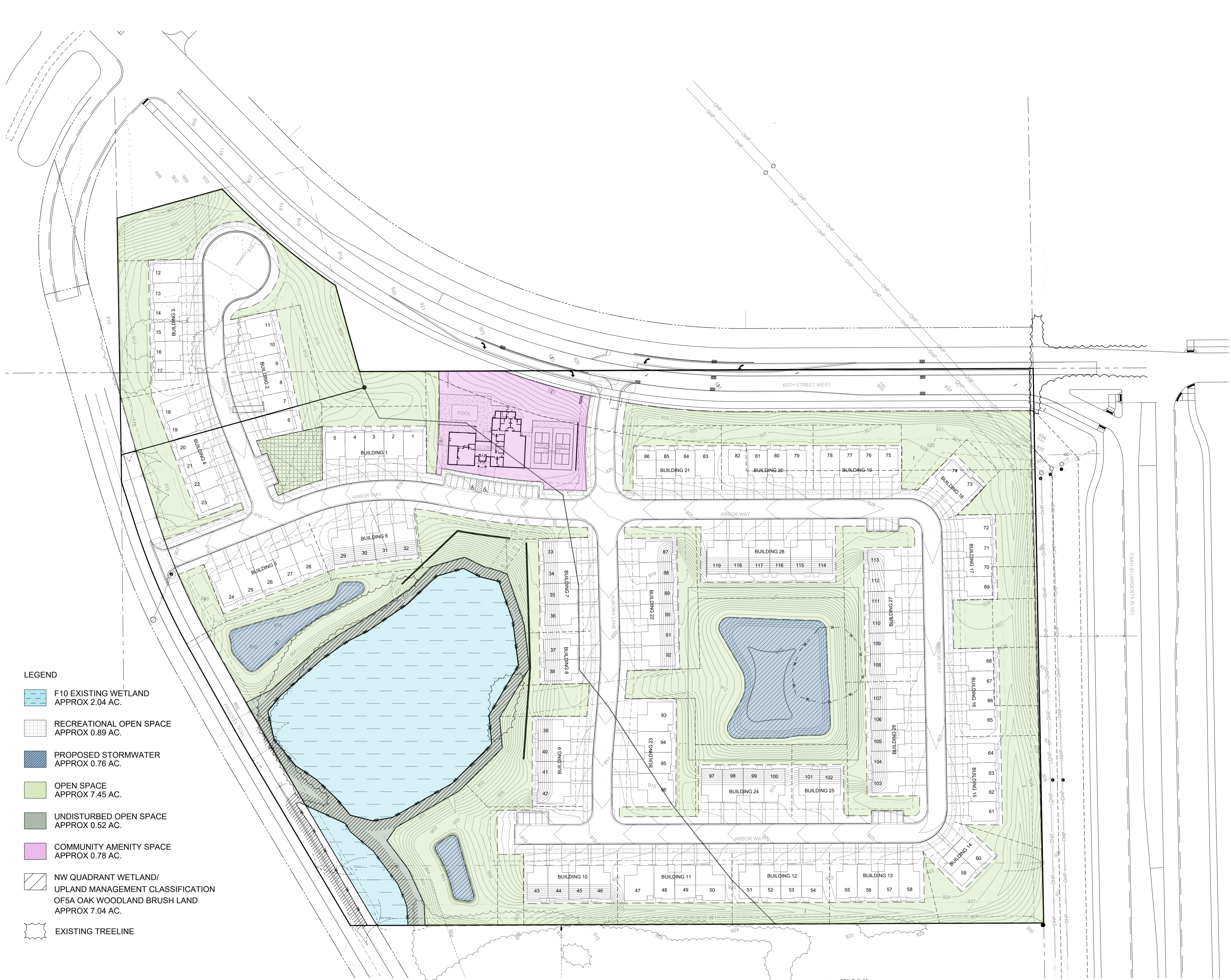
STORM SEWER
C420

LMDR

	PROJECT ACRE DEVELOPMENT CAPACITY															
	2040 COMP PLAN (AMENDED)	COMP PLAN (Units/Acre)	ZONING (AMENDED)	OVERLAY DISTRICT	SHORELAND OVERLAY	ZONING (Units/Acre)	NET ACRES	NET SF	MIN LOT SIZE (SF/Unit)	MAX LOTS	MAX DENSITY (Units/Acre)	MIN DENSITY (Units/Acre)	MAX UNITS	MIN UNITS	PROPOSED UNITS	PROPOSED DENSITY (units/acre)
	LMDR	4-8	R-3A	NW Area	Yes	4-8	2.14	93,182	5,445	17	8	4	17	9	13	6.07
	LMDR	4-8	R-3A	NW Area	Partial	4-8	18.39	801,128	5,445	147	8	4	147	74	106	5.76
	TOTALS						20.53	894,310		164			164	82	119	5.80
	OPEN SPACE REQUIREMENTS							OPEN SPACE PROPOSED								
				ACRES						ACRES						
	Required Open Space (20%)							Open Space								
				4.11						7.97						
	Undisturbed Open Space (50% of above)			2.05				Undisturbed Open Space			0.52					
	Disturbed Open Space (50% of above)			2.05				Disturbed Open Space			7.45					
	Contiguous Open Space (75% of above)			3.08				Contiguous Open Space			4.81					
	Recreational Space (20% of open space)			0.82				Recreational Space			0.89					



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- LEGEND
- F10 EXISTING WETLAND
APPROX 2.04 AC.
 - RECREATIONAL OPEN SPACE
APPROX 0.89 AC.
 - PROPOSED STORMWATER
APPROX 0.76 AC.
 - OPEN SPACE
APPROX 7.45 AC.
 - UNDISTURBED OPEN SPACE
APPROX 0.52 AC.
 - COMMUNITY AMENITY SPACE
APPROX 0.78 AC.
 - NW QUADRANT WETLAND/
UPLAND MANAGEMENT CLASSIFICATION
OF5A OAK WOODLAND BRUSH LAND
APPROX 7.04 AC.
 - EXISTING TREELINE



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INVER GROVE HEIGHTS TREE PRESERVATION

ARTICLE B. SHORELAND MANAGEMENT OVERLAY DISTRICT

1. Shoreland Alterations: Alterations of vegetation and topography will be regulated to prevent soil erosion into public waters, fix nutrients, preserve shoreland aesthetics, preserve historic values, prevent bank slumping, and protect fish and wildlife habitat.J. Vegetation Alterations:1. Vegetation alteration necessary for the construction of structures and seweragetreatment systems and the construction of roads and parking areas regulated by section 10-13B-10 of this article are exempt from the vegetation alteration standards that follow.
2. Removal or alteration of vegetation, except for agricultural and forest management uses as regulated in section 10-13B-14 of this article, is allowed subject to the following standards:
- a. Clear cutting and intensive vegetation clearing within the shore impact zones and on steep slopes are not permitted. Intensive vegetation clearing for forest land conversion to another use outside of these areas is allowable as a conditional use if a soil erosion control and sedimentation plan is developed and approved by the soil and water conservation district in which the property is located.
- b. In shore impact zones and on steep slopes, limited clearing of trees and shrubs and cutting, pruning, and trimming of trees is allowed to provide a view to the water from the principal dwelling site and to accommodate the placement of stairways and landings, picnic areas, access paths, beach and watercraft areas, and permitted water oriented accessory structures of facilities, provided that:
- (1) The screening of structures, vehicles, or other facilities as viewed from the water, assuming summer, leaf-on conditions, is not substantially reduced;
- (2) Along rivers, existing shading of water surfaces is preserved; and
- (3) In the shore impact zone, live trees larger than six inches (6") in diameter shall not be cut, except to provide for water oriented accessory structures or to provide a water viewing corridor not to exceed twenty percent (20%) of the shoreline width of the lot.3. The provisions of this subsection are not applicable to the removal of trees, limbs, or branches that are dead, diseased, or pose safety hazards. (Ord. 1098, 11-8-2004)

- (1) **Class A**, fast growing deciduous species, predominantly aspen, Siberian elm, American elm, silver maple, red maple, willow: fifty percent (50%).
- (2) **Class B**, conifer/mixed hardwoods, predominantly pine, spruce, cedar and mixed hardwoods consisting of the following species: oak, birch, sugar maple, black cherry, basswood, ironwood, walnut, ash, hackberry, locust: one hundred percent (100%).
- (3) **Class C**, heritage tree: one hundred percent (100%). For each heritage tree saved, the developer may receive credit towards the required replacement trees. This credit will be at a rate of two (2) caliper inches for each one dbh inch saved. To receive this credit, the applicant must demonstrate that extraordinary measures have been taken to preserve the heritage trees that otherwise would not be saved.

- Allowed 40% removal threshold for R-3b and R-3a.

REPLACEMENT CALCULATIONS:

- **CLASS A:** (PROPOSED REMOVAL) 535 in. - 121 (EXCEPT IN.) / 2 "0.4 (40% THRESHOLD)=

82.8 in. (REQUIRED REPLACEMENT)

- **CLASS B:** (PROPOSED REMOVAL) 1,566 in. - 119 (EXCEPT IN.) "0.4 (40% THRESHOLD)=

578.8 in. (REQUIRED REPLACEMENT)

- **HERITAGE:** (PROPOSED REMOVAL) 32 in. "0.4 (40% THRESHOLD)=

12.8 in. of Quercus macrocarpa (REQUIRED REPLACEMENT)

TOTAL REPLACEMENTS **674.4 inches**

TREE PRESERVATION CODE

✗ REMOVE CONIFEROUS TREE

✱ PRESERVE CONIFEROUS TREE

✗ REMOVE DECIDUOUS TREE

✱ PRESERVE DECIDUOUS TREE

Tag No.	DBH	Common Name	Scientific Name	Notes	Class	Height	Health	Status	Tag No.	DBH	Common Name	Scientific Name	Notes	Class	Height	Health	Status	Tag No.	DBH	Common Name	Scientific Name	Notes	Class	Height	Health	Status	Tag No.	DBH	Common Name	Scientific Name	Notes	Class	Height	Health	Status
1290	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1291	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1292	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1293	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1294	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1295	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1296	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1297	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1298	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1299	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1300	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1301	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1302	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1303	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1304	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1305	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
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1310	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1311	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1312	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1313	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1314	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1315	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1316	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1317	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1318	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1319	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1320	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1321	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1322	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1323	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1324	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1325	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1326	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1327	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1328	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1329	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1330	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1331	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1332	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1333	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1334	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1335	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1336	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1337	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1338	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1339	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1340	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1341	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1342	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1343	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1344	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1345	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1346	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1347	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1348	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1349	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
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1354	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1355	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1356	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1357	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1358	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1359	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1360	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1361	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
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1378	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1379	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1380	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1381	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
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1386	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1387	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1388	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1389	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1390	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1391	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1392	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1393	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
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1414	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1415	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1416	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1417	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1418	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1419	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1420	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1421	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1422	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1423	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1424	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1425	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
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1442	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1443	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1444	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1445	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1446	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1447	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1448	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1449	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1450	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1451	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1452	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1453	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1454	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1455	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1456	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1457	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1458	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1459	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1460	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1461	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1462	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1463	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1464	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1465	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove
1466	14	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1467	12	Red Pine	<i>Pinus resinosa</i>	HP in height	Class A	N	N	Remove	1468	12	Red Pine	<i>Pinus resinosa</i>	HP in height</													

Autodesk Docs://24039.MV/Ventures-InverGroveHeights-Ace in the Hole Rental TH/24039.MV
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LANDSCAPE NOTES		
CHAPTER 15 - 10-15-11 - LANDSCAPING		
(8)MULTI-FAMILY RESIDENTIAL SITE SHALL CONTAIN, AT A MINIMUM, ONE TREE PER DWELLING UNIT.		
(2) AN EQUIVALENT OF UP TO FIFTY PERCENT (50%) OF THE REQUIRED NUMBER OF OVERSTORY TREES MAY BE CREATED THROUGH THE USE OF OVERSTORY TREES IN COMBINATION WITH OTHER LANDSCAPE DESIGN ELEMENTS AT A RATIO OF SIX (6) SHRUBS TO ONE OVERSTORY TREE AND/OR TWO (2) ORNAMENTAL TREES TO ONE OVERSTORY TREE. IN NO CASE SHALL THE NUMBER OF OVERSTORY TREES BE LESS THAN FIFTY PERCENT (50%) OF THE APPROPRIATE FORMULA.		
CALCULATIONS	REQUIRED	PROPOSED
NUMBER OF DWELLING UNITS	(119)	(231)
OVERSTORY DECIDUOUS TREES	(119)	(231)
OVERSTORY CONIFEROUS TREES	-	(68)
ORNAMENTAL TREES (2 ORNAMENTAL EQUALS 1 OVERSTORY)	-	34 (17)
SHRUBS (6 SHRUBS EQUALS 1 OVERSTORY)	476	476 (79)
REFORESTATION	674.4 IN.	675.5 IN.
TOTAL	119	395

INVER GROVE HEIGHTS TREE PRESERVATION CODE

ARTICLE B. SHORELAND MANAGEMENT OVERLAY DISTRICT

- (1) H. Open Space Requirements: Planned developments shall contain open space meeting all of the following criteria:
1. At least fifty percent (50%) of the total project area shall be preserved as open space;
 2. Dwelling units or sites, road rights of way, or land covered by road surfaces, parking areas, or structures, except water oriented accessory structures or facilities, are developed areas and shall not be included in the computation of minimum open space;
 3. Open space shall include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries;
 4. Open space may include outdoor recreational facilities for use by owners of dwelling units or sites, by guests staying in commercial dwelling units or sites, and by the general public;
 5. Open space shall not include commercial facilities or uses, but may contain water oriented accessory structures or facilities;
 6. The appearance of open space areas, including topography, vegetation, and allowable uses, shall be preserved by use of restrictive deed covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means; and
 7. The shore impact zone, based on normal structure setbacks, shall be included as open space. For residential PDs, at least fifty percent (50%) of the shore impact zone area of existing developments or at least seventy percent (70%) of the shore impact zone area of new developments shall be preserved in its natural state.

REPLACEMENT CALCULATIONS:

50% OF THE TOTAL PROJECT AREA SHALL BE OPENS SPACE AS DEFINED IN THE SHORELAND MANAGEMENT OVERLAY DISTRICT
TOTAL PROJECT AREA: 20.52 AC

- PROVIDED 10.79 ACRES OF OPEN SPACE PROVIDED
- NOTE: ALL MAINTAINED LAWN AND LANDSCAPED AREAS TO RECEIVE IRRIGATION

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
EVERGREEN TREES						
	JE	32	EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	B & B	6' HGT	1301 American Blvd E. Suite 100 Bloomington, MN 55425 tel: (612) 879-6000 www.kaaswilson.com
	PS	36	WHITE PINE / PINUS STROBUS	B & B	6' HGT	
DECIDUOUS TREES						
	AF	27	RED SUNSET® MAPLE / ACER RUBRUM 'FRANKSRED'	B & B	2.5' CAL	
	AS	25	SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'™	B & B	2.5' CAL	
	BC	11	HERITAGE RIVER BIRCH / BETULA NIGRA 'CULLY'™	B & B	2.5' CAL	
	GI	24	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'™	B & B	2.5' CAL	
	GD	28	KENTUCKY COFFEE TREE / GYNOKLADUS DIOICA 'ESPRESSO'	B & B	2.5' CAL	
	PT	25	QUAKING ASPEN / POPULUS TREMULOIDES	B & B	2.5' CAL	
	QB	9	SWAMP WHITE OAK / QUERCUS BICOLOR	B & B	2.5' CAL	
	QM	6	BURR OAK / QUERCUS MACROCARPA	B & B	2.5' CAL	
	QR	39	RED OAK / QUERCUS RUBRA	B & B	2.5' CAL	
	UP	37	PRINCETON AMERICAN ELM / ULMUS AMERICANA 'PRINCETON'	B & B	2.5' CAL	
ORNAMENTAL						
	AG	3	SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B & B	2' CAL	
	CI	9	THORNLESS COCKSPUR HAWTHORN / CRATAEGUS CRUS-GALLI INERMIS	B & B	2' CAL	
	MP	16	PRAIRIE FIRE CRABAPPLE / MALUS X 'PRAIRIE FIRE'	B & B	2' CAL	
	SI	6	IVORY SILK JAPANESE TREE LILAC / SYRINGA RETICULATA 'IVORY SILK'	B & B	2' CAL	

SYMBOL	QTY	COMMON / BOTANICAL NAME
	11,465 SF	WET DITCH / MM-DOT SEED MIX W/ TURF
	316,268 SF	TURF

1301 American Blvd E. Suite 100 Bloomington, MN 55425 tel: (612) 879-6000 www.kaaswilson.com

Civil Engineer:
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10025 Valley View Road, Suite 140
Eden Prairie, Minnesota 55121

Landscape Architect:
Confluence
530 North Third Street, Suite 120
Minneapolis, Minnesota 55401

Project: **NORD 61° - TOWNHOMES**
65th Street and Argenta Trail
Inver Grove Heights, MN 55077

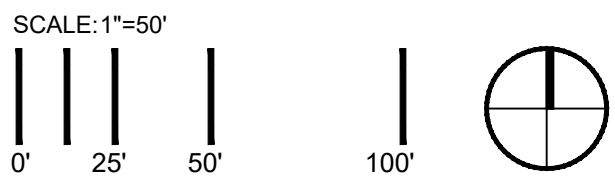
Owner:
Ace Land Holdings, LLC
2655 Village Circle, Suite 050, Eagan, Minnesota 55121

Project Number: 24039
Date: 2025.03.24

NOT FOR CONSTRUCTION

Date: _____
Revision: _____
Rev. No. _____

TREE PLANTING PLAN
L101

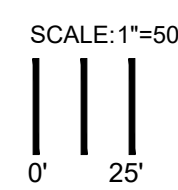




<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>
<u>SHRUBS</u>			
	Ai2	29	IROQUOIS BEAUTY BLACK CHOKEBERRY / ARONIA MELANOCARPA 'IROQUOIS BEAUTY'™
	Ch2	7	GARDEN GLOW DOGWOOD / CORNUS HESSEI 'GARDEN GLOW'
	Cb3	8	FIREDANCE DOGWOOD / CORNUS SERICEA 'BAILADELINE'™
	DI	119	DWARF BUSH HONEYSUCKLE / DIERVILLA LONICERA
	Hj	22	LITTLE LIME HYDRANGEA / HYDRANGEA PANICULATA 'JANE'™
	Rg	14	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'
	Ss	109	SEM ASH LEAF SPIREA / SORBARIA SORBIFOLIA 'SEM'
	Va2	128	BLUE MUFFIN ARROWWOOD VIBURNUM / VIBURNUM DENTATUM 'CHRISTOM'™

PERENNIALS				
	Ap	170	PURPLE DOME NEW ENGLAND ASTER / ASTER NOVAE-ANGLIAE 'PURPLE DOME'	
	Af4	215	FALSE SPIRAEA / ASTILBE JAPONICA 'DEUTCHLAND'	
	Cv	380	KOREAN FEATHER REED GRASS / CALAMAGROSTIS ARUNDINACEA BRACHYTRICHA	
	Ep	142	CONEFLOWER / ECHINACEA PURPUREA	
	HG	240	GOING BANANAS DAYLILY / HEMEROCALLIS X 'GOING BANANAS'	
	La	276	ROUGH BLAZING STAR / LIATRIS ASPERA	
	Pn	160	BLUE JEAN BABY RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY'	
	Re	165	EARLY BIRD GOLD BLACK-EYED SUSAN / RUDBECKIA FULGIDA 'EARLY BIRD GOLD'	
	Sm	162	MAYNIGHT SALVIA / SALVIA MEMOROSA 'MAINACHT'	

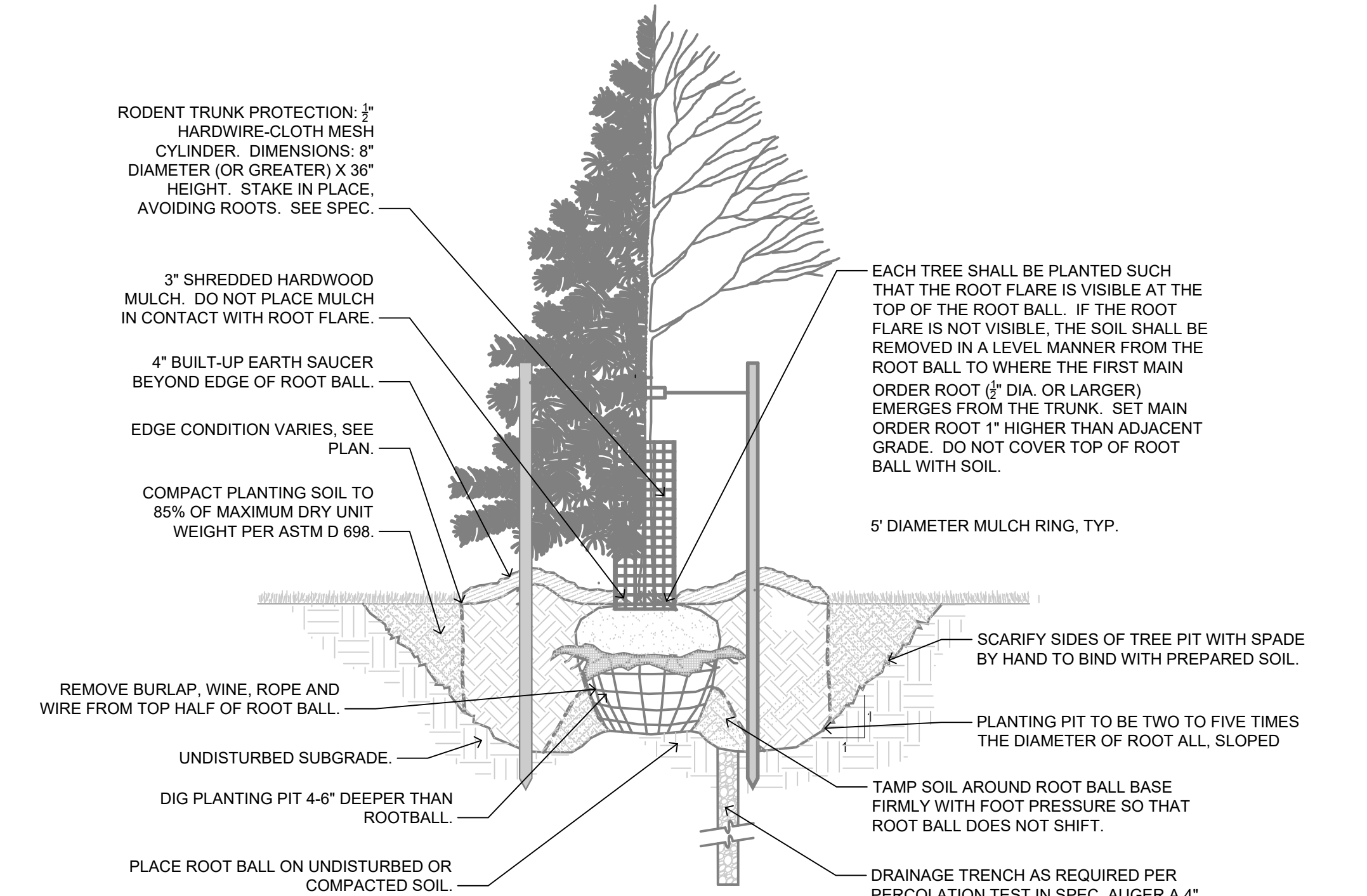
LANDSCAPE NOTES		
CHAPTER 15 - 10-15-11 - LANDSCAPING		
(8) UNUSUALLY RESIDENTIAL SITE SHALL CONTAIN, AT A MINIMUM, ONE TREE PER DWELLING UNIT.		
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THROUGH THE USE OF OVERSTORY TREES IN COMBINATION WITH OTHER LANDSCAPE DESIGN		
ELEMENTS AT A RATIO OF SIX (6)		
SHRUBS TO ONE OVERSTORY TREE AND/OR TWO (2) ORNAMENTAL TREES TO ONE OVERSTORY TREE. IN		
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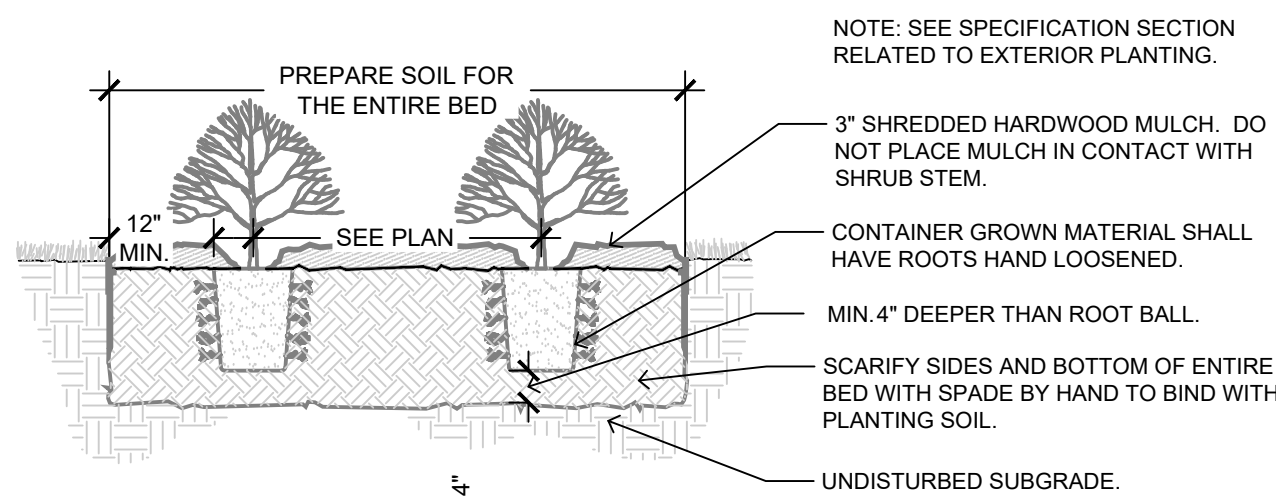
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PLANTING GENERAL NOTES

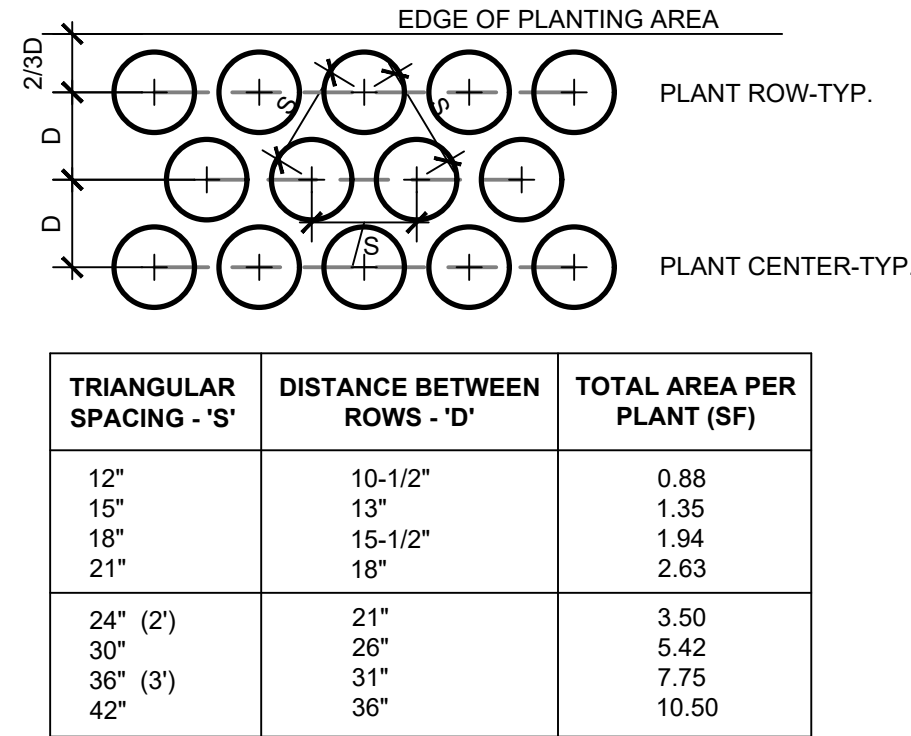
- A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT. SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- I. SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.



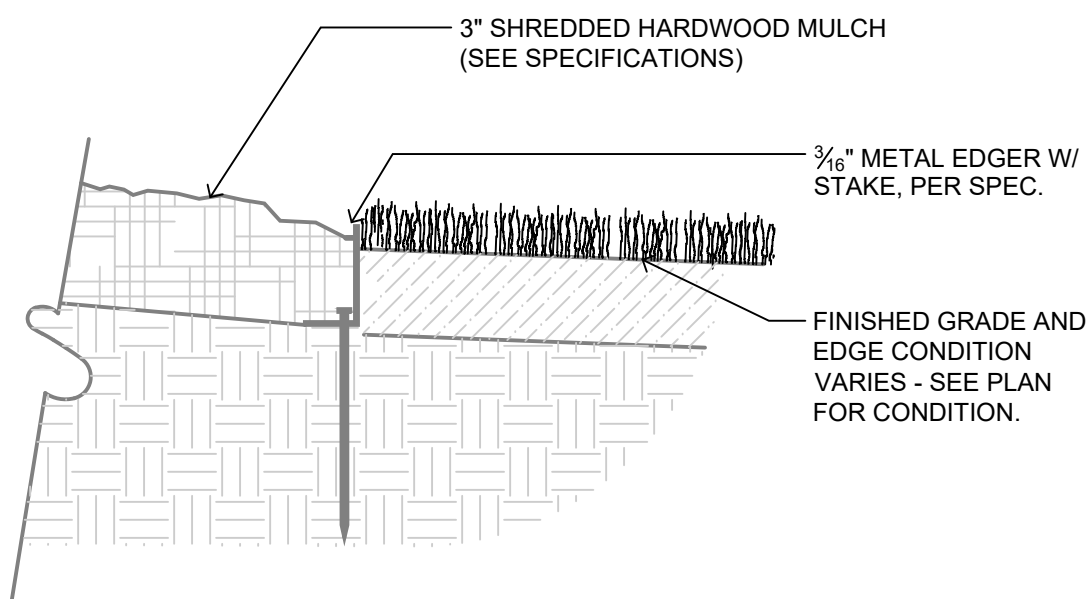
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L500 TREE PLANTING DETAIL, TYP. 1/2" = 1'-0"



02
L500 PLANTING DETAIL, TYP. 1/2" = 1'-0"



03
L500 PLANT SPACING, TYP. N.T.S.



04
L500 EDGING DETAIL, TYP. N.T.S.

01
L500 LANDSCAPE DETAILS



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Civil Engineer:
EVS, Inc.
10025 Valley View Road,
Suite 140
Eden Prairie, Minnesota 55121



Landscape Architect:
Confluence
530 North Third Street, Suite 120
Minneapolis, Minnesota 55401

Project:
NORD 61° - TOWNHOMES
65th Street and Agents Trail
Inver Grove Heights, MN 55077

Owner:
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2655 Vikings Circle, Suite 050, Eagan,
Minnesota 55121

Project Number 24039

Date 2025.03.24

NOT FOR
CONSTRUCTION

Date

Revision

Rev. No.

LANDSCAPE
DETAILS

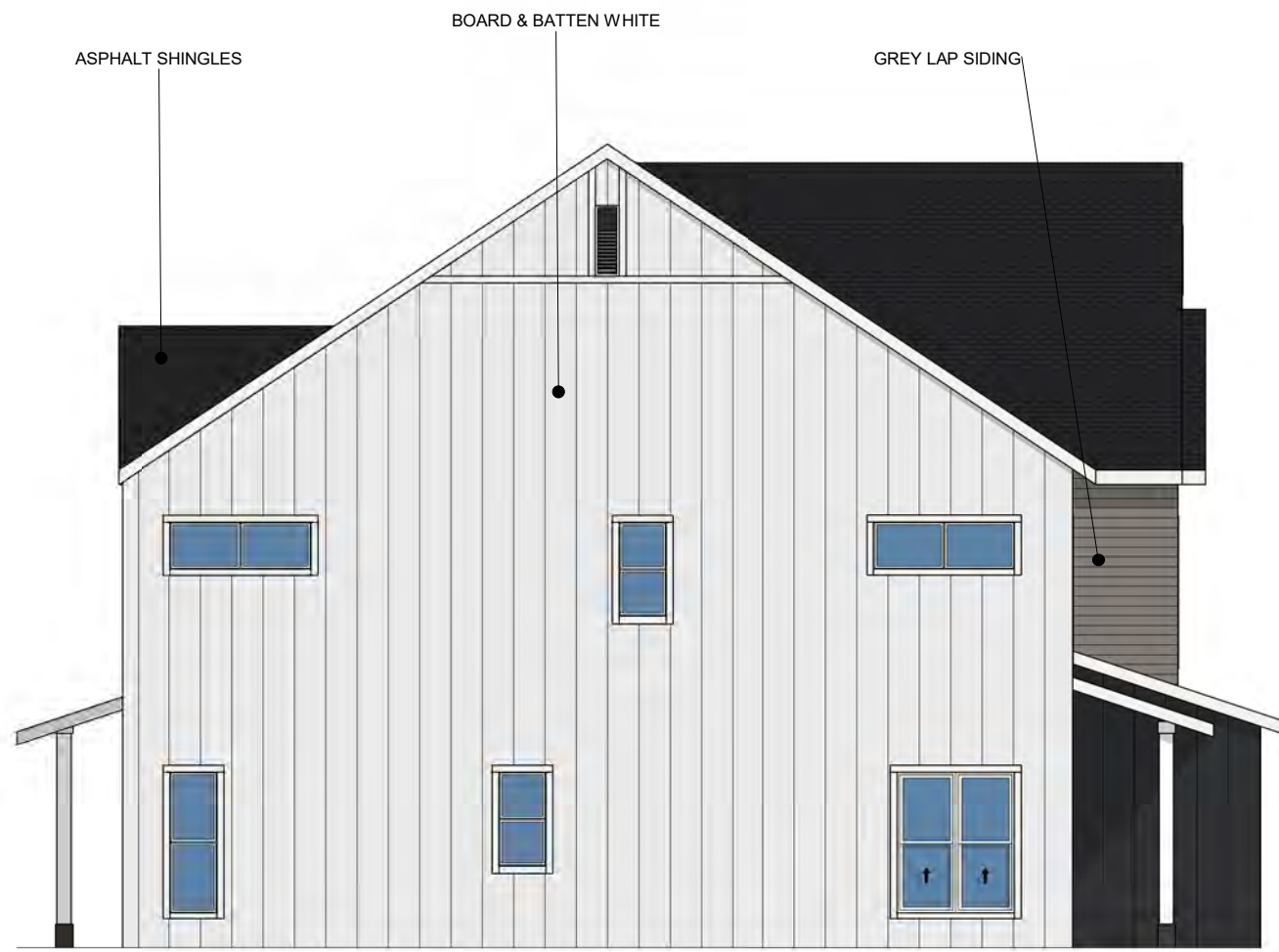
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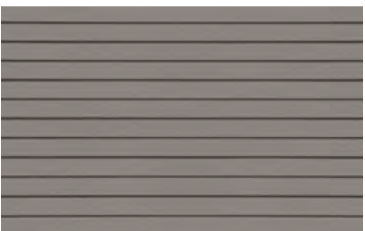
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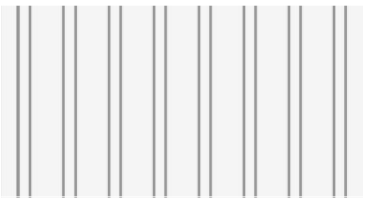
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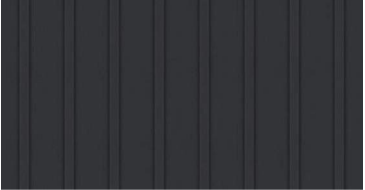
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1/8" = 1'-0"



GREY LAP SIDING



BOARD & BATTEN
WHITE



BOARD & BATTEN
CHARCOAL



VERTICAL WOOD



ASPHALT
SHINGLES



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**A1 - DUPLEX
ELEVATION**

As indicated

A201



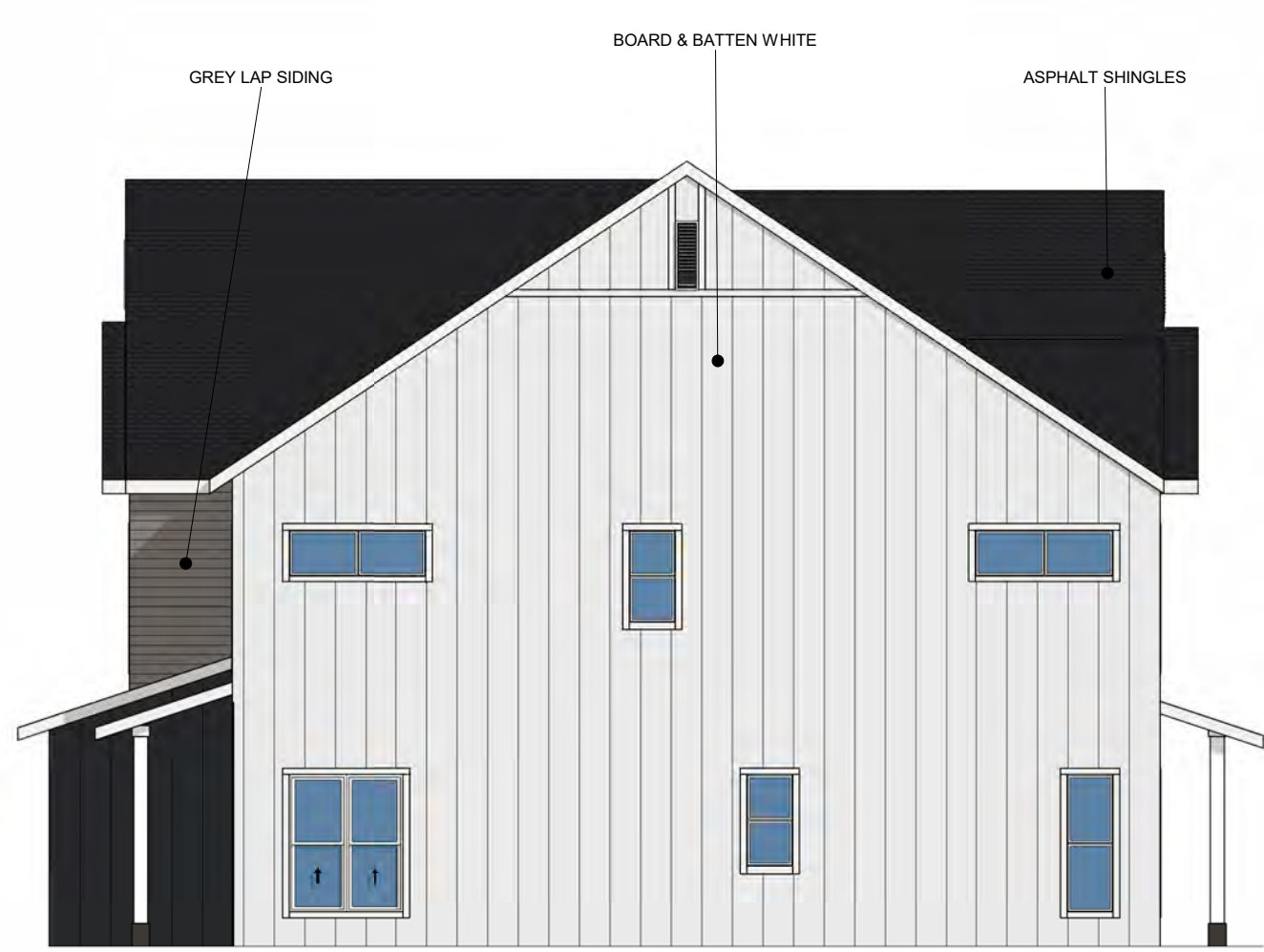
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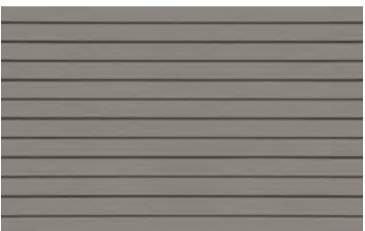
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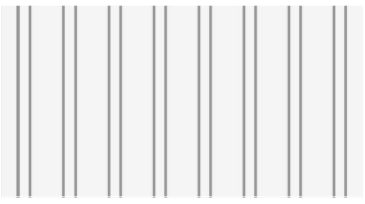
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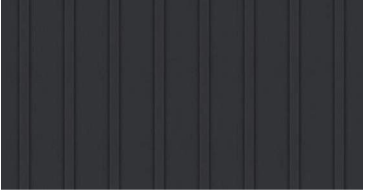
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GREY LAP SIDING



BOARD & BATTEN
WHITE



BOARD & BATTEN
CHARCOAL



VERTICAL WOOD



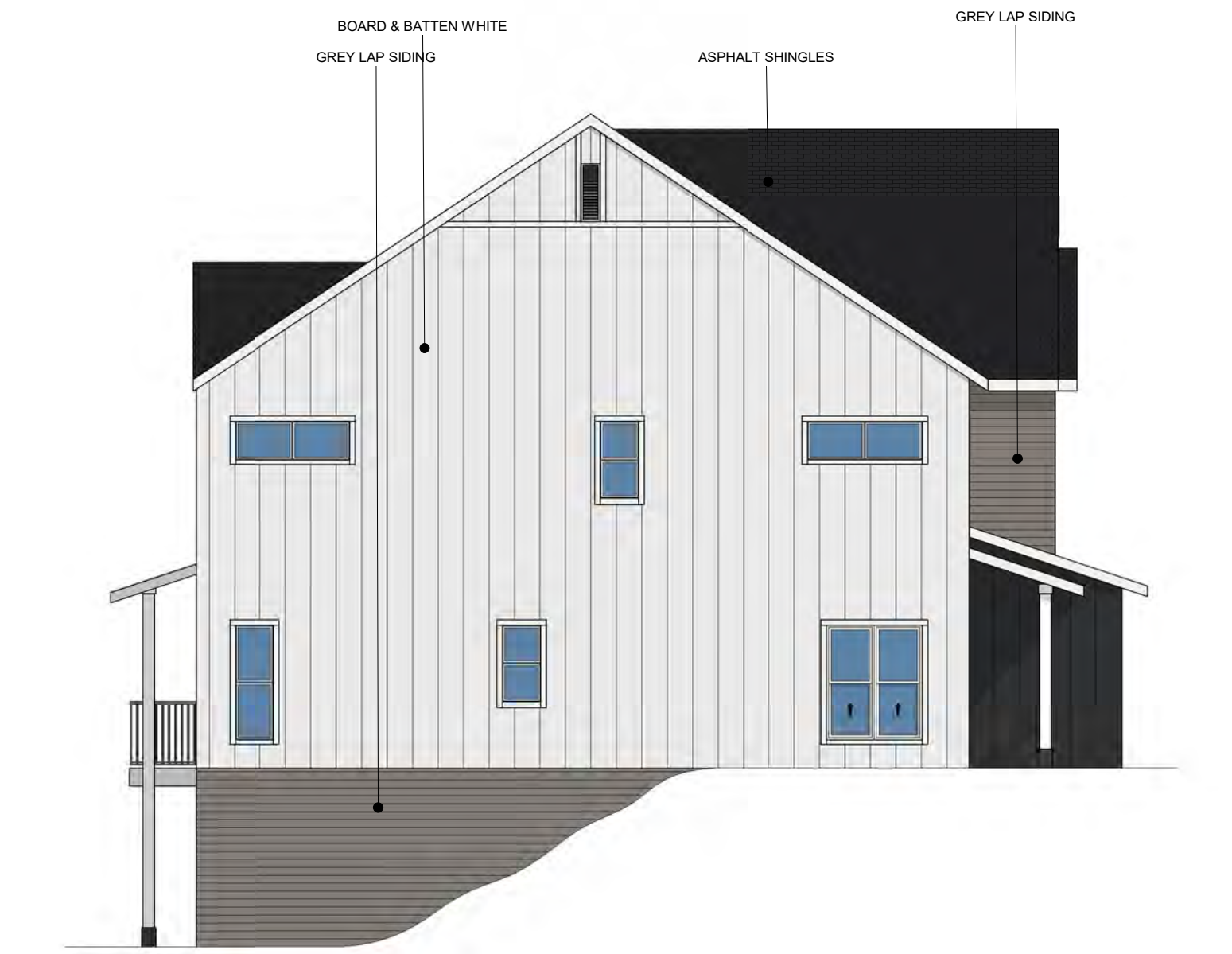
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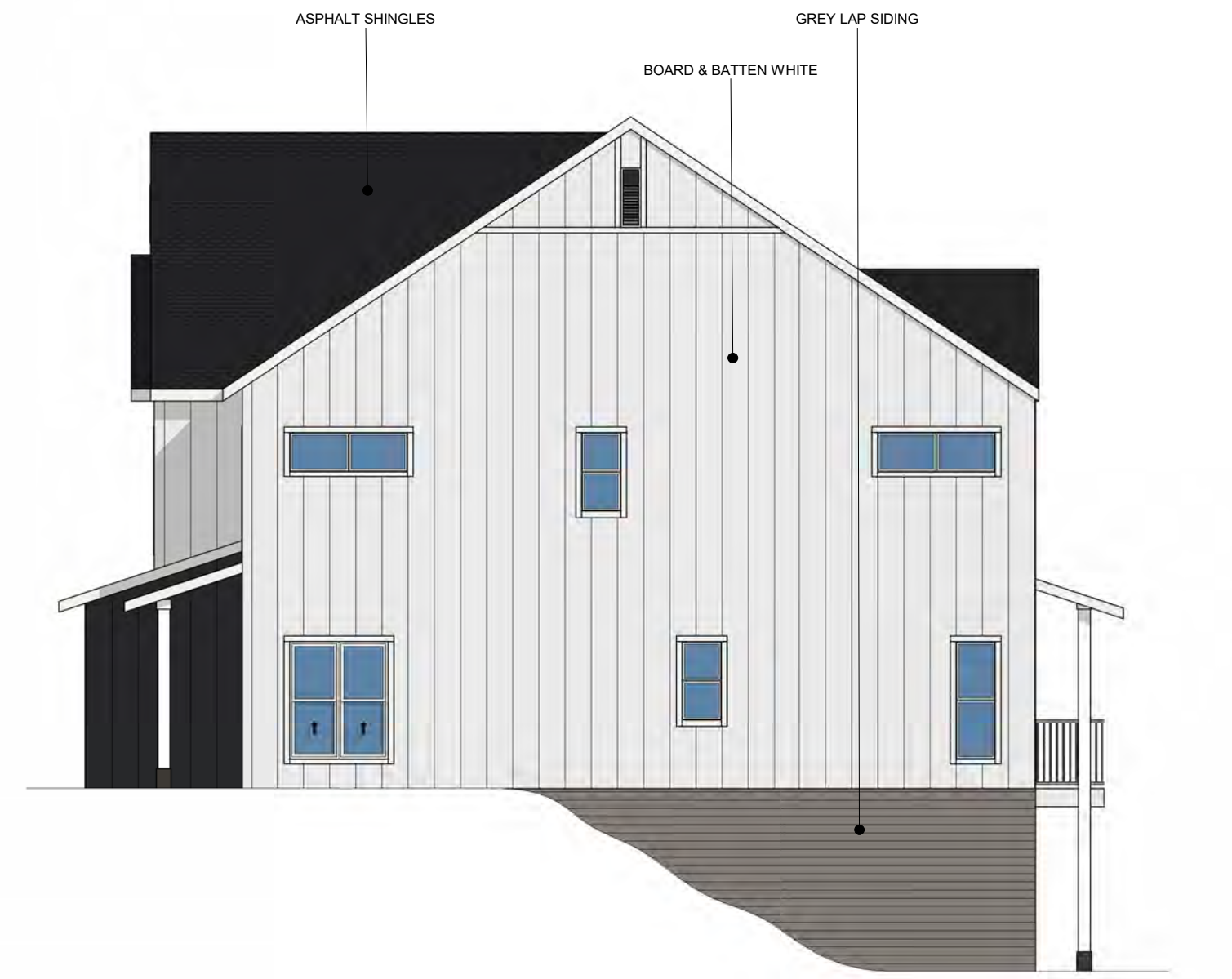
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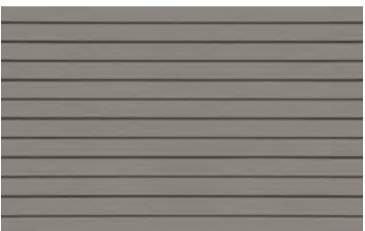
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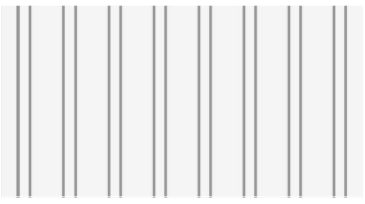
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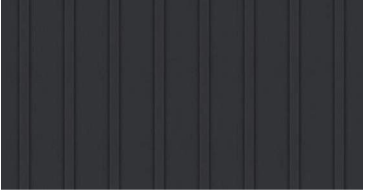
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GREY LAP SIDING



BOARD & BATTEN
WHITE



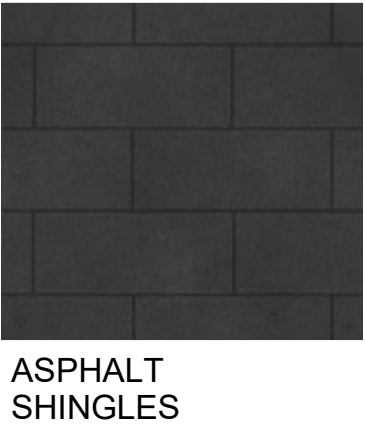
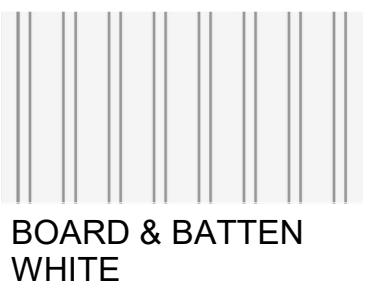
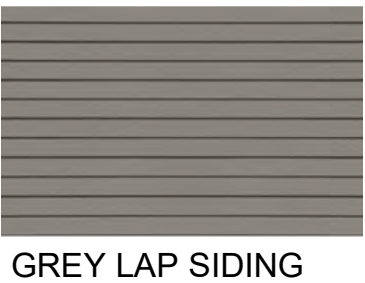
BOARD & BATTEN
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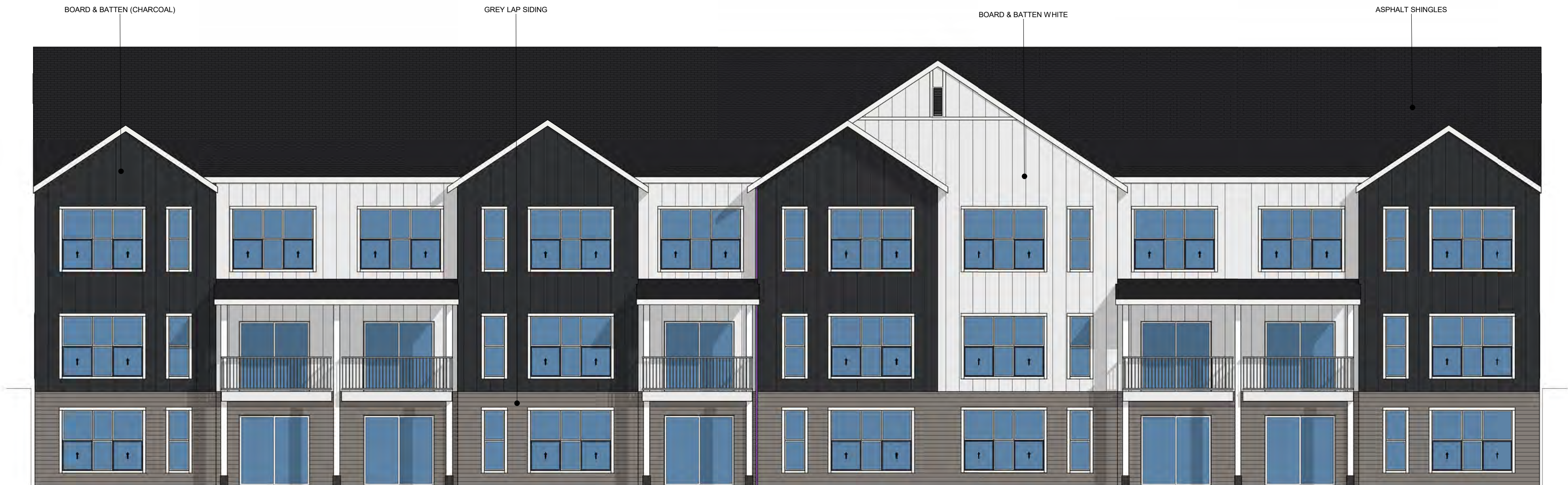
Date
Revision
Rev. No.

**B2 - FOUR-PLEX
ELEVATION**

As indicated
A204



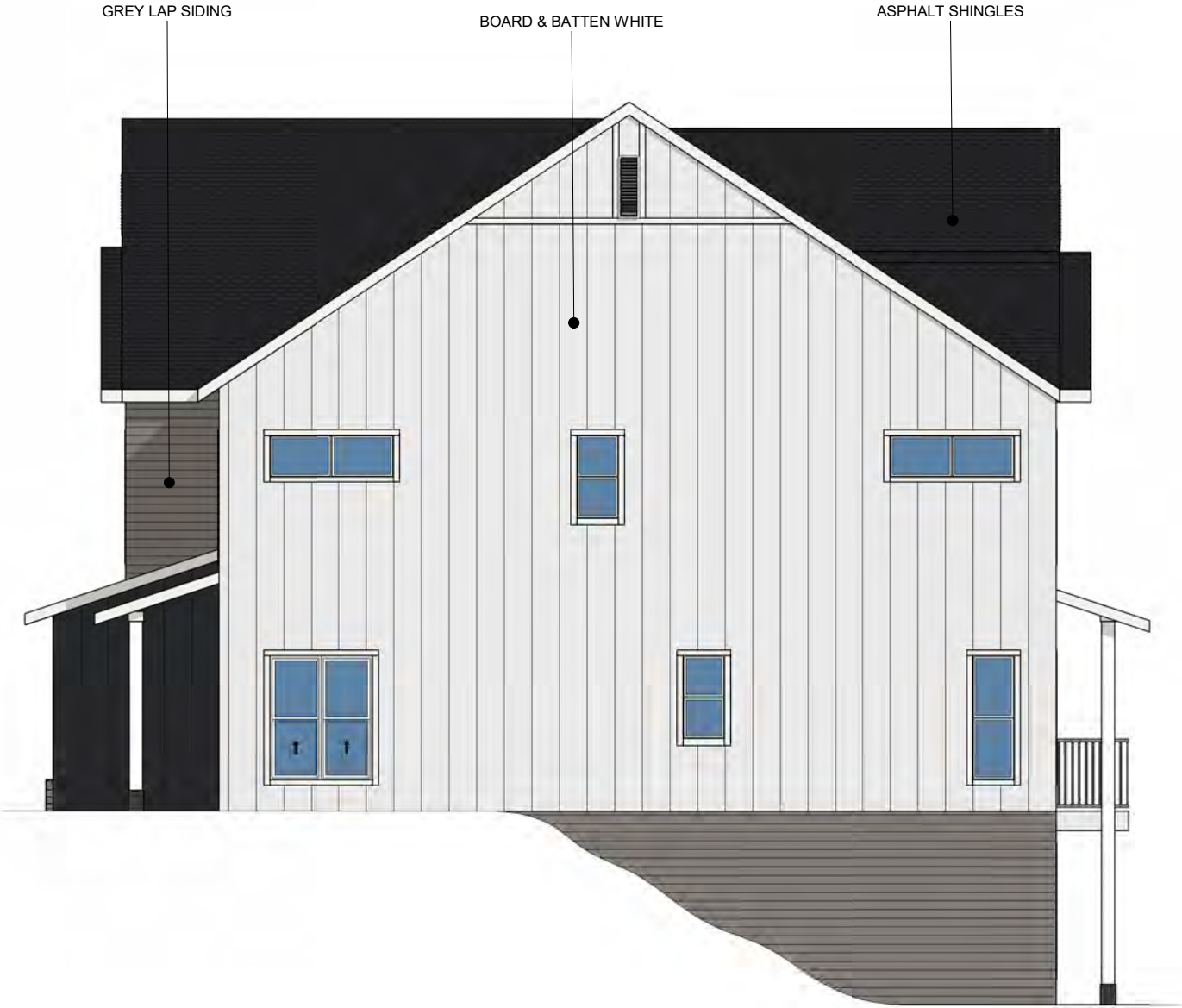
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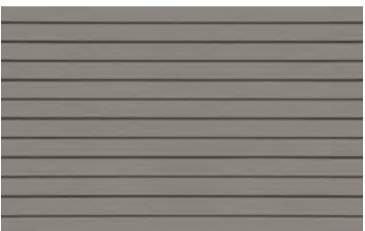
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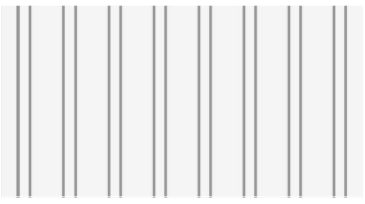
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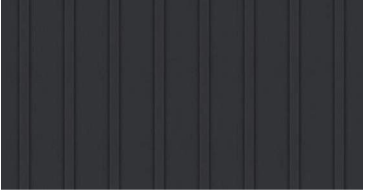
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GREY LAP SIDING



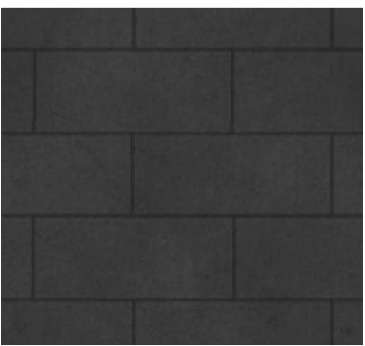
BOARD & BATTEN
WHITE



BOARD & BATTEN
CHARCOAL



VERTICAL WOOD



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Autodesk Docs://24039.MV/Ventures-InverGroveHeights-Ace in the Hole Rental TH24039.MV
Ventures-InverGroveHeights-Ace-TH Campus Model.rvt

Copyright Kaas Wilson Architect4/30/2025 9:35:50 AM



① SP - TH-B4 - Front
1/8" = 1'-0"



② SP - TH-B4 - Back
1/8" = 1'-0"



③ SP - TH-B4 - Left
1/8" = 1'-0"



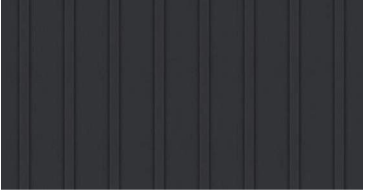
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1/8" = 1'-0"



GREY LAP SIDING



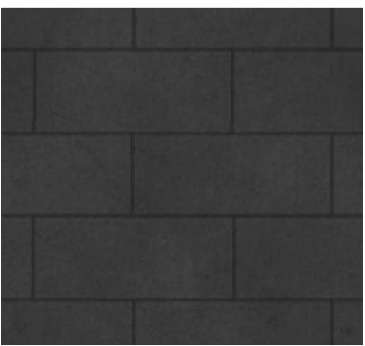
BOARD & BATTEN
WHITE



BOARD & BATTEN
CHARCOAL



VERTICAL WOOD



ASPHALT
SHINGLES



1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
www.kaaswilson.com



Civil Engineer:
EVS, Inc.
10025 Valley View Road,
Suite 140
Eden Prairie, Minnesota 55121



Landscape Architect:
Confluence
530 North Third Street, Suite 120
Minneapolis, Minnesota 55401

Project:
NORD 61°
65th Street and Argenta Trail
Inver Grove Heights, MN 55077

Owner:
Ace Land Holdings, LLC
2655 Vikings Circle, Suite 050, Eagan,
Minnesota 55121

Project Number 24039

Date 2025.05.01

**NOT FOR
CONSTRUCTION**

Date

Revision

Rev. No.

**B4 - SIX-PLEX
ELEVATION**

As indicated

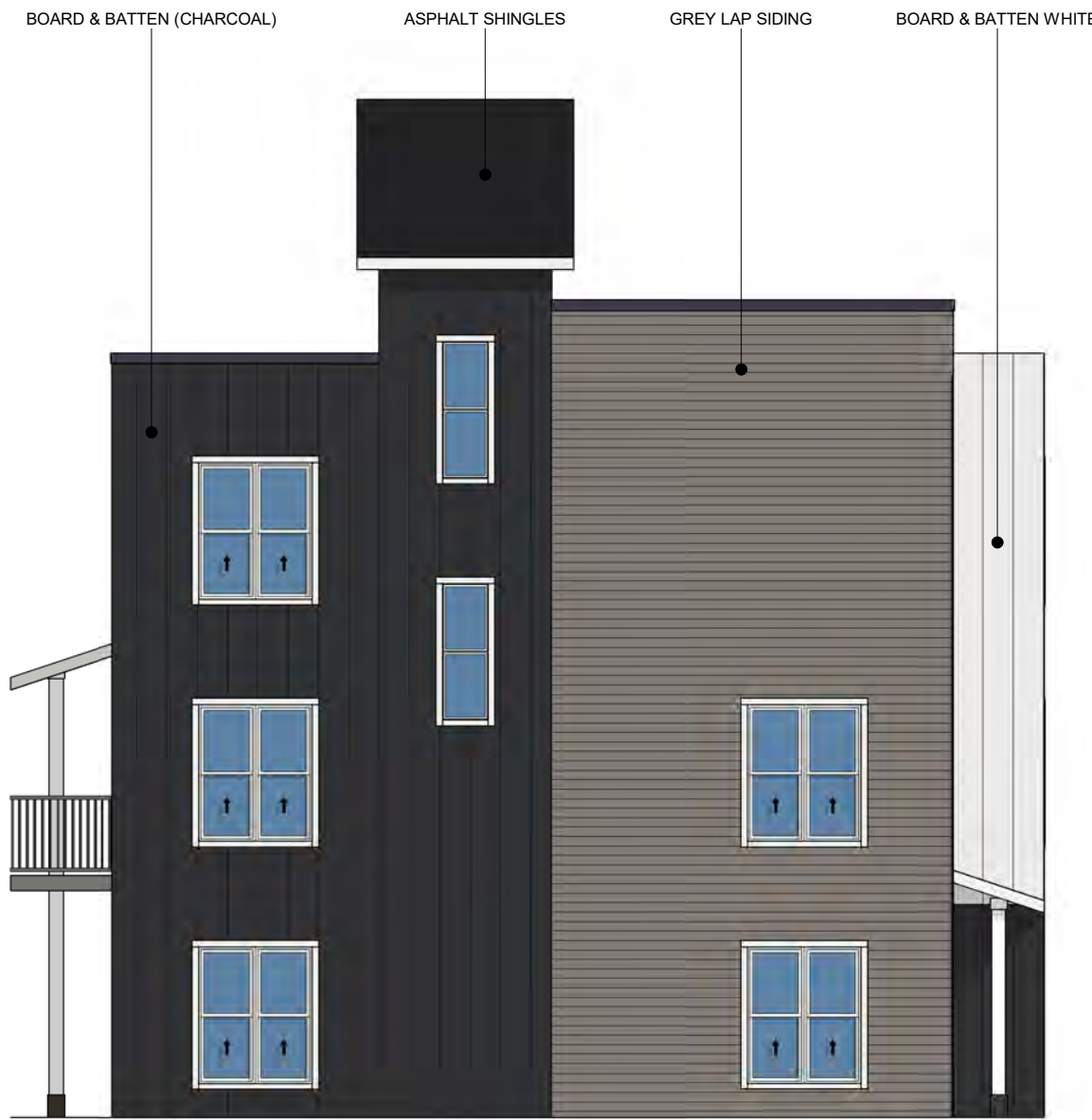
A206



① SP - RH-C1 - Front
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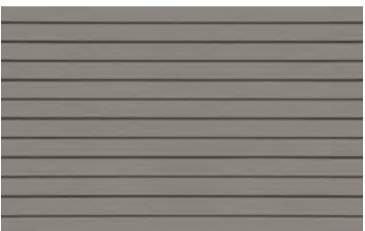
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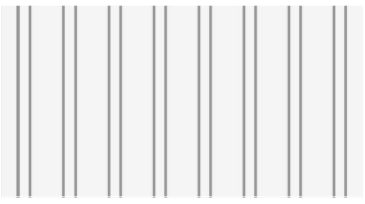
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1/8" = 1'-0"



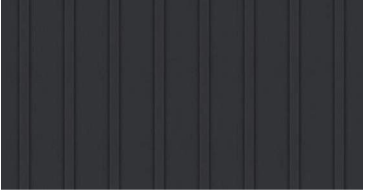
④ SP - RH-C1 - Right
1/8" = 1'-0"



GREY LAP SIDING



BOARD & BATTEN
WHITE



BOARD & BATTEN
CHARCOAL



VERTICAL WOOD



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SHINGLES



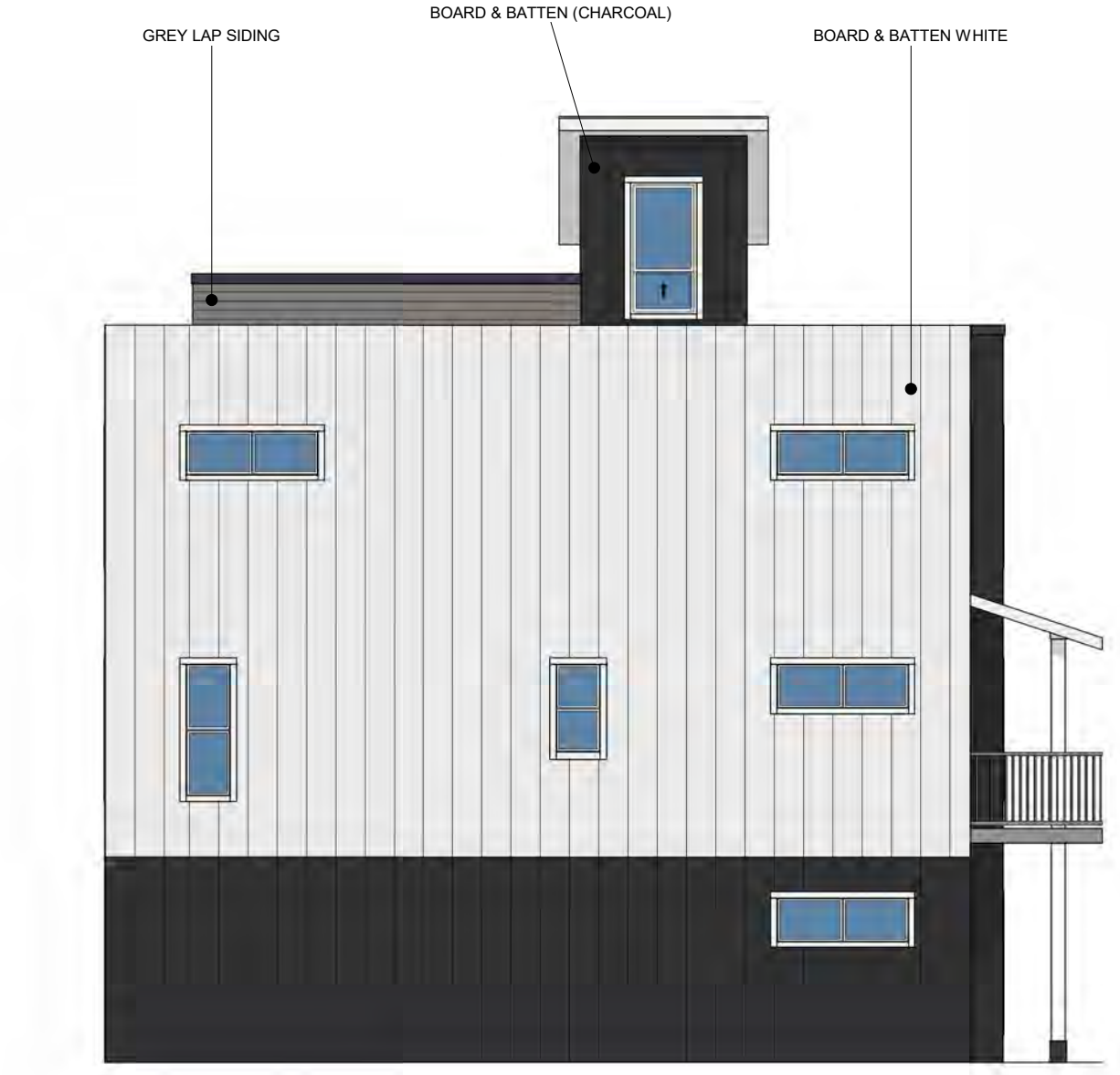
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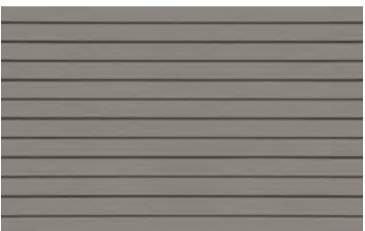
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1/8" = 1'-0"



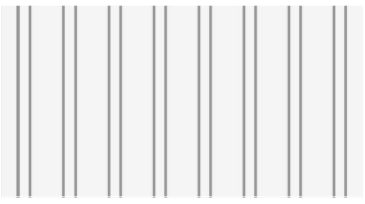
③ SP - RH-C2 - Left
1/8" = 1'-0"



④ SP - RH-C2 - Right
1/8" = 1'-0"



GREY LAP SIDING



BOARD & BATTEN
WHITE



BOARD & BATTEN
CHARCOAL



VERTICAL WOOD



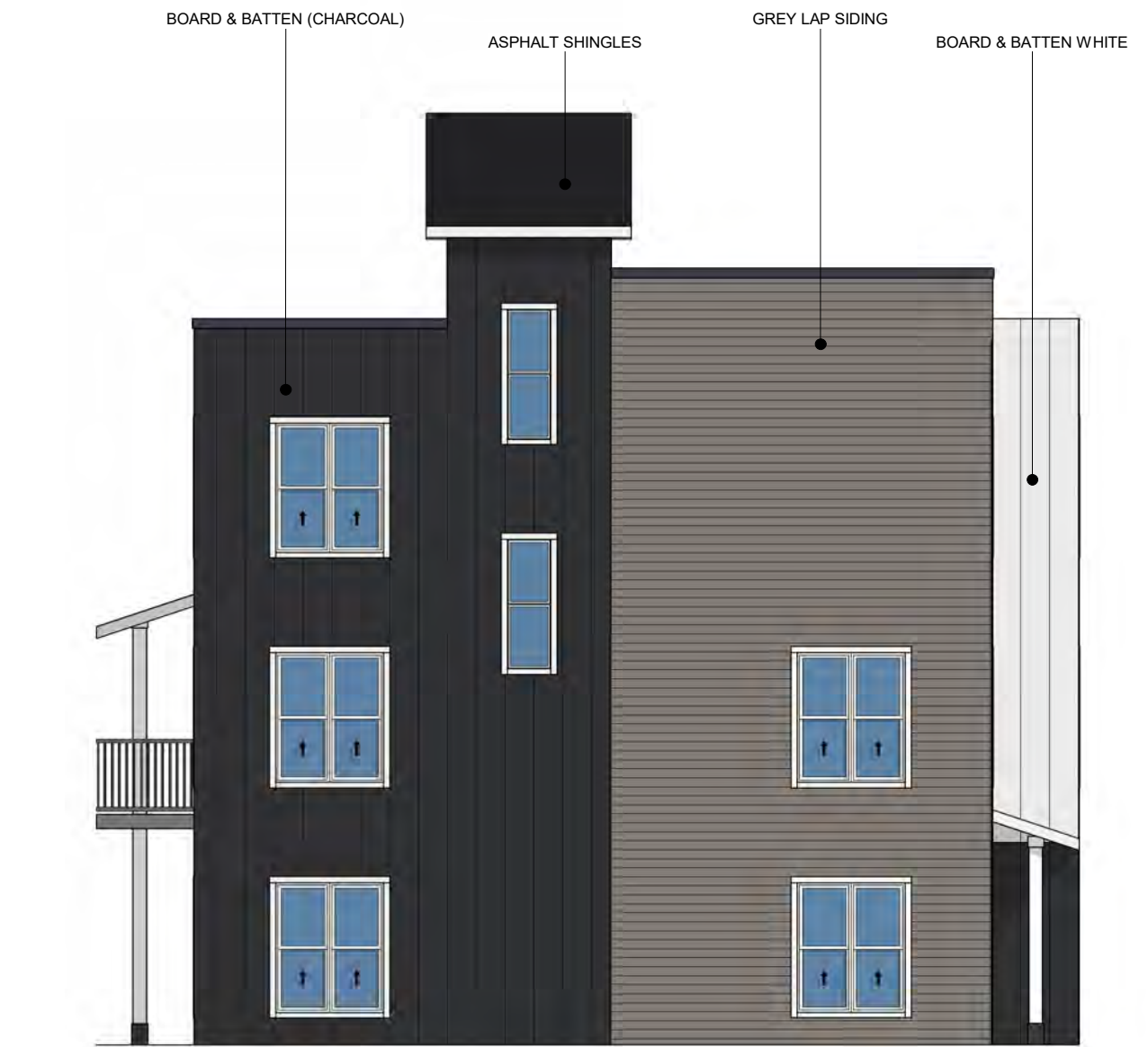
ASPHALT
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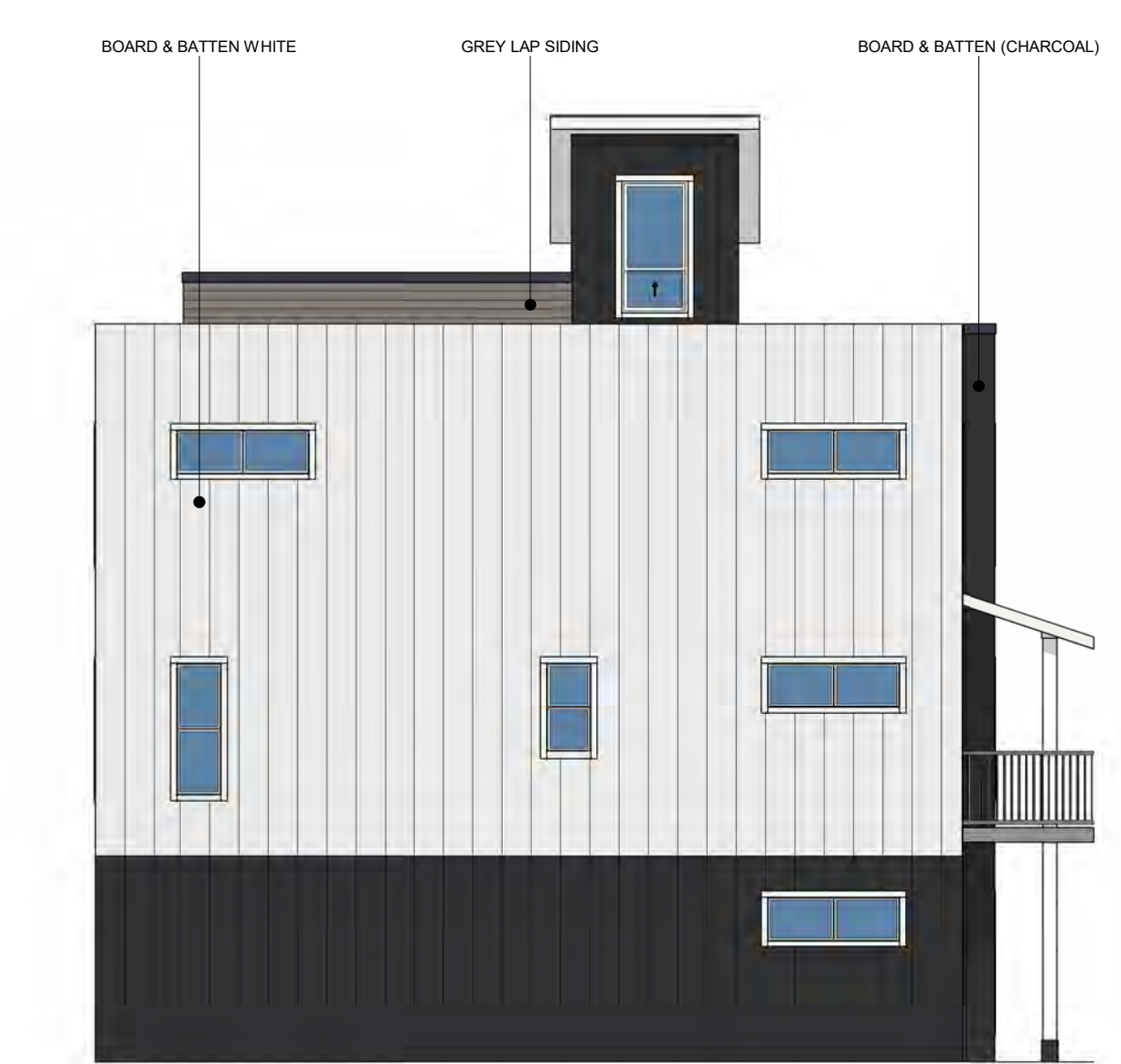
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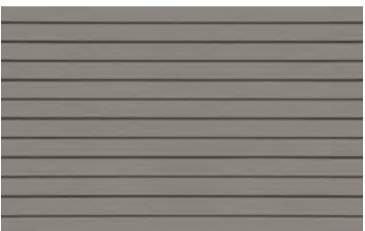
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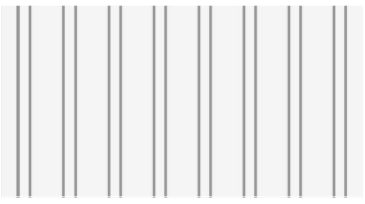
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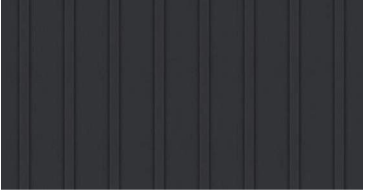
④ SP - RH-C3 - Right
1/8" = 1'-0"



GREY LAP SIDING



BOARD & BATTEN
WHITE



BOARD & BATTEN
CHARCOAL



VERTICAL WOOD



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SHINGLES



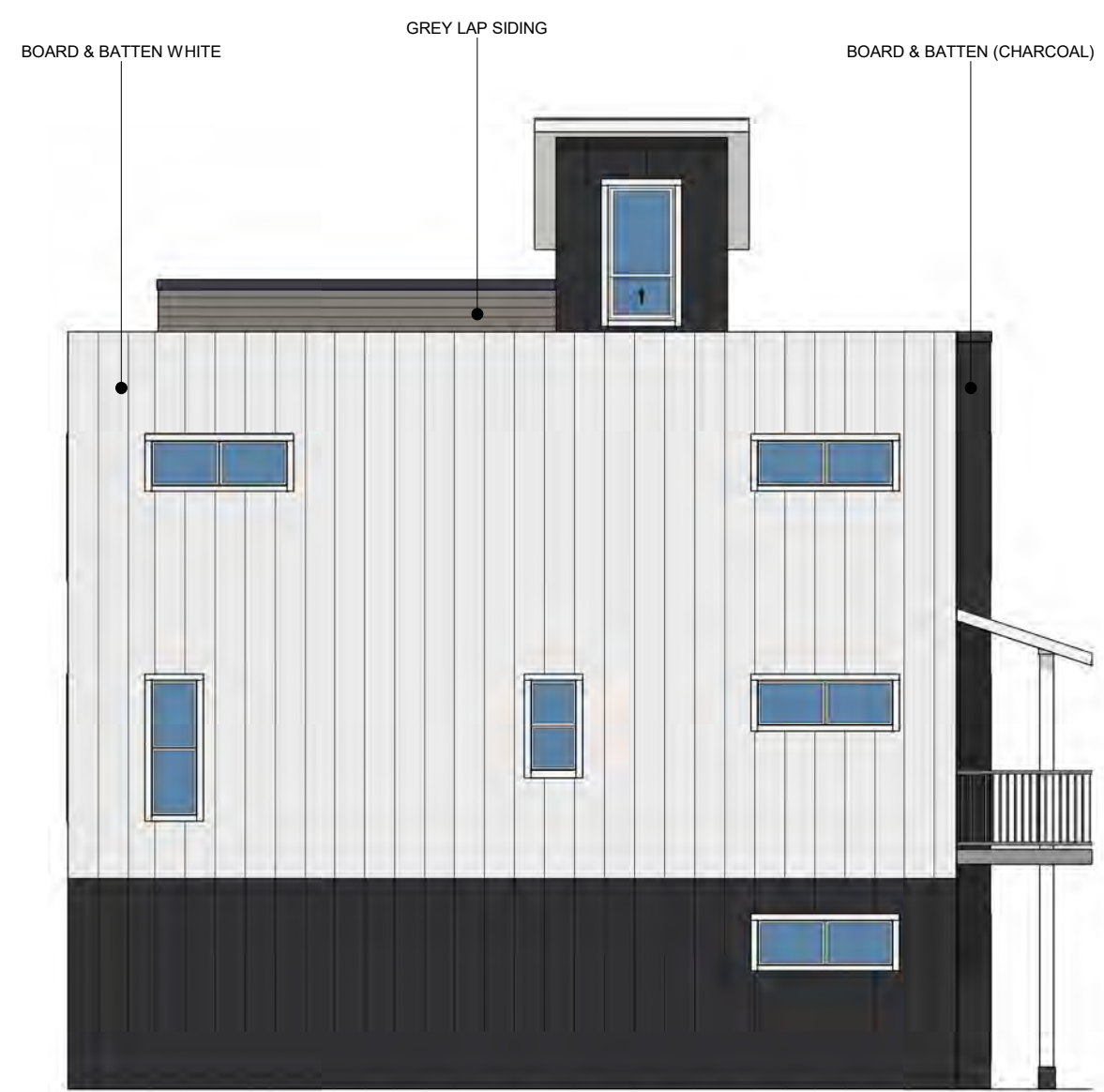
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1/8" = 1'-0"



2 SP - RH-C4 - Back
1/8" = 1'-0"



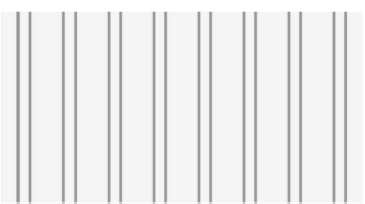
3 SP - RH-C4 - Left
1/8" = 1'-0"



4 SP - RH-C4 - Right
1/8" = 1'-0"



GREY LAP SIDING



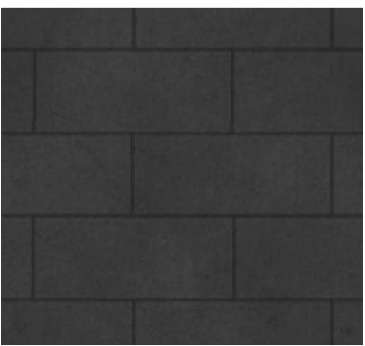
BOARD & BATTEN
WHITE



BOARD & BATTEN
CHARCOAL



VERTICAL WOOD



ASPHALT
SHINGLES



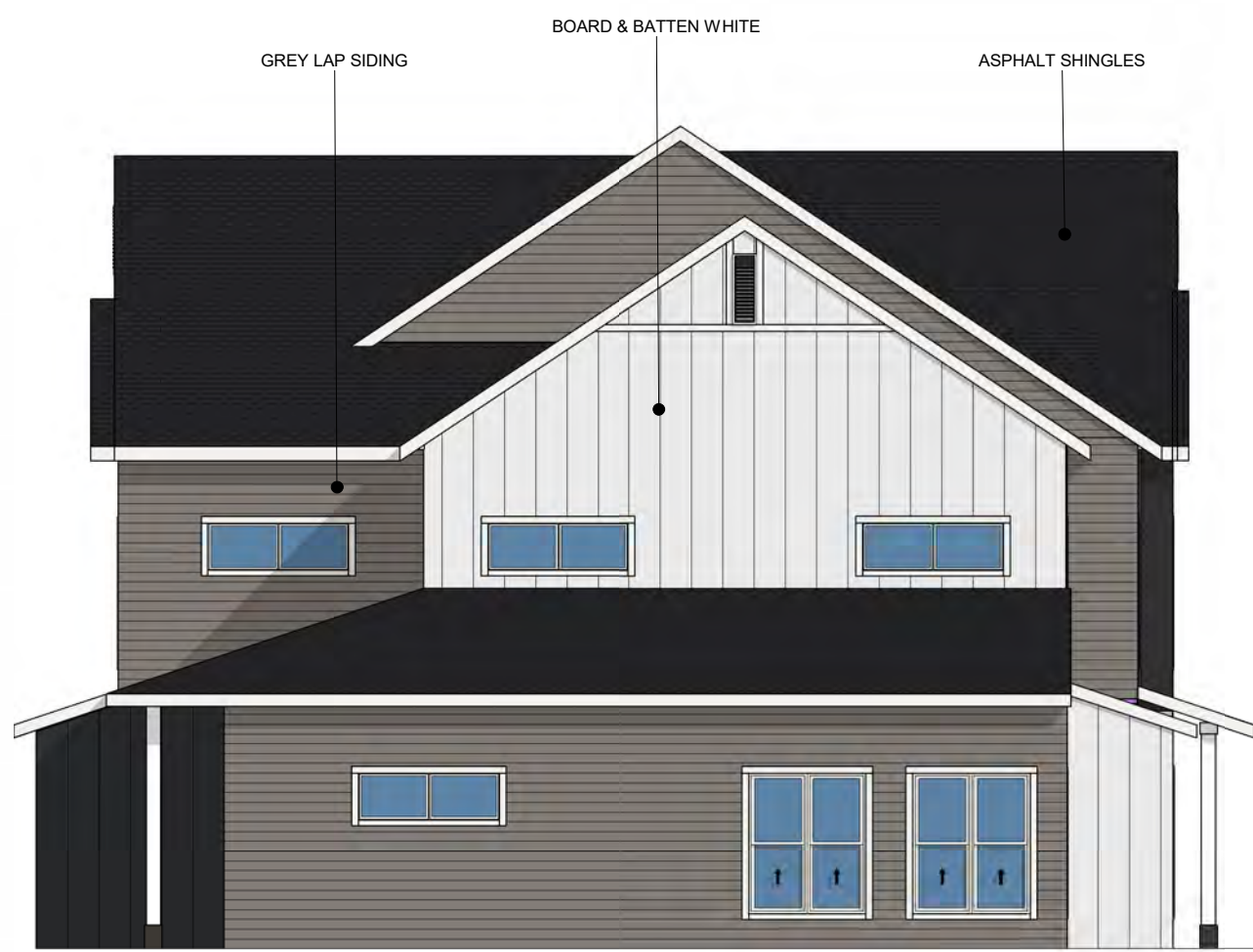
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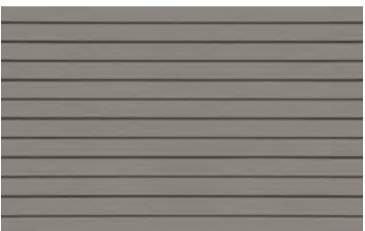
② SP - TH-D1 - Back
1/8" = 1'-0"



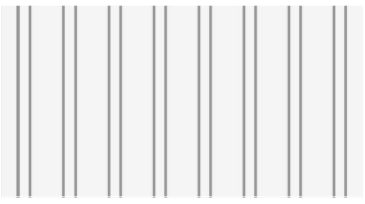
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1/8" = 1'-0"



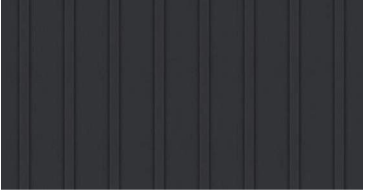
④ SP - TH-D1 - Right
1/8" = 1'-0"



GREY LAP SIDING



BOARD & BATTEN
WHITE



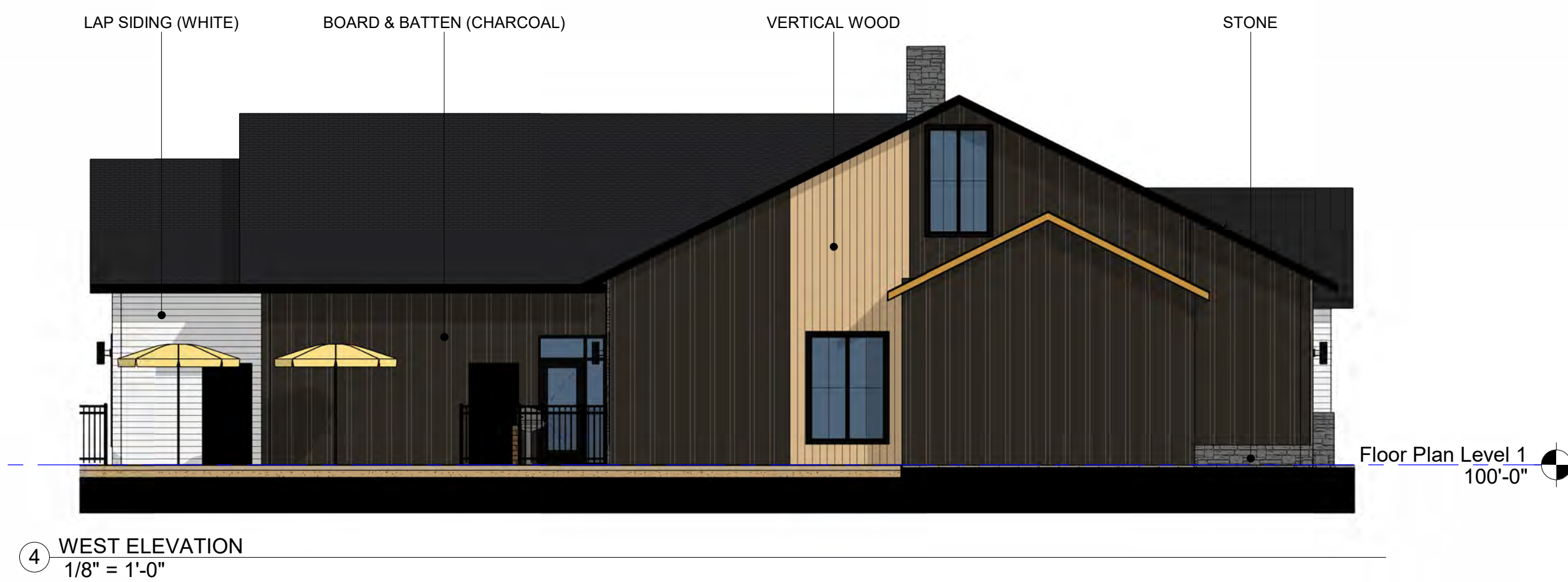
BOARD & BATTEN
CHARCOAL



VERTICAL WOOD



ASPHALT
SHINGLES



GREY LAP SIDING

WHITE LAP SIDING

BOARD & BATTEN CHARCOAL

VERTICAL WOOD

STONE

ASPHALT SHINGLES



Dakota County Surveyor's Office

Western Service Center • 14955 Galaxie Avenue • Apple Valley, MN 55124
952.891-7087 • Fax 952.891-7127 • www.co.dakota.mn.us

May 22, 2025

City of Inver Grove Heights
8150 Barbara Ave.
Inver Grove Heights, MN 55077

Re: **NORD 61**

The Dakota County Plat Commission met on May 21, 2025, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 63 (Argenta Blvd.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The right-of-way needs along CSAH 63 (65th Street W) are 60 feet of half right of way and CSAH 63 (Argenta Blvd) are 100 feet of half right of way, which have been met. There is no access shown along the north-south CSAH 63 (Argenta Blvd) roadway. There are two access shown to the site along the east-west CSAH 63 (65th St W), one at the existing street intersection at Argenta Trail and one between Argenta Trail and Argenta Blvd (identified as Aurora Lane). The Plat Commission recommends the Aurora Lane access to be a restricted access consisting of right-turns only as supported by County Access Spacing Guidelines. Restricted access should be shown along all of CSAH 63 except for the one proposed access opening at Aurora Lane. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

The Plat Commission has approved the preliminary plat provided that the described conditions are met. The Ordinance requires submittal of a final plat for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

Traffic volumes on CSAH 63 are 4,064 ADT and are anticipated to be 10,300 ADT by the year 2040.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc. Please contact TJ Bentley regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,

A handwritten signature in black ink that reads "Todd B. Tollefson". The signature is written in a cursive style with a large, stylized "T" at the beginning.

Todd B. Tollefson
Secretary, Plat Commission