

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, SEPTEMBER 20, 2011 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR September 6, 2011

3. APPLICANT REQUESTS AND PUBLIC HEARINGS
 - 3.01 **SPIRE FEDERAL CREDIT UNION – CASE NO. 11-28SV**
Consider a **Preliminary and Final Plat and Preliminary and Final PUD** for a 25-lot subdivision to be known as Brentwood Hills Second Addition. This request is for the property located north of Upper 55th Street and west of Brent Avenue.

Planning Commission Action _____

 - 3.02 **IGH INVESTMENTS LLS (Argenta Hills 4th Addition)- CASE NO. 11-29PUD**
Consider a **Final Plat and Final PUD** plan approval for Argenta Hills 4th Addition. This request is for property located along Autumn Way.

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, September 6, 2011 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

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

Commissioners Present: Tom Bartholomew
Armando Lissarrague
Mike Schaeffer
Harold Gooch
Tony Scales
Paul Hark
Dennis Wippermann
Pat Simon

Commissioners Absent: Victoria Elsmore (excused)

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

APPROVAL OF MINUTES

The minutes from the August 16, 2011 meeting were approved as submitted.

DALE NELSON – CASE NO. 11-23V

Reading of Notice

Commissioner Hark read the public hearing notice to consider the request for a variance to allow an accessory building 12 feet from the rear property line whereas 50 feet is required, for the property located at 9860 Rich Valley Boulevard. 4 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the subject property is zoned Agricultural and is 2.4 acres in size. The applicant would like to construct a 26' x 26' accessory building 12 feet from the rear property line whereas a 50 foot setback is required. While some of the criteria have been met, staff believes that denial for the request would not preclude the applicant from reasonable use of the property, approval of the request would set a precedent, and staff believes there are no practical difficulties in complying with setback requirements. Therefore they recommend denial of the request. Ms. Botten advised that staff received an email from the neighboring property owner to the south that was in support of the request.

Commissioner Simon asked if there was a height restriction on an accessory building.

Ms. Botten replied in the affirmative, stating the maximum height was 25 feet.

Opening of Public Hearing

Dale Nelson, 9860 Rich Valley Boulevard, stated he would like to build the accessory building in the requested location because other areas of his property were either topographically unsuitable, prone to flooding, would require mature tree removal, would require additional impervious surface and relocation of an existing deep water spigot, or were not in close proximity to power. Mr. Nelson displayed a revised site plan, stating that after further review he would be willing to

compromise by constructing the building 25 feet from the property line rather than 12.

Chair Bartholomew asked for clarification of the distance from the gate to the property line.

Mr. Nelson advised that the center of the gate was approximately 50 feet from the property line. He added that the proposed location would allow ample room for snow removal and continued access.

Chair Bartholomew asked for details regarding the existing water spigot.

Mr. Nelson replied that the water spigot was associated with a variance that was granted for this property for a greenhouse operation many years ago. He stated it would require considerable excavation to remove it.

Chair Bartholomew suggested moving the proposed building south and west and constructing the accessory building with the corner abutting the existing spigot.

Mr. Nelson stated that would limit his access to the yard during the winter due to snow build up.

Chair Bartholomew asked if the applicant considered lining the proposed building up with the existing garage.

Mr. Nelson replied that he ruled that out because it would severely limit his access to the driveway in the winter.

Chair Bartholomew asked how far the existing garage was set back, to which Mr. Nelson replied approximately 80 feet.

Chair Bartholomew stated it appeared as if there was room to construct the proposed building at the required setback by moving it westward.

Mr. Nelson replied that the topography in that area was sloped, they would lose two mature apple trees, and it would require additional costly impervious surface.

Commissioner Hark questioned why the proposed building could not be built at required setbacks by moving it south and west.

Mr. Nelson replied that the land was sloped in that area and that moving it to the suggested location would result in the building being too close to the existing well and would require removal of two apple trees.

Commissioner Lissarrague asked where the neighbor's home to the east was located.

Mr. Nelson replied that it was located on the southeast corner of their property and that the proposed building would not be visible from the neighbor's home.

Planning Commission Discussion

Commissioner Wippermann asked if the property directly to the east could potentially be subdivided.

Ms. Botten replied that while she did not know the exact lot size of the property to the east, she did not believe it could be subdivided as it appeared to be less than ten acres in size.

Commissioner Lissarrague stated he was concerned about the precedent this would set.

Chair Bartholomew stated it would be hard for him to support the request without a practical difficulty.

Mr. Nelson added that there were existing drainfields in the front yard in addition to much of his property being prone to flooding.

Commissioner Hark advised that he did not support the request as presented, stating it was too close to the property line regardless of the location of the neighbor's home, it would set a negative precedent, and he felt there was enough room on the lot to make it work.

Chair Bartholomew suggested the applicant be prepared to present the City Council with alternate locations for the proposed building which would reduce the requested variance.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Simon, to deny the request for a variance to allow an accessory building 12 feet from the rear property line whereas 50 feet is required, for the property located at 9860 Rich Valley Boulevard, based on the three reasons listed in Alternative B in the staff report.

Motion carried (8/0). This item goes to the City Council on September 12, 2011.

Chair Bartholomew suggested that the applicant work on the practical difficulty and come up with some alternatives.

Unknown person asked for a definition of a practical difficulty.

Chair Bartholomew said the criterion is that there is no other place to put the building on your property. Pretty much it.

INVERHILLS CHURCH – CASE NO. 11-24V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow more than one freestanding sign in the P, Public/Institutional district. 5 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property is located at the end of Babcock Trail and along Highway 55. The applicant is requesting a variance to allow more than one freestanding sign on their property which is in the Public/Institutional zoning district. The property currently has one freestanding sign near the entrance off of Babcock Trail, one wall sign on the church, and one temporary sign on the west side of the church. For better visibility purposes the property owner would like to add one additional freestanding sign along Highway 55. Ms. Botten advised that the church has 1500 feet of frontage along Highway 55. The majority of businesses along the highway are typically commercial or industrial which would allow more than one freestanding sign as long as the size of the property would allow it. Staff recommends approval of the request with the condition listed in the report.

Commissioner Gooch asked if the proposed sign would be lighted.

Ms. Botten replied in the affirmative, stating it would be backlit with a flashing message board.

Opening of Public Hearing

Ted Trenzeluk, 7305 Bancroft Way, representing Inverhills Church, stated they were requesting the signage as a means of increasing their visibility. He stated they hold numerous community events at the church, including elections, and continually hear complaints that people cannot find them.

Commissioner Simon questioned whether the sign would be visible from westbound Highway 55 because of the extensive vegetation.

Mr. Trenzeluk stated according to data received from the vendors, the sign will be visible from the highway and will be located above the vegetation level.

Commissioner Simon supported the decision to install a message board, stating drivers would need more than just an address to locate the church.

Commissioner Hark suggested the proposed sign reflect the fact that it was a polling place on Election Day.

Planning Commission Discussion

Chair Bartholomew stated there was a need for the proposed sign on this site, especially since the existing sign on Babcock was so small.

Commissioner Wippermann stated he supported the request, especially in light of the fact that the Church's direct access to Highway 55 was removed by MNDOT as part of a reconstruction project.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Wippermann, to approve the request for a variance to allow more than one freestanding sign on the property located at 8265 Babcock Trail, with the condition listed in the report.

Motion carried (8/0). This item goes to the City Council on September 26, 2011.

DAKOTA COUNTY PARKS DEPARTMENT – CASE NO. 11-25ZA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a subdivision code amendment (Title 11 of the City Code) to allow a subdivision for the creation of public land subject to administrative approval. No notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the County is in the process of obtaining rights-of-way and easements for the Mississippi River Regional Trail (MRTT) which will eventually connect to South St. Paul and Hastings. In this particular situation, the landowner has agreed to donate the land. In order to obtain the land an administrative subdivision and variance is needed. Staff is recommending a code amendment as a possible alternative that would allow divisions by and for government entities for public purpose. With the help of the City Attorney, the proposed two-part ordinance was created which would amend Items 6 and 7 of the administrative subdivision section and add a new section to the performance standards section. He advised that the proposed amendment would eliminate the sometimes lengthy subdivision requirements and allow the City to approve certain acquisitions administratively. He added that other government agencies have almost missed opportunities for

funding as deadlines can be missed due to a lengthy approval processes. Staff recommends approval of the request.

Commissioner Lissarrague asked if the amendment was for this situation only, as he was concerned about how this could potentially affect himself or other property owners.

Mr. Hunting replied that the amendment would address any situation in which property was needed for a public project. He advised that the government would still have to go through the normal process of acquisition; however, it would reduce some of the variance and subdivision approvals needed.

Commissioner Lissarrague asked if the primary reason for the amendment was to reduce the inconvenience on the part of the City.

Mr. Hunting replied in the affirmative, stating it would eliminate staff having to address some of the subdivision codes.

Commissioner Wippermann asked if other cities in Dakota County had adopted similar ordinance provisions.

Mr. Hunting replied that he was unsure.

Commissioner Gooch asked if the report was correct in stating that the County planned to construct only 1.2 miles of bicycle trail.

Opening of Public Hearing

Bruce Blair, Dakota County Parks Department, replied in the affirmative. He explained that the MRRT should be completed by 2015 and would be 27 miles long. The 27 mile trail was divided into 10 segments, with the 1.2 mile segment in question being one of the ten.

Commissioner Wippermann asked if other cities in Dakota County had adopted similar ordinance provisions.

Mr. Blair replied that he did not know of any others as this was the first time they had come across this type of issue in regards to land acquisition for the MRRT.

Chair Bartholomew asked if the amendment was still necessary with the recent change to the variance criteria.

Mr. Hunting replied in the affirmative, stating it would provide flexibility and reduce the cumbersome processes involved in land acquisition for public projects that had been approved by City Council.

Chair Bartholomew asked if the proposed amendment needed to move forward quickly for any reason.

Mr. Hunting stated originally they were anticipating late summer/fall construction, but he was not sure of the revised timeline for this trail segment.

In regards to future acquisition of property in the Northwest Area for stormwater purposes, Commissioner Simon asked if the proposed amendment would be more advantageous for the City versus the homeowner.

Mr. Hunting replied it would not affect that process; the land in the Northwest Area would be

acquired through the development process and platting.

Commissioner Simon stated she was mainly concerned about how this would affect land acquisition for stormwater management purposes from existing homeowners in the Northwest Area that have ponds on their property and are within an area that would not be developed due to their small lot size. She advised she would not want to pass an amendment that would allow the City to do something similar to a taking.

Mr. Hunting stated it would not create a taking. The amendment would simply eliminate the variance process. It would still have to be part of a Council approved stormwater management plan and the City would still have to come to an agreement with the landowner.

Chair Bartholomew stated that the amendment is not a mechanism for a taking or meant to drive acquisition; it is a mechanism that allows acquisition to go through in a prompt manner.

Planning Commission Discussion

Commissioner Lissarrague stated he did not support making the acquisition process any easier than necessary, especially for something as simple as a walking trail.

Chair Bartholomew stated if the property owner was not in favor of offering their property for a public purpose, the acquisition would not occur. In this case, however, the property owner is donating his property for a trail. He stated he supported the proposed amendment, especially since the City had previously lost funding for projects due to the cumbersome timelines of the various processes.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Hark, to approve the request for a subdivision code amendment to allow subdivisions for the creation of public land subject to administrative approval.

Motion carried (7/1 - Lissarrague). This item goes to the City Council on September 26, 2011.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 8:02 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

REPORT DATE: September 14, 2011 **CASE NO:** 11-28SV
HEARING DATE: September 20, 2011
APPLICANT & PROPERTY OWNER: Spire Federal Credit Union (Brentwood Hills)
REQUEST: Preliminary and Final Plat & Preliminary and Final PUD
LOCATION: West of Brent Ave, North of Upper 55th Street
COMPREHENSIVE PLAN: MDR, Medium Density Residential
ZONING: MF PUD
REVIEWING DIVISIONS: Planning **PREPARED BY:**  Heather Botten
Engineering Associate Planner

BACKGROUND

The applicant has submitted a request for a 25-lot preliminary and final plat and preliminary and final PUD. In 2006, the owner at that time J Johnson, Inc. received approval for a townhome project located on the 2.4 acre parcel. In 2007, the owner received approval for an amendment to the plat/plans requesting a reduced setback and adjusting the property lines to be able to include an optional elevator in the buildings. The first phase of the project was underway when this amendment was approved. One of the four buildings was constructed and private driveways installed. The property owner at that time ended up getting into financial trouble and did not follow through with the recording of the revised plat. The property went into foreclosure.

The current property owner is essentially trying to 'clean-up' the plat and property. The amendment approved in 2007 has expired since the plat was never recorded. The applicant is re-submitting the same request that was approved in 2007 with one change. In 2007, a variance was approved for the reduced setback, it has since been determined that the variance is not necessary as the PUD allows for flexibility in setbacks.

SPECIFIC REQUEST

A Preliminary and Final Plat and Preliminary and Final PUD for a 25-lot subdivision to be known as Brentwood Hills Second Addition.

EVALUATION OF REQUEST:

Surrounding Uses: The subject site is surrounded by the following uses:

North – Open Space; zoned PUD; guided HDR, High Density Residential

West – Apartments; zoned PUD; guided HDR, High Density Residential
South – Single-family; zoned PUD; guided LDR, Low Density Residential
East – Apartments; zoned PUD; guided HDR, High Density Residential

SITE PLAN REVIEW

Parking/Access. Parking and access on the site is not changing; there is one access point off of Brent Avenue.

Tree Preservation/Landscaping. The site has been cleared for development. The applicant will be required to put down vegetation to prevent erosion. Park dedication for the property would continue to be paid with building permits; this is the same requirement as the 2006 and 2007 approvals.

Building. The owner could build 17 additional townhomes on the site if they are constructed in the approved building pads. If the owner wanted to build in different locations an amendment would have to be submitted that would trigger a full review and go through the public process.

Engineering. Engineering has reviewed the plans and is in support of the re-submittal. The applicant shall continue to work with the City to secure engineering approval of the construction plans and agreements. A development contract is required; this contract would cover miscellaneous and outstanding engineering issues such as escrow fees, completion of the final lift and preventing erosion.

ALTERNATIVES

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

A. Approval. If the Planning Commission favors the requested Preliminary and Final plat and PUD, the Commission should recommend approval of the request with at least the following conditions (condition #6 is a new condition, all others carried over from 2007 approval):

1. The final plat and final PUD plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	dated 9/6/11
Site Plan	dated 5/02/07
Grading & Erosion Control Plan	dated 5/02/07
Utility Plan	dated 5/02/07
Landscape Plan	dated 8/04/06
Elevation Plans	dated 2/20/07
2. Park dedication shall consist of a cash contribution payable at time of building permit issuance
3. The Final plat and development contract shall be filed with Dakota County prior to any building permits being issued for the site.

4. A revised development contract shall be required to be drafted and approved by the City Council prior to the release of the final plat.
5. The exterior of the four buildings shall contain a different roof texture or color for each unit in a building and a different color for each unit in a building.
6. The property owner shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control shall be approved by the City Engineer.
7. Resolution No. 06-161 shall become null and void and be replaced with the conditions contained herein.

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

RECOMMENDATION

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

Attachments: Exhibit A – Location/Zoning Map
Exhibit B – Applicant narrative
Exhibit C – Plat
Exhibit D- PUD development plans

Warren E. Peterson
Jerome P. Filla
Daniel Witt Fram
Glenn A. Bergman
John Michael Miller
Michael T. Oberle
Steven H. Bruns*
Paul W. Fahning*
Sonja R. Ortiz
Ben I. Rust
Jonathan R. Cuskey
Tracy J. Halliday
Jared M. Goerlitz
Dan M. Duffek*



Suite 800
55 East Fifth Street
St. Paul, MN 55101-1718
(651) 291-8955
(651) 228-1753 facsimile
www.pfb-pa.com

(651)290-6910
gbergman@pfb-pa.com

August 19, 2011

Heather Botten
City of Inver Grove Heights
Planning Department
8150 Barbara Ave
Inver Grove Heights, MN 55077

RE: Spire Federal Credit Union
Brentwood Hills Townhomes – Re-plat
Our File No. 3209.110004

Dear Heather:

Enclosed are the following:

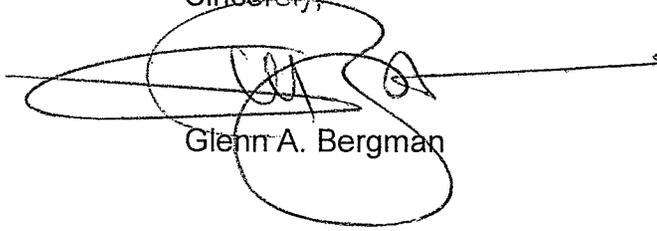
1. The signed Planning Application signed by our client Spire Federal Credit Union, the owner of the entire Brentwood Hills project at this time.
2. Copies of documents from the 2007 re-plat file which I obtained when I stopped out last week.
3. The proposed site plan and the original site plan and the proposed preliminary plat and approved preliminary plat submitted in 2007.
4. Checks in the amount of \$2,500 and \$775.

We are essentially re-submitting the plat amendment which was approved in 2007 but was apparently abandoned by Jeff Johnson as financial conditions worsened and the project went into foreclosure. We understand that the completion of the final lift of asphalt and landscape and building debris cleanup will need to be coordinated with the re-plat. We will be requesting the city's agreement that the park dedication fees will be paid when building permits are issued. We are requesting the variances previously granted, which permit the townhouse units as constructed. We have engaged Rehder & Associates to prepare the preliminary and final plat and will be giving them the go-ahead to commence preparation of the plat.

August 19, 2011
Page 2

Thank you for your cooperation and assistance. Please let me know if you need anything further at this point in connection with the plat filing.

Sincerely,

A handwritten signature in black ink, appearing to be "GAB", is written over a horizontal line. The signature is somewhat stylized and overlaps the line. Below the signature, the name "Glenn A. Bergman" is printed in a standard font.

Glenn A. Bergman

GAB:rbe
Encl.

CC: Stan Edwards
Steve Michel
Walter Baker

LOT	SQUARE FEET
1	1,784
2	1,602
3	1,602
4	1,784
5	1,784
6	1,602
7	1,602
8	1,602
9	1,602
10	1,784
11	1,743
12	1,566
13	1,566
14	1,566
15	1,566
16	1,566
17	1,743
18	1,727
19	1,566
20	1,566
21	1,566
22	1,566
23	1,566
24	1,743
25	65,563

Preliminary Plat of: BRENTWOOD HILLS SECOND ADDITION

- LEGEND**
- Iron Monument Found
 - Iron Monument Set
 - S— Sanitary Sewer
 - ST— Storm Sewer
 - W— Watermain
 - Hyd. ◊ Hydrant
 - GV ◊ Gate Valve
 - MH ◊ Manhole
 - CB ◊ Catch Basin
 - CO ◊ Cleanout
 - CS ◊ Curb Stop
 - ◊ Flared End
 - Guard Post
 - Sign
 - LP * Light Pole
 - ◻ Electrical Transformer
 - TD Telephone Pedestal
 - ▨ Concrete Surface
 - ▨ Bituminous Surface
 - Buried Gas
 - Buried Telephone
 - Buried Electric
 - Buried Cable Television

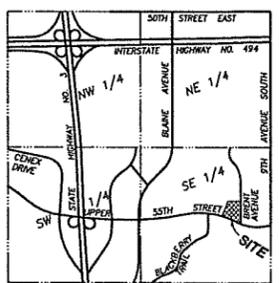
- NOTES**
- Bearings shown are based on the plat of BRENTWOOD HILLS ADDITION.
 - Utilities shown are from information furnished by the City of Inver Grove Heights, Xcel Energy, Comcast and Qwest in response to Gopher State One Call Ticket No. 111863012 and are verified where possible.
 - Contact Gopher State 1 for utility locations before any construction shall begin. Phone 651-454-0002.
 - Bench Mark: Top of hydrant at the northeast corner of Brent Avenue and Upper 55th Street. Elevation = 875.66 feet.
 - Area = 104,963 square feet (2.41 acres).
 - Zoning: R-3 PUD (Planned Unit Development).
 - Maximum building height = 35 feet.
 - Maximum building coverage = 20%.
 - Maximum impervious surface = 40%.
 - This property is located in Flood Zone C (area of minimal flooding) per Flood Insurance Rate Map No. 270106 0005 B dated August 1, 1980.
 - Building setback and zoning information obtained from the City Inver Grove Heights Planning Department.

OWNER/DEVELOPER

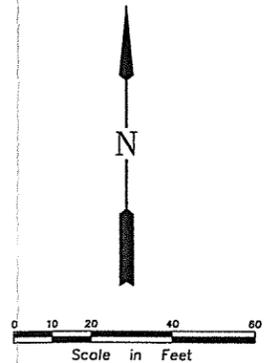
Spire Federal Credit Union
2025 Larpenteur Avenue West
Falcon Heights, Minnesota 55113
Phone: 651-641-2144

SURVEYOR

Rehder & Associates, Inc.
Suite 110
3440 Federal Drive
Eagan, Minnesota 55122
Phone: 651-452-5051



Vicinity Map
Section 33, Township 28, Range 22
No Scale



PROPERTY DESCRIPTION

Lots 1 through 25 inclusive, Block 1, Brentwood Hills Addition, Common Interest Community No. 578, a Planned Community, Dakota County, Minnesota.

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 6th day of September, 2011.

REHDER & ASSOCIATES, INC.

Thomas J. Adam
Thomas J. Adam, Land Surveyor
Minnesota License No. 43414

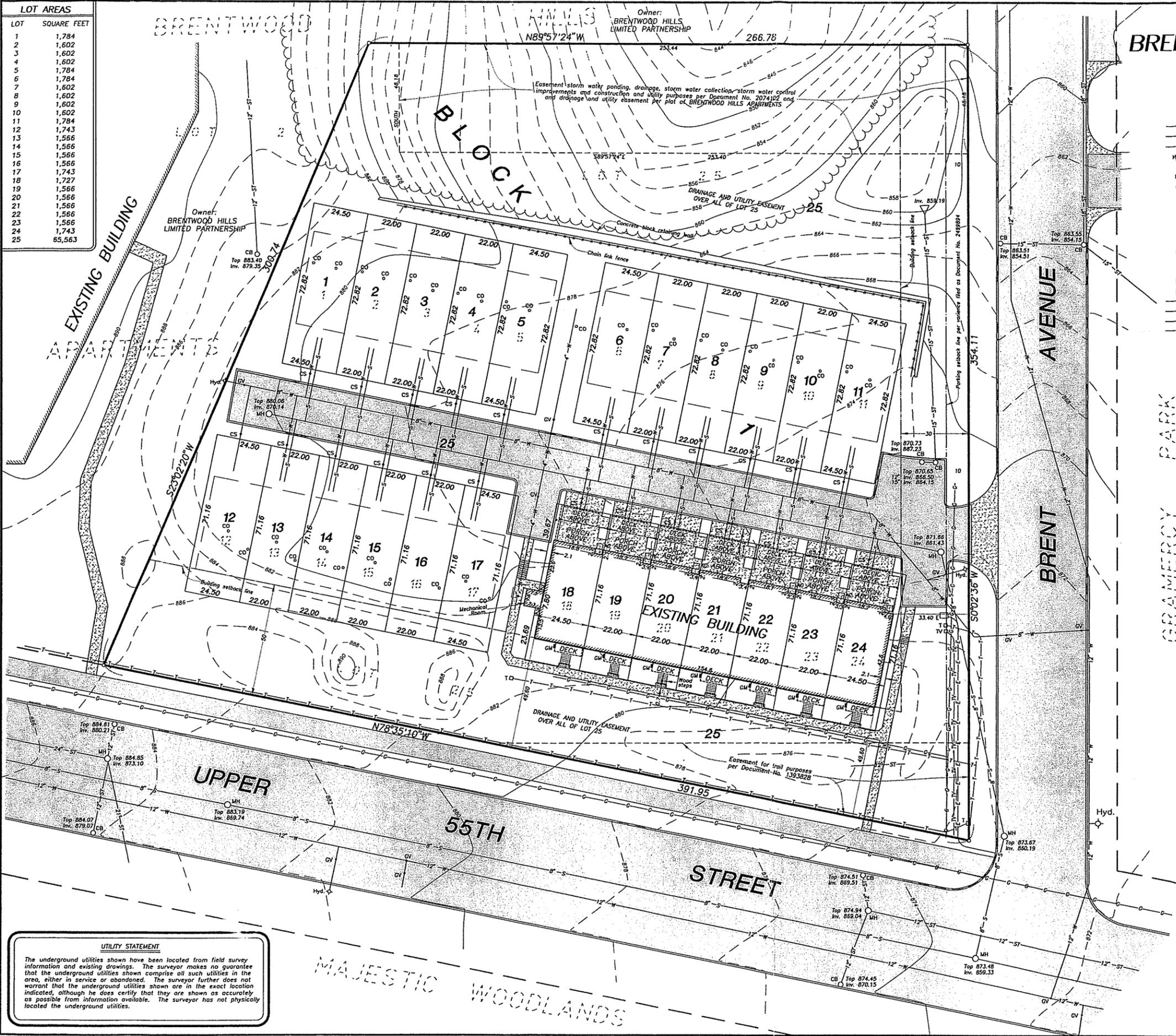
Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

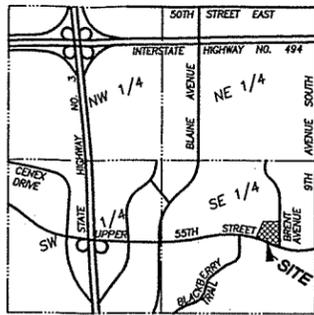
JOB: 114-2519.011

UTILITY STATEMENT

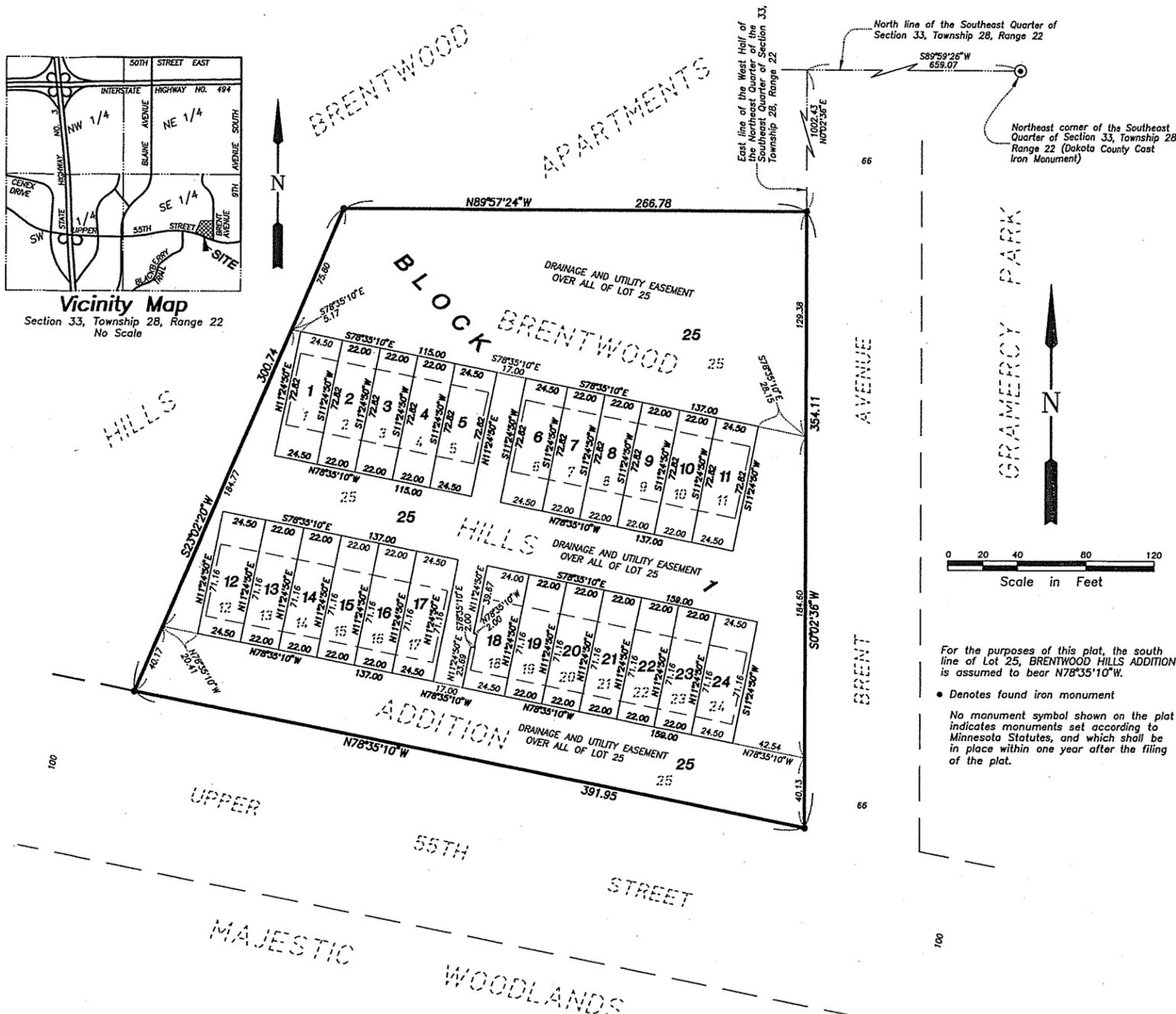
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.



BRENTWOOD HILLS SECOND ADDITION



Vicinity Map
Section 33, Township 28, Range 22
No Scale



Scale in Feet
0 20 40 80 120

For the purposes of this plat, the south line of Lot 25, BRENTWOOD HILLS ADDITION is assumed to bear N78°35'10"W.

- Denotes found iron monument

No monument symbol shown on the plat indicates monuments set according to Minnesota Statutes, and which shall be in place within one year after the filing of the plat.

KNOW ALL PERSONS BY THESE PRESENTS: That Spire Federal Credit Union, a federally chartered credit union, owner of the following described property:

Lots 1 through 24 inclusive, Block 1, BRENTWOOD HILLS ADDITION, Common Interest Community No. 578, a Planned Community, Dakota County, Minnesota.

and that Brentwood Hills Townhome Association, a Minnesota corporation, owner of the following described property:

Lot 25, Block 1, BRENTWOOD HILLS ADDITION, Common Interest Community No. 578, a Planned Community, Dakota County, Minnesota.

Have caused the same to be surveyed and platted as BRENTWOOD HILLS SECOND ADDITION and do hereby donate and dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Spire Federal Credit Union, a federally chartered credit union, has caused these presents to be signed by its proper officer this _____ day of _____, 2011.

SPIRE FEDERAL CREDIT UNION

Stan Edwards, Senior Vice President

State of _____
County of _____

This instrument was acknowledged before me on _____, 2011, by Stan Edwards, Senior Vice President of Spire Federal Credit Union, a federally chartered credit union on behalf of the credit union.

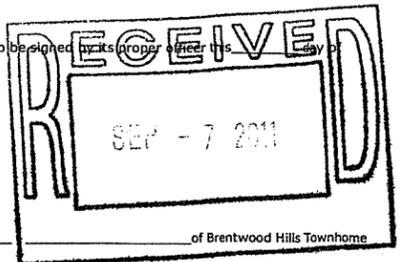
Notary Public, _____
My Commission Expires _____

In witness whereof said Brentwood Hills Townhome Association, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2011.

BRENTWOOD HILLS TOWNHOME ASSOCIATION

State of _____
County of _____

This instrument was acknowledged before me on _____, 2011, by _____ of Brentwood Hills Townhome Association, a Minnesota corporation, on behalf of the corporation.



Notary Public, _____
My Commission Expires _____

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

Thomas J. Adam, Licensed Land Surveyor
Minnesota License No. 43414

State of Minnesota
County of Dakota

This instrument was acknowledged before me on _____, 2011, by Thomas J. Adam.

Notary Public, _____
My Commission Expires _____

INVER GROVE HEIGHTS, MINNESOTA PLANNING COMMISSION

Be it known that at a meeting held on this _____ day of _____, 2011, the Planning Commission of the City of Inver Grove Heights, Minnesota, did hereby approve this plat of BRENTWOOD HILLS SECOND ADDITION.

Planning Commission, City of Inver Grove Heights, Minnesota

By _____, Chair
By _____, Secretary

INVER GROVE HEIGHTS, MINNESOTA CITY COUNCIL

This plat was approved by the City Council of Inver Grove Heights, Minnesota, this _____ day of _____, 2011, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Inver Grove Heights, Minnesota

By _____, Mayor
By _____, Clerk

DAKOTA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2011.

Todd B. Tollefson, Dakota County Surveyor

DAKOTA COUNTY BOARD

We do hereby certify that on the _____ day of _____, 2011, the Board of Commissioners of Dakota County, Minnesota, approved this plat of BRENTWOOD HILLS SECOND ADDITION, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

DEPARTMENT OF PROPERTY TAXATION AND RECORDS

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2011 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes due and transfer entered this _____ day of _____, 2011.

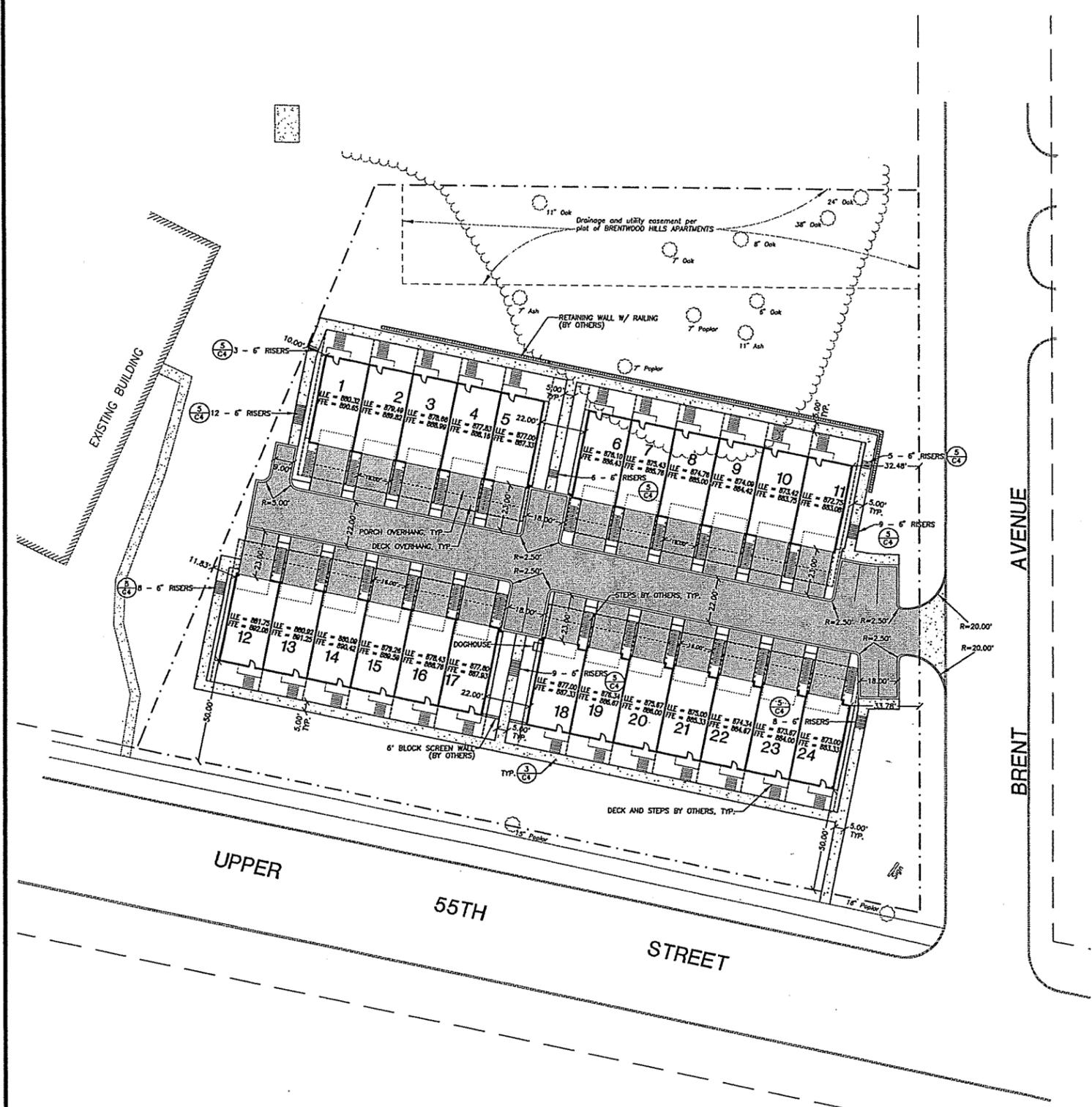
_____, Director
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of CAMERON ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 2011 at _____ o'clock _____M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

_____, County Recorder

Existing Pond
Approx. NWL = 832.5

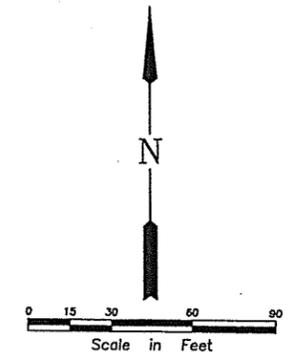


LEGEND

- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- ⊕ PROPOSED HYDRANT
- ⊖ PROPOSED GATE VALVE
- ⚡ PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- ▭ PROPOSED CONCRETE
- ▭ PROPOSED STD. DUTY BITUMINOUS
- ▭ PROPOSED MNDOT CATEGORY 5 EROSION CONTROL BLANKET
- ▭ PROPOSED RIPRAP
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING BURIED GAS LINE
- EXISTING BURIED ELECTRIC LINE
- EXISTING BURIED TELEPHONE LINE
- EXISTING CONTOUR
- EXISTING ELEVATION

SITE NOTES

- ① - All dimensions between curbing and to radius points are to face of curb.
- ② - All dimensions abutting curbs are to back of curb.
- ③ - All curb and gutter in the parking areas shall be type B-612 as per Detail 2/C4.
- ④ - All remaining curb & gutter on private property shall be D-412 as per Detail 1/C4.
- ⑤ - Exact location of curb type transitions to be determined by the owner in the field.
- ⑥ - All sidewalk shall be as per Detail 3/C4 unless otherwise noted.
- ⑦ - Construct drives/entrances according to City of Inver Grove Heights Std. Plates.
- ⑧ - All parking stall striping width is 9.00' unless otherwise noted.
- ⑨ - All parking stall striping length is 18.00' unless otherwise noted.
- ⑩ - All stall striping on parking lot curves is radial and 9.00' wide at inside of radius unless noted otherwise.
- ⑪ - Retaining wall shall be designed by a Licensed Professional Engineer.



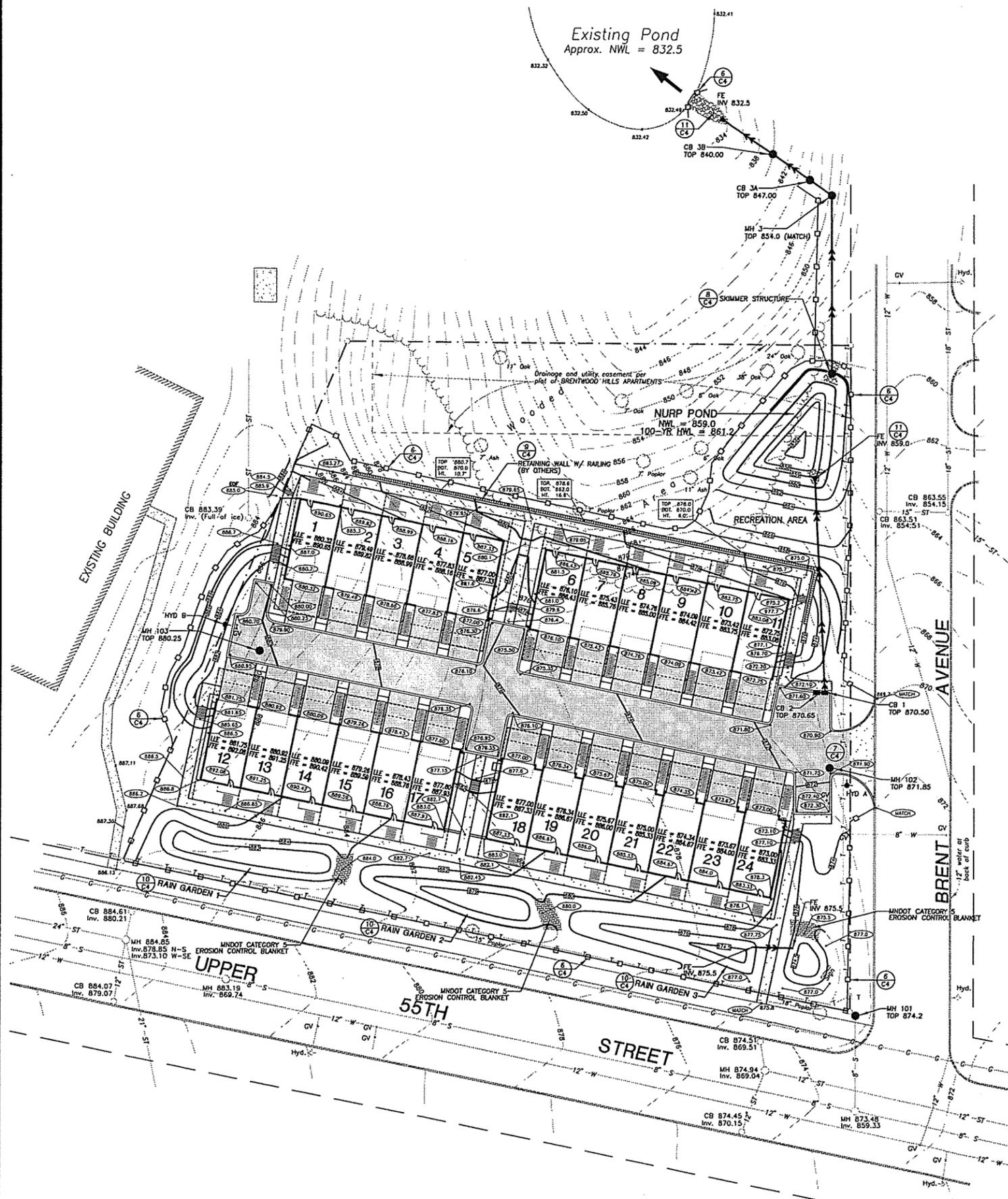
Reider & Associates, Inc.
 Civil Engineers, Planners and Land Surveyors
 3440 Federal Drive, Suite 240 • Eden, Minnesota 55424
 651-452-0041 • Fax: 651-452-9797 • email: info@reider.com

PROJECT NO.: 061-2114.011 DRAWING FILE: 2114011.DWG
 Name: Nicholas P. Adam Reg. No. 43856 Date:

Issued	Revised
8-4-06	PRELIMINARY PLAN
9-6-06	ADDRESS, CITY COMMENTS
10-6-06	CONSTRUCTION DOCUMENTS
1-11-07	SITE PLAN REVISIONS
4-24-07	CHANGES TO CONSTRUCTION DOCUMENTS
5-2-07	REVISED CONSTRUCTION DOCUMENTS

SITE PLAN
BRENTWOOD HILLS TOWNHOMES
CITY OF INVER GROVE HEIGHTS

SHEET NUMBER
C1



- ### LEGEND
- PROPOSED MANHOLE
 - PROPOSED CATCH BASIN
 - ⊕ PROPOSED HYDRANT
 - ⊕ PROPOSED GATE VALVE
 - ◄ PROPOSED FLARED END
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - ▭ PROPOSED CONCRETE
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 - ▭ PROPOSED RIPRAP
 - PROPOSED CONTOUR
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 - SILT FENCE
 - BOUNDARY/ROW/BLOCK LINE
 - EASEMENT
 - BUILDING/PARKING SETBACK LINE
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING BURIED GAS LINE
 - EXISTING BURIED ELECTRIC LINE
 - EXISTING BURIED TELEPHONE LINE
 - EXISTING CONTOUR
 - EXISTING ELEVATION

GRADING NOTES

- 1 - All elevations shown are to final surfaces.
- 2 - Contractor is responsible for obtaining, if necessary, a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

- 1 - Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
- 2 - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- 3 - Sweep paved public streets as necessary where construction sediment has been deposited.
- 4 - Each area disturbed by construction shall be restored per the specifications within the stabilization time frames.
- 5 - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

CONTROL DEVICE OPERATION SCHEDULE

ITEM	INSTALLATION	REMOVAL
SILT FENCE	PRIOR TO ANY CONSTRUCTION	AFTER TRIBUTARY DRAINAGE AREA HAS BEEN RESTORED
ROCK ENTRANCE	PART OF INITIAL GRADING	WHEN ROADWAY PAVING OPERATIONS BEGIN
INLET PROTECTION	SAME DAY STRUCTURE IS CONSTRUCTED	WHEN TRIBUTARY AREA IS PAVED

STABILIZATION REQUIREMENTS

- All exposed soil areas with a continuous positive slope within 200 lineal feet of a surface water, must have temporary erosion protection or permanent cover for the exposed soil areas year round, according to the following table of slopes and within the time indicated:

Type of Slope	Time	(Maximum time an area can remain unstabilized after substantial completion of grading.)
Steeper than 3:1	within 7 days	
10:1 to 3:1	within 14 days	
Flatter than 10:1	within 21 days	

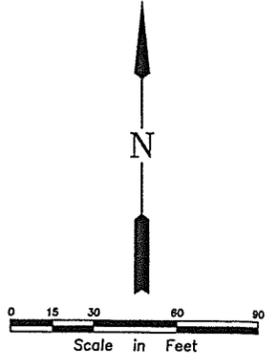
- All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.

INSPECTION AND MAINTENANCE

- The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
- All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.
- Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
- All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
- Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of the sediment reaches 1/2 the storage volume. Removal must be completed within 72 hours of discovery.
- Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.
- Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.
- Infiltration areas shall be graded to finished grade when all contributing drainage areas have been stabilized. Protect infiltration area from sediment and heavy equipment compaction during/after construction with silt fence.

POLLUTION PREVENTION MANAGEMENT

- All solid waste must be disposed of off-site per the MPCA disposal requirements.
- Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.



Rehder & Associates, Inc.
 Civil Engineers, Planners and Land Surveyors
 3440 Federal Drive, Suite 240 • Engen, Minnesota 55122
 612-438-0011 • Fax: 612-438-0797 • email: info@rehder.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: Nicholas P. Adam Date: No. 438561 Reg. No. 2114011.DWG

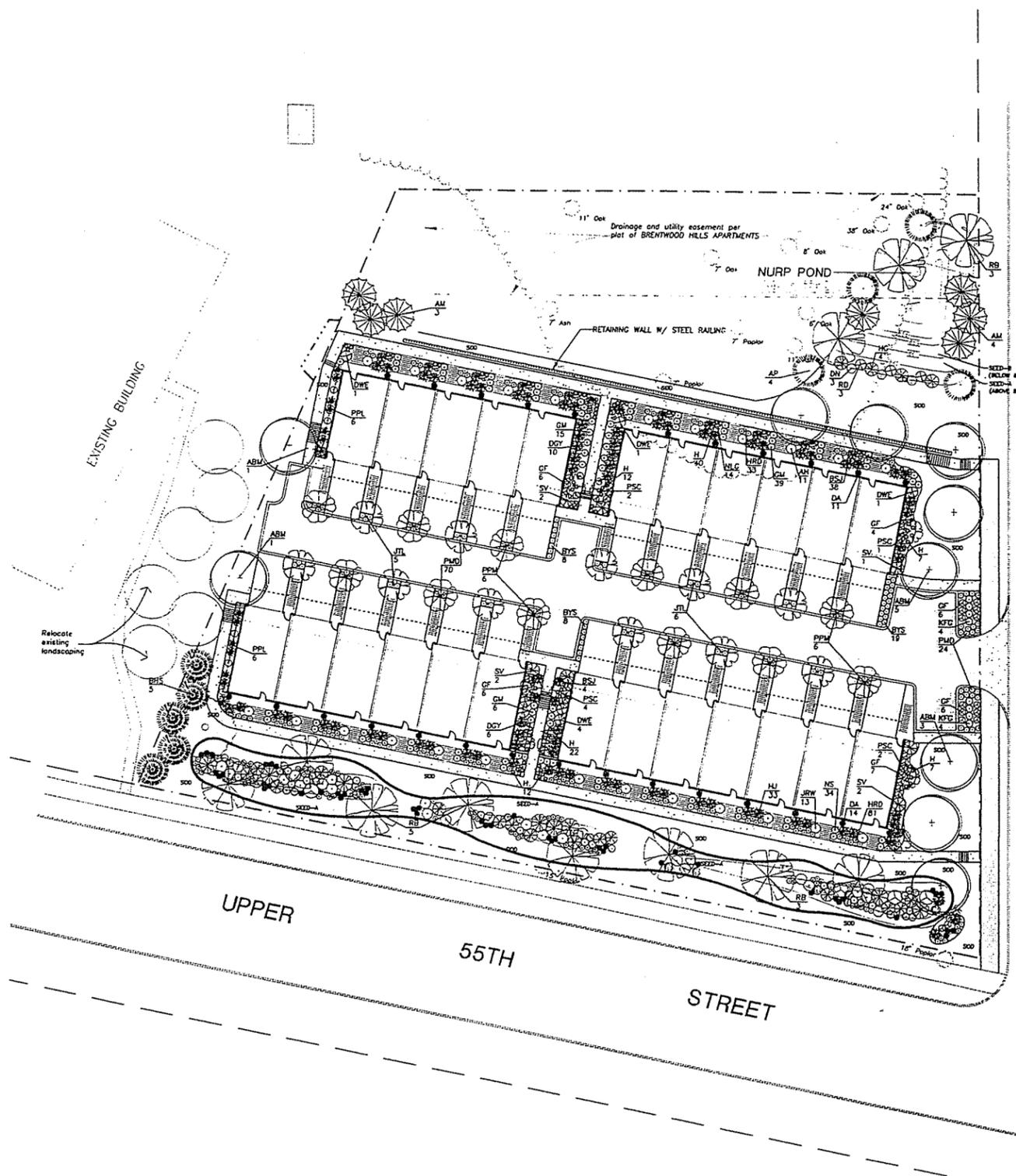
Issued

ADDRESS CITY COMMENTS	7-10-05
PRELIMINARY PLAN	6-1-06
ADDITIONAL COMMENTS	10-1-06
CONSTRUCTION DOCUMENTS	4-1-07
CITY SUBMITAL	4-25-07
REVISED TOWNHOME UNIT DIMENSIONS	5-2-07
REVISED CONSTRUCTION DOCUMENTS	5-2-07

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
BRENTWOOD HILLS TOWNHOMES
CITY OF INNER GROVE HEIGHTS

SHEET NUMBER
C2

Existing Pond
Approx. NWL = 832.5



RAIN GARDEN PLANTS

RAIN GARDEN 1

Qty. Key Common Name

- 17 ☉ Prairie Pinks
- 13 ☉ Daylily, mixed varieties
- 23 ☉ Blue Flag Iris
- 17 ☉ Karl Forester Feather Reed Grass
- 12 ☉ Red-tipped Dogwood
- 6 ☉ Fragrant Sunac 'Gron-Low'
- 1 ☉ American Highbush Cranberry
- 3 ☉ Highbush Viburnum

RAIN GARDEN 2

Qty. Key Common Name

- 12 ☉ Prairie Pinks
- 18 ☉ Daylily, mixed varieties
- 10 ☉ Blue Flag Iris
- 8 ☉ Karl Forester Feather Reed Grass
- 5 ☉ Red-tipped Dogwood
- 6 ☉ Fragrant Sunac 'Gron-Low'
- 3 ☉ Highbush Viburnum

RAIN GARDEN 3

Qty. Key Common Name

- 12 ☉ Prairie Pinks
- 13 ☉ Daylily, mixed varieties
- 14 ☉ Blue Flag Iris
- 11 ☉ Karl Forester Feather Reed Grass
- 7 ☉ Glossy Black Chokeberry
- 9 ☉ Red-tipped Dogwood
- 4 ☉ Fragrant Sunac 'Gron-Low'
- 2 ☉ American Highbush Cranberry
- 3 ☉ Highbush Viburnum
- 2 ☉ Hughes Juniper
- 2 ☉ Little Princess Spirea
- ☉ Annual Flowers

REQUIRED PLANT MATERIALS

TREES REQUIRED: 1 OVERSTORY PER UNIT
TOTAL UNITS = 26
TOTAL TREES REQUIRED: 26
TOTAL TREES PROVIDED: 30

PLANT LIST: Site Plantings

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES				
10	ABM	Acer fraxinifolium 'Jefferson'	Ashburn Blaze Maple	2-1/2" B&B
11	RB	Betula nigra	River Birch, clamp form	2-1/2" B&B
5	BHS	Picea glauca densata	Black Hills Spruce	6'-0" B&B
4	AP	Pinus nigra	Ashburn Pine	6'-0" B&B
30	Total			
7	AM	Acer glabrum	Ashburn Maple, clamp form	1-1/2" B&B
12	PPM	Acer tartaricum 'Pottam Perfect'	Pottam Perfect Tartarum Maple	1-1/2" B&B
9	PSC	Morus 'Pinkapple'	Pinkapple Crabapple	1-1/2" B&B
11	JTL	Syringa reticulata	Japanese Tree Lilac	1-1/2" B&B
SHRUBS				
3	RD	Cornus sericea	Redtwig Dogwood	5 Gal. Pot
7	DWE	Eurostyrium alatum 'Compact'	Dwarf Winged Euonymus	5 Gal. Pot
11	AH	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 Gal. Pot
3	DN	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Newbark	5 Gal. Pot
12	PPL	Syringa vulgaris 'Prakia Petta'	Prakia Petta Lilac	5 Gal. Pot
34	HS	Spiraea japonica 'Hoon Flash'	Hoon Flash Spirea	3 Gal. Pot
35	GF	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3 Gal. Pot
60	GM	Spiraea x bumalda 'Goldmound'	Goldmound Spirea	3 Gal. Pot
7	SV	Viburnum opulus 'Roseum'	Snowball Viburnum	5 Gal. Pot
4	HC	Viburnum trilobum	American Highbush Cranberry	5 Gal. Pot
13	JRW	Wajalea florida 'Java Red'	Java Red Weigela	5 Gal. Pot
33	HJ	Juniper horizontalis 'Hughes'	Hughes Juniper	5 Gal. Pot
42	BSJ	Juniper squarorta 'Blue Star'	Blue Star Juniper	5 Gal. Pot
18	DCY	Taxus canadensis 'Hager'	Dark Green Sprueller Yew	5 Gal. Pot
25	DA	Thuja occidentalis 'Danica'	Danica Arborvitae	5 Gal. Pot
88	H	Hosta, mixed varieties	Species for size and sun tolerance	2 Gal. Pot
94	PMD	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 Gal. Pot
114	HRD	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 Gal. Pot
35	BYS	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	1 Gal. Pot
8	KFC	Colmogrovia scutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1 Gal. Pot

PLANTING NOTES: RAIN GARDENS

Contractor shall verify locations with all utilities prior to installation of plants. Perform a soil test to determine if the soils are deficient in nutrients. Apply necessary fertilizers or compost according to manufacturer's direction.

All plants to be northern-grown, hardy, and selected from a reputable nursery which sells native plant materials.

Size of all plant materials: Shrubs = 5 Gal. Pots, Perennial flowers and grasses = 1 Gal. Pot. Plants to be installed as per standard AASHTO planting practices.

Dig holes for each plant the depth of the container and below the roots. Each plant shall be placed so that the top of the soil ball is level with the soil surface.

Back fill with existing soil (may be mixed with compost, 2:1). Water thoroughly.

Apply 3"-5" layer of shredded hardwood mulch. Leave mulch 2"-4" away from base of plants. No edging or weed barrier shall be used to separate bed from the wood mulch and plants. Wood mulch shall be within planting beds and extend a min. of 2' beyond base of each plant.

Manually water the area during the first and second year of growth if necessary. Weed the area on a regular basis for the first and second years of growth. After that periodic weeding should be done as necessary.

Prune shrubs when necessary always keeping in mind the natural shape of the plants.

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

Contractor shall follow the guidelines for planting and maintaining the rain gardens as established in "Maplewood Rainwater Gardens, Planting and Care" published by the City of Maplewood.

PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy.

Plants to be installed as per standard AASHTO planting practices.

Use minimum 12" loam planting soil on trees and 8" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

All landscaping and soil areas shall be irrigated with an underground system. Staking of trees optional; reposition if not planted after one year.

Wrap all smooth-barked trunks with tree wrap prior to and after planting.

Open top of burlap on BB material; remove pot on potted plants; split and break apart pot joints.

Prune plants as necessary - per standard nursery practices.

Owner shall be responsible for maintenance after completion of the work by the Owner.

Plants shall be immediately planted upon arrival of site. Property held-in materials if necessary, temporary only.

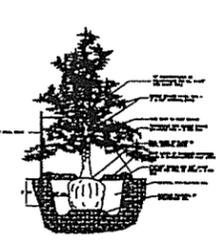
All disturbed areas to be seeded unless otherwise noted. Seed shall be northern grown and hardy.

Planting beds for shrubs shall have (4 sq. ft.) weed barrier fabric, 4" - 6" of 1-1/2" washed River Rock mulch and 4" vertical (commercial grade) black poly edging. The edging shall be placed and staked with smooth curves.

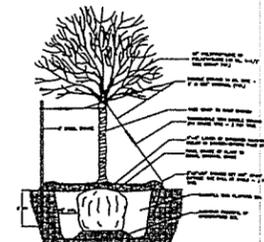
A 24" wide rock mulch maintenance strip shall be installed around the entire building. Maintenance strip shall have weed barrier fabric under rock and edged with commercial edging.

Shredded hardwood mulch 4" deep shall be provided around all installed trees.

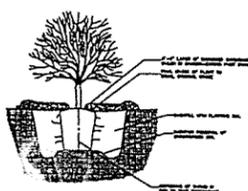
Retaining walls are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, locations, materials, and specifications for all retaining walls.



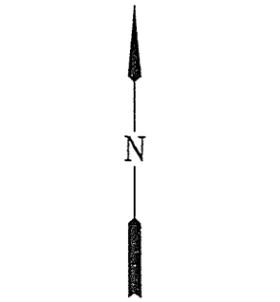
CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



Scale in Feet

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.

Date _____
Name Debra Brodsho Reg. No. 23849

Issued	
PRELIMINARY	3-15-06
ADDRESS CITY COMMENTS	6-30-06
ADDRESS CITY COMMENTS	7-10-06
PRELIMINARY PLAN	8-4-08

BRODSHO CONSULTING
Landscape Architecture Site Planning
698 NORTHERIDGE COURT
EAGAN, MN 55123
PHONE: 651-688-8023
FAX: 651-456-5748

LANDSCAPE PLAN
UPPER 55TH TOWNHOMES
CITY OF INVER GROVE HEIGHTS
SHEET L1

Revised with the extended garage

INVER GROVE HEIGHTS TOWNHOMES BUILDING B

INVER GROVE HEIGHTS, MINNESOTA

7 UNIT BUILDING

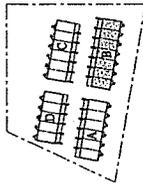
RECEIVED
MAR - 9 2007

INDEX TO DRAWINGS

SHEET #	DESCRIPTION
B1	OVERALL BUILDING ELEVATIONS
B2	1/4" FRONT & LEFT SIDE ELEVATIONS
B3	1/4" REAR & RIGHT SIDE ELEVATIONS
B4	BASEMENT & FIRST FLOOR BUILDING PLAN
B5	SECOND FLOOR & LOFT BUILDING PLANS
B6	1/4" BASEMENT PLAN & FIRST FLOOR PLAN
B7	1/4" SECOND FLOOR PLAN & LOFT PLAN
B8	BUILDING CROSS SECTION, STAIR SECTIONS & DETAILS
B9	INTERIOR ELEVATIONS
B10	BASEMENT & FIRST FLOOR ELECTRICAL PLAN
B11	SECOND FLOOR & LOFT ELECTRICAL PLAN

PROJECT: INVER GROVE HEIGHTS TOWNHOMES
INVER GROVE HEIGHTS, MINNESOTA

DESIGNED BY: J. JOHNSON, INC.
DESIGN IS THE RESPONSIBILITY OF ARCHITECT PANEL AND THE BUILDER.



KEY PLAN

- BUILDER MUST COMPLY WITH ALL LOCAL AND STATE BUILDING CODES.
- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION.

NOTE:

FOR ALL CONTACT AND CORRESPONDANCE:

J. JOHNSON, INC.
780 BRIDLE RIDGE ROAD
EAGAN, MN 55123

651-688-9887

REVISED: DATE:

5-14-06

9-14-06

9-20-06

5-15-06

6-8-06

REV. ELEV. 7-2-06

7-20-06

9-6-06

REV. 9-24-06

PERMIT SET 10-16-06

REVISED 10-30-06

2-20-07

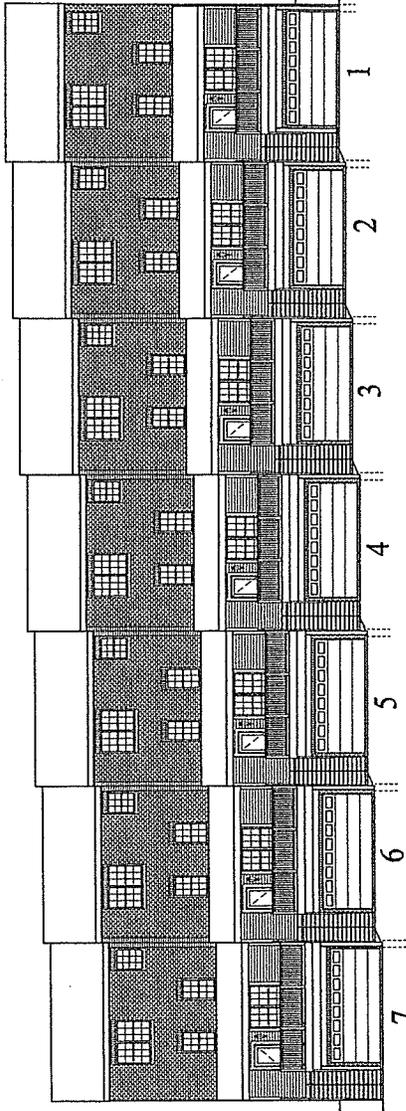
Drawn By: Greg Popping
300 Lewisville Lane N, #32
Plymouth, Minnesota 55446
612-307-6679

PROJECT NO: 02-06

DATE: 2-14-06

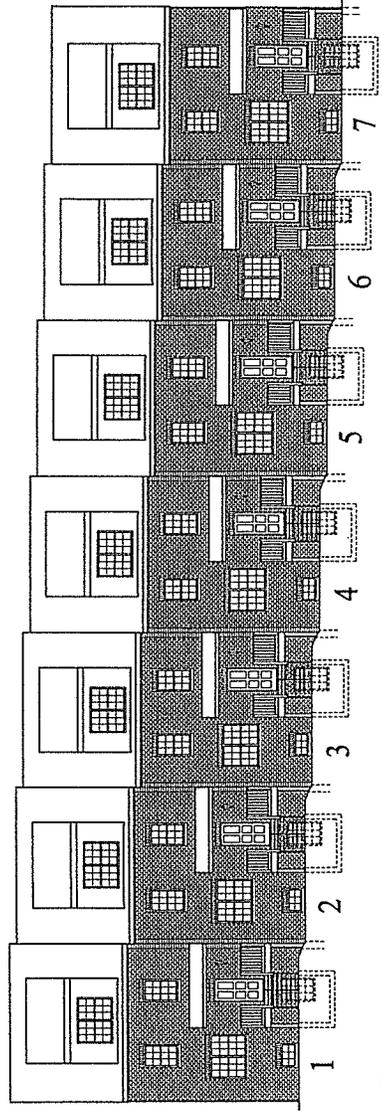
SHEET DESCRIPTION:
FRONT, REAR, LEFT &
RIGHT SIDE BUILDING
ELEVATIONS

DRAWING NUMBER B1

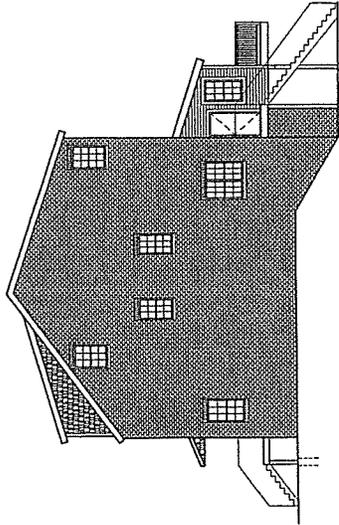


3 REAR ELEVATION
SCALE 1/8" = 1'-0"

NOTE:
SEE SHEET B3 FOR DIMENSIONS, ETC.

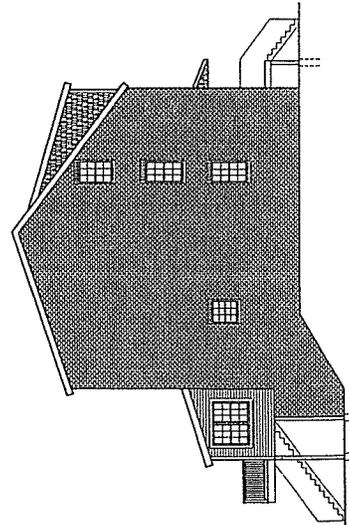


1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

NOTE:
SEE SHEET B2 FOR DIMENSIONS, ETC.



2 LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

NOTE:
SEE SHEET B3 FOR DIMENSIONS, ETC.
SEE SHEET B5 FOR WINDOW LOCATIONS
ON THIS ELEVATION ONLY.

P L A N N I N G R E P O R T
C I T Y O F I N V E R G R O V E H E I G H T S

REPORT DATE: September 15, 2011

CASE NO: 11-29PUD

APPLICANT: IGH INVESTMENTS LLC (ARGENTA HILLS)

REQUEST: Final Plat and Final PUD Development Approval for Argenta Hills 4th Addition

HEARING DATE: September 20, 2011

LOCATION: West side of Hwy 3, north of Amana Trail

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1/PUD

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application for Phase 4 of Argenta Hills consisting of a Final Plat and Final PUD Development approval for 6 single family lots. The Argenta Hills 4th Addition plat consists of platting six lots at the end of Autumn Way and constructing the balance of Autumn Way and all of Street C (yet to be named).

EVALUATION OF THE REQUEST

FINAL PLAT AND PUD DEVELOPMENT PLAN FOR FORTH PHASE

The final plan review is limited to a review of the plans against the preliminary plat and PUD conditions of approval for compliance. The review will address each of the original preliminary 37 conditions.

Condition #1 relating to consistency with preliminary plans. The submitted preliminary and final plans are consistent with the preliminary plans approved by Council in September, 2010. This final plat phase is consistent with the approved preliminary plat.

Final Plat. The final plat consists of 6 new buildable lots and one outlot that comprises the balance of the preliminary plat. The right-of-way for the remainder of Autumn Way and all of Street C would be dedicated with this phase. Most of the mass grading of the site was done with the first phase of development.

Condition #2 relating to approval of the final grading, drainage and erosion control plans. The submitted plans are consistent with the preliminary plans and consistent with what was already approved with Argenta Hills 2nd Addition Preliminary Plat.

Condition #3 relating to drainage and utility easements provided on the plat. The plat provides for easement areas that have already been established in the 2nd and 3rd phases. The 4th Addition shows continuation of these easements, consistent with the preliminary plans.

Condition #4 relating to ownership of natural area/open space. The ownership of the open areas in the plat was established with the 2nd phase. All open spaces areas not part of storm water systems are privately owned and maintained by the association.

Condition #5 relating to rooftop and ground mounted equipment being screened. Not applicable to this phase.

Condition #6 relating to park dedication. Park dedication will consist of a cash payment at the current rate for the 6 lots being final platted at this time. The remaining lots will pay the rate in place at the time the lots are final platted. The park dedication fees are collected at time of final plat release.

Condition # 7 relating to parking lot and building lighting being downcast. Not applicable to this phase.

Condition #8 relating to plans reviewed by the Fire Marshall. The Fire Marshall has reviewed the plans and did not provide any correction comments at this time.

Condition #9 relating to MnDOT and County Review. All of MnDOT and County comments have been addressed.

Condition #10 relating to storm water facilities maintenance agreement and responsibilities. The additional lots will be added to all the previously approved storm water facilities maintenance agreements.

Condition #11 relating to entering into a boulevard maintenance agreement. The additional lots will be added to the previously approved boulevard maintenance agreement.

Condition #12 relating to payment of plat utility fees. The development contract will address the specific fees that the developer must pay before plat release as part of the funding for the infrastructure of the sewer and water for the Northwest Area. The Council adopted an ordinance which specifies fees to be paid at time of final plat release. There will also be additional fees collected at time of building permit for all commercial and residential structures. This condition was intended to state the developer's responsibility for paying these fees.

Condition #13 relating to payment of building permit fees. This condition was intended to state the developers are responsible for payment of building permit fees. These fees are collected at time of building permit issuance.

Condition #14 relating to acknowledgment of future city approvals. This condition was drafted by the City Attorney to clarify in all developments in the Northwest Area what changes require administrative or Council review. This language will be carried over into the development contract.

Condition # 15 relating to acknowledgement of PUD zoning. This condition was drafted by the City Attorney to indicate an acknowledgement will be recorded with the County for each development indicating the zoning and regulations placed on the property. It puts on record for any future land owners that there are special regulations on the property. This same type of notification was used in Arbor Pointe.

Condition #16 relating to entering into a development contract. This process has begun. A development contract will be drafted and reviewed by the City Council during their review of the final plan set.

Condition #17 relating to paving parking lots being completed before CO. This condition is not applicable to this phase.

Condition #18 relating to recording of documents. A standard condition notifying all parties of what documents must be recorded with the final plat. The City Attorney's office will work with the developer and city staff to insure all documents are recorded.

Condition #19 relating to private street maintenance. This condition is not applicable to this phase.

Condition #20 relating to second access to townhomes. This condition is not relevant to this phase. This will be addressed when the residential portions of Outlot F are proposed in future phases.

Condition #21 relating to guest parking in the residential neighborhoods. The project is proposed with 28 foot wide public streets which would allow for parking on one side of the street. This would comply with the Northwest Standards and provides for the necessary parking for the neighborhood.

Condition #22 and #23 relating to landscape and reforestation plans. Landscaping and reforestation plans have been approved with the preliminary plans. No changes are being proposed. Plantings will occur as lots are completed and final graded.

Condition #24 relating to providing wetland buffers. There are no wetland impacts with the work being done for the 4th addition.

Condition #25 relating to signage for the first phase. Condition not applicable to this phase of the development.

Condition #26 and #27 relating to a noise assessment along the major roadways and noise mitigation. Landscaping along Hwy 3 was approved with the preliminary plans. No further action required with this phase.

Condition #28 relating to grading of the custom lots. Not applicable to this phase. This will be addressed with future development of Outlot F.

Condition #29 relating to grading of trail system. Trail system was approved with the preliminary plans. Additional sidewalk will be constructed along the extension of Autumn Way.

Condition #30 relating to street widths in the residential areas. Street widths have been widened to 28 feet in order to allow parking on one side of the street. This is consistent with ordinance standards.

Condition #31 relating to street lighting in the residential areas. Street lighting will be installed in all residential neighborhoods. Typical locations include at intersections and at end of cul-de-sacs. The local utility company has spacing standards and standard fixture types that will be installed. The developer is required to pay for the installation of the lights and pay for electricity up to a certain date. This requirement is covered in the development contract.

Condition #32 relating to trail easements through the development. All trails that are in the boundaries of this development are either in outlots that will be deeded to the city or will have trail easements under them.

Condition #33 relating to boundaries of open space shown on final grading plans. The developer has submitted grading plans which identify the open space and undisturbed areas on the plans. These boundaries are defined by the silt fence and grading limits on the plans. The plans are being revised to show the actual location of the marker posts. The type of post and wording on the posts are being determined by the developer and the City.

Condition #34 relating to future development of Outlot F must be consistent with approved preliminary PUD plans. The intent of this condition is to let any future party who may develop the site that Outlot F must be developed consistent with the approved plans unless changes are approved by the City Council.

Condition #35 relating to payment of all fees and escrows incurred by the city during the review process. The intent of this condition is to let the developer know of their financial responsibility of payment of fees. The development contract will also address this issue and state all outstanding fees must be paid prior to release of the final plat.

Condition #36 relating to current governing PUD Resolution. All final phases are reviewed against the preliminary conditions of approval.

Condition #37 relating to reforestation. The City Council approved reforestation to consist of 45 trees plus 2,219 caliper inches for all of this first neighborhood phase. No changes are proposed in the 4th addition.

ALTERNATIVES

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

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the Final Plat and Final PUD Development Plan for Argenta Hills 4th Addition subject to the following conditions:
 1. The project shall be developed in substantial conformance with the approved preliminary and final plans for the plat of Argenta Hills 2nd Addition as indentified in the Argenta Hills 2nd Addition development contract along with the following:

Final Plat
Final Utility, Street Construction and Grading Plans (8 sheets) dated 7/10/11
 2. Prior to any work commencing on the site, the developer shall enter into a development contract with the City. The development contract will address all other preliminary conditions of approval relating to other agreements required, park dedication, and other pertinent specific performance standards for this phase of the PUD.
 3. Prior to releasing the plat for recording, all engineering comments on the final grading, drainage and erosion control, and utility plans shall be addressed and approved by the City Engineer.
- B. **Denial.** If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

The proposed 4th addition is consistent with the preliminary plat and plans. Staff recommends approval of the plans as presented.

ATTACHMENTS:

Location Map
Final Plat of Argenta Hills 4th Addition
Preliminary Plat of Argenta Hills 2nd Addition
Final Grading and Drainage Plans (2 sheets)

P L A N N I N G R E P O R T
C I T Y O F I N V E R G R O V E H I L L S

REPORT DATE: September 15, 2011

CASE NO: 11-29PUD

APPLICANT: IGH INVESTMENTS LLC (ARGENTA HILLS)

REQUEST: Final Plat and Final PUD Development Approval for Argenta Hills 4th Addition

HEARING DATE: September 20, 2011

LOCATION: West side of Hwy 3, north of Amana Trail

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1/PUD

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application for Phase 4 of Argenta Hills consisting of a Final Plat and Final PUD Development approval for 6 single family lots. The Argenta Hills 4th Addition plat consists of platting six lots at the end of Autumn Way and constructing the balance of Autumn Way and all of Street C (yet to be named).

EVALUATION OF THE REQUEST

FINAL PLAT AND PUD DEVELOPMENT PLAN FOR FORTH PHASE

The final plan review is limited to a review of the plans against the preliminary plat and PUD conditions of approval for compliance. The review will address each of the original preliminary 37 conditions.

Condition #1 relating to consistency with preliminary plans. The submitted preliminary and final plans are consistent with the preliminary plans approved by Council in September, 2010. This final plat phase is consistent with the approved preliminary plat.

Final Plat. The final plat consists of 6 new buildable lots and one outlot that comprises the balance of the preliminary plat. The right-of-way for the remainder of Autumn Way and all of Street C would be dedicated with this phase. Most of the mass grading of the site was done with the first phase of development.

Condition #2 relating to approval of the final grading, drainage and erosion control plans. The submitted plans are consistent with the preliminary plans and consistent with what was already approved with Argenta Hills 2nd Addition Preliminary Plat.

Condition #3 relating to drainage and utility easements provided on the plat. The plat provides for easement areas that have already been established in the 2nd and 3rd phases. The 4th Addition shows continuation of these easements, consistent with the preliminary plans.

Condition #4 relating to ownership of natural area/open space. The ownership of the open areas in the plat was established with the 2nd phase. All open spaces areas not part of storm water systems are privately owned and maintained by the association.

Condition #5 relating to rooftop and ground mounted equipment being screened. Not applicable to this phase.

Condition #6 relating to park dedication. Park dedication will consist of a cash payment at the current rate for the 6 lots being final platted at this time. The remaining lots will pay the rate in place at the time the lots are final platted. The park dedication fees are collected at time of final plat release.

Condition # 7 relating to parking lot and building lighting being downcast. Not applicable to this phase.

Condition #8 relating to plans reviewed by the Fire Marshall. The Fire Marshall has reviewed the plans and did not provide any correction comments at this time.

Condition #9 relating to MnDOT and County Review. All of MnDOT and County comments have been addressed.

Condition #10 relating to storm water facilities maintenance agreement and responsibilities. The additional lots will be added to all the previously approved storm water facilities maintenance agreements.

Condition #11 relating to entering into a boulevard maintenance agreement. The additional lots will be added to the previously approved boulevard maintenance agreement.

Condition #12 relating to payment of plat utility fees. The development contract will address the specific fees that the developer must pay before plat release as part of the funding for the infrastructure of the sewer and water for the Northwest Area. The Council adopted an ordinance which specifies fees to be paid at time of final plat release. There will also be additional fees collected at time of building permit for all commercial and residential structures. This condition was intended to state the developer's responsibility for paying these fees.

Condition #13 relating to payment of building permit fees. This condition was intended to state the developers are responsible for payment of building permit fees. These fees are collected at time of building permit issuance.

Condition #14 relating to acknowledgment of future city approvals. This condition was drafted by the City Attorney to clarify in all developments in the Northwest Area what changes require administrative or Council review. This language will be carried over into the development contract.

Condition # 15 relating to acknowledgement of PUD zoning. This condition was drafted by the City Attorney to indicate an acknowledgement will be recorded with the County for each development indicating the zoning and regulations placed on the property. It puts on record for any future land owners that there are special regulations on the property. This same type of notification was used in Arbor Pointe.

Condition #16 relating to entering into a development contract. This process has begun. A development contract will be drafted and reviewed by the City Council during their review of the final plan set.

Condition #17 relating to paving parking lots being completed before CO. This condition is not applicable to this phase.

Condition #18 relating to recording of documents. A standard condition notifying all parties of what documents must be recorded with the final plat. The City Attorney's office will work with the developer and city staff to insure all documents are recorded.

Condition #19 relating to private street maintenance. This condition is not applicable to this phase.

Condition #20 relating to second access to townhomes. This condition is not relevant to this phase. This will be addressed when the residential portions of Outlot F are proposed in future phases.

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ATTACHMENTS:

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ARGENTA HILLS 4TH ADDITION

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

Outlot A, ARGENTA HILLS 3RD ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as ARGENTA HILLS 4TH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

IN WITNESS WHEREOF said IGH Investment, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____ 20__

Signed: IGH INVESTMENT, LLC

By: _____ its _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ of IGH Investment, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public,
My Commission Expires _____

SURVEYORS CERTIFICATE

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

Dated this ____ day of _____ 20__

John C. Larson, Licensed Land Surveyor
Minnesota License Number 19828

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by John C. Larson.

Notary Public,
My Commission Expires _____

CITY PLANNING COMMISSION

Approved by the Planning Commission of the City of Inver Grove Heights, Minnesota this ____ day of _____ 20__

By: _____ Secretary By: _____ Chair

CITY COUNCIL

This plat was approved by the City Council of Inver Grove Heights, Minnesota, ____ day of _____ 20__ and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR

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

Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS

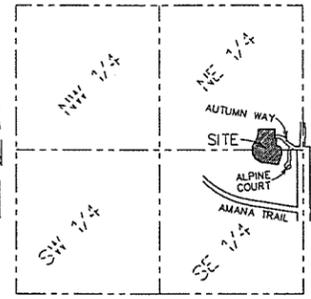
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____ 20__

Director
DEPARTMENT OF PROPERTY TAXATION AND RECORDS

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

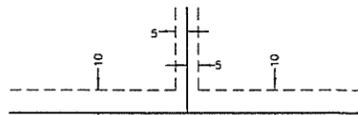
I hereby certify that this plat of ARGENTA HILLS 4TH ADDITION, was filed in the office of the County Recorder for public record on this ____ day of _____ 20__ at ____ o'clock ____ M. and was duly filed in Book _____ of Plats, Page ____ as Document Number _____

County Recorder

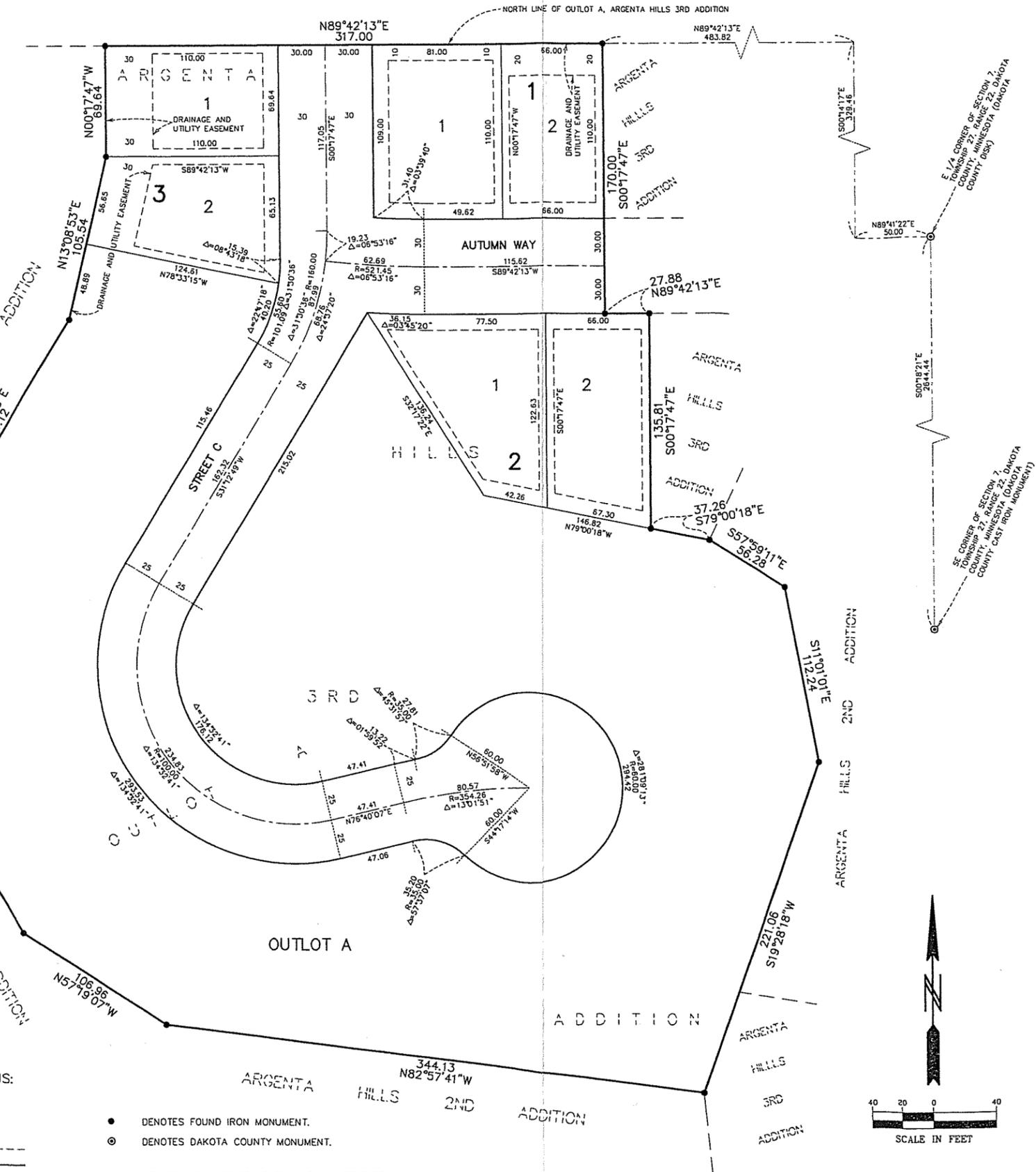


SECTION 7, TWP. 27, RGE. 22
LOCATION MAP
NO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



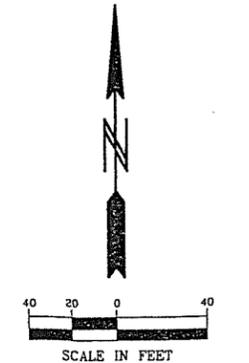
BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES UNLESS OTHERWISE INDICATED, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.



- DENOTES FOUND IRON MONUMENT.
- ⊙ DENOTES DAKOTA COUNTY MONUMENT.

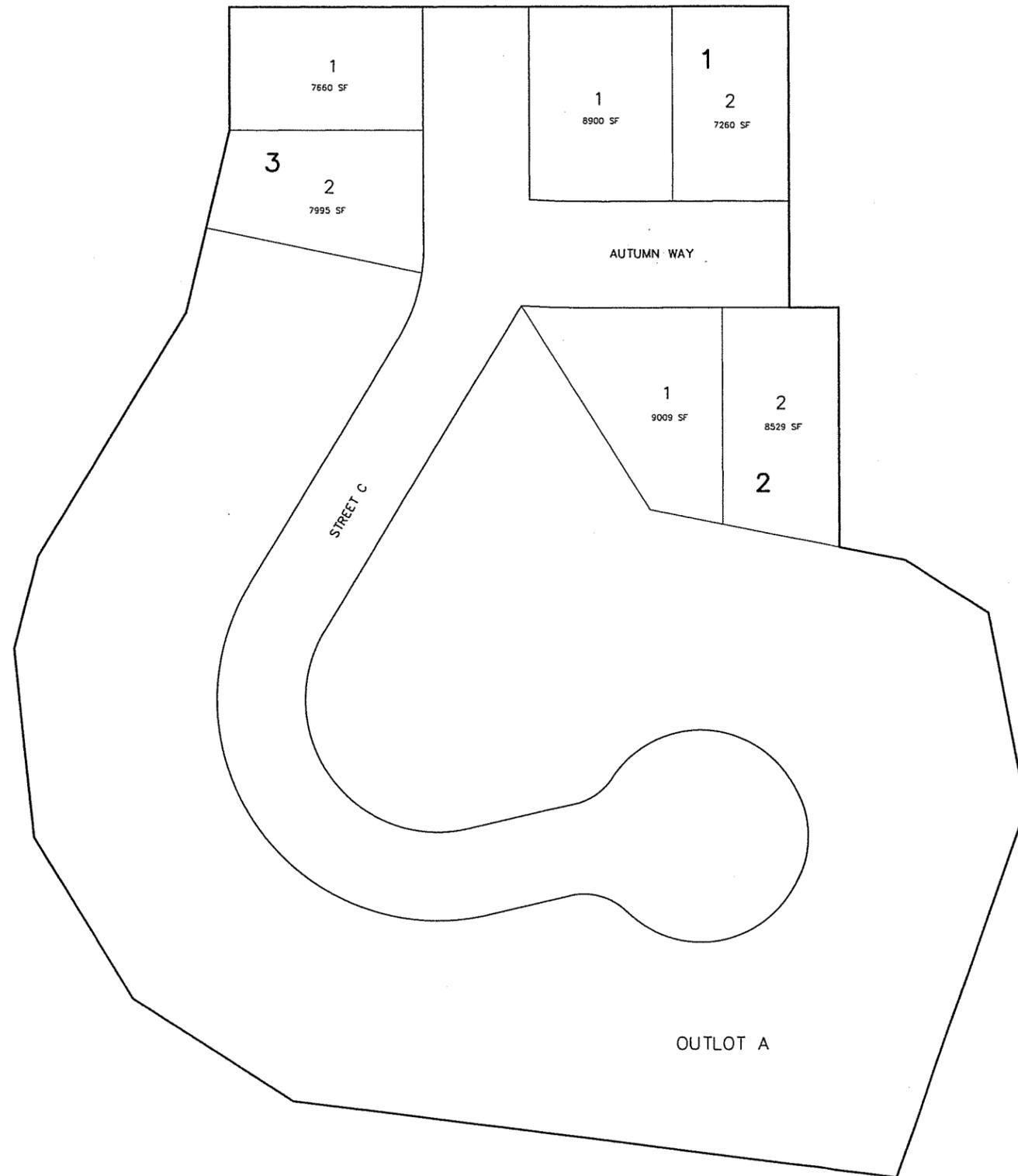
NO MONUMENT SYMBOL SHOWN AT ANY STATUTE - REQUIRED - LOCATION, INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 14 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 19828.

BEARINGS ARE BASED ON THE NORTH LINE OF OUTLOT A, ARGENTA HILLS 3RD ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF N89°42'13\"/>



ARGENTA HILLS 4TH ADDITION

AREA SKETCH



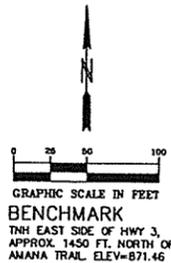
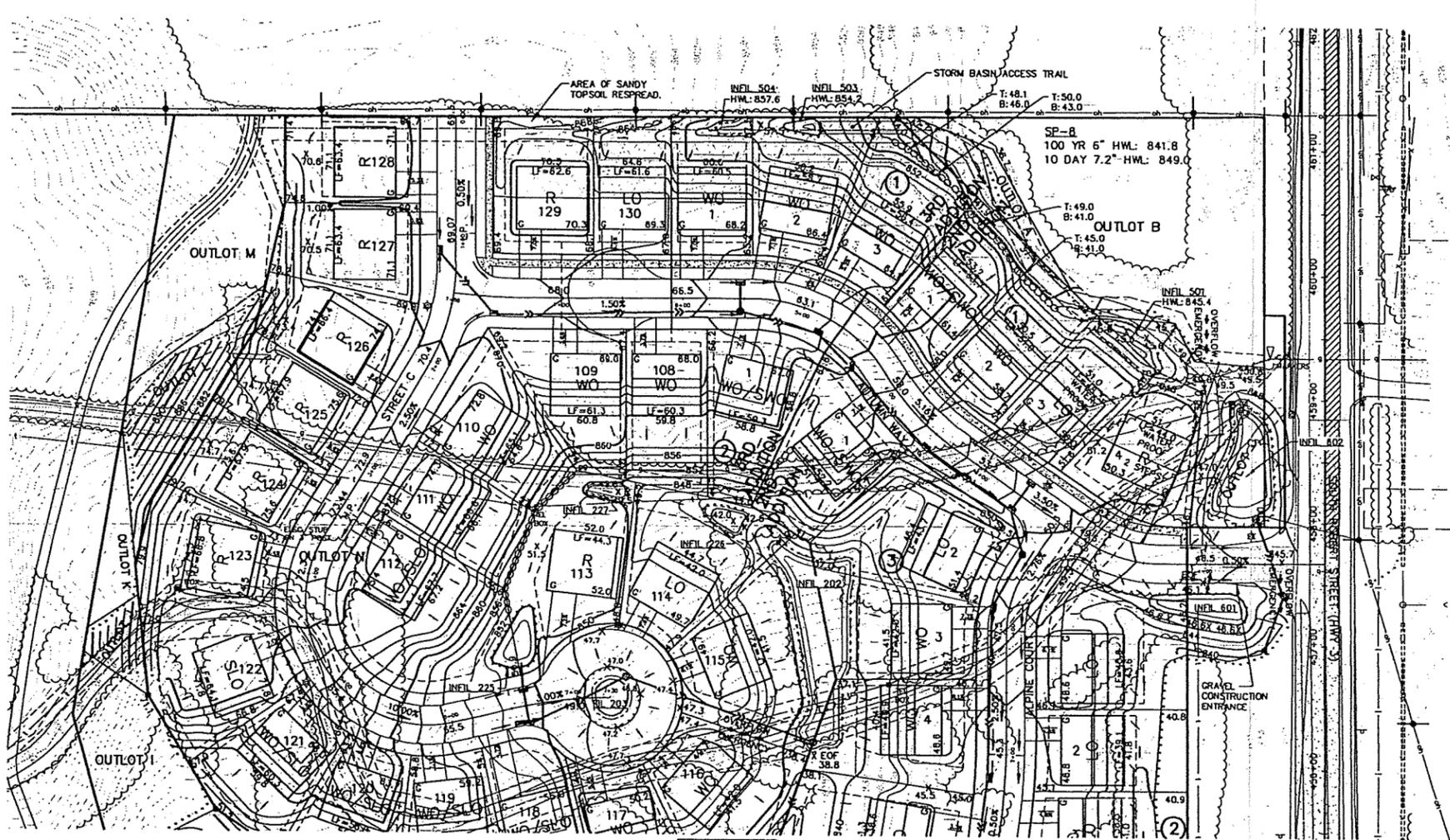
AREA SUMMARY	
BLOCK 1	=16,160 SF. (0.3710)
BLOCK 2	=17,538 SF. (0.4026 AC.)
BLOCK 3	= 15,655 SF. (0.3594 AC.)
TOTAL LOT AREA	= 49,353 SF. (1.1330 AC.)
TOTAL OUTLOT AREA	=173,005 SF. (3.9716 AC.)
TOTAL RIGHT-OF-WAY AREA	=55,661 SF. (1.2778 AC.)
TOTAL AREA	=278,019 SF. (6.3824 AC.)



LEGEND

EXISTING	PROPOSED	DESCRIPTION
□	□	CATCH BASIN
○	○	MANHOLE
◊	◊	FLARED END
⊙	⊙	BEEHIVE
—	—	EXISTING STORM SEWER
—	—	PROPOSED STORM SEWER
—	—	PHASE LINE
—	—	EASEMENT LINE
—	—	EXISTING 2' CONTOUR LINE
—	—	EXISTING 10' CONTOUR LINE
—	—	PROPOSED 2' CONTOUR LINE
—	—	PROPOSED 10' CONTOUR LINE
—	—	POND OUTLET LINE
—	—	POND HIGH WATER LINE
—	—	PROPOSED SPOT ELEVATION
—	—	EMERGENCY OVERTFLOW
—	—	STANDARD EROSION CONTROL
—	—	HEAVY-DUTY EROSION CONTROL
—	—	PROPOSED/EX. RET WALLS
—	—	EX. OVERHEAD UTILITY LINES
—	—	EX. UNDERGROUND TELEVISION
—	—	EX. UNDERGROUND TELEPHONE
—	—	EX. FIBER OPTIC LINE
—	—	EX. ELECTRIC LINE
—	—	EX. UNDERGROUND GAS
—	—	EX. FENCE LINE
—	—	EX. SANITARY OR STORM MH
—	—	EX. GATE VALVE
—	—	EX. HYDRANT
—	—	EX. CULVERT
—	—	EX. UTILITY POLE
—	—	EX. LIGHT POLE
ROADWAY IMPROVEMENTS		
—	—	RIGHT-OF-WAY LINE
—	—	BITUMINOUS PATH
—	—	CENTERLINE
—	—	CURB LINE
—	—	CONCRETE WALK
—	—	SETBACK LINE
—	—	RIBBON CURB
—	—	EX. GRAVEL SURFACE
—	—	EX. BITUMINOUS SURFACE
—	—	CONCRETE SURFACE
—	—	SELECT BACKFILL MATERIAL
—	—	GRAVEL CONST. ENTRANCE
—	—	FIBER BLANKET
○	○	OPEN SPACE SIGN

BASIN NUMBER	NWL	HWL	WET VOL. ACFT	STOR. VOL. ACFT	BOTTOM ELEV.
BASIN-1	—	825.5	NA	2.594	820.0
BASIN-2	826.5	830.8	3.158	3.551	816.5
BASIN-3	835.0	837.3	0.495	0.501	825.0
FIL-103	NA	842.9	—	0.020	842.0
INFIL-202	NA	838.7	—	0.198	837.0
FIL-203	NA	846.9	—	0.015	846.0
INFIL-225	NA	850.0	—	0.020	849.0
INFIL-226	NA	842.6	—	0.006	842.0
INFIL-227	NA	849.6	—	0.004	849.0
INFIL-401	NA	837.1	—	0.242	833.0
INFIL-501	NA	845.4	—	0.027	843.0
INFIL-503	NA	854.2	—	0.004	853.0
INFIL-504	NA	857.6	—	0.009	856.5
INFIL-600	NA	825.5	—	0.107	823.0
INFIL-601	NA	845.8	—	0.021	845.0
INFIL-602	NA	844.6	—	0.097	843.0



GRADING AREA EARTHWORK
 CUT: 46,000 CU.YD.
 FILL: 133,000 CU.YD.

PIONEER Engineering
 2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9438
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: *P. J. [Signature]*
 Reg. No. 1960
 Exp. Date: 7-19-18

Revisions:
 1. 4-23-10 CIVIL COMMENTS
 2. 5-20-10 CIVIL COMMENTS
 3. 10-1-10 CIVIL COMMENTS
 4. 10-1-10 REVISED CUL-OG-SAC

3. 10-20-10 CLIENT COMMENTS & 3-10-11 ADD 1RD ADDITION

Date: 7-17-10
 Designed: PK
 Drawn: 8/24/10

GRADING PLAN

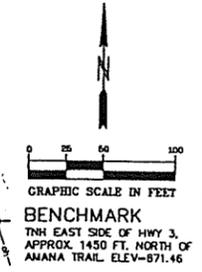
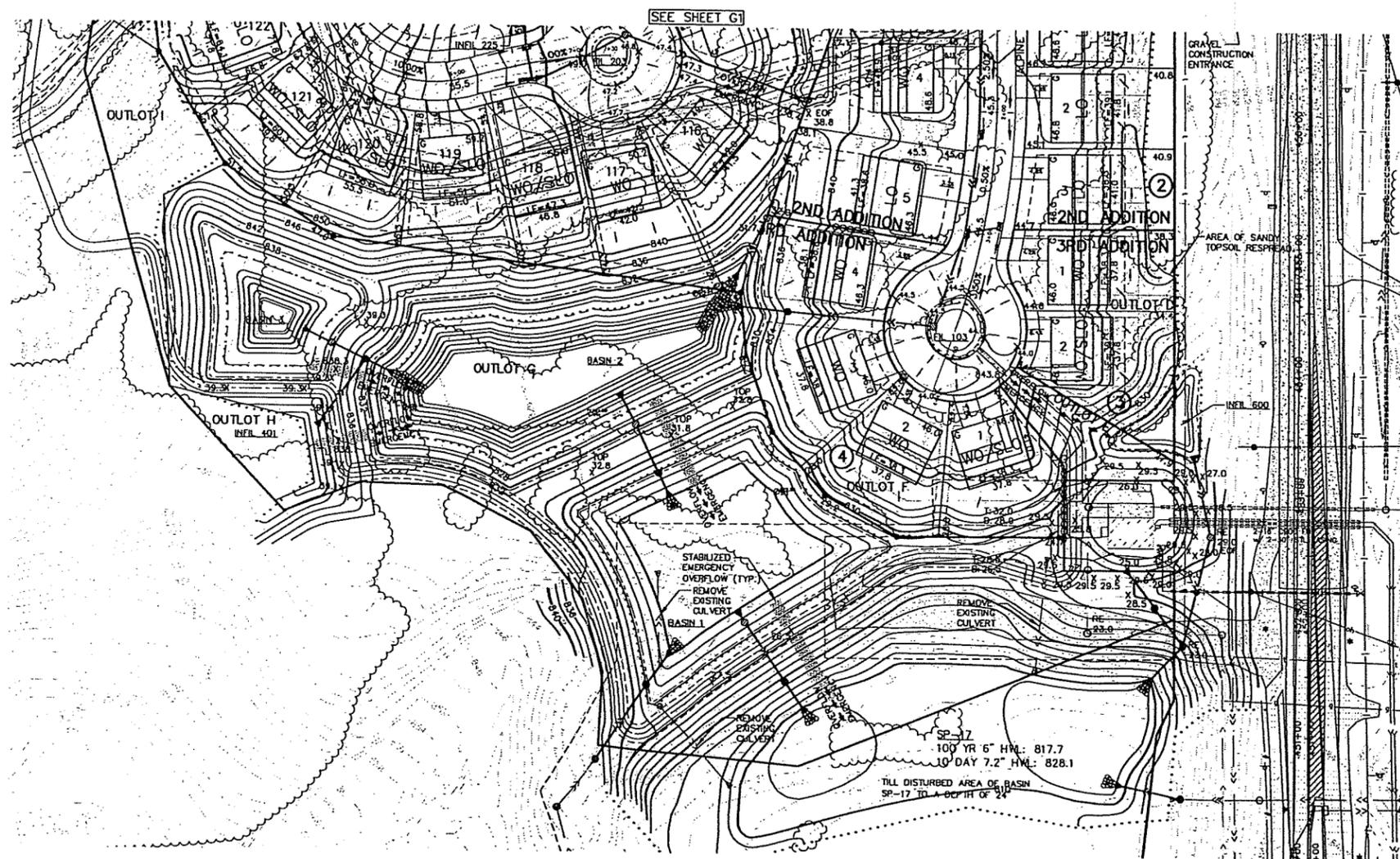
IGH INVESTMENTS, LLC
 16972 BRANDTIEN FARM DR.
 LAKEVILLE, MINNESOTA 55044

ARGENTA HILLS 2ND & 3RD ADDITION
 INVER GROVE HEIGHTS, MINNESOTA

G1 OF 6

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I hereby certify that this plan as prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Reg. No. 19340 Date: 3-12-10

Revisions:
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 2. 3-23-10 CITY COMMENTS
 3. 10-17-10 CITY COMMENTS
 4. 10-1-10 REVISED CIV-205/AC
 5. 3-16-11 ADD 3RD ADDITION
 Date: 3-12-10
 Drawn: JPC
 Check: BSM/2011

GRADING PLAN

IGH INVESTMENTS, LLC
 16972 BRANDTJEN FARM DR.
 LAKEVILLE, MINNESOTA 55044

ARGENTA HILLS 2ND & 3RD ADDITION
 INVER GROVE HEIGHTS, MINNESOTA

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