



AGENDA
PARKS, RECREATION & NATURAL RESOURCES COMMITTEE
MEETING

August 5, 2026 - 6:00 PM

Note Location Change: John Hennen Pavilion at Antlers Park | 20141 Ipava Avenue

1. Call to Order
2. Approval of the Minutes
 - a. July 15, 2026 Meeting Minutes
3. Citizen Comments
4. Discussion Items
 - a. Kenwood Hills 4th Addition Preliminary and Final Plat
 - b. Kenwood Meadows Preliminary Plat
 - c. Highview Preliminary Plat
 - d. Voyageur Park Neighborhood Survey Results
 - e. 2026 Parks Tour Discussion
5. Staff Report
6. Adjourn

CITY OF LAKEVILLE
PARKS, RECREATION & NATURAL RESOURCES COMMITTEE
MEETING MINUTES
July 15, 2026

Members Present: Angie Lueschen, Holly Weberg, Vicki Schwartz, Dan Volkosh, Mark Engler, Pat Sauer, Rachel Bland

Members Absent: NA

Staff Present: Parks and Recreation Director Joe Masiarchin, Parks & Recreation Intern Eli Laufenburger, Recreation Manager Susah Johnson

1. Call to Order

Committee Chair Weberg called the meeting to order at 6:00 p.m. in the Lake Marion Conference Room.

2. Approval of May 20, 2026 Meeting Minutes

Sauer made a motion, seconded by Engler, to approve the May 20, 2026, with corrections as noted to City staff.

Ayes: unanimous

3. Citizen Comments

No citizens were present.

4. Discussion Items

a. Parks & Recreation Summer Intern Update

Parks and Recreation Summer Intern, Eli Laufenburger, presented an update on how he has been supporting the department so far this summer with a number of initiatives and special projects. Eli is the first department intern in several years, though other City departments consistently retain summer interns. So far this summer, Eli has supported Recreation programs, park operations, and special events, including the Grand Opening of Grand Prairie Park, Fun Run and July 4 celebration, Bocce Tournament and planning a back-to-school movie night. Eli is currently working on a larger-scale AED rollout. He will be working with staff to identify future AED locations and to facilitate installation with a contractor and Park Maintenance. He will return to Bethel University this fall.

b. Parks System Master Plan and Facility Update

As part of the Parks System Master Plan, a Facility Study was added to the process to discuss Lakeville's indoor facility needs. Two project team meetings have been held so far, this group includes staff, members of advisory and civic groups and the consultant. A series of stakeholder meetings focusing on indoor user groups have also been held to determine what their future needs would be. Most recently, an online survey was sent out via Constant Contact to various user groups, including recreation program participants, renters, athletic associations, and others who would provide valuable feedback on indoor facility needs. A total of 803 responses were received, the results were recently presented at the July 6 City Council meeting. A statistically valid will be completed later this year.

Key takeaways from the survey included:

- Favorable response to Lakeville needing a community center
- The Lakeville Area Arts Center and Ed Mako Environmental Learning Center scored well overall on meeting the needs of the community
- Individual and group fitness, a walking track, indoor courts and indoor turf space were all identified as desired additions to Lakeville's facilities
- Spaces for special interest groups such as seniors and teens were identified as community needs
- Indoor playground, room rentals and banquet/event rentals were identified as community needs

Staff will be working with the consultant and project team to develop a statistically valid survey. The next project team meeting will be scheduled for mid-August.

Committee Discussion:

Why wasn't a pool or aquatic center included in the survey? The intention in excluding this was to ensure genuine community interest before exploring the construction of this amenity.

Recommended ensuring that the statistically valid survey calls aren't screened out as spam. The consultant who will facilitate the survey is the market expert; the City also worked with them during the 2021 Park Bond Referendum and is confident in their ability to reach residents.

5. Park Projects Update & Staff Report

Construction of East Community Park Phase II began in late June, earthwork and tree removals are currently underway. A proposal from Kompani is going to the July 20 City Council meeting for a custom designed horse play feature. The project will continue this year and is anticipated to open in 2027.

Construction of the Lake Marion Greenway Trail is progressing; the downtown Lakeville to Ritter Farm Park segment is scheduled to be completed this year, in late September.

6. Other Business

No other business.

Volkosh made a motion, seconded by Bland, to adjourn the July 15, 2026 meeting.

Ayes: unanimous

7. Adjourn

Meeting 7:16 p.m.



Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: July 28, 2026
Subject: Packet Material for the August 6, 2026 Planning Commission Meeting
Agenda Item: Kenwood Hills 4th Addition preliminary and final plat, development stage plan, easement vacation, and final plat
Action Deadline: August 18, 2026

BACKGROUND

Chuck Ryan, on behalf of the Kenwood Hills Homeowner's Association (HOA) has applied for a preliminary and final plat, development stage plan, and easement vacation to allow the addition of one detached townhome lot within the existing Kenwood Hills subdivision to be known as Kenwood Hills 4th Addition. The Kenwood Hills subdivision is located west of Kenwood Trail (CSAH 50), along Jurel Way.

The Kenwood Hills 4th Addition preliminary and final plat plans have been distributed to Engineering Division and Parks and Recreation Department staff, and the Parks, Recreation and Natural Resources Committee.

EXHIBITS

- A. Aerial Map
- B. Zoning Map
- C. Certificate of Survey
- D. Preliminary Plat
- E. Final Plat
- F. Preliminary Grading Plan
- G. Preliminary Utility Plan
- H. Plat Commission Letter

PLANNING ANALYSIS

PRELIMINARY PLAT

Existing Conditions. The site was previously encumbered with a pipeline easement that bisected the parcel. The pipeline was abandoned and Centerpoint Energy released the pipeline easement in early 2024.

Consistency with the Comprehensive Plan. The Kenwood Hills 4th Addition property is located in Planning District 1 of the 2040 Comprehensive Plan, which guides the subject property for low/medium density residential development.

MUSA. The Kenwood Hills 4th Addition preliminary and final plat area is located within the current MUSA.

TOWNHOME DEVELOPMENT STANDARDS

Lot Requirements. The following minimum requirements for townhome building setbacks in the Kenwood Hills PUD:

Yard	Minimum Setback
Front yard	25 feet
Between Buildings	10 feet
Wetland Buffer	10 feet

The proposed unit lot shown on the Kenwood Hills 4th Addition preliminary and final plat has sufficient area to accommodate the townhome unit.

Section 11-57-15.B of the Zoning Ordinance establishes the maximum development density for detached townhouses by requiring a minimum of 5,000 square feet of lot area per dwelling unit. The current average lot area for Lots 1-7, Block 2, Kenwood Hills 3rd Addition has an average of just over 11,000 square feet per unit; with the addition of one detached townhome unit, the average area per unit remains just over 9,500 square feet, which exceeds the minimum lot area per unit requirements.

HOA. The newly created unit lot and common area lot must be incorporated into the existing Kenwood Hills Homeowner's Association and proof of such must be provided prior to a building permit being issued for the unit lot.

Exterior Materials. Each unit must meet the requirements of Section 11-57-19.B.3, which requires a variation in building materials that are to be distributed throughout the building elevations and coordinated in the architectural design of the structure.

Tree Inventory. The City Forester has determined that site does not include any significant trees, nor does the area within the proposed grading limits that extends into the adjacent City outlot, so a tree preservation plan is not required. Any trees outside the grading limits that are damaged or removed during construction will require replacement in accordance with the Tree Preservation Ordinance (11-21-11).

Prior to City Council consideration of the preliminary and final plat, a notation must be added to the grading plat that there are no significant trees within the limits of construction.

Landscaping. Landscaping will be required at the foundation of the townhome unit.

Outlot. There are no outlots in the Kenwood Hills 4th Addition plat.

Streets. The following is a summary of streets adjacent to the Kenwood Hills 4th Addition preliminary and final plat. Additional detailed information is outlined in the Engineering Division memorandum dated July 29, 2026.

Kenwood Trail (CSAH 50) is located immediately east of the Kenwood Hills 4th Addition plat. Right of way was dedicated and restricted access was deeded with the Kenwood Hills 3rd Addition final plat. No additional right of way is required.

Jurel Way is a local residential street that is 32-feet-wide within a 60-foot-wide right of way with a sidewalk on one side of the street that will provide access to the unit lot.

Sidewalks/Trails. A sidewalk is currently located on the other side of Jurel Way; no additional sidewalk is planned to be constructed with this plat.

Grading, Drainage, Erosion Control, and Utilities. Proposed grading, drainage, erosion control, and utilities for the Kenwood Hills 4th Addition preliminary and final plat is shown on the grading, drainage and erosion control and utility plans. All existing and new local utilities shall be placed underground.

Grading, drainage, erosion control, and utilities details are outlined in the July 29, 2026 engineering report prepared by Grace Ellis, Graduate Engineer and Mac Cafferty, Environmental Resources Manager. The Engineering Division recommends approval of the preliminary and final plat.

Wetlands. There are no wetlands within the plat boundary. The wetland buffer within the city outlot will be disturbed by grading activity; the buffer must be re-established with native vegetation. A security will be collected with the final plat to ensure the work is completed.

Park Dedication. Park dedication has not been collected on the parent parcels and will be satisfied through a cash contribution of \$4,087 to be paid at the time of final plat.

Plat Commission. The Dakota County Plat Commission reviewed and approved the preliminary and final plat at their July 29, 2026 meeting. The Plat Commission letter is included as Exhibit H.

Easement Vacation. Lot 7, Block 2, Kenwood Hills 3rd Addition includes a blanket drainage and utility easement over the lot. This easement must be vacated to allow a new unit lot to be created. A new blanket easement is shown on Lot 2, Block 1, Kenwood Hills 4th Addition, which is the new common area lot.

RECOMMENDATION

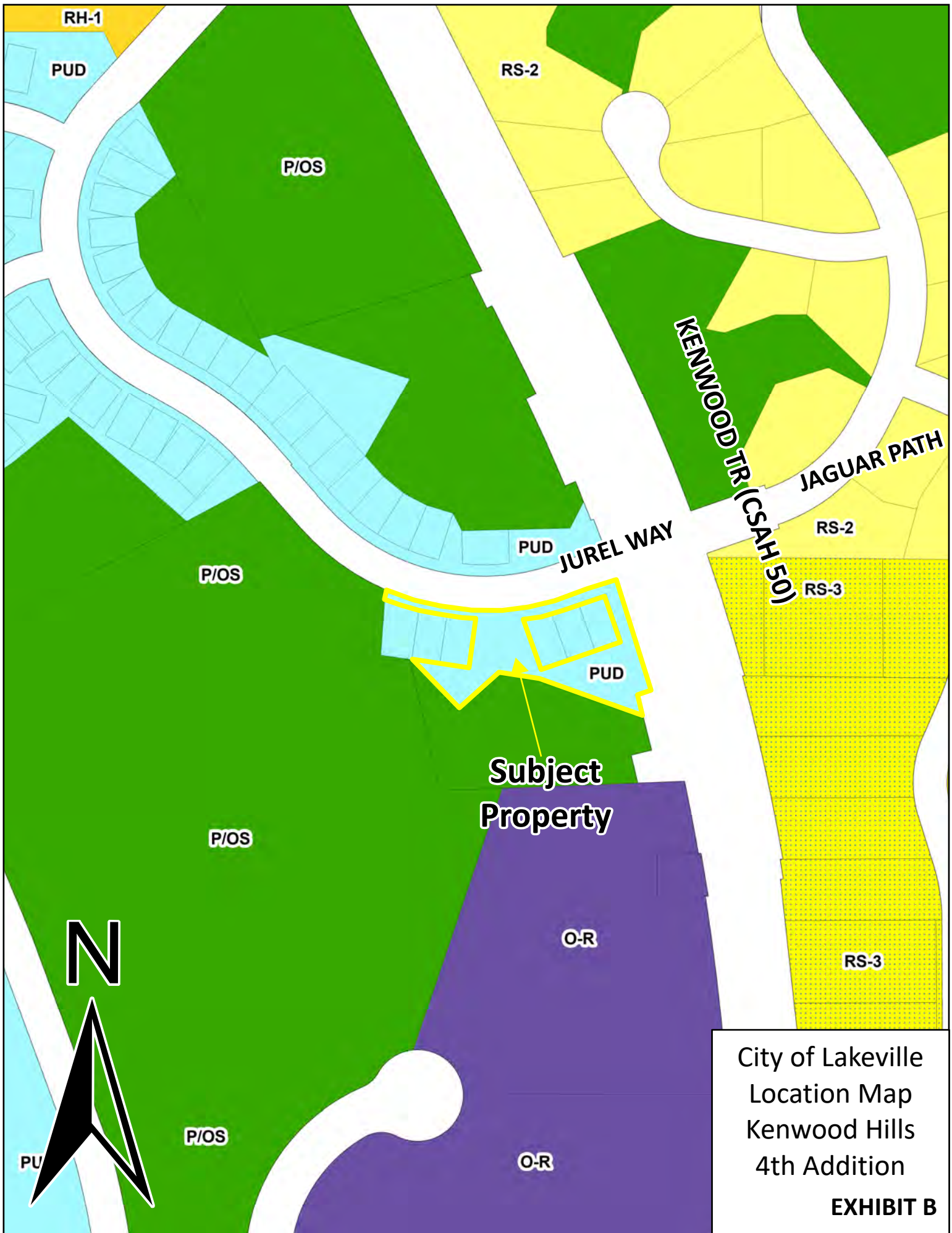
Community Development Department staff recommends approval of the Kenwood Hills 4th Addition preliminary and final plat, development stage PUD, and easement vacation, subject to the following stipulations:

1. Implementation of the recommendations listed in the July 29, 2026 engineering report.
2. Park dedication shall be satisfied with a cash contribution of \$4,087 to be paid with the final plat.
3. Lots 1 and 2, Block 1, Kenwood Hills 4th Addition must be added to the existing Kenwood Hills HOA and documentation must be established for maintenance of Lot 2, Block 1.
4. A security must be submitted with the final plat to guarantee the establishment of native vegetation with the area of the wetland buffer on Outlot A, Kenwood Hills 3rd Addition.
5. Prior to City Council consideration of the preliminary and final plat, a notation must be added to the grading plat that there are no significant trees within the limits of construction.



City of Lakeville
Location Map
Kenwood Hills
4th Addition

EXHIBIT A





SECTION 13, TWP. 114, RGE. 21
DAKOTA COUNTY, MN.
LOCATION MAP

- LEGEND**
- | | | | |
|--|-------------------------------------|--|--|
| | Denotes concrete | | Denotes manhole other than sanitary or storm |
| | Denotes bituminous | | Denotes sanitary or storm manhole |
| | Denotes retaining wall | | Denotes transformer box |
| | Denotes storm sewer line | | Denotes fiber optic box |
| | Denotes sanitary sewer line | | Denotes electric box |
| | Denotes water line | | Denotes telephone box |
| | Denotes underground petroleum lines | | Denotes television box |
| | Denotes catch basin | | Denotes found iron pipe |
| | Denotes catch basin beehive | | Denotes sign |
| | Denotes flared end section | | |
| | Denotes gate valve | | |
| | Denotes hydrant | | |
| | Denotes service | | |

Property Description per Commitment for title insurance Commitment No. FN6935-1, issuing Office File No. FN6935, Commitment Date: October 27th, 2025. AT 12:00 P.M. issued by Fidelity National Title Insurance Company.

Lot 7, Block 2, KENWOOD HILLS 3RD ADDITION, according to the recorded plat thereof, said Dakota County.



EXHIBIT C

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
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 Surveyor under the laws of the State of Minnesota

Name John M. Molinaro
Reg. No. 42299 Date 10-15-2025

Revisions

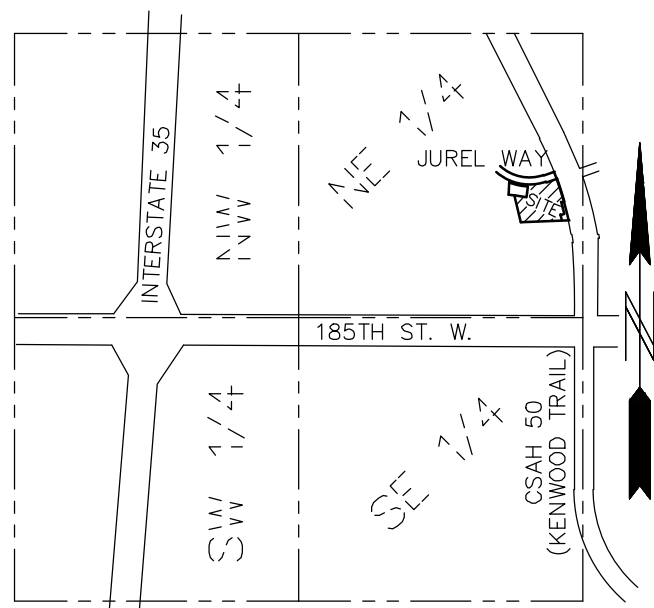
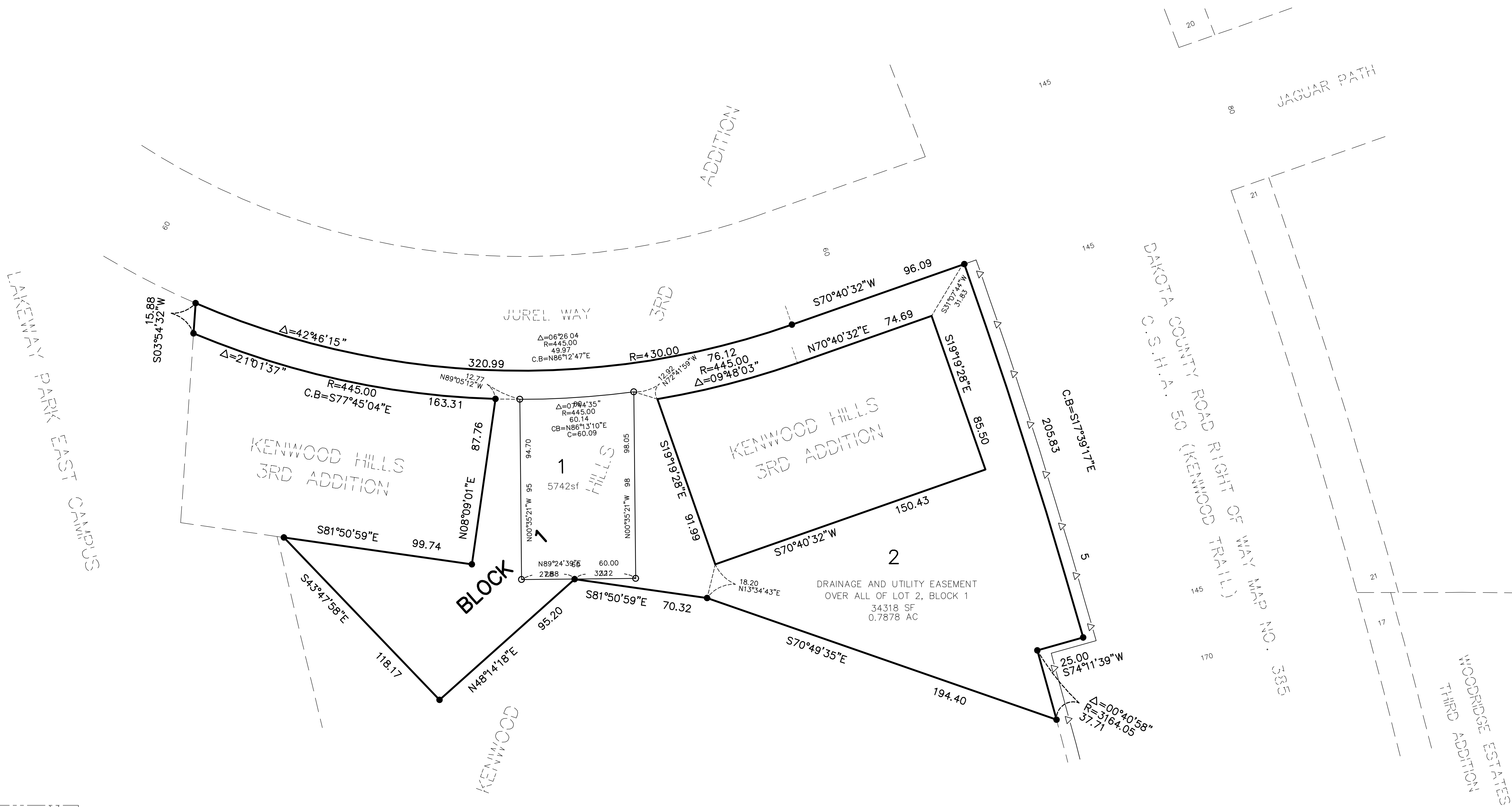
Date 03-27-2026
Designed NAP
Drawn AJA

CERTIFICATE OF SURVEY

KENWOOD HILLS, HOA

KENWOOD HILLS 4TH ADDITION
LAKEVILLE, MINNESOTA

2.01 OF 7



SECTION 13, TWP. 114, RGE. 21
DAKOTA COUNTY, MN.
LOCATION MAP

AREA SUMMARY			
TOTAL LOT AREA =	5742 SF.	0.1318 AC.	
TOTAL COMMON LOT AREA =	34,197 SF.	0.7851 AC.	
TOTAL AREA =	39,939 SF.	0.9169 AC.	

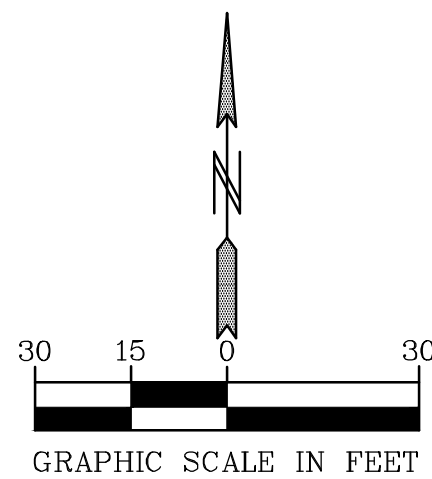
Existing Property Description per Commitment for title insurance Commitment No. FN6935-1, issuing Office File No. FN6935, Commitment Date: October 27th, 2025. AT 12:00 P.M. issued by Fidelity National Title Insurance Company.

Lot 7, Block 2, KENWOOD HILLS 3RD ADDITION, according to the recorded plat thereof, said Dakota County.

Proposed Property description

KENWOOD HILLS 4TH ADDITION

EXHIBIT D



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

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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 Surveyor under the laws of the State of Minnesota

Name Peter J. Hawkinson
Reg. No. 42299 Date 10-15-2025

Revisions

Date 03-27-2026
Designed NAP
Drawn AJA

PRELIMINARY PLAT

KENWOOD HILLS, HOA

KENWOOD HILLS 4TH ADDITION
LAKEVILLE, MINNESOTA

3.01 OF 7

KENWOOD HILLS 4TH ADDITION



SECTION 13, TWP. 114, RGE. 21
DAKOTA COUNTY, MN.
LOCATION MAP
NO SCALE

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 42299.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 114, RANGE 21, WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 00°26'58" WEST.

- △— DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY HIGHWAY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE.
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

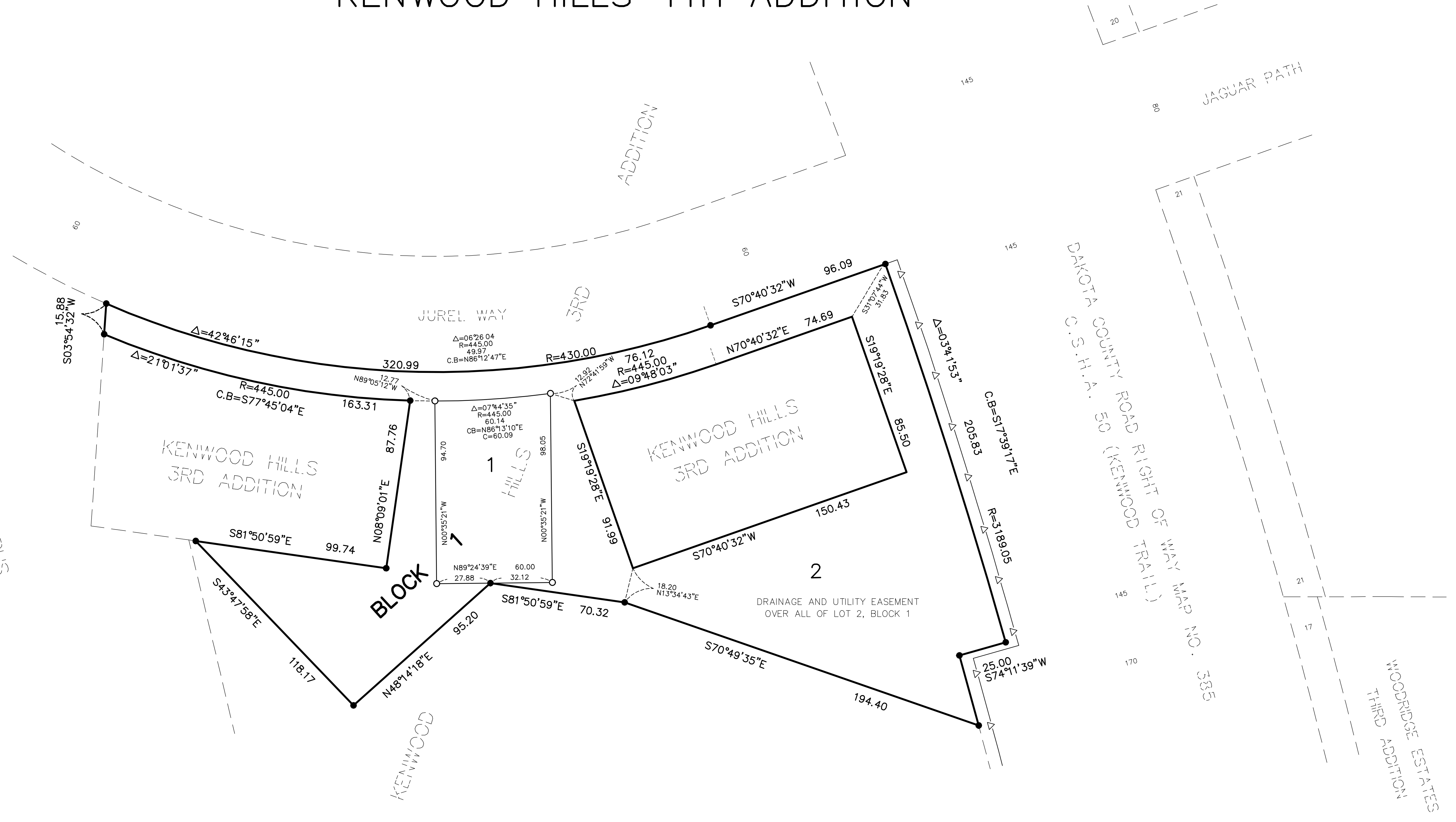
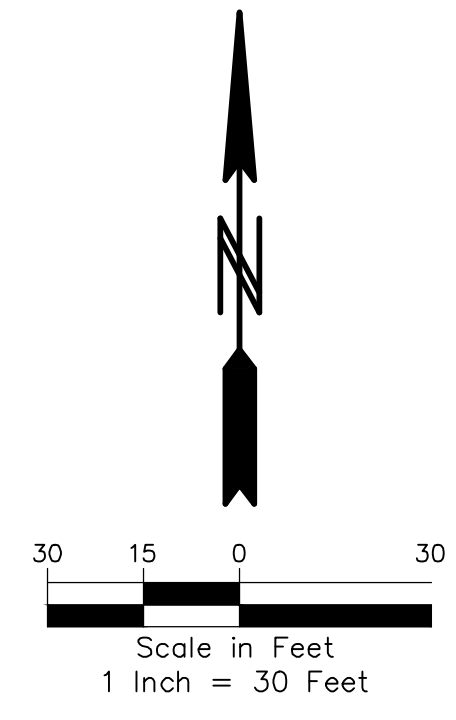
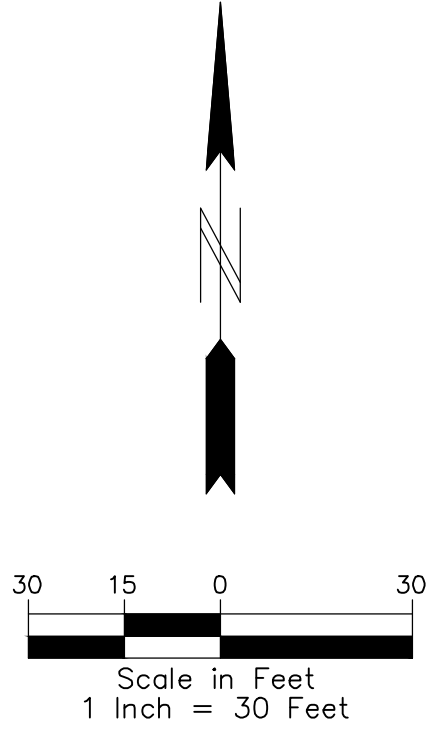
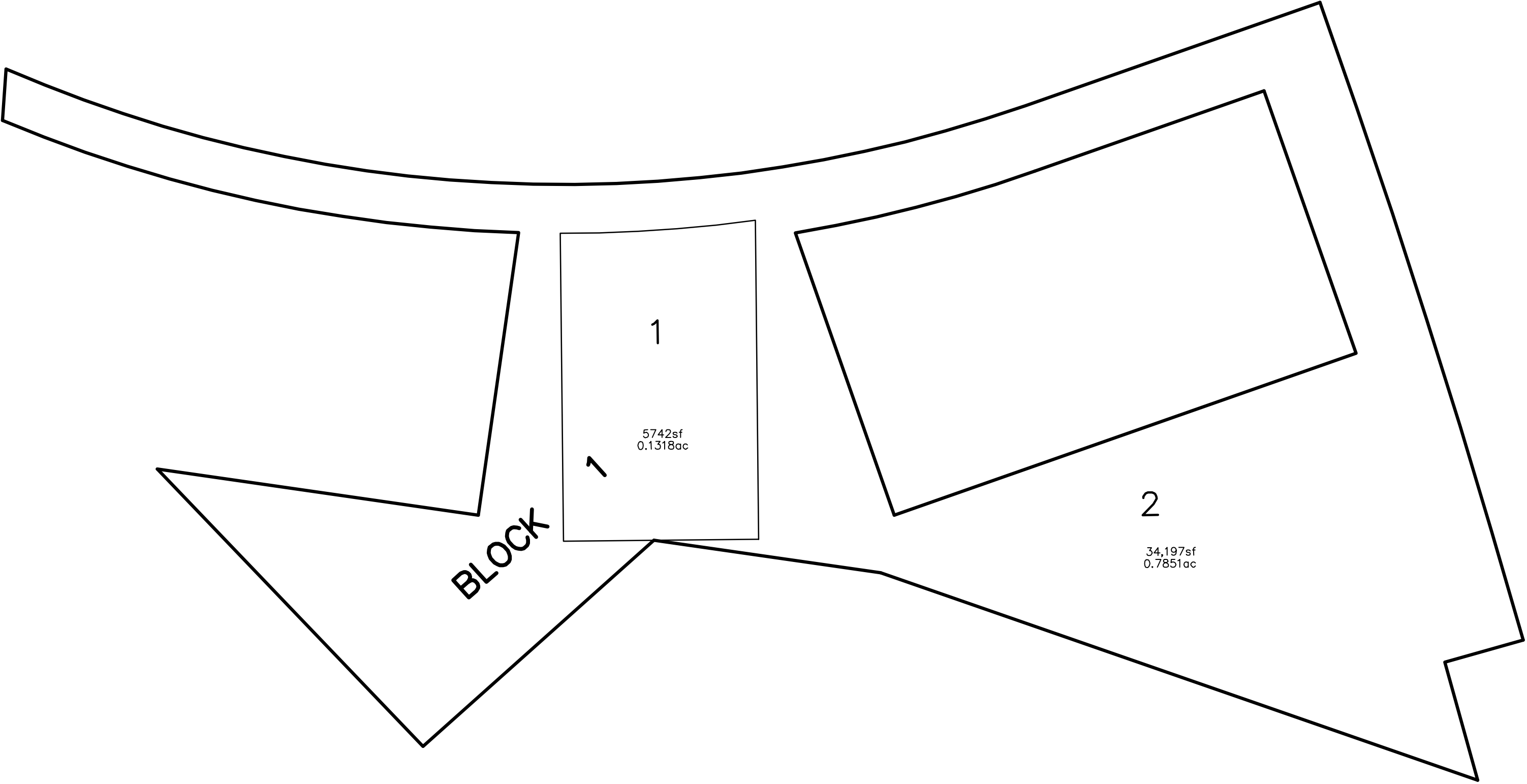


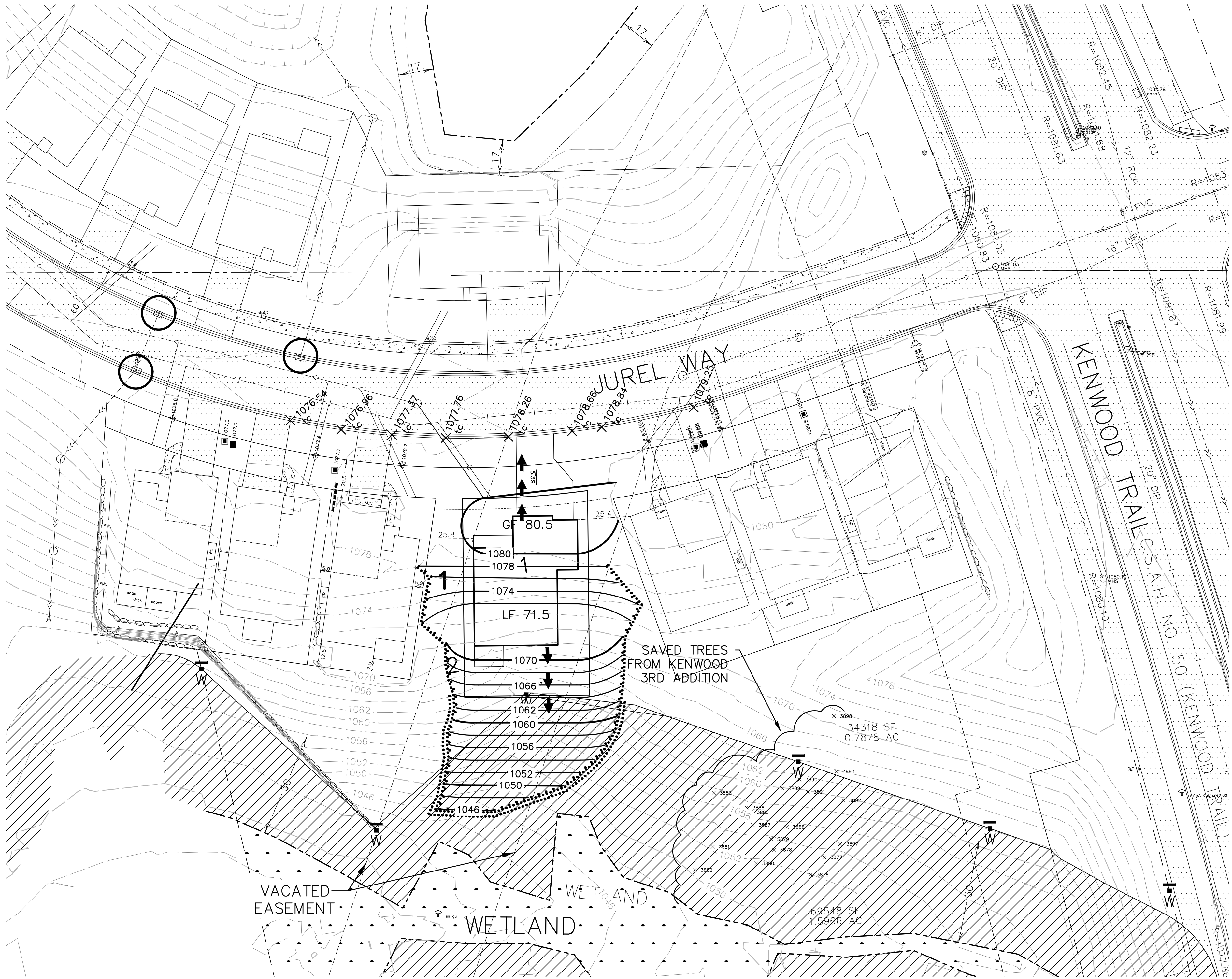
EXHIBIT E

KENWOOD HILLS 4TH ADDITION
AREA SKETCH



AREA SUMMARY

TOTAL LOT AREA =	5742 SF.	0.1318 AC.
TOTAL COMMON LOT AREA =	34,197 SF.	0.7851 AC.
TOTAL AREA =	39,939 SF.	0.9169 AC.



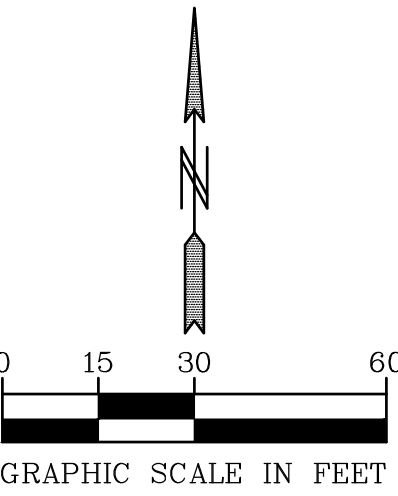
LEGEND	
	WETLAND
	WETLAND BUFFER
	WETLAND CONSERVATION SIGN
	EROSION CONTROL FENCE
	CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.

SETBACKS PUD

Front:
Garage foundation to R-O-W = 20
House foundation to R-O-W = 20
Front With Sidewalk:
Garage foundation to R-O-W = 25
House foundation to R-O-W = 20
Side = 10
Rear = 30
Corner = 25
Corner Collector = 50
Wetland Buffer Setback:
Rear = 20
Side = 10
Wetland Buffer Preserve = 50'
Manage 1 = 25'
Manage 2 = 17'
Lowest Opening = EOF+1'
Lowest Floor = HWL+3'

X = FIELD SHOT

NOTE:
PLANS SHALL BE GOVERNED BY CITY OF
LAKEVILLE 2024 STANDARD SPECIFICATIONS FOR
UTILITY & STREETS.



BENCH MARK
TNH NE QUAD OF JAGUAR PATH
& KENWOOD TRAIL
EL=1087.16

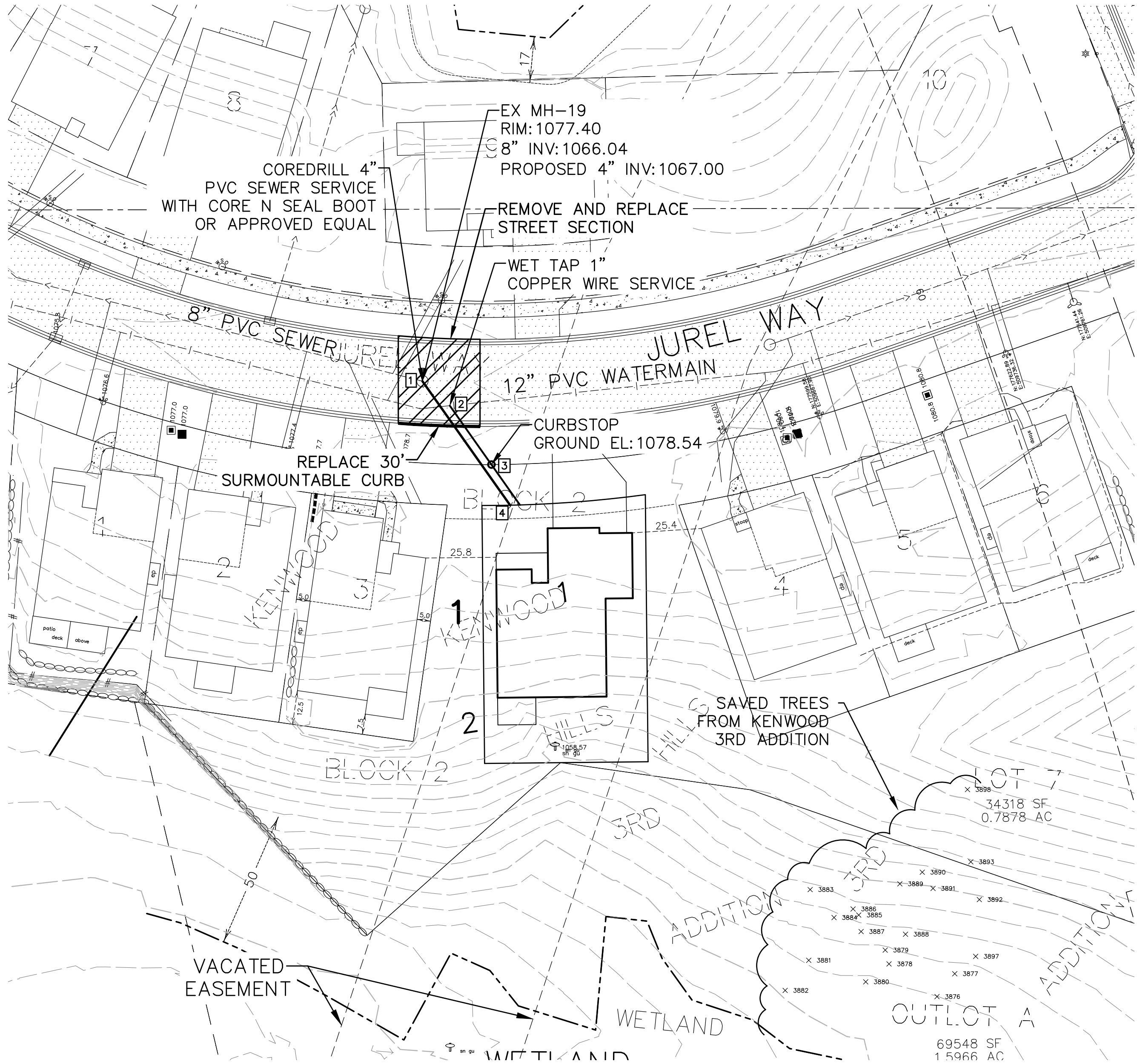
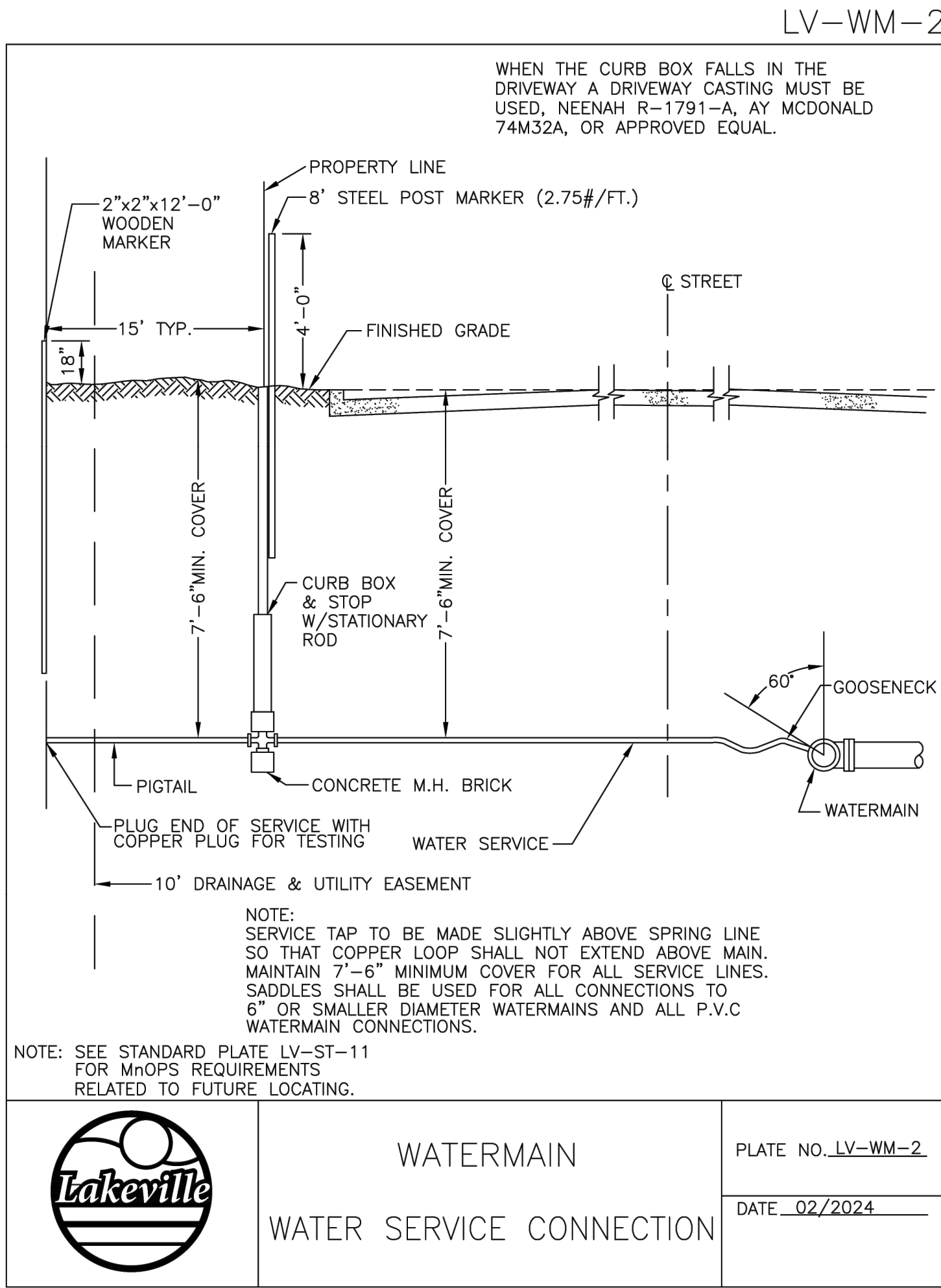
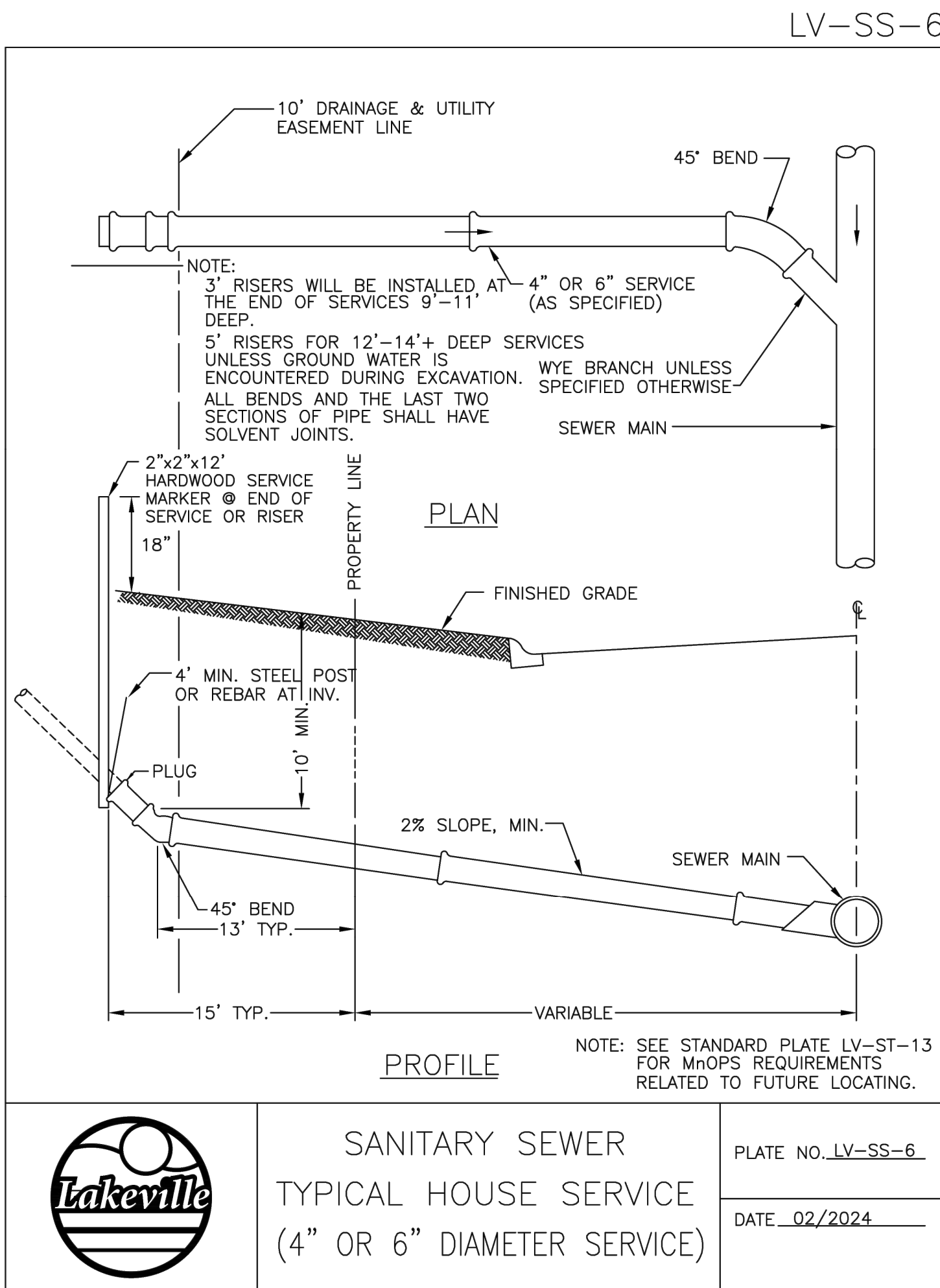


EXHIBIT G

NUMBER	ADDRESS	LOT & BLOCK	(Y)NORTHING	(X)EASTING	CODE	(Z)INVERT ELEVATION
1	XXXX JUREL WAY	LOT 1 BLK 1	N 177612.3758'	E 509522.2437'	213	1067.00
2	XXXX JUREL WAY	LOT 1 BLK 1	N 177603.3698'	E 509532.2864'	112	1070.14
3	XXXX JUREL WAY	LOT 1 BLK 1	N 177581.7477'	E 509547.5762'	115	1078.54
4	XXXX JUREL WAY	LOT 1 BLK 1	N 177566.8430'	E 509554.4415'	210	1070.00

STREET REMOVALS

NOTE:
PLANS SHALL BE GOVERNED BY CITY OF LAKEVILLE 2024 STANDARD SPECIFICATIONS FOR UTILITY & STREETS.

BENCH MARK
TNH NE QUAD OF JAGUAR PATH & KENWOOD TRAIL
EL=1087.16



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

July 30, 2026

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **KENWOOD HILLS 4TH ADDITION**

The Dakota County Plat Commission met on July 29, 2026, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 50 (Kenwood Trail) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

This residential site includes a replat of Lot 7, Block 2, KENWOOD HILLS 3RD ADDITION. There was a pipeline easement through the common area of Lot 7 that has since been abandoned, and the HOA is proposing to add an additional housing unit in that location. Access to the site is from Jurel Way, a city street. Restricted access is shown along CSAH 50 per document 3286851.

The Plat Commission has approved the preliminary and final plat and will recommend approval to the County Board of Commissioners meeting on September 1, 2026.

Traffic volumes on CSAH 50 are 18,700 ADT and are anticipated to be 34,000 ADT by the year 2040. These traffic volumes indicate that current Minnesota noise standards for residential units could be exceeded for the proposed plat. Residential developments along County highways commonly result in noise complaints. In order for noise levels from the highway to meet acceptable levels for adjacent residential units, substantial building setbacks, buffer areas, and other noise mitigation elements should be incorporated into this development.

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, flowing style.

Todd B. Tollefson
Secretary, Plat Commission

c:

EXHIBIT H



Memorandum

To: Parks, Recreation, & Natural Resources Committee
From: Kris Jenson, Planning Manager
Date: July 31, 2026
Subject: Packet Material for the August 5, 2026 PRNRC Meeting
Agenda Item: Kenwood Meadows preliminary plat, comprehensive plan amendment, shoreland CUP, and easement vacation
Action Deadline: September 9, 2026

BACKGROUND

The Kenwood Meadows applications are set for a public hearing and review by the Planning Commission at their August 20, 2026 meeting, therefore full staff memos have not yet been prepared for this application. This memo summarizes the applications and proposed development for review by the PRNRC.

Preliminary Plat. Kenwood Meadows, LLC proposes to plat six single-family home lots along the south side of 172nd Street, west of Kenwood Trail (CSAH 5). The parcel is 36.05 acres; 30.74 acres of the site will be platted as an outlot to be retained by the property owner for future development. A preliminary and final plat will be required prior to any development of the outlot.

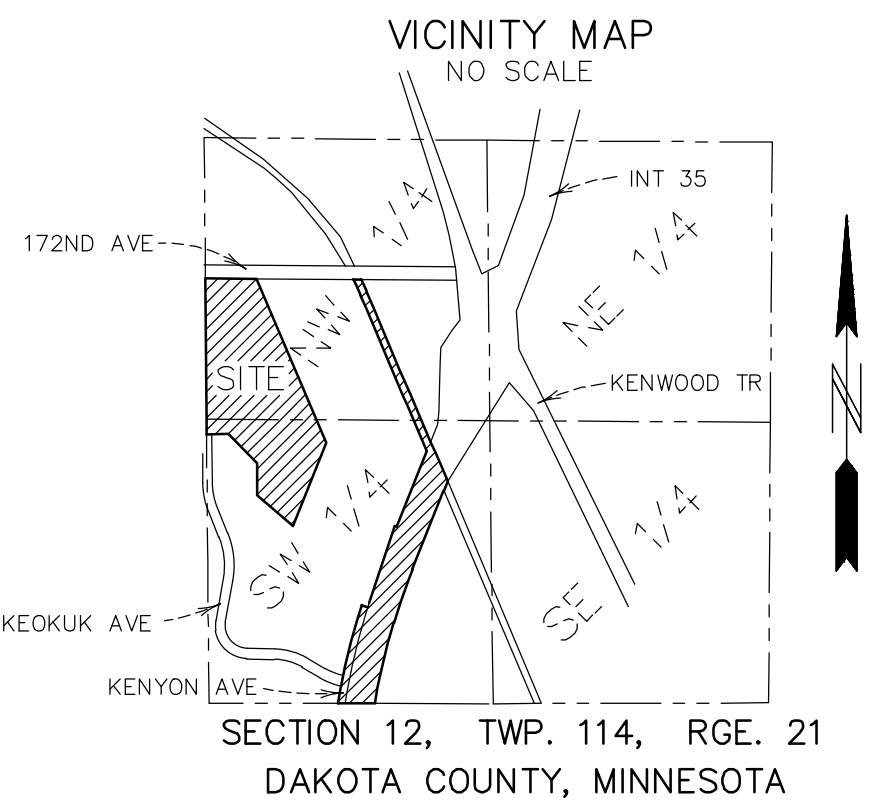
Lot Size. The area proposed for platting is at the outer edge of the Shoreland Overlay District for Orchard Lake. The non-riparian single-family lots proposed all meet the Shoreland requirements of 15,000 square foot lot area and a minimum width of 75 feet. Access to the lots will be from 172nd Street.

Wetlands. A wetland delineation for the site was reviewed and approved on December 20, 2024. The delineation identified four wetland areas on the site; no wetland impacts are proposed with this plat. A portion of "Wetland A" and the required buffer will be deeded to the City with the final plat and the remaining wetlands and buffers will be deeded to the City with future development.

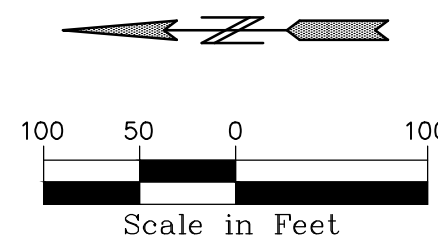
Tree Preservation. The tree preservation plan identified 1,314 diameter inches of significant trees in the area outside of the proposed Outlot A. The removal threshold for residential districts is 40%; the site proposes to remove 678 diameter inches (51.6%) so replacement of 76.5 inches is required. The property owner did remove a large number of trees from the site in the spring of 2025 but the current tree preservation ordinance

wasn't adopted until August 2025. Therefore the two-year lookback provision cannot be applied to this site.

Future Trail Access. A future greenway trail has been proposed through this area, though an alignment has not yet been identified. The preliminary grading plan shows a basin access within Outlot A with a maximum slope of 7% that could be used for trail purposes through the property.



- LEGEND**
- Denotes concrete
 - Denotes bituminous
 - Denotes tree line
 - Denotes storm sewer line
 - Denotes sanitary sewer line
 - Denotes water line
 - Denotes overhead utility lines
 - Denotes underground fiber optic line
 - Denotes fence (barbed wire)
 - Denotes catch basin
 - Denotes flared end section
 - Denotes gate valve
 - Denotes hydrant
 - Denotes service
 - Denotes manhole other than sanitary or storm
 - Denotes sanitary or storm manhole
 - Denotes utility pole
 - Denotes fiber optic box
 - Denotes telephone box
 - Denotes television box
 - Denotes cast iron monument
 - Denotes found iron pipe
 - Denotes mailbox
 - Denotes sign



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

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Mendota Heights, MN 55120

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Fax: 681-9488
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 Surveyor under the laws of the State of Minnesota

Name: Peter J. Hawkinson
Reg. No.: 42299
Date: 11-12-2025

Revisions:
1. 02-11-26 CITY COMMENTS
2. 04-16-26 CITY COMMENTS
3. 06-19-26 CITY COMMENTS

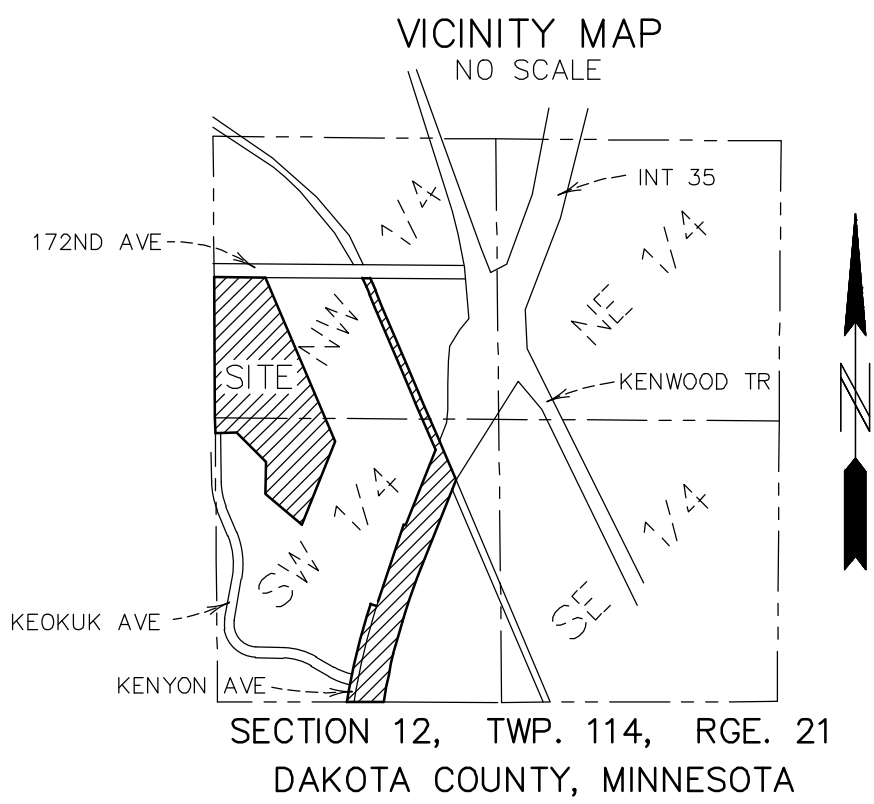
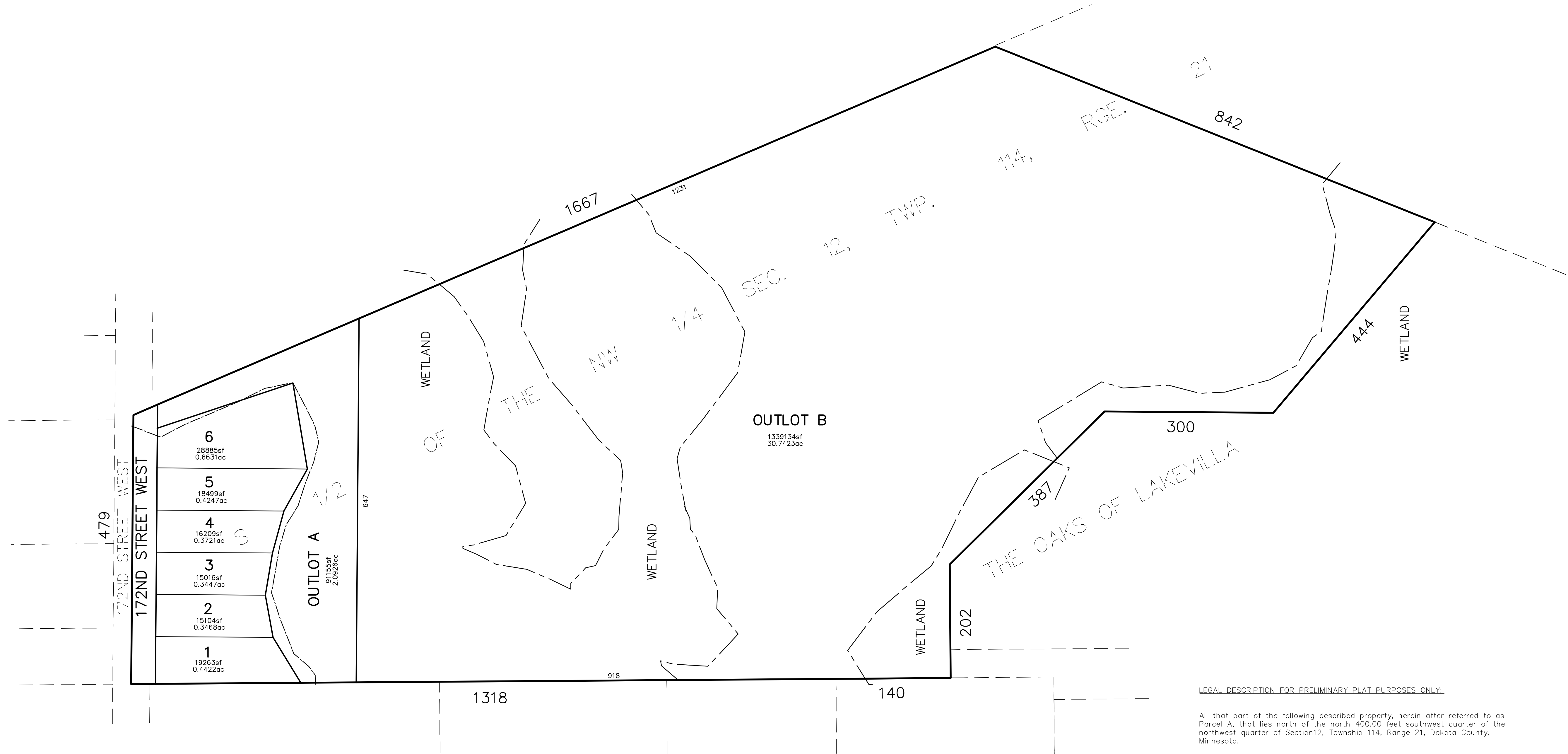
Date: 11-12-2025
Designed: NAP
Drawn: SHA

EXISTING CONDITIONS

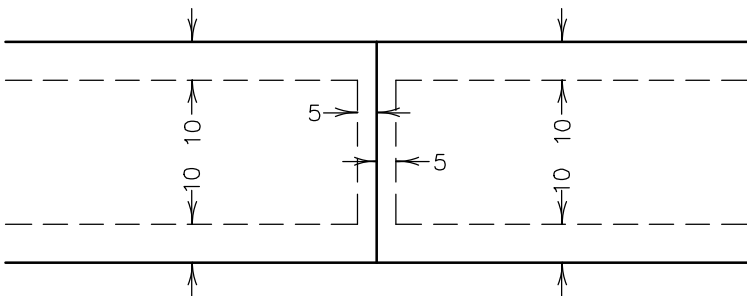
KENWOOD MEADOWS, LLC
6640 SHADY OAK DRIVE
EDEN PRARIE, MINNESOTA 55344

KENWOOD MEADOWS
LAKEVILLE, MINNESOTA

2.00 OF 12



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.

TOTAL GROSS AREA	35.9098	ACRES
NUMBER OF LOTS	6	
NUMBER OF OUTLOTS	2	
TOTAL LOT AREA	2.5936	ACRES
TOTAL OUTLOT AREA	32.8349	ACRES
TOTAL PROPOSED RIGHT OF WAY AREA	0.0676	ACRES
TOTAL EXISTING RIGHT OF WAY AREA	0.4137	ACRES

LEGAL DESCRIPTION FOR PRELIMINARY PLAT PURPOSES ONLY:

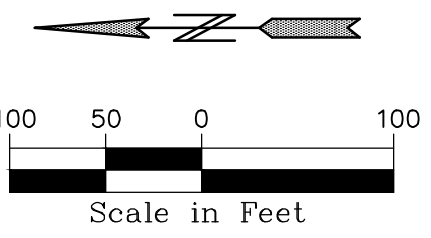
All that part of the following described property, herein after referred to as Parcel A, that lies north of the north 400.00 feet southwest quarter of the northwest quarter of Section 12, Township 114, Range 21, Dakota County, Minnesota.

PARCEL A:

The Southwest Quarter and the South Half of the Northwest Quarter of Section 12, Township 114, Range 21, according to the Government Survey thereof;

EXCEPT:

1. That part of said Southwest Quarter East of the Minneapolis, Northfield and Southern Railroad and that part East of State Trunk Highway No. 65.
2. That part of said South Half of the Northwest Quarter East of the Minneapolis, Northfield and Southern Railroad.
3. That part of Said Section 12 described as follows: Commencing at a point of the intersection of the Southwesterly right of way line of the Minneapolis Northfield and Southern Railroad with the Northwesterly right of way line of State Trunk Highway No. 65; thence Northwesterly along the said Southwesterly right of way line of the Minneapolis, Northfield and Southern Railroad to its intersection with the North line of the South Half of the Northwest Quarter of said Section 12; thence West along said North line to a point of intersection with a line drawn parallel to the 830 feet Southwesterly of the tangent part of the said Southwesterly right of way line of the Minneapolis, Northfield and Southern Railroad, produced Northwesterly; thence Southeasterly, along the aforesaid parallel line, to its intersection with a line drawn parallel to and 900 feet northwesterly of the tangent part of the Northwesterly right of way line of said State Trunk Highway No. 65; thence Southwesterly, along said 900 foot parallel line a distance of 1242.89 feet; thence Southeasterly, at right angles, to the Northwesterly right of way line of said State Trunk Highway No. 65; thence Northeasterly, along said Northwesterly right of way line of State Trunk Highway No. 65, to the point of beginning.
4. That part platted as LAKE VILLA GOLF ESTATES FIRST ADDITION.
5. That part platted as LAKE VILLA GOLF ESTATES 9TH ADDITION, according to the recorded plat thereof.
6. That part platted as THE OAKS OF LAKEVILLA, according to the recorded plat thereof.
7. Interstate Highway 35.
8. All railroad corridors.
9. MINNEAPOLIS NORTHFIELD AND SOUTHERN RAILROAD
10. INTERSTATE HIGHWAY NO. 1 35 (F.K.A. S.T.H NO. 65)



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2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
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 Surveyor under the laws of the State of Minnesota

Name Peter J. Hawkinson
Reg. No. 47504 Date 11-12-2025

Revisions
1. 02-11-26 CITY COMMENTS
2. 04-16-26 CITY COMMENTS
3. 06-17-26 CITY COMMENTS

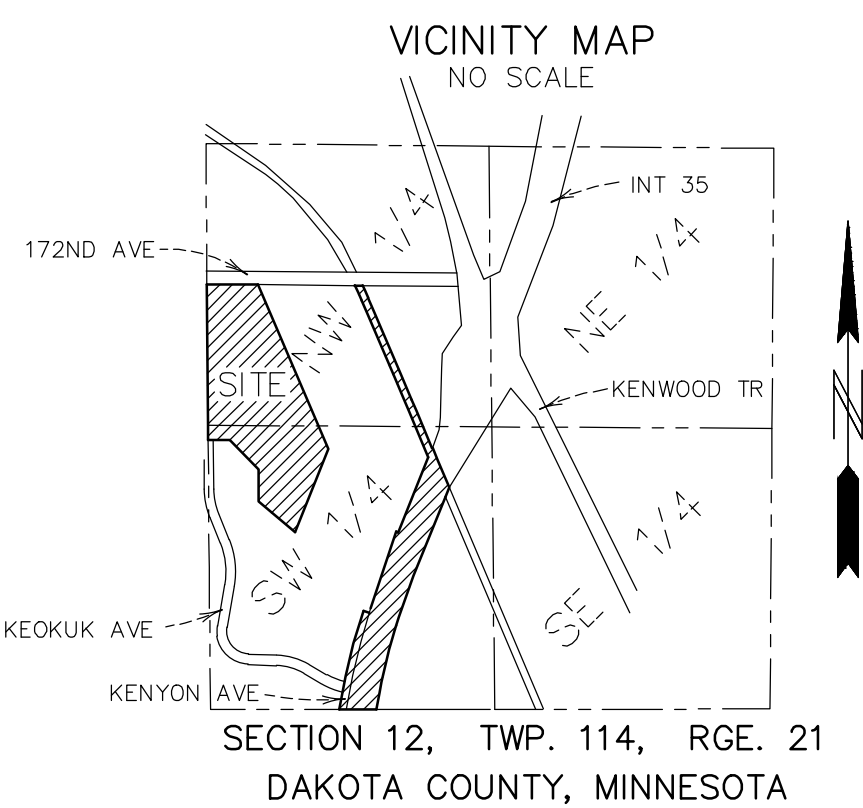
Date 11-12-2025
Designed NAP
Drawn SHA

PRELIMINARY PLAT

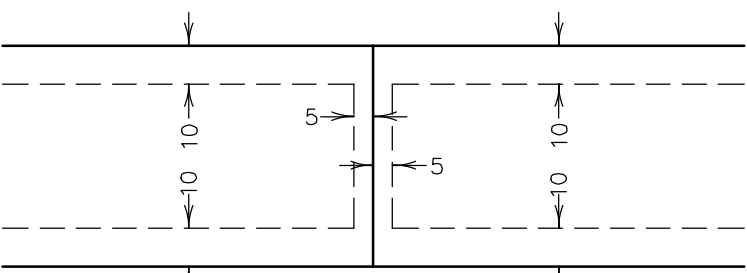
KENWOOD MEADOWS, LLC
6640 SHADY OAK DRIVE
EDEN PRARIE, MINNESOTA 55344

KENWOOD MEADOWS
LAKEVILLE, MINNESOTA

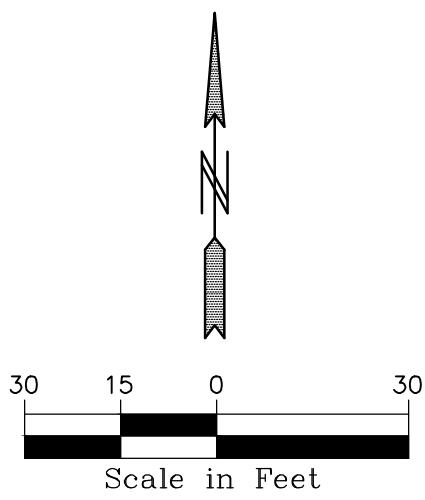
2.10 OF 12



DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.



00-SURV-122143-BASE.DWG



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Name Brian N. Molinaro
Reg. No. 47504 Date 11-12-2025

Revisions
1. 02-11-26 CITY COMMENTS
2. 04-16-26 CITY COMMENTS
3. 06-19-26 CITY COMMENTS
4. 07-10-26 CITY COMMENTS

Date 11-12-2025
Designed NAP
Drawn SHA

PRELIMINARY REMOVALS PLAN

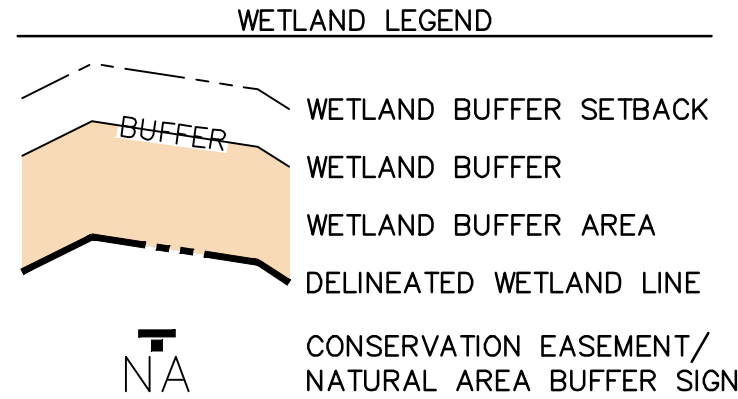
KENWOOD MEADOWS, LLC
6640 SHADY OAK DRIVE
EDEN PRARIE, MINNESOTA 55344

KENWOOD MEADOWS
LAKEVILLE, MINNESOTA

3.01 OF 13

LOT	AREA	IMPERVIOUS AS SHOWN	BLD AREA AS SHOWN	ALLOWABLE IMPERVIOUS 25%	MAX BLD AREA 40%
1	19263 SF	4786 SF	3600 SF	4816 SF	7705 SF
2	15105 SF	3776 SF	3000 SF	3776 SF	6042 SF
3	15016 SF	3754 SF	3000 SF	3754 SF	6007 SF
4	16209 SF	4052 SF	3000 SF	4052 SF	6484 SF
5	18499 SF	4625 SF	3600 SF	4625 SF	7400 SF
6	28885 SF	4786 SF	3600 SF	7221 SF	11554 SF

WETLAND NAME	REQUIRED AVERAGE BUFFER AREA (S.F.)	PROVIDED BUFFER AREA (S.F.)
WETLAND	30,647	33,825



SITE DATA:
GROSS AREA: 5.17 AC
NET AREA: 5.17-WETLANDS-BUFFERS = 3.22 AC

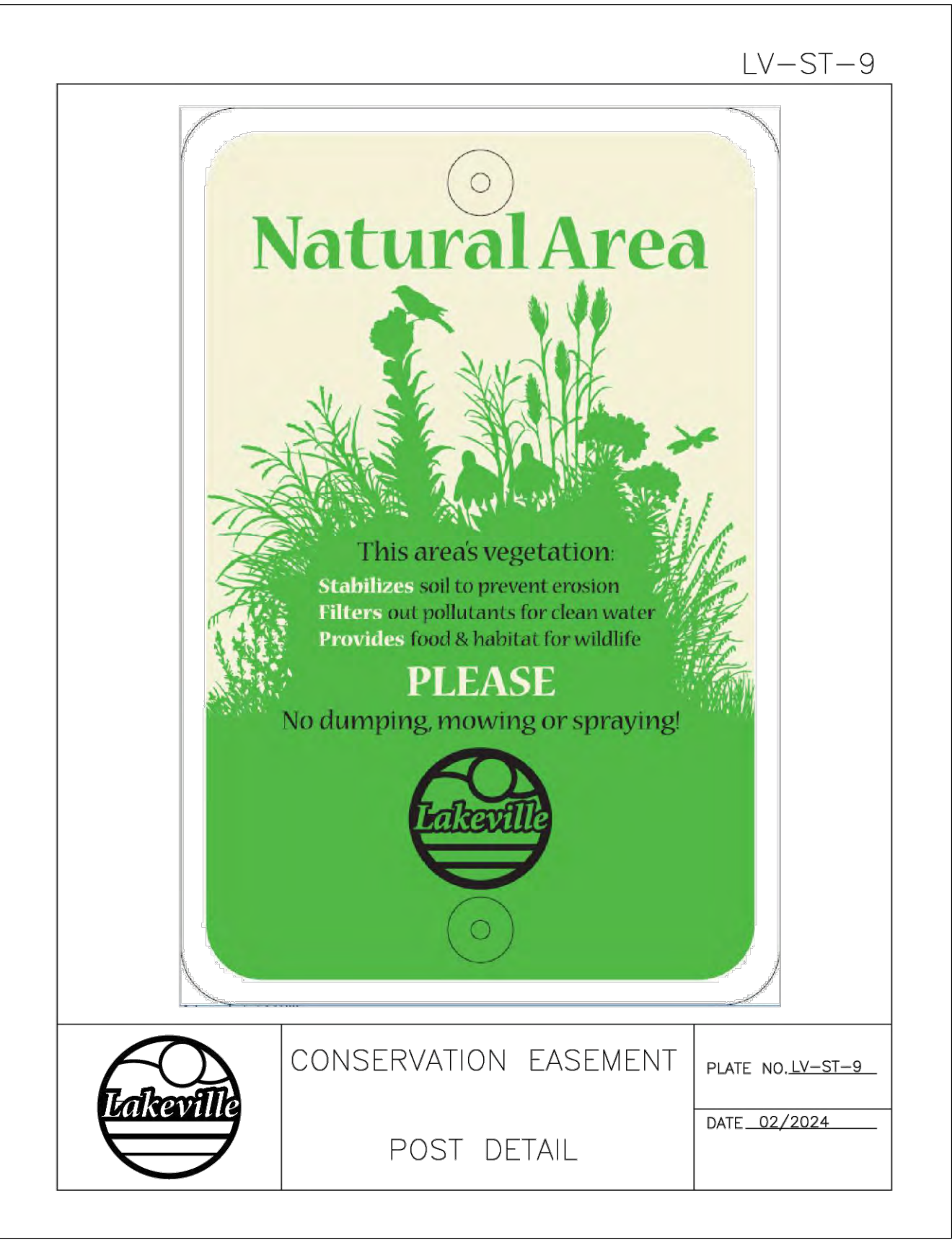
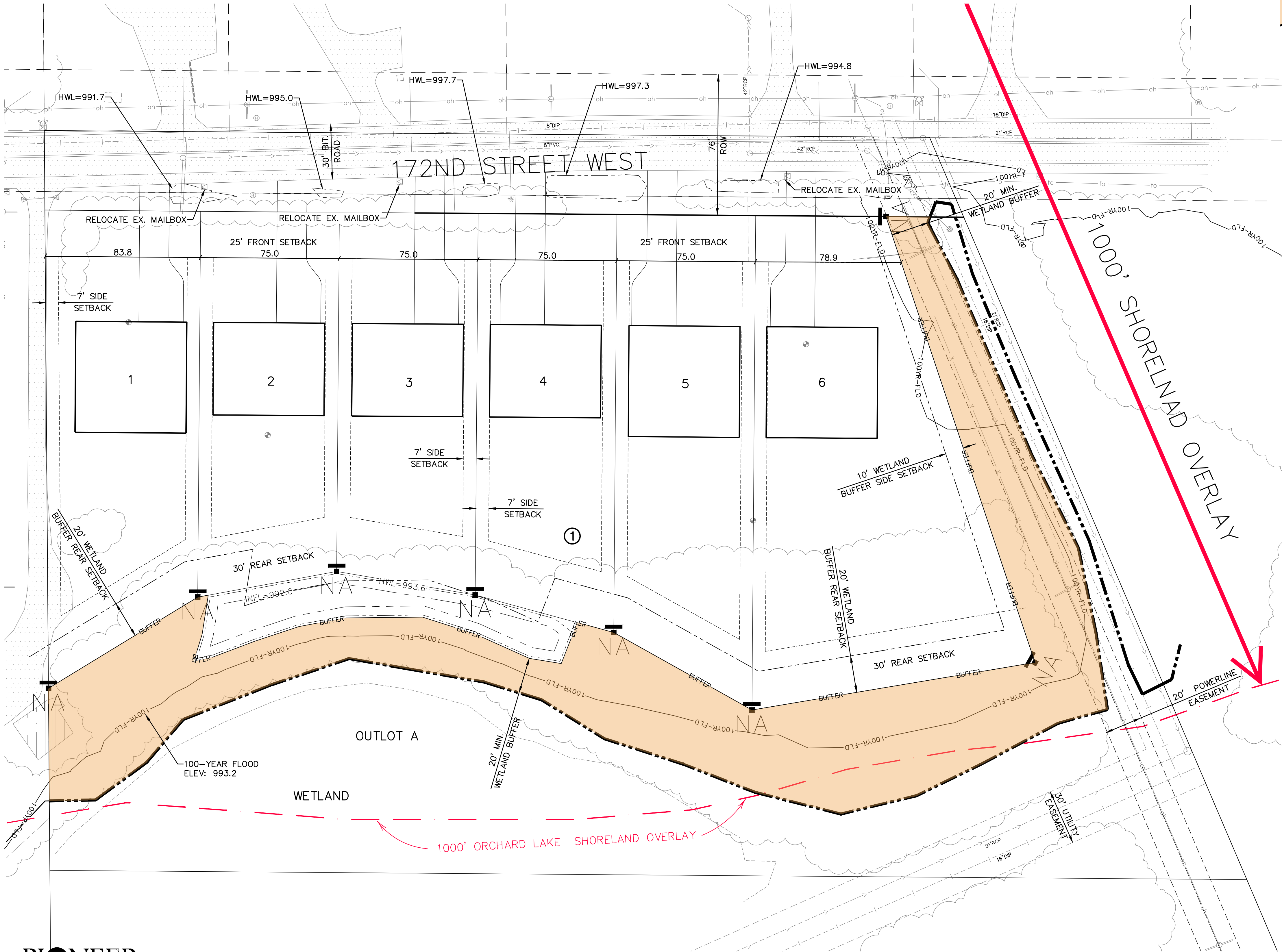
EXISTING ZONING: RST-2
GUIDE PLAN: LOW-MED DENSITY (4-5 UNITS/ACRE)
PROPOSED LAND USE: LOW DENSITY

RST-2 STANDARDS (SINGLE FAMILY)
AREA: 8,400 SF
WIDTH: 75'
FRONT SETBACK: 20', 25' (GARAGE)
REAR SETBACK: 30'
SIDE SETBACK: 7'

SHORELAND OVERLAY DISTRICT
AREA: 15,000SF
WIDTH: 75'
IMPERVIOUS: 25% SEE CODE FOR EXCEPTIONS

PROPOSED UNITS: 6
PROPOSED DENSITY
6 UNITS/3.22 ACRES = 1.863 UNITS/ACRE

WETLAND REQUIREMENTS:
MANAGE 1 BUFFER: 35'
BUFFER SETBACK: 20' REAR, 10' SIDE
BUFFER AVERAGING ALLOWED.



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Name: Brian N. Molinaro
Reg. No.: 47504
Date: 11-12-2025

Revisions:
1. 02-11-26 CITY COMMENTS
2. 04-16-26 CITY COMMENTS
3. 06-19-26 CITY COMMENTS
4. 07-10-26 CITY COMMENTS

Date: 11-12-2025
Designed: N.A.P.
Drawn: S.H.A.

PRELIMINARY SITE PLAN

KENWOOD MEADOWS, LLC
6640 SHADY OAK DRIVE
EDEN PRARIE, MINNESOTA 55344

KENWOOD MEADOWS
LAKEVILLE, MINNESOTA

4.01 OF 13



STORMWATER SETBACKS:
LOW OPENING: 1' + HWL
LOW FLOOR: 2' + EOF

SITE DATA:
GROSS AREA: 5.17 AC
NET AREA: 5.17-WETLANDS-BUFFERS = 3.22 AC

EXISTING ZONING: RST-2
GUIDE PLAN: LOW-MED DENSITY (4-5 UNITS/ACRE)
PROPOSED LAND USE: LOW DENSITY

RST-2 STANDARDS (SINGLE FAMILY)
AREA: 8,400 SF
WIDTH: 75'
FRONT SETBACK: 20', 25' (GARAGE)
REAR SETBACK: 30'
SIDE SETBACK: 7'

SHORELAND OVERLAY DISTRICT
AREA: 15,000SF
WIDTH: 75'
IMPERVIOUS: 25% SEE CODE FOR EXCEPTIONS

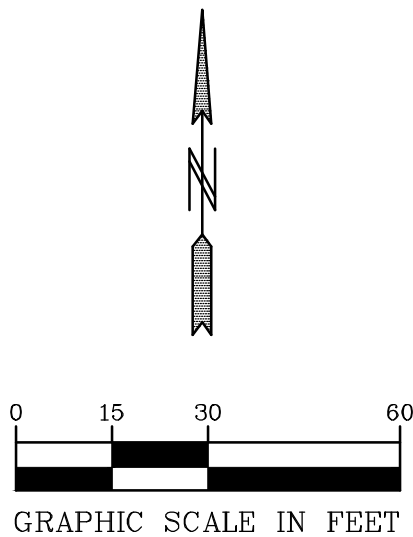
PROPOSED UNITS: 6

PROPOSED DENSITY
6 UNITS/3.22 ACRES = 1.863 UNITS/ACRE

WETLAND REQUIREMENTS:
MANAGE 1 BUFFER: 35'
BUFFER SETBACK: 20' REAR, 10' SIDE
BUFFER AVERAGING ALLOWED.

WETLAND LEGEND

- WETLAND BUFFER SETBACK
- WETLAND BUFFER
- WETLAND BUFFER AREA
- DELINEATED WETLAND LINE
- BASIN ACCESS 7% SLOPE MAX.
- STEEP SLOPE (GREATER THAN 4:1)



BENCH MARK
TOP NUT OF HYDRANT LOCATED
1200' EAST OF INTERSECTION OF
172ND STREET W & KIRBEN AVE
EL=988.68

00-ENG-122143-SHEET-GRAD

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Reg. No.
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3. 06-19-26 CITY COMMENTS
4. 07-10-26 CITY COMMENTS

Date
11-12-2025
Designed
NAP
Drawn
SHA

PRELIMINARY GRADING PLAN

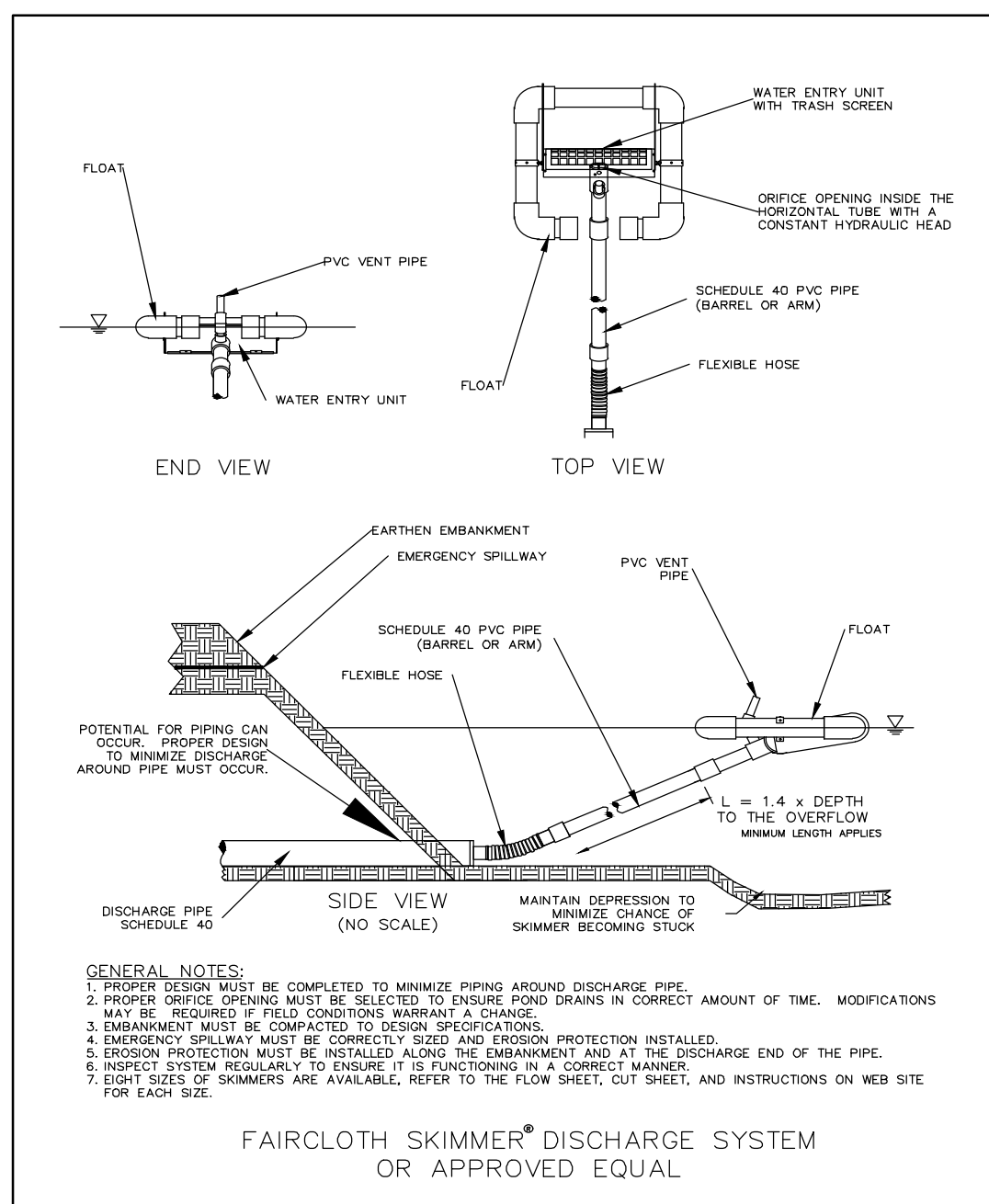
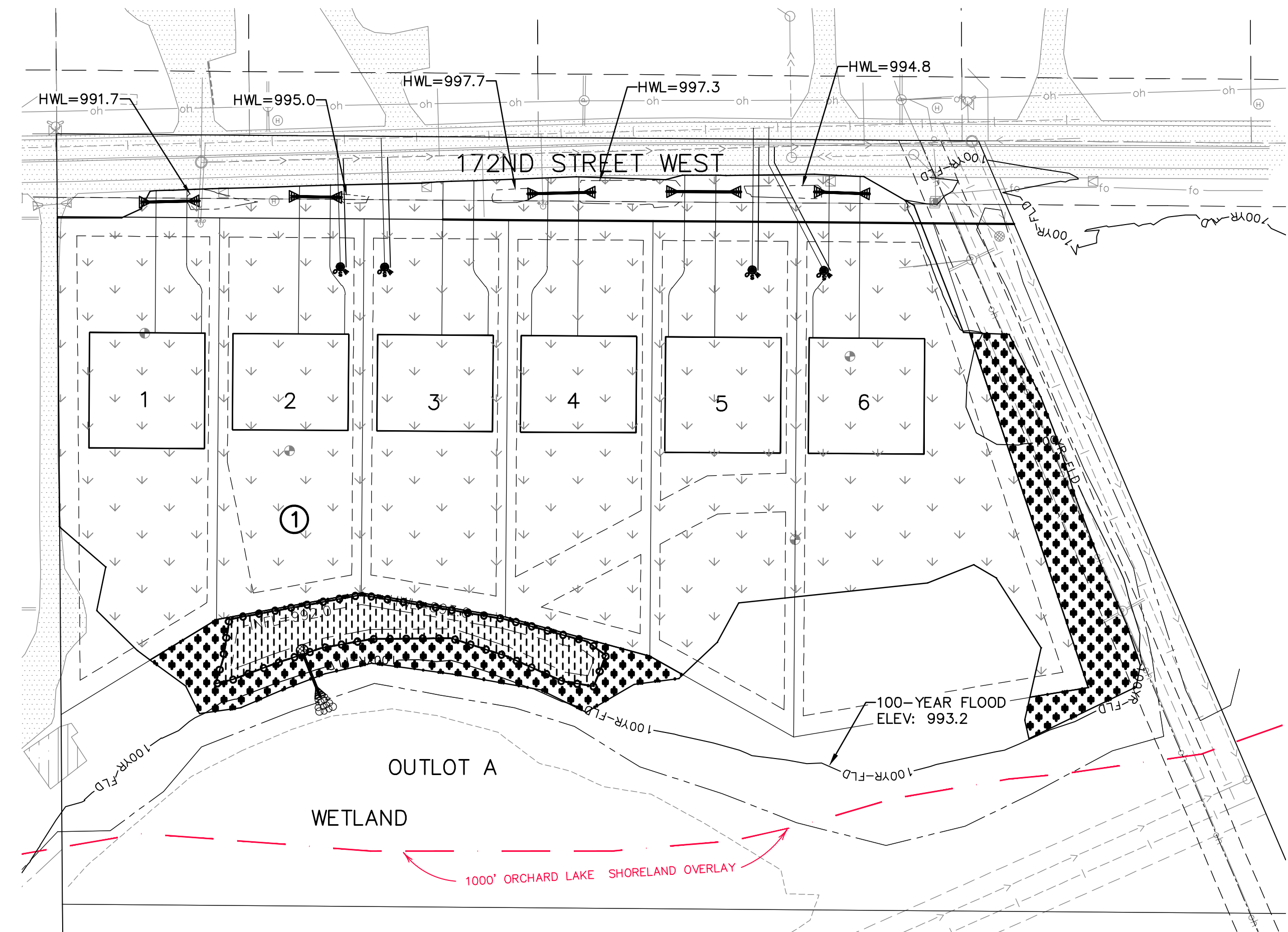
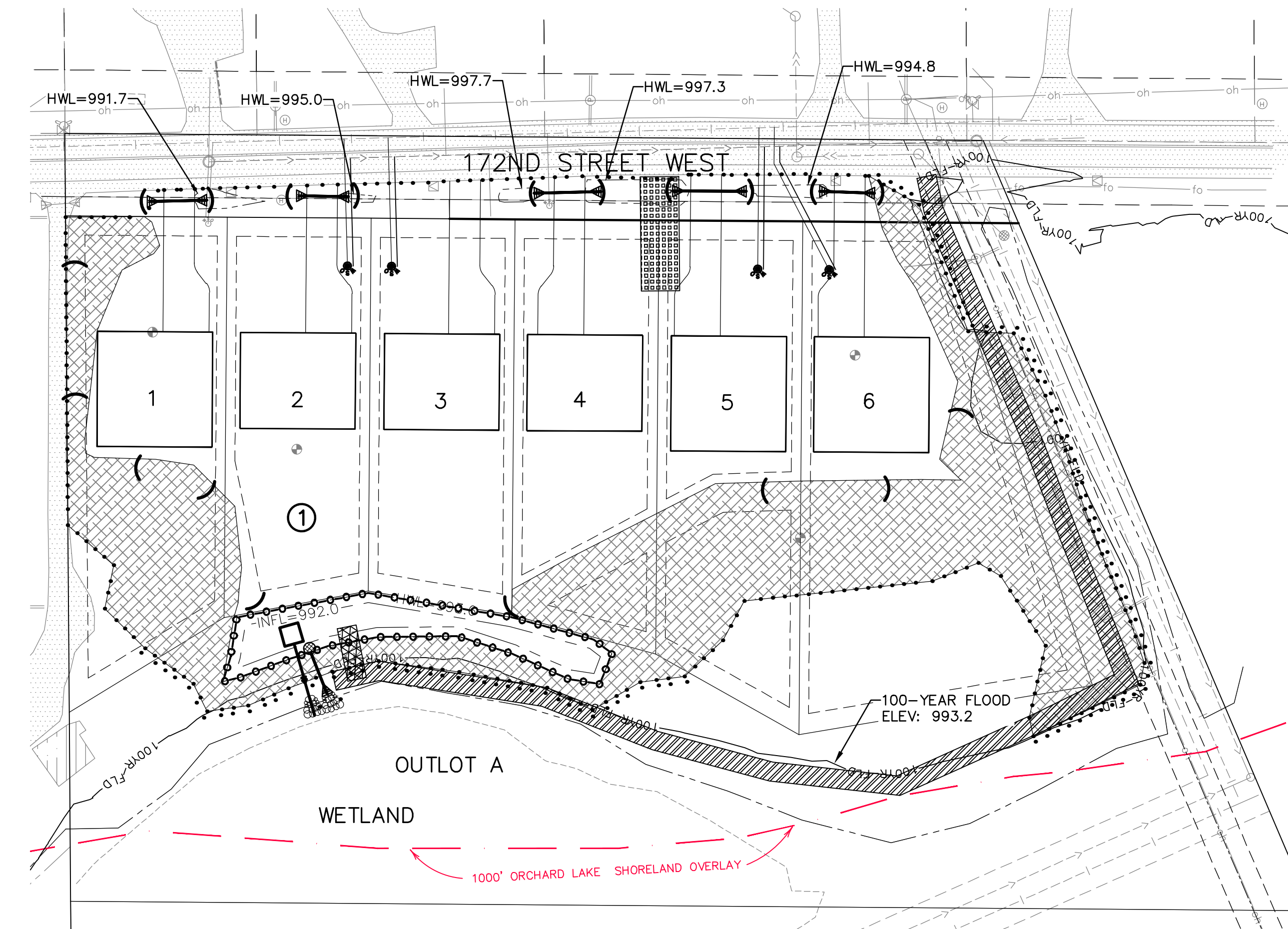
KENWOOD MEADOWS, LLC
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EDEN PRARIE, MINNESOTA 55344

KENWOOD MEADOWS
LAKEVILLE, MINNESOTA

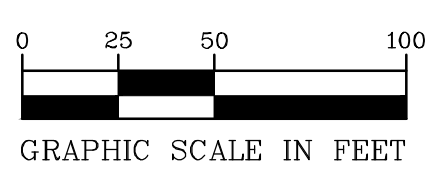
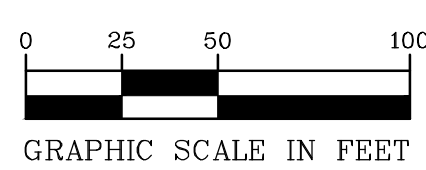
5.01 OF 13

EROSION CONTROL

SEEDING



- ### LEGEND
- PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING.
 - HEAVY DUTY SECONDARY EROSION CONTROL FENCE TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
 - STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
 - MNDOT CAT 20 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
 - STABILIZED OUTLET CONTROL
 - BASIN ACCESS 7% SLOPE MAX.
 - TEMPORARY BASIN OUTLET



- TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:
- MAY 1 – AUGUST 1: MINNESOTA STATE SEED MIXTURE 22-111 (OATS COVER CROP) @ 100.0 LBS. PER ACRE OR APPROVED EQUAL.
 - AUGUST 1 – OCTOBER 1: MINNESOTA STATE SEED MIXTURE 22-111 (WINTER WHEAT COVER CROP) @ 100.0 LBS. PER ACRE OR APPROVED EQUAL.
 - MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
 - MNDOT 3881, TYPE 1 COMMERCIAL FERTILIZER, 10-10-20 @ 200 LBS. PER ACRE
- PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 25-141 (MESIC GENERAL ROADSIDE) AT 59 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
 - MNDOT 3881, TYPE 3 SLOW-RELEASE FERTILIZER, 22-5-10, MINIMUM 70% WATER-INSOLUBLE NITROGEN @ 350 LBS PER ACRE.
- PERMANENT BASIN SEEDING SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
- WET BASIN BENCH/(IN)FILTRATION BASIN: MINNESOTA STATE SEED MIXTURE 33-261 (STORMWATER SOUTH AND WEST) AT 35 POUNDS PER ACRE.
 - ABOVE BASIN BENCH TO HIGH WATER LEVEL: MINNESOTA STATE SEED MIXTURE 35-241 (MESIC PRAIRIE GENERAL) AT 36.5 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL,
- WETLAND UPLAND BUFFER
- MINNESOTA STATE SEED MIXTURE 33-261 (STORMWATER SOUTH AND WEST) AT 35.0 POUNDS PER ACRE. MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL,
 - MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 @ 120 LBS PER ACRE OR 17-10-7 @ 150 LBS PER ACRE

BENCH MARK
 TOP NUT OF HYDRANT LOCATED 1200' EAST OF INTERSECTION OF 172ND STREET W & KIRBEN AVE EL=988.68

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Name: Brian N. Molinaro
 Reg. No.: 47504 Date: 11-12-2025

Revisions:
 1. 02-11-26 CITY COMMENTS
 2. 04-16-26 CITY COMMENTS
 3. 06-19-26 CITY COMMENTS
 4. 07-10-26 CITY COMMENTS

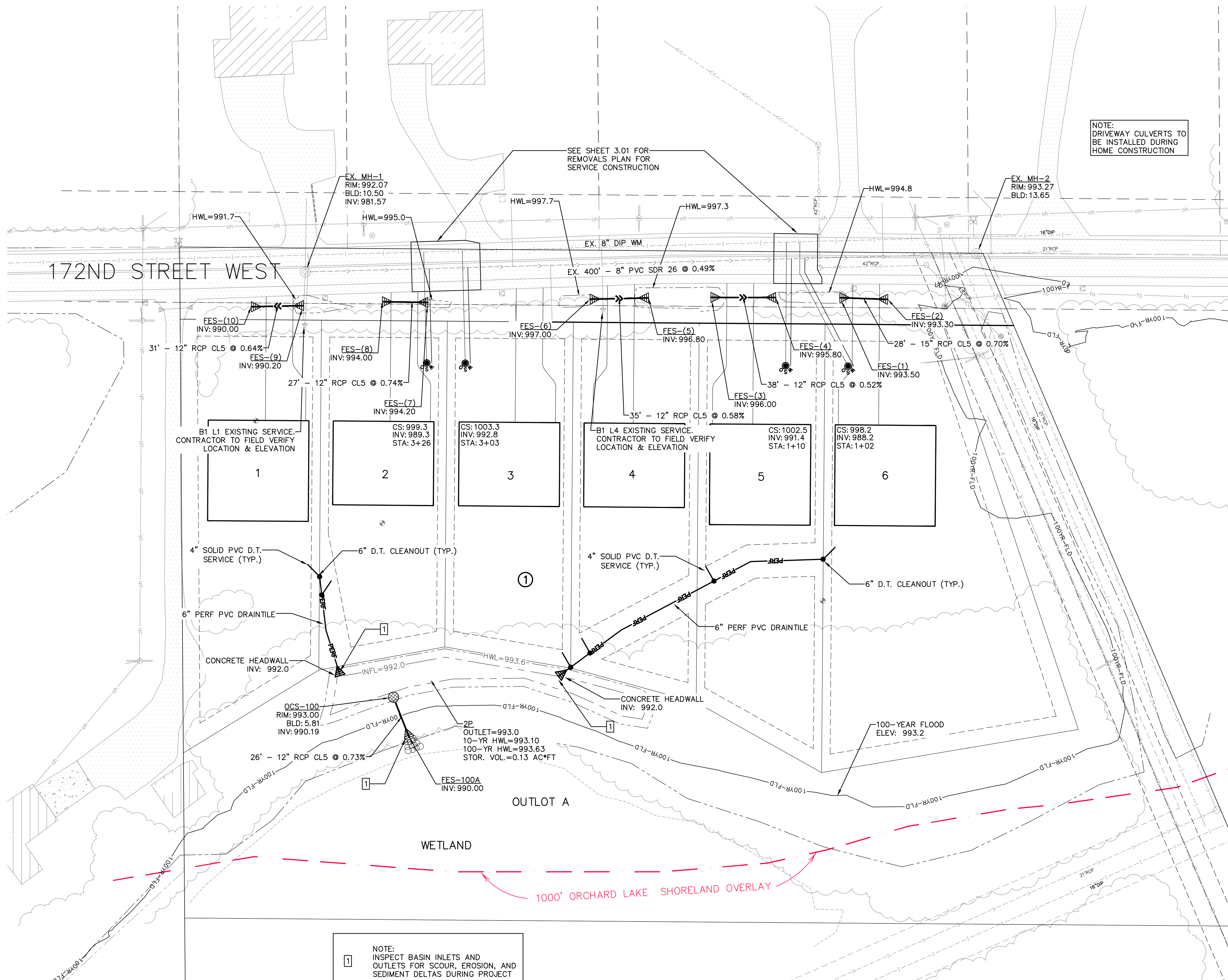
Date: 11-12-2025
 Designed: NAP
 Drawn: SHA

PRELIMINARY EROSION CONTROL & SEEDING PLAN

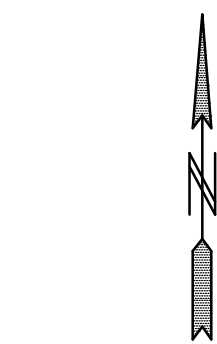
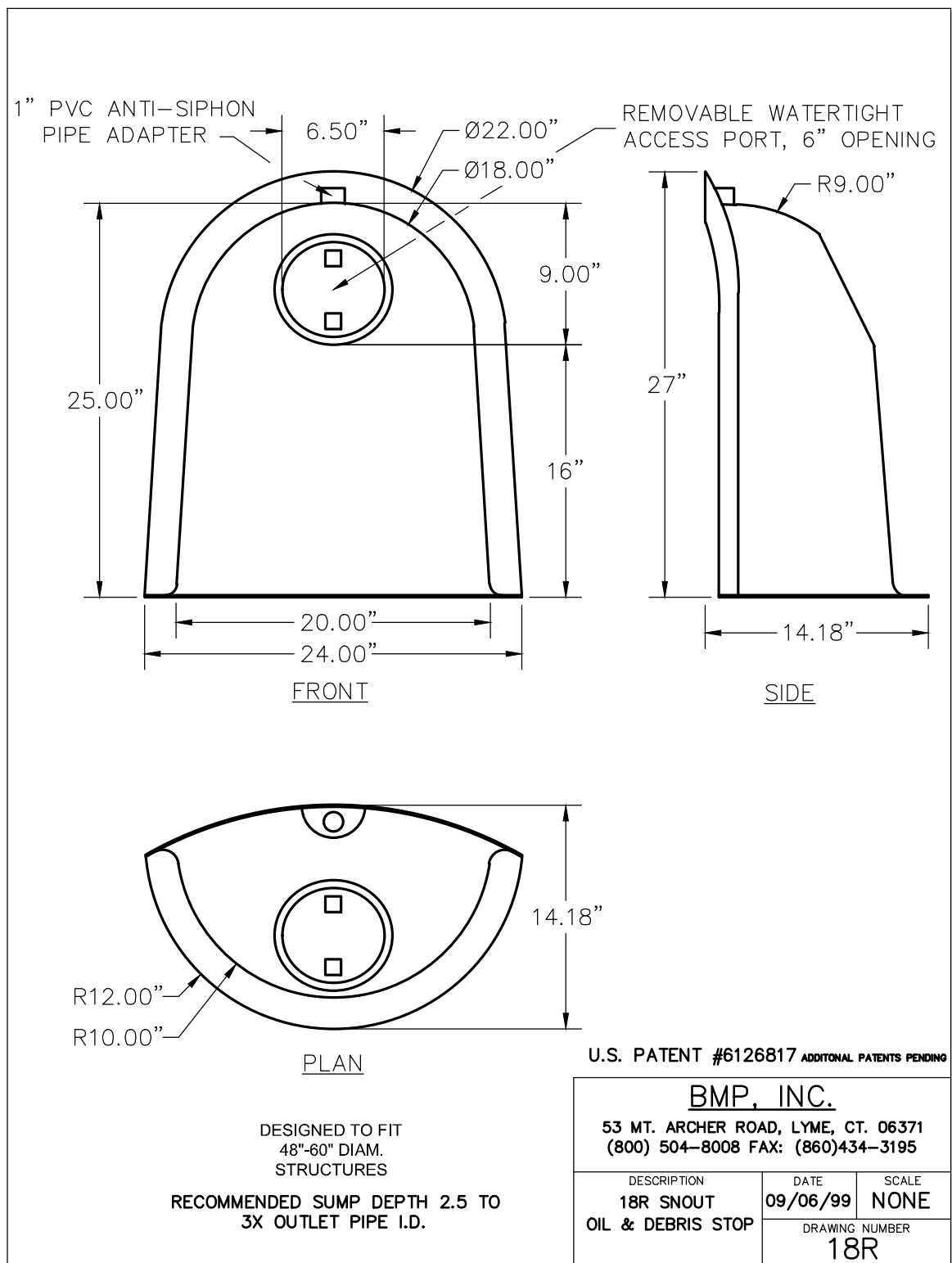
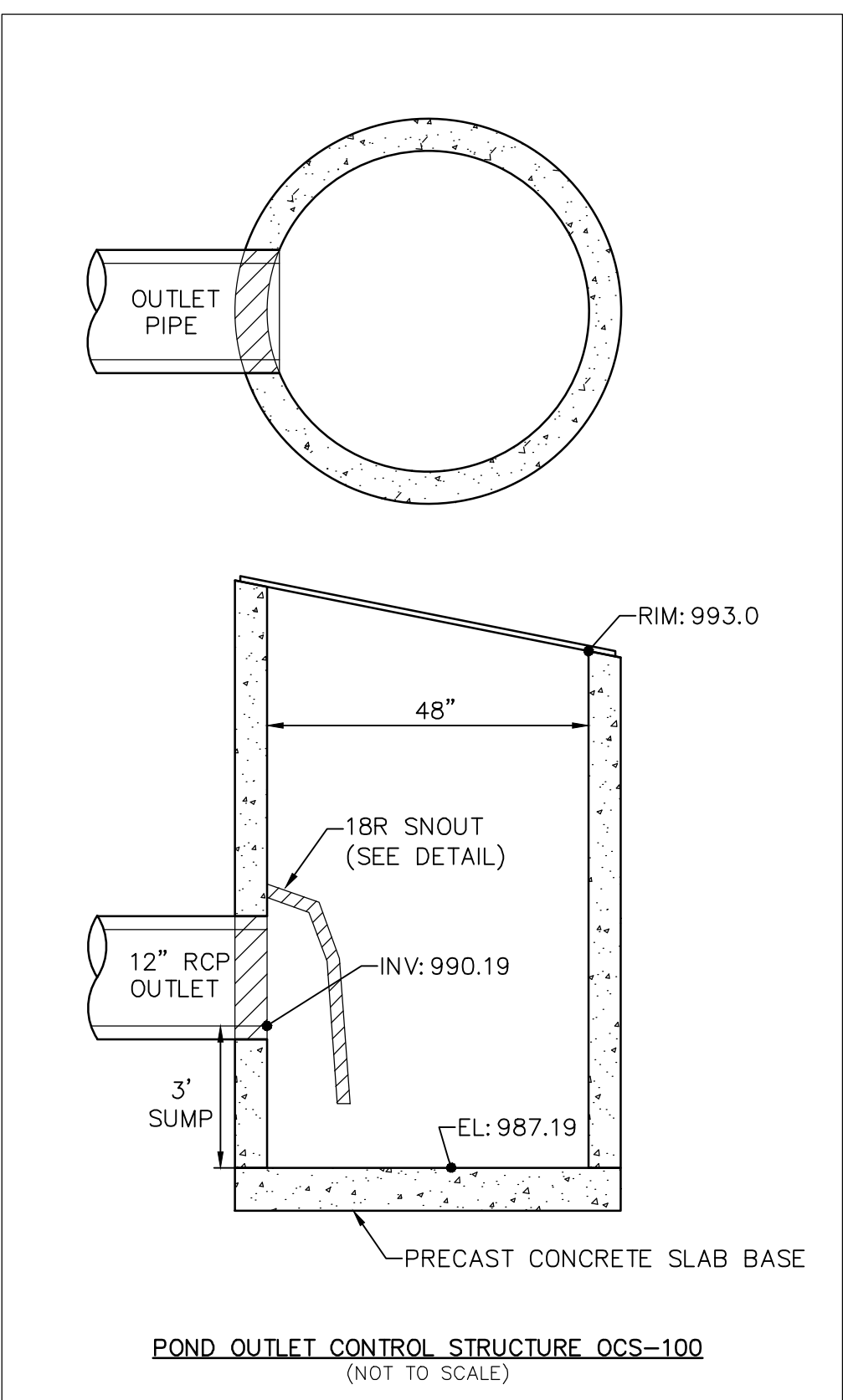
KENWOOD MEADOWS, LLC
 6640 SHADY OAK DRIVE
 EDEN PRARIE, MINNESOTA 55344

KENWOOD MEADOWS
 LAKEVILLE, MINNESOTA

6.01 OF 13



NOTE:
DRIVEWAY CULVERTS TO
BE INSTALLED DURING
HOME CONSTRUCTION



0 15 30 60
GRAPHIC SCALE IN FEET

BENCH MARK
TOP NUT OF HYDRANT LOCATED
1200' EAST OF INTERSECTION OF
172ND STREET W & KIRBEN AVE
EL=988.68

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Reg. No. 47504 Date 11-12-2025

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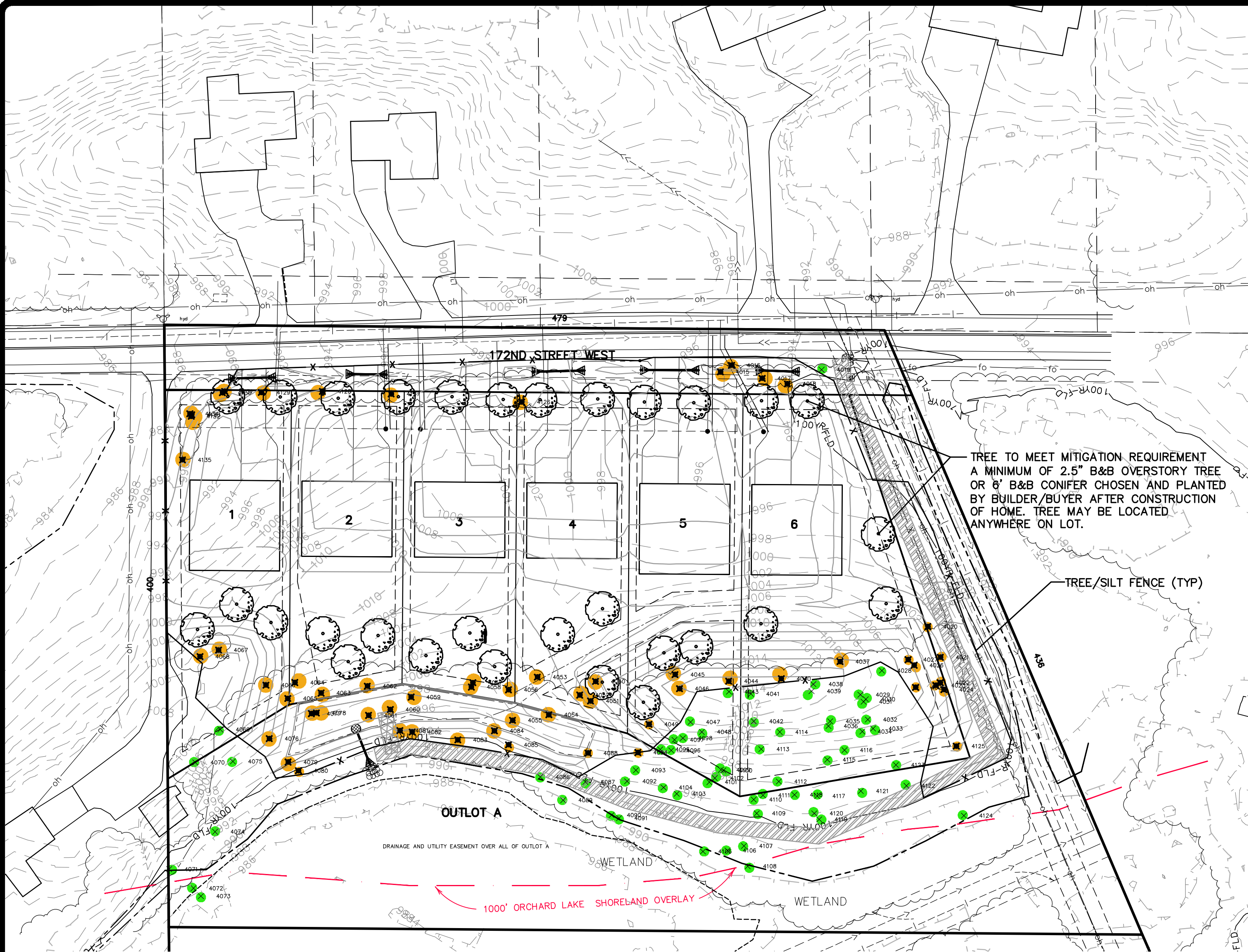
Date 11-12-2025
Designed NAP
Drawn SHA

PRELIMINARY UTILITY PLAN

KENWOOD MEADOWS, LLC
6640 SHADY OAK DRIVE
EDEN PRARIE, MINNESOTA 55344

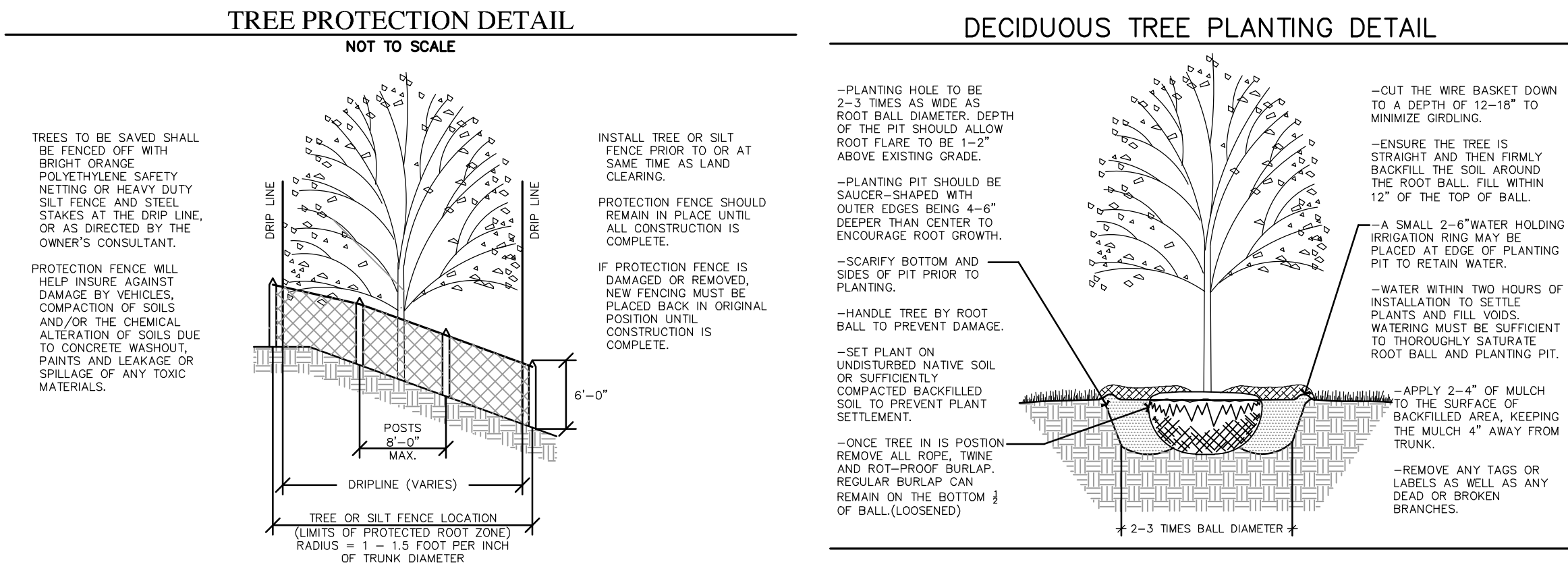
KENWOOD MEADOWS
LAKEVILLE, MINNESOTA

8.01 OF 13



TagID	DBH	Common Name	Scientific Name	Notes	Type	Status
4015	7	Box Elder	<i>Acer negundo</i>		Common	Remove
4016	18	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4017	18	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4018	6	Ironwood	<i>Ostrya virginiana</i>		Hardwood	Remove
4019	19	Bur Oak	<i>Quercus macrocarpa</i>		Hardwood	Save
4020	14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4021	15	Red Elm	<i>Ulmus rubra</i>		Common	Remove
4022	11	Bur Oak	<i>Quercus macrocarpa</i>		Hardwood	Remove
4023	15	Bur Oak	<i>Quercus macrocarpa</i>		Hardwood	Remove
4024	7	Bur Oak	<i>Quercus macrocarpa</i>	top broken off	Hardwood	Remove
4025	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4026	16	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4027	15	Bur Oak	<i>Quercus macrocarpa</i>		Hardwood	Remove
4028	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4029	7	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4030	16	Red Elm	<i>Ulmus rubra</i>		Common	Save
4031	6	Red Elm	<i>Ulmus rubra</i>		Common	Save
4032	15	Red Elm	<i>Ulmus rubra</i>		Common	Save
4033	12	Red Elm	<i>Ulmus rubra</i>		Common	Save
4034	18	Red Elm	<i>Ulmus rubra</i>		Common	Save
4035	21	Red Elm	<i>Ulmus rubra</i>		Common	Save
4036	12	Basswood	<i>Tilia americana</i>		Hardwood	Save
4037	13	Red Elm	<i>Ulmus rubra</i>		Common	Remove
4038	8	Red Elm	<i>Ulmus rubra</i>		Common	Save
4039	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4040	13	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4041	13	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Save
4042	7	Red Elm	<i>Ulmus rubra</i>		Common	Save
4043	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4044	13	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4045	11	Red Elm	<i>Ulmus rubra</i>		Common	Remove
4046	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4047	13	Red Elm	<i>Ulmus rubra</i>		Common	Save
4048	7	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Save
4049	26	Bur Oak	<i>Quercus macrocarpa</i>		Hardwood	Remove
4050	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4051	7	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4052	14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4053	15	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4054	8	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4055	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4056	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4057	12	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4058	22	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4059	14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4060	6	Bur Oak	<i>Quercus macrocarpa</i>		Hardwood	Remove
4061	7	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4062	7	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4063	6	Red Elm	<i>Ulmus rubra</i>		Common	Remove
4064	6	Red Elm	<i>Ulmus rubra</i>		Common	Remove
4065	8	Box Elder	<i>Acer negundo</i>		Common	Remove
4066	7	Box Elder	<i>Acer negundo</i>	mechanical damage	Common	Remove
4067	24	Bur Oak	<i>Quercus macrocarpa</i>		Hardwood	Remove
4068	11	Black Cherry	<i>Prunus serotina</i>	mechanical damage	Hardwood	Remove
4069	7	Box Elder	<i>Acer negundo</i>	mechanical damage	Common	Save
4070	6	Sugar Maple	<i>Acer saccharum</i>		Hardwood	Save
4071	20	Silver Maple	<i>Acer saccharinum</i>		Common	Save
4072	6	Willow	<i>Salix</i> sp.		Common	Save
4073	20	Willow	<i>Salix</i> sp.	50% dead, leaning over we	Common	Save

TagID	DBH	Common Name	Scientific Name	Notes	Type	Status
4074	6	Bur Oak	<i>Quercus macrocarpa</i>		Hardwood	Save
4075	10	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4076	6	Red Elm	<i>Ulmus rubra</i>		Common	Remove
4077	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4078	13	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4079	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4080	30	Red Elm	<i>Ulmus rubra</i>		Common	Remove
4081	38	Red Elm	<i>Ulmus rubra</i>		Common	Remove
4082	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4083	6	Red Elm	<i>Ulmus rubra</i>		Common	Remove
4084	7	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4085	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4086	14	Red Elm	<i>Ulmus rubra</i>		Common	Save
4087	12	Basswood	<i>Tilia americana</i>		Hardwood	Save
4088	7	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4089	15	Red Elm	<i>Ulmus rubra</i>	rotting at base	Common	Save
4090	7	Red Elm	<i>Ulmus rubra</i>		Common	Save
4091	14	Red Elm	<i>Ulmus rubra</i>		Common	Save
4092	13	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Save
4093	14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Save
4094	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4095	7	Red Elm	<i>Ulmus rubra</i>		Common	Save
4096	12	Red Elm	<i>Ulmus rubra</i>		Common	Save
4097	12	Red Elm	<i>Ulmus rubra</i>		Common	Save
4098	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Save
4099	7	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4100	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4101	7	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4102	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4103	20	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Save
4104	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Save
4105	7	Red Elm	<i>Ulmus rubra</i>		Common	Save
4106	6	Hackberry	<i>Celtis occidentalis</i>		Hardwood	Save
4107	12	Red Elm	<i>Ulmus rubra</i>		Common	Save
4108	15	Red Elm	<i>Ulmus rubra</i>		Common	Save
4109	10	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4110	9	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4111	13	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4112	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4113	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4114	6	Red Elm	<i>Ulmus rubra</i>		Common	Save
4115	8	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4116	20	Red Elm	<i>Ulmus rubra</i>		Common	Save
4117	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4118	12	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4119	15	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4120	7	Box Elder	<i>Acer negundo</i>	split at trunk	Common	Save
4121	13	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4122	6	Black Cherry	<i>Prunus serotina</i>		Hardwood	Save
4123	6	Red Elm	<i>Ulmus rubra</i>		Common	Save
4124	8	Box Elder	<i>Acer negundo</i>		Common	Save
4125	14	Black Cherry	<i>Prunus serotina</i>		Hardwood	Remove
4126	8	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Hardwood	Remove
4127	16	Sugar Maple	<i>Acer saccharum</i>		Hardwood	Remove
4128	11	Basswood	<i>Tilia americana</i>		Hardwood	Remove
4129	27	Bur Oak	<i>Quercus macrocarpa</i>		Hardwood	Remove
4130	7	Quaking Aspen	<i>Populus tremuloides</i>		Common	Remove
4131	6	Quaking Aspen	<i>Populus tremuloides</i>		Common	Remove
4132	13	Quaking Aspen	<i>Populus tremuloides</i>		Common	Remove
4133	7	Quaking Aspen	<i>Populus tremuloides</i>		Common	Remove
4134	6	Quaking Aspen	<i>Populus tremuloides</i>		Common	Remove
4135	8	Basswood	<i>Tilia americana</i>		Hardwood	Remove



- 9248 = TREE TO BE SAVED
✖ 9248 = TREE TO BE REMOVED
□ 9248 = TREE OFF-SITE

TREE PRESERVATION NOTES:

- SPREADSHEET TABLE PROVIDED BY CITY OF LAKEVILLE
- TREE INVENTORY PROVIDED BY MIDWEST NATURAL RESOURCES, INC.
- INDIVIDUAL LOT LANDSCAPING SHALL BE THE RESPONSIBILITY OF BUYER AFTER PURCHASE OF HOME.
- 76.5" OF REQUIRED MITIGATION TO BE MET WITH A MINIMUM OF FIVE 2.5" OVERSTORY OR 6' CONIFER (OR COMBINATION) PLANTED ON EACH LOT BY BUYER/BUILDER AFTER CONSTRUCTION OF HOME. STREET TREES PLANTED AT RIGHT-OF-WAY TO BE OVERSTORY ONLY.

Table 1:

Tree classification	Total significant tree diameter inches on site	Total significant tree diameter inches removed
Common	523	192
Coniferous	0	0
Hardwood deciduous	791	486
Heritage trees	0	0
TOTAL	1,314	678

Table 2:

Removal Threshold	Allowable removal of significant diameter inches
40% removal threshold	525.6
Final required tree replacement (diameter inches)	76.5



Memorandum

To: Planning Commission
From: Heather Botten, Senior Planner
Date: July 22, 2026
Subject: Packet Material for the August 3, 2026 Planning Commission Meeting
Agenda Item: Highview Preliminary Plat
Action Deadline: August 31, 2026

BACKGROUND

Representatives of Lennar have submitted a preliminary plat application for a 34-lot, four-outlot single-family residential subdivision to be known as Highview. The proposed plat encompasses three parcels totaling approximately 20.14 acres. The development is located east of Holyoke Avenue, west of Highview Avenue, and north of Heritage Drive.

The City Council approved a comprehensive plan amendment and rezoning on February 2, 2026 to accommodate the proposed development and residential density.

The Highview preliminary plat plans have been reviewed by the Engineering Division, Environmental Resources, and the City's stormwater consultant, Barr Engineering.

On April 20, 2026, the City Council approved an interim ordinance temporarily pausing the acceptance and approval of certain new residential land-use applications. The interim ordinance does not apply to preliminary plat applications that were submitted to the city prior to its adoption. The Highview preliminary plat application was submitted on February 3, 2026, prior to adoption of the interim ordinance.

EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Preliminary Plat
- D. Existing Conditions

- E. Site Plan
- F. Grading, Drainage, & Erosion Control Plan
- G. Sanitary Sewer & Water Plan
- H. Tree Preservation Plan
- I. Landscape Plan
- J. Ghost Plat

PLANNING ANALYSIS – PRELIMINARY PLAT

Existing Conditions. The property is currently vacant and has been preliminary graded. The site was formerly referred to as the Berean Baptist Church site, as the property was owned by the church for several years and was, at one time, proposed for development of a new church.

Consistency with the Comprehensive Plan. The Highview property is located within Planning District 4 of the 2040 Comprehensive Plan. The City Council approved a comp plan amendment to Low-Medium Density Residential (LMDR), which requires a density of 3-5 units per acre. The proposed plat has a net density of 3.7 units per acre.

The City Council approved a rezoning to RST-2, Single-and-Two Family Residential District in conjunction with the comprehensive plan amendment on February 2, 2026. The RST-2 zoning allows for single family, two-family and townhome development. The proposed residential development is consistent with the zoning designation and comprehensive plan guiding.

Adjacent Land Uses. The adjacent land uses and zoning are as follows:

- North – Single family homes; zoned RS-3; guided LMDR
- East – Single family home and open space; zoned RS-3 and P/OS; guided LMDR
- South – Multi-family homes; zoned RM-2; guided LMDR
- West – All Saints Church and open space; zoned RM-1 and P/OS; guided LMDR

Consistency with the Capital Improvement Plan (CIP). City streets, sanitary sewer and water improvements for the area of Highview plat will be financed and constructed by the Developer.

Premature Subdivision Criteria. A preliminary plat may be deemed premature if any of the criteria listed in Chapter 10-2-4-1 of the Subdivision Ordinance exist. Eligible criteria pertain to a lack of adequate: drainage, water, streets, sanitary sewer, and public service capacity (police and fire protection). The other pertinent criteria pertain to inconsistencies with the City Comprehensive Land Use and Capital Improvement Plans (discussed above). Based on staff's review of the Highview preliminary plat against the applicable criteria, the proposed subdivision is not considered premature subdivision.

MUSA. The proposed plat area is located within the current MUSA. A sewer capacity report was done at the request of the city and paid for by the applicant. The parcels are near the end of

the line, and a study was required to add the proposed increase in units to the hydraulic sanitary sewer model to confirm compliance. The study confirmed the City's sanitary sewer system has the capacity to serve the site with the proposed land use and rezoning changes.

Density. The Highview preliminary plat consists of 34 single-family home lots on 20.14 acres. Excluding arterial street right-of-way (1.54 acres) and the outlots (9.41 acres) the net lot area is 9.19 acres, resulting in a net density of approximately 3.7 units per acre.

Outlots. The preliminary plat includes four proposed outlots totaling 9.47 acres. Outlots B and C are proposed to be deeded to the city for stormwater management purposes with the final plat. Outlots A and D will be owned and maintained by the property owner.

Lot Requirements. The following are the minimum requirements for single family home lots in the RST-2 District:

	Lot Area	Lot Width	Lot Depth
Interior Lot	7,500 SF	55 feet	-----
Corner Lot	9,520 SF	70 feet	-----
Buffer Yard Lots	-----	-----	150 feet

The proposed lots shown on the preliminary plat range from 7,501 square feet to 13,174 square feet in area. Lot widths range from 55 feet to 123 feet. Lot 1, Block 1, is subject to the buffer yard lot requirement and has a minimum lot depth of 150 feet. The proposed lots comply with the applicable minimum lot size and dimensional requirements.

Lot Setbacks. The following minimum setbacks are required for single family homes in the RST-2 District:

Front Yard	Rear Yard	Side Yard	
		Interior	ROW
25 ft garage face 20 ft building	30 feet 50 (buffer yard)	7 feet	20 feet, 30 feet (buffer yard)

The proposed lots shown on the preliminary plat have sufficient area to accommodate a single-family home.

Maximum Building Coverage. Single family residential lots in the RST-2 District are subject to a maximum building coverage of 40% of the lot area.

Garage Area. The minimum width of each garage must be 22 feet while the minimum area of the garage is 480 square feet, to comply with the requirements of Section 11-18-7.D. All calculations are based on interior dimensions.

Streets. The proposed preliminary plat is adjacent to Holyoke Avenue, a major collector roadway. A right-turn lane will be constructed adjacent to the development for access from

Holyoke Avenue. Holyoke Avenue is identified in the city's CIP for reconstruction under CP 25-05. Driveway access from Lot 1, Block 1 to Holyoke Avenue is prohibited.

Access to Heritage Drive is proposed with the development, which is identified as a minor collector roadway in the City's Transportation Plan. There is an undeveloped public right of way stub north of Heritage Drive, adjacent to Outlot C, Heritage Walk, that must be vacated prior to City Council consideration of the final plat.

The development also includes the construction of "Road 1", a local roadway with a sidewalk. Additional street information is outlined in the Engineering Division memorandum dated July 22, 2026.

All streets meet the minimum width and design requirements of the Subdivision Ordinance.

Tree Preservation. The Developer submitted a tree preservation plan identifying 1,833 diameter inches of significant trees on site. The plan proposes removal of 295 inches, or approximately 16.09%. This is below the 40% removal threshold for residential developments; therefore, tree replacement is not required for the proposed plat.

All designated 'save' trees that are damaged or removed during construction must be replaced per the requirements of the tree preservation ordinance.

Landscaping. The landscape plan identifies a minimum of two trees per lot, as required by city code. The landscape plan also proposes a row of coniferous trees along the rear yards that abut Highview Avenue to provide additional screening. The City Forester has approved the preliminary landscape plan.

Lot 1, Block 1 is required to provide rear yard buffer landscaping because it is adjacent to Holyoke Avenue. White Pine and Black Hills Spruce are proposed to be planted along the rear property line. The buffer yard screening must provide an effective minimal visual screen to a height of 10 feet. A security is required to be submitted with the final plat to guarantee installation of the buffer yard landscaping. A \$1,000 cash escrow must be submitted with the building permit application for Lot 1, Block 1 to guarantee installation of the buffer rear yard sod to the trail along Holyoke Avenue.

Sidewalks/Trails. Development includes the construction of public sidewalks. Five-foot wide concrete sidewalks, with pedestrian curb ramps, will be installed along one side of local streets consistent with City Standards.

Grading, Drainage, Erosion Control, and Utilities. Grading, drainage, erosion control, and utility plans have been submitted with the preliminary plat. These plans are discussed in greater detail in the Engineering Division's July 22, 2026, report, which is attached for review.

The Engineering Division recommends approval of Highview preliminary plat and development plans subject to the comments outlined in the engineering report.

Wetlands. A wetland delineation was completed for the site that determined there are two delineated wetland areas within the project boundary. No wetland impact is proposed to the

wetlands on the site. The developer is responsible for the establishment of the city outlots and wetland buffers.

Park Dedication. The City's Parks, Trails, and Open Space Plan does not identify a park location in this area. The park dedication requirement will be satisfied through park dedication fees to be paid with the final plat.

Signs. A location for a monument sign is not shown on the preliminary plat. If a monument sign is proposed, it must be located on private property and comply with the requirements of City Code Section 11-23.

RECOMMENDATION

Community Development Department staff recommends approval of the Highview preliminary plat subject to the following stipulations:

1. Implementation of the recommendations listed in the July 22, 2026 engineering report.
2. Park dedication shall be satisfied with a cash contribution paid with the final plat.
3. The Developer shall construct five-foot-wide concrete sidewalks as required by city code.
4. Outlots B & C shall be deeded to the City with the final plat.
5. Driveway access from Lot 1, Block 1 to Holyoke Avenue is prohibited.
6. A security is required to be submitted with the final plat to guarantee installation of the buffer yard landscaping
7. A \$1,000 cash escrow must be submitted with the building permit application for Lot 1, Block 1 to guarantee installation of the buffer rear yard sod to the trail along Holyoke Avenue.
8. The undeveloped public right of way stub north of Heritage Drive, adjacent to Outlot C, Heritage Walk, must be vacated prior to City Council consideration of the final plat.



Memorandum

To: Heather Botten, Senior Planner

From: Jonathan Nelson, Assistant City Engineer
Mac Cafferty, Environmental Resources Manager
Joe Masiarchin, Parks and Recreation Director

Copy: Zach Johnson, City Engineer
Tina Goodroad, Community Development Director
Julie Stahl, Finance Director
Dave Mathews, Building Official

Date: July 22, 2026

Subject: Highview

- Preliminary Plat Review
- Preliminary Grading and Erosion Control Plan Review
- Preliminary Utility Plan Review
- Preliminary Tree Preservation Review

BACKGROUND

Lennar has submitted a preliminary plat named Highview. The proposed subdivision is located east of and adjacent to Holyoke Avenue, west of and adjacent to Highview Avenue, and north of and adjacent to Heritage Drive.

The parent parcels are identified as PID Nos. 220200084011, 220200084012, and 223217500030, and is currently zoned RS-3, Single-Family Residential requesting rezoning to RST-2, Single- and Two- Family Residential.

The preliminary plat consists of forty-six (46) single family lots and four (4) outlots on 20.06 acres.

The outlots created with the preliminary plat shall have the following use:

- Outlot A: Future development; to be retained by the Developer (0.34 acres)

- Outlot B: Stormwater management basin and wetland; to be deeded to the City (0.82 acres)
- Outlot C: Stormwater management basin and wetland; to be deeded to the City (5.18 acres)
- Outlot D: Future Development; to be retained by the developer (3.12 acres)

The proposed development will be completed by:

Developer: Lennar
Engineer/Surveyor: Sathre-Bergquist

SITE CONDITIONS

The site consists of undeveloped land that previously had streets subcut and preliminary grading and establishment of stormwater basins with existing wetlands and drainage features identified. Existing topography generally drains to the existing stormwater management areas located within the site.

EASEMENTS

There are no public easements with the city that are required to be vacated with the preliminary plat. Perimeter drainage and utility easements shall be provided with the preliminary and final plat in accordance with city ordinance requirements. The unused right of way adjacent to Heritage Drive shall be vacated prior to the final plat.

STREET AND SUBDIVISION LAYOUT

Holyoke Avenue

The development is located east of and adjacent to Holyoke Avenue, a major collector roadway, as identified in the City's Transportation Plan. Holyoke Avenue is currently constructed as a two-lane undivided rural roadway. A right-turn only lane will be constructed adjacent to the development for access from Holyoke Avenue with security for the improvements held with the final plat. Holyoke Avenue is identified in the city's CIP for reconstruction under CP 25-05.

Road 1

The development includes construction of Road 1, a local roadway. Road 1 is designed as a 32-foot-wide urban roadway with sidewalk facilities consistent with City standards. The Developer will dedicate the required right-of-way as shown on the preliminary plat.

Holt Avenue

Development includes the construction of Holt Avenue, a local roadway. Holt Avenue is designed as a 32-foot-wide urban roadway with sidewalk facilities consistent with City

standards. The Developer will dedicate the required right-of-way as shown on the preliminary plat.

Heritage Drive

The development is located north of and adjacent to Heritage Drive, a minor collector roadway, as identified in the City's Transportation Plan. Heritage Drive is currently constructed as a two-lane undivided urban roadway. Access to Heritage Drive is proposed with the development.

Highview Avenue

The development is located west of and adjacent to Highview Avenue, a local roadway. Highview Avenue is currently constructed as a two-lane undivided rural roadway. The developer shall dedicate the necessary right of way with the final plat.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and street construction will be determined with the final construction plans.

PARKS, TRAILS AND SIDEWALKS

The City's Parks, Trails and Open Space Plan does not designate a park within the site. The Park Dedication requirement has not been collected on the parent parcels and shall be satisfied through a cash contribution with the final plat.

Development includes the construction of public sidewalks. Five-foot wide concrete sidewalks, with pedestrian curb ramps, will be installed along one side of local streets consistent with City Standards.

UTILITIES

SANITARY SEWER

The site is located within subdistrict SC-10760 of the South Creek sanitary sewer district as identified in the City's Sanitary Sewer Comprehensive Plan.

Development includes the extension of 8-inch public sanitary sewer through the site to serve the proposed lots. Wastewater from the development will be conveyed via existing downstream sanitary sewer infrastructure to the Empire Treatment Facility monitored by meter M649.

The Sanitary Sewer Availability Charge has not been collected on the parent parcels and shall be paid with the final plat at the rate in effect at the time of approval.

WATERMAIN

The site includes the extension of 8-inch public watermain through the site to provide water service to the subdivision. Watermain sizing and alignment are consistent with the City's Comprehensive Water System Plan.

DRAINAGE AND GRADING

Haven at Lake Marion is located within subdistrict SC-073 of the South Creek stormwater district as identified in the City's Water and Natural Resources Management Plan.

Development includes the revised grading of two (2) publicly owned and maintained stormwater management basins and drainage corridor that were previously constructed to collect and treat runoff generated from the site. The basins and drainage corridor will be located within Outlots B and C, which will be deeded to the City with the final plat. The stormwater management system shall be designed consistent with City requirements with the final plat.

The final grading plan shall identify all fill lots where building footings will be placed on fill material. Grading specifications shall indicate that all embankments meet FHA/HUD 79G requirements. Building permits will not be issued until a soils report and an as-built certified grading plan have been submitted and approved by City staff.

The development will disturb more than one acre of land. A National Pollutant Discharge Elimination System (NPDES) Construction Permit is required from the Minnesota Pollution Control Agency (MPCA). A copy of the Notice of Stormwater Permit Coverage must be submitted to the City.

STORM SEWER

The site includes the construction of public storm sewer systems to collect and convey runoff from public right-of-way and lots to the stormwater management basins within Outlots B and C.

Draintile construction is required in areas of non-granular soils for the street sub-cuts and lots. Any additional draintile construction, including perimeter draintile required for building footings, which is deemed necessary during construction shall be the developer's responsibility to install and finance.

The Storm Sewer Charge has not been collected on the parent parcels and shall be paid with the final plat.

RESIDENTIAL BUFFER YARD REQUIREMENTS

Highview Avenue is classified as a major collector roadway per the City's Transportation Plan. Buffer yards, including berming and/or plantings of a sufficient density to provide a visual screen and buffer a minimum of ten feet in height, shall be provided adjacent to this roadway

consistent with the Zoning Ordinance. A certified as-built grading plan of required berms must be approved by the City prior to installation of buffer plantings.

FEMA FLOODPLAIN ANALYSIS

The site is generally shown on the Flood Insurance Rate Map (Map No. 27037C0211E) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation by FEMA, the lots are not located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

WETLANDS

A wetland delineation conducted for the 19.6-acre Lennar Berean site identified two delineated wetland areas—Wetland 1 (0.30 acres) and Wetland 2 (0.03 acres)—as well as Channel 1, which spans 210 linear feet. The site also features existing stormwater management ponds and five temporary/incidental ponded areas. Following a technical field review, the City of Lakeville approved the Wetland Boundary/Type decision on October 10, 2025, under LGU Project No. 25-01-09 in full compliance with the Minnesota Wetland Conservation Act (WCA).

No wetland impact is proposed to the wetlands on the site. The developer is responsible for the establishment of the city outlots and wetland buffers. A maintenance plan for the establishment of the buffer areas and the city outlots must be submitted and reviewed prior to final plat. Securities will be held until the wetland buffers and outlots are fully established. The developer is also responsible to ensure that Wetland 2 has a stabilized outlet and any erosion caused by previous grading of the site is addressed.

TREE PRESERVATION

The Tree Preservation Plan identifies a total of 1,833 diameter inches of significant trees located within the project boundaries. As a Residential District, the allowable tree removal threshold is 40%, or 753.2 inches. The plan proposes to remove 295 diameter inches, which is beneath the removal threshold. This means that there is no replacement requirement for the planned removal of trees for the project under the Tree Preservation Plan as there are no heritage trees on site. The tree preservation plan shows a total of 1,538 diameter inches of significant trees to be preserved.

All trees identified for preservation shall be protected with appropriate tree protection fencing and measures installed prior to, and maintained throughout, construction. Any preserved trees that are damaged or removed during construction will require replacement in accordance with the Tree Preservation Ordinance.

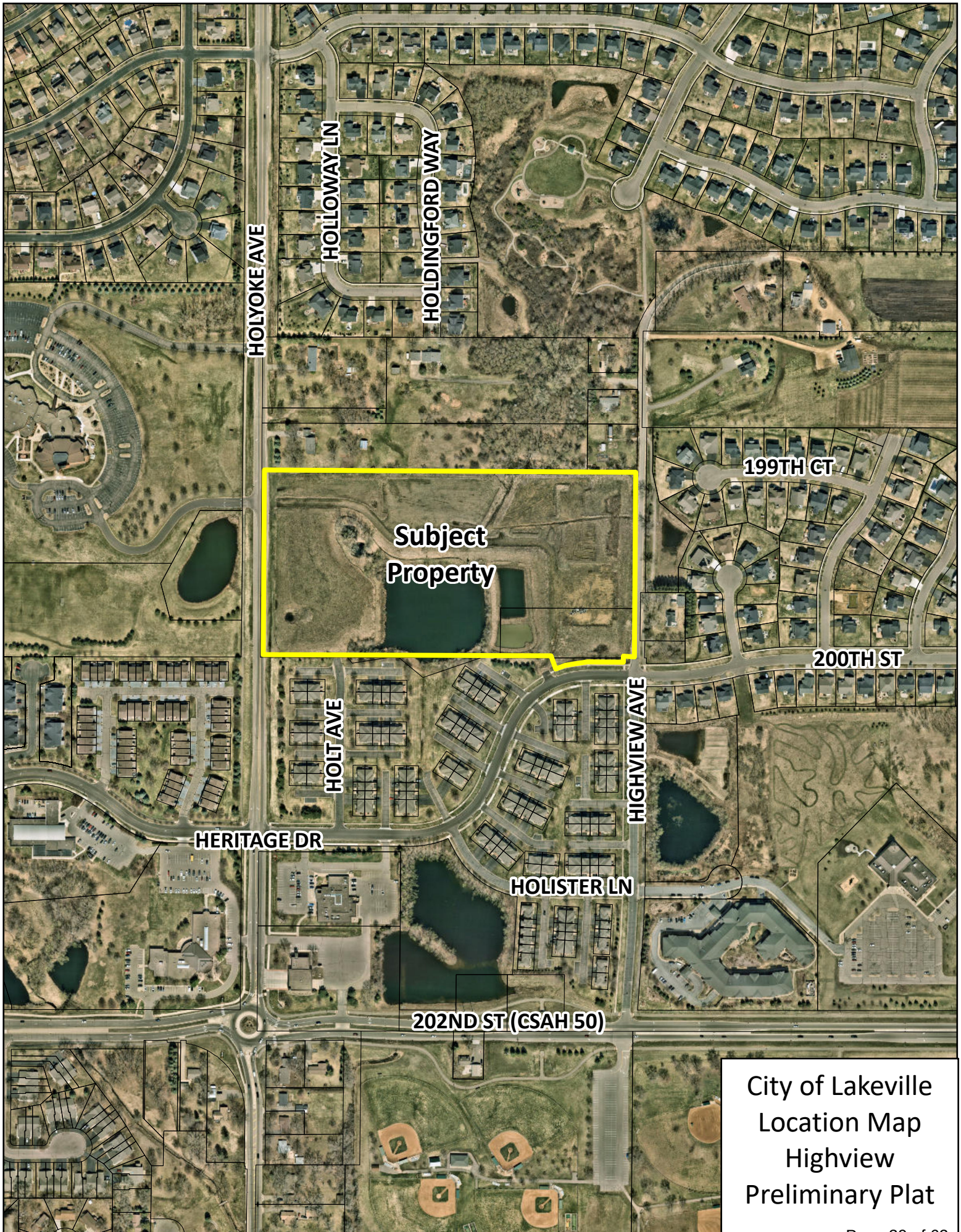
EROSION CONTROL

The Developer is responsible for obtaining an MPCA Construction Permit for the site as well as developing a SWPPP for the site prior to construction. The SWPPP must be submitted and approved by the City prior to any site work. The permit requires that all erosion and sediment BMPs be clearly outlined in a site's SWPPP. Changes made throughout construction should be documented in the SWPPP.

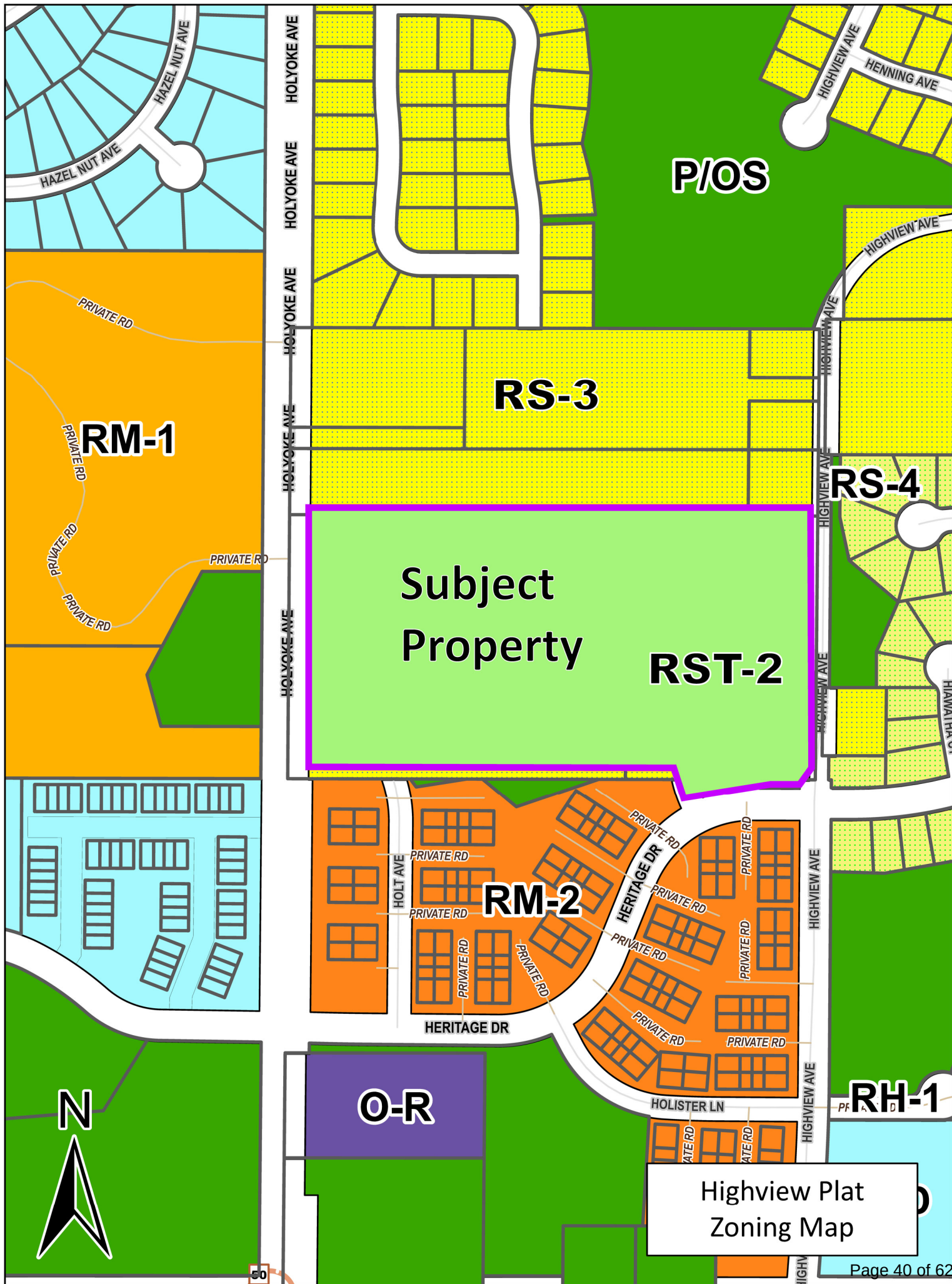
Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures require shall be installed and maintained by the Developer.

RECOMMENDATION

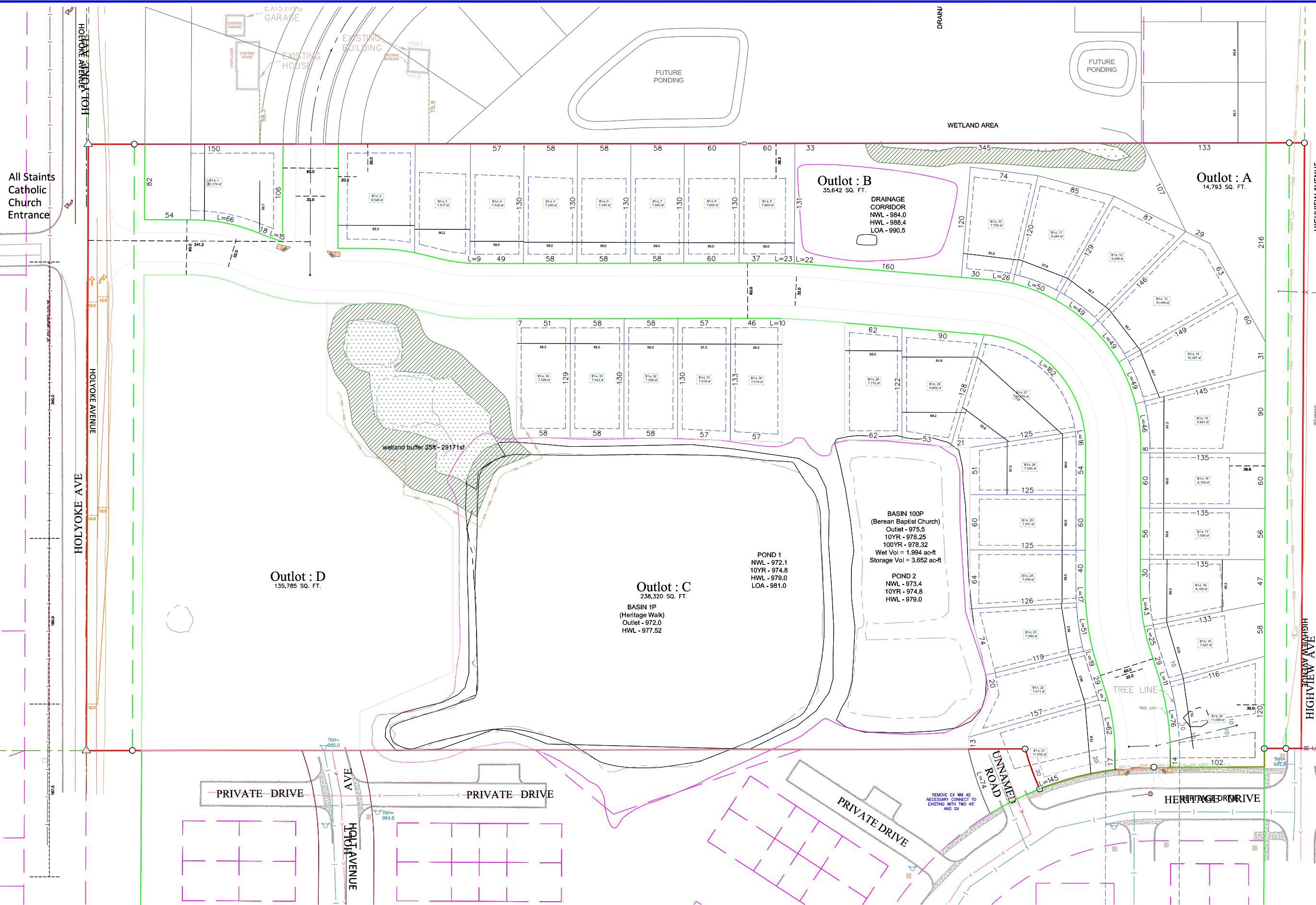
Engineering recommends approval of the Highview preliminary plat, grading and erosion control plan, and utility plan, subject to the requirements and stipulations within this report.



City of Lakeville
Location Map
Highview
Preliminary Plat



Highview Plat
Zoning Map



RST-2 SINGLE & TWO FAMILY

RYSB - 50' MAJOR COLLECTOR

SINGLE FAMILY
MINIMUM LOT SIZE
9,520 SF CORNER
7,500 SF INTERIOR

MINIMUM LOT WIDTH
70FT CORNER
55FT INTERIOR

FYSB - 25' GARAGE
FYSB - 20' LIVING

SYSB - 7.0'
SYSB CORNER - 20'
RYSB - 30'

SINGLE FAMILY UNITS - 34

20.06 AC - GROSS AREA
+ 0.08 AC - HERITAGE WALK ROW
20.14 AC

0.92 AC - HOLYOKE ROW
0.62 AC - HIGHVIEW ROW
0.34 AC - OUTLOT A
0.77 AC - OUTLOT B
5.18 AC - OUTLOT C
3.12 AC - OUTLOT D

=20.14-.92-.62-.34-.77-5.18-3.12
=9.19 AC DEVELOPABLE

34 UNITS / 9.19 AC
3.69 UNITS / AC



FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	CAW	6/17/2026	CITY COMMENTS - REVISE OUTLOTS
DRAWN				
XXX				
CHECKED				
XXX				
DATE				
XXXXXXXX				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this ____ day of ____, 20__.

Daniel L. Schmidt
Daniel L. Schmidt, PLS
schmidt@sathre.com
Minnesota License No. 26147



SATHRE-BERGQUIST, INC.
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LAKEVILLE,
MINNESOTA

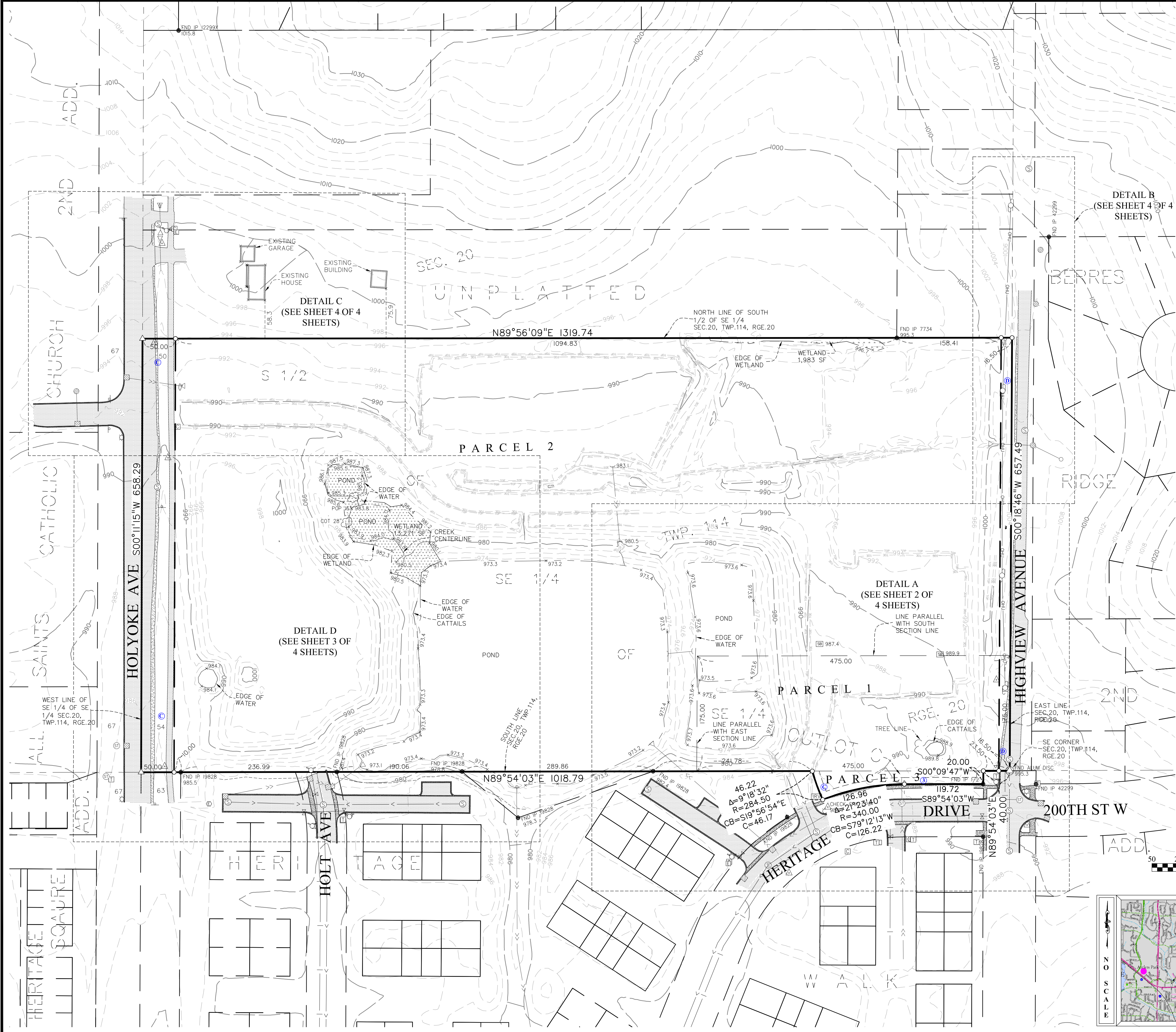
PRELIMINARY PLAT FOR HIGHVIEW

PREPARED FOR:
LENNAR

FILE NO.
5401-702

PP

Page 41 of 62



DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

PARCEL 1:
Commencing at the Southeast corner of Section 20; thence Westerly a distance of 475 feet along section line; thence North a distance of 175 feet; thence East parallel with said section line a distance of 475 feet to Easterly line of said Section; thence South along Easterly line a distance of 175 feet to point of beginning, all in Section 20, Township 114, Range 20, Dakota County, Minnesota.

PARCEL 2:
The South Half of the Southeast Quarter of the Southeast Quarter of Section 20, Township 114, Range 20, Dakota County, Minnesota, EXCEPTING a parcel commencing at the Southeast corner of Section 20; thence Westerly a distance of 475 feet along section line; thence North a distance of 175 feet; thence East parallel with said section line a distance of 475 feet to Easterly line of said Section; thence South along Easterly line a distance of 175 feet to point of beginning, all in Section 20, Township 114, Range 20, Dakota County, Minnesota.

PARCEL 3:
Outlot C, HERITAGE WALK, Dakota county, Minnesota.

ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address:** Address unassigned Holyoke Ave, Lakeville, MN 55044

3) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27037C0211E, effective date of 11/2/2011.

4) **Parcel Area Information:**

Gross Area:	873,955 s.f.	~ 20.064 acres
Parcel 1 Area:	83,123 s.f.	~ 1.908 acres
Parcel 2 Area:	784,632 s.f.	~ 18.013 acres
Parcel 3 Area:	6,200 s.f.	~ 0.143 acres
R/W Area:	43,762 s.f.	~ 1.004 acres
Wet Area:	± 15,254 s.f.	~ ± 0.350 acres
Net Area:	680,976 s.f.	~ ±18,710 acres.

5) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 1914 H which has an elevation of: 959.11 feet (NAVD88). Contours were derived from a combination of field observations and LiDAR data from the Minnesota Department of Natural Resources.

6) **Zoning Information:** The current Zoning for the subject property is RS-3 (Single Family Residential District) per the City of Lakeville's interactive GIS zoning map dated retrieved on 6/19/25. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 30 feet (Holyoke Drive), 30 feet (Highview Avenue), 20 feet (Heritage Drive)
Side: 10 feet
Height: 35 feet

*Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

We have not received the current zoning classification and building setback requirements from the insurer.

4) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 251342079 for a list of utility operators in this area.

16) No evidence of recent earth moving work, building construction, or building addition observed in the process of conducting the fieldwork.

17) No proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

20) **Wetland Delineation:** The wetland delineation was performed by Midwest Natural Resources was flagged on 7/10/25. Sathre-Bergquist located the wetland flags on 8/7/25.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No. ORTE750632 dated April 2nd, 2025.

1) We note the following with regards to Schedule B of the herein referenced Title Commitment:

- a) Item no.'s 1-8 are not survey related
- b) Item no. 9 - Terms and conditions of and easements contained in Temporary Blanket Easement for Drainage and Utility Purposes dated August 28th, 2002, filed October 29, 2002, as Document No. 1952712. **BLANKET EASEMENT OVER PARCEL 2**
- c) Item no. 10 - Easements for utilities and drainage as shown on the recorded plat of HERITAGE WALK. **SHOWN HEREON ©**
- d) Item no. 11 - Subject to the right of way of Highview Avenue over and across the Easterly boundary of Parcels 1 and 2, as shown by available maps. **SHOWN HEREON ©**

2) We have shown the right-of-way of Highview Avenue across the east part of the site and the right-of-way of Holyoke Avenue across the west part of the site. The right-of-way for each is shown based on the right-of-way shown in adjacent plats ALL SAINTS CATHOLIC CHURCH 2ND ADDITION and BERRES RIDGE 2ND ADDITION.

3) A retaining wall of unknown ownership along southerly line of Parcel 3 appears to partially fall inside subject property. **SHOWN HEREON ©**

SURVEY LEGEND

● CAST IRON MONUMENT	⊕ PIEZOMETER	WOE WALKOUT ELEVATION
○ IRON PIPE MONUMENT SET	⌵ POWER POLE	FFE FIRST FLOOR ELEVATION
● PK NAIL MONUMENT FOUND	⌵ GUY WIRE	GFE GARAGE FLOOR ELEVATION
▲ PK NAIL MONUMENT FOUND	⌵ LIFT STATION	TOF TOP OF FOUNDATION ELEV.
○ PK NAIL W/ ALUMINUM DISC	⊕ SANITARY MANHOLE	LOE LOWEST OPENING ELEV.
⊕ SURVEY CONTROL POINT	⊕ SANITARY CLEANOUT	CONCRETE
⊕ A/C UNIT	⊕ STORM MANHOLE	BITUMINOUS
⊕ CABLE TV PEDESTAL	⊕ STORM DRAIN	BUILDING SETBACK LINE
⊕ ELECTRIC TRANSFORMER	⊕ CATCH BASIN	CONCRETE CURB
⊕ ELECTRIC MANHOLE	⊕ FLARED END SECTION	CONTOUR EXISTING
⊕ ELECTRIC METER	⊕ TREE CONIFEROUS	CONTOUR PROPOSED
⊕ ELECTRIC OUTLET	⊕ TREE DECIDUOUS	DT DRAIN TILE
⊕ YARD LIGHT	⊕ TELEPHONE PEDESTAL	ELC ELECTRIC UNDERGROUND
⊕ LIGHT POLE	⊕ UTILITY MANHOLE	—X—X— FENCE
⊕ FIBER OPTIC MANHOLE	⊕ UTILITY PEDESTAL	—GAS— GAS UNDERGROUND
⊕ FLAG POLE	⊕ UTILITY VAULT	OHU OVERHEAD UTILITY
⊕ FUEL PUMP	⊕ WATERMAIN MANHOLE	—TREE LINE— TREE LINE
⊕ PROPANE TANK	⊕ WATER METER	—SANITARY SEWER— SANITARY SEWER
⊕ GAS METER	⊕ WELL	—STORM SEWER— STORM SEWER
⊕ GAS VALVE	⊕ CURB STOP	TEL TELEPHONE UNDERGROUND
⊕ GAS MANHOLE	⊕ GATE VALVE	—RETAINING WALL— RETAINING WALL
⊕ GENERATOR	⊕ HYDRANT	—UTL— UTILITY UNDERGROUND
⊕ HAND HOLE	⊕ IRRIGATION VALVE	—WATERMAIN— WATERMAIN
⊕ MAIL BOX	⊕ SIGN	—SATELLITE DISH— SATELLITE DISH
	⊕ SOIL BORING	⊕ WETLAND BUFFER SIGN

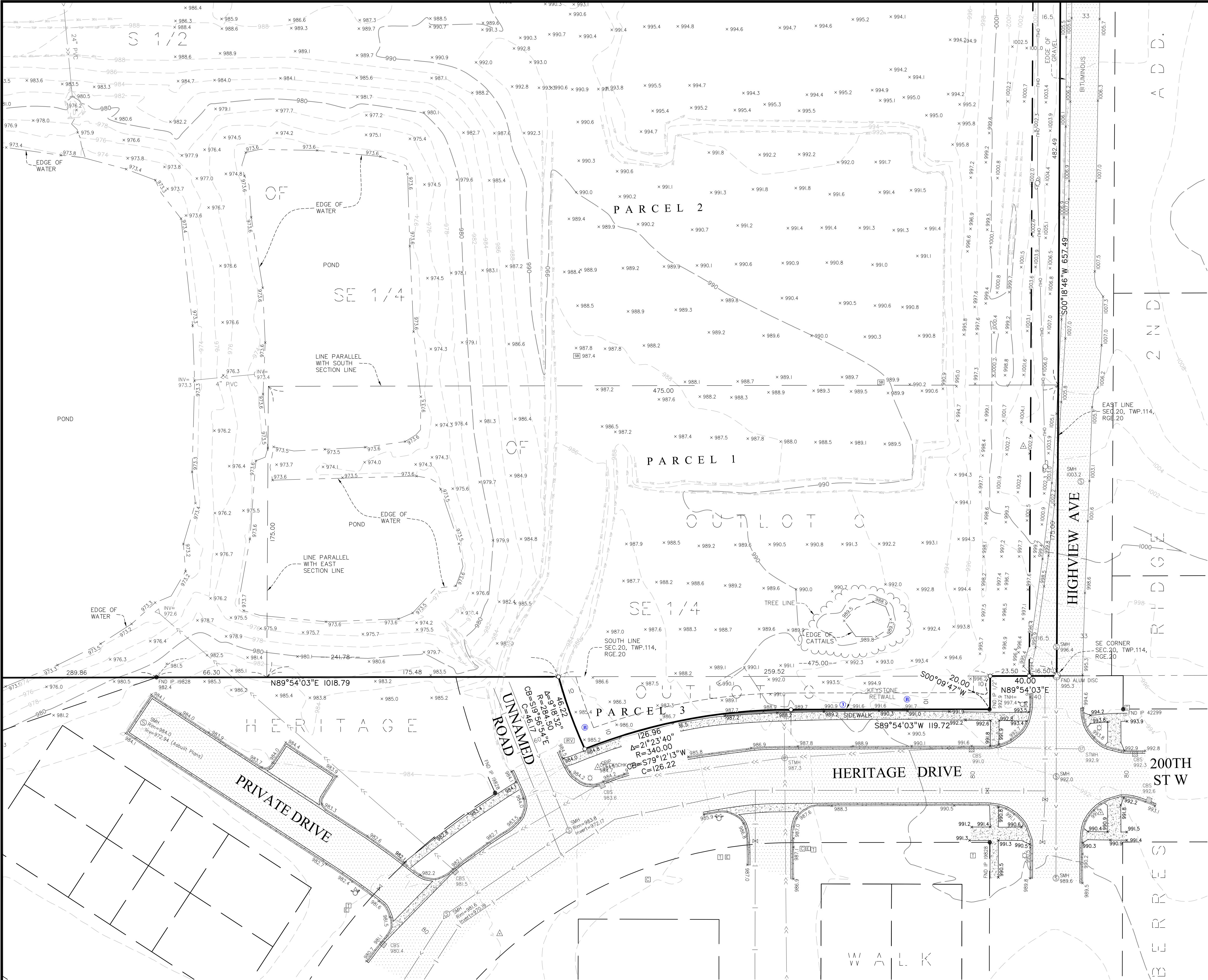
SCALE IN FEET

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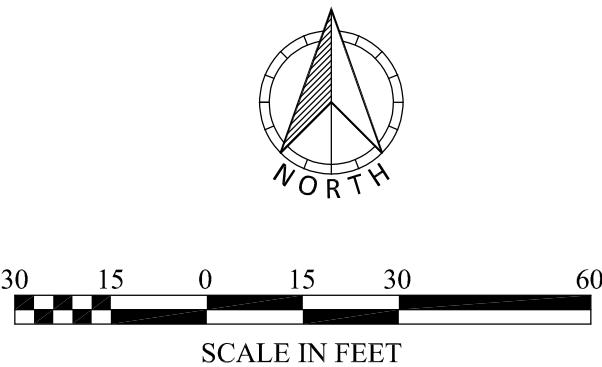
VICINITY MAP

NO SCALE

FIELD CREW	NO.	BY	DATE	REVISION	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	To: U.S. Home Corporation, a Delaware corporation, and Old Republic National Title Insurance Company: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 6a, 7a, 8, 11b, 16, and 17 of Table A thereof. The field work was completed on 5/28/25. <i>Colyn M. Tyette</i> Colyn M. Tyette, PLS Minnesota License No. 62269	DATE OF PLAT OR MAP: July 3, 2025	ENGINEERS DESIGNERS SURVEYORS PLANNERS	SATHRE-BERGQUIST, INC. 14000 25TH AVENUE NORTH, SUITE 120 PLYMOUTH MN 55447 (952) 476-6000 WWW.SATHRE.COM	TWP.114-RGE.20-SEC.20 Dakota County	LAKEVILLE, MINNESOTA	PREPARED FOR: U.S. HOME, LLC	FILE NO. 5401-702 1 4
DM, SO, PH, DO	1	ABE	8/8/2025	ADD WETLAND DATA									
DRAWN		ABE											
CHECKED													
CMT													
DATE													
6-20-25													



DETAIL A



SURVEY LEGEND

- | | | |
|----------------------------|----------------------|-----------------------------|
| ● CAST IRON MONUMENT | ⊕ PIEZOMETER | WOE WALKOUT ELEVATION |
| ● IRON PIPE MONUMENT | ⊕ POWER POLE | FFE FIRST FLOOR ELEVATION |
| ▲ PK NAIL MONUMENT FOUND | ⊕ GUY WIRE | GFE GARAGE FLOOR ELEVATION |
| ▲ PK NAIL MONUMENT SET | ⊕ LIFT STATION | TOF TOP OF FOUNDATION ELEV. |
| ▲ PK NAIL MONUMENT FOUND | ⊕ SANITARY MANHOLE | LOE LOWEST OPENING ELEV. |
| ○ PK NAIL W/ ALUMINUM DISC | ⊕ SANITARY CLEANOUT | CONCRETE |
| △ SURVEY CONTROL POINT | ⊕ STORM MANHOLE | BITUMINOUS |
| △ A/C UNIT | ⊕ CATCH BASIN | — BUILDING SETBACK LINE |
| ⊕ CABLE TV PEDESTAL | ⊕ FLARED END SECTION | — CONCRETE CURB |
| ⊕ ELECTRIC TRANSFORMER | ⊕ TREE, CONIFEROUS | — CONTOUR EXISTING |
| ⊕ ELECTRIC MANHOLE | ⊕ TREE, DECIDUOUS | — CONTOUR PROPOSED |
| ⊕ ELECTRIC METER | ⊕ TELEPHONE PEDESTAL | — DRAIN TILE |
| ⊕ ELECTRIC OUTLET | ⊕ UTILITY MANHOLE | — ELEC. UNDERGROUND |
| ⊕ YARD LIGHT | ⊕ UTILITY PEDESTAL | — FENCE |
| ⊕ LIGHT POLE | ⊕ UTILITY VAULT | — GAS UNDERGROUND |
| ⊕ FIBER OPTIC MANHOLE | ⊕ WATERMAIN MANHOLE | — OVERHEAD UTILITY |
| ⊕ FUEL PUMP | ⊕ WATER METER | — TREE LINE |
| ⊕ PROPANE TANK | ⊕ WELL | — SANITARY SEWER |
| ⊕ GAS METER | ⊕ CURB STOP | — STORM SEWER |
| ⊕ GAS VALVE | ⊕ GATE VALVE | — TEL. |
| ⊕ GAS MANHOLE | ⊕ HYDRANT | — RETAINING WALL |
| ⊕ GENERATOR | ⊕ IRRIGATION VALVE | — UTILITY UNDERGROUND |
| ⊕ HAND HOLE | ⊕ SIGN | — WATERMAIN |
| ⊕ MAIL BOX | ⊕ SOIL BORING | — SATELLITE DISH |
| | | — WETLAND BUFFER SIGN |

FIELD CREW	NO.	BY	DATE	REVISION
DM, SO, PH, DO	1	ABE	8/8/2025	ADD WETLAND DATA
DRAWN				
ABE				
CHECKED				
CMT				
DATE				
6-20-25				

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TWP:114-RGE-20-SEC.20
Dakota County

LAKEVILLE,
MINNESOTA

ALTA/NSNPS LAND TITLE SURVEY

PREPARED FOR:
U.S. HOME, LLC

FILE NO.

5401-702

2

4



- | FIELD CREW | NO. | BY | DATE | REVISION |
|----------------|-----|-----|----------|------------------|
| DM, SO, PH, DO | 1 | ABE | 8/8/2025 | ADD WETLAND DATA |
| DRAWN | | | | |
| ABE | | | | |
| CHECKED | | | | |
| CMT | | | | |
| DATE | | | | |
| 6-20-25 | | | | |

The logo of the Institution of Civil Engineers (ICE) is a circular emblem. It is divided into four quadrants by a cross. The top-left quadrant is labeled 'ENGINEERS' in blue, the top-right 'SURVEYORS' in blue, the bottom-left 'DESIGNERS' in blue, and the bottom-right 'PLANNERS' in blue. The center of the emblem features a stylized globe with blue waves at the bottom and green hills with three green crosses on top.

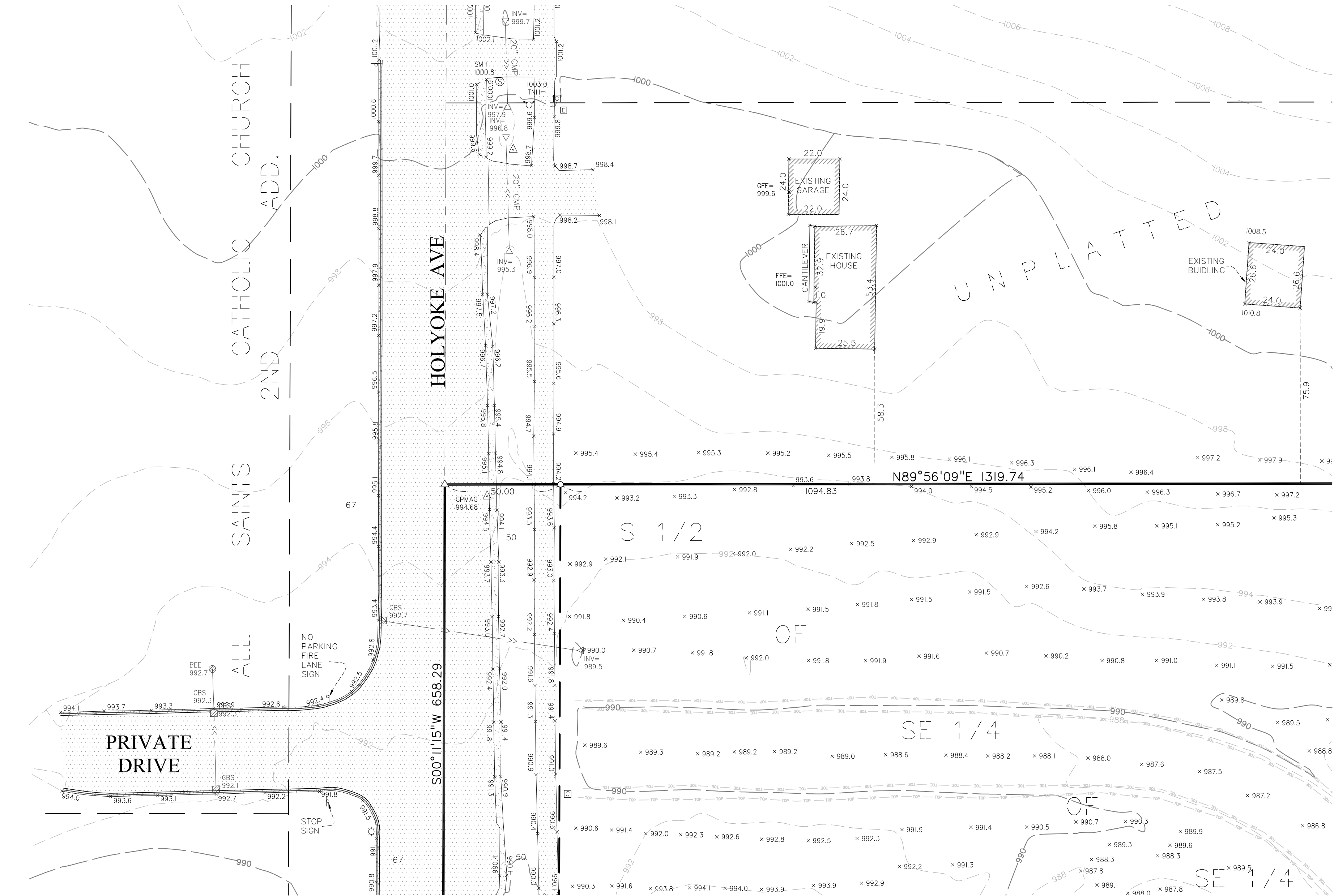
TWP:114-RGE.20-SEC.20
Dakota County

LAKEVILLE,
MINNESOTA

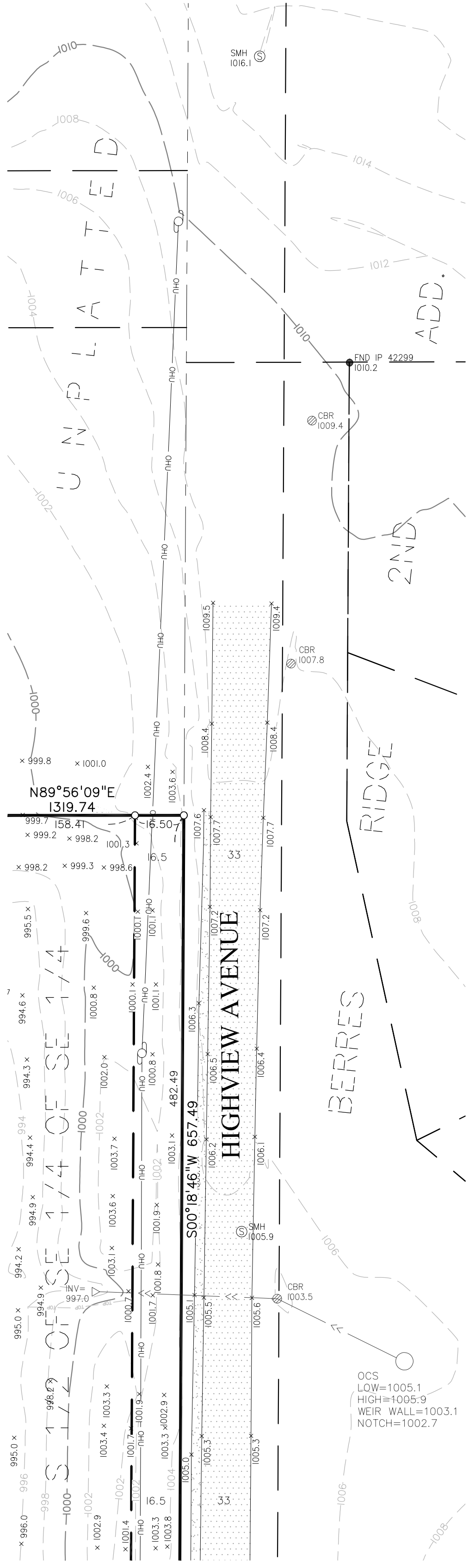
PREPARED FOR:
U.S. HOME, LLC

FILE NO.
5401-702
3
4

DETAIL C

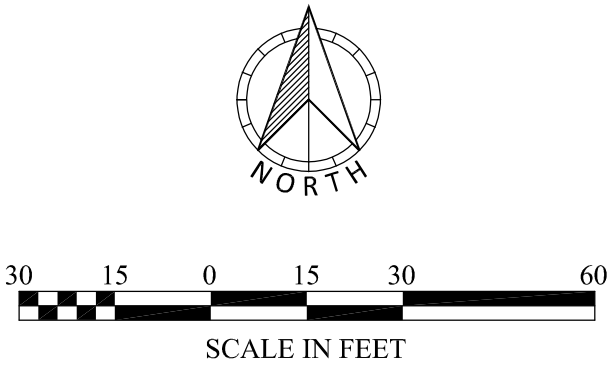


DETAIL D



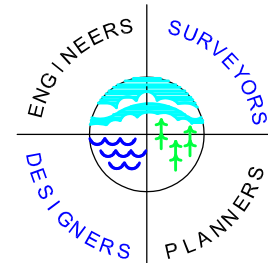
SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
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- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- SIGN
- SOIL BORING
- WALKOUT ELEVATION
- FIRST FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- TOP OF FOUNDATION ELEV.
- LOWEST OPENING ELEV.
- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- DRAIN TILE
- ELECTRIC UNDERGROUND
- FENCE
- GAS
- GAS UNDERGROUND
- OVERHEAD UTILITY
- TREE LINE
- SANITARY SEWER
- STORM SEWER
- RETAINING WALL
- UTILITY UNDERGROUND
- WATERMAIN
- SATELLITE DISH
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FIELD CREW	NO.	BY	DATE	REVISION
DM, SO, PH, DO	1	ABE	8/8/2025	ADD WETLAND DATA
DRAWN				
ABE				
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DATE				
6-20-25				

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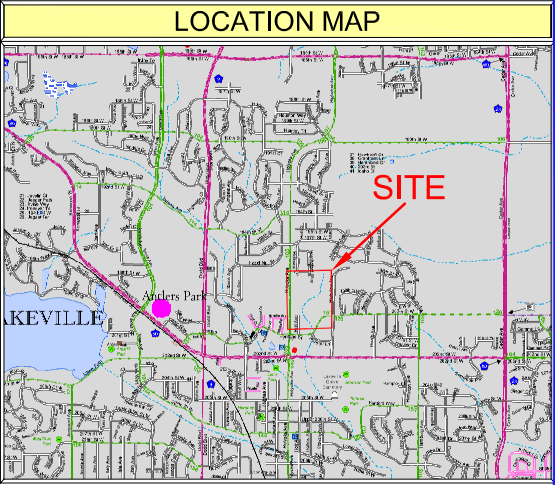
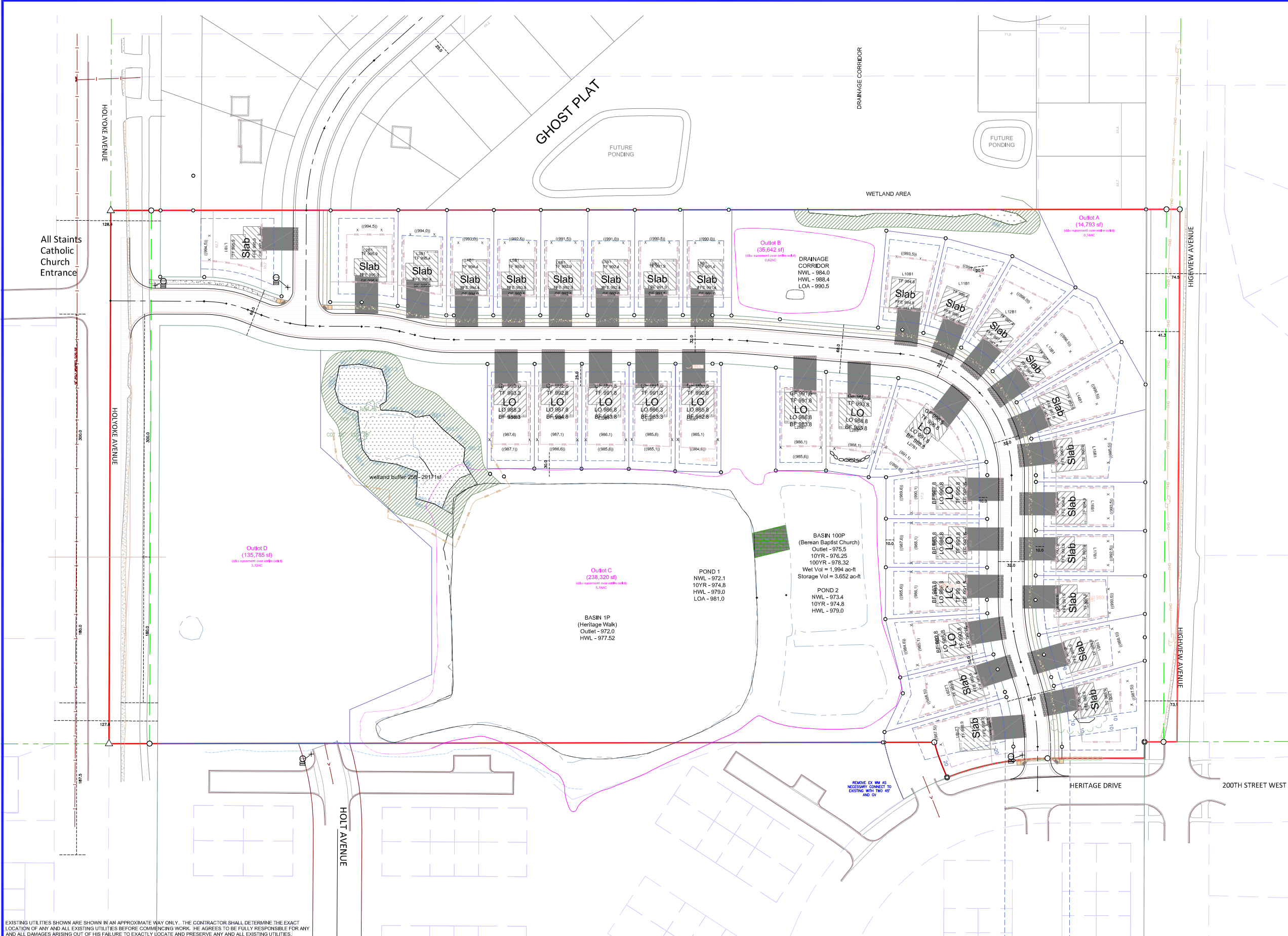
TWP:114-RGE.20-SEC.20 Dakota County
LAKEVILLE, MINNESOTA

ALTA/NSNPS LAND TITLE SURVEY

PREPARED FOR:
U.S. HOME, LLC

FILE NO.
5401-702

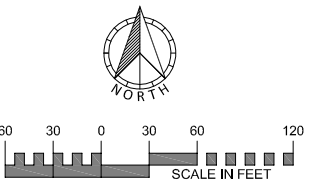
4
4



SHEET INDEX TABLE	
SHEET	Description
SP	Site Plan
ALTA	ALTA Survey
PP	Preliminary Plat
ST	Preliminary Street Plan
SW	Preliminary Sewer & Watermain Plan
SS	Preliminary Storm Sewer Plan
GP	Preliminary Grading Plan
EC	Preliminary Erosion Control Plan
TS	Tree Survey
L	Landscape Plan

Notes:
Lots: RST-2
34 Single Family Lots
Lot Width: 55' Interior
70' Corner
Lot Area: 7,500sf Interior
9,520sf Corner
Front Yard Setback: 25' Garage / 20' Living
Side Yard Setback: 7/7'
Side Yard Setback Corner Lot: 20'
Rear Yard Setback: 30'
50' Setback from Holyoke Ave Right of Way

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: CHARLES A. WIEMERSLAGE, P.E. EMAIL: C.WIEMERSLAGE@SATHRE.COM	DEVELOPER LENNAR 16355 38th Ave N, Suite 100 Plymouth, MN 55446 CONTACT: ELISHA SCROGUM PHONE: (612) 865-7770 EMAIL: ELISHA.SCROGUM@LENNAR.COM



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DRAWING NAME	NO.	BY	DATE	REVISION
Layout-BB	1	CAW	02/13/26	CITY COMMENTS - ADD GHOST PLAT
DRAWN	2	CAW	05/5/26	REVISE LAYOUT
RSM	3	CAW	06/17/26	CITY COMMENTS
CHECKED	4	CAW	06/29/26	REVISE QUANTITIES
DATE	4	DS	07/17/26	CITY COMMENTS
06/17/25				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 02/02/26 Lic. No. 49180



SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
LAKEVILLE, MINNESOTA

SITE PLAN
HIGHVIEW
LENNAR

FILE NO.
5401-702
SP1
SP2

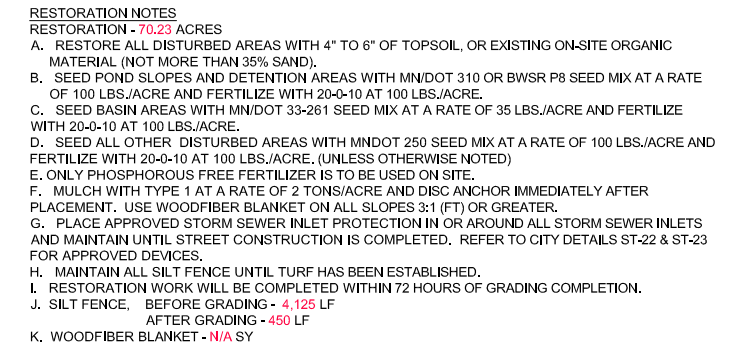
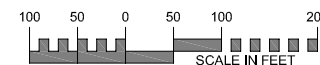


Diagram illustrating the cross-section of a road and drainage system. The road surface is labeled "FINISHED GRADE PER GRADING PLAN GARAGE FLOOR". Below it is a "0.5' BELOW GARAGE FLOOR" layer. The road is flanked by "CURB" and "TOPSOIL". The road width is 60' PAD (UNLESS OTHERWISE NOTED). The road is divided into two 25' sections and a 10' section. The road is labeled "1% MIN." and "+/- 3:1 MAX.".

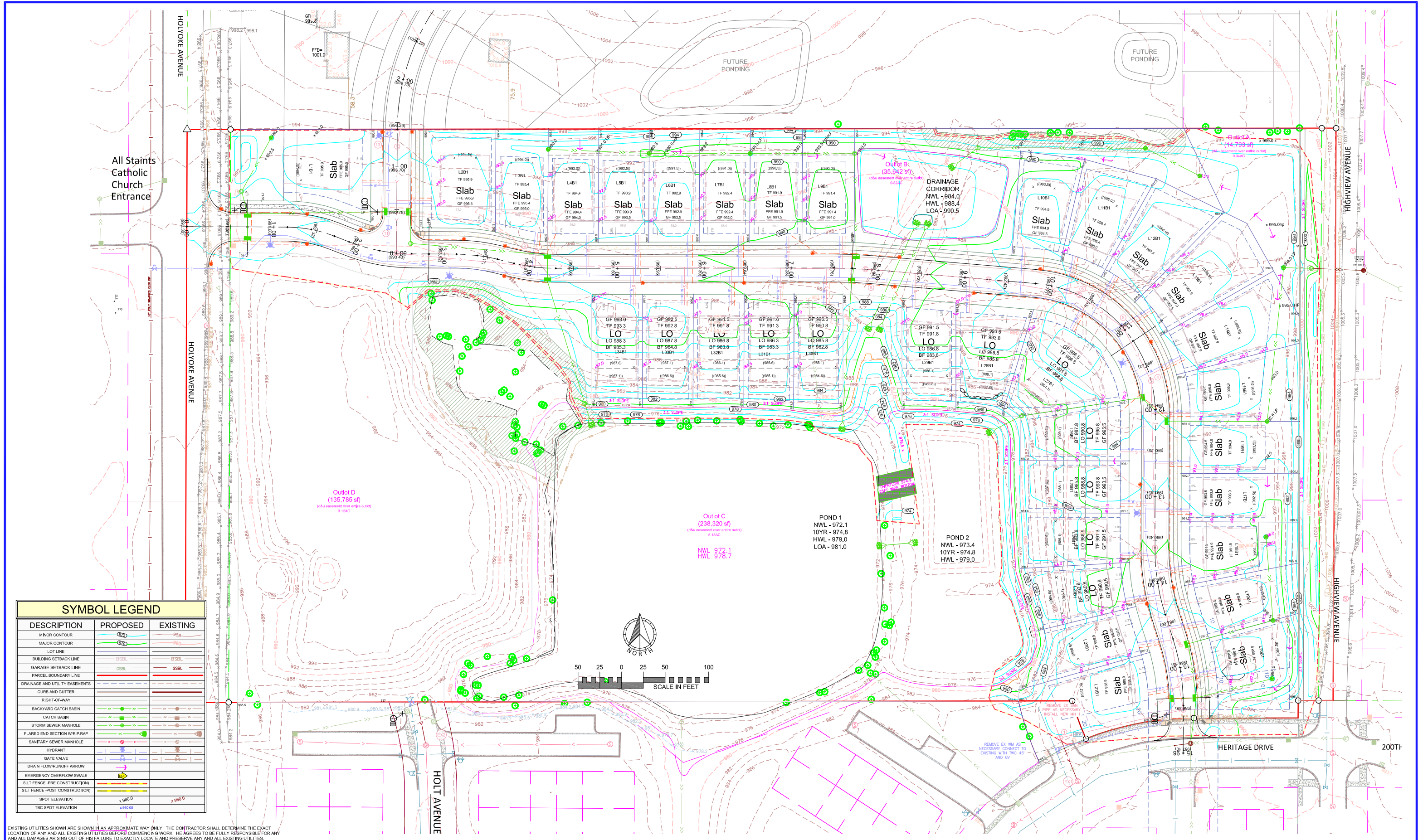
NOTES:
1. GRADE (999.0) BEHIND EACH HOMESITE IS THE LOW GROUND ELEVATION AND PROPOSED TOP OF TOPSOIL. SUBGRADE SHALL BE DOWN 0.50 FEET.
2. ESTABLISH FINISH GRADE AT ALL 10' FRONT YARD UTILITY EASEMENT LOCATIONS.
3. DETAIL REFERENCE A 9" POURED FOUNDATION WALL, AND A 0.7' DROP FROM REAR TOP FOUNDATION TO GROUND ELEVATION FOR ALL LOOKOUTS AND WALKOUTS.
4. NOMECLATURE: GF - GARAGE FLOOR, TF - TOP FOUNDATION, BF - BASEMENT FLOOR.



ON-SITE BMPs

1. **EXISTING** NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. **SKIMMERS - THE PONDS EXISTING** OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
3. **RIP RAP** - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
4. **INLET PROTECTION** - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
5. **SLOPE STABILIZATION** - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
6. **BIOROLLS** BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT EROSION FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
7. **INFILTRATION/RETENTION AREAS** - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
8. **STREET SWEEPING** - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
10. **PHOSPHOROUS FREE FERTILIZER** - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
11. **DITCH CHECKS** SHALL BE INSTALLED EVERY 100' IN THE TEMPORARY DRAINAGE DITCHES AND AS SHOWN IN THE EROSION CONTROL PLANS.

FILE NO.	5401-702
GP1	GP2



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WHIRL-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION		
SILT FENCE -POST CONSTRUCTION		
SPOT ELEVATION		
TSC SPOT ELEVATION		

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Layout-BB	1	CAW	02/13/26	CITY COMMENTS - ADD GHOST PLAT
DRAWN	2	CAW	05/5/26	REVISE LAYOUT
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06/17/25				

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Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 02/02/26 Lic. No. 49180

ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

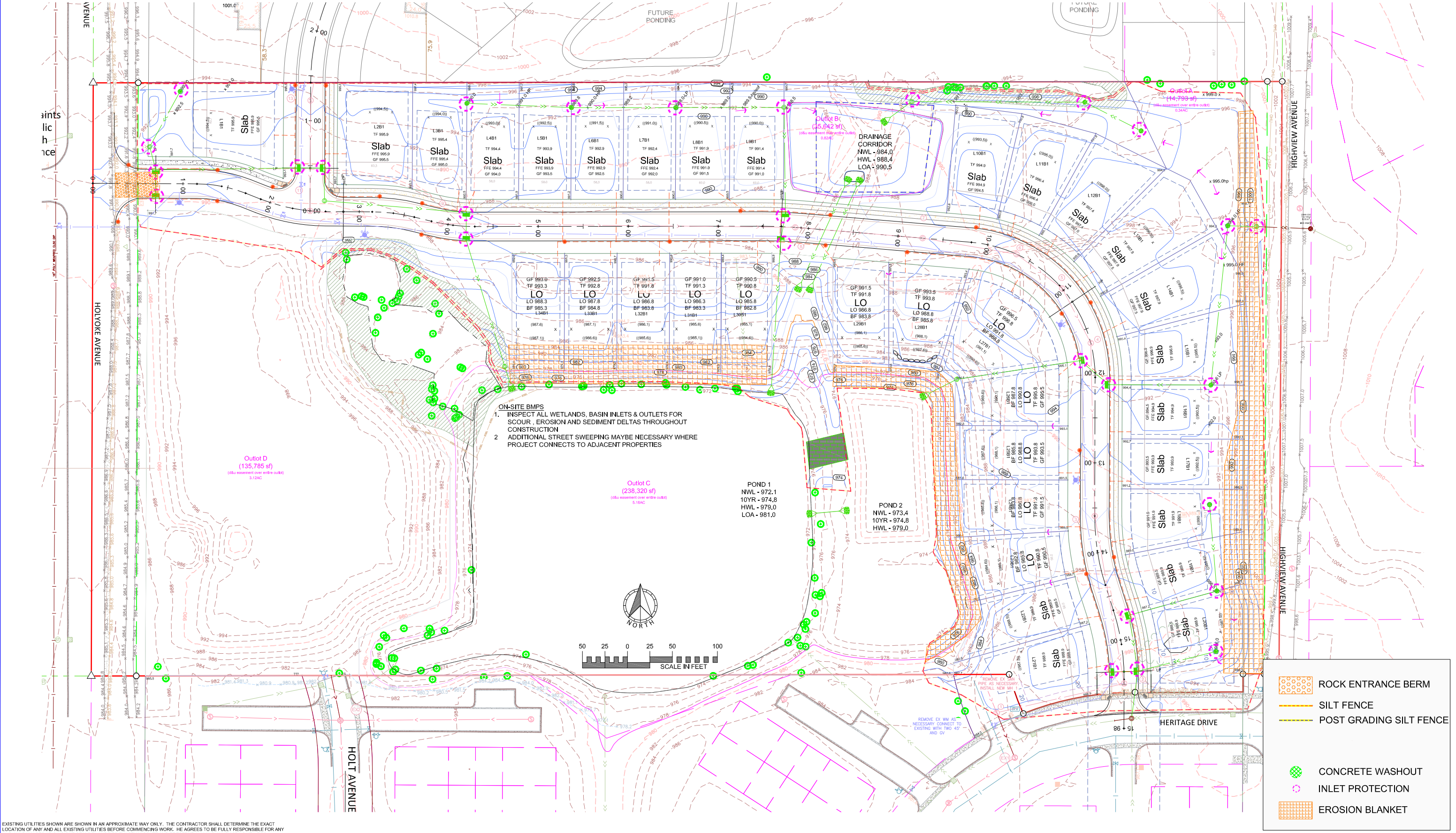
SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
LAKEVILLE,
MINNESOTA

PRELIMINARY GRADING PLAN

HIGHVIEW
LENNAR

FILE NO.
5401-702
GP2
GP2



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
Layout-BB	1	CAW	02/13/26	CITY COMMENTS - ADD GHOST PLAT
DRAWN	2	CAW	05/5/26	REVISE LAYOUT
RSM	3	CAW	06/17/26	CITY COMMENTS
CHECKED	4	CAW	06/29/26	REVISE QUANTITIES
DATE	4	DS	07/17/26	CITY COMMENTS
06/17/25				

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Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 02/02/26 Lic. No. 49180

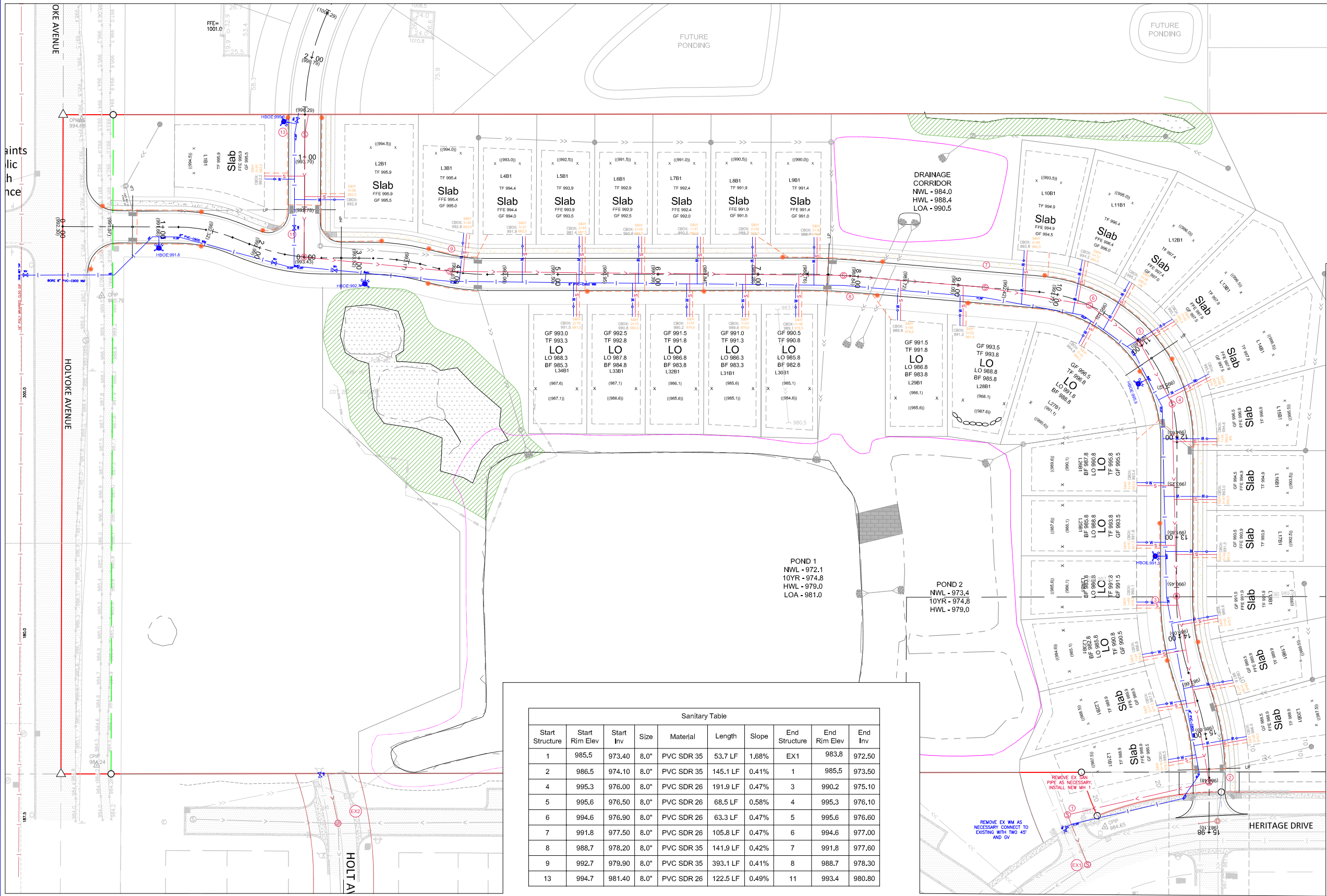
ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
LAKEVILLE, MINNESOTA

PRELIMINARY EROSION CONTROL PLAN
HIGHVIEW
LENNAR

FILE NO.
5401-702
EC
EC



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE		BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
DRAINILE WICLEANOUTS		
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

- GENERAL NOTES:**
- *S&W (T)
X-XXX
XXX.X
X'R
INDICATES SANITARY SERVICE STATION (FROM DOWNSTREAM MANHOLE)
INDICATES SERVICE ELEVATION
INDICATES RISER HEIGHT (IF NEEDED)
- INSTALL SERVICES UNDER STORM (SUS*)
INDICATES SERVICES TO BE INSTALLED UNDER STORM WITH MINIMUM SEPARATION OF 18" OR PROVIDE MINIMUM OF 12" AND 4" OF INSULATION BETWEEN STORM AND SERVICES.
- ALL WATERMAIN FITTINGS TO BE EPOXY COATED AND AMERICAN MADE.
 - REFER TO DETAIL SHEETS TO SEE STRUCTURE DETAILS.
 - ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
 - WYE LOCATIONS TO BE SUPPLIED & VERIFIED BY CONTRACTORS. WYE STATIONING IS CALCULATED FROM THE DOWN STREAM MANHOLES.
 - ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
 - ALL HYDRANTS AND HYDRANT GATE VALVES ARE RETAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
 - ALL SEWER SERVICES ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
 - ALL SEWER AND WATER SERVICES ARE EXTENDED 15 FEET BEYOND THE PROPERTY LINE UNLESS OTHERWISE NOTED.
 - ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT.
 - THE CITY OF LAKEVILLE'S "ENGINEERING GUIDELINES" AND "SPECIFICATIONS" SHALL GOVERN.
 - INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL). INSTALL HYDRANTS 4' BEHIND THE CURB ON THE WALK SIDE OF THE BLVD. PER CITY ENGINEER.
 - POLY WRAP ALL HYDRANT BARRELS
 - BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.
 - ALL 4"-12" WATERMAIN SHALL BE PVC C900 (DR18). ALL 14"-24" WATERMAIN SHALL BE PVC C905 (DR18).
 - MECHANICAL BALLS SHALL BE INSTALLED IN SANITARY SEWER AT CONNECTION POINTS FOLLOWING INSTALLATION OF PIPE TO PROTECT EXISTING LINES FROM DEBRIS, & SEDIMENT INFILTRATION. BALLS SHALL REMAIN UNTIL LINES ARE TELEVIEWED & ACCEPTED BY THE CITY.
 - THE CONTRACTOR SHALL CONTACT THE SEWER AND WATER DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
 - USE GATOR WRAP OR APPROVED EQUAL WITH ALL SANITARY SEWER MANHOLES.
 - ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
 - SOLID REINFORCED CONCRETE ADJUSTING RINGS SHALL BE USED ON ALL MANHOLES AND CATCH BASINS PROVIDING A MINIMUM OF 4" AND MAXIMUM OF 12" ADJUSTMENT WITH 6" RINGS FOR ADJUSTMENTS OF 8" OR GREATER.
 - ALL BELOW GRADE BOLTS, T-BOLTS, NUTS AND RODDING SHALL BE ASTM F 593 TYPE 316. THIS APPLIES TO ALL FITTINGS, GATE VALVES, AND HYDRANTS.
 - SANITARY SEWER PIPE MATERIAL SHALL BE:
SDR-35 FOR DEPTHS UP TO 18'
SDR-26 FOR DEPTHS UP TO 28'
SDR-18, AWWA C900, C905 FOR DEPTHS 28" TO 32'
POLYBOND LINED DIP, ASTM A746 FOR DEPTHS OVER 32FT
 - WATER SERVICE MATERIAL SHALL BE 1" SEAMLESS COPPER WATER TUBE, TYPE K, WITH SOLID CORE TRACER WIRE AND 1.5" OR LARGER WHEN FIRE SPRINKLERS ARE REQUIRED OR DESIGN DICTATES. WATER SERVICE TAPS SHALL BE MADE ONLY TO EPOXY COATED DIP OR STAINLESS STEEL FITTINGS (SADDLES).
 - ALL SANITARY SEWER WYES SDR-26 OR SCH 40, OR EPOXY LINED DIP TEES. SERVICES SHALL BE PVC SDR 26.
 - SOLID CORE 8 GAUGE WIRE SHALL BE BLUE FOR WATERMAIN AND GREEN FOR SANITARY SEWER.

Sanitary Table									
Start Structure	Start Rim Elev	Start Inv	Size	Material	Length	Slope	End Structure	End Rim Elev	End Inv
1	985.5	973.40	8.0"	PVC SDR 35	53.7 LF	1.68%	EX1	983.8	972.50
2	986.5	974.10	8.0"	PVC SDR 35	145.1 LF	0.41%	1	985.5	973.50
4	995.3	976.00	8.0"	PVC SDR 26	191.9 LF	0.47%	3	990.2	975.10
5	995.6	976.50	8.0"	PVC SDR 26	68.5 LF	0.58%	4	995.3	976.10
6	994.6	976.90	8.0"	PVC SDR 26	63.3 LF	0.47%	5	995.6	976.60
7	991.8	977.50	8.0"	PVC SDR 26	105.8 LF	0.47%	6	994.6	977.00
8	988.7	978.20	8.0"	PVC SDR 35	141.9 LF	0.42%	7	991.8	977.60
9	992.7	979.90	8.0"	PVC SDR 35	393.1 LF	0.41%	8	988.7	978.30
13	994.7	981.40	8.0"	PVC SDR 26	122.5 LF	0.49%	11	993.4	980.80

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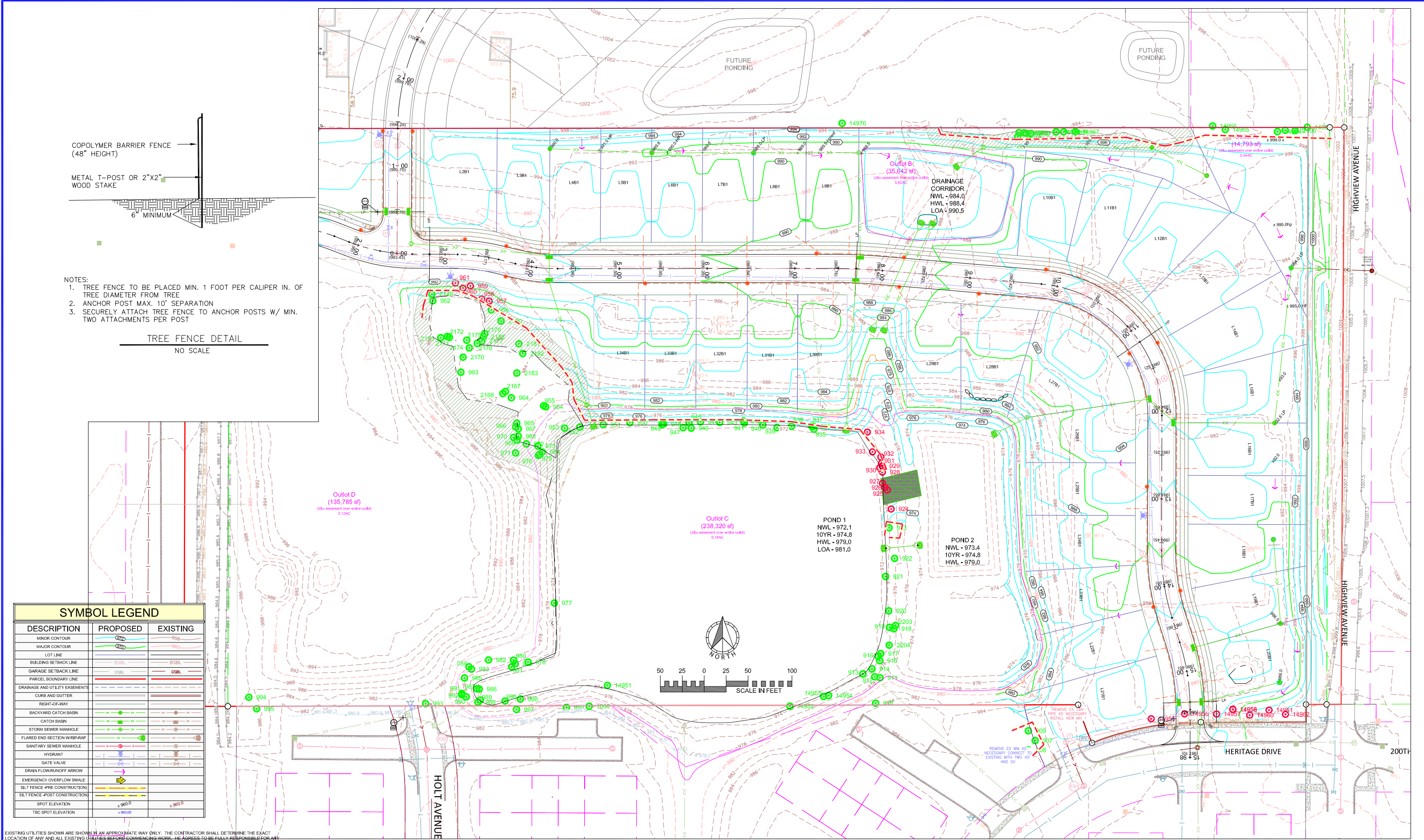


SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
LAKEVILLE, MINNESOTA

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN
HIGHVIEW
LENNAR

FILE NO.
5401-702
SW1
SW4



COPOLYMER BARRIER FENCE (48" HEIGHT)

METAL T-POST OR 2"x2" WOOD STAKE



- NOTES:
1. TREE FENCE TO BE PLACED MIN. 1 FOOT PER CALIPER IN. OF TREE DIAMETER FROM TREE
 2. ANCHOR POST MAX. 10' SEPARATION
 3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MIN. TWO ATTACHMENTS PER POST

TREE FENCE DETAIL
NO SCALE

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RR-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION		
SILT FENCE -POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		

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14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
LAKEVILLE,
MINNESOTA

TREE SURVEY
HIGHVIEW
LENNAR

FILE NO.
5401-702
TS1
TS2

Tag No.	Common Name	DBH	Notes	Saved	Removed	Tree Classification
907	River Birch	11,7,5		x		Hardwood deciduous
908	Scotch Pine	13	36' in height	x		Coniferous
909	Scotch Pine	9	19' in height	x		Coniferous
910	Green Ash	13	treated for emerald ash borer in 2025	x		Hardwood deciduous
911	Box Elder	13		x		Common
912	Green Ash	11	infected by emerald ash borer	x		Hardwood deciduous
913	Cottonwood	11		x		Common
914	Cottonwood	6		x		Common
915	Willow	12,8		x		Common
916	Willow	7		x		Common
917	Willow	8		x		Common
918	Cottonwood	8		x		Common
919	Willow	8,8		x		Common
920	Willow	7		x		Common
921	Cottonwood	14		x		Common
922	Cottonwood	6		x		Common
923	Cottonwood	6		x		Common
924	Cottonwood	6			x	Common
925	Cottonwood	8			x	Common
926	Cottonwood	7			x	Common
927	Cottonwood	8			x	Common
928	Cottonwood	9			x	Common
929	Cottonwood	7			x	Common
930	Willow	9			x	Common
931	Willow	7			x	Common
932	Willow	8			x	Common
933	Willow	9			x	Common
934	Willow	10			x	Common
935	Willow	7		x		Common
936	Willow	6		x		Common
937	Willow	6		x		Common
938	Willow	6		x		Common
939	Willow	7		x		Common
940	Willow	10,8,6		x		Common
941	Willow	7		x		Common
942	Willow	11		x		Common
943	Cottonwood	10		x		Common
944	Cottonwood	12		x		Common
945	Cottonwood	11		x		Common
946	Willow	7,6		x		Common
947	Cottonwood	8		x		Common
948	Cottonwood	6		x		Common
949	Willow	7		x		Common
950	Cottonwood	8		x		Common
951	Cottonwood	7		x		Common
952	Willow	6		x		Common
953	Willow	9		x		Common
954	Willow	8		x		Common
955	Willow	10		x		Common
956	Red Cedar	12	12' in height	x		Coniferous
957	Red Maple	27			x	Hardwood deciduous
958	American Elm	8			x	Common
959	Green Ash	11	infected by emerald ash borer		x	Hardwood deciduous
960	Red Maple	28,13,13,12,10	grown in fence		x	Hardwood deciduous
961	Siberian Elm	7			x	Common
962	Red Maple	12,7,6				Hardwood deciduous
963	Cottonwood	33		x		Common
964	Cottonwood	31	decay at base	x		Common
965	Willow	12		x		Common
966	Willow	8		x		Common
967	Willow	8		x		Common
968	Willow	12		x		Common
969	Willow	14		x		Common
970	Willow	14		x		Common
971	Siberian Elm	7		x		Common
972	Red Oak	14		x		Hardwood deciduous
973	Red Oak	7		x		Hardwood deciduous
974	Red Oak	6		x		Hardwood deciduous
975	Red Oak	7		x		Hardwood deciduous
976	Red Oak	14,11		x		Hardwood deciduous
977	Willow	6		x		Common
978	Siberian Elm	9		x		Common
979	Siberian Elm	6		x		Common
980	Siberian Elm	10		x		Common
981	Cottonwood	14		x		Common
982	Siberian Elm	13		x		Common
983	Siberian Elm	6		x		Common
984	Siberian Elm	11		x		Common
985	Siberian Elm	12		x		Common
986	Willow	10		x		Common
987	Willow	10		x		Common
988	Cottonwood	28		x		Common

Tag No.	Common Name	DBH	Notes	Saved	Removed	Tree Classification
989	Cottonwood	10		x		Common
990	Siberian Elm	7		x		Common
991	Siberian Elm	11		x		Common
992	Siberian Elm	6		x		Common
993	Siberian Elm	6		x		Common
994	Colorado Blue Spruce	7	22' in height	x		Coniferous
995	Colorado Blue Spruce	8	22' in height	x		Coniferous
996	Cottonwood	13		x		Common
997	Box Elder	9		x		Common
998	Cottonwood	7		x		Common
999	Green Ash	18	treated for emerald ash borer in 2025	x		Hardwood deciduous
1000	Green Ash	18	treated for emerald ash borer in 2025	x		Hardwood deciduous
2106	Box Elder	17		x		Common
2107	Box Elder	16		x		Common
2146	Cottonwood	33		x		Common
2167	Cottonwood	16		x		Common
2168	Cottonwood	15,13		x		Common
2170	Cottonwood	12		x		Common
2171	Cottonwood	14,10		x		Common
2172	Willow	15,14,14,12,11,11		x		Common
2173	Cottonwood	23		x		Common
2174	Cottonwood	7		x		Common
2175	Cottonwood	15		x		Common
2176	Cottonwood	21		x		Common
2177	Cottonwood	18		x		Common
2178	Cottonwood	13		x		Common
2179	Crabapple	8		x		Common
2180	Box Elder	17,13,10		x		Common
2181	Cottonwood	30		x		Common
2182	Box Elder	7		x		Common
2183	Cottonwood	22		x		Common
2203	Cottonwood	12		x		Common
2204	Cottonwood	14		x		Common
14951	Willow	6		x		Common
14952	Willow	7		x		Common
14953	Willow	10		x		Common
14954	Willow	6		x		Common
14955	Sugar Maple	9			x	Hardwood deciduous
14956	Sugar Maple	10			x	Hardwood deciduous
14957	Sugar Maple	12			x	Hardwood deciduous
14958	Siberian Elm	12			x	Common
14959	Siberian Elm	8			x	Common
14960	Sugar Maple	10			x	Hardwood deciduous
14961	Siberian Elm	6			x	Common
14962	Sugar Maple	11			x	Hardwood deciduous
14963	Box Elder	34		x		Common
14964	Siberian Elm	18,15		x		Common
14965	Scotch Pine	16	25' in height	x		Coniferous
14966	Scotch Pine	12	22' in height	x		Coniferous
14967	Box Elder	8		x		Common
14968	Cottonwood	13		x		Common
14969	Cottonwood	24		x		Common
14970	Box Elder	6		x		Common
14971	Cottonwood	18		x		Common
14972	Cottonwood	12		x		Common
14973	Cottonwood	14		x		Common
14974	Cottonwood	14		x		Common
14975	Cottonwood	8,6		x		Common
14976	Crabapple	18		x		Common

Total Trees	140	116	24
Trees Saved	116		
Trees Removed	24		

Percent Saved	82.9%
Percent Removed	17.1%

Tree classification	Total significant tree diameter inches on site	Total significant tree diameter inches removed
Common	1526	129
Coniferous	65	0
Hardwood deciduous	310	166
Heritage trees	0	0
TOTAL	1,883	295

Removal Threshold	Allowable removal of significant diameter inches
40% removal threshold	753.2
70% removal threshold	1,318.1

Determine the rate of required tree replacement	With a 40% removal threshold	With a 70% removal threshold
Subtract total significant common diameter inches removed from threshold	624.2	1,189.1
Common inches that require replacement	0.0	0.0
then subtract total significant conifer diameter inches from the above result	624.2	1,189.1
Conifer inches that require replacement	0.0	0.0
finally subtract total significant hardwood deciduous diameter inches from the above result	458.2	1,023.1
Hardwood deciduous inches that require replacement	0.0	0.0

Determine the rate of required tree replacement	With a 40% removal threshold	With a 70% removal threshold
Tree replacement required for common trees (1/8 diameter inches)	0.0	0.0
Tree replacement required for conifer trees (1/4 diameter inches)	0.0	0.0
Tree replacement required for hardwood deciduous (1/2 diameter inches)	0.0	0.0
Significant tree replacement required for heritage trees (100% diameter inches)	0.0	0.0
Total significant tree replacement required (diameter inches). Not including credits.	0.0	0.0

Total inches of heritage trees preserved on site.	0.0
Total preserved significant inches located within an approved significant woodland. (Not including inches from heritage trees, as they are already counted above)	

Table 6: The larger of the two totals shown in Table 5 is computed into credit first. The smaller total is then computed using the remaining required replacement after the larger credit has been subtracted.

Neither credit may account for more than 50% of the required replacement.

Determine required tree replacement including credits.	With a 40% removal threshold	With a 70% removal threshold
Credits from the larger of the two above totals (diameter inches)	0.0	0.0
Remaining required tree replacement in diameter inches	0.0	0.0
Credits from the smaller of the two above totals (diameter inches)	0.0	0.0
Final required tree replacement (diameter inches)	0.0	0.0

Table 7: Use this table to estimate the number of trees you will need to plant to meet the required tree replacement total from Table 6. You must plant a total amount of caliper inches equal to the diameter inches required.

Replacement tree type	Caliper inches	Quantity	Total caliper inches
Shade tree	2.5		0
Conifer	2.5		0
Ornamental (Ornamental trees may not make up more than 15% of required replacement inches)			0
Total tree replacement caliper inches reached			0
You have not met the required tree replacement for the 40% removal threshold.			You have not met the required tree replacement for the 70% removal threshold.

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Date: 02/02/26 Lic. No. 49180



SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
LAKEVILLE,
MINNESOTA

TREE SURVEY
HIGHVIEW
LENNAR

FILE NO.
5401-702
TS2
TS2



SITE PLANT SCHEDULE				
Trees				
	Common Name	Botanical Name	Cont.	Qty.
NP	Norway Pine	Pinus resinosa	6' BB	8
WP	White Pine	Pinus strobus	6' BB	16
SP	Scotch Pine	Pinus sylvestris	6' BB	2
BH	Black Hills Spruce	Picea glauca densata	6' BB	21
NS	Norway Spruce	Picea abies	6' BB	10
FS	Fat Albert Spruce	Picea pungens 'Fat Albert'	6' BB	13
Total				70

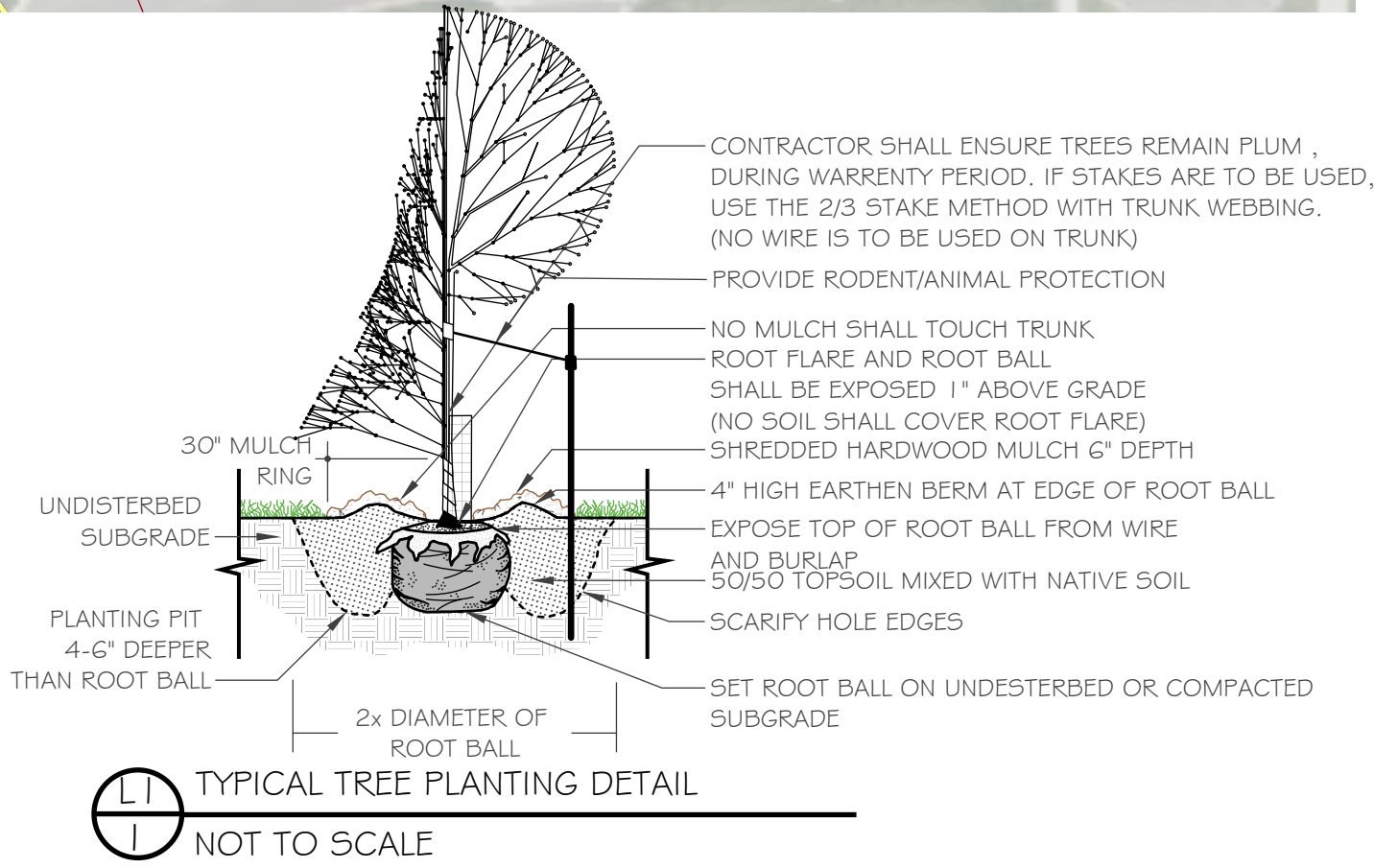
LOT PLANT SCHEDULE				
Trees				
	Common Name	Botanical Name	Cont.	Qty.
CA	Fruitless Crabapple	Malus 'Spring Snow'	2.5' BB	7
HA	Thornless Hawthorn	Crataegus crus-galli var. inermis	2.5' BB	5
LT	Japanese Lilac	Syringa reticulata	2.5' BB	8
MA	Showy Mountain Ash	Sorbus decora	2.5' BB	7
SB	Servicberry Tree	Amelanchier x grandiflora 'Autumn Brilliance'	2.5' BB	7
KC	Kentucky Coffee Tree	Gymnocladus dioica	2.5' BB	8
GK	Ginko	Ginkgo biloba	2.5' BB	8
HB	Common Hackberry	Celtis occidentalis	2.5' BB	9
HL	Honey Locust	Gleditsia tinacanthos var. inermis 'Skycole'	2.5' BB	9
Total				68

GENERAL LANDSCAPE NOTES

- 1) THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- 2) THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- 4) THE CONTRACTOR SHALL PROTECT EXISTING ROADS,CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION.DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- 5) VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- 6) THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- 7) THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- 8) THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- 9) THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- 10) EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- 11) CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES

- 1) TREES AND SHRUBS SHALL BE FRESHLY DUG AT TIME OF DELIVERY UNLESS CONTAINER GROWN, IF CONTAINER GROWN, PLANTS SHALL BE WATERED EVERYDAY AND KEPT IN A PARTIALLY SHADED AREA UNTIL PLANTED.
- 2) TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GIRDLING ROOTS THAT HAVE ENCRICLED THE TREE, TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.
- 3) ALL TREES SHALL HAVE A 2-4" HARDWOOD BARK MULCH 6" DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.
- 4) THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION
- 5) PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOD, CLAY CLUMPS, CLASS V AND OTHER CONSTRUCTION MATERIALS.
- 6) TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE AND TOPSOIL AT A RATIO OF 1:1.
- 7) CONTRACTOR SHALL EXCAVATE 8" OF SOIL IN ALL LANDSCAPE BEDS, REPLACE WITH 8" OF UNSCREENED TOPSOIL, ENOUGH ESTABLISH A POSITIVE GRADE FROM STRUCTURES, FOUNDATIONS, PATIOS, ETC..
- 8) PLANTING BEDS PROPOSED WITH ROCK MULCH SHALL BE LAID OVER MIN. 6 MIL. BLACK POLY.
- 9) PLANTING BEDS PROPOSED WITH BARK MULCH, A PRE EMERGENT HERBICIDE SHALL BE SPREAD AT PRODUCT RECOMMENDED RATIOS BEFORE BARK MULCH IS SPREAD. POLY AND FABRIC UNDERLAYMENTS ARE NOT TO BE USED UNDER BARK MULCH.
- 10) ALL VINYL EDGING TO BE STAKED 7" ON CENTER, HORIZONTALLY.
- 11) NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.



0

25

50

75

100

SCALE: 1" = 50'

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REVISIONS			COMMENTS
NO.	BY	DATE	
01	MK	260127	REVISE PER NEW LAYOUT
02	MK	260508	REVISE PER NEW LAYOUT
03	MK	260619	REVISE PER COMMENTS

I hereby certify that this plan, plan set, or report 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

Doth: _____ Registration #: _____

kh

KLEIN-NORBY
LANDSCAPE & SITE DESIGN
www.norbylandscape.com
mklein@norbylandscape.com
763.257.6210

DRAWN BY
MK
CHECKED BY
KN
DATE
06/19/2026

PROJECT #	
LAKEVILLE	
MN	

LANDSCAPE PLAN

HIGHVIEW

LENNAR

FILE #	
L1	
1	

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Memorandum

To: Parks, Recreation, and Natural Resources Committee
From: Joe Masiarchin, Parks and Recreation Director
Date: July 31, 2026
Subject: Voyageur Park Neighborhood Survey Results

The planning and design phase for Voyageur Park is nearing completion. SRF Consulting has been working with staff on park concepts for neighborhood review. Postcards advertising the online survey were sent to residents in the park's service area beginning July 17, the survey will remain open through August 3. Staff will provide an overview of the survey results at our meeting. Attached in your packet are the concepts that were shared with residents for feedback.

Following the committee's input, the final design and construction documents will be ready for bid in early November. Construction would begin in spring of 2027 with anticipated completion by early October.



Half Court Basketball with Pickleball Court Striping



Park Identification Sign



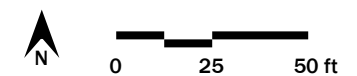
Park Bench

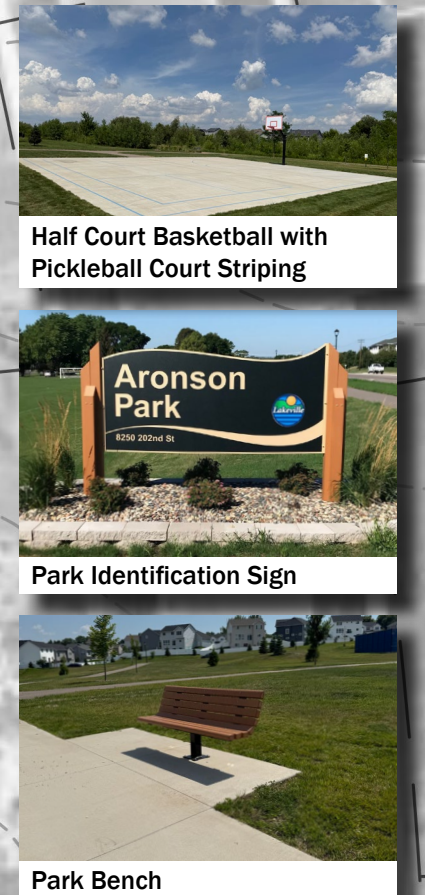


Limestone Block Seating

Concept A

Voyageur Park, City of Lakeville MN





Concept B

Voyageur Park, City of Lakeville MN





Half Court Basketball with Pickleball Court Stripping



Park Identification Sign



Park Bench

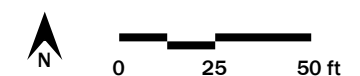


Limestone Block Seating

*Tree locations are conceptual and subject to change

Concept C

Voyageur Park, City of Lakeville MN



Modern



Gullwing



Clerestory Rectangular



Mono Slope with Angled Posts

Nature



Gable Roof with Timber Frame



Gable Roof With Steel Post and Glulam Beams



Hip Roof with Glulam Posts and Beams

Picnic Shelter

Voyageur Park, City of Lakeville MN





Nature Play Equipment
Voyageur Park, City of Lakeville MN





Modern Play Equipment

Voyageur Park, City of Lakeville MN

